



ABN 48 612 666 172

Sydney | Brisbane | Melbourne

Level 20, 2 Market St  
Sydney NSW 2000

PO Box Q453  
Queen Victoria Building  
NSW 1230

Ph (02) 9437 1000

13 February 2026

Billbergia

Locked Bag 1400

Meadowbank NSW 2114

Attention: B. Trenko

Dear Ben,

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

**JOB NO.: 250138**

**REV. NO.: A**

**SUBJECT PREMISE: Retail and Common Areas of 88 Waterloo Rd | 88 Waterloo Rd, Macquarie Park NSW 2113**

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 88 Waterloo Rd development located at 88 Waterloo Rd, Macquarie Park NSW 2113. 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 88 Waterloo Rd development.

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

The assessment is based on the architectural drawings listed below.

Architectural Drawings: AJC Architects  
Project No.: 23024

Building	Title	Drawing No	Revision
Non-residential Areas of 88 Waterloo Rd	BASEMENT 1	DA2006	A
	LOWER GROUND	DA2007	A
	UPPER GROUND	DA2008	A
	LEVEL 1	DA2009	A
	LEVEL 3	DA2011	A
	LEVEL 4	DA2012	A
	LEVELS 5 - 9	DA2013	A
	EAST ELEVATION COTTONWOOD TOWER	DA3101	A

	WEST ELEVATION COTTONWOOD TOWER	DA3102	A
	SOUTH ELEVATION COTTONWOOD TOWER	DA3103	A
	NORTH ELEVATION COTTONWOOD TOWER	DA3104	A
	NORTH ELEVATION WATERLOO ROAD	DA3105	A
	SOUTH ELEVATION WATERLOO TOWER	DA3106	A
	SECTIONS 1	DA3201	A
	SECTIONS 2	DA3202	A
	SECTIONS 3	DA3202	A

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

#### Part J4 Building Fabric

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

Elements	Total R-value	Notes
Roof/Ceiling Envelope <sup>(Note 1)</sup>	R3.7 (Downward, Solar Absorptance $\leq 0.45$ )	<ul style="list-style-type: none"> <li>It is a total system performance value and <b>NOT</b> the insulation.</li> <li>The impact of <b>Thermal Bridging</b> must be included in the building envelope total R-value calculations.</li> </ul>
Envelope Walls <sup>(Note 1)</sup>	R1.4	
Envelope Floor (suspended) <sup>(Note 1)</sup>	R2.0 (Downward)	
Envelope Floor (slab-on-ground) <sup>(Notes 1 &amp; 2)</sup>	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 <sup>(Note 3)</sup>	4.5	0.38	DGU Neutral 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	88 Waterloo Rd
Project No.	250138
NCC Climate Zone	CZ 5
NCC Building Class	Other
Drawing Azimuth	49

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 **1.79**, less than the Max. total System U-value of **2.0**.  
 The total Representative Air-conditioning Energy Value (Er) of the proposed building is **97.14**, less than the Max. Er of **97.21**.  
 Therefore, based on the Thermal Performance Specifications used in the tables below, the proposed building façades comply with Part J4 via Method 2.

**Results**

Aspect	J4D6(4)		Method 1		Method 2	
	Wall R-value		Total System U-value			
	Min. R-Value	Achieved R-Value	Max. U-Value	Achieved U-Value	Max. U-Value	Achieved U-Value
N	1.0	1.40	2.0	3.03	2.0	1.79
E	1.4	1.40	2.0	0.71		
S	1.0	1.40	2.0	1.19		
W	1.0	1.40	2.0	2.12		

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	0.12	60.34	56.18	97.21	97.14
E	0.13	0.00	0.00	0.00		
S	0.13	0.19	7.15	10.40		
W	0.13	0.13	29.71	30.56		

**Areas Summary**

Aspect	Total Wall-Glazing Areas Summary				71.6%
	Total W-G Areas [m <sup>2</sup> ]	Total Wall [m <sup>2</sup> ]	Total Glazing [m <sup>2</sup> ]	Wall to Total W-G Ratio	
N	266.2	103.7	162.5	38.9%	71.6%
E	207.7	207.7	0.0	100.0%	
S	280.6	245.6	35.0	87.5%	
W	197.5	124.4	73.1	63.0%	

