

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING -
FIRST FLOOR BALCONY REPLACEMENT

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



P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com

DRAWING TITLE:
COVER PAGE

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 12/02/2024
5:45:50 PM

SCALE: (A3)

DRAWING NO: DA 00

CARINYA RD
facing Georges River

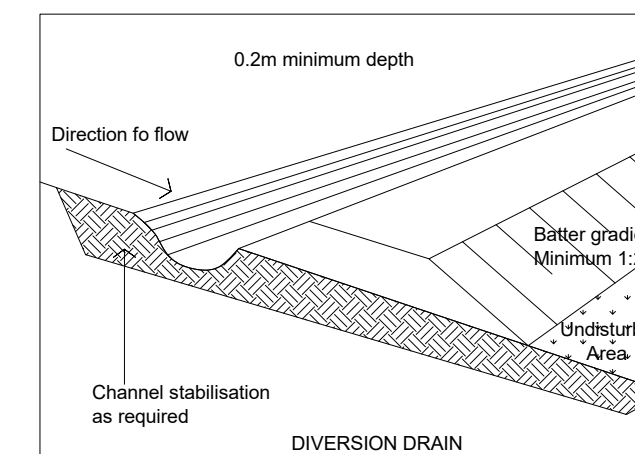
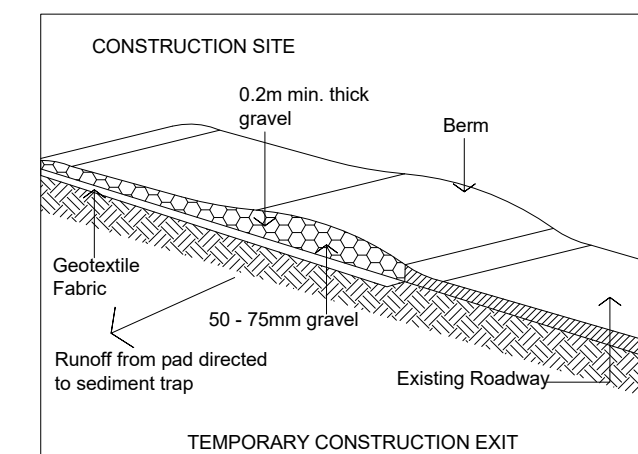
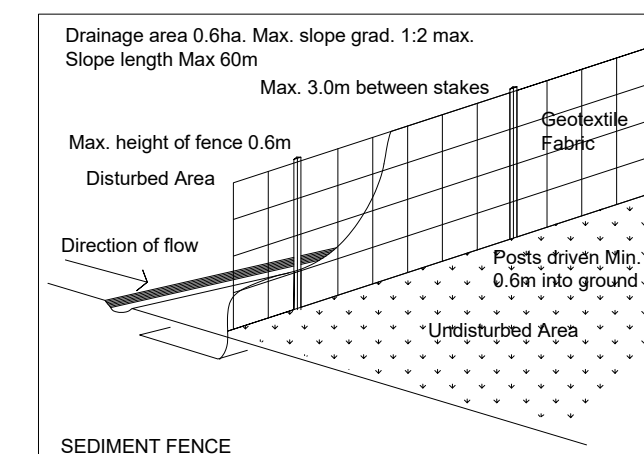


NOTES

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 



 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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109 WOOLCOTT ST. EARLWOOD NSW 2206

P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com

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: 12/02/2024
5:47:58 PM

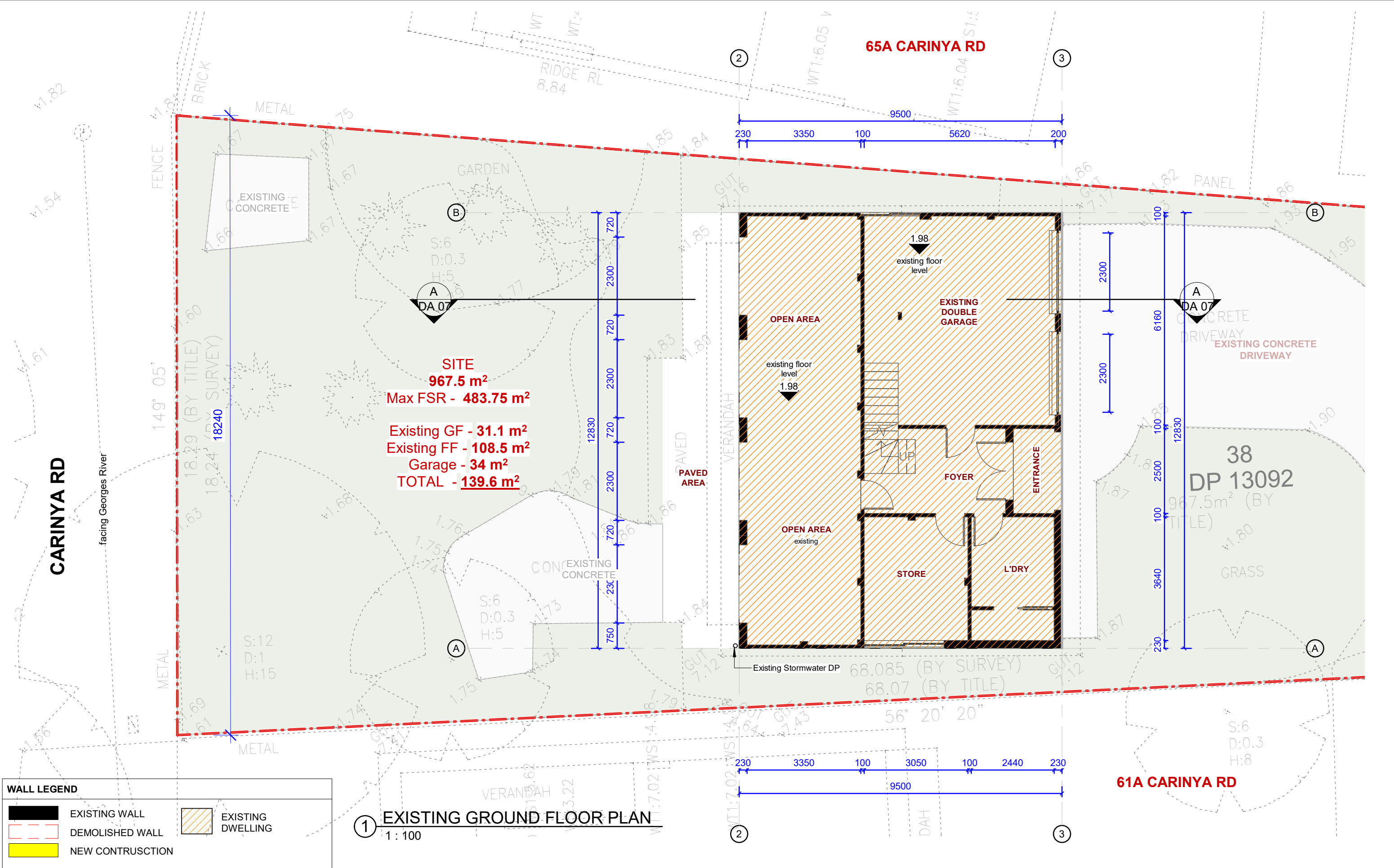
SCALE: As indicated (A1)

