DEVELOPMENT APPLICATION

PAGE NO.	SHEET NAME
00	TITLE PAGE
01	EXISTING FLOOR PLANS
02	EXISTING ELEVATIONS
03	EXISTING ELEVATIONS
04	SITE PLAN
05	SITE PLAN - FIRST FLOOR
06	GROUND FLOOR PLAN
07	FIRST FLOOR PLAN
08	PROPOSED ELEVATIONS
09	PROPOSED ELEVATIONS
10	PROPOSED SECTION
11	SITE ANALYSIS
12	22ND JUNE SHADOW DIAGRAM
13	22ND MAR/SEPT SHADOW DIAGRAM
14	DEMOLITION PLAN
15	LANDSCAPE PLAN
16	STREETSCAPE PLAN

PROPOSED ALTERATIONS AND ADDITIONS

LOT 1 DP 518149
892 HENRY LAWSON DRIVE, PICNIC POINT NSW 2213

BASIX SCHEDULE BASIX NO. A49961_02

FIXTURES & SYSTEMS
LIGHTING
THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUROSCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

FIXTURES
THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.
THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.

CONSTRUCTION
INSULATION REQUIREMENTS
THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION (FLOOR(S), WALLS, AND CEILINGS/ROOFS) IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW, EXPECT THAT A) ADDITIONAL INSULATION IS NOT REQUIRED WHERE THE AREA OF NEW CONSTRUCTION IN LESS THAN 2m², B) INSULATION SPECIFIED IS NOT REQUIRED FOR PARTS OF ALTERED CONSTRUCTION WHERE THE INSULATION ALREADY EXISTS.

GLAZING REQUIREMENTS
WINDOWS AND GLAZED DOORS
THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:
EACH WINDOW OR GLAZED DOOR WITH STANDARD ALUMINIUM OR TIMBER FRAMES AND SINGLE CLEAR OR TONED GLASS MAY EITHER MATCH THE DESCRIPTION, OR, HAVE A U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN THAT LISTED IN THE TABLE BELOW. TOTAL SYSTEM U-VALUES AND SHGCS MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFRC) CONDITIONS.
FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500 MM ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400 MM ABOVE THE SILL.
FOR PROJECTIONS DESCRIBED AS A RATIO, THE RATIO OF THE PROJECTION FROM THE WALL TO THE HEIGHT ABOVE THE WINDOW OR GLAZED DOOR SILL MUST BE AT LEAST THAT SHOWN IN THE TABLE BELOW.
PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35.
PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50 MM.

