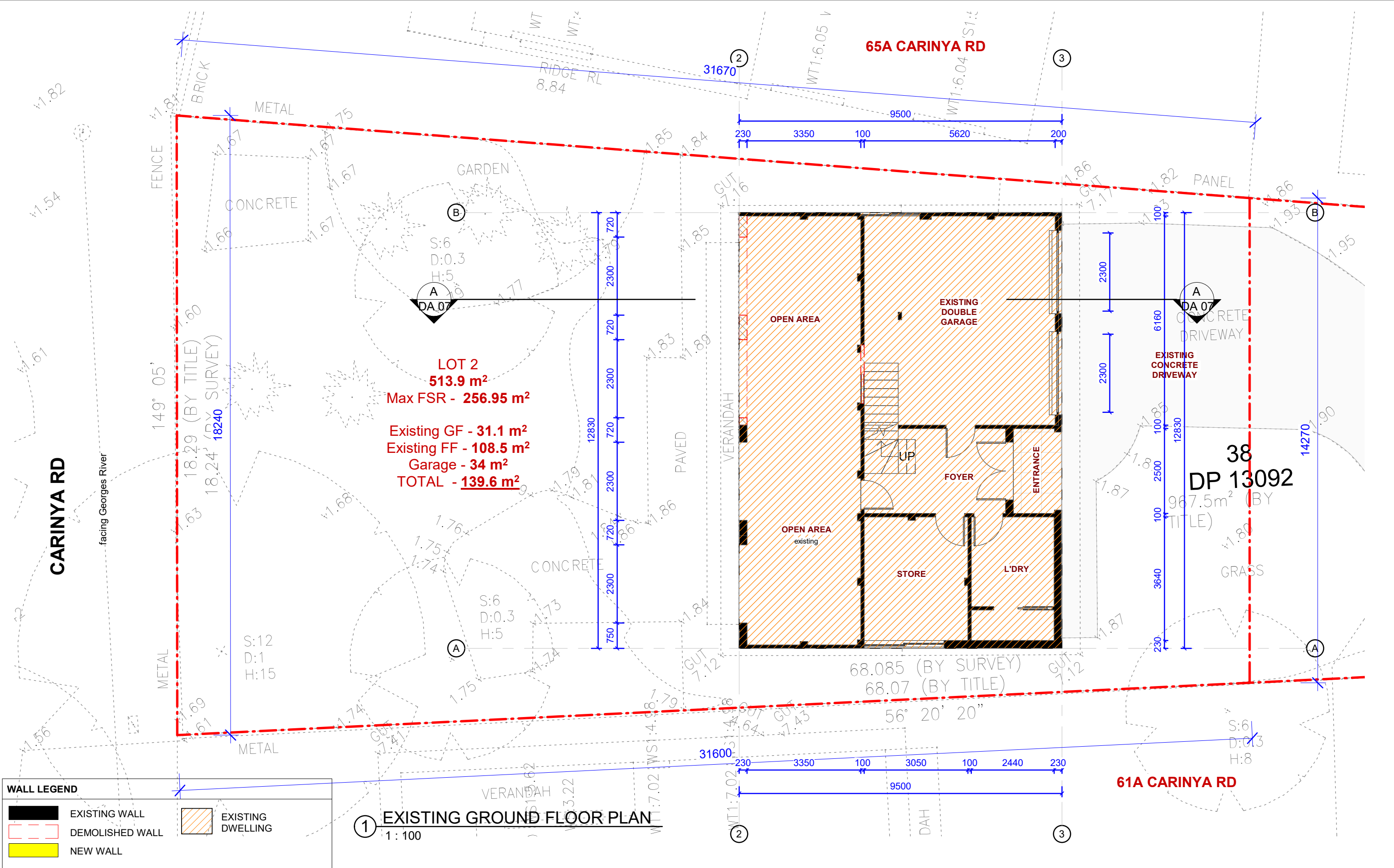




GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES INLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPOX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date

EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

(02) 9591 5292
0402206326
epwdesigns@gmail.com

DRAWING TITLE:
EXISTING GROUND FLOOR PLAN

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING FOR A NEW GARAGE & DRIVEWAY, FIRST FLOOR BALCONY EXTENSION AND 2-LOT TORRENS TITLE SUBDIVISION

63 CARINYA ROAD, PICNIC POINTS NSW 2213

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 10/01/2023 10:30:49 AM

SCALE: As indicated (A3)

DRAWING NO: DA 02

CARINYA RD
facing Georges River

LOT 2
513.9 m²
Max FSR - 256.95 m²

Existing GF - 31.1 m²
Existing FF - 108.5 m²
Garage - 34 m²
TOTAL - 139.6 m²

① EXISTING FIRST FLOOR PLAN
1 : 100

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL
	EXISTING DWELLING

GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES INLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPOX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date

EPW DESIGNS

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DRAWING TITLE:
EXISTING FIRST FLOOR PLAN