Aspect	External Wall-Glazing Areas Summary				32.3%
	Total Ext. W-G Areas [m <sup>2</sup> ]	Total External Wall [m <sup>2</sup> ]	Total External Glazing [m <sup>2</sup> ]	Ext Wall to Tot. Ext. W-G Ratio	
N	203.6	41.1	162.5	20.2%	32.3%
E	10.4	10.4	0.0	100.0%	
S	55.0	20.0	35.0	36.4%	
W	130.6	57.5	73.1	44.0%	

**Façade Inputs & Walls Thermal Specifications**

Aspect	Envelope Areas					Walls Thermal Performance		
	Wall Type Reference	External Envelope Areas [m <sup>2</sup> ]	Internal Envelope Areas [m <sup>2</sup> ]	External excluded Areas [m <sup>2</sup> ]	Internal excluded Areas [m <sup>2</sup> ]	Total W-G Areas [m <sup>2</sup> ]	Total R-Value	Area x (1/R-value)
North	1	203.6	62.6	0.0	0.0	266.2	1.40	74.0
	2					0.0		0.0
	3					0.0		0.0
	4					0.0		0.0
East	5	10.4	201.1	0.0	3.8	207.7	1.40	148.4
	6					0.0		0.0
	7					0.0		0.0
	8					0.0		0.0
South	9	55.0	234.0	0.0	8.4	280.6	1.40	175.4
	10					0.0		0.0
	11					0.0		0.0
	12					0.0		0.0
West	13	130.6	66.9	0.0	0.0	197.5	1.40	88.9
	14					0.0		0.0
	15					0.0		0.0
	16					0.0		0.0

**Glazing Thermal Specifications**

Aspect	Glazing Thermal Performance			
	Glazing Type Reference	Total U-Value	Total SHGC	Area x U-Value
North	N1	4.5	0.38	731.4
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	4.5	0.38	0.0
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	4.5	0.38	157.5
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	4.5	0.38	328.9
	W2			0.0
	W3			0.0
	W4			0.0

**Glazing Details**

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m <sup>2</sup> ]	P [m]	H [m]	P/H	G/H		
N01_1	External	LG	N1	1	3.40	3.60	12.2			-	-	1.00	4.65
N01_2	External	LG	N1	1	3.40	5.00	17.0	3.60	3.40	1.06	0.00	0.35	2.26
							0.0			-	-	1.00	-
N01	External	UG	N1	1	3.20	12.59	40.3	3.60	3.20	1.13	0.00	0.35	5.36
N02	External	UG	N1	1	3.20	9.20	29.4	3.60	3.20	1.13	0.00	0.35	3.92
							0.0			-	-	1.00	-
W01	External	UG	W1	13	3.20	2.80	9.0	3.60	3.20	1.13	0.00	0.35	1.19
							0.0			-	-	1.00	-
N01	External	L4	N1	1	2.80	22.70	63.6	2.80	2.80	1.00	0.00	0.35	8.45
S01_1	External	L4	S1	9	2.80	6.00	16.8			-	-	1.00	6.38
S01_2	External	L4	S1	9	2.80	6.50	18.2	2.80	2.80	1.00	0.00	0.58	4.01
W01_1	External	L4	W1	13	2.80	11.70	32.8	2.80	2.80	1.00	0.00	0.35	4.36
W01_2	External	L4	W1	13	2.80	11.20	31.4			-	-	1.00	11.92

## **Attachment B – Building Fabric Requirements**

THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. IN DOUBT, CONTACT A/C FOR CLARIFICATION. PUBLISHED DATE: 13/02/2026 13:23:34

**JHA**  
 MARKUP / SKETCH

DOCUMENT No.: 250138  
 DOCUMENT TITLE: 88 Waterloo Rd - Building Fabric Requirement

