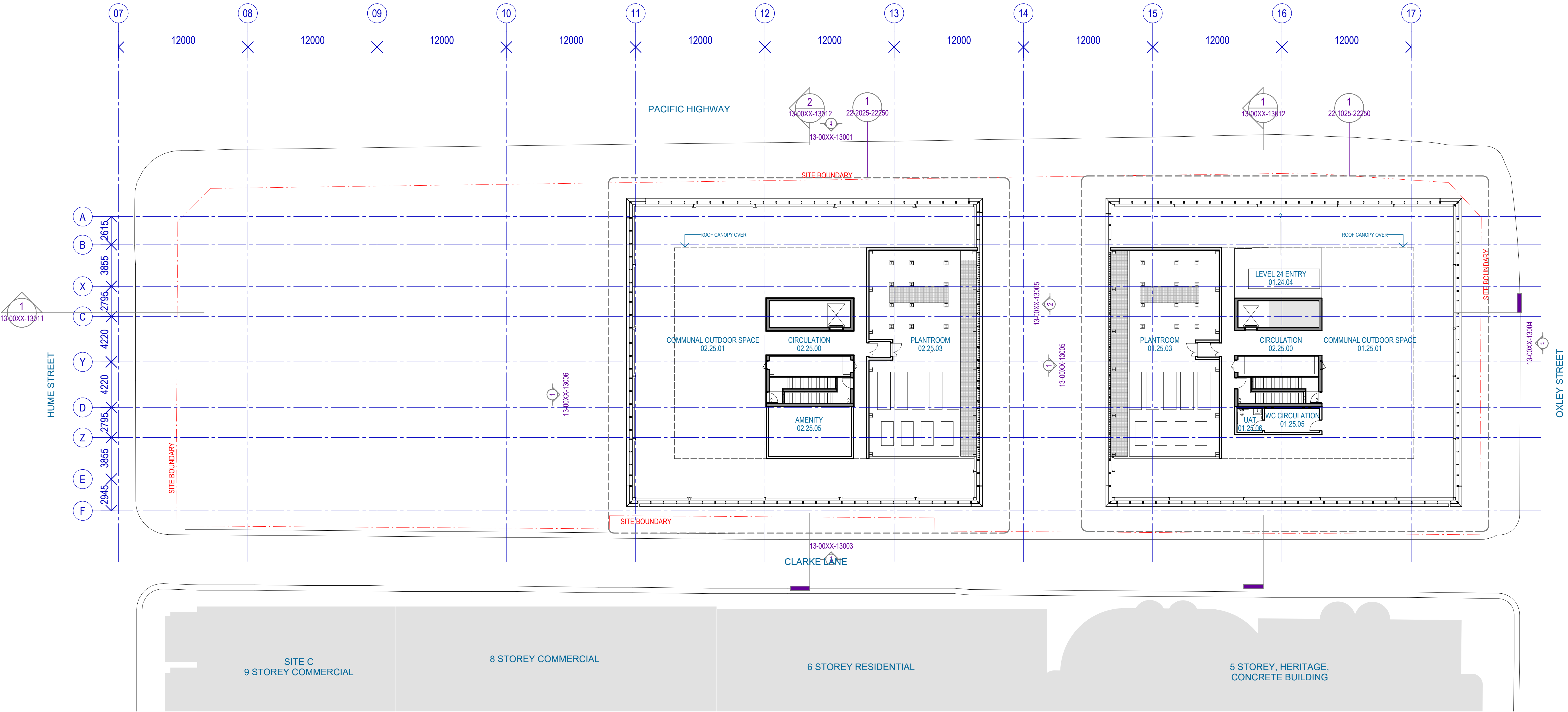




NCC2022 NATHERS Thermal Performance Specification - Crows Nest OSD Site A				
External Walls	Insulation	Colour	Type	Comments
	R2.7 with R0.2 thermal break	Light - SA < 0.475	Metal cladding with steel frame	Throughout including spandrels
Internal Walls	Insulation	Type		Comments
	None	Plasterboard stud		Internally inside units
	None	Plasterboard stud		Party walls between units
	None	Plasterboard stud		Shared wall with services riser
	R2.7	Plasterboard stud		Shared wall with lobby/corridor: T3 only
	None	Concrete block, lined		Shared wall with lift/fire stairs
Floor	Insulation	Type		Comments
	R2.5 None	Suspended concrete slab Concrete		Floor above open air Floor between levels
Floor covering	Bedrooms: Carpet		Wet areas: Tile	Kitchen/living/entry: Timber
Ceiling	Insulation	Type		Comments
	None R4.1	Plasterboard Plasterboard		Unit above Balcony/roof above
Roof	Insulation	Colour	Type	Comments
	None	Light - SA < 0.475	Concrete with waterproofing membrane	Roof throughout (unvented cavity)
Ceiling fans	Size		Location	
	Minimum 1200 in diameter		Bedrooms	
	Minimum 1400 in diameter		Living	
Ceiling penetration	Downlight		Exhaust fan	
	Sealed LED downlights throughout		Sealed exhaust fan in kitchen and all wet areas	
Glazing (Glass + frame)	U-Value	SHGC	Opening type	Comments
	3.8 or less	0.22 (+/-5%)	Awning	As per the results page/ NATHERS Certificates
	2.8 or less	0.30 (+/-5%)	Fixed	
	3.8 or less	0.26 (+/-5%)	Sliding	
	3.0 or less	0.22 (+/-5%)	Awning	Type 1 As per the results page/ NATHERS Certificates
	2.5 or less	0.30 (+/-5%)	Fixed	
	2.5 or less	0.50 (+/-5%)	Sliding	
	2.3 or less	0.54 (+/-5%)	Sliding	Type 3 As per the results page/ NATHERS Certificates
Skylight/Roof window	U-Value	SHGC	Opening type	Comments
	na	na	na	na

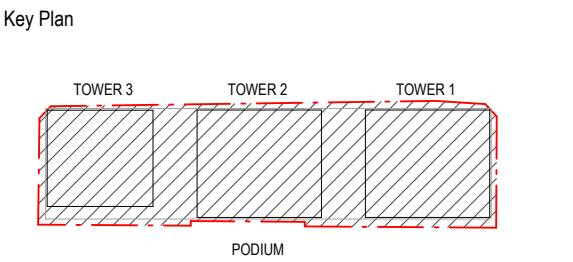


Recent revision history		
#	Status	Description
00	50% DD ISSUE	12.12.2025
01	WORK IN PROGRESS	27.02.2026
02	WORK IN PROGRESS	17.03.2026

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REFER TO 22 SERIES OF DRAWINGS FOR DETAILED GA DRAWINGS



Project
Crows Nest - Site A

Client
Third.i

Issuer
W-B
WOODS BAGOT

Project number
121808

Size check
25mm

Checked
SM

Approved
JF

Sheet size
A1

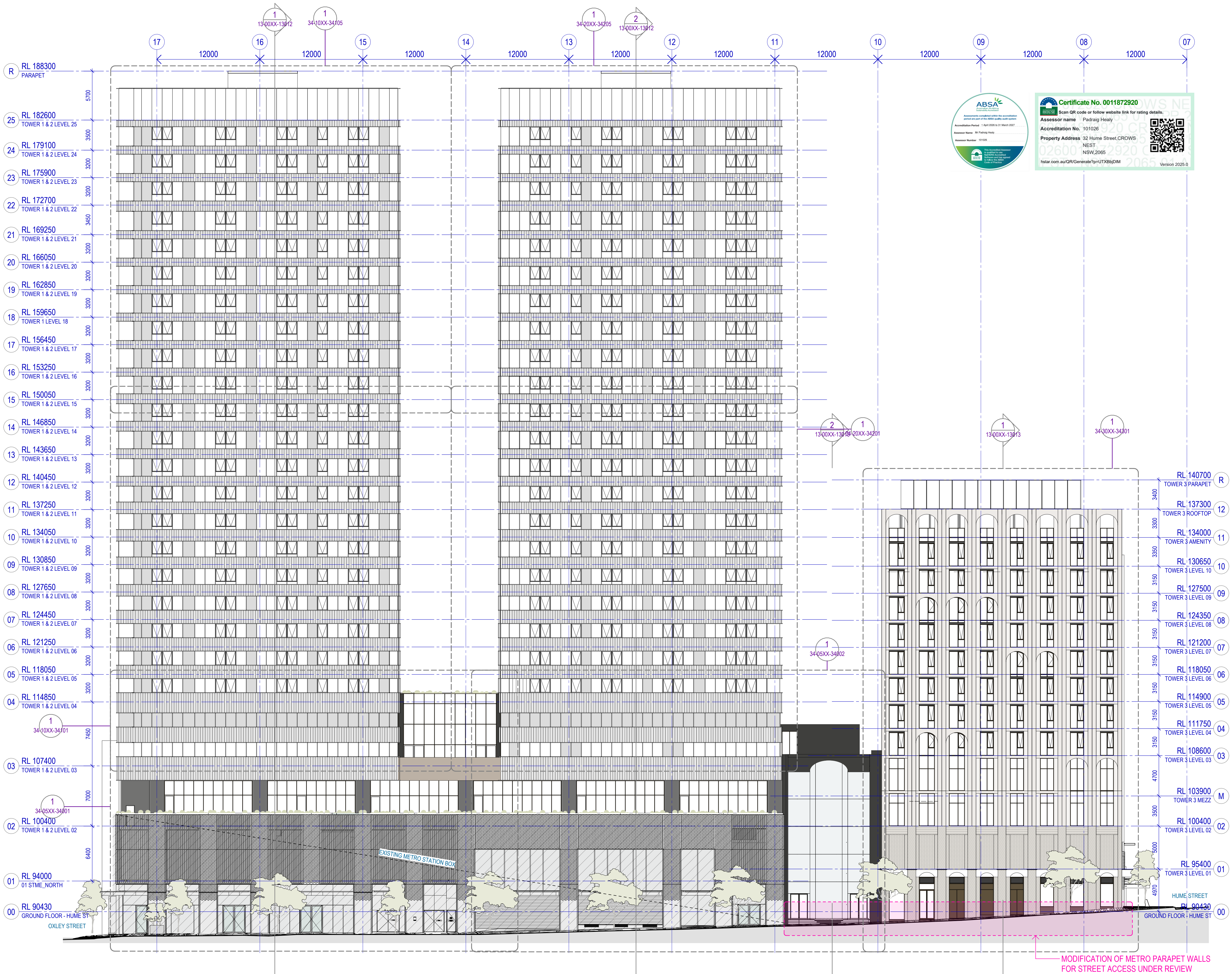
Scale
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Sheet title
Overall Arrangement Plan
Level 25

Sheet number
CNA-WBA-DRW-AR-12-0025-12250

Status
WORK IN PROGRESS

Revision
02

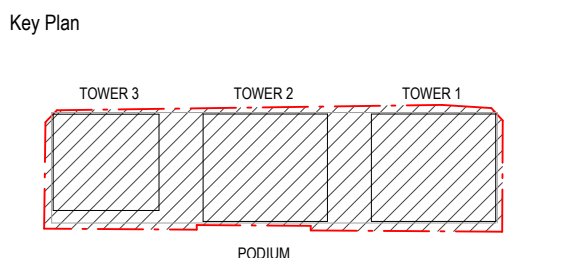


Recent revision history		
#	Status	Description
00		50% DD ISSUE
01		WORK IN PROGRESS
02		WORK IN PROGRESS

