

- ≥ 300 mm diameter
- ≥ 400 mm diameter
- ≥ 500 mm diameter
- ≥ 800 mm diameter

Client
Ceero

Issuer
W-B
WOODS BAGOT

Project number		Size check	
122105		25mm	
Checked	Approved	Sheet size	Scale
XY	JF	A1	1 : 200

Sheet title
Basement 02

Sheet number	Revision
SK-12098	A
Status	

Certificate No. #HR-Y17MCO-01

Scan QR code or follow website link for rating details.

Assessor Name: Samantha Anderson

Accreditation No.: ABSA 60832

Property Address: 40-76 William Street, Lakeland NSW 2556, 2548

http://www.hersoftware.com.au/y17mco-01

ABSA

Building Surveyors Australia

Member since 2018

Member of the ABSA quality audit scheme

Accreditation Number: 300302022 - 300302024

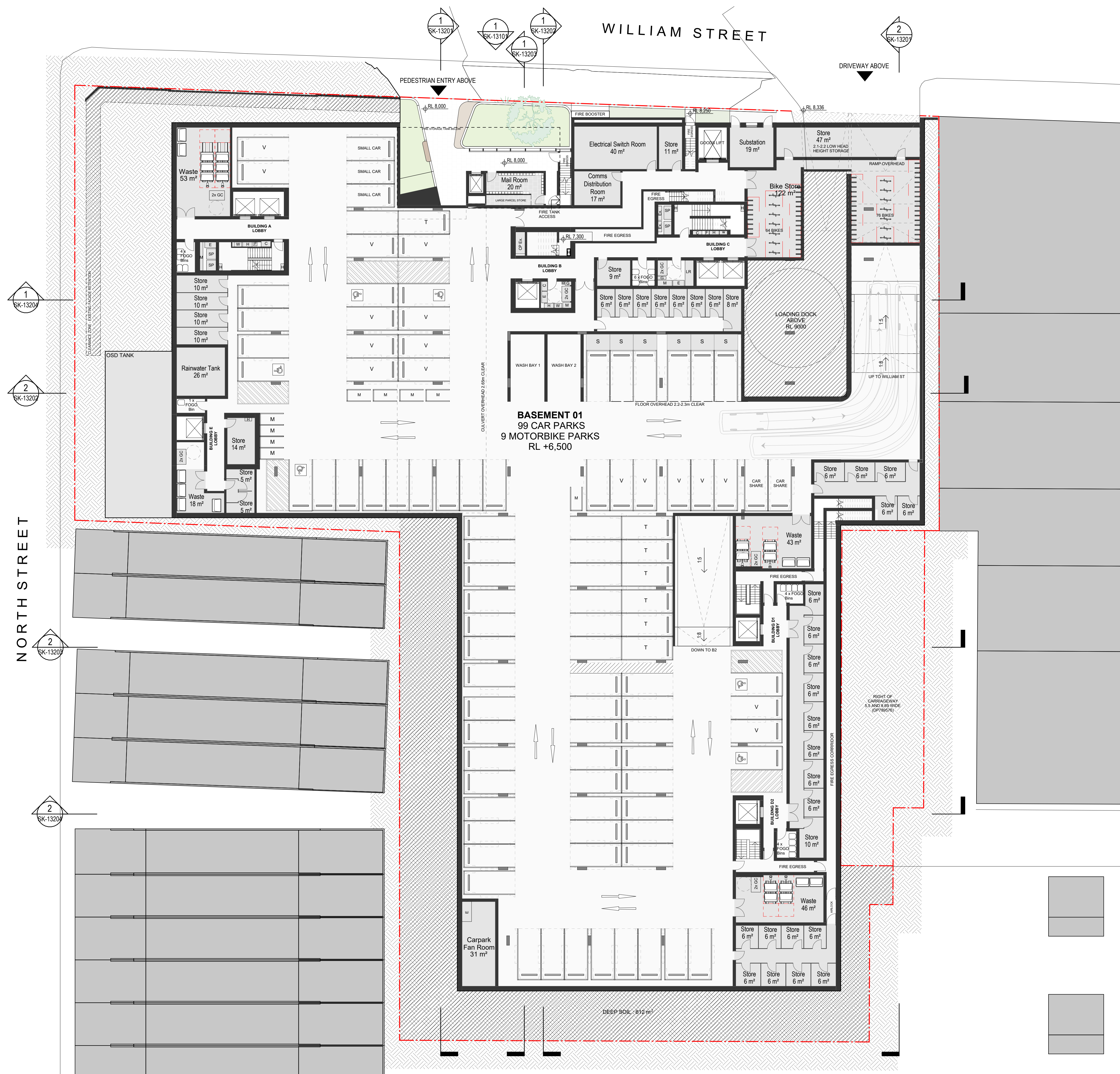
Assessor Name: Samantha Anderson

Assessor Number: 60832

Recent revision history		
#	Status	Description
A		For Information

Date29/09/25

Notes
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- GLAZING

Sliding Doors

$\geq 3.5 \text{ W/m}^2\text{K SHGC } 0.30 \pm 5\%$

Awning Modulations

$\geq 4.2 \text{ W/m}^2\text{K SHGC } 0.36 \pm 5\%$

Fixed Windows

$\geq 3.5 \text{ W/m}^2\text{K SHGC } 0.40 \pm 5\%$

Sliding Doors

$\geq 3.1 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$

Awning Modulations

$\geq 3.8 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$

Fixed Windows

$\geq 3.5 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- WALLS

External (Brick, Precast)

$\geq 2.5 \text{ m}^2\text{K/W added insulation}$

External (Brick, Precast)

$\geq 3.0 \text{ m}^2\text{K/W added insulation}$

External (Brick, Precast)

$\geq 4.0 \text{ m}^2\text{K/W added insulation}$

Neighbour

$\geq 2.0 \text{ m}^2\text{K/W added insulation}$

Corridor

$\geq 2.0 \text{ m}^2\text{K/W added insulation}$

Core

No added insulation
- FLOORS

External Floors

$\geq 1.0 \text{ m}^2\text{K/W added insulation}$

External Floors

$\geq 3.5 \text{ m}^2\text{K/W added insulation}$

External Floors

$\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- CEILINGS/ROOFS

External Roofs

$\geq 4.0 \text{ m}^2\text{K/W added insulation}$

External Roofs

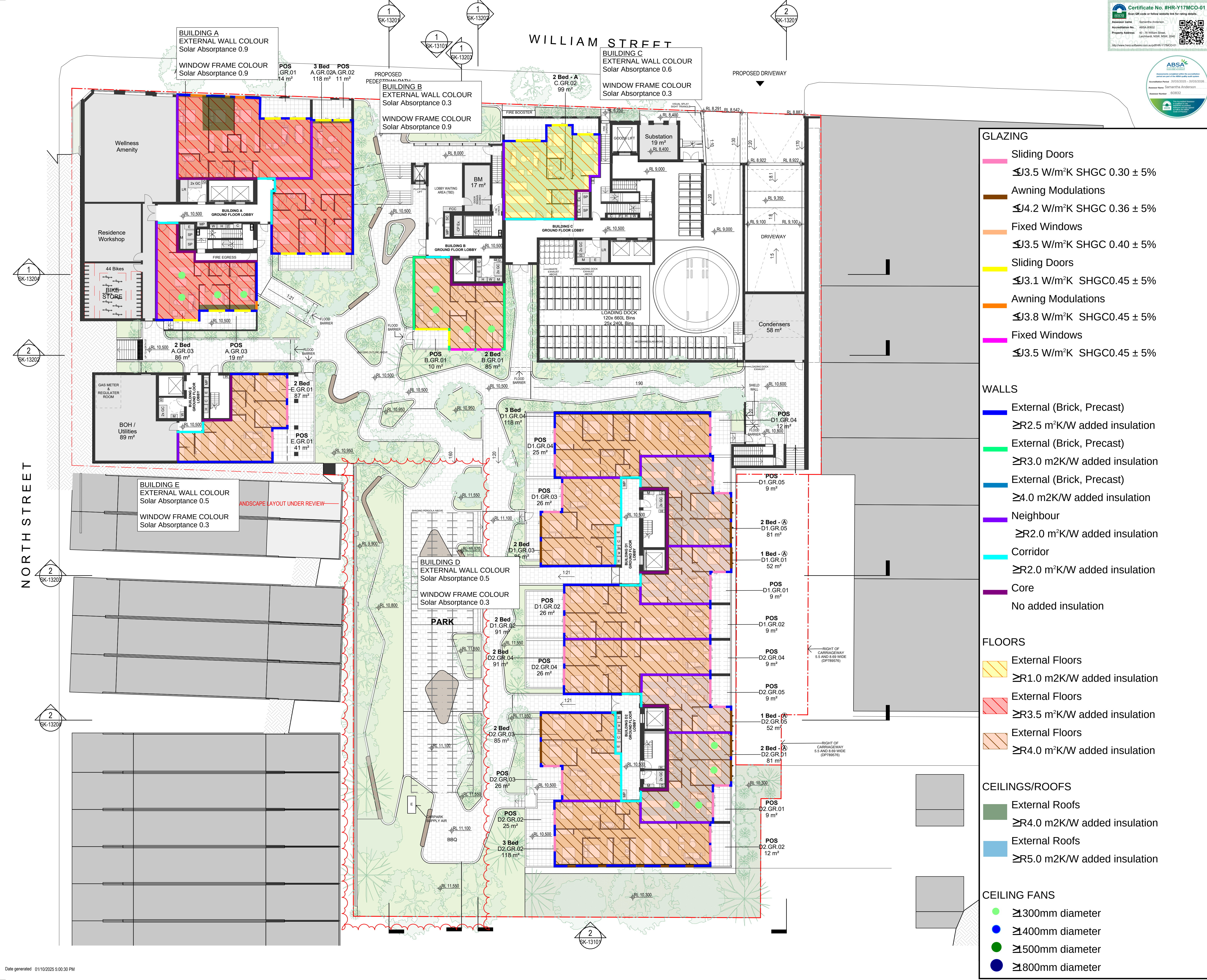
$\geq 5.0 \text{ m}^2\text{K/W added insulation}$
- CEILING FANS

$\geq 1300\text{mm diameter}$

$\geq 1400\text{mm diameter}$

$\geq 1500\text{mm diameter}$

$\geq 1800\text{mm diameter}$



Certificate No. #HR-Y17MCO-01

Scan QR code or follow website link for rating details.

Assessor Name: Samantha Anderson

Accreditation No.: ABSA 60832

Property Address: 40-76 William Street, Lakeland NSW 2584

http://www.hersoftware.com.au/pdf/HY17MCO-01

ABSA

Assessment and Building Survey Australia

Member since 2018

Assessor Name: Samantha Anderson

Assessor Number: 60832

Recent revision history

#	Status	Description	Date
A		For Information	29/09/25

Notes

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- GLAZING

Sliding Doors

$\leq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.30 $\pm 5\%$

Awning Modulations

$\leq 4.2 \text{ W/m}^2\text{K}$ SHGC 0.36 $\pm 5\%$

Fixed Windows

$\leq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.40 $\pm 5\%$

Sliding Doors

$\leq 3.1 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm 5\%$

Awning Modulations

$\leq 3.8 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm 5\%$

Fixed Windows

$\leq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm 5\%$
- WALLS

External (Brick, Precast)

$\geq 2.5 \text{ m}^2\text{K/W}$ added insulation

External (Brick, Precast)

$\geq 3.0 \text{ m}^2\text{K/W}$ added insulation

External (Brick, Precast)

$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation

Neighbour

$\geq 2.0 \text{ m}^2\text{K/W}$ added insulation

Corridor

$\geq 2.0 \text{ m}^2\text{K/W}$ added insulation

Core

No added insulation
- FLOORS

External Floors

$\geq 1.0 \text{ m}^2\text{K/W}$ added insulation

External Floors

$\geq 3.5 \text{ m}^2\text{K/W}$ added insulation

External Floors

$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation
- CEILINGS/ROOFS

External Roofs

$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation

External Roofs

$\geq 5.0 \text{ m}^2\text{K/W}$ added insulation
- CEILING FANS

$\geq 1300\text{mm}$ diameter

$\geq 1400\text{mm}$ diameter

$\geq 1500\text{mm}$ diameter

$\geq 1800\text{mm}$ diameter

Project

40-76 William Street

Client

Ceeroose

Issuer

W-B

WOODS BAGOT

Project number

122105

Size check

25mm

Checked

Approved

Sheet size

Scale

XY

JF

A1

1 : 200

Sheet title

Ground Level

Sheet number

SK-12100

Revision

A

Status

Certificate No. #HR-Y17MCO-01

Scan QR code or follow website link for rating details.

