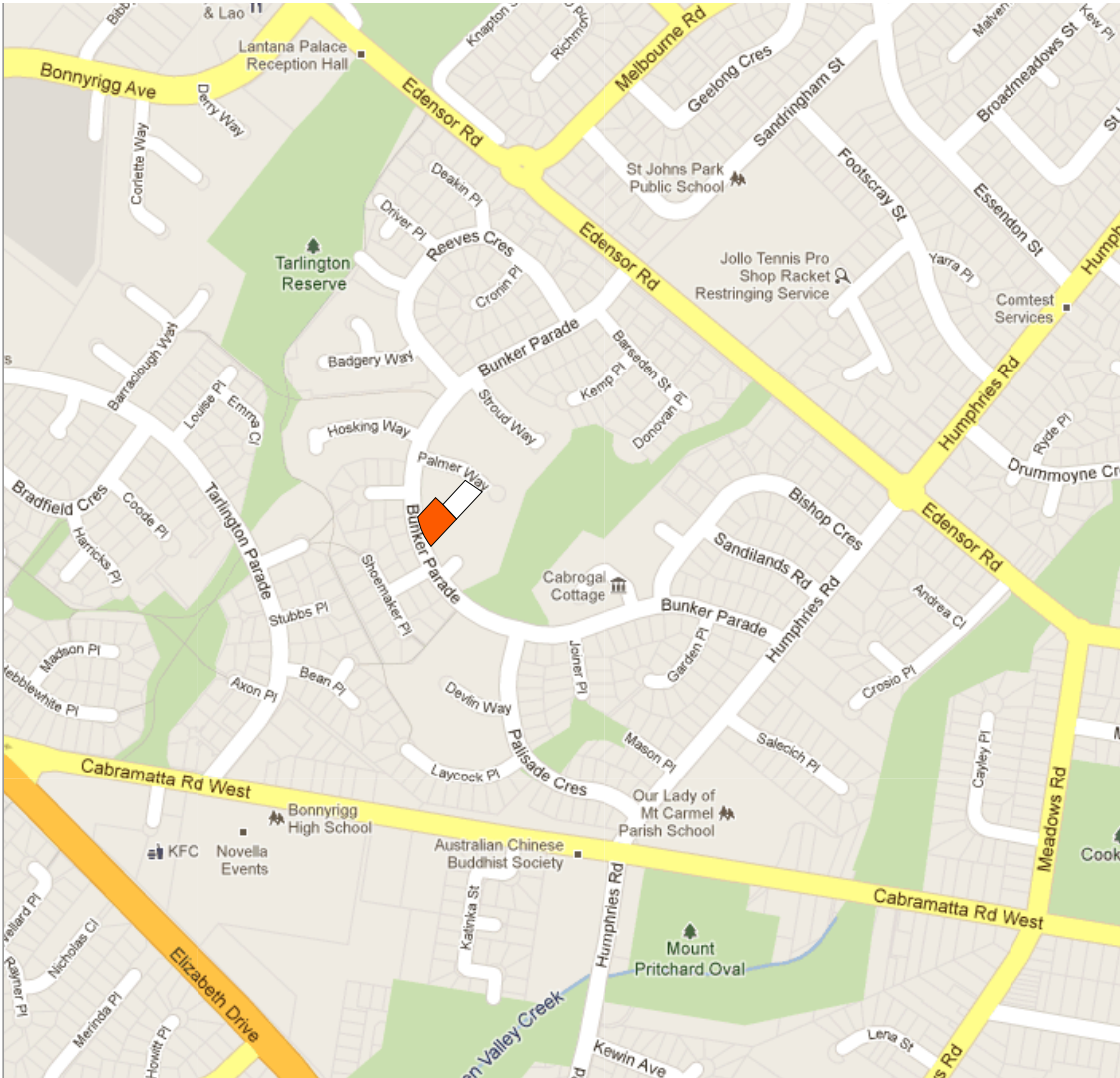


Apartment 5A - Public
Development Application
Bonnyrigg - Newleaf

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



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 Kijzer
David Henderson
Sydney (NSW)
Sydney (NSW)

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

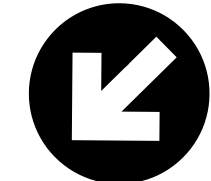
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BECTON Becton Property Group
12/15, West Street
North Sydney NSW 1585
Telephone: 02 8334 4800

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

G	COORDINATION ISSUE	23/10/2012
F	COORDINATION ISSUE	17/10/2012
E	RE DESIGN - COORDINATION ISSUE	13/07/2012
D	DEVELOPMENT APPLICATION	20/07/2012
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 1:1, 1:200@A1
Drawing
Site
Cover Page / Site Plan

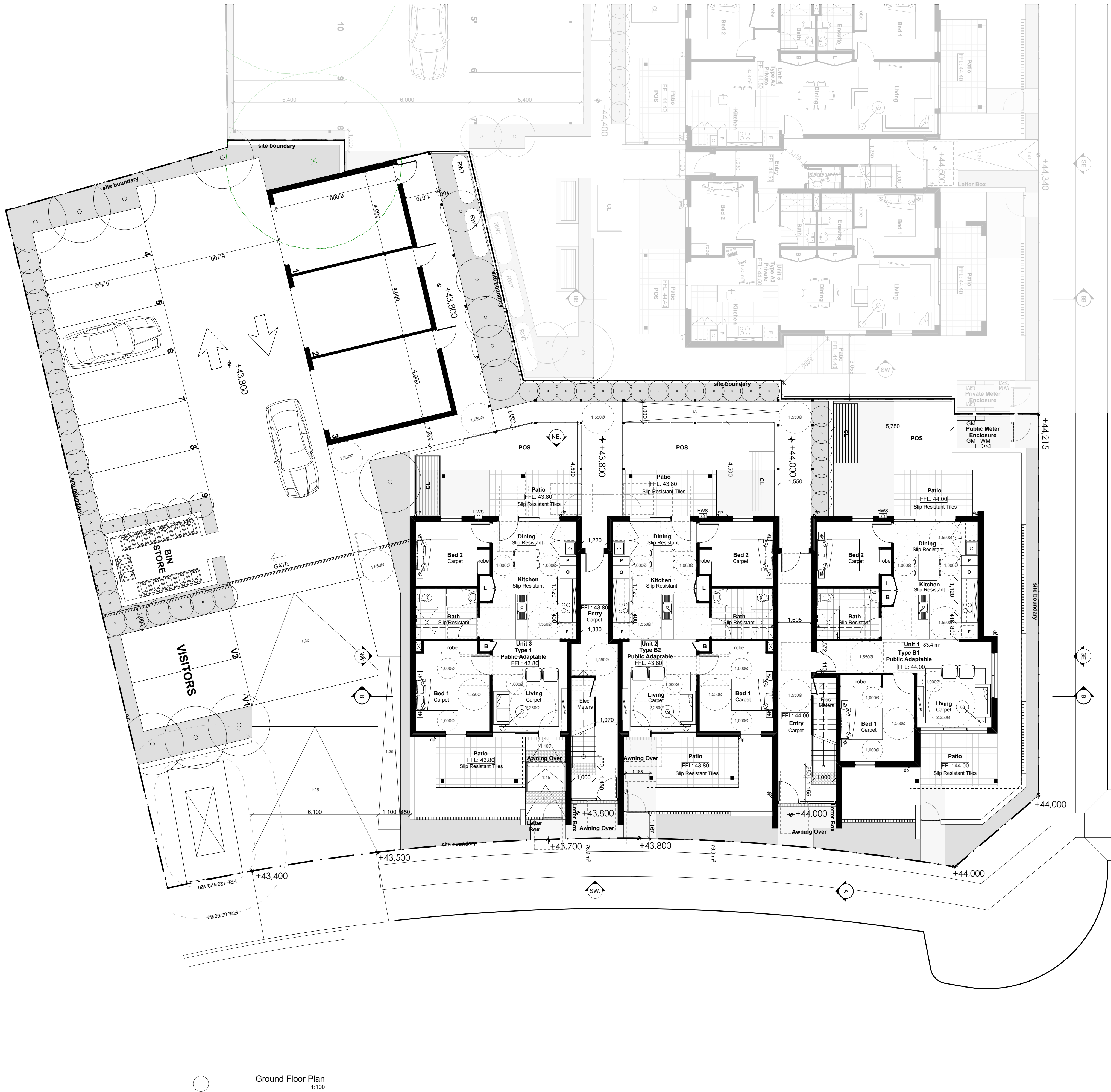
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Apartment 5A - Public
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Ground Floor Plan
1:100