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A	DEVELOPMENT APPLICATION	

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LOT 1/DP518149 892 HENRY LAWSON DRIVE
SUBURB:
PICNIC POINT NSW 2213

DRAWING TITLE:
TITLE PAGE

DATE DRAWN:
08.11.2023
DRAWN:
CH

DRAWING NO:
01

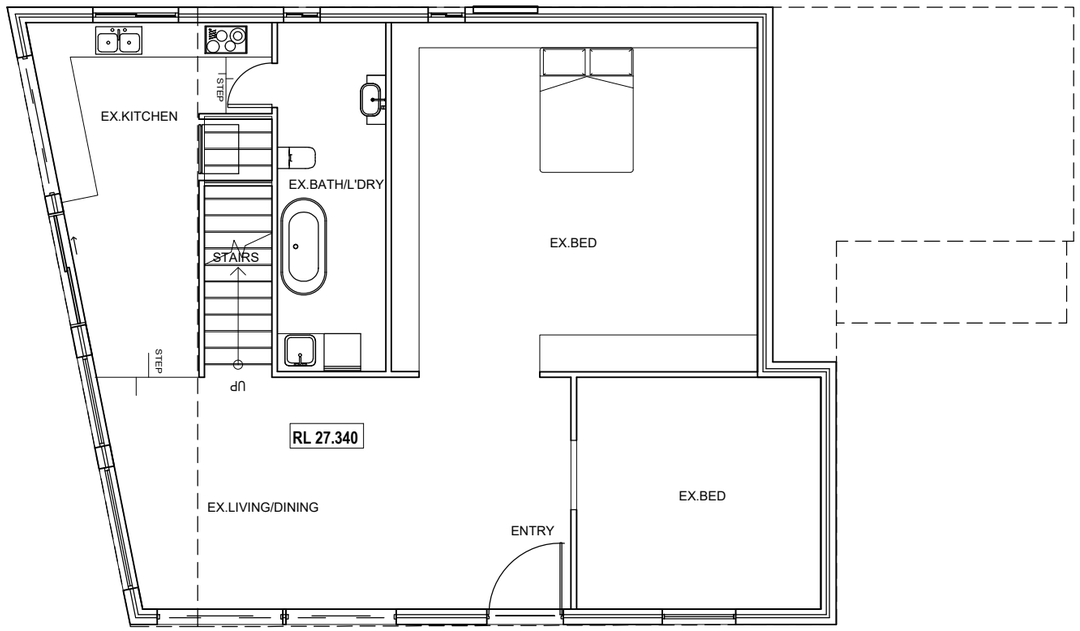
NORTH

JOB NO:
20230020

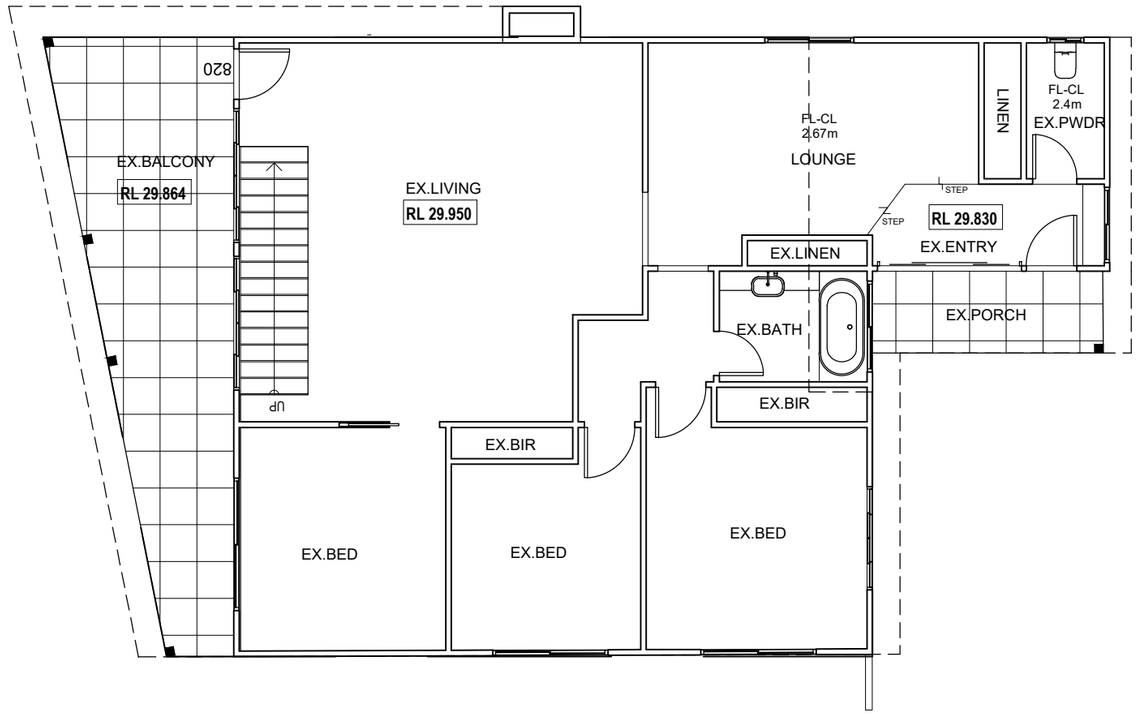
(S) SMOKE ALARM

SITE AREA:	663.4 SQM

FLOOR AREA	
EXISTING GROUND FLOOR:	110.91 SQM
EXISTING SUB FLOOR	108.90 SQM
TOTAL LIVING AREA:	219.81 SQM
INCLUDES INT. WALLS EXCLUDES PORTICO	
MAX. ALLOWABLE 50%:	PROVIDED 33.13%



EXISTING LOWER GROUND PLAN



EXISTING GROUND FLOOR PLAN

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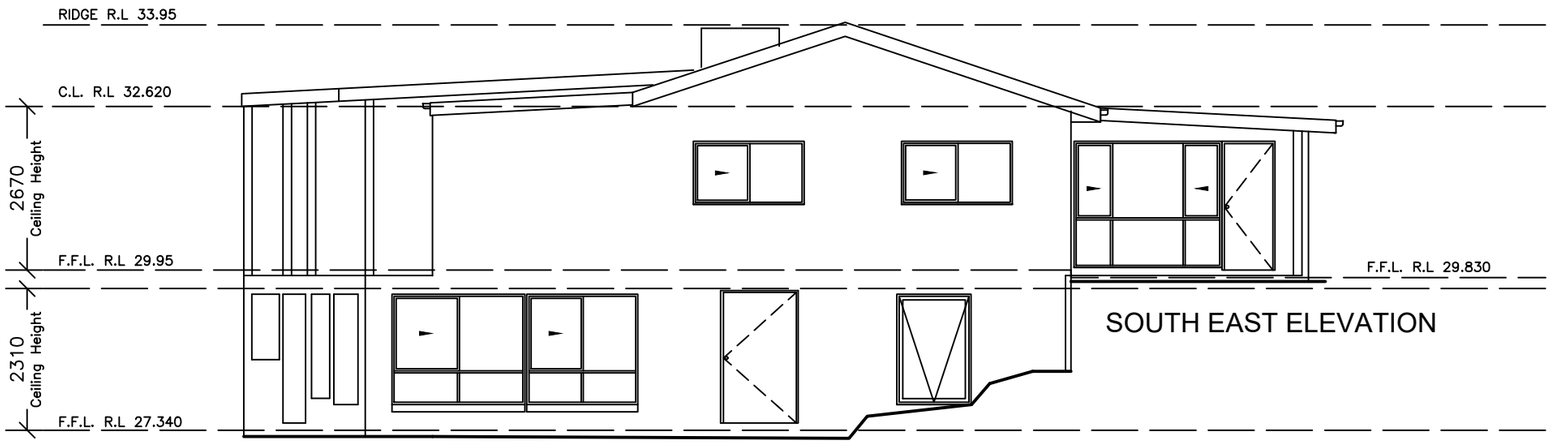
DRAWING TITLE:
EXISTING FLOOR PLANS

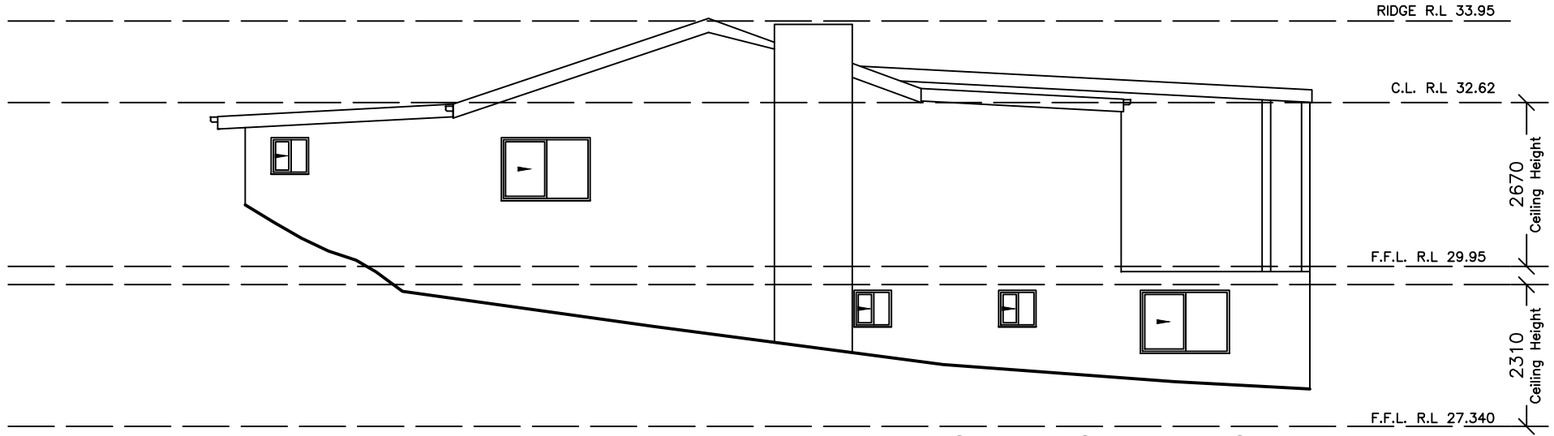
DATE DRAWN:
08.11.2023
DRAWN:
CH
SCALE:
1:100
DRAWING NO:
02

