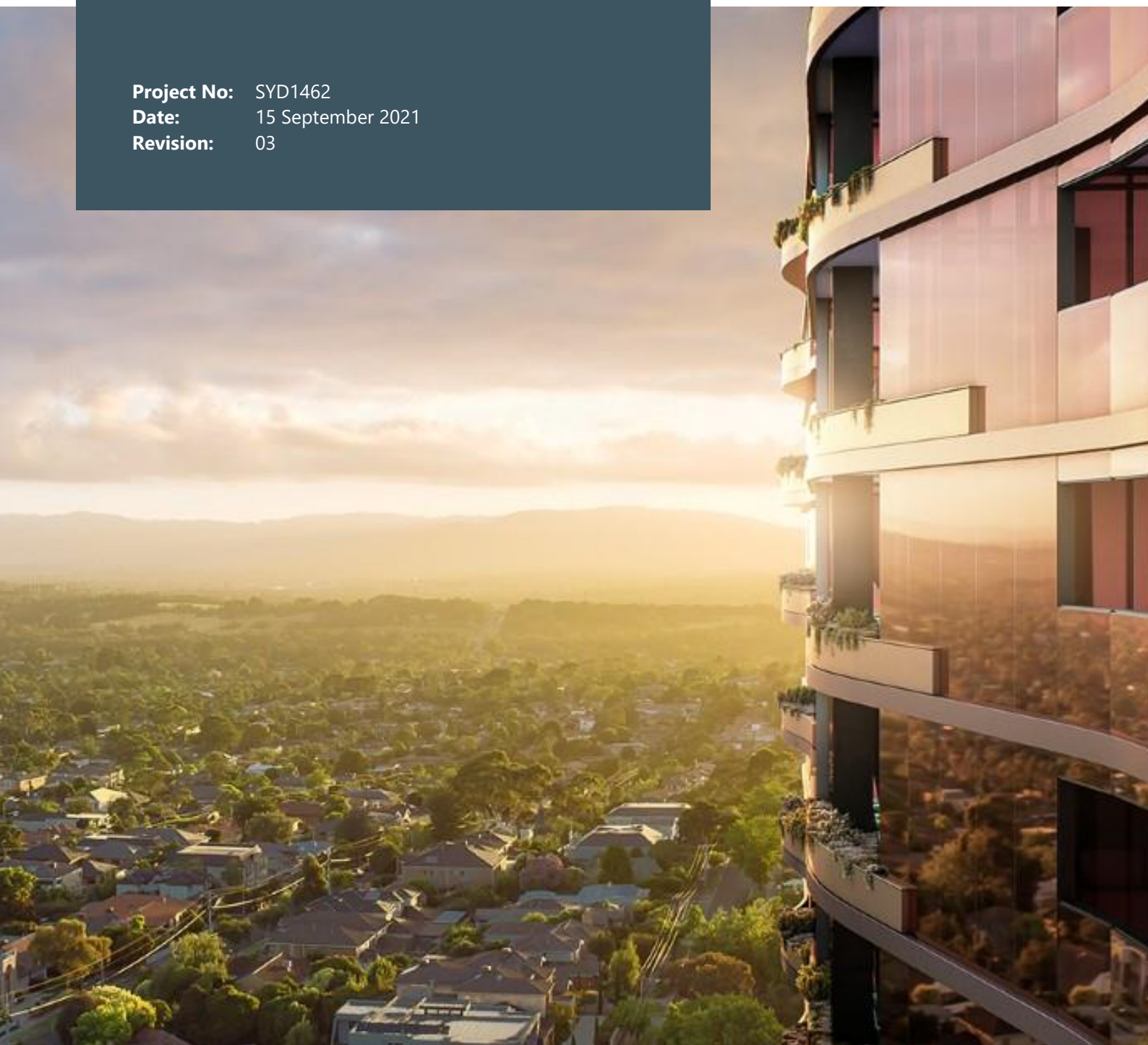
SummitCare Monterey

NCC 2019 Section J
DTS Compliance Report

Project No: SYD1462
Date: 15 September 2021
Revision: 03

ADP Consulting : Engineering



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Creating great environments with great people

Project:	SummitCare Monterey
Location:	119 Barton Street Monterey, NSW 2217
Prepared by:	ADP Consulting Pty Ltd Level 3, 8 Spring Street Sydney NSW 2000
Project No:	SYD1462
Revision:	03
Date:	15 September 2021

Rev	Date	Comment	Author	Technical Review	Authorisation
01	06/11/2020	DA Issue	KS	BBO	RR
02	09/12/2020	DA Issue updated drawings	KS	BBO	RR
03	15/09/2021	DA Re-issue updated drawings	KS	BBO	RR

Project Team	
Client / Principal	SummitCare
Architect	Boffa Robertson Group

Contents

Executive Summary

ADP Consulting has been engaged to undertake the following Section J report detailing the Deemed-to-Satisfy (DTS) Wall-Glazing performance requirements for the proposed SummitCare development to be located at 119 Barton Street, Monterey NSW.

This Section J report has been prepared to support the DA submission as a legislative requirement in accordance with NCC Section J 2019 provisions and has been provided to advise on the minimum Part J1 & J3 (Building Fabric) requirements needed for compliance.

Based on a review of the proposed updated Architectural drawings and the DTS calculations carried out in this report the following minimum Part J1 performance requirements have been provided.

Fabric insulation to be provided as follows:

Envelope Construction	Total System R-Value (m^2K/W)
J1.3 Roof and ceiling construction (Roof absorptance ≤0.45)	≥ 3.70
J1.4 Roof lights	Not Applicable
J1.5a External wall construction (Wall area less than 80%)	≥ 1.00
J1.5a External wall construction (Wall area more than 80%)	≥ 1.40
J1.5b Internal wall construction (between conditioned & unconditioned areas)	≥ 1.40
J1.6a Floor construction (above an unconditioned zone)	≥ 2.00
J1.6b Floor construction (concrete slab on ground)	≥ 2.00

Glazing performance has been assessed as per the Section J wall-glazing calculator. The following performance is to be provided for the relevant orientations outlined below:

Glazing – Frame Construction (Uniform solution)	Orientation	Total System U-Value (W/m^2K)	Total System SHGC
Total Window Frame construction	All facades	≤ 3.70	≤ 0.29

***Please Note**: the above window frame construction values are AFRC total system values and include both the glazing and frame.*

Please note the following:

- It is assumed that all other NCC Section J requirements (J5 to J8) will be designed to meet the minimum Deem-to-Satisfy (DTS) requirements
- Compliance is subject to confirmation from the D&C contractor that all as-installed details pertaining to the thermal performance are within the performance requirements as detailed in this report. It is the responsibility of the D&C contractor, architect and building surveyor to ensure all final construction selections are compliant
- Any changes to the architecture plans may result in a change to the wall-glazing performance specifications detailed in this report

1. Introduction

1.1 Project Background

ADP Consulting has been engaged by SummitCare to undertake the following Section J report detailing Deemed-to-Satisfy (DTS) wall-glazing performance requirements for the proposed development to be located at 119 Barton Street, Monterey NSW.

The purpose of this report is to demonstrate that all proposed construction elements meet the minimum DTS requirements outlined in the NCC 2019 Section J, Part J1 & J3 provisions.

1.2 Site Context

The new development comprises of a three-storey building proposed to be located in Monterey, south of Sydney. The proposed development is to be situated to the east of Scarborough Park and west of Botany Bay.

