



SUPPLEMENTARY MEMO

|                        |                                    |
|------------------------|------------------------------------|
| <b>Application No.</b> | DA/2020/0978                       |
| <b>Address</b>         | 9 Adolphus Street BALMAIN NSW 2041 |

Reference is made to the above application which is listed for consideration as Item 4 on the Inner West Council Local Planning Panel Agenda of 10 August 2021.

This memorandum is to notify the panel of errors in conditions 1 and 2b in the recommended conditions of consent

**1. Plans**

As a result of both Applicant and Council drafting errors, the table referencing plans in Condition 1 in the recommended conditions of consent is inaccurate, and not all the current plans have been attached to the assessment report.

The following amended condition identifies the corrected plan references in red.

A copy of all the plans identified in red with the exception of Drawing DA202 Revision B (the plan referenced incorrectly by Council but already part of the bundle of documents in Attachment B) are attached to this Memo.

Therefore, should the panel consider the application suitable for approval, draft Condition 1 should be amended to read as follows:

1. The development must be carried out in accordance with plans and documents listed below:

| <b>Plan, Revision and Issue No.</b> | <b>Plan Name</b>                         | <b>Date Issued</b> | <b>Prepared by</b> |
|-------------------------------------|--|--------------------|--------------------|
| DA000, Rev. C                       | COVER PAGE                               | 16/6/21            | VAN ALLEN DESIGN   |
| DA001, Rev. B                       | DRAWING REGISTER + LEGEND                | 8/3/21             | VAN ALLEN DESIGN   |
| DA100, Rev. B                       | SITE PLAN - EXISTING                     | 8/3/21             | VAN ALLEN DESIGN   |
| DA101, Rev. C                       | SITE ANALYSIS PLAN - PROPOSED            | 16/6/21            | VAN ALLEN DESIGN   |
| DA102, Rev. C                       | SITE COVERAGE PLAN - PROPOSED            | 16/6/21            | VAN ALLEN DESIGN   |
| DA103, Rev. C                       | PROPOSED SUBDIVISION PLAN                | 16/6/21            | VAN ALLEN DESIGN   |
| DA110, Rev. B                       | SITE PLAN - CAR PARKING + VEHICLE ACCESS | 8/3/21             | VAN ALLEN DESIGN   |
| DA111, Rev. B                       | OFF-STREET CAR PARKING + VEHICLE ACCESS  | 8/3/21             | VAN ALLEN DESIGN   |

|               |   |         |                  |
|---------------|---|---------|------------------|
| DA112, Rev. B | OFF-STREET CAR<br>PARKING +<br>VEHICLE ACCESS   | 8/3/21  | VAN ALLEN DESIGN |
| DA200, Rev. B | SITE PLAN - EXISTING                            | 8/3/21  | VAN ALLEN DESIGN |
| DA201, Rev. B | EXISTING PLAN -<br>ADOLPHUS ST                  | 8/3/21  | VAN ALLEN DESIGN |
| DA202, Rev. B | SITE PLAN -<br>DEMOLITION                       | 8/3/21  | VAN ALLEN DESIGN |
| DA203, Rev. B | ADOLPHUS ST PLAN -<br>DEMOLITON                 | 8/3/21  | VAN ALLEN DESIGN |
| DA204, Rev. B | ADOLPHUS ST ROOF<br>PLAN -<br>DEMOLITION        | 8/3/21  | VAN ALLEN DESIGN |
| DA205, Rev. B | EAST ELEVATION,<br>DEMOLITION -<br>ADOLPHUS ST  | 8/3/21  | VAN ALLEN DESIGN |
| DA206, Rev. B | WEST ELEVATION,<br>DEMOLITION<br>- ADOLPHUS ST  | 8/3/21  | VAN ALLEN DESIGN |
| DA207, Rev. B | SOUTH ELEVATION,<br>DEMOLITION -<br>ADOLPHUS ST | 8/3/21  | VAN ALLEN DESIGN |
| DA208, Rev. B | NORTH ELEVATION,<br>DEMOLITION -<br>ADOLPHUS ST | 8/3/21  | VAN ALLEN DESIGN |
| DA210, Rev. C | ADOLPHUS ST -<br>PROPOSED<br>GROUND             | 16/6/21 | VAN ALLEN DESIGN |
| DA211, Rev. B | ADOLPHUS ST -<br>PROPOSED<br>FIRST FLR          | 8/3/21  | VAN ALLEN DESIGN |
| DA212 Rev. B  | ADOLPHUS ST -<br>PROPOSED ROOF                  | 8/3/21  | VAN ALLEN DESIGN |
| DA220, Rev. B | WAITE AVE -<br>PROPOSED<br>GROUND               | 8/3/21  | VAN ALLEN DESIGN |
| DA221, Rev. B | WAITE AVE -<br>PROPOSED FIRST<br>FLR            | 8/3/21  | VAN ALLEN DESIGN |
| DA222, Rev. B | WAITE AVE -<br>PROPOSED ROOF                    | 8/3/21  | VAN ALLEN DESIGN |
| DA300, Rev. B | EXSTG EAST<br>ELEVATION -<br>ADOLPHUS ST        | 8/3/21  | VAN ALLEN DESIGN |
| DA301, Rev. B | EXSTG WEST<br>ELEVATION -<br>ADOLPHUS ST        | 8/3/21  | VAN ALLEN DESIGN |
| DA302, Rev. B | EXSTG WEST<br>ELEVATION -<br>WAITE AVE          | 8/3/21  | VAN ALLEN DESIGN |

|               |   |           |        |                  |
|---------------|---|-----------|--------|------------------|
| DA303, Rev. B | EXSTG<br>ELEVATIONS<br>SOUTH + NORTH    | SITE<br>- | 8/3/21 | VAN ALLEN DESIGN |
| DA304, Rev. B | PROPOSED<br>ELEVATION<br>ADOLPHUS ST    | EAST<br>- | 8/3/21 | VAN ALLEN DESIGN |
| DA305, Rev. B | PROPOSED<br>ELEVATION<br>ADOLPHUS ST    | WEST<br>- | 8/3/21 | VAN ALLEN DESIGN |
| DA306, Rev. B | PROPOSED<br>ELEVATIONS<br>SOUTH + NORTH | SITE<br>- | 8/3/21 | VAN ALLEN DESIGN |
| DA307, Rev. B | PROPOSED<br>ELEVATION<br>ADOLPHUS ST    | STH<br>-  | 8/3/21 | VAN ALLEN DESIGN |
| DA308 Rev. B  | PROPOSED<br>ELEVATION<br>ADOLPHUS ST    | NTH<br>-  | 8/3/21 | VAN ALLEN DESIGN |
| DA309, Rev. B | ADOLPHUS<br>SECTION A                   | ST<br>-   | 8/3/21 | VAN ALLEN DESIGN |
| DA310, Rev. B | ADOLPHUS<br>SECTION B                   | ST<br>-   | 8/3/21 | VAN ALLEN DESIGN |
| DA311, Rev. B | ADOLPHUS<br>SECTION C                   | ST<br>-   | 8/3/21 | VAN ALLEN DESIGN |
| DA312, Rev. B | ADOLPHUS<br>SECTION D                   | ST<br>-   | 8/3/21 | VAN ALLEN DESIGN |
| DA320, Rev. B | SITE ELEVATIONS<br>WAITE AVE            | -         | 8/3/21 | VAN ALLEN DESIGN |
| DA321, Rev. B | PROPOSED<br>ELEVATION<br>WAITE AVE      | WEST<br>- | 8/3/21 | VAN ALLEN DESIGN |
| DA322, Rev. B | PROPOSED<br>ELEVATION<br>- WAITE AVE    | NORTH     | 8/3/21 | VAN ALLEN DESIGN |
| DA323, Rev. B | PROPOSED<br>ELEVATION<br>WAITE AVE      | EAST<br>- | 8/3/21 | VAN ALLEN DESIGN |
| DA324, Rev. B | PROPOSED<br>ELEVATION<br>- WAITE AVE    | SOUTH     | 8/3/21 | VAN ALLEN DESIGN |
| DA325, Rev. B | WAITE AVE - SECTION<br>A                |           | 8/3/21 | VAN ALLEN DESIGN |
| DA326, Rev. B | WAITE AVE - SECTION<br>B                |           | 8/3/21 | VAN ALLEN DESIGN |
| DA327, Rev. B | WAITE AVE - SECTION<br>C                |           | 8/3/21 | VAN ALLEN DESIGN |
| DA328, Rev. B | WAITE AVE - SECTION<br>D                |           | 8/3/21 | VAN ALLEN DESIGN |
| DA501, Rev. B | EXTERNAL FINISHES -<br>ADOLPHUS ST      |           | 8/3/21 | VAN ALLEN DESIGN |
| DA502, Rev. B | EXTERNAL FINISHES -<br>WAITE<br>AVE     |           | 8/3/21 | VAN ALLEN DESIGN |