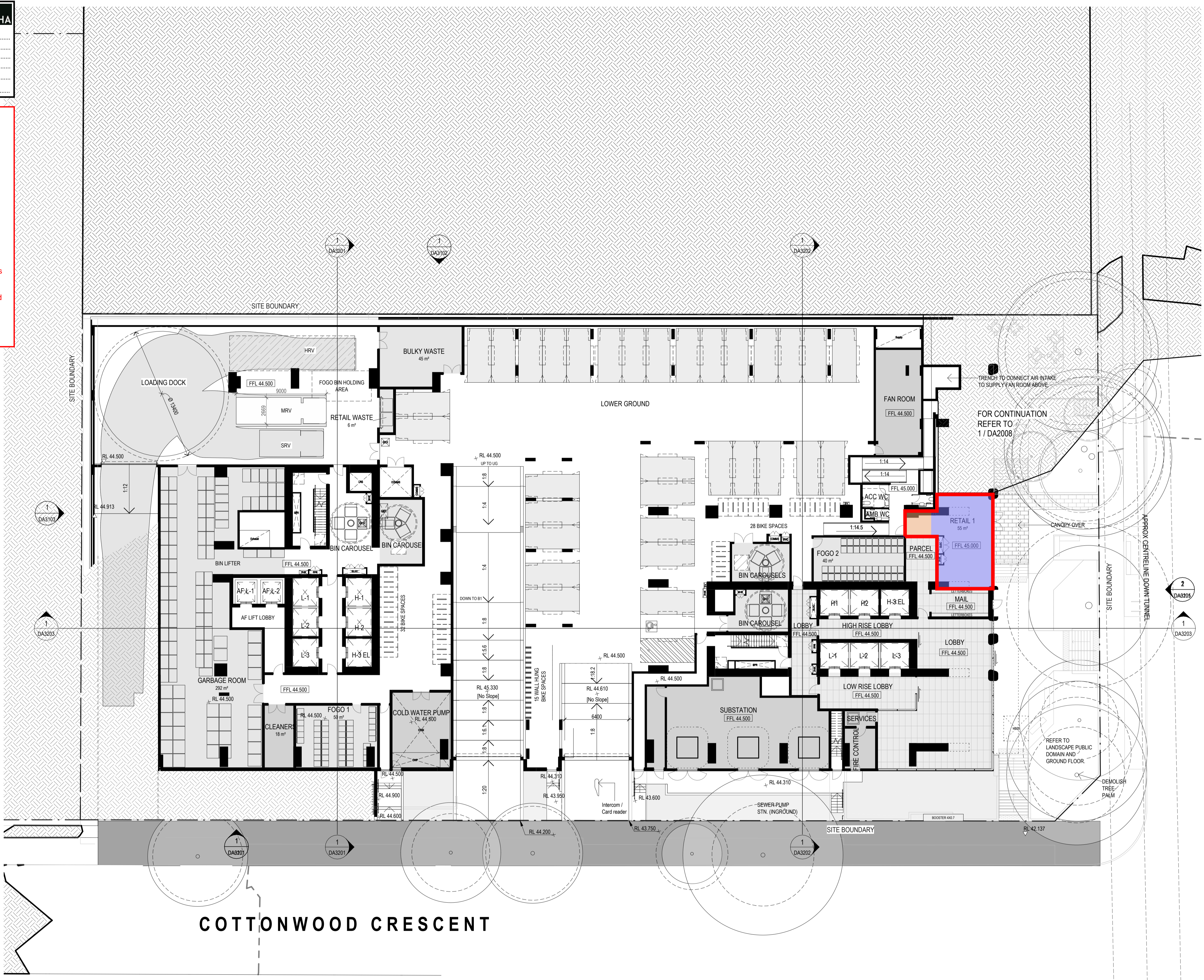
DOCUMENT REV: Rev A  
 DOCUMENT BY: FG DATE: 13/02/2026

**KEY**

- ROOF/CEILING ENVELOPE: TOTAL R3.7 (DOWNWARD, SOLAR ABSORPTANCE NO MORE THAN 0.45)
- ENVELOPE FLOORS (SUSPENDED): TOTAL R2.0 (DOWNWARD)
- ENVELOPE FLOORS (SLAB-ON-GROUND): TOTAL R2.0 (DOWNWARD)\*
- ENVELOPE WALLS: TOTAL R1.4

