

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.

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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

B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP
Revision	Date	Description	Initial	Checked

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 39

Status	Development Application
Scale	1 : 100 @ A1
Drawn	Author Checked Checker
Project No.	S11890
Plot Date	20/07/2016 4:18:09 PM
Plot File	

Drawing no.	Revision
DA02.039	B

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Alternative energy
Not required by BASIX



General Arrangement Plan
Roof Plan



Drawing no.	Revision
DA02.040	A

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BATESSMART™





1. Concrete or aluminium facing to slab edges



2. Aluminium fins



3. Glass



4. Colourback glass



5. Metal framing



6. Paint finish



7. Aluminium mesh



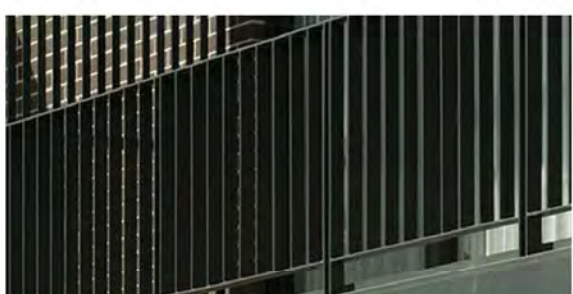
8. Terracotta



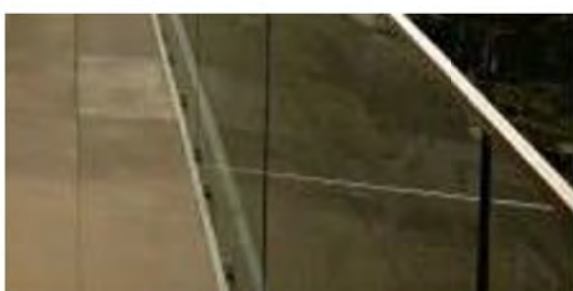
9. In situ concrete



10. Metal cladding/louvers

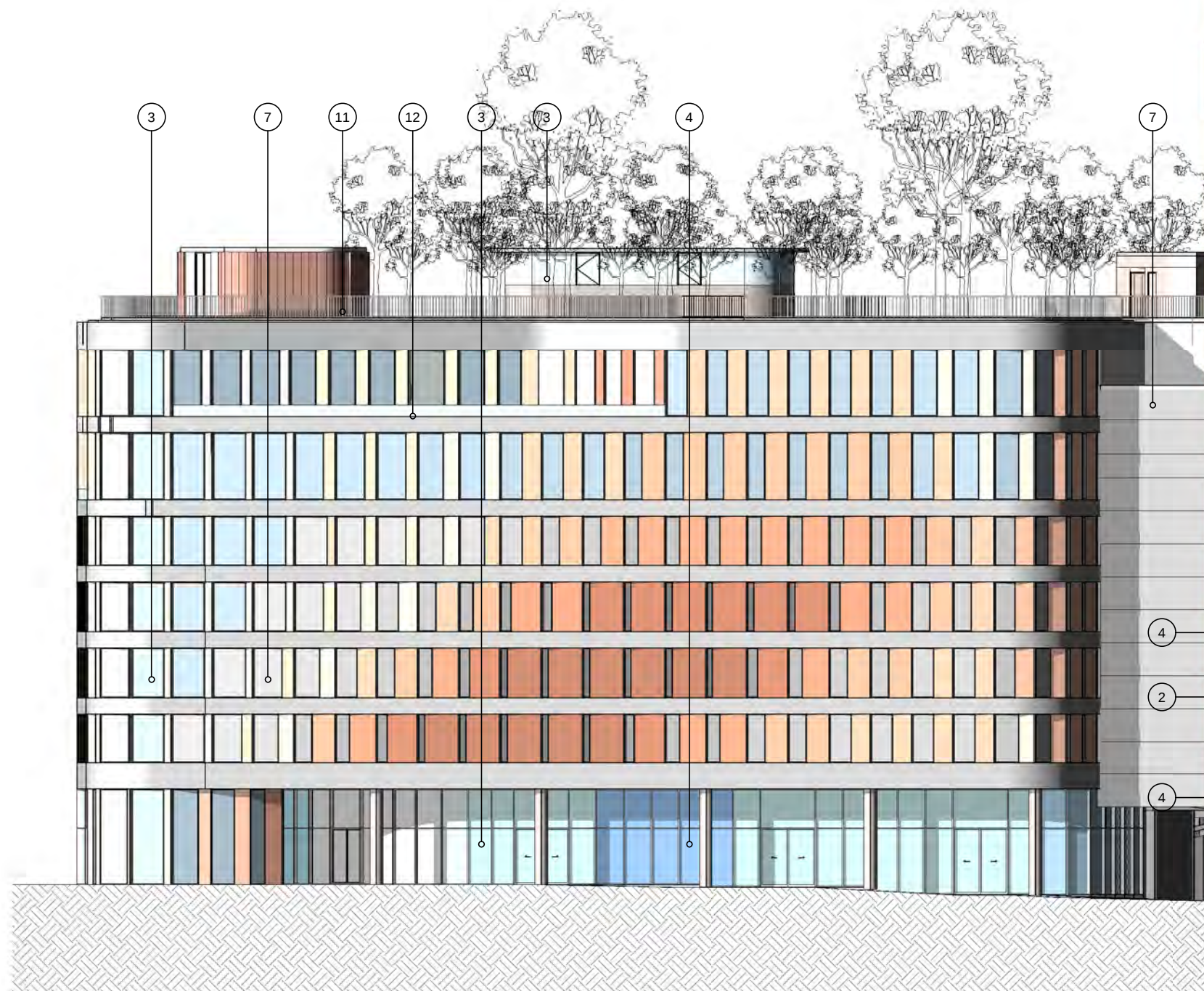


11. Metal balustrade



12. Glazed balustrade

Roof North	RL 42.60
Parapet North	RL 39.42
Level 08 North	RL 34.60
Level 07 North	RL 30.80
Level 06 North	RL 27.80
Level 05 North	RL 24.80
Level 04 North	RL 21.80
Level 03 North	RL 18.80
Level G North	RL 14.00



Circular / Straight auto sliding doors to future detail

Aluminium louvres to plant room powdercoated to match tower facade

RL 137.800

RL 137.100

Signage zone

RL 136.80	Tower Edge
122m SEPP Envelope	
RL 130.70	Level 38
RL 127.60	Level 37
RL 124.50	Level 36
RL 121.10	Level 35
RL 118.00	Level 34
RL 114.90	Level 33
RL 111.80	Level 32
RL 108.70	Level 31
RL 105.60	Level 30
RL 102.50	Level 29
RL 99.40	Level 28
RL 96.30	Level 27
RL 92.90	Level 26
RL 89.80	Level 25
RL 86.70	Level 24
RL 83.60	Level 23
RL 80.50	Level 22
RL 77.40	Level 21
RL 74.30	Level 20
RL 70.90	Level 19
RL 67.80	Level 18
RL 64.70	Level 17
RL 61.60	Level 16
RL 58.50	Level 15
RL 55.10	Level 14
RL 52.00	Level 13
RL 48.90	Level 12
RL 45.80	Level 11
RL 42.70	Level 10
RL 39.60	Level 09
RL 36.50	Level 08 South
RL 33.40	Level 07 South
RL 29.30	Level 06 South
RL 26.30	Level 05 South
RL 23.30	Level 04 South
RL 20.30	Level 03 South
RL 17.30	Level 02
RL 13.00	Level G South Residential
RL 12.05	Level G South

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Reticulated alternative water

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(No rainwater tank required for BASIX compliance)

Alternative energy

Not required by BASIX

B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP

Client: Ecove



Site 9, Sydney Olympic Park 3 Olympic Boulevard

Building Elevations Southwest

Status	Development Application		
Scale	1 : 250	@ A1	
Drawn	JS	Checked	CP
Project No.	S11890		
Plot Date	20/07/2016 3:05:46 PM		
Plot File			
Drawing no.	Revision		
DA07.001	B		
Melbourne	1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email: mel@batesmart.com.au http://www.batesmart.com.au	Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email: syd@batesmart.com.au http://www.batesmart.com.au	

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1. Concrete or aluminium facing to slab edges



