

# Epping Park

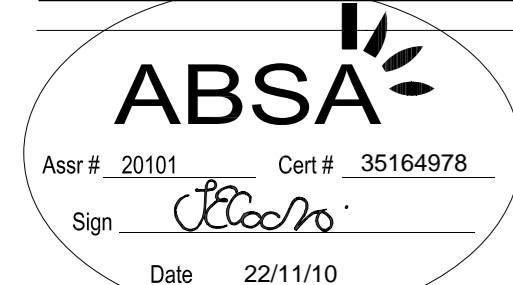
61 Mobbs Lane, Epping  
Stage 1  
Building 7 & 8

Project Application  
Nov. 2010

DEVELOPERS COMMITMENT TO BASIX - BUILDINGS 7 & 8	
<b>Construction general</b>	
Glazing	Doors / windows: Single glazed grey tint U-value: 6.6 SHGC: 0.53
Roof / ceiling insulation	Roof: Concrete slab roof Roof insulation: None Ceiling: Plasterboard Ceiling insulation: R2.0 to top floor units and where exposed balcony / terrace above
Wall / floor insulation	External walls: Precast concrete - plasterboard lined. Some feature metal cladding over the precast panels in some area External wall insulation: None Internal walls within units: Plasterboard on studs - no insulation Inter-tenancy walls: Hebal - no insulation Floors: Concrete
Thermal Comfort upgrades (units)	R1.0 insulation to the external walls of units: Building 7 G02, 102, 202, 302, 402, 502.
<b>BASIX Water Inclusions - Score 40/40</b>	
Fixtures (within units)	Showerheads: 3 star (>7.5 but <=9 L/min) Toilets: 4 star Kitchen taps: 4 star Bath taps: 4 star
Fixtures (within common areas)	Showerheads: 3 star (>7.5 but <=9 L/min) Toilets: 4 star Bath taps: 4 star
Appliances (within units)	Dishwashers: 3 star Clothes washers: At least 60% of all occupants are expected to provide clothes washing machines with a water efficiency of 2 stars or greater.
Central rainwater storage	Tank size: 20,000L Collect run-off from: 2800m2 (all main un-trafficable roof areas) Connected to: - Irrigation of landscaping - 1 car washing bays - All toilets within units
Pool / Spa / Sauna	No pool, spa or sauna within Buildings 7 & 8.
<b>BASIX Thermal Comfort - Score Pass/Pass</b>	
Average star rating	Building 7 - 6.0 stars Building 8 - 6.0 stars
<b>BASIX Energy Inclusions - Score 24/20</b>	
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to ringmain and supply risers.
Pool / Spa / Sauna heating systems	No pool, spa or sauna within Buildings 7 & 8.
Lift motor	All lifts to have gearless traction with VVVF motor.
Appliances & other efficiency measures (within units)	Gas cooktop & electric oven Dishwashers: 3 star Clothes dryers: 2 star
Heating & cooling (within units)	All units to have individual single phase reverse cycle air conditioning: All 3 bedroom units: 2.0 star - Cooling and 2.5 star - Heating (zoned) [new] All 2 bedroom units: 2.0 star - Cooling and 2.5 star - Heating (zoned) [new] All 3 bedroom units: 2.0 star - Cooling and 3.0 star - Heating (zoned) [new]
Artificial lighting (within units)	Within units fluorescent lighting to be provided to bedrooms, laundries and bathrooms only.
Ventilation systems (within units)	Bathroom ventilation: Individual fan, ducted to roof or facade - manual on/timer off Laundry ventilation: Individual fan, ducted to roof or facade - manual on/timer off Kitchen ventilation: Individual fan, ducted to roof or facade - manual switch on/off
Artificial lighting (within common areas)	Lifts: compact fluorescent - connected to lift call button Garbage rooms: fluorescent - manual switch on/off Hallway areas: compact fluorescent - zoned switching and motion sensors Switch / Elect: fluorescent - manual switch on/off Plant or service rooms: fluorescent - manual switch on/off Carpark: fluorescent - zoned switching with motion sensors
Ventilation systems (within common areas)	Garbage rooms: ventilation exhaust only - with no efficiency measures Hallway / Lobby areas: ventilation supply only - time clock or BMS controlled Switch / Elect: ventilation supply only - interlocked to light Plant or service rooms: ventilation exhaust only - interlocked to light Carpark: ventilation (supply + exhaust) - carbon monoxide monitor + VSD fan