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NOT FOR CONSTRUCTION

Legend

- CL Clotheline
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- HWS Hot Water System
- GM Gas Meter
- WM Water Meter
- dp Downpipe
- POS Private Open Space
- FFL Finished Floor Level
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NORTH

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Becton Property Group

Project Number
00010727

Project
Newleaf
Bonnyrigg,
NSW 2177

Project Document Status
Pre Development Application

Scale 1:100@A1
Drawing
Floor Plans
Ground Floor

Acorn
ARC-4KO-505-APTS-100/01

Drawing #
100/01

Rev
G

Apartment 5A - Public
Development Application
Bonnyrigg - Newleaf

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5844 (NSW)

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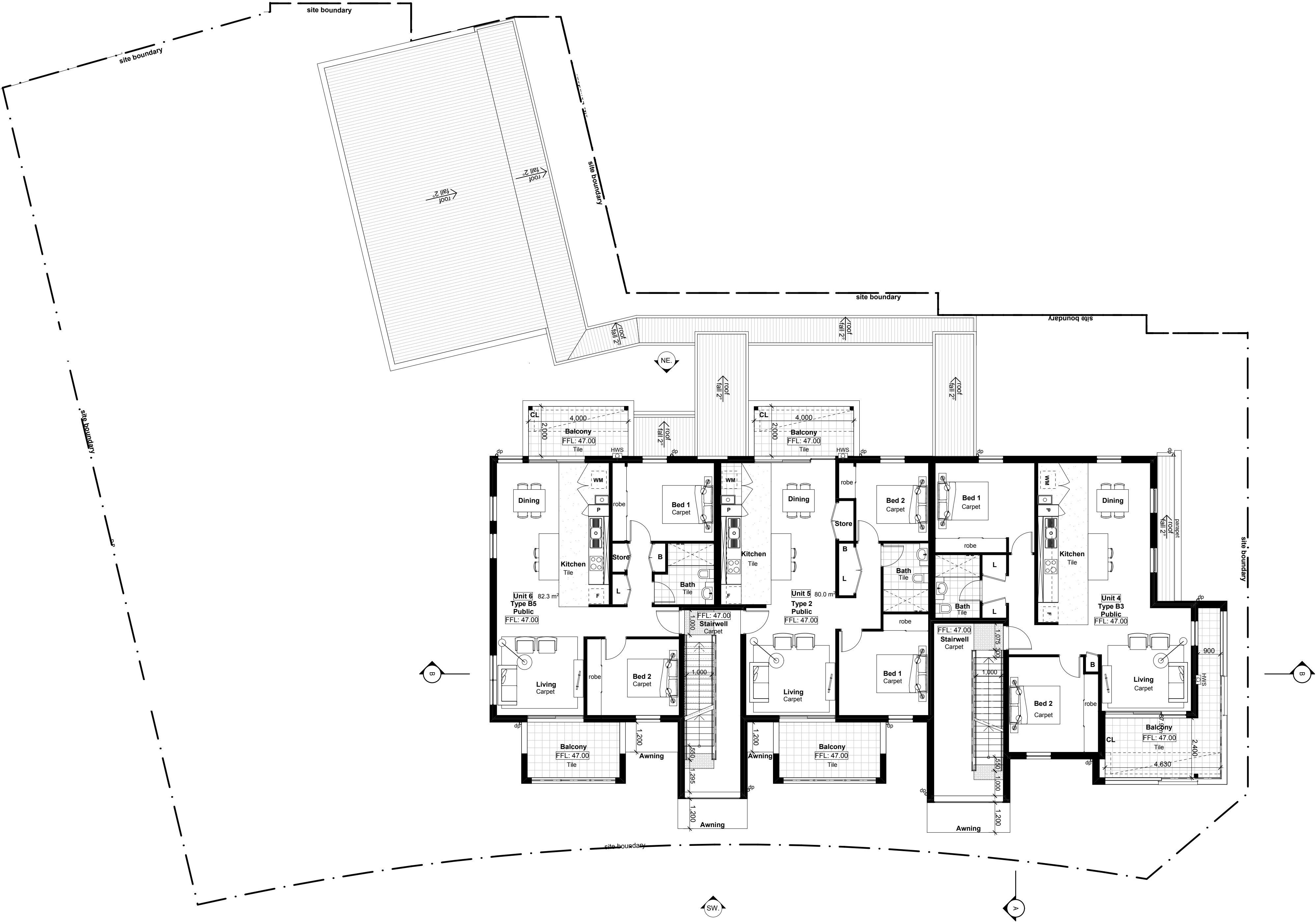
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NOT FOR CONSTRUCTION



First 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

+

Existing trees to be retained

V

Visitor Car Park

NORTH

G

COORDINATION ISSUE

23/10/2012

F

COORDINATION ISSUE

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E

RE DESIGN - COORDINATION ISSUE

13/07/2012

D

DEVELOPMENT APPLICATION

20/07/2012

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Newleaf
Bonnyrigg,
NSW 2177

Project Document Status

Pre Development Application

Scale 1:100@A1

Drawn AH, TH
Checked AH, NB, ZL

Drawing

Floor Plans
First Floor

Access

ARC-4KO-505-APTSA-100/02

Drawing #

100/02

Rev

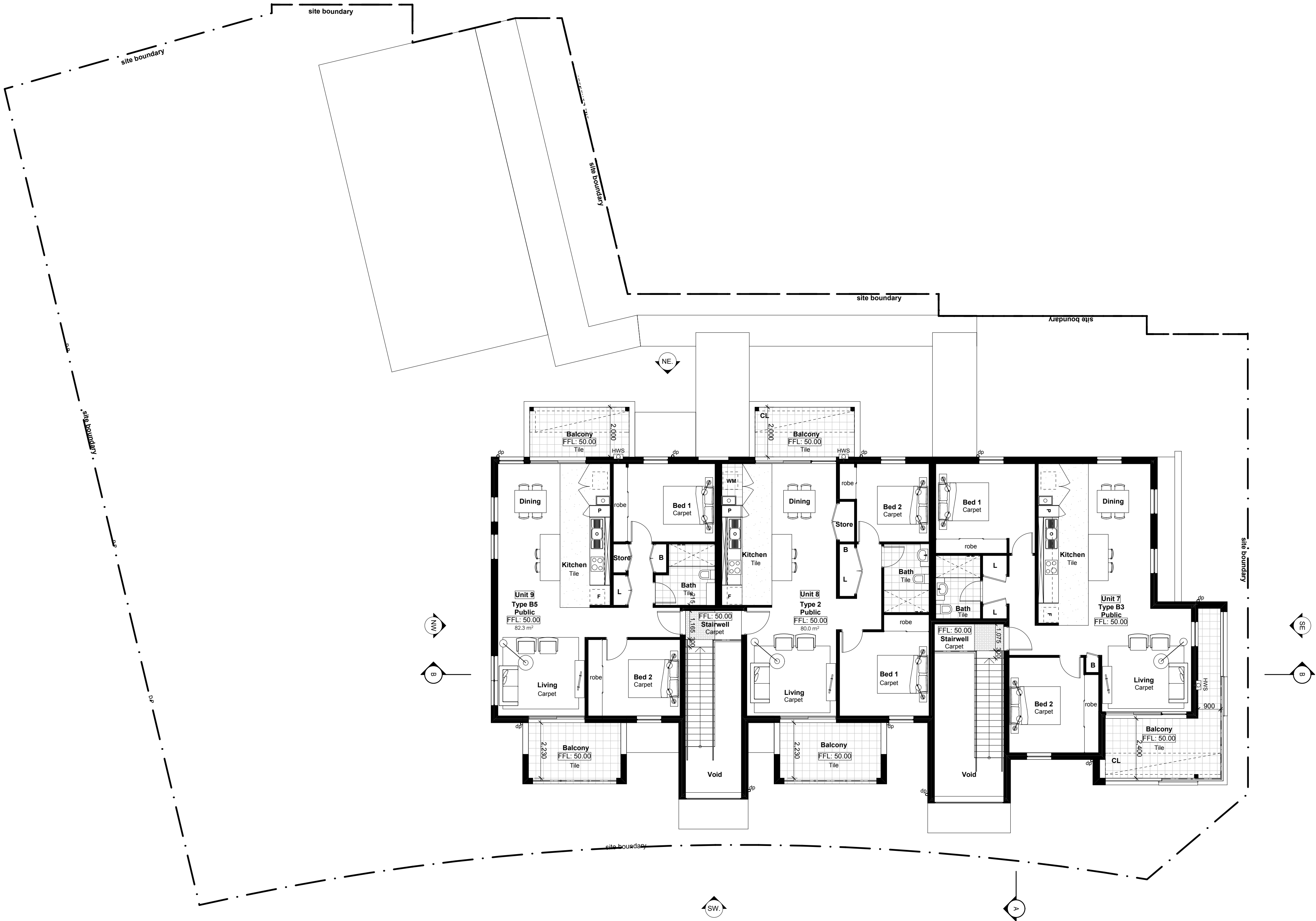
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Apartment 5A - Public
Development Application
Bonnyrigg - Newleaf

