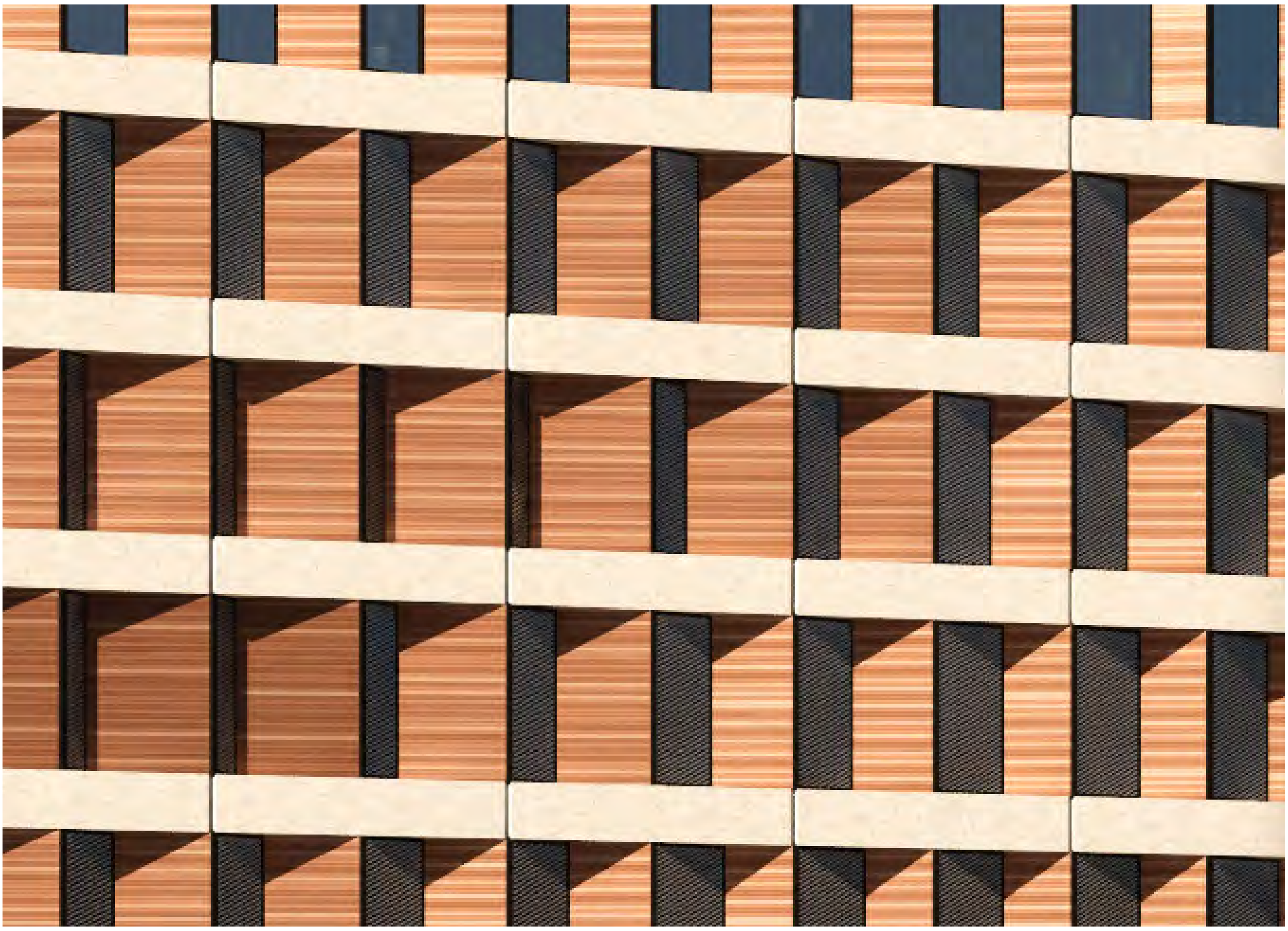
Principle 9: Aesthetics
Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.
The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

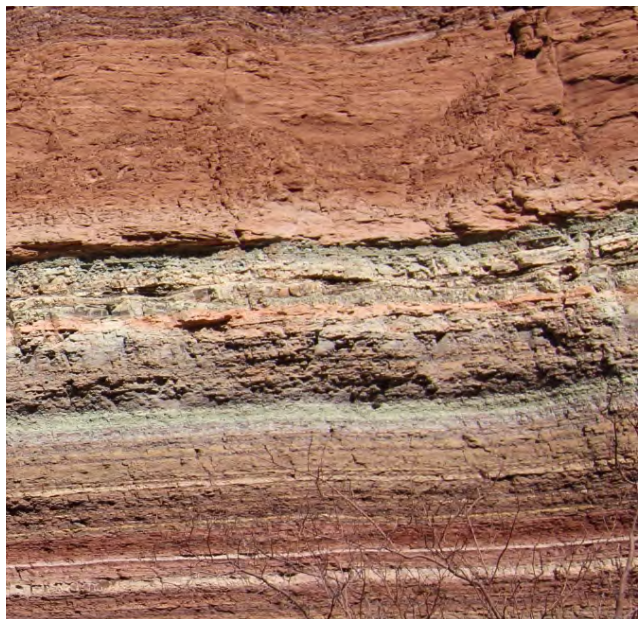
6.2 MATERIAL CONCEPT

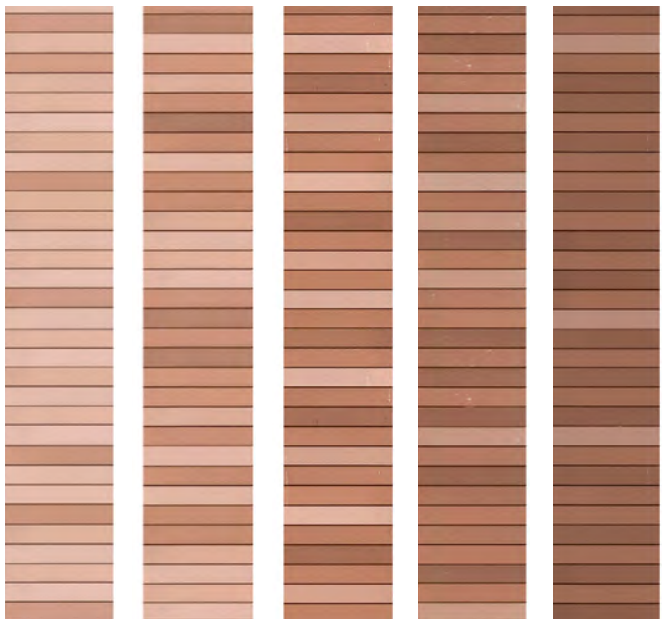
The material palette is inspired by the site's industrial history, taking inspiration from the NSW State Brickworks which was located at Sydney Olympic Park from 1911 until its closure in 1988.

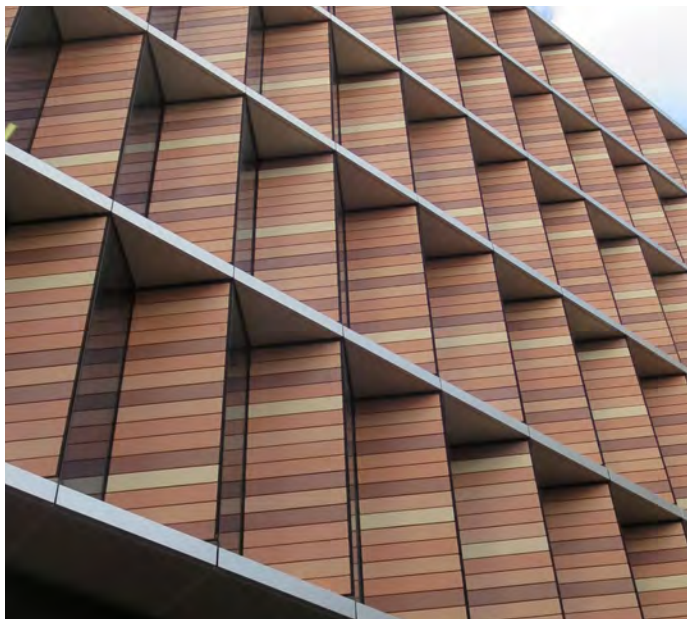
The podium facade is clad in terracotta panels that provide a contemporary interpretation of the bricks that were once quarried on site. The terracotta varies in colour both vertically and horizontally to create a tonal gradation across the facade. This gradation is an abstraction of the layered geological profiles found on the site.

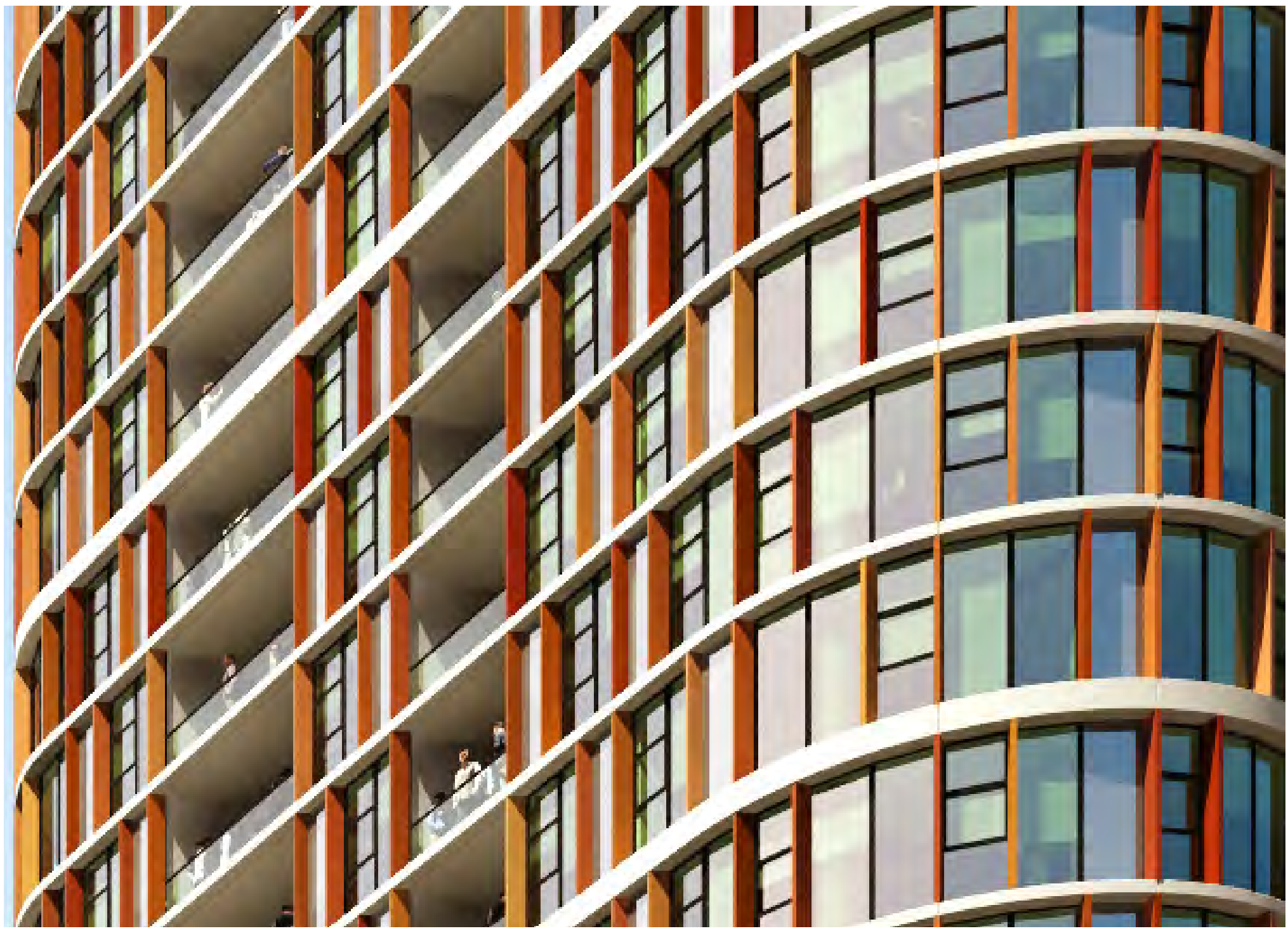
The tower facade proposes the same colour palette in an arrangement suited to high rise construction. Staggered aluminium fins in a range of terracotta colours span between expressed slab edges faced with either concrete or aluminium cladding. The fins and projecting slabs provide shading to a layer of fixed and operable glazing, colour-back glass and open balconies which are all set back 300mm from the leading edge.









