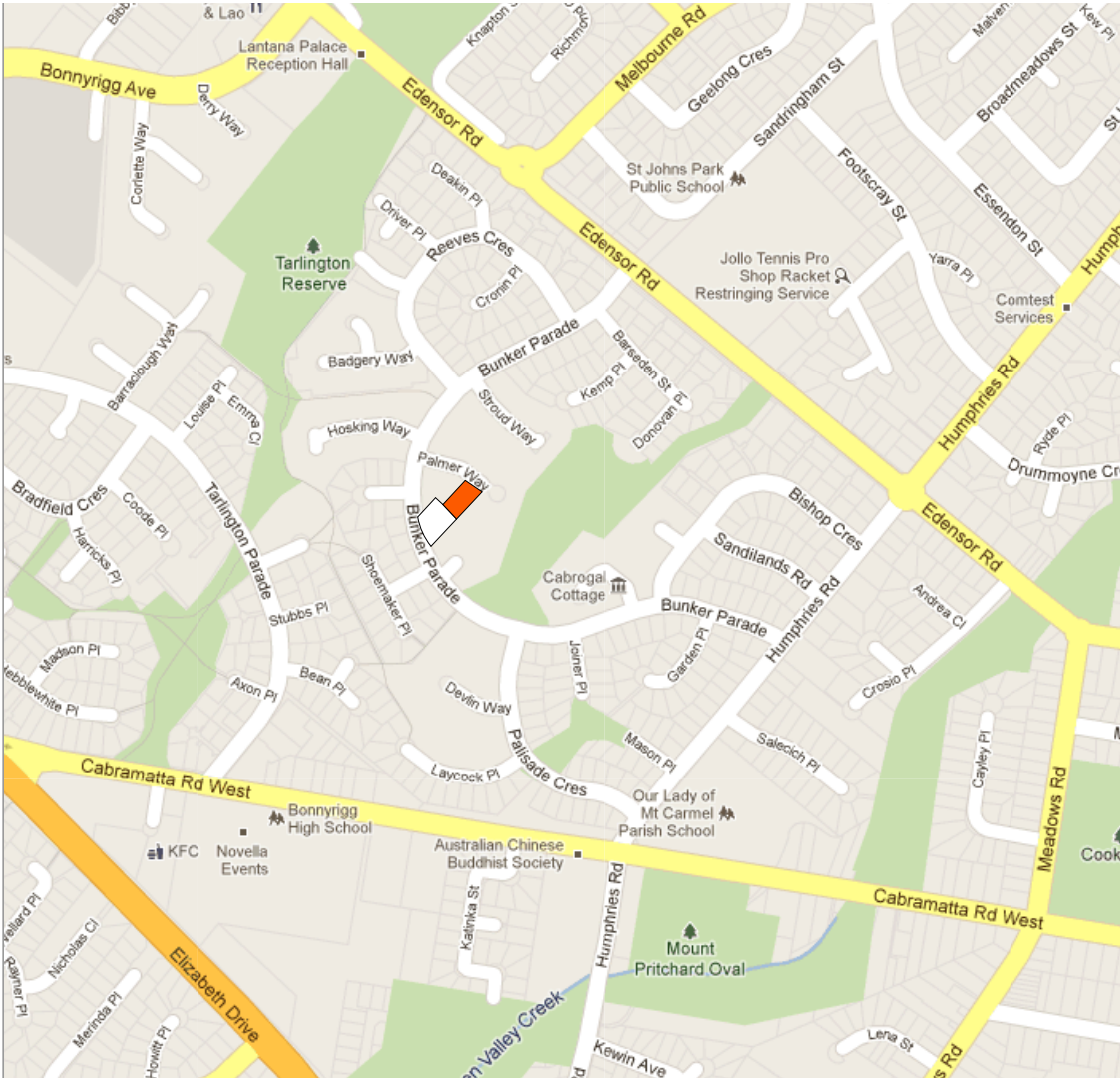


Apartment 5A - Private
Development Application
Bonnyrigg - Newleaf

Drawing No.	Drawing List	Revision
000/01	Cover Page / Site Plan	H
100/01	Ground Floor	H
100/02	First Floor	H
100/03	Second Floor	H
100/04	Roof Plan	H
200/01	Elevations	H
200/02	Elevations	H
300/01	Section AA	H
400/01	Solar Access Elevations 1	H
400/02	Solar Access Elevations 2	H
400/03	Solar Access Elevations 3	H



Locality Plan



Becton – Bonnyrigg Stages 5 & 6 - Apartments

ABSA & Basix Commitments

Water

- WELS 3 star 4.5- litre/minute showerheads
- WELS 5 star kitchen & basin tap ware
- WELS 4 star wc suites
- Stage 5 - 6,000 litre rain water tank with approximately 85% of roof draining to the tank, connected to wc, washing machine & irrigation
- Tanks can be single or multiple as long as the storage total is achieved
- Drought tolerant planting as per Basix certificate and landscape drawings

Thermal Performance - Base Spec (ABSA)

- External Walls
 - Cavity brick (No insulation) - medium colour (Ground floor & First floor)
 - Brick veneer R1.5 insulation - medium colour (Second floor)
 - Shaftliner with R2.0/Cavity brick party wall with R1.0 as applicable
- Internal Walls
 - Plasterboard only
- Ceilings
 - Plasterboard with R2.5
- Roof
 - Sheet metal with sarking – Medium colour
- Floors
 - Concrete raft slab with carpet/tile finish
 - Suspended concrete slab with carpet/tile finish
- Windows, standard aluminium windows Uw 6.57 & SHGC 0.74

Energy

- Gas instantaneous HWS with 5 star EER
- Single phase reverse cycle split air conditioning system (COP cooling 2.5-3.0 & heating 3.0-3.5) to living areas
- Mechanical ventilation as per Basix certificate;
 - Bathrooms - Natural with opening window or ducted external to the building if not naturally ventilated
 - Kitchen – Not ducted, recirculating rangehood
 - Laundry - Natural with opening window/door or ducted external to the building if not naturally ventilated
- Lighting, Florescent as per Basix Certificate (not dedicated)
- Gas cook top & electric oven
- External or sheltered clothesline as per Basix certificate

Individual lot specific upgrades;

- Windows, aluminium windows, laminated low E (comfort plus) Uw 4.66 & SHGC 0.44
- 5A unit 5 – Living room sliding door facing SE



Apartment Site Plan
1:200

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NOMINATED ARCHITECT
Kees de Kijper
David Henderson
Sydney (NSW)
Sydney (NSW)

GENERAL NOTES
Builder/Contractor shall verify job dimensions
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Figured dimensions take precedence over drawings
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BECTON Becton Property Group
12/15, Waverley Street
North Sydney NSW 1585
Telephone: 02 8334 4800

NOT FOR CONSTRUCTION

Legend

- CL Clothesline
- RWT Rainwater Tank
- HWS Hot Water System
- GM Gas Meter
- WM Water Meter
- OP Downpipe
- POS Private Open Space
- FFL Finished Floor Level
- Existing trees to be retained
- V Visitor Car Park

NORTH

H	COORDINATION ISSUE	23/10/2012
G	COORDINATION ISSUE	17/10/2012
F	RE DESIGN - COORDINATION ISSUE	11/10/2012
E	DEVELOPMENT APPLICATION	20/07/2012
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C	ISSUED TO CONSULTANTS	12/07/2012
B	Draft DA	04/07/2012
A	Draft DA	25/06/2012

Rev Description Date

Revisions

Architect
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ABN: 81 956 706 590

Client
Becton Property Group

Project Number
00010727

Project
Newleaf
Bonnyrigg,
NSW 2177

Project Document Status
Pre Development Application

Scale 1:200@A1 Drawn AH,TH
Checked AH,NB,ZL

Site
Cover Page / Site Plan

Architect
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Apartment 5A - Private
Development Application
Bonnyrigg - Newleaf

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Kees de Kijzer 5762 (NSW)
David Henderson 5762 (NSW)
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Ground Floor Plan
1:100

