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

SCHEDULE OF UNITS

| | BUILD | ING A | | | | | BUIL | DING B | | | | | BUILD | ING C | | | | | BUIL | DING D | | | | | BUILD | DING E | | | | | BUIL | DING F | | | | | BUIL | DING G | | | | |
|--------------|--------|-------|-----------------|------------------|-------|----------------|------|----------|----------------|-------------------|-------|----------------|--------|-------|-----------------|----------------|-------|----------------|--------|---------|----------------|------------------|-------|----------------|--------|--------|----------------|------------------|-------|----------------|------|---------|-----------------|------------------|-------|----------------|--------|---------|----------------|------------------|-------|----------------|
| LEVELS | STUDIO | 1 BED | 2 BED MEDIUI | 2 BED M LARGE | 3 BED | TOTAL UNITS | STUD | IO 1 BED | 2 BED MEDIU | 2 BED JM LARGE | 3 BED | TOTAL UNITS | STUDIO | 1 BED | 2 BED MEDIUM | 2 BED LARGE | 3 BED | TOTAL UNITS | STUDIO | O 1 BED | 2 BED MEDIU | 2 BED M LARGE | 3 BED | TOTAL UNITS | STUDIO | 1 BED | 2 BED MEDIU | 2 BED M LARGE | 3 BED | TOTAL UNITS | STUD | O 1 BED | 2 BED MEDIUI | 2 BED M LARGE | 3 BED | TOTAL UNITS | STUDIC |) 1 BED | 2 BED MEDIU | 2 BED M 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 | | | | | | | | | | | |

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

| | AINLA |
|--|------------|
| SITE AREA | 81,160.0m² |
| DEEP SOIL AREA (57% OF COMMON OPEN SPACE) | 46,272.0m² |

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: | | | | DEVELOPERS COMMIT | | | |
|--|---|---|---|--|--|---|--|--|
| | | Therma | al Performance Specifica | itions | Glazing | Doors / windows: Single glazed: U: 6.6 SHGC: 0.53 | Lighting | Florescent lighting provided throughout both buildings communal areas and with-in the units. All light fittings be dedicated. |
| specifications, these to all instances of th | e Specifications sha nat element for the p | ll take precedence. If o roject. If alternate spe | only one specification option is de cifications are detailed for a build | I in these Specifications vary from other drawing etailed for a building element, that specification ling element, the location and extent of alternat | must apply insulation | Roof: Light coloured, concrete slab roof with pebbles to A,B,C. No pebbles to D,E,F & G Plasterboard ceiling with R2.5 insulation to top floor units and those with exposed balcony over. | | Kitchen range hood to be recirculating with a manual on / off switch All bathrooms and laundrys to have individual fans into central duct with a manual on / off switch. |
| Windows | must be detailed below and / or clearly indicated on referenced documents Product ID Glass Frame U value SHGC Area M ² Detail | | Jun SHCC Aron M ² Dotail | Wall / floor insulation | External Wall: Pre-cast concrete Internal walls within units: Plasterboard on studs- no insulation | Appliances | Gas cook top and electric oven Well vented fridge spaces | |
| Supplier still to be s | | Single glazed | Aluminium 6.6 | | | Inter- tenancy walls- Hebel- no insulation Floor: Concrete - no insulation | | Clothes dryers with 2.0 star energy efficiency Clothes washers with 2.5 star energy efficiency and 2.0 star water efficiency Dish washers with 3.0 star water efficiency and 3.0 star energy efficiency Indoor / sheltered clothes lines to be provided to all units. |
| Skylights None | Product ID | Glass | Frame U va. | lue SHGC Area M ² Detail | Landscaped areas | Total lawn area: 4400m2 Total garden area: 3000m2 Indigenous / Low water Garden: 0m2 | Common area Ventilation | All car parks to have supply and exhaust air with carbon monoxide monitors and VSD speed fans. The garbage rooms to have exhaust fans running constantly. Hallways to have ventilation supply only. Switch / Electrical service areas to have none mechanical ventilation. Manager's Office & Lobby / Reception (Building D) to have air-conditioning controlled by time clocks. |
| Window and skyligh lower, and the SHG External walls | nt U and SHGC valu CC value is less than Construction | es, if specified, are acc 10% higher or lower, Insulation | cording to ANAC 2005. Alternate than the U and SHGC values of t Colour – solar abs. | products or specifications may be used if their the product specified above. Detail | U value is Tapware | All units and communal areas to have 3 star showers & 4 star tapware & toilets | Common area lighting | All car park area lighting to have zoned switching and motion sensors. All lift lighting systems are to be connected to a call switch button. Hallways to have zoned switching. Lighting to all other areas to have manual on / off switches. |
| Precast Concrete | | None | Not specified | As per plans | | | | 1 |
| | | | | | Rain tank volume | 70,000L rain tank capacity. | Lift motor | All lifts to have gearless traction with VVVF motor. |
| Internal walls | Construction | Insulation | Detail | | Harvested roof areas | Un-trafficable areas of the main roof from all buildings are to be plumbed into the rain tank. | 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 31.5 peak kW is required spread between all buildings. |
| Hebel | | None | To Inter-tenancy walls | s | Rain tank connections | All private and communal area gardens and lawns. | | |
| Plasterboard on stu | ds | None | All walls with-in units | | Hot water units | 1 central manifolded gas storage system, with R0.6 (25mm) insulation to all piping. | | |
| Floors | Construction | Insulation | Covering | Detail | Heating and Cooling | All units to have individual single phase reverse cycle air conditioning: | | |
| Concrete slab floors | s throughout | None | Carpet to bedrooms (| & living areas as per plans | | All 1 bedroom units : 2.0 star – Cooling and 2.5 star - Heating (zoned) [new ratings] All 2 bedroom units : 2.0 star – Cooling and 2.5 star - Heating (zoned) [new ratings] | | |
| | | | Tiles to wet areas & | some living areas as per plans | | All 3 bedroom units : 2.0 star – Cooling and 3.0 star - Heating (zoned) [new ratings] | | |
| Ceilings | Construction | Insulation | Detail | | | | | |
| Plasterboard | | none | Where neighbouring | | | | | |
| Plasterboard | | R2.5 | Where exposed roof | or balconies are above | Inclusions approved b | y: Signed: | | |
| Roof | Construction | Insulation | Colour – solar abs. | Detail | | | | |
| Concrete – with peb | | None | Light | As per plans | | | | |
| Concrete – D, E, F | & G | None | Light | As per plans | | | | |
| Window cover | Internal (cu | rtains) | External (a | wnings, shutters, etc) | | | | |
| Not specified | | | | cal blades – As per plans le of balcony screens – As per plans | | | | |
| Fixed shading | Faves (width - i | nc. gutters, h't above v | | , Pergolas (type, description) | | | | |
| | zuroo (man n | • | , | heads As nor plans | | | | |

