

The EcoView

Triptych 8 Kavanagh Street
Southbank Vic 3006



This EcoView provides an overview of the level of environmental sustainability of the Triptych development at March 2011.

Triptych is probably the first apartment development in Melbourne to truly consider sustainability. Beautiful atriums at each apartment level, well designed ventilation and living vertical gardens are just a sample of the benefits this apartment building has to offer.

Located in the heart of the Arts and Cultural Precinct, it is a short stroll to the city, Botanic Garden, theatres, and other key attractions. The Yarra River and Southgate restaurant precinct is just across the road..

Triptych opened in December 2010 and is a great example of responsible, sustainable development. There are a few apartments still available



Structure, Heating and Cooling

Approximately 35-45% of energy bills are attributable to heating and cooling. The more efficient the property, the more money saved.

Building Orientation
Building Structure

- North East primary orientation
- Village spaces within the building provide for natural lighting, fresh air, community space and an internal green living wall.
- Walls and ceilings insulated to high levels
- All windows fully double glazed with 'low-E' glass and UV treatments throughout providing excellent insulation and acoustic benefits
- The building has obtained a 5 star NatHERS rating
- Ceiling to floor operable louvered windows to each apartment for natural fresh air ventilation
- Lockable apartment entry gates that enable fresh air ventilation through into apartments at occupants discretion
- 5 Star rated acoustic insulation between party and perimeter walls facing the atrium for optimum sound insulation
- Low VOC paints throughout
- Low VOC / natural 80/20% wool carpets to bedroom
- Strand woven Bamboo flooring from renewable sources. The supplier is Style Limited, endorsed by The Good Environmental Choice Label – Green Council of Australia.
- Quality Poliform non-toxic and lead free materials in all cabinetry including kitchen, bedrooms and bathrooms.
- Qasair kitchen range hoods all externally vented

The EcoView (continued)

Structure, Heating and Cooling continued...

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|-----------------|---|
| Passive Heating | <ul style="list-style-type: none">• Sun access to apartment balconies, wintergardens and windows |
| Active Heating | <ul style="list-style-type: none">• Hydronic heating to all common areas is supplied by the Co-generation system (using recycled waste heat) |
| Passive Cooling | <ul style="list-style-type: none">• Ducted heating in all apartments• Sliding shade screens on balconies• Excellent cross ventilation and fresh air through opening windows at occupants discretion |
| Active Cooling | <ul style="list-style-type: none">• Additional ventilation through apartment entry gates• Ducted cooling |



Energy Review

Renewable energy sources include solar, wind, hydro-electricity, geothermal and biomass. If you can, choose Green Power from your supplier, it sends a message that renewable energy is important whilst minimising your environmental footprint.

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|---------------------------|---|
| Micro Generation | <ul style="list-style-type: none">• On-site gas supplied electricity generation. Supplies electricity to lifts, car park ventilation, common area lighting and external lighting. Also provides heating to common areas |
| Renewable energy Lighting | <ul style="list-style-type: none">• Waste heat recycled to heat domestic hot water• Option to purchase green power from provider• Part Energy efficient lighting in all apartments• Part energy efficient lighting in all common areas, fitted with motion and daylight sensors• Excellent natural light to all living spaces and village areas |
| Appliances Clothes drying | <ul style="list-style-type: none">• Energy efficient Miele appliances in apartments• Protected balconies may be used for clothes drying |
| Energy Saving | <ul style="list-style-type: none">• Smart meter provided in each apartment to monitor energy and water usage on a real time basis. |
| Other | <ul style="list-style-type: none">• Separate energy meters for each apartment• Waste heat from Co-Generation is recycled and used to heat village spaces, domestic hot water and swimming pool.• Village space air flow is controlled by a Building Management system that measures the temperature within the spaces as well as the external temperature, wind and rain. Windows will automatically open or close based on current conditions around the clock. This achieves a tempered environment with minimal cost to the occupants. |

The EcoView (continued)



Water Review

Australia is the driest continent in the world (excluding Antarctica) but we use more water per capita than any other country. The items below can help to minimise our impact, and costs.

Showers

Taps

Toilets

Water appliances

Water storage

Pool

Other

- Water efficient showers throughout
- Water efficient tap ware throughout
- Dual flush toilets throughout
- Water efficient dishwashers throughout
- Rain water is collected from the roof and level 6 podium and stored in water tanks for reuse.
- Sprinkler test water is re-directed to the rain water tanks saving up to 70,000L water per year.
- Rain water will be used for garden irrigation systems.
- Rain water used to replenish pool as required.
- Heat from the co-generation unit is used to heat the pool, minimising costs to occupants for common costs.
- Separate water metering for each apartment



Common Areas

Having well thought out community spaces within a building contributes to well being and community participation.

Village space

Gymnasium

Pool

Gardens

Heating

- There are 8 three storey high atria privileged spaces that deliver abundant fresh air and day light on entry to each apartment level. These village spaces provide abundant natural daylight and fresh air into the centre of the building. They provide for an engaging community space without expensive air conditioning. The 9 metre high windows are controlled by a building management system that controls the windows opening and closing at appropriate times to allow fresh air ventilation as needed. This allows the building to breathe and provides excellent cross flow ventilation.
- Each village space has it's own striking wall of evergreen creepers at the entrance of each apartment level. This also shields from neighbouring buildings and the western sun.
- The gymnasium has one side of the room that is full height sliding doors that can be opened to allow fresh air ventilation.
- The pool area also has one side of the room that is dedicated to full height sliding doors that open for fresh air ventilation.
- Garden areas were designed by Jamie Durie and installed by Fytogreen. The entry features a live vertical green living wall spanning 187 sqm over 4 storeys. It is constructed of a series of modular panels where each of the 45 species grow, drip fed by its own irrigation system.
- A roof top garden on level 6 adjoining the swimming pool and gymnasium provides for a private retreat for all residents.
- Heating of the common areas is provided by recycling the waste heat generated by the co-generation system into the hydronic heating system in internal village spaces.

The EcoView (continued)

Body Corporate Fees

- Body corporate fees are being kept to a minimum by the use of the onsite co-generation system, well designed and managed air ventilation and common area water storage.

Services

- 18 hour concierge from 730am to 11.30pm 7 days a week as well as roaming security overnight, Roof Top Garden, Yoga Deck, BBQ, 25 m heated swimming pool, state of the art gymnasium



General Overview

Where you can walk or cycle to local amenities. You'll save money on transport, minimise pollution and feel better.

What's in walking or cycling distance?

- The Australian Ballet, Australian Ballet School and Opera Australia less than 100 m
- Melbourne Symphony Orchestra – 100m
- IGA supermarket – 120 m
- The Arts Centre – 200 m
- Public transport (Trams) – approx 200 m
- National Gallery of Victoria – 240 m
- Southgate Shopping precinct – 280 m
- Cafes, restaurants and Yarra River edge – approx 300 m
- Hammer Hall – 300 m
- Post office, Auspost shop and PO Boxes – 400 m
- Royal Botanical Gardens, Rowing Boat Sheds and Running track – 400 m
- Federation Square – 500 m
- Flinders Street Train Station – 530 m
- Melbourne City Centre – walking distance
- MCG, Rod Laver Arena, Hisense Arena within 1.4 km.
- Melbourne Grammar Schools within 2 km
- Queen Vic Market and South Melbourne Market within 1.7km
- Trams 100m

Produced by Danielle King in conjunction with the Developer, HSA listed with Sustainability Victoria, ABSA member no. HO55615.

Disclaimer: This report states what's been advised as built at this Development on the above date and does not take into account any changes that may have occurred after this time.