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</table>
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
- 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
- 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.
- 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 energy
- Not required by BASIX

Site Plan

Site 9, Sydney Olympic Park
3 Olympic Boulevard

Client: Ecove

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Notes - Construction General (BASIX)

Glazing
Doors / windows:
- Aluminium framed single clear glazing to internal windows that open to wintergardens
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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:
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- 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)
Notes - Construction General (BASIX)

**Glazing**

- **Doors / windows:**
  - Aluminium framed single clear glazing to internal windows that open to wintergardens
    - U-Value: 6.6 (equal to or lower than)
    - SHGC: 0.69 (+ or – 10%)
  - Aluminium framed double clear glazing to curtain walls & glazing to balcony edge.
    - U-Value: 4.4 (equal to or lower than)
    - SHGC: 0.5 (+ or – 10%)

Given values are NFRC, total window values

**Roof / ceiling insulation**

- **Roof:**
  - Concrete roof - No insulation
  - Default Colour modelled
- **Ceiling:**
  - Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.
  - Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, balconies above & slot areas above to all other units.

Note: It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are proposed at a later stage, BCA loss of insulation calculations will be required.

**Wall / floor insulation**

- **External Wall:**
  - Lightweight cladding to all external walls with R1.5 bulk insulation
  - No colour nominated
- **Internal walls within units:**
  - Plasterboard on studs - no insulation
- **Inter-tenancy walls / corridor:**
  - 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to selected units only (7.01 and 8.01)
  - 75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.
- **Floors:**
  - Concrete – R2.1 insulation to all units in level 7 with car park below
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- 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)
- Aluminium framed glazing to internal windows single clear that open to wintergardens
  U-Value: 6.6 (equal to or lower than) SHGC: 0.69 (+ or – 10%)
- Aluminium framed glazing to curtain walls & double clear glazing to balcony edge.
  U-Value: 4.4 (equal to or lower than) SHGC: 0.5 (+ or – 10%)

Roof / ceiling insulation

- Given values are NFRC, total window values
- Concrete roof - No insulation
- Default Colour modelled
- 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

External Wall:
- Lightweight cladding to all external walls with R1.5 bulk insulation
- No colour nominated

Internal walls within units:
- DA07.002
- Plasterboard on studs - no insulation

Inter-tenancy walls / corridor:
- RL. 12.050
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.

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

Grease Arrestor

Reticulated alternative water

Alternative water supply available from Sydney Olympic Park

Not required by BASIX

Through Site Link

Commercial

Lobby

Fan / Exhaust

Residential Lobby

Central Gas-fired Boiler
Notes - Construction General (BASIX)

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**Wall / floor insulation**
- External Wall: Lightweight cladding to all external walls with R1.5 bulk insulation
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- 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
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**Floor coverings**
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**Central hot water system**
- Central gas-fired boiler with R1.0 (~38mm) insulation to ringmain and supply risers
- Reticulated alternative water
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**Alternative energy**
- Not required by BASIX

---

**Notes**
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Notes - Construction General (BASIX)

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Central hot water system

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

Alternative energy

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BATES SMART

@ A1

Status

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 03

Development Application

Author

Checked

Revision Date Description Initial Checked

A 01.03.16 Development Application JS CP

B 20.07.16 Amended DA Issue JS CP

C 24.01.17 Amended DA Issue JS MA
Notes - Construction General (BASIX)

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

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
Notes - Construction General (BASIX)

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Floor coverings
- 1 & 2 bed apartments - tiles to wet areas, carpet to bedrooms and living areas as per plans
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Central hot water system
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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 heating
- Not required by BASIX

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Notes - Construction General (BASIX)

**Windows:**
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**Central hot water system**
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**Reticulated alternative water**
- Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building (No rainwater tank required for BASIX compliance)

