

RESIDENTIAL BUILDING & CHILDCARE CENTRE CLEMTON PARK - LOT 3

60 Charlotte Street, Clemton Park, NSW 2206



Major Project Number: **08_0087** approved on **4 february 2010**
by the Minister, in accordance with the Environmental Planning &
Assessment Act 1979, subject to conditions of approval.

Signed: *Doellane*

DRAWING LIST

DRAWING NO.	DRAWING TITLE	SCALE	ISSUE
DA 1.02	LOT 3 COVERSHEET	NTS	C
DA 2.11	LOT 3 SITE PLAN	1:500 @ A1	C
DA 2.12	LOT 3 LEVEL B	1:200 @ A1	B
DA 2.13	LOT 3 LEVEL 1	1:200 @ A1	C
DA 2.14	LOT 3 LEVEL 2	1:200 @ A1	B
DA 2.15	LOT 3 LEVEL 3	1:200 @ A1	B
DA 2.16	LOT 3 LEVEL 4	1:200 @ A1	B
DA 2.17	LOT 3 ROOF LEVEL	1:200 @ A1	B
DA 3.03	LOT 3 SECTIONS	1:200 @ A1	C
DA 4.01	LOT 3 ELEVATIONS	1:200 @ A1	C
DIAGRAMS			
	SITE ANALYSIS	A3 PAGES	DATE ISSUED
	SHADOW DIAGRAMS	1 page	20.04.09
	LOCALITY PLAN	1 page	20.04.09
	3D IMAGES	1 page	20.04.09

CONSULTANT LIST

RETAIL ARCHITECT	THE BUCHAN GROUP
TOWN PLANNER	WORLEY PARSONS
TRAFFIC	TRAFFIX
LANDSCAPE ARCHITECT	HABITATION PTY LTD
CIVIL & INFRASTRUCTURE	HYDER CONSULTING
BASIX	CUNDALL
SURVEYOR	DUNLOP THORPE & CO PTY LTD
ACOUSTIC	ACOUSTIC LOGIC CONSULTANCY
WIND	WINDTECH CONSULTANTS PTY LTD

UNIT MIX

LEVEL	UNIT NO.	TYPE	STORAGE m ³	SOLAR ACCESS	CROSS FLOW	INTERNAL m ²	EXTERNAL m ²	TOTAL m ²
1	1.01	3B	4.0	1	1	101	12	113
	1.02	3B	8.2	1	1	121	24	145
	1.03	2B	4.6	1	1	84	11	95
	1.04	1B	3.1		1	58	11	69
	1.05	1B	2.9			65	9	74
	1.06	1B	3.1			57	9	66
	1.07	2B	5.0	1	1	88	26	114
	1.08	2B	9.1	1		81	29	110
	1.09	2B	2.8	1		79	25	104
	1.10	1B	2.9	1	1	58	25	83
	CHILDCARE CENTRE					604	114	718
2	2.01	3B	4.0	1	1	101	12	113
	2.02	3B	8.2	1	1	121	24	145
	2.03	2B	4.6	1	1	84	11	95
	2.04	1B	3.1		1	58	11	69
	2.05	2B	5.4			73	9	82
	2.06	1B	3.1			57	11	68
	2.07	2B	3.0	1	1	88	9	97
	2.08	2B	9.1	1		81	15	96
	2.09	2B	2.8	1		79	12	91
	2.10	2B	3.0	1	1	91	9	100
	2.11	1B	3.1			57	11	68
	2.12	2B	4.8		1	86	10	96
	2.13	2B	4.5		1	86	13	99
	2.14	2B	3.5	1	1	86	11	97
	2.15	2B	3.5	1		93	17	110
	2.16	2B	4.8	1		84	11	95
3	3.01	3B	4.0	1	1	101	12	113
	3.02	3B	8.2	1	1	121	24	145
	3.03	2B	4.6	1	1	84	11	95
	3.04	2B	4.8		1	85	11	96
	3.05	2B	3.4			73	9	82
	3.06	1B	3.1			57	11	68
	3.07	2B	3.0	1	1	88	9	97
	3.08	2B	9.1	1		81	15	96
	3.09	2B	2.8	1		79	12	91
	3.10	2B	3.0	1	1	91	9	100
	3.11	1B	3.1			57	11	68
	3.12	2B	4.8		1	86	10	96
	3.13	2B	4.5		1	86	13	99
	3.14	2B	3.5	1	1	86	11	97
	3.15	2B	3.5	1		93	17	110
	3.16	2B	4.8	1		84	11	95
4	4.01	3B	4.0	1	1	101	12	113
	4.02	3B	8.2	1	1	121	24	145
	4.03	2B	4.6	1	1	84	11	95
	4.04	2B	4.8	1	1	85	11	96
	4.05	2B	3.4	1	1	73	9	82
	4.06	1B	3.1	1	1	57	11	68
	4.07	2B	3.0	1	1	88	9	97
	4.08	2B	9.1	1		81	15	96
	4.09	2B	2.8	1		79	12	91
	4.10	2B	3.0	1	1	91	9	100
	4.11	1B	3.1	1	1	57	11	68
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	4.13	2B	4.5		1	86	13	99
	4.14	2B	3.5	1		86	11	97
	4.15	2B	3.5	1		93	17	110
	4.16	2B	4.8	1		84	11	95
TOTAL				42	36	4839 (not incl. Childcare Centre)		
				72.4%	62.1%	5443 (incl. Childcare Centre)		

