

NEW MULTI UNIT DWELLING DEVELOPMENT

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A1000 COVER SHEET				
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A1600 SHADOW DIAGRAMS				
2022-001	A1420	A	28.11.2024	SOLAR ACCESS ON JUNE 21 @ 9AM
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2022-001	A1424	A	28.11.2024	SOLAR ACCESS ON JUNE 21 @ 1PM
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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
2022-001	A1602	A	28.11.2024	SHADOW DIAGRAM - JUNE 21
2022-001	A1603	A	28.11.2024	SHADOW DIAGRAM - JUNE 21
2022-001	A1604	A	28.11.2024	SHADOW DIAGRAM - JUNE 21
2022-001	A1609	A	28.11.2024	SHADOW DIAGRAM - JUNE 21
2022-001	A1610	A	28.11.2024	SHADOW DIAGRAM - SEPTEMBER 22
2022-001	A1612	A	28.11.2024	SHADOW DIAGRAM - SEPTEMBER 22
2022-001	A1614	A	28.11.2024	SHADOW DIAGRAM - SEPTEMBER 22
2022-001	A1616	A	28.11.2024	SHADOW DIAGRAM - SEPTEMBER 22
2022-001	A1618	A	28.11.2024	SHADOW DIAGRAM - SEPTEMBER 22
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 : XXXXXXXXX	
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

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- CONTRACTORS ARE TO NOTIFY BJB OF ANY DISCREPANCIES OR INCONSISTENCIES AND/ OR SEEK CLARIFICATION PRIOR TO FABRICATION
- BJB IS TO REVIEW ALL SHOP DRAWINGS PRIOR TO FABRICATION OR MANUFACTURE

NEW MULTI UNIT DWELLING
DEVELOPMENT

ISSUE: A - ISSUED FOR DEVELOPMENT APPLICATION


24 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		



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	A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024								

24 WENTWORTH ST, CROYDON PARK

NEW MULTI UNIT DWELLING DEVELOPMENT

UNIT MATRIX

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

STORAGE COMPLIANCE TABLE

UNIT No	INTERNAL STORAGE	BASEMENT STORAGE	TOTAL STORAGE
UNIT 01	9 m ³	15 m ³	23 m ³
UNIT 02	4 m ³	6 m ³	10 m ³
UNIT 04	4 m ³	10 m ³	14 m ³
UNIT 03	4 m ³	8 m ³	12 m ³
UNIT 05	8 m ³	9 m ³	17 m ³
UNIT 06	5 m ³	9 m ³	14 m ³
UNIT 07	5 m ³	8 m ³	13 m ³
UNIT 08	10 m ³	9 m ³	19 m ³
UNIT 09	4 m ³	8 m ³	12 m ³
UNIT 10	9 m ³	14 m ³	23 m ³
UNIT 11	4 m ³	7 m ³	10 m ³
UNIT 12	4 m ³	7 m ³	11 m ³
UNIT 13	4 m ³	9 m ³	13 m ³
UNIT14	8 m ³	8 m ³	16 m ³
UNIT 15	5 m ³	6 m ³	12 m ³
UNIT 16	5 m ³	8 m ³	12 m ³
UNIT 17	10 m ³	8 m ³	18 m ³
UNIT 18	4 m ³	11 m ³	15 m ³
UNIT 19	8 m ³	8 m ³	16 m ³
UNIT 20	8 m ³	7 m ³	15 m ³

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

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DATE

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24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

CALCULATIONS SHEET

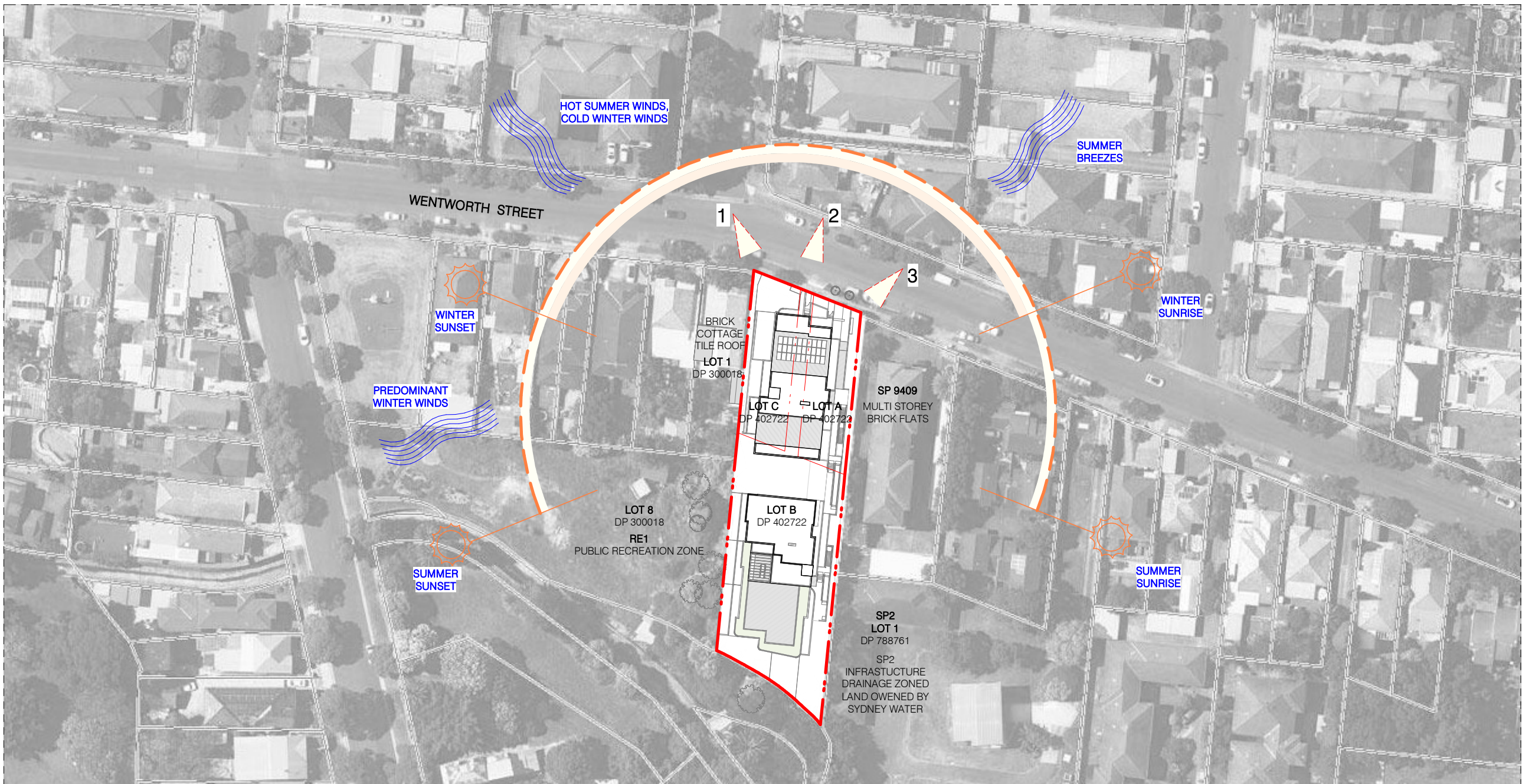
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A1002



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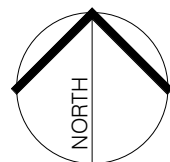
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PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

SITE ANALYSIS PLAN

SCALE: 1 : 1000@ A3

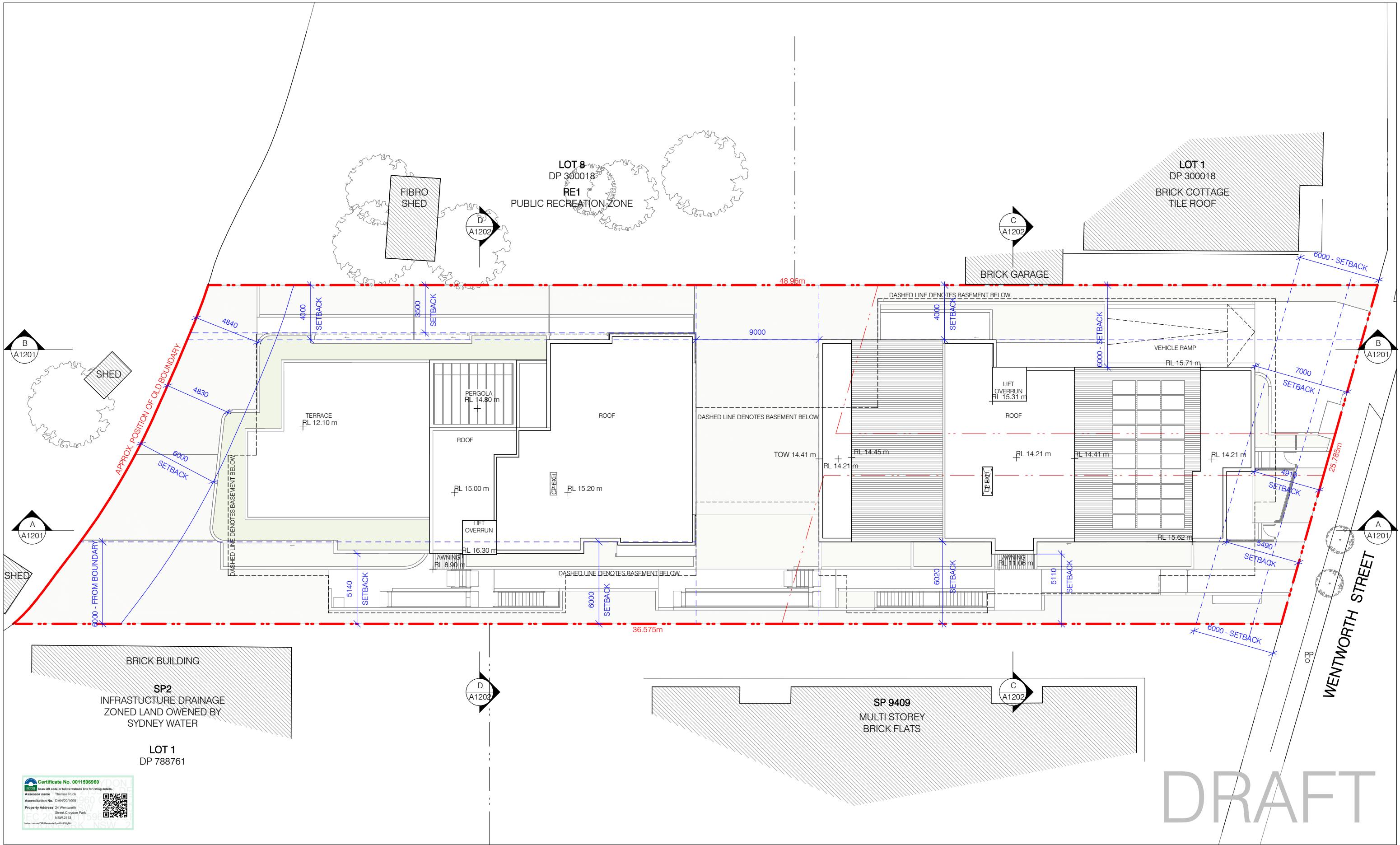
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A1010

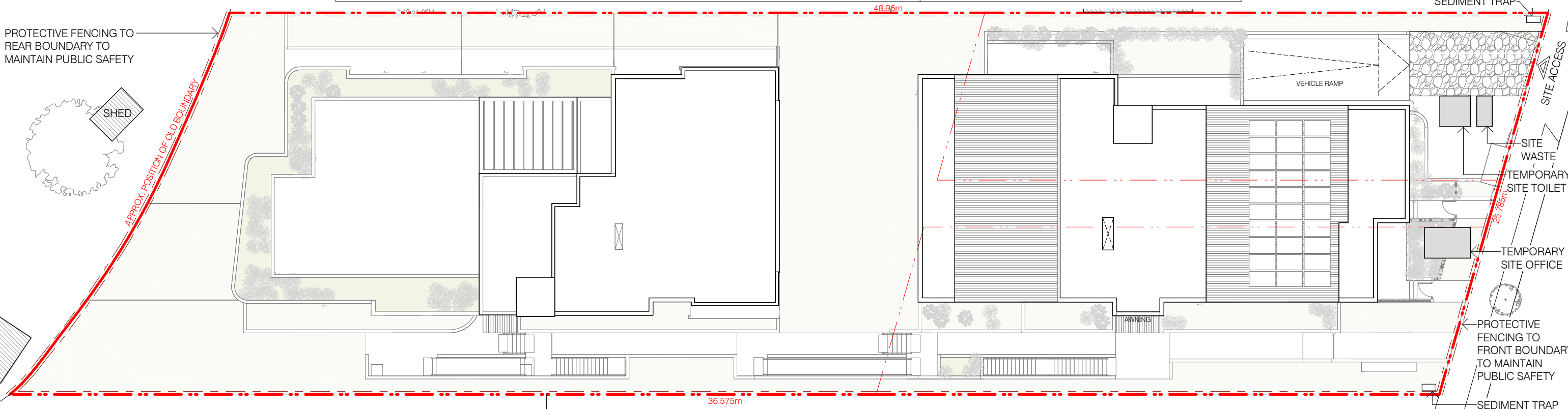
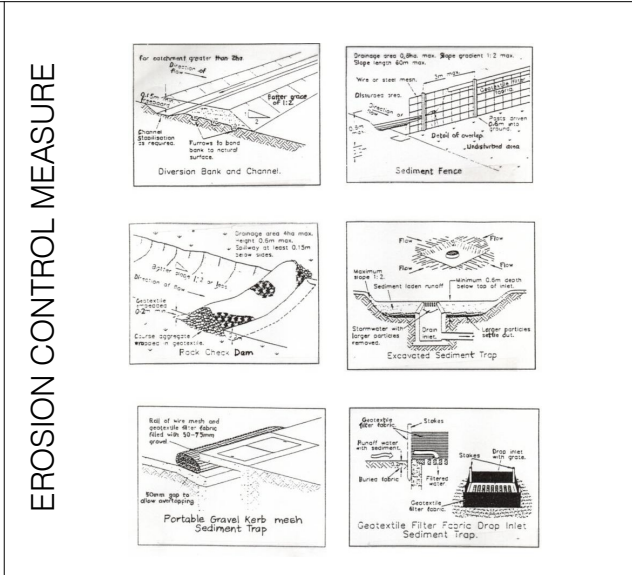


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			<div>A</div> <div>ISSUED FOR DEVELOPMENT APPLICATION</div> <div>28.11.2024</div>	<div>24 WENTWORTH ST,</div> <div>CROYDON PARK</div>	<div>SCALE: 1 : 250@ A3</div> <div>DATE: 28.11.2024</div>
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			<div>JOB</div> <div>2022-001</div>	<div>A1011</div>	

DRAINAGE NOTES:
ALL WORK CARRIED OUT SHALL COMPLY TO AND BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500, THE NEW SOUTH WALES PLUMBING & DRAINAGE 'CODE OF PRACTICE', AND ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE B.C.A.

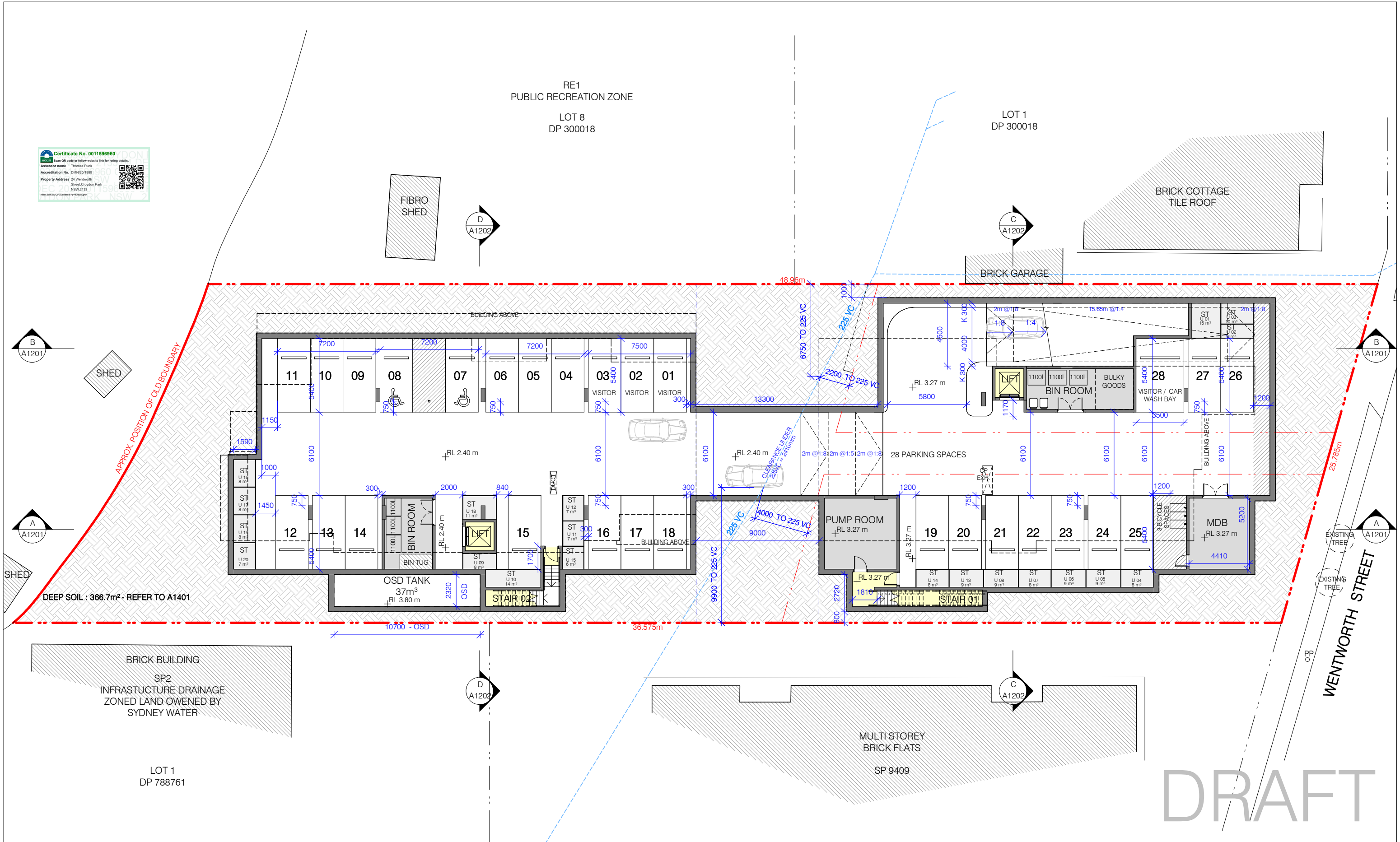
WASTE MANAGEMENT NOTES:
ANY CONSTRUCTION WASTE IS TO BE RECYCLED WHERE APPLICABLE AND DISPOSED OF IN ACCORDANCE WITH RELEVANT COUNCIL'S GUIDELINES.

EROSION CONTROL NOTES:
1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
2. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDEN WATER, TO COUNCIL STANDARDS.



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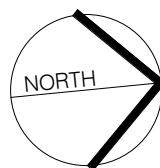
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24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

BASEMENT FLOOR PLAN

SCALE: 1 : 250@ A3

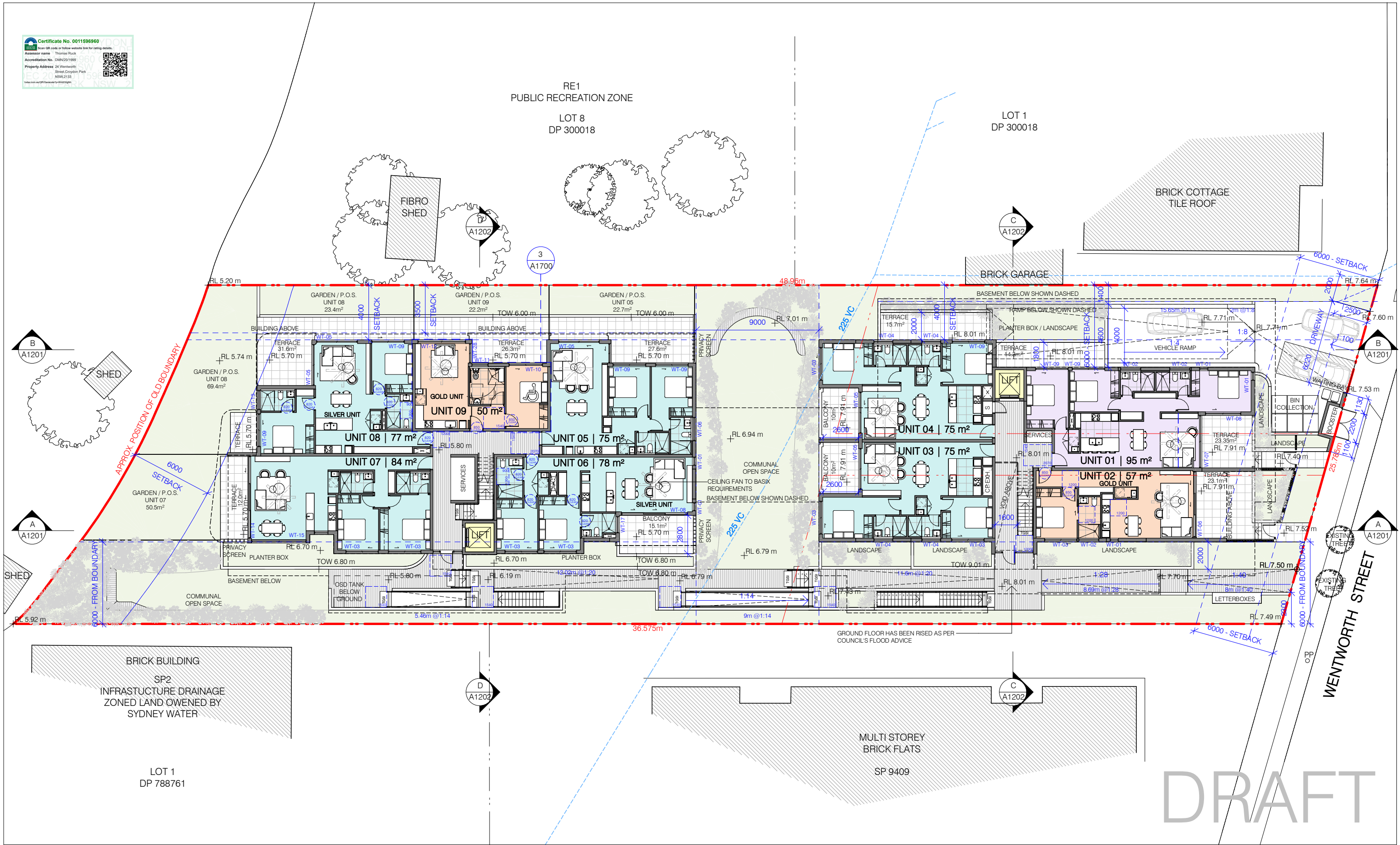
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2022-001

A1100



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LENGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

NORTH

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24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

GROUND FLOOR PLAN

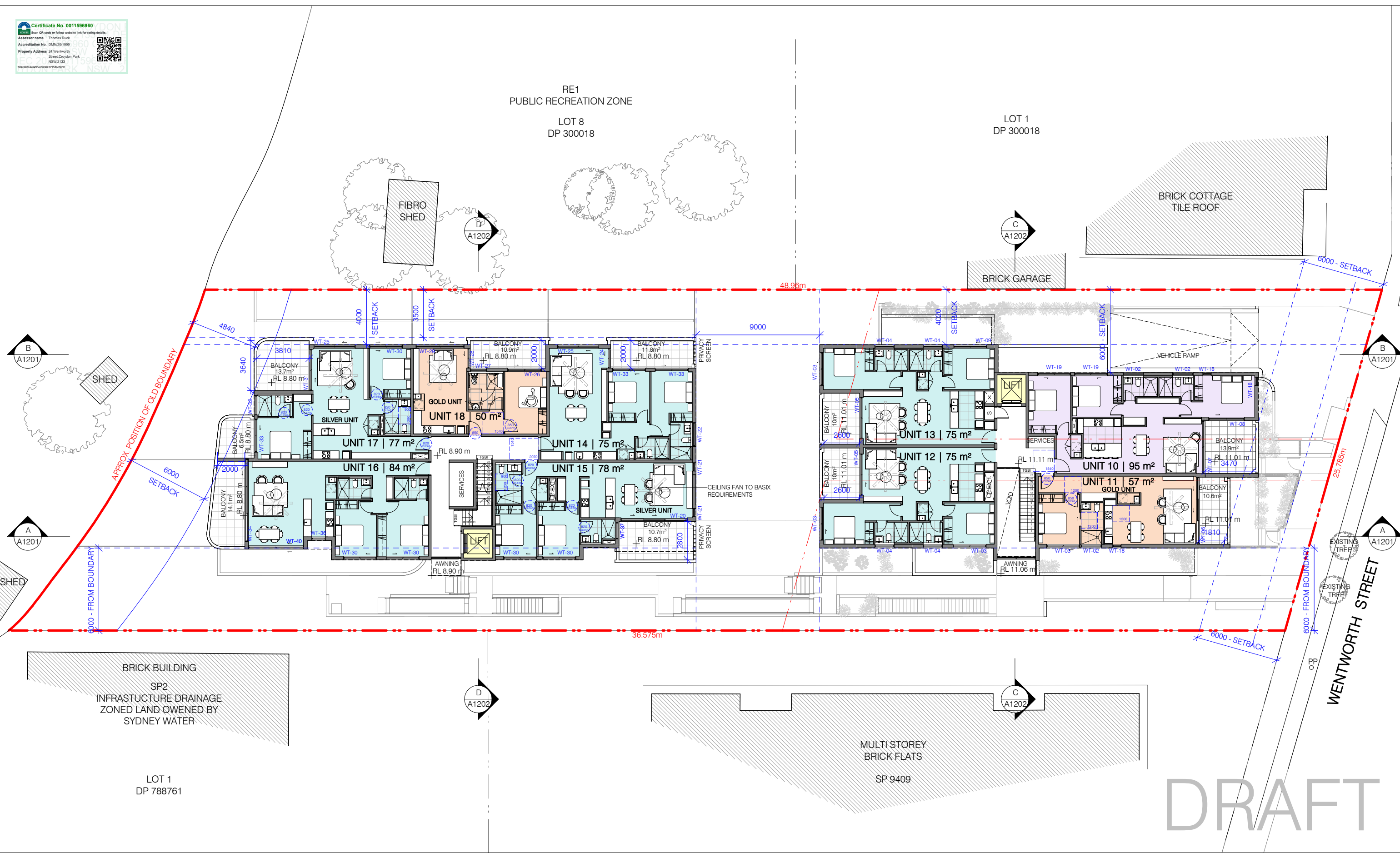
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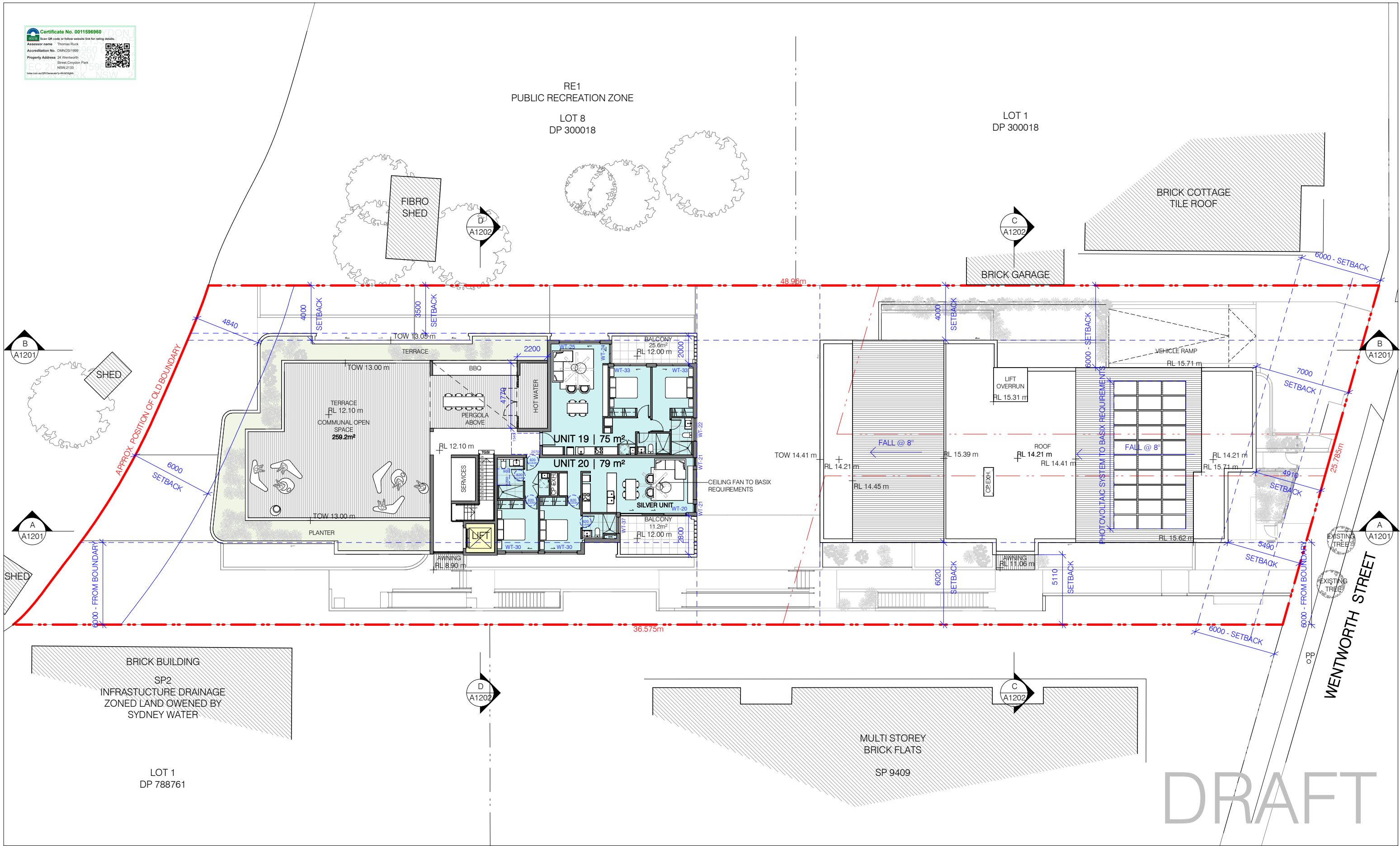
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FIRST FLOOR PLAN	
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LENGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

