

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



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 & AS4055, 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 BEYOND VISION DESIGN & 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	DATE	DESCRIPTION	INITIAL	DRAWING TITLE: Cover					SITE ADDRESS: 16 Carinya Road Picnic Point 2213					PROJECT NO : 25091										
A	24.10.25	Issue for client review	HF	DRAWN BY: H. Fayad					ISSUED FOR: Development Application															
B	11.12.25	Issue for consultants	HF	LOT: 18 SEC: - DP: 17218			PROJECT TYPE: Proposed attached dual occupancy																	
C	16.12.25	Issue for development application	HF	COUNCIL AREA : CANTERBURY-BANKSTOWN COUNCIL			SCALE: As shown																	
D	08.04.26	Issue for council RFI	HF				DATE: 10/2025																	
E	08.07.26	Issue for S8.2A Review	HF							REV: A			SHEET NO: 1											

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			
EXTERNAL WALL	CONCRETE BLOCK	R 2.5			
	RETAINING WALL	R 2.5			
ROOF	METAL DECK ROOF	N/A			
	CONCRETE	N/A			
CEILING	FLAT	R 7.0			
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.fs.com.au/QRCodeLanding?PublicId=WDRZMSW61F&GrpCert#1>



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

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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: BASIX Commitments
DRAWN BY: H. Fayad

LOT: 18 | SEC: - | DP:17218

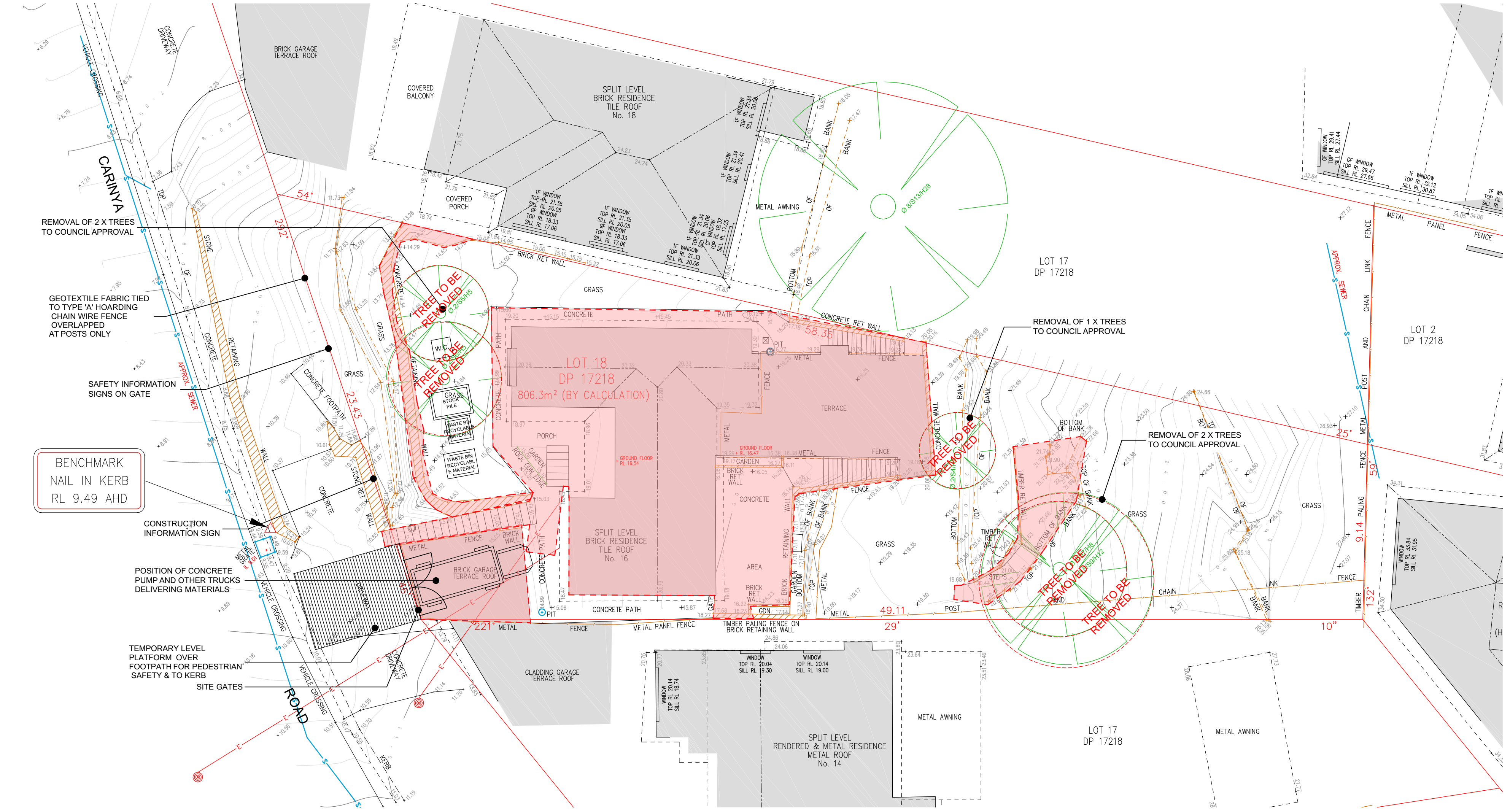
COUNCIL AREA : CANTERBURY-BANKSTOWN COUNCIL

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: 2

PROJECT NO : 25091

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



01 DEMOLITION PLAN
1:150

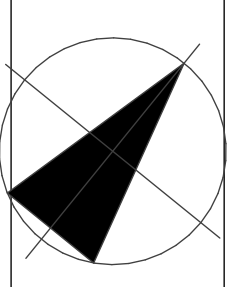
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C	16.12.25	Issue for development application	HF
D	08.04.26	Issue for council RF1	HF
E	08.07.26	Issue for S8.2A Review	HF

DRAWING TITLE: Demolition Plan
DRAWN BY: H. Fayad

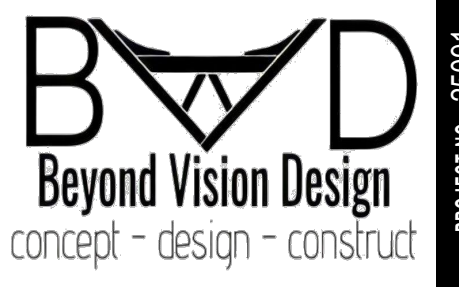
LOT: 18 | SEC: - | DP: 17218

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



BEYOND VISION DESIGN
concept - design - construct

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 m ²
GROUND FLOOR	108.23 m ²
FIRST FLOOR	83.75 m ²
TOTAL AREA	200.27 m ²

LOT 2

BASEMENT FLOOR	8.29 m ²
GROUND FLOOR	106.22 m ²
FIRST FLOOR	82.15 m ²
TOTAL AREA	196.66 m ²

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

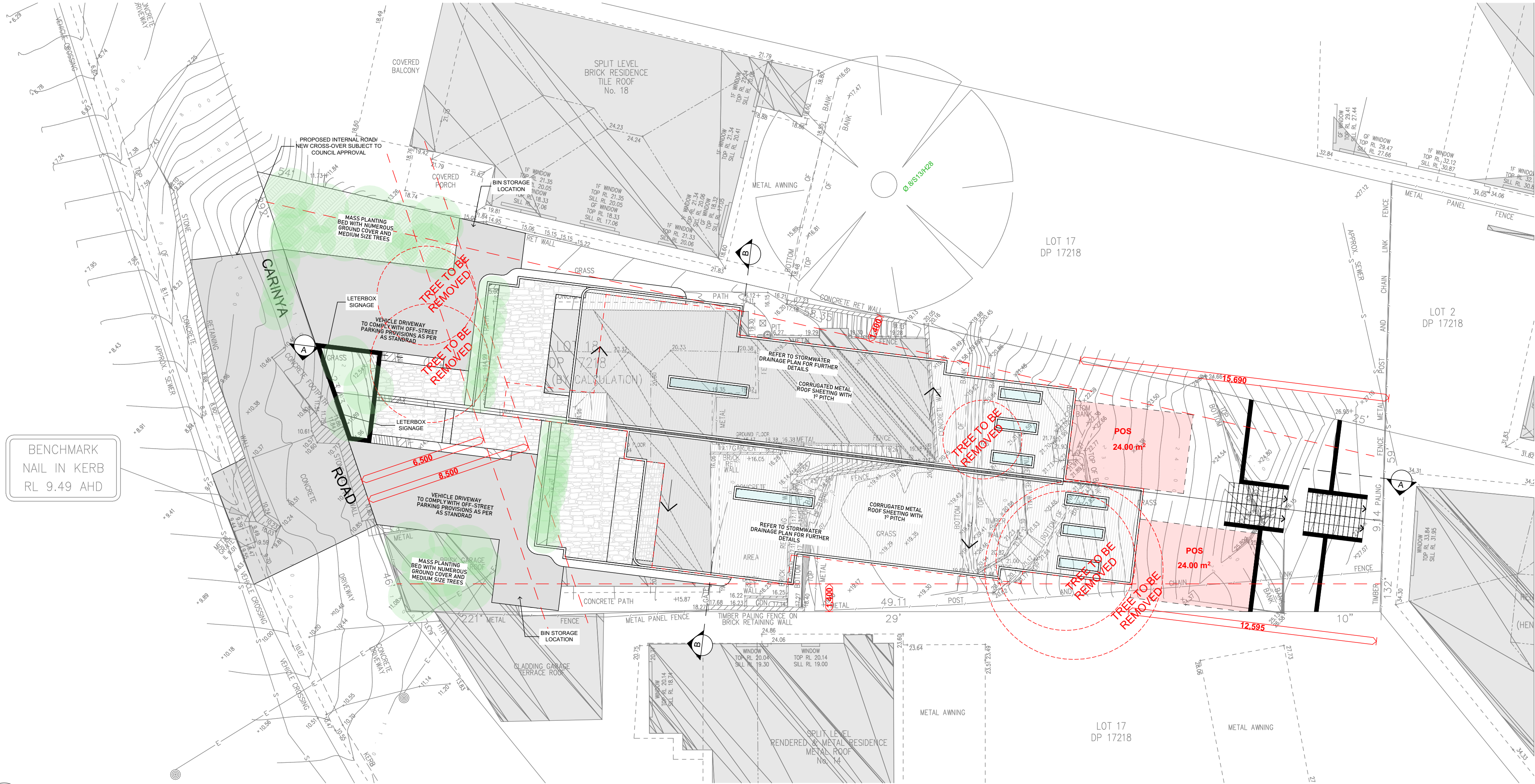
BUILDING HEIGHT

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

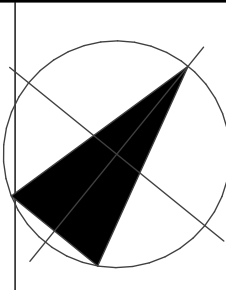
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D	08.04.26	Issue for council RFI
E	08.07.26	Issue for S8.2A Review

