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24 March 2026

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Attention: Oscar Brady

Dear Oscar,

RE: National Construction Code (NCC) 2022 Volume One Amendment 2 JOB NO.: 250138
Section J Part J4 Building Fabric Statement of Compliance REV. NO.: A

SUBJECT PREMISE: Retail and Childcare Areas of Chatswood Grand Residences | 849-859 Pacific Highway & 2-8 Wilson Street, Chatswood NSW 2067

This NCC Section J Part J4 statement has been prepared to demonstrate design compliance for the proposed Class 6 and Class 9b areas within the Chatswood Grand Residences development located at 849-859 Pacific Highway & 2-8 Wilson Street, Chatswood NSW 2067. 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 Chatswood Grand Residences development.

Building Area Description	NCC Classification	Method of Compliance
Retail Areas	Class 6	DTS
Childcare Area	Class 9b	DTS

The assessment is based on the architectural drawings listed below.

Architectural Drawings: PBD Architects
Project No.: 2308_1

Building	Title	Drawing No	Revision	Date
Retail and Childcare Areas of Chatswood Grand Residences	GA Plan - Basement 1 Mezzanine	HDA111	01	20/03/26
	GA Plan - Ground Floor	HDA112	01	20/03/26
	GA Plan - Level 1	HDA113	01	20/03/26
	GA Plan - Level 2	HDA114	01	20/03/26
	North Elevation	HDA201	01	20/03/26
	East Elevation	HDA202	01	20/03/26
	South Elevation	HDA203	01	20/03/26
	West Elevation	HDA204	01	20/03/26

	Central North Elevation	HDA205	01	20/03/26
	Central South Elevation	HDA206	01	20/03/26
	Section A-A	HDA301	01	20/03/26
	Section B-B	HDA302	01	20/03/26

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
Envelope Roof/Ceiling ^(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	
Vertical Envelope Glazing ^(Note 3)	3.3	0.22	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: Felisa Garcia
Qualifications: B. Landscape Architecture
Address of Designer: JHA
Level 20, 2 Market Street
SYDNEY NSW 2000
Business Telephone No: (02) 9437 1000
Name of Employer: JHA

Yours sincerely,



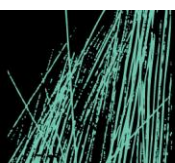
Felisa Garcia

ESD Consultant

Disclaimer

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

Attachment A – Facade Calculator



Project Name	Chatswood Grand Residences
Project No.	250568
NCC Climate Zone	CZ 5
NCC Building Class	Other
Drawing Azimuth	76.2

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 **505.37**, less than the Max. Er of **519.94**.
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	1.93	2.0	1.98
E	1.0	1.40	2.0	2.20		
S	1.0	1.40	2.0	2.00		
W	1.0	1.40	2.0	1.78		

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	0.13	133.80	129.13	519.94	505.37
E	0.13	0.12	190.26	177.47		
S	0.13	0.14	62.47	66.96		
W	0.13	0.13	133.40	131.82		

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	50.9%
N	580.4	306.7	273.7	52.8%	
E	941.8	402.0	539.8	42.7%	
S	627.2	316.4	310.8	50.4%	
W	873.7	514.0	359.7	58.8%	

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	451.4	177.7	273.7	39.4%
E	850.9	311.0	539.8	36.6%
S	480.5	169.7	310.8	35.3%
W	586.4	226.7	359.7	38.7%

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	451.4	129.0	0.0	0.0	580.4	1.40	219.0
	2					0.0	1.00	0.0
	3					0.0	1.00	0.0
	4					0.0	1.00	0.0
East	5	850.9	93.1	0.0	2.1	941.8	1.40	287.1
	6					0.0	1.00	0.0
	7					0.0	1.00	0.0
	8					0.0	1.00	0.0
South	9	480.5	146.7	0.0	0.0	627.2	1.40	226.0
	10					0.0	1.00	0.0
	11					0.0	1.00	0.0
	12					0.0	1.00	0.0
West	13	586.4	293.4	0.0	6.1	873.7	1.40	367.1
	14					0.0	1.00	0.0
	15					0.0	1.00	0.0
	16					0.0	1.00	0.0

Glazing Thermal Specifications

Aspect	Glazing Thermal Performance			
	Glazing Type Reference	Total U-Value	Total SHGC	Area x U-Value
North	N1	3.3	0.22	903.3
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	3.3	0.22	1781.5
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	3.3	0.22	1025.6
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	3.3	0.22	1187.1
	W2			0.0
	W3			0.0
	W4			0.0

