

SJB Architects



LOT S

Newmarket Green
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Sydney

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Project Number: 5496
Date: 23.01.2018
Client: CBUS Property

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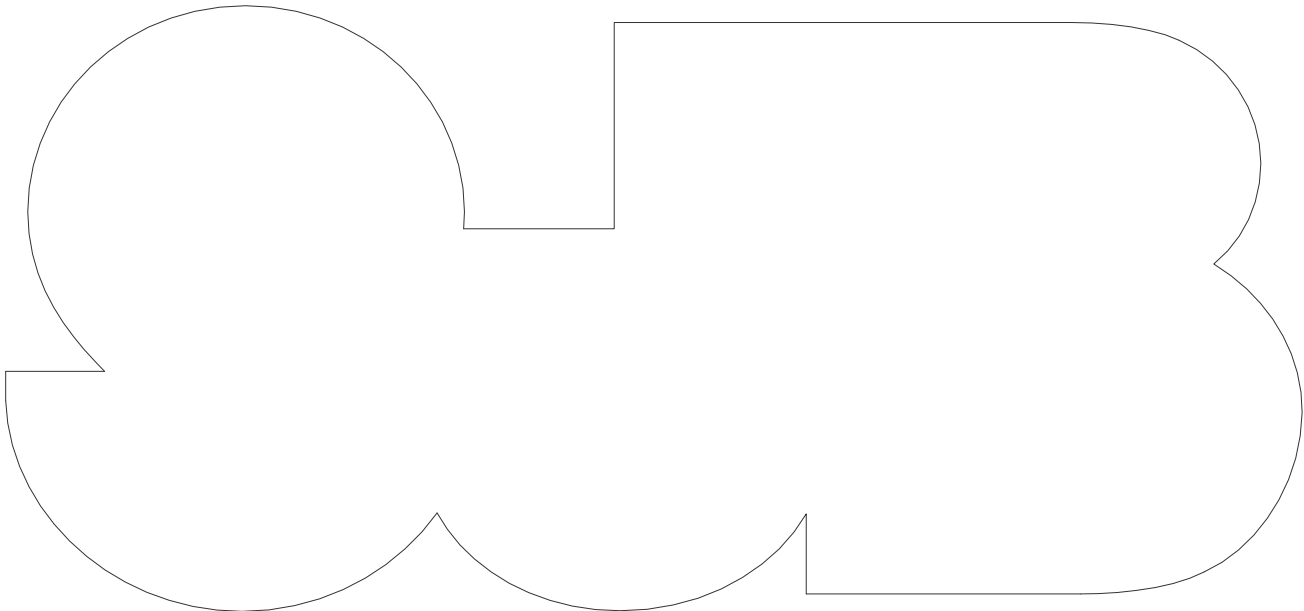
DEVELOPMENT APPLICATION

88/2017

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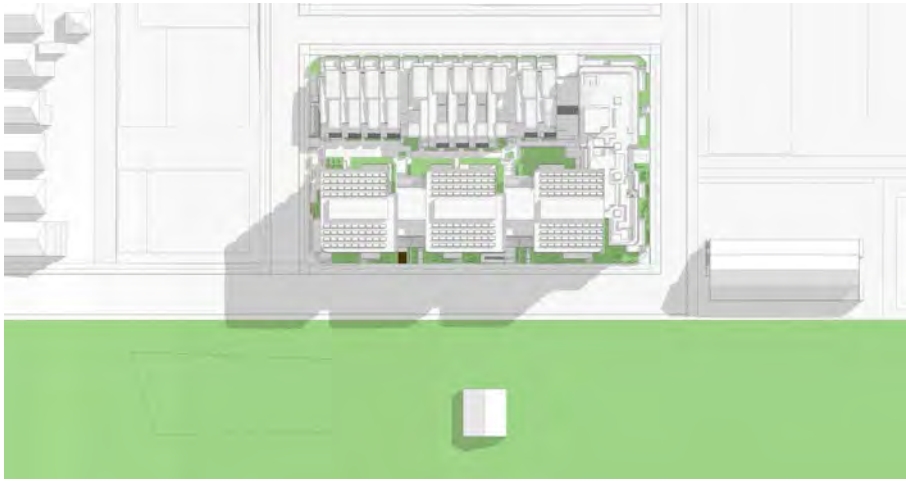
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	Thermal comfort and BASIX inclusions
Glazing	Aluminium framed single clear glazing to all units: U-Value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%)
Doors/windows/deceyory	A - awning windows + hinged glazed doors U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%) B - sliding doors/windows + fixed glazing + louvres windows
	Aluminium frame performance clear glazing – As per assessor certificate U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%) A - awning windows + hinged glazed doors U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%) B - sliding doors/windows + fixed glazing + louvres windows
	Given values are AFRC, total window system values (glass and frame)
Roof & Ceiling	Units - Concrete roof - Default light colour Terraces - Metal roof with builders blanket R1.0 - medium colour Plasterboard ceiling – terraces & units R1.2 insulation where exposed balcony or terrace above R2.5 insulation where exposed roof above (top floor units) Plasterboard ceiling where neighbouring units are above (no insulation)
External wall	Brick veneer with an R1.5 insulation Light weight walls with an R1.5 insulation Default medium colour to all external walls
Inter tenancy walls	Wall between neighbours - 75 mm Hiebel power panel - No BASIX requirements for insulation to party, acoustic insulation has no thermal requirements Unit walls adjacent to corridor - 75 mm Hiebel power panel wall with R1.2 insulation 200mm concrete walls to lift core & fire stairs. R1.2 insulation as per assessor certificate
Walls with-in dwellings	Plasterboard on studs – no insulation
Floors	Concrete – No insulation required to units with enclosed carpark below Note – If carpark ever changes to become natural air intake or natural air exhaust or both then insulation to the car park soffit where units are above will be required. Concrete – suspended floor exposed to air no insulation Concrete between levels (no insulation)
	Townhouses: Timber between levels. Where timber floor is exposed to air R2.5 insulation is required Concert slabs on ground
Floor coverings	Tiles to bathroom, carpet to bedrooms timber elsewhere
External shading	Fixed screens as per elevations
Central rainwater storage	Combined volume 15,000L, collecting from at least 700m² roof in total Connected to all common area and private landscaping
Hot water system	Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers
Alternative energy	Total of 3.5kWp photovoltaics required

