

North-east corner - main building entry

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Prepared for City West Housing

North Eveleigh Affordable Housing

DA00-000	B	Cover Sheet	22/07/13
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DA00-002	B	2008 Concept Plan Approved use & Envelopes	22/07/13
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DA00-004	B	Site Plan Analysis	22/07/13
DA01-001	B	Basement Plan	22/07/13
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DA01-004	B	Level 2	22/07/13
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North Eveleigh Affordable Housing BASIX and NatHERS requirements summary

Element	Material	
External Walls	North (Level 6) = Zinc clad metal frame wall with insulation. All other walls = Brick veneer on steel studs with insulation.	(R2.6) (R2.4)
External wall colour	North (Level 6) = Dark grey. All other walls = Brick.	
Party walls	Hebel Intertennacy walls. Units 116, 216, 316 and 416; insulation required. All other walls = Concrete block, no insulation.	(Rtotal 2.2) (R2.7 insulation) (no insulation)
Internal walls	Cavity panel.	
Ceiling / Roof	Units 506, 507, 508, 509, 510, and 511 = Lightweight zinc clad mansard roof with insulation. All other roofs = Concrete roof with insulation.	(R3.7) (R3.6)
Roof colour	Solar absorptance of upper roof material is 'medium'.	>0.4 and <0.6
Floor between basement and occupied space	Concrete with insulation Exposed floors = Concrete with floor covering.	(R1.6)
Glazing	Glass and frame. Values stated are for window total value.	U value = 6.57 SHGC =0.74
Floor coverings	All habitable areas = Carpet. Bathrooms, kitchens and laundries = Floor tiles with underlay.	
Window coverings	Insect screens, holland blinds	

Notes

These notes are to be read in conjunction with ESD Consultant documentation.

Thermal insulation must form a continuous barrier with ceilings and walls contributing to the thermal barrier (as per Part J1.2(a)(ii)).

Insulation to abut or overlap adjoining insulation other than being interrupted by a structural member (as per Part J1.2(a)(ii)).

Bulk insulation to be installed so that it maintains its thickness (as per Part J1.3(c)(ii)).

A seal to restrict air infiltration must be fitted to each edge of a door or openable window, as per Part J3.4.

Roofs, ceilings, walls and floors, and any opening such as a window frame, door frame, roof light frame, etc. shall be constructed to minimise air leakage as per Part J3.6.

Any substitution for building construction materials needs to ensure that the required total R-value in accordance with Part J1 of the NCC is still achieved.

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drawn	TF	project no	120325

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project North Eveleigh Affordable Housing

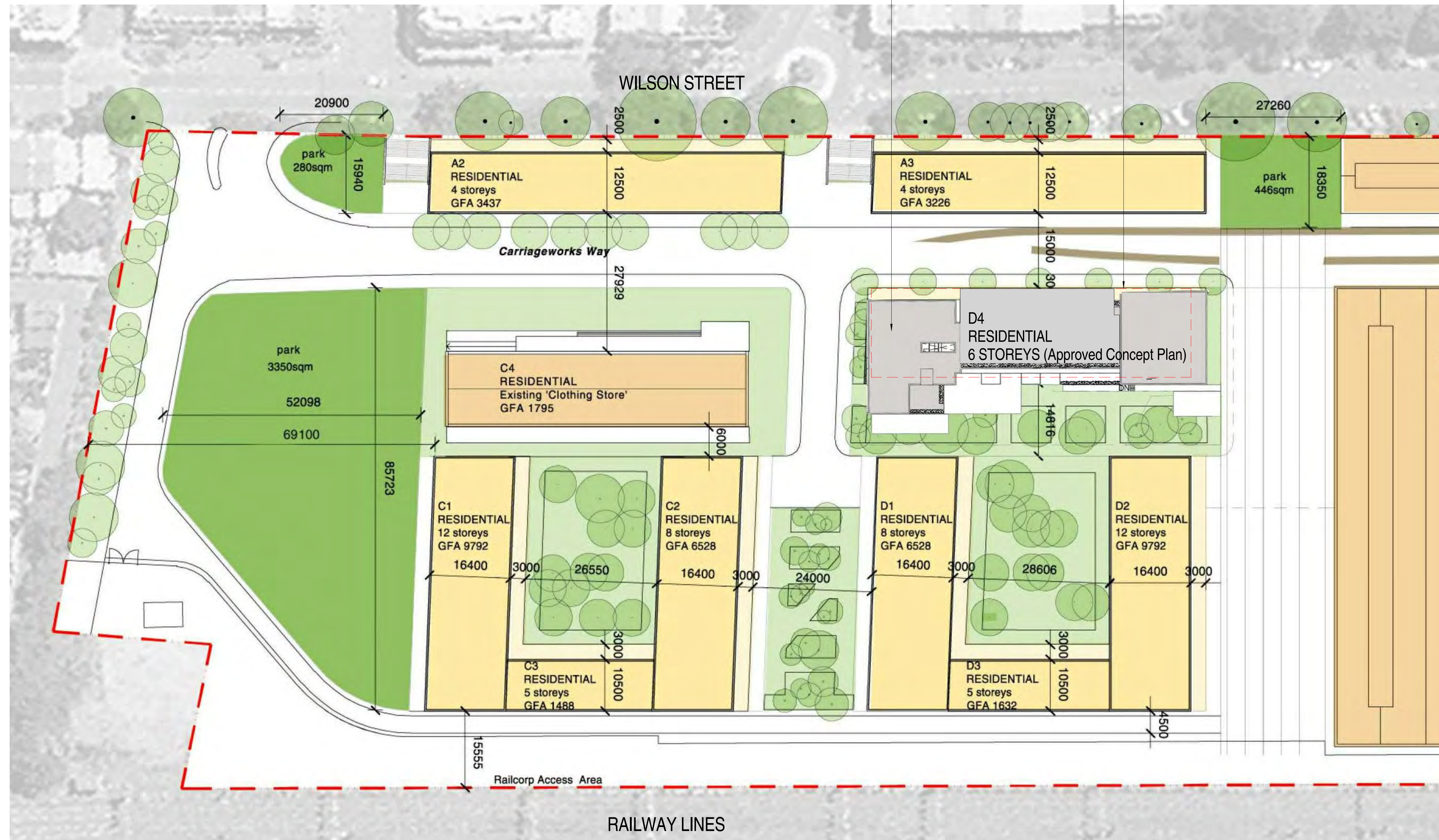
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Cover Sheet