sign CCCCVO.

DRAWING LIST

| DA00 | COVER SHEET |
|-------------|---------------------------------------|
| DA01 | OVERALL SITE-STAGING PLAN |
| 1-250 PLANS | |
| DA02 | SITE PLAN |
| DA03 | CARPARKING PLAN-1 |
| DA04 | CARPARKING PLAN-2 |
| DA05 | PODIUM PLAN |
| DA06 | TYPICAL FLOOR PLAN (LEVEL 2) |
| DA07 | DEEP PLANTING |
| 1-200 PLANS | |
| DA10 | STREET ELEVATIONS |
| DA11 | SITE SECTIONS |
| BUILDING A | |
| DA20 | BUILDING A PLANS & ELEVATIONS |
| BUILDING B | · |
| DA21 | BUILDING B PLANS & ELEVATIONS |
| BUILDING C | · |
| DA22 | BUILDING C PLANS & ELEVATIONS |
| BUILDING D | |
| DA23 | BUILDING D PLANS & ELEVATIONS |
| BUILDING E | |
| DA24 | BUILDING E PLANS & ELEVATIONS |
| BUILDING F | |
| DA25 | BUILDING F PLANS & ELEVATIONS SHEET-1 |
| DA26 | BUILDING F PLANS & ELEVATIONS SHEET-2 |
| BUILDING G | |
| DA28 | BUILDING G PLANS & ELEVATIONS |
| CHILDCARE A | ND POOL BUILDING |
| DA30 | CHILDCARE-POOL PLANS & ELEVS |
| SHADOW DIAC | GRAMS |
| DA60 | SHADOWS 21ST MARCH |
| DA61 | SHADOWS 21ST JUNE |
| DA62 | SHADOWS 21ST SEPTEMBER |
| DA63 | SHADOWS 22ND DECEMBER |
| DA70 | TYPICAL UNIT PLANS |
| DA71 | CROSS VENTILATION - PODIUM |
| DA72 | CROSS VENTILATION LEVEL 1 |
| DA73 | CROSS VENTILATION LEVEL 2 |
| DA74 | CROSS VENTILATION LEVEL 3 |
| DA75 | CROSS VENTILATION LEVEL 4 |
| DA76 | CROSS VENTILATION ROOF |

| | | | | | | | - | DO NOT SCALE |
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| | |

Sunscreen hoods – As per plans

Stair open to heated areas: No Seals to windows and doors: Yes

Exhaust fans without dampers:

Ventilated skylights:

Open fire, unflued gas heat:

Vented downlights:

Wall and ceiling vents:

Concrete hood and side blade walls – As per plans

Concrete structures over most top floor balconies – As per plans

Varying eaves widths and offsets, as per plans

Yes, to hallways

Roof ventilation:

cross ventilation

Living area open to entry:

Doors separate living areas:

