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nettleontribe

nettleon tribe partnership pty ltd ABN 58 161 683 122

117 willoughby road crows nest nsw 2065

t 02 9431 6431 f 02 9439 7474

e sydney@nettleontribe.com.au w nettleontribe.com.au

UB5 - Meriton - Pagewood														
Residential														
2-Nov-16														
SITE AREA		=	9011.0 m ²											
Proposed GFA		=	22412.0 m ²											
Allowable GFA		=	22412.0 m ²											

Note 1:- Apartment sizes comply with Botany Bay Council Sizes (approx. 2.5m²/apt to be allocated for services risers etc.

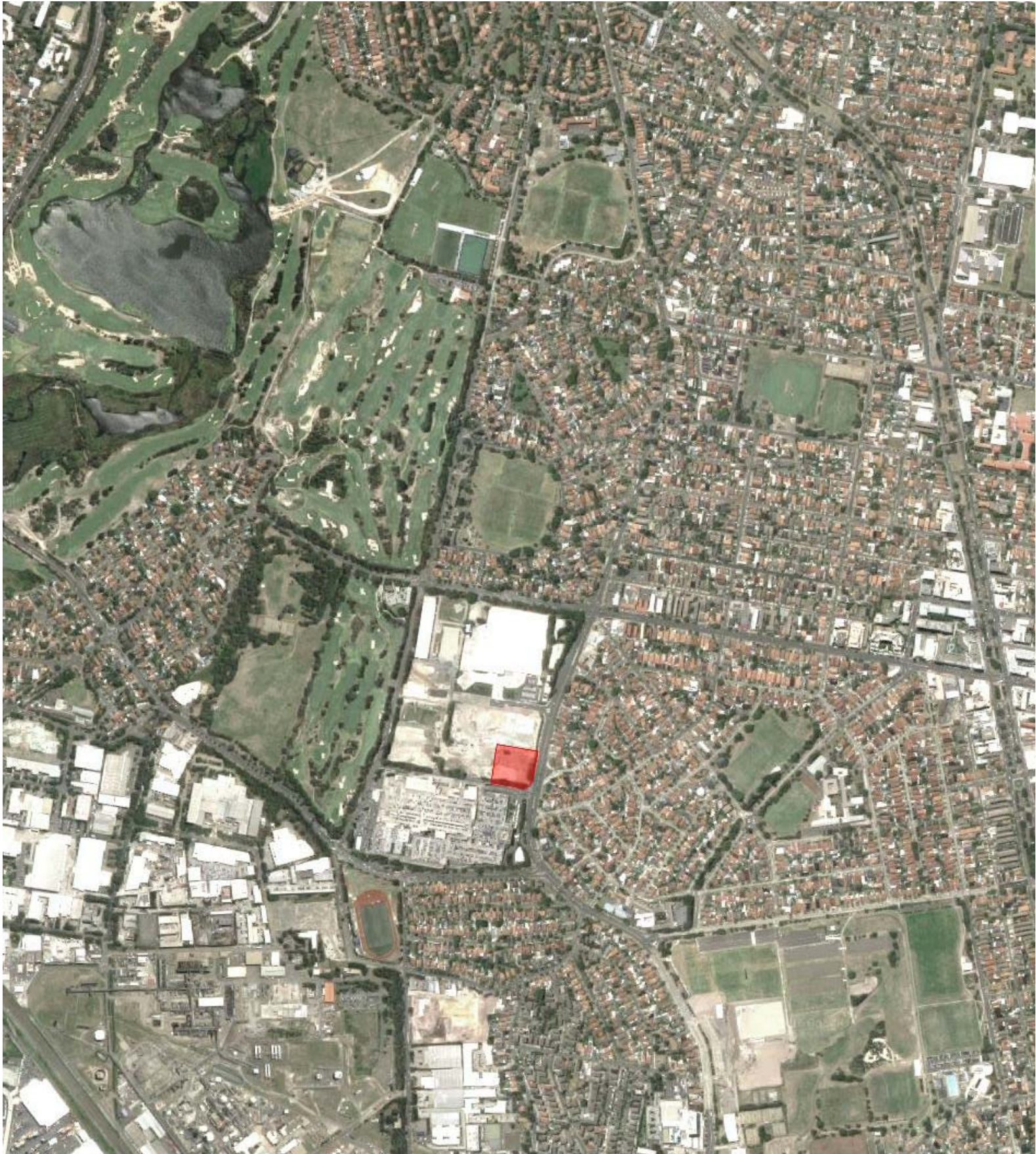
GFA: measured from inside face of external walls
excludes services cores, fire stairs, plant rooms, carpark, balconies, enclosed terraces and loading zone

GBA: measured from perimeter of floorplate, include balcony, exclude carpark
Atrium and roof slab not included
solar access and natural ventilation is subject to council approval

CARPARKING

CONDITION OF CONSENT RESIDENTIAL CARPARKING BREAKDOWN				PARKING PROVIDED	
	NO. APARTMENTS	PER DWELLING	SPACES PROVIDED		
RESIDENTIAL CARPARKING				PODIUM LEVEL PARKING	
1 Bed	42	1	42	Basement	44
2 Bed	95	1.5	142.5	Groundfloor	74
3 Bed	65	2	130	Level 1	111
Visitor		1per 10	20.2	Level 2	111
Sub Total	202		334.7	Sub Total	340
REQUIRED SPACES				PROVIDED SP#	340
			335 Incl. Disabled Parking		

