DEVELOPMENT SUMMARY -
ALTERATIONS AND ADDITIONS TO 25 WELLINGTON ST, PETRIE TERRACE

LOT NO AND PLAN: LOT 1 ON GTP602 , **SITE AREA :** 124m²

ZONES - CR1 CHARACTER, CITY WEST NEIGHBOURHOOD PLAN

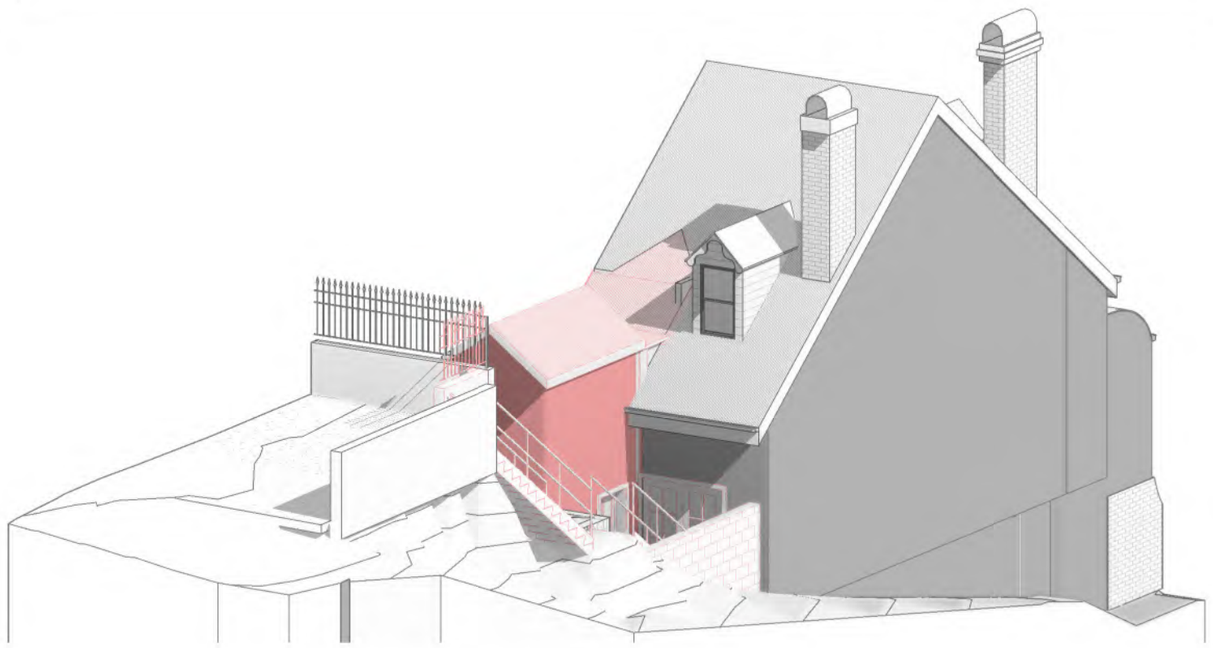
EXISTING HOUSE

EXISTING HOUSE - ONE OF 4 TERRACE HOUSES CONSTRUCTED C1884 ON A STEEP STREET IN BETWEEN WELLINGTON ST AND WELLINGTON LANE. CONSISTS OF 3 STOREY AND A SPLIT LEVEL OF BATHROOM POD.

GROUND FLOOR	• FRONT COURTYARD • ENTRY • MULTI PURPOSE ROOM	EXISTING GROUND FLOOR: INTERNAL AREA : 15.1m² ENTRY COURTYARD: 13.4m²
FIRST FLOOR	• BALCONY • LIVING/DININGKITCHEN • LAUNDRY • REAR COURTYARD • ACCESS TO WELLINGTON LANE	EXISTING FIRST FLOOR: INTERNAL AREA (EXC. STAIR FROM GROUND FLOOR): 39.5m² EXTERNAL VERANDAH AREA: 5.9m² EXTERNAL PATIO AREA: 4.9m²
SECOND FLOOR	• BEDROOM • SPLIT LEVEL OF BATHROOM POD • SPLIT LEVEL PATIO (NOT ACCESSIBLE FROM SECOND FLOOR) • OPEN SPACE FOR CARPARK FROM LANE	EXISTING SECOND FLOOR: INTERNAL AREA (EXC. STAIR FROM FIRST FLOOR): 28.7m² SPLIT LEVEL BATHROOM: 9.2m² SPLIT LEVEL PATIO: 13m² CAR PARK: 29.1m²

TOTAL INTERNAL AREAS: 92.5m² TOTAL EXTERNAL AREAS: 37.2m² / CAR PARK: 29.1m²

EXISTING SITE COVER AREA: 59.7m² (48.1 %)



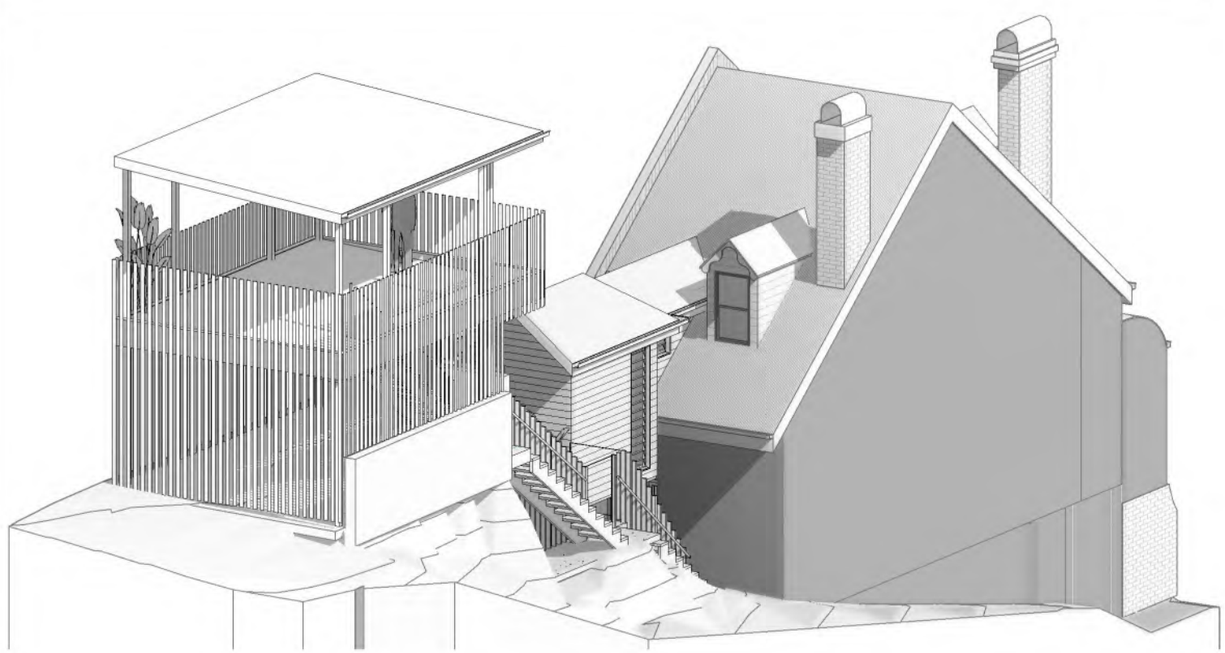
PROPOSED HOUSE

PROPOSED HOUSE - MAINTAIN 3 STOREY TERRACE HOUSE WITH A NEW SPLIT LEVEL BATHROOM POD, SINGLE CARPORT, ROOF TOP TERRACE AND SWIMMING POOL

GROUND FLOOR	• FRONT COURTYARD • ENTRY • EX. MULTI PURPOSE ROOM • BATHROOM • NEW MULTI PURPOSE ROOM	PROPOSED GROUND FLOOR: INTERNAL AREA : 41.2m² ENTRY COURTYARD: 13.4m²
FIRST FLOOR	• BALCONY • LIVING/DINING/KITCHEN • REAR COURTYARD • ACCESS TO WELLINGTON LANE	PROPOSED FIRST FLOOR: INTERNAL AREA (EXC. STAIR FROM GROUND FLOOR): 35.9m² EXTERNAL VERANDAH AREA: 5.9m² EXTERNAL PATIO AREA: 8.9m²
SECOND FLOOR	• BEDROOM • SPLIT LEVEL OF BATHROOM / LAUNDRY POD • SPLIT LEVEL PATIO (NOT ACCESSIBLE FROM SECOND FLOOR) • CARPORT • ROOF TOP TERRACE	PROPOSED SECOND FLOOR: INTERNAL AREA (EXC. STAIR FROM FIRST FLOOR): 30.3m² SPLIT LEVEL BATHROOM: 9.7m² SPLIT LEVEL PATIO/POOL: 13m² CARPORT: 19.8m² ROOF TOP TERRACE: 27m²

TOTAL INTERNAL AREAS: 117.1m² / TOTAL EXTERNAL AREAS: 68.2m² / CARPORT : 24.5m²

PROPOSED SITE COVER AREA: 62.7m² (50.6 %)



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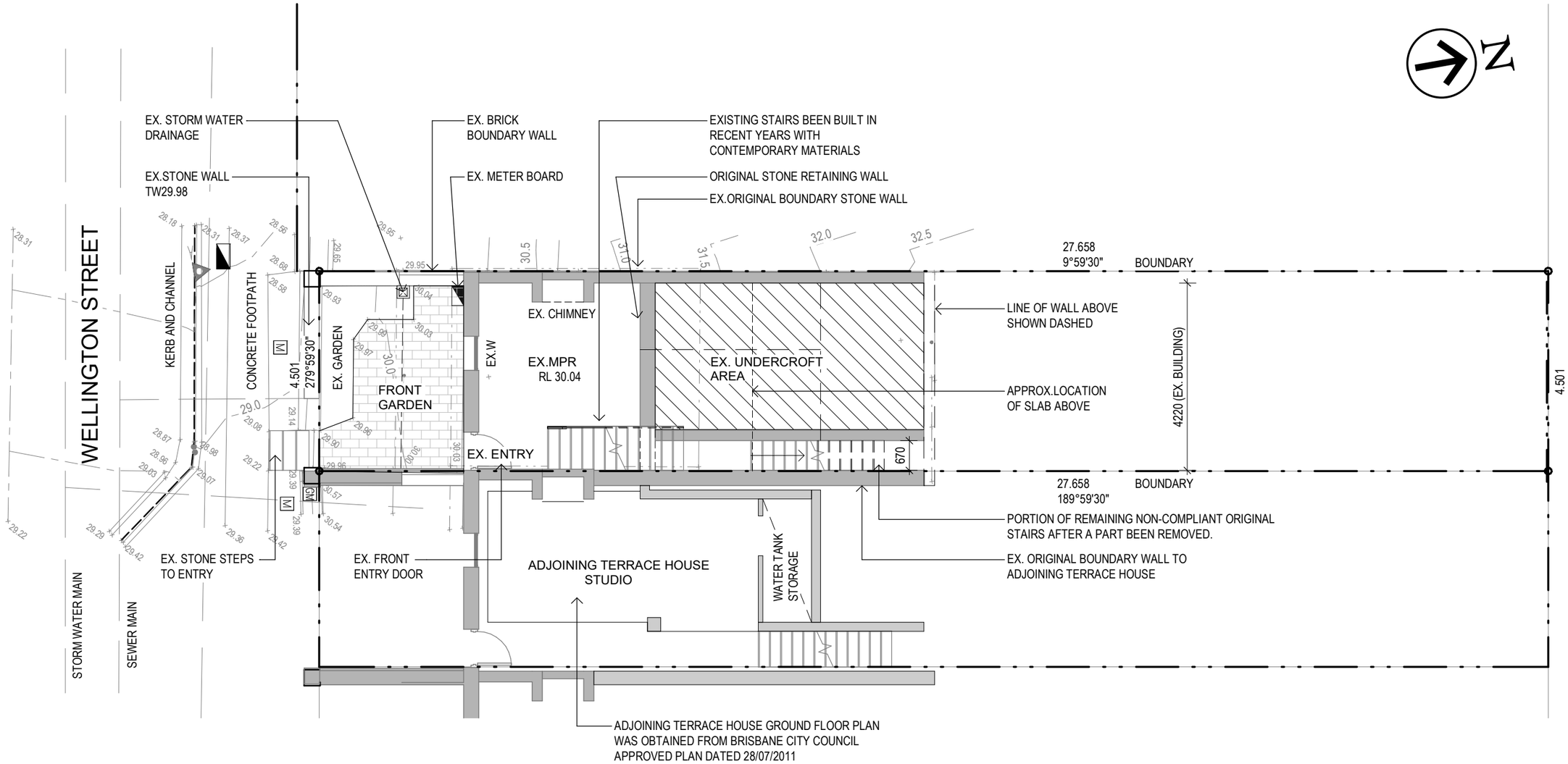
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DO NOT SCALE OFF THE DRAWINGS

NO	DESCRIPTION	DATE	Issued to
5	ISSUE TO PLANNER	31/08/26	

CLIENT: R.FACEY & M.DRINKALL	DEVELOPMENT SUMMARY		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_01
	DATE	JUN'26	
	DRAWN BY	Author	
	CHECKED BY	Checker	SCALE

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1 / DA_05 GROUND FLOOR PLAN - EXISTING

1 : 100

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2	ISSUE TO CLIENT	26/08/26	
3	ISSUE TO PLANNER	31/08/26	

