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
- Lightweight cladding to all external walls with R1.5 bulk insulation
  No colour nominated
- Plasterboard on studs - no insulation
- 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.
- 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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**Match Tower Facade**

- **Top of Building**
  - **RL 136.50**

- **122m SEPP Envelope**
  - **Roof**
    - **RL 133.50**
    - **Glazing**
      - Aluminium framed
      - **Doors / windows:**
        - Single clear glazing to internal windows that open to wintergardens
        - **U-Value:** 6.6 (equal to or lower than)
        - **SHGC:** 0.69 (+ or – 10%)
      - **Level 38**
        - **RL 130.40**
        - **Level 37**
          - **RL 127.30**
          - **U-Value:** 4.4 (equal to or lower than)
          - **SHGC:** 0.5 (+ or – 10%)
      - **Given values are NFRC, total window values**
    - **Level 36**
      - **RL 124.20**
    - **Level 35**
      - **RL 120.80**
    - **Level 34**
      - **RL 117.70**

- **Ceiling:**
  - **Default Colour modelled**
    - **Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.**
    - **Level 33**
      - **RL 114.60**
    - **Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, balconies above & slot areas above to all other units.**
      - **Level 32**
      - **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.
    - **Level 30**
      - **RL 105.30**
    - **Level 29**
      - **RL 102.20**
    - **Level 28**
      - **RL 99.10**

- **Internal walls within units:**
  - **Plasterboard on studs - no insulation**
    - **Level 27**
      - **RL 96.00**
    - **Inter-tenancy walls / corridor:**
      - **75mm hebel power panel plasterboard lined with R2.0 acoustic insulation**
      - **Level 26**
    - **75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.**
      - **Level 25**
    - **Floors:**
      - **Metal framing**
        - **below**
        - **Concrete – no insulation required between units**
      - **Level 24**
        - **RL 86.40**
    - **1 & 2 bed apartments - tiles to wets areas, carpet to bedrooms as per plans**
    - **All 3 & 4 bed apartments tiled throughout**
      - **Level 23**
        - **RL 83.30**
      - **Level 22**
        - **RL 80.20**
    - **Level 21**
      - **RL 77.10**
    - **Level 20**
      - **RL 74.00**
    - **Level 19**
      - **RL 71.50**
    - **Level 18**
      - **RL 68.60**
    - **Level 17**
      - **RL 65.70**
    - **Level 16**
      - **RL 62.80**
    - **Level 15**
      - **RL 60.00**
    - **Level 14**
      - **RL 57.10**
    - **Level 13**
      - **RL 54.20**
    - **Level 12**
      - **RL 51.30**
    - **Level 11**
      - **RL 48.40**

- **Aluminium mesh**
  - **Level 10**
    - **RL 45.50**
  - **Level 9**
    - **RL 42.30**
  - **Level 8**
    - **Southwest**
      - **Scale 1:250**
      - **As indicated**
      - **Drawn Project No.: JS CP**
      - **Plot Date: 4/04/2016 12:11:51 PM**
   - **Status:** Development Application
   - **Project No.: DA07.001**

- **Notes - Construction General (BS10)****

- **Exterior walls:**
  - **Non-combustible**
  - **Thickness:**
    - **12.5mm**

- **Roof:**
  - **Concrete or aluminium facing to slab edges**

- **Signage zone glazing to balcony edge.**
  - **RL 127.30**
  - **U-Value:** 4.4 (equal to or lower than)
  - **SHGC:** 0.5 (+ or – 10%)

