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NCC PART J ENERGY EFFICIENCY REPORT

4 Delmar Parade and 812 Pittwater Road, DEE WHY

SP 32071 and SP 32072



Prepared for:

Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd

Report PJ21/11115

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1 INTRODUCTION

This report has been prepared on on behalf of Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd, seeking consent for:

- a. Demolition of existing buildings, tree removal and site clearing
- b. Construction of 2x new mixed-use buildings over a shared two storey basement car park comprising:
 - i. 230 residential apartments
 - ii. Commercial tenancies on ground floor

1.1 SUMMARY

The proposed buildings are to be located at 4 Delmar Parade and 812 Pittwater Road, Dee Why. This is situated within climate zone 5 and less than 300 metres AHD.

One building will be orientate towards the Delmar Parade frontage and one building will orientate towards the Pittwater Road frontage. These two buildings will share combined basement carparking.

The proposed building comprises the following parts:

Class 2 a Class 2 building is a building containing two or more sole-occupancy units.

Class 6 a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—

- (a) an eating room, cafe, restaurant, milk or soft-drink bar; or
- (b) a dining room, bar, shop or kiosk part of a hotel or motel; or
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- (d) market or sale room, showroom, or service station.

Class 7 a building which is--

- 1) **Class 7a** - A carpark; or
- 2) **Class 7b** – for storage, or display of goods or produce for sale by wholesale.

The building is considered able to comply with the Deemed to Satisfy provisions of the Building Code of Australia and as such achieve compliance with Performance Requirement JP1.

As there is a Class 2 portion of the development, this will be addressed in the BASIX certificate which forms part of the Development Application.

2 BASIS FOR ASSESSMENT

2.1 BUILDING DESCRIPTION

The proposed building is comprised of a mixed-use building. There are to be three ground floor commercial tenancies, basement carpark and residential units.

The subject building is to be located at 4 Delmar Parade and 812 Pittwater Road, Dee Why, situated within climate zone 5 and comprising the following parts:

Class 2 Buildings

- (1) a Class 2 is a building containing two or more sole occupancy units
- (2) Each sole-occupancy unit in a Class 2 building is a separate dwelling.

Class 6 Buildings

a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—

- (a) an eating room, cafe, restaurant, milk or soft-drink bar; or
- (b) a dining room, bar, shop or kiosk part of a hotel or motel; or
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- (d) market or sale room, showroom, or service station.

Class 7 Buildings

A Class 7 building is a storage-type building that includes one or more of the following sub-classifications:

- (1) Class 7a - A carpark; or
- (2) Class 7b – a building that is used for storage, or display of goods or produce for sale by wholesale.

The proposed development will incorporate residential unit buildings, commercial, basement carparking over up to three levels. Due to the similar building materials they will be assessed together wherever possible.

The residential buildings will be assessed using the BASIX protocol for residential dwellings and this report only refers to the Commercial section of the proposed development.

2.2 CONSTRUCTION MATERIALS

The materials listed below were used as the basis for this assessment. These materials were determined from the architectural drawings and information provided by the proponent.

Should these materials be altered, it may require a re-assessment of the proposed structure against the deemed to satisfy provisions of the BCA.

2.2.1 FLOORING AND REQUIRED INSULATION

Construction System	Concrete		
Coverings	Ceramic Tiles	None	Carpet
Sub-Floor	Above garage		
Insulation	R1.0 between conditioned and unconditioned zones.		

2.2.2 EXTERNAL WALL AND REQUIRED INSULATION

Construction System	Hebel Power Panel		
Cladding types	As indicated on the plans		
Colour	Medium – SA 0.475-0.7 Light – SA 0.1-0.475		
Insulation	R2.5		

2.2.3 ROOF, CEILING AND REQUIRED INSULATION

Roofing Material	Concrete		
Colour	Medium – SA 0.475-0.7		
Roof Insulation	R4.2		
Ventilation	Not required		
Ceiling Material	Plasterboard		
Ceiling Insulation	Nil		

2.2.4 WINDOW GLAZING

Manufacturer	Generic		
Glazing Type	As per requirements		
Window Frame	Aluminium		

2.2.5 AIR CONDITIONING SYSTEM

It is anticipated that the retail tenancies will be serviced by local split system Air Conditioners. A detailed HVAC design for the commercial tenancies is to occur at fitout or Construction Certificate stage.