* Subject to Structural Engineers Comments



DEVELOPMENT SUMMARY

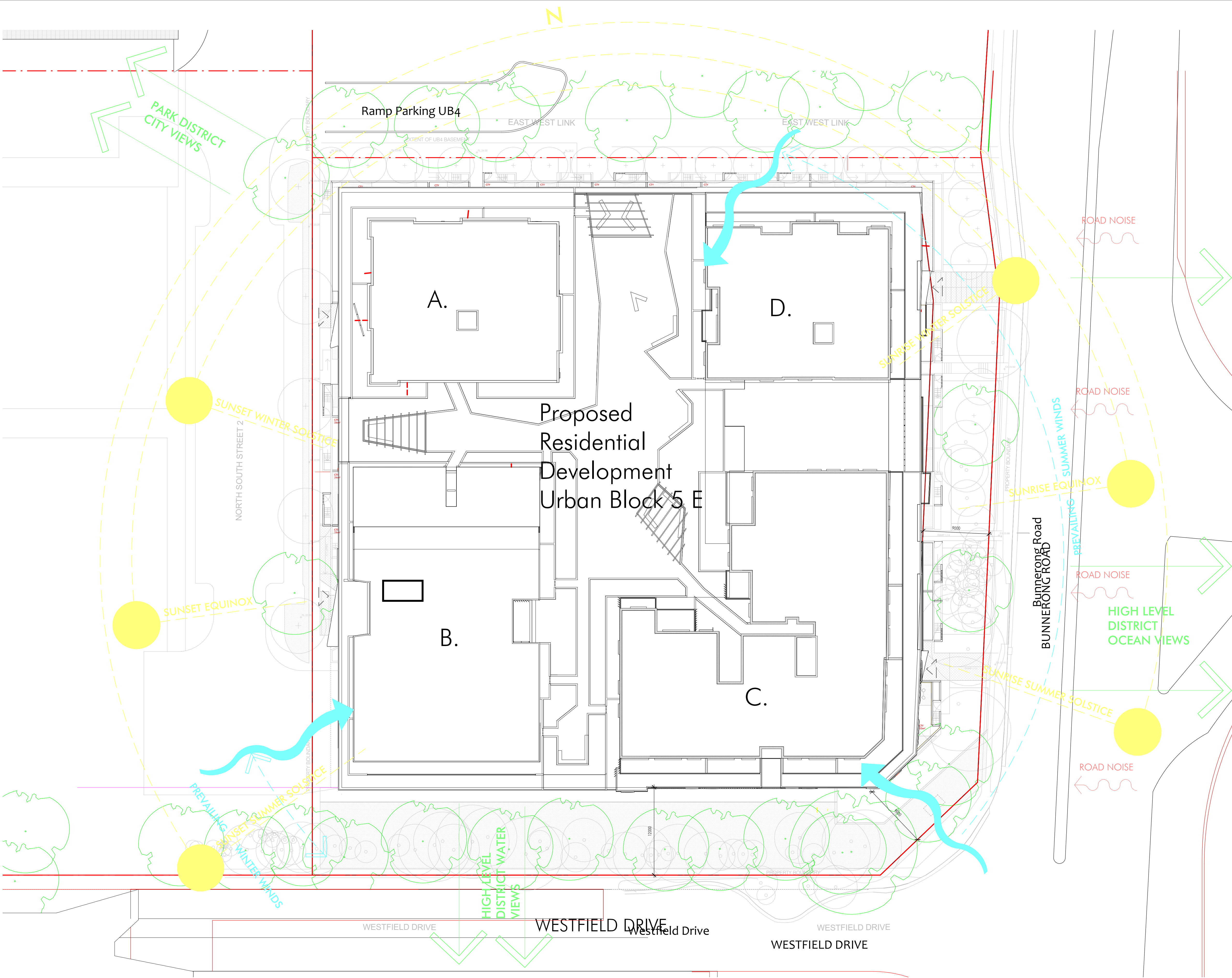
Site Area	9011 sqm
Proposed GFA	22412 sqm
Total No. of Apt	202 Units

Drawing List	
Sheet Number	Sheet Name

DA-000	Coverpage
DA-001	Context Plan - Site Plan
DA-002	Building Articulation Plan
DA-100	UB5E_Parking Level
DA-101	UB5E_Ground Floor Plan
DA-102	UB5E_Level 1 Plan
DA-103	UB5E_Level 2 Plan
DA-104	UB5E_Level 3 Plan
DA-105	UB5E_Level 4 Plan
DA-106	UB5E_Level 5 Plan
DA-107	UB5E_Level 6-7 Plan
DA-108	UB5E_Level 8-14
DA-109	UB5E_Level 15
DA-110	UB5E_Roof Plan
DA-201	North Elevation
DA-202	South Elevation
DA-203	East Elevation
DA-204	West Elevation
DA-301	Sections 01
DA-302	Sections 02
DA-430	UB5E_GFA Area Plans
DA-501	Ventilation Analysis
DA-506	East & West Elevation Comparison
DA-507	North Elevation Comparison
DA-601	Shadow Analysis - Winter
DA-602	Solar Analysis - Solar Point Perspectives
DA-603	Solar Analysis - Plan
DA-604	Solar Analysis - Communal Open Space
DA-609	External finishes
DA-801	Survey Plan
DA-1001	Deep Soil Calculation
DA-1101	Privacy & Screening

(UB5)-130-150 Bunnerong Road, Pagewood PROPOSED RESIDENTIAL DEVELOPMENT

Issue	Description	Date
C	AMENDED DA	02/11/16
B	AMENDED DA	28/07/16
A	DA SUBMISSION	15/07/16



LEGEND

- ROAD NOISE
- BUILDING ENTRY
- BUILDING BOUNDARY
- SUN
- WIND
- NOISE



Meriton Pagewood
130-150 Bunnerong Road Pagewood

Issue	Description	Date
B	AMENDED DA	02/11/16
A	DA SUBMISSION	15/07/16

Title
Scale
Date
Number

Context Plan - Site Plan
1 : 250 @ A1
28/10/16
S4574_DA-001



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LEGEND

- BOUNDARY LINE
- STAGE 1 DA ENVELOPE (TOWER)
- STAGE 1 DA ENVELOPE (PODIUM)
- 500mm ARTICULATION ZONE
- RECESSIVE ZONES TOWER
- RECESSIVE ZONES PODIUM
- 500mm ARTICULATION ZONE PERCENTAGE
- ARTICULATION ZONE PERCENTAGE INCL. RECESSIVE ZONES