Legend

CL

Clothesline

RWT

Rainwater Tank

HWS

Hot Water System

GM

Gas Meter

WM

Water Meter

DP

Downpipe

POS

Private Open Space

FFL

Finished Floor Level

X

Existing trees to be retained

V

Visitor Car Park

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Checked AH, NB, ZL

Floor Plans

Ground Floor

Architect

ARC-460-505-APT5A-100/01

Drawing #

100/01

Rev

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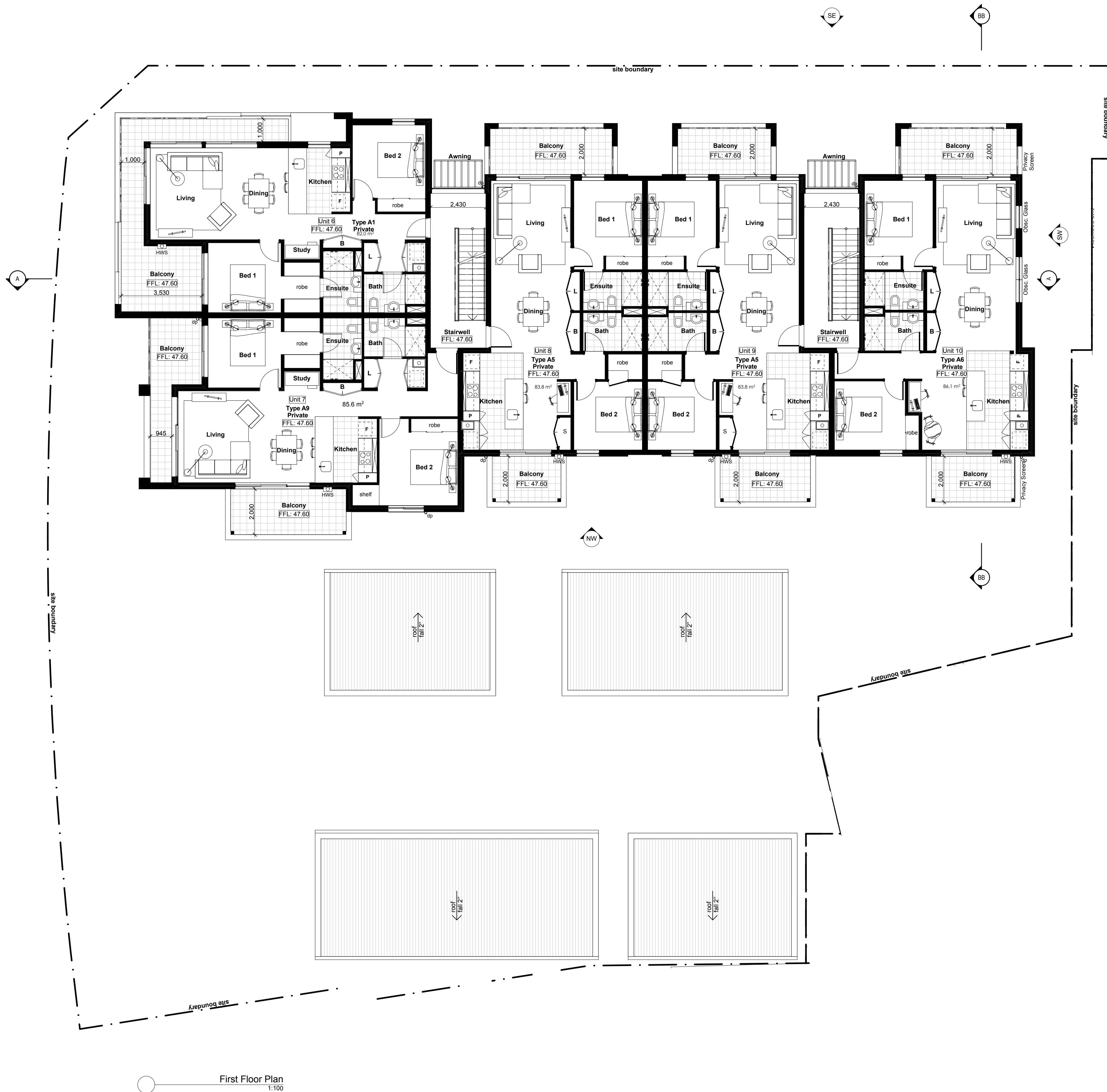
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NOT FOR CONSTRUCTION

Legend

Clothesline
 Rainwater Tank
 Hot Water System
 Gas Meter
 Water Meter
 Downpipe
 Private Open Space
 Finished Floor Level
 Existing trees to be retained
 Visitor Car Park



NORTH

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Newleaf
Bonnyrigg,
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Pre Development Application
Scale 1:100@A1
Drawn AH, TH
Checked AH, NB, ZL
Floor Plans
First Floor
Access
ARC-4KO-505-APTSA-100/02
Drawing #
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Apartment 5A - Private
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David Randerson

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5842 (NSW)

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NOT FOR CONSTRUCTION

Legend

- CL

Clothesline

RWT

Rainwater Tank

HWS

Hot Water System

GM

Gas Meter

WM

Water Meter

dp

Downpipe

POS

Private Open Space

FFL

Finished Floor Level

x

Existing trees to be retained

V

Visitor Car Park
-
- Second Floor Plan
1:100
- NORTH

23/10/2012
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Scale 1:100@A1
Drawing
Floor Plans
Second Floor

As shown
ARC-450-505-APT5A-100/03

Drawing #
100/03

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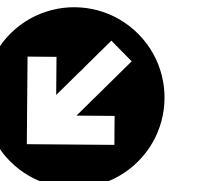
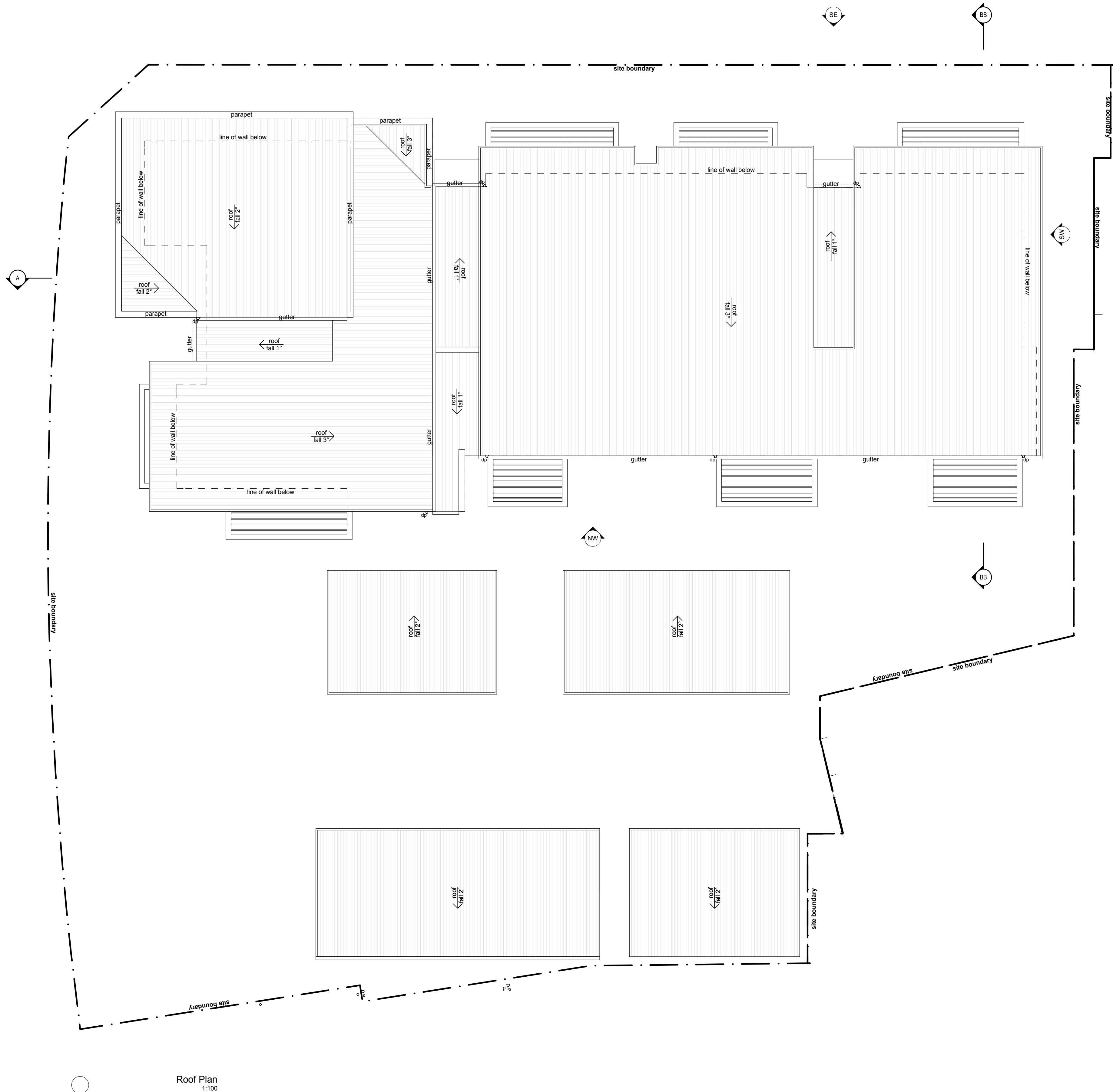
Apartment 5A - Private
Development Application
Bonnyrigg - Newleaf



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Legend

	Clothesline
	Rainwater Tank
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iv Description	Date

