

BASIX NOTES	16 Carinya Road , Picnic Point			
DWELLING : 1 - 2				
ITEM	TYPE	INSULATION / RATING/ SIZE		
FLOOR	CSOG	R 3.0		
	CONCRETE SLAB	R 3.0		
	CONCRETE BLOCK	R 2.5		
EXTERNAL WALL	RETAINING WALL	R 2.5		
	METAL DECK ROOF	N/A		
ROOF	CONCRETE	N/A		
	FLAT	R 7.0		
CEILING				
WINDOWS	ALUMINUM FRAME -CLEAR GLASS	WINDOW TYPE	U VALUE	SHGC
		IDEAL 2000 Fixed Window DG LightBridgeNext 688Lam-12-6mm	1.46	0.45
		502/504 Al Sliding Window SG 638CP	4.52	0.59
		541/542 Al Sliding Door SG 638CP	4.36	0.59
		RES SERIES 516 FIXED WINDOW SG 638ComPlsClr	3.91	0.62
		Casement Id4000 DG 638ComPlsClr-12Ar-6mmClr	1.66	0.31
		RES SERIES 704 FLUSH SLIDING DOOR DG	2.19	0.39
		502/504 Al Sliding Window DG 008_AGG PLUS Clr 4_12_4	3.23	0.48
WATER	ALL SHOWER HEAD	4 STAR		
	ALL TOILET FLUSHING SYSTEMS	4 STAR		
	ALL KITCHEN TAPS	4 STAR		
	ALL BATH ROOM TAPS	4 STAR		
	RAINWATER TANK	2000 L		
ENERGY	HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR		
	AIR CONDITION	1 PHASE 3 STAR AVERAGE ZONE		
	COOKING	GAS COOKTOP ELECTRIC OVEN		
	LIGHTING	LED		
ALTERNATIVE ENERGY	PHOTOVOLTAIC SYSTEM	n/a		



Certificate No. # WDRZMSW61F

Scan QR code or follow website link for rating details.

Assessor name

Pranab chakma

Accreditation No.

101225

Property Address

16 Carinya Road,
Picnic Point, NSW, 2213



https://www.nsw.gov.au/QRCodeLanding?PublicId=WDRZMSW61F&GrpCort#t



BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1856740M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Friday, 17 July 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

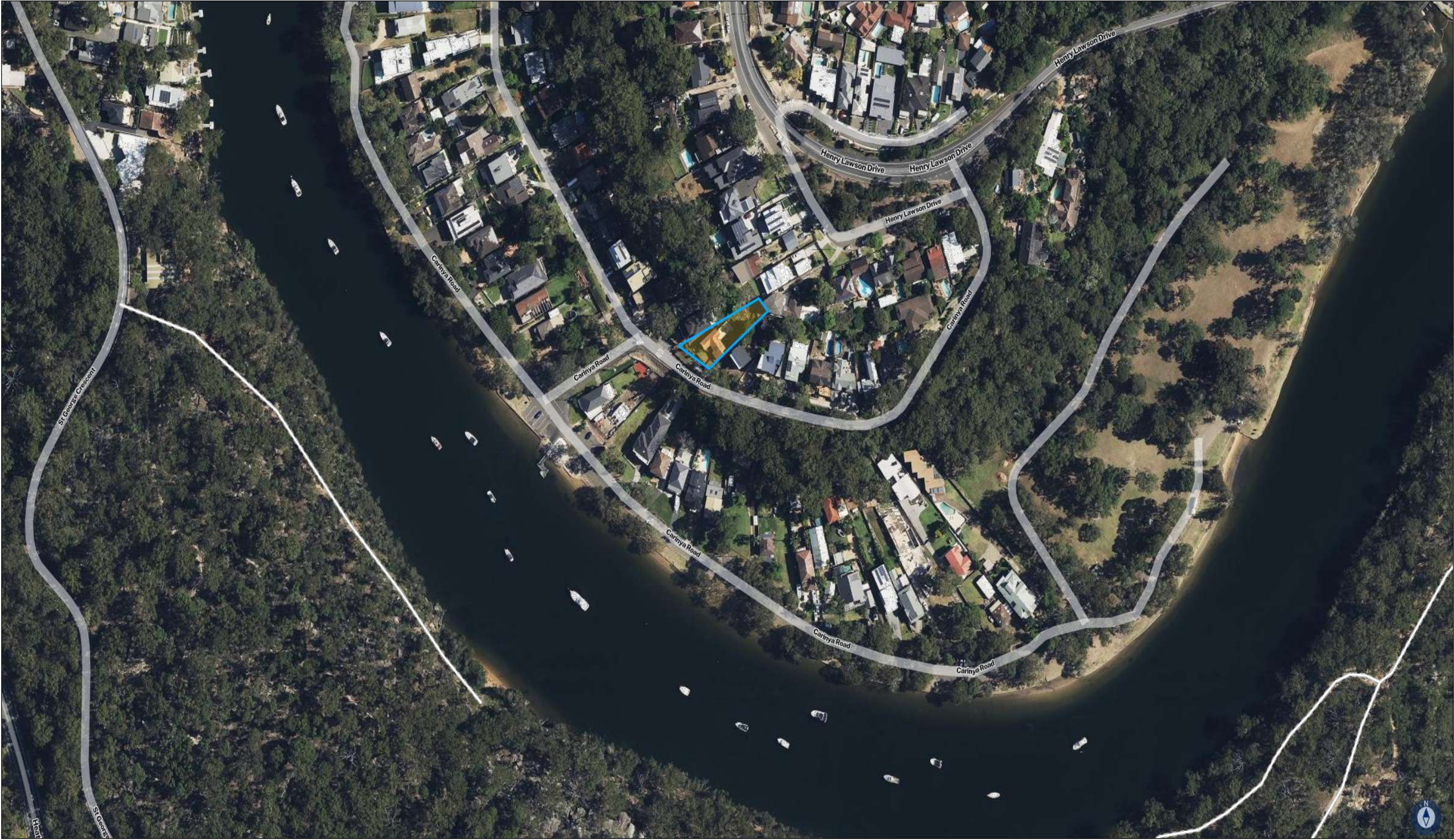


When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate WDRZMSW61F.

Project summary		
Project name	16 Carinya Road Picnic Point	
Street address	16 CARINYA ROAD PICNIC POINT 2213	
Local Government Area	CANTERBURY-BANKSTOWN	
Plan type and plan number	Deposited Plan 17218	
Lot No.	18	
Section no.	-	
No. of residential flat buildings	0	
Residential flat buildings: no. of dwellings	0	
Multi-dwelling housing: no. of dwellings	2	
No. of single dwelling houses	0	
Project score		
Water	✔ 45	Target 40
Thermal Performance (Simulation method)	✔ Pass	Target Pass
Energy	✔ 73	Target 72
Materials	✔ -100	Target n/a

Certificate Prepared by
Name / Company Name: PAUL&DAVID CONSULTING PTY LTD.
ABN (if applicable): 20655264341

DEVELOPMENT APPLICATION
PROPOSED ATTACHED DUAL OCCUPANCY AT
16 Carinya Road Picnic Point 2213
Lot/Section/Plan no:
18/-/DP17218
Council: CANTERBURY-BANKSTOWN COUNCIL



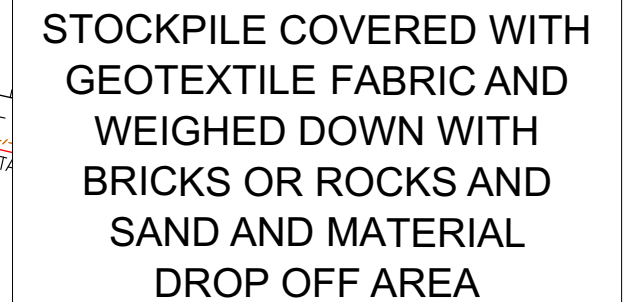
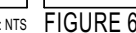
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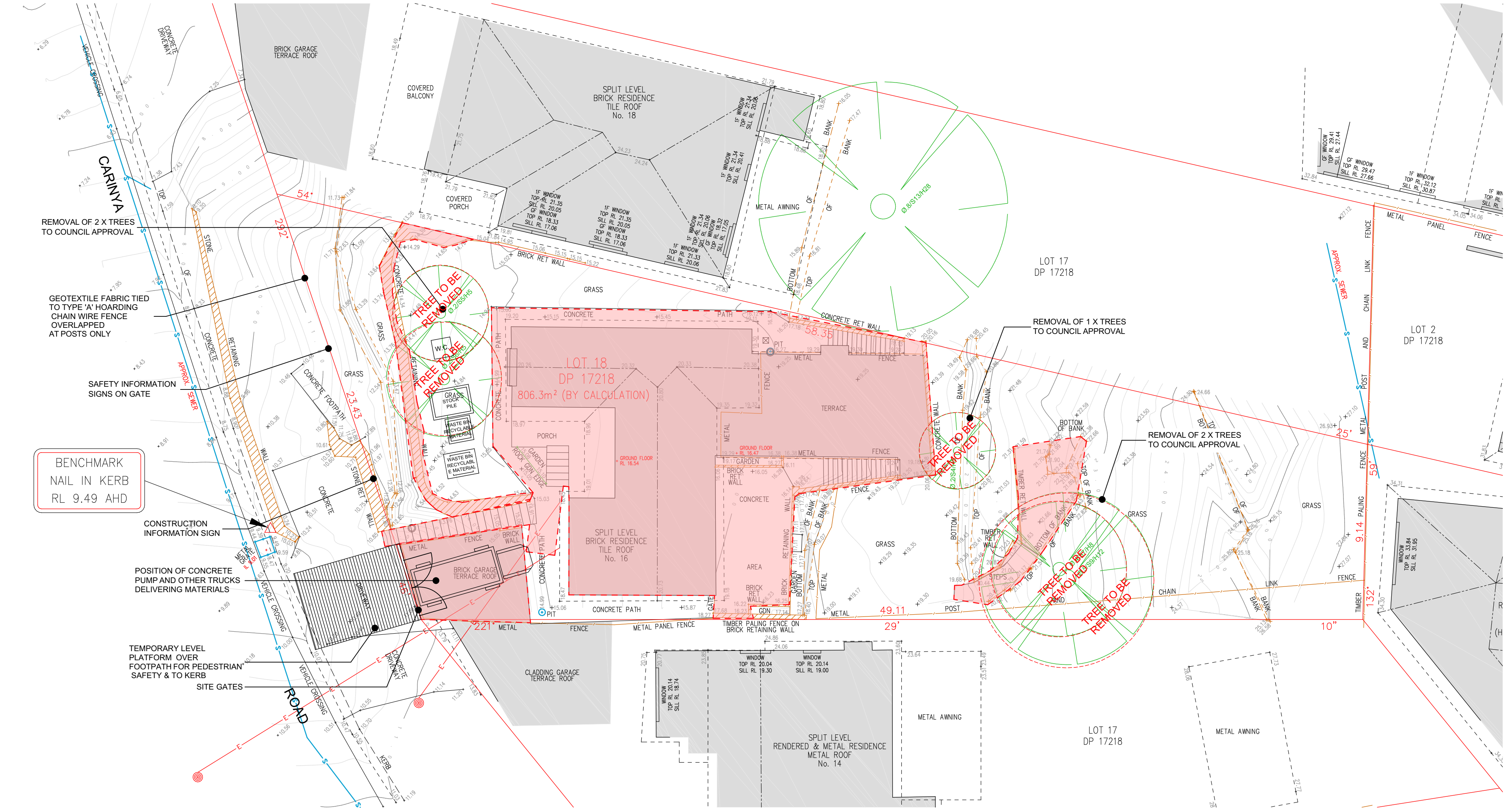
CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE

1300 443 674
quote@certifiedenergy.com.au
www.certifiedenergy.com.au

Project Details	Accreditation Number: HERA 10056												
	Proposed: Dual Occupancy		Address: 16 Carinya Road, Picnic Point, NSW, 2213										
	Lot Number: 18		DP NUMBER: 17218										
Thermal Comfort	NatHERS Certificate Number: HR-PBLW15-01												
	Windows												
	For detailed window specifications please refer to NatHERS Certificate (NSW BASIX Thermal Protocol allows for ± 10% tolerance of SHGC Value & U Value =< than which overrides NatHERS Certificate)												
	Glazing (Dwelling or Unit)		Glass Type		Frame Type		Glazing (Dwelling or Unit)		Glass Type		Frame Type		
	Dwelling 1		Single Glazed Low-E Clear		Aluminium (Standard)								
	Dwelling 2		Doubled Glazed Low-E Clear		Aluminium (Standard)								
	Skylights												
					Double Glazed Low-E Clear				Aluminium (Standard)				
	External Walls			Requirements			Insulation						
	Concrete Block			All Dwellings			Light Colour		R2.70 Bulk Insulation				
	Cavity Brick			Dwelling 1			Light Colour		R1.70 Bulk Insulation				
	Internal Walls												
	Concrete Block			All Dwellings			No Insulation						
	Cavity wall, direct fix plasterboard			All Dwellings			R2.70 Bulk Insulation						
	Cavity wall, direct fix plasterboard			All Dwellings			No Insulation						
	Cavity brick			D2			No Insulation						
	Floors			Under Slab Insulation			Slab Edge Insulation				Additional Notes		
	Concrete slab on ground			All Dwellings			R2.00 XPS (Extruded Polystyrene)		R2.00 XPS (Extruded Polystyrene)				
	Suspended concrete slab			All Dwellings			R3.50 Bulk Insulation		N/A		External		
	Suspended concrete slab			All Dwellings			No Insulation		N/A		Internal		
	Ceiling			Insulation							Additional Notes		
	External ceiling -			Plasterboard			R6.00 Bulk Insulation						
	External ceiling -			Concrete, plasterboard			R3.50 Bulk Insulation						
	Internal ceiling -			Plasterboard			No insulation						
	Roof			Insulation							Additional Notes		
	Corrugated iron						Light Colour (solar absorptance <0.475)						
							R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)						
	Ceiling Penetrations												
	Lighting specification						Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"						
	Ceiling fans						Ceilings fans of 1200mm & 1400mm must be installed in the rooms mentioned in the NatHERS report						
	Overshadowing Details						Adjoining units calculated into model calculations						
	Site												
	Orientation of nominal north elevation						As shown on plans						
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.													
Energy & Water	BASIX Certificate Number: 1827989M												
	Fixtures				Alternative Water Details								
	Shower head rating		4 star (> 6 but <= 7.5 L/min)		Rainwater tank size		Individual		3000L				
	Toilet rating		3 star		Connected to Tank/s:		Outdoor Garden Taps		All Toilets		Laundry		
	Kitchen taps rating		3 star				Yes		Yes		No		
	Bathroom Taps rating		3 star										
	Hot Water System				Lighting								
	Individual System		Gas instantaneous		6 Star		Refer to NatHERS Certificate for Full Count (If Applicable)				No Artificial Lighting		
	Ventilation												
	Bathroom Exhaust -		Individual fan, ducted to façade or roof		Kitchen Exhaust -		Individual fan, ducted to façade or roof		Laundry Exhaust -		Individual fan, ducted to façade or roof		
	Control Switch -		Manual switch on/off		Control Switch -		Manual switch on/off		Control Switch -		Manual switch on/off		
	Cooling				Heating								
	Systems to - Living areas		Airconditioning ducting only		N/A		Systems to - Living areas		None Specified				
	Systems to - Bedroom areas		Airconditioning ducting only		N/A		Systems to - Bedroom areas		None Specified				
	Appliances				Alternative Energy								
	Cooktop-		Gas				Photovoltaic System (Minimum)						
	Oven -		Electric				2 Peak kW (per dwelling)						
	Pool				Spa								
	Volume		17kL		Volume				N/A				
	Heating System		No heating		Heating System				No Heating				
	Pool cover		No		Pool cover				No				
	Pool shaded		No		Pool shaded				No				
	Timer		Yes		Timer				No				



NOTE: ALL EXISTING AND ASSOCIATED STRUCTURES TO BE DEMOLISHED AS PART OF THIS APPLICATION

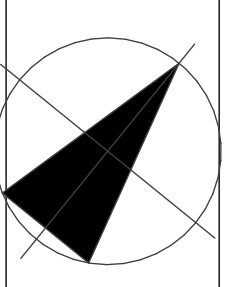


01 DEMOLITION PLAN
1:150

GENERAL NOTES:
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C	16.12.25	Issue for development application	HF
D	08.04.26	Issue for council RF1	HF
E	08.07.26	Issue for S8.2A Review	HF

DRAWING TITLE: Demolition Plan
DRAWN BY: H. Fayad
LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL



SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy
SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 4



PROJECT NO: 25091

DEVELOPMENT SUMMARY

SITE AREA: 806.3m² by calc.

CONTROL

LEP / DCP

ZONING: R2

FSR: 0.5:1

LOT 1

BASEMENT FLOOR	8.29 m²
GROUND FLOOR	108.23 m²
FIRST FLOOR	83.75 m²
TOTAL AREA	200.27 m²

LOT 2

BASEMENT FLOOR	8.29 m²
GROUND FLOOR	106.22 m²
FIRST FLOOR	82.15 m²
TOTAL AREA	196.66 m²

FSR

(max FSR 0:5.1)

LOT 1

0.48:1

LOT 2

0.49:1

LOT AREA

LOT 1

412.54m²

LOT 2

394.04m²

LANDSCAPING AREA

Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species): (a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and (b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and (c) plant at least one 75 litre tree between the dual occupancy and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown)

Front Setback Area 198.45 m²

LOT 1 & 2

Total :91.62 m² / 46.1%

PRIVATE OPEN SPACE

(min. 80m² of private open space PER lot)

LOT 1

107.3m²

LOT 2

102.6m²

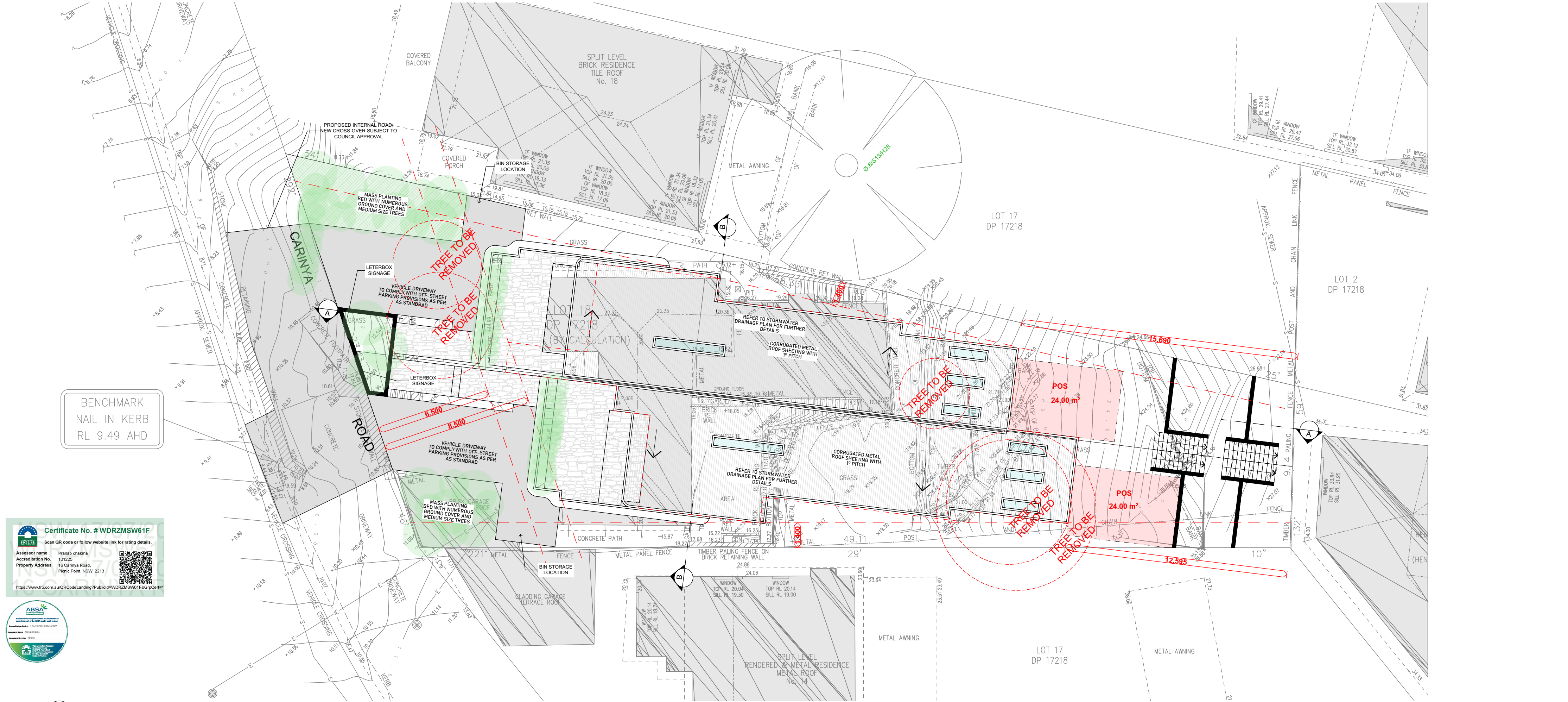
BUILDING HEIGHT

max. 9m building height

9.0

max. 7m wall height

7.0



01 SITE ANALYSIS PLAN
1:150



NO.18 CARINYA ROAD PICNIC POINT - 4 STOREY SINGLE DWELLING



NO.12 CARINYA ROAD PICNIC POINT - 3 STOREY SINGLE DWELLING

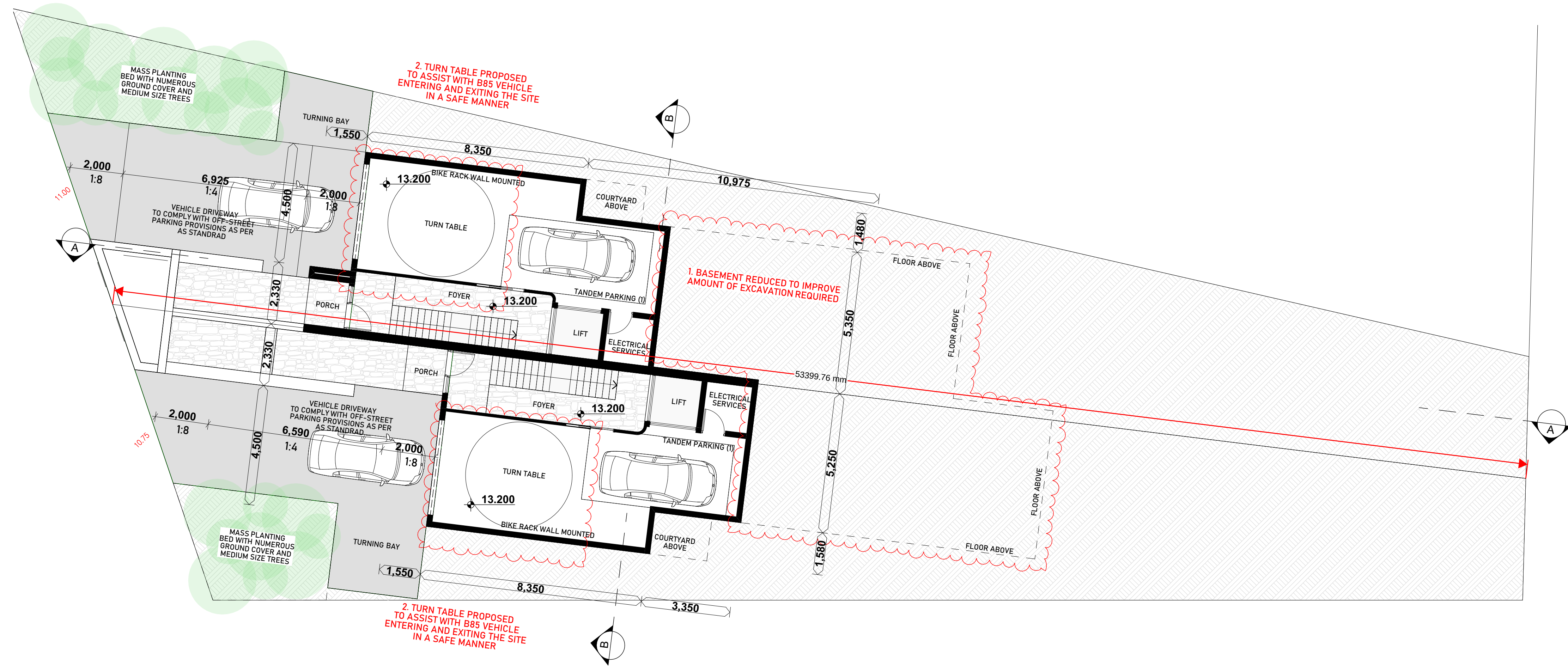


NO.52 CARINYA ROAD PICNIC POINT - 3 STOREY SINGLE DWELLING

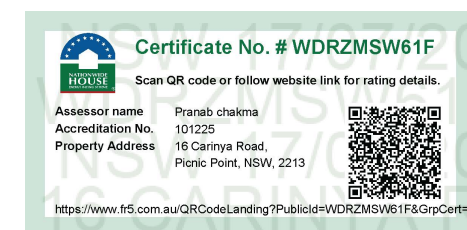


NO.8 INTERNAL ROAD WAY

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01 BASEMENT FLOOR PLAN
1:100



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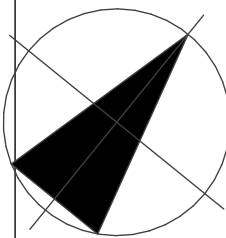
01 GROUND FLOOR PLAN
1:100