DRAWING NO:	DA 01
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WALL LEGEND

	EXISTING WALL		EXISTING DWELLING
	DEMOLISHED WALL		
	NEW CONTRUCTION		

[illegible]



SITE
967.5 m²
Max FSR - 483.75 m²
Existing GF - 31.1 m²
Existing FF - 108.5 m²
Garage - 34 m²
TOTAL - 139.6 m²

1 **EXISTING GROUND FLOOR PLAN**
1 : 100

CARINYA RD
facing Georges River

SITE
967.5 m²
Max FSR - 483.75 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

EXISTING DWELLING

DEMOLISHED WALL

NEW CONTRUSCTION

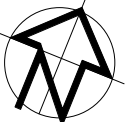
GENERAL NOTES

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- ALL DIMENSIONS ARE IN MILLIMETRES INLESS OTHERWISE STATED
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P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com

DRAWING TITLE:
EXISTING FIRST FLOOR PLAN

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

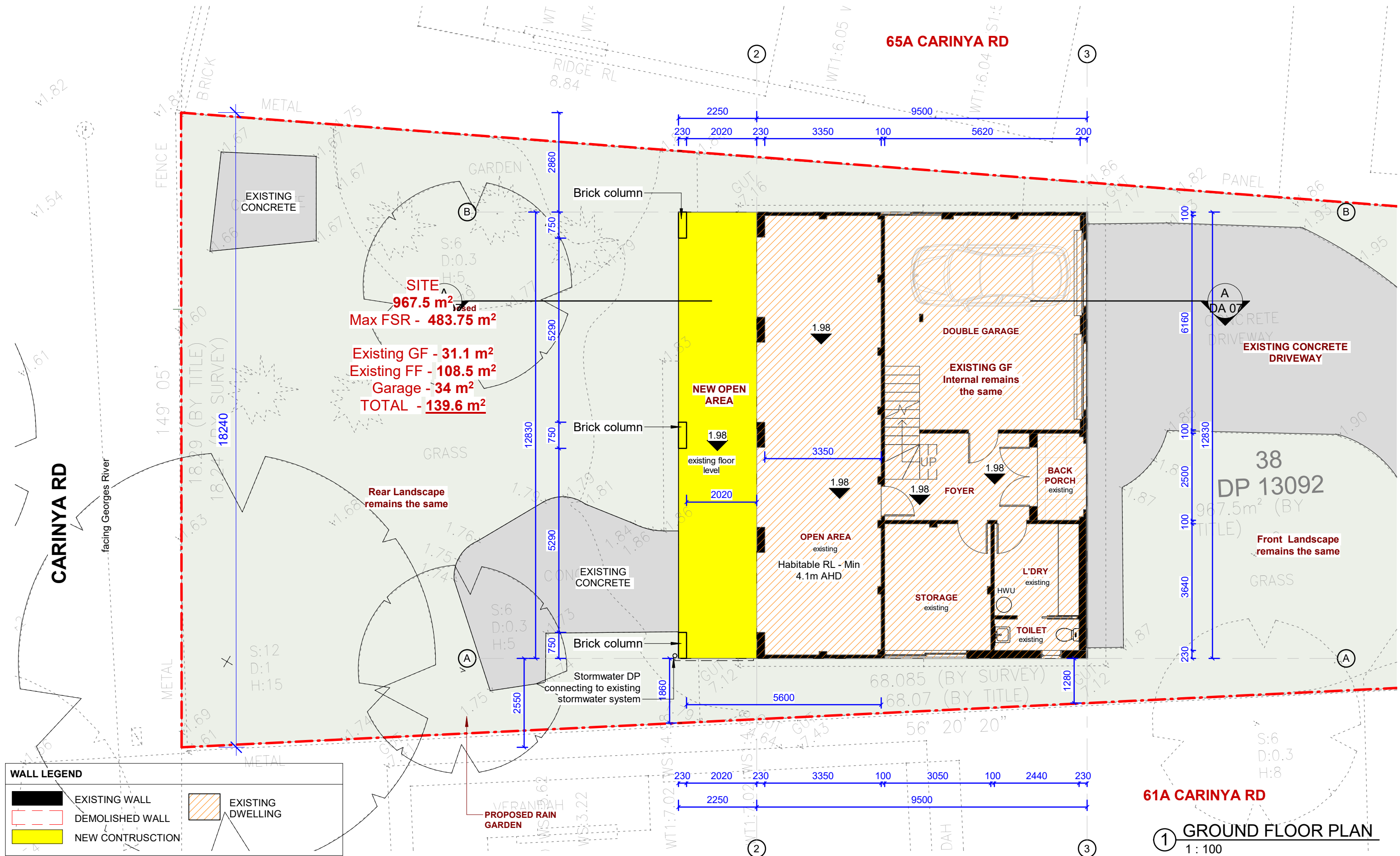
DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 12/02/2024 5:45:54 PM

SCALE: As indicated (A3)

DRAWING NO: DA 02A



WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
	NEW CONTRUSCTION
	EXISTING DWELLING

GENERAL NOTES

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M 0402206326
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DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 12/02/2024 5:45:55 PM

SCALE: As indicated (A3)

