

22 April 2026
Ref No: 3646-1012

Kelsey Wilkes
Development Planner
Clarence Valley Council
Locked Bag 23
Grafton NSW 2460



Attention: Kelsey Wilkes

Dear Kelsey

Re: Response to Additional Information Request
Application No.: DA2025/0523
Proposal: Alterations and additions to Clarence Valley Conservatorium
Property Address: 8 Villiers Street, Grafton NSW 2460
Applicant: GeoLINK Consulting Pty Ltd

Thank you for your letter dated 6 February 2026 requesting additional information to assist in the assessment of the above development application. Please find below our itemised response to each matter raised. Revised architectural drawings have been prepared and lodged through the NSW Planning Portal.

1. Residential Zones DCP Part C13.2 – Maximum Top Plate Height

The proposed development seeks a variation to the 6.5 m maximum top plate height control under Part C13.2 of the Residential Zones Development Control Plan. The proposed height exceedance arises from the specialised functional, acoustic and operational requirements of the Clarence Valley Conservatorium, together with the need to integrate the new works with the existing building and accommodate essential rooftop plant and fire-safety infrastructure.

Functional and Acoustic Requirements of the Conservatorium

The Conservatorium is a purpose-built educational and performance facility, requiring significantly greater internal volumes than a standard residential-scale building. The increased height is necessary to accommodate:

- effective acoustic separation between practice, rehearsal and teaching rooms;
- appropriate ceiling heights for music instruction and performance-related activities;
- double-height internal volumes, including the foyer and circulation spaces associated with public use; and
- fire-rated floor and wall assemblies required for a multi-storey public building.

The architectural sections demonstrate that the relationship between Ground Floor RL 6.715 and First Floor RL 10.715 establishes essential internal dimensions that support the building's specialised function. Any reduction in these heights would compromise acoustic performance, increase noise transmission between rooms, and undermine the suitability of the facility for its intended educational and community role.

Integration With Existing Building Levels

The existing Conservatorium building already incorporates floor levels, roof forms and internal volumes that exceed typical residential proportions. The proposed addition has been designed to align



with existing finished floor levels, circulation paths and roof geometry, ensuring functional continuity, structural efficiency and universal accessibility throughout the building.

The proposed parapet height of RL 15.215 and associated curved and articulated roof forms represent a logical extension of the existing institutional building rather than the introduction of a new dominant element. This approach maintains visual cohesion across the site and reinforces the established civic and community character of the Conservatorium.

Minimal Visual and Amenity Impacts

While the proposal exceeds the numerical 6.5 m height control, the variation does not result in unreasonable visual or amenity impacts on surrounding properties. This is due to a combination of site planning and architectural design measures, including:

- the siting of the bulk of the building toward the interior of the allotment, reducing direct interface with neighbouring residential properties;
- stepped building forms and a distinction between ground-floor and upper-level elements;
- articulated façades incorporating recesses, lightweight upper-level elements, solar-shading devices and varied materials; and
- roof forms that are curved and broken down, presenting a civic architectural expression rather than a single, monolithic mass.

Although some side and rear setbacks are constrained due to the existing building footprint and site context, the overall built form has been carefully designed to minimise perceived bulk and maintain an appropriate relationship with adjoining development.

Consistency With the Objectives of Part C13.2

The proposed variation is consistent with the objectives of Part C13.2 of the DCP, as the development:

- is compatible with the existing Conservatorium building and the broader institutional character of the site;
- achieves a human-scale interface along Villiers Street through façade articulation and active ground-floor uses;
- supports and enhances the cultural, educational and community function of the facility; and
- delivers a high-quality built form outcome appropriate for a public educational and performance use, rather than a dwelling-house scale development.

Technical Requirements for Plant and Fire-Safety Infrastructure

The overall height of the building also reflects the need to accommodate essential operational infrastructure, including:

- a mechanical plant platform and screening with a maximum level of RL 16.415;
- compliant fire separation zones and floor-to-floor construction depths; and
- mechanical ventilation and acoustic treatment systems required for music teaching and performance spaces.

These elements are fundamental to the safe and effective operation of the Conservatorium and cannot be practically accommodated within a 6.5 m height envelope. The plant and services are located toward the interior of the site and are screened from public view, ensuring minimal visual impact on the streetscape and adjoining properties.



2. Residential Zones DCP Part C16 – Setbacks (Front, Side, Rear)

Prescribed Controls Summary

Part C16 – Setbacks of the Residential Zones Development Control Plan establishes minimum front, side and rear setbacks to promote a consistent streetscape, provide adequate building separation, protect privacy and maintain solar access to adjoining properties.

In practice, and consistent with the Clarence Valley Residential DCP framework, the typical numeric benchmarks applied to residential development are:

- Front setback (primary street): generally 6.0 m to the building line, or where development on both adjoining sites within 40 m exists, the average of those setbacks may apply to maintain the prevailing street rhythm.
- Side setbacks: generally ≥ 0.9 m for single-storey components and ≥ 1.5 m for two-storey or upper-storey elements to protect privacy, access to light and building separation.
- Rear setback: typically ≥ 6.0 m to two-storey components (and ≥ 3.0 m to single-storey elements) to manage bulk, overshadowing and amenity impacts.

These numeric benchmarks are applied in conjunction with the objectives of Part C. Where variations are proposed, Part C17 allows merit-based consideration having regard to site context, built-form outcomes and achievement of the underlying objectives.

Nature of Proposed Variations

The proposal departs from the above numeric benchmarks in order to:

- align the front building elements and covered entry with the existing Conservatorium entry sequence and public address to Villiers Street;
- accommodate a lift core, acoustic practice rooms and circulation spaces with wall build-ups and clearances that exceed typical residential construction;
- retain compliant circulation, egress, ramps and accessible paths of travel, particularly toward the rear of the site; and
- integrate essential plant, fire-separation and services infrastructure within an already constrained site envelope defined by the existing building footprint.

Justification Against the DCP Objectives

Front Setback (Part C16 – Primary Street)

The proposed variation to the front setback is considered reasonable for the following reasons:

- **Streetscape compatibility:** The Conservatorium is a long-established civic and community facility within a residential zoning context. The proposed front building alignment and entry canopy reinforce a clear public address to Villiers Street without presenting as visually dominant. The façade is articulated with glazing, solar-shading louvres and material variation, with upper elements visually recessed to maintain a pedestrian-scale frontage.
- **Contextual response:** While the numeric control nominates a 6.0 m (or averaged) setback, the immediate context includes the existing Conservatorium building and other non-typical residential forms. The proposal respects the established setback scenario on the lot rather than projecting forward of the prevailing street plane.
- **Public domain outcomes:** The front setback arrangement improves legibility, safety and accessibility through a clearly defined entry, passive surveillance from foyer glazing and a



universally accessible route from the public footpath to the building lobby. These outcomes are consistent with the objectives of Part C16.

Impact mitigation measures include:

- no loss of vehicular or pedestrian sightlines;
- lightweight materials and a visually permeable entry canopy to minimise perceived bulk at the reduced setback.

Side Setbacks (Part C16 – Side Boundaries)

The proposal includes variations to the side setbacks, particularly at upper-storey levels, which are justified as follows:

- **Acoustic and functional requirements:** Music practice and teaching spaces require enhanced acoustic construction, including double-stud walls, air gaps and dense linings. Accommodating these requirements within a strictly compliant envelope would compromise room functionality and acoustic performance. The minor side-setback departures strike a balance between building performance and adjoining amenity.
- **Fire-safety and services constraints:** The lift shaft, service risers and fire-rated construction necessitate additional dimensional allowances. The design maintains compliant fire separation, with limited or no openings toward the narrowest side boundaries, thereby addressing privacy and overlooking concerns.
- **Bulk and scale management:** The elevations demonstrate articulated façades, parapet control lines (approximately RL 15.215) and solar-shading devices that break down the apparent mass of the upper storey. These measures ensure the perceived scale at the side boundaries is comparable to what would be experienced under a compliant envelope..

Impact mitigation measures include:

- avoidance of windows or use of high-level/obscure glazing near the closest boundaries;
- screening of services and plant behind parapets; and
- reliance on the separately justified height control variation (Part C13.2) to confirm that overshadowing and overlooking remain within acceptable limits.

Rear Setback (Part C16 – Rear Boundary)

The proposed variation to the rear setback is reasonable for the following reasons:

- **Functional circulation and accessibility:** The rear of the building accommodates essential circulation elements including egress routes, ramps and stairs that form part of the accessible path of travel. Re-positioning the building to achieve the nominal rear setback would compromise compliant gradients, landings and headroom requirements.
- **Protection of adjoining amenity:** Rear elevations incorporate predominantly solid walls, minimal openings and service-oriented functions. Two-storey elements are articulated, and when considered in combination with the site's depth (approximately 40 m), do not result in unreasonable overshadowing or loss of solar access to adjoining properties..