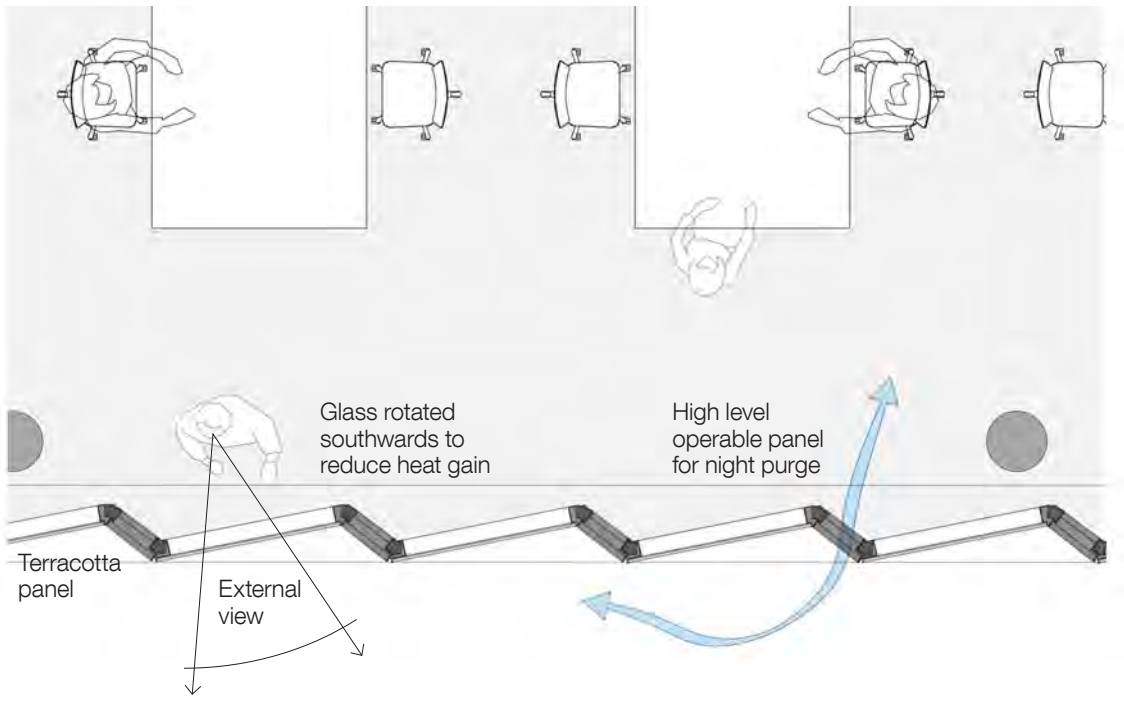


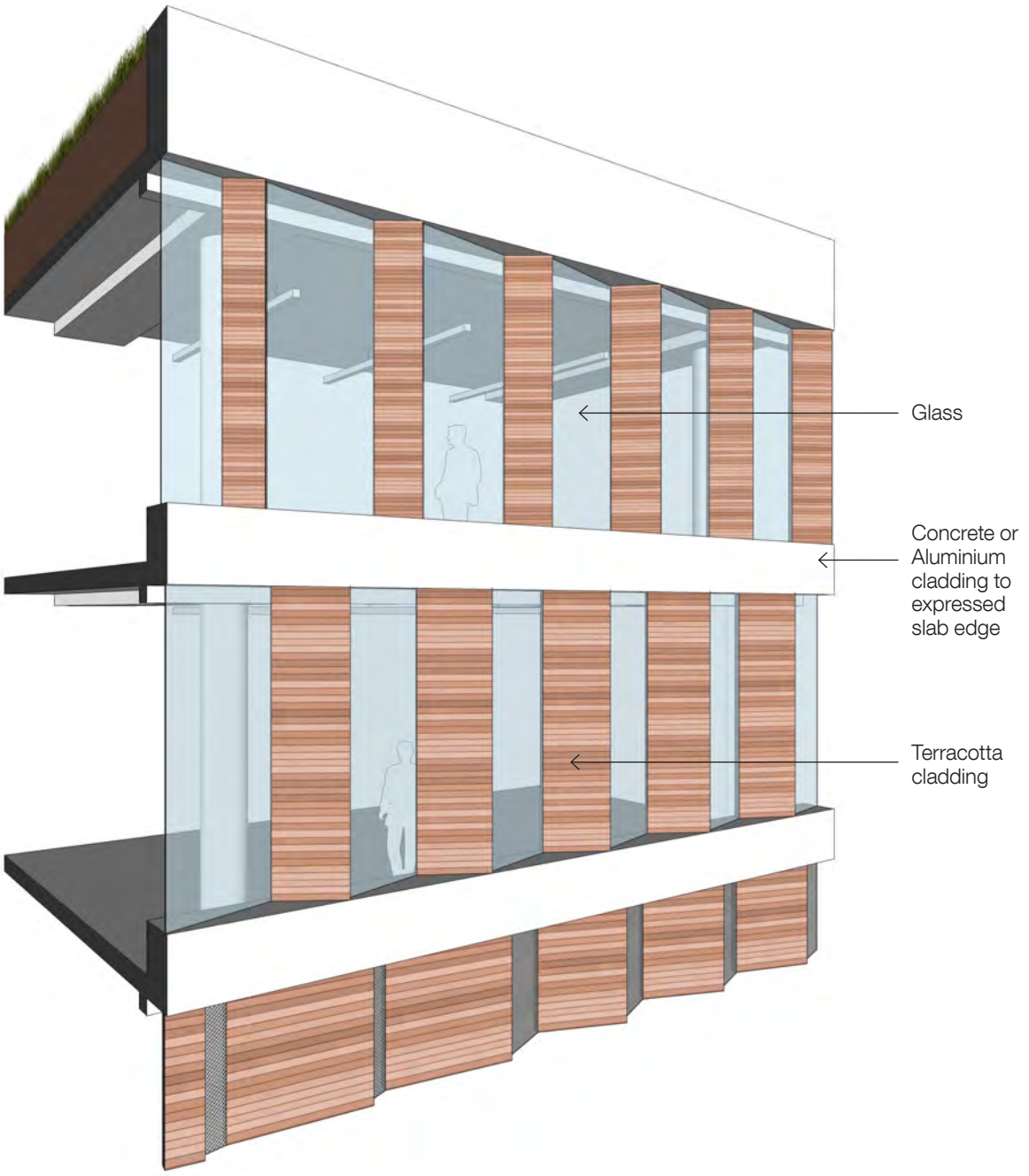
6.3 OFFICE FACADE

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.

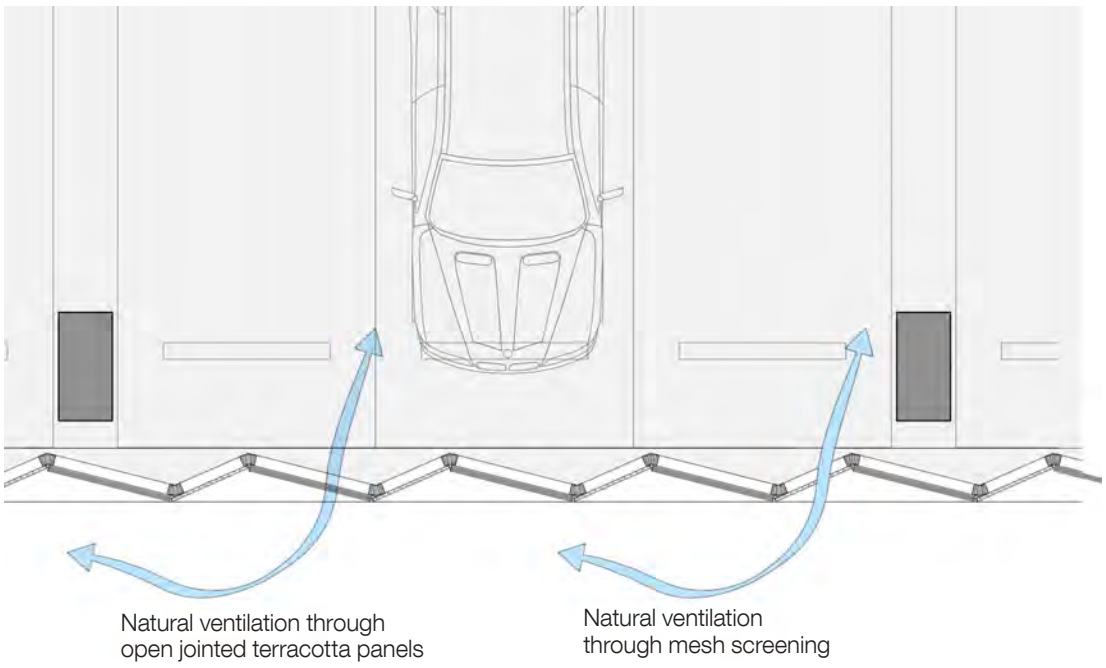
The expressed slab edge is proposed with a concrete or aluminium finish.

