



ABN 48 612 666 172

Sydney | Brisbane | Melbourne

Level 20, 2 Market St
Sydney NSW 2000

PO Box Q453
Queen Victoria Building
NSW 1230

Ph (02) 9437 1000

6 August 2025

Bloompark Pact PM

Suite 3.02/165 Walker Street

North Sydney 2060

Attention: H. Bate

Dear Harry,

**RE: National Construction Code (NCC) 2022 Amendment 2 Volume
One Section J Part J4 Statement of Compliance**

JOB NO.: 240516

REVISION NO.: [A]

SUBJECT PREMISE: Opal Bayview Gardens | Annam Road Bayview, NSW 2104

This NCC Section J Part J4 statement has been prepared to demonstrate design compliance for the new development of Opal Bayview Gardens located at Annam Road Bayview, NSW 2104.

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
Residential Aged Care	9c	J1P1	DTS

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

The assessment is based on the architectural drawings listed below.

Architectural Drawings Calder Flower Architecture
 Project no. 24110
 Issued 24/07/2025

Building	Drawing Title	Drawing No	Revision
Opal Bayview RACF	Floor Plan – Basement	A100	-
	Floor Plan – Lower Ground Floor	A101	-
	Floor Plan – Ground Floor	A102	-
	Floor Plan – Level 1	A103	-
	Floor Plan – Level 2	A104	-
	Roof Plan	A110	-
	North Elevations	A200	-
	East Elevations	A201	-
	South Elevations	A202	-
	West Elevations	A203	-
	Sections	A210	-
	Sections	A211	-
	Sections	A212	-

As per the Deemed-to-Satisfy Provisions of **NCC 2022 Amendment 2 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.
External Walls	R1.4	
Floors (suspended)	R2.0	

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

Location/Type	Window Assembly (Glass & Frame)		Description
	U-value	SHGC	
External	5.2	0.37	Single Glazed Tinted Low-e or the like

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

Additional Section J Compliance Notes

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

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

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

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

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

Yours sincerely,



Jasmin Bayocot

ESD Consultant

Disclaimer

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

Revision History

REV	DATE	Amendment
Draft	27/05/2025	Preliminary Section J DTS report
A	06/08/2025	SSDA submission

Attachment A – Facade Calculator:

Project Name	Opal Bayview Gardens RACF
Project No.	240516
NCC Climate Zone	CZ 5
NCC Building Class	9c
Drawing Azimuth	314.45

NCC 2022 Volume One - Façade Calculator



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

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The total System U-value of the proposed building is **1.98**, less than the Max. total System U-value of **2.0**.
The total Representative Air-conditioning Energy Value (Er) of the proposed building is **703.86**, less than the Max. Er of **707.54**.
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	1.67	2.0	1.98
E	1.0	1.40	2.0	2.22		
S	1.0	1.40	2.0	1.91		
W	1.0	1.40	2.0	2.14		

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	0.10	0.08	205.38	171.32	707.54	703.86
E	0.10	0.10	193.07	195.84		
S	0.10	0.10	126.25	130.13		
W	0.10	0.11	182.84	206.58		

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	1482.6	1166.2	316.4	78.7%
E	1351.8	898.7	453.1	66.5%
S	1487.4	1090.9	396.4	73.3%
W	1343.3	915.1	428.2	68.1%
				71.9%

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	1092.5	776.1	316.4	71.0%
E	1304.5	851.4	453.1	65.3%
S	1262.5	866.1	396.4	68.6%
W	1202.9	774.7	428.2	64.4%
				67.2%

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	1092.5	392.3	0.0	2.2	1482.6	1.40	833.0
	2					0.0	1.00	0.0
	3					0.0	1.00	0.0
	4					0.0	1.00	0.0
East	5	1319.3	53.9	14.8	6.6	1351.8	1.40	641.9
	6					0.0	1.00	0.0
	7					0.0	1.00	0.0
	8					0.0	1.00	0.0
South	9	1262.5	227.0	0.0	2.1	1487.4	1.40	779.2
	10					0.0	1.00	0.0
	11					0.0	1.00	0.0
	12					0.0	1.00	0.0
West	13	1202.9	169.1	0.0	28.7	1343.3	1.40	653.6
	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	5.2	0.37	1645.2
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	5.2	0.37	2356.0
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	5.2	0.37	2061.4
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	5.2	0.37	2226.7
	W2			0.0
	W3			0.0
	W4			0.0

Glazing Details

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m²]	P [m]	H [m]	P/H	G/H		
N01	External	Basement	N1	1	3.00	2.80	8.4			-	-	1.00	3.11
N02	External	Basement	N1	1	3.00	3.60	10.8			-	-	1.00	4.00
N03	External	Basement	N1	1	3.00	3.60	10.8			-	-	1.00	4.00
E01	External	Basement	E1	5	3.00	2.60	7.8			-	-	1.00	2.89
							0.0			-	-	1.00	-
N04	External	Lower Ground	N1	1	2.40	2.40	5.8	device		-	-	0.35	0.75
N05	External	Lower Ground	N1	1	2.40	2.40	5.8	1.66	3.00	0.55	0.20	0.75	1.60
N06	External	Lower Ground	N1	1	2.40	2.40	5.8	1.66	3.00	0.55	0.20	0.75	1.60
N07	External	Lower Ground	N1	1	2.40	2.40	5.8	1.66	3.00	0.55	0.20	0.75	1.60
N08	External	Lower Ground	N1	1	2.40	2.40	5.8			-	-	1.00	2.13
N09	External	Lower Ground	N1	1	2.40	2.40	5.8			-	-	1.00	2.13
N10	External	Lower Ground	N1	1	2.40	1.70	4.1			-	-	1.00	1.51
E02	External	Lower Ground	E1	5	2.70	3.80	10.3	8.42	2.95	2.85	0.08	0.35	1.33

