

5.3 LEVEL 7 ROOFTOP GARDEN

The rooftop garden on level 7 is a diverse mix of particularly hardy and low maintenance species and provides residents with an attractive overlook from their apartments above.

Generally a range of species including local native and exotic will be used to promote biodiversity and robustness within the planting scheme. Low-growing plant species will be located where appropriate to ensure clear views and site lines.

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water.

5.4 COMMUNAL OUTDOOR SPACE

The level 9 communal outdoor space is a place people can inhabit regardless of the weather with the inclusion of 2 garden pavilions. A series of spaces, from a generous open lawn to small seating nooks creates a landscape that can be enjoyed simultaneously by many user groups. Social interaction and private contemplation are equally catered for.

Effective mitigation of wind is key to achieving amenity for the users of level 9 podium. Several techniques have been used, including:

- / planting of densely foliating trees to the southern and western edges (source of prevailing winds);
- / using the central rooflight structure (in combination with planting as a windbreak
- / creating garden pavilions with impermeable walls to the prevailing wind edges



6.0 FACADE + MATERIALS

6.1 FACADE APPROACH

The tower and podium facades have been developed to respond to their programme and environmental conditions. They aim to complement each other while simultaneously reinforcing their individual identity.

Both buildings are articulated vertically into six stacked volumes that are separated by expressed horizontal bands. These bands define a single storey scale to the podium building that reinforces the podium’s horizontality.

The residential tower proposes a unifying texture of staggered vertical fins which reinforce the tower’s verticality. The slender fins span between expressed floor levels which increase in thickness where the apartment mix changes as a subtle expression of larger multi-storey volumes. Set back from the leading edge of floors and fins, is a skin of fixed and operable glazing, colour-back glass and open balconies. The stacks of balconies provide a break in the texture of fins, further reinforcing the verticality of the tower.

The podium design aims to utilise the scale of the carpark to enhance the presence and identity of the office while simultaneously suppressing the identity of the above ground parking. To achieve this we have developed a facade design that blurs the boundary of the office space and the parking. It aims to seamlessly transition from a more solid facade that visually conceals the cars to an open facade that provides natural light and outlook to the office space.

The façade line zigzags in plan behind a consistent slab edge. Staggered panels alternate between solid and ‘void’: glass in the occupied areas and aluminium mesh in the carpark. A consistent solid panel is used across all of the proposed uses.

The proportion of solid and void varies across the façade to provide more openness to the occupied areas and more enclosure to the carpark. The proportion changes subtly from panel to panel and between levels to provide a soft, ever changing wave of texture. The proportion of glazing increases at the corner to emphasise the entrance to the commercial offices.



WEST ELEVATION

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.





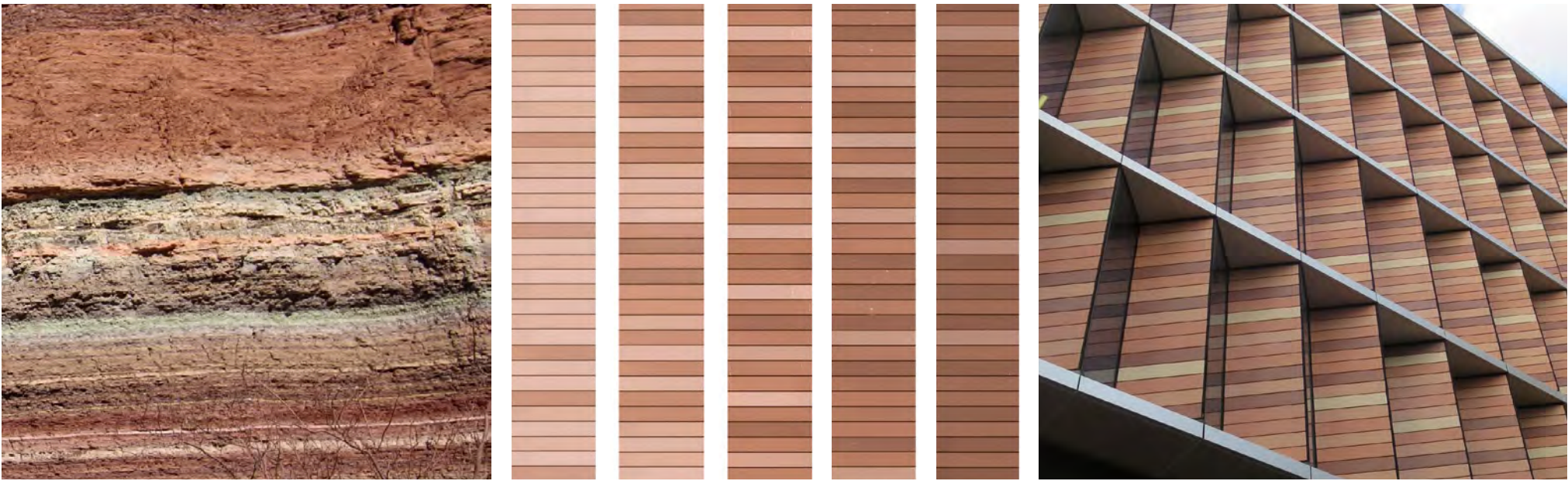
6.2 MATERIAL CONCEPT

The material palette is inspired by the site's industrial history, taking inspiration from the NSW State Brickworks which was located at Sydney Olympic Park from 1911 until its closure in 1988.

The podium facade is clad in terracotta panels that provide a contemporary interpretation of the bricks that were once quarried on site. The terracotta varies in colour both vertically and horizontally to create a tonal gradation across the facade. This gradation is an abstraction of the layered geological profiles found on the site.

The tower facade proposes the same colour palette in an arrangement suited to high rise construction. Staggered aluminium fins in a range of terracotta colours span between expressed slab edges faced with either concrete or aluminium cladding. The fins and projecting slabs provide shading to a layer of fixed and operable glazing, colour-back glass and open balconies which are all set back 300mm from the leading edge.

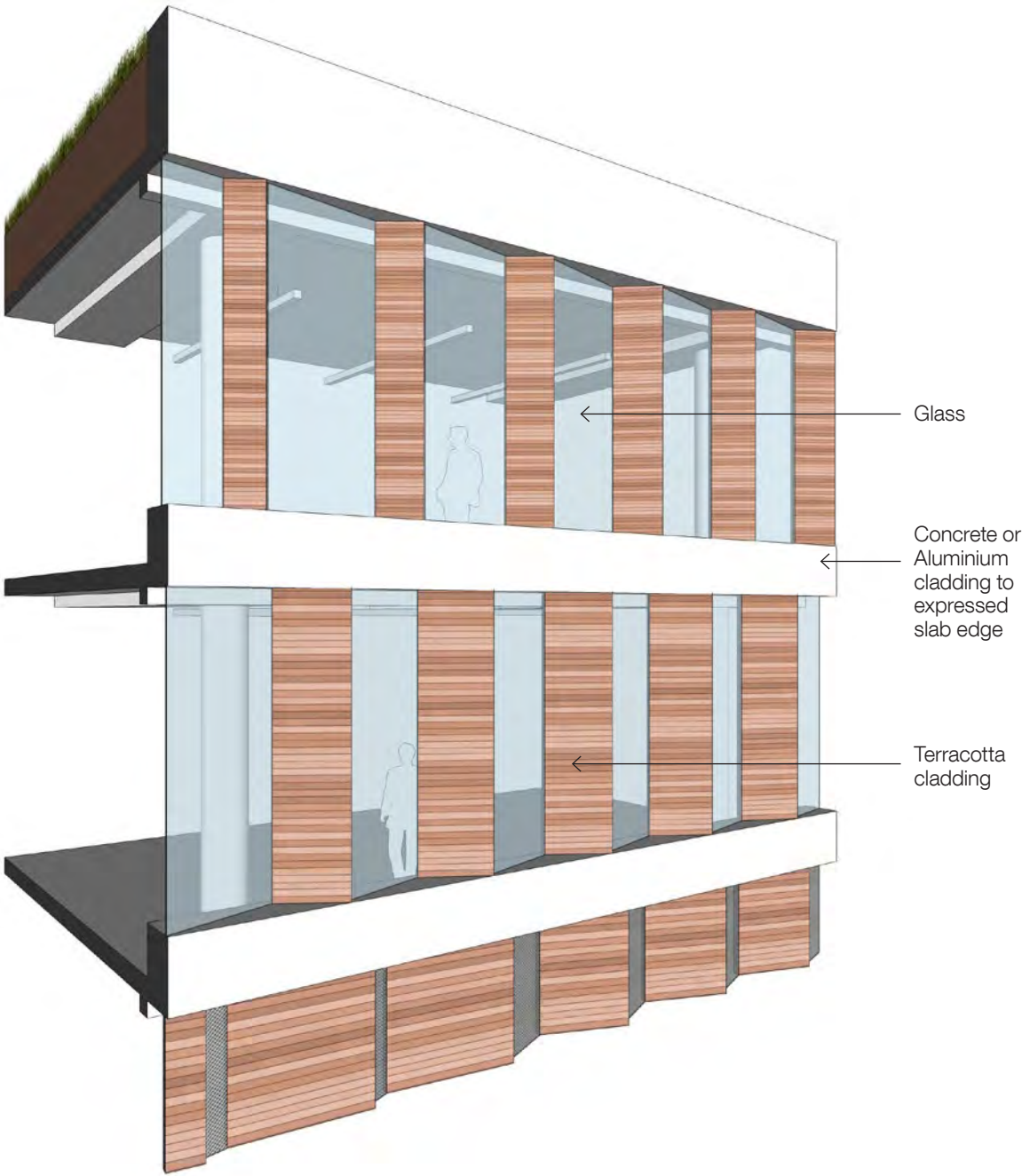
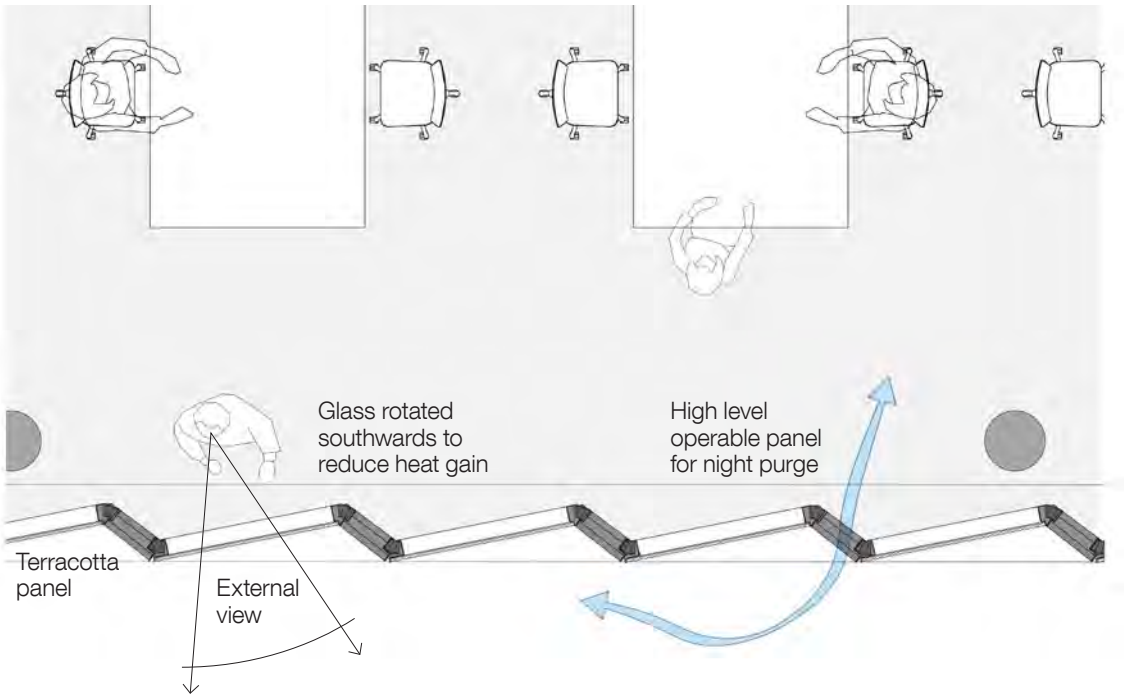