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



Second Floor Plan
1:100

NORTH

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Checked AH, NB, ZL

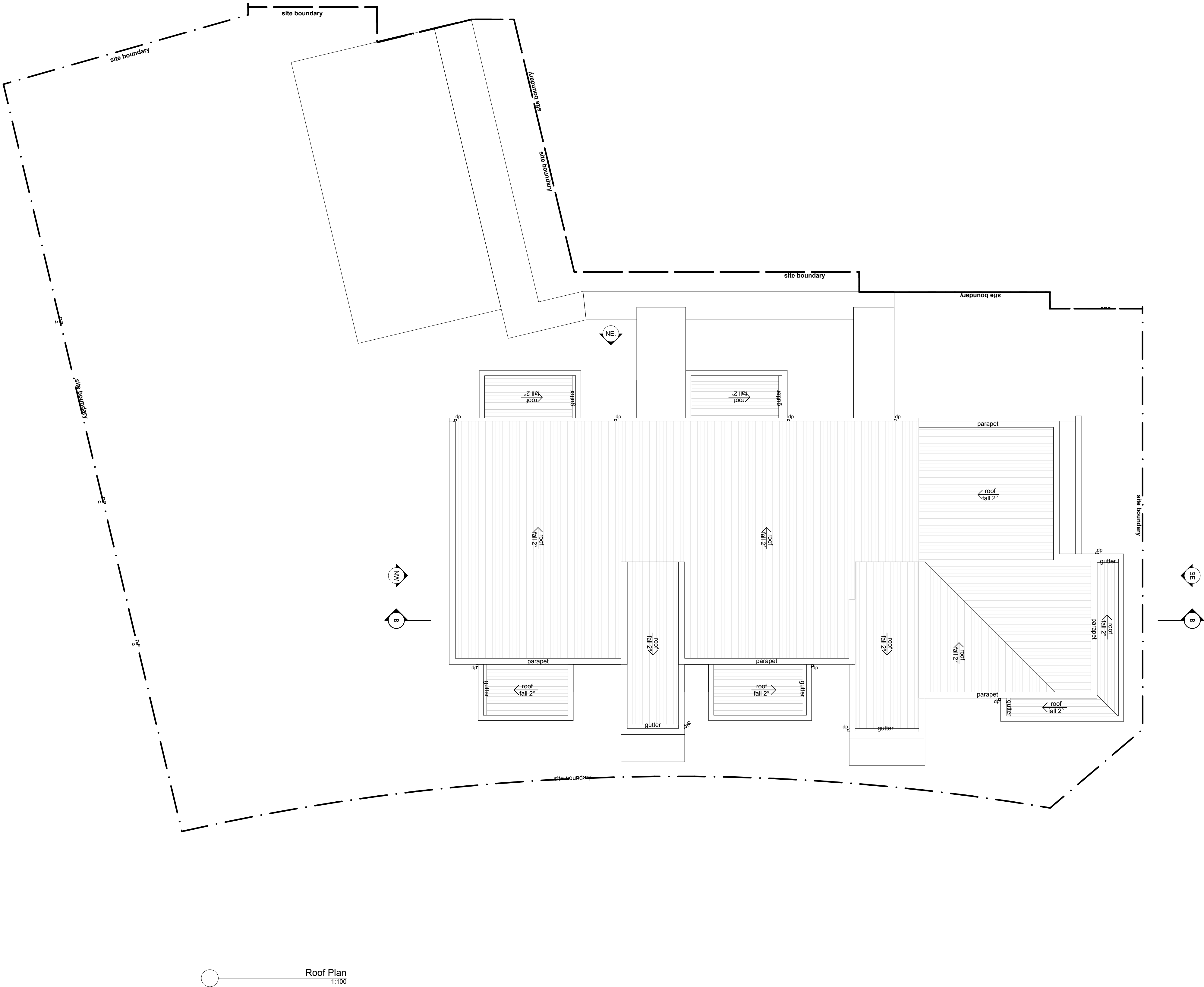
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Floor Plans
Second Floor

Access
ARC-4KO-505-APTSA-100/03

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BECTON **Real Estate Group**
12-14, Water 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
- X: Existing trees to be retained
- V: Visitor Car Park

NORTH

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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
Floor Plans
Roof Plan
Access
ARC-4KO-505-APTS-100/04
Drawing #
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Apartment 5A - Public
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Sydney (NSW)

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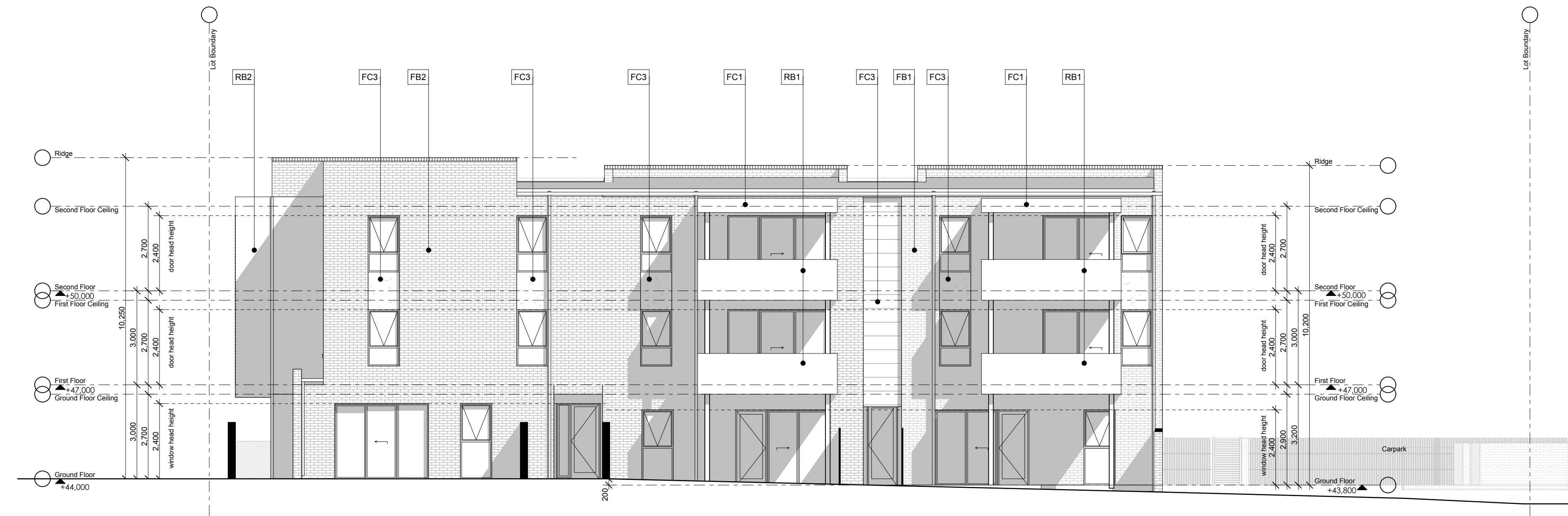
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BECTON

