# 242-244 BEECROFT ROAD, EPPING

## RESPONSE TO CONDITION B7 (SSD - 68708456)

### FORMER - CONDITION B9 (SSD 31576972)

26 AUGUST 2025

NORTHROP DASCO TURNER

# 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, colous 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.*

**2025 - SSD-68708456 - Condition B7**

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*(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

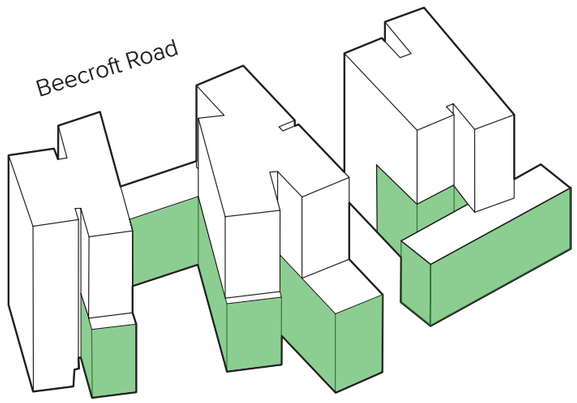
## BASE BUILDINGS

**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.

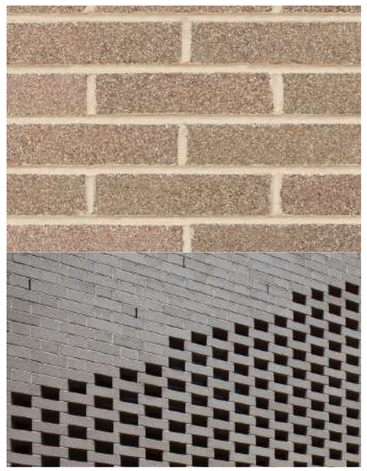
**CONCEPT** STACKED
(REFERENCING THE TIMBER YARDS THAT WERE ONCE ON THE SITE)

**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.



**Simmental Silver Brick**

# SSDA FACADE DESIGN INTENT

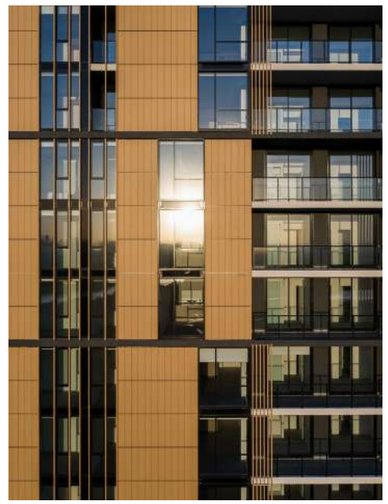
## TOWERS

**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.

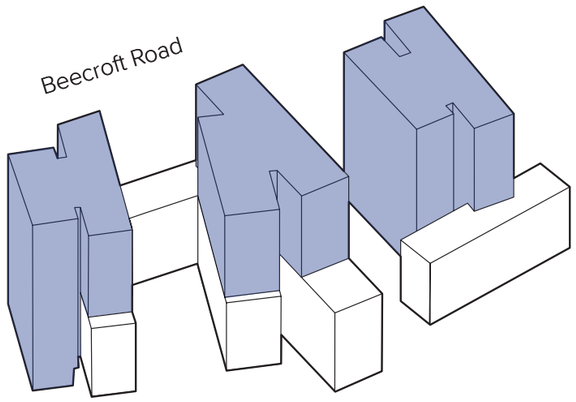
Toward Beecroft Road, curved flanks and a series of ‘crowns’ use passive means to provide protection from unwanted noise and solar heat gain. To the west and Ray Road, the facades are opened up toward the existing residential neighbours and expansive views across the city.