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

Assessor #	Certificate #	Issued:
20101	35164978	22/11/10
<b>Thermal Performance Specifications</b>		
<small>These are the Specifications upon which the Certified Assessment is based. If matters relevant to these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If any 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</small>		
<b>Windows</b>	Product ID	Glass
	Frame	U value
	SHGC	Area M <sup>2</sup>
	Detail	
Generic	Single Grey tint	Aluminium
	U value	SHGC
	Area M <sup>2</sup>	Detail
	6.60	0.53
		As per plans
<b>Skylights</b>		
	Product ID	Glass
	Frame	U value
	SHGC	Area M <sup>2</sup>
	Detail	
	None	
<small>Any U and SHGC values specified on Certificates issued after 1 May 2007 are according to NFRC 100. All values prior to this date are ANZS. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.</small>		
<b>External walls</b>	Construction	Insulation
	Colour - solar abs.	Detail
	Precast Concrete	None
		Not specified
		As per plans
<b>Internal walls</b>		
	Construction	Insulation
		Detail
	Hebal	None
		To inter-tenancy walls
	Plasterboard on studs	None
		All walls within units
<b>Floors</b>		
	Construction	Insulation
		Covering
		Detail
	Concrete slab floors throughout	None
		Carpet to bedrooms & living areas as per plans
		Tiles to wet areas & some living areas as per plans (hatched)
<b>Ceilings</b>		
	Construction	Insulation
		Detail
	Plasterboard with concrete slab	none
		Where neighbouring units or bedrooms are above
	Plasterboard with concrete slab	R2.0
		To top floor units & where balcony above
<b>Roof</b>		
	Construction	Insulation
		Colour - solar abs.
		Detail
	Concrete slab	None
		Light
		As per plans
<b>Window cover</b>		
	Internal (curtains)	External (awnings, shutters, etc)
	Not specified	Horizontal latten sunshades / pergolas - As per plans
		Fixed vertical sunshades - As per plans
		Adjustable vertical sunshades - As per plans
<b>Fixed shading</b>		
	Eaves (width - inc gutters, N3 above windows)	Verandas, Pergolas (type, description)
	Varying eaves widths and offsets, as per plans	100% Shaded Balconies - As per plans
		Batten Pergolas - As per plans
<b>Overshadowing</b>		
	Overshadowing structures	Overshadowing trees
	Buildings 7 & 8	N/A
<b>Orientation, Exposure, Ventilation and Infiltration</b>		
	Orientation of normal north	331 degrees
	Stair category	Suburban
	Stair open to heated areas	Yes
	Seals to windows and doors	Yes
	Roof ventilation	None
	Exhaust fans without dampers	No
	Cross ventilation	Standard
	Ventilated awnings	No
	Subfloor	None
	Open fire, unflued gas heat	No
	Living area open to entry	Yes - Conditioned Corridor
	Vented downlights	No
	Doors separate living areas	No
	Wall and ceiling vents	No



Sheet Number	Sheet Name
A0001	Cover Sheet
A0002	Drawing List
A0010	Site Plan
A0011	Integrated Carpark Plans
A0012	Integrated Ground Plan
A0013	Integrated Typical Levels Plan
A0020	Site Sections (Sheet 1)
A0030	North West Isometric View
A0031	South West Isometric View
A7100	Building 7 Basement Level 1 & 2 Plan
A7101	Building 7 Ground Floor Plan
A7102	Building 7 Level 1 to Roof Plan
A7200	Building 7 Elevations NS
A7201	Building 7 Elevations EW
A7300	Building 7 Long Section
A7301	Building 7 Cross Sections
A8100	Building 8 Basement Level P2 Plan
A8101	Building 8 Basement Level P1 Plan
A8103	Building 8 Ground Floor Plan
A8104	Building 8 Level 2 & 3 Plan
A8105	Building 8 Level 4 & 5 Plan
A8106	Building 8 Level 6 & Roof Plan
A8200	Building 8 Elevation NS
A8201	Building 8 Elevation EW
A8300	Building 8 Long Section
A8301	Building 8 Cross Sections
A8400	Site Sections (Sheet 2)
A8500	Colour Detail Elevation (Building 7)
A8501	Colour Detail Elevation (Building 8)
A8502	Colour Sample Board (Building 7)
A8503	Colour Sample Board (Building 8)
A8600	Shadow Diagrams