Glazing Details

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m²]	P [m]	H [m]	P/H	G/H		
N01	External	GF	N1	1	2.70	10.78	29.1	0.30	3.34	0.09	0.19	1.00	6.40
N02	External	GF	N1	1	3.38	2.17	7.3	0.30	4.01	0.07	0.16	1.00	1.61
N03	External	GF	N1	1	2.17	2.17	4.7	0.30	2.81	0.11	0.23	0.98	1.02
N04	External	GF	N1	1	3.12	5.54	17.3	0.30	3.75	0.08	0.17	1.00	3.80
N05	External	GF	N1	1	3.12	2.18	6.8	0.30	3.75	0.08	0.17	1.00	1.50
N06	External	GF	N1	1	3.05	8.93	27.2	0.30	3.65	0.08	0.16	1.00	5.99
N07	External	GF	N1	1	3.50	0.64	2.2	0.30	4.11	0.07	0.15	1.00	0.49
N08	External	GF	N1	1	3.50	20.78	72.7	0.30	4.11	0.07	0.15	1.00	16.00
							0.0			-	-	1.00	-
E01	External	GF	E1	5	2.70	5.13	13.9	0.30	3.34	0.09	0.19	1.00	3.05
E02	External	GF	E1	5	2.70	6.49	17.5	0.30	3.34	0.09	0.19	1.00	3.86
E03	External	GF	E1	5	3.29	2.40	7.9	6.20	8.76	0.71	0.62	0.90	1.56
E04	External	GF	E1	5	3.29	2.03	6.7	5.13	8.76	0.59	0.62	0.95	1.40
E05	External	GF	E1	5	3.38	7.83	26.5	0.30	4.01	0.07	0.16	1.00	5.82
E06	External	GF	E1	5	3.38	5.86	19.8	0.30	4.01	0.07	0.16	1.00	4.36
E08	External	GF	E1	5	3.12	2.40	7.5	6.20	7.20	0.86	0.57	0.86	1.42
E09	External	GF	E1	5	3.00	2.44	7.3	6.20	7.20	0.86	0.58	0.86	1.38
E10	External	GF	E1	5	3.12	5.06	15.8	0.30	3.75	0.08	0.17	1.00	3.47
E11	External	GF	E1	5	3.05	0.72	2.2	0.30	3.65	0.08	0.16	1.00	0.48
E12	External	GF	E1	5	3.05	18.19	55.5	0.30	3.65	0.08	0.16	1.00	12.21
E13	External	GF	E1	5	3.50	9.51	33.3	0.30	4.11	0.07	0.15	1.00	7.32
E14	External	GF	E1	5	3.50	22.05	77.2	0.30	4.11	0.07	0.15	1.00	16.98
W14	External	GF	E1	5	3.89	1.97	7.7			-	-	1.00	1.69

