SCG DEVELOPMENTS PTY LTD

NCC22 SECTION J REPORT (RETAIL)

40 The Retreat, Bringelly NSW 2556

Project Number: 118517
Report Type: Section J
Revision: 2.1
Date: 14 June 2024

PREPARED FOR

Peter Mullen
petermullen@crowngroup.com.au

PREPARED BY

Pari Elete
02-8484-4061
ParikshethElete@jensenhughes.com

JENSEN HUGHES

Jensen Hughes Pty Limited, Trading as BCA Logic
Suite 302, Level 3, 151 Castlereagh St, Sydney NSW 2000
Postal Address: PO Box Q1440, Queen Victoria Building NSW 1230

Document Control

Revision	Issue Date	Issue Description	Prepared By:	Verified by:
118517-Section J-r2.1	14 June 2024	NCC22 Section J Report	Pari Elete	Robert Romanous
	14 June 2024	Robert Romanous ESD Manager	Signed:	DocuSigned by: Robert Romanous 90DD09FAE98A469...

Jensen Hughes Australia

Providing building regulations, fire engineering, accessibility, and energy consulting services to NSW for over 25 years

Our story begins in 1997 with the founding of BCA Logic to fulfill the demand of a consultancy company whose expertise expanded across the entire life cycle of a building, from consulting on the initial planning through to construction and occupation.

BCA Logic, SGA Fire and BCA Energy joined Jensen Hughes in 2021, a leading global, multi-disciplinary engineering, consulting and technology firm focused on safety, security and resiliency. We continue to be at the forefront of our industry and work thoroughly to preserve our position by ensuring the successful delivery of projects.

Jensen Hughes was launched in 2014 through the historic merger of Hughes Associates and Rolf Jensen and Associates (RJA), two of the most experienced and respected fire protection engineering companies at the time. Since then, we have gained market leadership in nuclear risk consulting and established commanding positions in areas like forensic engineering, security risk consulting and emergency management. Over the past 22 years, our integration of more than 30 privately held engineering and consulting firms has dramatically expanded our global footprint, giving us a powerful market presence ten times larger than our nearest competitor in some of our markets and extending our historical lineage back to 1939.

With more than 90 offices and 1500 employees worldwide supporting clients globally across all markets, we utilise our geographic reach to help better serve the needs of our local, regional, and multinational clients. In every market, our teams are deeply entrenched in local communities, which is important to establishing trust and delivering on our promises.

Glossary and Definition

Term	Definition
Conditioned space	A space within a building, including a ceiling or under-floor supply air plenum or return air plenum, where the environment is likely, by the intended use of the space, to have its temperature controlled by air-conditioning.
Display glazing	Glazing used to display retail goods in a shop or showroom directly adjacent to a walkway or footpath, but not including that used in a café or restaurant.
DTS	Deemed-to-satisfy
GHG	Greenhouse Gas
Lumens	Luminous flux, equal to the amount of light emitted per second from a uniform source of 1 candela
Lux	Light intensity in a specific area (1 lux = 1 Lumen/m^2)
PMV	Predictive Mean Vote
PS	Performance solution
PV	Photovoltaic
Rt	Total R-value for the system
R-value (m^2.K/W)	The thermal resistance of a component calculated by dividing its thickness by its thermal conductivity
SA	Solar absorptance
SHGC	Solar heat gain coefficient
U-value (W/m^2K)	The thermal transmittance of the composite element allowing for the effect of any airspaces, thermal bridging and associated surface resistances
VLT	Visible Light Transmission

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Executive Summary

Jensen Hughes Pty Limited (Jensen Hughes) has been engaged by SCG Developments Pty Ltd to provide an assessment to meet the Section J requirements of the National Construction Code (NCC) 2022, Volume 1 for the proposed project at 40 The Retreat, Bringelly NSW 2556. The report outlines and nominates the minimum prescriptive requirements for the proposed project to achieve Deemed-to-satisfy (DTS) compliance. Should the DTS pathway be proven to be impractical, a J1V3 performance-based design solution can be adopted as an alternative section J compliance pathway.

Table 1: Building Fabric Requirements (Retail Only)

Building Element	DTS Compliance Requirements	Compliance Recommendation	Comply
Concrete Roof	Rt3.20 and SA less than 0.45	+ 40mm R1.75 Rigid Board + min 60mm reflective airgap, **or** + 150mm R3.00 Bulk ceiling batts	Specification to be detailed on final drawing set.
Concrete External Walls	Rt1.40	+ Bulk Insulation 75mm R1.50 or equivalent. R0.2 Thermal break tape on metal frame exterior.	Specification to be detailed on final drawing set.
Concrete Internal Walls (Conditioned to non-conditioned internal)	Rt1.40	+ Bulk Insulation 75mm R1.50 or equivalent. R0.2 Thermal break tape on metal frame exterior.	Specification to be detailed on final drawing set.
Floor – Suspended Concrete (Non-conditioned below)	Rt2.00	+ Additional thermal Insulation of R1.60 required to underside of slab.	Specification to be detailed on final drawing set.

Note: For non-compliance building elements, refer to recommended design to achieve DTS compliance OR J1V3 performance solution for alternative compliance pathway.

Table 2: Glazing Requirements (Retail Only)

Types of Glazing to Conditioned spaces	Max System U-Value	Max System SHGC	Compliance Recommendation
External Glazing (Conditioned space to external)	*5.10*	*0.39*	+ Single Glazed Low-e Grey, or + Double Glazed toned.

Based on the project nominated design specification, the proposed development complies or can comply with the Code under NCC2022 Section J DTS.

