

Development Application - Stage 5

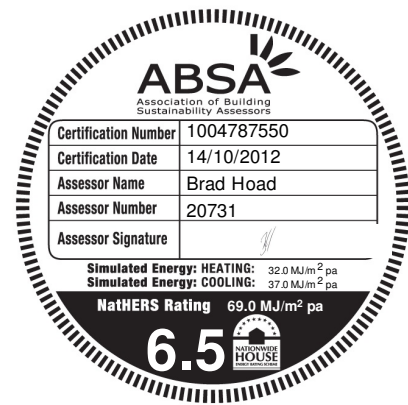
Bonnyrigg - Newleaf

Terraces Block A



Architectural

DWG No.	Drawing Name	Issue
00/01	Cover Sheet	
02/01	Terrace Block A - Ground	
02/02	Terrace Block A - Level 1	
02/02	Terrace Block A - Roof	
03/01	Elevations / Sections	
03/02	Elevations / Sections	



ABSA & BASIX Commitments

WATER

- WELS 3 star 4.5- litre/minute showerheads
 - WELS 5 star kitchen & basin tap ware
 - WELS 4 star wc suites
 - 3, 123 litre rain water tank with approximately 85% of roof draining to the tank, connected to wc, washing machine & garden irrigation
 - Drought tolerant planting as per Basic certificate and landscape drawings
- THERMAL PERFORMANCE - BASE SPEC (ABSA)**
-
- External Walls**
- Brick veneer with R1.5 - medium colour
 - Cladding, sarked with R1.5 - medium colour
 - Shaftliner party wall with R2.0 (as applicable)
- Internal Walls**
- Plasterboard only
 - Plasterboard with R1.5 - house/garage wall
- Ceilings**
- Plasterboard with R2.5
 - Plasterboard only - garage
- Floors**
- Concrete tiles (No Sarking) - dark colour
 - Sheet metal with sarking – dark colour
- Floors**
- Wafflepod concrete slab with carpet finish
 - Wafflepod concrete slab with tile finish
 - Timber floor with carpet
 - Timber floor R2.0 under, carpet finish (exposed underneath)
 - Windows, standard aluminium windows Uw 6.57 & SHGC 0.74

GFA Areas

Private Terraces

Private - Lot 5119	
Ground Floor Living	68
First Floor Living	76
Garage	36
Porch	6
Balcony	5
Total	191 m²

Private - Lot 5120	
Ground Floor Living	61
First Floor Living	72
Garage	36
Porch	4
Balcony	4
Total	177 m²

Private - Lot 5121	
Ground Floor Living	61 m ²
First Floor Living	72 m ²
Garage	22 m ²
Porch	2 m ²
Balcony	4 m ²
Total	161 m²

Private - Lot 5122	
Ground Floor Living	61 m²
First Floor Living	73 m²
Garage	22 m²
Porch	4 m²
Balcony	4 m²
Total	163 m²

Private - Lot 5123	
Ground Floor Living	62
First Floor Living	74
Garage	46
Porch	4
Balcony	4
Studio	46

