

# **Attachment A**

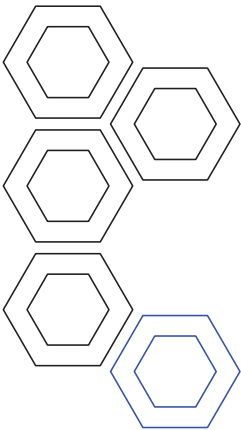
<b>Selected Drawings</b>
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DRAWING SCHEDULE

- 01 SITE PLAN
- 02 EXISTING GROUND FLOOR PLAN
- 03 EXISTING FIRST FLOOR PLAN
- 04 PROPOSED GROUND FLOOR PLAN
- 05 PROPOSED FIRST FLOOR PLAN

ISSUE DETAILS

- A 28.10.19 ISSUED FOR DEVELOPMENT APPLICATION



ADDITIONAL INFORMATION

- A01 OWNER'S CONSENT FORM
- A02 SURVEY PLAN
- A03 BCA ASSESSMENT REPORT
- A04 STATEMENT OF ENVIRONMENTAL EFFECTS
- A05 PLAN OF MANAGEMENT
- A06 ACCESS REPORT
- A07 HERITAGE IMPACT STATEMENT

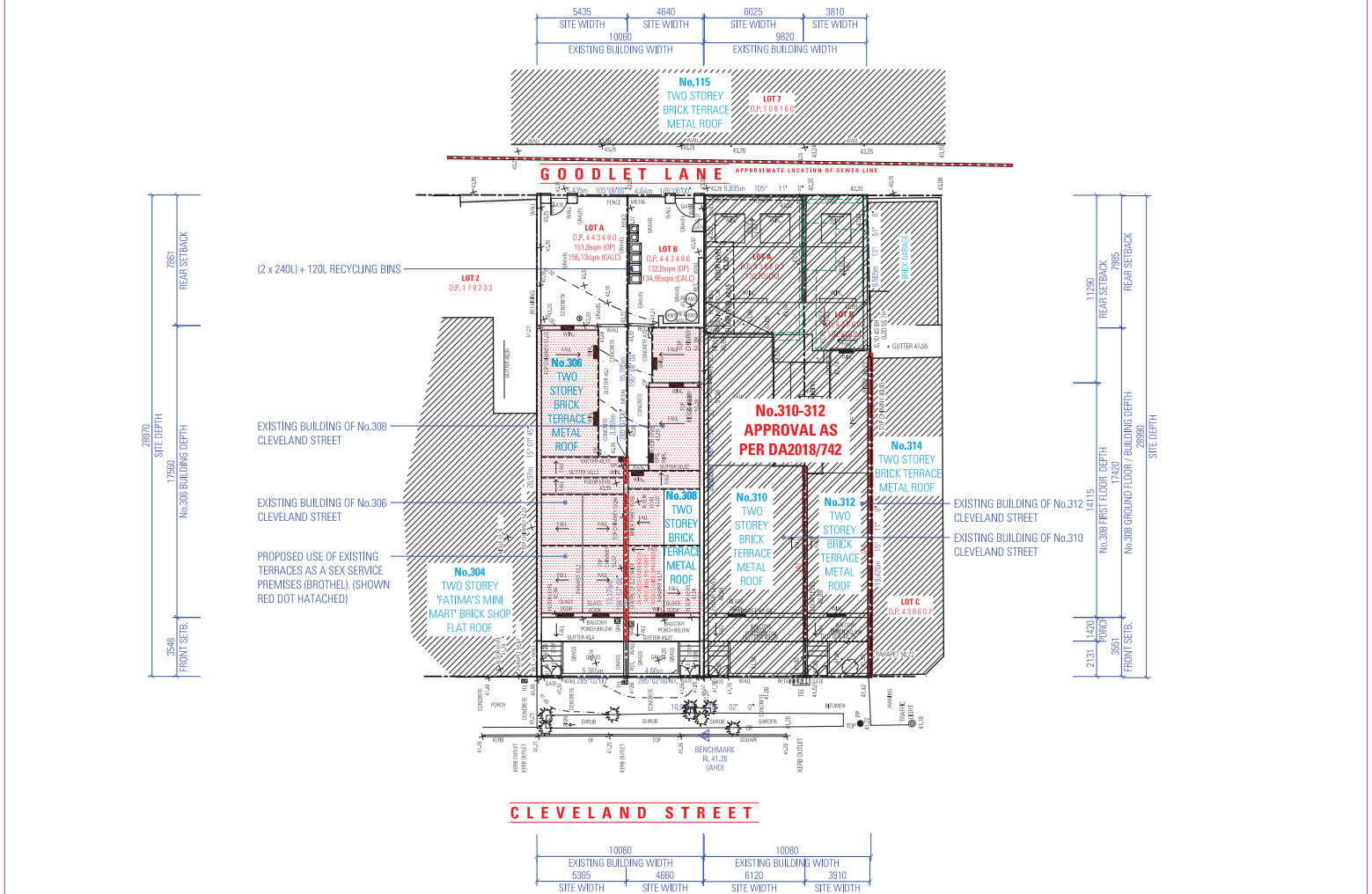
CHANGE OF USE

306-308 CLEVELAND STREET,  
SURRY HILLS NSW 2010

GINZA CLUB

SITE CALCULATIONS (No.306-308)			
TOTAL SITE AREA	291.08 sqm		
TOTAL FLOOR AREA	246.12 sqm		
FLOOR SPACE RATIO	0.846 : 1.0		
No.306		No.308	
