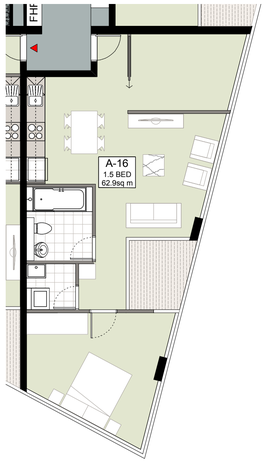
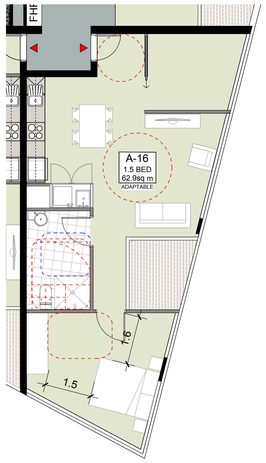
LOCATION DIAGRAM - NTS

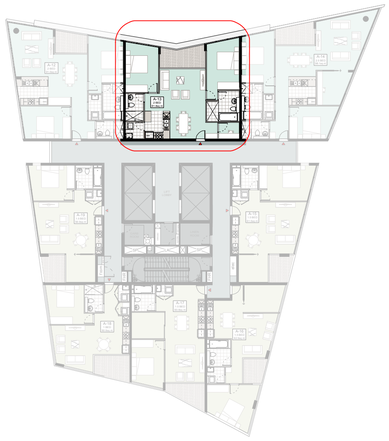


STANDARD CONFIGURATION



ADAPTABLE CONFIGURATION

01 EAST TOWER - ADAPTABLE DWELLING 01
1:100



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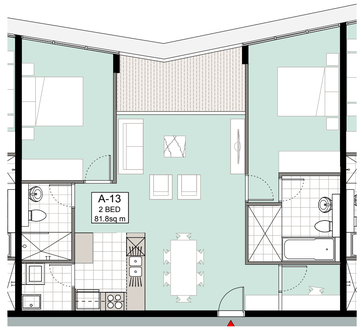

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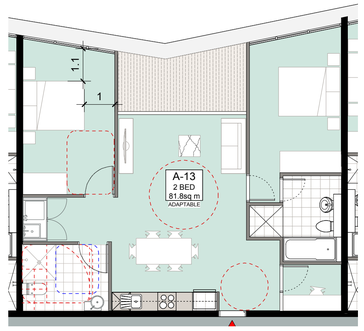
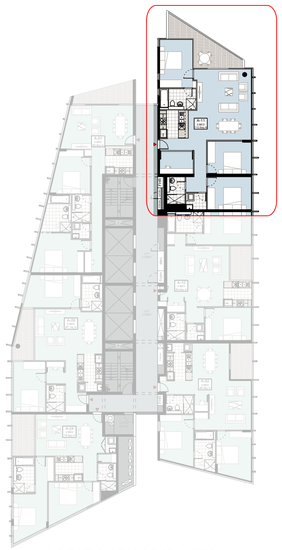
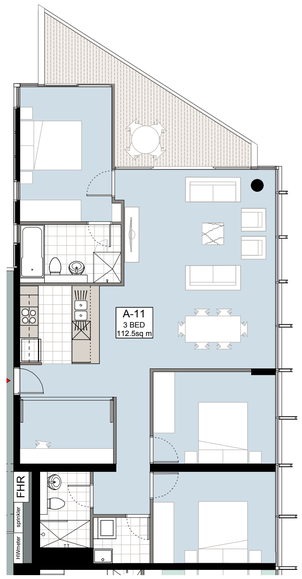


ADAPTABLE CONFIGURATION

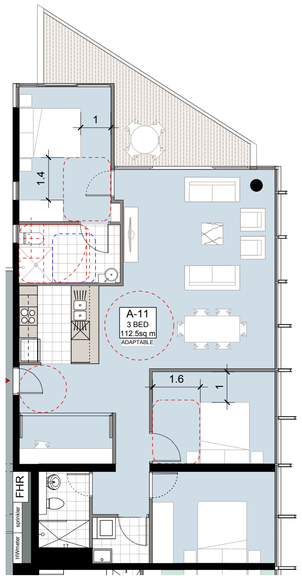
02 EAST TOWER - ADAPTABLE DWELLING 02
1:100



LOCATION DIAGRAM - NTS



STANDARD CONFIGURATION



ADAPTABLE CONFIGURATION

03 WEST TOWER - ADAPTABLE DWELLING 03
1:100

Meriton's BASIX Commitments – Riverfront Apartments

Glazing	Gross / window: Single glazed (total area: 1.5 - 3m2) U-value: 8.0 - SHGC: 0.8	Artificial lighting (within units)	Kitchen and laundrette lighting to be provided to bathrooms, laundries and kitchens only.
Roof / ceiling insulation	Roof: Concrete slab roof to apartments: Concrete slab roof with green roof. Ceiling: Plasterboard. Ceiling: Plasterboard. Insulation: None throughout, except as per thermal comfort calculation below.	Heating & cooling (within units)	All units to have individual single phase reverse cycle air-conditioning. All 2 bedroom units: 2.5 star - Cooling and 2.5 star - Heating (cooling) (zone) All 3 bedroom units: 2.5 star - Cooling and 2.5 star - Heating (cooling) (zone) All 3 bedroom units: 2.5 star - Cooling and 2.5 star - Heating (cooling) (zone)
Wall / floor insulation	External walls: Precast concrete - plasterboard lined. Insulation: None, except as per thermal comfort calculation below. Internal walls: Plasterboard. Insulation: Plasterboard as insulation. Floor: Ground floor: Concrete slab. Insulation: None. Floor: Intermediate floor: Plasterboard as insulation. Floor: Ceiling: Plasterboard as insulation. Floor: Ceiling: Metal - no insulation. Floor: Roof: Metal. Floor insulation: None throughout, except as per thermal comfort calculation below.	Ventilation systems (within units)	Bathroom ventilation: Individual fan, ducted to roof or facade – manual on/off or automatic timer/humidistat. Kitchen ventilation: Individual fan, ducted to roof or facade – manual on/off. Laundry ventilation: Individual fan, not ducted roof - manual switch on/off.
Thermal comfort requirements (zoning)	Ceiling insulation: R4.0 insulation to units 10-12, 22-25, 34-37, 46-49, 58-61, 70-73, 82-85, 94-97, 106-109, 118-121, 130-133, 141-144, 151-154, 161-164, 171-174, 181-184, 191-194, 201-204, 211-214, 221-224, 231-234. External wall insulation: R1.0 insulation to units 5-12 to 13-20, 17-24 to 25-32, 29-36 to 37-44, 41-48 to 49-56, 53-60 to 61-68, 65-72 to 73-80, 77-84 to 85-92, 89-96 to 97-104, 101-108 to 109-116, 113-120 to 121-128, 125-132 to 133-140, 137-144 to 145-152, 149-156 to 157-164, 161-168 to 169-176, 173-180 to 181-188, 185-192 to 193-200, 197-204 to 205-212, 209-216 to 217-224, 221-228 to 229-236. Floor insulation: R1.0 insulation to units 5-12, 3-36, 3-37, 3-38, 3-39, 3-40, 3-41, 3-42, 3-43.	Appliances & other efficiency measures (within units)	Gas cooktop & electric oven. Dishwasher: 4 star. Clothes dryer: 2 star. Refrigerator: 3 star fridge space. Water or chilled water central pump-hours.
Consumer (within units)	Cold water: Connect: Fixed tap (1 star). Fixed: 4 star. Showerhead: 3 star. Bath taps: 4 star.	Artificial lighting (within common areas)	Lifts: contactor Downmatch + manual on / off. Plant area: compact fluorescent – manual on / off. Car park: fluorescent – manual on / off. Corridors: fluorescent – zoned switching with motion sensor. Stairwell: compact fluorescent – manual on / off. Garbage rooms: fluorescent – manual on / off. Gym: fluorescent – manual on / off. Sauna / Meditation room: fluorescent – manual on / off. Outdoor lighting: compact fluorescent – manual on / off. Gateway: compact fluorescent – zoned switching.
Potable water (within common areas)	Showerhead: 3 star (>7.5 but <=9.0 l/min) Fixed: 4 star. Bath taps: 4 star	Ventilation systems (within common areas)	Car park: natural ventilation with CO monitored fans. Air conditioned – one zone in data cupboard. Carpark: ventilation (supply + exhaust) – carbon monoxide monitor 1 VSD fan. Lift motor room: ventilation (supply + exhaust) – manual on / off. Garbage rooms: ventilation (exhaust only) – with cut-off/timer/thermostat. Gym: ventilation (supply + exhaust) – manual on / off. Sauna: ventilation (exhaust only) – manual on / off. Plant or service rooms: ventilation (exhaust only) – interlocked to light. Gateway: ventilation (supply + exhaust) – interlocked to light. Gateway: natural ventilation with CO monitored fans. Air conditioned – one zone in data cupboard.	Mechanical energy	A TBA photovoltaic system is required for this development.
Appliances (within units)	Refrigerators: 3 star. Clothes washers: At least 60% of all occupants are expected to purchase washing machines with a water efficiency of 3 stars or greater.		
Internal rainwater storage	Tank size: 40,000L. Connection: Toilets, clothes washer on multiple cold areas of towers. Connected to: ---Irrigation of landscaping	BASIX Commitments, approved by _____	
Roof / Gas / Sauna / Spa	Gas: yes? Heater: 125 kL		
Internal hot water system	Central gas fired boiler with 50 L / 75mm insulation to hot water pipes and tanks		
Hot heating systems	Hot - electric heat pump heating - pump controlled by a timer		

DRAWING PREPARED FOR:

MERITON
MAKING GOOD APARTMENTS AFFORDABLE

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

BY:

TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEN ST MILSONS POINT
NSW 2061 SYDNEY AUSTRALIA
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ISSUE REGISTER

No	Date	Note	By
6	23/11/11	DA Issue - Additional Information	JF
5	18/5/11	Issued for DA	JF
4	10/5/11	Preliminary DA Issue for Review	JF
3	28/4/11	Preliminary DA Issue 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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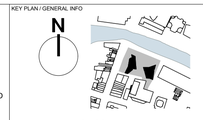
KEY PLAN / GENERAL INFO



REFERENCE SCALE 1:100
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PROJECT
RIVERFRONT APARTMENTS
330 CHURCH STREET
PARRAMATTA NSW

DRAWING NAME
Plans_Adaptable Apartments

SCALE	PAGE SIZE	STATUS
1:100	A1	PRELIMINARY
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PLOT DATE 18/5/11	REV	ISSUE 6

DRAWING NUMBER
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1008_PLANS TOWER.vwx