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REFER TO 32 SERIES OF DRAWINGS
FOR DETAILED ELEVATION DRAWINGS



Project
Crows Nest - Site A

Client
Third.i

Issuer
W-B
WOODS BAGOT

Project number
121808

Size check
25mm

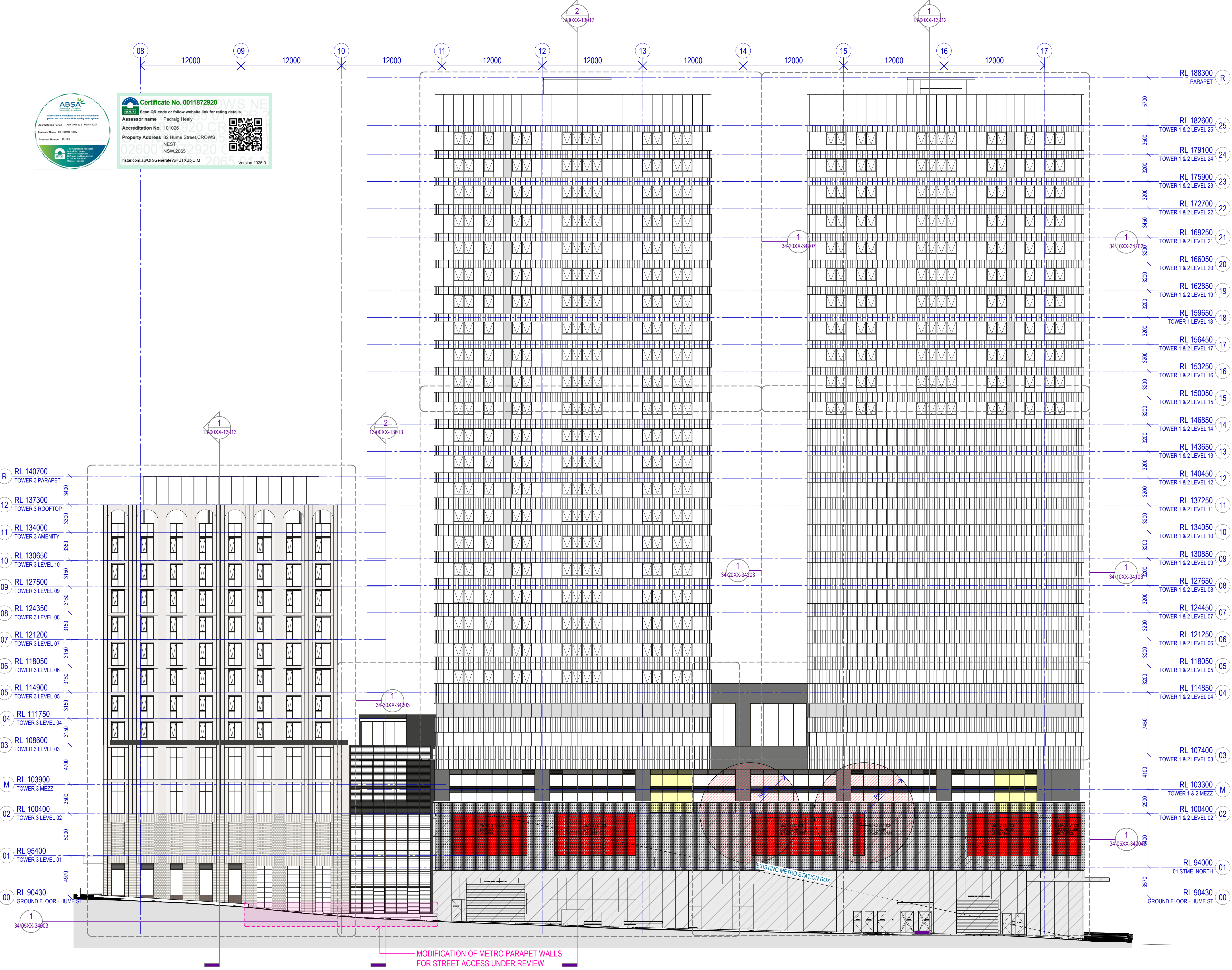
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SM	JF	A1	1:200

Sheet title
Overall Arrangement Elevation
West Elevation

Sheet number
CNA-WBA-DRW-AR-13-00XX-13001

Status
WORK IN PROGRESS

Revision
02

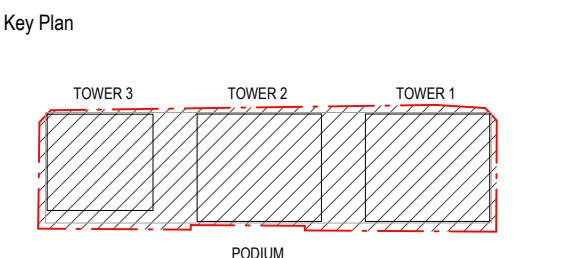


Recent revision history		
#	Status	Description
00	50% DD ISSUE	12.12.2025
01	WORK IN PROGRESS	27.02.2026
02	WORK IN PROGRESS	17.03.2026

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Project
Crows Nest - Site A

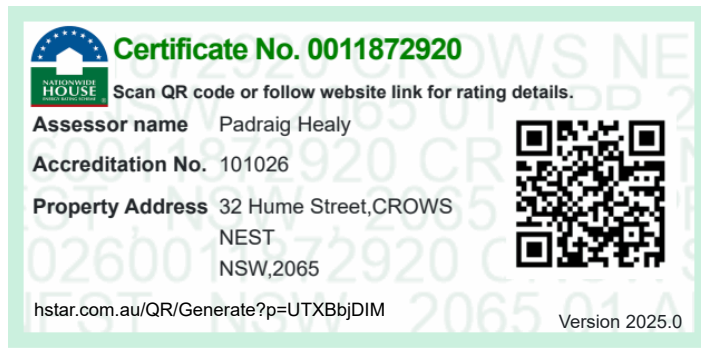
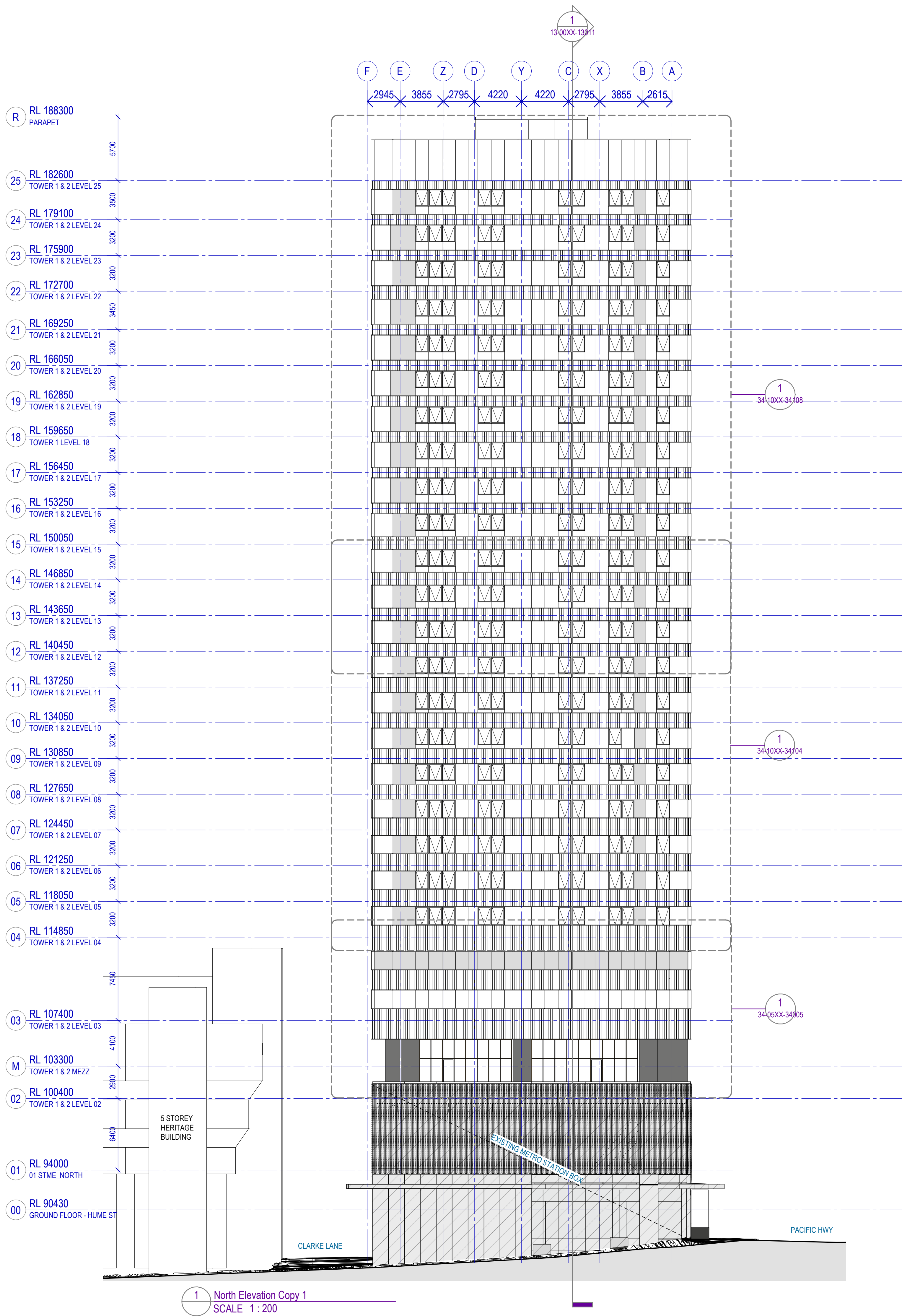
Client
Third.i

Issuer
W-B
WOODS BAGOT

Project number	Size check
121808	25mm
Checked	Approved
SM	JF
Sheet size	Scale
A1	1 : 200

Sheet title
Overall Arrangement Elevation
East Elevation

Sheet number	
CNA-WBA-DRW-AR-13-00XX-13003	
Status	Revision
WORK IN PROGRESS	02

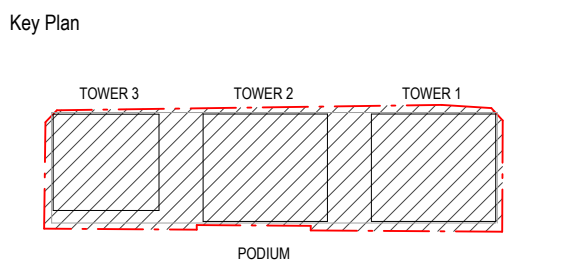


Recent revision history		
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00	50% DD ISSUE	12.12.2025
01	WORK IN PROGRESS	27.02.2026
02	WORK IN PROGRESS	17.03.2026

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Project
Crows Nest - Site A

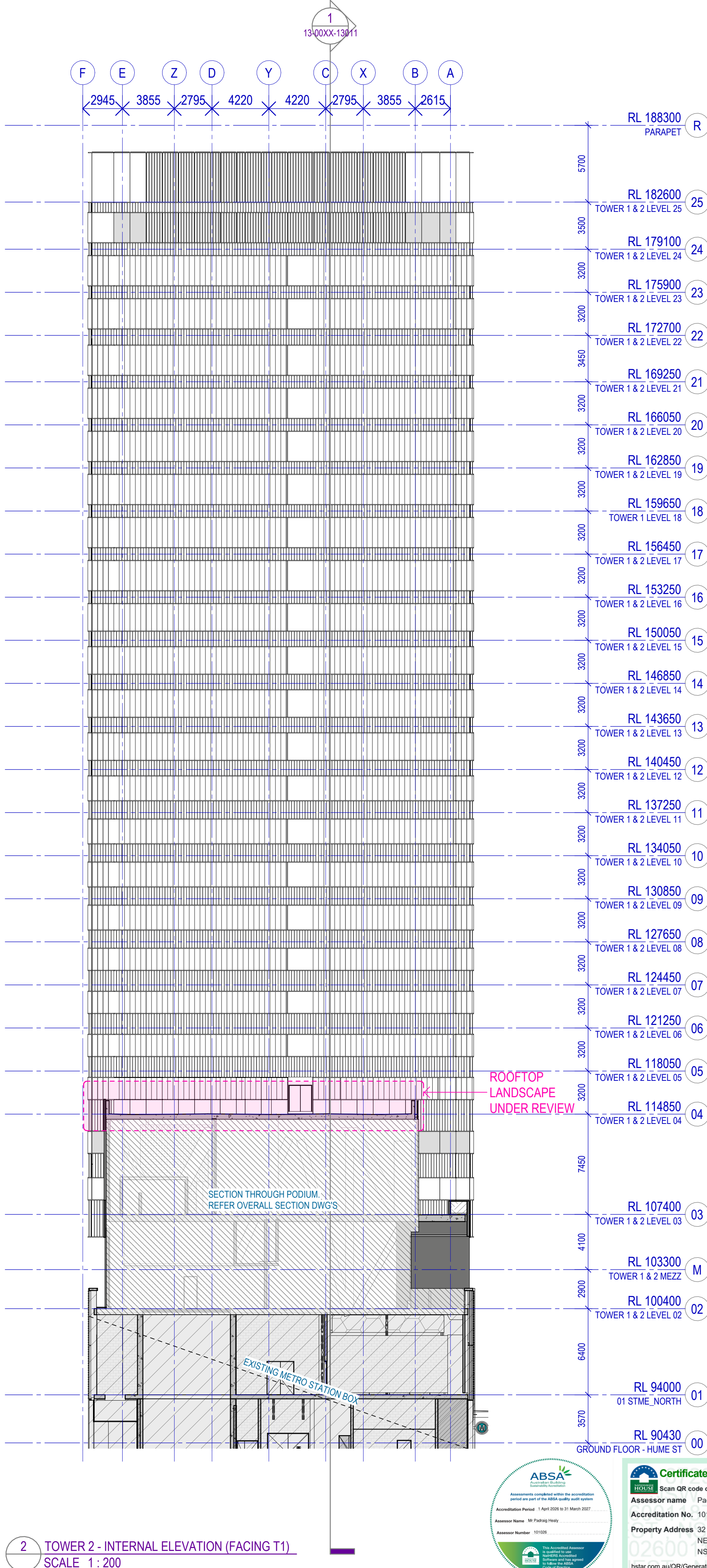
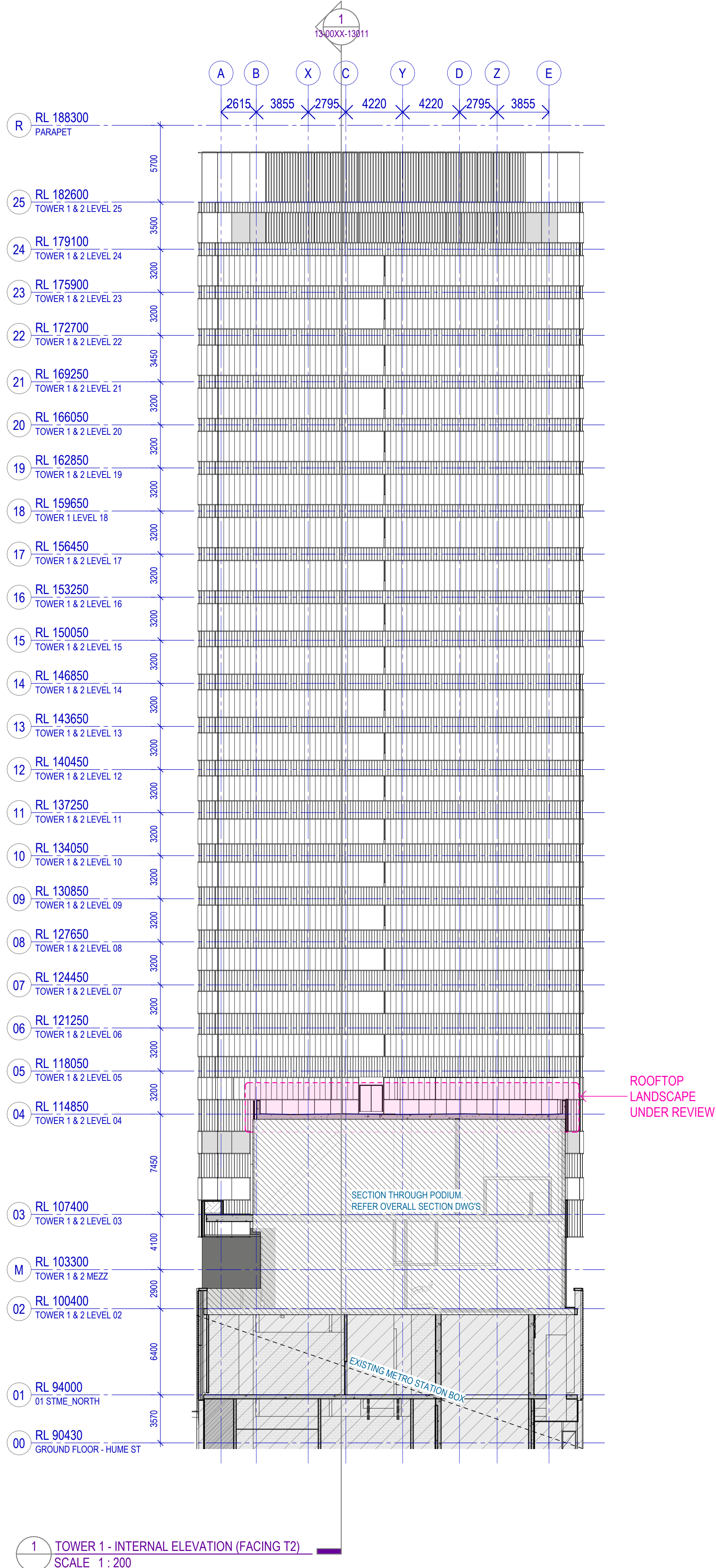
Client
Third.i