NORTH

NORTH

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NEW MULTI UNIT DWELLING
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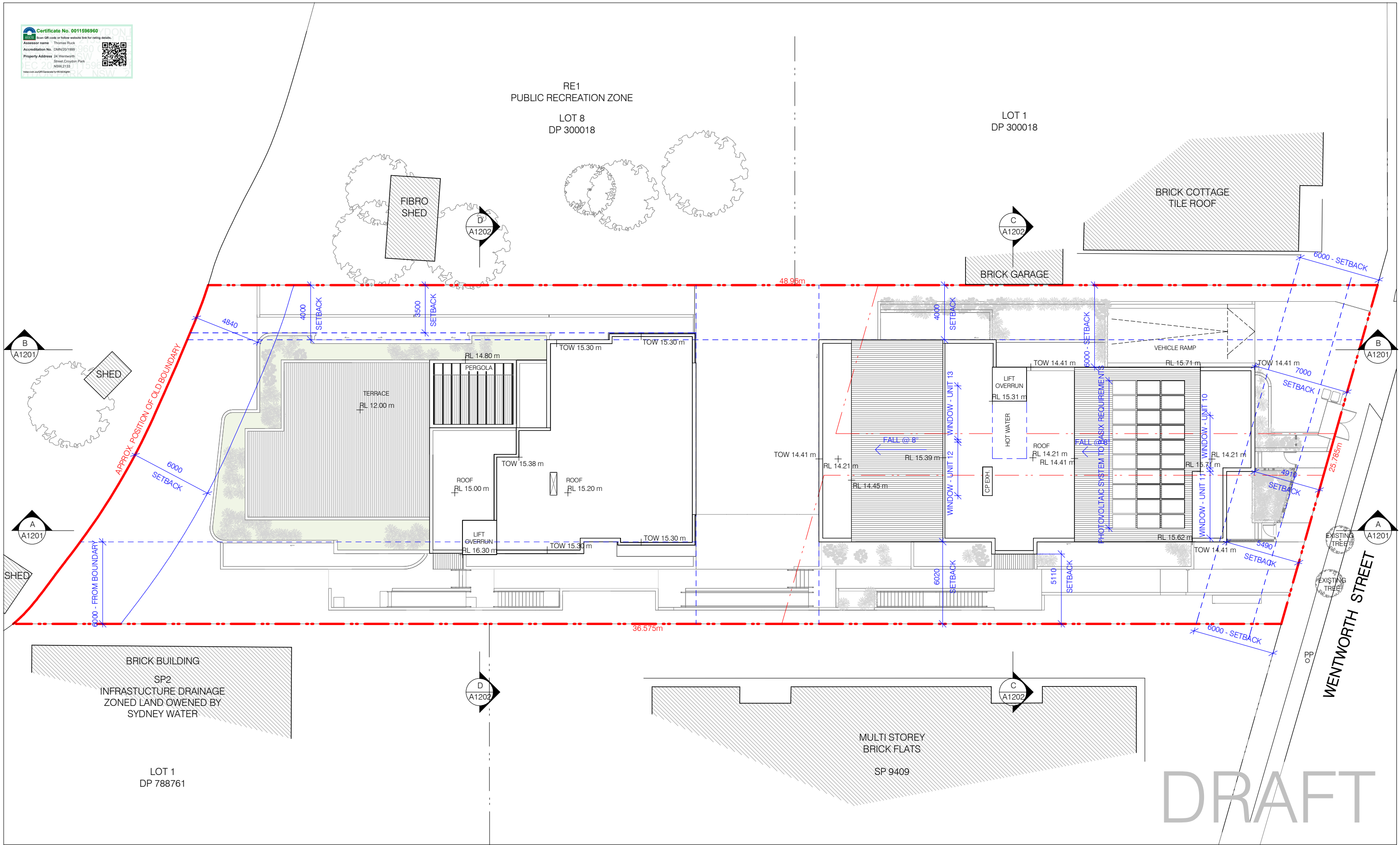
SECOND FLOOR

SCALE: 1 : 250@ A3 DATE: 28.11.2024

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2022-001

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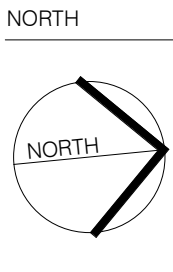


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PROJECT

**24 WENTWORTH ST,
CROYDON PARK**

NEW MULTI UNIT DWELLING
DEVELOPMENT

ROOF PLAN

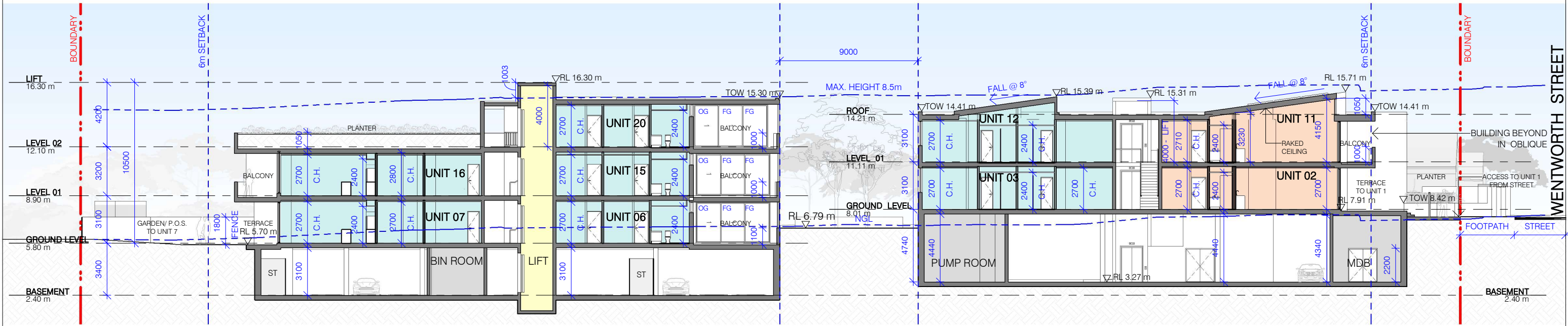
SCALE: 1 : 250@ A3 DATE: 28.11.2024

ISSUE: A - ISSUED FOR DEVELOPMENT APPLICATION

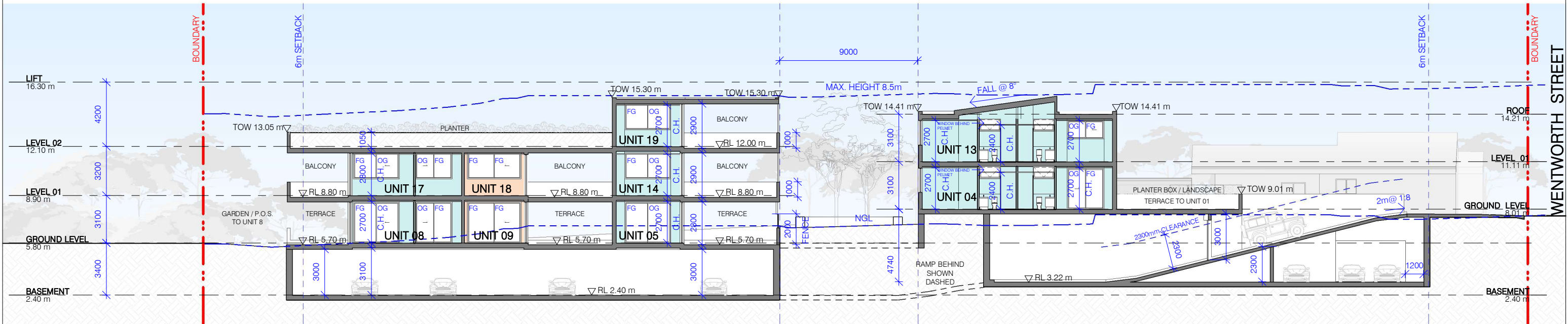
2022-001

A1104

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A SECTION A
1 : 250



B SECTION B
1 : 250

DRAFT

ARCHITECT



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a: 3/09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

LENGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

ISSUE AMENDMENT

A ISSUED FOR DEVELOPMENT APPLICATION

DATE

28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

SECTIONS

SCALE: 1 : 250@ A3 DATE: 28.11.2024

ISSUE: A - ISSUED FOR DEVELOPMENT APPLICATION

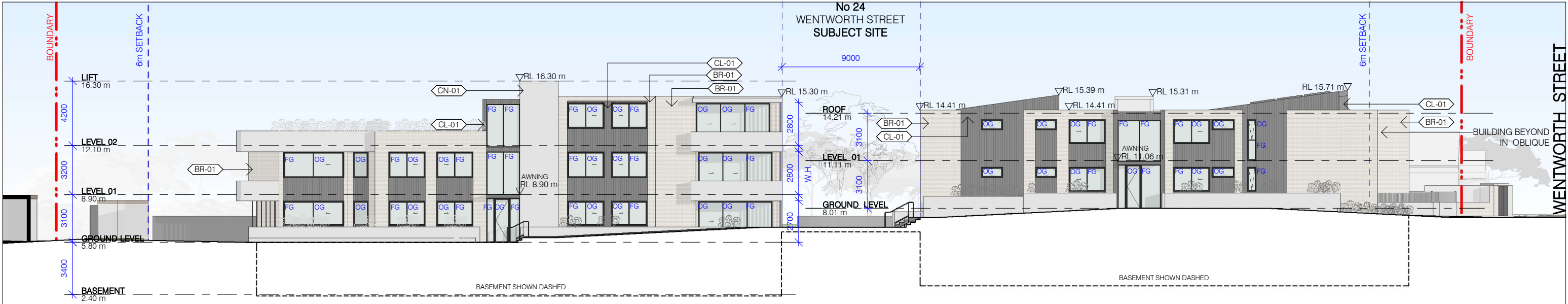
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A1201

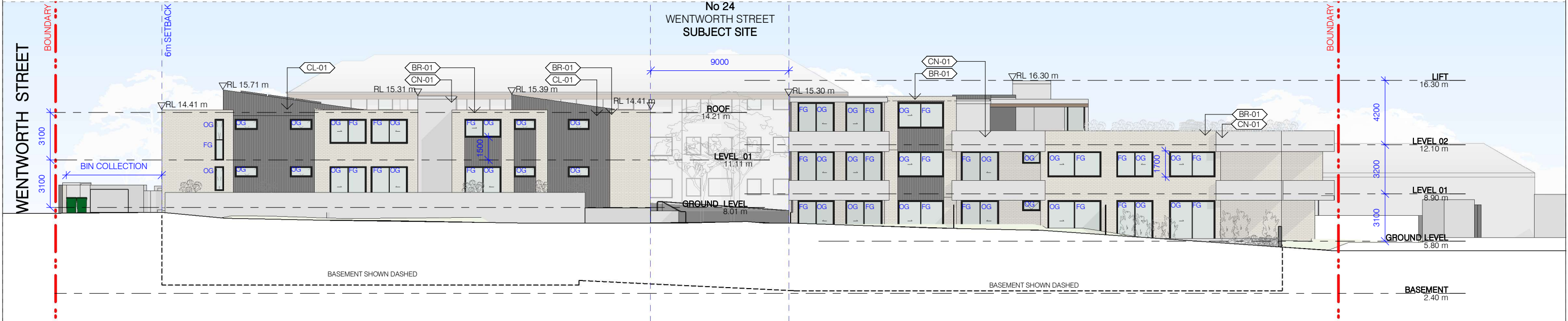
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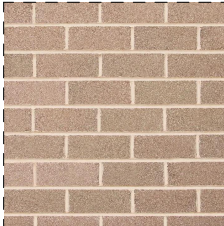


1 EAST ELEVATION
1 : 250



2 WEST ELEVATION
1 : 250

FINISHES SCHEDULE:



BR-01
AUSTRAL BRICKS,
BOWRAL 76 SIMMENTAL SILVER
SIMILAR



CL-01
WEATHERBOARD,
MONUMENT COLOUR OR
SIMILAR



CN-01
EXPOSED CONCRETE



GL-01
CLEAR GLASS WITH ALUMINIUM
FRAMES COLOUR MONUMENT

DRAFT

ARCHITECT

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Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

LENGEND	
FG	DENOTES FIXED GLASS
OG	DENOTES OPERABLE GLASS
WH	DENOTES WINDOW HEIGHT

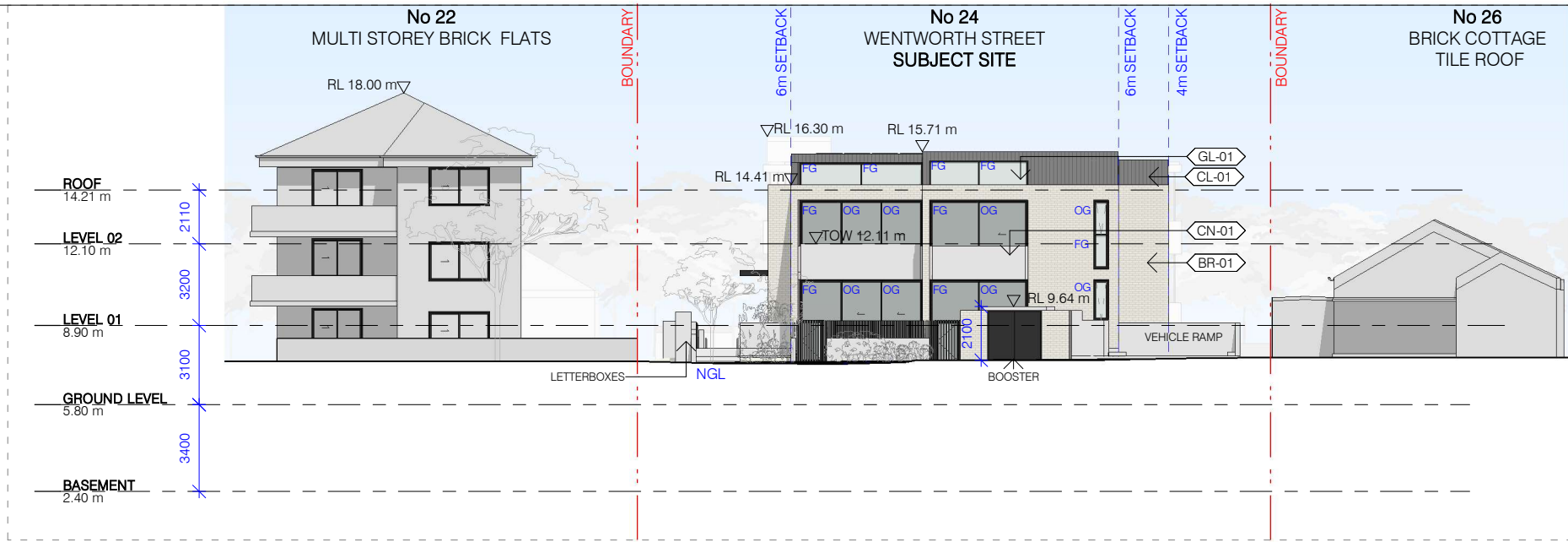
ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

**24 WENTWORTH ST,
CROYDON PARK**

NEW MULTI UNIT DWELLING
DEVELOPMENT

EAST & WEST ELEVATIONS	
SCALE: 1 : 250@ A3	DATE: 28.11.2024
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2022-001	
A1301	

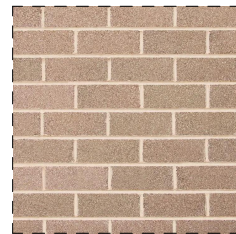


1 NORTH ELEVATION
1 : 250



2 SOUTH ELEVATION
1 : 250

FINISHES SCHEDULE:



BR-01
AUSTRAL BRICKS,
BOWRAL 76 SIMMENTAL SILVER
SIMILAR



CL-01
WEATHERBOARD,
MONUMENT COLOUR OR SIMILAR



CN-01
EXPOSED CONCRETE



GL-01
CLEAR GLASS WITH ALUMINIUM
FRAMES COLOUR MONUMENT

DRAFT

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Nominated Architect:
Barry Babikian NSW Reg No. 8806

LENGEND

FG DENOTES FIXED GLASS
OG DENOTES OPERABLE GLASS
WH DENOTES WINDOW HEIGHT

ISSUE AMENDMENT

DATE

A ISSUED FOR DEVELOPMENT
APPLICATION 28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

NORTH & SOUTH ELEVATIONS

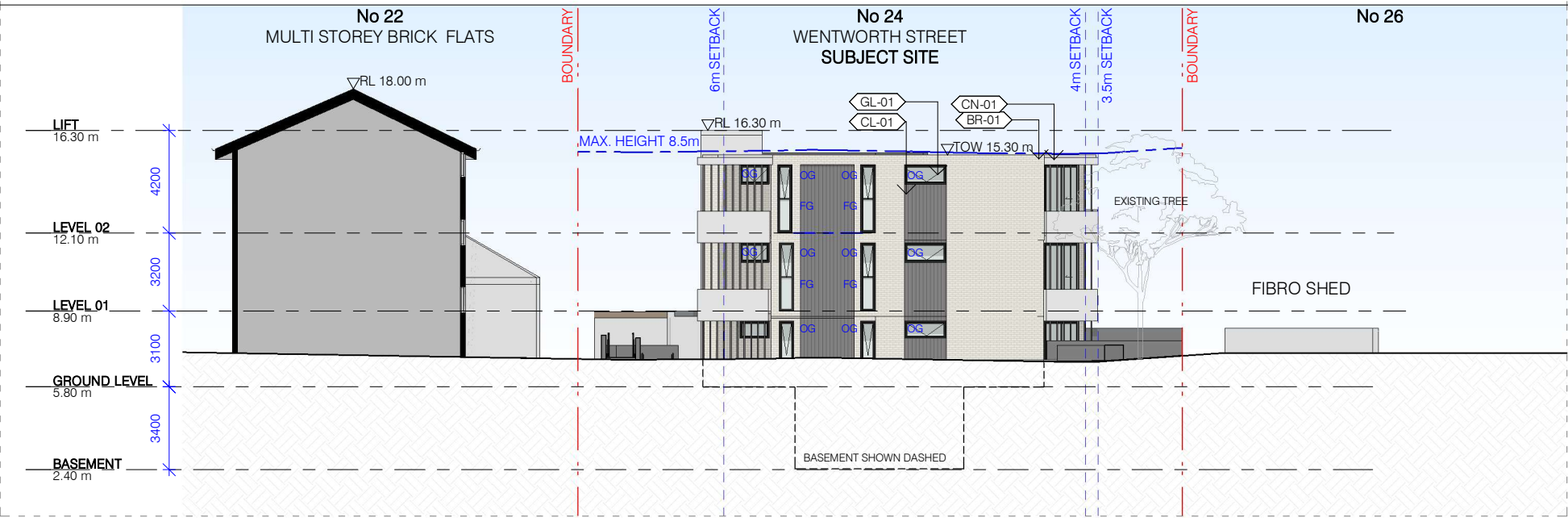
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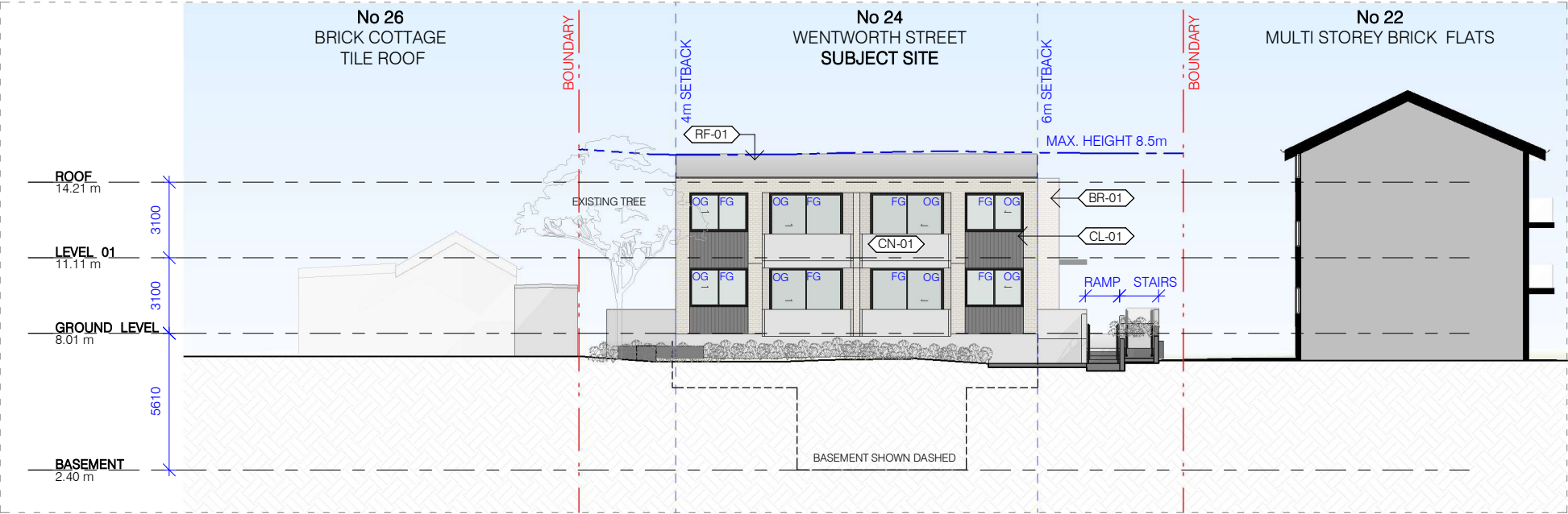
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A1302

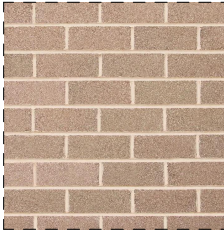


1 SOUTHERN SIDE OF THE COMMUNAL OPEN SPACE
1 : 250



2 NORTHERN SIDE OF THE COMMUNAL OPEN SPACE
1 : 250

FINISHES SCHEDULE:



BR-01
AUSTRAL BRICKS,
BOWRAL 76 SIMMENTAL SILVER
SIMILAR



CL-01
WEATHERBOARD,
MONUMENT COLOUR OR SIMILAR



CN-01
EXPOSED CONCRETE



GL-01
CLEAR GLASS WITH ALUMINIUM
FRAMES COLOUR MONUMENT

DRAFT

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LENGEND	
FG	DENOTES FIXED GLASS
OG	DENOTES OPERABLE GLASS
WH	DENOTES WINDOW HEIGHT

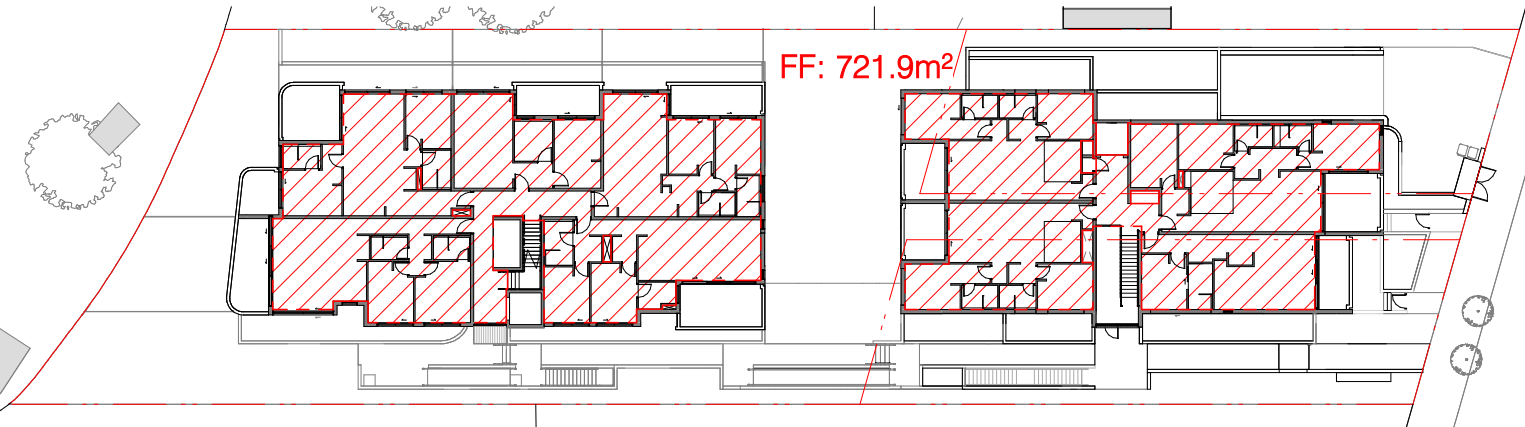
ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

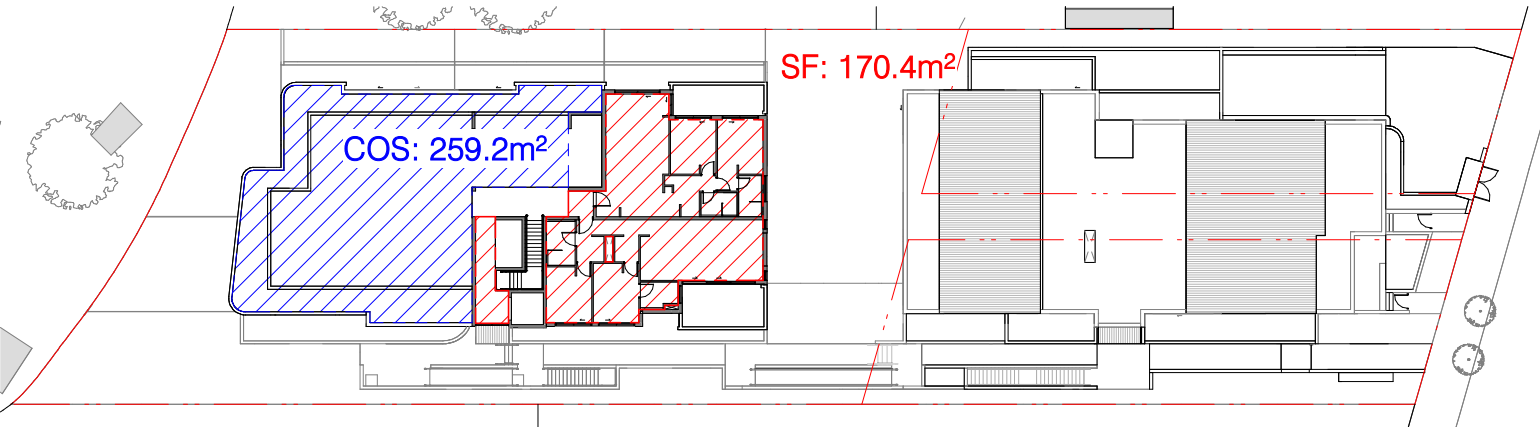
24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

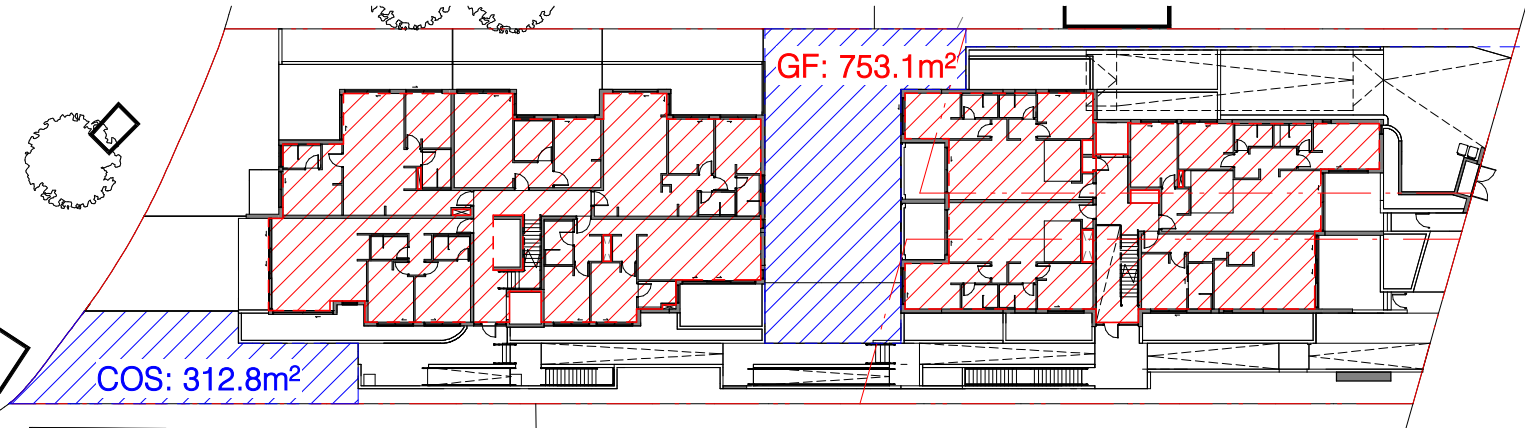
INTERNAL ELEVATIONS	
SCALE: 1 : 250@ A3	DATE: 28.11.2024
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2022-001	A1303



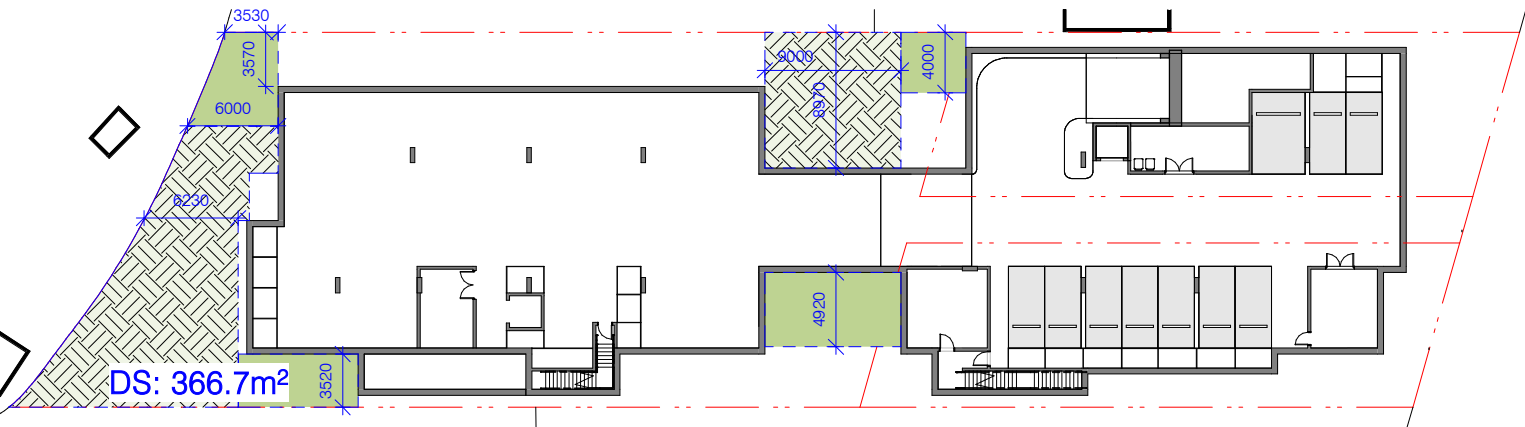
3 GFA_FIRST FLOOR
1 : 500



4 GFA_SECOND FLOOR
1 : 500



2 GFA_GROUND FLOOR
1 : 500



1 DEEP SOIL_BASEMENT
1 : 500

FLOOR AREA CALCULATIONS	
SITE AREA = 2194.0m² BY DEED	
MAX GFA PERMISSIBLE	1645.5m² (0.75:1)
PROPOSED	
GROUND FLOOR	753.1m²
FIRST FLOOR	721.9m²
SECOND FLOOR	170.4m²
TOTAL GFA	1645.4m² (0.75:1)

COMMUNAL OPEN SPACE	
REQUIRED 25% OF THE SITE	548.5m² (25%)
PROPOSED	572.0m² (26%)

DEEP SOIL	
REQUIRED 7% OF THE SITE	153.5m²
MIN. WIDTH 3.5m BUT < 6.0m	118.5m² (5.4%)
MIN. WIDTH 6.0m OR >	248.2m² (11.3%)
TOTAL DEEP SOIL PROPOSED	366.7m² (16.7%)

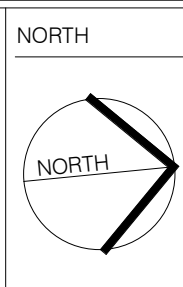
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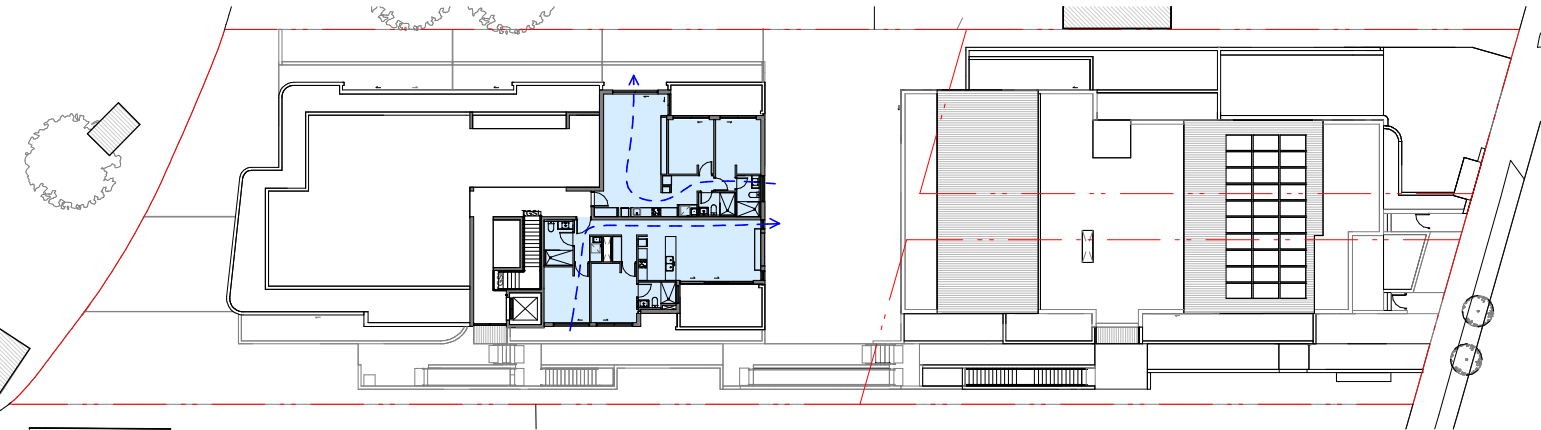
ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

