



RESIDENTIAL BUILDING & CHILDCARE CENTRE CLEMTON PARK

60 Charlotte Street, Clemton Park, NSW 2206

S75W DOCUMENTATION

DRAWING LIST

DRAWING NO.	DRAWING TITLE	SCALE	ISSUE	LEVEL	UNIT NO.	TYPE	SOLAR ACCESS	CROSS FLOW	INTERNAL m²	EXTERNAL m²	LEVEL	UNIT NO.	TYPE	SOLAR ACCESS	CROSS FLOW	INTERNAL m²	EXTERNAL m²	
S96 1.01	COVERSHEET	NTS	B	G	G.01	1B	Y	Y	52	54	02	2.01	1B+	Y		52	12	
					G.02	1B+	Y	58	26	2.02		2B	Y	Y	79	10		
S96 2.01	LEVEL B	1:200 @ A1	B		G.03	2B	Y	Y	73	58		2.03	1B+		Y	58	10	
S96 2.02	LEVEL GROUND	1:200 @ A1	B		G.04	2B	Y	Y	75	108		2.04	2B+			73	10	
S96 2.03	LEVEL 01	1:200 @ A1	B		G.05	2B	Y		73	62		2.05	1B+			58	10	
S96 2.04	LEVEL 02	1:200 @ A1	B		G.06	1B+	Y	Y	57	58		2.06	2B		Y	73	35	
S96 2.05	LEVEL 03	1:200 @ A1	B		G.07	1B+			58	26		2.07	2B+	Y	Y	78	27	
S96 2.06	LEVEL ROOF	1:200 @ A1	B		G.08	2B+			73	37		2.08	1B+	Y		53	12	
				G.09	1B+		Y	58	26	2.09	1B+	Y		50	10			
S96 3.01	SECTIONS	1:200 @ A1	B		G.10	2B	Y	Y	79	50		2.10	1B+	Y		50	10	
				G.11*	1B	Y		52	42	2.11	2B+	Y	Y	81	27			
S96 4.01	ELEVATIONS	1:200 @ A1	B		G.12*	1B	Y		52	42		2.12	2B	Y	Y	76	27	
				G.13	2B+	Y		78	32	2.13	2B	Y		73	10			
S96 5.01	SHADOW STUDY	NTS	B		CHILDCARE CENTRE					559	726		2.14	2B+	Y	Y	82	20
											2.15	1B+			58	10		
S96 6.01	MATERIAL PALETTE	1:200 @ A1	B	01	1.01	1B+	Y		52	12		2.16	2B+			73	10	

DEVELOPMENT SUMMARY

UNIT MIX

TYPE	QUANTITY	ACTUAL MIX	m ² RANGE
1B	9	11.8%	50-52
1B+	28	36.8%	52-58
2B	19	30.3%	73-79
2B+	20	21.1%	73-82
TOTALS	76	100%	

AREA CALCULATIONS

CPSO RESIDENTIAL	5974m ²
CPSO CHILDCARE	547m ²
CPSO TOTAL	6521m ²

CARPARKING PROVISIONS

RESIDENTIAL SPACES	87
VISITOR SPACES	15
CHILDCARE SPACES	8
TOTAL SPACES	110



IMPORTANT NOTES:
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PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	BY
B	30.08.11	BASEMENT LOWERED, REV. AMENDED	PS
A	20.01.11	ISSUE FOR SECTION 96	PS
P2	07.12.10	PRELIMINARY ISSUE	PS
P1	28.11.10	PRELIMINARY ISSUE	PS

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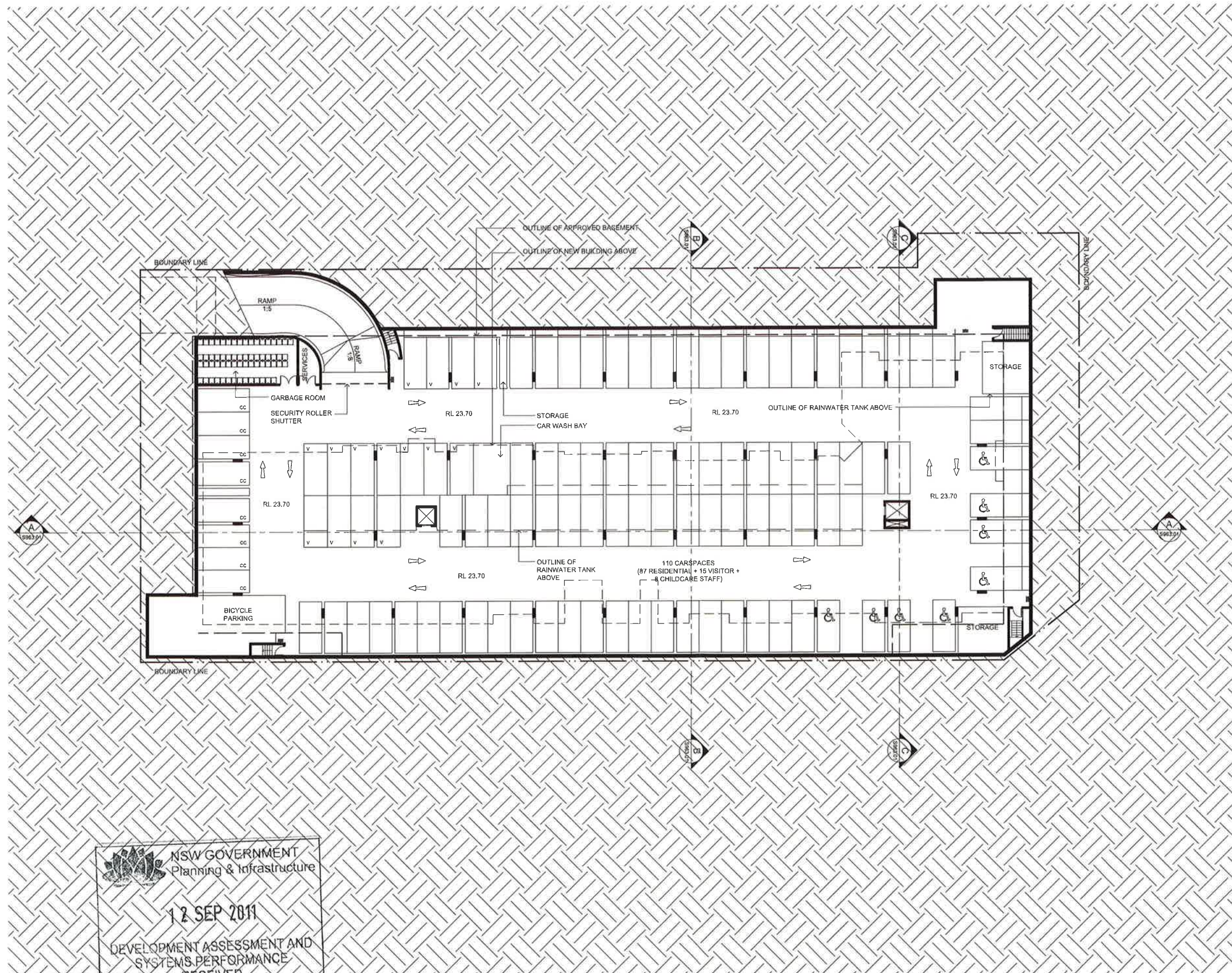
CLIENT
PARKVIEW GROUP

PROJECT
**CLEMTON PARK VILLAGE
60 CHARLOTTE ST,
CLEMTON PARK**

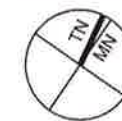
DRAWING TITLE
COVERSHEET

SCALE	DATE	DRAWN	CHECKED
NTS	AUG 2011	SM	PS
JOB No.	DRAWING No.	ISSUE	
07033	S75W 1.01	B	

* NOTES ADAPTABLE UNITS



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A	20.01.11	ISSUE FOR SECTION 96	PS
P3	21.12.10	PRELIMINARY ISSUE	PS
P2	07.12.10	PRELIMINARY ISSUE	PS
P1	26.11.10	PRELIMINARY ISSUE	PS

ISSUE	DATE	DESCRIPTION	BY
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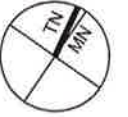
PROJECT
**CLEMTOWN PARK VILLAGE
60 CHARLOTTE ST,
CLEMTOWN PARK**

