



DEVELOPMENT APPLICATION SET FOR A SECONDARY DWELLING AT:

215 THE RIVER ROAD, REVESBY NSW 2212
LOT 3, DP 225806

DRAWING LIST

DA 1001 : COVER PAGE
DA 1002 : GENERAL COMMITMENTS
DA 1003 : GENERAL COMMITMENTS

DA 0400 : DEVELOPMENT CONTROL PLAN TABLE
DA 0401 : SITE & LANDSCAPE PLAN
DA 0402 : DEMOLITION PLAN
DA 0403 : SEDIMENT CONTROL PLAN
DA 0404 : SITE ANALYSIS PLAN

DA 1000 : FLOOR PLAN (SCALE 1:50)

DA 1100 : WINDOWS & DOORS SCHEDULE

DA 1501 : NORTH & SOUTH ELEVATIONS
DA 1502 : WEST & EAST ELEVATIONS

DA 1600 : SECTION A & B

CLIENT		DRAWING TITLE	MASTER GRANNY FLATS		REVISION		DESCRIPTION	DATE	DRAWN	SCALE	DRAWN	CHECKED	DATE
Mr MINGYANG CHEN & Mrs CHANG SUN		General Arrangements					P01	Preliminary Draft Plan (P01)	12.05.2026	GN			
LOT 3, DP 225806							P02	Preliminary Draft Plan (P02)	29.05.2026	GN			
215 THE RIVER ROAD, REVESBY NSW 2212		COVER PAGE	719 FOREST ROAD, PEAKHURST 2210 NSW				DA01	For DA Submission (DA01)	05.06.2026	GN		GN	05.06.2026
PROJECT		SHEET SIZE										PROJECT No	DRAWING No
DEVELOPMENT APPLICATION SET		A3	1300 643 528 www.mastergrannyflats.com.au										
PROPOSED A 60 SQM SECONDARY DWELLING			design@mastergrannyflats.com.au									C26-00013771	DA 1001
												DA01	

2020/2021 AQA HANDBOOK Certificate

7.3 Star Rating as of 15 June 2020

Certificate check

The candidate covers important issues regarding the awarding system. It is a summary of the features of the award certificate to be issued.

It is a summary of the features of the award certificate to be issued. It is a summary of the features of the award certificate to be issued.

Approach used	Construction used	Other
Content addressed	Structure covered	Occurrence/other

Domestic certificate check

Does the Certificate check list the available or the web address of QR code verification on the Internet page?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Thermal performance check

Does the Certificate check list the location on the BREEAM dashboard place the number in the performance check?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Business and general data

Does the website data and location shown on the BREEAM dashboard include the location of the award certificate?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

External awards

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Proof

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Does the website include the location of the award certificate on the BREEAM dashboard?

☐	☐	☐
--------------------------	--------------------------	--------------------------

Table as of January

Downloaded on 15/06/2020 at 10:00:00. For more information, please visit <https://www.bre.com/certification>.

Page 3 of 3

| design@r

ZONIFY ARCHITECTURE Certificate																		
7.3 Star Rating as of 15 June 2020																		
Roof window <i>schedule</i>																		
Location	Window ID	Window no.	Opening %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade										
No Data Available																		
Skylight <i>type and performance</i>																		
Skylight ID			Skylight description			Skylight shaft reflectance												
No Data Available																		
Skylight <i>schedule</i>																		
Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Skylight shaft width [mm]	Area [m ²]	Orientation	Outdoor shade	Indoor shade	Diffuser									
No Data Available																		
External door <i>schedule</i>																		
	Height [mm]	Width [mm]	Opening %	Orientation														
Kitchen/Lung	2100	820	100.0	W														
External wall <i>type</i>																		
Wall ID	Wall type	Solar absorptance [m ² /m ²]	Wall shade Bulk insulation [R-value]	Reflective wall [R-value]														
1	AENEC - BRICK VENEER - INSULATED	0.5	Medium	Refractured Ins. R2.5 (R2.5)	No													
External wall <i>schedule</i>																		
Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading projection [mm]	Vertical shading feature* [mm]												
Bedroom 1	1	2700	2127	E	463	Yes												
Bedroom 1	1	2700	2780	N	467	Yes												
Bedroom 2	1	2700	2569	N	467	Yes												
Kitchen 2	1	2700	3123	W	469	Yes												
BALNY	1	2700	3665	E	463	Yes												
Kitchen/Lung	1	2700	5474	S	463	No												
Kitchen/Lung	1	2700	2220	E	463	Yes												
Kitchen/Lung	1	2700	6236	W	469	Yes												
Internal wall <i>type</i>																		
Wall ID	Wall type	Area [m ²]	Bulk insulation															
1	FRS - Internal Plasterboard Stud Wall	27.5																
Floor <i>type</i>																		

