

# Epping Park

61 Mobbs Lane, Epping  
Stage 1  
Building 4 & 5

Project Application  
June 2010

| Sheet Number | Sheet Name |
|--------------|------------|
|--------------|------------|

- |       |                                      |
|-------|--------------------------------------|
| A4000 | Cover Sheet                          |
| A4001 | Drawing List                         |
| A4003 | Site Plan                            |
| A4004 | Integrated Ground Plan               |
| A4005 | Integrated Carpark Plan              |
| A4100 | Building 4 Basement Plan Lower Level |
| A4101 | Building 4 Basement Plan             |
| A4102 | Building 4 Ground Floor Plan         |
| A4103 | Building 4 Level 1&2 Plan            |
| A4104 | Building 4 Level 3&4 Plan            |
| A4105 | Building 4 Level 5&6 Plan            |
| A4106 | Building 4 Roof Plan                 |
| A4200 | Building 4 West Elevation            |
| A4201 | Building 4 East Elevation            |
| A4202 | Building 4 North & South Elevations  |
| A4251 | Building 4 Section NS                |
| A4252 | Building 4 Sections EW               |

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|-------|----------------------------------------|
| A5101 | Building 5 Basement Plan               |
| A5102 | Building 5 Ground Floor Plan           |
| A5103 | Building 5 Level 1&2 Plan              |
| A5104 | Building 5 Level 3&4 Plan              |
| A5105 | Building 5 Level 5&6 Plan              |
| A5106 | Building 5 Roof Plan                   |
| A5200 | Building 5 West Elevation              |
| A5201 | Building 5 East Elevation              |
| A5202 | Building 5 North & South Elevations    |
| A5251 | Building 5 Section NS                  |
| A5252 | Building 5 Sections EW                 |
| A5260 | Site Sections                          |
| A5261 | Site Section - Existing + Proposed NGL |
| A5280 | Coloured Detail Elevation              |
| A5282 | Colour Sample Board                    |
| A5301 | Perspective 1, South-East View         |
| A5302 | Perspective 2, West View Bld. 5        |
| A5303 | Perspective 3, East View Bld. 4        |
| A5304 | Perspective 4, Aerial View South-East  |
| A5305 | Perspective 5, Aerial View South-West  |
| A5306 | Unnamed                                |
| A5900 | Shadow Diagrams                        |

