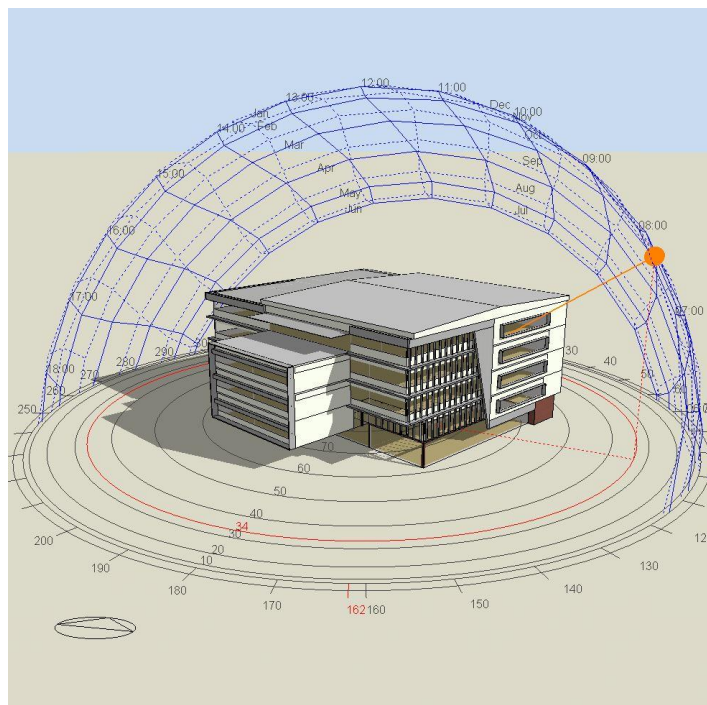


209 Robina Town Centre Drive – Building 3 Base Building

NCC 2019 BCA Volume One Amendment 1
Section J - JV3 Energy Efficiency Report



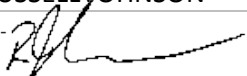
CBA Project no.	078-74
Revision	2
Date of issue	24 TH NOVEMBER 2020
Prepared by	RUSSELL JOHNSON
Signed	

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EXECUTIVE SUMMARY

This report has been prepared for Graystone for the proposed TAFE Building 3 at 209 Robina Town Centre Drive, Robina. The intention of this report is to verify that the building can achieve the NCC energy efficiency requirements without the need to insulate the suspended floor slab.

The alternate verification method JV3 has been utilised to confirm that the annual energy usage of the proposed building does not exceed that of a deemed to satisfy (DTS) reference building.

Below is a list of modelling variables used to achieve the proposed buildings energy performance.

Building Fabric Thermal Performance

Insulation has been added to the proposed building fabric as follows;

- Roof – 100mm foil faced insulation with a material R-value of **R2.5**
- External walls – 90mm insulation with a material R-value of **R2.5**
- Floors – Not insulated

Glazing performance;

- Entry to Main Foyer – Total System performance U-Value 6.5 SHGC 0.71 (6mm Clear Glass)
- All other External glazing – Total System performance U-Value 4.7 SHGC 0.38 (6mm Eantage Grey Low E#2)

Estimated Annual Energy Consumption

Reference Building 1,168,443 kWhrs

Proposed Building 1,124,834 kWhrs

INTRODUCTION

This report has been prepared for the proposed TAFE building 3 at 209 Robina Town Centre Drive, Robina.

The intention of this report is to verify that the building meets the performance requirements of the NCC 2019 Section J Energy Efficiency provisions.

The JV3 verification method has been utilised in order to eliminate the need to insulate the suspended floor slabs.

GENERAL INFORMATION

Building Classification

The building classification is expected to be Class 9b (school building).

Climate Zone

The building is in the City of Gold Coast which falls within climate zone 2.

Reference Documentation

The information contained within this report has been based on the following;

Nettleton Tribe Architects drawings Project 11306

001 Site Plan

053 Ground Plan Overall

105 Ground Plan

106 Level 1 Plan

107 Level 2 Plan

108 Level 3 Plan

109 Level 4 Plan

110 Roof Lower Plan

111 Roof Upper Plan

153-154 Wall Types

201-204 Building Elevations

301-302 Building Sections

303-319 Façade Sections

401 Proposed Building Sections 1

402 Proposed Building Sections 2

Cushway Blackford & Associates Mechanical services drawings Project 078-74

MWD01 Site Plan, Legend, Schedules, Details & Notes

MWD04 Ground Floor Air Conditioning and Mechanical Ventilation Layout

MWD05 Level 1 Air Conditioning and Mechanical Ventilation Layout

MWD06 Level 2&3 Air Conditioning and Mechanical Ventilation Layout

MWD07 Level 4 Air Conditioning and Mechanical Ventilation Layout

MWD08 Roof Plan Air Conditioning and Mechanical Ventilation Layout

cushway.com.au

Modelling Software

The energy modelling software used to determine the annual energy consumption of both the proposed building and the DTS reference building was Design Builder Version 6.1.6.005

Disclaimer

The JV3 verification method uses specific criteria outlined in the BCA which may not be representative of the true building operation and is intended for comparison purposes only. The results of the energy simulations contained within this report are for Section J compliance only.

JV3 MODELLING

The JV3 verification method compares a DTS reference building with the proposed building to confirm whether the proposed building is capable of achieving the same level of energy efficiency as a DTS building.

Modelling Variables

The variables used in the energy modelling consist of construction elements such as roof, floor and wall construction as well as the glazing performance, while the building services were kept constant.

Roof Construction

The reference building uses roof construction that has a total R-value of **R3.7** and a solar absorptivity of 0.45 in accordance with NCC Clause J1.3.

The proposed building uses the following roof types;

Roof 1

2.5° metal roof sheet (surfmist) with a solar absorptivity of 0.4, 100mm foil faced roof insulation with a material R-value of **R2.5**, roof space, and a suspended plasterboard ceiling with a total roof construction R-Value of **R4.1**.

Roof 2

200mm concrete with a solar absorptivity of 0.6, 100mm foil faced insulation on the underside with a material R-value of **R2.5**, roof space, and a suspended plasterboard ceiling with a total construction R-value of **R4.2**.

Wall and Glazing Construction

The reference building uses a solar absorptivity of 0.6 for the envelope walls in accordance with NCC Specification Jv 2b). The DTS Wall and Glazing thermal performance coefficients were calculated using the wall and glazing calculator (refer Appendix B) and are as follows;

Wall **U-value 0.28**

Glazing **U-value 4.82**

Glazing **SHGC 0.51**

The envelope walls of the proposed building consist of the following;

Wall type 1 (A7)

FC sheeting with a solar absorptivity of 0.6, a 35mm air gap, 20mm reflective airgap, 90mm insulation with a material R-value of **R2.5** and a 13mm internal plasterboard lining with a total R-value of **R3.5**.

Wall type 2 (A11)

Face brick with a solar absorptivity of 0.6, a 20mm reflective air gap, 90mm insulation with a material R-value of **R2.5** and a 13mm internal plasterboard lining with a total R-value of **R3.4**.

Wall Type 3 (SG01)

Spandrel glazing, 35mm air gap, 90mm insulation with a material R-value of **R2.5**, a 64mm steel stud with plasterboard lining with a total R-value of **R3.0**.

Wall Type 4 (SG01 above ceiling level)

Spandrel glazing, 90mm insulation with a material R-value of **R2.5**, with a total R-value of **R2.5**.

The glazing for the proposed building consists of;

- Entry to Main Foyer –Total System performance U-Value 6.5 SHGC 0.71 (6mm Clear Glass)
- All other External glazing – Total System performance U-Value 4.7 SHGC 0.38 (6mm Everage Grey Low E#2)

Floor Construction

The reference building uses floor insulation to achieve a total floor construction R-value of **R2.0** in accordance with NCC J1.6 Table J1.6. This occurs on ground floor and the first and second floor slabs where they overhang the conditioned space below.

The proposed building uses no insulation however it uses carpet and achieves a total system R-Value of **R0.5**

Other elements

Other modelling variables such as such as external shading, lighting, power, ventilation and infiltration, temperature set points, and air conditioning systems etc were kept constant.

SIMULATION RESULTS

The proposed building (1,124,834 kWhrs/annum) used less energy/annum than the DTS Reference Building (1,168,443 kWhrs/annum).

CONCLUSION

The energy modelling shows that the proposed building design can achieve the same and slightly better annual energy usage results as a DTS reference building.

It is therefore confirmed that using the BCA JV3 verification method, the proposed TAFE building 3 at 209 Robina Town Centre Drive, Robina meets the performance requirements of Section J.

APPENDICES

Appendix A) Building Simulation Outputs

DTS Building Summary

Program Version: **EnergyPlus, Version 8.9.0-40101eaafd, YMD=2020.10.01 14:58**

Tabular Output Report in Format: **HTML**

Building: **Building**

Environment: **ROBINA BUILDING 3 (01-01:31-12) ** Brisbane QLD AUS RMY WMO#=94578**

Simulation Timestamp: **2020-10-01 14:58:48**

Report: **Annual Building Utility Performance Summary**

For: **Entire Facility**

Timestamp: **2020-10-01 14:58:48**

Values gathered over **8760.00** hours

Site and Source Energy

	Total Energy [kWh]	Energy Per Total Building Area [kWh/m2]	Energy Per Conditioned Building Area [kWh/m2]
Total Site Energy	1168443.56	177.39	210.02
Net Site Energy	1168443.56	177.39	210.02
Total Source Energy	2287701.32	347.31	411.20
Net Source Energy	2287701.32	347.31	411.20

Site to Source Energy Conversion Factors

	Site=>Source Conversion Factor
Electricity	3.167
Natural Gas	1.084
District Cooling	1.056
District Heating	3.613
Steam	0.250
Gasoline	1.050
Diesel	1.050
Coal	1.050
Fuel Oil #1	1.050
Fuel Oil #2	1.050
Propane	1.050
Other Fuel 1	1.000
Other Fuel 2	1.000

Building Area

	Area [m2]
Total Building Area	6586.89
Net Conditioned Building Area	5563.47
Unconditioned Building Area	1023.41

Proposed Building Summary

Program Version: **EnergyPlus, Version 8.9.0-40101eaafd, YMD=2020.10.06 16:57**

Tabular Output Report in Format: **HTML**

Building: **Building**

Environment: **ROBINA BUILDING 3 (01-01:31-12) ** Brisbane QLD AUS RMY WMO#=94578**

Simulation Timestamp: **2020-10-06 16:57:26**

Report: **Annual Building Utility Performance Summary**

For: **Entire Facility**

Timestamp: **2020-11-03 13:30:32**

Values gathered over **8760.00** hours

Site and Source Energy

	Total Energy [kWh]	Energy Per Total Building Area [kWh/m2]	Energy Per Conditioned Building Area [kWh/m2]
Total Site Energy	1124834.08	173.32	205.23
Net Site Energy	1124834.08	173.32	205.23
Total Source Energy	2234539.50	344.31	407.71
Net Source Energy	2234539.50	344.31	407.71

Site to Source Energy Conversion Factors

	Site=>Source Conversion Factor
Electricity	3.167
Natural Gas	1.084
District Cooling	1.056
District Heating	3.613
Steam	0.250
Gasoline	1.050
Diesel	1.050
Coal	1.050
Fuel Oil #1	1.050
Fuel Oil #2	1.050
Propane	1.050
Other Fuel 1	1.000
Other Fuel 2	1.000

Building Area

	Area [m2]
Total Building Area	6489.95
Net Conditioned Building Area	5480.77
Unconditioned Building Area	1009.18

Temperature Range Check and Thermal Comfort Report

Site Name: Robina Building 3, Building Name: Building 3, Location Template: GOLD COAST SEAWAY, Weather File: AUS_OLD_BRISBANE_RMY

Report generated: 13/10/2020 12:14:40 PM

Building level activity settings:

Winter clothing level: 1, Summer clothing level: 0.5, Metabolic Rate: R/J office work, Comfort Radiant Temperature Weighting: 1 - Zone Averaged

Section J Temperature Range Check. Target temperature range: 21 - 24 degrees.

All zones pass temperature check - Building : PASS

Block	Zone	Floor Area (m ²)	Fraction Total Floor Area	Building Class	Operation Hours (2 6.2 fractional occupancy)	Operation Hours T below 21	Operation Hours T between 21 and 24	Operation Hours T above 24	Fraction Operation Hours T between 21 and 24	Zone temperature meets Section J target (greater than 99 % Operation Hours between 21 and 24)
Ground Floor	FCU-G.3 and 4	236.3	5.04	Class 9b school	2349	0	2349	0	1.000	PASS
Ground Floor	FCU-G.5 and 6	294.5	6.06	Class 9b school	2349	0	2349	0	1.000	PASS
Ground Floor	FCU-G.8	66.5	1.41	Class 9b school	2349	0	2349	0	1.000	PASS
Ground Floor	FCU-G.9	27.8	0.59	Class 9b school	2349	0	2349	0	1.000	PASS
Ground Floor	FCU-G.1	88.3	1.87	Class 9b school	2349	0	2349	0	1.000	PASS
Ground Floor	FCU-G.7	133.7	2.85	Class 9b school	2349	0	2349	0	1.000	PASS
Ground Floor	FCU-G.2	78.2	1.66	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.4	61.1	1.30	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.11	35.5	0.76	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.1	92.1	1.97	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.10	101.9	2.19	Class 9b school	2349	1	2348	0	1.000	PASS
Level 1	FCU-1.2	106.1	2.28	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.9	88.0	1.87	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.3	106.2	2.28	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.5	82.1	1.75	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.7	115.8	2.49	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.6	90.9	1.96	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	FCU-1.8	115.7	2.48	Class 9b school	2349	1	2348	0	1.000	PASS
Level 3	FCU-3.3	109.3	2.33	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.12	133.2	2.85	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.2	112.3	2.40	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.11	136.3	2.91	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.14	38.9	0.84	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.1	91.0	1.95	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.9	101.9	2.19	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.8	118.1	2.54	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.10	132.5	2.85	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.5	118.5	2.55	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.13	133.9	2.88	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.4	107.5	2.30	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.6	84.0	1.81	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	FCU-3.7	84.0	1.81	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.14	37.7	0.80	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.1	91.0	1.95	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.9	161.9	3.45	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.11	143.6	3.08	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.2	112.3	2.40	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.3	109.3	2.33	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.12	141.5	3.03	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.7	84.0	1.81	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.8	102.2	2.19	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.10	148.2	3.18	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.6	84.0	1.81	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.5	102.5	2.20	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.13	141.5	3.03	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	FCU-2.4	107.5	2.30	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	FCU-4.3	103.4	2.21	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	FCU-4.6	147.6	3.16	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	FCU-4.12	38.9	0.84	Class 9b school	2349	2	2347	0	0.999	PASS
Level 4	FCU-4.1	91.0	1.95	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	FCU-4.9	116.5	2.50	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	FCU-4.2	102.2	2.19	Class 9b school	2349	0	2349	0	1.000	PASS

