

Revised Scheme

With regards to the ESD implications of the proposed scheme, there are two areas to be considered. Firstly the BCA Energy efficiency requirements and secondly the general ESD initiatives to be implemented.

BCA Section J

The previous facade proposed for Pirrama road was designed so as to achieve compliance with BCA Section J, Energy Efficiency. BCA deemed to satisfy requirements indicated that the amount of glazing proposed would be non-compliant. However, due to the nature of the development i.e. long hours of operation, typically outside of peak sun hours, an alternative solution was proposed. Preliminary modelling indicated that compliance could be achieved through a combination of a high performance facade with operable windows to allow natural ventilation when the conditions permitted. Whilst a full BCA verification model could not be completed at this stage due to the design not being fully developed, the solution presented indicated that compliance could be achieved with the proposed facade.

The revised scheme is proposing an alternative facade performance to that previously detailed. However the process proposed to achieve BCA Section J compliance remains the same. The new scheme allows for a lighter glass with higher transmission properties, compliance is proposed through the use of a base building installed and operated internal blind system. It is proposed that the combined facade performance of glazing and internal blind will be sufficient to achieve the required performance as previously determined. Additionally, the potential operable window area has increased above that proposed as part of the original scheme. This will increase the opportunity for natural ventilation, further reducing the energy consumption.

ESD Initiatives

The ESD initiatives proposed for the previous scheme remain the same with the revised scheme. ESD initiatives are proposed and will be considered. Initiatives in the following categories have been put forward:

- Management
- Indoor Environment Quality
- Energy Conservation
- Transport
- Water Conservation
- Materials
- Emissions