

**10 Valentine Avenue,
Parramatta**
***Co-Living Housing – New
Works Only***

**NCC 2022 Section J Part J4
(Building Fabric) Deemed-to-
Satisfy Report**

Project No.	P01114
Revision	02
Issued	24 th February 2026
Client	Future Place Projects



E-LAB Consulting
Where Engineering and Science Inspire Design.





Issue And Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	15.12.2025	SSDA Issue	HA	AK
02	24.02.2026	SSDA Issue_02	HA	AK

Information has been based on our understanding of the documented project within the information provided. This report outlines the compliance requirements for NCC2022 Section J Part J4 compliance only.

The project design and construction team are required to review and consider the implications of these recommendations on their design for the project. The design team shall coordinate with any specific condensation, acoustic, wind, structural, safety, constructability, maintenance or architectural design requirement for this particular project.

Engineering Lab NSW Pty Ltd

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Alex Kobler | Director

E-LAB Consulting

e-lab.com.au

Table of Contents

1	Introduction.....	1
1.1	Purpose.....	1
1.2	Project Overview.....	1
1.3	The Site.....	2
2	Part J4 – Building Fabric	4
2.1	Recommended DtS Requirements.....	4
	Appendix A : Thermal Boundary Markup.....	5
	Appendix B : BCA DtS Calculation Report	6

We recognise the Traditional Custodians of the land on which the proposed development will be constructed. We respect their enduring cultural and spiritual connections to the land and waters, and celebrate their knowledge, kinship, and values. We acknowledge that these connections to the land and waters have existed for millennia and will continue into the future. We respect the Elders who have gone before, together with those of today for their guidance on our shared journey. We recognise that we are, and always will be, on Aboriginal land.

Executive Summary

E-LAB Consulting are engaged by Future Place Projects to provide Section J Consultancy services for the proposed adaptive re-use of an existing commercial building to deliver co-living housing. The project is located at 10 Valentine Avenue, Parramatta (the site). The intent of the assessment is to confirm the proposed thermal performance of the façade in line with the National Construction Code 2022 Volume 1 (NCC) Section J Part J4 for building fabric. This assessment is made through utilizing the Deemed-to-Satisfy (DTS) method.

As per NCC Handbook: Upgrading Existing Buildings Version 2.0, existing buildings are not required to meet the current energy efficiency code requirements. Therefore, there is no additional Section J requirements to the existing untouched building elements and only **new building fabric elements** are required to demonstrate compliance with NCC 2022 Section J for Part J4 – Building Fabric.

The following performance values are recommended to demonstrate minimum DtS compliance of all **new building fabric elements** against Section J4;

Table 1: Building Fabric (BCA Class 3, Climate zone 6)

Method 2 (Multiple Aspects) DtS Performance

Opaque Element	DtS Performance*
Exposed Roofs/Ceiling Construction (Exposed to Outside Air or Unconditioned Spaces - Heat Flow Downward)	R3.2
Concrete Slab on Ground or suspended above unconditioned space (With No In-slab Heating or Cooling System - Heat Flow Downward)	R2.0
External Wall Construction (Separating Internal Conditioned Spaces from Outside)	R1.0 (North & South) R2.8 (East & West)
Internal Wall Construction (Separating Conditioned and Unconditioned Spaces)	R1.0
Glazing**	
Glazing	Total System U-Value = 1.65 Total System SHGC = 0.17

*R-value represents total system performance, inclusive of the effect of thermal bridging, air gaps, bulk insulation and metal-on-metal contact.

**Glazing performance values are total system values, inclusive of the impact of framing.

Refer to insulation markups in **Error! Reference source not found.** and BCA calculation report in **Error! Reference source not found.B**

Note: This report outlines performance requirements for the design of the building fabric **only** against NCC 2022 Section J for Part J4. This does not certify the installation, nor other parts of Section J such as services, air tightness or energy monitoring.

It is noted that the proposed building envelope must continue to demonstrate Deemed-To-Satisfy design compliance against the other parts of Section J not specifically addressed in this report, including but not limited to in Part J4, generally Part J4D3 for general thermal construction, Part J4D7(2) and Part J4D7(3) for floor edge insulation if relevant, Part J5 for building sealing, Part J9 for electric vehicle charging equipment and facilities for solar photovoltaic and battery systems and the like.

The building services elements (Part J6, Part J7, Part J8 and Part J9) of the NCC2022 Section J are required to meet DtS provisions, or compliance shall be demonstrated by the relevant services consultants through an alternate/performance pathway. This report does not relieve any other party of their duties, and certification is subject to the performance targets in this report being met.

1 Introduction

1.1 Purpose

This report has been prepared by E-LAB Consulting (E-LAB) to outline the required building fabric performance in compliance with the NCC 2022 Volume 1, Section J requirements for Part J4.

The proposed development has undergone an evaluation using the Design to Satisfy (DtS) methodology and the building fabric performance requirements have been determined as stipulated in Part J4 of the NCC 2022. The performance and compliance of the proposed building fabric is subject to the installation of systems that conform to or exceed the values specified in this report.

1.2 Project Overview

The application seeks development consent for the redevelopment of the site for a mixed-use development comprising residential accommodation (shop top housing and co-living housing) and retail uses.

Specifically, this application seeks approval for the following:

- Demolition of the existing multi-deck car park.
- Demolition of existing internal fit-out within the commercial building.
- Site preparation works including:
 - Removal of trees as outlined in the Arborist Report.
 - Excavation on the southern portion of the site to a maximum depth of six basement levels.
- Construction of a 72-storey shop-top housing building, which will accommodate:
 - Six levels of basement with 144 car parking spaces, bicycle parking, services, waste storage.
 - Lobby, retail premises and loading dock at ground level.
 - 479 residential apartments on Levels 1-70.
 - Communal open space and resident amenities on level 5 and level 71.
 - Rooftop plant on level 72.
 - Vehicular access provided via Valentine Avenue.
 - Dedication of 3% of dwellings as affordable housing.
- Change of use of from commercial premises to co-living housing and ancillary retail.
- Alterations and additions to the existing commercial premises to accommodate co-living housing including:
 - Upgrade to existing internal lift access.
 - Alterations to the basement with amenity, laundry, jam space, manager's office and 17 co-living housing spaces.
 - Ground level retail premises and communal internal facilities including a gym, yoga room and wellness lounge.
 - Upper levels: Co-living housing providing 608 beds across 440 units in private rooms, and 2-, 3- and 4-room configurations, communal internal facilities on each level and communal open spaces on level 7 and level 14.
 - Alterations to the building façade.
- Hard and soft landscaping and public domain works along Valentine Avenue and Parkes Street.
- Building identification signage on the shop-top housing building and co-living housing building.
- Stratum subdivision into two lots.

- Extension and augmentation of physical infrastructure and utilities as required.

Refer to Architectural Plans prepared by Buchan collaborating with Furtado Sullivan and Curzon + Partners appended to the Environmental Impact Statement.

