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NSW 1230

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16 September 2025

Coronation Property Co. Pty Ltd

Level 2, 66 Wentworth Ave

Surry Hills NSW 2010

Attention: T. Tang

Dear Tom,

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

JOB NO.: 250348

REV. NO.: B

SUBJECT PREMISE: Retail Areas of Bourke & Young St | 207 Young Street & 881 Bourke Street NSW 2017

This NCC Section J Part J4 statement has been prepared to demonstrate design compliance for the proposed Class 3, Class 5, Class 6, Class 7b, and Class 9b areas within Bourke & Young St development located at 207 Young Street & 881 Bourke Street NSW 2017. The proposed development is located in the Climate **Zone [5]** as defined by the NCC.

The table below shows the areas assessed, the NCC building classification and the method of compliance within the Bourke & Young St development.

Building Area Description	NCC Classification	Method of Compliance
Boarding Rooms (Artist Living)	Class 3	DTS
Office	Class 5	DTS
Retail Areas	Class 6	DTS
Wine Cellar	Class 7b	DTS
Assembly Building (Residential amenities, Communal areas, Gym, Artist Exhibition, Bathhouse)	Class 9b	DTS

The assessment is based on the architectural drawings listed below.

Architectural Drawings:

- Parcel 1**
SJB Architects – Project No.: 6979
- Parcel 2+3**
Bates Smart – Project No.: WL
- Parcel 3**
Chenchow Little – Project No.: WL
- Parcel 4**
Curious Practice – Project No.: WL

Building	Title	Drawing No	Revision	Date
PARCEL 1	FLOOR PLAN - PARCEL 1 - LEVEL 00	WL-AR-SSDA-P1-1000	4	29/08/25
	FLOOR PLAN - PARCEL 1 - LEVEL 01	WL-AR-SSDA-P1-1001	2	29/08/25
	FLOOR PLAN - PARCEL 1 - LEVEL 06	WL-AR-SSDA-P1-1006	3	29/08/25
	FLOOR PLAN - PARCEL 1 - LEVEL 07	WL-AR-SSDA-P1-1007	3	29/08/25
	ELEVATIONS - PARCEL 1 - NORTH - DANKS ST	WL-AR-SSDA-P1-1401	2	29/08/25
	ELEVATIONS - PARCEL 1 - SOUTH - NEW STREET	WL-AR-SSDA-P1-1402	2	29/08/25
	ELEVATIONS - PARCEL 1 - EAST - PEDESTRIAN LINK	WL-AR-SSDA-P1-1403	2	29/08/25
	ELEVATIONS - PARCEL 1 - WEST - YOUNG ST	WL-AR-SSDA-P1-1404	2	29/08/25
	SECTIONS - PARCEL 1 - BUILDING SECTION 1	WL-AR-SSDA-P1-1501	3	29/08/25
	SECTIONS - PARCEL 1 - BUILDING SECTION 2	WL-AR-SSDA-P1-1502	2	29/08/25
	SECTIONS - PARCEL 1 - BUILDING SECTION 3	WL-AR-SSDA-P1-1503	2	29/08/25
	SECTIONS - PARCEL 1 - BUILDING SECTION 4	WL-AR-SSDA-P1-1504	3	29/08/25
	SECTIONS - PARCEL 1 - BUILDING SECTION 5	WL-AR-SSDA-P1-1505	2	29/08/25
	SECTIONS - PARCEL 1 - BUILDING SECTION 6 - 7	WL-AR-SSDA-P1-1506	2	29/08/25
PARCEL 2 & 3	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 00	1000	1	29/08/25
	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 01	1001	1	29/08/25
	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 02	1002	1	29/08/25
	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 04	1004	1	29/08/25
	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 05	1005	1	29/08/25
	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 06	1006	1	29/08/25
	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 07	1007	1	29/08/25
	ELEVATIONS - PARCEL 2 - NORTH	1401	1	29/08/25
	ELEVATIONS - PARCEL 2 - SOUTH	1402	1	29/08/25
	ELEVATIONS - PARCEL 2 - EAST	1403	1	29/08/25
	ELEVATIONS - PARCEL 2 - WEST	1404	1	29/08/25
	ELEVATIONS - PARCEL 3 - NORTH	1405	1	29/08/25
	ELEVATIONS - PARCEL 3 - SOUTH	1406	1	29/08/25
	ELEVATIONS - PARCEL 3 - WEST - COMMUNAL	1407	1	29/08/25
	ELEVATIONS - PARCEL 3 - EAST - COMMUNAL	1408	1	29/08/25
	SECTIONS - PARCEL 2 - SHEET 1	1501	1	29/08/25
	SECTIONS - PARCEL 3 - SHEET 1	1502	1	29/08/25
PARCEL 3	FLOOR PLAN - PARCEL 3 - GROUND LEVEL	WL-AR-SSDA-P3-1000	01	29/08/25
	FLOOR PLAN - PARCEL 3 - MEZZANINE LEVEL	WL-AR-SSDA-P3-1001	01	29/08/25
	FLOOR PLAN - PARCEL 3 - LEVEL 1	WL-AR-SSDA-P3-1002	01	29/08/25
	ELEVATIONS - PARCEL 3 - NORTH	WL-AR-SSDA-P3-1401	01	29/08/25
	ELEVATIONS - PARCEL 3 - WEST	WL-AR-SSDA-P3-1402	01	29/08/25
	ELEVATIONS - PARCEL 3 - EAST	WL-AR-SSDA-P3-1403	01	29/08/25
	ELEVATIONS - PARCEL 3 - SOUTH	WL-AR-SSDA-P3-1404	01	29/08/25
	SECTIONS - PARCEL 3 - SHEET 1	WL-AR-SSDA-P3-1501	01	29/08/25
	SECTIONS - PARCEL 3 - SHEET 2	WL-AR-SSDA-P3-1502	01	29/08/25
PARCEL 4	FLOOR PLAN - PARCEL 4 - LEVEL 00	WL-AR-SSDA-P4-1000	1	29/08/25
	FLOOR PLAN - PARCEL 4 - LEVEL MEZZ	WL-AR-SSDA-P4-1001	1	29/08/25
	FLOOR PLAN - PARCEL 4 - LEVEL 01	WL-AR-SSDA-P4-1002	1	29/08/25
	FLOOR PLAN - PARCEL 4 - LEVEL 04	WL-AR-SSDA-P4-1005	1	29/08/25
	FLOOR PLAN - PARCEL 4 - LEVEL 05	WL-AR-SSDA-P4-1006	1	29/08/25
	ELEVATIONS - PARCEL 4 - NORTH	WL-AR-SSDA-P4-1400	1	29/08/25
	ELEVATIONS - PARCEL 4 - SOUTH	WL-AR-SSDA-P4-1401	1	29/08/25

	ELEVATIONS - PARCEL 4 - EAST	WL-AR-SSDA-P4-1402	1	29/08/25
	ELEVATIONS - PARCEL 4 - WEST	WL-AR-SSDA-P4-1403	1	29/08/25
	SECTIONS - PARCEL 4 - SECTION 1	WL-AR-SSDA-P4-1500	1	29/08/25
	SECTIONS - PARCEL 4 - SECTION 2	WL-AR-SSDA-P4-1501	1	29/08/25
	SECTIONS - PARCEL 4 - SECTION 3	WL-AR-SSDA-P4-1502	1	29/08/25
	SECTIONS - PARCEL 4 - SECTION 4	WL-AR-SSDA-P4-1503	1	29/08/25

As per the Deemed-to-Satisfy Provisions of **NCC 2022 Volume One Amendment 2**, design compliance with Part J4 is met using the following specifications:

Part J4 Building Fabric

Required **Total R-value** including allowance for **thermal bridging**:

Elements	Total R-value	Notes
Roof/Ceiling Envelope ^(Note 1)	R3.7 (Downward, Solar Absorptance ≤ 0.45)	- It is a total system performance value and NOT the insulation. - The impact of Thermal Bridging must be included in the building envelope total R-value calculations.
Envelope Walls ^(Note 1)	R1.4	
Envelope Floor (suspended) ^(Note 1)	R2.0 (Downward)	
Envelope Floor (slab-on-ground) ^(Notes 1 & 2)	R2.0 (Downward)	

Note 1: The impacts of the thermal bridge must be included in the total R-value calculations. The contractors must provide Total R-value Breakdown Calculations following AS/NZS 4859.2:2018 or Specification 38 for spandrel panels, with thermal bridging allowance using NZS 4214:2006, confirming the as-built has met Section J requirements.