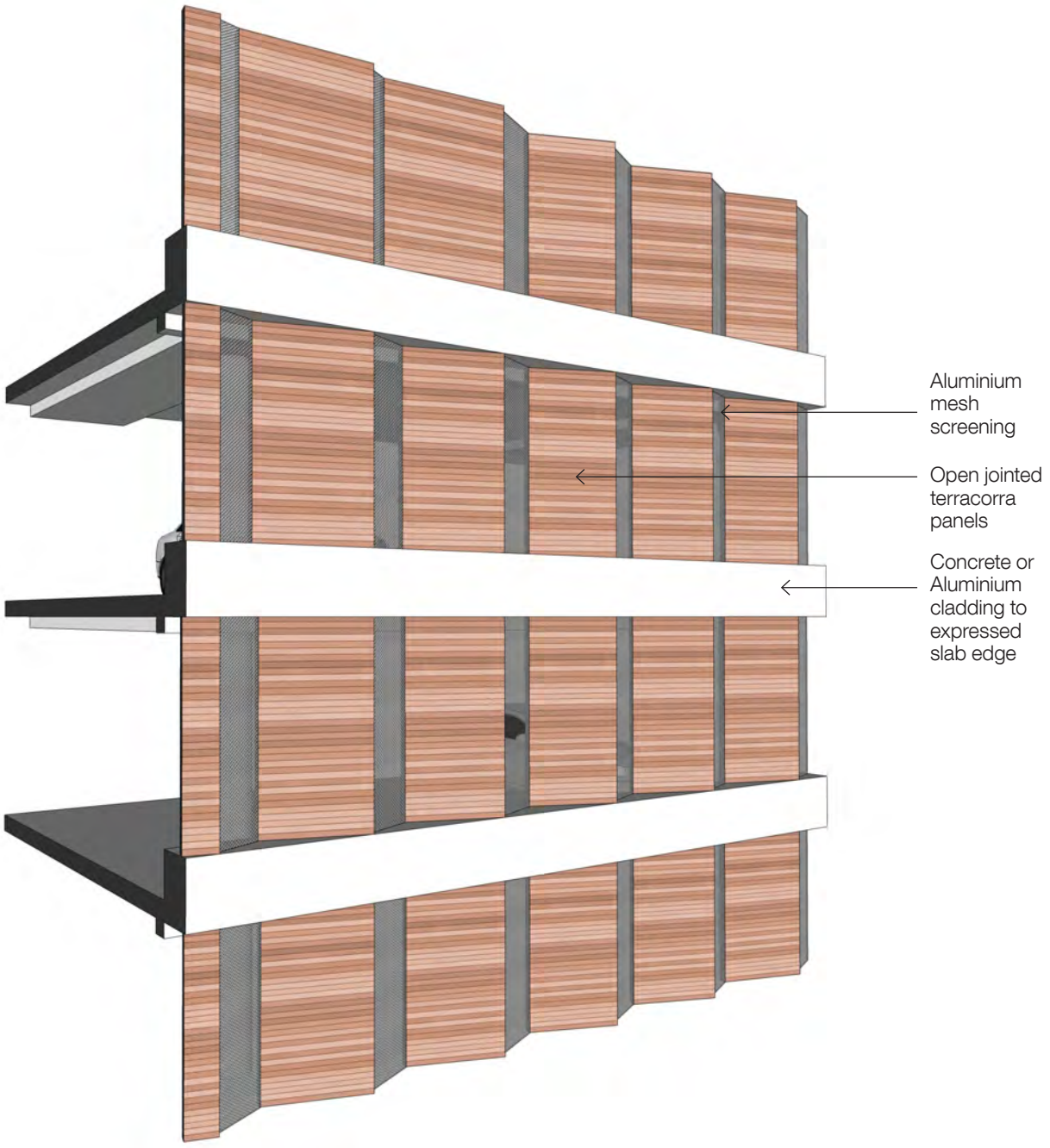


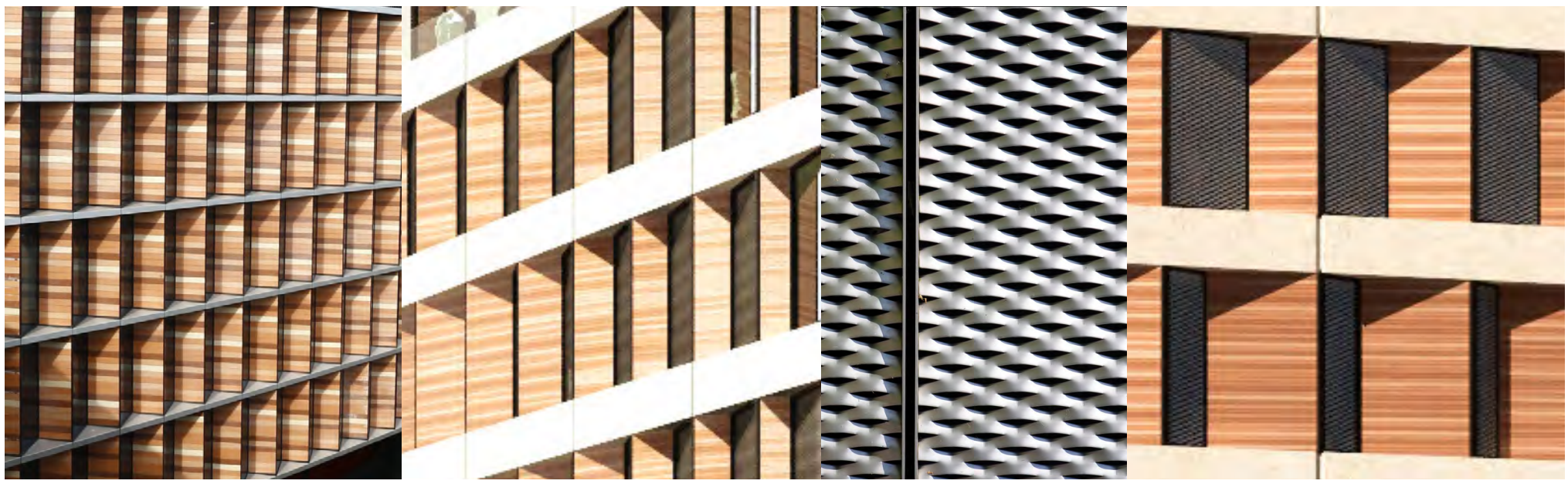


6.4 CARPARK FACADE

The zigzag façade has an alternating pattern of terracotta and aluminium mesh panels. The facade 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.



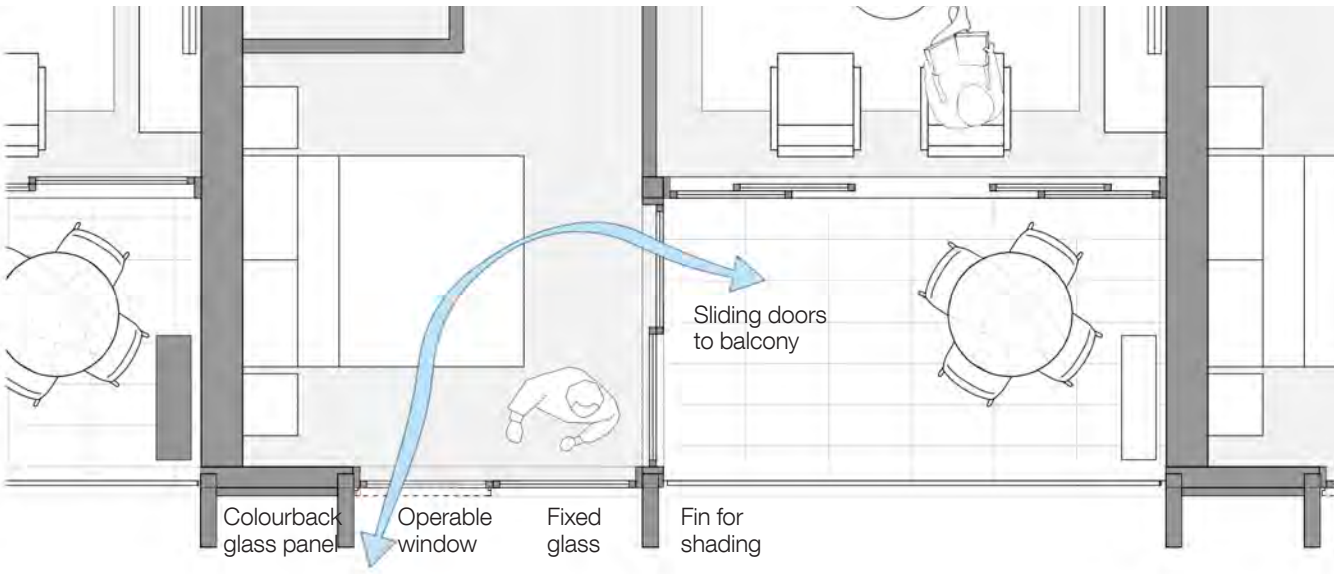


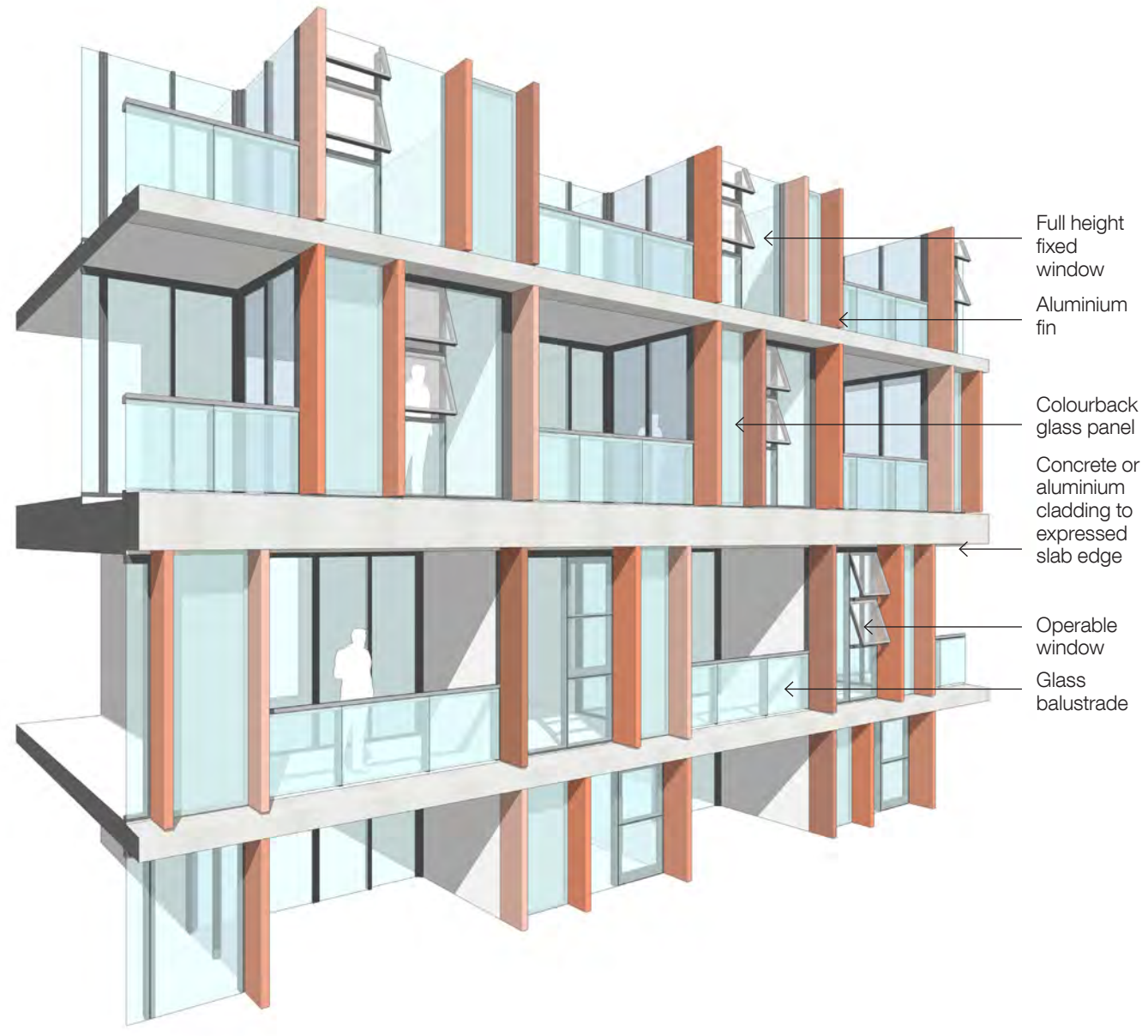


6.5 RESIDENTIAL FACADE

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.

