



**242-244 BEECROFT ROAD, EPPING**  
**RESPONSE TO CONDITION B7 (SSD - 68708456)**  
FORMER - CONDITION B9 (SSD 31576972)

30 SEPTEMBER 2025

# SSD CONDITIONS OF CONSENT

This report refers to the following condition of consents:

## **19th September 2023 - SSD-31576972 - Condition B9**

*Prior to the issue of any Construction Certificate for above ground works, the applicant must prepare and submit to the satisfaction of the Planning Secretary details of final materials and finishes to ensure the design excellence objectives of the project are met. The details must include:*

- (a) Specifications and digital sample boards for all external finishes, colour and glazing including annotated drawings and computer-generated imagery of their application; and*
- (b) Detailed architectural drawings of the facade details, including glazing specification and sun shading devices.*

## **19th August 2025 - SSD-68708456 - Condition B7**

*Prior to the issue of any Construction Certificate, the applicant must prepare and submit to the satisfaction of the Planning Secretary details of final materials and finishes to ensure the design excellence objectives of the project are met. The details must include:*

- (a) Specifications and digital sample boards for all external finishes, colour and glazing including annotated drawings and computer-generated imagery of their application; and*
- (b) Detailed architectural drawings of the facade details, including glazing specification and sun shading devices.*

# **01** EXTERNAL FINISHES & MATERIALS SAMPLE BOARD

**CONSENT CONDITION B7 :**

**(A) SPECIFICATIONS AND DIGITAL SAMPLE BOARDS FOR ALL EXTERNAL FINISHES, COLOURS AND GLAZING INCLUDING ANNOTATED DRAWINGS AND COMPUTER-GENERATED IMAGERY OF THEIR APPLICATION**

**(B) DETAILED ARCHITECTURAL DRAWINGS OF THE FACADE DETAILS, INCLUDING GLAZING SPECIFICATIONS AND SUN SHADING DEVICES**

# SSDA FACADE DESIGN INTENT

## BASE BUILDINGS

### Base Brick Facades

Robust brick piers and parapets form a primary grid at the base. A shared palette of vertical metal balustrades, dark powder-coated window frames and alternating secondary horizontal slabs. The rhythm, openness and breadth of brickwork provides two separate and related streetscapes.



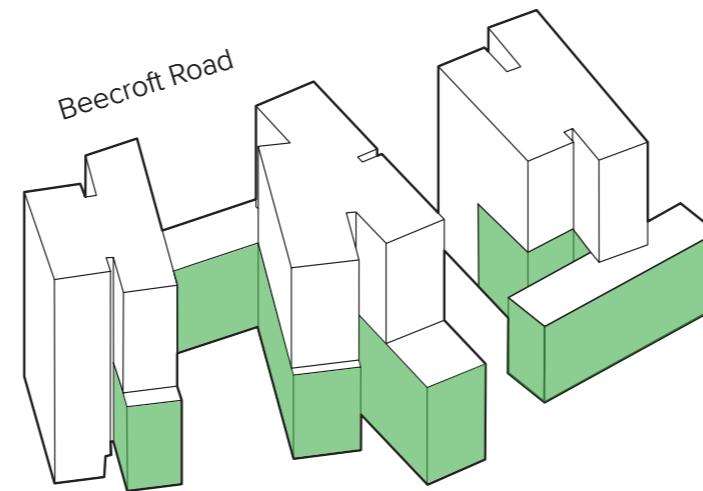
**CONCEPT STACKED**  
(REFERENCING THE TIMBER YARDS THAT WERE ONCE ON THE SITE)



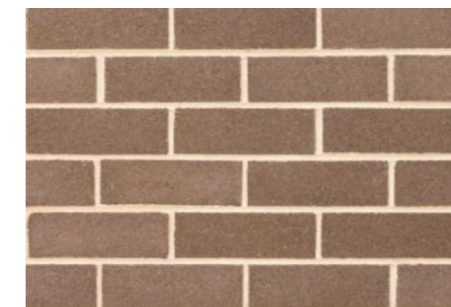
**MATERIALITY BRICK**



**COMPOSITION**  
(PRECEDENT PROJECT: EDEN APARTMENTS, PENRITH BY TURNER)



A **shared language** with common palette, differentiated by **scale and interface**. The use of brick will form a refined but established base giving texture and human scale to the streetscape.



**Murray Grey Brick**

# SSDA FACADE DESIGN INTENT

## TOWERS

### Tower Terracotta Facades

Above the brick base, three towers emphasise their verticality through profiled terracotta and the alignment of facade. Facing the public realm, key windows are further articulated through angled and extended frames.

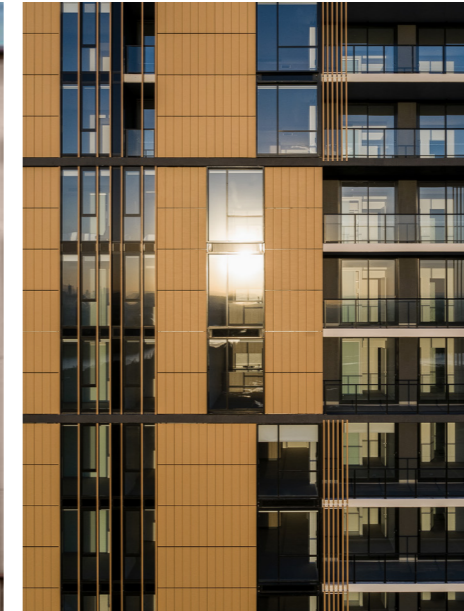
Toward Beecroft Road, curved flanks and a series of 'crowns' use passive means to provide protection from unwanted noise and solar heat gain. To the west and Ray Road, the facades are opened up toward the existing residential neighbours and expansive views across the city.



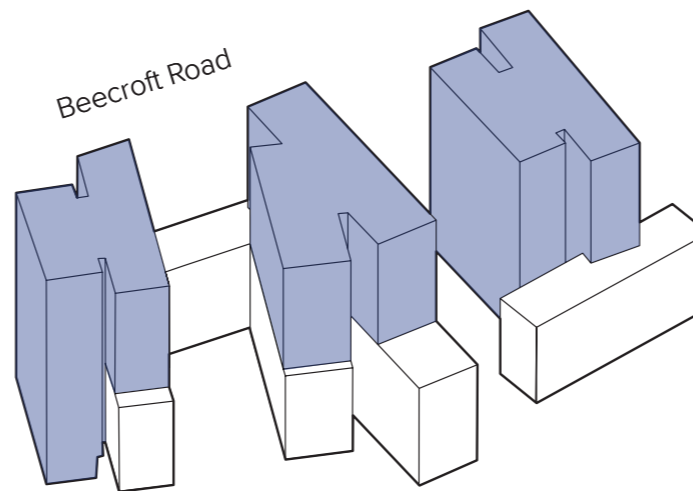
**CONCEPT VERTICALITY**  
(REFERENCING THE GREEN VERDANT  
STREETScape AND BUSHLAND  
WITHIN THE CONTEXT OF THIS SITE)



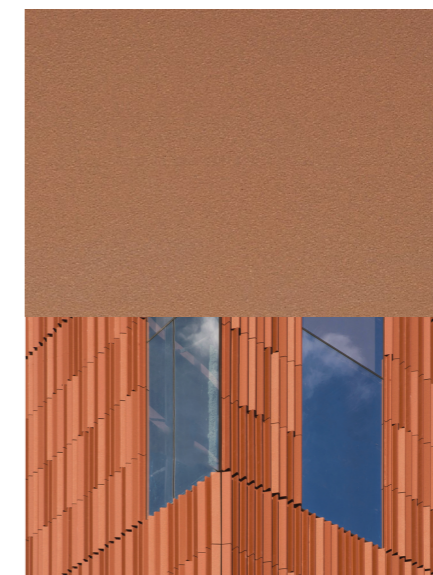
**MATERIALITY TERRACOTTA**



**COMPOSITION**  
(PRECEDENT PROJECT:  
SANCTUARY APARTMENTS,  
WENTWORTH POINT BY TURNER)



Rising above the residential datum, the tower facades predominantly use terracotta. Colour will subtly vary with an earthy tonal range.

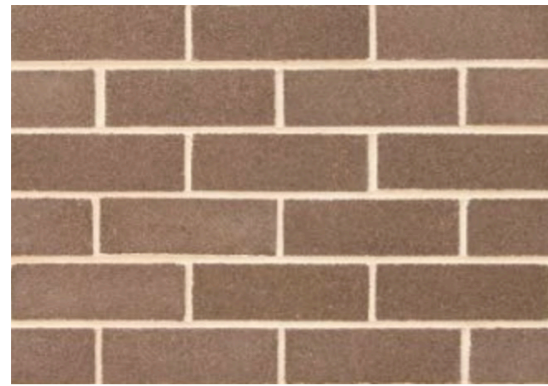


**Similar to Terracotta Cladding**

# BEECROFT RD, EPPING

## EXTERIOR MATERIALS & FINISHES

### BRICK COLOURS



BRK1 - Stretch Bond  
Bowral; Murray Grey

### POWDERCOAT FINISHES



PCF1 - Colour similar or  
equal to Interpon  
'Rojo R15-10 Flat Matt'

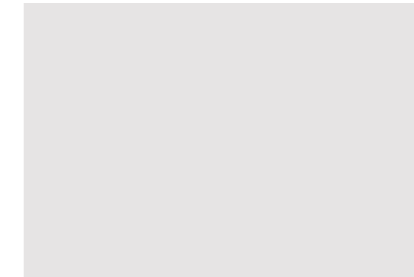


PCF2 - Colour similar or  
equal to Dulux Electro 'Dark  
Bronze Kinetic'

### PAINT COLOURS



PF1 - Paint finish colour  
Dulux 'Namadji'

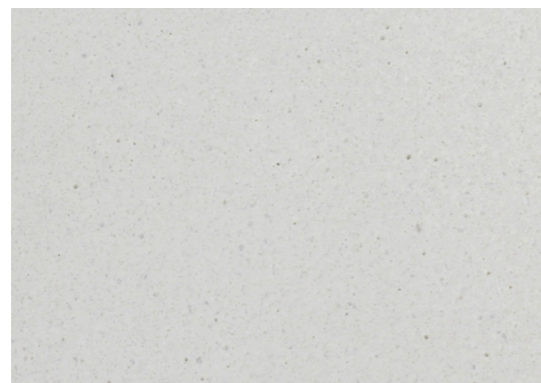


PF2 - Paint finish colour  
similar or equal to Dulux  
'Gray Whisper'



PF3 - Paint finish colour  
similar or to match PCF1

### CONCRETE



Concrete Off Form

### GLASS COLOURS



Clear glass (sample shown indicatively)

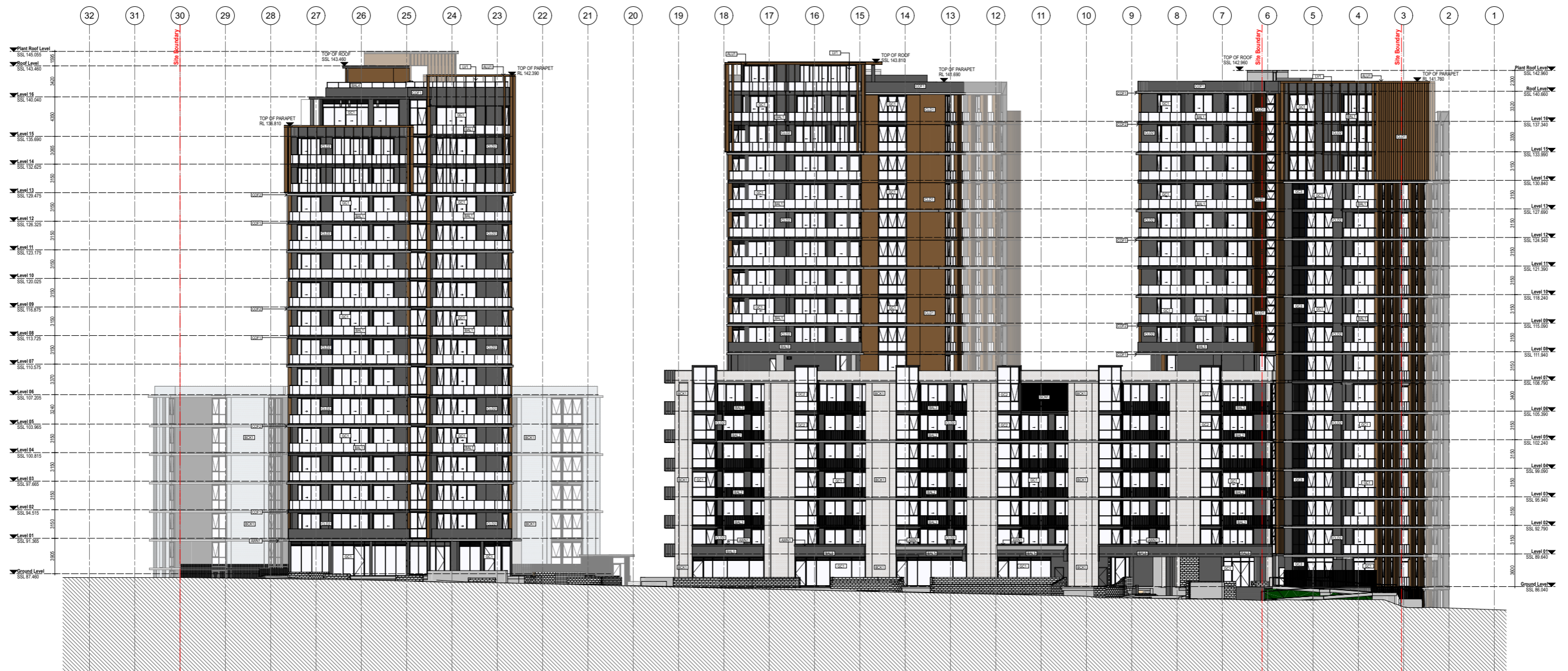
# BEECROFT RD, EPPING

## MATERIALS LEGEND

<b>ALU1</b>	ALUMINIUM SECTION TYPE 1 FINISH TO MATCH PCF1	<b>GC2</b>	GLASS, CLEAR, TYPE 2 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME, FRAME FINISHED TO PCF2
<b>BAL1</b>	BALUSTRADE TYPE 1 FRAMED GLASS BALUSTRADE FRAMING SYSTEM	<b>GC3</b>	GLASS, CLEAR, TYPE 3 COLOURBACK GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED TO PCF2
<b>BAL2</b>	BALUSTRADE TYPE 2 FIXED VERTICAL METAL FINNS WITH TOP RAIL FINISH TO PCF2	<b>LV1</b>	LOUVRE TYPE 1 FIXED ALUMINIUM VERTICAL FIN, TO FINISH PCF1
<b>BAL3</b>	BALUSTRADE TYPE 3 FIXED VERTICAL METAL FINNS WITH TOP RAIL, IN FRONT OF RECESSED SLAB, FINISH TO PCF2	<b>LV2</b>	LOUVRE TYPE 2 MECHANICAL ALUMINIUM LOUVRES TO MATCH PCF2
<b>BAL4</b>	BALUSTRADE TYPE 4 FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL/PARAPET WALL	<b>LV3</b>	LOUVRE TYPE 3 FIXED ALUMINIUM VERTICAL FIN, ANGLED, TO FINISH PCF2
<b>BAL5</b>	BALUSTRADE TYPE 5 CONCRETE SPANDREL FINISH TO PF1	<b>LV4</b>	LOUVRE TYPE 4 FIXED ALUMINIUM VERTICAL FIN TO FINISH PCF2
<b>CLD1</b>	CLADDING TYPE 1 METAL CLADDING IN ROJO R15-10 FLAT MATT	<b>PCF1</b>	POWDERCOAT FINISH TYPE 1 ROJO R15-10 FLAT MATT
<b>CLD2</b>	CLADDING TYPE 2 FIBER CEMENT CLADDING FINISH TO PF1	<b>PCF2</b>	POWDERCOAT FINISH TYPE 2 DULUX ELECTRO 'DARK BRONZE KINECTIC', OR SIMILAR
<b>CLD3</b>	CLADDING TYPE 3 FIBER CEMENT CLADDING FINISH TO PF3	<b>SCN1</b>	SCREEN TYPE 1 FIXED, ALUMINIUM VERTICAL FIN, FINISH TO PCF1
<b>CLD4</b>	CLADDING TYPE 4 METAL CLADDING FINISH TO MATCH PCF2	<b>AWN1</b>	AWNING TYPE 1 METAL CLADDING TO MATCH PF1
<b>BRK1</b>	BRICK TYPE 1 STRETCHER BOND, BOWRAL MURRAY GREY, OR	<b>PF1</b>	PAINT FINISH TYPE 1 DULUX 'NAMADJI'
<b>COF1</b>	CONCRETE, OFF-FORM TYPE 1 TO FINISH PF1	<b>PF2</b>	PAINT FINISH TYPE 2 DULUX 'GREY WHISPER'
<b>COF2</b>	CONCRETE, OFF-FORM TYPE 2, TO FINISH PF2	<b>PF3</b>	PAINT FINISH TYPE 3 TO MATCH PCF1
<b>GC1</b>	GLASS, CLEAR, TYPE 1 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED WITH PCF2		

# BEECROFT ROAD

## EAST ELEVATION - TAGGING OF MATERIALS AND FINISHES



# BEECROFT ROAD

APPROVED SSD - PERSPECTIVE FROM BEECROFT ROAD





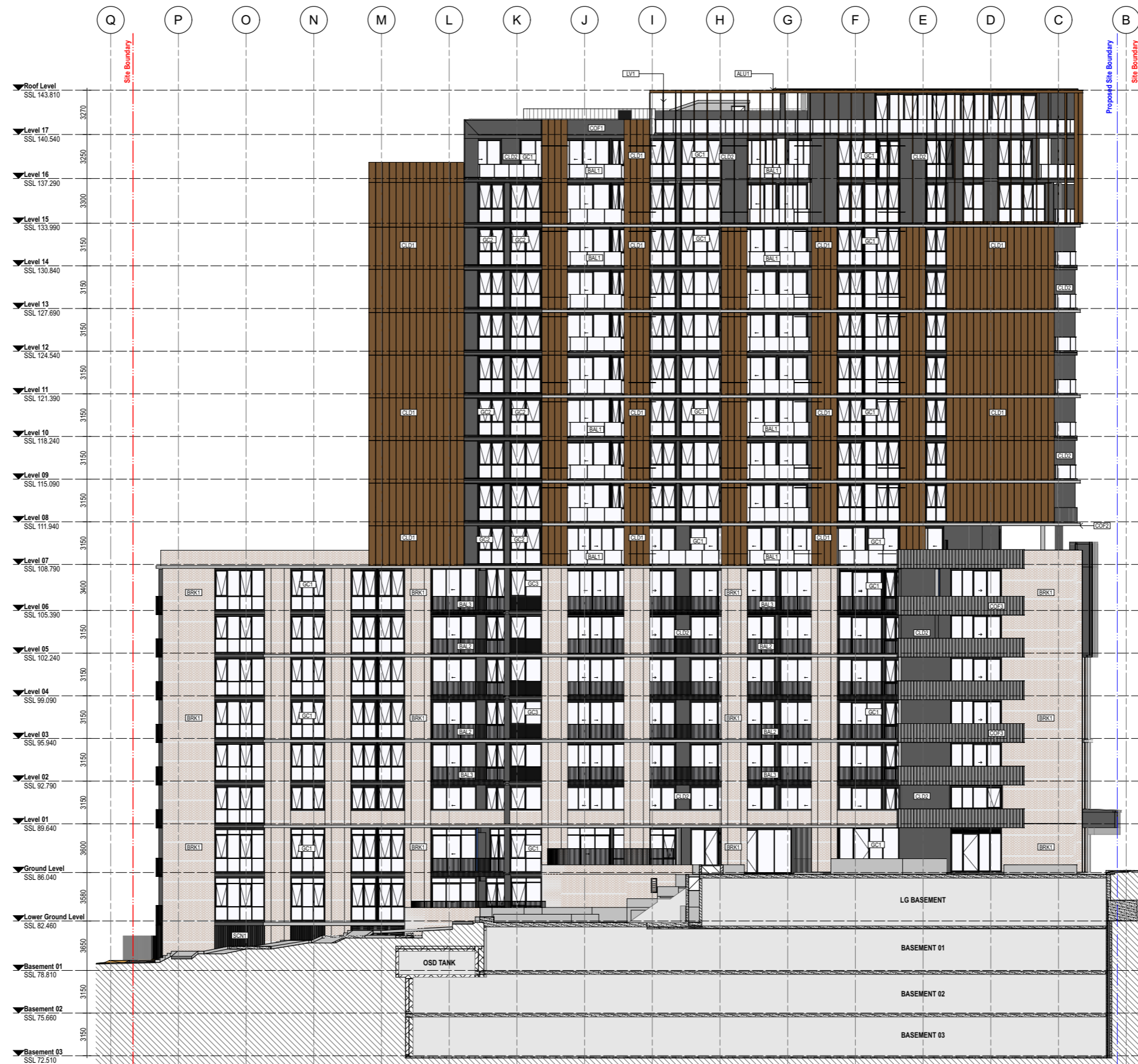
# RAY ROAD

APPROVED SSD - PERSPECTIVE FROM RAY ROAD



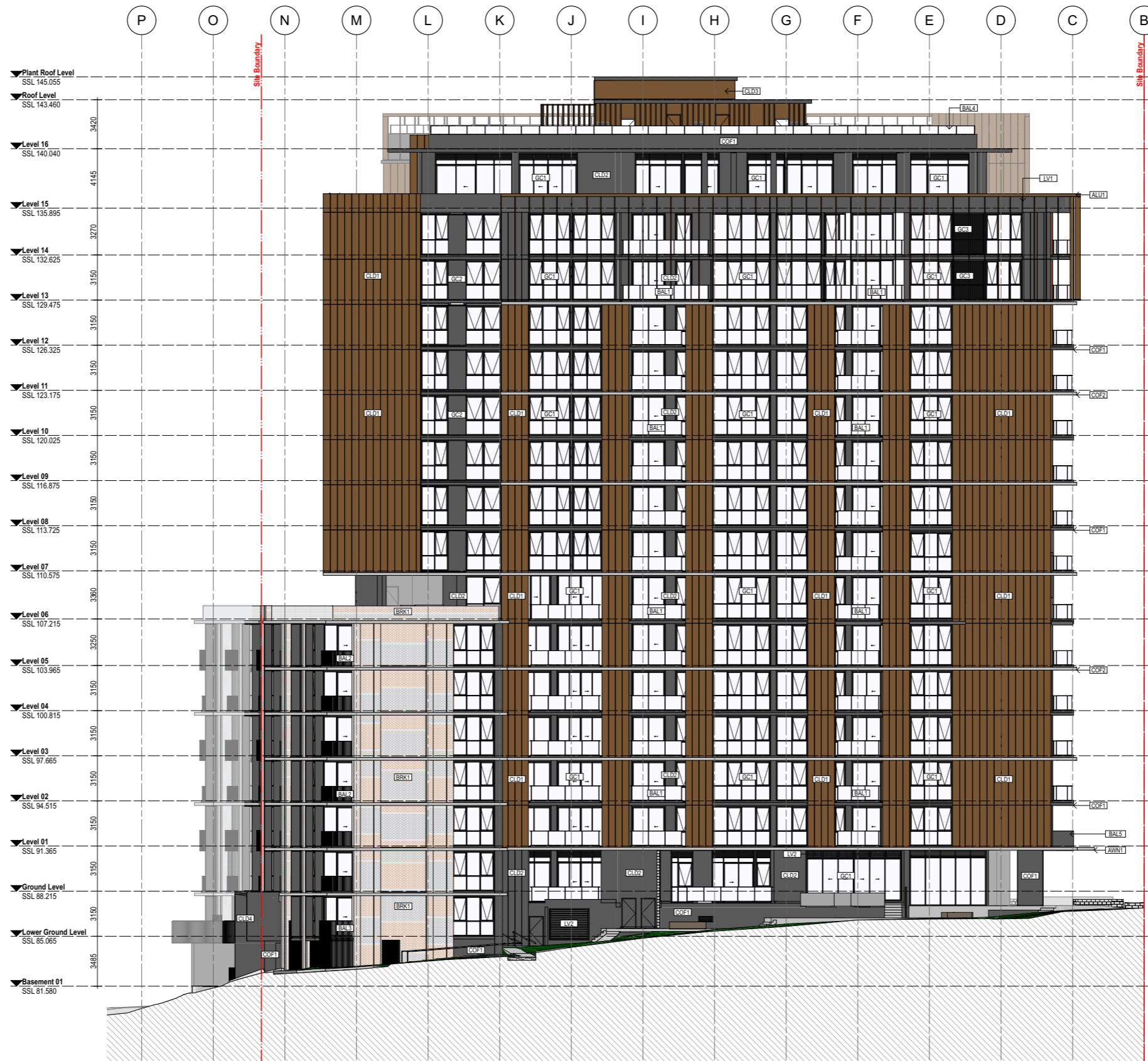
# BUILDING C

## SOUTH ELEVATION - TAGGING OF MATERIALS AND FINISHES



# BUILDING B

## SOUTH ELEVATION - TAGGING OF MATERIALS AND FINISHES



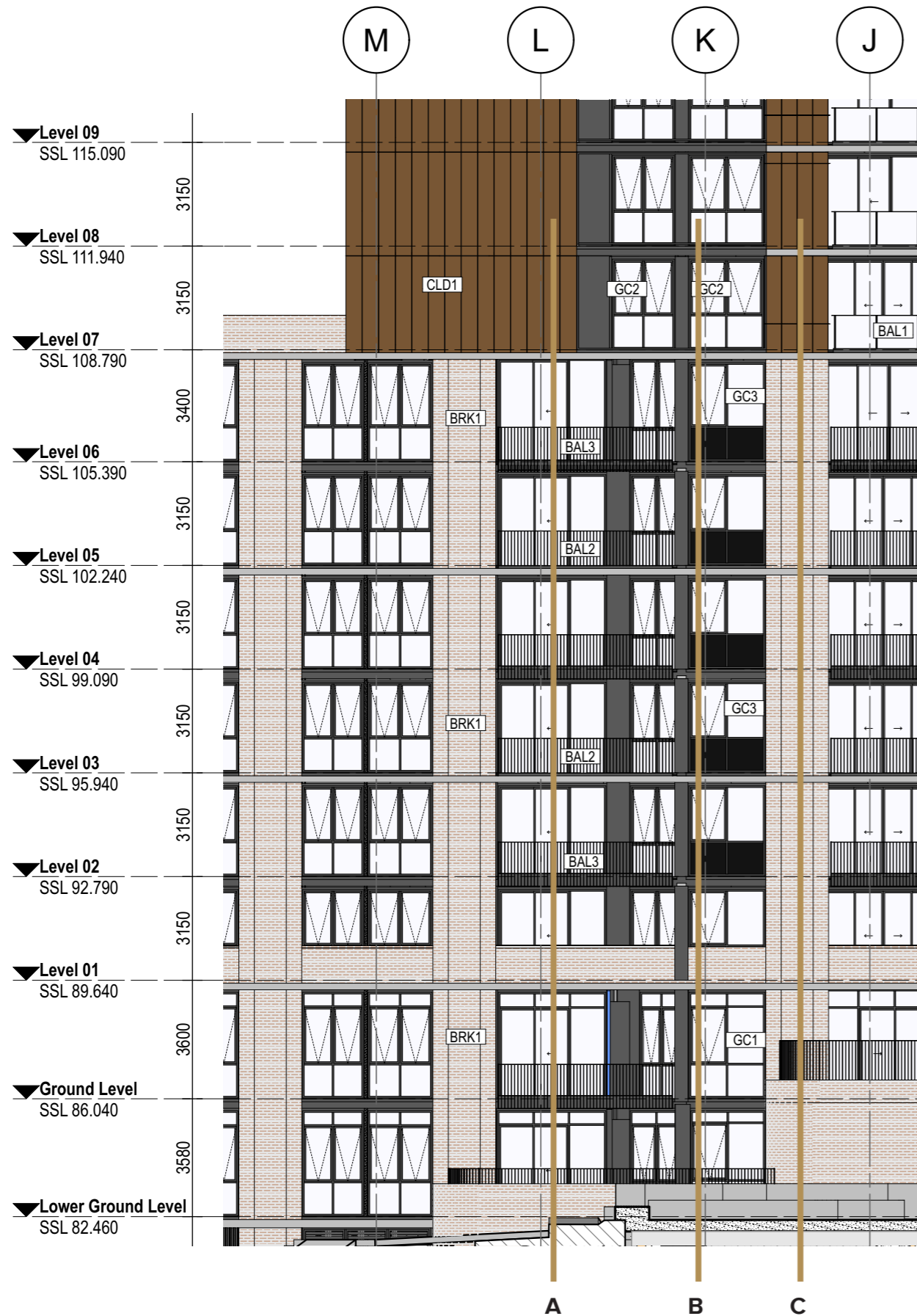
## **02 ILLUSTRATION OF BESPOKE FACADE DETAILS**

**CONSENT CONDITION B7:**

**(B) DETAILED ARCHITECTURAL DRAWINGS OF THE FACADE DETAILS, INCLUDING GLAZING SPECIFICATIONS AND SUN SHADING DEVICES**

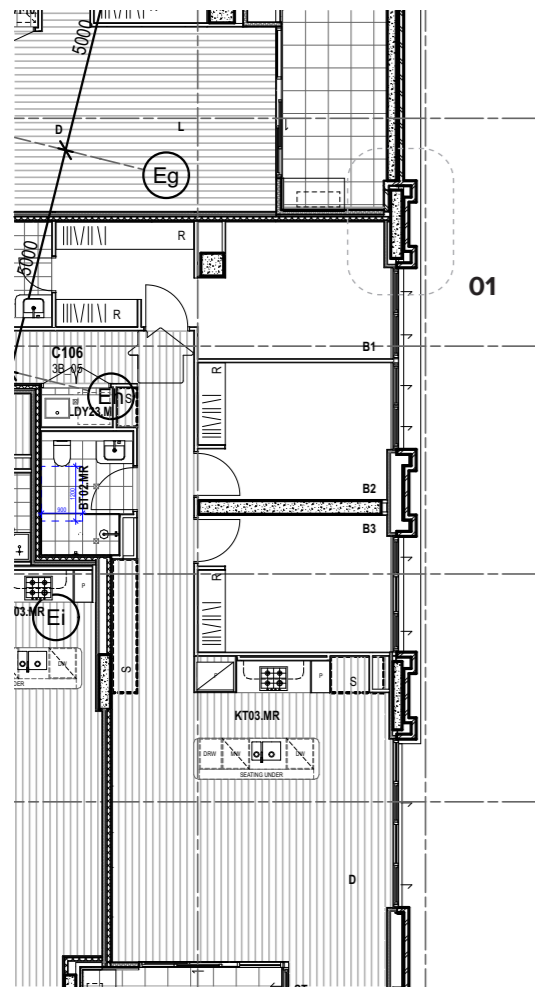
# BRICK BASE DETAILS

## FACADE SECTION AND DETAILS

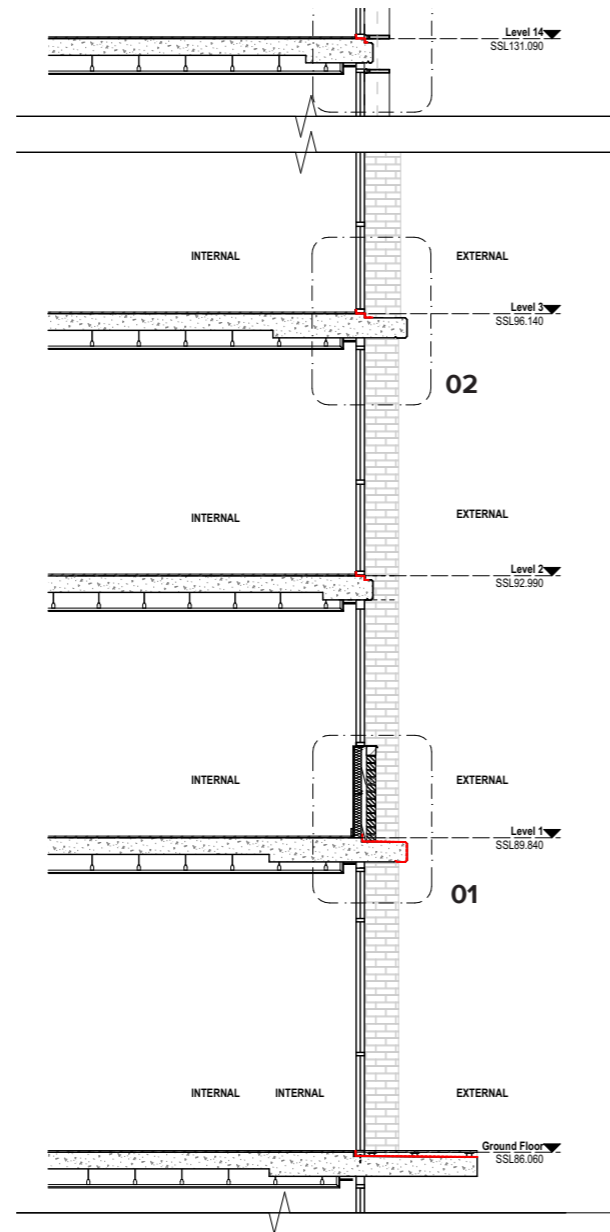


APPROVED SSD - PERSPECTIVE OF BUILDING C NORTH

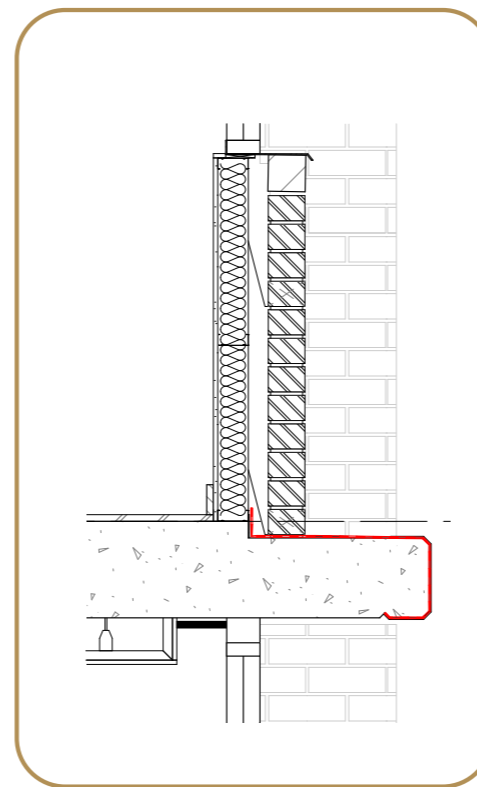
# BRICK BASE DETAILS



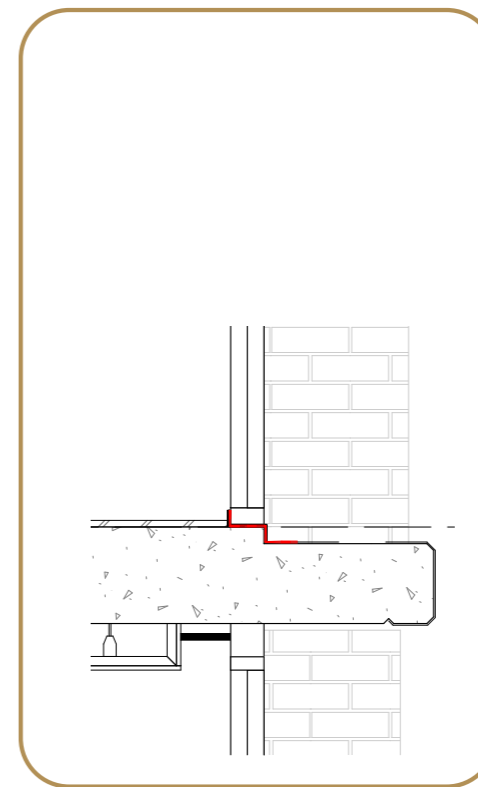
TYPICAL PLAN



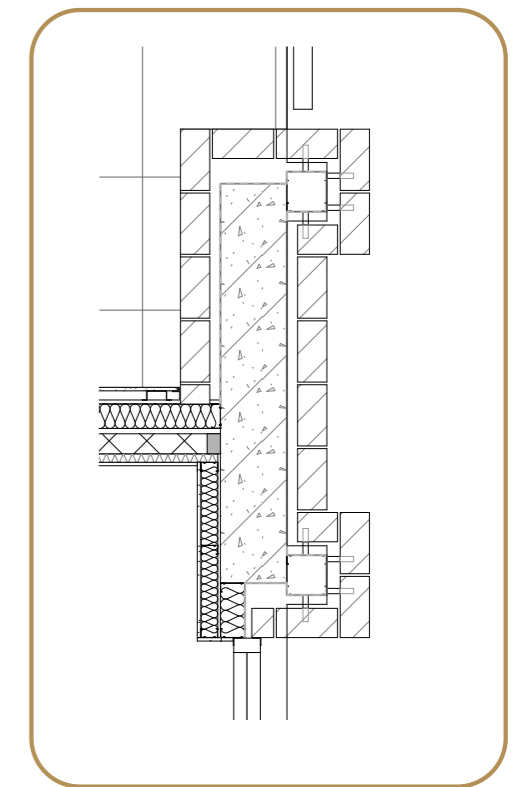
SECTION A



SECTION DETAIL 01

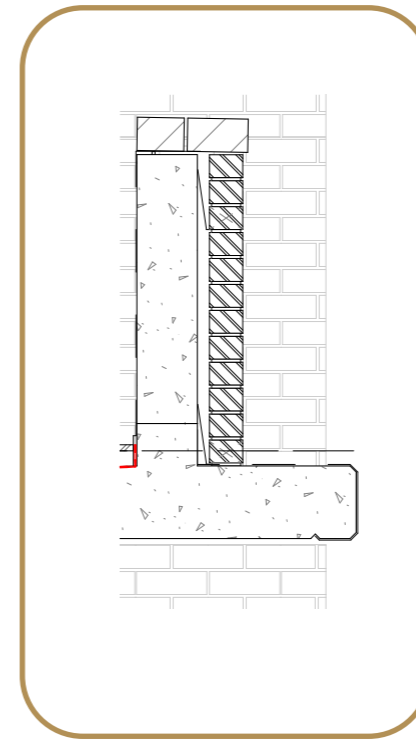
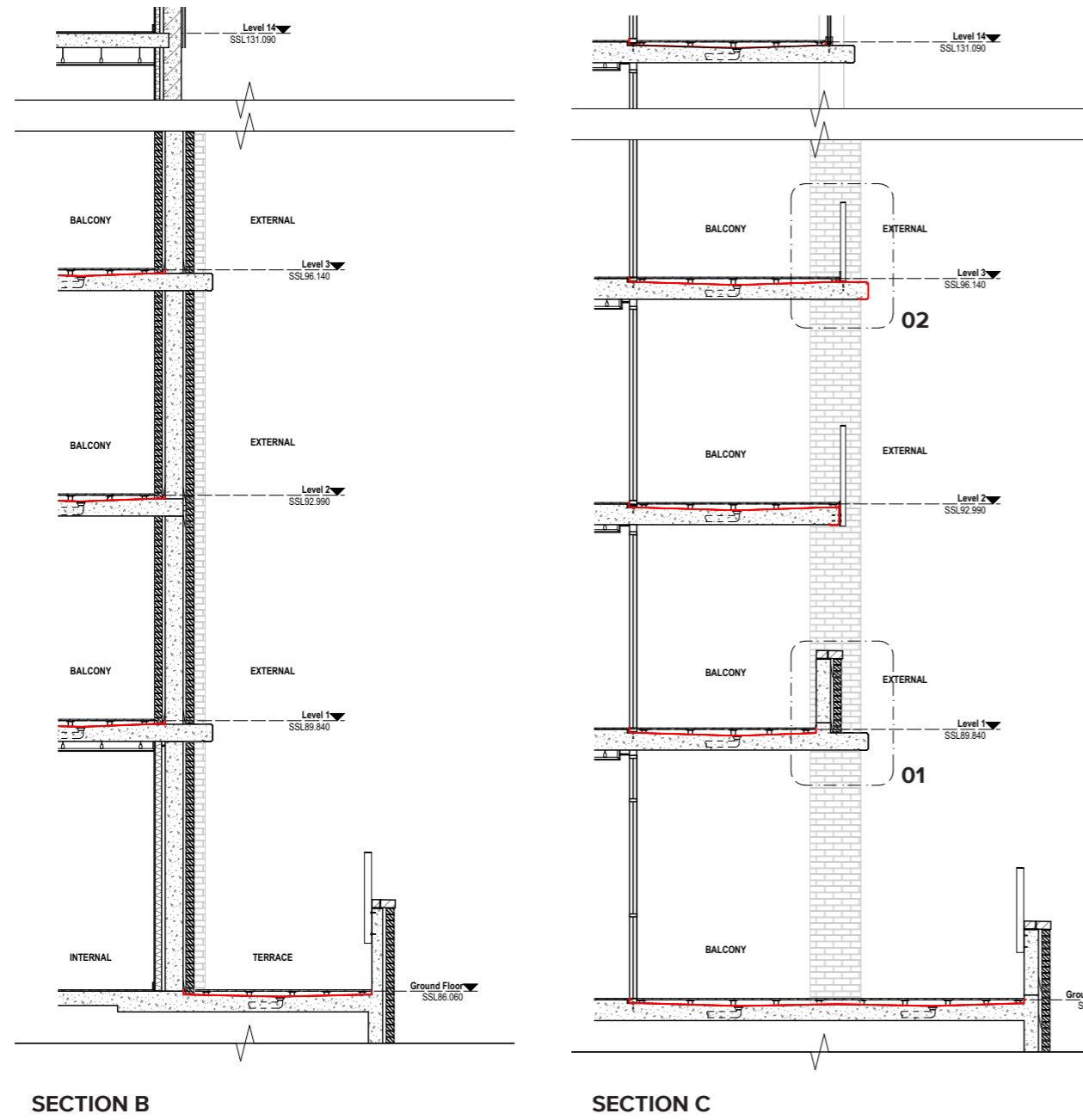


SECTION DETAIL 02

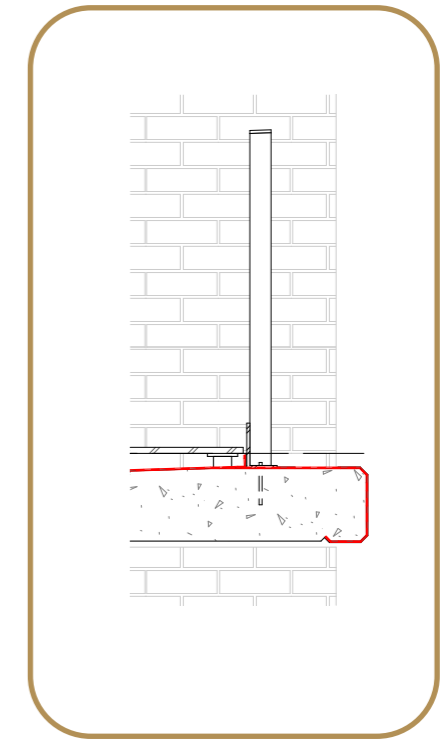


PLAN DETAIL 01

# BRICK BASE DETAILS



SECTION DETAIL 01



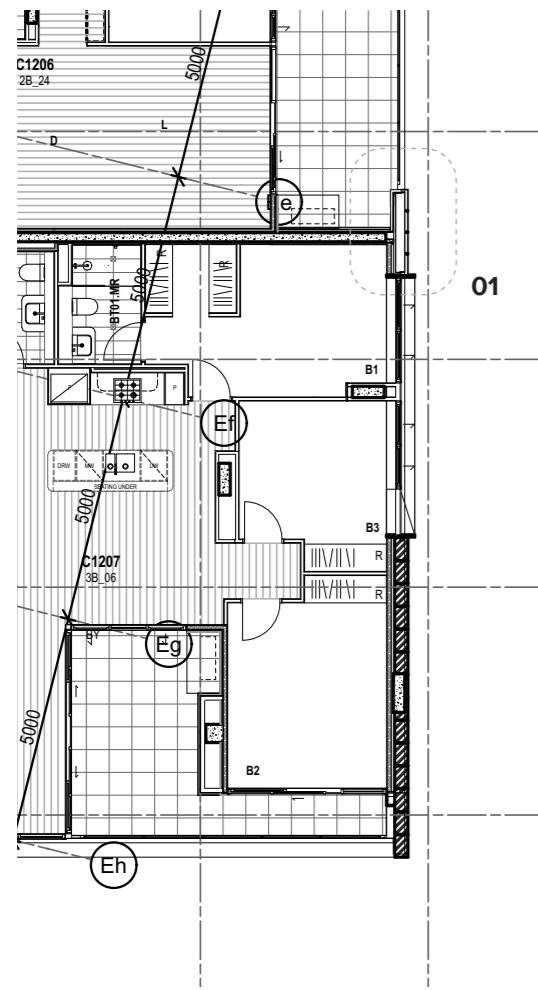
SECTION DETAIL 02

# TOWER DETAILS

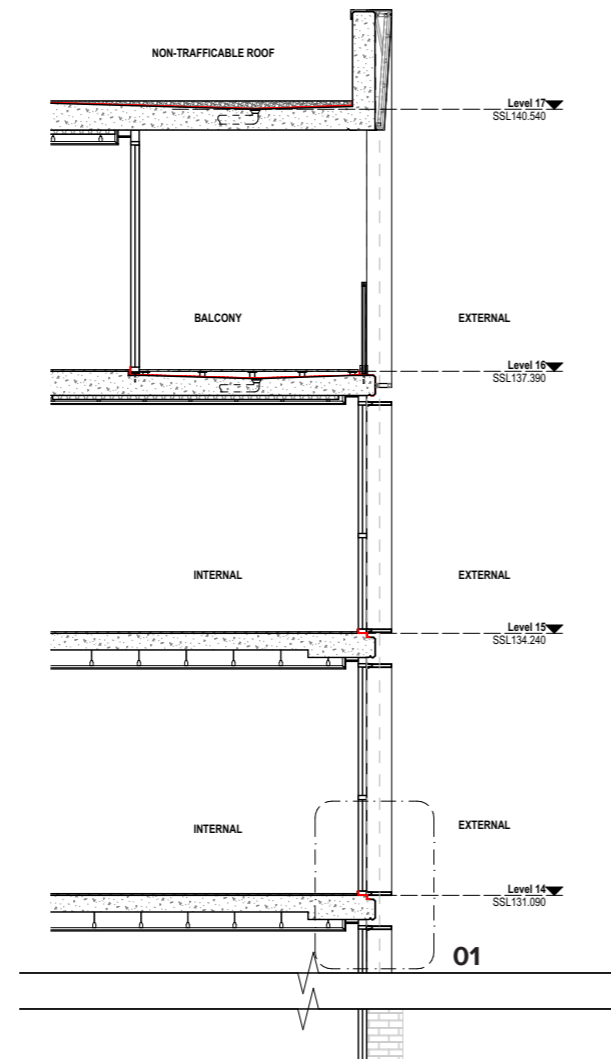