6.3 OFFICE FACADE

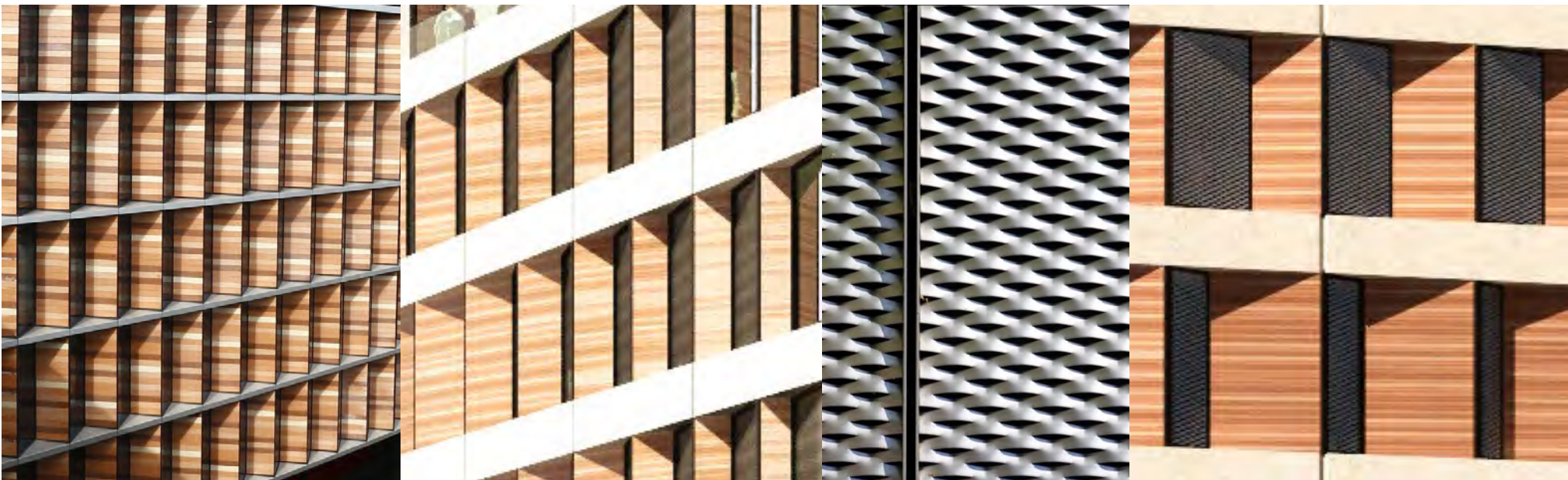
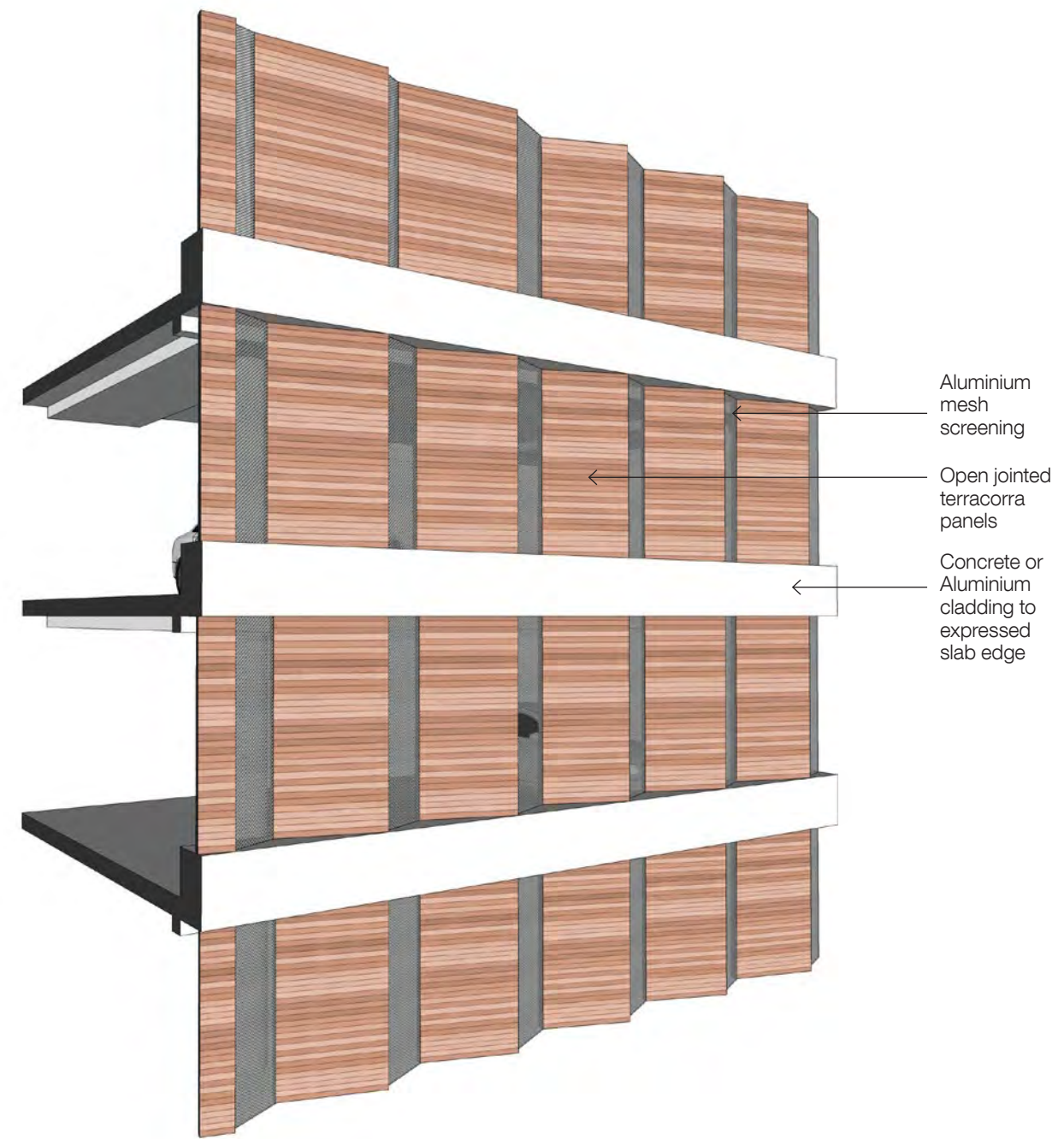
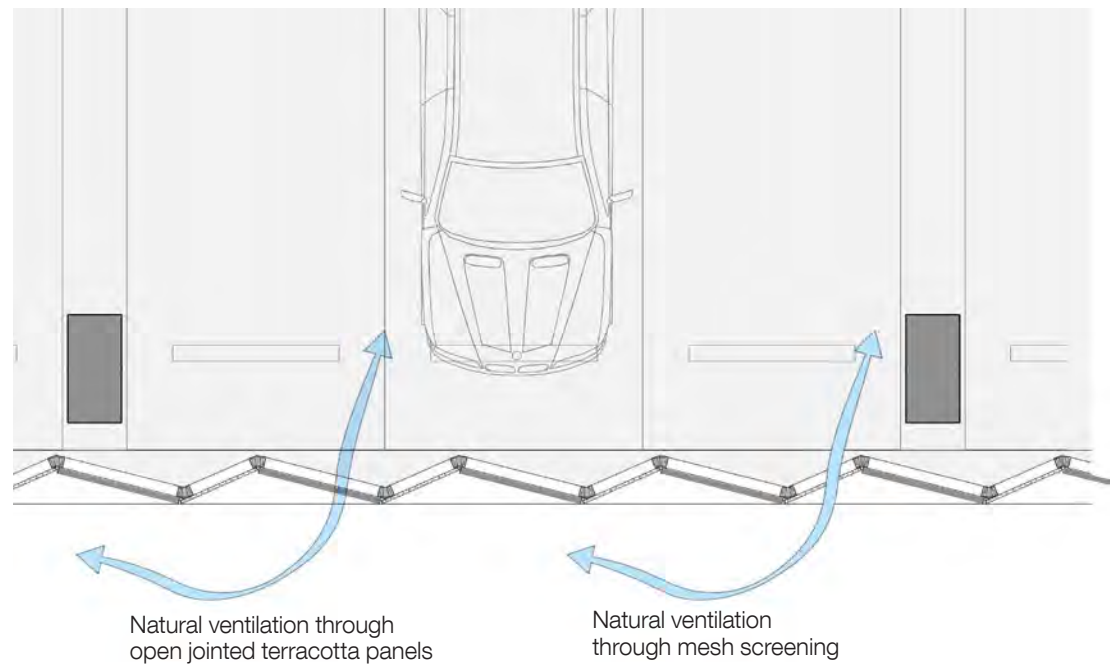
The zigzag façade, with its alternating panels of terracotta and glass, has been designed to minimise solar heat gain while maximising outlook. The wider glass panels are orientated southwards to reduce solar gain while the narrower solid panels are orientated east and west to provide effective sunshading. In some locations, the terracotta panels incorporate an operable panel at high level to assist with naturally ventilated night purge of the office.