| Assessor # 20101                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                | Certificate # 36722799     |                                                |                                                    | Issued: 28/06/10                         |                     |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------|------------------------------------------------|----------------------------------------------------|------------------------------------------|---------------------|--------------|
| Thermal Performance Specifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                |                            |                                                |                                                    |                                          |                     |              |
| These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents. |                                                |                            |                                                |                                                    |                                          |                     |              |
| Windows                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Product ID                                     | Glass                      | Frame                                          | U value                                            | SHGC                                     | Area M <sup>2</sup> | Detail       |
| Generic:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                | Single Grey tint           | Aluminum                                       | 6.80                                               | 0.53                                     |                     | As per plans |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                            |                                                |                                                    |                                          |                     |              |
| Skylights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Product ID                                     | Glass                      | Frame                                          | U value                                            | SHGC                                     | Area M <sup>2</sup> | Detail       |
| Generic:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                | Double glazed clear        | Aluminum                                       |                                                    |                                          |                     | As per plans |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                            |                                                |                                                    |                                          |                     |              |
| Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.                                                                                                                                                                                                                                                                                                |                                                |                            |                                                |                                                    |                                          |                     |              |
| External walls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Construction                                   | Insulation                 | Colour - solar abs.                            | Detail                                             |                                          |                     |              |
| Precast Concrete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                | None                       | Not specified                                  | As per plans                                       |                                          |                     |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                            |                                                |                                                    |                                          |                     |              |
| Internal walls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Construction                                   | Insulation                 | Detail                                         |                                                    |                                          |                     |              |
| hebel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                | None                       | To Inter-tenancy walls                         |                                                    |                                          |                     |              |
| Plasterboard on studs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                | None                       | All walls with in units                        |                                                    |                                          |                     |              |
| Floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Construction                                   | Insulation                 | Covering                                       | Floors                                             |                                          |                     |              |
| Concrete slab floors throughout                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                | None                       | Carpet to bedrooms & Tiles to wet areas &      | Living areas as per plans                          | some living areas as per plans (hatched) |                     |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                            |                                                |                                                    |                                          |                     |              |
| Ceilings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Construction                                   | Insulation                 | Detail                                         |                                                    |                                          |                     |              |
| Plasterboard with concrete slab                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                | none                       | Where neighbouring units or bedrooms are above |                                                    |                                          |                     |              |
| Plasterboard with concrete slab                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                | R2.5                       | To top floor units & where balcony above       |                                                    |                                          |                     |              |
| Roof                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Construction                                   | Insulation                 | Colour - solar abs.                            | Roof                                               |                                          |                     |              |
| Concrete slab                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                | None                       | Light                                          | As per plans                                       |                                          |                     |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                            |                                                |                                                    |                                          |                     |              |
| Window cover                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Internal (curtains)                            |                            |                                                | External (awnings, shutters, etc)                  |                                          |                     |              |
| Not specified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                |                            |                                                | Horizontal sunshades - As per plans                |                                          |                     |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                            |                                                | Adjustable vertical sunshades - As per plans       |                                          |                     |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                            |                                                | Fixed vertical shading on balconies - As per plans |                                          |                     |              |
| Fixed shading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Eaves (width - inc. gutters, if above windows) |                            |                                                | Verandahs, Pergolas (type, description)            |                                          |                     |              |
| Varying                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | eaves widths and offsets, as per plans         |                            |                                                | 100% Shaded Balconies - As per plans               |                                          |                     |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                            |                                                | Balcon / Trellis Pergolas - As per plans           |                                          |                     |              |
| Overshadowing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Overshadowing structures                       |                            |                                                | Overshadowing trees                                |                                          |                     |              |
| Buildings 4 & 5 overshadow each other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |                            |                                                | N/A                                                |                                          |                     |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                            |                                                |                                                    |                                          |                     |              |
| Orientation, Exposure, Ventilation and Infiltration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                            |                                                |                                                    |                                          |                     |              |
| Orientation of normal north:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                | 234 degrees                |                                                | Star open to heated areas:                         |                                          | Yes                 |              |
| Terrain category:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                | Suburban                   |                                                | Seals to windows and doors:                        |                                          | Yes                 |              |
| Roof ventilation:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                | None                       |                                                | Exhaust fans without dampers:                      |                                          | No                  |              |
| Cross ventilation:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                | Standard                   |                                                | Ventilated skylights:                              |                                          | No                  |              |
| Subfloor:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                | Enclosed - Carpark         |                                                | Open fire, unfueled gas heat:                      |                                          | No                  |              |
| Living area open to entry:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                | Yes - Conditioned Corridor |                                                | Vented overlights:                                 |                                          | No                  |              |
| Doors separate living areas:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                | No                         |                                                | Wall and ceiling vents:                            |                                          | No                  |              |