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

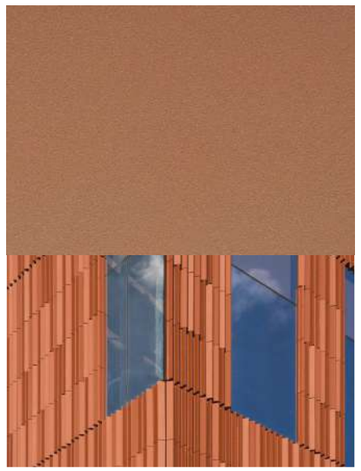
**MATERIALITY** TERRACOTTA



**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 a earthy tonal range.



**Similar to Terracotta Cladding**

# BEECROFT RD, EPPING

## EXTERIOR MATERIALS & FINISHES

### BRICK COLOURS

BRK1 - Stretch Bond
Bowral; Simmental Silver

### 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

ALU1 ALUMINIUM SECTION TYPE 1 FINISH TO MATCH PCF1

BAL1 BALUSTRADE TYPE 1
FRAMED GLASS BALUSTRADE
FRAMING SYSTEM

BAL2 BALUSTRADE TYPE 2
FIXED VERTICAL METAL FINS WITH TOP RAIL
FINISH TO PCF2

BAL3 BALUSTRADE TYPE 3
FIXED VERTICAL METAL FINS WITH TOP RAIL, IN
FRONT OF RECESSED SLAB, FINISH TO PCF2

BAL4 BALUSTRADE TYPE 4
FRAMED GLASS BALUSTRADE FIXED TO
SOLID SPANDREL PANEL/PARAPET WALL

BAL5 BALUSTRADE TYPE 5
CONCRETE SPANDREL FINISH TO PF1

CLD1 CLADDING TYPE 1
METAL CLADDING IN ROJO R15-10 FLAT MATT

CLD2 CLADDING TYPE 2
FIBER CEMENT CLADDING FINISH TO PF1

CLD3 CLADDING TYPE 3
FIBER CEMENT CLADDING FINISH TO PF3

CLD4 CLADDING TYPE 4
METAL CLADDING FINISH TO MATCH PCF2

BRK1 BRICK TYPE 1
STRETCHER BOND, BOWRAL SIMMENTAL SILVER

COF1 CONCRETE, OFF-FORM TYPE 1
TO FINISH PF1

COF2 CONCRETE, OFF-FORM TYPE 2,
TO FINISH PF2

GC1 GLASS, CLEAR, TYPE 1
CLEAR GLASS, ALUMINIUM FRAMING SYSTEM, FRAME
FINISHED WITH PCF2

GC2 GLASS, CLEAR, TYPE 2
CLEAR GLASS, ALUMINIUM FRAMING SYSTEM WITH
PROJECTING BOX FRAME, FRAME FINISHED TO PCF2

GC3 GLASS, CLEAR, TYPE 3
COLOURBACK GLASS, ALUMINIUM FRAMING SYSTEM,
FRAME FINISHED TO PCF2

LV1 LOUVRE TYPE 1
FIXED ALUMINIUM VERTICAL FIN, TO FINISH PCF1

LV2 LOUVRE TYPE 2
MECHANICAL ALUMINIUM LOUVRES TO MATCH PCF2

LV3 LOUVRE TYPE 3
FIXED ALUMINIUM VERTICAL FIN, ANGLED, TO FINISH PCF2

LV4 LOUVRE TYPE 4
FIXED ALUMINIUM VERTICAL FIN TO FINISH PCF2

PCF1 POWDERCOAT FINISH TYPE 1
ROJO R15-10 FLAT MATT

PCF2 POWDERCOAT FINISH TYPE 2
DULUX ELECTRO 'DARK BRONZE KINECTIC', OR SIMILAR

SCN1 SCREEN TYPE 1
FIXED, ALUMINIUM VERTICAL FIN, FINISH TO PCF1

AWN1 AWNING TYPE 1
METAL CLADDING TO MATCH PF1

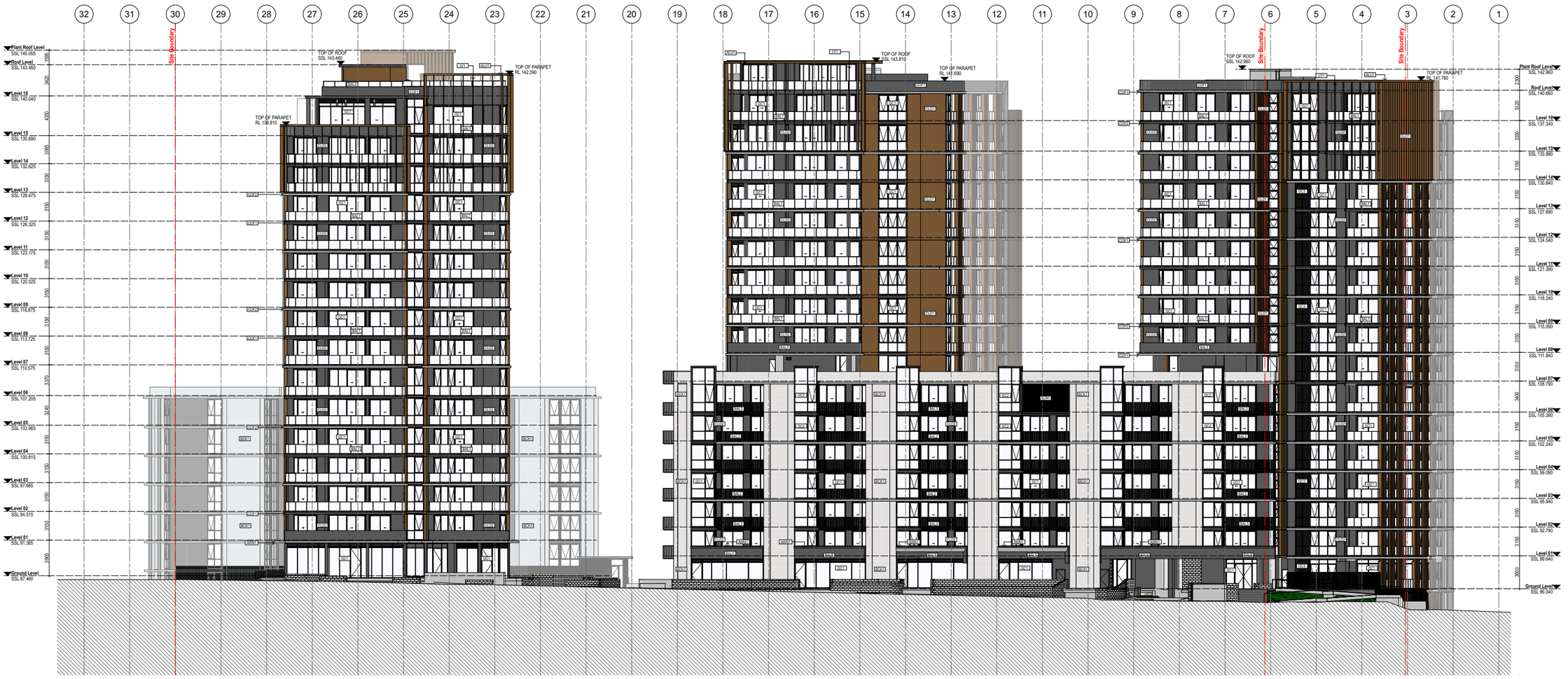
PF1 PAINT FINISH TYPE 1
DULUX 'NAMADJI'

PF2 PAINT FINISH TYPE 2
DULUX 'GREY WHISPER'

