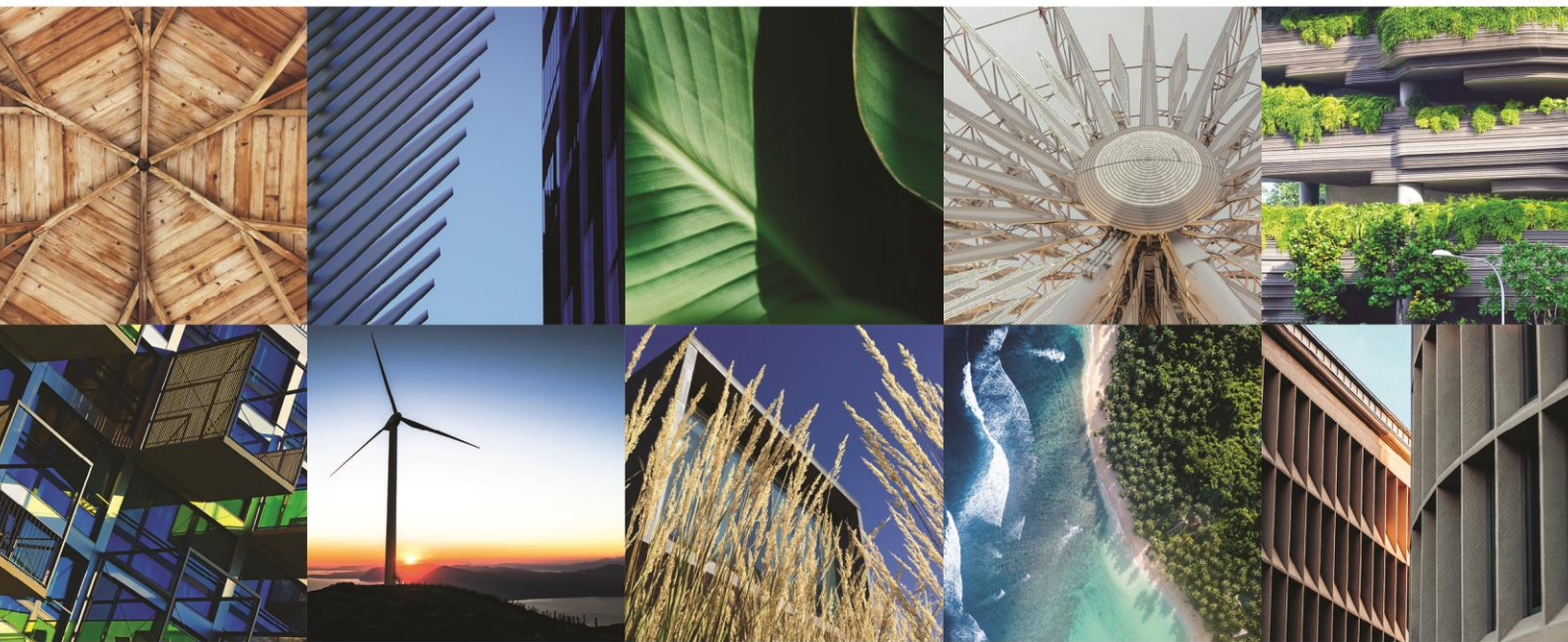




NCC 2022 Section J Deemed-to-Satisfy (DTS) Assessment

UPG Wickham
UPG Wickham Pty Ltd

To be built at 10 Dangar Street, Wickham NSW 2293

Attention: George Massoud
Company: UPG Wickham Pty Ltd

Document Control

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Basis of Report

This report has been prepared by Efficient Living Pty Ltd with all reasonable skills, care and diligence, and taking account of the timescale and resources allocated to it by agreement with UPG Wickham Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from Efficient Living Pty Ltd.

Efficient Living disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

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1. Executive Summary

Efficient Living has been engaged by UPG Wickham Pty Ltd to determine what measures are required for the development at 10 Dangar Street, Wickham NSW 2293 to meet Section J requirements of the 2022 National Construction Code (NCC) Amendment 1 through a Deemed-to-satisfy (DTS) solution assessment. This advice covers Section J Parts J1-J3 & J6-J8.

The following tables provide a quick reference summary of the building fabric performance requirements for the development. The appendix at the end of this report shows the conditioned area mark-up and locations of required insulation.

Note: information in this table shall not relieve the reader of reviewing the performance requirements in the main body of this report.

Table 1 Part J1 Building Fabric Performance Requirements

Fabric Element	Required Total System R-Value	Notes
Roofs/Ceilings	R3.70	External roof colour to a maximum solar absorptance of 0.45 See insulation options in body of report.
External Walls & Spandrel Panels	R1.40	With thermal bridging calculated in accordance with AS/NZS 4859.2. External wall colour to a maximum solar absorptance of 0.60 See insulation options in body of report.
Internal Walls forming part of thermal envelope	R1.40	With thermal bridging calculated in accordance with AS/NZS 4859.2. See insulation options in body of report.
External Floors	R2.00	No in-slab heating or cooling is proposed. R3.25 Required to floors with in slab heating/cooling system. See insulation options in body of report.
Floors to Unconditioned Spaces	R2.00	No in-slab heating or cooling is proposed. R3.25 Required to floors with in slab heating/cooling system. See insulation options in body of report.

Table 2 Part J4D6 Glazing Performance Requirements

Level/Location	Orientation	Maximum Total System U-Value	Maximum Total System SHGC
Retail (Ground. Level.)	All	3.10	0.21
Hotel (Level 01 to 06)	All	5.50	0.32
Co-Living (Level 07 to 11)	All	5.20	0.45

Mark-ups showing locations where insulation should be applied are contained in Appendix B.

2. Introduction

Efficient Living has been engaged by UPG Wickham Pty Ltd to determine what measures are required for the proposal to meet the 2022 National Construction Code (NCC) Section J requirements via *Deemed-to-Satisfy Provisions*.

Report Contact

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Architectural Documents

Documents prepared by: SJB Architects: Job No. 7105

Drawing Reference: DA-1009[23], DA-1010[23], DA-1011[23], DA-1012[23], DA-1013[23], DA-1014[23], DA-1015[23], DA-1016[23], DA-1017[23], DA-1018[23], DA-1401[23], DA-1402[23], DA-1403[23], DA-1404[23], DA-1501[23], DA-1502[23].

Received: 16th March 2026

Project Address & NCC Climate Zone

The proposal consists of mixed use residential and commercial (hotel) tower and is located at 10 Dangar Street, Wickham NSW 2293 - within NCC Climate Zone 5

Building Classes

The proposal consists of three retail tenancies on the ground floor, hotel rooms from Level 1 up to Level 5, amenities on Level 6, co-living units from Level 07 up to Level 11, and residential units above till level 43.

The following NCC building classifications apply:

- Class 2a: Common areas
- Class 3: Hotel
- Class 3: Co-Living Spaces
- Class 6: Ground floor Retail

Note: The residential portion of this proposal has not been assessed in this report, it is covered by BASIX.

Design Compliance and Scope Limitations

This report serves as a design reference and outlines the Section J compliance requirements based on the planned and specifications provided. Verification of final built compliance is beyond the scope of this report. However, if construction aligns with the documented plans and specifications, compliance with Section J requirements should be achieved. It is recommended that all stakeholders ensure adherence to these requirements during construction to maintain compliance.

Table 3 Climate Zone Characteristics

Climate zone 5 – Warm Temperate
Thermal treatment of the building envelope is beneficial in both hotter and colder weather. In summer, limiting heat gain can reduce the energy consumption of the cooling services. In winter, the building fabric can reduce the heat loss to the outside and can also promote solar heat gains through good orientation and treatment of glazing to offset the conductive heat losses.

For a Class 2 to 9 building, other than a sole-occupancy unit of a Class 2 building or a Class 4 part of a building, Performance Requirement J1P1 is satisfied by complying with the sections in the table below

Table 4 Performance requirements J1P1

Section J Part	Comment
Part J4 – Building Fabric	Performance requirements outlined in this report will achieve compliance with DTS provisions.
Part J5 – Building Sealing	DTS Compliance to be documented by Architect.
Part J6 – Air Conditioning and Ventilation	DTS Compliance to be documented by Services Engineer.
Part J7 – Artificial lighting and Power	DTS Compliance to be documented by Electrical Engineer.
Part J8 – Hot Water Supply and Swimming Pool and Spa Plant	DTS compliance to be documented by Hydraulics Engineer.
Part J9 – Energy Monitoring and On-site Distribution Energy Resources	DTS Compliance to be documented by Electrical Engineer.

Disclaimer

This report has been prepared in accordance with the agreed scope of work between Efficient Living and UPG Wickham Pty Ltd. Efficient Living has acted diligently and employed all reasonable care in the preparation of this report. The information contained within is based upon the documents and information, accepted in good faith as being true and accurate, provided by the client, architects, and consultants. Should amendments occur to the documents referenced in this report, this may require an update or else non-compliance with the NCC Section J may result.

3. Section J DTS Requirement Breakdown: Parts J4-J9

The building envelope, for the purposes of the Section J, means the parts of the building fabric that separate a conditioned space or habitable room from -

- a) the exterior of the building; or
- b) a non-conditioned space including
 - (i) the floor of a rooftop plant room, lift machine room or the like; and
 - (ii) the floor above a carpark or warehouse; and
 - (iii) the common wall with a carpark, warehouse, or the like

3.1. J4 Building Fabric

The following requirements must be implemented in design:

J4D3 Thermal Construction - general

Insulation must be installed in compliance with AS/NZS 4859.1:

- adjoining insulation must abut / overlap and butt up against studs, joists, noggins, etc. where the insulation must be against the member;
- it must form a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier
- must not interfere or affect the safe and effective operation of services or fittings.