Issuer
W-B
WOODS BAGOT

Project number	Size check
121808	25mm
Checked	Approved
SM	JF
Sheet size	Scale
A1	1 : 200

Sheet title
Overall Arrangement Elevation
North Elevation

Sheet number
CNA-WBA-DRW-AR-13-00XX-13004
Status
WORK IN PROGRESS
Revision
02

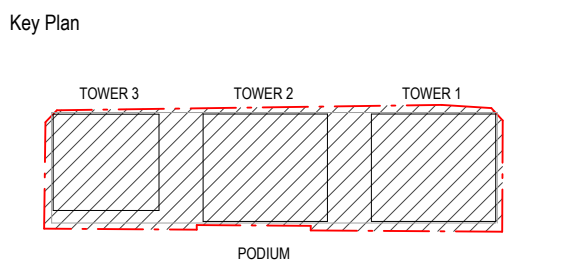


Recent revision history		
#	Status	Description
00	50% DD ISSUE	12.12.2025
01	WORK IN PROGRESS	27.02.2026
02	WORK IN PROGRESS	17.03.2026

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FOR DETAILED ELEVATION DRAWINGS



Project
Crows Nest - Site A

Client
Third.i

Issuer
W-B
WOODS BAGOT

Project number
121808

Size check
25mm

Checked
SM

Approved
JF

Sheet size
A1

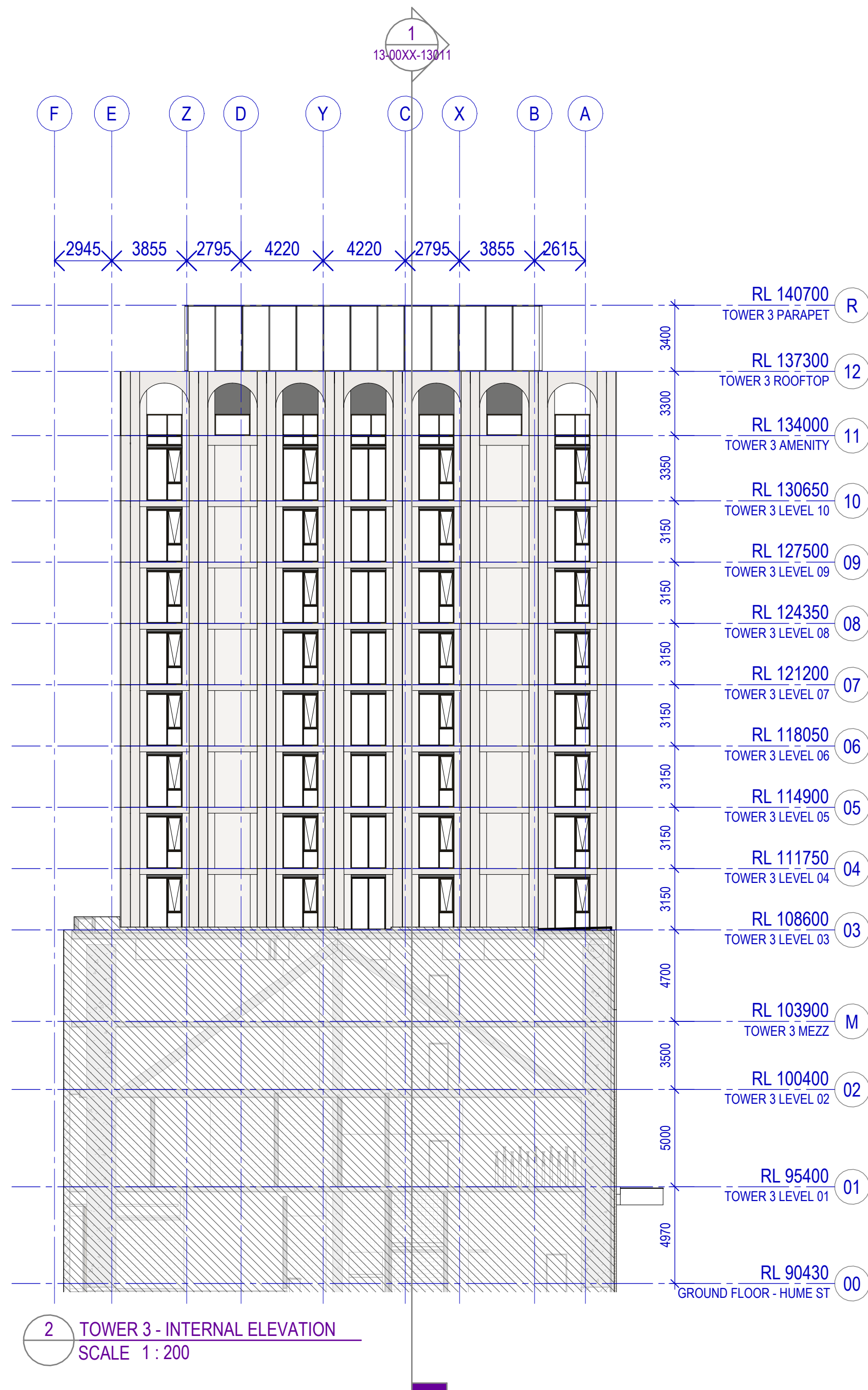
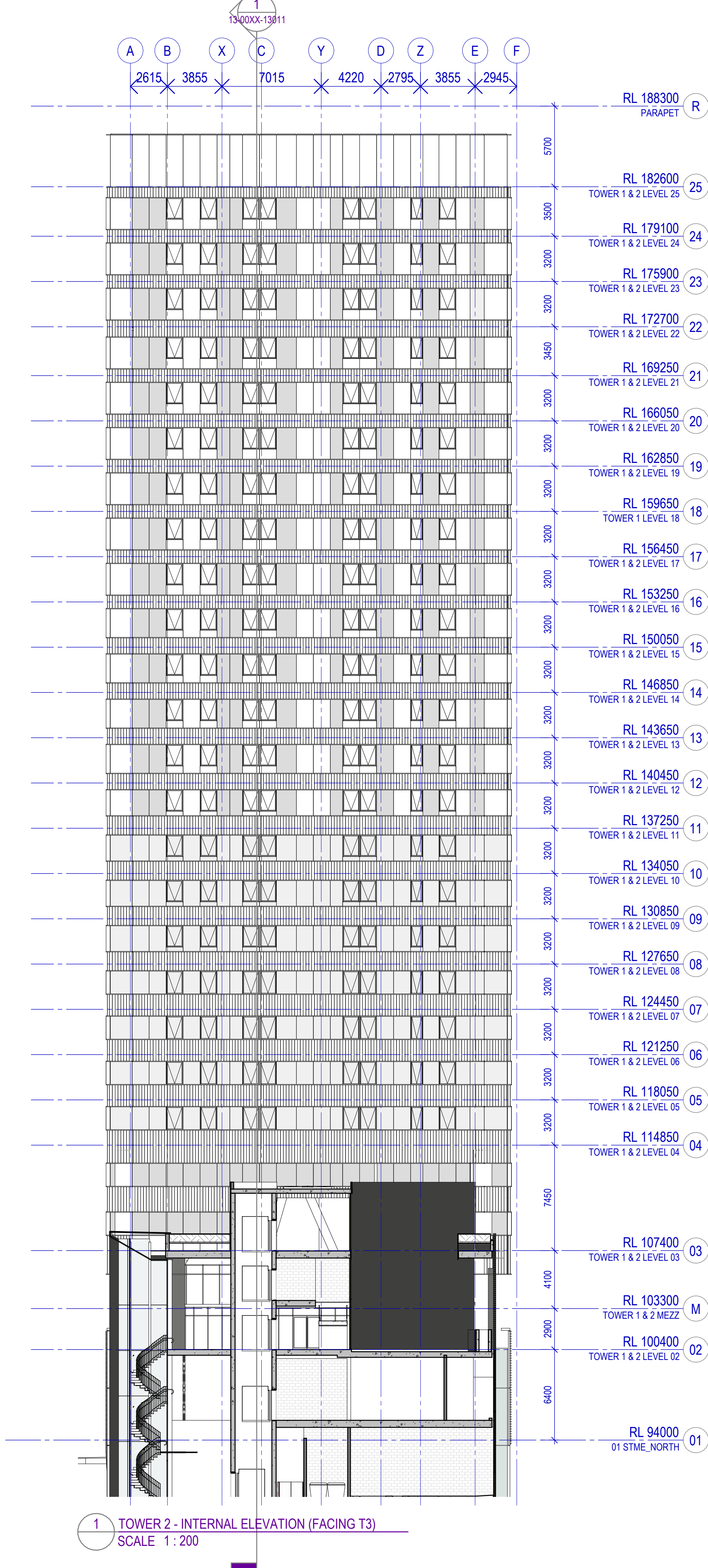
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Sheet title
Overall Arrangement Elevation
Internal Elevations - Towers 1 & 2

Sheet number
CNA-WBA-DRW-AR-13-00XX-13005

Status
WORK IN PROGRESS

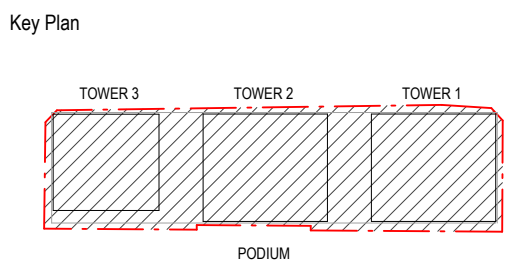
Revision
02



#	Status	Description	Date
00	50% DD ISSUE		12.12.2025
01	WORK IN PROGRESS		27.02.2026
02	WORK IN PROGRESS		17.03.2026

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Project
Crows Nest - Site A

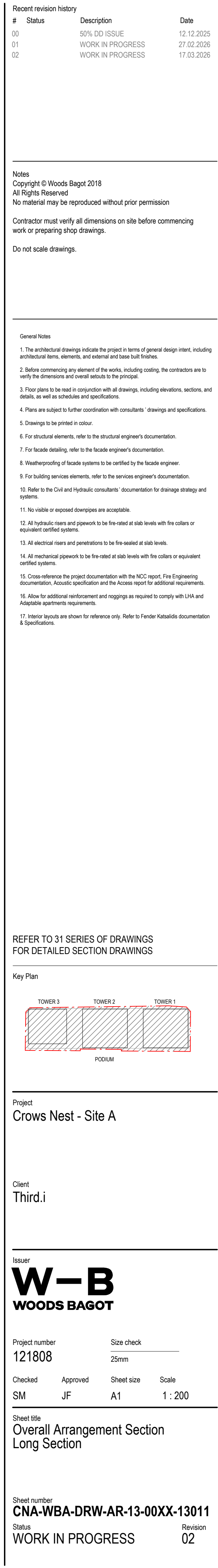
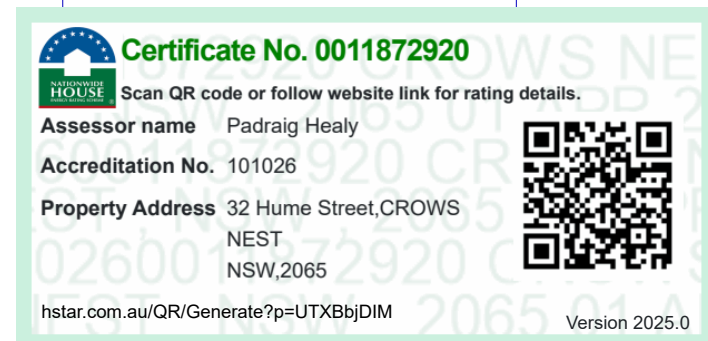
Client
Third.i