Becton Property Group
12/141, 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 SCANDI-RENDERED
CO1	COLOR BOND1
CO2	COLOR BOND2
CP	CONCRETE
FB1	FACE BRICK 1
FB2	FACE BRICK 2
FC1	FIBRE CEMENT BOARD1
FC2	FIBRE CEMENT BOARD2
FC3	FIBRE CEMENT BOARD3
GA	GLASS
GR	GRASS
HA	HOT WATER SYSTEM (SEE BASIS)
HS	HEAVY DUTY ROOFING
MB	METAL ROOF
ML	METAL LOUVERS
MB1	RENDER BRICK 1
MB2	RENDER BRICK 2
MB3	RENDER BRICK 3
TR	TILED ROOFING
TML	TRACKED METAL LOUVERS



NE. North-East Elevation
1:100



SW. South-West Elevation
1:100

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Becton Property Group
Project Number
00010727

Project
Newleaf
Bonnyrigg,
NSW 2177

Project / Document Status

Pre Development Application

Scale 1:100@A1

Drawing
Elevations
Elevations

Acrobat
ARC-4X0-505-APTS4-200/01

Drawing #
200/01

Rev
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Apartment 5A - Public
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5842 (NSW)

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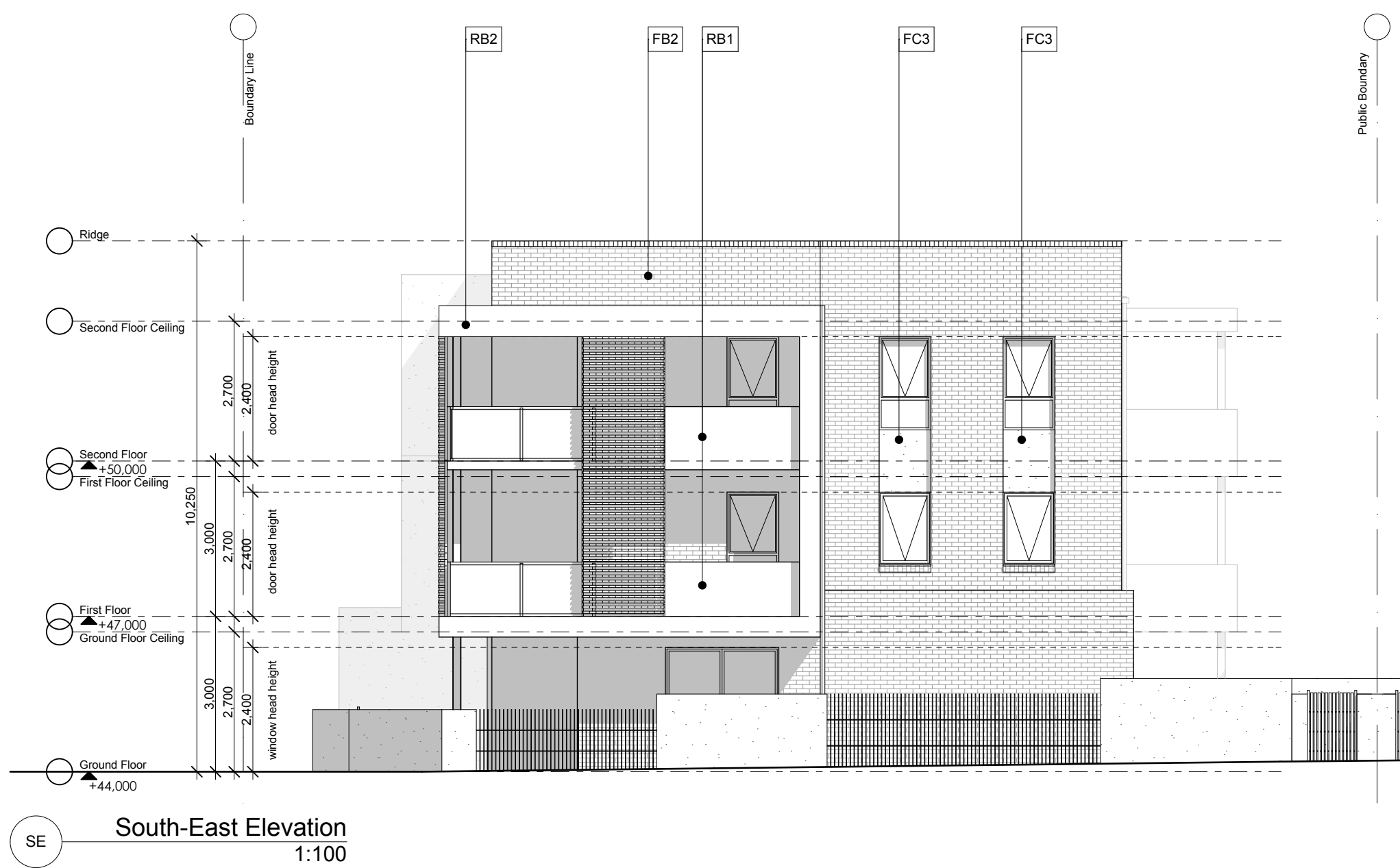
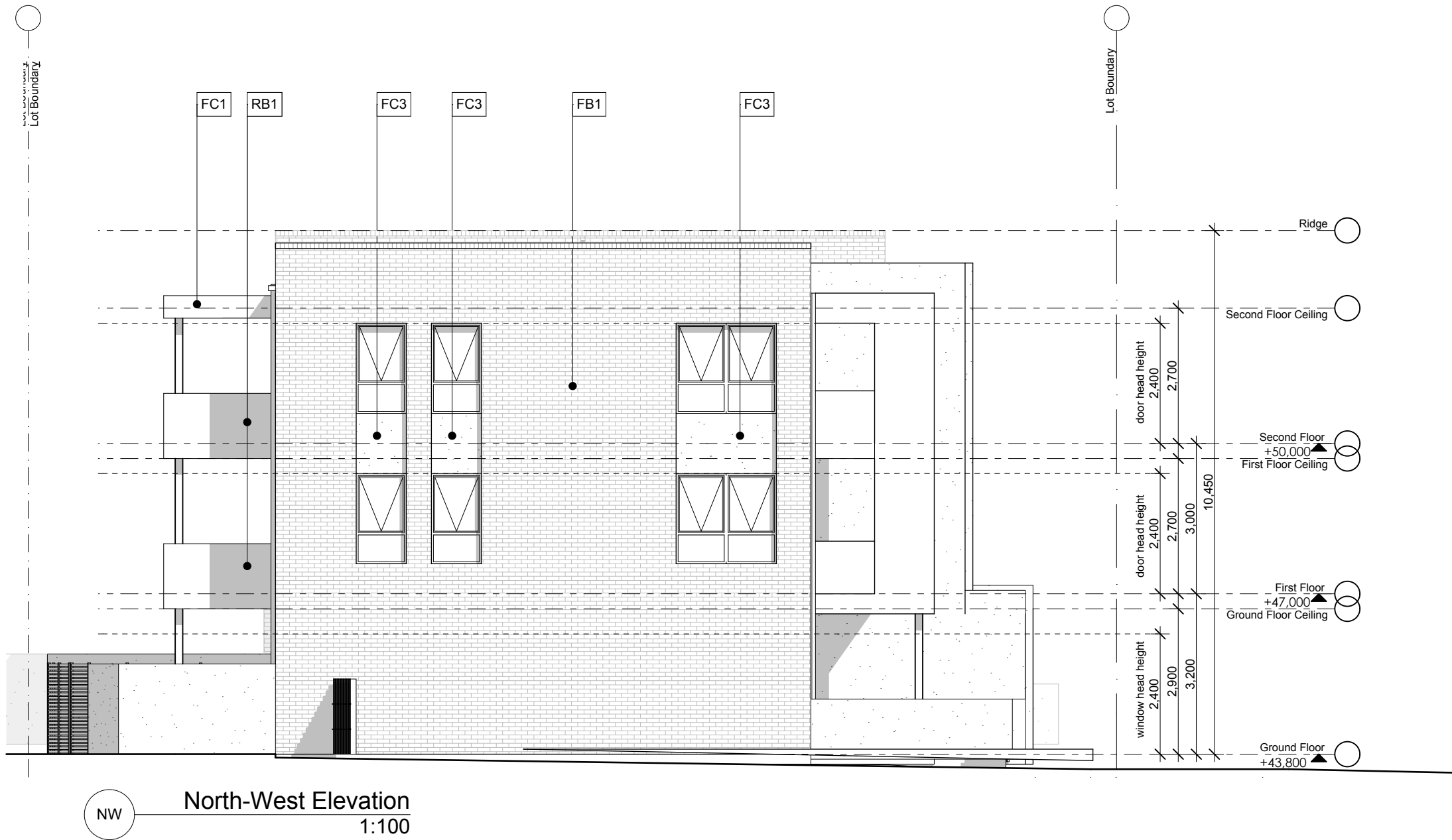
Becton Property Group