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Section Property

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ewleaf

onnyrigg,
EIN 9477

Project /Document Status

Core Development Applications

ale 1:1000A1

Drawing

Roof Plan

INDEX

RC-dKO-S05-APT5A-100/

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TV

NOT FOR CONSTRUCTION

Apartment 5A - Private
Development Application
Bonnyrigg - Newleaf

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NOMINATED ARCHITECT

Ross de Klerk
David Henderson

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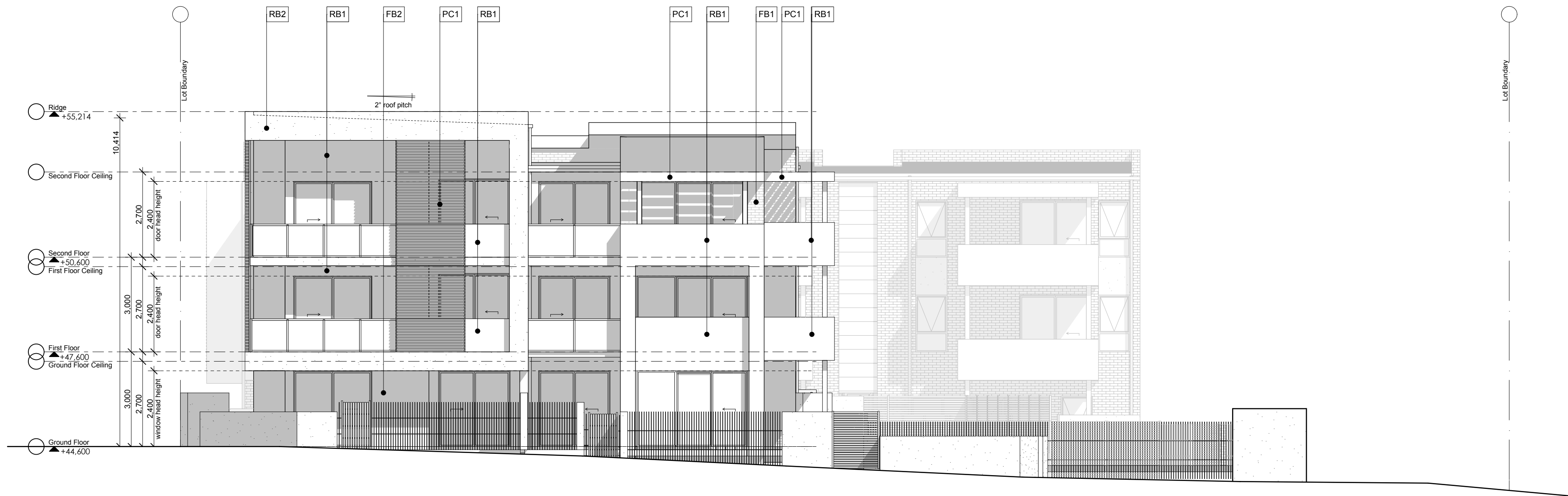
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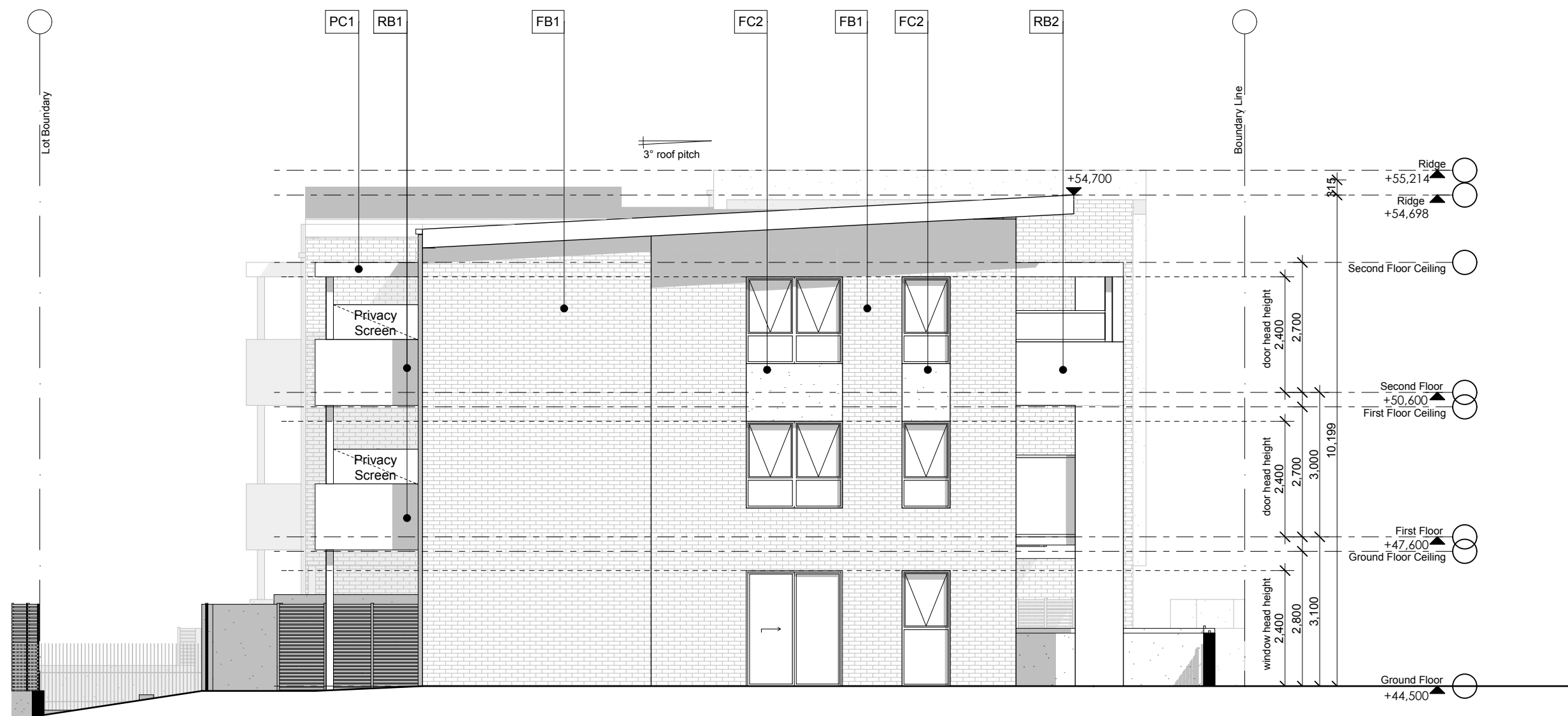
Becton Property Group
10/145, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

NOT FOR CONSTRUCTION

MATERIALS & FINISHES KEY	
AC	AW CONCRETEWORK
AF	ALUMINIUM FRAMED AWNING
BS	BLUE SCANDI RENDERED
CO1	COLOR BOND1
CO2	COLOR BOND2
CO3	COLOR BOND3
FB1	FACE BRICK 1
FB2	FACE BRICK 2
FC1	FIBRE CEMENT BOARD1
FC2	FIBRE CEMENT BOARD2
FC3	FIBRE CEMENT BOARD3
GA	GAZE METEOR
GA2	GAZE METEOR 2
GA3	GAZE METEOR 3
GA4	GAZE METEOR 4
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GA97	GAZE METEOR 97
GA98	GAZE METEOR 98
GA99	GAZE METEOR 99
GA100	GAZE METEOR 100



NE North-East Elevation
1:100



SW South-West Elevation
1:100

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97	Revisions	
98	Revisions	
99	Revisions	
100	Revisions	

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ABN: 81 956 706 590

Client
Becton Property Group

Project Number
00010727

Project
Newleaf

Bonnyrigg,
NSW 2177

Project / Document Status
Pre Development Application

Scale 1:100@A1

Drawn AH, TH
Checked AH, NB, ZL

Drawing
Elevations

Architect
ARC-450-505-APTS-200/01

Drawing #
200/01

Rev
H

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Apartment 5A - Private
Development Application
Bonnyrigg - Newleaf