Assessor Name: Samantha Anderson

Accreditation No.: ABSA 00032

Property Address: 40-76 William Street, Leichhardt NSW 1509, 2040

http://www.hersoftware.com.au/pdf/H1-Y17MCO-01

ABSA

Building Surveying Australia

Member since 2018

Member No.: 100302022 - 100302023

Assessor Name: Samantha Anderson

Assessor Number: 60832

Recent revision history			
#	Status	Description	Date
A		For Information	29/09/25

Notes
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- GLAZING

Sliding Doors

3.5 W/m²K SHGC 0.30 ± 5%

Awning Modulations

4.2 W/m²K SHGC 0.36 ± 5%

Fixed Windows

3.5 W/m²K SHGC 0.40 ± 5%

Sliding Doors

3.1 W/m²K SHGC 0.45 ± 5%

Awning Modulations

3.8 W/m²K SHGC 0.45 ± 5%

Fixed Windows

3.5 W/m²K SHGC 0.45 ± 5%
- WALLS

External (Brick, Precast)

2.5 m²K/W added insulation

External (Brick, Precast)

3.0 m²K/W added insulation

External (Brick, Precast)

4.0 m²K/W added insulation

Neighbour

2.0 m²K/W added insulation

Corridor

2.0 m²K/W added insulation

Core

No added insulation
- FLOORS

External Floors

1.0 m²K/W added insulation

External Floors

3.5 m²K/W added insulation

External Floors

4.0 m²K/W added insulation
- CEILINGS/ROOFS

External Roofs

4.0 m²K/W added insulation

External Roofs

5.0 m²K/W added insulation
- CEILING FANS

1300mm diameter

1400mm diameter

1500mm diameter

1800mm diameter

Project

40-76 William Street

Client

Ceeroose

Issuer

W-B

WOODS BAGOT

Project number

122105

Size check

25mm

Checked

XY

Approved

JF

Sheet size

A1

Scale

1 : 200

Sheet title

Level 01

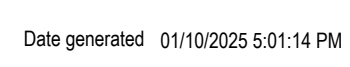
Sheet number

SK-12101

Revision

A

Status





Recent revision history			
#	Status	Description	Date
A		For Information	29/09/25

Notes
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WILLIAM STREET

BUILDING C
EXTERNAL WALL COLOUR
Solar Absorptance 0.3

WINDOW FRAME COLOUR
Solar Absorptance 0.3

BUILDING B
EXTERNAL WALL COLOUR
Solar Absorptance 0.3

WINDOW FRAME COLOUR
Solar Absorptance 0.9

BUILDING E
EXTERNAL WALL COLOUR
Solar Absorptance 0.5

WINDOW FRAME COLOUR
Solar Absorptance 0.3

BUILDING D
EXTERNAL WALL COLOUR
Solar Absorptance 0.3

WINDOW FRAME COLOUR
Solar Absorptance 0.3

GLAZING

Sliding Doors

≤3.5 W/m²K SHGC 0.30 ± 5%

Awning Modulations

≤4.2 W/m²K SHGC 0.36 ± 5%

Fixed Windows

≤3.5 W/m²K SHGC 0.40 ± 5%

Sliding Doors

≤3.1 W/m²K SHGC 0.45 ± 5%

Awning Modulations

≤3.8 W/m²K SHGC 0.45 ± 5%

Fixed Windows

≤3.5 W/m²K SHGC 0.45 ± 5%

WALLS

External (Brick, Precast)

≥R2.5 m²K/W added insulation

External (Brick, Precast)

≥R3.0 m²K/W added insulation

External (Brick, Precast)

≥4.0 m²K/W added insulation

Neighbour

≥R2.0 m²K/W added insulation

Corridor

≥R2.0 m²K/W added insulation

Core

No added insulation

FLOORS

External Floors

≥R1.0 m²K/W added insulation

External Floors

≥R3.5 m²K/W added insulation

External Floors

≥R4.0 m²K/W added insulation

CEILINGS/ROOFS

External Roofs

≥R4.0 m²K/W added insulation

External Roofs

≥R5.0 m²K/W added insulation

CEILING FANS

≥1300mm diameter

≥1400mm diameter

≥1500mm diameter

≥1800mm diameter

Project
40-76 William Street

Client
Ceerose

Issuer
W-B
WOODS BAGOT

Project number
122105

Size check
25mm

Checked
XY

Approved
JF

Sheet size
A1

Scale
1 : 200

Sheet title
Level 03

Sheet number
SK-12103

Revision
A

Status

Certificate No. #HR-Y17MCO-01

Scan QR code or follow website link for rating details.

Assessor Name: Samantha Anderson

Accreditation No.: ABSA-00032

Property Address: 40-76 William Street, Lakeland NSW, NSW, 2540

http://www.hersoftware.com.au/y17mco-01

QR Code

ABSA

HERS International

HERS International is the leading authority in the world as part of the ABSA quality audit system

Accreditation Number: 300302020 - 300302020

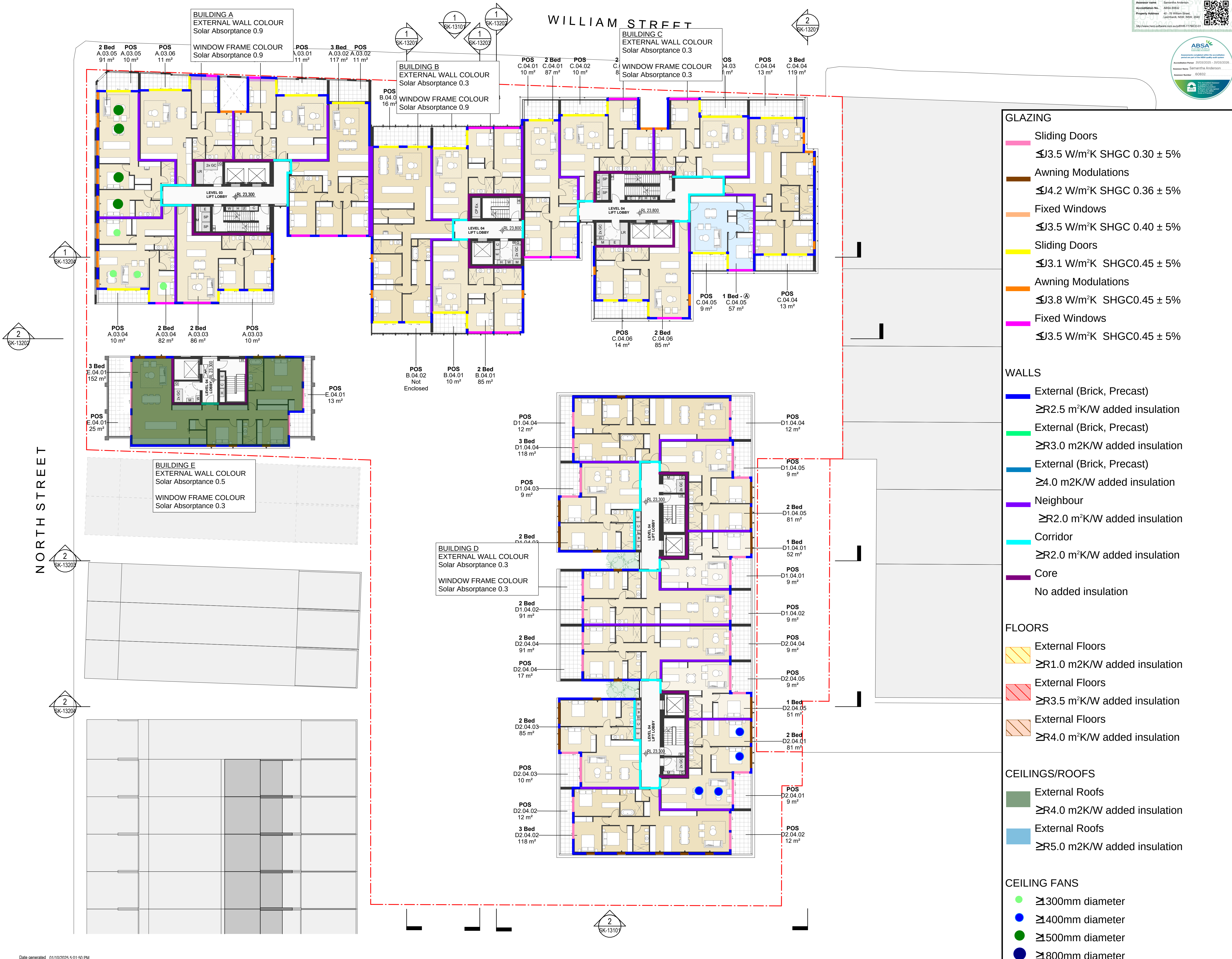
Assessor Name: Samantha Anderson

Assessor Number: 600832

Recent revision history

#	Status	Description	Date
A		For Information	29/09/25

Notes
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- GLAZING

Sliding Doors

$\leq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.30 $\pm 5\%$

Awning Modulations

$\leq 4.2 \text{ W/m}^2\text{K}$ SHGC 0.36 $\pm 5\%$

Fixed Windows

$\leq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.40 $\pm 5\%$

Sliding Doors

$\leq 3.1 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm 5\%$

Awning Modulations

$\leq 3.8 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm 5\%$

Fixed Windows

$\leq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm 5\%$
- WALLS

External (Brick, Precast)

$\geq 2.5 \text{ m}^2\text{K/W}$ added insulation

External (Brick, Precast)

$\geq 3.0 \text{ m}^2\text{K/W}$ added insulation

External (Brick, Precast)

$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation

Neighbour

$\geq 2.0 \text{ m}^2\text{K/W}$ added insulation

Corridor

$\geq 2.0 \text{ m}^2\text{K/W}$ added insulation

Core

No added insulation
- FLOORS

External Floors

$\geq 1.0 \text{ m}^2\text{K/W}$ added insulation

External Floors

$\geq 3.5 \text{ m}^2\text{K/W}$ added insulation

External Floors

$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation
- CEILINGS/ROOFS

External Roofs

$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation

External Roofs

$\geq 5.0 \text{ m}^2\text{K/W}$ added insulation
- CEILING FANS

$\geq 1300\text{mm}$ diameter

$\geq 1400\text{mm}$ diameter

$\geq 1500\text{mm}$ diameter

$\geq 1800\text{mm}$ diameter

Project

40-76 William Street

Client

Ceeroose

Issuer

W-B
WOODS BAGOT

Project number

122105

Size check

25mm

Checked

Approved

Sheet size

Scale

XY

JF

A1

1 : 200

Sheet title

Level 04

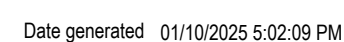
Sheet number

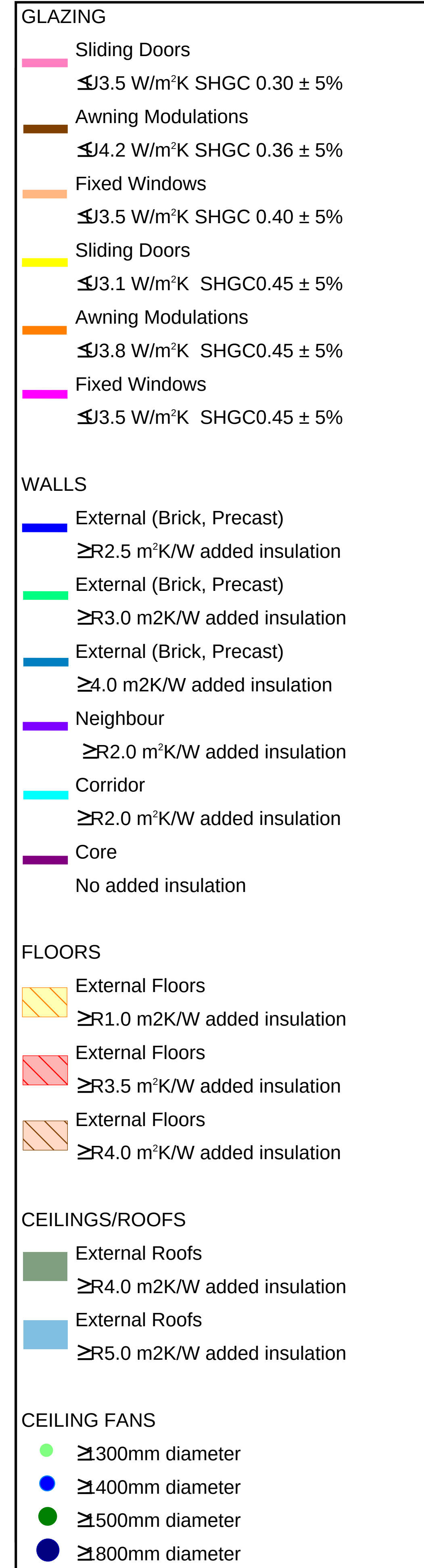
SK-12104

Revision

A

Status





Certificate No. #HR-Y17MCO-01

Scan QR code or follow website link for rating details.

