

Drawing List	
No.:	SHEET NAME
DA-000	Coverpage
DA-001	Context Plan - Site Plan
DA-002	Building Articulation Plan
DA-005	UB4_Parking Level (Sheet 1)
DA-006	UB4_Parking Level (Sheet 2)
DA-100	UB4_Ground Floor Plan
DA-101	UB5_Ground Floor Plan
DA-102	UB4_Level 1-4 Plan
DA-103	UB4_Level 5 Plan
DA-104	UB4_Level 6 Plan
DA-105	UB4_Level 7 Plan
DA-106	UB4_Roof Plan
DA-201	North & South Elevations
DA-202	East & West Elevations
DA-203	Elevations Comparison
DA-301	Sections
DA-430	UB4_GFA Area Plans

Drawing List	
No.:	SHEET NAME
DA-501	Ventilation Analysis
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-801	Survey Plan - Sheet 1
DA-802	Survey Plan - Sheet 2
DA-803	Survey Plan - Sheet 3
DA-1001	Adaptable Unit (Sheet 1)
DA-1002	Adaptable Unit (Sheet 2)
DA-1101	Privacy & Screening
DA-1201	BASIX Commitment Notes
DA-1401	UB4 & UB5 Basement Level Parking Allocation
DA-1601	Deep Soil Calculation

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UB4 - Meriton - Pagewood

SITE AREA

TARGET GFA

PROPOSED GFA

Masterplan

= 7915.0 m²

= 18225.0 m²

= 18225.0 m²

Note :- Apartment sizes comply with Bayside Council Sizes

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

DEVELOPMENT SUMMARY

SITE AREA:	7,915.00 M ²
PROPOSED GFA:	18,225.00 M ²
TOTAL NO. OF UNITS:	167 UNITS (20% ADAPTABLE)



(UB4)130-150 BUNNERONG ROAD, PAGEWOOD

FOR DA

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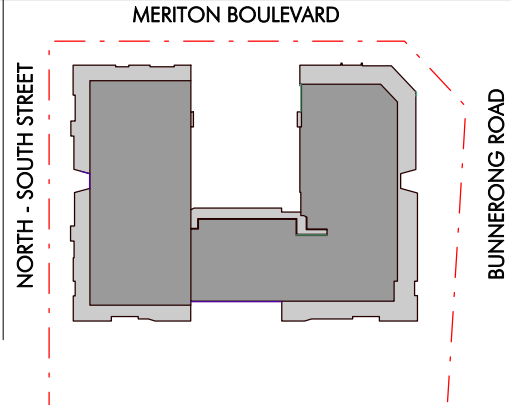
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Project

UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



Issue	Description	Date
E	Amended DA	03.08.17
D	Amended DA	26.07.17
C	Amended DA	21.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17

Title

Scale

Sheet Size

Date

Number



Coverpage

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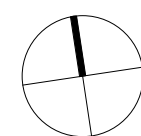
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A	For DA	08.02.17

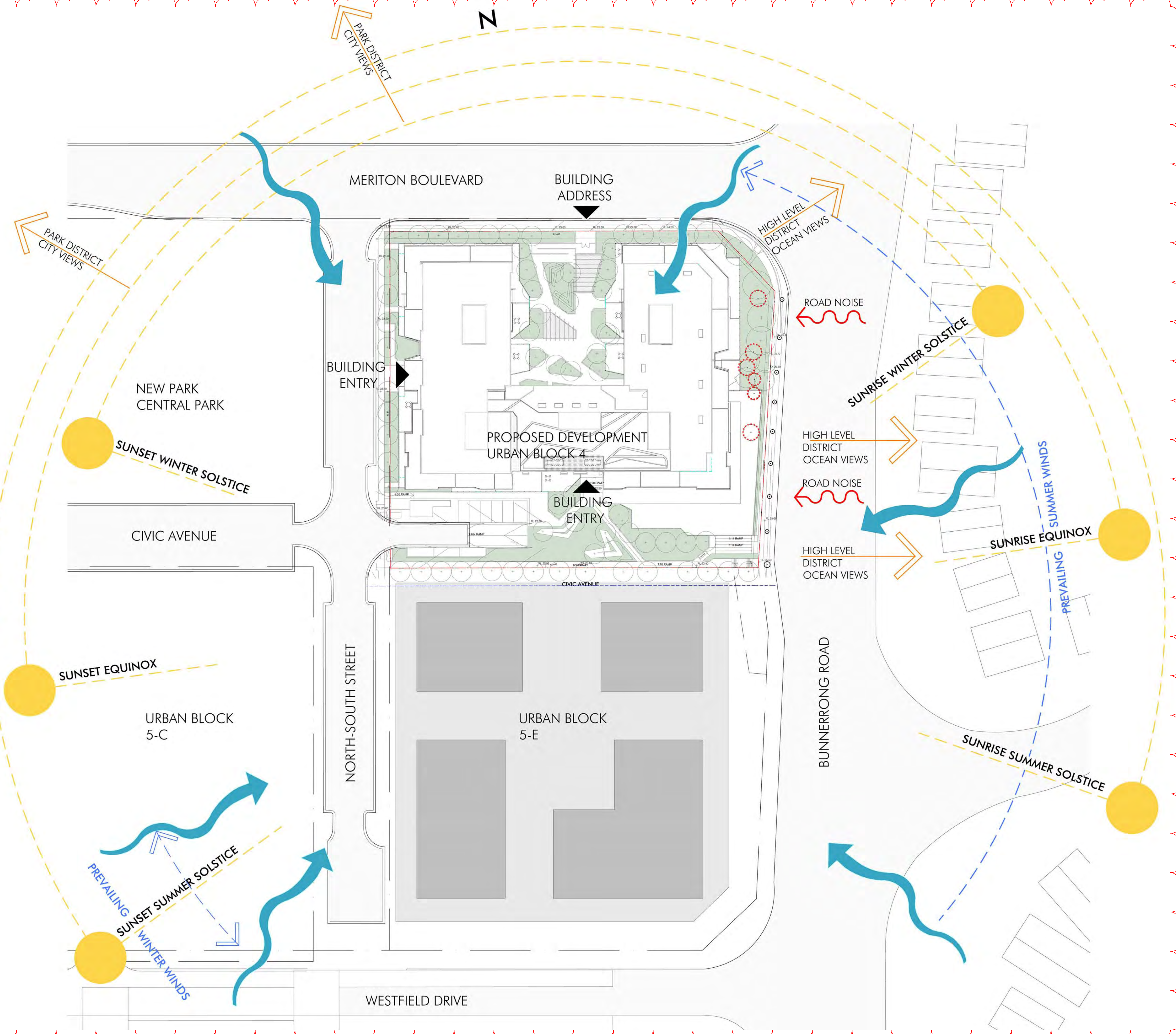
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Context Plan - Site Plan
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FOR DA



LEGEND

- BUILDING ENTRY
- BUILDING BOUNDARY
- SUN
- WIND
- NOISE
- TREE TO BE REMOVED
- PROPOSED NEW L/S
- EXISTING TREES TO BE RETAINED

NOTE:

REFER TO LANDSCAPE ARCHITECTS AND ARBORIST REPORT FOR DETAILS OF OLD TREES TO BE RETAINED AND REMOVED AS WELL AS PLANTING SCHEDULES FOR ALL NEW PROPOSED TREES

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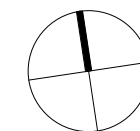
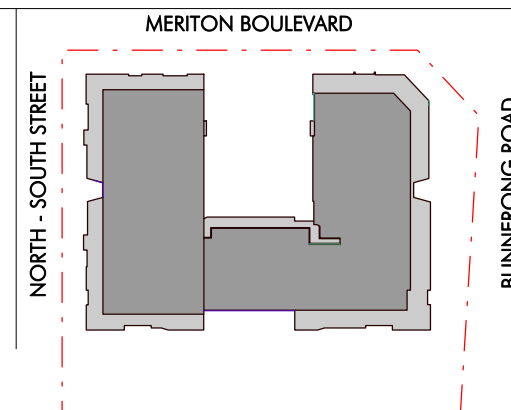
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



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C	Amended DA	25.07.17
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Building Articulation Plan

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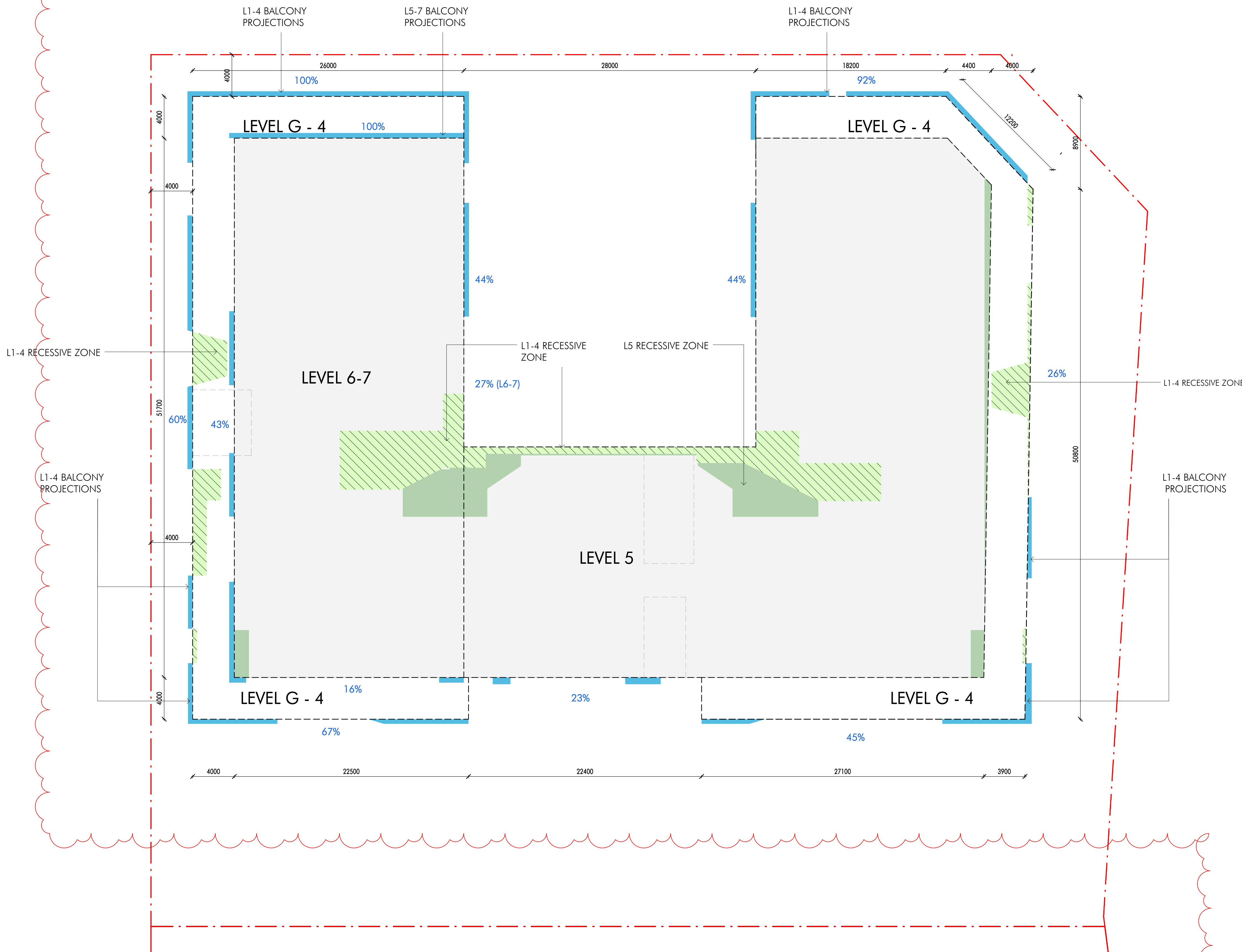
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FOR DA



- LEGEND**
- BOUNDARY LINE
 - DA ENVELOPE (AMENDED SETBACK)
 - 500mm ARTICULATION ZONE
 - RECESSIVE ZONES (LEVEL 1-4)
 - RECESSIVE ZONES (LEVEL 5-7)
 - 500mm ARTICULATION ZONE PERCENTAGE
 - 500mm ARTICULATION ZONE PERCENTAGE INCL. RECESSIVE ZONE

AVERAGE 500mm ARTICULATION ZONE

LEVEL G-4: 48.8% AVERAGE ARTICULATION

LEVEL 5: 0 % AVERAGE ARTICULATION

LEVEL 6-7: 41.8% AVERAGE ARTICULATION

OVERALL:
41.6% AVERAGE 500mm ARTICULATION ZONE



CARPARKING SUMMARY

RESIDENTIAL PARKING (UB4)	285
CHILDCARE PARKING	27
ON GROUND CHILDCARE	8
TOTAL	320

LEGEND

- RESIDENTIAL PARKING (UB4)
- CHILDCARE PARKING
- CHILDCARE STAFF PARKING
- VISITOR PARKING
- CAR SHARE SPACE
- BICYCLE PARKING
- STORAGE
- UB5 PARKING

UB 5 BASEMENT

REFER TO SHEET 2 (DA-006)

FOR DA

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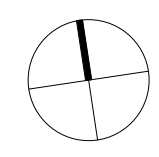
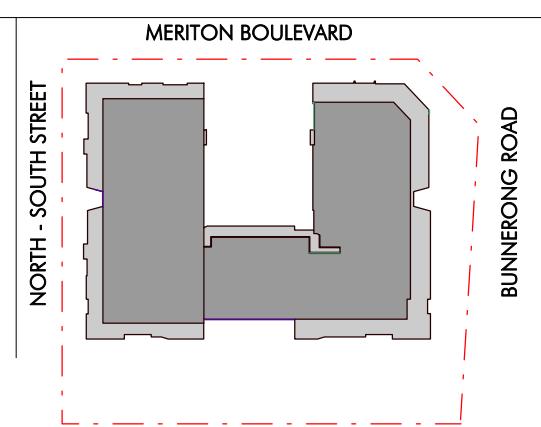
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



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UB4_Parking Level (Sheet 1)

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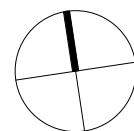
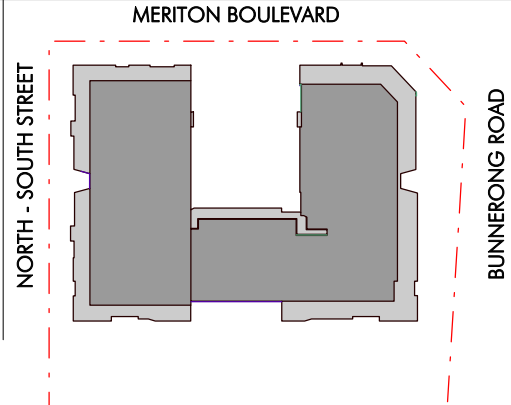
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



Issue	Description	Date
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UB4_Parking Level (Sheet 2)

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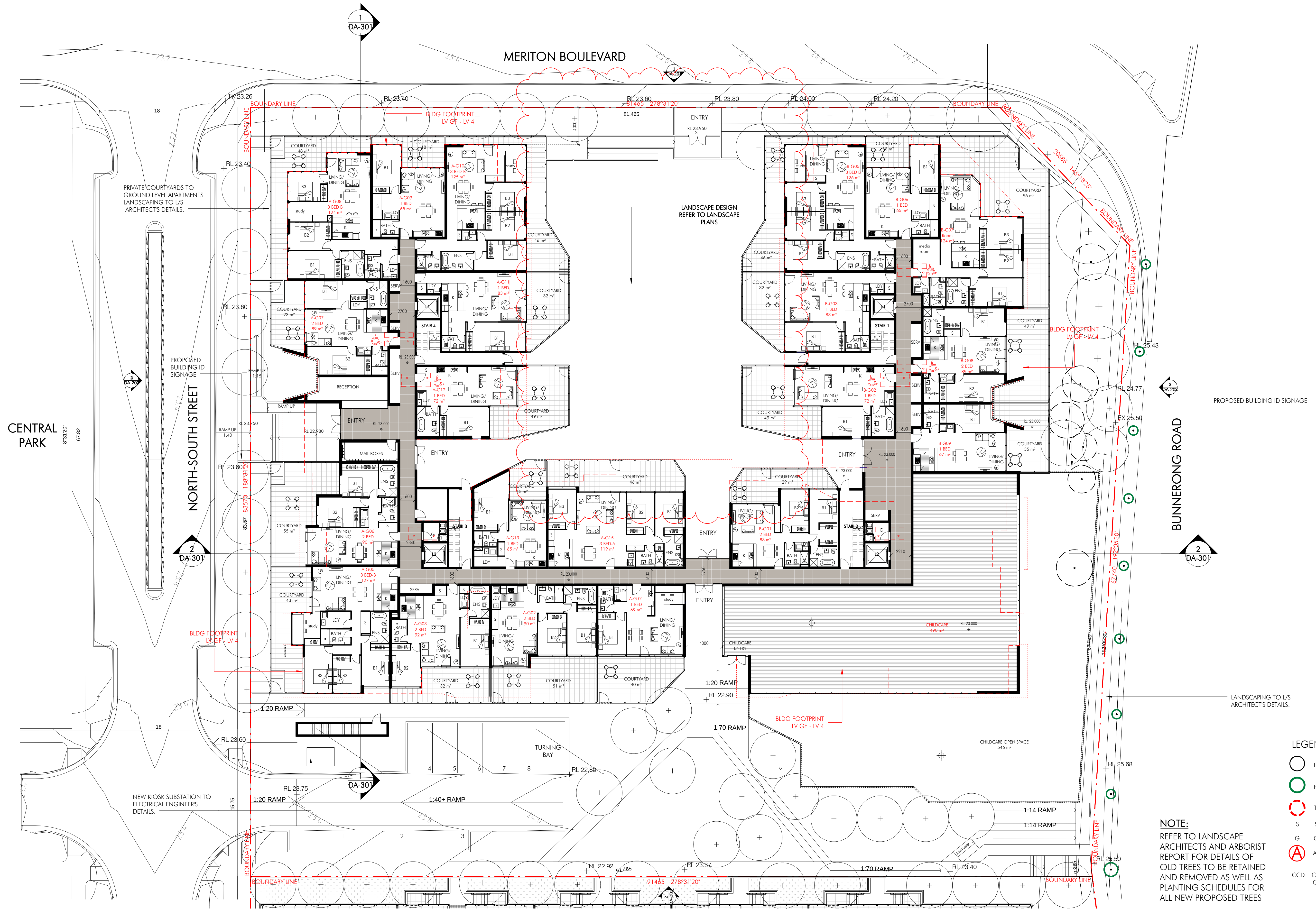
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CARPARKING SUMMARY