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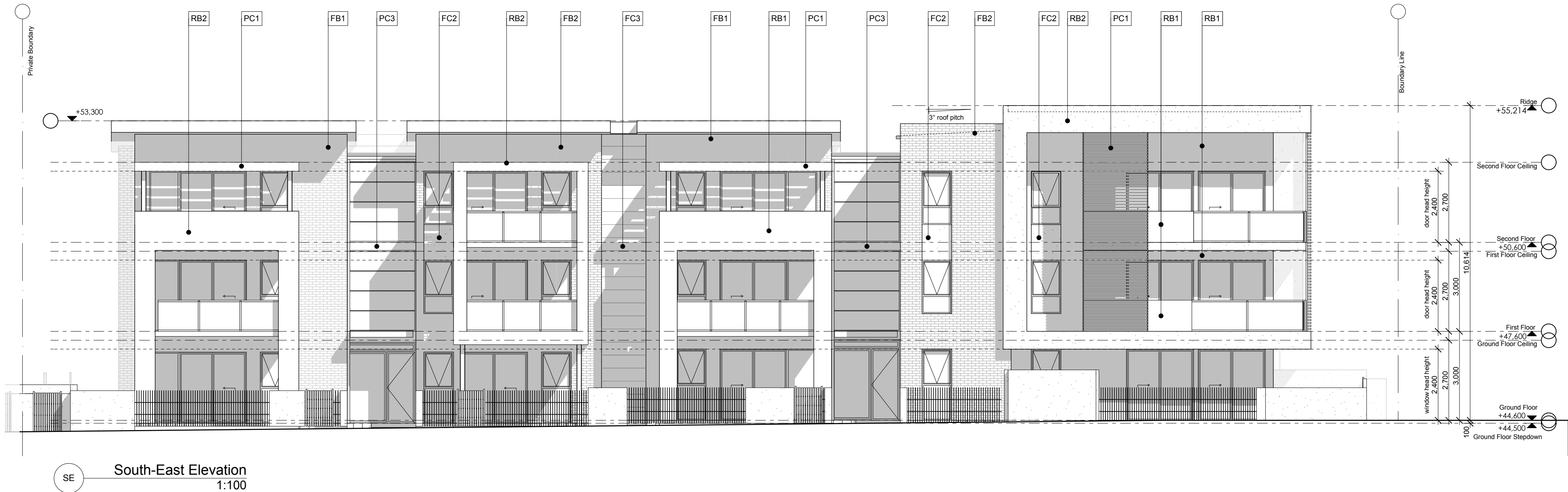
NOMINATED ARCHITECT
Kees de Kijzer 5762 (NSW)
David Henderson 5762 (NSW)

GENERAL NOTES
Builder/Contractor shall verify job dimensions before any job commences.

Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

BECTON Becton Property Group
12/145, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

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H	COORDINATION ISSUE	23/10/2012
G	COORDINATION ISSUE	17/10/2012
F	RE-DESIGN - COORDINATION ISSUE	11/10/2012
E	DEVELOPMENT APPLICATION	20/07/2012
D	ISSUED TO CONSULTANTS	12/07/2012
C	ISSUED TO CONSULTANTS	12/07/2012
B	Draft DA	04/07/2012
A	Draft DA	25/06/2012
Rev	Description	Date
Revisions		
Architect		
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ABN: 81 956 706 590		
Client		
Becton Property Group		
Project Number		
00010727		
Project		
Newleaf		
Bonnyrigg,		
NSW 2177		
Project Document Status		
Pre Development Application		
Scale 1:100@A1		
Drawn AH, TH		
Checked AH, NB, ZL		
Drawing		
Elevations		
Architect		
ARC-450-505-APTSA-200/02		
Drawing #		
200/02		
Rev		
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Apartment 5A - Private
Development Application
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NOMINATED ARCHITECT
Kees de Kijzer
David Rensdorp

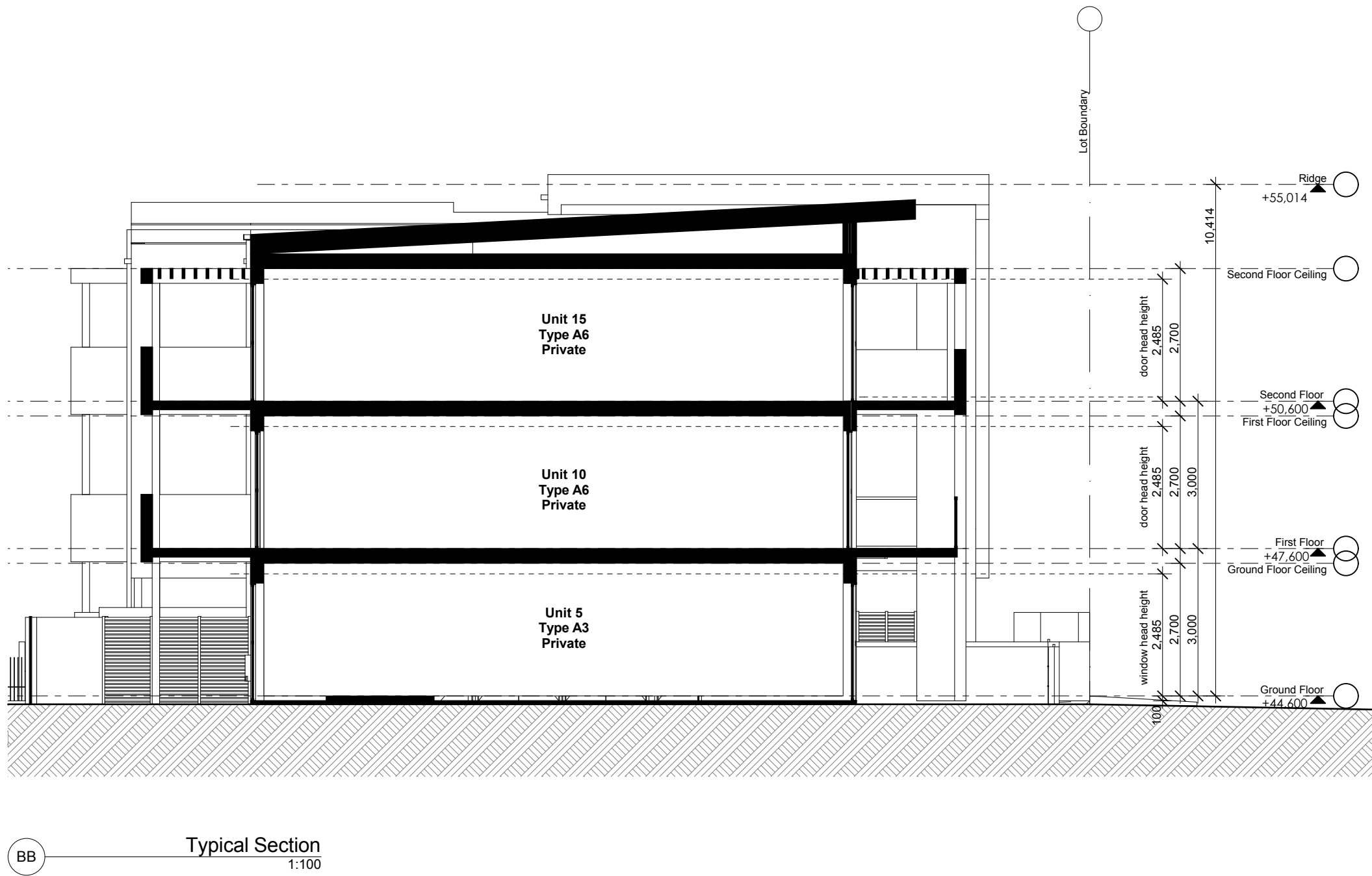
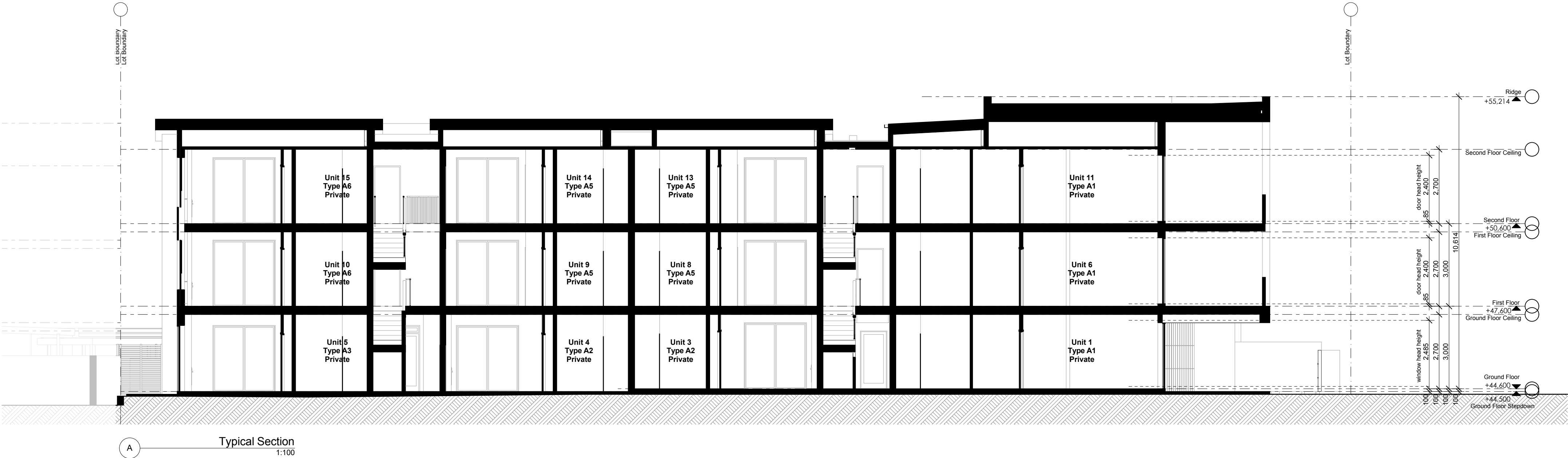
GENERAL NOTES
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BECTON Real Estate Group
10/10, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