DRAWING NO: DA 03

CARINYA RD

facing Georges River

SITE
967.5 m²
Max FSR - 483.75 m²

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

WALL LEGEND

EXISTING WALL

EXISTING DWELLING

DEMOLISHED WALL

NEW CONTRUSCTION

1 PROPOSED FIRST FLOOR PLAN
1 : 100

- GENERAL NOTES
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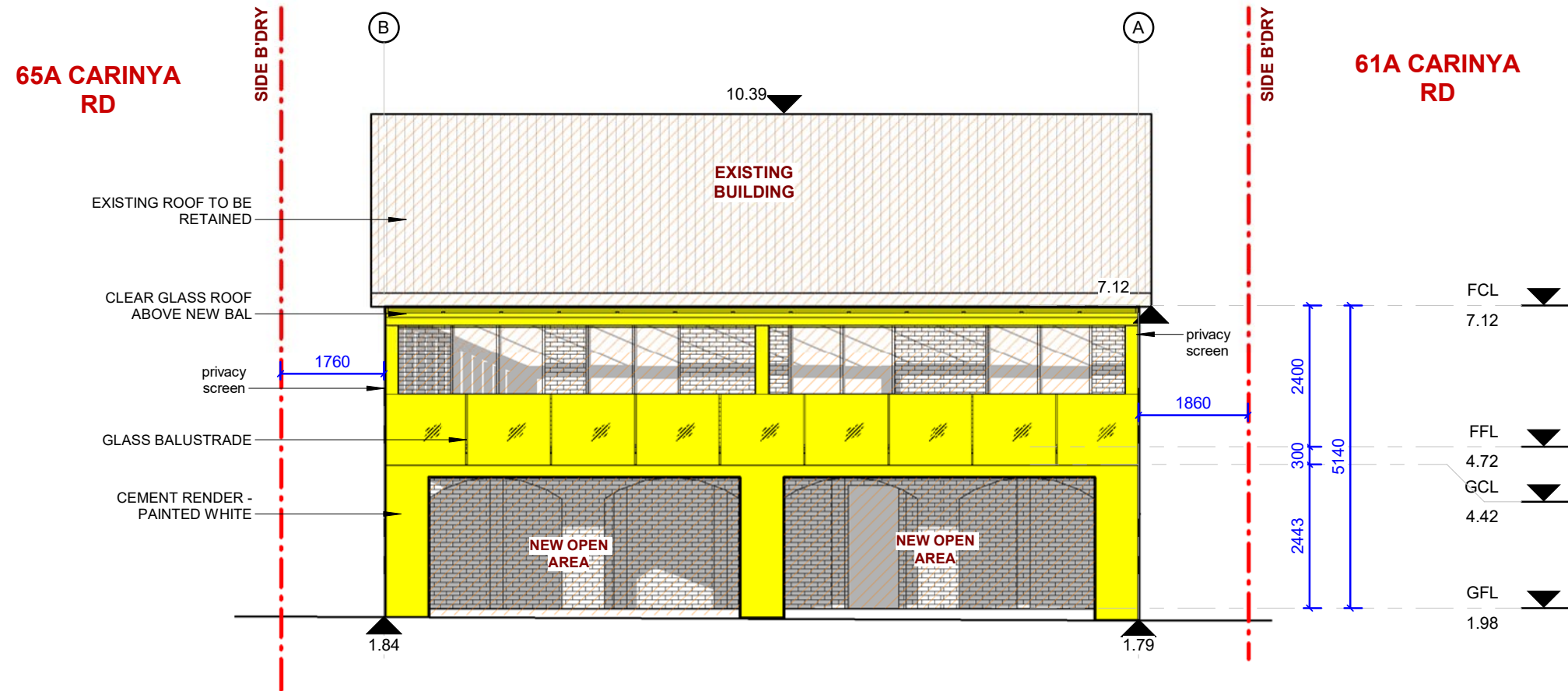
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DRAWING TITLE:
PROPOSED FIRST FLOOR
ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

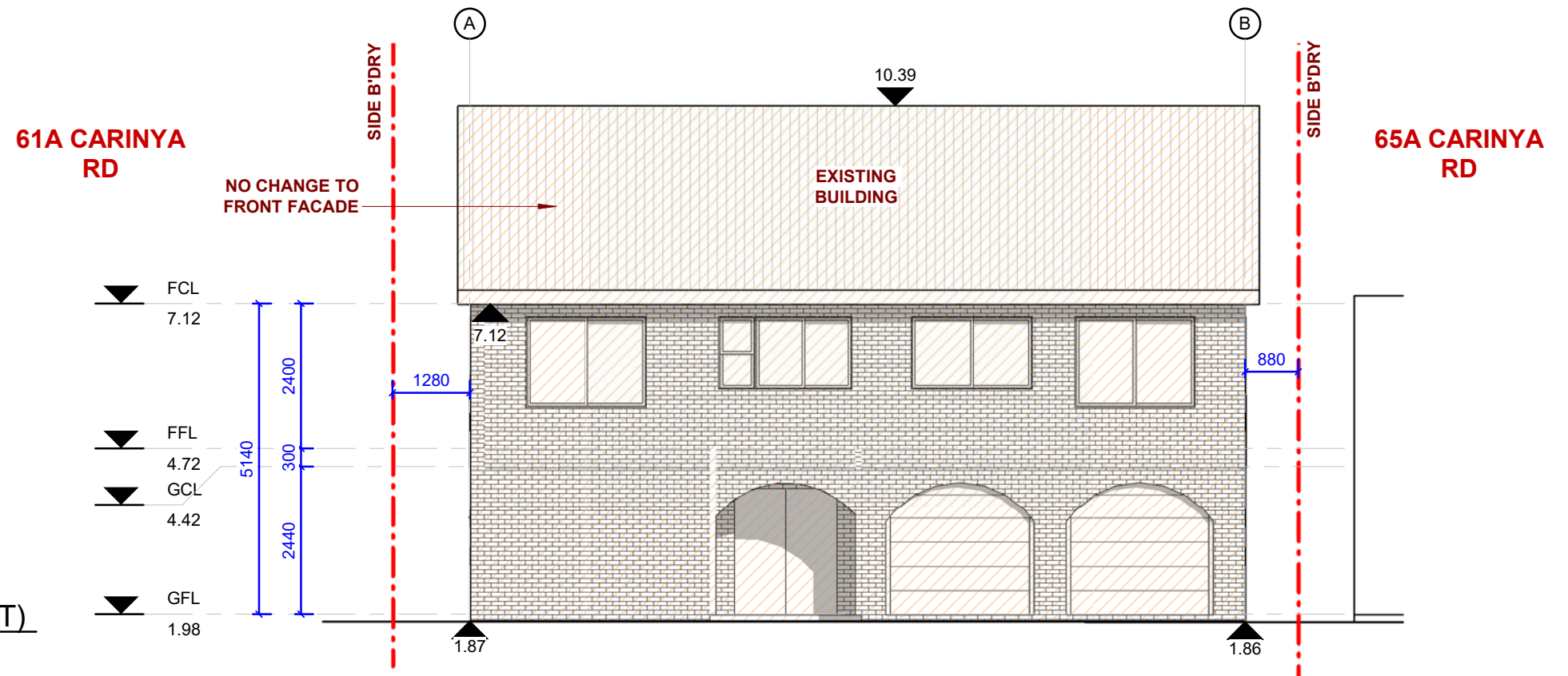
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DEVELOPMENT APPLICATION