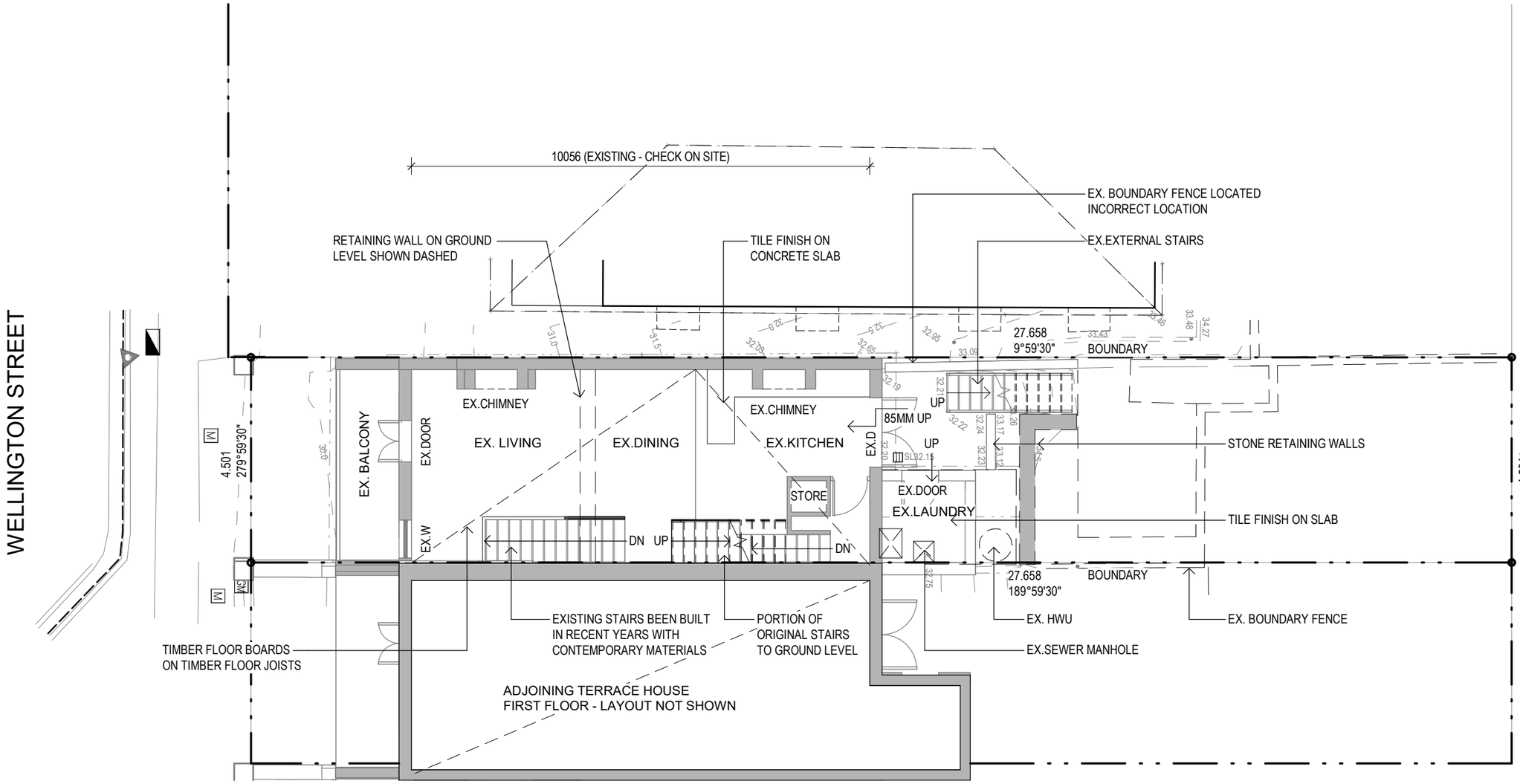
CLIENT: R.FACEY & M.DRINKALL

PROJECT NAME:
25 WELLINGTON ST, PETRIE TERRACE

EXISTING GROUND FLOOR PLAN

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DATE	JUN'26		
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1 / DA_06 FIRST FLOOR PLAN - EXISTING

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CLIENT: R.FACEY & M.DRINKALL

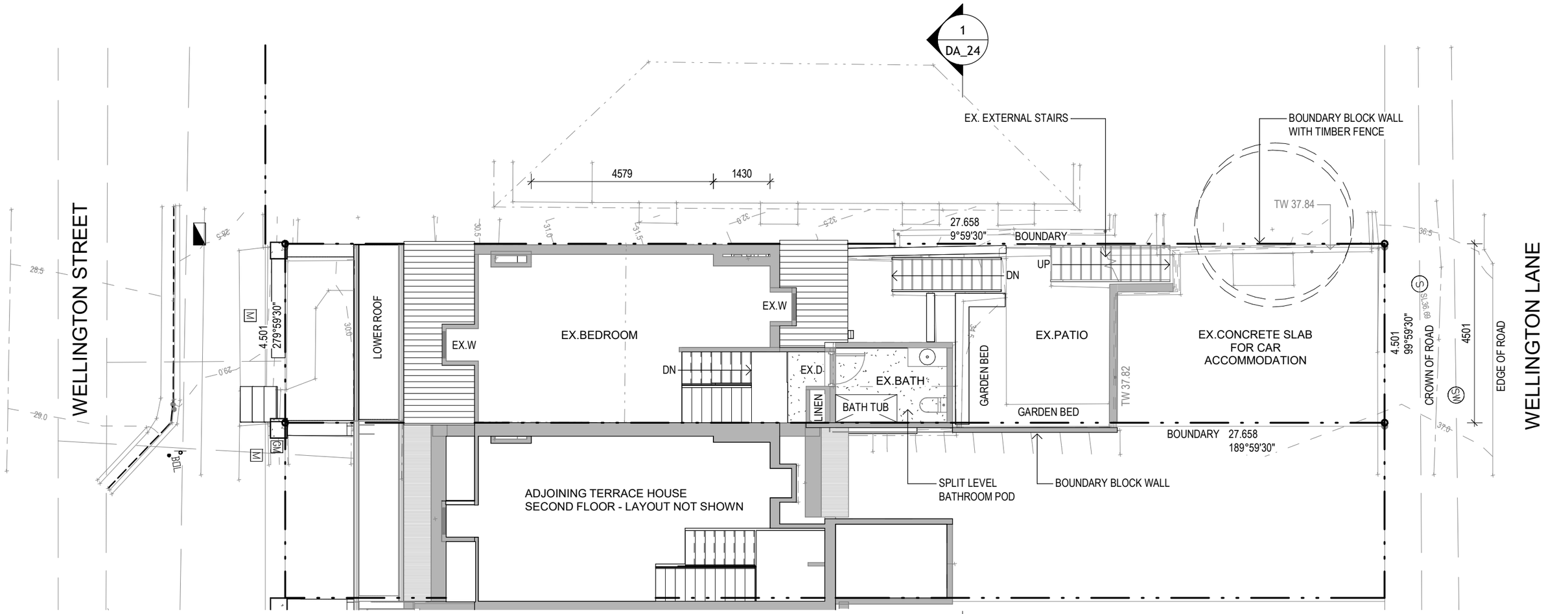
PROJECT NAME:

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EXISTING FIRST FLOOR PLAN

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DATE	JUN'26		
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1 DA_07 SECOND FLOOR PLAN - EXISTING

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3	ISSUE TO PLANNER	31/08/26	

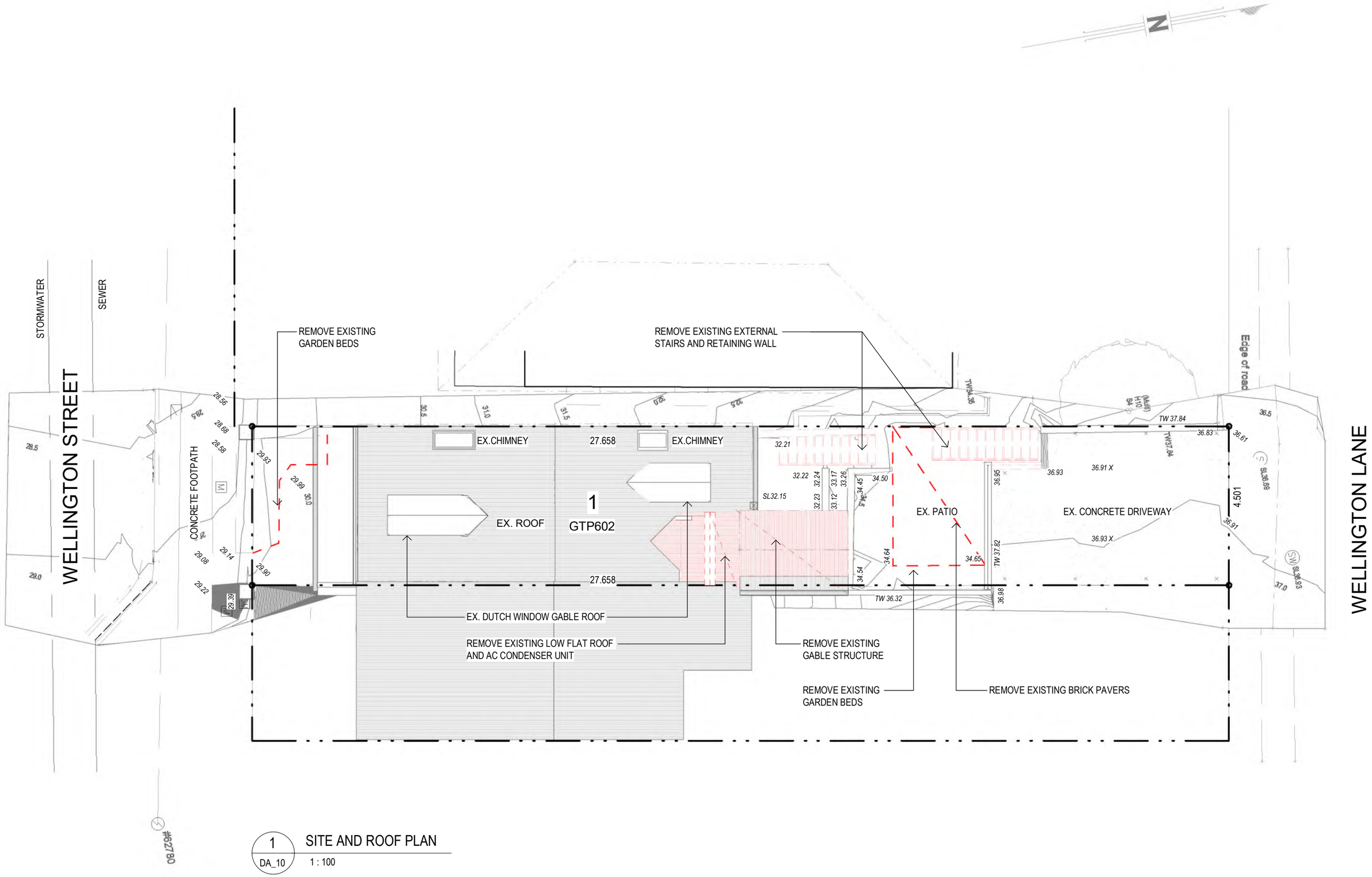
CLIENT: R.FACEY & M.DRINKALL

PROJECT NAME:
25 WELLINGTON ST, PETRIE TERRACE

EXISTING SECOND FLOOR PLAN

PROJECT NUMBER	WELL_2604	DA_07	
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1 / DA_10 SITE AND ROOF PLAN

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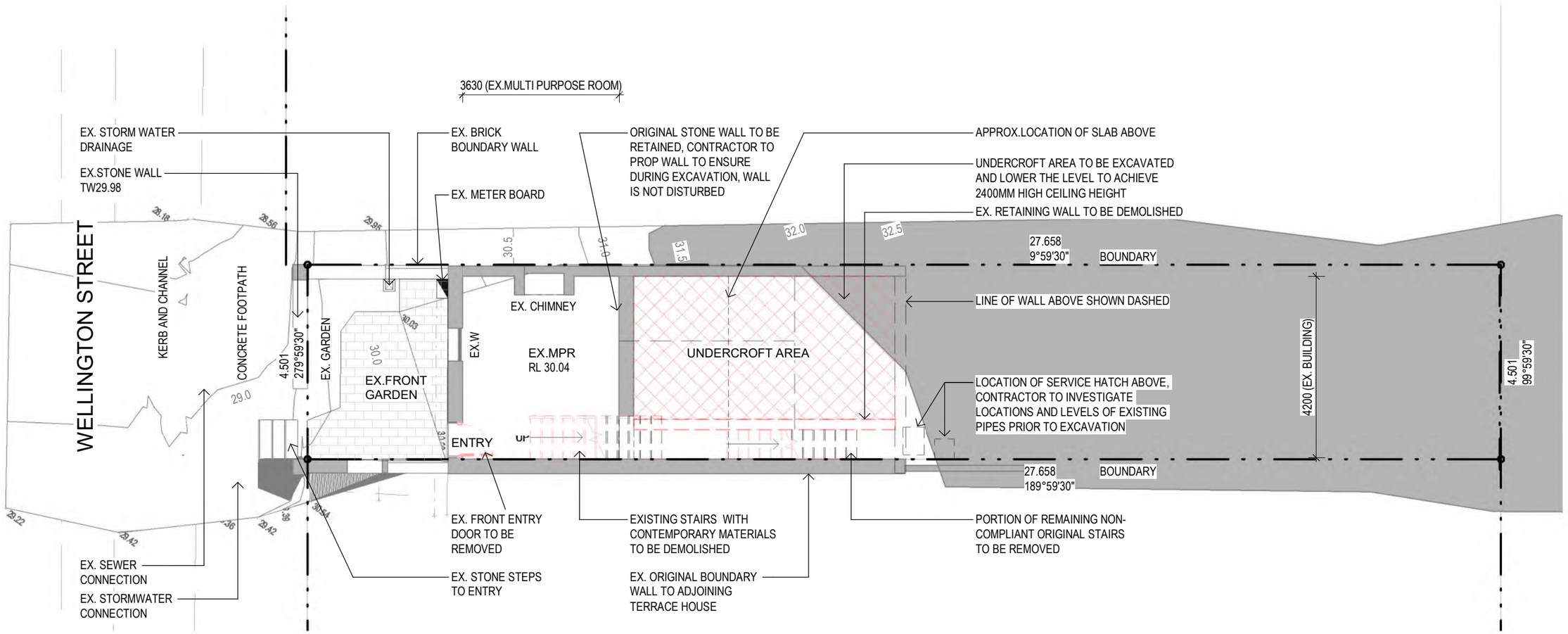
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4	DRAFT DA PACAKGE	26/08/26	CLIENT
5	ISSUE TO PLANNER	31/08/26	