|                           |                                                                                                                                                                                                                                                                                                         |                               |                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Glazing                   | Doors / windows: Single glazed: U: 6.600 SHGC: 0.53                                                                                                                                                                                                                                                     | Ventilation with-in dwellings | Kitchen range hood to be recirculating with a manual on / off switch<br>All bathrooms and laundries to have individual fans ducted to roof or facade with a manual on / timer off switch.                                                                                                                                                                                                          |
| Skylights                 | Units with skylights to be double glazed clear.                                                                                                                                                                                                                                                         | Lighting                      | Florescent lighting provided throughout both buildings communal areas and with-in the units, except for bathrooms and ensuites. All light fittings to be dedicated.                                                                                                                                                                                                                                |
| Roof / ceiling insulation | Roof: Light coloured, concrete slab roof<br>Plasterboard ceiling with R2.5 insulation to top floor units and those with exposed balcony / terrace over.                                                                                                                                                 | Appliances                    | Gas cook top and electric oven<br>Well vented fridge spaces<br>Clothes dryers with 2.0 star energy efficiency<br>Dish washers with 3.0 star water efficiency and 3.0 star energy efficiency<br>Indoor or sheltered clothes drying lines provided to all units<br><br>At least 70% of all occupants are expected to provide clothes washing machines with a water efficiency of 2 stars or greater. |
| Wall / floor insulation   | External Wall: Pre-cast concrete - no insulation<br>Internal walls within units: Plasterboard on studs - no insulation<br>Inter- tenancy walls: Hebal - no insulation<br>Floors: Concrete - no insulation                                                                                               | Pool & Spa                    | 168KL indoor pool volume<br>8.4KL spa volume<br>Pool & spa pump to be controlled by a timer<br>Pool & spa to have electric heat pump heating                                                                                                                                                                                                                                                       |
| Landscaped areas          | Total lawn area: 675m2<br>Total garden area: 1074m2<br>Indigenous / Low water Garden: 322m2                                                                                                                                                                                                             | Sauna                         | Gas heating system                                                                                                                                                                                                                                                                                                                                                                                 |
| Tapware                   | All units and communal areas to have 3 star showers & 4 star tapware & toilets                                                                                                                                                                                                                          | Common area Ventilation       | All car parks to have supply and exhaust air with carbon monoxide monitors and VSD speed fans.<br>Gym, office, community rooms and reception areas to have air-conditioning operated with a time clock.<br>The garbage rooms to have exhaust fans running constantly.<br>Plant, switch and pump rooms to have exhaust fans interlocked to lights.<br>Hallways have ventilation supply only.        |
| Rain tank volume          | 20,000L rain tank capacity.                                                                                                                                                                                                                                                                             | Common area lighting          | All car park area lighting to have zoned switching and motion sensors.<br>All lift lighting systems are to be connected to a call switch button.<br>Entry lobbies have continuously running lighting.<br>Hallways to have zoned switching with motion sensors.<br>Lighting to all other areas to have manual on / off switches.                                                                    |
| Harvested roof areas      | Un-trafficable areas of the main roof from all buildings are to be plumbed into the rain tank.                                                                                                                                                                                                          | Lift motor                    | All lifts to have gearless traction with VVVF motor.                                                                                                                                                                                                                                                                                                                                               |
| Rain tank connections     | All private and communal area gardens and lawns.                                                                                                                                                                                                                                                        |                               |                                                                                                                                                                                                                                                                                                                                                                                                    |
| Heating and Cooling       | All units to have individual single phase reverse cycle air conditioning:<br>All 1 bedroom units : 5.5 star - Cooling and 5.5star - Heating (zoned)<br>All 2 bedroom units : 5.5 star - Cooling and 5.5 star - Heating (zoned)<br>All 3 bedroom units : 5.5 star - Cooling and 6 star - Heating (zoned) |                               |                                                                                                                                                                                                                                                                                                                                                                                                    |

Inclusions approved by: \_\_\_\_\_ Signed: \_\_\_\_\_

| Revision                                                                                                                                                                                               | Revision            | Revision   | Key Plan                                                                              | Consultants                                                                                                 | Client                                                                                  | Architect                                                                                                                                                                                                                                                           | Drawing                                                                                                        | Project                   |                |                                       |                                           |                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------|----------------|---------------------------------------|-------------------------------------------|------------------------------------------------------------------------------------------------|
| Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of Peidle Thorp & Walker P/L. | PROJECT APPLICATION | 28.06.2010 |  | Landscape Architects<br>Waste Management<br>Structural<br>Daylight/Solar Access<br>Traffic<br>Nathers/Baski | Sturt Associates<br>Elephants Foot<br>Meriton<br>Heggies<br>Halcrow<br>Efficient Living | Suite 91, Level 5, 330 Wattle Street, Ultimo NSW 2007<br>608 Kent Road, Mascot NSW 2020<br>Level 11, 528 Kent Street, NSW 2000<br>2 Lincon Street, Lane Cove NSW 2066<br>Suite 20, 809 Pacific HWY, Chatswood NSW 2067<br>24B/176 South Creek Road, Cromer NSW 2099 | Tel : 9211 3744<br>Tel : 9667 4881<br>Tel : 9287 2888<br>Tel : 9427 8100<br>Tel : 9410 4100<br>Tel : 9944 0332 | Merton Apartments Pty Ltd | PTW Architects | PTW<br>SCALE: NTS<br>DATE: 02.06.2010 | PTW<br>Title Drawing List<br>APPROVED: SP | Epping Park<br>61 Mobbs Lane, Epping<br>Stage 1 (Building 4+5)<br>A4001<br>PROJECT APPLICATION |