A concurrent RA is proposed under the SSDA. The RA seeks to amend the Parramatta Local Environmental Plan 2023 to amend the zoning, height, permissibility and FSR controls for the site.

Refer to the EIS for a full description of the proposed amendments under the RA.

1.3 The Site

The site at 10 Valentine Avenue, Parramatta, is located within the City of Parramatta Local Government Area (LGA), approximately 19km northwest of Sydney CBD and 16km northeast of Liverpool CBD. The site covers 3,937m² and is legally described as Lot 2 in DP 1119257.

The southern part of the site is currently occupied by six-level above ground carpark with 286 spaces. The northern portion of the site is occupied by 13-storey commercial office building with basement levels. Vehicular access into the site is available via the combined entry in the existing commercial building at 10 Valentine Avenue. An additional egress point from the above ground carpark is located to the south of the entry and provides exit only access onto Valentine Avenue.

The site is positioned within the Parramatta CBD, which is approximately 19km north west of the Sydney CBD and 16km north east of the Liverpool CBD. The site is located just southeast of Parramatta Railway Station, approximately 440 metres from the planned Parramatta Metro Station. It is also approximately 2 kilometres southeast of the future Westmead Metro Station on the eastern side of Hawkesbury Road.

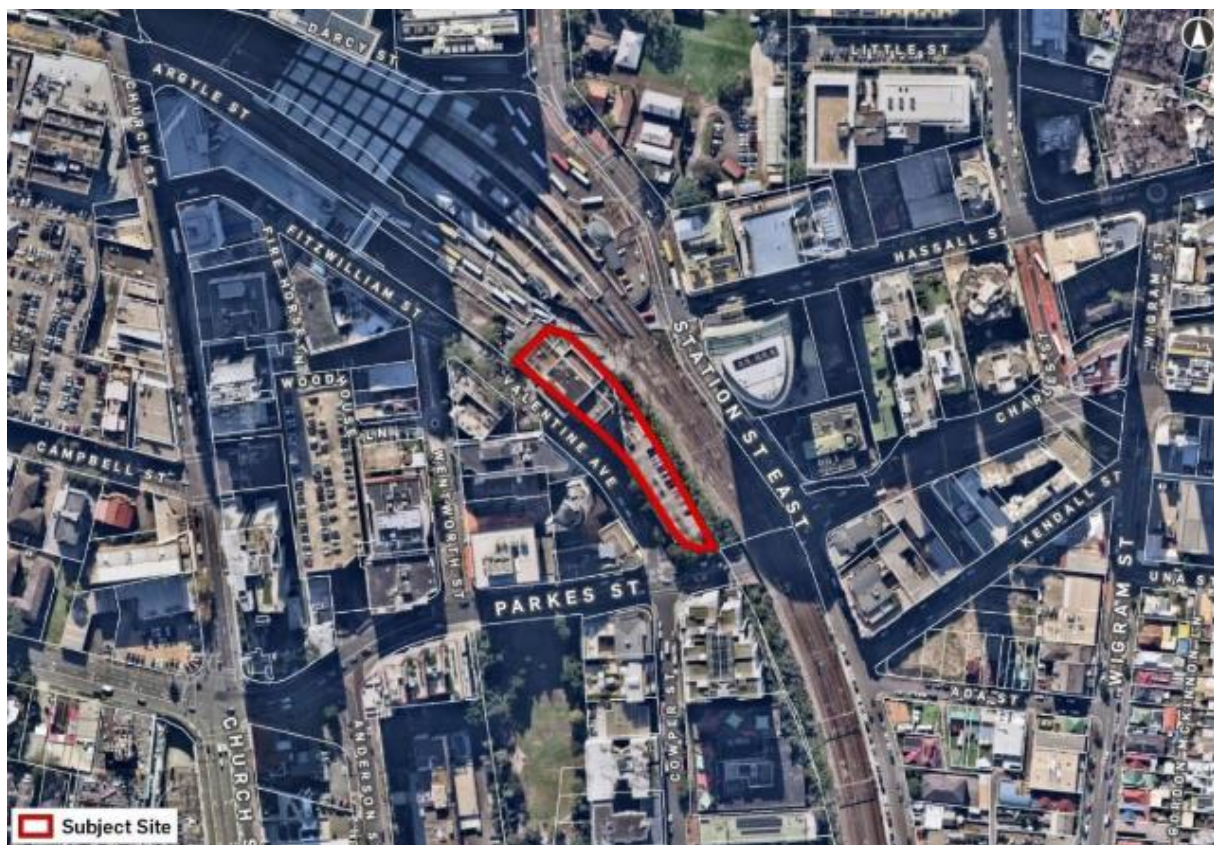


Figure 1: Site Location (source: Google Maps)

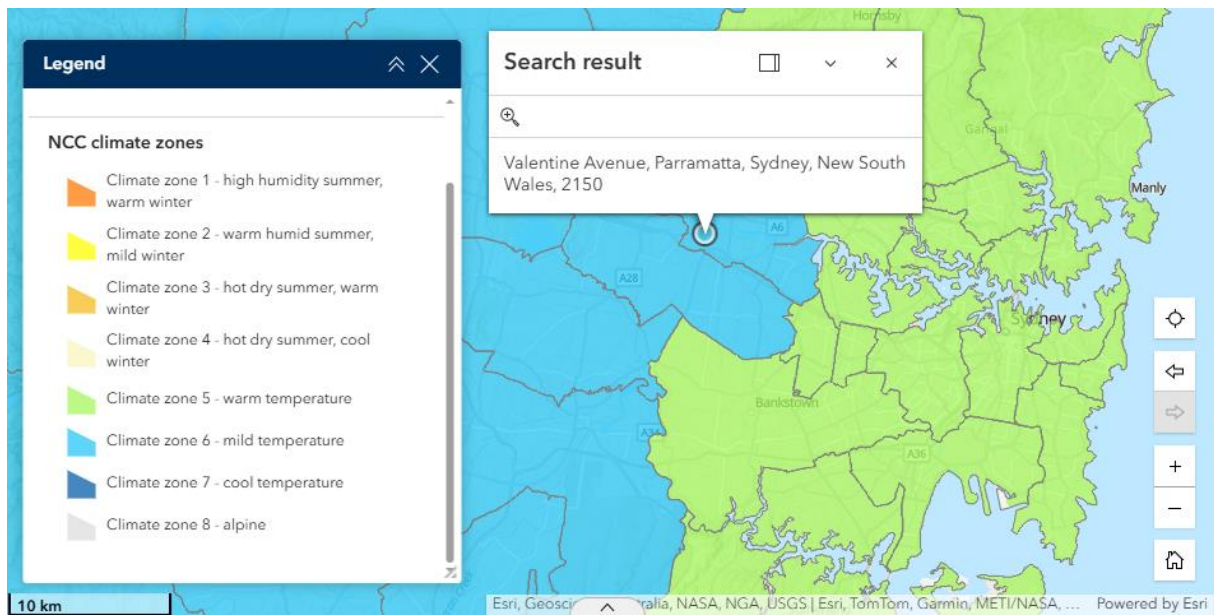


Figure 2: Project Climate Zone Map (source: ABCB)

2 Part J4 – Building Fabric

2.1 Recommended DtS Requirements

The following section outlines the DtS performance values of all **new building fabric elements** provided as a result of DtS calculation following the requirements of the NCC 2022 Section J. Building fabric performance values for both DtS calculation methodologies have been provided to enable greater flexibility given the minor façade works proposed to the building fabric. Relaxation of these values will need to be confirmed for compliance in writing by the Section J certifying authority.