AVERAGE 500mm ARTICULATION ZONE

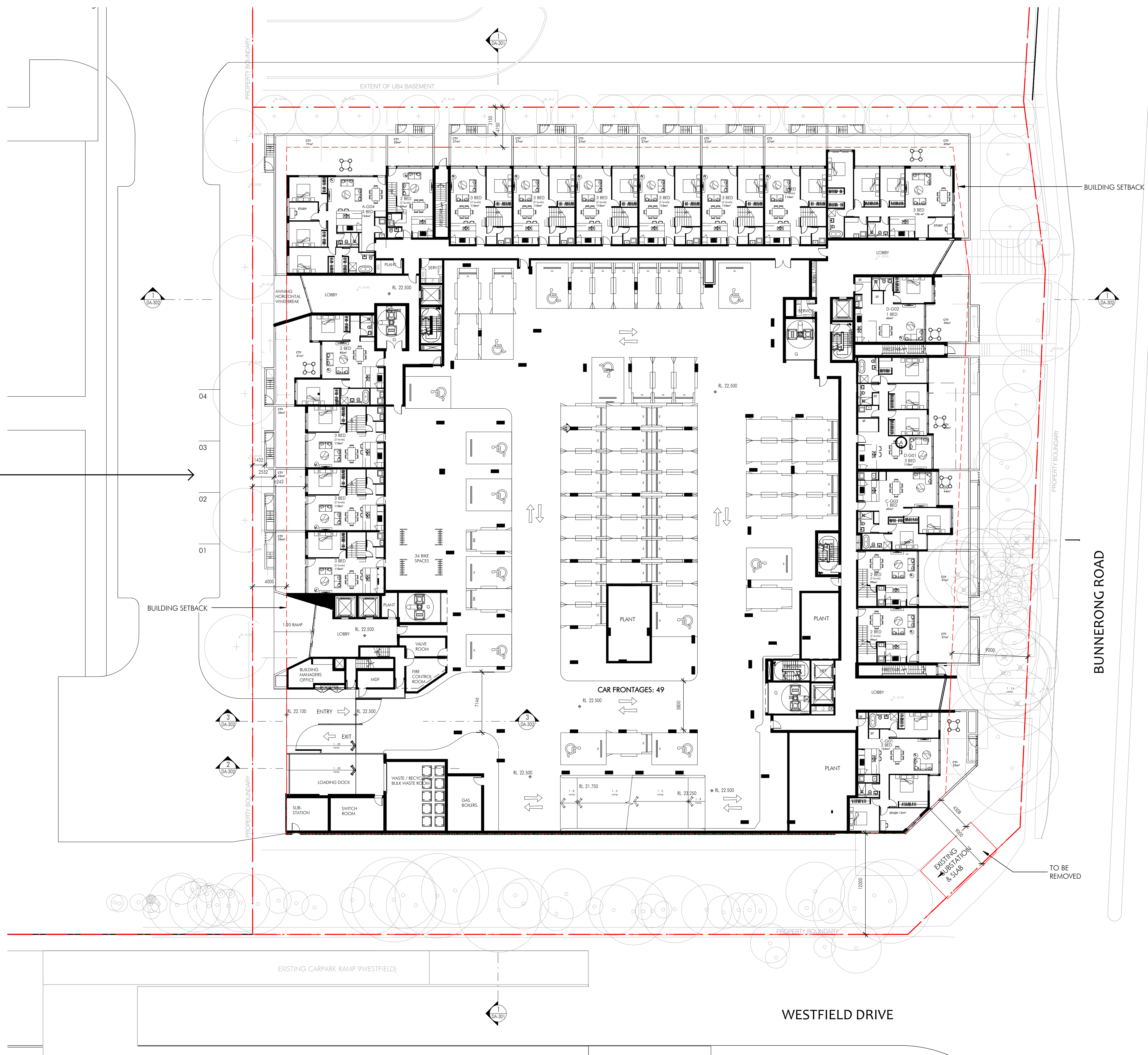
PODIUM : 41% AVERAGE ARTICULATION
TOWER A: 35.8% AVERAGE ARTICULATION
TOWER B: 66.3% AVERAGE ARTICULATION
TOWER C: 22.9% AVERAGE ARTICULATION
TOWER D: 0% AVERAGE ARTICULATION