Assessor Name: Samantha Anderson

Accreditation No.: ABSA 60632

Property Address: 40-76 William Street, Lakeland NSW 2556, 2548

<http://www.hersoftware.com.au/y17hr-Y17MCO-01>

ABSA

Building Energy Rating Scheme

ABSA is an approved energy rating agency under the National Energy Rating Scheme (NERS) Act 2011.

Assessor Name: Samantha Anderson

Assessor Number: 60632

Recent revision history

#	Status	Description	Date
A		For Information	29/09/25

Notes

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- GLAZING

Sliding Doors

$\leq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.30 $\pm 5\%$

Awning Modulations

$\leq 4.2 \text{ W/m}^2\text{K}$ SHGC 0.36 $\pm 5\%$

Fixed Windows

$\leq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.40 $\pm 5\%$

Sliding Doors

$\leq 3.1 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm 5\%$

Awning Modulations

$\leq 3.8 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm 5\%$

Fixed Windows

$\leq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm 5\%$
- WALLS

External (Brick, Precast)

$\geq 2.5 \text{ m}^2\text{K/W}$ added insulation

External (Brick, Precast)

$\geq 3.0 \text{ m}^2\text{K/W}$ added insulation

External (Brick, Precast)

$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation

Neighbour

$\geq 2.0 \text{ m}^2\text{K/W}$ added insulation

Corridor

$\geq 2.0 \text{ m}^2\text{K/W}$ added insulation

Core

No added insulation
- FLOORS

External Floors

$\geq 1.0 \text{ m}^2\text{K/W}$ added insulation

External Floors

$\geq 3.5 \text{ m}^2\text{K/W}$ added insulation

External Floors

$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation
- CEILINGS/ROOFS

External Roofs

$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation

External Roofs

$\geq 5.0 \text{ m}^2\text{K/W}$ added insulation
- CEILING FANS

$\geq 1300\text{mm}$ diameter

$\geq 1400\text{mm}$ diameter

$\geq 1500\text{mm}$ diameter

$\geq 1800\text{mm}$ diameter

Project

40-76 William Street

Client

Ceeroose

Issuer

W-B

WOODS BAGOT

Project number

122105

Size check

25mm

Checked

XY

Approved

JF

Sheet size

A1

Scale

1 : 200

Sheet title

Level 07

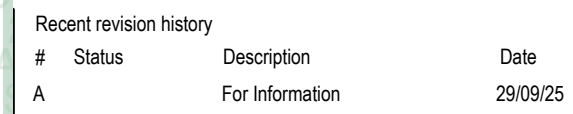
Sheet number

SK-12107

Revision

A

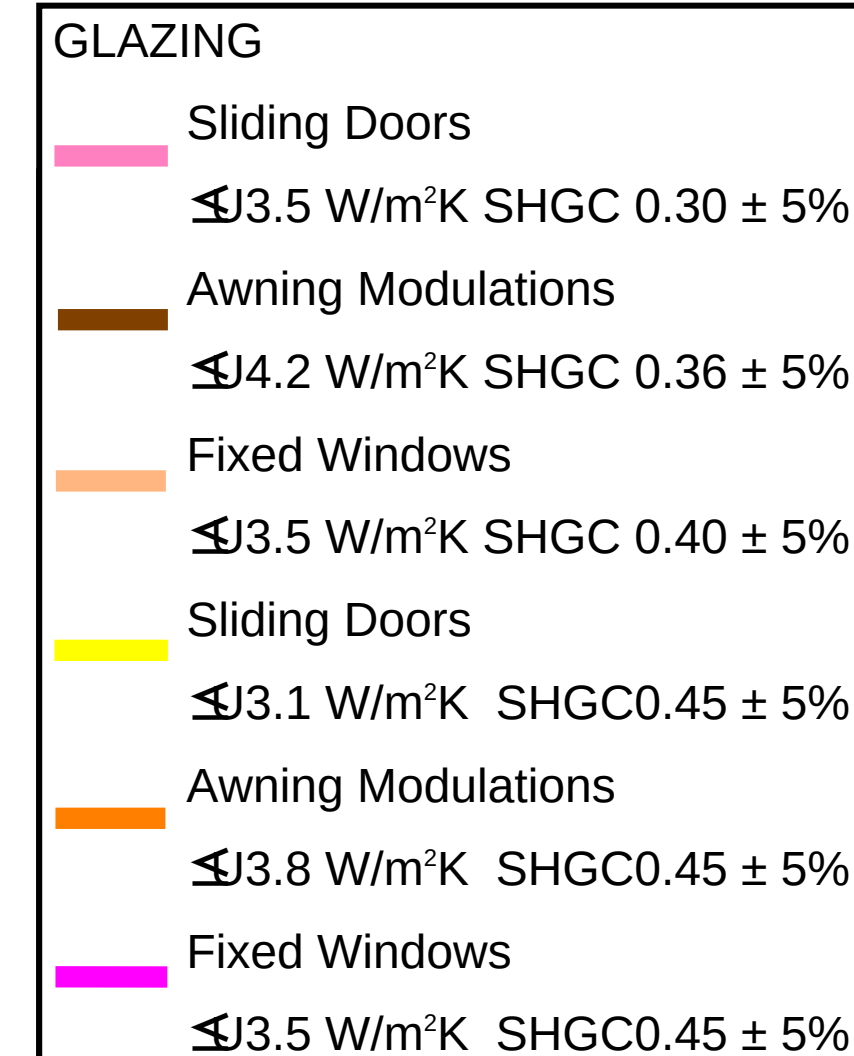
Status

Project
40-76 William Street

Issuer
W-B
WOODS BAGOT

Checked	Approved	Sheet size	Scale
XY	JF	A1	1 : 200

Sheet number	Revision
SK-12108	A
Status	



External (Brick, Precast)	$\geq 2.5 \text{ m}^2\text{K/W}$ added insulation
External (Brick, Precast)	$\geq 3.0 \text{ m}^2\text{K/W}$ added insulation
External (Brick, Precast)	$\geq 4.0 \text{ m}^2\text{K/W}$ added insulation
Neighbour	$\geq 2.0 \text{ m}^2\text{K/W}$ added insulation
Corridor	$\geq 2.0 \text{ m}^2\text{K/W}$ added insulation
Core	No added insulation

	External Floors $\geq R1.0 \text{ m}^2\text{K/W}$ added insulation
	External Floors $\geq R3.5 \text{ m}^2\text{K/W}$ added insulation
	External Floors $\geq R4.0 \text{ m}^2\text{K/W}$ added insulation

- External Roofs
≥R4.0 m²K/W added insulation
- External Roofs
≥R5.0 m²K/W added insulation

- ≥ 300 mm diameter
- ≥ 400 mm diameter
- ≥ 500 mm diameter
- ≥ 800 mm diameter



Recent revision history			
#	Status	Description	Date
A		For Information	29/09/25

Notes
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GLAZING

- Sliding Doors
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.30 \pm 5\%$
- Awning Modulations
 $\leq 4.2 \text{ W/m}^2\text{K SHGC } 0.36 \pm 5\%$
- Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.40 \pm 5\%$
- Sliding Doors
 $\leq 3.1 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Awning Modulations
 $\leq 3.8 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$

WALLS

- External (Brick, Precast)
 $\geq 2.5 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
 $\geq 3.0 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- Neighbour
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Corridor
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Core
No added insulation

FLOORS

- External Floors
 $\geq 1.0 \text{ m}^2\text{K/W added insulation}$
- External Floors
 $\geq 3.5 \text{ m}^2\text{K/W added insulation}$
- External Floors
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$

CEILINGS/ROOFS

- External Roofs
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- External Roofs
 $\geq 5.0 \text{ m}^2\text{K/W added insulation}$

CEILING FANS

- $\geq 1300\text{mm diameter}$
- $\geq 1400\text{mm diameter}$
- $\geq 1500\text{mm diameter}$
- $\geq 1800\text{mm diameter}$

Project
40-76 William Street

Client
Ceerose

Issuer
W-B
WOODS BAGOT

Project number	Size check	
122105	25mm	
Checked	Approved	Sheet size
XY	JF	A1
Scale		1 : 200

Sheet title
Level 09

Sheet number	Revision
SK-12109	A
Status	

Certificate No. #HR-Y17MCO-01

Scan QR code or follow website link for rating details.

Assessor Name

Accreditation No.

Property Address

Samantha Anderson

ABSA 60832

40-76 William Street,
Lakeland, NSW, NSW, 2040

http://www.hertssoftware.com.au/ydhr/Y17MCO-01

ABSA

Accredited Assessor

ABSA 60832

Accreditation Number: 300302022 - 300302024

Assessor Name: Samantha Anderson

Assessor Number: 60832

Recent revision history

#	Status	Description	Date
A		For Information	29/09/25

Notes

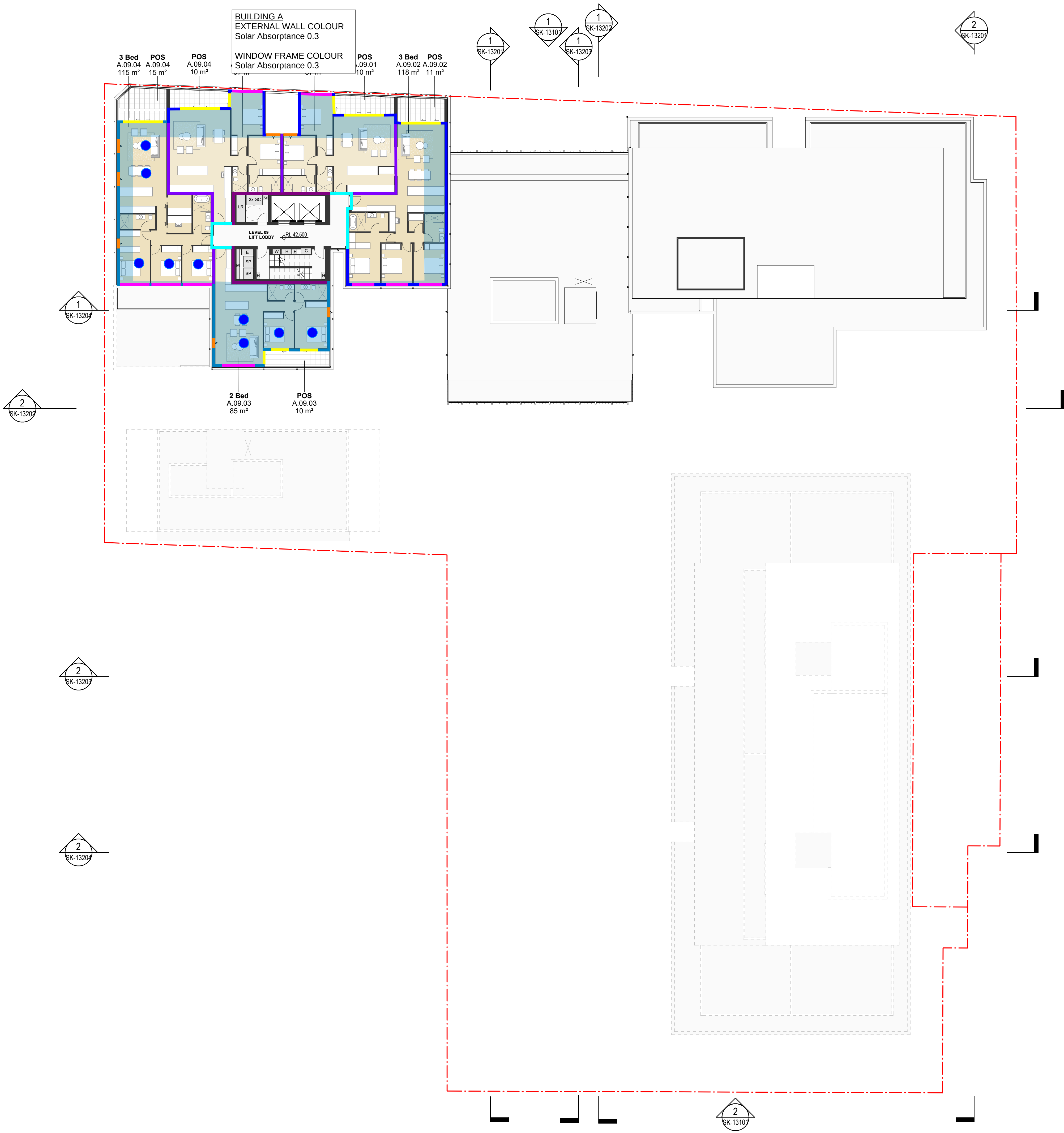
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Do not scale drawings.



- GLAZING
- Sliding Doors

U3.5 W/m²K SHGC 0.30 ± 5%
- Awning Modulations

U4.2 W/m²K SHGC 0.36 ± 5%
- Fixed Windows

U3.5 W/m²K SHGC 0.40 ± 5%
- Sliding Doors

U3.1 W/m²K SHGC0.45 ± 5%
- Awning Modulations

U3.8 W/m²K SHGC0.45 ± 5%
- Fixed Windows

U3.5 W/m²K SHGC0.45 ± 5%

- WALLS
- External (Brick, Precast)

≥R2.5 m²K/W added insulation
- External (Brick, Precast)

≥R3.0 m2K/W added insulation
- External (Brick, Precast)

≥4.0 m2K/W added insulation
- Neighbour

≥R2.0 m²K/W added insulation
- Corridor

≥R2.0 m²K/W added insulation
- Core

No added insulation

- FLOORS
- External Floors

≥R1.0 m2K/W added insulation
- External Floors

≥R3.5 m²K/W added insulation
- External Floors

≥R4.0 m²K/W added insulation

- CEILINGS/ROOFS
- External Roofs

≥R4.0 m2K/W added insulation
- External Roofs

≥R5.0 m2K/W added insulation

- CEILING FANS
- ≥1300mm diameter
- ≥1400mm diameter
- ≥1500mm diameter
- ≥1800mm diameter

Project
40-76 William Street

Client
Ceerose

Issuer
W-B
WOODS BAGOT

Project number
122105

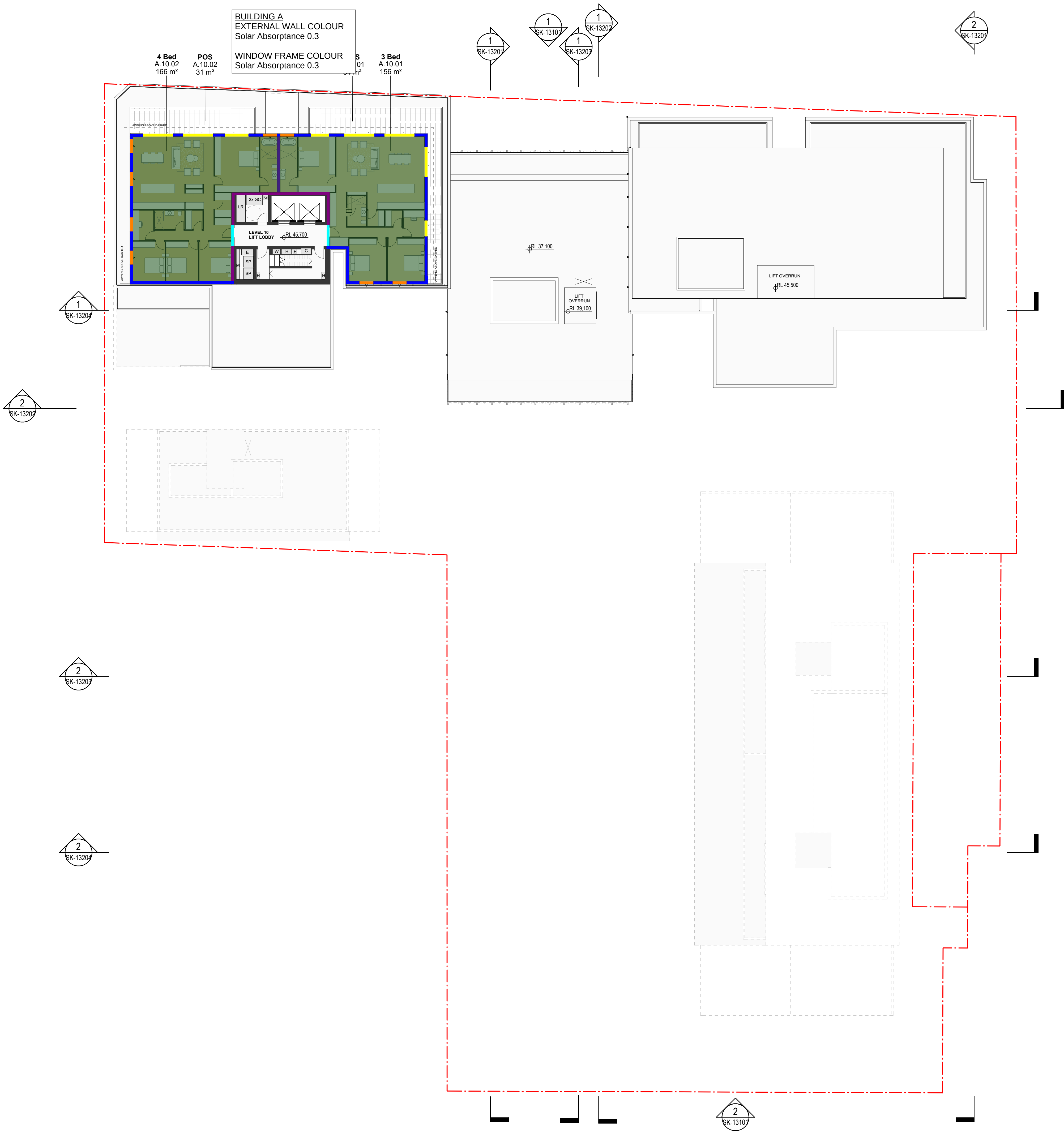
Size check
25mm

Checked	Approved	Sheet size	Scale
XY	JF	A1	1 : 200

Sheet title
Level 10

Sheet number
SK-12110

Revision
A



BUILDING A
EXTERNAL WALL COLOUR
Solar Absorptance 0.3

WINDOW FRAME COLOUR
Solar Absorptance 0.3

4 Bed
A.10.02
166 m²

POS
A.10.02
31 m²

S
01

3 Bed
A.10.01
156 m²

LEVEL 10
LIFT LOBBY

RL 45.700

RL 37.100

LIFT
OVERRUN
RL 39.100

LIFT OVERRUN
RL 45.500

GLAZING

- Sliding Doors
≤3.5 W/m²K SHGC 0.30 ± 5%
- Awning Modulations
≤4.2 W/m²K SHGC 0.36 ± 5%
- Fixed Windows
≤3.5 W/m²K SHGC 0.40 ± 5%
- Sliding Doors
≤3.1 W/m²K SHGC0.45 ± 5%
- Awning Modulations
≤3.8 W/m²K SHGC0.45 ± 5%
- Fixed Windows
≤3.5 W/m²K SHGC0.45 ± 5%

WALLS

- External (Brick, Precast)
≥R2.5 m²K/W added insulation
- External (Brick, Precast)
≥R3.0 m2K/W added insulation
- External (Brick, Precast)
≥4.0 m2K/W added insulation
- Neighbour
≥R2.0 m²K/W added insulation
- Corridor
≥R2.0 m²K/W added insulation
- Core
No added insulation

FLOORS

- External Floors
≥R1.0 m2K/W added insulation
- External Floors
≥R3.5 m²K/W added insulation
- External Floors
≥R4.0 m²K/W added insulation

CEILINGS/ROOFS

- External Roofs
≥R4.0 m2K/W added insulation
- External Roofs
≥R5.0 m2K/W added insulation

CEILING FANS

- ≥1300mm diameter
- ≥1400mm diameter
- ≥1500mm diameter
- ≥1800mm diameter



Recent revision history			
#	Status	Description	Date
A		For Information	29/09/25

Notes
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Project
40-76 William Street

Client
Ceerose

Issuer
W-B
WOODS BAGOT

Project number 122105	Size check 25mm	
Checked XY	Approved JF	Sheet size A1
		Scale 1 : 200

Sheet title
Level 11

Sheet number SK-12111	Revision A
Status	

Certificate No. #HR-Y17MCO-01

Scan QR code or follow website link for rating details.

Assessor Name: Samantha Anderson

Accreditation No.: ABSA 60832

Property Address: 40-76 William Street, Lakeland NSW 2556, 2548

<http://www.hertssoftware.com.au/y01161/Y17MCO-01>

ABSA

Assessment Services Australia

Assessors are required to follow the guidelines set out in part of the ABSA quality audit system

Accreditation Number: 380302022 - 30/03/2024

Assessor Name: Samantha Anderson

Assessor Number: 60832

Recent revision history

#	Status	Description	Date
A		For Information	29/09/25

Notes

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GLAZING

- Sliding Doors
- $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.30 \pm 5\%$
- Awning Modulations
- $\leq 4.2 \text{ W/m}^2\text{K SHGC } 0.36 \pm 5\%$
- Fixed Windows
- $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.40 \pm 5\%$
- Sliding Doors
- $\leq 3.1 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Awning Modulations
- $\leq 3.8 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Fixed Windows
- $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$

WALLS

- External (Brick, Precast)
- $\geq 2.5 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
- $\geq 3.0 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
- $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- Neighbour
- $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Corridor
- $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Core
- No added insulation

FLOORS

- External Floors
- $\geq 1.0 \text{ m}^2\text{K/W added insulation}$
- External Floors
- $\geq 3.5 \text{ m}^2\text{K/W added insulation}$
- External Floors
- $\geq 4.0 \text{ m}^2\text{K/W added insulation}$

CEILINGS/ROOFS

- External Roofs
- $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- External Roofs
- $\geq 5.0 \text{ m}^2\text{K/W added insulation}$

CEILING FANS

- $\geq 1300\text{mm diameter}$
- $\geq 1400\text{mm diameter}$
- $\geq 1500\text{mm diameter}$
- $\geq 1800\text{mm diameter}$

Project
40-76 William Street

Client
Ceerose

Issuer
W-B
WOODS BAGOT

Project number
122105

Size check
25mm

Checked	Approved	Sheet size	Scale
XY	JF	A1	1 : 200

Sheet title
Roof Plan

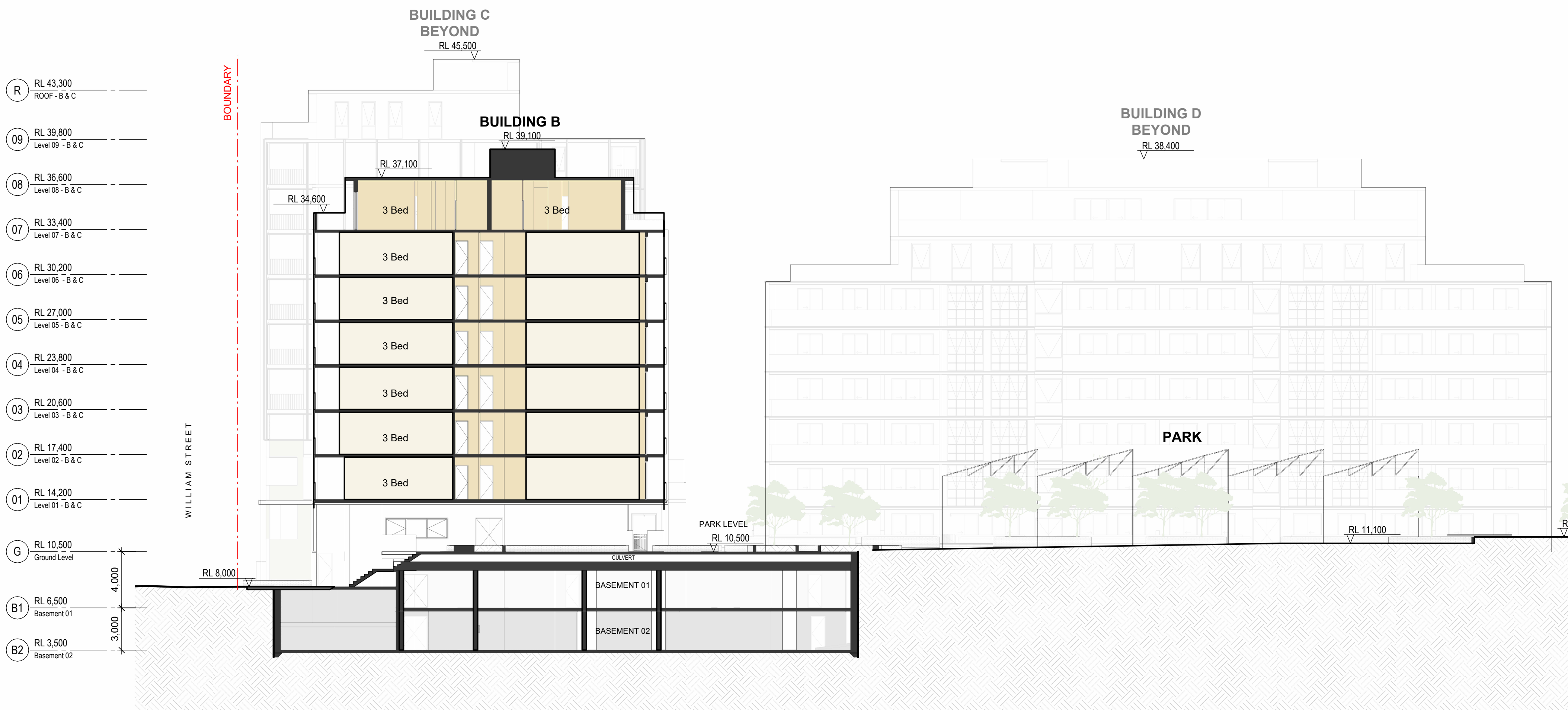
Sheet number
SK-12115
Status

Revision
A

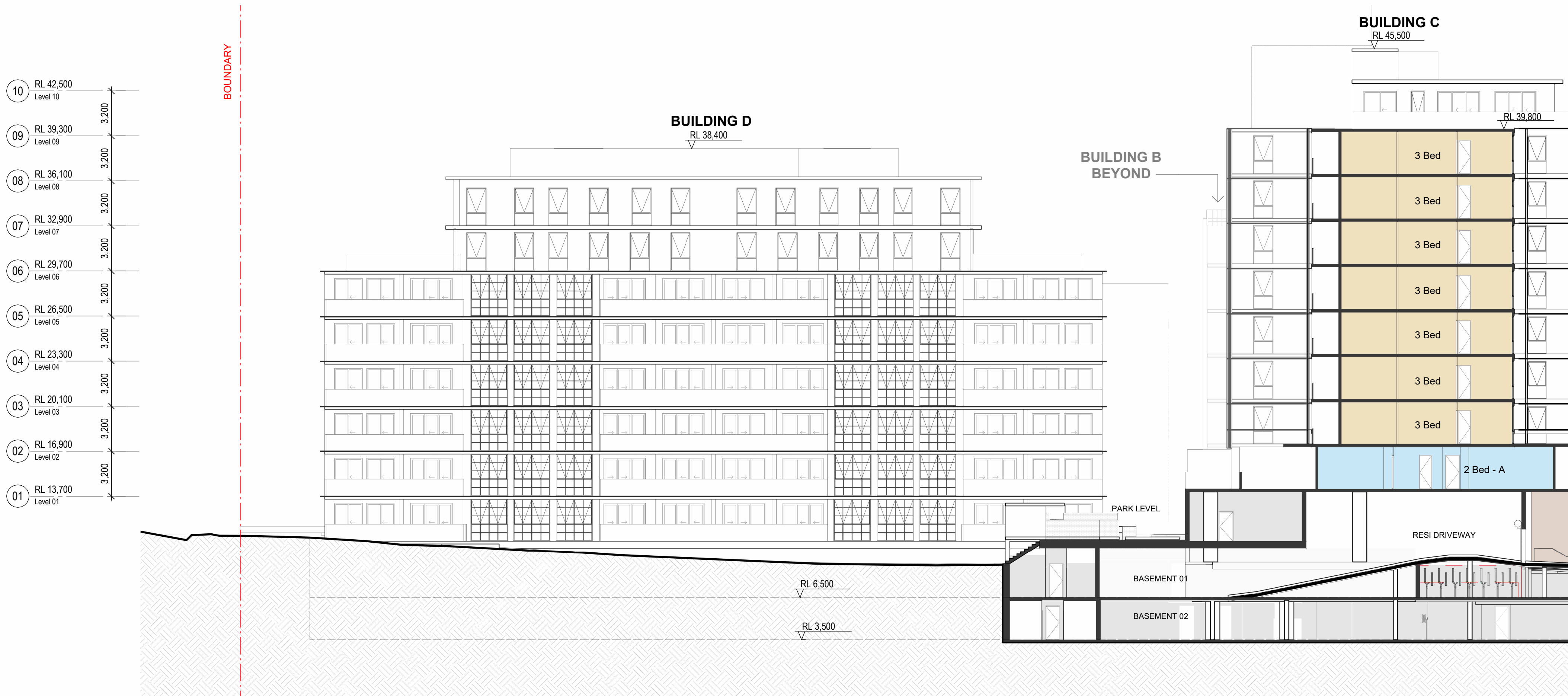


Recent revision history			
#	Status	Description	Date
A		For Information	29/09/25

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1 Section A
SCALE 1 : 200



2 Section B
SCALE 1 : 200

GLAZING

- Sliding Doors
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.30 \pm 5\%$
- Awning Modulotions
 $\leq 4.2 \text{ W/m}^2\text{K SHGC } 0.36 \pm 5\%$
- Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.40 \pm 5\%$
- Sliding Doors
 $\leq 3.1 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Awning Modulotions
 $\leq 3.8 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$

WALLS

- External (Brick, Precast)
 $\geq 2.5 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
 $\geq 3.0 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- Neighbour
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Corridor
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Core
No added insulation

FLOORS

- External Floors
 $\geq 1.0 \text{ m}^2\text{K/W added insulation}$
- External Floors
 $\geq 3.5 \text{ m}^2\text{K/W added insulation}$
- External Floors
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$

CEILINGS/ROOFS

- External Roofs
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- External Roofs
 $\geq 5.0 \text{ m}^2\text{K/W added insulation}$

CEILING FANS

- $\geq 1300\text{mm diameter}$
- $\geq 1400\text{mm diameter}$
- $\geq 1500\text{mm diameter}$
- $\geq 1800\text{mm diameter}$

Project
40-76 William Street

Client
Ceerose

Issuer
W-B
WOODS BAGOT

Project number
122105
Size check
25mm
Checked
XY
Approved
JF
Sheet size
A1
Scale
1 : 200

Sheet title
Section A & B

Sheet number
SK-13201
Status
Revision
A



Recent revision history			
#	Status	Description	Date
A		For Information	29/09/25

Notes
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R	RL 49,200	ROOF
11	RL 45,700	Level 11
10	RL 42,500	Level 10
09	RL 39,300	Level 09
08	RL 36,100	Level 08
07	RL 32,900	Level 07
06	RL 29,700	Level 06
05	RL 26,500	Level 05
04	RL 23,300	Level 04
03	RL 20,100	Level 03
02	RL 16,900	Level 02
01	RL 13,700	Level 01
G	RL 10,500	Ground Level
B1	RL 6,500	Basement 01
B2	RL 3,500	Basement 02

1 Section C
SCALE 1 : 200

R	RL 49,200	ROOF
11	RL 45,700	Level 11
10	RL 42,500	Level 10
09	RL 39,300	Level 09
08	RL 36,100	Level 08
07	RL 32,900	Level 07
06	RL 29,700	Level 06
05	RL 26,500	Level 05
04	RL 23,300	Level 04
03	RL 20,100	Level 03
02	RL 18,880	Building A - Level 02
02	RL 16,900	Level 02
01	RL 14,460	Building A - Level 01
01	RL 13,700	Level 01
GL	RL 10,040	Building A - Ground Level

2 Section D
SCALE 1 : 200



GLAZING

- Sliding Doors
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.30 \pm 5\%$
- Awning Modulotions
 $\leq 4.2 \text{ W/m}^2\text{K SHGC } 0.36 \pm 5\%$
- Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.40 \pm 5\%$
- Sliding Doors
 $\leq 3.1 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Awning Modulotions
 $\leq 3.8 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$

WALLS

- External (Brick, Precast)
 $\geq 2.5 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
 $\geq 3.0 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- Neighbour
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Corridor
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Core
No added insulation

FLOORS

- External Floors
 $\geq 1.0 \text{ m}^2\text{K/W added insulation}$
- External Floors
 $\geq 3.5 \text{ m}^2\text{K/W added insulation}$
- External Floors
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$

CEILINGS/ROOFS

- External Roofs
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- External Roofs
 $\geq 5.0 \text{ m}^2\text{K/W added insulation}$

CEILING FANS

- $\geq 300\text{mm diameter}$
- $\geq 400\text{mm diameter}$
- $\geq 500\text{mm diameter}$
- $\geq 800\text{mm diameter}$

Project
40-76 William Street

Client
Ceerose

Issuer
W-B
WOODS BAGOT

Project number
122105

Size check
25mm

Checked
XY

Approved
JF

Sheet size
A1

Scale
1 : 200

Sheet title
Section C & D

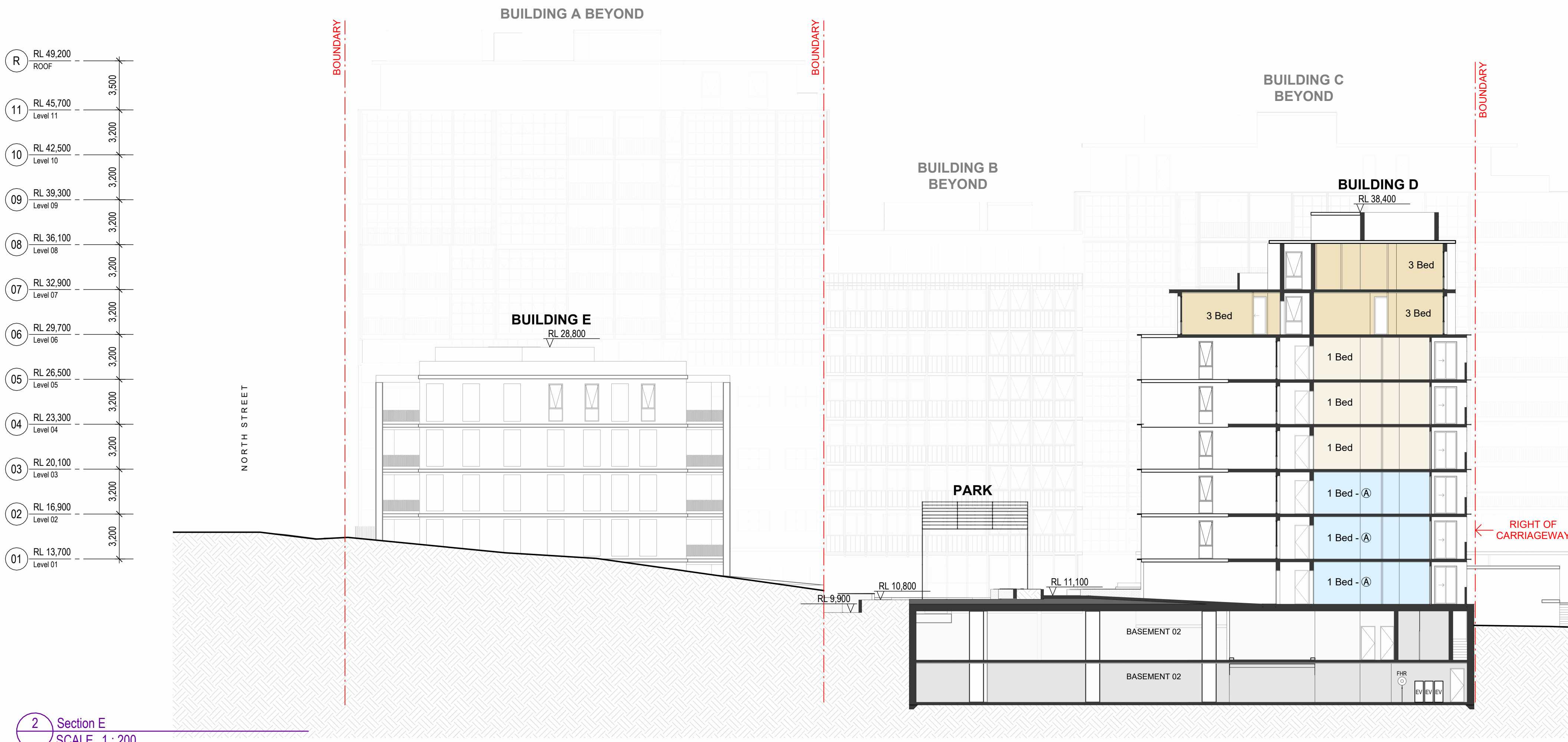
Sheet number
SK-13202

Revision
A



Recent revision history		
#	Status	Description
A		For Information

Notes
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2 Section E
SCALE 1 : 200

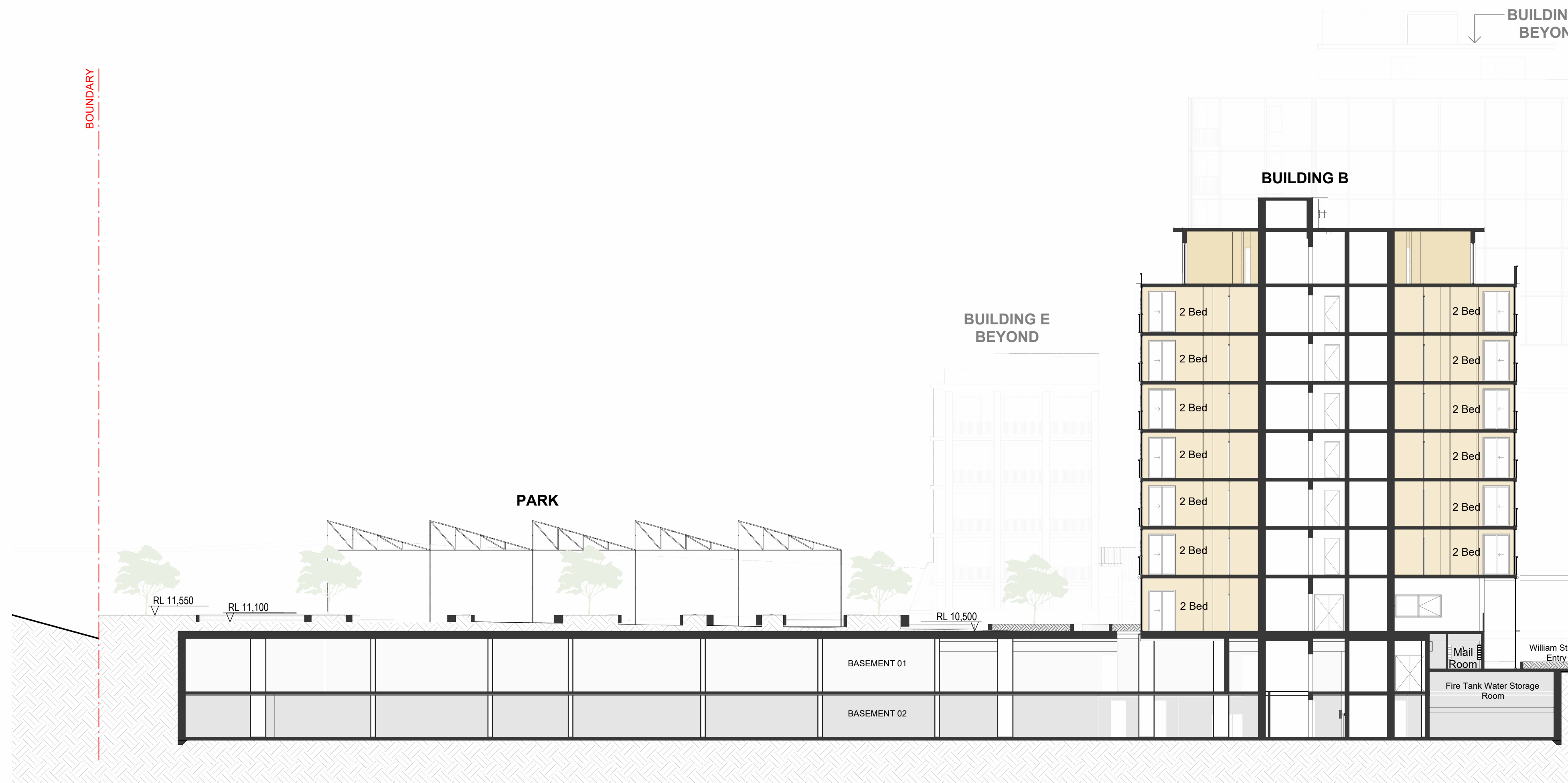
- GLAZING**
- Sliding Doors
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.30 \pm 5\%$
 - Awning Modulotions
 $\leq 4.2 \text{ W/m}^2\text{K SHGC } 0.36 \pm 5\%$
 - Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.40 \pm 5\%$
 - Sliding Doors
 $\leq 3.1 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
 - Awning Modulotions
 $\leq 3.8 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
 - Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$

- WALLS**
- External (Brick, Precast)
 $\geq 2.5 \text{ m}^2\text{K/W added insulation}$
 - External (Brick, Precast)
 $\geq 3.0 \text{ m}^2\text{K/W added insulation}$
 - External (Brick, Precast)
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
 - Neighbour
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
 - Corridor
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
 - Core
No added insulation

- FLOORS**
- External Floors
 $\geq 1.0 \text{ m}^2\text{K/W added insulation}$
 - External Floors
 $\geq 3.5 \text{ m}^2\text{K/W added insulation}$
 - External Floors
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$

- CEILINGS/ROOFS**
- External Roofs
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
 - External Roofs
 $\geq 5.0 \text{ m}^2\text{K/W added insulation}$

- CEILING FANS**
- $\geq 300\text{mm diameter}$
 - $\geq 400\text{mm diameter}$
 - $\geq 500\text{mm diameter}$
 - $\geq 800\text{mm diameter}$



1 Section F
SCALE 1 : 200

Project
40-76 William Street

Client
Ceerose

Issuer
W-B
WOODS BAGOT

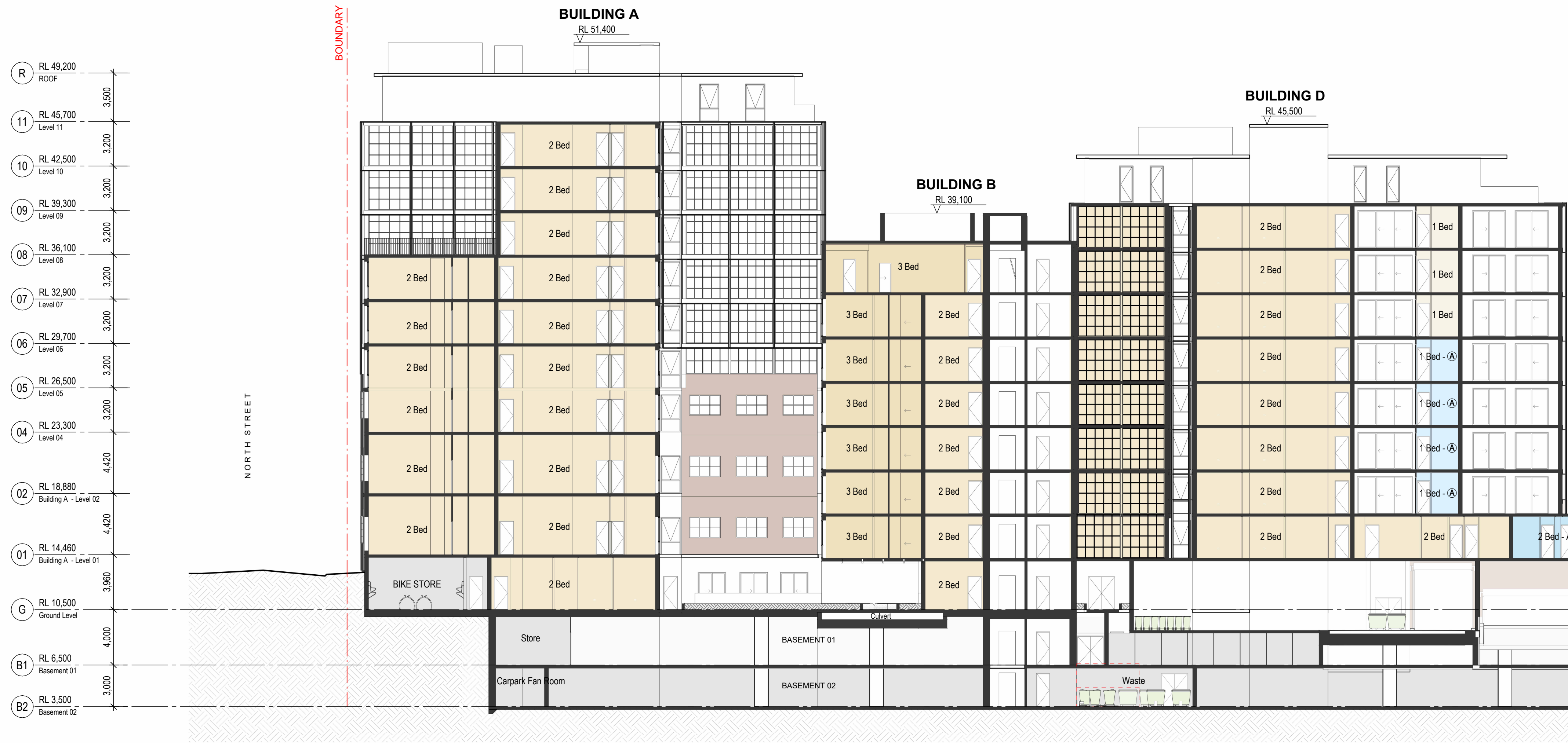
Project number
122105
Size check
25mm
Checked XY Approved JF Sheet size A1 Scale 1 : 200