Reflective insulation must be installed with:

- the necessary airspace to achieve the required R-Value between the reflective side of the insulation and the building lining or cladding;
- the reflective insulation closely fitted against any penetration, door or window opening;
- the reflective insulation adequately supported by framing members;
- each adjoining sheet must either overlap not less than 50mm or be taped together.

Bulk insulation must be installed so that:

- it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling, or the like.
- in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50mm.

The required Total R-Value and Total System U-Value, including allowance for thermal bridging, must be:

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

Total System Values;

- The required total wall-glazing system U-Value must achieve an average U2.0 across the entire system, which must account for thermal losses due to thermal bridging as per J1.2(e).

Thermal Bridging

Thermal bridging is an unintended path of heat flow, using a path of least resistance through a building envelope between the outside and inside. Thermal bridges may occur where there is an interruption in the insulation (e.g., areas where insulation cannot be installed due to metal/timber frame members such as joists, studs, noggings, top plate, and bottom plate) or where materials with high thermal conductivity are used.

J4D4 Roof & Ceiling

Insulation should be applied to areas highlighted in Appendix B, to meet the total system R-value noted in the following table:

Fabric Element	Required Total System R-Value	Notes
Roofs	R3.70	External roof colour to a maximum solar absorptance of 0.45

The insulation provider / installer is responsible for ensuring that the type and location of insulation is fit for purpose in that; the total system values are achieved, and condensation risk is mitigated. See roof & ceiling indicative build up below:

Table 5 Indicative build-up of concrete roof with suspended ceiling

Component	R-Value
Outdoor air film (7m/s)	0.03
Concrete Roof	0.14
Indoor air film (still air)	0.16
Additional insulation required to achieve total system R-value	
Insulation advice: Assuming uninterrupted rigid board insulation installed under concrete soffit. (No thermal bridging calculated)	R3.40 (Rigid board R value)

J4D6 Walls and Glazing

External Walls

Insulation should be applied to areas highlighted in Appendix B, to meet the total system R-value noted in the following table:

Fabric Element	Required Total System R-Value	Notes
External Walls & Spandrel Panels	R1.40	With thermal bridging calculated in accordance with AS/NZS 4859.2.

The insulation provider / installer is responsible for ensuring that the type and location of insulation in all wall types and spandrel systems is fit for purpose in that; the total system values are achieved, and condensation risk is mitigated. See external wall indicative build up below:

Table 6 Indicative build-up of clad stud framed external walls

Component	R-Value
Outdoor air film (7m/s)	0.03
Metal/ lightweight cladding (assumed negligible R value)	0.00
Airspace	0.16
Plasterboard, gypsum (10mm, 880 kg/m ³)	0.06
Indoor air film (still air)	0.12
Additional insulation required to achieve total system R-value	
Insulation option 1: Bulk insulation - thermal bridging assumed at 12% with metal frame	R2.30 (Bulk insulation R-value)
Insulation option 2: Uninterrupted rigid board insulation (no thermal bridging allowance).	R1.20 (Rigid board R-value)

Table 7 Indicative build-up of concrete external walls

Component	R-Value
Outdoor air film (7m/s)	0.03
150mm Concrete	0.10
Airspace	0.16
Plasterboard, gypsum (10mm, 880 kg/m ³)	0.06
Indoor air film (still air)	0.12
Additional insulation required to achieve total system R-value	
Insulation option 1: Bulk insulation - thermal bridging assumed at 12% with metal frame	R1.90 (Bulk insulation R-value)
Insulation option 2: Uninterrupted rigid board insulation (no thermal bridging allowance).	R1.10 (Rigid board R-value)

Internal Walls forming part of thermal envelope

Insulation should be applied to areas highlighted in Appendix B, to meet the total system R-value noted in the following table:

Fabric Element	Required Total System R-Value	Notes
Internal Walls forming part of thermal envelope	R1.40	With thermal bridging calculated in accordance with AS/NZS 4859.2.

The insulation provider / installer is responsible for ensuring that the type and location of insulation is fit for purpose in that; the total system values are achieved, and condensation risk is mitigated. See Internal Wall indicative build up below:

Table 8 Indicative build-up of stud framed internal walls

Component	R-Value
Indoor air film (still air)	0.12
Plasterboard, gypsum (10mm, 880 kg/m ³)	0.06
Airspace	0.16
Plasterboard, gypsum (10mm, 880 kg/m ³)	0.06
Indoor air film (still air)	0.12
Additional insulation required to achieve total system R-value	
Insulation option 1: Bulk insulation - thermal bridging assumed at 12% with metal frame.	R1.70 (Bulk insulation R-value)

Table 9 Indicative build-up of concrete internal walls

Component	R-Value
Indoor air film (still air)	0.12
150mm concrete	0.10
Airspace	0.17
Plasterboard, gypsum (10mm, 880 kg/m ³)	0.06
Indoor air film (still air)	0.12
Additional insulation required to achieve total system R-value	
Insulation option 1: Bulk insulation - thermal bridging assumed at 12% with metal frame.	R1.60 (Bulk insulation R-value)
Insulation option 2: Assuming uninterrupted rigid board insulation (no thermal bridging allowance).	R1.05 (Rigid board R-value)

Glazing Requirements

For the purposes of Section J, glazing means a transparent or translucent element and its supporting frame located in the envelope and includes a window other than a roof light.

The glazing supplier is responsible for ensuring that the total system values are achieved, and condensation risk is mitigated.

Table 10 Proposed Building Glazing Performance Requirements

Level/Location	Orientation	Maximum Total System U-Value	Maximum Total System SHGC
Retail (Ground. Level.)	All	3.10	0.21
Hotel (Level 01 to 06)	All	5.50	0.32
Co-Living (Level 07 to 11)	All	5.20	0.45

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

J4D7 Floors

Insulation should be applied to areas highlighted in Appendix B, to meet the total system R-value noted in the following table:

Fabric Element	Required Total System R-Value	Notes
External Floors / Floors to Unconditioned Spaces	R2.00	No in-slab heating or cooling is proposed. R3.25 Required to floors with in slab heating/cooling system.

The insulation supplier / installer is responsible for ensuring that the type and location of insulation is fit for purpose in that; the total system values are achieved, and condensation risk is mitigated. See floor indicative build-up below:

Table 11 Indicative build-up of suspended concrete floor

Component	R-Value
Indoor air film (still air)	0.12
150mm concrete	0.10
Outdoor air film (7m/s)	0.03
Additional insulation required to achieve total system R-value	
Insulation advice: Uninterrupted rigid board insulation (no thermal bridging allowance).	R1.75 (Rigid board R-value)

3.2. J5 Building Sealing

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

Table 12 J5 Building Sealing Requirements

J Part	Requirement
J5D3 - Chimneys & Flues	No Chimneys or Flues to the conditioned spaces area.
J5D4 - Roof Lights	No Roof Lights
J5D5 - Windows and Doors	The window supplier must provide verification that all glazing is sealed to comply with AS 2047 or J5D5. A seal to restrict air infiltration must be fitted to each edge of a door, openable window or the like forming part of: (i) the envelope of a conditioned space; or (ii) the external fabric of a habitable room or public area in climate zones 4, 5, 6, 7 or 8. All doors forming part of the buildings thermal envelope must have a draft protection device installed to the bottom edge. All other edges of a window or door forming part of the building's thermal envelope. The above requirements do not apply to a window complying with AS 2047 or any fire or smoke door, roller shutter doors/grilles or security doors installed for out of hours security. An entrance to a building, if leading to a conditioned space must have an airlock, self-closing door, revolving door or the like, other than: (i) where the conditioned space has a floor area of not more than 50 m²; or (ii) where a café, restaurant, open front shop or the like has— a 3 m deep un-conditioned zone between the main entrance, including an open front, and the conditioned space; and at all other entrances to the café, restaurant, open front shop or the like, self-closing doors. A loading dock entrance, if leading to a conditioned space, must be fitted with a rapid roller door or the like.
J5D6 - Exhaust Fans	Any exhaust fans, located within conditioned areas indicated in the project reference, must be fitted with a sealing device such as a self-closing damper or the like.
J5D7 Roof, Walls & Floors	Construction forming elements of the envelope or external fabric must be enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions or sealed by caulking, skirting, architraves, cornices, or the like.

J5D8 Evaporative Coolers	No Evaporative Coolers
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3.3. J6 Air Conditioning and Ventilation Systems

The project mechanical engineer shall be responsible for ensuring compliance with NCC Section J6 parts J6D1-J6D13.