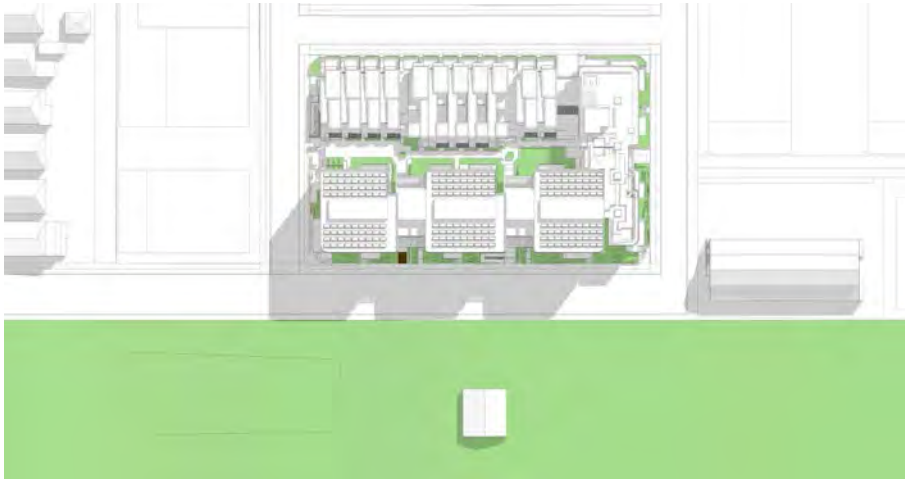




1 Spring Equinox : 8am



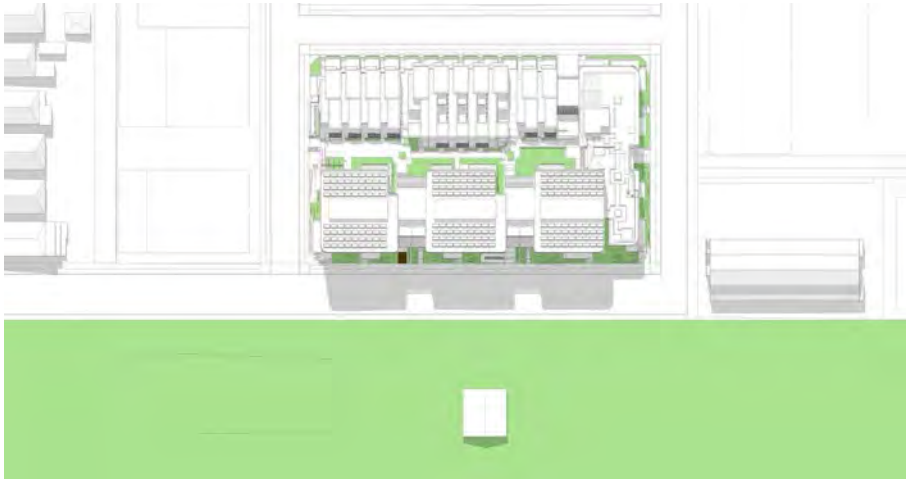
2 Spring Equinox : 9am



3 Spring Equinox : 10am



4 Spring Equinox : 11am



5 Spring Equinox : 12pm



6 Spring Equinox : 1pm



7 Spring Equinox : 2pm



8 Spring Equinox : 3pm



9 Spring Equinox : 4pm

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Barker Street, Randwick, NSW

