

Thursday 7th May 2020

Architectural Statement on Energy Efficiency

Proposed Showroom and Childcare Development

Lots 1 & 2 on Wongawallan Drive and Adler Circuit, Yarrabilba Precinct One District Centre

The proposed showroom building is oriented to address the streets bounding the Eastern and Southern boundaries of the site. Glazing allows adequate daylighting into the tenancies and provides visual connection between the internal spaces and the public realm. Deep awnings, typically 1500mm proud of the external wall face, wrap around the façade to provide cover to pedestrians and to shield internal spaces from unwanted heat gain.

In its entirety, the building will be designed and constructed to comply with the national construction code. With regards to energy efficiency, Volume 1, section J of the code (Building Code of Australia for Class 2 to 9 Buildings), sets out the minimum standards of energy efficiency which the building will exceed. The building will be subject to an energy efficiency assessment conducted by an energy efficiency consultant. The consultant will confirm that standards are exceeded in a 'section J report'.

As it is designed and will be constructed, the building envelope (roof, walls, floors) will be adequately insulated to exceed the minimum standards within section J. All glazed elements (windows and doors) will be assessed to ensure compliance with efficiency standards.

Further to the building's performance in the terms of the national construction code, both internal and external spaces are designed to be comfortable during all conditions, without an undue reliance on inefficient energy consumption.

The Childcare building is located at the Northern end of the site. It is oriented towards the north, so the majority of rooms benefit from summer breezes and winter sun. Its floor plan allows for cross ventilation and the penetration of natural light deep into the building. The building envelope will be insulated to exceed the minimum standards set by the building code. Glazing will exceed energy requirements and always strategically located to avoid unnecessary heat gain or loss. All windows are shaded with significant awnings and overhangs a key part of the building's design. Verandah spaces running the full length of north and south facades to both shelter the internal spaces and allow them to open to the outdoors.

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2020/1117

Date: 03 August 2020