2. Aluminium fins



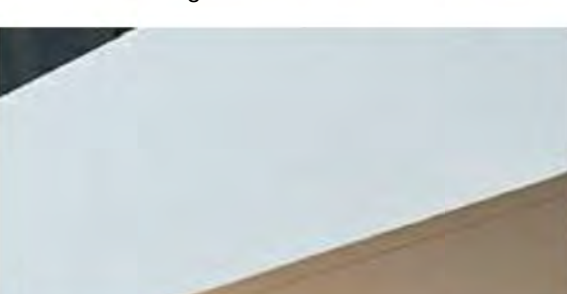
3. Glass



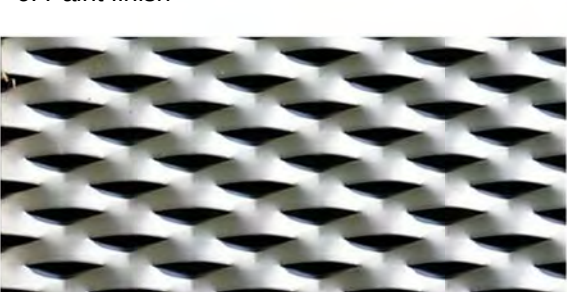
4. Colourback glass



5. Metal framing



6. Paint finish



7. Aluminium mesh



8. Terracotta / Lightweight Cladding



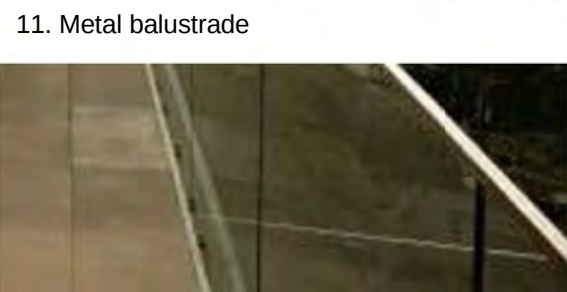
9. In situ concrete



10. Metal cladding/louvres



11. Metal balustrade



12. Glazed balustrade

122m SPPP Envelope
Level 35 RL 133.80

Level 38 RL 130.70

Level 37 RL 127.60

Level 36 RL 124.50

Level 35 RL 121.10

Level 34 RL 118.00

Level 33 RL 114.90

Level 32 RL 111.80

Level 31 RL 108.70

Level 30 RL 105.60

Level 29 RL 102.50

Level 28 RL 99.40

Level 27 RL 96.30

Level 26 RL 92.90

Level 25 RL 89.80

Level 24 RL 86.70

Level 23 RL 83.60

Level 22 RL 80.50

Level 21 RL 77.40

Level 20 RL 74.30

Level 19 RL 70.90

Level 18 RL 67.80

Level 17 RL 64.70

Level 16 RL 61.60

Level 15 RL 58.50

Level 14 RL 55.10

Level 13 RL 52.00

Level 12 RL 48.90

Level 11 RL 45.80

Level 10 RL 42.70

Level 09 RL 39.60

Level 08 South RL 36.50

Level 07 South RL 33.40

Level 06 South RL 29.30

Level 05 South RL 26.30

Level 04 South RL 23.30

Level 03 South RL 20.30

Level 02 RL 17.30

Level G South Residential RL 13.00

Level G South RL 12.05

RL 137.800

RL 137.100

3

2

1

12

4

3

Aluminium mesh
with solid backing
in zone above
substation kiosks

7

12

3

11

1

8

3

10

7

RL 42.60 Roof North

RL 39.42 Parapet North

RL 34.60 Level 08 North

RL 30.80 Level 07 North

RL 27.80 Level 06 North

RL 24.80 Level 05 North

RL 21.80 Level 04 North

RL 18.80 Level 03 North

RL 14.00 Level G North

2

Northeast

1 : 250

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Roof / ceiling insulation
Roof:
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Default Colour modelled

Ceiling:
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Wall / floor insulation
External Wall:
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No colour nominated

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Central hot water system
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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

B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP
Revision	Date	Description	Initial	Checked
Client: Ecove				



Site 9, Sydney Olympic Park 3 Olympic Boulevard

Building Elevations NorthEast

Status	Development Application		
Scale	1 : 250	@ A1	
Drawn	JS	Checked	CP
Project No.	S11890		
Plot Date	20/07/2016 3:08:31 PM		
Plot File			
Drawing no.	Revision		
DA07.002		B	
Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email: mel@batesmart.com.au http://www.batesmart.com.au		Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email: syd@batesmart.com.au http://www.batesmart.com.au	
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1. Concrete or aluminium facing to slab edges



2. Aluminium fins



3. Glass



4. Colourback glass



5. Metal framing



6. Paint finish



7. Aluminium mesh



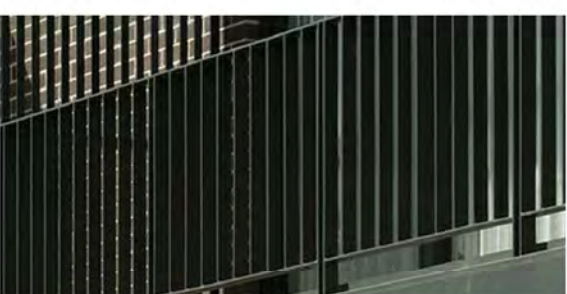
8. Terracotta



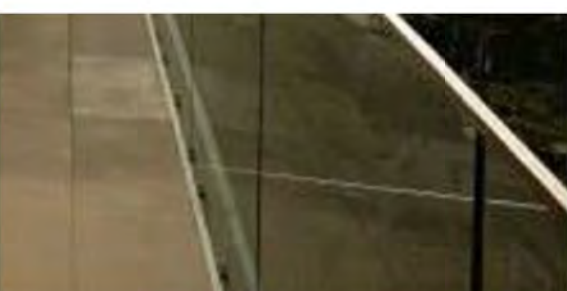
9. In situ concrete



10. Metal cladding/louvres



11. Metal balustrade



12. Glazed balustrade

11

3

1

12

3

7

8

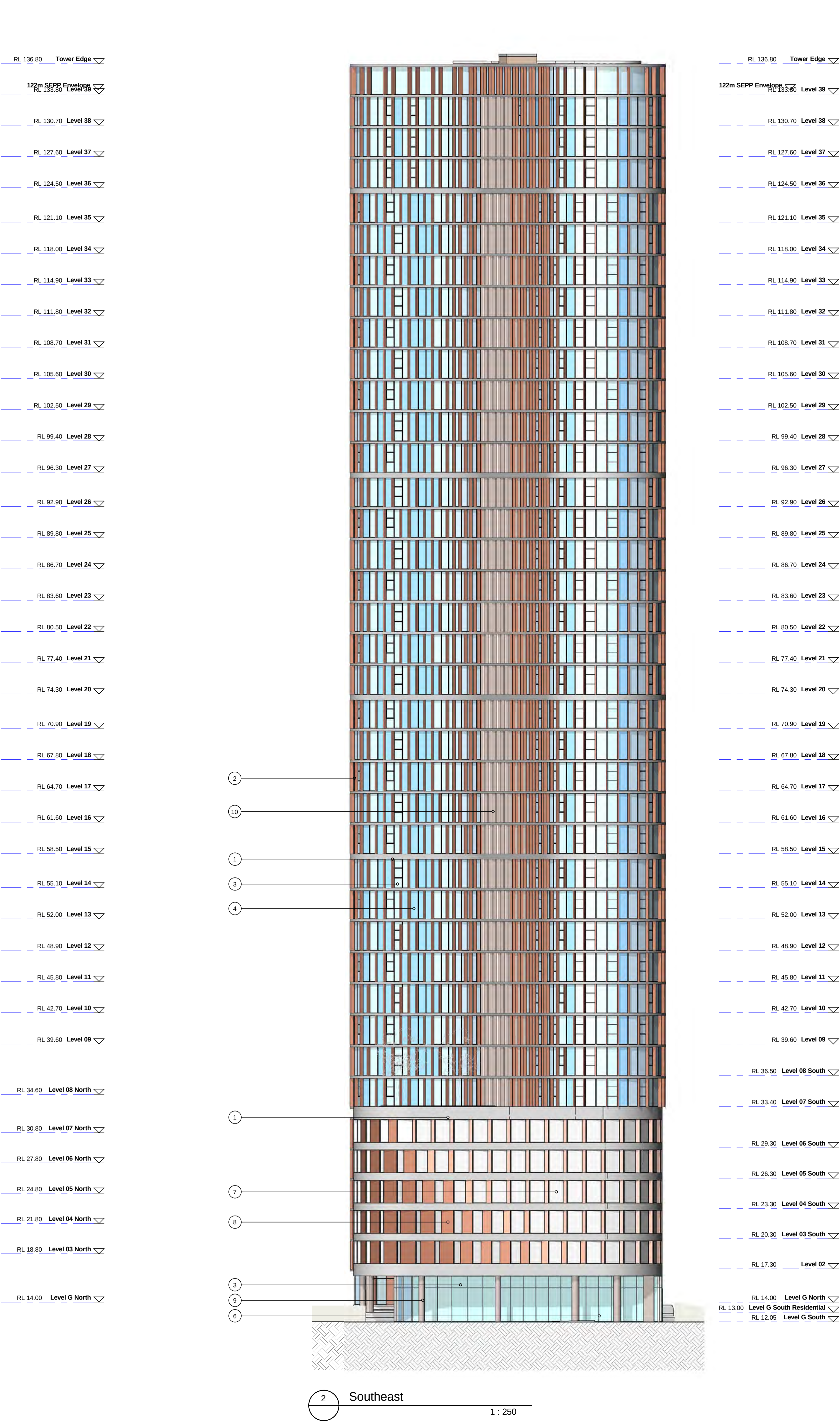
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3