12/145, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

BECTON

NOT FOR CONSTRUCTION

MATERIALS & FINISHES KEY	
AC	AIR CONDITIONING
AF	ALUMINIUM FRAMED AWNING
BS	BLUE SCANDI RENDERED
CO1	COLOUR BOND1
CO2	COLOUR BOND2
CP	CONCRETE
FB1	FACE BRICK 1
FB2	FACE BRICK 2
FC1	FIBRE CEMENT BOARD1
FC2	FIBRE CEMENT BOARD2
FC3	FIBRE CEMENT BOARD3
GA	GLASS
GR	GRASS
HA	HOT WATER SYSTEM (SEE BASIX)
HL	HEAVY LIFT ROOFING
KL	KITCHEN
MB	METAL ROOF
ML	METAL LOUVERS
RB1	RENDER BRICK 1
RB2	RENDER BRICK 2
RB3	RENDER BRICK 3
TR	TILED ROOFING
TML	TRACKED METAL LOUVERS



Rev	Description	Date
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Project
Newleaf
Bonnyrigg,
NSW 2177

Project Document Status
Pre Development Application

Scale 1:100@A1
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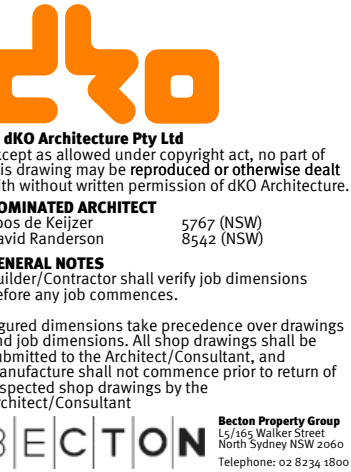
Drawing
Elevations
Elevations

As per
ARC-450-501-APTA-200/02

Drawing #
200/02
Rev
G

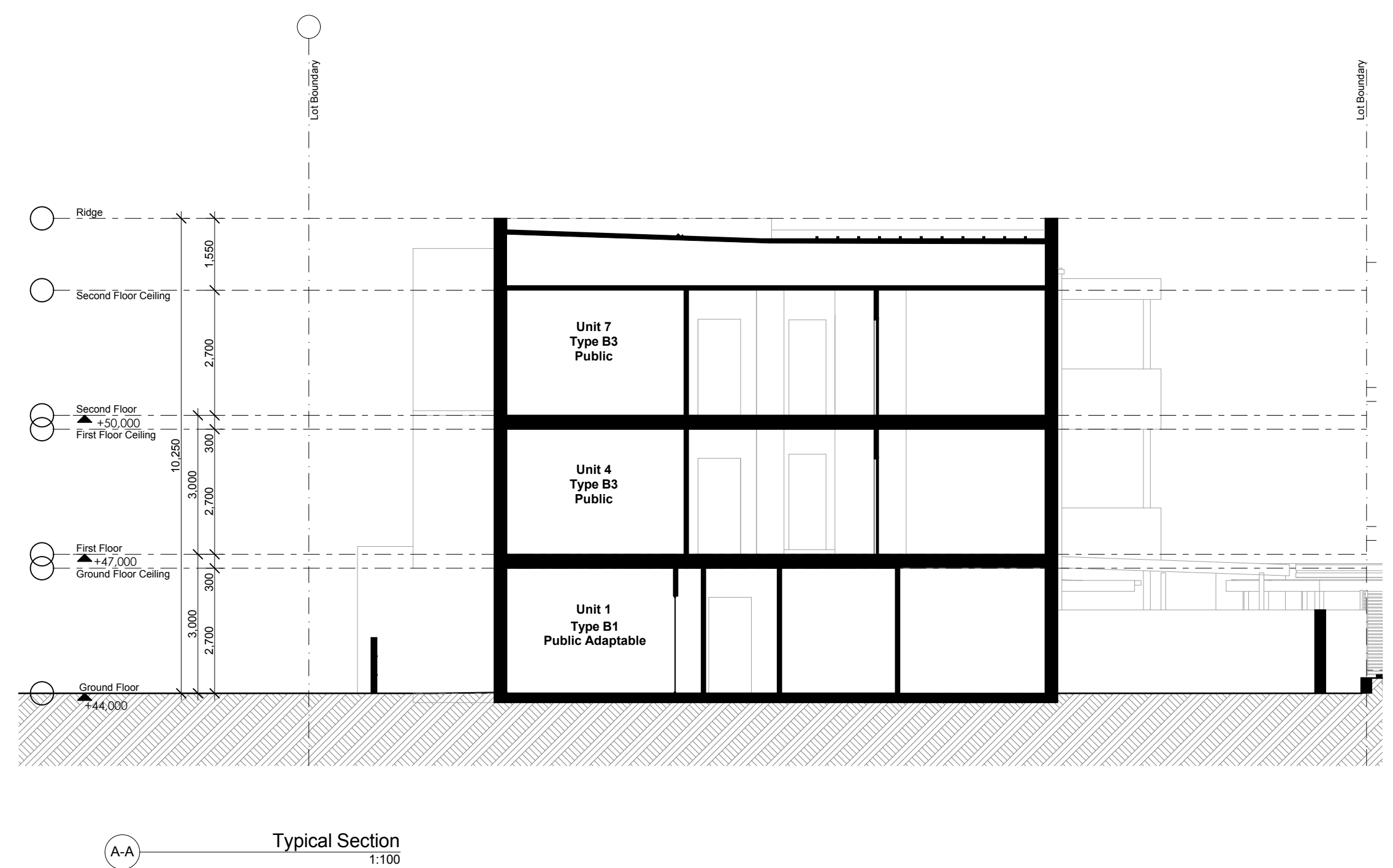
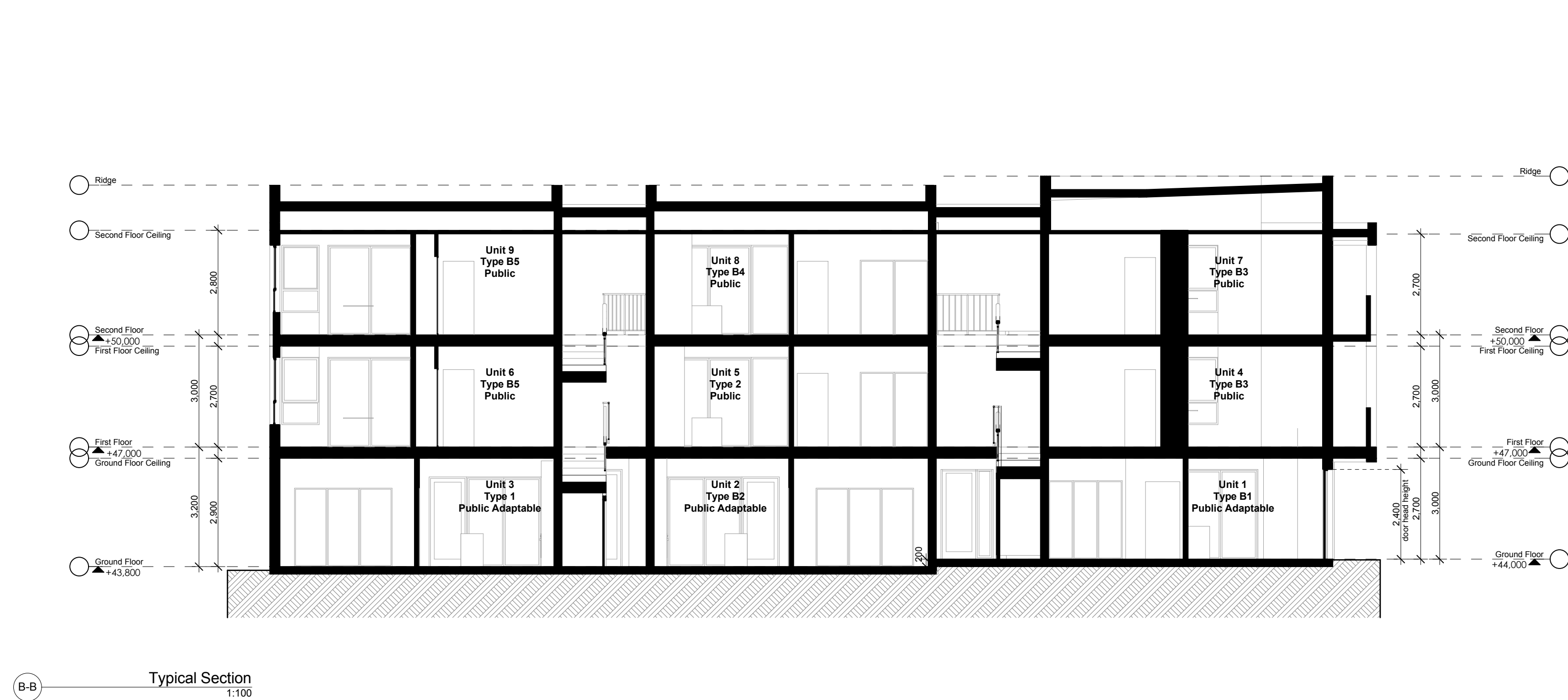
NOT FOR CONSTRUCTION