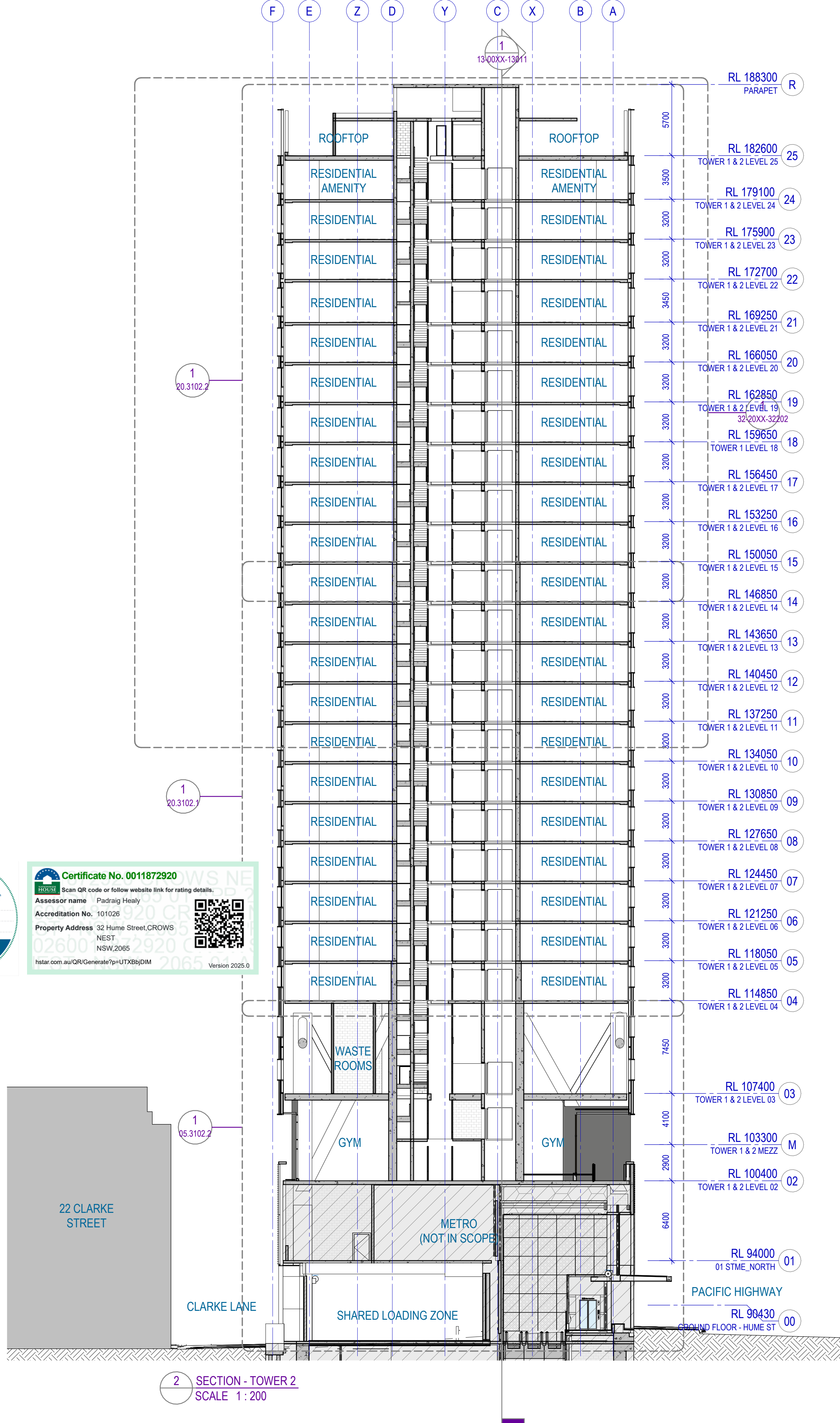
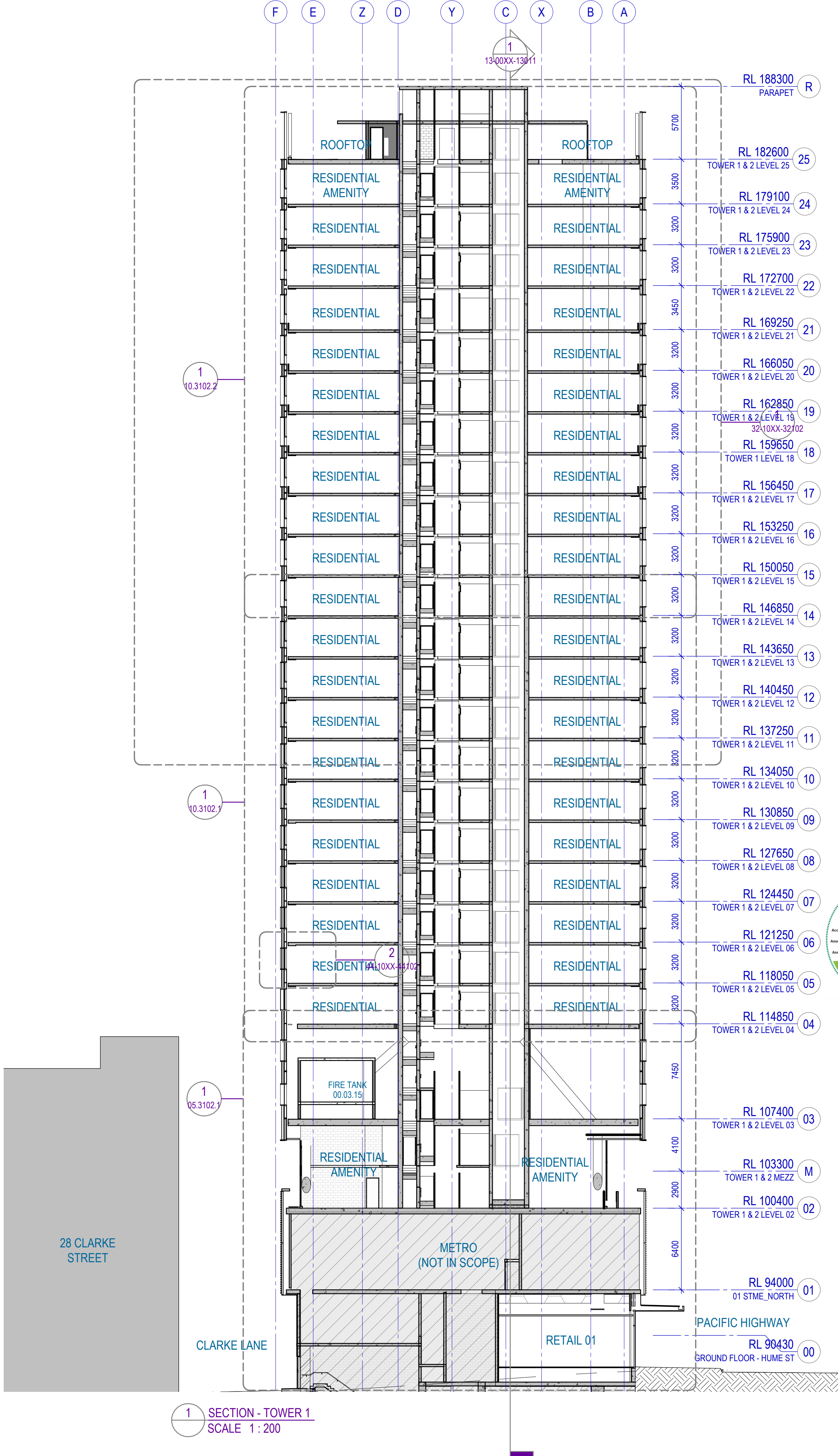
Issuer
W-B
WOODS BAGOT

Project number		Size check	
121808		25mm	
Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 200

Sheet title
Overall Arrangement Elevation
Internal Elevations - Towers 2 & 3

Sheet number
CNA-WBA-DRW-AR-13-00XX-13006
Status
WORK IN PROGRESS
Revision
02







ABSAR
Accreditation
Scheme
for
Building
Surveyors
(ABSA)

Certificate No. 0011872920

Scan QR code or follow website link for rating details.

Assessor name Padraig Healy

Accreditation No. 101026

Property Address 32 Hume Street, CROWS NEST
NSW, 2065

hstar.com.au/QR/Generate?ip=UTXBjDIM

Version 2025.0

#	Status	Description	Date
00	50% DD ISSUE		12.12.2025
01	WORK IN PROGRESS		27.02.2026
02	WORK IN PROGRESS		17.03.2026

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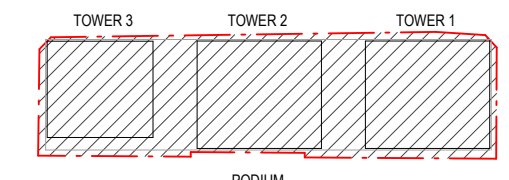
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REFER TO 31 SERIES OF DRAWINGS
FOR DETAILED SECTION DRAWINGS

Key Plan



Project
Crows Nest - Site A

Client
Third.i

Issuer
W-B
WOODS BAGOT

Project number	Size check
121808	25mm

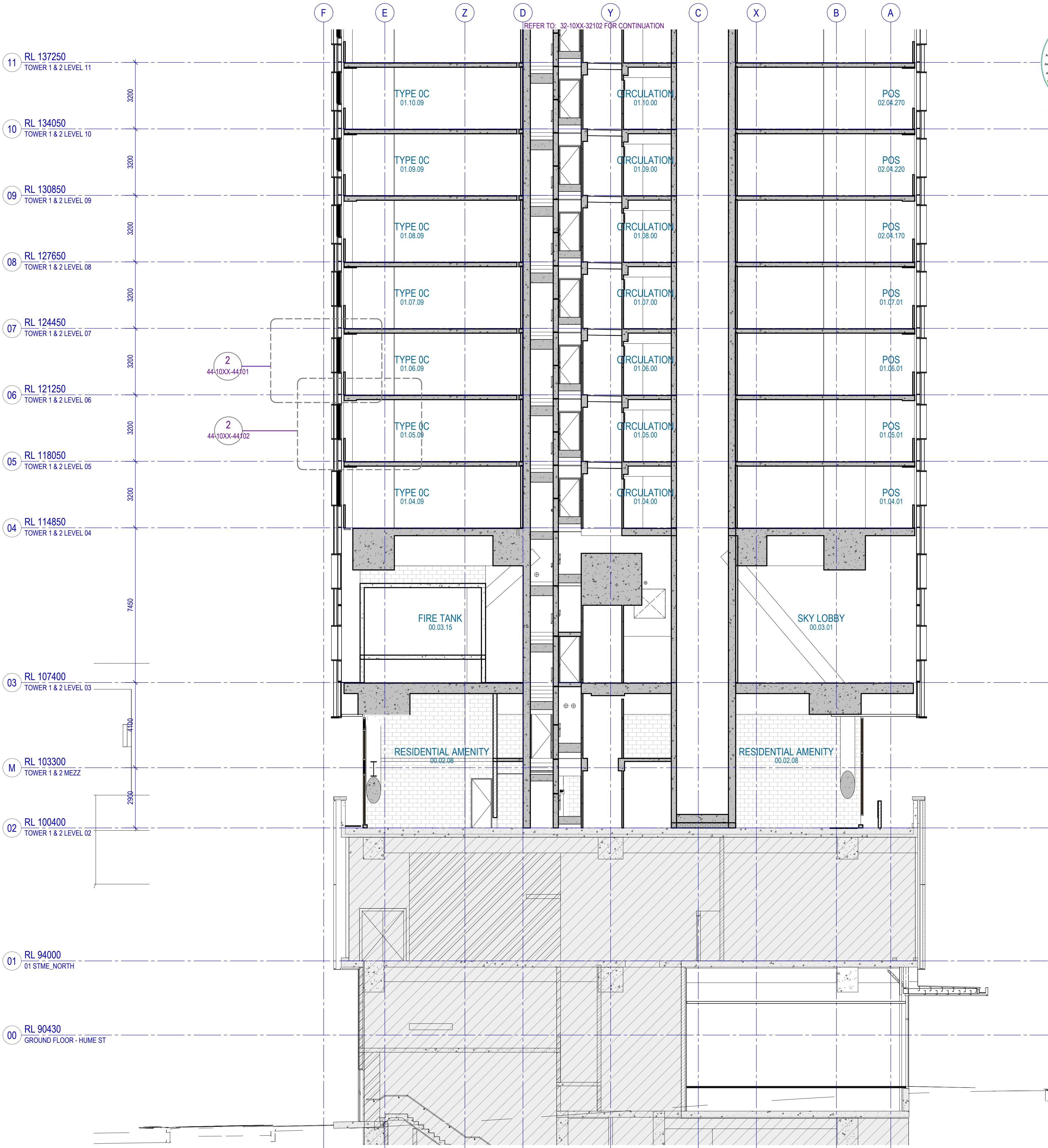
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SM	JF	A1	1 : 200

Sheet title
Overall Arrangement Section
Short Section 1

Sheet number	Revision
CNA-WBA-DRW-AR-13-00XX-13012	02

STATUS
WORK IN PROGRESS

Date generated 3/17/2026 12:44:53 PM



1 T1 Long Section A
SCALE 1 : 100



Certificate No. 0011872920
Scan QR code or follow website link for rating details.
Assessor name: Padraig Healy
Accreditation No. 101026
Property Address: 32 Hume Street, CROWS NEST NSW 2065
hstar.com.au/QR/Generate?pr=UTXBbYDIM
Version 2025.0

Recent revision history

#	Status	Description	Date
00	WORK IN PROGRESS		27.02.2026
01	WORK IN PROGRESS		17.03.2026

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32 Series Notes

- Wet areas setbacks for adaptable units only.
- Levels shown are to top of slab only. Floor building allowance: 30mm + SSL.
- Refer to Structure Eng. documentation for Structural Design Scope.
- Refer to Services Eng. documentation for Services Design Scope.
- Refer to Landscape Arch. documentation for Landscape Design Scope.
- Refer to Facade Eng. documentation for Facade Design Scope.
- Refer to Civil Eng. documentation for Civil Design Scope.
- Refer to Acoustic Cons. documentation for Acoustic Scope.
- Refer to BASIX Cons. documentation for BASIX & Section J Scope.
- Refer to Interior Arch. documentation for Interior Design Scope.