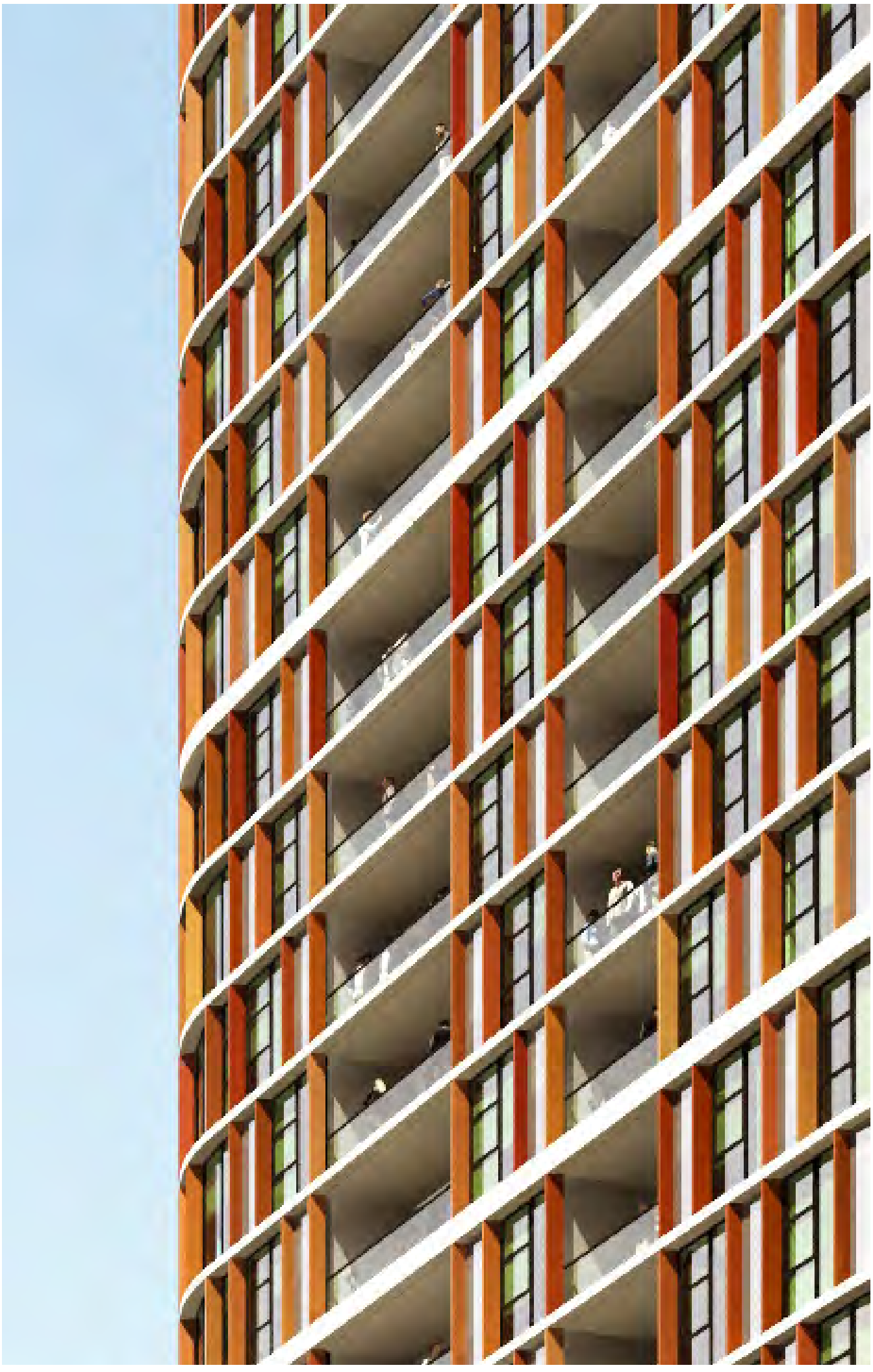


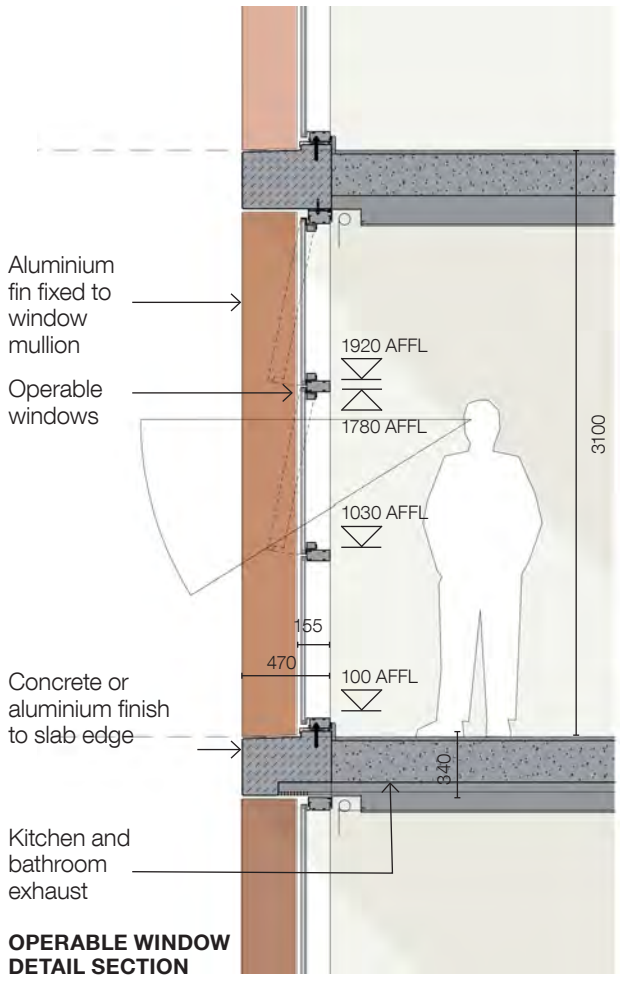


FLAT FACADES

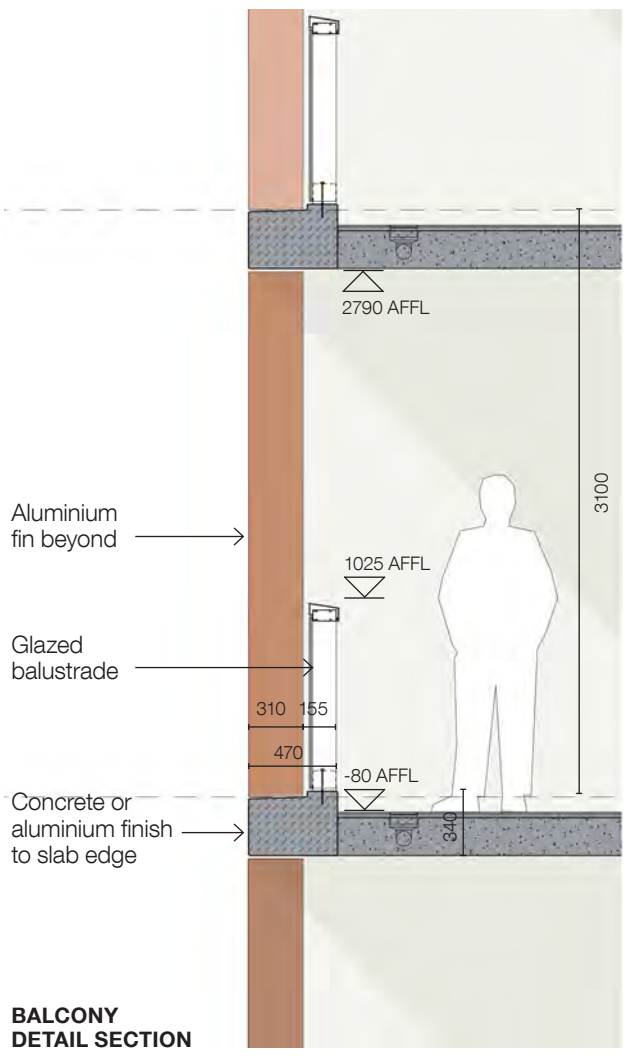
Bedrooms located at the façade line are divided into three panels approximately 1m wide: a full height fixed window, an operable window broken into three vertical panels, and a colourback glass panel providing some solidity and reducing heat gain.

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





OPERABLE WINDOW DETAIL SECTION



BALCONY DETAIL SECTION

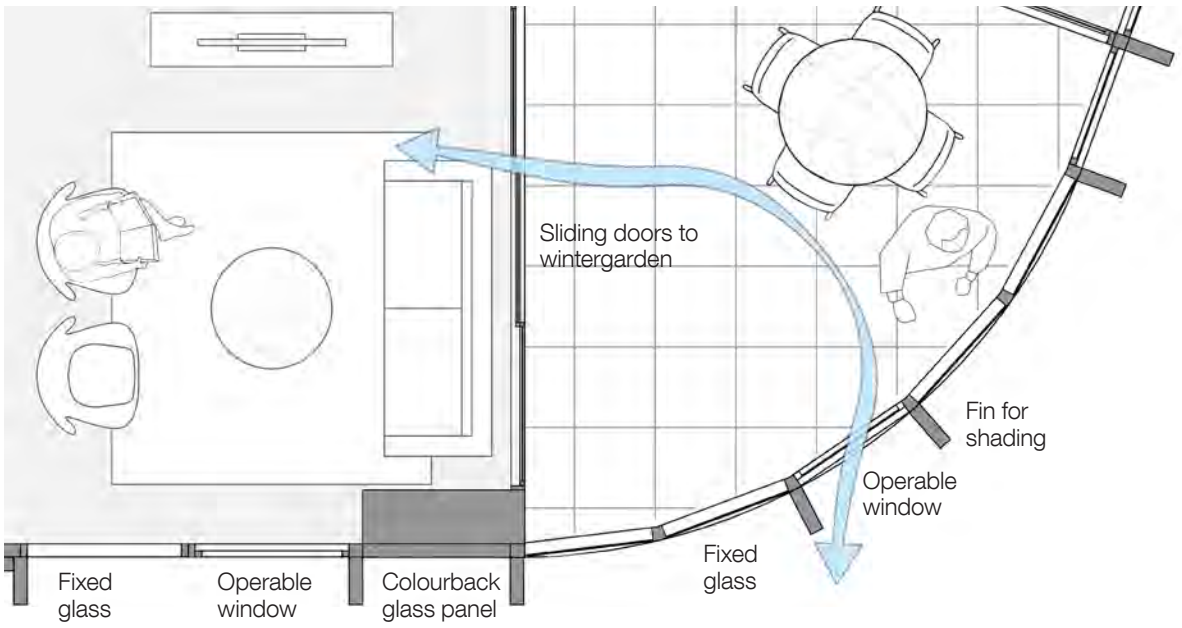
CORNER FACADES

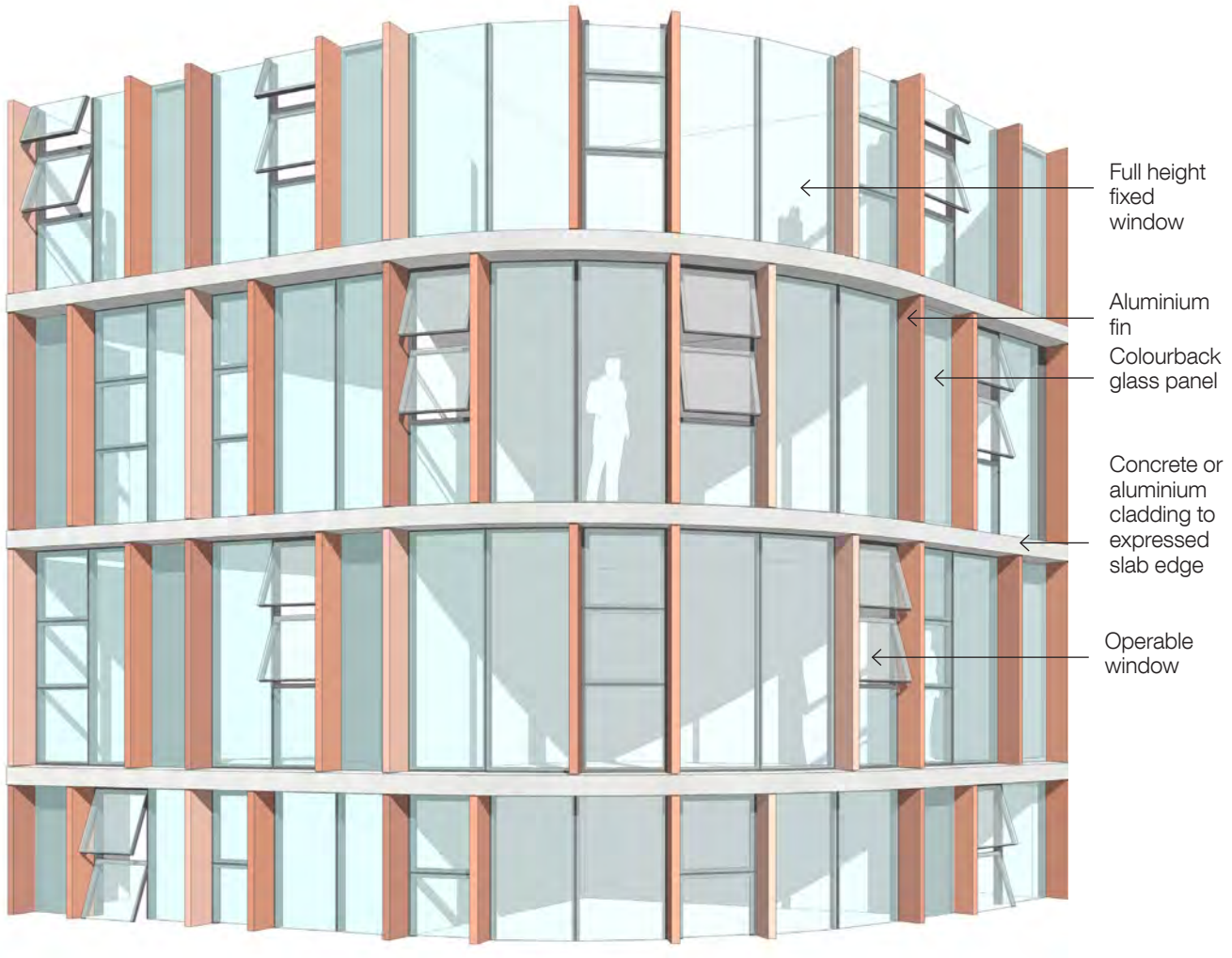
At the three corners of the building, balconies are proposed to be enclosed as wintergardens, providing outdoor space which is sheltered from the increased wind speeds.