Lot S3
Shadow Diagrams - Spring
Equinox

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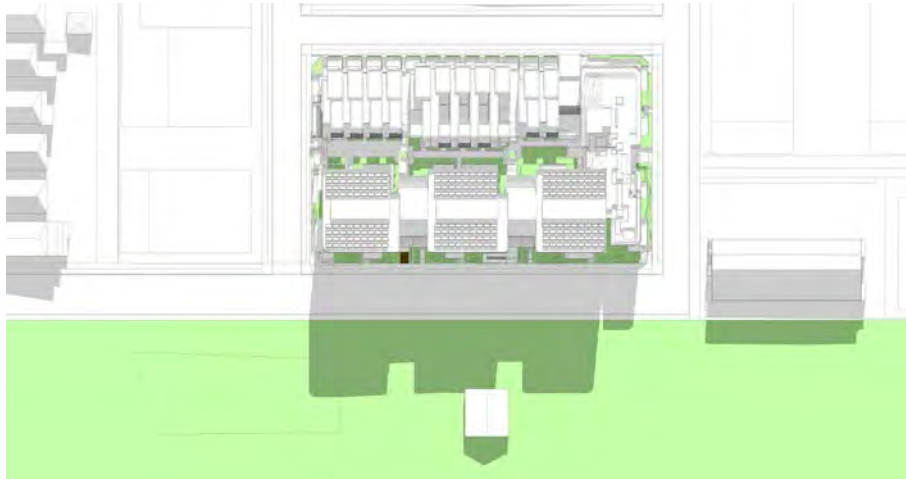
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2 Winter Solstice : 9am



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4 Winter Solstice : 11am



5 Winter Solstice : 12pm



6 Winter Solstice : 1pm



7 Winter Solstice : 2pm



8 Winter Solstice : 3pm



9 Winter Solstice : 4pm

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Lot S3 Shadow Diagrams - Winter Solstice

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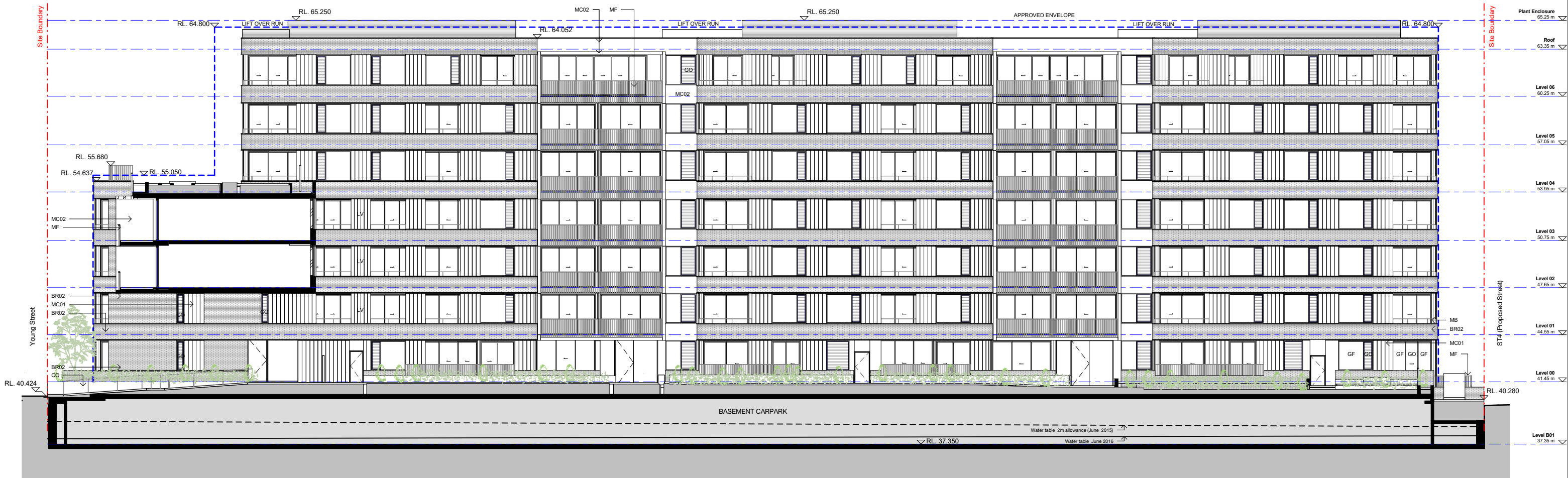
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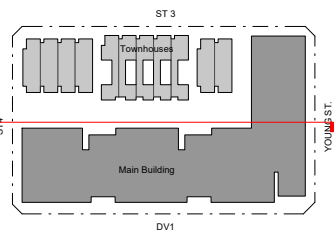


