

## NCC2022 SECTION J DESIGN INTENT STATEMENT J4-J9

Date: 3 October 2024

BSA Reference: 20629

Project: Proposed School Building at 38-44 Bumbera Street, Prestons

Client: Marathon Modular

Building Classification: 9B

Climate Zone: BCA 6

### PREAMBLE

- i. This is a preliminary report and is based on limited documentation available at Development Application stage.
- ii. Accordingly this report is for DA purposes only and will indicate the design intent to meet the Section J requirements.
- iii. A full report will be provided for the Construction Certificate application which will comprehensively indicate how the proposed building meets the BCA Section J Performance Requirements.
- iv. Where values are nominated for glazing systems these are estimates only. A complete analysis cannot be undertaken without knowing the makeup of the wall component of the façade system.

TABLE OF CONTENTS	Page
1. Application	2
2. Limitations	2
3. Extent of Conditioned Envelope	2
4. Summary of Compliance Requirements	2
4.1 J4 Building Fabric	2
4.2 J5 Building Sealing	2
4.3 J6 Air conditioning and ventilation	3
4.4 J7 Artificial lighting and power	3
4.5 J8 Heated water supply and swimming pool and spa pool plant	3
4.6 J9 Energy monitoring and on-site distributed energy resources	3
5. Detailed Report	3
5.1 Building fabric	3
5.2 J3 Building sealing	4
5.3 J6 Air conditioning and ventilation	5
5.4 J7 Artificial lighting and power	5
5.5 J8 Heated water supply and swimming pool and spa pool plant	5
5.6 J9 Energy monitoring and on-site distributed energy resources	5
6. Intent	6
7. Appendix	
7.2 Plans used for the assessment	7

## 1. APPLICATION

1.1. Section J is applicable to all Class 2 – 9 buildings.

## 2. LIMITATIONS

- 2.1.1 As this report is based on DA documentation it shall not be relied on for a construction certificate application, and a further assessment is required at CC stage to confirm the compliance requirements.
- 2.1.2 The calculations applied for this report are based on the plans attached in the appendix and any changes to the design, particularly glazing sizes and location, will need to be validated.
- 2.1.3 Information contained within this report is based on NCC 2022.

## 3. EXTENT OF CONDITIONED ENVELOPE

3.1. The envelope is indicated on the marked up plans in the appendix.

## 4. SUMMARY OF COMPLIANCE REQUIREMENTS

**This section is a summary only. For full details refer to the “Detailed Report” section.**

4.1. J4 – Building Fabric - applies to elements forming the conditioned envelope		
Building Element	Section J Requirement	Recommendation for Compliance
Roof colour	Solar absorptance must be not more than 0.45 <u>if a Deemed to Satisfy solution is applied</u>	<ul style="list-style-type: none"> <li>▪ For metal roofs – Whitehaven, Classic cream, Surfmist, Southerly, Paperbark, Evening Haze &amp; Shale Grey.</li> <li>▪ <u>If a roof colour is nominated with SA &gt; 0.45 then a Performance Solution will be required</u></li> </ul>
Roof and ceiling	R3.2 (downwards) total R-Value*	<ul style="list-style-type: none"> <li>▪ <b>Foil + R1.3</b> blanket under the roofing</li> <li>▪ <b>R3.5</b> above ceilings (See 5.1 regarding thermal bridging)</li> </ul>
Roof lights	N/A	<ul style="list-style-type: none"> <li>▪ None proposed</li> </ul>
Walls and glazing	<ul style="list-style-type: none"> <li>▪ Total system U-value of wall-glazing construction must not be greater than U:2.0, and;</li> <li>▪ Walls must achieve a total R-value* of R:1.4.</li> </ul>	
	<u>Envelope Walls</u>	
	<ul style="list-style-type: none"> <li>▪ Lightweight</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>R2.2</b> added to metal frame + air gap</li> </ul>
	<u>External Glazing**</u>	
	<ul style="list-style-type: none"> <li>▪ Total system values of U: ≤ 7.4 &amp; SHGC: ≤ 0.69</li> </ul>	<ul style="list-style-type: none"> <li>▪ Total system values of <b>U: ≤ 7.4 &amp; SHGC: ≤ 0.69</b></li> </ul>
Floors	<ul style="list-style-type: none"> <li>▪ R2.0 (downwards) total R-value*</li> </ul>	<ul style="list-style-type: none"> <li>▪ The R2.5 insulation added to floor system does not comply once thermal bridging for the metal floor structure is calculated. See detailed report</li> <li>▪ <u>To get this floor system to comply a Performance Solution will be required</u></li> </ul>
	<b>*Total R-value calculations must include losses due to thermal bridging</b>	
	<b>Glass specification is for total system values i.e. glass + frame</b>	
Shading	<ul style="list-style-type: none"> <li>▪ Applied as drawn</li> </ul>	<ul style="list-style-type: none"> <li>▪ No modifications required to the shade indicated on plans</li> </ul>
4.2. J5 – Building Sealing - applies to elements forming the conditioned envelope		
Building Element	Section J Requirement	Recommendation for Compliance
Windows and doors	Fitted with seals to restrict air infiltration.	<ul style="list-style-type: none"> <li>▪ All windows and doors fitted with seals or constructed in accordance with AS 2047.</li> </ul>

Entrance to a building	Self-closing.	<ul style="list-style-type: none"> <li>Entry doors are to be self-closing.</li> </ul>
Exhaust fans	Fitted with self-closing dampers.	<ul style="list-style-type: none"> <li>Miscellaneous fans fitted with self-closing dampers.</li> </ul>
Roofs, walls and floors	Constructed to minimise air leakage.	<ul style="list-style-type: none"> <li>Constructed with close fitting lining systems at all junctions.</li> </ul>
<b>4.3. J6 – Air Conditioning and Ventilation – no design available at DA stage – system must be designed to comply</b>		
<b>4.4. J7 – Artificial Lighting and Power – no design available at DA stage – system must be designed to comply</b>		
<b>4.5. J8 – Heated Water Supply and Swimming Pool and Spa Pool Plant</b>		
Heated Water Supply J8D2	<ul style="list-style-type: none"> <li>System to be installed in accordance with Part B2 of NCC Volume 3 if for sanitary or food preparation purposes</li> </ul>	
<b>4.6. J9 - Energy Monitoring and on-site distributed energy resources</b>		
Facilities for energy monitoring J9D3	<ul style="list-style-type: none"> <li>None required for buildings with floor areas &lt; 500 m<sup>2</sup>.</li> </ul>	
Facilities for solar photovoltaic and battery systems J9D5	<ul style="list-style-type: none"> <li>Main electrical switchboard must <ul style="list-style-type: none"> <li>contain at least 2 empty 3 phase circuit breaker slots and 4 DIN rail spaces suitably labelled to indicate the future use of each space for - <ul style="list-style-type: none"> <li>a photovoltaic system; and</li> <li>a battery system; and</li> </ul> </li> <li>be suitably sized to accommodate solar panels fitted to 20% of the roof area.</li> </ul> </li> <li>20% of the roof area must be kept clear for the future installation of solar PV panels.</li> </ul>	

## 5. DETAILED REPORT

### 5.1. J4 Building Fabric

#### J4D2 Application of part

- Elements forming the conditioned envelope need to comply.