Key Plan

Project
Crows Nest - Site A

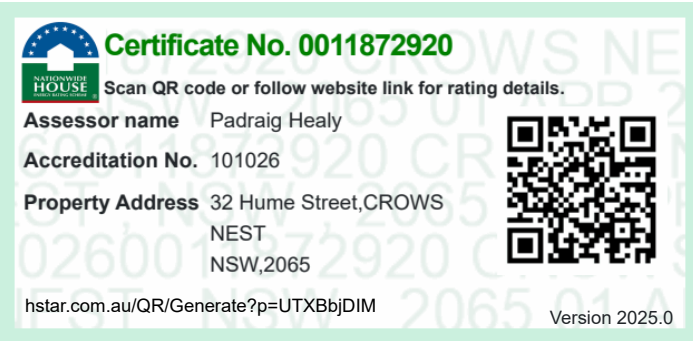
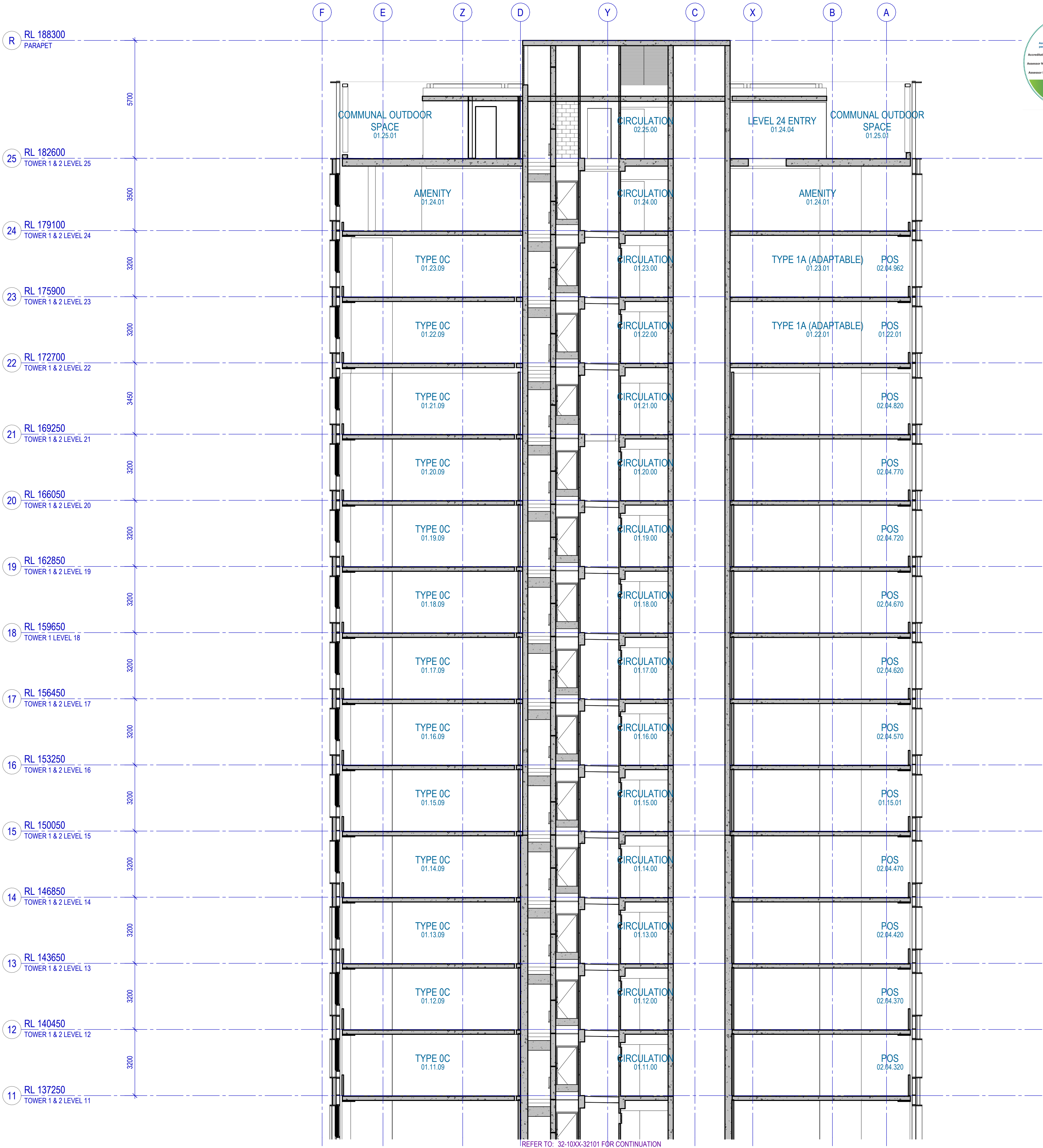
Client
Third.i

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W-B
WOODS BAGOT

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Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

Sheet title
General Arrangement Sections
Long Section

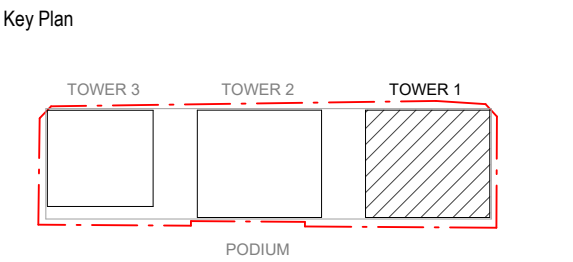
Sheet number	Revision
CNA-WBA-DRW-AR-32-10XX-32101	01
Status	
WORK IN PROGRESS	



Recent revision history		
#	Status	Description
00	WORK IN PROGRESS	27.02.2026
01	WORK IN PROGRESS	17.03.2026

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- 32 Series Notes
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 - Levels shown are to top of slab only. Floor building allowance: 30mm + SSL.
 - Refer to Structure Eng. documentation for Structural Design Scope.
 - Refer to Services Eng. documentation for Services Design Scope.
 - Refer to Landscape Arch. documentation for Landscape Design scope.
 - Refer to Facade Eng. documentation for Facade Design Scope.
 - Refer to Civil Eng. documentation for Civil Design Scope.
 - Refer to Acoustic Cons. documentation for Acoustic Scope.
 - Refer to BASIX Cons. documentation for BASIX & Section J Scope.
 - Refer to Interior Arch. documentation for Interior Design Scope.



Project
Crows Nest - Site A

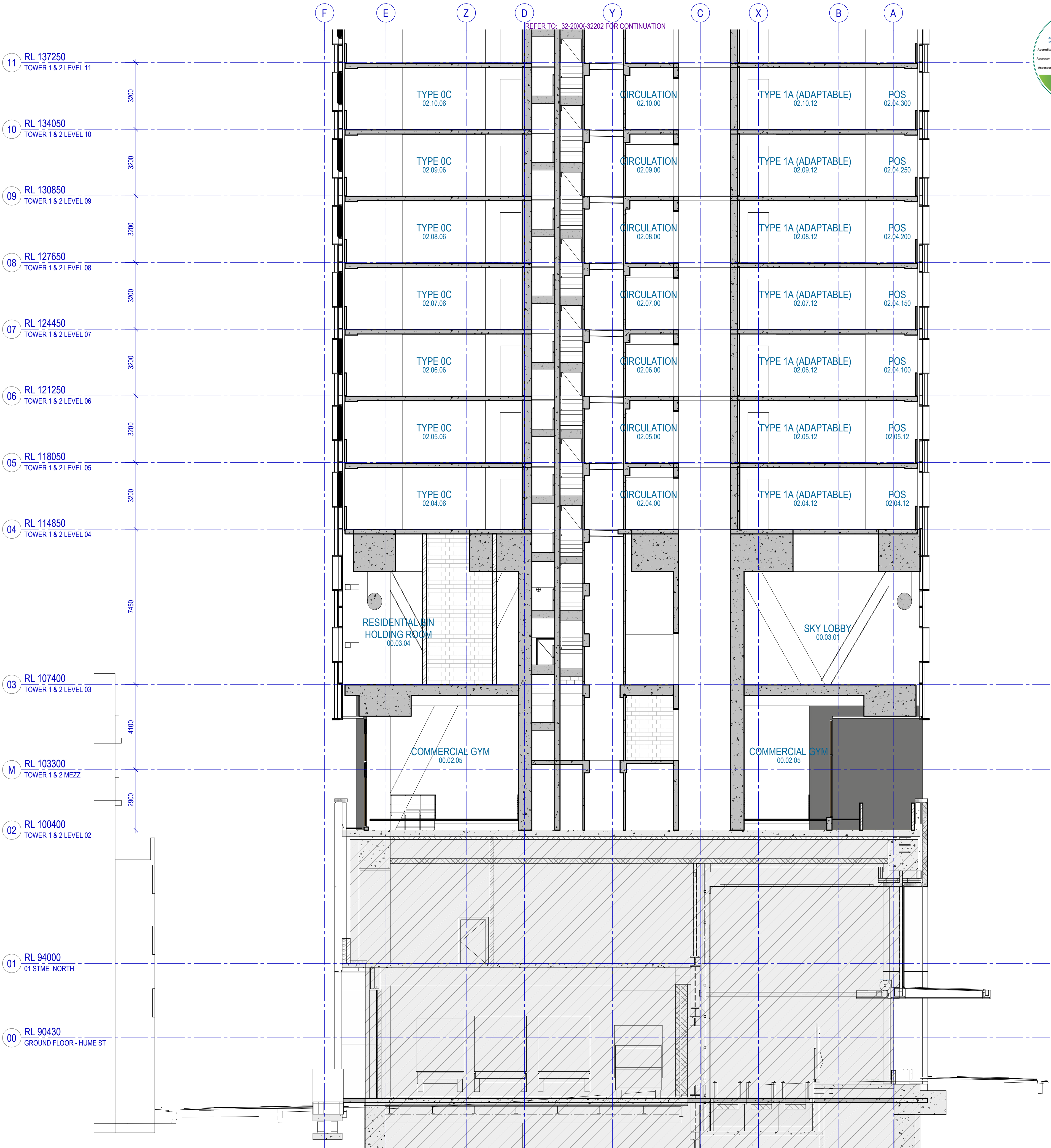
Client
Third.i

Issuer
W-B
WOODS BAGOT

Project number		Size check	
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SM	JF	A1	1 : 100

Sheet title
General Arrangement Sections
Long Section

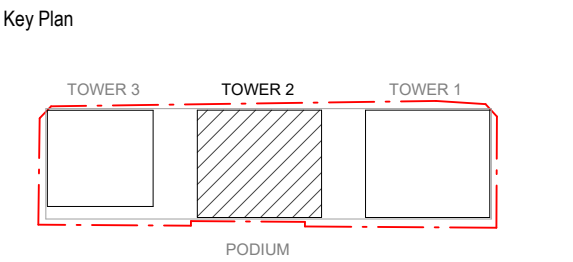
Sheet number	Revision
CNA-WBA-DRW-AR-32-10XX-32102	01
Status	
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Recent revision history		
#	Status	Description
00	WORK IN PROGRESS	27.02.2026
01	WORK IN PROGRESS	17.03.2026

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- 32 Series Notes
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 - Refer to BASIX Cons. documentation for BASIX & Section J Scope.
 - Refer to Interior Archt. documentation for Interior Design Scope.