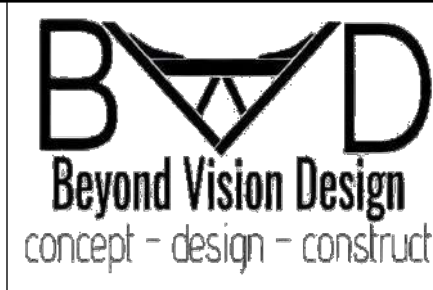
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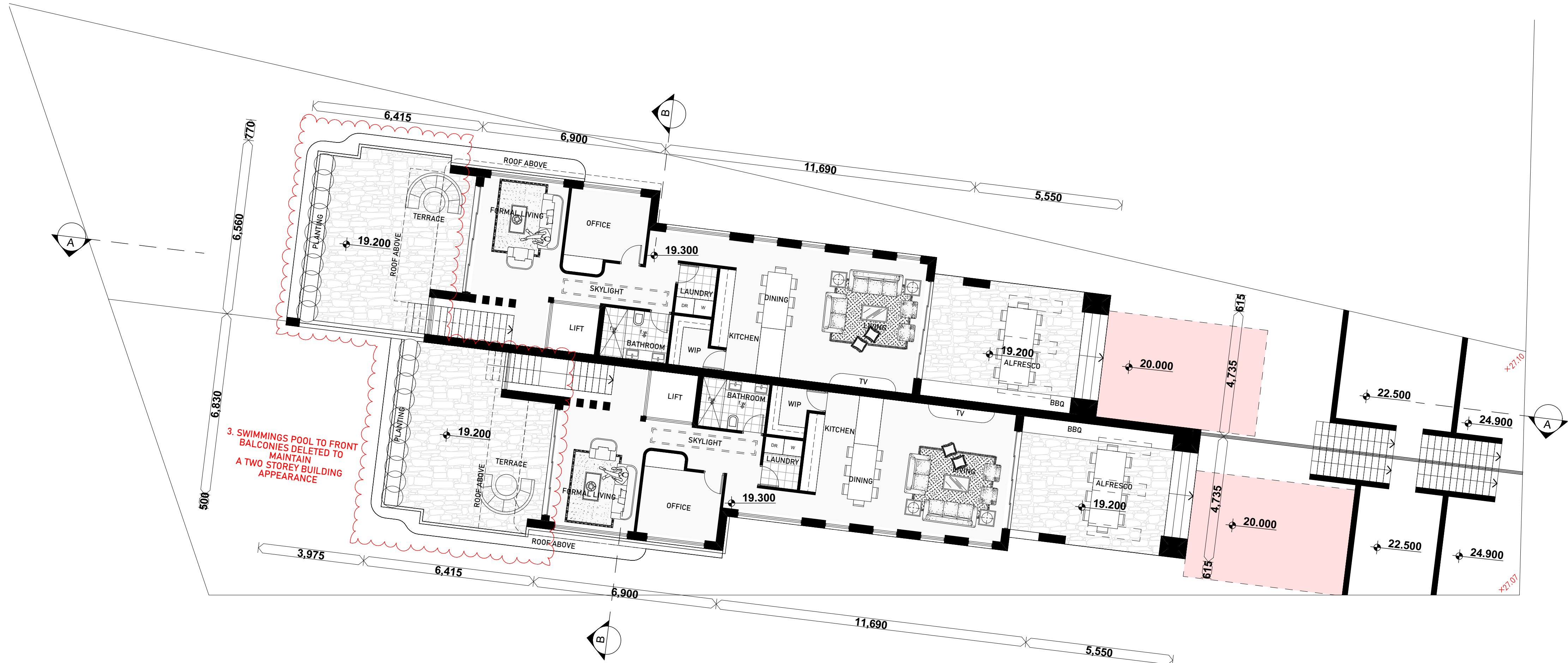
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DRAWING TITLE: Ground Floor Plan
DRAWN BY: H. Fayad
LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL



SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy
SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 9





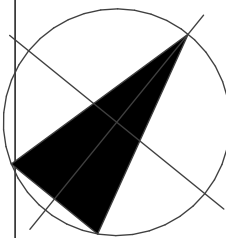
01 FIRST FLOOR PLAN
1:100



GENERAL NOTES:
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REV	DATE	DESCRIPTION	INITIAL
A	24.10.25	Issue for client review	HF
B	11.12.25	Issue for consultants	HF
C	16.12.25	Issue for development application	HF
D	08.04.26	Issue for council RFI	HF
E	08.07.26	Issue for S8.2A Review	HF

DRAWING TITLE: First Floor Plan
DRAWN BY: H. Fayad
LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL

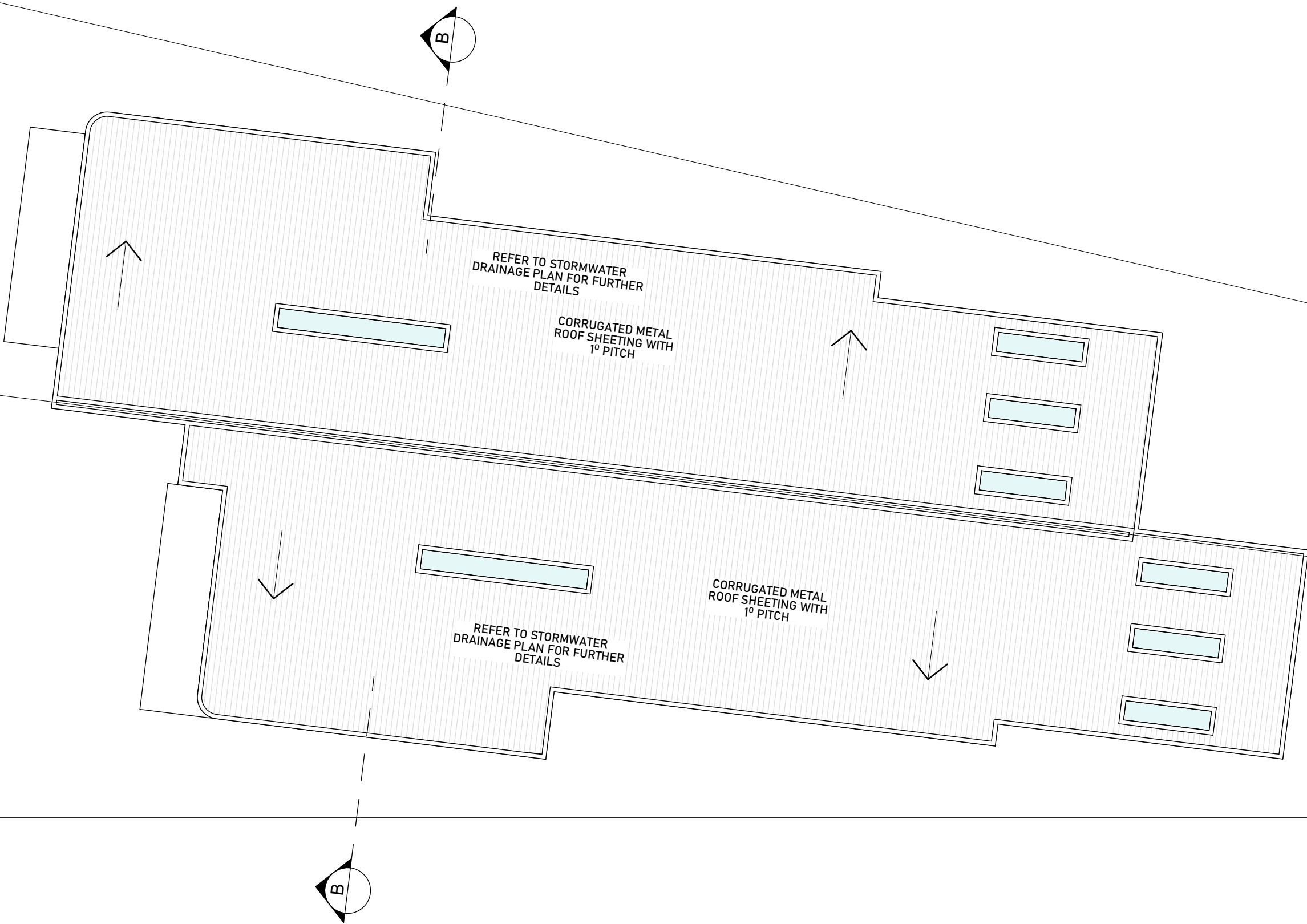


SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy
SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 10

BVD
Beyond Vision Design
concept - design - construct

PROJECT NO : 25091

01 ROOF PLAN
1:100



Certificate No. # WDRZMSW61F

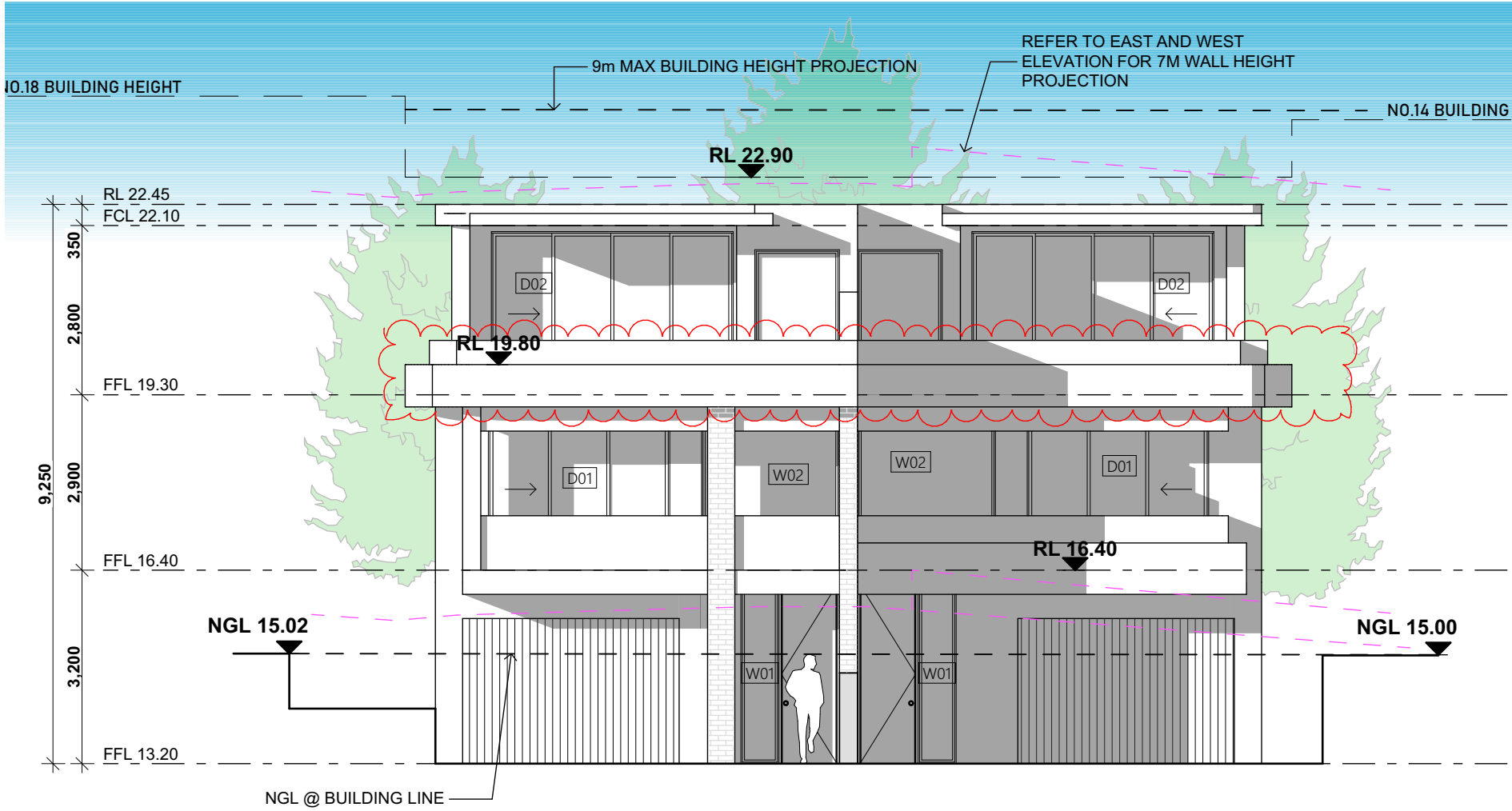
Scan QR code or follow website link for rating details.

Assessor name: Pranati Chakma
Accreditation No. 101225
Property Address: 16 Carinya Road, Picnic Point, NSW, 2213

<https://www.f15.com.au/QRCodeLanding?PublicId=WDRZMSW61F&GrpCertF>



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REV	DATE	DESCRIPTION	INITIAL																													
A	24.10.25	Issue for client review	HF																													
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D	08.04.26	Issue for council RFI	HF																													
E	08.07.26	Issue for S8.2A Review	HF																													



