

DEVELOPMENT APPLICATION
14 -18 BONDAAH RD, WARRIEWOOD N.S.W.
NEW RESIDENTIAL DEVELOPMENT

DEVELOPMENT DATA		
SITE AREA	CODE	PROPOSAL
SITE AREA	81,180.0 SQ M	
FLOOR SPACE RATIO (FSR)	0.65: 1	
GFA	52,767.0 SQ M	
COMMUNITY OPEN SPACE (25% OF SITE AREA)	20,295.0 SQ M	
DEEP SOIL AREA (25% OF COMM. OPEN SPACE)	5,073.75 SQ M	

SCHEDULE OF UNITS												
BUILDING A					BUILDING B					BUILDING C		
LEVELS	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	3 BED	TOTAL UNITS	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	3 BED	TOTAL UNITS
GROUND LEVEL	1	2	2	2	0	7	1	2	2	2	0	7
LEVEL 1	1	2	2	2	0	7	1	2	2	2	0	7
LEVEL 2	1	2	2	2	0	7	1	2	2	2	0	7
TOTAL	3	6	6	6	0	21	3	6	6	6	0	21
BUILDING D					BUILDING E					BUILDING F		
LEVELS	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	3 BED	TOTAL UNITS	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	3 BED	TOTAL UNITS
GROUND LEVEL	2	4	1	3	0	10	0	5	1	4	0	10
LEVEL 1	0	3	2	5	1	11	0	1	2	6	1	10
LEVEL 2	0	2	2	6	1	11	0	1	2	6	1	10
LEVEL 3	0	2	2	6	1	11	0	1	1	6	1	9
LEVEL 4	0	2	2	6	1	11	0	1	1	6	1	9
TOTAL	2	13	9	26	4	54	0	9	7	28	4	48

DEVELOPMENT CONTENT						
	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	3 BED	TOTAL UNITS
SITE TOTALS	13	62	61	160	17	313
MIX TOTALS	4.2%	19.8%	19.5%	51.1%	5.4%	
2 SHOPS	RETAIL 1 - 103 SQ M RETAIL 2 - 89 SQ M					
CHILDCARE	INT - 373 SQ M EXT - 370 SQ M					

CAR PARKING		
	GENERATION	
STUDIO	1.0 / unit	13
1 BED	1.0 / unit	62
2 BED	1.0 / unit	221
3 BED	2.0 / unit	34
VISITOR SPACES	0.1 / unit	32
BICYCLE	0.1 / unit	32
TOTAL CARPARKING		362

Glazing	Doors / Windows: Single glazed: U: 6.0 SHGC: 0.33	Lighting	Fluorescent lighting provided throughout both buildings commercial areas and within the units. All lighting is controlled by a photocell.
Roof / ceiling insulation	Roof: 100mm mineral wool ceiling tiles. No asbestos to D.E & G. Perimeter external wall with R2.2 insulation to flat floor units and those with exposed balcony over.	Appliances	Refrigerators provided for each apartment with a separate on / off switch. All bathroom and laundry to have individual fans into central duct with a manual on / off switch. All air conditioning units to be provided to all units.
Wall / floor insulation	External walls: Pre-cast concrete. Internal walls with wet lay. Insulated on stud - no insulation Roof: Concrete - no insulation Floor: Concrete - no insulation	Common area Ventilation	Gas cook top and electric oven. Wet vented fridge/freezer. Wet vented electric water heater. Clothes washers with 2.5 star energy efficiency and 2.0 star water efficiency. In-unit / shared clothes driers to be provided to all units.
Laminated glass	Total glass area 4000sqm Double glazed windows and doors. Tinted glass for balconies. Tinted glass for low water garden. (tint)	Common area Ventilation	All air units to have supply and exhaust fan into central outside mounds and OSD (split fans). All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units.
Windows	70/200L gas tank capacity.	Common area Ventilation	All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units.
Rain tank volume	Unavailable as the main rain tank at all buildings are to be plumbed into the east tank.	Common area Ventilation	All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units.
Harvested roof water	Unavailable as the main rain tank at all buildings are to be plumbed into the east tank.	Common area Ventilation	All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units.
Rain water connections	1 central manifolded gas storage system, with R3.6 (3.6mm) insulation to all piping.	Common area Ventilation	All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units.
Hot water tanks	All units to have individual split phase reverse cycle air conditioning. All 1 bedroom units: 1.5 star - Cooling and 0.5 star - Heating (powered) All 2 bedroom units: 1.5 star - Cooling and 0.5 star - Heating (powered) All 3 bedroom units: 1.5 star - Cooling and 0.5 star - Heating (powered)	Common area Ventilation	All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units.
Heating and Cooling		Common area Ventilation	All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units. All air conditioning units to be provided to all units.

Assessor # 20101	Certificate # 24391547	Issued: 26/02/10
------------------	------------------------	------------------

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessor is based. If details deviated from these Specifications away from other documents or written specifications, these Specifications shall take precedence. If only one specification section is related to a building element, that specification must apply.

Inclusions approved by: _____ Signed: _____

[illegible]

BUILDING HEIGHTS	
SITE AREA	STOREY
BUILDING A	3
BUILDING B	3
BUILDING C	3
BUILDING D	5
BUILDING E	5
BUILDING F	5
BUILDING G	5

[illegible]