The expressed slab edge is proposed with a concrete or aluminium finish.



6.4 CARPARK FACADE

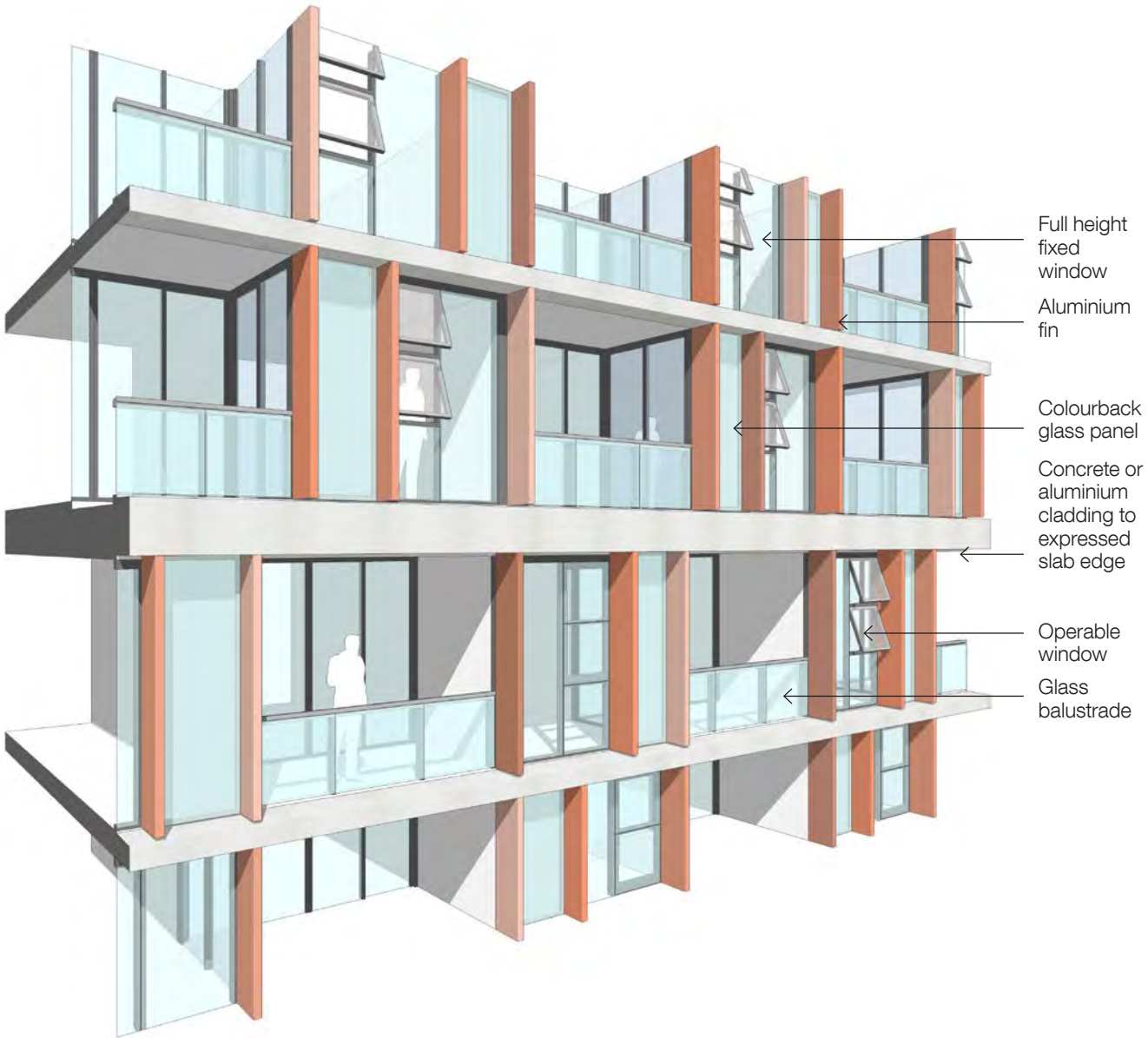
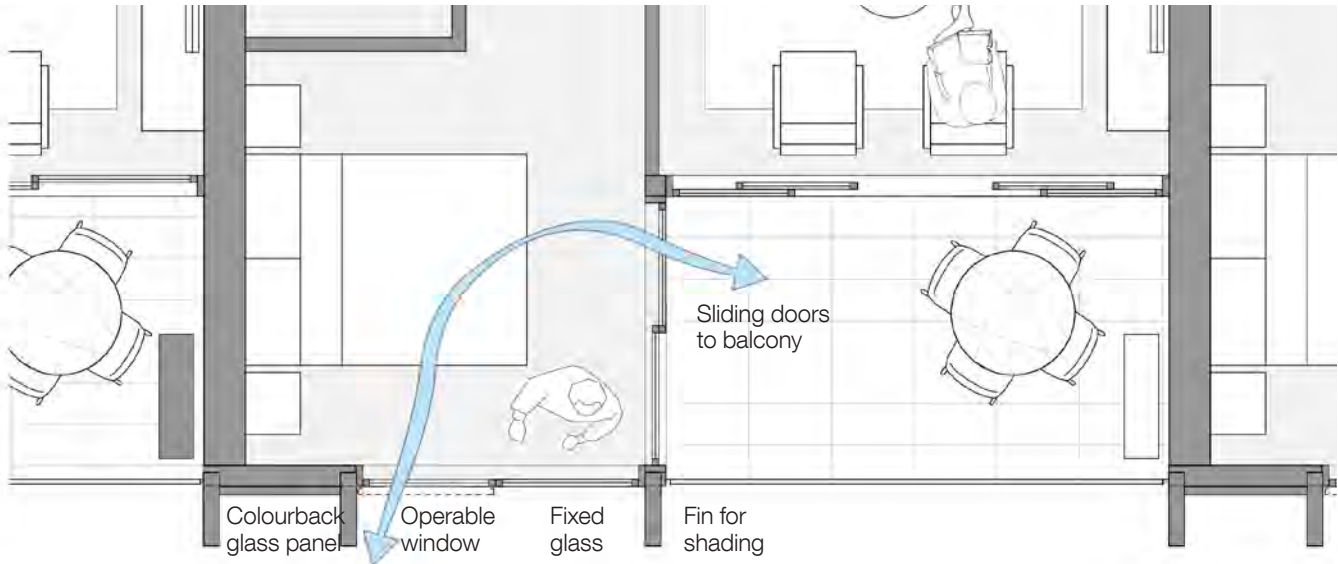
The zigzag façade has an alternating pattern of terracotta and aluminium mesh panels. The façade is designed to effectively conceal the car park while maintaining its ability to be naturally ventilated. The terracotta panels have open joints to allow for air movement. They are separated by panels of aluminium mesh which read as ‘voids’ while providing screening and accommodating air movement.



6.5 RESIDENTIAL FACADE

A series of projecting vertical fins combine with expressed slab edges to provide a unifying texture to the residential façade and shading from the high summer sun. The fins are arranged in a 2:1 rhythm, combined with a staggered window arrangement to provide animation and movement to the façade.

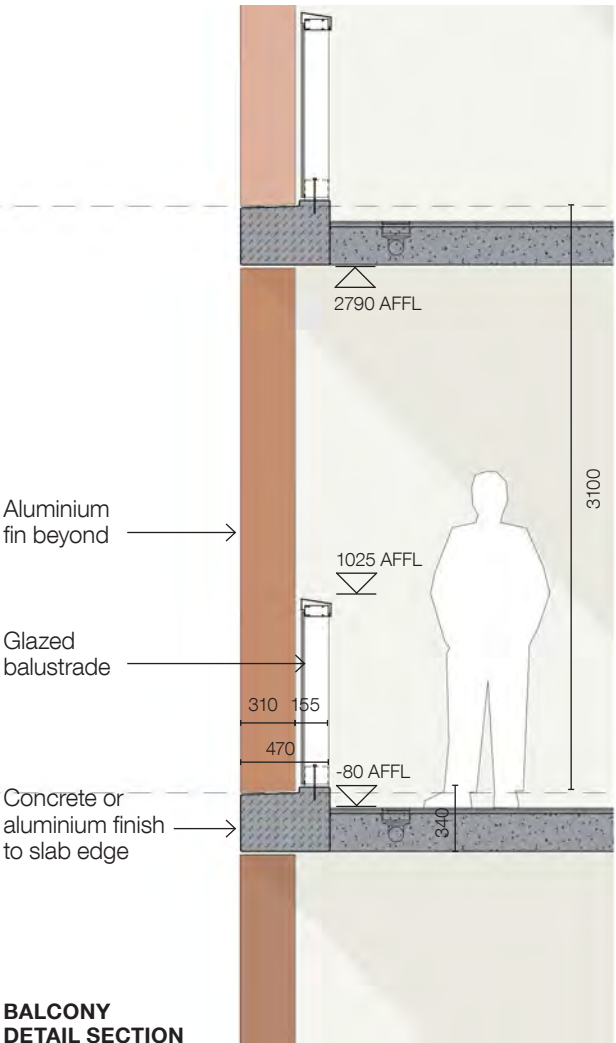
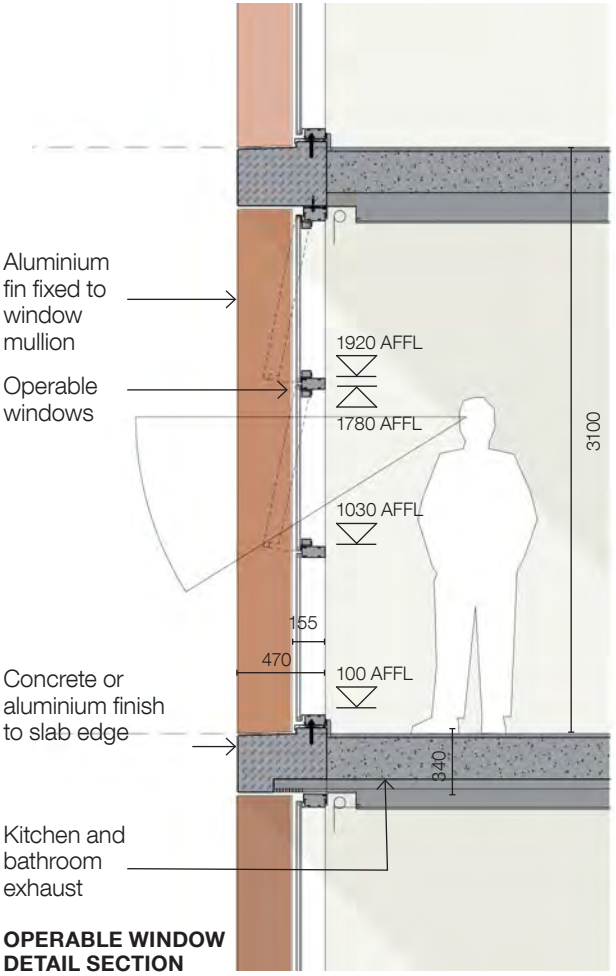
Where the residential mix and balcony positions change, the expressed slab is increased in thickness to subtly reinforce sense of the tower as a series of multistorey volumes.



