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 immediately be referred to the architect for clarification.

Notes - Construction General (BASIX)

Glazing

Doors / windows:
- Aluminium framed single clear (equal to or lower than 6.6 U-Value) SHGC: 0.69 (+ or – 10%)
- Aluminium framed double clear glazing to curtain walls & SHGC: 0.5 (+ or – 10%)

Roof:

Concrete roof - No insulation

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

Balcony

A/C

8 m²

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.

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)

Floors:
Concrete – no insulation required between units

Floor coverings:
Central hot water system

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

Reticulated alternative water

Alternative water supply available from Sydney Olympic Park
(No rainwater tank required for BASIX compliance)

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

Level 15, 17, 19

Location:

Sydney
Melbourne

T 03 8664 6200 F 03 8664 6300

T 02 8354 5100 F 02 8354 5199

http://www.batessmart.com.au

Bates Smart Pty Ltd ABN 70 004 999 400

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 15, 17, 19

Developed by A.A. Jardine

BATES SMART
Note: 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 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 (~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

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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Check all dimensions and site conditions prior to commencement of any work. Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

Notes - Construction General (BASIX)
- Aluminium framed glazing to internal windows that open to wintergardens
- U-Value: 6.6 (equal to or lower than)
- SHGC: 0.69 (+ or – 10%)
- Aluminium framed glazing to curtain walls & glazing to balcony edge.
- Given values are NFRC, total window values.

Concrete roof - No insulation

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

Floors:
- Concrete – R2.1 insulation to all units in level 7 with car park below.
- Insulation to all other units.

External Wall:
- No colour nominated

Inter-tenancy walls / corridor:
- 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to selected units only (7.01 and 8.01)

Wall / floor insulation
- Reticulated alternative water ringmain and supply risers.
- Reticulated alternative water
- Authority to be used for the irrigation of all landscaping & all (No rainwater tank required for BASIX compliance)

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

Alternative energy
- Lift 1
- Lift 2
- Lift 4

General Arrangement Plan
- Level 16, 18
- General Arrangement Plan
- Level 20, 22, 24, 26

Plot Date 7/03/2016 2:51:43 PM

Client: Ecove

Sydney Olympic Park

Scale 1:100

Project No.

Drawing no.

DA02.020

A

11600 5150 12050 900

58 m²

DA08.002
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
- Concrete roof - No insulation
- 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 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 (~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

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.

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Status

43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
e-mail syd@batessmart.com.au
http://www.batessmart.com.au

@ A1

Plot Date

Revision

Revision Date Description Initial Checked

A 01.03.16 Development Application JS CP
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)

- Aluminium framed single clear glazing to internal windows
- Aluminium framed glazing to curtain walls &
- U-Value: 4.4 (equal to or lower than)
- SHGC: 0.5 (+ or – 10%)

Roof / ceiling insulation
- Roof:
  - 19255
  - 9700
  - 6800
  - 9700

Concrete roof - No insulation (34.01 and 34.07) with balconies above.

Balcony
- Plasterboard ceiling - R2.0 bulk insulation to all units to top floor,
- A/C
- 10 m²
- Balconies above & slot areas above to all other units.
- Balcony
- 20 m²
- A/C

External Wall:
- No colour nominated

Internal walls within units:
- 21.05
- Plasterboard on studs - no insulation
- 58 m²

Inter-tenancy walls / corridor:
- 11600
- 5150
- 12050
- 900
- Insulation to selected units only (7.01 and 8.01)
- Insulation to all other units.

Floors:
- 11 m²
- Concrete – R2.1 insulation to all units in level 7 with car park below
- Concrete – no insulation required between units

All 3 & 4 bed apartments tiled throughout

Central hot water system
- Central gas-fired boiler with R1.0 (~38mm) insulation to
- Reticulated alternative water
- Central hot water system
- Alternative water supply available from Sydney Olympic Park to toilets within the building

Alternative energy
- Not required by BASIX

Floor coverings
- and living areas as per plans
- All 3 & 4 bed apartments tiled throughout

Central gas-fired boiler
- Central gas-fired boiler with R1.0 (~38mm) insulation to
- Reticulated alternative water
- Central hot water system
- Alternative water supply available from Sydney Olympic Park to toilets within the building

Alternative energy
- Not required by BASIX
Check all dimensions and site conditions prior to commencement of any work, the preparation of shop drawings and or the fabrication of any components.

Glazing
Doors / windows:
- Aluminium framed
- Double glazed
- U-Value: 4.4 (equal to or lower than)

Roof / ceiling insulation
Default Colour modelled

Ceiling:
- Plasterboard ceiling - R3.0 bulk insulation to selected 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.

External Wall:
- Lightweight cladding to all external walls with R1.5 bulk 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 wets areas, carpet to bedrooms and living areas as per plans
All 3 & 4 bed apartments tiled throughout

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

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

Site 9, Sydney Olympic Park
3 Olympic Boulevard
General Arrangement Plan
Level 26, 30, 32, 34
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. Immediately be referred to the architect for clarification.

Notes - Construction General (BASIX)

Doors / windows:
- Single clear
- U-Value: 4.4 (equal to or lower than)
- SHGC: 0.5 (+ or – 10%)

Double clear glazing to curtain walls & U-Value: 4.4 (equal to or lower than)
SHGC: 0.69 (+ or – 10%)

Given values are NFRC, total window values

Concrete roof - No insulation
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.

