

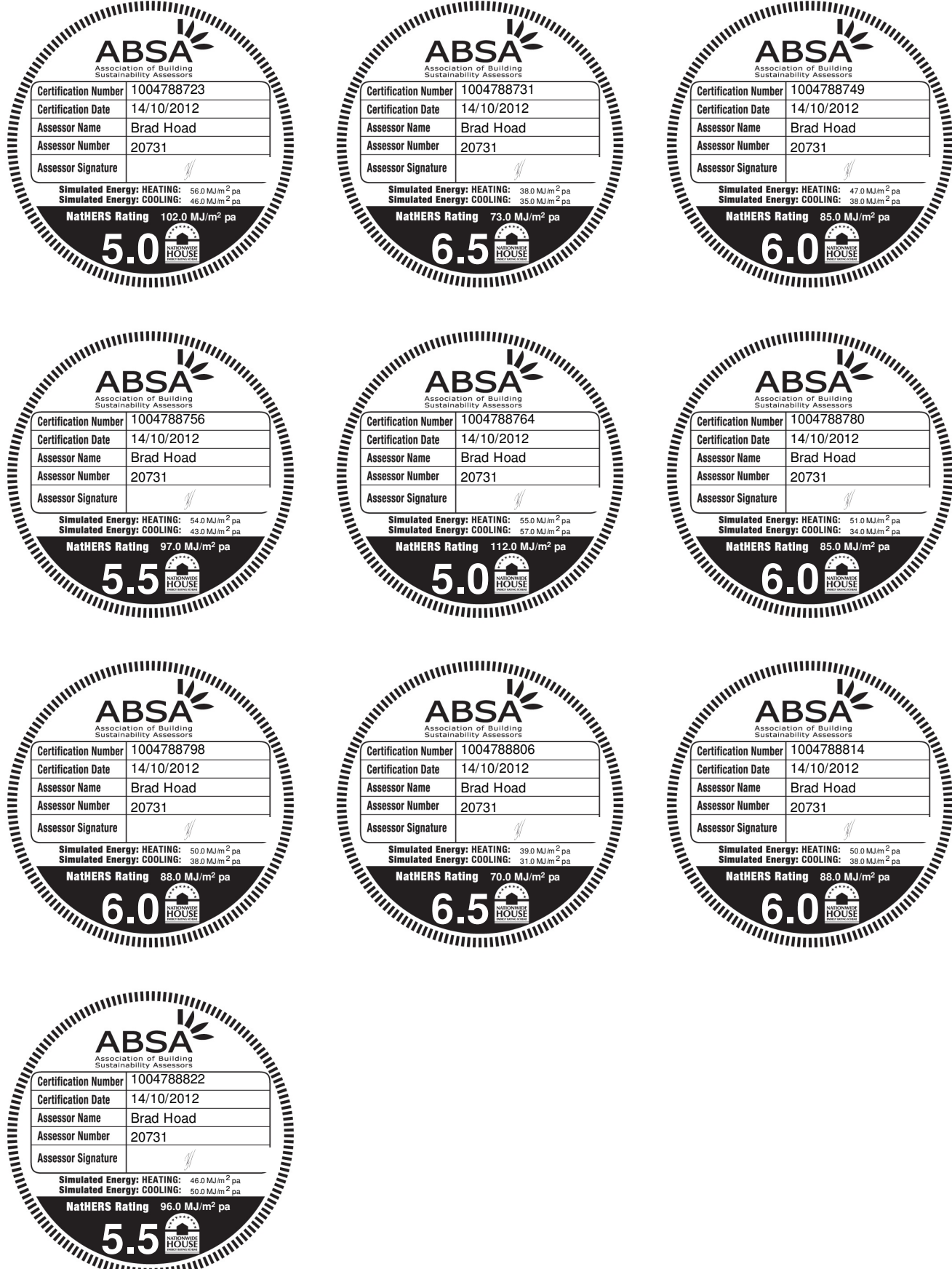
Development Application - Stage 5

Bonnyrigg - Newleaf

Terraces Block B

Architectural

DWG No.	Drawing Name	Issue
00/01	Cover Sheet	
02/03	Terrace Block B - Ground	
02/04	Terrace Block B - Level 1	
02/04	Terrace Block B - Roof	
03/01	Elevations / Sections	
03/02	Elevations / Sections	