FLAT FACADES

Bedrooms located at the façade line are divided into three panels approximately 1m wide: a full height fixed window, an operable window broken into three vertical panels, and a colourback glass panel providing some solidity and reducing heat gain.

Recessed living rooms have full width glazing with sliding doors opening out onto north and northeast facing balconies.



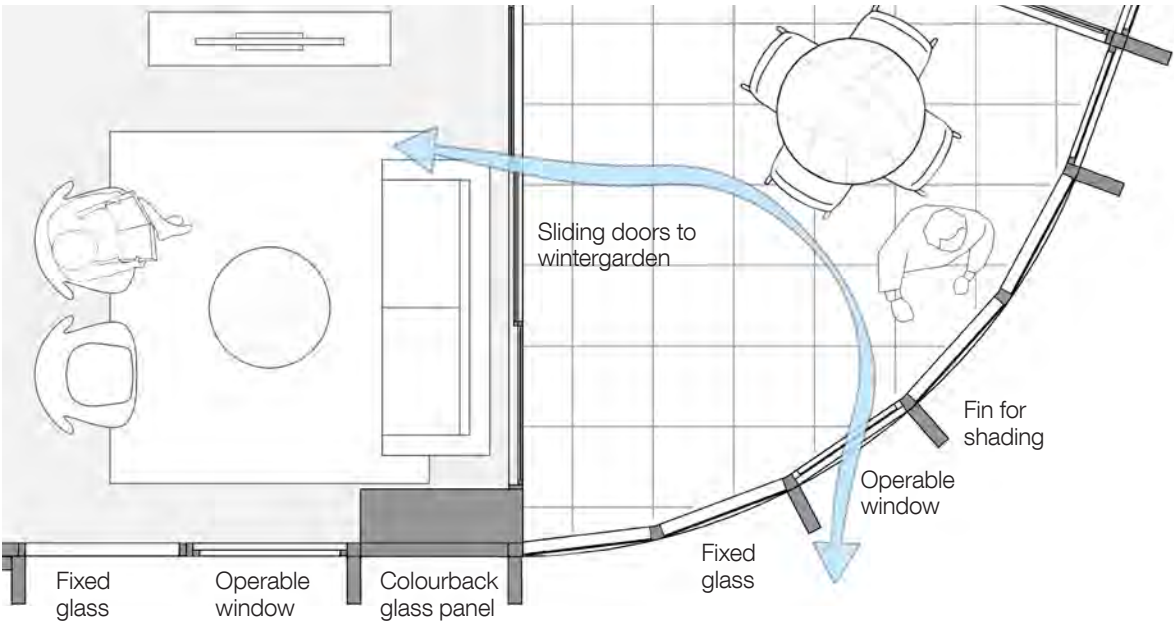
CORNER FACADES

At the three corners of the building, balconies are proposed to be enclosed as wintergardens, providing outdoor space which is sheltered from the increased wind speeds.

The façade turns the corner in 1m wide bays, with the alternating pattern of fins combining with the curved slab edge to minimise the perception of faceting.

Each wintergarden is provided with at least two large operable windows to provide natural ventilation

All living rooms which have access to wintergardens also have direct access to natural ventilation via an operable window at the façade line.

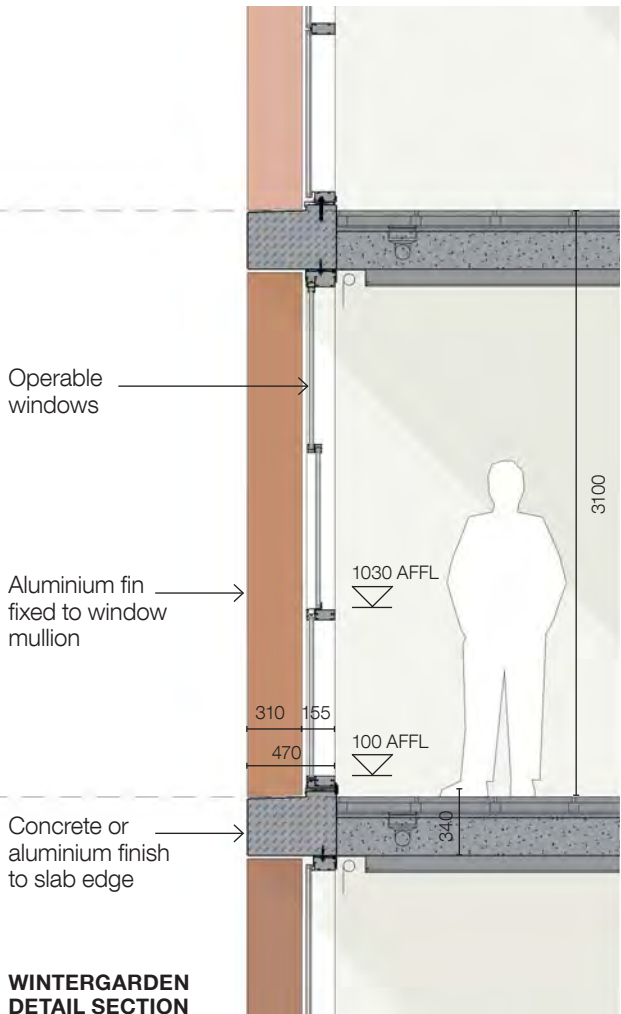
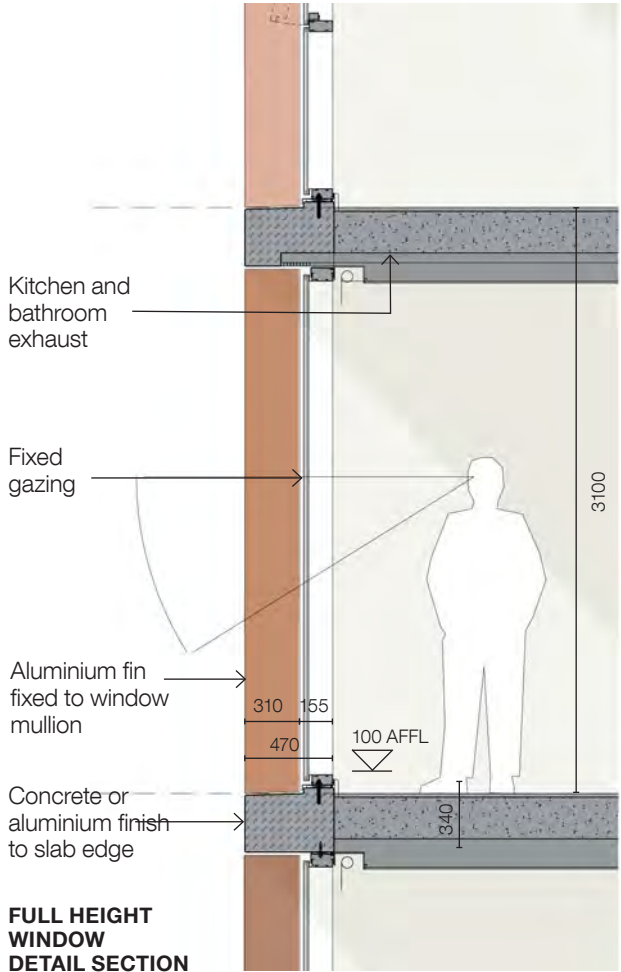


SOUTH FACADE

On the southern façade, the staggered fins continue in front of the lift lobby glazing which provides panoramic views from the lift waiting area. Adjacent to this, the stair core is clad in 1m wide panels which shift in depth to mimic the patterning of the fins. Further south, the fin pattern is reinstated to conceal the weatherproof louvres which enclose the AC condenser room.

At the top of the building, the fins extend upward by one level to form a perimeter crown which conceals the rooftop plant, lift overrun and level 39 penthouse, all of which are setback from the tower edge. Fixed clear glazed panels will be installed between the fins to serve as a windbreak and fall barrier to the roof whilst maintaining a visually open perimeter to the crown. The crown is proposed to have feature lighting.

A building signage zone is proposed on the top three levels of the south western façade in front of the lifts.



8.0 ENVIRONMENTALLY SUSTAINABLE DESIGN

Principle 4: Sustainability
Good design combines positive environmental, social and economic outcomes.
Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

Sydney Olympic Park sets high sustainability requirements through their 2030 Master Plan. In response, we have proposed a mixed-use development that both integrates the SOPA design guidelines, and in part exceeds its proposed benchmarks. The design team believe that the sustainability strategy developed for Site 9 adds value by balancing initial capital outlays against long term environmental benefits and operational costs. The table below details how the Ecove proposal compares to the design brief.

