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