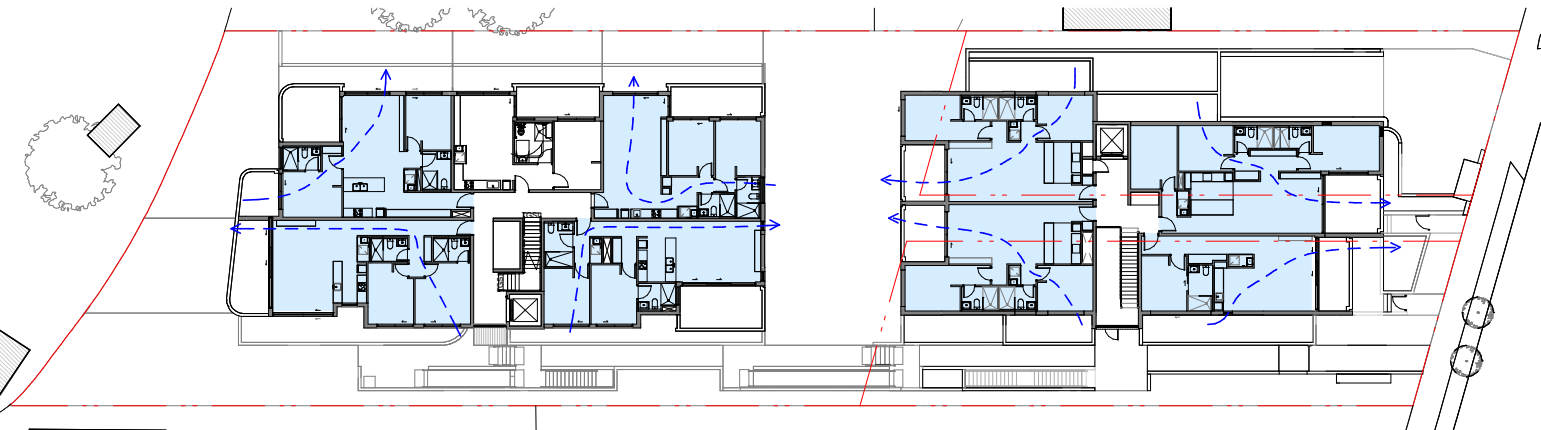
24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

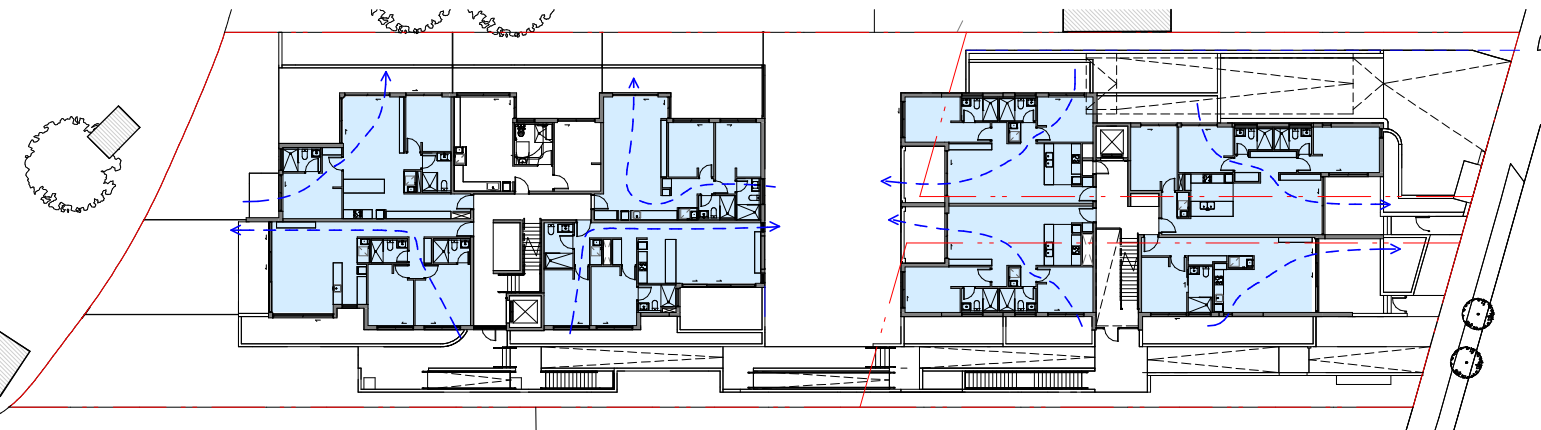
FLOOR SPACE CALCULATIONS	
SCALE: As indicated@ A3	DATE: 28.11.2024
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2022-001	
A1401	



3 CROSS VENTILATION_ SECOND FLOOR
1 : 500



2 CROSS VENTILATION_ FIRST FLOOR
1 : 500



1 CROSS VENTILATION_ GROUND FLOOR
1 : 500

CROSS VENTILATION	
REQUIREMENTS - 60%	12 UNITS
GROUND FLOOR	8/ 9
FIRST FLOOR	8/ 9
SECOND FLOOR	2/2
TOTAL	18 UNITS / 20 (90%)

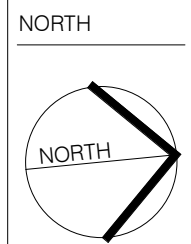
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PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

CROSS VENTILATION

SCALE: As indicated@ A3 DATE: 28.11.2024

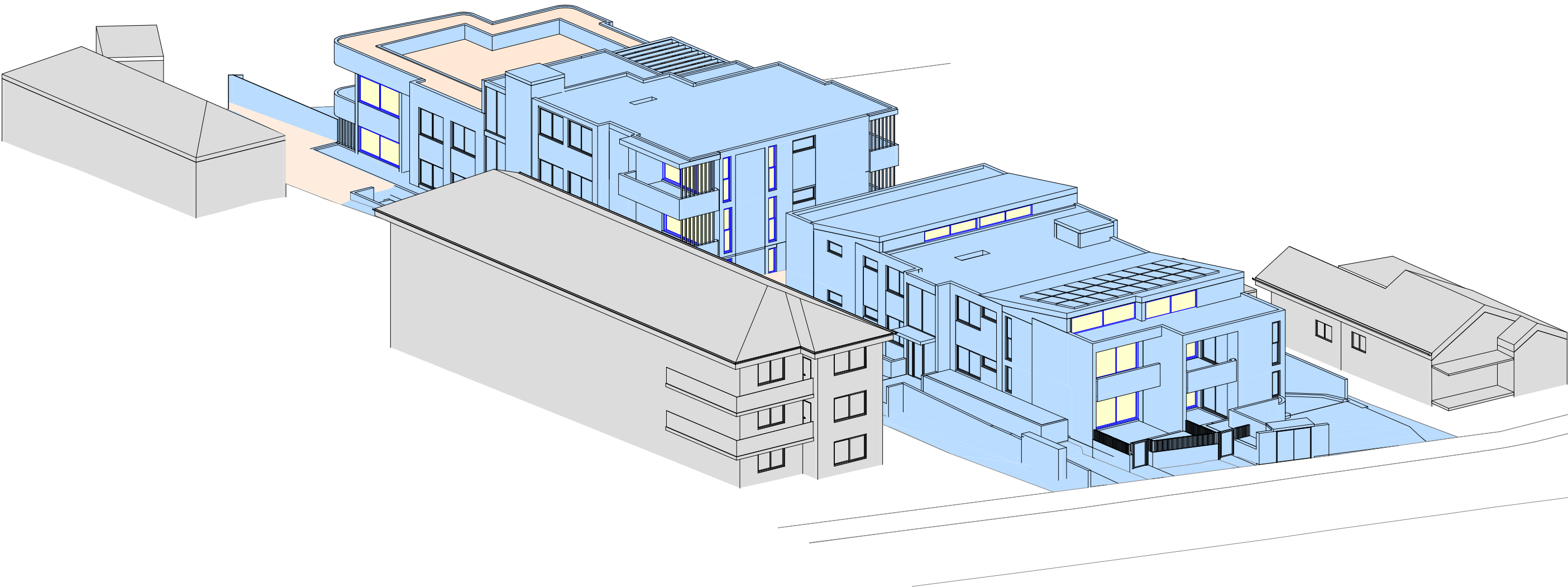
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2022-001

A1402

SOLAR ACCESS - ON JUNE 21 st - FROM 9am - 3pm								
LEVEL	UNIT No	9am	10am	11am	12pm	1pm	2pm	3pm
GROUND FLOOR	UNIT 01	X	X	X	X			
	UNIT 02	X	X	X	X	X	X	
	UNIT 03							
	UNIT 04							
	UNIT 05					X	X	X
	UNIT 06	X	X	X				X
	UNIT 07	X	X	X				
	UNIT 08				X	X	X	X
	UNIT 09					X	X	X
FIRST FLOOR	UNIT 10	X	X	X	X	X	X	X
	UNIT 11	X	X	X	X	X	X	X
	UNIT 12							
	UNIT 13							
	UNIT 14					X	X	X
	UNIT 15	X	X	X	X	X	X	X
	UNIT 16	X	X	X				
	UNIT 17				X	X	X	X
	UNIT 18				X	X	X	X
THIRD FLOOR	UNIT 19				X	X	X	X
	UNIT 20	X	X	X	X	X	X	X
SOLAR ACCESS REQUIREMENT						70% (14 UNITS)		
SOLAR ACCESS PROPOSED						80% (16 UNITS)		
COMMUNAL OPEN SPACE		X	X	X	X	X	X	X



DRAFT


ARCHITECT





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Rosebery NSW 2018

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Nominated Architect:
Barry Babikian NSW Reg No. 8806

LENGEND

 DENOTES SOLAR ACCESS TO LIVING ROOMS ON JUNE 21st FROM 9am TO 3pm

 SUBJECT SITE

 DENOTES SOLAR ACCESS TO COMMUNAL OPEN SPACE ON JUNE 21st FROM 9am TO 3pm

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

SOLAR ACCESS ON JUNE 21 @ 9AM

SCALE: 1 : 250@ A3

DATE: 28.11.2024

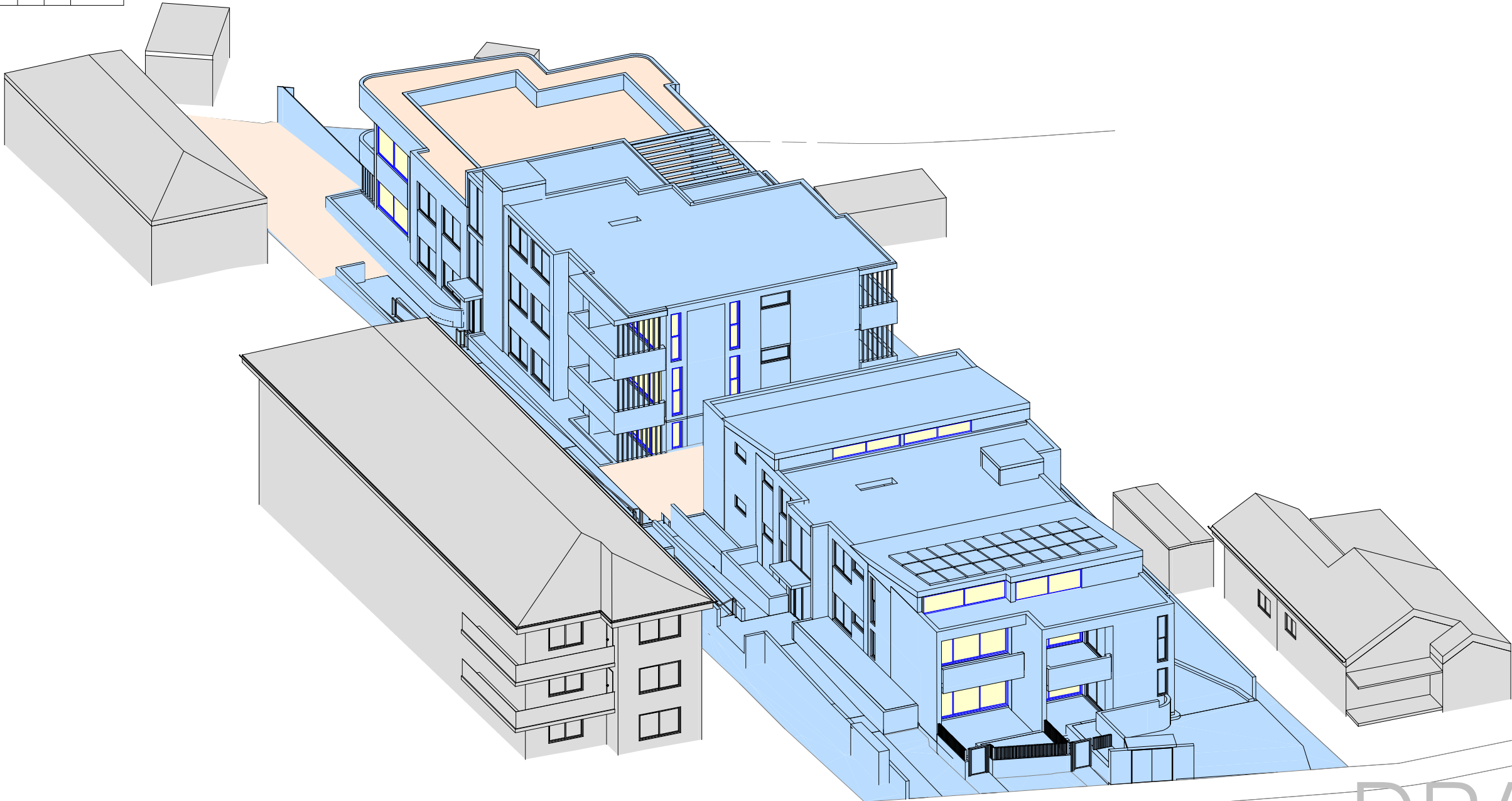
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2022-001

A1420

SOLAR ACCESS - ON JUNE 21 st - FROM 9am - 3pm									
LEVEL	UNIT No	9am	10am	11am	12pm	1pm	2pm	3pm	
GROUND FLOOR	UNIT 01	X	X	X	X				7 / 9
	UNIT 02	X	X	X	X	X	X		
	UNIT 03								
	UNIT 04								
	UNIT 05					X	X	X	
	UNIT 06	X	X	X				X	
	UNIT 07	X	X	X					
	UNIT 08				X	X	X	X	
	UNIT 09					X	X	X	
FIRST FLOOR	UNIT 10	X	X	X	X	X	X	X	7 / 9
	UNIT 11	X	X	X	X	X	X	X	
	UNIT 12								
	UNIT 13								
	UNIT 14					X	X	X	
	UNIT 15	X	X	X	X	X	X	X	
	UNIT 16	X	X	X					
	UNIT 17				X	X	X	X	
	UNIT 18				X	X	X	X	
THIRD FLOOR	UNIT 19				X	X	X	X	2 / 2
	UNIT 20	X	X	X	X	X	X	X	
	SOLAR ACCESS REQUIREMENT					70% (14 UNITS)			
SOLAR ACCESS PROPOSED					80% (16 UNITS)				
COMMUNAL OPEN SPACE		X	X	X	X	X	X	X	



DRAFT


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Rosebery NSW 2018

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Nominated Architect:
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LENGEND

 DENOTES SOLAR ACCESS TO LIVING ROOMS ON JUNE 21st FROM 9am TO 3pm

 SUBJECT SITE

 DENOTES SOLAR ACCESS TO COMMUNAL OPEN SPACE ON JUNE 21st FROM 9am TO 3pm

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK


NEW MULTI UNIT DWELLING
DEVELOPMENT

SOLAR ACCESS ON JUNE 21 @ 10AM

SCALE: 1 : 250@ A3 DATE: 28.11.2024

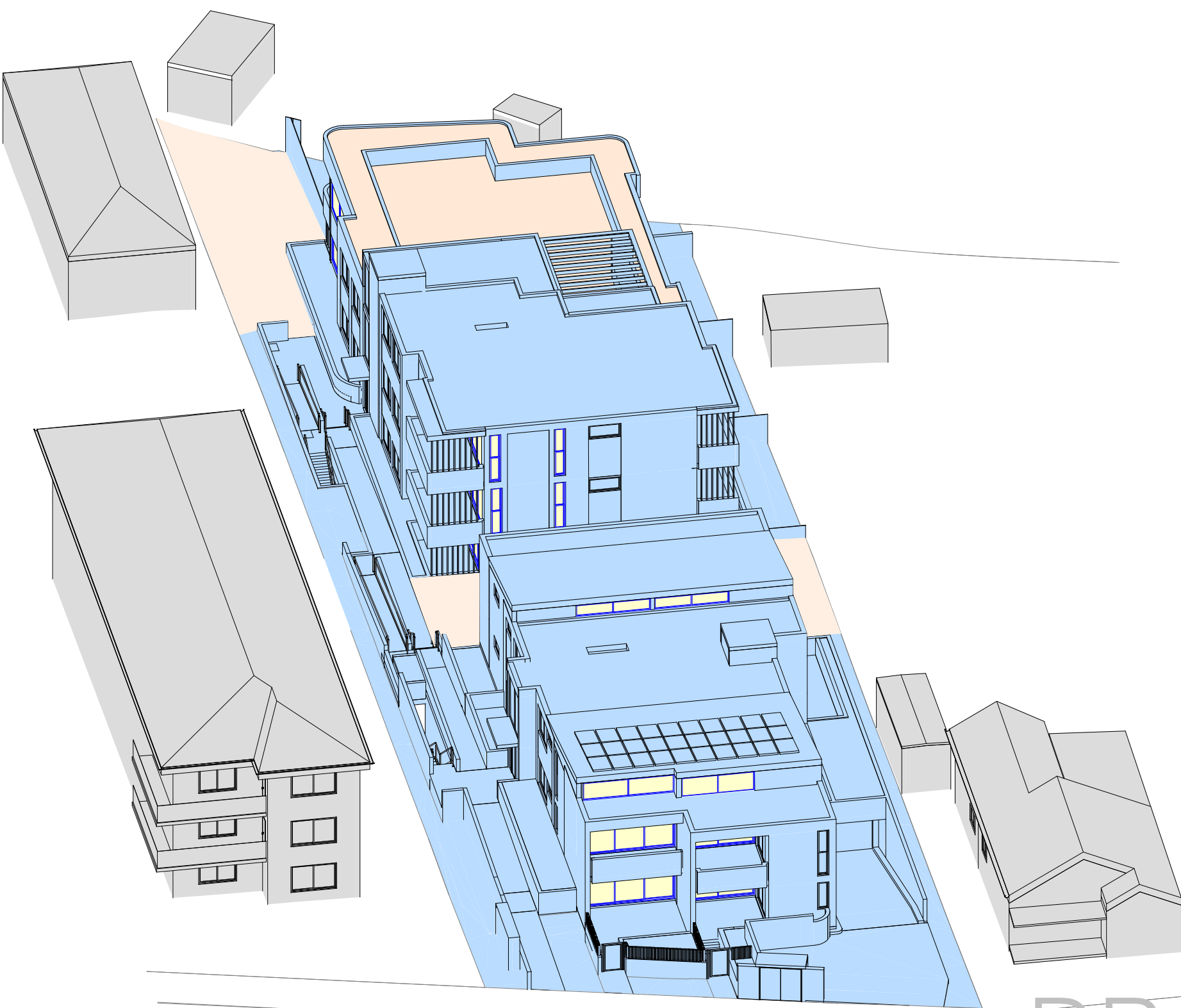
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A1421

SOLAR ACCESS - ON JUNE 21 st - FROM 9am - 3pm									
LEVEL	UNIT No	9am	10am	11am	12pm	1pm	2pm	3pm	
GROUND FLOOR	UNIT 01	X	X	X	X				7 / 9
	UNIT 02	X	X	X	X	X	X		
	UNIT 03								
	UNIT 04								
	UNIT 05					X	X	X	
	UNIT 06	X	X	X				X	
	UNIT 07	X	X	X					
	UNIT 08				X	X	X	X	
	UNIT 09					X	X	X	
FIRST FLOOR	UNIT 10	X	X	X	X	X	X	X	7 / 9
	UNIT 11	X	X	X	X	X	X	X	
	UNIT 12								
	UNIT 13								
	UNIT 14					X	X	X	
	UNIT 15	X	X	X	X	X	X	X	
	UNIT 16	X	X	X					
	UNIT 17				X	X	X	X	
	UNIT 18				X	X	X	X	
THIRD FLOOR	UNIT 19				X	X	X	X	2 / 2
	UNIT 20	X	X	X	X	X	X	X	
	SOLAR ACCESS REQUIREMENT					70% (14 UNITS)			
SOLAR ACCESS PROPOSED					80% (16 UNITS)				
COMMUNAL OPEN SPACE		X	X	X	X	X	X	X	



DRAFT


ARCHITECT





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Nominated Architect:
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LENGEND

 DENOTES SOLAR ACCESS TO LIVING ROOMS ON JUNE 21st FROM 9am TO 3pm

 SUBJECT SITE

 DENOTES SOLAR ACCESS TO COMMUNAL OPEN SPACE ON JUNE 21st FROM 9am TO 3pm

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK


NEW MULTI UNIT DWELLING
DEVELOPMENT

SOLAR ACCESS ON JUNE 21 @ 11AM

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A1422

SOLAR ACCESS - ON JUNE 21 st - FROM 9am - 3pm								
LEVEL	UNIT No	9am	10am	11am	12pm	1pm	2pm	3pm
GROUND FLOOR	UNIT 01	X	X	X	X			
	UNIT 02	X	X	X	X	X	X	
	UNIT 03							
	UNIT 04							
	UNIT 05					X	X	X
	UNIT 06	X	X	X				X
	UNIT 07	X	X	X				
	UNIT 08				X	X	X	X
	UNIT 09					X	X	X
FIRST FLOOR	UNIT 10	X	X	X	X	X	X	X
	UNIT 11	X	X	X	X	X	X	X
	UNIT 12							
	UNIT 13							
	UNIT 14					X	X	X
	UNIT 15	X	X	X	X	X	X	X
	UNIT 16	X	X	X				
	UNIT 17				X	X	X	X
	UNIT 18				X	X	X	X
THIRD FLOOR	UNIT 19				X	X	X	X
	UNIT 20	X	X	X	X	X	X	X
SOLAR ACCESS REQUIREMENT						70% (14 UNITS)		
SOLAR ACCESS PROPOSED						80% (16 UNITS)		
COMMUNAL OPEN SPACE		X	X	X	X	X	X	X



ARCHITECT



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Rosebery NSW 2018


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LENGEND

 DENOTES SOLAR ACCESS TO LIVING ROOMS ON JUNE 21st FROM 9am TO 3pm

 SUBJECT SITE

 DENOTES SOLAR ACCESS TO COMMUNAL OPEN SPACE ON JUNE 21st FROM 9am TO 3pm

ISSUE

AMENDMENT

DATE

A

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28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

SOLAR ACCESS ON JUNE 21 @ 12PM

SCALE: 1 : 250@ A3

DATE: 28.11.2024

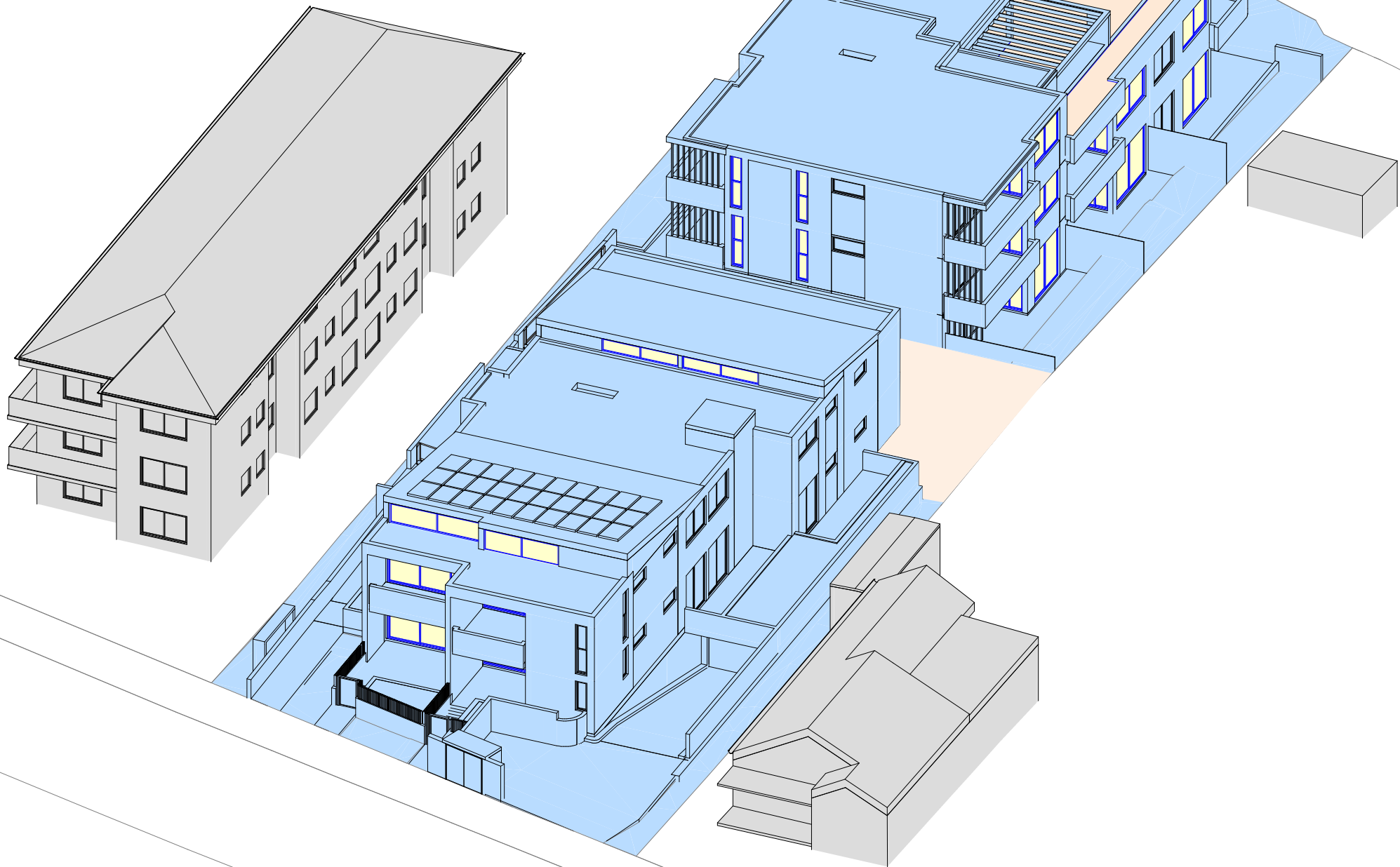
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2022-001

A1423

SOLAR ACCESS - ON JUNE 21 st - FROM 9am - 3pm									
LEVEL	UNIT No	9am	10am	11am	12pm	1pm	2pm	3pm	
GROUND FLOOR	UNIT 01		X	X	X				7 / 9
	UNIT 02	X	X	X	X	X	X		
	UNIT 03								
	UNIT 04								
	UNIT 05					X	X	X	
	UNIT 06	X	X	X				X	
	UNIT 07	X	X	X					
	UNIT 08				X	X	X	X	
	UNIT 09					X	X	X	
FIRST FLOOR	UNIT 10	X	X	X	X	X	X	X	7 / 9
	UNIT 11	X	X	X	X	X	X	X	
	UNIT 12								
	UNIT 13								
	UNIT 14					X	X	X	
	UNIT 15	X	X	X	X	X	X	X	
	UNIT 16	X	X	X					
	UNIT 17				X	X	X	X	
	UNIT 18				X	X	X	X	
THIRD FLOOR	UNIT 19				X	X	X	X	2 / 2
	UNIT 20	X	X	X	X	X	X	X	
	SOLAR ACCESS REQUIREMENT					70% (14 UNITS)			
SOLAR ACCESS PROPOSED					80% (16 UNITS)				
COMMUNAL OPEN SPACE		X	X	X	X	X	X	X	



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Nominated Architect:
Barry Babikian NSW Reg No. 8806

LENGEND

 DENOTES SOLAR ACCESS TO LIVING ROOMS ON JUNE 21st FROM 9am TO 3pm

 SUBJECT SITE

 DENOTES SOLAR ACCESS TO COMMUNAL OPEN SPACE ON JUNE 21st FROM 9am TO 3pm

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

SOLAR ACCESS ON JUNE 21 @ 1PM

SCALE: 1 : 250@ A3 DATE: 28.11.2024

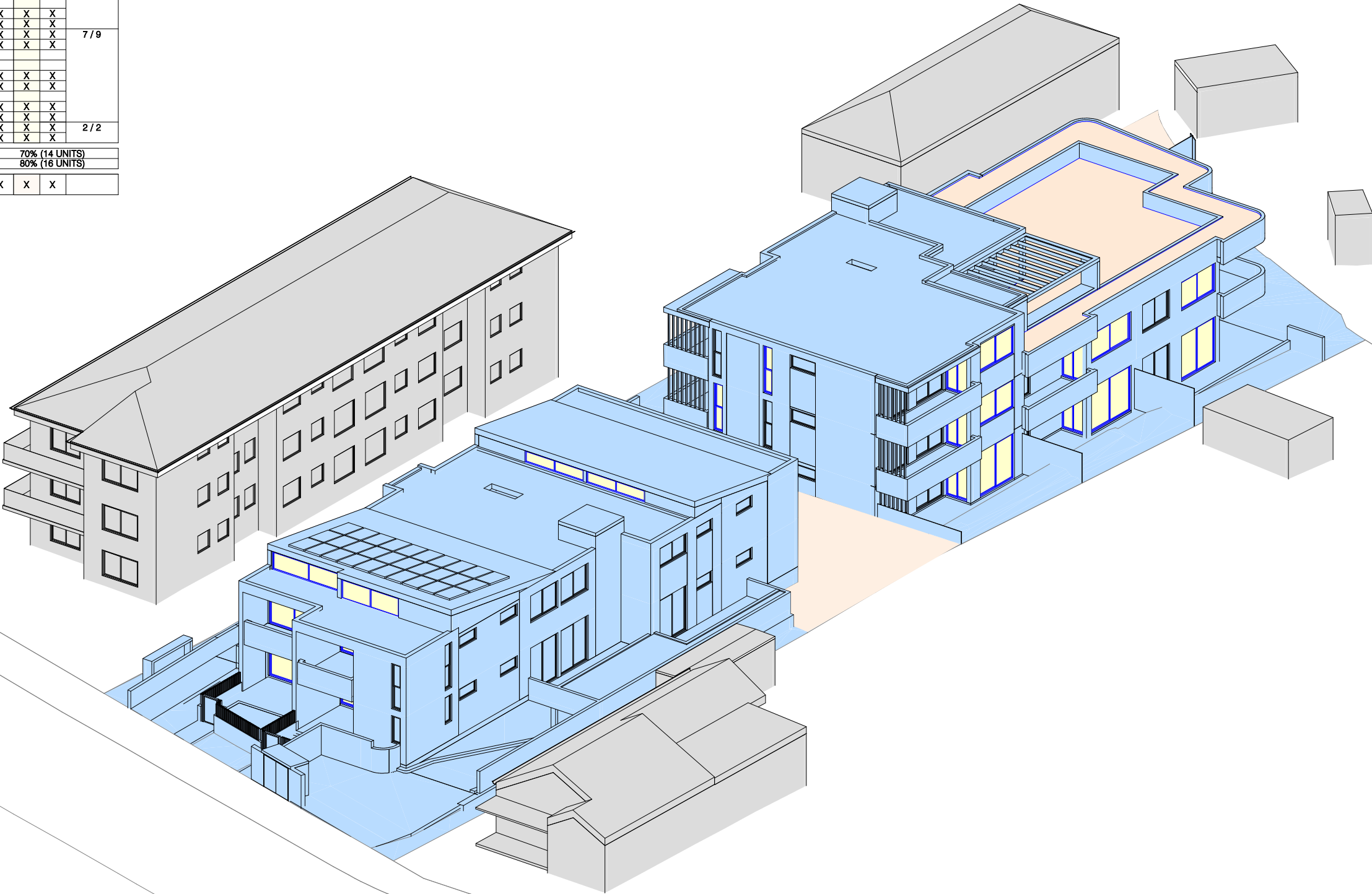
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2022-001