Requirement	Ecove
SOPA 2030 Master Plan	Fully compliant
NABERS Energy	Targeting to exceed 5 star NABERS Energy for base building
Green Star	Proposed 6 star Green Star rating for office fitout (under separate DA)
Energy offset	Photovoltaic panels proposed on adjacent carpark to provide energy for office (under separate DA)
ESD Consultant	Consultant engaged from inception to assist in concept development

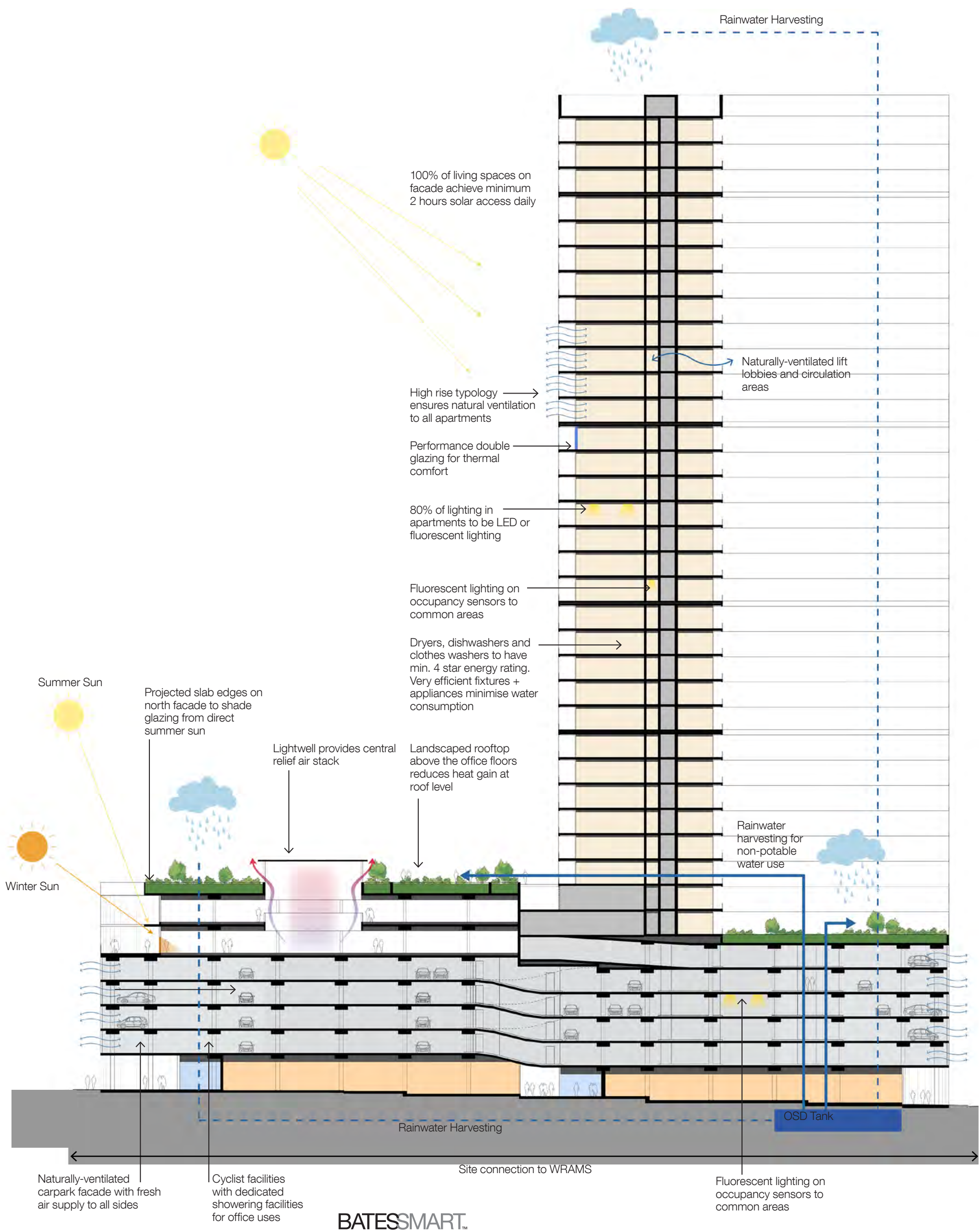
OVERVIEW
The proposed development will be climatically responsive and designed to promote environmentally sustainable development. The key sustainability measures are integral to the design of the building rather than consisting of a series of optional ‘add-ons’.

ENERGY
The design of the office base building is based on achieving a 6 Star Green Star rating for the commercial office fitout (under a separate development application).
The energy requirements for the commercial offices will be offset by a 100kW photovoltaic array installed as a shade structure to the adjacent car park, to be submitted as part a separate development application. The system is modular and may be expanded over time – potentially achieving a carbon neutral outcome for the commercial offices.

VENTILATION
A high efficiency air conditioning system is proposed for the commercial offices. This is coupled with air inlets at the façade line and a central relief air stack to provide night purge and potential for mixed mode ventilation, providing energy savings and improved indoor air quality.
The tower provides natural ventilation through lift lobby and common areas. Residential windows have been designed in a range of formats to maximise opportunities for natural ventilation.
The car park is naturally ventilated with fresh air supply to all sides.

WATER
Efficient fixtures and fittings will be incorporated into all the apartments; 3 star WELS shower heads, 3 star WELS toilets, 3 star WELS kitchen taps and 3 star WELS bathroom taps.
The building’s stormwater and sewerage will be connected to Sydney Olympic Parks WRAMS water recycling system.

ECOLOGY
The landscaped podium rooftop will provide a natural environment which can be enjoyed by residents. Biodiversity is encouraged on the roof terrace which is be planted with a range of trees, shrubs, grasses and herbs to offer a variety of spaces and help to reduce heat gain at roof level.



8.0 DENSITY + YIELD

8.1 DENSITY

The Sydney Olympic Park Masterplan 2030 (MP 2030) requires a unit mix comprising a minimum 15% of units to be studio or 1 bedroom units and a minimum of 14% of units to be 3+ bedrooms. The proposed development is consistent with the overall yield required by the MP 2030.

8.2 DWELLING SIZE AND MIX

The application proposes the following mix of dwelling types:

Unit Type	No	Mix	Size Range
1 Bed	58	25%	50-58 m²
2 Bed	129	57%	70-93 m²
3 Bed	30	13%	106-108 m²
4 Bed	12	5%	148-270 m²

The mix provides a range of unit sizes and types to meet the needs of a diverse range of future residents. A detailed area schedule is included in the appendices of this report.

Principle 3: Density
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.
Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

8.3 PARKING

All tenant and resident parking is located in the secure carpark podium. Car parking rates have been calculated at the rate of one space for each 1 bedroom and 2 bedroom apartment, and two spaces for each 3 and 4 bedroom apartment. The total number of parking spaces provided is within the limits outlined by MP 2030 maximum controls.

Accessible spaces have been provided at a rate of 10% of the total unit number plus 1 visitor space. Visitor spaces have been provided at a rate of 0.14 per residential dwelling. The proposed parking provisions are:

Use	No.
Residential	272
Residential Visitors	32
Commercial	34
Northern Retail	3
Retail / Club	12
Total Provided	353

A total of 264 bicycle parking spaces are provided within the development at both ground level, within the carpark podium and in a communal storeroom located on Level 9 of the tower. To ensure each resident is provided with secure bicycle storage, there are also 134 storage cages proposed which are sufficiently sized to accommodate a bicycle. A detailed breakdown of vehicle and bicycle parking provision by use is contained within the accompanying Traffic Report prepared by Parking and Traffic Consultants.

Principle 8: Housing diversity and social interaction
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.
Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

8.4 APARTMENT MIX AND AFFORDABILITY

The proposal will provide an increase in the residential housing available in Sydney Olympic Park, consistent with SOPA's vision for the redevelopment area. The buildings will contain a broad range of apartment types and sizes with the aim being to create a socially diverse neighbourhood. To cater for single occupiers, couples, sharers and families, the apartment mix includes 1, 2, 3 and 4 bedroom units.

The development contributes to housing affordability by providing a range of different apartment sizes and configurations. The different apartment types have been distributed according to affordability, with the larger apartments located at the higher levels whilst the smaller, more affordable apartments are located at the lower levels.

8.5 MIXED USE

The inclusion of commercial and retail uses within the proposal will help foster a sense of local community and activation within the development.



APPENDIX A

BATES SMART

DRAWINGS



Drawing Number	Drawing Title	DA Drawing List	
		Current	Revision
_DA00 TITLES			
DA00.000	Cover Sheet and Drawing List	C	
_DA01 SITE			
DA01.001	Site Plan	D	
DA01.002	Proximity to Rail Corridor	B	
DA01.003	Proximity to Rail Corridor	B	
_DA02 KEY			
DA02.001	General Arrangement Plan	D	
DA02.002	General Arrangement Plan	C	
DA02.003	General Arrangement Plan	C	
DA02.004	General Arrangement Plan	C	
DA02.005	General Arrangement Plan	C	
DA02.006	General Arrangement Plan	C	
DA02.007	General Arrangement Plan	B	
DA02.008	General Arrangement Plan	B	
DA02.009	General Arrangement Plan	C	
DA02.010	General Arrangement Plan	B	
DA02.011	General Arrangement Plan	B	
DA02.015	General Arrangement Plan	B	
DA02.016	General Arrangement Plan	B	
DA02.020	General Arrangement Plan	B	
DA02.021	General Arrangement Plan	B	
DA02.027	General Arrangement Plan	B	
DA02.028	General Arrangement Plan	B	
DA02.036	General Arrangement Plan	B	
DA02.038	General Arrangement Plan	B	
DA02.039	General Arrangement Plan	B	
DA02.040	General Arrangement Plan	A	
_DA07 ELEVATIONS			
DA07.001	Building Elevations	C	
DA07.002	Building Elevations	B	
DA07.003	Building Elevations	B	
_DA08 SECTIONS			
DA08.001	Building Sections	B	
DA08.002	Building Sections	B	
_DA10 FACADE DETAILS			
DA10.001	Tower Facade	B	
_DA50 SHADOW STUDY			
DA50.001	Shadow Diagrams	B	

Check all dimensions and site conditions prior to commencement of any work, the project is to be constructed in accordance with the Australian Standards and the preparation of shop drawings and the fabrication of any component.

