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23 February 2026

TSA

Level 4, 25 Wyatt Street

Newcastle NSW 2300

Attention: E. Lind

Dear Emma,

RE: National Construction Code (NCC) 2022 Volume One Section J Part J4 Statement of Compliance

JOB NO.: 210296

REVISION NO.: [E]

SUBJECT PREMISE: UNITING CHARLESTOWN | 27 TIRAL STREET, CHARLESTOWN NSW 2290

This NCC Section J Part J4 statement has been prepared to demonstrate design compliance for the new development of Uniting Charlestown located at 27 Tiral Street, Charlestown NSW 2290.

The proposed development is located in climate Zone 5 as defined by the NCC 2022 Building Code of Australia – Volume One.

In accordance with A2G1, compliance with the NCC is achieved by complying with the Governing Requirements of the NCC and the Performance Requirements. The Performance Requirements are satisfied by Performance Solution, Deemed-to-Satisfy Solution or a combination of both.

The table below shows the areas assessed, NCC 2022 Building Classification the Performance Requirements, the Method of Compliance, and the DTS Provisions subjected to Performance Solution.

Building Area Description	NCC Classification	Performance Requirements	Method of Compliance
Aged Care	9c	J1P1	DTS

Compliance with Performance Requirement J1P1 will be achieved subject to this report and compliance with J4D3 (1-5), J3, J5, J6, J7, J8 & J9 being met by the relevant designers / contractors.

The assessment is based on the architectural drawings listed below.

Architectural Drawings — Plus Architecture Pty. Ltd.
Project no. 20456
Issued 22/12/2025

Building	Drawing Title	Drawing No	Revision
Building A	BUILDING A – LEVEL 01 FLOOR PLAN	PLA-AR-A-1001	14
	BUILDING A – LEVEL 02 FLOOR PLAN	PLA-AR-A-1002	13
	BUILDING A – LEVEL 03 FLOOR PLAN	PLA-AR-A-1003	13
	BUILDING A - ELEVATIONS SHEET 01	PLA-AR-A-2001	08
	BUILDING A - ELEVATIONS SHEET 02	PLA-AR-A-2002	08
	BUILDING A - ELEVATIONS SHEET 03	PLA-AR-A-2003	08
	BUILDING A - ELEVATIONS SHEET 04	PLA-AR-A-2004	08
	BUILDING A - ELEVATIONS SHEET 05	PLA-AR-A-2005	08
	BUILDING A - SECTIONS SHEET 01	PLA-AR-A-2501	08
	BUILDING A - SECTIONS SHEET 02	PLA-AR-A-2502	08
	BUILDING A - SECTIONS SHEET 03	PLA-AR-A-2503	08

As per the Deemed-to-Satisfy Provisions of **NCC 2022 Volume One**, design compliance with Part J4 can be met subject to the following specifications:

Part J4 Building Fabric

Required **Total R-value** including allowance for **thermal bridging**.

Elements	Total Construction R-value	Notes
Roofs & Ceilings	R3.7 (Downwards, SA < 0.45)	1. It is a total system performance value and **NOT** the insulation. 2. The impact of **Thermal Bridging** must be included in the building envelope total system R-value calculations. 3. As per J4D7 a slab-on-ground that does not have an in-slab heating or cooling system is considered to achieve a Total R-Value of R2.0.
External Walls	R1.4	
Internal Walls	R1.4	
Floors (suspended)	R2.0	
Floors (slab on ground)	R2.0 Note 3	

Required **Total System U-value** and **SHGC**.

Location/Type	Window Assembly (Glass & Frame)		Description
	U-value	SHGC	
Aged Care	4.5	0.38	Single Glazed Low E Tinted or the like

Please refer to Attachment A for the facade calculator demonstrating compliance, and Attachment B for the mark-ups of the building fabrics thermal construction requirements.

Additional Section J Compliance Notes

Note project needs to adhere to the following NCC 2022 Section J construction requirements as applicable:

- *J4D3 (1-4) Thermal Construction – general* installation requirements for insulations
- *J4D3 (5)* The required total R-value and total system U-value, including thermal bridging calculation.

JHA recommend the following general construction requirements from Section J of the NCC 2022 be included in the architectural specification and drawings to ensure compliance.

- *Part J5 – Building Sealing*
  - *J5D3 Chimneys and flues*
  - *J5D4 Roof lights*
  - *J5D5 Windows and doors*
  - *J5D6 Exhaust fans*
  - *J5D7 Construction of ceilings, walls and floors*
  - *J5D8 Evaporative coolers*

Full Name of Designer:	Jasmin Bayocot
Qualifications:	BS CE
Address of Designer:	JHA Level 20, 2 Market Street SYDNEY NSW 2000
Business Telephone No:	(02) 9437 1000
Name of Employer:	JHA

Yours sincerely,

Jasmin Bayocot

ESD Consultant

Disclaimer

This statement is prepared for the nominated recipient only and relates to the specific scope of work and agreement between JHA and the client (the recipient). It is not to be used or relied upon by any third party for any purpose.

Revision History

REV	DATE	Amendment
C	23/09/2025	Update drawing
D	05/01/2026	85% Tender Issue
E	23/02/2026	DA Mod 2

Attachment A – Facade Calculator

Project Name	Uniting Charlestown Bldg A - Aged Care
Project No.	210296
NCC Climate Zone	CZ 5
NCC Building Class	Other
Drawing Azimuth	100

NCC 2022 Volume One - Façade Calculator

by JHA

In accordance with NCC 2022 Volume One *J4D6 Walls and Glazing* and *Specification 37*.

The **total System U-value** of the proposed building is 1.97, less than the Max. total System U-value of 2.0.
The **total Representative Air-conditioning Energy Value (Er)** of the proposed building is 844.26, less than the Max. Er of 853.17.
Therefore, based on the **Thermal Performance Specifications** used in the tables below, **the proposed building façades comply with Part J4 via *Method 2***.