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LEGEND

- RESIDENTIAL PARKING (UB4)
- CHILDCARE PARKING
- CHILDCARE STAFF PARKING
- VISITOR PARKING
- CAR SHARE SPACE
- BICYCLE PARKING
- STORAGE
- UB5 PARKING



- LEGEND:
- PROPOSED NEW L/S
 - EXISTING TREES TO BE RETAINED
 - TREES TO BE REMOVED
 - S SERVICES
 - G GARBAGE CHUTE
 - A ADAPTABLE UNIT
 - CCD CHILD CARE DROP OFF CAR SPACE
- NOTE:
REFER TO LANDSCAPE ARCHITECTS AND ARBORIST REPORT FOR DETAILS OF OLD TREES TO BE RETAINED AND REMOVED AS WELL AS PLANTING SCHEDULES FOR ALL NEW PROPOSED TREES

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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035

Meriton Boulevard

North-South Street

Bunnerong Road

Issue	Description	Date
F	Amended DA	03.08.17
E	Amended DA	26.07.17
D	Amended DA	21.07.17
C	For Information	14.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17

Title

Scale

Sheet Size

Date

Number

0 2 4

UB4_Ground Floor Plan

1:200

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03.08.17

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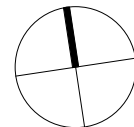
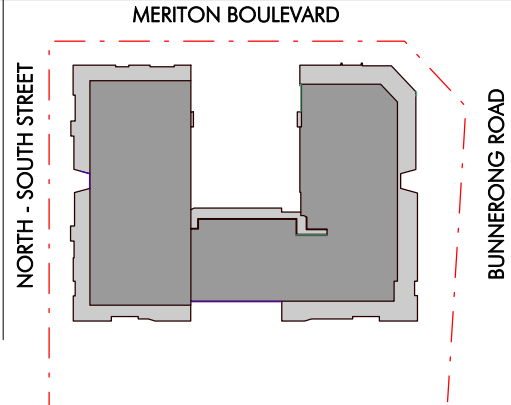
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



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C	Amended DA	25.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17

Title	UB5_Ground Floor Plan
Scale	1:200
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Date	25.07.17
Number	4826_ DA-101

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LEGEND

- UB4 CHILDCARE WASTE AREA
- UB4 WASTE AREA
- UB4 WASTE AREA

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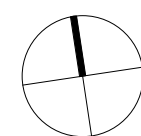
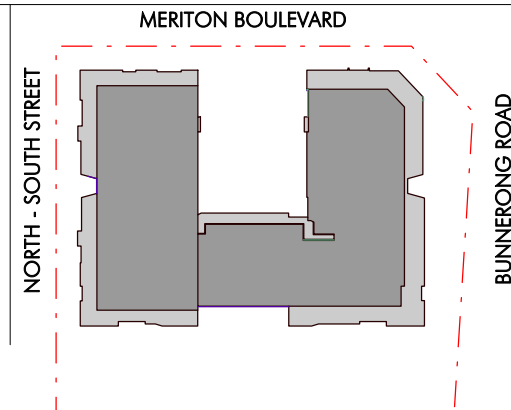
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



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D	Amended DA	23.07.17
C	For Information	14.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17

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Sheet Size	A1
Date	25.07.17
Number	4826_ DA-102

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UB4_Level 1-4 Plan

1:200

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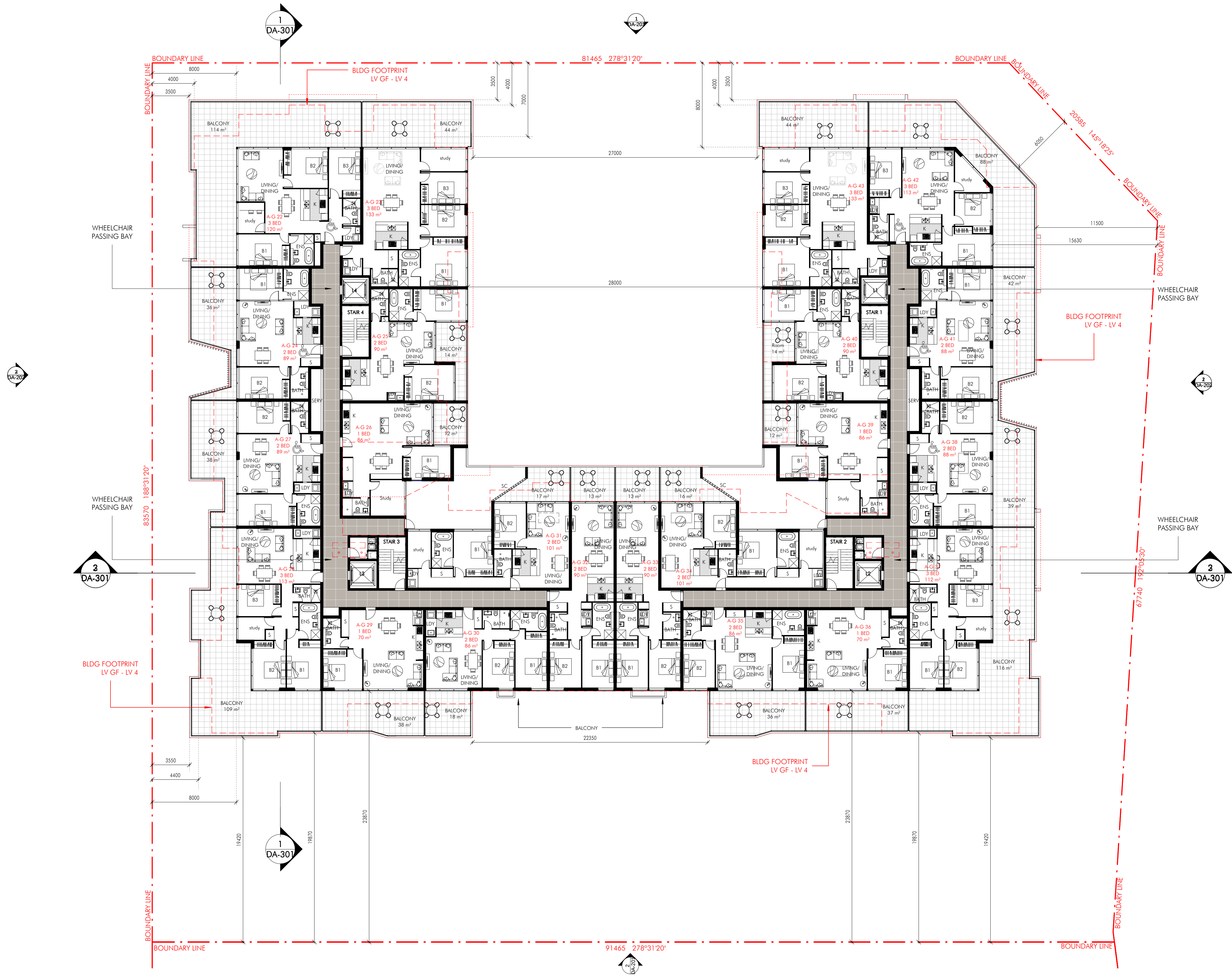
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LEGEND:

- S SERVICES
- G GARBAGE CHUTE
- A ADAPTABLE UNIT
- SC FIXED SCREEN

LEVEL 1	RL 26.100
LEVEL 2	RL 29.200
LEVEL 3	RL 32.300
LEVEL 4	RL 35.400

FOR DA



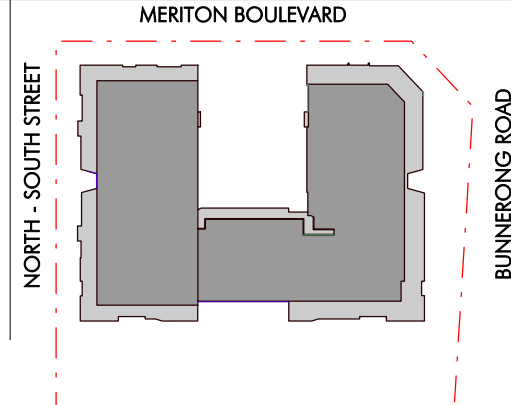
- LEGEND:
- S SERVICES
 - G GARBAGE CHUTE
 - ADAPTABLE UNIT
 - SC FIXED SCREEN

FOR DA

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UB4, Pagewood
130 Bunnerong Road PAGEWOOD NSW 2035



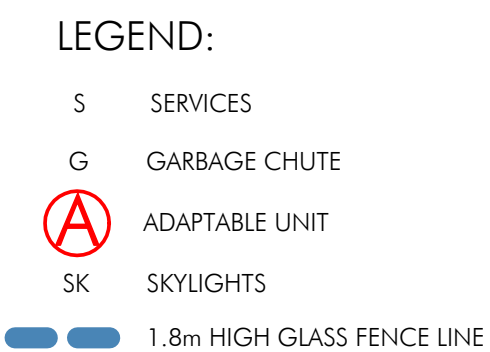
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UB4_Level 5 Plan
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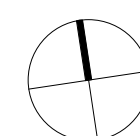
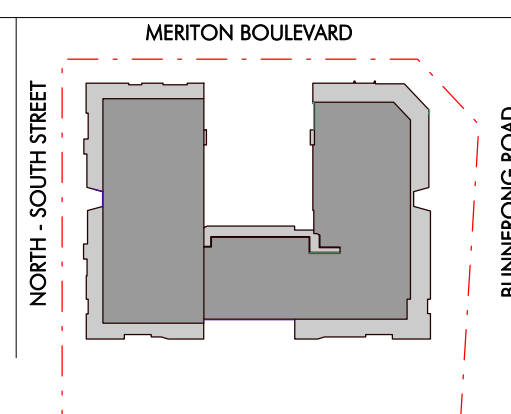
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035

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UB4_Level 6 Plan

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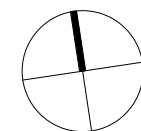
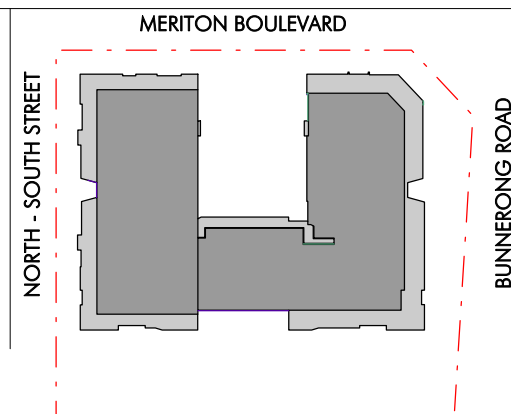
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



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C	Amended DA	23.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17

Title

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Date

Number



UB4_Level 7 Plan

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LEGEND:

- S SERVICES
- G GARBAGE CHUTE
- Ⓐ ADAPTABLE UNIT
- SK SKYLIGHTS

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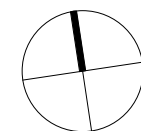
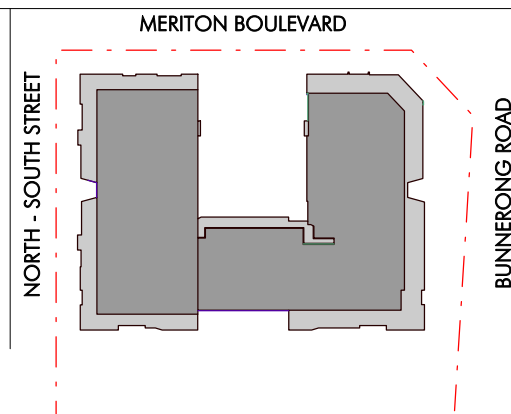
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



Issue	Description	Date
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C	Amended DA	23.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17

Title

UB4_Roof Plan

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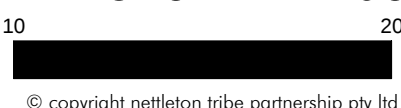
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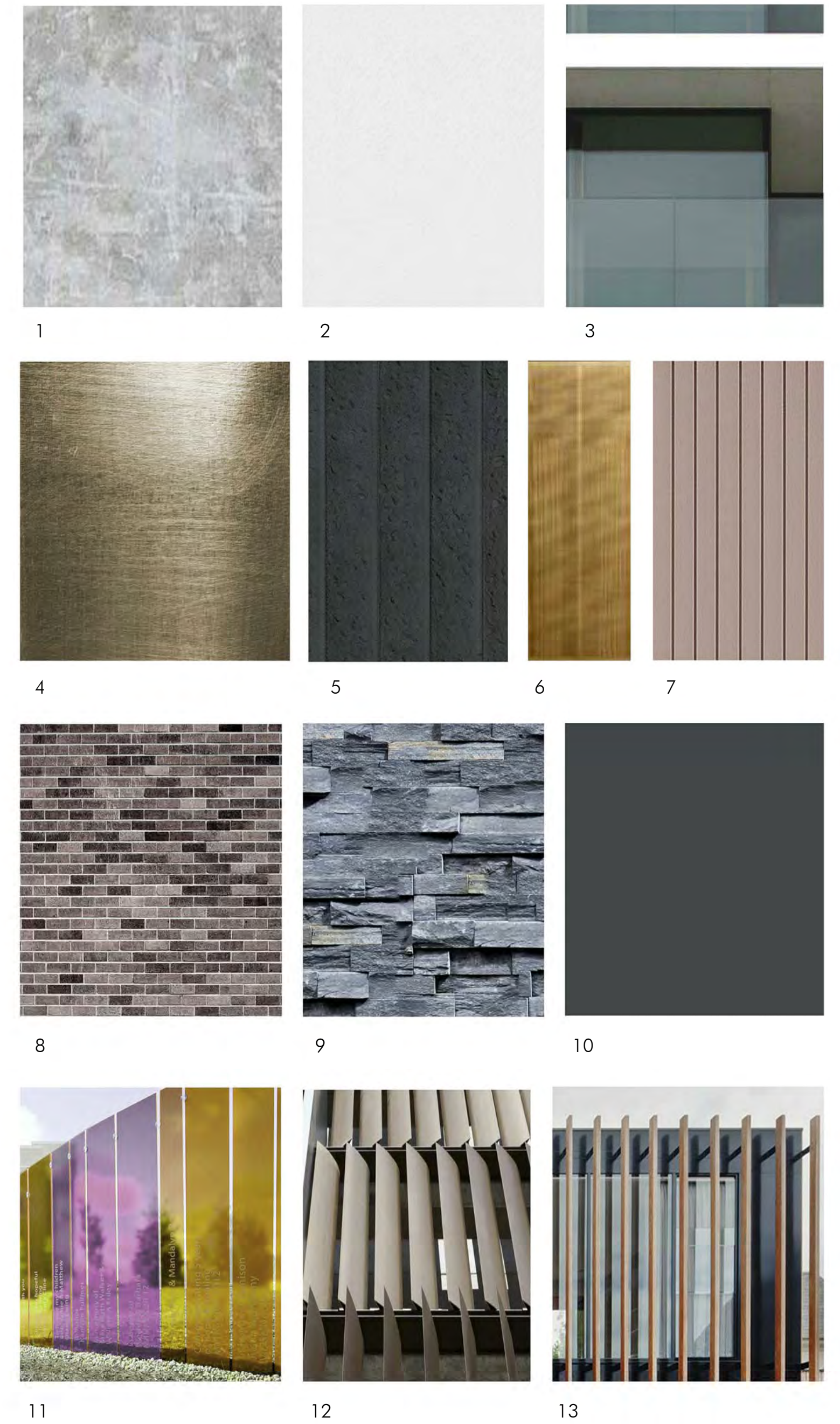
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LEGEND:

SK SKYLIGHTS

FOR DA



- LEGEND:
1. PAINTED GREY CONCRETE PRECAST
 2. WHITE PAINTED PRECAST
 3. BLACK TINTED GLASS BALUSTRADES
 4. METAL FRAME STRUCTURE
 5. CLADDING EFFECT PRECAST PANEL - CHARCOAL (VERTICAL GROOVE)
 6. PAINTED PRECAST - BRONZE COLOUR OR SIMILAR
 7. CLADDING EFFECT PRECAST PANEL - BEIGE (VERTICAL GROOVE)
 8. COURTYARD BRICK - BORAL BLUE
 9. STONE EFFECT CLADDING
 10. CHARCOAL PAINTED PRECAST
 11. COLOURED PLEXI GLASS
 12. ALUMINIUM PRIVACY SCREENS
 13. TIMBER EFFECT BLADES

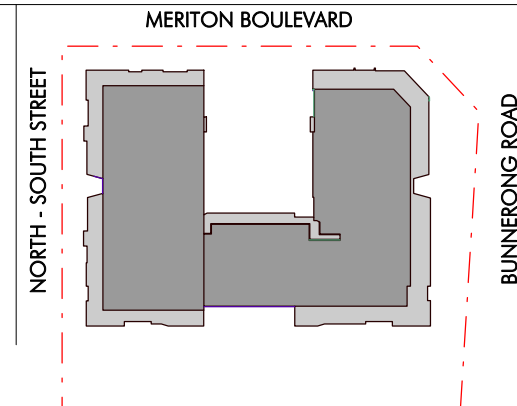
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130 Bunnerong Road PAGEWOOD NSW 2035

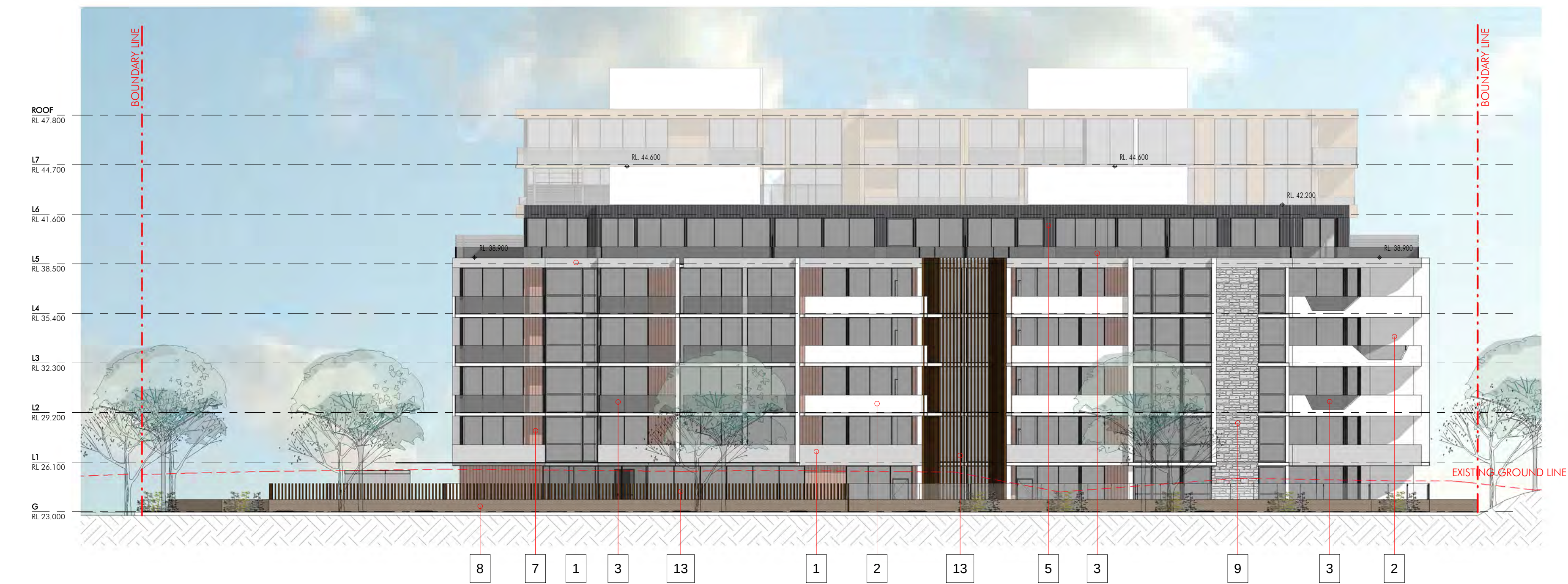


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Title
Scale
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Date
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North & South Elevations
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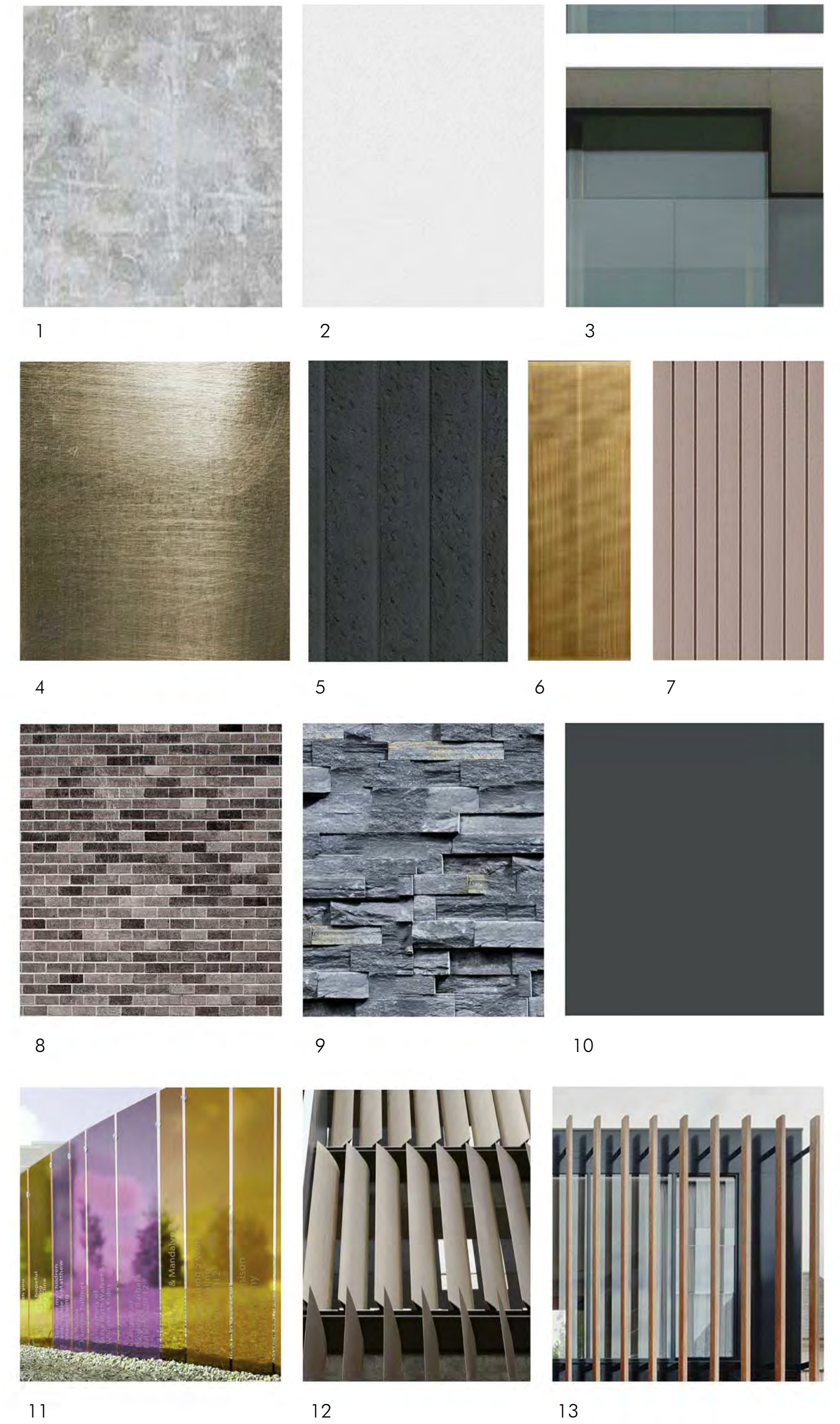




1 EAST ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200



LEGEND:

1. PAINTED GREY CONCRETE PRECAST
2. WHITE PAINTED PRECAST
3. BLACK TINTED GLASS BALUSTRADES
4. METAL FRAME STRUCTURE
5. CLADDING EFFECT PRECAST PANEL - CHARCOAL (VERTICAL GROOVE)
6. PAINTED PRECAST - BRONZE COLOUR OR SIMILAR
7. CLADDING EFFECT PRECAST PANEL - BEIGE (VERTICAL GROOVE)
8. COURTYARD BRICK - BORAL BLUE
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10. CHARCOAL PAINTED PRECAST
11. COLOURED PLEXI GLASS
12. ALUMINIUM PRIVACY SCREENS
13. TIMBER EFFECT BLADES

FOR DA

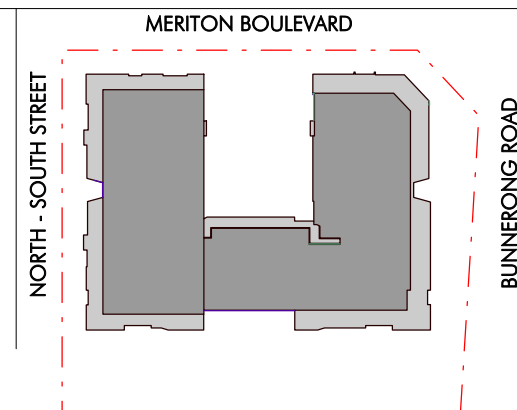
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



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East & West Elevations

1:200

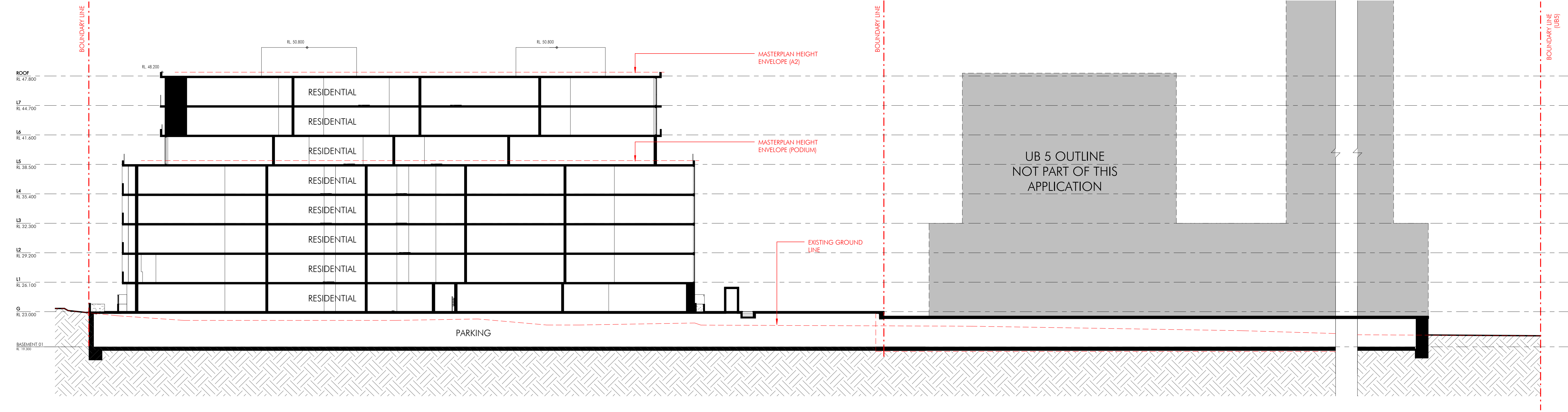
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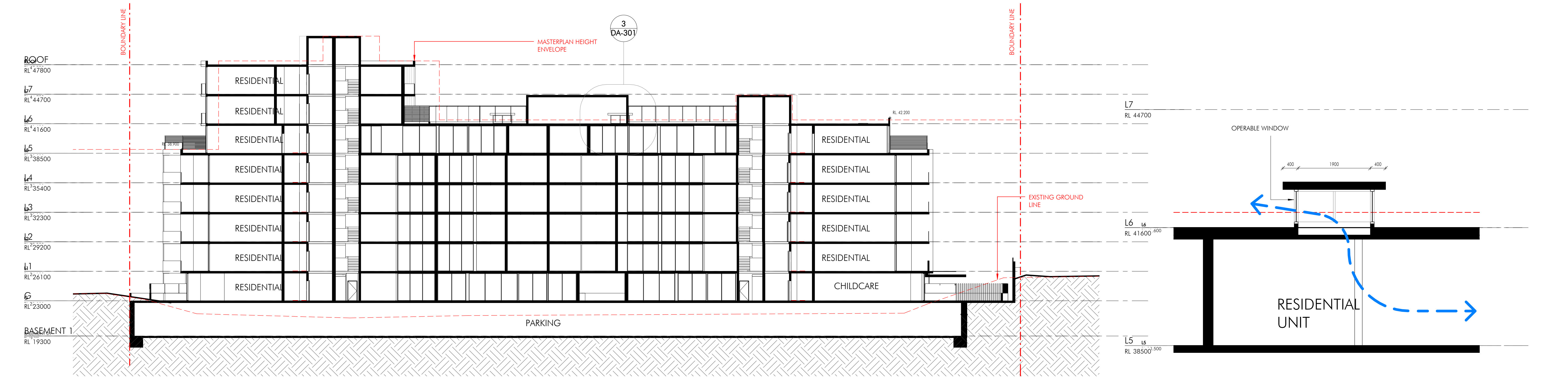
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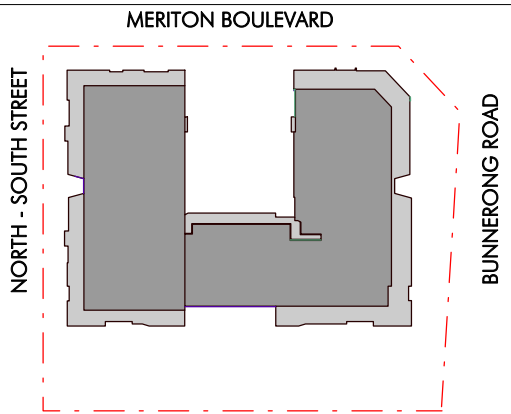
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3 Skylight Detail
1 : 50

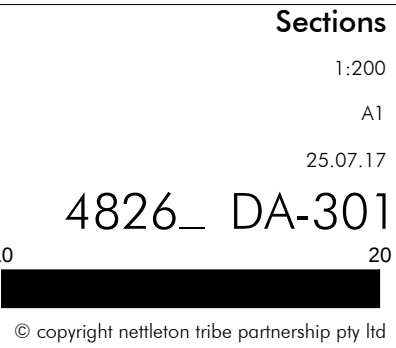
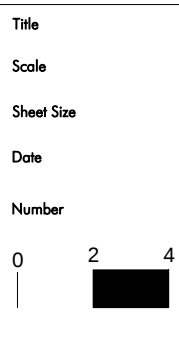
26/07/2017 12:00:46 PM C:\Users\Hermod\Documents\Bent Loss\4826_U4_DA_Hermod.doc