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

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



CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR
- STORAGE CAGE

SCH_Car Parking Schedule		
Type	Comments	Count
<b>LEVEL 03</b>		
ACCESS		3
RESI		55
<b>LEVEL 02</b>		
ACCESS		3
RESI		55
<b>LEVEL 01</b>		
ACCESS		3
RESI		41
<b>UPPER GROUND</b>		
ACCESS		5
RESI		24
<b>LOWER GROUND</b>		
SHARE		1
VISITOR		5
RESI		27
<b>BASEMENT 1</b>		
ACCESS		10
RESI		74
<b>BASEMENT 2</b>		
ACCESS		10
RESI		75
<b>BASEMENT 3</b>		
ACCESS		10
RESI		75
<b>BASEMENT 4</b>		
ACCESS		10
RESI		75
<b>BASEMENT 5</b>		
ACCESS		10
RESI		75
<b>BASEMENT 6</b>		
ACCESS		10
RESI		77
Total Cars		733

1 DA2007 - LOWER GROUND 1:200

**A/C**  
 GADIGAL COUNTRY  
 79 MYRTLE STREET  
 CHIPPENDALE NSW, 2008 AUSTRALIA  
 +61 2 9311 8222 ARCHITECTSAJC.COM  
 ABN 53 003 782 250

NOMINATED ARCHITECTS:  
 MICHAEL HEENAN 5264,  
 BRIAN MARIOTTI 9451,  
 JOHN WHITTINGHAM 7030

**CLIENT**  
 Billgergia & Legacy Property  
 acting as Cottonwood  
 Development Pty Ltd

**PROJECT**  
 88 WATERLOO  
 DEVELOPMENT  
 APPLICATION  
 PROJECT NO  
 23024

**LOCATION**  
 88 Waterloo Road,  
 Macquarie Park, NSW,  
 2113

REV DATE	DESCRIPTION	DN AP	SHEET TITLE	SCALE	SHEET NUMBER	REVISION
A	05/02/26 FOR APPROVAL		LOWER GROUND	As Indicated @ A1	DA2007	A
11	30/01/26 ISSUED FOR INFORMATION					
SHEET STATUS						
NOT FOR CONSTRUCTION						

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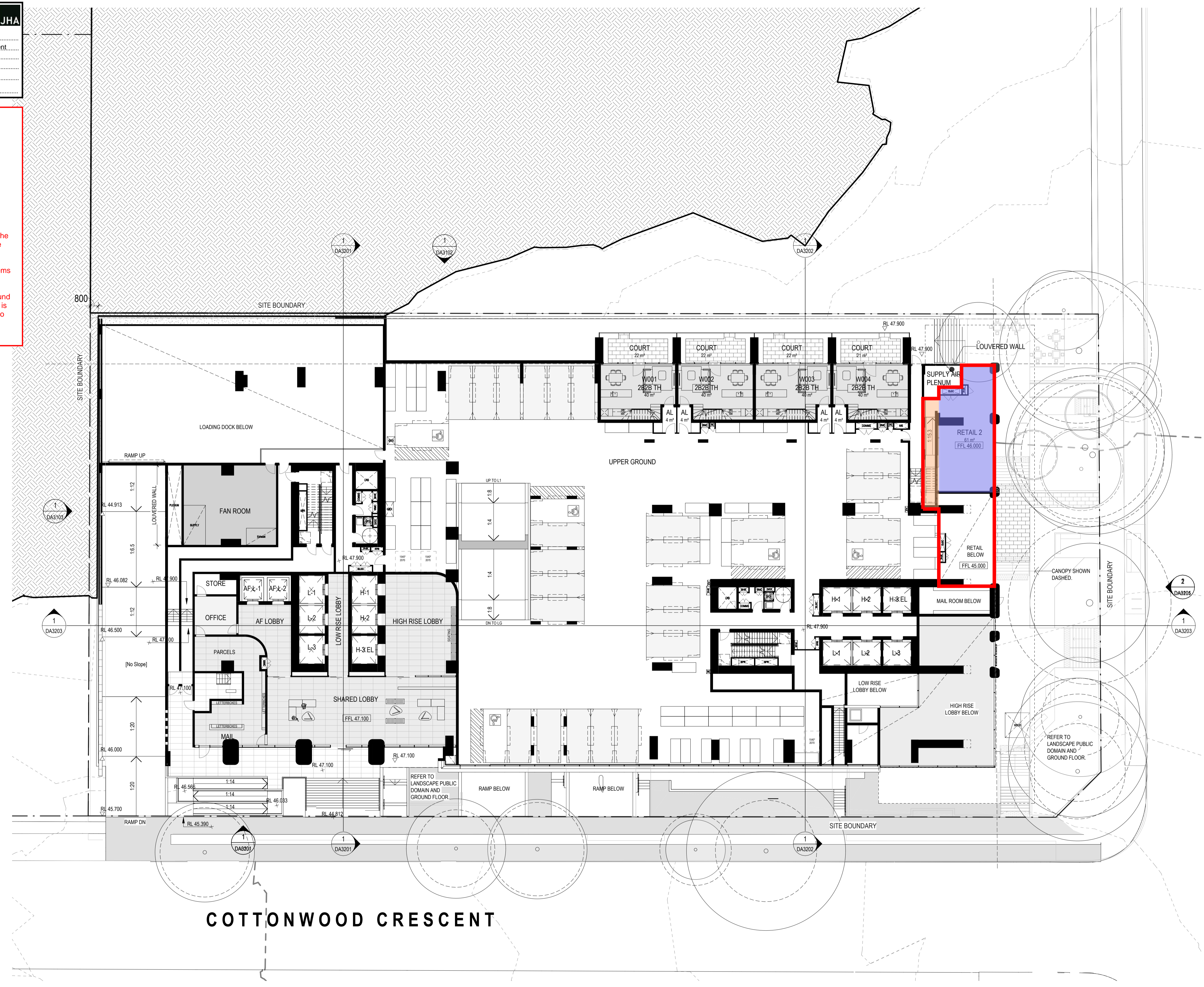
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**KEY**