Generated on: 15 Jun 2020 using FreeRadR, 5.5.5a (32) for 0320566, 15 The River Road, Remsey, NSW, 2012

Page 6 of 6

mastergrannyflats.com.au

[illegible]

	1990	1995	2000	2005	2010
1990	100	100	100	100	100
1995	100	100	100	100	100
2000	100	100	100	100	100
2005	100	100	100	100	100
2010	100	100	100	100	100

	1	2	3
1	1		
2		1	
3			1

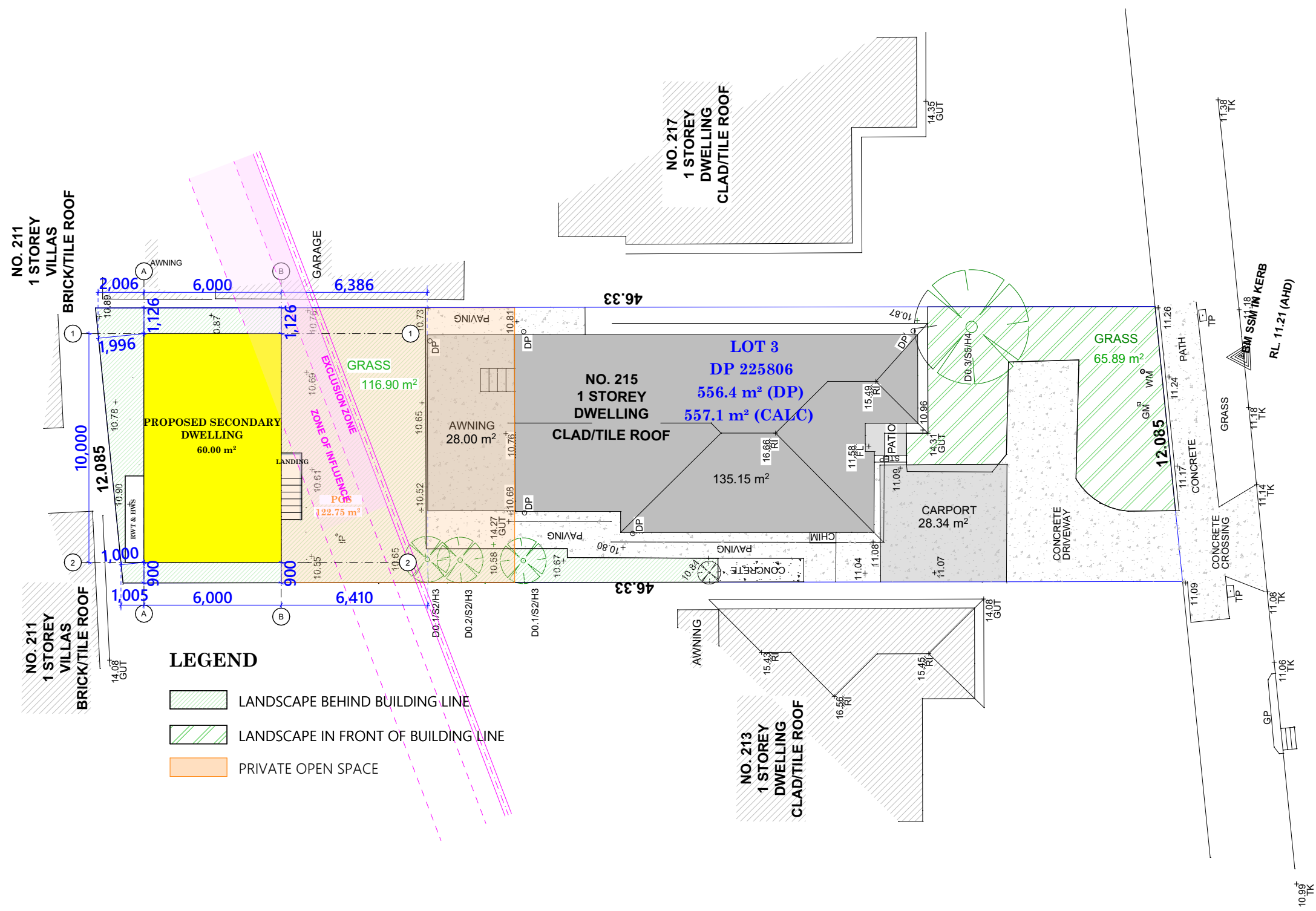
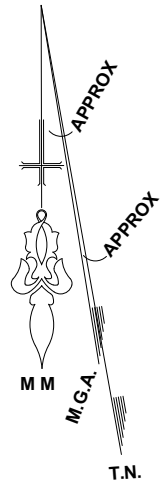
CLAUSE	REQUIRED	PROPOSED	COMPLIES
3.1 MIN. LOT SIZE	- 450m ²	- 12.085m Frontage & Site Area 556.4m ²	Y
3.2 MIN. LOT SIZE/ MAX SITE COVERAGE	- Maximum Allowable Site Coverage 50% - 60m ² Floor Area of Secondary Dwelling	- 45.19% (total 251.49m ² / 556.4m ²) - Existing main dwelling: 135.15m ² - Existing Carport : 28.34m ² - Existing Awning : 28m ² - Proposed Secondary dwelling: 60m ²	Y
3.4 WALL HEIGHT	- Maximum Single Storey 3m	- 2.7m	Y
3.10 SIDE AND REAR SETBACKS	- Minimum 0.9m Side Setback - Minimum 0.9m Rear Setback for wall heights less than or equal to 7m	- 0.9m & 1.126m Side Setback - 1m Rear Setback	Y Y
3.12 PRIVATE OPEN SPACE	- Min. 80m ² Private Open space for Principal Dwelling and Secondary Dwelling	- 122.75m ²	Y
LANDSCAPED AREA (STATE OF ENVIRONMENTAL HOUSING SEPP 2021)	- 20% if the lot has an area of 450m ² - 600m ²	-Total Landscape Area: 33.40% (total 185.89m ² / 556.4m ²)	Y
	- 50% of landscaped area to be located behind building line <i>Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.</i>	- Landscaping Behind Building Line: 64.55% (120m ² / 185.89m ²)	Y