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ISSUE DATE:	12/02/2024 5:45:56 PM
SCALE:	As indicated (A3)
DRAWING NO:	DA 04



① WEST ELEVATION (REAR)
1 : 100



② EAST ELEVATION (FRONT)
1 : 100

GENERAL NOTES

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M 0402206326
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DRAWING TITLE:
ELEVATIONS

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

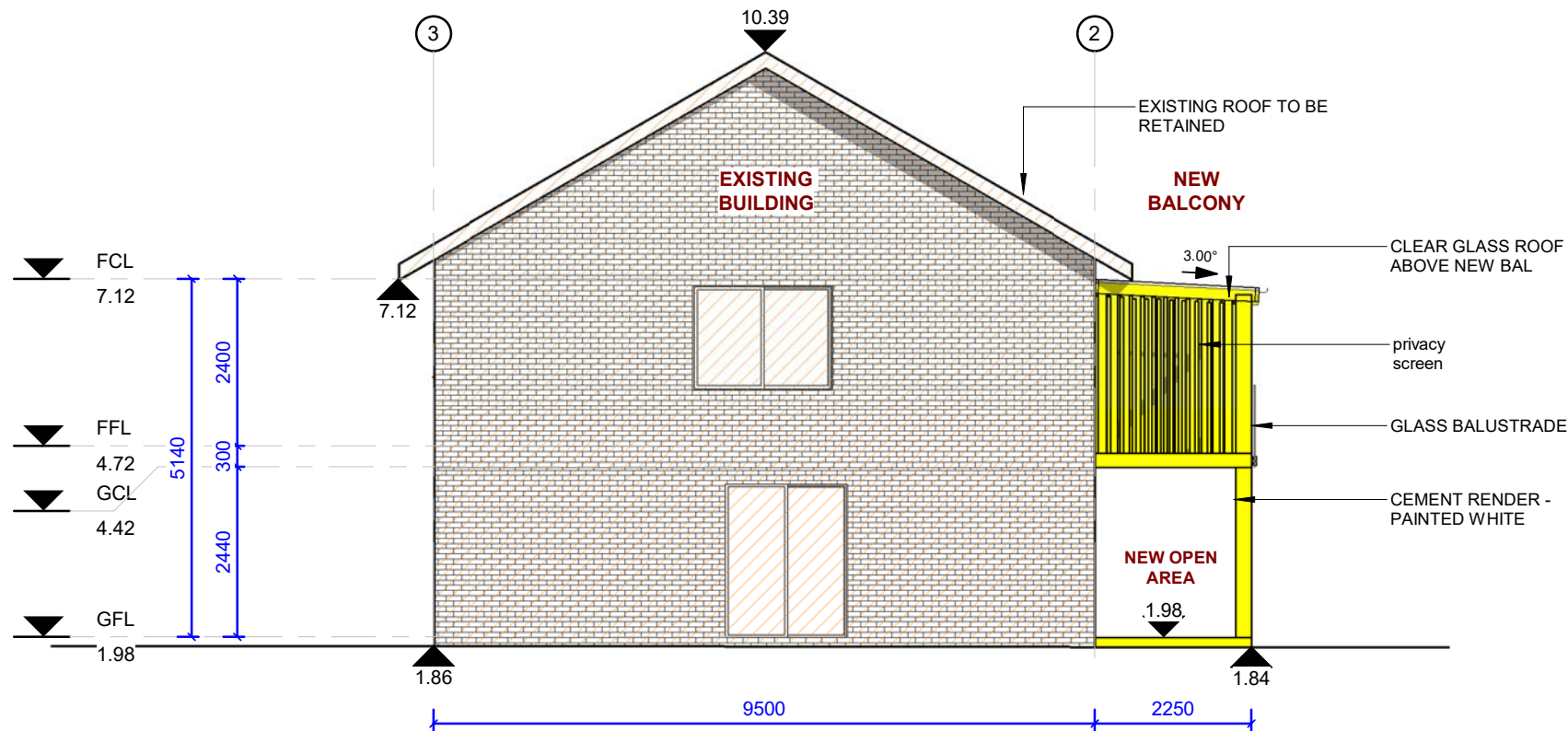
DEVELOPMENT APPLICATION

DRAWN BY: LN

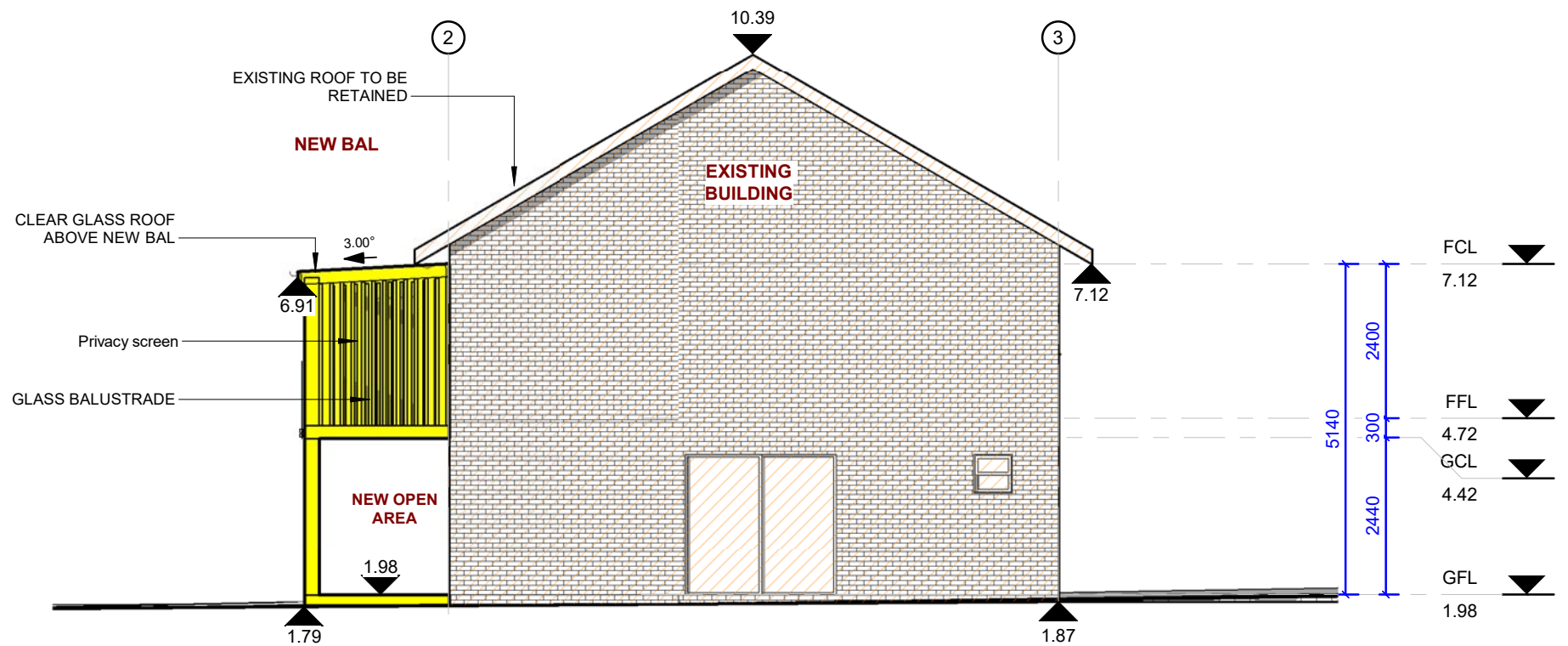
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SCALE: 1 : 100 (A3)