Results

Aspect	J4D6(4)		Method 1		Method 2	
	Wall R-value		Total System U-value			
	Min. R-Value	Achieved R-Value	Max. U-Value	Achieved U-Value	Max. U-Value	Achieved U-Value
N	1.0	1.40	2.0	2.06	2.0	1.97
E	1.0	1.40	2.0	1.89		
S	1.0	1.40	2.0	1.88		
W	1.0	1.40	2.0	2.04		

Aspect	Method 1		Method 2			
	Solar Admittance		Representative Air-conditioning Energy Value			
	Max SA	Achieved SA	Max Er	Achieved Er	Max Er	Achieved Er
N	0.13	0.12	281.72	264.39	853.17	844.26
E	0.13	0.13	198.85	199.04		
S	0.13	0.14	106.54	116.85		
W	0.13	0.13	266.06	263.97		

Areas Summary

Aspect	Total Wall-Glazing Areas Summary				
	Total W-G Areas [m2]	Total Wall [m2]	Total Glazing [m2]	Wall to Total W-G Ratio	
N	1071.7	692.0	379.7	64.6%	66.8%
E	991.3	684.6	306.7	69.1%	
S	1028.5	712.1	316.4	69.2%	
W	1283.6	833.2	450.4	64.9%	

Aspect	External Wall-Glazing Areas Summary				
	Total Ext. W-G Areas [m2]	Total External Wall [m2]	Total External Glazing [m2]	Ext Wall to Tot. Ext. W-G Ratio	
N	950.5	570.8	379.7	60.1%	62.0%
E	889.3	582.6	306.7	65.5%	
S	819.5	503.2	316.4	61.4%	
W	1169.5	719.1	450.4	61.5%	

Façade Inputs & Walls Thermal Specifications

Aspect	Envelope Areas						Walls Thermal Performance	
	Wall Type Reference	External Envelope Areas [m2]	Internal Envelope Areas [m2]	External excluded Areas [m2]	Internal excluded Areas [m2]	Total W-G Areas [m2]	Total R-Value	Area x (1/R-value)
North	1	*950.5*	*129.0*	*0.0*	*7.8*	1071.7	*1.40*	494.3
	2					0.0	*1.00*	0.0
	3					0.0	*1.00*	0.0
	4					0.0	*1.00*	0.0
East	5	*889.3*	*108.9*	*0.0*	*6.9*	991.3	*1.40*	489.0
	6					0.0	*1.00*	0.0
	7					0.0	*1.00*	0.0
	8					0.0	*1.00*	0.0
South	9	*819.5*	*212.1*	*0.0*	*3.2*	1028.5	*1.40*	508.6
	10					0.0	*1.00*	0.0
	11					0.0	*1.00*	0.0
	12					0.0	*1.00*	0.0
West	13	*1180.8*	*117.9*	*11.3*	*3.8*	1283.6	*1.40*	595.2
	14					0.0	*1.00*	0.0
	15					0.0	*1.00*	0.0
	16					0.0	*1.00*	0.0

Glazing Thermal Specifications

Aspect	Glazing Thermal Performance			
	Glazing Type Reference	Total U-Value	Total SHGC	Area x U-Value
North	N1	*4.5*	*0.38*	1708.6
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	*4.5*	*0.38*	1380.1
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	*4.5*	*0.38*	1423.7
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	*4.5*	*0.38*	2026.8
	W2			0.0
	W3			0.0
	W4			0.0

Glazing Details

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m²]	P [m]	H [m]	P/H	G/H		
WD08_ALG.CT01.01	External	LG	W1	13	2.70	0.92	2.5			-	-	1.00	0.94
W03_ALG.CT01.02	External	LG	W1	13	3.19	1.07	3.4			-	-	1.00	1.30
W03_ALG.CT01.03	External	LG	W1	13	3.19	1.20	3.8			-	-	1.00	1.45
W03_ALG.CT03.01	External	LG	W1	13	3.19	1.20	3.8			-	-	1.00	1.45
WD08_ALG.CT02.01	External	LG	W1	13	2.60	1.42	3.7			-	-	1.00	1.40
W03_ALG.CT02.02	External	LG	W1	13	3.30	2.40	7.9			-	-	1.00	3.01
W02_ALG.CT05.01	External	LG	W1	13	2.72	1.68	4.6			-	-	1.00	1.74
W04_ALG.CT05.02	External	LG	W1	13	2.72	1.80	4.9			-	-	1.00	1.86
WD08_ALG.C01.01	External	LG	W1	13	2.40	6.14	14.7			-	-	1.00	5.60
WD12_ALG.C01.02	External	LG	N1	1	2.40	4.18	10.0	4.47	2.90	1.54	0.17	0.40	1.52
WD12_ALG.C01.09	External	LG	W1	13	2.90	4.83	14.0	3.12	2.90	1.08	0.00	0.35	1.86
WD13_ALG.C01.08	External	LG	W1	13	2.70	5.08	13.7	2.32	3.10	0.75	0.13	0.52	2.71
WD08_ALG.C01.07	External	LG	W1	13	2.70	6.10	16.5	2.32	3.10	0.75	0.13	0.52	3.25