Impact mitigation measures include:

- consolidation of landscaping along the rear interface to soften built form and assist with stormwater infiltration;
- internalisation of acoustic impacts through purpose-designed construction; and
- enclosure and screening of services to avoid visual clutter at the boundary.



Compliance With the Intent of Part C16 (and Part C17 – Variations)

Notwithstanding the identified numeric departures, the proposal satisfies the objectives of Part C16 and is appropriately considered under Part C17, as it:

- reinforces the streetscape with a civic-appropriate, high-quality frontage and an orderly relationship to Villiers Street;
- protects neighbouring amenity through careful window placement, boundary-facing solid walls, acoustic construction and parapet screening;
- manages bulk and scale through façade articulation, material modulation and roof-form design, ensuring the perceived mass is comparable to a compliant development; and
- delivers superior public outcomes, including accessibility, safety and support for cultural and educational uses, consistent with the broader design quality aims of the Residential DCP.

3. Residential Zones DCP Part C19 – Landscaped Area

The revised architectural plans now include a landscaped area calculation. The Site Plan (DA-2) confirms a total site area of 1,502 m² and a proposed landscaped area of 198.1 m².

Part C19 of the Residential Zones DCP requires a minimum landscaped area of 45% of the site area for development in residential zones. This requirement applies even where the land use is non-residential but assessed under the Residential DCP framework.

Required landscaped area:

$$45\% \times 1,502 \text{ m}^2 = 676 \text{ m}^2$$

Proposed landscaped area:

198.1 m² (approximately 13.2% of the site)

Landscaped areas are provided in the following locations:

- along the Villiers Street frontage, including retained garden beds and new planting;
- at the Hickory Lane interface;
- within boundary planting strips along the eastern side of the site; and
- as internal courtyard and planting pockets integrated with circulation and access paths.

While the proposal does not achieve the numeric 45% landscaped area requirement, it satisfies the objectives of Part C19 and delivers a high-quality outcome for the reasons set out below.

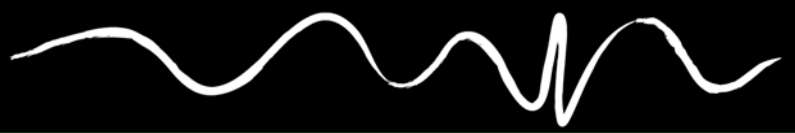
Streetscape Enhancement Despite Reduced Percentage

The proposal provides meaningful and visually prominent landscaping along Villiers Street, including the retention of existing garden areas and the introduction of new planting that softens the building edge and reinforces the Conservatorium's civic presence.

Part C19 seeks to ensure landscaping contributes positively to streetscape character. This is achieved through:

- layered low- and mid-height planting along the primary street frontage;
- landscaping integrated with pedestrian entry sequences; and
- planting that visually breaks up the building at ground level.

Although the numeric landscaped-area target is not met, the landscaping provided is strategically located in publicly visible areas, achieving the qualitative intent of Part C19 rather than dispersing landscaping in residual or inaccessible locations.



Functional Constraints of a Community/Institutional Building

While assessed under the Residential DCP, the Clarence Valley Conservatorium is not a residential land use. Its essential operational requirements necessitate a larger building footprint and greater areas of hardstand than would be typical for a dwelling or residential flat building.

These requirements include:

- circulation around performance and teaching spaces;
- accessible ramps and compliant paths of travel;
- fire-rated egress routes and stairs;
- lift access serving both storeys; and
- plant platforms, service zones and screening.

Strict compliance with the 45% landscaped-area requirement would unreasonably constrain the function of this established community facility. The DCP allows for variation where compliance would undermine the reasonable use of the site, provided amenity and design quality are maintained.

Built Form Design That Compensates for Reduced Landscaping

The architectural design achieves many of the amenity outcomes typically supported by landscaped area through built-form responses, including:

- articulated façades with recesses and material variation;
- solar-shading louvres and façade modulation;
- curved and broken roof forms; and
- visually recessive materials and screened plant equipment.

These measures significantly reduce perceived bulk and visual dominance, achieving the design intent underpinning Part C19 even with a reduced landscaped-area percentage.

Given the site's established civic role and non-residential character, the landscaped-area percentage is not the primary determinant of visual or environmental quality.

Site Context and Interface Management

The site is a large allotment (approximately 1,502 m²) accommodating an existing institutional use, with landscaping distributed along interfaces and within the site rather than consolidated into a single open area. The proposal:

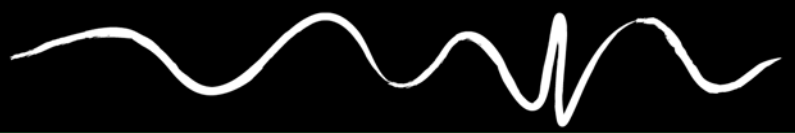
- avoids adverse privacy and amenity impacts through boundary-facing solid walls and limited openings;
- uses landscaping to soften key pedestrian and public interfaces rather than residual areas; and
- maintains adequate access to light, ventilation and separation consistent with the site's context and use.

These outcomes align with the core amenity objectives that Part C19 seeks to protect.

Consistency With the Intent of Part C19

Despite not achieving the numeric 45% landscaped-area requirement, the proposal:

- enhances the Villiers Street streetscape;
- retains and supplements existing landscaping;
- softens built form at pedestrian level;
- provides meaningful green relief at access points and interfaces; and
- supports the ongoing operation of a valued community and cultural facility.



The proposed landscaped-area variation is therefore reasonable in the context of the site and use and satisfies the objectives of Part C19, notwithstanding the departure from the numeric standard.

4. Colour and Materials Schedule

The revised architectural plans (DA-2) include a consistent and coordinated palette of external colours and materials that respond to the existing Conservatorium building, the site's civic role, and the surrounding residential context.

The proposed materials and finishes are shown on the Elevations and Sections (Drawing A310) and are summarised below.

Building Element	Proposed Material	Colour/ Finish Intent
Lower-level walls (incl. boundary-facing elements, lift shaft)	Face masonry / face blockwork	Natural or muted mid-tone masonry (grey / off-white spectrum) to provide a robust base
Upper-level walls	Fibre cement cladding	Light neutral tones to visually recess upper storeys
Articulated façade elements	Horizontal metal wall cladding	Muted grey metal finish to add texture and break down mass
Windows & glazed doors	Powder-coated aluminium	Neutral grey or off-white, low-gloss
Solar-shading devices	Aluminium louvres	Matching window finish; visually lightweight
Roofing (incl. curved forms)	Metal roof sheeting (Klip-Lok / corrugated)	Muted grey metal finish to match existing building
Gutters, downpipes, barge capping	Metal (Colorbond or equivalent)	Colour-matched to roof and façade elements
Plant screening	Powder-coated metal screens	Recessive neutral tone to blend with roof forms

Colour Strategy

- Palette limited to light and mid-tone neutrals (greys, off-whites and muted metal finishes).
- Lighter colours at upper levels to reduce perceived bulk.
- Darker, more robust materials at ground level to anchor the building and resist wear.
- No high-contrast or reflective finishes proposed.

Streetscape & Amenity Outcomes

- Materials and colours soften the building's interface with Villiers Street through articulation rather than colour dominance.
- Boundary-facing façades use solid, durable materials to protect adjoining amenity.
- Mechanical plant and services are screened and visually recessive, minimising visual impact.

Durability & Performance

- Materials selected for low maintenance, longevity and weather resistance.
- Finishes compatible with fire-safety and acoustic performance requirements of a music and performance facility.
- Suitable for long-term public ownership and operation.



Conclusion

The proposed colour and materials scheme:

- reinforces the Conservatorium's civic identity;
- integrates with the existing building fabric;
- minimises visual impact within a residential DCP context; and
- satisfies the qualitative objectives of the Residential Zones DCP.

5. Car Parking Vehicle Manoeuvring

Design Intent and Site Constraints

The proposed car parking arrangement has been developed in response to the physical constraints of the site, the retained footprint of the existing Conservatorium, and the operational requirements of a regional community and educational facility.

The revised plans, including the Site Plan (A050) and Proposed Ground Floor Plan (A110), demonstrate a carefully considered parking and access layout accessed via Hickory Lane. The layout prioritises:

- safe and direct access for all users, including people with disability;
- integration with the accessible path of travel, lift and principal entry;
- compliance with fire-safety, egress and circulation requirements; and
- retention and adaptation of an established public facility within a constrained urban allotment.

Proposed Parking Arrangement

The proposal provides two on-site car parking spaces, including one accessible parking space, located adjacent to the primary accessible entrance and lift. This configuration minimises travel distances, avoids level changes and ensures a legible and compliant accessible route from parking to the building interior.