CLIENT: R.FACEY & M.DRINKALL	SITE AND ROOF PLAN - EXISTING AND DEMOLITION		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_10
	DATE	JUN'26	
	DRAWN BY	Author	
	CHECKED BY	Checker	SCALE 1 : 100

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1 DA_11 GROUND FLOOR PLAN - EXISTING AND DEMOLITION

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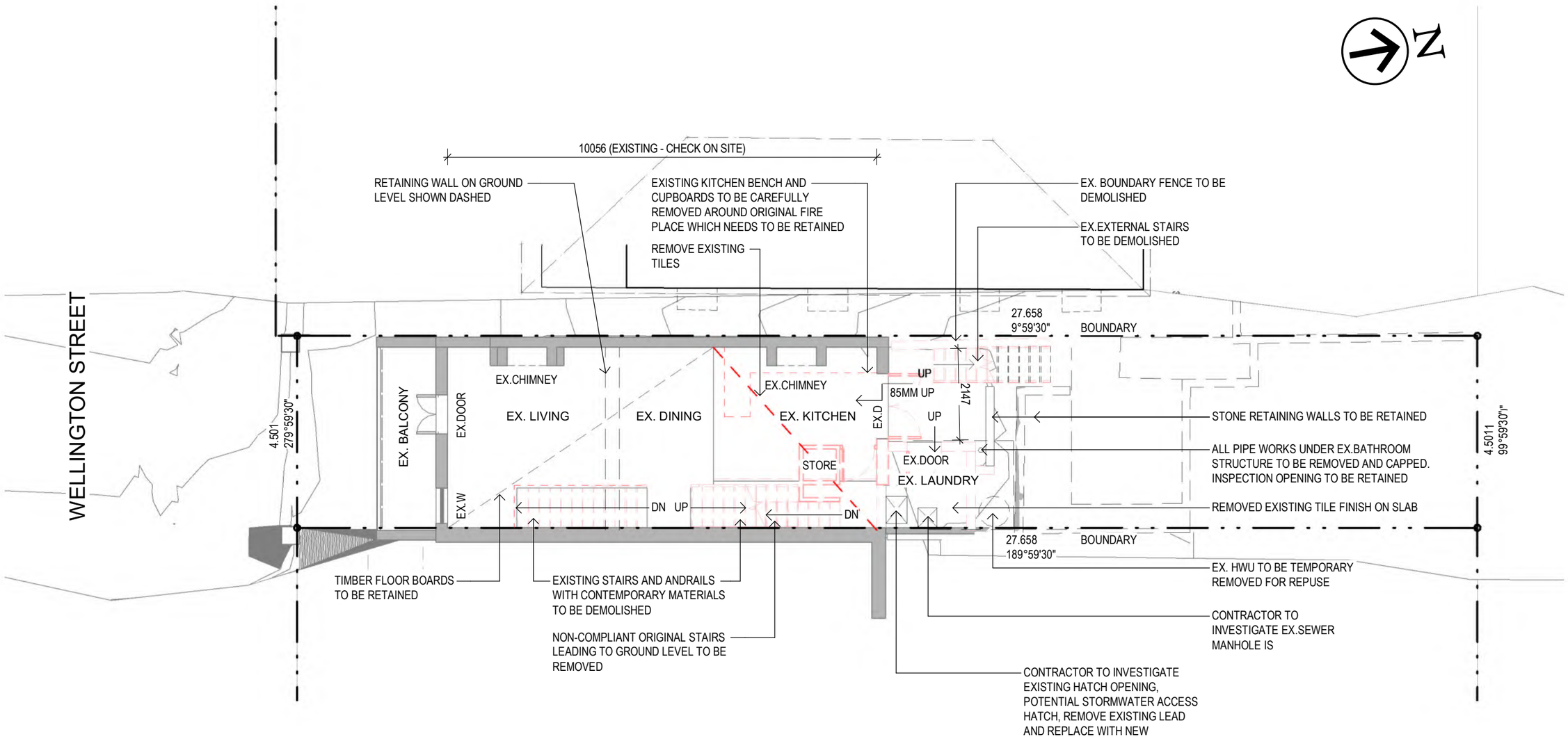
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4	DRAFT DA PACAKGE	26/08/26	CLIENT
5	ISSUE TO PLANNER	31/08/26	

CLIENT: R.FACEY & M.DRINKALL	GROUND FLOOR PLAN - EXISTING AND DEMOLITION		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_11
	DATE	JUN'26	
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	CHECKED BY	GS	SCALE 1 : 100

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1 / DA_12 FIRST FLOOR PLAN - EXISTING AND DEMOLITION

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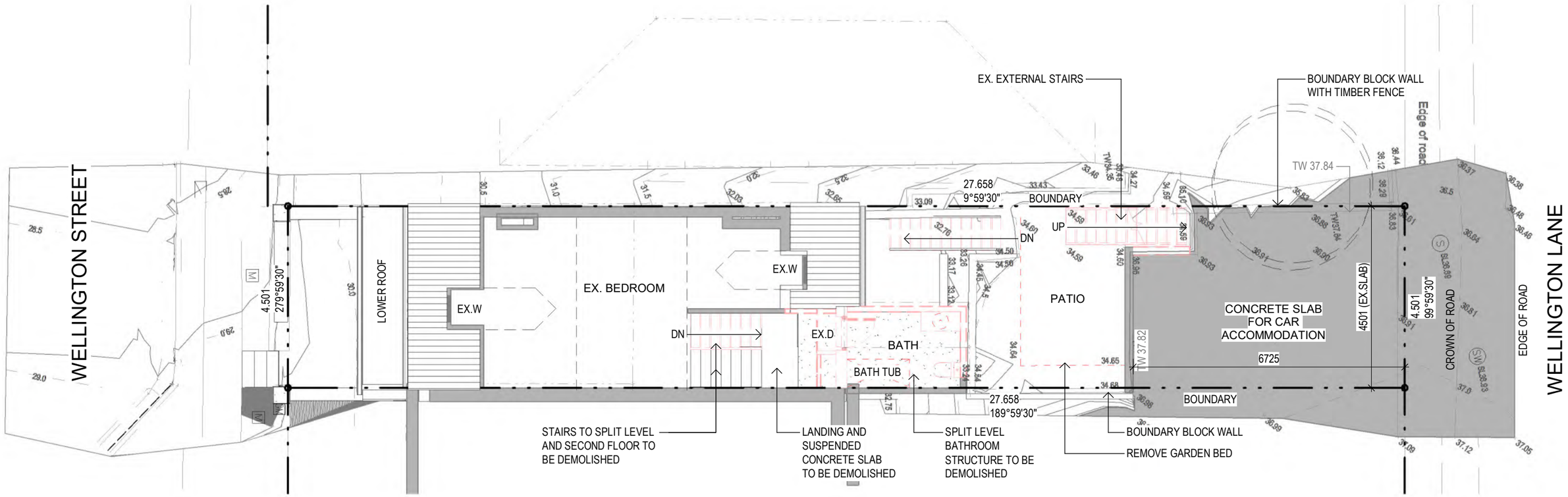
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4	DRAFT DA PACAKGE	26/08/26	CLIENT
5	ISSUE TO PLANNER	31/08/26	

CLIENT: R.FACEY & M.DRINKALL	FIRST FLOOR PLAN - EXISTING AND DEMOLITION		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_12
	DATE	JUN'26	
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1 / DA_13 SECOND FLOOR PLAN - EXISTING & DEMOLITION

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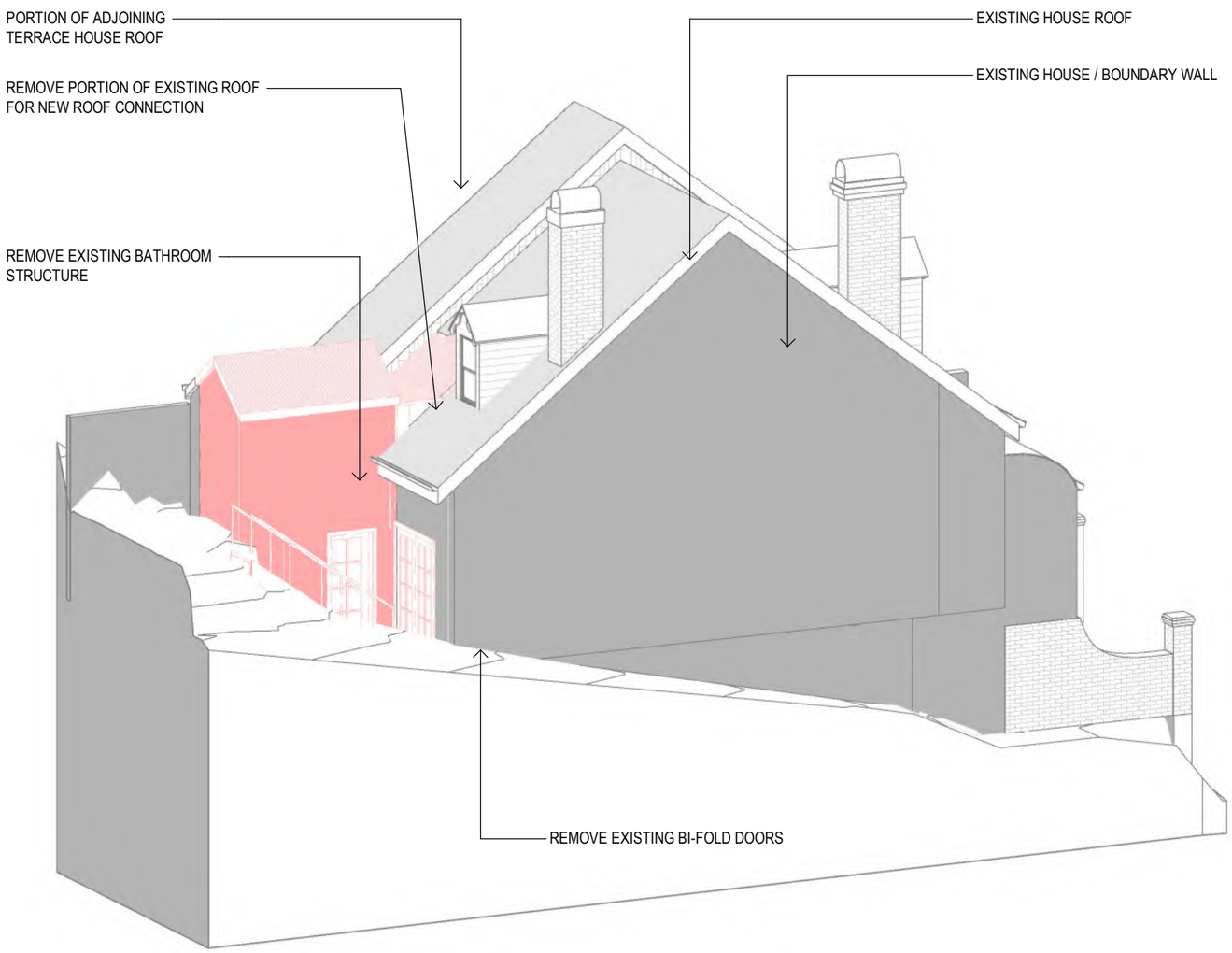
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4	DRAFT DA PACAKGE	26/08/26	CLIENT
5	ISSUE TO PLANNER	31/08/26	

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CLIENT: R.FACEY & M.DRINKALL	SECOND FLOOR PLAN - EXISTING AND DEMOLITION		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_13
	DATE	JUN'26	
	DRAWN BY	GS	
	CHECKED BY	GS	SCALE 1 : 100

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1 DA_14 3D ISOMETRIC VIEW 01 - EXISTING AND DEMOLITION

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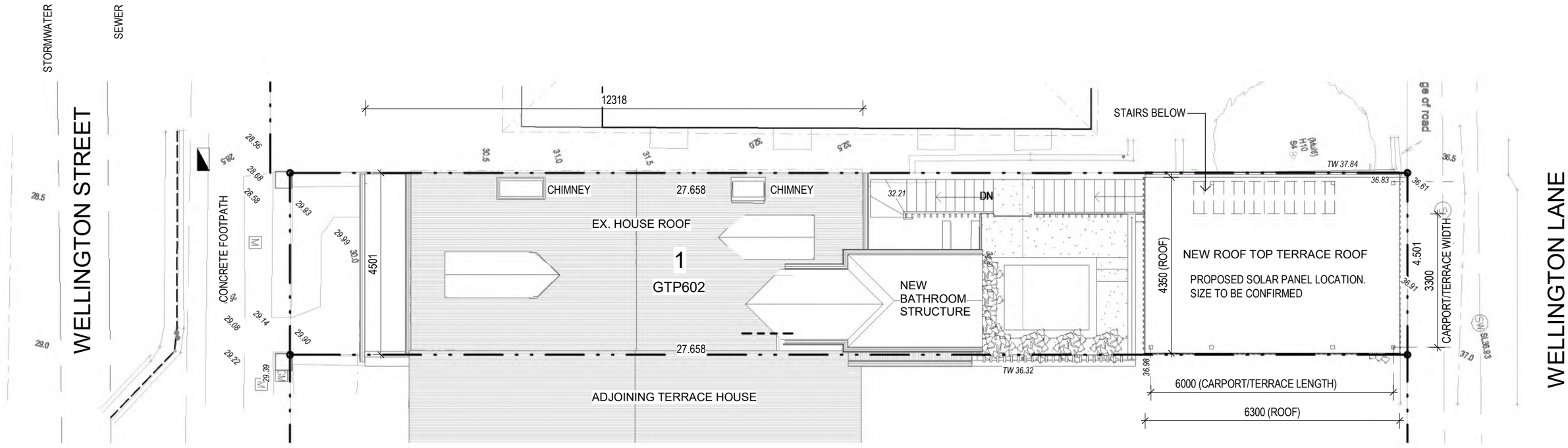
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CLIENT: R.FACEY & M.DRINKALL	3D VIEW - EXISTING AND DEMOLITION		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_14
	DATE	JUN'26	
	DRAWN BY	Author	
	CHECKED BY	Checker	SCALE