#### J4D3 Thermal Construction – General

- Required insulation must comply with AS/NZS 4859.1.
- Insulation must be installed so that it:
  - abuts all supporting members such as studs, noggins, joist etc.;
  - is continuous and fully encloses the conditioned envelope;
  - does not affect the operation of building services.
- Reflective insulation such as reflective foil laminate (sarking) must be installed with the necessary airspaces to achieve the required R values, be closely fitted around all penetrations, be adequately supported to perform to the design requirement and be overlapped by 50 mm or taped at all joints.
- Recommended R values have been calculated in accordance with J4D3(5) with the following assumptions:
  - Nominally 15% loss of insulation arising from timber or steel framing members;
  - Minimal loss of insulation arising from penetrations such as lights, vents and flues;
  - Roof cavities being unventilated air spaces with openings < 500mm<sup>2</sup> openings per square metre of ceiling;
  - Wall cavities, where they occur, being unventilated air spaces with openings < 500mm<sup>2</sup> openings per lineal metre of wall.

#### J4D4 Roof and ceiling construction

- As the roof forms part of the conditioned envelope due to the proposed raked ceiling design than it must have a solar absorptance not more than 0.45 to meet the Deemed to Satisfy provisions. (As a guide the following Colourbond colours can only be used - Whitehaven, Classic cream, Surfmist, Southerly, Paperbark, Evening Haze & Shale Grey).
- If a darker colour is selected i.e. solar absorptance greater than 0.45 then a Performance Solution will be required. Documentation suitable for a development application is insufficient for the purposes of a Performance Solution.

- The required total R-value for the roof or ceiling system is to be a minimum R3.2 (downwards) for Climate Zone 6.
- The minimum required R3.2 can be achieved with R3.5 installed at ceiling level and R1.3 foil backed blanket fitted under the roofing. This is based on the following assumptions:
  - Metal framing is used;
  - 10% loss of insulation due to framing structure and other penetrations;
  - The roof cavity being an unventilated still air space i.e.  $< 500\text{mm}^2$  openings per square metre;
  - For other roof and ceiling systems an estimation of the total system R-value can be calculated using NZS4214-2006 and AS4859.2.

**Note** ▪ *A more thorough calculation is required if metal framing is used and a full roof frame design will need to be provided.*

#### J4D5 Roof Lights

- None proposed to the conditioned envelope.

#### J4D6 Walls & Glazing

- The total system U-value of wall-glazing construction must not be greater than U:2.0.
- Walls must achieve a total R-value of R1.4 and the glazing calculations are based on this value.
- The solar admittance of the glazing must not exceed 0.13 for all façade orientations.

##### Glazing

- A glazing system with the following performance values will comply with Method 2 of Specification J1.5a "Calculation of U value and solar admittance" with a wall system total R value of R1.4:
  - $U \leq 7.4$  &  $\text{SHGC} \leq 0.69$
  - Glass specification is for total system values i.e. glass + frame.

**Note** ▪ *These values are an estimate only based on assumptions made from the limited information available on DA plans. A more thorough analysis is required at Construction Certificate stage.*

##### External Walls - Clad Framed

- R2.2 is recommended to be installed to the wall frames which will exceed the minimum required R1.4 based on the following assumptions:
  - A percentage loss of 15% for the framing members which is a worst case percentage of loss for framed wall construction;
  - An unventilated air cavity between the framing and the cladding i.e.  $< 500\text{mm}^2$  openings per metre of wall length or a thermal break fitted to separate the cladding from metal framing. Not required if timber framing is used;
  - For other wall systems an estimation of the total system R-value can be calculated using NZS4214-2006 and AS4859.2.

#### J4D7 Floor insulation

- The floor must achieve a total R-value of 2.0.
- An R2.5 insulation batt fitted between the joists will fall short of the target due to the thermal bridging of the metal framing.
- The floor system can be made to comply with the Performance Solution modelling. Documentation suitable for a development application is insufficient for the purposes of a Performance Solution and this can be looked at as CC stage.

#### J4D7(3) Floor edge insulation

- Not applicable to this project (no floor heating or cooling systems to be installed).

## 5.2. J5 Building Sealing

#### J5D2 Application

- Elements forming the conditioned envelope need to comply.

#### J5D3 Chimneys and Flues

- None proposed.

#### J5D4 Roof Lights

- None proposed to the conditioned envelope.

J5D5 External Windows and Doors

- Windows and glazed door units, when constructed in accordance with AS2047 satisfy the NCC sealing requirements.
- External swing doors and windows and glazed doors that do not comply with AS2047 must have a draft protection device fitted to the bottom edge (threshold seal) and all other edges of external doors, openable windows or other openings fitted with bulb seals or similar (foam or rubber compression strip or fibrous seal).

Entrance to a building

- Entry doors are to be self-closing and fitted with door seals to meet the Section J sealing requirements.

J5D6 Exhaust Fans

- Miscellaneous fans, such as a bathroom or domestic kitchen exhaust fan, if installed, must be fitted with self-closing dampers.

J5D7 Construction of Roofs, Walls and Floors

- Constructed to minimise air leakage i.e. constructed with close fitting lining systems at all junctions.
- Conventional building practice will comply.

J5D8 Evaporative Coolers

- None are proposed to be installed.

### 5.3 J6 Air Conditioning and Ventilation

*Note: No design for the AC system is available. System must be designed to comply.*

### 5.4 J7 – Artificial Lighting and Power

*Note: No lighting or power design is available. System must be designed to comply.*

### 5.5 J8 – Heated Water Supply and Swimming Pool and Spa Pool Plant

J8D2 Heated water supply

- System must be designed and installed in accordance with Section 8 of AS3500.4.

J8D3 Swimming Pool heating & pumping

- None proposed.

J8D4 Spa Pool heating & pumping

- None proposed.

### 5.6 J9 - Energy Monitoring and On-Site Distributed Energy Resources

J9D2 ▪ The building needs to comply.