DRAWING NO: DA 05



1 NORTH ELEVATION (SIDE)
1 : 100



2 SOUTH ELEVATION (SIDE)
1 : 100

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DRAWING TITLE:
ELEVATIONS

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

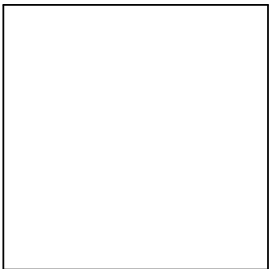
DEVELOPMENT APPLICATION

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ISSUE DATE: 12/02/2024
5:45:59 PM

SCALE: 1 : 100 (A3)

DRAWING NO: DA 06



1 - CEMENT RENDER
WHITE



2 - FRAMELESS
GLASS BALUSTRADE



3 - GLASS ROOF ABOVE
NEW BALCONY



4 - ALU. PRIVACY
SCREEN - TIMBER
COLOUR

GENERAL NOTES

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M 0402206326
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DRAWING TITLE:
MATERIAL SCHEDULE OF FINISHES

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

DEVELOPMENT APPLICATION

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ISSUE DATE: 12/02/2024
5:46:01 PM

SCALE: (A3)

DRAWING NO: DA 10



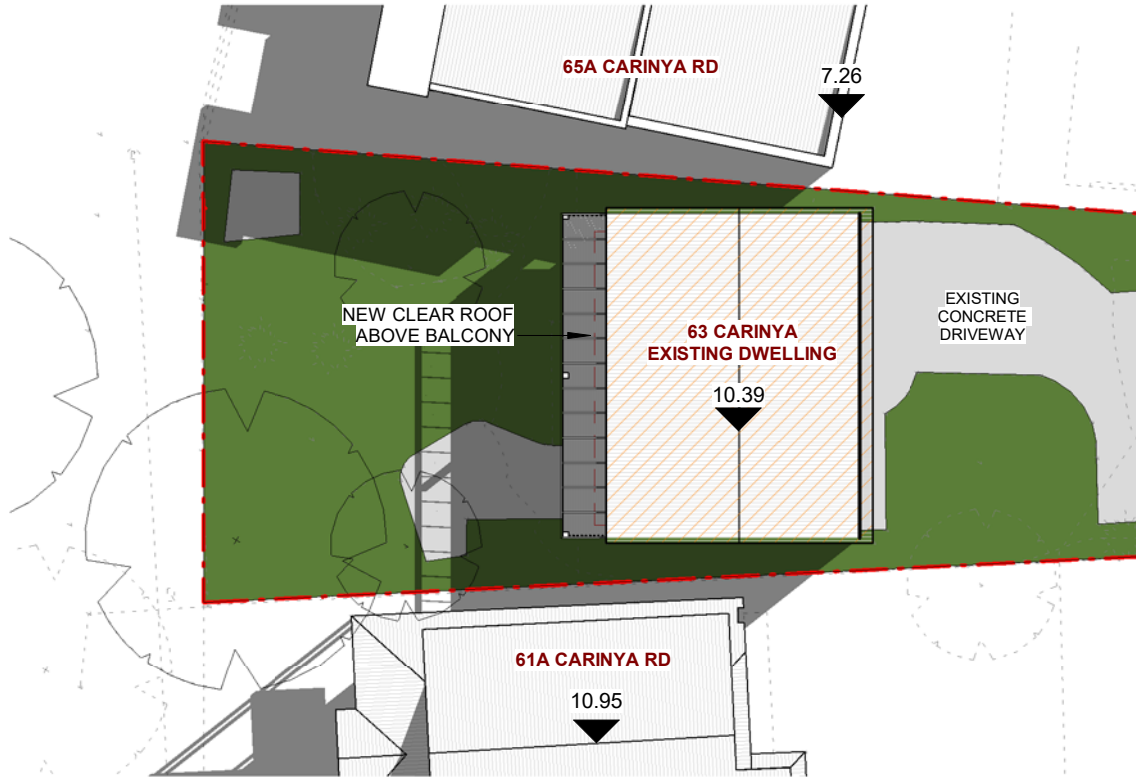
① SHADOW DIAGRAM - 8AM 21 JUNE
1 : 300



② SHADOW DIAGRAM - 9AM 21 JUNE
1 : 300



③ SHADOW DIAGRAM - 10 AM 21 JUNE
1 : 300



④ SHADOW DIAGRAM - 11 AM 21 JUNE
1 : 300

GENERAL NOTES

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DRAWING TITLE:
SHADOW DIAGRAMS 8AM - 11AM 21 JUNE