1.0 Introduction

1.1 THE PROJECT

The building development, the subject of this report, is located at 40 The Retreat, Bringelly NSW 2556. This State Significant Development Application seeks consent for the detailed design and delivery (including construction and use) of a new mixed use residential development, to be developed in two (2) stages. Specifically, development consent is sought for:

Stage 1

+ Overall site clearing and preparation works, including demolition of all existing development on the Site;
+ The redevelopment of the northern portion of the Site, comprising:
  - Temporary Site access to the northern portion of the Site from The Retreat;
  - Temporary bin enclosure adjacent the temporary access;
  - Excavation works and construction of a shared two (2) storey basement to a maximum depth of RL 60.60, with capacity for 311 vehicle car spaces;
  - Construction of three (3) individual mixed use buildings, comprising:
    - Maximum building heights between 30.4m and 39.8m;
    - A total Gross Floor Area (GFA) of 26, 204sqm, comprising 25,744 sqm of residential GFA, 248 sqm of non-residential GFA and 212 sqm of retail GFA, distributed across the three buildings;
    - 254 residential units, distributed across the three buildings.
  - Associated landscaping, communal open space and embellishment works; and
  - Delivery and augmentation of services.

Stage 2

+ The redevelopment of the southern portion of the Site, comprising:
  - Removal of the Stage 1 temporary access from The Retreat;
  - Connection and access of the Stage 1 basement to the western boundary (to become a future Collector Road);
  - Excavation works and construction of a shared three (3) storey basement to a depth of RL 56.35, with capacity for 336 vehicle car spaces;
  - Site and basement access from the western boundary (to become a future Collector Road);
  - Construction of three (3) individual mixed use buildings, comprising:
    - Maximum building heights between 23.8m and 39.9m;
    - A total Gross Floor Area (GFA) of 29,126 sqm, comprising 28,540 sqm of residential GFA, 212 sqm of retail GFA and 374 sqm of non-residential GFA, distributed across the three buildings;
    - 279 residential units, distributed across the three buildings.
  - Associated landscaping, communal open space and embellishment works; and
  - Delivery and augmentation of services.

A detailed description of the proposed development is detailed in Section 3.0 of the Environmental Impact Statement prepared by Ethos Urban.

Secretary's Environmental Assessment Requirements

In accordance with section 4.39 of the *Environmental Planning & Assessment Act 1979* (**EP&A Act**), Secretary's Environmental Assessment Requirements (SEARs) for SSD 65729209 were issued on 18 November 2022. This report has been prepared to respond to the relevant issued SEARs, as set out in the table below.

SEAR	Response
Built Form and Urban Design	Building Code of Australia Compliance Report

1.2 BUILDING CLASSIFICATION

The building has been classified as follows:

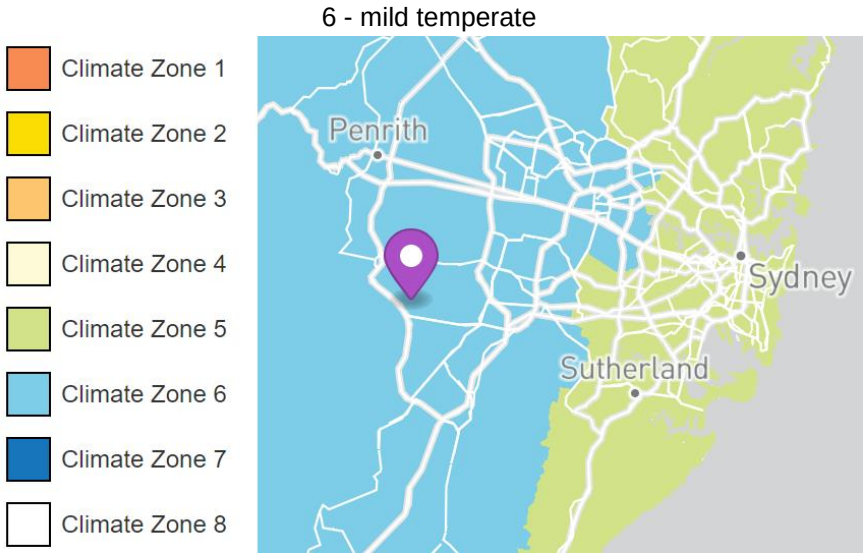
Table 3: Building Classifications

Class	Level	Description
Class 7a	Basement B1 – B3	Carparking & Plant rooms
Class 6	**Ground**	**Retail**
Class 2	B1-L12	Residential Units

1.3 CLIMATE ZONE

The location of the project is set within the following climate zones:

Table 4: Climate Zones

Location	Climate Zone and Description
Bringelly	

1.4 BUILDING CODE OF AUSTRALIA

The Building Code of Australia currently applicable to this project is the National Construction Code Series Volume 1 - Building Code of Australia 2022. Please note that the version of the NCC applicable is the version applicable at the time of the Construction Certificate Application is dated as received by the certifying authority.

1.5 REPORT SCOPE

Section J Part	DTS	J1V3	Comment
Part J4 – Building Fabric	Yes	No	Performance requirements outlined in this report will achieve DTS compliance.
Part J5 – Building Sealing	Yes	No	DTS compliance to be documented by Architect
Part J6 – Air Conditioning and Ventilation	No	No	DTS compliance to be documented by Services Engineer
Part J7 – Artificial Lighting and Power	No	No	DTS compliance to be documented by Electrical Engineer
Part J8 – Hot Water Supply and Swimming Pool and Spa Pool Plant	Yes	No	DTS compliance to be documented by Hydraulics Engineer

Part J9 – Energy Monitoring and On-site Distributed Energy Resources	Yes	No	DTS compliance to be documented by Electrical Engineer

1.6 LIMITATIONS

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

1. Sections B, C, D, E, F, G, H and I of the NCC;
2. The structural adequacy or design of the building;
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
4. The design basis and/or operating capabilities of any proposed electrical, mechanical or hydraulic fire protection services.

