

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

SCHEDULE OF UNITS

	BUILDING A						BUILDING B						BUILDING C						BUILDING D						BUILDING E						BUILDING F						BUILDING G					
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	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	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	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	3 BED	TOTAL UNITS
GROUND LEVEL	0	0	2	4	0	6	0	0	2	4	0	6	0	0	2	4	0	6	2	2	1	3	1	9	0	5	1	4	0	10	1	6	2	8	0	17	1	4	1	4	1	11
LEVEL 1	0	0	2	4	0	6	0	0	2	4	0	6	0	0	2	4	0	6	0	3	2	5	1	11	0	1	2	6	1	10	0	1	5	12	1	19	0	2	2	6	1	11
LEVEL 2	0	0	2	4	0	6	0	0	2	4	0	6	0	0	2	4	0	6	0	2	2	6	1	11	0	1	2	6	1	10	0	1	5	12	1	19	0	2	2	6	1	11
LEVEL 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	6	1	11	0	1	1	6	1	9	0	1	5	12	1	19	0	2	2	6	1	11
LEVEL 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	6	1	11	0	0	1	3	1	5	0	1	5	9	0	15	0	2	2	6	1	11
TOTAL	0	0	6	12	0	18	0	0	6	12	0	18	0	0	6	12	0	18	2	11	9	26	5	53	0	8	7	25	4	44	1	10	22	53	3	89	1	12	9	28	5	55

DEVELOPMENT CONTENT

	STUDIO	1 BED	2 BED MEDIUM	2 BED LARGE	3 BED	TOTAL UNITS
SITE TOTALS	4	41	65	168	17	295
MIX TOTALS	1.4%	13.9%	22.0%	56.9%	5.8%	

CHILDCARE	INT - 373 SQ M	EXT - 370 SQ M
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PARKING PROVISIONS

	GENERATION	
STUDIO	1.0 / unit	4
1 BED	1.0 / unit	41
2 BED	1.5 / unit	350
3 BED	2.0 / unit	34
VISITOR SPACES	0.1 / unit	30
	TOTAL	459
BICYCLE	0.1 / unit	30

BUILDING HEIGHTS

	STOREY
BUILDING A	3
BUILDING B	3
BUILDING C	3
BUILDING D	5
BUILDING E	5 & 4
BUILDING F	5 & 4
BUILDING G	5

DEVELOPMENT DATA

	AREA
SITE AREA	81,160.0m ²
DEEP SOIL AREA (57% OF COMMON OPEN SPACE)	46,272.0m ²

SCHEDULE OF CROSS VENTILATED(C.V.) UNITS

	BLD A	BLD B	BLD C	BLD D	BLD E	BLD F	BLD G	TOTAL
PODIUM	2	4	3	6	8	11	6	40
LEVEL 1	3	4	4	7	8	15	8	49
LEVEL 2	3	4	4	7	8	15	8	49
LEVEL 3	4	2	2	7	7	15	8	45
LEVEL 4	-	-	-	7	4	10	8	29
LEVEL 4	-	-	-	4	3	3	4	14
TOTAL C.V.	12	14	13	38	38	69	42	226
TOTAL UNITS	18	18	18	53	44	89	55	295
C.V. MIX(%)	66.67%	77.78%	72.22%	71.70%	86.36%	77.53%	76.36%	76.61%