NOT FOR CONSTRUCTION

MATERIALS & FINISHES KEY	
AC	AIR CONDITIONING
AF	ALUMINIUM FRAMED AWNING
BS	BLUE SQAIR, HEMLOCK
CO1	COLOUR BOND1
CO2	COLOUR BOND2
CP	CONCRETE
FB1	FACE BRICK 1
FB2	FACE BRICK 2
FC1	FIBRE CEMENT BOARD1
FC2	FIBRE CEMENT BOARD2
GM	GUM METAL
HWS	HOT WATER SYSTEM (SEE BASIN)
KPL	KLEP LOK ROOFING
MB	METER BOX
ML	METAL LOUVERS
RB1	RENDER BRICK 1
RB2	RENDER BRICK 2
RB3	RENDER BRICK 3
TR	TILE ROOFING
TML	TRACKED METAL LOUVERS



H	COORDINATION ISSUE	23/10/2012
G	COORDINATION ISSUE	17/10/2012
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C	ISSUED TO CONSULTANTS	12/07/2012
B	Draft DA	04/07/2012
A	Draft DA	25/06/2012

Rev Description Date

Revisions

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ABN: 81 956 706 590

Client
Becton Property Group

Project Number
00010727

Project
Newleaf
Bonnyrigg,
NSW 2177

Project Document Status
Pre Development Application

Scale 1:100@A1
Drawn AH, TH
Checked AH, NB, ZL

Drawing
Sections
Section AA

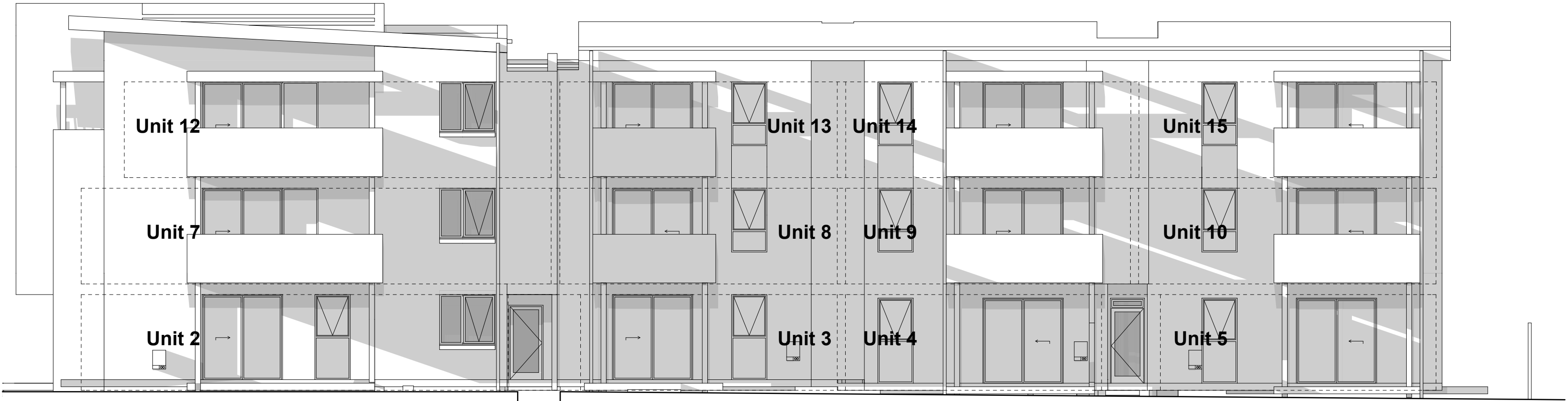
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Drawing #
300/01

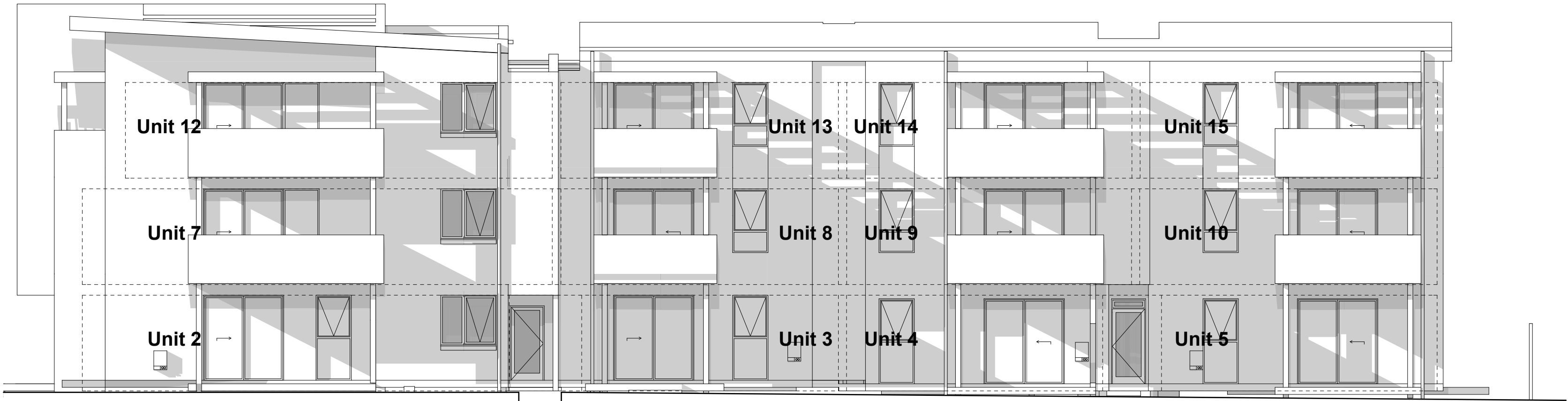
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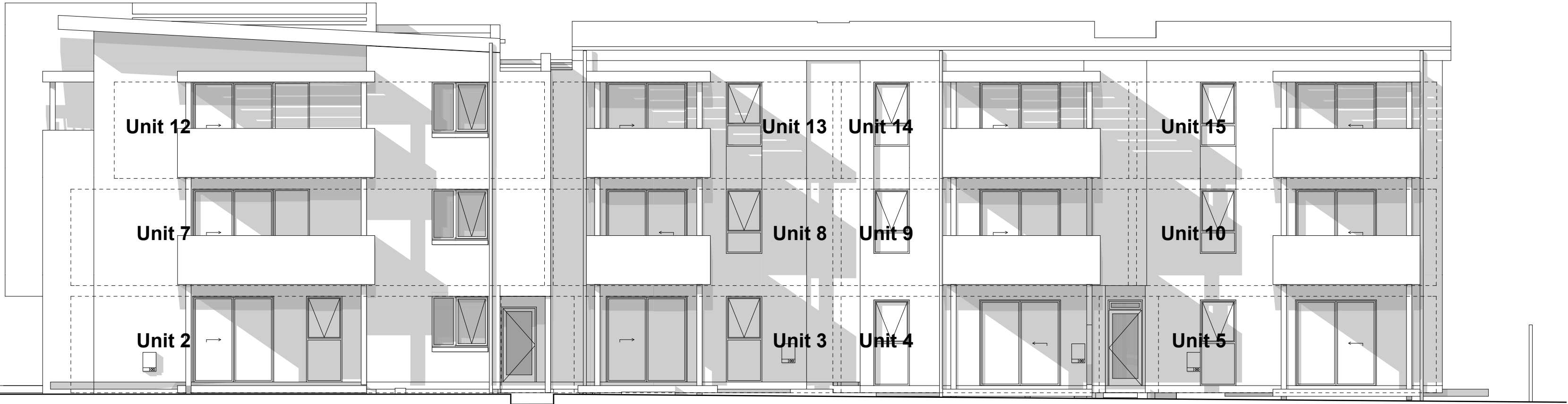
Apartment 5A - Private
Development Application
Bonnyrigg - Newleaf



North-West Elevation 0900
1:100



North-West Elevation 1000
1:100



North-West Elevation 1100
1:100

Unit No.	Time						
	0900	1000	1100	1200	1300	1400	1500
1	x	x	x	x	x	-	x
2	x	x	x	x	x	x	x
3	-	-	-	x	x	x	x
4	-	x	x	x	x	x	x
5	-	-	x	x	x	x	x
6	x	x	x	x	x	-	x
7	x	x	x	x	x	x	x
8	-	-	-	-	x	x	x
9	-	-	x	x	-	x	x
10	-	-	x	x	x	x	x
11	x	x	x	x	x	-	x
12	x	x	x	x	x	x	x
13	-	x	x	x	x	x	x
14	-	x	x	-	-	x	x
15	x	x	x	x	-	x	x

Solar Access	
Hours	Complies (Y/N)
6	Y
7	Y
4	Y
6	Y
5	Y
6	Y
7	Y
3	Y
4	Y
5	Y
7	Y
6	Y
6	Y
4	Y
6	Y

100% Compliance



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NOMINATED ARCHITECT
Kees de Kijzer
David Sanderson
5767 (NSW)
8344 (NSW)

GENERAL NOTES
Builder/Contractor shall verify job dimensions before any job commences.