Note 2: According to Clause 2 of Section J4D7, a slab-on-ground that does not have an in-slab heating or cooling system is considered to achieve a Total R-value of R2.0. Hence no additional insulation is required for Envelope Floors (slab-on-ground).

Required **Total U-value** and **Total SHGC**:

Element	Window Assembly (Glass & Frame)		Description
	Total U-value	Total SHGC	
Parcel 1 - Vertical Envelope Glazing ^(Note 3)	5.2	0.37	SGU Low-E Tinted or the like
Parcel 2 - Vertical Envelope Glazing ^(Note 3)	4.8	0.53	DGU Clear or the like
Parcel 3 - Vertical Envelope Glazing ^(Note 3)	5.2	0.31	SGU Low-E Tinted or the like
Parcel 4 - Vertical Envelope Glazing ^(Note 3)	4.5	0.45	DGU Neutral or the like
Parcel 4 (Class 3) - Vertical Envelope Glazing ^(Note 3)	4.4	0.27	DGU Low-E Tinted or the like

Note 3: The contractor must also provide the Compliance Certificate or Performance Label in accordance with AS 2047:2014 from the glazing supplier confirming the thermal performance (Total U-value and Total SHGC) of all installed glazing has met Section J requirements.

No skylights are proposed within the building envelope.

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

Additional Section J Compliance Notes

Note project needs to adhere to the following NCC 2022 Volume One Amendment 2 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.

Any modifications should be coordinated with JHA to confirm compliance.

Full Name of Designer: Laura Golembowski
Qualifications: B.EnvEng, M.UrbPlan
Address of Designer: JHA
Level 20, 2 Market Street
SYDNEY NSW 2000
Business Telephone No: (02) 9437 1000
Name of Employer: JHA

Yours sincerely,



Laura Golembowski
Sustainability Engineer

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.

Attachment A – Facade Calculator

Project Name	Bourke & Young St - Parcel 1
Project No.	250257
NCC Climate Zone	CZ 5
NCC Building Class	Other
Drawing Azimuth	351

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 1.97, less than the Max. total System U-value of 2.0.
The total Representative Air-conditioning Energy Value (Er) of the proposed building is 329.87, less than the Max. Er of 338.34.
Therefore, based on the Thermal Performance Specifications used in the tables below, the proposed building façades comply with Part J4 via Method 2.

Results

	J4D6(4)		Method 1		Method 2	
Aspect	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	2.22	2.0	1.97
E	1.0	1.40	2.0	2.13		
S	1.0	1.40	2.0	1.96		
W	1.0	1.40	2.0	1.40		

Aspect	Method 1		Method 2			
	Solar Admittance		Representative Air-conditioning Energy Value			
	Max SA	Achieved SA	Max Er	Achieved Er	Max Er	Achieved Er
N	0.13	0.15	126.45	149.67	338.34	329.87
E	0.13	0.11	110.70	91.77		
S	0.13	0.12	55.70	50.71		
W	0.13	0.11	45.48	37.72		

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	624.6	414.2	210.3	71.9%
E	562.0	384.3	177.7	
S	549.3	396.6	152.7	
W	416.8	352.9	63.8	

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	426.6	216.3	210.3	61.0%
E	495.1	317.4	177.7	
S	428.5	275.8	152.7	
W	199.9	136.1	63.8	

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	426.6	202.7	0.0	4.8	624.6	1.40	295.9
	2					0.0		0.0
	3					0.0		0.0
	4					0.0		0.0
East	5	495.1	66.9	0.0	0.0	562.0	1.40	274.5
	6					0.0		0.0
	7					0.0		0.0
	8					0.0		0.0
South	9	428.5	120.8	0.0	0.0	549.3	1.40	283.3
	10					0.0		0.0
	11					0.0		0.0
	12					0.0		0.0
West	13	199.9	219.2	0.0	2.4	416.8	1.40	252.1
	14					0.0		0.0
	15					0.0		0.0
	16					0.0		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	1093.6
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	5.2	0.37	924.1
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	5.2	0.37	793.9
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	5.2	0.37	331.9
	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		
N1	External	L0	N1	1	3.50	8.40	29.4			-	-	1.00	10.88
N2	External	L0	N1	1	3.50	2.00	7.0			-	-	1.00	2.59
N3	External	L0	N1	1	3.50	7.70	27.0			-	-	1.00	9.97
N4	External	L0	N1	1	4.10	1.90	7.8			-	-	1.00	2.88
N5 - N8	External	L0	N1	1	3.00	31.00	93.0	0.60	3.10	0.19	0.03	0.90	30.97
N9	External	L0	N1	1	2.70	8.90	24.0	4.30	2.70	1.59	0.00	0.35	3.11
							0.0			-	-	1.00	-
E1 - E2	External	L0	E1	5	3.60	5.20	18.7	3.20	3.60	0.89	0.00	0.41	2.84
E3	External	L0	E1	5	3.60	1.40	5.0			-	-	1.00	1.86
E4	External	L0	E1	5	2.30	5.70	13.1	0.50	2.30	0.22	0.00	0.80	3.88
E5 - E7	External	L0	E1	5	4.10	7.00	28.7			-	-	1.00	10.62
E8 - E9	External	L0	E1	5	3.50	2.30	8.1			-	-	1.00	2.98
E10 - E13	External	L0	E1	5	2.70	25.10	67.8			-	-	1.00	25.07
E14	External	L0	E1	5	2.50	2.50	6.3	1.00	2.50	0.40	0.00	0.64	1.48
							0.0			-	-	1.00	-
S1	External	L0	S1	9	3.00	5.80	17.4	0.70	3.00	0.23	0.00	0.87	5.60
S2	External	L0	S1	9	2.20	2.20	4.8	0.70	2.20	0.32	0.00	0.82	1.47
S3 - S5	External	L0	S1	9	3.50	20.40	71.4			-	-	1.00	26.42
S6 - S7	External	L0	S1	9	2.50	7.20	18.0	0.60	2.50	0.24	0.00	0.87	5.79
S8	External	L0	S1	9	2.70	7.70	20.8	5.00	2.70	1.85	0.00	0.58	4.46
							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		
W1 - W3	External	L0	W1	13	3.60	12.80	46.1	0.40	3.60	0.11	0.00	0.90	15.34
W4 - W6	External	L0	W1	13	3.50	4.30	15.1			-	-	1.00	5.57
							0.0			-	-	1.00	-
N1 - N2	External	L6	N1	1	2.70	8.20	22.1	1.30	2.70	0.48	0.00	0.64	5.24
							0.0			-	-	1.00	-
E1	External	L6	E1	5	2.70	2.50	6.8	1.30	2.70	0.48	0.00	0.64	1.60
E2 - E4	External	L6	E1	5	2.20	10.60	23.3	device		-	-	0.35	3.02
							0.0			-	-	1.00	-
S1 - S3	External	L6	S1	9	2.70	7.50	20.3	0.40	2.70	0.15	0.00	0.93	6.97
							0.0			-	-	1.00	-
W1	External	L6	W1	13	2.70	1.00	2.7	1.30	2.70	0.48	0.00	0.64	0.64
							0.0			-	-	1.00	-

Project Name	Bourke & Young St - Parcel 2
Project No.	250257
NCC Climate Zone	CZ 5
NCC Building Class	Other
Drawing Azimuth	351

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 372.50, less than the Max. Er of 384.68.
Therefore, based on the Thermal Performance Specifications used in the tables below, the proposed building façades comply with Part J4 via Method 2.