TYPE	QUANTITY	ACTUAL MIX	m ² RANGE
1 BED	11	19.0	57-65
2 BED	39	67.2	73-95
3 BED	8	13.8	101-121
TOTAL	58	100.0	

* NOTE: ALL UNITS HAVE STUDIES

DWELLING MIX:

SIZE	NO.	%
SMALL (LESS THAN 60m ²)	10	17.2
MEDIUM (BETWEEN 60m ² AND 90m ²)	34	58.6
LARGE (GREATER THAN 90m ²)	14	24.1
TOTAL	58	100.0

IMPORTANT NOTES:
Do not scale from drawings
All dimensions to be checked on site before commencement
of work
All discrepancies to be brought to the attention of the Architect
Larger scale drawings and written dimensions take preference
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C	20/04/2009	REVISED ISSUE FOR DA	SM
B	24/09/2008	ISSUE FOR DA	ABD/SM
A	18/09/2008	PRELIMINARY ISSUE FOR DA	ABD/SM

ISSUE	DATE	DESCRIPTION	BY
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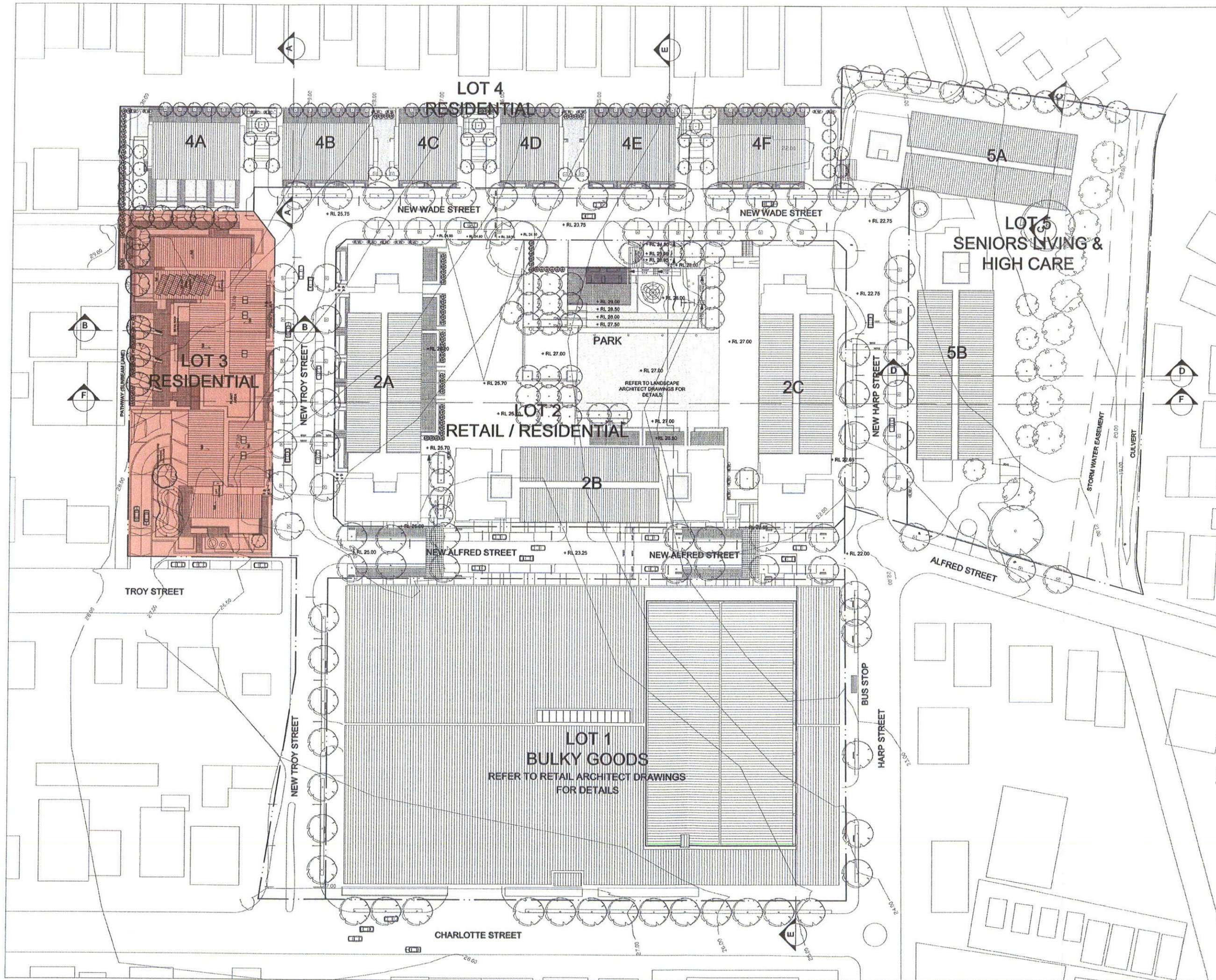
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CLIENT
DAVIDSGROUP