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BECTON Becton Property Group
10/101, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

NOT FOR CONSTRUCTION

MATERIALS & FINISHES KEY

- AC1 ANK CONCRETE
- AF1 ALUMINIUM FRAMED AWNING
- BS BLUE SCOUR RENOVISED
- CO1 COLOUR BOND1
- CO2 COLOUR BOND2
- CP COBRIPPE
- FB1 FACE BRICK 1
- FB2 FACE BRICK 2
- FC1 FIBRE CEMENT BOARD1
- FC2 FIBRE CEMENT BOARD2
- FC3 FIBRE CEMENT BOARD3
- GA1 GASKET
- GA2 GASKET
- GA3 GASKET
- GA4 GASKET
- GA5 GASKET
- GA6 GASKET
- GA7 GASKET
- GA8 GASKET
- GA9 GASKET
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- GA100 GASKET

H COORDINATION ISSUE 23/10/2012

G COORDINATION ISSUE 17/10/2012

F RE-DESIGN - COORDINATION ISSUE 11/10/2012

E DEVELOPMENT APPLICATION 20/07/2012

D ISSUED TO CONSULTANTS 12/07/2012

C ISSUED TO CONSULTANTS 12/07/2012

B Draft DA 04/07/2012

A Draft DA 25/06/2012

Rev Description Date

Revisions

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Client

Becton Property Group

Project Number

00010727

Project

Newleaf

Bonnyrigg,

NSW 2177

Project Document Status

Pre Development Application

Scale 1:100@A1

Drawn AH, TH

Checked AH, NB, ZL

Drawing

Solar Access Elevations

Solar Access Elevations 1

Access

ARC-400-501-APTSA-400/01

Drawing #

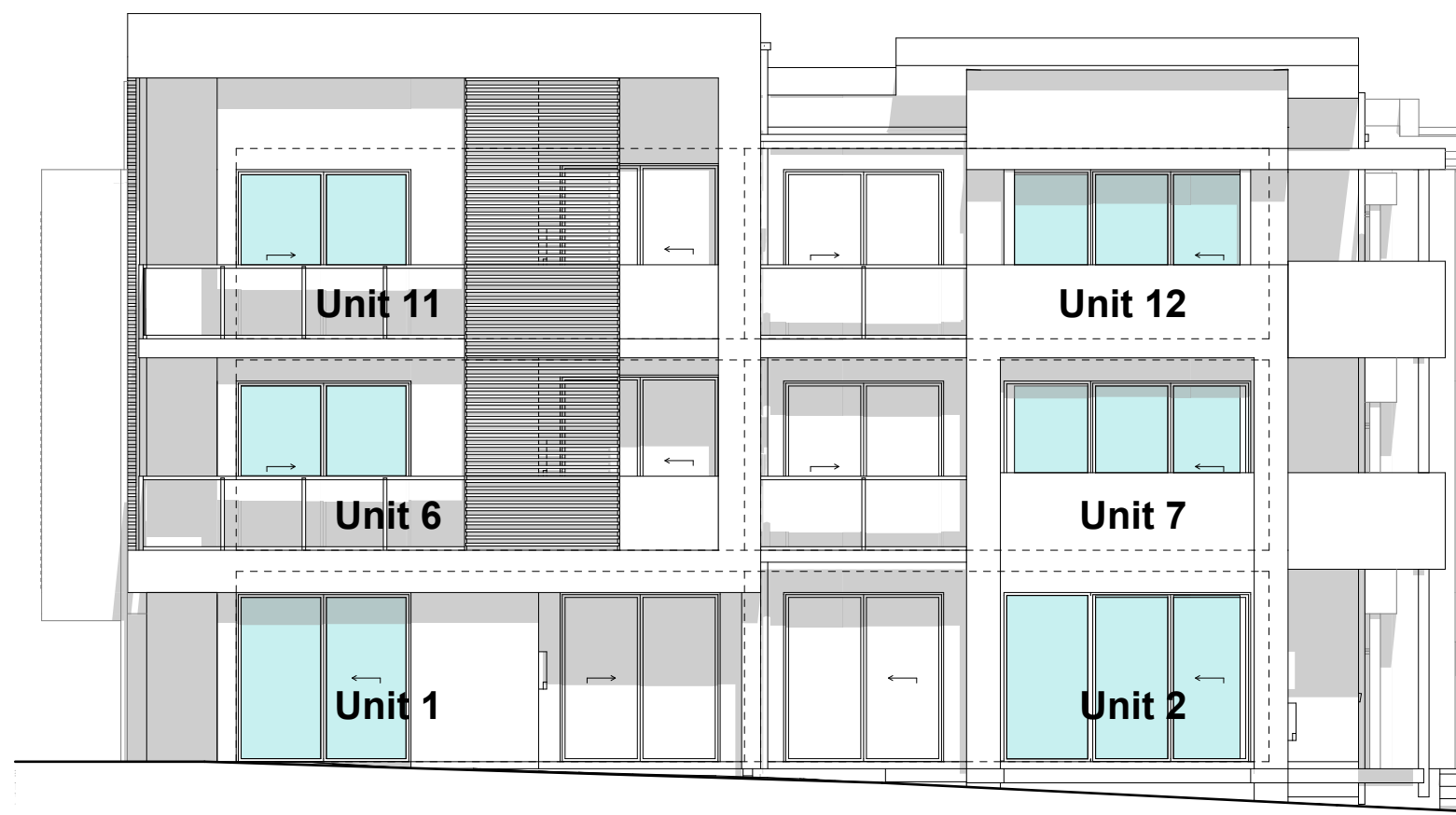
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Rev