Results

	J4D6(4)		Method 1		Method 2	
Aspect	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	1.58	2.0	1.98
E	1.0	1.40	2.0	1.48		
S	1.0	1.40	2.0	1.82		
W	1.0	1.40	2.0	3.05		

Aspect	Method 1		Method 2			
	Solar Admittance		Representative Air-conditioning Energy Value			
	Max SA	Achieved SA	Max Er	Achieved Er	Max Er	Achieved Er
N	0.13	0.07	145.05	75.05	384.68	372.50
E	0.13	0.13	64.62	64.33		
S	0.13	0.13	63.84	64.08		
W	0.13	0.20	111.16	169.03		

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	542.3	428.0	114.3	69.0%
E	429.7	349.2	80.5	
S	539.1	392.5	146.5	
W	488.6	209.1	279.5	

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	489.4	375.1	114.3	64.7%
E	289.0	208.5	80.5	
S	491.1	344.5	146.5	
W	488.6	209.1	279.5	

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	489.4	52.9	0.0	0.0	542.3	1.40	305.7
	2					0.0		0.0
	3					0.0		0.0
	4					0.0		0.0
East	5	289.0	140.7	0.0	0.0	429.7	1.40	249.4
	6					0.0		0.0
	7					0.0		0.0
	8					0.0		0.0
South	9	498.3	51.6	7.2	3.6	539.1	1.40	280.4
	10					0.0		0.0
	11					0.0		0.0
	12					0.0		0.0
West	13	488.6	0.0	0.0	0.0	488.6	1.40	149.4
	14					0.0		0.0
	15					0.0		0.0
	16					0.0		0.0

Glazing Thermal Specifications

Aspect	Glazing Thermal Performance			
	Glazing Type Reference	Total U-Value	Total SHGC	Area x U-Value
North	N1	4.8	0.53	548.6
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	4.8	0.53	386.3
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	4.8	0.53	703.4
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	4.8	0.53	1341.6
	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		
N1 - N7	External	L0	N1	1	3.00	23.20	69.6	2.50	3.00	0.83	0.00	0.41	15.12
N8	External	L0	N1	1	3.00	8.50	25.5	0.30	2.95	0.10	0.00	0.90	12.16
							0.0			-	-	1.00	-
E1	External	L0	E1	5	3.00	3.00	9.0			-	-	1.00	4.77
E2	External	L0	E1	5	3.00	7.80	23.4			-	-	1.00	12.40
E3	External	L0	E1	5	2.80	2.60	7.3			-	-	1.00	3.86
E4 - E5	External	L0	E1	5	3.00	5.60	16.8	2.50	3.00	0.83	0.00	0.41	3.65
							0.0			-	-	1.00	-
S1	External	L0	S1	9	3.00	4.60	13.8	1.50	3.00	0.50	0.00	0.73	5.34
S2 - S3	External	L0	S1	9	3.00	2.40	7.2			-	-	1.00	3.82
S4 - S13	External	L0	S1	9	3.00	18.90	56.7	0.50	3.00	0.17	0.00	0.93	27.95
S14 - S16	External	L0	S1	9	2.80	9.80	27.4	2.50	2.80	0.89	0.00	0.62	9.02
							0.0			-	-	1.00	-
W1 - W9	External	L0	W1	13	3.00	26.70	80.1	1.50	3.00	0.50	0.00	0.57	24.20
W10	External	L0	W1	13	3.00	2.10	6.3	3.00	3.00	1.00	0.00	0.35	1.17
W11 - W14	External	L0	W1	13	3.20	26.70	85.4			-	-	1.00	45.28
W15	External	L0	W1	13	3.20	8.80	28.2	2.30	4.40	0.52	0.27	0.75	11.19
							0.0			-	-	1.00	-
N1	External	L4	N1	1	3.00	4.40	13.2	device		-	-	0.35	2.45
N2	External	L4	N1	1	3.00	2.00	6.0			-	-	1.00	3.18
							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 [m²]	P [m]	H [m]	P/H	G/H		
E1 - E2	External	L4	E1	5	3.00	8.00	24.0			-	-	1.00	12.72
							0.0			-	-	1.00	-
S1	External	L4	S1	9	3.00	6.40	19.2	2.10	3.30	0.64	0.09	0.69	7.02
S2 - S4	External	L4	S1	9	3.00	7.40	22.2	0.40	3.30	0.12	0.09	0.93	10.94
							0.0			-	-	1.00	-
W1	External	L4	W1	13	3.00	26.50	79.5	4.70	3.00	1.57	0.00	0.35	14.75
							0.0			-	-	1.00	-

Project Name	Bourke & Young St - Parcel 3
Project No.	250257
NCC Climate Zone	CZ 5
NCC Building Class	Other
Drawing Azimuth	351

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 2.00, less than the Max. total System U-value of 2.0.
The total Representative Air-conditioning Energy Value (Er) of the proposed building is 271.53, less than the Max. Er of 276.19.
Therefore, based on the Thermal Performance Specifications used in the tables below, the proposed building façades comply with Part J4 via Method 2.

Results

	J4D6(4)		Method 1		Method 2	
Aspect	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	2.88	2.0
E	1.0	1.40	2.0	1.99		
S	1.4	1.40	2.0	0.93		
W	1.0	1.40	2.0	2.31		

	Method 1		Method 2			
Aspect	Solar Admittance		Representative Air-conditioning Energy Value			
	Max SA	Achieved SA	Max Er	Achieved Er	Max Er	Achieved Er
	N	0.13	0.14	133.20	147.46	276.19
E	0.13	0.12	68.05	60.96		
S	0.13	0.01	0.00	0.00		
W	0.13	0.11	74.95	63.10		

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	516.7	266.9	249.9	51.6%	71.4%
E	443.7	317.4	126.4	71.5%	
S	532.6	506.7	25.9	95.1%	
W	354.0	228.2	125.8	64.5%	

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	449.4	199.5	249.9	44.4%	65.0%
E	304.3	178.0	126.4	58.5%	
S	426.0	400.1	25.9	93.9%	
W	329.4	203.6	125.8	61.8%	

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	449.4	67.4	0.0	0.0	516.7	1.40	190.6
	2					0.0		0.0
	3					0.0		0.0
	4					0.0		0.0
East	5	304.3	142.0	0.0	2.6	443.7	1.40	226.7
	6					0.0		0.0
	7					0.0		0.0
	8					0.0		0.0
South	9	426.0	106.5	0.0	0.0	532.6	1.40	361.9
	10					0.0		0.0
	11					0.0		0.0
	12					0.0		0.0
West	13	329.4	24.6	0.0	0.0	354.0	1.40	163.0
	14					0.0		0.0
	15					0.0		0.0
	16					0.0		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	0.31	1299.3
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	5.2	0.31	657.1
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	5.2	0.31	134.7
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	5.2	0.31	654.4
	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		
N1 - N6	External	L0	N1	1	3.50	27.90	97.7	0.50	3.50	0.14	0.00	0.90	27.24
							0.0			-	-	1.00	-
E1 - E3	External	L0	E1	5	3.50	12.80	44.8	0.50	3.50	0.14	0.00	0.90	12.50
							0.0			-	-	1.00	-
S1	External	L0	S1	9	3.50	7.40	25.9	1.80	3.50	0.51	0.00	0.73	5.86
							0.0			-	-	1.00	-
W1 - W3	External	L0	W1	13	3.50	14.80	51.8	0.50	3.50	0.14	0.00	0.90	14.45
							0.0			-	-	1.00	-
N1 - N5	External	L1	N1	1	3.00	14.50	43.5	0.40	3.00	0.13	0.00	0.90	12.14
N6 - N13	External	L1	N1	1	3.20	15.30	49.0	0.40	3.20	0.13	0.00	0.90	13.66
							0.0			-	-	1.00	-
E1 - E4	External	L1	E1	5	3.00	10.60	31.8	0.40	3.00	0.13	0.00	0.90	8.87
E5 - E10	External	L1	E1	5	3.20	11.50	36.8	0.40	3.20	0.13	0.00	0.90	10.27
							0.0			-	-	1.00	-
W1 - W3	External	L1	W1	13	3.00	6.80	20.4	0.40	3.00	0.13	0.00	0.90	5.69
W4 - W6	External	L1	W1	13	3.20	7.20	23.0	0.40	3.20	0.13	0.00	0.90	6.43
							0.0			-	-	1.00	-
N1	External	L6	N1	1	3.60	4.00	14.4			-	-	1.00	4.46
N2	External	L6	N1	1	3.60	12.60	45.4	2.30	3.60	0.64	0.00	0.51	7.17
							0.0			-	-	1.00	-
E1	External	L6	E1	5	3.60	1.90	6.8	0.40	3.60	0.11	0.00	0.90	1.91

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		
E2	External	L6	E1	5	3.60	1.70	6.1			-	-	1.00	1.90
							0.0			-	-	1.00	-
W1	External	L6	W1	13	3.60	8.50	30.6			-	-	1.00	9.49
							0.0			-	-	1.00	-

Project Name	Bourke & Young St - Parcel 4
Project No.	250257
NCC Climate Zone	CZ 5
NCC Building Class	Other
Drawing Azimuth	351

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 1.97, less than the Max. total System U-value of 2.0.
The total Representative Air-conditioning Energy Value (Er) of the proposed building is 48.27, less than the Max. Er of 49.32.
Therefore, based on the Thermal Performance Specifications used in the tables below, the proposed building façades comply with Part J4 via Method 2.