INITIAL
HF
HF
HF
HF
HF

DRAWING TITLE: Site Analysis
DRAWN BY: H. Fayad

LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL

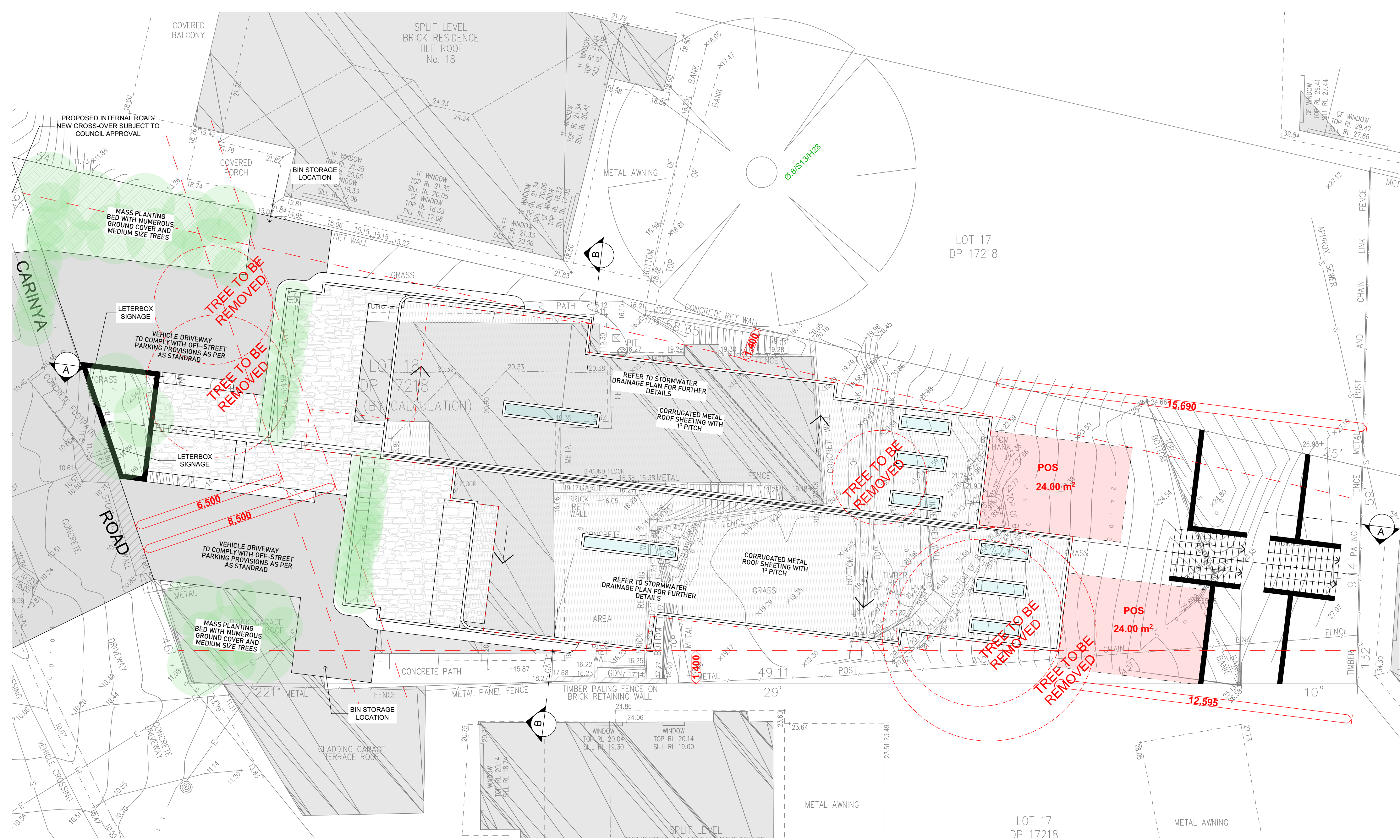


SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy

SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 6

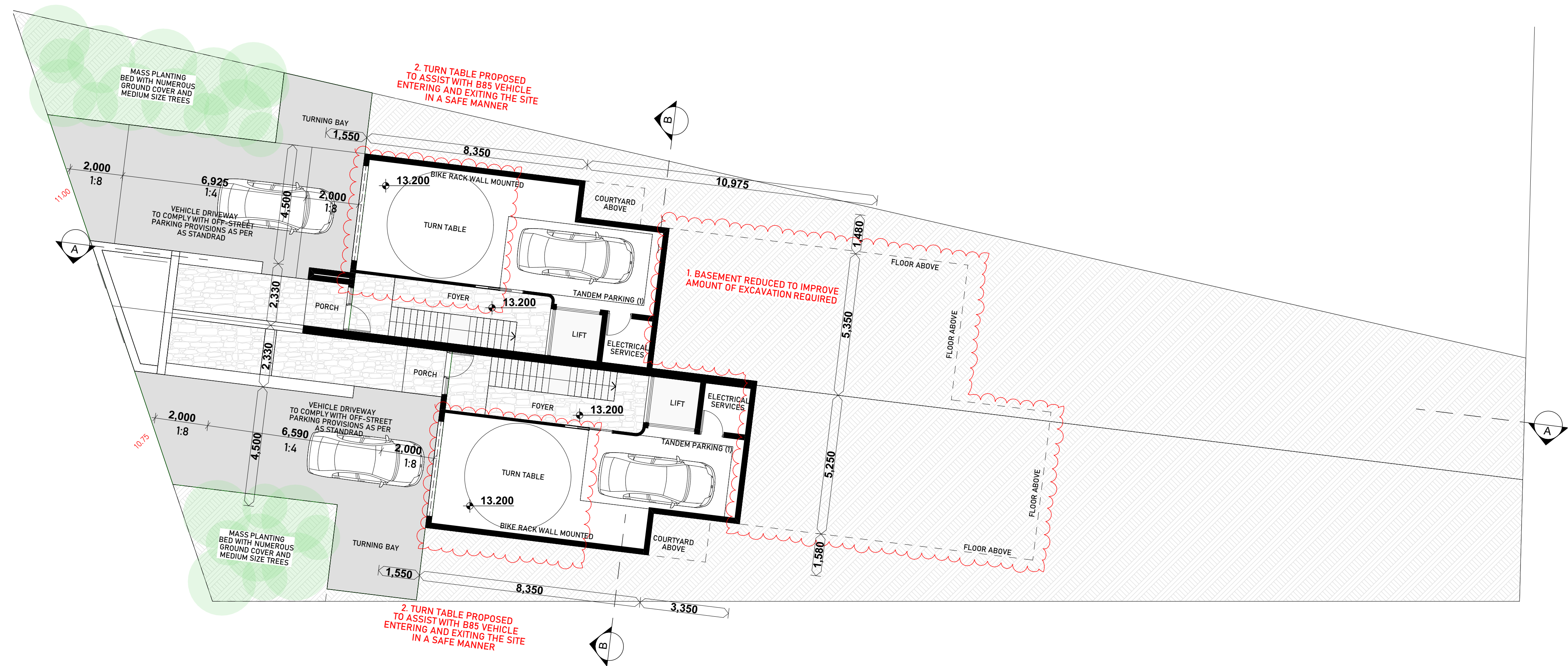
BVD
Beyond Vision Design
concept - design - construct

PROJECT NO: 25091



01 SITE PLAN
1:100

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A	24.10.25	Issue for client review	HF	Site Plan H. Fayad	LOT: 18 SEC: - DP: 17218	16 Carinya Road Picnic Point 2213 Development Application Proposed attached dual occupancy		As shown 10/2025 A	7			
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 BASEMENT FLOOR PLAN
1:100

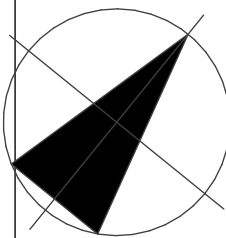


01 GROUND FLOOR PLAN
1:100

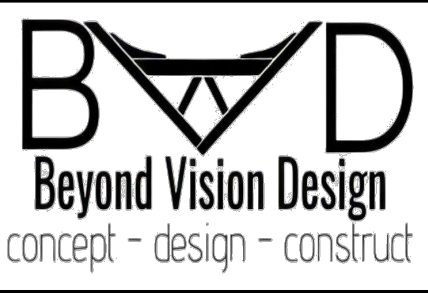
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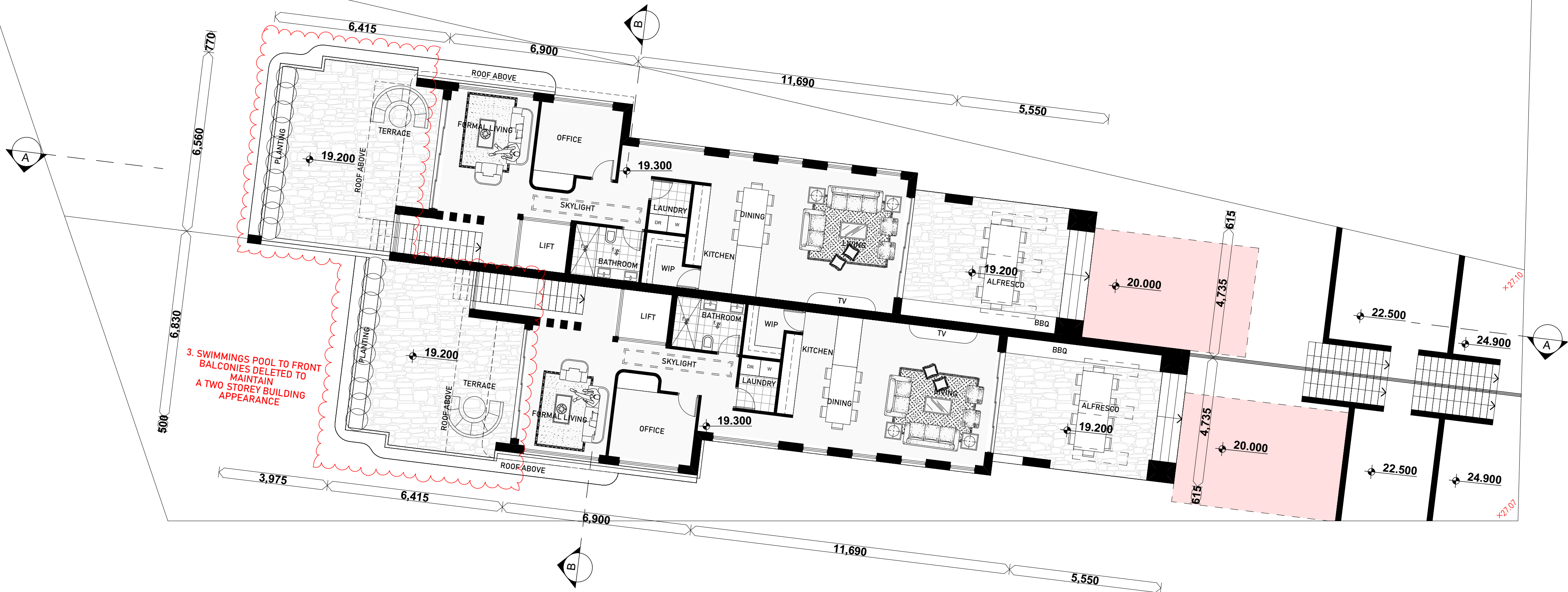
DRAWING TITLE: Ground Floor Plan
DRAWN BY: H. Fayad
LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL



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



PROJECT NO: 25091

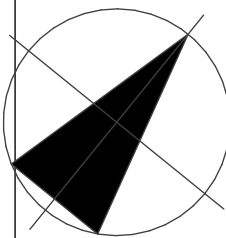


01 FIRST FLOOR PLAN
1:100

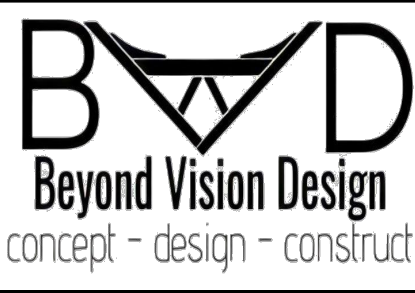
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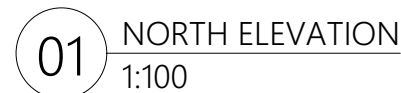
DRAWING TITLE: First Floor Plan
DRAWN BY: H. Fayad
LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL



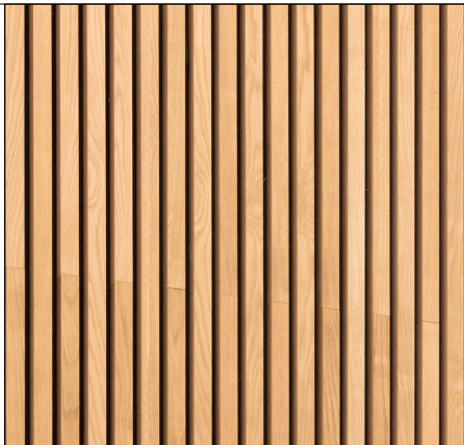
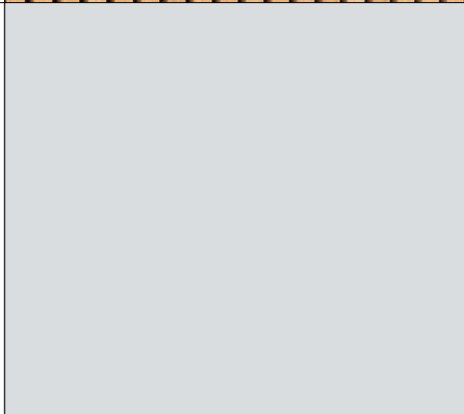
SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy
SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 10



PROJECT NO: 25091

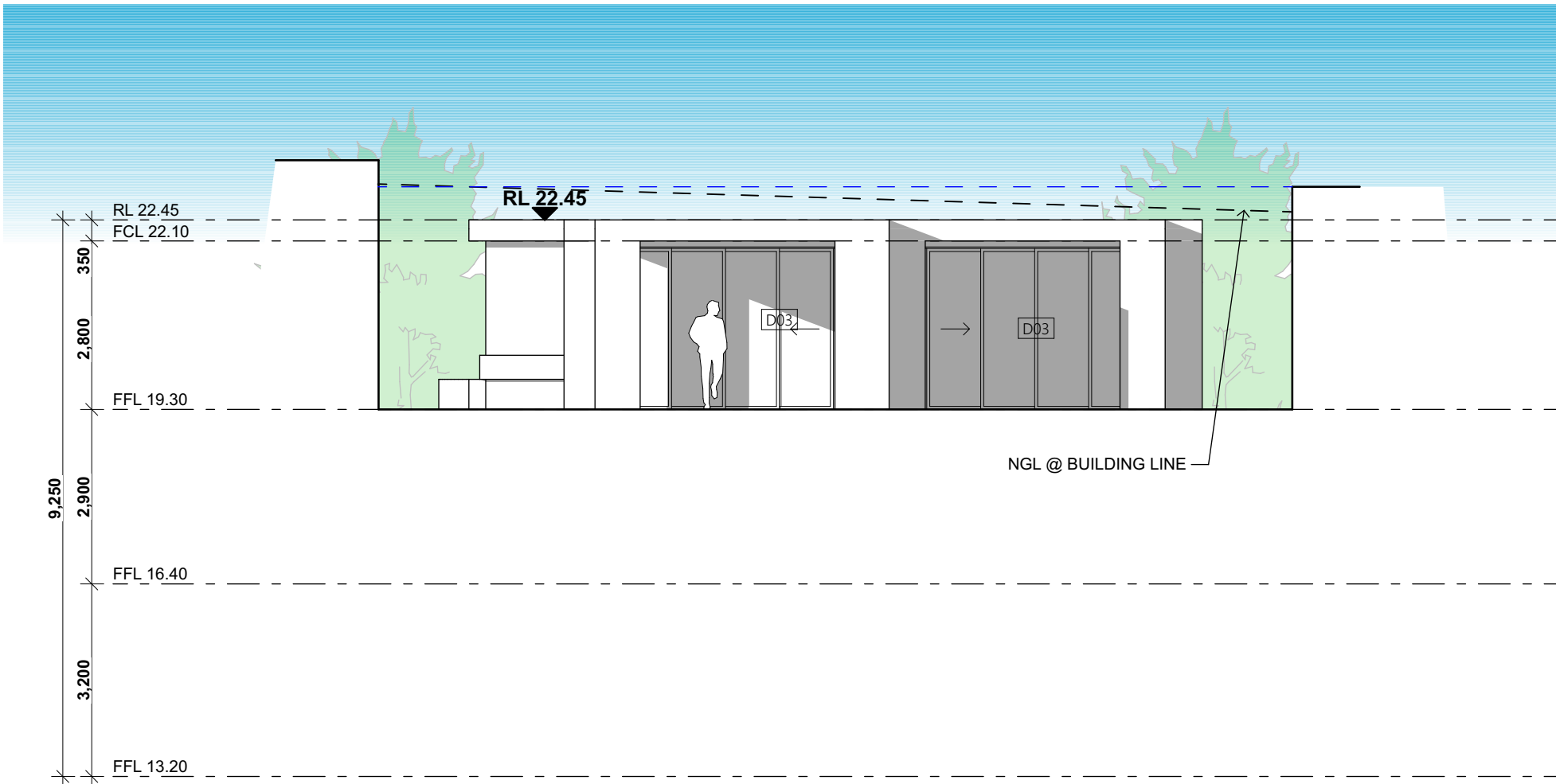


DENOTES BOUNDARY RETAINING WALL

MATERIALS AND FINISHES		
TIMBER STYLE PANEL LIFT GARAGE DOOR OR SIMILAR		SC.1
DULUX PAINT FINISH 'HIGHGATE' OR SIMILAR		PF.1
PGH BRICKS 'COASTAL' OR SIMILAR		FB.1



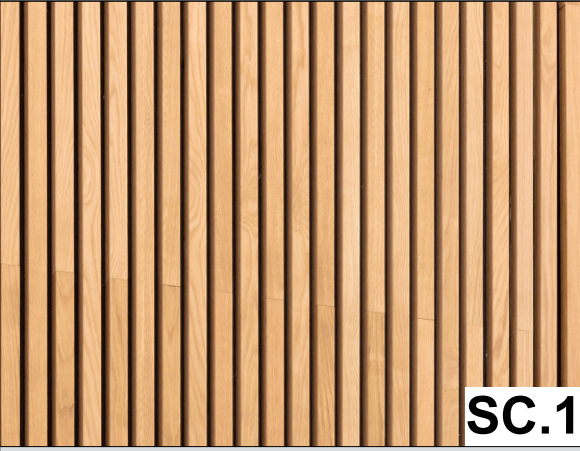
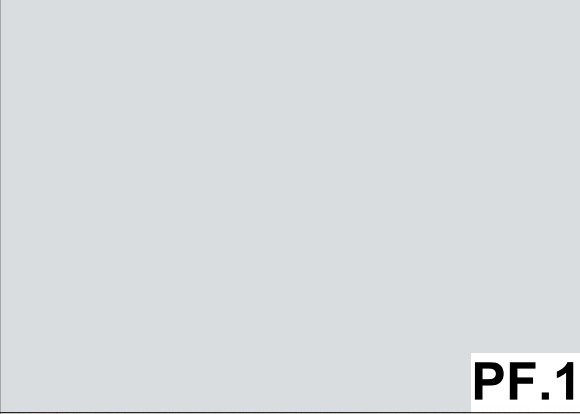
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REV	DATE	DESCRIPTION	INITIAL	DRAWING TITLE:	Elevations	DRAWN BY:	H. Fayad	LOT: 18	SEC: -	DP: 17218	COUNCIL AREA :	CANTERBURY-BANKSTOWN COUNCIL	SITE ADDRESS:	16 Carinya Road Picnic Point 2213	ISSUED FOR:	Development Application	PROJECT TYPE:	Proposed attached dual occupancy	SCALE:	As shown	DATE:	10/2025	REV:	A	SHEET NO.:	12	PROJECT NO. :	25091
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																									