1 Section 06
1 : 125

DEVELOPMENT APPLICATION
88/2017
Amended/Additional Information
Randwick City Council
30 January 2018
Records Received

MATERIAL LEDGED

BR01	Dark-coloured dry pressed clay brick	LV01	Vertical fixed aluminum louvres
BR02	Buff-coloured clay brick	LV02	Horizontal fixed aluminum louvres
BR03	Mid-tone dry pressed clay brick	MC01	Bronze coloured scalloped metal cladding
BR04	Mid-tone dry pressed clay brick	MC02	Dark colour metal cladding
C01	Feature planters (precast concrete or stone)	MC03	Dark bronze coloured metalcladding
GO	Operable glazing	MF	Dark bronze metal palisade balustrade/fencing
GF	Fixed glazing	MB	Bronze coloured metal handrail
GP	Opaque		



Lot S3, Newmarket Green
Barker Street, Randwick, NSW

Lot S3
Section 6

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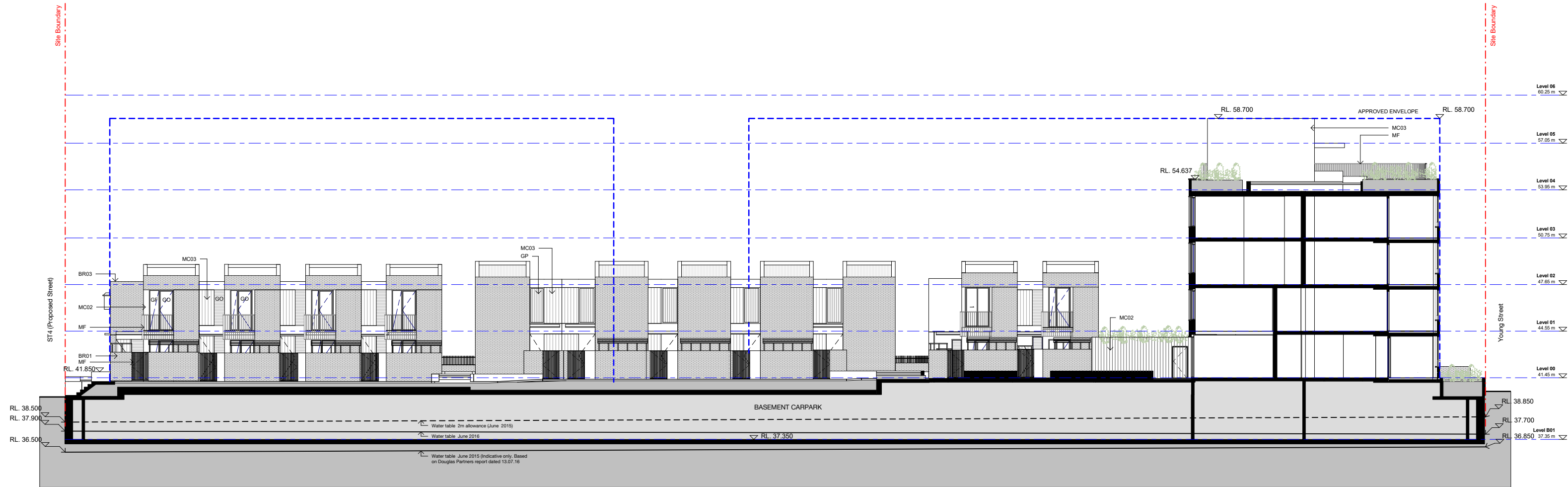
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1 Section 05
1 : 125

DEVELOPMENT APPLICATION

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Randwick City Council
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Records Received

MATERIAL LEDGED

BR01	Dark-coloured dry pressed clay brick	LV01	Vertical fixed aluminum louvers
BR02	Buff-coloured clay brick	LV02	Horizontal fixed aluminum louvers
BR03	Mid-tone dry pressed clay brick	MC01	Bronze coloured scalloped metal cladding
BR04	Mid-tone dry pressed clay brick	MC02	Dark colour metal cladding
C01	Feature planters (precast concrete or stone)	MC03	Dark bronze coloured metalcladding
GO	Operable glazing	MF	Dark bronze metal palisade balustrade/fencing
GF	Fixed glazing	MB	Bronze coloured metal handrail
GP	Opaque		