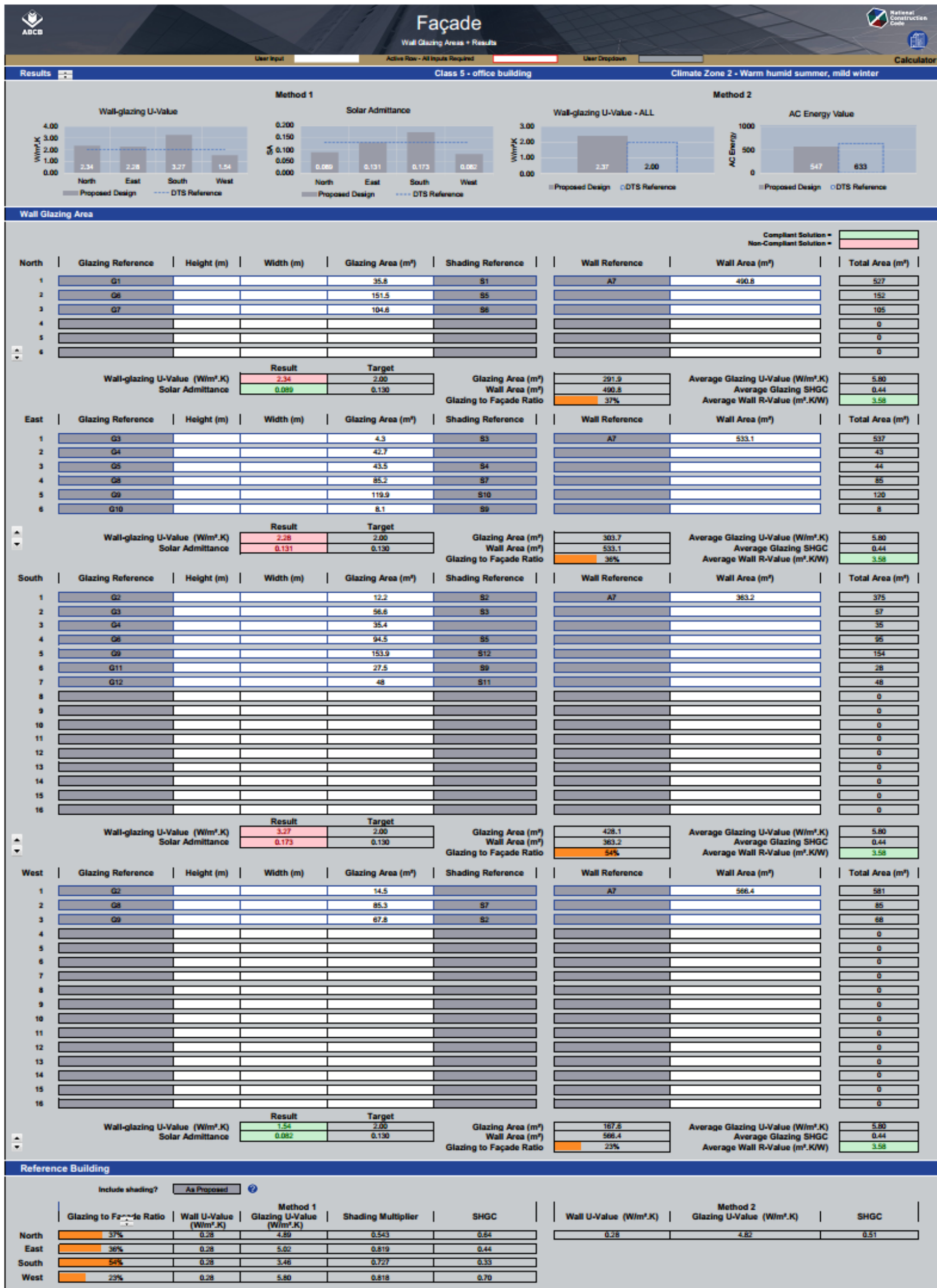
Level 4	PCU-4.8	113.6	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.11	114.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.10	113.9	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.7	113.7	0.02	Class 9b school	2349	2	2347	0	0.999	PASS
Level 4	PCU-4.6	116.5	0.03	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.5	85.7	0.01	Class 9b school	2349	0	2349	0	1.000	PASS

Section J PMV Thermal Comfort Check. Target PMV range: -1.0 to +1.0

More than 95% (100.0%) of floor area passes PMV check - Building : PASS

Block	Zone	Floor Area (m ²)	Fraction Total Floor Area	Building Class	Operation Hours (0.2 fractional occupancy)	Operation Hours PMV below -1	Operation Hours PMV between -1 and 1	Operation Hours PMV above 1	Fraction Operation Hours PMV between -1 and 1	Zone PMV meets Section J target (greater than 95 % Operation Hours between -1 and 1)
Ground Floor	PCU-G.3 and 4	236.3	0.04	Class 9b school	2349	1	2348	0	1.000	PASS
Ground Floor	PCU-G.5 and 6	394.5	0.06	Class 9b school	2349	5	2344	0	0.998	PASS
Ground Floor	PCU-G.8	86.5	0.01	Class 9b school	2349	7	2342	0	0.997	PASS
Ground Floor	PCU-G.9	77.8	0.00	Class 9b school	2349	10	2339	0	0.998	PASS
Ground Floor	PCU-G.1	89.3	0.01	Class 9b school	2349	6	2343	0	0.997	PASS
Ground Floor	PCU-G.7	133.7	0.02	Class 9b school	2349	7	2342	0	0.997	PASS
Ground Floor	PCU-G.2	78.2	0.01	Class 9b school	2349	6	2344	0	0.998	PASS
Level 1	PCU-1.4	61.1	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	PCU-1.11	35.5	0.01	Class 9b school	2349	3	2346	0	0.999	PASS
Level 1	PCU-1.1	82.1	0.01	Class 9b school	2349	5	2344	0	0.998	PASS
Level 1	PCU-1.10	181.9	0.02	Class 9b school	2349	3	2346	0	0.999	PASS
Level 1	PCU-1.2	158.1	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	PCU-1.9	88.6	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	PCU-1.3	118.2	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	PCU-1.5	62.1	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	PCU-1.7	115.9	0.02	Class 9b school	2349	19	2330	0	0.997	PASS
Level 1	PCU-1.6	80.9	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 1	PCU-1.8	115.7	0.02	Class 9b school	2349	19	2330	0	0.992	PASS
Level 3	PCU-3.3	118.3	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.12	133.2	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.2	112.3	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.11	135.3	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.14	38.9	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.1	91.0	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.9	181.9	0.02	Class 9b school	2349	1	2348	0	1.000	PASS
Level 3	PCU-3.8	118.1	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.10	132.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.5	118.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.13	133.9	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.4	107.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 3	PCU-3.6	84.0	0.01	Class 9b school	2349	1	2348	0	1.000	PASS
Level 3	PCU-3.7	84.0	0.01	Class 9b school	2349	1	2348	0	1.000	PASS
Level 2	PCU-2.14	37.7	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.1	91.0	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.9	101.9	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.11	143.6	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.2	112.3	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.3	119.3	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.12	141.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.7	84.0	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.8	112.2	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.10	146.2	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.5	84.0	0.01	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.5	102.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.13	141.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 2	PCU-2.4	107.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.3	103.4	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.6	147.6	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.12	38.9	0.01	Class 9b school	2349	12	2337	0	0.995	PASS
Level 4	PCU-4.1	91.0	0.01	Class 9b school	2349	12	2337	0	0.995	PASS
Level 4	PCU-4.9	116.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.2	112.2	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.8	113.6	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.11	114.5	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.10	113.9	0.02	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.7	113.7	0.02	Class 9b school	2349	15	2334	0	0.994	PASS
Level 4	PCU-4.6	116.5	0.03	Class 9b school	2349	0	2349	0	1.000	PASS
Level 4	PCU-4.5	85.7	0.01	Class 9b school	2349	0	2349	0	1.000	PASS

Appendix B) Wall and Glazing Calculator Output Façade



Project Summary

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/m².K)	2.34	2.28	3.27	1.54	2.37
Solar Admittance	0.09	0.13	0.17	0.08	
AC Energy Value					547

Method 1

Method 2

Project Details

	North	East	South	West
Glazing Area (m²)	291.9	303.7	428.1	167.6
Glazing to Façade Ratio	37%	36%	54%	23%
Glazing References	G1 G6 G7	G3 G4 G5 G8 G9 G10	G2 G3 G4 G6 G9 G11 G12	G2 G8 G9
Glazing System Types	Fixed	Fixed	Fixed	Fixed
Glass Types	Solar cool grey	Solar cool grey	Solar cool grey	Solar cool grey
Frame Types	Aluminium	Aluminium	Aluminium	Aluminium
Average Glazing U-Value (W/m².K)	5.80	5.80	5.80	5.80
Average Glazing SHGC	0.44	0.44	0.44	0.44
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m²)	490.8	533.1	363.2	566.4
Wall Types	Wall	Wall	Wall	Wall
Methodology	Wall			
Wall Construction	9mm FC cladding / 50mm airgap / 150mm glasswool / 13mm plasterboard	9mm FC cladding / 50mm airgap / 150mm glasswool / 13mm plasterboard	9mm FC cladding / 50mm airgap / 150mm glasswool / 13mm plasterboard	9mm FC cladding / 50mm airgap / 150mm glasswool / 13mm plasterboard
Wall Thickness	222	222	222	222
Average Wall R-value (m².K/W)	3.58	3.58	3.58	3.58
Solar Absorptance	0.6 0.65 0.5 0.7	0.6 0.65 0.5 0.7	0.6 0.65 0.5 0.7	0.6 0.65 0.5 0.7

Knisco Reference No: 206390

4 July 2022

Document Register/Transmittal

RE: FORM 11 – CERTIFICATE OF OCCUPANCY

Please find attached the Form 11 – Certificate of Occupancy for the completed building works for the project described below.

PROJECT DESCRIPTION:	
Project Name:	TAFE QLD Robina
Site Address:	209 Robina Town Centre Drive <i>(also known as 94 Laver Drive)</i> Robina QLD 4226
Real Property Description:	Lot 2 on SP309298 <i>(also known as Lot 3 on SP309357)</i>
Local Government Area:	Gold Coast City Council
Applicant Name:	TAFE Queensland (Simon Pritchard)

Please find attached the following documents:

- Form 11 – Certificate of Occupancy
- QFES compliant inspection / testing report for Special Fire Services
- Installation / Inspection certificates (Form 12), and other applicable documentation relied upon
- A list of fire safety installations applicable to the building

Occupation of Building / Building Owners Responsibility

The following matters apply to the use and/or occupation of the building:

1. The building owner must ensure the Form 11 – Certificate of Occupancy is displayed as near as practical to the building's main entrance as required by Section 108A of the Queensland Building Act 1975.
2. Fire Safety Systems for the building must be maintained in accordance with relevant statutory legislation and applicable Australian Standards. Fire Safety Systems to the building may include:

Structural features

- Fire dampers
- Fire doors
- Penetrations through fire-rated construction
- Structural fire protection
- Systems required to have a fire-resistance level

Fire protection system

- Fire detection and alarm systems
- Sprinklers
- Stairwell pressurisation systems

Firefighting equipment

- Portable fire extinguishers
- Fire hose reels
- Fire hydrant system including booster pump

Occupant safety features

- Emergency lighting
- Exit door hardware
- Exit signs
- Fire doors

If you have any queries, please do not hesitate to contact Knisco on (07) 3852 2080.

Form 11 Certificate/Interim Certificate of Occupancy



A Form 11 must be completed to fulfil the requirements prescribed in section 102(2) and 103 of the *Building Act 1975* for a Certificate of Occupancy.

A Form 11 must also be completed to fulfil the requirements prescribed in section 104 of the *Building Act 1975* for an Interim Certificate of Occupancy.

<p>1. Type of certificate</p> <p>Indicate the type of Certificate of Occupancy being issued.</p> <p>Interim Certificate: Issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed.</p>	<p><input checked="" type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Interim Certificate of Occupancy</p> <p>Date Interim Certificate of Classification will expire (if applicable)</p> <p style="border: 1px solid black; padding: 2px;">N/A</p>
---	--

<p>2. Owner details</p> <p>If the applicant is a company, a contact person must be shown</p>	<p>Name (natural person or company)</p> <p style="border: 1px solid black; padding: 2px;">Alceon Group No 27 Pty Ltd as Trustee for the Acuity Business Park Trust</p>
---	--


<p>3. Property description</p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address (include number, street, suburb/locality and postcode)</p> <p style="border: 1px solid black; padding: 2px;">209 Robina Town Centre Drive (also known as 94 Laver Drive)</p> <p style="border: 1px solid black; padding: 2px;">Robina State: QLD Postcode: 4226</p> <p>Lot and plan details (attach list if necessary)</p> <p style="border: 1px solid black; padding: 2px;">Lot 2 on SP309298 (also known as Lot 3 on SP309357)</p> <p>Local government area the land is situated in</p> <p style="border: 1px solid black; padding: 2px;">Gold Coast City Council</p>
--	---

<p>4. Classification</p> <p>The building or part thereof described is classified as follows in accordance with Part A6 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part, state the part to which each classification relates.</p>	Part of building/description	Class of building/part
	Educational Fitout of Ground Level to Level 4 Only	Class 9b