PF3 PAINT FINISH TYPE 3
TO MATCH PCF1

# BEECROFT ROAD

## EAST ELEVATION - TAGGING OF MATERIALS AND FINISHES

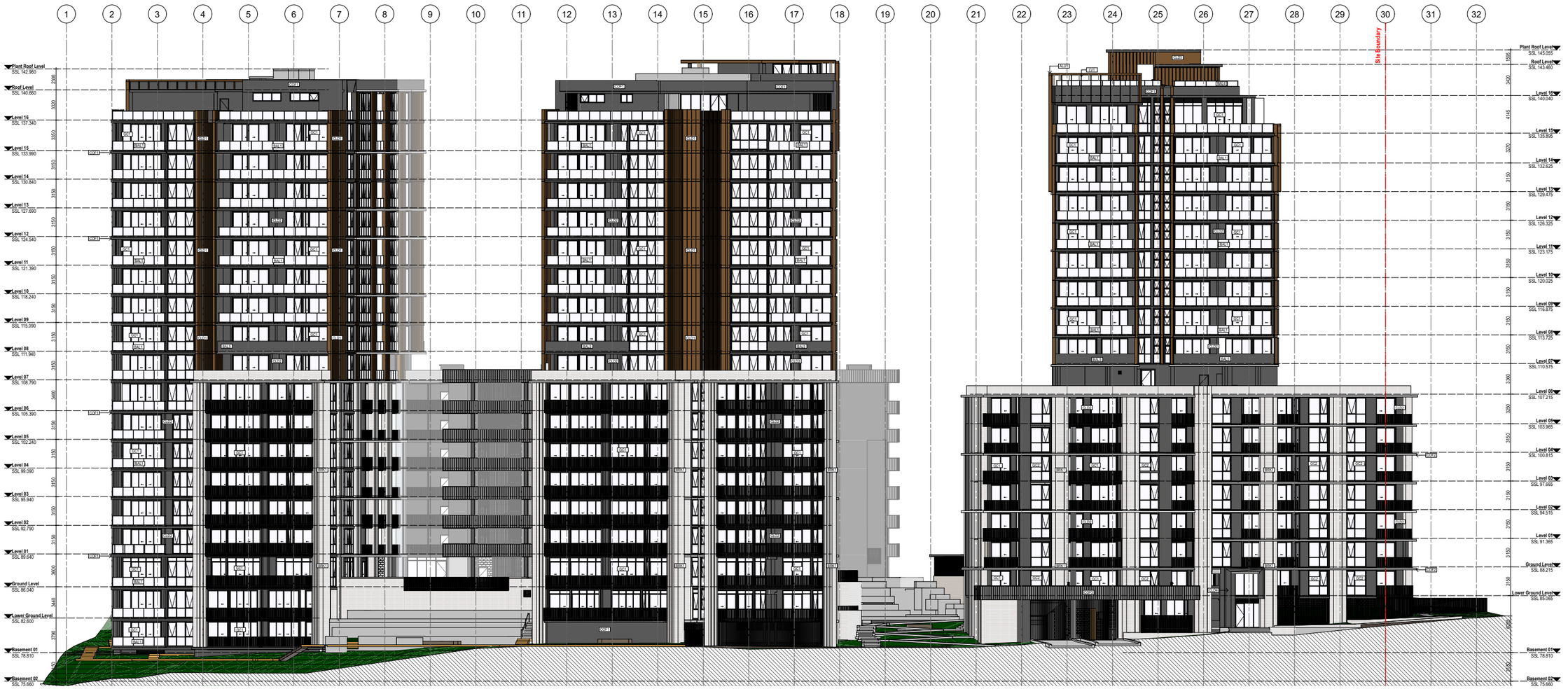


# BEECROFT ROAD

## APPROVED SSD - PERSPECTIVE FROM BEECROFT ROAD

# RAY ROAD

## WEST ELEVATION - TAGGING OF MATERIALS AND FINISHES

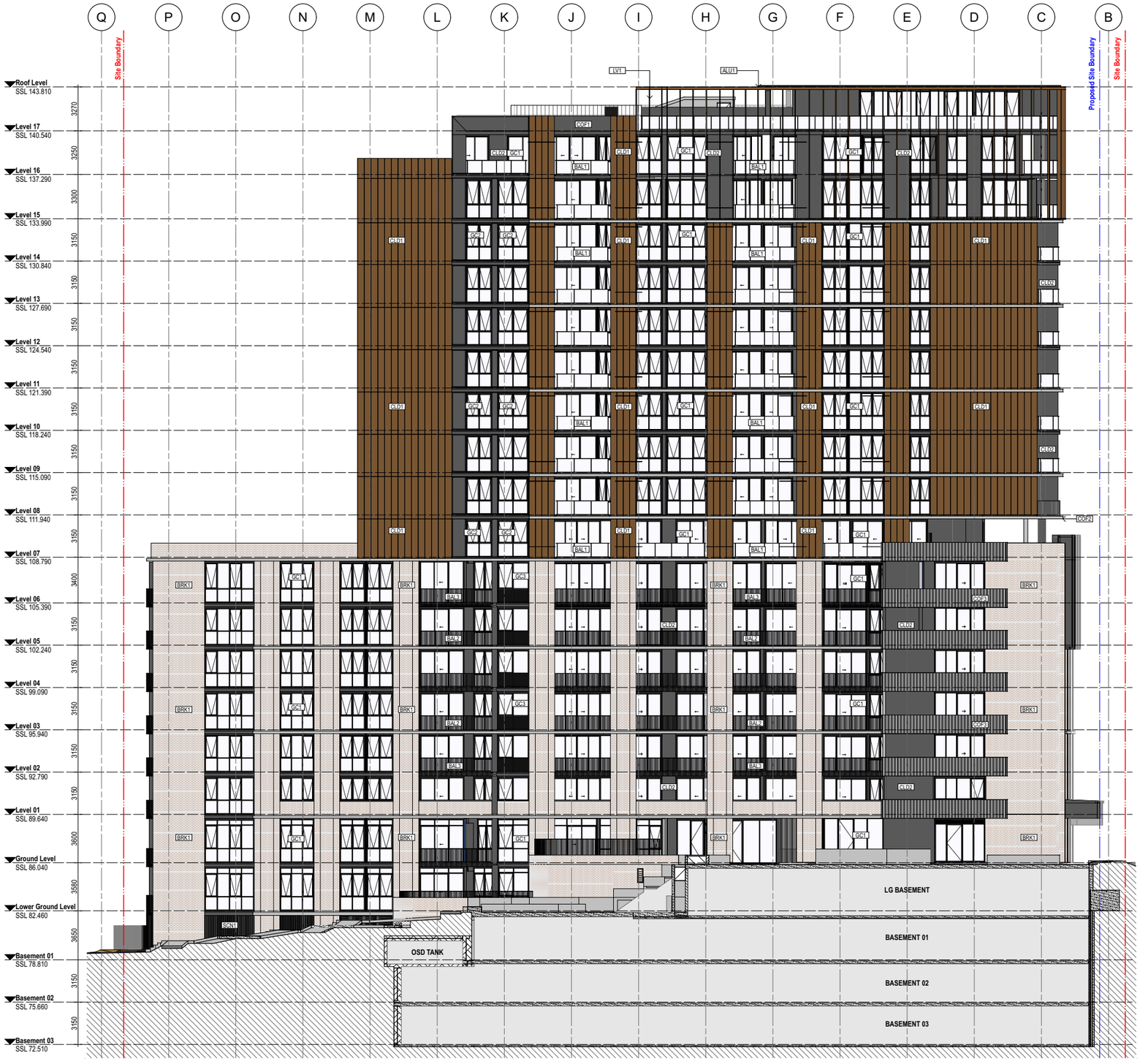