NORTH

JOB NO:
20230020



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

EXISTING ELEVATIONS

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SUBURB:
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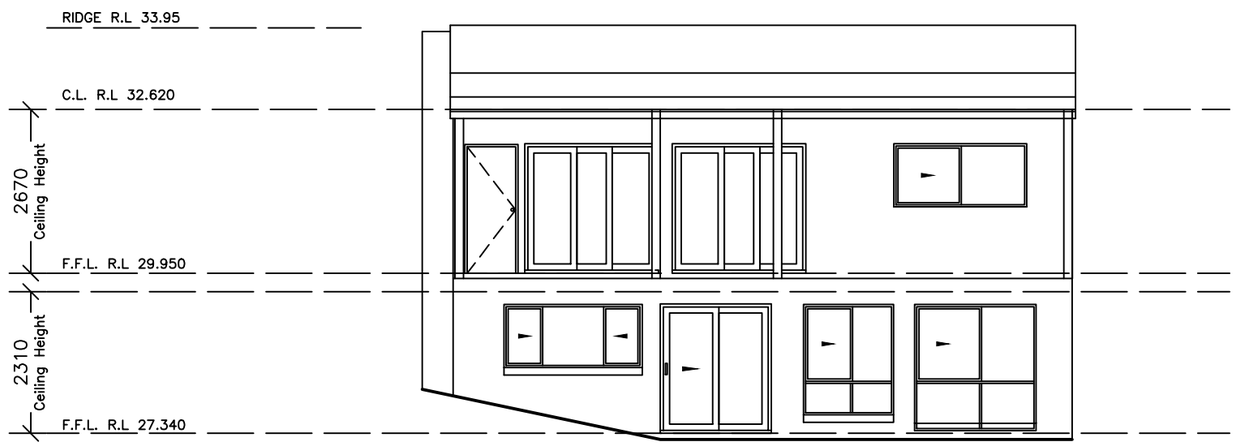
DRAWING TITLE:
EXISTING ELEVATIONS

DATE DRAWN:
08.11.2023
DRAWN:
CH
SCALE:
1:100
DRAWING NO:
03

NORTH

JOB NO:
20230020

NORTH EAST ELEVATION



SOUTH WEST ELEVATION

EXISTING ELEVATIONS

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SUBURB:
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DRAWING TITLE:
EXISTING ELEVATIONS & SECTION