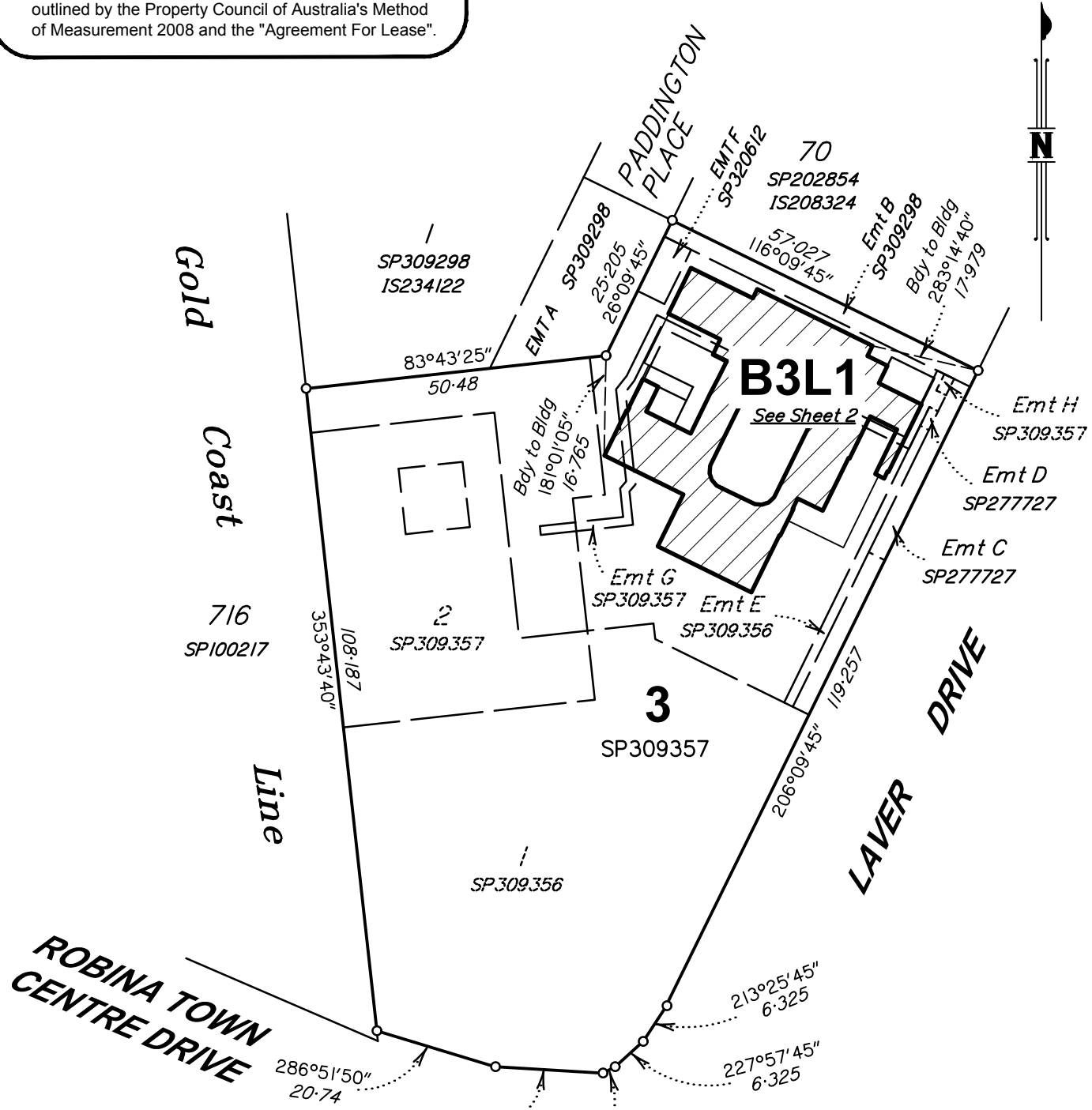
<p>5. Maximum number of people permitted</p> <p>If applicable, state the maximum number of people permitted in the building and the portion it applies to.</p>	Maximum population	Part of building
	As per the deemed-to-satisfy provisions of the National Construction Code Volume 1 – Building Code of Australia and as per DA Condition 4 (608 students and 89 staff).	Ground Level to Level 4

<p>6. Restriction on the use or occupation of the building</p> <p>If the building work uses a performance solution and or a deem-to-satisfy solution within the meaning of the Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction.</p> <p>For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia</p>	Restrictions	
	<p>The following restrictions apply to the use or occupation of the building:</p> <div style="border: 1px solid black; padding: 5px;"> <p>A subsequent Form 11 Certificate of Occupancy will be required to cover the installation of the operable walls on Level 4 and any new balustrade panels once installed.</p> <p>NOTE: The installation of the wallpaper within the fire stairs and fitout corridors is not part of this Building Approval and Certificate of Occupancy reference number 206390.</p> </div>	

<p>7. Performance solutions</p> <p>If the building work uses a performance solution and or a deem-to-satisfy solution within the meaning of the Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction.</p> <p>For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia</p>	Performance solution requirements										
	<p>The following systems and procedures form part of the performance solution:</p> <div style="border: 1px solid black; padding: 5px;"> <p>This portion of the building is subject to a Performance Solution addressing the Performance Requirement of the Building Code of Australia. Fire Engineering Assessment Report reference 21-1-4FQ96 Revision 1 dated 21 December 2021 prepared by i-Fire Engineers relates to the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Description</th> <th style="width: 20%;">DTS Clause</th> <th style="width: 30%;">Performance Requirement</th> </tr> </thead> <tbody> <tr> <td>Extended travel up to 21m to a point of choice for egress from the utility room within the Beauty Room 2 on Level 1 in lieu of the required 20m.</td> <td>D1.4</td> <td>DP4, EP2.2</td> </tr> <tr> <td>Extended travel up to 23m to a point of choice for egress from the training Kitchen 2 on Level 4 in lieu of the required 20m.</td> <td>D1.4</td> <td>DP4, EP2.2</td> </tr> </tbody> </table> <p>The ongoing management of the building is to take under consideration the conditions forming part of the following Development Permit for Building Works:</p> <ul style="list-style-type: none"> Knisco Development Solutions (Stage 1) – reference 206390 dated 09 November 2021; Knisco Development Solutions (Stage 2) – reference 206390 dated 22 February 2022; and Knisco Development Solutions (Stage 3) – reference 206390 dated 22 June 2022. <p>Any modification to the building must take into consideration these conditions / recommendations. Advice from a suitably qualified fire safety engineer may be required to determine building code compliance is maintained.</p> </div>			Description	DTS Clause	Performance Requirement	Extended travel up to 21m to a point of choice for egress from the utility room within the Beauty Room 2 on Level 1 in lieu of the required 20m.	D1.4	DP4, EP2.2	Extended travel up to 23m to a point of choice for egress from the training Kitchen 2 on Level 4 in lieu of the required 20m.	D1.4
Description	DTS Clause	Performance Requirement									
Extended travel up to 21m to a point of choice for egress from the utility room within the Beauty Room 2 on Level 1 in lieu of the required 20m.	D1.4	DP4, EP2.2									
Extended travel up to 23m to a point of choice for egress from the training Kitchen 2 on Level 4 in lieu of the required 20m.	D1.4	DP4, EP2.2									

<p>8. Building certifier</p> <p>If the building certifier is a company, a contact person must be shown.</p>	Name of building certifier (in full)		Licence number	
	Knisco Development Solutions Pty Ltd (Cameron McLean)		A707057	
	Signature	Date	Building Approval Reference Number	
		4/07/2022	206390	

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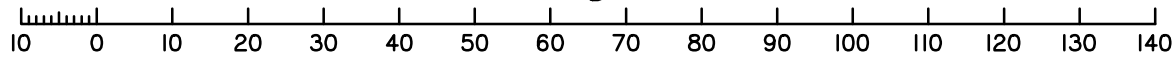


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Cadastral Surveyor
 Date 8/02/2022

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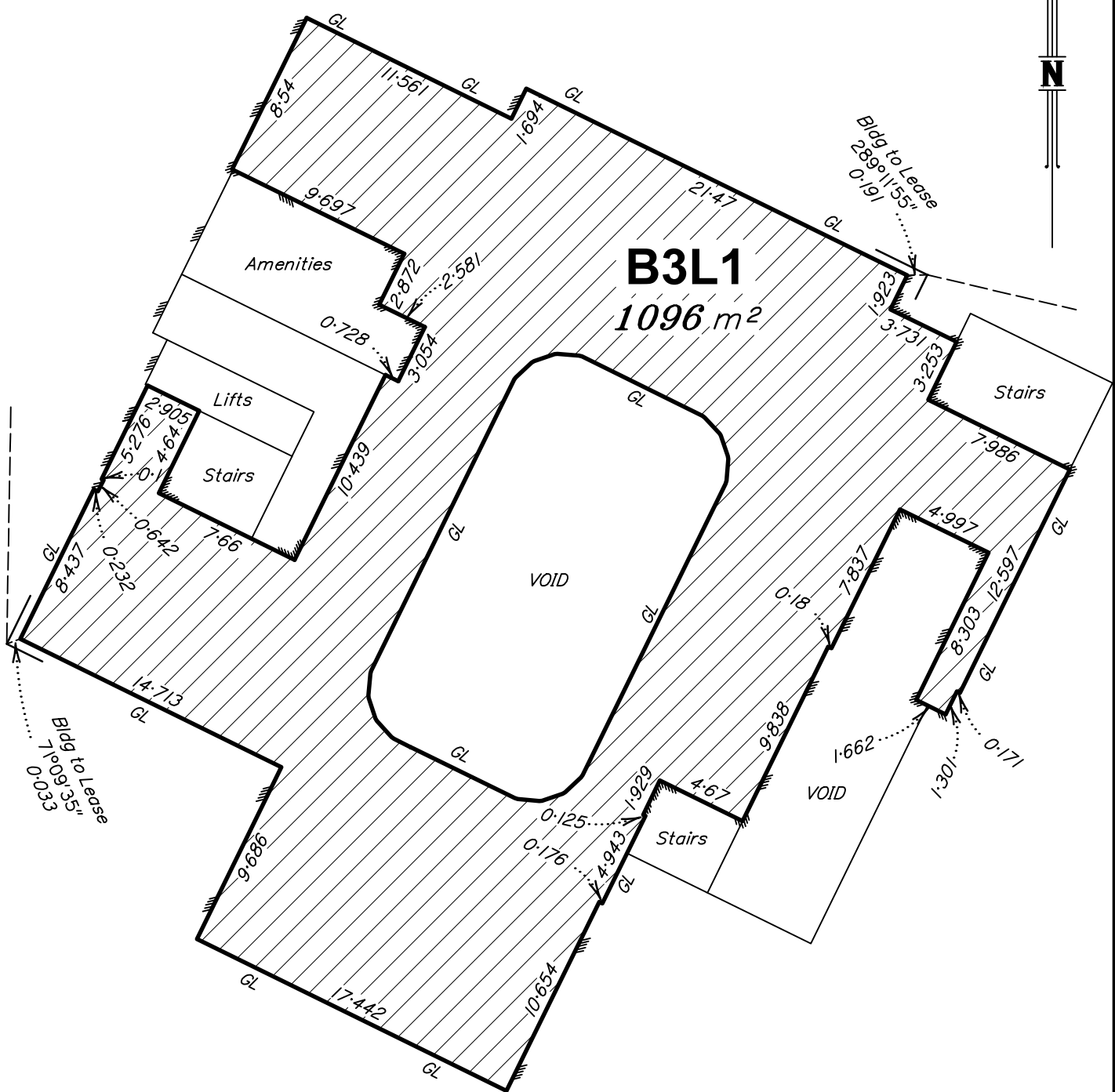
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 Lot 3 on SP309357

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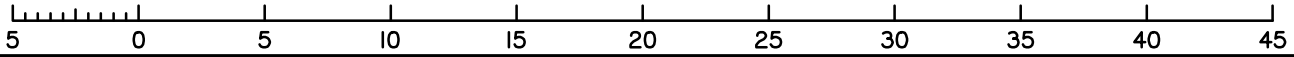
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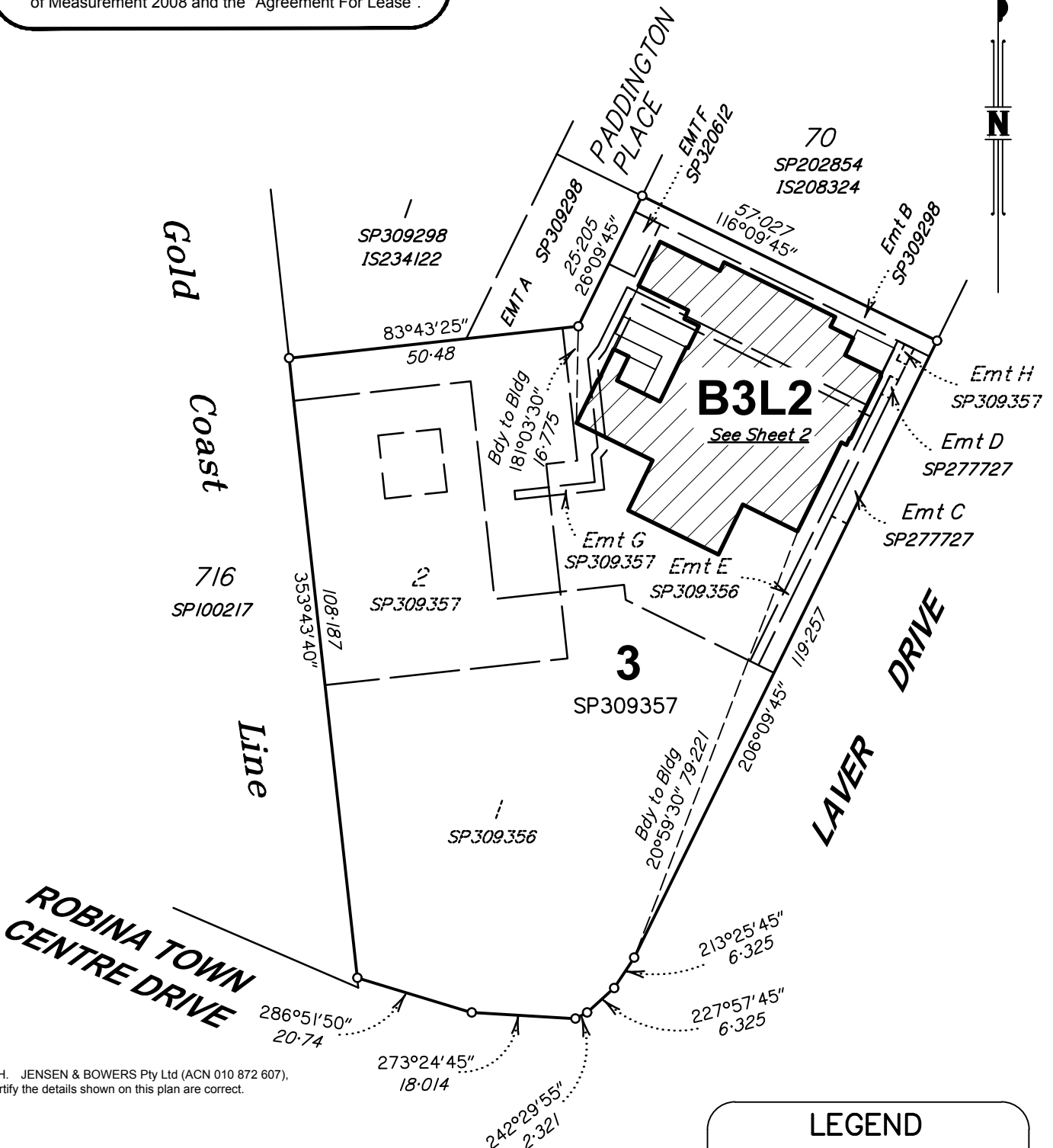
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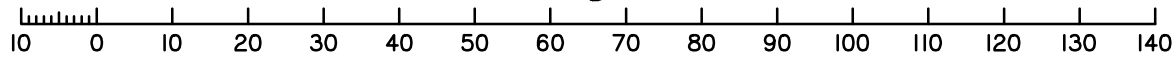