|  |  |                   |                    |
|--|--|-------------------|--------------------|
| Dwg no: LP01-D9020, Issue: F                       | DA Cover Sheet   | 15.02.2021        | DANGAR SMITH BARIN |
| Dwg no: LP02-D9020, Issue: F                       | Ground Floor Landscape Plan                                    | 15.02.2021        | DANGAR SMITH BARIN |
| Dwg no: LP03-D9020, Issue: F                       | First Floor Landscape Plan                                     | 15.02.2021        | DANGAR SMITH BARIN |
| Drawing No. 1920-234 (Sheets 1 - 4), revision (05) | Stormwater drainage concept plan                               | 12 March 2021     | H & M CONSULTANCY  |
| A392605_03   | BASIX Certificate  | 8/3/2021          | VAN ALLEN DESIGNS  |
| A395391_03   | BASIX Certificate  | 8/3/2021          | VAN ALLEN DESIGNS  |
| Revision C   | ARBORICULTURAL IMPACT ASSESSMENT TREE PROTECTION SPECIFICATION | 20th October 2020 | TREE IQ            |
|  | Addendum Arboricultural Statement                              | 1st March 2021    | TREE IQ            |

As amended by the conditions of consent.

## 2. Condition 2(b)

Additionally, Condition 2(b) in Attachment B references Window W16 which is located on the southern elevation, however, the condition should make reference to Window W15 which is located on the eastern (front) elevation.

Therefore, should the panel consider the application suitable for approval, draft Condition 2b should be amended to read as follows:

2. Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:
  - b) The window opening for W15 in the east façade of the first floor addition to the dwelling is be amended so its height is 1.6 x its width.

# 9 ADOLPHUS STREET, BALMAIN

## ALLEN RESIDENCE

ALTERATIONS + ADDITIONS  
SUBDIVISION  
INFILL DWELLING

9 ADOLPHUS STREET  
BALMAIN 2041  
LOT 15  
DP 1087641

5x BEDSITS  
ALSO KNOWN AS  
2C WAITE AVE  
BALMAIN 2041



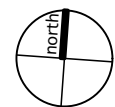
### LOCATION PLAN

### AREA CALCULATIONS:

| SITE AREA                                  | EXISTING SITE                     |                                   |
|--|-----------------------------------|-----------------------------------|
|  | ADOLPHUS ST                       | WAITE AVE                         |
| 703.2m <sup>2</sup>                        | 446.7m <sup>2</sup>               | 256.6m <sup>2</sup>               |
| Subdivision Lots                           | 200m <sup>2</sup>                 |                                   |
| Minimum Lot Size                           | 200m <sup>2</sup>                 |                                   |
| Existing Floor Space Ratio                 | 0.41:1                            |                                   |
| Allowable Floor Space Ratio                | 0.7:1                             | 0.8 : 1                           |
| Proposed Floor Space Ratio                 | <b>0.54 : 1</b>                   | <b>0.85: 1</b>                    |
| Existing Gross Floor Area                  |                                   |                                   |
| Heritage House                             | 110.3 m <sup>2</sup>              |                                   |
| Bedsit 5xUnits (av. 34m <sup>2</sup> each) | 178.3 m <sup>2</sup>              |                                   |
| <b>TOTAL</b>                               | <b>288.6 m<sup>2</sup></b>        |                                   |
| Proposed Gross Floor Area                  |                                   |                                   |
| Ground Floor                               | 165.7m <sup>2</sup>               | 138.7m <sup>2</sup>               |
| First Floor                                | 75.8m <sup>2</sup>                | 79.0m <sup>2</sup>                |
| <b>TOTAL</b>                               | <b>241.5m<sup>2</sup></b>         | <b>217.7m<sup>2</sup></b>         |
| ALLOWABLE                                  | 357.4m <sup>2</sup>               | 230.9m <sup>2</sup>               |
| <b>Site Coverage</b>                       |                                   |                                   |
| Existing Area                              | 46.2% / 324.9m <sup>2</sup>       |                                   |
| Proposed Area                              | <b>41.5% / 185.2m<sup>2</sup></b> | <b>52.9% / 135.8m<sup>2</sup></b> |
| Allowable Area                             | 60% / 421.9m <sup>2</sup>         | 60% / 268.0m <sup>2</sup>         |
| Existing Soft Landscape                    | 21.6% / 151.7m <sup>2</sup>       |                                   |
| Proposed Soft Landscape                    | <b>21.8% / 97.2m<sup>2</sup></b>  | <b>26.1% / 67m<sup>2</sup></b>    |
| Required Landscape Area                    | 20% / 140.6m <sup>2</sup>         | 20% / 51.3m <sup>2</sup>          |

CLASS 5 ACID SULPHATE SOILS  
R1 - GENERAL RESIDENTIAL ZONE

| NOT TO SCALE  | GENERAL NOTES  | ABBREVIATIONS | NOTES |
|---|--|---------------|-------|
| <p>ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS</p> <p>THE CONTRACTOR / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF ANY WORK ON SITE</p> <p>ALL MEASUREMENTS ARE IN MILLIMETRES AND ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK</p> <p>DO NOT SCALE DRAWINGS</p> <p>ALL STRUCTURAL WORK IS TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTATION</p> | <p>ADJ ADJUSTABLE</p> <p>AP ACCESS PANEL</p> <p>BAL BALUSTRADE</p> <p>BR BLIND PELMET</p> <p>BWK BRICKWORK</p> <p>CHS CIRCULAR HOLLOW SECTION</p> <p>CJ CONSTRUCTION JOINT</p> <p>CONC CONCRETE</p> <p>ODS CHECK ON SITE</p> <p>CT CERAMIC TILE</p> <p>DWR DRAWER</p> <p>DP DOWNPIPE</p> <p>EDB ELEC. DIST. BOARD</p> <p>ERB ELEC. FLOOR BOX</p> <p>EJ EXPANSION JOINT</p> <p>EV EXHAUST VENT</p> <p>EXTG EXISTING</p> <p>F FIXED</p> <p>FB FACE BRICKWORK</p> <p>FC FIBRE CEMENT SHEET</p> <p>FCL FINISHED CEILING LEVEL</p> <p>FCU FAN COIL UNIT</p> <p>FFL FINISHED FLOOR LEVEL</p> <p>FP FIXED PANEL</p> <p>FSL FINISHED SLAB LEVEL</p> <p>FW FLOOR WASTE</p> <p>G GAS POINT / METER</p> <p>GPO GENERAL POWER OUTLET</p> <p>HR HANDRAIL</p> <p>HTR HEATED TOWEL RAIL</p> <p>HW HARDWOOD</p> <p>HWS HOT WATER SERVICE</p> <p>LC LAUNDRY CHUTE</p> <p>LF LIGHT FITTING</p> <p>NOM NOMINAL</p> <p>O/A OVERALL</p> <p>OFC OFF FORM CONCRETE</p> <p>O/H OVERHEAD</p> <p>PB PLASTERBOARD</p> <p>PL POLYURETHANE SPRAY</p> <p>RL RELATIVE LEVEL</p> <p>RWH RAIN WATER HEAD</p> <p>RWO RAIN WATER OUTLET</p> <p>SD STRIP DRAIN</p> <p>SM SMOKE DETECTOR</p> <p>SHS SQUARE HOLLOW SECTION</p> <p>SK SKYLIGHT</p> <p>S/S STAINLESS STEEL</p> <p>ST STONE</p> <p>TBC TO BE CONFIRMED</p> <p>TW TIMBER</p> <p>TM TIMBER VENEER</p> <p>TV TV</p> <p>U/S UNDERSIDE</p> <p>WM WATER METER</p> |               |       |