Figure 1 Proposed Development Site Plan

1.3 Assessment Assumptions and References

This Section J Report has been based on the following documents:

- Provided by Boffa Robertson Architects:
  - Architectural Development application Reissue – (25/08/2021)

This report should be read in conjunction with all the relevant plans and specifications, and any supplementary regulatory information as nominated further within the body of this report.

2. Section J DTS Compliance

2.1 Overview

Section J of the NCC was introduced to set minimum energy efficiency measures for the various classifications of building types while still maintaining acceptable internal environmental conditions for occupants. The measures were designed to reduce the use of artificial heating and cooling, improve the energy performance of lighting, conditioning, and ventilation, and reduce energy loss through air leakage.

These reductions are achieved by setting specific prescriptive design criteria for the building fabric (section J1 & J3) and the building services (section J5 to J8). Compliance is the achieved when these minimum prescriptive requirements are met.

2.2 Terminology

2.2.1 Thermal Performance of a Wall-Glazing Construction

When determining an appropriate wall-glazing construction for a building project, the building's thermal envelope will be required to comply with certain performance values for energy efficiency and occupant thermal comfort. The two heat transfer mechanisms that determine the performance of a wall-glazing construction include conduction and solar heat gain.

In order to comply with the Section J provisions, the wall-glazing system must achieve a specified U-value and Solar Heat Gain coefficient (SHGC). It is important to note, that these values are to be read as "total system values" and are inclusive of both the frame and glazing[1].

2.2.2 U-Value

U-value is the measure of a wall-glazing constructions ability to conduct heat. The lower the U-value, the greater the insulation properties of the construction. In all cases regardless of climate zone, a façade construction with high performance insulation properties will assist with improving a buildings occupant thermal comfort and energy efficiency. It is also to be noted that the conductive U-value is equal to the inverse of insulative R-value (U = 1/R).

2.2.3 R-Value

R-value is the measure of a wall-glazing constructions resistance to heat flow. The higher the R-value, the higher the level of insulation and thermal performance. It is also to be noted that the insulative R-value is equal to the inverse of the conductive U-value (R = 1/U).

2.2.4 Solar Heat Gain Coefficient (SHGC)

Solar Heat Gain Coefficient (SHGC) is the fraction of incident solar radiation admitted through a window. In a warm climate, windows which have a low SHGC allow less solar radiation to pass through. This reduces the buildings heat load and need for active cooling[2].

[1] Thermal Performance values are available for all aluminium window and door products as part of their WERS rating (http://www.wers.net/wers-home).

[2] Further information on glazing performance can be found at (https://www.yourhome.gov.au/passive-design/glazing

3. Part J1 Building Fabric

3.1 Responsible Designer

For the purposes of Part J1 – Building Fabric Compliance, the responsible designers are identified as the project Architect and Façade Engineer (where applicable). The minimum insulation and glazing recommendations outlined in this report must be addressed for construction.

It is assumed that all other NCC Section J requirements (J5 to J8) will be designed to meet the minimum Deem-to-Satisfy (DTS) requirements and will be the responsibility of the D&C contractor, services sub-contractors and building surveyor to ensure the final construction incorporates a compliant solution.

3.2 Summary of Requirements

Part J1 establishes minimum construction and performance provisions required for the projects specific climate zone and building classification. This will apply to the following Part J1 criteria:

- J1.2 Thermal construction installations
- J1.3 Roof and ceiling construction
- J1.4 Roof lights
- J1.5 Combined wall & glazing system
- J1.6 Floor constructions

Insulation and glazing performance requirements have been provided to meet the minimum compliance measures for the above areas.

3.3 J1.1 Application of Part

Section J 2019, Part J1 is applicable to the scope of construction works identified for the project. The proposed works consist of the development of a new three-storey aged care facility.

This report is intended to provide an analysis of the building elements forming the envelope of the development as required under Part J1 and will demonstrate compliance using the NCC 2019 Wall-Glazing calculator shown in (Figure 2).

3.4 J1.2 Thermal Construction Installations

All insulation installed for the project must comply with section J1.2 of the BCA. Please note that for the purpose of this report, the following provisions only apply to new constructions. All Installed insulation must adhere to the following requirements:

- Form a continuous barrier with ceilings, walls bulkheads, floors or similar that inherently contribute to the building's thermal envelope
- Abut or overlaps all adjoining insulation other than insulation located at supporting members such as studs, noggings, furring channels or similar
- It is important that the insulation provided must not hinder the safe or effective operation of any service or fittings
- All insulation must comply with AS4859.1.

Specific installation requirements further referring to bulk or reflective insulation are outlined in Part J1.2 of the NCC 2019 Section J provisions.

3.5 J1.3 Roof & Ceiling Constructions

Roofs or ceilings must achieve a minimum total R-value greater than or equal to R3.7 for a downward direction of heat flow. The solar absorptance of the upper surface of the roof must not be more than 0.45.

3.6 J1.4 Roof lights

There are no roof lights designed in this project. No compliance applicable.

3.7 J1.5 Wall-Glazing Construction System

Part J1.5 establishes the minimum external wall and window construction performance required for the proposed building. This is assessed against the projects location and climate as per the Australian Building Codes Board (ABCB) Climate Zone Map (Figure 3).

> The development is situated in climate zone 5 – warm temperate.

> The building classification is Class 9c - Aged care building (dining, café and other areas of minor floor area in support of the main function are deemed to be categorised under the same class)

Compliance for each wall orientation is identified as the Total System U-Value of the wall-glazing construction and is determined through the use of the NCC Section J 2019 Wall-Glazing Calculator (Figure 2). Section J1.5 (a)(ii)(B) stipulates that the Total System U-value of the wall-glazing construction should not exceed a maximum value of 2.0.

Figure 2 NCC 2019 Wall-Glazing Calculator

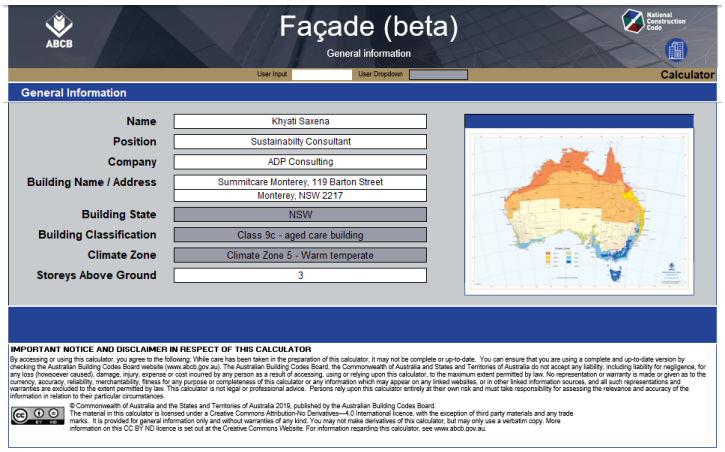
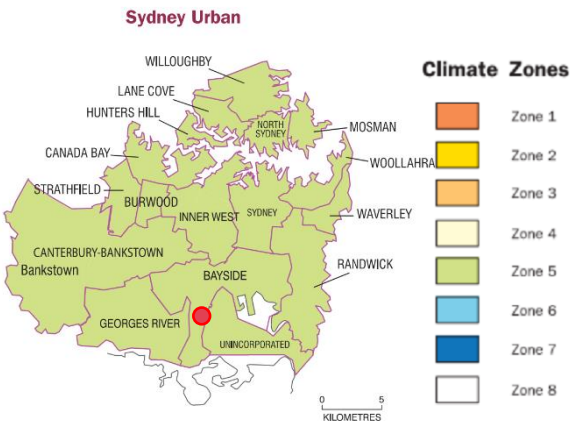


Figure 3 ABCB Climate Zone



Based on a review of the proposed Architectural drawings, the following minimum Part J1 performance requirements have been provided for the building fabric elements.

