

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 POINT NSW 2213



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



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DRAWING TITLE:
COVER PAGE

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
3:25:43 PM

SCALE: (A3)

DRAWING NO: DA 00

CARINYA RD
facing Georges River

100
DP 1199693

65A CARINYA RD

65 CARINYA RD

101
DP 1199693

61A CARINYA RD

61 CARINYA RD

CARINYA RD

1 PROPOSED SITE PLAN AND EROSION & SEDIMENT CONTROL PLAN
1: 100

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
2. MINIMIE DISTURBED AREA
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY
6. KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL
7. IF YOU DO NOT COMPLY YOU MAY LIABLE TO A \$1500 FINE

GENERAL LEGEND

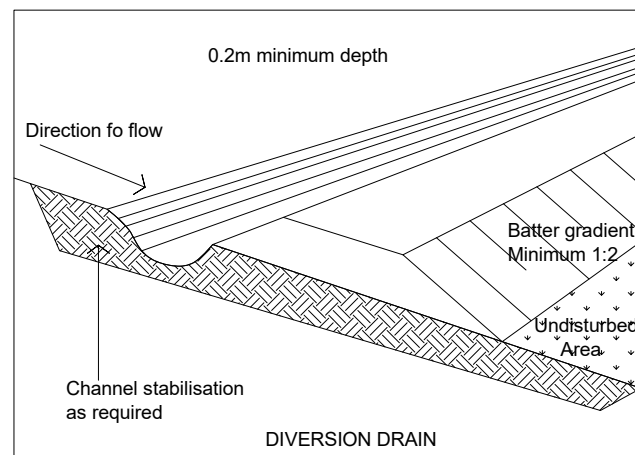
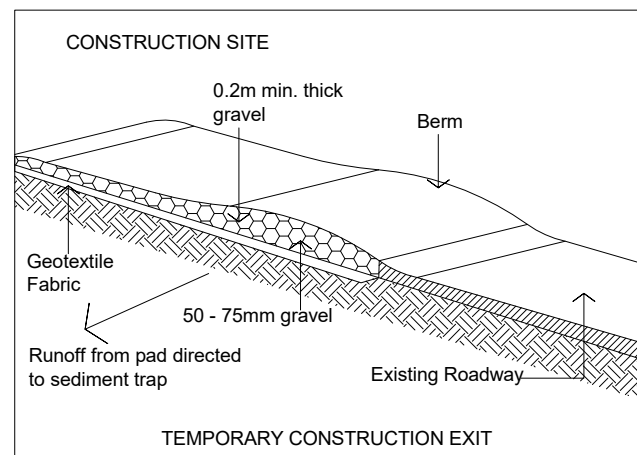
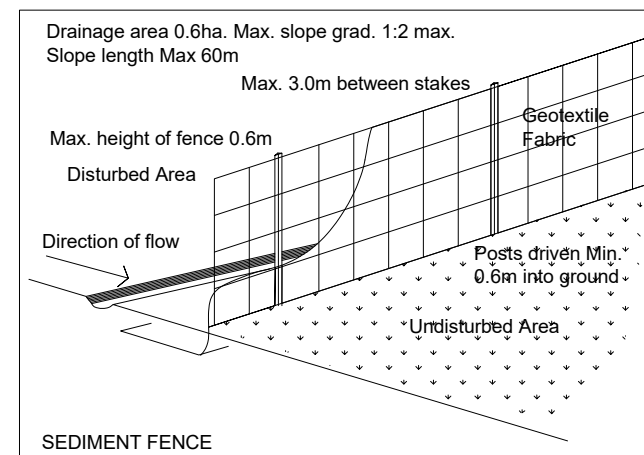
- SILT FENCE
STOCKPILE
MATERIAL STORAGE
WASTE STORAGE & RECYCLING AREA
GARBAGE BIN
ACCESS FOR VEHICLES
TREES TO BE REMOVED
TREES TO BE RETAINED

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WALL LEGEND

- EXISTING WALL
DEMOLISHED WALL
NEW WALL
EXISTING DWELLING



- INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF, OPERATION CONTROL: MANUAL SWITCH ON/OFF
VENTILATED SKYLIGHT
SKYLIGHT
WALL MOUNTED HOT WATER SYSTEM
RAINWATER TANK
CLOTHES LINE
SMOKE ALARM, SA TO COMPLY WITH AS 3786

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DRAWING TITLE:
SITE 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