Sheet title
Section E & F

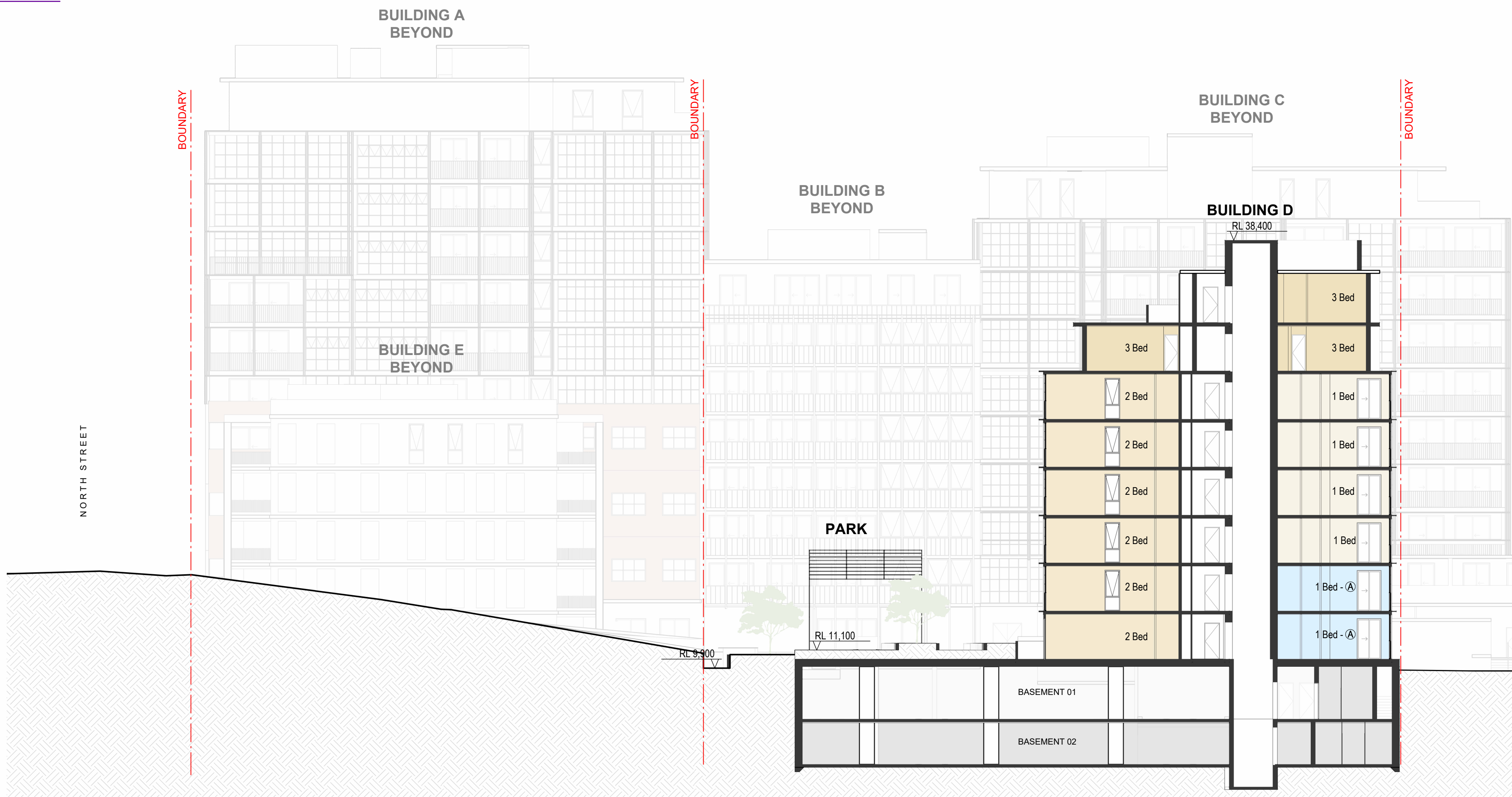
Sheet number
SK-13203
Status
Revision
A



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1 Section G
SCALE 1 : 200



2 Section H
SCALE 1 : 200

GLAZING

- Sliding Doors
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.30 \pm 5\%$
- Awning Modulotions
 $\leq 4.2 \text{ W/m}^2\text{K SHGC } 0.36 \pm 5\%$
- Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.40 \pm 5\%$
- Sliding Doors
 $\leq 3.1 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Awning Modulotions
 $\leq 3.8 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$
- Fixed Windows
 $\leq 3.5 \text{ W/m}^2\text{K SHGC } 0.45 \pm 5\%$

WALLS

- External (Brick, Precast)
 $\geq 2.5 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
 $\geq 3.0 \text{ m}^2\text{K/W added insulation}$
- External (Brick, Precast)
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- Neighbour
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Corridor
 $\geq 2.0 \text{ m}^2\text{K/W added insulation}$
- Core
No added insulation

FLOORS

- External Floors
 $\geq 1.0 \text{ m}^2\text{K/W added insulation}$
- External Floors
 $\geq 3.5 \text{ m}^2\text{K/W added insulation}$
- External Floors
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$

CEILINGS/ROOFS

- External Roofs
 $\geq 4.0 \text{ m}^2\text{K/W added insulation}$
- External Roofs
 $\geq 5.0 \text{ m}^2\text{K/W added insulation}$

CEILING FANS

- $\geq 1300\text{mm diameter}$
- $\geq 1400\text{mm diameter}$
- $\geq 1500\text{mm diameter}$
- $\geq 1800\text{mm diameter}$

Project
40-76 William Street

Client
Ceerose

Issuer
W-B
WOODS BAGOT

Project number
122105

Checked: XY Approved: JF Sheet size: A1 Scale: 1 : 200

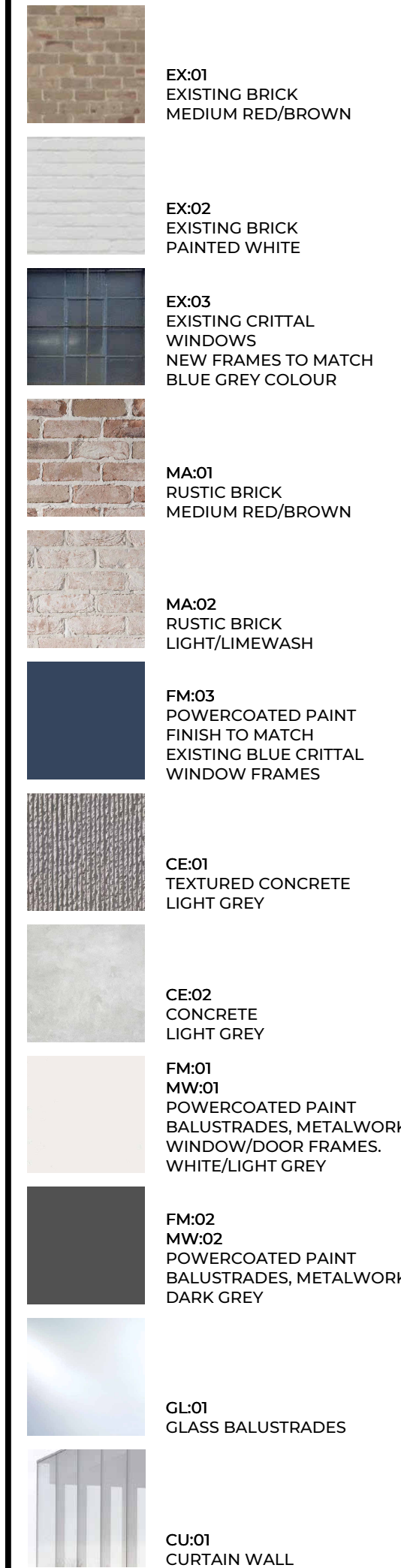
Sheet title
Section G & H

Sheet number
SK-13204

Revision
A

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MATERIALS LEGEND



Project
40-76 William Street

Client
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WOODS BAGOT

Project number
122105

Size check
25mm

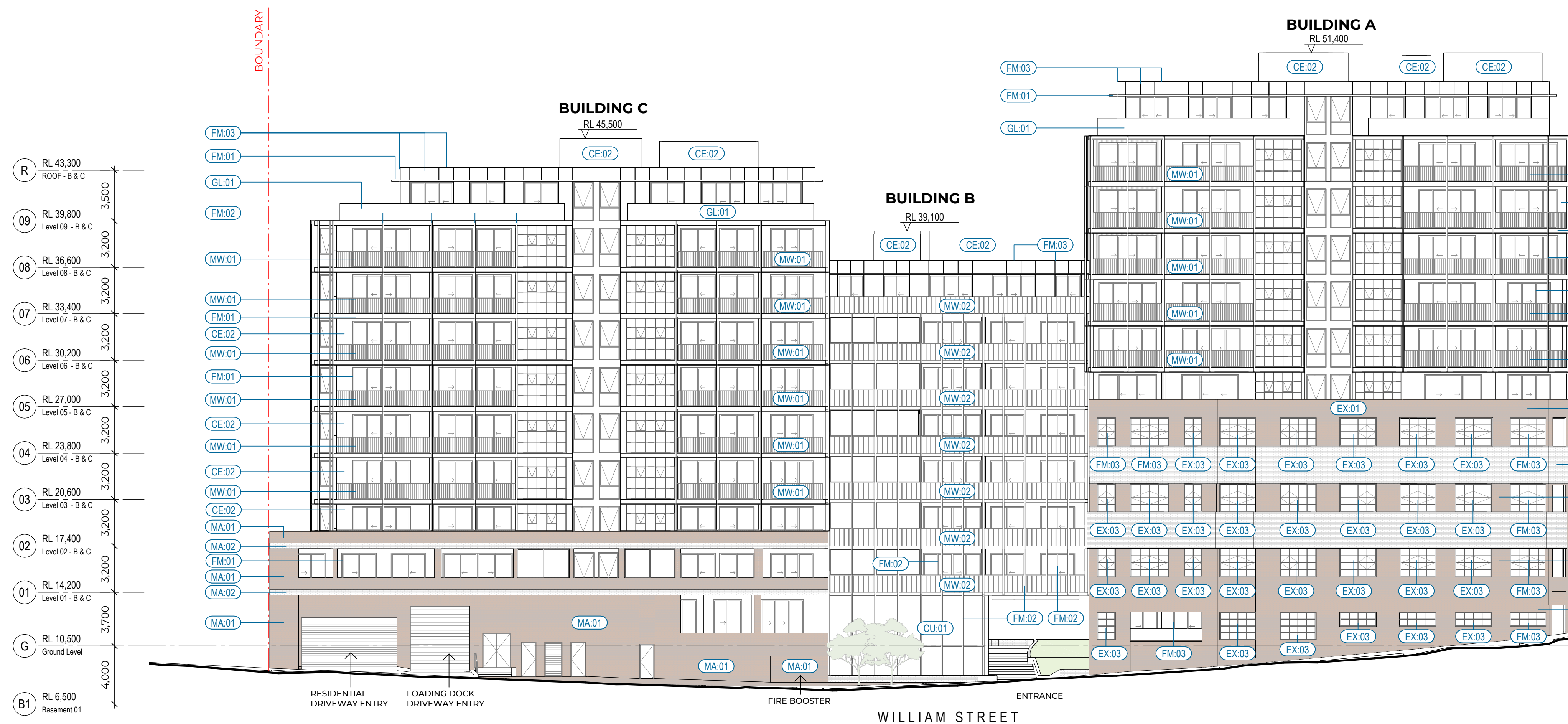
Checked DS Approved JF Sheet size A1 Scale 1:200