LOT AREA	156.13 sqm	LOT AREA	134.95 sqm
GROUND FLOOR AREA	67.55 sqm	GROUND FLOOR AREA	58.71 sqm
FIRST FLOOR AREA	69.65 sqm	FIRST FLOOR AREA	50.21 sqm
TOTAL FLOOR AREA	137.20 sqm	TOTAL FLOOR AREA	108.92 sqm
FLOOR SPACE RATIO	0.879 : 1.0	FLOOR SPACE RATIO	0.807 : 1.0

SITE CALCULATIONS (No.310-312)			
TOTAL SITE AREA	341.20 sqm		
TOTAL FLOOR AREA	336.43 sqm		
FLOOR SPACE RATIO	0.986 : 1.0		
No.310		No.312	
LOT AREA	170.70 sqm	LOT AREA	170.50 sqm
GROUND FLOOR AREA	87.42sqm	GROUND FLOOR AREA	90.54sqm
FIRST FLOOR AREA	100.85sqm	FIRST FLOOR AREA	57.63sqm
TOTAL FLOOR AREA	188.27 sqm	TOTAL FLOOR AREA	148.16 sqm



## SITE PLAN

**NOTES**

1. ALL DIMENSIONS ARE IN METRES
2. EXCEPT WHERE SHOWN OTHERWISE
3. DO NOT SCALE. USE DIMENSIONS ONLY
4. EXCEPT WHERE SHOWN OTHERWISE
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) & AUSTRALIAN STANDARDS