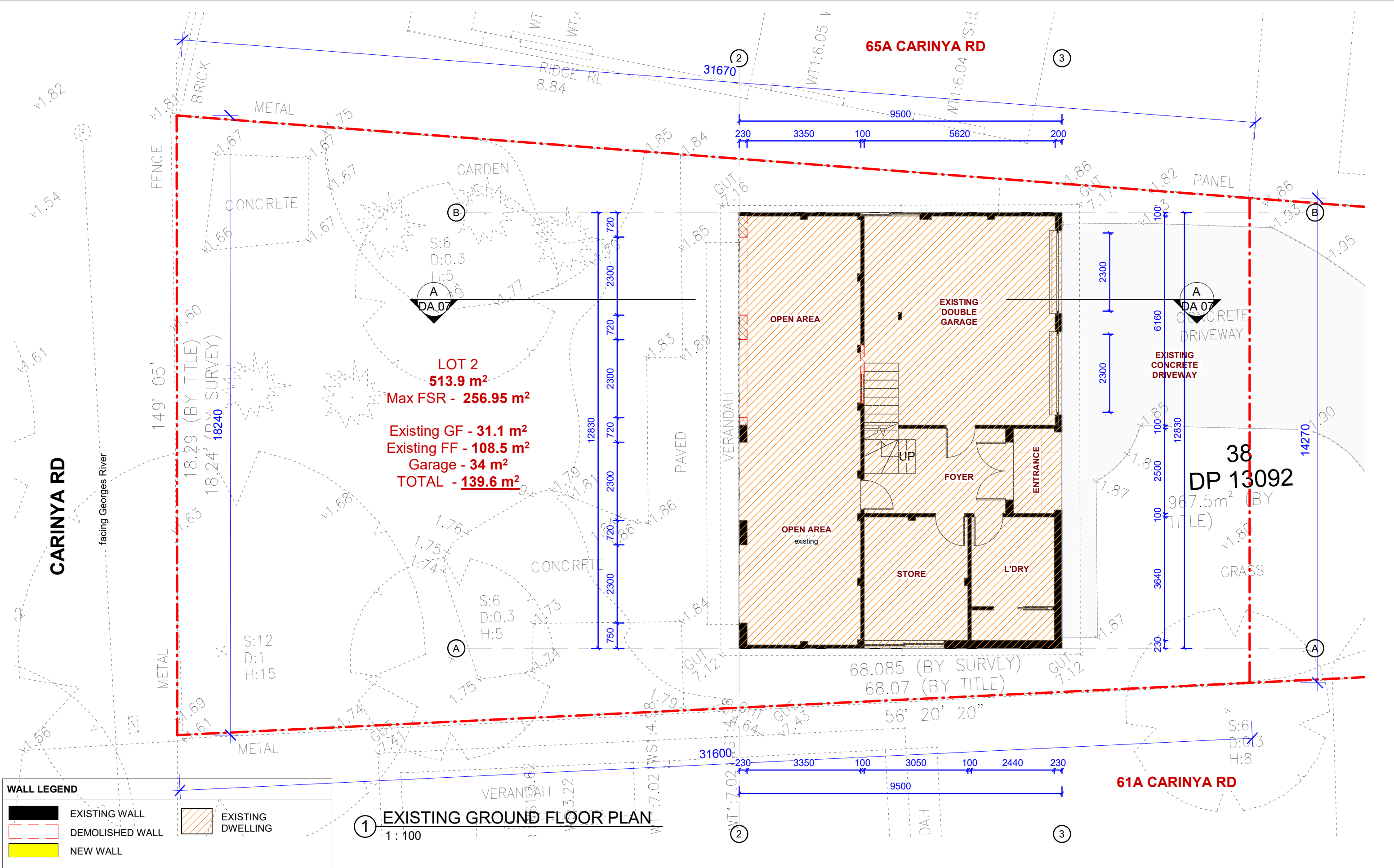
DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 11/01/2023
5:35:56 PM

SCALE: As indicated (A1)

DRAWING NO: DA 01



GENERAL NOTES

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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

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DRAWING TITLE:
EXISTING FIRST FLOOR PLAN

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63 CARINYA ROAD, PICNIC POINTS NSW 2213