Project
Crows Nest - Site A

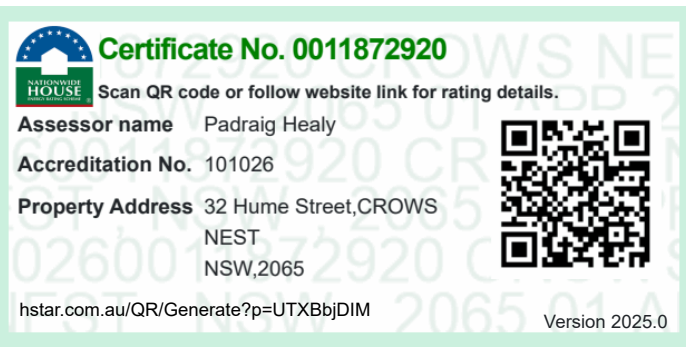
Client
Third.i

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W-B
WOODS BAGOT

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SM	JF	A1	1 : 100

Sheet title
General Arrangement Sections
Long Section

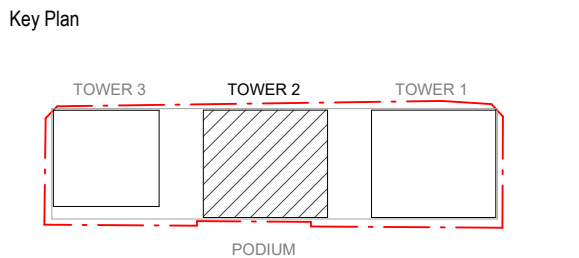
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CNA-WBA-DRW-AR-32-20XX-32201	01
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Recent revision history		
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00	WORK IN PROGRESS	WORK IN PROGRESS
01	WORK IN PROGRESS	WORK IN PROGRESS

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Project
Crows Nest - Site A

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Project number		Size check	
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Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

Sheet title
General Arrangement Sections
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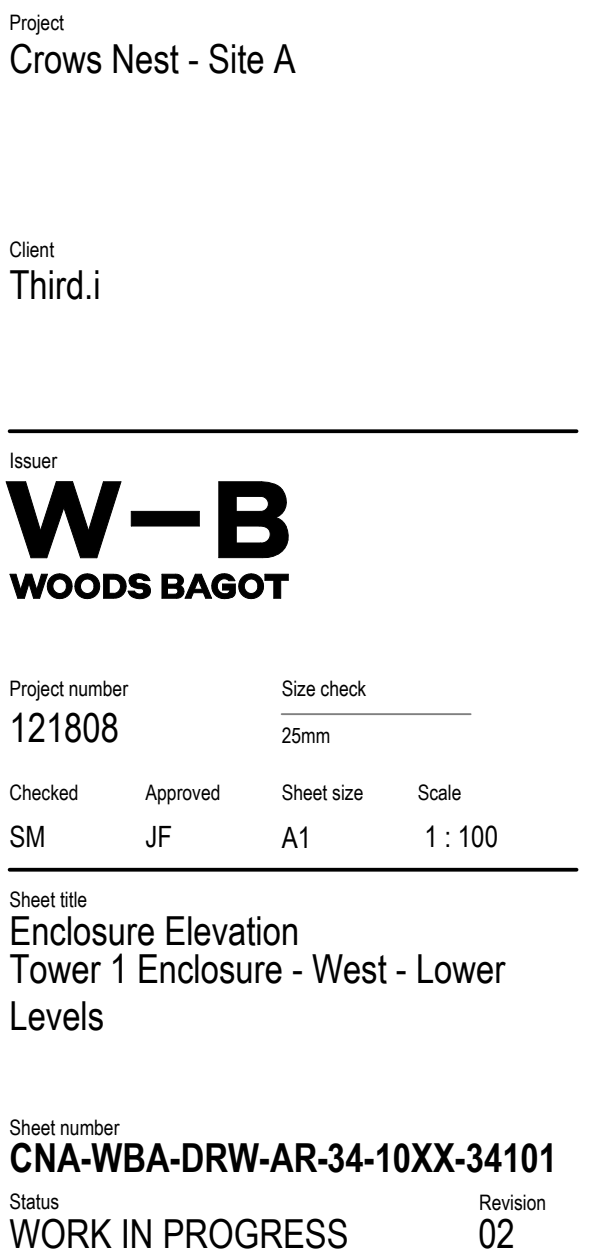
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CNA-WBA-DRW-AR-32-20XX-32202	01
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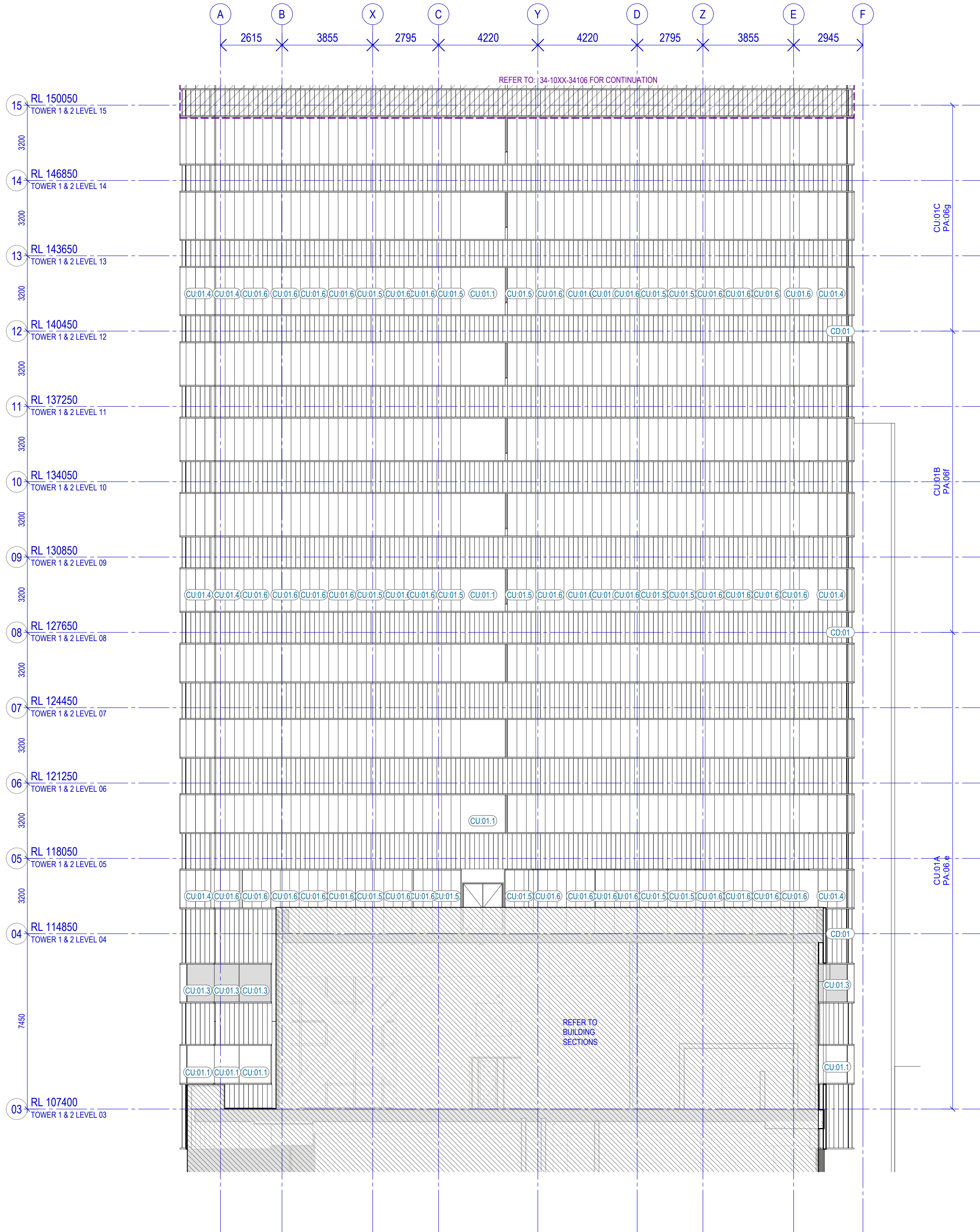
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01		WORK IN PROGRESS
02		WORK IN PROGRESS

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Project number
121808

Size check
25mm

Checked
SM

Approved
JF

Sheet size
A1

Scale
1 : 100

Sheet title
Enclosure Elevation
Tower 1 Enclosure - South - Lower Levels

Sheet number
CNA-WBA-DRW-AR-34-10XX-34102

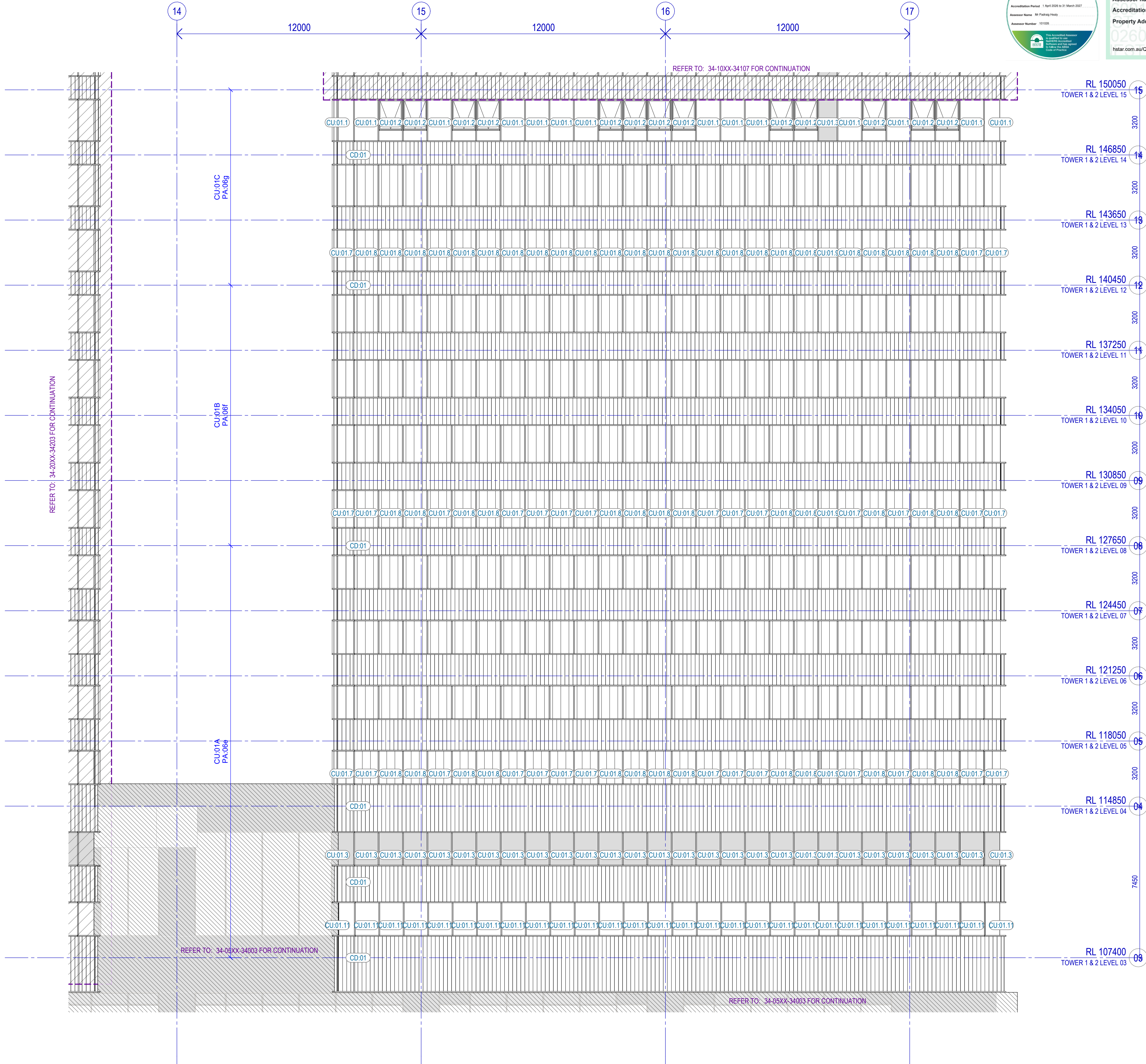
Status
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Revision
02



Recent revision history		
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01		WORK IN PROGRESS
02		WORK IN PROGRESS

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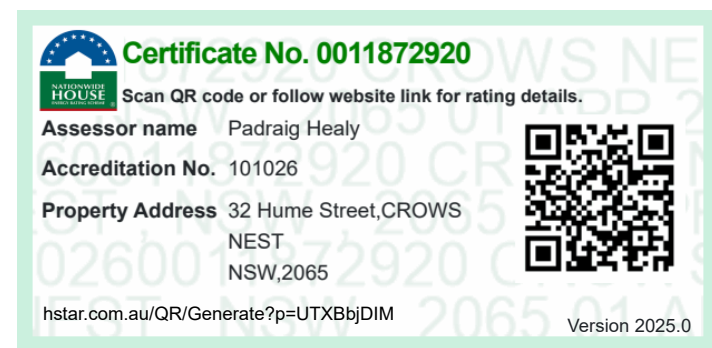
Client
Third.i

Issuer
W-B
WOODS BAGOT

Project number		Size check	
121808		25mm	
Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

Sheet title
Enclosure Elevation
Tower 1 Enclosure - East - Lower Levels

Sheet number	Revision
CNA-WBA-DRW-AR-34-10XX-34103	02
Status	
WORK IN PROGRESS	



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Sheet title
Enclosure Elevation
Tower 1 Enclosure - North - Lower
Levels