3.4. J7 Artificial Lighting and Power

The project electrical engineer shall be responsible for ensuring the design complies with NCC Section J7. A summary of the requirements has been provided below for reference:

Table 13 J7 Artificial Lighting and Power Requirements

Table J7D3 Artificial Lighting and Power Requirements

J Part	Requirements																																								
J7D3 Interior Artificial Lighting	The design illumination power load must not exceed the sum of the allowances obtained by multiplying the area of each space by the maximum illumination power density in Table J7D3a. Allowable maximum illumination power density <table><tr><th>Space</th><th>Maximum W/m²</th><th>Space</th><th>Maximum W/m²</th></tr><tr><td>Retail, whose purpose is the sale of objects</td><td>14 W/m²</td><td>Restaurant, café, bar and space for the serving and consumption of food and drink</td><td>14 W/m²</td></tr><tr><td>Stairways</td><td>2 W/m²</td><td>Corridors</td><td>5 W/m²</td></tr><tr><td>Entry lobby from outside the building</td><td>9 W/m²</td><td>Plant areas</td><td>2 W/m²</td></tr><tr><td>Sole occupancy unit of a Class 3 building</td><td>5 W/m²</td><td>Lift cars</td><td>3 W/m²</td></tr><tr><td>Toilet, locker room, staff room or the like</td><td>3 W/m²</td><td>Communal lounge areas</td><td>4.5 W/m²</td></tr><tr><td>Carpark - general</td><td>2 W/m²</td><td>Carpark – entry zone (first 15m of travel during daytime)</td><td>11.5 W/m²</td></tr><tr><td>Carpark – entry zone (first 20m of travel during night time)</td><td>2.5 W/m²</td><td>Carpark – entry zone (next 4m of travel during daytime)</td><td>2.5 W/m²</td></tr><tr><td>Control room, switch room or the like – intermittent monitoring</td><td>3 W/m²</td><td>Control room, switch room or the like – constant monitoring</td><td>4.5 W/m²</td></tr><tr><td>Storage/service/cleaners room and the like</td><td>1.5 W/m²</td><td>Common rooms, spaces and corridors in a Class 2 building</td><td>4.5 W/m²</td></tr></table> If lighting will not comply with the W/m² detailed above an ABCB Lighting calculator can be completed and adjustment factors through the use of control devices or the like considered in order to ensure compliance. These requirements to not apply for:	Space	Maximum W/m ²	Space	Maximum W/m ²	Retail, whose purpose is the sale of objects	14 W/m ²	Restaurant, café, bar and space for the serving and consumption of food and drink	14 W/m ²	Stairways	2 W/m ²	Corridors	5 W/m ²	Entry lobby from outside the building	9 W/m ²	Plant areas	2 W/m ²	Sole occupancy unit of a Class 3 building	5 W/m ²	Lift cars	3 W/m ²	Toilet, locker room, staff room or the like	3 W/m ²	Communal lounge areas	4.5 W/m ²	Carpark - general	2 W/m ²	Carpark – entry zone (first 15m of travel during daytime)	11.5 W/m ²	Carpark – entry zone (first 20m of travel during night time)	2.5 W/m ²	Carpark – entry zone (next 4m of travel during daytime)	2.5 W/m ²	Control room, switch room or the like – intermittent monitoring	3 W/m ²	Control room, switch room or the like – constant monitoring	4.5 W/m ²	Storage/service/cleaners room and the like	1.5 W/m ²	Common rooms, spaces and corridors in a Class 2 building	4.5 W/m ²
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	1. Emergency lighting in accordance with Part E4 2. Signage and display lighting within cabinets and display cases that are fixed in place. 3. A heater where the heater also emits light, such as in bathrooms. 4. Lighting of performances such as theatrical or sporting. 5. Lighting installed solely for indoor plant growth on green walls or the like.
J7D4 Interior Artificial Lighting and Power Control	Artificial lighting of a room or space is to be individually switched or operated or both. These switches or devices must be located in a visible position- in the room or space being switched; or in an adjacent room or space from where the lighting being switched is visible Sole-occupancy units, except for those rooms specifically for people with a disability or the aged, are to have an occupant sensing device such as a card reader, motion detector in accordance with Specification 40 S40C4 or the like installed to cut power to lighting, air-conditioner and exhaust fans when these rooms are unoccupied. This requirement is only applicable to sole-occupancy units. Further advice can be given on suitable devices if desired. Other than a space where a sudden loss of light would result in an unsafe situation, any non-residential building that exceeds 250m² will require 95% of light fittings to be controlled by either a time switch in accordance with Specification 40 S40C3, a security card reader or motion detector in accordance with Specification 40 S40C4. Other than in a single functional space, lighting controls or switches within each room, cannot operate lighting for an area of more than: a) 250m² for a space of less than 2000m²; or b) 1000m² for a space of more than 2000m²; Artificial lighting in a fire isolated stairway must be controlled by a motion detector. Artificial lighting in a foyer, corridor and other circulation spaces with more than 250W within a single zone and adjacent to windows must be controlled by a daylight sensor and lighting controls in accordance with Specification 40 S40C5. Artificial lighting for daytime travel in the first 19m of a car park entry must be controlled by a daylight sensor. These requirements do not apply to emergency lighting in accordance with Part E4, or areas with 24-hour occupancy
J7D5 Interior decorative and display lighting	If installing lighting for the display of artwork / photographs or the like, it must be controlled by a manual switch and operated separately from other artificial lighting. This display lighting can be combined on one switch if the operating times for the display lighting are the same in a number of areas. If the display lighting exceeds 1kW in total, then it must have a time switch in accordance with Specification 40. Any window display lighting to be separately switched from other display lighting.
J7D6 Artificial lighting around	If installing artificial lighting around the perimeter of the building, it is to be controlled by a daylight sensor or time switch with pre-programmable times. If total perimeter lighting load exceeds 100W it must: a) use LED luminaires for 90% of the total lighting load; or

the perimeter of a building	b) be controlled by a motion detector in accordance with Specification 40 S40C4. Lighting that is used for decorative purposes, such as façade lighting or signage lighting must have a separate time switch in accordance with Specification 40 S40C3. *These requirements do not apply to emergency lighting in accordance with Part E4
J7D7 Boiling water and chilled water storage units	Any boiling water or chilled water storage unit must be controlled by a time switch in accordance with Specification 40 S40C3.
J7D8 Lifts	Lifts must – a) be configured to ensure artificial lighting and ventilation in the car are turned off when it is unused for 15 minutes; and b) achieve the idle and standby performance level in Table J7D8a; and c) achieve - (i) the energy efficiency class in Table J7D8b; or (ii) if a dedicated goods lift, energy efficiency class D in accordance with ISO 25745-2
J7D9 Escalators and moving walkways	No Escalators Proposed

3.5. J8 Heated Water Supply and Swimming/Spa Pool Plant

The project hydraulic engineer shall be responsible for ensuring the design complies with NCC Section J8. A summary of the requirements has been provided below for reference:

Table 14 J8 Heated Water Supply Requirements

J Part	Requirements
J8D2 Hot water Supply	Any new heated water supply system for food preparation must be designed and installed in accordance with Part B2 of NCC Volume Three – Plumbing Code of Australia.
J8D3 Swimming Pool Heating and Plumbing	Pool heating must be provided by one of the following: • solar heater not boosted by electric resistance heating • a heater using reclaimed energy • gas heating ◦ if rated to consume 500MJ/hour or less has an efficiency of at least 86% ◦ if rates to consume greater than 500MJ/hour has an efficiency of at least 90% • heat pump • or a combination of these options *It has been assumed that the method of pool heating will be either gas or heat pump. Therefore, the swimming pool must have cover with a minimum R-value of 0.05 and the pool heater will also need a time switch. A time switch must be provided to control the operation of a circulation pump. Where required a time switch must be capable of being pre-programmed to switching electric power on and off. Pipework carrying heated or cooled chilled water must comply with the insulation requirements of J6D9.
J8D4 Spa Pool Heating and Pumping	Spa heating must be provided by one of the following: • solar heater • a heater using reclaimed energy • gas heating that- ◦ if rated to consume 500MJ/hour or less has an efficiency of at least 86% ◦ if rates to consume greater than 500MJ/hour has an efficiency of at least 90% • heat pump • or a combination of these options *It has been assumed that the method of spa heating will be either gas or heat pump. Therefore, the spa must have cover with a minimum R-Value of 0.05 and the spa heater will also need push button and a time switch. A time switch must be provided to control the operation of a circulation pump for a spa pool. Where required a time switch must be capable of being pre-programmed to switching electric power on and off.

	Pipework carrying heated or cooled chilled water must comply with the insulation requirements of J5.8
--	---

3.6. J9 Facilities for Energy Monitoring

The project electrical engineer shall be responsible for ensuring the design complies with NCC Section J9. A summary of the requirements has been provided below for reference:

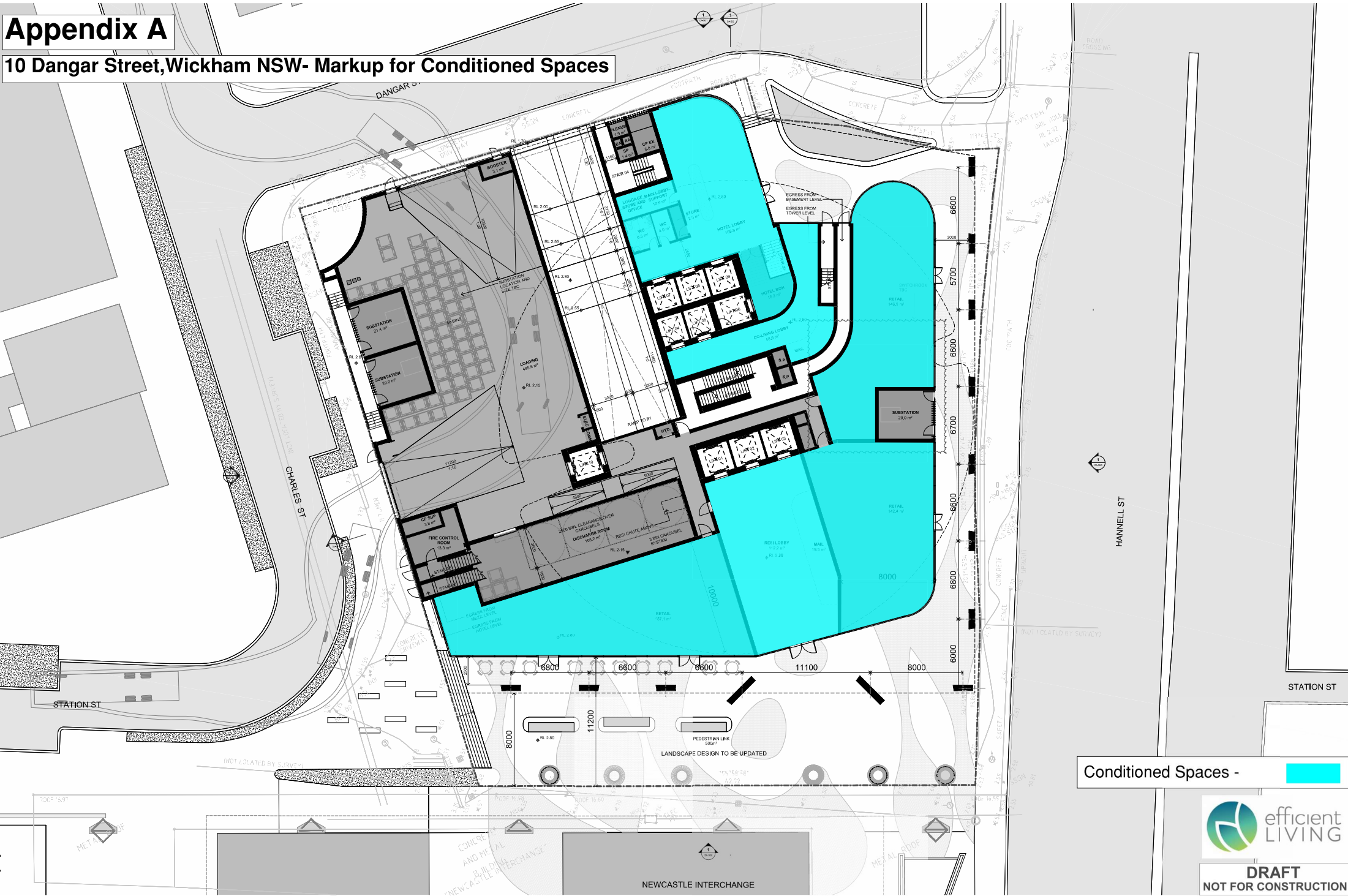
Table 15 J9 Energy Monitoring Requirements

J Part	Requirements
J9D3 Facilities for Energy Monitoring	The development floor area is over 2500m², therefore it must have energy meters configured to enable individual time-of-use energy consumption data recording of: a) air-conditioning plant including where appropriate, heating plant, cooling plant and air handling fans; and b) artificial lighting; and c) appliance power; and d) central hot water supply; and e) internal transport devices including lifts, escalators, and travelators where there is more than one serving the building; and f) on-site renewable energy equipment; and g) on-site electric vehicle charging equipment; and h) on-site battery systems; and i) other ancillary plant. Energy meters required by in the above must be interlinked by a Communication system that collates the time-of-use energy consumption data to a single interface monitoring system where it can be stored, analyzed, and reviewed. The above provisions do not apply to a Class 2 building with a floor area of more than 2500m² where the total area of the common areas is less than 500m².
J9D4 Facilities for Electric Vehicle Charging Equipment	A carpark must be provided with electrical distribution boards dedicated to electric vehicle charging: a) in accordance with Table J9D4 in each storey of the carpark; and b) labelled to indicate use for electric vehicle charging equipment. Electrical distribution boards dedicated to serving electric vehicle charging in a carpark must: a) be fitted with a charging control system with the ability to manage and schedule charging of electric vehicles in response to total building demand; and b) when associated with a Class 2 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 11:00 pm to 7:00 am daily; and c) when associated with a Class 5 to 9 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 9:00 am to 5:00 pm daily; and

	c) when associated with a Class 3 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 48 kWh from 11:00 pm to 7:00 am daily; and d) be sized to support the future installation of a 7 kW (32 A) type 2 electric vehicle charger in: (i) 100% of the car parking spaces associated with a Class 2 building; or (ii) 10% of car parking spaces associated with a Class 5 or 6 building; or (iii) 20% of car parking spaces associated with a Class 3, 7b, 8 or 9 building; and e) contain space of at least 36 mm width of DIN rail per outgoing circuit for individual sub-circuit electricity metering to record electricity use of electric vehicle charging equipment; and be labelled to indicate the use of the space required by (f) is for the future installation of metering equipment.
J9D5 Facilities for Solar Photovoltaic and Battery Systems	The main electrical switchboard of a building must: a) contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for— (i) solar photovoltaic system; and (ii) a battery system; and b) be sized to accommodate the installation of solar photovoltaic panels producing their maximum electrical output on at least 20% of the building roof area. At least 20% of the roof area of a building must be left clear for the installation of solar photovoltaic panels, except for buildings: a) with installed solar photovoltaic panels on: (i) at least 20% of the roof area; or (ii) an equivalent generation capacity elsewhere on-site; or b) where 100% of the roof area is shaded for more than 70% of daylight hours; or c) with a roof area of not more than 55 m²; or d) where more than 50% of the roof area is used as a terrace, carpark, roof garden, roof light or the like.

Appendix A

10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



Conditioned Spaces -



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Rev	Date	Revised	By	CHK
1	12/02/2026	100% DEVELOPMENT	AD	
2	12/02/2026	100% DEVELOPMENT	AD	
3	12/02/2026	100% DEVELOPMENT	AD	
4	12/02/2026	100% DEVELOPMENT	AD	
5	12/02/2026	100% DEVELOPMENT	AD	
6	12/02/2026	100% DEVELOPMENT	AD	
7	12/02/2026	100% DEVELOPMENT	AD	
8	12/02/2026	100% DEVELOPMENT	AD	
9	12/02/2026	100% DEVELOPMENT	AD	
10	12/02/2026	100% DEVELOPMENT	AD	

NOTE: MINOR CHANGES TO FORM AND COLOUR POSITION MAY BE REQUIRED PRIOR TO BUILDING. SUBSEQUENTLY PROPOSED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Project

UPG NEWCASTLE

10 DANGAR STREET, WICKHAM

Drawn/Revised	Date	Scale	Sheet No.
27/02/2026	1:100	AD	
Drawn	CHK	7105	
CN	WG		
Drawing No.		Rev 000	
DA-1009		/ 23	

SUB ARCHITECTS

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Appendix A

10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



Conditioned Spaces -



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Appendix A

10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



HOTEL TYPES LEGEND		
ACCESSIBLE	02	2
	03	2
	04	2
	05	1
	05	7
DOUBLE	02	5
	03	5
	04	5
	05	9
	05	24
EXECUTIVE SUITE	05	3
	05	3
JUNIOR SUITE	01	2
	02	2
	03	2
	04	2
	04	8
KING	01	18
	02	24
	03	23
	04	24
	05	9
PREMIUM	01	95
	02	3
	03	5
	04	5
	05	6
Grand total		164

ACC. WT.	
AC	50 m ²
BOH	18 m ²
BOH CIRCULATION	18 m ²
HOTEL CORRS	18 m ²
HOTEL VOID	18 m ²
UNDEVELOPED	43 m ²
BOH	18 m ²
FUNCTIONS SPACE	
BOARDROOM	18 m ²
BOARD ROOM 1	18 m ²
BOARD ROOM 2	18 m ²
FUNCTION ROOMS	18 m ²
FUNCTION SUPPORT	177 m ²
GUEST ROOMS	168 m ²
OTHER FACILITIES	
HEALTH CLUB	55 m ²
RECREATION	97 m ²
RESTAURANTS AND BARS	
CORRY BAR AND ALL DAY DINING	395 m ²
SUPPORT SERVICES & BACK OF HOUSE	
FOOD PREPARATION	144 m ²
EMPLOYEE SUPPORT FACILITIES	144 m ²
ENGINEERING	64 m ²
FOOD PRODUCTIONS	118 m ²
GUEST ROOMS	118 m ²
HOUSEKEEPING	101 m ²
PLANT AND EQUIPMENT	1202 m ²

Conditioned Spaces -

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SJB Architects
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Appendix A

10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



HOTEL TYPES LEGEND		
ACCESSIBLE	02	2
	03	2
	04	1
	05	1
	06	7
DOUBLE	01	5
	02	5
	03	5
	04	9
	05	24
EXECUTIVE SUITE	01	3
	02	3
JUNIOR SUITE	01	2
	02	2
	03	2
	04	8
KING	01	18
	02	24
	03	23
	04	24
	05	9
PREMIUM	01	3
	02	5
	03	5
	04	5
	05	24
Grand total		164

FUNCTIONS SPACE	
ACC. W/	50 m ²
BOH	18 m ²
BOH CIRCULATION	18 m ²
BOH CLOAKS	18 m ²
POOL W/ID	30 m ²
UNDEK AMENITIES	43 m ²
W/	1 m ²
W/	165 m ²
OTHER FACILITIES	
HEALTH CLUB	55 m ²
RECREATION	97 m ²
RESTAURANTS AND BARS	
CORRY BAR AND ALL DAY DINING	395 m ²
SUPPORT SERVICES & BACK OF HOUSE	
FOOD PREPARATION	144 m ²
EMPLOYEE SUPPORT FACILITIES	144 m ²
ENGINEERING	64 m ²
FOOD PRODUCTIONS	18 m ²
GUEST ROOMS	75 m ²
HOUSEKEEPING	50 m ²
PLANT AND EQUIPMENT	1202 m ²

