

























# CONSTRUCTION OF AN ACCESS WAY IN BASEMENT FOR THE DWELLING HOUSE APPROVED IN COMPLYING DEVELOPMENT CERTIFICATE CDC-258094

50 UNDERCLIFFE ROAD, EARLWOOD NSW 2206

CLIENT NAME: ZAC REES

DRAWING LIST		
DWG. NO	DRAWING TITLE	REV.
DA00	COVER SHEET	A
DA01	SITE PLAN	A
DA02	TUNNEL FLOOR DEMOLITION PLAN	A
DA03	TUNNEL FLOOR PLAN	A
DA04	LOWER GROUND FLOOR PLAN	A
DA05	STREETSCAPE ELEVATION	A
DA06	SECTION A-A	A
DA07	AREA CALCULATIONS PLAN	A

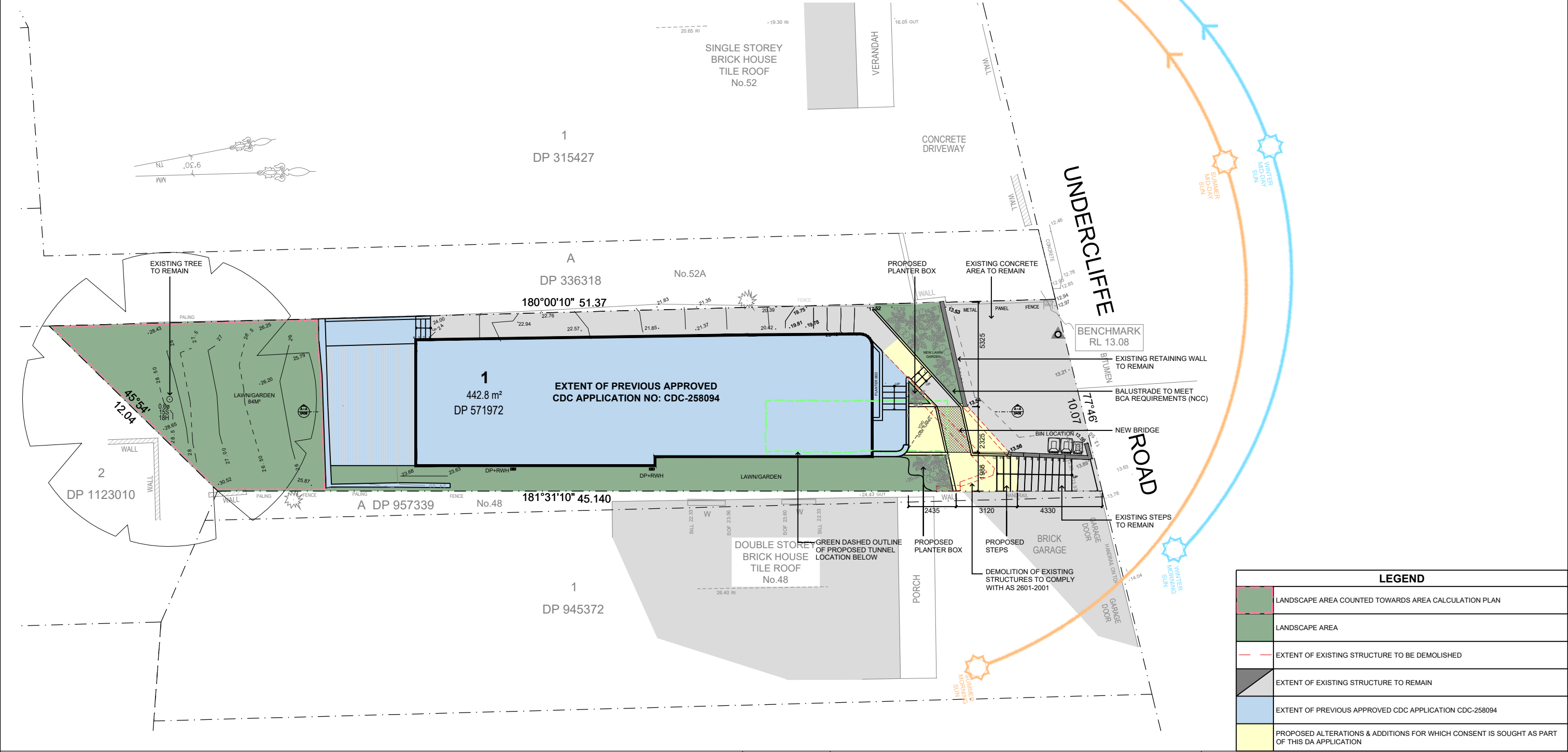
LEGEND	
RL0.000	LEVEL RELATIVE TO AHD
FFL 0.000	FINISH FLOOR LEVEL
FCL 0.000	FINISH CEILING LEVEL
SSL 0.000	FINISH STRUCTURAL SLAB LEVEL
WL	WATER LEVEL
+TOW 0.000	TOP OF WALL LEVEL
+TOF 0.000	TOP OF FENCE HEIGHT FROM NATURAL GROUND LEVEL
	DETAIL OR SECTION REFERENCE DRAWING REFERENCE
	WINDOW NUMBER
	DOOR NUMBER
• DP (E)	DOWN PIPE EXISTING
• DP	DOWN PIPE NEW
	DOWN PIPE + RAINWATER HEAD
	DOWN PIPE + SPREADER
• FW	FLOOR WASTE
	GRATED DRAIN REFER TO HYDRAULIC ENGINEERS DETAILS
	PIT REFER TO HYDRAULIC ENGINEERS DETAILS
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	SMOKE DETECTOR
	PROPOSED MODIFICATIONS OR ADDITIONS
S:	DOOR/WINDOW SILL HEIGHT
H:	DOOR/WINDOW HEAD HEIGHT
	EXISTING WALL TO REMAIN
	TIMBER FRAMED WALL
	BRICK WALL
	CAVITY BRICK WALL
	BRICK VENEER WALL
	CONCRETE SLAB
	BLOCK WALL
	FLOOR TILES
	STONE CLADDING
	CARPET
	STRUCTURE TO BE DEMOLISHED
	PROPERTY BOUNDARY
	SEWER LINE