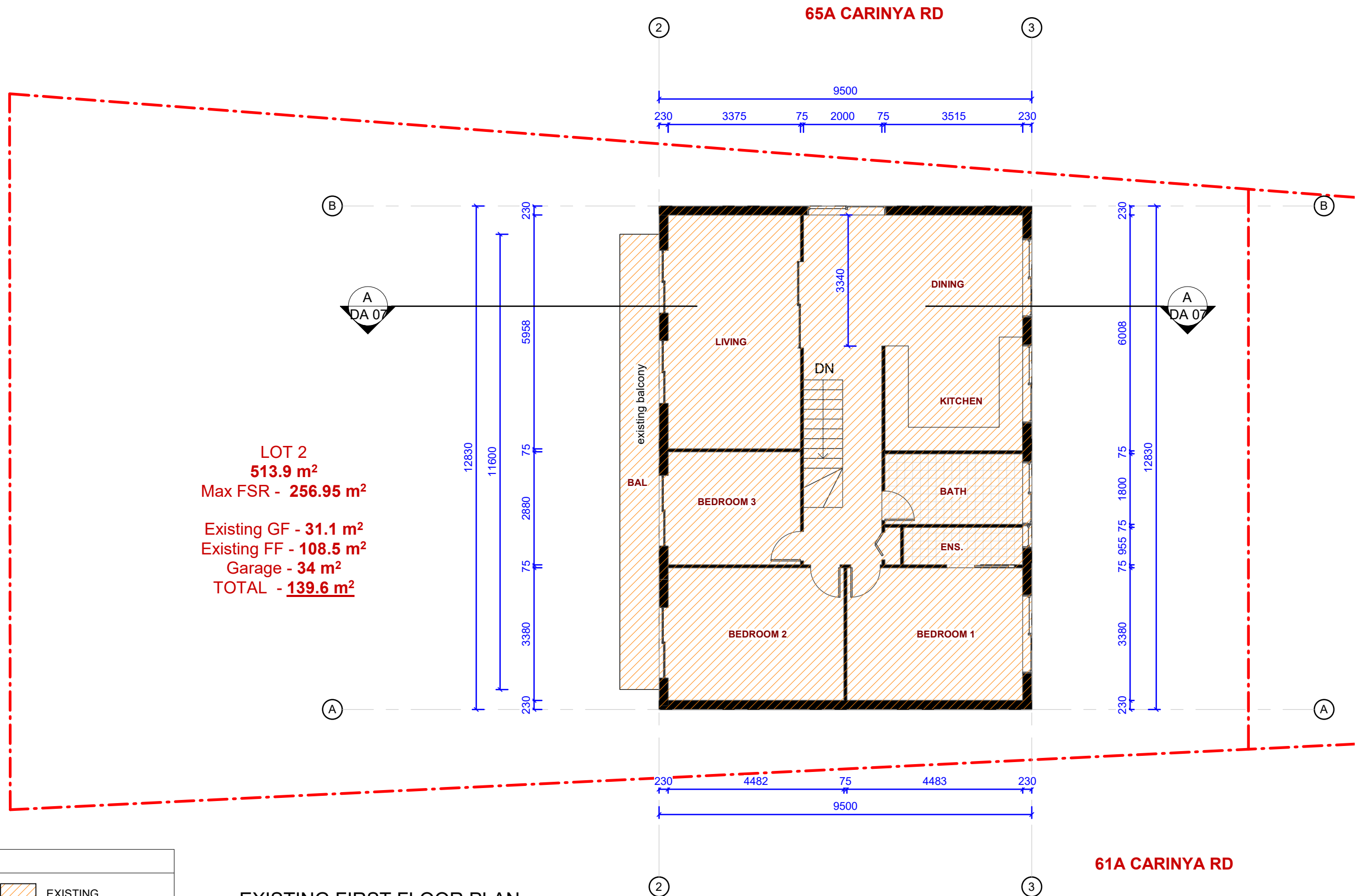
DEVELOPMENT APPLICATION

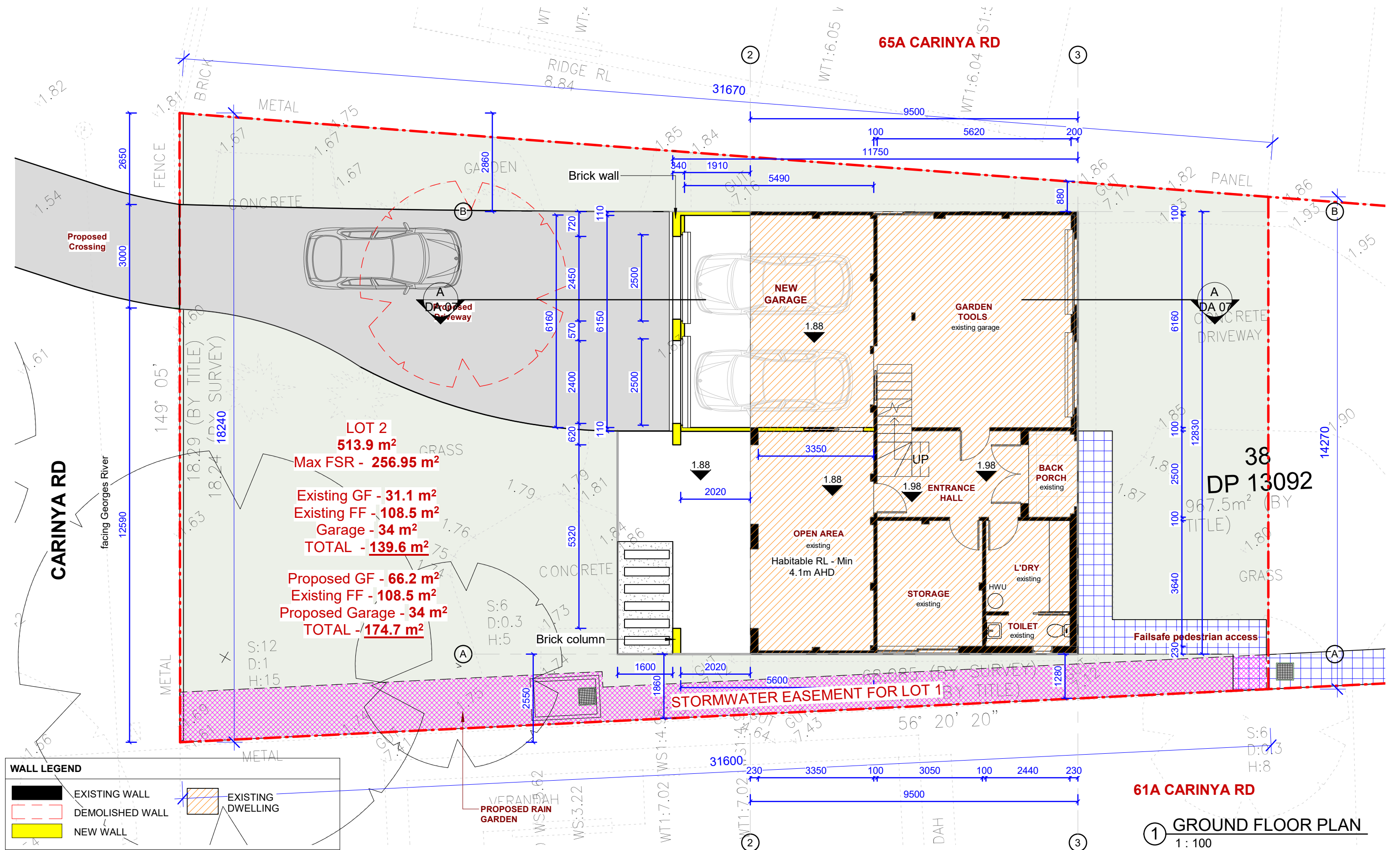
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ISSUE DATE: 10/01/2023
10:30:49 AM

SCALE: As indicated (A3)

DRAWING NO: DA 02A





GENERAL NOTES

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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

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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