Table 1: Building Fabric (BCA Class 3, Climate zone 6)

Method 2 (Multiple Aspects) DtS Performance

Opaque Element	DtS Performance*
Exposed Roofs/Ceiling Construction (Exposed to Outside Air or Unconditioned Spaces - Heat Flow Downward)	R3.2
Concrete Slab on Ground or suspended above unconditioned space (With No In-slab Heating or Cooling System - Heat Flow Downward)	R2.0
External Wall Construction (Separating Internal Conditioned Spaces from Outside)	R1.0 (North & South) R2.8 (East & West)
Internal Wall Construction (Separating Conditioned and Unconditioned Spaces)	R1.0
Glazing**	
Glazing	Total System U-Value = 1.65 Total System SHGC = 0.17

Table 2: Building Fabric (BCA Class 3, Climate zone 6)

Method 1 (Single Aspect) DtS Performance

Aspect	Wall R-Value*	Glazing U-Value**	Glazing SHGC**
North	1.0	1.50	0.16
East	2.8	4.07	0.35
South	1.0	1.50	0.16
West	2.8	4.07	0.35

*R-value represents total system performance, inclusive of the effect of thermal bridging, air gaps, bulk insulation and metal-on-metal contact.

**Glazing performance values are total system values, inclusive of the impact of framing.

Additionally, it should be noted that due to the BCA class change proposed for the co-living building (BCA class 5 conversion to class 3) there may be shortfalls in the assumed existing building fabric performance to meet the thermal comfort requirements of a class 3 building. As such, a J1V3 performance solution is proposed to be undertaken in the following design stages with specific focus of expected thermal comfort conditions.

Appendix A : Thermal Boundary Markup

THERMAL BOUNDARY

LEGEND

- External Thermal Boundary
Rt 1.0* to opaque elements
- External Thermal Boundary
Rt 2.8* to opaque elements
- Exposed Roof
Rt 3.2*
- Exposed Soffit
Rt 2.0*

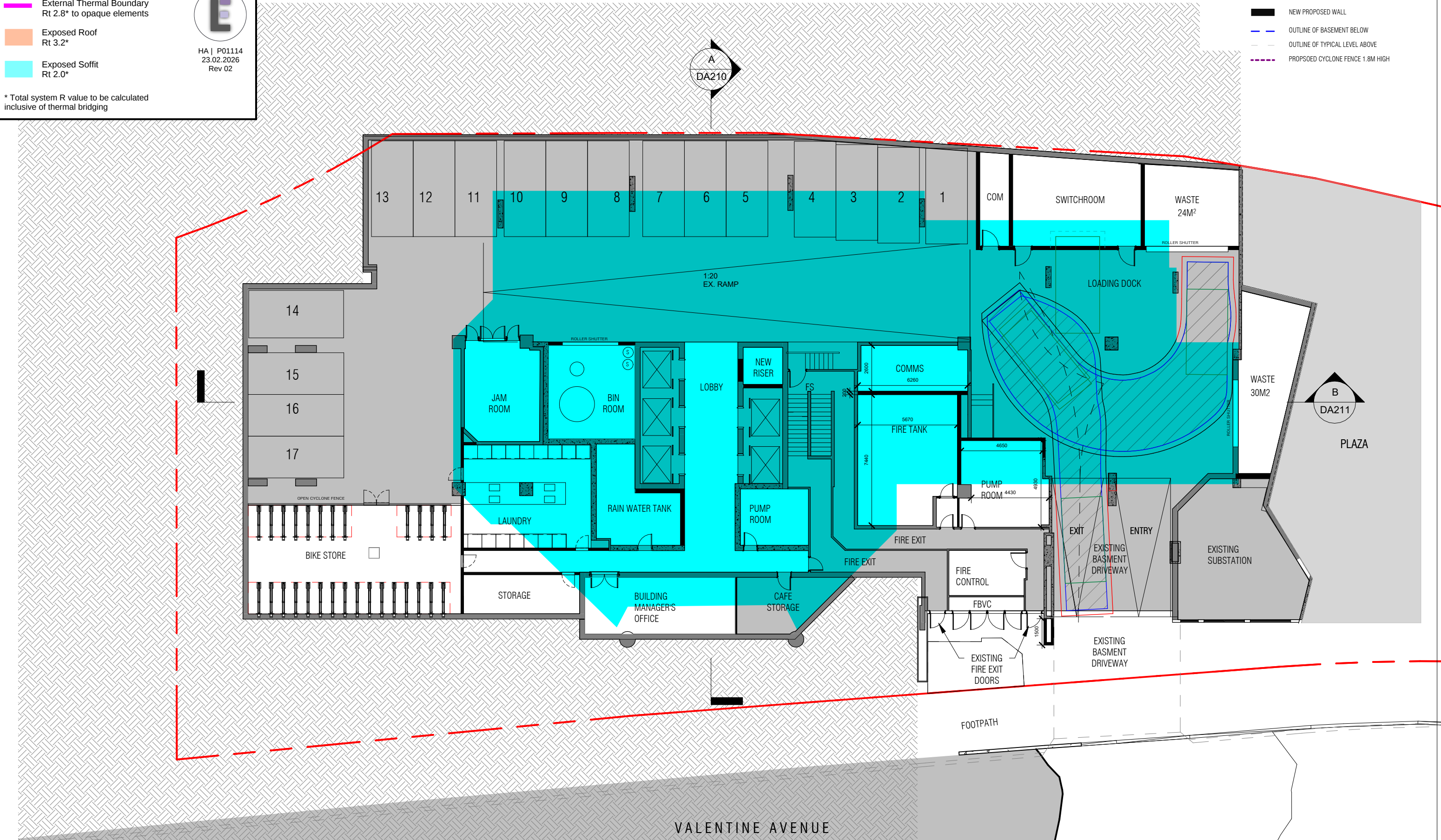


HA | P01114
23.02.2026
Rev 02

* Total system R value to be calculated
inclusive of thermal bridging

LEGEND

- OUT OF SCOPE WORKS
- EXISTING BUILDING ELEMENTS RETAINED
- NEW PROPOSED WALL
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF TYPICAL LEVEL ABOVE
- PROPOSED CYCLONE FENCE 1.8M HIGH