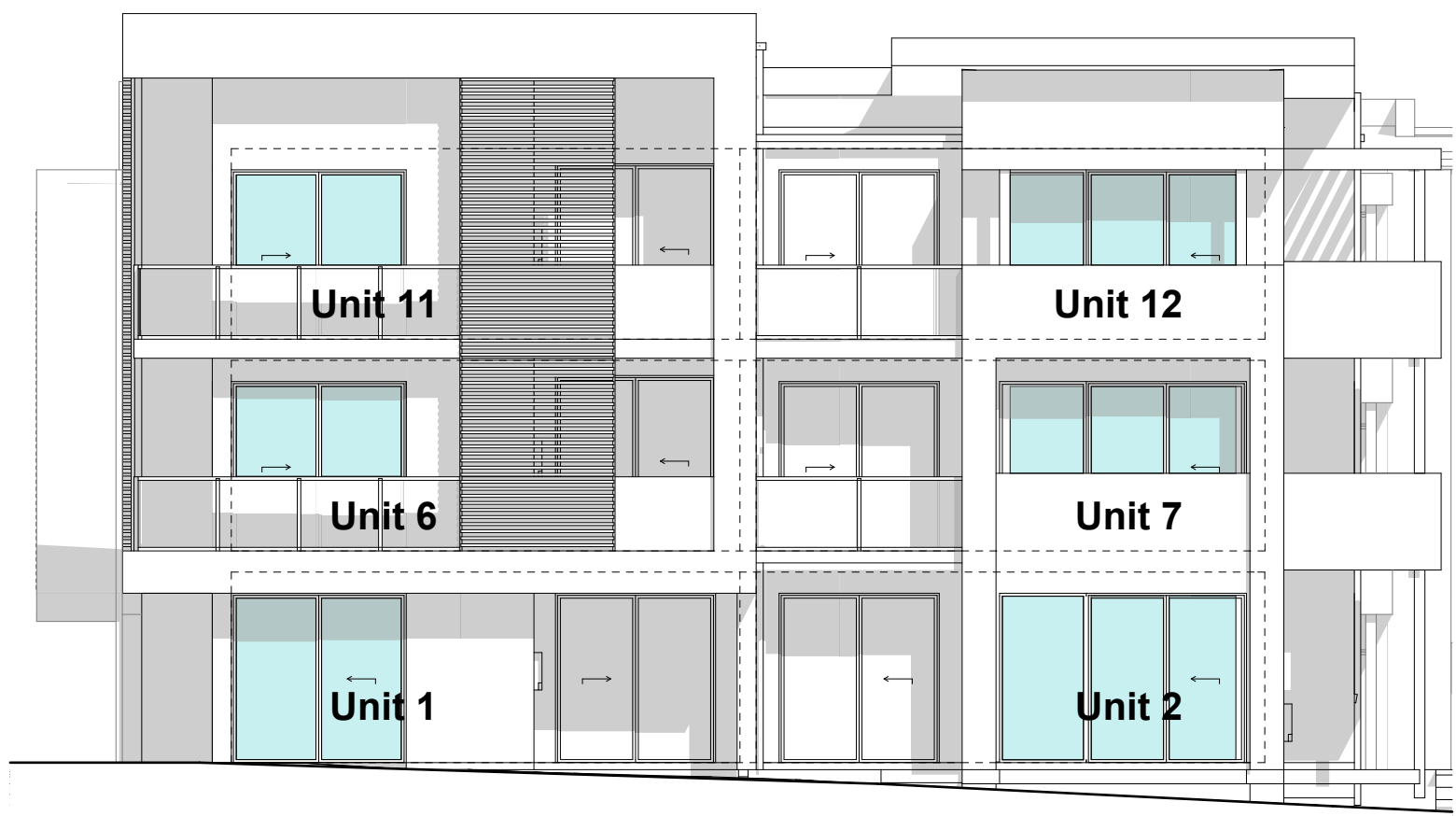
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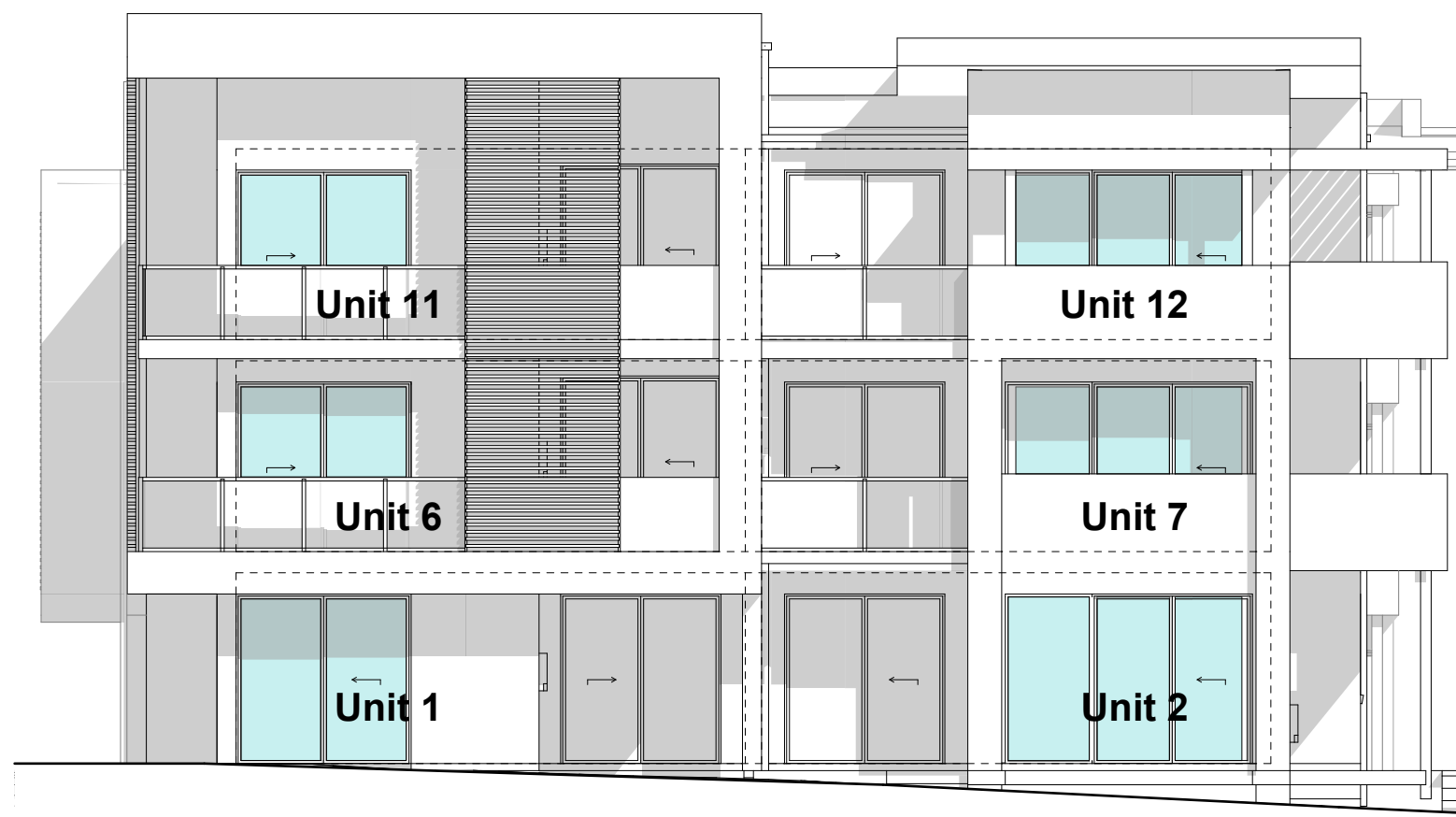
Apartment 5A - Private
Development Application
Bonnyrigg - Newleaf