Apartment 5A - Public
Development Application
Bonnyrigg - Newleaf



NOT FOR CONSTRUCTION

MATERIALS & FINISHES KEY	
CA	AIR CONDITIONING
FA	ALUMINUM FRAMED AWNING
01	BLUE BOARD - RENDERED
01	COLOR BOND1
02	COLOR BOND2
02	DOWNPIPE
01	FACE BRICK 1
02	FACE BRICK 2
01	FIBRE CEMENT BOARD1
02	FIBRE CEMENT BOARD2
03	FIBRE CEMENT BOARD3
01	GAS METER
01	GAS METER SYSTEM (SEE BASIX)
01	K/LP LOK ROOFING
01	METER BOX
01	METAL LOUVERS
01	RENDER BRICK 1
02	RENDER BRICK 2
03	RENDER BRICK 3
01	TILED ROOFING
01	TRACKED METAL LOUVERS



COORDINATION ISSUE	23/10/2012
COORDINATION ISSUE	17/10/2012
RE-DESIGN - COORDINATION ISSUE	11/10/2012
DEVELOPMENT APPLICATION ISSUED TO CONSULTANTS	20/07/2012
Draft DA	11/07/2012
Draft DA	04/07/2012
	25/06/2012
Activity Description	Date

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Section Property Group

Project Number

00010727

object

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SW 2177

Project / Document Status

Development Application

Scale 1:1000	Drawn	AH, TH
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Drawing _____ Checked: AH, NB, ZC

Sections

Sections AA & BB

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00/01 **G**

100/01

Apartment 5A - Public
Development Application
Bonnyrigg - Newleaf



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GENERAL NOTES
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BECTON Section Property Group
10/145, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

NOT FOR CONSTRUCTION

MATERIALS & FINISHES KEY

AC1

ALU CONDITONING

AF1

ALUMINIUM FRAMED AWNING

BS

BLUE BONDIC RENDERED

CO1

COLOUR BONDIC

CO2

COLOUR BONDIC

OP

COLOUR BONDIC

OP

COLOUR BONDIC

FB1

FACE BRICK 1

FB2

FACE BRICK 2

FC1

FIBRE CEMENT BOARD1

FC2

FIBRE CEMENT BOARD2

FC3

FIBRE CEMENT BOARD3

FC4

FIBRE CEMENT BOARD4

FC5

FIBRE CEMENT BOARD5

FC6

FIBRE CEMENT BOARD6

FC7

FIBRE CEMENT BOARD7

FC8

FIBRE CEMENT BOARD8

FC9

FIBRE CEMENT BOARD9

FC10

FIBRE CEMENT BOARD10

FC11

FIBRE CEMENT BOARD11

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FIBRE CEMENT BOARD12

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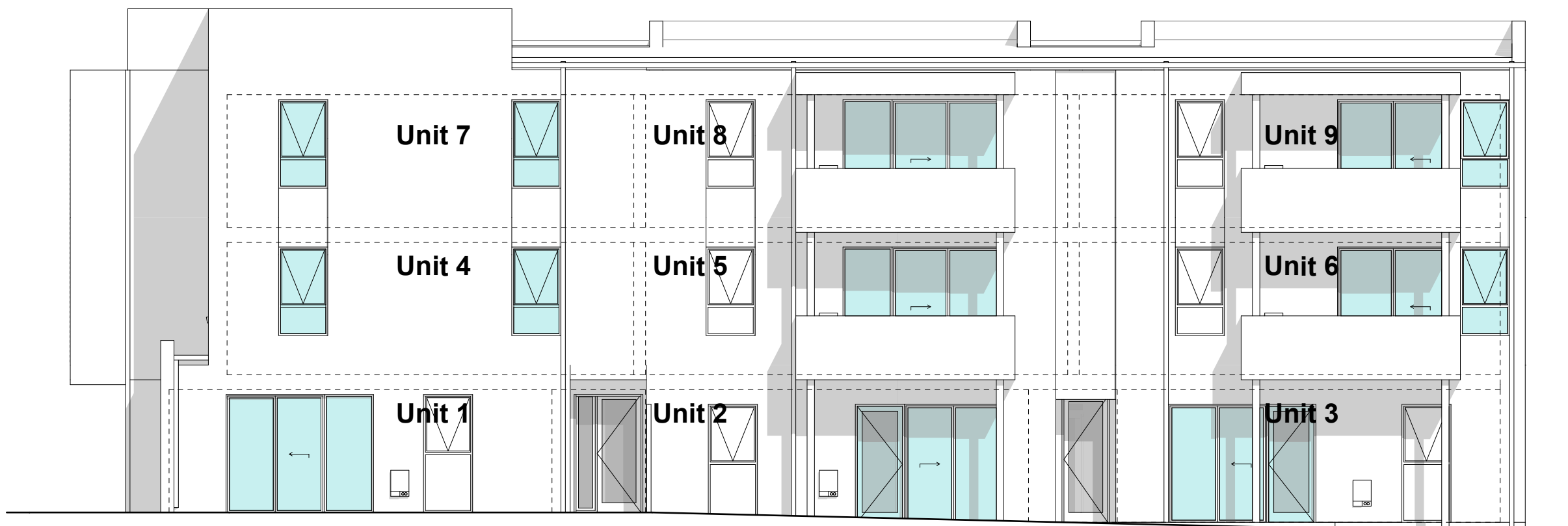
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FC464

