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.
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 facade, 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 facade 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.

### 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.
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

High rise typology ensures natural ventilation to all apartments

Rainwater harvesting for non-potable water use

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

Lightwell provides central relief air stack

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

Summer Sun

Winter Sun

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

Cyclist facilities with dedicated showering facilities for office uses

Naturally-ventilated lift lobbies and circulation areas

Fluorescent lighting on occupancy sensors to common areas
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. 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:

<table>
<thead>
<tr>
<th>Use</th>
<th>No.</th>
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<tbody>
<tr>
<td>Residential</td>
<td>272</td>
</tr>
<tr>
<td>Residential Visitors</td>
<td>32</td>
</tr>
<tr>
<td>Commercial</td>
<td>34</td>
</tr>
<tr>
<td>Northern Retail</td>
<td>3</td>
</tr>
<tr>
<td>Retail / Club</td>
<td>12</td>
</tr>
<tr>
<td>Total Provided</td>
<td>353</td>
</tr>
</tbody>
</table>

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, shares 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.

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.
APPENDIX A

BATES SMART DRAWINGS
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<tr>
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<td>Cover Sheet and Drawing List B</td>
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<td>Site Plan B</td>
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<tr>
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<td>Proximity to Rail Corridor Site Plan + Building Envelope B</td>
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<td>Shadow Diagrams Winter Solstice June 21 B</td>
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Site 9, Sydney Olympic Park
3 Olympic Boulevard

Client: Ecove

Site Plan
Status
Development Application
Scale
1 : 300                       @ A1
As indicated

Checked

Drawn

Project No.
S11890

Drawing no.
DA01.001

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Surry Hills NSW 2010 Australia

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Pty Ltd ABN 70 004 999 400

Bates Smart
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
- 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 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
- 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

BATES SMART
Pty Ltd ABN 70 004 999 400
Sydney

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.
Check all dimensions and site conditions prior to commencement of any work, the RL. 136.800 immediately be referred to the architect for clarification.

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

Concrete roof - No insulation

Default Colour modelled (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

External Wall:
- Lightweight cladding to all external walls with R1.5 bulk insulation
No colour nominated
- 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to selected units only (7.01 and 8.01)

Floors:
- Concrete – no insulation required between units
- Below

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 gas-fired boiler with R1.0 (~38mm) insulation to

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 hot water system

A 01.03.16 Development Application JS CP

Revision Date Description Initial Checked

Client: Ecove
Check all dimensions and site conditions prior to commencement of any work, the immediately be referred to the architect for clarification. All drawings may not be reproduced or distributed without prior permission from the architect.

Glazing
Doors / windows:
- 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 & glazing to balcony edge.

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
  - 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:
  - DA08.002
- Inter-tenancy walls / corridor:
  - 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.

Booster Valve
- Gas Site
  - Regulator

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

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

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

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

Doors / windows:
- 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 & balcony edge.
- U-Value: 4.4 (equal to or lower than)
- SHGC: 0.5 (+ or – 10%)

**Concrete roof**
- No insulation

**Plasterboard ceiling**
- R3.0 bulk insulation to selected units
- R2.0 bulk insulation to all units to top floor,

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

**Wall / floor insulation**

<table>
<thead>
<tr>
<th>8600</th>
<th>7500</th>
<th>7500</th>
<th>7500</th>
<th>7500</th>
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<th>10100</th>
<th>9700</th>
<th>6800</th>
<th>9700</th>
</tr>
</thead>
</table>

**Inter-tenancy walls / corridor**
- 75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.

**Floors:**
- Commercial
- Cold Water Meter
- Retail
- Kiosks
- 4000L
- 1100L
- 660L
- 32 m²

**Floor coverings**
- All 3 & 4 bed apartments tiled throughout
- 1 & 2 bed apartments - tiles to wets areas, carpet to bedrooms

**Central hot water system**
- Central gas-fired boiler with R1.0 (~38mm) insulation to
- 75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.

**Alternative water supply**
- Available from Sydney Olympic Park

**Authority to be used for the irrigation of all landscaping & all Retail / Club tenancy below**

**Storage Cage**

**1:8**

---

**Notes - Construction General (BATES)**

*Note: All dimensions are stated to nearest 10mm. Any discrepancies shall be considered to be provided for small inaccuracies.*

*All drawings shall be reproduced at correct scale and size.*

**Site 9, Sydney Olympic Park**
3 Olympic Boulevard

**General Arrangement Plan**

**Level 02**

- Status
- Scale
- Revision Date
- Description
- Initial
- Checked
- Project No.
- Drawing no.
- Plot Date
- Author
- Checker
- Plot File
- Web

**BATES**

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**DA02.002**

- Client:
- Site:

---
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
- 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)
- 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

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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BATES SMART

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard
Level 03

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

Scale: 1:200
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

Centre / Utility

Given values are NFRC, total window values

Default Colour: steel grey

Colours:
- Lift 1 - Lift 2 - Lift 3
- East facing wall - West facing wall

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 gauge 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 supply
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Alternative energy
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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:
  - 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)
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Notes - Construction General (BASIX)

- 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:
  - 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.
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- Concrete – no insulation required between units

Floor coverings

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Reticulated alternative water

- Alternative energy
  - 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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