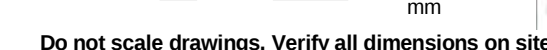
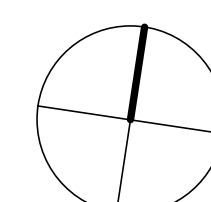
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APPROVED CONCEPT
DESIGN ENVELOPE
SHOWN DOTTED IN RED



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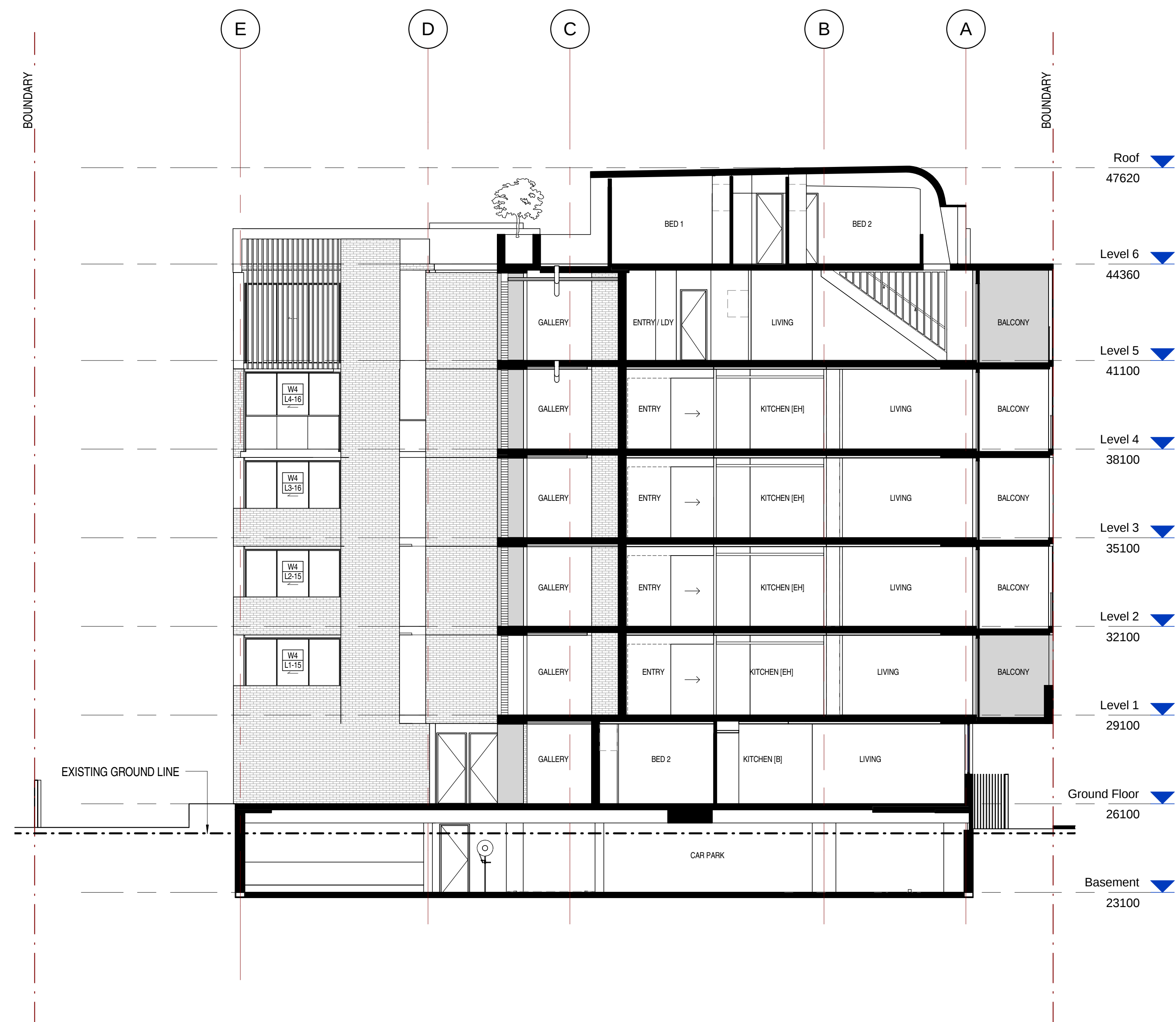
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A	Authority Approval - DA Issue	27/03/13
B	Authority Approval - Minor Amendments to DA	22/07/13