J9D3 Facilities for energy monitoring

- None required for buildings with floor areas < 500 m<sup>2</sup>.

J9D4 Facilities for electric vehicle charging equipment

- Does not apply.

J9D5 Facilities for solar photovoltaic and battery systems

- Main electrical switchboard must

a) contain at least 2 empty 3 phase circuit breaker slots and 4 DIN rail spaces suitably labelled to indicate the future use of each space for -

- i. a photovoltaic system; and
- ii. a battery system; and

b) be suitably sized to accommodate solar panels fitted to 20% of the roof area.

- 20% of the roof area must be kept clear for the future installation of solar PV panels.

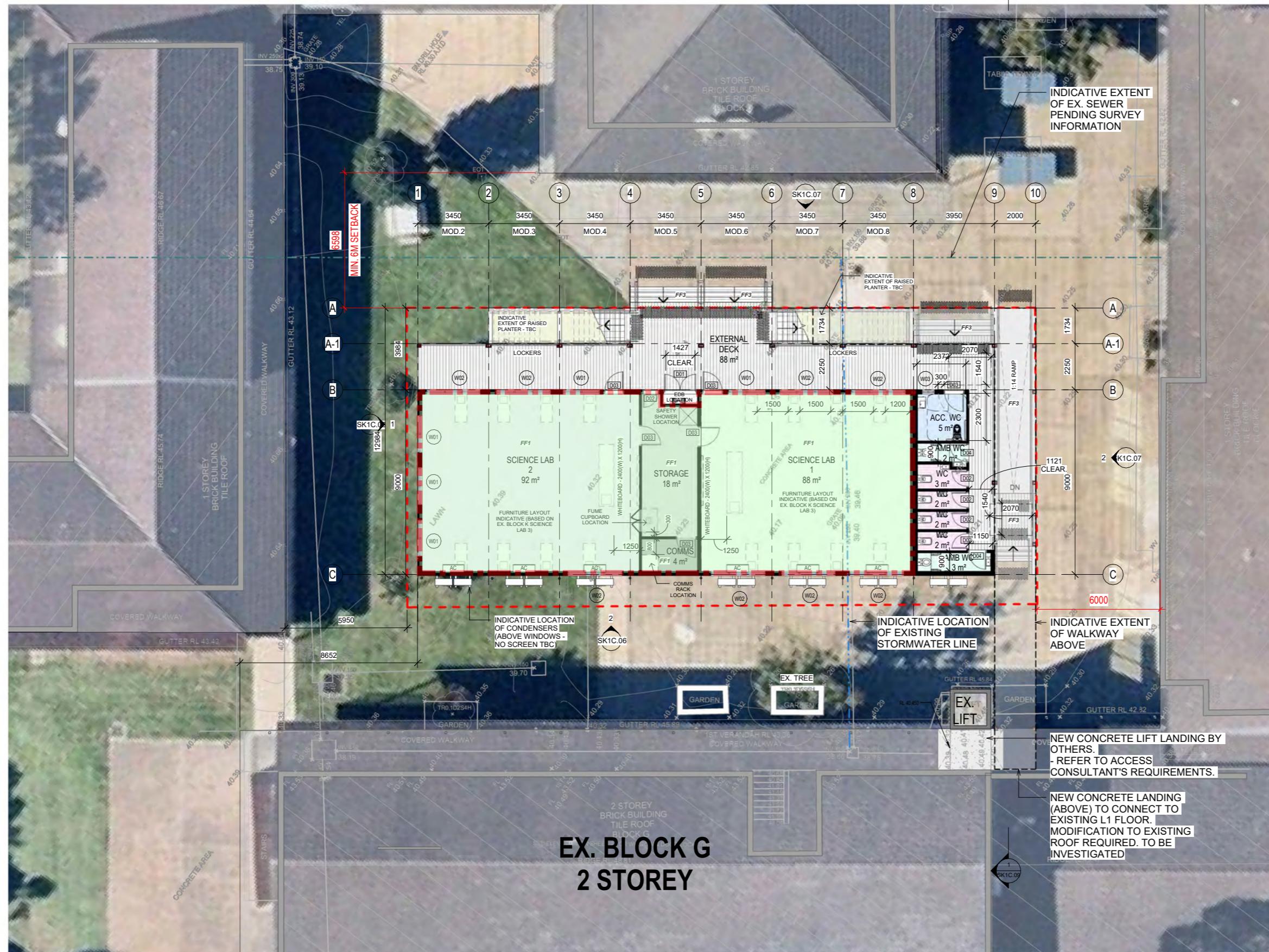
**End of detailed report**

## 6 INTENT

- 6.1 It is the intention to comply with Section J of NCC 2022 with no design modifications being required.
- 6.2 It is intended that a full compliance report will be provided for the Construction Certificate application based on suitable construction documentation.

<b>Report prepared by</b>		<b>Date:</b>	
<u>Jean-Paul Bell</u> Accredited Thermal Performance Assessor (DMN/17/1818) Section J Consultant <u>Building Sustainability Assessments</u>		<b>Date:</b>	2024-10-03
<b>Amendments:</b>			

## 7 APPENDIX



1 GROUND FLOOR PLAN

SCALE 1 : 100



3 Rosella street, Singleton NSW, 2330  
www.mgpl.com.au  
P. 02 6575 2900

Marathon Modular is the owner of the  
copyright of these drawings.  
No reproduction or use of them must be  
done without prior permission and written  
consent. Copyright 2019

Rev	Issue	Date	Description
A	22.08.24		ISSUE FOR INFORMATION
B	26.08.24		REVISED TOILET MODULE LOCATION MIRRORED
C	29.08.24		CLIENT & CONSULTANT ISSUE
E	04.09.24		CLIENT ACCEPTANCE
F	05.09.24		CLIENT ACCEPTANCE
H	23/09/23		CONSULTANT ISSUE

Client  
Marathon Modular

Project  
William Carey Christian  
School

38-44 Bumbera Street  
Prestons NSW 2170

Drawing  
GROUND FLOOR PLAN

North  
As indicated  
Scale  
@ A1  
Date  
03/25/20  
Project No.  
2408  
Drawing No.  
SK1C.03 H

Issued for

PRELIMINARY

Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawing.  
This design is copyright and may not be reproduced without the written permission of the architect.  
© Copyright 2020

Section J assessment conducted by:



P 02 4962 3439 E enquiries@buildingsustainability.net.au

BSA Ref: 20629 Date: 03/10/2024

Refer to report for the compliance initiatives which  
need to be applied.