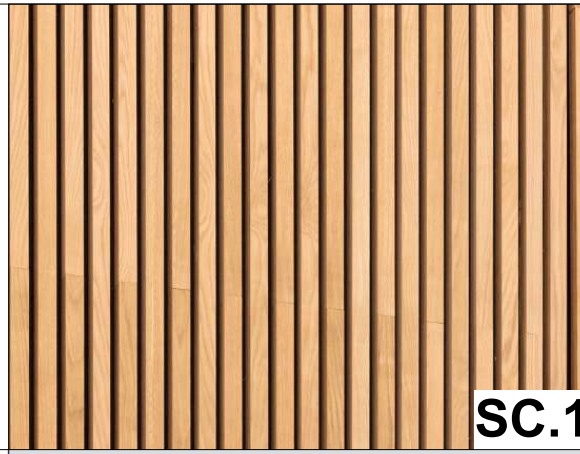
01 NORTH ELEVATION
1:100

DENOTES BOUNDARY FENCING

DENOTES BOUNDARY RETAINING WALL

MATERIALS AND FINISHES

TIMBER STYLE PANEL
LIFT GARAGE DOOR
OR SIMILAR



DULUX PAINT FINISH
'HIGHGATE'
OR SIMILAR



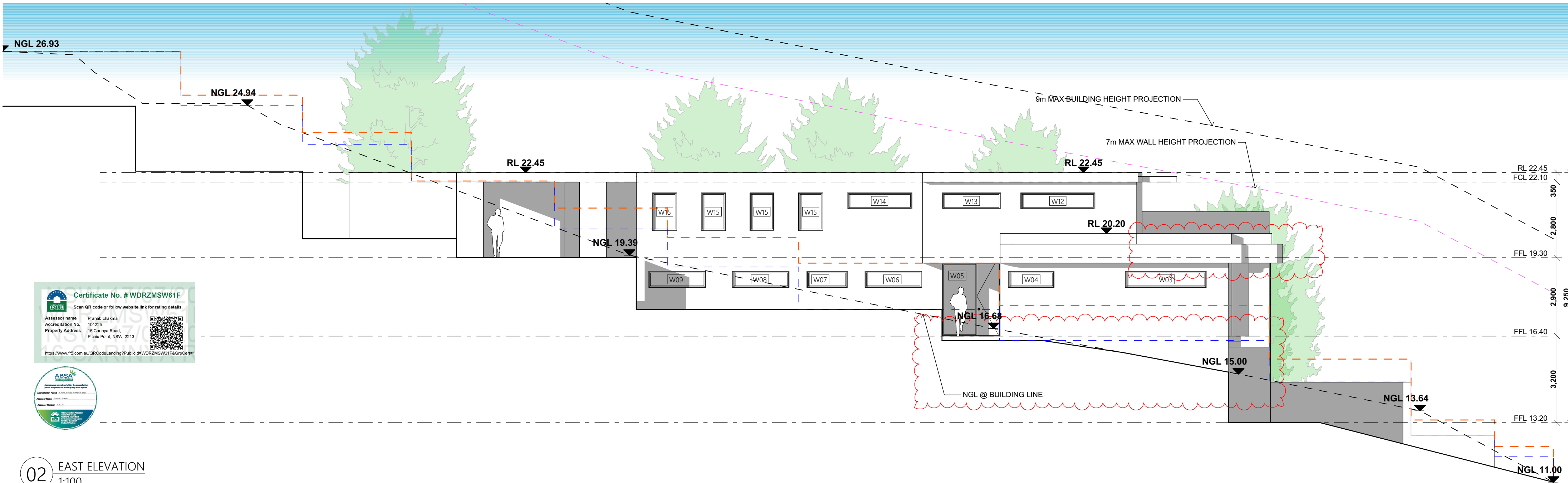
PGH BRICKS
'COASTAL'
OR SIMILAR



SC.1

PF.1

FB.1

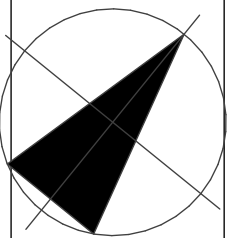


02 EAST ELEVATION
1:100

GENERAL NOTES:
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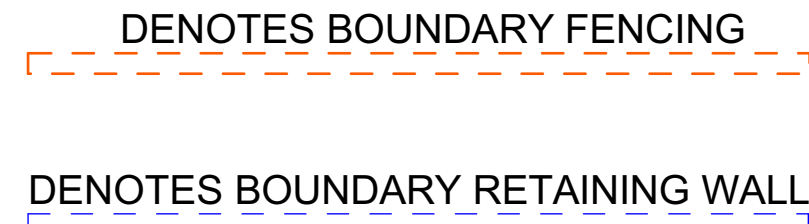
DRAWING TITLE: Elevations
DRAWN BY: H. Fayad
LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL



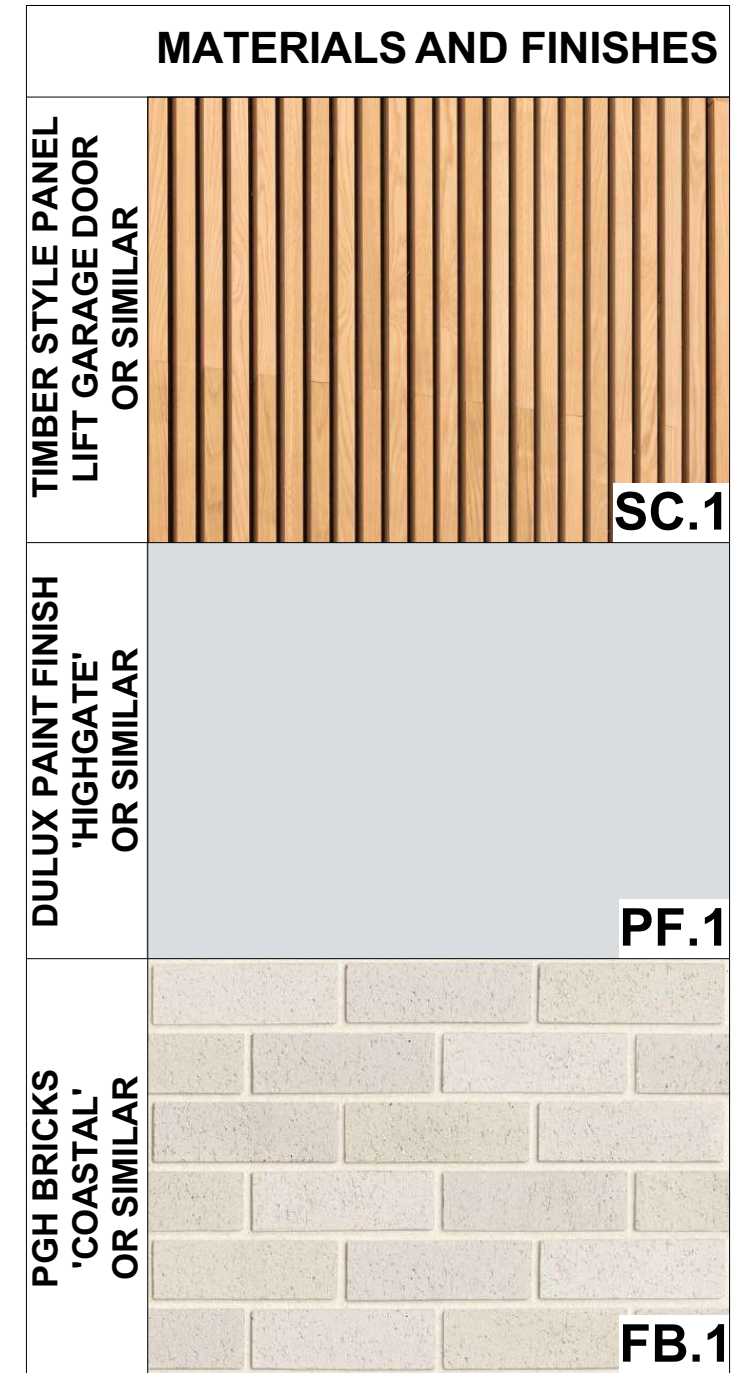
SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy
SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 12



PROJECT NO: 25091

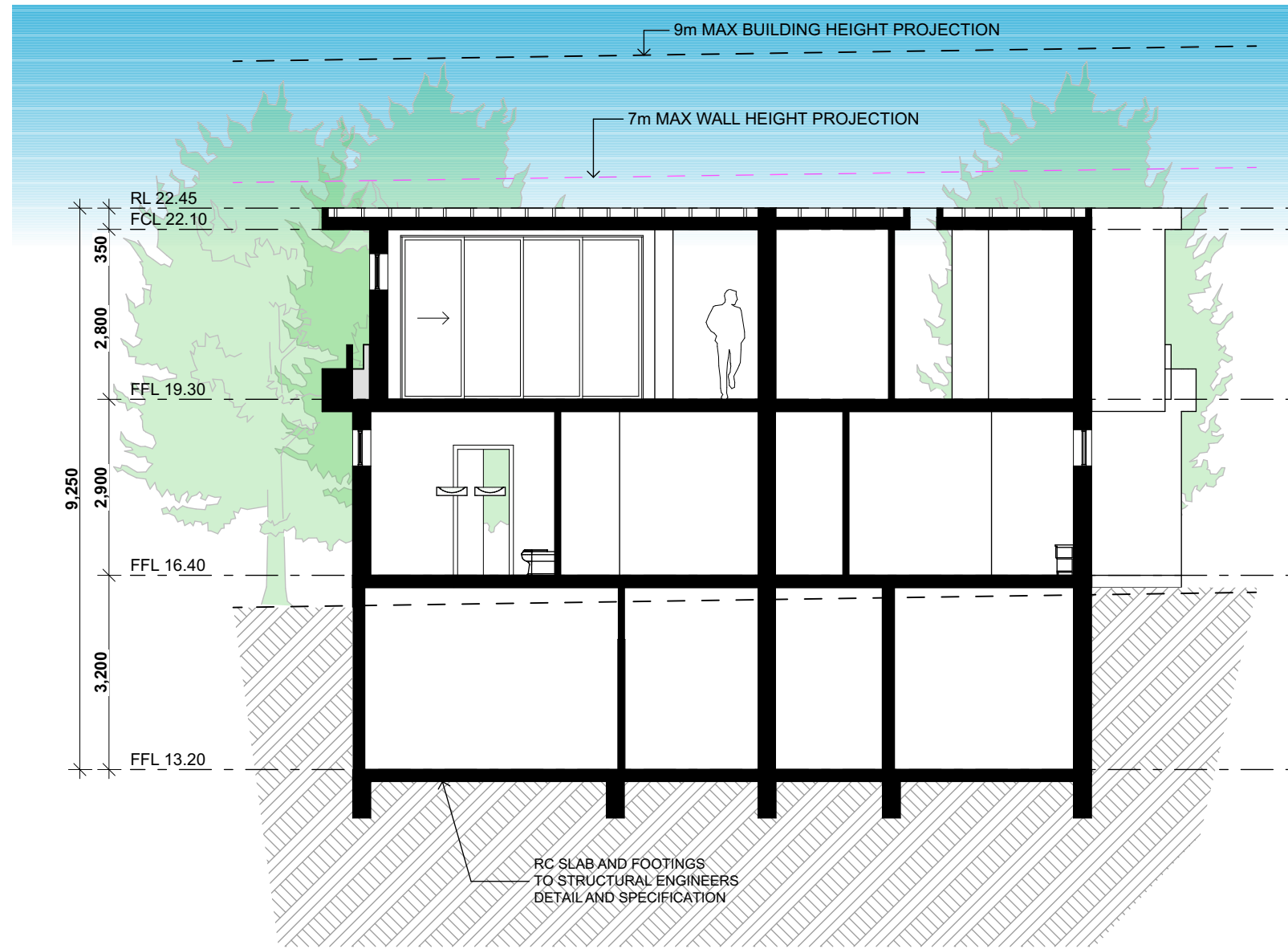


01 SOUTH ELEVATION
1:100

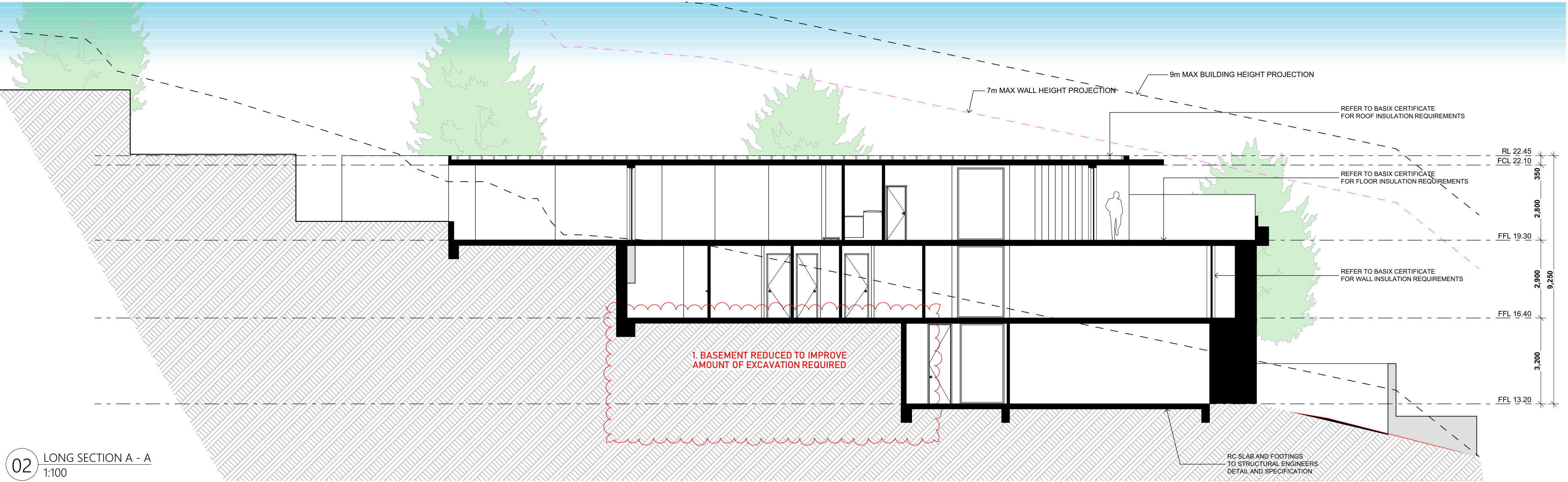


02 WEST ELEVATION
1:100

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COPYRIGHT CLAUSE This drawing & design is the property of BEYONDEVISIONDESIGN & should not be reproduced either in part or whole without the written consent of this firm. The information shown on it is regarded as confidential & must not be disclosed to any third party. This drawing must be returned upon request.		A 24.10.25 Issue for client review HF B 11.12.25 Issue for consultants HF C 16.12.25 Issue for development application HF D 08.04.26 Issue for council RFI HF E 08.07.26 Issue for S8.2A Review HF				