Project
UB4, Pagewood
130 Bunnerong Road PAGEWOOD NSW 2035

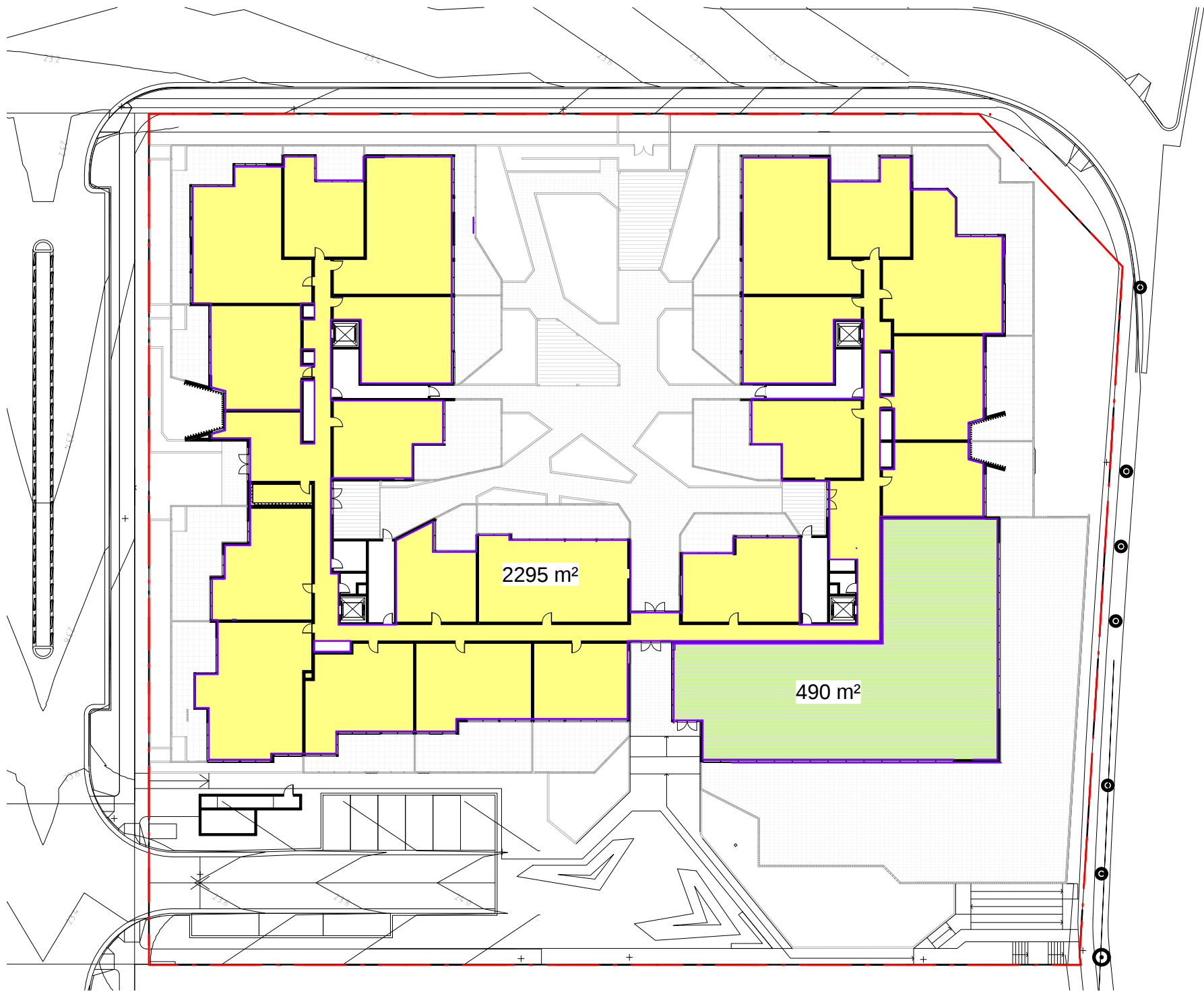


Issue	Description	Date
D	Amended DA	25.07.17
C	Amended DA	23.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17

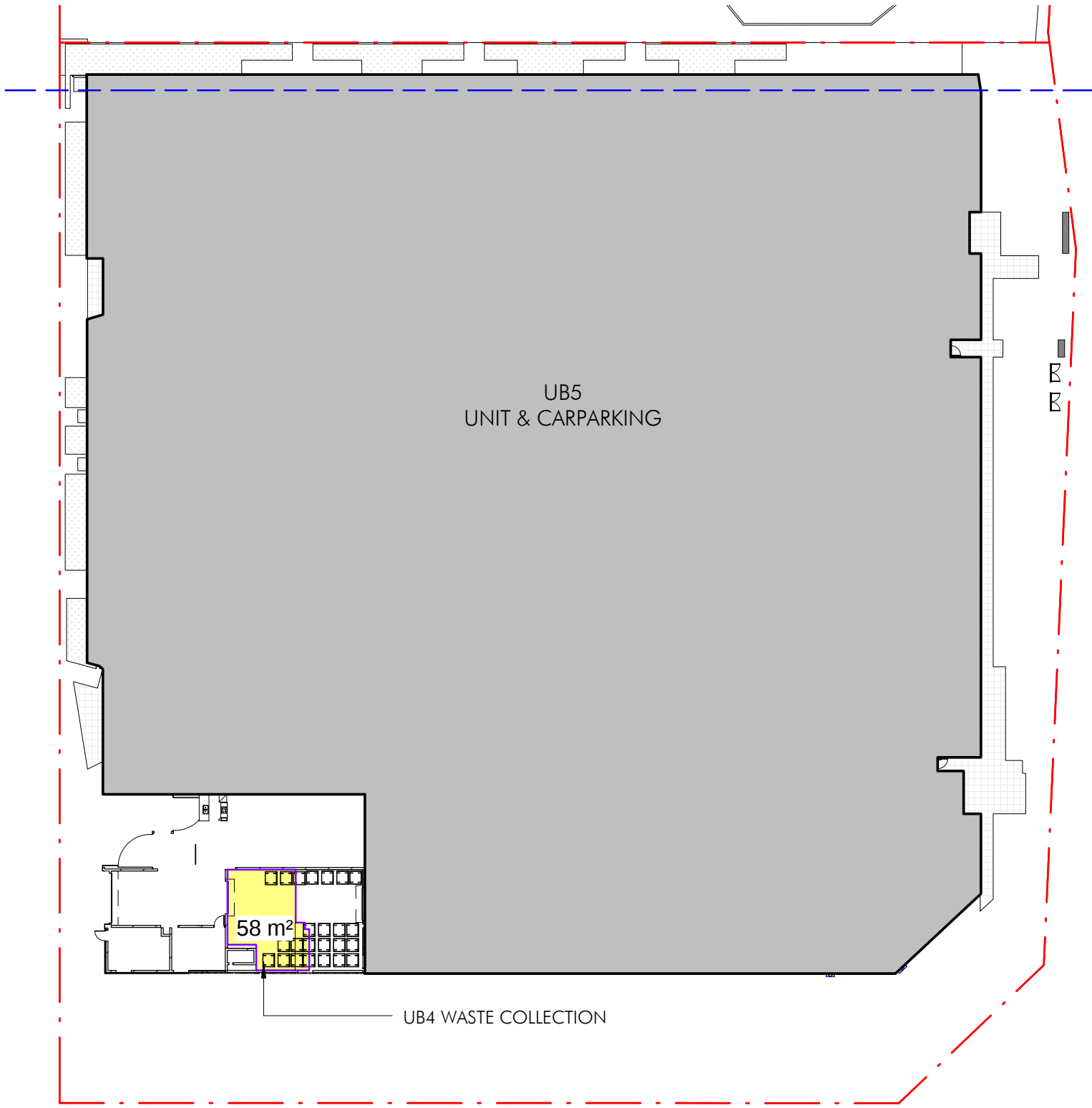


FOR DA

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GFA Plan - Ground Level

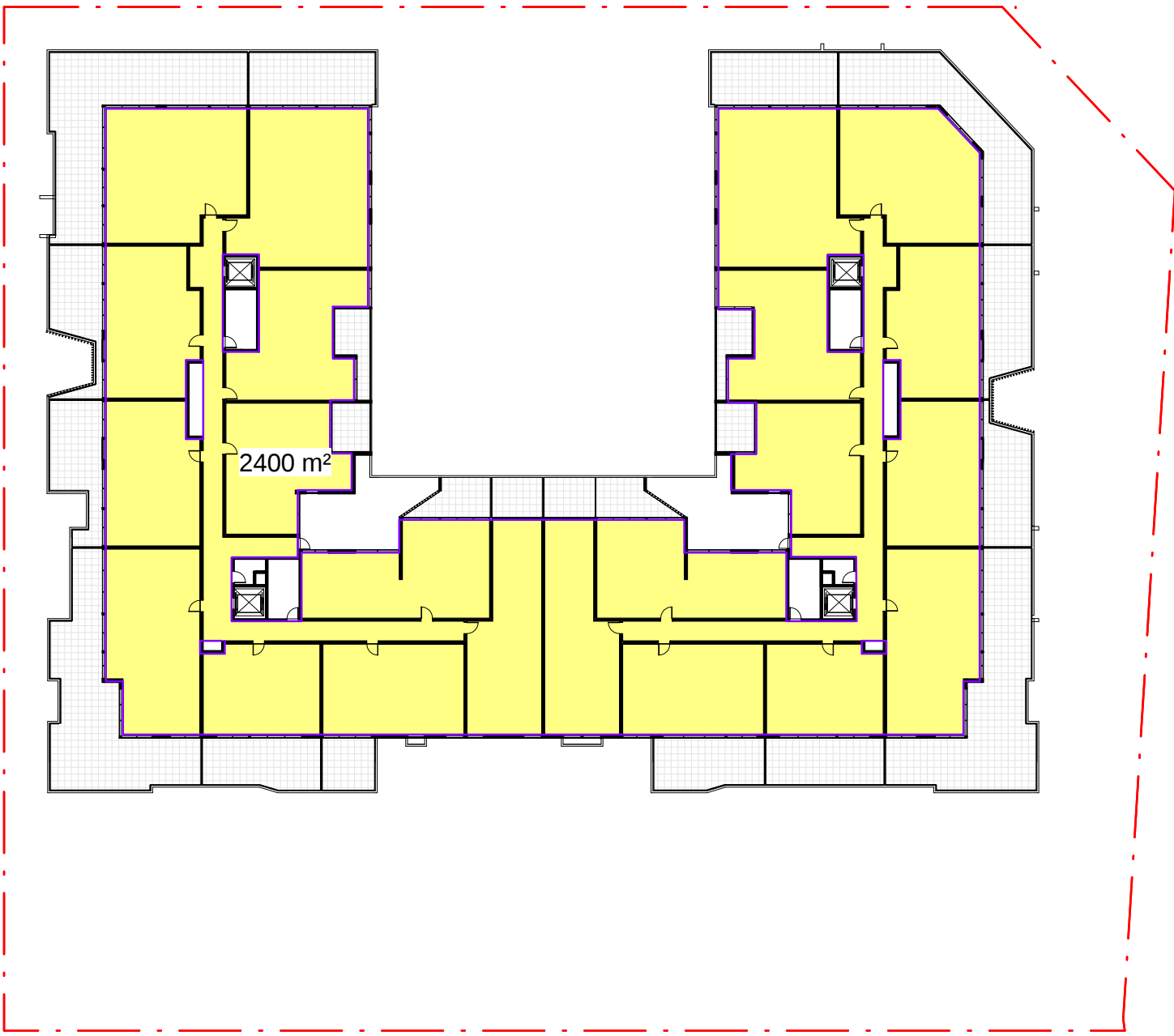


GFA Plan - UB5 Ground Level

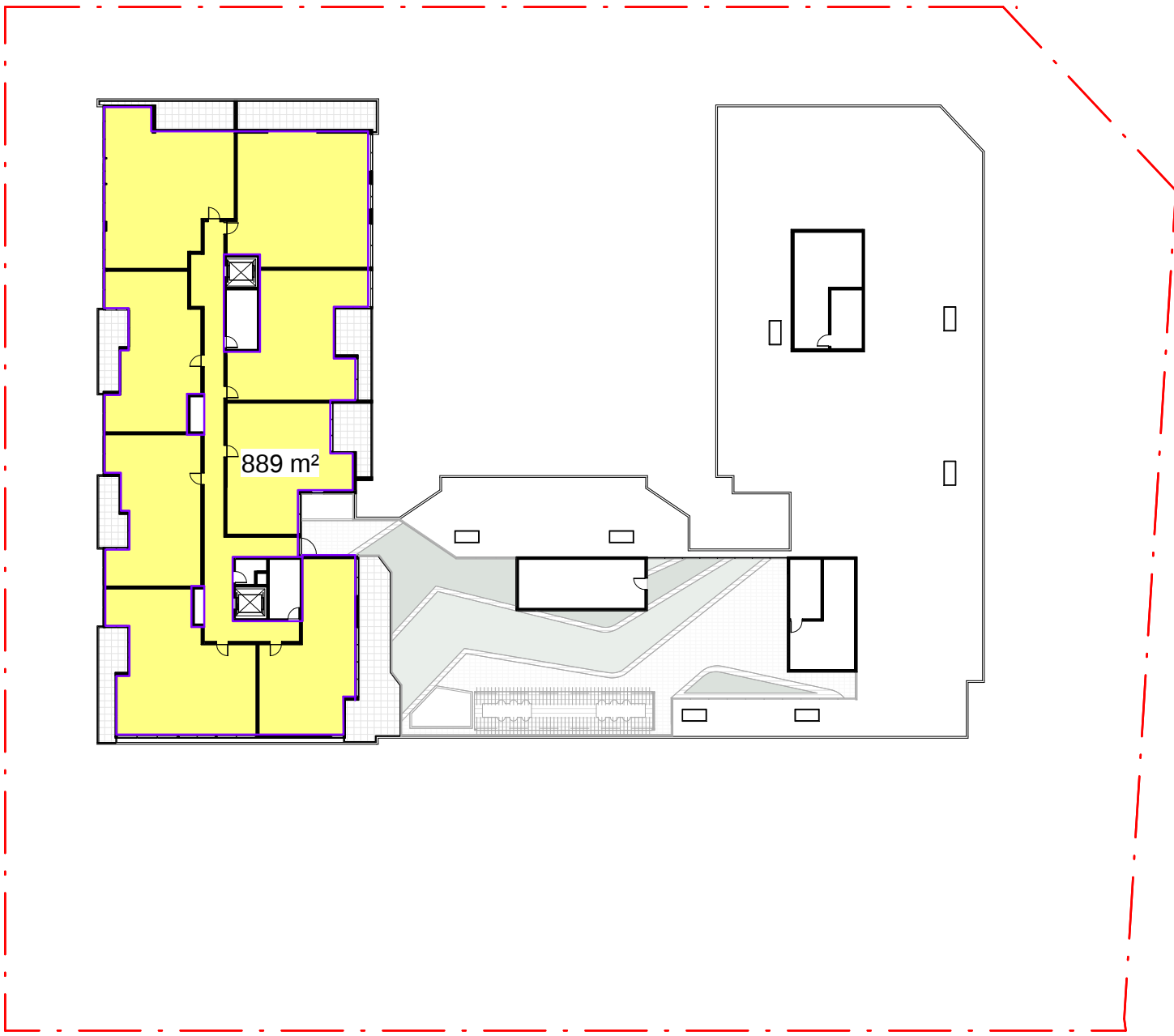


GFA Plan - Level 1-4

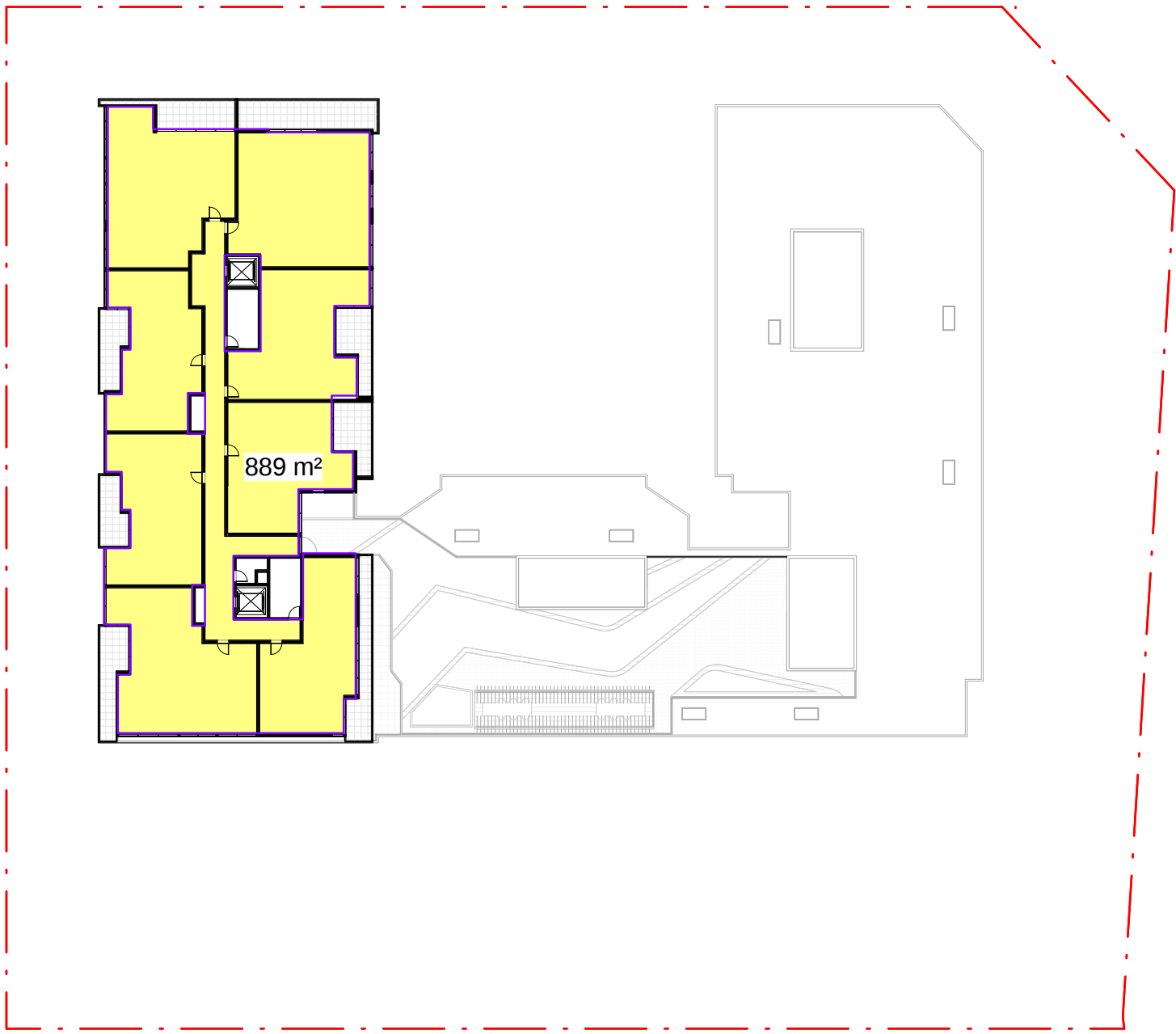
GFA	
GL	2843 sq.m
L1	2801 sq.m
L2	2801 sq.m
L3	2801 sq.m
L4	2801 sq.m
L5	2400 sq.m
L6	889 sq.m
L7	889 sq.m
TOTAL	18225 sq.m