CLIENT	DRAWING TITLE
Mr MINGYANG CHEN & Mrs CHANG SUN	General Arrangements
LOT 3, DP 225806	DEVELOPMENT CONTROL PLAN
215 THE RIVER ROAD, REVESBY NSW 2212	TABLE
PROJECT	SHEET SIZE
DEVELOPMENT APPLICATION SET	A3
PROPOSED A 60 SQM SECONDARY DWELLING	

1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au



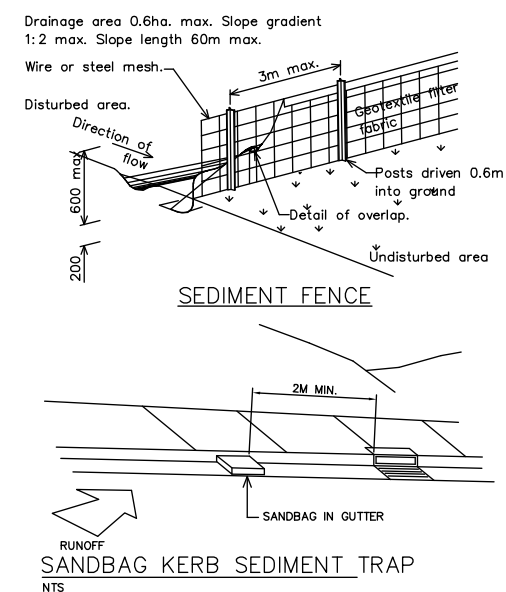