Extent of Conditioned Envelope

GENERAL NOTES

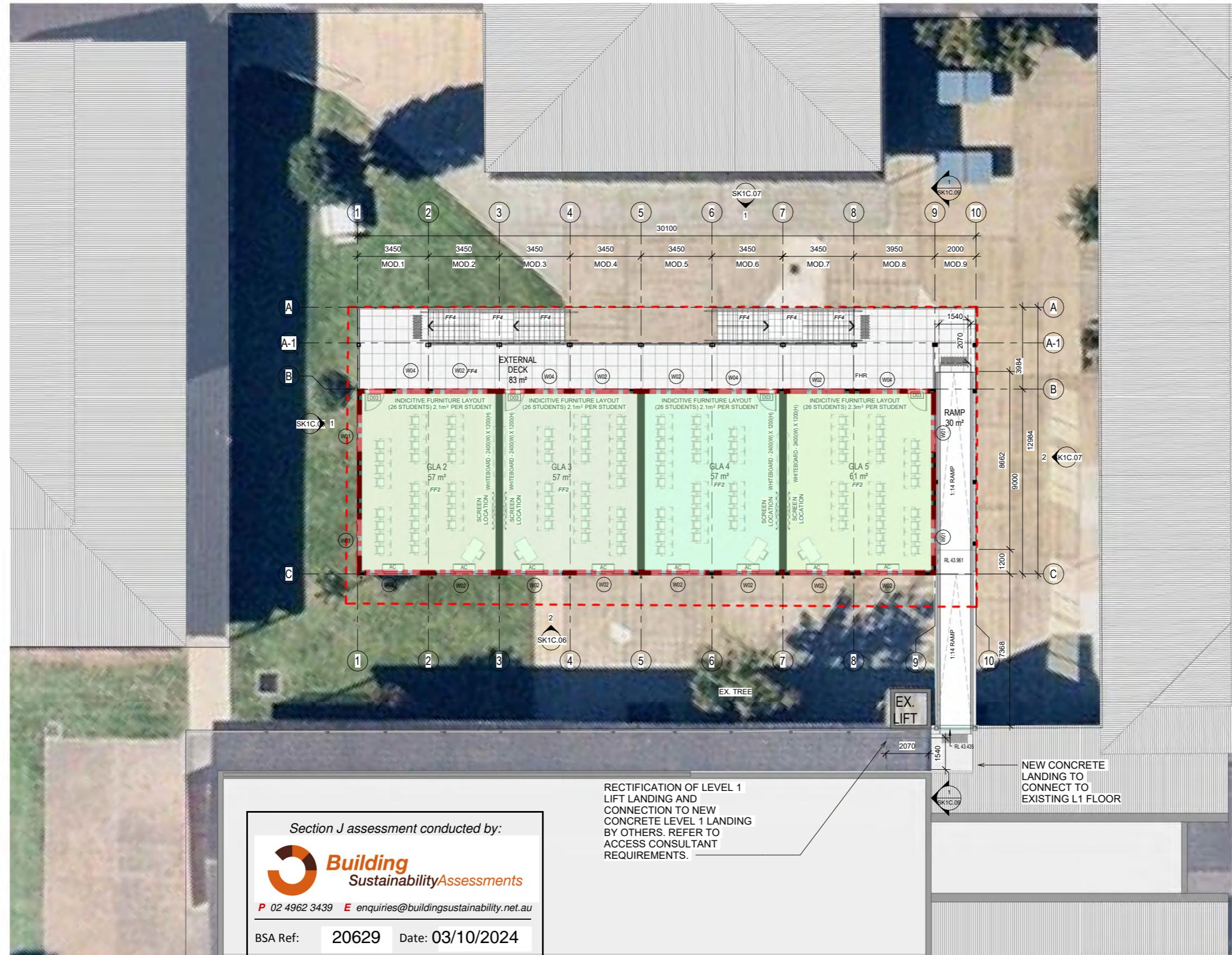
- NOTE 01 FINAL POSITION OF THE MODULAR BUILDING IS DEPENDANT ON THE SITE SURVEY PROVIDED TO MARATHON BY A REGISTERED SURVEYOR. ANY LOCATION PLANS PROVIDED BY MARATHON ARE FOR REFERENCE ONLY.
- NOTE 02 REFER THE STRUCTURAL ENGINEER DESIGN SET FOR DETAILS ON THE STRUCTURAL SITE WORKS.
- NOTE 03 ALL GPO'S TO BE 300MM ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED.
- NOTE 04 ALL LIGHT SWITCHES ARE TO BE INSTALLED BETWEEN 900MM AND 1000MM ABOVE FINISHED FLOOR LEVEL.
- NOTE 05 COLOUR & FINISHES MAY BE ALTERED DEPENDING ON FINAL SELECTIONS AND AVAILABILITY. MARATHON WILL ENDEAVOUR TO SWAP FINISHES FOR SIMILAR WHEREVER POSSIBLE.
- NOTE 06 THE ARCHITECTURAL SERVICES LAYOUT DRAWING AND PRODUCT SPECIFICATION OUTLINE IS PRODUCED TO CONVEY THE INTENT ONLY. FIXTURES AND FITTINGS MAY VARY DEPENDING ON AVAILABILITY.
- NOTE 07 POSITIONS OF BOTH INTERNAL AND EXTERNAL AC UNITS MAY VARY TO SUIT TRANSPORT REQUIREMENTS. MARATHON RESERVES THE RIGHT TO RELOCATE THESE UNITS TO BEST SUIT THE DESIGN.
- NOTE 08 PROVIDED RENDER OR SKETCH 3D IN THIS DOCUMENTATION PACKAGE MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT.
- NOTE 09 THE CLIENT IS RESPONSIBLE FOR PAYMENT OF RELEVANT AUTHORITY FEES AND APPLICATIONS TO COMPLETE THE WORKS UNLESS OTHERWISE AGREED.
- NOTE 10 EXTENT OF THE SITE SERVICES CONNECTS IS AS PER THE SPECIFICATIONS.