GENERAL NOTES		
NOTE. NO	NOTE	APPLICABLE.
1.	THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND DOCUMENTS AS LISTED ON THE COVER SHEET.COVER SHEET	YES
2.	REFER TO LANDSCAPE PLAN FOR ALL ASSOCIATED LANDSCAPING DETAILS.	YES
3.	REFER TO HYDRAULIC ENGINEERS PLANS FOR ALL ASSOCIATED HYDRAULIC DETAILS.	YES
4.	REFER TO STRUCTURAL ENGINEERS PLANS FOR ALL ASSOCIATED STRUCTURAL DETAILS.	YES
5.	THE PROPOSED DEVELOPMENT MUST BE BUILT TO ENSURE THAT THE ASSOCIATED BASIX COMMITMENTS ARE MET	YES
6.	IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CONDITIONS OF THE DEVELOPMENT APPLICATION CONSENT AND MEET ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
7.	FLASHINGS AND WEEPHOLES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
8.	TERMITE PROTECTION AND BARRIERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
9.	ROOF AND WALL FRAMING TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684-2003.	YES
10.	SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
11.	ALL SERVICES ARE TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.	YES
12.	THIS DRAWING REMAINS THE PROPERTY OF SYDESIGN. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. SCALED DIMENSIONS ARE NOT TO TAKE PRECEDENCE OVER FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL DISCREPANCIES ARE TO BE REPORTED TO SYDESIGN FOR A DECISION BEFORE PROCEEDING WITH SITE WORK.	YES

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.										<div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></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GENERAL NOTES	
	APPLICABLE
<u>GENERAL NOTES</u>	YES
REFER TO FLOOR PLANS FOR ADDITIONAL SETBACK DIMENSIONS	
<u>STORMWATER/DRAINAGE NOTES</u>	YES
CONNECT ALL DOWNPIPES FROM NEW ROOFS TO HYDRAULIC ENGINEERS DETAILS. REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS	
<u>SECURITY &amp; SITE SAFETY NOTES</u>	YES
BUILDER TO PROVIDE SECURITY FENCING, SAFETY SIGNAGE & SAFETY BARRIERS FOR THE DURATION OF CONSTRUCTION	
<u>EROSION &amp; SEDIMENT CONTROL NOTE</u>	YES
EROSION & SILTATION CONTROL SHOWN IN BOLD DASHED LINE, WHERE LINE IS SHOWN, INSTALL A MESH FENCE AT THE EDGE OF THE AREA TO BE DISTURBED. INSTALL PRIOR TO SITE DISTURBANCE. MESH TO BE SUPPORTED BY TIMBER POSTS AT A MAXIMUM OF 3000MM SPACING (DRIVEN 600MM IN TO THE GROUND). EXCAVATE A TRENCH ON THE DISTURBED SIDE OF THE FENCE TO RETAIN SILT. REFER TO COUNCIL'S EROSION SEDIMENTATION CONTROL POLICY FOR ADDITIONAL CONTROLS WHERE REQUIRED.	