Results

	J4D6(4)		Method 1		Method 2	
Aspect	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	2.08	2.0	1.97
E	1.0	1.40	2.0	3.81		
S	1.4	1.40	2.0	0.71		
W	1.4	1.40	2.0	1.02		

Aspect	Method 1		Method 2			
	Solar Admittance		Representative Air-conditioning Energy Value			
	Max SA	Achieved SA	Max Er	Achieved Er	Max Er	Achieved Er
N	0.13	0.07	25.21	14.04	49.32	48.27
E	0.13	0.18	24.11	34.22		
S	0.13	0.00	0.00	0.00		
W	0.13	0.02	0.00	0.00		

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	91.2	58.3	33.0	66.7%
E	107.8	19.7	88.1	
S	124.6	124.6	0.0	
W	52.7	48.5	4.2	

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	85.1	52.1	33.0	54.2%
E	107.8	19.7	88.1	
S	43.5	43.5	0.0	
W	37.1	32.9	4.2	

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	87.1	6.2	2.0	0.0	91.2	1.40	41.6
	2					0.0		0.0
	3					0.0		0.0
	4					0.0		0.0
East	5	107.8	0.0	0.0	0.0	107.8	1.40	14.1
	6					0.0		0.0
	7					0.0		0.0
	8					0.0		0.0
South	9	43.5	83.1	0.0	2.0	124.6	1.40	89.0
	10					0.0		0.0
	11					0.0		0.0
	12					0.0		0.0
West	13	37.1	19.6	0.0	4.0	52.7	1.40	34.7
	14					0.0		0.0
	15					0.0		0.0
	16					0.0		0.0

Glazing Thermal Specifications

Aspect	Glazing Thermal Performance			
	Glazing Type Reference	Total U-Value	Total SHGC	Area x U-Value
North	N1	4.5	0.45	148.4
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	4.5	0.45	396.5
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	4.5	0.45	0.0
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	4.5	0.45	18.9
	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		
N2	External	L0	N1	1	2.80	10.60	29.7	device		-	-	0.35	4.67
							0.0			-	-	1.00	-
E1	External	L0	E1	5	2.80	10.50	29.4	device		-	-	0.35	4.63
E2	External	L0	E1	5	2.80	1.60	4.5	8.60	4.10	2.10	0.32	0.57	1.15
							0.0			-	-	1.00	-
E1.1	External	MZ	E1	5	2.80	5.50	15.4	4.00	0.80	5.00	0.00	0.35	2.43
E1.2	External	MZ	E1	5	2.80	5.30	14.8	0.30	0.80	0.38	0.00	0.72	4.81
E2	External	MZ	E1	5	2.80	1.50	4.2	10.30	1.50	6.87	0.00	0.35	0.66
							0.0			-	-	1.00	-
W1	External	MZ	W1	13	2.80	1.50	4.2	8.30	2.30	3.61	0.00	0.35	0.66
							0.0			-	-	1.00	-
N1	External	L4	N1	1	2.20	1.50	3.3			-	-	1.00	1.49
							0.0			-	-	1.00	-
E1	External	L4	E1	5	2.20	5.70	12.5	0.30	2.20	0.14	0.00	0.90	5.08
E2	External	L4	E1	5	2.20	3.30	7.3	device		-	-	0.35	1.14
							0.0			-	-	1.00	-

Project Name	Bourke & Young St - Parcel 4 (Class 3)
Project No.	250257
NCC Climate Zone	CZ 5
NCC Building Class	3
Drawing Azimuth	351

NCC 2022 Volume One - Façade Calculator



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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 15.56, less than the Max. Er of 15.97.
Therefore, based on the Thermal Performance Specifications used in the tables below, the proposed building façades comply with Part J4 via Method 2.

Results

	J4D6(4)		Method 1		Method 2	
Aspect	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	2.07	2.0	1.98
E	1.4	1.40	2.0	0.71		
S	1.4	1.40	2.0	0.71		
W	1.0	1.40	2.0	4.22		

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	0.07	7.41	4.99	15.97	15.56
E	0.10	0.00	0.00	0.00		
S	0.10	0.00	0.00	0.00		
W	0.10	0.12	8.55	10.57		

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	39.4	24.9	14.6	65.6%
E	57.4	57.4	0.0	
S	45.0	45.0	0.0	
W	56.3	2.8	53.5	

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	39.4	24.9	14.6	65.6%
E	57.4	57.4	0.0	
S	45.0	45.0	0.0	
W	56.3	2.8	53.5	

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	39.4	0.0	0.0	0.0	39.4	1.40	17.8
	2					0.0		0.0
	3					0.0		0.0
	4					0.0		0.0
East	5	57.4	0.0	0.0	0.0	57.4	1.40	41.0
	6					0.0		0.0
	7					0.0		0.0
	8					0.0		0.0
South	9	45.0	0.0	0.0	0.0	45.0	1.40	32.1
	10					0.0		0.0
	11					0.0		0.0
	12					0.0		0.0
West	13	56.3	0.0	0.0	0.0	56.3	1.40	2.0
	14					0.0		0.0
	15					0.0		0.0
	16					0.0		0.0

Glazing Thermal Specifications

Aspect	Glazing Thermal Performance			
	Glazing Type Reference	Total U-Value	Total SHGC	Area x U-Value
North	N1	4.4	0.27	64.1
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	4.4	0.27	0.0
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	4.4	0.27	0.0
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	4.4	0.27	235.3
	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		
N1	External	L0	N1	1	2.80	2.60	7.3	device		-	-	0.35	0.69
							0.0			-	-	1.00	-
W1	External	L0	W1	13	2.80	3.10	8.7	4.20	2.80	1.50	0.00	0.35	0.82
W2	External	L0	W1	13	2.80	6.30	17.6	2.50	2.80	0.89	0.00	0.41	1.95
							0.0			-	-	1.00	-
N1	External	L1	N1	1	2.80	2.60	7.3			-	-	1.00	1.97
							0.0			-	-	1.00	-
W1	External	L1	W1	13	2.80	9.70	27.2	1.60	2.80	0.57	0.00	0.57	4.18
							0.0			-	-	1.00	-

Attachment B – Building Fabric Requirements

KEY

ROOF/CEILING ENVELOPE: TOTAL R3.7 (DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDED): TOTAL R2.0 (DOWNWARD)

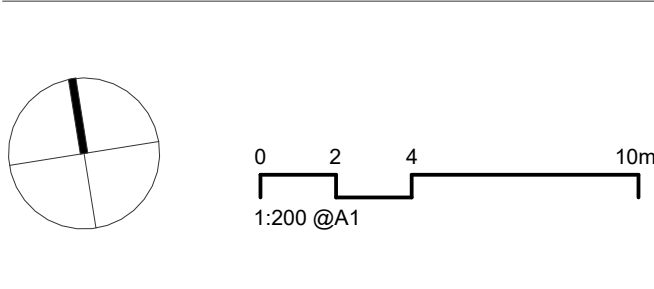
ENVELOPE FLOORS (SLAB-ON-GROUND): TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

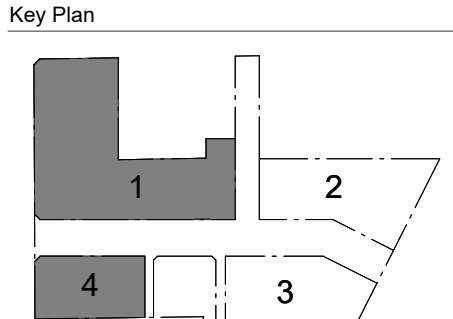
EXTERNAL AREA, NOT PART OF SECTION J

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).