DOOR SCHEDULE

Type	Mark	Width	Head Height	Count
D01	750	2200	1	
D02	720	2040	5	
D03	920	2040	10	
D04	820	2040	2	
Grand total: 18				

WINDOW SCHEDULE

WINDOW TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COUNT
W01	1810	1030	1000	2030	9
W02	2650	1030	1000	2030	20
W03	610	1030	1000	2030	1
W04	1450	1030	1000	2030	4
Grand total: 34					



1 | FIRST FLOOR PLAN  
SCALE 1:100



3 Rosella street, Singleton NSW, 2330  
www.mgpl.com.au  
P. 02 6575 2900

Marathon Modular is the owner of the copyright of these drawings. No reproduction or use of them must be done without prior permission and written consent. Copyright 2019

Rev	Issue	Date	Description
A	22.08.24		ISSUE FOR INFORMATION
B	26.08.24		REVISED TOILET MODULE LOCATION MIRRORED
C	29.08.24		CLIENT & CONSULTANT ISSUE
E	04.09.24		CLIENT ACCEPTANCE
F	05.09.24		CLIENT ACCEPTANCE
G	09.09.24		CONSULTANT ISSUE

Client  
Marathon Modular

Project  
William Carey Christian School  
38-44 Bumbera Street  
Prestons NSW 2170

Drawing  
FIRST FLOOR PLAN

North  
As indicated @ A1  
03/25/20 2408 SK1C.04 G

Issued for  
PRELIMINARY

Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawing.  
This design is copyright and may not be reproduced without the written permission of the architect.  
© Copyright 2020

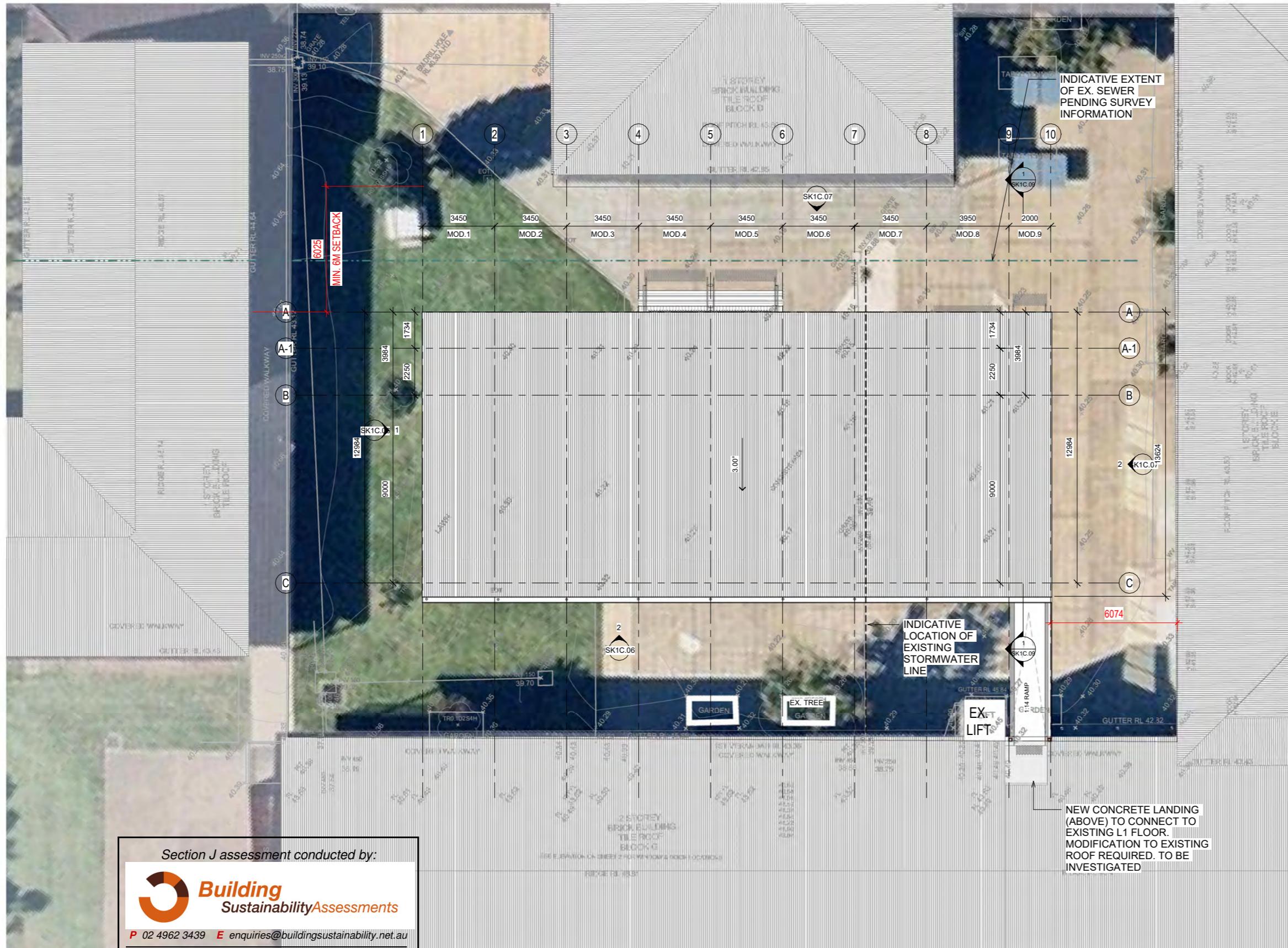
ACC. WC
AMB WC
CIRCULATION
COMMS
EDB
EXTERNAL DECK
GLA
GLA 1
GLA 2
GLA 3
GLA 4
GLA 5
RAMP
SCIENCE LAB 1
SCIENCE LAB 2
STORAGE
WC

Extent of Conditioned Envelope

GENERAL NOTES	
NOTE 01	FINAL POSITION OF THE MODULAR BUILDING IS DEPENDANT ON THE SITE SURVEY PROVIDED TO MARATHON BY A REGISTERED SURVEYOR. ANY LOCATION PLANS PROVIDED BY MARATHON ARE FOR REFERENCE ONLY.
NOTE 02	REFER THE STRUCTURAL ENGINEER DESIGN SET FOR DETAILS ON THE STRUCTURAL STEEL WORKS.
NOTE 03	ALL GPO'S TO BE 300MM ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED.
NOTE 04	ALL LIGHT SWITCHES ARE TO BE INSTALLED BETWEEN 900MM AND 1000MM ABOVE FINISHED FLOOR LEVEL.
NOTE 05	CLOUR & FINISHES MAY BE ALTERED DEPENDING ON FINAL SELECTIONS AND AVAILABILITY. MARATHON WILL ENDEAVOR TO SWAP FINISHES FOR SIMILAR WHEREVER POSSIBLE.
NOTE 06	THE ARCHITECTURAL SERVICES LAYOUT DRAWING AND PRODUCT SPECIFICATION OUTLINE IS PROVIDED TO CONVEY THE INTENT ONLY. FIXTURES AND FITTINGS MAY VARY DEPENDING ON AVAILABILITY.
NOTE 07	POSITIONS OF BOTH INTERNAL AND EXTERNAL AC UNITS MAY VARY TO SUIT TRANSPORT REQUIREMENTS. MARATHON RESERVES THE RIGHT TO RELOCATE THESE UNITS TO BEST SUIT THE DESIGN.
NOTE 08	PROVIDED RENDER OR SKETCH 3D IN THIS DOCUMENTATION PACKAGE MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT.
NOTE 09	THE CLIENT IS RESPONSIBLE FOR PAYMENT OF RELEVANT AUTHORITY FEES AND APPLICATIONS TO COMPLETE THE WORKS UNLESS OTHERWISE AGREED.
NOTE 10	EXTENT OF THE SITE SERVICES CONNECTS IS AS PER THE SPECIFICATIONS.