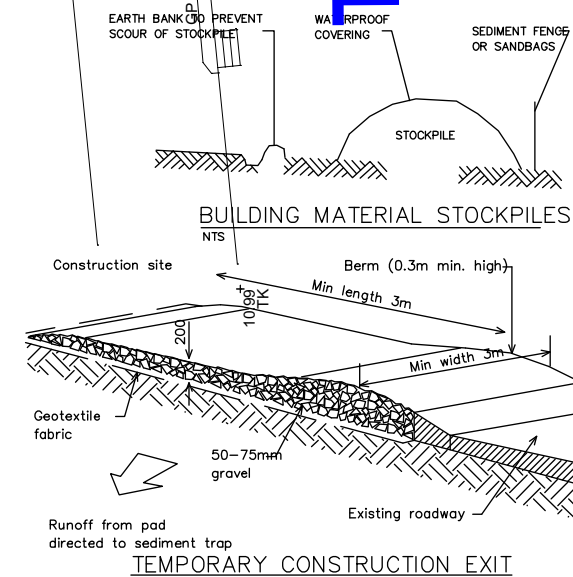
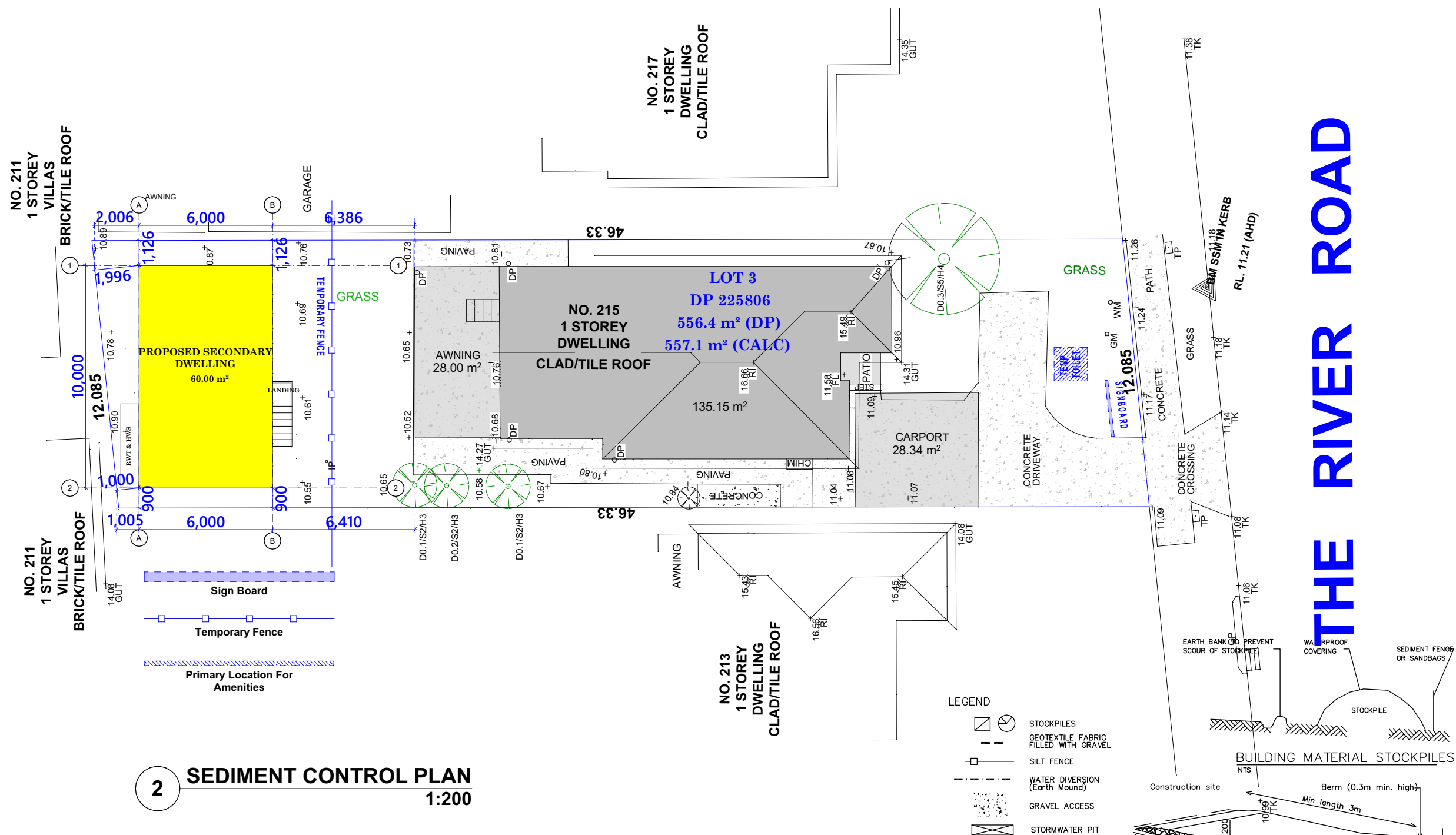
REVISION	DESCRIPTION	DATE	DRAWN	SCALE	DRAWN	CHECKED	DATE
P01	Preliminary Draft Plan (P01)	12.05.2026	GN	1:100	GN		05.06.2026
P02	Preliminary Draft Plan (P02)	29.05.2026	GN				
DA01	For DA Submission (DA01)	05.06.2026	GN				
PROJECT No				DRAWING No		REVISION	
				C26-00013771 DA 0400 DA01			