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.



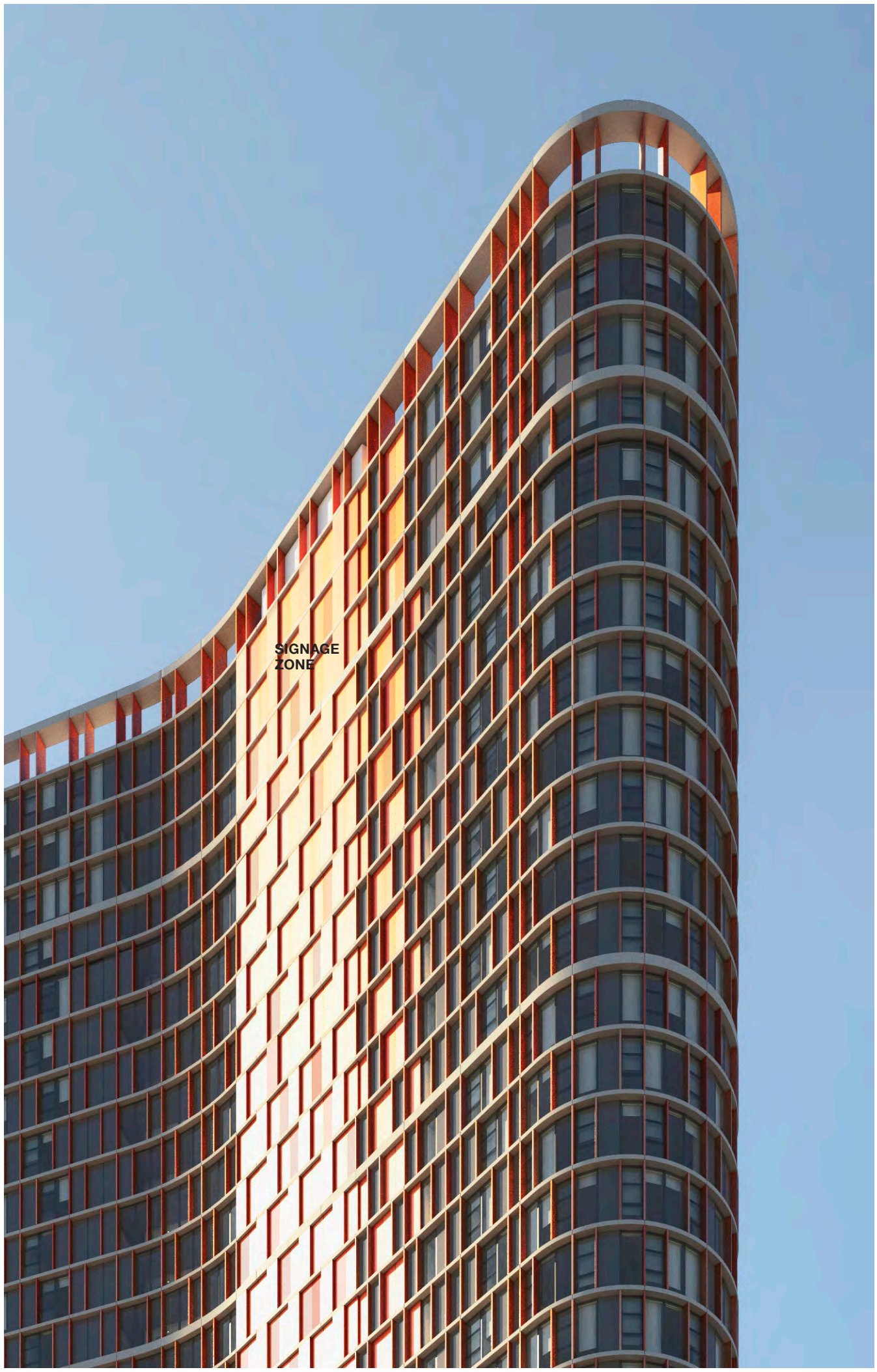


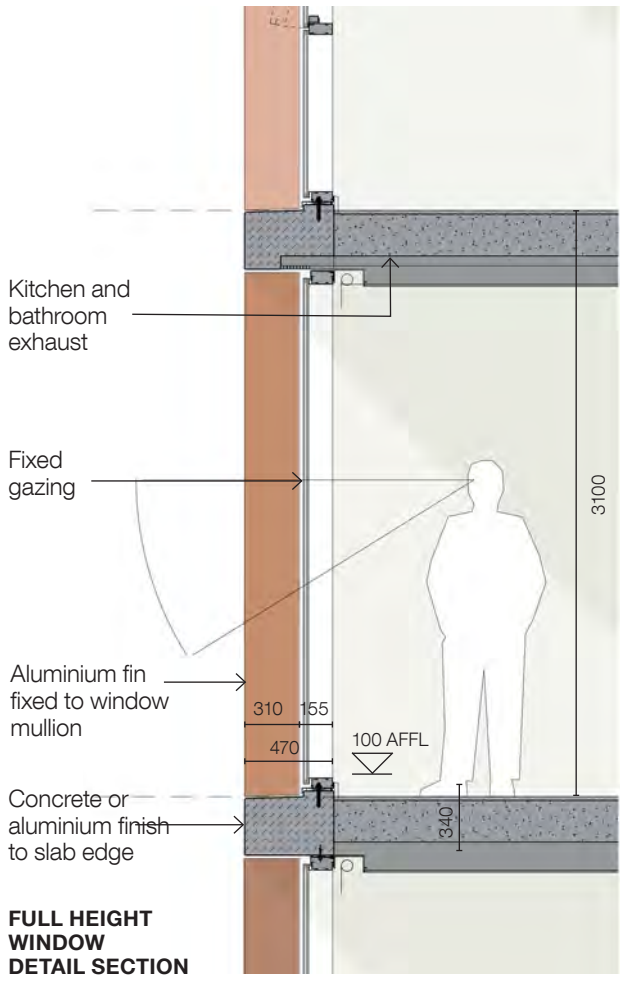
SOUTH FACADE

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.

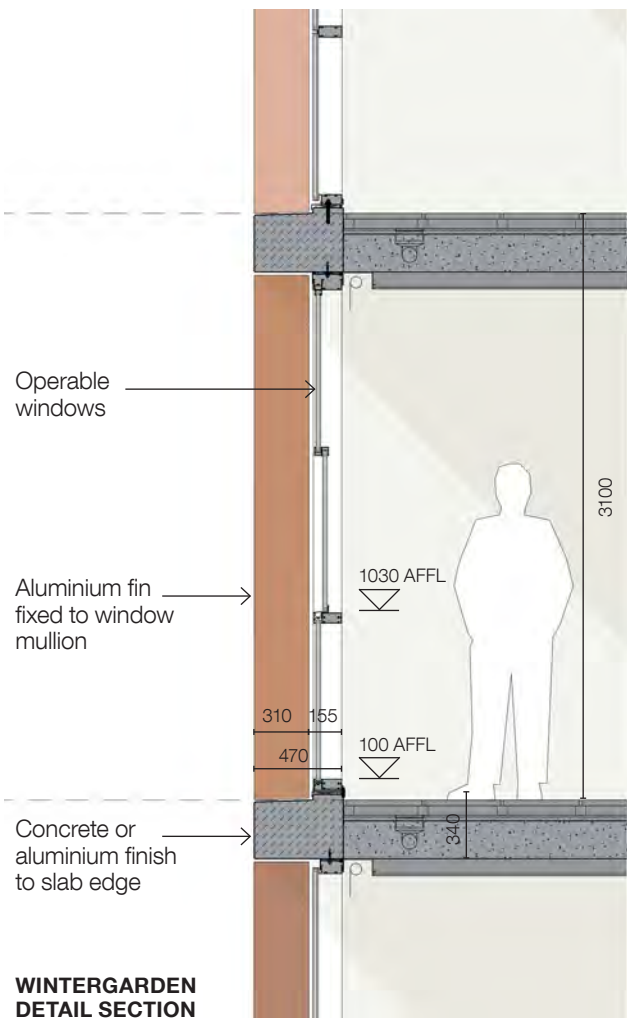
At the top of the building, the fins extend upward by one level to form a perimeter crown which conceals the rooftop plant, lift overrun and level 39 penthouse, all of which are setback from the tower edge. Fixed clear glazed panels will be installed between the fins to serve as a windbreak and fall 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.





FULL HEIGHT WINDOW DETAIL SECTION



WINTERGARDEN DETAIL SECTION

8.0 ENVIRONMENTALLY SUSTAINABLE DESIGN

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 operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

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. The table below details how the Ecove proposal compares to the design brief.

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

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 lineand 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.

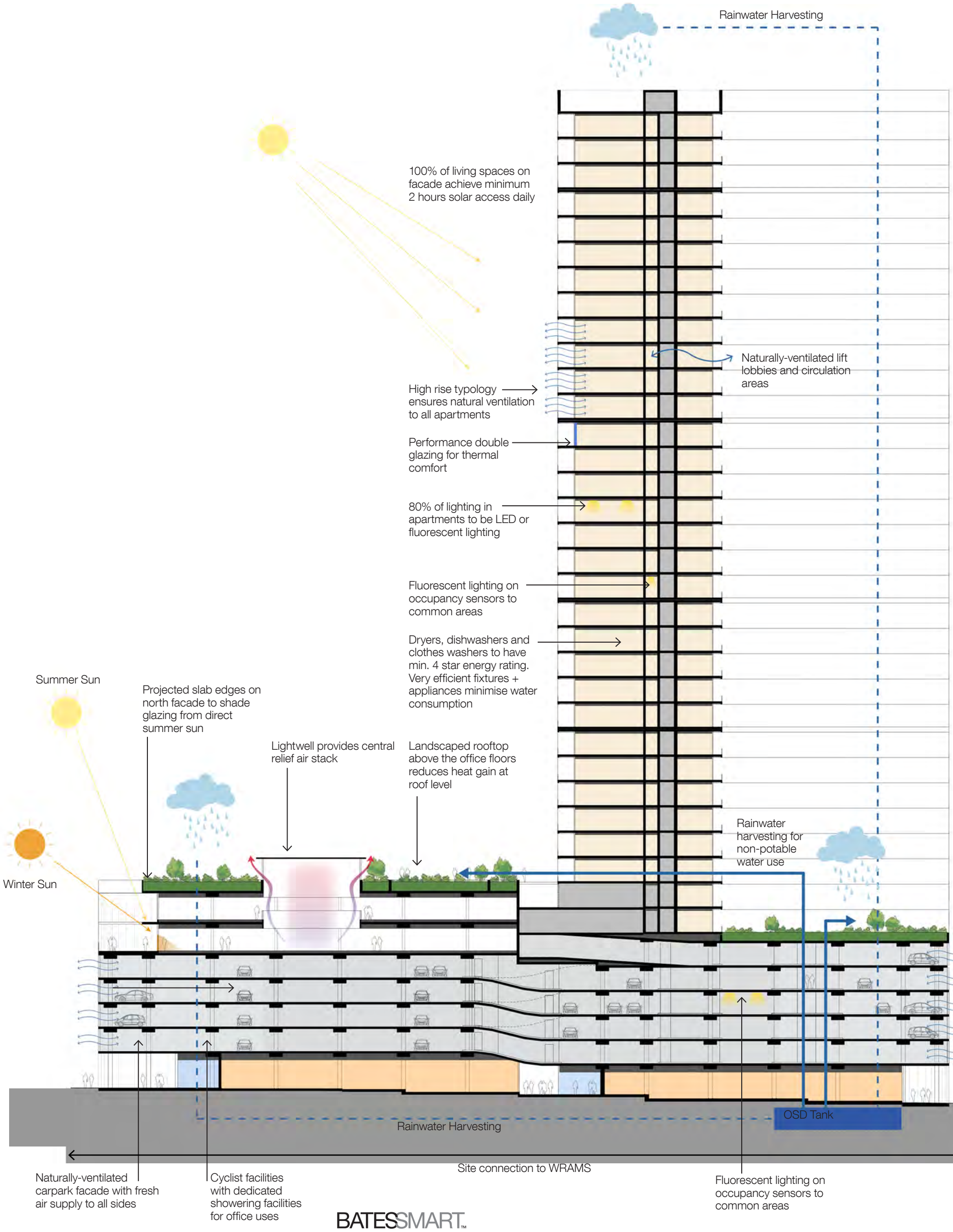
WATER

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 Parks 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.