PROJECT
CLEMTON PARK

DRAWING TITLE
**LOT 3
COVERSHEET**

SCALE	DATE	DRAWN	CHECKED
NTS	20-04-09	ABD, SM	ML
JOB No.	DRAWING No.	ISSUE	
07033	DA 1.02	C	



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Signed: *J. Overell*

C	20/04/2009	REVISED ISSUE FOR DA	SM
B	24/09/2008	ISSUE FOR DA	ABO/SM
A	18/09/2008	PRELIM ISSUE FOR CONCEPT	ABO/SM
1	SEPT 08	PRELIMINARY ISSUE	MFA
ISSUE	DATE	DESCRIPTION	BY

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partners
international**

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PROJECT
CLEMTON PARK

DRAWING TITLE
**LOT 3
SITE PLAN**

SCALE	DATE	DRAWN	CHECKED
1:500 @ A1	20-04-09	ABD, SM	ML
1:1000 @ A3			
JOB No.	DRAWING No.	ISSUE	
07033	DA 2.11	C	

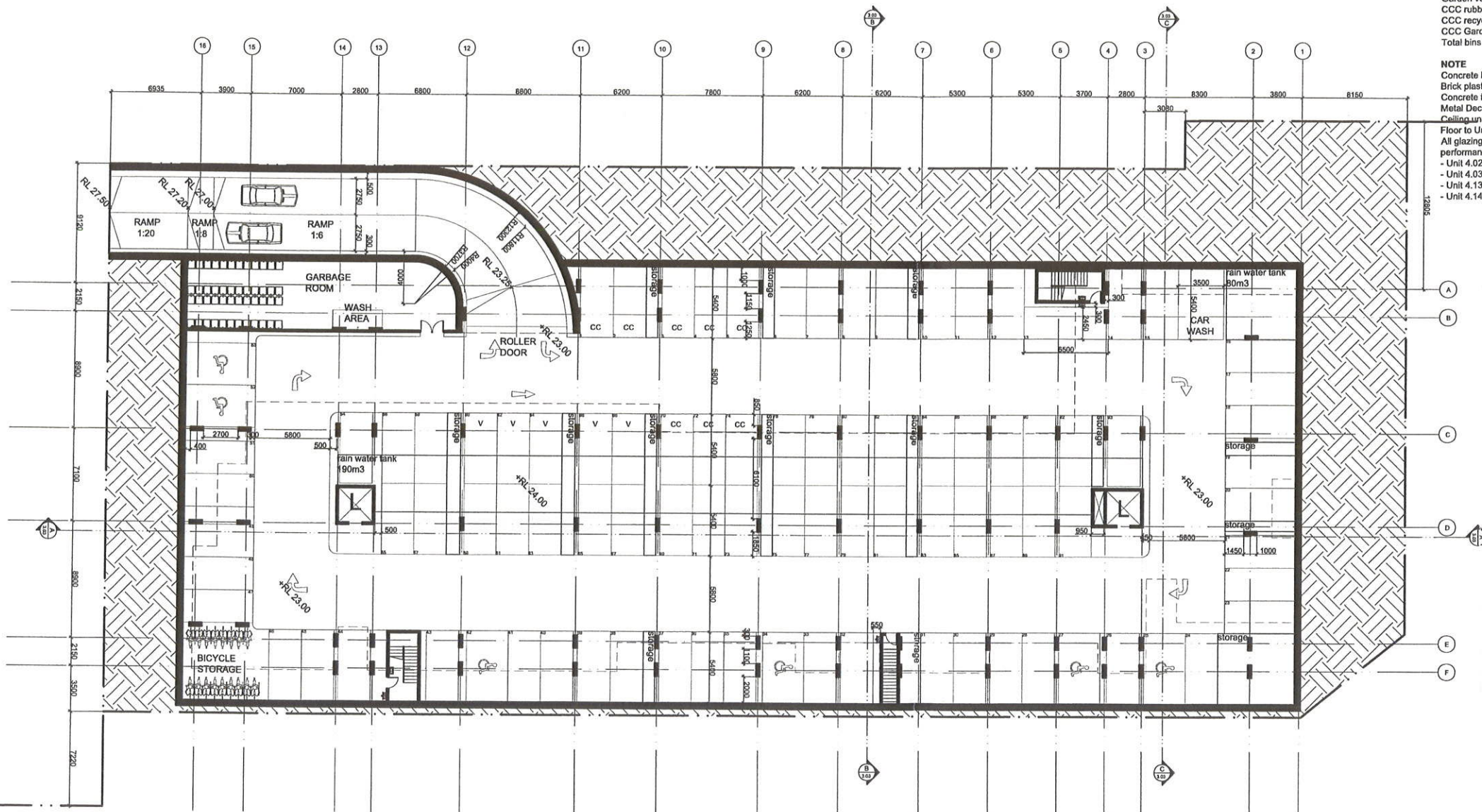


Planning

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Signed: *J. Jurell*

TROY STREET



CARPARK SPACES
Carpark spaces for 1 Bed units = 11 spaces
Carpark spaces for 2 Bed units = 47 spaces
Carpark spaces for 3 Bed units = 16 spaces
Carpark spaces for visitors (V) = 5 spaces
Carpark spaces for child care staff (CC) = 8 spaces
Carpark spaces for disabled = 6 spaces
Total carpark spaces = 93

WASTE MANAGEMENT PLAN
- The size and position of waste and recycling storage areas and the location of bins within these areas