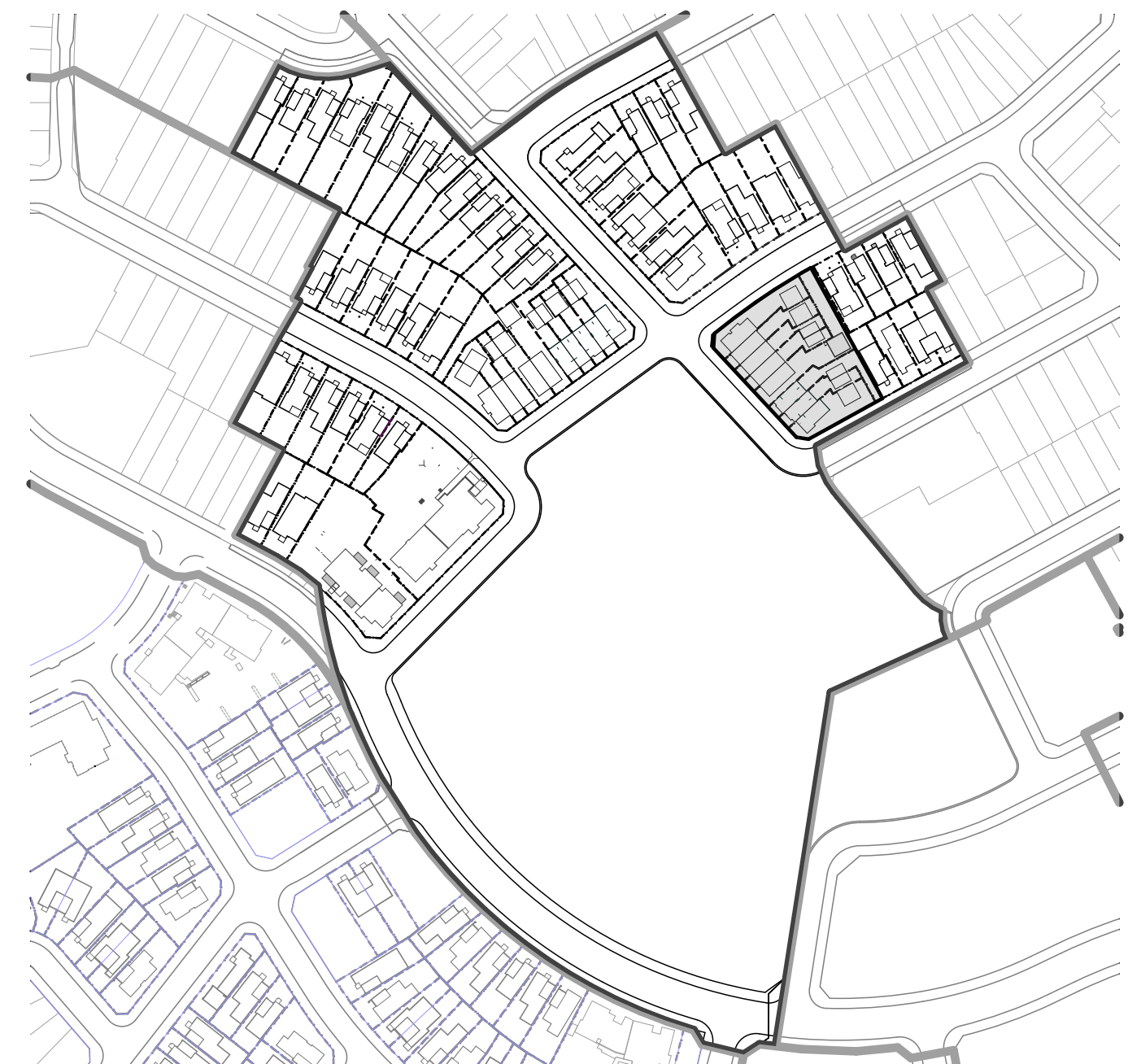
Total	200 m
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HNSW Terraces

Public - Lot 5124	
Ground Floor Living	57
First Floor Living	69
Garage	22
Porch	6
Total	154 m²

Public - Lot 5125	
Ground Floor Living	56
First Floor Living	68
Garage	22
Porch	4
Balcony	4
Total	154 m²

Public - Lot 5126	
Ground Floor Living	60
First Floor Living	72
Garage	36
Porch	12
Balcony	5
Total	185 m²



Lot No #	HOUSE TYPE A - Attached D-Detached		SITE AREA (sq.m)	LOT DEPTH (METERS)	LOT WIDTH (METERS)	BUILDING FOOTPRINT (sq.m)		LANDSCAPE AREA (min 35%)		DEEP SOIL (min 30% of landscape area)		SETBACKS			POS 25sq.m MIN	STORAGE (10 m ³)	BUILDING FINISH	SOLAR ACCESS		LOT ORIENTATION (Rear Yard)	No OF BEDS	No OF PARKING
												FRONT min 4.5 m	SIDE	GARAG E 5.5m				INTERNAL	POS			
5119	A	Private Terrace	300 m ²	38.2 m	8.9 m	120 m ²	40.0%	180 m ²	60.0%	159 m ²	88.3%	3.7 m	2.3 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5120	A	Private Terrace	203 m ²	36.6 m	5 m	115 m ²	56.7%	88 m ²	43.3%	68 m ²	77.3%	3.0 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5121	A	Private Terrace	173 m ²	35 m	5 m	96 m ²	55.5%	77 m ²	44.5%	59 m ²	76.6%	3.0 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5122	A	Private Terrace	172 m ²	33.8 m	5 m	96 m ²	55.8%	76 m ²	44.2%	58 m ²	76.3%	3.0 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5123	A	Private Terrace	424 m ²	38.4 m	7.3 m	198 m ²	46.7%	226 m ²	53.3%	144 m ²	63.7%	3.0 m	2.3 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5124	A	HNSW Terrace	224 m ²	35.5 m	5.1 m	144 m ²	64.3%	80 m ²	35.7%	48 m ²	60.0%	2.3 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5125	A	HNSW Terrace	158 m ²	32.5 m	5 m	95 m ²	60.1%	63 m ²	39.9%	42 m ²	66.7%	2.8 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5126	A	HNSW Terrace	280 m ²	31.6 m	8.1 m	122 m ²	43.6%	158 m ²	56.4%	128 m ²	81.0%	3.8 m	1.6 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5



Terrace Block A
Development Application
Bonnyrigg - Newleaf

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NOMINATED ARCHITECT
Kees de Kijper 5762 (NSW)
David Sanderson 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 4599