APPROVED SSD - PERSPECTIVE OF BUILDING C SOUTH

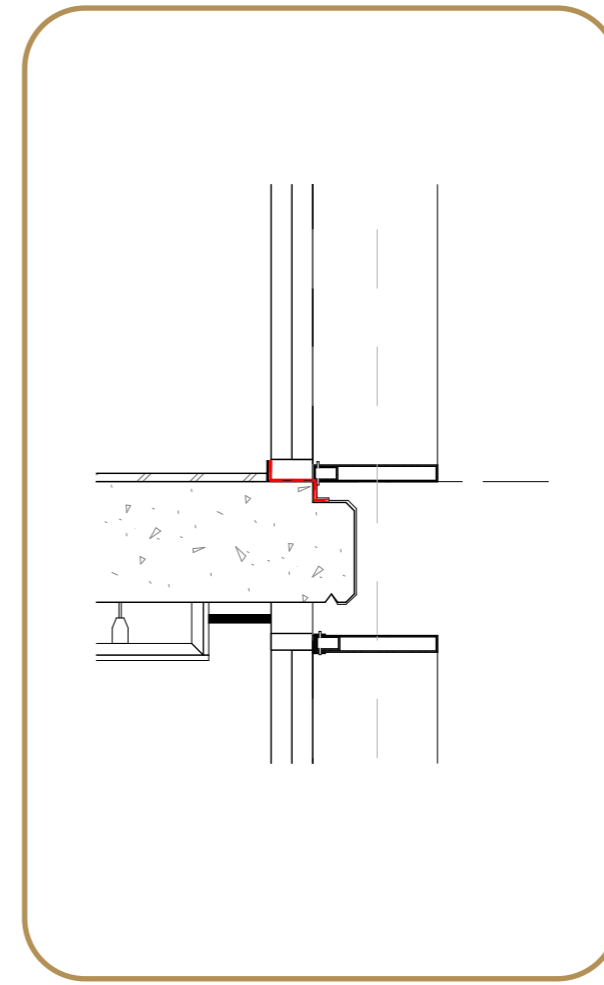
# TOWER DETAILS



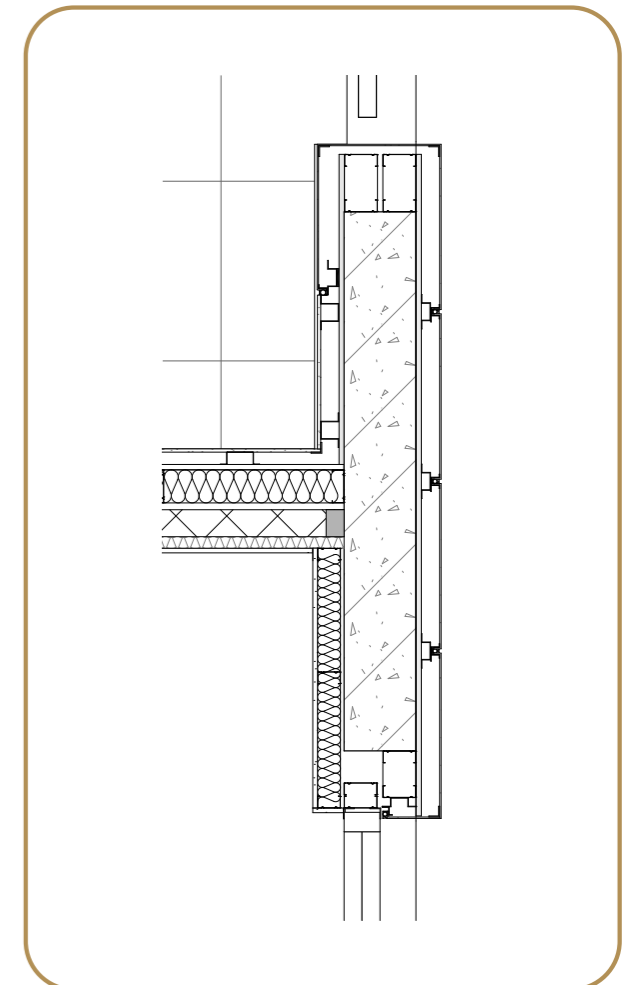
TYPICAL PLAN



SECTION A

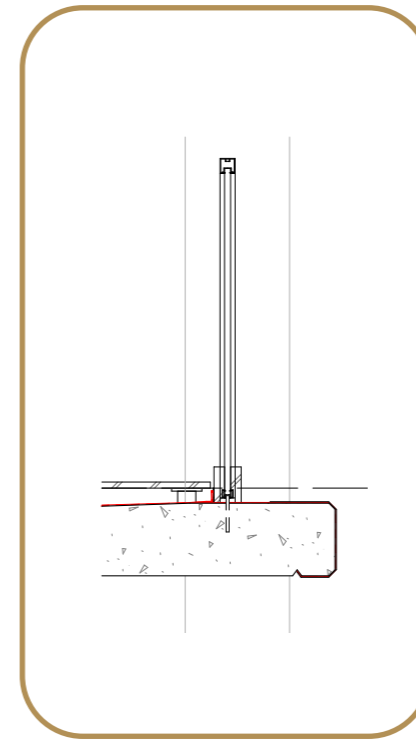
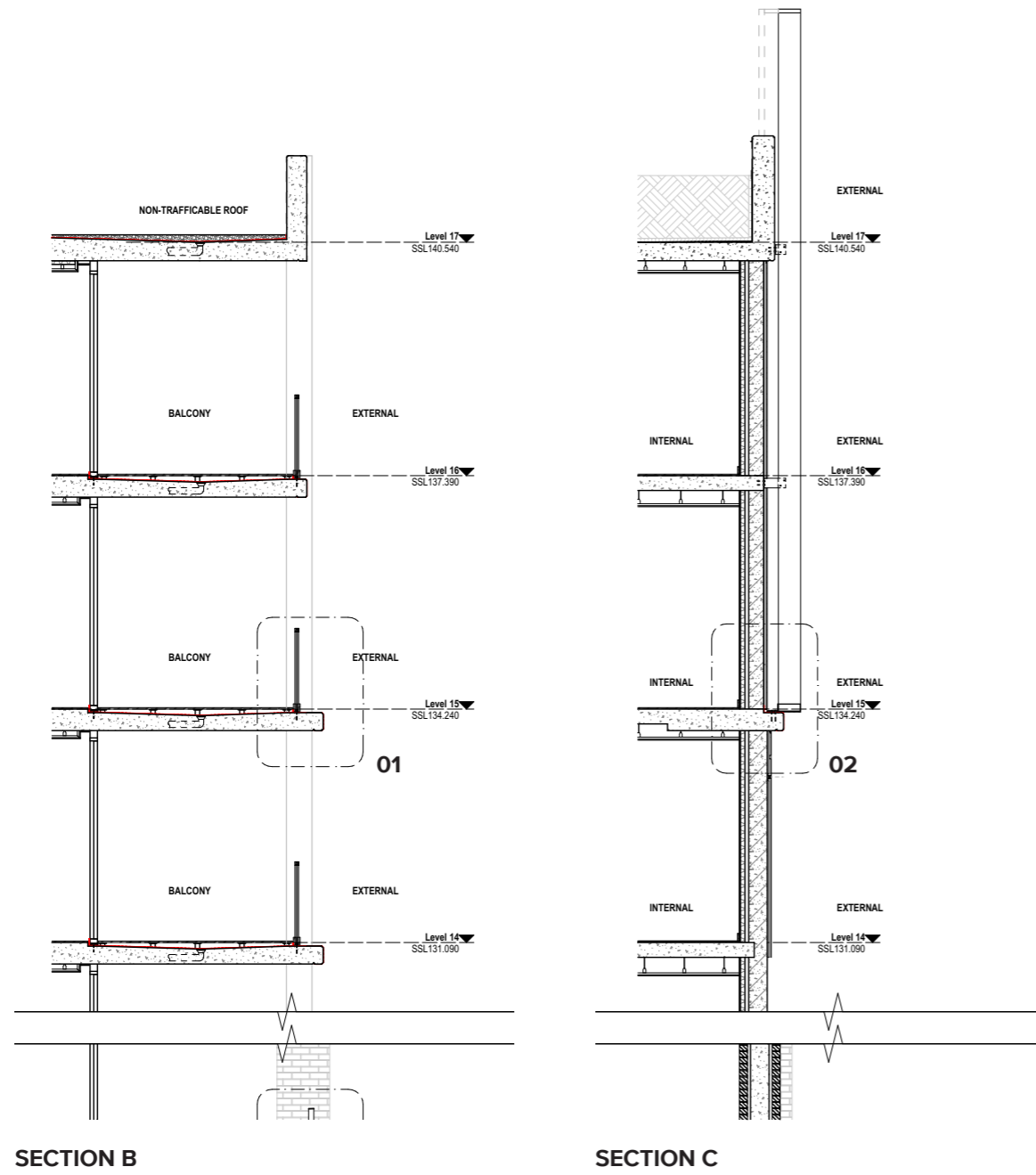