- **Flooring:**
  - **10. Metal cladding/louvres**
  - **Level 9**
    - **RL 39.30**
  - **Level 8**
    - **South**
      - **RL 36.20**
      - **North**
        - **Level 8 North**
          - **RL 34.30**
      - **Level 7 North**
        - **RL 30.50**
      - **Level 6 South**
        - **RL 29.00**
      - **Level 5 South**
        - **RL 23.00**
      - **Level 4 South**
        - **RL 18.50**
      - **Level 3 North**
        - **RL 14.50**
      - **Level 2**
        - **RL 17.00**
      - **Level 1**
        - **RL 12.00**
      - **Level 0**
        - **RL 8.00**
      - **Level G South Residential**
        - **RL 13.00**
      - **Level G South**
        - **RL 12.05**
      - **Level G North**
      - **RL 14.00**
  - **11. Metal balustrade**
  - **12. Glazed balustrade**
  - **9. Internal walls:**
    - **Plasterboard on studs - no insulation**
    - **Level 9**
      - **RL 39.12**
    - **Level 8**
    - **Level 7**
    - **Level 6**
    - **Level 5**
    - **Level 4**
    - **Level 3**
    - **Level 2**
    - **Level 1**
    - **Level G North**
    - **Level G South Residential**
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. Terracotta / Lightweight Cladding

9. In situ concrete

10. Metal cladding/louvres

11. Metal balustrade

12. Glazed balustrade

Roof:
- 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%)

Level 38
- Aluminium framed double clear glazing to curtain walls & glazing to balcony edge.

Level 37
- Aluminium framed single clear glazing to internal windows

Level 34
- Concrete roof - No insulation

Level 33
- Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.

Level 32
- Plasterboard ceiling - R2.0 bulk insulation to all units to top floor,

Level 31
- Down lights are proposed at a later stage, BCA loss of insulation calculations will be required.

Level 30
- Wall / floor insulation

Level 29
- Central hot water system

Level 28
- Central gas-fired boiler with R1.0 (~38mm) insulation to ringmain and supply risers.

Level 27
- Plasterboard on studs - no insulation

Level 26
- 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation

Level 25
- 75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.

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

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

Client: Ecove

RL 136.50
Top of Building
Notes - Construction General (BASIX)
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**Notes - Construction General (BASIX)**

- **Walls:**
  - Kirton Hawker single clear glazing to internal windows
  - Kirton Hawker double clear glazing to curtain walls & glazing to balcony edges

- **Doors / windows:**
  - single clear to internal windows
  - Aluminium framed double clear glazing to curtain walls & glazing to balcony edge.

- **Glazing:**
  - Given values are NFRC, total window values

- **Roof:**
  - Default Colour modelled
  - plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above & slot areas above to all other units.

- **Ceiling:**
  - 2. Aluminium fins
  - 4. Colourback glass

- **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.**

- **Reticulated alternative water Authority to be used for the irrigation of all landscaping & all**

- **External Wall:**
  - Lightweight cladding to all external walls with R1.5 bulk insulation

- **Wall / floor insulation**
  - Metal framing belowConcrete – no insulation required between units

- **Floors:**
  - 5. Metal framing
  - belowConcrete – no insulation required between units

- **Other:**
  - Metal cladding
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.

Top of Building

122m SEPP Envelope

Notes - Construction General (BASIX)

RL 136.50

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

RL 133.50

- Double clear glazing to curtain walls & glazing to balcony edge
- U-Value: 4.4 (equal to or lower than) SHGC: 0.5 (+ or – 10%)

RL 130.40

- Roof / ceiling insulation

Note: Given values are NFRC, total window values

- Concrete roof - No insulation

- Ceiling: Default Colour modelled

- Plasterboard ceiling - R2.0 bulk insulation to all units to top floor,

- Wall / floor insulation

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

- Ceilings:
  - Central hot water system 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

- Site 9, Sydney Olympic Park

Bates Smart Pty Ltd ABN 70 004 999 400

1 : 250

DLT 04.03.16 Development Application

RISERRISERRISER

Status

Plot Date

Plot File

Drawing no.

Revision

DA08.001 A

Bates Smart Pty Ltd ABN 70 004 999 400

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43 Brisbane Street

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Dow JONES & CO.

__________________________________________

14733982

Assessor Name/Number

Assessor Signature Date

05.04.16

11 Nicholson Street

43 Brisbane Street

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__________________________________________

14733982

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Condition 01 - Fixed Glazing

Condition 02 - Operable Window

Condition 03 - Penthouse Wintergarden

Condition 04 - Balcony
Notes - Construction General (BASIX)

**Glazing**

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  - U-Value: 6.6 (equal to or lower than)
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