Lot S3, Newmarket Green
Barker Street, Randwick, NSW

Lot S3
Section 5

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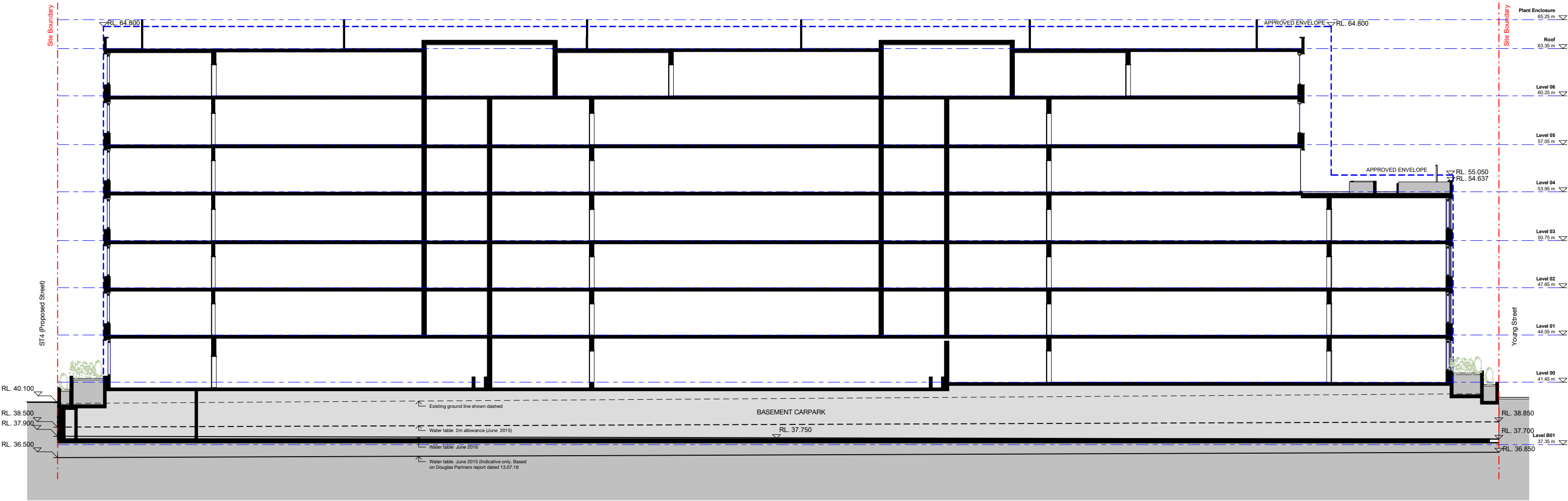
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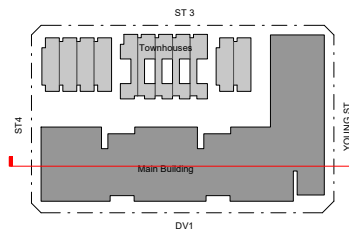
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1 Section 04
1 : 125

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Lot S3
Section 4



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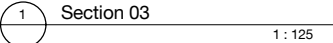
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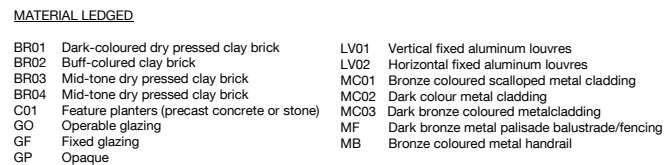
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Barker Street, Randwick, NSW**