DRAWING TITLE
**LEVEL BASEMENT
FLOOR PLAN**

SCALE 1:200@A1	DATE AUG 2011	DRAWN SM	CHECKED PS
JOB No. 07033	DRAWING No. S75W 2.01	ISSUE B	



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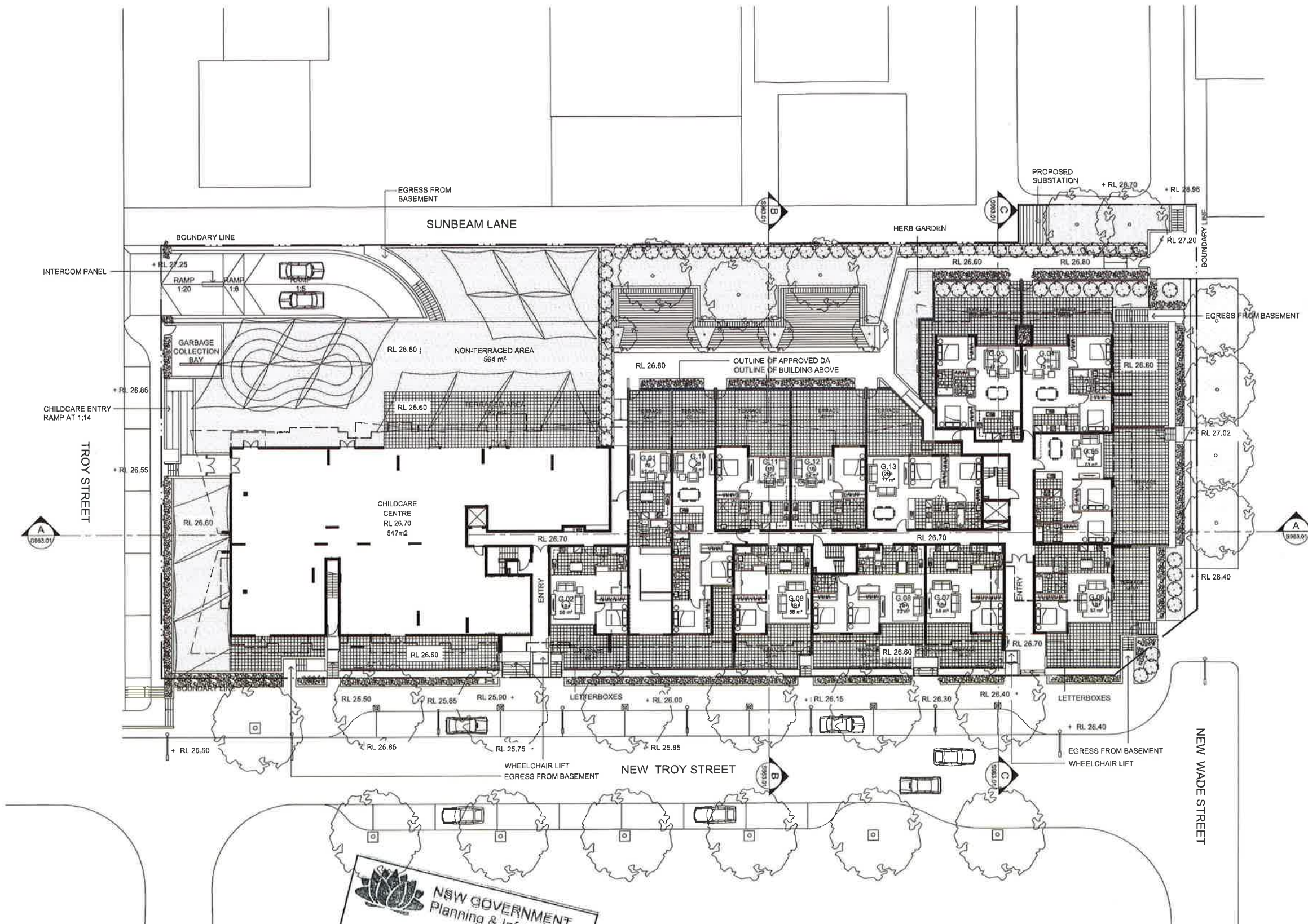
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 CLEMTON PARK**

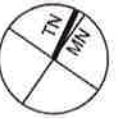
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**LEVEL GROUND
 FLOOR PLAN**

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JOB No.	DRAWING No.	ISSUE	
07033	S75W 2.02	B	

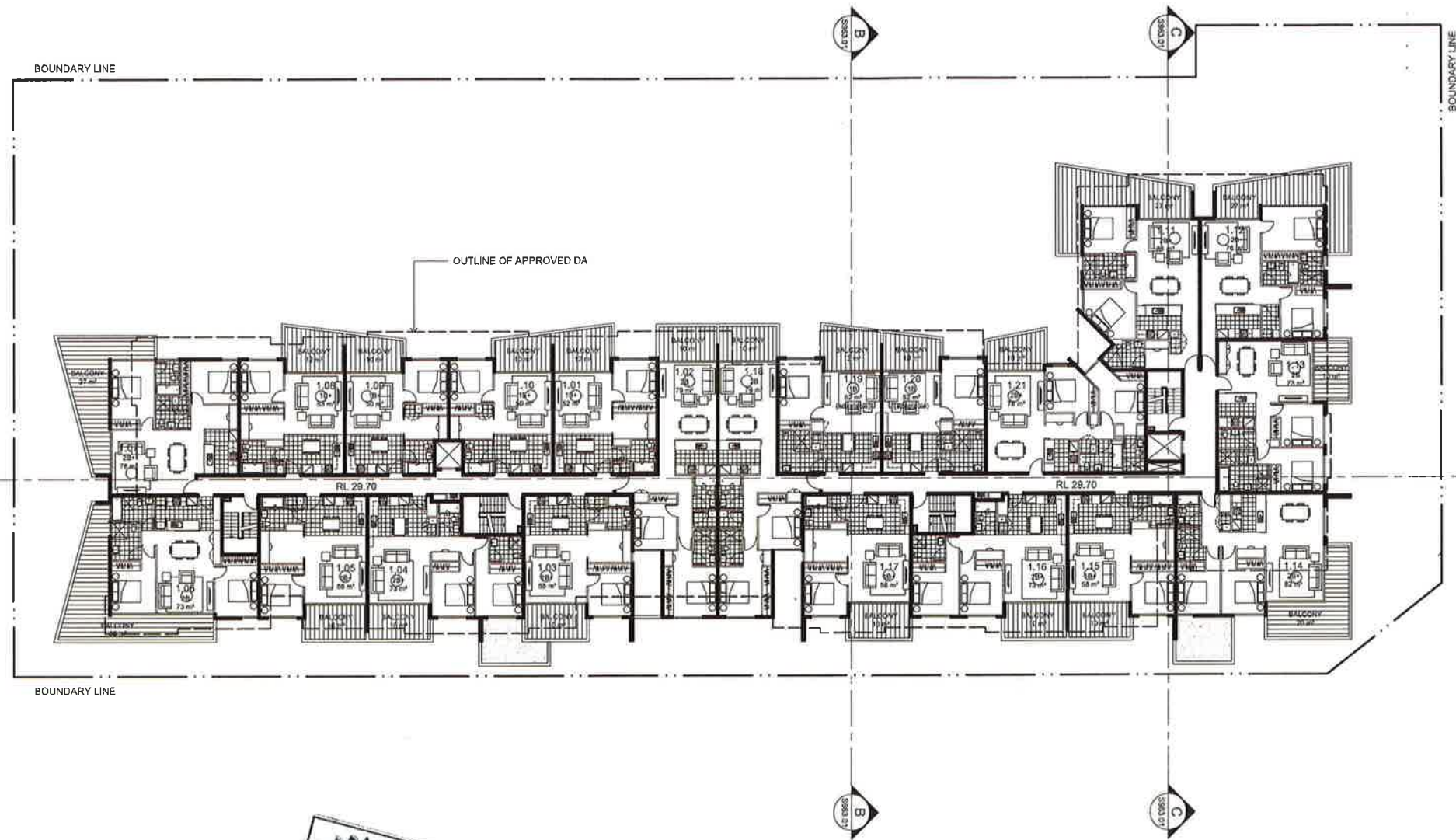


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A	20.01.11	ISSUE FOR SECTION 96	PS
P4	13.01.11	PRELIMINARY ISSUE	PS
P3	13.12.10	PRELIMINARY ISSUE	PS
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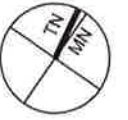
PROJECT
**CLEMTON PARK VILLAGE
60 CHARLOTTE ST,
CLEMTON PARK**