REVISION

A	DEVELOPMENT APPLICATION
B	DEVELOPMENT APPLICATION
C	DEVELOPMENT APPLICATION
D	DEVELOPMENT APPLICATION

25/11/2025
10/12/2025
10/02/2026
19/02/2026

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN
AP

PLOT DATE
25/08/2025

CHECKED
MC

ISSUE DATE
19/02/2026

JOB NO.
22010

SCALE
1 : 200 @A3



PROJECT ADDRESS

10 VALENTINE AVE, PARRAMATTA

DRAWING TITLE

BASEMENT 01 FLOOR PLAN

CURZON + PARTNERS

L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
DA

REV
D

DRAWING NO.
DA100

THERMAL BOUNDARY

LEGEND

- External Thermal Boundary Rt 1.0* to opaque elements
- External Thermal Boundary Rt 2.8* to opaque elements
- Exposed Roof Rt 3.2*
- Exposed Soffit Rt 2.0*

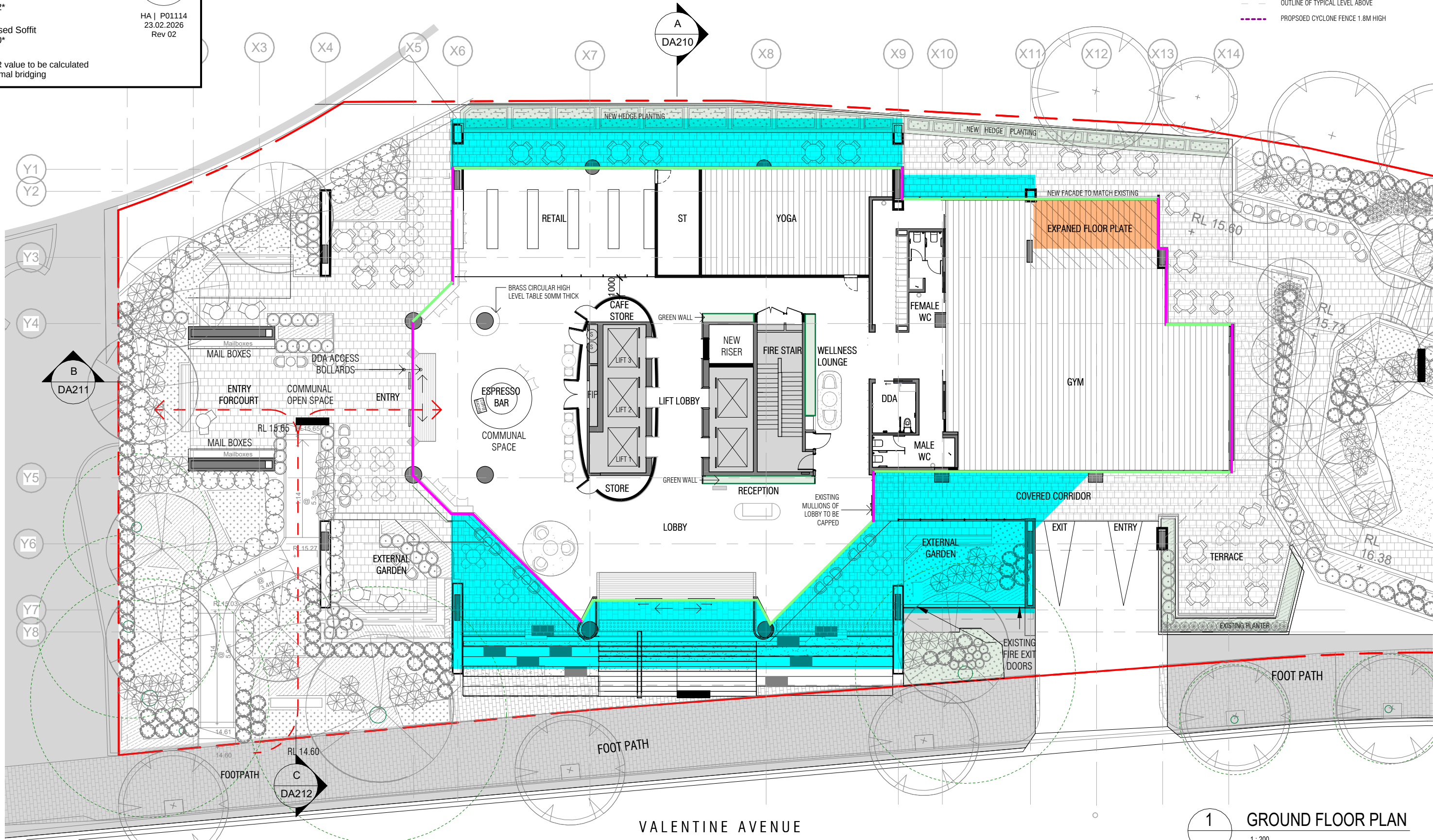


HA | P01114
23.02.2026
Rev 02

* Total system R value to be calculated inclusive of thermal bridging

LEGEND

- OUT OF SCOPE WORKS
- EXISTING BUILDING ELEMENTS RETAINED
- NEW PROPOSED WALL
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF TYPICAL LEVEL ABOVE
- PROPOSED CYCLONE FENCE 1.8M HIGH



1

GROUND FLOOR PLAN

1:200

REVISION

A	DEVELOPMENT APPLICATION	25/11/2025
B	DEVELOPMENT APPLICATION	10/12/2025
C	DEVELOPMENT APPLICATION	10/02/2026
D	DEVELOPMENT APPLICATION	19/02/2026

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN
AP

PLOT DATE
25/08/2025

CHECKED
MC

ISSUE DATE
19/02/2026

JOB NO.
22010

SCALE
1:200 @A3

PROJECT ADDRESS

10 VALENTINE AVE, PARRAMATTA

DRAWING TITLE

GROUND FLOOR PLAN

CURZON + PARTNERS

L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
DA

REV
D

DRAWING NO.
DA101

THERMAL BOUNDARY

LEGEND

- External Thermal Boundary
Rt 1.0* to opaque elements
- External Thermal Boundary
Rt 2.8* to opaque elements
- Exposed Roof
Rt 3.2*
- Exposed Soffit
Rt 2.0*



HA | P01114
23.02.2026
Rev 02

* Total system R value to be calculated
inclusive of thermal bridging

LEGEND

- OUT OF SCOPE WORKS
- EXISTING BUILDING ELEMENTS RETAINED
- NEW PROPOSED WALL
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF TYPICAL LEVEL ABOVE
- PROPOSED CYCLOPE FENCE 1.8M HIGH



1 LEVEL 1

1:200

REVISION

A	DEVELOPMENT APPLICATION	25/11/2025
B	DEVELOPMENT APPLICATION	10/12/2025
C	DEVELOPMENT APPLICATION	10/02/2026
D	DEVELOPMENT APPLICATION	19/02/2026

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN AP	PLOT DATE 25/08/2025	CHECKED MC	ISSUE DATE 19/02/2026	JOB NO. 22010	SCALE 1:200 @A3
-------------	-------------------------	---------------	--------------------------	------------------	--------------------