OVERALL:
46.1% AVERAGE 500mm ARTICULATION ZONE

AVERAGE ARTICULATION ZONE INCL. RECESSIVE ZONES

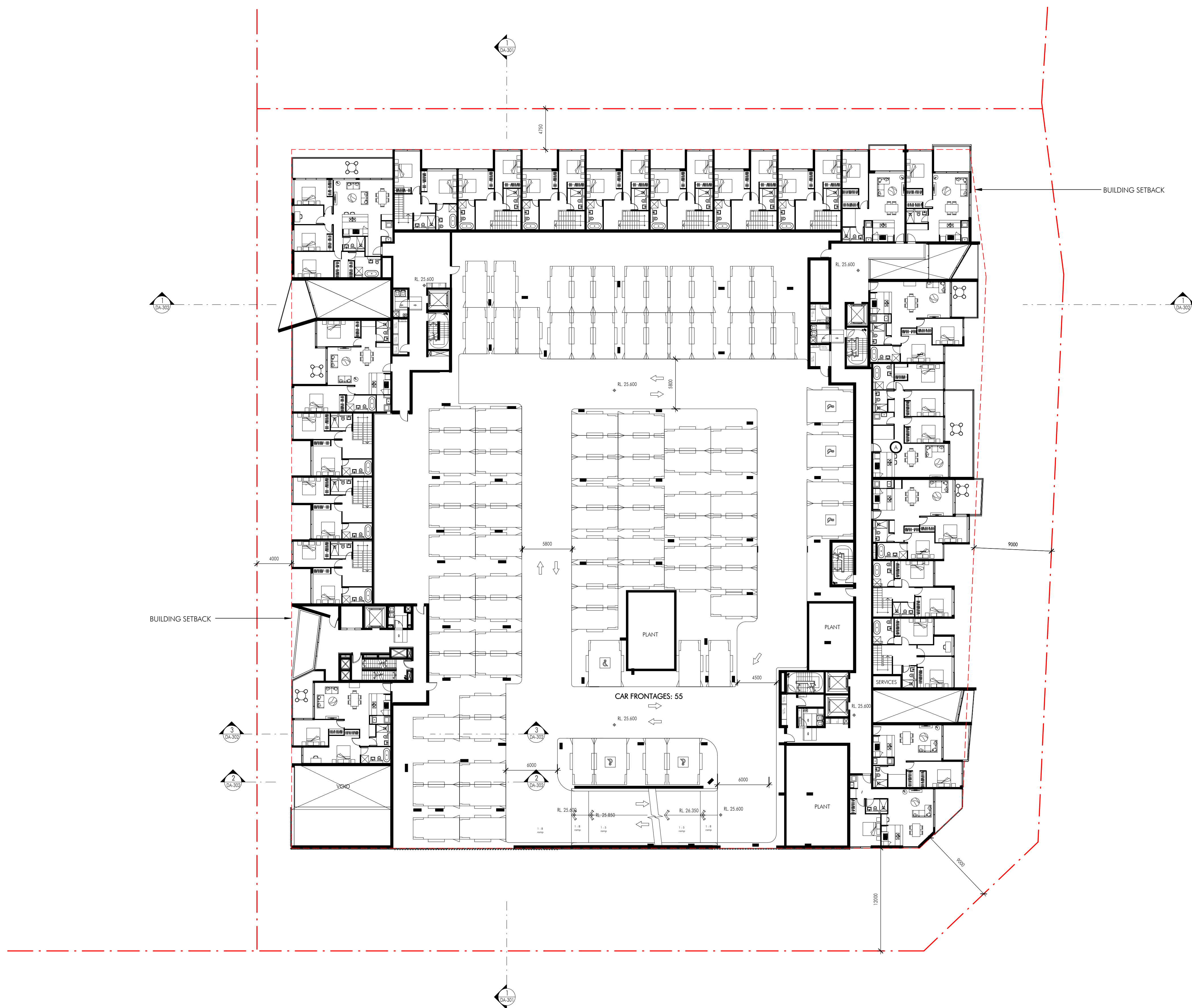
PODIUM : 45% AVERAGE ARTICULATION
TOWER A: 42.7% AVERAGE ARTICULATION
TOWER B: 79.6% AVERAGE ARTICULATION
TOWER C: 43.9% AVERAGE ARTICULATION
TOWER D: 9.3% AVERAGE ARTICULATION

OVERALL:
58.7% ARTICULATION ZONE (INCL. RECESSIVE ZONES)

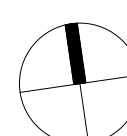


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UNIT SIZES TO BOTANY BAY DCP



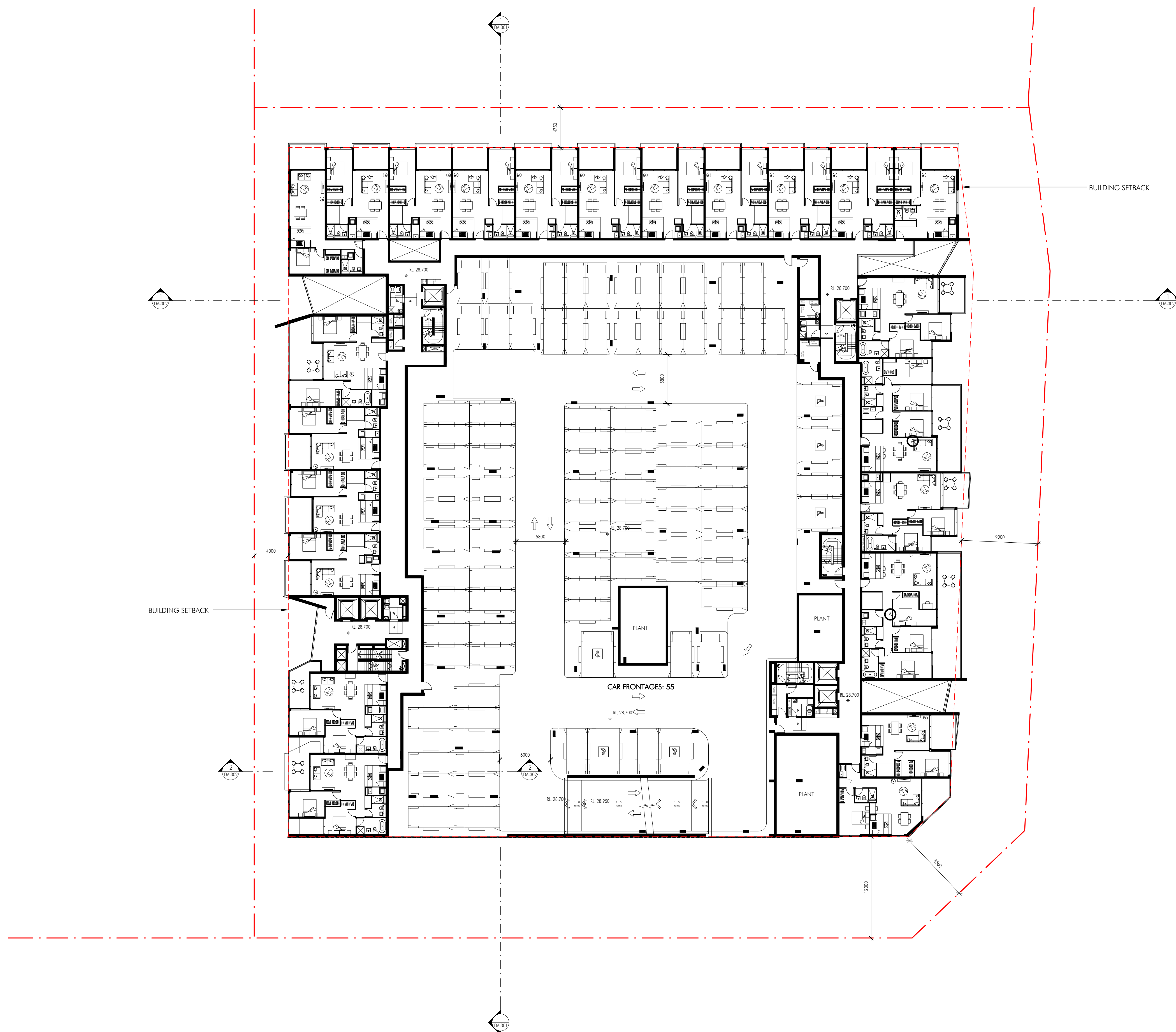
Issue	Description	Date
E	AMENDED DA	21/12/16
D	AMENDED DA	19/12/16
C	AMENDED DA	02/11/16
B	AMENDED DA	28/07/16
A	DA SUBMISSION	15/07/16