Conditioned Spaces -

10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



Conditioned Spaces -



10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



Conditioned Spaces -



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Appendix A

10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



HOTEL TYPES LEGEND		
ACCESSIBLE	02	2
	03	2
	04	1
	05	1
	06	7
DOUBLE	05	5
	03	5
	04	5
	05	9
	06	24
EXECUTIVE SUITE	05	3
	06	3
JUNIOR SUITE	01	2
	02	2
	03	2
	04	2
KING	01	18
	02	24
	03	23
	04	24
	05	9
PREMIUM	01	3
	02	5
	03	5
	04	5
	05	6
Grand total		164

FUNCTIONS SPACE	
BOARDROOM	50 m²
BOH CIRCULATION	18 m²
BOH LOUNGE	18 m²
POOL VOID	30 m²
UNLUX AMENITIES	43 m²
BOH	1 m²
OTHER FACILITIES	
HEALTH CLUB	55 m²
RECREATION	97 m²
RESTAURANTS AND BARS	
CLUB BAR AND ALL DAY DINING	395 m²
SUPPORT SERVICES & BACK OF HOUSE	
FOOD PREPARATION	144 m²
ENGINEERING	64 m²
FOOD PRODUCTIONS	18 m²
GUEST ROOMS	75 m²
HOUSEKEEPING	50 m²
PLANT AND EQUIPMENT	1202 m²

Conditioned Spaces -

10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



Project _____
UPG NEWCASTLE
10 DANGAR STREET, WICKHAM

FLOOR PLAN - LEVEL 06

Date	Scale	Sheet No.
27/02/2026	1 : 100	A
Drawn	Chk.	Job No.
CN	WG	710
Drawing No.	Revision	
DA-1016	/ 23	

SJB Architects
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Sydney NSW 2010
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NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

PRELIMINARY

Nominated Architects: Adam Haddock-T166 | John Prodel-T084

10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



Document Name FLOOR PLAN - LEVEL 07 CO-LIVING	Date 27/02/2026 Scale 1 : 100 Sheet Size A0 Drawn CN Chk. WG Job No. 7105	SJB Architects Level 2, 690 Clover Street Suite 110, North Melbourne Tel: 03 9399 9811 www.sjb.com.au
Drawing No. Revision DA-1017 / 23		

Appendix A

10 Dangar Street, Wickham NSW- Markup for Conditioned Spaces



Conditioned Spaces -



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Rev	Date	Revised	By	CHK
1	14/02/2026	FOR PRELIMINARY		
2	27/02/2026	FOR PRELIMINARY		
3	27/02/2026	FOR PRELIMINARY		
4	27/02/2026	FOR PRELIMINARY		
5	27/02/2026	FOR PRELIMINARY		
6	27/02/2026	FOR PRELIMINARY		
7	27/02/2026	FOR PRELIMINARY		
8	27/02/2026	FOR PRELIMINARY		
9	27/02/2026	FOR PRELIMINARY		
10	27/02/2026	FOR PRELIMINARY		
11	27/02/2026	FOR PRELIMINARY		
12	27/02/2026	FOR PRELIMINARY		
13	27/02/2026	FOR PRELIMINARY		
14	27/02/2026	FOR PRELIMINARY		
15	27/02/2026	FOR PRELIMINARY		
16	27/02/2026	FOR PRELIMINARY		
17	27/02/2026	FOR PRELIMINARY		
18	27/02/2026	FOR PRELIMINARY		
19	27/02/2026	FOR PRELIMINARY		
20	27/02/2026	FOR PRELIMINARY		

NOTE: MINOR CHANGES TO FORM AND DIMENSIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. SUBMITTALS OF PRELIMINARY CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client: UPG NEWCASTLE
10 DANGAR STREET, WICKHAM

Drawn/Checked	Date	Scale	Sheet No.
FLOOR PLAN - LEVEL 08-11 CO-LIVING	27/02/2026	1 : 100	AO
Drawn	CHK	WG	7105
Checked	WG		
Drawn No.	Rev No.	Rev Date	Rev Description
DA-1018	/ 23		

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Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



Insulation Placement

- Ext Wall R,1.40 - Blue line
- Int Wall R,1.40 - Red line
- Roof/Ceiling R,3.70 - Orange line
- Floor R,2.00 - Green fill

For required insulation R-value refer to the report body



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Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



Insulation Placement

Ext Wall R_{1.40} - —

Int Wall R_{1.40} - —

Roof/Ceiling R_{3.70} - —

Floor R_{2.00} - —

For required insulation R-value refer to the report body

Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



HOTEL TYPES LEGEND	
ACCESSIBLE	
02	2
03	2
04	2
05	1
06	7
DOUBLE	
02	5
03	5
04	5
05	9
06	24
EXECUTIVE SUITE	
05	3
JUNIOR SUITE	
01	2
02	2
03	2
04	2
05	8
KING	
01	18
02	24
03	23
04	24
05	9
06	95
PREMIUM	
01	3
02	5
03	5
04	5
05	6
06	24
Grand total	164

FUNCTIONS SPACE	
BALLROOM	100 m²
BOARD ROOM 1	43 m²
BOARD ROOM 2	43 m²
FUNCTION ROOMS	89 m²
FUNCTION SUPPORT	177 m²
GUEST ROOMS	743 m²
OTHER FACILITIES	
HEALTH CLUB	66 m²
RECREATION	97 m²
RESTAURANTS AND BARS	
CORRY BAR AND ALL DAY DINING	395 m²
SUPPORT SERVICES & BACK OF HOUSE	
FOOD PREPARATION	144 m²
EMPLOYEE SUPPORT FACILITIES	144 m²
ENGINEERING	64 m²
FOOD PRODUCTIONS	116 m²
GUEST ROOMS	75 m²
HOUSEKEEPING	201 m²
PLANT AND EQUIPMENT	1202 m²

Insulation Placement

- Ext Wall R,1.40 - Blue outline
- Int Wall R,1.40 - Red outline
- Roof/Ceiling R,3.70 - Orange outline
- Floor R,2.00 - Green fill

For required insulation R-value refer to the report body

Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



Insulation Placement

Ext Wall R_{1.40} - █

Int Wall R_{1.40} - █

Roof/Ceiling R_{3.70} - █

Floor R_{2.00} - █

For required insulation R-value refer to the report body

Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



HOTEL TYPES LEGEND	
ACCESSIBLE	02 2
	03 2
	04 2
	05 1
	06 7
DOUBLE	05 5
	06 5
	07 9
	08 24
EXECUTIVE SUITE	05 3
	06 3
JUNIOR SUITE	01 2
	02 2
	03 2
	04 2
	05 8
KING	01 18
	02 24
	03 23
	04 24
	05 9
	06 95
PREMIUM	01 3
	02 5
	03 5
	04 5
	05 6
	06 24
	Grand total 164

ACC. W/	50 m²
BOH	10 m²
BOH CIRCULATION	18 m²
HOTEL LOBBY	10 m²
POOL VOID	30 m²
UNDEVELOPED	43 m²
W/	165 m²

FUNCTIONS SPACE	
ENTRANCE	100 m²
BOARD ROOM 1	50 m²
BOARD ROOM 2	25 m²
FUNCTION ROOM	60 m²
FUNCTION SUPPORT	177 m²
GUEST ROOMS	743 m²

OTHER FACILITIES	
HEALTH CLUB	66 m²
RECREATION	97 m²

RESTAURANTS AND BARS	
CORRY BAR AND ALL DAY DINING	395 m²

SUPPORT SERVICES & BACK OF HOUSE	
FOOD PREPARATION	144 m²
EMPLOYEE SUPPORT FACILITIES	144 m²
ENGINEERING	64 m²
FOOD PRODUCTIONS	116 m²
GUEST ROOMS	75 m²
HOUSEKEEPING	201 m²
PLANT AND EQUIPMENT	1202 m²

Insulation Placement

- Ext Wall R_{1.40} - Blue line
- Int Wall R_{1.40} - Red line
- Roof/Ceiling R_{3.70} - Orange line
- Floor R_{2.00} - Green line

For required insulation R-value refer to the report body

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



HOTEL TYPES LEGEND		
	ACCESSIBLE	
	02	2
	03	2
	04	2
	05	1
		7
	DOUBLE	
	02	5
	03	5
	04	5
	05	0
		24
	EXECUTIVE SUITE	
	05	3
		3
	JUNIOR SUITE	
	02	2
	03	2
	04	2
		8
	KING	
	01	15
	02	24
	03	23
	04	24
	05	9
		95
	PREMIUM	
	01	3
	02	5
	03	5
	04	5
	05	6
		24
	Grand total	164

ACC WC	20 m ²
BOH	31 m ²
BOH CIRCULATION	16 m ²
HOTEL COMMS	19 m ²
POOL VOID	33 m ²
UNISEX AMENITIES	43 m ²
WC	6 m ²
	165 m ²

FUNCTIONS SPACE	
BALLROOM	393 m ²
BOARD ROOM 1	43 m ²
BOARD ROOM 2	33 m ²
FUNCTION ROOM	69 m ²
FUNCTION SUPPORT	177 m ²
GUESTROOMS	28 m ²
	743 m ²

OTHER FACILITIES	
HEALTH CLUB	66 m ²
INDOOR REC	31 m ²
	97 m ²

RESTAURANTS AND BARS	
LOBBY BAR AND ALL DAY DINING	300 m ²

SUPPORT SERVICES & BACK OF HOUSE	
ADMINISTRATION	144 m ²

FACILITIES	144 m ²
ENGINEERING	64 m ²
FOOD PRODUCTIONS	176 m ²
GUEST ROOMS	76 m ²
HOUSEKEEPING	201 m ²
PLANT AND EQUIPMENT	674 m ²
	1262 m ²