A1424

SOLAR ACCESS - ON JUNE 21 st - FROM 9am - 3pm									
LEVEL	UNIT No	9am	10am	11am	12pm	1pm	2pm	3pm	
GROUND FLOOR	UNIT 01	X	X	X	X				7 / 9
	UNIT 02	X	X	X	X	X	X		
	UNIT 03								
	UNIT 04								
	UNIT 05					X	X	X	
	UNIT 06	X	X	X				X	
	UNIT 07	X	X	X					
	UNIT 08				X	X	X	X	
	UNIT 09					X	X	X	
FIRST FLOOR	UNIT 10	X	X	X	X	X	X	X	7 / 9
	UNIT 11	X	X	X	X	X	X	X	
	UNIT 12								
	UNIT 13								
	UNIT 14					X	X	X	
	UNIT 15	X	X	X	X	X	X	X	
	UNIT 16	X	X	X					
	UNIT 17				X	X	X	X	
	UNIT 18				X	X	X	X	
THIRD FLOOR	UNIT 19				X	X	X	X	2 / 2
	UNIT 20	X	X	X	X	X	X	X	
	SOLAR ACCESS REQUIREMENT					70% (14 UNITS)			
SOLAR ACCESS PROPOSED					80% (16 UNITS)				
COMMUNAL OPEN SPACE		X	X	X	X	X	X	X	



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LENGEND

 DENOTES SOLAR ACCESS TO LIVING ROOMS ON JUNE 21st FROM 9am TO 3pm

 SUBJECT SITE

 DENOTES SOLAR ACCESS TO COMMUNAL OPEN SPACE ON JUNE 21st FROM 9am TO 3pm

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK


NEW MULTI UNIT DWELLING
DEVELOPMENT

SOLAR ACCESS ON JUNE 21 @ 2PM

SCALE: 1 : 250@ A3 DATE: 28.11.2024

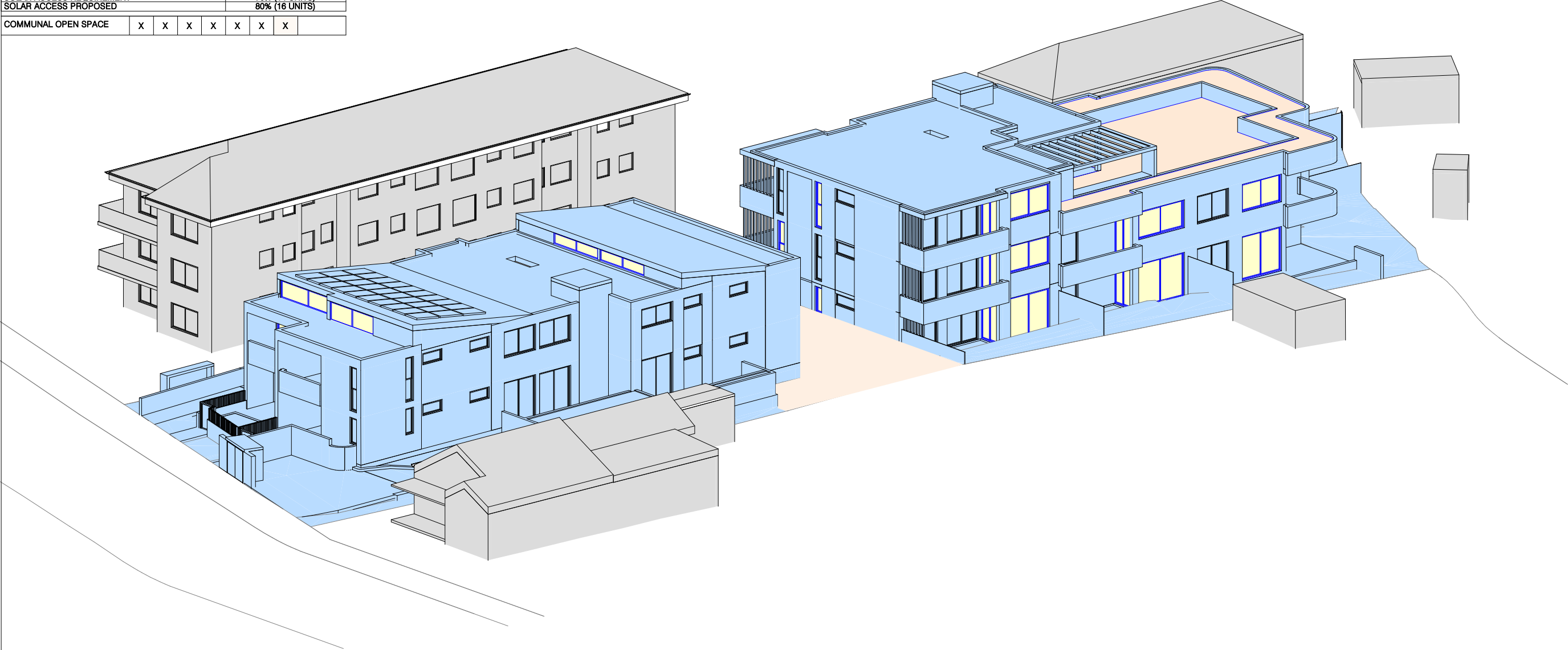
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 2022-001

A1425

SOLAR ACCESS - ON JUNE 21 st - FROM 9am - 3pm									
LEVEL	UNIT No	9am	10am	11am	12pm	1pm	2pm	3pm	
GROUND FLOOR	UNIT 01	X	X	X	X				7 / 9
	UNIT 02	X	X	X	X	X	X		
	UNIT 03								
	UNIT 04								
	UNIT 05					X	X	X	
	UNIT 06	X	X	X				X	
	UNIT 07	X	X	X					
	UNIT 08				X	X	X	X	
	UNIT 09					X	X	X	
FIRST FLOOR	UNIT 10	X	X	X	X	X	X	X	7 / 9
	UNIT 11	X	X	X	X	X	X	X	
	UNIT 12								
	UNIT 13								
	UNIT 14					X	X	X	
	UNIT 15	X	X	X	X	X	X	X	
	UNIT 16	X	X	X					
	UNIT 17				X	X	X	X	
	UNIT 18				X	X	X	X	
THIRD FLOOR	UNIT 19				X	X	X	X	2 / 2
	UNIT 20	X	X	X	X	X	X	X	
SOLAR ACCESS REQUIREMENT						70% (14 UNITS)			
SOLAR ACCESS PROPOSED						80% (16 UNITS)			
COMMUNAL OPEN SPACE		X	X	X	X	X	X	X	



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LENGEND

 DENOTES SOLAR ACCESS TO LIVING ROOMS ON JUNE 21st FROM 9am TO 3pm

 SUBJECT SITE

 DENOTES SOLAR ACCESS TO COMMUNAL OPEN SPACE ON JUNE 21st FROM 9am TO 3pm

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

SOLAR ACCESS ON JUNE 21 @ 3PM

SCALE: 1 : 250@ A3

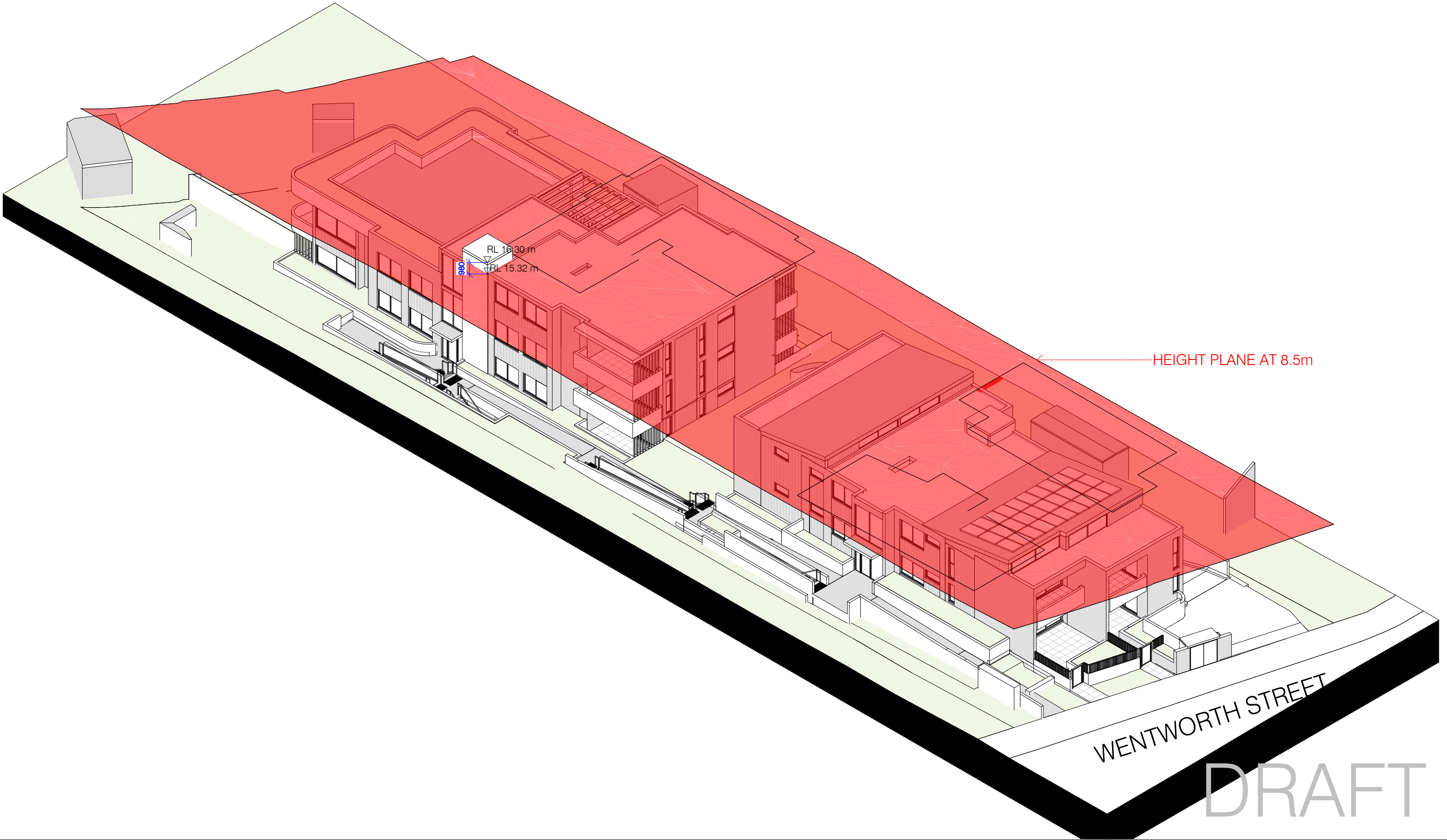
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A1426



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ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

HEIGHT PLANE ANALYSIS

SCALE: 1 : 250@ A3

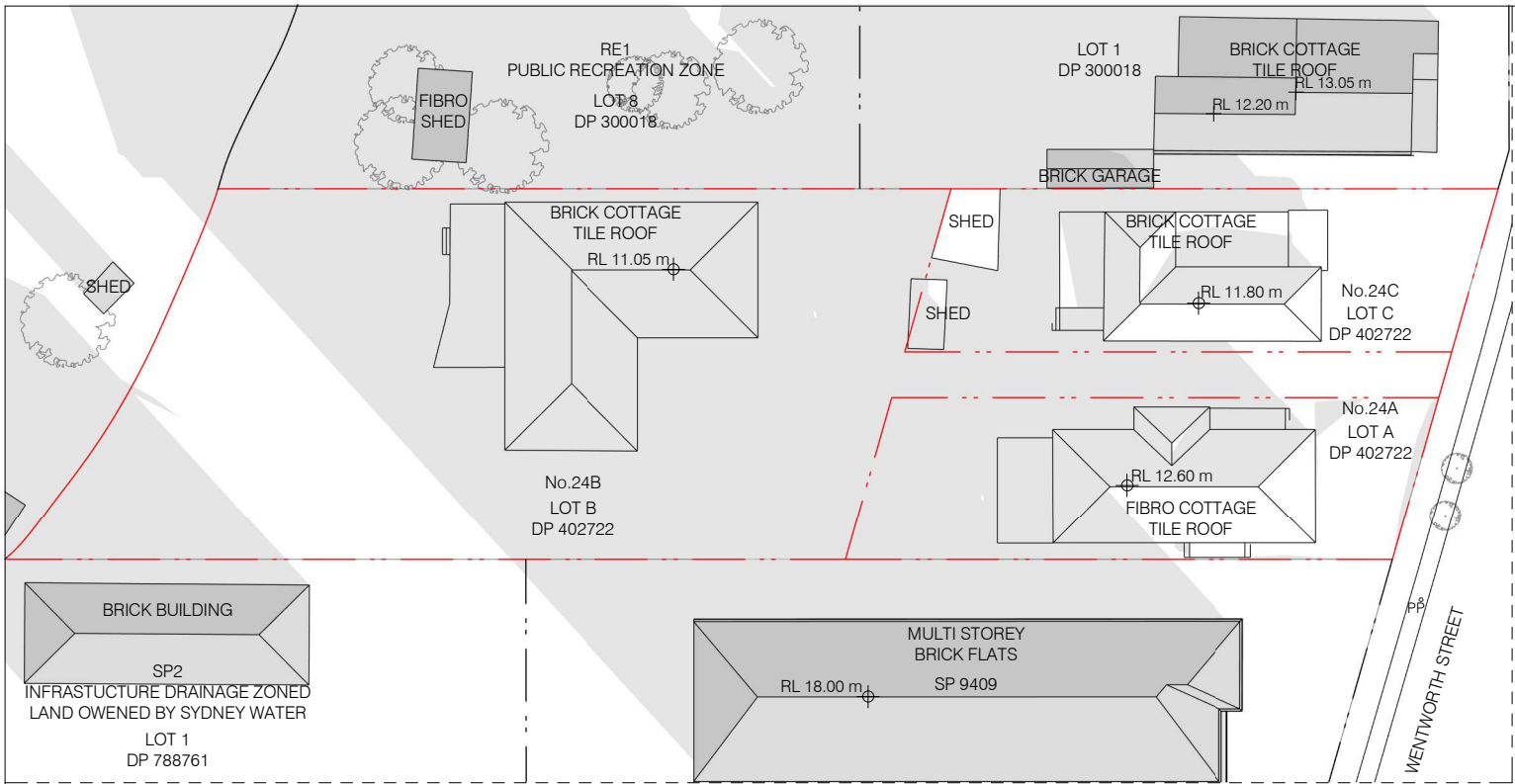
DATE: 28.11.2024

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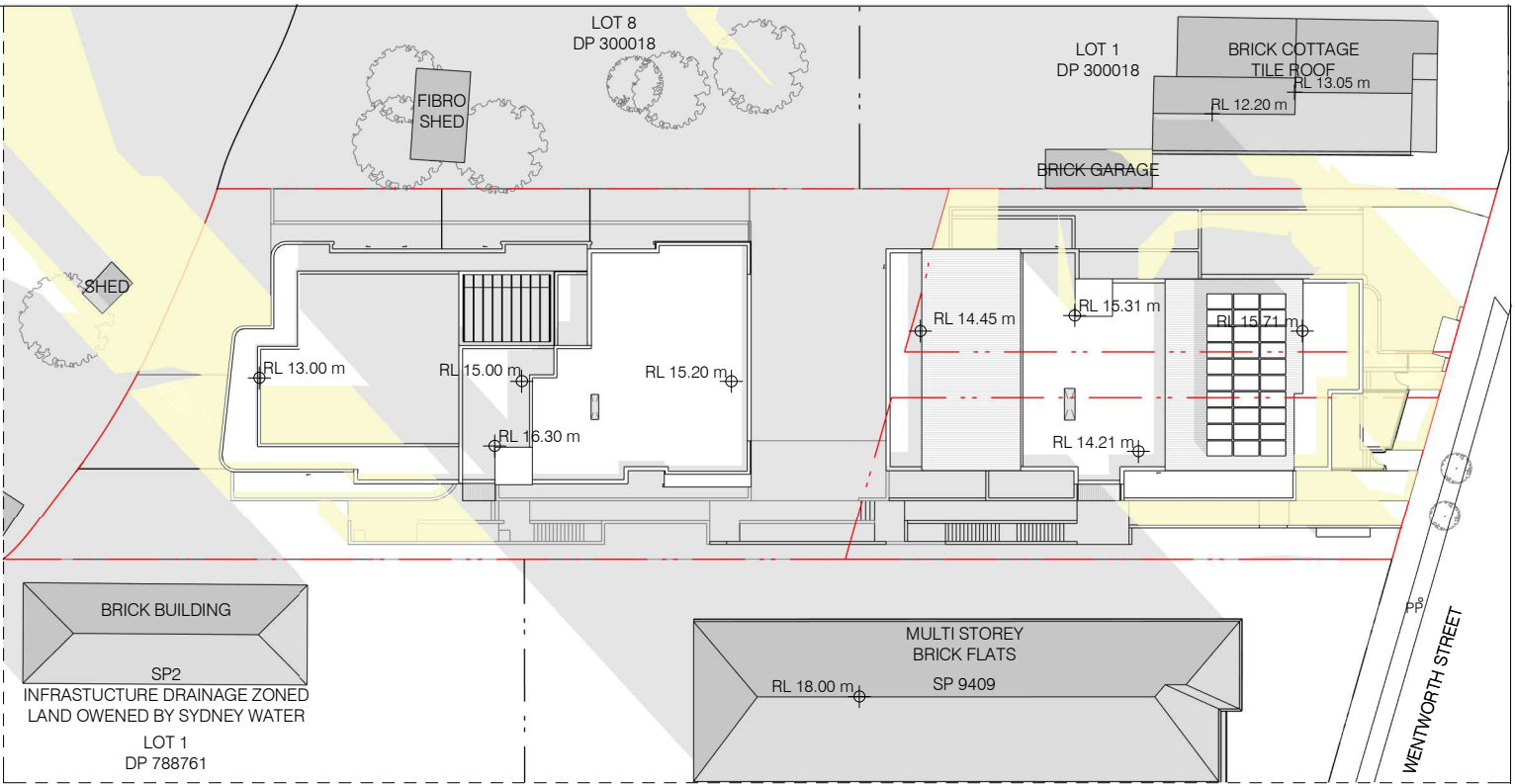
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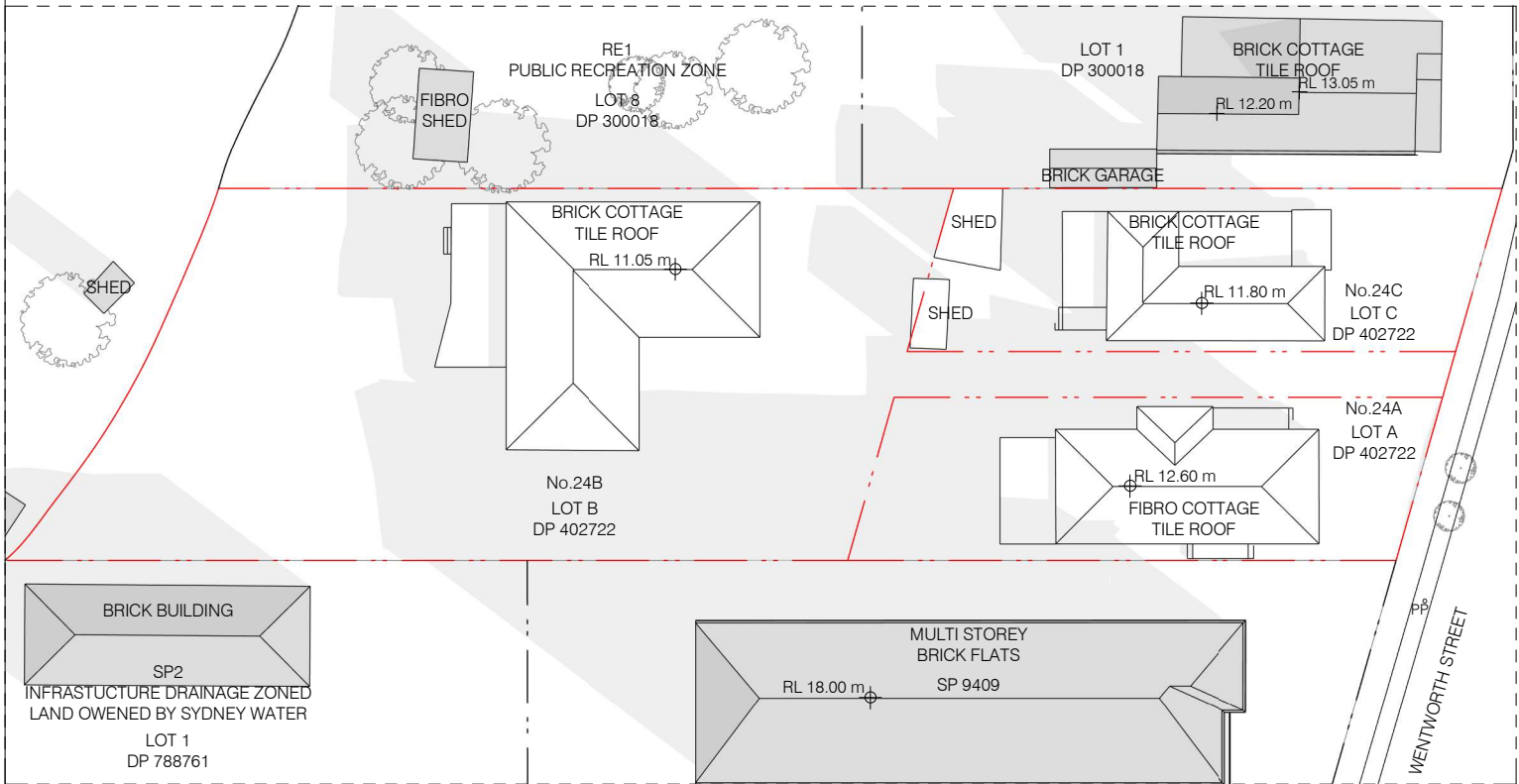
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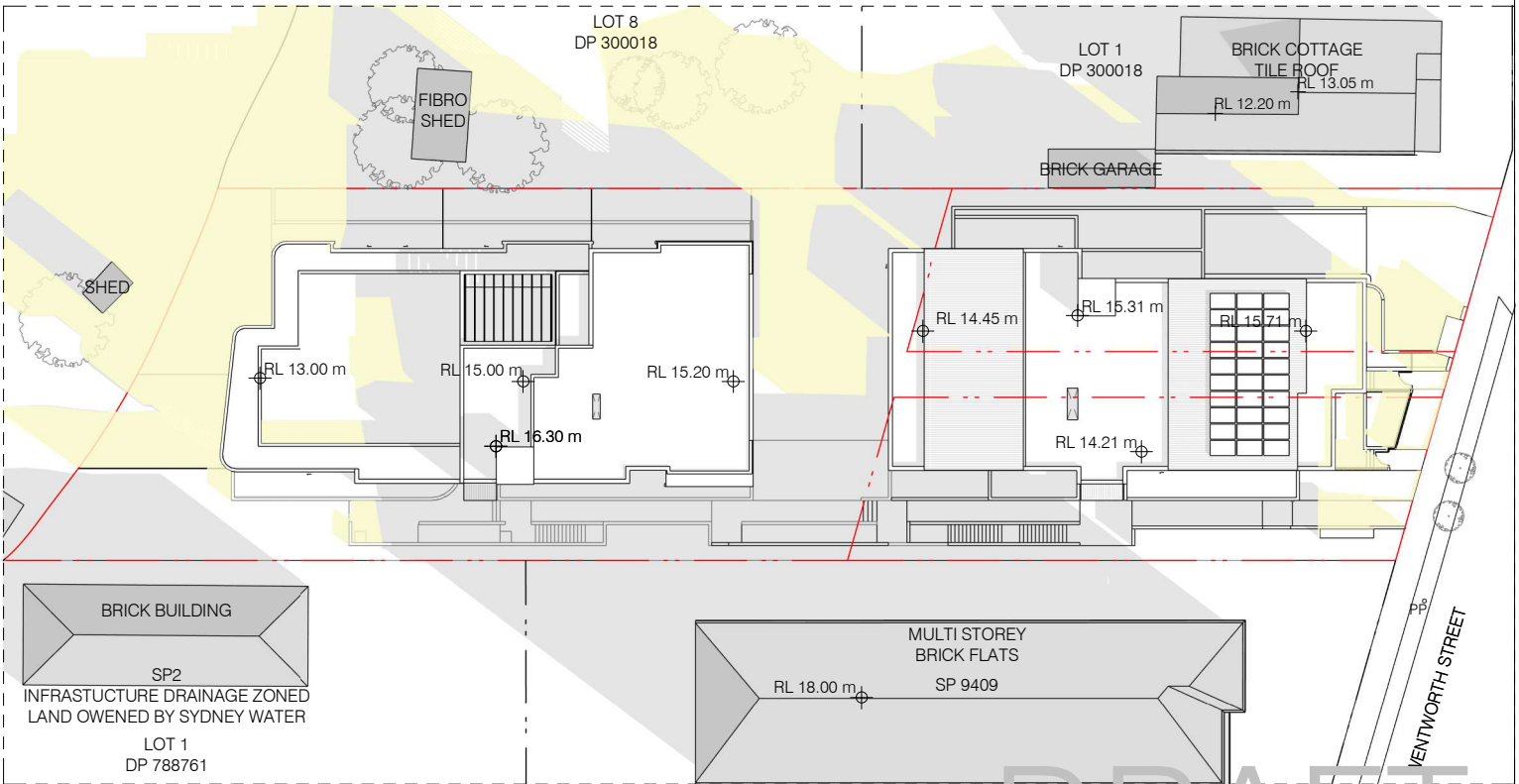
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1 : 500



2 PROPOSED SHADOW DIAGRAM- JUNE 21- 8AM
1 : 500



3 EXISTING SHADOW DIAGRAM- JUNE 21- 9AM
1 : 500



4 PROPOSED SHADOW DIAGRAM- JUNE 21- 9AM
1 : 500

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Nominated Architect:
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LENGEND