The report does not include, or imply compliance with:

5. The National Construction Code - Plumbing Code of Australia Volume 3
6. The Disability Discrimination Act;
7. The Premises Standard;
8. Demolition Standards not referred to by the NCC;
9. Occupational Health and Safety Act;
10. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, RMS, Council and the like; and
11. Conditions of Development Consent
12. For fire hazard properties and non-combustibility requirements of insulation and/ or sarking, refer to the relevant parts of the NCC.

For the J1V3 assessment:

13. The building has been modelled to the current J1V3 Specifications set out in the NCC 2022. This includes J1V3 verification using a reference building design criteria J1V3 (1) to (3) along with Specification 33 to 35 for greenhouse gas (GHG) emission factor, occupancy, A/C, appliances and lighting profiles.
14. This J1V3 does not give the actual annual energy consumption/GHG emission for the building; rather it gives an estimate of the expected annual energy consumption/greenhouse gas emission of the building with the chosen fabric and services provided in co-ordination with Specification 33 to 35.

1.7 DESIGN DOCUMENTATION

This report has been based on the Design plan and specification listed in Annexure A.

2.0 Section J Assessment

The DTS provisions of this part apply to building elements forming the envelope of a Class 2 to 9 building.

Envelope, for the purpose of the Section J assessment, means the parts of a building's fabric that separate a conditioned space or habitable room from–

1. the exterior of the building; or
2. a non-conditioned space including–
    a. the floor of a rooftop plant room, lift-machine room or the like; and
    b. the floor above a carpark or warehouse; and
    c. the common wall with a carpark, warehouse or the like

2.1 J4 BUILDING FABRIC

The following requirements must be implemented in design and to be ensured compliance by the builder during construction. *Refer to Annexure B for building envelope and insulation mark-up.*

J4D3 Thermal Construction - General

+ Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it—
    - abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and
    - forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
    - does not affect the safe or effective operation of a service or fitting.
+ Where required, reflective insulation must be installed with:
    - the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and
    - the reflective insulation closely fitted against any penetration, door or window opening; and
    - the reflective insulation adequately supported by framing members; and
    - each adjoining sheet of roll membrane must either overlap not less than 50 mm or be taped together.
+ Where required, bulk insulation must be installed so that:
    - it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling, or the like; and
    - in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.
+ Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification 36.
+ The required Total R-Value and Total System U-Value, including allowance for thermal bridging, must be:

- calculated in accordance with AS/NZS 4859.2 for a roof or floor; or
- determined in accordance with Specification 37 for wall-glazing construction; or
- determined in accordance with Specification 39 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces.

J4D4 Roof and Ceiling Construction

For roof DTS requirements, refer to Annexure C.

Roof Type 1: Concrete Slab

Concrete Slab	
Roof Element	**R-Value**
Int. air film	0.12
Finish	0.03
Concrete slab 200mm (Dense)	0.14
KoolTherm K10 G2 Soffit Silver Finish 40mm	**1.75**
Reflective Air Gap 60mm+	**1.16**
Plasterboard	0.07
Int. air film	0.12
Total Roof R-Value	**3.39**
Roof Solar Absorptance complies with DTS max 0.45	***DTS minimum R3.20***

+ Concrete Slab to exposed external areas above, must comply with minimum roof DTS R-value of R3.20 and solar absorptance. To achieve compliance, install thermal insulation with reflective airgap as illustrated in table above.

J4D6 Walls and Glazing

For walls and glazing DTS requirements, refer to Annexure C.

Façade Systems

All awnings and shading structures are to be installed as per plans and elevations referenced. Should there be any changes to the glazing or shading configuration, the new layouts will need to be reassessed to ensure compliance with Section J.

Nominated compliance pathway: Method-2 Combined Façade (U-value Limit :2.0)

Table 5: Total Façade System Calculations

	METHOD 1				METHOD 2
	North	East	South	West	Combined
Total Façade Area	110.78	224.92	108.74	229.81	674.24
Glazing Area	51.94	0.00	39.64	120.80	212.38
Wall Area (71.08 %)	58.84	224.92	69.10	109.01	461.86
% of Glass on façade (excluding display glazing)	46.89%	0.00%	36.46%	52.56%	31%
Proposed Wall R-Value	1.40	1.40	1.40	1.40	1.40
Glazing U-value	4.70	0.00	4.70	4.70	4.700
Proposed Wall-Glazing U-Value	2.58	0.71	2.17	2.81	1.97

Table 6: Method 2 – AC Energy Value Calculations

	North	East	South	West	Total
Wall Solar Admittance Limit	0.13	0.13	0.13	0.13	-
Proposed AC Energy Value	31.63	0.00	25.21	65.02	121.85
DTS Reference AC Energy Value	30.53	0.00	29.97	63.34	123.83

Glazing Elements

Table 7: Total system glazing performance requirements.

Types of Glazing to Conditioned spaces	Max System U-Value	Max System SHGC	Compliance Recommendation
External Glazing (Conditioned space to external)	*5.10*	*0.39*	+ Single Glazed Low-e Grey, or + Double Glazed toned.

Wall Elements

Wall Type 1: Concrete Panel Wall

Concrete Panel Wall			
Layer	**Material**	**Coverage**	**R-Value**
1	Ext. air film	100.00%	0.03
2	Concrete Panel	100.00%	0.13
3	**Bulk Insulation 75mm**	**88.00%**	**1.50**
3	**90mm Steel Frame (with R0.2 thermal breaks)**	**12.00%**	**0.36**
4	Plasterboard	100.00%	0.07
5	Int. air film	100.00%	0.12
Thermal Bridging Impact on R-value from Insulation layer being in parallel with frame Layer is de-rated to: ***R1.09***			
Total Wall ***R1.44***			

+ Concrete Panel Wall is required to meet minimum DTS total R-value of R1.40. This wall design specification achieves a total R-value of R1.44 and is capable of complying with all orientations. The current design proposes to install Bulk Insulation 75mm with 90mm Steel Frame (with R0.2 thermal breaks). Note: The metal frame requires R0.2 Thermal break tape on the exterior face of the frame to alleviate thermal bridging effects.