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Cross Section B-B



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Cross Section C-C

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North Eveleigh Affordable Housing

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North-East corner view
Photomontage 1

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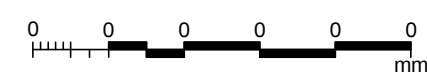
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North-West corner view
Photomontage 2

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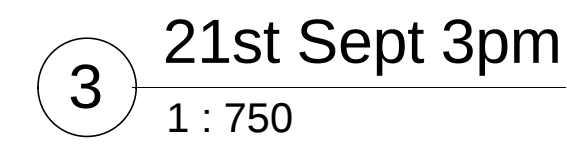
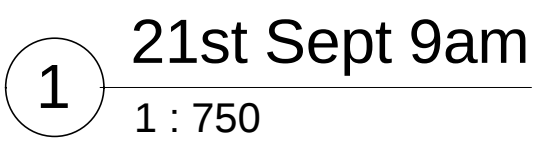
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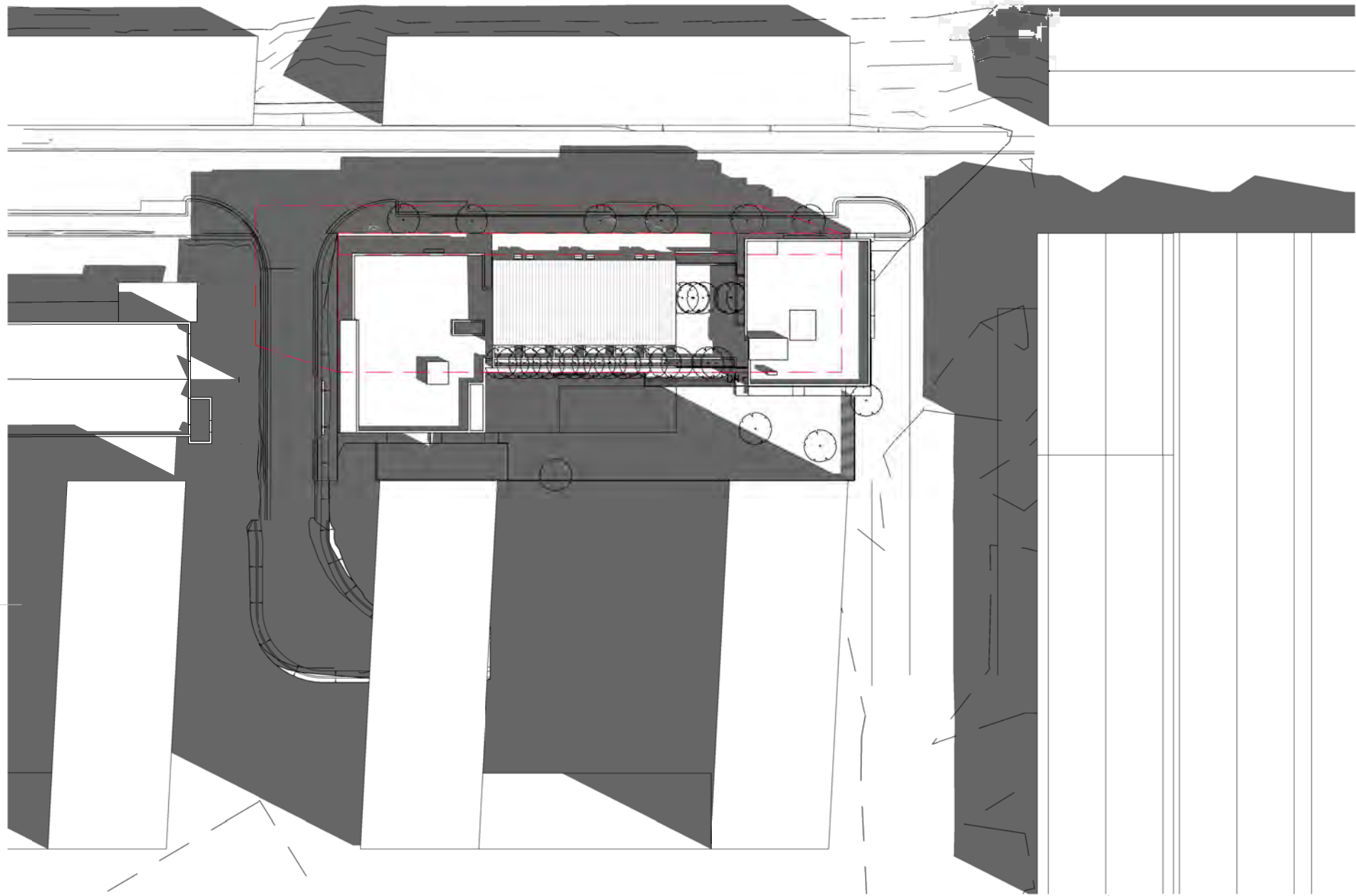
View from the garden
Photomontage 3

