6.3 OFFICE FAÇADE

The zigzag façade, with its alternating panels of terracotta and glass, has been designed to minimise solar heat gain while maximising outlook. The wider glass panels are orientated southwards to reduce solar gain while the narrower solid panels are orientated east and west to provide effective sunshading. In some locations, the terracotta panels incorporate an operable panel at high level to assist with naturally ventilated night purge of the office. The expressed slab edge is proposed with a concrete or aluminium finish.
6.4 CARPARK FACADE

The zigzag façade has an alternating pattern of terracotta and aluminium mesh panels. The façade is designed to effectively conceal the car park while maintaining its ability to be naturally ventilated. The terracotta panels have open joints to allow for air movement. They are separated by panels of aluminium mesh which read as ‘voids’ while providing screening and accommodating air movement.
6.5 RESIDENTIAL FACADE
A series of projecting vertical fins combine with expressed slab edges to provide a unifying texture to the residential façade and shading from the high summer sun. The fins are arranged in a 2:1 rhythm, combined with a staggered window arrangement to provide animation and movement to the façade. Where the residential mix and balcony positions change, the expressed slab is increased in thickness to subtly reinforce sense of the tower as a series of multistorey volumes.
FLAT FACADES

Bedrooms located at the façade line are divided into three panels approximately 1m wide: a full height fixed window, an operable window broken into three vertical panels, and a colour-back glass panel providing some solidity and reducing heat gain.

Recessed living rooms have full width glazing with sliding doors opening out onto north and northeast facing balconies.
CORNERS FACADES

At the three corners of the building, balconies are proposed to be enclosed as wintergardens, providing outdoor space which is sheltered from the increased wind speeds. The façade turns the corner in 1m wide bays, with the alternating pattern of fins combining with the curved slab edge to minimise the perception of faceting. Each wintergarden is provided with at least two large operable windows to provide natural ventilation. All living rooms which have access to wintergardens also have direct access to natural ventilation via an operable window at the façade line.
SOUTH FACADE

On the southern façade, the staggered fins continue in front of the lift lobby glazing which provides panoramic views from the lift waiting area. Adjacent to this, the stair core is clad in 1m wide panels which shift in depth to mimic the patterning of the fins. Further south, the fin pattern is reinstated to conceal the weatherproof louvres which enclose the AC condenser room.

At the top of the building, the fins extend upward by one level to form a perimeter crown which conceals the rooftop plant. Lift overrun and level 39 penthouse, all of which are setback from the tower edge. Fixed clear glazed panels will be installed between the fins to serve as a windbreak and fall barrier to the roof whilst maintaining a visually open perimeter to the crown. The crown is proposed to have feature lighting.

A building signage zone is proposed on the top three levels of the south western façade in front of the lifts.
8.0 ENVIRONMENTALLY SUSTAINABLE DESIGN

Sydney Olympic Park sets high sustainability requirements through their 2030 Master Plan. In response, we have proposed a mixed-use development that both integrates the SOPA design guidelines, and in part exceeds its proposed benchmarks. The design team believe that the sustainability strategy developed for Site 9 adds value by balancing initial capital outlays against long term environmental benefits and operational costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Ecove</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOPA 2030 Master Plan</td>
<td>Fully compliant</td>
</tr>
<tr>
<td>NABERS Energy</td>
<td>Targeting to exceed 5 star NABERS Energy for base building</td>
</tr>
<tr>
<td>Green Star</td>
<td>Proposed 6 star Green Star rating for office fitout (under separate DA)</td>
</tr>
<tr>
<td>Energy offset</td>
<td>Photovoltaic panels proposed on adjacent carpark to provide energy for office (under separate DA)</td>
</tr>
<tr>
<td>ESD Consultant</td>
<td>Consultant engaged from inception to assist in concept development</td>
</tr>
</tbody>
</table>

OVERVIEW
The proposed development will be climatically responsive and designed to promote environmentally sustainable development. The key sustainability measures are integral to the design of the building rather than consisting of a series of optional ‘add-ons’.

ENERGY
The design of the office base building is based on achieving a 6 Star Green Star rating for the commercial office fitout (under a separate development application). The energy requirements for the commercial offices will be offset by a 100kW photovoltaic array installed as a shade structure to the adjacent car park, to be submitted as part a separate development application. The system is modular and may be expanded over time – potentially achieving a carbon neutral outcome for the commercial offices.

VENTILATION
A high efficiency air conditioning system is proposed for the commercial offices. This is coupled with air inlets at the façade line and a central relief air stack to provide night purge and potential for mixed mode ventilation, providing energy savings and improved indoor air quality. The tower provides natural ventilation through lift lobby and common areas. Residential windows have been designed in a range of formats to maximise opportunities for natural ventilation.

The car park is naturally ventilated with fresh air supply to all sides.

WATER
Efficient fixtures and fittings will be incorporated into all the apartments: 3 star WELS shower heads, 3 star WELS toilets, 3 star WELS kitchen taps and 3 star WELS bathroom taps. The building’s stormwater and sewerage will be connected to Sydney Olympic Park’s WRAMS water recycling system.