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1 / DA_15 SITE AND ROOF PLAN

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4	DRAFT DA PACAKGE	26/08/26	CLIENT
5	ISSUE TO PLANNER	31/08/26	

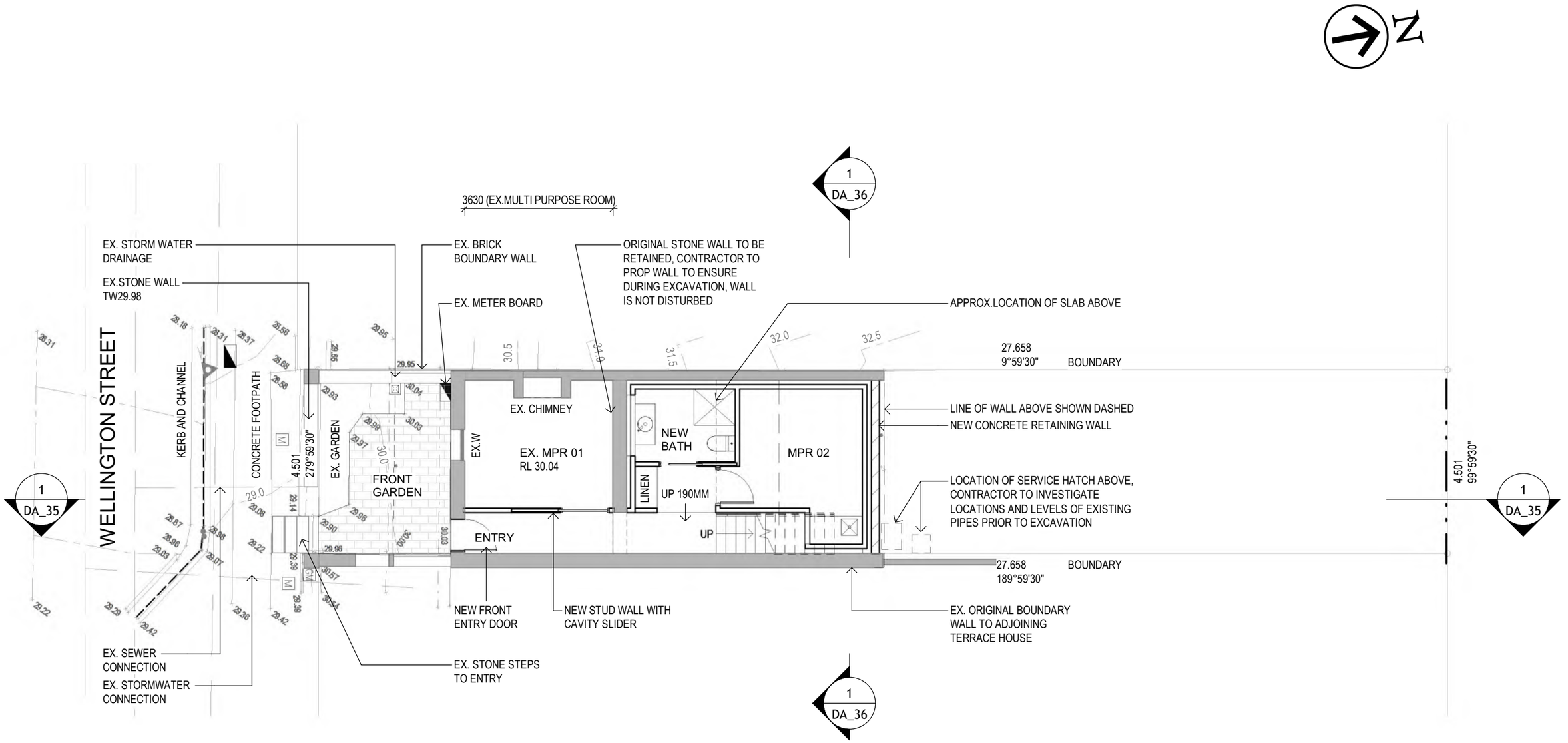
CLIENT: R.FACEY & M.DRINKALL

PROJECT NAME:
25 WELLINGTON ST, PETRIE TERRACE

SITE AND ROOF PLAN - PROPOSED

PROJECT NUMBER	WELL_2604	DA_15	
DATE	JUN'26		
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1 GROUND FLOOR PLAN - PROPOSED

1 / DA_16 — 1 : 100

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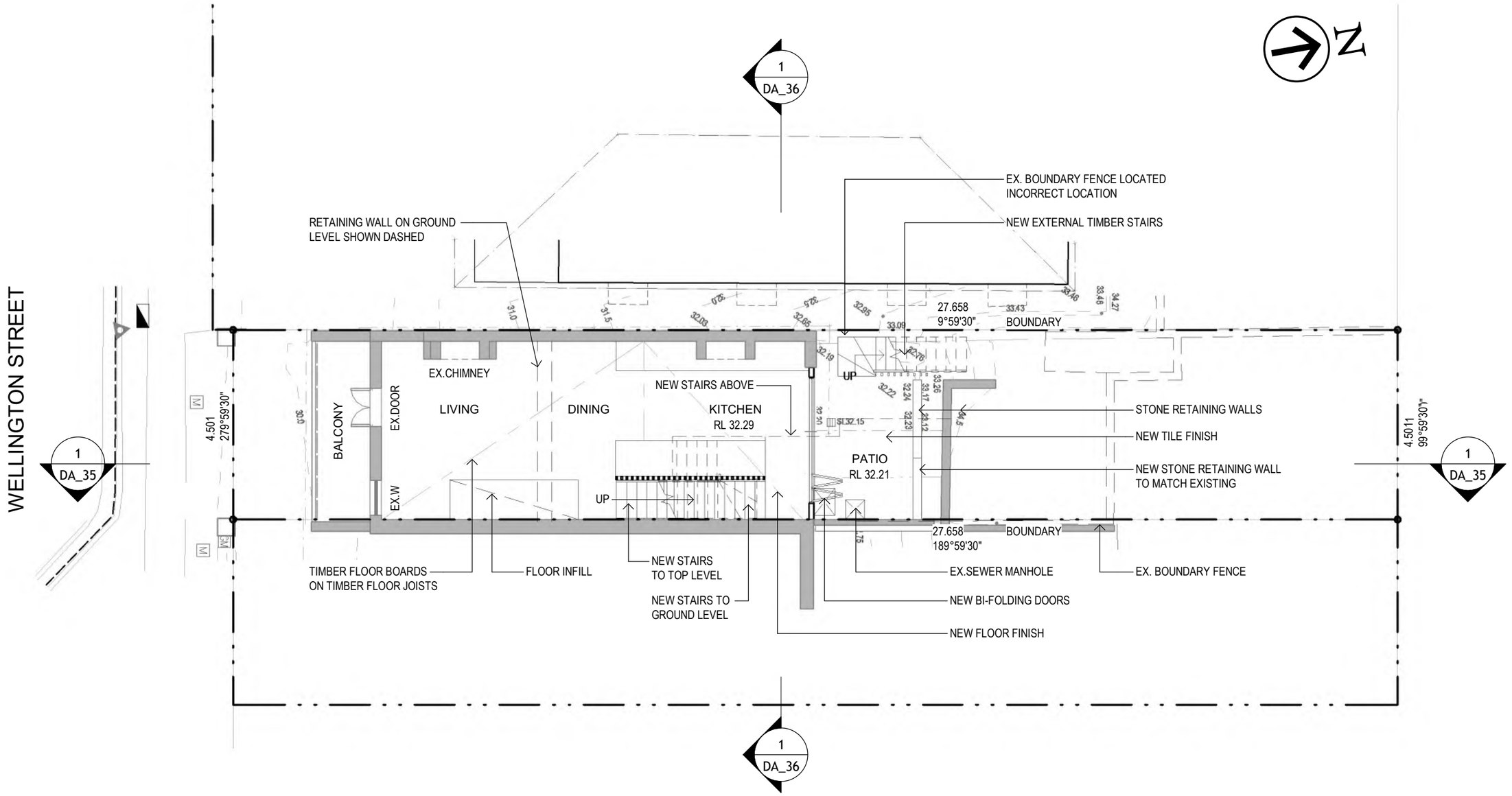
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4	DRAFT DA PACAKGE	26/08/26	CLIENT
5	ISSUE TO PLANNER	31/08/26	

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CLIENT: R.FACEY & M.DRINKALL	PROPOSED GROUND FLOOR PLAN		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_16
	DATE	JUN'26	
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	CHECKED BY	GS	SCALE 1 : 100

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1 / DA_17 FIRST FLOOR PLAN - PROPOSED

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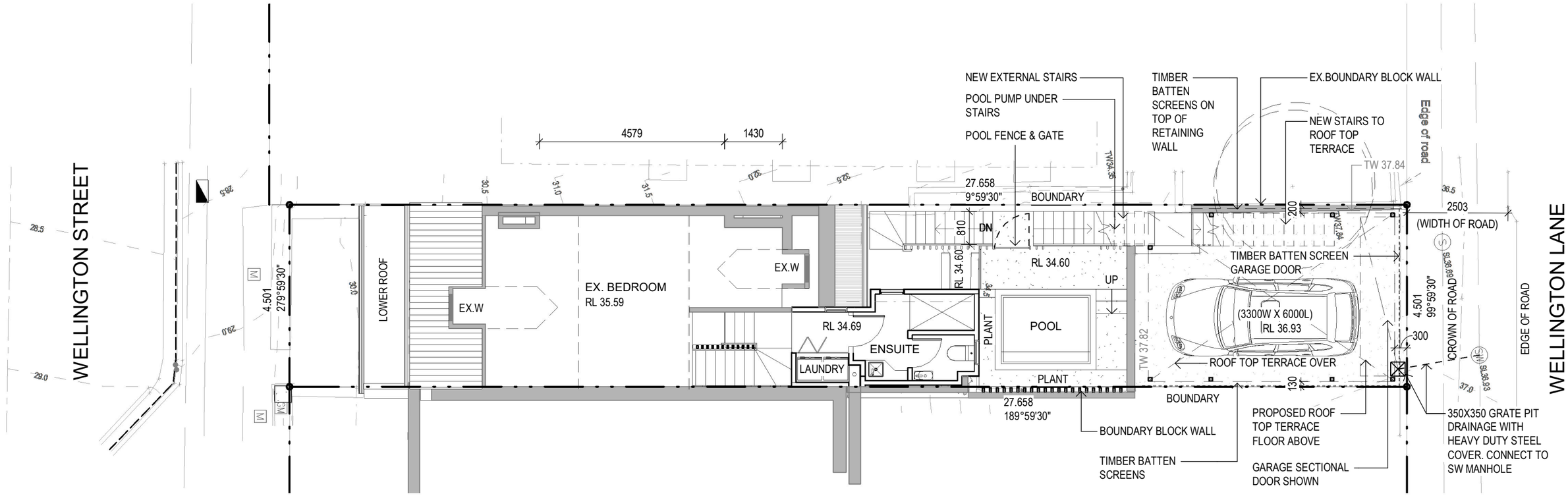
CLIENT: R.FACEY & M.DRINKALL

PROJECT NAME:
25 WELLINGTON ST, PETRIE TERRACE

PROPOSED FIRST FLOOR PLAN

PROJECT NUMBER	WELL_2604	DA_17	
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1 DA_18 SECOND FLOOR PLAN - PROPOSED

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PROJECT NAME:
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PROPOSED SECOND FLOOR PLAN

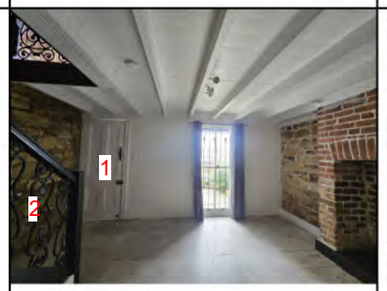
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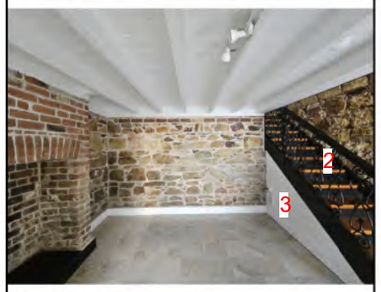
GROUND FLOOR DEMOLITION AND PROPOSED LAYOUTS SUMMARIES