* According to Clause 2 of Section J4D7, a slab-on-ground that does not have an in-slab heating or cooling system is considered to achieve a Total R-value of R2.0. Hence no additional insulation is required for Envelope Floors (slab-on-ground).



Rev	Date	Revision	By	Chk.	Client
1	18/06/25	FOR INFORMATION	CC	DM	
2	01/08/25	FOR INFORMATION	CC	RY	
3	15/08/25	FOR INFORMATION	CC	RY	
4	29/08/25	FOR SSDA SUBMISSION	CC	RY	



SJB

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Bates Smart

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Nominated Architects:

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Project

Waterloo Mixed Use Development (HDA)

881-885 Bourke Street, Waterloo NSW 2017

Country: Gadigal

Drawing Name

FLOOR PLAN - PARCEL 1 - LEVEL 00

Date	Scale	Sheet Size
29/08/25	1 : 200	A1
Drawn	Chk.	
CC	RY	
Drawing No.	Revision	
WL-AR-SSDA-P1-1000	/ 4	

KEY

ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)

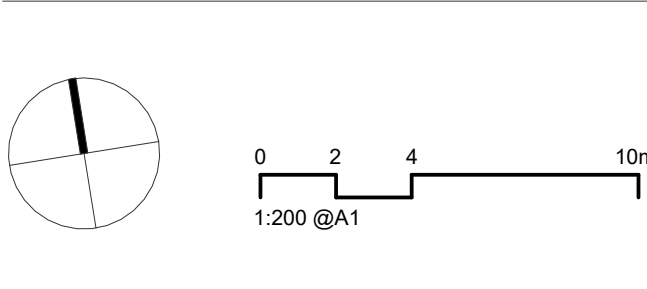
ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

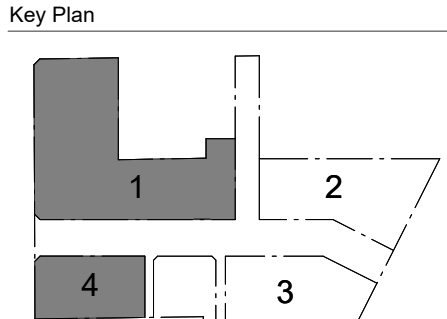
EXTERNAL AREA, NOT PART OF SECTION J

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Rev	Date	Revision	By	Chk.	Client
1	15/08/25	FOR INFORMATION	CC	RY	
2	29/08/25	FOR SSDA SUBMISSION	CC	RY	



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Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 137

Country: Gadigal
Drawing Name
FLOOR PLAN - PARCEL 1 - LEVEL 01

Date	Scale	Sheet Size
29/08/25	1 : 200	A1
Drawn	Chk.	
CC	RY	
Drawing No.	Revision	
WL-AR-SSDA-P1-1001	2	

KEY

ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)

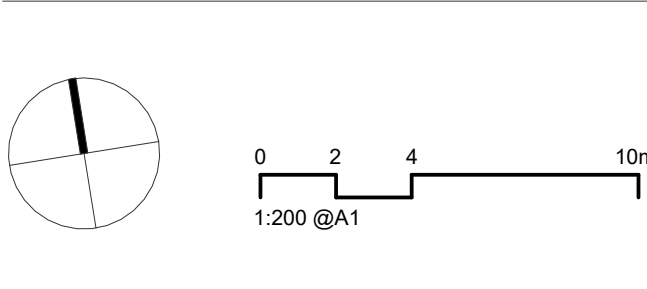
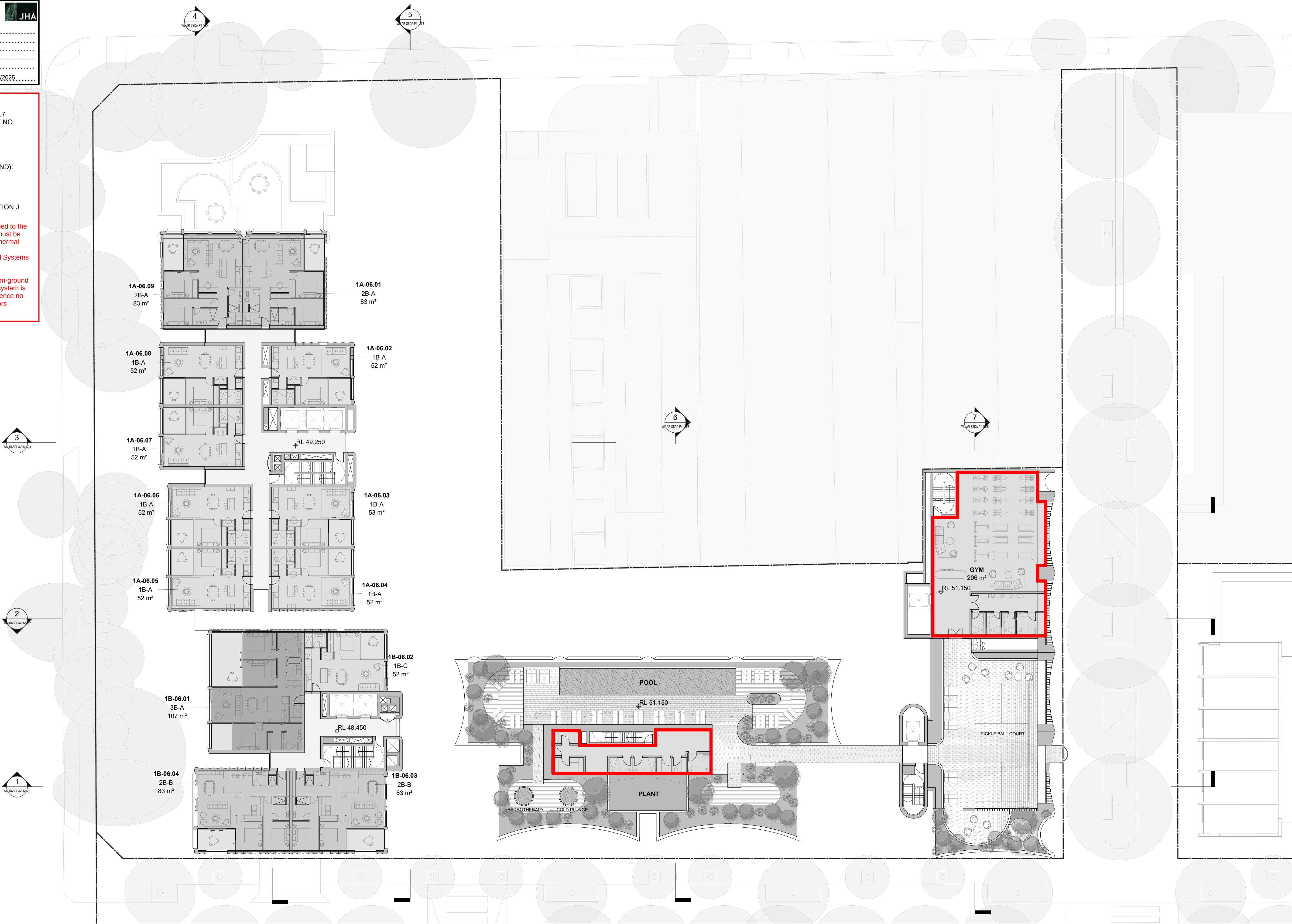
ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

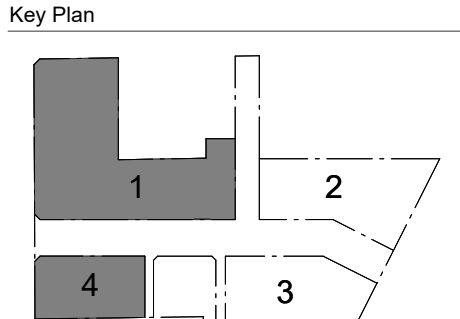
EXTERNAL AREA, NOT PART OF SECTION J

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Rev	Date	Revision	By	Chk.	Client
1	01/08/25	FOR INFORMATION	CC	RY	
2	15/08/25	FOR INFORMATION	CC	RY	
3	29/08/25	FOR SSDA SUBMISSION	CC	RY	