NOT FOR CONSTRUCTION

- Legend**
- CL Clothesline
 - RT Rainwater Tank
 - HWS Hot Water System
 - GM Gas Meter
 - WM Water Meter
 - OP Downpipe
 - POS Private Open Space
 - FFL Finished Floor Level



A	Development Application	22/01/2012
Rev	Description	Date
Revisions		
Architect		
dko architecture (NSW) pty ltd		
C19 / 38-40 Macarthur Street		
Ultimo, NSW, 2007, AUS		
T +61 2 8346 4500 / F+61 2 8346 4599		
www.dko.com.au / info@dko.com.au		
ABN: 81 956 706 590		
Client		
Becton Property Group		
Project Number		
10727		
Project		
Newleaf		
Bonnyrigg,		
NSW 2157		
Project Document Status		
Pre Development Application		
Scale 1:1000@A1		
Drawn HR		
Checked NB, ZL		
Drawing		
Floor Plan - Ground		
Aconex		
Drawing #	Rev	
02/01	A	

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Terrace Block A
Development Application
Bonnyrigg - Newleaf

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Legend

○
dp Downpipe



A Development Application 22/10/2012
Rev Description Date

Revisions

Architect
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Client

Becton Property Group

Project Number

10727

Project

Newleaf

Bonnyrigg,

NSW 2137

Project Document Status

Pre Development Application

Scale 1:1000@A1

Drawn HR

Drawing

Checked NS, ZL

Floor Plan - First Floor

Acconex

Drawing #

02/02

Rev

A

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Terrace Block A
Development Application
Bonnyrigg - Newleaf

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David Henderson 8542 (NSW)
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BECTON **Section Property Group**
10/111, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

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Legend

- Downpipe
○ D.P.
CO METAL DECK ROOFING (custom vwb profile)



A Development Application 22/10/2012
Rev Description Date

Revisions

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Client

Becton Property Group

Project Number

10727

Project

Newleaf

Bonnyrigg,

NSW 2177

Project Document Status

Pre Development Application

Scale 1:100@A1

Drawn HR

Drawing

Checked NB, ZL

Floor Plan - Roof

Acconex

Drawing #

02/02

Rev

A

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 Geoff Kellogg
 David Randerson

5767 (NSW)
 8542 (NSW)

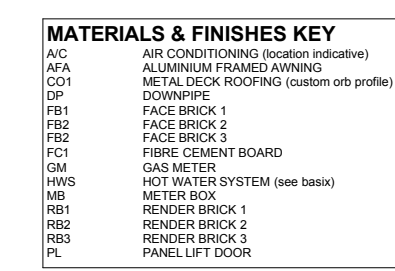
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BECTION

Becken Property Group
 120-124 Waterloo Street
 North Sydney NSW 2060
 Telephone: 02 92 34 39 00

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P2a_GS
Lot No# 5117

P5a_GS
Lot No# 5118

H10b
Lot No# 5126

Site Boundary

FFL 53.20

FFL 52.70

FFL 52.00

FFL 51.40

FFL 44.60 Ground Floor

Ridge

First Floor Ceiling

First Floor

Ground Floor Ceiling

Ground Floor

2,590

2,100

6,800

FB2

FB1

FB3

RB1

AFR

DP

The image displays a series of architectural drawings for five lots, labeled H10b, H2a, P2a, P1a, and P1a. The drawings are arranged horizontally, showing elevations and sections of the buildings. Key features include:

- Site Boundary:** Indicated by dashed lines and labels at the top of the drawings.
- Ground Level:** Marked with a dashed line and 'FFL 48.80' at the bottom left.
- First Floor Ceiling:** Marked with a dashed line and 'FFL 53.60' at the top left.
- Structural Details:** Various wall types are shown, including brick (FB1, FB2), concrete (RB1, RB2), and stone (AF1).
- Roofing:** Different roof styles are depicted, including gabled and hipped roofs.
- Windows and Doors:** Detailed drawings of windows, doors, and balconies are included.
- Lot Labels:**
 - H10b Lot No# 5126
 - H2a S Lot No# 5127
 - P2a Lot No# 5128
 - P1a Lot No# 5129
 - P1a Lot No# 5130

A Development Application
Rev Description
22/

Revisions

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22/

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22/

Admin:

Becton Project Group

Project Number
10727

Project
Newleaf
Bonnynrigs,
NSW 2177

Project / Document Status
Pre Development Application

Scale 1:1000A1
Drawing
Checked HR
Drawn NB, ZL

Elevations / Sections

Accession
ARC-DKO-S65-APTSA-03/01

Drawing #
03/01

Rev
A

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NOMINATED ARCHITECT

Koos de Vries	\$767
David Randerson	\$942 (NSW)

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SECTION

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