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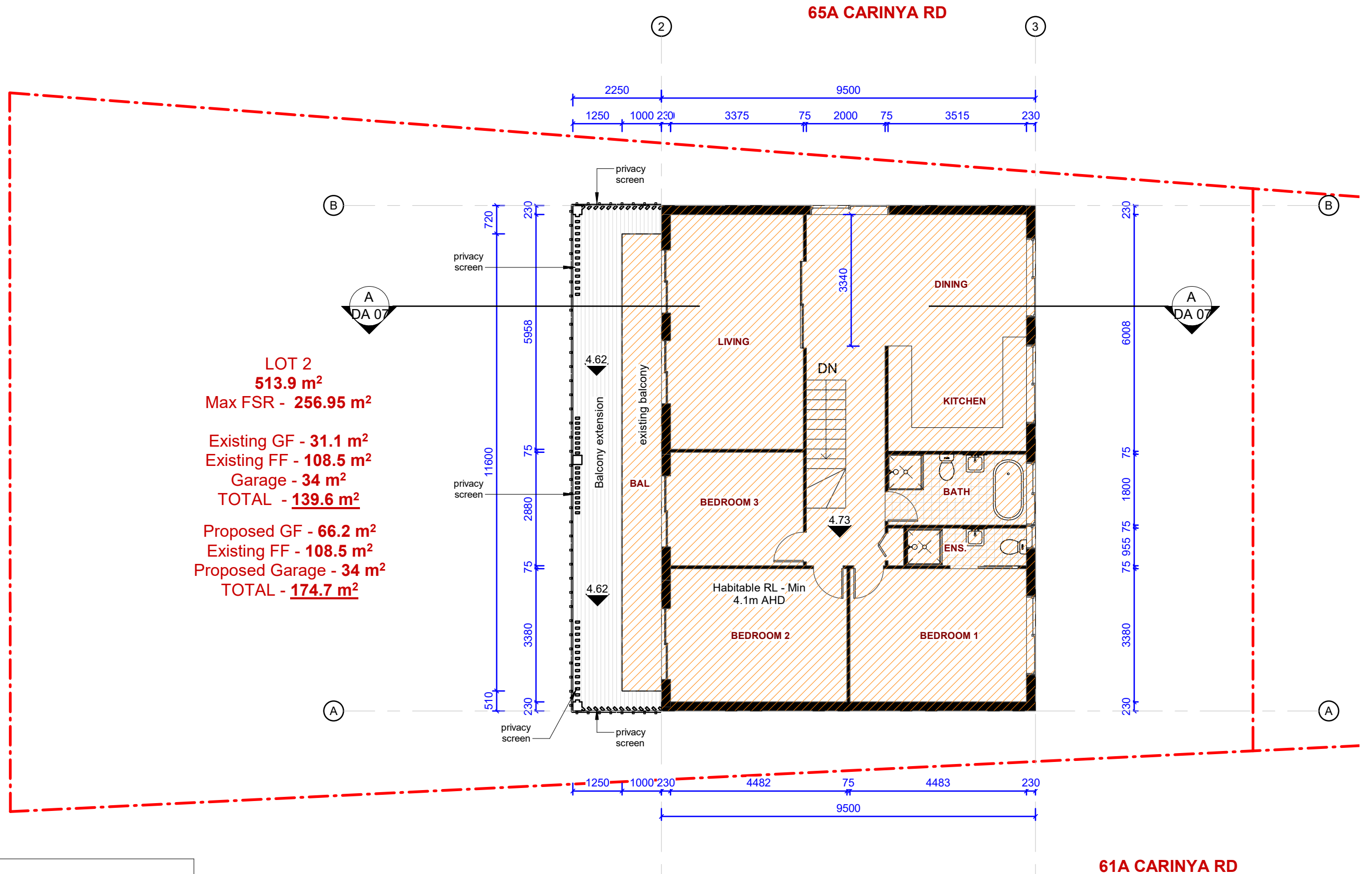
DEVELOPMENT APPLICATION