EXISTING SHADOW

PROPOSED ADDITIONAL SHADOWS

NORTH

NORTH

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

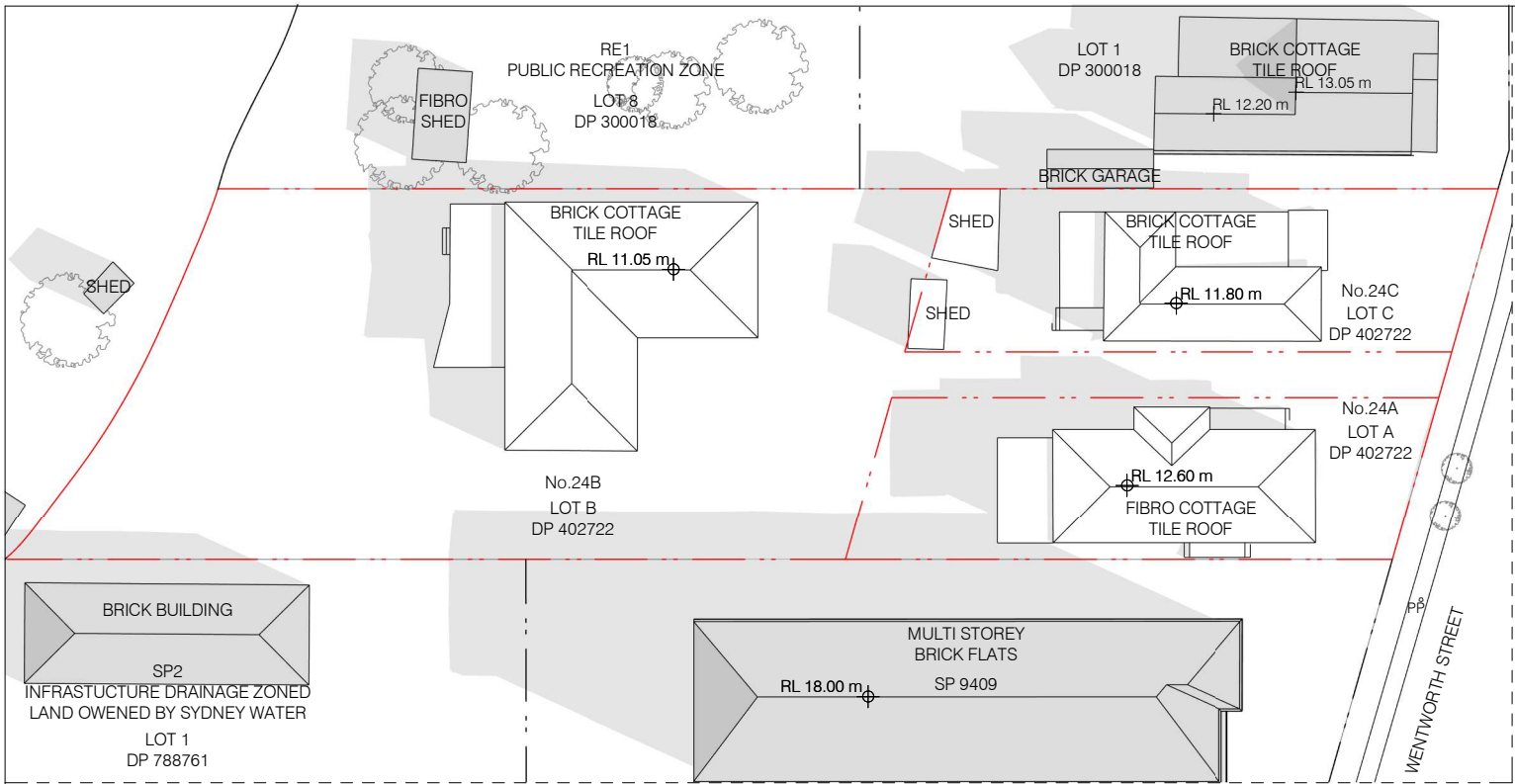
SHADOW DIAGRAMS - JUNE 21

SCALE: 1 : 500@ A3 DATE: 28.11.2024

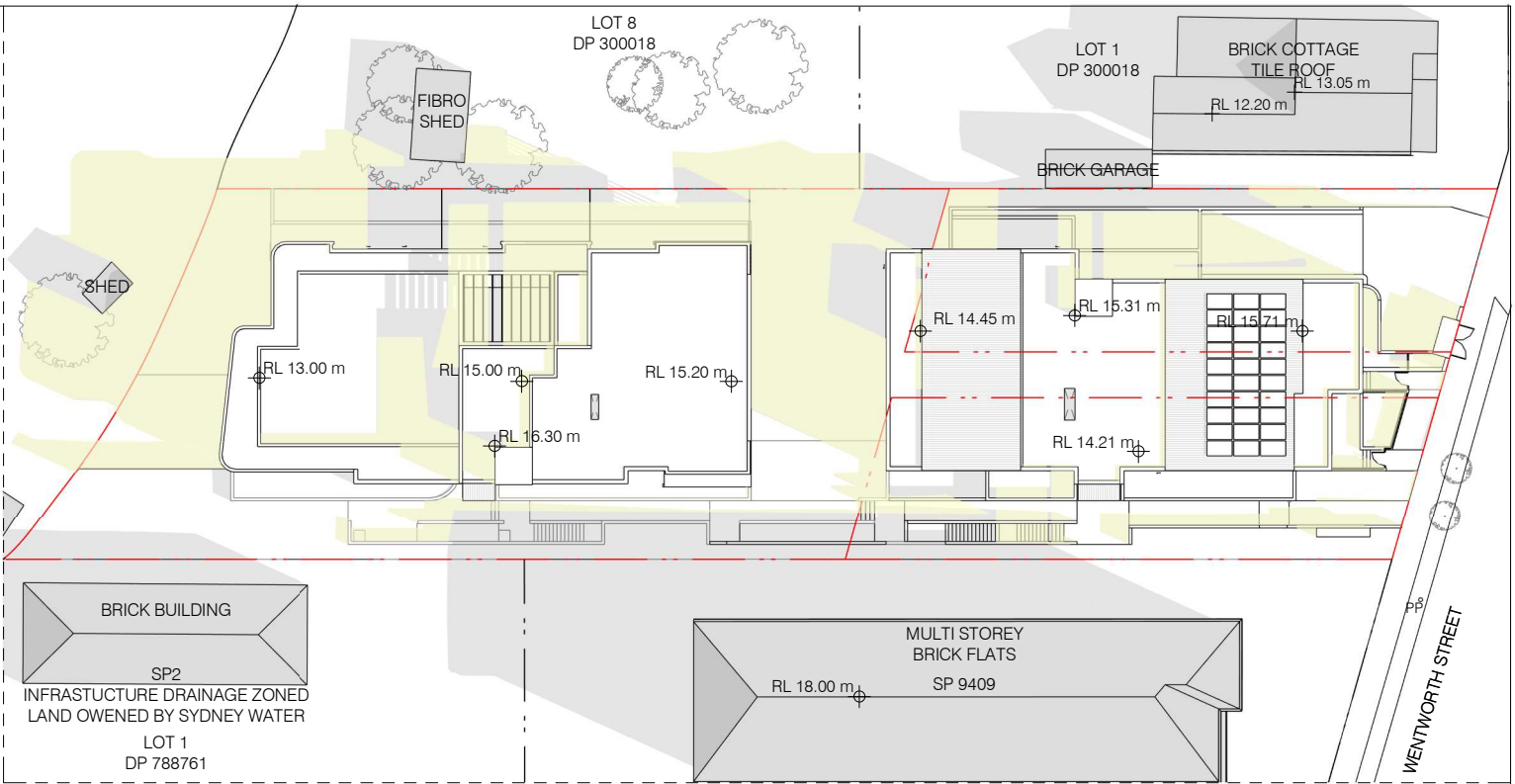
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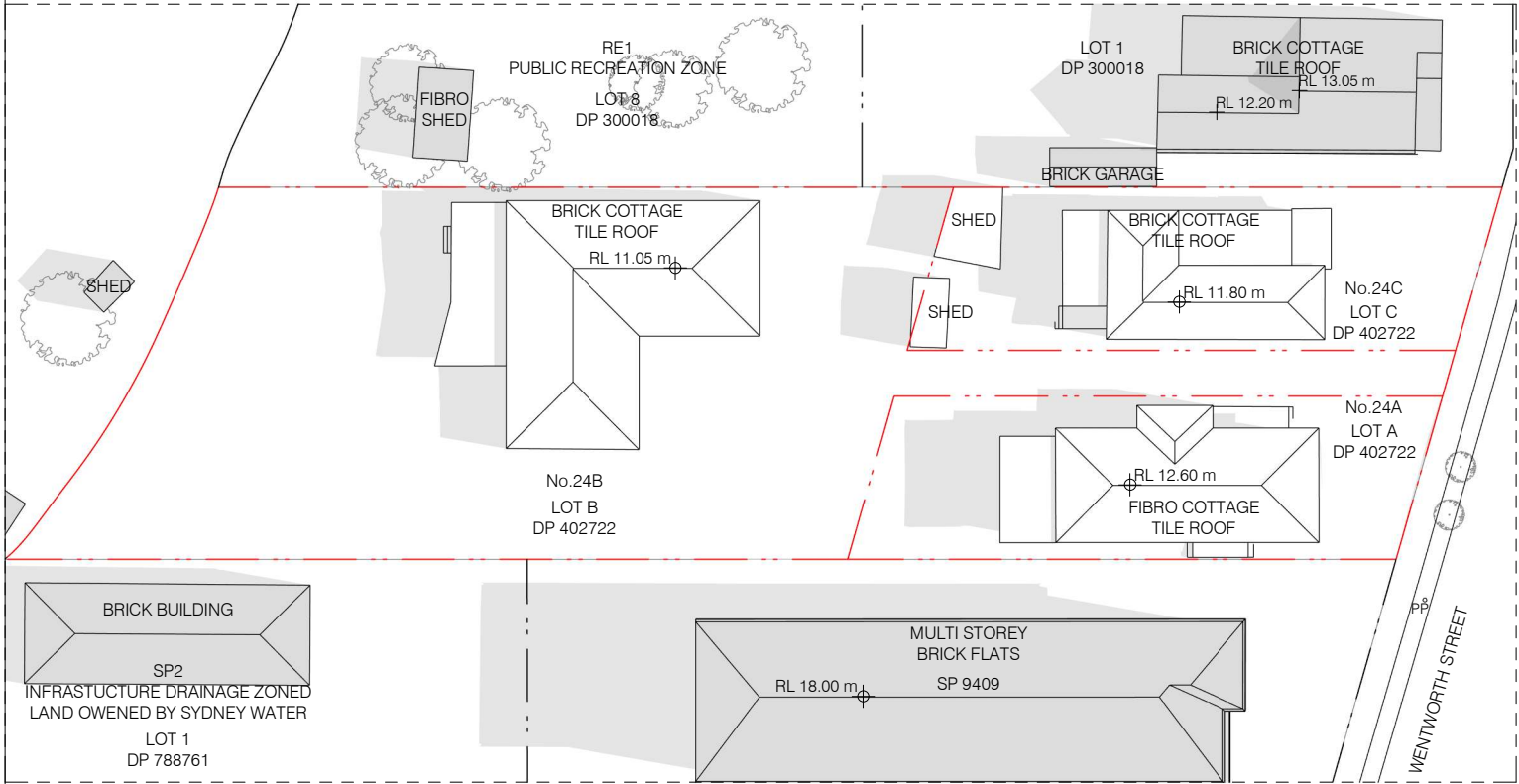
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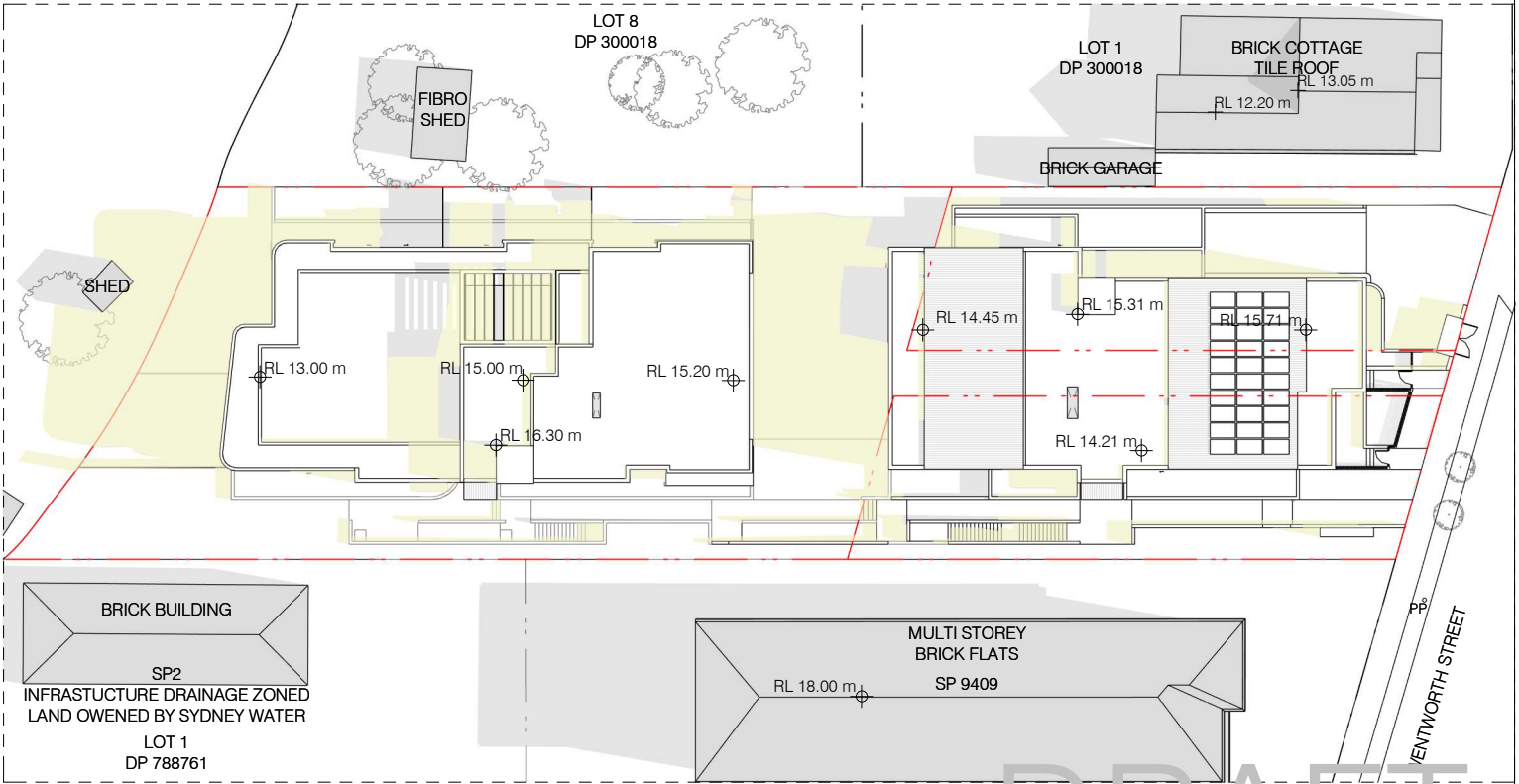
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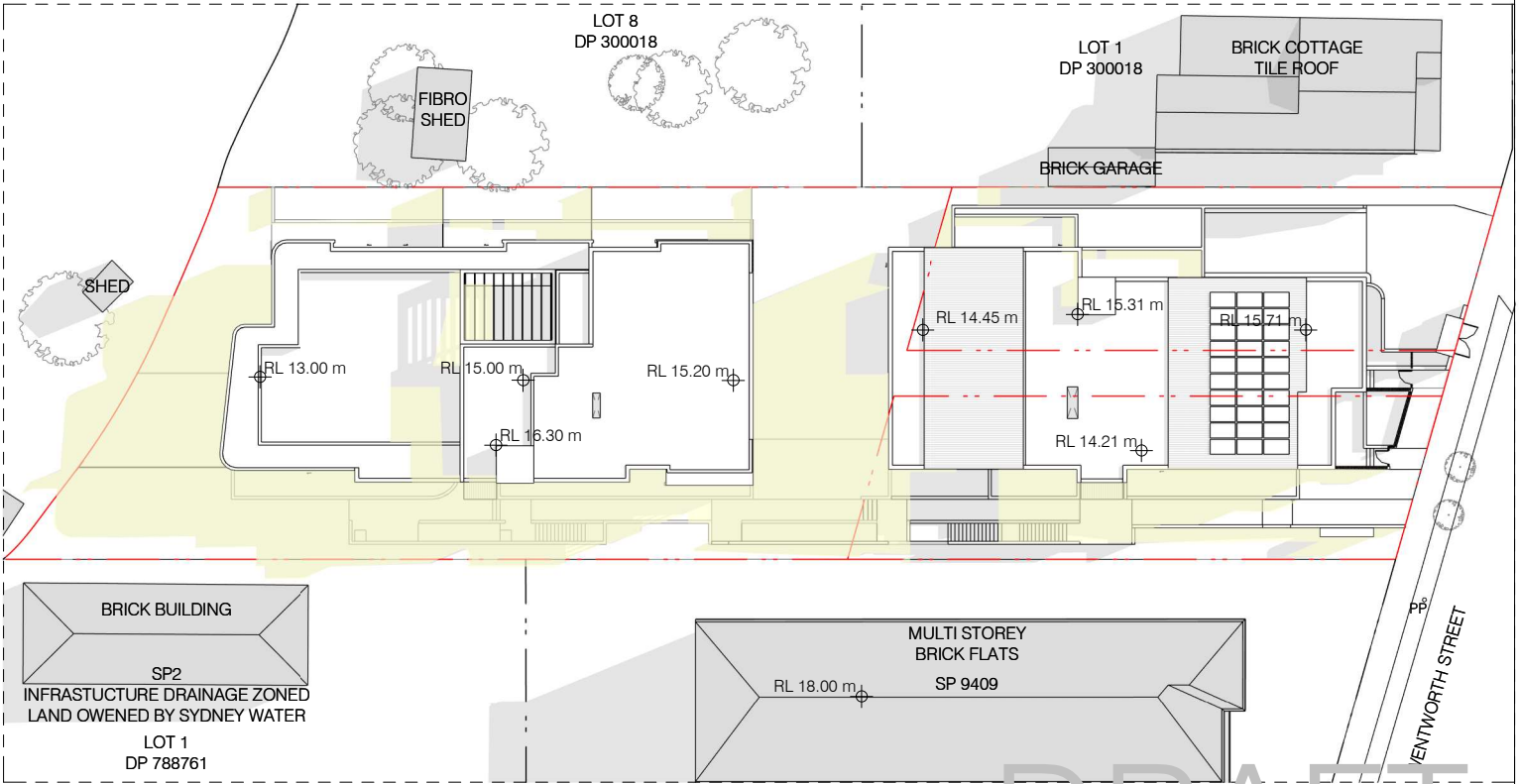
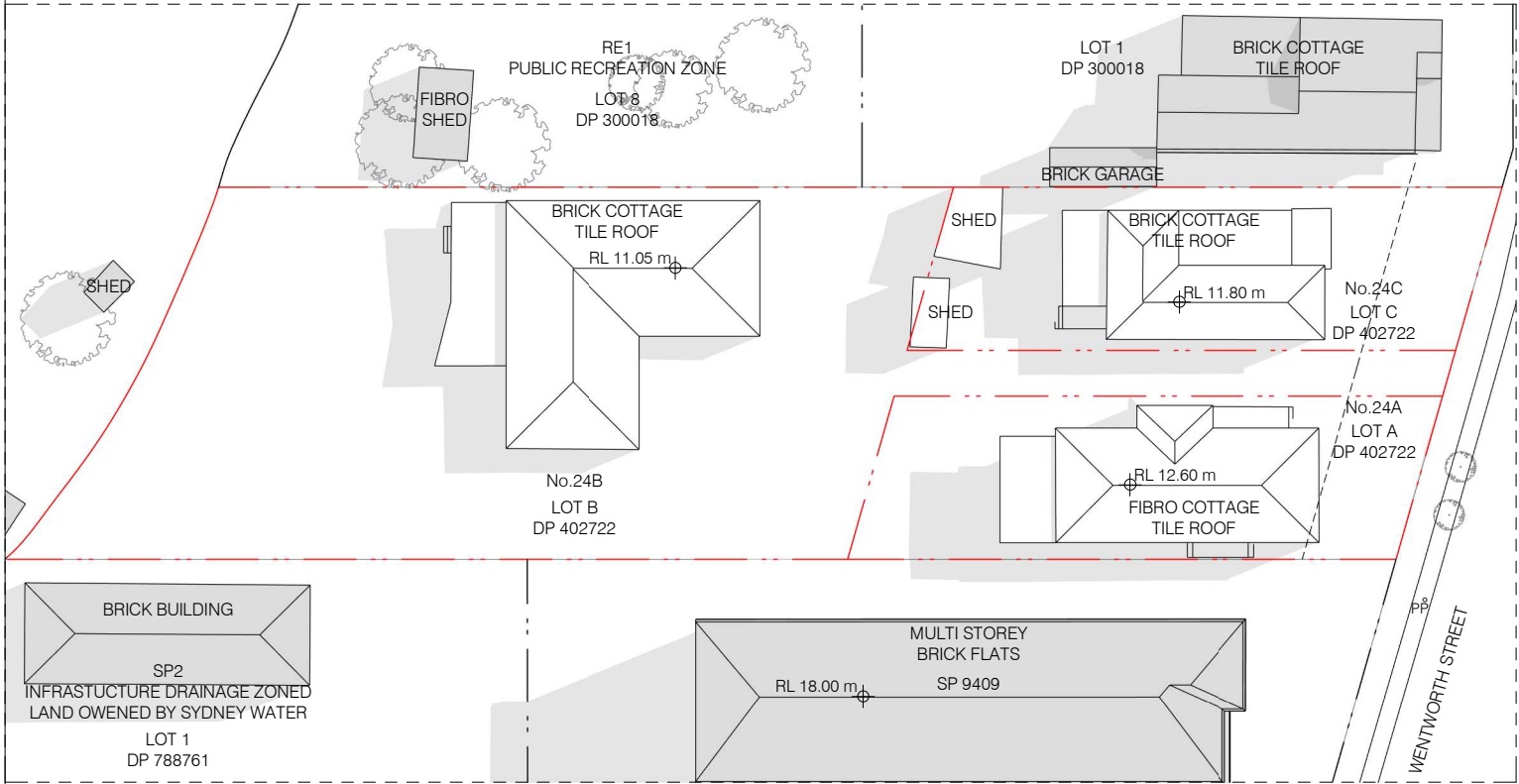
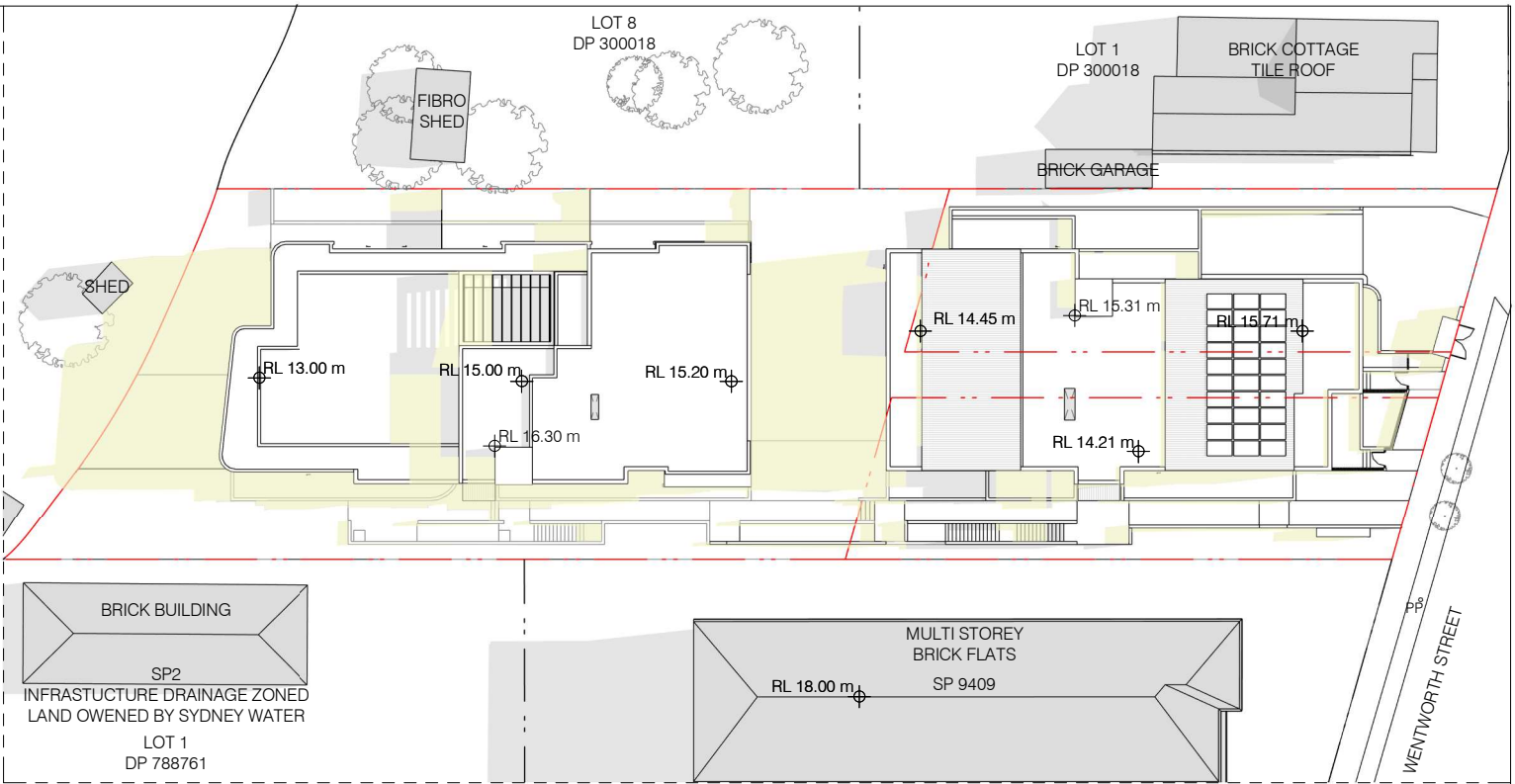
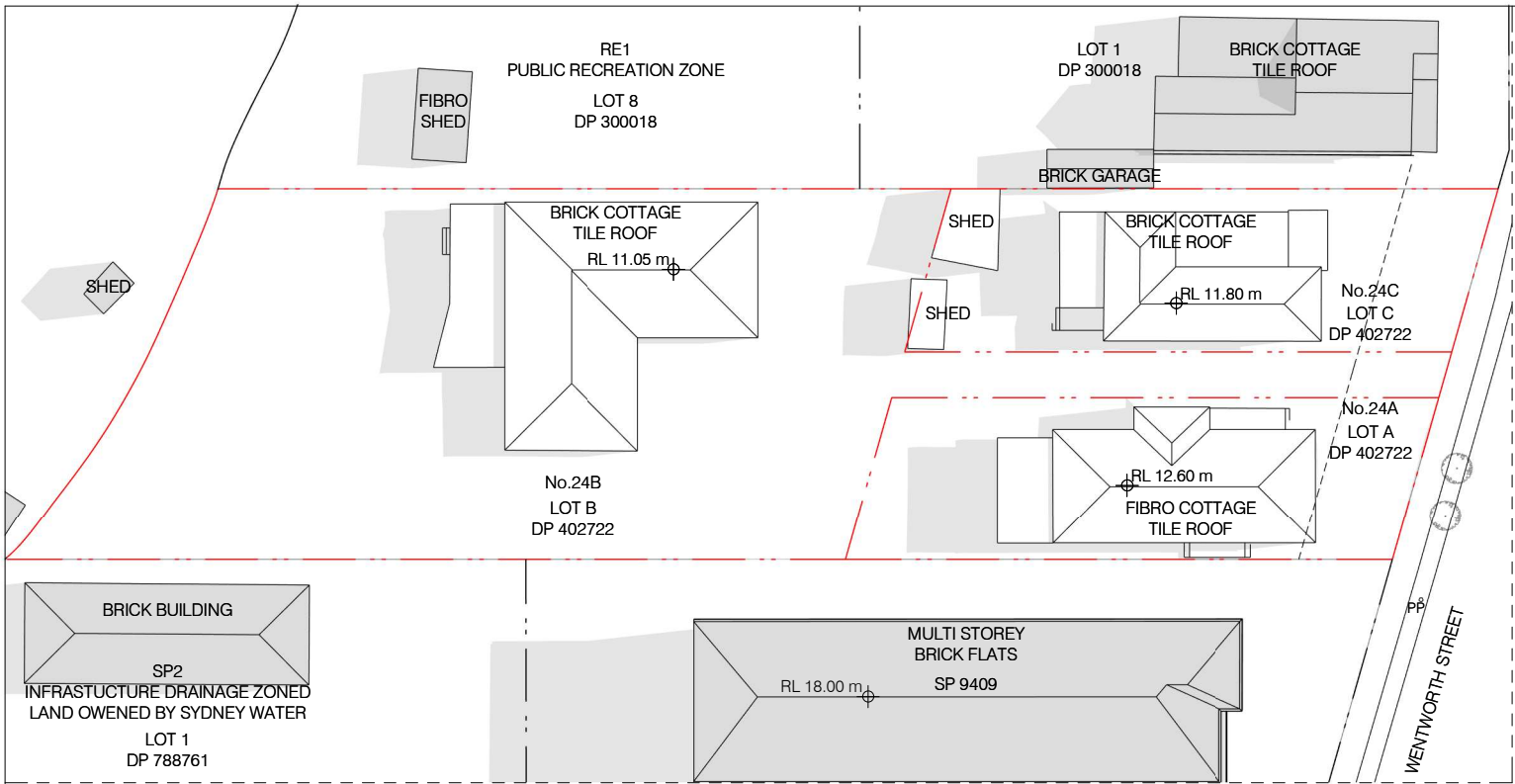
2 PROPOSED SHADOW DIAGRAM- JUNE 21- 10AM
1 : 500



3 EXISTING SHADOW DIAGRAM- JUNE 21- 11AM
1 : 500



4 PROPOSED SHADOW DIAGRAM- JUNE 21- 11AM
1 : 500



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LENGEND

EXISTING SHADOW

PROPOSED ADDITIONAL SHADOWS

NORTH

NORTH

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

SHADOW DIAGRAM - JUNE 21

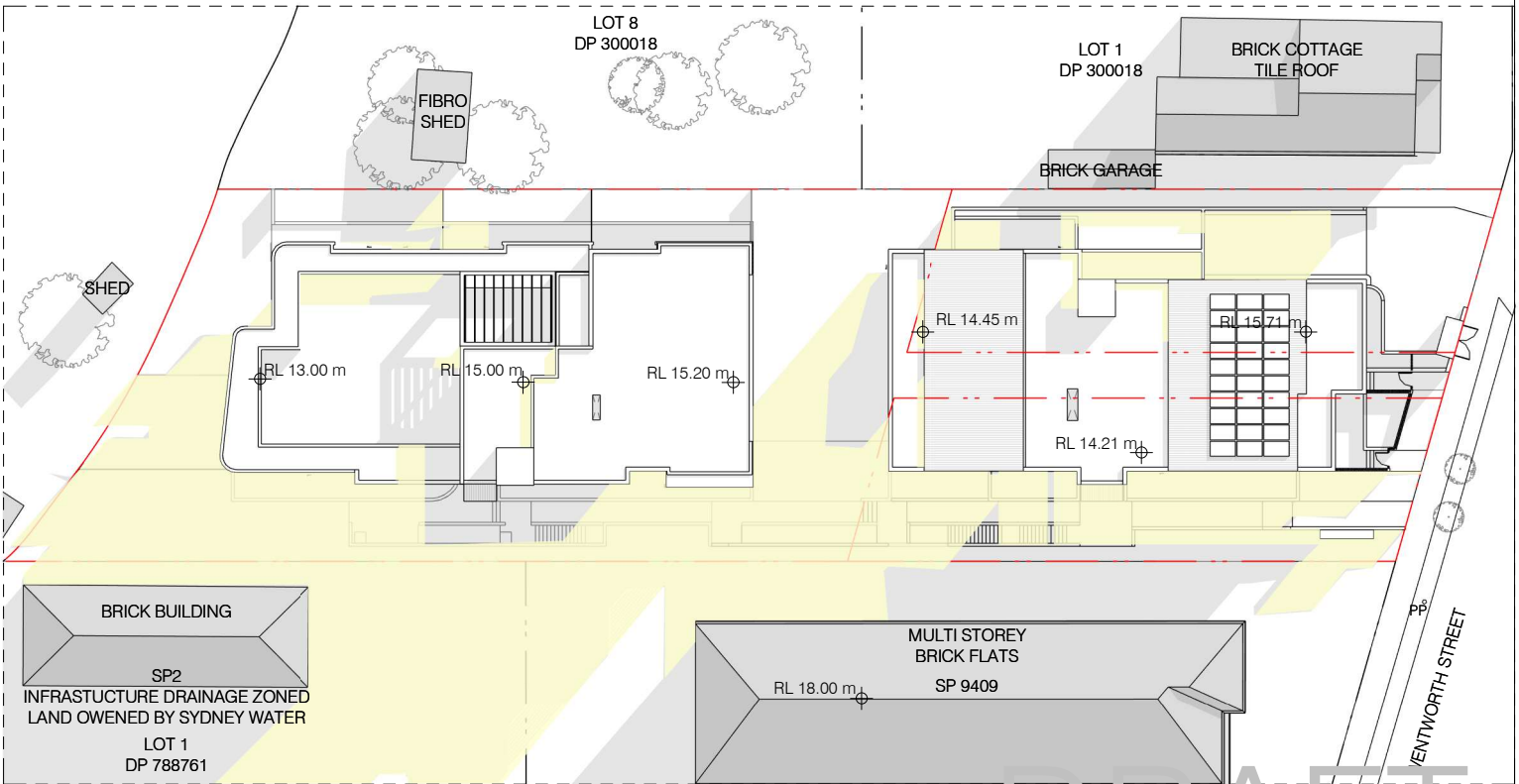
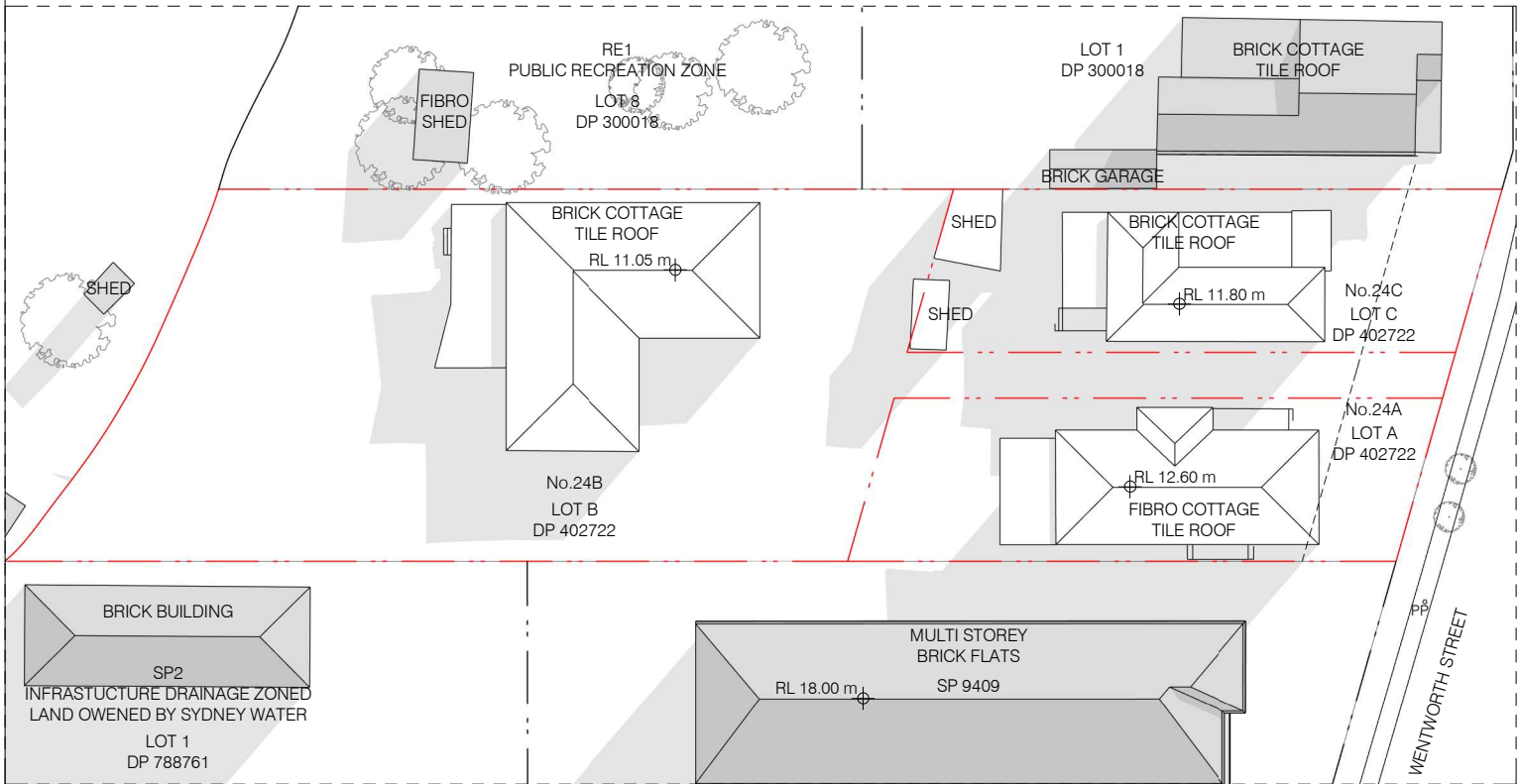
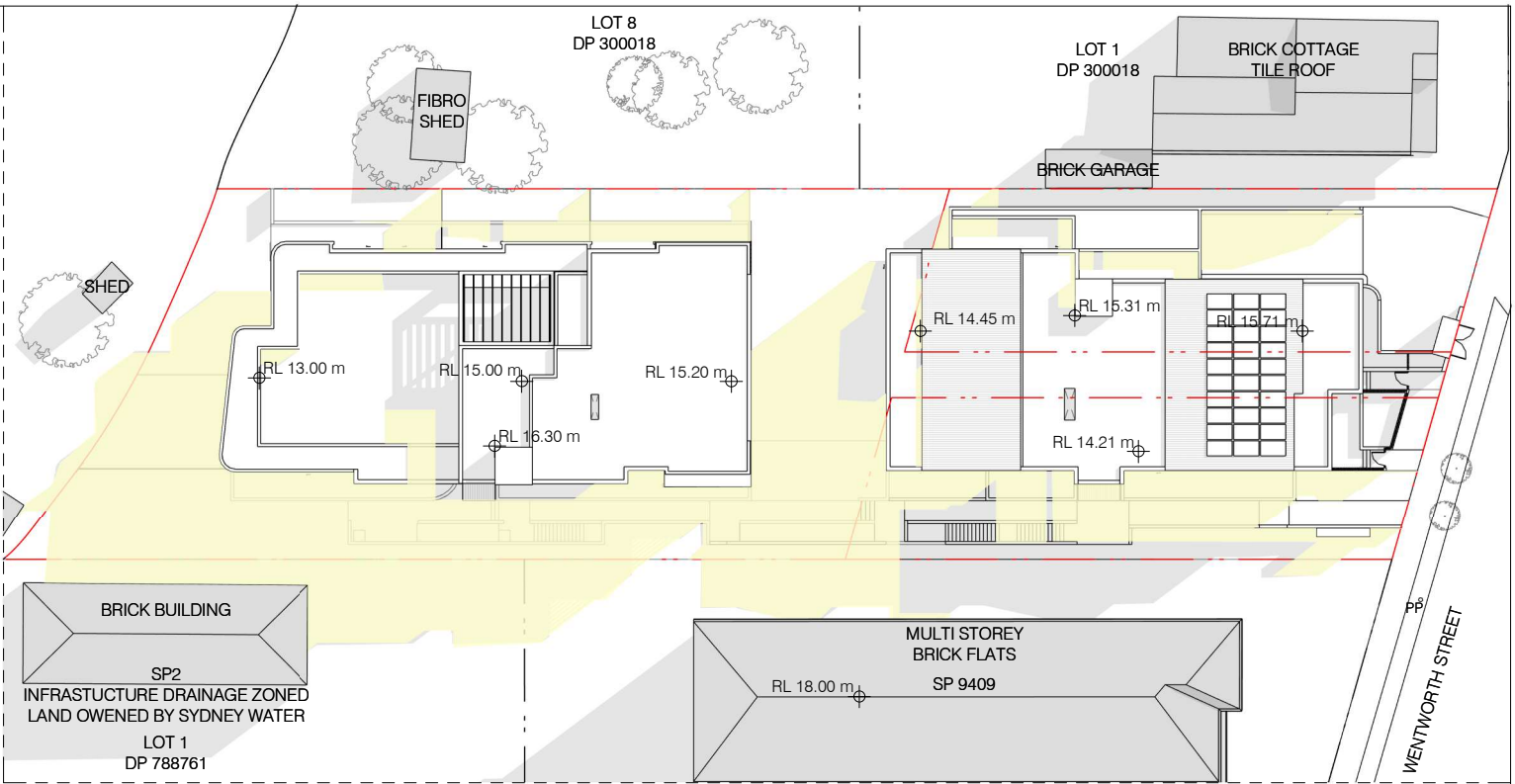
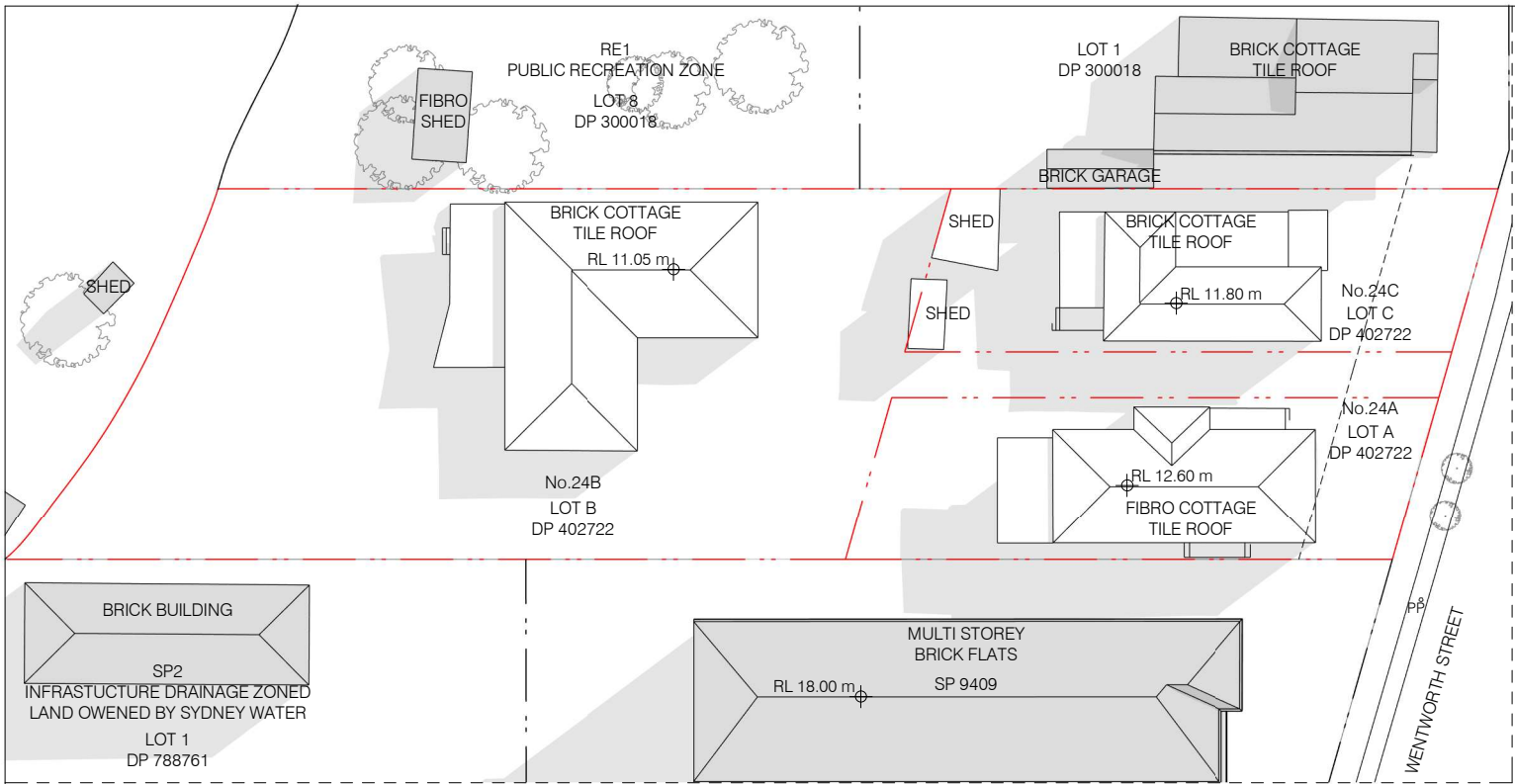
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LENGEND