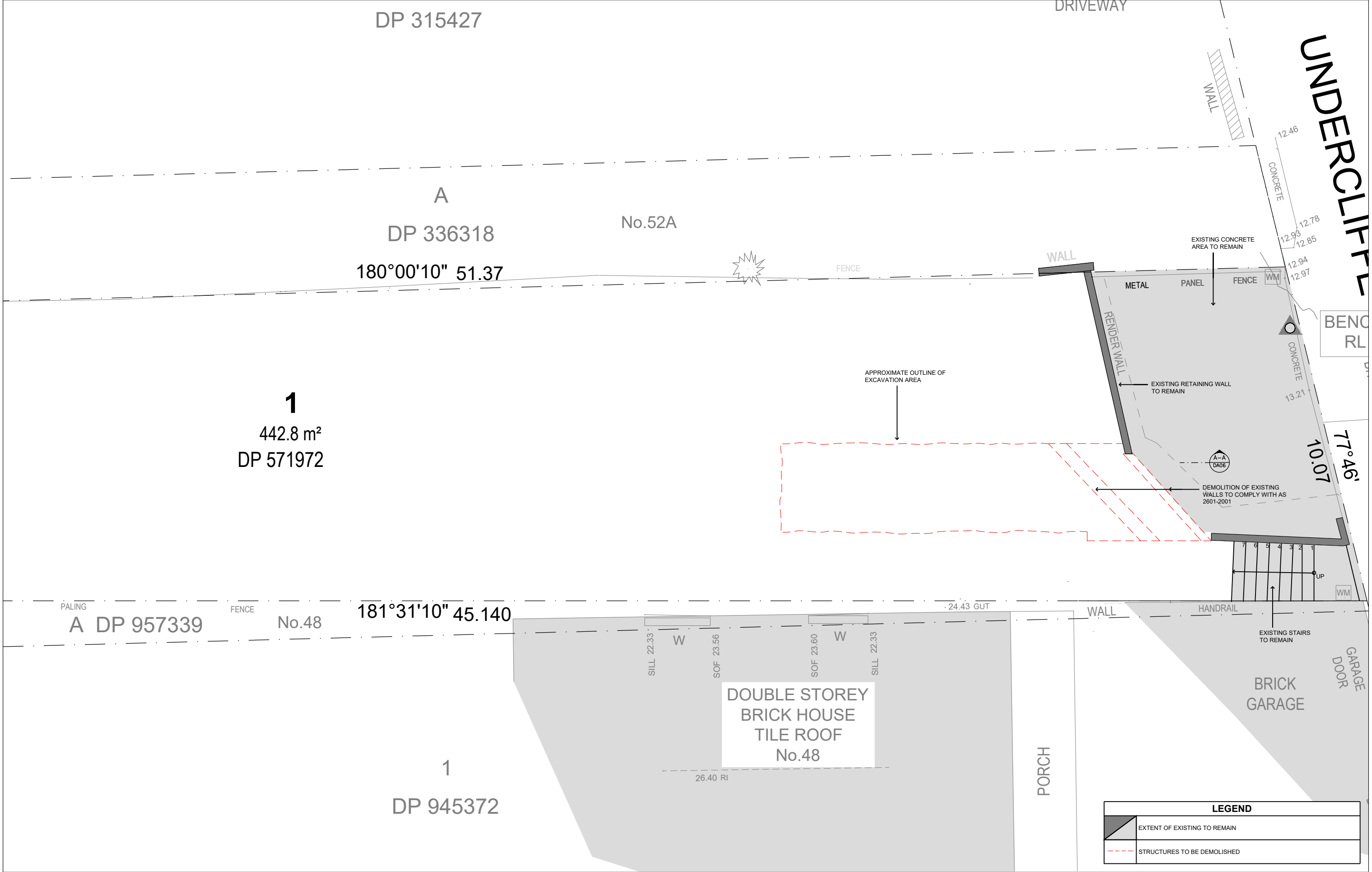
GROSS FLOOR AREA CALCULATIONS		
	MAX PERMISSIBLE OR MIN REQUIRED	PROPOSED CALCULATIONS
SITE AREA		442.8 M²
PROPOSED MINIMUM LANDSCAPE AREA	15% (66.42 M²)	84 M²
MAXIMUM AREA OF BUILDING FOOTPRINT	300 M²	148.2 M²
MAXIMUM SITE COVERAGE OF ALL STRUCTURES ON SITE	60% (265.68M²)	184.9 M²