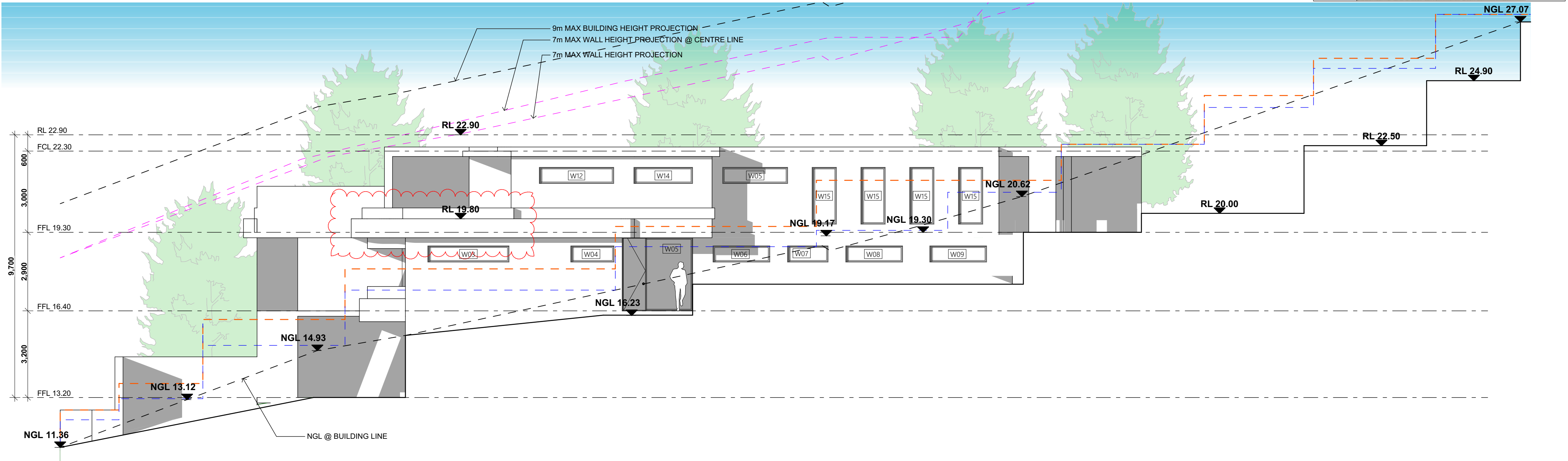


01 SOUTH ELEVATION
1:100

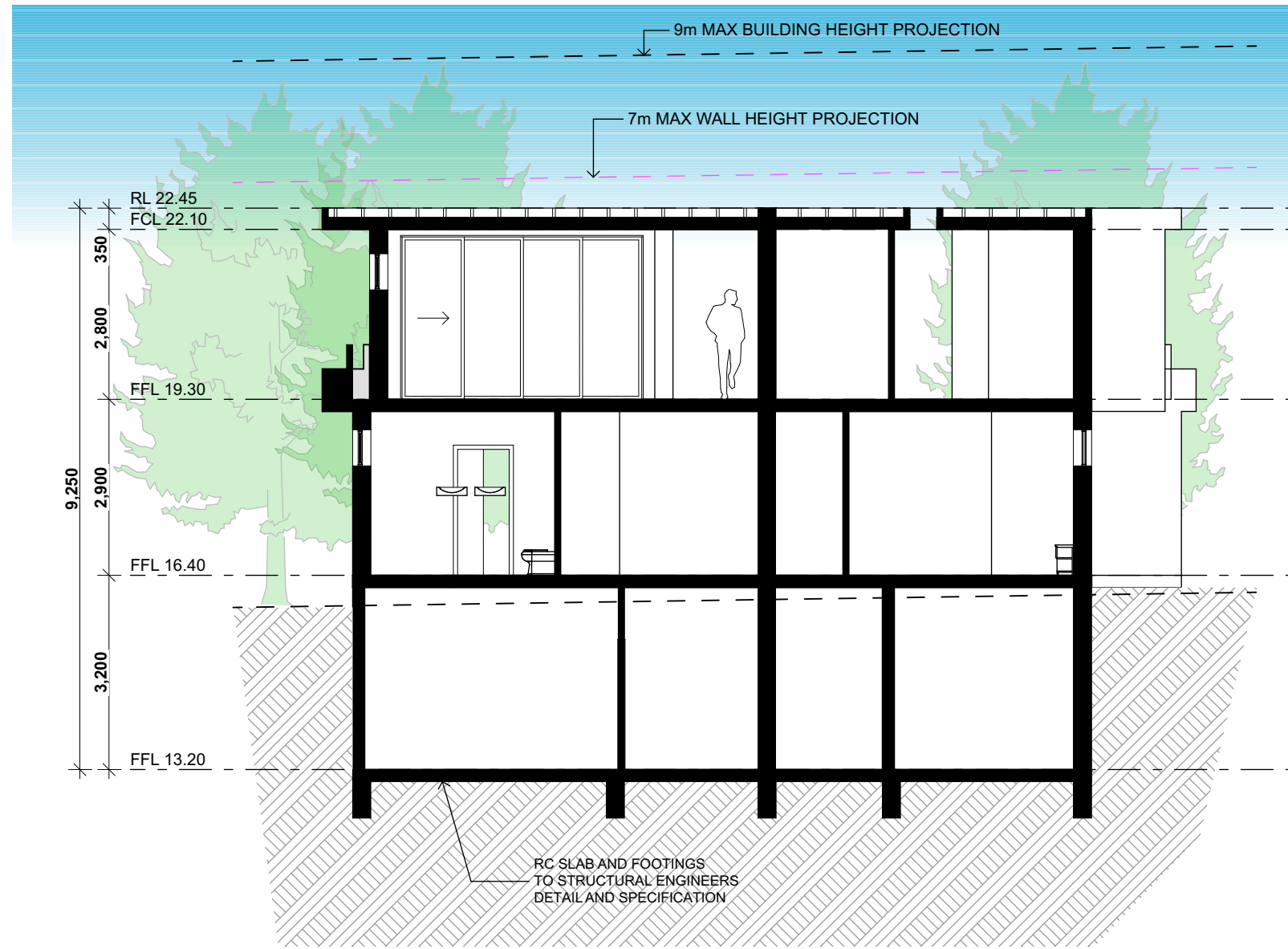
DENOTES BOUNDARY FENCING

DENOTES BOUNDARY RETAINING WALL

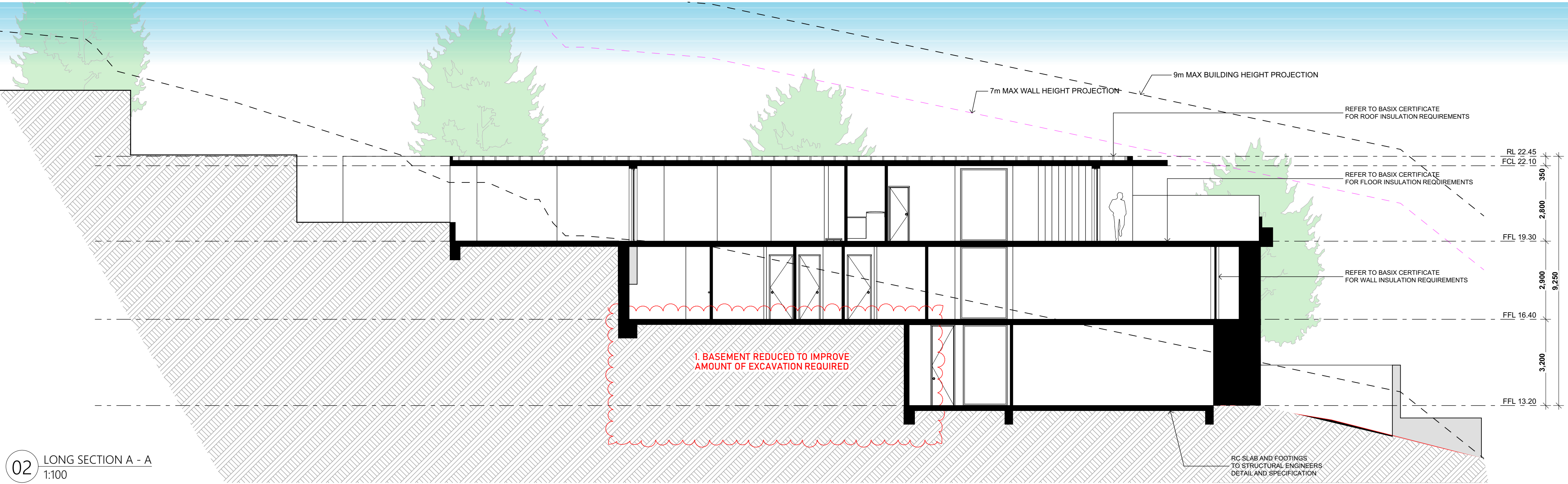
MATERIALS AND FINISHES	
TIMBER STYLE PANEL LIFT GARAGE DOOR OR SIMILAR	 SC.1
DULUX PAINT FINISH 'HIGHGATE' OR SIMILAR	 PF.1
PGH BRICKS 'COASTAL' OR SIMILAR	 FB.1