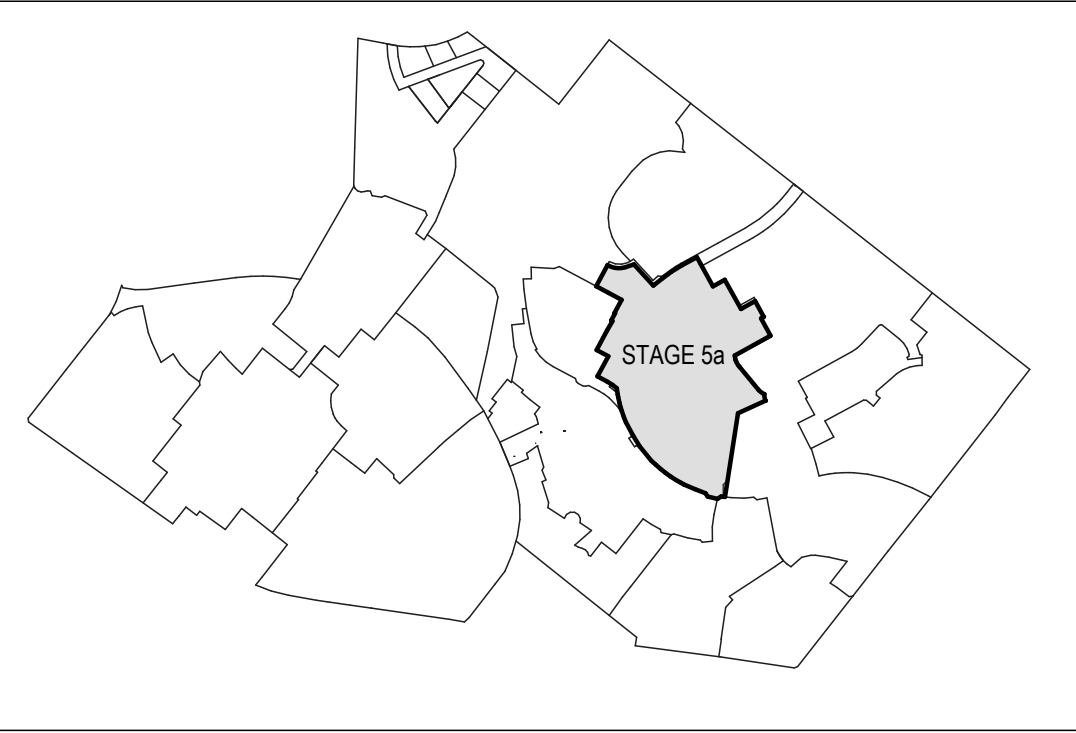


ABSA & BASIX Commitments

- WATER**
- WELS 3 star 4.5- litre/minute showerheads
 - WELS 4 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 Basix 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
- Roof**
- 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
- 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
 - Incandescent as per Basix Certificate
 - Other
 - Gas cook top & electric oven
 - External clothesline

GFA Areas

Private - Lot 5220		Private - Lot 5224		Public - Lot 5228	
Ground Floor Living	68	Ground Floor Living	62	Ground Floor Living	57
First Floor Living	76	First Floor Living	73	First Floor Living	68
Garage	36	Garage	40	Garage	22
Porch	5	Porch	11	Porch	7
Balcony	8	Studio	40	Balcony	5
Total	193 m²	Total	226 m²	Total	159 m²
Private - Lot 5221		Public - Lot 5226		Public - Lot 5229	
Ground Floor Living	61	Ground Floor Living	58	Ground Floor Living	59
First Floor Living	72	First Floor Living	70	First Floor Living	71
Garage	36	Garage	22	Garage	22
Porch	10	Porch	6	Porch	16
Balcony	5	Balcony	4	Balcony	6
Total	184 m²	Total	160 m²	Total	174 m²
Private - Lot 5222		Public - Lot 5226		Public - Lot 5229	
Ground Floor Living	62	Ground Floor Living	56	Ground Floor Living	56
First Floor Living	74	First Floor Living	68	First Floor Living	68
Garage	22	Garage	22	Garage	22
Porch	11	Porch	9	Porch	9
Balcony	5	Balcony	5	Balcony	5
Total	174 m²	Total	160 m²	Total	160 m²
Private - Lot 5223		Public - Lot 5227			
Ground Floor Living	62	Ground Floor Living	56		
First Floor Living	74	First Floor Living	68		
Garage	36	Garage	37		
Porch	8	Porch	9		
Balcony	5	Total	170 m²		
Total	185 m²				