DRAWING TITLE
**LEVEL 01
FLOOR PLAN**

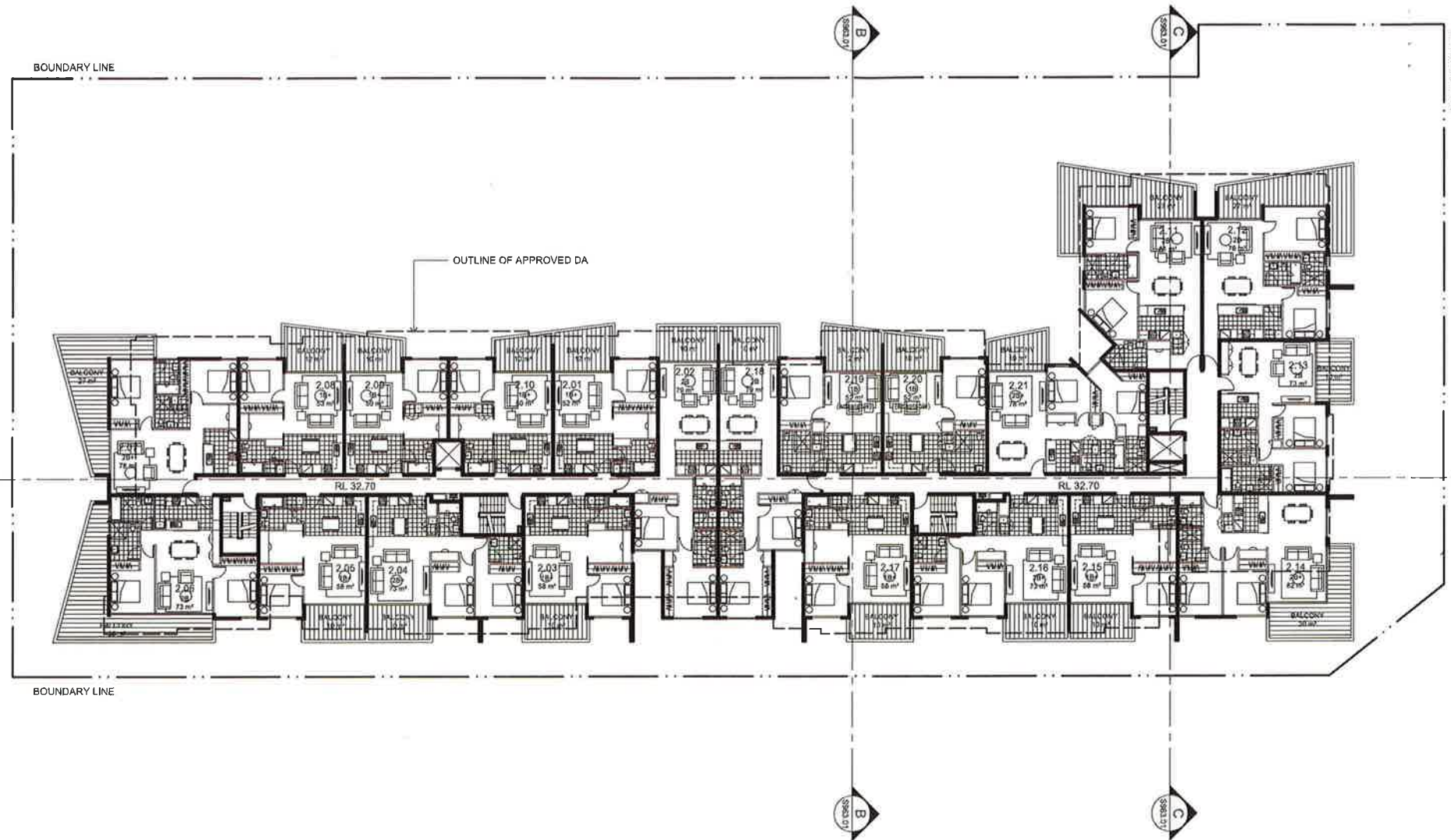
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A	20.01.11	ISSUE FOR SECTION 96	PS
P3	15.01.11	PRELIMINARY ISSUE	PS
P2	07.12.10	PRELIMINARY ISSUE	PS
P1	20.11.10	PRELIMINARY ISSUE	PS

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PROJECT
**CLEMTON PARK VILLAGE
 60 CHARLOTTE ST,
 CLEMTON PARK**

DRAWING TITLE
**LEVEL 02
 FLOOR PLAN**

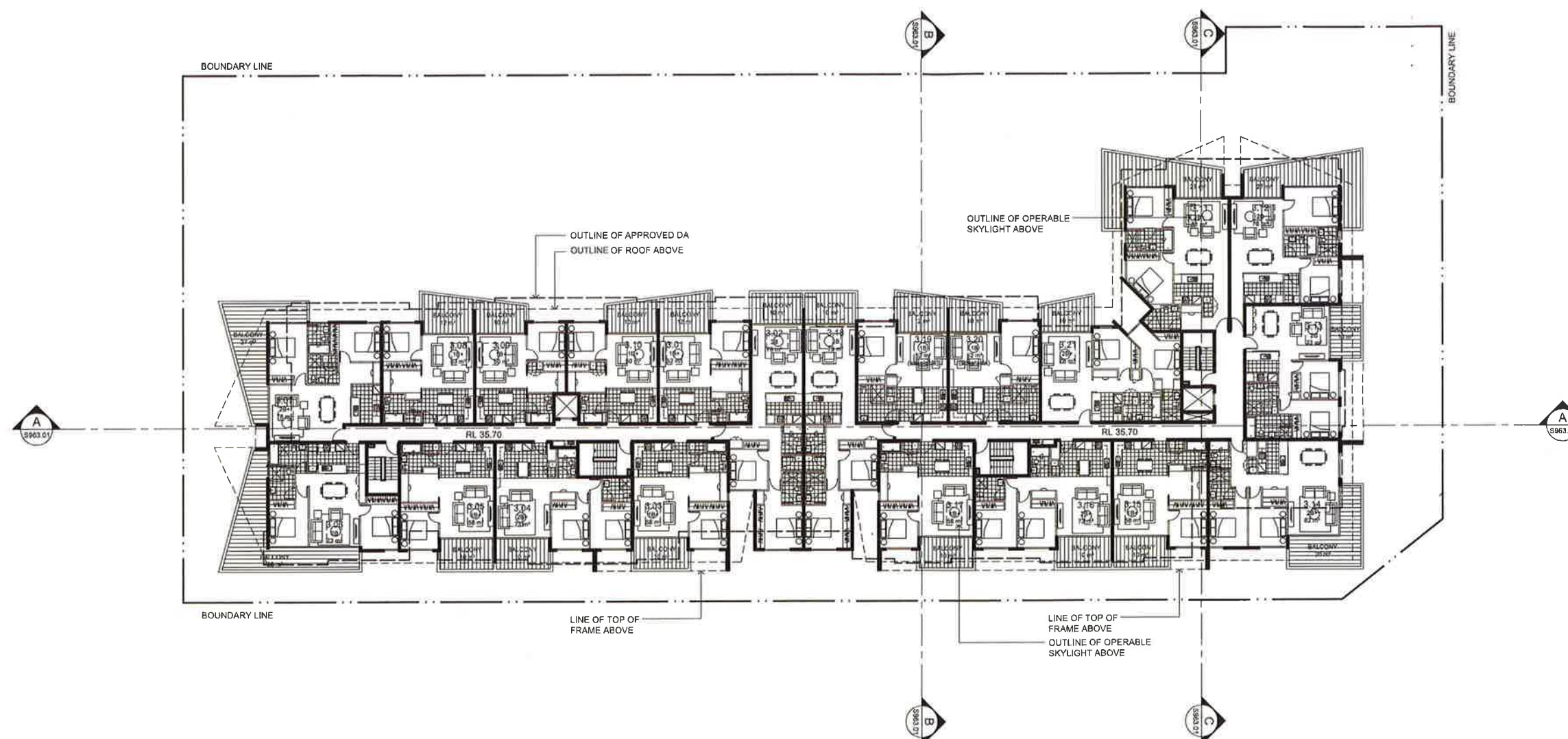
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A	20.01.11	ISSUE FOR SECTION 98	PS
P3	13.01.11	PRELIMINARY ISSUE	PS
P2	07.12.10	PRELIMINARY ISSUE	PS
P1	26.11.10	PRELIMINARY ISSUE	PS

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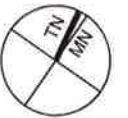
PROJECT
**CLEMTON PARK VILLAGE
 60 CHARLOTTE ST,
 CLEMTON PARK**