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

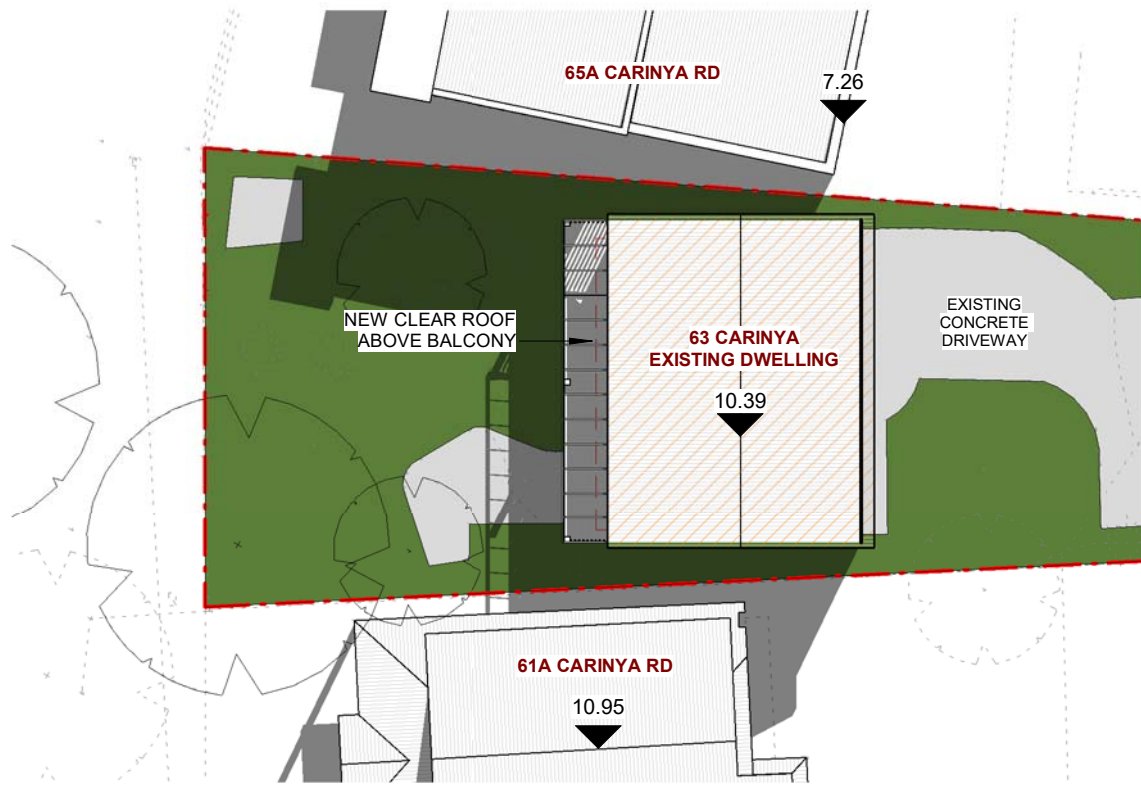
DEVELOPMENT APPLICATION

DRAWN BY: LN

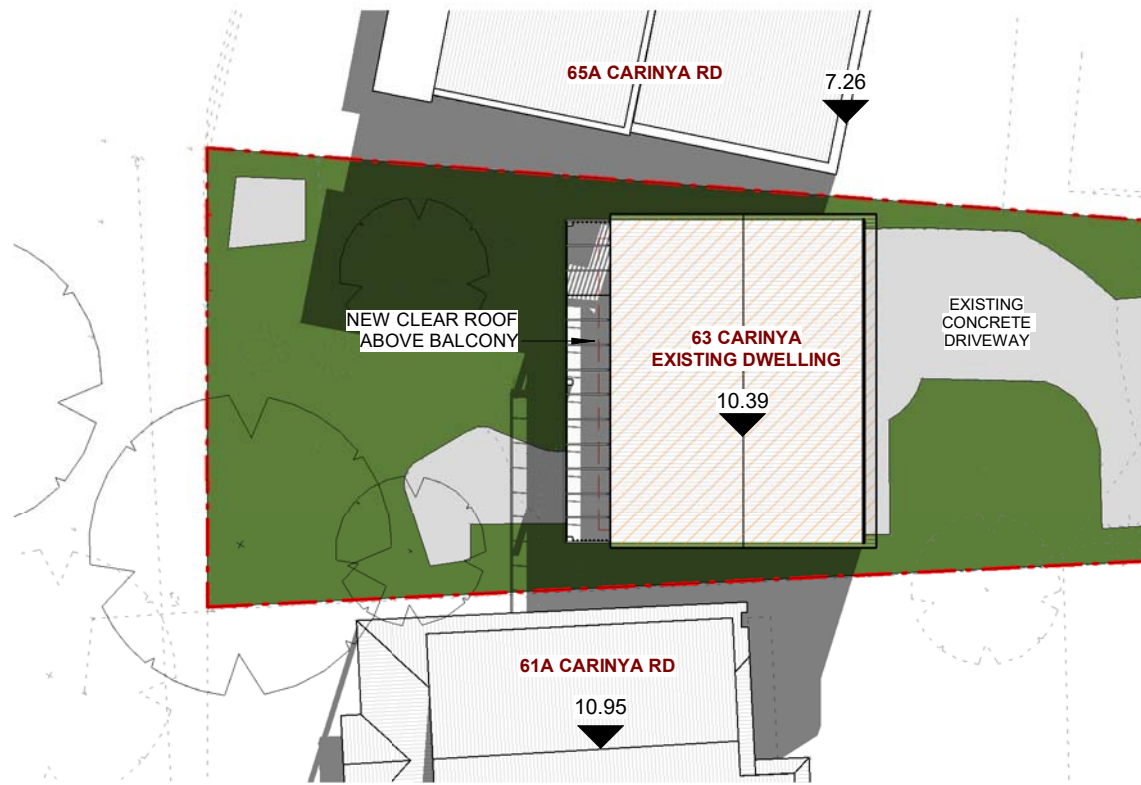
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SCALE: 1 : 300 (A3)

