

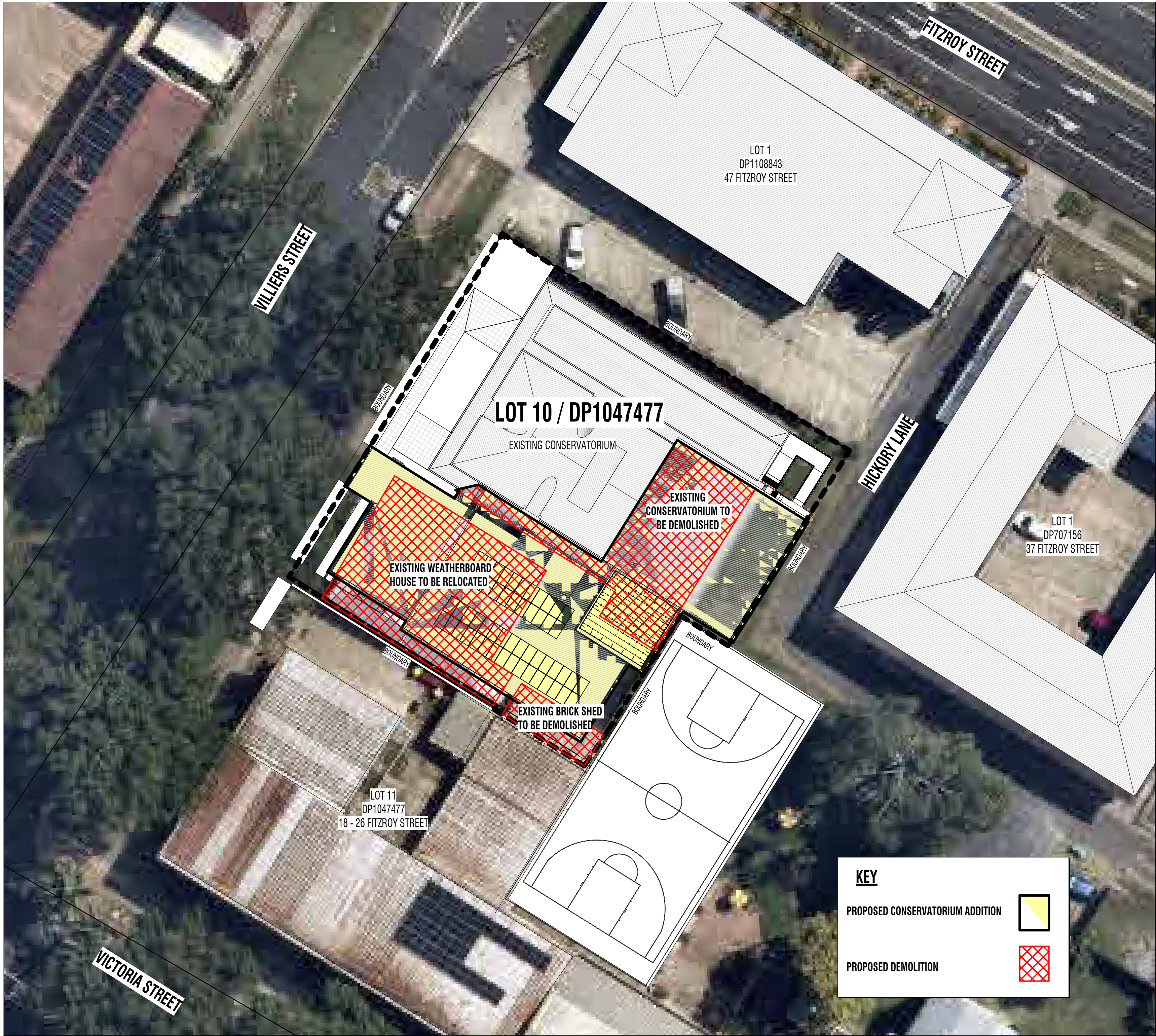
CLARENCE VALLEY CONSERVATORIUM ALTERATIONS & ADDITIONS & ADDITIONS

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
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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
REV	DATE	REASON	BY	CHKD

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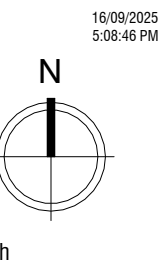
client
Clarence Valley Conservatorium Inc.