Wall Type 2: Internal Plasterboard/Concrete Panel Wall

Internal Plasterboard/Concrete Panel Wall			
Layer	**Material**	**Coverage**	**R-Value**
1	Int. air film	100.00%	0.12
2	Plasterboard (worst case)/(concrete panel)	100.00%	0.07
3	**Bulk Insulation 75mm**	**88.00%**	**1.50**
3	**90mm Steel Frame (with R0.2 thermal breaks)**	**12.00%**	**0.36**
4	Plasterboard	100.00%	0.07
5	Int. air film	100.00%	0.12
Thermal Bridging Impact on R-value from Insulation layer being in parallel with frame Layer is de-rated to: ***R1.09***			
Total Wall ***R1.47***			

+ Internal Plasterboard/Concrete Panel Wall is required to meet minimum DTS total R-value of R1.40. This wall design specification achieves a total R-value of R1.47 and is capable of complying with all orientations. The current design proposes to install Bulk Insulation 75mm with 90mm Steel Frame (with R0.2 thermal breaks). Note: The metal frame requires R0.2 Thermal break tape on the exterior face of the frame to alleviate thermal bridging effects.

J4D7 Floors

For floors DTS requirements, refer to Annexure C.

Floor Type 1: Suspended Slab 300mm

Suspended Slab 300mm	
Floor Element	**R-Value**
Ext. air film	0.03
suspended 300mm Concrete Slab	0.21
Additional insulation layer	**1.60**
Indoor air film	0.16
Total Floor R-Value: 2.00	
DTS minimum R2.00	

+ Suspended Slab 300mm is required to achieve a DTS total R-value of R2.00. This floor system is capable of complying with minimum floor DTS R-value of R2.00. To achieve this compliance, install additional insulation layer to the underside of suspended 300mm Concrete Slab.

2.2 J5 BUILDING SEALING

The following requirements relating to building sealing must be included in the design. The requirements shall be verified, if required, by the architect or builder.

Part J	Requirements
J5D2 Application	The Deemed-to-Satisfy Provisions of this Part apply to elements forming the envelope of a Class 2 to 9 building, other than + building in climate zones 1, 2, 3 and 5 where the only means of air-conditioning is by using an evaporative cooler; or + a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or + a building or space where the mechanical ventilation required by Part F6 provides sufficient pressurisation to prevent infiltration.
J5D3 Chimneys and flues	The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.
J5D4 Roof lights	A roof light must be sealed, or capable of being sealed, and must be constructed with + an imperforate ceiling diffuser installed at the ceiling or internal lining level; or + a weatherproof seal; or + a shutter system readily operated either manually, mechanically or electronically by the occupant.
J5D5 Windows and doors	All *conditioned envelope* doors and openable windows must be sealed or comply with AS 2047, except + a fire door or smoke door + a roller shutter door, roller shutter grille or other security door or device installed for only out-of-hours security A seal to restrict air infiltration + for the bottom edge of a door, must be a draft protection device; and + for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compression strip, fibrous seal or the like. An entrance to a building, if leading to a conditioned space must have an airlock, self-closing door, rapid roller door, revolving door or the like, other than + where the conditioned spaced has a floor area of not more than 50 m^2; or + an open front shop must have a 3 m deep unconditioned zone between the open front and the conditioned space, and all other entrances have self-closing doors A loading dock entrance, if leading to a conditioned space, must be fitted with a rapid roller door.
J5D6 Exhaust fans	All exhaust fans fitted in a conditioned space must be fitted with a sealing device such as a self-closing damper or the like.
J5D7 Construction of ceilings, walls and floors	Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like when forming part of the envelope must be constructed to minimise air leakage and + enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or

	+ sealed at junctions and penetrations with close fitting architrave, skirting or cornice, expanding foam, rubber compression strip, caulking or the like; + does not apply to openings, grilles or the like required for smoke hazard management.
J5D8 Evaporative coolers	An evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space or in climate zones 4, 5, 6, 7 or 8.

2.3 J6 AIR-CONDITIONING AND VENTILATION SYSTEMS

The mechanical engineer shall be responsible for ensuring the design complies with NCC Section J6.

Refer to mechanical design documentation for detailed air-conditioning and ventilation system sizing compliance requirements.

2.4 J7 ARTIFICIAL LIGHTING AND POWER

The engaged electrical design team shall be responsible for ensuring the design complies with NCC Section J7.

Refer to electrical design documentation for detailed artificial lighting illumination power density and power/ controls specification compliance requirements.

2.5 J8 HEATED WATER SUPPLY AND SWIMMING POOL FACILITIES AND SPA PLANT POOL

The hydraulic engineer shall be responsible for ensuring the design complies with NCC Section J8.

Part J	Requirements
J8D2 Heated water supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.

2.6 J9 ENERGY MONITORING AND ON-SITE DISTRIBUTED ENERGY RESOURCES

The electrical engineer shall be responsible for ensuring the design complies with NCC Section J9.