DOOR SCHEDULE			
Type	Mark	Width	Head Height
D01	750	2200	1
D02	720	2040	5
D03	920	2040	10
D04	820	2040	2
Grand total: 18		18	

WINDOW SCHEDULE					
WINDOW TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COUNT
W01	1810	1030	1000	2030	9
W02	2650	1030	1000	2030	20
W03	610	1030	1000	2030	1
W04	1450	1030	1000	2030	4
Grand total: 34		34		34	



3 Rosella street, Singleton NSW, 2330  
[www.mgpl.com.au](http://www.mgpl.com.au)  
P. 02 6575 2900

Marathon Modular is the owner of the copyright of these drawings. No reproduction or use of them must be done without prior permission and written consent. Copyright 2019

Rev	Issue	Date	Description
B	26.08.24		REVISED TOILET MODULE LOCATION MIRRORED
C	29.08.24		CLIENT & CONSULTANT ISSUE
E	04.09.24		CLIENT ACCEPTANCE
F	05.09.24		CLIENT ACCEPTANCE
G	09.09.24		CONSULTANT ISSUE
I	30/09/23		CLIENT ACCEPTANCE

Client  
**Marathon Modular**

Project  
**William Carey Christian School**

**38-44 Bumbera Street  
Prestons NSW 2170**

Drawing  
**ROOF PLAN**

North  
As indicated @ A1  
Scale  
Date 03/25/20  
Project No. 2408  
Drawing No. SK1.C.05.I

Issued for  
**PRELIMINARY**

Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawing.  
This design is copyright and may not be reproduced without the written permission of the architect.  
© Copyright 2020

Code	Type	Marathon Proposal
FF1	Vinyl Slip Retardant Flooring	Armstring Flooring: Accolade Plus - Camden Grey
FF2	Carpet tile	Interface Carpets: Works Facet Colour: Earthen
FF3	Ground Floor External Verandah	Modwood: 137 x 23mm Blackbead Brushed
FF4	First Floor External Verandah & Stairs to First Floor	Ceramic Tile Colour/Range: Postano Creme
WC1	Exterior cladding	CFC Cladding 1200 x 2400mm Colour: Deep Ocean
WC2	Exterior cladding	CFC Cladding 1200 x 2400mm Colour: Shale Grey
IF1	Internal Plasterboard Lining Wall & Ceiling Plasterboard	Paint Colour: Dulux Lexicon Qtr
RF	Trimmed Roof Sheet	Colour: Surf Mist
GT	Halfround Gutter - Size to be Specified by Hyd. Engineer	Colorbond Colour: Deep Ocean
DP	PVC painted downpipes - Size to be Specified by Hyd. Engineer	Colorbond Colour: Deep Ocean
	Fascia	Colour: Deep Ocean
CS	Soffit Lined with CFC cladding	Paint Colour: Dulux Lexicon Qtr
W(OX)	Windows Frames	Colour: Deep Ocean
D(OX)	Door Frames	Colour: Deep Ocean
	Timber Door Leaves	Colour: Dulux Tin Cat
	External Structural Posts - CFC Cladding	Colour: Deep Ocean

Insulation - Section J Report Requirements		
Roof Insulation	R1.3	Bradford Anticon R1.3 - Or Similar to meet Section J requirement
Ceiling Insulation	R3.5	Bradford Gold Ceiling R3.5 - Or Similar to meet Section J requirement
Wall Insulation	R2.2	Bradford Gold HP R2.2 - Or Similar to meet Section J requirement
Subfloor Insulation	R2.5	Bradford Optimo R2.5 - Or Similar to meet Section J requirement

GENERAL NOTES		
NOTE 01	FINAL POSITION OF THE MODULAR BUILDING IS DEPENDANT ON THE SITE SURVEY PROVIDED TO MARATHON BY A REGISTERED SURVEYOR. ANY LOCATION PLANS PROVIDED BY MARATHON ARE FOR REFERENCE ONLY.	
NOTE 02	REFER THE STRUCTURAL ENGINEER DESIGN SET FOR DETAILS ON THE STRUCTURAL STEEL WORKS.	
NOTE 03	ALL GPS'S TO BE 300MM ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED.	
NOTE 04	ALL LIGHT SWITCHES ARE TO BE INSTALLED BETWEEN 900MM AND 1000MM ABOVE FINISHED FLOOR LEVEL.	
NOTE 05	COLOUR & FINISHES MAY BE ALTERED DEPENDING ON FINAL SELECTIONS AND AVAILABILITY. MARATHON WILL ENDEAVOR TO SWAP FINISHES FOR SIMILAR WHEREVER POSSIBLE.	
NOTE 06	THE ARCHITECTURAL SERVICES LAYOUT DRAWING AND PRODUCT SPECIFICATION OUTLINE IS PRODUCED TO CONVEY THE INTENT ONLY. FIXTURES AND FITTINGS MAY VARY DEPENDING ON AVAILABILITY.	
NOTE 07	POSITIONS OF BOTH INTERNAL AND EXTERNAL AC UNITS MAY VARY TO SUIT TRANSPORT REQUIREMENTS. MARATHON RESERVES THE RIGHT TO RELOCATE THESE UNITS TO BEST SUIT THE DESIGN.	
NOTE 08	PROVIDED RENDER OR SKETCH 3D IN THIS DOCUMENTATION PACKAGE MAY NOT ACCURATELY REPRESENT THE FINAL PRODUCT.	
NOTE 09	THE CLIENT IS RESPONSIBLE FOR PAYMENT OF RELEVANT AUTHORITY FEES AND APPLICATIONS TO COMPLETE THE WORKS UNLESS OTHERWISE AGREED.	
NOTE 10	EXTENT OF THE SITE SERVICES CONNECTS IS AS PER THE SPECIFICATIONS.	