ECOLOGY
The landscaped podium rooftop will provide a natural environment which can be enjoyed by residents. Biodiversity is encouraged on the roof terrace which is be planted with a range of trees, shrubs, grasses and herbs to offer a variety of spaces and help to reduce heat gain at roof level.

Principle 4: Sustainability
Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operational costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.
SITE 9 SYDNEY OLYMPIC PARK
STATE SIGNIFICANT DEVELOPMENT APPLICATION DESIGN REPORT

100% of living spaces on facade achieve minimum 2 hours solar access daily

80% of lighting in apartments to be LED or fluorescent lighting

Dryers, dishwashers and clothes washers to have min. 4 star energy rating. Very efficient fixtures + appliances minimise water consumption

Fluorescent lighting on occupancy sensors to common areas

Performance double glazing for thermal comfort

Naturally-ventilated lift lobbies and circulation areas

Rainwater Harvesting

Projected slab edges on north facade to shade glazing from direct summer sun

Lightwell provides central relief air stack

Landscaped rooftop above the office floors reduces heat gain at roof level

Naturally-ventilated carpark facade with fresh air supply to all sides

Cyclist facilities with dedicated showering facilities for office uses

Site connection to WRAMS

Fluorescent lighting on occupancy sensors to common areas

Perfectly sunlit spaces to provide energy efficiency and comfort.
8.0 DENSITY + YIELD

8.1 DENSITY
The Sydney Olympic Park Masterplan 2030 (MP 2030) requires a unit mix comprising a minimum 15% of units to be studio or 1 bedroom units and a minimum of 14% of units to be 3+ bedrooms. The proposed development is consistent with the overall yield required by the MP 2030.

8.2 DWELLING SIZE AND MIX
The application proposes the following mix of dwelling types:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>No</th>
<th>Mix</th>
<th>Size Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bed</td>
<td>58</td>
<td>25%</td>
<td>50-58 m²</td>
</tr>
<tr>
<td>2 Bed</td>
<td>129</td>
<td>57%</td>
<td>70-93 m²</td>
</tr>
<tr>
<td>3 Bed</td>
<td>30</td>
<td>13%</td>
<td>106-108 m²</td>
</tr>
<tr>
<td>4 Bed</td>
<td>12</td>
<td>5%</td>
<td>146-270 m²</td>
</tr>
</tbody>
</table>

The mix provides a range of unit sizes and types to meet the needs of a diverse range of future residents. A detailed area schedule is included in the appendices of this report.

8.3 PARKING
All tenant and resident parking is located in the secure carpark podium. Car parking rates have been calculated at the rate of one space for each 1 bedroom and 2 bedroom apartment, and two spaces for each 3 and 4 bedroom apartment. The total number of parking spaces provided is within the limits outlined by MP 2030 maximum controls.

8.4 APARTMENT MIX AND AFFORDABILITY
The proposal will provide an increase in the residential housing available in Sydney Olympic Park, consistent with SOPA’s vision for the redevelopment area. The buildings will contain a broad range of apartment types and sizes with the aim being to create a socially diverse neighbourhood. To cater for single occupiers, couples, sharers and families, the apartment mix includes 1, 2, 3 and 4 bedroom units.

8.5 MIXED USE
The inclusion of commercial and retail uses within the proposal will help foster a sense of local community and activation within the development.
APPENDIX A
BATES SMART DRAWINGS
<table>
<thead>
<tr>
<th>Drawing Number</th>
<th>Drawing Title</th>
<th>Current Revision</th>
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<tbody>
<tr>
<td>DA00.000</td>
<td>Cover Sheet and Drawing List</td>
<td>D</td>
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<tr>
<td>DA01.001</td>
<td>Site Plan</td>
<td>B</td>
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<tr>
<td>DA01.002</td>
<td>Proximity to Rail Corridor</td>
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<tr>
<td>DA01.003</td>
<td>Proximity to Rail Corridor</td>
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<td>DA02.002</td>
<td>General Arrangement Plan Level 02</td>
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<tr>
<td>DA02.003</td>
<td>General Arrangement Plan Level 03</td>
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<td>General Arrangement Plan Level 04</td>
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<td>General Arrangement Plan Level 11, 13</td>
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<td>General Arrangement Plan Level 36-37</td>
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<td>Building Elevations Southwest</td>
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<td>Building Elevations North East</td>
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<td>Building Elevations Northwest &amp; Southeast</td>
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<td>Building Sections A-A</td>
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<td>Building Sections B-B, C-C</td>
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<td>DA10.001</td>
<td>Tower Facade Conditions 01-04 - Indicative Sections</td>
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<tr>
<td>DA50.001</td>
<td>Shadow Diagrams Winter Solstice June 21</td>
<td>B</td>
</tr>
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</table>

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
- 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)
  (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.

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

- Inter-tenancy walls / corridor:
  - 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to all other units.
- Concrete – R2.1 insulation to all units in level 7 with car park
- 1 & 2 bed apartments - tiles to wets areas, carpet to bedrooms
- All 3 & 4 bed apartments tiled throughout

Central hot water system

- Reticulated alternative water ringmain and supply risers.