Access is provided from Hickory Lane, removing vehicle movements from Villiers Street and reinforcing the primary street frontage as a pedestrian-focused civic address.

Rationale for Parking Numbers

The proposal results in the removal of two existing parking spaces previously located along the Villiers Street frontage. This outcome is a direct consequence of:

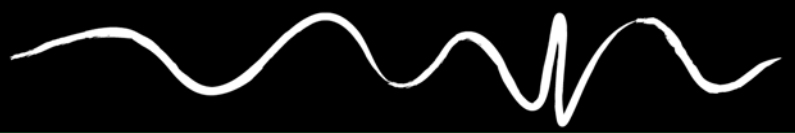
- upgrading the building to provide compliant accessible entries, ramps and circulation;
- accommodating expanded teaching, rehearsal and performance spaces;
- integrating contemporary fire-safety, acoustic and services infrastructure; and
- working within the envelope of an existing building footprint that cannot be readily reconfigured without compromising functionality.

The design approach reflects a deliberate prioritisation of accessibility, safety and operational performance over maximising parking provision, consistent with the role of the Conservatorium as a community and educational facility rather than a conventional residential or commercial development.

Accessible Parking Location and Design

The accessible parking space has been positioned to achieve:

- a direct, step-free connection to the accessible path of travel;
- clear sightlines to the building entry;



- compliant gradients and manoeuvring clearances; and
- separation from service areas, stairs and fire egress routes.

While alternative configurations were considered, including relocating the accessible space to enable additional standard spaces, the DA-2 plans demonstrate that such reconfiguration would compromise accessibility compliance, structural clearances and safe vehicle manoeuvring within the constrained Hickory Lane access corridor.

The adopted layout therefore represents the most practical and compliant solution given the site conditions.

Vehicle Manoeuvring and Safety

The parking and driveway geometry has been designed to allow vehicles to enter and exit the site safely, with movements contained to Hickory Lane. The arrangement avoids conflicts with pedestrian access points and maintains a clear separation between vehicular and pedestrian circulation.

Swept path diagrams are provided on the Proposed Ground Floor Plan (A110) demonstrating that the parking spaces can be safely accessed and exited by standard vehicles, consistent with the proposed layout.

Planning Merit and Conclusion

The proposed parking design reflects a balanced and site-responsive outcome, acknowledging the constraints of an established civic facility while delivering contemporary standards of accessibility and safety.

Although the number of parking spaces is reduced compared to the existing arrangement, the design:

- supports universal access and inclusive use of the Conservatorium;
- improves pedestrian safety and legibility at the primary street frontage;
- integrates parking efficiently within a constrained site; and
- enables the continued operation and expansion of a valued community and cultural facility.

In this context, the proposed car parking arrangement is considered reasonable, functional and appropriate, and represents a justified design response to the site conditions and the objectives of the development.

6. Conclusion

The following table summarises the information that has been requested and the project response.

RFI Item	Council Request	Response/ Action Taken	Reference Documents
1. DCP Part C13.2 – Maximum Top Plate Height	Provide detailed justification for variation to the 6.5 m maximum top plate height.	A detailed design-led justification has been prepared addressing functional, acoustic, fire-safety and operational requirements. Actual RLs are referenced and visual impact and DCP objectives are addressed.	SEE Addendum – Height Variation (C13.2); Architectural Sections A310 (DA-2)
2. DCP Part C16 – Setbacks (Front, Side, Rear)	Provide detailed justification for non-compliance with front, side and rear setbacks.	A revised merit-based justification has been prepared addressing site constraints, accessibility, acoustic requirements, fire separation and built-form outcomes in accordance with Part C17.	SEE Addendum – Setbacks (C16/C17); Site Plan A050 (DA-2); Elevations A310 (DA-2)



3. DCP Part C19 – Landscaped Area	Provide a landscaped area calculation and discussion of streetscape enhancement despite variation.	Revised plans quantify landscaped area as 198.1 m ² (≈13.2%) against a required 45%. An objectives-based justification addressing streetscape, functional constraints and design quality has been prepared.	SEE Addendum – Landscaping (C19); Site Plan A050 (DA-2)
4. Colour and Materials Schedule	Submit a proposed colour and materials schedule for assessment.	A one-page Colour & Materials Schedule has been prepared summarising external materials, finishes and colour strategy consistent with the DA-2 drawings.	Colour & Materials Schedule; Elevations & Sections A310 (DA-2)
5. Car Parking	Address removal of two existing parking spaces and consider provision of replacement spaces or justify why not achievable.	A design explanation and justification has been prepared demonstrating why additional spaces cannot be provided without compromising accessibility, fire safety, structural constraints and safe manoeuvring.	SEE Addendum – Parking & Access; Site Plan A050 (DA-2); Ground Floor Plan A110 (DA-2)
6. Vehicle Manoeuvring	Submit swept path diagrams demonstrating safe vehicle access and manoeuvring.	Swept path diagrams have been provided to demonstrate safe and compliant vehicle manoeuvring via Hickory Lane.	Proposed Ground Flood Plan (A110 – DA-2)

All requested information has been uploaded to the NSW Planning Portal as required under Clause 36 of the Environmental Planning and Assessment Regulation 2021.

Please contact me on 02 6687 7666 or msmith@geolink.net.au if any further clarification is required. We appreciate Council's continued assessment of this application.

