

NEW MULTI UNIT DWELLING DEVELOPMENT

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A1000 COVER SHEET				
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A1500 HEIGHT PLAN ANALYSIS				
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2022-001	A1420	A	28.11.2024	SOLAR ACCESS ON JUNE 21 @ 9AM
2022-001	A1421	A	28.11.2024	SOLAR ACCESS ON JUNE 21 @ 10AM
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2022-001	A1423	A	28.11.2024	SOLAR ACCESS ON JUNE 21 @ 12PM
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2022-001	A1426	A	28.11.2024	SOLAR ACCESS ON JUNE 21 @ 3PM
2022-001	A1601	A	28.11.2024	SHADOW DIAGRAMS - JUNE 21
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2022-001	A1610	A	28.11.2024	SHADOW DIAGRAM - SEPTEMBER 22
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2022-001	A1614	A	28.11.2024	SHADOW DIAGRAM - SEPTEMBER 22
2022-001	A1616	A	28.11.2024	SHADOW DIAGRAM - SEPTEMBER 22
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A1700 3D IMAGES				
2022-001	A2000	A	28.11.2024	3D IMAGES
2022-001	A2001	A	28.11.2024	3D IMAGES

BASIX REQUIREMENTS REFER TO CERTIFICATE : 1776085M	
WATER	
FIXTURES AND SYSTEMS	
FIXTURES	SHOWERHEADS: 4 STARS (> BUT <= 6L/MIN) TOILET FLUSHING SYSTEMS: 4 STAR KITCHEN TAPS: 4 STAR BATHROOM TAPS: 5 STAR
APPLIANCES	
DISHWASHERS	4.5 STAR WATER RATING
ENERGY	
HOT WATER SYSTEM	CENTRAL HOT WATER SYSTEM - GAS INSTANTANEOUS
BATHROOM VENTILATION SYSTEM	INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF MANUAL SWITCH ON/OFF
KITCHEN VENTILATION SYSTEM	INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF MANUAL SWITCH ON/OFF
LAUNDRY VENTILATION SYSTEM	INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF MANUAL SWITCH ON/OFF
COOLING SYSTEM	AIR-CONDITIONING 1 PHASE - EER 3.0 - 3.5 LIVING & BED
HEATING SYSTEM	AIR-CONDITIONING 1 PHASE - EER 3.0 - 3.5 LIVING & BED
ARTIFICIAL LIGHTING	AS PER BASIX CERTIFICATE
NATURAL LIGHTING	AS PER BASIX CERTIFICATE
APPLIANCES	
COOKTOP	GAS (IN THE KITCHEN OF THE DWELLINGS)
OVEN	ELECTRIC (IN THE KITCHEN OF THE DWELLINGS)
DISHWASHERS	3.5 STAR ENERGY RATING
CLOTHES DRYERS	2 STAR ENERGY RATING
ALTERNATIVE ENERGY	
PHOTOVOLTAIC SYSTEM	10KW
COMMON AREAS	AS PER BASIX CERTIFICATE

24A, 24B, 24C WENTWORTH ST, CROYDON PARK

NEW MULTI UNIT DWELLING DEVELOPMENT

NatHERS summary for 24 Wentworth Street Croydon Park 2133		
Building Elements	Material	Detail
External walls	Brick veneer – medium Reverse brick veneer - dark	R2.5 insulation (<i>product value</i>)
Internal walls within units	Plasterboard on studs	-
Common walls between units	Hebel + stud + plasterboard	-
Common walls between units and lift shafts	200mm Concrete	-
Common walls between units & corridors	Hebel + stud + plasterboard	-
Ceiling	Plasterboard	R3.5 insulation (<i>product value</i>) to ceilings exposed to outside air
Floors	Concrete	R2.0 insulation (<i>product value</i>) to floors suspended over Basement
Roof	Concrete	-
	Metal – medium colour	R1.3 + Foil (builders blanket)
Windows/Doors – Units 01, 02, 03, 04, 06, 15, 20	<u>Awning windows (ALM-001-01):</u> Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	<u>Sliding windows & doors (ALM-002-01):</u> Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
Windows/Doors – Units 07, 08, 16, 17,	<u>Sliding door, sliding & fixed windows (ALM-006-01):</u> Aluminium frame, double glazed argon fill or similar	U value 4.50 or less and SHGC 0.61 +/- 10%
Windows/Doors – Units 05, 09, 14, 19, 18	<u>Sliding windows & doors (ALM-002-04):</u> Aluminium frame, single glazed low solar gain low e	U value 5.60 or less and SHGC 0.41 +/- 10%
	<u>Awning windows (ALM-001-01):</u> Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Windows/Doors – Units 10, 11, 12, 13	<u>Awning windows (ALM-001-03): excluding wet areas</u> Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	<u>Sliding door, sliding & fixed windows (ALM-002-03):</u> Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.61 +/- 10%
	<u>Awning windows (ALM-001-01): wet areas</u> Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 10% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.		
Ceiling fans: 1400mm ceiling fans to Living & 1200mm ceiling fans to bedrooms Units - 02, 05, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20		
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS certificate.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom, ensuite and laundry exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