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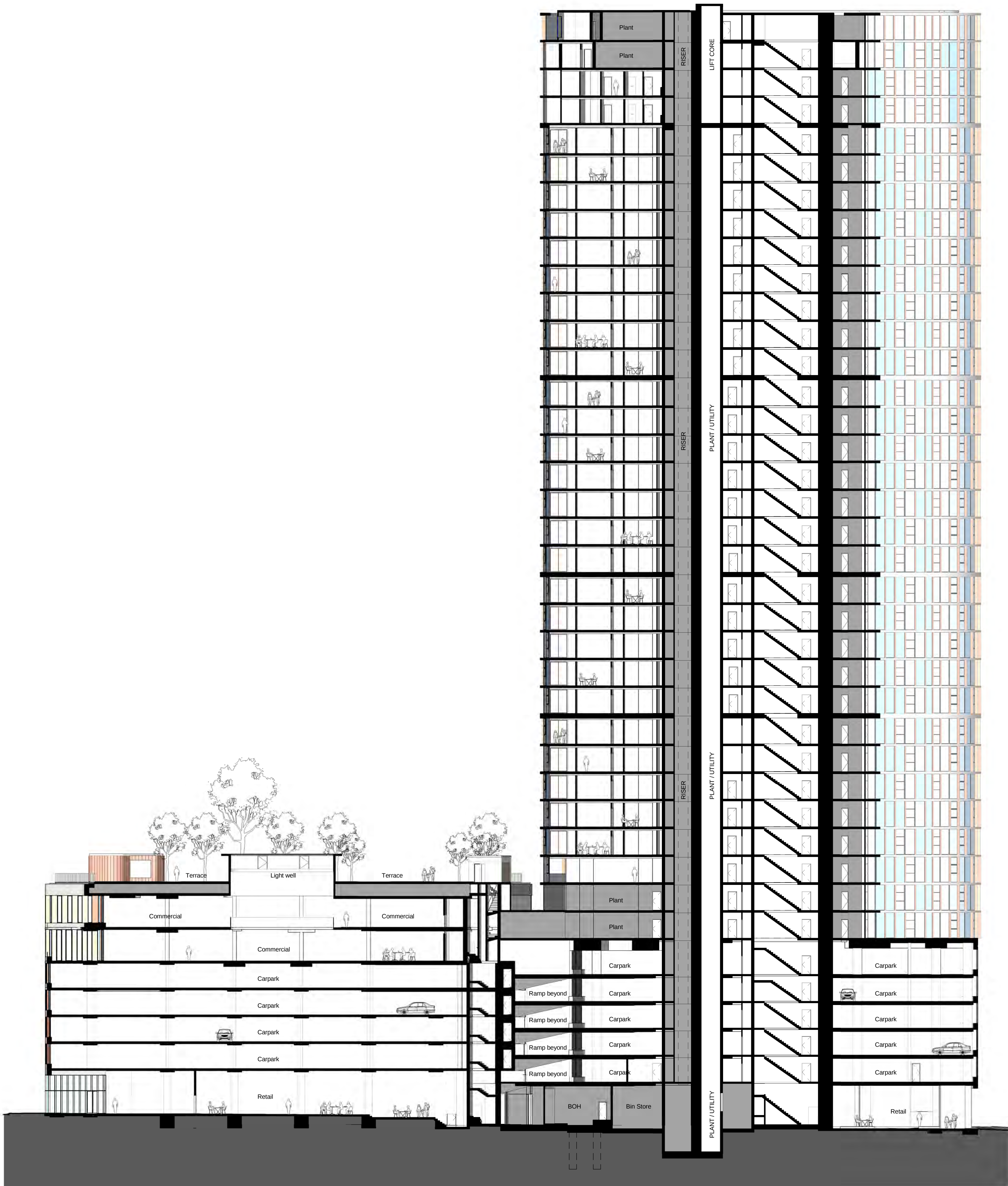
Northwest

1 : 250



C:\temp\59_BS_ARCH\DA_PAN.rvt

▽ Roof North RL 42.60
▽ Parapet North RL 39.42
▽ Level 08 North RL 34.60
▽ Level 07 North RL 30.80
▽ Level 06 North RL 27.80
▽ Level 05 North RL 24.80
▽ Level 04 North RL 21.80
▽ Level 03 North RL 18.80
▽ Level G North RL 14.00



RL 136.80 Tower Edge ▽
122m SEPP Envelope
RL 133.80 Level 39 ▽
RL 130.70 Level 38 ▽
RL 127.60 Level 37 ▽
RL 124.50 Level 36 ▽
RL 121.10 Level 35 ▽
RL 118.00 Level 34 ▽
RL 114.90 Level 33 ▽
RL 111.80 Level 32 ▽
RL 108.70 Level 31 ▽
RL 105.60 Level 30 ▽
RL 102.50 Level 29 ▽
RL 99.40 Level 28 ▽
RL 96.30 Level 27 ▽
RL 92.90 Level 26 ▽
RL 89.80 Level 25 ▽
RL 86.70 Level 24 ▽
RL 83.60 Level 23 ▽
RL 80.50 Level 22 ▽
RL 77.40 Level 21 ▽
RL 74.30 Level 20 ▽
RL 70.90 Level 19 ▽
RL 67.80 Level 18 ▽
RL 64.70 Level 17 ▽
RL 61.60 Level 16 ▽
RL 58.50 Level 15 ▽
RL 55.10 Level 14 ▽
RL 52.00 Level 13 ▽
RL 48.90 Level 12 ▽
RL 45.80 Level 11 ▽
RL 42.70 Level 10 ▽
RL 39.60 Level 09 ▽
RL 36.50 Level 08 South ▽
RL 33.40 Level 07 South ▽
RL 29.30 Level 06 South ▽
RL 26.30 Level 05 South ▽
RL 23.30 Level 04 South ▽
RL 20.30 Level 03 South ▽
RL 17.30 Level 02 ▽
RL 13.00 Level G South Residential ▽
RL 12.05 Level G South ▽

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B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP
Revision	Date	Description	Initial	Checked

Client: Ecove



Site 9, Sydney Olympic Park 3 Olympic Boulevard

Building Sections A-A

Status	Development Application		
Scale	1 : 250	@	A1
Drawn	JS	Checked	CP
Project No.	S11890		
Plot Date	20/07/2016 3:13:17 PM		
Plot File			

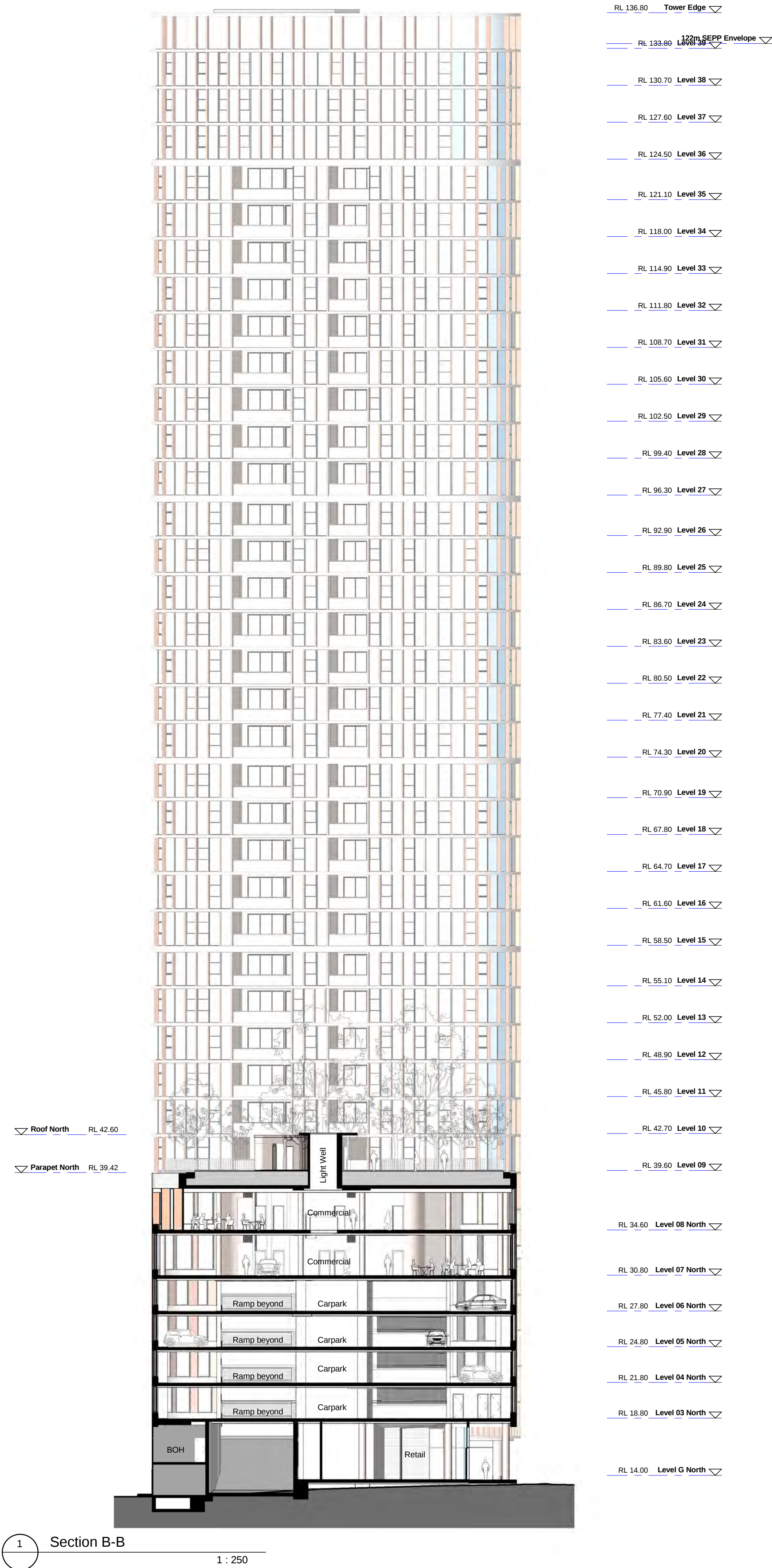
Drawing no.	Revision
DA08.001	B

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A	01.03.16	Development Application	JS	CP
Revision	Date	Description	Initial	Checked