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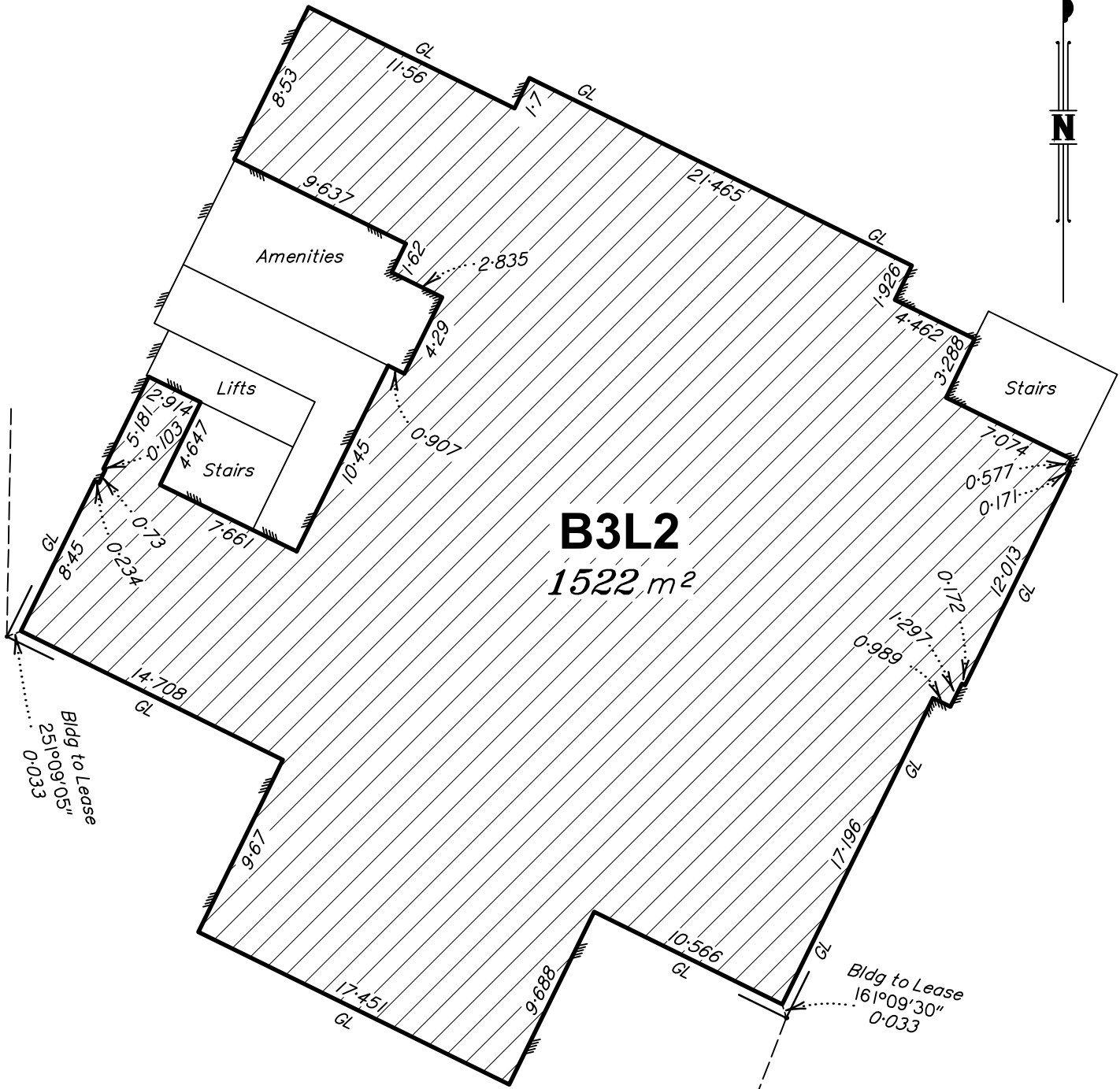
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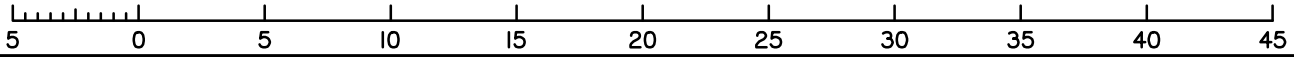
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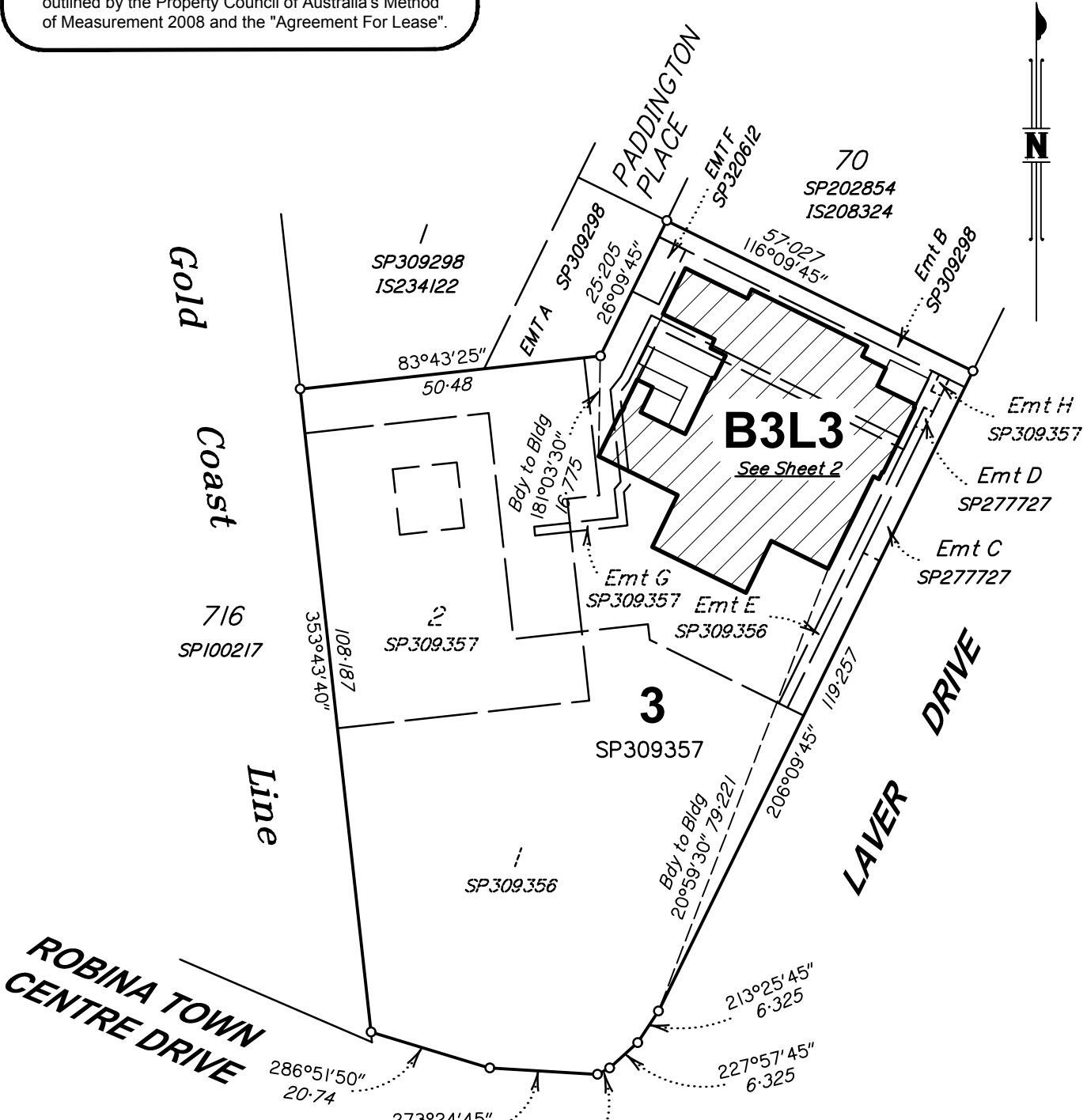
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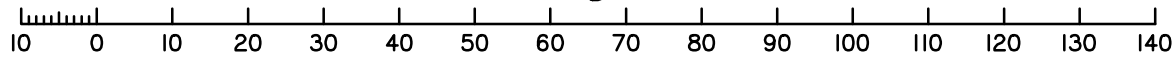


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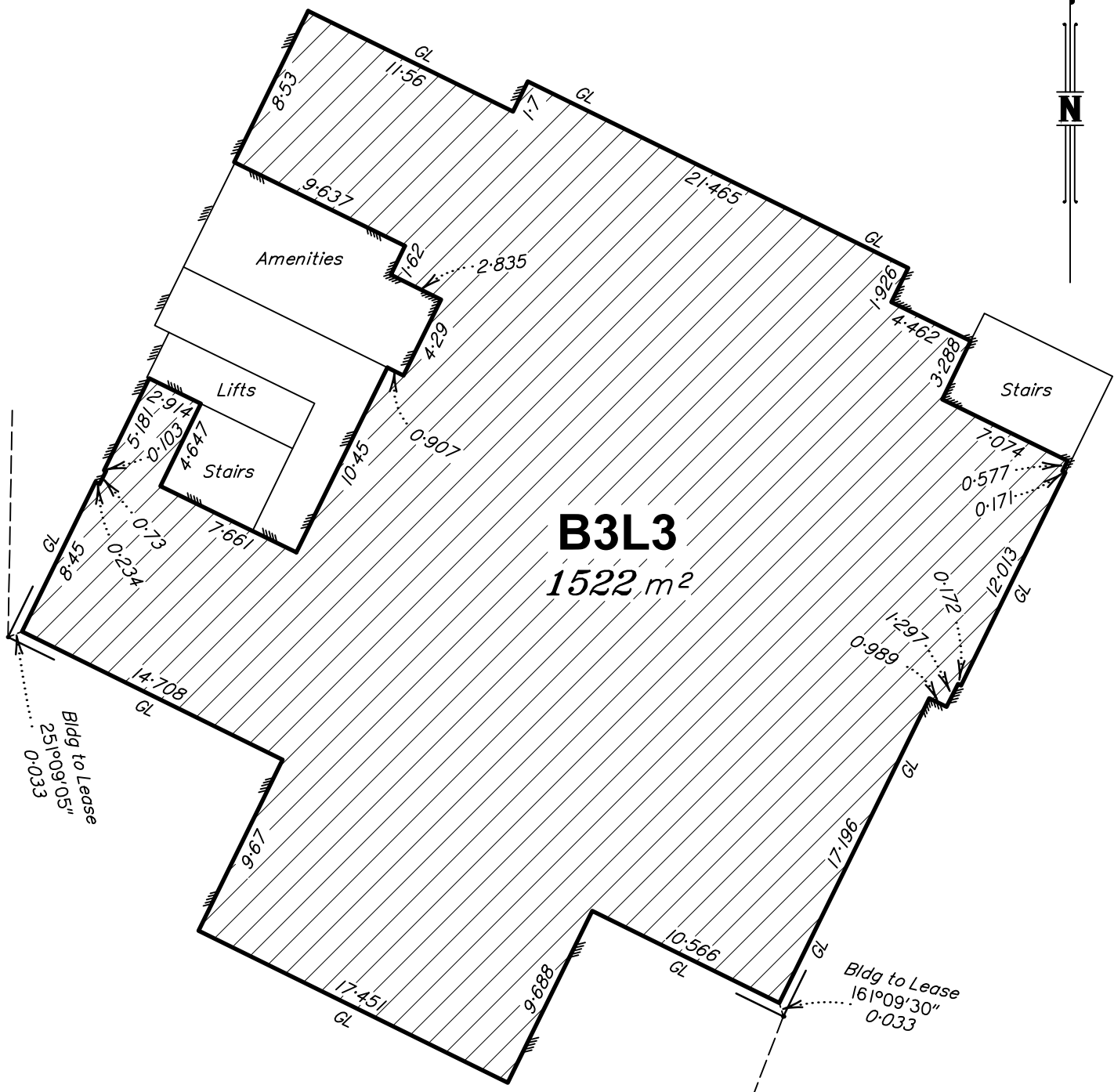
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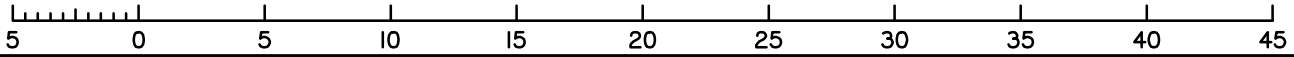
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B3L3
1522 m²

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PLAN OF LEASE B3L3
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Lot 3 on SP309357