Yours sincerely

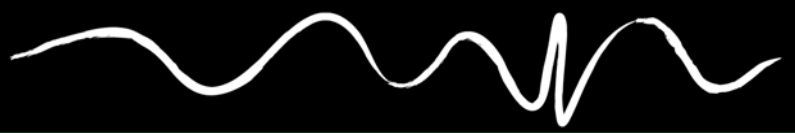
GeoLINK



Megan Smith

Planner

Copy to: DRA Architects



Appendix A

Architectural Design Drawings

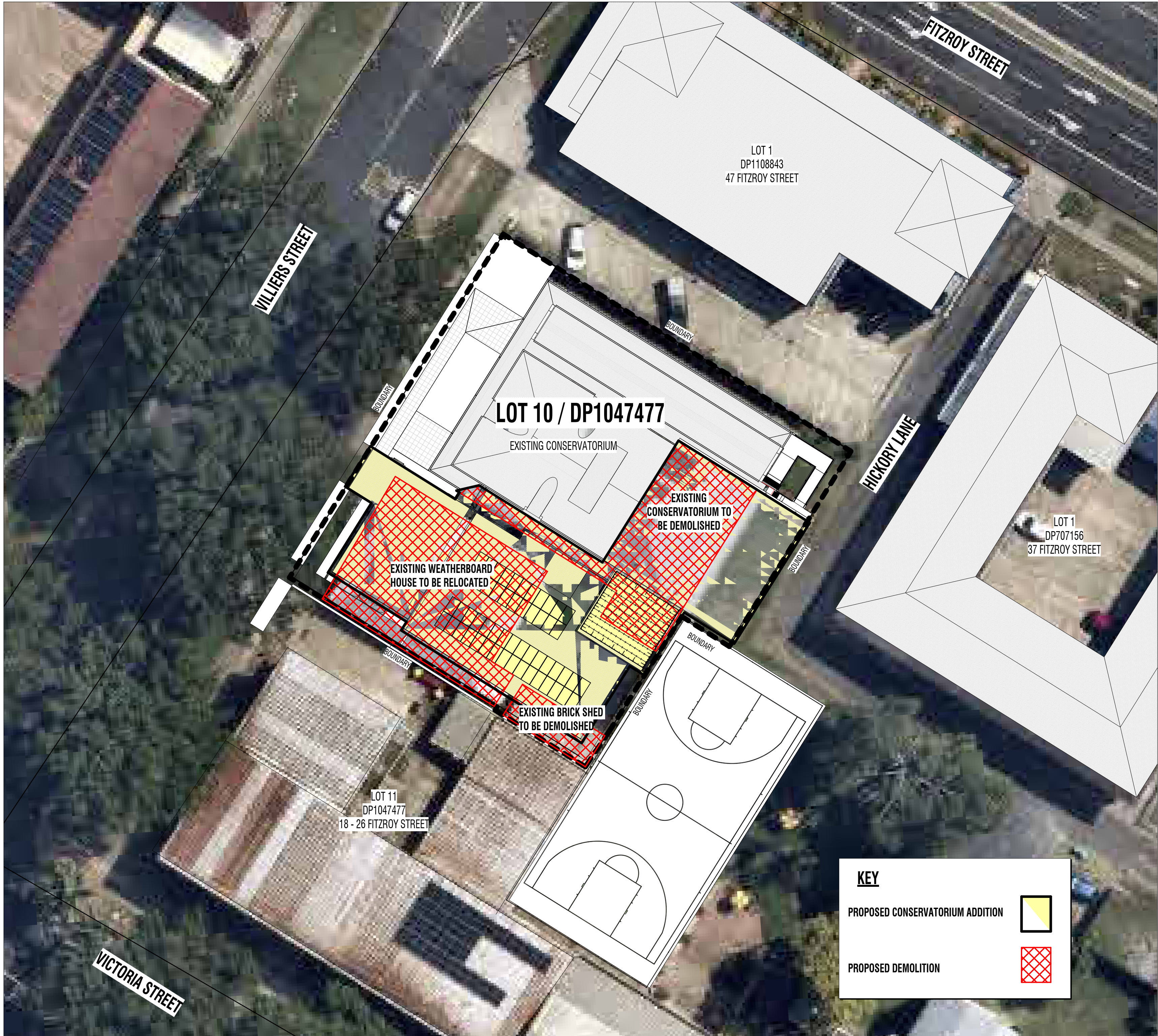
CLARENCE VALLEY CONSERVATORIUM ALTERATIONS & ADDITIONS & ADDITIONS

8 VILLIERS STREET - GRAFTON NSW LOT 10 DP1047477
CLARENCE VALLEY CONSERVATORIUM INC.



ARCHITECTURAL DRAWING LIST

A001	LOCATION & PROPOSED WORKS PLAN
A050	SITE PLAN
A100	DEMO & PROPOSED OVERLAY PLAN
A110	PROPOSED GROUND FLOOR PLAN
A111	PROPOSED FIRST FLOOR PLAN
A310	ELEVATIONS & SECTIONS 1
A311	ELEVATIONS & SECTIONS 2
A801	3D VIEWS 1
A802	3D VIEWS 2
A803	3D VIEWS 3
A804	3D VIEWS 4
A805	3D VIEWS 5
A806	3D VIEWS 6
A807	3D VIEWS 7
A808	3D VIEWS 8
A809	3D VIEWS 9
A810	3D VIEWS 10
A811	3D VIEWS 11
A812	3D VIEWS 12
A813	3D VIEWS 13
A900	NOTIFICATION PLAN



PROPOSED WORKS PLAN



LOCATION PLAN

LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FG	FIBRE CEMENT		
GU	GUTTER		

DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
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DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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client
Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

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checked WS
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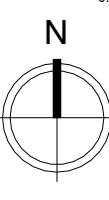
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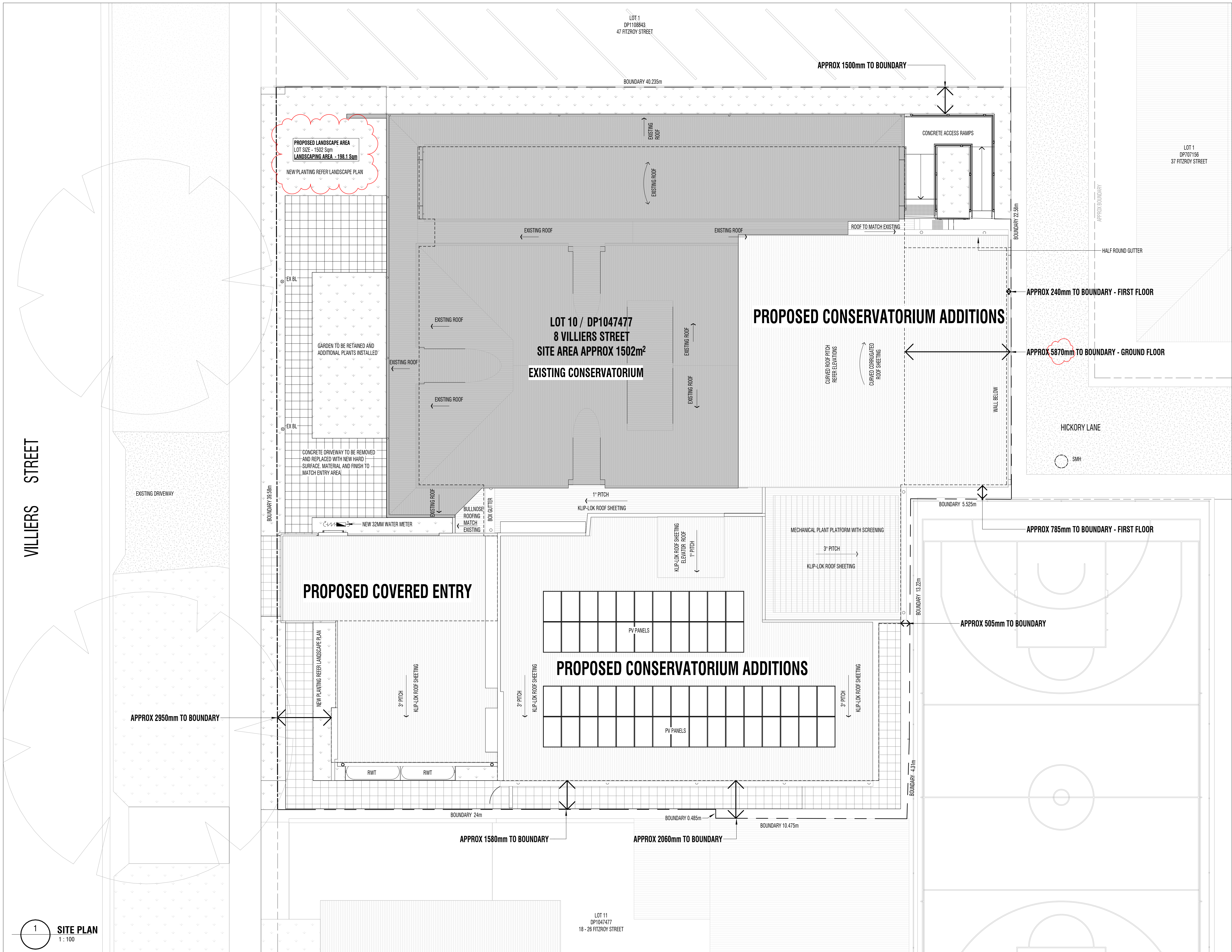
LOCATION & PROPOSED WORKS PLAN

project number drawing number revision

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DEVELOPMENT APPLICATION

DRAWING TO BE PRINTED IN COLOUR



1 SITE PLAN
1 : 100

LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
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CPC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FG	FIBRE CEMENT		
GU	GUTTER		

DA-2	13/04/2026	LANDSCAPE AREA & ACCESS PARKING	BB	WS
DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS

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DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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client
Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