Client: Ecove



Site 9, Sydney Olympic Park 3 Olympic Boulevard

Building Sections B-B, C-C

Status	Development Application		
Scale	1 : 250	@	A1
Drawn	JS	Checked	CP
Project No.	S11890		
Plot Date	20/07/2016 3:14:04 PM		
Plot File			

Drawing no.	Revision
DA08.002	B

Melbourne 1 Nicholson Street
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email: mel@batesmart.com.au
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Surry Hills NSW 2010 Australia
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email: syd@batesmart.com.au
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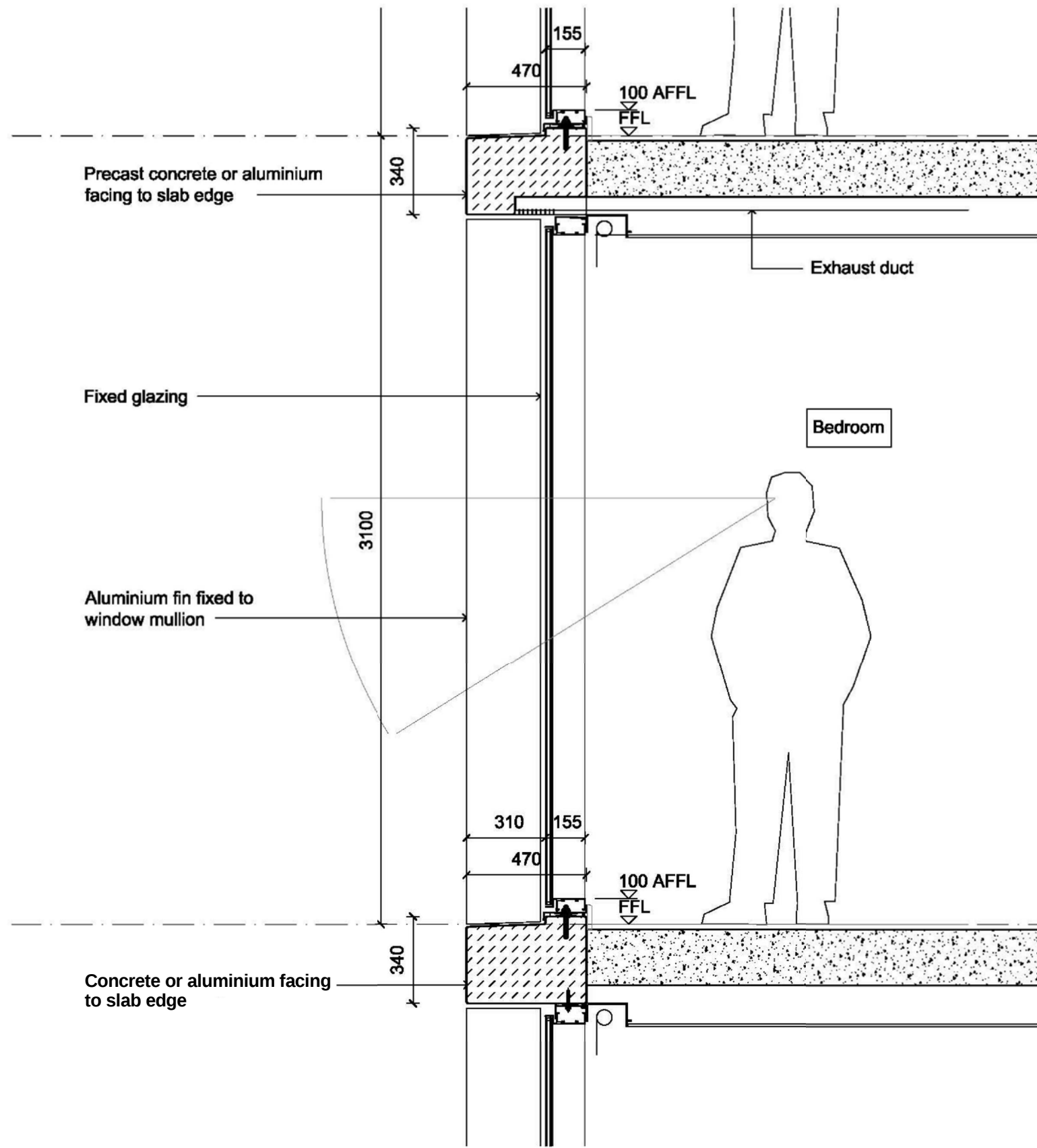
Bates Smart Pty Ltd ABN 70 004 999 400