Fabric insulation to be provided as follows:

Envelope Construction	Total System R-Value (m^2K/W)
J1.5a (i) External wall construction (Wall area less than 80%)	≥ 1.00
J1.5a (ii) External wall construction (Wall area more than 80%)	≥ 1.40
J1.5a Total System internal wall construction (between conditioned & unconditioned areas)	≥ 1.40

Glazing performance has been assessed as per the Section J wall-glazing calculator. The following performance is to be provided for the relevant orientations outlined below:

Glazing – Frame Construction (Uniform solution)	Orientation	Total System U-Value (W/m^2K)	Total System SHGC
Total Window Frame construction	All facades	≤ 3.70	≤ 0.29

***Please Note**: the above window frame construction values are AFRC total system values and include both the glazing and frame.*

The maximum solar admittance for the above solution is calculated as a percentage of incident solar irradiance allowed on a wall-glazing construction. Part J1.5b stipulates that the solar admittance for each façade aspect must not exceed a maximum value of 0.13.

3.8 J1.6 Floors

Floors must achieve the minimum total R-values specified in the table below:

Envelope Construction	Total System R-Value (m^2K/W)
J1.6a Floor construction (above an unconditioned zone)	≥ 2.00 (downwards heat flow)
J1.6b Floor construction (concrete slab on ground)	≥ 2.00

4. Part J3 Building Sealing

4.1 Building Fabric

The building sealing requirements for any new works are as follows:

> Seals must be fitted to each edge of a door, operable window, or the like

> An entrance to a building, if leading to a conditioned space must have an airlock, self-closing door, revolving door, or the like.

> Ceilings, walls, floors, and any opening such as a window frame, door frame, roof light frame or the like must be:

  – constructed to minimise air leakage in accordance with when forming part of the building envelope

  – enclosed by internal lining systems that are close fitting at ceiling, wall, and floor junctions; or:

  – sealed at junctions and penetrations with close fitting architrave, skirting or cornice; or expanding foam, rubber compressible strip, caulking or the like.

5. Conclusions & Recommendations

Based on a full review of the Architectural drawings provided by Boffa Robertson Group and the calculations carried out in this report the following minimum Part J1 performance requirements have been provided as detailed in the report.

Glazing performance has been assessed as per the Section J wall-glazing calculator. The following performance is to be provided for the relevant orientations outlined below:

Glazing – Frame Construction (Uniform solution)	Orientation	Total System U-Value (W/m^2K)	Total System SHGC
Total Window Frame construction	All facades	≤ 3.70	≤ 0.29

***Please Note**: the above window frame construction values are AFRC total system values and include both the glazing and frame.*

We understand that the detailed glazing systems may not be a desirable solution for the project. Should the project wish to consider a less stringent uniform glazing system, a JV3 energy modelling solution can be undertaken.

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Appendix A
DTS Façade-Glazing Report

(Uniform Solution)

SummitCare - Monterey
Uniform Solution - Ground Floor

ABCB

Façade

Report

National Construction Code

Calculator

Project Summary

Date
15/09/2021

Name
Khyati Saxena

Company
ADP Consulting

Position
Sustainabilty Consultant

Building Name / Address
Summitcare Monterey
0

Building State
NSW

Climate Zone
Climate Zone 5 - Warm temperate

Building Classification
Class 9c - aged care building

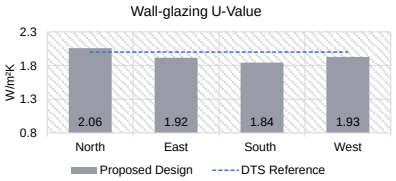
Storeys Above Ground
3

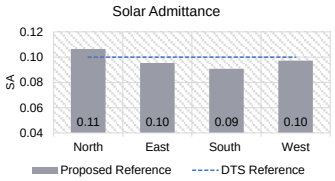
The summary below provides an overview of where compliance has been achieved for Specification J1.5a - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Apects).

Compliant Solution =
Non-Compliant Solution =

	Method 1 North	Method 1 East	Method 1 South	Method 1 West	Method 2 All
Wall-glazing U-Value (W/m².K	2.06	1.92	1.84	1.93	1.93
Solar Admittance	0.11	0.10	0.09	0.10	
AC Energy					251

Method 1





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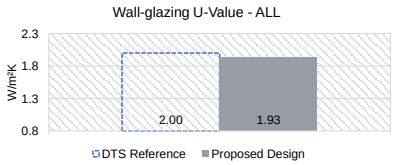
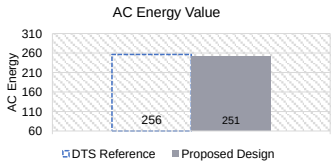




Method of compliance

Project Details

	North	East	South	West
Glazing Area (m²)	119.5	179.48	94.01	208.45
Glazing to Façade Ratio	39%	34%	32%	35%
Glazing References	North + SH-08a + SH-47 + SH-32 +	East + SH-08a + SH-03 + SH-130 +	South + SH-03 + SH-08b +	West + SH-08a + SH-03 + SH-130 +
Glazing System Types	0 +	0 +	0 +	0 +
Glass Types	0 +	0 +	0 +	0 +
Frame Types	0 +	0 +	0 +	0 +
Methodology	AFRC (True module size)			
Average Glazing U-Value (W/m².K)	3.70	3.70	3.70	3.70
Average Glazing SHGC	0.29	0.29	0.29	0.29
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m²)	183.7	345.9	204.14	393.7
Wall Types	Wall +	Wall +	Wall +	Wall +
Methodology	NCC Specification J1.5b			
Wall Construction	Wall <80% +	Wall <80% +	Wall <80% +	Wall <80% +
Wall Thickness	0 +	0 +	0 +	0
Average Wall R-value (m²K/W)	1.01	1.01	1.01	1.01
Solar Absorptance	0.6	0.6	0.6	0.6

DTS Construction Values

SummitCare - Monterey
Uniform Solution - First Floor

ABCB

Façade

Report

National Construction Code

Calculator

Project Summary

Date
15/09/2021

Name
Khyati Saxena

Company
ADP Consulting

Position
Sustainabilty Consultant

Building Name / Address
Summitcare Monterey
0

Building State

NSW

Climate Zone
Climate Zone 5 - Warm temperate

Building Classification

Class 9c - aged care building

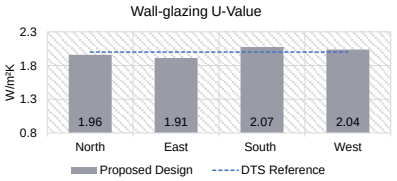
Storeys Above Ground
3

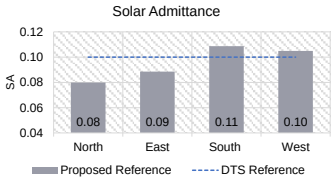
The summary below provides an overview of where compliance has been achieved for Specification J1.5a - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Apects).