# RAY ROAD

## APPROVED SSD - PERSPECTIVE FROM RAY ROAD

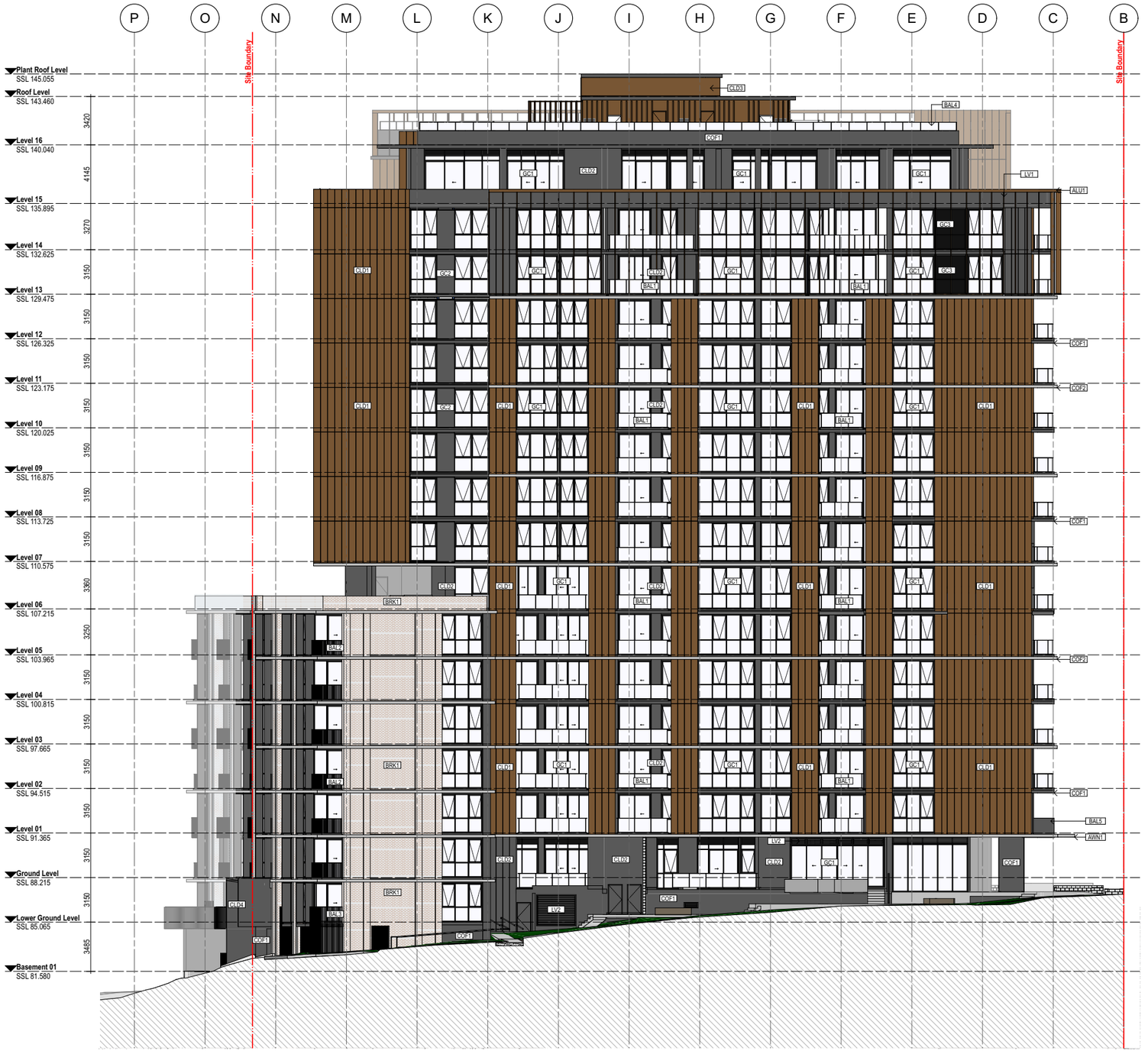
# BUILDING C

## 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:

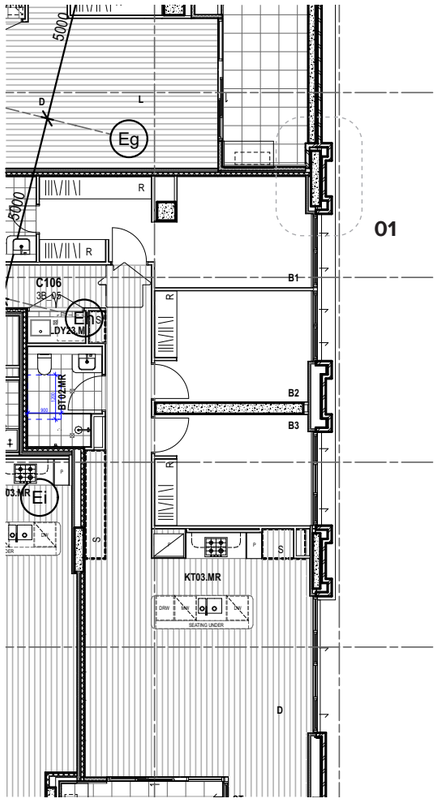
## (B) DETAILED ARCHITECTURAL DRAWINGS OF THE FACADE DETAILS, INCLUDING GLAZING SPECIFICATIONS AND SUN SHADING DEVICES

