

41-43 Forbes Street Liverpool NSW 2170 Australia

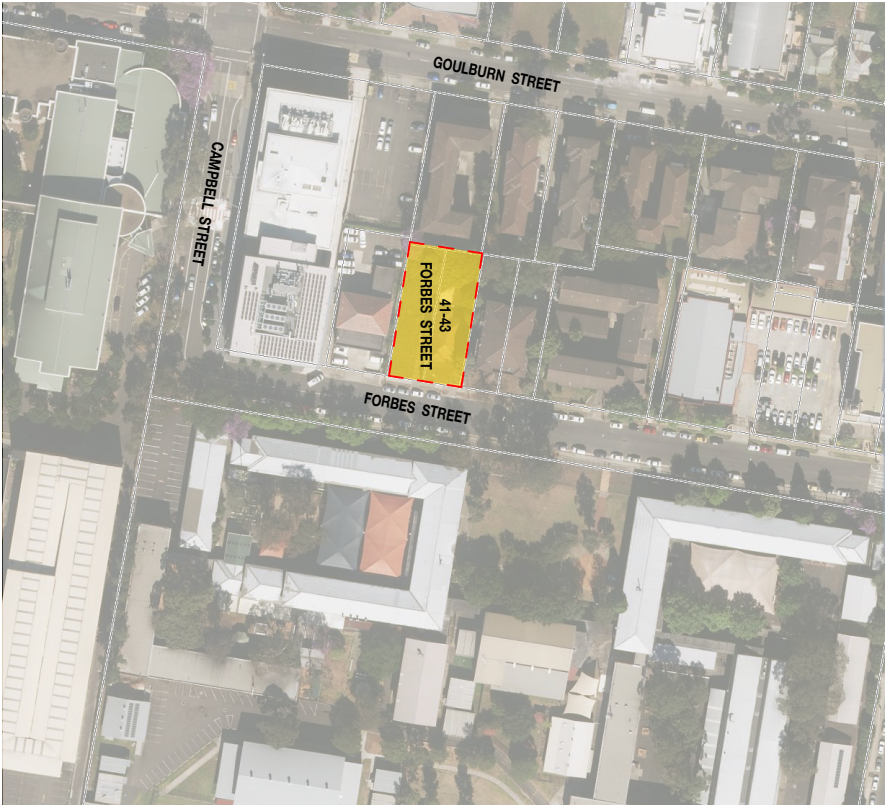
Development Application
Clepton Holdings Pty Ltd

Levels	Communal Space	1 Bed (25sqm)*	2 Bed (35sqm)*	3 Bed (45sqm)*	Total
Ground	4	2	2	2	4
Level 1	4	4	4	4	4
Level 2	4	4	4	4	4
Level 3	4	4	4	4	4
Level 4	4	4	4	4	4
Level 5	4	4	4	4	4
Level 6	4	4	4	4	4
Level 7	4	4	4	4	4
Level 8	4	4	4	4	4
Level 9	4	4	4	4	4
Level 10	4	4	4	4	4
Total Units	27	2	3	13	45

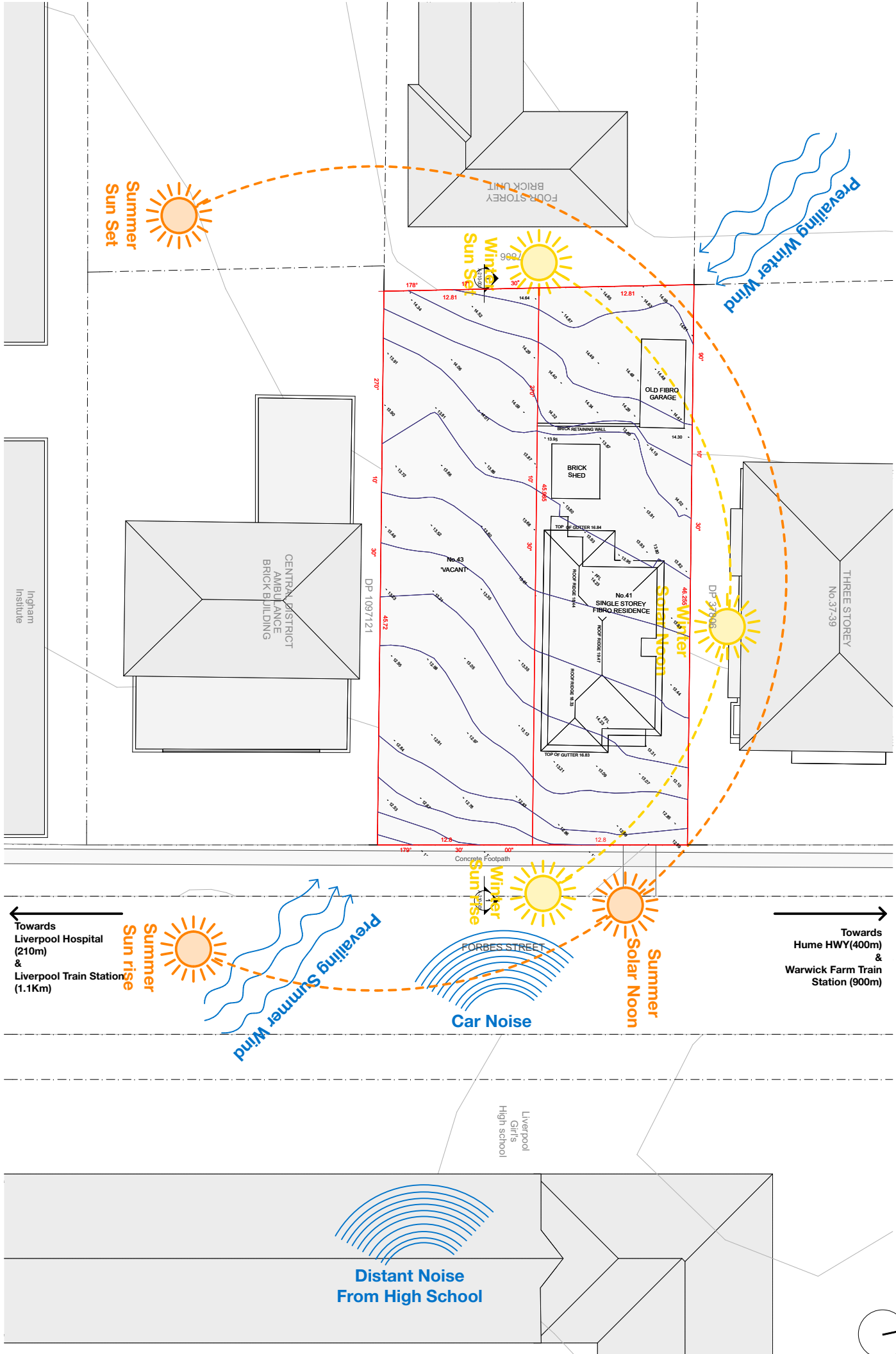
*These figures are for reference only and do not constitute a guarantee.

Affordable Housing Dedication

Units	Total Area (sqm)
Level 1 4 x 1 Bed 2 x 2 Bed	200 140 340
Level 2 4 x 1 Bed 2 x 2 Bed	200 140 340
Level 3 4 x 1 Bed 2 x 2 Bed	200 140 340
Level 4 4 x 1 Bed 1 x 2 Bed	200 70 270
Total area of residential units identified 50% of Total Area (2,570) reserved (1,285)	
1,280	



