

85253.00.R.003.Rev0

4 March 2016

PMO

**Ecove Group Pty Limited
Locked Bag 1451
MEADOWBANK NSW 2114**

Attention: Mr Michael Azar

Dear Sirs

**Comments on Influence on Railway Corridor
Proposed Mixed-Use Development
Site 9, Sydney Olympic Park**

This letter confirms that Douglas Partners Pty Ltd has undertaken a geotechnical investigation for the above development as outlined in the *Report on Geotechnical Investigation Rev1* for Project 85253.00 dated 4 March 2016.

The project involves the construction of a mixed-use development incorporating a 7 storey building in the northern portion of the site and a 38 storey building in the southern portion. The buildings will be constructed at or close to the existing ground surface levels; basement levels are not proposed. The attached Drawing DA01.002 shows the relationship between the development site and the Sydney Olympic Park railway loop. The distance between the development site and the railway corridor is greater than 30 m.

The development site is underlain by filling, natural soils and Ashfield Shale bedrock. The proposed buildings will be fully supported on piles founded in rock and bulk excavation is not proposed (i.e. basement levels are not proposed).

It is therefore considered that the proposed development is outside the zone of influence of the railway corridor and that the proposed development will not have a negative impact on the railway corridor from a geotechnical perspective.

Please contact the undersigned if further information is required.

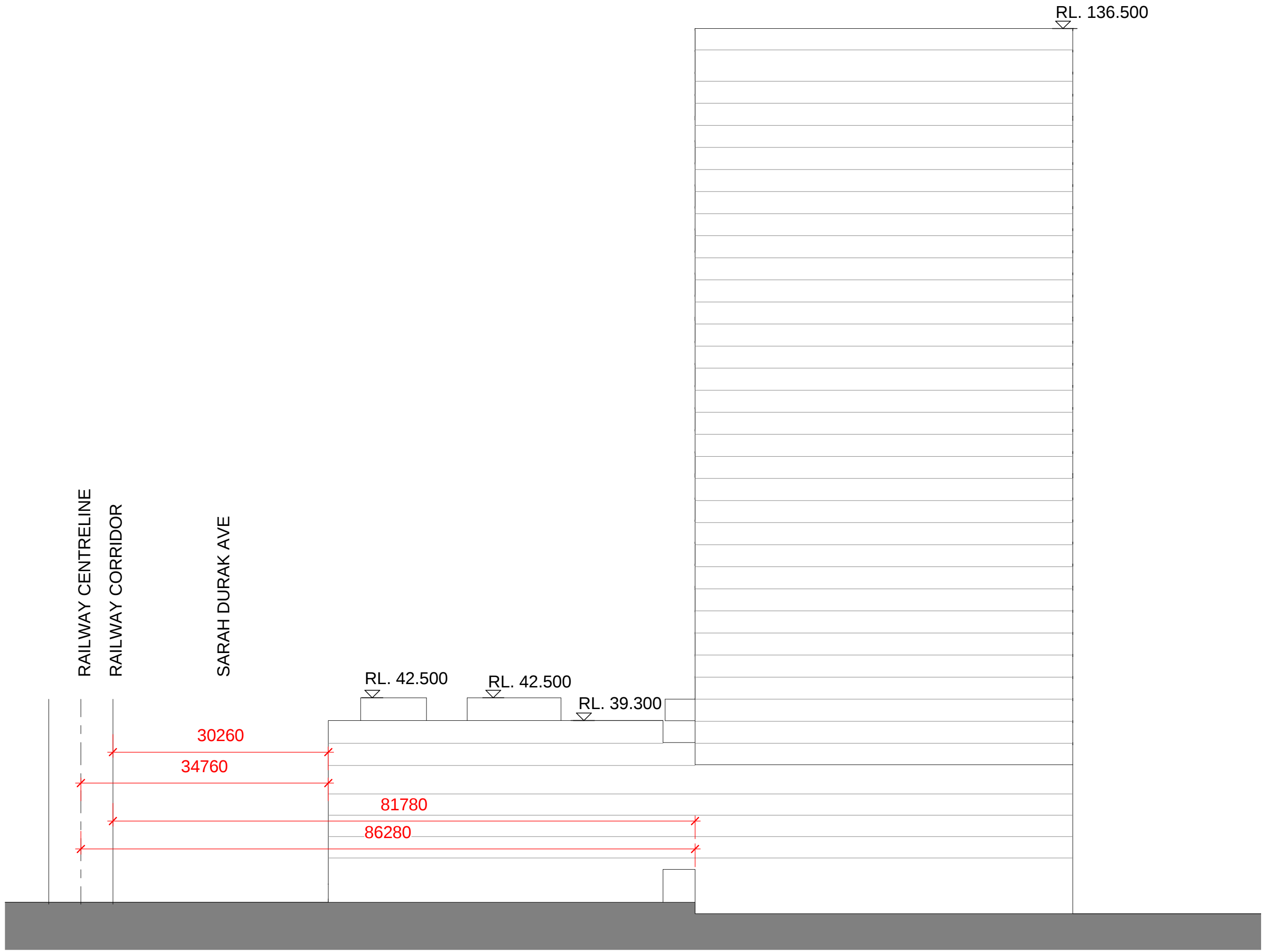
Yours faithfully,
Douglas Partners Pty Ltd



Peter Oitmaa
Principal

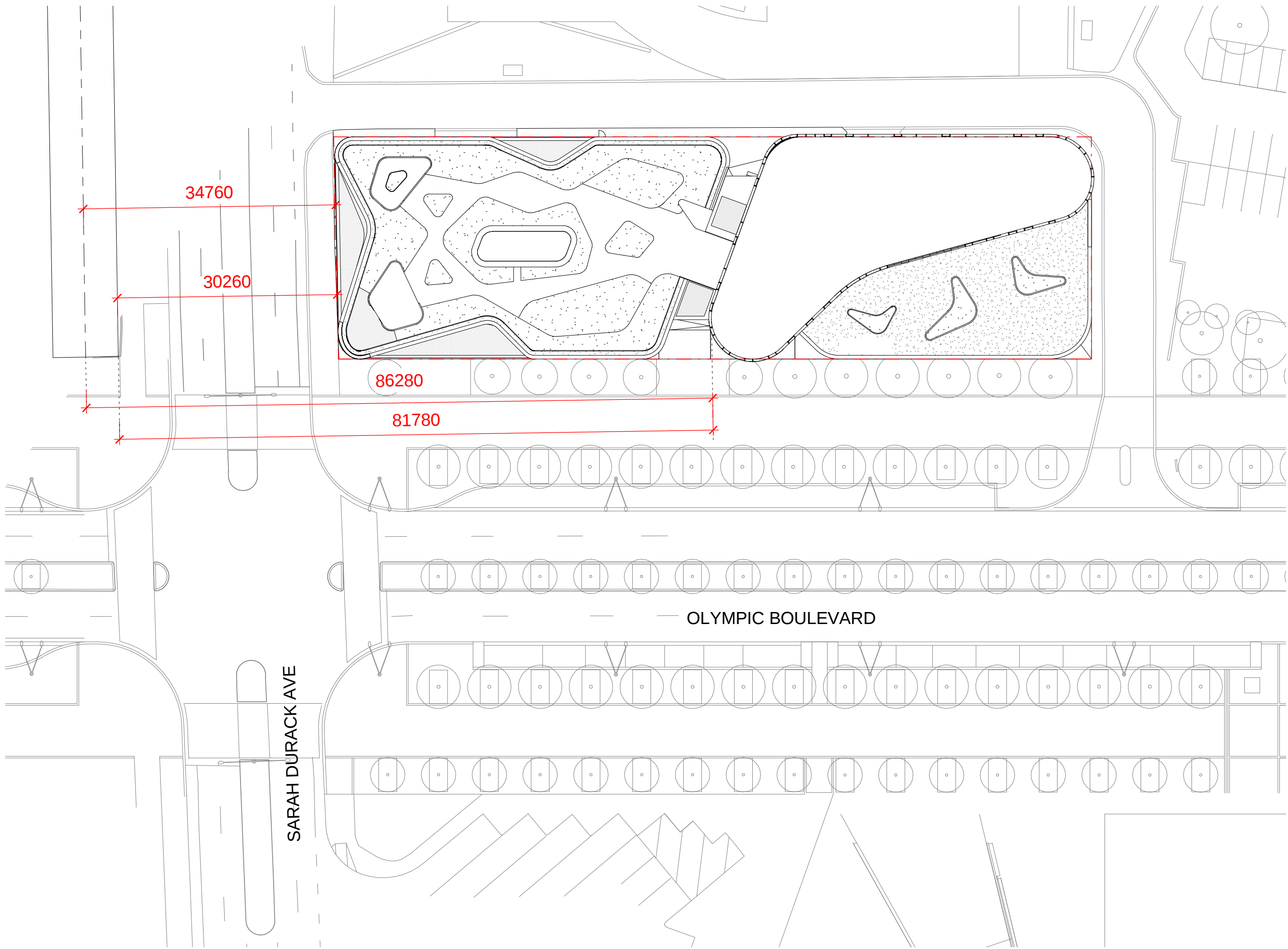
Attachment: Drawing DA01.002

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2 Building Envelope

1 : 500



1 Site Plan

1 : 500

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Notes - Construction General (BASIX)

Glazing

Doors / windows:

- Aluminium framed **single clear** glazing to internal windows that open to wintergardens
U-Value: 6.6 (equal to or lower than)
SHGC: 0.69 (+ or - 10%)

- Aluminium framed **double clear** glazing to curtain walls & glazing to balcony edge.
U-Value: 4.4 (equal to or lower than)
SHGC: 0.5 (+ or - 10%)

Given values are NFRC, total window values

Roof / ceiling insulation

Roof:

Concrete roof - No insulation

Default Colour modelled

Ceiling:

Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.

Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, balconies above & slot areas above to all other units.

Note: It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are proposed at a later stage, BCA loss of insulation calculations will be required.

Wall / floor insulation

External Wall:

Lightweight cladding to all external walls with R1.5 bulk insulation
No colour nominated

Internal walls within units:

Plasterboard on studs - no insulation

Inter-tenancy walls / corridor:

75mm hebel power panel plasterboard lined with R2.0 acoustic insulation **to selected units only (7.01 and 8.01)**

75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.

Floors:

Concrete - R2.1 insulation to all units in level 7 with car park below
Concrete - no insulation required between units

Floor coverings:

1 & 2 bed apartments - tiles to wet areas, carpet to bedrooms and living areas as per plans
All 3 & 4 bed apartments tiled throughout

Central hot water system

Central gas-fired boiler with R1.0 (~38mm) insulation to ringmain and supply risers.

Reticulated alternative water

Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building
(No rainwater tank required for BASIX compliance)

Alternative energy

Not required by BASIX

Revision	Date	Description	Initial	Checked
A	01.03.16	Development Application	JS	CP

Client: Ecove



ecove®

Site 9, Sydney Olympic Park 3 Olympic Boulevard

Proximity to Rail Corridor
Site Plan + Building Envelope



Status	Development Application		
Scale	As indicated	@	A1
Drawn	Author	Checked	Checker
Project No.	S11890		
Plot Date	1/04/2016 1:00:22 PM		
Plot File			

Drawing no.	Revision
DA01.002	A

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