Insulation Placement

Ext Wall R_t1.40 -

Int Wall R_t1.40 - 1.40

Roof/Ceiling R_{13.70} - 

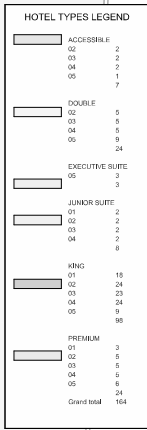
Floor R,2.00 -

For required insulation R-value refer to the report body



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10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



ACC WC	20 m ²
BOH	31 m ²
BOH CIRCULATION	16 m ²
HOTEL COMMS	19 m ²
POOL VOID	33 m ²
UNSEX AMENITIES	43 m ²
WC	4 m ²
	165 m ²

FUNCTIONS SPACE	
BALLROOM	393 m ²
BOARD ROOM 1	43 m ²
BOARD ROOM 2	33 m ²
FUNCTION ROOM	69 m ²
FUNCTION SUPPORT	177 m ²
GUESTROOMS	28 m ²
	743 m ²

OTHER FACILITIES	
HEALTH CLUB	66 m ²
INDOOR REC	31 m ²
	97 m ²

LOBBY BAR AND ALL DAY DINING	300 m ²
------------------------------	--------------------

SUPPORT SERVICES & BACK OF HOUSE	
ADMINISTRATION	144 m ²

EMPLOYEE SUPPORT FACILITIES	144 m ²
ENGINEERING	44 m ²
FOOD PRODUCTIONS	176 m ²
GUEST ROOMS	78 m ²
HOUSEKEEPING	201 m ²
PLANT AND EQUIPMENT	474 m ²
	1262 m ²

Ext Wall $R_i 1.40$ - 
Int Wall $R_i 1.40$ - 
Roof/Ceiling $R_i 3.70$ - 
Floor $R_i 2.00$ - 

For required insulation R-value refer to the report body



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Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



HOTEL TYPES LEGEND		
ACCESSIBLE	02	2
	03	2
	04	2
	05	1
	06	7
DOUBLE	05	5
	03	5
	04	5
	05	9
	06	24
EXECUTIVE SUITE	05	3
	06	3
JUNIOR SUITE	01	2
	02	2
	03	2
	04	2
	05	8
KING	19	19
	01	24
	03	23
	04	24
	05	9
	06	95
PREMIUM	01	3
	02	5
	03	5
	04	5
	05	6
	06	24
Grand total		164

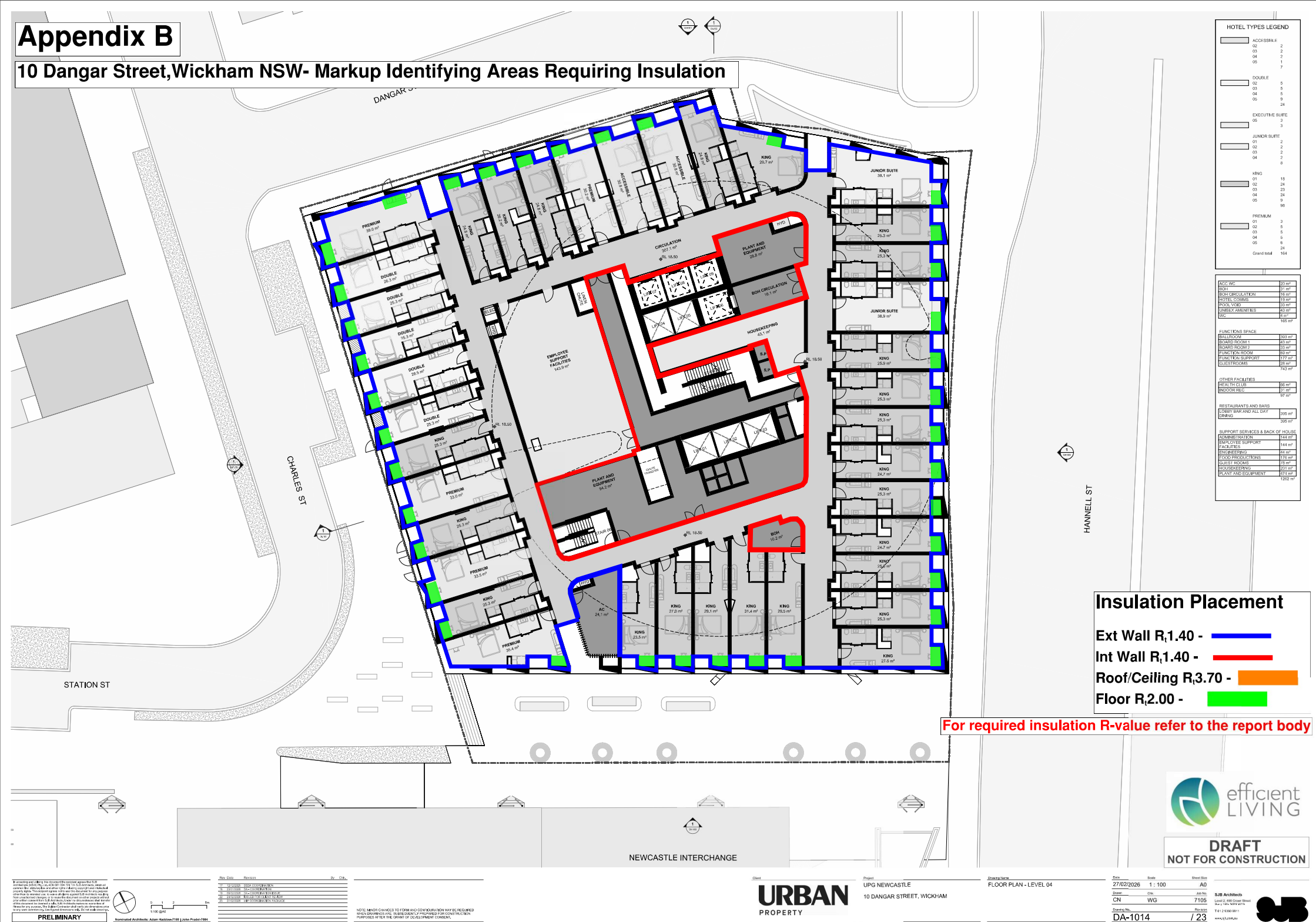
FUNCTIONS SPACE	
RECEPTION	50 m²
BOH CIRCULATION	18 m²
HOTEL ROOMS	110 m²
POOL, VOID	30 m²
LIBRARY/AMPHITHEATRE	43 m²
BAR	165 m²
OTHER FACILITIES	
ENTRANCE	100 m²
BOARD ROOM 1	55 m²
BOARD ROOM 2	35 m²
FUNCTION ROOMS	80 m²
FUNCTION SUPPORT	177 m²
GUEST ROOMS	743 m²
RESTAURANTS AND BARS	
CORRY BAR AND ALL DAY DINING	395 m²
SUPPORT SERVICES & BACK OF HOUSE	
FOOD PREPARATION	144 m²
EMPLOYER SUPPORT FACILITIES	144 m²
ENGINEERING	64 m²
FOOD PRODUCTIONS	116 m²
GUEST ROOMS	75 m²
HOUSEKEEPING	251 m²
PLANT AND EQUIPMENT	1202 m²

Insulation Placement

- Ext Wall R1.40 - Blue
- Int Wall R1.40 - Red
- Roof/Ceiling R3.70 - Orange
- Floor R2.00 - Green

For required insulation R-value refer to the report body

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



HOTEL TYPES LEGEND	
ACCESSIBLE	
02	2
03	2
04	2
05	1
06	7
DOUBLE	
02	5
03	5
04	5
05	9
06	24
EXECUTIVE SUITE	
05	3
JUNIOR SUITE	
01	2
02	2
03	2
04	2
05	8
KING	
01	19
02	24
03	23
04	24
05	9
06	95
PREMIUM	
01	3
02	5
03	5
04	5
05	6
06	24
Grand total	164

ACC. W/	50 m²
BOH	11 m²
BOH CIRCULATION	18 m²
HOTEL LOBBY	110 m²
HOTEL VOID	33 m²
UNDEVELOPED	43 m²
STAIR	4 m²
165 m²	
FUNCTIONS SPACE	
ENTRANCE	100 m²
BOARD ROOM 1	55 m²
BOARD ROOM 2	35 m²
FUNCTION ROOM	60 m²
FUNCTION SUPPORT	177 m²
GUEST ROOMS	743 m²
OTHER FACILITIES	
HEALTH CLUB	66 m²
RECREATION	97 m²
RESTAURANTS AND BARS	
CORRY BAR AND ALL DAY DINING	395 m²
SUPPORT SERVICES & BACK OF HOUSE	
FOOD PREPARATION	144 m²
EMPLOYEE SUPPORT FACILITIES	144 m²
ENGINEERING	64 m²
FOOD PRODUCTIONS	116 m²
GUEST ROOMS	75 m²
HOUSEKEEPING	201 m²
PLANT AND EQUIPMENT	1202 m²

Insulation Placement

- Ext Wall R_{1.40} - Blue line
- Int Wall R_{1.40} - Red line
- Roof/Ceiling R_{3.70} - Orange fill
- Floor R_{2.00} - Green fill

For required insulation R-value refer to the report body

Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



Insulation Placement

- Ext Wall R_{1.40} - Blue
- Int Wall R_{1.40} - Red
- Roof/Ceiling R_{3.70} - Orange
- Floor R_{2.00} - Green