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m^2]	P [m]	H [m]	P/H	G/H		
WD08_ALG.C01.06	External	LG	W1	13	2.70	6.09	16.4	2.32	3.10	0.75	0.13	0.52	3.25
WD12_ALG.C01.05	External	LG	W1	13	2.70	3.37	9.1	2.32	3.10	0.75	0.13	0.52	1.80
WD08_ALG.C01.04	External	LG	N1	1	2.86	1.62	4.6	2.90	2.90	1.00	0.01	0.35	0.62
W03_ALG.C01.03	External	LG	E1	5	2.90	1.20	3.5	2.85	2.90	0.98	0.00	0.38	0.50
WD08_ALG.C01.01	External	LG	N1	1	2.70	2.06	5.6	0.37	2.90	0.13	0.07	0.90	1.90
							0.0			-	-	1.00	-
W02_AUG.C13.01	External	UG	N1	1	2.90	3.20	9.3	2.30	2.80	0.82	0.00	0.41	1.45
W16_AUG.C13.02	External	UG	N1	1	1.88	4.00	7.5			-	-	1.00	2.85
W16_AUG.C13.03	External	UG	E1	5	1.88	4.18	7.8			-	-	1.00	2.98
W02_AUG.C13.04	External	UG	E1	5	1.88	3.00	5.6			-	-	1.00	2.14
W02_AUG.C13.05	External	UG	E1	5	1.88	3.00	5.6			-	-	1.00	2.14
W02_AUG.C13.06	External	UG	E1	5	1.88	3.00	5.6			-	-	1.00	2.14
W02_AUG.C13.07	External	UG	E1	5	1.88	3.00	5.6			-	-	1.00	2.14
W02_AUG.C17.01	External	UG	E1	5	1.88	3.00	5.6			-	-	1.00	2.14
W02_AUG.C17.02	External	UG	E1	5	1.88	3.00	5.6			-	-	1.00	2.14
W06_AUG.C13.03	External	UG	E1	5	1.88	4.69	8.8			-	-	1.00	3.34
W03_AUG.C17.05	External	UG	S1	9	2.90	1.20	3.5			-	-	1.00	1.32
W02_AUG.C17.06	External	UG	S1	9	2.90	0.90	2.6			-	-	1.00	0.99
WD08_AUG.C17.07	External	UG	S1	9	2.85	2.40	6.8			-	-	1.00	2.60
W04_AUG.C14.01	External	UG	S1	9	2.85	1.80	5.1	3.07	2.80	1.10	0.00	0.58	1.13
W04_AUG.C13.01	External	UG	S1	9	2.85	1.80	5.1	1.06	2.80	0.38	0.00	0.82	1.60
W02_AUG.C16.01	External	UG	W1	13	2.40	1.40	3.4	3.95	2.80	1.41	0.14	0.40	0.51
W02_AUG.C16.02	External	UG	W1	13	2.40	1.94	4.7	3.95	2.80	1.41	0.14	0.40	0.71
WD12_AUG.C16.03	External	UG	W1	13	2.40	3.40	8.2	4.80	2.80	1.71	0.14	0.40	1.24
							0.0			-	-	1.00	-
W01	External	L1	W1	13	2.80	1.45	4.1	3.01	2.97	1.01	0.06	0.35	0.54
W02	External	L1	S1	9	2.80	2.75	7.7	0.25	2.97	0.08	0.06	1.00	2.93
W03	External	L1	W1	13	2.90	3.50	10.2			-	-	1.00	3.86
W04	External	L1	N1	1	2.90	2.75	8.0			-	-	1.00	3.03
W05	External	L1	N1	1	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W06	External	L1	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W07	External	L1	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W08	External	L1	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W09	External	L1	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W10	External	L1	N1	1	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W11	External	L1	W1	13	2.30	1.45	3.3	0.13	2.30	0.06	0.00	1.00	1.27
W12	External	L1	S1	9	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W13	External	L1	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W14	External	L1	S1	9	3.30	2.40	7.9			-	-	1.00	3.01
W15	External	L1	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W16	External	L1	S1	9	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W17	External	L1	S1	9	2.30	2.00	4.6	0.13	2.30	0.06	0.00	1.00	1.75
W18	External	L1	W1	13	2.70	4.85	13.1			-	-	1.00	4.98
W19	External	L1	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W20	External	L1	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W21	External	L1	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W22	External	L1	N1	1	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W23	External	L1	W1	13	2.85	1.20	3.4			-	-	1.00	1.30
W24	External	L1	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W25	External	L1	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W26	External	L1	W1	13	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W27	External	L1	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W28	External	L1	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W29	External	L1	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W30	External	L1	N1	1	2.90	1.30	3.8	2.83	2.90	0.98	0.00	0.38	0.54
W31	External	L1	W1	13	2.90	1.95	5.7	0.24	2.90	0.08	0.00	1.00	2.15
W32	External	L1	N1	1	2.90	3.80	11.0			-	-	1.00	4.19
W33	External	L1	E1	5	2.30	2.20	5.1	0.13	2.30	0.06	0.00	1.00	1.92
W34	External	L1	E1	5	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W35	External	L1	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W36	External	L1	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W37	External	L1	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W38	External	L1	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W39	External	L1	E1	5	2.30	1.80	4.1	0.13	2.30	0.06	0.00	1.00	1.57
W40	External	L1	N1	1	3.00	3.00	9.0	2.97	3.00	0.99	0.00	0.38	1.30
W41	External	L1	N1	1	2.70	2.40	6.5	2.97	3.00	0.99	0.10	0.42	1.03
W42	External	L1	E1	5	3.00	1.25	3.8			-	-	1.00	1.43
W43	External	L1	N1	1	3.00	1.60	4.8	2.97	3.00	0.99	0.00	0.38	0.69
W44	External	L1	N1	1	2.70	3.00	8.1	2.97	3.00	0.99	0.10	0.42	1.29
W45	External	L1	E1	5	1.80	3.60	6.5			-	-	1.00	2.46
W46	External	L1	E1	5	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m^2]	P [m]	H [m]	P/H	G/H		
W47	External	L1	E1	5	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W48	External	L1	E1	5	3.30	2.30	7.6			-	-	1.00	2.88
W49	External	L1	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W50	External	L1	E1	5	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W51	External	L1	E1	5	2.95	1.20	3.5			-	-	1.00	1.35
W52	External	L1	S1	9	2.95	3.25	9.6			-	-	1.00	3.64
W53	External	L1	W1	13	2.70	2.90	7.8	0.22	2.92	0.08	0.08	1.00	2.98
W54	External	L1	S1	9	2.70	1.70	4.6	2.92	2.92	1.00	0.08	0.58	1.01
W55	External	L1	W1	13	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W56	External	L1	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W57	External	L1	W1	13	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W58	External	L1	W1	13	2.30	1.80	4.1	0.13	2.30	0.06	0.00	1.00	1.57
W59	External	L1	S1	9	3.00	1.10	3.3			-	-	1.00	1.25
W60	External	L1	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W61	External	L1	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W62	External	L1	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W64	External	L1	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W65	External	L1	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W66	External	L1	S1	9	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W67	External	L2	W1	13	2.80	1.45	4.1	3.01	2.97	1.01	0.06	0.35	0.54
W68	External	L2	S1	9	2.80	2.75	7.7	0.25	2.97	0.08	0.06	1.00	2.93
W69	External	L2	W1	13	2.90	3.50	10.2			-	-	1.00	3.86
W70	External	L2	N1	1	2.90	2.75	8.0			-	-	1.00	3.03
W71	External	L2	N1	1	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W72	External	L2	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W73	External	L2	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W74	External	L2	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W75	External	L2	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W76	External	L2	N1	1	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W77	External	L2	N1	1	2.30	2.90	6.7	0.13	2.30	0.06	0.00	1.00	2.53
W78	External	L2	S1	9	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W79	External	L2	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W80	External	L2	S1	9	3.30	2.40	7.9			-	-	1.00	3.01
W81	External	L2	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W82	External	L2	S1	9	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W83	External	L2	S1	9	2.30	2.00	4.6	0.13	2.30	0.06	0.00	1.00	1.75
W84	External	L2	W1	13	2.70	4.85	13.1			-	-	1.00	4.98
W85	External	L2	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W86	External	L2	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W87	External	L2	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W88	External	L2	N1	1	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W89	External	L2	W1	13	2.85	1.20	3.4			-	-	1.00	1.30
W90	External	L2	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W91	External	L2	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W92	External	L2	W1	13	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W93	External	L2	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W94	External	L2	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W95	External	L2	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W96	External	L2	N1	1	2.90	1.30	3.8	2.83	2.90	0.98	0.00	0.38	0.54
W97	External	L2	W1	13	2.70	1.95	5.3	0.24	2.90	0.08	0.07	1.00	2.00
W98	External	L2	N1	1	2.90	3.80	11.0			-	-	1.00	4.19
W99	External	L2	E1	5	2.30	2.20	5.1	0.13	2.30	0.06	0.00	1.00	1.92
W100	External	L2	E1	5	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W101	External	L2	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W102	External	L2	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W103	External	L2	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W104	External	L2	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W105	External	L2	E1	5	2.30	1.80	4.1	0.13	2.30	0.06	0.00	1.00	1.57
W106	External	L2	N1	1	3.00	3.00	9.0	2.97	3.00	0.99	0.00	0.38	1.30
W107	External	L2	N1	1	2.70	2.40	6.5	2.97	3.00	0.99	0.10	0.42	1.03
W108	External	L2	E1	5	3.00	1.25	3.8			-	-	1.00	1.43
W109	External	L2	N1	1	3.00	2.40	7.2	2.97	3.00	0.99	0.00	0.38	1.04
W110	External	L2	N1	1	2.70	2.40	6.5	2.97	3.00	0.99	0.10	0.42	1.03
W111	External	L2	E1	5	2.30	2.60	6.0			-	-	1.00	2.27
W112	External	L2	E1	5	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W113	External	L2	E1	5	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W114	External	L2	E1	5	3.30	2.30	7.6			-	-	1.00	2.88
W115	External	L2	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W116	External	L2	E1	5	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W117	External	L2	E1	5	2.95	1.20	3.5			-	-	1.00	1.35
W118	External	L2	S1	9	2.95	3.25	9.6			-	-	1.00	3.64

