Notes - Construction General (BASIX)

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

Floor / wall insulation
- Lightweight cladding to all external walls with R1.5 bulk insulation
- Lightweight cladding to all internal walls.
- 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.

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

Alternative energy
- Not required by BASIX

Check all dimensions and site conditions prior to commencement and, where the
preliminary plans do not give precise direction, refer to the architect for guidance.

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  - 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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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 Default Colour modelled
  - Plasterboard ceiling - R3.0 bulk insulation to selected units
  - 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
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Given values are NFRC, total window values

**Roof / ceiling insulation**
- Concrete roof - No insulation
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**Wall / floor insulation**
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- Floors:
  - Concrete – R2.1 insulation to all units in level 7 with car park below
  - No insulation required between units

**Floor coverings**
- 1 & 2 bed apartments - tiles to wets areas, carpet to bedrooms and living areas as per plans
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- 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)

**Central energy**
- Not required by BASIX

---

**Scale Drawn Project No.**

43 Brisbane Street
Surry Hills NSW 2010
Australia
T 02 8354 5100
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Site 9, Sydney Olympic Park
3 Olympic Boulevard
Level 20, 22, 24, 26

General Arrangement Plan

[Diagram of Site 9, Sydney Olympic Park]
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

Default Colour modelled

Ceiling:
- Plasterboard ceiling - R3.0 bulk insulation to selected units 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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Alternative energy:
- Not required by BASIX
Notes - Construction General (BASIX)

**Windows:**
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- Aluminium framed double glazing to curtain walls & glazing to balcony edge

**Roof accessories:**
- Roof access
- Lift overrun

**AC Condenser Plant:**
- Roof
- Lift 4
- Lobby
- Plant / Utility

**Notes - Construction General (BASIX)**

Glazing

Doors / windows:
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  - 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 4.4)
  - SHGC: 0.5 (+ or – 10%)

Given values are NFRC, total window values.

Roof / ceiling insulation

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- Plasterboard ceiling - R2.0 bulk insulation to all units

Ceiling:
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Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Roof Plan

Development Application

Author: JS

Checked: CP

Status: Plot 20/07/2016

Revision: 20.07.16 Amended DA Issue

DE BD

Scale Drawn Project No. Plot File Drawing no.

Bates Smart
Sydney

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DA02.040

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