A summary is provided below for reference:

<table>
<tr><th>Part J</th><th>Requirements</th></tr>
<tr><td>J9D1 Application</td><td>The Deemed-to-Satisfy Provisions of this Part do not apply
+ within a sole-occupancy unit of a Class 2 building or a Class 4 part of a building
+ to a Class 8 electricity network substation.</td></tr>
<tr><td>J9D3 Facilities for energy monitoring</td><td>1. A building or sole-occupancy unit with a floor area of more than 500 m^2 must have an energy meter configured to record the time-of-use consumption of gas and electricity.
2. A building with a floor area of more than 2,500 m^2 must have energy meters configured to enable individual time-of-use energy consumption data recording, in accordance with (3), of the energy consumption of
+ air-conditioning plant (heating plant, cooling plant and air handling fans)
+ artificial lighting
+ appliance power
+ central hot water supply
+ internal transport devices (lifts, escalators and moving walkways)
+ other ancillary plant
3. Energy meters required by (2) must be interlinked by a communication system that collates the time-of-use energy consumption data to a single interface monitoring system where it can be stored, analysed and reviewed.
4. The provisions of (2) do not apply to a Class 2 building with a floor area of more than 2,500 m^2 where the total area of the common areas is less than 500 m^2.</td></tr>
<tr><td>J9D4 Facilities for electric vehicle charging equipment</td><td>1. Subject to (2), a carpark associated with a Class 2, 3, 5, 6, 7b, 8 or 9 building must be provided with electrical distribution boards dedicated to electric vehicle charging—
+ in accordance with Table J9D4 in each storey of the carpark; and labelled to indicate use for electric vehicle charging equipment.
Table J9D4: Electric vehicle distribution board requirement for each storey of a carpark
<table><tr><th>Carpark spaces per storey for electric vehicles</th><th>Electrical distribution boards for electric vehicle charging per storey</th></tr><tr><td>0 - 9</td><td>0</td></tr><tr><td>10 - 24</td><td>1</td></tr><tr><td>25 - 48</td><td>2</td></tr><tr><td>49 - 72</td><td>3</td></tr><tr><td>73 - 96</td><td>4</td></tr><tr><td>97 - 120</td><td>5</td></tr><tr><td>121 - 144</td><td>6</td></tr><tr><td>145 - 168</td><td>7</td></tr></table>Table Notes
Where there are more than 168 carpark spaces per storey, one additional distribution board must be provided for each additional 24 spaces or part thereof.</td></tr>
</table>

	Storey: A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only: + A lift shaft, stairway or meter room, bathroom, shower room, laundry, water closet, or other sanitary compartment; or accommodation intended for not more than 3 vehicles; or a combination of the above; or a mezzanine. 2. Electrical distribution boards dedicated to serving electric vehicle charging in a carpark must— + be fitted with a charging control system with the ability to manage and schedule charging of electric vehicles in response to total building demand; and + when associated with a Class 2 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 11:00 pm to 7:00 am daily; and + when associated with a Class 5 to 9 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 9:00 am to 5:00 pm daily; and + when associated with a Class 3 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 48 kWh from 11:00 pm to 7:00 am daily; and + be sized to support the future installation of a 7 kW (32 A) type 2 electric vehicle charger in— ▪ 100% of the car parking spaces associated with a Class 2 building; or ▪ 10% of car parking spaces associated with a Class 5 or 6 building; or ▪ 20% of car parking spaces associated with a Class 3, 7b, 8 or 9 building; and + contain space of at least 36 mm width of DIN rail per outgoing circuit for individual sub-circuit electricity metering to record electricity use of electric vehicle charging equipment; and + be labelled to indicate the use of the space required by (f) is for the future installation of metering equipment.
J9D5 Facilities for solar photovoltaic and battery systems	The main electrical switchboard of a building must— + contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for— ▪ a solar photovoltaic system; and * ▪ a battery system; and ** + be sized to accommodate the installation of solar photovoltaic panels producing their maximum electrical output on at least 20% of the building roof area. * ** At least 20% of the roof area of a building must be left clear for the installation of solar photovoltaic panels, except for buildings— + with installed solar photovoltaic panels on at least 20% of the roof area *or* an equivalent generation capacity elsewhere on-site; or + where 100% of the roof area is shaded for more than 70% of daylight hours; or + with a roof area of not more than 55 m2; or

	+ where more than 50% of the roof area is used as a terrace, carpark, roof garden, roof light or the like. Note: * Requirements do not apply to a building with solar photovoltaic panels installed on at least 20% of the roof area. ** Requirements do not apply to a building with battery systems installed.

Annexures

Annexure A - Design Documentation

The report has been based on the following design documentation:

+ Architectural plans prepared by: DKO Architecture (NSW) Pty Ltd | Issue: F – 27/05/2024

Table 8: Design Documentation

DRAWING LIST

DA0 Cover Pages		
DA0000	Cover Page	F
DA0001	Development Summary 01	C
DA0002	Development Summary 02	C
DA1 Site		
DA1000	Site Analysis	A
DA1001	Site Photos	A
DA1002	Site Plan	E
DA1003	Site Plan - Ground Plane	E
DA1004	Demolition Plan	B
DA1005	Staging Plan	E
DA1006	Stage 1 Plan - Overall	C
DA1007	Stage 1 Plan - Basement (Op 1)	B
DA1008	WPCA Arrangement	A
DA1009	Staging Plan 1a	A
DA1010	Staging Plan 1b	A
DA1011	Staging Plan 1c	A
DA1012	Staging Plan 2a	A
DA1013	Staging Plan 2b	A
DA1014	Staging Plan 2c	A
DA20 Overall Plans		
DA2000	Basement 02 Plan	D
DA2001	Basement 01 Plan	E
DA2002	Lower Ground Plan	F
DA2003	Ground Level Plan	F
DA2004	Level 01 Plan	F
DA2005	Level 02 Plan	E
DA2006	Level 03 Plan	E
DA2007	Level 04 Plan	E
DA2008	Level 05 Plan	E
DA2009	Level 06 Plan	E
DA2010	Level 07 Plan	E
DA2011	Level 08 Plan	E
DA2012	Level 09 Plan	E
DA2013	Level 10 Plan	E
DA2014	Level 11 Plan	E
DA2015	Roof Plan	C
DA21 Plans - Building A, B & C		
DA2100	A, B & C - Basement 02 Plan	D
DA2101	A, B & C - Basement 01 Plan	E
DA2102	A, B & C - Ground Level Plan	F
DA2103	A, B & C - Level 01 Plan	F
DA2104	A, B & C - Level 02 Plan	E
DA2105	A, B & C - Level 03 Plan	E
DA2106	A, B & C - Level 04 Plan	E
DA2107	A, B & C - Level 05 Plan	E
DA2108	A, B & C - Level 06 Plan	E
DA2109	A, B & C - Level 07 Plan	E
DA2110	A, B & C - Level 08 Plan	E
DA2111	A, B & C - Level 09 Plan	E
DA2112	A, B & C - Level 10 Plan	E
DA2113	A, B & C - Level 11 Plan	E
DA2114	A, B & C - Roof Plan	C
DA22 Plans - Building D, E & F		
DA2200	D, E & F - Basement 02 Plan	D
DA2201	D, E & F - Basement 01 Plan	D
DA2202	D, E & F - Lower Ground Plan	F
DA2203	D, E & F - Ground Level Plan	E
DA2204	D, E & F - Level 01 Plan	E
DA2205	D, E & F - Level 02 Plan	E
DA2206	D, E & F - Level 03 Plan	E
DA2207	D, E & F - Level 04 Plan	E
DA2208	D, E & F - Level 05 Plan	E
DA2209	D, E & F - Level 06 Plan	E
DA2210	D, E & F - Level 07 Plan	E
DA2211	D, E & F - Level 08 Plan	E
DA2212	D, E & F - Level 09 Plan	E
DA2213	D, E & F - Level 10 Plan	E
DA2214	D, E & F - Level 11 Plan	D
DA2215	D, E & F - Roof Plan	C