- LEGEND**
- LANDSCAPE BEHIND BUILDING LINE
 - LANDSCAPE IN FRONT OF BUILDING LINE
 - PRIVATE OPEN SPACE

1 SITE PLAN
1:200

THE RIVER ROAD

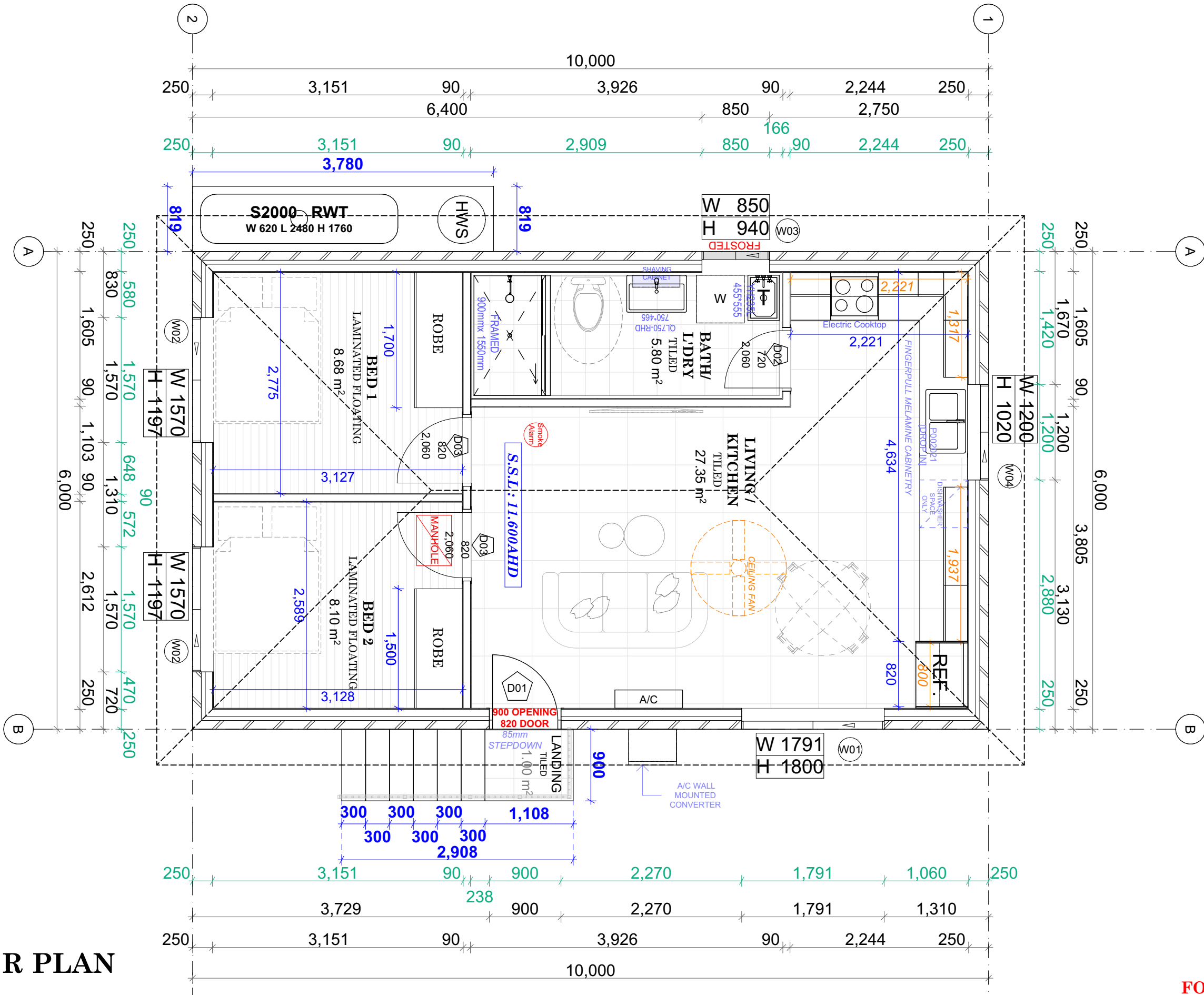


STORMWATER CONCEPT TO COMPLY
WITH COUNCILS REQUIREMENTS. COUNCILS
REQUIREMENTS WILL TAKE PRECEDENCE OVER THE
STORM WATER PLAN

FOR DA SUBMISSION

[illegible]