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SITE PLAN

project number

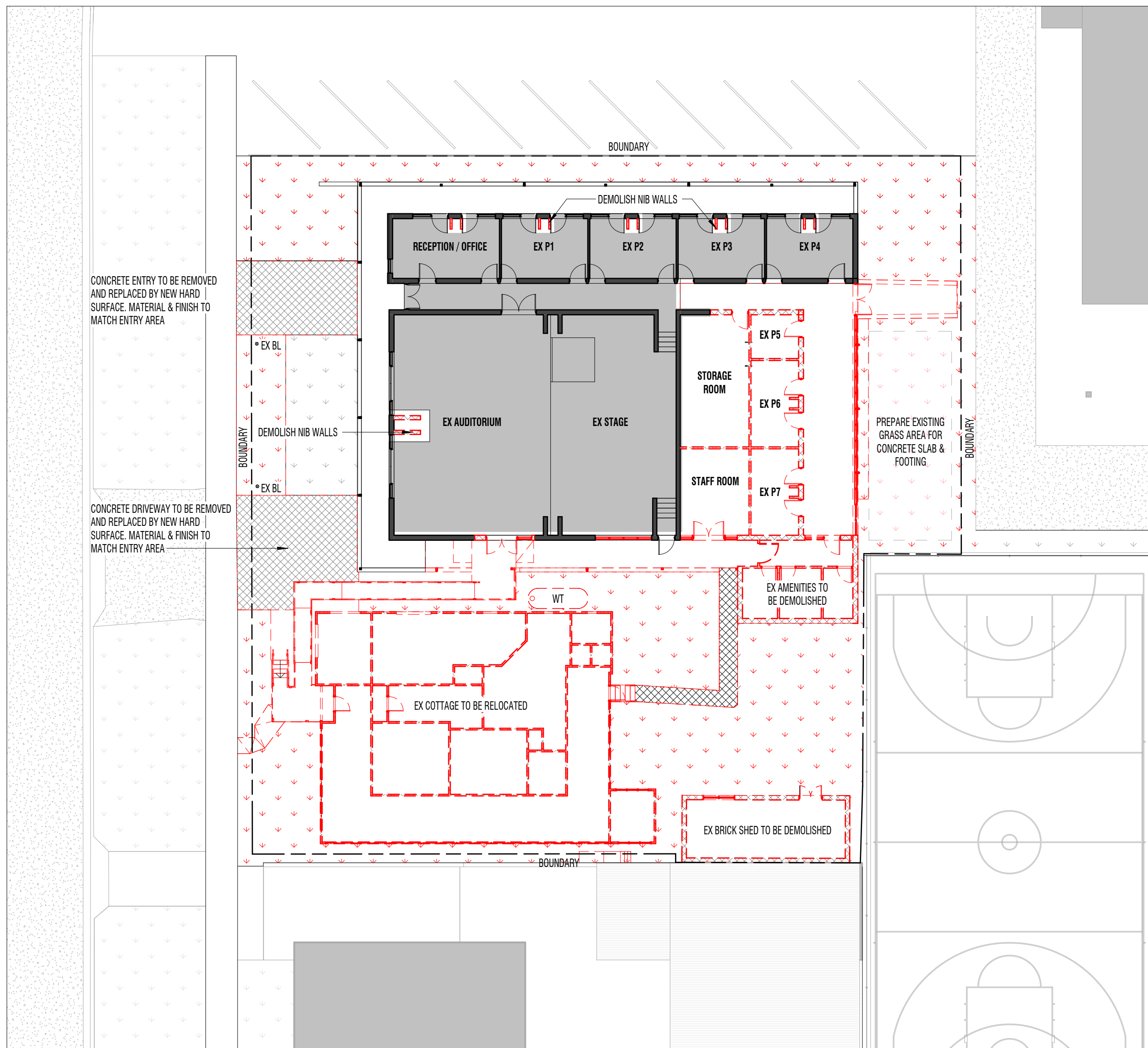
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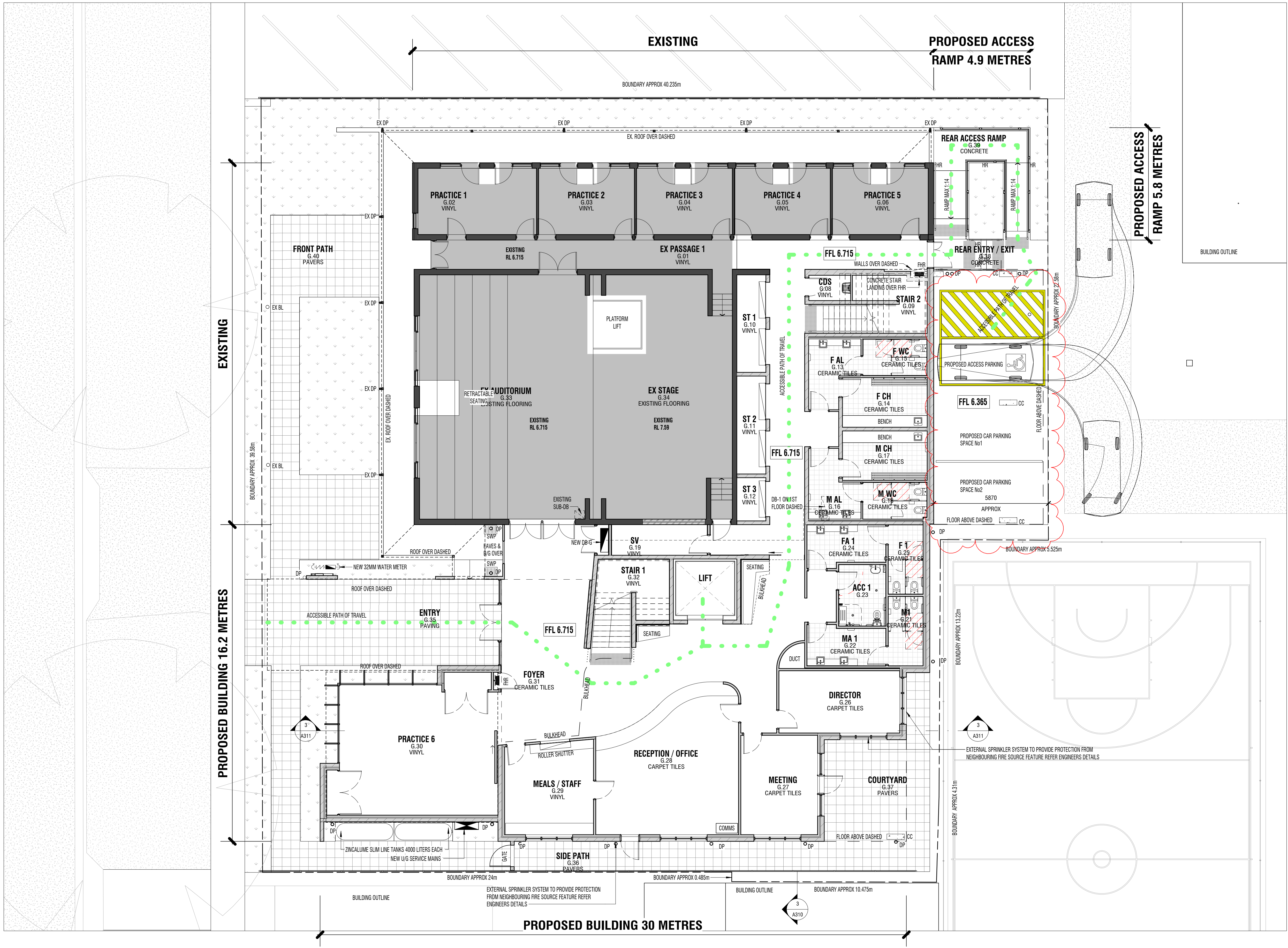
A050

DA-2



Architectural floor plan of a building, likely a school or community center, showing various rooms and their areas. The plan includes a large central hall (EX STAGE) and a large auditorium (EX AUDITORIUM). The building is surrounded by a boundary line. The plan includes the following rooms and areas:

- PRACTICE 1**, **PRACTICE 2**, **PRACTICE 3**, **PRACTICE 4**, **PRACTICE 5** (top row)
- EX AUDITORIUM** (large central hall)
- EX STAGE** (large central hall)
- RETRACTABLE SEATING** (area within EX AUDITORIUM)
- PLATFORM LIFT** (area within EX STAGE)
- ST 1** (7 m²), **ST 2** (7 m²), **ST 3** (7 m²)
- SV** (6.32 m²)
- FOYER** (79 m²)
- PRACTICE 6** (53 m²)
- MEALS / STAFF** (21 m²)
- RECEPTION / OFFICE** (48 m²)
- MEETING** (20 m²)
- DIRECTOR** (20 m²)
- OUTDOOR** (area adjacent to MEETING)
- ACCESS PARKING** (area adjacent to OUTDOOR)
- STAIR 1**, **STAIR 2**, **STAIR 3**
- FAL**, **F WC**, **F CH**, **M CH**, **M AL**, **M WC**
- CDS**
- BOUNDARY** (line surrounding the building)
- EX BL** (External Boundary Line)
- CONCRETE ENTRY TO BE REMOVED AND REPLACED BY NEW HARD SURFACE. MATERIAL & FINISH TO MATCH ENTRY AREA.** (Annotation on the left)
- GARDEN TO BE RETAINED & ADDITIONAL PLANTS INSTALLED.** (Annotation on the left)
- CONCRETE DRIVEWAY TO BE REMOVED AND REPLACED BY NEW HARD SURFACE. MATERIAL & FINISH TO MATCH ENTRY AREA.** (Annotation on the left)



PROPOSED GROUND - GFA	
INTERNAL	
ACC 1	8 m²
CDS	3 m²
DIRECTOR	20 m²
F 1	6 m²
F AL	8 m²
F CH	11 m²
F WC	6 m²
FA 1	8 m²
FOYER	79 m²
LIFT	10 m²
M1	6 m²
M AL	8 m²
M CH	11 m²
M WC	6 m²
MA 1	8 m²
MEALS / STAFF	21 m²
MEETING	20 m²
PRACTICE 6	53 m²
RECEPTION / OFFICE	48 m²
ST 1	7 m²
ST 2	7 m²
ST 3	3 m²
STAIR 1	14 m²
STAIR 2	14 m²
SV	8 m²
TOTAL	394 m²

EXISTING GROUND - GFA	
EXISTING INTERNAL	
EX AUDITORIUM	110 m²
EX PASSAGE 1	23 m²
EX STAGE	87 m²
PRACTICE 1	21 m²
PRACTICE 2	17 m²
PRACTICE 3	17 m²
PRACTICE 4	17 m²
PRACTICE 5	17 m²
TOTAL	307 m²

1 PROPOSED GROUND FLOOR PLAN
1 : 100

LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	WATER TANK
CC	CONCRETE COLUMN		
CPC	COMPRESSED FIBRE CEMENT		
DP	DOWNPIPE		
EX	EXISTING		
FG	FIBRE CEMENT		
GU	GUTTER		