BATESSMART

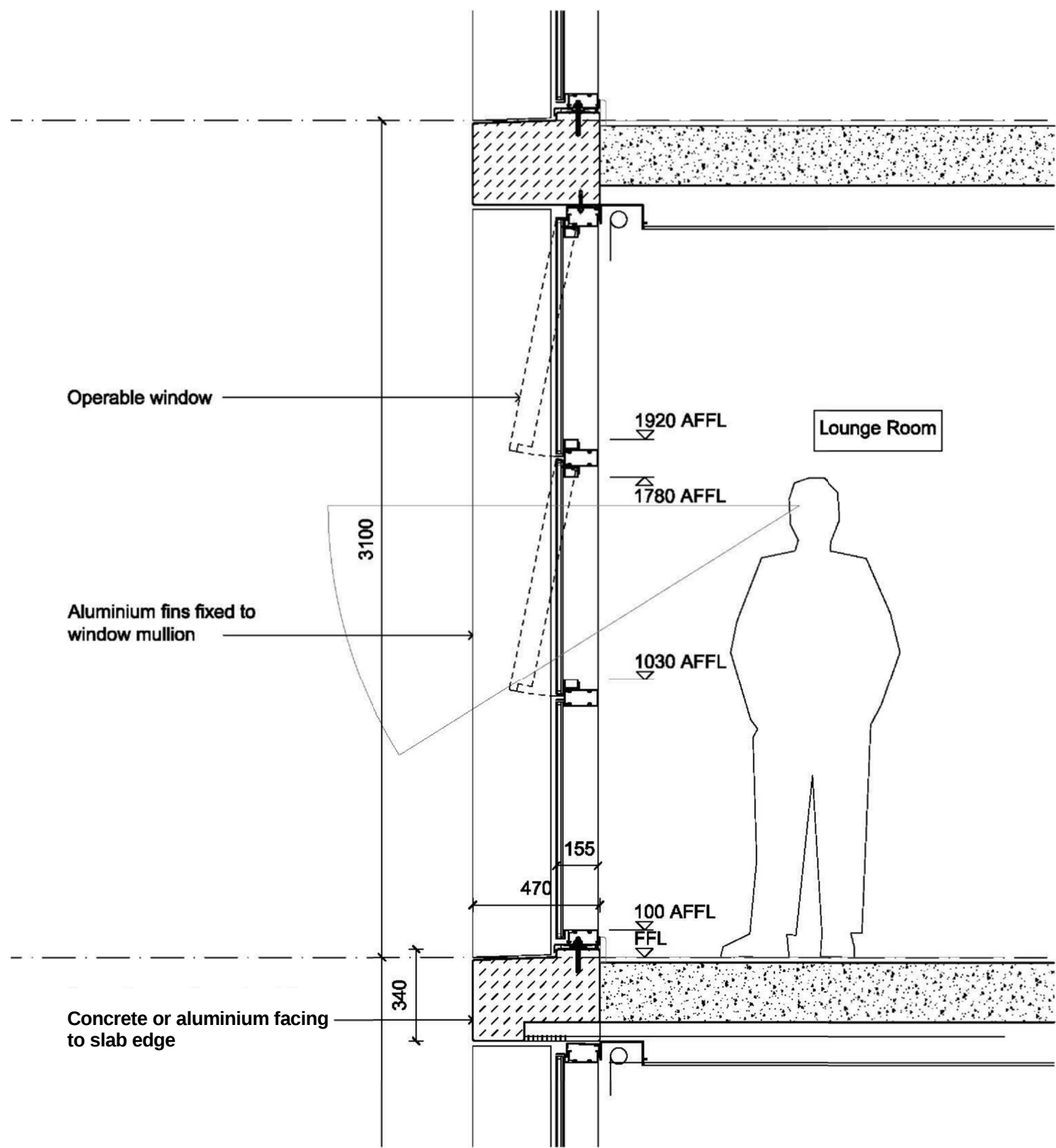
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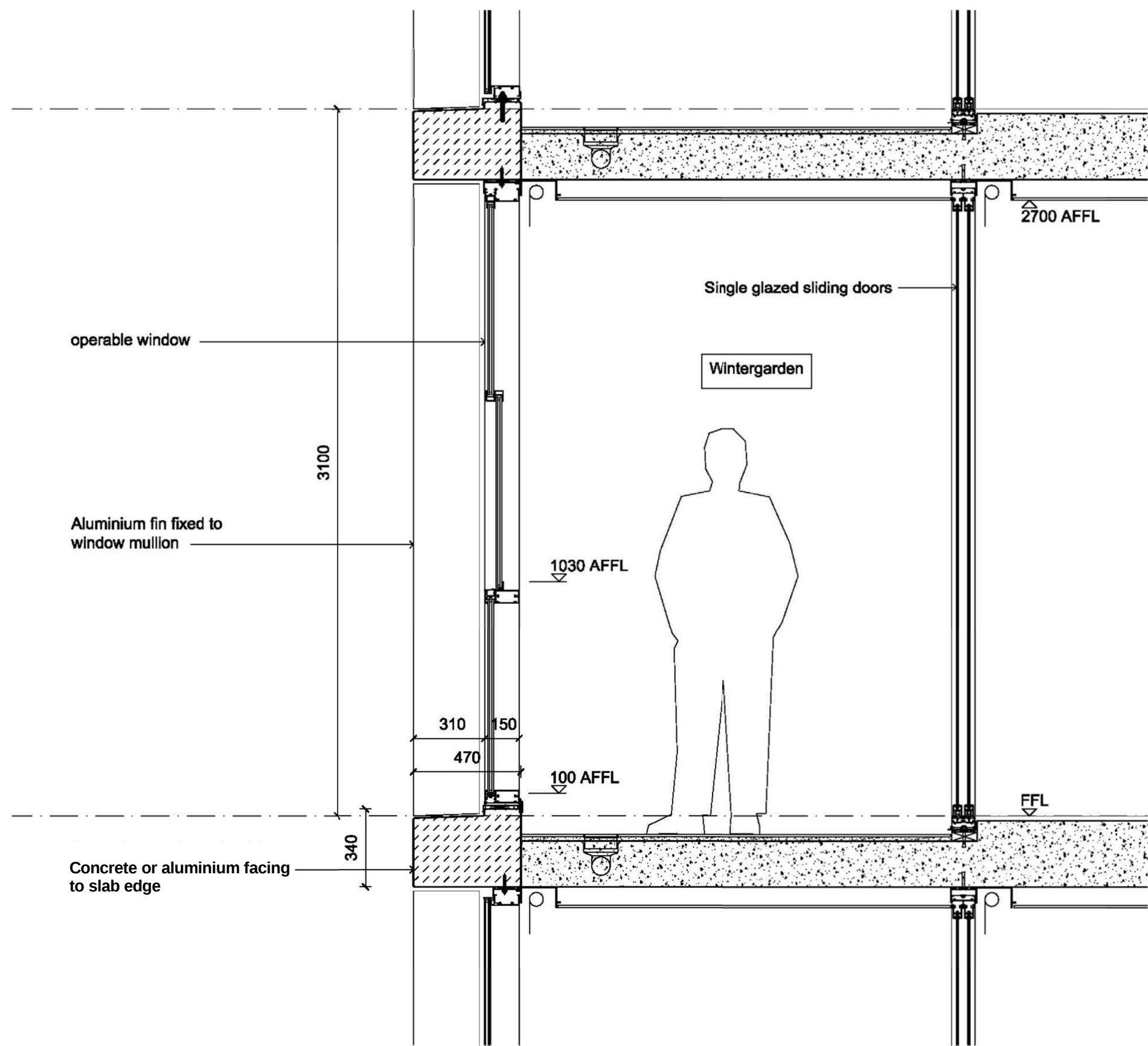
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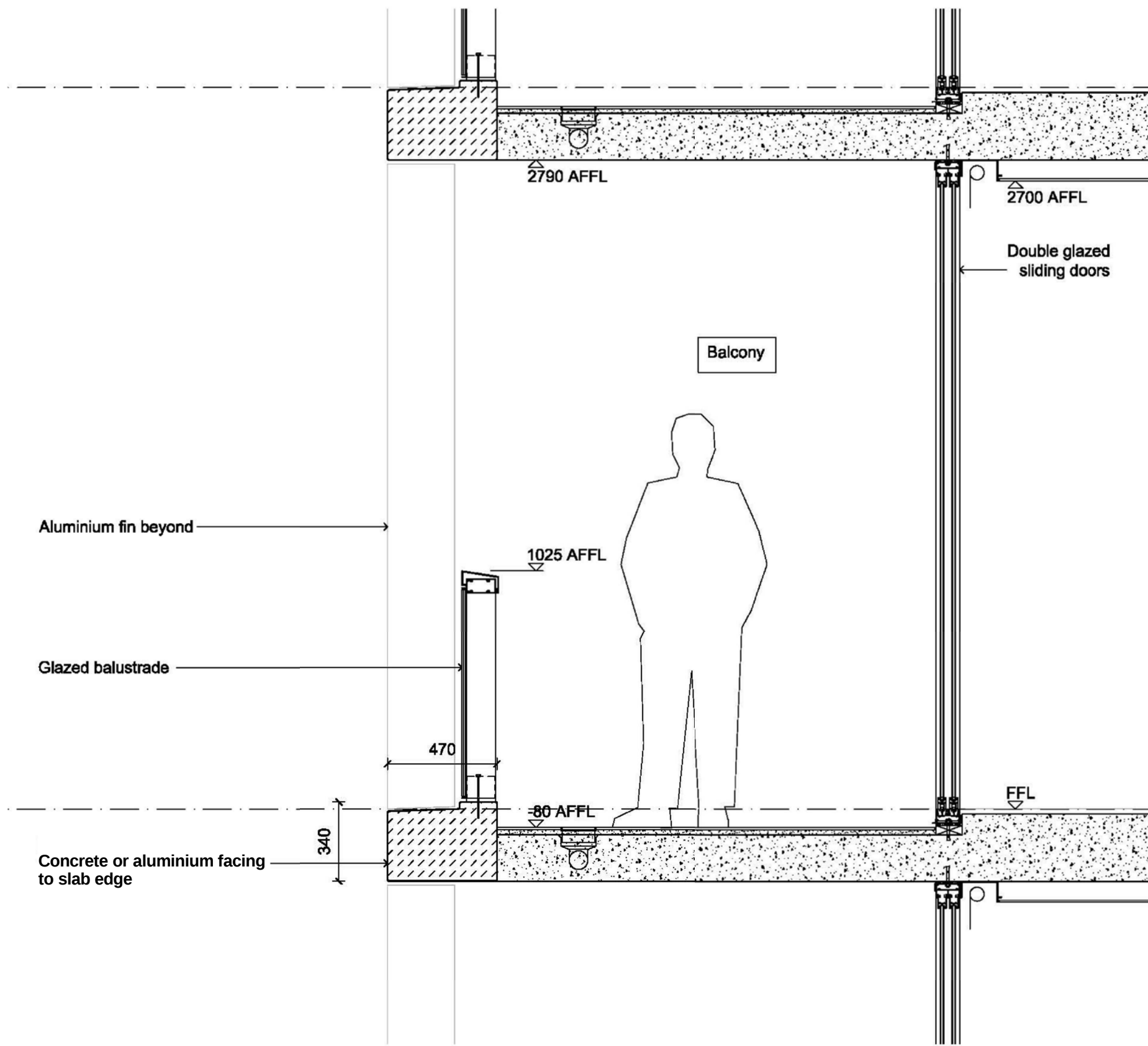
1 Condition 01 - Fixed Glazing
1 : 20



2 Condition 02 - Operable Window
1 : 20



3 Condition 03 - Penthouse Wintergarden
1 : 20



4 Condition 04 - Balcony
1 : 20

B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP
Revision	Date	Description	Initial	Checked

Client: Ecove



Site 9, Sydney Olympic Park 3 Olympic Boulevard

Tower Facade Conditions 01-04 - Indicative Detail Sections

Status	Development Application
Scale	1 : 20 @ A1
Drawn	Author Checked Checker
Project No.	S11890
Plot Date	20/07/2016 3:14:19 PM
Plot File	