LOCATION	IMAGES	PROPOSED DEMOLITION WORKS / DESCRIPTION	PROPOSED PLAN / DESCRIPTION

ENTRY/ MULTI PURPOSE ROOM



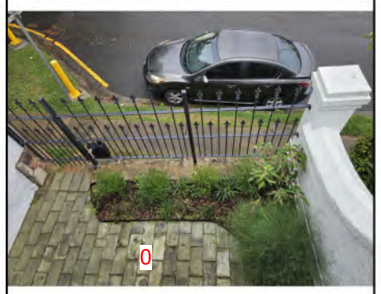


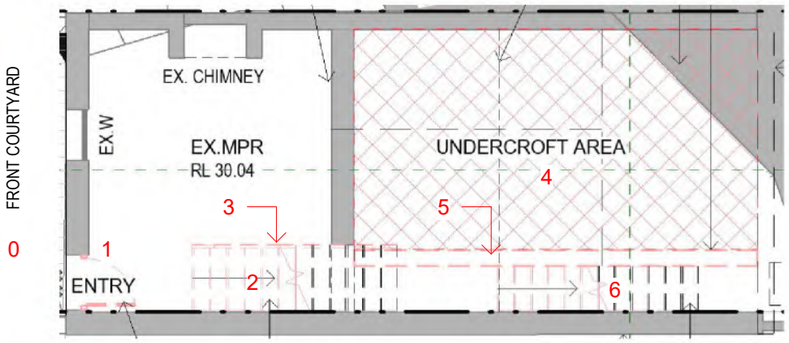


UNDER-CROFT AREA AND EXISTING ORIGINAL STAIRS



ENTRY COURTYARD





0. ENTRY COURTYARD - REMOVE EXISTING BRICK PAVERS AND REPLACE WITH NEW

1. ENTRY DOOR - REMOVE EXISTING ENTRY DOOR AND REPLACE WITH NEW

2. EXISTING INTERNAL STAIRS AND BALUSTRADE - REMOVE INTERNAL TIMBER STAIR CASE, INCLUDING TREADS, RISERS, STRINGERS AND CAST IRON BALUSTRADE AND REPLACE WITH NEW

3. LOW HEIGHT WALL BELOW STAIRS - REMOVE PLASTERBOARD, SKIRTING BOARD, VENT COVER AND POWER POINT UNDER THE STAIRS

4. EXCAVATE UNDERCROFT AREA

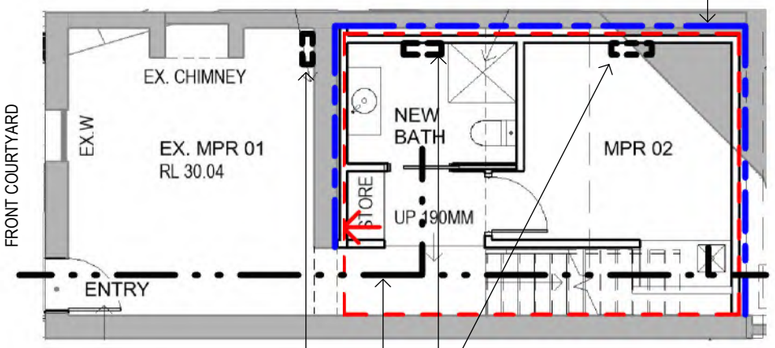
5. REMOVE EXISTING RETAINING WALL

6. REMOVE NON-COMPLIANT ORIGINAL STAIRS

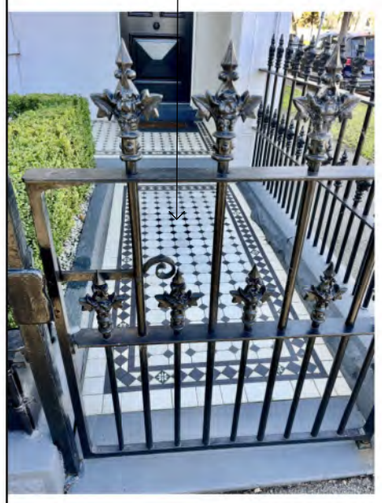
PROPOSED FRONT DOOR TO BE CONSISTENT WITH THE HERITAGE APPEARANCE SIMILAR TO REFERENCE IMAGE SHOWN BELOW



1. APPLY CEMENTITIOUS WATERPROOFING /TANKING MEMBRANE TO EXISTING AND NEW RETAINING CONCRETE WALLS (SHOWN BLUE DASHED)
2. APPLY TERMITE BARRIER - PHYSICAL FLASHING SYSTEM BETWEEN EXISTING RETAINING WALL AND NEW SLAB. IF THIS ISN'T AN OPTION, INSTALL RETICULATION PIPE ALL AROUND. AN ACCESS HATCH TO BE INSTALLED BEHIND STORE CUPBOARD (SHOWN IN RED)
3. APPLY CAVITY DRAIN MEMBRANE SUCH AS DIMPLED HDPE MEMBRANE (SHOWN IN BLUE)
4. APPLY XPS (EXTRUDED POLYSTYRENE) INSULTATION TO REDUCE CONDENSATION RISK
5. USE METAL STUDS WITH 9MM FC SHEETING WITH A RENDER FINISH.



FRONT COURTYARD: NEW TILED FINISH TO BE CONSISTENT WITH THE HERITAGE APPEARANCE SIMILAR TO REFERENCE IMAGE SHOWN BELOW



NEW AC WALL GRILLE TO EXISTING MULTI PURPOSE ROOM - REFER IMAGE BELOW SHOWING PROPOSED LOCATION.



MECHANICAL VENTILATION (AC) - LINEAR GRILLE ON THE NEW STUD WALLS OR IN CEILING SPACE

EX. SEWER PIPE LOCATION SHOWN INDICATIVELY ONLY, CONNECTS TO THE STREET MAIN. CURRENTLY LOCATED APPROXIMATELY 250MM BELOW THE GROUND LEVEL SLAB.
TO ACHIEVE EFFICIENT FALLS FROM NEW BATH AND MPR 02 SINK, IT MAY REQUIRE MODIFICATION TO EXISTING SEWER PIPE.

NOTE: CONTRACTOR TO OBTAIN PLUMBING APPROVAL FROM AUTHORITY FOR A NEW STORMWATER AND SEWER CONNECTION FOR GROUND LEVEL EXTENSION

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CLIENT: R.FACEY & M.DRINKALL

PROJECT NAME:
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GROUND FLOOR DEMOLITION AND PROPOSED SUMMARIES

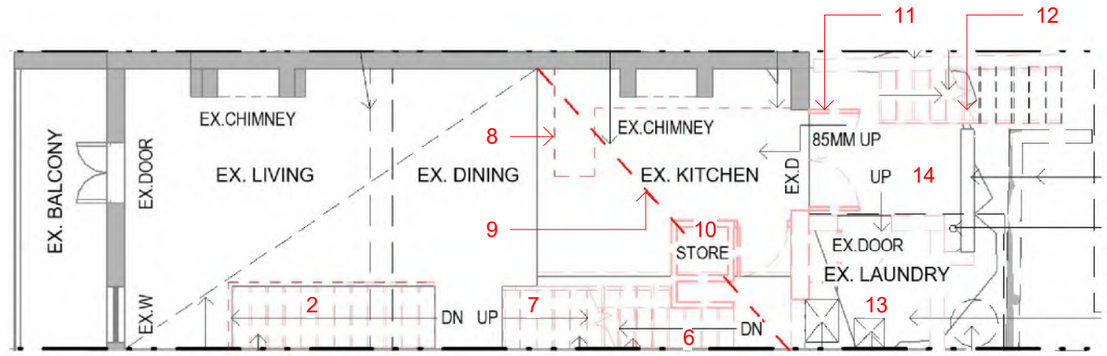
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DATE	JUN'26	
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CHECKED BY	Checker	SCALE

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FIRST FLOOR DEMOLITION AND PROPOSED LAYOUTS SUMMARIES

LOCATION	IMAGES	LOCATION	IMAGES
LIVING/ DINING		KITCHEN/ PATIO	
KITCHEN		LAUNDRY/ PATIO	
ACCESS TO UTILITY		LAUNDRY/ EX. SERVICES	
ACCESS TO UTILITY			

PROPOSED DEMOLITION WORKS / DESCRIPTION



2. EXISTING INTERNAL STAIRS AND BALUSTRADE - REMOVE INTERNAL TIMBER STAIR CASE, INCLUDING TREADS, RISERS, STRINGERS AND CAST IRON BALUSTRADE AND REPLACE WITH NEW

6. REMOVE NON-COMPLIANT ORIGINAL STAIRS

7. EXISTING INTERNAL STAIRS AND BALUSTRADE - REMOVE INTERNAL TIMBER STAIR CASE, INCLUDING TREADS, RISERS, STRINGERS AND CAST IRON BALUSTRADE AND REPLACE WITH NEW

8. EXISTING KITCHEN CABINETS TO BE REMOVED, CAP OFF EXISTING SERVICES. NOTE: RETAIN ORIGINAL FIREPLACE

9. REMOVE EXISTING OLD TILES AND REPLACE WITH NEW

10. REMOVE STORE ROOM STRUCTURE

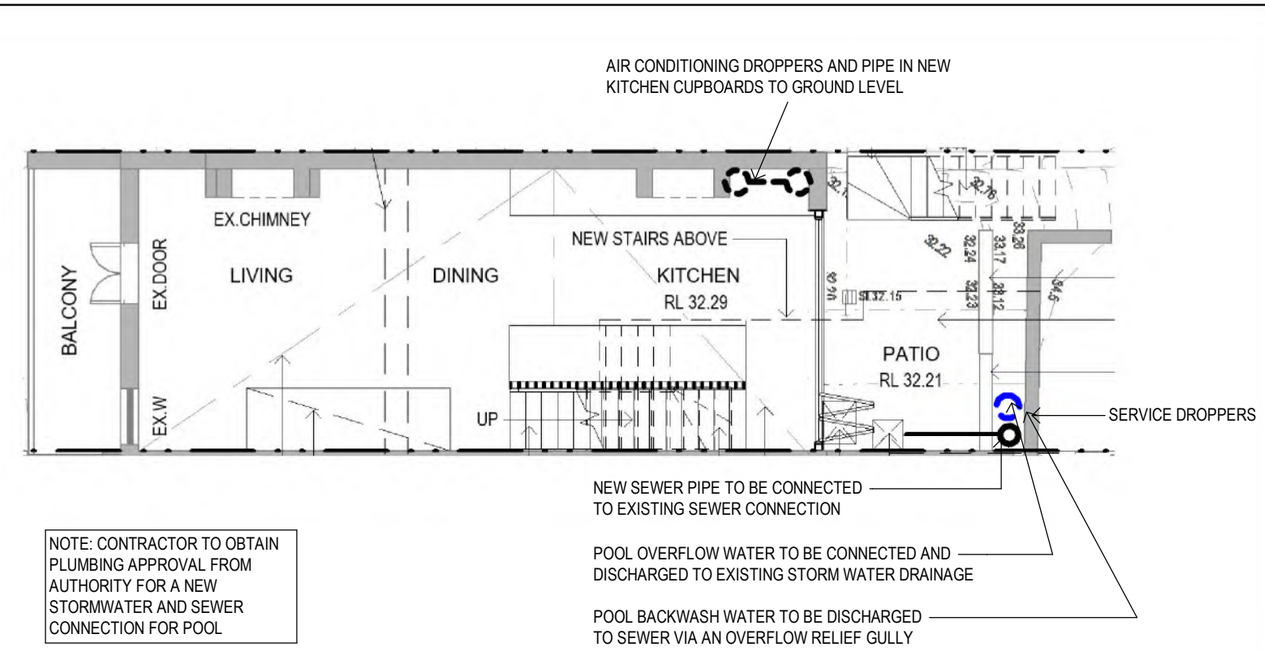
11. REMOVE EXISTING FRENCH DOORS

12. REMOVE EXISTING NON-COMPLIANT EXTERNAL STAIRS AND HANDRAILS

13. REMOVE EXISTING LAUNDRY STRUCTURE AND CAP OFF EXISTING SERVICES. EXISTING SEWER AND STORM WATER ACCESS PANELS IN LAUNDRY AREA TO BE RETAINED. REPLACE WITH NEW ACCESS PANEL LIDS TO SUIT NEW PROPOSED FINISH

14. REMOVE EXISTING PATIO FLOOR TILES AND REPLACE WITH NEW

PROPOSED PLAN / DESCRIPTIONB



NOTE: CONTRACTOR TO OBTAIN PLUMBING APPROVAL FROM AUTHORITY FOR A NEW STORMWATER AND SEWER CONNECTION FOR POOL

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25 WELLINGTON ST, PETRIE TERRACE

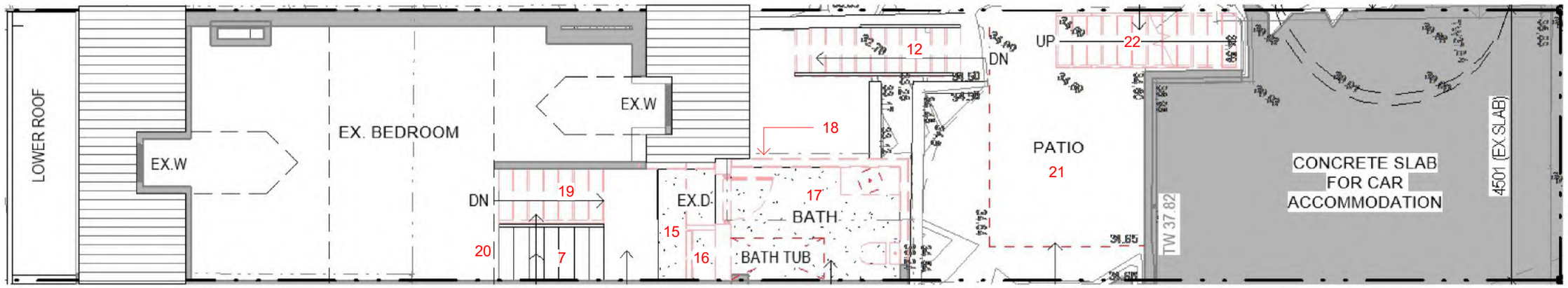
FIRST FLOOR DEMOLITION AND PROPOSED SUMMARIES

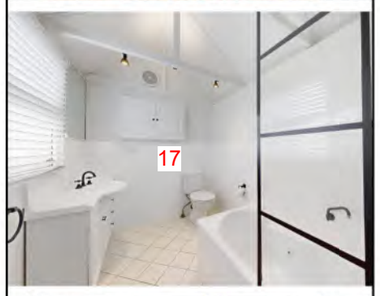
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SECOND FLOOR DEMOLITION LAYOUTS SUMMARIES