Rainwater Harvesting
100% of living spaces on facade achieve minimum 2 hours solar access daily
Naturally-ventilated lift lobbies and circulation areas
High rise typology ensures natural ventilation to all apartments
Performance double glazing for thermal comfort
80% of lighting in apartments to be LED or fluorescent lighting
Fluorescent lighting on occupancy sensors to common areas
Dryers, dishwashers and clothes washers to have min. 4 star energy rating. Very efficient fixtures + appliances minimise water consumption
Summer Sun
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
Winter Sun
Rainwater harvesting for non-potable water use
OSD Tank
Rainwater Harvesting
Site connection to WRAMS
Naturally-ventilated carpark facade with fresh air supply to all sides
Cyclist facilities with dedicated showering facilities for office uses
Fluorescent lighting on occupancy sensors to common areas

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8.0 DENSITY + YIELD

Principle 3: Density
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.
Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Principle 8: Housing diversity and social interaction
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.
Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

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:

Unit Type	No	Mix	Size Range
1 Bed	58	25%	50-58 m^2
2 Bed	129	57%	70-93 m^2
3 Bed	30	13%	106-108 m^2
4 Bed	12	5%	148-270 m^2

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.

Accessible spaces have been provided at a rate of 10% of the total unit number plus 1 visitor space. Visitor spaces have been provided at a rate of 0.14 per residential dwelling. The proposed parking provisions are:

Use	No.
Residential	272
Residential Visitors	32
Commercial	34
Northern Retail	3
Retail / Club	12
Total Provided	353

A total of 278 bicycle parking spaces are provided within the development at both ground level, within the carpark podium and in a communal storeroom located on Level 9 of the tower. A detailed breakdown of vehicle and bicycle parking provision by use is contained within the accompanying Traffic Report prepared by Parking and Traffic Consultants.

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.

The development contributes to housing affordability by providing a range of different apartment sizes and configurations. The different apartment types have been distributed according to affordability, with the larger apartments located at the higher levels whilst the smaller, more affordable apartments are located at the lower levels.

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

DA Drawing List

Drawing Number	Drawing Title		Current Revision
_DA00 TITLES			
DA00.000		Cover Sheet and Drawing List	B
_DA01 SITE			
DA01.001		Site Plan	B
DA01.002	Proximity to Rail Corridor	Site Plan + Building Envelope	B
DA01.003	Proximity to Rail Corridor	Aerial Photograph	B
_DA02 KEY			
DA02.001	General Arrangement Plan	Ground	B
DA02.002	General Arrangement Plan	Level 02	B
DA02.003	General Arrangement Plan	Level 03	B
DA02.004	General Arrangement Plan	Level 04	B
DA02.005	General Arrangement Plan	Level 05	B
DA02.006	General Arrangement Plan	Level 06	B
DA02.007	General Arrangement Plan	Level 07	B
DA02.008	General Arrangement Plan	Level 08	B
DA02.009	General Arrangement Plan	Level 09	B
DA02.010	General Arrangement Plan	Level 10, 12, 14	B
DA02.011	General Arrangement Plan	Level 11, 13	B
DA02.015	General Arrangement Plan	Level 15, 17, 19	B
DA02.016	General Arrangement Plan	Level 16, 18	B
DA02.020	General Arrangement Plan	Level 20, 22, 24, 26	B
DA02.021	General Arrangement Plan	Level 21, 23, 25	B
DA02.027	General Arrangement Plan	Level 27, 29, 31, 33, 35	B
DA02.028	General Arrangement Plan	Level 28, 30, 32, 34	B
DA02.036	General Arrangement Plan	Level 36-37	B
DA02.038	General Arrangement Plan	Level 38	B
DA02.039	General Arrangement Plan	Level 39	B
DA02.040	General Arrangement Plan	Roof Plan	A
_DA07 ELEVATIONS			
DA07.001	Building Elevations	Southwest	B
DA07.002	Building Elevations	NorthEast	B
DA07.003	Building Elevations	Northwest & Southeast	B
_DA08 SECTIONS			
DA08.001	Building Sections	A-A	B
DA08.002	Building Sections	B-B, C-C	B
_DA10 FACADE DETAILS			
DA10.001	Tower Facade	Conditions 01-04 - Indicative Detail Sections	B
_DA50 SHADOW STUDY			
DA50.001	Shadow Diagrams	Winter Solstice June 21	B

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Site 9, Sydney Olympic Park

S11890

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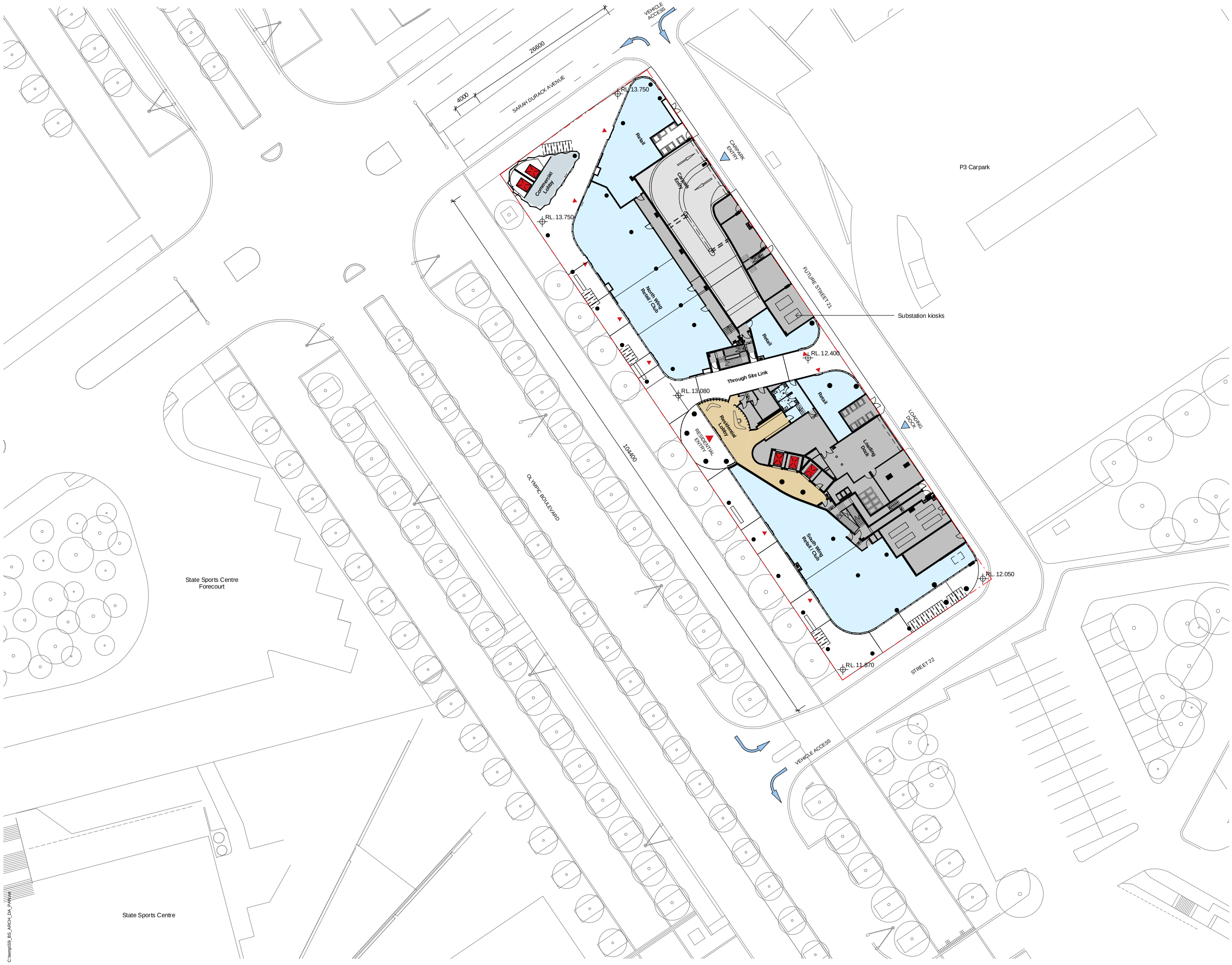

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Notes - Construction General (BASIX)

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
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

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

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

Site Plan

Status	Development Application
Scale	1 : 300 @ A1
Drawn	Author
Checked	Checker
Project No.	S11890
Plot Date	20/07/2016 2:54:48 PM
Plot File	
Drawing no.	DA01.001
Revision	B

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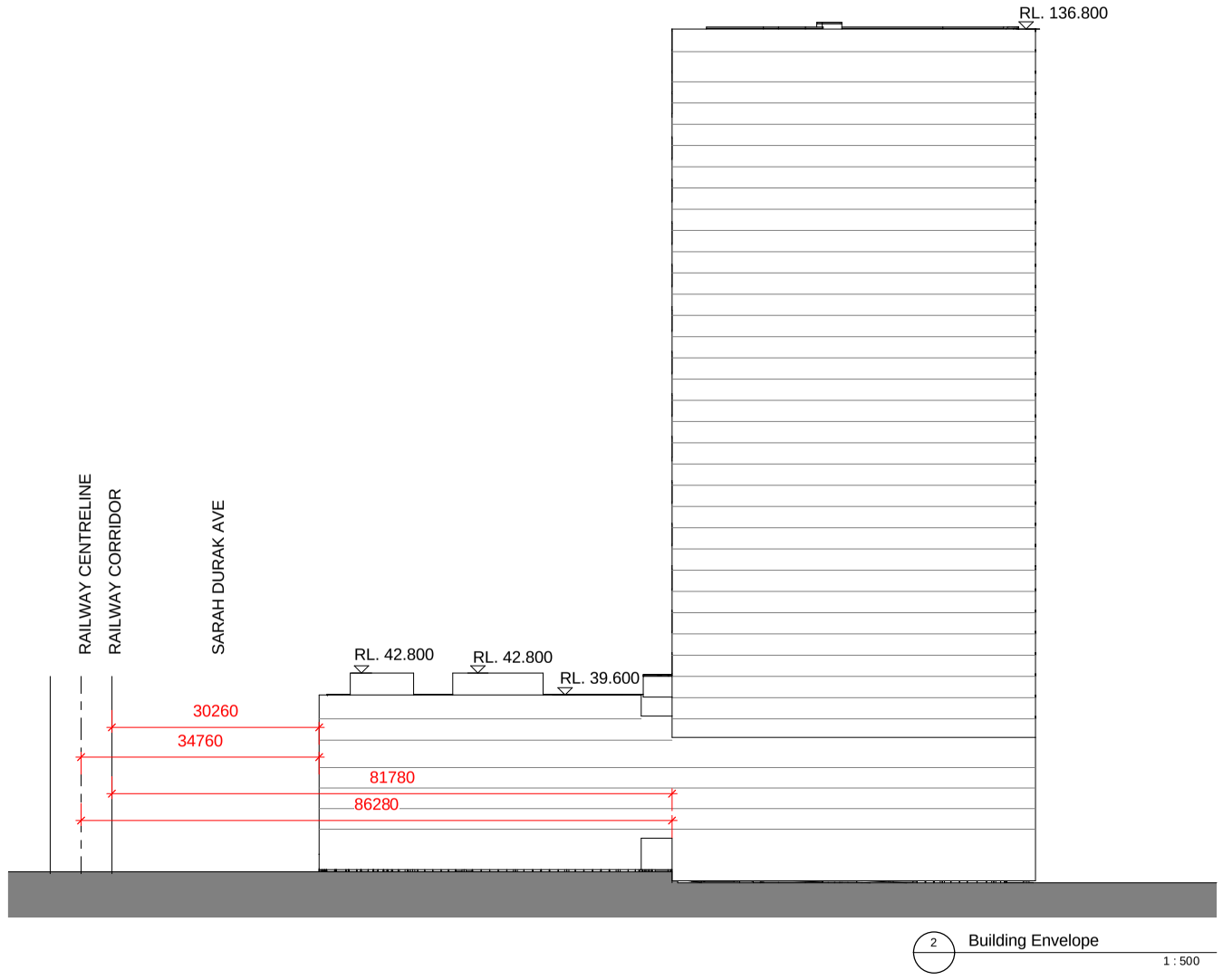
http://www.batessmart.com.au