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m^2]	P [m]	H [m]	P/H	G/H		
W119	External	L2	W1	13	2.70	2.90	7.8	0.22	2.92	0.08	0.08	1.00	2.98
W120	External	L2	S1	9	2.70	1.70	4.6	2.92	2.92	1.00	0.08	0.58	1.01
W121	External	L2	W1	13	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W122	External	L2	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W123	External	L2	W1	13	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W124	External	L2	W1	13	2.30	1.80	4.1	0.13	2.30	0.06	0.00	1.00	1.57
W125	External	L2	S1	9	3.00	1.10	3.3			-	-	1.00	1.25
W126	External	L2	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W127	External	L2	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W128	External	L2	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W129	External	L2	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W130	External	L2	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W131	External	L2	S1	9	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W132	External	L3	W1	13	2.80	1.45	4.1	3.01	2.97	1.01	0.06	0.35	0.54
W133	External	L3	S1	9	2.80	2.75	7.7	0.25	2.97	0.08	0.06	1.00	2.93
W134	External	L3	W1	13	2.90	3.50	10.2			-	-	1.00	3.86
W135	External	L3	N1	1	2.90	2.75	8.0			-	-	1.00	3.03
W136	External	L3	N1	1	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W137	External	L3	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W138	External	L3	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W139	External	L3	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W140	External	L3	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W141	External	L3	N1	1	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W142	External	L3	W1	13	2.30	1.45	3.3	0.13	2.30	0.06	0.00	1.00	1.27
W143	External	L3	S1	9	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W144	External	L3	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W145	External	L3	S1	9	3.30	2.40	7.9			-	-	1.00	3.01
W146	External	L3	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W147	External	L3	S1	9	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W148	External	L3	S1	9	2.30	2.00	4.6	0.13	2.30	0.06	0.00	1.00	1.75
W149	External	L3	W1	13	2.70	4.85	13.1			-	-	1.00	4.98
W150	External	L3	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W151	External	L3	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W152	External	L3	N1	1	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W153	External	L3	N1	1	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W154	External	L3	W1	13	2.85	1.20	3.4			-	-	1.00	1.30
W155	External	L3	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W156	External	L3	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W157	External	L3	W1	13	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W158	External	L3	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W159	External	L3	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W160	External	L3	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W161	External	L3	N1	1	2.90	1.30	3.8	2.83	2.90	0.98	0.00	0.38	0.54
W162	External	L3	W1	13	2.70	1.95	5.3	0.24	2.90	0.08	0.07	1.00	2.00
W163	External	L3	N1	1	2.90	3.80	11.0			-	-	1.00	4.19
W164	External	L3	E1	5	2.30	2.20	5.1	0.13	2.30	0.06	0.00	1.00	1.92
W165	External	L3	E1	5	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W166	External	L3	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W167	External	L3	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W168	External	L3	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W169	External	L3	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W170	External	L3	E1	5	2.30	1.80	4.1	0.13	2.30	0.06	0.00	1.00	1.57
W171	External	L3	N1	1	3.00	1.20	3.6	2.97	3.00	0.99	0.00	0.38	0.52
W172	External	L3	N1	1	2.70	4.75	12.8	2.97	3.00	0.99	0.10	0.42	2.05
W173	External	L3	E1	5	3.00	1.25	3.8			-	-	1.00	1.43
W174	External	L3	N1	1	3.00	2.40	7.2	2.97	3.00	0.99	0.00	0.38	1.04
W175	External	L3	N1	1	2.70	2.40	6.5	2.97	3.00	0.99	0.10	0.42	1.03
W176	External	L3	E1	5	2.30	2.60	6.0			-	-	1.00	2.27
W177	External	L3	E1	5	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W178	External	L3	E1	5	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W179	External	L3	E1	5	3.30	2.30	7.6			-	-	1.00	2.88
W180	External	L3	E1	5	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W181	External	L3	E1	5	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W182	External	L3	E1	5	2.95	1.20	3.5			-	-	1.00	1.35
W183	External	L3	S1	9	2.95	3.25	9.6			-	-	1.00	3.64
W184	External	L3	W1	13	2.70	2.90	7.8	0.22	2.92	0.08	0.08	1.00	2.98
W185	External	L3	S1	9	2.70	1.70	4.6	2.92	2.92	1.00	0.08	0.58	1.01
W186	External	L3	W1	13	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10
W187	External	L3	W1	13	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W188	External	L3	W1	13	2.30	2.60	6.0	0.13	2.30	0.06	0.00	1.00	2.27
W189	External	L3	W1	13	2.30	1.80	4.1	0.13	2.30	0.06	0.00	1.00	1.57