DA30 Street Elevations		
DA3000	Streetscape Elevations 1 of 2	C
DA3001	Streetscape Elevations 2 of 2	B
DA31 Building Elevations - Building A, B & C		
DA3100	BLD A Elevations 1 of 2	C
DA3101	BLD A Elevations 2 of 2	B
DA3102	BLD B Elevations 1 of 2	B
DA3103	BLD B Elevations 2 of 2	B
DA3104	BLD C Elevations 1 of 2	A
DA3105	BLD C Elevations 2 of 2	A
DA32 Building Elevations - Building D, E & F		
DA3200	BLD D Elevations 1 of 2	B
DA3201	BLD D Elevations 2 of 2	B
DA3202	BLD E Elevations 1 of 2	B
DA3203	BLD E Elevations 2 of 2	B
DA3204	BLD F Elevations 1 of 2	B
DA3205	BLD F Elevations 2 of 2	B
DA3206	Material Schedule	A
DA33 Sections		
DA3300	Sections 1 of 4	B
DA3301	Sections 2 of 4	B
DA3302	Sections 3 of 4	B
DA3303	Sections 4 of 4	B
DA4 Compliance Drawings		
DA4000	GFA Calculations 01	A
DA4001	GFA Calculations 02	A
DA4002	GFA Calculations 03	A
DA4003	GFA Calculations 04	A
DA4004	Solar Access Calcs. 01	B
DA4005	Solar Access Calcs. 02	B
DA4006	Solar Access Calcs. 03	B
DA4007	Solar Access Calcs 04	B
DA4008	Cross Ventilation Calcs. 01	A
DA4009	Cross Ventilation Calcs. 02	A
DA4010	Cross Ventilation Calcs. 03	B
DA4011	COS Calcs. 01	A
DA4012	COS Calcs. 02	A
DA4013	Deep Soil & Landscape Calcs	A
DA4014	Livable & Adaptable Units 01	A
DA4015	Livable & Adaptable Units 02	A
DA4016	Livable & Adaptable Units 03	A
DA4017	Adaptable Unit Layouts 01	A
DA4018	Adaptable Unit Layouts 02	A
DA4019	Height Plane Diagram	A
DA4020	Lvl 02 Building Sep. Plan 01	A
DA4021	Lvl 02 Building Sep. Plan 02	A
DA4022	Lvl 05 Building Sep. Plan 01	A
DA4023	Lvl 05 Building Sep. Plan 02	A
DA4024	Lvl 08 Building Sep. Plan 01	A
DA4025	Lvl 08 Building Sep. Plan 02	A
DA5 Eye of the Sun		
DA5000	Eye of the Sun 01	A
DA5001	Eye of the Sun 02	A
DA6 Shadow Diagrams		
DA6000	Shadow Winter Solstice 01	A
DA6001	Shadow Winter Solstice 02	A
DA6002	COS Shadow-Winter Sol.01	A
DA6003	COS Shadow-Winter Sol. 02	A
DA6004	Shadow Summer Solstice	A
DA6005	Shadow Autumn Equinox	A
DA6006	Shadow Spring Equinox	A
DA7 Notification Plan		
DA7000	Notification Plans	E
DA7001	Notification Plans	C
DA7002	Notification Plans	C