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		
							0.0			-	-	1.00	-
S01	External	GF	S1	9	3.38	10.62	35.9	0.30	4.01	0.07	0.16	1.00	7.90
S02	External	GF	S1	9	2.17	1.74	3.8	0.30	2.81	0.11	0.23	0.98	0.81
S03	External	GF	S1	9	2.70	1.73	4.7	0.30	3.34	0.09	0.19	1.00	1.03
S04	External	GF	S1	9	3.12	10.62	33.1	0.30	3.75	0.08	0.17	1.00	7.29
S05	External	GF	S1	9	3.12	1.74	5.4	0.30	3.75	0.08	0.17	1.00	1.19
S06	External	GF	S1	9	3.05	1.04	3.2	0.30	3.65	0.08	0.16	1.00	0.70
S07	External	GF	S1	9	3.50	13.95	48.8	0.30	4.11	0.07	0.15	1.00	10.74
S08	External	GF	S1	9	3.50	5.28	18.5	0.30	4.11	0.07	0.15	1.00	4.07
S09	External	GF	S1	9	3.50	5.10	17.9	0.30	4.11	0.07	0.15	1.00	3.93
_S14	External	GF	S1	9	3.89	5.47	21.3			-	-	1.00	4.68
							0.0			-	-	1.00	-
W01	External	GF	W1	13	3.38	10.54	35.6	0.30	4.01	0.07	0.16	1.00	7.84
W02	External	GF	W1	13	3.20	1.50	4.8	1.00	3.98	0.25	0.20	0.89	0.94
W03	External	GF	W1	13	3.20	1.50	4.8	1.00	3.98	0.25	0.20	0.89	0.94
W04	External	GF	W1	13	2.17	10.54	22.9	0.30	2.81	0.11	0.23	0.98	4.93
W05	External	GF	W1	13	3.50	1.50	5.3	1.00	3.96	0.25	0.12	0.89	1.03
W06	External	GF	W1	13	3.50	1.50	5.3	1.00	3.96	0.25	0.12	0.89	1.03
W07	External	GF	W1	13	2.70	10.54	28.5	0.30	3.34	0.09	0.19	1.00	6.26
W08	External	GF	W1	13	3.12	8.55	26.7	0.30	3.75	0.08	0.17	1.00	5.87
W09	External	GF	W1	13	2.57	1.50	3.9	1.00	3.09	0.32	0.17	0.81	0.69
W10	External	GF	W1	13	2.70	1.50	4.1	1.00	3.09	0.32	0.13	0.81	0.72
W11	External	GF	W1	13	2.57	7.23	18.6	0.30	3.75	0.08	0.31	1.00	4.09
W12	External	GF	W1	13	3.05	1.50	4.6	0.30	3.65	0.08	0.16	1.00	1.01
_W14	External	GF	W1	13	3.89	1.81	7.0			-	-	1.00	1.55
_W15	External	GF	W1	13	3.12	1.91	6.0	0.30	3.75	0.08	0.17	1.00	1.31
							0.0			-	-	1.00	-
N01	External	L1	N1	1	3.00	10.78	32.3	0.50	3.40	0.15	0.12	0.95	6.76
N02	External	L1	N1	1	3.10	2.17	6.7	0.50	3.50	0.14	0.11	0.95	1.41
N03	External	L1	N1	1	3.70	2.17	8.0	0.50	4.10	0.12	0.10	0.90	1.59
N04	External	L1	N1	1	3.00	5.54	16.6	0.50	3.40	0.15	0.12	0.95	3.47
N05	External	L1	N1	1	3.00	2.18	6.5	0.50	3.40	0.15	0.12	0.95	1.37
N07	External	L1	N1	1	2.90	5.85	17.0	0.50	3.30	0.15	0.12	0.95	3.55
_N14	External	L1	N1	1	2.90	6.28	18.2	8.19	3.30	2.48	0.12	0.40	1.60
_N15	External	L1	N1	1	2.90	0.29	0.8	5.40	3.30	1.64	0.12	0.40	0.07
							0.0			-	-	1.00	-
E01	External	L1	E1	5	3.00	5.13	15.4	6.20	3.40	1.82	0.12	0.40	1.35
E02	External	L1	E1	5	3.00	6.49	19.5	6.20	3.40	1.82	0.12	0.40	1.71
E03	External	L1	E1	5	3.10	2.40	7.4	6.20	3.50	1.77	0.11	0.40	0.65
E04	External	L1	E1	5	3.10	2.03	6.3	5.13	3.50	1.47	0.11	0.40	0.55
E05	External	L1	E1	5	3.10	7.83	24.3	0.50	3.50	0.14	0.11	0.95	5.07
E06	External	L1	E1	5	3.10	5.86	18.2	0.50	3.50	0.14	0.11	0.95	3.80
E08	External	L1	E1	5	3.00	2.40	7.2	6.20	3.40	1.82	0.12	0.40	0.63
E09	External	L1	E1	5	3.00	2.44	7.3	6.20	3.40	1.82	0.12	0.40	0.64
E10	External	L1	E1	5	3.00	5.06	15.2	0.50	3.40	0.15	0.12	0.95	3.17
E11_1	External	L1	E1	5	2.90	9.22	26.7	0.65	3.40	0.19	0.15	0.95	5.59
E11_2	External	L1	E1	5	2.90	3.85	11.2	3.45	3.30	1.05	0.12	0.40	0.98
E12	External	L1	E1	5	2.90	8.06	23.4	3.30	3.30	1.00	0.12	0.40	2.06
E13	External	L1	E1	5	2.90	9.16	26.6			-	-	1.00	5.84
E14	External	L1	E1	5	2.90	2.78	8.1	10.47	3.30	3.17	0.12	0.40	0.71
E15	External	L1	E1	5	2.90	8.48	24.6			-	-	1.00	5.41
							0.0			-	-	1.00	-
S01	External	L1	S1	9	3.10	10.62	32.9	0.50	3.50	0.14	0.11	0.97	7.03
S02	External	L1	S1	9	3.70	1.74	6.4	0.50	4.10	0.12	0.10	0.93	1.32
S03	External	L1	S1	9	3.00	1.73	5.2	0.50	3.40	0.15	0.12	0.97	1.11
S04	External	L1	S1	9	3.00	10.62	31.9	0.50	3.40	0.15	0.12	0.97	6.80
S05	External	L1	S1	9	3.00	1.74	5.2	0.50	3.40	0.15	0.12	0.97	1.11
S06	External	L1	S1	9	2.90	5.84	16.9	0.50	3.30	0.15	0.12	0.97	3.61
S07	External	L1	S1	9	2.90	6.80	19.7	1.40	3.30	0.42	0.12	0.84	3.64
							0.0			-	-	1.00	-
W01	External	GF	W1	13	3.10	10.54	32.7	0.50	3.50	0.14	0.11	0.95	6.83
W02	External	GF	W1	13	3.10	1.50	4.7	0.90	3.70	0.24	0.16	0.89	0.91
W03	External	GF	W1	13	3.10	1.50	4.7	0.90	3.70	0.24	0.16	0.89	0.91
W04	External	GF	W1	13	3.70	10.54	39.0	0.50	4.10	0.12	0.10	0.90	7.72
W05	External	GF	W1	13	2.42	1.50	3.6	0.90	3.00	0.30	0.19	0.81	0.65
W06	External	GF	W1	13	2.42	1.50	3.6	0.90	3.00	0.30	0.19	0.81	0.65
W07	External	GF	W1	13	3.00	10.54	31.6	0.50	3.40	0.15	0.12	0.95	6.61
W08	External	GF	W1	13	3.00	8.55	25.7	0.50	3.40	0.15	0.12	0.95	5.36
W09	External	GF	W1	13	3.00	1.50	4.5	0.90	3.40	0.26	0.12	0.89	0.88
W10	External	GF	W1	13	3.00	1.50	4.5	0.90	3.40	0.26	0.12	0.89	0.88
W11	External	GF	W1	13	3.00	7.23	21.7	0.50	3.40	0.15	0.12	0.95	4.53
_W15	External	GF	W1	13	3.00	1.91	5.7	0.65	3.40	0.19	0.12	0.95	1.20