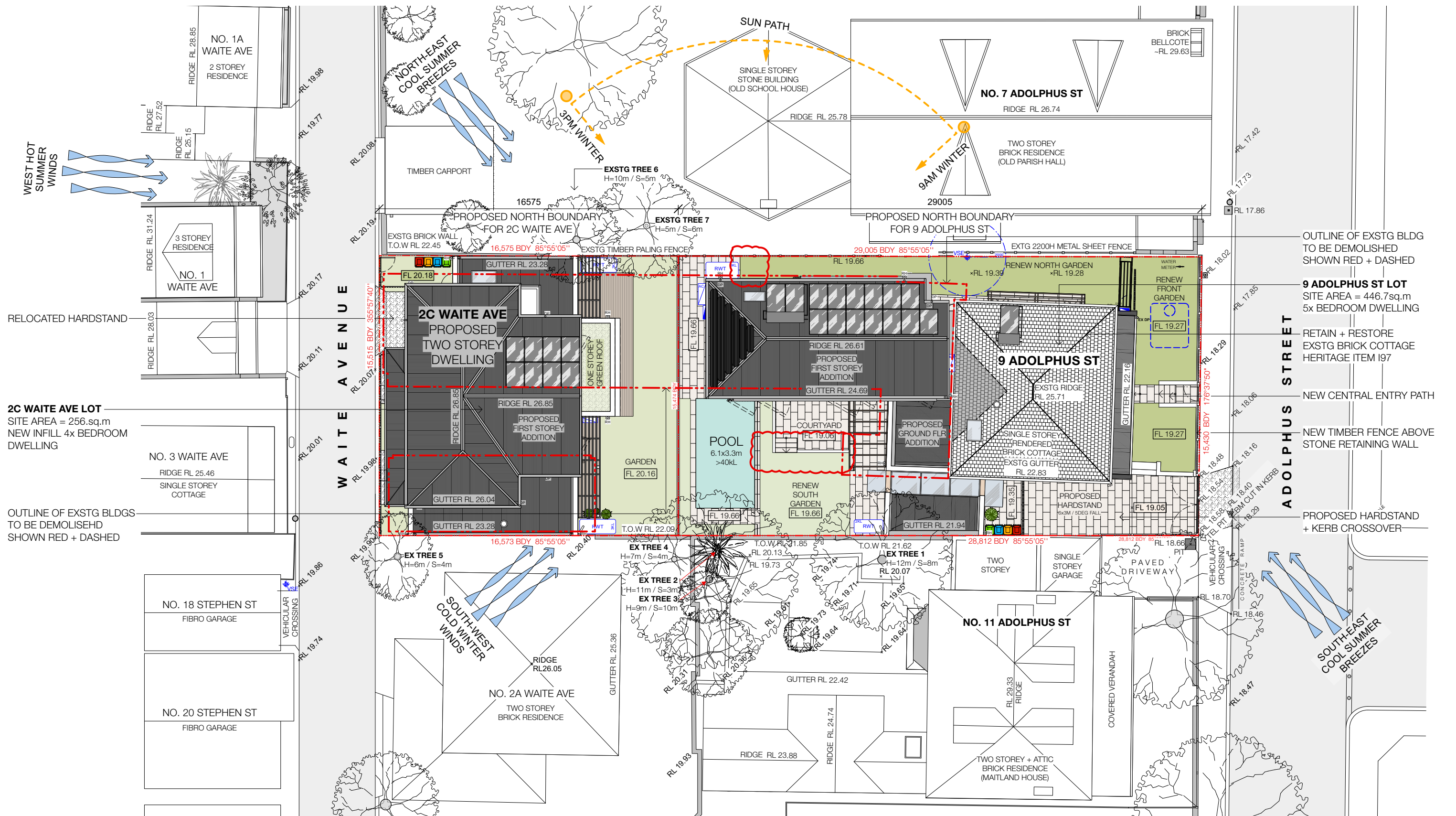


FOR DEVELOPMENT APPLICATION ONLY

PROJECT TITLE:  
ALLEN RESIDENCE  
9 ADOLPHUS STREET, BALMAIN

DWG TITLE:  
COVER PAGE

SCALE: NTS DWG NO: DA000  
ISSUE: 20-002  
PROJECT NO: 20-002  
DATE: 16/6/21  
DRAWN BY: VA  
CHECKED: VA



**2C WAITE AVE LOT**  
 SITE AREA = 256.sq.m  
 NEW INFILL 4x BEDROOM DWELLING

OUTLINE OF EXSTG BLDG TO BE DEMOLISHED SHOWN RED + DASHED

**9 ADOLPHUS ST LOT**  
 SITE AREA = 446.7sq.m  
 5x BEDROOM DWELLING

RETAIN + RESTORE EXSTG BRICK COTTAGE HERITAGE ITEM I97

NEW CENTRAL ENTRY PATH

NEW TIMBER FENCE ABOVE STONE RETAINING WALL

PROPOSED HARDSTAND + KERB CROSSOVER

| REV | DATE     | DESCRIPTION                         |
|-----|----------|-------------------------------------|
| C   | 16/6/21  | AMENDMENTS FOR LANDSCAPE COMPLIANCE |
| B   | 8/3/21   | REVISIONS FOR COUNCIL RFI           |
| A   | 26/10/20 | ISSUED FOR DA                       |

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS

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ALL STRUCTURAL WORK IS TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTATION

| ABBREVIATIONS               | ABBREVIATIONS              | ABBREVIATIONS             |
|-----------------------------|----------------------------|---------------------------|
| ADJ ADJUSTABLE              | FC FIBRE CEMENT SHEET      | PL POLYURETHANE SPRAY     |
| AP ACCESS PANEL             | FCL FINISHED CEILING LEVEL | RL RELATIVE LEVEL         |
| BAL BALUSTRADE              | FOU FAN COOL UNIT          | RWH RAIN WATER HEAD       |
| BP BLIND PELMET             | FFL FINISHED FLOOR LEVEL   | RWO RAIN WATER OUTLET     |
| BWK BRICKWORK               | FP FIXED PANEL             | SD STRIP DRAIN            |
| CHS CIRCULAR HOLLOW SECTION | FSL FINISHED SLAB LEVEL    | SM SMOKE DETECTOR         |
| CJ CONSTRUCTION JOINT       | FW FLOOR WASTE             | SHS SQUARE HOLLOW SECTION |
| CL CENTRE LINE              | G GAS POINT / METER        | SK SKYLIGHT               |
| CONC CONCRETE               | GPO GENERAL POWER OUTLET   | S/S STAINLESS STEEL       |
| COCS CHECK ON SITE          | HR HANDRAIL                | ST STONE                  |
| CT CERAMIC TILE             | HTR HEATED TOWEL RAIL      | TBC TO BE CONFIRMED       |
| DWR DRAWER                  | HW HARDWOOD                | TIM TIMBER                |
| DP DOWNPIPE                 | HWS HOT WATER SERVICE      | TV TIMBER VENEER          |
| EDB ELEC. DIST. BOARD       | LC LAUNDRY CHUTE           | US UNDERSIDE              |
| EFB ELEC. FLOOR BOX         | LF LIGHT FITTING           | WM WATER METER            |
| EJ EXPANSION JOINT          | NOM NOMINAL                |                           |
| EV EXHAUST VENT             | O/A OVERALL                |                           |
| EXTG EXISTING               | OF OFF FORM CONCRETE       |                           |
| F FIXED                     | O/H OVERHEAD               |                           |
| FB FACE BRICKWORK           | PB PLASTERBOARD            |                           |