GFA Plan - Level 5



GFA Plan - Level 6



GFA Plan - Level 7

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Client

Meriton

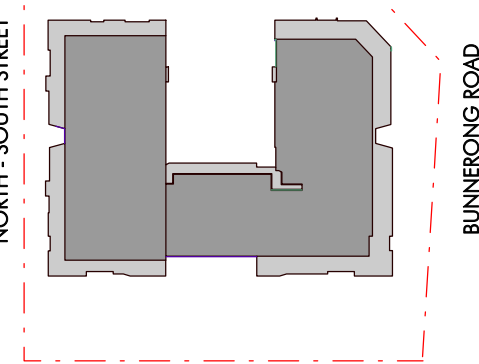


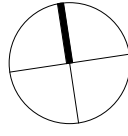
Project

UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035

MERITON BOULEVARD





Issue	Description	Date
C	Amended DA	25.07.17
B	For information	14.07.17
A	For DA	08.02.17

Title

UB4_GFA Area Plans

Scale

1:500

Sheet Size

A1

Date

25.07.17

Number

4826_ DA-430



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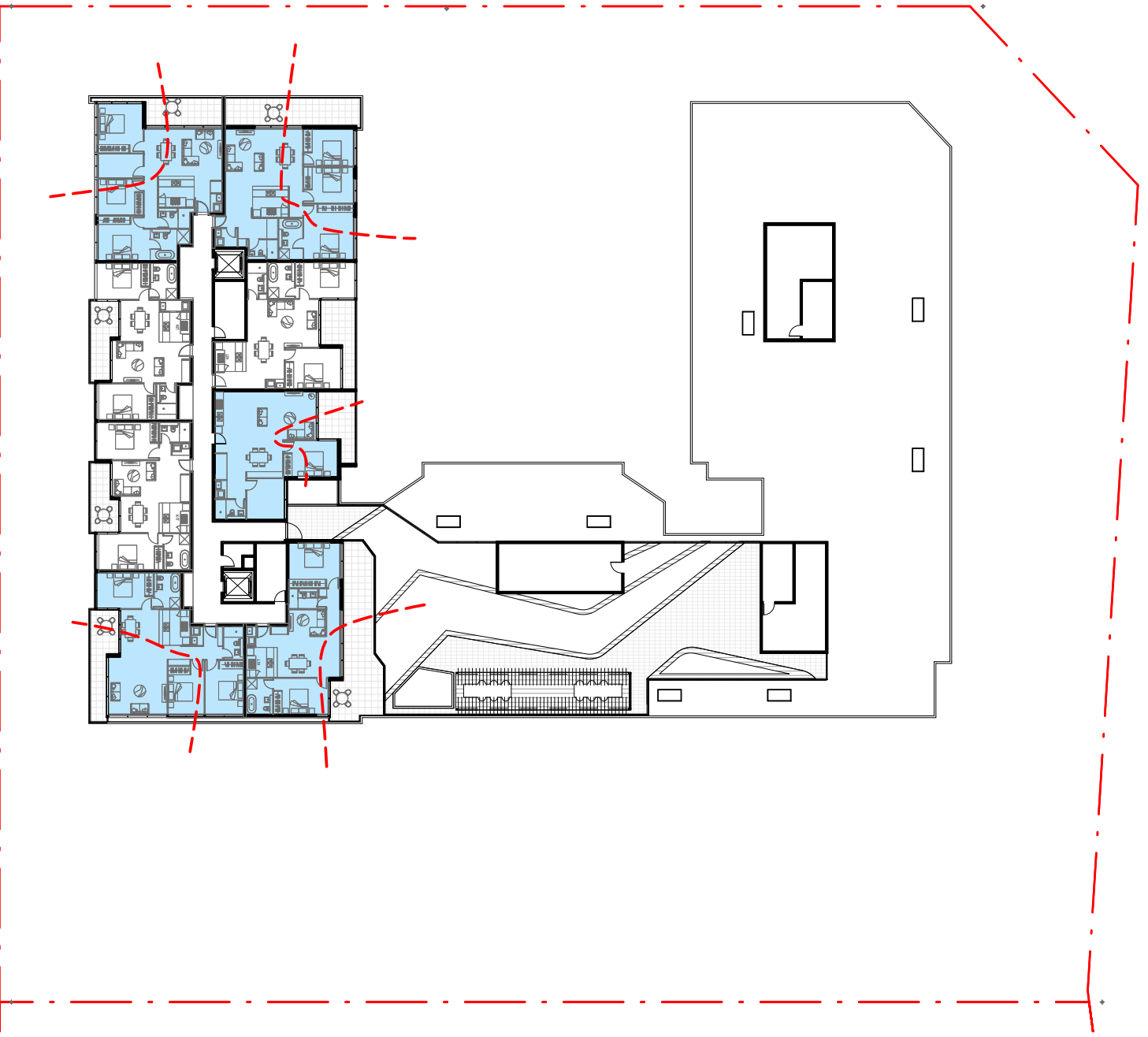
Cross Ventilation - Ground Level



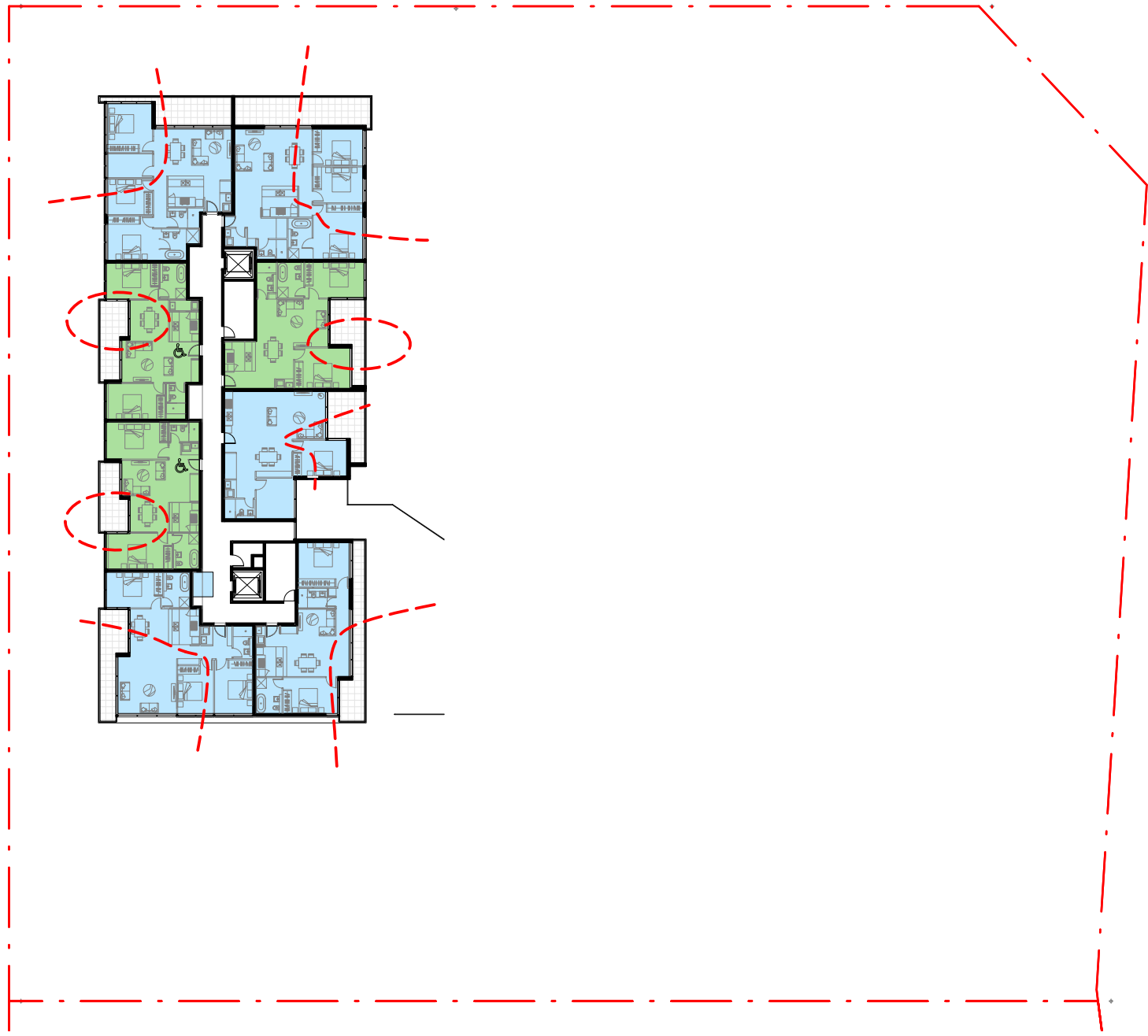
Cross Ventilation - Level 1-4



Cross Ventilation - Level 5



Cross Ventilation - Level 6

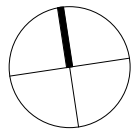


Cross Ventilation - Level 7

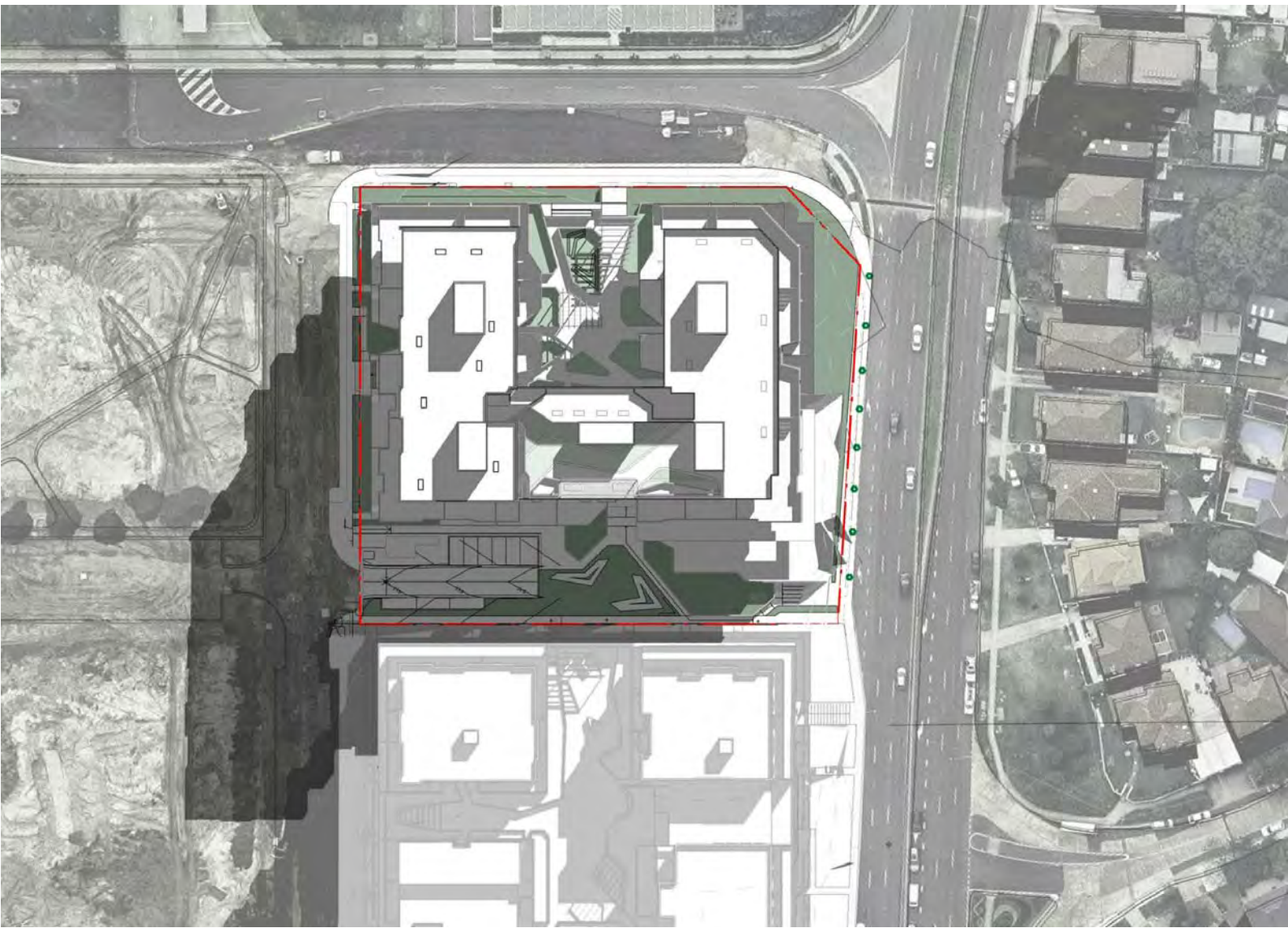
- Cross Ventilation
- Cross Ventilation - Achieved Through Skylight

Cross Ventilation		
Level	Total Apartments	Cross Vent. Compliance
Ground	21	15
Level 1	27	14
Level 2	27	14
Level 3	27	14
Level 4	27	14
Level 5	22	17
Level 6	8	5
Level 7	8	8
Total	167	101
60% Compliance		