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.										 NORTH	 p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265	Drawing Title		SITE PLAN & LANDSCAPE PLAN	
												Project		ZAC REES - 50 UNDERCLIFFE RD EARLWOOD, NSW, 2206	
												Bar Scale		Scales	
												1:200@A3		Job No.	
												DA01		Revision	
												A			

A	ISSUE FOR DRAFT DA	28.01.25	NAC	SY						
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	

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		1:200@A3		25070		DA01		A			



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.									
A	ISSUE FOR DRAFT DA	28.01.25	NAC	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

**sydesign**

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

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Drawing Title		TUNNEL FLOOR DEMOLITION PLAN	
Project		ZAC REES - 50 UNDERCLIFFE RD EARLWOOD, NSW, 2206	
Bar Scale	Scales	Job No.	Drawing No.
	1:100@A3	25070	DA02
Revision		A	







LEGEND	
	PROPOSED ADDITIONS & ALTERATIONS FOR WHICH CONSENT IS SOUGHT AS PART OF THIS DA APPLICATION
	EXTENT OF EXISTING STRUCTURES TO REMAIN
	EXTENT OF PREVIOUS APPROVED CDC APPLICATION NO: CDC-258094

NEIGHBORING SITE  
NO.48 UNDERCLIFF ROAD,  
EARLWOOD

SUBJECT SITE  
NO.50 UNDERCLIFF ROAD,  
EARLWOOD

NEIGHBORING SITE  
NO.52 UNDERCLIFF ROAD,  
EARLWOOD

**PREVIOUS APPROVED CDC  
APPLICATION NO: CDC-258094**

- BALUSTRADE TO MEET BCA REQUIREMENTS (NCC)

PROPOSED  
PLANTER BOX

— EXISTING FOOTPATH  
TO REMAIN

— EXISTING RETAINING WALL  
TO REMAIN

— EXISTING CONCRETE  
AREA TO REMAIN

— NATURAL GROUND  
LINE AT STREET

## PROPOSED STEPS

EXISTING STEPS AND  
RETAINING WALL TO REMAIN

NEW ENTRY GATE

12.460

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND

A	ISSUE FOR DRAFT DA	28.01.25	NAC	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED

NORTH

sydesign

p 02 9572 8000 f 02 9572 9000 e [info@sydesign.com.au](mailto:info@sydesign.com.au) [www.sydesign.com.au](http://www.sydesign.com.au) ABN 78 167 213 265

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Drawing Title
---------------