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m^2]	P [m]	H [m]	P/H	G/H		
W190	External	L3	S1	9	3.00	1.10	3.3			-	-	1.00	1.25
W191	External	L3	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W192	External	L3	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W193	External	L3	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W194	External	L3	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W195	External	L3	S1	9	2.30	2.70	6.2	0.13	2.30	0.06	0.00	1.00	2.36
W196	External	L3	S1	9	2.30	2.40	5.5	0.13	2.30	0.06	0.00	1.00	2.10

Attachment B – Building Fabric Requirements Markups

1. DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

2. GRATED OPENINGS TO COMPLY WITH AS 1428.1:2019 Cl 7

GENERAL NOTES:

DRAWINGS COORDINATED WITH THE FOLLOWING CONSULTANTS:

- ☐ STRUCTURAL
- ☐ ELECTRICAL
- ☐ MECHANICAL
- ☐ HYDRAULICS
- ☐ FIRE SERVICES
- ☐ FIRE ENGINEER
- ☐ ACOUSTICS
- ☐ AV/IT/SECURITY
- ☐ ACCESS
- ☐ BCA
- ☐ PCA
- ☐ QS
- ☐ SAFETY IN DESIGN
- ☐ LANDSCAPE
- ☐ SUSTAINABILITY
- ☐ FACADE ENGINEER
- ☐ CIVIL
- ☐ WPM CONSULTANT

NCC 2022 Section J4 DTS requirements
Building Fabric Required total system R-Values

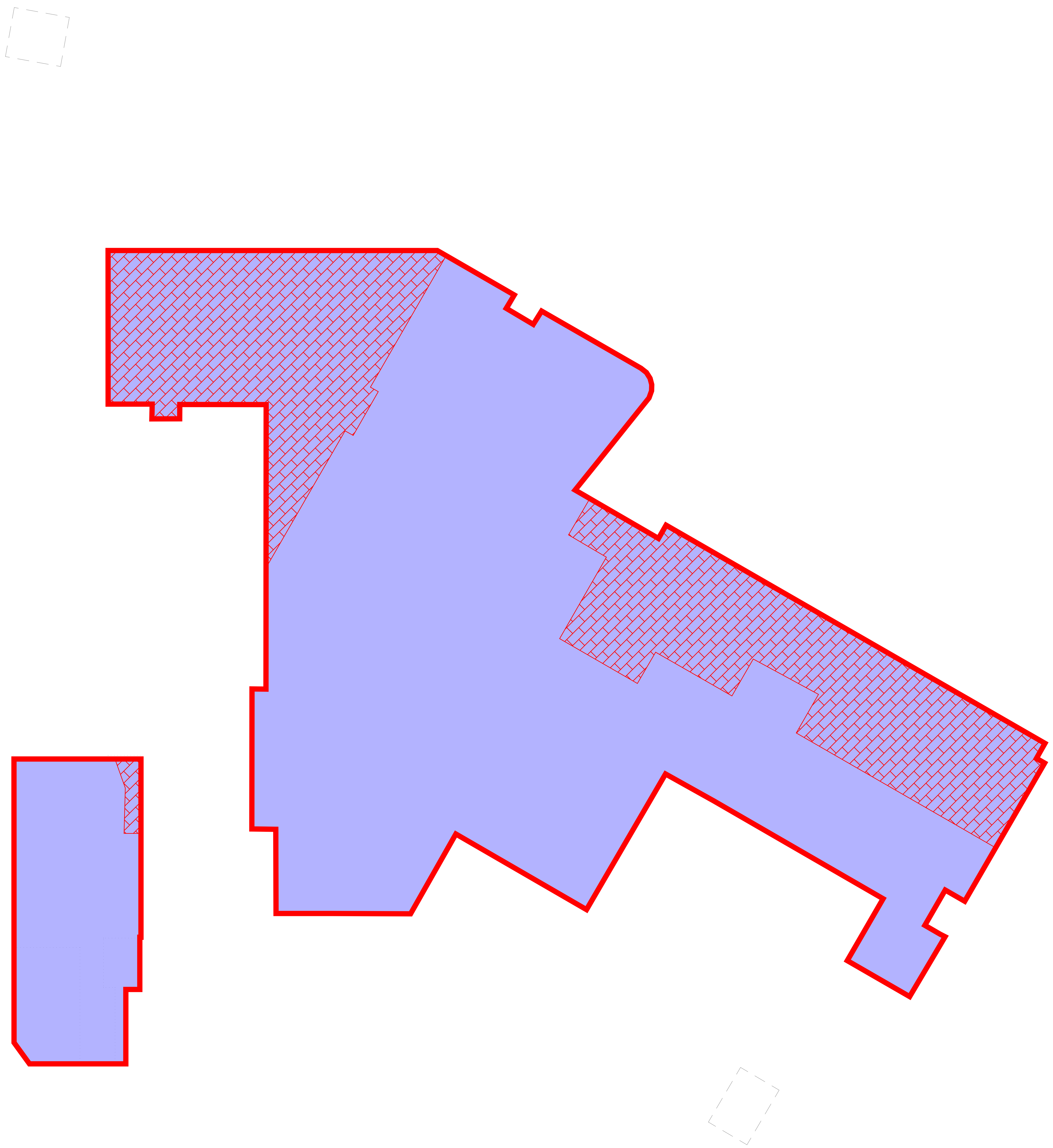
Roof & Ceiling - Rt 3.7 (DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER SURFACE OF A ROOF MUST NOT BE MORE THAN 0.45)
Walls - Rt 1.4
Floors (including Slab on Ground) - Rt 2.0

Note:
1) The R-value is a total system performance value and NOT insulation.
2) The above construction are only to be applied to non-glazed portions of the envelope and spandrel panels; glazing must be installed as per the architectural layouts with its thermal performances pursuant to the respective glazing specifications stated in the Section J report.
4) For Climate Zone 5, a slab-on-ground floor that does not have an in-slab heating or cooling system is considered to achieve a total R-Value of Rt2.0.