DATE DRAWN:
08.11.2023

DRAWN:
CH

SCALE:
1:100

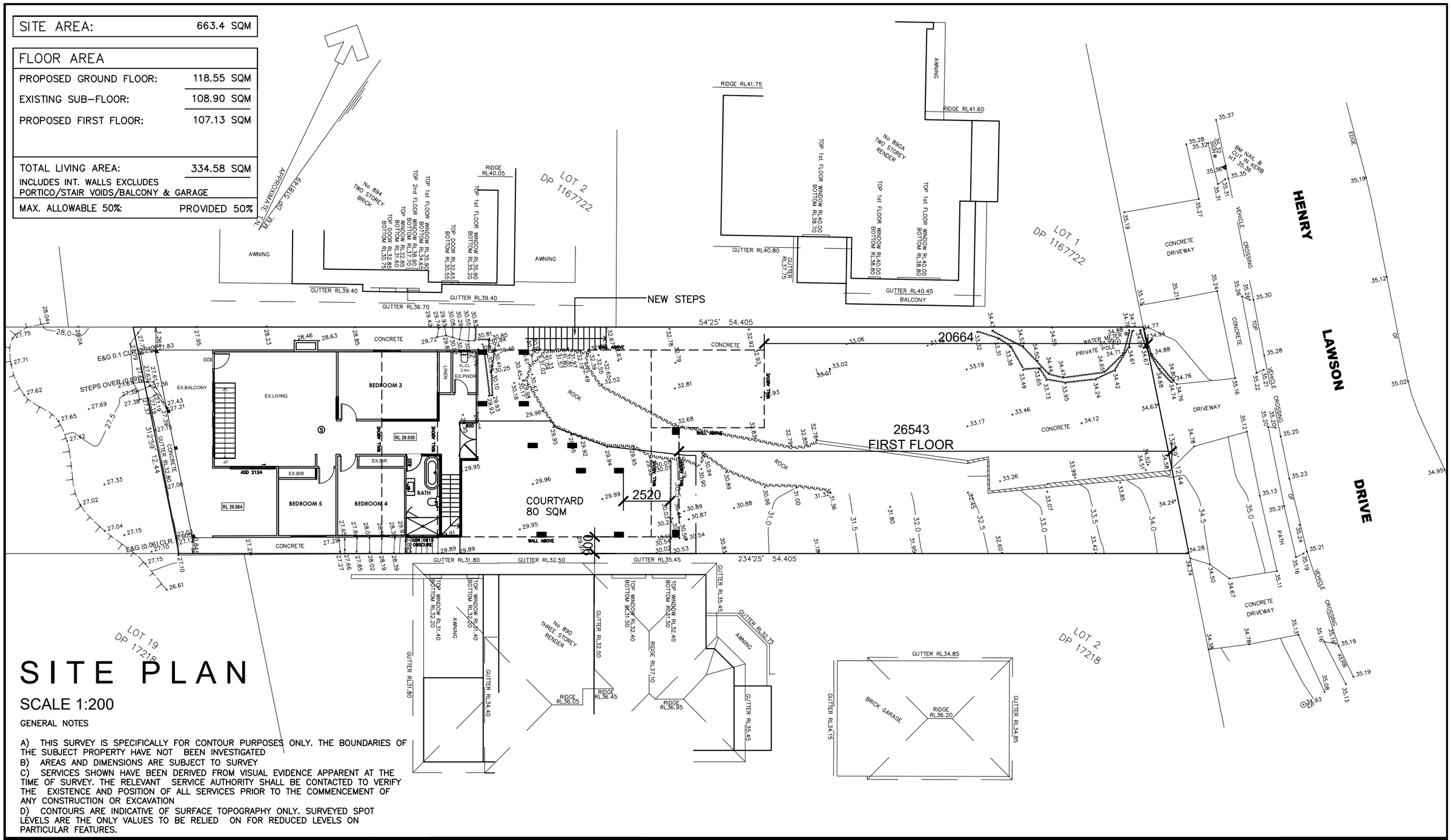
DRAWING NO:
04

NORTH

JOB NO:
20230020

SITE AREA:	663.4 SQM

FLOOR AREA	
PROPOSED GROUND FLOOR:	118.55 SQM
EXISTING SUB-FLOOR:	108.90 SQM
PROPOSED FIRST FLOOR:	107.13 SQM
TOTAL LIVING AREA:	334.58 SQM
INCLUDES INT. WALLS EXCLUDES PORTICO/STAIR VOIDS/BALCONY & GARAGE	
MAX. ALLOWABLE 50%:	PROVIDED 50%



SITE PLAN

SCALE 1:200

GENERAL NOTES

A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

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DRAWING TITLE:
SITE PLAN

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JOB NO:
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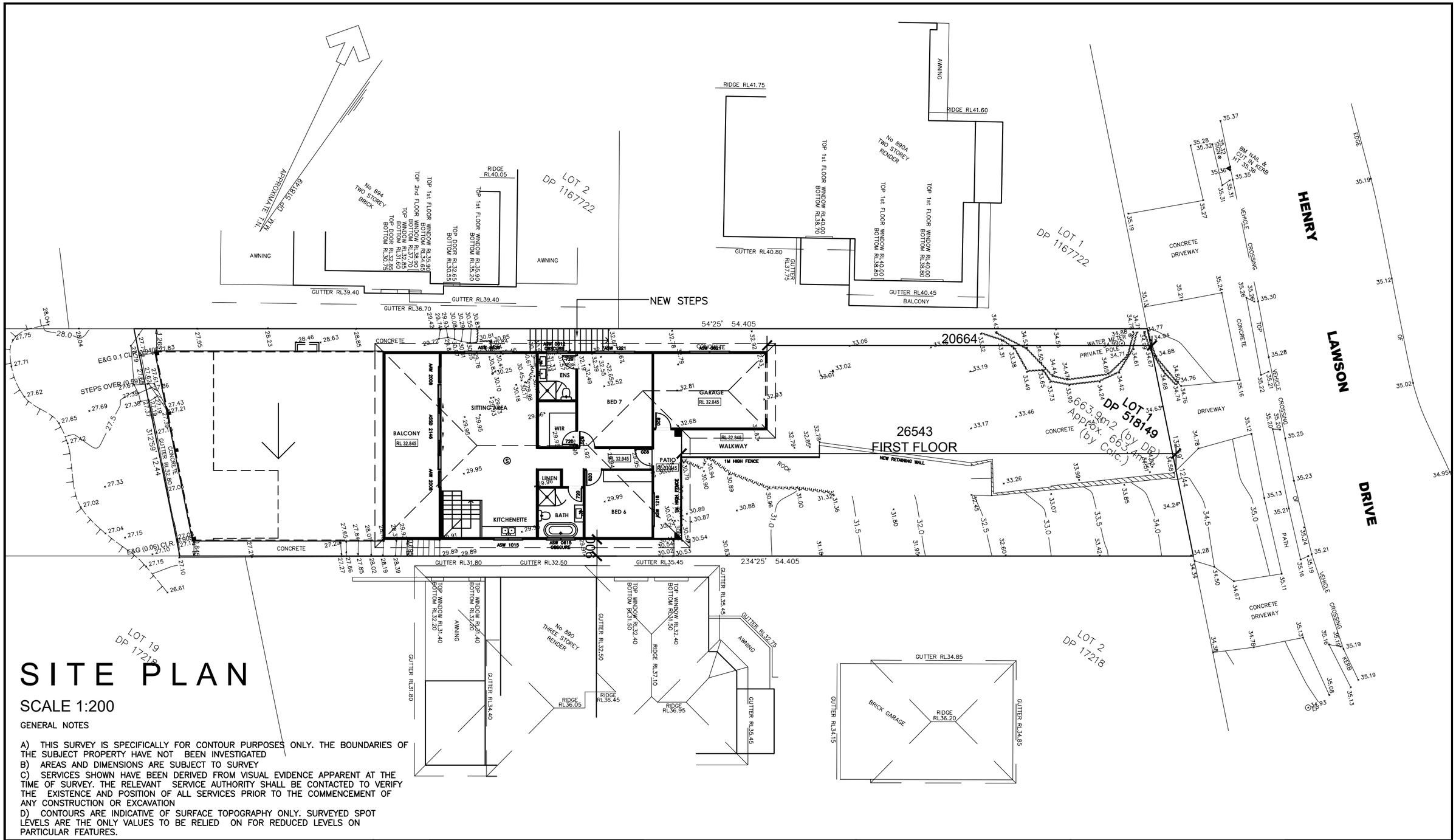

SITE PLAN

SCALE 1:200

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DRAWING TITLE:
SITE PLAN- FIRST FLOOR