Compliant Solution =
Non-Compliant Solution =

	Method 1				Method 2
	North	East	South	West	All
Wall-glazing U-Value (W/m².K	1.96	1.91	2.07	2.04	1.99
Solar Admittance	0.08	0.09	0.11	0.10	
AC Energy					196

Method 1





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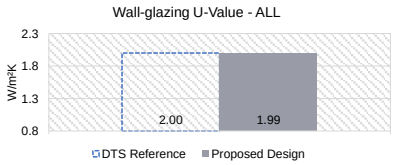
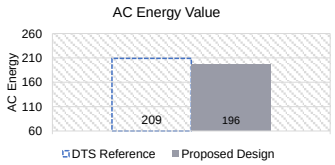




Method of compliance

Project Details

	North	East	South	West
Glazing Area (m²)	100.955	154.445	93.2	165.77
Glazing to Façade Ratio	36%	34%	40%	39%
Glazing References	SH-08a + SH-08b + WINDOWS + SH-08d + SH-08e + SH-09 +	East + WINDOWS + SH-08d + SH-08e + SH-06a + BALCONY DOORS + SH-130 + SH-09 +	South + SH-08a + WINDOWS + SH-08d + SH-06b + BALCONY DOORS + SH-09 +	West + SH-08b + WINDOWS + SH-08c + SH-08d + SH-08f + SH-08g + BALCONY DOORS + SH-130 + SH-09 +
Glazing System Types	0 +	0 +	0 +	0 +
Glass Types	0 +	0 +	0 +	0 +
Frame Types	0 +	0 +	0 +	0 +
Methodology	AFRC (True module size)			
Average Glazing U-Value (W/m².K)	3.70	3.70	3.70	3.70
Average Glazing SHGC	0.29	0.29	0.29	0.29
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m²)	181.5	299.755	139.6	263.64
Wall Types	Wall +	Wall +	Wall +	Wall +
Methodology	NCC Specification J1.5b			
Wall Construction	Wall <80% +	Wall <80% +	Wall <80% +	Wall <80% +
Wall Thickness	0 +	0 +	0 +	0
Average Wall R-value (m²K/W)	1.01	1.01	1.01	1.01
Solar Absorptance	0.6	0.6	0.6	0.6

DTS Construction Values

SummitCare - Monterey
Uniform Solution - Second Floor

ABCB

Façade

Report

National Construction Code

Calculator

Project Summary

Date
15/09/2021

Name
Khyati Saxena

Company
ADP Consulting

Position
Sustainabilty Consultant

Building Name / Address
Summitcare Monterey
0

Building State

NSW

Climate Zone
Climate Zone 5 - Warm temperate

Building Classification

Class 9c - aged care building

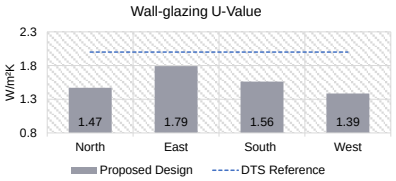
Storeys Above Ground
3

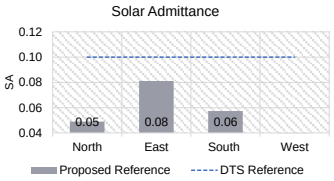
The summary below provides an overview of where compliance has been achieved for Specification J1.5a - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Apects).

Compliant Solution =
Non-Compliant Solution =

	Method 1				Method 2
	North	East	South	West	All
Wall-glazing U-Value (W/m².K	1.47	1.79	1.56	1.39	1.56
Solar Admittance	0.05	0.08	0.06	0.04	
AC Energy					33

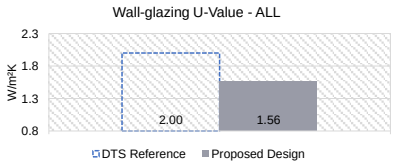
Method 1

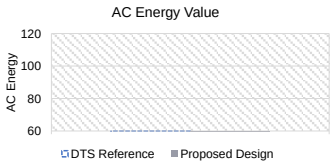




Method of compliance

Method 2





Project Details

	North	East	South	West
Glazing Area (m²)	22.59	61.97	29.3	30.29
Glazing to Façade Ratio	18%	30%	21%	15%
Glazing References	SH-08a + SH-08b + SH-08c +	SH-08a + SH-08b + SH-08d + SH-08e + BALCONY DOOR +	SH-08d + SH-06 +	SH-08b + SH-08e + BALCONY DOOR +
Glazing System Types	0 +	0 +	0 +	0 +
Glass Types	0 +	0 +	0 +	0 +
Frame Types	0 +	0 +	0 +	0 +
Methodology	AFRC (True module size)			
Average Glazing U-Value (W/m².K)	3.70	3.70	3.70	3.70
Average Glazing SHGC	0.29	0.29	0.29	0.29
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m²)	104.95	147.8	109.58	177.54
Wall Types	Wall +	Wall +	Wall +	Wall +
Methodology	NCC Specification J1.5b			
Wall Construction	Wall <80% +	Wall <80% +	Wall <80% +	Wall <80% +
Wall Thickness	0 +	0 +	0 +	0
Average Wall R-value (m²K/W)	1.01	1.01	1.01	1.01
Solar Absorptance	0.6	0.6	0.6	0.6

DTS Construction Values

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Appendix B
Insulation Mark-up

Basement floor
Wall insulation Markup

DEVELOPMENT STATISTICS

SITE AREA		7,218.7 m²
	BCA FLOOR AREA	SEPP 2004 GROSS FLOOR AREA
BASEMENT.FL.	2,595.5 m²	-
GROUND FL.	3,270.2 m²	3,270.2 m²
FIRST FL.	2,758.7 m²	2,758.7 m²
SECOND FL.	1,109.7m²	1,109.7m²
TOTAL	9,734.1 m²	7,138.6 m²
FSR		0.99 : 1

CARPARKING / AMBULANCE	39+1 = 40 spaces
LANDSCAPE AREA (incl.over basement)	3,620.9 m²
LANDSCAPE AREA PER BED	28.7 m²
LANDSCAPE AREA (excl.over basement)	3,223.3 m²
LANDSCAPE AREA PER BED	25.6 m²

RESIDENT ACCOMMODATION

	1 BED	2 BED	TOTAL
GROUND FL.	57	2 x 2B	61
FIRST FL.	45	2 x 2B	49
SECOND FL.	14	1 x 2B	16
TOTAL No.of BEDS	116	10	126
TOTAL No.of ROOMS	116	5	121

PRIVATE ACTIVITIES	776.0 m²
COMMON ACTIVITIES	245.0 m²
STORAGE	323.6 m²

LEGEND

	BOUNDARY
	OUTLINE OF WALL ABOVE / BELOW
	ROOF OUTLINE
+ ex.RL.00.00	EXISTING LEVELS
RL.00.00	PROPOSED LEVELS
	PROPOSED DOOR
	PROPOSED WINDOW
	ELEVATION TAG
	SECTION / ELEVATION TAG

NCC 2019 - SECTION J REQUIREMENTS

Envelope Construction	Total System R-Value (m²K/W)
J1.3 Roof and ceiling construction (Roof absorptance	≥ 3.20
J1.4 Roof lights	Compliant
J1.5a Total System external wall construction	≥ 2.00
J1.5b Total System internal wall construction (between conditioned & unconditioned areas)	≥ 1.40
J1.6a Floor construction (above an unconditioned zone)	≥ 2.00
J1.6b Floor construction (concrete slab on ground)	≥ 2.00