S/S	STAINLESS STEEL
SW	WATER TANK

DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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client
Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale 1 : 100

drawn BB

checked WS

verified WS

approved WS

total number of sheets

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13/04/2026

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13/04/2026

No

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plotted

13/04/2026

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MD-SK-DRA-PLOT-CL-RD-

revision

drawn

drawing

PROPOSED GROUND

FLOOR PLAN

project number

20038

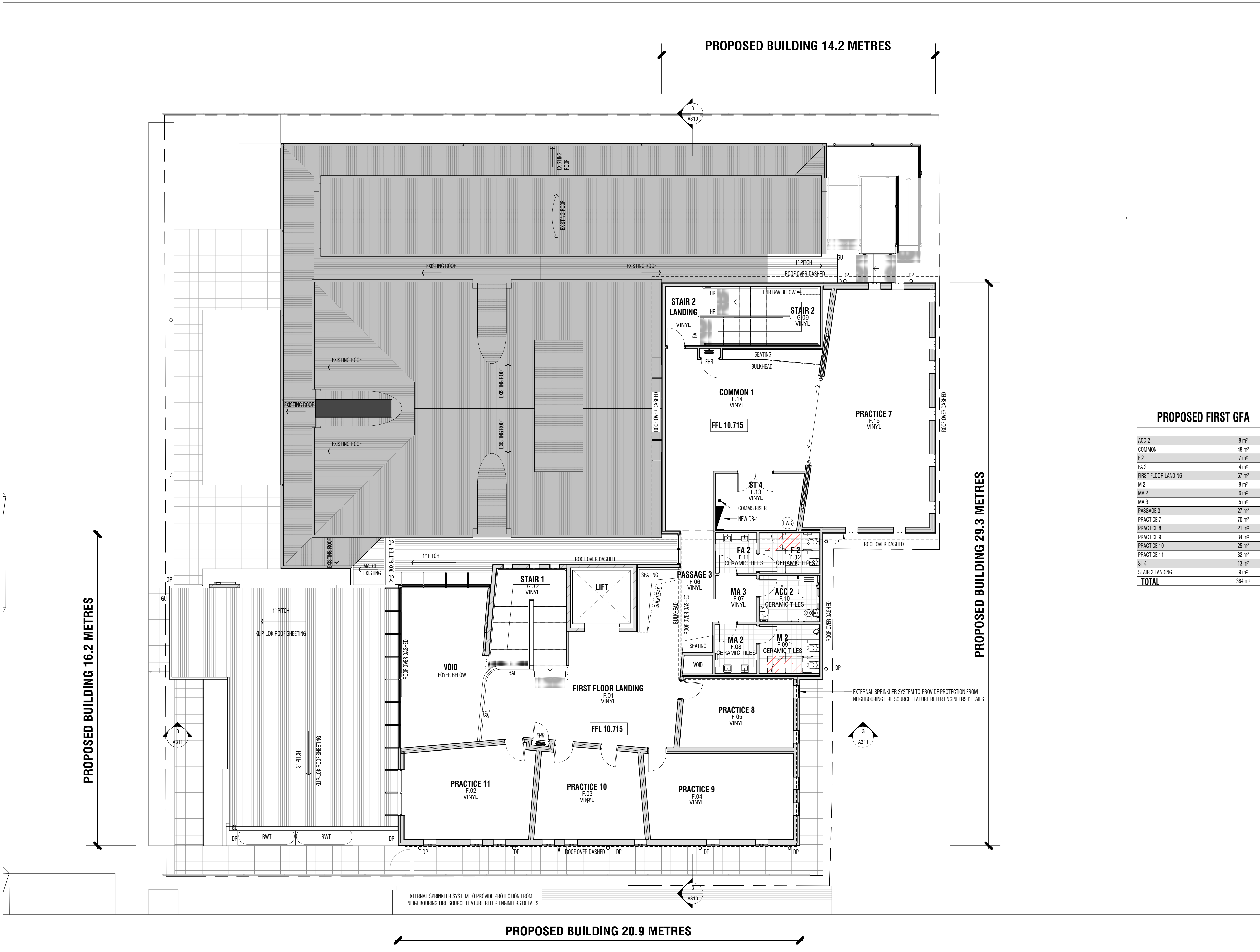
drawing number

A110

revision

DA-2

DEVELOPMENT APPLICATION



PROPOSED FIRST GFA	
ACC 2	8 m²
COMMON 1	48 m²
F 2	7 m²
FA 2	4 m²
FIRST FLOOR LANDING	67 m²
M 2	8 m²
MA 2	6 m²
MA 3	5 m²
PASSAGE 3	27 m²
PRACTICE 7	70 m²
PRACTICE 8	21 m²
PRACTICE 9	34 m²
PRACTICE 10	25 m²
PRACTICE 11	32 m²
ST 4	13 m²
STAIR 2 LANDING	9 m²
TOTAL	384 m²

1 PROPOSED FIRST FLOOR PLAN
1 : 100

LEGEND

BAL	BALLUSTRADE
BL	BOLLARD LIGHT
CC	CONCRETE COLUMN
CFC	COMPRESSED FIBRE CEMENT
DP	DOWNPIPE
EX	EXISTING
FG	FIBRE CEMENT
GU	GUTTER

S/S	STAINLESS STEEL
SW	STORM WATER
WT	WATER TANK

DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
REV	DATE	REASON	BY	CHECKED
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DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dra@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dra@draarchitects.com.au

PTY LTD
ABN 12 096 929 387

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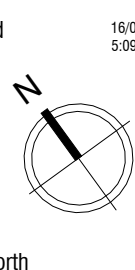
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client
Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale 1 : 100

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checked	WS	17/09/2025
verified	WS	17/09/2025
approved	WS	17/09/2025
total number of sheets	No	true north



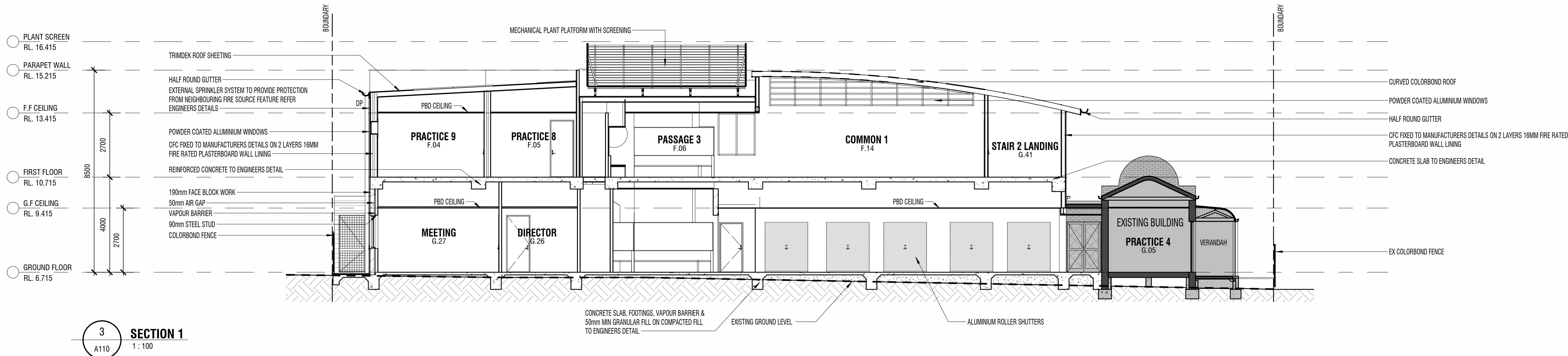
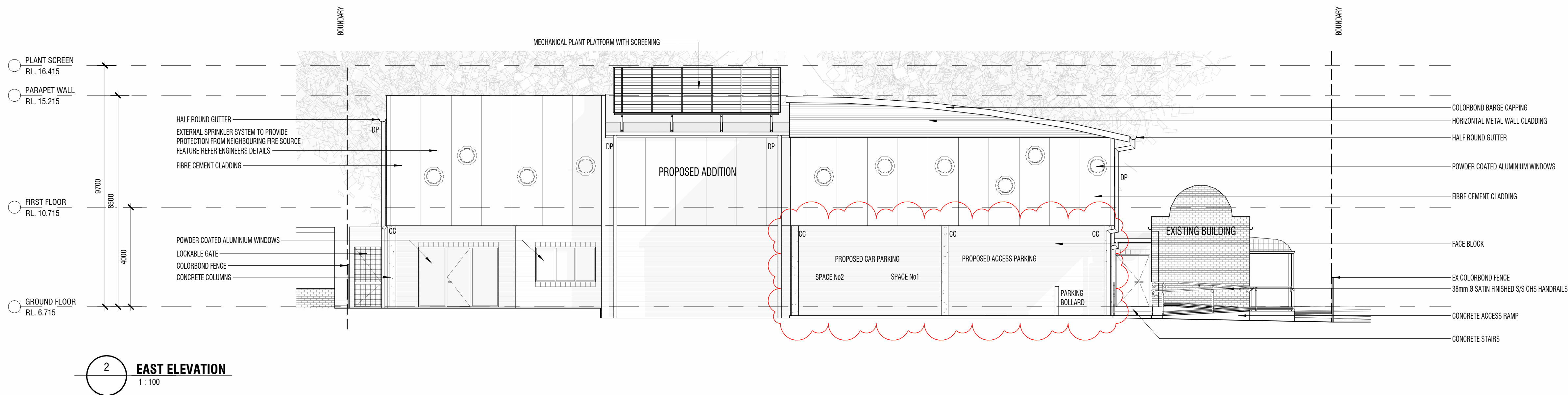
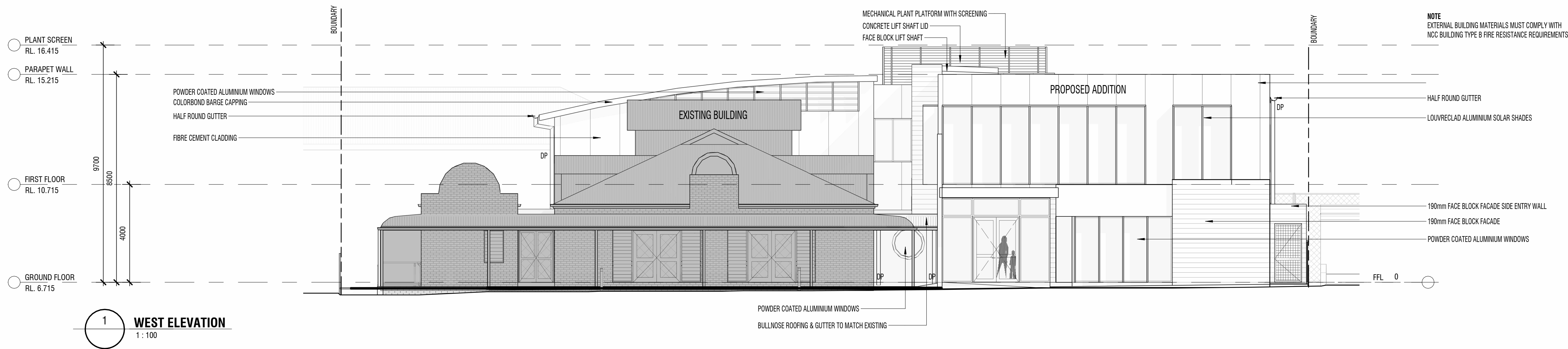
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verified
approved
total number of sheets