Date generated 3/17/2026 12:47:51 PM



Recent revision history		
#	Status	Description
00		50% DD ISSUE
01		WORK IN PROGRESS
02		WORK IN PROGRESS

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Project number
121808
Size check
25mm
Checked
SM
Approved
JF
Sheet size
A1
Scale
1 : 100

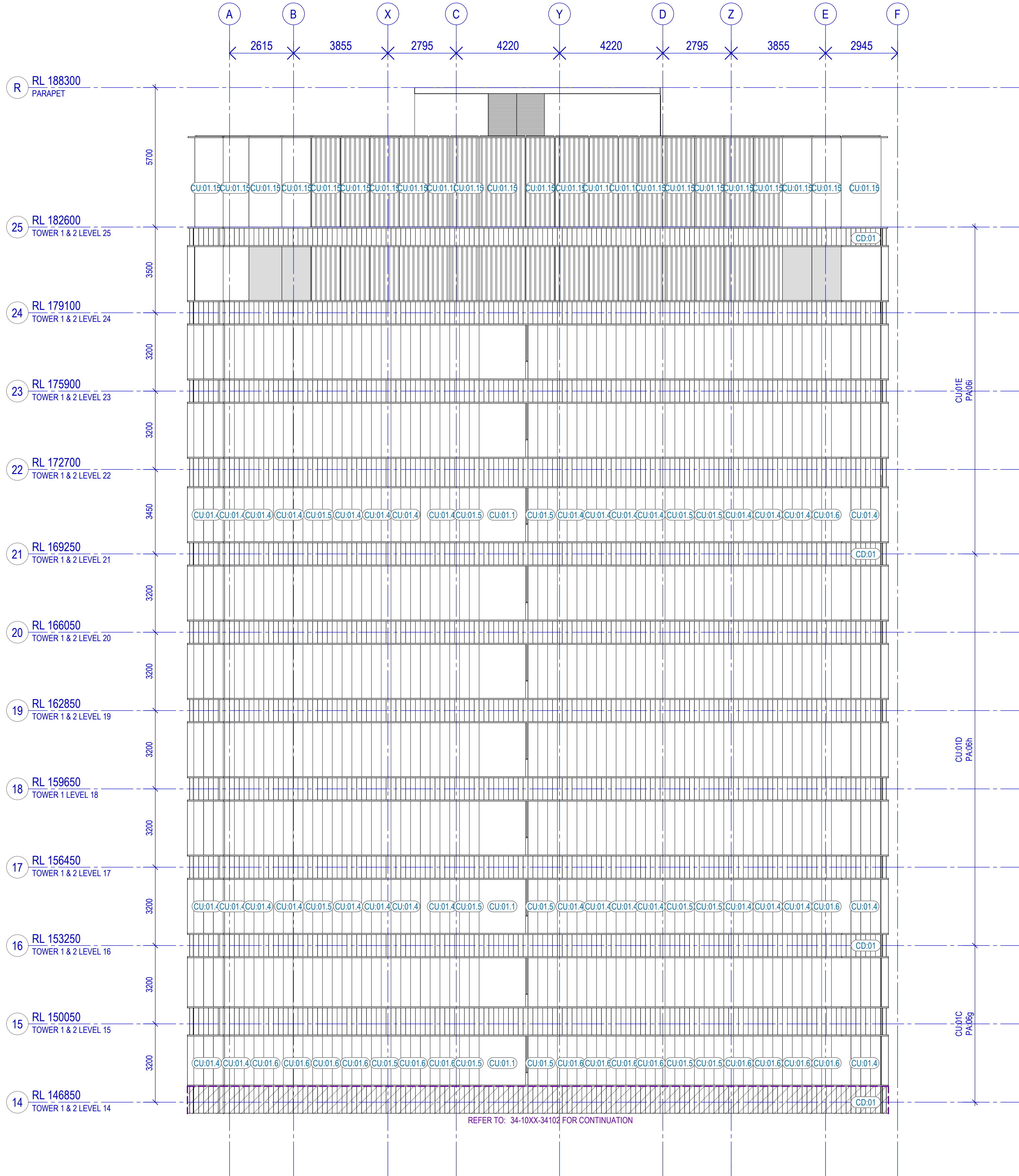
Sheet title
Enclosure Elevation
Tower 1 Enclosure - West - Upper Levels

Sheet number
CNA-WBA-DRW-AR-34-10XX-34105
Status
WORK IN PROGRESS
Revision
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Recent revision history			
#	Status	Description	Date
00		50% DD ISSUE	12.12.2025
01		WORK IN PROGRESS	27.02.2026
02		WORK IN PROGRESS	17.03.2026

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Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

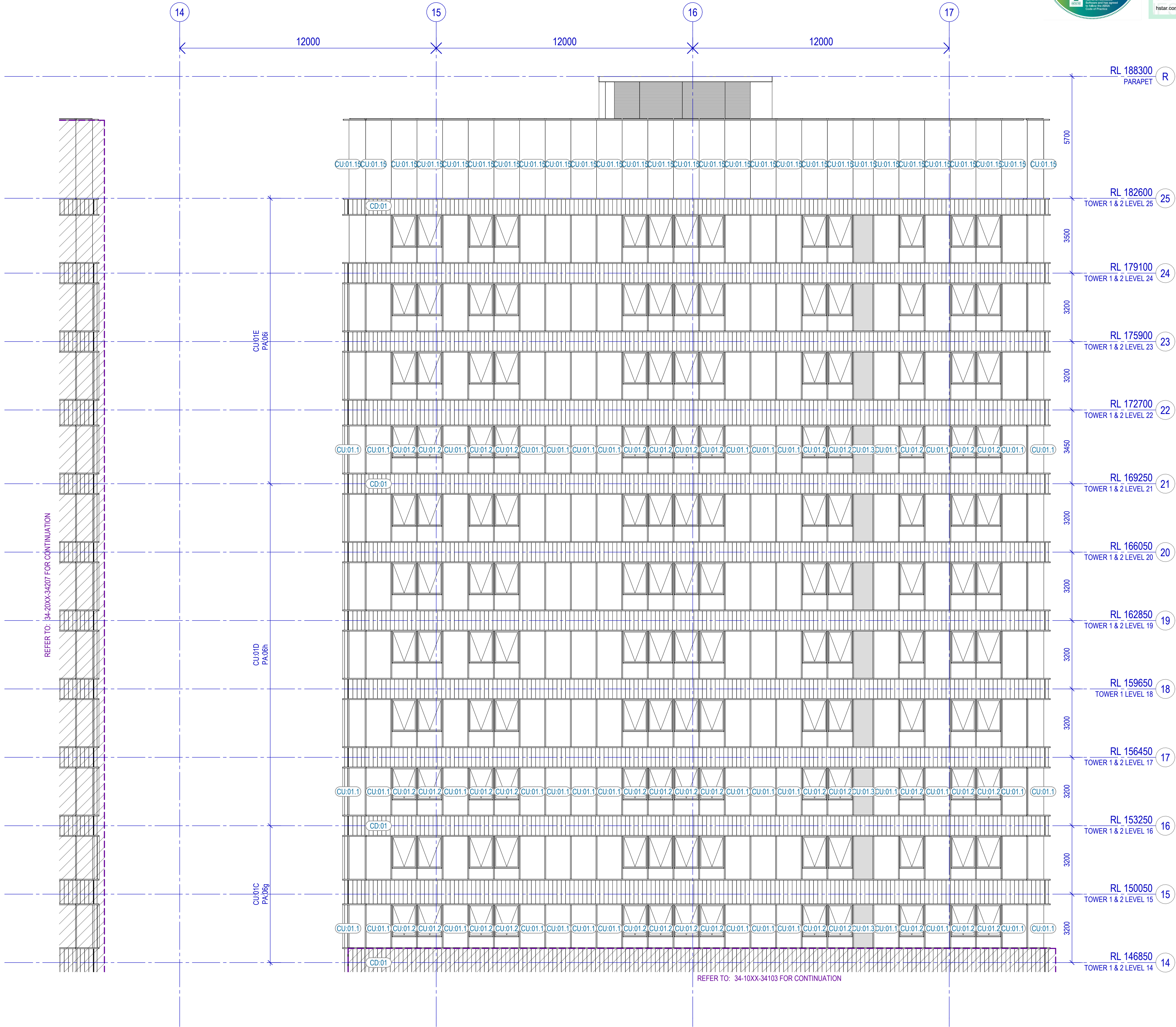
Sheet title
Enclosure Elevation
Tower 1 Enclosure - South - Upper Levels

Sheet number	Revision
CNA-WBA-DRW-AR-34-10XX-34106	02
Status	
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Recent revision history		
#	Status	Description
00		50% DD ISSUE
01		WORK IN PROGRESS
02		WORK IN PROGRESS

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Project number		Size check	
121808		25mm	
Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

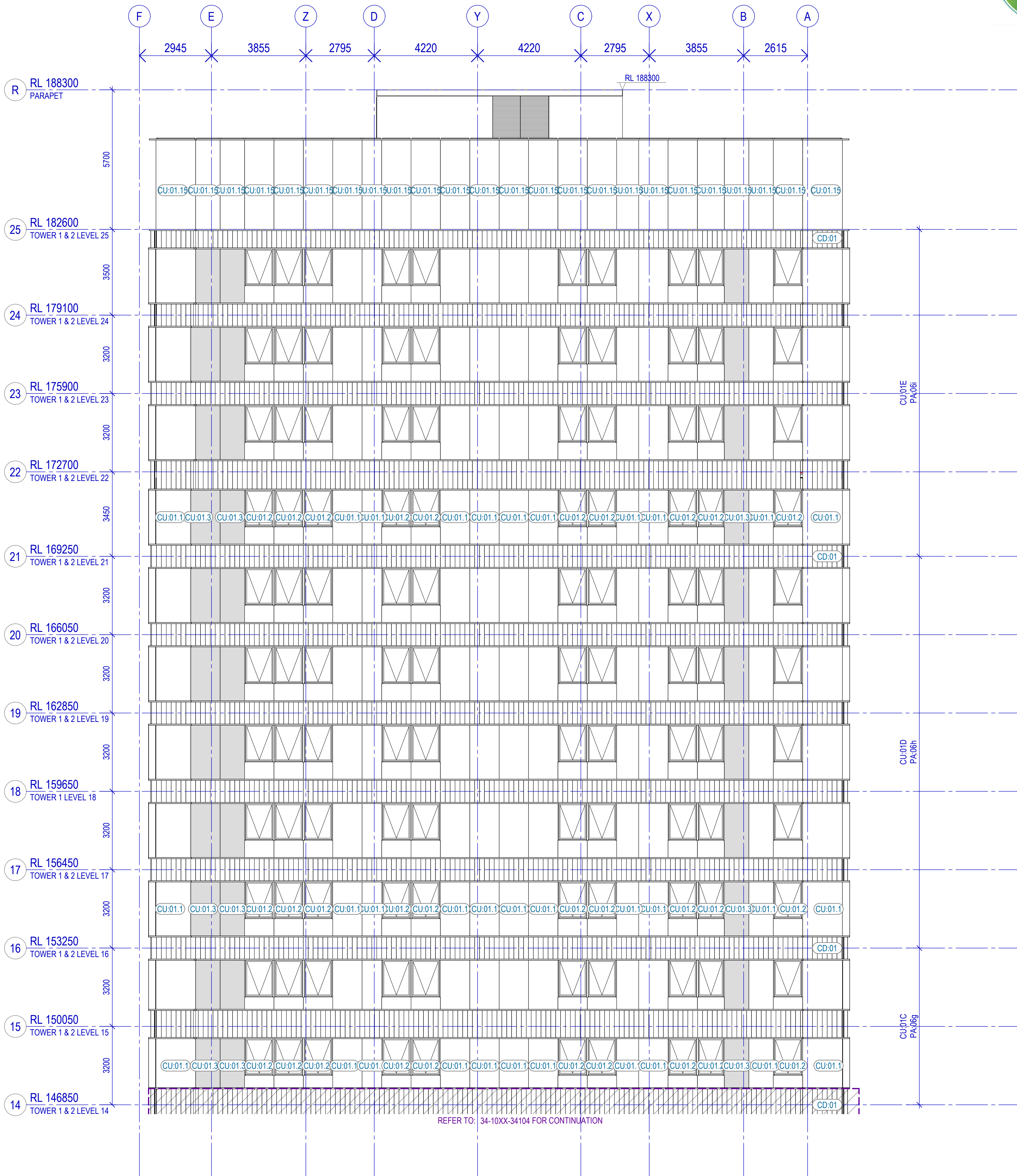
Sheet title
Enclosure Elevation
Tower 1 Enclosure - East - Upper Levels

Sheet number	Revision
CNA-WBA-DRAW-AR-34-10XX-34107	02
Status	Revision
WORK IN PROGRESS	02



Recent revision history		
#	Status	Description
00		50% DD ISSUE
01		WORK IN PROGRESS
02		WORK IN PROGRESS

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Project number
121808

Size check
25mm

Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

Sheet title
Enclosure Elevation
Tower 1 Enclosure - North - Upper Levels

Sheet number
CNA-WBA-DRW-AR-34-10XX-34108

Status	Revision
WORK IN PROGRESS	02



Recent revision history		
#	Status	Description
00		50% DD ISSUE
01		WORK IN PROGRESS
02		WORK IN PROGRESS

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REFER TO: 34-10XX-34101 FOR CONTINUATION