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		
E03	External	Lower Ground	E1	5	2.70	3.55	9.6	6.43	2.95	2.18	0.08	0.35	1.24
E05	External	Lower Ground	E1	5	2.40	2.05	4.9	1.87	2.95	0.63	0.19	0.59	1.07
E06	External	Lower Ground	E1	5	2.40	2.05	4.9	1.87	2.95	0.63	0.19	0.59	1.07
E07	External	Lower Ground	E1	5	2.40	2.05	4.9	1.87	2.95	0.63	0.19	0.59	1.07
E08	External	Lower Ground	E1	5	2.40	2.05	4.9	1.87	2.95	0.63	0.19	0.59	1.07
E09	External	Lower Ground	E1	5	2.40	2.05	4.9	1.87	2.95	0.63	0.19	0.59	1.07
E10	External	Lower Ground	E1	5	2.40	2.05	4.9	1.87	2.95	0.63	0.19	0.59	1.07
E11	External	Lower Ground	E1	5	2.40	1.10	2.6	1.87	2.95	0.63	0.19	0.59	0.58
S01	External	Lower Ground	S1	9	2.70	1.60	4.3	1.87	2.95	0.63	0.08	0.69	1.10
W02	External	Lower Ground	W1	13	2.40	2.40	5.8	1.87	2.95	0.63	0.19	0.59	1.26
W03	External	Lower Ground	W1	13	2.40	2.40	5.8	1.87	2.95	0.63	0.19	0.59	1.26
W04	External	Lower Ground	W1	13	2.40	2.40	5.8	1.87	2.95	0.63	0.19	0.59	1.26
S02	External	Lower Ground	S1	9	2.40	2.40	5.8	1.99	2.95	0.67	0.19	0.75	1.60
S03	External	Lower Ground	S1	9	2.40	2.40	5.8	1.99	2.95	0.67	0.19	0.75	1.60
S04	External	Lower Ground	S1	9	2.70	3.80	10.3	1.99	2.95	0.67	0.08	0.69	2.62
E12	External	Lower Ground	E1	5	2.40	2.40	5.8	2.58	2.95	0.87	0.19	0.47	1.00
E13	External	Lower Ground	E1	5	2.40	2.40	5.8	2.58	2.95	0.87	0.19	0.47	1.00
E14	External	Lower Ground	E1	5	2.40	2.40	5.8	2.58	2.95	0.87	0.19	0.47	1.00
S05	External	Lower Ground	S1	9	2.70	4.35	11.7			-	-	1.00	4.35
W05	External	Lower Ground	W1	13	2.40	1.50	3.6			-	-	1.00	1.33
W06	External	Lower Ground	W1	13	2.40	2.40	5.8	1.87	2.95	0.63	0.19	0.59	1.26
W07	External	Lower Ground	W1	13	2.40	2.40	5.8	1.87	2.95	0.63	0.19	0.59	1.26
W08	External	Lower Ground	W1	13	2.40	2.40	5.8	1.87	2.95	0.63	0.19	0.59	1.26
S06	External	Lower Ground	S1	9	2.70	2.70	7.3	2.51	2.95	0.85	0.08	0.62	1.67
S07	External	Lower Ground	S1	9	2.40	2.40	5.8	2.51	2.95	0.85	0.19	0.67	1.43
S08	External	Lower Ground	S1	9	2.40	2.40	5.8	2.51	2.95	0.85	0.19	0.67	1.43
E15	External	Lower Ground	E1	5	2.40	2.40	5.8	2.38	2.95	0.81	0.19	0.47	1.00
E16	External	Lower Ground	E1	5	2.40	2.40	5.8	2.38	2.95	0.81	0.19	0.47	1.00
S09	External	Lower Ground	S1	9	2.70	2.30	6.2			-	-	1.00	2.30
W09	External	Lower Ground	W1	13	2.40	2.40	5.8	1.77	2.95	0.60	0.19	0.59	1.26
W10	External	Lower Ground	W1	13	2.40	2.40	5.8	1.77	2.95	0.60	0.19	0.59	1.26
W11	External	Lower Ground	W1	13	2.40	2.40	5.8	1.77	2.95	0.60	0.19	0.59	1.26
S10	External	Lower Ground	S1	9	2.70	3.65	9.9	4.31	2.95	1.46	0.08	0.58	2.11
S11	External	Lower Ground	S1	9	2.70	3.95	10.7	4.31	2.95	1.46	0.08	0.58	2.29
W12	External	Lower Ground	W1	13	2.70	1.95	5.3			-	-	1.00	1.95
S12	External	Lower Ground	S1	9	2.40	2.40	5.8	1.87	2.95	0.63	0.19	0.75	1.60
S13	External	Lower Ground	S1	9	2.40	2.40	5.8	1.87	2.95	0.63	0.19	0.75	1.60
S14	External	Lower Ground	S1	9	2.40	2.40	5.8	1.87	2.95	0.63	0.19	0.75	1.60
E17	External	Lower Ground	E1	5	2.40	2.40	5.8	1.64	2.95	0.56	0.19	0.66	1.41
E18	External	Lower Ground	E1	5	2.40	2.40	5.8	1.64	2.95	0.56	0.19	0.66	1.41
E19	External	Lower Ground	E1	5	2.40	2.40	5.8	1.64	2.95	0.56	0.19	0.66	1.41
S15	External	Lower Ground	S1	9	2.70	2.00	5.4			-	-	1.00	2.00
W13	External	Lower Ground	W1	13	2.40	2.40	5.8	1.64	2.95	0.56	0.19	0.66	1.41
W14	External	Lower Ground	W1	13	2.40	2.40	5.8	1.64	2.95	0.56	0.19	0.66	1.41
W15	External	Lower Ground	W1	13	2.40	2.40	5.8	1.64	2.95	0.56	0.19	0.66	1.41
W16	External	Lower Ground	W1	13	3.00	3.95	11.9	1.64	2.95	0.56	0.00	0.57	2.50
W17	External	Lower Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
							0.0			-	-	1.00	-
N11	External	Ground	N1	1	2.70	1.90	5.1			-	-	1.00	1.90
N12	External	Ground	N1	1	2.70	4.00	10.8	2.03	3.00	0.68	0.10	0.59	2.36
N13	External	Ground	N1	1	2.70	3.30	8.9	2.03	3.00	0.68	0.10	0.59	1.95
N14	External	Ground	N1	1	2.70	1.75	4.7			-	-	1.00	1.75
N14a	External	Ground	N1	1	2.70	4.20	11.3			-	-	1.00	4.20
N15	External	Ground	N1	1	2.70	1.75	4.7	1.23	2.90	0.42	0.07	0.64	1.12
N16	External	Ground	N1	1	2.70	2.20	5.9	1.95	2.90	0.67	0.07	0.51	1.12
N17	External	Ground	N1	1	2.70	2.20	5.9	1.95	2.90	0.67	0.07	0.51	1.12
N18	External	Ground	N1	1	2.70	3.50	9.5	1.95	2.90	0.67	0.07	0.51	1.78
N19	External	Ground	N1	1	2.70	2.20	5.9	1.95	2.90	0.67	0.07	0.51	1.12
N20	External	Ground	N1	1	2.70	5.35	14.4			-	-	1.00	5.34
N21	External	Ground	N1	1	2.40	2.40	5.8	1.57	3.00	0.52	0.20	0.75	1.60
N22	External	Ground	N1	1	2.40	2.40	5.8	1.57	3.00	0.52	0.20	0.75	1.60
N23	External	Ground	N1	1	2.40	2.40	5.8	1.57	3.00	0.52	0.20	0.75	1.60
N24	External	Ground	N1	1	2.40	2.40	5.8	1.57	3.00	0.52	0.20	0.75	1.60
N25	External	Ground	N1	1	2.00	2.05	4.1			-	-	1.00	1.52
N26	External	Ground	N1	1	2.00	2.05	4.1			-	-	1.00	1.52
E20	External	Ground	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E21	External	Ground	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E22	External	Ground	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E23	External	Ground	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E24	External	Ground	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E25	External	Ground	E1	5	1.30	0.90	1.2	1.80	1.30	1.38	0.00	0.35	0.15