# BRICK BASE DETAILS

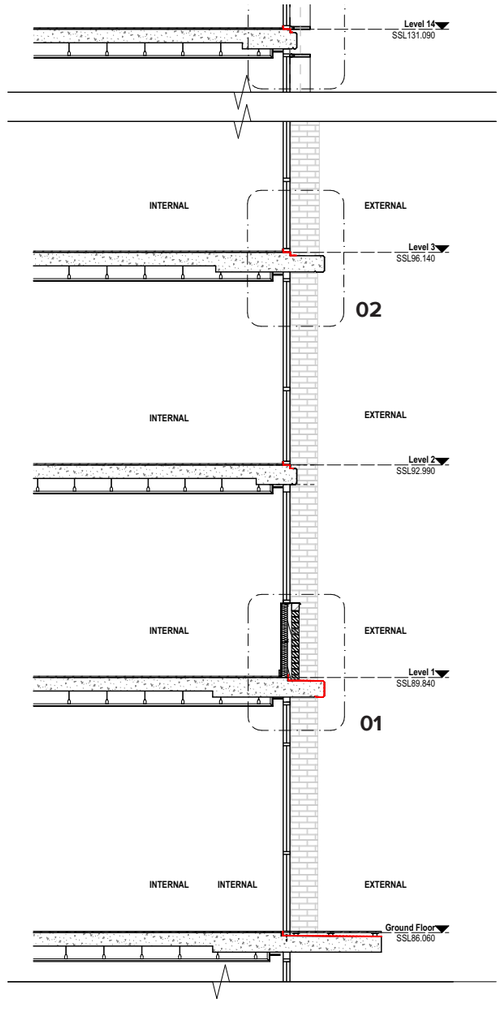
## FACADE SECTION AND DETAILS


APPROVED SSD - PERSPECTIVE OF BUILDING C NORTH

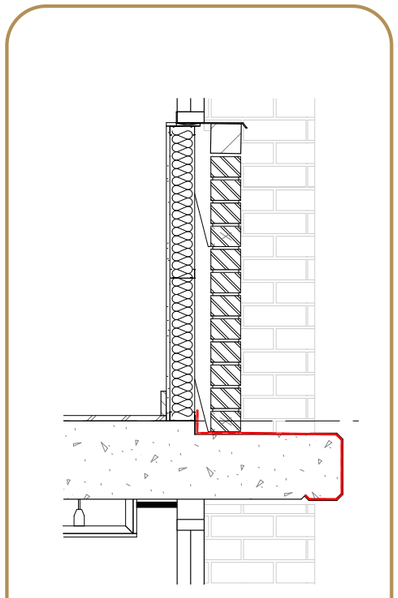
# BRICK BASE DETAILS



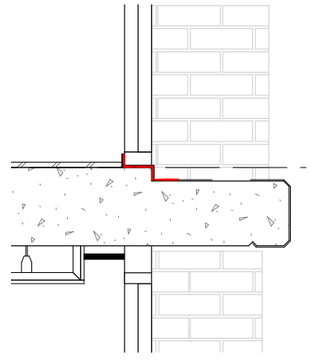

TYPICAL PLAN



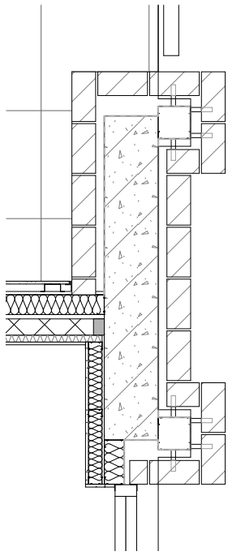

SECTION A



SECTION DETAIL 01

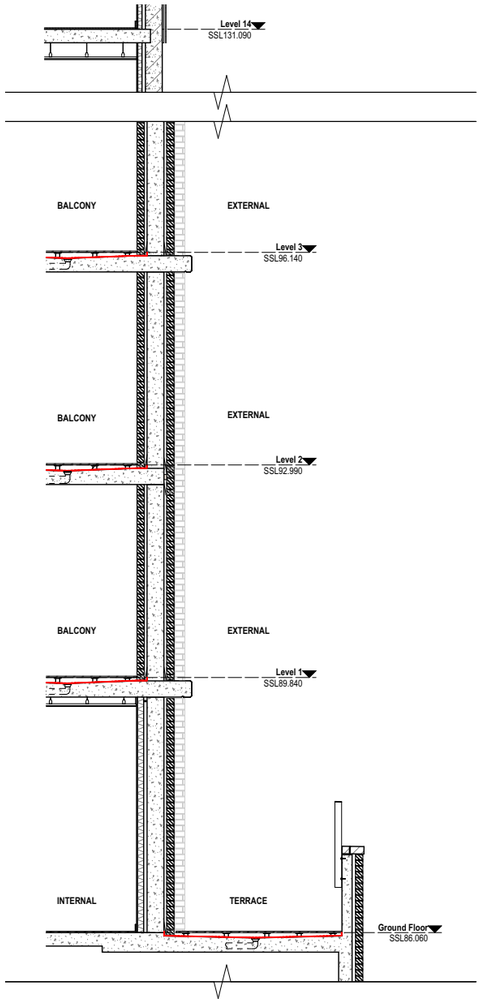


SECTION DETAIL 02

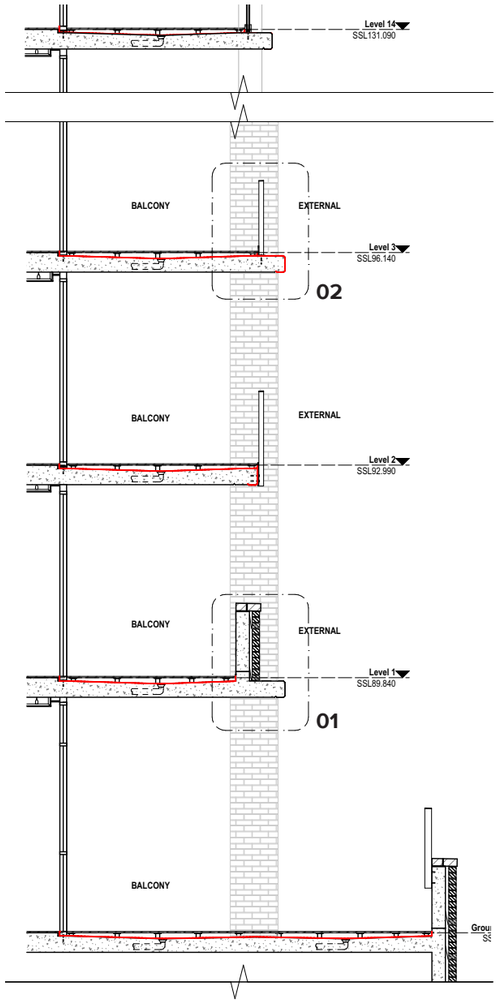


PLAN DETAIL 01

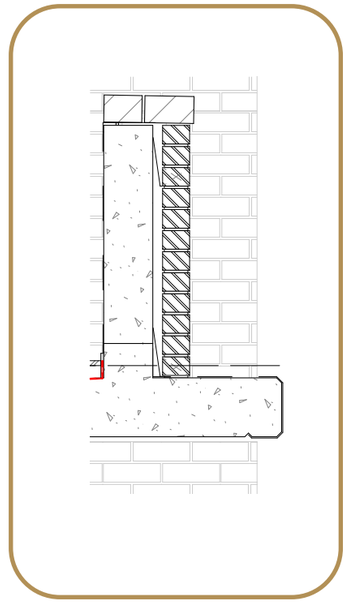
# BRICK BASE DETAILS



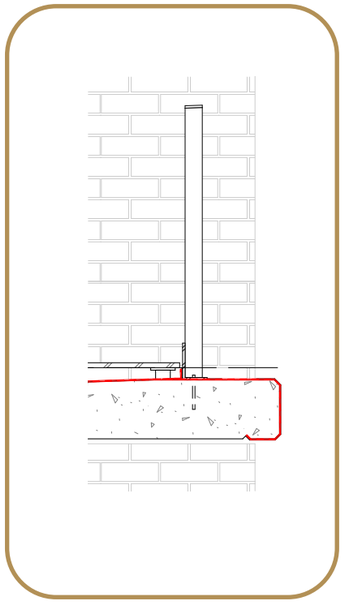

SECTION B




SECTION C

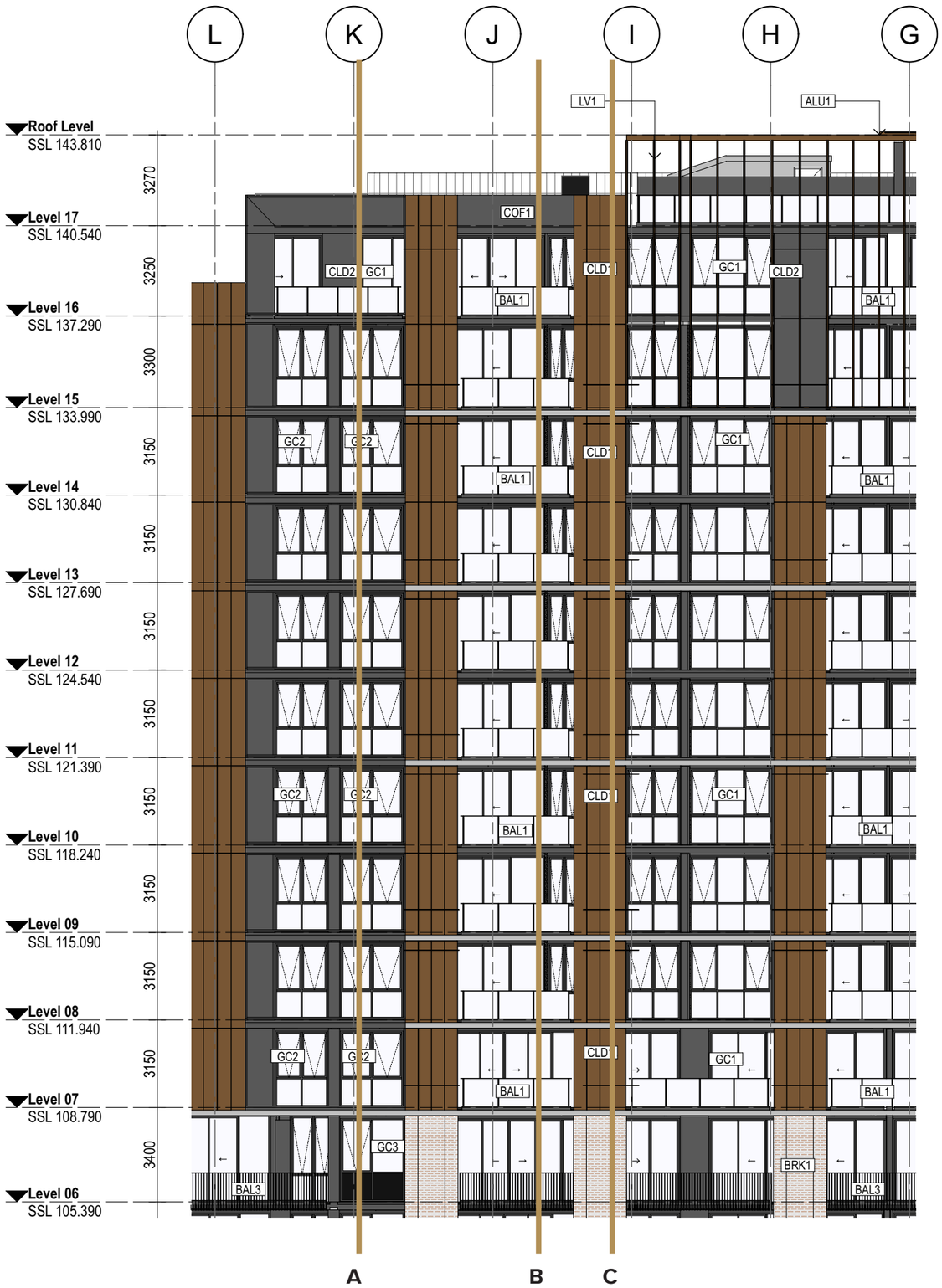


SECTION DETAIL 01



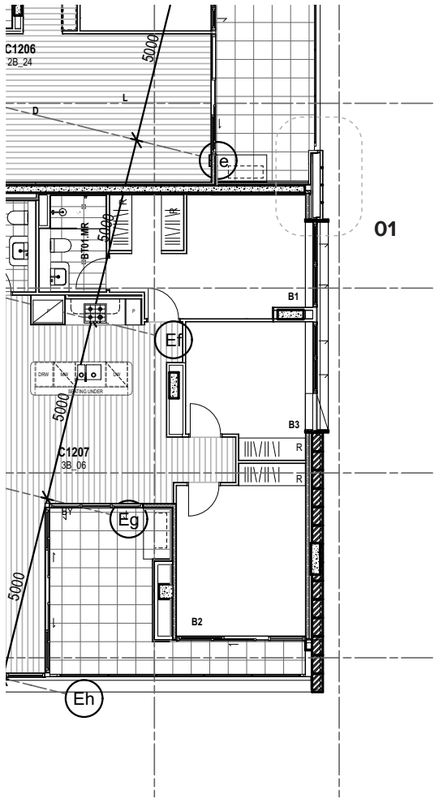
SECTION DETAIL 02

# TOWER DETAILS

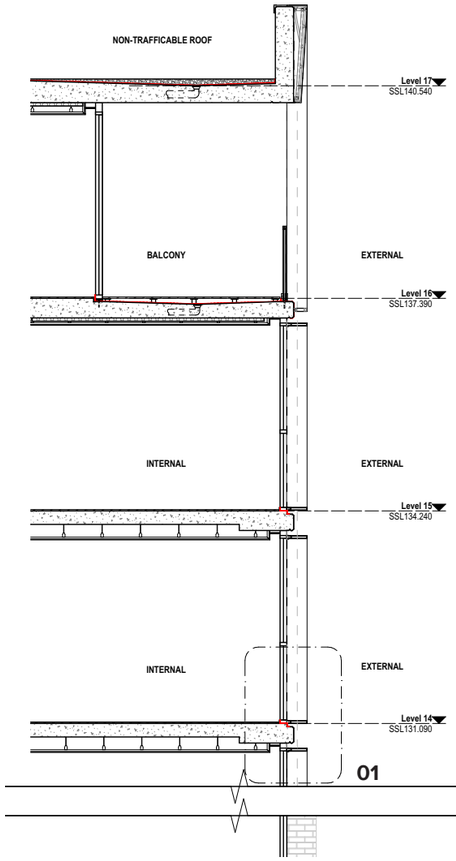



APPROVED SSD - PERSPECTIVE OF BUILDING C SOUTH

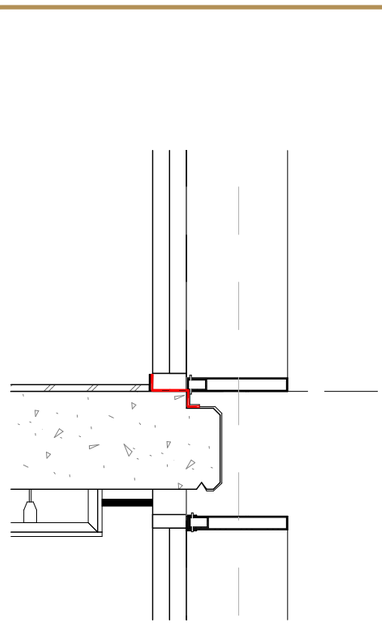
# TOWER DETAILS



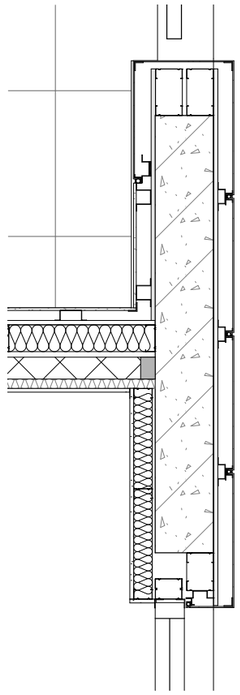

TYPICAL PLAN




SECTION A

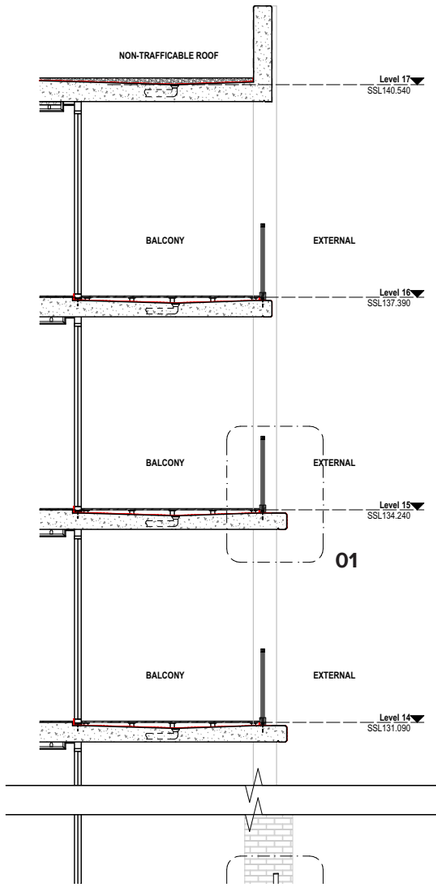


SECTION DETAIL 01

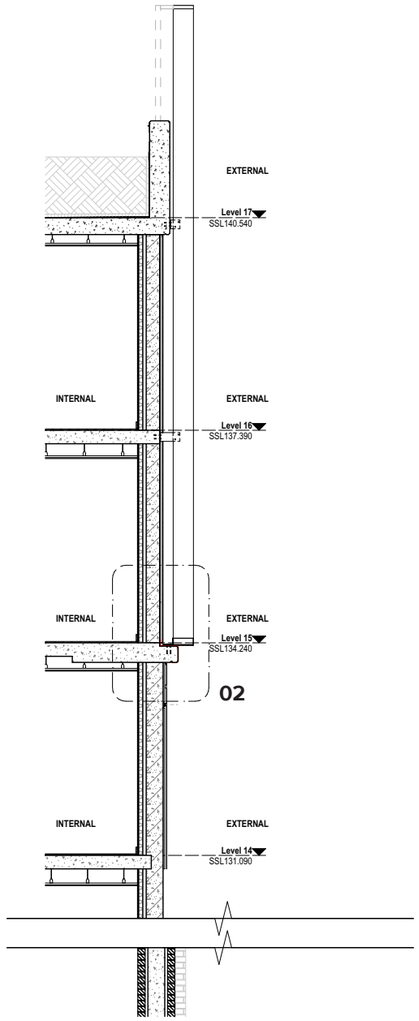


PLAN DETAIL 01

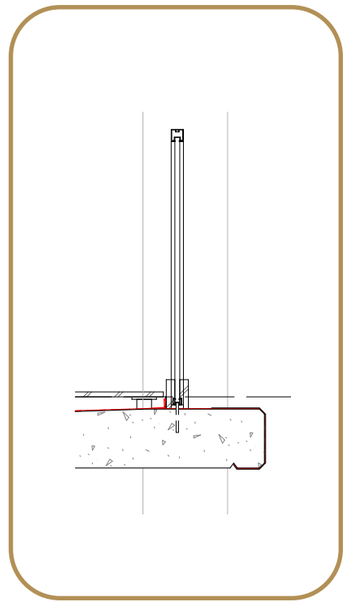
# TOWER DETAILS



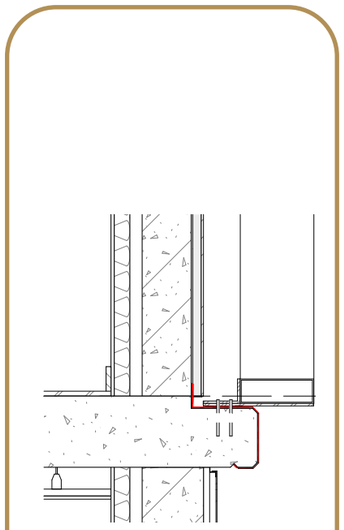

SECTION B