Attachment B – Building Fabric Requirements

KEY

- ENVELOPE ROOF/CEILING- TOTAL R2.7 (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

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 3 report (Total Systems U-Value, and Total Systems SHGC value).

* According to Clause 2 of Section 34D7, 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).

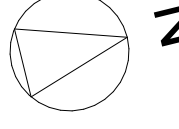
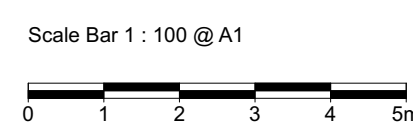


1 Ground Floor
Scale 1:100

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- DRAWINGS FOR THE PURPOSES OF OBTAINING PERMITS FOR CONSTRUCTION. FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT OCCASION WHEN MORE DETAILED DESIGN AND PLANNING LAYOUTS.
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS SPECIFICATIONS & REPORTS.
- COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
- ALL WORKS SHALL BE SUPPLIED AND APPROPRIATE DEPTH, NATURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

Issue	Date	Description
01	20/03/2026	Issue For HDA Submission



PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8 WILSON STREET
CHATSWOOD NSW 2067

DRAWING TITLE:
GA Plan - Ground Floor

DRAWING BY:
HK
SCALE:
1:100 @ A0
PROJECT NO:
2308

CHECKED BY:
SF
DRAWING NO:
HDA112

DATE:
20/03/2026
ISSUE:
01

KEY

ENVELOPE ROOF/CEILING- TOTAL R2.7
(DOWNWARD, SOLAR ABSORPTANCE NO
MORE THAN 0.45)