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		
E26	External	Ground	E1	5	1.30	0.90	1.2	1.80	1.30	1.38	0.00	0.35	0.15
E27	External	Ground	E1	5	1.30	0.90	1.2	1.80	1.30	1.38	0.00	0.35	0.15
E28	External	Ground	E1	5	2.70	1.75	4.7			-	-	1.00	1.75
E30	External	Ground	E1	5	2.70	2.10	5.7			-	-	1.00	2.10
E31	External	Ground	E1	5	1.60	1.50	2.4			-	-	1.00	0.89
E32	External	Ground	E1	5	1.60	1.50	2.4			-	-	1.00	0.89
E34	External	Ground	E1	5	2.40	3.85	9.2	2.32	3.00	0.77	0.20	0.62	2.12
E35	External	Ground	E1	5	2.40	3.65	8.8	2.32	3.00	0.77	0.20	0.62	2.01
E36	External	Ground	E1	5	1.80	2.30	4.1	2.32	3.00	0.77	0.40	0.82	1.26
E37	External	Ground	E1	5	2.70	3.40	9.2	3.56	3.00	1.19	0.10	0.40	1.36
E39	External	Ground	E1	5	2.40	2.05	4.9			-	-	1.00	1.82
E40	External	Ground	E1	5	2.40	2.05	4.9			-	-	1.00	1.82
E41	External	Ground	E1	5	2.40	2.05	4.9			-	-	1.00	1.82
E42	External	Ground	E1	5	2.40	2.05	4.9			-	-	1.00	1.82
E43	External	Ground	E1	5	2.40	2.05	4.9			-	-	1.00	1.82
E44	External	Ground	E1	5	2.40	2.05	4.9			-	-	1.00	1.82
E45	External	Ground	E1	5	2.40	2.75	6.6	2.55	3.00	0.85	0.20	0.56	1.37
E46	External	Ground	E1	5	2.40	2.40	5.8	2.55	3.00	0.85	0.20	0.56	1.19
E47	External	Ground	E1	5	2.40	2.40	5.8	2.55	3.00	0.85	0.20	0.56	1.19
E48	External	Ground	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E49	External	Ground	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E50	External	Ground	E1	5	2.40	2.40	5.8	1.69	3.00	0.56	0.20	0.75	1.60
E51	External	Ground	E1	5	2.40	2.40	5.8	1.69	3.00	0.56	0.20	0.75	1.60
E52	External	Ground	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
S16	External	Ground	S1	9	2.40	1.60	3.8			-	-	1.00	1.42
S17	External	Ground	S1	9	2.40	2.40	5.8	2.01	3.00	0.67	0.20	0.81	1.73
S18	External	Ground	S1	9	2.40	2.40	5.8	2.01	3.00	0.67	0.20	0.81	1.73
S19	External	Ground	S1	9	2.70	3.85	10.4	1.25	3.00	0.42	0.10	0.84	3.23
S20	External	Ground	S1	9	2.70	4.35	11.7			-	-	1.00	4.35
S21	External	Ground	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S22	External	Ground	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S23	External	Ground	S1	9	2.70	2.40	6.5			-	-	1.00	2.40
S24	External	Ground	S1	9	2.40	2.25	5.4			-	-	1.00	2.00
S25	External	Ground	S1	9	2.70	1.90	5.1	4.29	3.00	1.43	0.10	0.62	1.18
S26	External	Ground	S1	9	2.70	4.30	11.6	7.01	3.00	2.34	0.10	0.62	2.66
S27	External	Ground	S1	9	2.70	3.90	10.5	1.86	3.00	0.62	0.10	0.75	2.92
S28	External	Ground	S1	9	2.40	2.40	5.8	1.86	3.00	0.62	0.20	0.81	1.73
S29	External	Ground	S1	9	2.40	2.40	5.8	1.86	3.00	0.62	0.20	0.81	1.73
S30	External	Ground	S1	9	2.40	1.90	4.6			-	-	1.00	1.69
W18	External	Ground	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W19	External	Ground	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W20	External	Ground	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W21	External	Ground	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W22	External	Ground	W1	13	1.80	2.10	3.8	2.93	3.00	0.98	0.40	0.73	1.02
W23	External	Ground	W1	13	1.80	0.95	1.7	2.93	3.00	0.98	0.40	0.73	0.46
W24	External	Ground	W1	13	2.70	3.60	9.7			-	-	1.00	3.60
W27	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W28	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W29	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W30	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W30a	External	Ground	W1	13	2.40	1.50	3.6			-	-	1.00	1.33
W31	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W32	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W33	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W34	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W35	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W36	External	Ground	W1	13	2.70	2.25	6.1			-	-	1.00	2.25
W37	External	Ground	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W38	External	Ground	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W39	External	Ground	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W40	External	Ground	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W41	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W42	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W43	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W44	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W45	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W46	External	Ground	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
							0.0			-	-	1.00	-
N26	External	Level 1	N1	1	2.40	1.90	4.6			-	-	1.00	1.69
N27	External	Level 1	N1	1	2.70	3.30	8.9	2.03	3.00	0.68	0.10	0.59	1.95
N28	External	Level 1	N1	1	2.70	3.30	8.9	2.03	3.00	0.68	0.10	0.59	1.95