2.2.6 ARTIFICIAL LIGHTING

Generic individual lighting is identified later in the report. Figures are established from industry standard average Watts.

2.2.7 HOT WATER SUPPLY

As per Australian Standard 3500.4

3 ASSESSMENT UNDER DTS PROVISIONS

3.1 BUILDING FABRIC

Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it:

- (i) abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must butt against the member; and
- (ii) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
- (iii) does not affect the safe or effective operation of a service or fitting.

Where required, reflective insulation must be installed with:

- (i) the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and
- (ii) the reflective insulation closely fitted against any penetration, door or window opening; and
- (iii) the reflective insulation adequately supported by framing members; and
- (iv) each adjoining sheet of roll membrane being:
 - (A) overlapped not less than 50 mm; or
 - (B) taped together.

Where required, bulk insulation must be installed so that:

- (i) it maintains its position and thickness, other than where it compresses between cladding and supporting members, water pipes, electrical cabling or the like; and
- (ii) in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.

A roof that:

- (i) is required to achieve a minimum Total R-Value; and
- (ii) has metal sheet roofing fixed to metal purlins, metal rafters or metal battens; and
- (iii) does not have a ceiling lining or has a ceiling lining fixed directly to those metal purlins, metal rafters or metal battens

must have a thermal break, consisting of a material with an R-value of not less than R0.2, installed between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens.

Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification J1.2 of the BCA unless otherwise stated by manufacturer.

3.1.1 ROOF AND CEILING CONSTRUCTION

The roof is to be concrete panel with insulation to the ceiling level.

3.1.2 ROOF LIGHTS

No rooflights are proposed for the commercial parts of the building.

3.1.3 WALL CONSTRUCTION

The wall construction is proposed to be rendered Hebel panel with R2.5 bulk insulation.

Internal walls between conditioned space and unconditioned space is to have a minimum total construction R-Value of R1.0.

3.1.4 FLOORS

The floors are proposed to be suspended concrete slab.

3.2 EXTERNAL GLAZING

The proposed glazing is based upon the requirements of the Building Code of Australia. The U-Value and solar heat gain co-efficient (SHGC) are identified in the glazing calculator forming Appendix A.

The proposed external glazing is considered to be consistent with the deemed to satisfy provisions for Part J2. A Glazing calculator demonstrating this is attached as Appendix A.

3.3 BUILDING SEALING

3.3.1 CHIMNEYS AND FLUES

None proposed as part of the development.

3.3.2 ROOF LIGHTS

No roof lights are proposed as part of the commercial section of the proposed development.

3.3.3 WINDOWS AND DOORS

A seal to restrict air infiltration must be fitted to each edge of any door, openable window or the like, forming part of the envelope of a conditioned space, except where:

- (i) any window complying with AS 2047; or
- (ii) a fire door or smoke door; or
- (iii) a roller shutter door, roller shutter grille or other security door or device installed only for out-of-hours security.

Any required seal for the bottom edge of an external swing door, must be a draft protection device; and for the other edges of an external door or the edges of an openable window or other such opening, may be a foam or rubber compressible strip, fibrous seal or the like.

3.3.4 EXHAUST FANS

Any exhaust fan, such as a bathroom or domestic kitchen exhaust fan, must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned space

3.3.5 CONSTRUCTION OF ROOFS, WALLS AND FLOORS

Roofs, ceilings, walls, floors and any opening such as a window frame, door frame or the like must be constructed to minimise air leakage by being:

- (i) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or
- (ii) sealed by caulking, skirting, architraves, cornices or the like.