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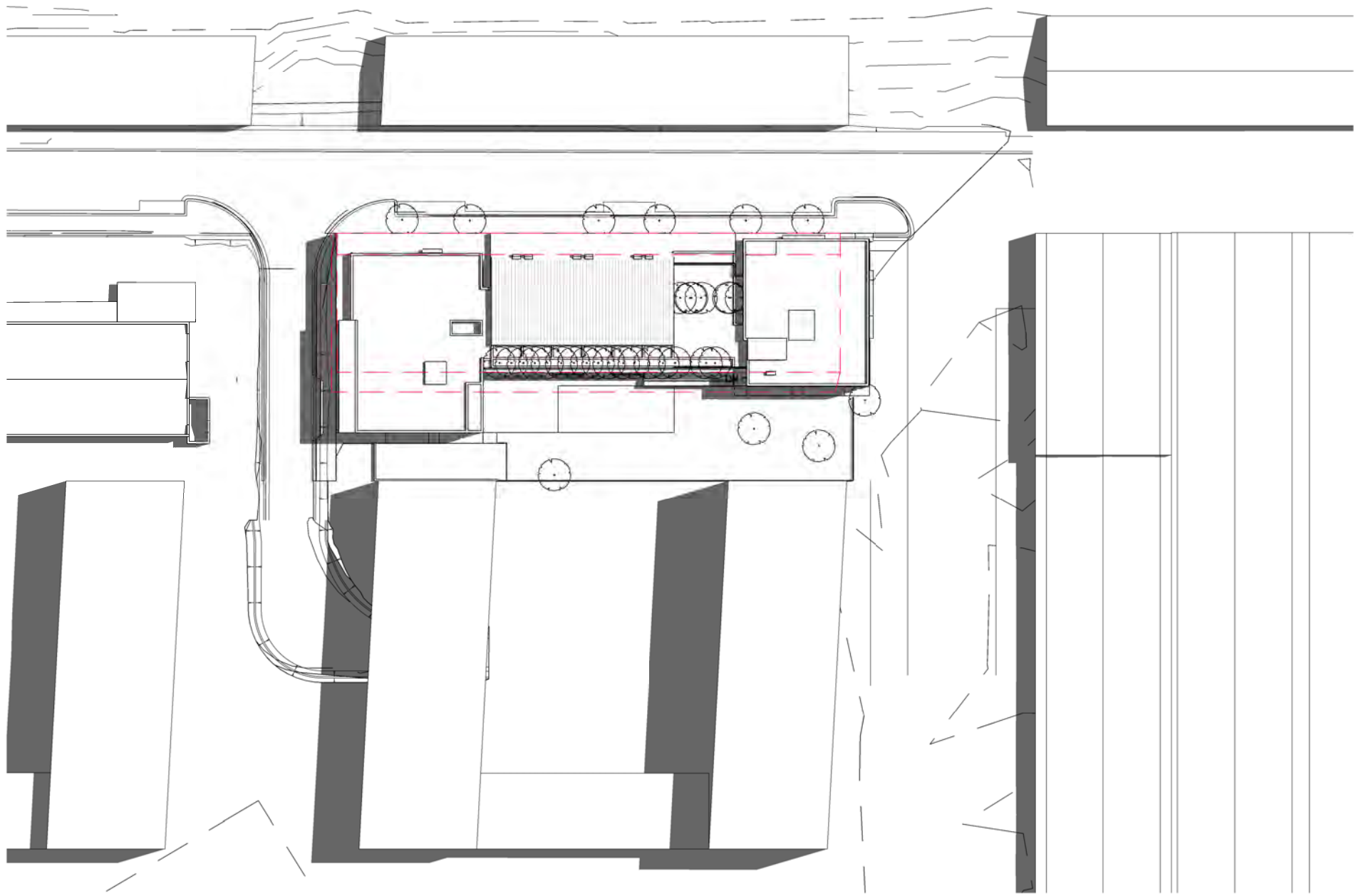