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		
N29	External	Level 1	N1	1	2.40	1.75	4.2			-	-	1.00	1.55
N31	External	Level 1	N1	1	2.40	4.00	9.6	2.84	3.00	0.95	0.20	0.51	1.81
N32	External	Level 1	N1	1	2.40	4.00	9.6	2.84	3.00	0.95	0.20	0.51	1.81
N33	External	Level 1	N1	1	1.50	0.60	0.9			-	-	1.00	0.33
N35	External	Level 1	N1	1	2.40	2.40	5.8			-	-	1.00	2.13
N36	External	Level 1	N1	1	2.40	2.40	5.8			-	-	1.00	2.13
N37	External	Level 1	N1	1	2.40	2.40	5.8			-	-	1.00	2.13
N38	External	Level 1	N1	1	2.40	2.40	5.8			-	-	1.00	2.13
N39	External	Level 1	N1	1	2.40	2.40	5.8			-	-	1.00	2.13
N40	External	Level 1	N1	1	2.40	2.40	5.8			-	-	1.00	2.13
N40A	External	Level 1	N1	1	2.40	2.40	5.8			-	-	1.00	2.13
E53	External	Level 1	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E54	External	Level 1	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E55	External	Level 1	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E56	External	Level 1	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E57	External	Level 1	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E58	External	Level 1	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E59	External	Level 1	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E60	External	Level 1	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E61	External	Level 1	E1	5	2.40	2.40	5.8	1.65	3.00	0.55	0.20	0.75	1.60
E62	External	Level 1	E1	5	2.40	2.40	5.8	1.92	3.00	0.64	0.20	0.68	1.45
E64	External	Level 1	E1	5	2.40	1.80	4.3			-	-	1.00	1.60
E65	External	Level 1	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E66	External	Level 1	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E67	External	Level 1	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E69	External	Level 1	E1	5	2.40	3.70	8.9			-	-	1.00	3.29
E70	External	Level 1	E1	5	2.40	1.80	4.3			-	-	1.00	1.60
E71	External	Level 1	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E72	External	Level 1	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E73	External	Level 1	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E74	External	Level 1	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
S31	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S32	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S33	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S34	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S35	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S36	External	Level 1	S1	9	2.70	2.60	7.0			-	-	1.00	2.60
S37	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S38	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S39	External	Level 1	S1	9	2.40	2.40	5.8	2.07	3.00	0.69	0.20	0.81	1.73
S40	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S41	External	Level 1	S1	9	2.40	2.40	5.8	0.61	3.00	0.20	0.20	0.96	2.05
S42	External	Level 1	S1	9	2.70	2.15	5.8	1.83	3.00	0.61	0.10	0.75	1.61
S43	External	Level 1	S1	9	2.70	1.75	4.7			-	-	1.00	1.75
S43A	External	Level 1	S1	9	2.70	0.85	2.3			-	-	1.00	0.85
S44	External	Level 1	S1	9	2.70	4.50	12.2			-	-	1.00	4.50
S45	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S46	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S47	External	Level 1	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S48	External	Level 1	S1	9	2.70	2.00	5.4			-	-	1.00	2.00
W47	External	Level 1	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W48	External	Level 1	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W49	External	Level 1	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W50	External	Level 1	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W51	External	Level 1	W1	13	2.70	2.40	6.5			-	-	1.00	2.40
W52	External	Level 1	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W54	External	Level 1	W1	13	1.80	1.80	3.2			-	-	1.00	1.20
W55	External	Level 1	W1	13	2.70	1.50	4.1			-	-	1.00	1.50
W56	External	Level 1	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W57	External	Level 1	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W58	External	Level 1	W1	13	2.70	3.50	9.5	0.38	3.00	0.13	0.10	0.95	3.32
W59	External	Level 1	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W60	External	Level 1	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W61	External	Level 1	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W62	External	Level 1	W1	13	2.40	2.40	5.8	1.94	3.00	0.65	0.20	0.68	1.45
W63	External	Level 1	W1	13	2.40	2.40	5.8	1.94	3.00	0.65	0.20	0.68	1.45
W64	External	Level 1	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W65	External	Level 1	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W66	External	Level 1	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
W67	External	Level 1	W1	13	2.40	2.40	5.8	1.61	3.00	0.54	0.20	0.75	1.60
							0.0			-	-	1.00	-

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		
N41	External	Level 2	N1	1	2.40	1.90	4.6			-	-	1.00	1.69
N42	External	Level 2	N1	1	2.70	3.70	10.0	2.03	3.00	0.68	0.10	0.59	2.18
N43	External	Level 2	N1	1	2.70	4.35	11.7	2.03	3.00	0.68	0.10	0.59	2.56
N44	External	Level 2	N1	1	2.40	1.80	4.3			-	-	1.00	1.60
N45	External	Level 2	N1	1	1.50	7.70	11.6	2.65	1.60	1.66	0.06	0.35	1.50
							0.0			-	-	1.00	-
							0.0			-	-	1.00	-
E75	External	Level 2	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E76	External	Level 2	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E77	External	Level 2	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E78	External	Level 2	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E79	External	Level 2	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E80	External	Level 2	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E81	External	Level 2	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E82	External	Level 2	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E83	External	Level 2	E1	5	2.40	2.40	5.8			-	-	1.00	2.13
E84	External	Level 2	E1	5	2.30	2.40	5.5			-	-	1.00	2.04
E85	External	Level 2	E1	5	2.30	4.45	10.2			-	-	1.00	3.79
E85a	External	Level 2	E1	5	2.30	2.20	5.1			-	-	1.00	1.87
E86	External	Level 2	E1	5	2.40	1.60	3.8			-	-	1.00	1.42
S49	External	Level 2	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S50	External	Level 2	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S51	External	Level 2	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S52	External	Level 2	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S53	External	Level 2	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S54	External	Level 2	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S55a	External	Level 2	S1	9	2.40	2.30	5.5			-	-	1.00	2.04
S55	External	Level 2	S1	9	2.70	4.30	11.6			-	-	1.00	4.30
S56	External	Level 2	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S57	External	Level 2	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S58	External	Level 2	S1	9	2.40	2.40	5.8			-	-	1.00	2.13
S59	External	Level 2	S1	9	2.70	1.80	4.9			-	-	1.00	1.80
W68	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W69	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W70	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W71	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W72	External	Level 2	W1	13	2.40	0.95	2.3			-	-	1.00	0.84
W73	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W74	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W75	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W76	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W77	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13
W78	External	Level 2	W1	13	2.40	2.40	5.8			-	-	1.00	2.13