**KEY**

- SITE BOUNDARY LINE
- WALLS / FENCES / ROOFS TO BE DEMOLISHED
- EXSTG WALLS TO BE RETAINED
- COUNCIL SETBACK CONTROLS
- EXISTING FENCE LINE

**LANDSCAPE LEGEND**

- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- PROPOSED CUT/NEW POOL
- EXISTING HARD LANDSCAPE
- PROPOSED HARD LANDSCAPE

RL + 10.00 EXISTING LEVELS  
 FL + 10.00 PROPOSED LEVELS

0 2 4 6 8 10M

FOR DEVELOPMENT APPLICATION ONLY

PROJECT TITLE:  
**ALLEN RESIDENCE**  
 9 ADOLPHUS STREET, BALMAIN

DWG TITLE:  
 SITE ANALYSIS PLAN - PROPOSED

SCALE: 1:200 DWG NO: DA101

ISSUE: PROJECT NO: 20-002

DATE: 16/6/21 REV: C

DRAWN BY: VA

CHECKED BY: VA



**LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2013**

4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows—

- (a) to ensure that lot sizes are able to accommodate development that is consistent with relevant development controls,
- (b) to ensure that lot sizes are capable of supporting a range of development types.

(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.

**LOT SIZE MAP SHEET LSZ\_011**

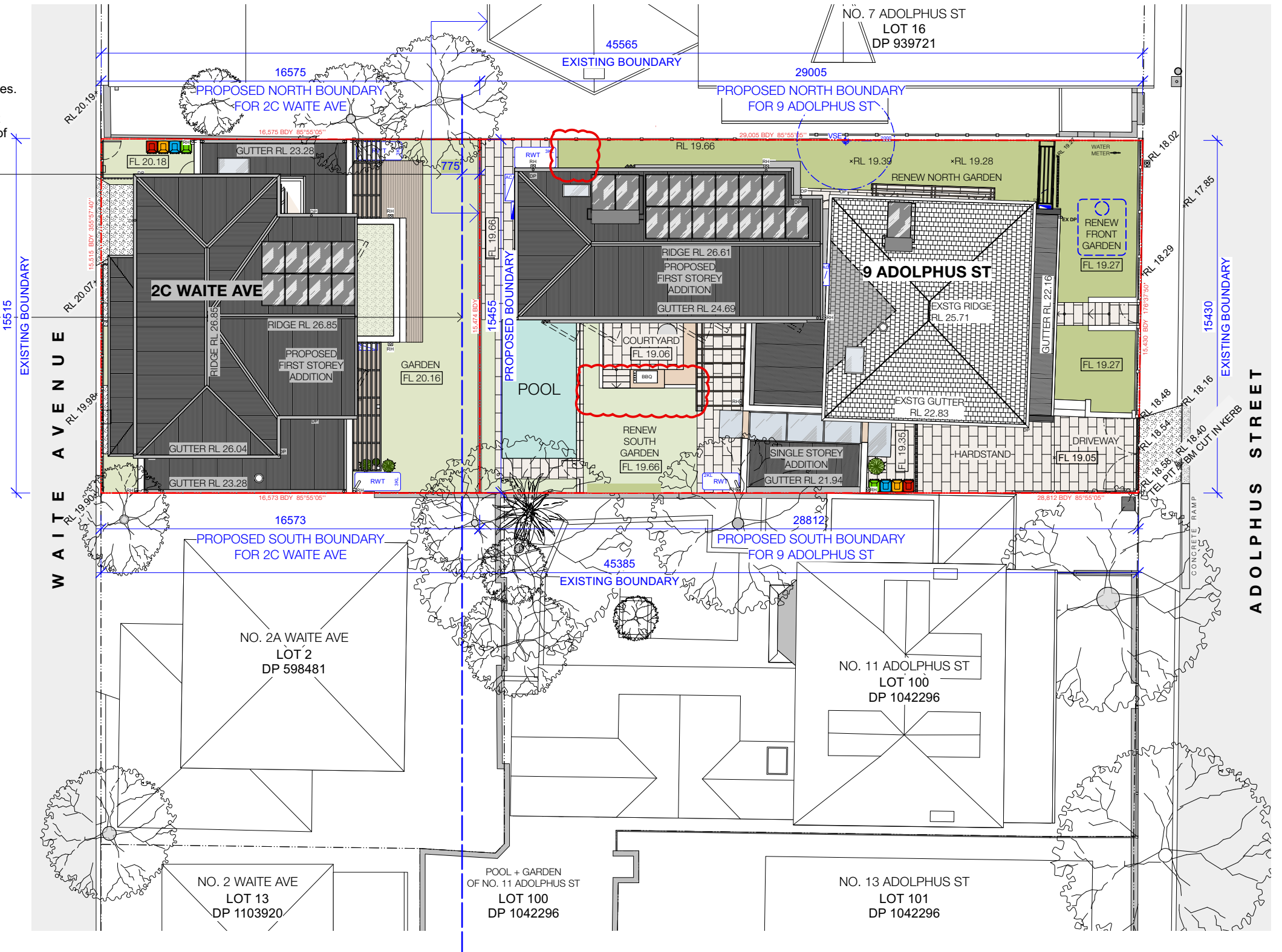
MINIMUM LOTS SIZE = 200qm

**SITE AREA**

| EXISTING      | SITE AREA            |                 |
|---------------|----------------------|-----------------|
| 9 ADOLPHUS ST | 446.7 m <sup>2</sup> | <b>COMPLIES</b> |
| 2C WAITE AVE  | 256.6 m <sup>2</sup> | <b>COMPLIES</b> |

PROPOSED BOUNDARY 775mm FURTHER EAST OF AVERAGE 2x ADJACENT PROPERTIES TO THE SOUTH TAKES INTO CONSIDERATION THE ALIGNMENT OF NEIGHBOURING BUILDING TO THE NORTH

AVERAGE EASTERN BOUNDARY BETWEEN NO 2A + 2 WAITE AVE



| REV | DATE     | DESCRIPTION                         |
|-----|----------|-------------------------------------|
| C   | 16/6/21  | AMENDMENTS FOR LANDSCAPE COMPLIANCE |
| B   | 8/3/21   | REVISIONS FOR COUNCIL RFI           |
| A   | 26/10/20 | ISSUED FOR DA                       |