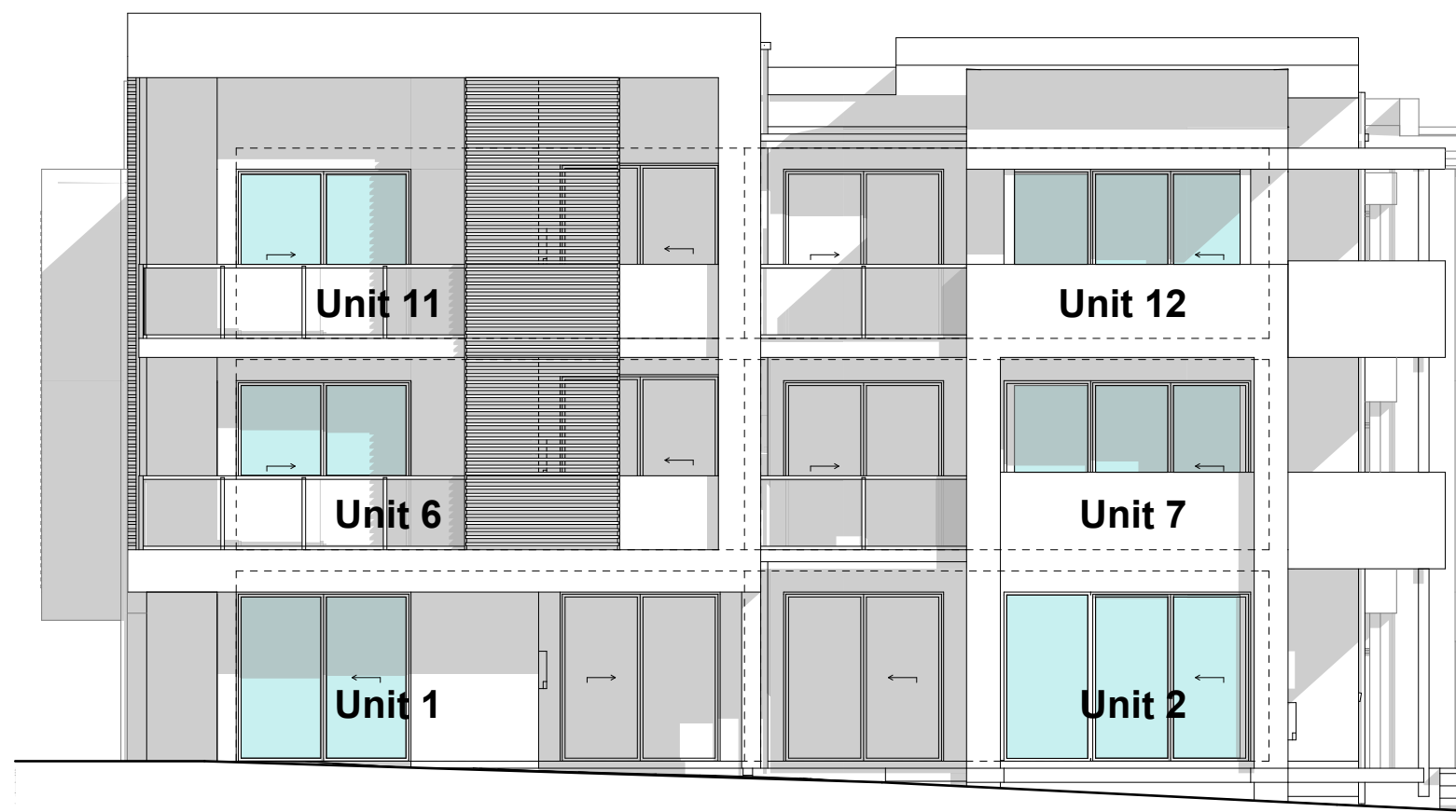
North-East Elevation 0900
1:100



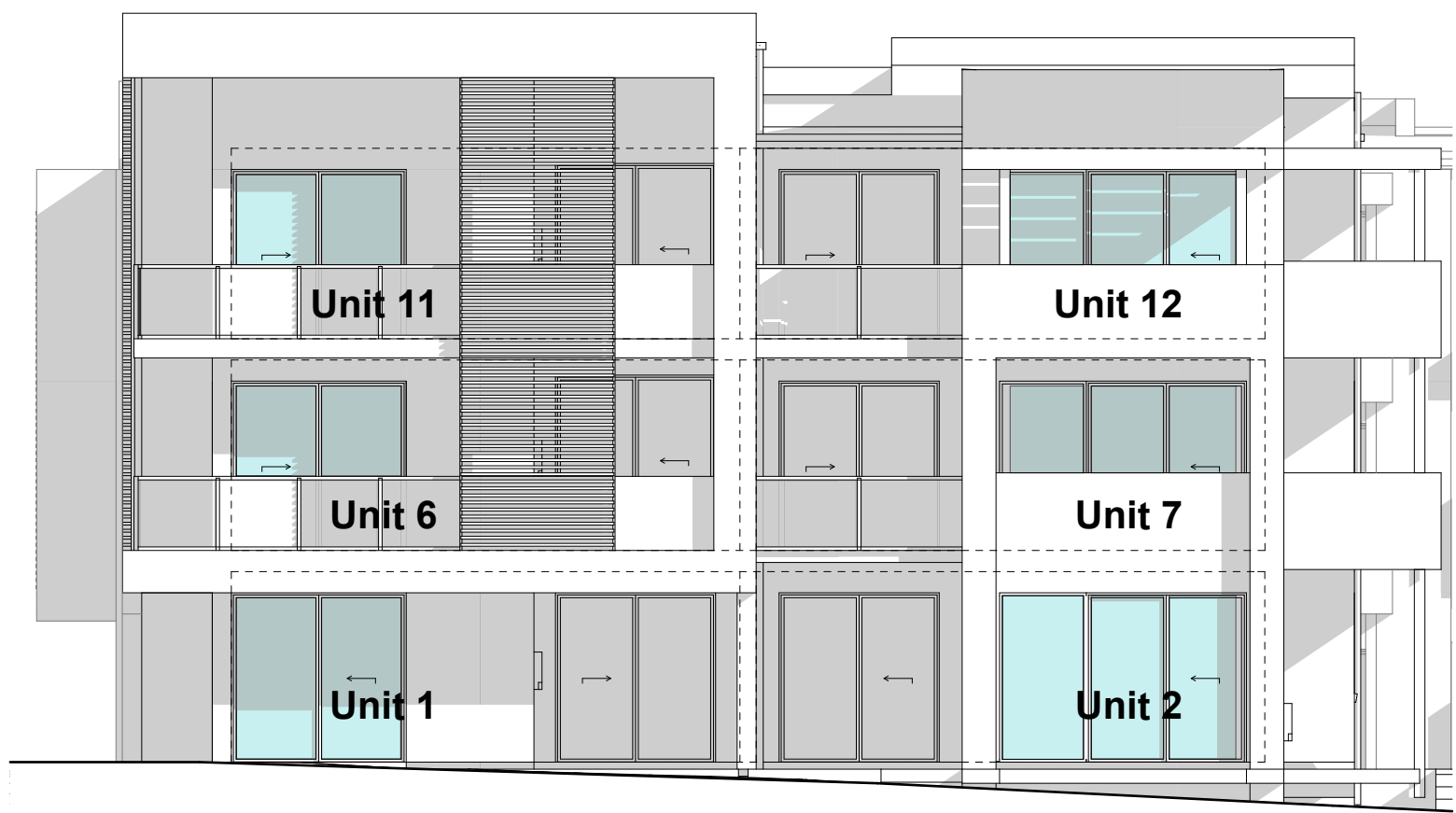
North-East Elevation 1000
1:100



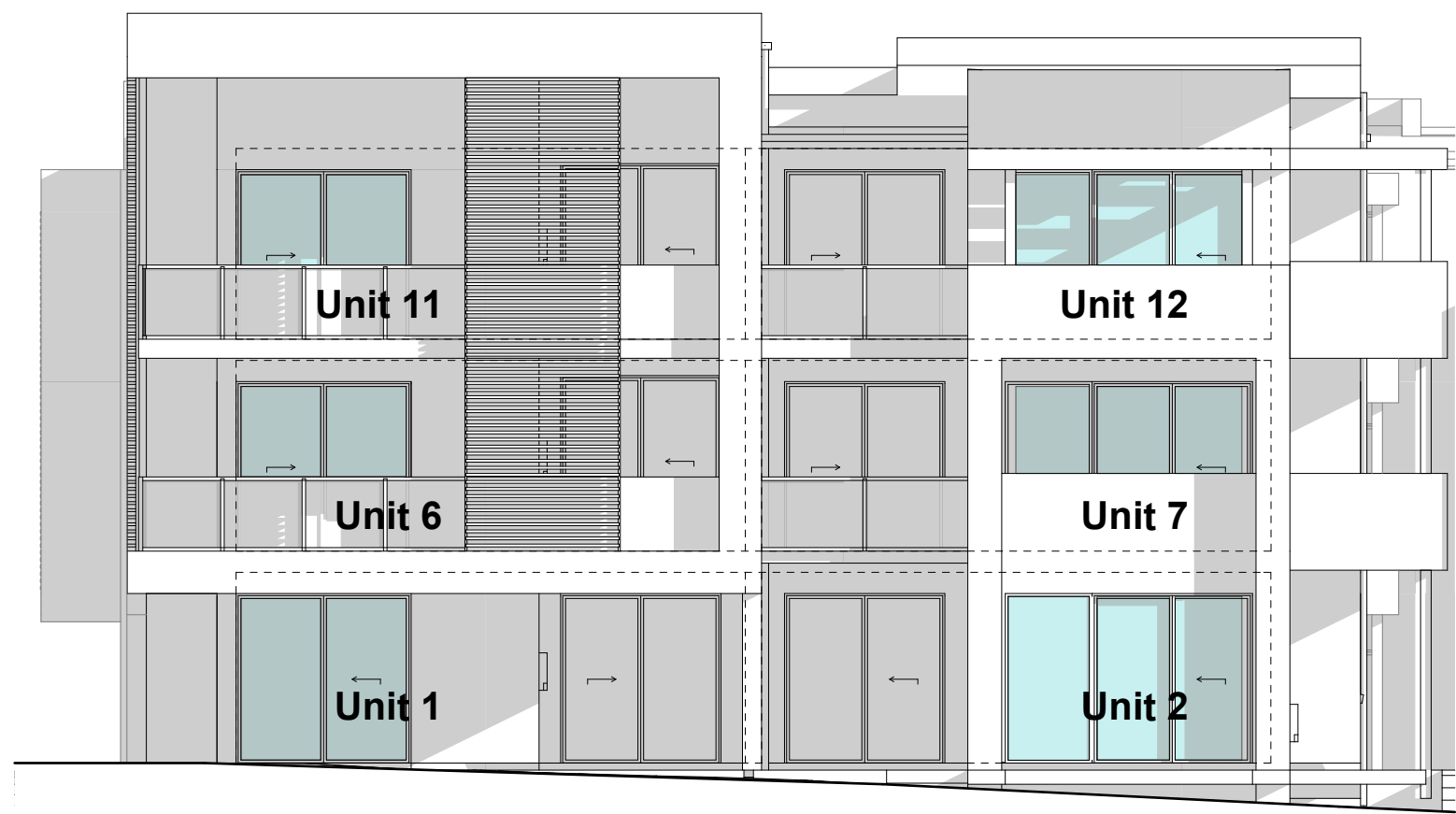
North-East Elevation 1100
1:100



North-East Elevation 1200
1:100



North-East Elevation 1300
1:100



North-East Elevation 1400
1:100



North-East Elevation 1500
1:100

MATERIALS & FINISHES KEY	
AC	ANK CONCRETE
AF	ALUMINIUM FRAMED AWNING
BS	BLUE SCANDI-RENDERED
CO1	COLOR BOND1
CO2	COLOR BOND2
CP	COOLPAVE
FB1	FACE BRICK 1
FB2	FACE BRICK 2
FC1	FIBRE CEMENT BOARD1
FC2	FIBRE CEMENT BOARD2
FC3	FIBRE CEMENT BOARD3
GM	GLASS METAL
HS	HOT WATER SYSTEM (SEE BASIS)
KPL	KIT LOK ROOFING
MB	METER BOX
ML	METAL LOUVERS
REB1	RENDER BRICK 1
REB2	RENDER BRICK 2
REB3	RENDER BRICK 3
TR	TRUCK ROOFING
TML	TRACKED METAL LOUVERS

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Rev	Description	Date
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NSW 2177

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Checked AH, NB, ZL

Drawing
Solar Access Elevations
Solar Access Elevations 3

Access
ARC-400-505-APTSA-400/03

Drawing #
400/03

Rev
H