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)

Doors / windows:  
- Aluminium framed single clear glazing to internal windows  
- Double clear glazing to curtain walls & 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

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.  
- 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 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  
- Plasterboard on studs - no insulation

Inter-tenancy walls / corridor:  
- RL. 12.050  
- 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to selected units only (7.01 and 8.01) insulation to all other units.

Exit Entry  
- Gas Site

Retail

660L  
- Retail

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

Alternative energy not required by BASIX

Central hot water system

Toilets within the building (No rainwater tank required for BASIX compliance)

Grease Arrestor

32 m²

General Waste Rm

61 m²

2000L

Retail

32 m²

41 m²

Pump Room

68 m²

150,000L Water Tank

Fire Control

384 m²

Residential Lobby

2000L

Lobby

150,000L Water Tank

Central gas-fired boiler with R1.0 (~38mm) insulation to reticulated alternative water ringmain and supply risers.
Check all dimensions and site conditions prior to commencement of any work, the architect.

**Glazing**
- Aluminium framed glazing to curtain walls & glazing to balcony edge.

**Concrete roof**
- No insulation

**Ceiling**
- Default Colour modelled
- Plasterboard ceiling - R3.0 bulk insulation to selected units
- Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, 18/9
- Internal walls within units: DA07.002
- 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 gas-fired boiler**
- With R1.0 (~38mm) insulation to ringmain and supply risers.

**Alternative energy**
- Not required by BASIX

**Parking**
- Retail / Club + Residential Parking (28)

**Water supply**
- Reticulated alternative water

**Entertainment**
- 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)

**Storage**
- 11600L Water Tank
- 42 m² Grease Arrestor
- 150,000L Water Tank

**Floor coverings**
- 21 m² Retail
- 80 m² Fan / Exhaust
- 56 m² 1 & 2 bed apartments - tiles to wets areas, carpet to bedrooms
- 42 m² Retail
- 384 m² Commercial
- 398 m² Retail
- 1100L Pump Room
- 150,000L Water Tank
- 56 m² Commercial
- 4000L Booster Valve

**Kiosks**
- 4000L

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**Notes - Construction General (BASIX)**

- 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%)

- Glazing to curtain walls &
  - U-Value: 4.4 (equal to or lower than) SHGC: 0.5 (+ or – 10%)

- Given values are NFRC, total window values

- Roof:
  - Concrete roof - No insulation

- Ceiling:
  - Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, down lights are proposed at a later stage, BCA loss of insulation

- Internal walls within units:
  - DA07.002
  - 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 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)
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 are calculated.

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.

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

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: Amended DA Issue

Checked: JS CP

Revision: B

DA02.003

Bates Smart Pty Ltd ABN 70 004 999 400
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 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.
- 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
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%)

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  U-Value: 4.4 (equal to or lower than) SHGC: 0.5 (+ or – 10%)

Note: Given values are NFRC, total window values

Roof / ceiling insulation
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- 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
- Light Weight cladding to all external walls with R1.5 bulk insulation

- Internal walls within units:
  - Plasterboard on studs - no insulation
  - Inter-tenancy walls / corridor:
    - 75mm hebel power panel plasterboard lined with R1.5 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.

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.

Alternative 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)

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

Storage Cage

Check all dimensions and site conditions prior to commencement of any work, the immediately be referred to the architect for clarification.

Glazing

Doors / windows:

- Single clear glazing to internal windows
  - 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%)

Roof / ceiling insulation

Given values are NFRC, total window values

Ceiling:

- Default Colour modelled
- Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, 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
- 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 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
All 3 & 4 bed apartments tiled throughout

Central hot water system

Plant / Utility

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)

Revision Date Description Initial Checked

Scale

As indicated

Drawn

Project No.

Plot Date

Revision

Bates Smart

Melbourne

43 Brisbane Street

Melbourne VIC 3000 Australia

Surry Hills NSW 2010 Australia

Site 9, Sydney Olympic Park

3 Olympic Boulevard

General Arrangement Plan

Level 06

BDA02.006
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) \[ \text{SHGC: 0.69 (+ or – 10%)} \]
- Aluminium framed double clear glazing to curtain walls & glazing to balcony edge. U-Value: 4.4 (equal to or lower than) \[ \text{SHGC: 0.5 (+ or – 10%)} \]

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
- 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
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.

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 glazing to curtain walls &
- Roof / ceiling insulation
  Given values are NFRC, total window values

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

Internal walls within units:
- Adaptable
- Adaptable

Floors:
- DA07.002 Concrete – R2.1 insulation to all units in level 7 with car park
- DA08.002 Adaptable
- Adaptable

Toilets within the building
- 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

Central hot water system
- All 3 & 4 bed apartments tiled throughout

Central water ringmain and supply risers.

Reticulated alternative water

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.

Swimming pool
- All ground floor units

Client: Ecove

Address:
3 Olympic Boulevard
Sydney Olympic Park
Surry Hills NSW 2010 Australia

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