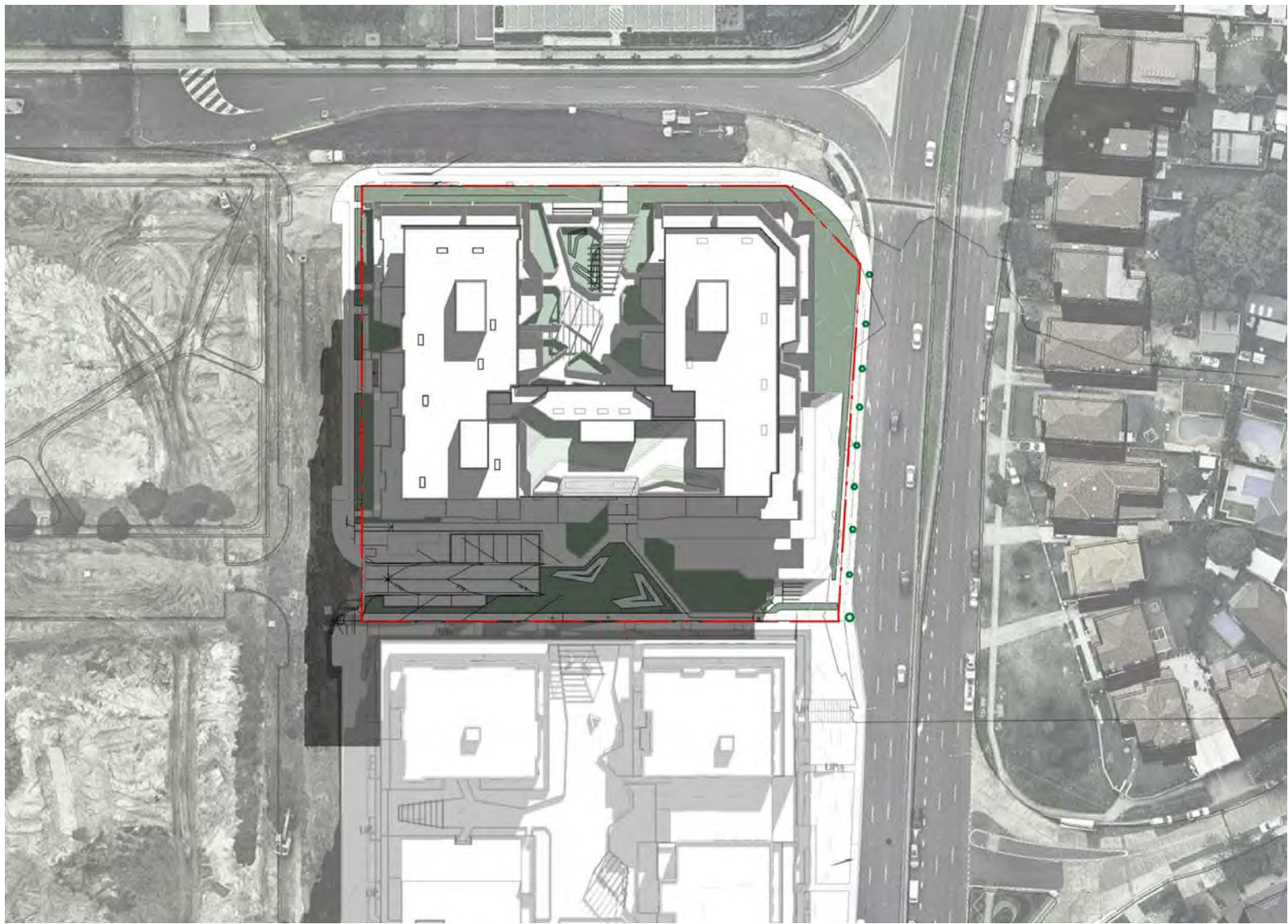
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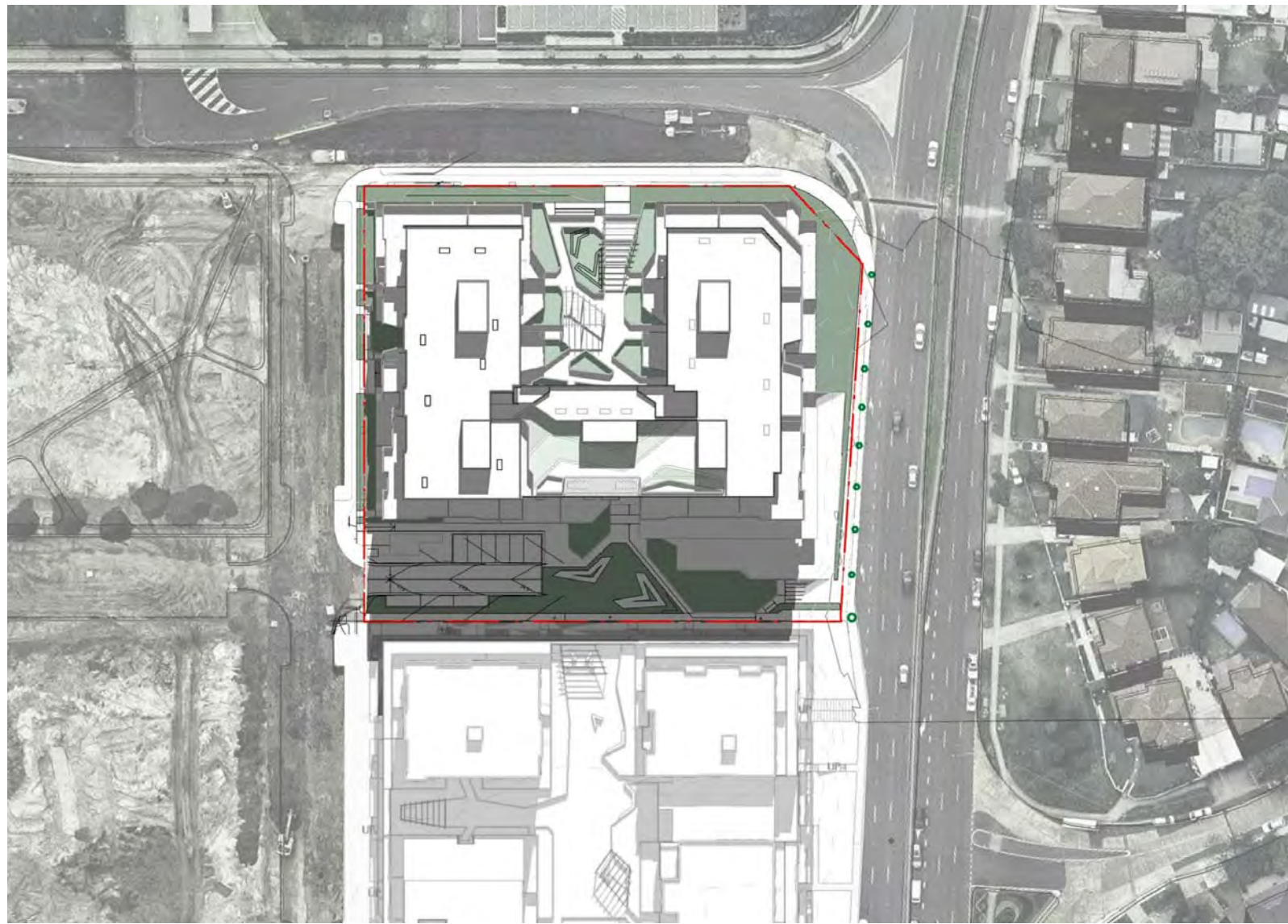
Issue	Description	Date
C	Amended DA	25.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17



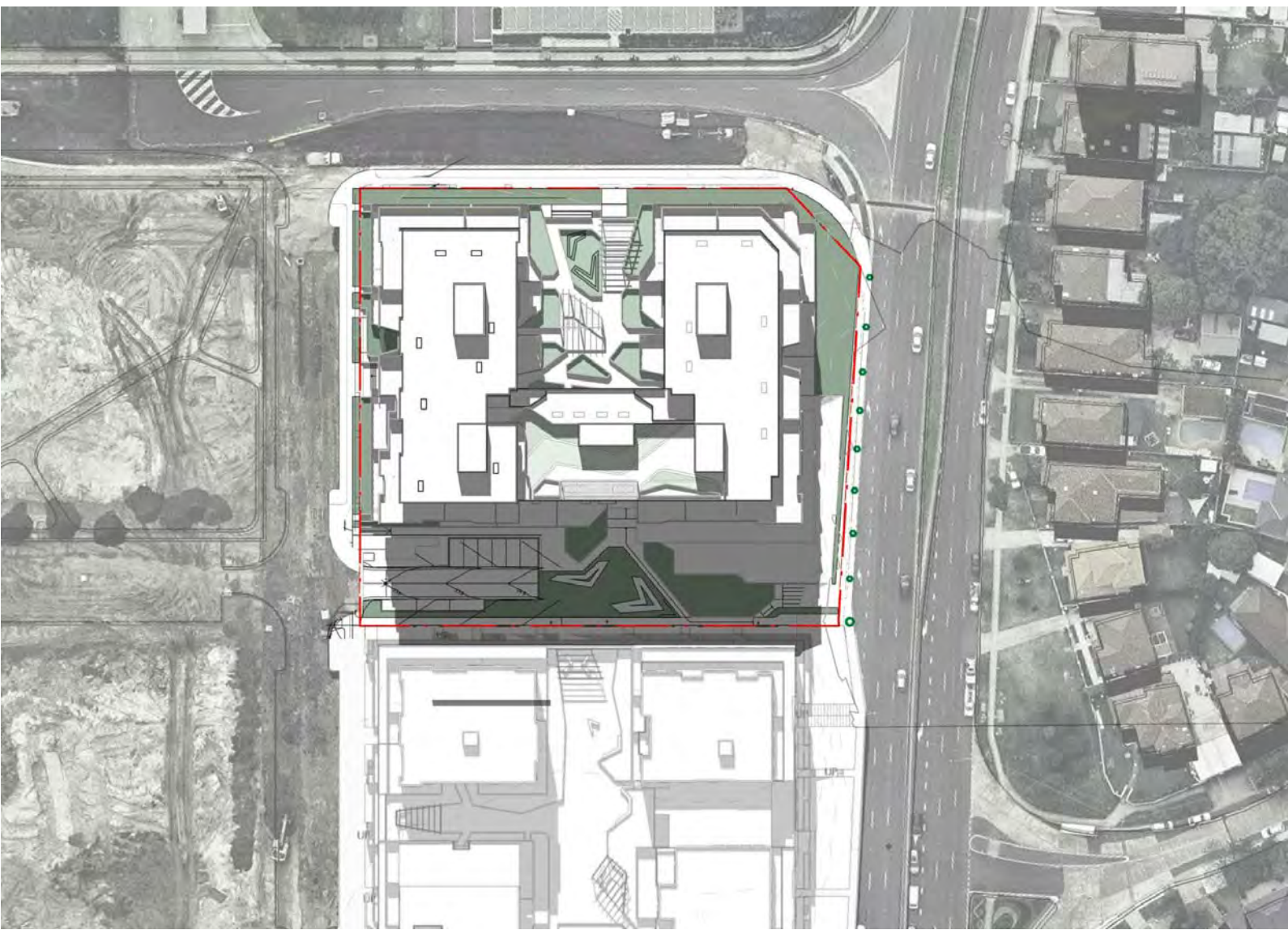
9AM - JUNE 21ST



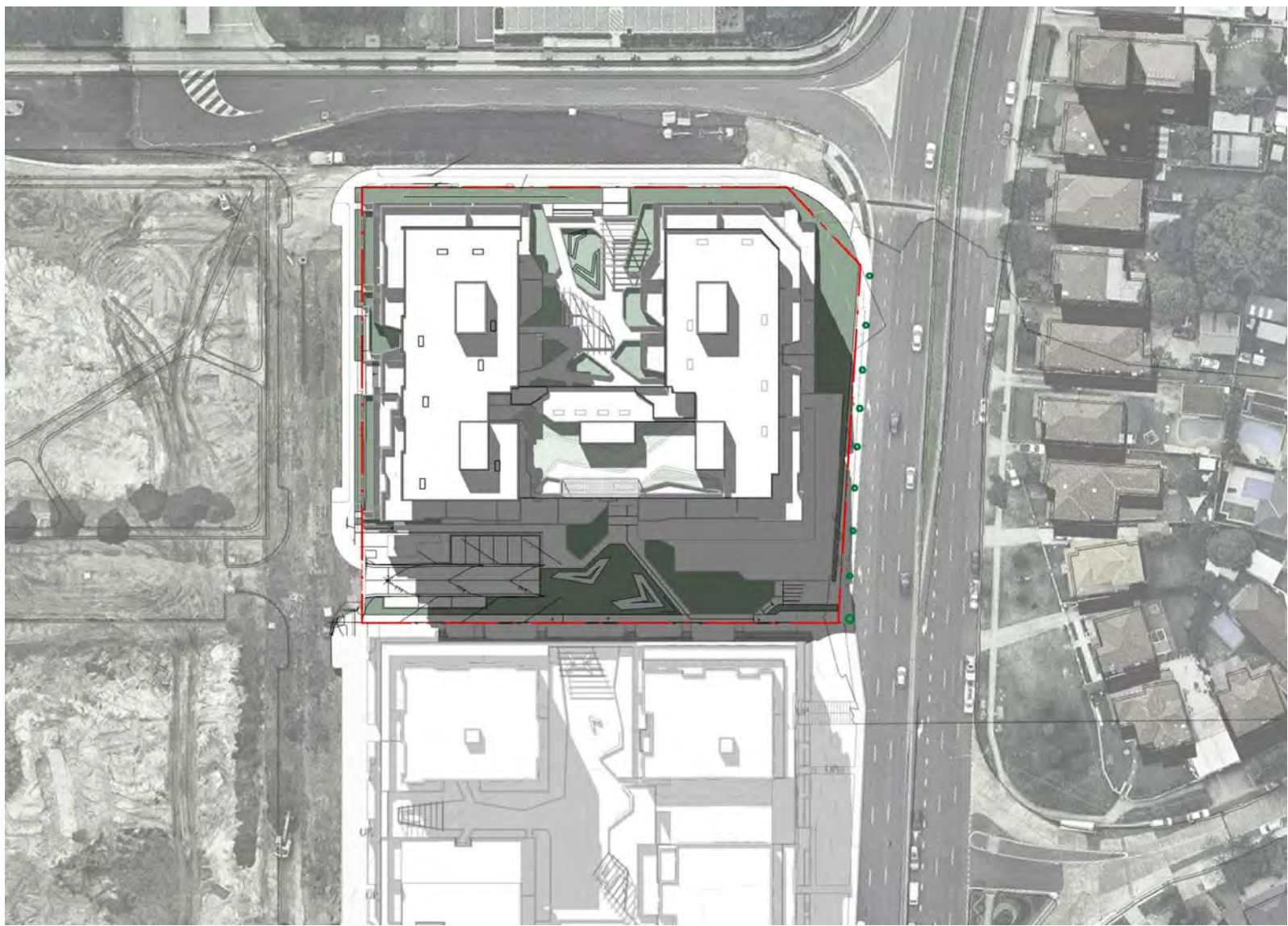
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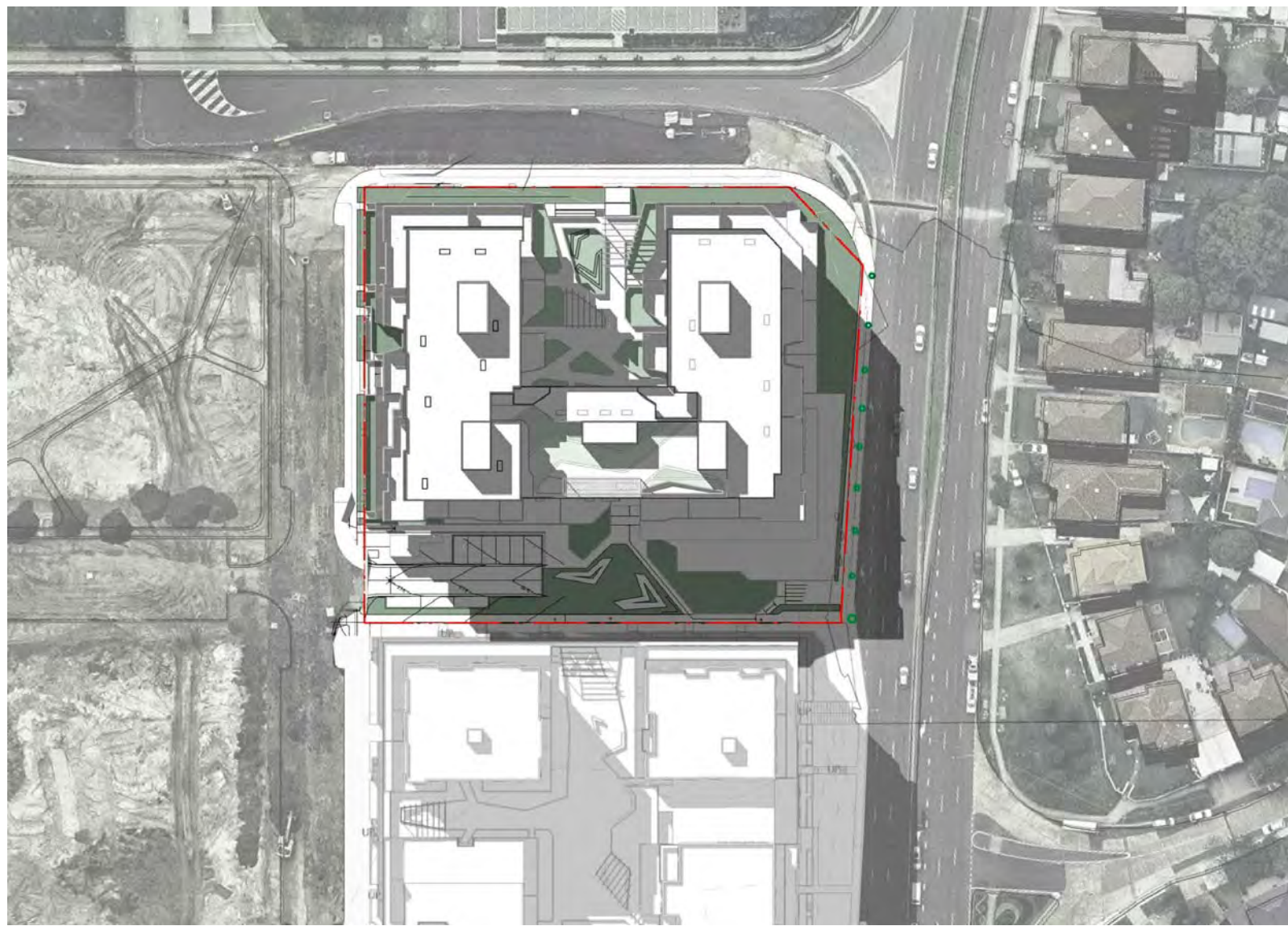
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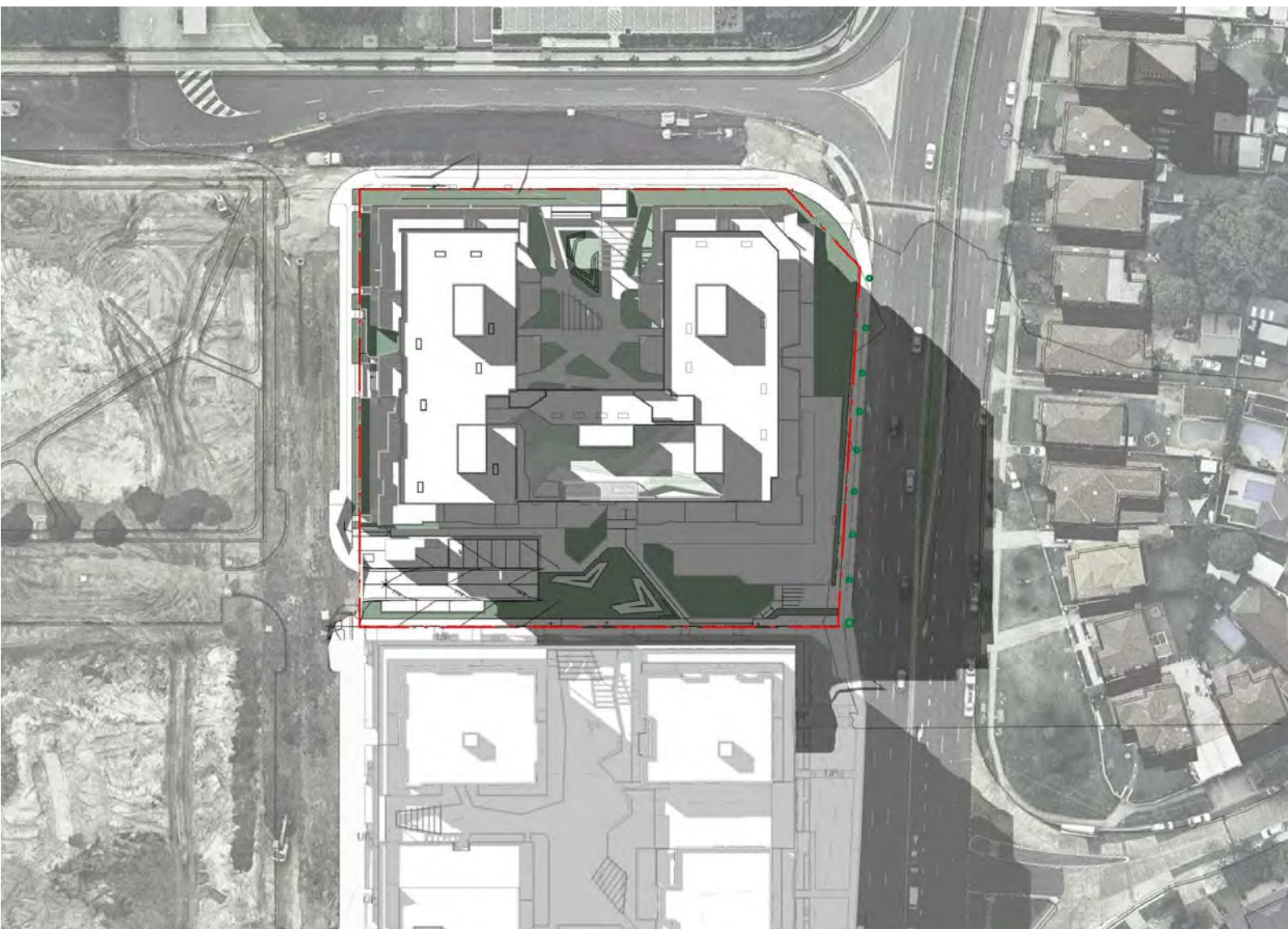
12PM - JUNE 21ST