GROUND FLOOR PLAN



FOR DA SUBMISSION

CLIENT		DRAWING TITLE		MASTER GRANNY FLATS		REVISION		DESCRIPTION		DATE	DRAWN	SCALE	DRAWN	CHECKED	DATE	
Mr MINGYANG CHEN & Mrs CHANG SUN LOT 3, DP 225806 215 THE RIVER ROAD, REVESBY NSW 2212		Grid Setout Plans FLOOR PLAN (1:50)		719 FOREST ROAD, PEAKHURST 2210 NSW 1300 643 528 www.mastergrannyflats.com.au design@mastergrannyflats.com.au		 MASTER GRANNY FLATS				P01	Preliminary Draft Plan (P01)	12.05.2026	GN	1:50	GN	05.06.2026
										P02	Preliminary Draft Plan (P02)	29.05.2026	GN			
										DA01	For DA Submission (DA01)	05.06.2026	GN			
PROJECT		SHEET SIZE		PROJECT No		DRAWING No		REVISION								
DEVELOPMENT APPLICATION SET PROPOSED A 60 SQM SECONDARY DWELLING		A3								C26-00013771 DA 1001 DA01						

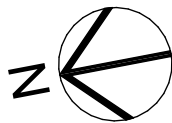
MASTER GRANNY
FLATS

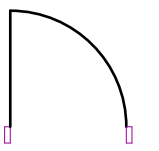
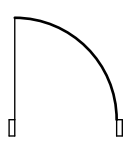
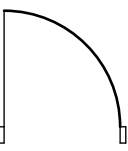
719 FOREST ROAD, PEAKHURST 2210
NSW

1300 643 528
www.mastergrannyflats.com.au
design@mastergrannyflats.com.au



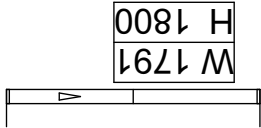
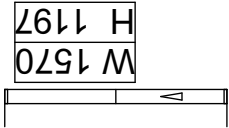
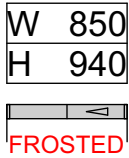
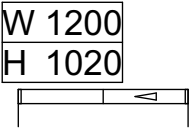
MASTER
GRANNYFLATS



Door List			
ID	D01	D02	D03
Quantity	1	1	2
To Room Number	<Undefined>	<Undefined>	<Undefined>
W x H Size	820×2,100	720×2,060	820×2,060
Door sill height	0	0	0
Door head height	2,100	2,060	2,060
2D Symbol			

1

Door List

Window List				
ID	W01	W02	W03	W04
Quantity	1	2	1	1
From Room Number	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Height	1,800	1,197	940	1,020
Width	1,791	1,570	850	1,200
Window sill height	334	1,108	1,194	1,108
Window head height	2,134	2,305	2,134	2,128
2D Symbol				

2

Window List

NOTE: ORIENTATION OF ALL WINDOWS & DOORS TO BE AS PER FLOOR PLAN ONLY.

CLIENT		DRAWING TITLE		REVISION		DESCRIPTION		DATE	DRAWN	SCALE	DRAWN	CHECKED	DATE			
Mr MINGYANG CHEN & Mrs CHANG SUN		Grid Setout Plans		P01	Preliminary Draft Plan (P01)		12.05.2026	GN	1:1.068	GN			05.06.2026			
LOT 3, DP 225806				P02	Preliminary Draft Plan (P02)		29.05.2026	GN								
215 THE RIVER ROAD, REVESBY NSW 2212				DA01	For DA Submission (DA01)		05.06.2026	GN								
PROJECT		SHEET SIZE														
DEVELOPMENT APPLICATION SET		A3														
PROPOSED A 60 SQM SECONDARY DWELLING																

MASTER GRANNY FLATS

719 FOREST ROAD, PEAKHURST 2210 NSW

1300 643 528

www.mastergrannyflats.com.au

design@mastergrannyflats.com.au



MASTER GRANNYFLATS

PROJECT No

DRAWING No

REVISION

C26-00013771DA 1100DA01



FOR DA SUBMISSION

REVISION	DESCRIPTION	DATE	DRAWN	SCALE	DRAWN	CHECKED	DATE
P01	Preliminary Draft Plan (P01)	12.05.2026	GN	1:50	GN		05.06.2026
P02	Preliminary Draft Plan (P02)	29.05.2026	GN				
DA01	For DA Submission (DA01)	05.06.2026	GN				
				PROJECT No. DRAWING No. REVISION			
				C26-00013771 DA 1501 DA01			