Assessor # 20101		Certificate # 24381547		Issued: 13/08/10	
Thermal Performance Specifications					
<p>These are the Specifications upon which the Certified Assessment is based. If any of the Specifications vary from other drawings or written specifications, these Specifications that take precedence. If only one specification option is detailed for a building element, that specification must apply to all elements of that element for the project. If alternative specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and/or clearly indicated in referenced documents</p>					
Windows	Product ID	Glass	Frame	U value	SHGC Area M Detail
Supply	to be selected	Single glazed	Aluminium	6.8	0.53 Throughout
Supplies	Product ID	Glass	Frame	U value	SHGC Area M Detail
None					
<p>Window and skylight U and SHGC values: If specified are according to ANAC 2006. Alternate products or specifications may be used if their U value is lower and their SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.</p>					
External walls	Construction	Insulation	Colour - solar abs.	Detail	
Precast Concrete	Construction	None	Not specified	As per plans	
Internal walls	Construction	Insulation	Detail		
Habit	Construction	None	To air-terranity walls		
Plasterboard on studs	Construction	None	All walls with-in units		
Floors	Construction	Insulation	Covering	Detail	
Concrete slab floors throughout	Construction	None	Carpets to bedrooms & living areas as per plans		
			Tiles to wet areas & some living areas as per plans		
Ceilings	Construction	Insulation	Detail		
Plasterboard	Construction	None	Where neighbouring units are		
Plasterboard	Construction	R2.5	Where exposed roof or balconies are above		
Roof	Construction	Insulation	Colour - solar abs.	Detail	
Concrete - with pebbles to A.B.C	Construction	None	Light	As per plans	
Concrete - D, E, F & G	Construction	None	Light	As per plans	
Window cover	Internal (curtains)	External (awnings, shutters, etc.)			
Not specified		Fixed vertical blinds - As per plans			
		Sliding edge of balcony screens - As per plans			
Flying shading	Awes (witht - cr, gutters, h/1 above windows)	Verandahs, Pergolas (type, description)			
Fixed	Awes (witht - cr, gutters, h/1 above windows)	Concrete hood and side blade walls - As per plans			
		Concrete shutters over most top floor balconies - As per plans			
Overshadowing	Overshadowing structures			Overshadowing trees	
Neighbouring air blocks				N/A	
Orientation, Exposure, Ventilation and Infiltration					
Orientation of normal north	Varying as per plans		North open to heated areas:		No
Termin category	Suburban		Sheds to windows and doors:		Yes
Roof ventilation	Unventilated		Exhaust fans without dampers:		No
Cross ventilation	Varying		Ventilated airbrigs:		No
Subfloor:	Above enclosed carports		In floor, unflued gas heat:		No
Living area open to entry	No		Vented fireplaces:		No
Doors separate living and entry	No		No		No

DEVELOPERS' COMMITMENT TO BASEX					
Gazing	Doors / windows: Single glazed; U: 6.4 SHGC: 0.53			Lighting	Florescent lighting provided throughout both buildings communal areas and within the units. All light fittings to be shielded.
Roof / ceiling insulation	Roof: Light coloured concrete slab roof with pebbles to A.B.C. No pebbles to D.F & B Plasterboard ceiling with 12.5 water proof floor tiles and joints with exposed batten over.			Ventilation with no draughts	Kitchen range hood to recirculate with a manual or off switch. All bathroom and lavatories to have individual fans into control duct with a manual or on / off switch.
Wall / floor insulation	External Wall: Pre-cast concrete Internal Wall: Plasterboard on studs - no insulation Roof: Insulated wall - H-steel - no insulation Floor: Concrete - no insulation			Appliances	Gas cook top and electric oven Washing machine Cordless dryers with 2 star energy efficiency Cordless vacuums with 2 star energy efficiency and 2 star water efficiency Dish washers with 3 star energy efficiency and 3 star energy efficiency Isolar / Underfloor heating tiles to be provided to all units.
Landscaped areas	Total lawn area: 440sqm Grass cover: 70% Jogging path / Low water garden: 0m2			Common area ventilation	All car parks to supply water and exhaust air with carbon monoxide monitors and VSD speed fans. The common areas shall have mechanical ventilation controlling humidity. Handbags to have ventilation supply only. Switch / Remote service area to have time mechanical ventilation. Machinery to have Ventilation supply only. Lobby / Reception area to have time mechanical ventilation. Rampways to Lobby / Reception (Building) to have a non-conditioning controlled by time clocks.
Tapestry	All units and communal areas to have 3 star Shoppers & 4 star Tapestry to toilets			Common area lighting	All car park area lighting to have cord switching and motion sensors. All lift lighting systems are to be controlled by a call button system. Hallway lighting to be controlled by a call button system. Lighting to all other areas to have manual on / off switches.
Rain tank capacity	70,000 litre rain tank capacity.			Lift motor	All lifts to have gearless traction with VVVF motor.
Purwashed roof rain tanks	Un-trafficked areas of the main roof from all buildings are to be plumbed into the rain tanks.			Alternative power	Photovoltaic systems are required to generate energy on this complex to bring it up to a 30-35% savings target. A total of 31.3 peak kw is required across between all buildings.
Rain tank connections	All private and communal areas gardens and lawns.				
Hot water units	1 central manifolded gas storage system, with R0.6 (25mm) insulation to all piping.				
Heating and Cooling	All units to have individual single phase reverse cycle air conditioning: All bedroom units : 2.0 star – Cooling and 2.5 star – Heating (new ratings) All bedroom units : 2.0 star – Cooling and 2.5 star – Heating (new ratings) All bedroom units : 2.0 star – Cooling and 2.5 star – Heating (new ratings)				

Inclusions approved by: _____ Signed: _____

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