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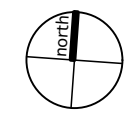
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|-----------------------------|----------------------------|-----------------------------|
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| CL CENTRE LINE              | G GAS POINT / METER        | S/S SKYLIGHT HOLLOW SECTION |
| CONC CONCRETE               | GPO GENERAL POWER OUTLET   | ST STAINLESS STEEL          |
| COS CHECK ON SITE           | HANDRIL HANDRIL            | ST STONE                    |
| CT CERAMIC TILE             | HTR HEATED TOWEL RAIL      | TBC TO BE CONFIRMED         |
| DWR DRAWER                  | HW HARDWOOD                | TIM TIMBER                  |
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| EJ EXPANSION JOINT          | NOM NOMINAL                |                             |
| EXTG EXHAUST VENT           | O/A OVERALL                |                             |
| EXTG EXISTING               | OFC OFF FORM CONCRETE      |                             |
| F FIXED                     | O/H OVERHEAD               |                             |
| FB FACE BRICKWORK           | PB PLASTERBOARD            |                             |

**KEY**

- - - - - SITE BOUNDARY LINE
- - - - - WALLS / FENCES / ROOFS TO BE DEMOLISHED
- EXSTG WALLS TO BE RETAINED
- - - - - COUNCIL SETBACK CONTROLS
- - - - - EXISTING FENCE LINE

RL + 10.00 EXISTING LEVELS  
FL + 10.00 PROPOSED LEVELS



PROJECT TITLE: ALLEN RESIDENCE  
9 ADOLPHUS STREET, BALMAIN

DWG TITLE: PROPOSED SUBDIVISION PLAN

SCALE: 1:200 DWG NO: DA103

ISSUE: PROJECT NO: 20-002

DATE: 16/6/21 REV: C

DRAWN BY: VA

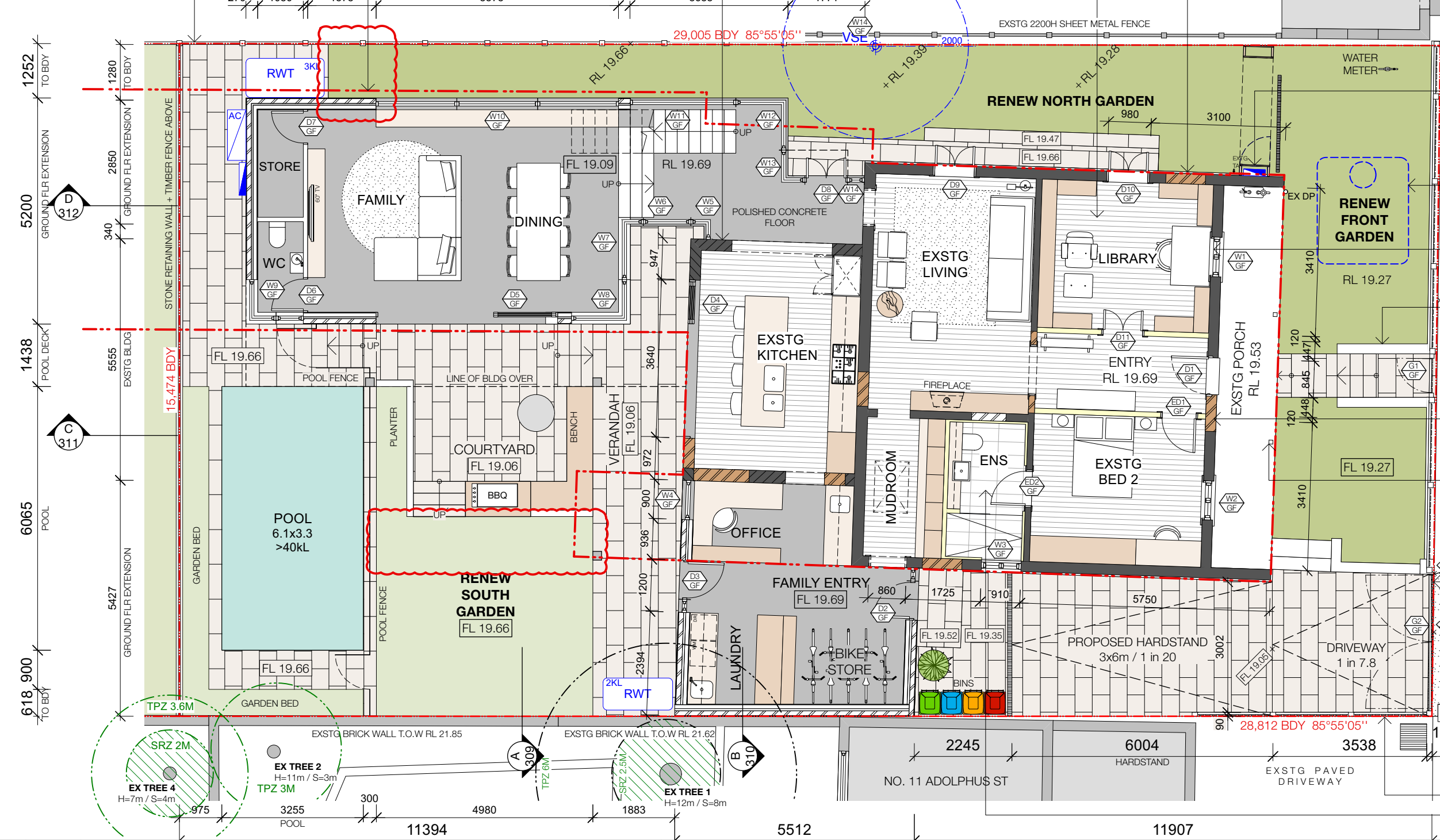
CHECKED BY: VA



REBUILD WALLS AS REQUIRED FOR REMEDIATION WORKS TO RECTIFY DAMP PROOF COURSE

OUTLINE OF EXSTG BUILDING SHOWN AS RED DASH

NEW BOUNDARY FENCE



EXSTG TIMBER FLOOR SAND + NEW STAIN FINISH

MAKE GOOD OPENING W/ EXSTG BRICKS RENDER FINISH TO MATCH EXSTG

RELOCATE EDB INSIDE TIMBER ARBOUR  
PICKET FENCE + GATE ON EXSTG STONE RETAINING WALL

U/G OSD TANK AS PER HYDRAULIC ENGINEER'S DETAILS

REPLACE EXSTG CASEMENT WINDOWS W/ SASH WINDOWS

NEW CENTRAL PATH RE-USE EXSTG STONE BLOCKS FOR RETAINING WALLS

RESTORE CENTRAL DOOR, HALLWAY + ARCH

MAKE GOOD OPENING W/ EXSTG BRICKS RENDER FINISH TO MATCH EXSTG

RESTORE TIMBER PORCH POST REPAIR OR REPLACE EXSTG STONE TILES AS REQUIRED

MOTORISED TIMBER DRIVEWAY GATE

PROPOSED VEHICULAR CROSSING + CONCRETE RAMP AS REQUIRED

NEW TIMBER FENCE  
NEW BATHROOM WALLS ARE TO BE FRAMED

PROUD OF EXSTG WALLS

| REVISIONS | DATE     | DESCRIPTION                         |
|-----------|----------|-------------------------------------|
| C         | 16/6/21  | AMENDMENTS FOR LANDSCAPE COMPLIANCE |
| B         | 8/3/21   | REVISIONS FOR STORMWATER COMPLIANCE |
| A         | 26/10/20 | ISSUED FOR DA                       |
| REV       |          |                                     |