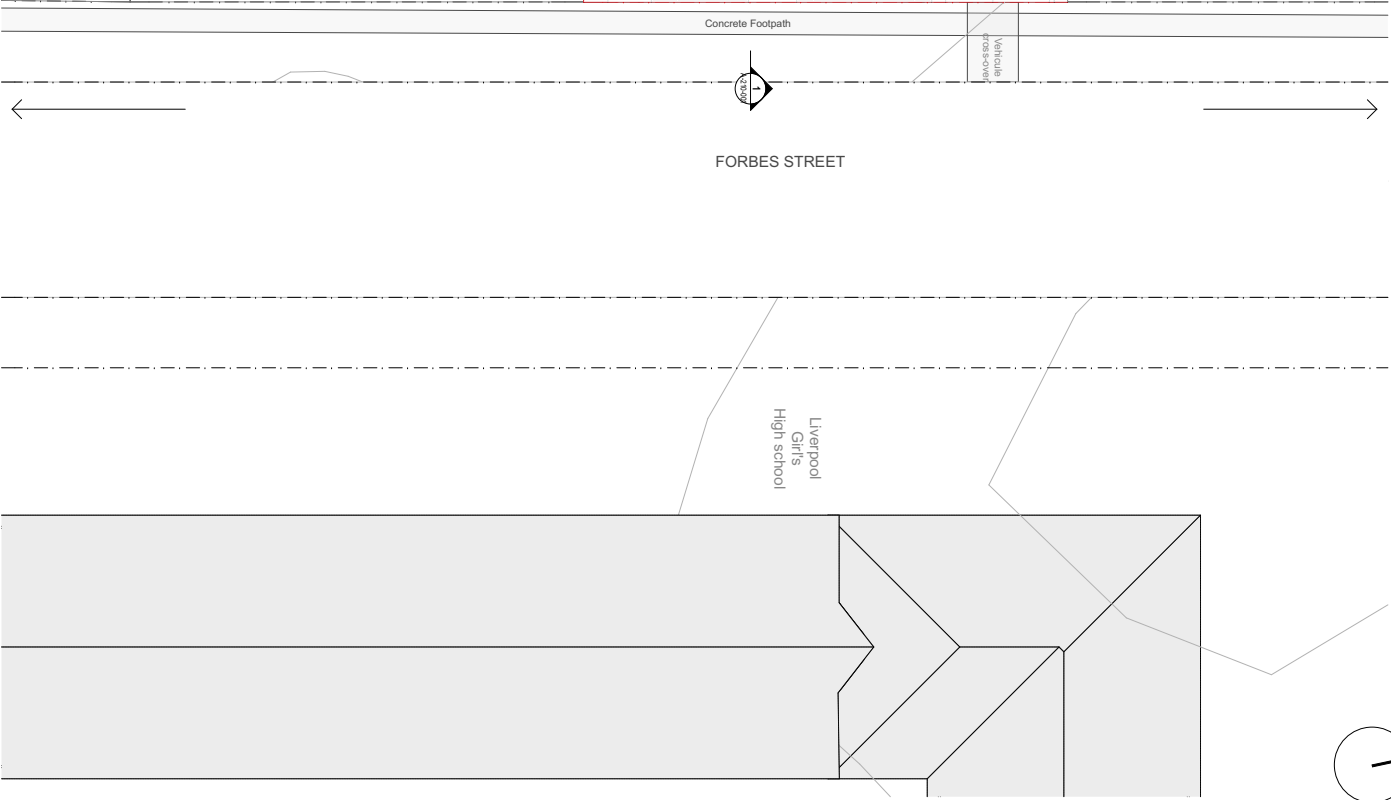
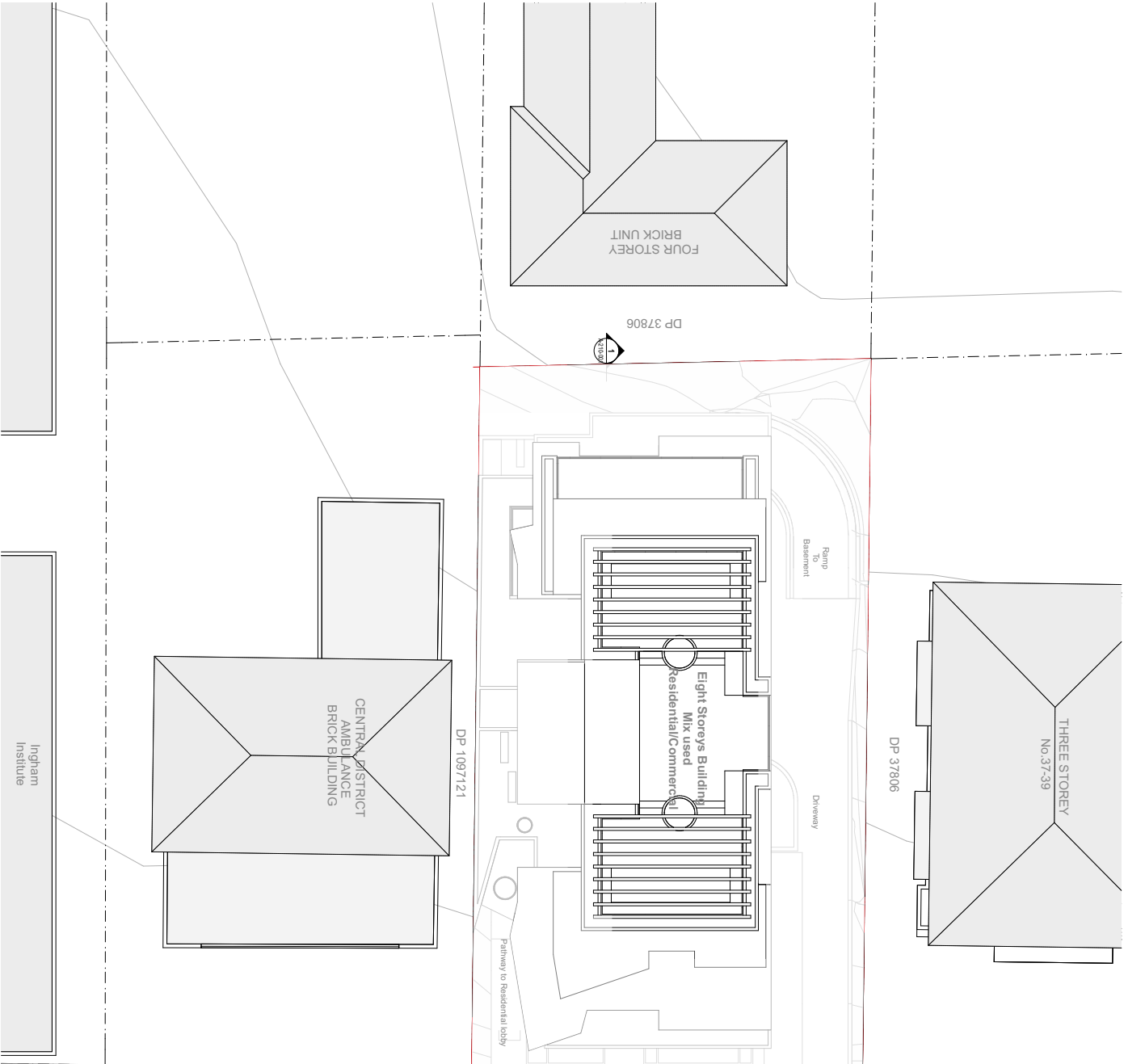
Drawing Set	Drawing Number	Drawing Name	Size	Scale	Rev	Description	Drawn	Date	Project	Job No.	1803	Dwg No.	Rev.
100. Site Plans	A-100-000	Cover Sheet	A3	1:300	F	1:300	UN/CJ	18/07/19	41-43 Forbes Street	Scale	@ A3	A-000	F
110. GA Plans	A-110-001	Site Analysis	A3	1:300	A	1:300	UN/CJ	18/07/19	Cover Sheet	Date		-000	
120. GA Plans	A-120-002	Site Plan	A3	1:300	B	1:300	UN/CJ	18/07/19		Drawn/Checked			
130. GA Plans	A-130-001	Basement 1	A3	1:150	C	1:150	UN/CJ	18/07/19					
140. GA Plans	A-140-002	Basement 2	A3	1:150	D	1:150	UN/CJ	18/07/19					
150. GA Plans	A-150-001	Ground Level	A3	1:150	D	1:150	UN/CJ	18/07/19					
160. GA Plans	A-160-002	Level 1	A3	1:150	D	1:150	UN/CJ	18/07/19					
170. GA Plans	A-170-003	Level 2 - 6	A3	1:150	D	1:150	UN/CJ	18/07/19					
180. GA Plans	A-180-004	Level 7	A3	1:150	D	1:150	UN/CJ	18/07/19					
190. GA Plans	A-190-005	Level 8	A3	1:150	C	1:150	UN/CJ	18/07/19					
200. GA Plans	A-200-006	Communal Garden	A3	1:150	C	1:150	UN/CJ	18/07/19					
210. GA Plans	A-210-007	Roof	A3	1:150	C	1:150	UN/CJ	18/07/19					
220. GA Plans	A-220-008	GFA	A3	1:150	C	1:150	UN/CJ	18/07/19					
230. GA Plans	A-230-009	Deep Soil	A3	1:150	B	1:150	UN/CJ	18/07/19					
240. GA Plans	A-240-010	Parking	A3	1:250	B	1:250	UN/CJ	18/07/19					
250. GA Plans	A-250-011	Accessible 1/2	A3	1:75	A	1:75	UN/CJ	18/07/19					
260. GA Plans	A-260-012	Accessible 2/2	A3	1:75	A	1:75	UN/CJ	18/07/19					
270. GA Plans	A-270-013	Communal Open Space	A3	1:150	A	1:150	UN/CJ	18/07/19					
280. GA Plans	A-280-014	Waste Management Plan	A3	1:250	B	1:250	UN/CJ	18/07/19					
290. GA Plans	A-290-015	South Elevation	A3	1:250	C	1:250	UN/CJ	18/07/19					
300. GA Plans	A-300-016	North Elevation	A3	1:250	F	1:250	UN/CJ	18/07/19					
310. GA Plans	A-310-017	East Elevation	A3	1:250	C	1:250	UN/CJ	18/07/19					
320. GA Plans	A-320-018	West Elevation	A3	1:250	D	1:250	UN/CJ	18/07/19					
330. GA Plans	A-330-019	Sections	A3	1:250	C	1:250	UN/CJ	18/07/19					
340. GA Plans	A-340-020	Shadow Diagrams	A3	1:1500	A	1:1500	UN/CJ	18/07/19					
350. GA Plans	A-350-021	Schedule of Finishes	A3	1:200	A	1:200	UN/CJ	18/07/19					
360. GA Plans	A-360-022	3D View	A3	1:200	A	1:200	UN/CJ	18/07/19					
370. GA Plans	A-370-023	Facade Detail 01	A3	1:20	A	1:20	UN/CJ	18/07/19					
380. GA Plans	A-380-024	Facade Detail 02	A3	1:20	A	1:20	UN/CJ	18/07/19					
390. GA Plans	A-390-025	Level 1	A3	1:200	A	1:200	UN/CJ	18/07/19					
400. GA Plans	A-400-026	Level 2 - 6	A3	1:200	A	1:200	UN/CJ	18/07/19					
410. GA Plans	A-410-027	Level 7	A3	1:200	A	1:200	UN/CJ	18/07/19					
420. GA Plans	A-420-028	Level 8	A3	1:200	A	1:200	UN/CJ	18/07/19					



Rev	Description	Drawn	Date
A	DA Submission	VA/CD	18/05/22

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Scale	1:200 @ A2
Date	18/05/22
Drawn/Checked	VA/CD



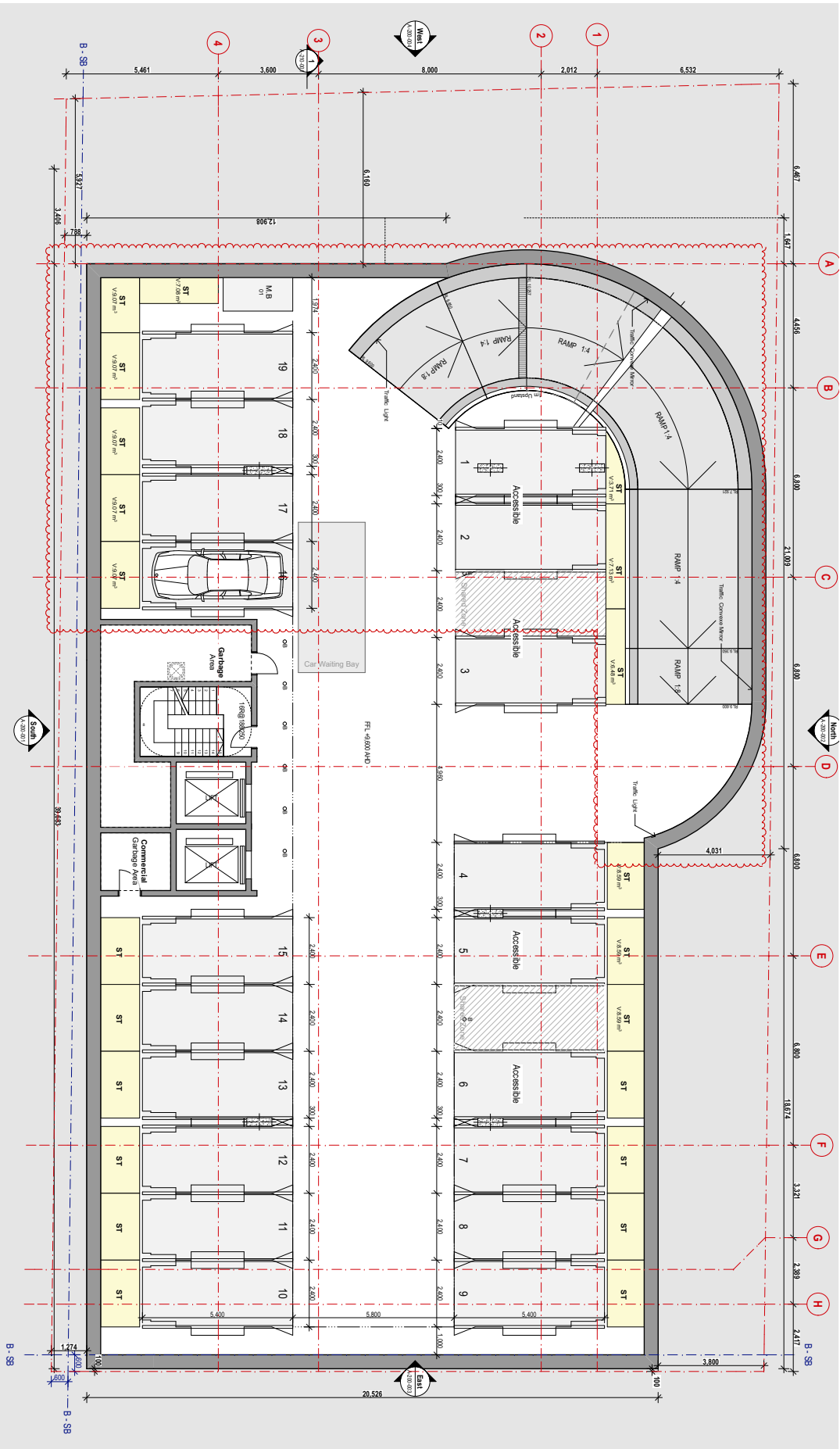
Rev	Description	Drawn	Check
A	DA Submission	VA/CL	180622