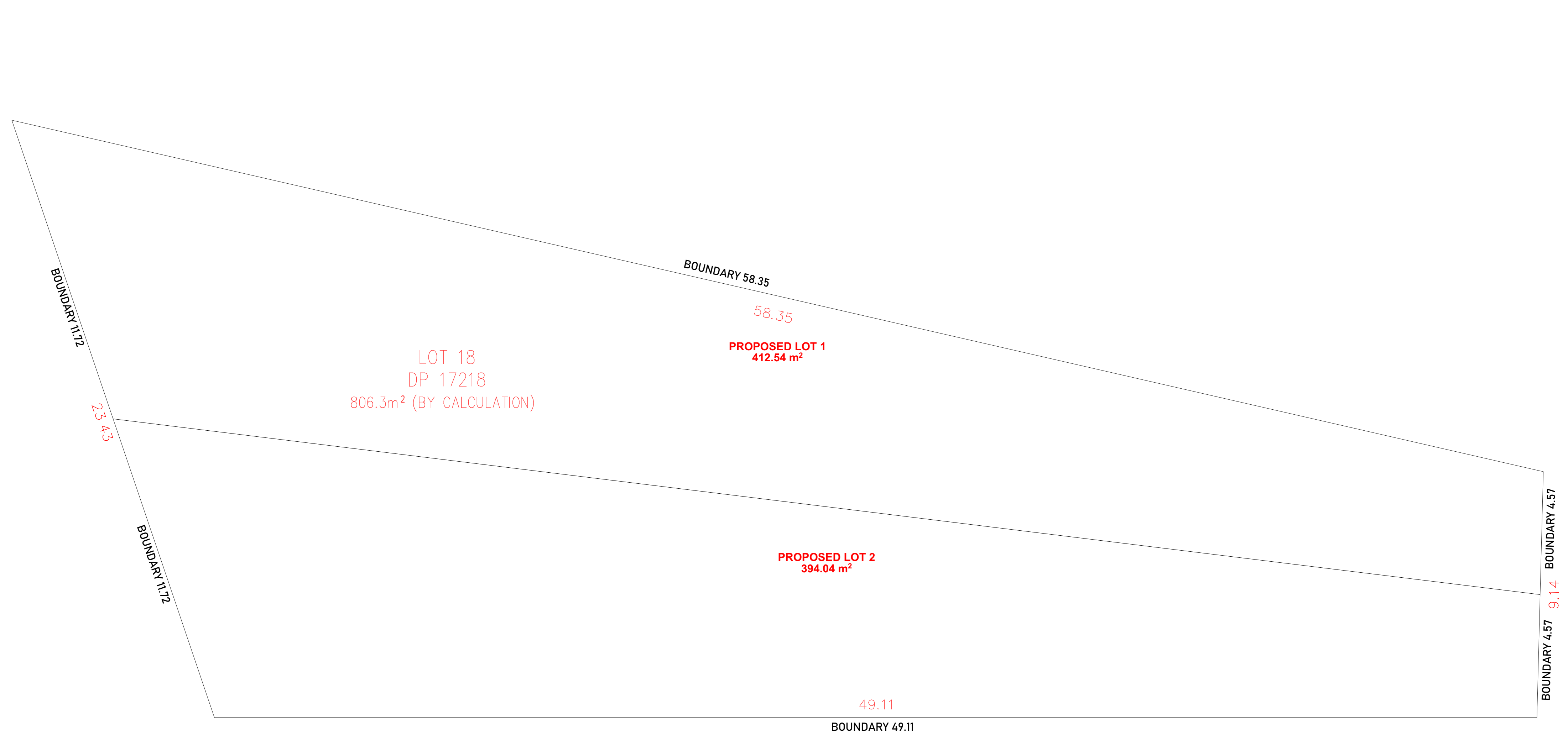
02 WEST ELEVATION
1:100



01 SHORT SECTION B - B
1:100



02 LONG SECTION A - A
1:100



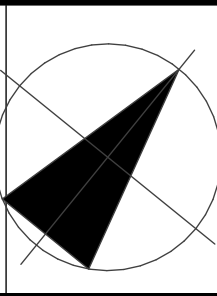
01 PLAN OF SUBDIVISION
1:100



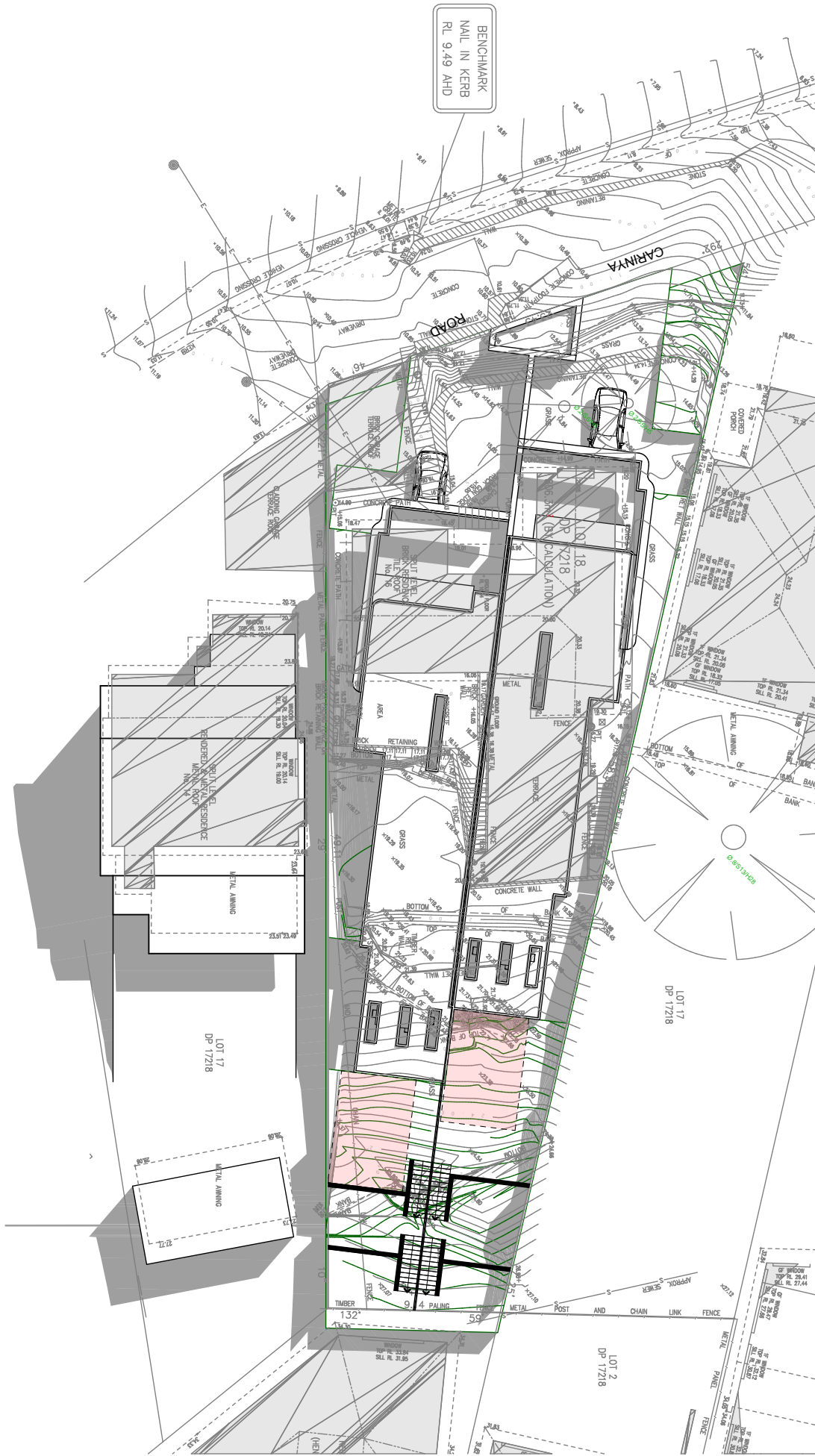
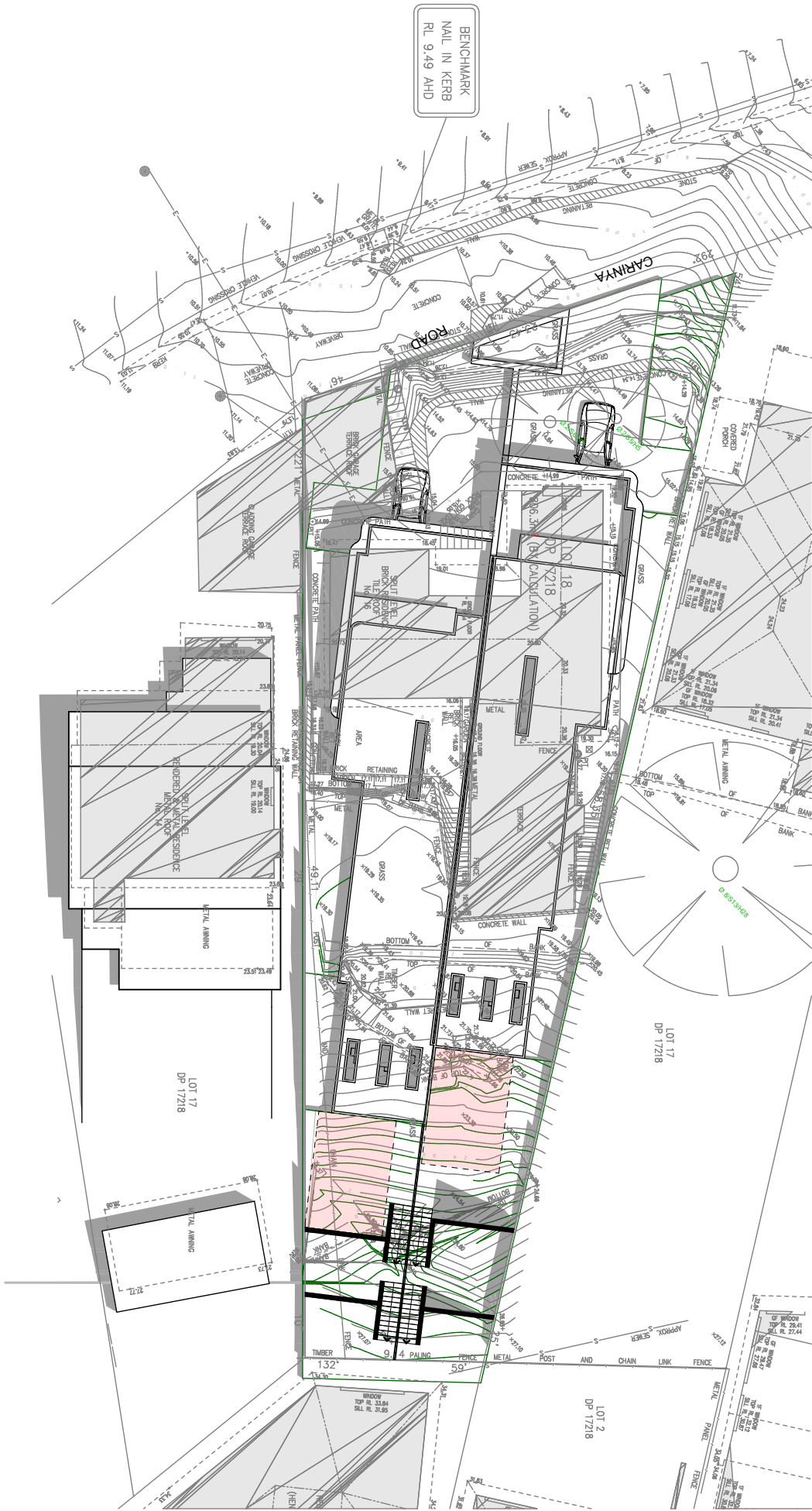
GENERAL NOTES:
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REV	DATE	DESCRIPTION	INITIAL
A	24.10.25	Issue for client review	HF
B	11.12.25	Issue for consultants	HF
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D	08.04.26	Issue for council RFI	HF
E	08.07.26	Issue for S8.2A Review	HF

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



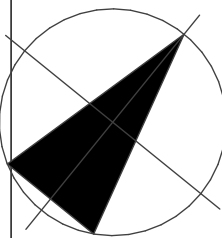
SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy
SCALE: As shown DATE: 10/2025 REV: A SHEET NO: 16



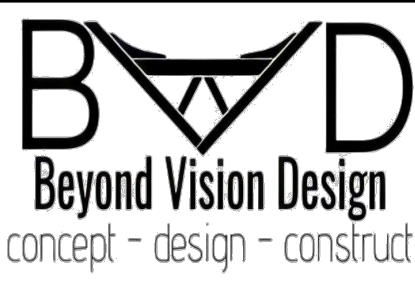
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REV	DATE	DESCRIPTION	INITIAL
A	24.10.25	Issue for client review	HF
B	11.12.25	Issue for consultants	HF
C	16.12.25	Issue for development application	HF
D	08.04.26	Issue for council RFI	HF
E	08.07.26	Issue for S8.2A Review	HF

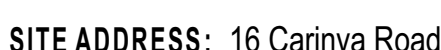
DRAWING TITLE: Shadow Diagrams
DRAWN BY: H. Fayad
LOT: 18 | SEC: - | DP: 17218
COUNCIL AREA: CANTERBURY-BANKSTOWN COUNCIL

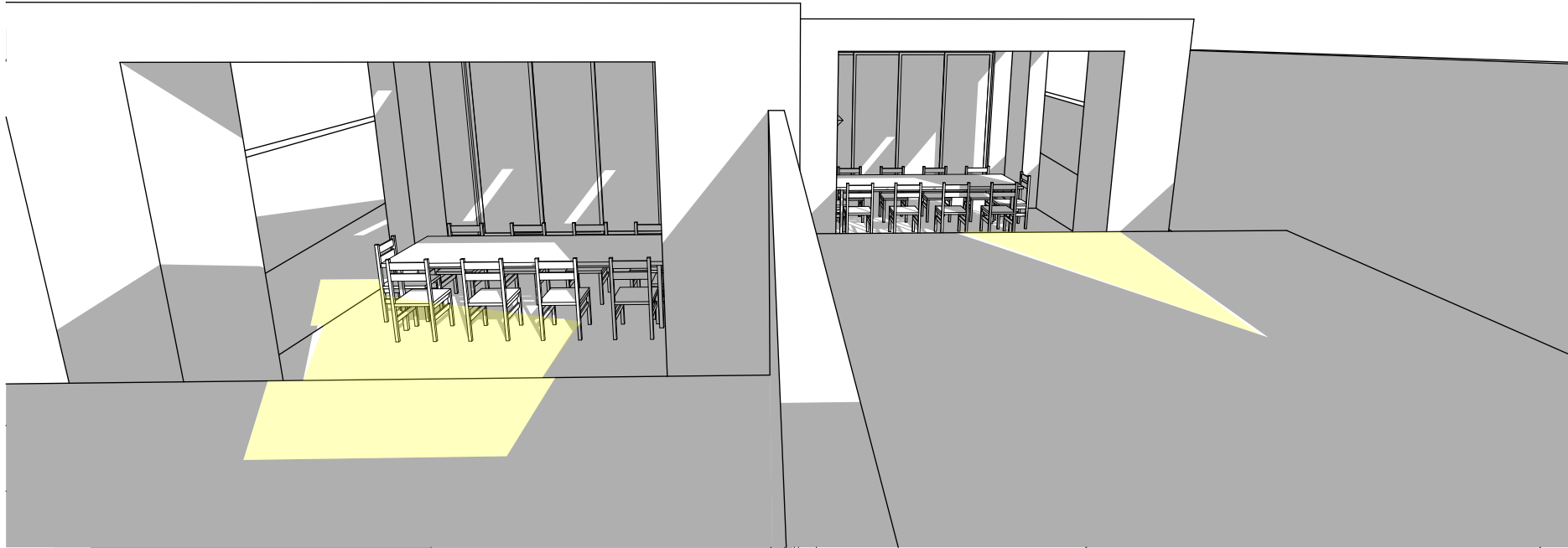


SITE ADDRESS: 16 Carinya Road Picnic Point 2213
ISSUED FOR: Development Application
PROJECT TYPE: Proposed attached dual occupancy
SCALE: As shown
DATE: 10/2025
REV: A
SHEET NO: 17