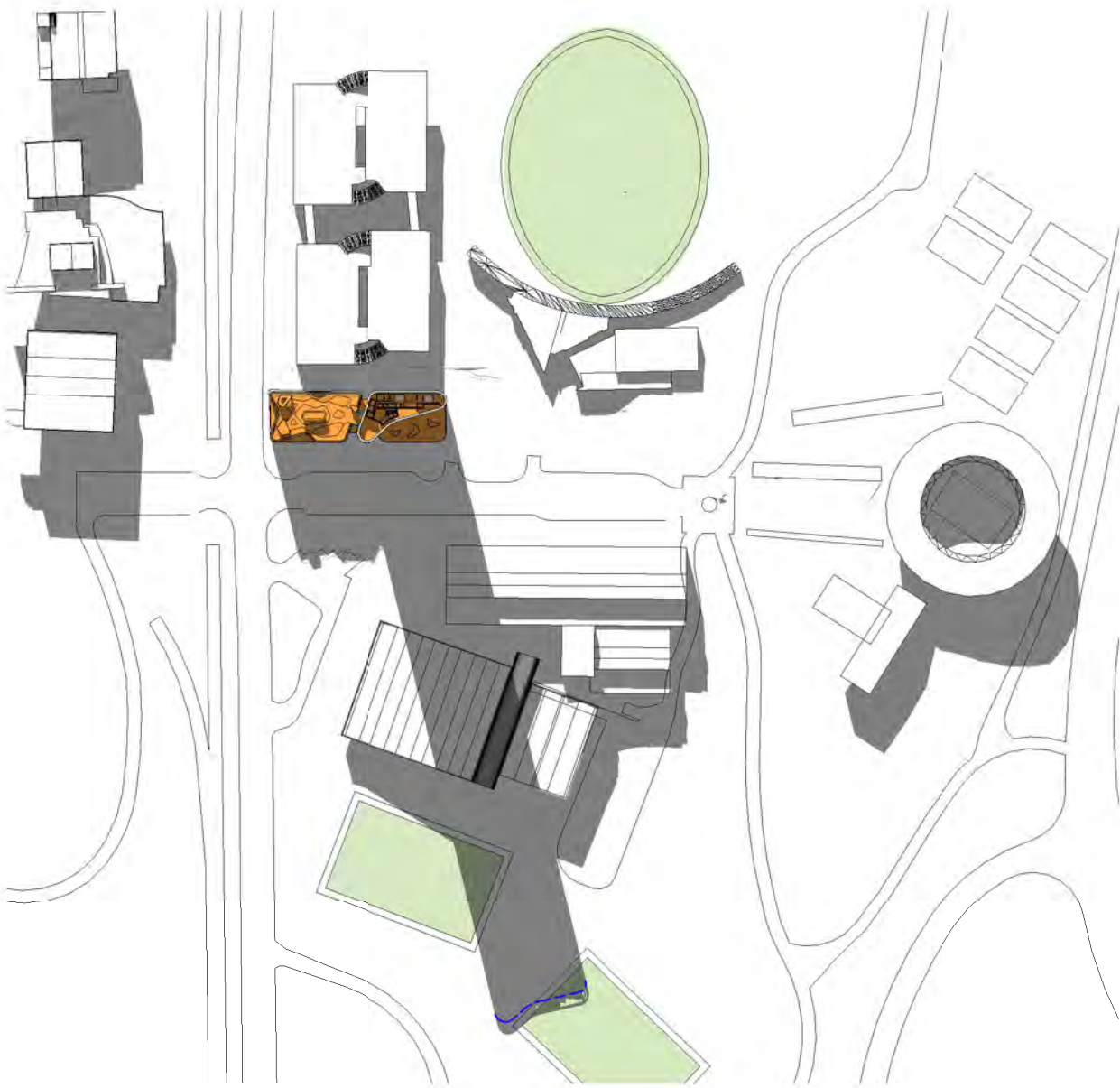
Drawing no.	Revision
DA10.001	B

Melbourne 1 Nicholson Street
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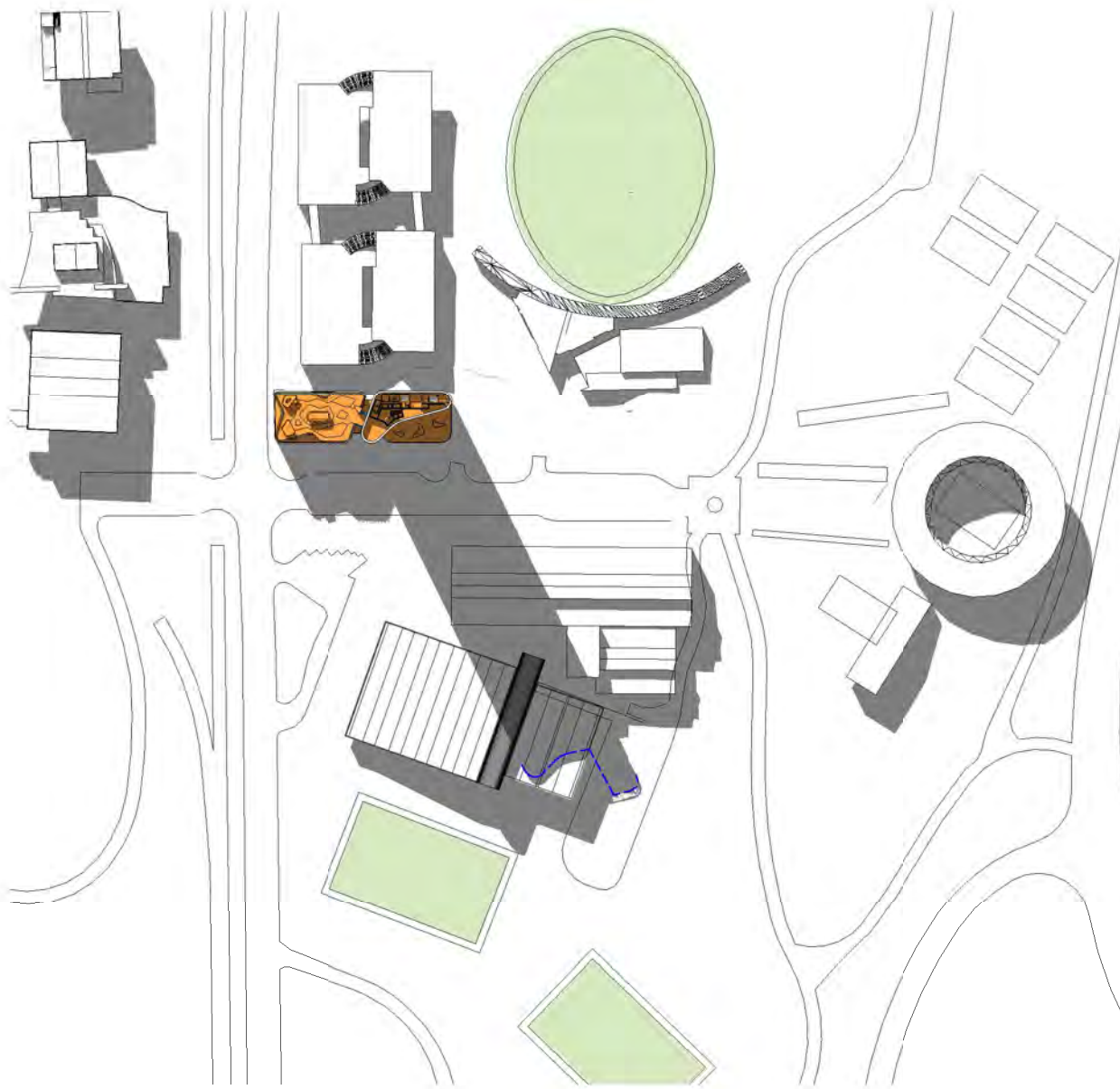
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email: syd@batesmart.com.au
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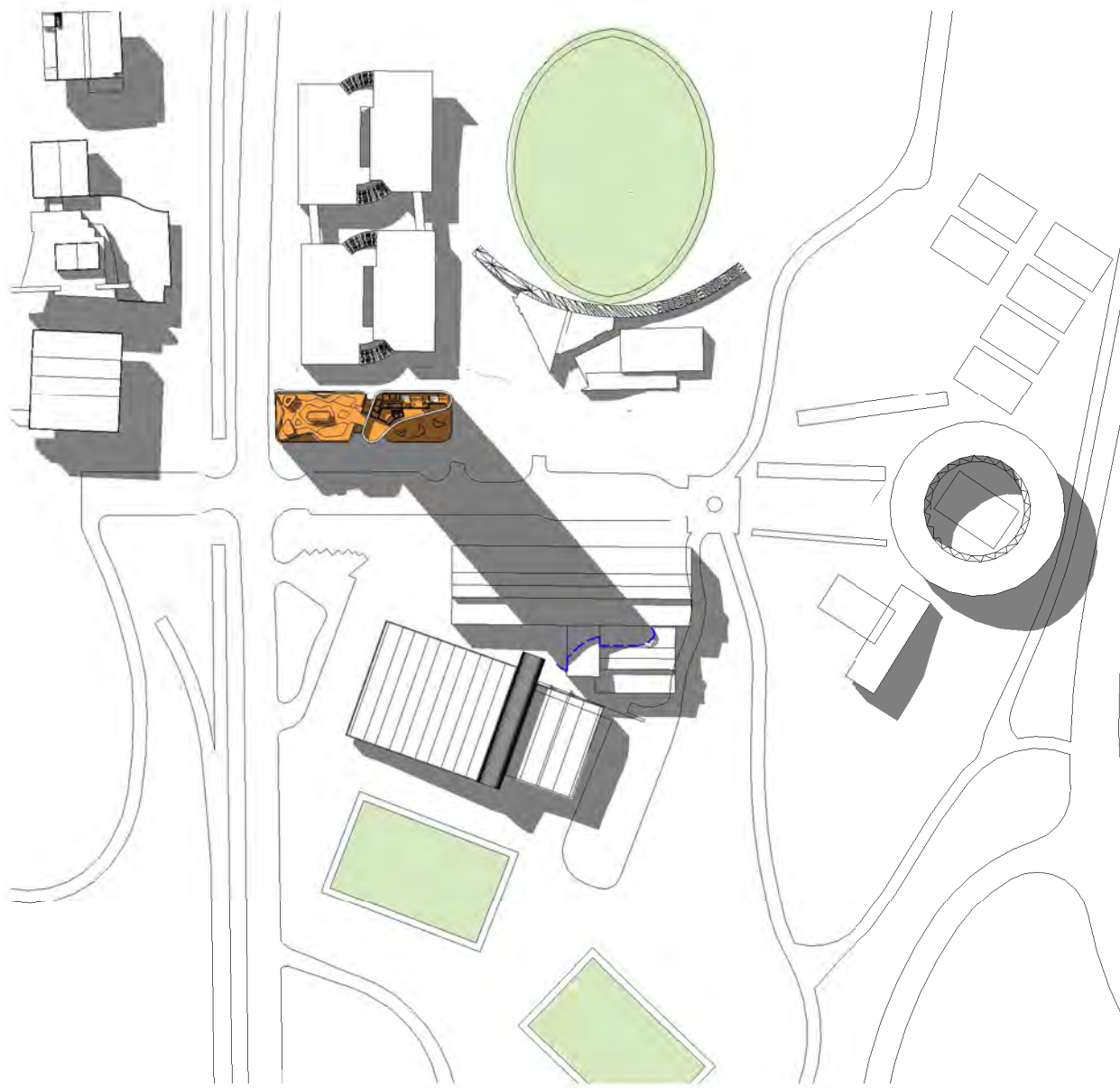
BATESSMART