Attachment B – Building Fabric Requirements Markups

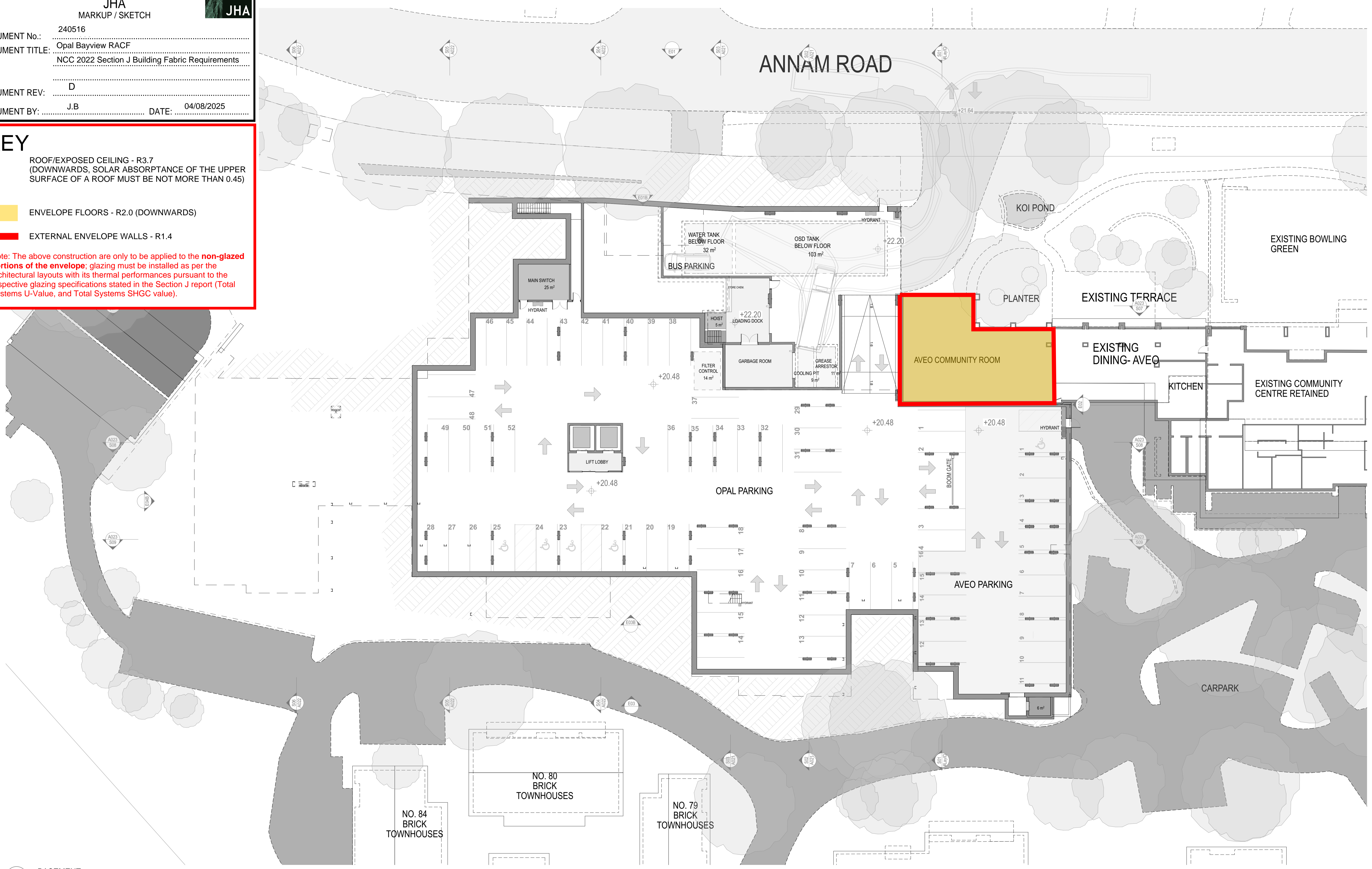


JHA
MARKUP / SKETCH

DOCUMENT No.: 240516
DOCUMENT TITLE: Opal Bayview RACF
NCC 2022 Section J Building Fabric Requirements
DOCUMENT REV: D
DOCUMENT BY: J.B DATE: 04/08/2025

KEY
ROOF/EXPOSED CEILING - R3.7
(DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER SURFACE OF A ROOF MUST BE NOT MORE THAN 0.45)
ENVELOPE FLOORS - R2.0 (DOWNWARDS)
EXTERNAL ENVELOPE WALLS - R1.4
Note: The above construction are only to be applied to the non-glazed portions of the envelope; 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 (Total Systems U-Value, and Total Systems SHGC value).

ANNAM ROAD



A100 BASEMENT
SCALE: 1:200
0 5.0M 10.0M

ARCHITECT:
CALDERFLOWER
architecture

CLIENT:
Opal
HealthCare
OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000

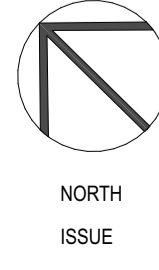


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ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
FLOOR PLAN- BASEMENT

SCALE: REFER DRAWING TITLES
PROJECT NO: 24110
DATE PRINTED: 24/7/2025
ORIGINAL PAPER SIZE: A1
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DOCUMENT No.: 240516
DOCUMENT TITLE: Opal Bayview RACF
NCC 2022 Section J Building Fabric Requirements
DOCUMENT REV: D
DOCUMENT BY: J.B DATE: 04/08/2025