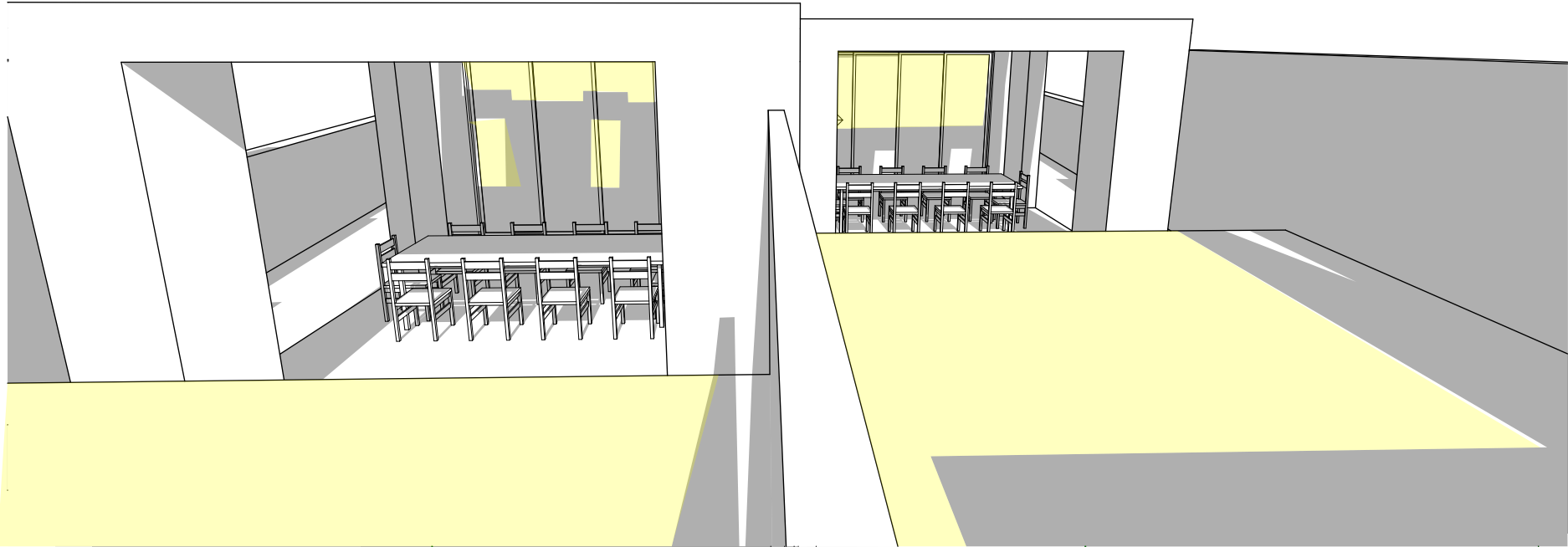




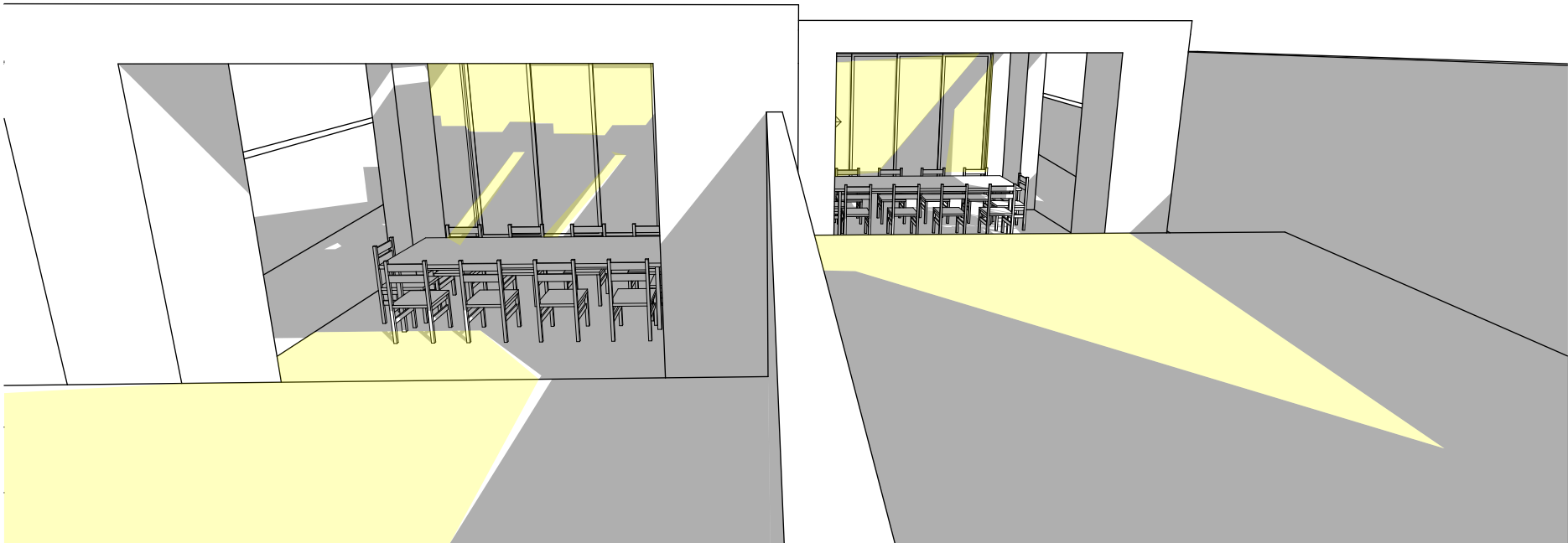
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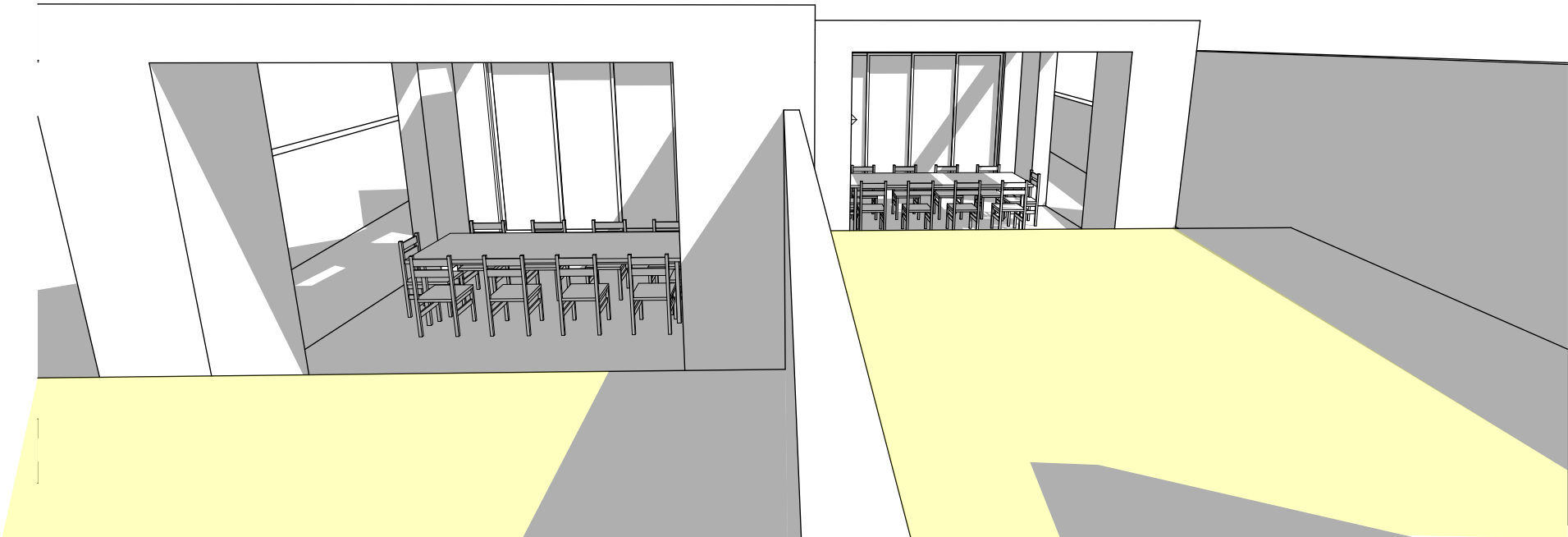
JUNE - 9AM - FACING PRIVATE OPEN SPACE & PRIMARY LIVING ROOMS