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

scale As indicated
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checked WS
verified WS
approved WS
total number of sheets No

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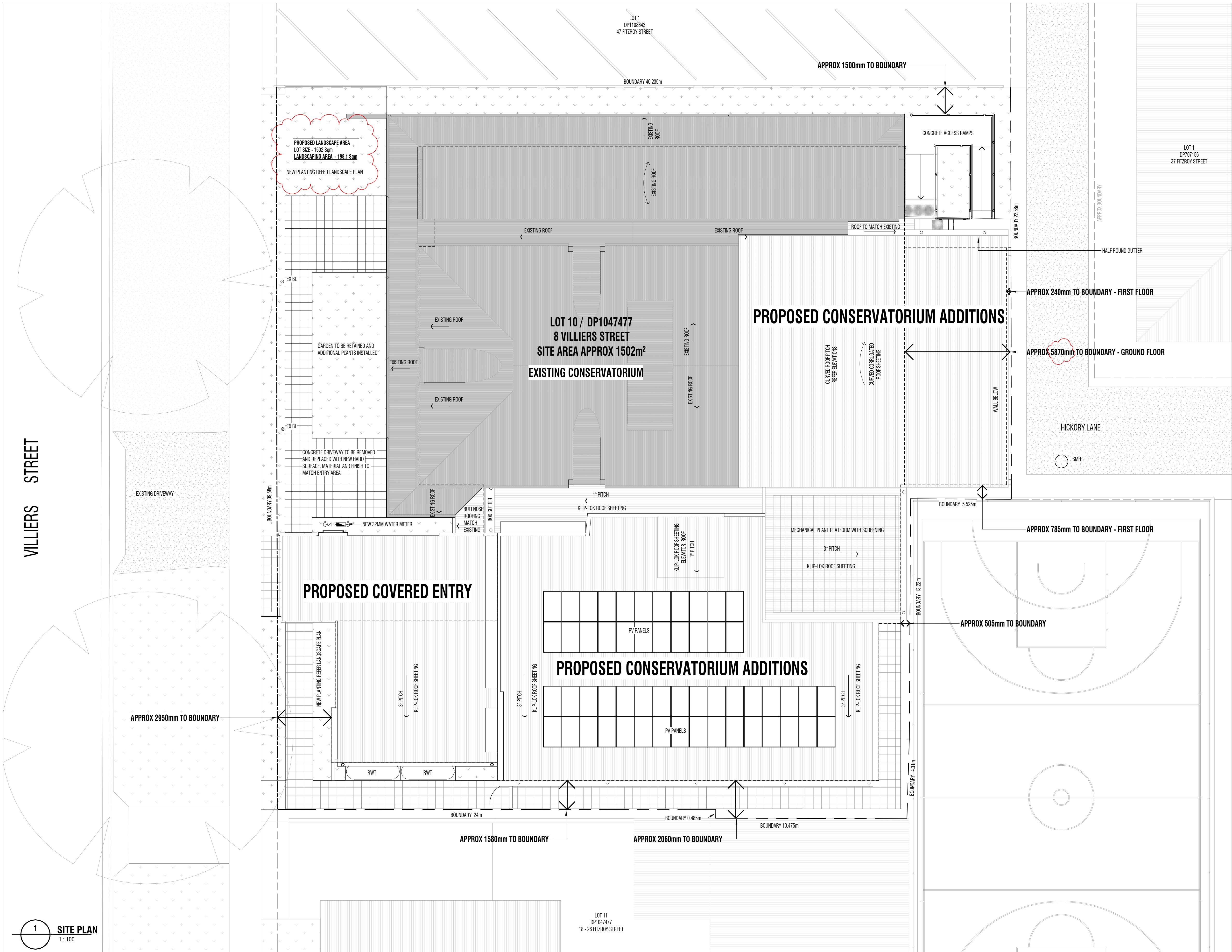
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revision
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drawing LOCATION & PROPOSED WORKS PLAN		
project number	drawing number	revision
20038	A001	DA-1

DRAWING TO BE PRINTED IN COLOUR

DEVELOPMENT APPLICATION



1 SITE PLAN
1:100

LEGEND

BAL	BALLUSTRADE	S/S	STAINLESS STEEL
BL	BOLLARD LIGHT	SW	STORM WATER
CC	CONCRETE COLUMN	WT	WATER TANK
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
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8 Villiers Street
Grafton NSW 2460

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approved WS
total number of sheets No