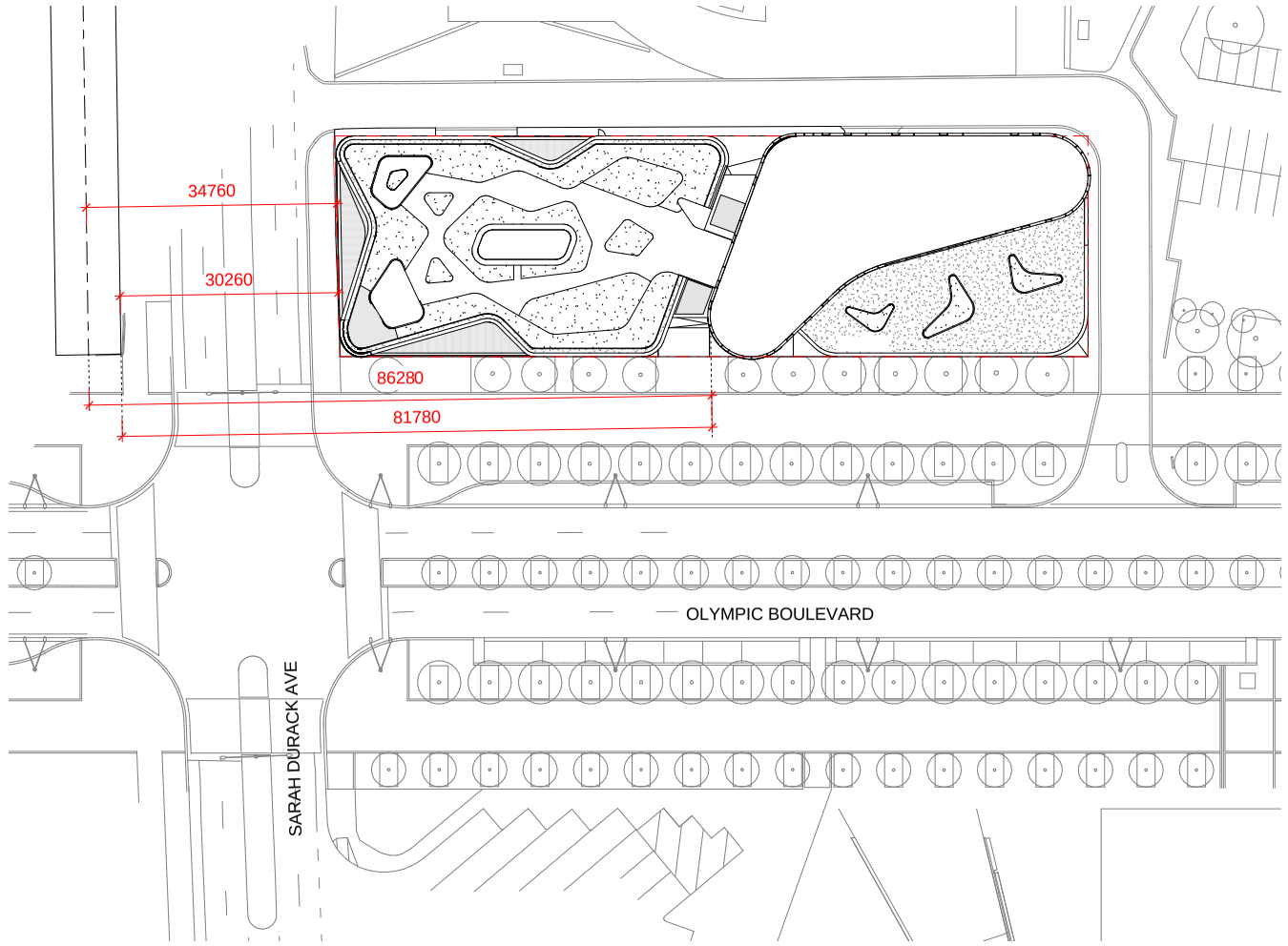
Bates Smart Pty Ltd ABN 70 004 999 400

BATESSMART



2 Building Envelope

1 : 500



1 Site Plan

1 : 500

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A	01.03.16	Development Application	JS	CP

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

Proximity to Rail Corridor
Site Plan + Building Envelope

Status	Development Application
Scale	As indicated @ A1
Drawn	Author
Checked	Checker
Project No.	S11890
Plot Date	20/07/2016 2:55:40 PM
Plot File	
Drawing no.	DA01.002
Revision	B

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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
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

1 Aerial Photograph
1 : 500

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

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

Proximity to Rail Corridor
Aerial Photograph

Status	Development Application		
Scale	As indicated @ A1		
Drawn	Author	Checked	Checker
Project No.	S11890		
Plot Date	20/07/2016 2:56:14 PM		
Plot File			

Drawing no. DA01.003 Revision B

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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
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

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

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Ground

Status	Development Application
Scale	1 : 200 @ A1
Drawn	JS Checked CP
Project No.	S11890
Plot Date	20/07/2016 2:56:40 PM
Plot File	
Drawing no.	DA02.001
Revision	B

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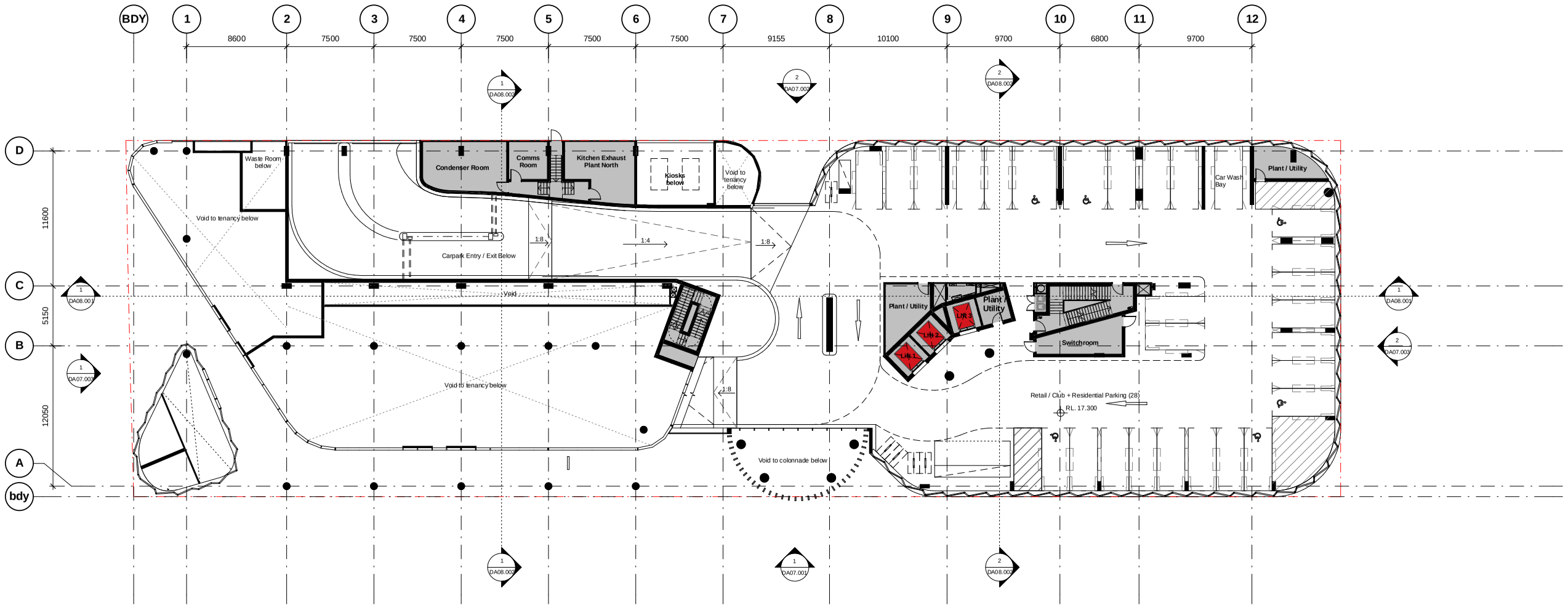

Legend - General

BG	Bulky Goods
	Storage Cage

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

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

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 02

Status	Development Application
Scale	1 : 200 @ A1
Drawn	Author
Checked	Checker
Project No.	S11890
Plot Date	20/07/2016 2:57:01 PM
Plot File	
Drawing no.	DA02.002
Revision	B

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Legend - General

BG	Bulky Goods
	Storage Cage

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

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

Client: Ecove

ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 03

Status	Development Application
Scale	1 : 200 @ A1
Drawn	Author
Checked	Checker
Project No.	S11890
Plot Date	20/07/2016 2:57:20 PM
Plot File	
Drawing no.	DA02.003
Revision	B

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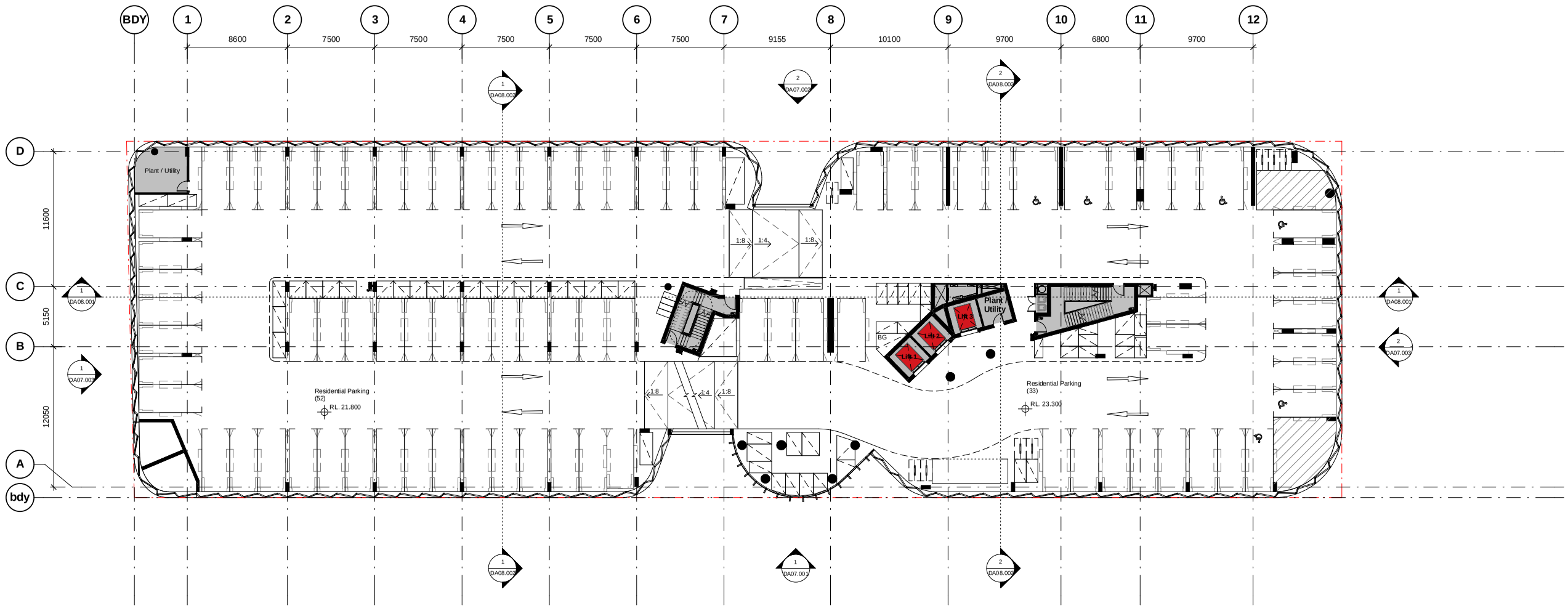