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Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017
Country: Gadigal
Drawing Name
FLOOR PLAN - PARCEL 1 - LEVEL 06

Date	Scale	Sheet Size
29/08/25	1 : 200	A1
Drawn	Chk.	
CC	RY	
Drawing No.	Revision	
WL-AR-SSDA-P1-1006	/ 3	

JHA
MARKUP / SKETCH

DOCUMENT No.: 250260
DOCUMENT TITLE: Bourke & Young St Development - Building Fabric Requirement
DOCUMENT REV: REV C
DOCUMENT BY: LG
DATE: 16/09/2025

KEY

ROOF/CEILING ENVELOPE: TOTAL R3.7 (DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDEd): TOTAL R2.0 (DOWNWARD)

ENVELOPE FLOORS (SLAB-ON-GROUND): TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

EXTERNAL AREA, NOT PART OF SECTION J

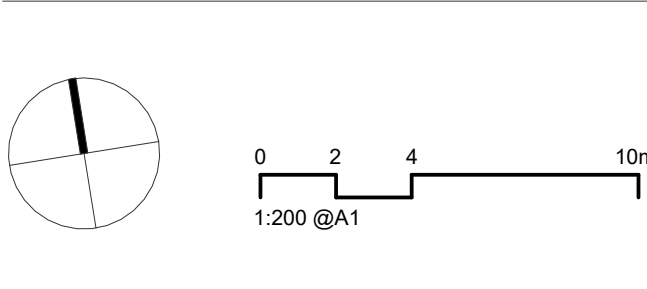
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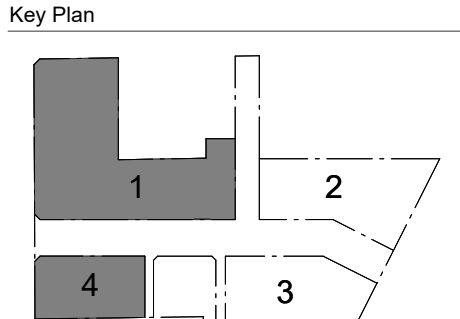


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3	29/08/25	FOR SSDA SUBMISSION	CC	RY	



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Country: Gadigal
Drawing Name
FLOOR PLAN - PARCEL 1 - LEVEL 07

Date
29/08/25

Scale
1 : 200

Sheet Size
A1

Drawn
CC

Chk.
RY

Drawing No.
WL-AR-SSDA-P1-1007

Revision
/ 3

- KEY
- ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)

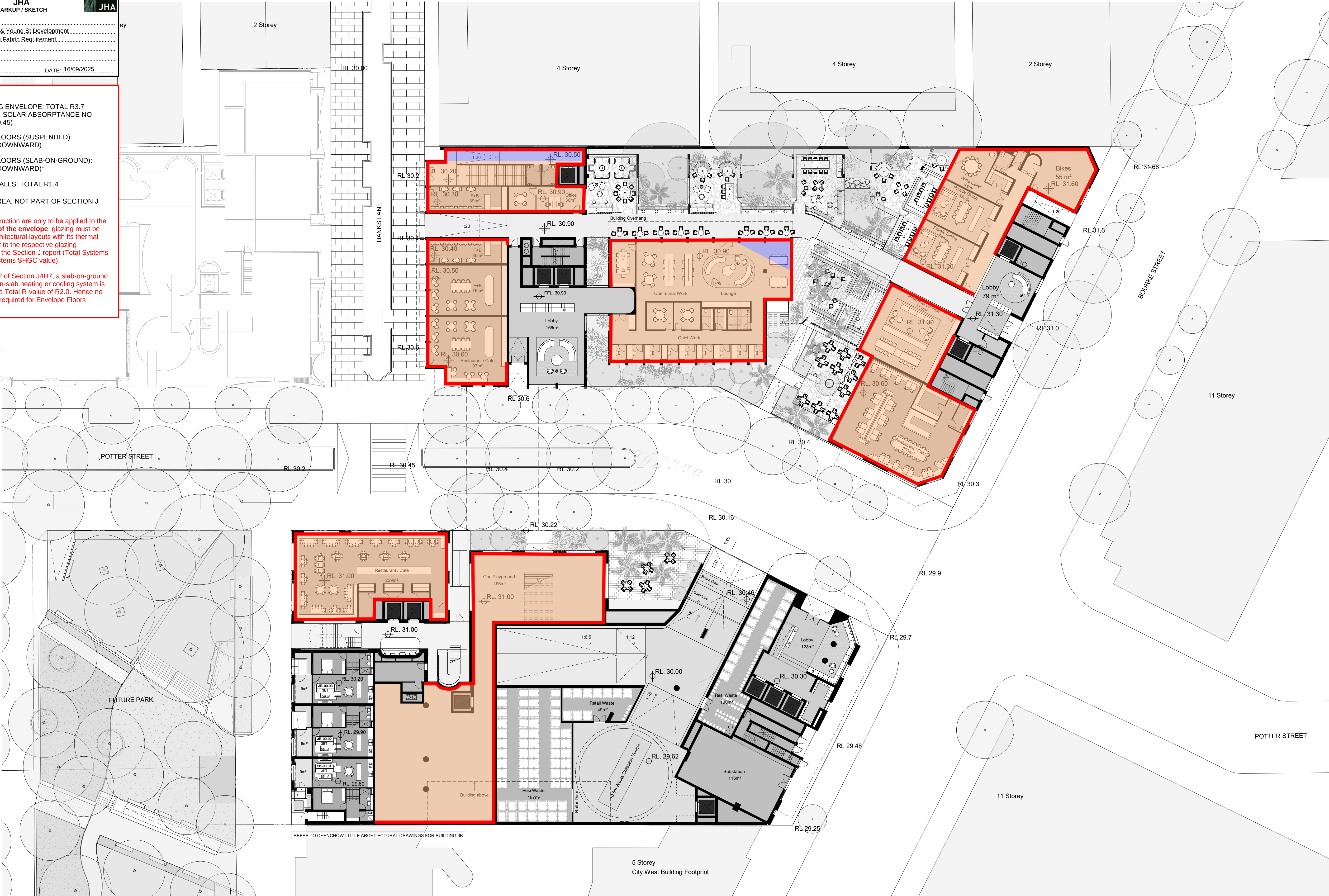
ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

EXTERNAL AREA, NOT PART OF SECTION J

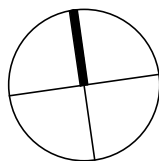
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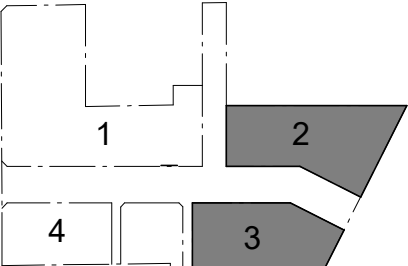
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Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

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Key Plan



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Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 00

Date

29/08/25

Scale

1 : 250

Sheet Size

A1

Drawn

SH/KS

Chk.

WM

Drawing No.