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**
- Double Glazing Windows:**
- Aluminium framed **single clear** glazing to internal windows that open to wintergardens
 - U-Value: 6.6 (equal to or lower than)
 - SHGC: 0.89 (+ or - 10%)
- Aluminium framed **double clear** glazing to curtain walls & glazing to balconies
- 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 downlights 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

D	24.01.17	Amended DA Issue	JS	MA
C	25.08.16	Revisions as detailed	CP	MA
B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP

Revision: Client: Ecove



Site 9, Sydney Olympic Park
3 Olympic Boulevard



Site Plan

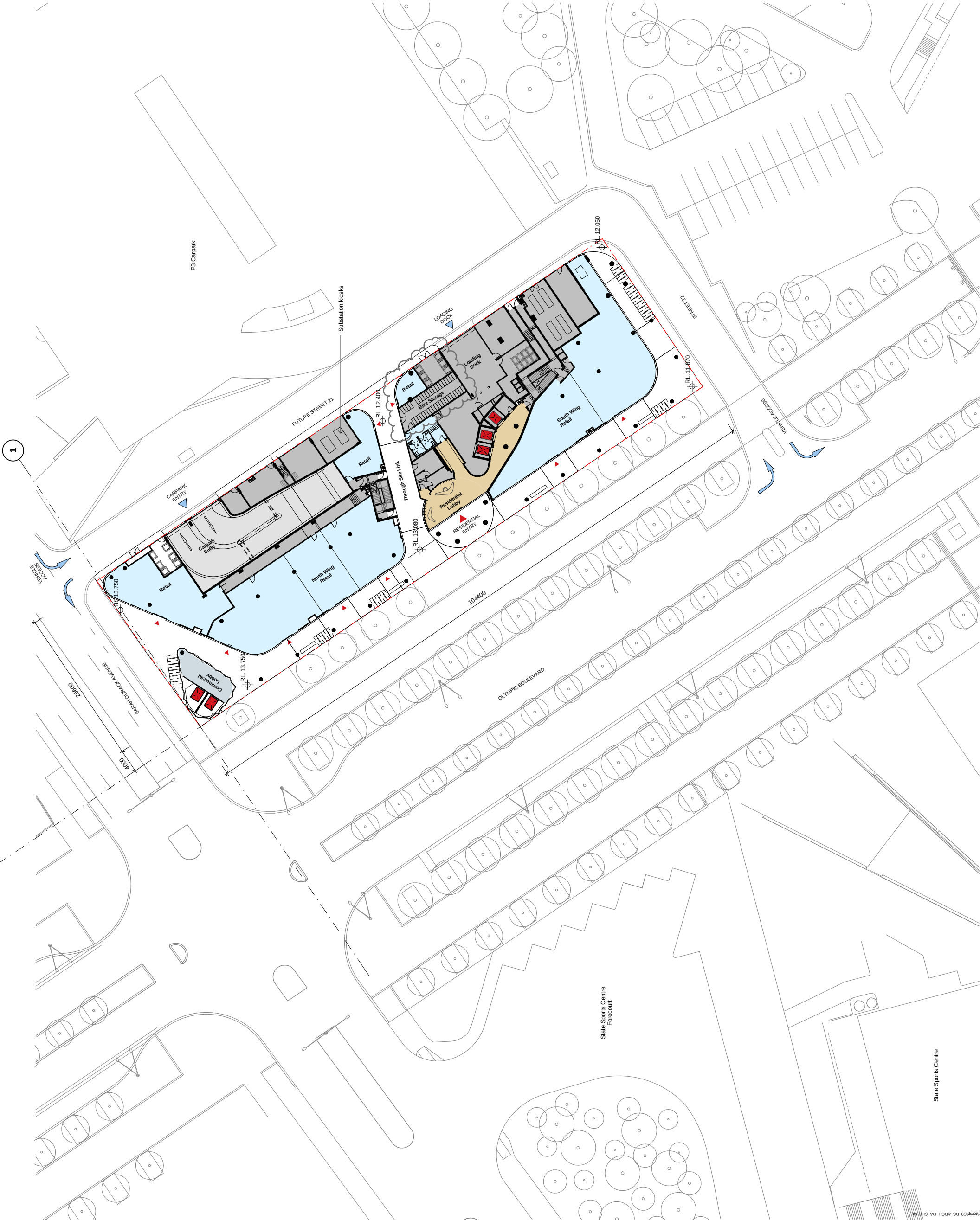
Status	Development Application
Scale	1: 300 @ A1
Drawn	Author
Project No.	S11890
Plot Date	24/01/2017 11:51:19 AM
Plot File	

Drawing no.	Revision
DA01.001	D

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Notes - Construction General (BASIX)

Glazing

Window windows:

- Aluminium framed **single clear** glazing to internal windows that open to wintergardens
- U-Value: 5.6 (equal to or lower than)
- SHGC: 0.69 (+ or - 10%)

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

Given values are NFRC, total window values

Roof / ceiling insulation

- Plasterboard
- 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 ceiling penetrations are more than 0.5% of the total ceiling area, 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.

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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	2007.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP
Revision	DATE	Description	Initial	Checked



Site 9, Sydney Olympic Park
3 Olympic Boulevard

Proximity to Rail Corridor
Site Plan + Building Envelope



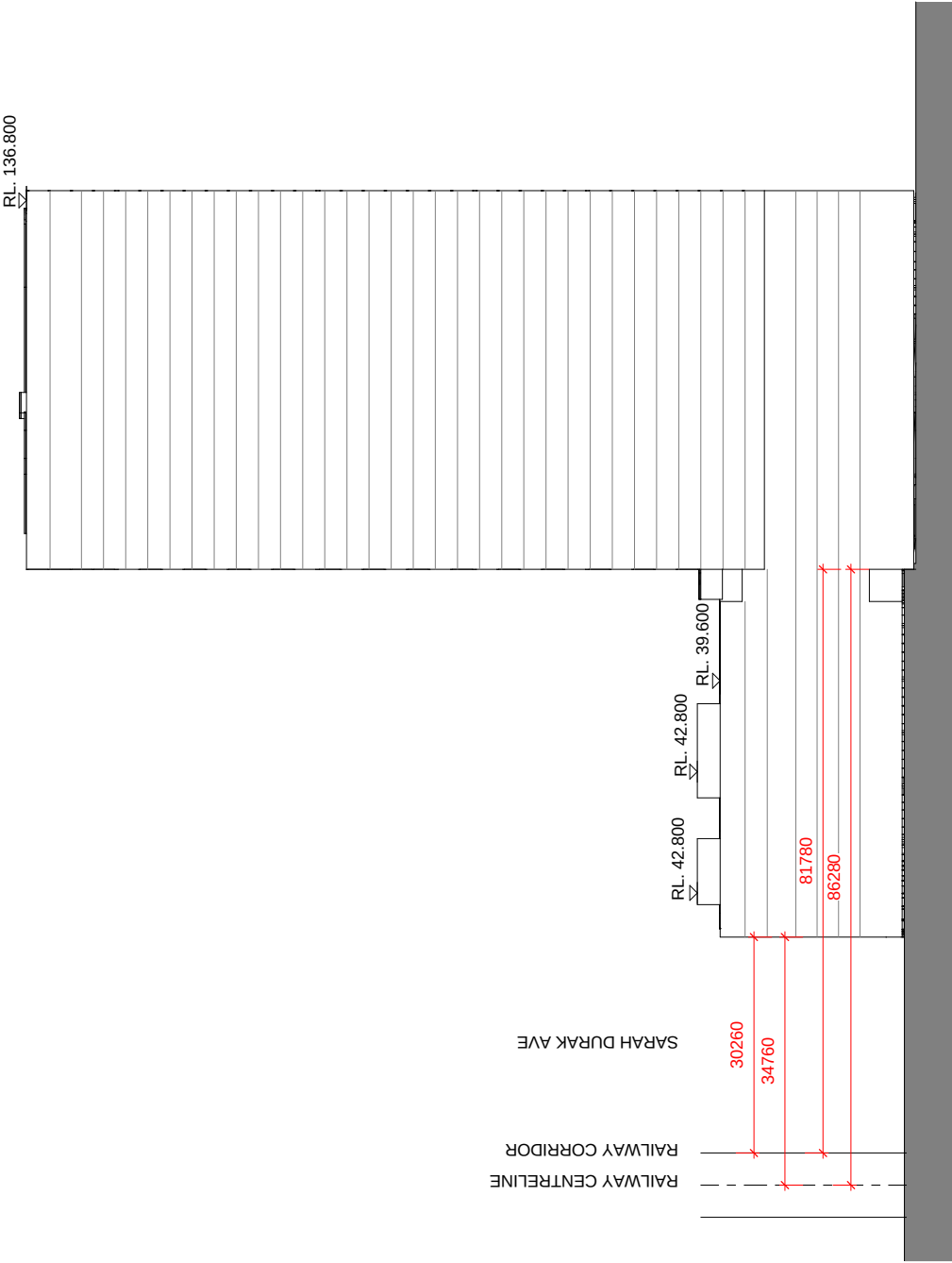
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Scale	As Indicated @ A1
Drawn	Author Checked
Project No.	S11890
Plot Date	20/07/2016 2:56:40 PM
Plot File	