1PM - JUNE 21ST



2PM - JUNE 21ST



3PM - JUNE 21ST

PROPOSED SHADOW

Client

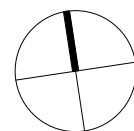
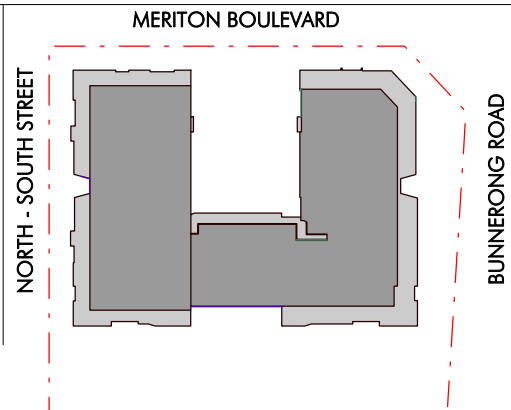
Meriton



Project

UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



Issue	Description	Date
B	Amended DA	25.07.17
A	For DA	08.02.17

Title
Scale
Sheet Size
Date
Number
0 5 10

Shadow Analysis - Winter

N.T.S

A1

25.07.17

4826_ DA-601

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9 AM 21 JUNE



10 AM 21 JUNE



11 AM 21 JUNE



12 PM 21 JUNE



1 PM 21 JUNE



2 PM 21 JUNE



3 PM 21 JUNE

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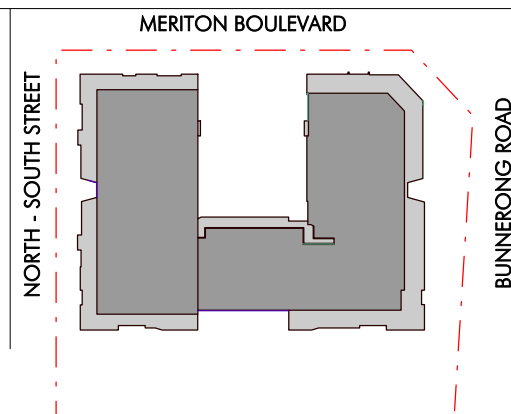
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UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



Issue	Description	Date
B	Amended DA	25.07.17
A	For DA	08.02.17

Title

Solar Analysis - Solar Point Perspectives

Scale

N.T.S

Sheet Size

A1

Date

25.07.17

Number

4826_ DA-602

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5

10

25

50

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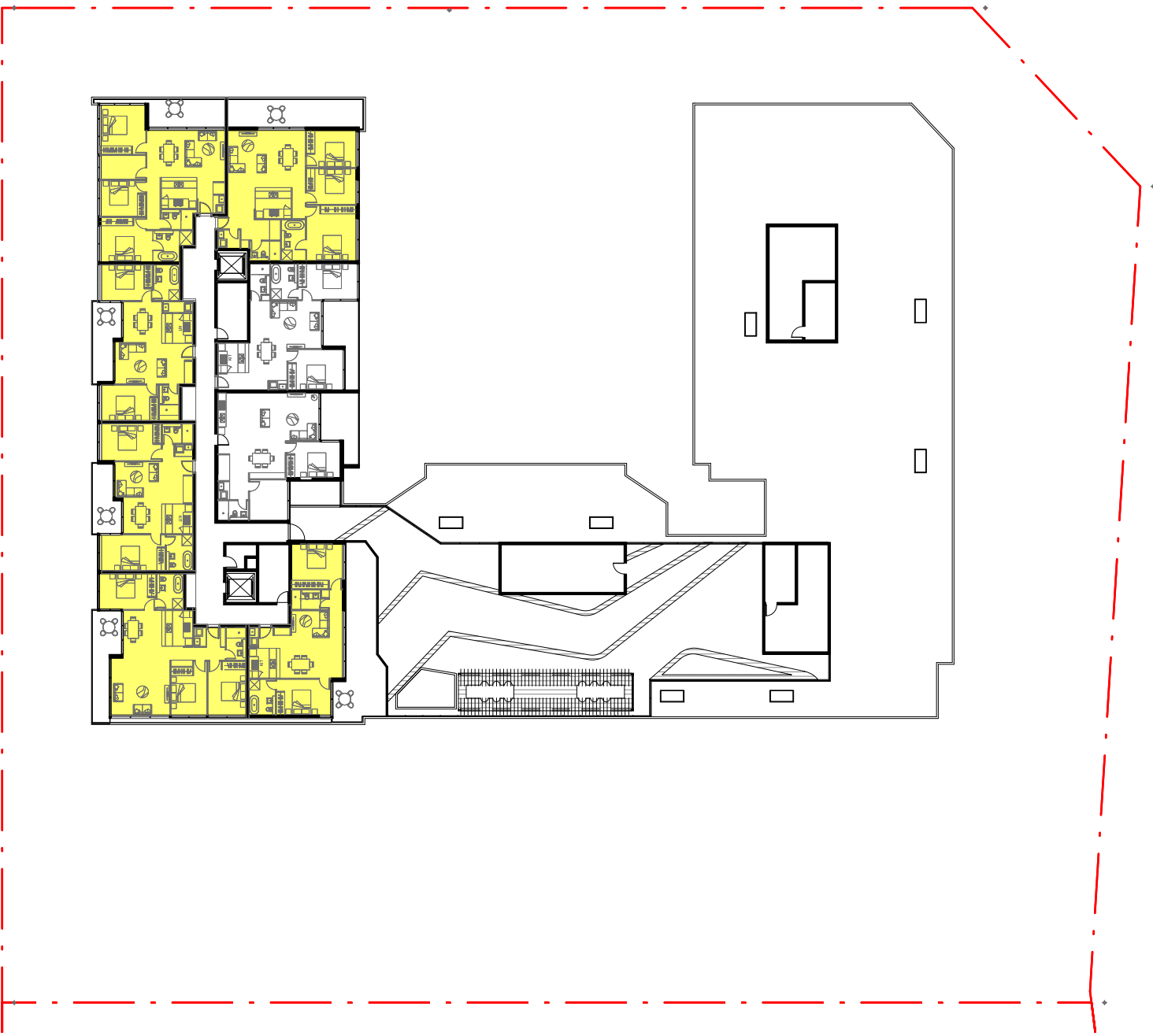
Solar Analysis - Ground Level



Solar Analysis - Level 1-4



Solar Analysis - Level 5



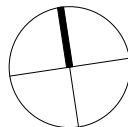
Solar Analysis - Level 6



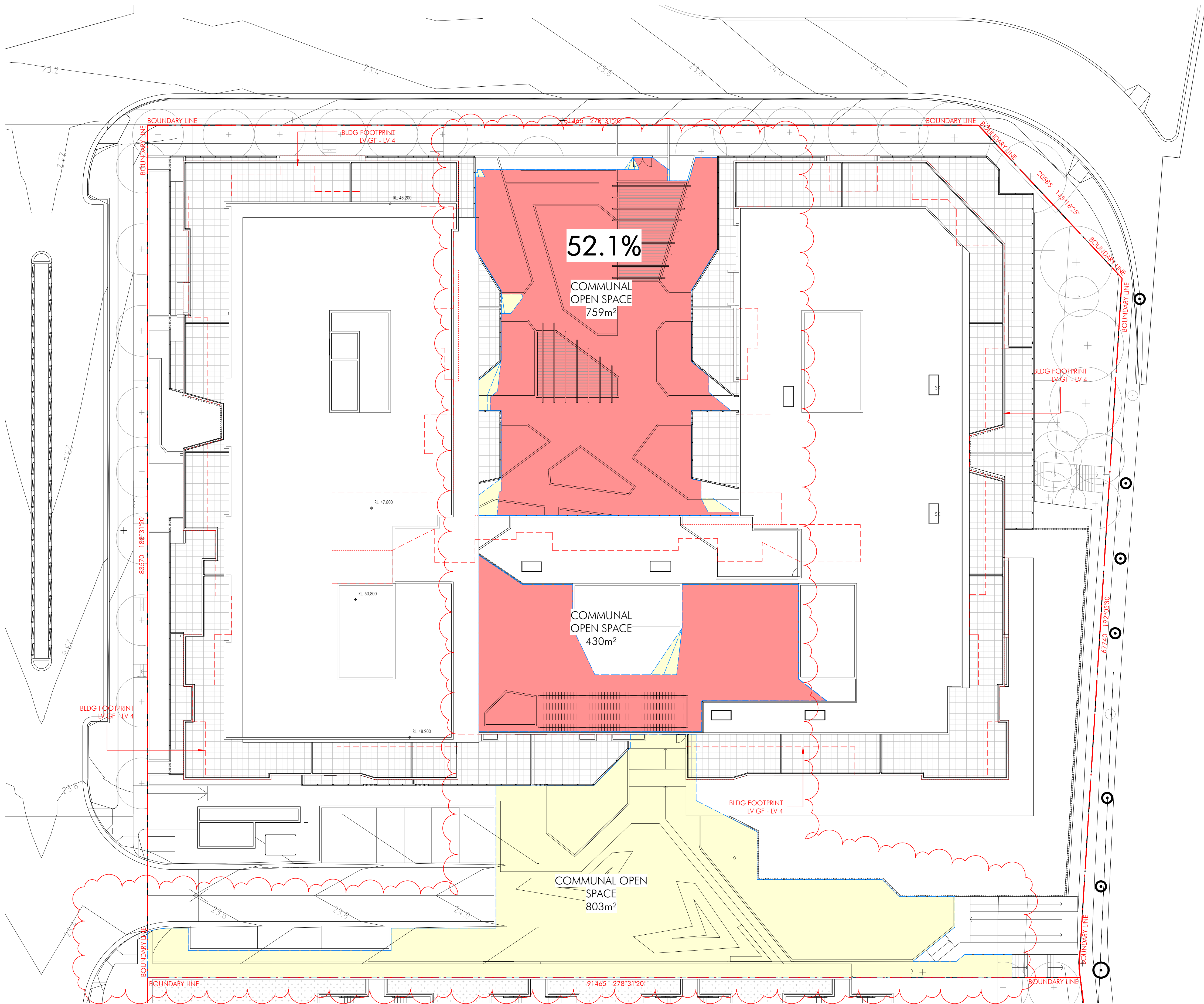
Solar Analysis - Level 7

Solar Analysis (21st June)		
Level	Total Apartments	2hrs Solar Compliance
Ground	21	14
Level 1	27	19
Level 2	27	19
Level 3	27	19
Level 4	27	19
Level 5	22	16
Level 6	8	6
Level 7	8	6
Total	167	118
71% Compliance		

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Issue	Description	Date
C	Amended DA	25.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17



LEGEND

- RECEIVING MIN. 2 HRS SUNLIGHT (21st JUNE)
- RECEIVING LESS THAN 2 HRS SUNLIGHT (21st JUNE)

TOTAL COMMUNAL SPACE AREA RECEIVING MIN. 2 HRS SUNLIGHT:	1040 sqm
TOTAL COMMUNAL SPACE AREA PROVIDED:	1998 sqm
COMMUNAL SPACE SOLAR COMPLIANCE:	52.1% (50% REQUIRED)

FOR DA

Client

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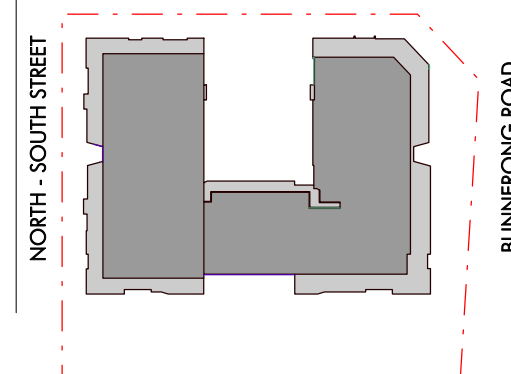


Project

UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035

MERITON BOULEVARD



Issue	Description	Date
C	Amended DA	25.07.17
B	Amended DA	23.06.17
A	For DA	08.02.17

Title

Scale

Sheet Size

Date

Number

0 5 10

25 50

Solar Analysis - Communal Open Space

1:200

A1

25.07.17

4826_ DA-604

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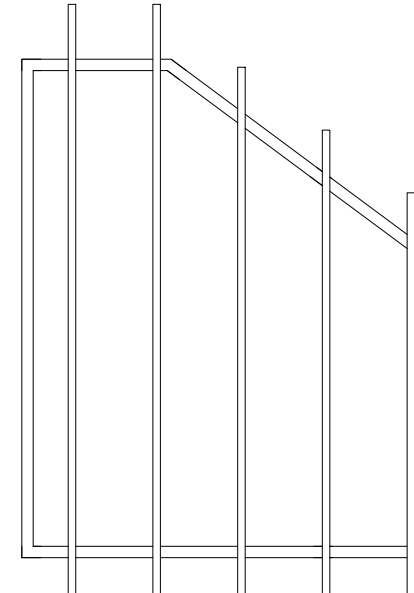
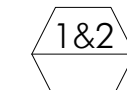
nettleton tribe partnership pty ltd ABN 58 161 683 122