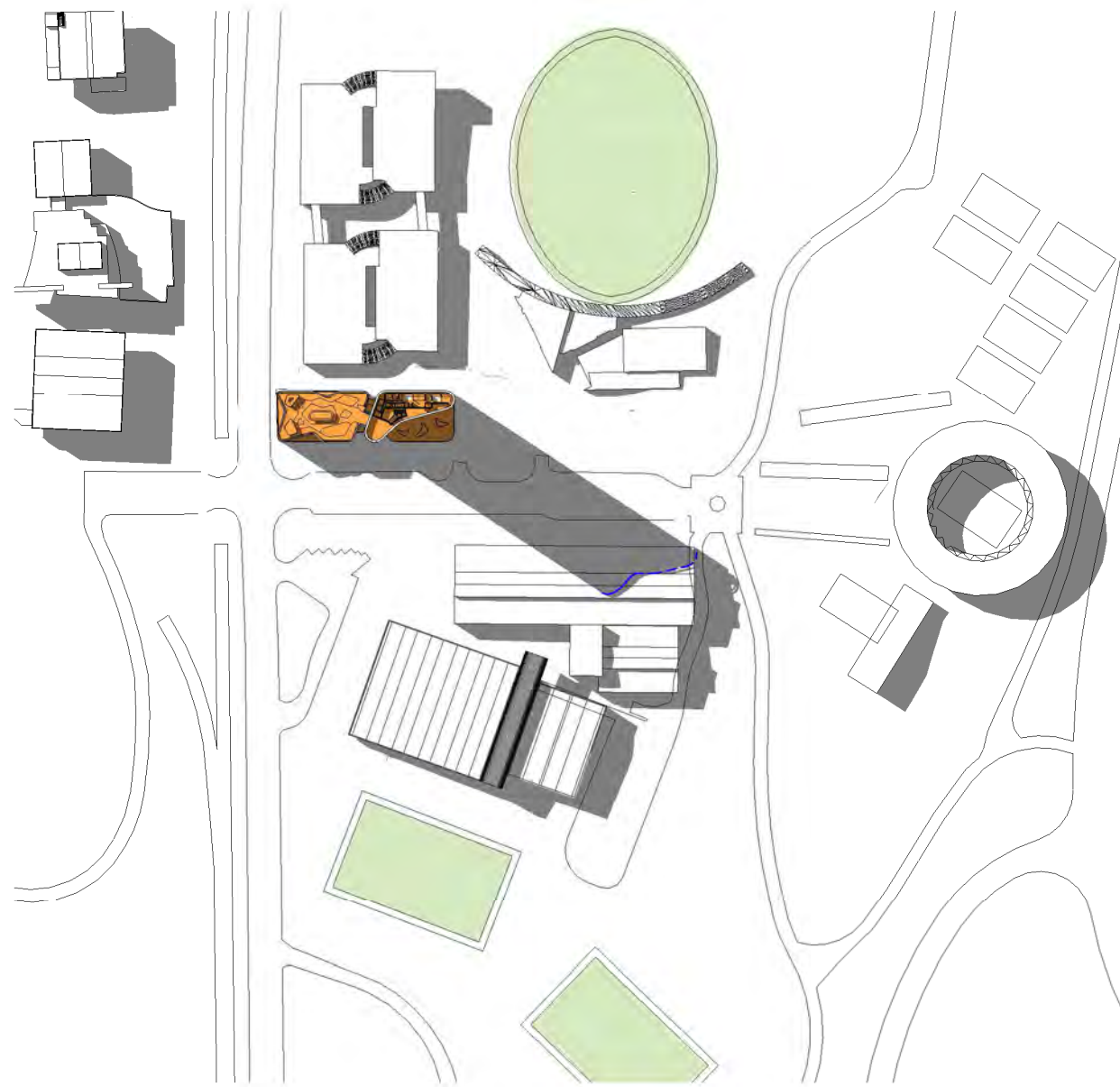
1 June 21st, 9am
1 : 4000



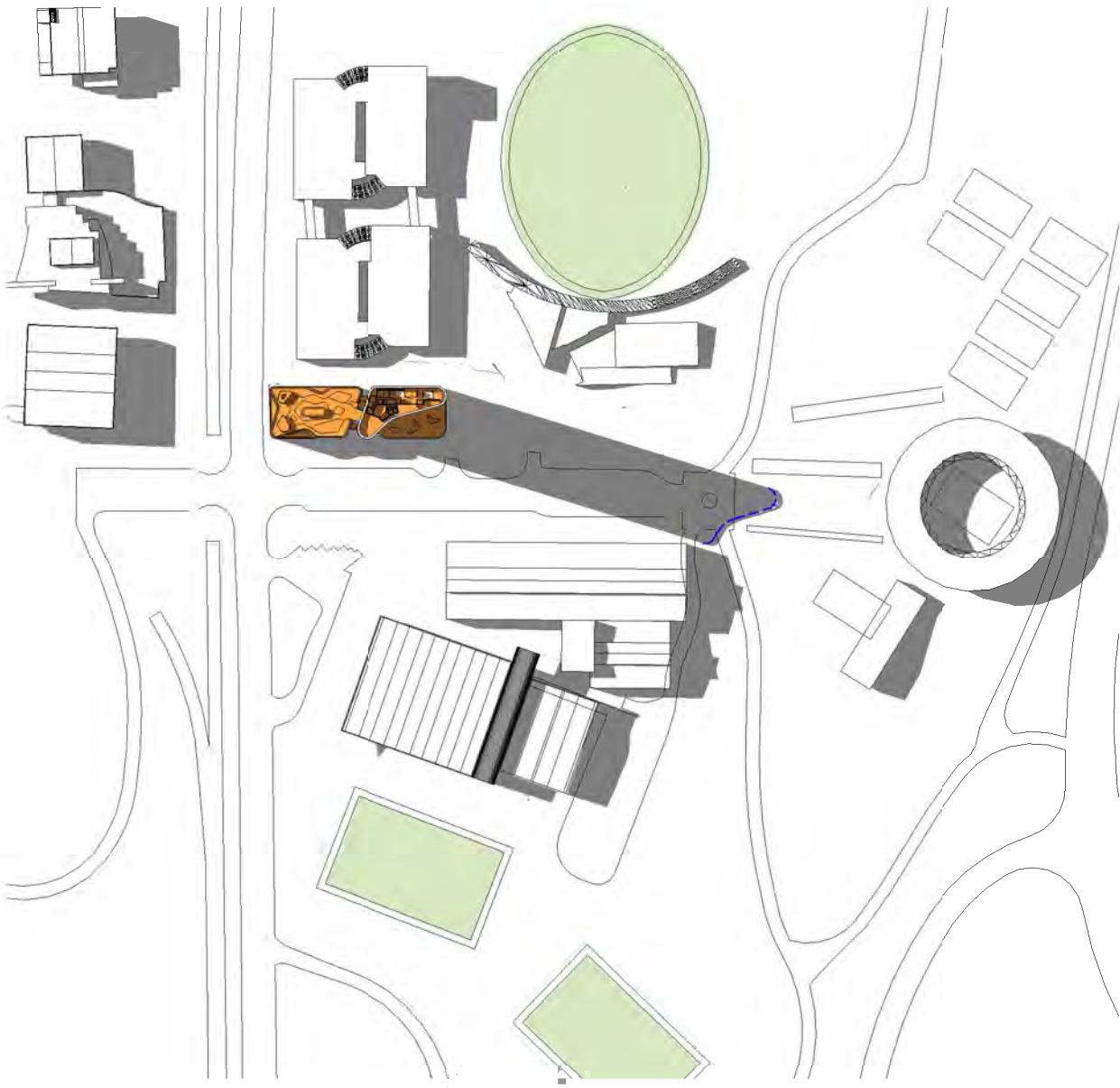
2 June 21st, 10am
1 : 4000



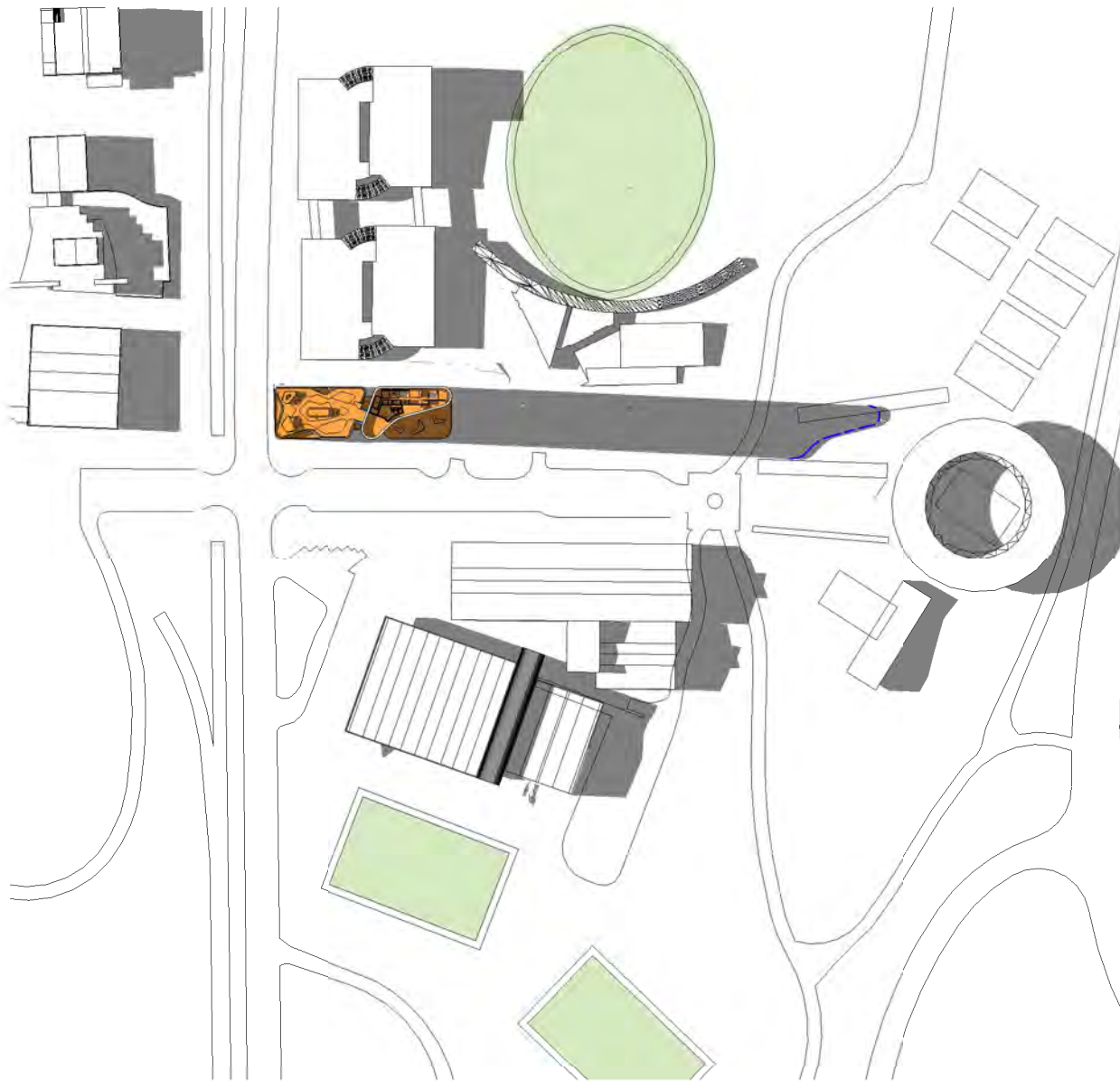
3 June 21st, 11am
1 : 4000



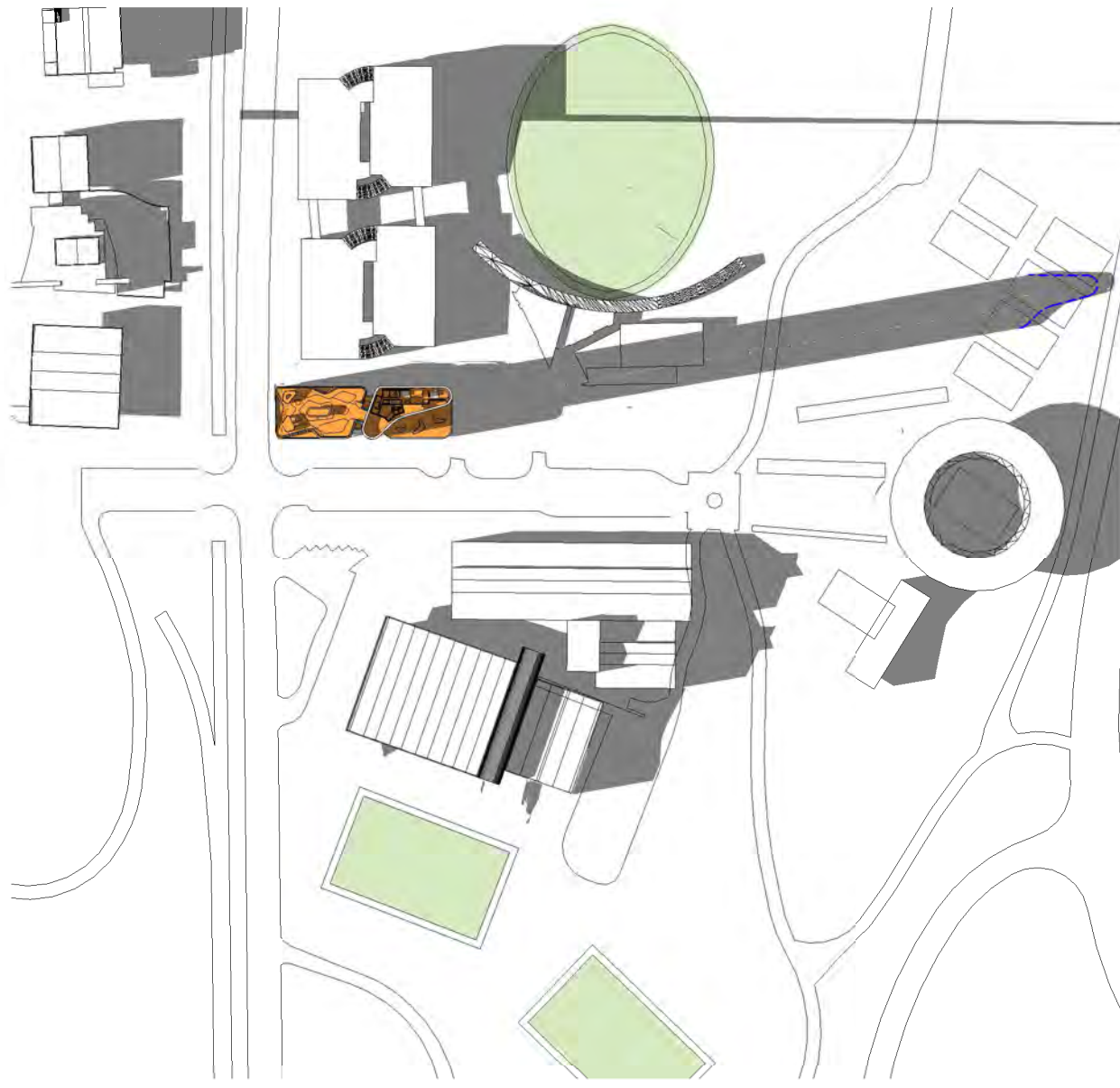
4 June 21st, 12pm
1 : 4000



5 June 21st, 1pm
1 : 4000



6 June 21st, 2pm
1 : 4000



7 June 21st, 3pm
1 : 4000

Extent of overshadowing at 122 metres

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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

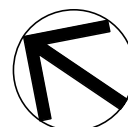
B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP
Revision	Date	Description	Initial	Checked

Client: Ecove



Site 9, Sydney Olympic Park 3 Olympic Boulevard

Shadow Diagrams
Winter Solstice June 21



Status	Development Application		
Scale	As indicated	@ A1	
Drawn	JS	Checked	CP
Project No.	S11890		
Plot Date	20/07/2016 3:18:11 PM		
Plot File			

Drawing no.	Revision
DA50.001	B

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