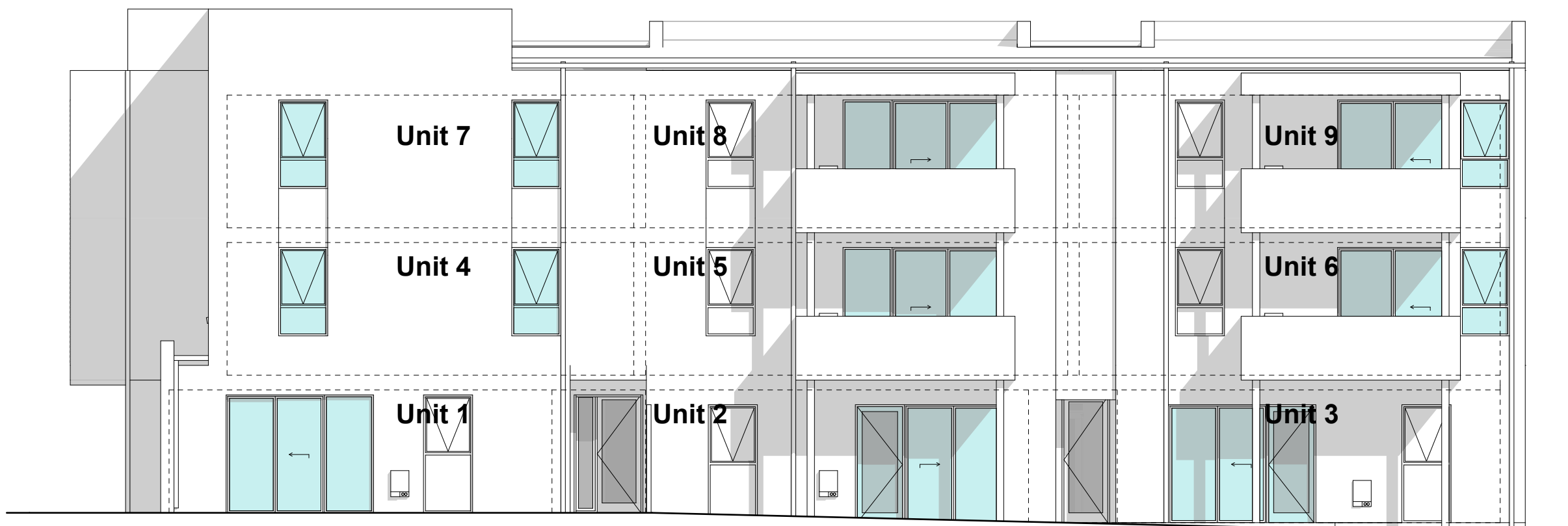
Apartment 5A - Public
Development Application
Bonnyrigg - Newleaf