SECTION DETAIL 01

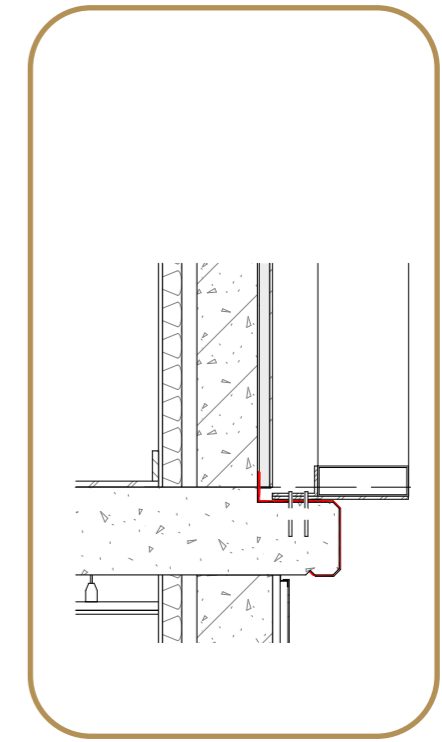


PLAN DETAIL 01

# TOWER DETAILS



SECTION DETAIL 01



SECTION DETAIL 02

# GLAZING SPECIFICATION & SUN SHADING DEVICE

## 1.3 Thermal Comfort

Element	Construction/Detail
External Wall construction	Brick Veneer, R2.5 bulk insulation, plasterboard - total R-value of 2.74 Metal Clad, R2.5 bulk, plasterboard - total R-value of 2.56
External Wall (corridor)	Brick Veneer, R2.5 bulk insulation, plasterboard - total R-value of 2.74 Metal Clad, R2.5 bulk, plasterboard - total R-value of 2.56
External Wall Solar absorptance (0<absorptance<1)	0.5 assumed (medium)
Walls to Non-Conditioned Zones	Concrete, no insulation, plasterboard - total R-value of 0.41
Internal Wall	Plasterboard, no insulation - total R-value of 0.28
Party Walls/Intertenancy Walls	Concrete, no insulation, plasterboard - total R-value of 0.41
Exposed Ceiling/Roof	Cast Concrete 200mm with added R2.5 insulation - total R-value of 2.84
Roof Solar absorptance (0<absorptance<1)	0.5 assumed (medium)
	Cast Concrete with added R1.5 soffit insulation to under slab - total R-value of R1.74
Suspended Floor to non-conditioned space (above car park) or External Floor	Only applicable to unit EG01 and EG02: Cast Concrete with added R2.5 soffit insulation to under slab - total R-value of R2.74 Only applicable to unit CLG04: Cast Concrete with added R4.0 soffit insulation to under slab - total R-value of R4.24
Internal Floor construction	Concrete Slab, no insulation - total R-value of 0.24
	Timber/engineered wood coverings in living and kitchen areas. Tiles in wet areas.
Floor coverings	Timber/engineered wood coverings in affordable housing unit bedrooms (applicable to all units in Tower A, and all apartments from Ground Floor to L5 and B601 in Tower B - 81 units total). Carpet in all other unit bedrooms.
	<b>Glazing Type 1:</b> Awnings, Bifold, Casement, Hinged: U-Value 3.4 SHGC 0.47 Sliding, Fixed, Double Hung: U-Value 3.4 SHGC 0.53 <b>Applicable to all units, except those specified in Glazing Type 2 and Glazing Type 3.</b>
Window system performance*	<b>Glazing Type 2:</b> Awnings, Bifold, Casement, Hinged: U-Value 3.1 SHGC 0.39 Sliding, Fixed, Double Hung: U-Value 3.1 SHGC 0.49 <b>Applicable to the below unit.</b> EG02 <b>Glazing Type 3:</b> Awnings, Bifold, Casement, Hinged: U-Value 3.6 SHGC 0.28 Sliding, Fixed, Double Hung: U-Value 3.6 SHGC 0.28 <b>Applicable to the below units.</b> EB103, ELG03, EG04, CLG04  <b>Skylights:</b> Skylights: U-value of 4.2 and SHGC of 0.72 <b>Applicable to the below units.</b> B1502, B1405, C1605, C1606, E1601.  All external doors and windows are weather-stripped. <i>* NOTE: Specified U-value is the maximum. SHGC allowance of +/-0.5%.</i>
Window operability	Window type and openness according to Architectural drawings. All operable windows not next to the balcony, above 2m from the ground, are to be fitted with BCA complying restrictor with adequate strength to act as fall prevention device. These windows have been modelled to have 10% opening which aligns with the NatHERS Technical Notes.
Shading Devices	As per architectural drawings. Thermally sealed downlights have been assumed in all models.
Ceiling Penetrations	Exhaust fans have been modelled as 1 per bathroom, 1 per laundry if available and 1 per kitchen. Weather seals for all exhausts and ventilation vents have been assumed in all models.
Corridor Ventilation	<b>Tower D</b> Naturally ventilated <b>All other corridors</b> Mechanically ventilated

## Nationwide House Energy Rating Scheme — Class 2 summary NatHERS Certificate No. 0007916720

Generated on 23 Jul 2025 using BERS Pro v4.4.1.5 (3.21)

### Property

**Address** 242-244 Beecroft Road,  
Epping, NSW, 2121

**Lot/DP** 220, 222/1251471

**NatHERS climate zone** 56

### Accredited assessor



Amir Girgis

Northrop Consulting Engineers

amir.girgis@sydney.northrop.com.au

(02)92414188

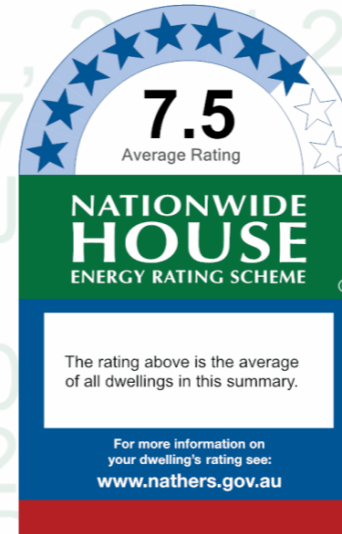
**Accreditation No.** 20579

**Assessor Accrediting Organisation** ABSA



### Verification

To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate?p=TrHqrPJV1](http://hstar.com.au/QR/Generate?p=TrHqrPJV1).  
When using either link, ensure you are visiting [hstar.com.au](http://hstar.com.au)



### Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#">0009607177-07</a>	A101	20.3	24	44.3	6.6
<a href="#">0009607201-07</a>	A102	14.3	15.5	29.8	7.7
<a href="#">0009607235-06</a>	A103	13	16.7	29.7	7.7
<a href="#">0009607268-06</a>	A104	20.2	9.9	30.2	7.7
<a href="#">0009607292-06</a>	A105	14	26.4	40.4	6.9

### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at [www.abcb.gov.au](http://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.

*Continued Over*

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments.

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PLEASE REFER TO THE BASIX CERTIFICATE AUGUST 2025 AND STAMPED PLANS BY NORTROP WHICH DESCRIBES THE THERMAL REQUIREMENTS AND SPECIFICATION FOR THE GLAZING AND FACADE COMPONENTS FOR THE PROPOSED DEVELOPMENT AT 242-244 BEECROFT ROAD, EPPING.

SUN SHADING DEVICES: THE BASIX CERTIFICATE DOES NOT HAVE ANY REQUIREMENTS FOR ADDITIONAL SHADING DEVICES.