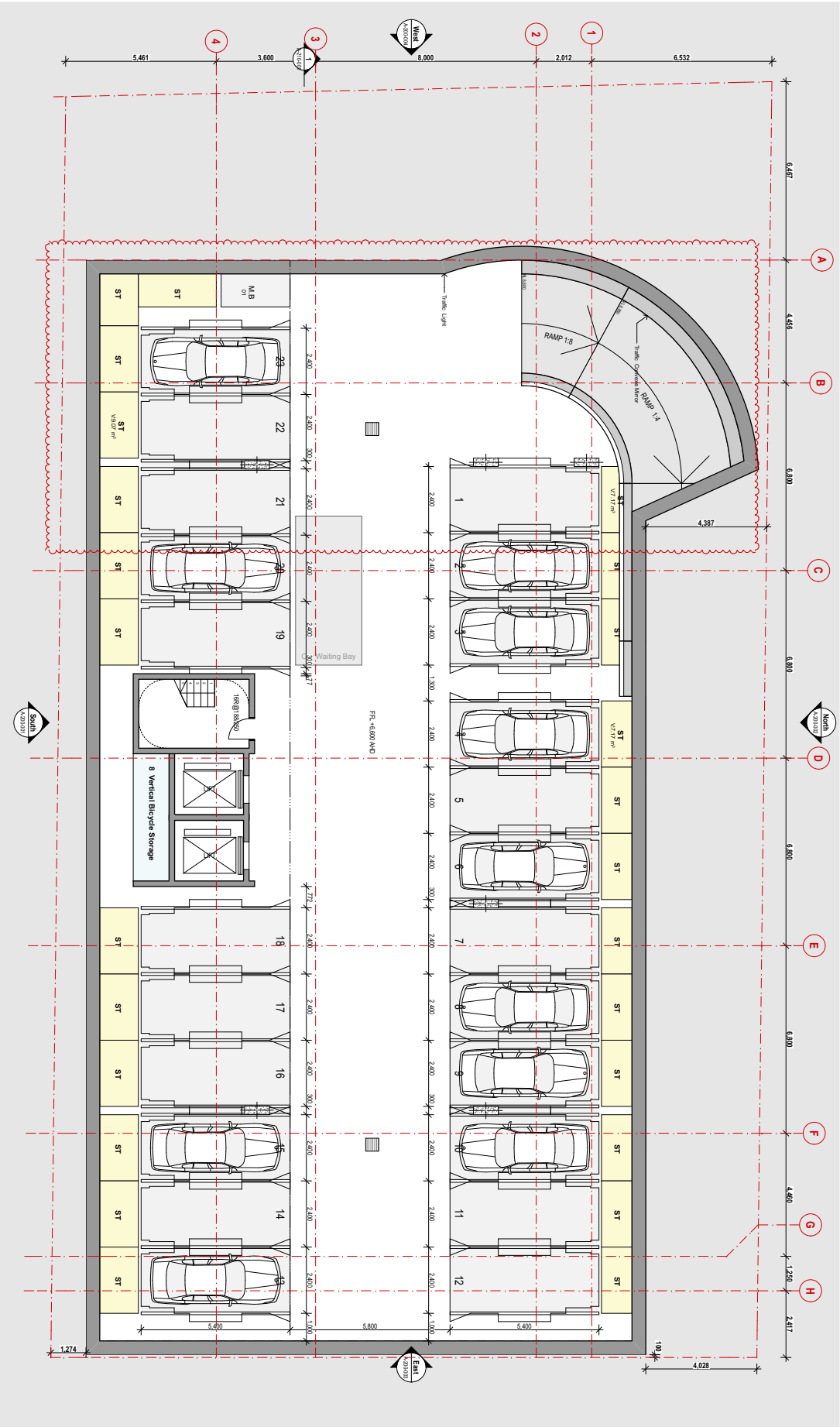
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Project
41-43 Forbes Street
The
Site Plan

Job No.	183
Scale	1:200 @ A2
Date	180622
Drawn/Checked	VA/CL

Draw No.
A-100-A
Rev.
002





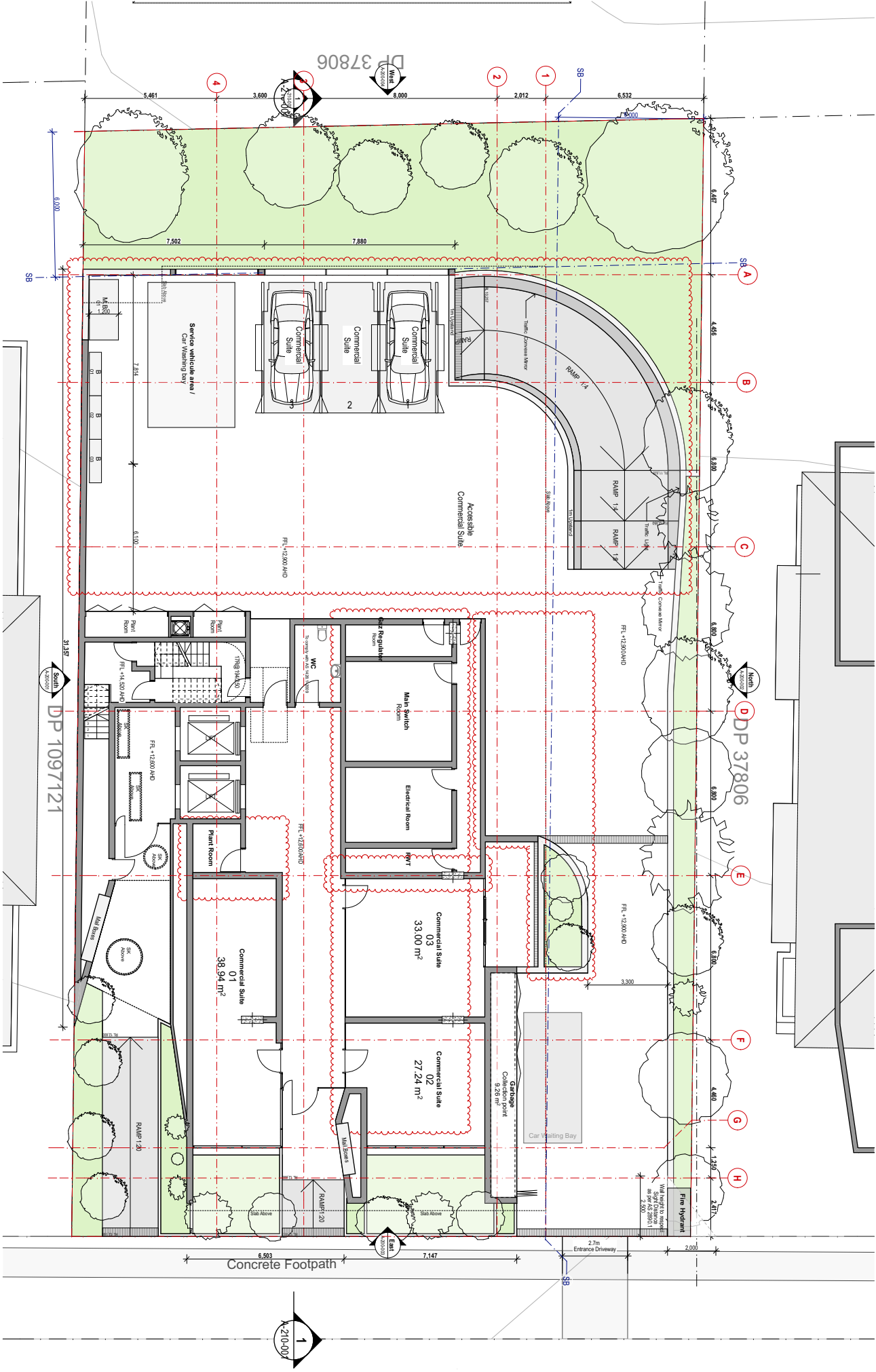
Rev	Description	Drawn	Date
A	DA Submission	VA/CI	18/07/20
B	DA Submission	VA/CI	18/07/20
C	For DA changes as noted	VA/CI	18/07/20

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Project
41.43 Forbes Street
Title
Basement 2

Job No. 1803
Scale 1:150 @ A3
Date 18/07/20
Drawn/Checked VA/CI

Draw No. Rev.
A-110 C
-000



Rev	Description	Drawn	Date
A	DA Submission	WJ/CJ	18/09/22
B	DA Submission	WJ/CJ	18/09/22
C	For DA changes as noted	RJ/CJ	19/01/23
D	For DA changes as noted	SR/CJ	28/04/23

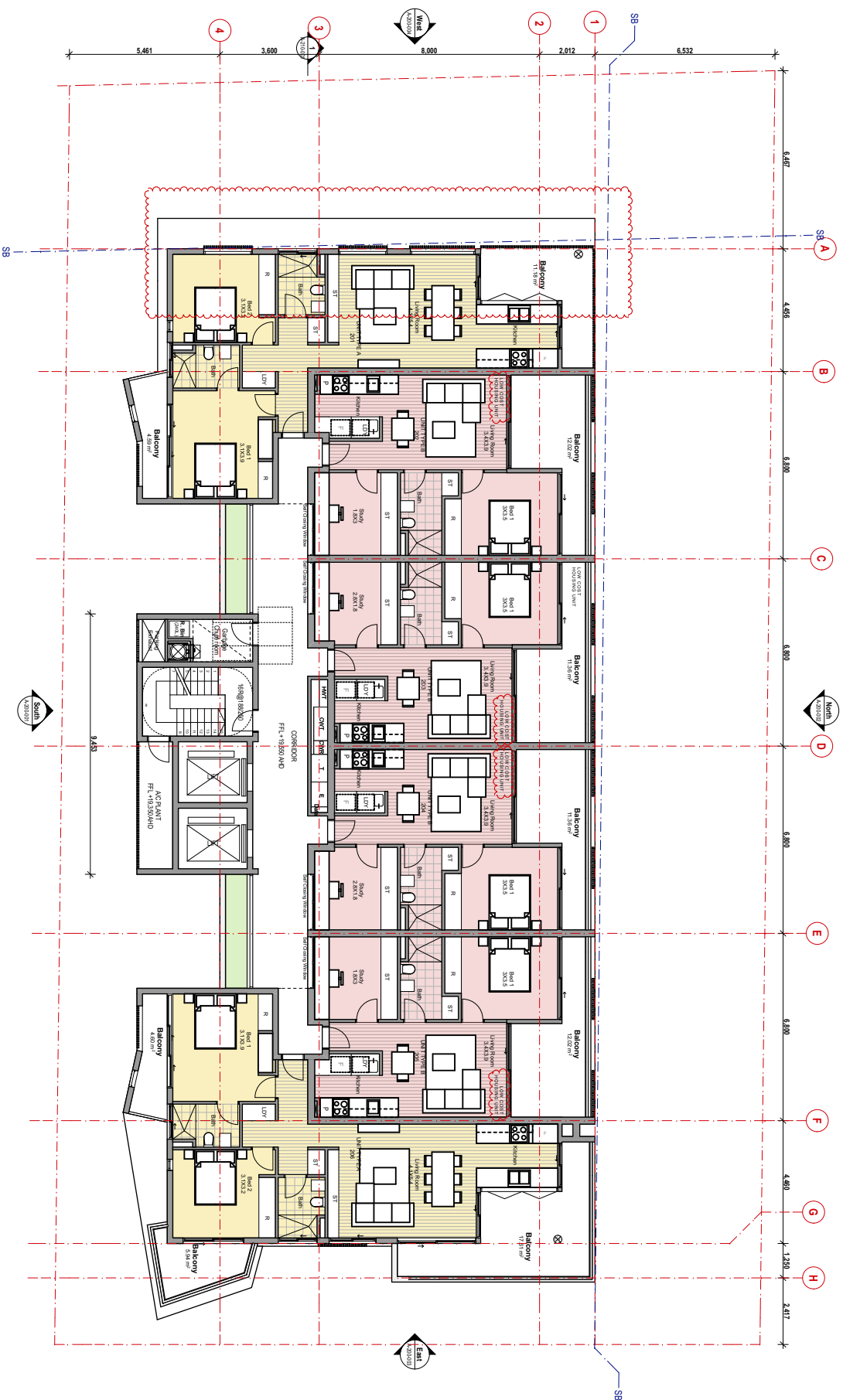
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Project
41-43 Forbes Street

Title	Job No.	Scale
Ground Level	1803	1:150 @ A3
		20/04/2019
	Drawn/Checked	SR/CJ

All room dimensions are in METRE





Rev	Description	Drawn	Date
A	DA Submission	WA/CL	18/06/22
B	DA Submission Information	WA/CL	18/07/19
C	DA Submission Information	WA/CL	19/07/19
D	Rev DA changes as studied	WA/CL	19/03/20

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Project
41-43 Forbes Street

Job No. 1803
Scale 1:150 @ A3
Date 18/07/19
Drawn/Checked WA/CL

Dwg No. Rev.
A-110 D
-004

All room dimensions are in Millimetres



Rev	Description	Drawn	Date
A	DA Submission	VA/CL	18/09/22
B	DA Submission	VA/CL	18/07/19
C	DA Submission	VA/CL	18/07/18
D	Rev DA changes as studied	VA/CL	18/03/20

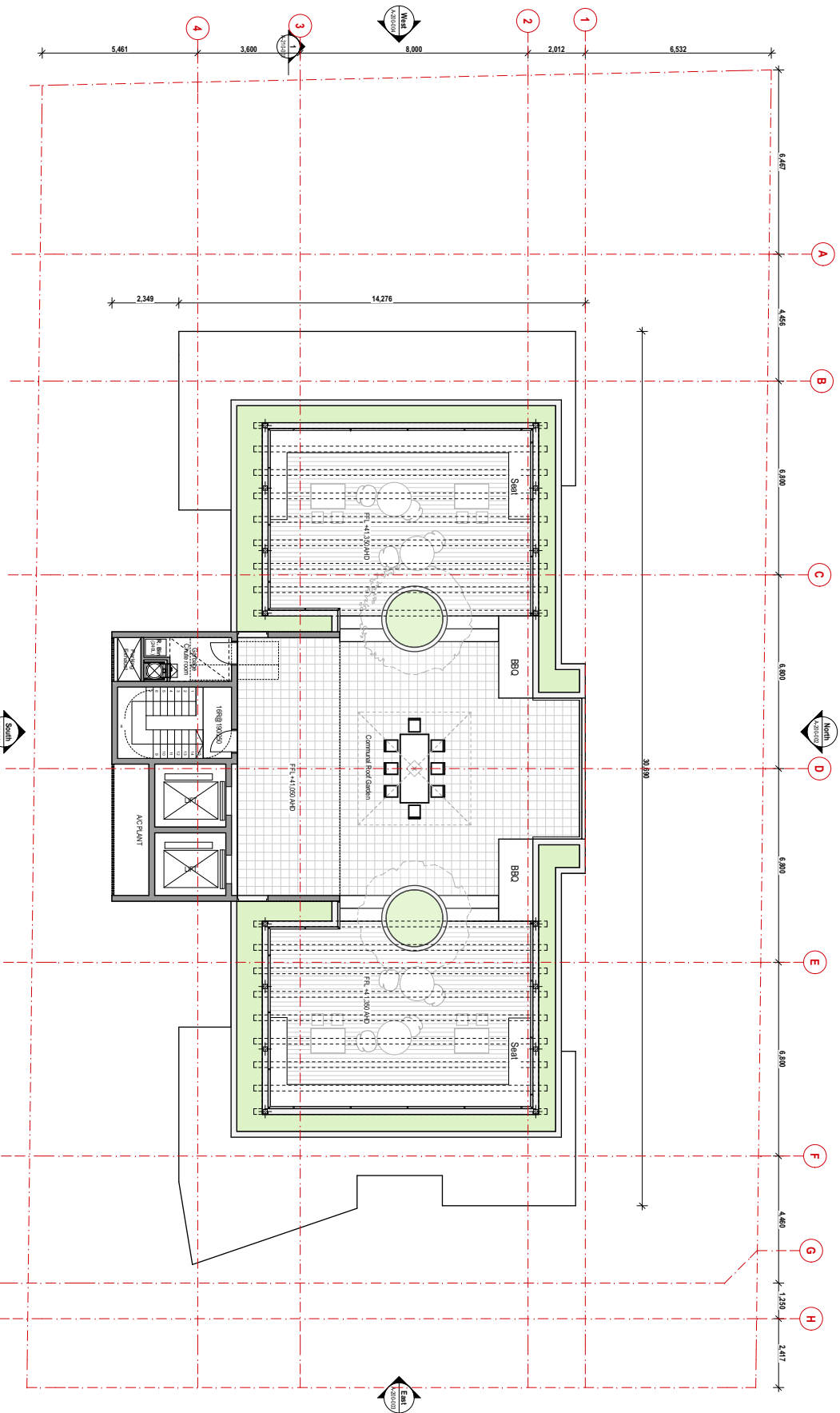
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Project
41-43 Forbes Street

Job No. 1803
Scale 1:150 @ A3
Date 18/07/18
Drawn/Checked VA/CL

Draw No. Rev.
A-110 D
-005

All room dimensions are in Metres



Rev	Description	Drawn	Date
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B	DA Submission	WA/CL	18/07/19
C	Rev DA changes as detailed	WA/CL	19/03/20

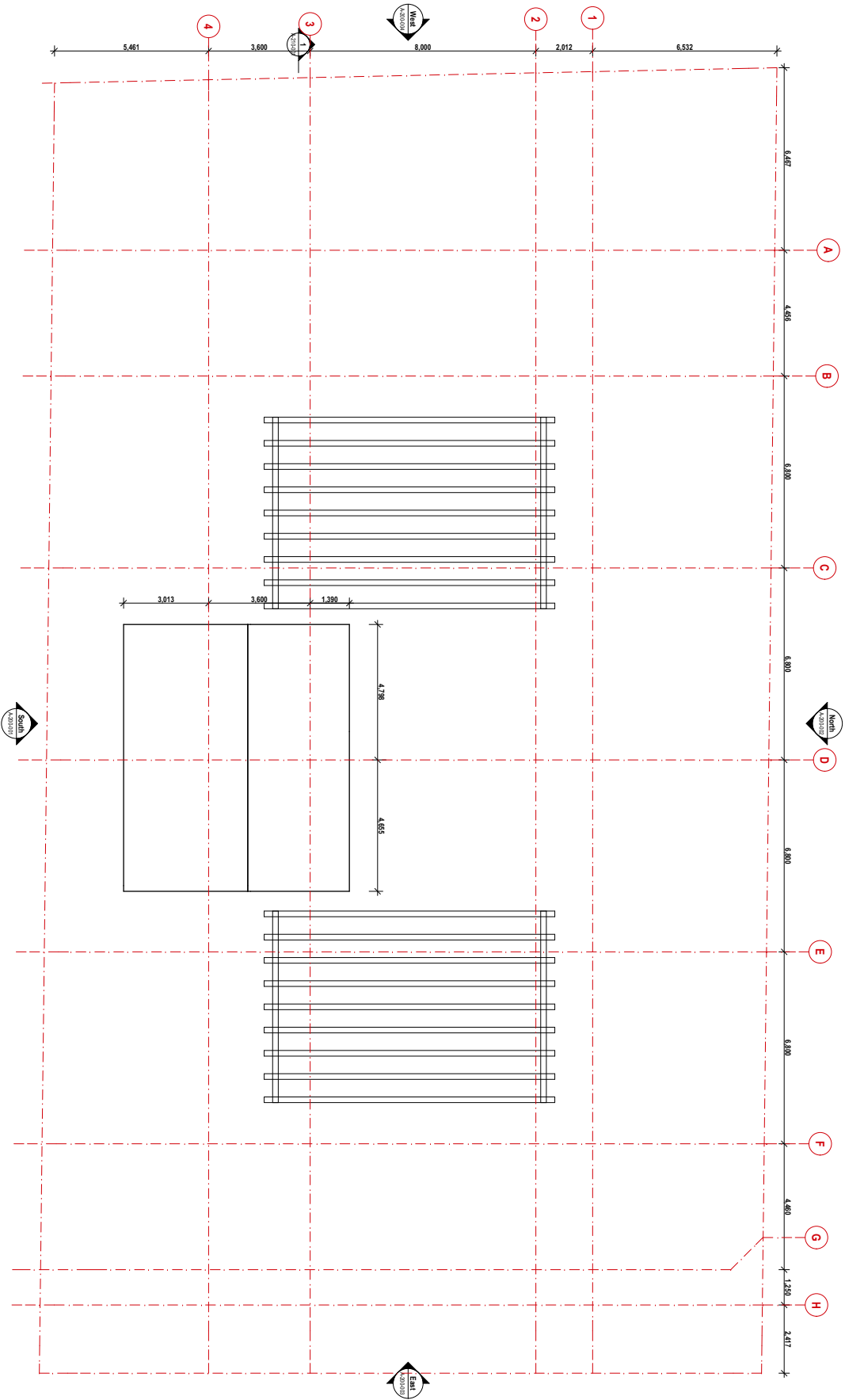
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Project
41.43 Forbes Street
Title
Communal Garden

Job No.	1803
Scale	1:150 @ A3
Date	18/07/19
Drawn/Checked	WA/CL

Draw No.
A-110 C
Rev.
-007

All room dimensions are in Metres

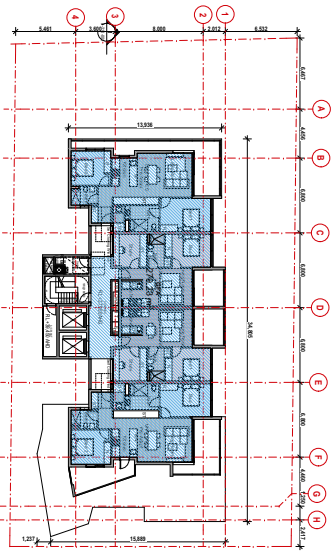
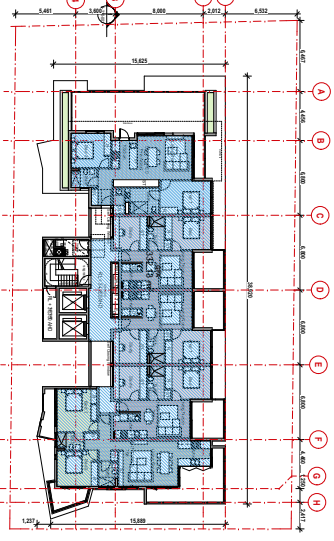
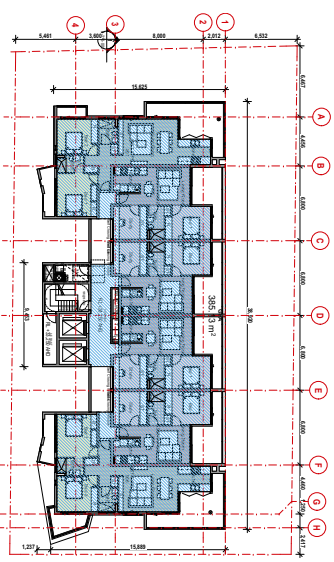
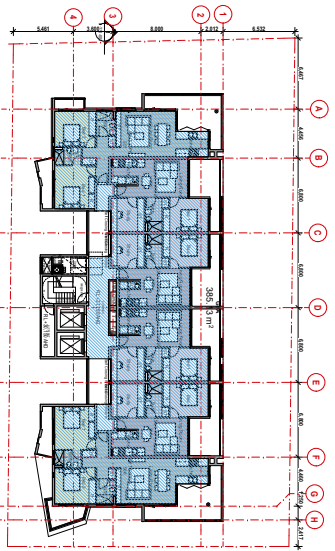
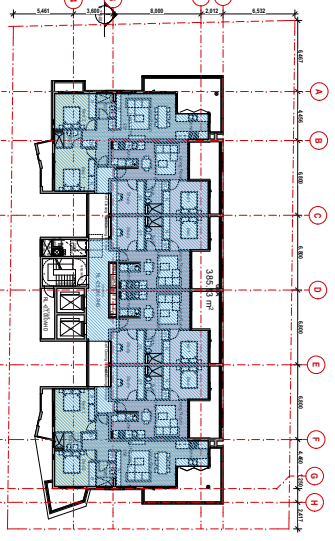
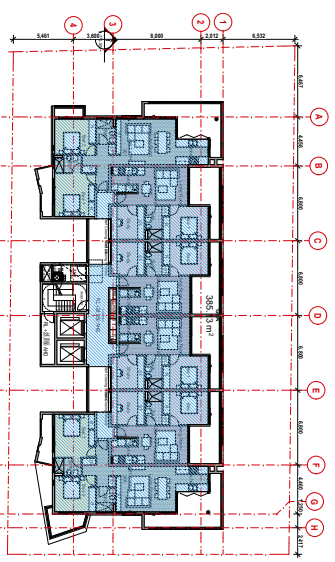
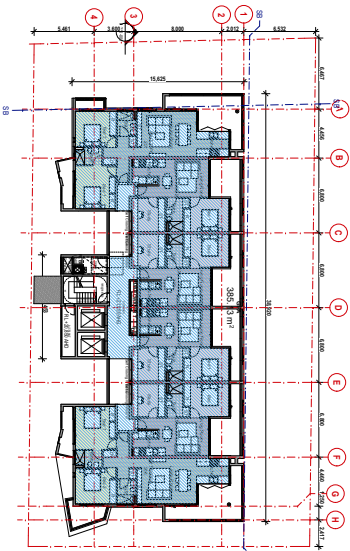
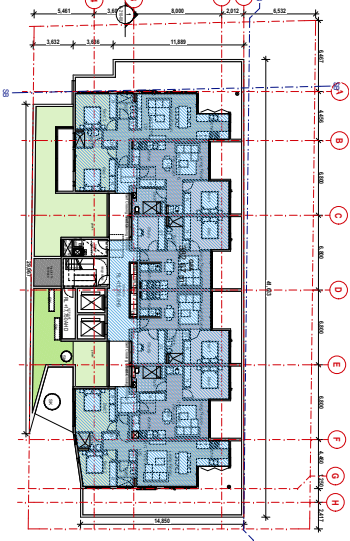
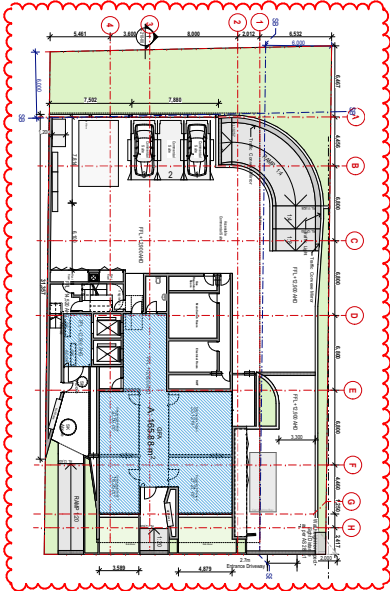


Rev	Description	Drawn	Date
A	DA Submission	WA/CL	18/06/22
B	DA Submission	WA/CL	18/07/22
C	Rev DA changes as noted	WA/CL	19/07/22

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Project	41.43 Forbes Street
Title	Roof

Job No.	1803
Scale	1:150 @ A3
Date	18/07/22
Drawn/Checked	WA/CL



SITE AREA: 1188.8 m ²	
FSR: 2.63:1 (Max GFA: 3126.544 m ²)	
PROPOSED	
GFA	
Ground	165.88
Level 01	382.67
Level 02	385.13
Level 03	385.13
Level 04	385.13
Level 05	385.13
Level 06	385.13
Level 07	332.13
Level 08	279.28
3,085.56 m ²	
FSR: 2.60:1	

Fox Johnston

Surry Hills

NSW 2010 AUSTRALIA

foxjohnston.com.au

Level 1, 268A Devonshire Street

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ABN - 63111324353

contact@foxjohnston.com.au

Rev

Description

Drawn

Date

A

Full DA changes as stated

WJC

18/06/22

B

WJC

18/07/22

Project

41-43 Forbes Street

Title

GFA

Job No.

1803

Scale

@ A3

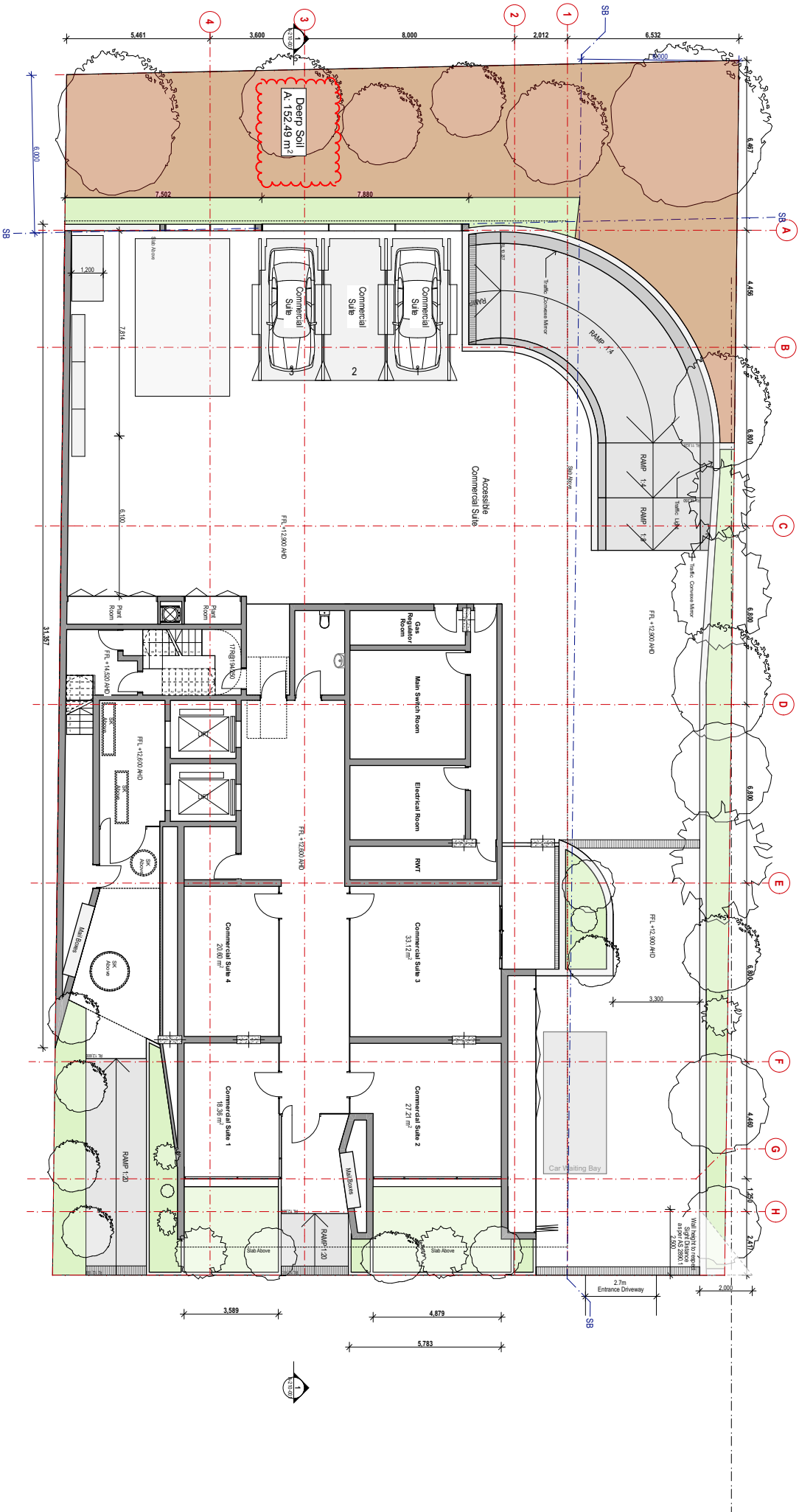
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Drawn No.

Rev.