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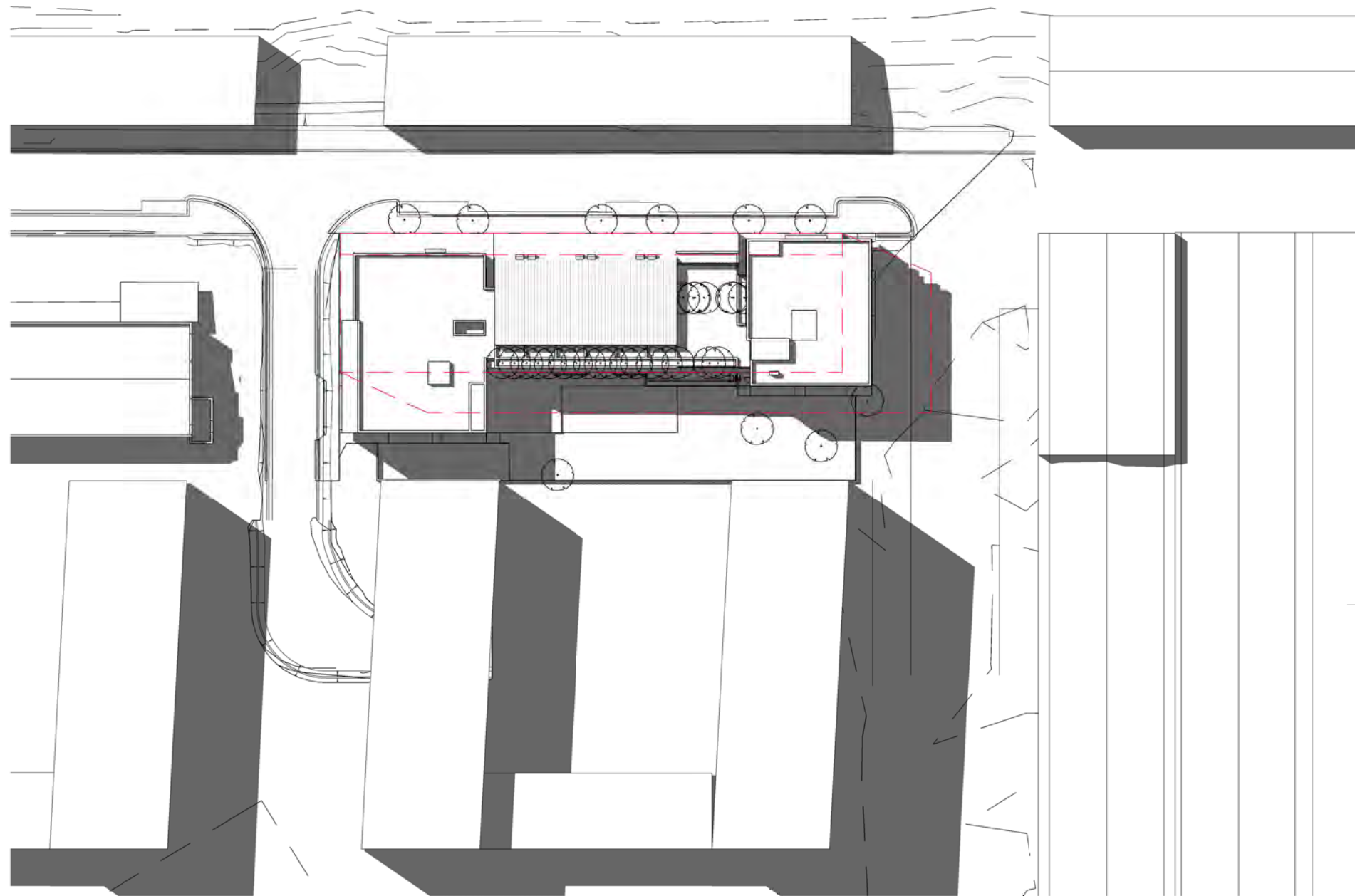
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