PROJECT ADDRESS

10 VALENTINE AVE, PARRAMATTA

DRAWING TITLE
LEVEL 1 FLOOR PLAN

CURZON + PARTNERS

L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
DA

REV
D

DRAWING NO.
DA102

THERMAL BOUNDARY

LEGEND

- External Thermal Boundary
Rt 1.0* to opaque elements
- External Thermal Boundary
Rt 2.8* to opaque elements
- Exposed Roof
Rt 3.2*
- Exposed Soffit
Rt 2.0*

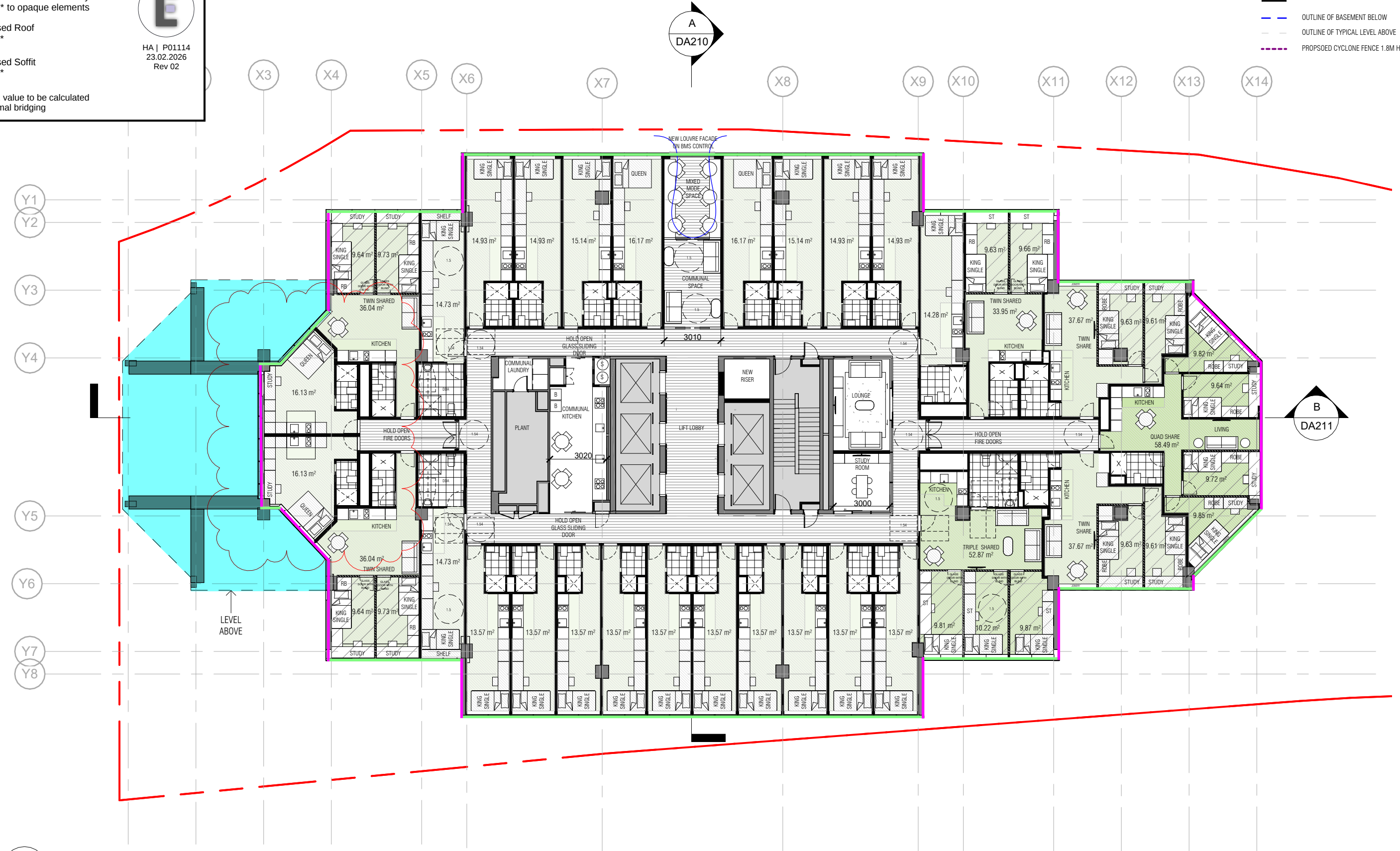


HA | P01114
23.02.2026
Rev 02

* Total system R value to be calculated
inclusive of thermal bridging

LEGEND

- OUT OF SCOPE WORKS
- EXISTING BUILDING ELEMENTS RETAINED
- NEW PROPOSED WALL
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF TYPICAL LEVEL ABOVE
- PROPOSED CYCLONE FENCE 1.8M HIGH



1 LEVEL 2
1 : 200

REVISION

A	DEVELOPMENT APPLICATION	25/11/2025
B	DEVELOPMENT APPLICATION	10/12/2025
C	DEVELOPMENT APPLICATION	10/02/2026
D	DEVELOPMENT APPLICATION	19/02/2026

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN AP	PLOT DATE 25/08/2025	CHECKED MC	ISSUE DATE 19/02/2026	JOB NO. 22010	SCALE 1 : 200 @A3
-------------	-------------------------	---------------	--------------------------	------------------	----------------------

PROJECT ADDRESS

10 VALENTINE AVE, PARRAMATTA

DRAWING TITLE
LEVEL 2 FLOOR PLAN

CURZON + PARTNERS

L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
DA

REV
D

DRAWING NO.
DA103

THERMAL BOUNDARY

LEGEND

- External Thermal Boundary
Rt 1.0* to opaque elements
- External Thermal Boundary
Rt 2.8* to opaque elements
- Exposed Roof
Rt 3.2*
- Exposed Soffit
Rt 2.0*