Title
Scale
Date
Number

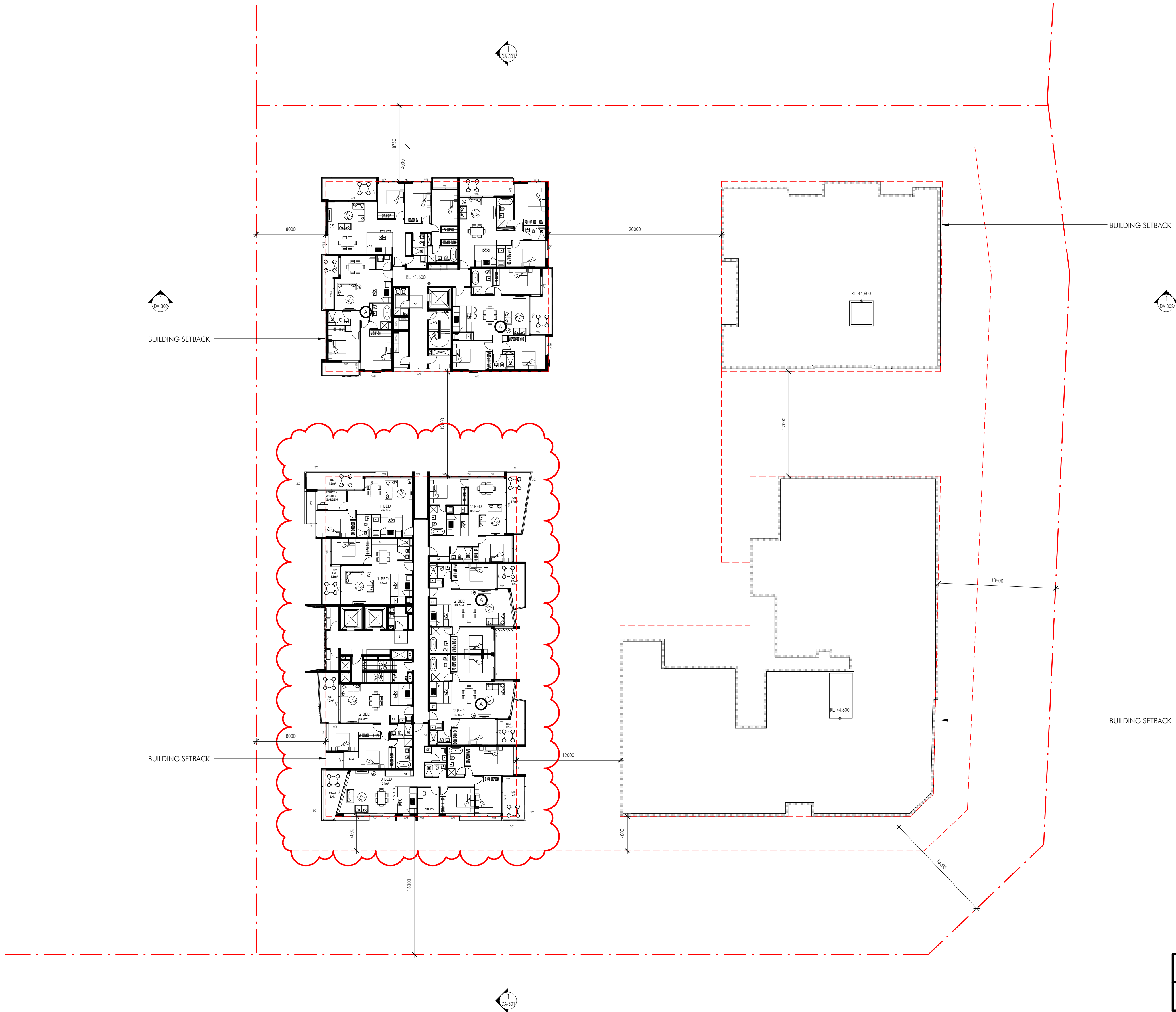
UB5E_Level 1 Plan
1 : 250 @ A1
09/12/16
S4574_DA-102