DTS Glazing (Glass + Frame) requirements:
All Windows - U-value: 4.5, SHGC: 0.38 (Single Glazed Low E Tinted or the like)

JHA
MARKUP / SKETCH

DOCUMENT No.: 210296
DOCUMENT TITLE: Uniting Charlestown
Building A - Aged Care
DOCUMENT REV: E
DOCUMENT BY: EC DATE: 23/022026



FOR TENDER 85% PRELIMINARY ISSUE

DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

DATE	REVISION	BY	CHK	NO.
23/05/2024	ISSUE FOR 50% COORDINATION	DH/NK	MA/FT	05
18/06/2024	FOR COORDINATION	DH/NK	MA/FT	06
1/11/2024	ISSUE FOR COORDINATION	DH/NK	MA/FT	07
26/05/2025	ISSUE FOR COORDINATION	DH/NK	MA/FT	08
23/06/2025	AMENDED 50% FOR VE CHANGES	DH/NK	MA/FT	09
14/07/2025	FOR TENDER 50% PRELIMINARY ISSUE	DH/NK	MA/FT	10
20/08/2025	ISSUE FOR COORDINATION	DH/NK	MA/FT	11
8/10/2025	ISSUE FOR COORDINATION	DH/NK	MA/FT	12
14/10/2025	FOR TENDER 70% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	13
13/11/2025	FOR TENDER 70% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	14
21/11/2025	FOR TENDER 70% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	15
1/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	16
4/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	17
19/12/2025	FOR TENDER 85% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	18

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STRUCTURAL ENG. ☐	NORTHROP	T 02 4943 1777
SERVICE ENG. ☐	NORTHROP	T 02 9241 4188
LANDSCAPE ARCH. ☐	ARCADIA	T 02 8571 2900
BCA	BM+G	T 02 9211 7777

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PROJECT
27 TIRAL STREET, CHARLESTOWN

DRAWING TITLE
BUILDING A - LOWER GROUND FLOOR PLAN

SCALE 1:100 @A0
0 1 2 3 4 5

PLOT DATE 19/12/2025

DRAWN GD/FT/MD

CHECKED GD/GD

JOB NO. 20456

DRAWING NO. PLA-AR-A-10LG

REVISION 18

1. DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

2. GRATED OPENINGS TO COMPLY WITH AS 1428.1:2019 Cl 7

GENERAL NOTES:

DRAWINGS COORDINATED WITH THE FOLLOWING CONSULTANTS:

	PRC
☐ STRUCTURAL	
☐ ELECTRICAL	
☐ MECHANICAL	
☐ HYDRAULICS	
☐ FIRE SERVICES	
☐ FIRE ENGINEER	
☐ ACOUSTICS	
☐ AV/ITSECURITY	
☐ ACCESS	
☐ BCA	
☐ PCA	
☐ QS	
☐ SAFETY IN DESIGN	
☐ LANDSCAPE	
☐ SUSTAINABILITY	
☐ FACADE ENGINEER	
☐ CIVIL	
☐ WPM CONSULTANT	

NCC 2022 Section J4 DTS requirements
Building Fabric Required total system R-Values

Roof & Ceiling	- Rt 3.7 (DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER
Walls	- Rt 1.4 SURFACE OF A ROOF MUST NOT BE MORE THAN 0.45)
Floors (including Slab on Ground)	- Rt 2.0

Note:
1) The R-value is a total system performance value and NOT insulation.
2) The above construction are only to be applied to non-glazed portions of the envelope and spandrel panels; glazing must be installed as per the architectural layouts with its thermal performances pursuant to the respective glazing specifications stated in the Section J report.
4) For Climate Zone 5, a slab-on-ground floor that does not have an in-slab heating or cooling system is considered to achieve a total R-Value of Rt2.0.

DTS Glazing (Glass + Frame) requirements:
All Windows - U-value: 4.5, SHGC: 0.38 (Single Glazed Low E Tinted or the like)

JHA
MARKUP / SKETCH

DOCUMENT No.: 210296
DOCUMENT TITLE: Uniting Charlestown
Building A - Aged Care
DOCUMENT REV: E
DOCUMENT BY: EC DATE: 23/02/2026

REFER TO 1:100 GA PLAN PLA-AR-B-10UG

FOR TENDER 85% PRELIMINARY ISSUE

DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

DATE	REVISION	BY	CHK	NO.
27/03/2024	ISSUE FOR INFORMATION	DH/NK	MA/FT	02
11/04/2024	ISSUE FOR 30% COORDINATION	DH/NK	MA/FT	03
3/05/2024	ISSUE FOR 40% COORDINATION	DH/NK	MA/FT	04
23/05/2024	ISSUE FOR 50% COORDINATION	DH/NK	MA/FT	05
18/06/2024	FOR COORDINATION	DH/NK	MA/FT	06
1/11/2024	ISSUE FOR COORDINATION	DH/NK	MA/FT	07
23/06/2025	AMENDED 50% FOR VE CHANGES	DH/NK	MA/FT	08
14/07/2025	FOR TENDER 50% PRELIMINARY ISSUE	DH/NK	MA/FT	09
20/08/2025	ISSUE FOR COORDINATION	DH/NK	MA/FT	10
8/10/2025	ISSUE FOR COORDINATION	DH/NK	MA/FT	11

DATE	REVISION	BY	CHK	NO.
14/10/2025	FOR TENDER 70% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	12
21/11/2025	FOR TENDER 70% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	13
1/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	14
4/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	15
19/12/2025	FOR TENDER 85% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	16

CONSULTANTS			
PROJECT MANAGER	☐	TSA	T 02 9276 1400
CIVIL ENG.	☐	MPC	T 02 4927 5566
STRUCTURAL ENG.	☐	NORTHROP	T 02 4943 1777
SERVICE ENG.	☐	NORTHROP	T 02 9241 4188
LANDSCAPE ARCH.	☐	ARCADIA	T 02 8571 2900
BCA		BM+G	T 02 9211 7777

CONSULTANTS			
PCA	☐	BM+G	T 02 9211 7777
ESD	☐	JHA	T 02 9437 1000
	☐		
	☐		
	☐		

Uniting

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Plus Architecture Pty. Ltd. ACN 600506303
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PROJECT
27 TIRAL STREET, CHARLESTOWN

DRAWING TITLE
BUILDING A - UPPER GROUND FLOOR PLAN

SCALE	1:100 @A0
PLOT DATE	19/12/2025
DRAWN	GD/FT/MD
CHECKED	GD/GD
JOB NO.	20456
DRAWING NO.	PLA-AR-A-10UG
REVISION	16

1. DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

2. GRATED OPENINGS TO COMPLY WITH AS 1428.1:2019 Cl 7

GENERAL NOTES:

DRAWINGS COORDINATED WITH THE FOLLOWING CONSULTANTS:

- ☐ STRUCTURAL
- ☐ ELECTRICAL
- ☐ MECHANICAL
- ☐ HYDRAULICS
- ☐ FIRE SERVICES
- ☐ FIRE ENGINEER
- ☐ ACOUSTICS
- ☐ AV/ITSECURITY
- ☐ ACCESS
- ☐ BCA
- ☐ PCA
- ☐ QS
- ☐ SAFETY IN DESIGN
- ☐ LANDSCAPE
- ☐ SUSTAINABILITY
- ☐ FACADE ENGINEER
- ☐ CIVIL
- ☐ WPM CONSULTANT

NCC 2022 Section J4 DTS requirements
Building Fabric Required total system R-Values

Roof & Ceiling	- Rt 3.7 (DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER
Walls	- Rt 1.4 SURFACE OF A ROOF MUST NOT BE MORE THAN 0.45)
Floors (including Slab on Ground)	- Rt 2.0

Note:
1) The R-value is a total system performance value and NOT insulation.
2) The above construction are only to be applied to non-glazed portions of the envelope and spandrel panels; glazing must be installed as per the architectural layouts with its thermal performances pursuant to the respective glazing specifications stated in the Section J report.
4) For Climate Zone 5, a slab-on-ground floor that does not have an in-slab heating or cooling system is considered to achieve a total R-Value of Rt2.0.

DTS Glazing (Glass + Frame) requirements:
All Windows - U-value: 4.5, SHGC: 0.38 (Single Glazed Low E Tinted or the like)

JHA
MARKUP / SKETCH

DOCUMENT No.: 210296
DOCUMENT TITLE: Uniting Charlestown
Building A - Aged Care
DOCUMENT REV: E
DOCUMENT BY: EC DATE: 23/022026

REFER TO 1:100 GA PLAN PLA-AR-B-1001

GENERAL WET FIRE NOTES:
CHECK LOCATIONS OF SPRINKLERS NEAR CEILING FANS MOST CLASH, JUST MAKING SURE WE CAN HAVE CEILING FANS UNDER SPRINKLER HEADS.
CAN WE ALIGN SPRINKLER HEADS IN BATHROOM/LAUNDRY AREAS TO ARCH DRAWINGS?

FOR TENDER 85% PRELIMINARY ISSUE

DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

DATE	REVISION	BY	CHK	NO.
21/03/2024	ISSUE FOR INFORMATION	MA	MA	01
27/03/2024	ISSUE FOR INFORMATION	DH/NK	MA/FT	02
11/04/2024	ISSUE FOR 30% COORDINATION	DH/NK	MA/FT	03
3/05/2024	ISSUE FOR 40% COORDINATION	DH/NK	MA/FT	04
23/05/2024	ISSUE FOR 50% COORDINATION	DH/NK	MA/FT	05
18/06/2024	FOR COORDINATION	DH/NK	MA/FT	06
1/11/2024	ISSUE FOR COORDINATION	DH/NK	MA/FT	07
23/06/2025	AMENDED 50% FOR VE CHANGES	DH/NK	MA/FT	08
14/07/2025	FOR TENDER 50% PRELIMINARY ISSUE	DH/NK	MA/FT	09
20/08/2025	ISSUE FOR COORDINATION	DH/NK	MA/FT	10

DATE	REVISION	BY	CHK	NO.
14/10/2025	FOR TENDER 70% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	11
1/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	12
4/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	13
19/12/2025	FOR TENDER 85% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	14

CONSULTANTS		
PROJECT MANAGER	☐ TSA	T 02 9276 1400
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LANDSCAPE ARCH.	☐ ARCADIA	T 02 8571 2900
BCA	☐ BM+G	T 02 9211 7777

CONSULTANTS		
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ESD	☐ JHA	T 02 9437 1000

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PROJECT
27 TIRAL STREET, CHARLESTOWN

DRAWING TITLE
BUILDING A - LEVEL 01 FLOOR PLAN

SCALE	1:100 @A0
PLOT DATE	19/12/2025
DRAWN	GD/FT/MD
CHECKED	GD/GD
JOB NO.	20456
DRAWING NO.	PLA-AR-A-1001
REVISION	14

1. DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

2. GRATED OPENINGS TO COMPLY WITH AS 1428.1:2019 Cl 7

GENERAL NOTES:

DRAWINGS COORDINATED WITH THE FOLLOWING CONSULTANTS:

- ☐ STRUCTURAL
- ☐ ELECTRICAL
- ☐ MECHANICAL
- ☐ HYDRAULICS
- ☐ FIRE SERVICES
- ☐ FIRE ENGINEER
- ☐ ACOUSTICS
- ☐ AV/ITSECURITY
- ☐ ACCESS
- ☐ BCA
- ☐ PCA
- ☐ QS
- ☐ SAFETY IN DESIGN
- ☐ LANDSCAPE
- ☐ SUSTAINABILITY
- ☐ FACADE ENGINEER
- ☐ CIVIL
- ☐ WPM CONSULTANT

NCC 2022 Section J4 DTS requirements
Building Fabric Required total system R-Values

Roof & Ceiling	- Rt 3.7 (DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER
Walls	- Rt 1.4 SURFACE OF A ROOF MUST NOT BE MORE THAN 0.45)
Floors (including Slab on Ground)	- Rt 2.0

Note:
1) The R-value is a total system performance value and NOT insulation.
2) The above construction are only to be applied to non-glazed portions of the envelope and spandrel panels; glazing must be installed as per the architectural layouts with its thermal performances pursuant to the respective glazing specifications stated in the Section J report.
4) For Climate Zone 5, a slab-on-ground floor that does not have an in-slab heating or cooling system is considered to achieve a total R-Value of Rt2.0.

DTS Glazing (Glass + Frame) requirements:
All Windows - U-value: 4.5, SHGC: 0.38 (Single Glazed Low E Tinted or the like)

JHA
MARKUP / SKETCH

DOCUMENT No.: 210296
DOCUMENT TITLE: Uniting Charlestown
Building A - Aged Care
DOCUMENT REV: E
DOCUMENT BY: EC DATE: 23/022026

REFER TO 1:100 GA PLAN PLA-AR-B-1002

GENERAL WET FIRE NOTES:
CHECK LOCATIONS OF SPRINKLERS NEAR CEILING FANS MOST CLASH, JUST MAKING SURE WE CAN HAVE CEILING FANS UNDER SPRINKLER HEADS CAN WE ALIGN SPRINKLER HEADS IN BATHROOM/LAUNDRY AREAS TO ARCH DRAWINGS?