Glazing - Frame Construction (Uniform solution)	Orientation	Total System U-Value (m²K/W)	Total System SHGC
Total window frame construction	All facades	≤ 2.10	≤ 0.18

ACOUSTIC REQUIREMENTS

Space / Activity Type	Recommended Design Sound Levels
Common Areas (e.g. foyer, lobby)	45 - 50 dB (A) Leq
Living Areas (e.g. common, lounges)	35 - 45 dB (A) Leq
Sleeping Areas (night time)	35 - 40 dB (A) Leq
Work areas (e.g. concierge, administration)	35 - 45 dB (A) Leq

Insulation Legend

- Internal Wall Insulation Total R1.4
- External Wall Insulation Total R1.0
- External Wall Insulation Total R1.4
- Roof Insulation Total R3.7
- Floor Insulation Total R2.0

0m 2 5 10 15m
SCALE: 1:200

No.	Amendment	Date
B	Development Application Re-Issue	25.08.2021
A	Development Application Issue	09.12.2020

Project
SUMMITCARE - MONTEREY
119 Barton Street, Monterey, N.S.W 2217

Drawing
BASEMENT FLOOR PLAN

CENTURION GROUP
YOUR TRUSTED ADVISOR

SUMMITCARE
WARMTH WORTH WELLBEING

boffa robertson group
architecture, health and aged care planning, project management
Suite 7, Level 1 Epica, 9 Railway Street
Chatswood NSW 2067
AUSTRALIA
Tel. (02) 9406 7000
Fax. (02) 9406 7099
Email : brgroup@brgr.net

Date	JULY 2021	Job No. : Drawing
Scale	1:200 @ A1	2014 / DA04
Drawn	AL	
Amendment	B	

Basement floor

Floor insulation Markup

DEVELOPMENT STATISTICS

SITE AREA		7,218.7 m²
	BCA FLOOR AREA	SEPP 2004 GROSS FLOOR AREA
BASEMENT.FL.	2,595.5 m²	-
GROUND FL.	3,270.2 m²	3,270.2 m²
FIRST FL.	2,758.7 m²	2,758.7 m²
SECOND FL.	1,109.7m²	1,109.7m²
TOTAL	9,734.1 m²	7,138.6 m²
FSR		0.99 : 1

CARPARKING / AMBULANCE	39+1 = 40 spaces
LANDSCAPE AREA (incl.over basement)	3,620.9 m²
LANDSCAPE AREA PER BED	28.7 m²
LANDSCAPE AREA (excl.over basement)	3,223.3 m²
LANDSCAPE AREA PER BED	25.6 m²

RESIDENT ACCOMMODATION

	1 BED	2 BED	TOTAL
GROUND FL.	57	2 x 2B	61
FIRST FL.	45	2 x 2B	49
SECOND FL.	14	1 x 2B	16
TOTAL No.of BEDS	116	10	126
TOTAL No.of ROOMS	116	5	121

PRIVATE ACTIVITIES	776.0 m²
COMMON ACTIVITIES	245.0 m²
STORAGE	323.6 m²

LEGEND

	BOUNDARY
	OUTLINE OF WALL ABOVE / BELOW
	ROOF OUTLINE
+ ex.RL.00.00	EXISTING LEVELS
RL.00.00	PROPOSED LEVELS
	PROPOSED DOOR
	PROPOSED WINDOW
	ELEVATION TAG
	SECTION / ELEVATION TAG

NCC 2019 - SECTION J REQUIREMENTS

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Glazing - Frame Construction (Uniform solution)	Orientation	Total System U-Value (m²K/W)	Total System SHGC
Total window frame construction	All facades	≤ 2.10	≤ 0.18

ACOUSTIC REQUIREMENTS

Space / Activity Type	Recommended Design Sound Levels
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Insulation Legend

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0m 2 5 10 15m
SCALE: 1:200

No.	Amendment	Date
B	Development Application Re-Issue	25.08.2021
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Project
SUMMITCARE - MONTEREY
119 Barton Street, Monterey, N.S.W 2217

Drawing
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Date	JULY 2021	Job No. : Drawing
Scale	1:200 @ A1	2014 / DA04
Drawn	AL	
Amendment	B	

Ground floor

Wall insulation Markup

BARTON STREET

DEVELOPMENT STATISTICS

SITE AREA		7,218.7 m²
	BCA FLOOR AREA	SEPP 2004 GROSS FLOOR AREA
BASEMENT.FL.	2,595.5 m²	-
GROUND FL.	3,270.2 m²	3,270.2 m²
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TOTAL	9,734.1 m²	7,138.6 m²
FSR		0.99 : 1

CARPARKING / AMBULANCE	39+1 = 40 spaces
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LANDSCAPE AREA PER BED	25.6 m²

RESIDENT ACCOMMODATION

	1 BED	2 BED	TOTAL
GROUND FL.	57	2 x 2B	61
FIRST FL.	45	2 x 2B	49
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LEGEND

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- Floor Insulation Total R2.0

Rear 25% site area
1,804 sqm

0m 2 5 10 15m
SCALE: 1:200

No.	Amendment	Date
B	Development Application Re-Issue	25.08.2021
A	Development Application Issue	09.12.2020