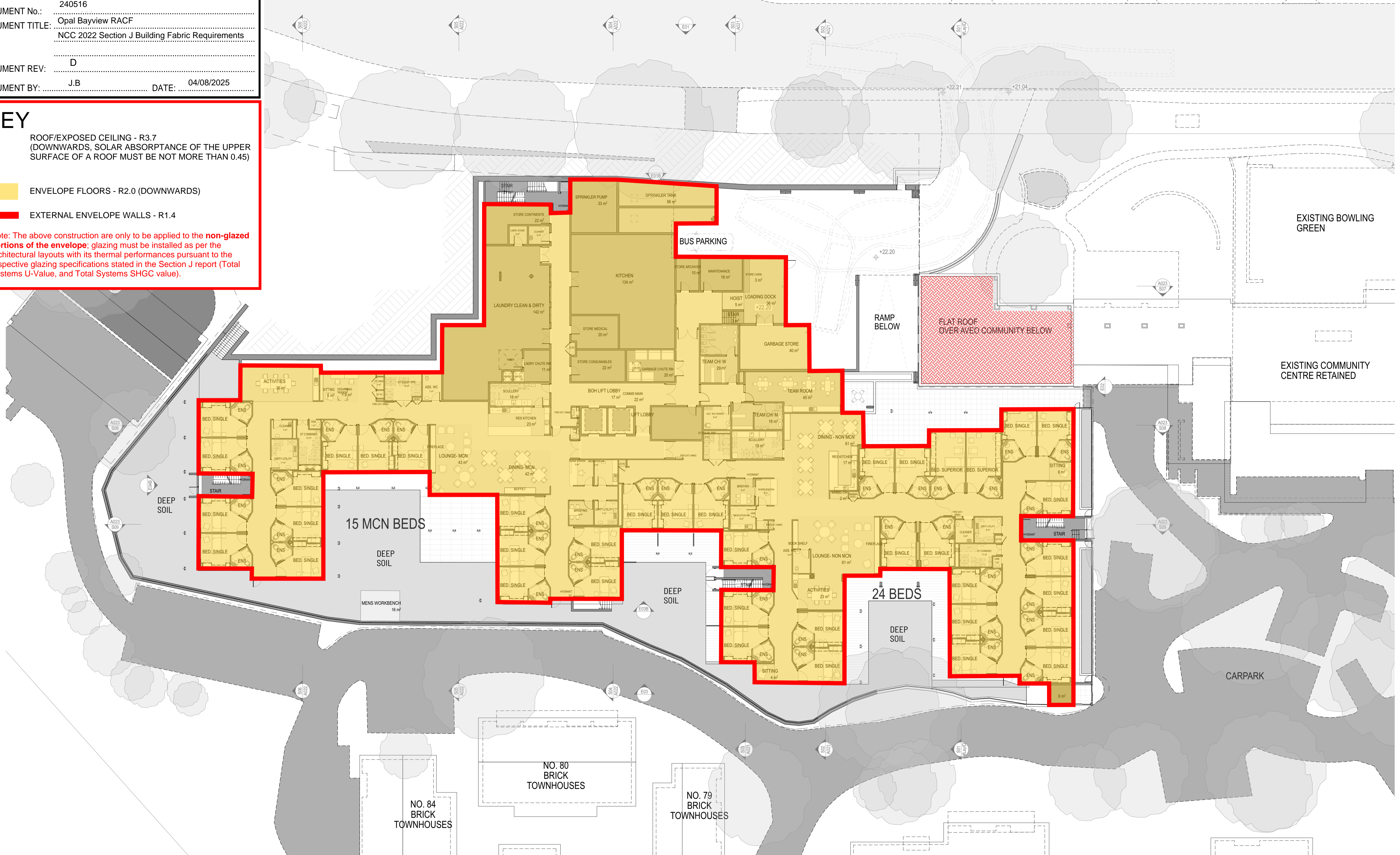
KEY

ROOF/EXPOSED CEILING - R3.7
(DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER SURFACE OF A ROOF MUST BE NOT MORE THAN 0.45)

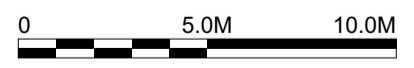
ENVELOPE FLOORS - R2.0 (DOWNWARDS)

EXTERNAL ENVELOPE WALLS - R1.4

Note: The above construction are only to be applied to the **non-glazed portions of the envelope**; 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 (Total Systems U-Value, and Total Systems SHGC value).



A101 LOWER GROUND FLOOR
SCALE: 1:200



ARCHITECT:
CALDERFLOWER
architecture

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CLIENT:



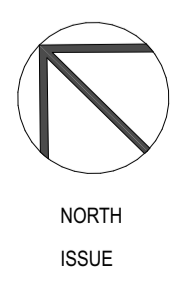
OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000

DRAWING REVISIONS	REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APPO

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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
FLOOR PLAN-LOWER GROUND FLOOR

SCALE: REFER DRAWING TITLES
PROJECT NO.: 24110
DATE PRINTED: 24/7/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.: A101