FOR TENDER 85% PRELIMINARY ISSUE

DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

DATE	REVISION	BY	CHK	NO.
27/03/2024	ISSUE FOR INFORMATION	DH/NK	MA/FT	01
11/04/2024	ISSUE FOR 30% COORDINATION	DH/NK	MA/FT	02
3/05/2024	ISSUE FOR 40% COORDINATION	DH/NK	MA/FT	03
23/05/2024	ISSUE FOR 50% COORDINATION	DH/NK	MA/FT	04
18/06/2024	FOR COORDINATION	DH/NK	MA/FT	05
1/11/2024	ISSUE FOR COORDINATION	DH/NK	MA/FT	06
23/06/2025	AMENDED 50% FOR VE CHANGES	DH/NK	MA/FT	07
14/07/2025	FOR TENDER 50% PRELIMINARY ISSUE	DH/NK	MA/FT	08
20/08/2025	ISSUE FOR COORDINATION	DH/NK	MA/FT	09

DATE	REVISION	BY	CHK	NO.
14/10/2025	FOR TENDER 70% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	10
1/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	11
4/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	12
19/12/2025	FOR TENDER 85% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	13

CONSULTANTS

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STRUCTURAL ENG.	☐ NORTHROP	T 02 4943 1777
SERVICE ENG.	☐ NORTHROP	T 02 9241 4188
LANDSCAPE ARCH.	☐ ARCADIA	T 02 8571 2900
BCA	☐ BM+G	T 02 9211 7777

CONSULTANTS

PCA	☐ BM+G	T 02 9211 7777
ESD	☐ JHA	T 02 9437 1000

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PROJECT
27 TIRAL STREET, CHARLESTOWN

DRAWING TITLE
BUILDING A - LEVEL 02 FLOOR PLAN

SCALE	1:100 @A0
PLOT DATE	19/12/2025
DRAWN	GD/FT/MD
CHECKED	GD/GD
JOB NO.	20456
DRAWING NO.	PLA-AR-A-1002
REVISION	13

1. DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

2. GRATED OPENINGS TO COMPLY WITH AS 1428.1:2019 Cl 7

GENERAL NOTES:

DRAWINGS COORDINATED WITH THE FOLLOWING CONSULTANTS:

- ☐ STRUCTURAL
- ☐ ELECTRICAL
- ☐ MECHANICAL
- ☐ HYDRAULICS
- ☐ FIRE SERVICES
- ☐ FIRE ENGINEER
- ☐ ACOUSTICS
- ☐ AV/ITSECURITY
- ☐ ACCESS
- ☐ BCA
- ☐ PCA
- ☐ QS
- ☐ SAFETY IN DESIGN
- ☐ LANDSCAPE
- ☐ SUSTAINABILITY
- ☐ FACADE ENGINEER
- ☐ CIVIL
- ☐ WPM CONSULTANT

NCC 2022 Section J4 DTS requirements
Building Fabric Required total system R-Values

Roof & Ceiling	- Rt 3.7 (DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER
Walls	- Rt 1.4 SURFACE OF A ROOF MUST NOT BE MORE THAN 0.45)
Floors (including Slab on Ground)	- Rt 2.0

Note:
1) The R-value is a total system performance value and NOT insulation.
2) The above construction are only to be applied to non-glazed portions of the envelope and spandrel panels; glazing must be installed as per the architectural layouts with its thermal performances pursuant to the respective glazing specifications stated in the Section J report.
4) For Climate Zone 5, a slab-on-ground floor that does not have an in-slab heating or cooling system is considered to achieve a total R-Value of Rt2.0.

DTS Glazing (Glass + Frame) requirements:
All Windows - U-value: 4.5, SHGC: 0.38 (Single Glazed Low E Tinted or the like)

JHA
MARKUP / SKETCH

DOCUMENT No.: 210296
DOCUMENT TITLE: Uniting Charlestown
Building A - Aged Care
DOCUMENT REV: E
DOCUMENT BY: EC DATE: 23/022026

REFER TO 1:100 GA PLAN PLA-AR-B-1003

GENERAL WET FIRE NOTES:
CHECK LOCATIONS OF SPRINKLERS NEAR CEILING FANS MOST CLASH. JUST MAKING SURE WE CAN HAVE CEILING FANS UNDER SPRINKLER HEADS. CAN WE ALIGN SPRINKLER HEADS IN BATHROOM/LAUNDRY AREAS TO ARCH DRAWINGS?

FOR TENDER 85% PRELIMINARY ISSUE

DRAWING TO BE READ IN CONJUNCTION WITH PLA-AR-0001 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

DATE	REVISION	BY	CHK	NO.
27/03/2024	ISSUE FOR INFORMATION	DH/NK	MA/FT	01
11/04/2024	ISSUE FOR 30% COORDINATION	DH/NK	MA/FT	02
3/05/2024	ISSUE FOR 40% COORDINATION	DH/NK	MA/FT	03
23/05/2024	ISSUE FOR 50% COORDINATION	DH/NK	MA/FT	04
18/06/2024	FOR COORDINATION	DH/NK	MA/FT	05
1/11/2024	ISSUE FOR COORDINATION	DH/NK	MA/FT	06
23/06/2025	AMENDED 50% FOR VE CHANGES	DH/NK	MA/FT	07
14/07/2025	FOR TENDER 50% PRELIMINARY ISSUE	DH/NK	MA/FT	08
20/08/2025	ISSUE FOR COORDINATION	DH/NK	MA/FT	09

DATE	REVISION	BY	CHK	NO.
14/10/2025	FOR TENDER 70% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	10
1/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	11
4/12/2025	PRELIMINARY ISSUE	GD/FT/MD	GD/GD	12
19/12/2025	FOR TENDER 85% PRELIMINARY ISSUE	GD/FT/MD	GD/GD	13

CONSULTANTS			
PROJECT MANAGER	☐	TSA	T 02 9276 1400
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STRUCTURAL ENG.	☐	NORTHROP	T 02 4943 1777
SERVICE ENG.	☐	NORTHROP	T 02 9241 4188
LANDSCAPE ARCH.	☐	ARCADIA	T 02 8571 2900
BCA		BM+G	T 02 9211 7777

CONSULTANTS			
PCA	☐	BM+G	T 02 9211 7777
ESD	☐	JHA	T 02 9437 1000

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PROJECT
27 TIRAL STREET, CHARLESTOWN

DRAWING TITLE
BUILDING A - LEVEL 03 FLOOR PLAN

SCALE	1:100 @A0
PLOT DATE	19/12/2025
DRAWN	GD/FT/MD
CHECKED	GD/GD
JOB NO.	20456
DRAWING NO.	PLA-AR-A-1003
REVISION	13