Project
SUMMITCARE - MONTEREY
119 Barton Street, Monterey, N.S.W 2217

Drawing
GROUND FLOOR PLAN

CENTURION GROUP
YOUR TRUSTED ADVISOR

SUMMITCARE
WARMTH WORTH WELLBEING

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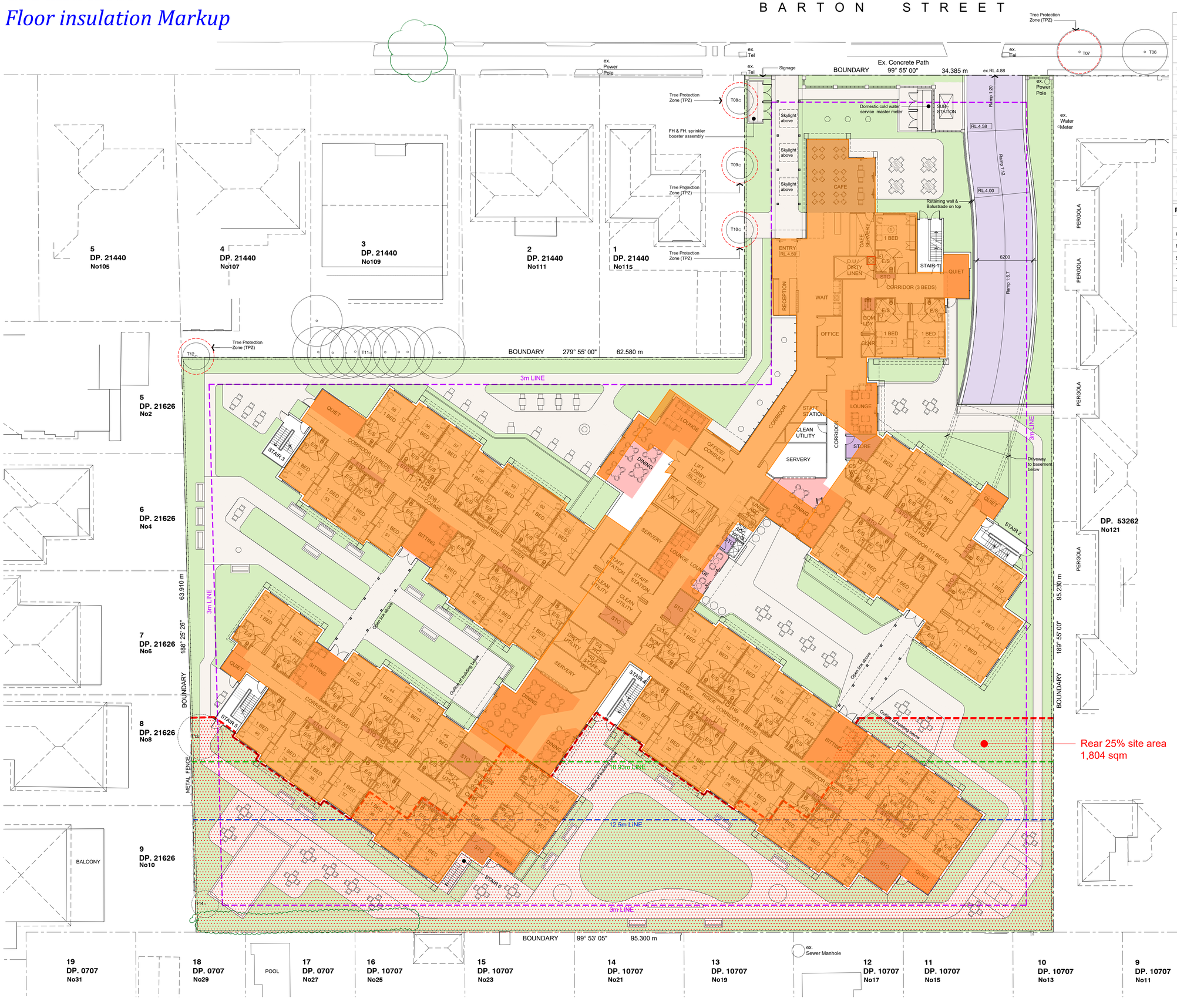
Email : brgroup@brgr.net

Date	JULY 2021	Job No. : Drawing
Scale	1:200 @ A1	2014 / DA05
Drawn	AL	
Amendment	B	

Ground floor

Floor insulation Markup



DEVELOPMENT STATISTICS

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STORAGE	323.6 m²

LEGEND

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	ROOF OUTLINE
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	PROPOSED WINDOW
	ELEVATION TAG
	SECTION / ELEVATION TAG

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SCALE: 1:200 (0m 2 5 10 15m)

No.	Amendment	Date
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Project
SUMMITCARE - MONTEREY
119 Barton Street, Monterey, N.S.W 2217

Drawing
GROUND FLOOR PLAN

CENTURION GROUP
YOUR TRUSTED ADVISOR

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WARMTH WORTH WELLBEING

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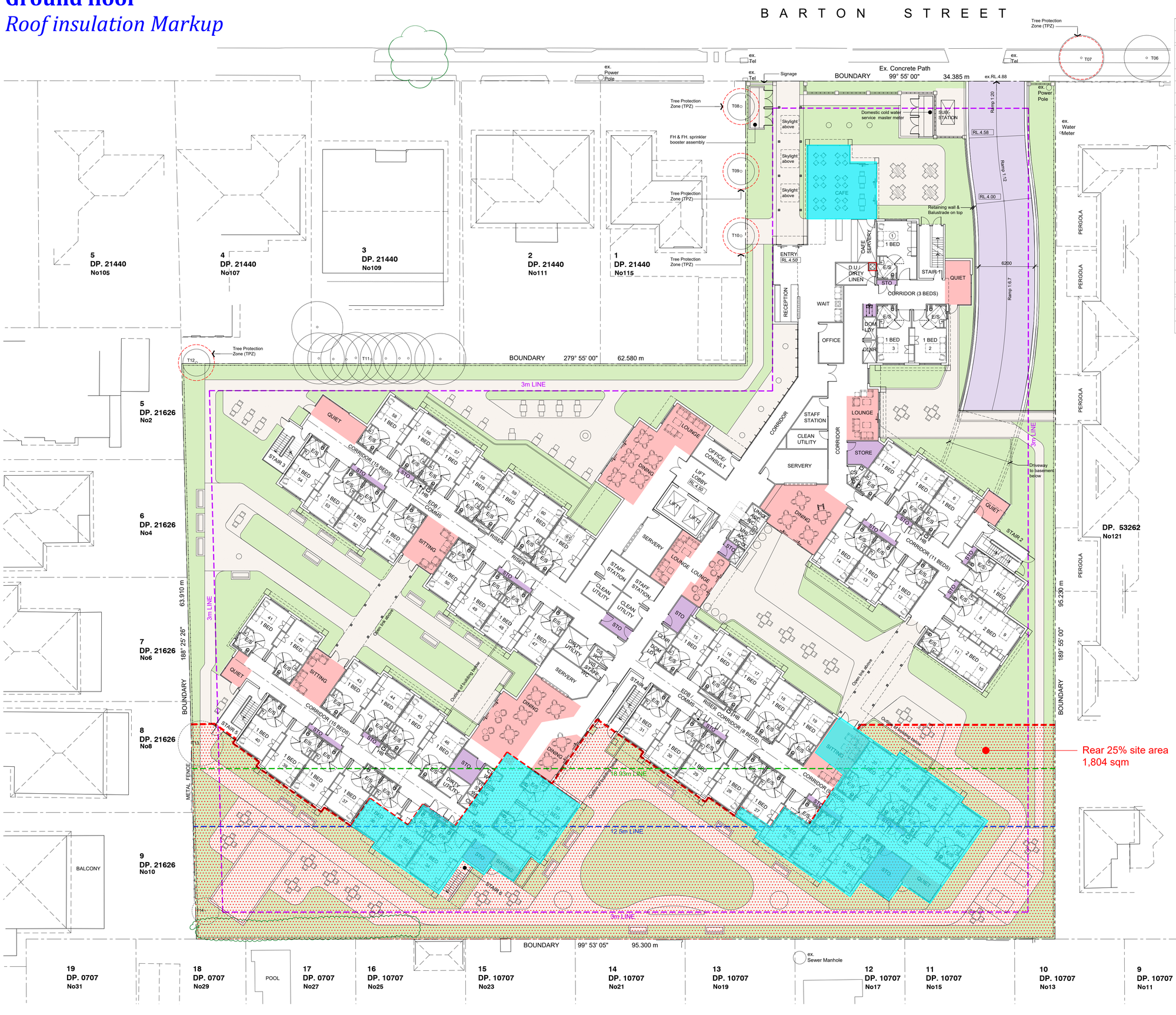
Date	JULY 2021	Job No. : Drawing
Scale	1:200 @ A1	2014 / DA05
Drawn	AL	
Amendment	B	

Ground floor

Roof insulation Markup



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0m 2 5 10 15m
SCALE: 1:200

No.	Amendment	Date
B	Development Application Re-Issue	25.08.2021
A	Development Application Issue	09.12.2020

Project
SUMMITCARE - MONTEREY
119 Barton Street, Monterey, N.S.W 2217

Drawing
GROUND FLOOR PLAN

CENTURION GROUP
YOUR TRUSTED ADVISOR

SUMMITCARE
WARMTH WORTH WELLBEING

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Date	JULY 2021	Job No. : Drawing
Scale	1:200 @ A1	2014 / DA05
Drawn	AL	
Amendment	B	