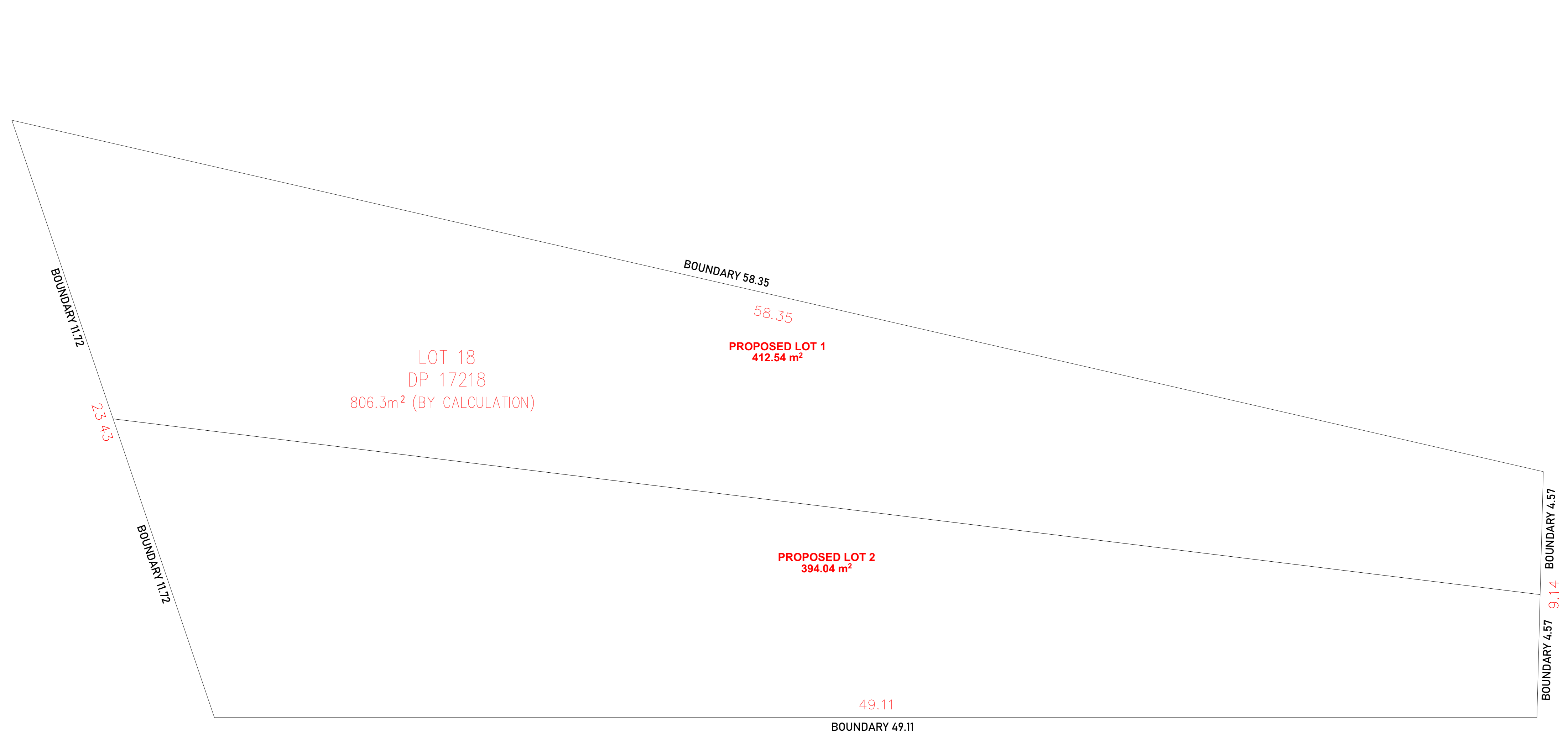


01 SHORT SECTION B - B
1:100



02 LONG SECTION A - A
1:100

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	A	24.10.25	Issue for client review	HF																	
	B	11.12.25	Issue for consultants	HF																	
	C	16.12.25	Issue for development application	HF																	
	D	08.04.26	Issue for council RFI	HF																	
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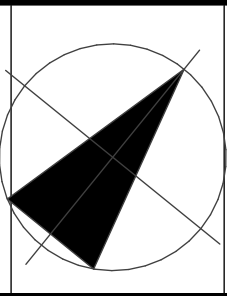
01 PLAN OF SUBDIVISION
1:100



GENERAL NOTES:
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E	08.07.26	Issue for S8.2A Review	HF

DRAWING TITLE: Shadow Diagrams
DRAWN BY: H. Fayad
LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL

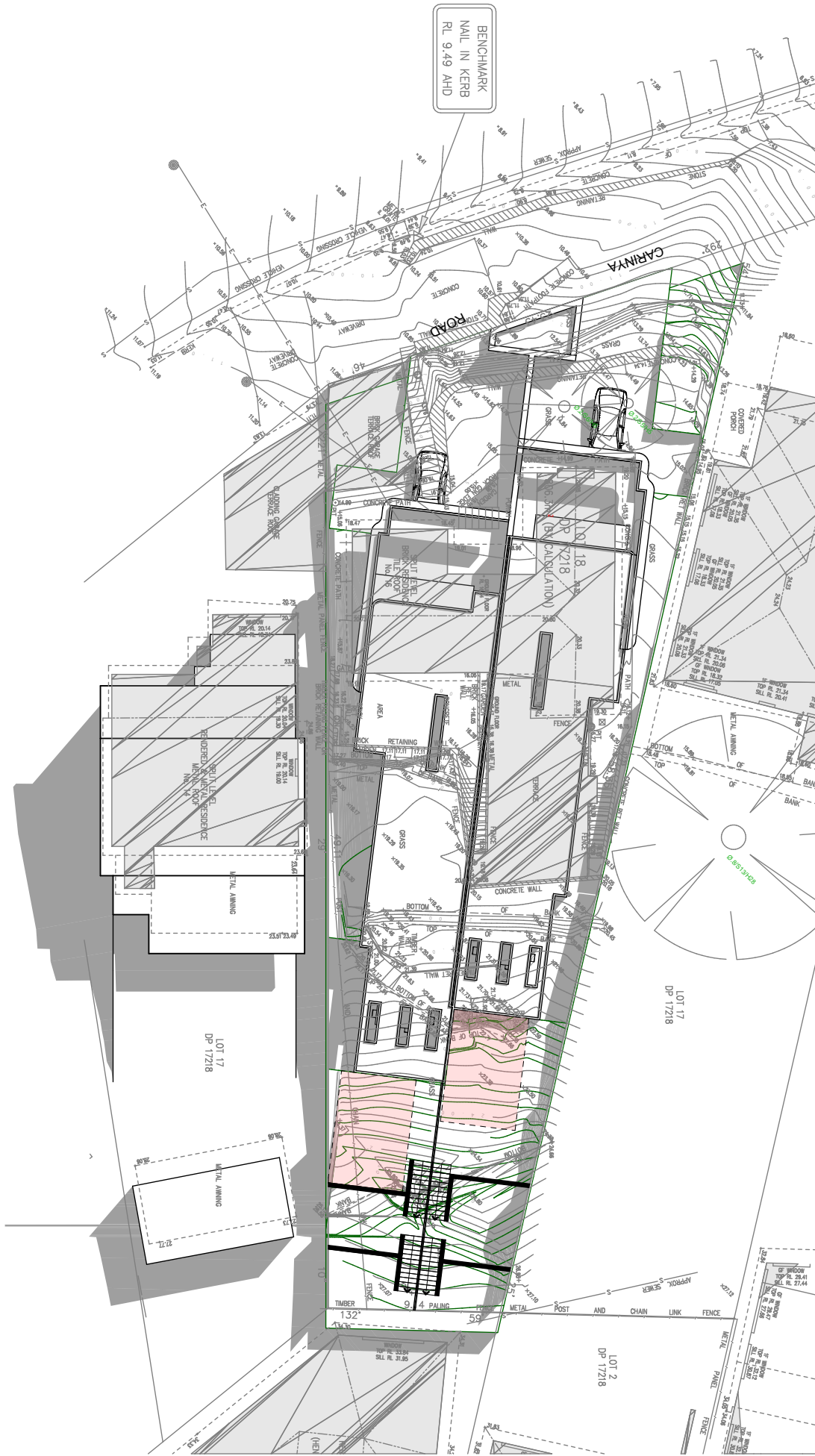
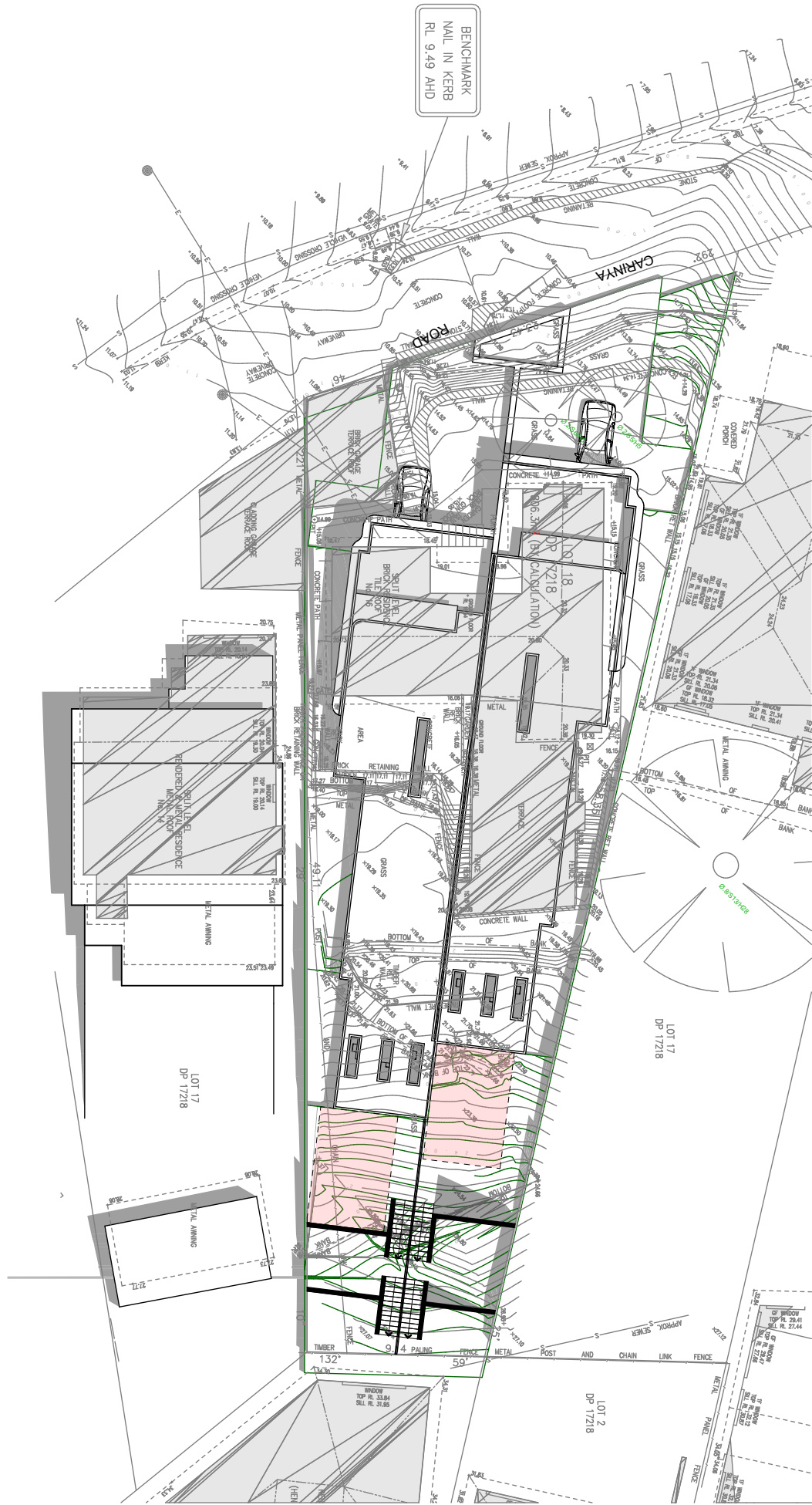


SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy
SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 16



Beyond Vision Design
concept - design - construct

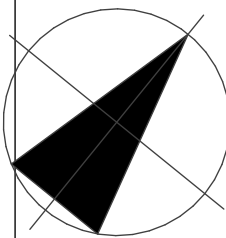
PROJECT NO : 25091



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D	08.04.26	Issue for council RFI	HF
E	08.07.26	Issue for S8.2A Review	HF

DRAWING TITLE: Shadow Diagrams
DRAWN BY: H. Fayad
LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL

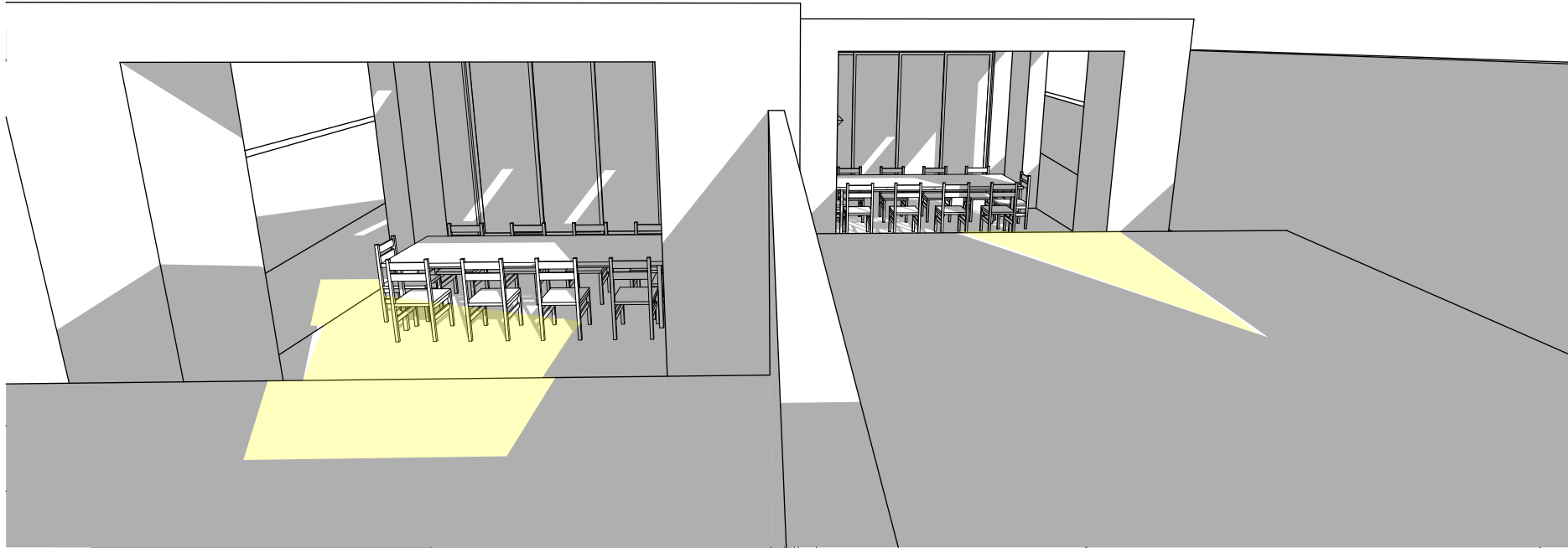


SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy
SCALE: As shown
DATE: 10/2025
REV: A
SHEET NO: 17

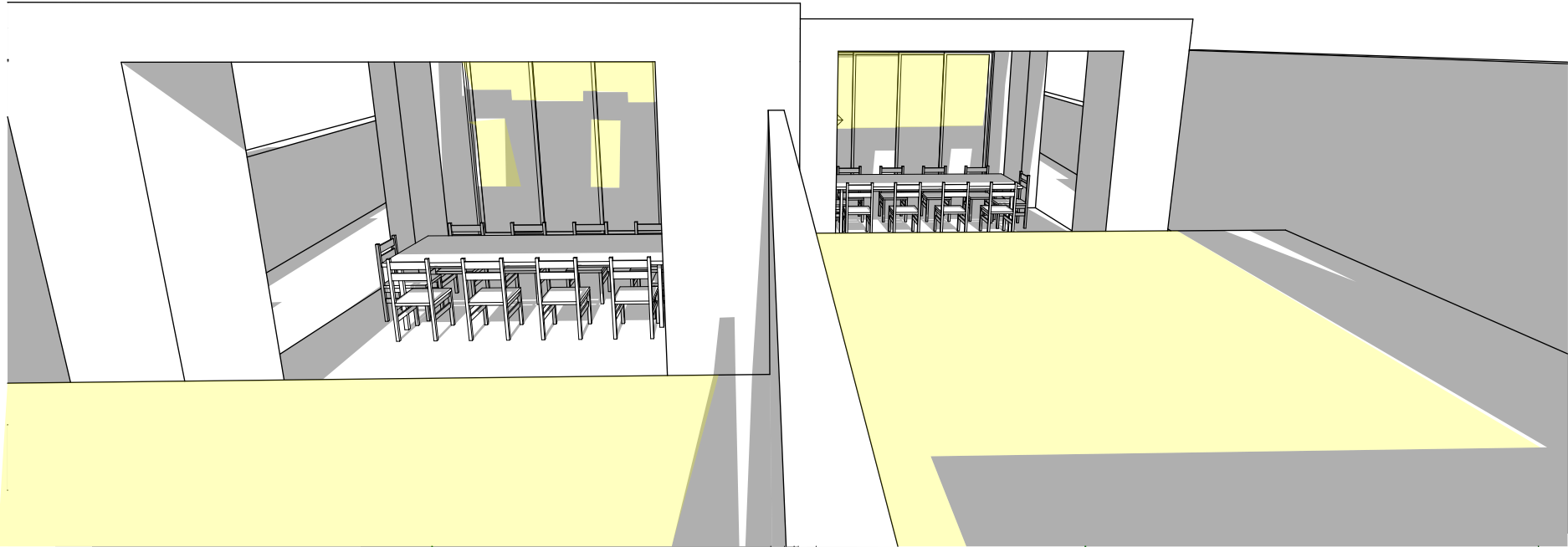




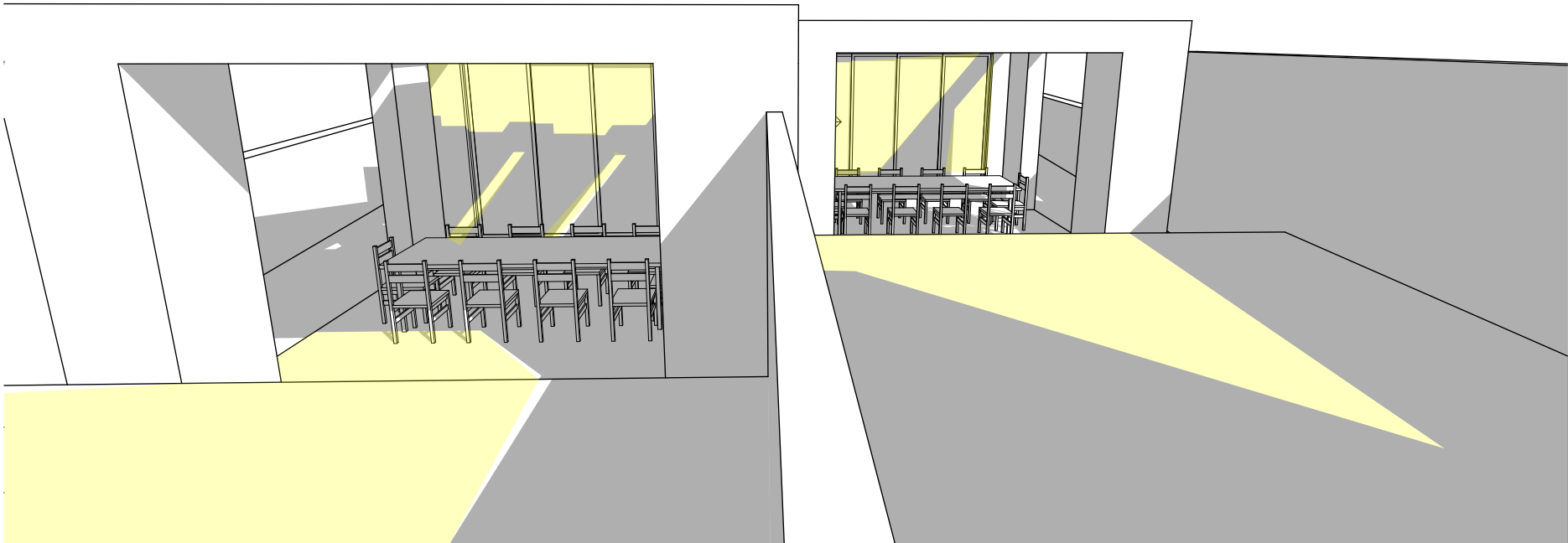
GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include, e.g. slabs & footings, i.e. and steel beams and columns, wind bracing to AS 1170 & AS4545, anchor rods or bolts, tie-downs, fixings etc. All driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner. NOTE: Do not scale off the drawings unless otherwise stated & use figured dimensions in preference. All dimensions to be checked & verified by the CONTRACTOR on site before the commencement of any work, all dimensions and levels are subject to final survey & set-out. Discrepancies to be reported to designer prior to survey & set-out. Discrepancies to be reported to designer prior to construction. No responsibility will be accepted by any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction. COPYRIGHT CLAUSE: This drawing & design is the property of BEYONDEVISIONDESIGN and should not be reproduced either in part or whole without the written consent of this firm. The information shown on it is regarded as confidential & must not be disclosed to any third party. This drawing must be returned upon request.		REV A B C D E	DATE 24.10.25 11.12.25 16.12.25 08.04.26 08.07.26	DESCRIPTION Issue for client review Issue for consultants Issue for development application Issue for council RFI Issue for S8.2A Review	INITIAL HF HF HF HF HF	DRAWING TITLE: Shadow Diagrams - Elevational DRAWN BY: H. Fayad LOT: 18 SEC: - COUNCIL AREA : CANTERBURY-BANKSTOWN COUNCIL		SITE ADDRESS: 16 Carinya Road Picnic Point 2213 ISSUED FOR: Development Application PROJECT TYPE: Proposed attached dual occupancy SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 18		PROJECT NO: 25091
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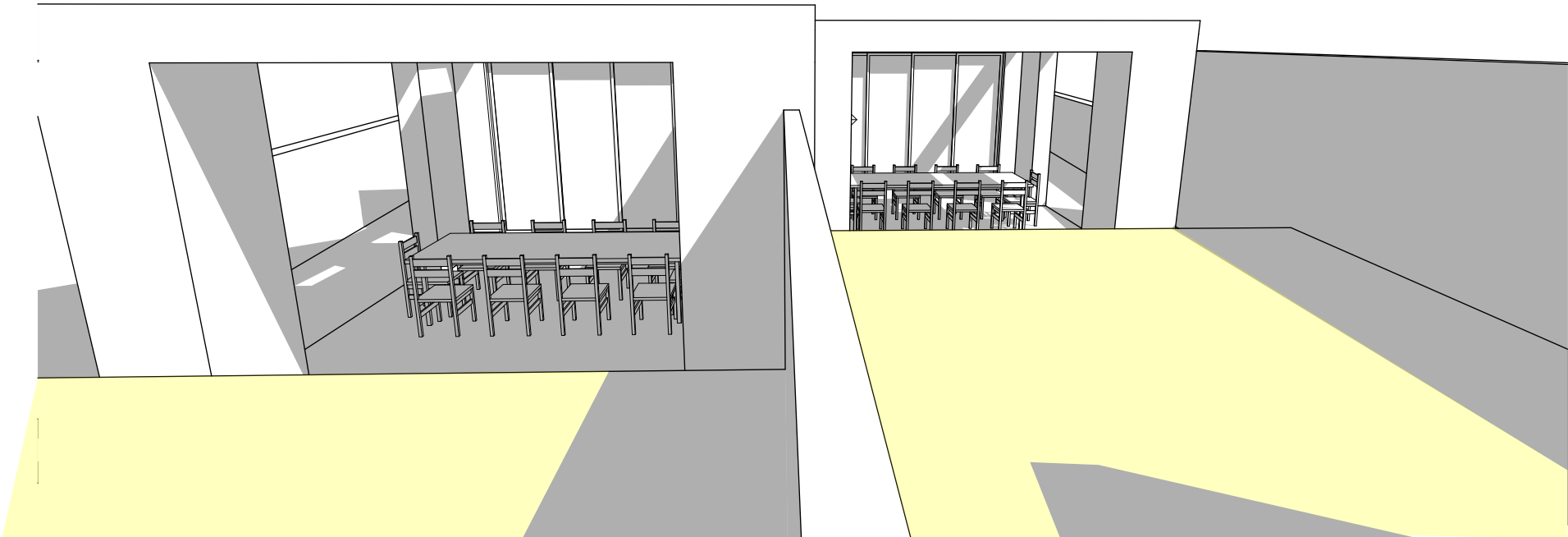
JUNE - 9AM - FACING PRIVATE OPEN SPACE & PRIMARY LIVING ROOMS