Drawing no.	Revision
DA01.002	B

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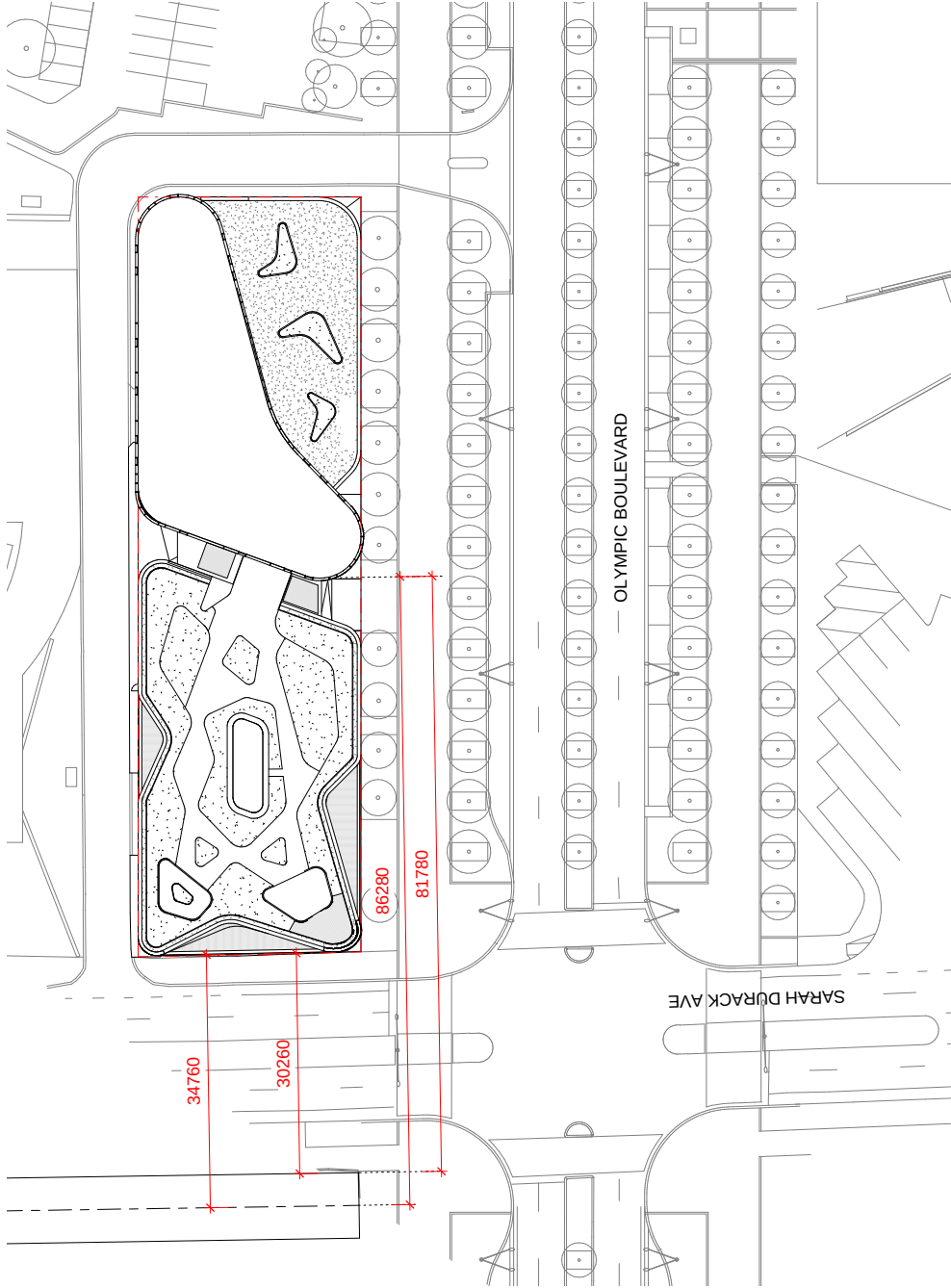
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2 Building Envelope

1 : 500



1 Site Plan

1 : 500

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A	01.03.16	Development Application	JS	CP

Revision	Date	Description	Initial	Checked
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Client: Ecove



Site 9, Sydney Olympic Park
3 Olympic Boulevard

Proximity to Rail Corridor
Aerial Photograph



Status	Development Application
Scale	As Indicated @ A1
Drawn	Author
Project No.	S11890
Plot Date	20/07/2016 2:56:14 PM
Plot File	

Drawing no.	Revision
DA01.003	B

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- Aluminium framed double clear glazing to curtain walls & wintergardens
- 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: R2.0

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 ceiling penetrations are more than 0.5% of the total ceiling area, 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 heli power panel plasterboard lined with R2.0 acoustic insulation to selected units only (7.01 and 8.01)

75mm heli 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 (~39mm) insulation to riser/main and supply risers.

Reticulated alternative water

Alternative water supply available from Sydney Olympic Park Water Treatment Plant. No need for the irrigation of all landscaping & all toilets within the building.

(No rainwater tank required for BASIX compliance)

Alternative energy

Not required by BASIX

D	24.03.17	Amended DA Issue	JS	MA
C	25.08.16	Revisions as issued	CP	MA
B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP

Revision	Date	Description	Revised	Checked
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Client: Ecove

Drawn: JS

Checked: CP

Project No: S11890

Plot Date: 24/01/2017 2:10:47 PM

Plot File:

Status: Development Application

Scale: 1: 200 @ A1

Drawn: JS

Checked: CP

Project No: S11890

Plot Date: 24/01/2017 2:10:47 PM

Plot File:

Status: Development Application

Scale: 1: 200 @ A1

Drawn: JS

Checked: CP

Project No: S11890

Plot Date: 24/01/2017 2:10:47 PM

Plot File:

Status: Development Application

Scale: 1: 200 @ A1

Drawn: JS

Checked: CP

Project No: S11890

Plot Date: 24/01/2017 2:10:47 PM

Plot File:

Status: Development Application

Scale: 1: 200 @ A1

Drawn: JS

Checked: CP

Project No: S11890

Plot Date: 24/01/2017 2:10:47 PM

Plot File:

Status: Development Application

Scale: 1: 200 @ A1

Drawn: JS

Checked: CP

Project No: S11890

Plot Date: 24/01/2017 2:10:47 PM

Plot File:

Status: Development Application

Scale: 1: 200 @ A1

Drawn: JS

Checked: CP

Project No: S11890

Plot Date: 24/01/2017 2:10:47 PM

Plot File:

OLYMPIC BOULEVARD

Legend - General

BC

Bulky Goods Storage Cage

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

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Notes - Construction General (BASIX)

Glazing

Double Glazed Windows:

- Aluminium framed **single clear** glazing to internal windows that open to watergardens
U-Value: 6.6 (equal to or lower than)
SHGC: 0.69 (+ or - 10%)
- Aluminium framed **double clear** glazing to curtain walls & glazing to balconies above
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 / Ceiling:

- 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 ceiling penetrations 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 wetts 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 risermain and supply risers.

Reticulated alternative water

- Alternative water supply available from Sydney Olympic Park Authority (SOPA) 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: ECOPE

ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 02

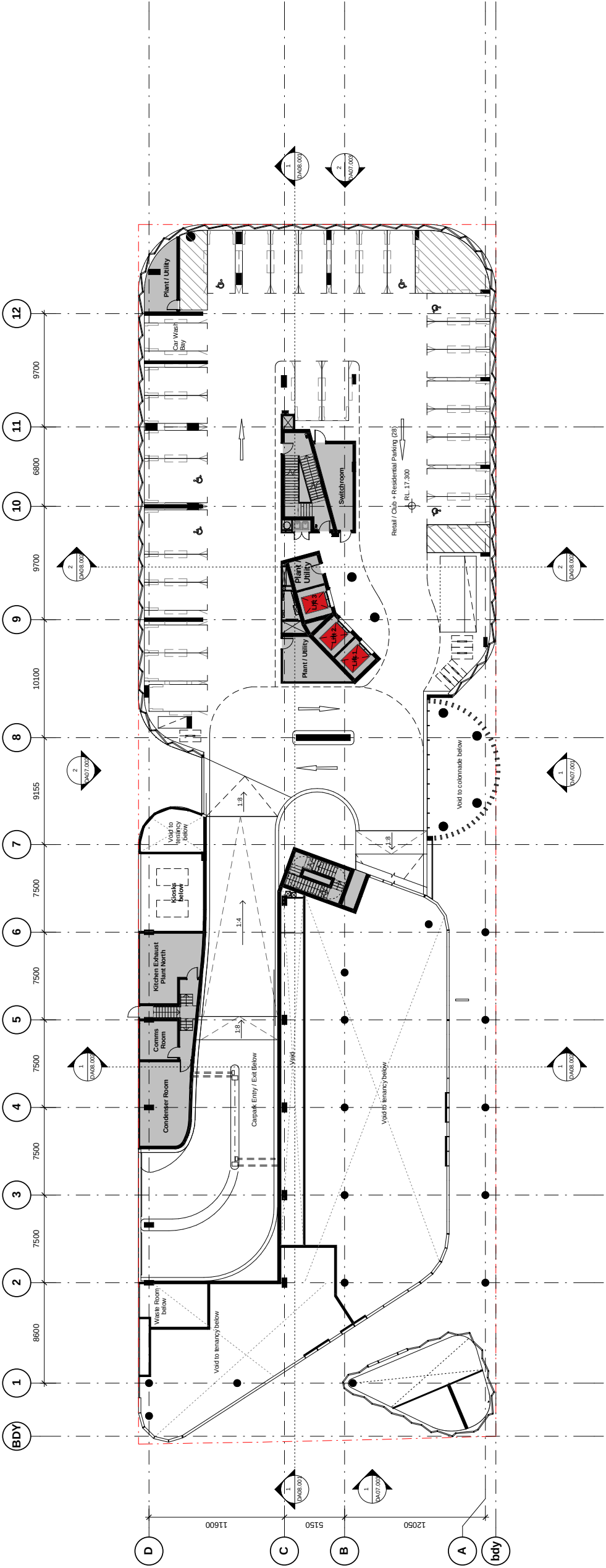


Status	Development Application
Scale	1 : 200 @ A1
Drawn	Author
Project No.	S11890
Plot Date	20/07/2016 2:57:01 PM
Plot File	

Drawing no.	Revision
DA02.002	B

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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

Double windows:

- Aluminium framed **single clear** glazing to internal windows that open to wintergardens
- U-Value: 5.6 (equal to or lower than)
- SHGC: 0.69 (+ or - 10%)

- Aluminium framed **double clear** glazing to curtain walls & wintergardens
- 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 & sit 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 ceiling penetrations 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 other nominated

Internal walls within units:

Plasterboard on studs - no insulation

Inter-tenancy walls / corridor:

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

75mm helirol 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 wets 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 (~39mm) insulation to ringmain and supply risers.