DRAWING TITLE
**LEVEL 03
 FLOOR PLAN**

SCALE 1:200@A1	DATE AUG 2011	DRAWN SM	CHECKED PS
JOB No 07033	DRAWING No S75W 2.05	ISSUE B	

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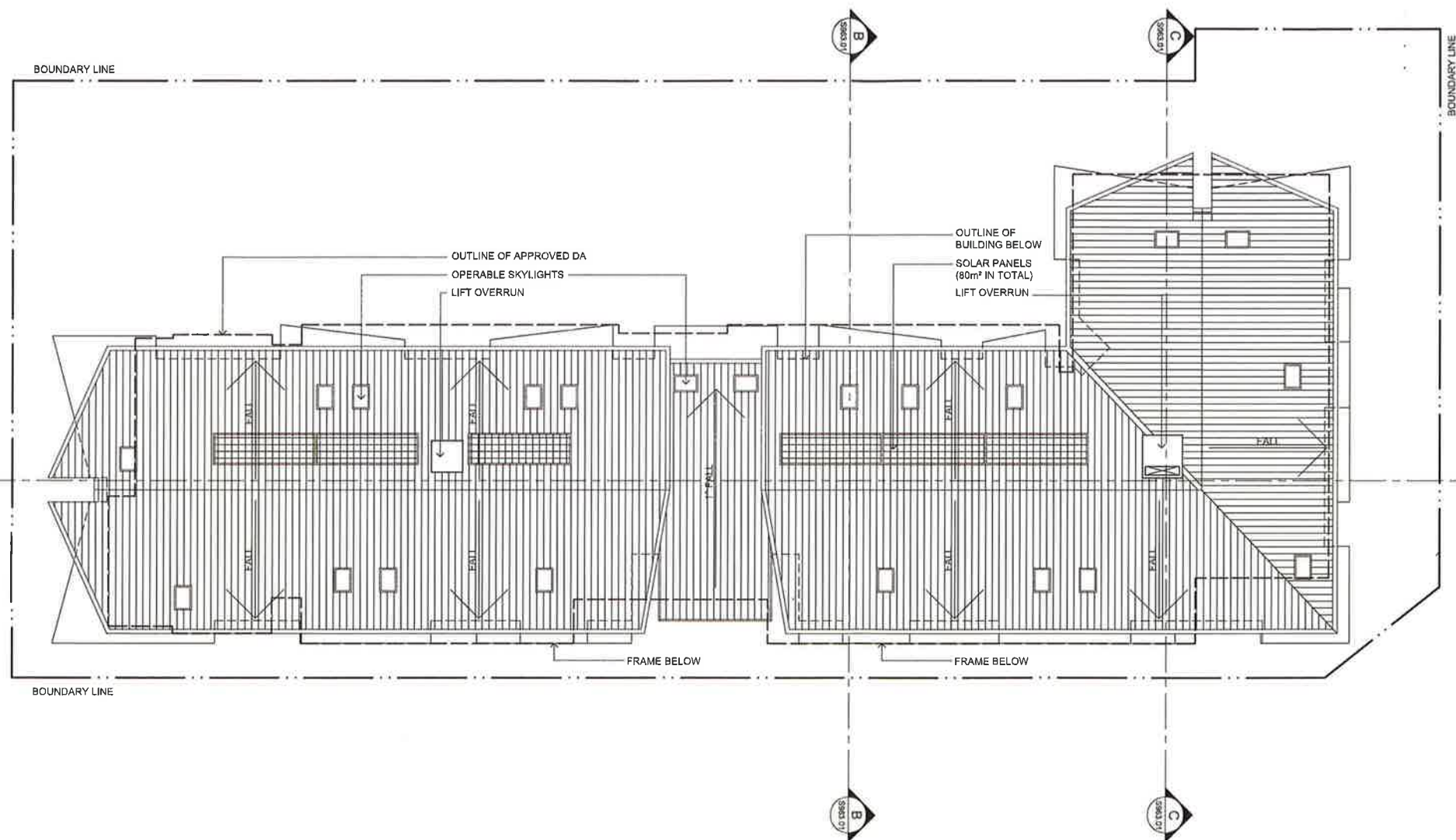
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PROJECT
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60 CHARLOTTE ST,
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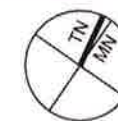
DRAWING TITLE
**LEVEL ROOF
FLOOR PLAN**

SCALE 1:200@A1	DATE AUG 2011	DRAWN SM	CHECKED PS
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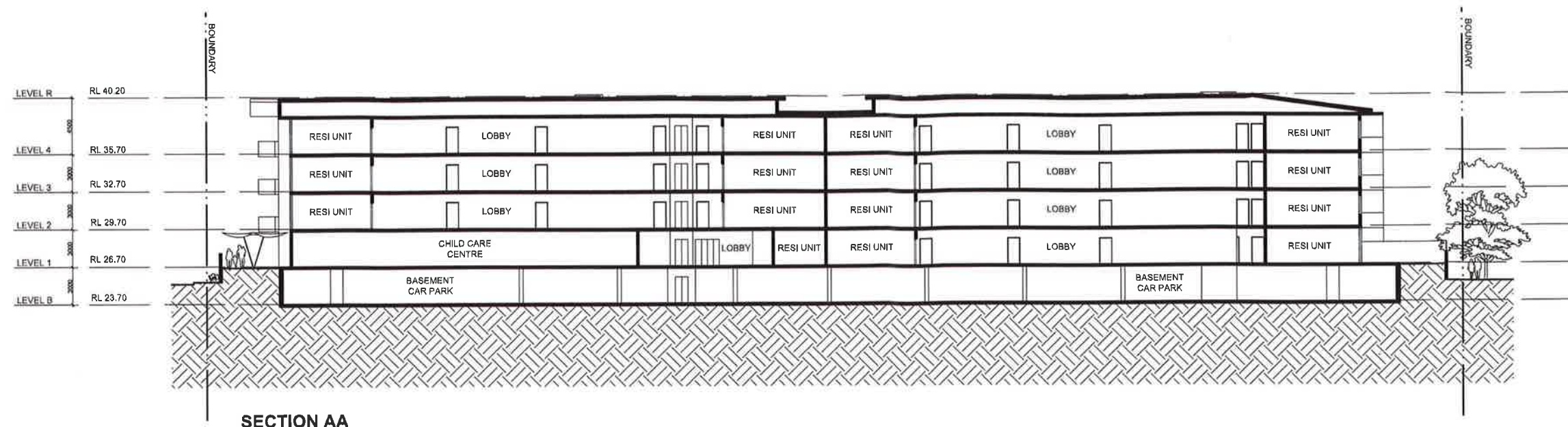
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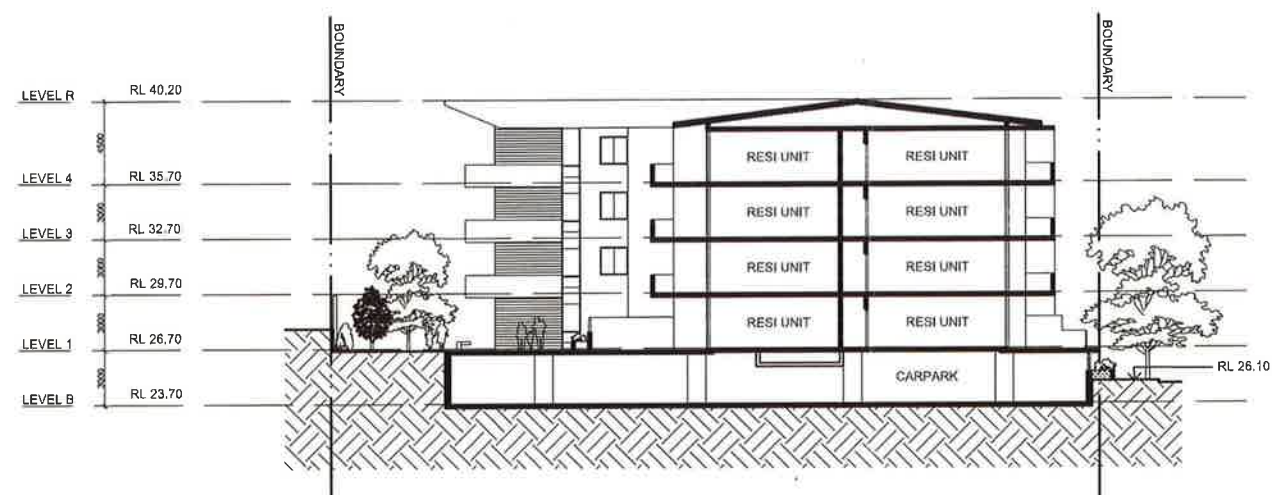
PROJECT
**CLEMTON PARK VILLAGE
 60 CHARLOTTE ST,
 CLEMTON PARK**

