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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.: [D]

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
Clubhouse	9b	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 B – Clubhouse	BUILDING B - LEVEL 01 FLOOR PLAN	PLA-AR-B-1001	14
	BUILDING B - ELEVATIONS SHEET 01	PLA-AR-B-2001	13
	BUILDING B - ELEVATIONS SHEET 02	PLA-AR-B-2002	13
	BUILDING B - ELEVATIONS SHEET 03	PLA-AR-B-2003	13
	BUILDING B - ELEVATIONS SHEET 04	PLA-AR-B-2004	13
	BUILDING B - ELEVATIONS SHEET 05	PLA-AR-B-2005	13
	BUILDING B - ELEVATIONS SHEET 06	PLA-AR-B-2006	13
	BUILDING B - SECTIONS SHEET 01	PLA-AR-B-2501	08
	BUILDING B - SECTIONS SHEET 02	PLA-AR-B-2502	08
	BUILDING B - SECTIONS SHEET 03	PLA-AR-B-2503	08
	BUILDING B - SECTIONS SHEET 04	PLA-AR-B-2504	08
	BUILDING B - SECTIONS SHEET 05	PLA-AR-B-2505	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	
Clubhouse	6.5	0.31	Single Glazed 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:	Felisa Garcia
Qualifications:	B LArch
Address of Designer:	JHA Level 20, 2 Market Street SYDNEY NSW 2000
Business Telephone No:	(02) 9437 1000
Name of Employer:	JHA

Yours sincerely,

Felisa Garcia

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
B	24/07/2025	For Tender 50% Preliminary Issue
C	05/01/2026	For 85% Tender Issue
D	23/02/2026	DA Mod 2

Attachment A – Facade Calculator

Project Name	Uniting Charlestown Bldg B - Clubhouse
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 1.99 , less than the Max. total System U-value of 2.0 .
The **total Representative Air-conditioning Energy Value (Er)** of the proposed building is 31.69 , less than the Max. Er of 32.27 .
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	1.05	2.0	1.99
E	1.4	1.40	2.0	0.88		
S	1.0	1.40	2.0	1.84		
W	1.0	1.40	2.0	3.84		

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	0.08	4.27	2.75	32.27	31.69
E	0.13	0.04	0.00	0.00		
S	0.13	0.07	8.31	4.19		
W	0.13	0.16	19.70	24.75		

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	82.2	77.4	4.8	94.2%	78.0%
E	65.9	64.1	1.9	97.2%	
S	69.7	56.2	13.5	80.6%	
W	86.6	39.7	46.8	45.9%	

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	14.4	9.6	4.8	66.6%	63.0%
E	16.4	14.5	1.9	88.6%	
S	63.9	50.4	13.5	78.8%	
W	86.6	39.7	46.8	45.9%	

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	*14.4*	*67.8*			82.2	*1.40*	55.3
	2					0.0	*1.00*	0.0
	3					0.0	*1.00*	0.0
	4					0.0	*1.00*	0.0
East	5	*16.4*	*51.8*		*2.3*	65.9	*1.40*	45.8
	6					0.0	*1.00*	0.0
	7					0.0	*1.00*	0.0
	8					0.0	*1.00*	0.0
South	9	*63.9*	*5.8*			69.7	*1.40*	40.2
	10					0.0	*1.00*	0.0
	11					0.0	*1.00*	0.0
	12					0.0	*1.00*	0.0
West	13	*86.6*				86.6	*1.40*	28.4
	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	*6.5*	*0.31*	31.2
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	*6.5*	*0.31*	12.1
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	*6.5*	*0.31*	87.8
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	*6.5*	*0.31*	304.5
	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 [m^2]	P [m]	H [m]	P/H	G/H		
W01	External	Level 01	N1	1	2.70	1.78	4.8	1.05	3.30	0.32	0.18	0.81	1.21
W02	External	Level 01	W1	13	2.70	4.77	12.9	0.15	3.30	0.05	0.18	1.00	3.99
W03	External	Level 01	W1	13	2.70	2.50	6.8	0.15	3.30	0.05	0.18	1.00	2.09
W03_B01.C01.14	External	Level 01	W1	13	2.29	1.20	2.7			-	-	1.00	0.85
W03_B01.C01.11	External	Level 01	E1	5	1.55	1.20	1.9			-	-	1.00	0.58
W03_B01.C01.10	External	Level 01	S1	9	1.55	1.20	1.9			-	-	1.00	0.58
W02_B01.C01.08	External	Level 01	S1	9	1.85	3.60	6.7			-	-	1.00	2.06
W02_B01.C01.07	External	Level 01	S1	9	1.85	2.70	5.0			-	-	1.00	1.55
D05_1	External	Level 01	W1	13	2.70	2.90	7.8	0.57	3.30	0.17	0.18	0.95	2.31
D05_2	External	Level 01	W1	13	2.70	2.90	7.8	0.57	3.30	0.17	0.18	0.95	2.31
D05_3	External	Level 01	W1	13	2.70	3.26	8.8	0.57	3.30	0.17	0.18	0.95	2.59

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
- ☐ AVIITSECURITY
- ☐ 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.
3) 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: 6.5, SHGC: 0.31 (Single Glazed Tinted or the like)

JHA
MARKUP / SKETCH

DOCUMENT No.: 210296
DOCUMENT TITLE: Uniting Charlestown
Building B - Clubhouse
DOCUMENT REV: D
DOCUMENT BY: FG DATE: 23/02/2026

BUILDING C - STAGE 2

RWO NO LONGER NEEDED IN THIS LOCATION, STRATEGY IS TO USE POOL DRAIN

UNUSED HYD RISER TO BE REMOVED

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

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
9/09/2025	ISSUE FOR COORDINATION	DH/NK	MA/FT	10

DATE	REVISION	BY	CHK	NO.
5/11/2025	FOR TENDER 70% PRELIMINARY ISSUE	DH/NK	MA/FT	11
1/12/2025	PRELIMINARY ISSUE	DH/NK	MA/FT	12
4/12/2025	PRELIMINARY ISSUE	DH/NK	MA/FT	13
19/12/2025	FOR TENDER 85% PRELIMINARY ISSUE	DH/NK	MA/FT	14

CONSULTANTS		
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STRUCTURAL ENG.	☐	NORTHROP T 02 4943 1777
SERVICE ENG.	☐	NORTHROP T 03 9241 4188
LANDSCAPE ARCH.	☐	ARCADIA T 02 8571 2900
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Uniting

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PROJECT
27 TIRAL STREET, CHARLESTOWN

DRAWING TITLE
BUILDING B - LEVEL 01 FLOOR PLAN

SCALE	1:100 @A0
PLOT DATE	19/12/2025
DRAWN	DH/NK
CHECKED	MA/FT
JOB NO.	20456
DRAWING NO.	PLA-AR-B-1001
REVISION	14