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checked
revised
MD-SK-DRA-PL-TL-GRD

drawing

SITE PLAN

project number	drawing number	revision
20038	A050	DA-2

LEGEND - DEMOLITION

FIXTURE TO BE DEMOLISHED

EXISTING WALL / STRUCTURE TO BE DEMOLISHED

EXISTING WINDOW TO BE DEMOLISHED

EXISTING DOOR TO BE DEMOLISHED

EXISTING TO REMAIN

TURF TO BE REMOVED AND REPLACED BY GARDENS SEE LANDSCAPING PLAN

EXISTING WALL TO REMAIN

NOTE DEMOLITION
CAP / DISCONNECT ALL REDUNDANT SERVICES

NEW ADDITIONS

1 DEMOLITION PLAN
1: 200

2 DEMOLITION AND PROPOSED OVERLAY PLAN
1: 200

DEVELOPMENT APPLICATION

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

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

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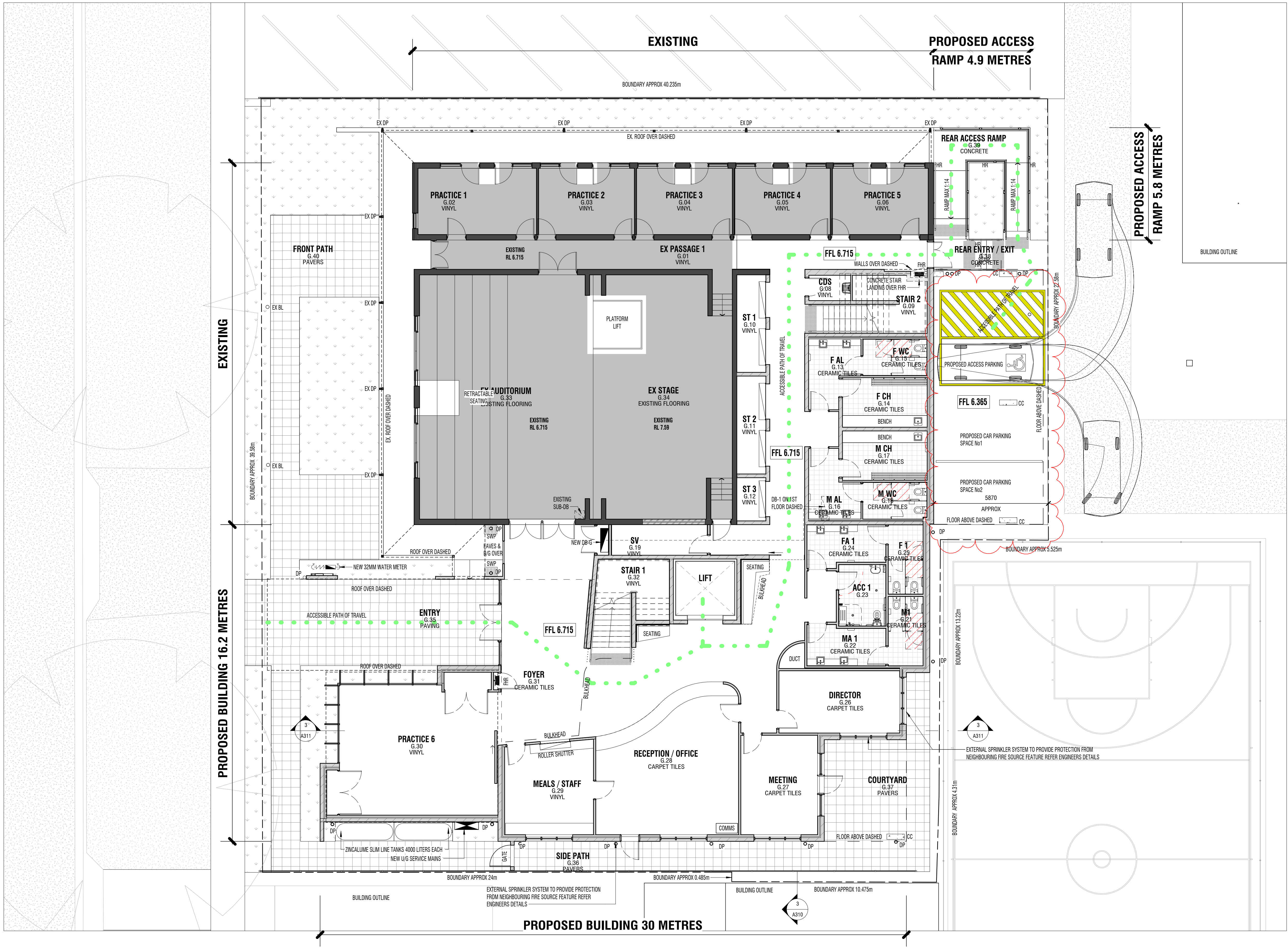
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drawing