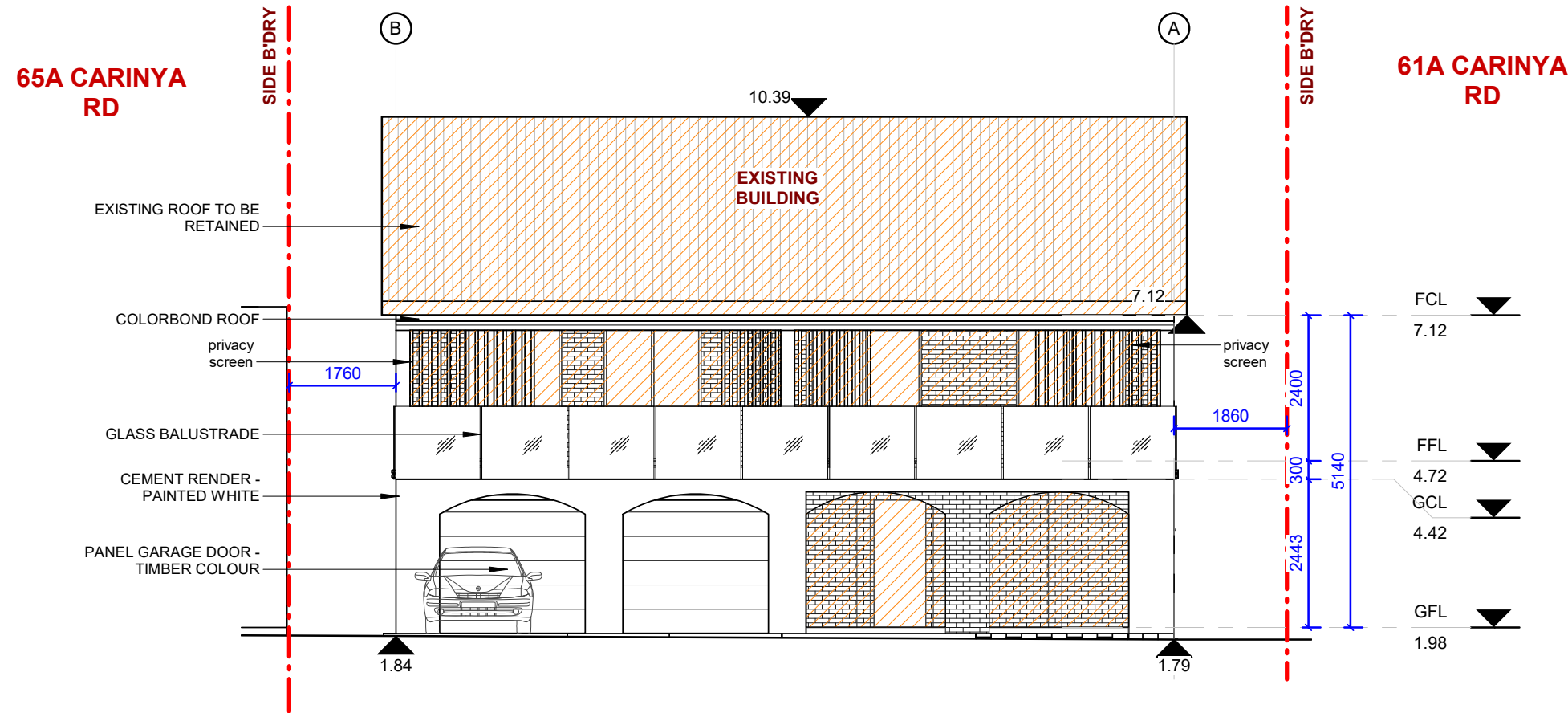
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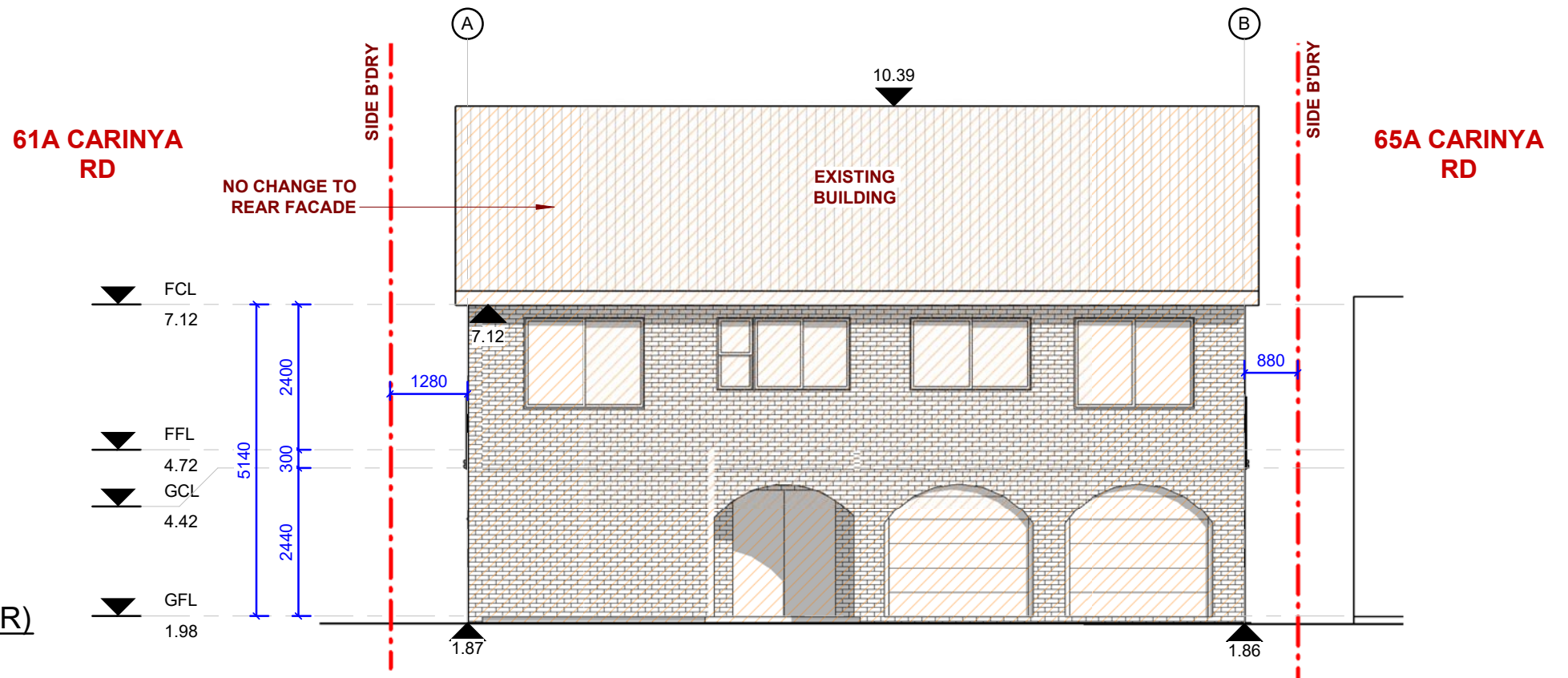
SCALE: As indicated (A3)