DATE DRAWN:
08.11.2023

DRAWN:
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SCALE:
1:200

DRAWING NO:
06

NORTH

JOB NO:
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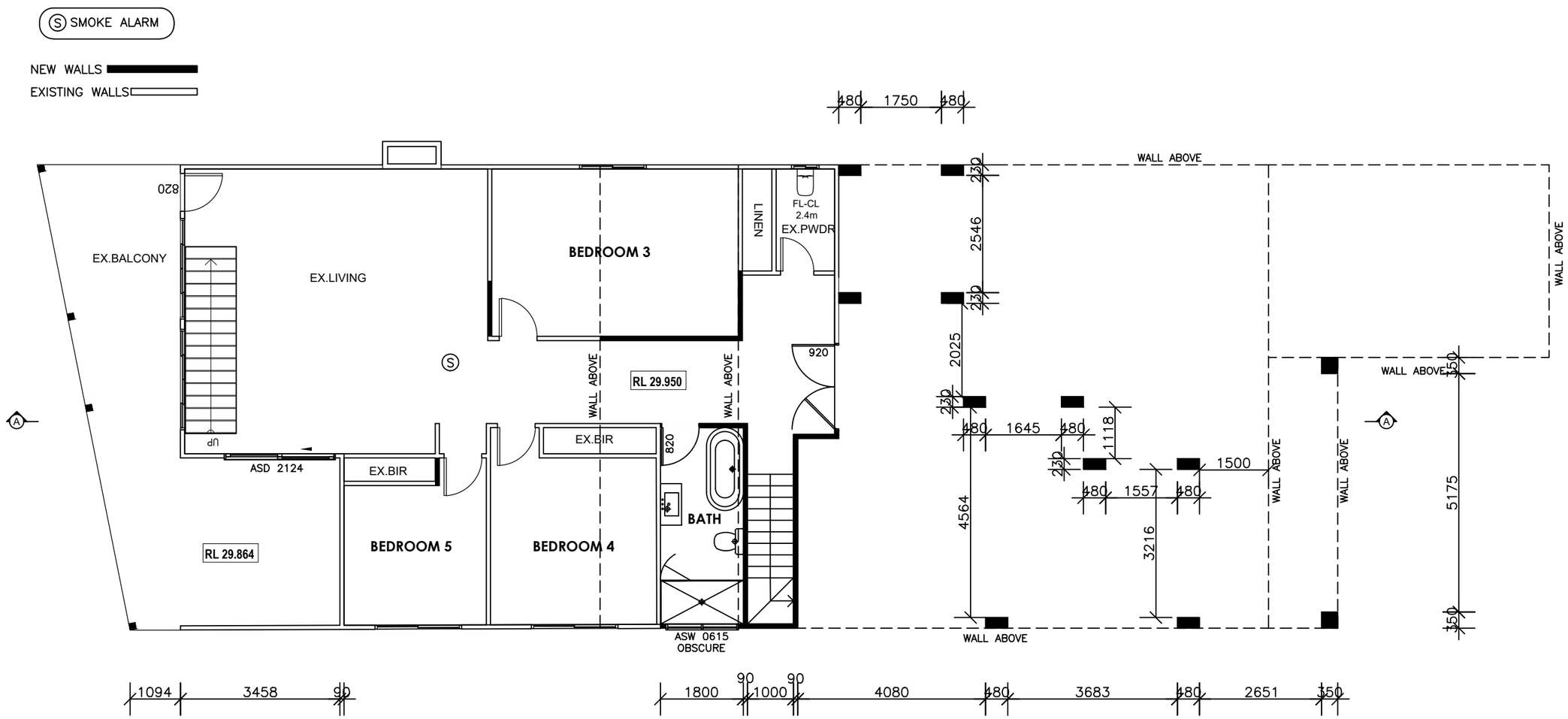

PROPOSED GROUND FLOOR PLAN

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DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DATE DRAWN:
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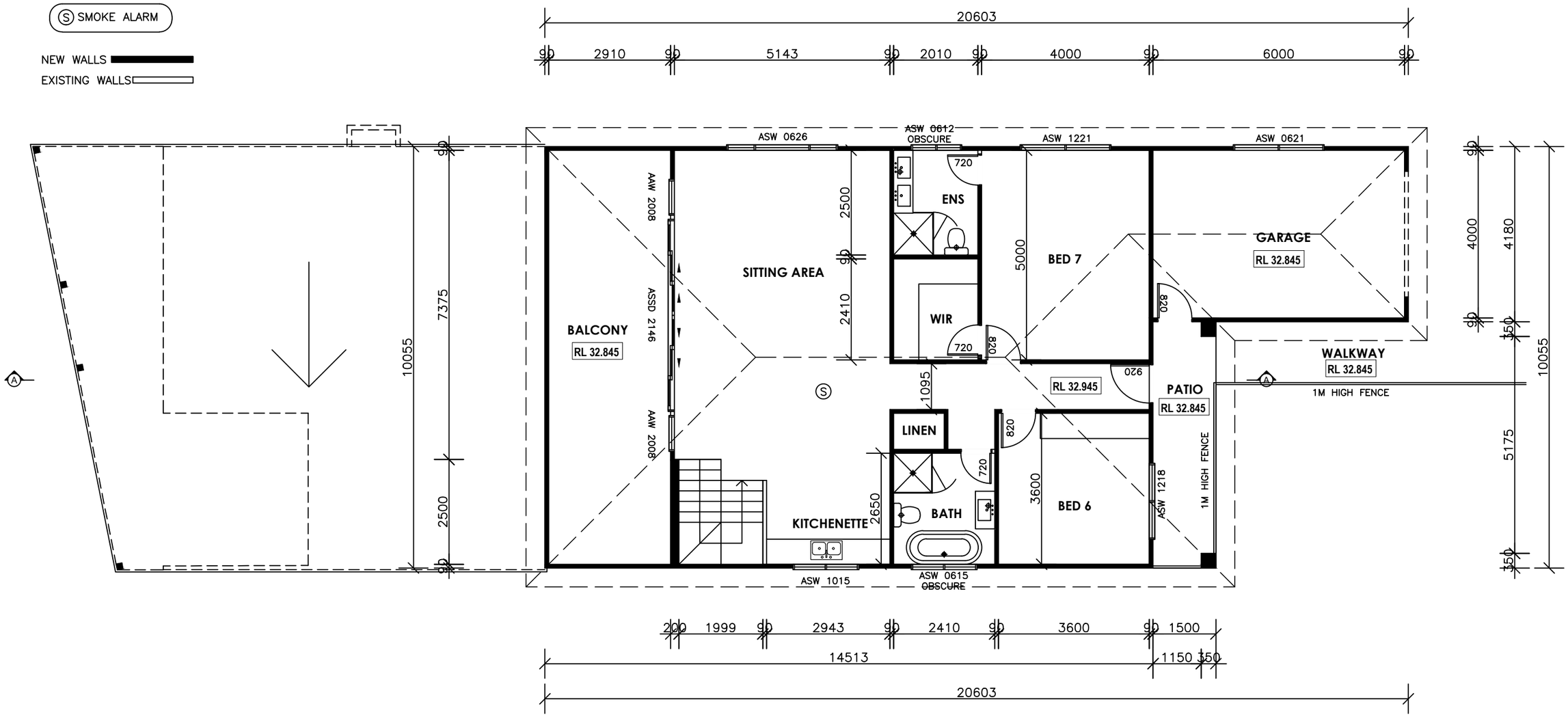