The above requirements do not apply to openings, grilles and the like required for smoke hazard management.

3.3.6 EVAPORATIVE COOLERS

No evaporative coolers are proposed.

3.4 AIR CONDITIONING AND VENTILATION SYSTEMS

3.4.1 AIR CONDITIONING SYSTEMS

Air conditioning unit or systems must –

- (i) be capable of being deactivated when the sole-occupancy unit, building or part of the building served is not occupied; and
- (ii) Where the air-conditioning unit or system has motorised outside air and return dampers, close the dampers when the air-conditioning unit or system is deactivated; and
- (iii) Have any supply and return ductwork sealed and insulated in accordance with Specification J5.2 of the BCA; and
- (iv) Other than where a packaged air-conditioning unit is used, have a variable speed fan when its supply air quantity is varied; and
- (v) Be designed so that the total fan motor power of the air-conditioning supply air and return air fans in the building, divided by the floor area served by those fans is, in accordance with the following table

Air-conditioning sensible heat load (W/m ² of the floor area of the conditioned space)	Maximum fan motor power (W/m ² of the floor area of the conditioned space)	
	For an air-conditioning system serving not more than 500 m ²	For an air-conditioning system serving more than 500 m ²
Up to 100	5.3	8.3
101 – 150	9.5	13.5
151 – 200	13.7	18.3
201 – 300	22.2	28.0
301 - 400	30.7	37.0

Criteria will need to be reviewed during detailed design development post receipt of a development consent.

3.4.2 MECHANICAL VENTILATION SYSTEM

Extent of mechanical ventilation will need to be reviewed at detailed design of the development phase once a tenant mix has been confirmed. Any mechanical ventilation system will be consistent with the requirements of the BCA.

3.4.3 EXHAUST SYSTEMS

Any miscellaneous exhaust system with an air flow rate of more than 1000 L/s, that is associated with equipment having a variable demand such as a stove must be designed to minimise the exhausting of conditioned air and have the means for the operator to:

- a. reduce the energy used, such as by a variable speed fan, and
- b. stop the motor when the system is not needed.

The restrictions above do not apply where the air flow must be maintained for safe operation.

3.5 ARTIFICIAL LIGHTING AND POWER

As per the proposed summary table (full calculation details are provided as Appendix B), the total allowable Illumination Power Load for the building is 8,270 Watts. The proposed aggregate Design Illumination Power Load is 8,240 Watts.

As per the provisions of Part J6.2 these are an allowable Design illumination Power Load.

3.6 HOT WATER SUPPLY

Any hot water system, other than a solar hot water system, will be designed and installed in accordance with Section 8 of AS 3500.4.

3.7 ACCESS FOR MAINTENANCE

Services to be mounted in an accessible area to allow access in accordance with Part I2 of the BCA

4 CONCLUSION

The above report shows that the proposed development demonstrably complies with the Deemed to Satisfy Provisions of Section J of the Building Code of Australia.

This report demonstrates that the proposal is consistent with the DTS provisions of the BCA in regard to energy efficiency and is anticipated to satisfy the objective of Section J, to reduce greenhouse gas emissions by efficiently using energy.



Appendix A

Façade Calculator

Project Summary

Date
29/11/2021

Name
Duncan Hope

Company
Senica Consultancy Group

Position
Environmental Services Manager

Building Name / Address
4 Delmar Parade
DEE WHY 2099

Building State
NSW

Climate Zone
Climate Zone 5 - Warm temperate

Building Classification
Class 6 - restaurants, cafes, bars

Storeys Above Ground
1

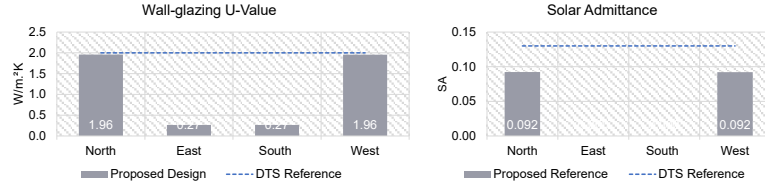
Tool Version
1.2 (June 2020)

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 Aspects).