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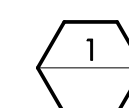
JBW SURVEYORS PTY LTD
CLIENT: MERTON GROVE
PROJECT: PEGAWOOD (c)
AUTOCAD MODEL '124815_PEGAWOOD DETAIL & LEVELS M1.dwg' - 1:1 SCALE IN
ISSUED DATE: 23/02/16
REVISION 1: DETAIL AND LEVEL SURVEY OVER UB56 (SHEET 0) 16/03/16 CW
REVISION 2: DETAIL AND LEVEL SURVEY OVER UB4 (SHEET 1) 16/03/16 CW
REVISION 3: ADDITIONAL DETAIL ALONG BANKS AVE AND HEFFRON RD ADDED
26/05/16 (BB)
REVISION 4: ADDED POTHOLE EXPOSED SERVICE INFORMATION AT THE
INTERSECTIONS 30/05/16 (RC)
REVISION 5: ADDED TWO SURVEYED UNDERGROUND EXPOSED SERVICES 31/05/16 (RC)
REVISION 6: ADDED TWO SURVEYED UNDERGROUND SERVICES 06/06/16 (BB)
REVISION 7: NEWLY CONSTRUCTED INTERNAL KERBS ADDED 01/07/16 (BB)
REVISION 8: ADDITIONAL DETAIL ADDED 01/07/16 (BB)
REVISION 9: ADDITIONAL DETAIL ADDED (SHEET 1) 01/07/16 (BB)



 VIEW LINES

 HABITABLE AREAS

VIEW LINES
HABITABLE AREAS

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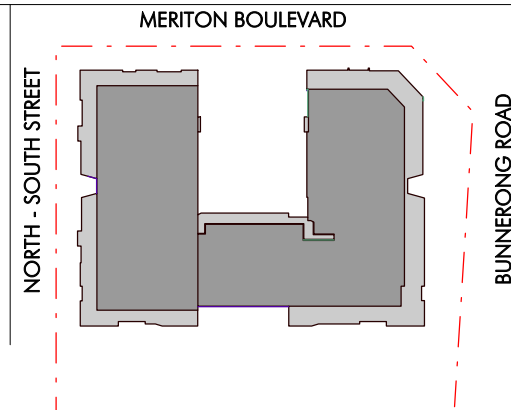
Meriton



Project

UB4, Pagewood

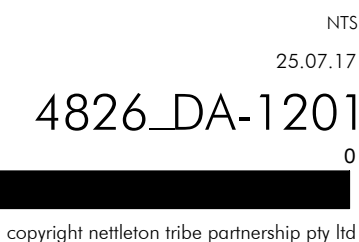
130 Bunnerong Road PAGEWOOD NSW 2035



Issue	Description	Date
B	Amended DA	25.07.17
A	For DA	08.02.17

Title
Scale
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Date
Number
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BASIX Commitment Notes



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FOR DA

BASIX Thermal Comfort Inclusions	
Glazing Doors/windows	Aluminium framed single tint glazing to all units: U-Value: 6.60 (equal to or lower than) SHGC: 0.41 (±10%) A – awning windows + hinged glazed doors U-Value: 6.60 (equal to or lower than) SHGC: 0.49 (±10%) B – sliding doors/windows + fixed glazing + louvres windows Aluminium frame performance tint glazing as per assessor certificate U-Value: 4.80 (equal to or lower than) SHGC: 0.34 (±10%) A – awning windows + hinged glazed doors U-Value: 4.80 (equal to or lower than) SHGC: 0.34 (±10%) B – sliding doors/windows + fixed glazing + louvres windows Given values are AFRC, total window system values (glass and frame)
Roof	Concrete roof - Default light colour
Ceiling	Plasterboard ceiling R1.2 insulation where exposed balcony or terrace is above units R2.5 insulation where exposed roof is above (top floor units) Plasterboard ceiling, where neighbouring units are above (no insulation) Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols, all downlights are assume non-ventilated LED down lights IC abutted and covered.
External wall	Min 150mm concrete with R1.5 bulk insulation (insulation only value) with plasterboard lining internally.
Inter tenancy walls	75 mm Hebel power panel to walls adjacent to neighbours, no insulation required 75 mm Hebel power panel to walls adjacent to hallways with a minimum R1.7 insulation (insulation only value). Minimum 200mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs with R1.7 bulk insulation (insulation only value) Increased to required insulation in selected units, see thermal comfort upgrades and assessor certificate for clarity
Walls with-in dwellings	Plasterboard on studs – no insulation
Floors	Concrete, with a minimum no insulation required to units with garage below Concrete between levels no insulation required
Floor coverings	Carpet to living and bedrooms, tiles to bathrooms and kitchen
BASIX water inclusions	
Central rainwater storage	Tank size 10,000L Collecting from 1500m ² roof area Connected to outdoor tap for irrigation of landscaping common and private
Common area swimming pool	180kL indoor pool
BASIX energy inclusions	
Hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to ring main and supply risers
Common area swimming pool	Pool heating system – Electric heat pump Pump controlled by timer

Certificate no.: 0001177780
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 23 January 2017
Dwelling Address: 130-150 Bunnerong Road
Pagewood, NSW 2036

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LEGEND

UB4 PARKING

UB5 PARKING

UB4 DEVELOPMENT
UB4: 216 CARS

UB5 DEVELOPMENT
UB4: 96 CARS
UB5: 32 CARS

TOTAL: 312 CARS PROVIDED FOR UB4

*8 ADDITIONAL CHILDCARE DROP OFF/PICK UP PROVIDED ON GROUND LEVEL

TOTAL: 343 CARS PROVIDED FOR UB5

FOR DA

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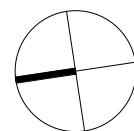
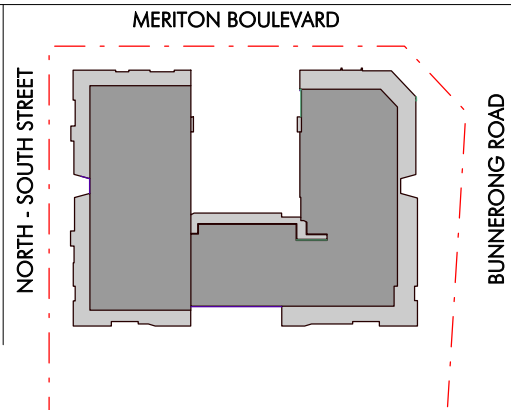
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Project

UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



Issue	Description	Date
C	Amended DA	03.08.17
B	Amended DA	28.07.17
A	For Information	14.07.17

Title UB4 & UB5 Basement Level Parking Allocation

Scale 1:300

Sheet Size A1

Date 03.08.17

Number 4826_DA-1401

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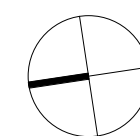
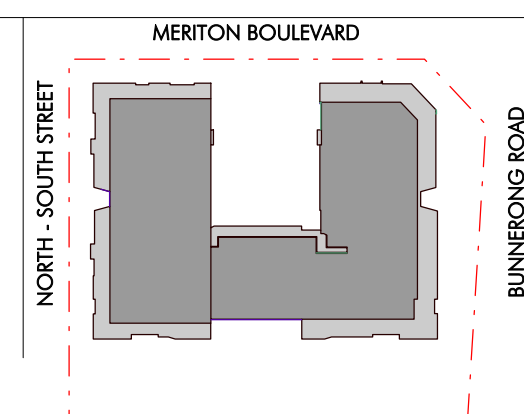
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Title
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UB4 & UB5 Level 1 Parking Allocation

1:300

A1

03.08.17

4826_DA-1403

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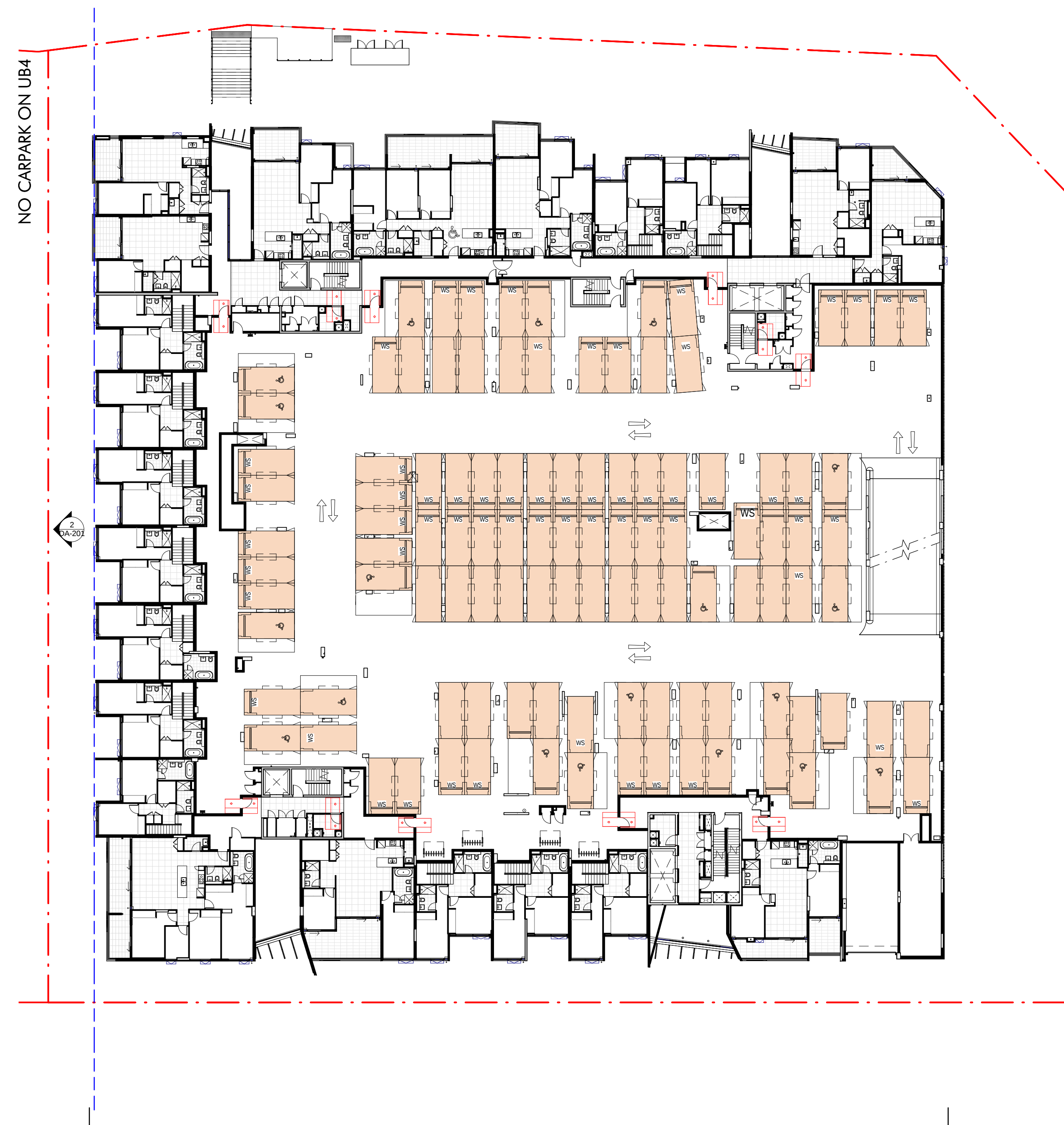


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UB5 DEVELOPMENT
109 CARS

LEGEND

 UB4 PARKING

 UB5 PARKING

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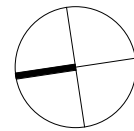
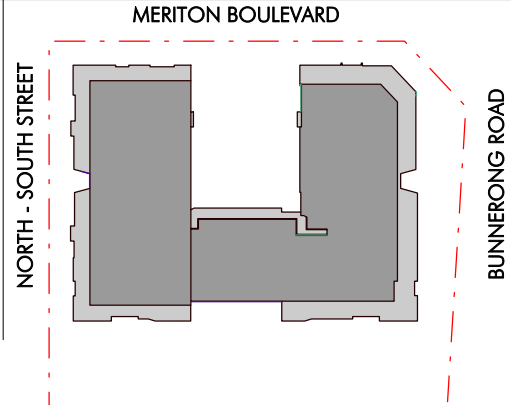
Meriton



Project

UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



Issue	Description	Date
C	Amended DA	03.08.17
B	Amended DA	28.07.17
A	For Information	14.07.17

Title
Scale
Sheet Size
Date
Number

UB4 & UB5 Level 2 Parking Allocation
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03.08.17
4826_DA-1404

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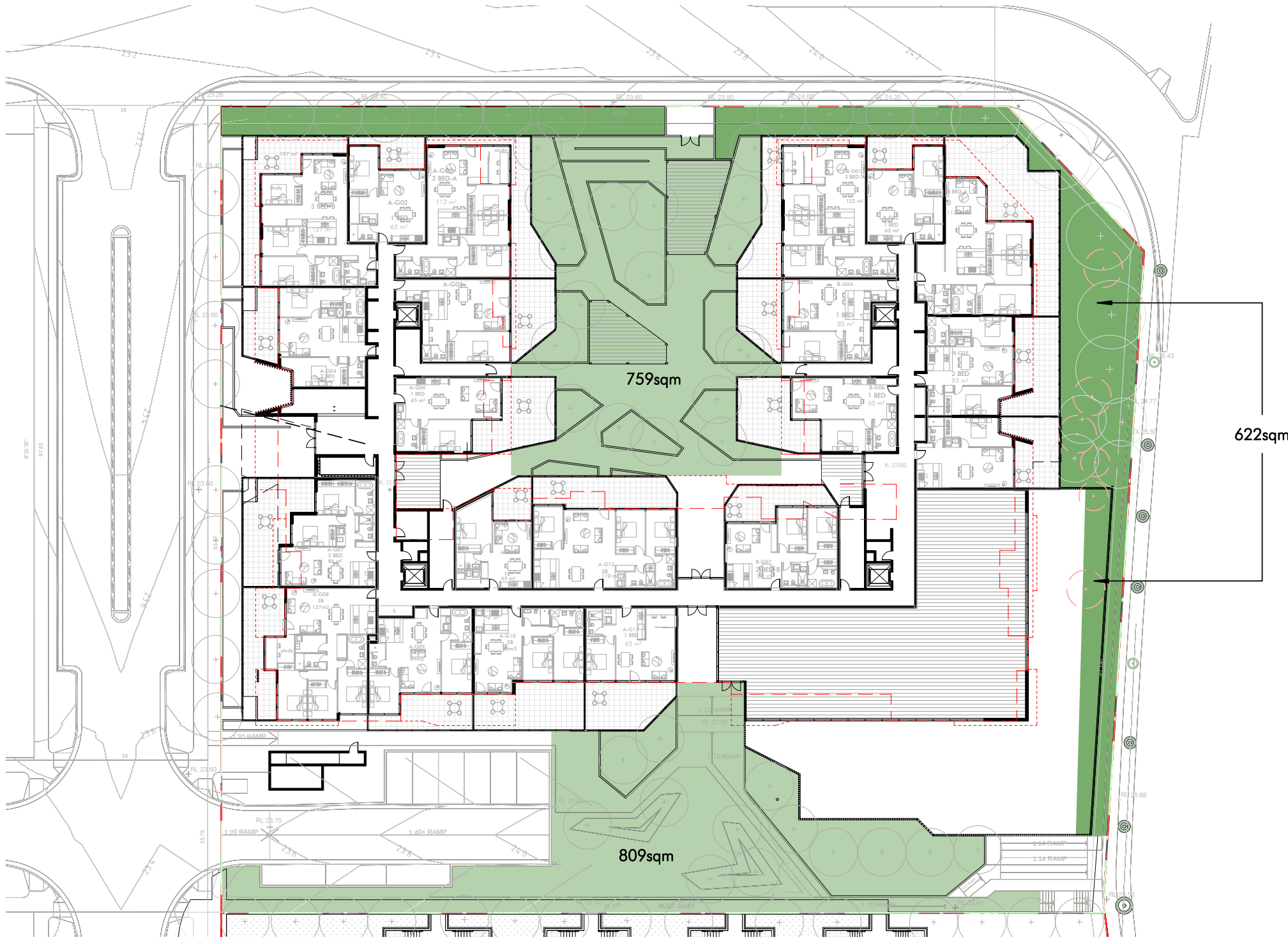
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UB5 DEVELOPMENT
106 CARS



1 Ground Floor - Landscape
1 : 500

Deep Soil Area : 622sqm Required : 554sqm
Communal Open Space : 1998sqm Required : 1978sqm



2 LEVEL 6 - LANDSCAPE
1 : 500

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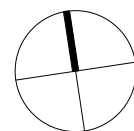
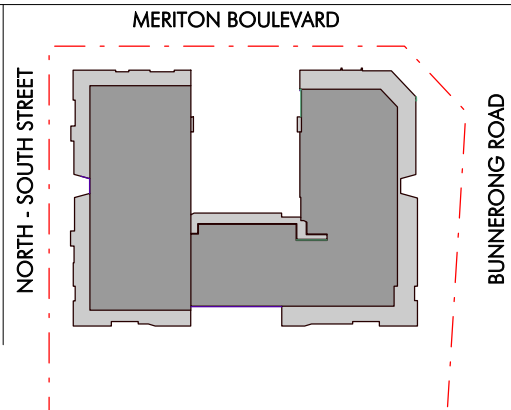
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Project

UB4, Pagewood

130 Bunnerong Road PAGEWOOD NSW 2035



Issue	Description	Date
B	Amended DA	25.07.17
A	Amended DA	23.06.17

Title

Scale

Sheet Size

Date

Number



Deep Soil Calculation

A1

25.07.17

4826_DA-1601

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FOR COORDINATION



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