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

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Ecowe</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</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 livability 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.
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

Rainwater Harvesting for non-potable water use

Lightwell provides central relief air stack

Naturally-ventilated lift lobbies and circulation areas

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

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

Site connection to WRAMS

Naturally-ventilated lift lobbies and circulation areas
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.

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>130</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>11</td>
<td>5%</td>
<td>146-166 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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</thead>
<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>
</tbody>
</table>

Total Provided: 353

A total of 201 bicycle parking spaces are provided within the development at both ground level and within the carpark podium. 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 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
## DA Drawing List

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## DA ELEVATIONS

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## DA FACADE DETAILS

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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 be referred to the architect.

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 balcony edge.

**Roof / ceiling insulation**
Given values are NFRC, total window values

**Wall / floor insulation**
Lightweight cladding to all external walls with R1.5 bulk insulation

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

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

Alternative energy not required by BASIX
### 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**
  - **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)

- **Additional Notes**
  - Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
  - Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
  - All drawings may not be reproduced or distributed without prior permission from the architect.

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### Development Application

- **Application Number:** DA01.002

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### Disclaimer

This document contains information of a preliminary nature. It is not to be construed as a contract, agreement, or a commitment to provide services or supply goods, and it is not to be relied upon as such. Bates Smart reserves the right to make changes and alterations to the design and circumstances of the project at any time without prior notice. The information contained herein is subject to review and revision by the architect. The architect shall be solely responsible for the accuracy and completeness of the information provided in this document.
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)

Doors / windows:
- Aluminium framed single clear glazing to internal windows
  U-Value: 6.6 (equal to or lower than)
- Aluminium framed 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
Default Colour modelled

Ceiling:
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 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.

Floors:
Floor coverings:
All 3 & 4 bed apartments tiled throughout

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

Reticulated alternative water ringmain and supply risers.

Alternative energy
Not required by BASIX

http://www.batessmart.com.au
Check all dimensions and site conditions prior to commencement of any work. Do not scale drawings—refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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

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

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, noted at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If 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:
Plasterboard on studs - R1.5 bulk insulation to selected units only (7.01 and 8.01)

Exit Entry
Booster Valve
RL. 12.350

Cold Water Meter
4000L
& Pump Room
RL. 12.050

Grease Arrestor
1000L
13 m²

Comm Waste
4000L
& Pump Room
RL. 12.050

Concrete – R2.1 insulation to all units in level 7 with car park below

Concrete – no insulation required between units

Floor coverings
All 3 & 4 bed apartments tiled throughout

Central hot water system

Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building

North Wing

South Wing

Lobby

Retail / Club + Residential Parking (28)

Client: Ecove

Site 9, Sydney Olympic Park
3 Olympic Boulevard

General Arrangement Plan
Level 02
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 to default colour modelled
default
- 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.

Floors:
- Concrete – R2.1 insulation to all units in level 7 with car park below
- Concrete – no insulation required between units

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

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

Reticulated alternative water
- Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building (No rainwater tank required for BASIX compliance)

Alternative energy
- Not required by BASIX

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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BATESSMART Pty Ltd ABN 70 004 999 400

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http://www.batessmart.com.au

Melbourne
T 03 8664 6200 F 03 8664 6300 email mel@batessmart.com.au
http://www.batessmart.com.au

Site 9, Sydney Olympic Park
3 Olympic Boulevard
3 Olympic Boulevard
General Arrangement Plan
3 Olympic Boulevard
3 Olympic Boulevard

Level 03
Level 03

Development Application
General Arrangement Plan
Development Application
General Arrangement Plan

Revision Date Description Initial Checked
A 01.03.16 Development Application JS CP

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DA02.003

Pty Ltd ABN 70 004 999 400

BATESSMART

As indicated

Status

Plot Date

Revision

DA02.003

Development Application
General Arrangement Plan
Development Application
General Arrangement Plan

Revision Date Description Initial Checked
A 01.03.16 Development Application JS CP

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DA02.003

Pty Ltd ABN 70 004 999 400

BATESSMART
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
Notes - Construction General (BASIX)

Glazing

Doors / windows:
- Aluminium framed single clear glazing to internal windows that open to wintergardens
  U-Value: 6.6 (equal to or lower than) SHGC: 0.69 (+ or – 10%)
- Aluminium framed double clear glazing to curtain walls & glazing to balcony edge.
  U-Value: 4.4 (equal to or lower than) SHGC: 0.5 (+ or – 10%)

Given values are NFRC, total window values

Roof / ceiling insulation

Roof:
- Concrete roof - No insulation
Default Colour modelled

Ceiling:
- Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.
- Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, balconies above & slot areas above to all other units.

Note: It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are proposed at a later stage, BCA loss of insulation calculations will be required.

Wall / floor insulation

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

Internal walls within units:
- Plasterboard on studs - no insulation

Inter-tenancy walls / corridor:
- 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to selected units only (7.01 and 8.01)
- 75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.