SECTION C



SECTION DETAIL 01

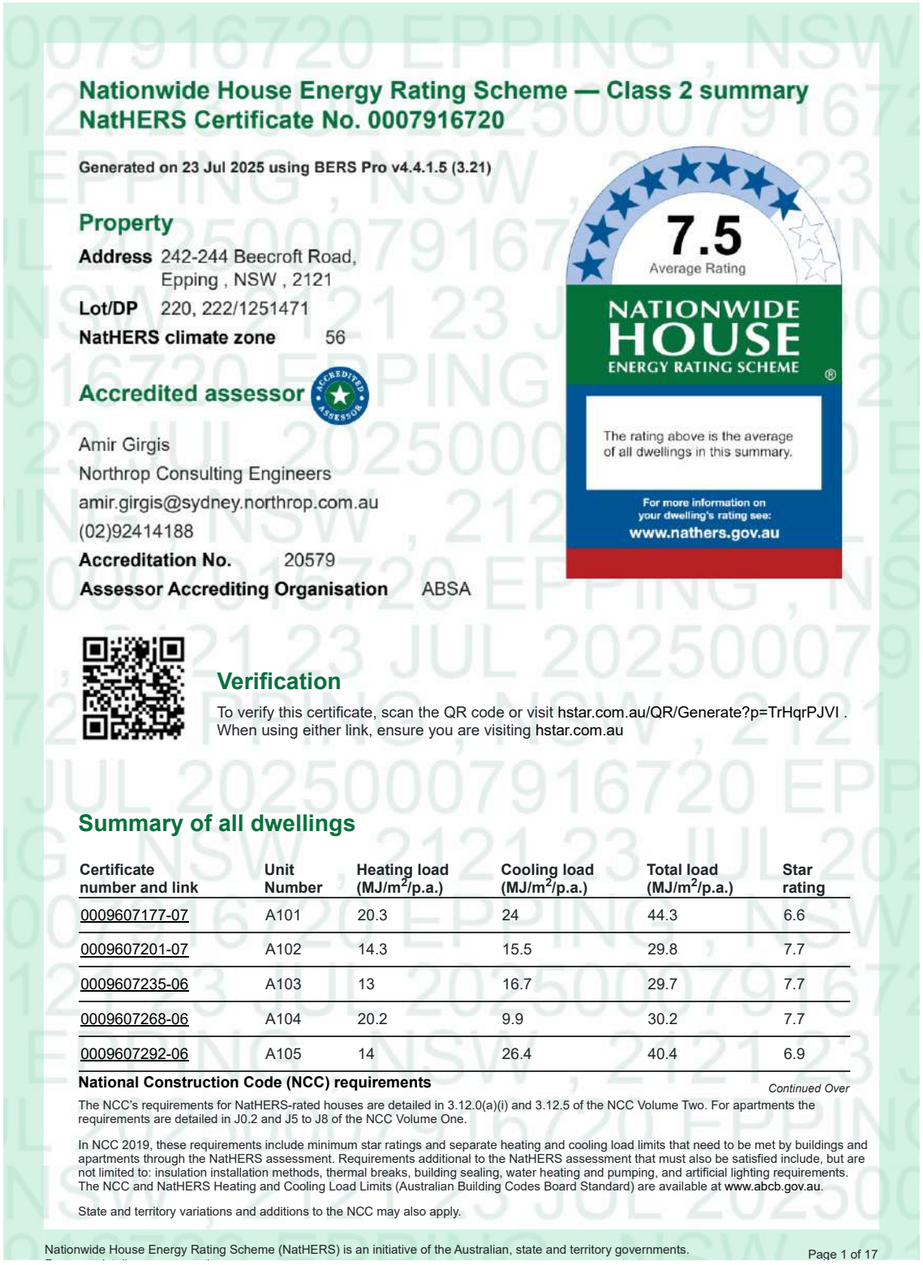


SECTION DETAIL 02

# 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<br>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<br>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) |
| Suspended Floor to non-conditioned space (above car park) or External Floor | Cast Concrete with added R1.5 soffit insulation to under slab – total R-value of R1.74<br>**Only applicable to unit EG01 and EG02:** Cast Concrete with added R2.5 soffit insulation to under slab - total R-value of R2.74<br>**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 |
| Floor coverings | Timber/engineered wood coverings in living and kitchen areas.<br>Tiles in wet areas.<br>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).**<br>Carpet in all other unit bedrooms. |
| Window system performance* | <u>Glazing Type 1:</u><br>Awnings, Bifold, Casement, Hinged: **U-Value 3.4 SHGC 0.47**<br>Sliding, Fixed, Double Hung: **U-Value 3.4 SHGC 0.53**<br>***Applicable to all units, except those specified in Glazing Type 2 and Glazing Type 3.