STREETSCAPE ELEVATION

Project

ZAC REES - 50 UNDERCLIFFE RD EARLWOOD, NSW, 2206

	Bar Scale
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
Scales
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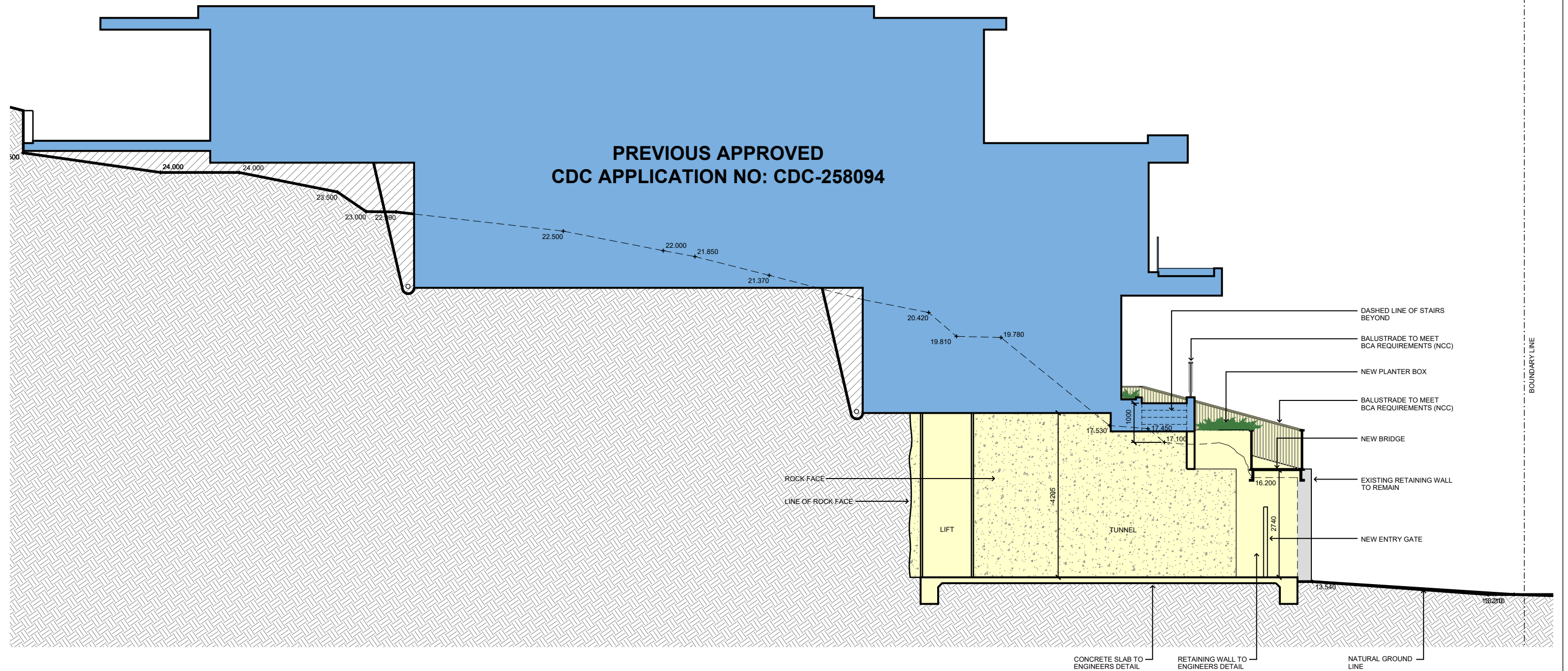
Job No. \_\_\_\_\_

Drawing No.

Revision

A

LEGEND	
	PROPOSED ADDITIONS & ALTERATIONS FOR WHICH CONSENT IS SOUGHT AS PART OF THIS DA APPLICATION
	EXTENT OF EXISTING STRUCTURES TO REMAIN
	EXTENT OF PREVIOUS APPROVED CDC APPLICATION NO: CDC-258094



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND

A	ISSUE FOR DRAFT DA	28.01.25	NAC	SY				
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN

NORTH

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	Drawing Title
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SECTION A-A

Project

ZAC REES - 50 UNDERCLIFFE RD EARLWOOD, NSW, 2206

	Bar Scale
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Scales
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1:100@A3

Job No.
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25070

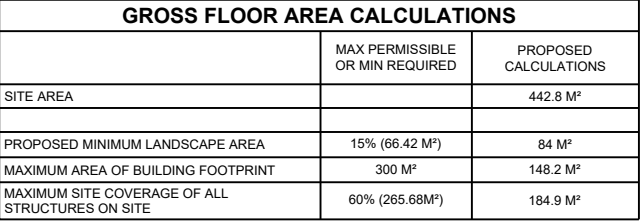
Drawing No.


DA06

vision

A





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													Project <b>ZAC REES - 50 UNDERCLIFFE RD EARLWOOD, NSW, 2206</b>					
													p 02 9572 8000    f 02 9572 9000    e info@sydesign.com.au    www.sydesign.com.au    ABN 78 167 213 265					
													This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.					
													Bar Scale Scales 1:200@A3    Job No. 25070    Drawing No. DA07    Revision A					
A	ISSUE FOR DRAFT DA					12.02.25	NAC	SY										
REVISION	AMENDMENT OR REASON FOR ISSUE					ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE								