RIVERFRONT APARTMENTS

330 CHURCH STREET, PARRAMATTA

FOR MERITON APARTMENTS

01 PLAN - LOCATION PLAN
APPROX. 1:5000

PROJECT DATA

SITE AREA:	6763 SQM
TOTAL GFA:	44117 SQM
FSR:	6.5:1
TOTAL APARTMENTS:	390
CAR SPACES:	???????

DRAWING SCHEDULE

NUMBER	TITLE	SCALE
A_000	COVER SHEET/LOCATION PLAN	NTS
A_001	SITE ANALYSIS + CONTEXT PLAN	1:1000
A_096	GA PLAN - PARKING LEVEL 4	1:200 @ A1
A_097	GA PLAN - PARKING LEVEL 3	1:200 @ A1
A_098	GA PLAN - PARKING LEVEL 2	1:200 @ A1
A_099	GA PLAN - PARKING LEVEL 1	1:200 @ A1
A_100	GA PLAN - LEVEL 00 RETAIL	1:200 @ A1
A_101	GA PLAN - LEVEL 01 LOWER PODIUM	1:200 @ A1
A_102	GA PLAN - LEVEL 02 UPPER PODIUM	1:200 @ A1
A_103	GA PLAN - TYPICAL LOWER TOWER	1:200 @ A1
A_104	GA PLAN - TYPICAL UPPER TOWER	1:200 @ A1
A_150	APARTMENT PLAN - LEVELS 3-4, 14-16	1:100 @ A1
A_151	APARTMENT PLAN - LEVELS 5-7	1:100 @ A1
A_152	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_153	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_154	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_155	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_156	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_157	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_158	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_159	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_160	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_161	APARTMENT PLAN - LEVELS 8-13	1:100 @ A1
A_201	SITE SECTION NORTH-SOUTH	1:200 @ A1
A_202	SITE SECTION EAST-WEST	1:200 @ A1
A_300	SITE ELEVATIONS NORTH + WEST	1:200 @ A1
A_301	SITE ELEVATIONS SOUTH + EAST	1:200 @ A1
A_350	EAST TOWER - ELEVATIONS NORTH + EAST	1:200 @ A1
A_351	EAST TOWER - ELEVATIONS SOUTH + WEST	1:200 @ A1
A_352	WEST TOWER - ELEVATIONS NORTH + EAST	1:200 @ A1
A_353	WEST TOWER - ELEVATIONS NORTH + EAST	1:200 @ A1
A_501	SHADOW DIAGRAMS	1:2000 @ A1
A_502	SHADOW DIAGRAMS	1:2000 @ A1
A_503	SHADOW DIAGRAMS	1:2000 @ A1
A_550	DIAGRAM - GFA AREAS	1:2000 @ A1
A_651	ADAPTABLE PLAN SCHEDULES	1:100 @ A1
A_801	COLOUR AND MATERIALS BOARD	N/A @ A1

ABSA
Assr # 20101 Cert # 63718608
Sign
Date 18/05/11

Assessor # 20101 Certificate # 63718608 Issued: 18/05/11

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^2	Detail
Generic		Single tinted	Aluminium	6.60	0.58		As per plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M^2	Detail
None							

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 ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Precast Concrete		None	Not specified	As per plans
Precast Concrete		R1.0	Not specified	To units 2-03 to 15-03, 1-16 to 22-16, 1-18 to 22-18
Precast Concrete		R1.0	Not specified	To external walls & spandrel panels of units 17-23 to 34-23, 3-02 to 34-02

Internal walls	Construction	Insulation	Detail
Hebel		None	To Inter-tenancy walls
Plasterboard on studs		None	All walls with-in units

Floors	Construction	Insulation	Covering	Detail
Concrete slab		None	Carpet to bedrooms & Tiles to wet areas &	living areas as per plans some living areas as per plans (hatched)
Concrete slab		R1.0	As above & details	To units 3-02, 3-06, 3-07, 3-08, 3-12, 3-13, 3-14

Ceilings	Construction	Insulation	Detail
Plasterboard		none	Where neighbouring units or bedrooms are above
Plasterboard		R2.0	To units 15-03, 16-05, 34-01, 34-02, 34-09, 34-10, 34-11, 34-23, 22-12, 22-13, 22-14, 22-15, 22-16, 22-17, 22-18, 22-19.

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete slab		None	Light	As per plans
Concrete with green roof		None	N/A – As green roof above	To terrace units on podium

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Not specified		Adjustable aluminium sliding screens – As per elevations
		Fixed horizontal shading projections – As per elevations
		Fixed vertical shading blades – As per elevations

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)
Varying eaves widths and offsets, as per plans		100% Shaded Balconies – As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
N/A		N/A

Orientation, Exposure, Ventilation and Infiltration			
Orientation of nominal north:	353 degrees	Stair 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:	Level 3 some units - Open	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

Meriton's BASIX Commitments – Riverfront Apartments

Glazing	Doors / windows: Single glazed tinted U-value: 6.6 SHGC: 0.58	Artificial lighting (within units)	Within units fluorescent lighting to be provided to bedrooms, laundries and bathrooms only.
Roof / ceiling insulation	Roof: Concrete slab roof to apartments. Concrete slab roof with green roof Roof insulation: None Ceiling: Plasterboard Ceiling insulation: None throughout, except as per thermal comfort upgrades below.	Heating & cooling (within units)	All units to have individual single phase reverse cycle air conditioning: All 1 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]
Wall / floor insulation	External walls: Precast concrete - plasterboard lined. External wall insulation: None throughout, except as per thermal comfort upgrades below. Internal walls: Hebel & Plasterboard on studs - no insulation Inter-tenancy walls: Hebel - no insulation Floors: Concrete Floor insulation: None throughout, except as per thermal comfort upgrades below.	Ventilation systems (within units)	Bathroom ventilation: Individual fan, ducted to roof or façade – manual on/timer off Laundry ventilation: Individual fan, ducted to roof or façade – manual on/timer off Kitchen ventilation: Individual fan, not ducted roof- manual switch on/off
Thermal Comfort upgrades (units)	Ceiling insulation: R2.0 insulation to units 15-03, 16-05, 34-01, 34-02, 34-09, 34-10, 34-11, 34-23, 22-12, 22-13, 22-14, 22-15, 22-16, 22-17, 22-18, 22-19. External wall insulation: R1.0 insulation to units 2-03 to 15-03, 1-16 to 22-16, 1-18 to 22-18 and to external walls & spandrel panels of units 17-23 to 34-23, 3-02 to 34-02. Floor insulation: R1.0 insulation to units 3-02, 3-06, 3-07, 3-08, 3-12, 3-13, 3-14 and terraces.	Appliances & other efficiency measures (within units)	Gas cooktop & electric oven Dishwashers: 3 star Clothes dryers: 2 star Well ventilated fridge spaces Indoor or sheltered clothes drying lines
Fixtures (within units)	Showerheads: 3 star (>7.5 but <=9 L/min) Toilets: 4 star Kitchen taps: 3 star Bath taps: 4 star	Artificial lighting (within common areas)	Lifts: compact fluorescent - manual on / off Pool area: compact fluorescent - manual on / off Gym: compact fluorescent - manual on / off Carpark: fluorescent - zoned switching with motion sensor Switch / Elect: fluorescent - manual on / off Garbage rooms: fluorescent - manual on / off Plant or service rooms: fluorescent - manual on / off Foyer: compact fluorescent - zoned switching - manual on / off Ground floor lobbies: compact fluorescent – none Halways: compact fluorescent – zoned switching
Fixtures (within common areas)	Showerheads: 3 star (>7.5 but <=9 L/min) Toilets: 4 star Bath taps: 4 star	Ventilation systems (within common areas)	Pool area: Ventilation exhaust only – time clock or BMS controlled Gym: air conditioned – time clock or BMS controlled Carpark: ventilation supply only – interlocked to carbon monoxide monitor + VSD fan Switch / Elect: ventilation supply only – interlocked to light Garbage rooms: ventilation exhaust only – with no efficiency measures Community / Manager rooms: air conditioned – time clock or BMS controlled Plant or service rooms: ventilation exhaust only – interlocked to light Foyer: ventilation supply and exhaust – interlocked to light Halways / lobbies: ventilation exhaust only – time clock or BMS controlled
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.	Alternative energy	A 70kW photovoltaic system is required for the development
Central rainwater storage	Tank size: 20,000L Collect run-off from: Main un-trafficable roof areas of towers Connected to: - Irrigation of landscaping	BASIX Commitments, approved by _____	
Pool / Spa / Sauna	Indoor pool Volume: 120 kL		
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to ringmain and supply risers.		
Pool heating systems	Pool – electric heat pump heating - pump controlled by a timer		

DRAWING PREPARED FOR:

MERITON
RENTAL LIFESTYLE APARTMENTS
APARTMENTS

MERITON APARTMENTS
LEVEL 11, MERITON TOWER
528 KENT STREET, SYDNEY

BY:

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ISSUE REGISTER

No	Date	Note	By
3	28/4/11	Preliminary DA for review	JF
2	28/3/11	TEST	SM
1	28/3/11	PROGRESS MEETING	SM

REVISION REGISTER

No	Date	Note	By

LEGEND

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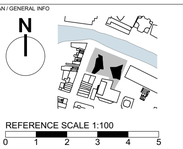
KEY PLAN / GENERAL INFO



REFERENCE SCALE 1:100
0 1 2 3 4 5

PROJECT	SCALE	PAGE SIZE	STATUS
RIVERFRONT APARTMENTS 330 CHURCH STREET PARRAMATTA NSW	1:100	A1	PRELIMINARY
	DWG DATE MAR 2011	DRAWN BY JF	APPR BY TC
	PLOT DATE 29/4/11	REV	ISSUE 3
DRAWING NAME Cover	DRAWING NUMBER A000		

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