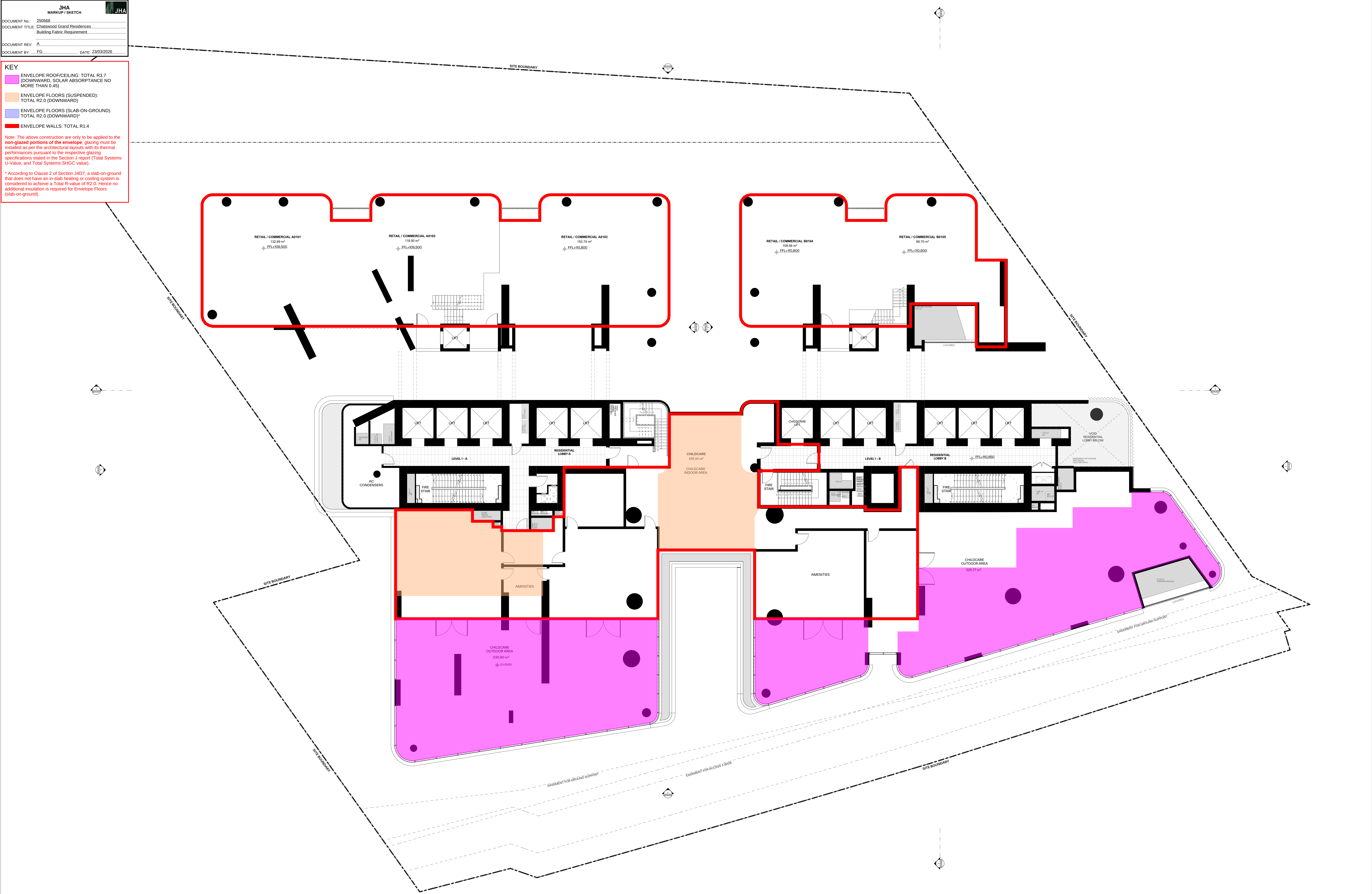
ENVELOPE FLOORS (SUSPENDED):
TOTAL R2.0 (DOWNWARD)

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

ENVELOPE WALLS: TOTAL R1.4

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 3 report (Total Systems
U-Value, and Total Systems SHGC value).

* According to Clause 2 of Section 34D7, 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).



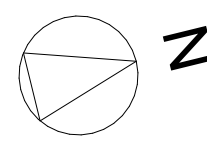
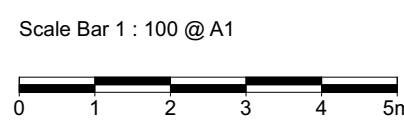
1 Level 1

Scale 1:100

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (AS/NZS 1170:2016) - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT OCCUPANCY WHEN MAIN IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE PROVIDED IN CONJUNCTION WITH CONSULTANT SERVICES SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- ALL WORKS TO BE PROVIDED AND APPROVED BY THE RELEVANT AUTHORITY FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

Issue	Date	Description
01	20/03/2026	Issue For HDA Submission



PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8 WILSON STREET
CHATSWOOD NSW 2067

DRAWING TITLE:
GA Plan - Level 1

DRAWING BY: HK	CHECKED BY: SF	DATE: 20/03/2026
SCALE: 1:100@A0	DRAWING NO: HDA113	ISSUE: 01
PROJECT NO: 2308		

KEY

ENVELOPE ROOF/CEILING- TOTAL R2.7
(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

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 3 report (Total Systems U-Value, and Total Systems SHGC value).

* According to Clause 2 of Section 3.4D7, 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).