**Lot S3
Section 3**

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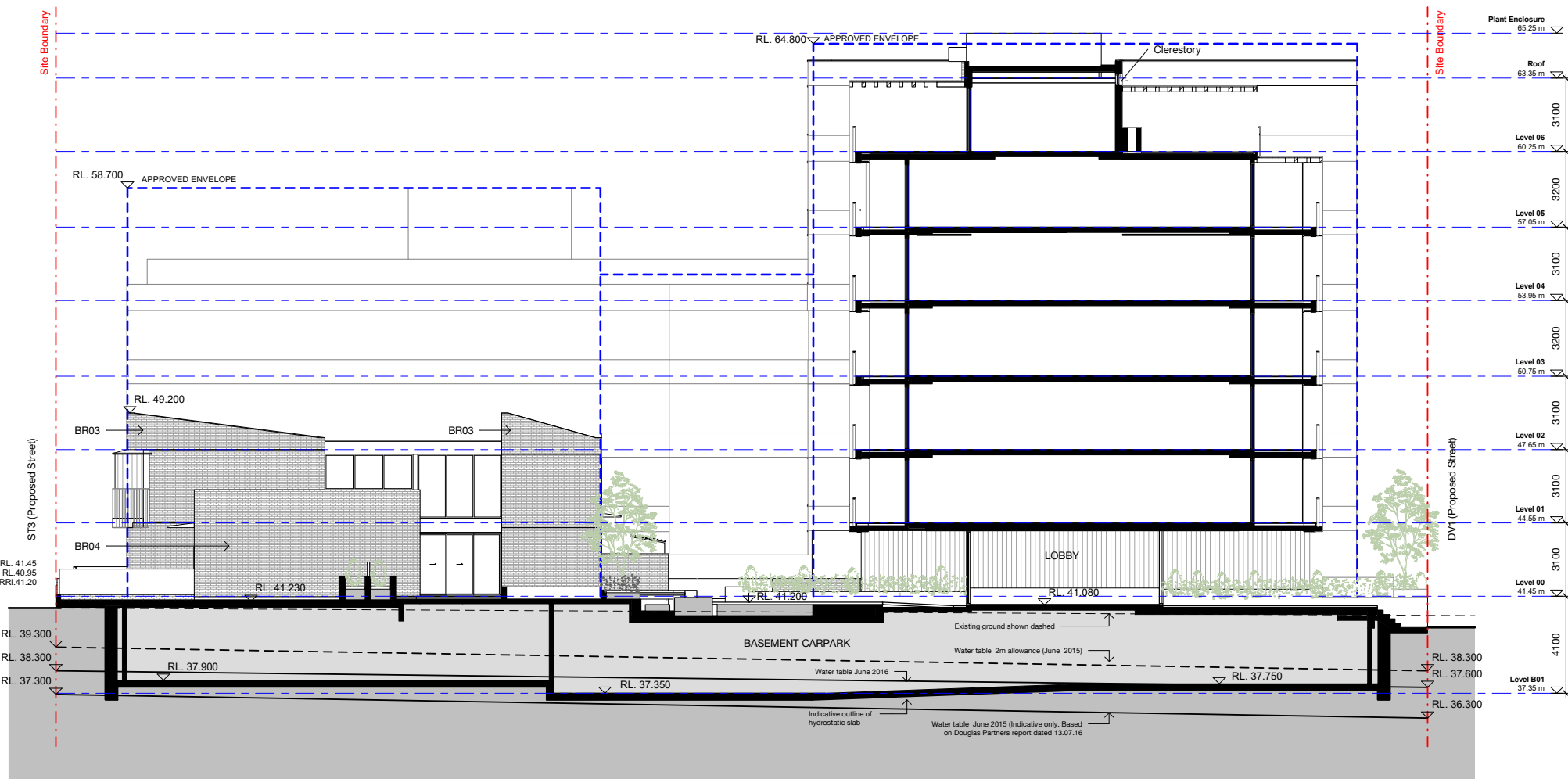
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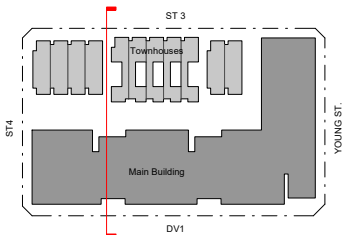
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MATERIAL LEDGED

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BR02	Buff-coloured clay brick	LV02	Horizontal fixed aluminum louvres
BR03	Mid-tone dry pressed clay brick	MC01	Bronze coloured scalloped metal cladding
BR04	Mid-tone dry pressed clay brick	MC02	Dark colour metal cladding
C01	Feature planters (precast concrete or stone)	MC03	Dark bronze coloured metalcladding
GO	Operable glazing	MF	Dark bronze metal palisade balustrade/fencing
GF	Fixed glazing	MB	Bronze coloured metal handrail
GP	Opaque		