DRAWING TITLE
SECTIONS
 S75W 5.01

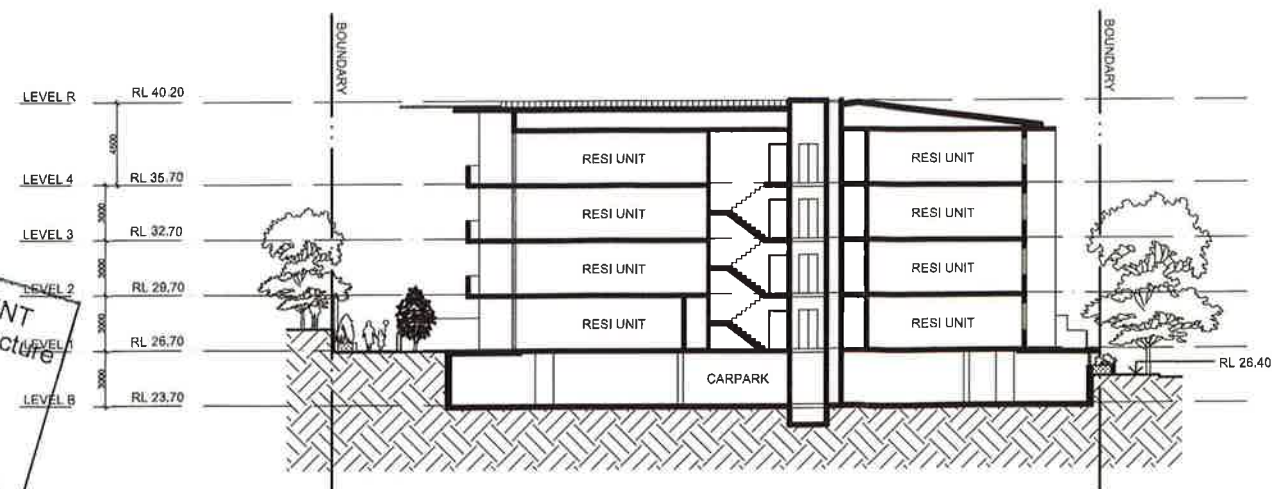
SCALE	DATE	DRAWN	CHECKED
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JOB No	DRAWING No	ISSUE	
07033	S75W 3.01	B	