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS

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DO NOT SCALE DRAWINGS

ALL STRUCTURAL WORK IS TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTATION

| ABBREVIATIONS              | ABBREVIATIONS            | ABBREVIATIONS               |
|----------------------------|--------------------------|-----------------------------|
| ADJ ADJUSTABLE             | AP ACCESS PANEL          | BAL BALUSTRADE              |
| BP BLIND PELMET            | BWK BRICKWORK            | CHS CIRCULAR HOLLOW SECTION |
| CJ CONSTRUCTION JOINT      | CL CENTRE LINE           | CONC CONCRETE               |
| COS CHECK ON SITE          | CT CERAMIC TILE          | DWR DRAWER                  |
| DP DOWNPIPE                | EDB ELEC. DIST. BOARD    | EFB ELEC. FLOOR BOX         |
| EJ EXPANSION JOINT         | EV EXHAUST VENT          | EXSTG EXISTING              |
| F FIXED                    | FB FACE BRICKWORK        | FLC FIBRE CEMENT SHEET      |
| FOL FINISHED CEILING LEVEL | FOU FAN COOL UNIT        | FFL FINISHED FLOOR LEVEL    |
| FP FIXED PANEL             | FSL FINISHED SLAB LEVEL  | FW FLOOR WASTE              |
| G GAS POINT / METER        | GPO GENERAL POWER OUTLET | HANDRAL HANDRAIL            |
| HTR HEATED TOWEL RAIL      | HW HARDWOOD              | HWS HOT WATER SERVICE       |
| LC LAUNDRY CHUTE           | LF LIGHT FITTING         | NOM NOMINAL                 |
| O/A OFF FORM CONCRETE      | O/H OVERHEAD             | PB PLASTERBOARD             |
| PL POLYURETHANE SPRAY      | RL RELATIVE LEVEL        | RWH RAIN WATER HEAD         |
| RO RAIN WATER OUTLET       | SD STRIP DRAIN           | SM SMOKE DETECTOR           |
| SHS SQUARE HOLLOW SECTION  | SK SKYLIGHT              | S/S STAINLESS STEEL         |
| ST STONE                   | TBC TO BE CONFIRMED      | TIM TIMBER                  |
| TV TIMBER VENEER           | U/S UNDERSIDE            | WM WATER METER              |

**NOTE:**  
REFER TO LANDSCAPE PLANS PREPARED BY DANGAR BARIN SMITH FOR PLANTING SCHEDULE

RL + 10.00 EXISTING LEVELS  
[FL + 10.00] PROPOSED LEVELS

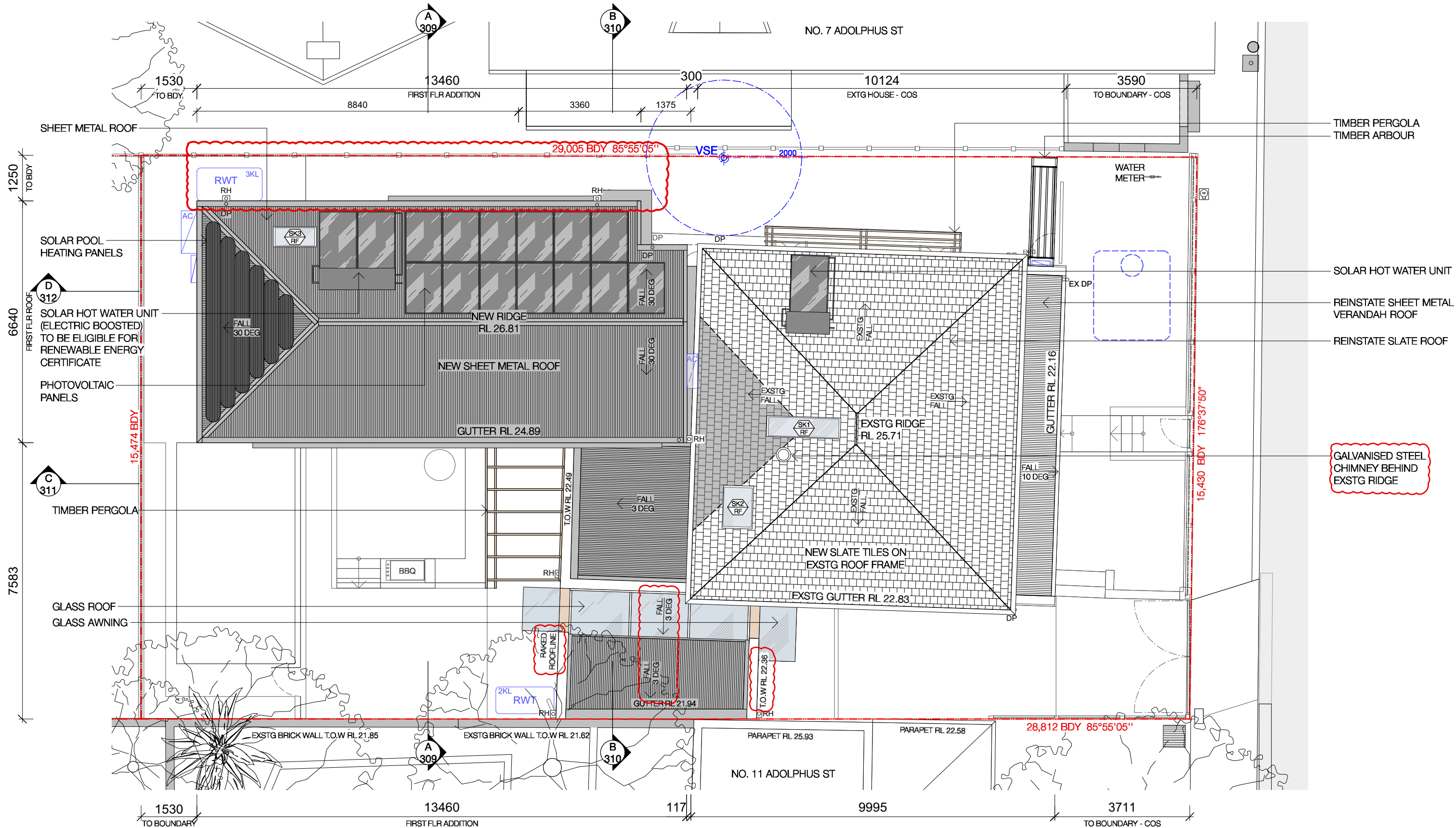
NOTES

FOR DEVELOPMENT APPLICATION ONLY

ALLEN RESIDENCE  
9 ADOPHUS STREET, BALMAIN

DWG TITLE:  
ADOLPHUS ST - PROPOSED GROUND

|             |         |           |       |
|-------------|---------|-----------|-------|
| SCALE:      | 1:100   | DWG NO:   | DA210 |
| ISSUE:      |         | REV:      | C     |
| PROJECT NO: | 20-002  | DRAWN BY: | VA    |
| DATE:       | 16/6/21 | CHECKED:  | VA    |



| REV | DATE     | DESCRIPTION               |
|-----|----------|---------------------------|
| B   | 8/3/21   | REVISIONS FOR COUNCIL RFI |
| A   | 26/10/20 | ISSUED FOR DA             |