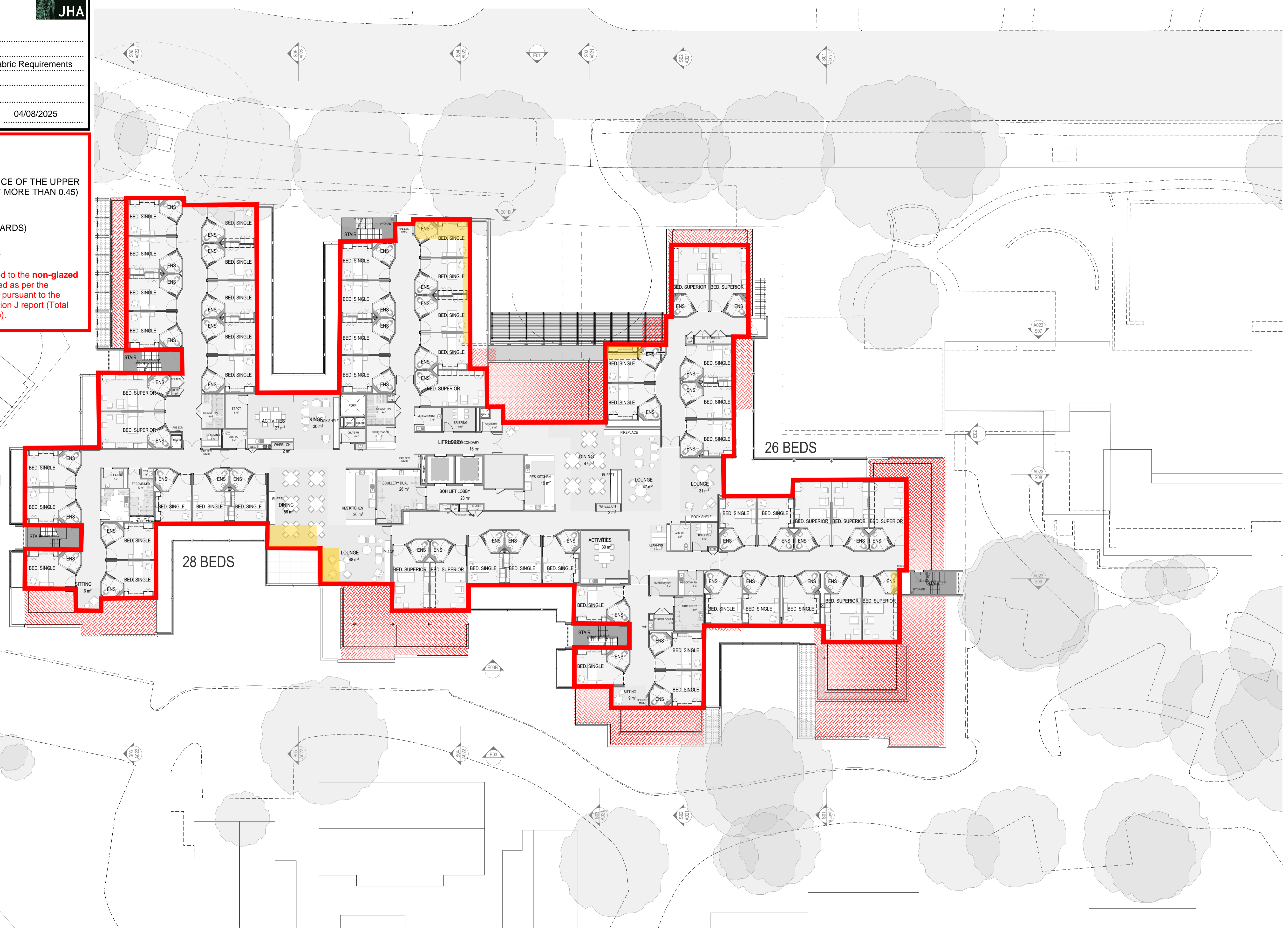
NORTH
ISSUE



JHA
MARKUP / SKETCH

DOCUMENT No.: 240516
DOCUMENT TITLE: Opal Bayview RACF
NCC 2022 Section J Building Fabric Requirements
DOCUMENT REV: D
DOCUMENT BY: J.B DATE: 04/08/2025

KEY
ROOF/EXPOSED CEILING - R3.7
(DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER SURFACE OF A ROOF MUST BE NOT MORE THAN 0.45)
ENVELOPE FLOORS - R2.0 (DOWNWARDS)
EXTERNAL ENVELOPE WALLS - R1.4
Note: The above construction are only to be applied to the non-glazed portions of the envelope; 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 (Total Systems U-Value, and Total Systems SHGC value).



A103 LEVEL 1
SCALE: 1:200
0 5.0M 10.0M

ARCHITECT:
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architecture

CLIENT:
Opal
HealthCare
OPAL HEALTHCARE
LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000

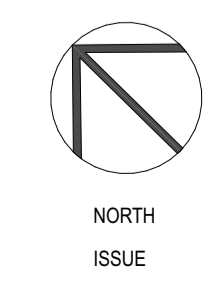


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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
FLOOR PLAN-LEVEL 1

SCALE: REFER DRAWING TITLES
PROJECT NO.: 24110
DATE PRINTED: 24/7/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.: A103

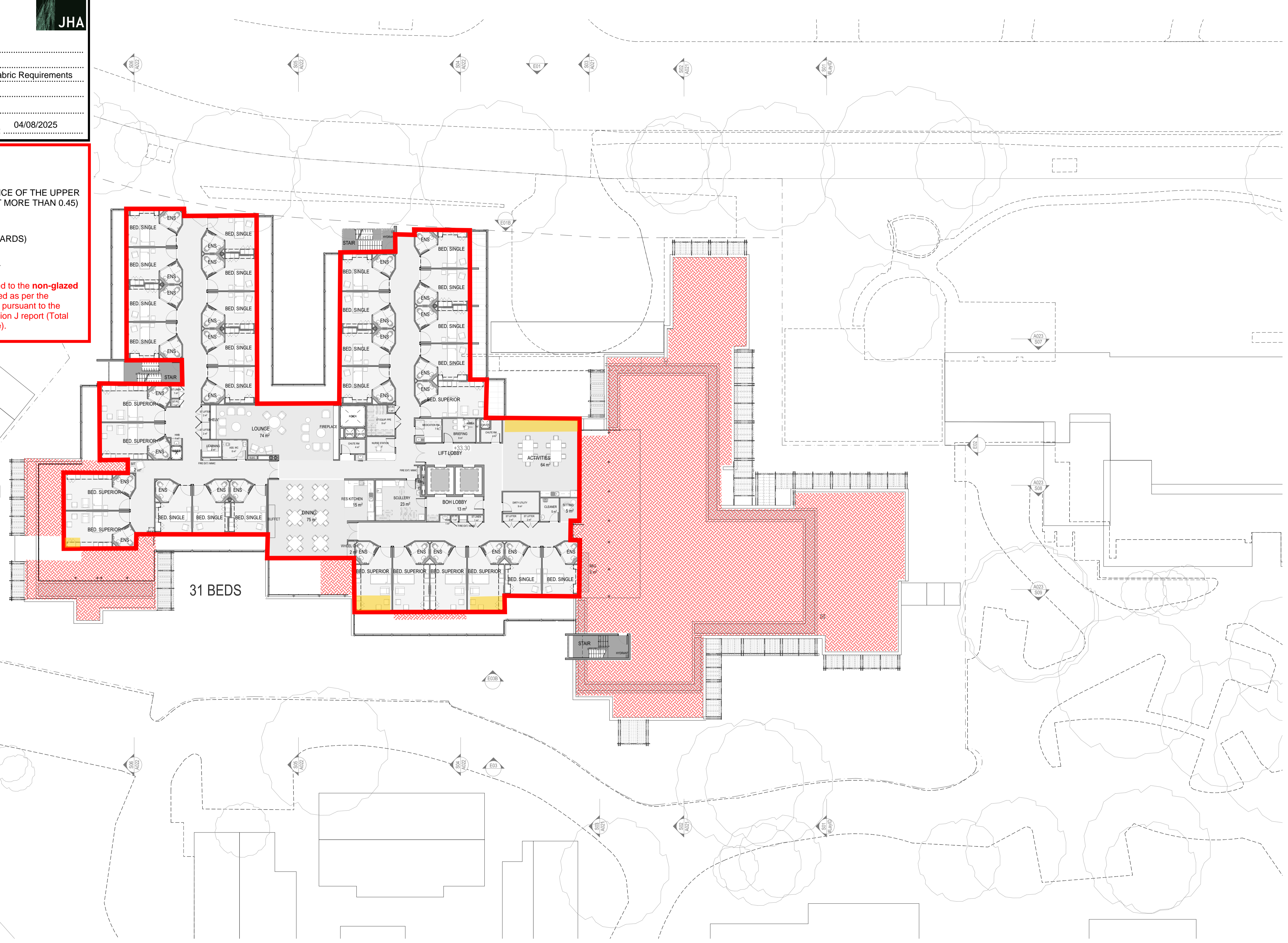




JHA
MARKUP / SKETCH

DOCUMENT No.: 240516
DOCUMENT TITLE: Opal Bayview RACF
NCC 2022 Section J Building Fabric Requirements
DOCUMENT REV: D
DOCUMENT BY: J.B DATE: 04/08/2025