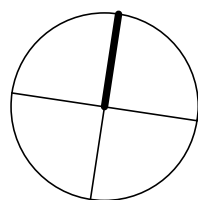
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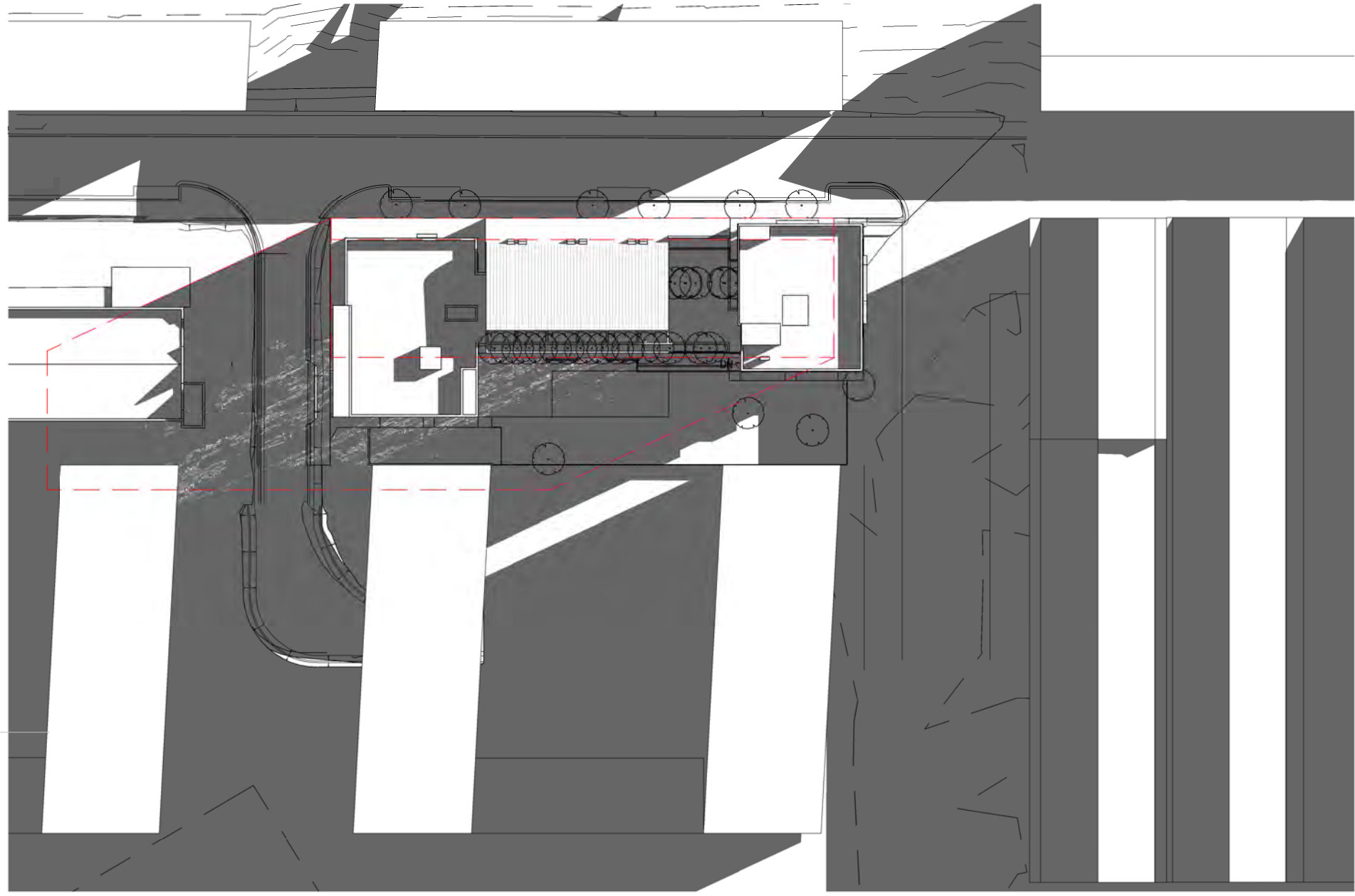
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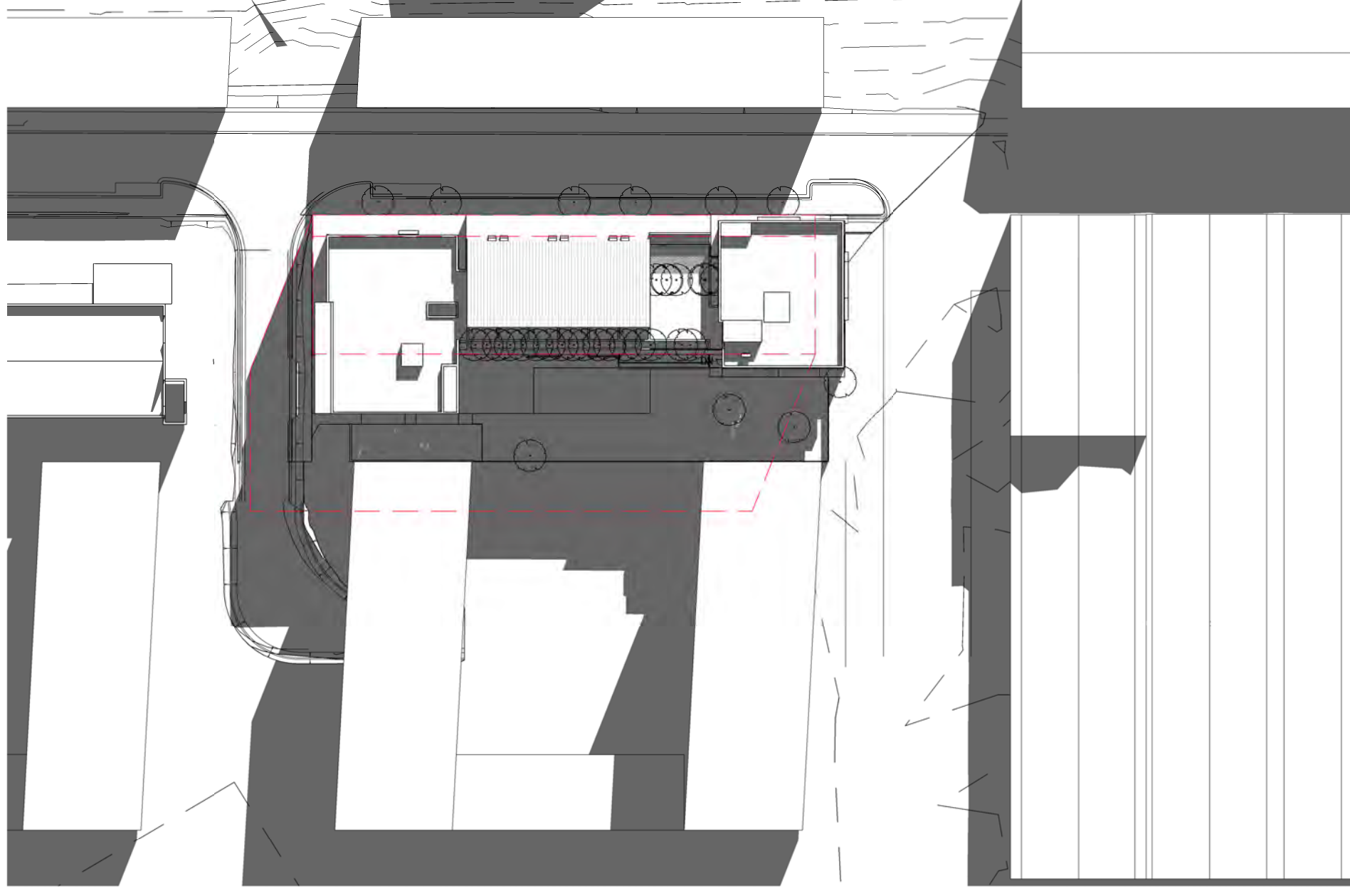