1000

Revision

1

JHA

MARKUP / SKETCH

DOCUMENT No.: .250260

DOCUMENT TITLE: Bourke & Young St Development

DOCUMENT REV: .REV C

DOCUMENT BY: .LG

DATE: 16/09/2025

KEY

ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)

ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

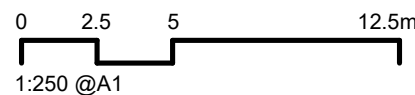
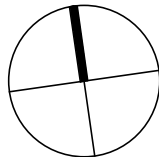
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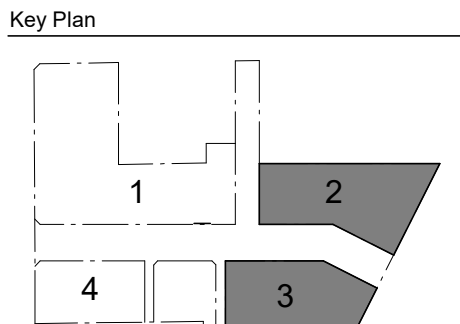
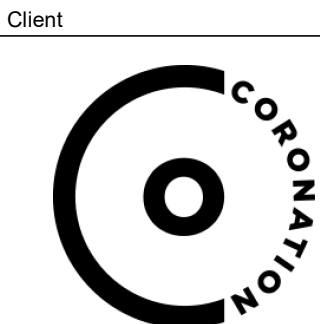
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Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017
Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - LEVEL 01

Date	Scale	Sheet Size
29/08/25	1 : 250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.	Revision	
1001	/ 1	

KEY

ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)

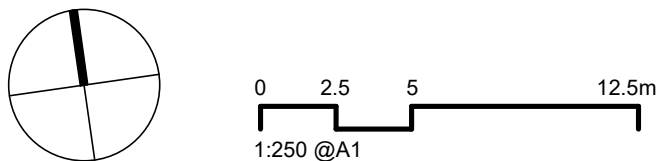
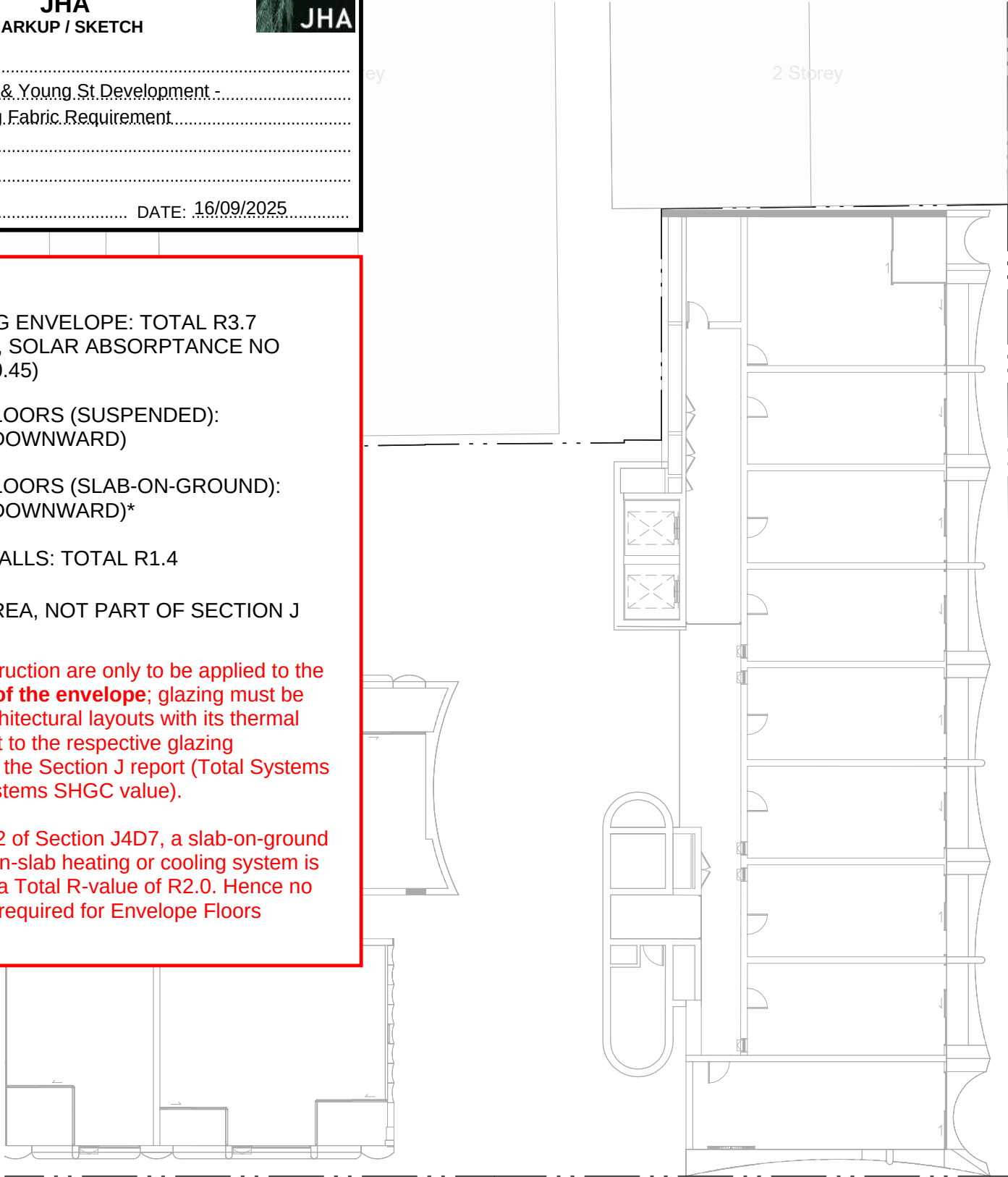
ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

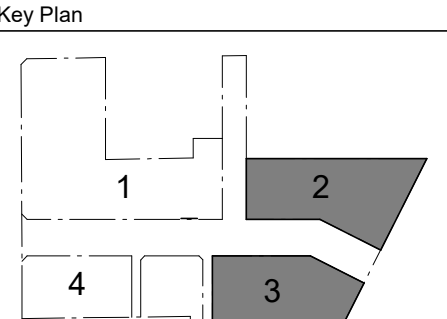
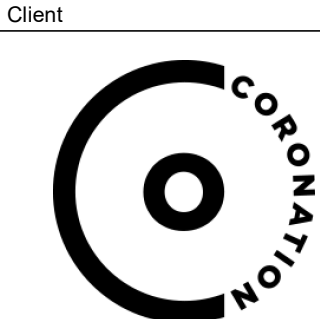
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Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - LEVEL 02

Date	Scale	Sheet Size
29/08/25	1 : 250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.	Revision	
1002	1	1

KEY

ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)

ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

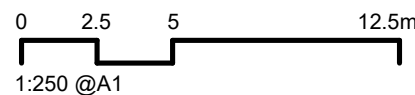
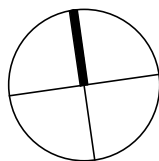
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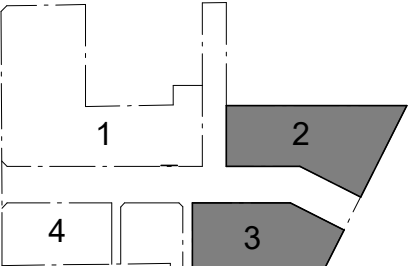
PRELIMINARY

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

Client



Key Plan



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Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 04

Date

29/08/25

Scale

1 : 250

Sheet Size

A1

Drawn

SH/KS

Chk.

WM

Drawing No.

1004

Revision

1



- KEY
- ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO
MORE THAN 0.45)
- ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)
- ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*
- ENVELOPE WALLS: TOTAL R1.4
- EXTERNAL AREA, NOT PART OF SECTION J

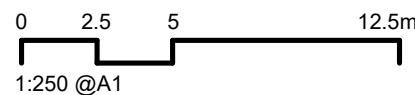
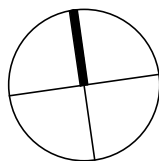
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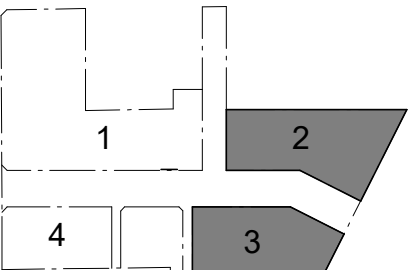


Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

Client



Key Plan



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Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 06

Date Scale Sheet Size

29/08/25 1 : 250 A1

Drawn Chk.

SH/KS WM

Drawing No.

1006

Revision

/ 1

- KEY
- ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO
MORE THAN 0.45)
- ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)
- ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*
- ENVELOPE WALLS: TOTAL R1.4
- EXTERNAL AREA, NOT PART OF SECTION J

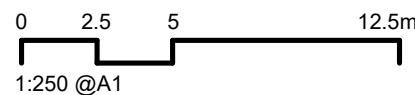
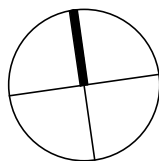
Note: The above construction are only to be applied to the **non-glazed portions of the envelope**; glazing must be installed as per the architectural layouts with its thermal performances pursuant to the respective glazing specifications stated in the Section J report (Total Systems U-Value, and Total Systems SHGC value).