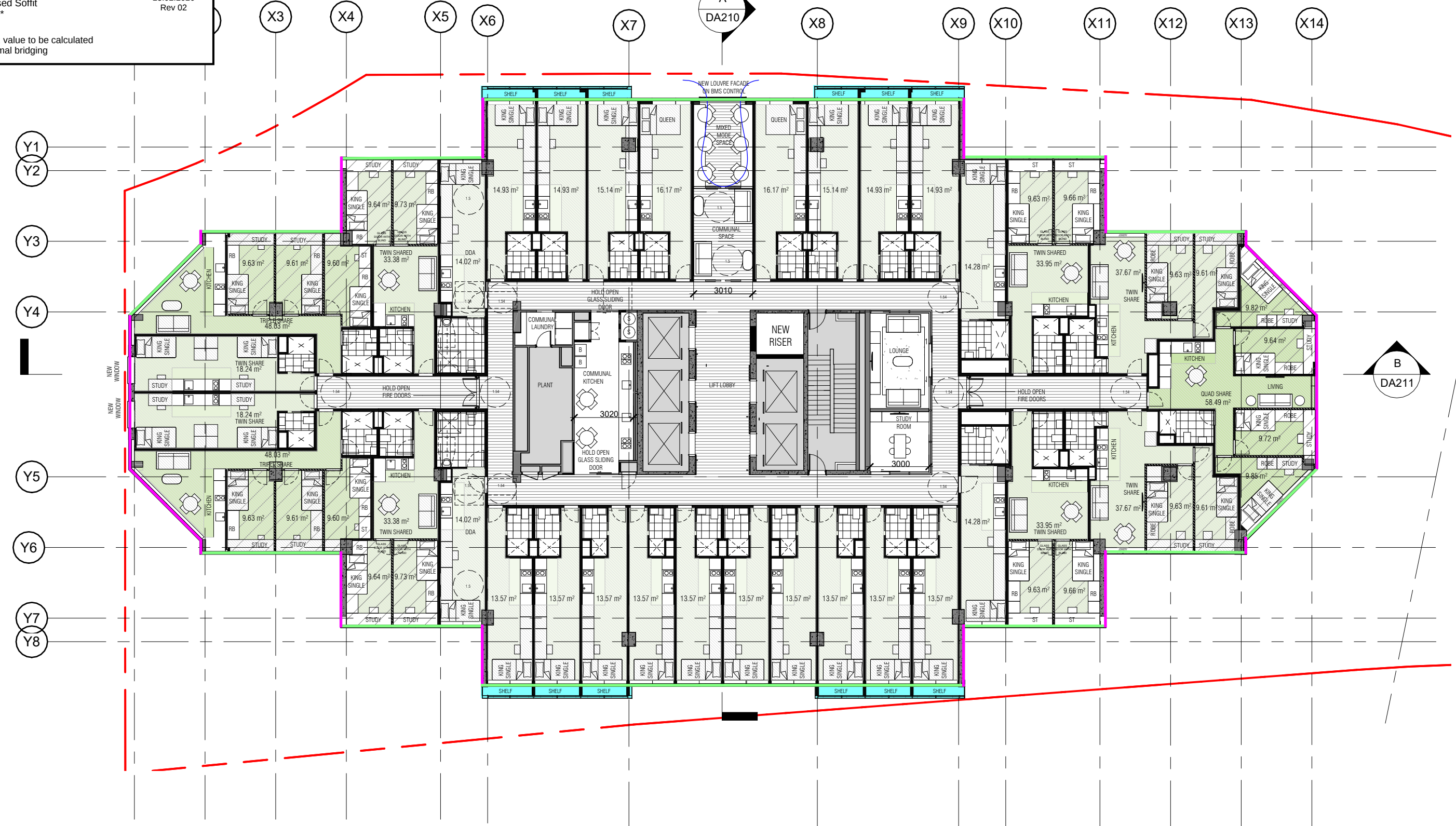


HA | P01114
23.02.2026
Rev 02

* Total system R value to be calculated
inclusive of thermal bridging

LEGEND

- OUT OF SCOPE WORKS
- EXISTING BUILDING ELEMENTS RETAINED
- NEW PROPOSED WALL
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF TYPICAL LEVEL ABOVE
- PROPOSED CYCLONE FENCE 1.8M HIGH



1 LEVEL 3
1:200

REVISION

A	DEVELOPMENT APPLICATION	25/11/2025
B	DEVELOPMENT APPLICATION	10/12/2025
C	DEVELOPMENT APPLICATION	10/02/2026
D	DEVELOPMENT APPLICATION	19/02/2026

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN AP	PLOT DATE 25/08/2025	CHECKED MC	ISSUE DATE 19/02/2026	JOB NO. 22010	SCALE 1:200 @A3
-------------	-------------------------	---------------	--------------------------	------------------	--------------------



PROJECT ADDRESS

10 VALENTINE AVE, PARRAMATTA

DRAWING TITLE
TYPICAL FLOOR PLAN LEVEL 3

CURZON + PARTNERS

L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
DA

REV
D

DRAWING NO.
DA104

THERMAL BOUNDARY

LEGEND

- External Thermal Boundary
Rt 1.0* to opaque elements
- External Thermal Boundary
Rt 2.8* to opaque elements
- Exposed Roof
Rt 3.2*
- Exposed Soffit
Rt 2.0*



HA | P01114
23.02.2026
Rev 02

* Total system R value to be calculated
inclusive of thermal bridging

LEGEND

- OUT OF SCOPE WORKS
- EXISTING BUILDING ELEMENTS RETAINED
- NEW PROPOSED WALL
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF TYPICAL LEVEL ABOVE
- PROPOSED CYCLONE FENCE 1.8M HIGH



2 LEVEL 10
1 : 200

REVISION

A	DEVELOPMENT APPLICATION	25/11/2025
B	DEVELOPMENT APPLICATION	10/12/2025
C	DEVELOPMENT APPLICATION	10/02/2026
D	DEVELOPMENT APPLICATION	19/02/2026

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN AP	PLOT DATE 25/08/2025	CHECKED MC	ISSUE DATE 19/02/2026	JOB NO. 22010	SCALE 1 : 200 @A3
-------------	-------------------------	---------------	--------------------------	------------------	----------------------



PROJECT ADDRESS

10 VALENTINE AVE, PARRAMATTA

DRAWING TITLE
TYPICAL FLOOR PLAN - LEVEL 10

CURZON + PARTNERS

L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE DA	REV D	DRAWING NO. DA106
---------------------	----------	----------------------

THERMAL BOUNDARY

LEGEND

- External Thermal Boundary
Rt 1.0* to opaque elements
- External Thermal Boundary
Rt 2.8* to opaque elements
- Exposed Roof
Rt 3.2*
- Exposed Soffit
Rt 2.0*