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- ENVELOPE WALLS: TOTAL R1.4

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SCH_Car Parking Schedule		
Type	Comments	Count
<b>LEVEL 03</b>		
ACCESS		3
RESI		55
<b>LEVEL 02</b>		
ACCESS		3
RESI		55
<b>LEVEL 01</b>		
ACCESS		3
RESI		41
<b>UPPER GROUND</b>		
ACCESS		5
RESI		24
<b>LOWER GROUND</b>		
SHARE		1
VISITOR		5
<b>BASEMENT 1</b>		
ACCESS		10
RESI		74
<b>BASEMENT 2</b>		
ACCESS		10
RESI		75
<b>BASEMENT 3</b>		
ACCESS		10
RESI		75
<b>BASEMENT 4</b>		
ACCESS		10
RESI		75
<b>BASEMENT 5</b>		
ACCESS		10
RESI		75
<b>BASEMENT 6</b>		
ACCESS		10
RESI		77
Total Cars		733

WATERLOO ROAD

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2008 - UPPER GROUND 1:200

PUBLISHED DATE: 13/02/2026 09:53:48 AM

**JHA**  
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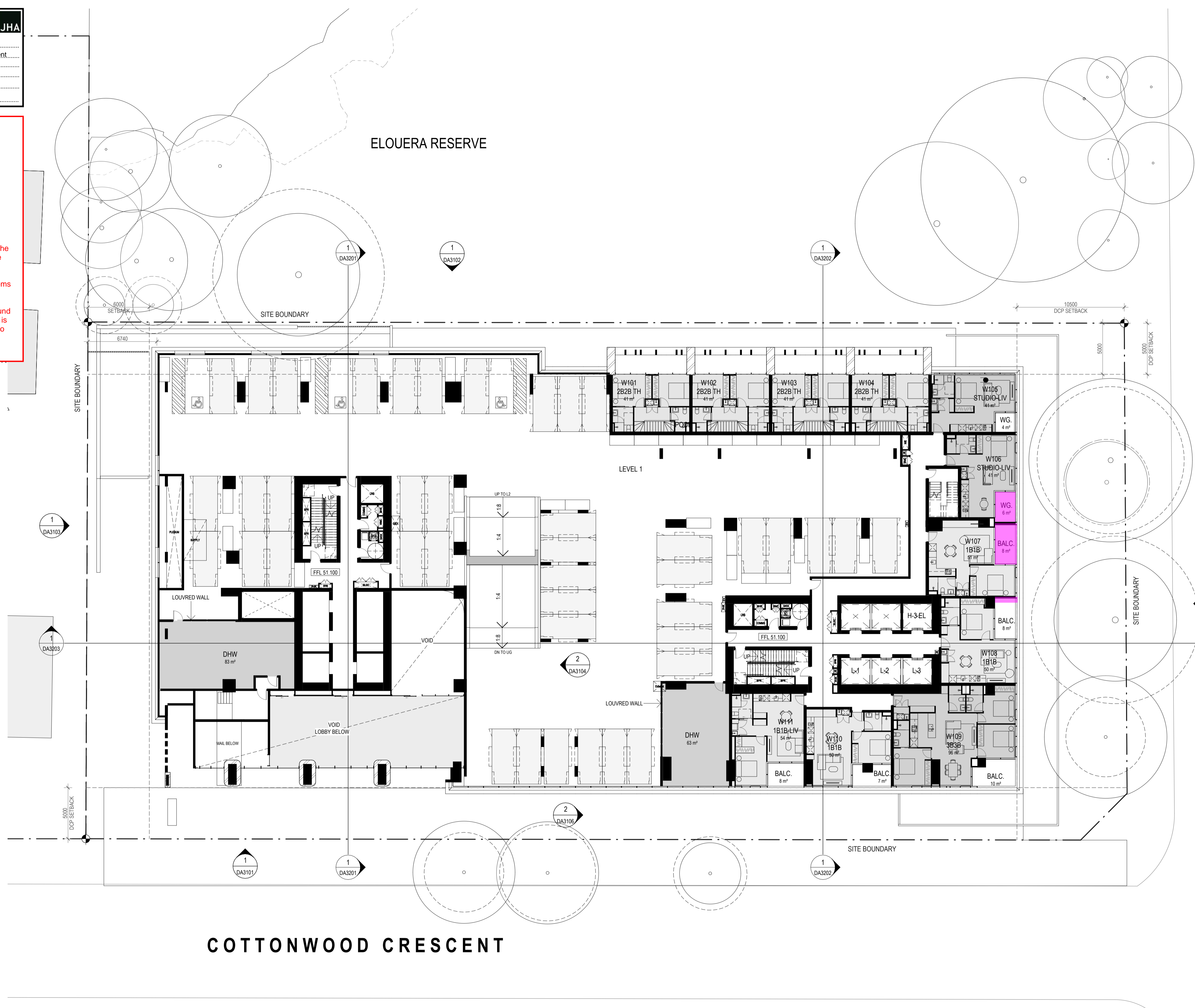
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RESI		24
LOWER GROUND	SHARE	1
VISITOR		5
RESI		27
BASEMENT 1	ACCESS	10
RESI		74
BASEMENT 2	ACCESS	10
RESI		75
BASEMENT 3	ACCESS	10
RESI		75
BASEMENT 4	ACCESS	10
RESI		75
BASEMENT 5	ACCESS	10
RESI		75
BASEMENT 6	ACCESS	10
RESI		77
Total Cars		733

WATERLOO ROAD

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- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2009 - LEVEL 1 1:200

**ALC** GADIGAL COUNTRY  
79 MYRTLE STREET  
CHIPPENDALE NSW, 2008 AUSTRALIA  
+61 2 9311 8222 ARCHITECTSAJC.COM  
ABN 53 003 782 250

NOMINATED ARCHITECTS:  
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JOHN WHITTINGHAM 7030

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A	05/02/26	FOR APPROVAL		
11	30/01/26	ISSUED FOR INFORMATION		