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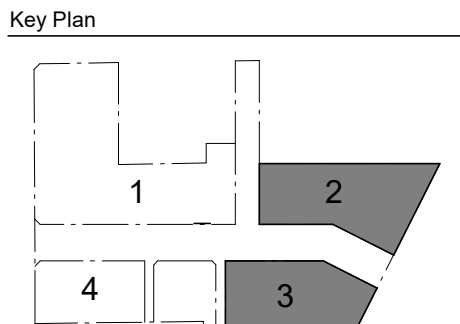


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Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		



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Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - LEVEL 07

Date	Scale	Sheet Size
29/08/25	1 : 250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.	Revision	
1007	/ 1	

- KEY
- ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)

ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

EXTERNAL AREA, NOT PART OF SECTION J

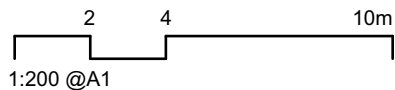
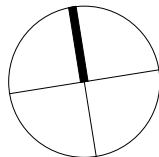
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PRELIMINARY

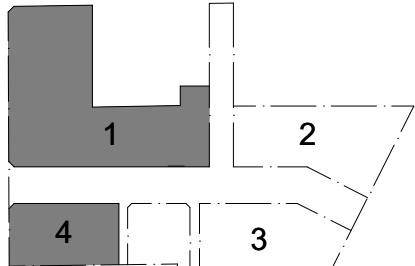


Rev	Date	Revision	By	Chk.
1	29/08/25	FOR SSDA SUBMISSION	MW	GL

Client



Key Plan



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881-885 Bourke Street, Waterloo NSW 2017

Country: Gadigal

Drawing Name

FLOOR PLAN - PARCEL 4 - LEVEL 00

Date

29/08/25

Scale

1:200

Sheet Size

A1

Drawn

Chk.

MW

GL

Drawing No.

WL-AR-SSDA-P4-1000

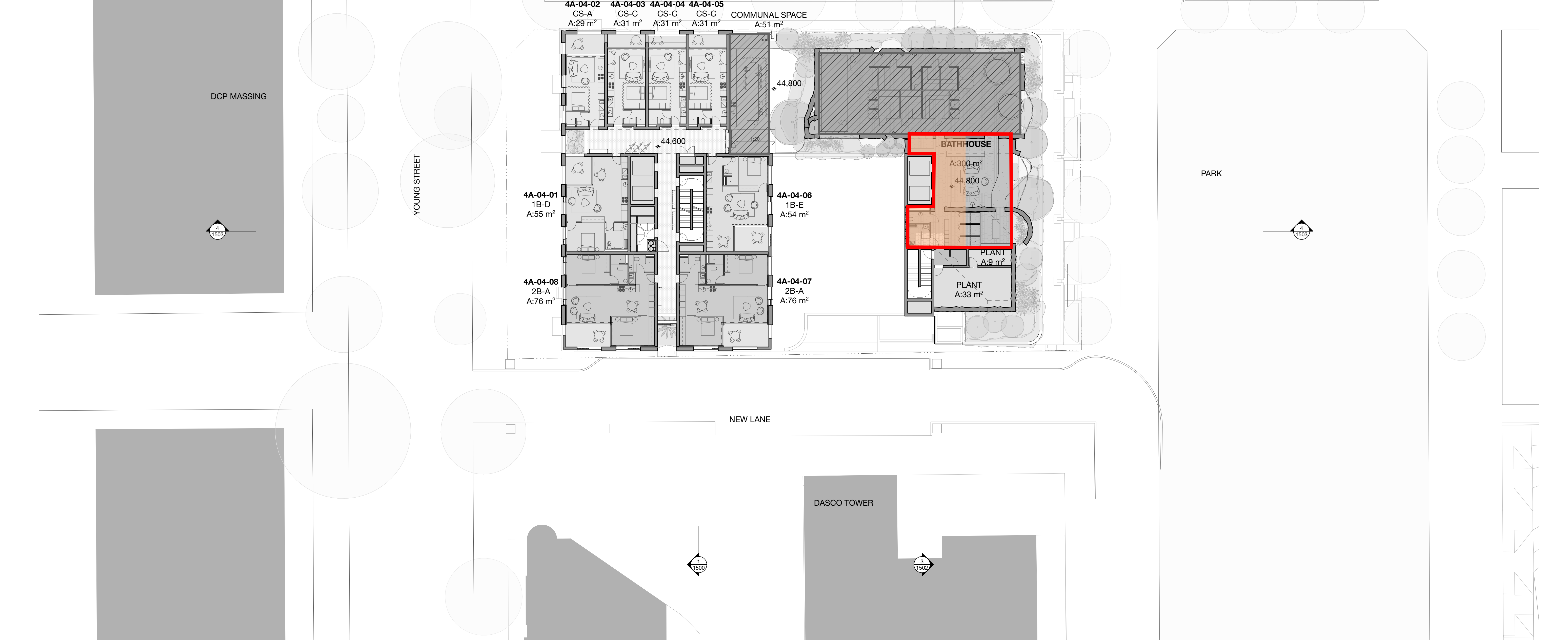
Revision

/1

- KEY
- ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)
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TOTAL R2.0 (DOWNWARD)*
- ENVELOPE WALLS: TOTAL R1.4
- EXTERNAL AREA, NOT PART OF SECTION J

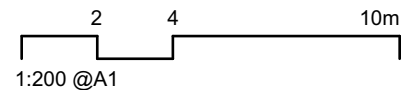
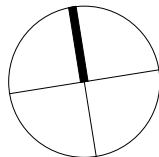
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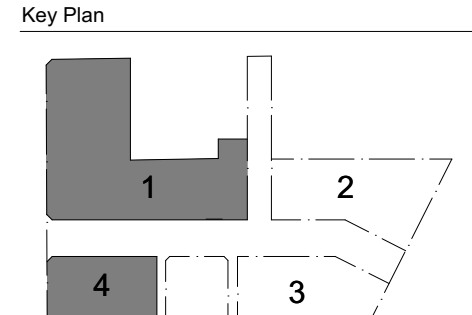


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Country: Gadigal

Drawing Name
FLOOR PLAN - PARCEL 4 - LEVEL 04

Date	Scale	Sheet Size
29/08/25	1:200	A1
Drawn	Chk.	
MW	GL	
Drawing No.	Revision	
WL-AR-SSDA-P4-1005	/1	

KEY

ROOF/CEILING ENVELOPE: TOTAL R3.7
(DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)

ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)

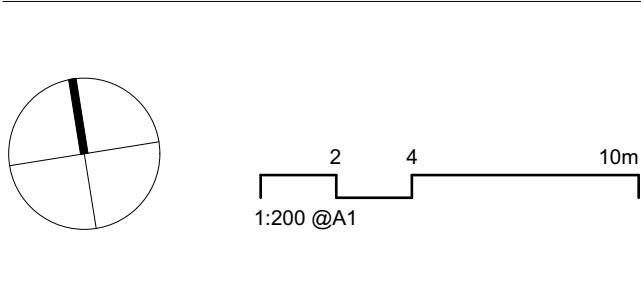
ENVELOPE FLOORS (SLAB-ON-GROUND):
TOTAL R2.0 (DOWNWARD)*

ENVELOPE WALLS: TOTAL R1.4

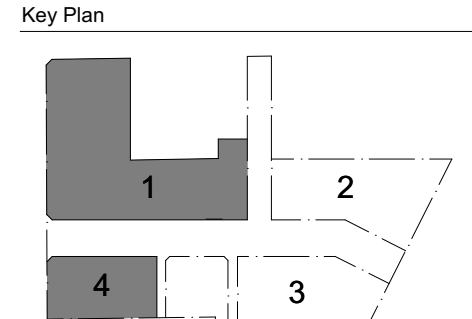
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Country: Gadigal

Drawing Name

FLOOR PLAN - PARCEL 4 - LEVEL 05

Date	Scale	Sheet Size
29/08/25	1:200	A1
Drawn	Chk.	
MW	GL	
Drawing No.	Revision	
WL-AR-SSDA-P4-1006	/1	