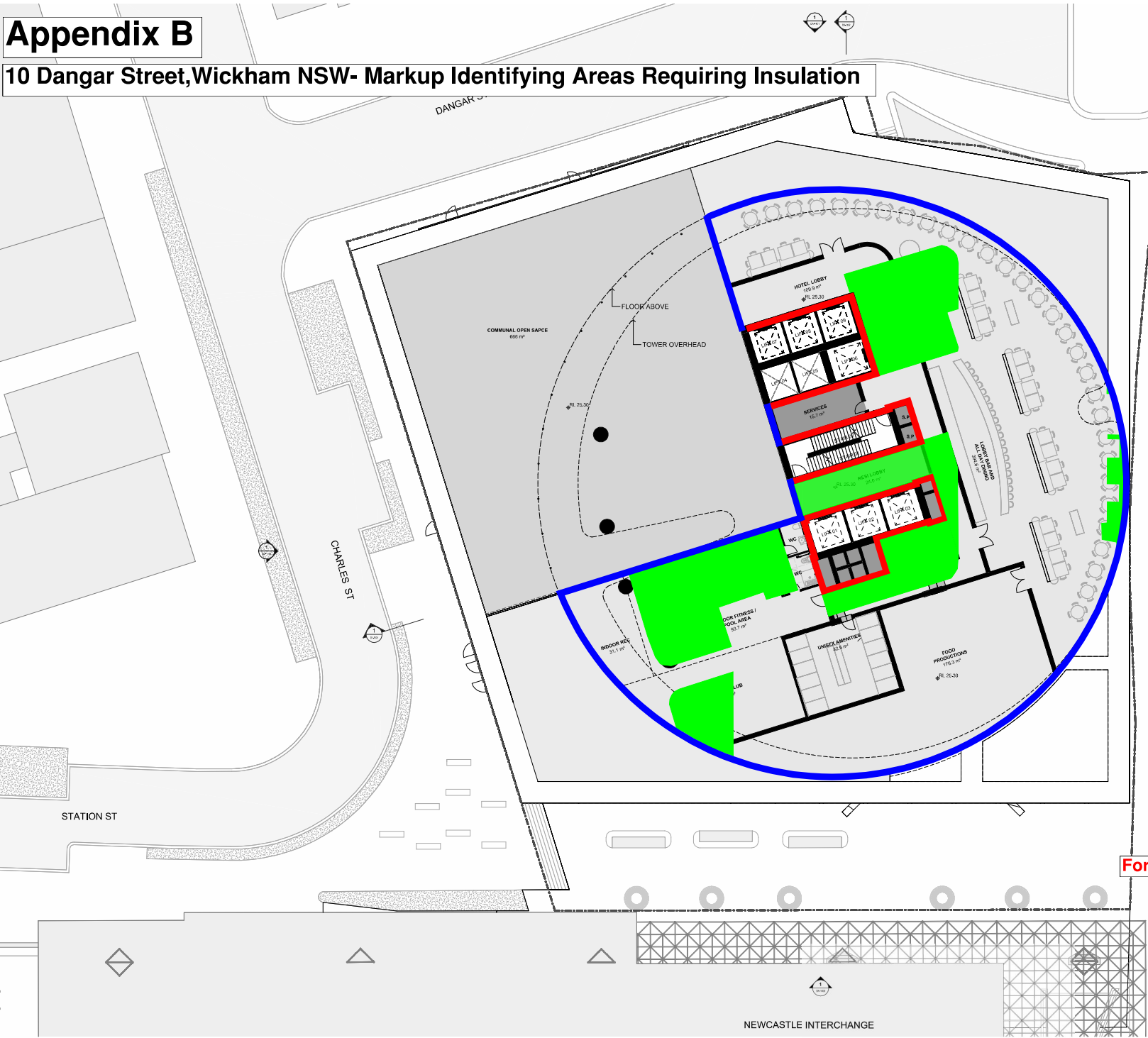
For required insulation R-value refer to the report body

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



Insulation Placement

Ext Wall R_i1.40 - —

Int Wall R_i1.40 - —

Roof/Ceiling R_i3.70 - —

Floor R_i2.00 - —

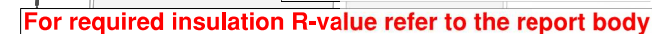
For required insulation R-value refer to the report body


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10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation



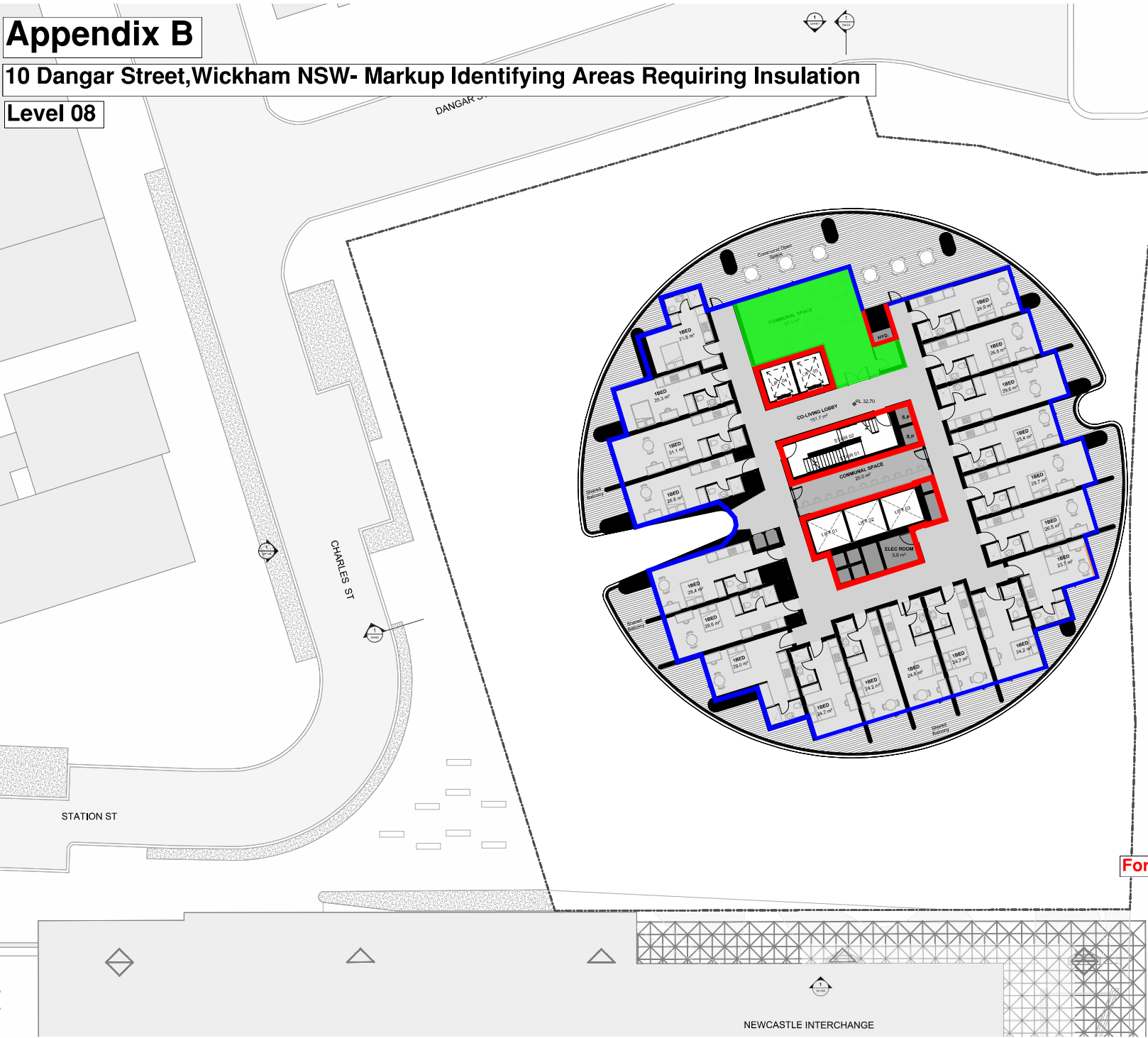
Level 07



Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation

Level 08



Insulation Placement

Ext Wall R_i1.40 - —

Int Wall R_i1.40 - —

Roof/Ceiling R_i3.70 - —

Floor R_i2.00 - —

For required insulation R-value refer to the report body


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Project: UPG NEWCASTLE
10 DANGAR STREET, WICKHAM