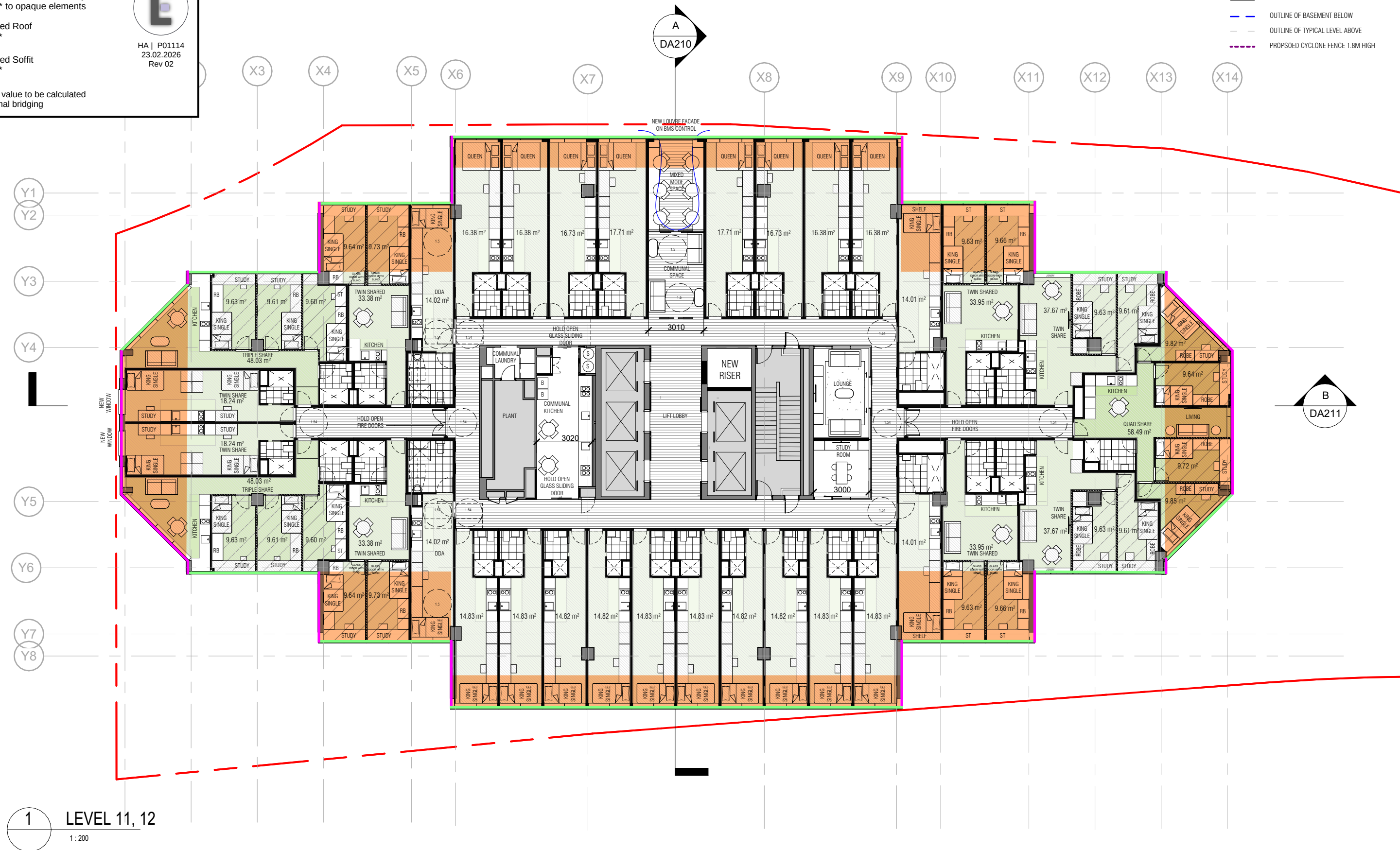


HA | P01114
23.02.2026
Rev 02

* Total system R value to be calculated
inclusive of thermal bridging

LEGEND

- OUT OF SCOPE WORKS
- EXISTING BUILDING ELEMENTS RETAINED
- NEW PROPOSED WALL
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF TYPICAL LEVEL ABOVE
- PROPOSED CYCLONE FENCE 1.8M HIGH



1 LEVEL 11, 12

1 : 200

REVISION

A	DEVELOPMENT APPLICATION	25/11/2025
B	DEVELOPMENT APPLICATION	10/12/2025
C	DEVELOPMENT APPLICATION	10/02/2026
D	DEVELOPMENT APPLICATION	19/02/2026

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN AP	PLOT DATE 25/08/2025	CHECKED MC	ISSUE DATE 19/02/2026	JOB NO. 22010	SCALE 1 : 200 @A3
-------------	-------------------------	---------------	--------------------------	------------------	----------------------

PROJECT ADDRESS

10 VALENTINE AVE, PARRAMATTA

DRAWING TITLE
TYPICAL FLOOR PLAN - LEVEL 11,12

CURZON + PARTNERS

L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE DA	REV D	DRAWING NO. DA107
---------------------	----------	----------------------

THERMAL BOUNDARY

LEGEND

- External Thermal Boundary
Rt 1.0* to opaque elements
- External Thermal Boundary
Rt 2.8* to opaque elements
- Exposed Roof
Rt 3.2*
- Exposed Soffit
Rt 2.0*



HA | P01114
23.02.2026
Rev 02

* Total system R value to be calculated
inclusive of thermal bridging

LEGEND

- OUT OF SCOPE WORKS
- EXISTING BUILDING ELEMENTS RETAINED
- NEW PROPOSED WALL
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF TYPICAL LEVEL ABOVE
- PROPOSED CYCLONE FENCE 1.8M HIGH



1 LEVEL 13

1:200

REVISION

A	DEVELOPMENT APPLICATION	25/11/2025
B	DEVELOPMENT APPLICATION	10/12/2025
C	DEVELOPMENT APPLICATION	10/02/2026
D	DEVELOPMENT APPLICATION	19/02/2026

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN AP	PLOT DATE 25/08/2025	CHECKED MC	ISSUE DATE 19/02/2026	JOB NO. 22010	SCALE 1:200 @A3
-------------	-------------------------	---------------	--------------------------	------------------	--------------------

PROJECT ADDRESS

10 VALENTINE AVE, PARRAMATTA

DRAWING TITLE
TYPICAL FLOOR PLAN - LEVEL 13

CURZON + PARTNERS

L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE DA	REV D	DRAWING NO. DA108
---------------------	----------	----------------------

THERMAL BOUNDARY

LEGEND

- External Thermal Boundary
Rt 1.0* to opaque elements
- External Thermal Boundary
Rt 2.8* to opaque elements
- Exposed Roof
Rt 3.2*
- Exposed Soffit
Rt 2.0*



HA | P01114
23.02.2026
Rev 02

* Total system R value to be calculated
inclusive of thermal bridging

LEGEND

- OUT OF SCOPE WORKS
- EXISTING BUILDING ELEMENTS RETAINED
- NEW PROPOSED WALL
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF TYPICAL LEVEL ABOVE
- PROPOSED CYCLONE FENCE 1.8M HIGH



1

LEVEL 14

1 : 200

REVISION

A	DEVELOPMENT APPLICATION	25/11/2025
B	DEVELOPMENT APPLICATION	10/12/2025
C	DEVELOPMENT APPLICATION	10/02/2026
D	DEVELOPMENT APPLICATION	19/02/2026

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN
AP

PLOT DATE
25/08/2025

CHECKED
MC

ISSUE DATE
19/02/2026

JOB NO.
22010

SCALE
1 : 200 @A3

PROJECT ADDRESS

10 VALENTINE AVE, PARRAMATTA

DRAWING TITLE

TYPICAL TOP FLOOR PLAN - LEVEL 14.