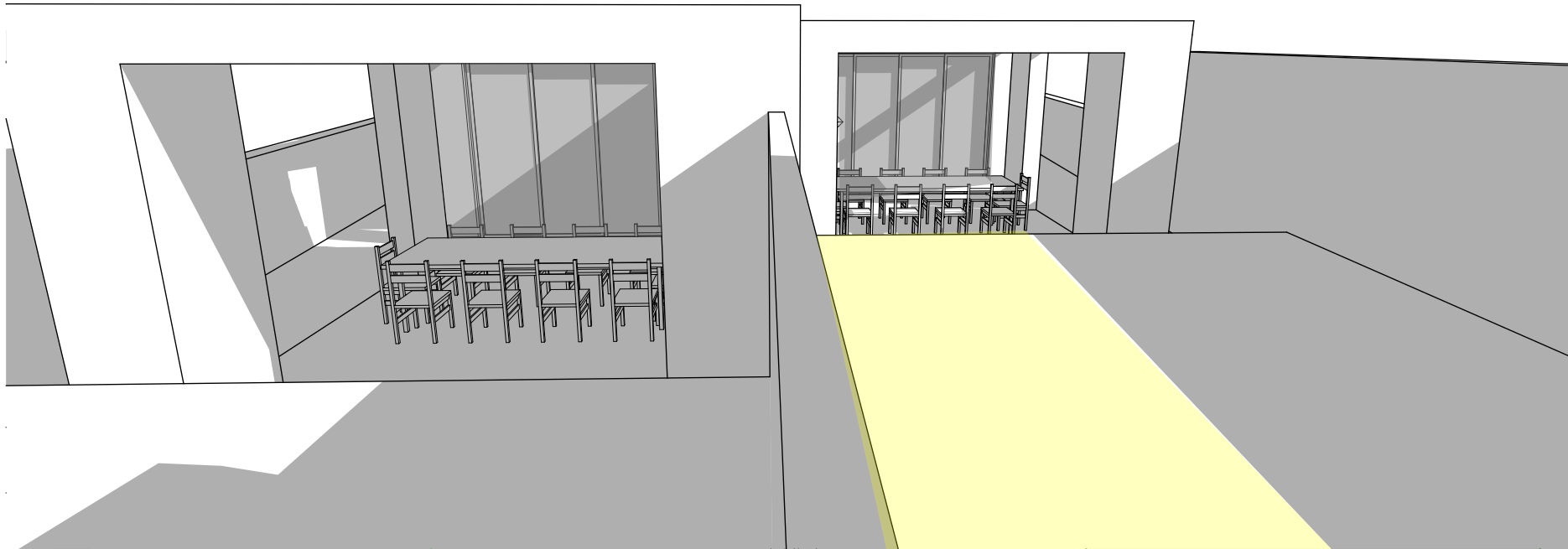
JUNE - 10AM - FACING PRIVATE OPEN SPACE & PRIMARY LIVING ROOMS



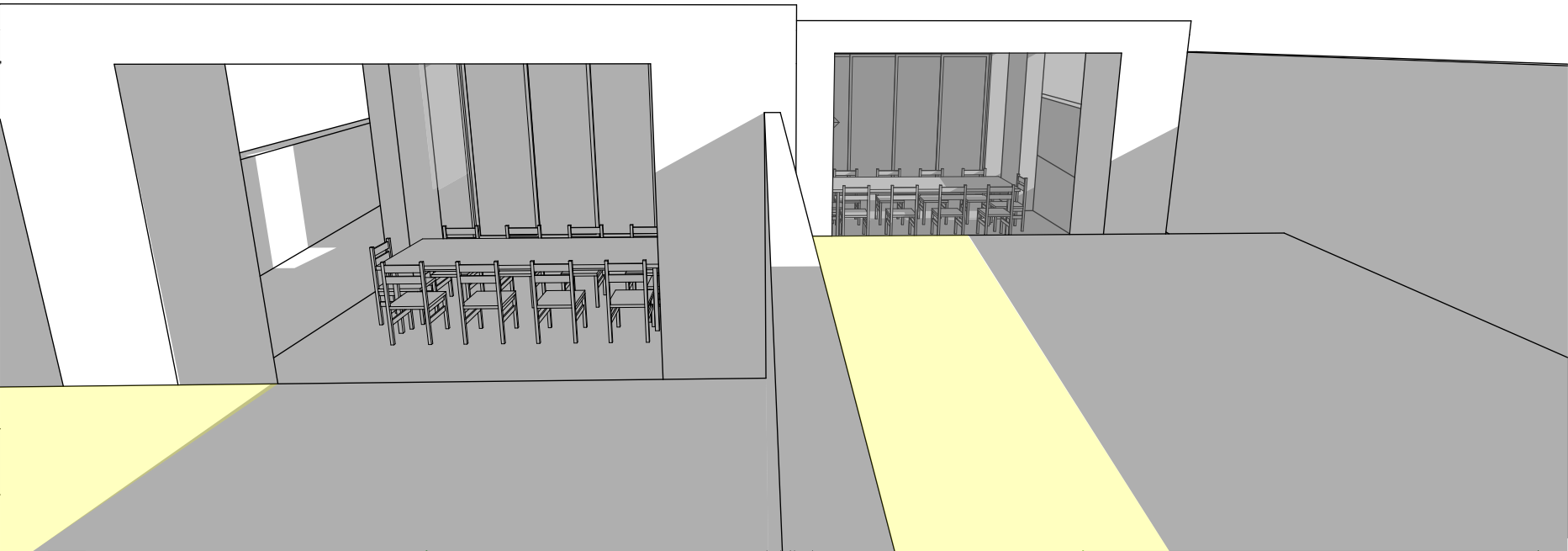
JUNE - 11AM - FACING PRIVATE OPEN SPACE & PRIMARY LIVING ROOMS



JUNE - 12PM - FACING PRIVATE OPEN SPACE & PRIMARY LIVING ROOMS

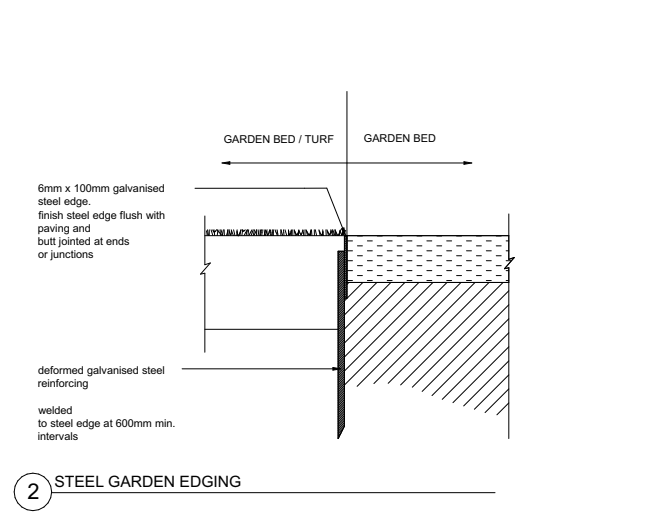
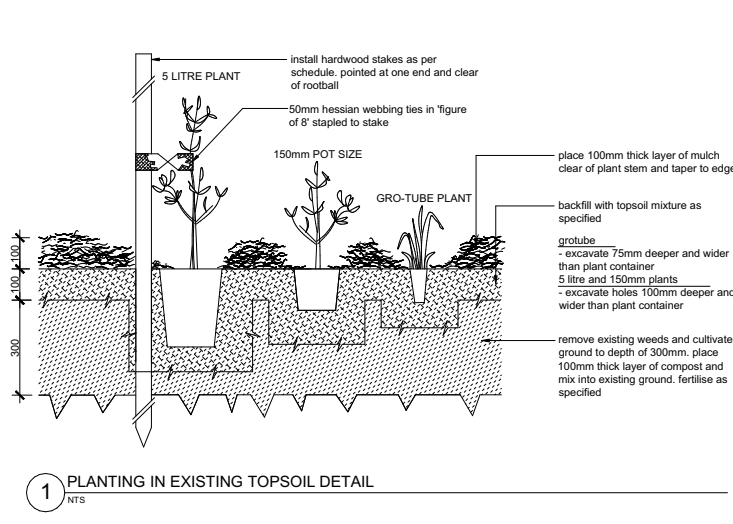


JUNE - 2PM - FACING PRIVATE OPEN SPACE & PRIMARY LIVING ROOMS



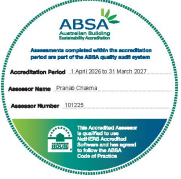
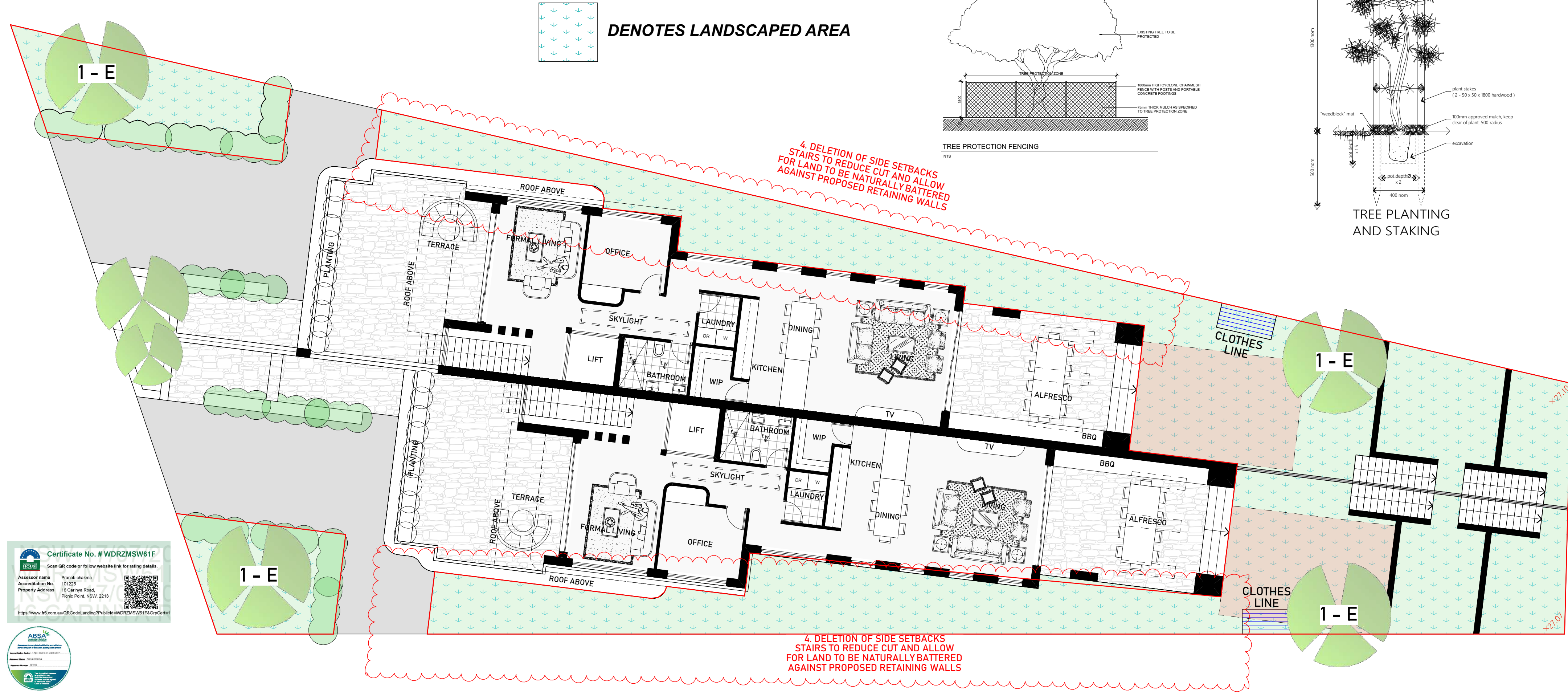
JUNE - 3PM - FACING PRIVATE OPEN SPACE & PRIMARY LIVING ROOMS

THE PROPOSAL ACHEIVES SOLAR TO BOTH LIVING ROOMS AND 50% OF PRIVATE OPEN SPACE BETWEEN THE HOURS OF 10AM - 12PM



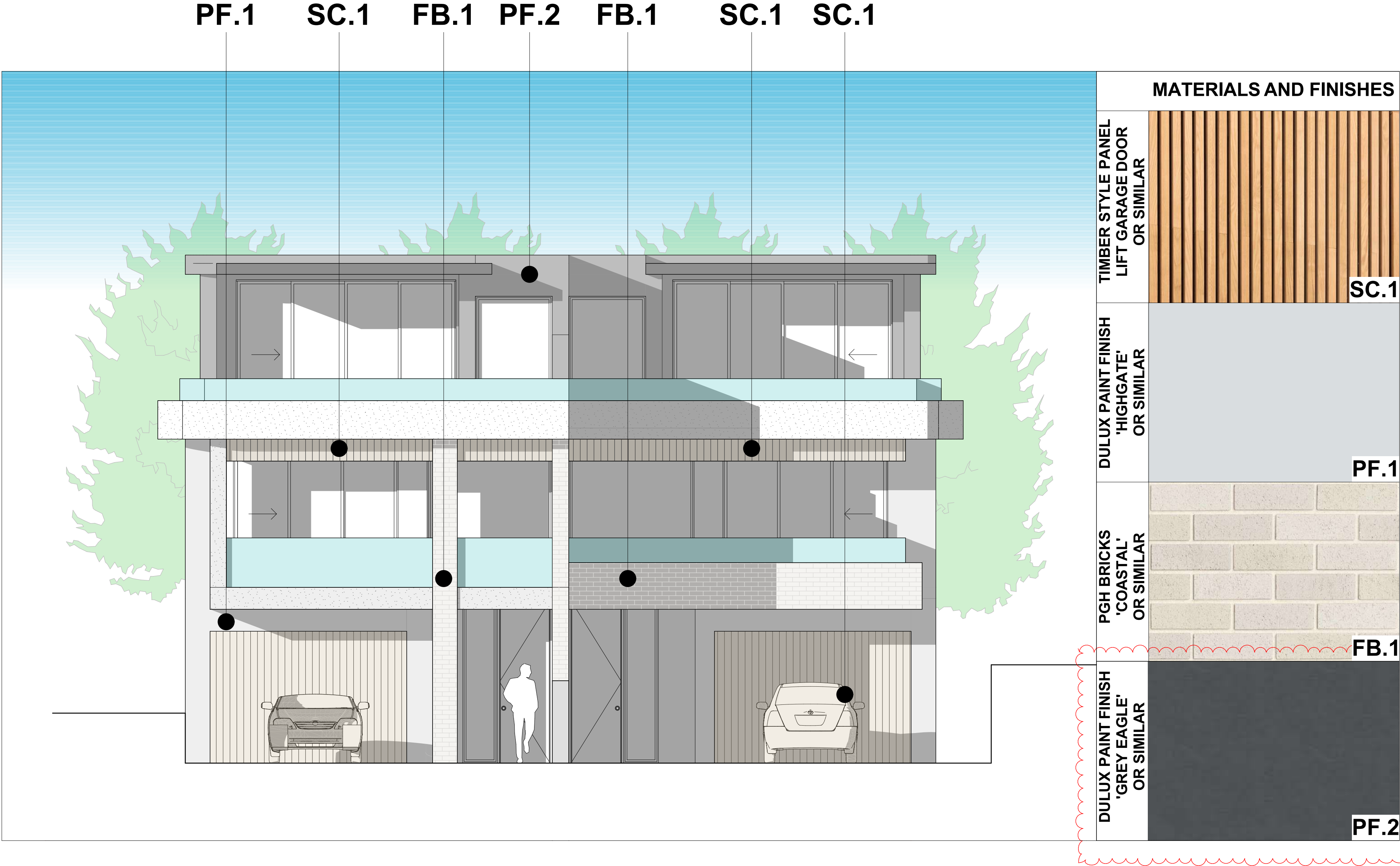
PROTECTION OF EXISTING TREES

Existing trees are to be protected and maintained during the course of construction to AS4790 Protection of Tree on Development Sites. The contractor is to abide by council regulations relating to any trees nominated in DA approval, which will require all on-site trees to be provided with a 1800mm high fully supported chainmesh to minimise disturbance to existing ground conditions within the canopy drip line for the duration of construction works. "Tree Protection Zone" is to be attached to the protective fence.