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| ABBREVIATIONS               | ABBREVIATIONS             | ABBREVIATIONS             |
|-----------------------------|---------------------------|---------------------------|
| ADJ ADJUSTABLE              | FC FIBRE CEMENT SHEET     | PL POLYURETHANE SPRAY     |
| AP ACCESS PANEL             | FR FINISHED CEILING LEVEL | RL RELATIVE LEVEL         |
| BAL BALUSTRADE              | FCU RAIN COOL UNIT        | RH RAIN WATER HEAD        |
| BP BLIND PELMET             | FFL FINISHED FLOOR LEVEL  | RWO RAIN WATER OUTLET     |
| BWK BRICKWORK               | FP FIXED PANEL            | SD STRIP DRAIN            |
| CHS CIRCULAR HOLLOW SECTION | FSL FINISHED SLAB LEVEL   | SM SMOKE DETECTOR         |
| CJ CONSTRUCTION JOINT       | FW FLOOR WASTE            | SHS SQUARE HOLLOW SECTION |
| CL CENTRE LINE              | G GAS POINT / METER       | SK SKYLIGHT               |
| CONC CONCRETE               | GPO GENERAL POWER OUTLET  | S/S STAINLESS STEEL       |
| COS CHECK ON SITE           | HTR HEATED TOWEL RAIL     | ST STONE                  |
| CT CERAMIC TILE             | HW HARDWOOD               | TBC TO BE CONFIRMED       |
| DWR DRAWER                  | HWS HOT WATER SERVICE     | TV TIMBER VENEER          |
| DP DOWNPIPE                 | LC LAUNDRY CHUTE          | US UNDERSIDE              |
| EHB ELEC. DIST. BOARD       | LF LIGHT FITTING          | WM WATER METER            |
| EJ EXPANSION JOINT          | NOM NOMINAL               |                           |
| EV EXHAUST VENT             | O/A OVERHEAD              |                           |
| EXSTG EXISTING              | OC OFF-FORM CONCRETE      |                           |
| F FIXED                     | O/H OVERHEAD              |                           |
| FB FACE BRICKWORK           | PB PLASTERBOARD           |                           |

PROJECT TITLE:  
**ALLEN RESIDENCE**  
9 ADOPHUS STREET, BALMAIN

DWG TITLE:  
**ADOPHUS ST - PROPOSED ROOF**

SCALE: 1:100 DWG NO: DA212

ISSUE: PROJECT NO: 20-002

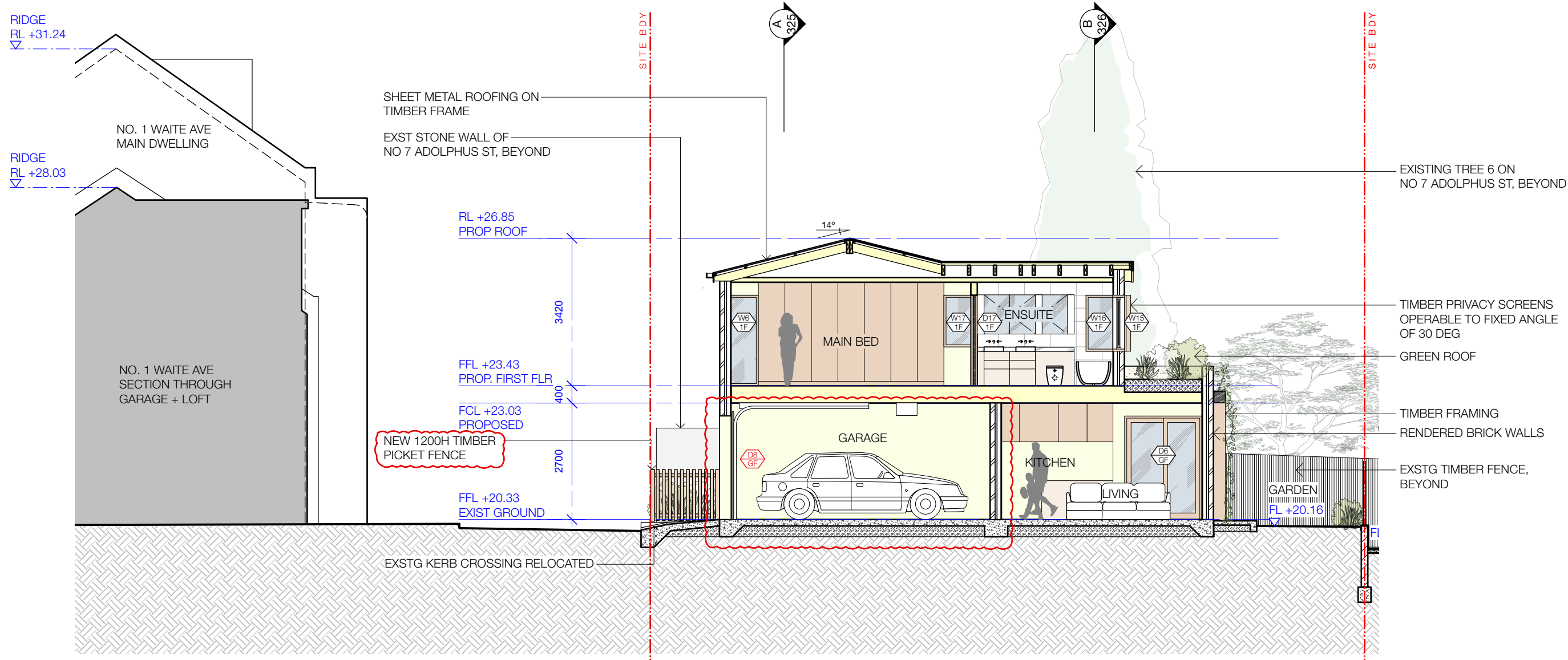
DATE: 8/3/21 REV: B

DRAWN BY: VA

CHECKED BY: VA

RL + 10.00 EXISTING LEVELS  
[FL + 10.00] PROPOSED LEVELS

FOR DEVELOPMENT APPLICATION ONLY



| REV | DATE     | DESCRIPTION                     |
|-----|----------|---------------------------------|
| B   | 8/3/21   | REVISIONS FOR HERITAGE COMMENTS |
| A   | 26/10/20 | ISSUED FOR DA                   |