Lightweight cladding to all external walls with R1.5 bulk insulation
Plasterboard on studs - no insulation

All 3 & 4 bed apartments tiled throughout

Floor coverings:
1 & 2 bed apartments - tiles to wets areas, carpet to bedrooms

11600
5150
12050
900

Central hot water system
Reticulated alternative water ringmain and supply risers.
Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all (No rainwater tank required for BASIX compliance)

Not required by BASIX

Site: 3 Olympic Boulevard
3 Olympic Boulevard
General Arrangement Plan
Level 36-37

Product Data: 1 Nicholson Street
1 Nicholson Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
e-mail syd@batessmart.com.au

Bates Smart
Melbourne
1 Nicholson Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
e-mail mel@batessmart.com.au
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
- Concrete roof - No insulation
- 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
- Light weight 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:
  - Lift 4
  - Lift 3
  - Lift 2
  - Lift 1
  - 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 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 (~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

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.

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Notes - Construction General (BASIX)
- A minimum of a single storey plants for internal use only
- 8.04.01 - 8.04.03
- S180.01
- Single storey winter gardens
- Along north & south walls
- Glazing onto the balcony edge
- Minimum 1.5m timber balustrade

Given as a load from the balcony edge

G411.01 & 1.02
Given as a load from the balcony edge

Given as a load from the balcony edge

Materials
- Corridor: 186 m²
- Plant / Utility: 177 m²
- Plant / Utility: 25 m²
- Lift 4
- Lift 3
- Lift 2
- Lift 1
- 169 m²
- 51 m²
- 22 m²

Notes - Construction General (BASIX)
- Corridor: 186 m²
- Plant / Utility: 177 m²
- Plant / Utility: 25 m²
- Lift 4
- Lift 3
- Lift 2
- Lift 1
- 169 m²
Check all dimensions and site conditions prior to commencement of any work, 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.

Notes - Construction General (BASIX)

Doors / windows:
- Aluminium framed glazing to curtain walls & glazing to balcony edge.
- SHGC: 0.69 (+ or – 10%)
- U-Value: 6.6 (equal to or lower than)

Roof / ceiling insulation:
- 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 down lights are proposed at a later stage, BCA loss of insulation

Wall / floor insulation:
- Lightweight cladding to all external walls with R1.5 bulk insulation

External Wall:
- No colour nominated

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.

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

Floor coverings 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.

Lift 4
- Reticulated alternative water

Plant / Utility Authority to be used for the irrigation of all landscaping & all toilets within the building (No rainwater tank required for BASIX compliance)

Alternative energy
- Lift 2
- Lift 1

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

Lift 4
- Reticulated alternative water

Plant / Utility Authority to be used for the irrigation of all landscaping & all toilets within the building (No rainwater tank required for BASIX compliance)

Alternative energy
- Lift 2
- Lift 1
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

Aluminium louvres to plant

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Notes - Construction General (BASIX)

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. Metal cladding/louvres

9. Metal balustrade

10. Glazed balustrade

11. Metal framed/louvre sliding doors to future

12. Glazed sliding doors to wintergardens
Check all dimensions and site conditions prior to commencement of any work, the preparation of shop drawings and or the fabrication of any components.

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Notes - Construction General (BASIX)

1. Aluminium framed double clear glazing to curtain walls & glazing to balcony edge.
2. Aluminium fins:
   - Roof: plasterboard ceiling - R2.0 bulk insulation to all units to top floor, balconies above & slot areas above to all other units.
   - 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.
3. Colourback glass to toilets within the building
4. Paint finish not required by BASIX

Dimensions:

- Level 38: RL 136.50
- Level 37: RL 133.50
- Level 35: RL 127.30
- Level 34: RL 114.60
- Level 33: RL 111.50
- Level 32: RL 108.40
- Level 31: RL 105.30
- Level 30: RL 102.20
- Level 29: RL 99.10
- Level 28: RL 96.00
- Level 27: RL 92.60
- Level 26: RL 89.20
- Level 25: RL 85.80
- Level 24: RL 82.40
- Level 23: RL 80.20
- Level 22: RL 77.10
- Level 21: RL 74.00
- Level 20: RL 71.60
- Level 19: RL 69.20
- Level 18: RL 66.80
- Level 17: RL 64.40
- Level 16: RL 62.00
- Level 15: RL 58.20
- Level 14: RL 54.80
- Level 13: RL 51.70
- Level 12: RL 49.30
- Level 11: RL 45.90
- Level 10: RL 42.30
- Level 9: RL 39.30
- Level 8 South: RL 36.20
- Level 8 North: RL 34.30
- Level 7 South: RL 33.10
- Level 7 North: RL 30.50
- Level 6 South: RL 26.00
- Level 6 North: RL 21.50
- Level 5 South: RL 24.50
- Level 5 North: RL 21.50
- Level 4 South: RL 21.50
- Level 4 North: RL 18.50
- Level 3 South: RL 21.50
- Level 3 North: RL 18.50
- Level 2 South: RL 21.50
- Level 2 North: RL 18.50
- Level 1 South: RL 21.50
- Level 1 North: RL 18.50
- Level 0 South: RL 21.50
- Level 0 North: RL 18.50
- Level 0: RL 13.00
- Basement: RL 13.00

Structural details and materials used are to be confirmed at construction stage.

BASIX: Building Sustainable Integrated eXperience

Site 9, Sydney Olympic Park
3 Olympic Boulevard

Building Sections A-A

Section AA
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 be resolved prior to commencement of work.

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Notes - Construction General (BASIX)

**Glazing**

- 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**

- Concrete roof - No insulation
- Default Colour modelled

- 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 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 (~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

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**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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APPENDIX B
SEPP65 & ADG COMPLIANCE CHECKLIST