EXISTING SHADOW

PROPOSED ADDITIONAL SHADOWS

NORTH

NORTH

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

SHADOW DIAGRAM - JUNE 21

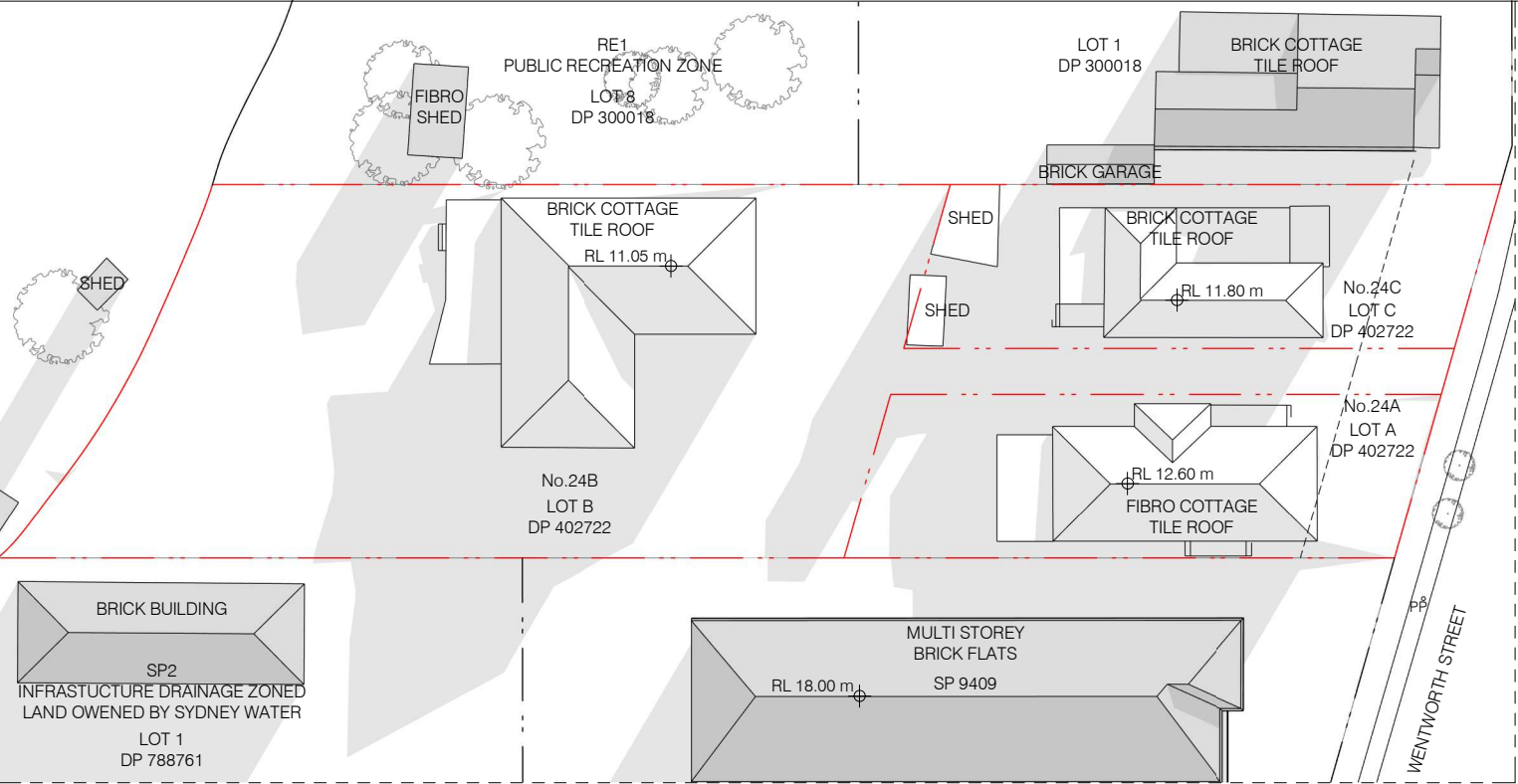
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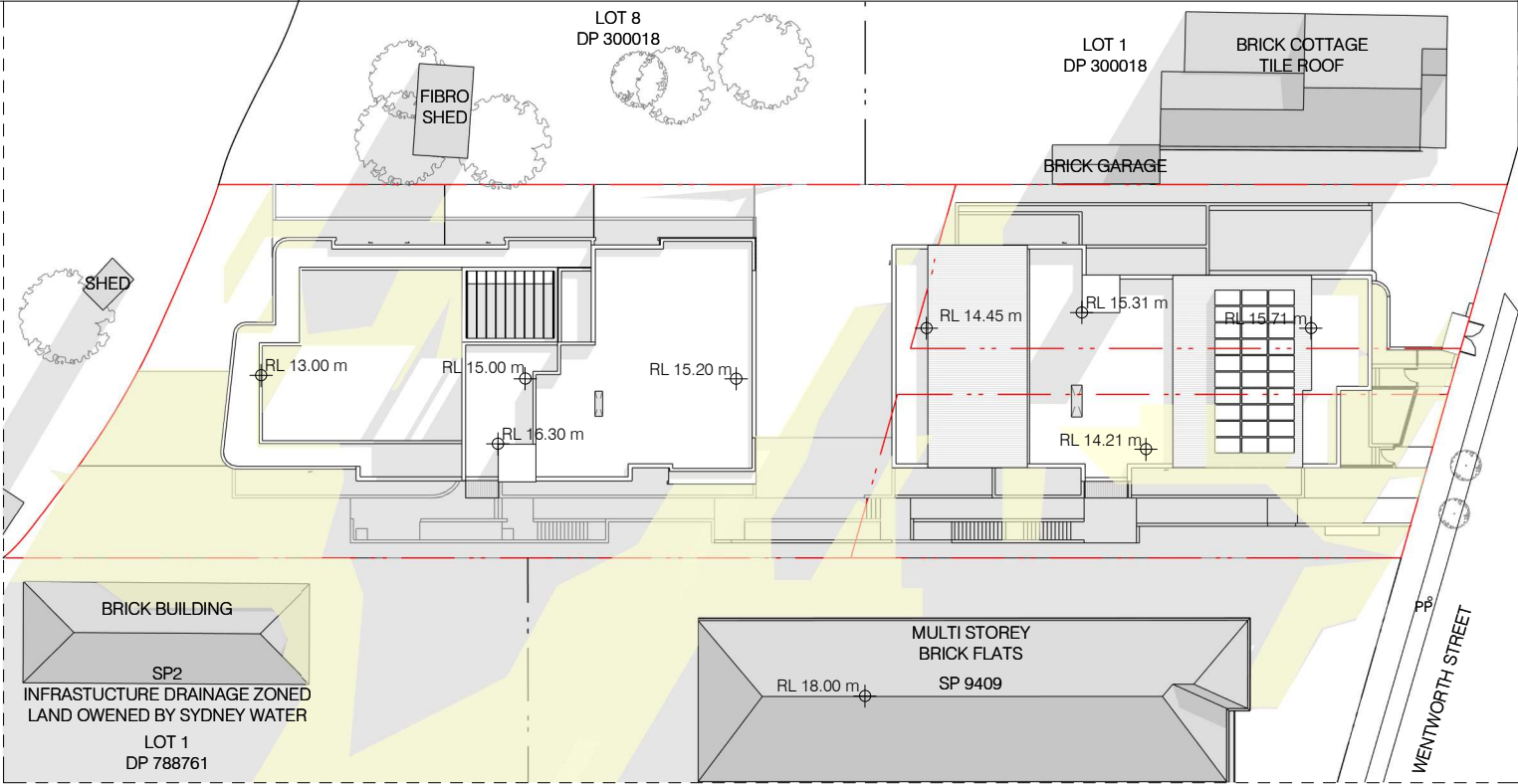
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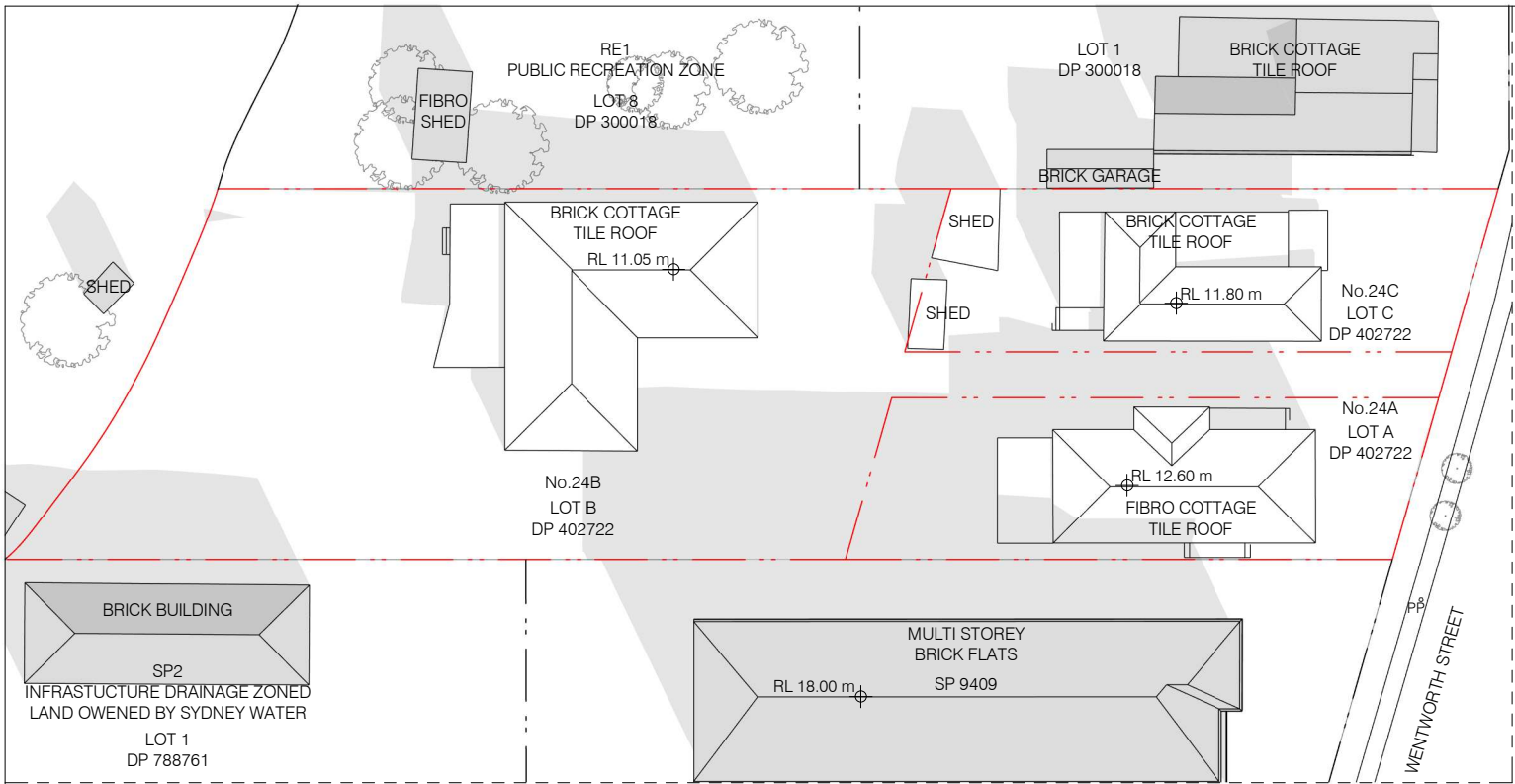
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1 : 500



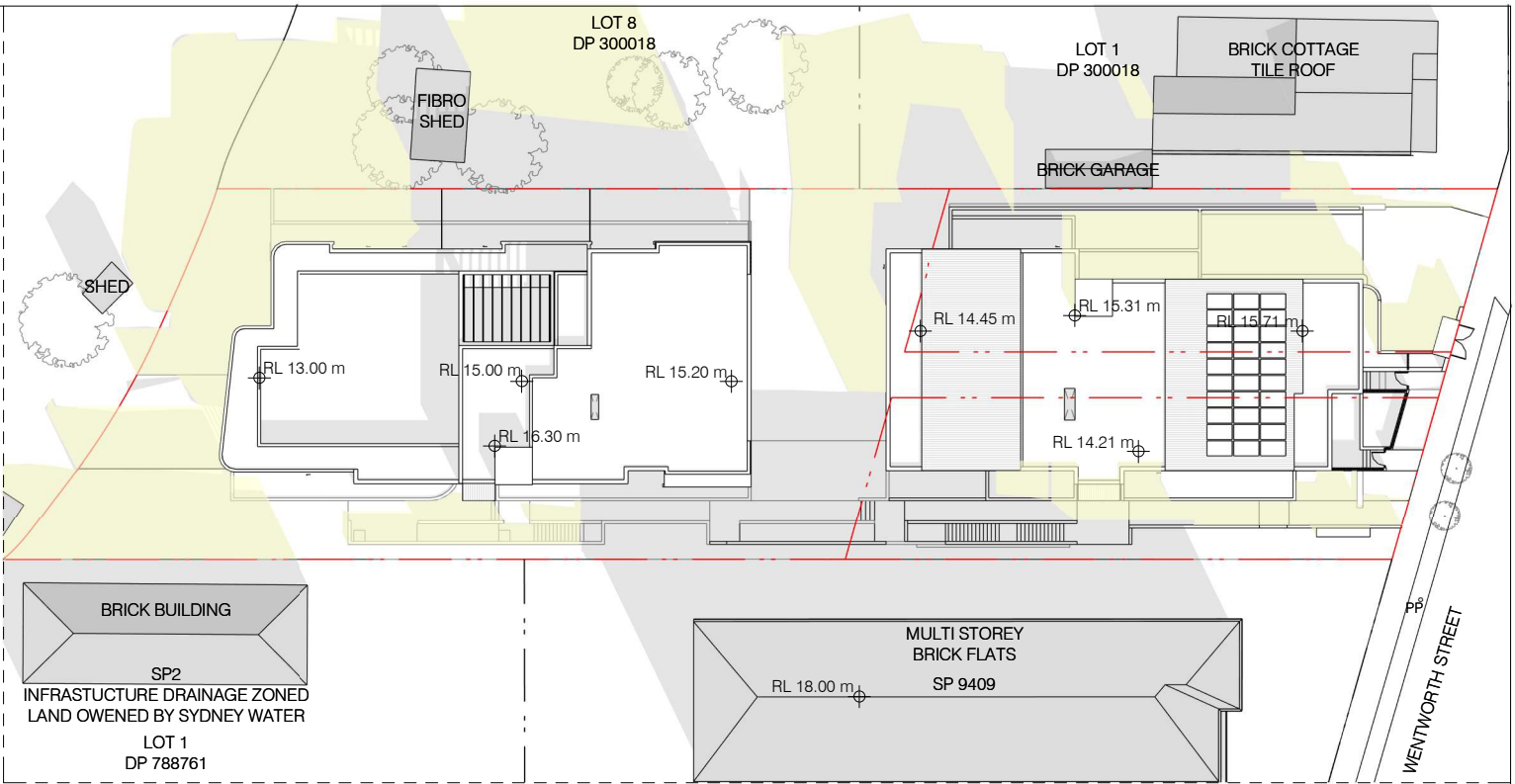
2 PROPOSED SHADOW DIAGRAM- JUNE 21- 4PM
1 : 500

DRAFT

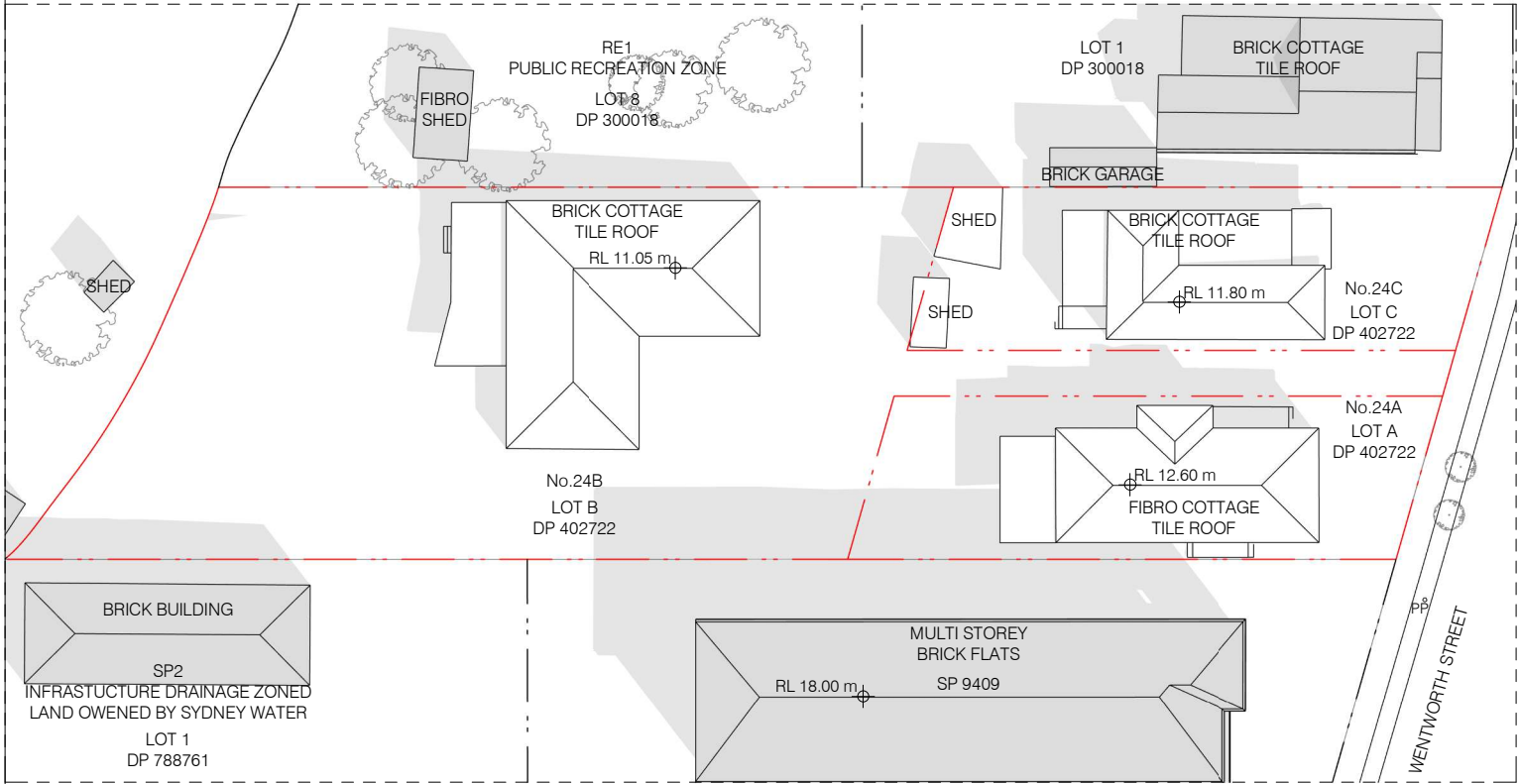
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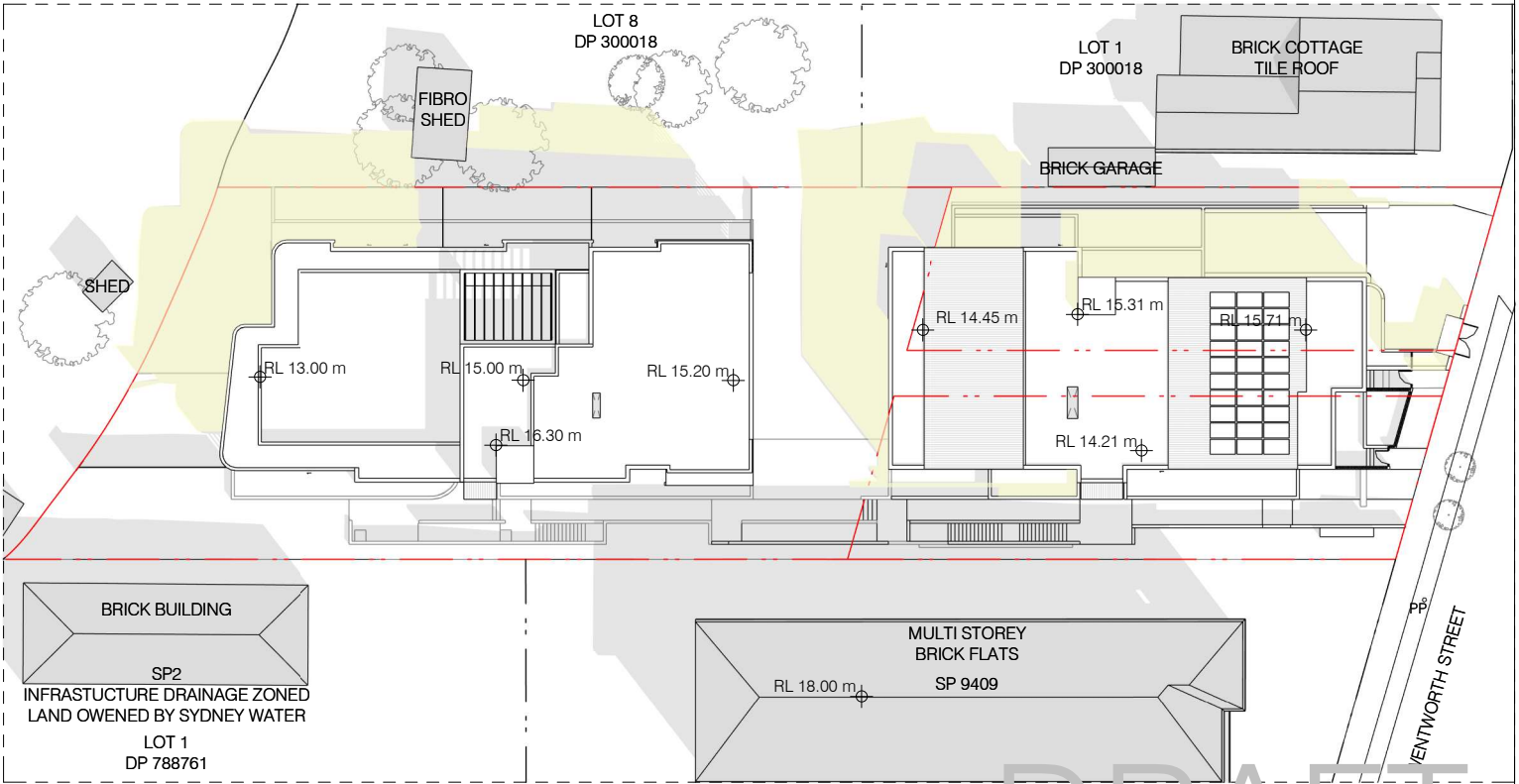
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1 : 500



2 PROPOSED SHADOW DIAGRAM-SEPTEMBER 22- 8AM
1 : 500



3 EXISTING SHADOW DIAGRAM-SEPTEMBER 22- 9AM
1 : 500



4 PROPOSED SHADOW DIAGRAM-SEPTEMBER 22- 9AM
1 : 500

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BJB Architects Pty Ltd
Nominated Architect:
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LENGEND