REFER TO: 34-05XX-34001 FOR CONTINUATION

REFER TO: 34-20XX-34205 FOR CONTINUATION

REFER TO: 34-05XX-34002 FOR CONTINUATION

CU:01C
PA:06g

CU:01B
PA:06f

CU:01A
PA:06e

RL 150050
TOWER 1 & 2 LEVEL 15

RL 146850
TOWER 1 & 2 LEVEL 14

RL 143650
TOWER 1 & 2 LEVEL 13

RL 140450
TOWER 1 & 2 LEVEL 12

RL 137250
TOWER 1 & 2 LEVEL 11

RL 134050
TOWER 1 & 2 LEVEL 10

RL 130850
TOWER 1 & 2 LEVEL 09

RL 127650
TOWER 1 & 2 LEVEL 08

RL 124450
TOWER 1 & 2 LEVEL 07

RL 121250
TOWER 1 & 2 LEVEL 06

RL 118050
TOWER 1 & 2 LEVEL 05

RL 114850
TOWER 1 & 2 LEVEL 04

RL 107400
TOWER 1 & 2 LEVEL 03

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Project number
121808

Size check
25mm

Checked SM JF Sheet size A1 Scale 1 : 100

Sheet title
Enclosure Elevation
Tower 2 Enclosure - West - Lower Levels

Sheet number
CNA-WBA-DRW-AR-34-20XX-34201

Status WORK IN PROGRESS Revision 02



Recent revision history		
#	Status	Description
00		50% DD ISSUE
01		WORK IN PROGRESS
02		WORK IN PROGRESS

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Project number
121808

Size check
25mm

Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

Sheet title
Enclosure Elevation
Tower 2 Enclosure - South - Lower Levels

Sheet number
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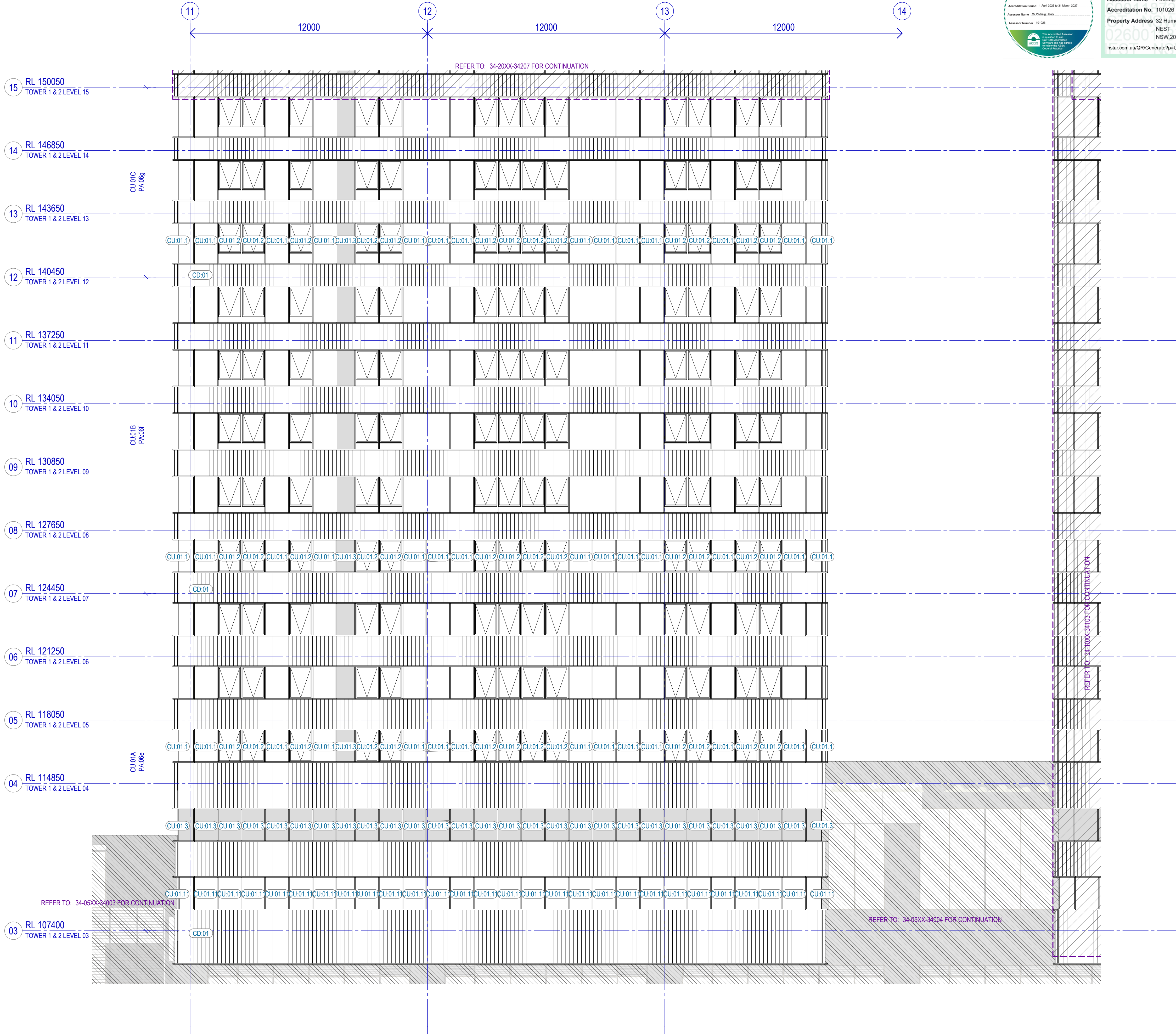
Status
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Revision
02



Recent revision history		
#	Status	Description
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01		WORK IN PROGRESS
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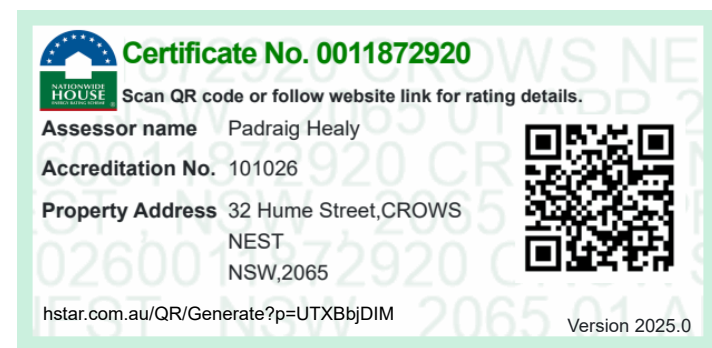
Client
Thrid.i

Issuer
W-B
WOODS BAGOT

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Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

Sheet title
Enclosure Elevation
Tower 2 Enclosure - East - Lower Levels

Sheet number	Revision
CNA-WBA-DRW-AR-34-20XX-34203	02
Status	
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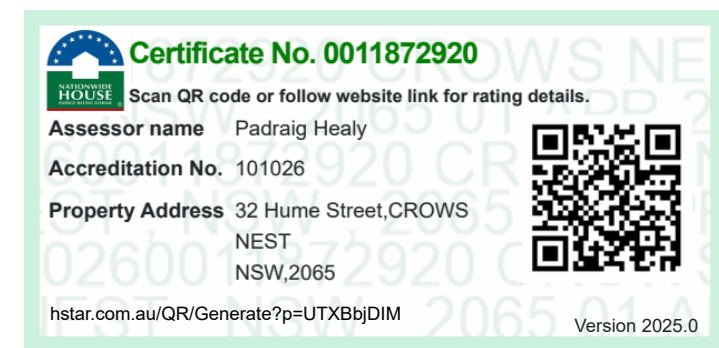


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Project number	Size check		
121808	25mm		
Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

Sheet title
Enclosure Elevation
Tower 2 Enclosure - West - Upper
Levels

Sheet number
CNA-WBA-DRW-AR-34-20XX-34205

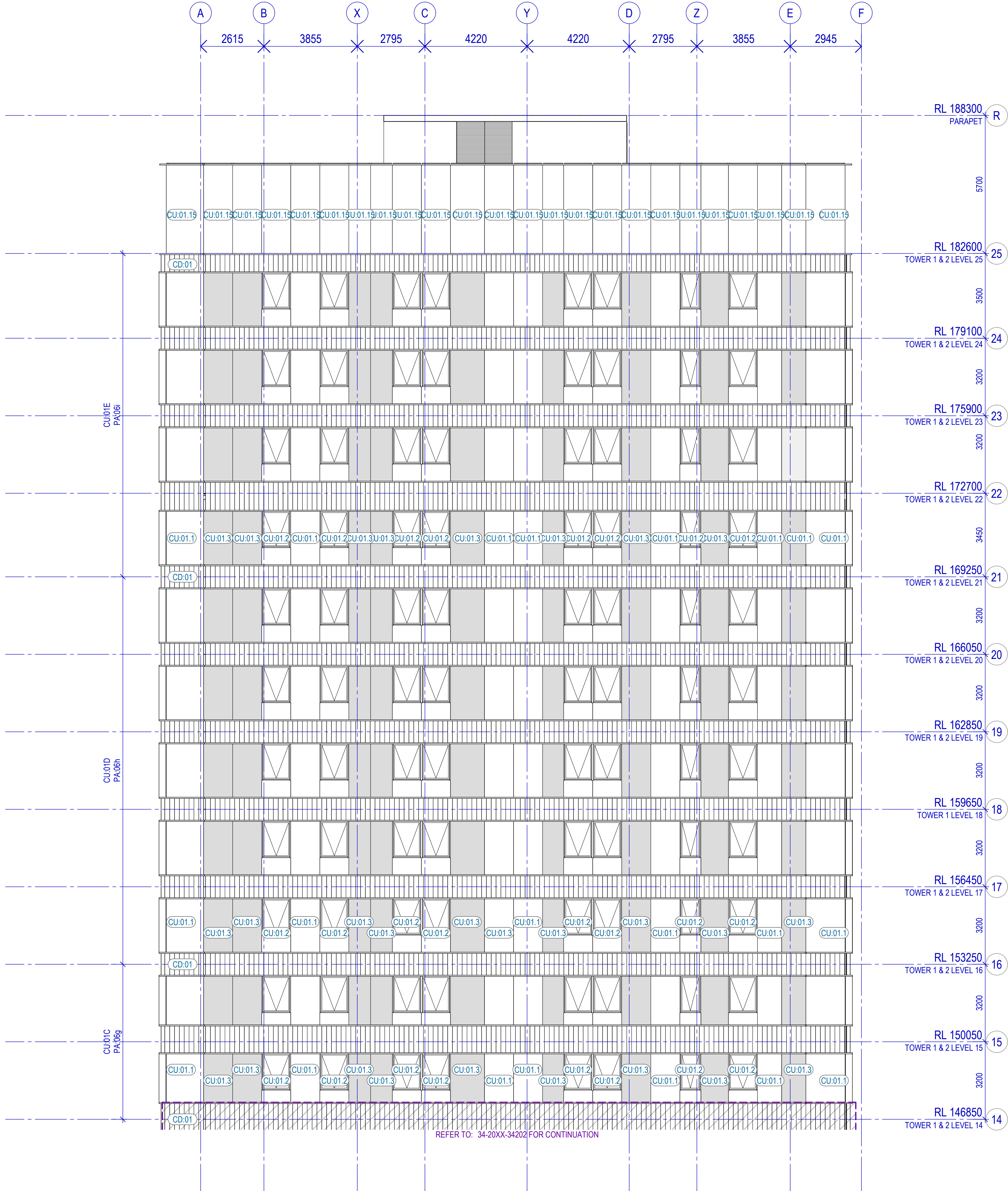
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Revision
02



Recent revision history			
#	Status	Description	Date
00		50% DD ISSUE	12.12.2025
01		WORK IN PROGRESS	27.02.2026
02		WORK IN PROGRESS	17.03.2026

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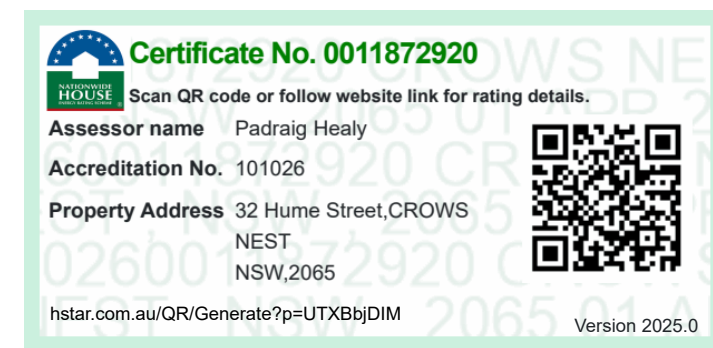
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Project number		Size check	
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Checked	Approved	Sheet size	Scale
SM	JF	A1	1 : 100

Sheet title
Enclosure Elevation
Tower 2 Enclosure - South - Upper Levels

Sheet number	Revision
CNA-WBA-DRW-AR-34-20XX-34206	02
Status	WORK IN PROGRESS



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Sheet title
Enclosure Elevation
Tower 2 Enclosure - East - Upper
Levels

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Project number

121808

Size check

25mm

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Approver:

Sheet size

Scale

Sheet title

Enclosure Elevation
Tower 2 Enclosure - North - Upper
Levels

Sheet number

CNA-WBA-DRW-AR-34-20XX-34208

Status

WORK IN PROGRESS

Revision

02