Annexure B - Building Envelope Example

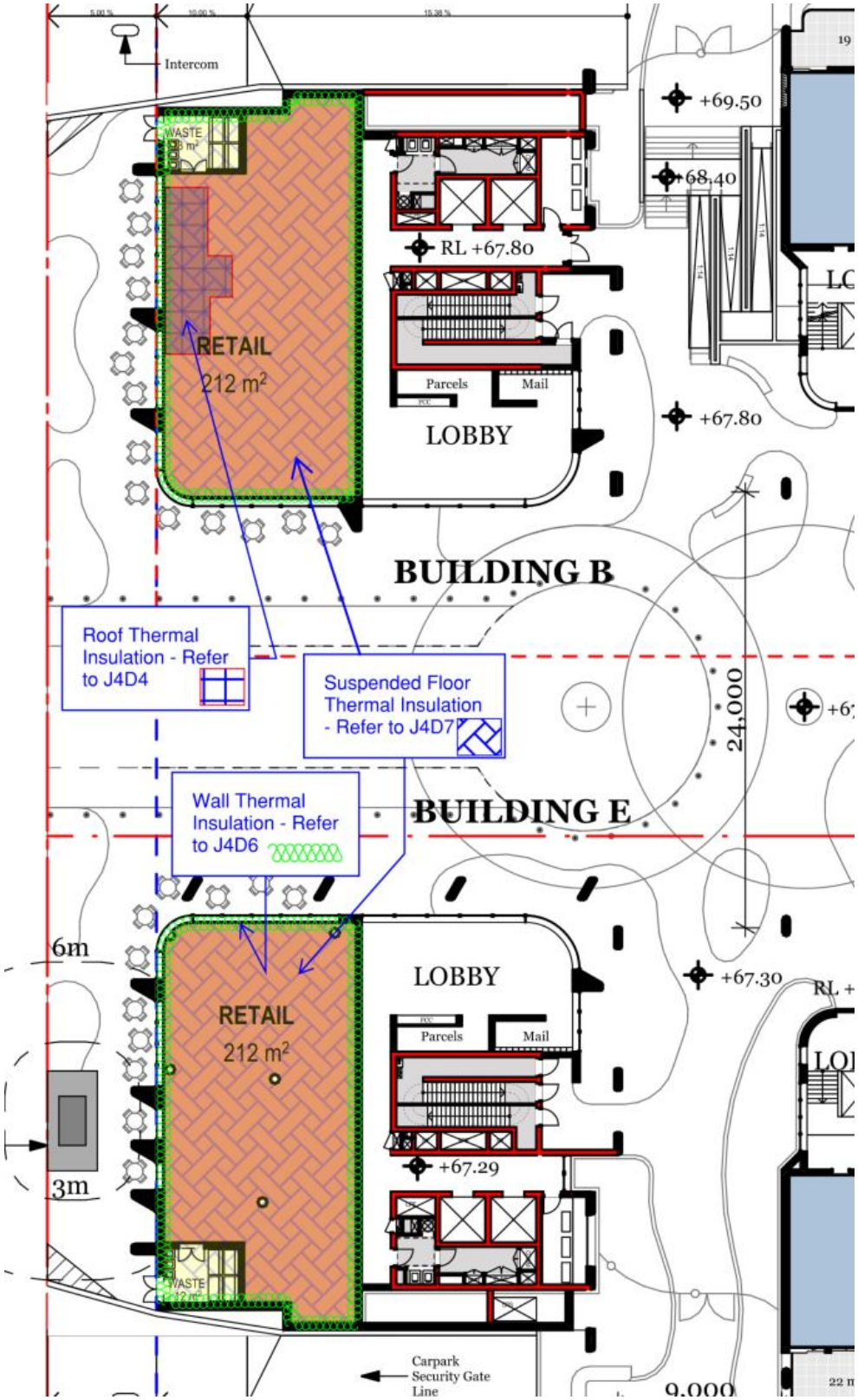


Figure 1 - Ground level Conditioned Envelope (Thermal Insulation to Unconditioned spaces)

