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
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.

All drawings may not be reproduced or distributed without prior permission from the architect.

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Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Roof Plan

Development Application

DA02.040
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Notes - Construction General: BASIX

1. Concrete or aluminium facing to slab edges

2. Aluminium fins

3. Glazing - Aluminium framed single clear glazing to internal windows

4. Doors / windows: Level 38 RL 130.70

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

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

   - SHGC: 0.69 (+ or – 10%)

5. Roof / ceiling insulation

   - Given values are NFRC, total window values

   - Level 36 RL 124.50

6. Paint finish

   - Level 20 RL 74.30

7. Aluminium mesh

   - Level 13 RL 52.00

8. Metal cladding/louvres

   - Level 12 RL 48.90

9. In situ concrete

   - Level 09 RL 39.42

10. Metal balustrade

11. Glazed balustrade

12. Metal framing

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Bates Smart Pty Ltd ABN 70 004 999 400

103 Brisbane St

Sydney VIC 3000 Australia

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email mel@batessmart.com.au

http://www.batessmart.com.au

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Site 9, Sydney Olympic Park
3 Olympic Boulevard

Building Elevations
North East

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DA07.002

Bates Smart Pty Ltd

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BATES SMART
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 or the fabrication of any components.

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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:
   - 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,

6. Paint finish

7. Aluminium mesh

8. Terracotta

9. Metal cladding/louvres

10. Metal balustrade

11. Glazed balustrade

12. Metal underwater

Notes - Building Elevations

Site 9, Sydney Olympic Park
3 Olympic Boulevard
Southwest & Southeast

Building Elevations
Northwest & Southeast

Development Application

DA07.003

Builder Details

BATESMART

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Necro 05.07.16 Amended DA Issue JS CP
Revision Date Description Initial Checked

Client: Ecove
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.

- Aluminium framed single clear glazing to internal windows
- Aluminium framed double clear glazing to curtain walls & glazing to balcony edge.
- Note: Given values are NFRC, total window values

B 20.07.16 Amended DA Issue JS CP
A 01.03.16 Development Application JS CP
Revision Date Description Initial Checked

Client: Ecove

Notes - Construction General (BASIX)

Central gas-fired boiler with R1.0 (~38mm) insulation to
Alternative energy not required by BASIX

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)

Site 9, Sydney Olympic Park
3 Olympic Boulevard
Building Sections
A-A
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 the fabrication of any components.

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**Glazing**
- Aluminium framed glazing to internal windows that open to wintergardens
  - U-Value: 6.6 (equal to or lower than)
  - SHGC: 0.69 (+ or – 10%)

**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.

**Wall / floor insulation**
- **External Wall:** Lightweight cladding to all external walls with R1.5 bulk insulation
  - No colour nominated
- Internal walls within units:
  - 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to all other units.

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

**Alternative water supply** available from Sydney Olympic Park

**Alternative energy** Not required by BASIX

**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.

**Building Sections**
- Commercial Development Application

**Contact Details**
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- 43 Brisbane Street
- Sydney Hills NSW 2010 Australia
- T 02 8354 5100 F 02 8354 5199
- email syd@batessmart.com.au http://www.batessmart.com.au

**Notes - Construction General (BA08)**

**Materials**
- Aluminium framed single pane glazing to internal windows
  - 1.06 + 1.06 = 2.12 (equal to or lower than)
  - B1S2-E0 1.1 Kg/m²
- Aluminium framed double pane glazing to curtain walls & glazing to balustrade
  - 1.06 + 1.06 = 2.12 (equal to or lower than)
  - B1S2-E0 1.1 Kg/m²

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

**Status**
- Commercial

**Development Application**
- DA08.002

**Building Sections**
- B-B, C-C

**Scale**
- 1:250

**Notes**
- Architect and/or client may require as part of the negotiations of all developers, all subcontractors and suppliers to submit a sample of the material to be used, in order to ensure that materials are compliant with BASIX requirements.
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Condition 01 - Fixed Glazing

Condition 02 - Operable Window

Condition 03 - Penthouse Wintergarden

Condition 04 - Balcony
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 (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