PROPOSED FIRST FLOOR PLAN

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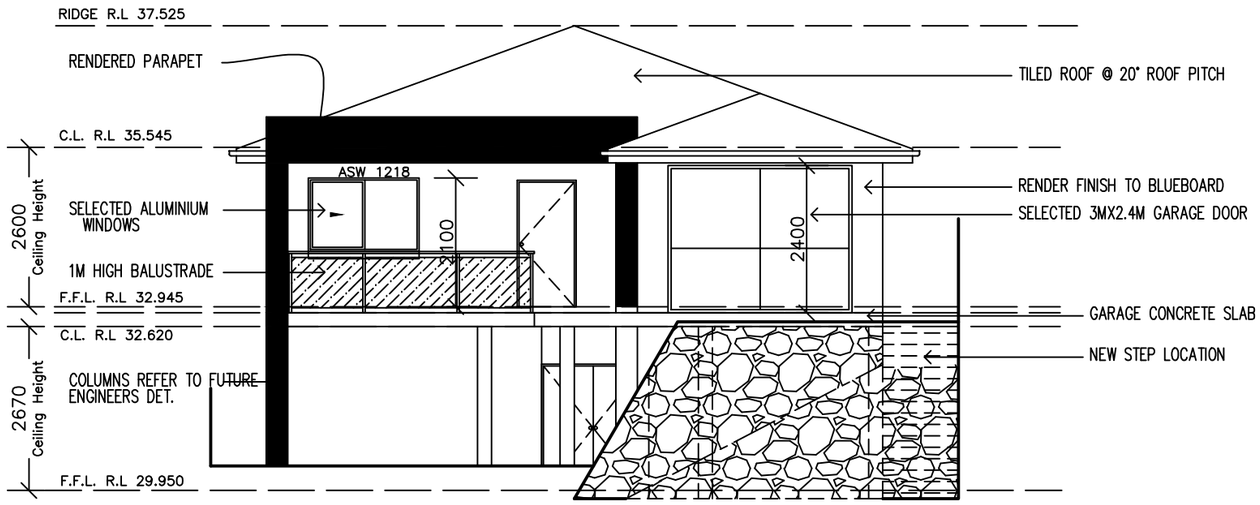
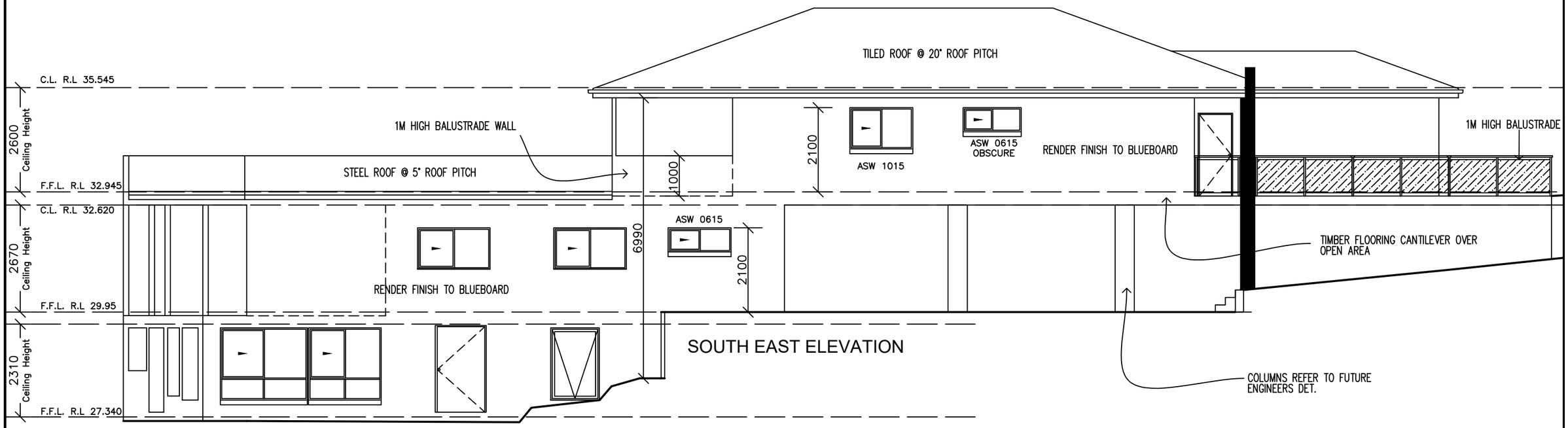