project number
drawing number
revision

PROPOSED FIRST FLOOR PLAN

20038 A111 DA-1

DEVELOPMENT APPLICATION



LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
DP	DOWNPIPE		
EX	EXISTING		
FC	FIBRE CEMENT		
GU	GUTTER		

S/S	STAINLESS STEEL
SW	STORM WATER
WT	WATER TANK

DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
draoaffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale 1 : 100
drawn BB
checked WS
verified WS
approved WS
total number of sheets No

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13/04/2026

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13/04/2026
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drawing

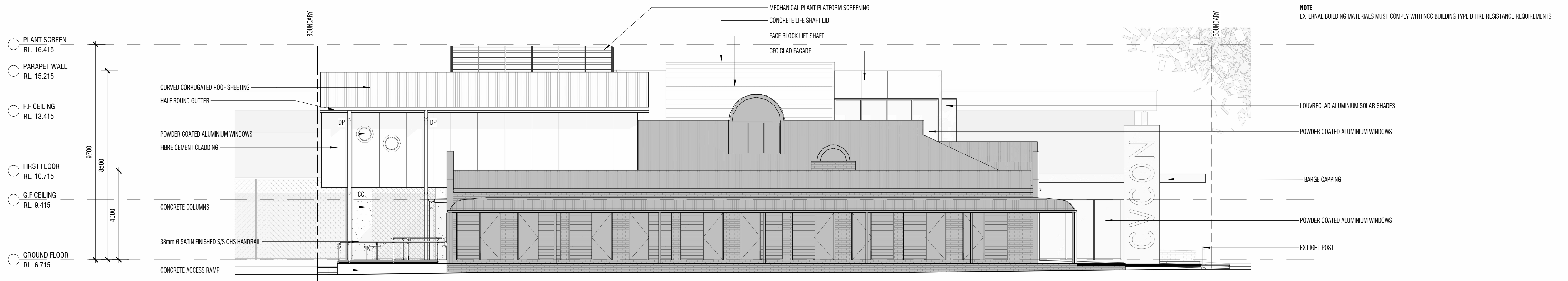
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project number
20038

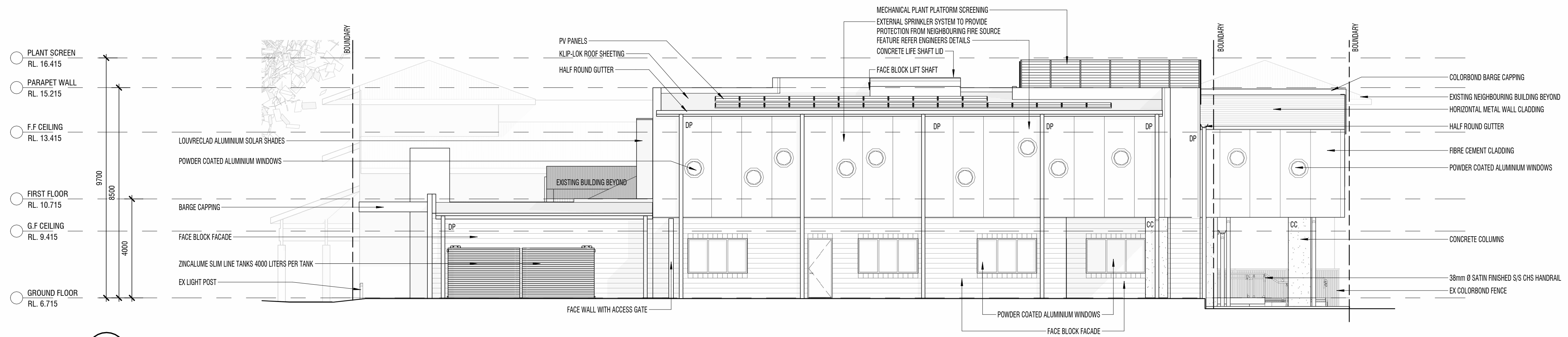
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revision
DA-2

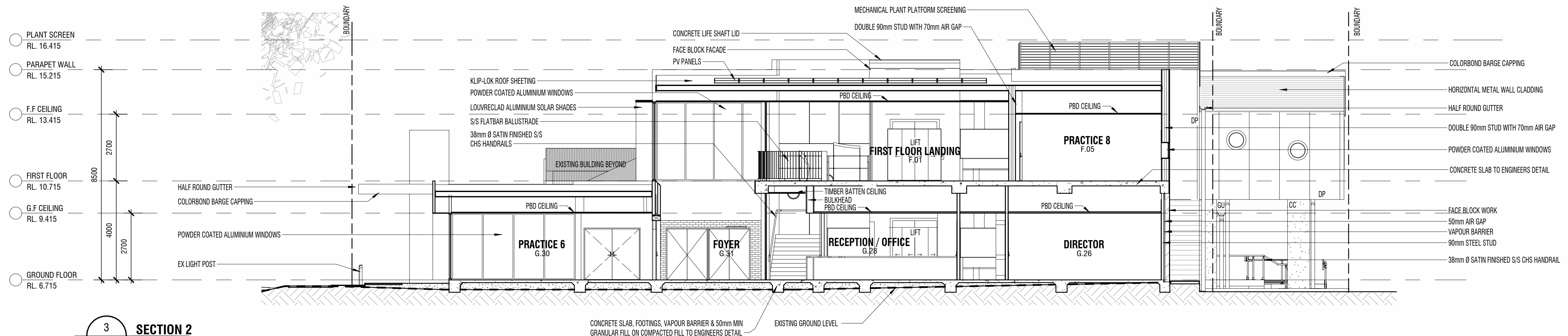
DEVELOPMENT APPLICATION



1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



3 SECTION 2
A110 1 : 100

LEGEND

BAL BALLUSTRADE
BL BOLLARD LIGHT
CC CONCRETE COLUMN
CFC COMPRESSED FIBRE CEMENT
DP DOWNPIPE
EX EXISTING
FC FIBRE CEMENT
GU GUTTER

S/S STAINLESS STEEL
SW STORM WATER
WT WATER TANK

DA-1 17/09/2025 DEVELOPMENT APPLICATION ISSUE
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DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au
Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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client
Clarence Valley
Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale 1 : 100

drawn BB

checked WS

verified WS

approved WS

total number of sheets

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17/09/2025

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verified WS

approved WS

total number of sheets

No

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drawing

ELEVATIONS & SECTIONS 2

project number drawing number revision

20038 A311 DA-1

DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION

DA-1 17/09/2025 DEVELOPMENT APPLICATION ISSUE		BB	WS
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LEGEND			
BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
DP	DOWNPIPE		
EX	EXISTING		
FC	FIBRE CEMENT		
GU	GUTTER		