DEMO & PROPOSED OVERLAY PLAN

project number	drawing number	revision
20038	A100	DA-1

Document Set ID: 2948726
Version: 1, Version Date: 22/05/2026



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

DEVELOPMENT APPLICATION

1 PROPOSED GROUND FLOOR PLAN
1 : 100

LEGEND

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

S/S STAINLESS STEEL
SW STORM WATER
WT WATER TANK

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

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Grafton NSW 2460

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total number of sheets

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MD-SK-DOP-TL-CI-RD

drawing

project number

20038

drawing number

A110

revision

DA-2

drawing

project number

20038

drawing number

A110

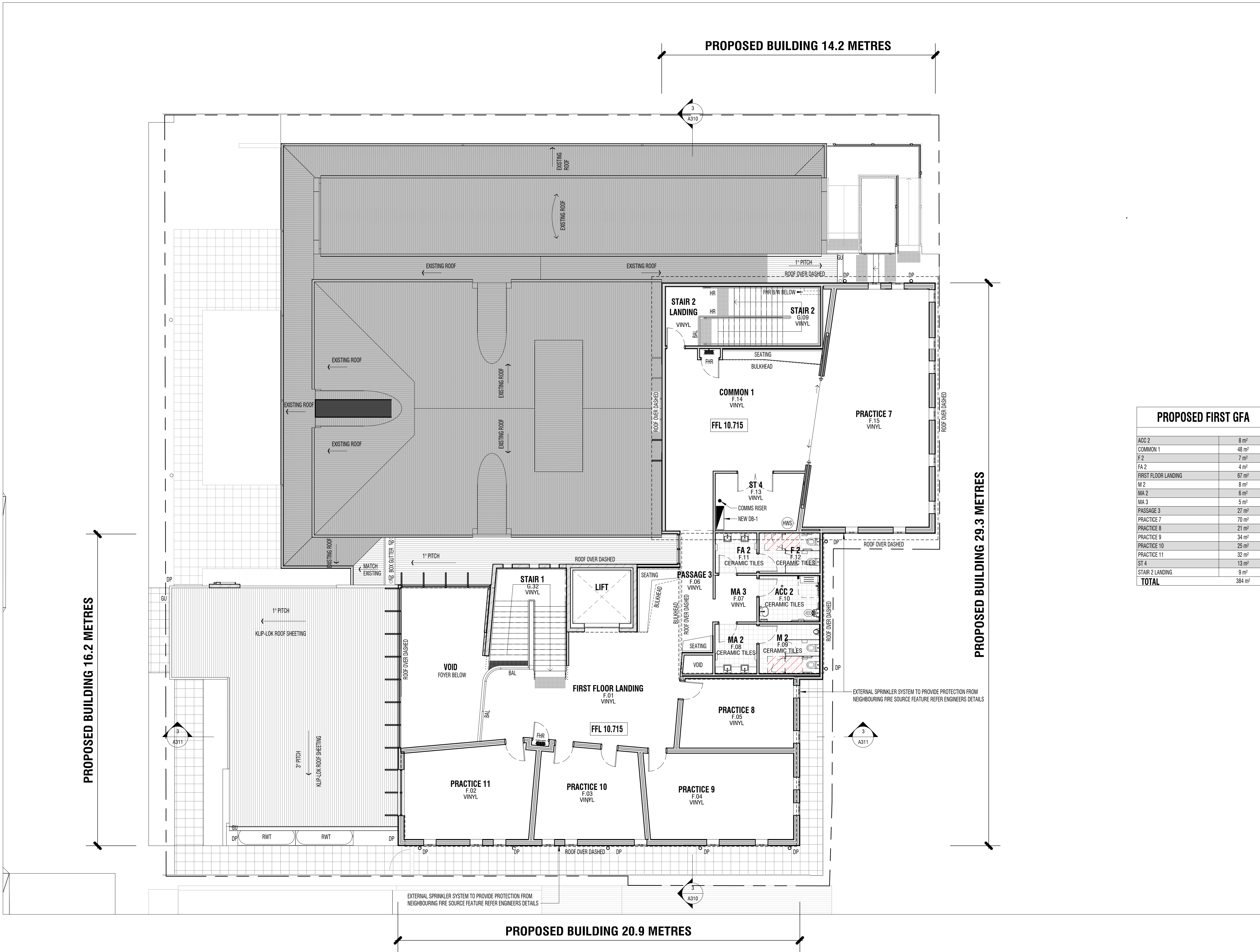
revision

DA-2

20038

A110

DA-2



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
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S/S	STAINLESS STEEL
SW	STORM WATER
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DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
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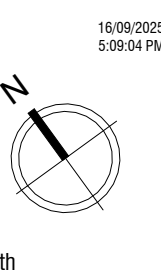
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CVCON - ALTERATIONS & ADDITIONS
8 Villiers Street
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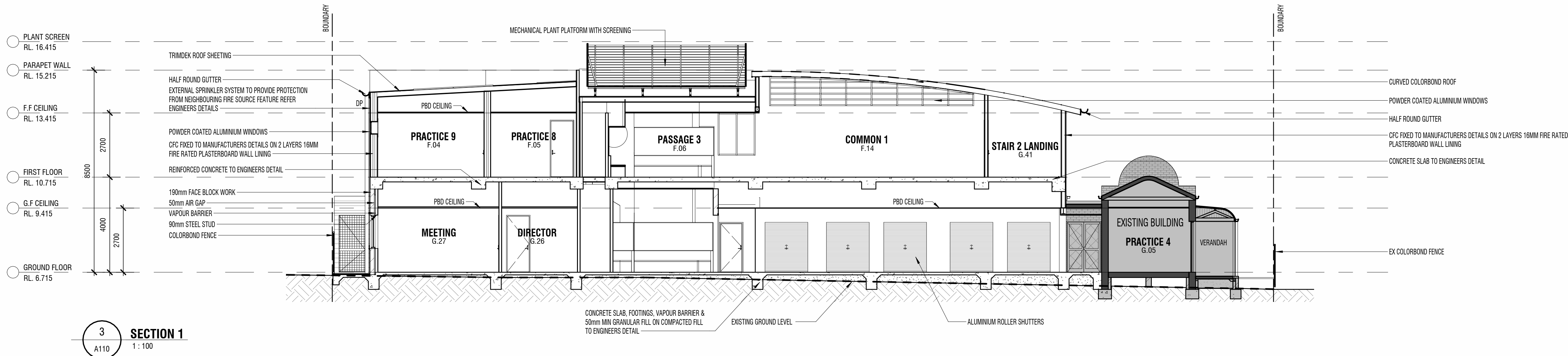
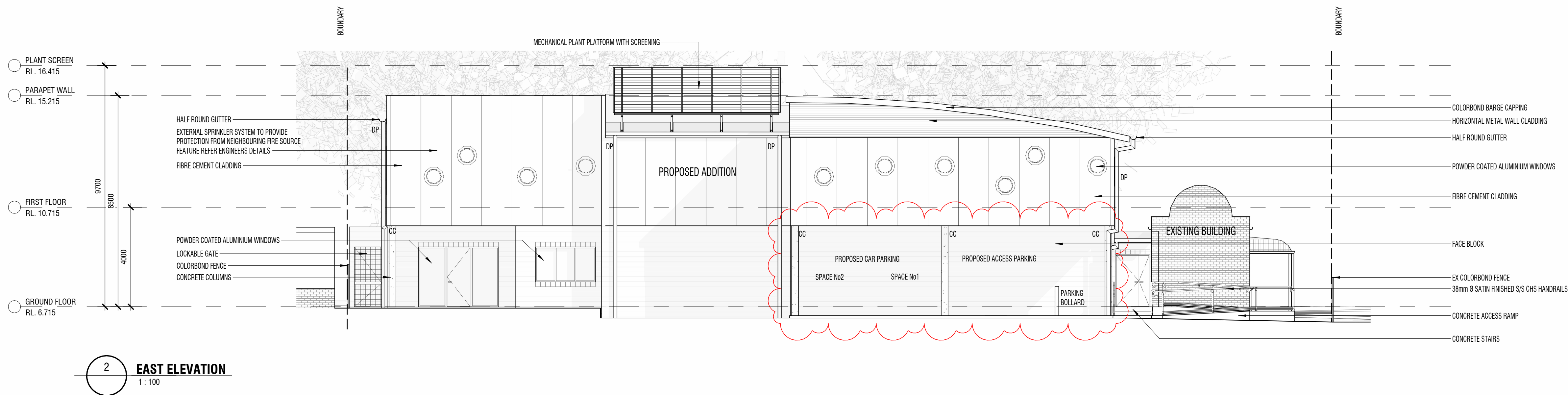
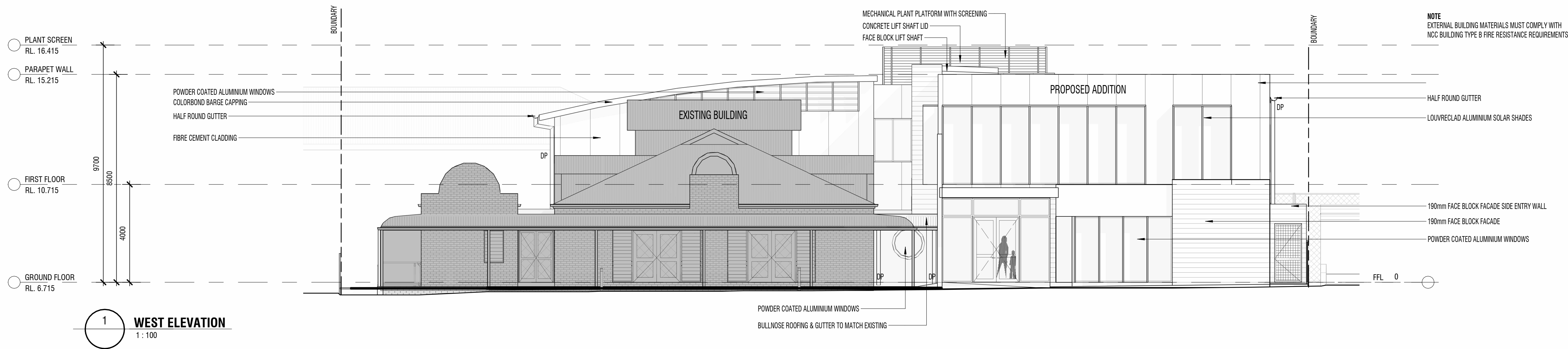
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PROPOSED FIRST FLOOR PLAN