ARCHITECT		
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GENERAL NOTES		
<ul style="list-style-type: none">ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENTBBJ DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTATION FROM ALL CONSULTANTSCONTRACTORS ARE TO NOTIFY BJB OF ANY DISCREPANCIES OR INCONSISTENCIES AND/ OR SEEK CLARIFICATION PRIOR TO FABRICATIONBBJ IS TO REVIEW ALL SHOP DRAWINGS PRIOR TO FABRICATION OR MANUFACTURE		
ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024
PROJECT		
24A, 24B, 24C WENTWORTH ST, CROYDON PARK		
NEW MULTI UNIT DWELLING DEVELOPMENT		
NATHERS SUMMARY TABLE		
SCALE: N.T.S.		DATE: 28.11.2024
ISSUE: A - ISSUED FOR DEVELOPMENT APPLICATION		
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24A, 24B, 24C WENTWORTH ST, CROYDON PARK

NEW MULTI UNIT DWELLING DEVELOPMENT

UNIT MATRIX

UNIT No	BEDROOMS	AREA
UNIT 01	3 BED	95 m²
UNIT 02	1 BED	57 m²
UNIT 03	2 BED	75 m²
UNIT 04	2 BED	75 m²
UNIT 05	2 BED	75 m²
UNIT 06	2 BED	78 m²
UNIT 07	2 BED	84 m²
UNIT 08	2 BED	77 m²
UNIT 09	1 BED	50 m²
UNIT 10	3 BED	95 m²
UNIT 11	1 BED	57 m²
UNIT 12	2 BED	75 m²
UNIT 13	2 BED	75 m²
UNIT 14	2 BED	75 m²
UNIT 15	2 BED	78 m²
UNIT 16	2 BED	84 m²
UNIT 17	2 BED	77 m²
UNIT 18	1 BED	50 m²
UNIT 19	2 BED	75 m²
UNIT 20	2 BED	79 m²

STORAGE COMPLIANCE TABLE

UNIT No	INTERNAL STORAGE	BASEMENT STORAGE	TOTAL STORAGE
UNIT 01	9 m³	15 m³	23 m³
UNIT 02	4 m³	6 m³	10 m³
UNIT 04	4 m³	10 m³	14 m³
UNIT 03	4 m³	8 m³	12 m³
UNIT 05	8 m³	9 m³	17 m³
UNIT 06	5 m³	9 m³	14 m³
UNIT 07	5 m³	8 m³	13 m³
UNIT 08	10 m³	9 m³	19 m³
UNIT 09	4 m³	8 m³	12 m³
UNIT 10	9 m³	14 m³	23 m³
UNIT 11	4 m³	7 m³	10 m³
UNIT 12	4 m³	7 m³	11 m³
UNIT 13	4 m³	9 m³	13 m³
UNIT14	8 m³	8 m³	16 m³
UNIT 15	5 m³	6 m³	12 m³
UNIT 16	5 m³	8 m³	12 m³
UNIT 17	10 m³	8 m³	18 m³
UNIT 18	4 m³	11 m³	15 m³
UNIT 19	8 m³	8 m³	16 m³
UNIT 20	8 m³	7 m³	15 m³

UNIT MATRIX SUMMARY

1 BED	4 (20%)
2 BED	14 (70%)
3 BED	2 (10%)
TOTAL	20 UNITS

PARKING CALCULATION

PRIVATE PARKING	CONTROL	REQUIRED
1 BED (4)	1.0 X No OF UNITS	4
2 BED (14)	1.2 X No OF UNITS	17
3 BED (2)	1.5 X No OF UNITS	3
REQUIRED PRIVATE PARKING		24

VISITORS	(20) No OF UNITS / 5	4
REQUIRED VISITORS PARKING		4

REQUIRED PARKING	28
PROPOSED PARKING	28

BICYCLE SPACES REQUIRED	2
PROPOSED PARKING	3

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GENERAL NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT
- BJB DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTATION FROM ALL CONSULTANTS
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- BJB IS TO REVIEW ALL SHOP DRAWINGS PRIOR TO FABRICATION OR MANUFACTURE

ISSUE AMENDMENT

DATE

A ISSUED FOR DEVELOPMENT APPLICATION 28.11.2024

PROJECT

24A, 24B, 24C WENTWORTH ST, CROYDON PARK

NEW MULTI UNIT DWELLING DEVELOPMENT

CALCULATIONS SHEET

SCALE: N.T.S. DATE: 28.11.2024

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2022-001

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