DRAWING NO: DA 04





① SOUTH ELEVATION (FRONT)
1 : 100



② NORTH ELEVATION (REAR)
1 : 100

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DRAWING TITLE:
ELEVATIONS

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

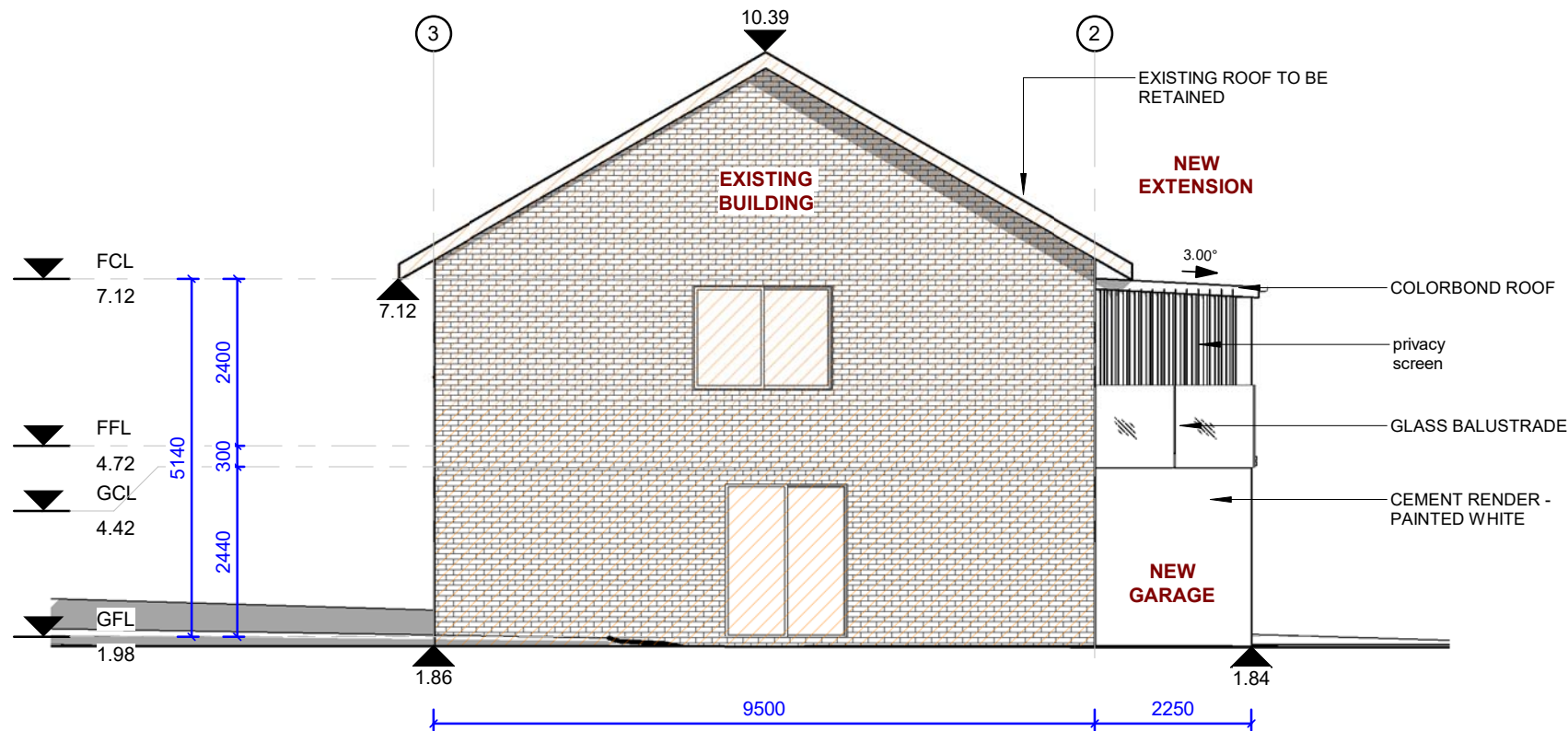
DEVELOPMENT APPLICATION

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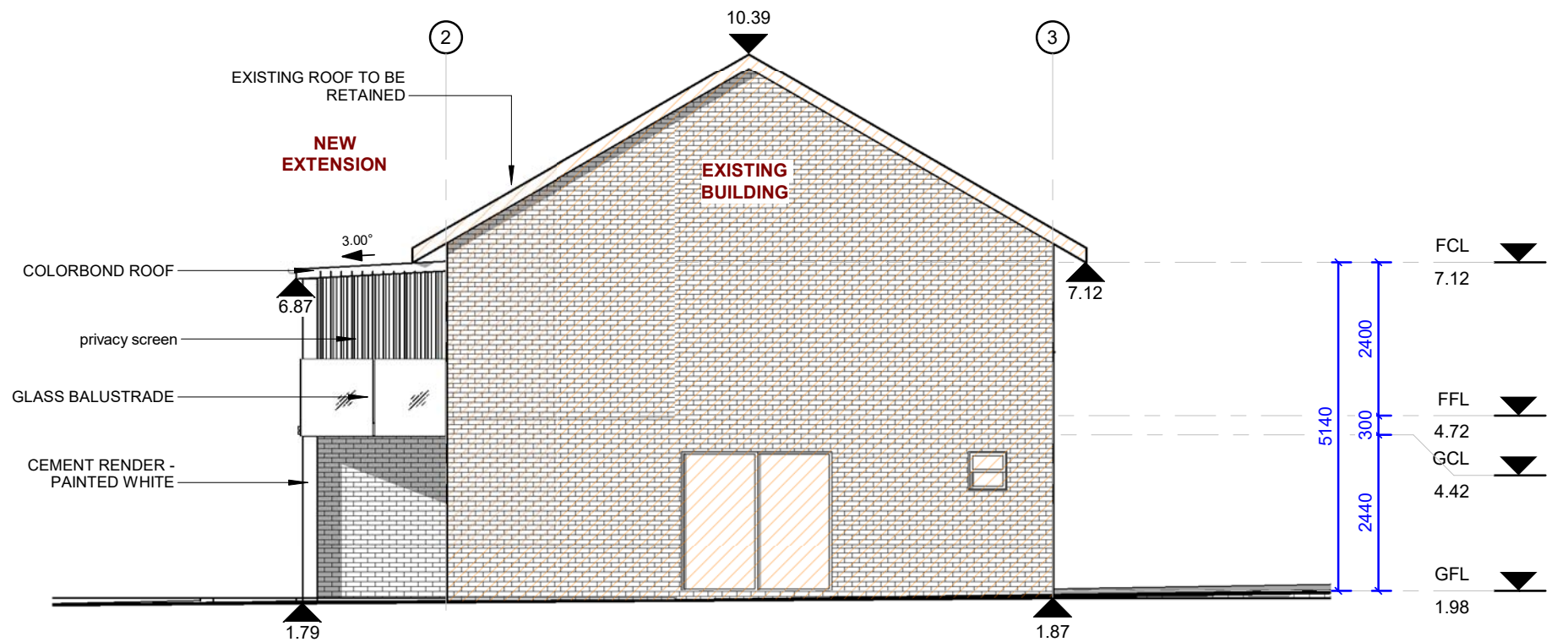
ISSUE DATE: 10/01/2023
2:45:43 PM

SCALE: 1 : 100 (A3)