project number drawing number revision

20038 A111 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		
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EX	EXISTING		
FC	FIBRE CEMENT		
GU	GUTTER		

S/S	STAINLESS STEEL
SW	STORM WATER
WT	WATER TANK

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approved WS
total number of sheets No

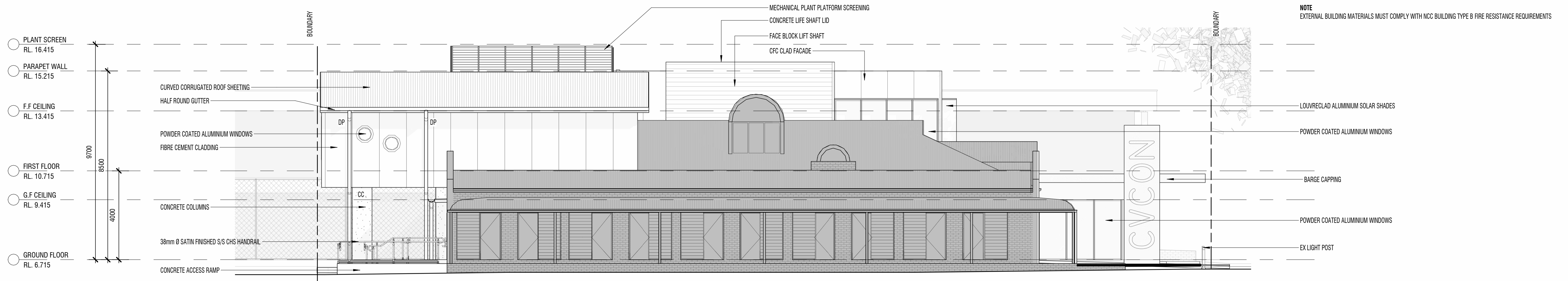
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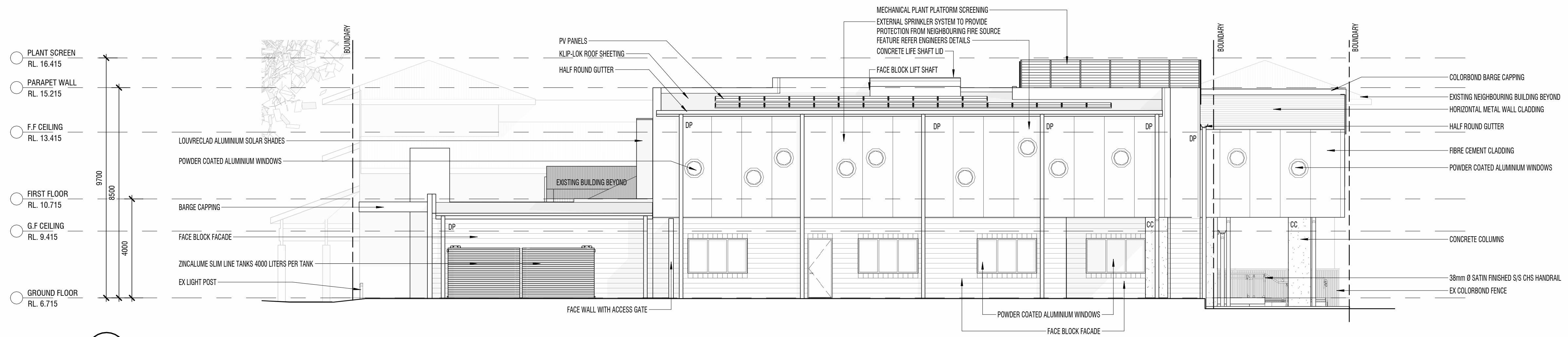
ELEVATIONS & SECTIONS 1