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**37design**

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ACCREDITED

REGISTERED DESIGNER

**CHANGE OF USE**

306-308 CLEVELAND STREET,  
SURRY HILLS NSW 2010

**DRAWING**

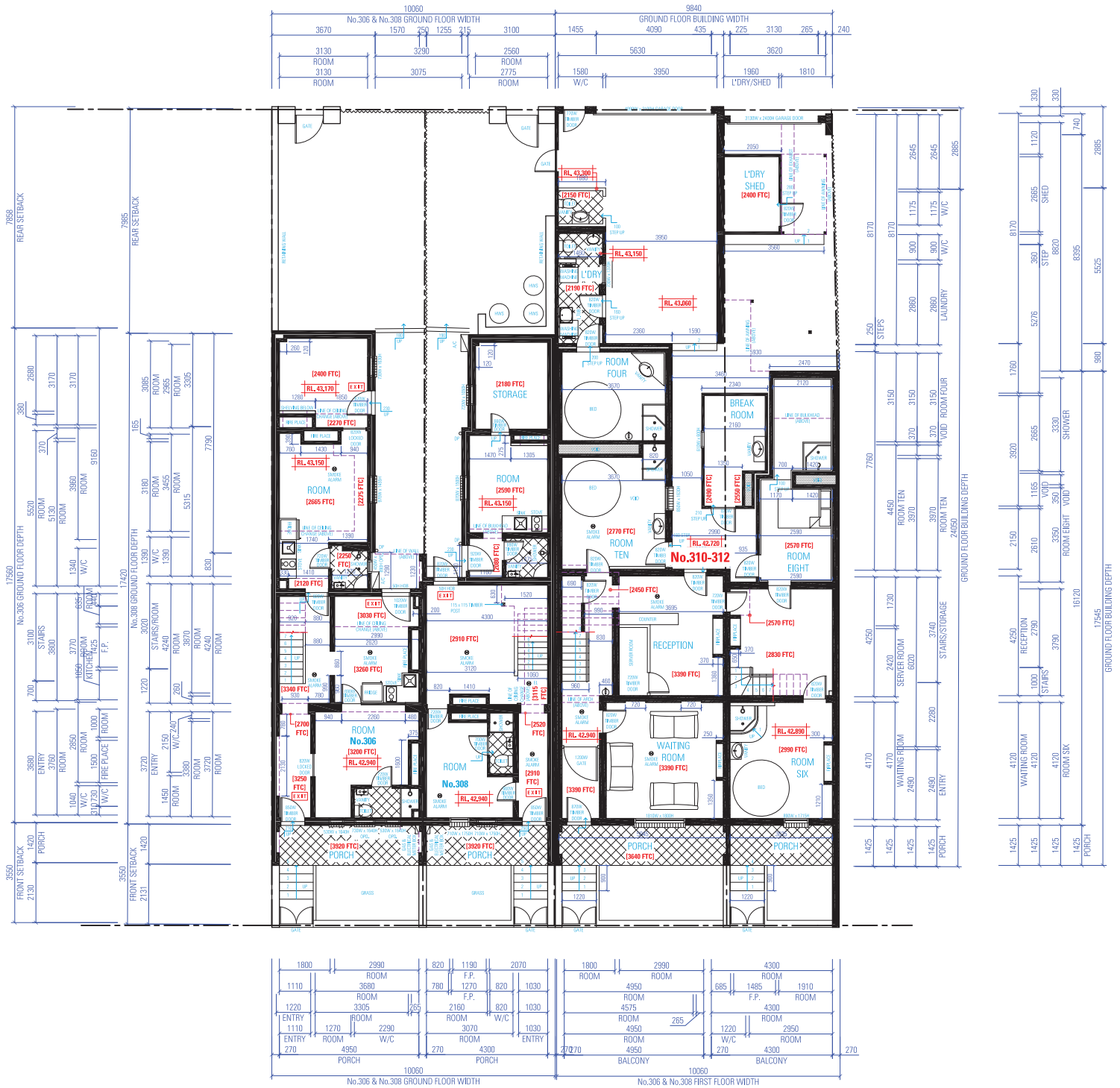
SITE PLAN

**DESIGN** NATALIA FOUNDATION  
**DRAFTED** INDIRA

**SCALE** 1:200 / 1/8" = 1'-0"

**ISSUE** A

**OWG No. 19022- 01**



## EXISTING GROUND FLOOR PLAN

NOTES

- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETRES
  2. VERIFY ALL DIMENSIONS ON SITE
  3. DO NOT SCALE. USE MEASURED DIMENSIONS ONLY
  4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
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## CHANGE OF USE