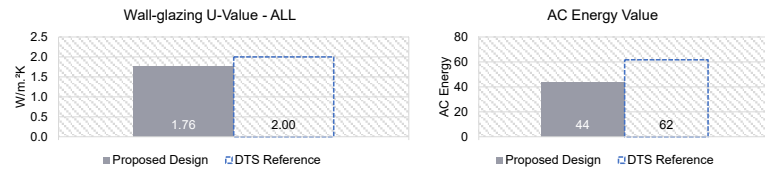
Compliant Solution =
Non-Compliant Solution =

	North	East	Method 1 South	West	Method 2 All
Wall-glazing U-Value (W/m ² .K)	1.96	0.27	0.27	1.96	1.76
Solar Admittance	0.09	0.09	0.09	0.09	0.09
AC Energy					44

Method 1



Method 2



Project Details

	North	East	South	West
Glazing Area (m ²)	62.62	0	0	29.44
Glazing to Façade Ratio	41%	0%	0%	41%
Glazing References	#NAME?		#NAME?	W01
Glazing System Types	#NAME?		#NAME?	Fixed
Glass Types	#NAME?		#NAME?	Single Glazing - low-E coating
Frame Types	#NAME?		#NAME?	#NAME?
Average Glazing U-Value (W/m ² .K)	4.40			4.40
Average Glazing SHGC	0.30	0.00	0.00	0.30
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m ²)	90.2	8.2	21.2	42.624
Wall Types	Wall	Wall	#NAME?	Wall
Methodology	Wall			
Wall Construction	Hebel 150mm w/ R2.5	Hebel 150mm w/ R2.5	#NAME?	#NAME?
Wall Thickness	225	225	#NAME?	225
Average Wall R-value (m ² .K/W)	3.75	3.75	3.75	3.75
Solar Absorptance	0.5	0.5	0.5	0.5

Project Summary

Date
29/11/2021

Name
Duncan Hope

Company
Senica Consultancy Group

Position
Environmental Services Manager

Building Name / Address
4 Delmar Parade and 812 Pittwater Road
DEE WHY 2099

Building State
NSW

Climate Zone
Climate Zone 5 - Warm temperate

Building Classification
Class 6 - restaurants, cafes, bars

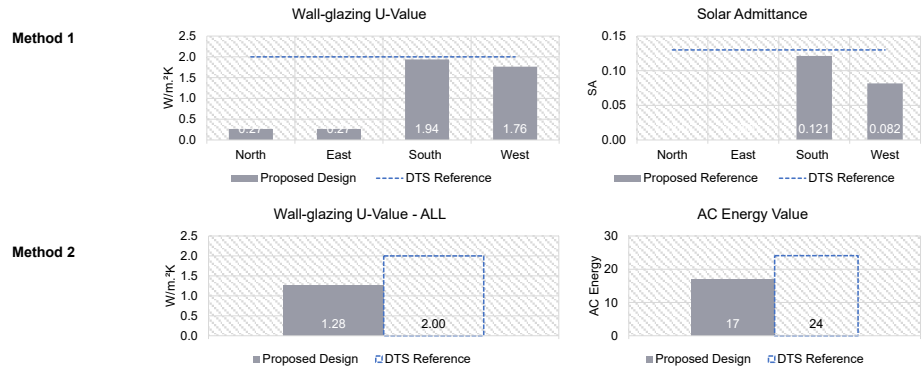
Storeys Above Ground
1

Tool Version
1.2 (June 2020)

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 Aspects).