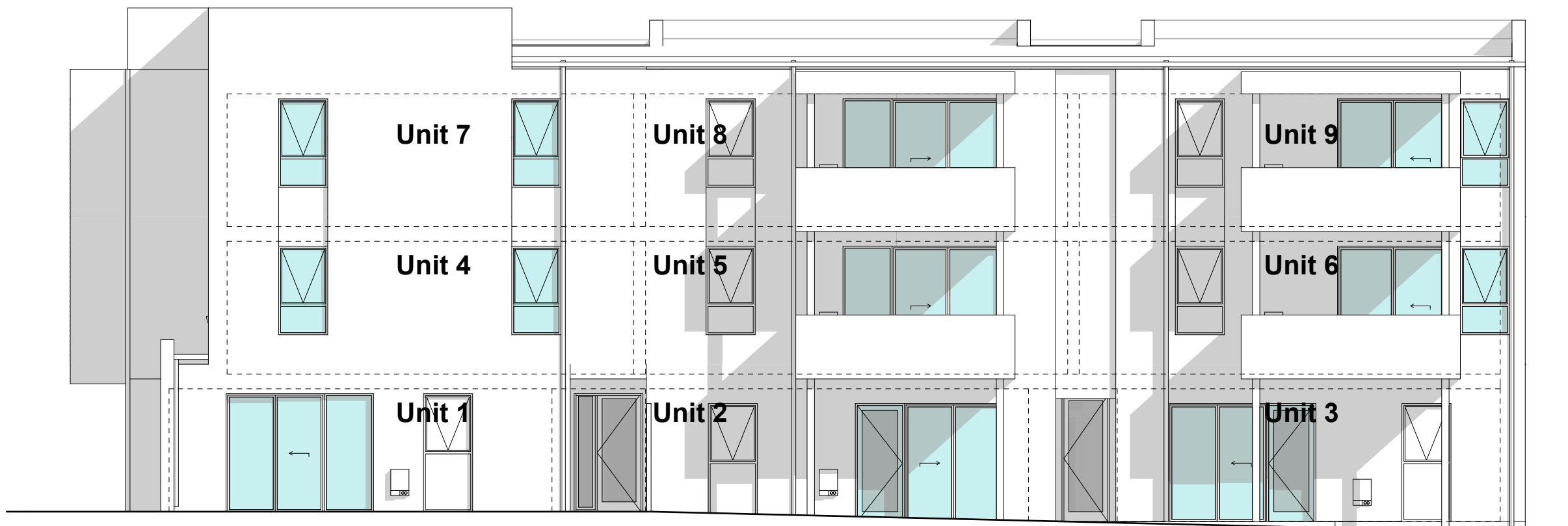
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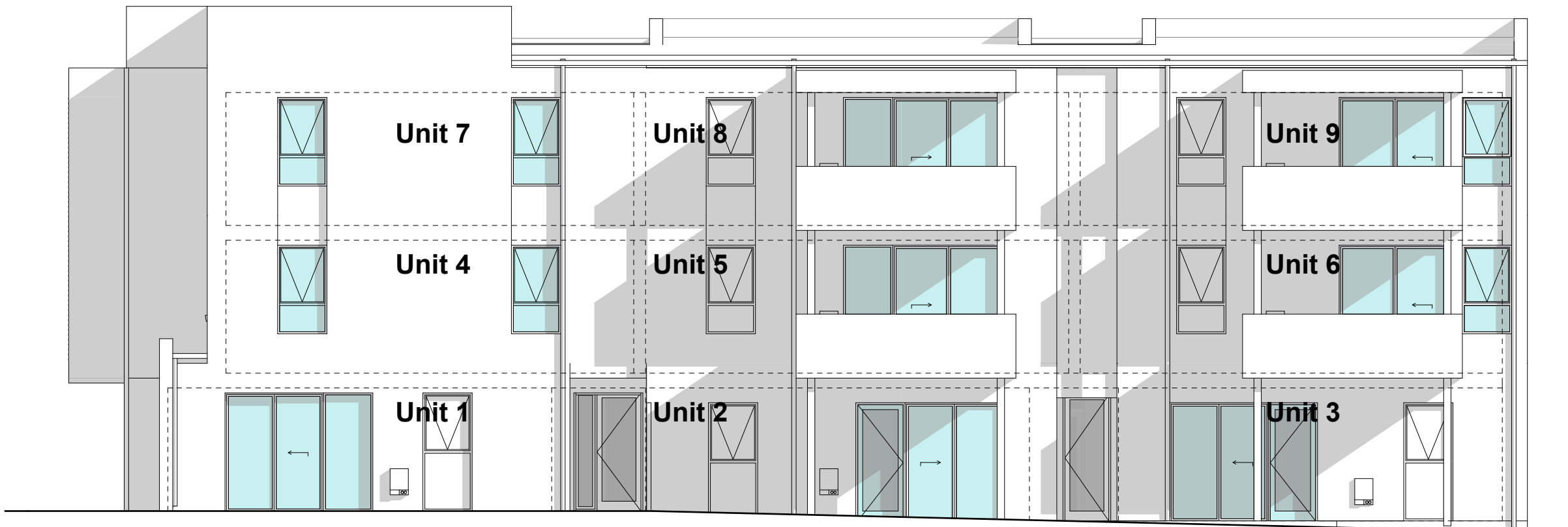
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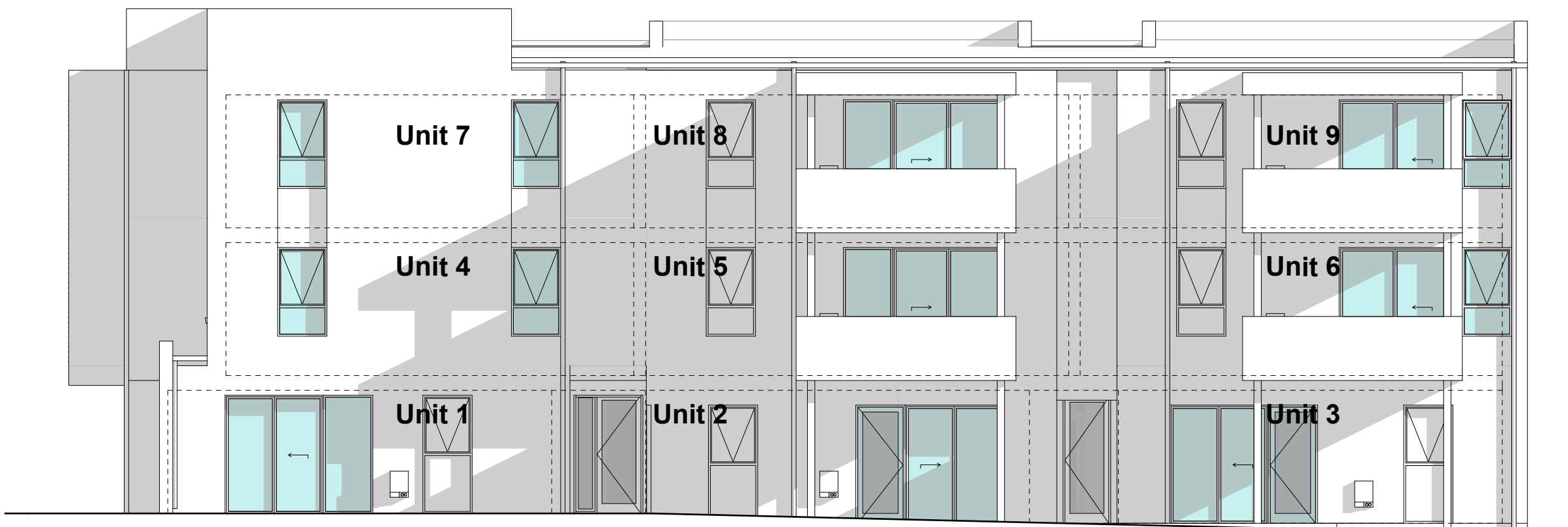
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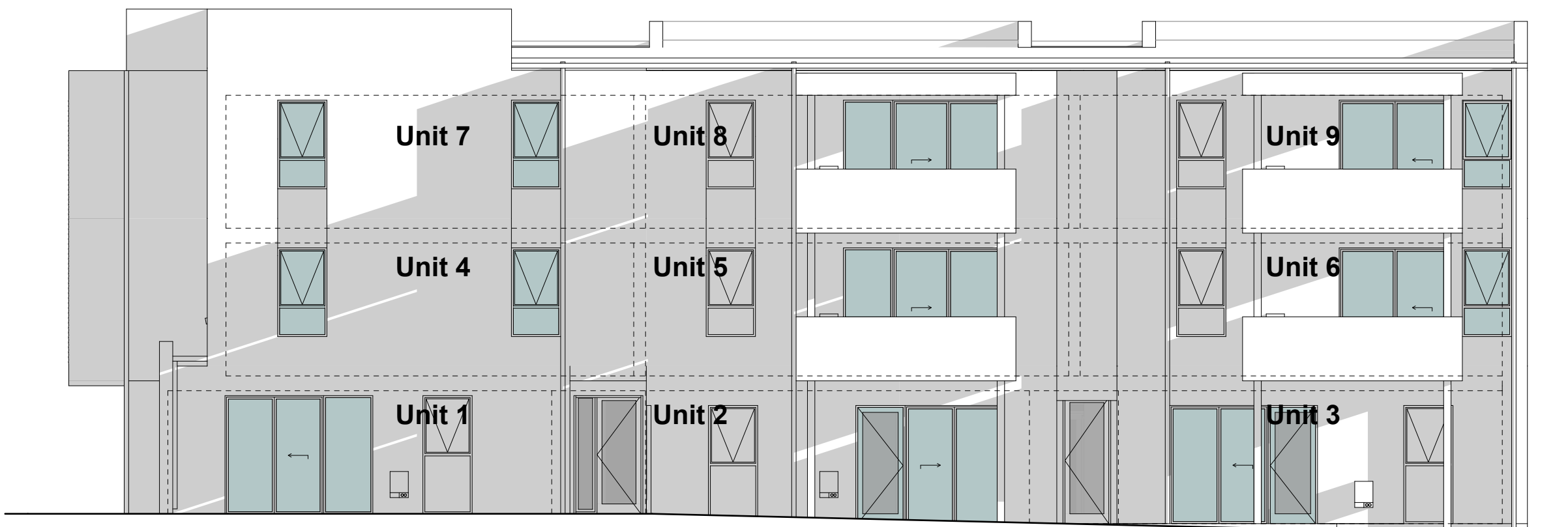
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North-East Elevation 1300
1:100



North-East Elevation 1400
1:100



North-East Elevation 1500
1:100

MATERIALS & FINISHES KEY	
AC	AW CONCRETEWORK
AF	ALUMINIUM FRAMED AWNING
BS	BLUE SCUMBLE RENDERED
CO1	COLOR BOND
CO2	COLOR BOND
CP	CONCRETE
FB1	FACE BRICK 1
FB2	FACE BRICK 2
FC1	FIBRE CEMENT BOARD
FC2	FIBRE CEMENT BOARD
FC3	FIBRE CEMENT BOARD
GL	GLASS
GL1	GLASS
GL2	GLASS
GL3	GLASS
GL4	GLASS
GL5	GLASS
GL6	GLASS
GL7	GLASS
GL8	GLASS
GL9	GLASS
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Rev	Description	Date
G	COORDINATION ISSUE	23/10/2012
F	COORDINATION ISSUE	17/10/2012
E	RE DESIGN - COORDINATION ISSUE	13/07/2012
D	DEVELOPMENT APPLICATION	20/07/2012
C	ISSUED TO CONSULTANTS	12/07/2012
B	Draft DA	04/07/2012
A	Draft DA	25/06/2012

Revisions
Architect
dKO architecture (NSW) pty ltd
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www.dko.com.au / info@dko.com.au
ABN: 81 956 706 590

Client
Becton Property Group
Project Number
00010727

Project
Newleaf
Bonnyrigg,
NSW 2177
Project / Document Status
Pre Development Application

Scale 1:1000@A1
Drawing
Solar Access Elevations
Solar Access Elevations 2

Architect
dKO-400-501-APTSA-400/02
Drawing #
400/02
Rev
G