project number drawing number revision
20038 A310 DA-2

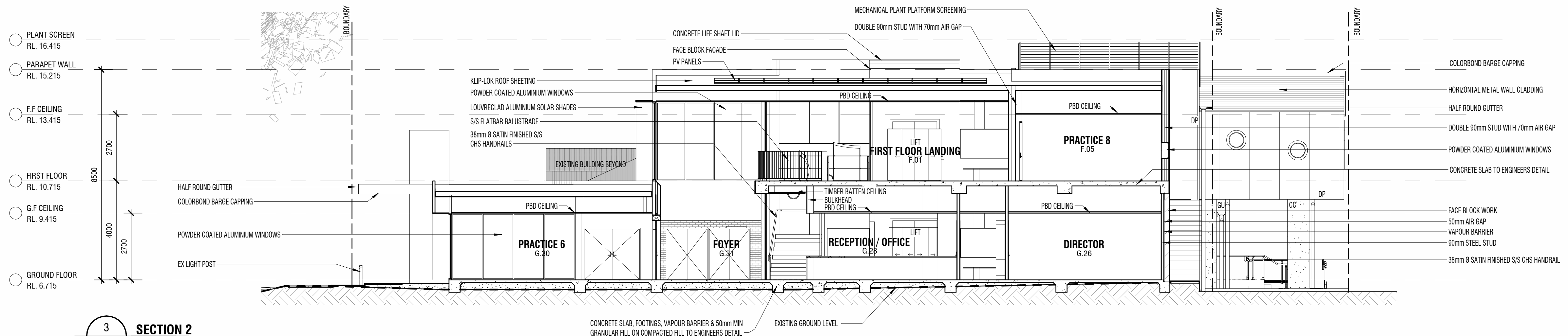
DEVELOPMENT APPLICATION



1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



3 SECTION 2
1 : 100

LEGEND

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

DA-1 17/09/2025 DEVELOPMENT APPLICATION ISSUE
BS WS
NO DATE REVISION
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Clarence Valley
Conservatorium Inc.

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CVCON - ALTERATIONS &
ADDITIONS
8 Villiers Street
Grafton NSW 2460

scale 1 : 100

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A311

DA-1

ELEVATIONS &
SECTIONS 2

project number drawing number revision

20038 A311 DA-1

DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION

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DEVELOPMENT APPLICATION ISSUE

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status

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17/09/2025/2020/20038 - CLARENCE CONSERVATORIUM/04 MUSIC3_DRA REV17/20038 - GRAFTON