CURZON + PARTNERS

L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
DA

REV
D

DRAWING NO.
DA109



Appendix B : BCA DtS Calculation Report



Façade

Report



Calculator

Project Summary

Date
15-12-25

Name
0

Company
ELAB

Position
0

Building Name / Address
10 Valentine co-living
0

Building State
NSW

Climate Zone
Climate Zone 6 - Mild temperate

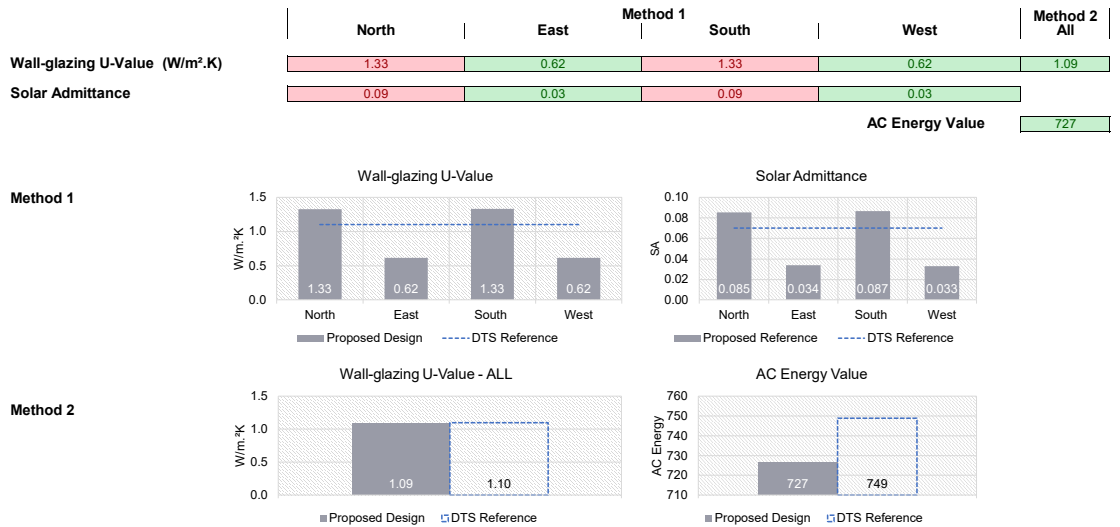
Building Classification
Class 3 - other

Stores Above Ground
14

Tool Version
1.2 (June 2020)

The summary below provides an overview of where compliance has been achieved for Specification J1.5a - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Aspects).

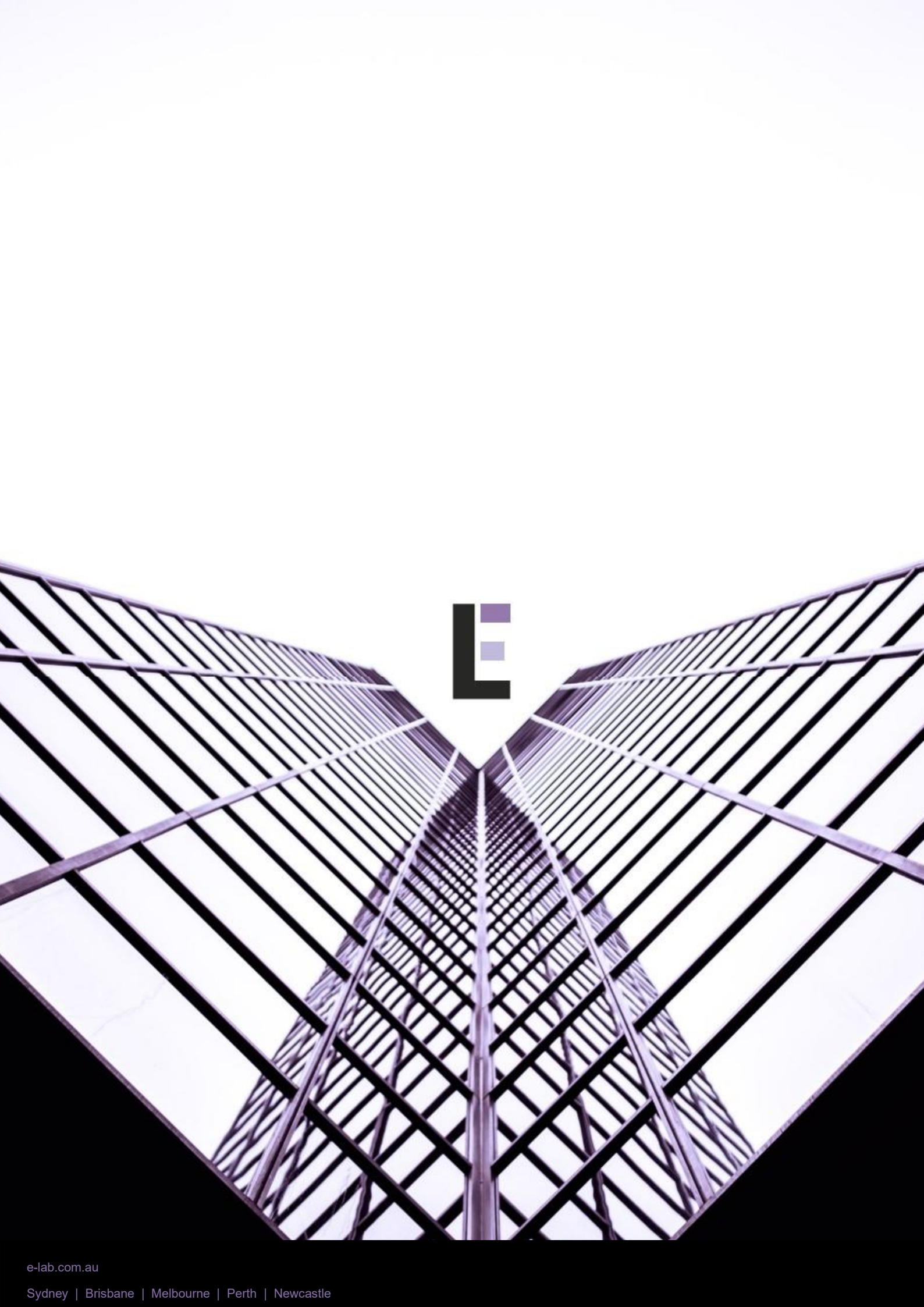
Compliant Solution =
Non-Compliant Solution =



Project Details

	North	East	South	West
Glazing Area (m²)	1413.89	277	1404.72	284.66
Glazing to Façade Ratio	50%	20%	51%	20%
Glazing References	N1	E1	S1	W1 W2
Glazing System Types	USER (DEFINED)	USER (DEFINED)	USER (DEFINED)	USER (DEFINED)
Glass Types	0	0	0	0
Frame Types	0	0	0	0
Average Glazing U-Value (W/m².K)	1.65	1.65	1.65	1.65
Average Glazing SHGC	0.17	0.17	0.17	0.17
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m²)	1399.3	1108	1351.86	1138
Wall Types	Wall	Wall	Wall	Wall
Methodology	Wall			
Wall Construction	Typical Wall R1.0	Typical Wall R2.8	Typical Wall R1.0	Typical Wall R1.0
Wall Thickness	0	0	0	0
Average Wall R-value (m².K/W)	1.00	2.80	1.00	2.80
Solar Absorptance				

Include shading? None					
	Glazing to Façade Ratio	Wall U-Value (W/m².K)	Method 1 Glazing U-Value (W/m².K)	Shading Multiplier	SHGC
North	50%	1.00	1.50	1.000	0.16
East	20%	0.36	4.07	1.000	0.35
South	51%	1.00	1.50	1.000	0.16
West	20%	0.36	4.07	1.000	0.35



E