PROPOSED DEMOLITION WORKS



LOCATION	IMAGES	LOCATION	IMAGES	LOCATION	IMAGES	DESCRIPTION
PATIO LOOKING AT REAR FACADE		BATHROOM LOOKING AT SPLIT LEVEL EX. BATHROOM		REAR ELEVATION WITH ADJOINING TERRACE HOUSE		7. EXISTING INTERNAL STAIRS AND BALUSTRADE - REMOVE INTERNAL TIMBER STAIR CASE, INCLUDING TREADS, RISERS, STRINGERS AND CAST IRON BALUSTRADE AND REPLACE WITH NEW 12. REMOVE EXISTING NON-COMPLIANT EXTERNAL STAIRS AND HANDRAILS 15. REMOVE EXISTING LANDING 16. REMOVE EXISTING LINEN CUPBOARDS 17. REMOVE EXISTING BATHROOM FIXTURES, FITTINGS AND CAP OFF EXISTING SERVICES 18. REMOVE EXISTING BATHROOM STRUCTURE EXCEPT A PARTY WALL AND EXISTING ROOF OVER PARTY WALL 19. EXISTING INTERNAL STAIRS AND BALUSTRADE - REMOVE INTERNAL TIMBER STAIR CASE, INCLUDING TREADS, RISERS, STRINGERS AND CAST IRON BALUSTRADE AND REPLACE WITH NEW 20. REMOVE IRON CAST BALUSTRADE 21. REMOVE EXISTING PATIO BRICK PAVERS AND GARDEN BED FOR NEW POOL 22. REMOVE EXISTING NON-COMPLIANT EXTERNAL STAIRS AND HANDRAILS 23. REMOVE EXISTING LINKING FLAT ROOF STRUCTURE AND CONDENSER UNIT ABOVE LANDING AND LINEN CUPBOARDS (ITEM 15 & 16) 24. REMOVE SKYLIGHT
EX. BATHROOM						
EXTERNAL BATHROOM STRUCTURE / LINKING ROOF		EX. CONCRETE AREA FOR CARPARK		PATIO LOOKING AT REAR FACADE		

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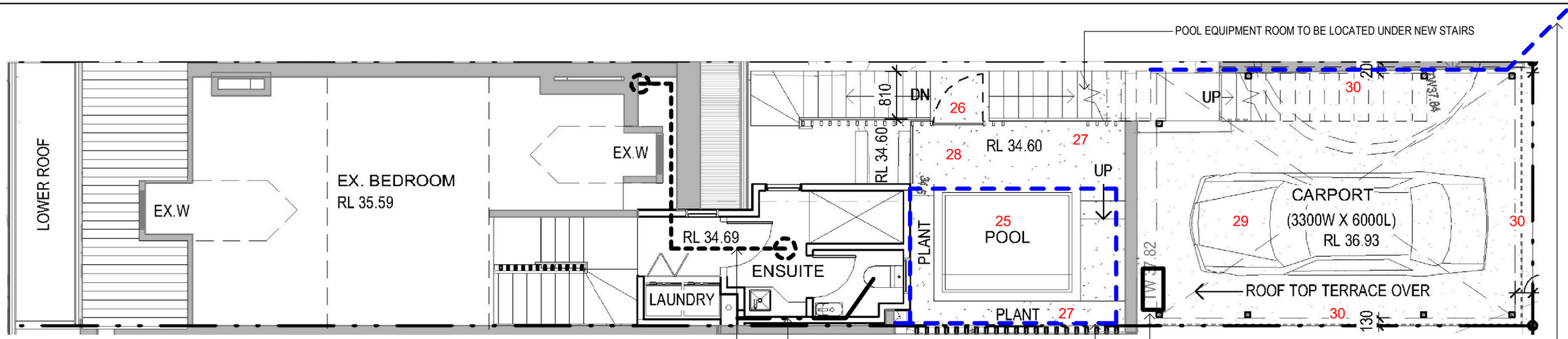
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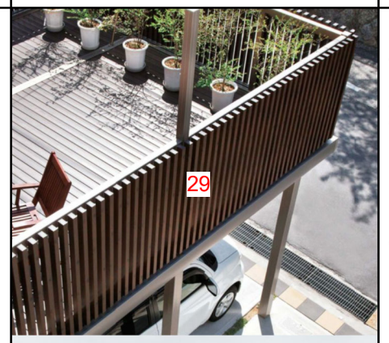
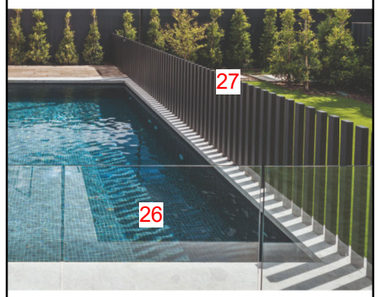
CLIENT: R.FACEY & M.DRINKALL	SECOND FLOOR DEMOLITION SUMMARIES		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_22
	DATE	JUN'26	
	DRAWN BY	Author	
	CHECKED BY	Checker	SCALE

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SECOND FLOOR PROPOSED LAYOUTS SUMMARIES

PROPOSED PLAN



LOCATION	REFERENCE IMAGES	LOCATION	REFERENCE IMAGES	LOCATION	IMAGES	DESCRIPTION
PROPOSED POOL AREA		PROPOSED ROOF TOP TERRACE ABOVE CARPORT		PHOTOS OF WELLINGTON LANE- SHOWING GARAGES BUILT ON BOUNDARY LINE WITH FULLY ENCLOSED GARAGE DOORS	   	25. FIBREGLASS POOL - TO BE RAISED APPROXIMATELY 600MM OFF EXISTING PATIO SURFACE LEVEL, RETAINING WALL AROUND PROPOSED POOL AND FOOTING TO SUPPORT POOL BELOW PATIO LEVEL TO BE ENGINEERED 26. TYPE 1 POOL FENCE AND GATE TO BE GLASS 27. TYPE 2 POOL FENCE ALONG THE SIDE BOUNDARY WALL SHARING WITH ADJOINING TERRACE HOUSE TO BE ALUMINIUM BATTENS WITH MAX 125MM GAP 28. NEW PATIO TILES TO BE SANDSTONE TILES OR SIMILAR TO MATCH EXISTING SANDSTONE RETAINING WALLS 29. COVERED ROOF TOP TERRACE ABOVE CARPORT FOR PRIVATE ENTERTAINING AREA, EXTEND TIMBER BATTEN SCREENS FROM CARPORT FOR TERRACE BALUSTRADE 30. CARPORT AND GARAGE DOOR ARE PROPOSED - GARAGE DOOR TO BE TIMBER BATTENED WITH GAPS AND MATCHING TIMBER BATTEN SCREENS ARE PROPOSED TO TWO SIDES OF THE CARPORT
PROPOSED POOL FENCE		PROPOSED GARAGE DOOR AND PRIVACY SCREENS				

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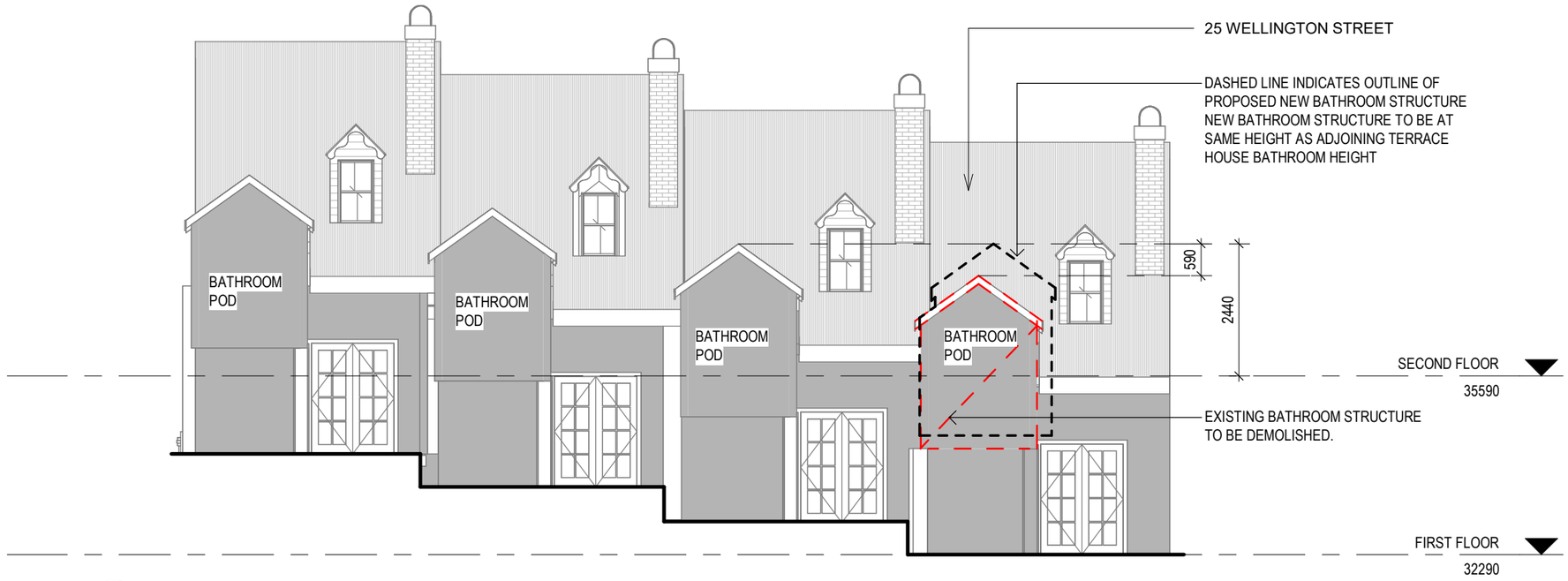
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DO NOT SCALE OFF THE DRAWINGS

NO	DESCRIPTION	DATE	Issued to
4	DRAFT DA PACAKGE	26/08/26	CLIENT
5	ISSUE TO PLANNER	31/08/26	

CLIENT: R.FACEY & M.DRINKALL	SECOND FLOOR PROPOSED SUMMARIES		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_23
	DATE	JUN'26	
	DRAWN BY	Author	
	CHECKED BY	Checker	SCALE

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1 / DA_24 NEW BATHROOM PROPOSAL HEIGHT

1 : 100



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3	ISSUE TO PLANNER	31/08/26	

CLIENT: R.FACEY & M.DRINKALL

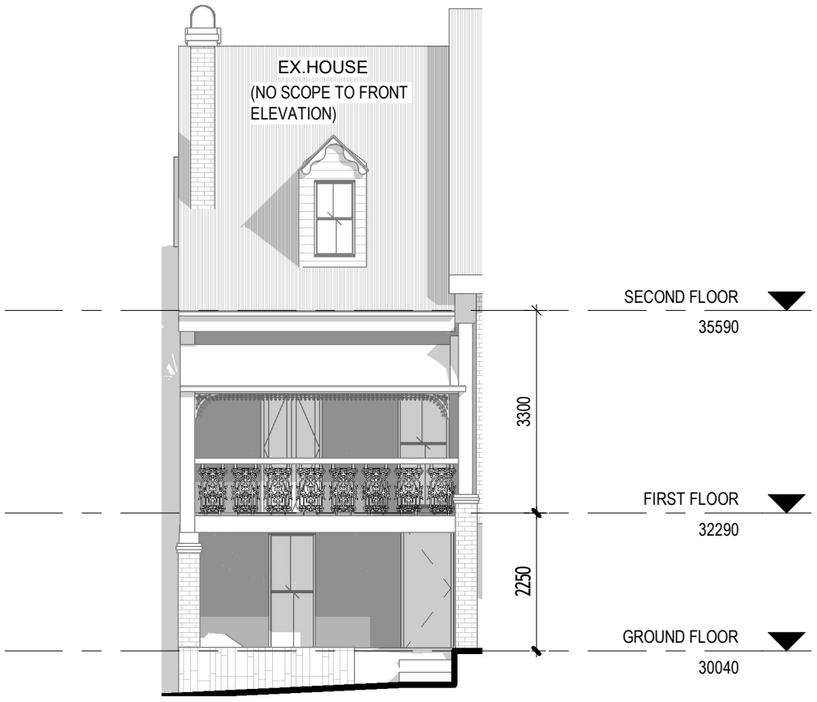
REAR ELEVATION - ALL TERRACE HOUSES

PROJECT NAME:

25 WELLINGTON ST, PETRIE TERRACE

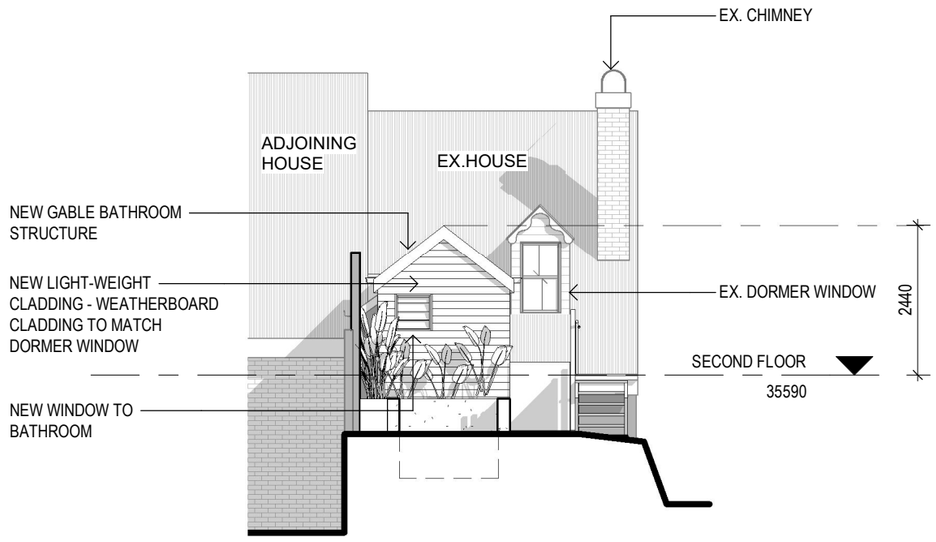
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DRAWN BY	Author		
CHECKED BY	Checker	SCALE	1 : 100