DRAWING NO: DA 05



① WEST ELEVATION (SIDE)
1 : 100



② EAST ELEVATION (SIDE)
1 : 100

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REV	AMENDMENTS	Date

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DRAWING TITLE:
ELEVATIONS

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

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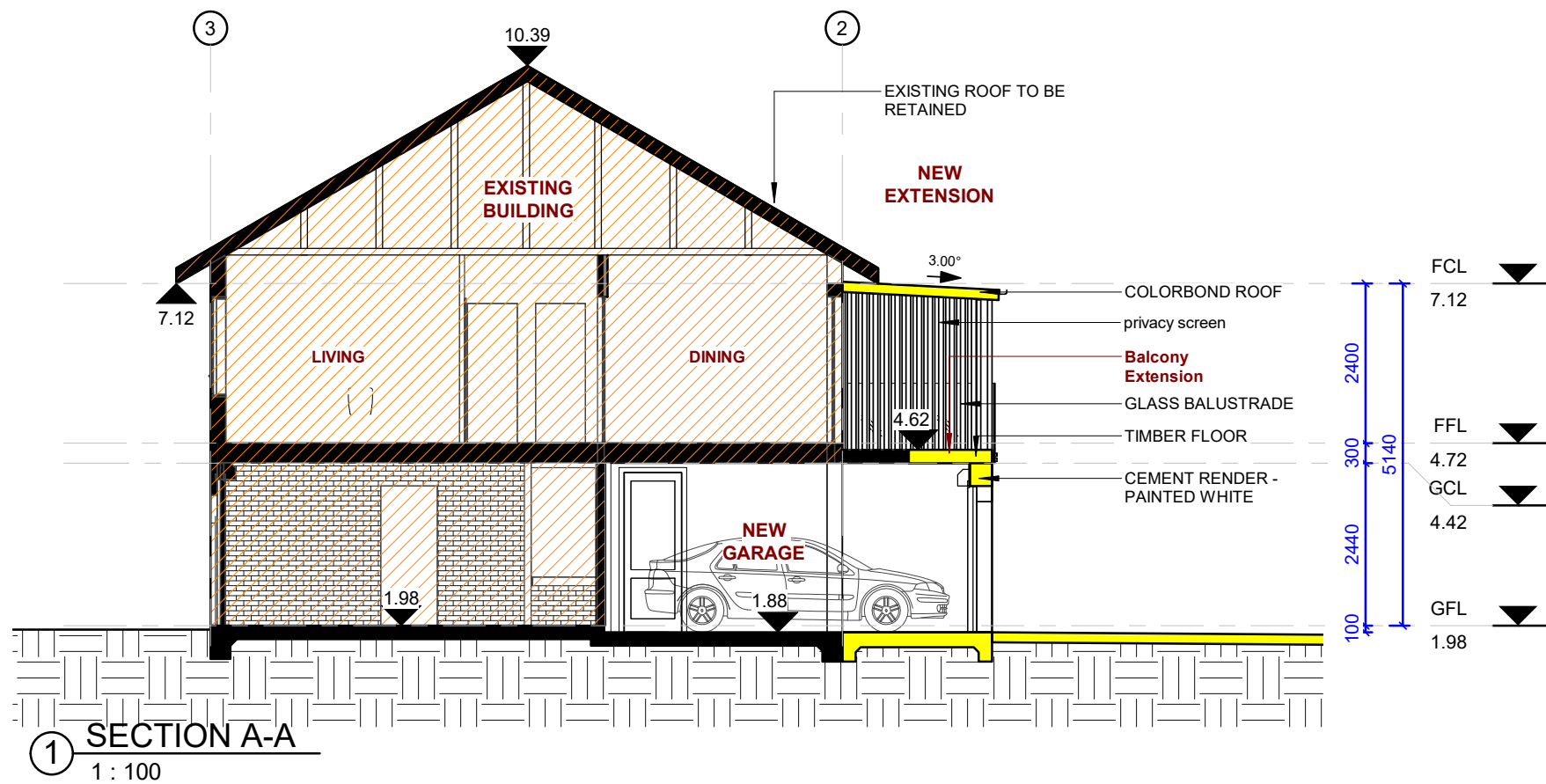
DEVELOPMENT APPLICATION

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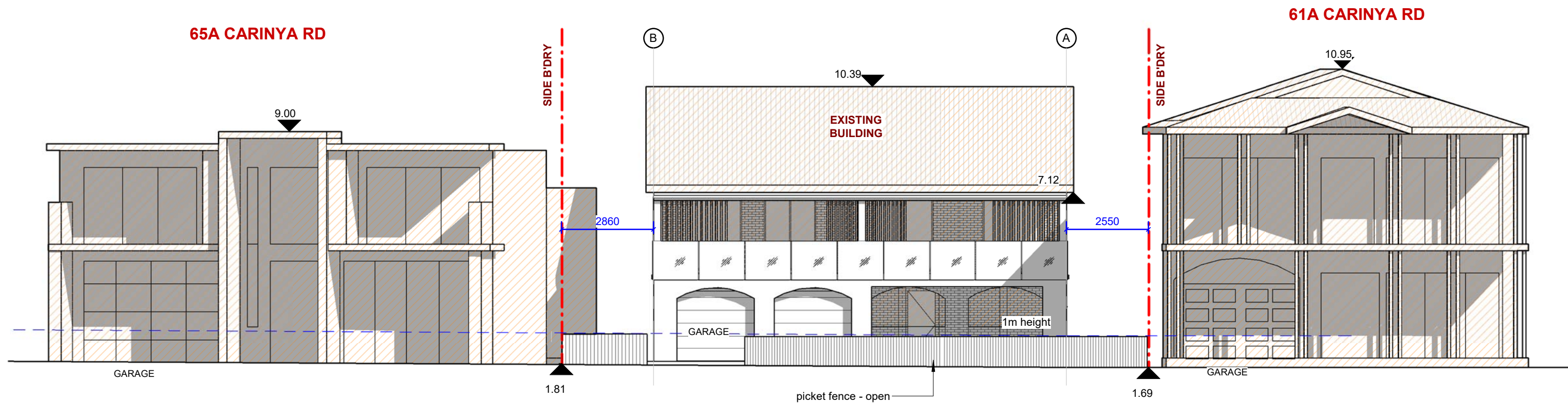
ISSUE DATE: 10/01/2023
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SCALE: 1 : 100 (A3)

DRAWING NO: DA 06



FRONT FENCE



61A CARINYA RD

65A CARINYA RD

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REV	AMENDMENTS	Date

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DRAWING TITLE:
SECTION AND STREETSCAPE ELEVATION & FRONT
FENCE
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

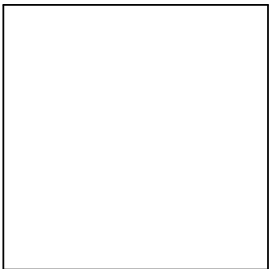
DEVELOPMENT APPLICATION

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ISSUE DATE: 10/01/2023
2:45:49 PM

SCALE: As indicated (A3)