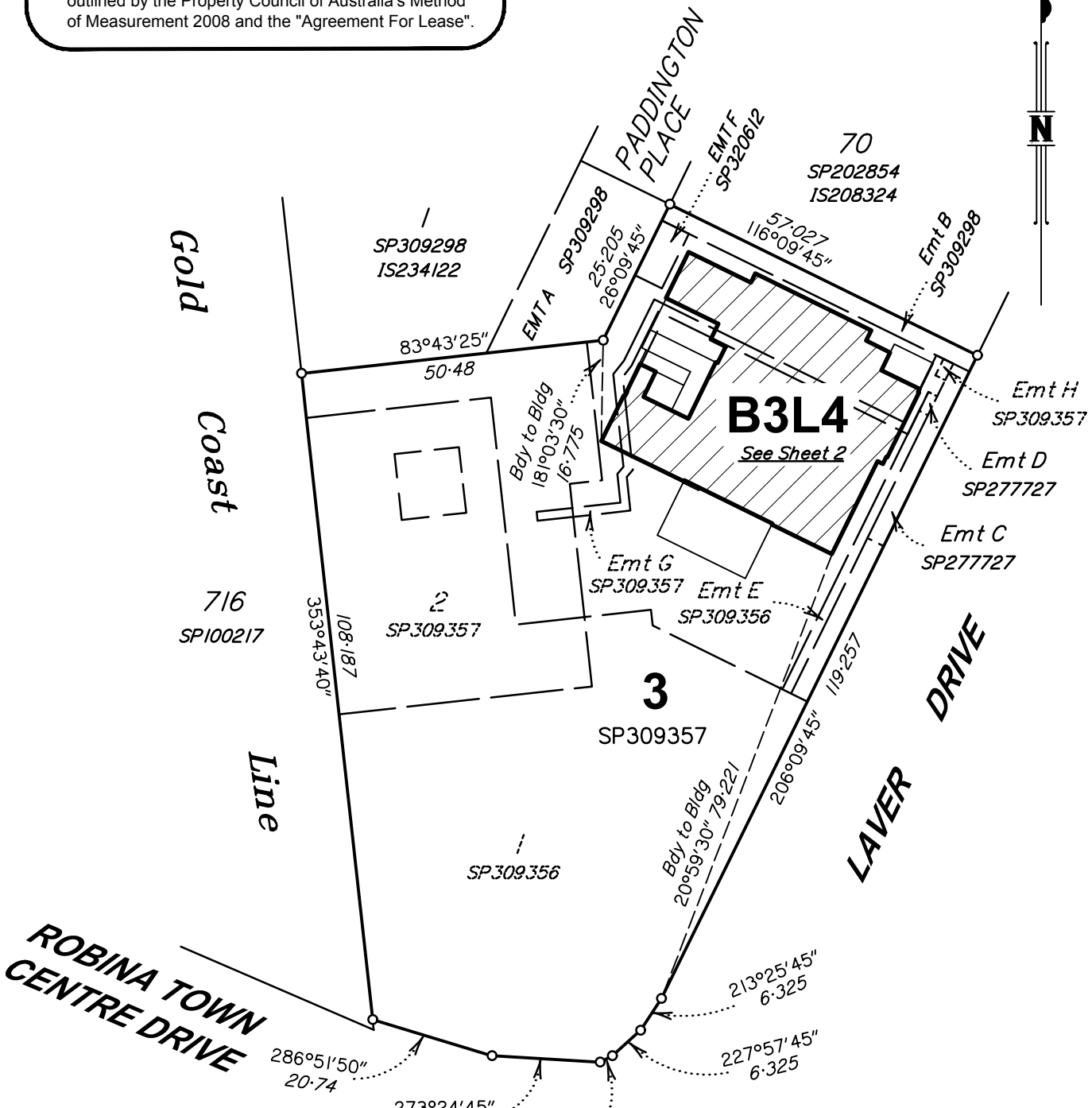
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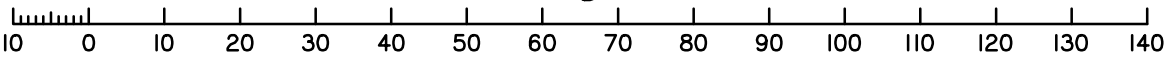


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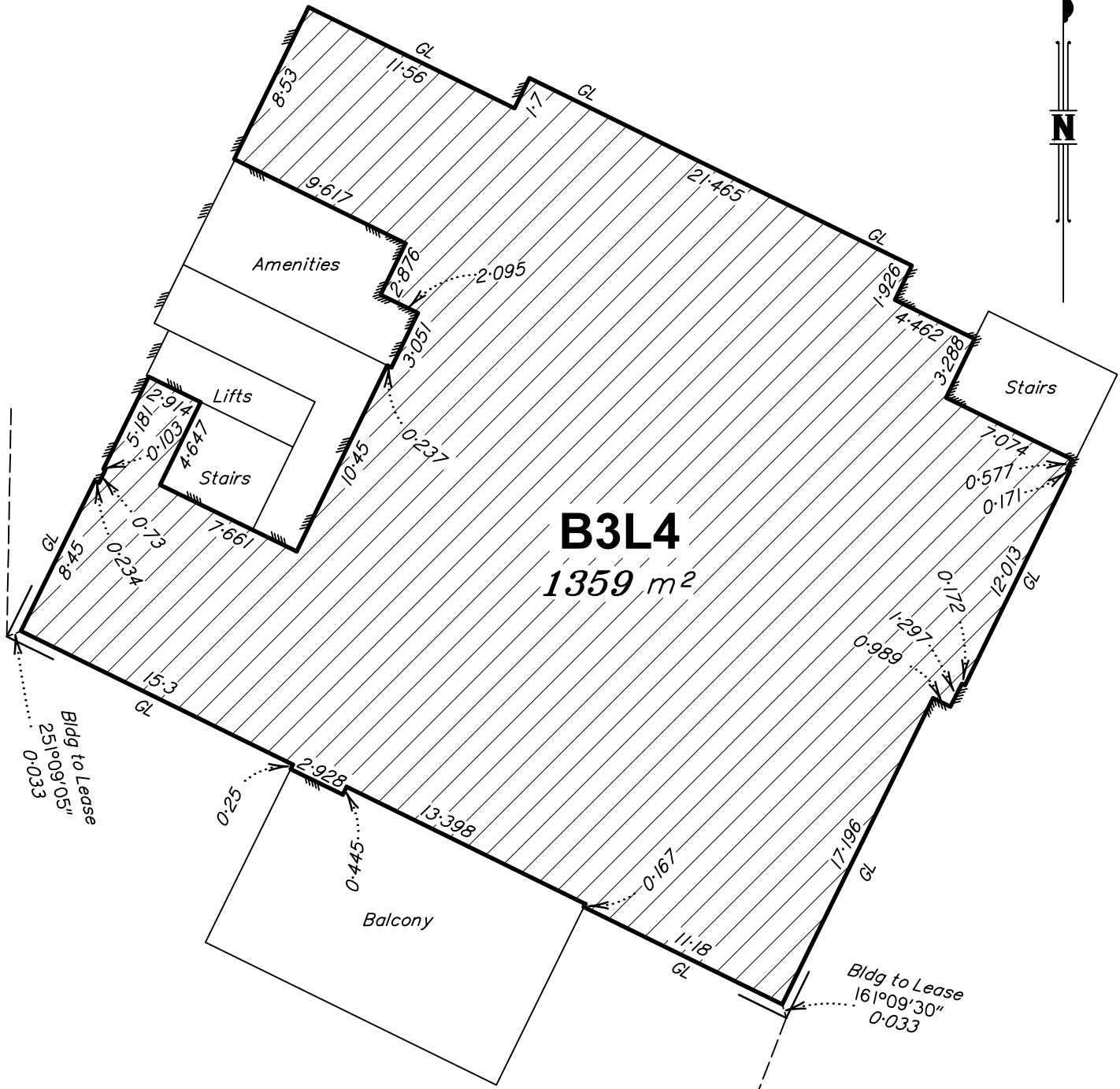
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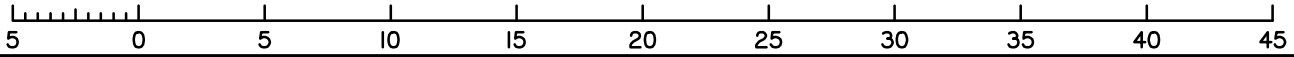
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 Lot 3 on SP309357

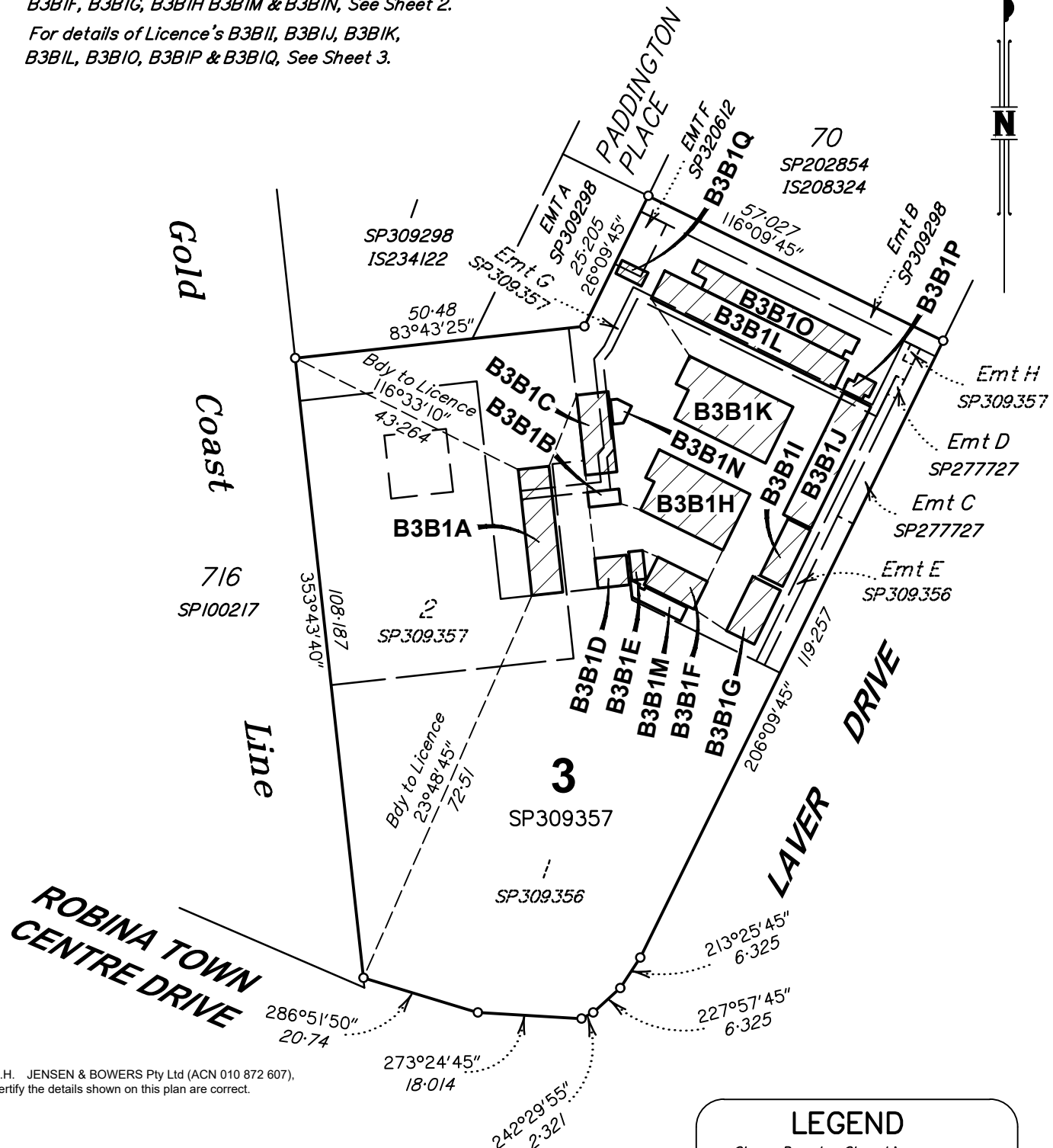
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For details of Licence's B3B1A, B3B1B, B3B1C, B3B1D, B3B1E, B3B1F, B3B1G, B3B1H, B3B1I, B3B1J, B3B1K, B3B1L, B3B1M & B3B1N, See Sheet 2.

For details of Licence's B3B1I, B3B1J, B3B1K, B3B1L, B3B1O, B3B1P & B3B1Q, See Sheet 3.

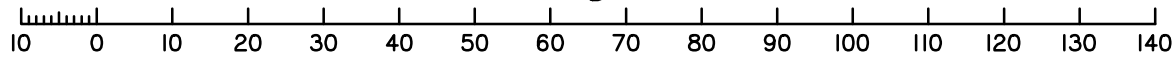


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Cadastral Surveyor
 Date 4/03/2022

LEGEND
 GL – Denotes Glass Line
 Bal – Denotes Balustrade
 Licence are bound by the internal face of walls, unless noted otherwise.


Scale 1:1000 – Lengths are in Metres.



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 (BEING PART OF BASEMENT 1 OF A 5 STOREY BUILDING WITH 2 BASEMENT CARPARKS)
 ERECTED ON LAND DESCRIBED AS:
 Lot 3 on SP309357

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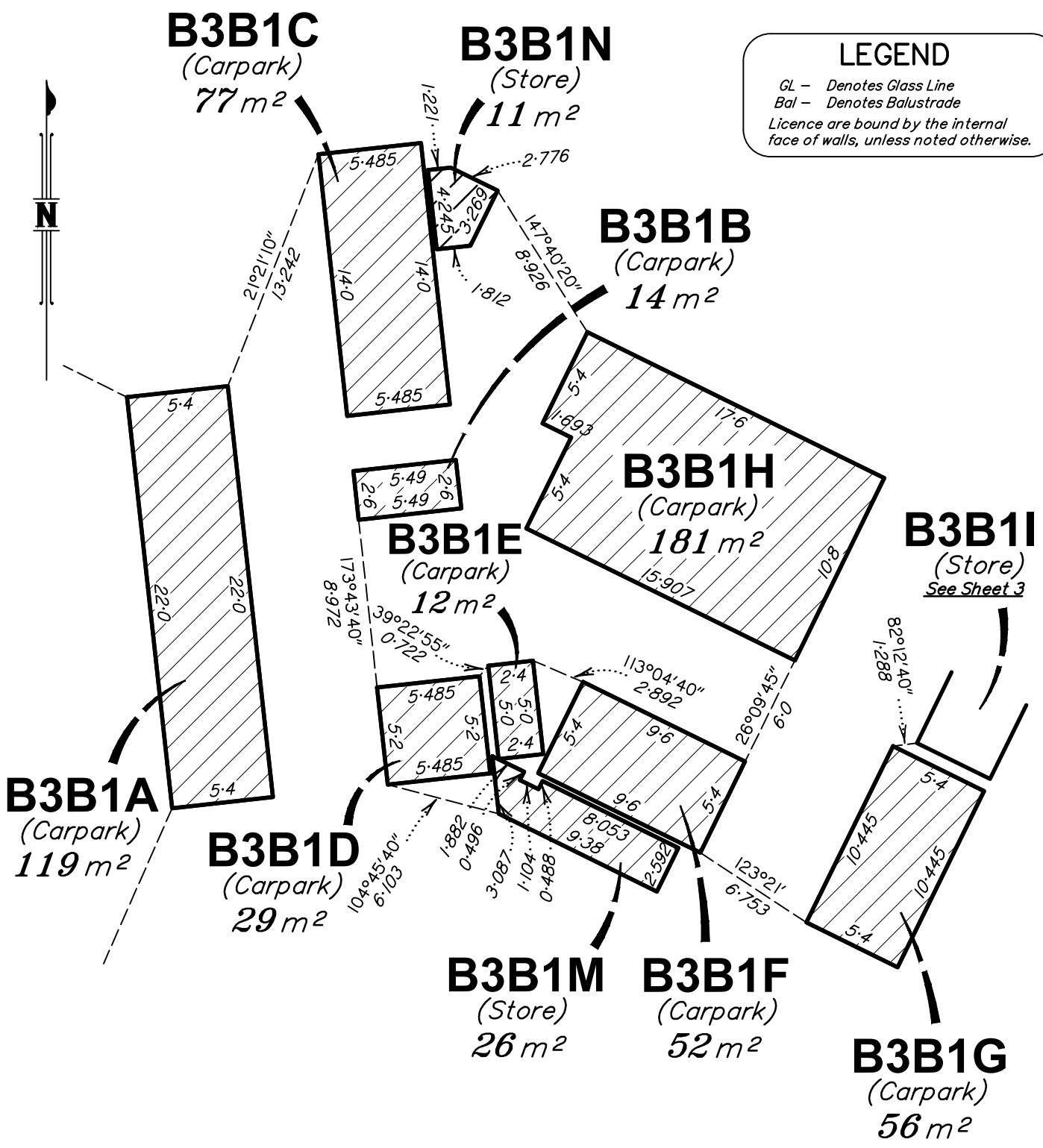