DEVELOPMENT APPLICATION

DA-117/09/2025DEVELOPMENT APPLICATION ISSUE			BB	WS
REV	DATE	REVISION	DATE	REVISION
CONTROLLED - CHANGES WILL BE ADVISED - NOT FOR CONSTRUCTION				
© 17/09/2025 2025 2038 - CLARENCE CONSERVATORIUM OF MUSIC CVCON - DA-117/09/2025 - GRAFTON				
CONSERVATORIUM OF MUSIC - DA-117				
Version: 1, Version Date: 22/05/2026				
LEGEND BALBALLUSTRADE BLBOLLARD LIGHT CCCONCRETE COLUMN CFCOMPRESSED FIBRE CEMENT DPDOWNPIPE EXEXISTING FGFIBRE CEMENT GU GUTTER S/SSTAINLESS STEEL SWSTORM WATER WTWATER 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	@A1	plotted	16/09/2025 5:10:32 PM	revision prefix - add to next
drawn	BB			MD-SK-DS-DA-PJ-TJ-CR-RD
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 2		
project number	drawing number	revision		
20038	A802	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_DRA REV17/09/2025 - GRAFTON CONSERVATORIUM OF MUSIC_DRA-11				LEGEND BALBALUSTRADE BLBOLLARD LIGHT CCCONCRETE COLUMN CFCOMPRESSED FIBRE CEMENT DOWDOWNPIPE EXEXISTING FCFIBRE CEMENT GUGUTTER S/SSSTAINLESS STEEL SWSTORM WATER WTWATER 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. Participants should, when necessary, request a hard copy version for verification. Use digital dimensions to prevent errors in scale. 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, copied or altered 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 16/09/2025 5:10:33 PM revision prefix - latest is newest MD-SK-DDP-DA-PD-TL-CR-RD-		drawing 3D VIEWS 3 project number drawing number revision 20038 A803 DA-1	
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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		
FC	FIBRE CEMENT		
GU	GUTTER		

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

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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 5:10:33 PM
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



DEVELOPMENT APPLICATION

DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
REV	DATE	ISSUE	BY	CHECKED
CONTROLLED - CHANGES WILL BE ADVISED - NOT FOR CONSTRUCTION				
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CONSERVATORIUM OF MUSIC 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

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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 5:10:34 PM
revision	prefix - sheet 1 of 1
drawn	BB
checked	WS
verified	WS
approved	WS
total number of sheets	No

drawing	3D VIEWS 5		
project number	drawing number	revision	
200338	A805	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		
FC	FIBRE CEMENT		
GU	GUTTER		

DA-1	17/09/2025	DEVELOPMENT APPLICATION ISSUE	BB	WS
REV	DATE	REASON	ISSUED	CHANGED

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CONSERVATORIUM OF MUSIC - DA-1

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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 5:10:34 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 6		
project number	drawing number	revision
200338	A806	DA-1



DEVELOPMENT APPLICATION

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

LEGEND			
BAL	BALUSTRADE	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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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 5:10:35 PM
revision	prefix - latest is newest
MD-SK-DD-F-DA-PJ-TL-CR-RD-	

drawing		
3D VIEWS 7		
project number	drawing number	revision
20038	A807	DA-1



DEVELOPMENT APPLICATION

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

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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 5:10:35 PM
revision	prefix - latest is newest
MD-SK-DD-DA-PJ-TL-CL-RD	

drawing		
3D VIEWS 8		
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		

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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 5:10:36 PM
revision	prefix - latest is newest
MD-	
SK-	
UD-	
DA-	
PL-	
TI-	
CR-	

drawing

3D VIEWS 9

project number	drawing number	revision
20038	A809	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

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client
Clarence Valley Conservatorium Inc.

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

scale	@A1	plotted
drawn	BB	
checked	WS	17/09/2025
verified	WS	17/09/2025
approved	WS	17/09/2025
total number of sheets	No	true north

16/09/2025

5:10:36 PM

revision

prefix

sheet

newest

MD-

SK-

DD-

DA-

PL-

TI-

CR-

drawing

3D VIEWS 10

project number

drawing number

revision

20038

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

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Document Set ID: 2948726

Version: 1, Version Date: 22/05/2026

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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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16/09/2025 5:10:27 PM

revision prefix - date of revision

MD- SK- DD- DA- PL- TL- CL- RD-
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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		

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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- DD- DA- PL- TI- CR- RD-	

drawing
3D VIEWS 12

project number	drawing number	revision
20038	A812	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
	date	detail	initials	signature

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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

16/09/2025

5:11:17 PM

drawing

NOTIFICATION PLAN

project number	drawing number	revision
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20038 A900 DA-1

DEVELOPMENT APPLICATION