Compliant Solution =
Non-Compliant Solution =

	North	East	Method 1 South	West	Method 2 All
Wall-glazing U-Value (W/m ² .K)	0.27	0.27	1.94	1.76	1.28
Solar Admittance			0.12	0.08	
AC Energy					17



Project Details

	North	East	South	West
Glazing Area (m ²)	0	0	17.4	29.44
Glazing to Façade Ratio	0%	0%	40%	36%
Glazing References			W01	W01
Glazing System Types			Fixed	Fixed
Glass Types			Single Glazing - low-E coating	Single Glazing - low-E coating
Frame Types			Aluminium thermally broken	Aluminium thermally broken
Average Glazing U-Value (W/m ² .K)			4.40	4.40
Average Glazing SHGC	0.00	0.00	0.30	0.30
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m ²)	13.5	54.2	25.6	51.84
Wall Types	Wall	Wall	Wall	Wall
Methodology	Wall			
Wall Construction	Hebel 150mm w/ R2.5	Hebel 150mm w/ R2.5	Hebel 150mm w/ R2.5	Hebel 150mm w/ R2.5
Wall Thickness	225	225	225	225
Average Wall R-value (m ² .K/W)	3.75	3.75	3.75	3.75
Solar Absorptance	0.5	0.5	0.5	0.5



Appendix B

Lighting Calculator



Non-residential Lighting

Class 3 and 5-9 buildings



Main Menu

Help

Multiple Lighting Systems Calculator

Calculator

Building name/description

812 Pittwater Road DEE WHY

Classification

Class 6

Number of rows preferred in table below

4

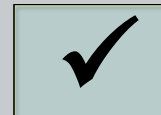
(as currently displayed)

ID	Description	Floor area of the space	Perimeter of the space	Floor to ceiling height	Design Illumination Power Load	Space	Illuminance		Adjustment Factor One			Adjustment Factor Two			Light Colour Adjustment Factors		SATISFIES PART J6.2	
							Designed Lux Level	Recommended Lux Level	Adjustment Factor One	Dimming % Area	Illuminance Turndown	Adjustment Factor Two	Dimming % Area	Illuminance Turndown	Light Colour Adjustment Factor One	Light Colour Adjustment Factor Two	System Illumination Power Load Allowance	Lighting System Share of % of Aggregate Allowance Used
1	Commercial Space A	54.7 m ²	35 m	3.2 m	1160 W	Retail space including a museum and gallery whose purpose is the sale of objects											1161 W	29% of 99%
2	WC	4.8 m ²	9 m	3.2 m	20 W	Toilet, locker room, staff room, rest room and the like											25 W	0% of 99%
3	Commercial Space B	133.6 m ²	91 m	3.2 m	2870 W	Retail space including a museum and gallery whose purpose is the sale of objects											2877 W	71% of 99%
4	WC	4.7 m ²	9 m	3.2 m	20 W	Toilet, locker room, staff room, rest room and the like											25 W	0% of 99%

Total 4070 W

Total 4088 W

if inputs are valid



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Non-residential Lighting

Class 3 and 5-9 buildings



Main Menu

Help

Multiple Lighting Systems Calculator

Calculator

Building name/description

4 Delmar Parade DEE WHY

Classification

Class 6

Number of rows preferred in table below

2

(as currently displayed)

ID	Description	Floor area of the space	Perimeter of the space	Floor to ceiling height	Design Illumination Power Load	Space	Illuminance		Adjustment Factor One			Adjustment Factor Two			Light Colour Adjustment Factors		SATISFIES PART J6.2	
							Designed Lux Level	Recommended Lux Level	Adjustment Factor One	Dimming % Area	Illuminance Turndown	Adjustment Factor Two	Dimming % Area	Illuminance Turndown	Light Colour Adjustment Factor One	Light Colour Adjustment Factor Two	System Illumination Power Load Allowance	Lighting System Share of % of Aggregate Allowance Used
1	Commercial Space	231.7 m ²	85 m	3.2 m	4150 W	Retail space including a museum and gallery whose purpose is the sale of objects											4159 W	100% of 99%
2	WC	4.1 m ²	15 m	3.2 m	20 W	Toilet, locker room, staff room, rest room and the like											23 W	0% of 99%

Total 4170 W

Total 4182 W

if inputs are valid



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