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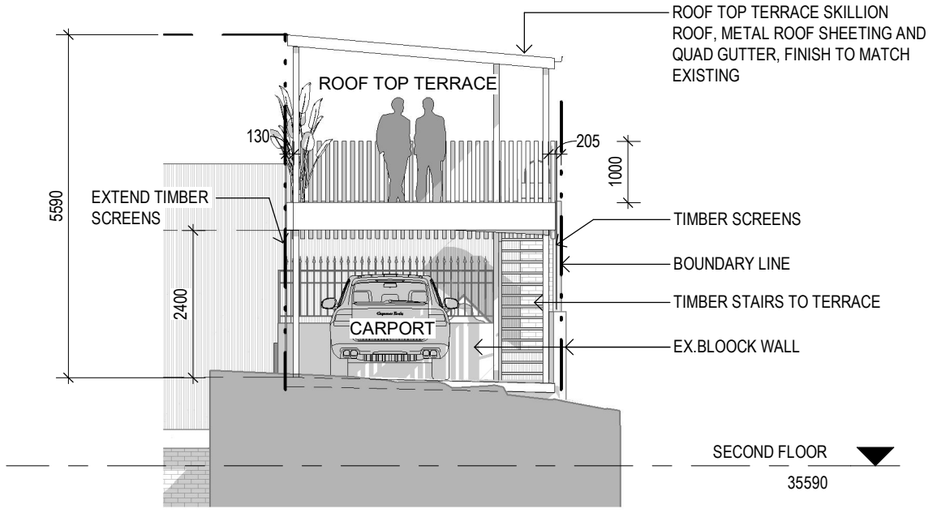
1 DA_30 WELLINGTON STREET ELEVATION

1 : 100



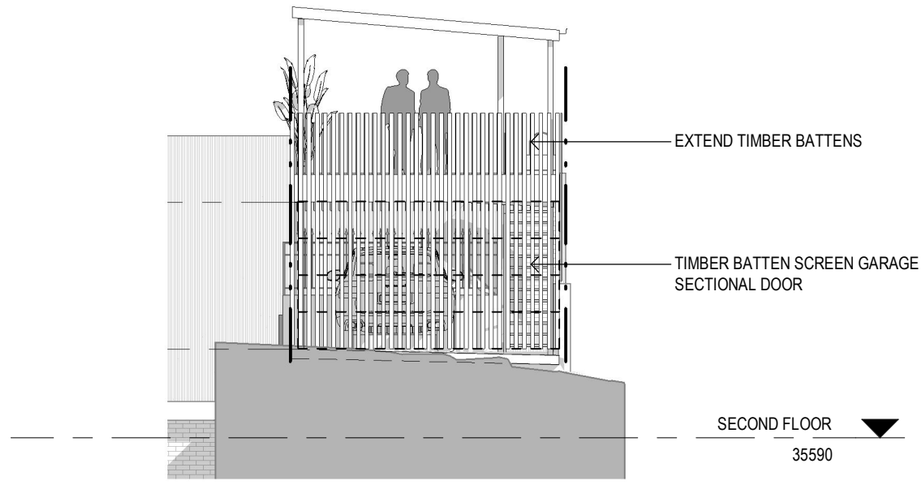
2 DA_30 REAR ELEVATION FROM POOL DECK LEVEL

1 : 100



3 DA_30 CARPORT AND ROOF TOP TERRACE SECTION

1 : 100



4 DA_30 WELLINGTON LANE ELEVATION

1 : 100

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4	DRAFT DA PACAKGE	26/08/26	CLIENT
5	ISSUE TO PLANNER	31/08/26	

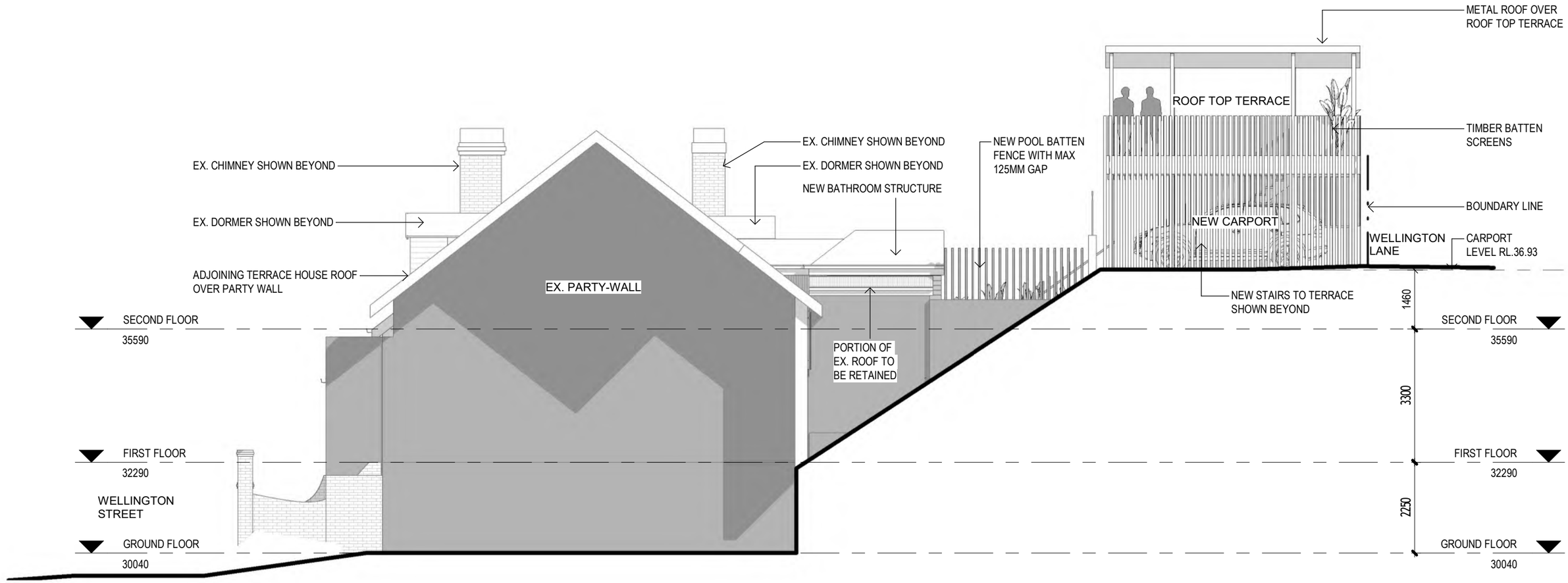
CLIENT: R.FACEY & M.DRINKALL

PROJECT NAME:
25 WELLINGTON ST, PETRIE TERRACE

ELEVATIONS - SHEET 01

PROJECT NUMBER	WELL_2604	DA_30	
DATE	JUN'26		
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1 / DA_31 SIDE ELEVATION 01

1 : 100

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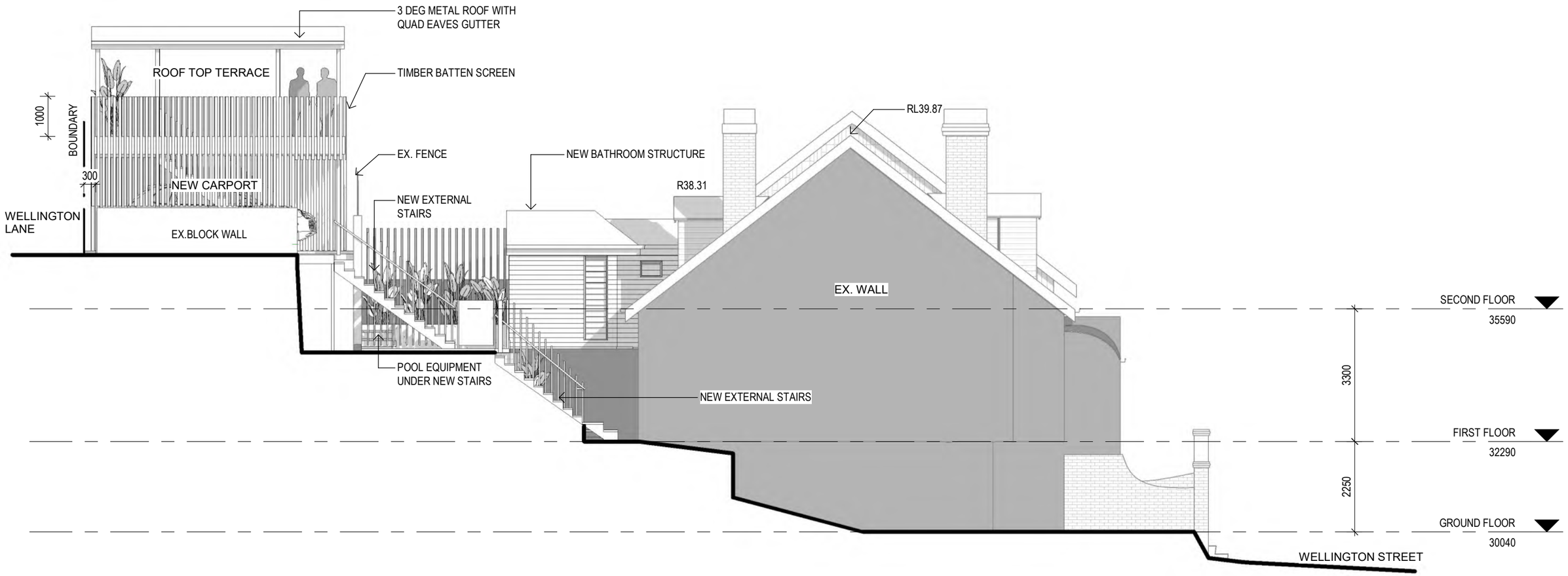
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5	ISSUE TO PLANNER	31/08/26	

CLIENT: R.FACEY & M.DRINKALL	ELEVATIONS - SHEET 02		
PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_31
	DATE	JUN'26	
	DRAWN BY	Author	
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1 / DA_32 SIDE ELEVATION 02

1 : 100

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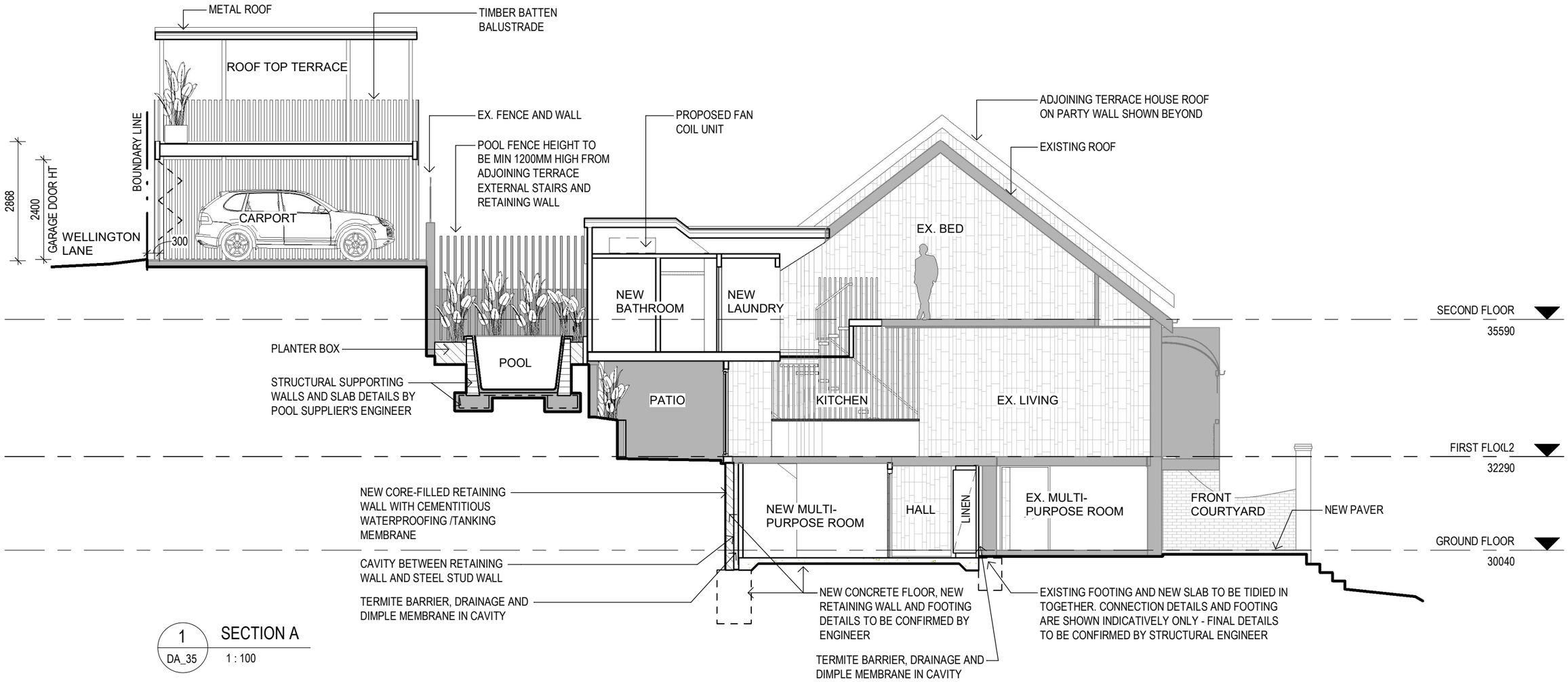
PROJECT NAME:

25 WELLINGTON ST, PETRIE TERRACE

ELEVATIONS - SHEET 03

PROJECT NUMBER	WELL_2604	DA_32	
DATE	JUN'26		
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1 / DA_35 — SECTION A

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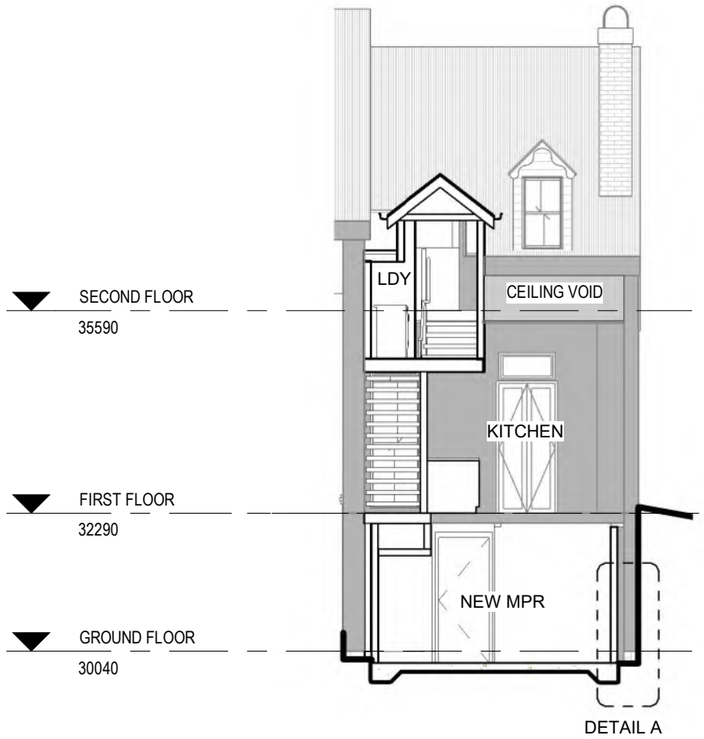
CLIENT: R.FACEY & M.DRINKALL

PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE

SECTION A

PROJECT NUMBER	WELL_2604	DA_35	
DATE	JUN'26		
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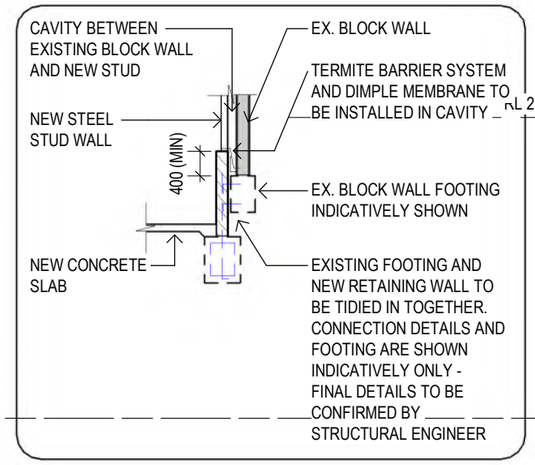
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DETAIL A

DETAIL A

IF EXISTING RETAINING WALL SITS HIGHER THAN PROPOSED GROUND FLOOR LEVEL, NEW RETAINING WALL TO BE INTRODUCED AT LOWER LEVEL OF NEW STUD WALL. HEIGHT TO BE DETERMINED DURING EXCAVATION.



NOTE: 'DETAIL A' SKETCH IS SHOWN INDICATIVELY ONLY.
CONDITIONS AND LEVELS OF EXISTING RETAINING WALL BEHIND EXISTING GROUND FLOOR ENTRY & MULTI PURPOSE ROOM ARE NON-KNOWN AT THE TIME OF PLANNING LODGEMENT.
THE ADJOINING TERRACE HAS ESTABLISHED A RELEVANT PRECEDENT, HAVING SUCCESSFULLY COMPLETED A SUBSTANTIALLY SIMILAR REAR EXCAVATION AND GROUND-FLOOR EXTENSION. THIS DEMONSTRATES THAT THE PROPOSED INTERVENTION IS BOTH ACHIEVABLE AND COMPATIBLE WITH THE TERRACE ROW, PROVIDED THAT CONTEMPORARY STRUCTURAL ENGINEERING, UNDERPINNING TECHNIQUES, AND HERITAGE PROTECTION MEASURES ARE APPROPRIATELY IMPLEMENTED.
THE PROPOSAL THEREFORE REPRESENTS AN EVOLUTION OF WORKS ALREADY DEMONSTRATED TO BE FEASIBLE WITHIN THE IMMEDIATE CONTEXT.

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1 / DA_36 SECTION B
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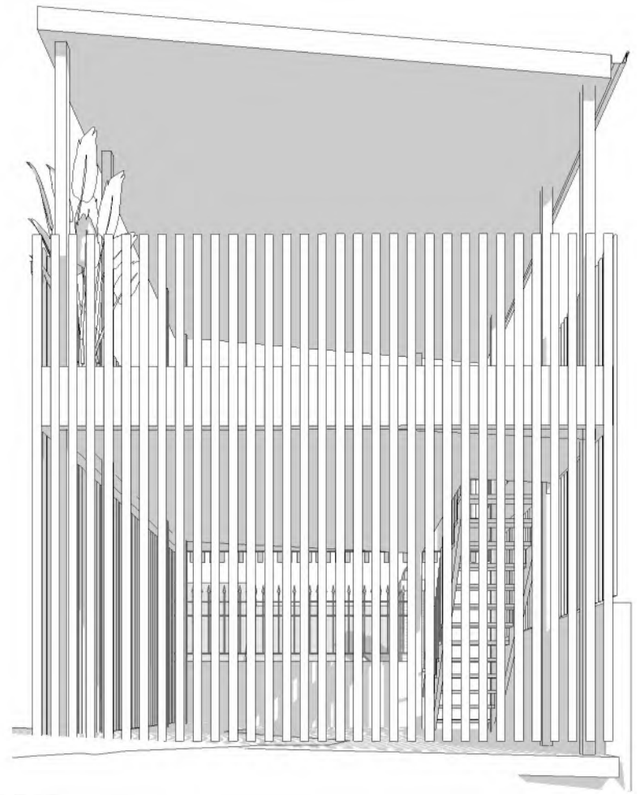
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PROJECT NAME: 25 WELLINGTON ST, PETRIE TERRACE	PROJECT NUMBER	WELL_2604	DA_36
	DATE	JUN'26	
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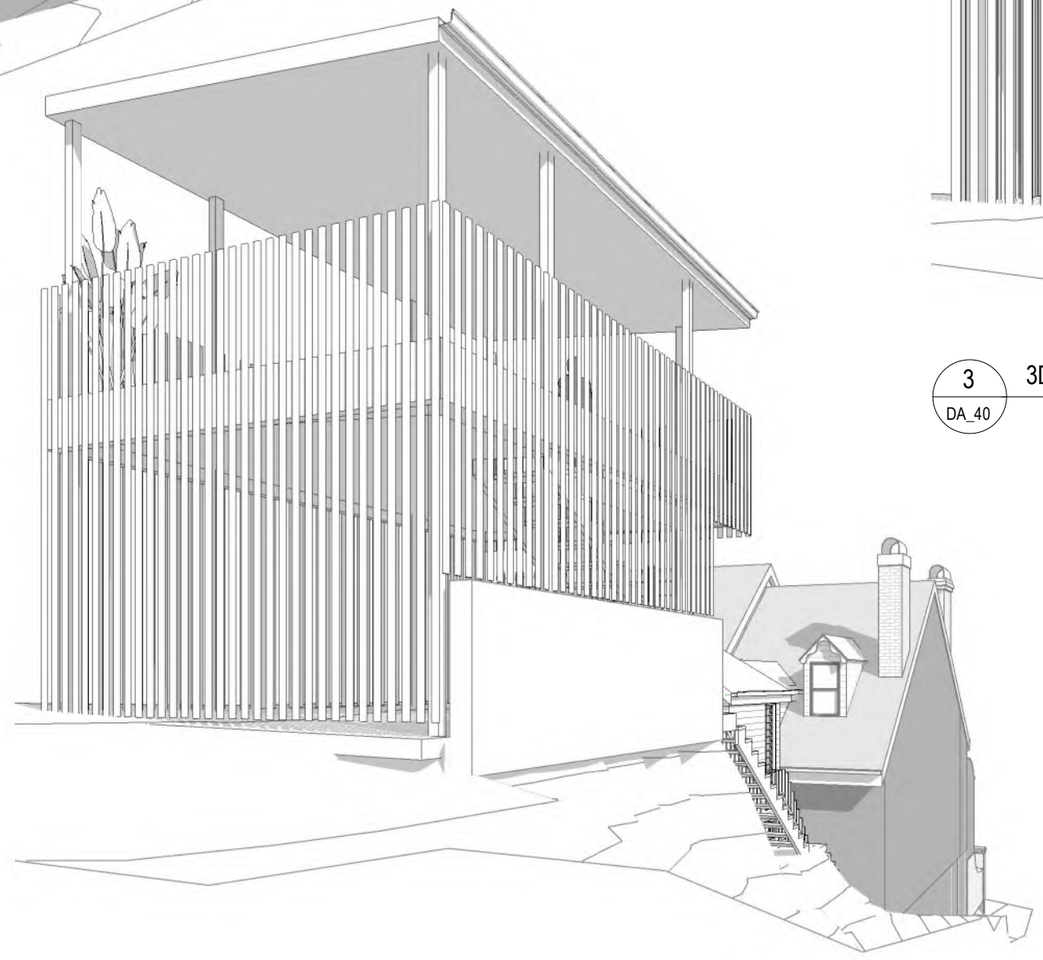
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1 DA_40 3D ISOMETRIC VIEW 01 - PROPOSED



3 DA_40 3D PERSPECTIVE - CARPORT



2 DA_40 3D PERSPECTIVE FROM WELLINGTON LANE

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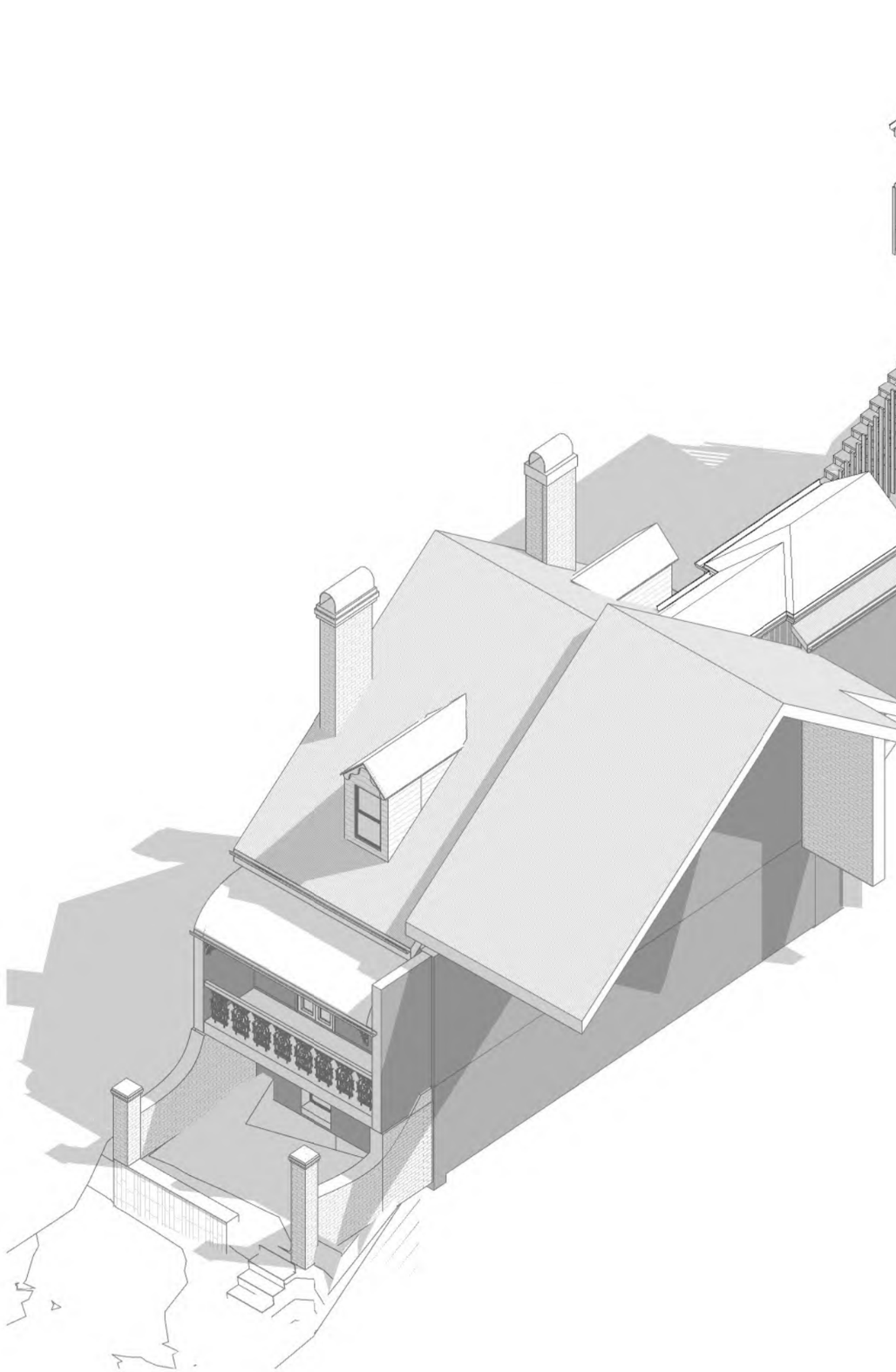
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PROJECT NAME:
25 WELLINGTON ST, PETRIE TERRACE

3D VIEW 01

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DATE	JUN'26	
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1 DA_41 3D ISOMETRIC VIEW 02 - PROPOSED



2 DA_41 3D VIEW - FRONT ELEVATION - EXISTING

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PROJECT NAME:	PROJECT NUMBER	WELL_2604	DA_41
	DATE	JUN'26	
25 WELLINGTON ST, PETRIE TERRACE	DRAWN BY	Author	
	CHECKED BY	Checker	SCALE

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