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UNIT SIZES TO BOTANY BAY DCP



LEVEL 6	RL 41.600
LEVEL 7	RL 44.700

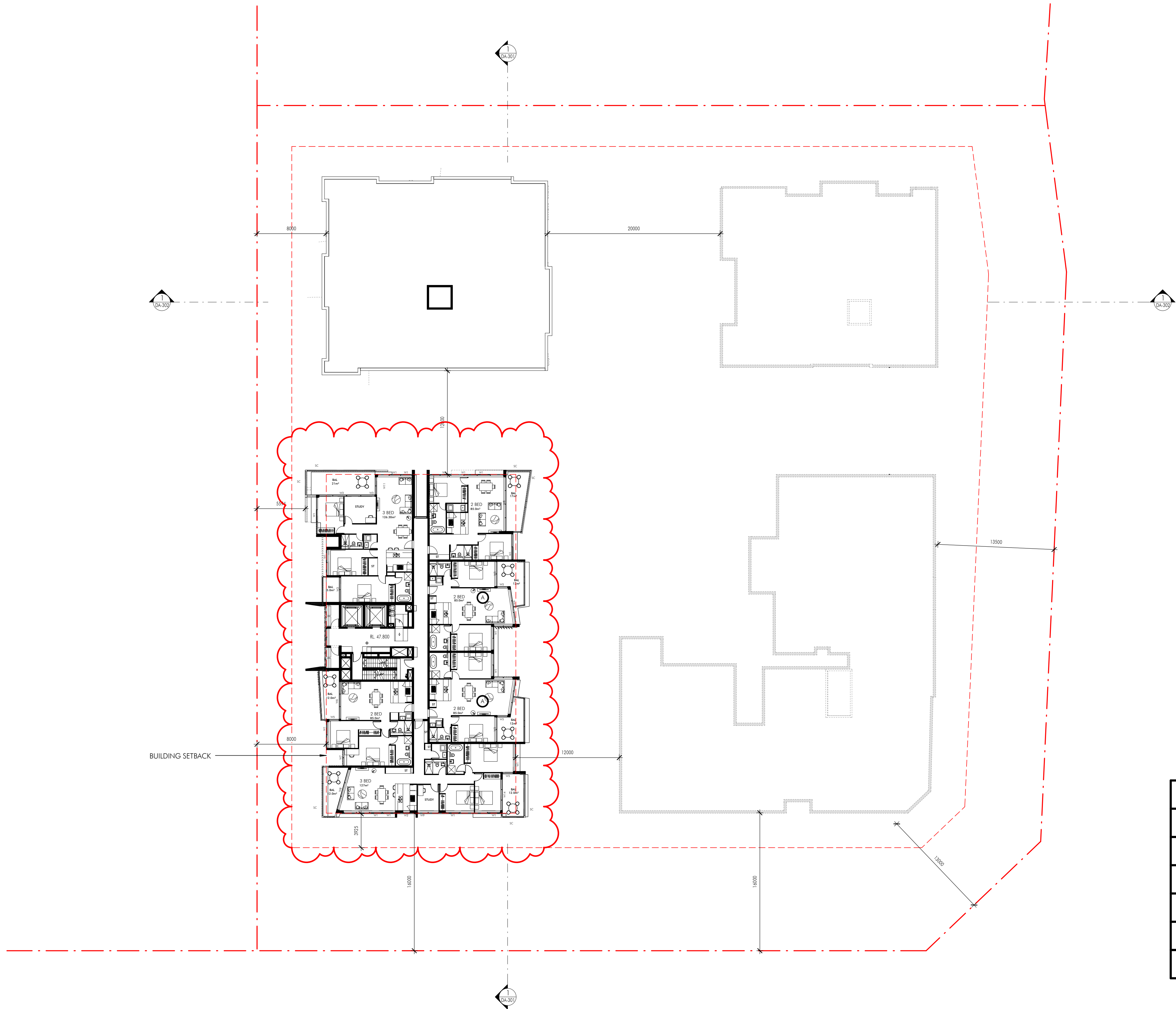
UNIT SIZES TO BOTANY BAY DCP

Issue	Description	Date
C	AMENDED DA	02/11/16
B	AMENDED DA	28/07/16
A	DA SUBMISSION	15/07/16

Title
Scale
Date
Number

UB5E_Level 6-7 Plan
1 : 250 @ A1
02/11/16
S4574_DA-107

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LEVEL 8	RL 47.800
LEVEL 9	RL 50.900
LEVEL 10	RL 54.000
LEVEL 11	RL 57.100
LEVEL 12	RL 60.200
LEVEL 13	RL 63.300
LEVEL 14	RL 66.400

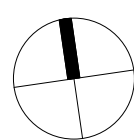
UNIT SIZES TO BOTANY BAY DCP

Client



Project

Meriton Pagewood
130-150 Bunnerong Road Pagewood



Issue	Description	Date
C	AMENDED DA	02/11/16
B	AMENDED DA	28/07/16
A	DA SUBMISSION	15/07/16