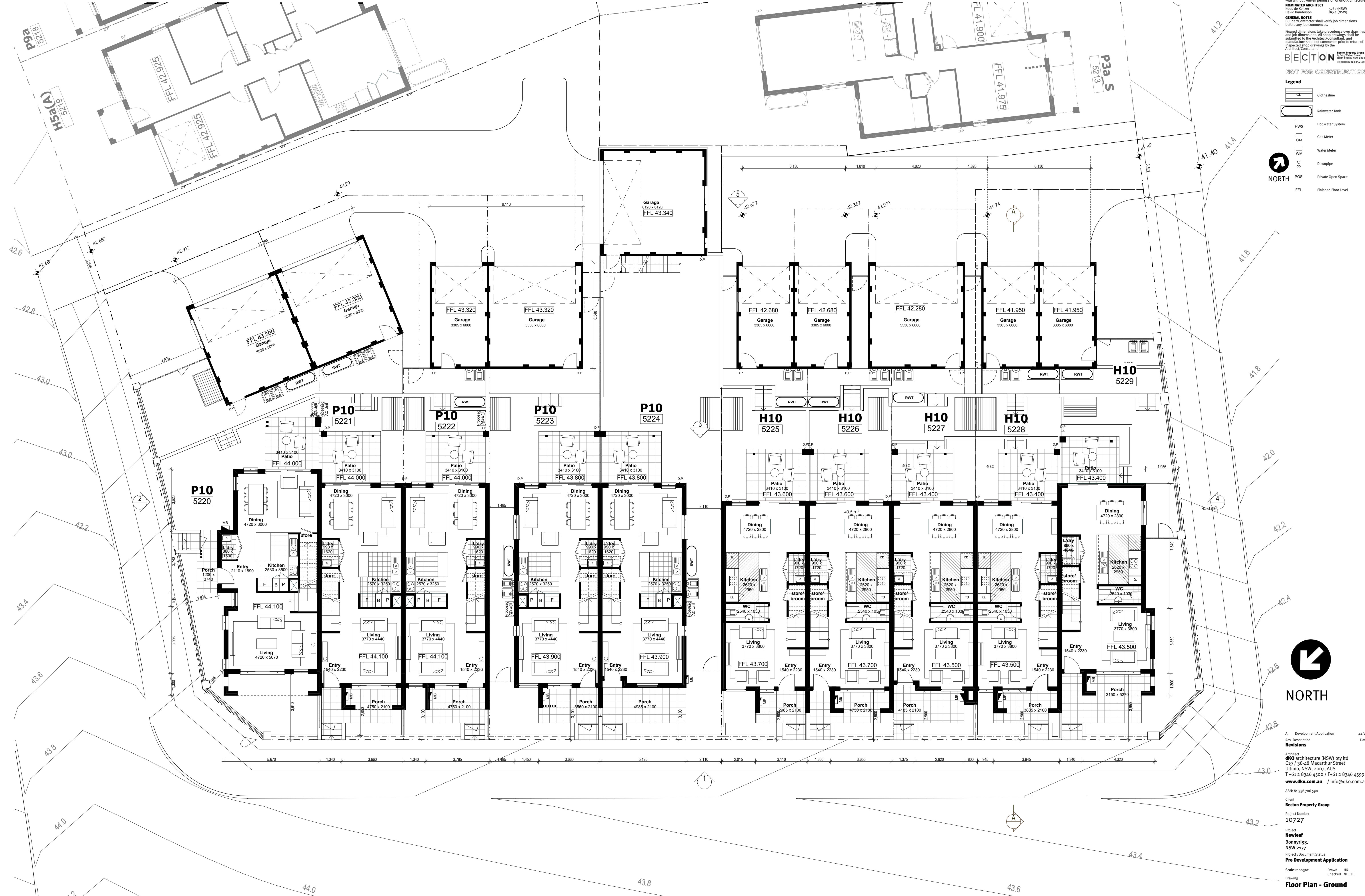
Lot No [#]	HOUSE TYPE A -Attached D -Detached		SITE AREA (sq.m)	LOT DEPTH (METERS)	LOT WIDTH (METERS)	BUILDING FOOTPRINT (sq.m)		LANDSCAPE AREA (min 35%)		DEEP SOIL (min 30% of landscape area)		SETBACKS			POS 25sq.m MIN	STORAGE (10 m ³)	BUILDING FINISH	SOLAR ACCESS		LOT ORIENTATION (Rear Yard)	No Of BEDS	No Of PARKING
												FRONT min 4.5 m	SIDE	GARAGE 5.5m				INTERNAL	POS			
5220	A	Private Terrace	255.2 m ²	30.9 m	7.2 m	118.2 m ²	46.3%	137 m ²	53.7%	113 m ²	82.5%	3.7 m	1.13 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5221	A	Private Terrace	189.9 m ²	31.7 m	5 m	114.9 m ²	60.5%	75 m ²	39.5%	50 m ²	66.7%	2.85 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5222	A	Private Terrace	155.0 m ²	32.4 m	5.12 m	99 m ²	63.9%	56 m ²	36.1%	30 m ²	53.6%	3.1 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5223	A	Private Terrace	210.6 m ²	32.4 m	6.6 m	117.6 m ²	55.8%	93 m ²	44.2%	67 m ²	72.0%	3.1 m	1.5 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5224	A	Private Terrace	442.5 m ²	35.3 m	7.21 m	233.5 m ²	52.8%	209 m ²	47.2%	179 m ²	85.6%	3.1 m	2.11 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5225	A	HNSW Terrace	244.1 m ²	35.3 m	5.13 m	158 m ²	64.7%	85.6 m ²	35.1%	57 m ²	66.6%	2.9 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5226	A	HNSW Terrace	152.3 m ²	31.2 m	5 m	89.3 m ²	58.6%	63 m ²	41.4%	37 m ²	58.7%	2.9 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5227	A	HNSW Terrace	171.2 m ²	31.2 m	5 m	110.7 m ²	64.7%	60.5 m ²	35.3%	34 m ²	56.2%	2.9 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5228	A	HNSW Terrace	150.6 m ²	32.7 m	5 m	91.6 m ²	60.8%	59 m ²	39.2%	36 m ²	61.0%	2.9 m	0 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5
5229	A	HNSW Terrace	236.8 m ²	32.7 m	8.3 m	99.8 m ²	42.1%	137 m ²	57.9%	107 m ²	78.1%	3.95 m	1.96 m	n/a	25 m ²	Complies	T1	Complies	Complies	North	3	1.5