Legend - General

BG	Bulky Goods
	Storage Cage

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

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

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 04

Status	Development Application
Scale	1 : 200 @ A1
Drawn	Author
Checked	Checker
Project No.	S11890
Plot Date	20/07/2016 2:57:39 PM
Plot File	

Drawing no. **DA02.004**
Revision **B**

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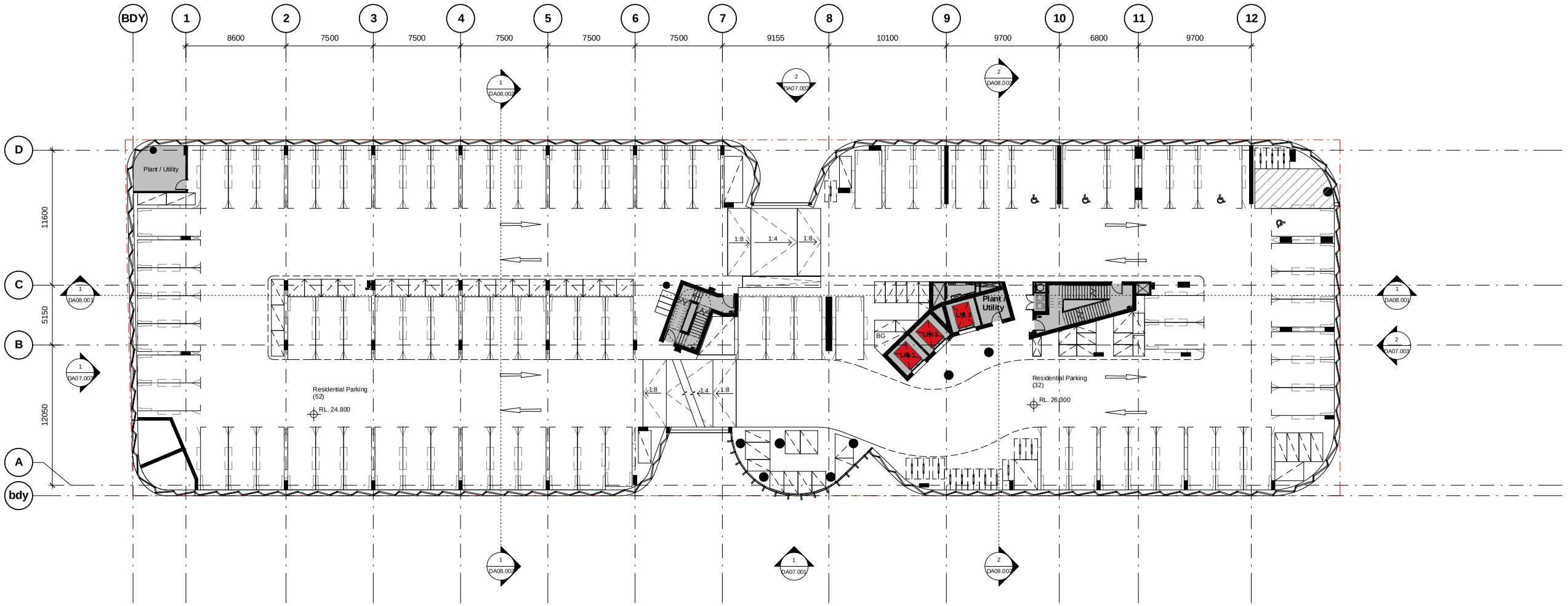

Legend - General

BG	Bulky Goods
	Storage Cage

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

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

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 05

Status	Development Application
Scale	1 : 200 @ A1
Drawn	Author
Checked	Checker
Project No.	S11890
Plot Date	20/07/2016 2:57:58 PM
Plot File	
Drawing no.	DA02.005
Revision	B

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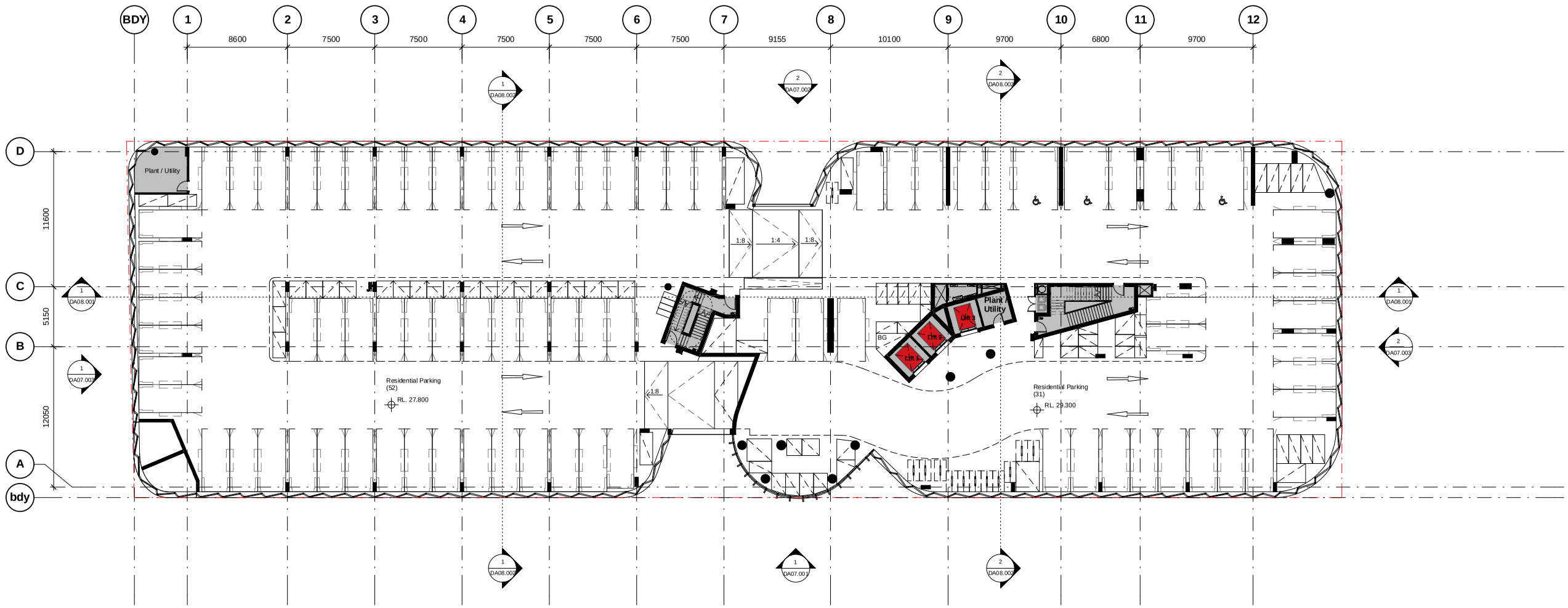

Legend - General

BG	Bulky Goods
	Storage Cage

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

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

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 06

Status	Development Application
Scale	1 : 200 @ A1
Drawn	Author
Checked	Checker
Project No.	S11890
Plot Date	20/07/2016 2:58:17 PM
Plot File	

Drawing no. DA02.006
Revision B

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Bates Smart Pty Ltd ABN 70 004 999 400

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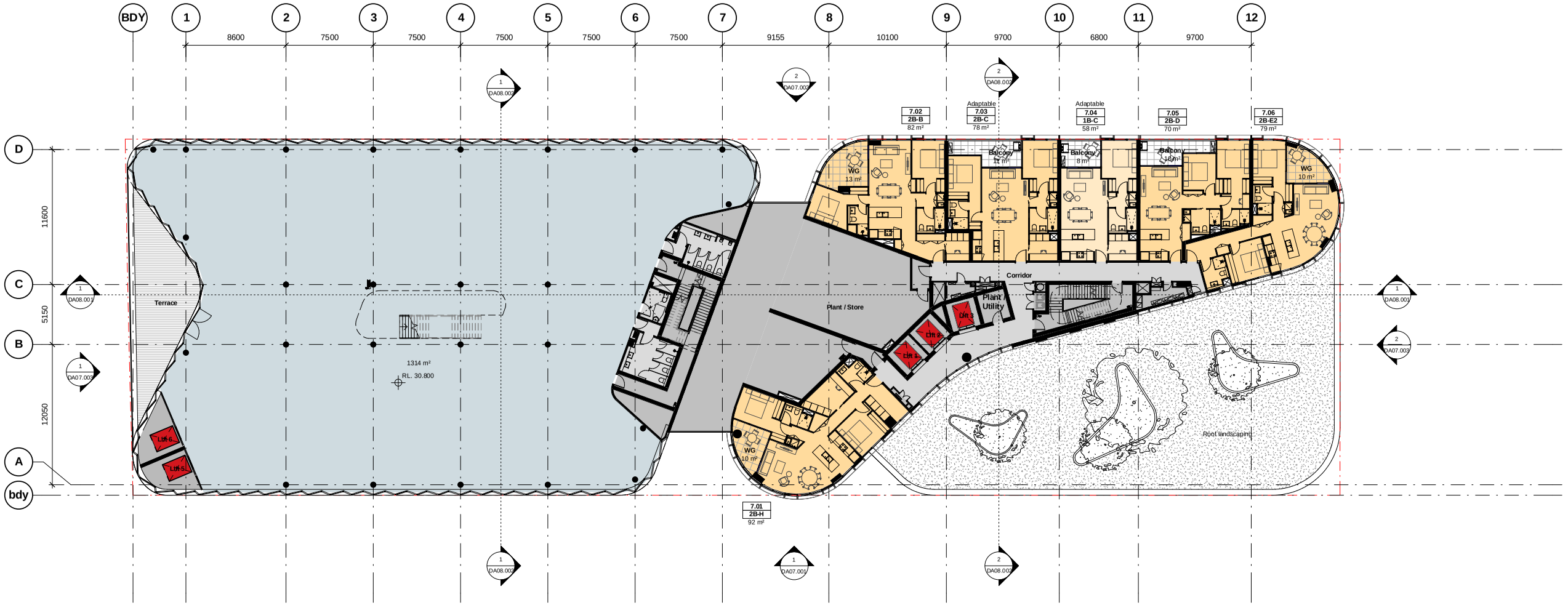

Notes - Construction General (BASIX)

Glazing
Doors / windows:
- Aluminium framed **single clear** glazing to internal windows that open to wintergardens
U-Value: 6.6 (equal to or lower than)
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- 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:
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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)

Alternative energy
Not required by BASIX

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

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 07

Status	Development Application		
Scale	1 : 200	@ A1	
Drawn	Author	Checked	Checker
Project No.	S11890		
Plot Date	20/07/2016 4:17:43 PM		
Plot File			
Drawing no.	DA02.007	Revision	B

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Bates Smart Pty Ltd ABN 70 004 999 400

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