Reticulated alternative water

Alternative water supply available from Sydney Olympic Park Authority. This includes the irrigation of all landscaping & all toilets within the building

(No rainwater tank required for BASIX compliance)

Alternative energy

Not required by BASIX

C	24.01.17	Amended DA Issue	JS	MA
B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP

Revision	Date	Description	Revised	Checked
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Client: Ecode

ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 03



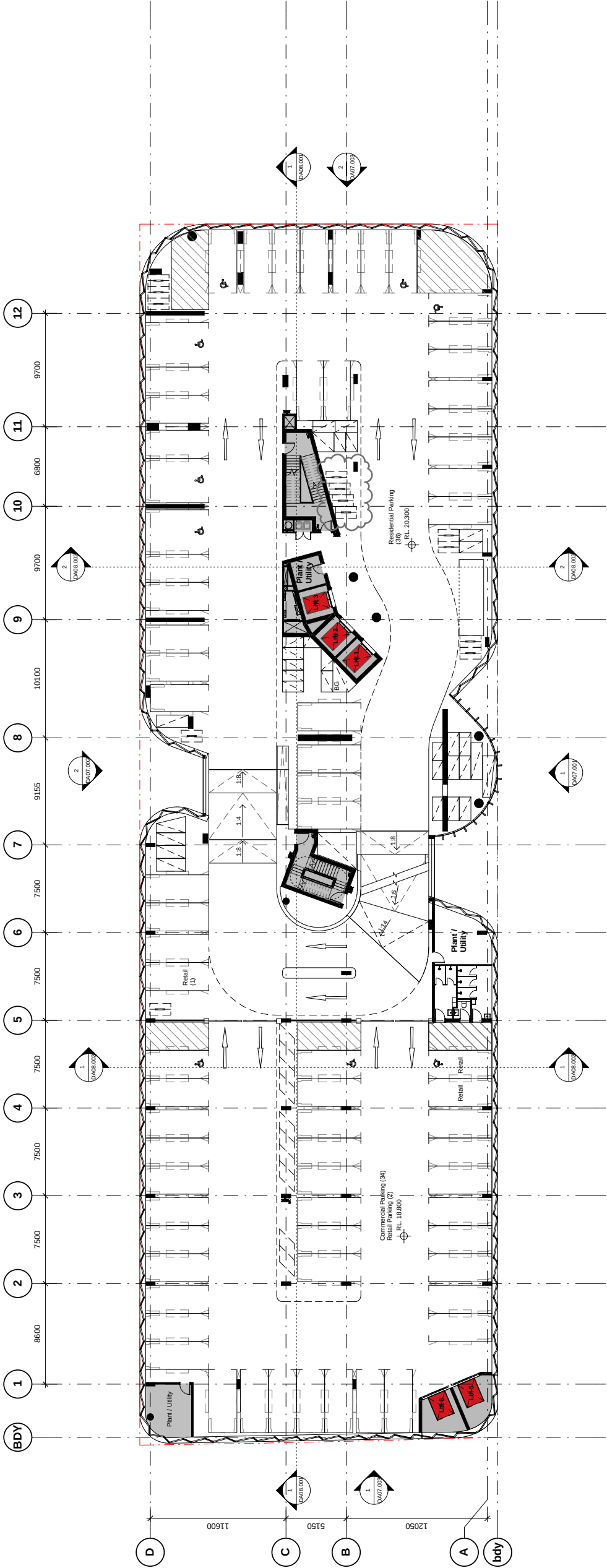
Status	Development Application
Scale	1: 200 @ A1
Drawn	Author
Project No.	S11890
Plot Date	24/02/2017 11:51:37 AM
Plot File	

Drawing no.	Revision
DA02.003	C

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Legend - General

BC

Bulky Goods

Storage Cage

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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**
- Double glazing windows:**
- Aluminium framed **single clear** glazing to internal windows that open to wintergardens
 - U-Value: 5.6 (equal to or lower than)
 - SHGC: 0.69 (+ or - 10%)
- Aluminium framed **double clear** glazing to curtain walls & wintergardens
- U-Value: 4.4 (equal to or lower than)

SHGC: 0.5 (+ or - 10%)

Given values are NFRC, total window values

Roof / ceiling insulation

- Plasterboard
- 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 ceiling penetrations are greater than 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 helix power panel plasterboard lined with R2.0 acoustic insulation to **selected units only (7.01 and 8.01)**

75mm helix 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 wets 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 (~39mm) insulation to risermain and supply risers.

Reticulated alternative water
Alternative water supply available from Sydney Olympic Park Authority. Residents are not to be connected to the irrigation & all toilets within the building are to be connected to the reticulated system. (No rainwater tank required for BASIX compliance)

Alternative energy
Not required by BASIX

C	24.01.17	Amended DA Issue	JS	MA
B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP
Revision	DATE	DESCRIPTION	PREPARED	CHECKED
Client: ECOPE				



Site 9, Sydney Olympic Park
3 Olympic Boulevard



General Arrangement Plan
Level 04

Status	Development Application		
Scale	1: 200 @ A1		
Drawn	Author	Checked	Checker
Project No.	S11890		
Plot Date	24/01/2017 11:51:41 AM		
Plot File			

Drawing no.	Revision
DA02.004	C

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Notes - Construction General (BASIX)

- Glazing**
- Double 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 & double windows
- U-Value: 4.4 (equal to or lower than)
- SHGC: 0.5 (+ or - 10%)
- Given values are NFRC, total window values

- Roof / ceiling insulation**
- Plasterboard
- Concrete roof - No insulation
- Default Colour modelled

- Ceiling:**
- Plasterboard ceiling - R2.0 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 ceiling penetrations are greater than this, 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 rignmain and supply risers.

- Reticulated alternative water**
- Alternative water supply available from Sydney Olympic Park Authority (SOPA) for use on the irrigation of all landscaping & all toilets within the building.
- (No rainwater tank required for BASIX compliance)

- Alternative energy**
- Not required by BASIX

C	24.01.17	Amended DA Issue	JS	MA
B	20.07.16	Amended DA Issue	JS	CP
A	03.03.16	Development Application	JS	CP
Revision	Date	Description	Initial	Checked
Client: Ecove				



Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 05



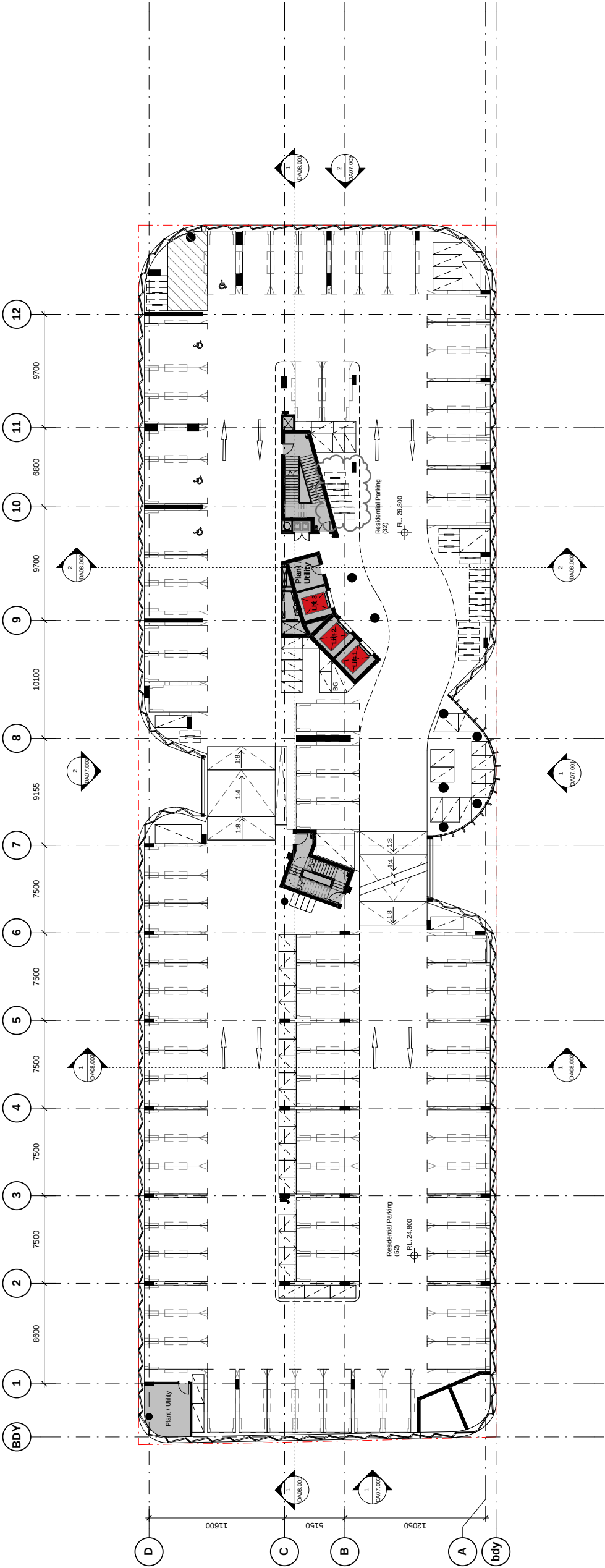
Status	Development Application			
Scale	1 : 200 @ A1			
Drawn	Author	Checked	Checker	
Project No.	S11890			
Plot Date	24/01/2017 11:51:45 AM			
Plot File				

Drawing no.	Revision
DA02.005	C

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Legend - General

BC

Bulky Goods

Storage Cage

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

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Notes - Construction General (BASIX)

- Glazing**
- Roof windows:**
- Aluminium framed **single clear** glazing to internal windows that open to wintergardens
U-Value: 5.6 (equal to or lower than)
SHGC: 0.69 (+ or - 10%)
 - Aluminium framed **double clear** glazing to curtain walls & wintergardens
U-Value: 4.4 (equal to or lower than)
SHGC: 0.5 (+ or - 10%)
- Given values are NFRC, total window values

Roof / ceiling insulation

- Plasterboard
- 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 ceiling penetrations are greater than 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 helix power panel plasterboard lined with R2.0 acoustic insulation to **selected units only (7.01 and 8.01)**

75mm helix 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 wets 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 (~39mm) insulation to risermain and supply risers.

Reticulated alternative water

Alternative water supply available from Sydney Olympic Park Authority. Residents may be required to be irrigated by all landscaped & all toilets within the building.

Alternative energy

Not required by BASIX

C	24.01.17	Amended DA Issue	JS	MA
B	20.07.16	Amended DA Issue	JS	CP
A	01.03.16	Development Application	JS	CP
Revision	DATE	Description	Drawn	Checked

Client: Ecope



Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 06



Status	Development Application		
Scale	1 : 200 @ A1		
Drawn	Author	Checked	Checker
Project No.	S11890		
Plot Date	24/02/2017 11:51:50 AM		
Plot File			

Drawing no.	Revision
DA02.006	C

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

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Notes - Construction General (BASIX)

Glazing

- Double 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 & wintergardens
- 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 ceiling penetrations are greater than this, 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 8.00)**

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 rimgmain and supply risers.

Reticulated alternative water

Alternative water supply available from Sydney Olympic Park Authority (SOPA) 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	03.03.16	Development Application	JS	CP

Revision	Date	Description	Initial	Checked
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Client: Ecove



Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 07



Status	Development Application
Scale	1 : 200 @ A1
Drawn	Author
Project No.	S11890
Plot Date	20/07/2016 4:17:43 PM
Plot File	

Drawing no.	Revision
DA02.007	B

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