NORTH EAST ELEVATION



SOUTH EAST ELEVATION

PROPOSED ELEVATIONS

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PROPOSED ELEVATIONS

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09

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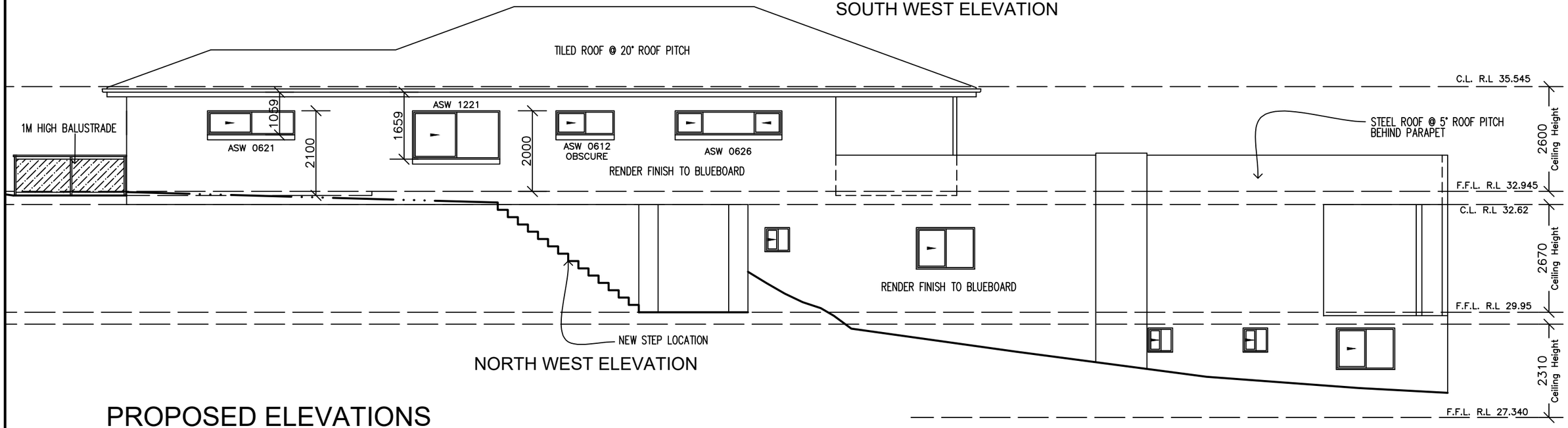
JOB NO:
20230020

SOUTH WEST ELEVATION



NORTH WEST ELEVATION

PROPOSED ELEVATIONS

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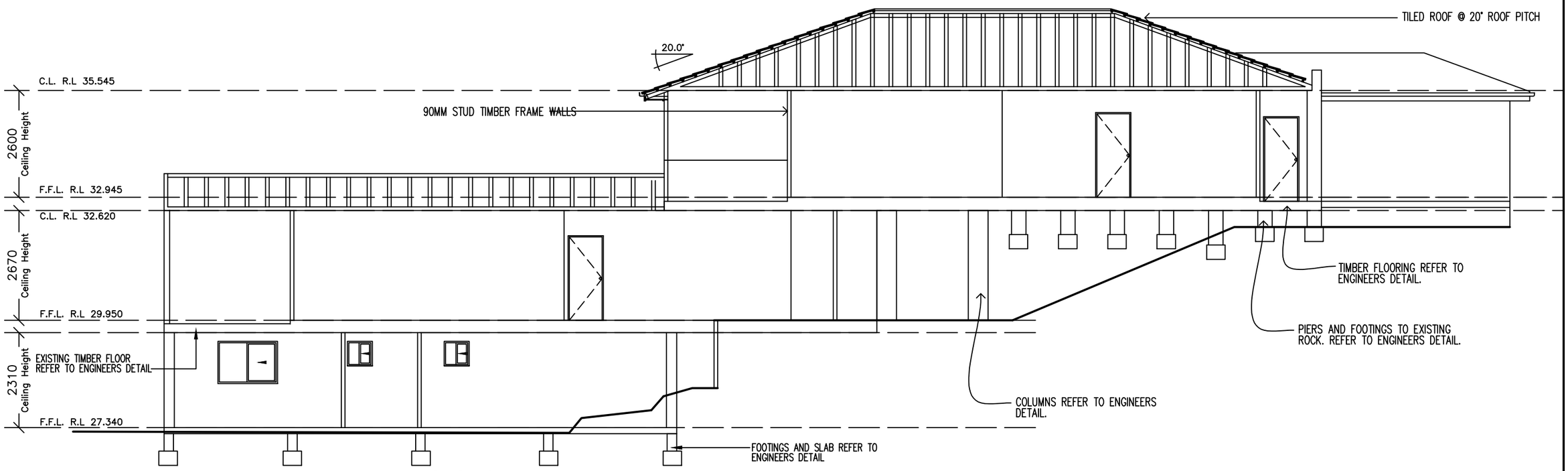