- Access route for tenants to waste and recycling storage areas
- Collection point and/or access route for collection vehicles
- Ventilation of waste and recycling storage areas
- Bin and storage area washing facilities

Rubbish bin = 36 bins of 240 litre
Recyclin bin = 12 bins of 240 litre
Garden vegetation (tba) = xx bins of 240 litre
CCC rubbish bin
CCC recycling bin
CCC Garden vegetation
Total bins = CCC+48 bins of 240 litre

NOTE
Concrete Block external walls - Medium colour + R1.0 insulation
Brick plastered internal walls
Concrete floors throughout
Metal Deck roof - Light colour + Foil (insulation)
Ceiling under roof or terrace to have R3.0 insulation
Floor to Unit 1.03 and 1.04 to have R2.0 insulation
All glazing other than that listed below to have the following performance: U-Value - 6.672 & SHGC - 0.712
- Unit 4.02 Glazing requirement: U-value - 4.03 & SHGC - 0.38
- Unit 4.03 Glazing requirement: U-value - 4.03 & SHGC - 0.38
- Unit 4.13 Glazing requirement: U-value - 5.36 & SHGC - 0.69
- Unit 4.14 Glazing requirement: U-value - 5.33 & SHGC - 0.47

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DRAWING TITLE
**LOT 3
LEVEL B**

SCALE 1:200 @ A1 1:400 @ A3	DATE 20-04-09	DRAWN ABD, SM	CHECKED ML
JOB No. 07033	DRAWING No. DA 2.12	ISSUE B	