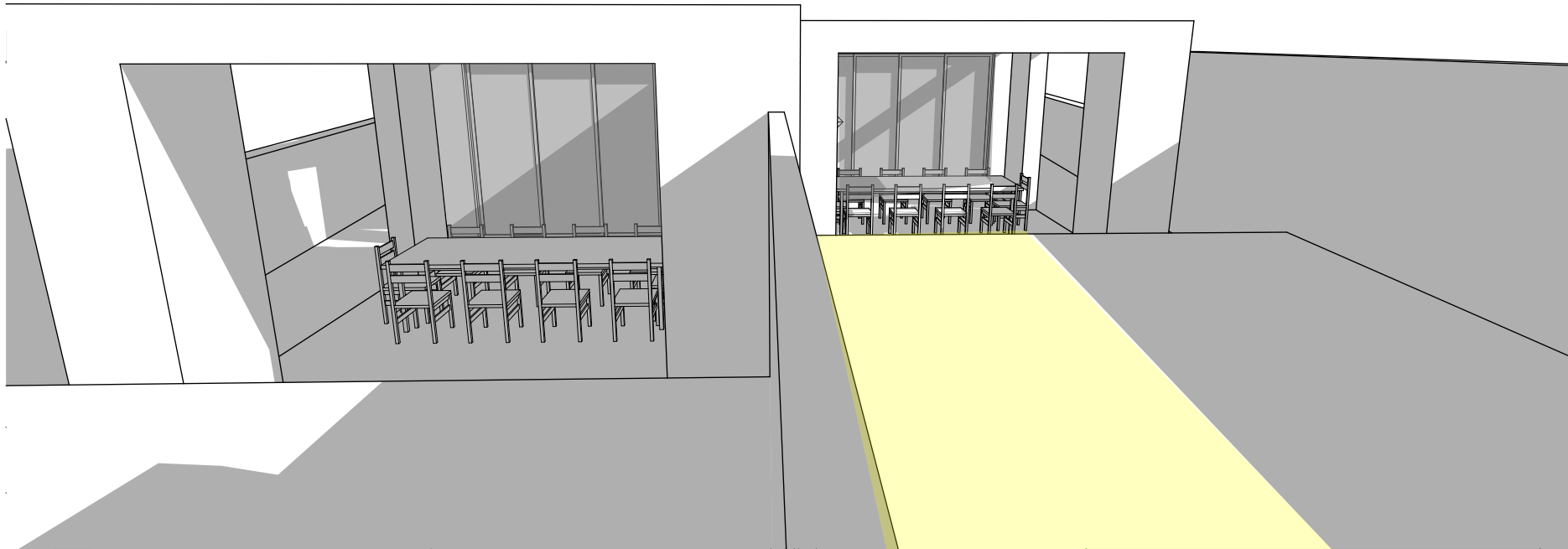
JUNE - 10AM - FACING PRIVATE OPEN SPACE & PRIMARY LIVING ROOMS



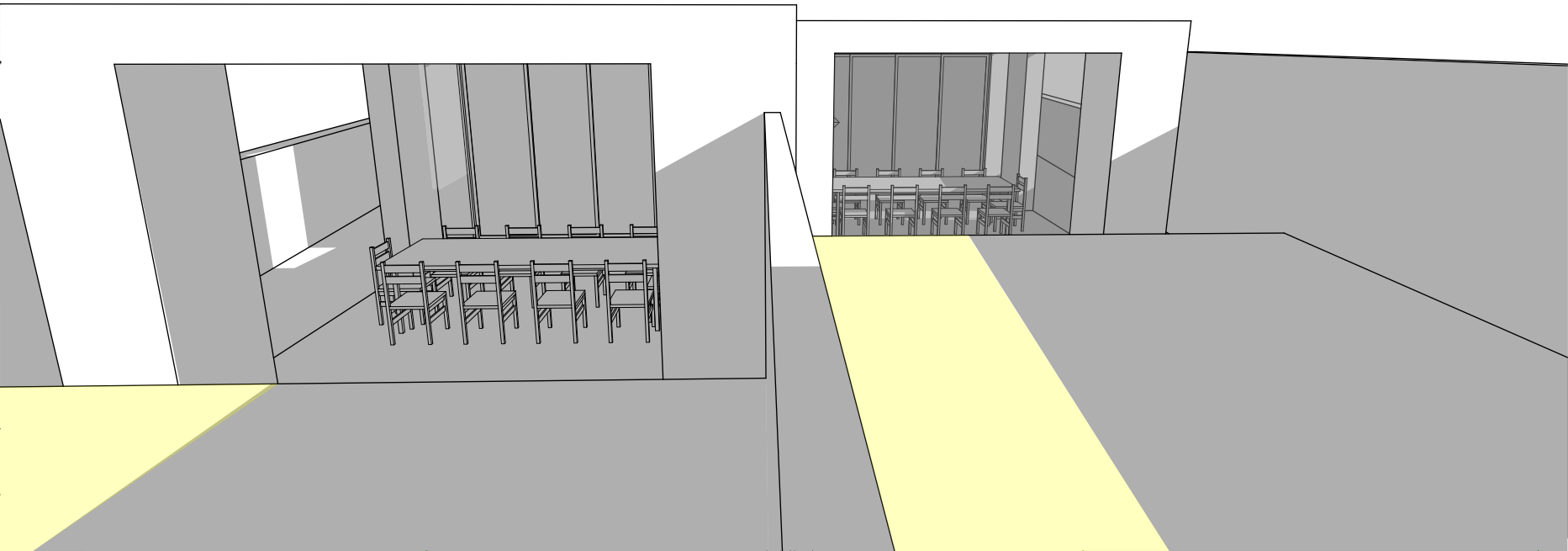
JUNE - 11AM - FACING PRIVATE OPEN SPACE & PRIMARY LIVING ROOMS



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

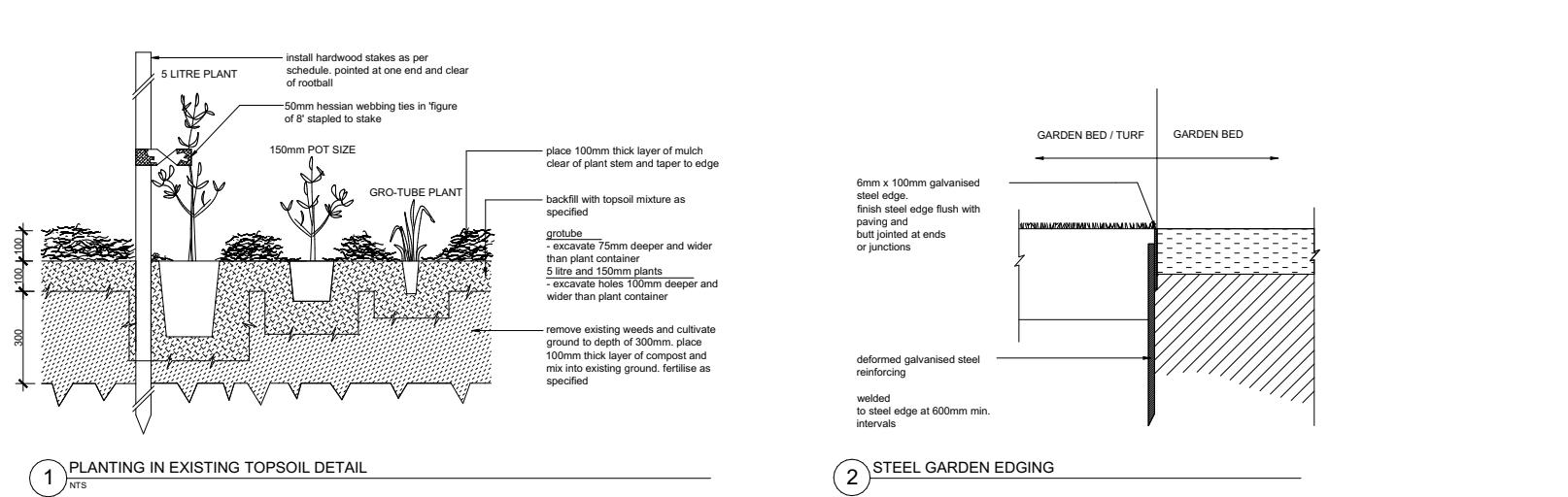
THE PROPOSAL ACHEIVES SOLAR TO BOTH LIVING ROOMS AND 50% OF PRIVATE OPEN SPACE BETWEEN THE HOURS OF 10AM - 12PM



ELAEOCARPUS RETICULATES (BLUE BERRY ASH) 8m

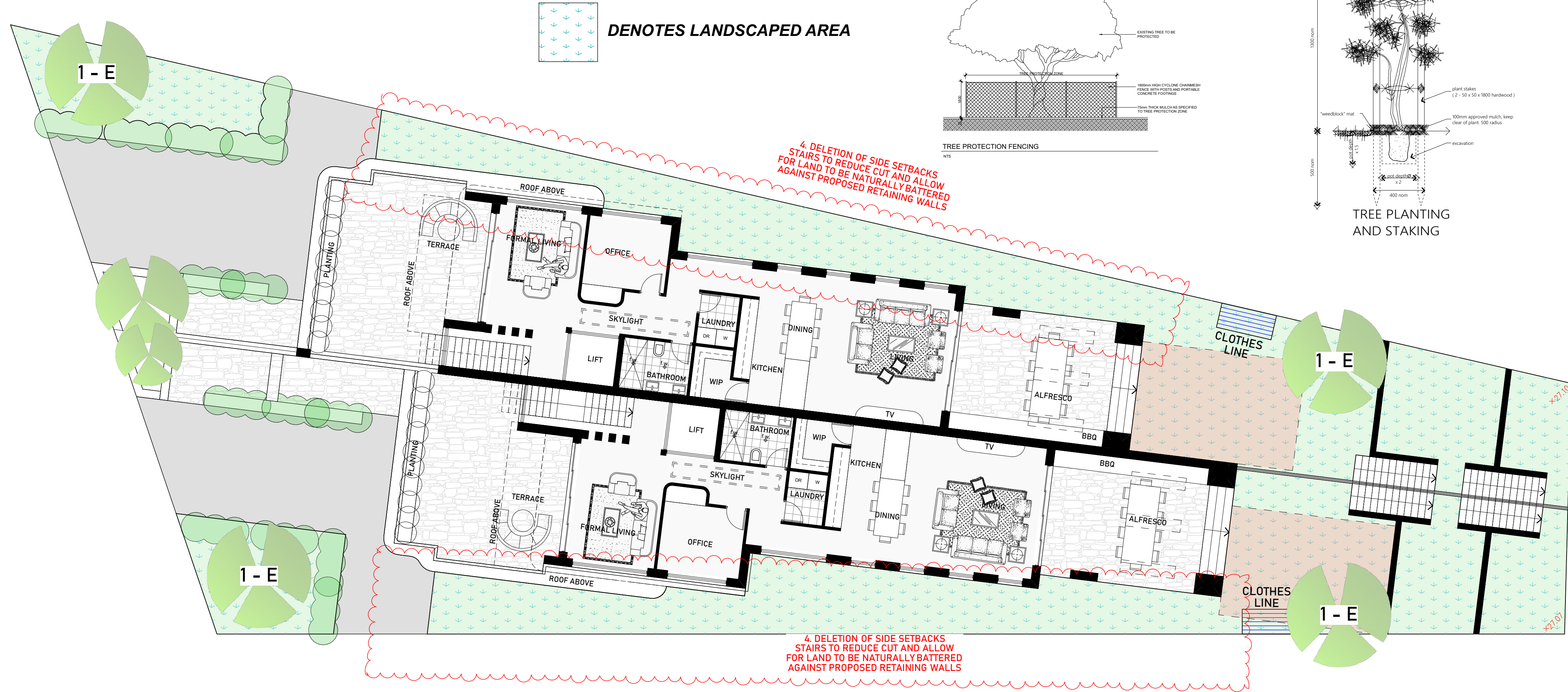
LIRIOPE EVERGREEN GLANT (GLANT LIRIOPE) 0.5m

SCAEVOLA ALBIDA (FAN FLOWER)

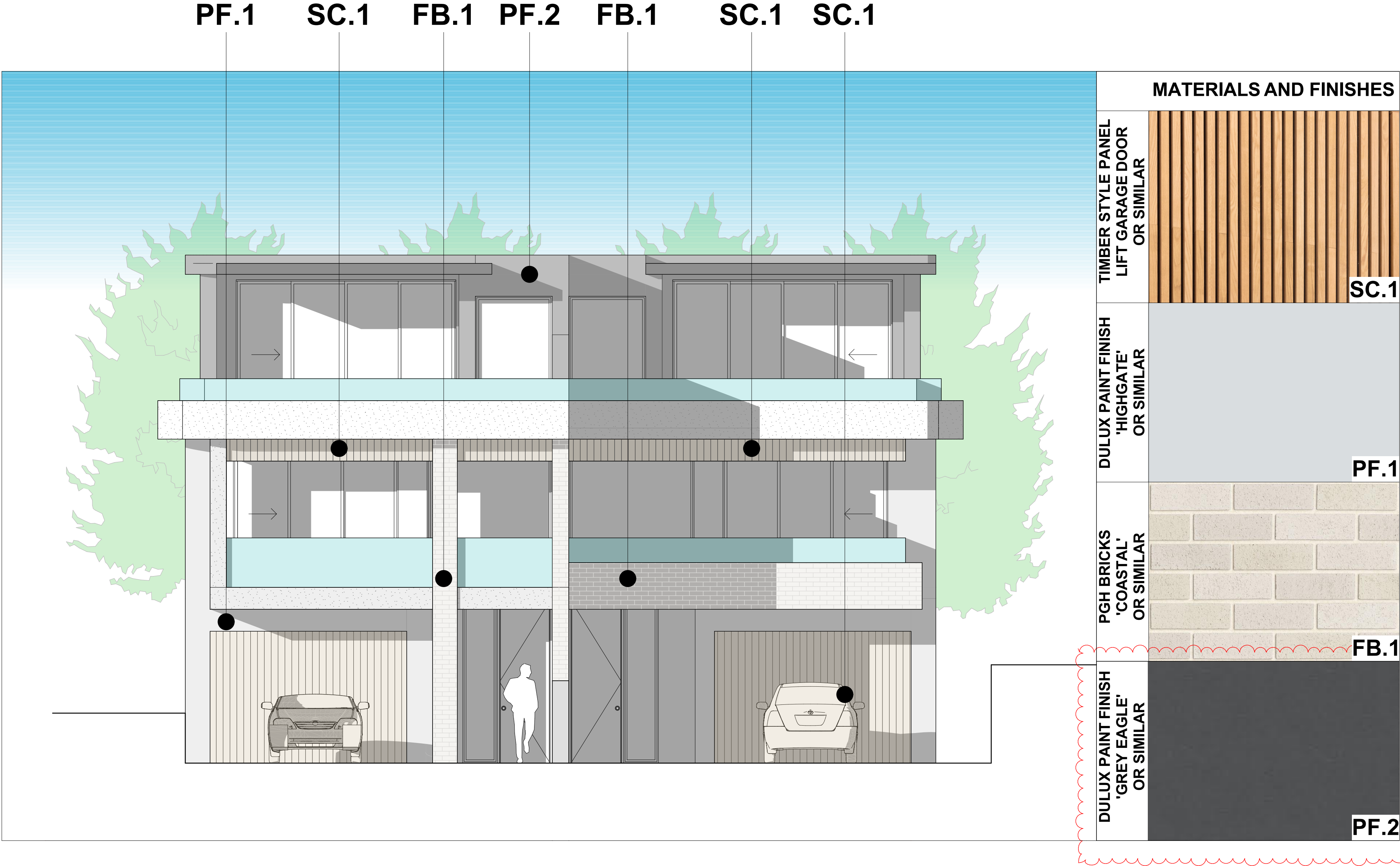


PROTECTION OF EXISTING TREES

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



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

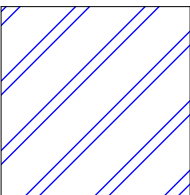
(max FSR 0:5.1)