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(02) 6651 4905		(02) 6643 4939	
dra@draarchitects.com.au		dragrafton@draarchitects.com.au	
		ABN 12 096 929 387	

client		project	
Clarence Valley Conservatorium Inc.		CVCON - ALTERATIONS & ADDITIONS	
		8 Villiers Street	
		Grafton NSW 2460	

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verified WS	17/09/2025			
approved WS	17/09/2025			
total number of sheets	No	true north		

drawing		3D VIEWS 1	
project number	drawing number	revision	
20038	A801	DA-1	



DEVELOPMENT APPLICATION

DA-117/09/2025DEVELOPMENT APPLICATION ISSUE NOISSUE BSWS CONTROLLED - CHANGES WILL BE ADVISED - NOT FOR CONSTRUCTION © 17/09/2025 20:03:38 - CLARENCE CONSERVATORIUM OF MUSIC_CVDA REV17/09/2025 - GRAFTON "CONSERVATORIUM OF MUSIC_CVDA"			LEGEND BALBALLUSTRADE BLBOLLARD LIGHT CCCONCRETE COLUMN CFCOMPRESSED FIBRE CEMENT DOWPIPE EXEXISTING FGFIBRE CEMENT GUGUTTER S/S SW WT STAINLESS STEEL STORM WATER WATER TANK		DRAARCHITECTS PTY LTD Adrian Borsato NSW 4175 (02) 6651 4905 dracoffs@draarchitects.com.au Warren Steele NSW 6526 (02) 6643 4939 dragrafton@draarchitects.com.au ABN 12 096 929 387 DRA Architects Pty Ltd accept no responsibility for the usability, completeness, or accuracy of the data transferred electronically. Recipients should, when necessary, request a hard copy version for verification. Use digital dimensions to prevent errors. All dimensions to be verified on site. © Copyright These drawings and designs and the copyright thereof are the property of DRA Architects Pty Ltd and must not be used, modified or copied without the written permission of DRA Architects Pty Ltd A.B.N. 12 096 929 387		client Clarence Valley Conservatorium Inc.		project CVCON - ALTERATIONS & ADDITIONS 8 Villiers Street Grafton NSW 2460		scale drawn BB checked WS verified WS approved WS total number of sheets No @A1 17/09/2025 17/09/2025 17/09/2025		plotted 16/09/2025 5:10:32 PM revision prefix - latest is newest MD-SK-DD-DA-PD-TL-GR-RO	drawing 3D VIEWS 2 project number drawing number revision 20038 A802 DA-1
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DEVELOPMENT APPLICATION

DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
REV	DATE	ISSUED	BY	CHECKED
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LEGEND			
BAL	BALUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FC	FIBRE CEMENT		
GU	GUTTER		

DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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client
Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale	@A1	plotted	16/09/2025 5:10:33 PM
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verified	WS	17/09/2025	
approved	WS	17/09/2025	
total number of sheets	No	true north	

drawing		
3D VIEWS 3		
project number	drawing number	revision
200338	A803	DA-1



DEVELOPMENT APPLICATION

LEGEND

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BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FC	FIBRE CEMENT		
GU	GUTTER		

DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
REV	DATE	DESCRIPTION	BY	CHKD

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DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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client
Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale	@A1
drawn	BB
checked	WS
verified	WS
approved	WS
total number of sheets	No

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revision	prefix - latest is newest
MD-SK-DS-DA-PB-TL-CR-RD	

drawing
3D VIEWS 4

project number	drawing number	revision
20038	A804	DA-1



Document Set ID: 2936697
Version: 1. Version Date: 24/04/2026



DEVELOPMENT APPLICATION

LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
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CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FC	FIBRE CEMENT		
GU	GUTTER		

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DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

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total number of sheets	No	true north	

drawing
3D VIEWS 6

project number	drawing number	revision
200338	A806	DA-1



Document Set ID: 2936697
Version: 1. Version Date: 24/04/2026



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CONSERVATORIUM OF MUSIC DA-1/2025				

LEGEND			
BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FC	FIBRE CEMENT		
GU	GUTTER		

DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale	@A1
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checked	WS
verified	WS
approved	WS
total number of sheets	No

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drawing		
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project number	drawing number	revision
20038	A808	DA-1



DEVELOPMENT APPLICATION

LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FG	FIBRE CEMENT		
GU	GUTTER		

DRAARCHITECTS

PTV LTD
Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au
Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

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drawing		
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project number	drawing number	revision
20038	A809	DA-1



DEVELOPMENT APPLICATION

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LEGEND			
BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FG	FIBRE CEMENT		
GU	GUTTER		

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PTV LTD
Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au
Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
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CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

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approved	WS	17/09/2025	
total number of sheets	No	true north	

revision	prefix	date	notes
MD-SK-DD-F-DA-PD-TL-CR-RD			

drawing			3D VIEWS 10
project number	drawing number	revision	
200338	A810	DA-1	



DEVELOPMENT APPLICATION

LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FG	FIBRE CEMENT		
GU	GUTTER		

DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
REV	DATE	DESCRIPTION	BY	CHKD
1	17/09/2025	CONTROLLED - CHANGES WILL BE ADVISED - NOT FOR CONSTRUCTION		

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Document Set ID: 2936697

DRAARCHITECTS

PTV LTD
Adrian Borsato NSW 4175
(02) 6651 4905
dra@draarchitects.com.au
Warren Steele NSW 6526
(02) 6643 4939
dra@draarchitects.com.au
ABN 12 096 929 387

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client
Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale	@A1
drawn	BB
checked	WS
verified	WS
approved	WS
total number of sheets	No

plotted	true north
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revision	prefix	date	notes
1	BB	17/09/2025	ISSUED FOR REVIEW
2	WS	17/09/2025	MODIFIED
3	WS	17/09/2025	DA-1
4	WS	17/09/2025	DA-1
5	WS	17/09/2025	DA-1

drawing
3D VIEWS 11

project number	drawing number	revision
20038	A811	DA-1



DEVELOPMENT APPLICATION

LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
CP	DOWNPIPE		
EX	EXISTING		
FG	FIBRE CEMENT		
GU	GUTTER		

DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
REV	DATE	ISSUE	BY	CHECKED

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CONSERVATORIUM OF MUSIC/CLD_DRA-1

DRAARCHITECTS

Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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client
Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale	@A1
drawn	BB
checked	WS
verified	WS
approved	WS
total number of sheets	No

plotted	16/09/2025 5:10:27 PM
revision	prefix - latest is newest
MD-SK-DOS-DA-PD-TL-CR-RD	

drawing
3D VIEWS 12

project number	drawing number	revision
20038	A812	DA-1



DEVELOPMENT APPLICATION

LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
CFC	COMPRESSED FIBRE CEMENT		
DP	DOWNPIPE		
EX	EXISTING		
FG	FIBRE CEMENT		
GU	GUTTER		

DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
REV	DATE	REVISION		

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Document Set ID: 2936697
Version: 1, Version Date: 24/04/2026

DRAARCHITECTS

PTY LTD
Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au
Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au
ABN 12 096 929 387

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client
Clarence Valley Conservatorium Inc.

project
CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale	@A1	plotted	16/09/2025 5:10:38 PM
drawn	BB		
checked	WS	17/09/2025	
verified	WS	17/09/2025	
approved	WS	17/09/2025	
total number of sheets	No	true north	

drawing
3D VIEWS 13

project number	drawing number	revision
20038	A813	DA-1



BAL	BALUSTRADE
BL	BOLLARD LIGHT
CC	CONCRETE COLUMN
CFC	COMPRESSED FIBRE CEMENT
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT
GU	GUTTER

S/S STAINLESS STEEL
SW STORM WATER
WT WATER TANK

A-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
rev	date	details	initials	checked

CONTROLLED - CHANGES WILL BE
ADVISED - NOT FOR CONSTRUCTION

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Adrian Borsato NSW 4175
(02) 6651 4905
dracoffs@draarchitects.com.au

Warren Steele NSW 6526
(02) 6643 4939
dragrafton@draarchitects.com.au

ABN 12 096 929 387

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client
**Clarence Valley
Conservatorium Inc.**

project
**CVCON - ALTERATIONS &
ADDITIONS**
8 Villiers Street
Grafton NSW 2460

scale	As indicated
drawn	BB
checked	WS
verified	WS
approved	WS
total number of sheets	10

@A1

plotted

N

true north

16/09/2025
5:11:17 PM

NOTIFICATION PLAN

project number	drawing number	revision
20038	A900	DA-1

DEVELOPMENT APPLICATION