SECTION AA

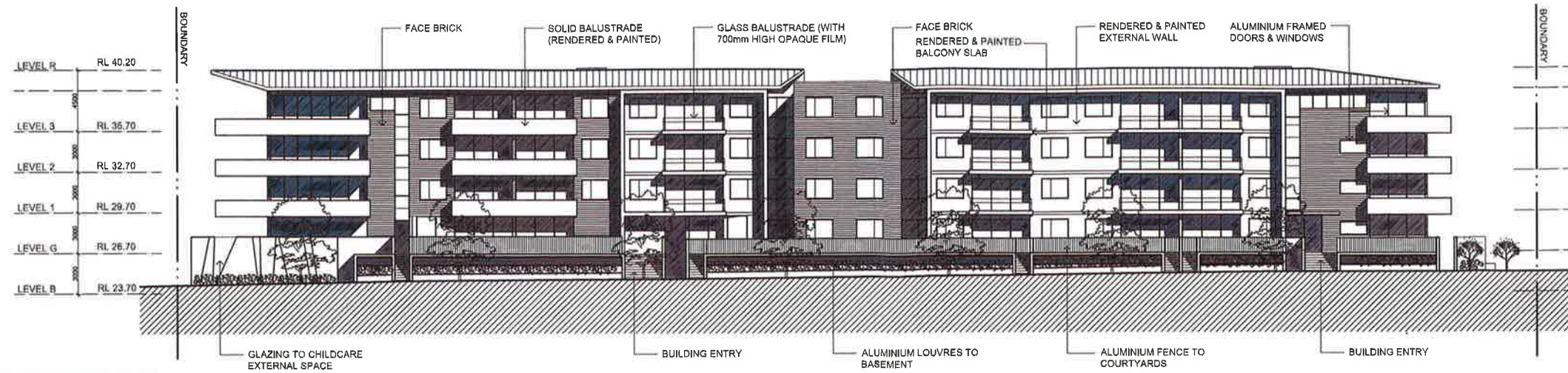


SECTION BB



SECTION CC

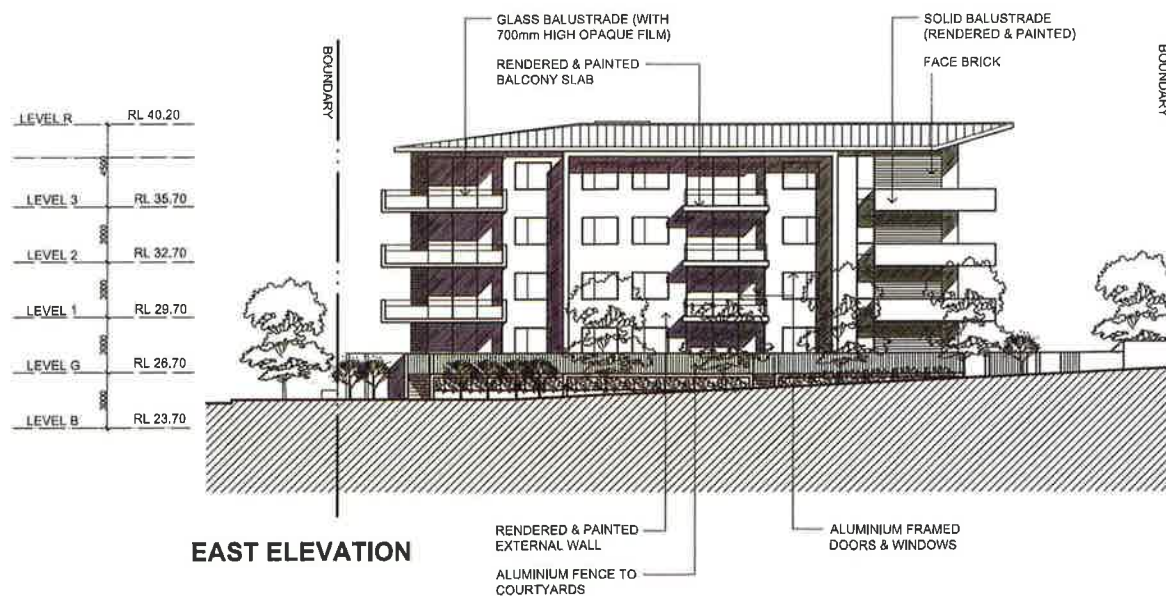




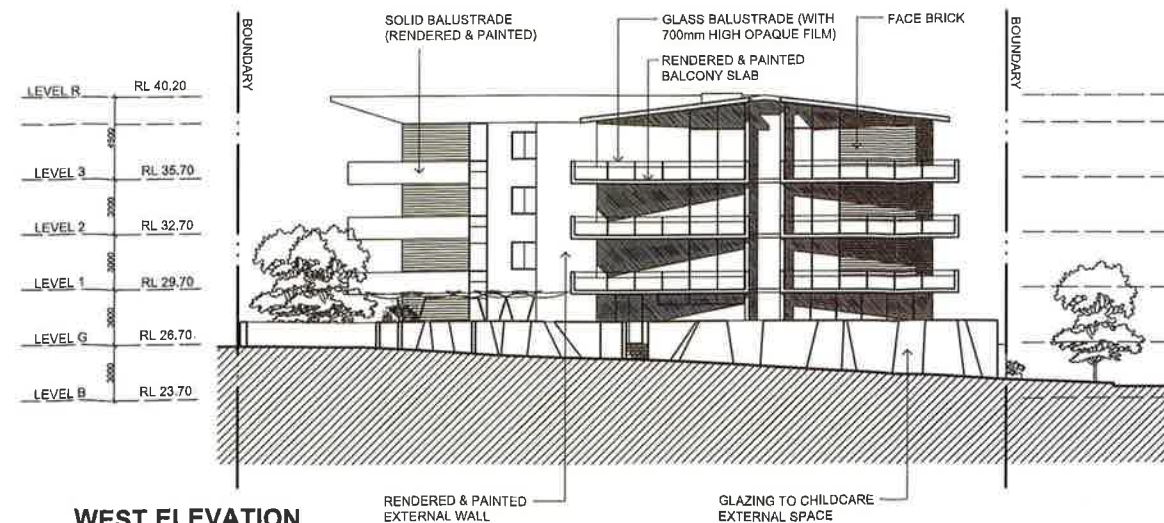
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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B	30.04.11	BASMENT LOWERED, RL V AMENDED	PS
A	20.01.11	ISSUE FOR SECTION 90	PS
P2	13.12.10	PRELIMINARY ISSUE	PS
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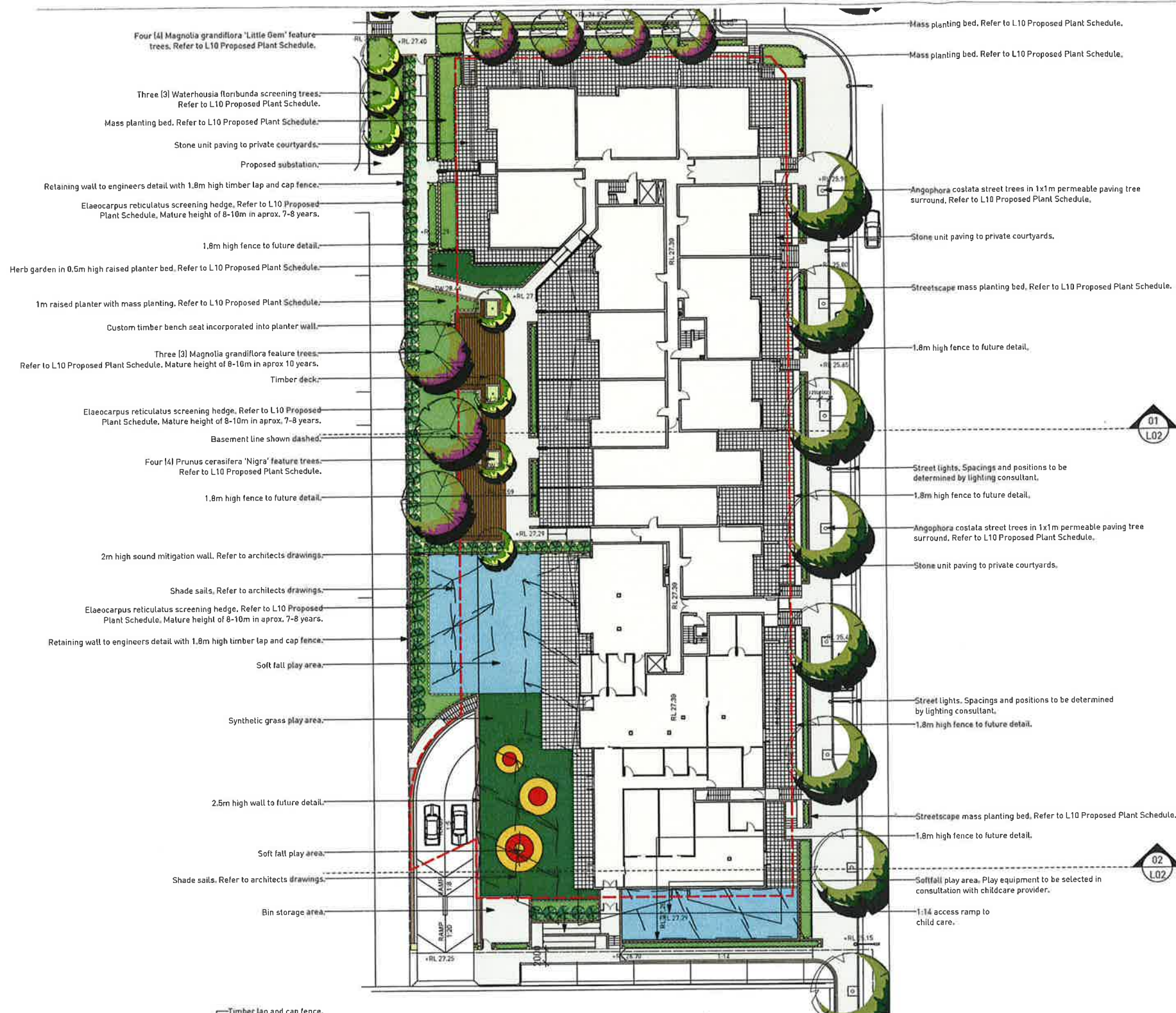
PROJECT
**CLEMTON PARK VILLAGE
60 CHARLOTTE ST,
CLEMTON PARK**

DRAWING TITLE
ELEVATIONS

S75W 5.01

SCALE 1:200@A1	DATE AUG 2011	DRAWN SM	CHECKED PS
JOB No. 07033	DRAWING No. S75W 4.01	ISSUE B	

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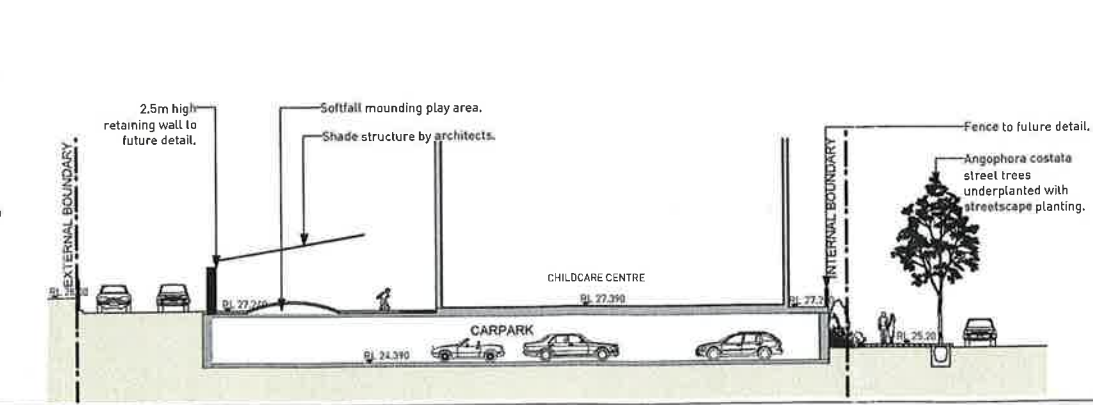
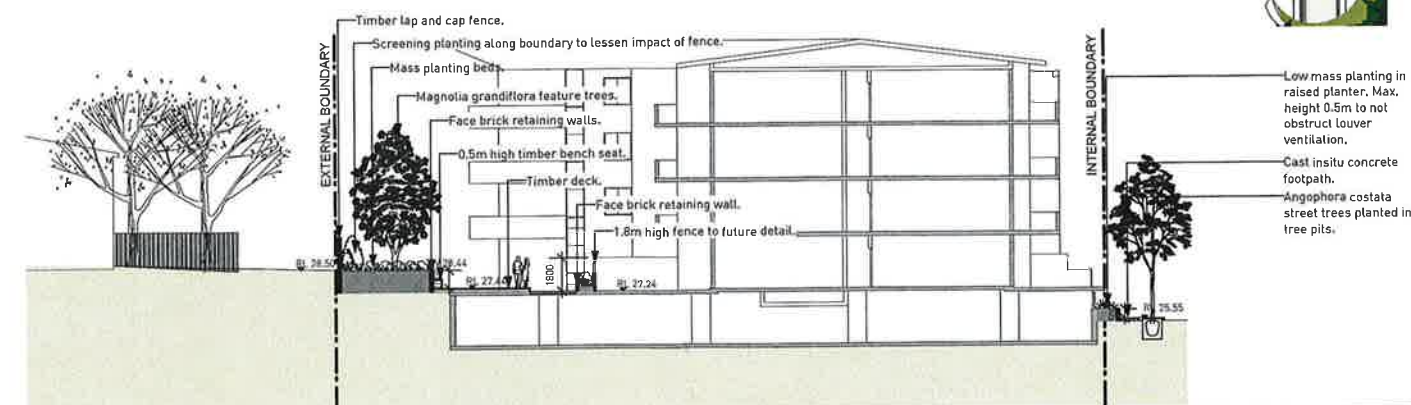


KEY

- Street tree and tree pit with porous paving
- Feature trees. Refer to L10 Proposed Plant Schedule
- Screening planting
- Mass planting. Refer to L10 Proposed Plant Schedule
- Boundary buffer planting. Refer to L10 Proposed Plant Schedule.
- Turf
- Cast insitu concrete paving Type 1
- Cast insitu concrete paving Type 2
- Cast insitu concrete paving Type 3
- Stone unit paving
- Timber decking
- Soft fall play surface
- Synthetic Turf
- Face brick and timber fence
- Face brick planter wall
- Bench seat and Bin
- Bbq and outdoor seating/ table
- Rainwater tank



Indicative child care screen treatments



SM	09.12.10	L
SM	06.12.10	K
SM	01.12.10	J
REVIEW	DATE	ISSUE

PRECINCT B LANDSCAPE PLAN



CLIENT	Charlotte St	
PROJECT ADDRESS	CLEMTON PARK, NSW	
LOCATION		
DRAWING TITLE	Project Application Plan	1:250
ORIGINAL MEDIA SIZE	A1	
PLOT TIME	09.12.10	
STATUS	L	

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08_062 L02

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Name of, and address for service of notices on, the Owners Corporation, (Address required on original strata plan only)

**The Owners-Strata Plan No.
No.60 CHARLOTTE STREET,
CLEMTON PARK N.S.W. 2206**

Office Use Only

Registered:

DRAFT

Office Use Only

Purpose:

DATE 3/2/2011

PLAN OF SUBDIVISION OF LOT

The adopted by-laws for the scheme are:

*^ Model By-laws.