LOT 1

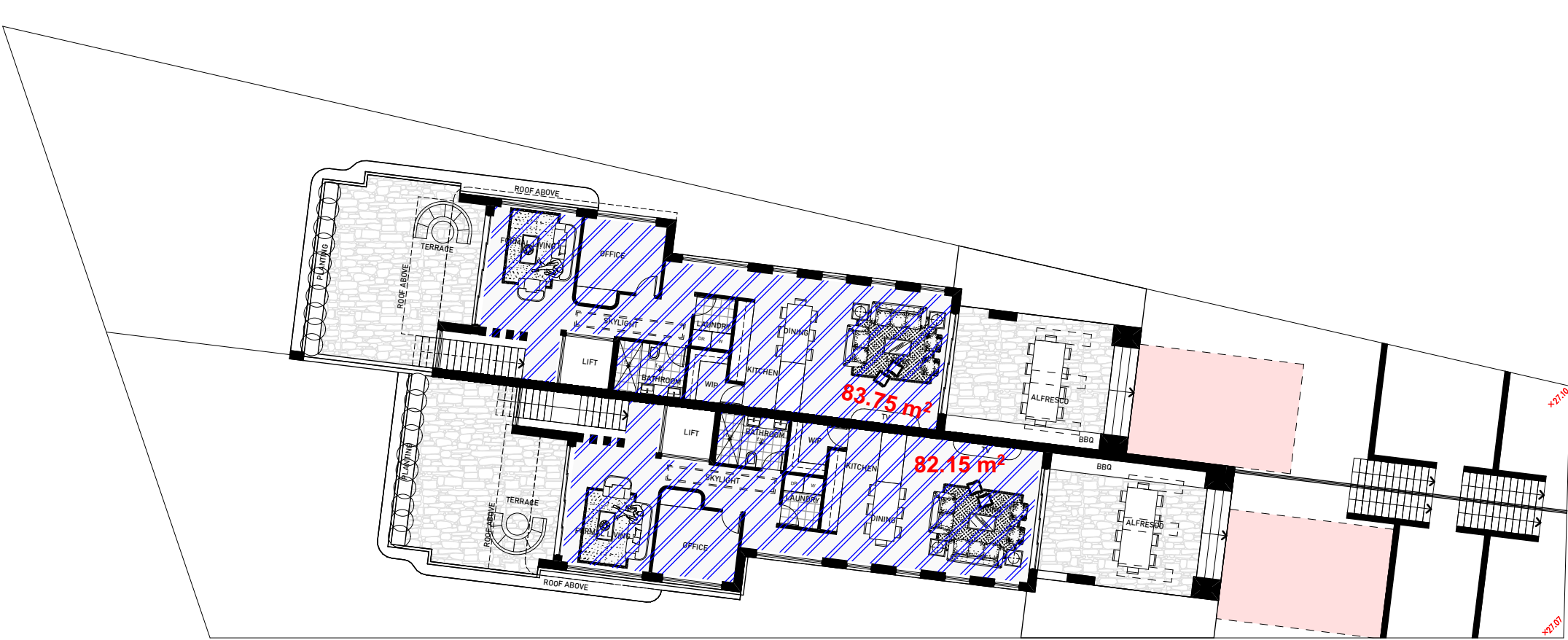
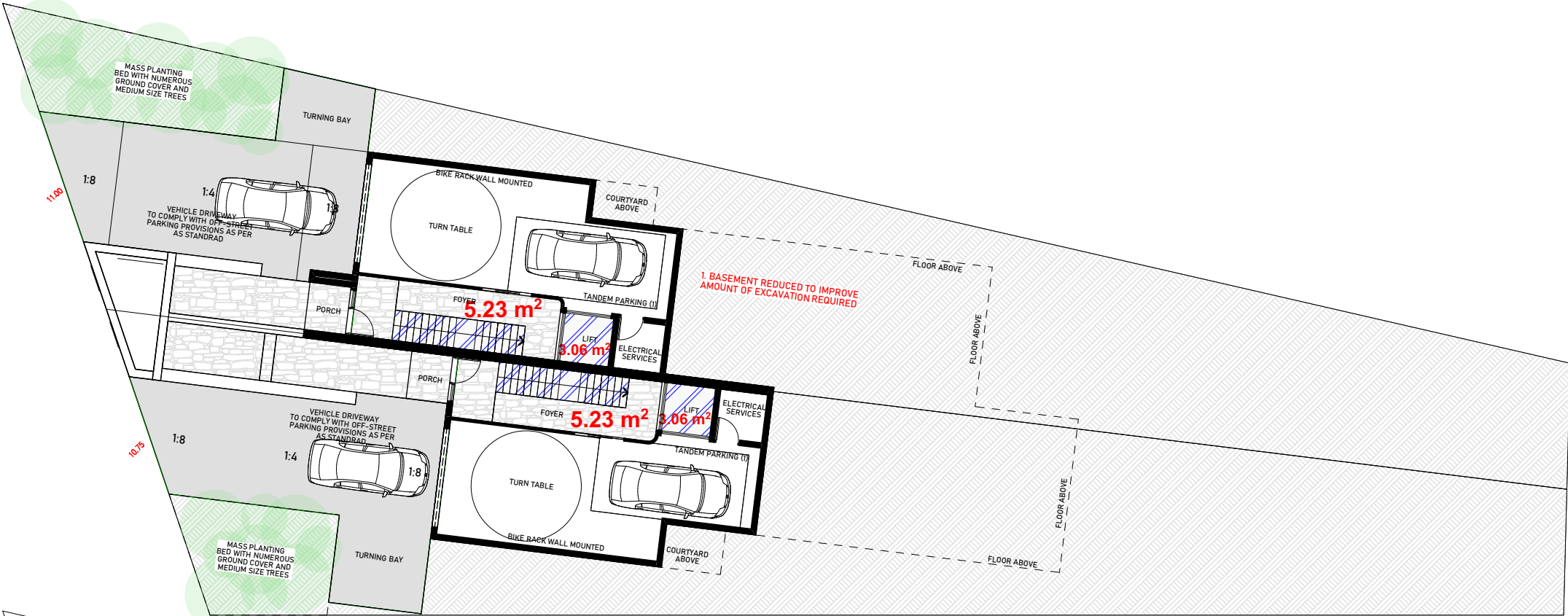
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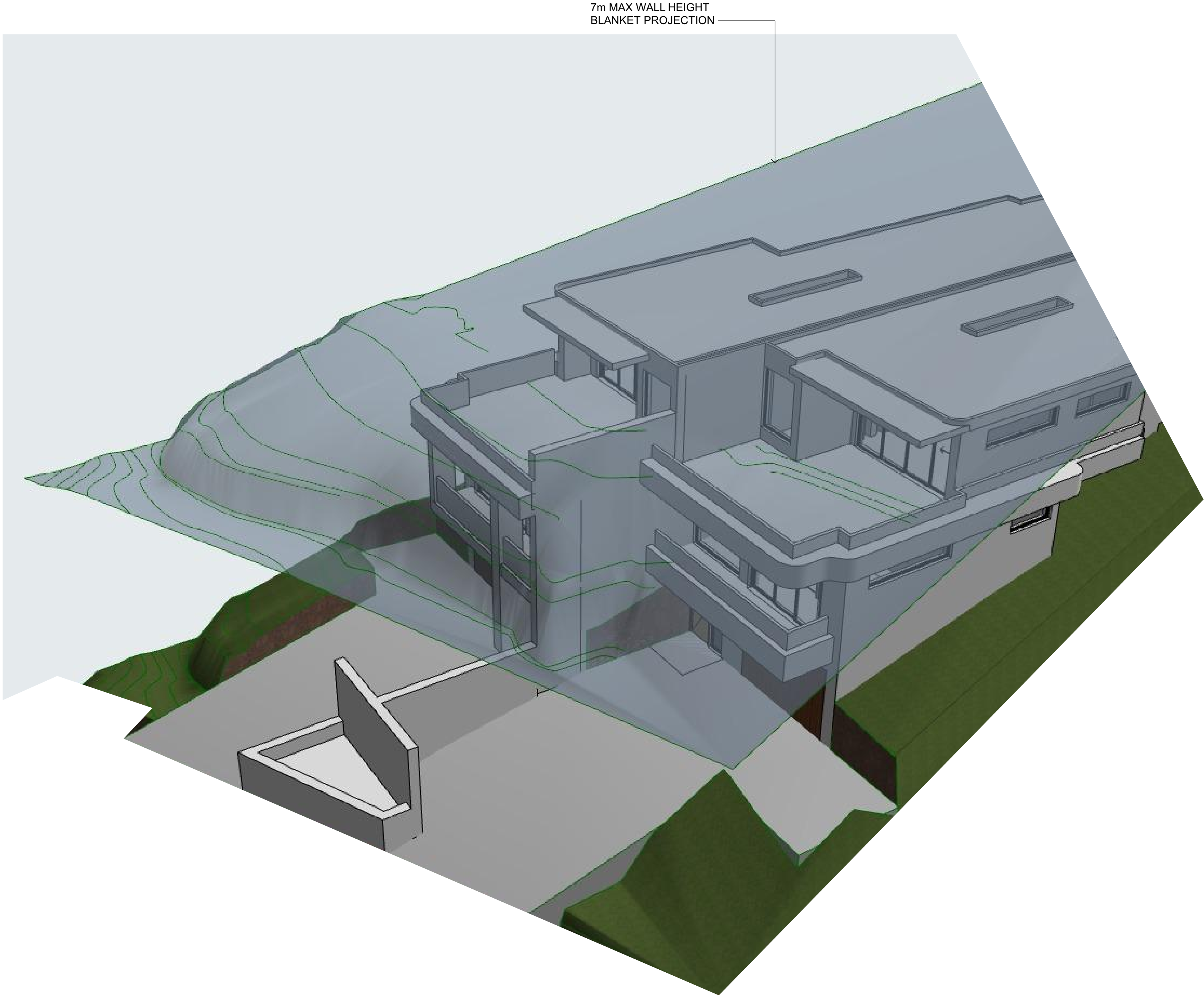
LOT 2

0.49:1

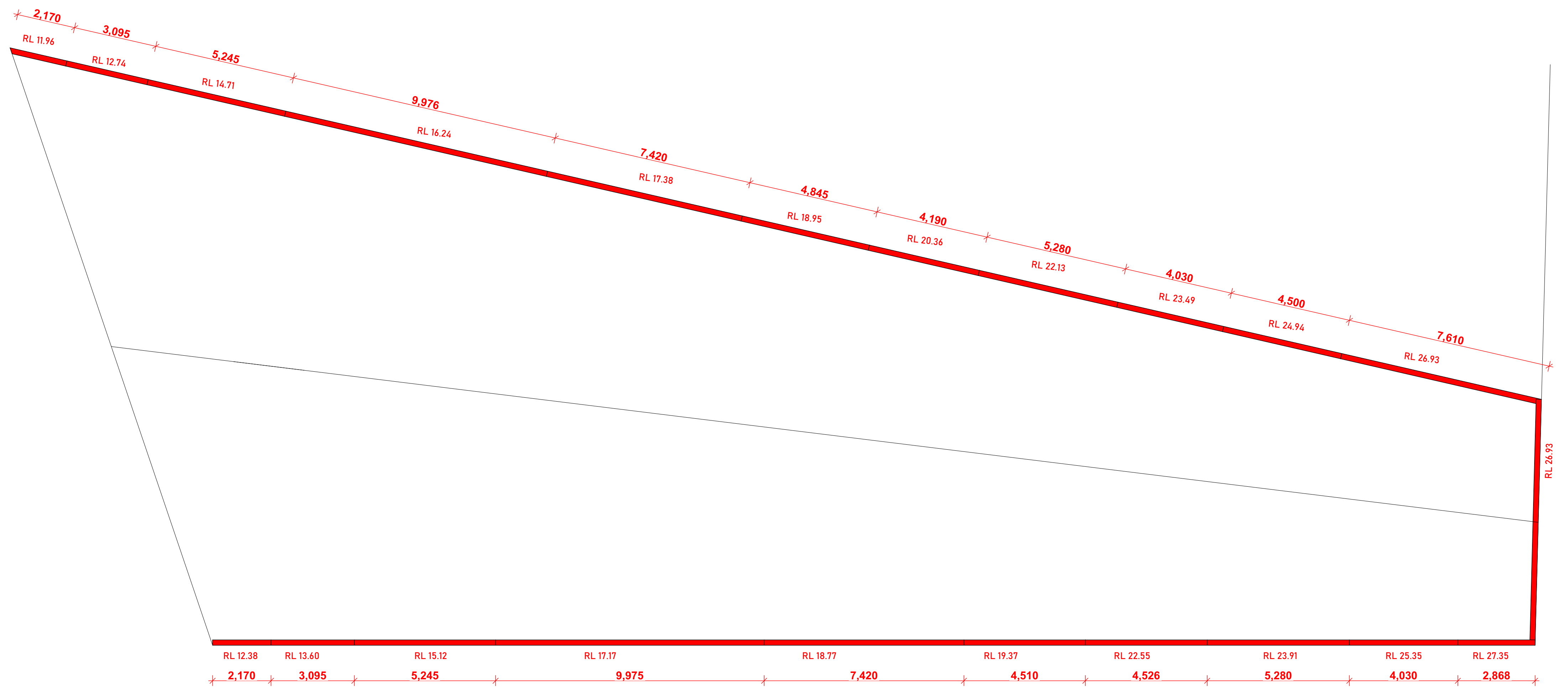


DENOTES AREA CALCULATED
AS PART OF GFA





DENOTES BOUNDARY RETAINING WALL
RL ## DENOTES TOP OF RETAINING WALL



03 BOUNDARY RETAINING WALL PLAN
1:100