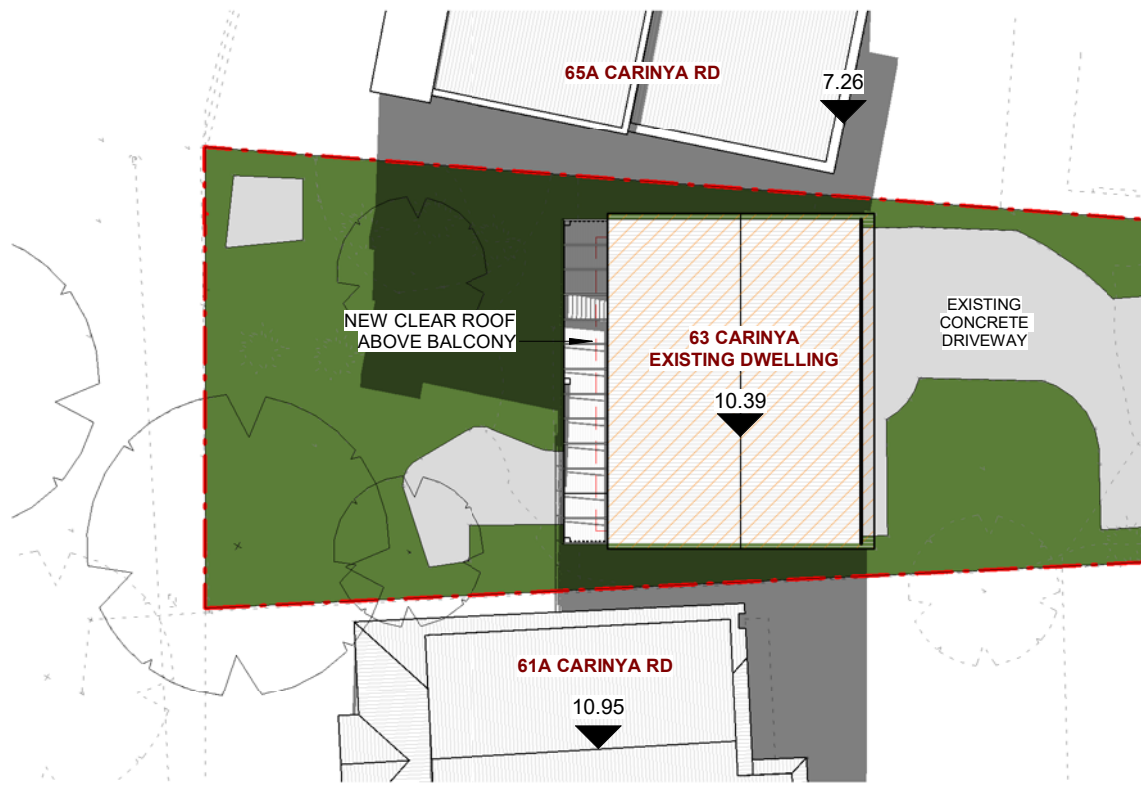
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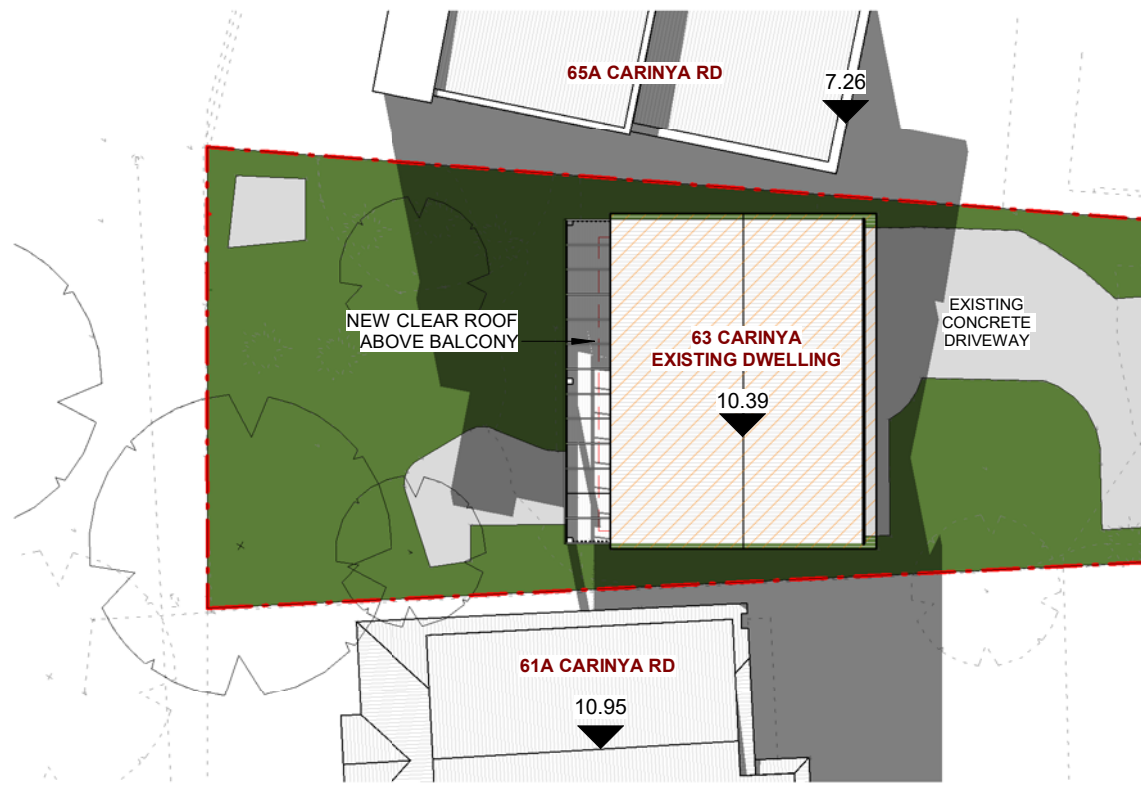
① SHADOW DIAGRAM - 12 PM 21 JUNE
1 : 300



② SHADOW DIAGRAM - 1 PM 21 JUNE
1 : 300



③ SHADOW DIAGRAM - 2 PM 21 JUNE
1 : 300



④ SHADOW DIAGRAM - 3 PM 21 JUNE
1 : 300

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DRAWING TITLE:
SHADOW DIAGRAMS 12PM - 3PM 21 JUNE