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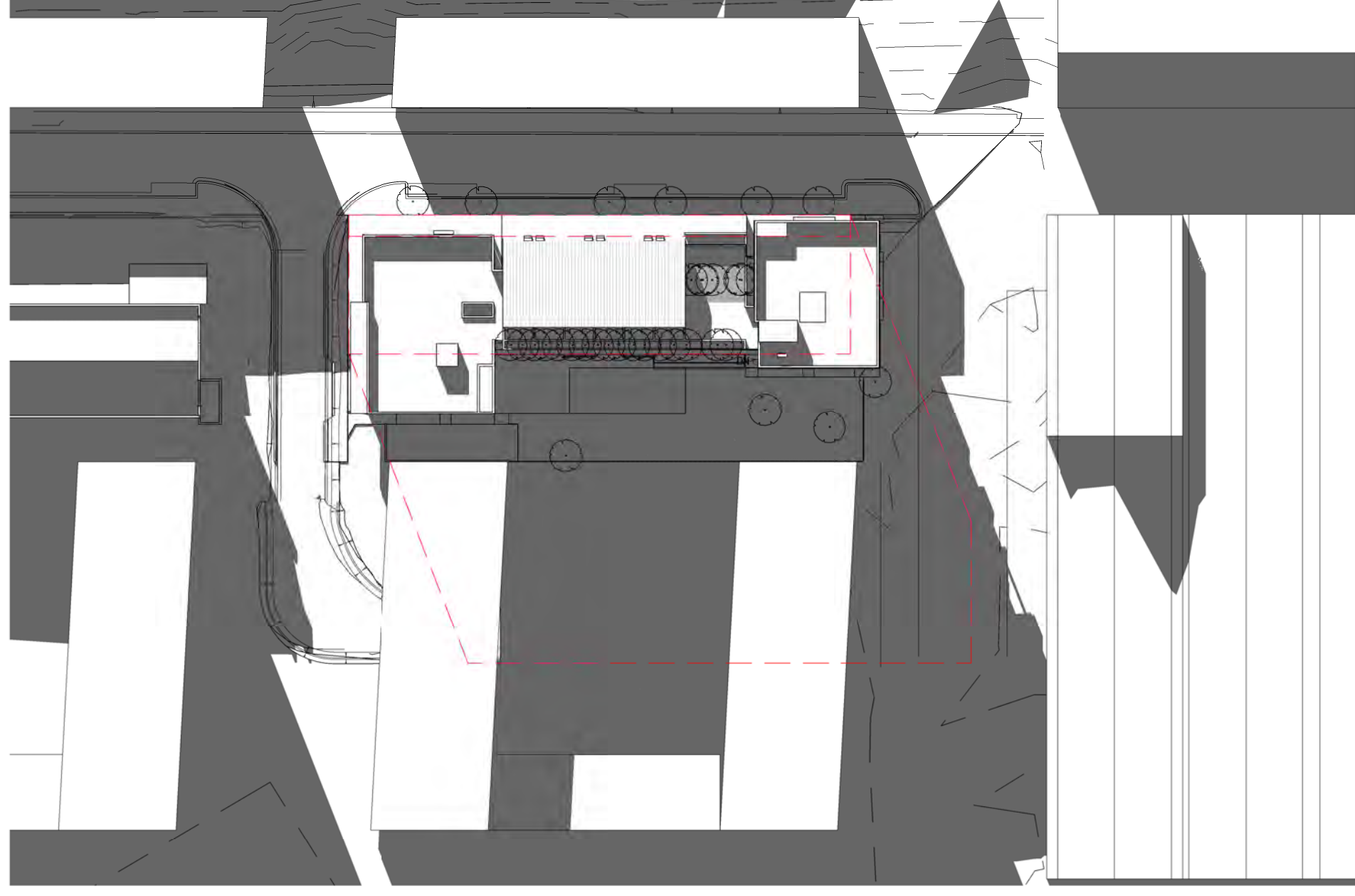
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drawing	
Shadow Diagrams 2	
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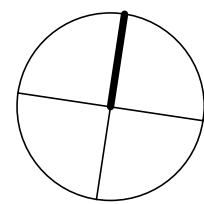
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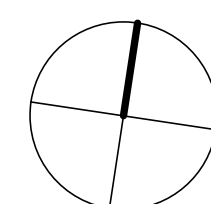
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Shadow Diagrams 3	
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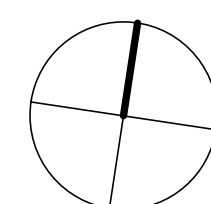
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Adaptable Units (Type F)

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Adaptable Units (Type S)

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