First floor

Wall insulation Markup

BARTON STREET

BOUNDARY 99° 55' 00" 34.385 m

BOUNDARY 279° 55' 00" 62.580 m

BOUNDARY 188° 25' 26" 63.910 m

BOUNDARY 189° 55' 00" 95.230 m

BOUNDARY 99° 53' 05" 95.300 m

3m LINE

18.93m LINE

12.5m LINE

5 DP. 21440 No105

4 DP. 21440 No107

3 DP. 21440 No109

2 DP. 21440 No111

1 DP. 21440 No115

5 DP. 21626 No2

6 DP. 21626 No4

7 DP. 21626 No6

8 DP. 21626 No8

9 DP. 21626 No10

DP. 53262 No121

19 DP. 0707 No31

18 DP. 0707 No29

17 DP. 0707 No27

16 DP. 10707 No25

15 DP. 10707 No23

14 DP. 10707 No21

13 DP. 10707 No19

12 DP. 10707 No17

11 DP. 10707 No15

10 DP. 10707 No13

9 DP. 10707 No11

Skylight

GYM / PHYSIO

D.U / DIRTY LINEN

STAIR 1

QUIET

CORRIDOR (3 BEDS)

OFFICE

DOM LDY

CLNR

STAFF STATION

CLEAN UTILITY

SERVERY

CORRIDOR

LOUNGE

STORE

DINING

OFFICE/ CONSULT

LIFT LOBBY INCL 2 LIFTS

UKT1

UKT2

UNISEX WC

CS WC

STAFF WC

STAIR 2

CORRIDOR (11 BEDS)

STAIR 3

CORRIDOR (15 BEDS)

EDB / COMMS

RISER

SITTING

OPEN LINK

DIRTY UTILITY

STAIR 5

CORRIDOR (10 BEDS)

STAIR 4

CORRIDOR (16 BEDS)

DECK

Outline of building below

Insulation Legend

- Internal Wall Insulation Total R1.4
- External Wall Insulation Total R1.0
- External Wall Insulation Total R1.4
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LEGEND

	BOUNDARY
	OUTLINE OF WALL ABOVE / BELOW
	ROOF OUTLINE
+ ex.RL.00.00	EXISTING LEVELS
RL.00.00	PROPOSED LEVELS
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0m 2 5 10 15m
SCALE: 1:200

No.	Amendment	Date
B	Development Application Re-Issue	25.08.2021
A	Development Application Issue	09.12.2020

Project
SUMMITCARE - MONTEREY
119 Barton Street, Monterey, N.S.W 2217

Drawing
FIRST FLOOR PLAN

CENTURION GROUP
YOUR TRUSTED ADVISOR

SUMMITCARE
WARMTH WORTH WELLBEING

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Date	JULY 2021	Job No. : Drawing
Scale	1:200 @ A1	
Drawn	AL	2014 / DA06
Amendment	B	

First floor

Roof insulation Markup

B A R T O N S T R E E T

BOUNDARY 99° 55' 00" 34.385 m

BOUNDARY 279° 55' 00" 62.580 m

BOUNDARY 99° 53' 05" 95.300 m

BOUNDARY 189° 55' 00" 95.230 m

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CORRIDOR

STORE

SERVERY

OFFICE/ CONSULT

DINING

LIFT LOBBY RL 39

UKT

CORRIDOR (10 BEDS)

CORRIDOR (11 BEDS)

STAIR 2

STAIR 3

STAIR 4

STAIR 5

RISER

EDB / COMMS

SITTING

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Outline of building below

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	SECTION / ELEVATION TAG

NCC 2019 - SECTION J REQUIREMENTS

Envelope Construction	Total System R-Value (m^2K/W)
J1.3 Roof and ceiling construction (Roof absorptance	≥ 3.20
J1.4 Roof lights	Compliant
J1.5a Total System external wall construction	≥ 2.00
J1.5b Total System internal wall construction (between conditioned & unconditioned areas)	≥ 1.40
J1.6a Floor construction (above an unconditioned zone)	≥ 2.00
J1.6b Floor construction (concrete slab on ground)	≥ 2.00

Glazing - Frame Construction (Uniform solution)	Orientation	Total System U-Value (m^2K/W)	Total System SHGC
Total window frame construction	All facades	≤ 2.10	≤ 0.18

ACOUSTIC REQUIREMENTS

Space / Activity Type	Recommended Design Sound Levels
Common Areas (e.g. foyer, lobby)	45 - 50 dB (A) Leq
Living Areas (e.g. common, lounges)	35 - 45 dB (A) Leq
Sleeping Areas (night time)	35 - 40 dB (A) Leq
Work areas (e.g. concierge, administration)	35 - 45 dB (A) Leq

Insulation Legend

- Internal Wall Insulation Total R1.4
- External Wall Insulation Total R1.0
- External Wall Insulation Total R1.4
- Roof Insulation Total R3.7
- Floor Insulation Total R2.0

0m 2 5 10 15m

SCALE: 1:200

No.	Amendment	Date
B	Development Application Re-Issue	25.08.2021
A	Development Application Issue	09.12.2020

Project

SUMMITCARE - MONTEREY

119 Barton Street, Monterey, N.S.W 2217

Drawing

FIRST FLOOR PLAN

CENTURION GROUP

YOUR TRUSTED ADVISOR

SUMMITCARE

WARMTH WORTH WELLBEING

boffa robertson group

architecture, health and aged care planning, project management

Suite 7, Level 1 Epica, 9 Railway Street
Chatswood NSW 2067
AUSTRALIA
Tel. (02) 9406 7000
Fax. (02) 9406 7099
Email : brgroup@brgr.net

Date	JULY 2021	Job No. : Drawing
Scale	1:200 @ A1	2014 / DA06
Drawn	AL	
Amendment	B	

Second floor

Wall insulation Markup

DEVELOPMENT STATISTICS

SITE AREA		7,218.7 m²
	BCA FLOOR AREA	SEPP 2004 GROSS FLOOR AREA
BASEMENT.FL.	2,595.5 m²	-
GROUND FL.	3,270.2 m²	3,270.2 m²
FIRST FL.	2,758.7 m²	2,758.7 m²
SECOND FL.	1,109.7m²	1,109.7m²
TOTAL	9,734.1 m²	7,138.6 m²
FSR		0.99 : 1

CARPARKING / AMBULANCE	39+1 = 40 spaces
LANDSCAPE AREA (incl.over basement)	3,620.9 m²
LANDSCAPE AREA PER BED	28.7 m²
LANDSCAPE AREA (excl.over basement)	3,223.3 m²
LANDSCAPE AREA PER BED	25.6 m²

RESIDENT ACCOMMODATION

	1 BED	2 BED	TOTAL
GROUND FL.	57	2 x 2B	61
FIRST FL.	45	2 x 2B	49
SECOND FL.	14	1 x 2B	16
TOTAL No.of BEDS	116	10	126
TOTAL No.of ROOMS	116	5	121

PRIVATE ACTIVITIES	776.0 m²
COMMON ACTIVITIES	245.0 m²
STORAGE	323.6 m²

LEGEND

	BOUNDARY
	OUTLINE OF WALL ABOVE / BELOW
	ROOF OUTLINE
+ ex.RL.00.00	EXISTING LEVELS
RL.00.00	PROPOSED LEVELS
	PROPOSED DOOR
	PROPOSED WINDOW
	ELEVATION TAG
	SECTION / ELEVATION TAG