## 1 ELEVATION 1

SCALE 1 : 50

WINDOW SCHEDULE					
WINDOW TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COUNT
W01	1810	1030	1000	2030	9
W02	2350	1030	1000	2030	20
W03	610	1030	1000	2030	1
W04	1450	1030	1000	2030	4
Grand total: 34					

DOOR SCHEDULE				
Type Mark	WIDTH	HEAD HEIGHT	COUNT	
D01	750	2200	1	
D02	720	2040	5	
D03	920	2040	10	
D04	620	2040	2	
Grand total: 18				

Insulation - Section J Report Requirements		
Roof Insulation	R1.3	Bradford Anticor R1.3 - Or Similar to meet Section J requirement
Ceiling Insulation	R3.5	Bradford Gold Ceiling R3.5 - Or Similar to meet Section J requirement
Wall Insulation	R2.2	Bradford Gold HP R2.2 - Or Similar to meet Section J requirement
Subfloor Insulation	R2.5	Bradford Optimo R2.5 - Or Similar to meet Section J requirement



3 Rosella street, Singleton NSW, 2330  
www.mgpl.com.au  
P. 02 6575 2900

Marathon Modular is the owner of the  
copyright of these drawings.  
No reproduction or use of them must be  
done without prior permission and written  
consent. Copyright 2019

Rev	Issue	Date	Description
C	29.08.24		CLIENT & CONSULTANT ISSUE
E	04.09.24		CLIENT ACCEPTANCE
F	05.09.24		CLIENT ACCEPTANCE
G	09.09.24		CONSULTANT ISSUE
H	23/09/23		CONSULTANT ISSUE
I	30/09/23		CLIENT ACCEPTANCE

Client  
Marathon Modular

Project  
William Carey Christian  
School

38-44 Bumbera Street  
Prestons NSW 2170

Drawing  
ELEVATION 1

North  
1 : 50 @ A1  
Date 03/25/20  
Project No. 2408  
Drawing No. SK1C.06 I

Issued for  
PRELIMINARY

Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawing.  
This design is copyright and may not be reproduced without the written permission of the architect.  
© Copyright 2020



# 1 | ELEVATION 3



## 2 | ELEVATION 4

NOTE: LEVELS ARE INDICATIVE. PENDING  
SURVEY INFORMATION FROM REGISTERED  
SURVEYOR.  
NOT FOR CONSTRUCTION

DOOR SCHEDULE				
Type	Mark	WIDTH	HEAD HEIGHT	COUNT
D01	750	2200		1
D02	720	2040		5
D03	920	2040		10
D04	820	2040		2

WINDOW SCHEDULE					
WINDOW TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COUNT
W01	1810	1030	1000	2030	9
W02	2650	1030	1000	2030	20
W03	610	1030	1000	2030	1
W04	1450	1030	1000	2030	4
Grand Total: 34					34



3 Rosella street, Singleton NSW, 2330  
[www.mgpl.com.au](http://www.mgpl.com.au)

Marathon Modular is the owner  
copyright of these drawings.  
No reproduction or use of them  
done without prior permission and  
consent. Copyright 2011

Rev	Issue	Date	Description
0	A	22.08.24	ISSUE FOR INFORMATION
e	B	26.08.24	REVISED TOILET MODU
be	C	29.08.24	LOCATION MIRRORED
ten	E	04.09.24	CLIENT & CONSULTANT
	F	05.09.24	ISSUE
	I	30/09/23	CLIENT ACCEPTANCE

## Client

## Project William Carey Christian School

38-44 Bumbera Street  
Prestons NSW 2170

## Drawing

---

North      Scale      Date      Project No.      Drawing No.  
1:50 @ A1      03/25/20      2408      SK1C 071

Issued for

Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawing.  
This design is copyright and may not be reproduced without the written permission of the architect.

Insulation - Section J Report Requirements		
Roof Insulation	R1.3	Bradford Anticon R1.3 - Or Similar to meet Section J requirement
Ceiling Insulation	R3.5	Bradford Gold Ceiling R3.5 - Or Similar to meet Section J requirement
Wall Insulation	R2.2	Bradford Gold HP R2.2 - Or Similar to meet Section J requirement
Subfloor Insulation	R2.5	Bradford Optimo R2.5 - Or Similar to meet Section J requirement

Code	Type	Marathon Proposal
FF1	Vinyl Slip Retardant Flooring	Armstring Flooring: Acclade Plus - Camden Grey
FF2	Carpet tile	Interface Carpets: Works Facet Colour: Earthern
FF3	Ground Floor External Verandah	Modwood: 137 x 23mm Blackbean Brushed
FF4	First Floor External Verandah & Stairs to First Floor	Ceramic Tile Colour/Range : Porcelain Center
WC1	Exterior cladding	CFC Cladding 1200 x 2400mm Colour: Deep Ocean
WC2	Exterior cladding	CFC Cladding 1200 x 2400mm Colour: Shale Grey
IF1	Internal Plasterboard Lining Wall & Ceiling Plasterboard	Paint Colour: Dulux Lexicon Qtr
RF	Trimclad Roof Sheeting	Colour: Surf Mist
GT	Halfround Gutter - Size to be Specified by Hyd. Engineer	Colorbond Colour: Deep Ocean
DP	PVC painted downpipes - Size to be Specified by Hyd. Engineer	Colorbond Colour: Deep Ocean
	Fascia	Colour: Deep Ocean
CS	Soffit Lined with CFC cladding	Paint Colour: Dulux Lexicon Qtr
W(0X) As per Windows schedule	Windows Frames	Colour: Deep Ocean
D(0X) As per Windows schedule	Door Frames	Colour: Deep Ocean
	Timber Door Leaves	Colour: Dulux Tin Cat
	External Structural Posts - CFC Cladding	Colour: Deep Ocean



Code	Type	Marathon Proposal
FF1	Vinyl Slip Retardant Flooring	Armstring Flooring: Accolade Plus - Camden Grey
FF2	Carpet tile	Interface Carpets: Works Facet Colour: Earthen
FF3	Ground Floor External Verandah	Modwood: 137 x 23mm Blackbean Brushed
FF4	First Floor External Verandah & Stairs to First Floor	Ceramic Tile Colour/Range: <i>peruviano</i> Concrete CFC Cladding 1200 x 2400mm Colour: Deep Ocean
WC1	Exterior cladding	CFC Cladding 1200 x 2400mm Colour: Shale Grey
WC2	Exterior cladding	Cladding 1200 x 2400mm Colour: Deep Ocean
IF1	Internal Plasterboard Lining Wall & Ceiling Plasterboard	Paint Colour: Dulux Lexicon Qtr
RF	Trimclad Roof Sheeting	Colour: Surf Mist
GT	Halfround Gutter - Size to be Specified by Hyd. Engineer	Colorbond Colour: Deep Ocean
DP	PVC painted downpipes - Size to be Specified by Hyd. Engineer	Colorbond Colour: Deep Ocean
	Fascia	Colour: Deep Ocean
CS	Soffit Lined with CFC cladding	Paint Colour: Dulux Lexicon Qtr
W00X	As per windows schedule	Colour: Deep Ocean
D00X	As per Windows schedule	Colour: Deep Ocean
	Door Frames	Colour: Dulux Tin Cat
	Timber Door Leaves	Colour: Dulux Tin Cat
	External Structural Posts - CFC Cladding	Colour: Deep Ocean