**SHEET STATUS**  
NOT FOR CONSTRUCTION

**SHEET TITLE**  
LEVEL 1

**SCALE**  
As Indicated  
@ A1

**SHEET NUMBER**  
DA2009

**REVISION**  
A

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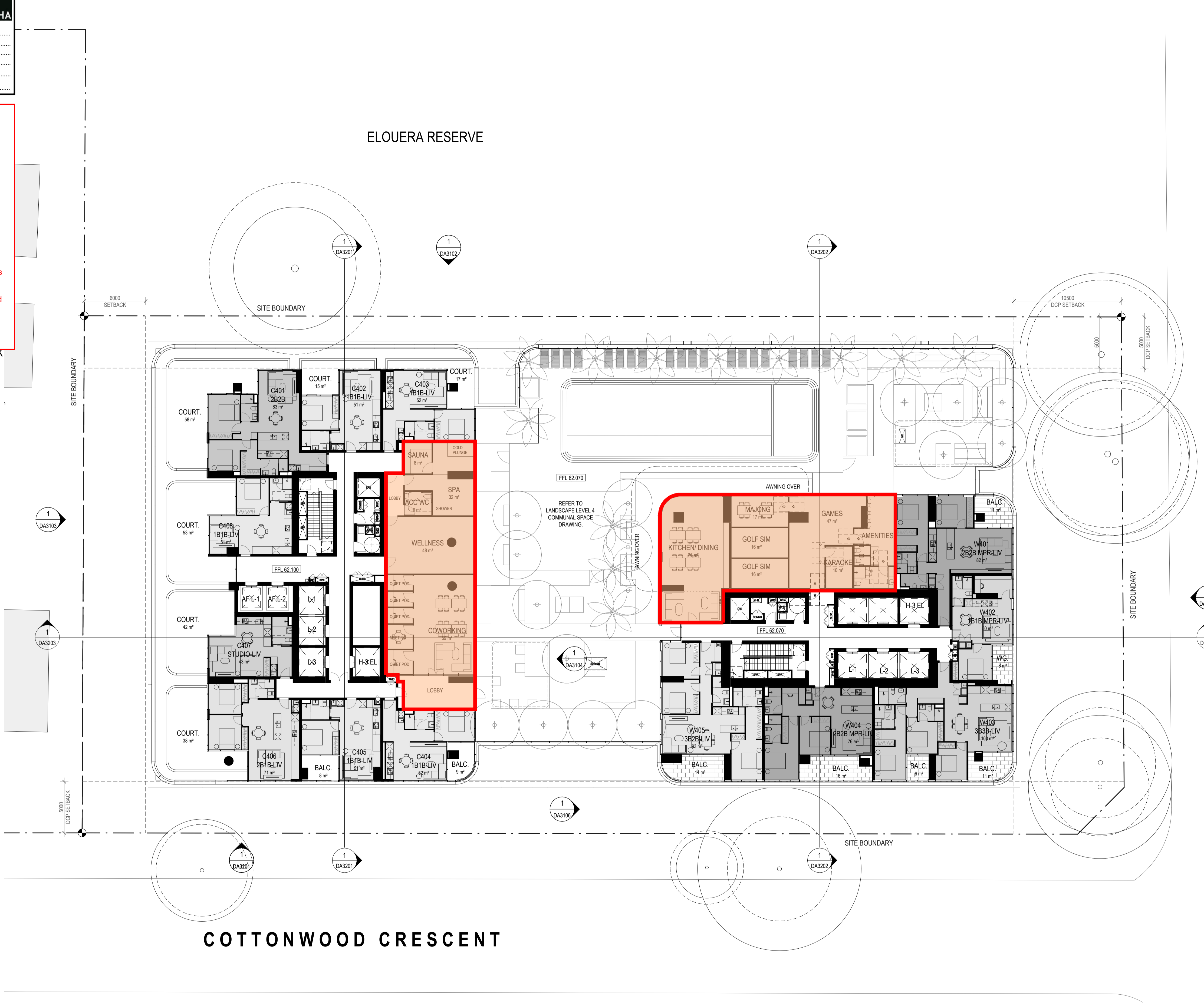
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  - 1B1B
  - 1B1B & MPR
  - 2B1B
  - 2B2B
  - 2B2B & MPR
  - 3B2B
  - 3B3B
  - 3B3B & MPR
  - 3B4B PH
  - 4B3B
  - 4B5B PH