SECTION A

PROPOSED SECTION

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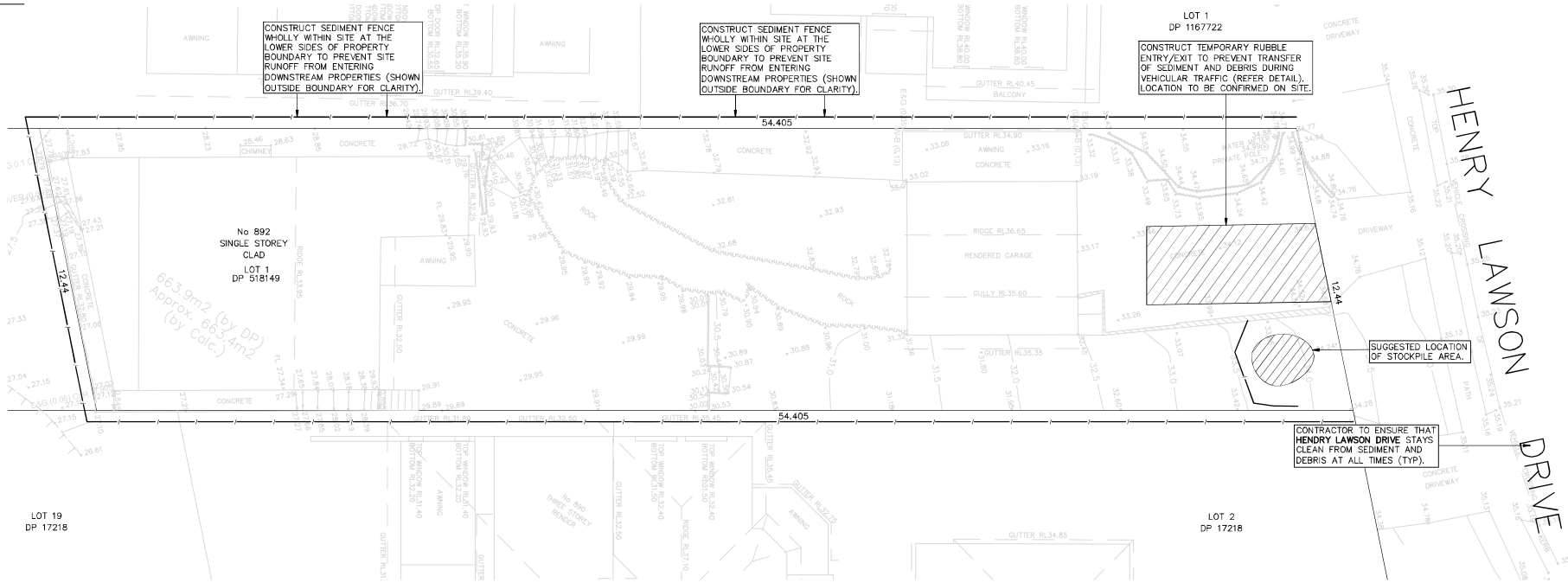
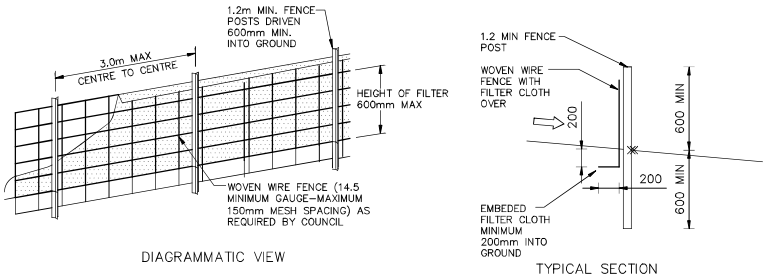


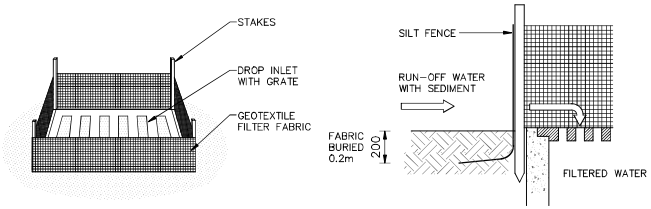
EROSION & SEDIMENT CONTROL PLAN

SCALE 1:100



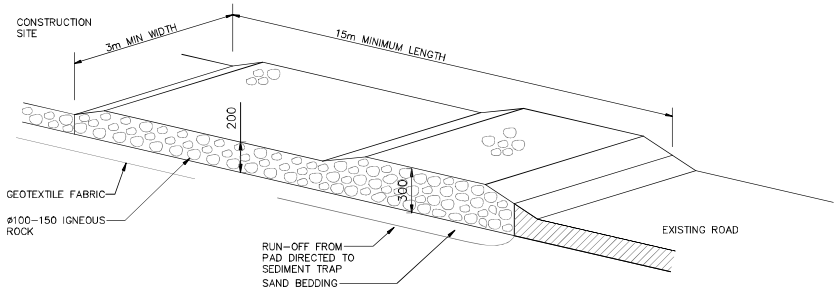
SEDIMENT FENCE DETAIL

NOT TO SCALE



SUMP SEDIMENT TRAP DETAIL

NOT TO SCALE



TEMPORARY CONSTRUCTION EXIT (RUBBLE ALTERNATIVE)

NOT TO SCALE

EROSION CONTROL

BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS, BY THE CONTRACTOR.

ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.

MINIMIZE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.

ISOLATE EXISTING STORMWATER PITS WITH STRAW BALES OR SILT TRAPS TO FILTER ALL INCOMING FLOWS.

DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.

DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.

CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

ADOPT TEMPORARY MEASURES AS MAY BE NECCESSARY FOR EROSION & SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
–
– DRAINS: TEMPORARY DRAINS AND CATCH DRAINS.
– SPREADER BANKS OR OTHER STRUCTURES: TO DISPERSE CONCENTRATED RUNOFF.
– SILT TRAPS: CONSTRUCTION AND MAINTENANCE OF SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.

AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.

REMOVE TEMPORARY EROSION &SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED.

COMPLY WITH THE REQUIREMENTS OF LANDCOM'S MANAGING URBAN STORMWATER – SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION

THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS

PROPOSED ALTERNATIONS AND ADDITIONS

892 HERNY LAWSON DRIVE, PICNIC POINT NSW 2213

Scale	Date	Drawn	Design	Approved
1:100 @ A1	16/02/2024	C.S.	C.S.	P.E.

FOR COUNCIL APPROVAL ONLY (CONCEPT)

A1 0 10 20 30 40 50

DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY

Capital Engineering Consultants
9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
A	FOR APPROVAL	K.T.	M.W.	16/02/2024

inkon plans architectural drafting group
Phone: (02) 9790 5810
Mobile: 0414 671 114
email: charbel@inkonplans.com.au
Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY: PAUL EL-BAYEH

DATE: 16/02/2024

Title: STORMWATER LAYOUT PLAN
EROSION & SEDIMENT CONTROL PLAN, NOTES & DETAILS

North

Project Number: SW24036

Revision: A

Drawing Number: ER001

COLOUR SCHEDULE

892 HENRY LAWSON DRIVE
PICNIC POINT

ROOF:

Colour: Monument

Material: Steel/tiled

[redacted]

GUTTERS:

Colour: Monument

[redacted]

WINDOWS AND DOORS:

Colour: Black

Material: Aluminium

[redacted]

PARAPET:

Material: Render

Colour: White

EXTERIOR WALLS

Material: Blueboard/ Acrylic render

Colour: Grey

GARAGE DOORS:

Colour: Charcoal grey

Material: Cladding

ENTRY DOORS:

Colour: Charcoal Grey

Material: Timber