Title
Scale
Date
Number

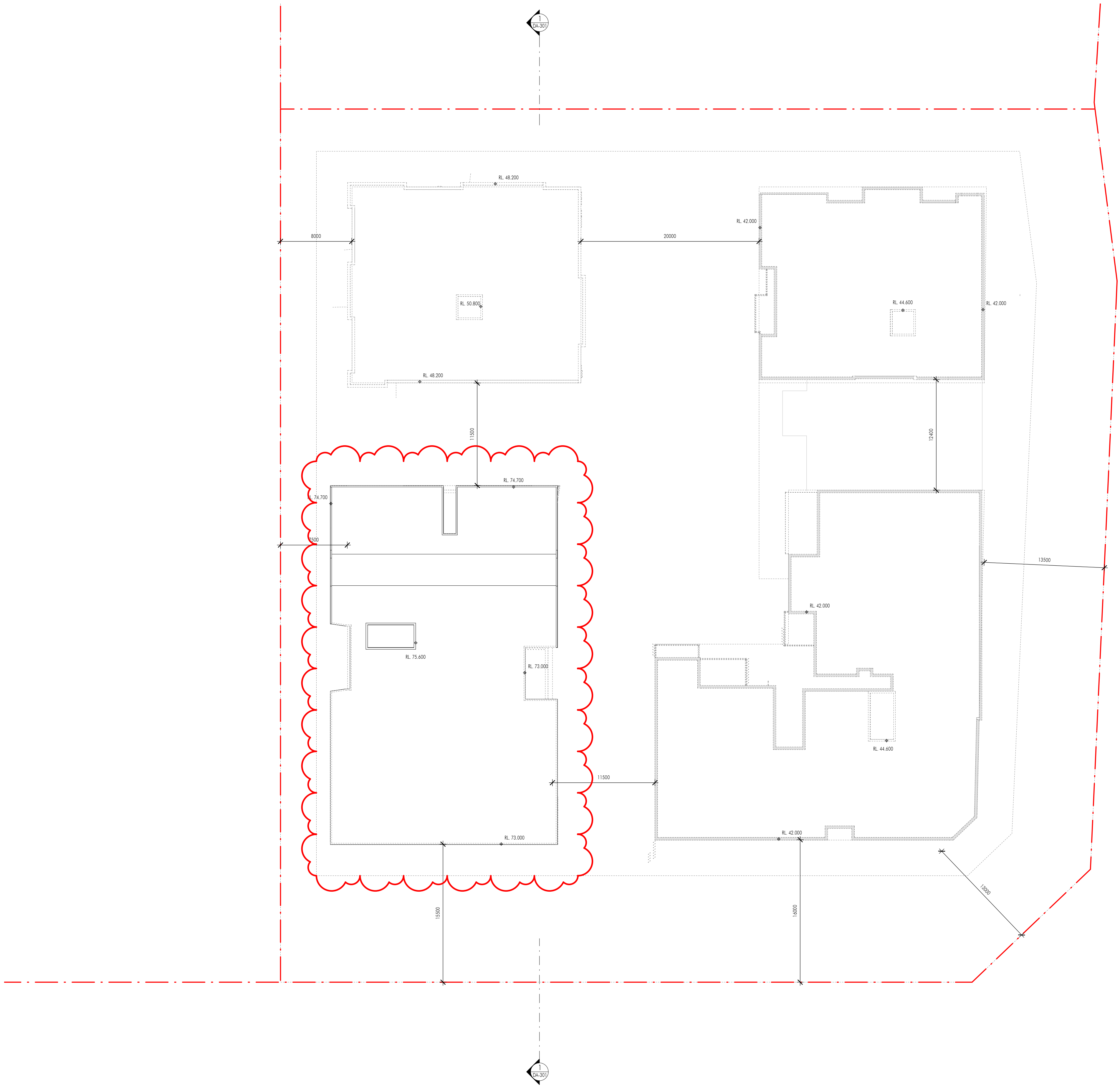
UB5E_Level 8-14
1 : 250 @ A1
02/11/16
S4574_DA-108



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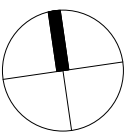


Client



Project

Meriton Pagewood
130-150 Bunnerong Road Pagewood



Issue	Description	Date
B	AMENDED DA	02/11/16
A	DA SUBMISSION	15/07/16

Title
Scale
Date
Number



UB5E_Roof Plan
1 : 250 @ A1
28/10/16
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- LEVEL 15
RL 69.500
- LEVEL 14
RL 66.400
- LEVEL 13
RL 63.300
- LEVEL 12
RL 60.200
- LEVEL 11
RL 57.100
- LEVEL 10
RL 54.000
- LEVEL 9
RL 50.900
- LEVEL 8
RL 47.800
- LEVEL 7
RL 44.700
- LEVEL 6
RL 41.600
- LEVEL 5
RL 38.500
- LEVEL 4
RL 35.400
- LEVEL 3
RL 32.300
- LEVEL 2
RL 28.700
- LEVEL 1
RL 25.600
- GROUND FLOOR
RL 22.500
- PARKING LEVEL 1
RL 19.300



EXTERNAL FINISHES:

- 1 CONCRETE EFFECT FINISH
- 2 WHITE RENDER
- 3 CLEAR GLASS AND BALUSTRADES
- 4 TIMBER EFFECT CLADDING
- 5 CHARCOAL STAINED PRECAST
- 6 BRONZE CLADDING AND SCREENS
- 7 WHITE BRICK
- 8 ZINC EFFECT CLADDING
- 9 METAL CLADDING BEIGE (VERTICAL SEAM)
- 10 FEATURE SCREEN - TIMBER EFFECT
- 11 ALUMINIUM POWDERCOAT (BRONZE/COPPER LIKE)
- 12 METAL CLADDING CHARCOAL (VERTICAL SCREEN)
- 13 COURTYARD BRICK
- 14 GRAPHIC SCREEN
- 15 BLACK CONCRETE EDGE/RENDER

Client



Project

Meriton Pagewood
130-150 Bunnerong Road Pagewood

Issue	Description	Date
D	AMENDED DA	19/12/16
C	AMENDED DA	02/11/16
B	AMENDED DA	28/07/16
A	DA SUBMISSION	15/07/16

Title
Scale
Date
Number



North Elevation
1 : 200 @ A1
09/12/16
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ROOF LEVEL
RL 73.000