01 LANDSCAPE PLAN
1:100

GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs & footings, r.c. and steel beams and columns, wind bracing to AS 1170 & AS 4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner. NOTE: Do not scale off the drawings unless otherwise stated & use figured Dimensions in preference. according to the plans and specification. All dimensions to be checked & verified by the CONTRACTOR on site before the commencement of any work, all dimensions and levels are subject to final survey & set-out. Discrepancies to be reported to designer prior to survey & set-out. Discrepancies to be reported to designer prior to commencement. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction. COPYRIGHT CLAUSE: This drawing & design is the property of BEYONDVISIONDESIGN & should not be reproduced either in part or whole without the written consent of this firm. The information shown on it is regarded as confidential & must not be disclosed to any third party. This drawing must be returned upon request.				DRAWING TITLE: Landscape Plan DRAWN BY: H. Fayad LOT: 18 SEC: - DP: 17218 COUNCIL AREA : CANTERBURY-BANKSTOWN COUNCIL		 SITE ADDRESS: 16 Carinya Road Picnic Point 2213 ISSUED FOR: Development Application PROJECT TYPE: Proposed attached dual occupancy SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 20		 Beyond Vision Design concept - design - construct PROJECT NO: 25091		
REV	DATE	DESCRIPTION	INITIAL							
A	24.10.25	Issue for client review	HF							
B	11.12.25	Issue for consultants	HF							
C	16.12.25	Issue for development application	HF							
D	08.04.26	Issue for council RFI	HF							
E	08.07.26	Issue for S8.2A Review	HF							



DEVELOPMENT SUMMARY

SITE AREA: 806.3m² by calc.

CONTROL

PROPOSAL

LEP / DCP

ZONING: R2

(gross floor area calc.)

FSR: 0.5:1

LOT 1

BASEMENT FLOOR	8.29 m²
GROUND FLOOR	108.23 m²
FIRST FLOOR	83.75 m²
TOTAL AREA	200.27 m²

LOT 2

BASEMENT FLOOR	8.29 m²
GROUND FLOOR	106.22 m²
FIRST FLOOR	82.15 m²
TOTAL AREA	196.66 m²

FSR

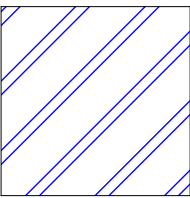
(max FSR 0:5.1)

LOT 1

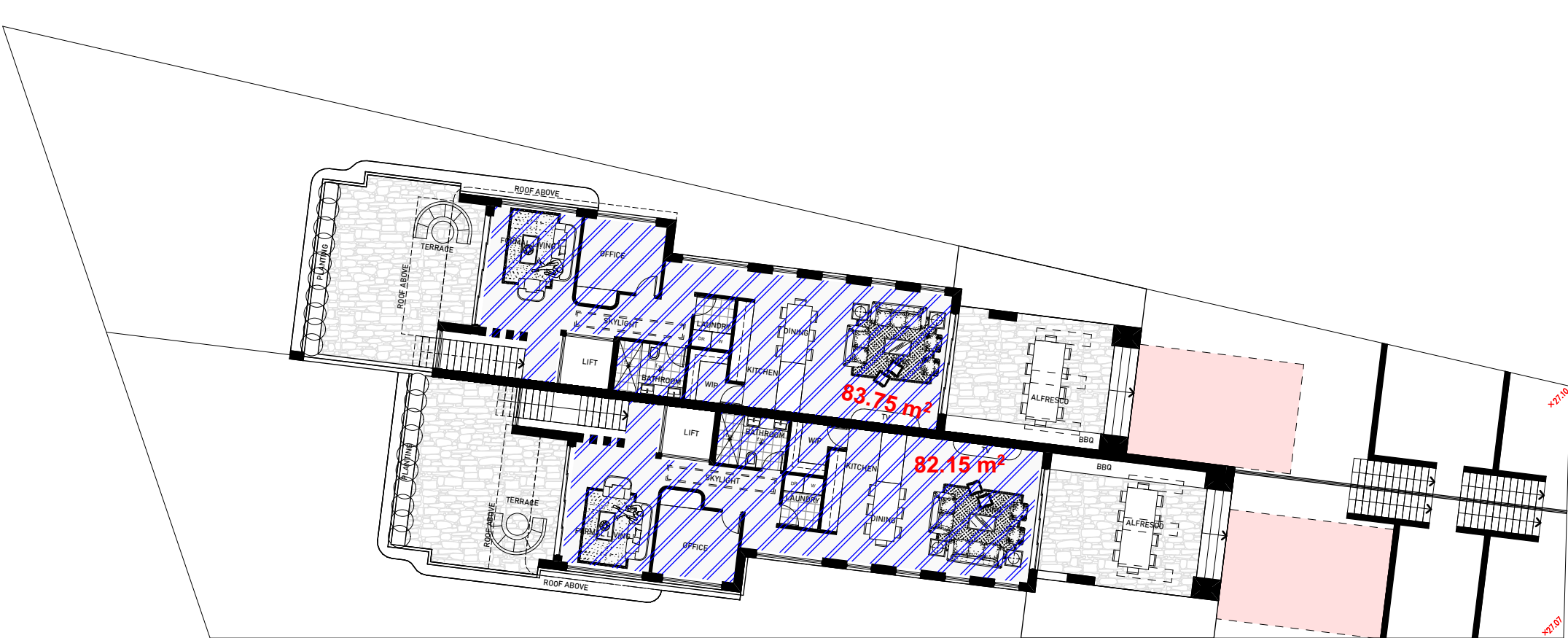
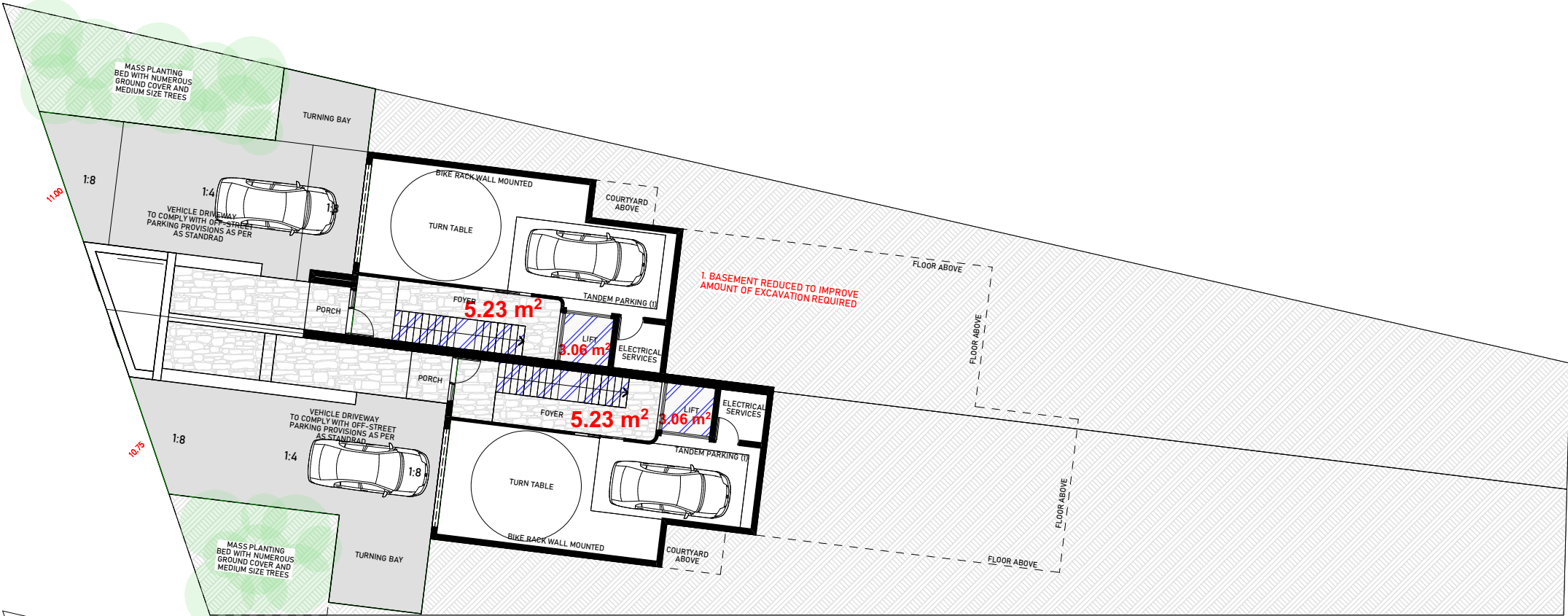
0.48:1

LOT 2

0.49:1



DENOTES AREA CALCULATED AS PART OF GFA



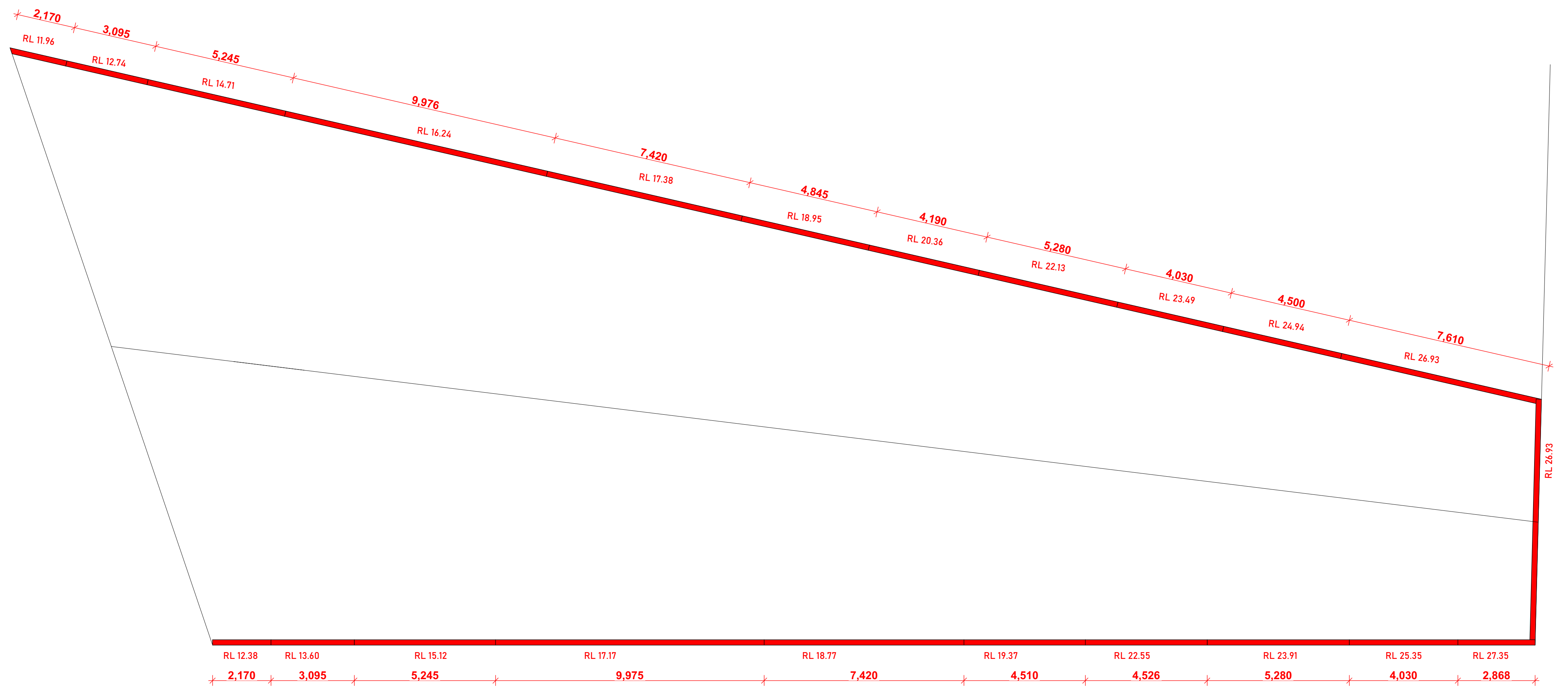


7m MAX WALL HEIGHT
BLANKET PROJECTION

DENOTES BOUNDARY RETAINING WALL



RL ## DENOTES TOP OF RETAINING WALL



03 BOUNDARY RETAINING WALL PLAN
1:100