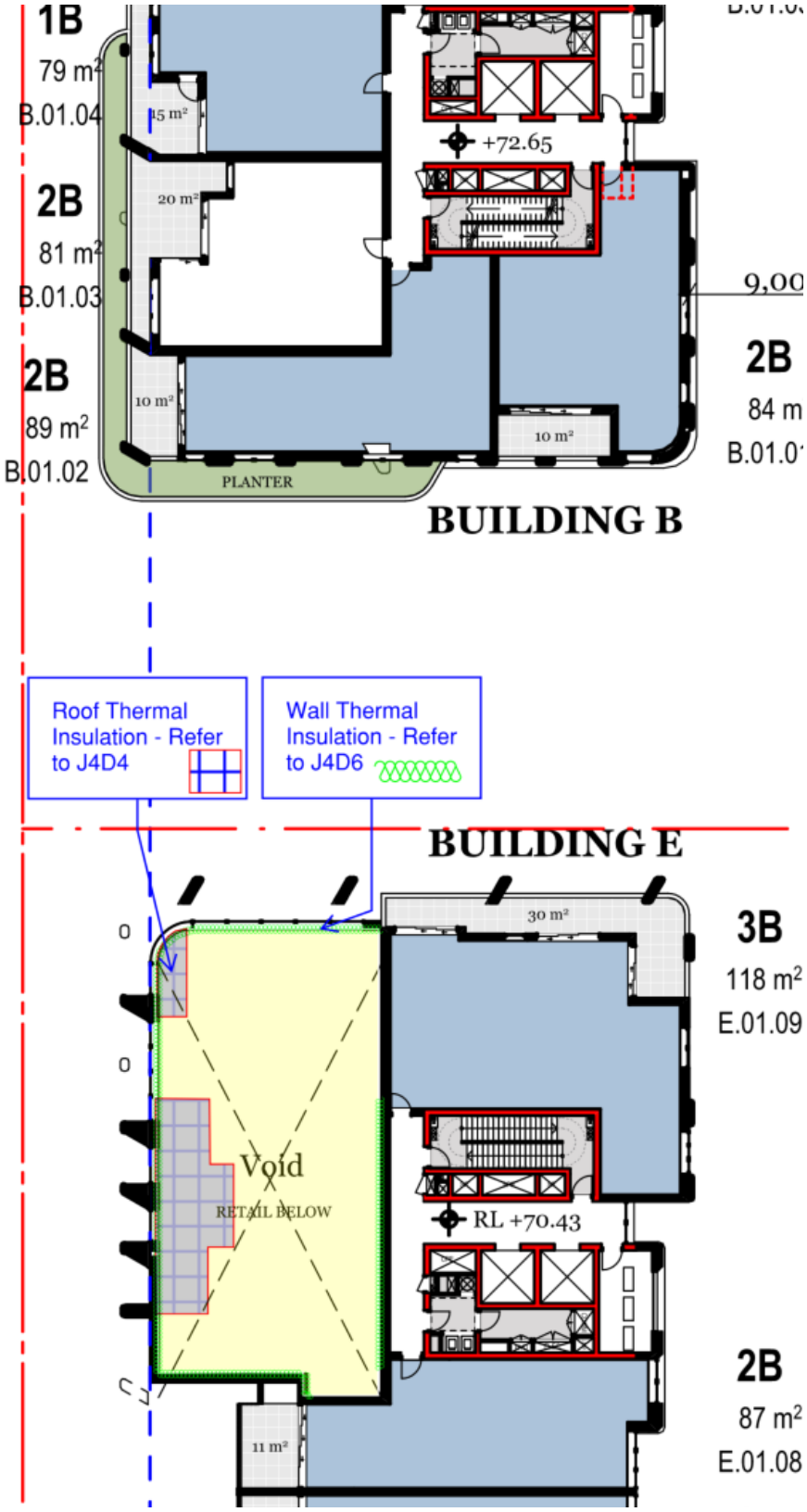


Figure 2 - Level 1 Conditioned Envelope (Thermal Insulation to Unconditioned spaces)

Annexure C - Building Fabric Minimum DTS Compliance Requirements

J4D4 Roof and Ceiling

Table 9: Minimum roof and ceiling Total R-value and maximum solar absorptance

Climate Zone	Minimum Total R-Value	Maximum Solar Absorptance (Upper Surface of Roof)
Climate Zone 1, 2, 3, 4 and 5	R3.70 (downwards heat flow)	0.45
Climate Zone 6	R3.20 (downwards heat flow)	0.45
Climate Zone 7	R3.70 (upwards heat flow)	0.45
Climate Zone 8	R4.80 (upwards heat flow)	N/A

J4D6 Walls and Glazing

+ The Total System U-Value and the Solar Admittance of wall-glazing construction must be calculated in accordance with Specification 37.
+ The Total System U-Value of display glazing must not be greater than U5.8 (glazing used to display retail goods in a shop or showroom directly adjacent to a walkway or footpath, but not including that used in a café or restaurant).

Table 10: Maximum Total System U-Value of wall-glazing construction

Climate Zone	Class 2 common area, Class 5, 6, 7, 8 or 9b building or a Class 9a building other than a ward area	Class 3 or 9c building or Class 9a ward area
1	2.0	1.1
2	2.0	2.0
3	2.0	1.1
4	2.0	1.1
5	2.0	2.0
6	2.0	1.1
7	2.0	1.1
8	2.0	0.9

Table 11: Minimum wall Total R-Value – Wall area 80% or more of wall-glazing construction area (NCC22 Table J4D6a)

Climate Zone	Class 2 common area, Class 5, 6, 7, 8 or 9b building or a Class 9a building other than a ward area	Class 3 or 9c building or Class 9a ward area
1	2.4	3.3
2	1.4	1.4
3	1.4	3.3
4	1.4	2.8
5	1.4	1.4
6	1.4	2.8
7	1.4	2.8
8	1.4	3.8

+ Where the wall is less than 80% of the area of the wall-glazing construction, minimum wall Total R-Value is R1.0.

Table 12: Maximum wall-glazing construction solar admittance - Class 2 common area, Class 5, 6, 7, 8 or 9b building or Class 9a building other than a ward area (NCC22 Table J41D6b)

Climate Zone	Eastern aspect solar admittance	Northern aspect solar admittance	Southern aspect solar admittance	Western aspect solar admittance
1	0.12	0.12	0.12	0.12
2	0.13	0.13	0.13	0.13
3	0.16	0.16	0.16	0.16
4	0.13	0.13	0.13	0.13
5	0.13	0.13	0.13	0.13
6	0.13	0.13	0.13	0.13
7	0.13	0.13	0.13	0.13
8	0.20	0.20	0.42	0.36

Table 13: Maximum wall-glazing construction solar admittance - Class 3 or 9c building or Class 9a ward area (NCC22 Table J4D6c)

Climate Zone	Eastern aspect solar admittance	Northern aspect solar admittance	Southern aspect solar admittance	Western aspect solar admittance
1	0.07	0.07	0.10	0.07
2	0.10	0.10	0.10	0.10

3	0.07	0.07	0.07	0.07
4	0.07	0.07	0.07	0.07
5	0.10	0.10	0.10	0.10
6	0.07	0.07	0.07	0.07
7	0.07	0.07	0.08	0.07
8	0.08	0.08	0.08	0.08

J4D7 Floors

1. A floor must achieve the Total R-Value specified in Table J4D7.
2. For the purposes of (1), 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, except—
    a. in climate zone 8; or
    b. a Class 3, Class 9a ward area or Class 9b building in climate zone 7 that has a floor area to floor perimeter ratio of less than or equal to 2.
3. A floor must be insulated around the vertical edge of its perimeter with insulation having an R-Value greater than or equal to 1.0 when the floor—
    a. is a concrete slab-on-ground in climate zone 8; or
    b. has an in-slab or in-screed heating or cooling system, except where used solely in a bathroom, amenity area or the like.
4. Insulation required by (b) for a concrete slab-on-ground must—
    a. be water resistant; and
    b. be continuous from the adjacent finished ground level—
        i. to a depth not less than 300 mm; or
        ii. for the full depth of the vertical edge of the concrete slab-on-ground.

Table 14: Floors – Minimum Total R-Value (NCC22 Table J4D7)

Location	Climate Zone 1 – Upwards heat flow	Climate Zones 2 and 3 – Upwards and downwards heat flow	Climate Zones 4, 5, 6 and 7 – Downwards heat flow	Climate Zones 8 – Downwards heat flow
A floor without an in-slab heating or cooling system	2.0	2.0	2.0	3.5
A floor with an in-slab heating or cooling system	3.25	3.25	3.25	4.75

Note: For the purpose of calculating the Total R-Value of a floor, the sub-floor and soil R-Value must be calculated in accordance with Specification 39 or Section 3.5 of CIBSE Guide A.