***<br><u>Glazing Type 2:</u><br>Awnings, Bifold, Casement, Hinged: **U-Value 3.1 SHGC 0.39**<br>Sliding, Fixed, Double Hung: **U-Value 3.1 SHGC 0.49**<br>***Applicable to the below unit.***<br>***EG02***<br><u>Glazing Type 3 :</u><br>Awnings, Bifold, Casement, Hinged: **U-Value 3.6 SHGC 0.28**<br>Sliding, Fixed, Double Hung: **U-Value 3.6 SHGC 0.28**<br>***Applicable to the below units.***<br>***EB103, ELG03, EG04, CLG04***<br><u>Skylights:</u><br>Skylights: **U-value of 4.2 and SHGC of 0.72**<br>***Applicable to the below units.***<br>***B1502, B1405, C1605, C1606, E1601.***<br>All external doors and windows are weather-stripped.<br>** NOTE: Specified U-value is the maximum. SHGC allowance of +/-0.5%.* |
| Window operability | Window type and openness according to Architectural drawings.<br>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. |
| Ceiling Penetrations | Thermally sealed downlights have been assumed in all models.<br>Exhaust fans have been modelled as 1 per bathroom, 1 per laundry if available and 1 per kitchen.<br>Weather seals for all exhausts and ventilation vents have been assumed in all models. |
| Corridor Ventilation | **Tower D**<br>Naturally ventilated<br>**All other corridors**<br>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

7.5
Average Rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
The rating above is the average of all dwellings in this summary.
For more information on your dwelling's rating see:
www.nathers.gov.au

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=TrHqrPJVI . When using either link, ensure you are visiting hstar.com.au

Summary of all dwellings

| Certificate number and link | Unit Number | Heating load (MJ/m²/p.a.) | Cooling load (MJ/m²/p.a.) | Total load (MJ/m²/p.a.) | Star rating |
|---|---|---|---|---|---|
| 0009607177-07 | A101 | 20.3 | 24 | 44.3 | 6.6 |
| 0009607201-07 | A102 | 14.3 | 15.5 | 29.8 | 7.7 |
| 0009607235-06 | A103 | 13 | 16.7 | 29.7 | 7.7 |
| 0009607268-06 | A104 | 20.2 | 9.9 | 30.2 | 7.7 |
| 0009607292-06 | A105 | 14 | 26.4 | 40.4 | 6.9 |

National Construction Code (NCC) requirements

*Continued Over*

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.

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

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

Page 1 of 17

**PLEASE REFER TO THE BASIX CERTIFICATE AUGUST 2025 AND STAMPED PLANS BY NORTHROP 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.**


NORTHROP
DASCO
TURNER