LEVEL 15
RL 69.300

LEVEL 14
RL 66.400

LEVEL 13
RL 63.300

LEVEL 12
RL 60.200

LEVEL 11
RL 57.100

LEVEL 10
RL 54.000

LEVEL 9
RL 50.900

LEVEL 8
RL 47.800

LEVEL 7
RL 44.700

LEVEL 6
RL 41.600

LEVEL 5
RL 38.500

LEVEL 4
RL 35.400

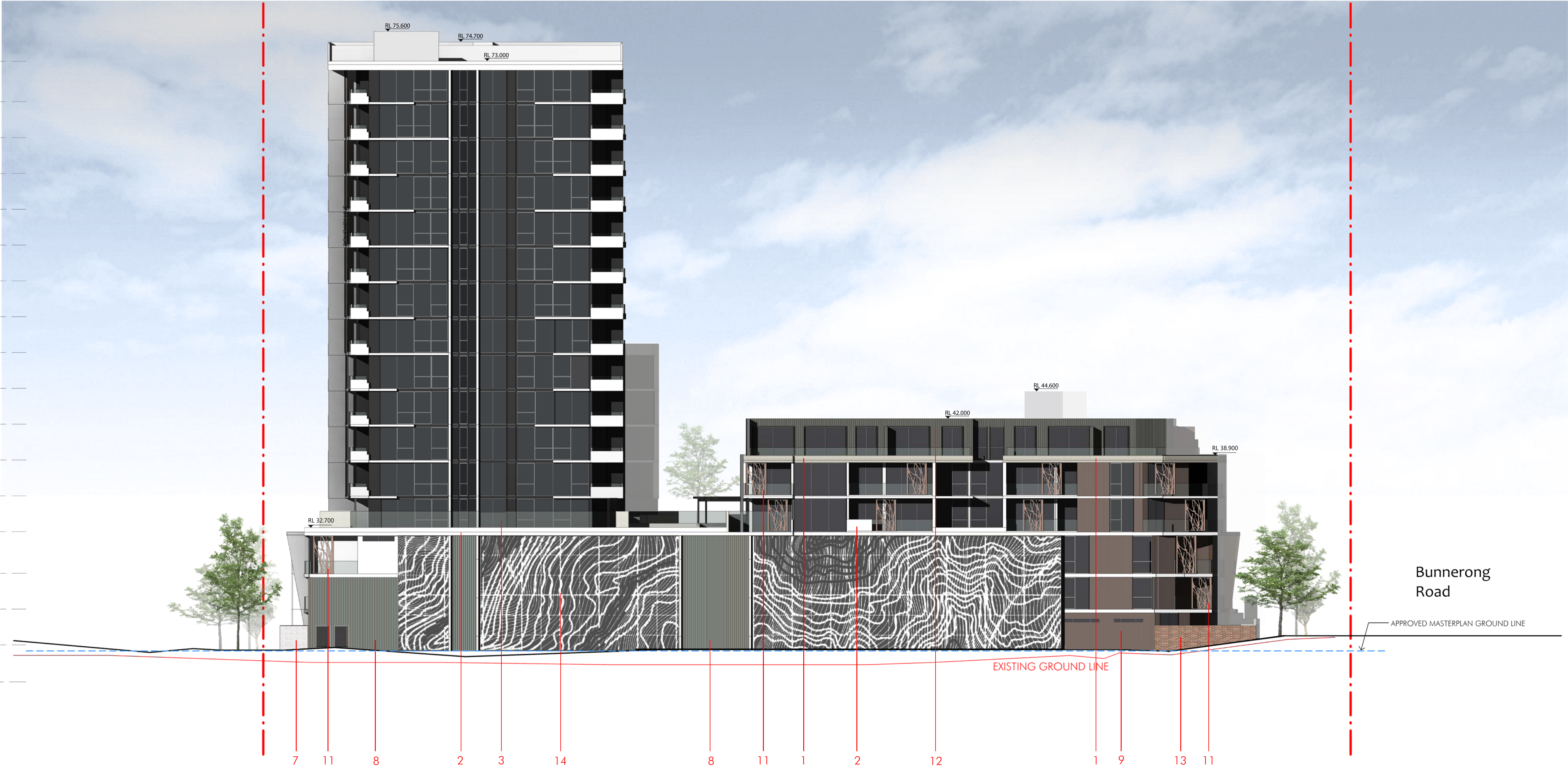
LEVEL 3
RL 32.300

LEVEL 2
RL 28.700

LEVEL 1
RL 25.600

GROUND FLOOR
RL 22.500

PARKING LEVEL 1
RL 19.300



Bunnerong
Road

APPROVED MASTERPLAN GROUND LINE

EXISTING GROUND LINE

EXTERNAL FINISHES:

- 1 CONCRETE EFFECT FINISH
- 2 WHITE RENDER
- 3 CLEAR GLASS AND BALUSTRADES
- 4 TIMBER EFFECT CLADDING
- 5 CHARCOAL STAINED PRECAST
- 6 BRONZE CLADDING AND SCREENS
- 7 WHITE BRICK
- 8 ZINC EFFECT CLADDING
- 9 METAL CLADDING BEIGE (VERTICAL SEAM)
- 10 FEATURE SCREEN - TIMBER EFFECT
- 11 ALUMINIUM POWDERCOAT (BRONZE/COPPER LIKE)
- 12 METAL CLADDING CHARCOAL (VERTICAL SCREEN)
- 13 COURTYARD BRICK
- 14 GRAPHIC SCREEN
- 15 BLACK CONCRETE EDGE/RENDER

Client



Project

Meriton Pagewood
130-150 Bunnerong Road Pagewood

Issue	Description	Date
D	AMENDED DA	15/12/16
C	AMENDED DA	02/11/16
B	AMENDED DA	28/07/16
A	DA SUBMISSION	15/07/16

Title
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South Elevation
1 : 200 @ A1
09/12/16
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