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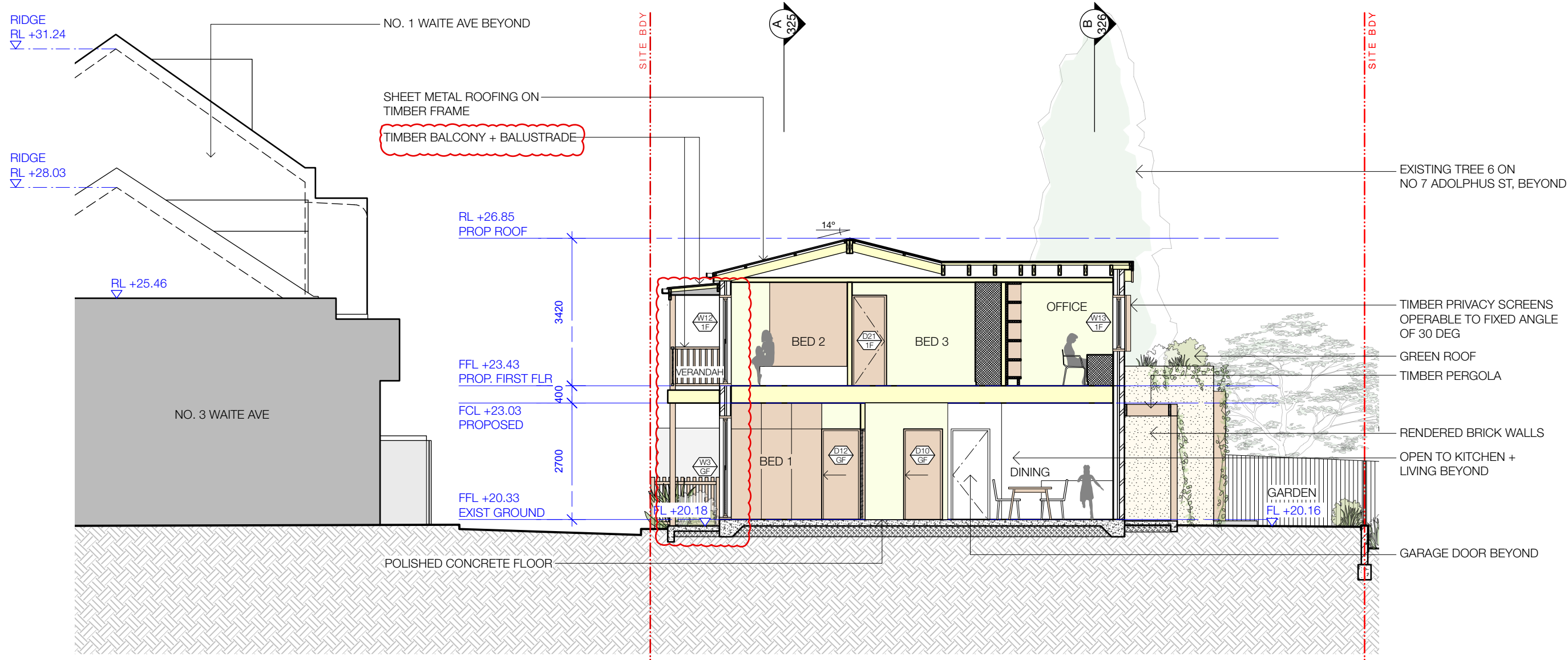
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| ABBREVIATIONS |                         |
|---------------|-------------------------|
| ADJ           | ADJUSTABLE              |
| AP            | ACCESS PANEL            |
| BAL           | BALUSTRADE              |
| BP            | BLIND PELMET            |
| BWK           | BRICKWORK               |
| CHS           | CIRCULAR HOLLOW SECTION |
| CJ            | CONSTRUCTION JOINT      |
| CL            | CENTRE LINE             |
| CONC          | CONCRETE                |
| COS           | CHECK ON SITE           |
| CT            | CERAMIC TILE            |
| DWR           | DRAWER                  |
| DP            | DOWNPIPE                |
| EDB           | ELEC. DIST. BOARD       |
| EFB           | ELEC. FLOOR BOX         |
| EJ            | EXPANSION JOINT         |
| EV            | EXHAUST VENT            |
| EXTG          | EXISTING                |
| F             | FIXED                   |
| FB            | FACE BRICKWORK          |
| FC            | FIBRE CEMENT SHEET      |
| FCL           | FINISHED CEILING LEVEL  |
| FCU           | FAN COOL UNIT           |
| FFL           | FINISHED FLOOR LEVEL    |
| FP            | FIXED PANEL             |
| FSL           | FINISHED SLAB LEVEL     |
| FW            | FLOOR WASTE             |
| G             | GAS POINT / METER       |
| GPO           | GENERAL POWER OUTLET    |
| HR            | HANDRAIL                |
| HTR           | HEATED TOWEL RAIL       |
| HW            | HARDWOOD                |
| HWS           | HOT WATER SERVICE       |
| LC            | LAUNDRY CHUTE           |
| LF            | LIGHT FITTING           |
| NOM           | NOMINAL                 |
| O/A           | OVERALL                 |
| OF            | OFF FORM CONCRETE       |
| O/H           | OVERHEAD                |
| PB            | PLASTERBOARD            |
| PL            | POLYURETHANE SPRAY      |
| RL            | RELATIVE LEVEL          |
| RWH           | RAIN WATER HEAD         |
| RWO           | RAIN WATER OUTLET       |
| SD            | STRIP DRAIN             |
| SM            | SMOKE DETECTOR          |
| SHS           | SQUARE HOLLOW SECTION   |
| SK            | SKYLIGHT                |
| S/S           | STAINLESS STEEL         |
| ST            | STONE                   |
| TBC           | TO BE CONFIRMED         |
| TIM           | TIMBER                  |
| TV            | TIMBER VENEER           |
| U/S           | UNDERSIDE               |
| WM            | WATER METER             |

| NOTES      |                 |
|------------|-----------------|
| RL + 10.00 | EXISTING LEVELS |
| FL + 10.00 | PROPOSED LEVELS |

**FOR DEVELOPMENT APPLICATION ONLY**

|                |   |             |
|----------------|---|-------------|
| PROJECT TITLE: | ALLEN RESIDENCE<br>9 ADOLPHUS STREET, BALMAIN |             |
| DWG TITLE:     | WAITE AVE - SECTION C                         |             |
| SCALE:         | 1:100   | DWG NO:     |
| ISSUE:         |   | DA327       |
| PROJECT NO:    | 20-002  | REV:        |
| DATE:          | 5/8/21  | B           |
| DRAWN BY:      | VA  | CHECKED BY: |
|                | VA  |             |



| REV | DATE     | DESCRIPTION                     |
|-----|----------|---------------------------------|
| B   | 8/3/21   | REVISIONS FOR HERITAGE COMMENTS |
| A   | 26/10/20 | ISSUED FOR DA                   |

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|---------------|-------------------------|
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| AP            | ACCESS PANEL            |
| BAL           | BALUSTRADE              |
| BP            | BLIND PELMET            |
| BWK           | BRICKWORK               |
| CHS           | CIRCULAR HOLLOW SECTION |
| CJ            | CONSTRUCTION JOINT      |
| CL            | CENTRE LINE             |
| CONC          | CONCRETE                |
| COS           | CHECK ON SITE           |
| CT            | CERAMIC TILE            |
| DWR           | DRAWER                  |
| DP            | DOWNPIPE                |
| EDB           | ELEC. DIST. BOARD       |
| EFB           | ELEC. FLOOR BOX         |
| EJ            | EXPANSION JOINT         |
| EV            | EXHAUST VENT            |
| EXTG          | EXISTING                |
| F             | FIXED                   |
| FB            | FACE BRICKWORK          |
| FC            | FIBRE CEMENT SHEET      |
| FCL           | FINISHED CEILING LEVEL  |
| FCU           | FAN COOL UNIT           |
| FFL           | FINISHED FLOOR LEVEL    |
| FP            | FIXED PANEL             |
| FSL           | FINISHED SLAB LEVEL     |
| FW            | FLOOR WASTE             |
| G             | GAS POINT / METER       |
| GPO           | GENERAL POWER OUTLET    |
| HR            | HANDRAIL                |
| HTR           | HEATED TOWEL RAIL       |
| HW            | HARDWOOD                |
| HWS           | HOT WATER SERVICE       |
| LC            | LAUNDRY CHUTE           |
| LF            | LIGHT FITTING           |
| NOM           | NOMINAL                 |
| O/A           | OVERALL                 |
| OFC           | OFF FORM CONCRETE       |
| O/H           | OVERHEAD                |
| PB            | PLASTERBOARD            |
| PL            | POLYURETHANE SPRAY      |
| RL            | RELATIVE LEVEL          |
| RWH           | RAIN WATER HEAD         |
| RWO           | RAIN WATER OUTLET       |
| SD            | STRIP DRAIN             |
| SM            | SMOKE DETECTOR          |
| SHS           | SQUARE HOLLOW SECTION   |
| SK            | SKYLIGHT                |
| S/S           | STAINLESS STEEL         |
| ST            | STONE                   |
| TBC           | TO BE CONFIRMED         |
| TIM           | TIMBER                  |
| TV            | TIMBER VENEER           |
| U/S           | UNDERSIDE               |
| WM            | WATER METER             |

| NOTES                                   |                 |
|---|-----------------|
| RL + 10.00                              | EXISTING LEVELS |
| FL + 10.00                              | PROPOSED LEVELS |
| <b>FOR DEVELOPMENT APPLICATION ONLY</b> |                 |

|                |   |         |
|----------------|---|---------|
| PROJECT TITLE: | ALLEN RESIDENCE<br>9 ADOLPHUS STREET, BALMAIN |         |
| DWG TITLE:     | WAITE AVE - SECTION D                         |         |
| SCALE:         | 1:100   | DWG NO: |
| ISSUE:         |   | DA328   |
| PROJECT NO:    | 20-002  | REV:    |
| DATE:          | 5/8/21  | B       |
| DRAWN BY:      | VA  |         |
| CHECKED BY:    | VA  |         |