306-308 CLEVELAND STREET,  
SURRY HILLS NSW 2010

## DRAWING

EXISTING GROUND FLOOR PLAN

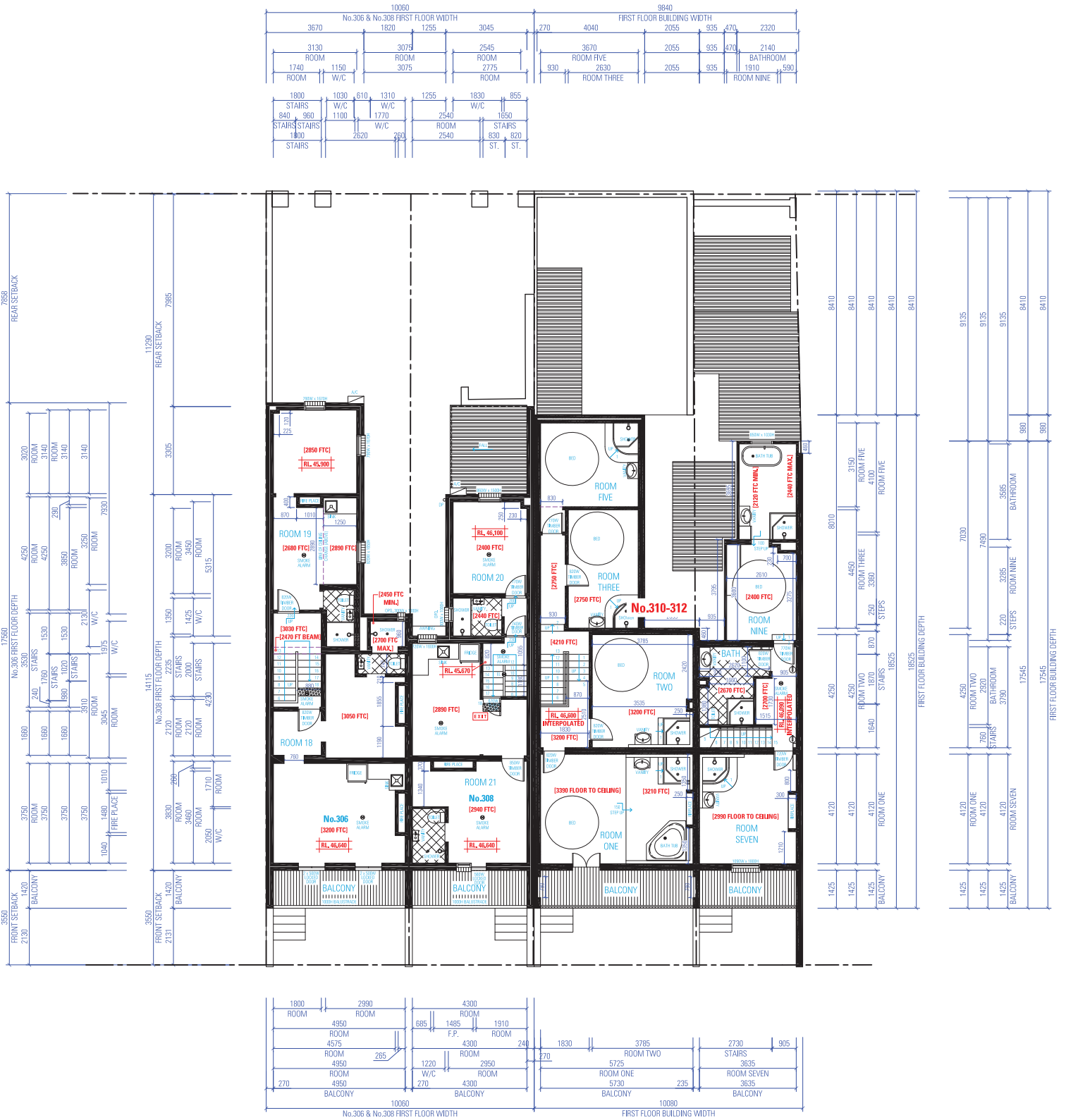
**DESIGN** NATALIE DUND

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**SCALE** 1:100 / A2

ISSUE A

DWG No. 19022- 02



## EXISTING FIRST FLOOR PLAN

### NOTES

1. ALL DIMENSIONS ARE IN METERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE. USE DIMENSIONS ONLY
4. VERIFY ALL DIMENSIONS WITH THE OWNER
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DESIGN: NATALIA FOUNDATION  
DRAWN: INTERIO

### CHANGE OF USE

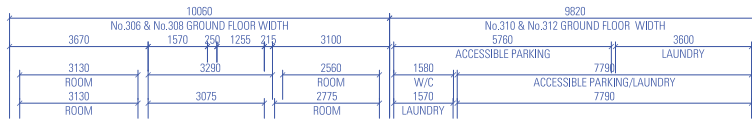
306-308 CLEVELAND STREET,  
SURRY HILLS NSW 2010

### DRAWING

EXISTING FIRST FLOOR PLAN

SCALE: 1:100 / A2  
ISSUE: A

OWG No. 19022- 03



#### SCHEDULE OF CONSERVATION WORKS

THE FOLLOWING PROVIDES A LIST OF WORKS THAT IS REQUIRED TO CORRECT UNSYMPATHETIC EXTERNAL CHANGES, DAMAGE AND DETERIORATION AND PROVIDE ONGOING MAINTENANCE TO NO. 306 AND NO. 308 CLEVELAND STREET, SURRY HILLS:

- THE ROOF WAS NOT INSPECTED THOUGH IT APPEARS TO BE IN A SERVICEABLE CONDITION. A THOROUGH INSPECTION SHOULD BE CARRIED OUT BY A ROOF CONTRACTOR EXPERIENCED IN HERITAGE RESTORATION WORKS.
- THE REAR WING BRICKWORK IS GENERALLY IN POOR CONDITION. RENDER HAS RECENTLY BEEN REMOVED AND SHOULD BE REINSTATED. SOME AREAS OF MORTAR HAVE DEGRADED AND REQUIRE REPOINTING. MISSING BRICKS, FLASHINGS AND SILLS SHOULD BE REPLACED.
- ORIGINAL TIMBER WINDOWS HAVE RECENTLY BEEN REMOVED FROM THE REAR OF THE PRINCIPAL FORM AND THE REAR WING. THE VERTICAL PROPORTIONS OF THE REPLACEMENT ALUMINIUM WINDOWS ARE UNSYMPATHETIC TO THE TERRACES AND THE CONSERVATION AREA AND SHOULD BE REMOVED AND REPLACED WITH DOUBLE HUNG TIMBER WINDOWS OF THE SAME DIMENSIONS AS THE ORIGINAL.
- THE REAR BOUNDARY WALL AND GATES SHOULD BE COMPLETED IN ACCORDANCE WITH THE DEVELOPMENT APPROVAL (D/2015/793 DA/2015/795) ISSUED BY THE CITY OF SYDNEY ON 8 JULY, 2015.

## PROPOSED GROUND FLOOR PLAN

#### NOTES

- ALL DIMENSIONS ARE IN METERS
- VERIFY ALL DIMENSIONS ON SITE
- DO NOT SCALE. USE DIMENSIONS INDICATED ONLY
- VERIFY ALL DIMENSIONS WITH THE CLIENT
- ALL WORKS TO COMPLY WITH THE BUILDING CONSTRUCTION CODE (BCA) AND NATIONAL STANDARDS