Terrace Block B
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
manufacturer shall not commence prior to return of
inspected shop drawings by the
Architect/Consultant.
BECTON Becton Property Group
12/15, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

NOT FOR CONSTRUCTION

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



A Development Application 22/10/2012
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 2177
Project Document Status
Pre Development Application
Scale 1:1000@A1
Drawn HR
Checked NB, ZL
Floor Plan - Ground

Acronex
Drawing #
02/03
Rev
A

NOT FOR CONSTRUCTION

Terrace Block A

Development Application
Bonnyrigg Newleaf



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NOMINATED ARCHITECT
Kees de Kijzer
David Henderson

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BECTON Real Estate Group
12/121, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

NOT FOR CONSTRUCTION

Legend

o

D.P.

D.P.

Downpipe

NORTH

NORTH

A	Development Application	22/10/2012
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		

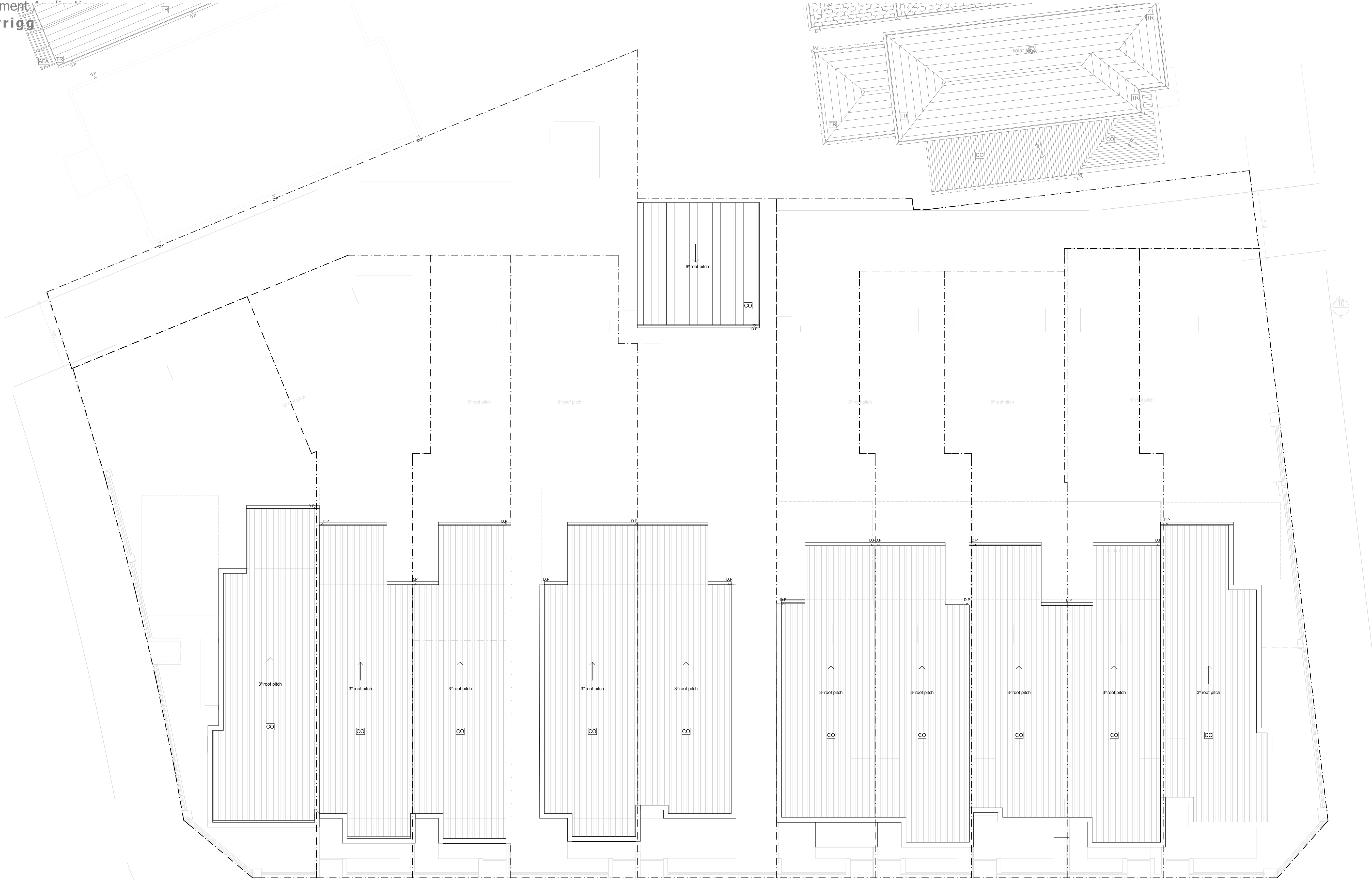
Client	Becton Property Group	
Project Number	10727	
Project	Newleaf	
	Bonnyrigg,	
	NSW 2177	
Project Document Status	Pre Development Application	
Scale 1:100@A1	Drawn	HR
Drawing	Checked	NS, ZL
Floor Plan - First Floor		

Aconex

Drawing #	Rev
02/04	A

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Terrace Block A
Development
Bonnyrigg