Sheet title
Overall Elevation - North & South

Sheet number
DA - 3210

Revision
A

Status



1 North Elevation
SCALE 1:200



2 South Elevation
SCALE 1:200

GLAZING

- Sliding Doors
 $\geq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.30 $\pm$ 5%
- Awning Modulations
 $\geq 4.2 \text{ W/m}^2\text{K}$ SHGC 0.36 $\pm$ 5%
- Fixed Windows
 $\geq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.40 $\pm$ 5%
- Sliding Doors
 $\geq 3.1 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm$ 5%
- Awning Modulations
 $\geq 3.8 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm$ 5%
- Fixed Windows
 $\geq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm$ 5%

WALLS

- External (Brick, Precast)
 $\geq 2.5 \text{ m}^2\text{K/W}$ added insulation
- External (Brick, Precast)
 $\geq 3.0 \text{ m}^2\text{K/W}$ added insulation
- External (Brick, Precast)
 $\geq 4.0 \text{ m}^2\text{K/W}$ added insulation
- Neighbour
 $\geq 2.0 \text{ m}^2\text{K/W}$ added insulation
- Corridor
 $\geq 2.0 \text{ m}^2\text{K/W}$ added insulation
- Core
No added insulation

FLOORS

- External Floors
 $\geq 1.0 \text{ m}^2\text{K/W}$ added insulation
- External Floors
 $\geq 3.5 \text{ m}^2\text{K/W}$ added insulation
- External Floors
 $\geq 4.0 \text{ m}^2\text{K/W}$ added insulation

CEILINGS/ROOFS

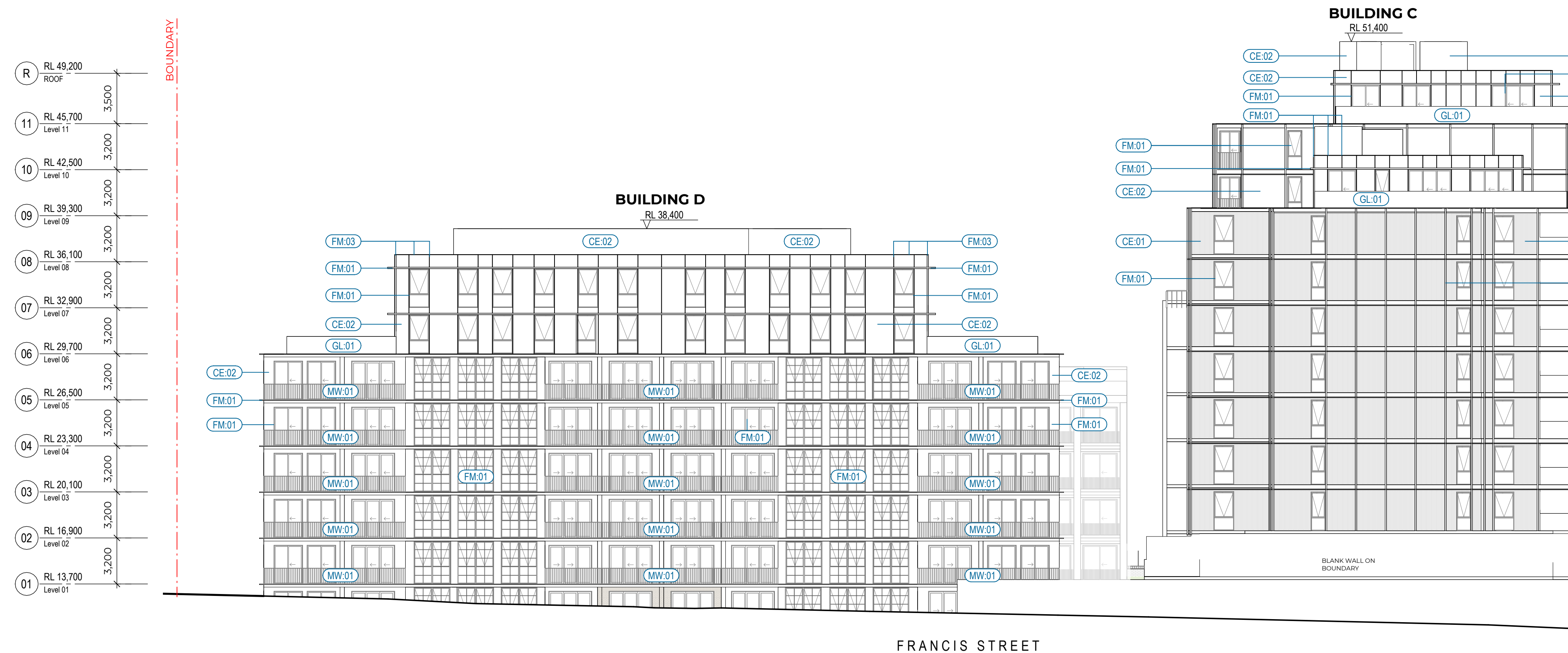
- External Roofs
 $\geq 4.0 \text{ m}^2\text{K/W}$ added insulation
- External Roofs
 $\geq 5.0 \text{ m}^2\text{K/W}$ added insulation

CEILING FANS

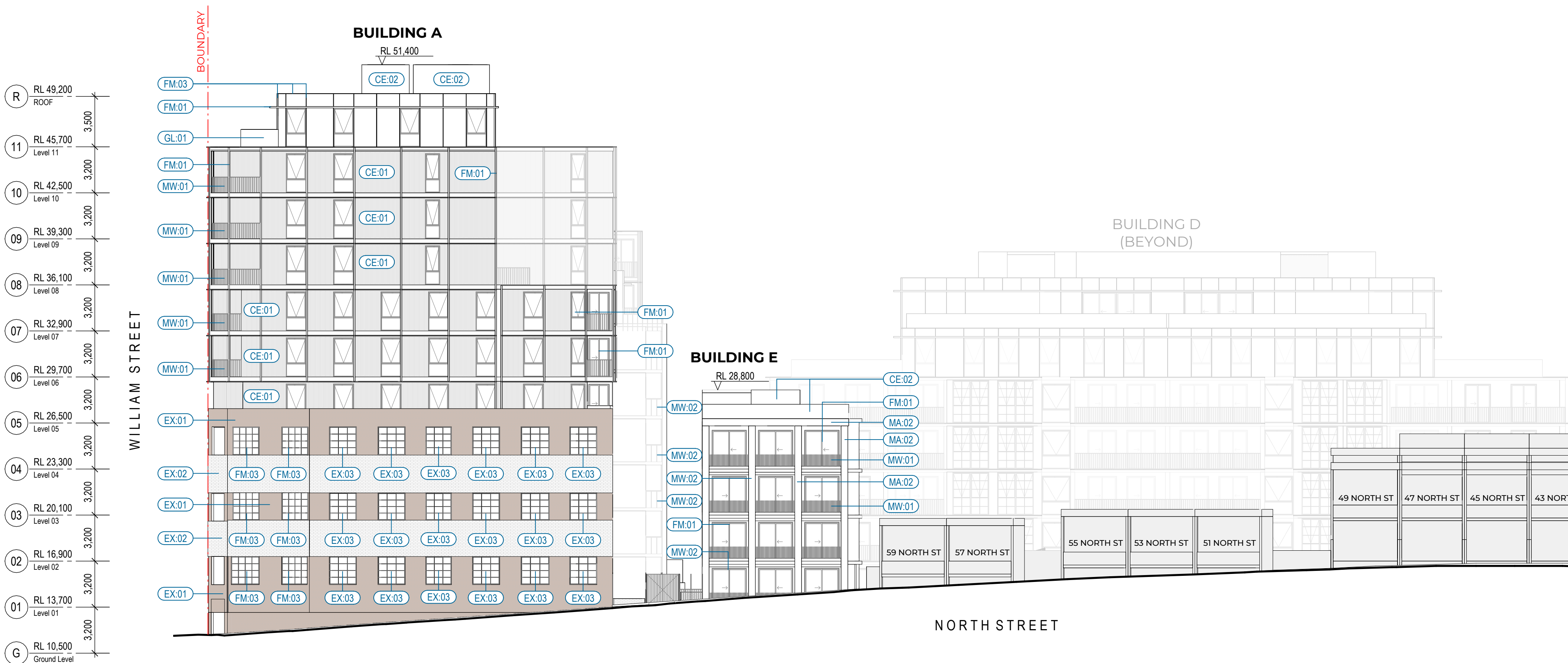
- $\geq 1300\text{mm}$ diameter
- $\geq 1400\text{mm}$ diameter
- $\geq 1500\text{mm}$ diameter
- $\geq 1800\text{mm}$ diameter



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1 East Elevation
SCALE 1:200



2 West Elevation
SCALE 1:200

GLAZING

- Sliding Doors
 $\geq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.30 $\pm$ 5%
- Awning Modulations
 $\geq 4.2 \text{ W/m}^2\text{K}$ SHGC 0.36 $\pm$ 5%
- Fixed Windows
 $\geq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.40 $\pm$ 5%
- Sliding Doors
 $\geq 3.1 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm$ 5%
- Awning Modulations
 $\geq 3.8 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm$ 5%
- Fixed Windows
 $\geq 3.5 \text{ W/m}^2\text{K}$ SHGC 0.45 $\pm$ 5%

WALLS

- External (Brick, Precast)
 $\geq 2.5 \text{ m}^2\text{K/W}$ added insulation
- External (Brick, Precast)
 $\geq 3.0 \text{ m}^2\text{K/W}$ added insulation
- External (Brick, Precast)
 $\geq 4.0 \text{ m}^2\text{K/W}$ added insulation
- Neighbour
 $\geq 2.0 \text{ m}^2\text{K/W}$ added insulation
- Corridor
 $\geq 2.0 \text{ m}^2\text{K/W}$ added insulation
- Core
No added insulation

FLOORS

- External Floors
 $\geq 1.0 \text{ m}^2\text{K/W}$ added insulation
- External Floors
 $\geq 3.5 \text{ m}^2\text{K/W}$ added insulation
- External Floors
 $\geq 4.0 \text{ m}^2\text{K/W}$ added insulation

CEILINGS/ROOFS

- External Roofs
 $\geq 4.0 \text{ m}^2\text{K/W}$ added insulation
- External Roofs
 $\geq 5.0 \text{ m}^2\text{K/W}$ added insulation

CEILING FANS

- $\geq 1300\text{mm}$ diameter
- $\geq 1400\text{mm}$ diameter
- $\geq 1500\text{mm}$ diameter
- $\geq 1800\text{mm}$ diameter

MATERIALS LEGEND

- EX-01 EXISTING BRICK MEDIUM RED/BROWN
- EX-02 EXISTING BRICK PAINTED WHITE
- EX-03 EXISTING CRITIAL WINDOWS NEW FRAMES TO MATCH BLUE GREY COLOUR
- MA-01 RUSTIC BRICK MEDIUM RED/BROWN
- MA-02 RUSTIC BRICK LIGHT/LIMEWASH
- FM-03 POWERCOATED PAINT FINISH TO MATCH EXISTING BLUE CRITIAL WINDOW FRAMES
- CE-01 TEXTURED CONCRETE LIGHT GREY
- CE-02 CONCRETE LIGHT GREY
- FM-01 POWERCOATED PAINT BALUSTRADES, METALWORK WINDOW/DOOR FRAMES, WHITE/LIGHT GREY
- FM-02 POWERCOATED PAINT BALUSTRADES, METALWORK DARK GREY
- GL-01 GLASS BALUSTRADES
- CU-01 CURTAIN WALL

Project
40-76 William Street

Client
ceerose.

Issuer
W-B
WOODS BAGOT

Project number	Size check
122105	25mm
Checked	Approved
DS	JF
Sheet size	Scale
A1	1:200

Sheet title
Overall Elevation - East & West

Sheet number	Revision
DA - 3211	A
Status	