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING FOR A NEW GARAGE & DRIVEWAY, FIRST FLOOR BALCONY EXTENSION AND 2-LOT TORRENS TITLE SUBDIVISION

63 CARINYA ROAD, PICNIC POINTS NSW 2213

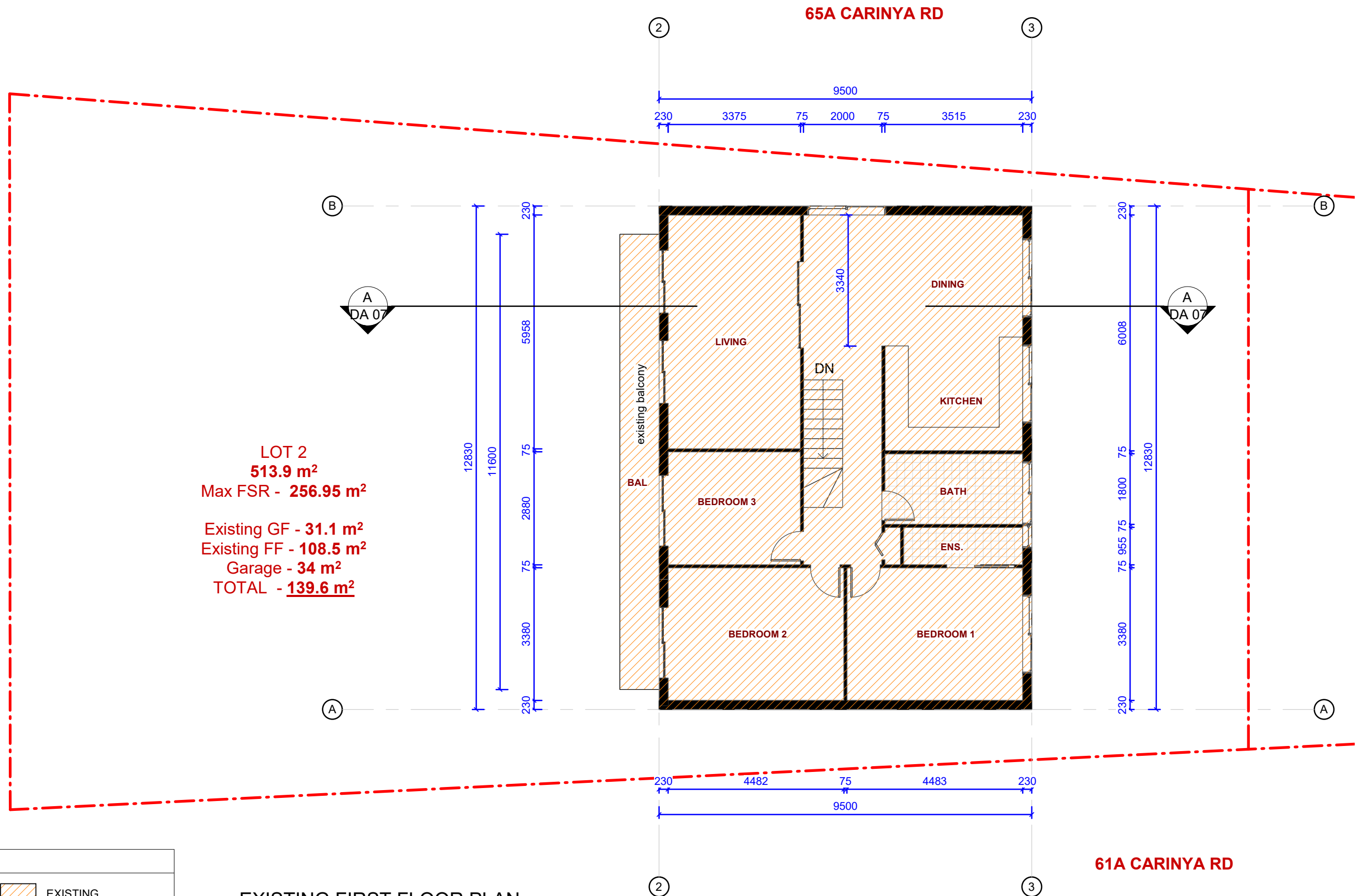
DEVELOPMENT APPLICATION

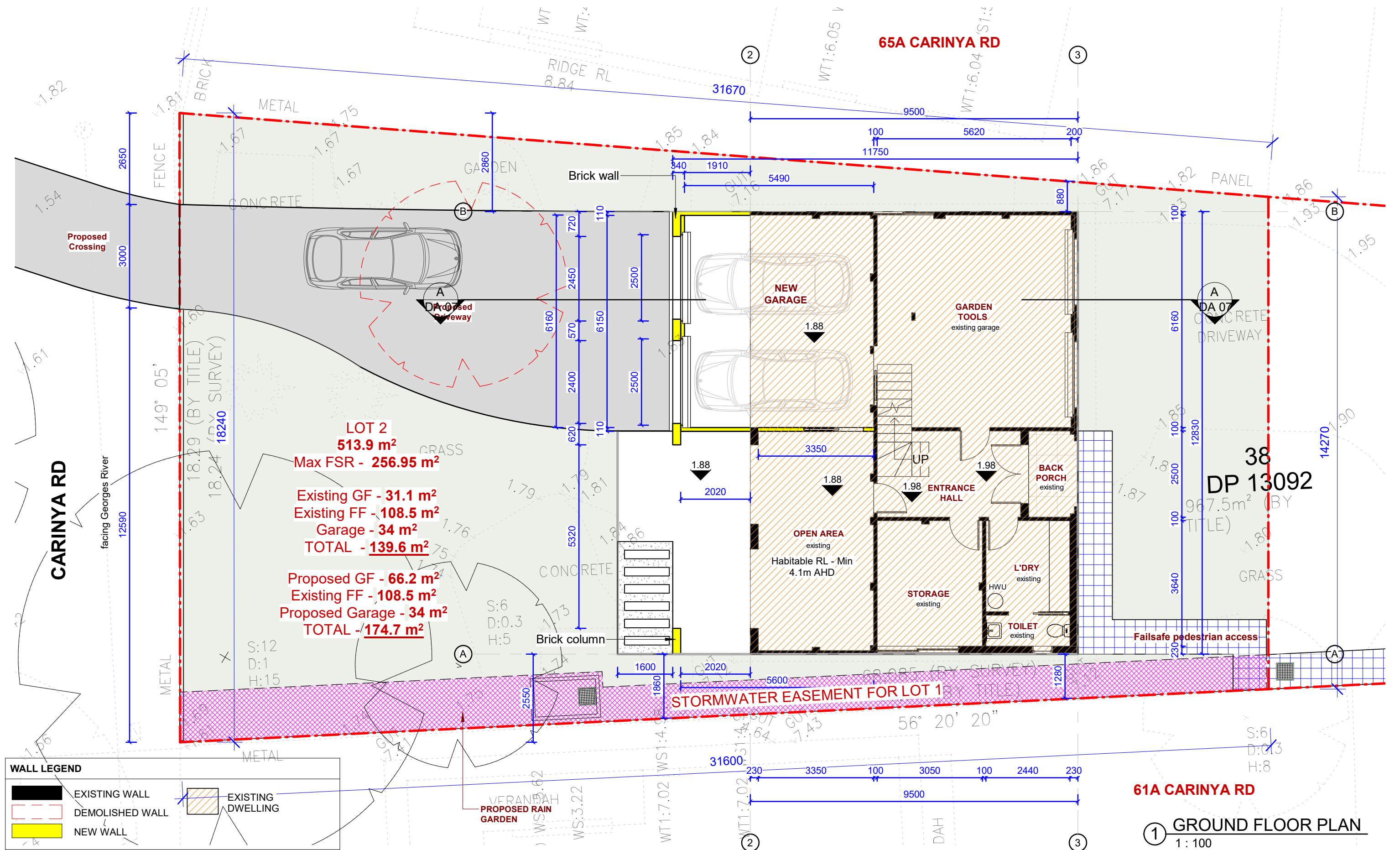
DRAWN BY: LN

ISSUE DATE: 10/01/2023
10:30:49 AM

SCALE: As indicated (A3)

DRAWING NO: DA 02A





GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date

EPW DESIGNS

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DRAWING TITLE:
GROUND FLOOR PLAN

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING FOR A NEW GARAGE & DRIVEWAY, FIRST FLOOR BALCONY EXTENSION AND 2-LOT TORRENS TITLE SUBDIVISION

63 CARINYA ROAD, PICNIC POINTS NSW 2213

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 10/01/2023 10:30:51 AM

SCALE: As indicated (A3)

DRAWING NO: DA 03

CARINYA RD

facing Georges River

LOT 2
513.9 m²
Max FSR - 256.95 m²

Existing GF - 31.1 m²
Existing FF - 108.5 m²
Garage - 34 m²
TOTAL - 139.6 m²

Proposed GF - 66.2 m²
Existing FF - 108.5 m²
Proposed Garage - 34 m²
TOTAL - 174.7 m²

WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL
	EXISTING DWELLING

1 PROPOSED FIRST FLOOR PLAN
1 : 100

GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
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- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPOX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date

EPW DESIGNS

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DRAWING TITLE:
FIRST FLOOR

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING FOR A NEW GARAGE & DRIVEWAY, FIRST FLOOR BALCONY EXTENSION AND 2-LOT TORRENS TITLE SUBDIVISION

63 CARINYA ROAD, PICNIC POINTS NSW 2213

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 10/01/2023
2:45:40 PM

SCALE: As indicated (A3)

DRAWING NO: DA 04

65A CARINYA RD

61A CARINYA RD