*together with, Keeping of animals: Option*A/*B/*C

*By-laws in sheets filed with this plan.

*strike out whichever is inapplicable

^Insert the type to be adopted (Schedule 1 SSM Regulation 2010)

Strata Certificate (Approved Form 5)

- (1) * The Council of
 * The Accredited Certifier
 Accreditation No.
 has made the required inspections and is satisfied that the requirements of;
 * (a) Section 37 or 37A Strata Schemes (Freehold Development) Act 1973 and
 clause 29A Strata Schemes (Freehold Development) Regulation 2007,
 * (b) Section 66 or 66A Strata Schemes (Leasehold Development) Act 1986 and
 clause 30A of the Strata Schemes (Leasehold Development) Regulation
 2007,
 have been complied with and approves of the proposed strata plan illustrated in
 the plan with this certificate.
- * (2) The Accredited Certifier is satisfied that the plan is consistent with a relevant
 development consent in force, and that all conditions of the development consent
 that by its terms are required to be complied with before a strata certificate may
 be issued, have been complied with.
- * (3) The strata plan is part of a development scheme. The council or accredited
 certifier is satisfied that the plan is consistent with any applicable conditions of the
 relevant development consent and that the plan gives effect to the stage of the
 strata development contract to which it relates.
- * (4) The building encroaches on a public place and;
 * (a) The Council does not object to the encroachment of the building beyond the
 alignment of
 * (b) The Accredited Certifier is satisfied that the building complies with the
 relevant development consent which is in force and allows the
 encroachment.
- * (5) This approval is given on the condition that lot(s) ^ are
 created as utility lots in accordance with section 39 of the Strata Schemes
 (Freehold Development) Act 1973 or section 68 of the Strata Schemes
 (Leasehold Development) Act 1986.
- Date
- Subdivision No.
- Relevant Development Consent No.
- issued by

LGA: **CANTERBURY**Locality: **CLEMTON PARK**Parish: **ST. GEORGE**County: **CUMBERLAND**

Surveyor's Certificate (Approved Form 3)

- 1, **JAMES PATRICK THORPE**
DUNLOP THORPE & CO. PTY. LTD.
 of **447 KENT STREET, SYDNEY 2000**
 a surveyor registered under the Surveying and Spatial Information Act, 2002, hereby
 certify that:
- (1) Each applicable requirement of
 * Schedule 1A of the Strata Schemes (Freehold Development) Act 1973
 * ~~Schedule 1A of the Strata Schemes (Leasehold Development) Act 1986~~
 has been met;
- * (2) * (a) ~~the building encroaches on a public place;~~
 * (b) ~~the building encroaches on land (other than a public place), and an~~
~~appropriate easement has been created by ^ to~~
~~permit the encroachment to remain.~~
- * (3) the survey information recorded in the accompanying location plan is accurate.

Signature:

Date:

* Strike through if inapplicable

^ Insert the Deposited Plan Number or Dealing Number of the instrument that created the
 easement

SURVEYOR'S REFERENCE: 14200SP

Use STRATA PLAN FORM 3A for additional certificates,
 signatures and seals

.....
 Authorised Person/General Manager/Accredited Certifier

*Strike through if inapplicable

^Insert lot numbers of proposed utility lots

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF

Office Use Only

DRAFT

DATE 3/2/2011

Office Use Only

Registered:

Strata Certificate Details: Subdivision No.

Date:

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet)

LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT
1	126	26	142	51	118
2	123	27	143	52	147
3	150	28	116	53	110
4	158	29	140	54	109
5	153	30	116	55	141
6	130	31	145	56	116
7	123	32	109	57	149
8	152	33	108	58	120
9	123	34	139	59	143
10	155	35	115	60	120
11	126	36	147	61	145
12	126	37	118	62	149
13	147	38	142	63	116
14	113	39	118	64	115
15	145	40	143	65	115
16	116	41	147	66	149
17	140	42	112	67	148
18	116	43	114	68	145
19	142	44	114	69	146
20	145	45	147	70	120
21	113	46	145	71	143
22	112	47	143	72	120
23	112	48	144	73	149
24	145	49	118	74	112
25	143	50	142	75	111
				76	143
				AGGREGATE	10000

LOCALITY: CAMPSIE
L.G.A. : CANTERBURY

CONCEPT PLAN STAGE 1
PROPOSED SUBDIVISION OF LOT 11 D.P.
(BEING PART OF LOT 1 D.P.721721)

PROPOSED EASEMENTS

- (A) RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM) - BENEFITING LOT 2
- (B) RIGHT OF FOOTWAY (LIMITED IN STRATUM) - BENEFITING LOT 2
- (C) EASEMENT FOR ACCESS (LIFT - LIMITED IN STRATUM) - BENEFITING LOT 2
- (D) EASEMENT FOR ACCESS & GARBAGE (LIMITED IN STRATUM) - BENEFITING LOT 2
- (E) EASEMENT FOR LIGHT & AIR (LIMITED IN DEPTH & UNLIMITED IN HEIGHT) BENEFITING LOT 2
- (F) EASEMENT FOR MAINTENANCE (LIMITED IN STRATUM) BENEFITING LOT 1

EXISTING EASEMENTS

- (X) DRAINAGE EASEMENT 1.83 WIDE AND VARIABLE WIDTH (H218896)
- (Y) EASEMENTS FOR ELECTRICITY PURPOSES

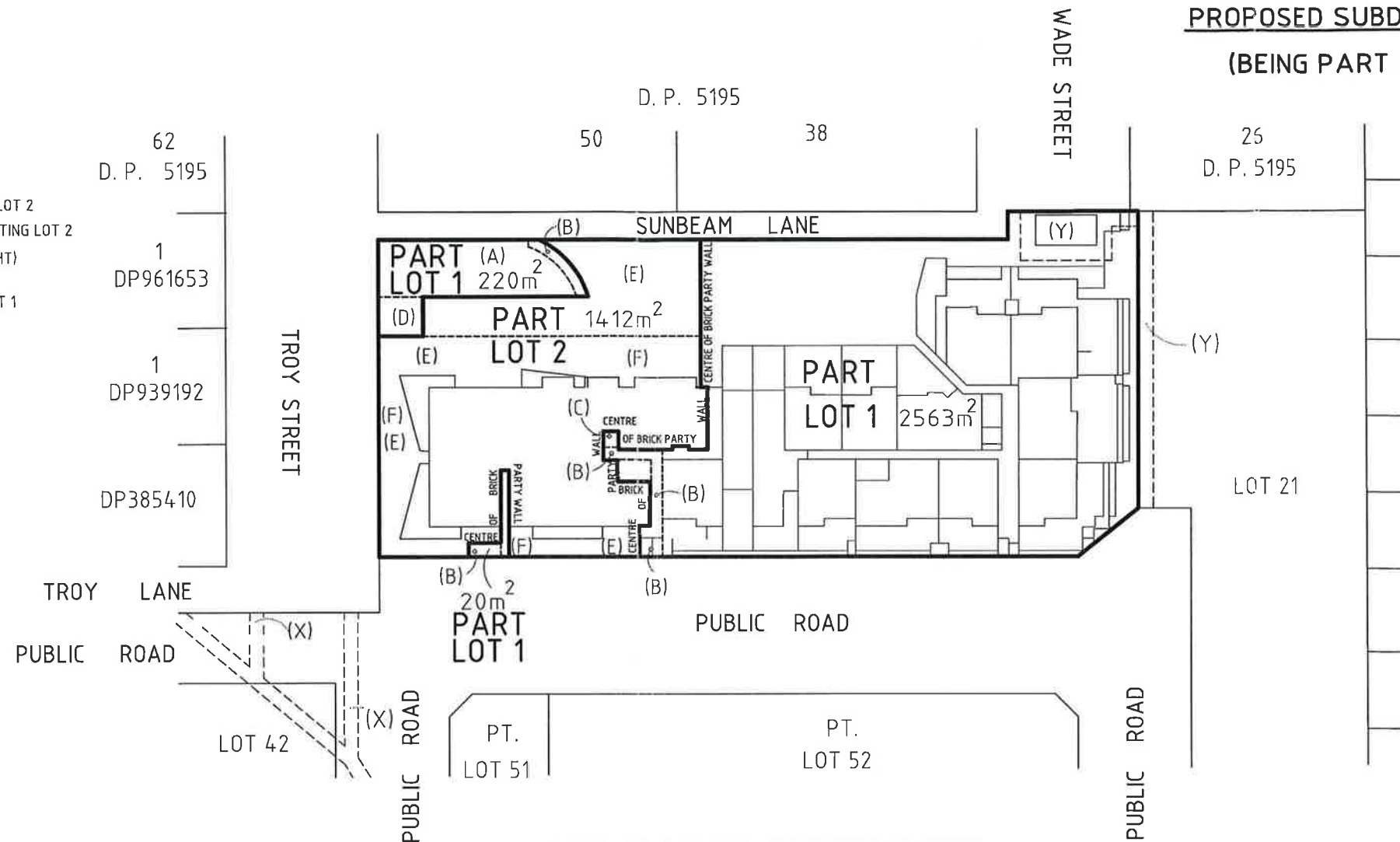
LOT 1 IS UNLIMITED IN HEIGHT AND DEPTH AND EXCLUDES LOT 2

LOT 2 INCLUDES A STRATUM ON THE GROUND FLOOR AND BASEMENT FLOOR LEVELS AND IS LIMITED IN HEIGHT AND DEPTH TO THE CENTRE OF THE CONCRETE SLABS AS SHOWN ON THE SECTION AND FLOOR PLANS ON SHEETS 1 AND 2