Floors:
- Concrete – R2.1 insulation to all units in level 7 with car park below
- Concrete – no insulation required between units

Floor coverings:

1 & 2 bed apartments - tiles to wets areas, carpet to bedrooms and living areas as per plans

All 3 & 4 bed apartments tiled throughout

Central hot water system

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

Reticulated alternative water

Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building
(No rainwater tank required for BASIX compliance)

Alternative energy

Not required by BASIX

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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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.

Notes - Construction General (BASIX)

Glazing
- Aluminium framed single clear glazing to internal windows that open to wintergardens
- Glazing to curtain walls & balcony edge.
  U-Value: 4.4 (equal to or lower than) SHGC: 0.5 (+ or – 10%)

Roof / ceiling insulation
- Roof:
  - Concrete roof - No insulation
  - 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 needs to be taken into account.

Wall / floor insulation
- Internal walls within units:
  - Plasterboard on studs - no insulation
  - Inter-tenancy walls / corridor: insulation required.
- Floors:
  - Concrete – R2.1 insulation to all units in level 7 with car park below

Floor coverings
- 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

Reticulated alternative water
- Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all common areas.

Refer to: BASIX requirements.
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 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 & balconies above & slot areas above to all other units.

Roof / ceiling insulation
Concrete roof - No insulation
Default Colour modelled

Roof / ceiling insulation
Plasterboard ceiling - R3.0 bulk insulation to selected units
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.

Wall / floor insulation
No colour nominated

Internal walls within units:
Plasterboard on studs - no insulation

Inter-tenancy walls / corridor:
Adaptable

Floor coverings
1 & 2 bed apartments - tiles to wets areas, carpet to bedrooms

Alternative water supply available from Sydney Olympic Park to toilets within the building (No rainwater tank required for BASIX compliance)

Alternative energy
Not required by BASIX

General Arrangement Plan
Level 08

Site 9, Sydney Olympic Park
3 Olympic Boulevard
General Arrangement Plan
Level 08

DA02.008
Notes - Construction General (BASIX)

- Glazing
  - Aluminium framed single clear glazing to internal windows that open to winter gardens
  - Aluminium framed double clear glazing to curtain walls & glazing to balcony edge.
  - U-Value: 6.6 (equal to or lower than)
  - SHGC: 0.69 (+ or – 10%)

- 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
  - 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
  - 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 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.

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

Roof / ceiling 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: Adaptable Lightweight cladding to all external walls with R1.5 bulk insulation

Floor coverings
- Adaptable

Lighting
- Ring main and supply risers.

PLANT
- Central hot water system

Alternative energy
- Not required by BASIX

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)

Architectural Scale:
- 1:200

Due Date: 7/03/2016 7:57:26 PM
Plot File: C:\Temp\S9_BS_ARCH_SHH.rvt

Client: Ecove
Date: 10/16/16
Scale: 1:200

Revision: DA02.010

In accordance with Section 3.9.1 of the Building Regulation 2010, the above diagram is hereby declared satisfactory for BASIX purposes.
Notes - Construction General (BASIX)

Glazing
Doors / windows:
- Aluminium framed single clear glazing to internal windows that open to wintergardens U-Value: 6.6 (equal to or lower than) SHGC: 0.69 (+ or – 10%)
- Aluminium framed double clear glazing to curtain walls & glazing to balcony edge. U-Value: 4.4 (equal to or lower than) SHGC: 0.5 (+ or – 10%)

Given values are NFRC, total window values

Roof / ceiling insulation
- Concrete roof - No insulation
- Default Colour modelled
- Plasterboard ceiling - R3.0 bulk insulation to selected units (34.01 and 34.07) with balconies above.
- Plasterboard ceiling - R2.0 bulk insulation to all units to top floor, balconies above & slot areas above to all other units.

Note: It has been assumed at DA stage that the area of all ceiling penetrations is less than 0.5% of the total ceiling area. If down lights are proposed at a later stage, BCA loss of insulation calculations will be required.

Wall / floor insulation
- External Wall: Lightweight cladding to all external walls with R1.5 bulk insulation
- No colour nominated
- Internal walls within units: Plasterboard on studs - no insulation
- Inter-tenancy walls / corridor: 75mm hebel power panel plasterboard lined with R2.0 acoustic insulation to selected units only (7.01 and 8.01)
- 75mm hebel power panel plasterboard lined with R1.5 acoustic insulation to all other units.

Floors:
- Concrete – R2.1 insulation to all units in level 7 with car park below
- Concrete – no insulation required between units

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

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

Reticulated alternative water
- Alternative water supply available from Sydney Olympic Park Authority to be used for the irrigation of all landscaping & all toilets within the building (No rainwater tank required for BASIX compliance)

Alternative energy
- Not required by BASIX