EXISTING SHADOW

PROPOSED ADDITIONAL SHADOWS

NORTH

NORTH

ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

SHADOW DIAGRAM - SEPTEMBER 22

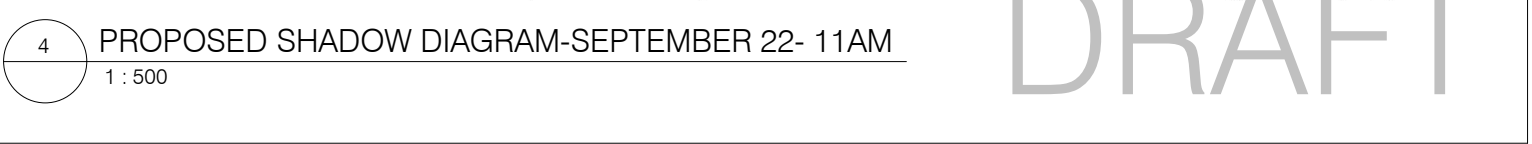
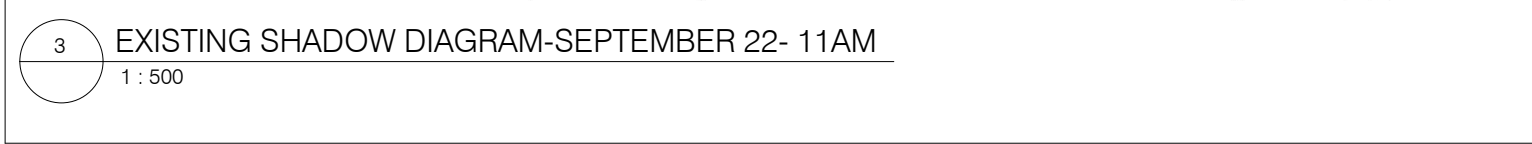
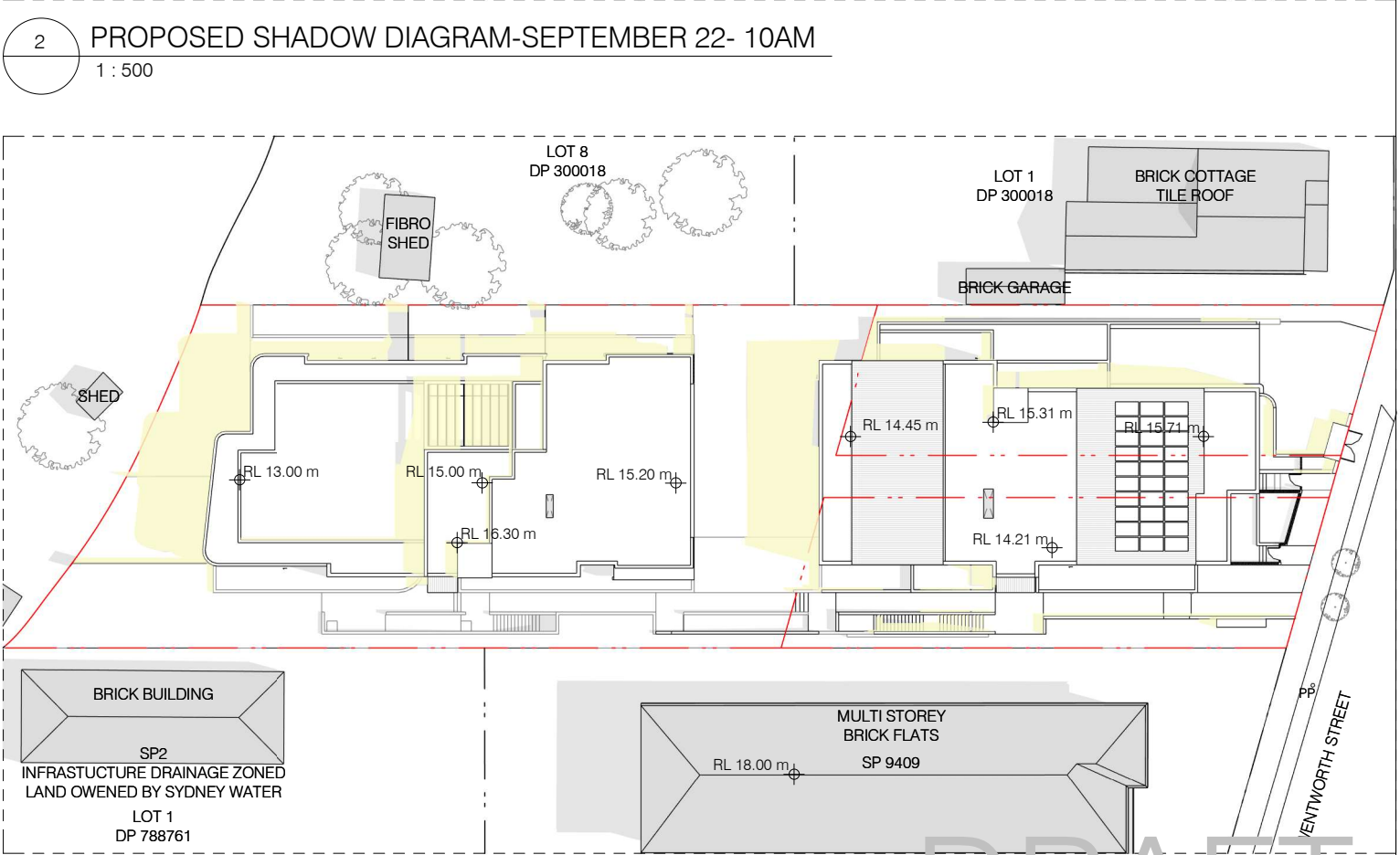
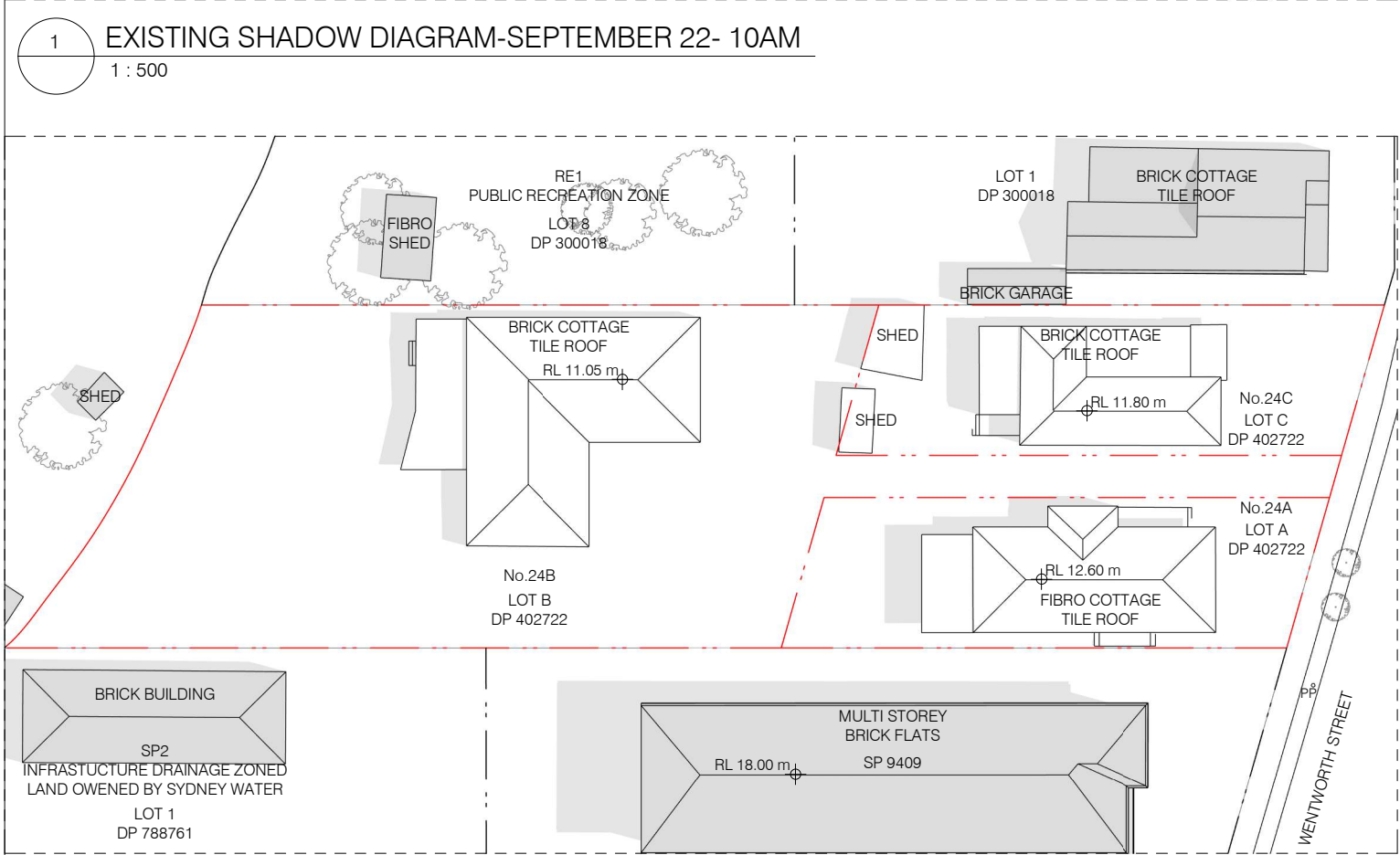
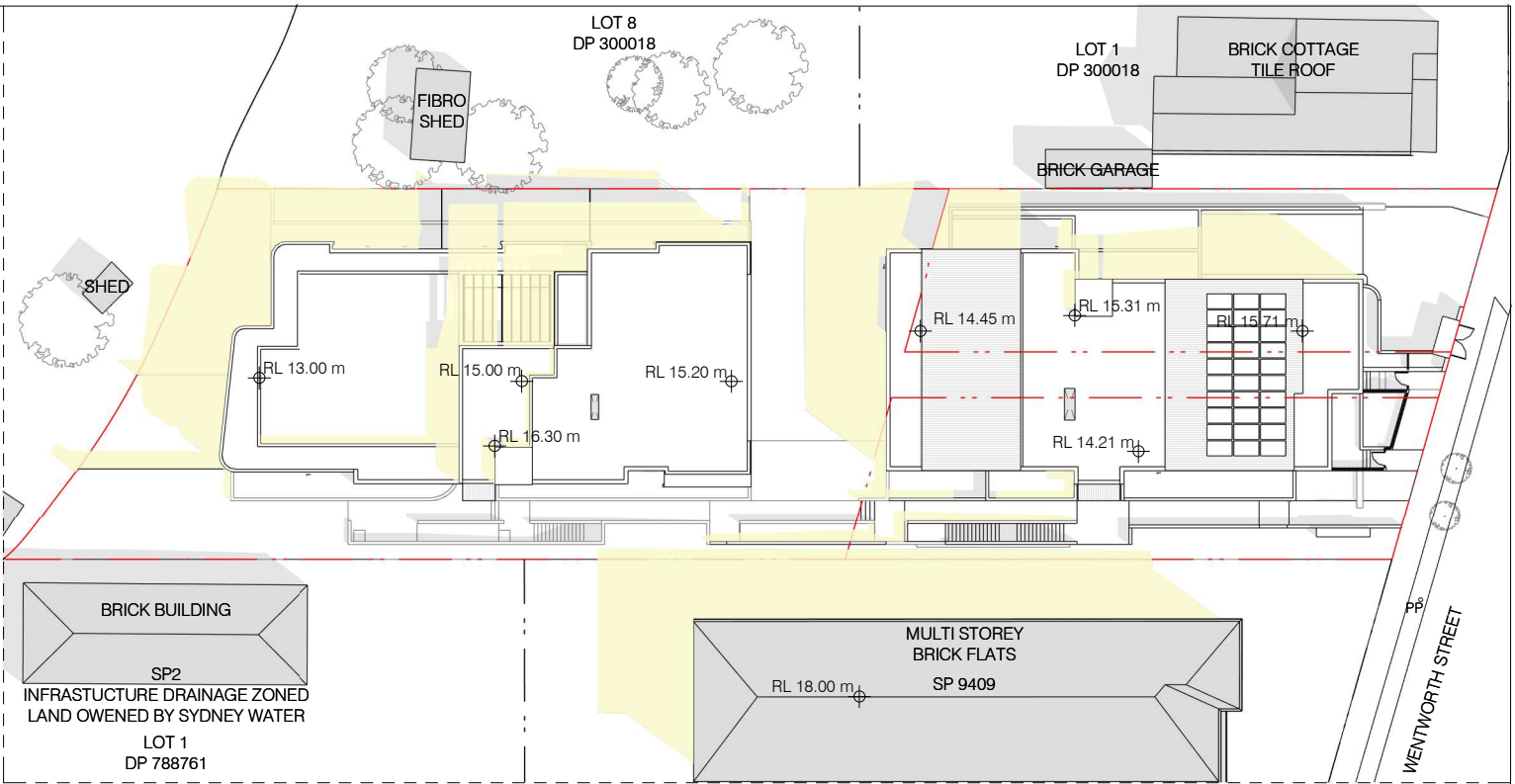
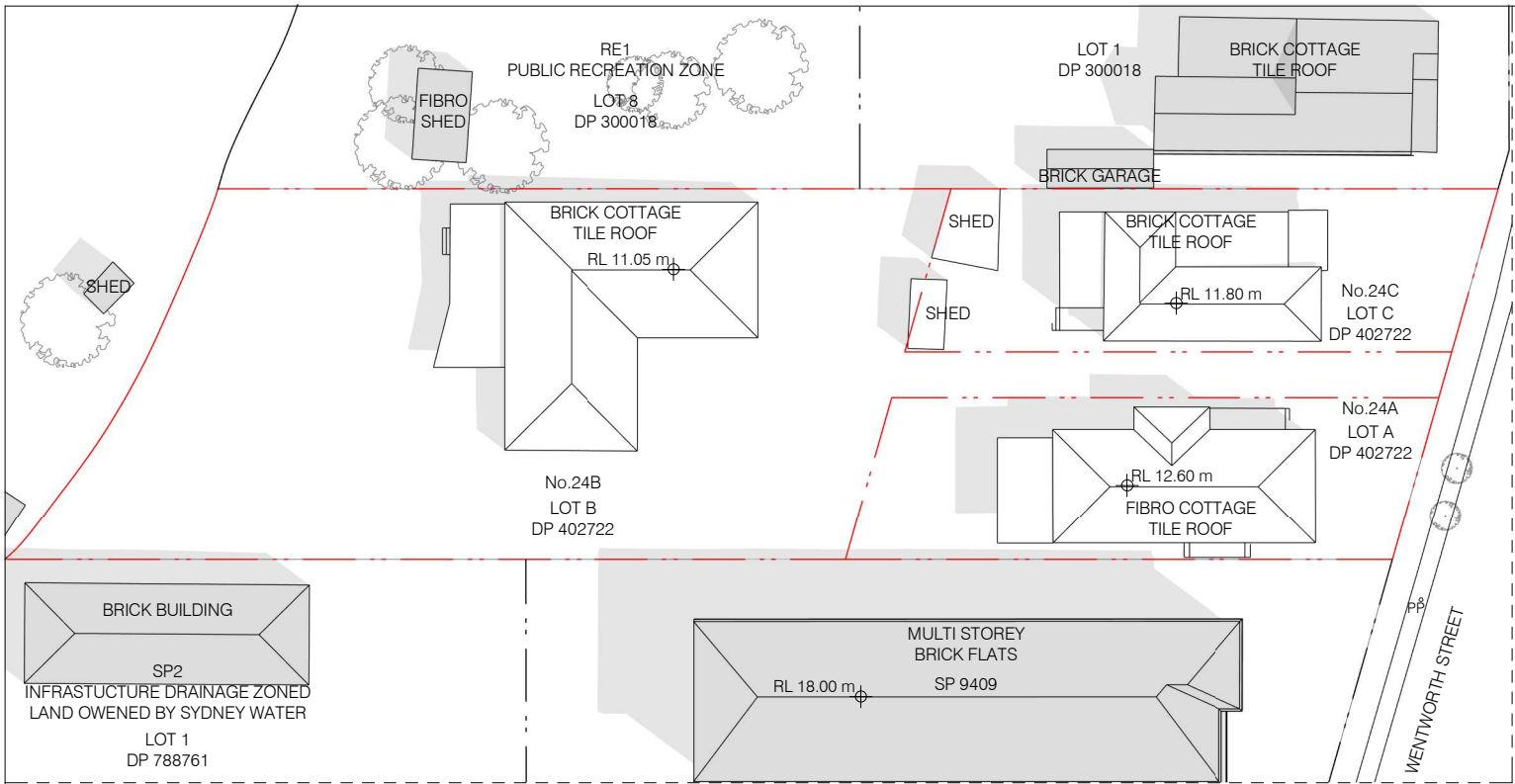
SCALE: N.T.S. DATE: 28.11.2024




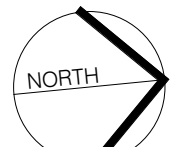
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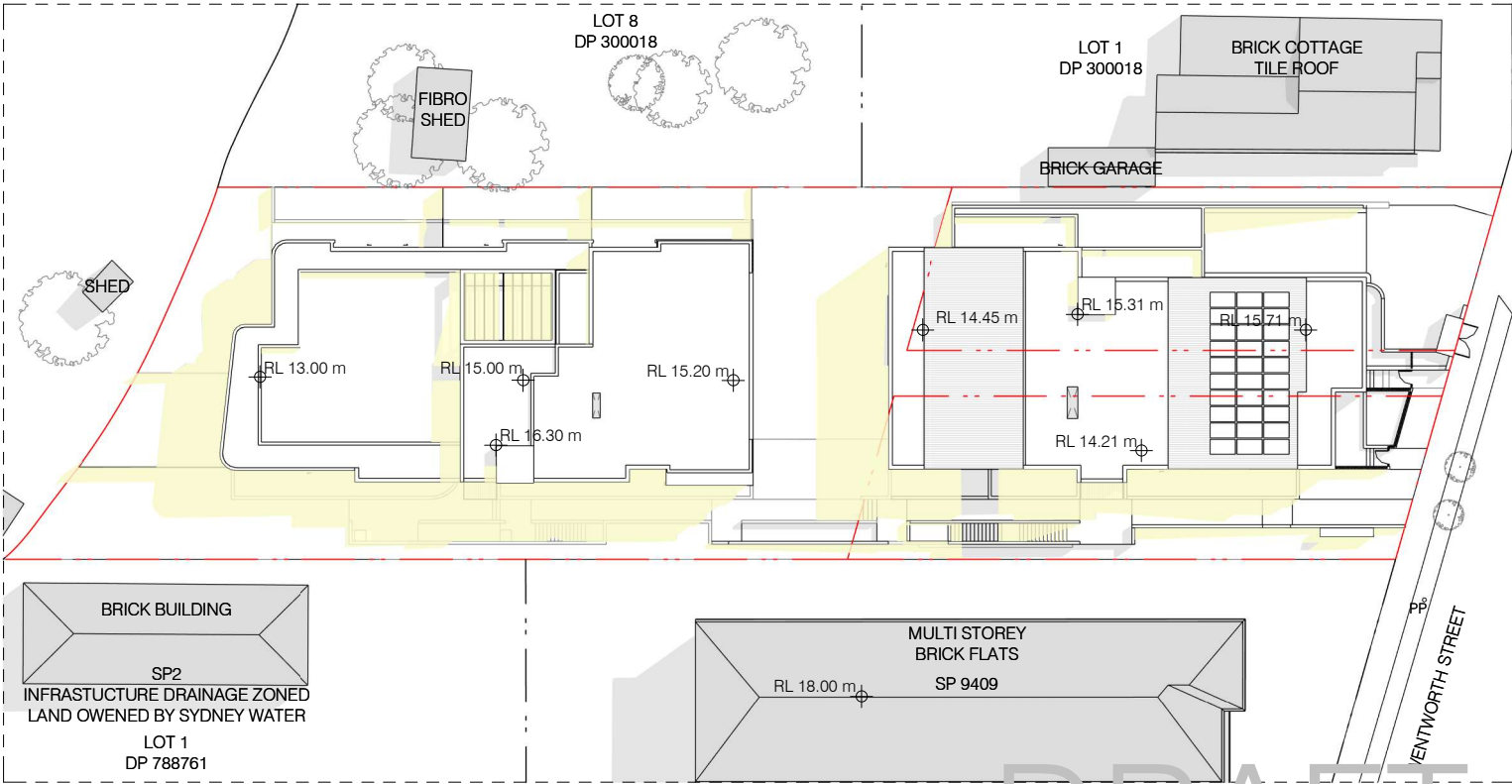
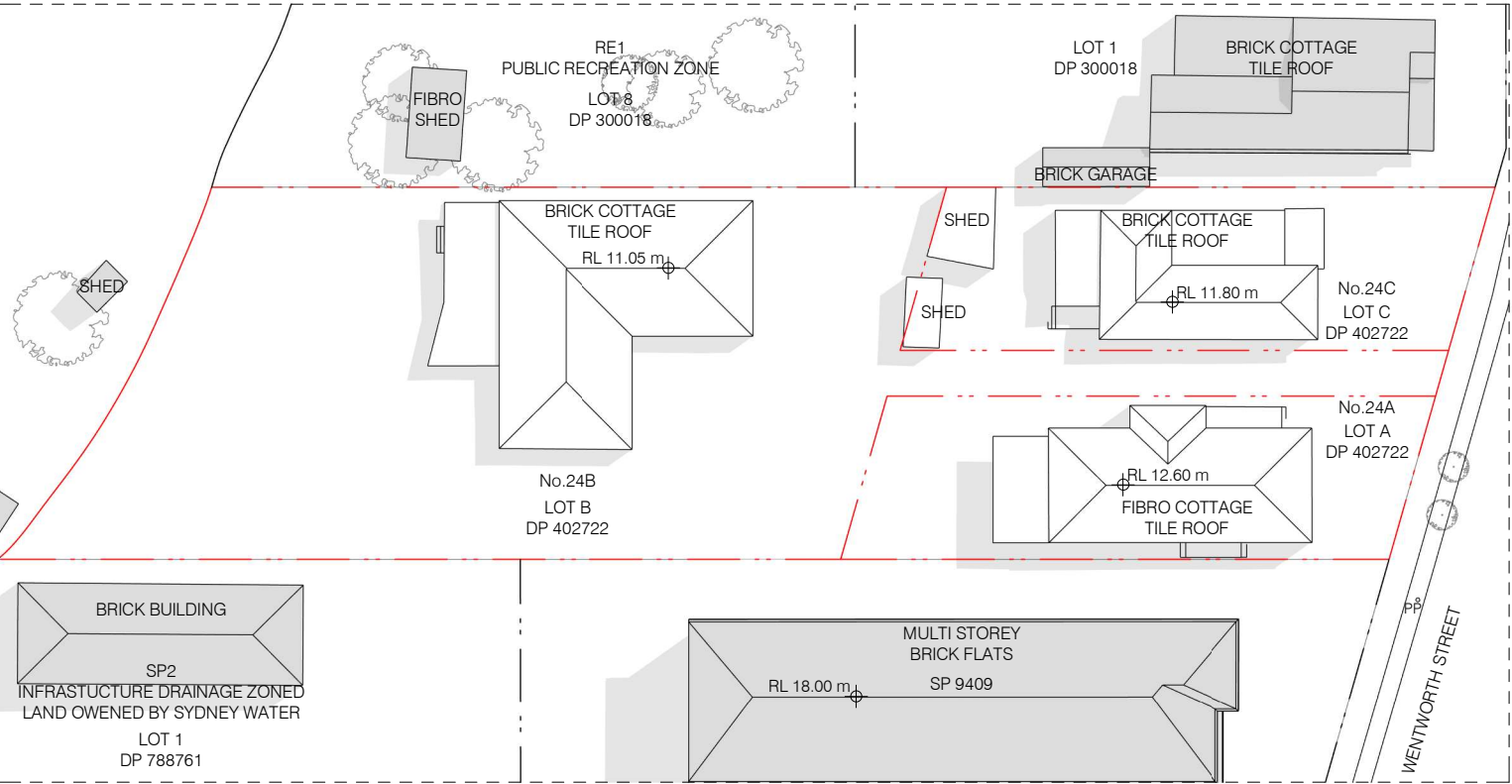
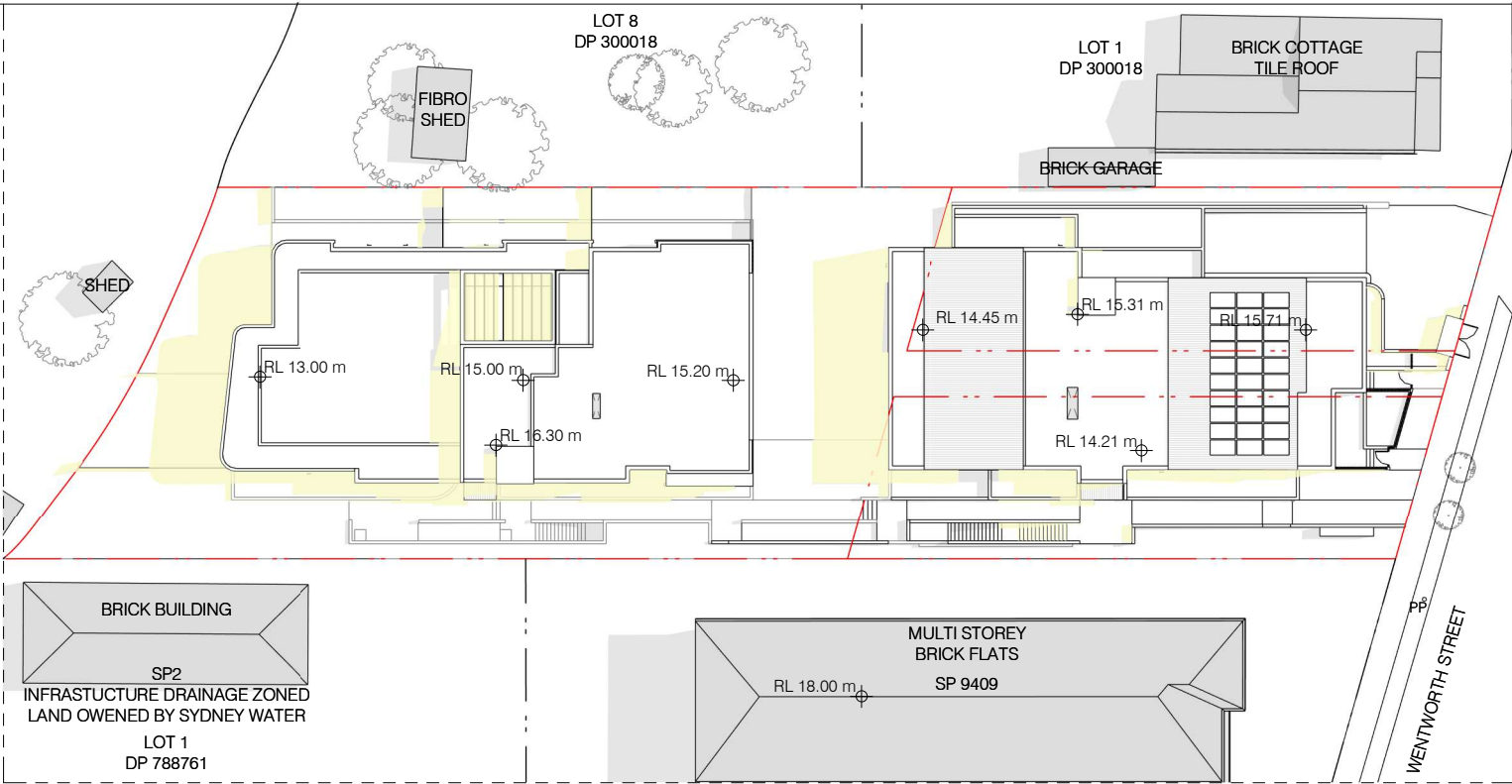
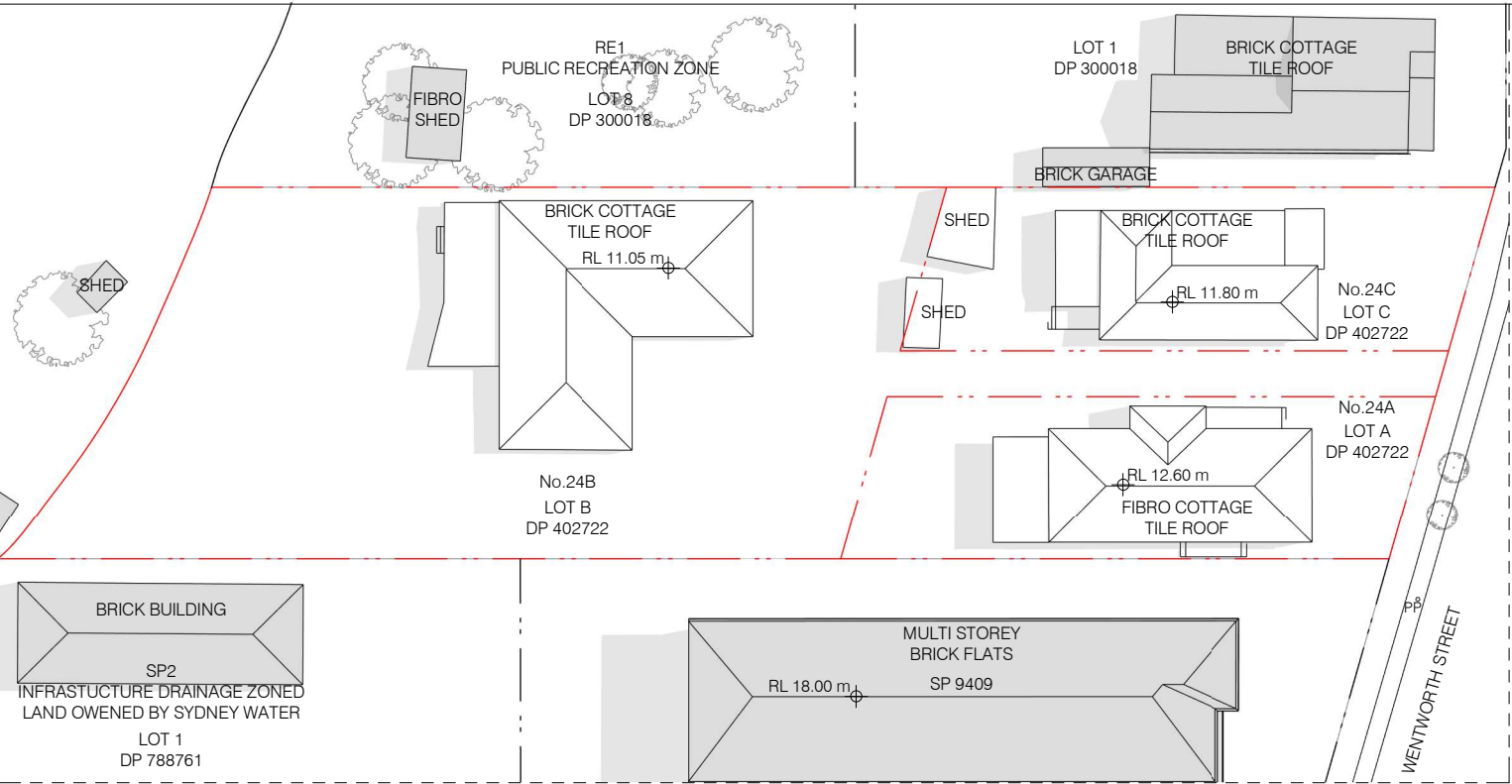
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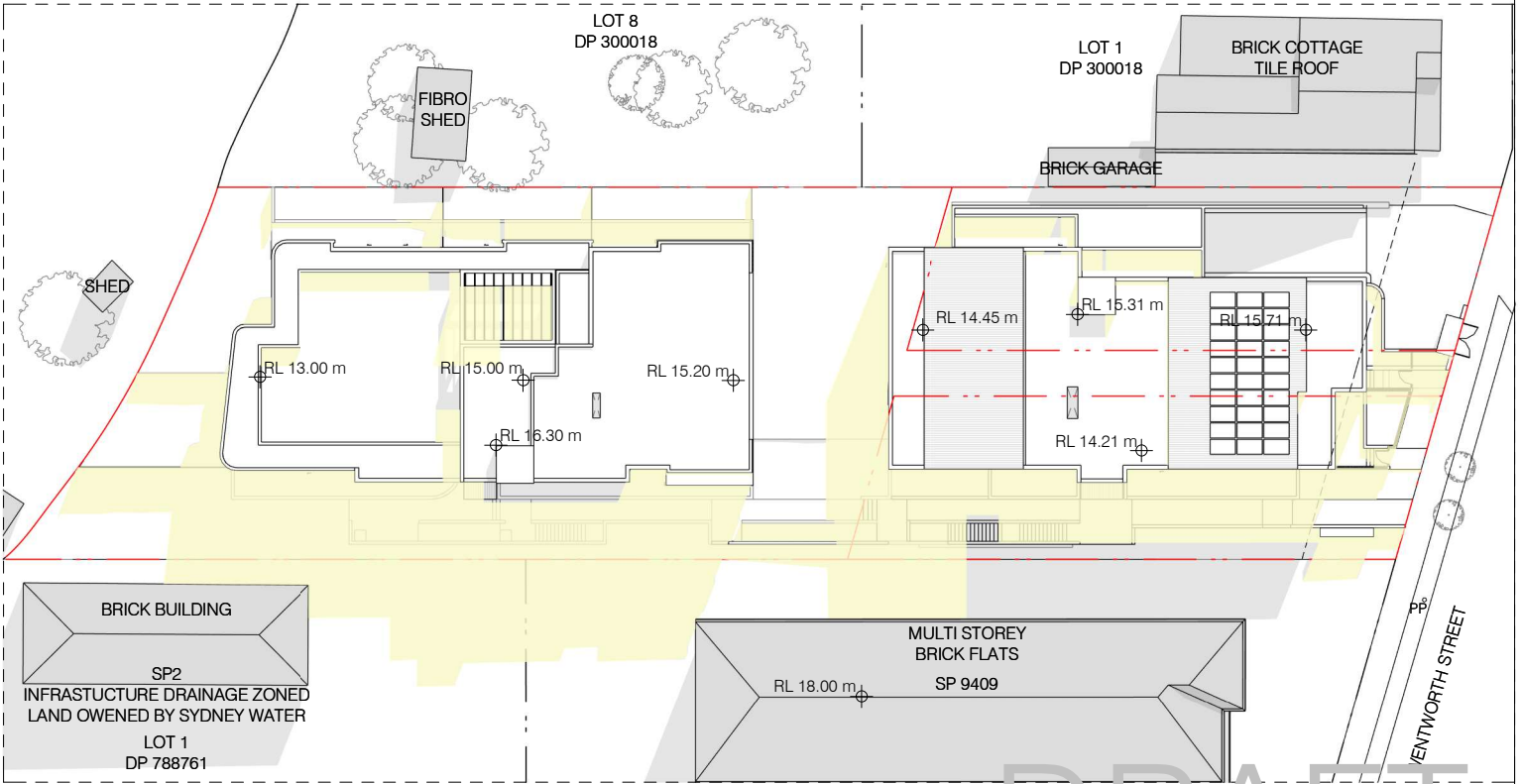
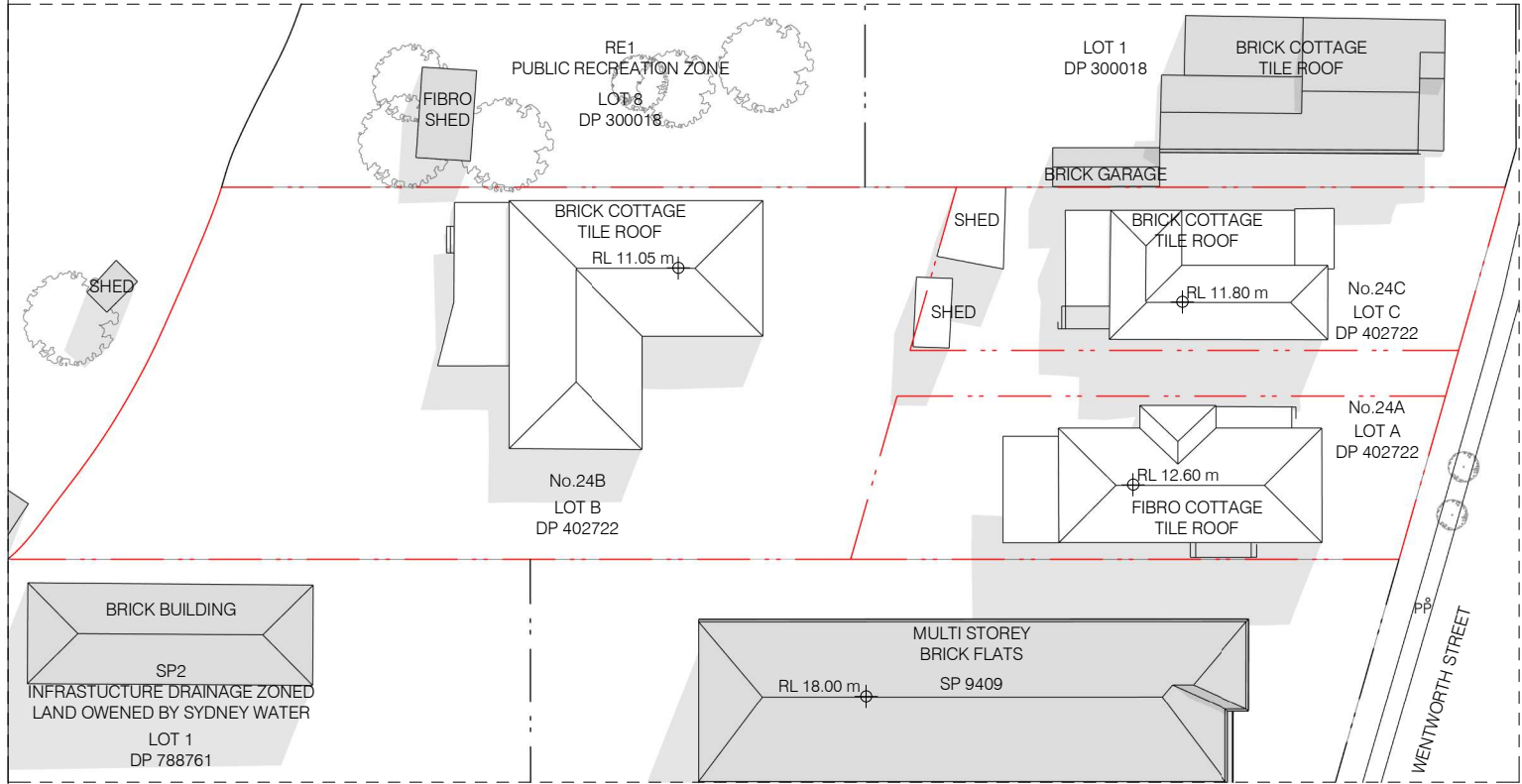
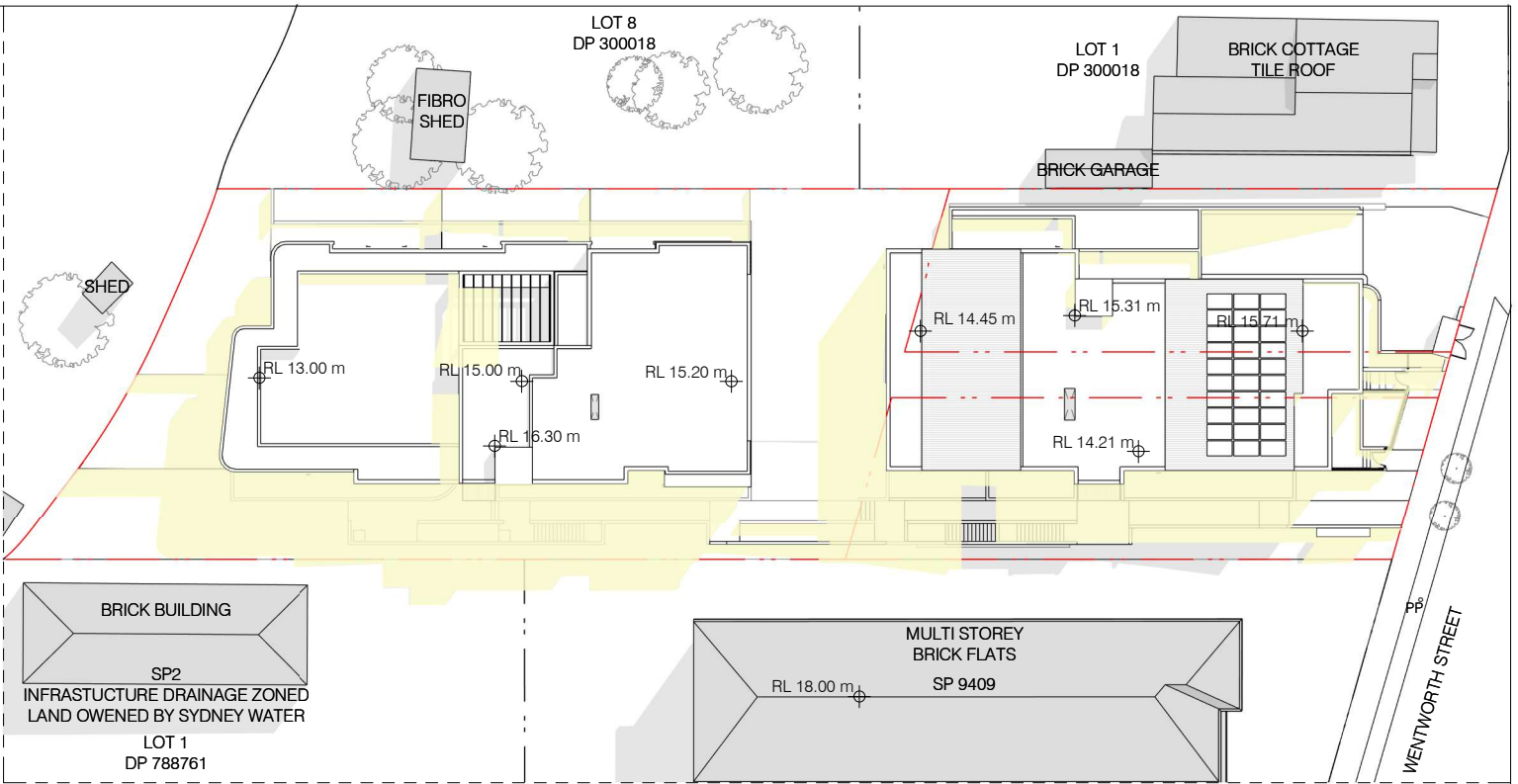
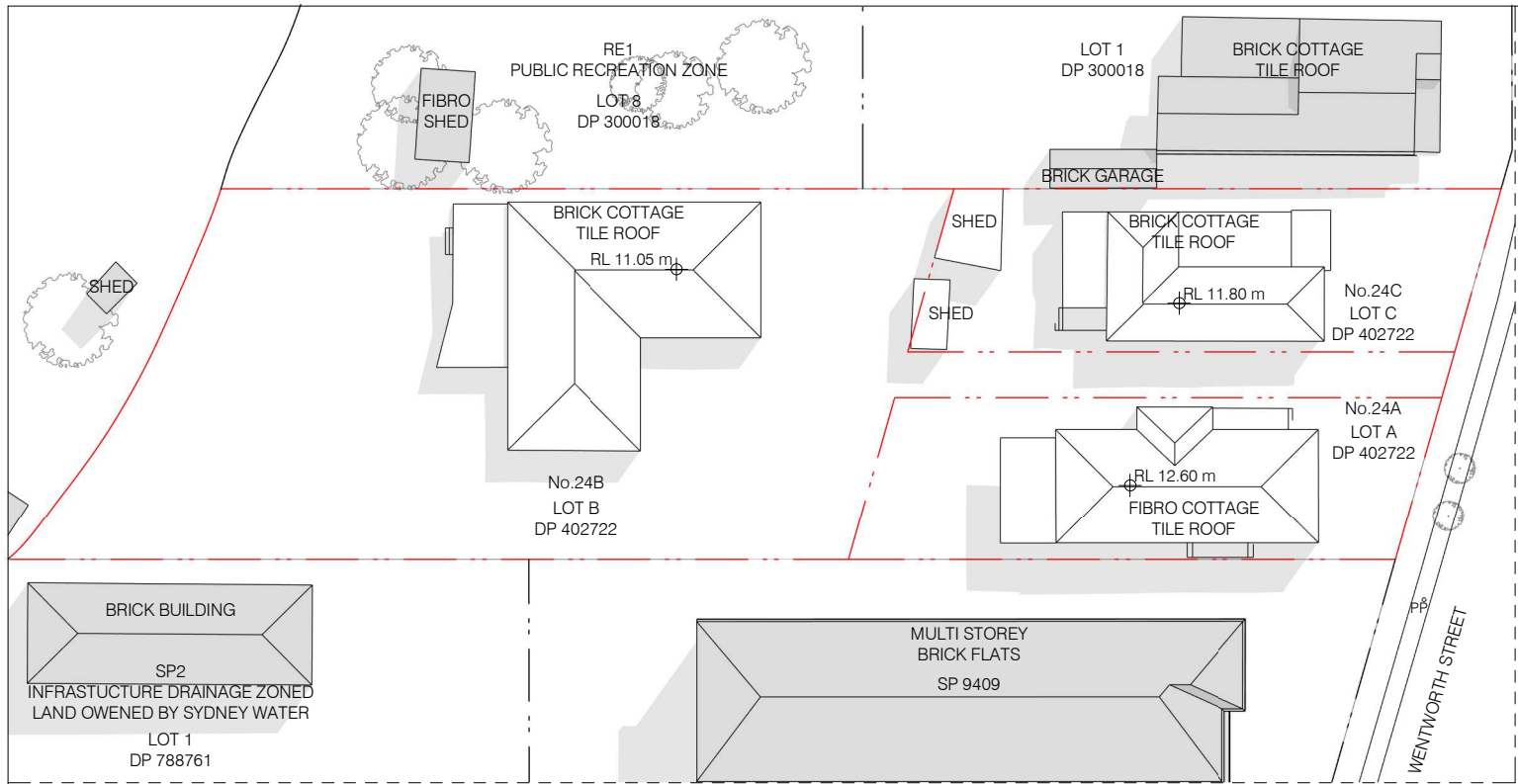
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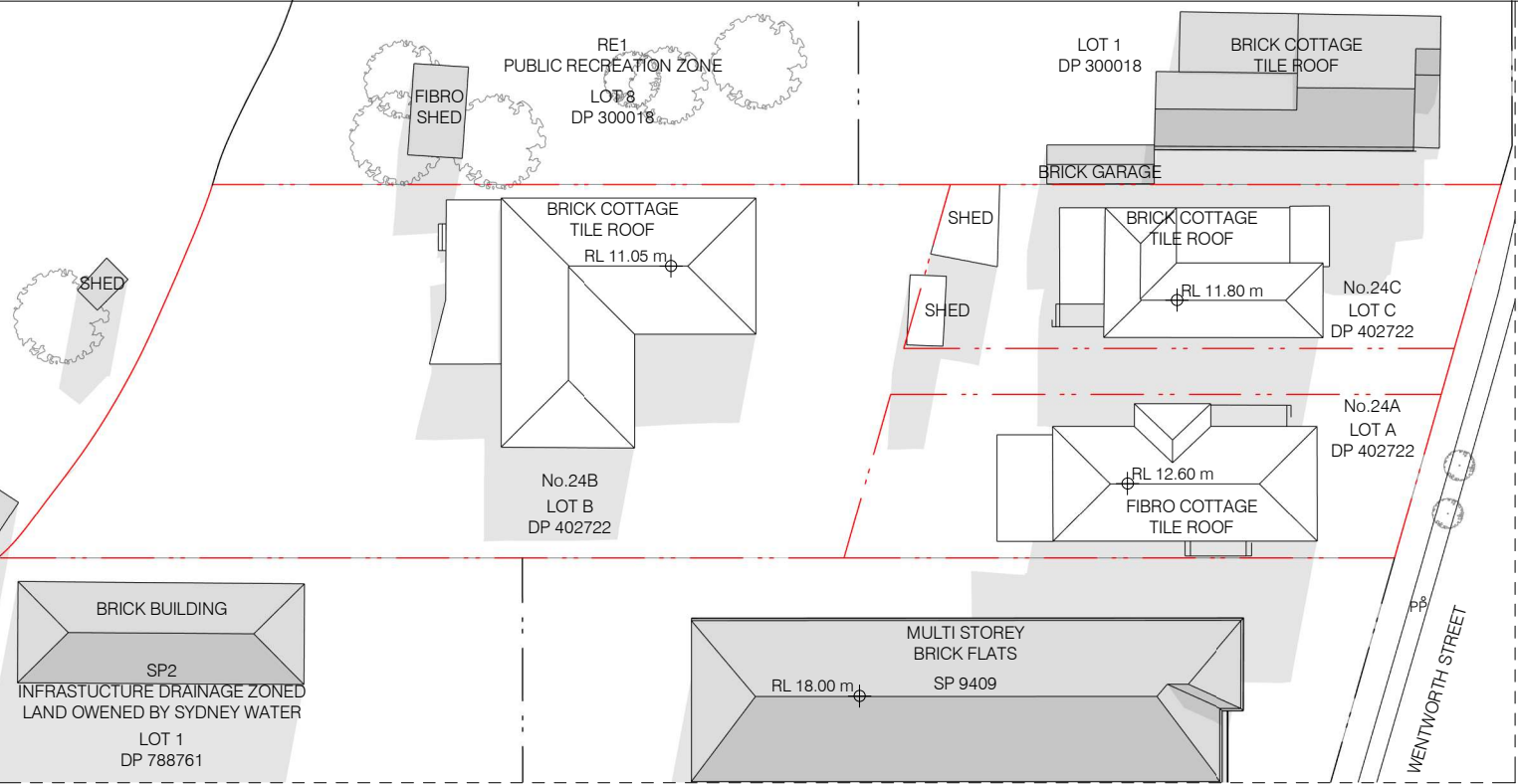
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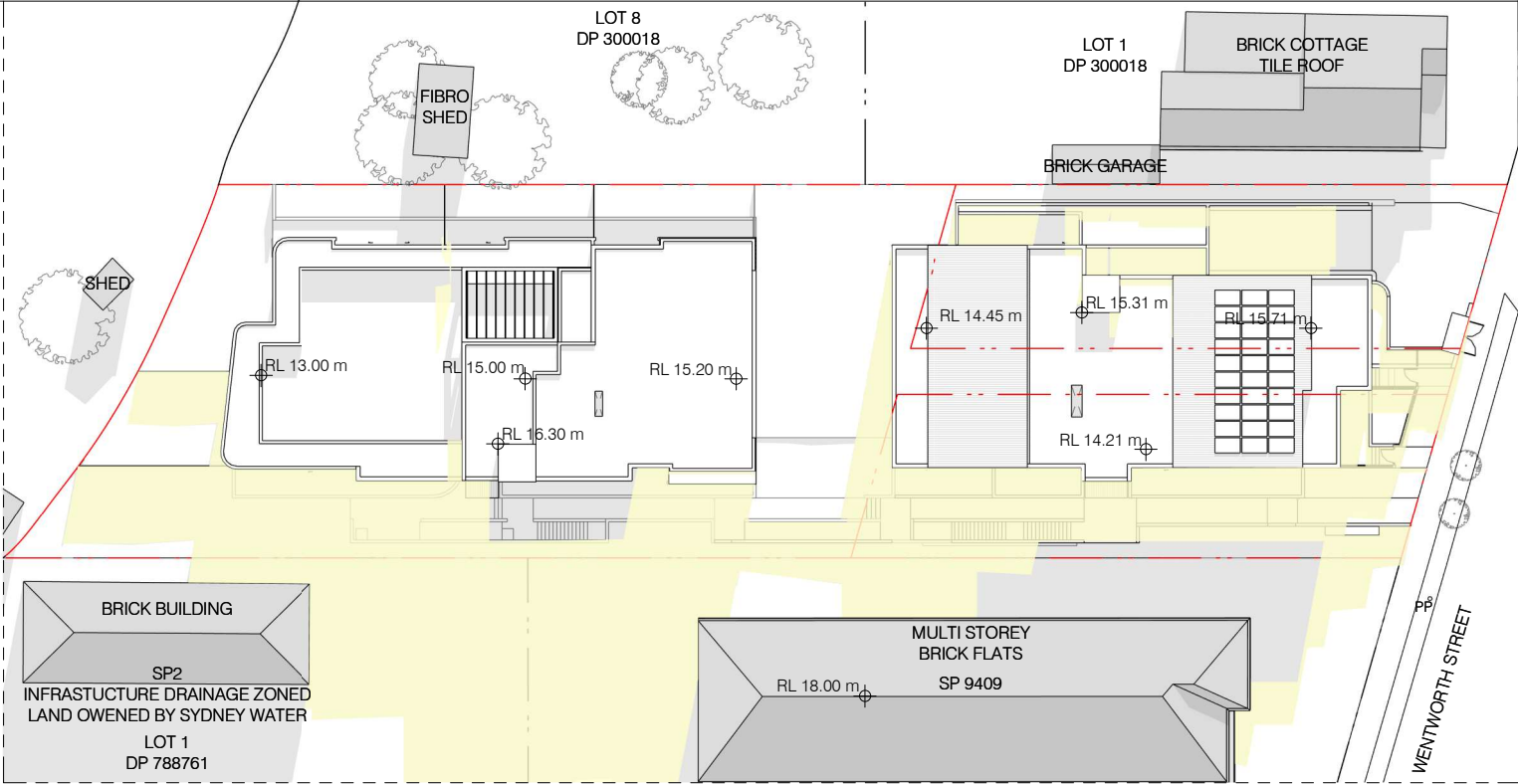
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			<div>A1612</div>		








