

SJB Architects

Basix Building Fabric Requirements (Lot E 128 Bunnerong Road, Pagewood)

Element	Material Type	Detail
External walls	Concrete + R1.5 Insulation + PB	Medium/light color as specified
	Colourback glass/spandrel (Total R value of the wall systems R2.14)	
Internal walls	Plasterboard on studs	Intra-tenancy walls
	Hebel + Plasterboard	Inter-tenancy walls
Windows	SG High Solar Gain Low-E	NFRC Glazing System values: ⇒ U ≤ 5.40 and SHGC ≤ 0.58 (± 5%)
	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	NFRC Glazing System values: ⇒ U ≤ 4.30 and SHGC ≤ 0.53 (± 5%)
	Modifying unit: G03, 101, 127	
Openability and shading: As per drawings and NatHERS Technical Note		
Downlights	As specified	Sealed
Floor	Concrete slab	Tile (kitchen, wet & living areas) Carpet (bedrooms)
	Concrete Slab + R1.0 Floor Insulation	Required to floors suspended above basement, carpark and outside air
Ceiling	Plasterboard	R2.5 Insulation (Balconies above and Roof top above) No insulation of neighbouring unit above
Ceiling Penetrations	Downlights, Exhaust Fans	All ceiling penetrations to be sealed
Roof	Concrete	Medium colour

BASIX Commitments Summary – Refer to the BASIX Certificate for more details

Water		
Element	Details	
Central Rainwater Tank	10,000L	
Showerheads	4 star (> 6 but ≤ 7.5L/min) (WELS scheme)	
Toilets,	4 star (WELS scheme)	
kitchen taps and bathroom taps	5 star (WELS scheme)	
Clothes washer	2.5 star (WELS scheme)	
Dishwasher	4.5 star (WELS scheme)	
Energy		
Element	Details	
Central Hot Water System	Gas-fired boiler	
PV systems	20kw	
Heating/Cooling to Dwelling	1 phase AC (5 star)	
Cooktop/oven	Gas cooktop and electric oven	
Refrigerator	4.5 star (Energy Star Rating)	
Dishwasher	4.5 star (Energy Star Rating)	
Clothes washer	2.5 star (Energy Star Rating)	
Clothes dryer	2.5 star (Energy Star Rating)	
Common Areas Ventilation and Lighting		
	Ventilation Type	Lighting Type
Carpark	Natural/No Mechanical	LED
Ground floor Lobby	Natural/No Mechanical	LED
Lobby/Hallways	Natural/No Mechanical	LED

BATA PAGEWOOD - LOT E

SJB Architects
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Project Number: 6354
Date: 2021.08.26
Client: MERITON

MERITON		Job No. 6354		Date 26.08.21												
Project Pagewood LOT E (Phase2)				Rev No. 37												
SCHEDULE																
Location	Height (M)	AHD	Apartment Numbers		Building Areas											
			1 Bed	1 Bed/Study	Gym & Swimming Pool											
			2 Bed	3 bed												
				Perthouse	Retail											
					Gross Building Area (sqm)											
					Gross Floor Area (sqm)											
					Electric GFA /GBA											
Building A WEST																
Ground	4.25	23.00	1	1	3	11	9	7	1320	1119	85%					
Level 01	3.55	27.25	0	3	2	2	3	-	66	1300	1097	84%				
Level 02	3.2	30.80	0	3	6	2	11	6	9	1300	1008	78%				
Level 03	3.1	34.00	0	3	6	2	11	6	9	1300	1010	78%				
Level 04	3.1	37.10	0	3	6	2	11	6	9	1300	1010	78%				
Level 05	3.1	40.20	0	3	6	2	11	6	9	1300	1010	78%				
Level 06	3.1	43.30	0	3	6	2	11	6	9	1300	1010	77%				
Level 07	3.1	46.40	0	3	6	2	11	6	9	1300	1010	78%				
Level 08	3.1	49.50	0	3	6	2	11	6	-	1300	1002	77%				
Level 09	3.1	52.60	0	3	6	2	11	6	-	1300	1010	78%				
Level 10	3.1	55.70	0	3	6	2	11	6	-	1300	1010	78%				
Level 11	3.1	58.80	0	3	6	2	11	9	-	1300	1010	78%				
Level 12	3.1	61.90	0	3	6	2	11	9	-	1300	1010	78%				
Level 13	3.1	65.00	0	3	6	2	11	10	-	1300	1010	78%				
Level 14	3.2	68.10	0	2	4	4	10	10	-	1300	1000	77%				
Level 15	3.1	71.30	0	1	2	1	2	6	6	-	800	740	93%			
Level 16	3.2	74.40	0	1	2	1	2	4	4	-	800	384	48%			
Level 17	2.8	77.60														
Roof		80.4														
Total Height	57.4															
Sub Total			1B	1B+	2B	3B	P									
Total			1	44	85	38	2	170	114	73	0	66	21120	16443	78%	
			170													
Mix			1%					26%	50%	22%	1%		67%	77%	100%	

Building B EAST					
			1B	1B+	2B
			3B	P	
Ground	4.25	23	0	0	0
Level 01	3.55	27.25	1	5	4
Level 02	3.2	30.8	0	3	6
Level 03	3.1	34	0	3	6
Level 04	3.1	37.1	0	3	6
Level 05	3.1	40.2	0	3	6
Level 06	3.1	43.3	0	3	6
Level 07	3.1	46.4	0	3	6
Level 08	3.1	49.5	0	3	6
Level 09	3.1	52.6	0	3	6
Level 10	3.1	55.7	0	3	6
Level 11	3.1	58.8	0	3	6
Level 12	3.1	61.9	0	3	6
Level 13	3.2	65.0	0	3	6
Level 14	3.1	68.2	0	1	2
Level 15	3.2	71.3	0	1	2
Level 16	3.2	74.5	0	0	2
Level 17		77.7			
Roof					
Total Height	58.1				
Sub Total					
Total					
Mix					

Project Summary									
	1 Bed	1 Bed/Study	2 Bed	3 Bed	Perthouse	Totals	Soar	Cross Vent	Building Areas
Totals	2	87	165	64	2	322	225	135	523
Total Apartments	322								
20% Adaptable	64.4								
% Mix	1%	27%	51%	20%	1%	70%		74%	
%	28%	51%	20%	1%					

MERITON

Project

Pagewood LOT E (Phase2)

Job No.

6354

Date

26.08.21

Rev No.

37

SCHEDULE

Floor Space Ratio Calculations

Site Area (sqm)

9,054.0

GFA Breakdown

Residential

31576

sqm

Retail

323

Gym & Swimming Pool

66

Totals

32165

sqm

PARKING

Car Parking Requirements (New Rates)

	1B	1B+	2B	3B	4B		ROUNDED
Rates	1	1	1	2	2		
Sub Total	2	87	165	128	8	390	390.0
Totals							
Visitors	1 space per		20 Dwellings	16.1		17.0	
Retail staff	1 space per		80 sqm	6.5		7.0	
Carshare	1 space per		50 Dwellings	6.4		7.0	
Carshare	1 space per		500 sqm Retail	1.0		1.0	
TOTALS						422	

Bicycle Parking Requirements (Residential component)

Apartment Rates	0.5	0.5	0.5			
Sub Total	1	44	83	32	159	159.0
Residential Visitor Bicycles	1 space per 5 Residential Visitor spaces				3.22	4.0
Retail	1 space per	150 sqm			3.5	4.0
Retail Visitors	1 space per	450 sqm			1.2	2.0
Totals					167	167.0