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LEGEND

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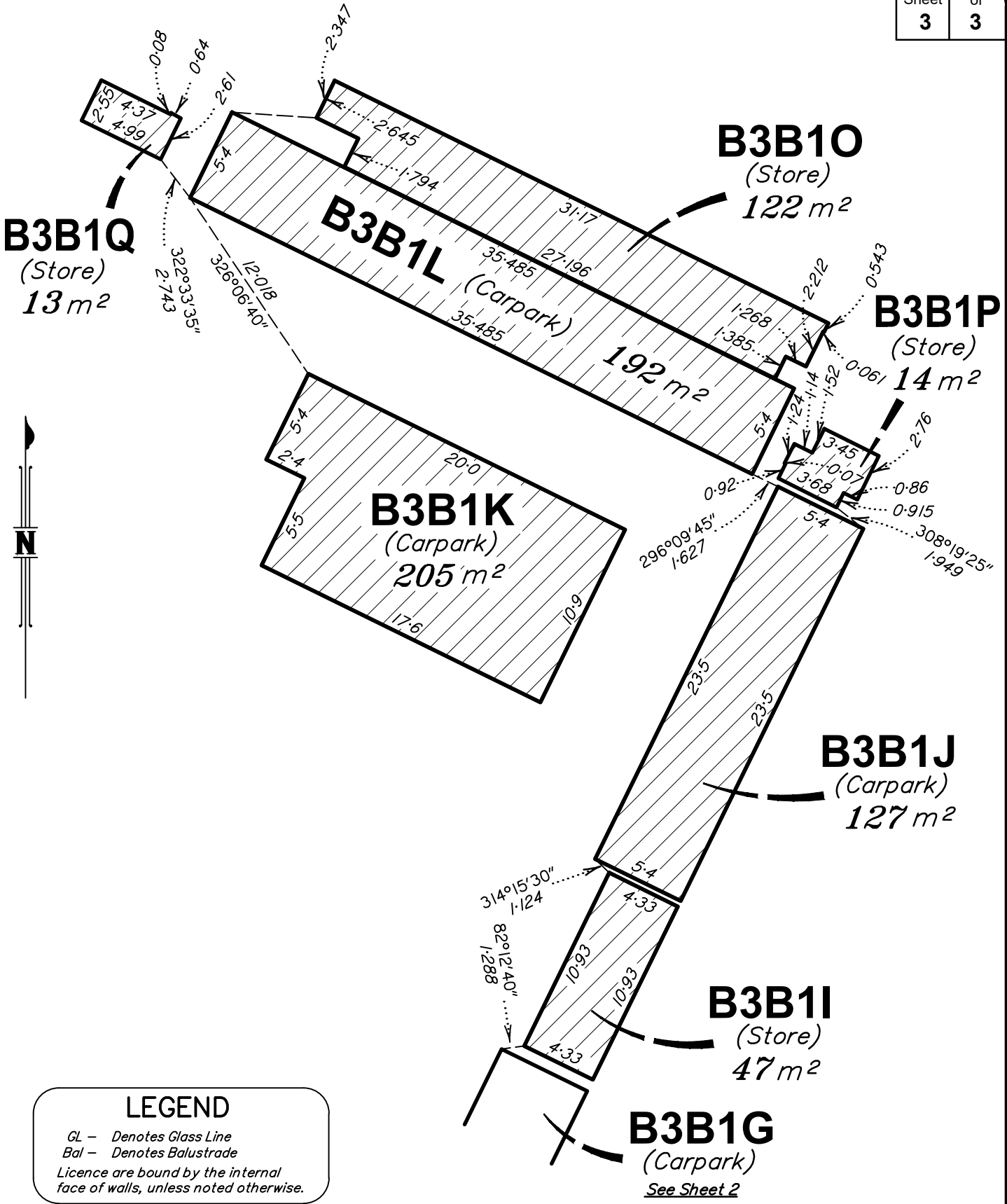
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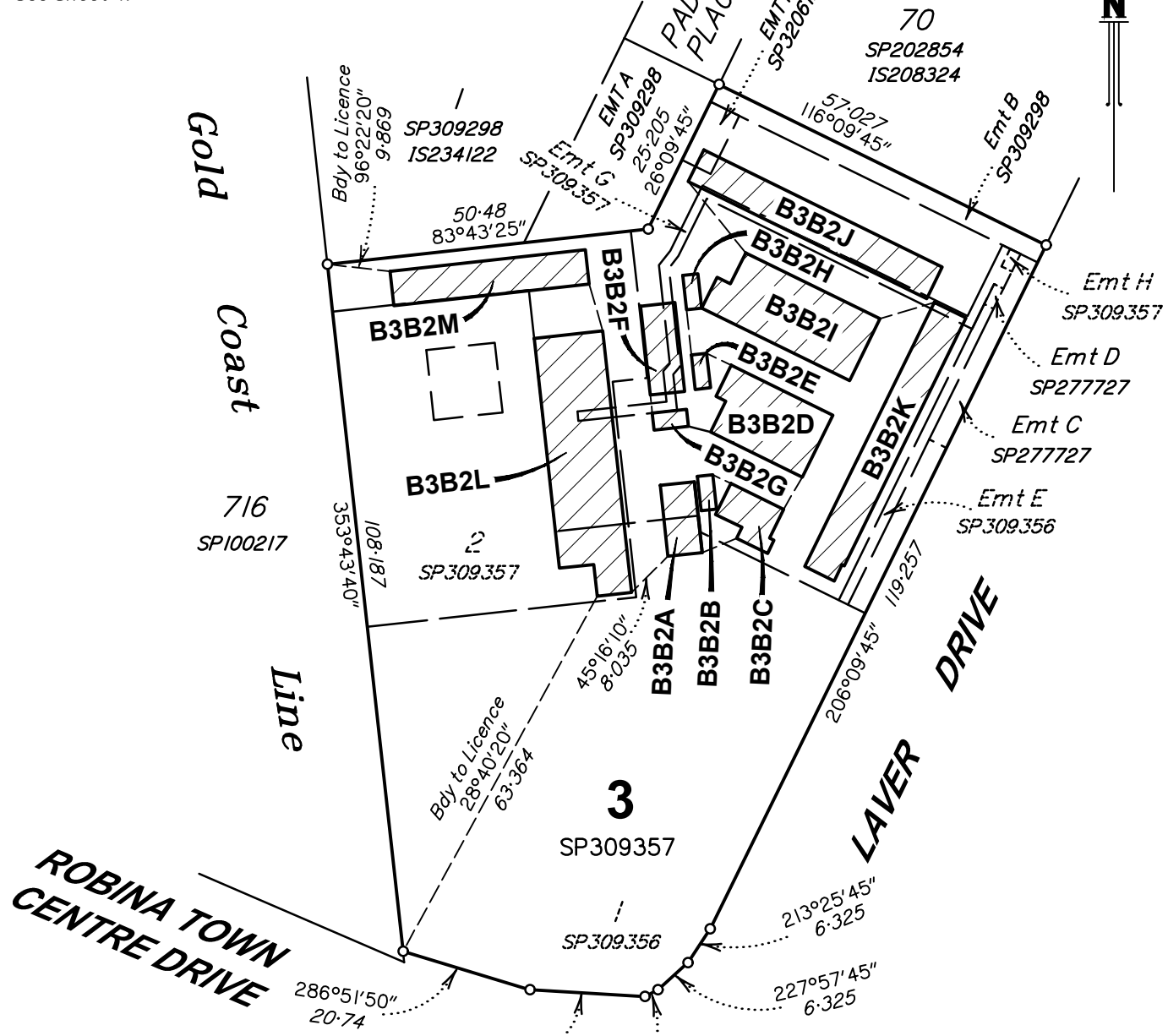
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For details of Licence's B3B2A, B3B2B, B3B2C, B3B2D, B3B2E, B3B2F & B3B2G, See Sheet 2.

For details of Licence's B3B2H, B3B2I, B3B2J & B3B2K, See Sheet 3.

For details of Licence's B3B2L & B3B2M, See Sheet 4.



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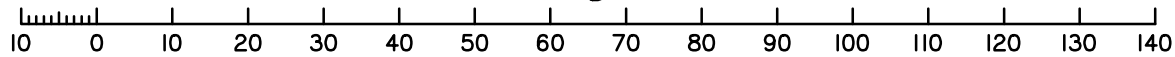
Cadastral Surveyor
 Date 8/02/2022

LEGEND

GL – Denotes Glass Line
 Bal – Denotes Balustrade

Licence are bound by the internal face of walls, unless noted otherwise.

Scale 1:1000 – Lengths are in Metres.



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B3B2F
(Carpark)
75 m²

B3B2H
(Carpark)
See Sheet 3

LEGEND
GL – Denotes Glass Line
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B3B2E
(Carpark)
13 m²

B3B2D
(Carpark)
182 m²

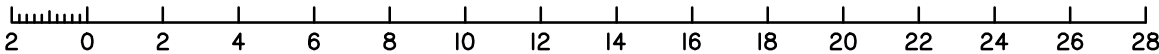
B3B2G
(Carpark)
15 m²

B3B2B
(Carpark)
13 m²

B3B2A
(Carpark)
60 m²

B3B2C
(Carpark)
60 m²

Scale 1:200 – Lengths are in Metres.



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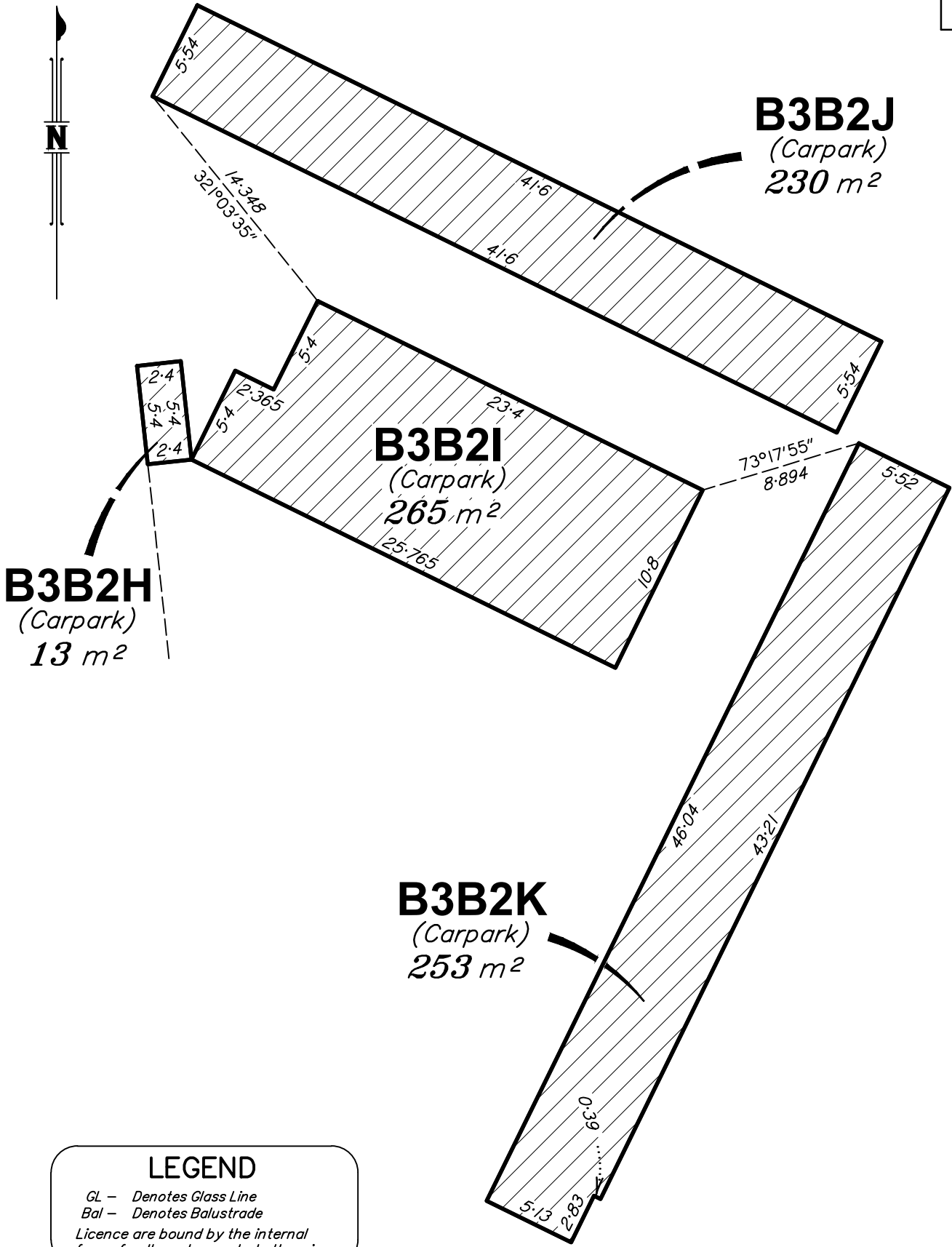
PLAN OF LICENCE B3B2A, B3B2B, B3B2C, B3B2D, B3B2E, B3B2F, B3B2G, B3B2H, B3B2I, B3B2J, B3B2K, B3B2L & B3B2M
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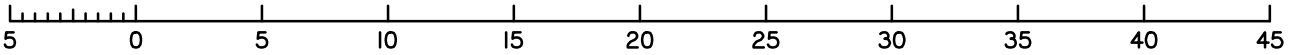
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LEGEND
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Scale 1:300 – Lengths are in Metres.