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

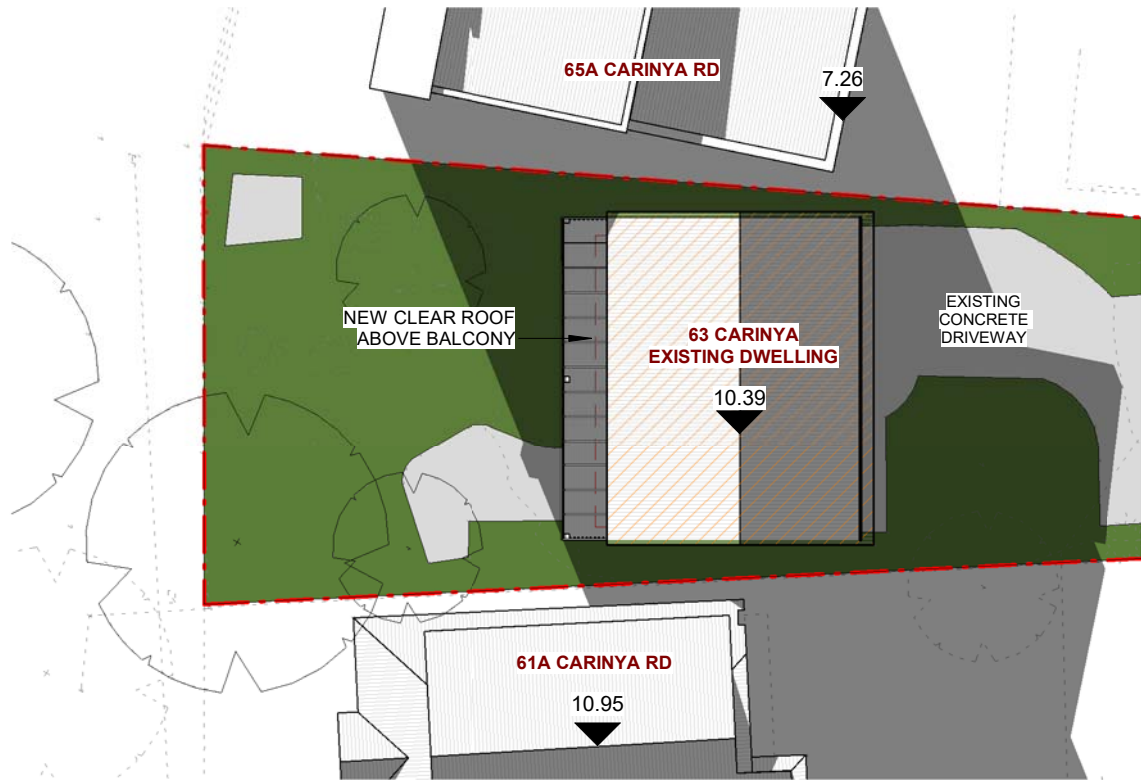
DEVELOPMENT APPLICATION

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ISSUE DATE: 12/02/2024
5:46:08 PM

SCALE: 1 : 300 (A3)

DRAWING NO: DA 12



① **SHADOW DIAGRAM - 4 PM 21 JUNE**
1 : 300

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DRAWING TITLE:
SHADOW DIAGRAMS 4PM 21 JUNE

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

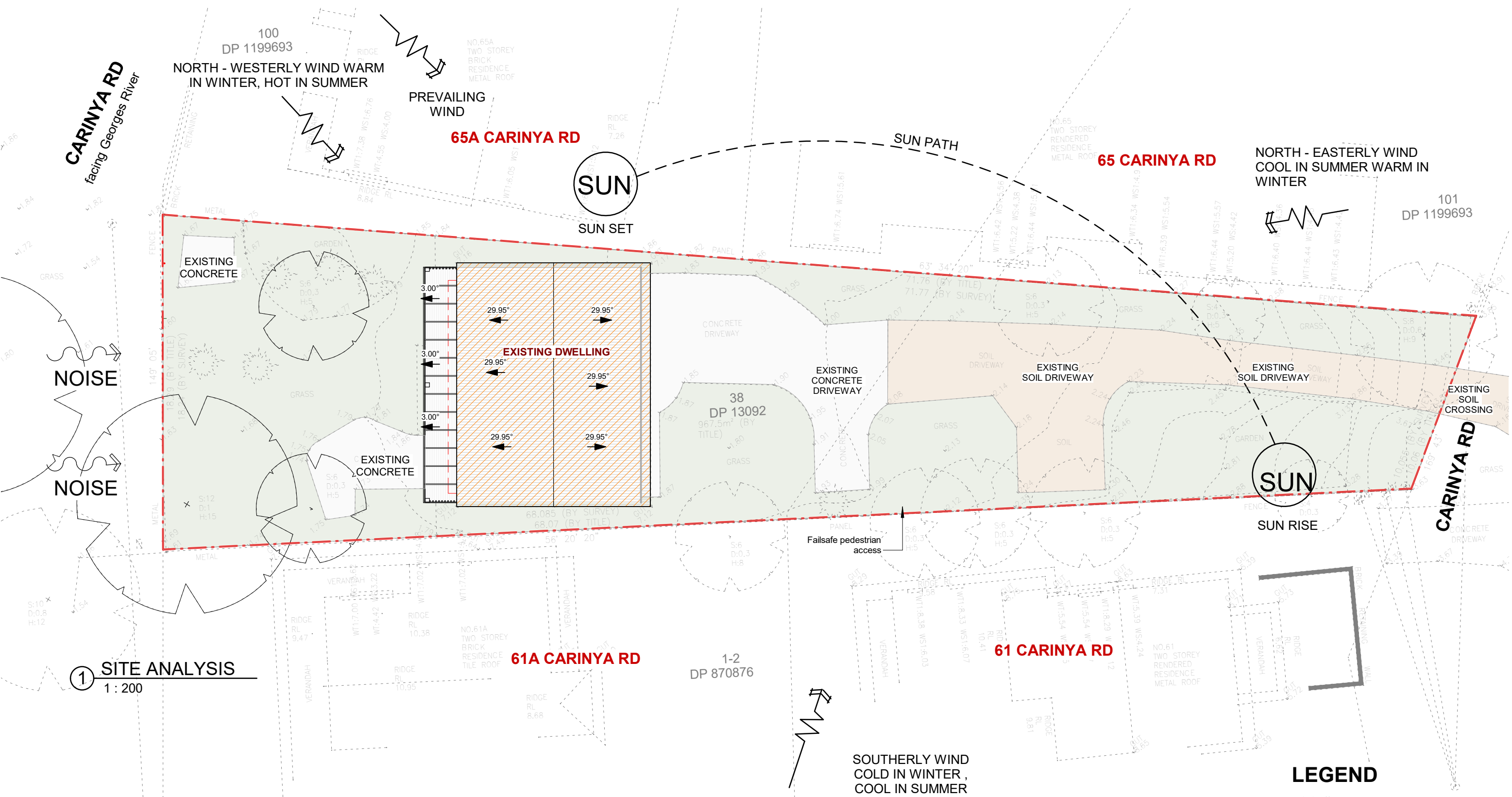
DEVELOPMENT APPLICATION

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ISSUE DATE: 12/02/2024
5:46:09 PM

SCALE: 1 : 300 (A3)

DRAWING NO: DA 13



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P
M
E

(02) 9591 5292
0402206326
epwdesigns@gmail.com

DRAWING TITLE:
SITE ANALYSIS

ALTERATIONS & ADDITIONS TO THE EXISTING DWELLING - FIRST FLOOR BALCONY REPLACEMENT

63 CARINYA ROAD, PICNIC POINTS NSW 2213

DEVELOPMENT APPLICATION

LEGEND

 NOISE

 NEIGHBOURING WINDOWS

 NEIGHBOURING LIVING WINDOWS

 VEHICULAR ENTRY

DRAWN BY: LN

ISSUE DATE: 12/02/2024 5:46:13 PM

SCALE: As indicated (A3)

DRAWING NO: DA 19