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

**Alternative energy**
- Not required by BASIX

**Architect**
- Bates Smart Pty Ltd ABN 70 004 999 400
- Sydney office: 1 Nicholson Street, Melbourne VIC 3000 Australia
- T 03 8664 6200 F 03 8664 6300
- email mel@batessmart.com.au

**Client**
- Ecove
- 43 Brisbane Street, Surry Hills NSW 2010 Australia
- T 02 8354 5100 F 02 8354 5199
- email syd@batessmart.com.au

**Scale**
- Drawn: 1:200
- Project No.: DA07.001
- Plot File: 24/01/2017
- Checked: 1 Nicholson Street, Melbourne VIC 3000 Australia
- T 03 8664 6200 F 03 8664 6300
- email mel@batessmart.com.au

**Status**
- As indicated
- Site 9, Sydney Olympic Park, 3 Olympic Boulevard

**Revision**
- Diagram revision:
  - 1:8
  - 1:4

**Notes to Drawings**
- All areas enclosed by broken line are dedicated to the site.
Notes - Construction General (BASIX)

**Glazing**
- Aluminium framed single clear glazing to internal windows that open to wintergardens
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- Concrete – no insulation required between units

**Walls**
- 1 & 2 bed apartments - tiles to wets areas, carpet to bedrooms and living areas as per plans
- All 3 & 4 bed apartments tiled throughout

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

**Water supply**
- 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)

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**Development Application**

- Client: Ecove
- Site 9, Sydney Olympic Park
- 3 Olympic Boulevard

**Development Application**

- General Arrangement Plan
- Level: 07

**Development Application**

- Author: JS CP
- Date: 20.07.16

**Development Application**

- BCA: 30.07.16
- Basix: 30.07.16
- BASIX: 30.07.16

**Development Application**

- Developer: Bates Smart Pty Ltd ABN 70 004 999 400
- www.batessmart.com.au
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)

Footings:
- Foundation level - slab on grade
- Footings to be designed to ensure adequate support for the building

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.

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

Notes:
Glazing
- Doors / windows:
  - Aluminium framed single clear glazing to internal windows that open to winter gardens
    - 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
- 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.

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Wall / floor insulation
- External Wall:
  - Lightweight cladding to all external walls with R1.5 bulk insulation
  - No colour nominated
- Internal walls:
  - Plasterboard on studs - no insulation
- Inter-tenancy walls:
  - 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
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Roof / ceiling insulation
Given values are NFRC, total window values
Roof:
Concrete roof - No insulation
Ceiling:
Default Colour modelled
Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.
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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:
DA08.002
DA08.002
DA07.002
Plasterboard on studs - no insulation
Adaptable
Adaptable
Inter-tenancy walls / corridor:
9.03
9.04
9.06
9.07
9.05
DA08.001
DA08.001
DA07.003
Plasterboard on studs - R2.0 acoustic insulation to selected units only (7.01 and 8.01)
75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to all other units.

Balcony
Floor:
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 energy
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)

Construction: Bates Smart Pty Ltd ABN 70 004 999 400
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Project No. S11890
Plot Date 24/01/2017 11:52:01 AM
Plot File C:\temp\S9_BS_ARCH_DA_SHH.rvt

Client: Ecove
Site 9, Sydney Olympic Park
3 Olympic Boulevard

Site 9, Sydney Olympic Park
3 Olympic Boulevard
General Arrangement Plan
Level 05

Development Application
Author
Date
Scale

Status
Development Application

Revision Date Description Initial Checked
WG
10 m²
11 m²
B 20.07.16 Amended DA Issue JS CP
A 01.03.16 Development Application JS CP
C 24.01.17 Amended DA Issue JS MA

Sales Sheet: Pty Ltd ABN 70 004 999 400
http://www.batessmart.com.au
Notes - Construction General (BASIX)

Glazing

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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.
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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
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Floor coverings:

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Central hot water system

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Alternative energy

Not required by BASIX
Notes - Construction General (BASIX)

Windows:
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