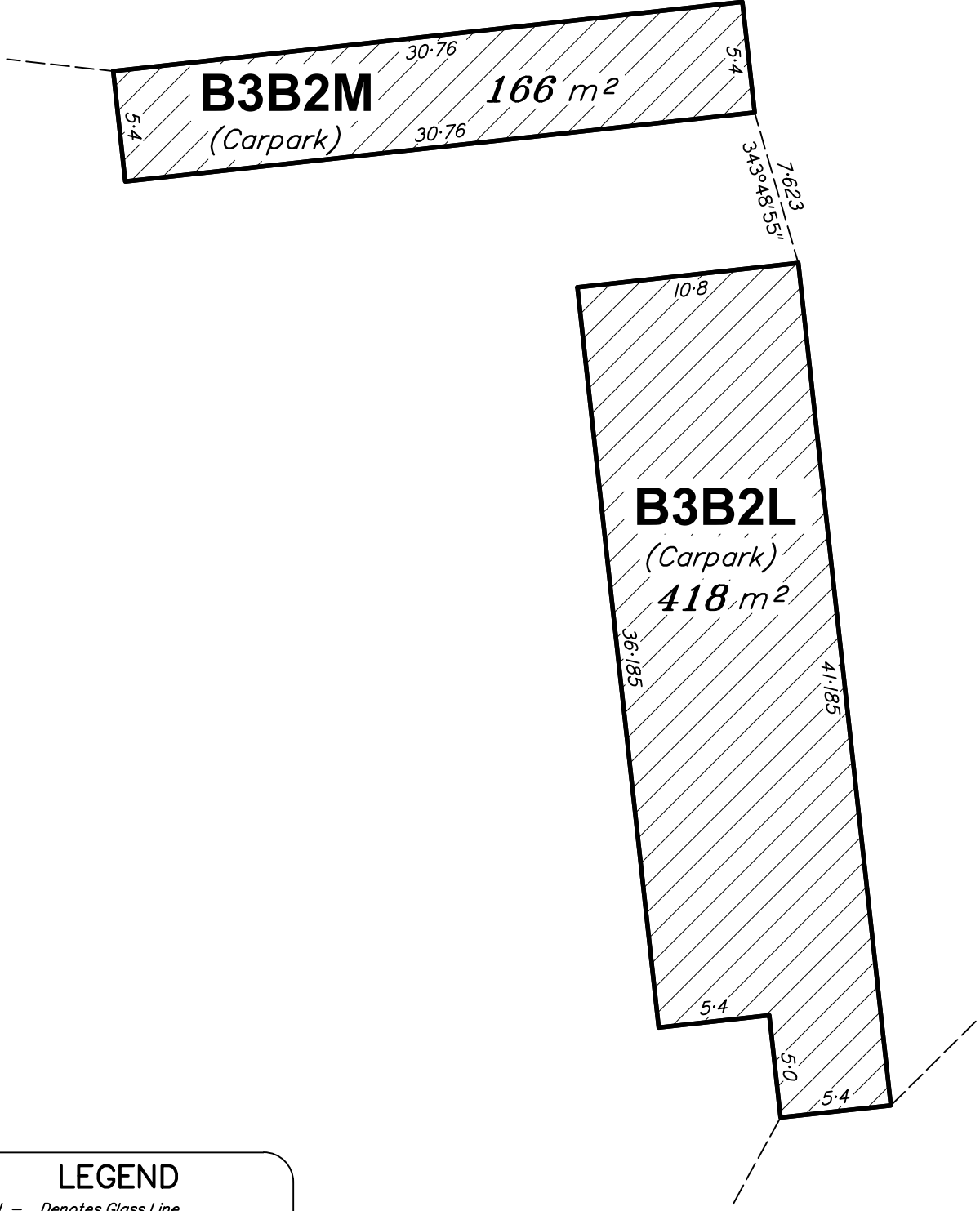


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PLAN OF LICENCE B3B2A, B3B2B, B3B2C, B3B2D, B3B2E, B3B2F, B3B2G, B3B2H, B3B2I, B3B2J, B3B2K, B3B2L & B3B2M
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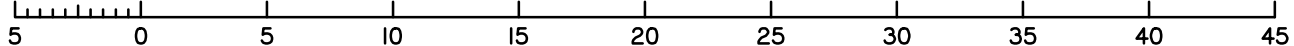


LEGEND

GL – Denotes Glass Line
Bal – Denotes Balustrade

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Scale 1:300 – Lengths are in Metres.



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 (BEING PART OF BASEMENT 2 OF A 5 STOREY BUILDING WITH 2 BASEMENT CARPARKS)
 ERECTED ON LAND DESCRIBED AS:
 Lot 3 on SP309357

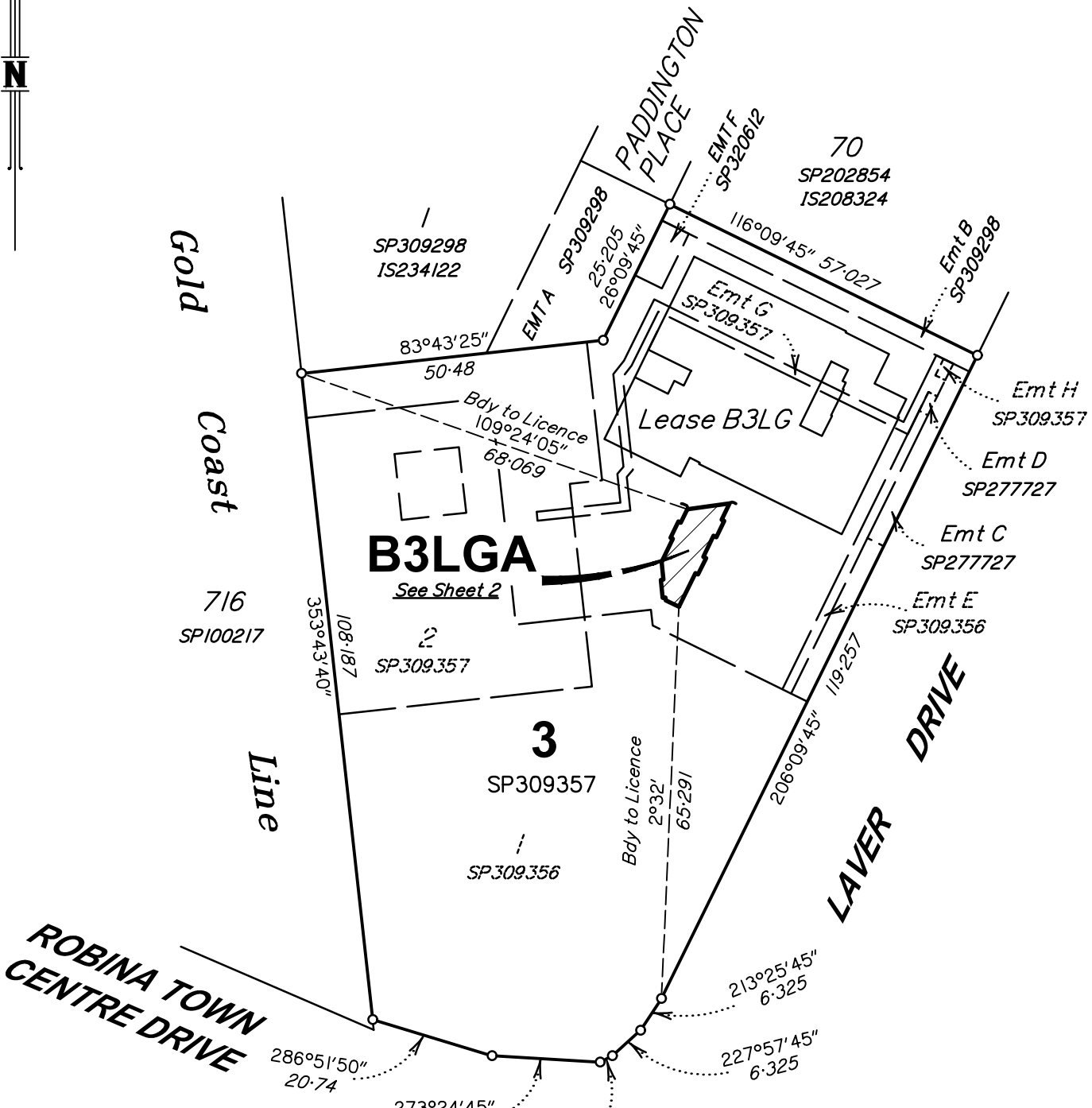
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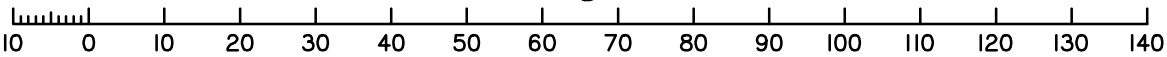


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Cadastral Surveyor _____
Date 31/01/2022

LEGEND
Bal – Denotes Balustrade
Licences are bound by the internal face of walls, unless noted otherwise.

Scale 1:1000 – Lengths are in Metres.



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PLAN OF LICENCE B3LGA
(BEING PART OF LOT 3 ON SP309357 ADJOINING THE GROUND FLOOR OF A 5 STOREY BUILDING WITH 2 BASEMENT CARPARKS) ERECTED ON LAND DESCRIBED AS: Lot 3 on SP309357

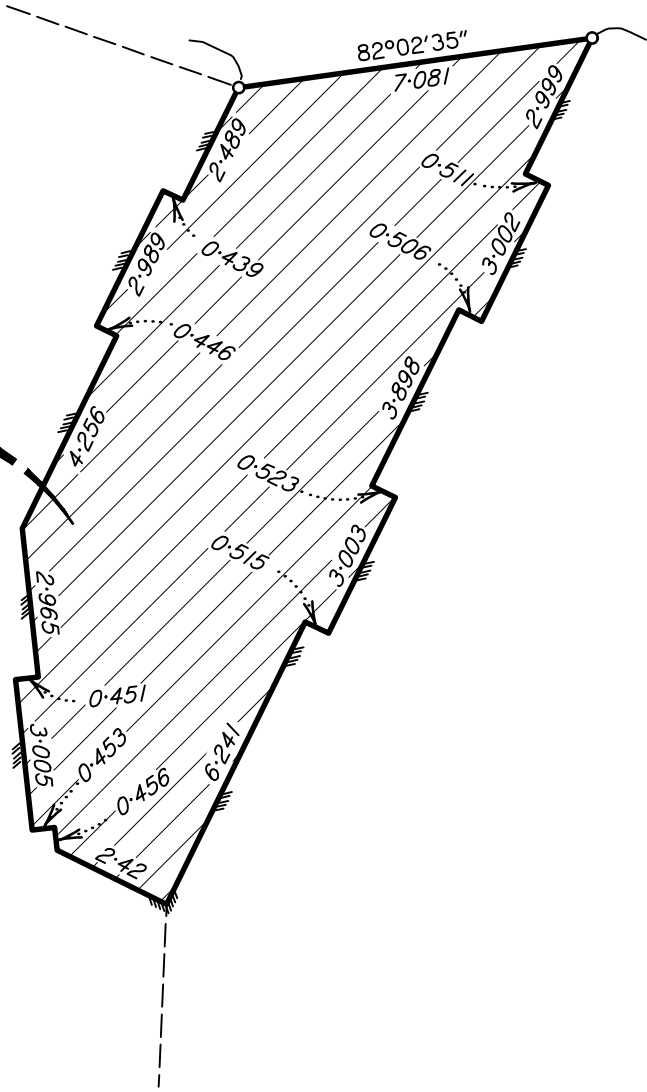
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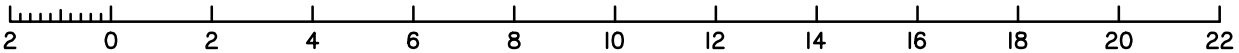


B3LGA
(Courtyard)
97 m²



LEGEND
Bal – Denotes Balustrade
Licences are bound by the internal face of walls, unless noted otherwise.

Scale 1:150 – Lengths are in Metres.



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PLAN OF LICENCE B3LGA
(BEING PART OF LOT 3 ON SP309357 ADJOINING THE GROUND FLOOR OF A 5 STOREY BUILDING WITH 2 BASEMENT CARPARKS)
ERECTED ON LAND DESCRIBED AS:
Lot 3 on SP309357

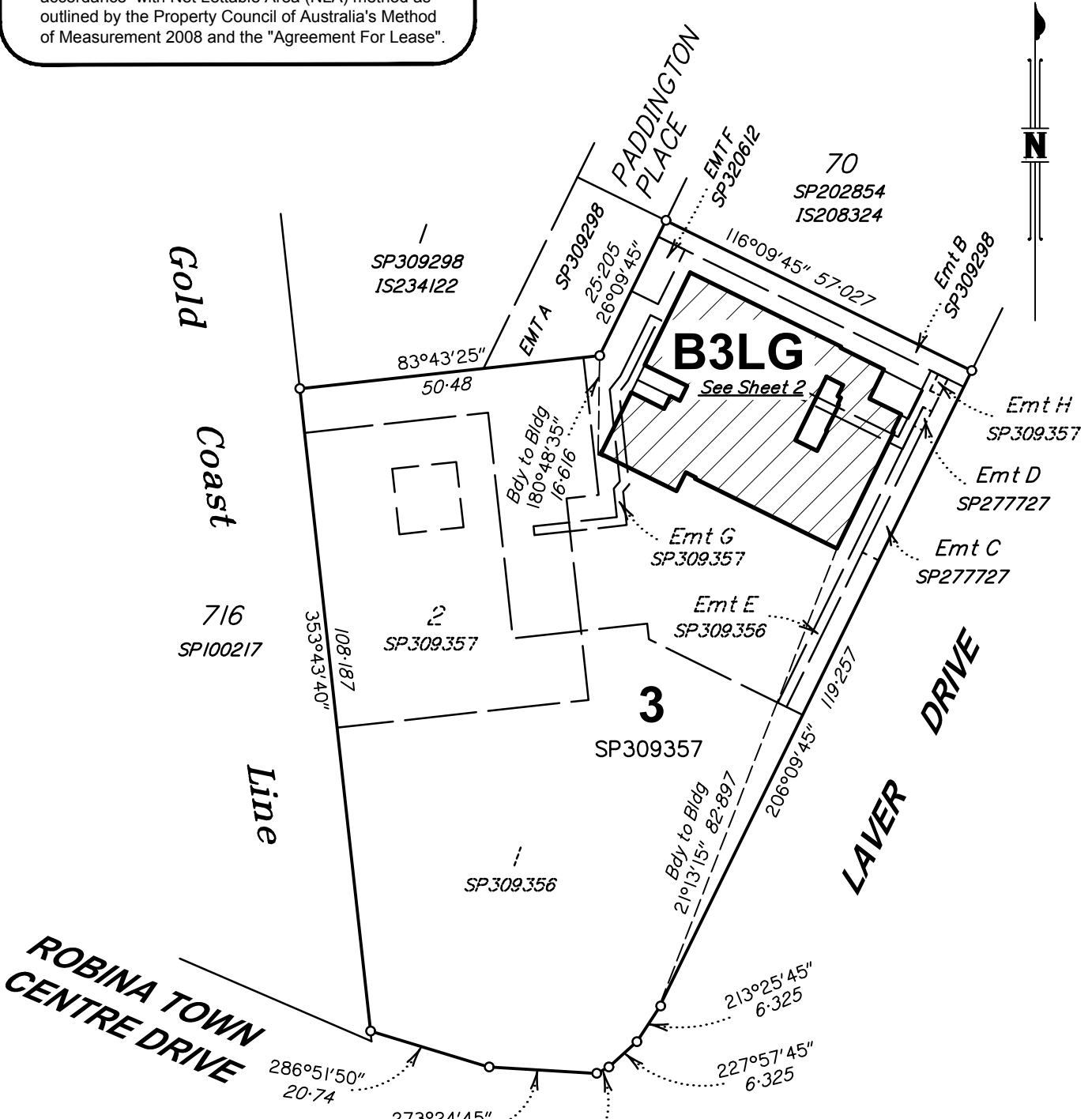
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Measurements have been generally carried out in accordance with Net Lettable Area (NLA) method as outlined by the Property Council of Australia's Method of Measurement 2008 and the "Agreement For Lease".