Lot S3, Newmarket Green
Barker Street, Randwick, NSW

Lot S3
Section 2

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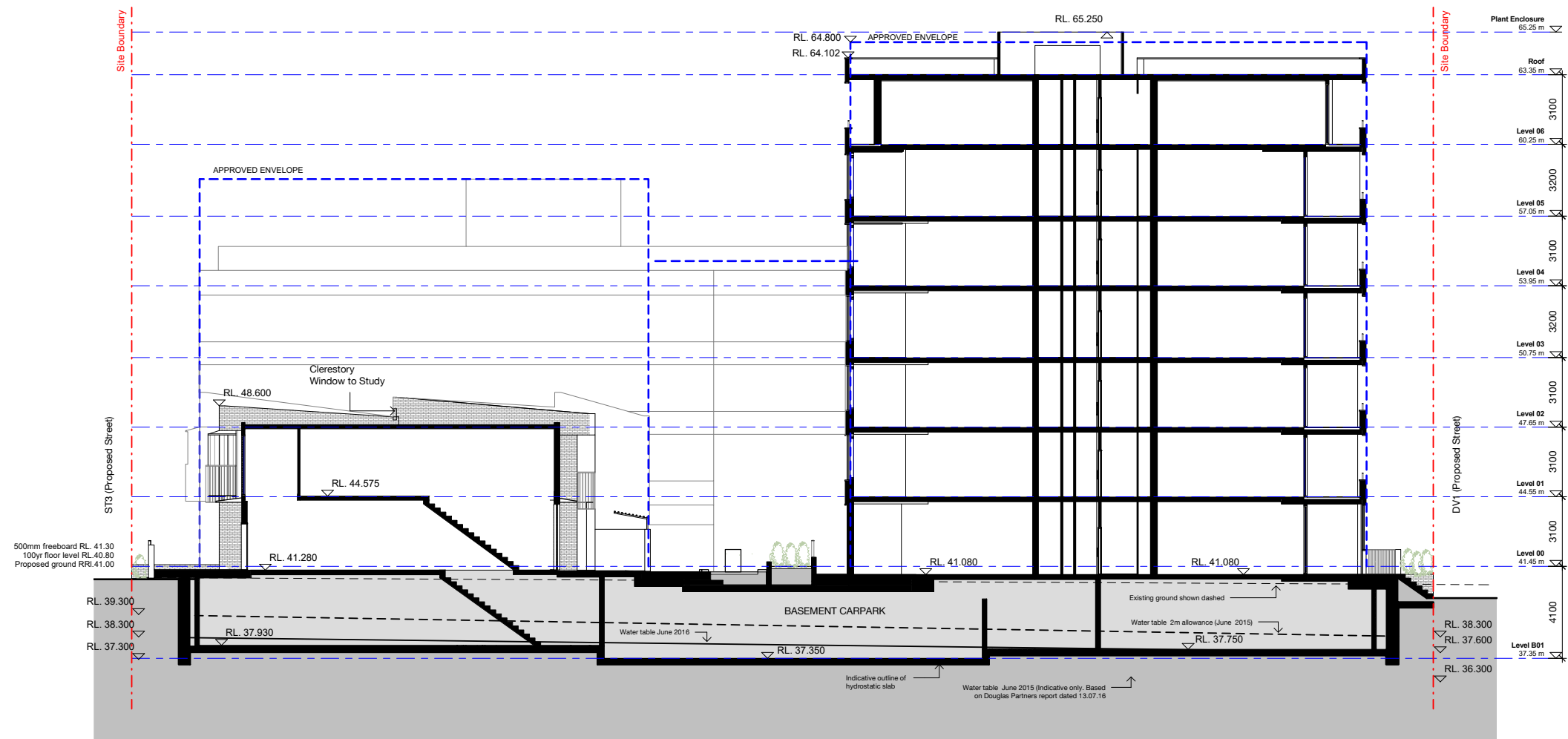
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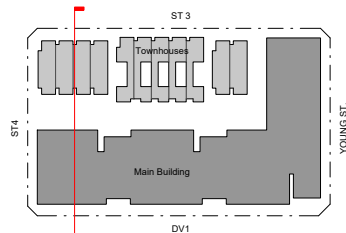
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Section 1**