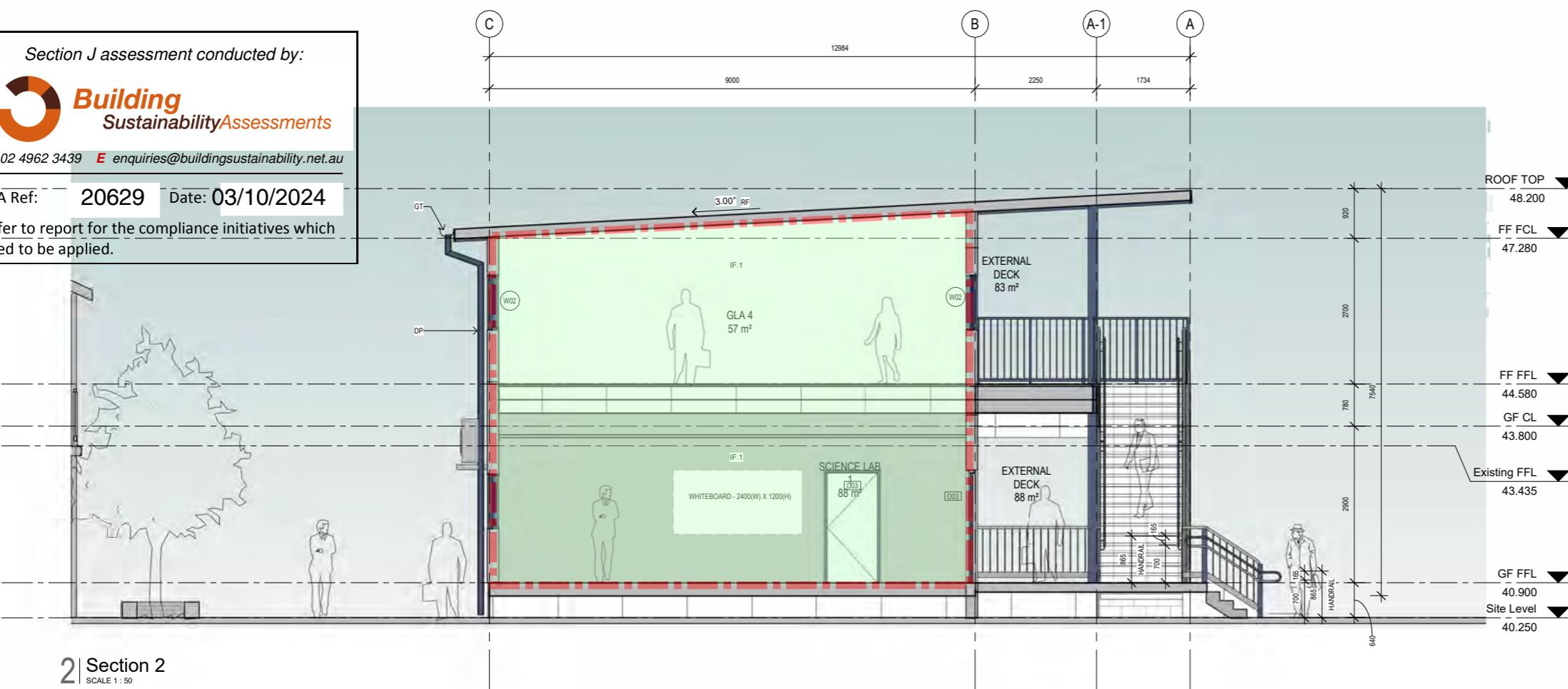
1 | Section 1  
SCALE 1 : 50

Section J assessment conducted by:  
**Building Sustainability Assessments**

P 02 4962 3439 E [enquiries@buildingsustainability.net.au](mailto:enquiries@buildingsustainability.net.au)

BSA Ref: 20629 Date: 03/10/2024

Refer to report for the compliance initiatives which need to be applied.



Insulation - Section J Report Requirements				
Roof Insulation	R1.3	Bradford Anticon R1.3 - Or Similar to meet Section J requirement		
Ceiling Insulation	R3.5	Bradford Gold Ceiling R3.5 - Or Similar to meet Section J requirement		
Wall Insulation	R2.2	Bradford Gold HP R2.2 - Or Similar to meet Section J requirement		
Subfloor Insulation	R2.5	Bradford Optimo R2.5 - Or Similar to meet Section J requirement		

WINDOW SCHEDULE					
WINDOW TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COUNT
W01	1810	1030	1000	2030	9
W02	2650	1030	1000	2030	20
W03	610	1030	1000	2030	1
W04	1450	1030	1000	2030	4
Grand total: 34					34

DOOR SCHEDULE				
Type Mark	WIDTH	HEAD HEIGHT	COUNT	
D01	750	2200	1	
D02	720	2040	5	
D03	920	2040	10	
D04	820	2040	2	
Grand total: 18				18

Extent of Conditioned Envelope

NOTE: LEVELS ARE INDICATIVE. PENDING SURVEY INFORMATION FROM REGISTERED SURVEYOR.  
NOT FOR CONSTRUCTION

2 | Section 2  
SCALE 1 : 50



3 Rosella street, Singleton NSW, 2330  
www.mgpl.com.au  
P. 02 6575 2900

Marathon Modular is the owner of the copyright of these drawings. No reproduction or use of them must be done without prior permission and written consent. Copyright 2019

Rev	Issue	Date	Description
A	22.08.24		ISSUE FOR INFORMATION
B	26.08.24		REVISED TOILET MODULE LOCATION MIRRORED
C	29.08.24		CLIENT & CONSULTANT ISSUE
E	04.09.24		CLIENT ACCEPTANCE
F	05.09.24		CLIENT ACCEPTANCE
I	30/09/23		CLIENT ACCEPTANCE

Client  
Marathon Modular

Project  
William Carey Christian School

38-44 Bumbera Street  
Prestons NSW 2170

Drawing  
SECTIONS

North  
1 : 50 @ A1  
Scale  
Date  
02/15/18  
Project No.  
2408  
Drawing No.  
SK1.C.09 I

Issued for

PRELIMINARY

Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawing.  
This design is copyright and may not be reproduced without the written permission of the architect.  
© Copyright 2020