KEY
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31 BEDS

A104 LEVEL 2
SCALE: 1:200
0 5.0M 10.0M

ARCHITECT:
CALDERFLOWER
architecture

CLIENT:
Opal
HealthCare

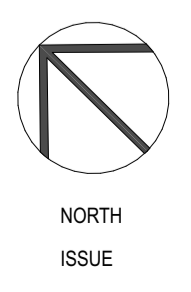
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PROJECT:
OPAL BAYVIEW GARDENS
ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE:
FLOOR PLAN-LEVEL2

SCALE: REFER DRAWING TITLES
PROJECT NO. 24110
DATE PRINTED: 24/7/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.
A104



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JHA
MARKUP / SKETCH

DOCUMENT No.: 240516
DOCUMENT TITLE: Opal Bayview RACF
NCC 2022 Section J Building Fabric Requirements
DOCUMENT REV: D
DOCUMENT BY: J.B DATE: 04/08/2025

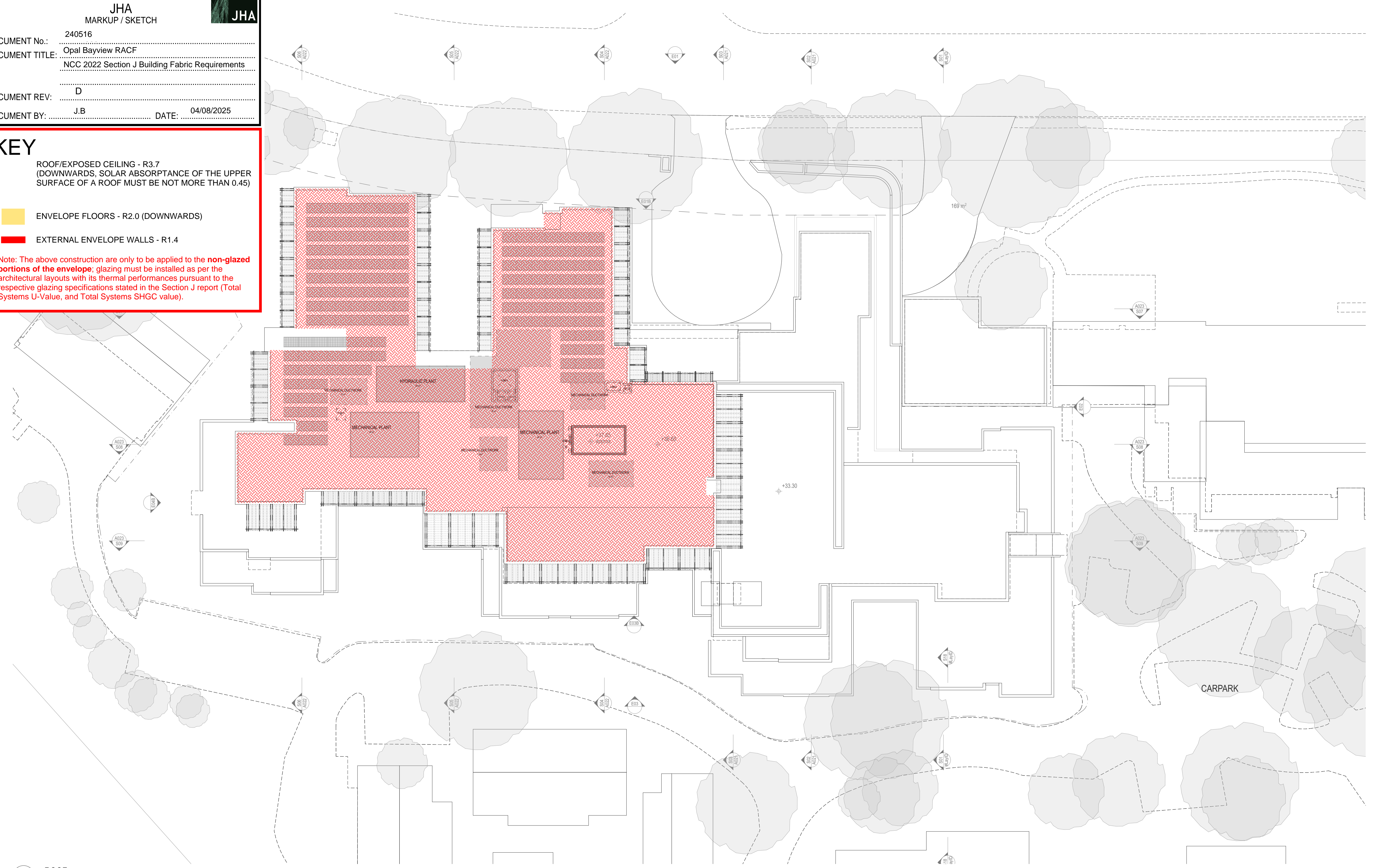
KEY

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A110 ROOF SCALE: 1:200 0 5.0M 10.0M

ARCHITECT: CALDERFLOWER architecture

CLIENT: OPAL HEALTHCARE LEVEL 11/420 GEORGE STREET SYDNEY NSW 2000

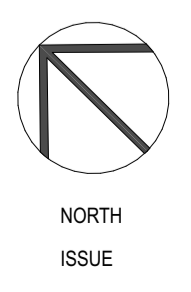


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PROJECT: OPAL BAYVIEW GARDENS ANNAM ROAD BAYVIEW, NSW 2104
DRAWING TITLE: ROOF PLAN

SCALE: REFER DRAWING TITLES
PROJECT NO.: 24110
DATE PRINTED: DATE: 5/8/2025
ORIGINAL PAPER SIZE: A1
DRAWING NO.: A110



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