A-130 B

-000



SITE AREA : 1188.8 m²
Deep Soil Requirement min 7% (93.21m²)
Proposed : 12% (152.49m²)

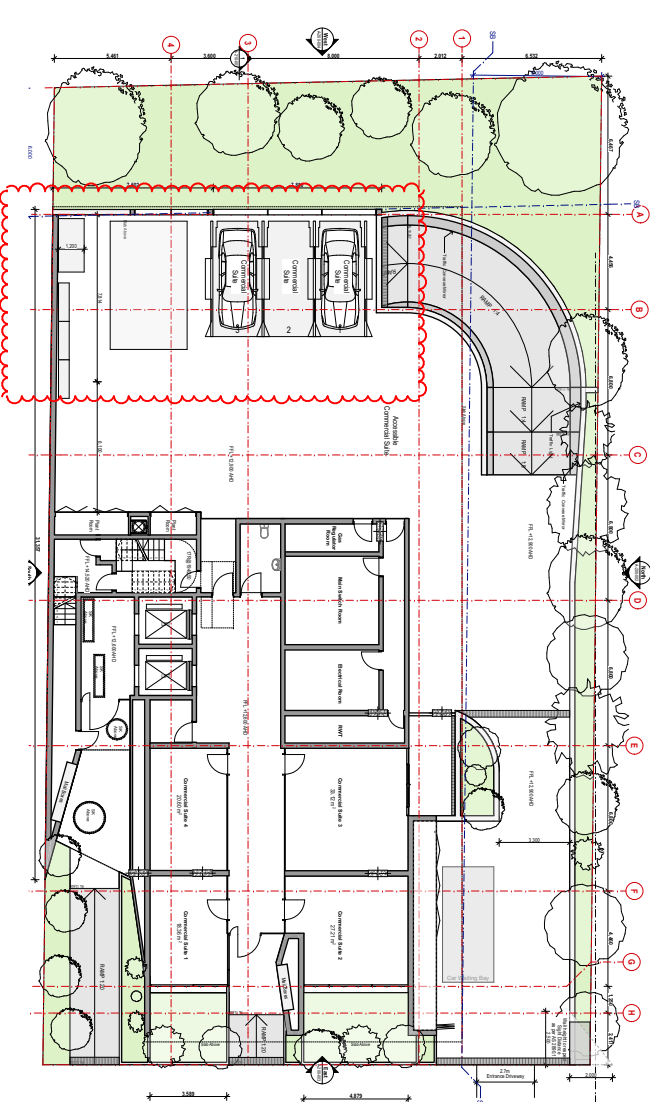
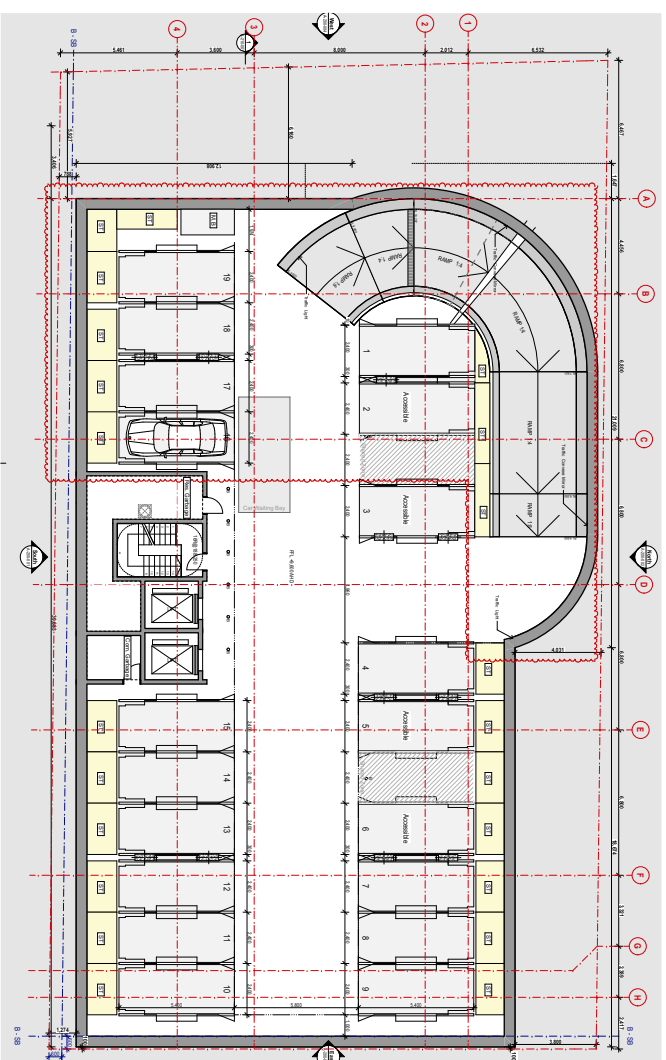
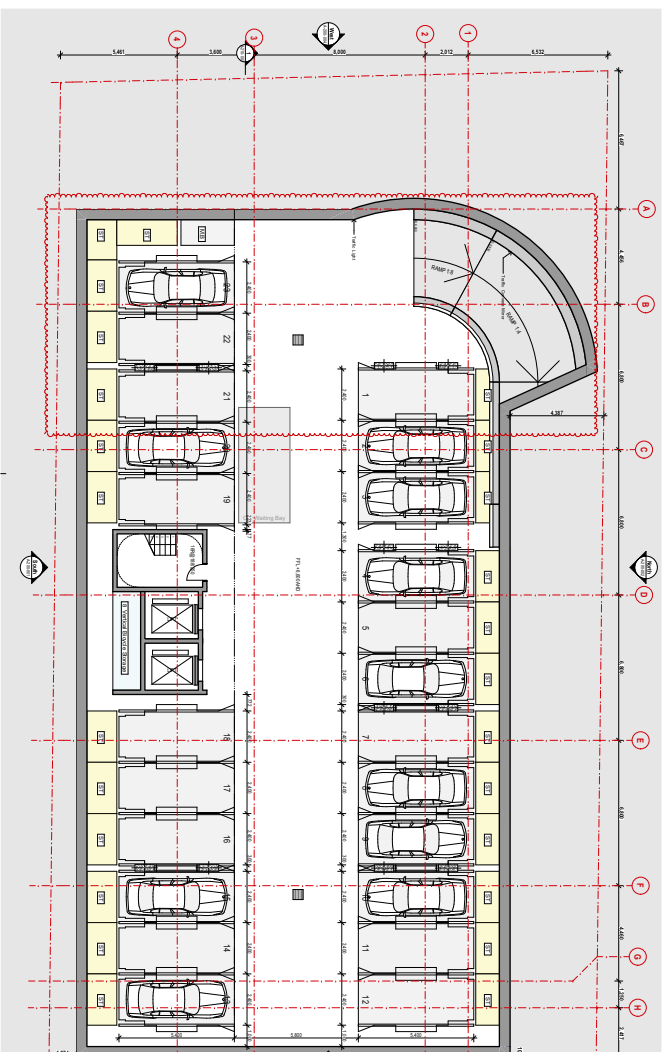
Rev	Description	Drawn	Date
A	DA Submission	WJ/CJ	18/06/22
B	For DA changes as noted	BP/CJ	28/01/23

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Project	Title
41.43 Forbes Street	Deep Soil

Job No.	1801
Scale	1:150 @ A3
Date	2/08/19
Drawn/Checked	BP/CJ

Draw No.	Rev.
A-140	B
-000	



Council Requirement: _3 Accessible Carpark _30 5/4, 5-16) Residential Carpark (0.5/ 1bed & 1/2bed) _2 Commercial Carpark (1/100sqm) _1 Commercial accessible Carpark _1 Service Vehicle Carpark Total: 40 Carpark	Council Requirement: _3 Motorcycle Parking(1/20 Car spaces) _2 Bicycle Retail parking (1/200sqm of leasable floor area) Total: 6 Parking
Proposed Carpark: _3 Commercial (Incl. 1 Accessible) _42 Residential (Incl. 4 Accessible) _1 Service Vehicle Total: 46 Carpark	_3 Motorcycle parking _11 Bicycle parking Total: 14 parking

Parking

45 Unit

 Fox Johnston Level 1, 269A Devonshire Street Smyths Hills NSW 2010 AUSTRALIA foxjohnston.com.au T + 61 2 9211 2700 F + 61 2 9211 2785 AEN - 6311324353 contact@foxjohnston.com.au	Rev	Description	Dwgn	Date	ALL LEVELS TO AUSTRALIAN HEIGHT DATUM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFORM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED FOR WRITTEN DIMENSIONS ONLY. SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO SUBSTRATE BROWWORK / BLOCKWORK UNLESS OTHERWISE NOTED. DESIGN AND DRAWINGS REMAIN COPYRIGHT © OF FOX JOHNSTON	Project	JOB No.	Dwg No.	Rev.
	A	DATE ISSUED	UNCLD	10/06/22		41-43 Forbes Street	1803	A-150	
						Title	Scale	-000	
						Date			
						Dwg Checked			
						Parking			

**Fox
Johnston**

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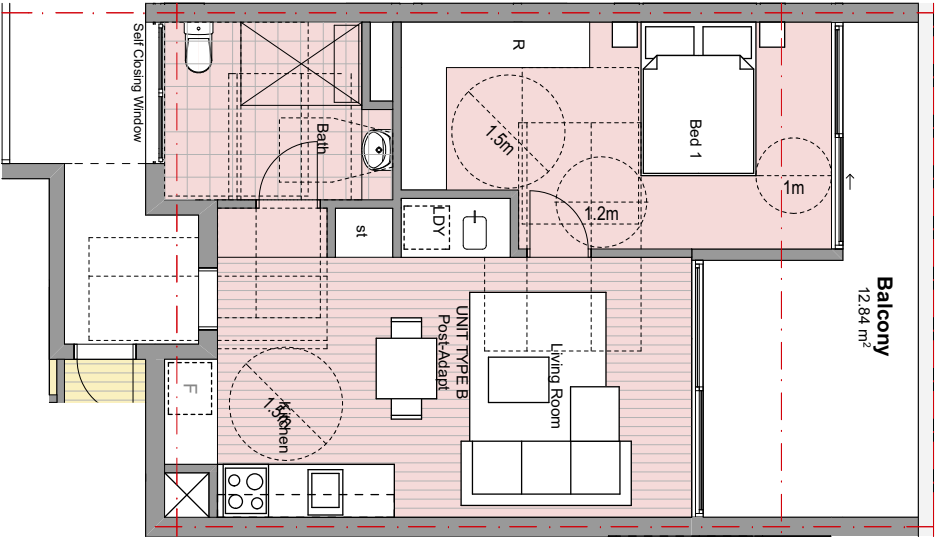
Clemp-ton Holdings Pty Ltd

Rev	Description	Drawn	Date
A	DA Submission	VA/CJ	18/06/22

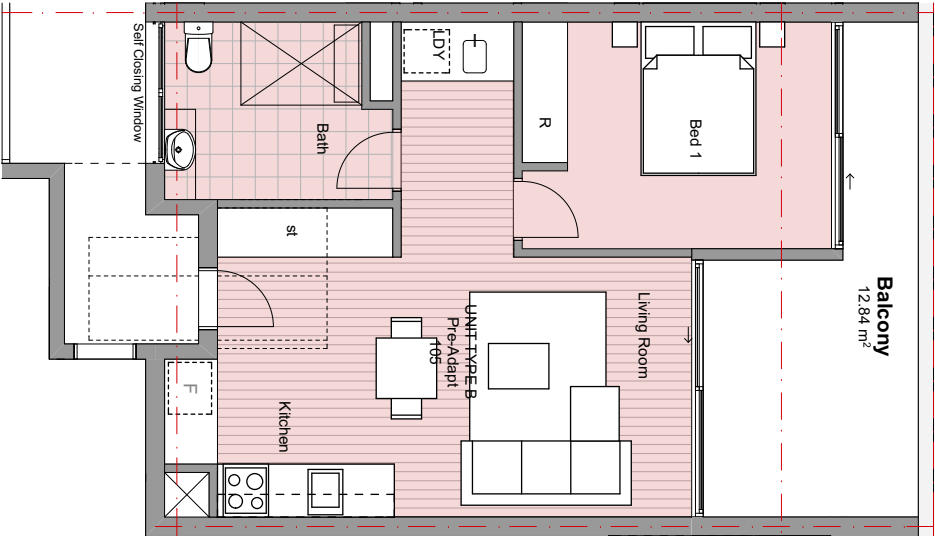
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Project	41-43 Forbes Street
Title	Accessible 1