1 DA2012 - LEVEL 4 1:200

PUBLISHED DATE: 05/02/2026 10:28:34 PM  
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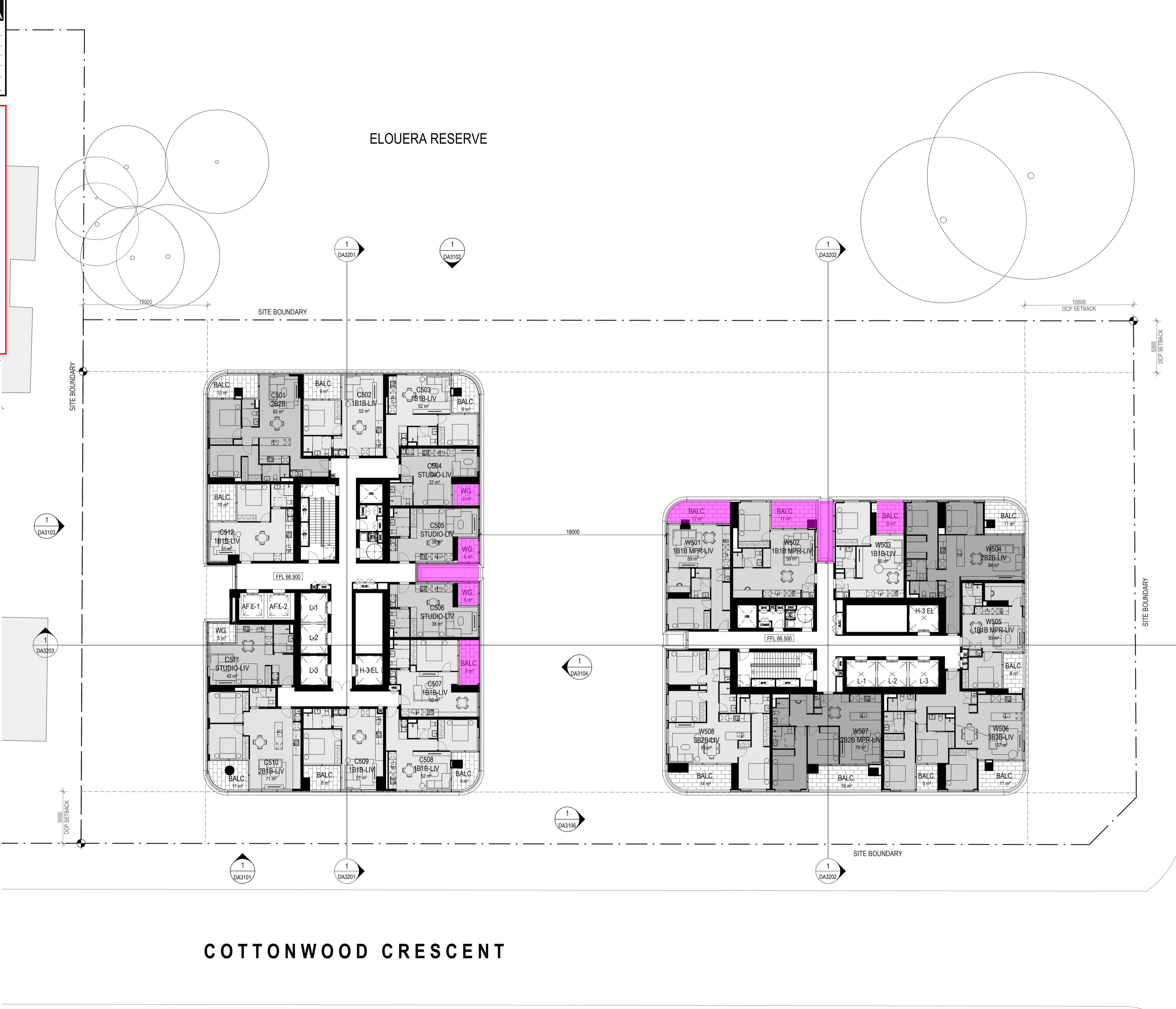
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- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2013 - LEVEL 5 1:200

**A/C**  
 GADIGAL COUNTRY  
 79 MYRTLE STREET  
 CHIPPENDALE NSW, 2008 AUSTRALIA  
 +61 2 9311 8222 ARCHITECTSAJC.COM  
 ABN 53 003 782 250

NOMINATED ARCHITECTS:  
 MICHAEL HEENAN 5264,  
 BRIAN MARIOTTI 9451,  
 JOHN WHITTINGHAM 7030

**CLIENT**  
 Bilgorgia & Legacy Property  
 acting as Cottonwood  
 Development Pty Ltd

**PROJECT**  
 88 WATERLOO  
 DEVELOPMENT  
 APPLICATION  
**PROJECT NO**  
 23024

**LOCATION**  
 88 Waterloo Road,  
 Macquarie Park, NSW,  
 2113

REV DATE	DESCRIPTION	DN AP
A	05/02/26 FOR APPROVAL	
15	30/01/26 ISSUED FOR INFORMATION	

**SHEET STATUS**  
 NOT FOR CONSTRUCTION

**SHEET TITLE**  
 LEVELS 5 - 9

**SCALE**  
 As indicated  
 @ A1

**SHEET NUMBER**  
 DA2013

**REVISION**  
 A