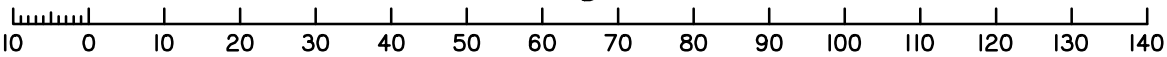


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Cadastral Surveyor _____
Date 8/02/2022

LEGEND
GL - Denotes Glass Line
Leases are bound by the internal face of walls, unless noted otherwise.

Scale 1:1000 - Lengths are in Metres.



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PLAN OF LEASE B3LG
(BEING PART OF THE GROUND FLOOR OF A 5 STOREY BUILDING WITH 2 BASEMENT CARPARKS)
ERECTED ON LAND DESCRIBED AS:
Lot 3 on SP309357

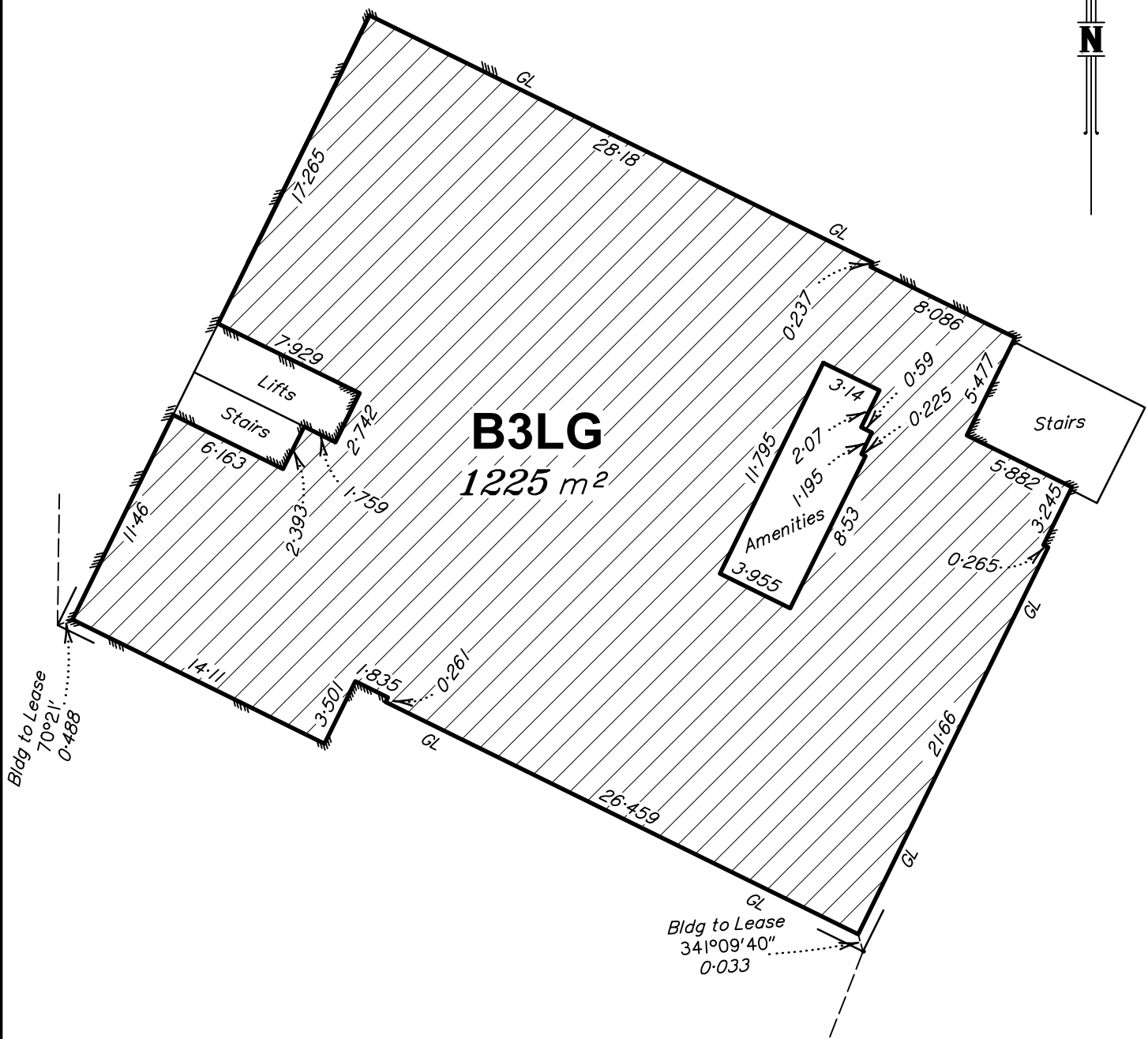
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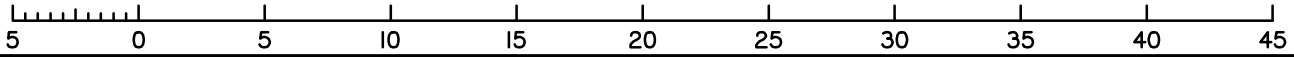
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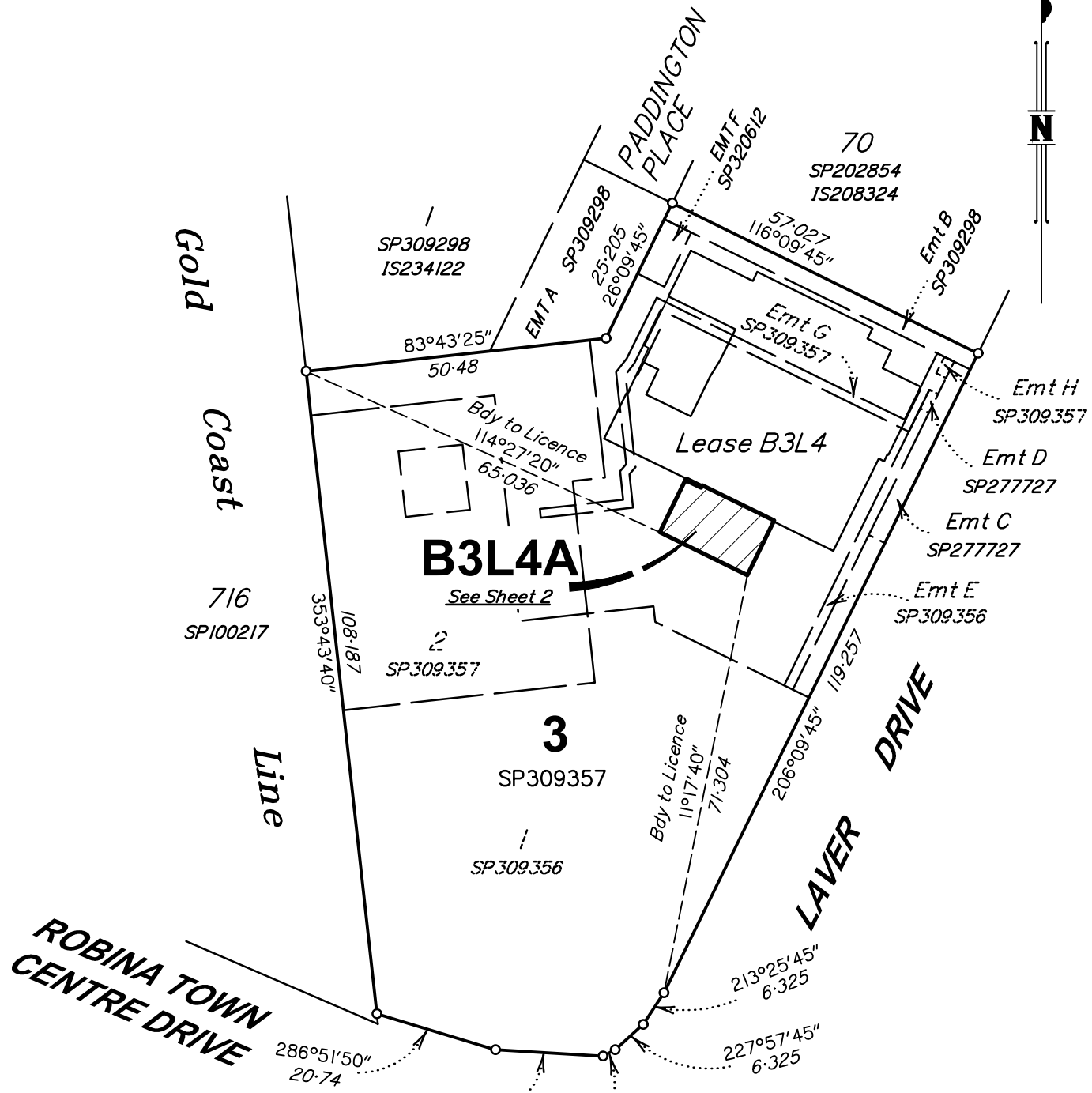
B3LG
1225 m²

LEGEND
GL – Denotes Glass Line
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Scale 1:300 – Lengths are in Metres.



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SP309357	Alceon Group No.27 Pty Ltd	ROBINA	GOLD COAST C.C.	S-9461-028-A	



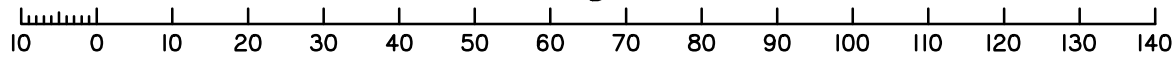
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Cadastral Surveyor _____
Date 31/01/2022

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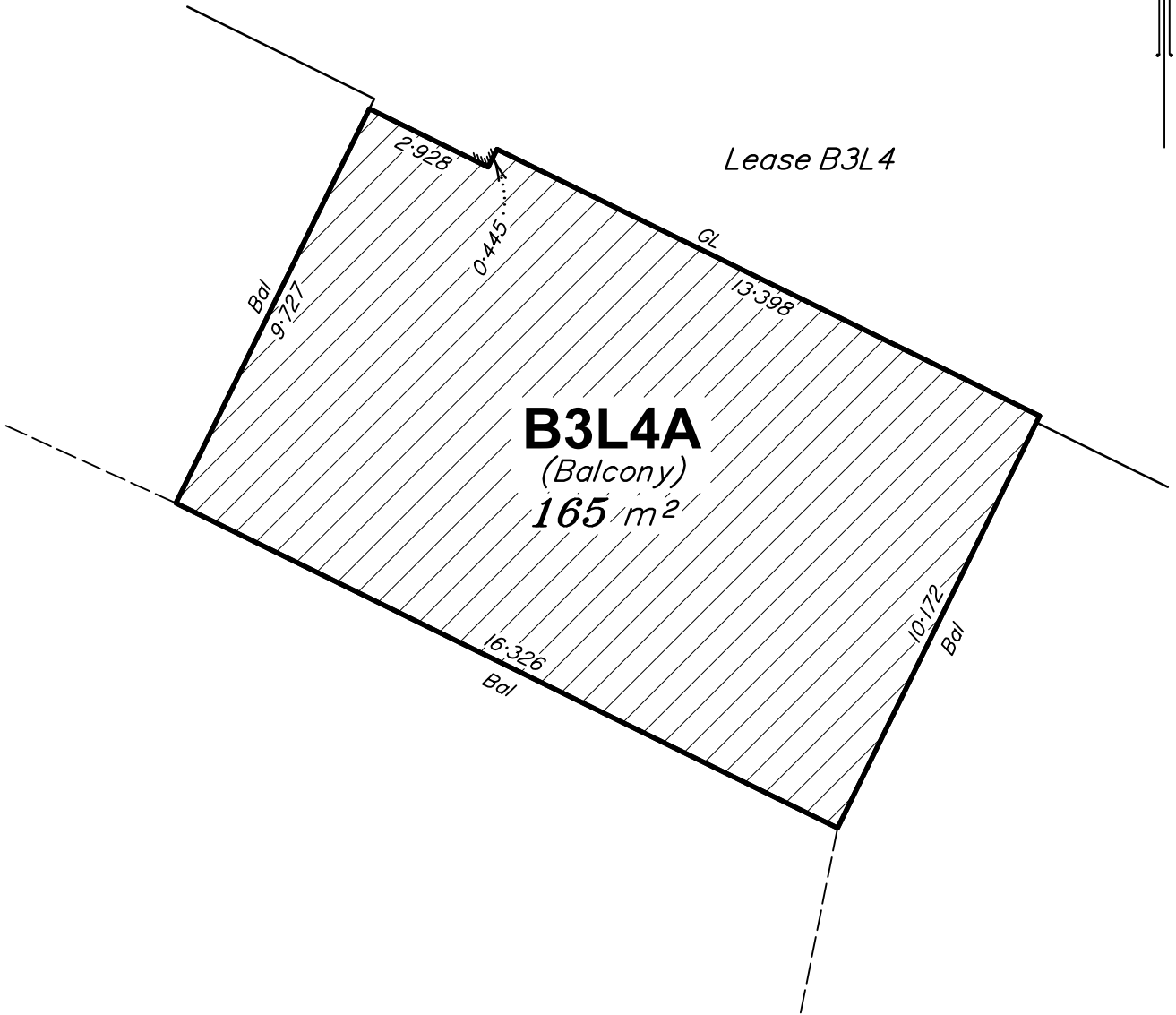
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ISSUE F:

PLAN OF LICENCE B3L4A
(BEING PART OF THE FOURTH FLOOR OF A 5 STOREY BUILDING WITH 2 BASEMENT CARPARKS)
ERECTED ON LAND DESCRIBED AS:
Lot 3 on SP309357

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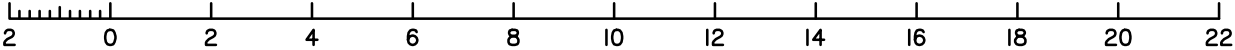
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LEGEND
GL – Denotes Glass Line
Bal – Denotes Balustrade
Leases are bound by the internal face of walls, unless noted otherwise.

Scale 1:150 – Lengths are in Metres.



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