Job No.	1803	Dwg No.	Rev.
Scale	1:50 @ A2	A-150 - A	000
Date	18/06/22		
Drawn/Checked	VA / CJ		



Unit Type B - Post-Adapt



Unit Type B - Pre-Adapt

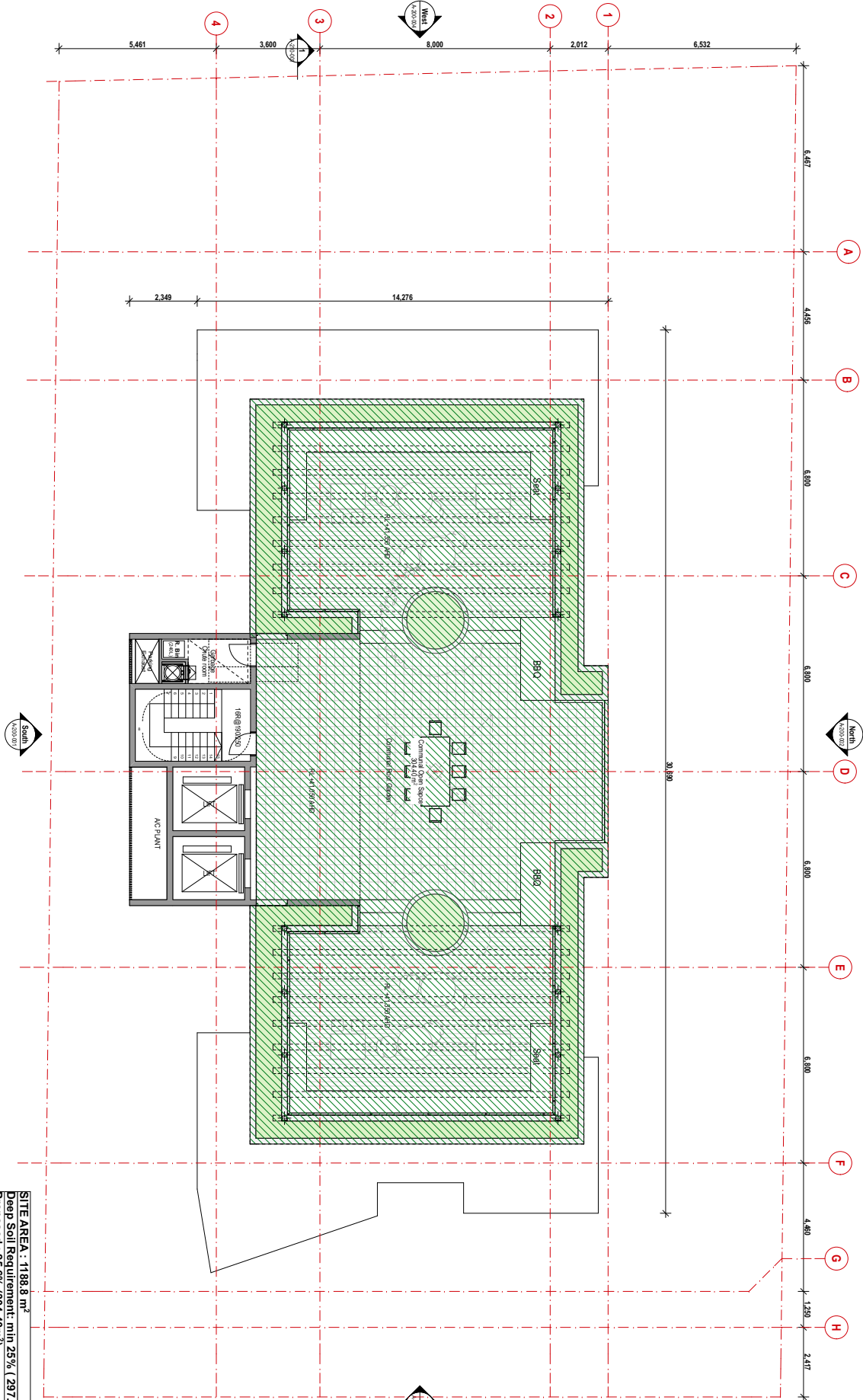
Total Proposed Unit: 45
Council Requirement: _10% Accessible(4.5 Unit)
Proposed Accessible unit: 5

Rev	Description	Drawn	Check
A	DA Submission	VA/CL	180622

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Project
41-43 Forbes Street
The
Accessible 2/2

Job No.	183	Draw No.	Rev.
Scale	1:50 @ A2		
Date	180622		
Drawn/Checked	VA/CL		



SITE AREA : 1188.8 m²
Deep Soil Requirement: min 25% (297.2m³)
Proposed : 25.6% (304.40m³)

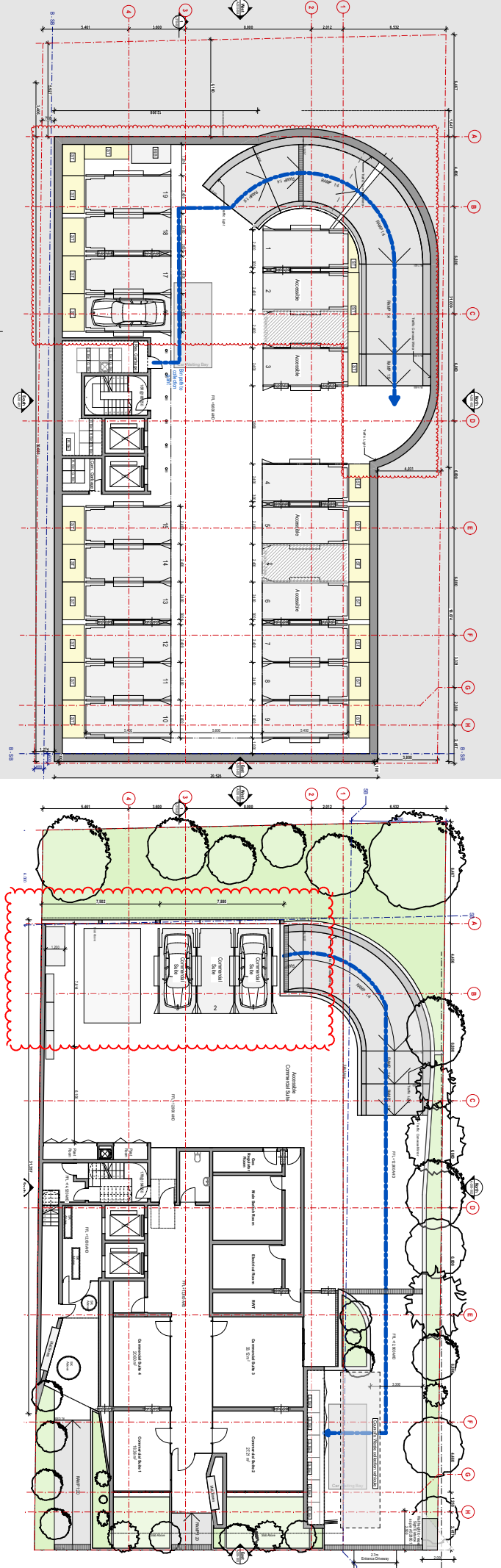
Rev	Description	Drawn	Date
A	DA Submission	VA/CL	18/05/22

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Project
41-43 Forbes Street
The
Comunal Open Space

Job No.	183
Scale	1:50 @ A2
Date	18/05/22
Drawn/Checked	VA/CL

Draw No.
A-160-A
Rev.
000



Number Of unit : 45
Bin Requirement :
- General Waste 1bin (660L)
per 12 Unit Collected Two time a week
-Recycled Waste 1bin (660L)
per 12 Unit Collected Two time a week
Total: 8 Bin to be collected by council in
the collection point
Truc Dimension(m): .9(UL)X2.5(W)X3.4(H)
Turning Radius (m): .Kerb to Kerb 10.5
Wall to Wall 11.5

Rev	Description	Drawn	Date
A	DA Submission	UN / CJ	18/06/22
B	For DA changes in colour	BP / CJ	28/08/22

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE
AND TO VERIFY THE ACCURACY OF THE DIMENSIONS AND LEVELS SHOWN ON THIS
DRAWING. DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING
IS TO SUBSTRATE BRICKWORK / BLOCKWORK UNLESS OTHERWISE NOTED.
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Project
41-43 Forbes Street

Title
Site Cover Plan

Job No.
190

Scale
1:150 @ A3

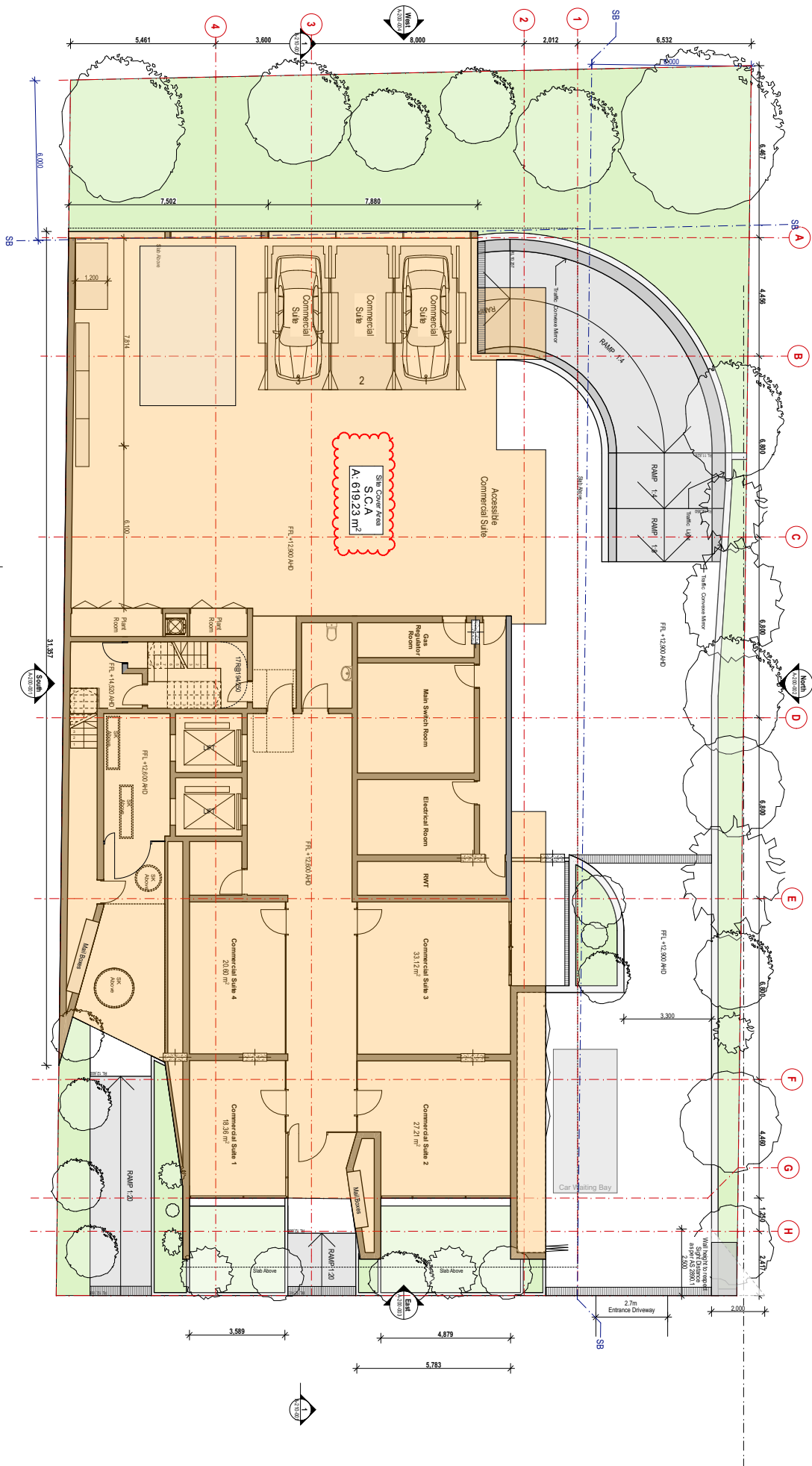
Date
2/08/19

Drawn/Checked
BP / CJ

Draw No.
190

Rev.
A-190
B

SITE AREA : 1188.8 m²
Site Cover Requirement : max 60% (713.28m²)
Proposed : 52% (619.23m²)



Slide	1:3000 @ A2
Dado	18V0622

A-61

000

Rev	Description	Drawn	Date
A	DA Submission	VAJ/CJ	18/06/22

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED. WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO SUBSTRATE BRICKWORK. BLOCKWORK UNLESS OTHERWISE NOTED.

