



CYPRESS PALMS

Smart and Environmentally Efficient Design Statement

3 Cypress Avenue, Surfers Paradise QLD

Enjoy Comfortable Living with Energy-Efficient Solutions

At Cypress Palms, the apartments, community areas and retail facilities have been specially designed to meet stringent energy efficiency standards. This ensures that residents and visitors experience enhanced comfort while benefitting from lower energy bills¹.

- ✓ For apartments this means that an average 5 star rating has been achieved across the entire project under the National Home Energy Rating Scheme.
- ✓ This outcome doesn't happen by chance – it requires that key components of the building are targeted for comfortable living conditions including:
 - The building shell and insulation – how hot and cold conditions are managed passively by clever design and materials on the façade of the building.
 - Windows – smarter glass, often tinted to improve thermal performance, provides a great view while managing 'solar heat gain' and outside temperatures.
 - Air tightness and ventilation – the building is specially designed to ensure the circulation of fresh air throughout the premises. This is achieved through a combination of features, including awning windows and mechanical systems, while also employing a close-fitting design to effectively manage and minimize unwanted air leaks.
- ✓ Comfortable, modern, and highly efficient air conditioning systems – also using lower environmental impact refrigerant within the system. This means comfort with comparatively lower electricity costsⁱⁱ and lower costs to the environment. Savings can be in the order of 30% compared to lower efficiency systems.
- ✓ Lighting is designed to be comfortable and functional whilst also being efficient - energy efficient LED globes are used extensively, and use of timers and motion sensors turns many lights on and off when not required.
- ✓ The hot water system is a centralized gas system managed to be as efficient as possible by an 'embedded network operator'. By utilizing a centralized system, energy can be distributed more effectively, ensuring that hot water is readily available to all residents while minimizing the overall energy consumption.

- ✓ New generation 'heat pump condensing' clothes dryers, which are roughly three times as efficient as regular dryersⁱⁱⁱ, are provided to reduce energy consumption and minimize moisture penetration into apartments. Additionally, matched washing machines are planned to be efficient 4.5-star models, further contributing to energy efficiency within the building.
- ✓ Dishwashers are rated 4 stars at the upper end of efficiency ratings.
- ✓ Pool heating is facilitated by highly energy-efficient electric heat pumps, which are over three times more energy and carbon efficient compared to gas heating. This approach not only reduces environmental impact but also results in significantly lower strata costs over time.
- ✓ Lifts are high speed, comfortable and 'A Class' energy rated using energy regeneration, efficient hoisting, efficient lighting and with the ability to power down when on standby.
- ✓ Common area and car park ventilation technologies are being implemented to reduce and reuse energy, also ultimately resulting in reduced strata costs.

The energy network is carefully managed by an 'embedded network operator' – Meriton Energy. Meriton Energy aims to manage the buildings' energy demands efficiently and to make sure residents and tenants get affordable and hassle-free power that's better for the planet.

Water smart

Fixtures and appliances that use valuable drinking water are all highly rated under the independent Water Efficiency Labelling System (WELS). This means that the right flow of water for the activity is provided but without unnecessary wastage – water savings compared to regular lower rated fixtures are in the order of 10-40%^{iv} benefitting the environment and lowering water bills.

- ✓ Taps are rated 6 star.
- ✓ Showers are rated 4 star.
- ✓ Toilets are rated 4 star.
- ✓ Washing machines are rated 4.5 star.
- ✓ Dishwashers are rated 4 star.

Responsive to health, community and the local climate

Cypress Palms provides multiple wellbeing options for residents and visitors – matched to the local environment and with a view to responsible and sustainable choice of materials.

- ✓ Healthy indoor air quality will be supported by investigating materials with very low unhealthy air emissions (such as volatile organic compounds in paints and formaldehyde in engineered timbers).
- ✓ Our commitment to sustainability extends to the investigation of building materials and suppliers with sustainable material ratings, such as those certified by the Forest Stewardship Council (FSC).
- ✓ Integrated landscape design incorporates resilient coastal species, ensuring that green landscaped areas are strategically planned to thrive in the diverse light, shade, and wind microclimates surrounding the buildings.
- ✓ Podium levels eight and nine include an extensive array of community spaces and amenities, comprising resort pools, a spa, lounge decks, multi-use lawns, barbeques, and common lounge terraces. These facilities are nestled within a sub-tropical coastal landscape setting, enhancing the overall living experience for residents and visitors.

Connected transport - active and green travel options

The central location of Cypress Palms means that you can leave your car at home most of the time if you choose – and if you are excited about EVs then we have you covered.

- ✓ Cypress Palms is directly adjacent to the Gold Coast Light Rail Cypress Avenue stop that connects most major destinations on the Gold Coast from Helensvale to Broadbeach South – additional bus services are also directly adjacent to the site.
- ✓ Easy walking access to major shops, supermarkets, and services within a range of 500-800 metres.
- ✓ A quick and level walk to the beachfront allows for easy access to multiple recreational activities and swimming, all within a distance under 200 metres.
- ✓ Apartment occupants will benefit greatly from convenient access to off-road and road-based cycle links throughout the Gold Coast. To support this, dedicated resident bike storage for over 140 bikes is being provided, alongside regular storage options – with the ability to access power points to charge electric bikes.
- ✓ For workers employed in retail and other businesses in the project major end-of-trip facilities are provided (shower and locker rooms) close to a dedicated and secure bike parking room for up to 60 bikes.
- ✓ Provision is being made so that every apartment car spot can install an electric vehicle (EV) charger when required* meaning that you can benefit from carbon emissions free driving in the future (assuming renewable electricity is supplied to chargers).

References

- i. 'Lower energy bills' assumes that average 5 star NatHERs thermal comfort ratings and proposed modern energy efficient appliances allow the typical occupant to live comfortably with less energy consumption compared to similar projects delivered historically with lower energy efficiency regulatory requirements.
- ii. Assumes air conditioning provided by R32 refrigerant VRV or ducted/split DX systems with 4.5/5 star ratings versus 2.5 star ratings (comparison from EnergyRating calculator)
- iii. Assumes 8kg heat pump dryer rated at 8 stars versus standard dryer rated at 2 stars (comparison from EnergyRating calculator)
- iv. Assumes 6 star versus 4 star taps, 4 star versus 3 star showerheads and 4 star versus 3 star toilets (WELS approximate average product comparisons for water consumption)
- v. Electric vehicle charging in the future may be restricted to time of day use and electrical load management conditions for the buildings with the ideal time to charge electric vehicles expected to be throughout the night



Artist's impression