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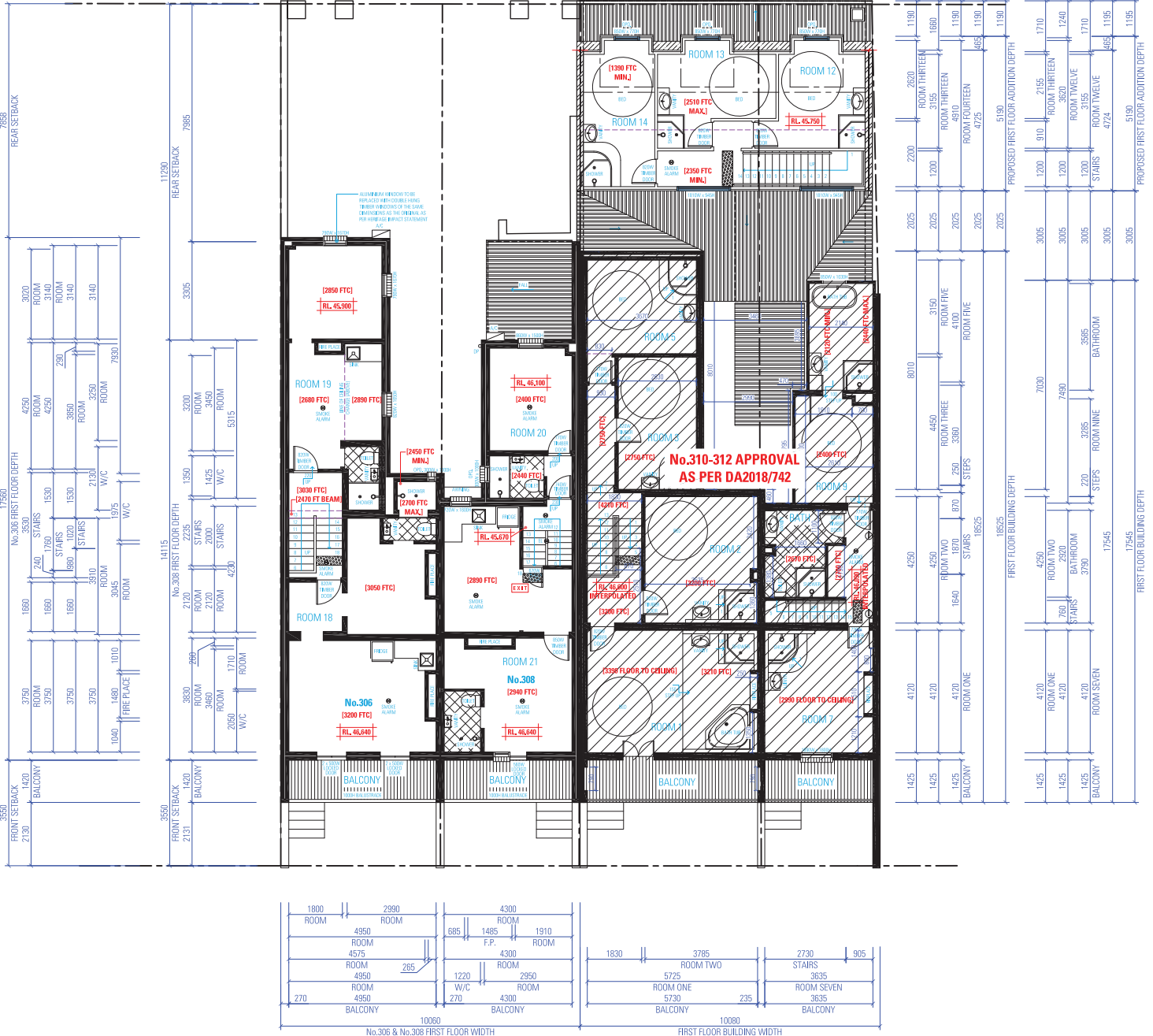
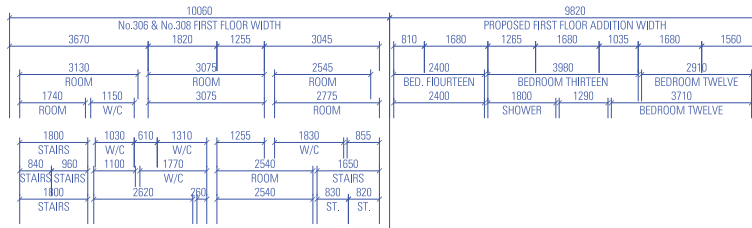
DRAWING  
PROPOSED GROUND FLOOR PLAN  
SCALE 1:100 / A2  
ISSUE A

DESIGN NATALIA TOUNGOUR  
DRAFTED DANIEL

ENR24-018

OWG No. 19022- 04





#### SCHEDULE OF CONSERVATION WORKS

THE FOLLOWING PROVIDES A LIST OF WORKS THAT IS REQUIRED TO CORRECT UNSYMPATHETIC EXTERNAL CHANGES, DAMAGE AND DETERIORATION AND PROVIDE ONGOING MAINTENANCE TO NO. 306 AND NO. 308 CLEVELAND STREET, SURRY HILLS:

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- THE REAR WING BRICKWORK IS GENERALLY IN POOR CONDITION. RENDER HAS RECENTLY BEEN REMOVED AND SHOULD BE REINSTATED. SOME AREAS OF MORTAR HAVE DEGRADED AND REQUIRE REPOINTING. MISSING BRICKS, FLASHINGS AND SILLS SHOULD BE REPLACED.
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## PROPOSED FIRST FLOOR PLAN

#### NOTES

- ALL DIMENSIONS ARE IN METERS
- DO NOT SCALE. USE DIMENSIONS ONLY
- ALL WORKS TO COMPLY WITH THE CITY OF SYDNEY CONSTRUCTION CODE BOOK 4 (NATIONAL STANDARDS)

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#### CHANGE OF USE

306-308 CLEVELAND STREET,  
SURRY HILLS NSW 2010

#### DRAWING

PROPOSED FIRST FLOOR PLAN

DESIGN: NATALIA FOUNDRAIC  
DRAFTED: JIMMY L

ENR-CLUB

SCALE: 1:100 / A2  
ISSUE: A

DWG No. 19022- 05