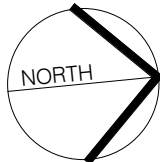


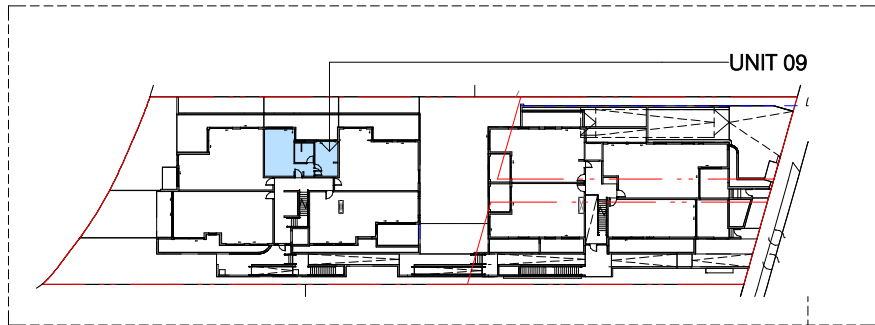
1 EXISTING SHADOW DIAGRAM-SEPTEMBER 22- 4PM
1 : 500



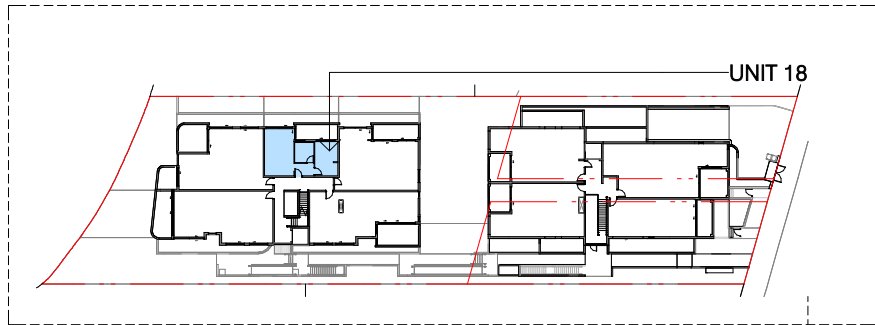
2 PROPOSED SHADOW DIAGRAM-SEPTEMBER 22- 4PM
1 : 500

DRAFT

ARCHITECT		LENGEND		NORTH		<table><tr><td>ISSUE</td><td>AMENDMENT</td><td>DATE</td></tr><tr><td>A</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td><td>28.11.2024</td></tr></table>		ISSUE	AMENDMENT	DATE	A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024	PROJECT		SHADOW DIAGRAM - SEPTEMBER 22	
ISSUE	AMENDMENT	DATE															
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024															
<div></div> <div><div>t: 02 8970 5417 e: studio@bjbarchitects.com.au a: 3.09/77 Dunning Ave, Rosebery NSW 2018</div><div>BJB Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806</div></div>		<div> EXISTING SHADOW</div> <div> PROPOPOSED ADDITIONAL SHADOWS</div>		<div></div>		24 WENTWORTH ST, CROYDON PARK		SCALE: 1 : 500@ A3DATE: 28.11.2024									
						NEW MULTI UNIT DWELLING DEVELOPMENT		ISSUE: A - ISSUED FOR DEVELOPMENT APPLICATION									
						<div><div>THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY</div><div>2022-001</div><div>A1618</div></div>											

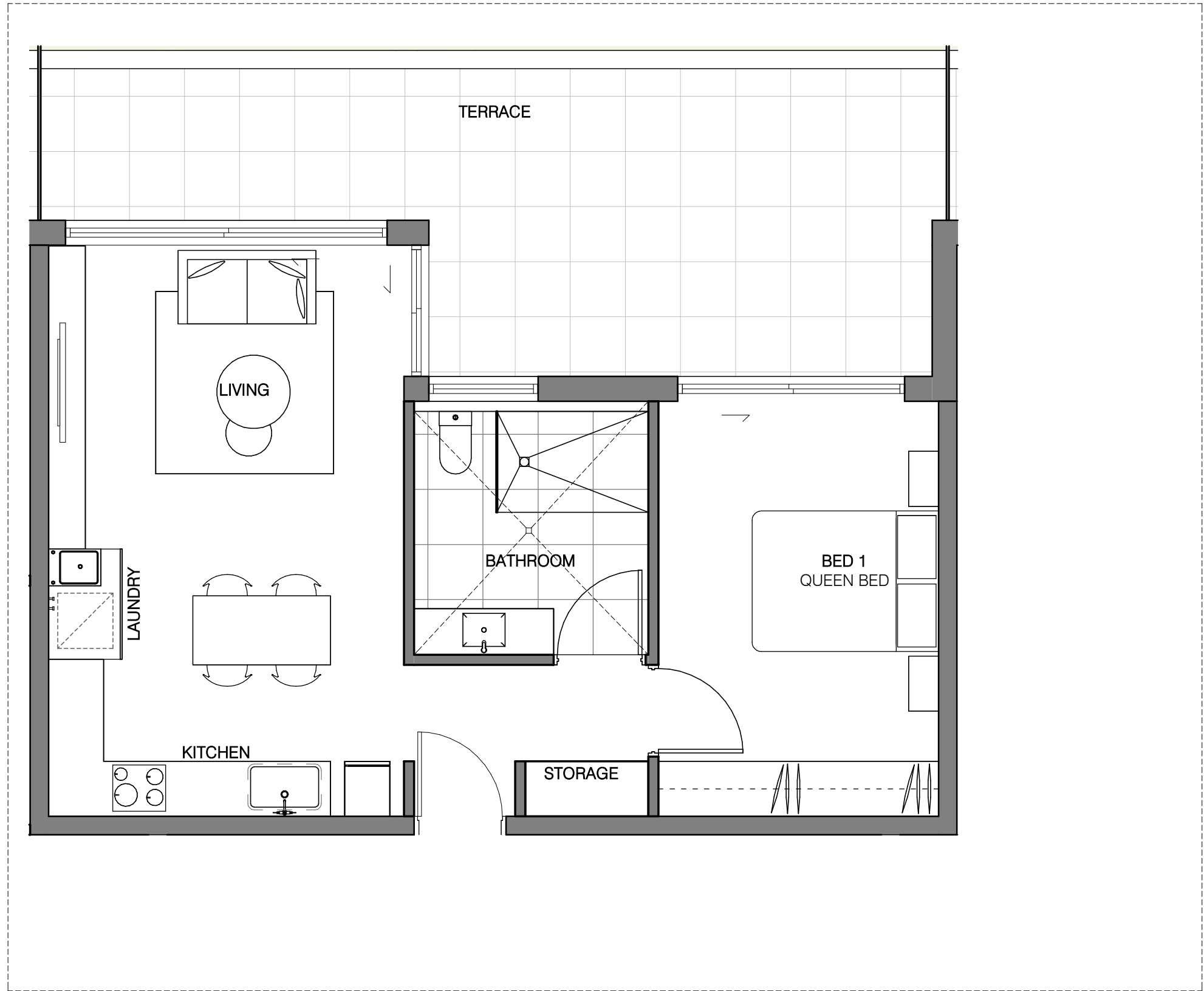


1 GROUND FLOOR - LOCATION
1 : 1000



2 FIRST FLOOR - LOCATION
1 : 1000

NOTE:
DESIGN TO COMPLY WITH THE REQUIREMENTS LISTED IN THE ADAPTABLE HOUSING ASSESSMENT REPORT AND IN ACCORDANCE WITH **AS1425.1 - 2009** AND **AS4299 -1995**



3 ADAPTABLE UNIT - PRE
1 : 50

DRAFT

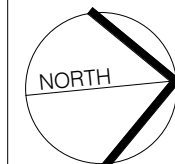
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ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

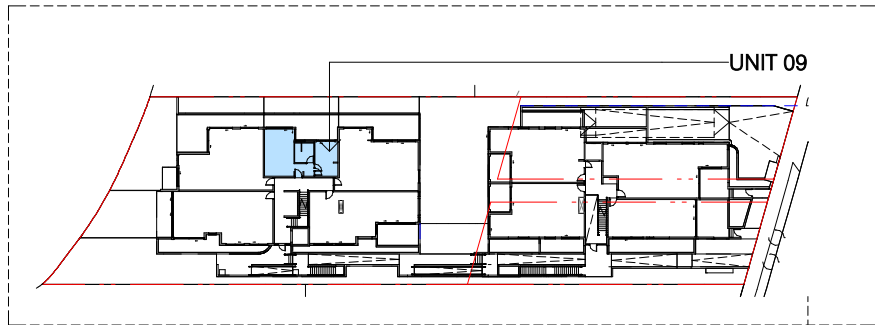
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SCALE: As indicated@ A3 DATE: 28.11.2024

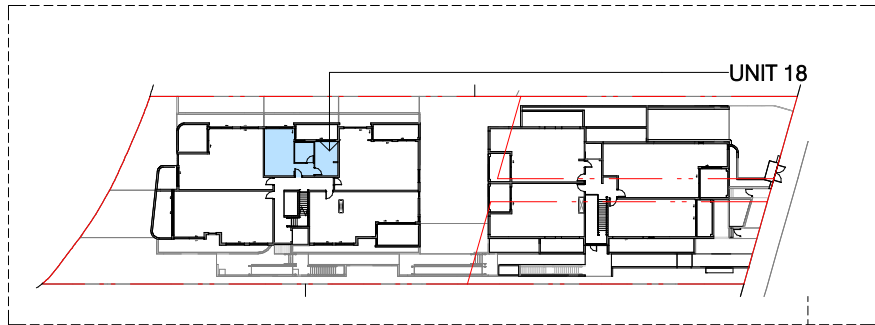
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A1700

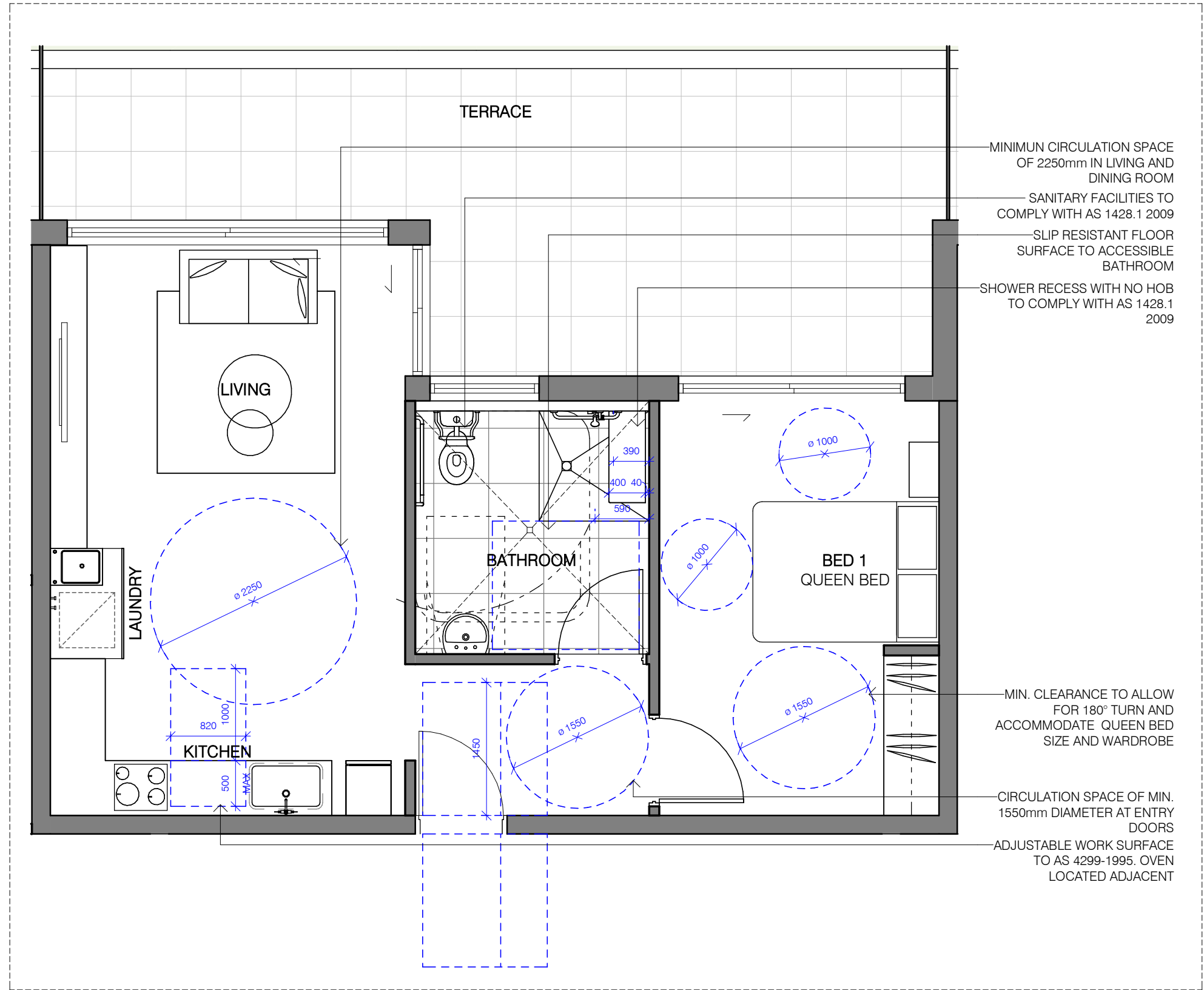


1 GROUND FLOOR - LOCATION
1 : 1000



2 FIRST FLOOR - LOCATION
1 : 1000

NOTE:
DESIGN TO COMPLY WITH THE REQUIREMENTS LISTED IN THE ADAPTABLE HOUSING ASSESSMENT REPORT AND IN ACCORDANCE WITH **AS1425.1 - 2009** AND **AS4299 -1995**



3 ADAPTABLE UNIT - POST
1 : 50

DRAFT

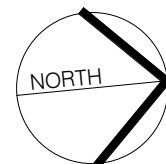
ARCHITECT



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NORTH



ISSUE AMENDMENT

DATE

A ISSUED FOR DEVELOPMENT APPLICATION 28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

ADAPTABLE UNIT - POST

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A1702



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ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24 WENTWORTH ST,
CROYDON PARK

NEW MULTI UNIT DWELLING
DEVELOPMENT

3D IMAGES

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2022-001

A2000