DRAWING NO: DA 07



1 - CEMENT RENDER
WHITE



2 - FRAMELESS
GLASS BALUSTRADE



3 - PANEL GARAGE
DOOR - DARK
COLOUR



4 - ALU. PRIVACY
SCREEN - TIMBER
COLOUR

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REV	AMENDMENTS	Date

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DRAWING TITLE:
MATERIAL SCHEDULE OF FINISHES

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

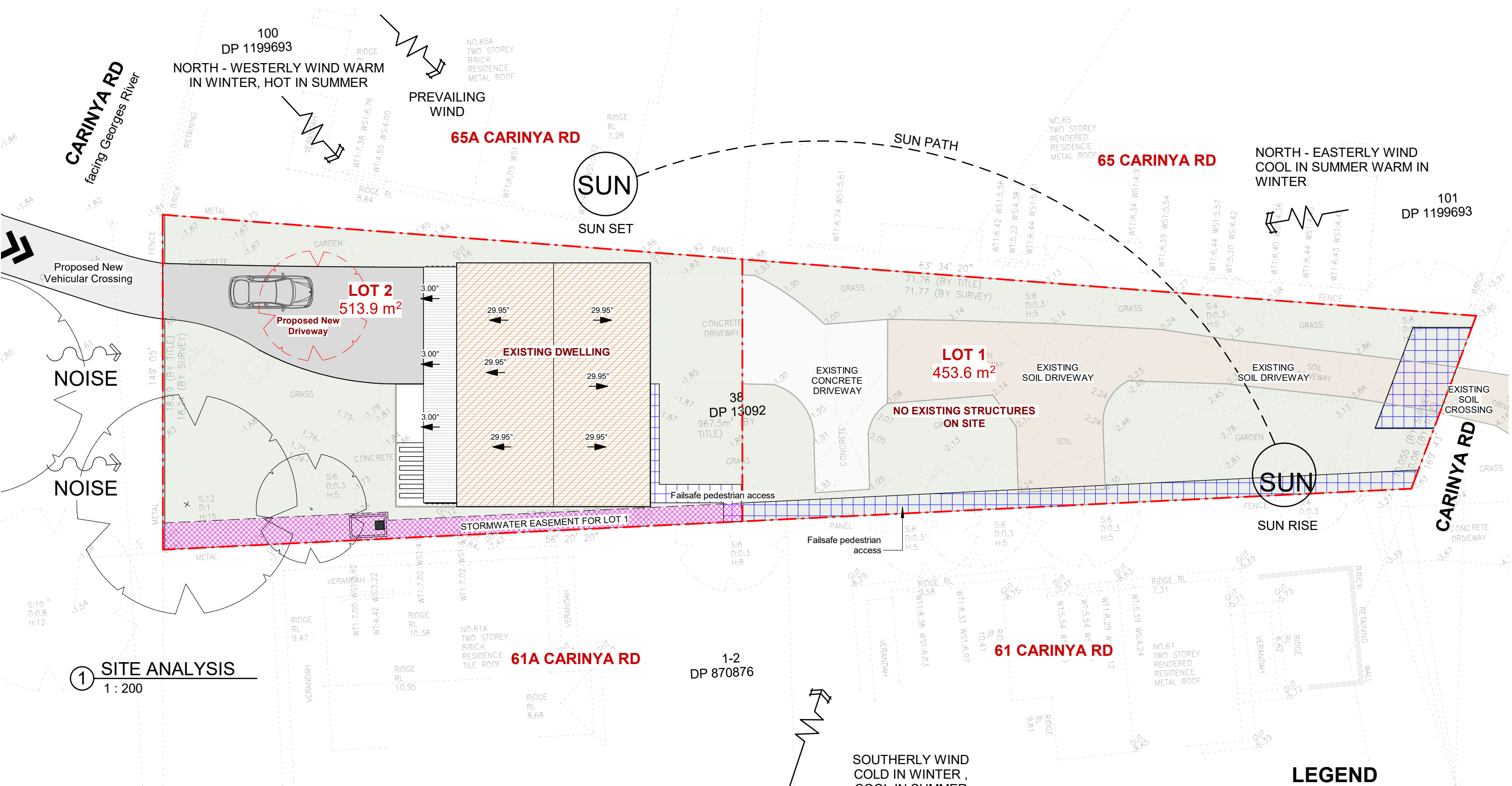
DEVELOPMENT APPLICATION

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ISSUE DATE: 10/01/2023
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SCALE: (A3)

DRAWING NO: DA 10



GENERAL NOTES

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REV	AMENDMENTS	Date

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DRAWING TITLE:
SITE ANALYSIS

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

LEGEND

-  NOISE
-  NEIGHBOURING WINDOWS
-  NEIGHBOURING LIVING WINDOWS
-  VEHICULAR ENTRY

DRAWN BY: LN

ISSUE DATE: 10/01/2023 11:00:57 AM

SCALE: As indicated (A3)

DRAWING NO: DA 19

CARINYA RD
facing Georges River

18240

BOUNDARY LINE - 18.24M

18.24 (BY TITLE)
18.24 (BY SURVEY)

PROPOSED LOT 2
513.9 m²

BOUNDARY LINE - 31.67M

BOUNDARY LINE - 31.60M

31600

61A CARINYA RD

1-2
DP 870876

65A CARINYA RD

31670

PROPOSED TORRENS TITLE SUBDIVISION LINE - 14.27M

14270

71770

PROPOSED LOT 1
453.6 m²

BOUNDARY LINE - 40.10M

BOUNDARY LINE - 36.49M

36490

61 CARINYA RD

65 CARINYA RD

40100

10050

BOUNDARY LINE - 10.055M

CARINYA RD

1 SUBDIVISION PLAN
1: 100

SITE AREA - 967.5 M ²	
TORRENS TITLE SUBDIVISION INTO 2 LOTS	
LOT 1	LOT 2
453.6 M ²	513.9 M ²

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REV	AMENDMENTS	Date



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DRAWING TITLE:
SUBDIVISION 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 11:07:28 AM
SCALE: As indicated (A1)
DRAWING NO: DA 13