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Project	Title
41-43 Forbes Street	Schedule of finishes

Job No.	1003	Dwg No	Rev
Scale	@ A2	A-700- A 000	
Date	18/06/22		
Drawn/Checked	VA/CI		



F01 - Brick - San Selmo Reclaimed

F02 - Concrete Floor & carpark wall



F03 - Timber Deck - Pacific Teak



F04 - Bronze render - Dulux Hot Ginger



F05 - Black render - Dulux Monument

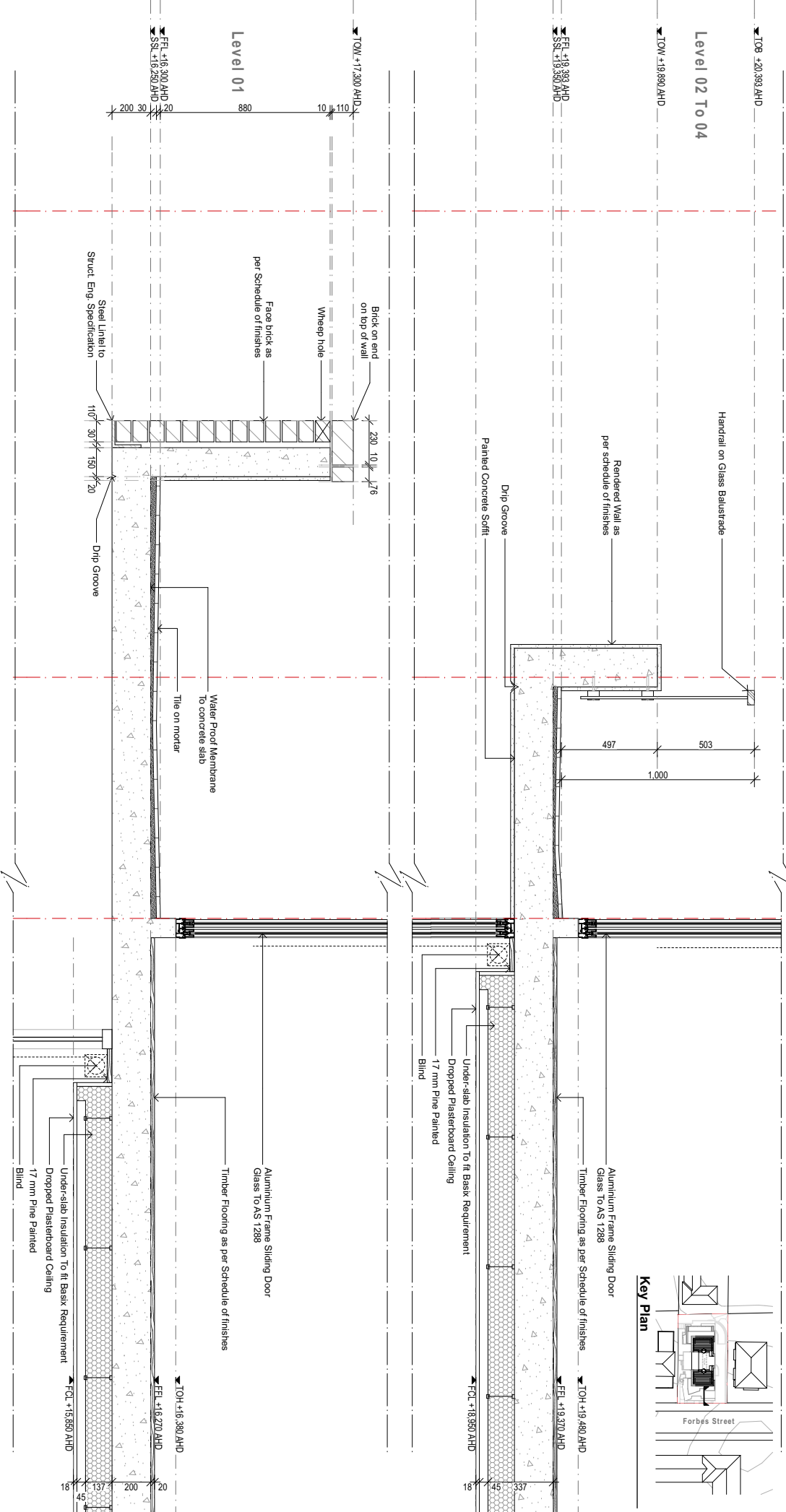
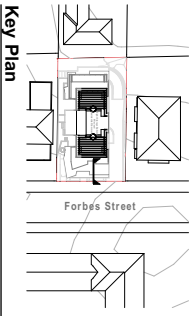


F06 - Doors/Window/Handrail frame color - Dulux Colorbond Monument

F07 - White Render - Resene Bleach White



F08 - Screen Frame - Hot Ginger



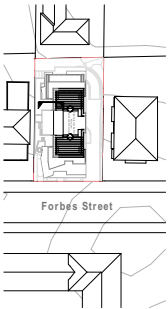
Rev	Description	Drawn	Date
A	Client Approval (Dimension)		19/12/18

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE.
DIMENSIONS ARE GIVEN IN METRES UNLESS OTHERWISE NOTED.
WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING
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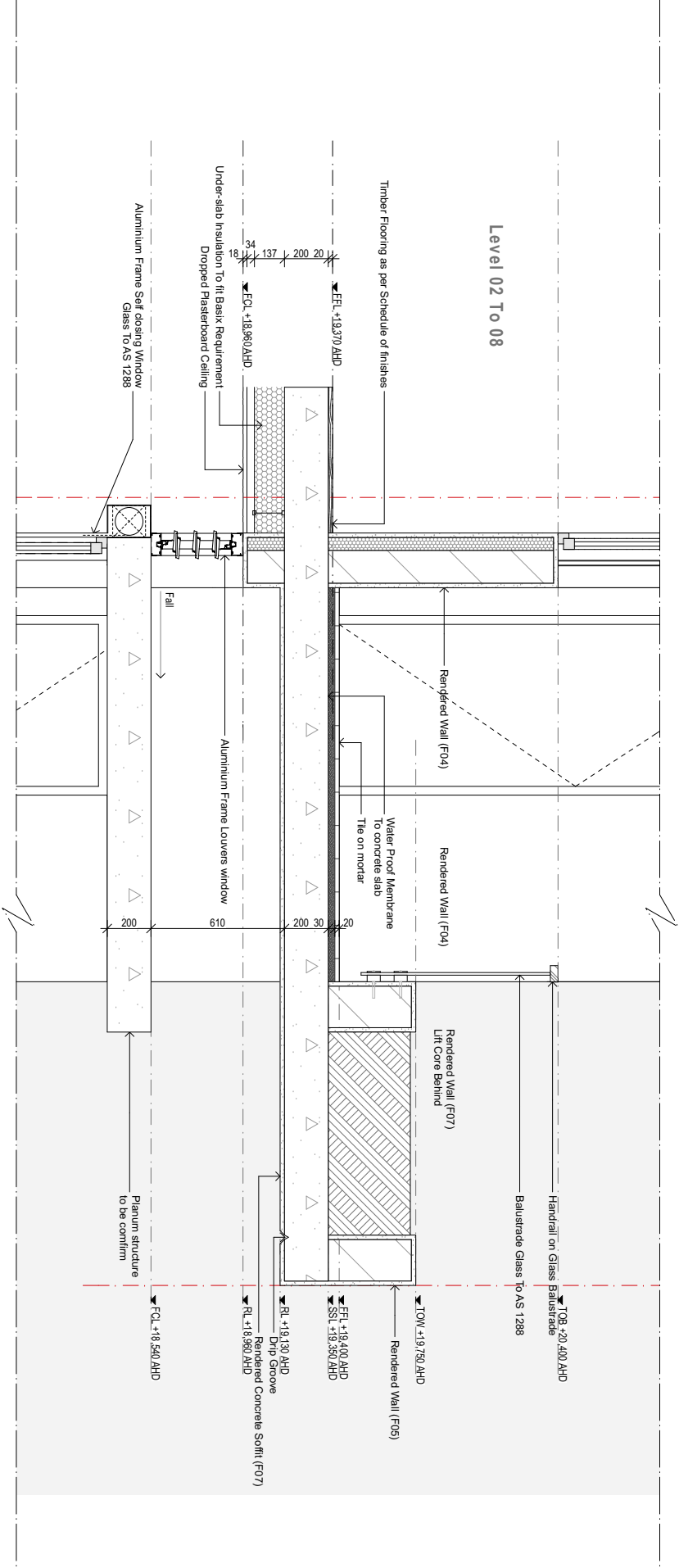
Project	Title
41.43 Forbes Street	Facade Detail 01

Job No.	Scale	Date
1803	1:20 @ A3	18/12/18

Drawn/Checked	Doc No.	Rev.
	A-900 A	-001



Key Plan



Level 02 To 08

Timber Flooring as per Schedule of finishes

Rendered Wall (FO4)

Rendered Wall (FO7)
Lift Core Behind

Handrail on Glass Balustrade
Balustrade Glass To AS 1288

Rendered Wall (FO5)

FFL +18.970 AHD
SSL +18.950 AHD

RL +19.130 AHD
Drip Groove
Rendered Concrete Soffit (FO7)

Under-slab Insulation To fit Basic Requirement
Dropped Plasterboard Ceiling

Aluminium Frame Self closing Window
Glass To AS 1288

Aluminium Frame Louvers window

Plenum structure
to be confirm

Fail

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contact@foxjohnston.com.au

Rev	Description	Drawn	Date
A	Client Approval (Revision)		18/07/18

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE
AND TO PROVIDE ADEQUATE PROTECTION TO ALL EXISTING SERVICES AND STRUCTURES.
WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING
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Project
41.43 Forbes Street
Facade Detail 02

Job No. 1803
Scale 1:20 @ A3
Date 18/07/18
Drawn/Checked

Draw No. A-900 A
Rev. -002