NCC 2019 - SECTION J REQUIREMENTS

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BOUNDARY 99° 55' 00" 34.385 m

BOUNDARY 279° 55' 00" 62.580 m

BOUNDARY 99° 53' 05" 95.300 m

BOUNDARY 188° 25' 26" 63.910 m

BOUNDARY 189° 55' 00" 95.230 m

3m LINE

18.93m LINE

12.5m LINE

Outline of building below

DECK

SITTING

DINING

LOUNGE

LIFT LOBBY RL 11.30

LIFT

MULTI PURPOSE

MALE WC-AMB

FEMALE WC-AMB

UNISEX ACC WC

PRIVATE FUNCTION

CORRIDOR

CORRIDOR (10 BEDS)

CORRIDOR (6 BEDS)

STAIR 3

STAIR 2

STAIR 4

RISER

STO

SERVERY

DU / CLNR

STAFF STATION

CLEAN UTILITY

STORE

1 BED

2 BED

E/S

Insulation Legend

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0m 2 5 10 15m

SCALE: 1:200

No.	Amendment	Date
B	Development Application Re-Issue	25.08.2021
A	Development Application Issue	09.12.2020

Project

SUMMITCARE - MONTEREY

119 Barton Street, Monterey, N.S.W 2217

Drawing

SECOND FLOOR PLAN

CENTURION GROUP

YOUR TRUSTED ADVISOR

SUMMITCARE

WARMTH WORTH WELLBEING

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AUSTRALIA
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Date	JULY 2021	Job No. : Drawing
Scale	1:200 @ A1	2014 / DA07
Drawn	AL	
Amendment	B	

Second floor
Roof insulation Markup

DEVELOPMENT STATISTICS

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LEGEND

	BOUNDARY
	OUTLINE OF WALL ABOVE / BELOW
	ROOF OUTLINE
+ ex.RL.00.00	EXISTING LEVELS
RL.00.00	PROPOSED LEVELS
	PROPOSED DOOR
	PROPOSED WINDOW
01 A1	ELEVATION TAG
01 A1	SECTION / ELEVATION TAG

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0m 2 5 10 15m
SCALE: 1:200

No.	Amendment	Date
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Project
SUMMITCARE - MONTEREY
119 Barton Street, Monterey, N.S.W 2217

Drawing
SECOND FLOOR PLAN

CENTURION GROUP
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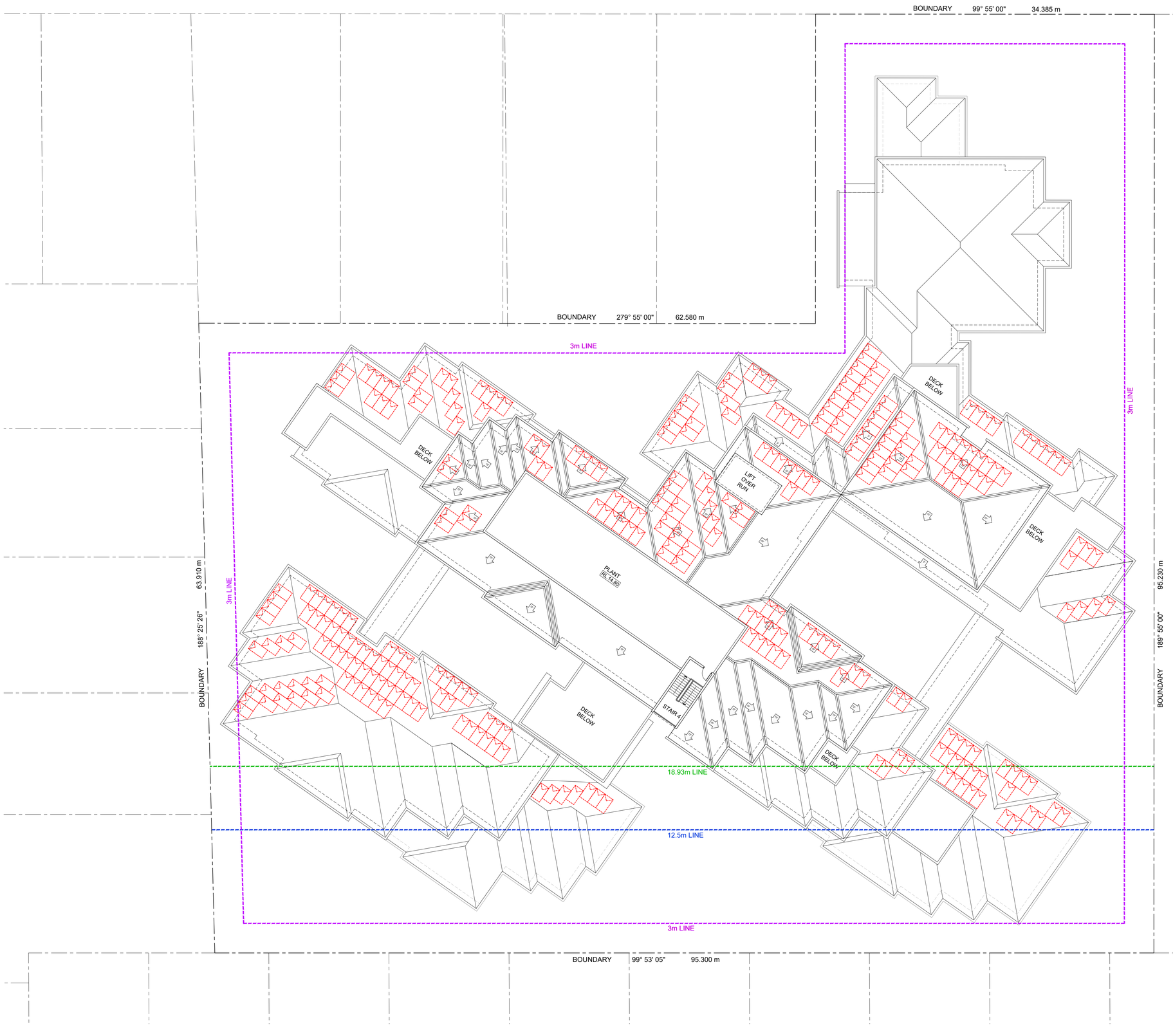
Date	JULY 2021	Job No. : Drawing
Scale	1:200 @ A1	2014 / DA07
Drawn	AL	
Amendment	B	



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LEGEND

X°	PROPOSED ROOF PITCH AND FALL DIRECTION
	OUTLINE OF BUILDING BELOW
	NEW ROOF
RL.00.00	PROPOSED LEVELS
DP○	DOWNPIPE
	ROOF COWL
	SOLAR PANELS

NOTE:

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0m 2 5 10 15m
S C A L E: 1:200

No.	Amendment	Date
B	Development Application Re-Issue	18.08.2021
A	Development Application Issue	09.12.2020

Project
SUMMITCARE - MONTEREY
119 Barton Street, Monterey, N.S.W 2217

Drawing
ROOF PLAN

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WARMTH WORTH WELLBEING

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Date	JULY 2021	Job No. : Drawing	
Scale	1:200 @ A1	2014 / DA08	
Drawn	JN		
Amendment	B		

ADP
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