Drawn: WG
Date: 27/02/2026
Scale: 1:100
Sheet: 10 of 10

DA-1018 / 23

PRELIMINARY

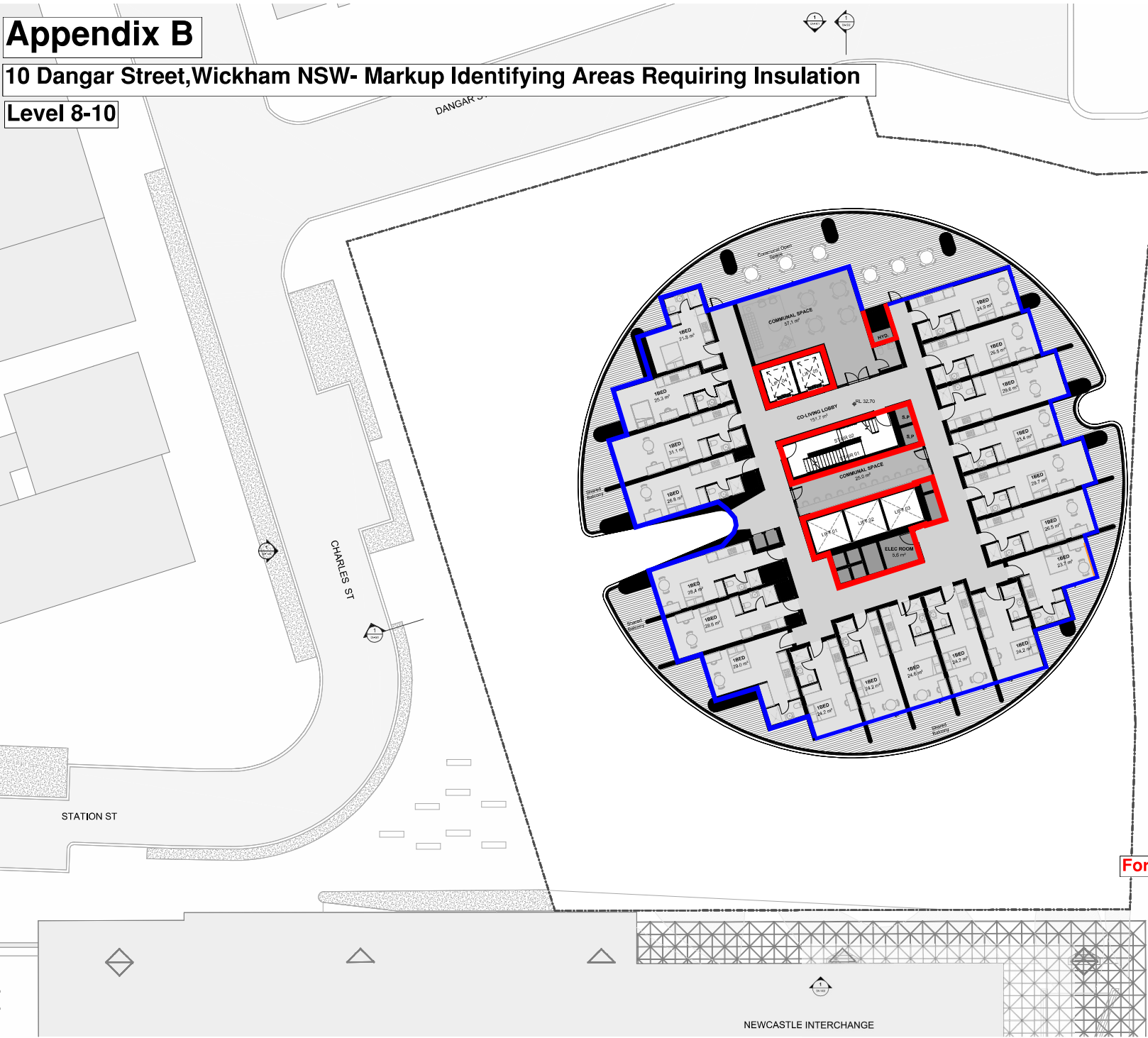
Revised: 27/02/2026
By: WG

NOTE: MINOR CHANGES TO FORM AND DIMENSIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. SUBMITTALS OF PROPOSED CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation

Level 8-10



Insulation Placement

Ext Wall R_i1.40 - —

Int Wall R_i1.40 - —

Roof/Ceiling R_i3.70 - —

Floor R_i2.00 - —

For required insulation R-value refer to the report body


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Project: UPG NEWCASTLE
10 DANGAR STREET, WICKHAM

Drawn: WG
Date: 27/02/2026
Scale: 1:100
Sheet: AD

Sub: Architects
Level: 2, 4, 6, 8, 10, 12
T41-2-0000-0011
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PRELIMINARY

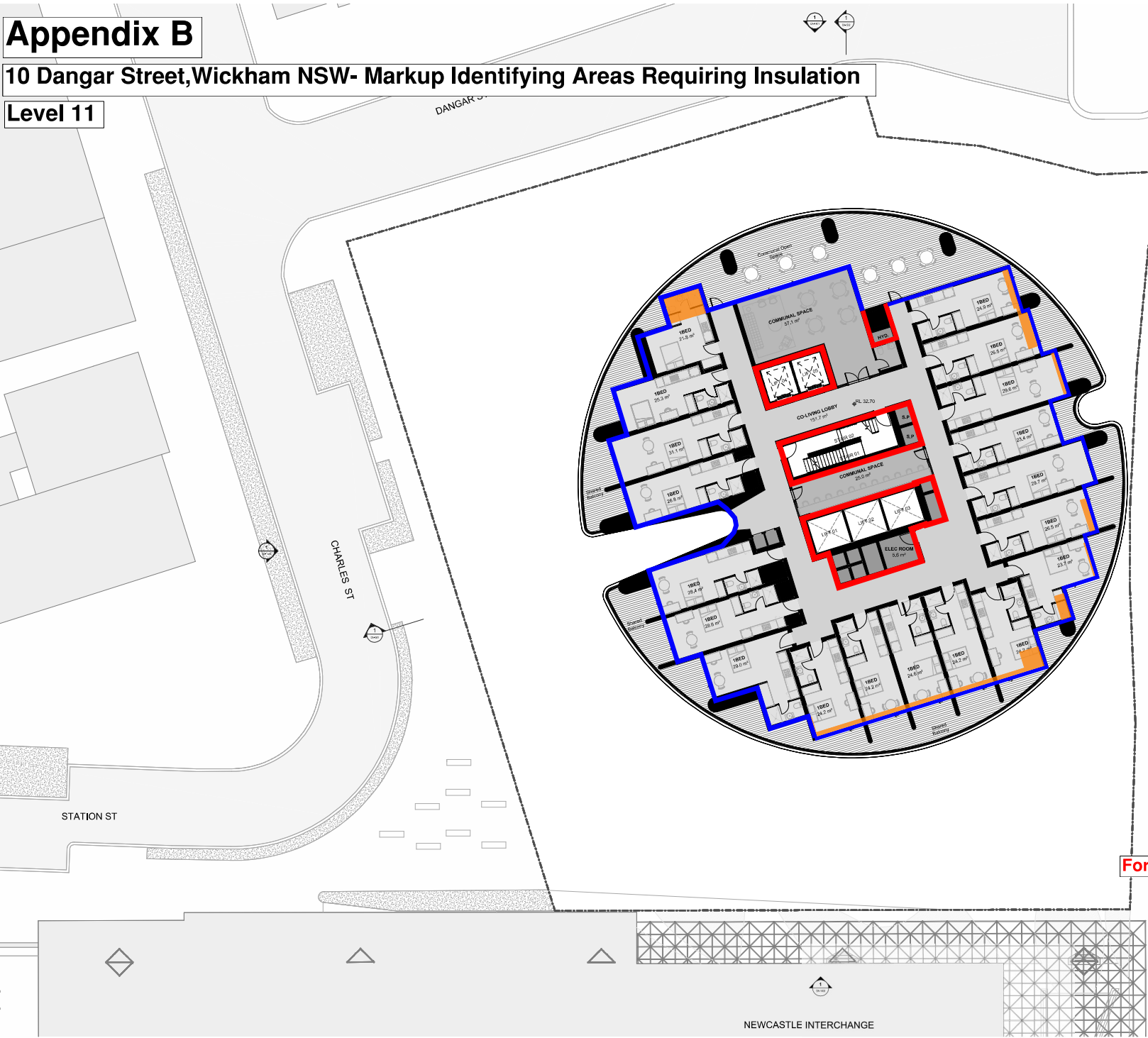
Revised: 27/02/2026
By: WG
Project: UPG NEWCASTLE
10 DANGAR STREET, WICKHAM

NOTE: MINOR CHANGES TO FORM AND COORDINATION MAY BE REQUIRED PRIOR TO SUBMITTING THE SUBMISSION TO THE LOCAL AUTHORITY FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Appendix B

10 Dangar Street, Wickham NSW- Markup Identifying Areas Requiring Insulation

Level 11



Insulation Placement

- Ext Wall R_i1.40 - —
- Int Wall R_i1.40 - —
- Roof/Ceiling R_i3.70 - —
- Floor R_i2.00 - —

For required insulation R-value refer to the report body



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Rev	Date	Revised	By	CHK
1	27/02/2026	Initial Design	AD	
2	27/02/2026	Final Design	AD	
3	27/02/2026	Final Design	AD	
4	27/02/2026	Final Design	AD	
5	27/02/2026	Final Design	AD	
6	27/02/2026	Final Design	AD	
7	27/02/2026	Final Design	AD	
8	27/02/2026	Final Design	AD	
9	27/02/2026	Final Design	AD	
10	27/02/2026	Final Design	AD	
11	27/02/2026	Final Design	AD	
12	27/02/2026	Final Design	AD	
13	27/02/2026	Final Design	AD	
14	27/02/2026	Final Design	AD	
15	27/02/2026	Final Design	AD	
16	27/02/2026	Final Design	AD	
17	27/02/2026	Final Design	AD	
18	27/02/2026	Final Design	AD	
19	27/02/2026	Final Design	AD	
20	27/02/2026	Final Design	AD	

NOTE: MINOR CHANGES TO FORM AND COORDINATION MAY BE REQUIRED PRIOR TO SUBMITTING FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

URBAN
PROPERTY

Project: UPG NEWCASTLE
10 DANGAR STREET, WICKHAM

Document: FLOOR PLAN - LEVEL 08-11 CO-LIVING

Date: 27/02/2026
Scale: 1:100
Drawn: CN
Ck: WG
Rev: 7105
Drawing No: DA-1018
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Appendix C - Façade Calculations