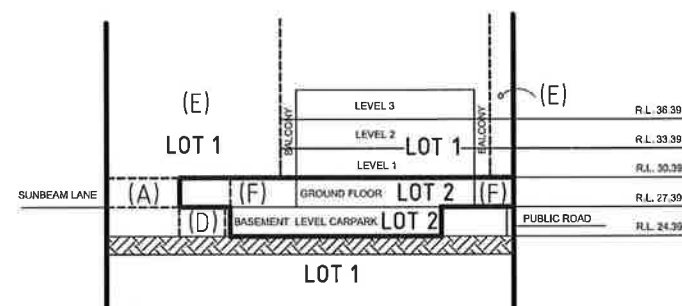
LIFTS ARE TO BE PART OF LOT 1

EASEMENTS FOR ACCESS TO USE LIFTS, FIRE EGRESS, SERVICES, CARPARK ACCESS, SUPPORT WILL BE CREATED WHERE NECESSARY

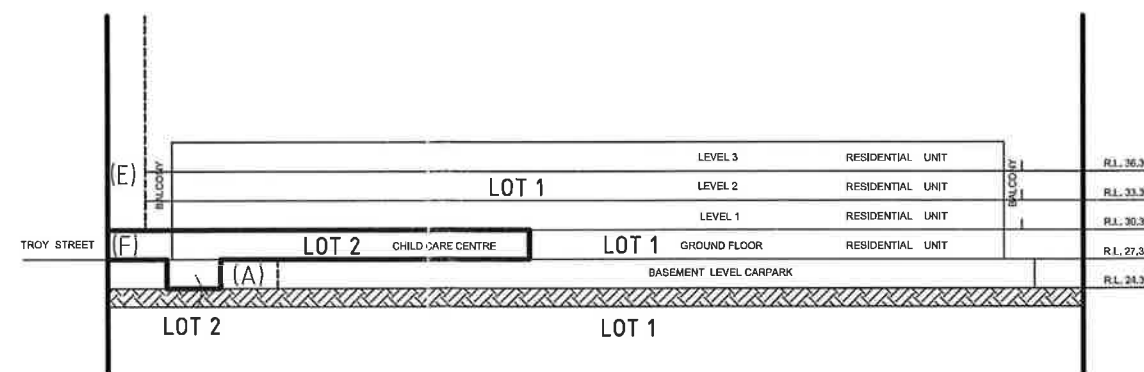
NOTE: AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF PLAN AT LAND AND PROPERTY INFORMATION OFFICE



SITE PLAN AT GROUND FLOOR



TYPICAL NORTH-SOUTH SECTION



TYPICAL EAST-WEST SECTION

AMENDMENTS:

.....
.....
.....
.....
.....
.....

DRAWN:

D.G.W.

SURVEYED:

D.G.W.

DESIGNED:

CLIENT: PARKVIEW SYDNEY DEVELOPMENTS PTY. LTD.

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THIS NOTICE MUST NOT BE ERASED

DUNLOP THORPE & CO. PTY. LTD.

SURVEYORS
447 KENT STREET
SYDNEY 2000
DX 988 SYDNEY

ABN 74 003 512 150
PHONE 9283 6677
FAX 9283 6633
Email: dthorpe@ozemail.com.au

REDUCTION RATIO 1:750 SIZE A3

LEVEL DATUM

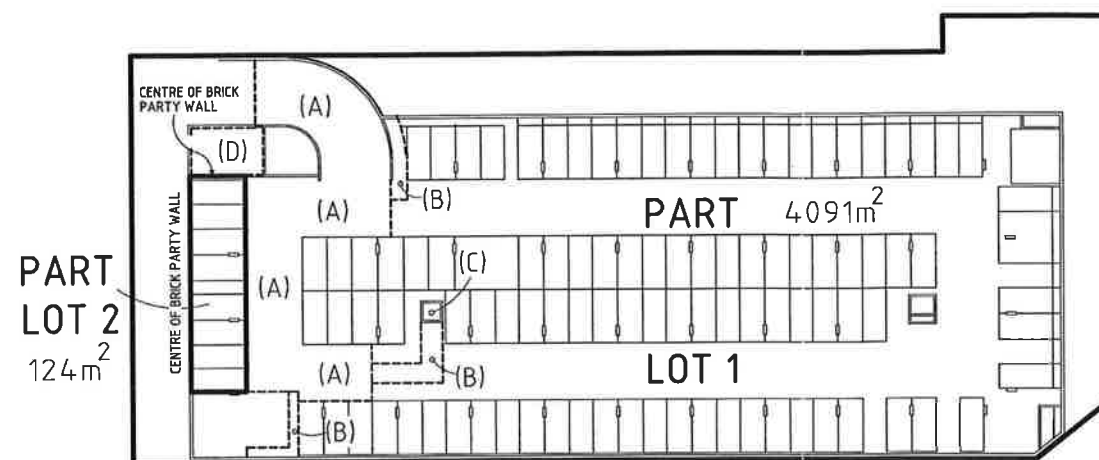
DATE 7 FEBRUARY 2011

SHEET 1 OF 2 SHEET

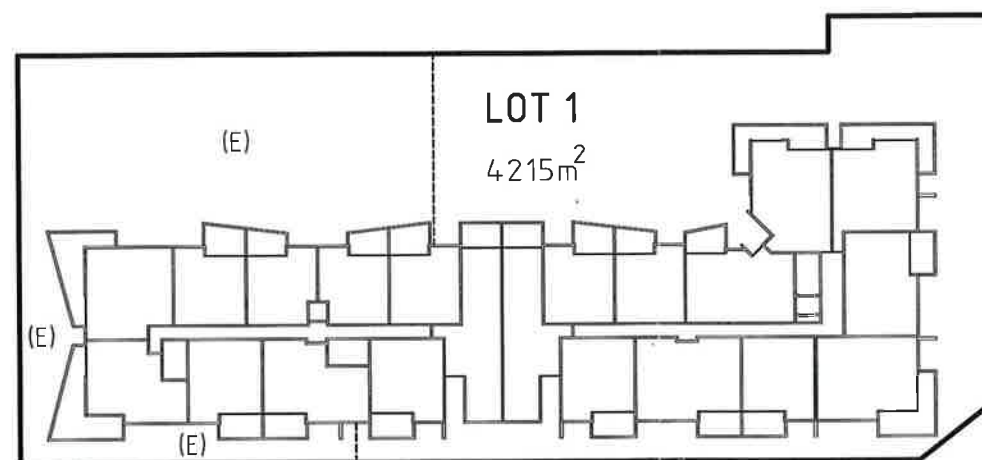
REFERENCE No. 14200-1ST1

LOCALITY: CAMPSIE
L.G.A. : CANTERBURY

CONCEPT PLAN STAGE 1
PROPOSED SUBDIVISION OF LOT 11 D.P.
(BEING PART OF LOT 1 D.P.721721)



BASEMENT LEVEL



LEVEL 1 & ABOVE

SEE NOTES SHEET 1

AMENDMENTS: 	DRAWN: D.G.W.	CLIENT: PARKVIEW SYDNEY DEVELOPMENTS PTY. LTD.	DUNLOP THORPE & CO. PTY. LTD. SURVEYORS 447 KENT STREET SYDNEY 2000 DX 988 SYDNEY ABN 74 003 512 150 PHONE 9283 6677 FAX 9283 6633 Email : dunthor@ozemail.com.au	REDUCTION RATIO 1:750	SIZE A3
	SURVEYED: D.G.W.	COPYRIGHT © 2011 DUNLOP THORPE & COMPANY PTY. LTD. NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE "COPYRIGHT ACT 1968 " ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY. THIS NOTICE MUST NOT BE ERASED		LEVEL DATUM	
	DESIGNED:			DATE 7 FEBRUARY 2011	
				SHEET 2 OF 2 SHEET	
				REFERENCE No. 14200-1ST1	