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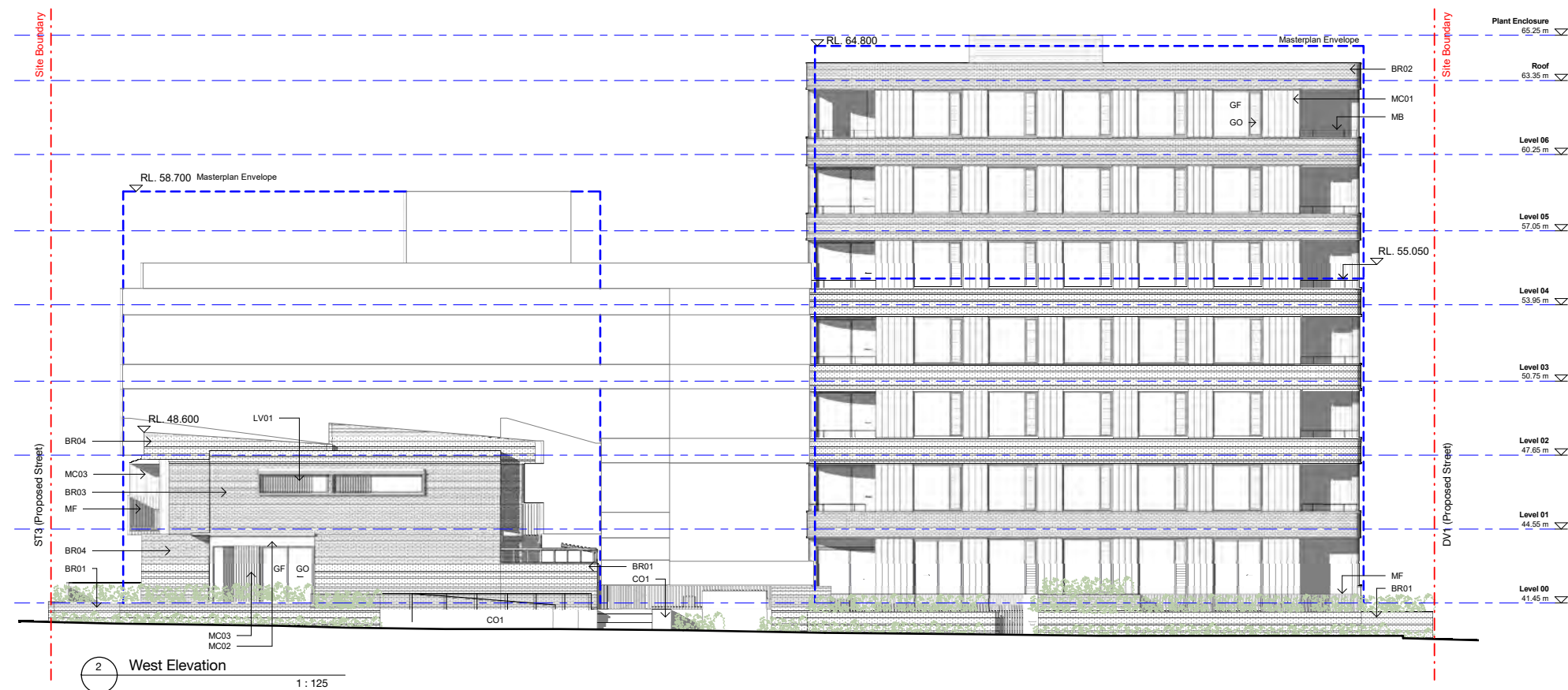
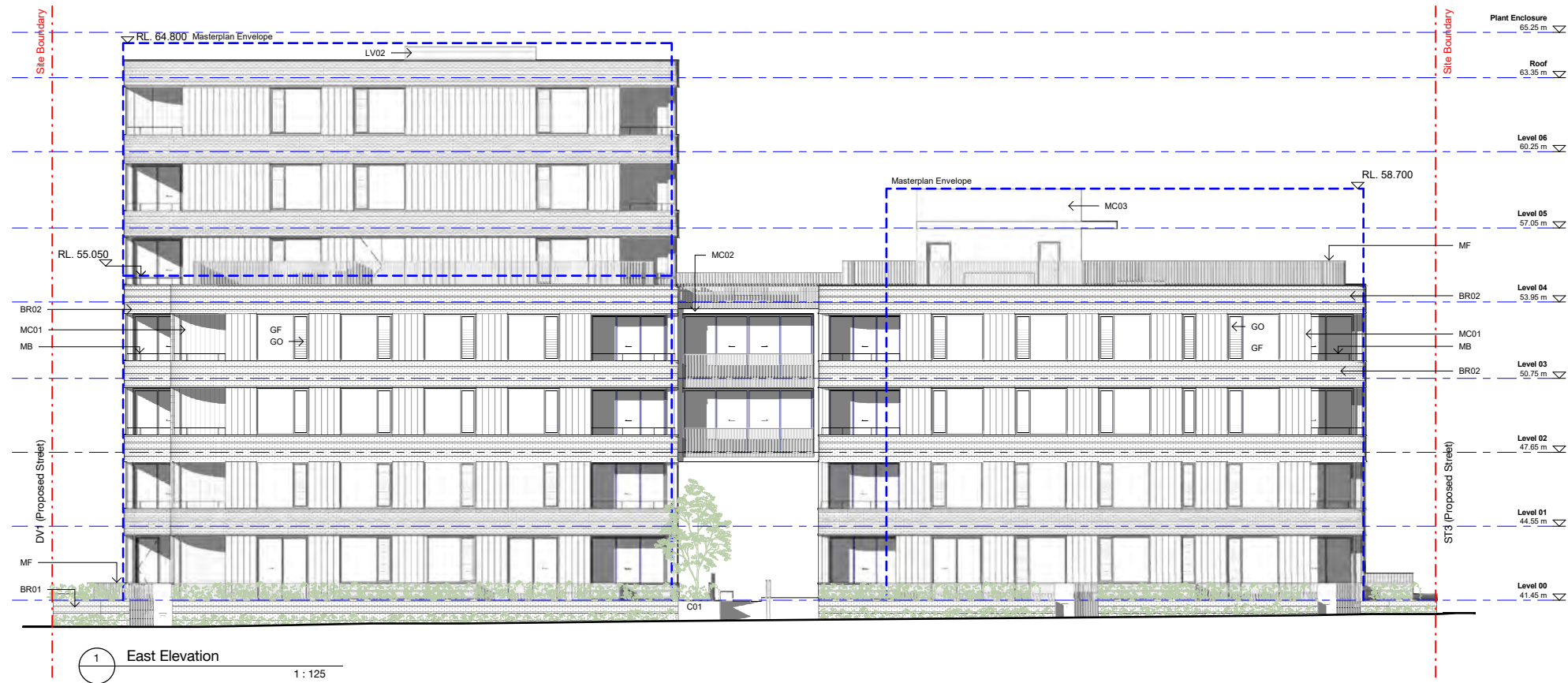
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Lot S3
East & West Elevations



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