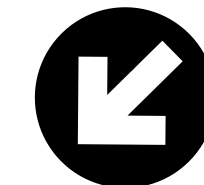
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NOMINATED ARCHITECT
Kees de Krijger 5767 (NSW)
David Sanderson 8544 (NSW)
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manufacture shall not commence prior to return of
inspected shop drawings by the
Architect/Consultant.
BECTON **Property Group**
10/11, Waverley Street
North Sydney NSW 1585
Telephone: 02 8334 4800

NOT FOR CONSTRUCTION

Legend
○ D.P.
○ Downpipe
CO METAL DECK ROOFING (custom orb profile)



NORTH



NORTH

A Development Application 22/10/2012
Rev Description Date

Revisions
Architect
dKO architecture (NSW) pty ltd
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Ultimo, NSW, 2007, AUS
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ABN: 81 956 706 590

Client
Becton Property Group
Project Number
10727
Project
Newleaf
Bonnyrigg,
NSW 2177
Project Document Status

Pre Development Application
Scale 1:1000@A1
Drawing
Floor Plan - Roof

Drawn HR
Checked NS, ZL
Drawing
Acconex

Drawing #
02/04
Rev
A

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Terrace Block B
Development Application
Bonnyrigg - Newleaf



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NOMINATED ARCHITECT
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David Henderson

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BECTON Becton Property Group
10/101, Water Street
North Sydney NSW 1585
Telephone: 02 8334 0800

NOT FOR CONSTRUCTION

MATERIALS & FINISHES KEY	
AC	AW CONCRETE (as per material)
AFA	ALUMINIUM FRAMED AWAING
CO	CONCRETE
DP	DOWNSPPE
FB1	FACE BRICK 1
FB2	FACE BRICK 2
FC1	FACE BRICK 3
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FC4	FACE BRICK 6
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FC424	FACE BRICK 426
FC425	FACE BRICK 427
FC426	FACE BRICK 428
FC427	FACE BRICK 429
FC428	FACE BRICK 430
FC429	FACE BRICK 431
FC430	FACE BRICK 432
FC431	FACE BRICK 433
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FC468	FACE BRICK 470
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FC471	FACE BRICK 473
FC472	FACE BRICK 474
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FC477	FACE BRICK 479
FC478	FACE BRICK 480
FC479	FACE BRICK 481
FC480	FACE BRICK 482
FC481	FACE BRICK 483
FC482	FACE BRICK 484
FC483	FACE BRICK 485
FC484	FACE BRICK 486
FC485	

Terrace Block B
Development Application
Bonnyrigg - Newleaf



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NOMINATED ARCHITECT
Kees de Kijper 5762 (NSW)
David Rensdorp 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
10/15, Water Street
North Sydney NSW 1585
Telephone: 02 8334 4800

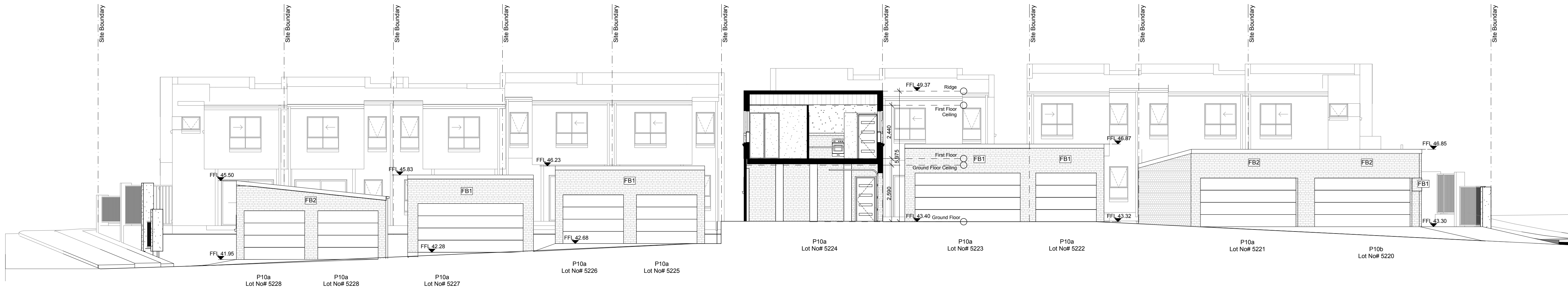
NOT FOR CONSTRUCTION

MATERIALS & FINISHES KEY

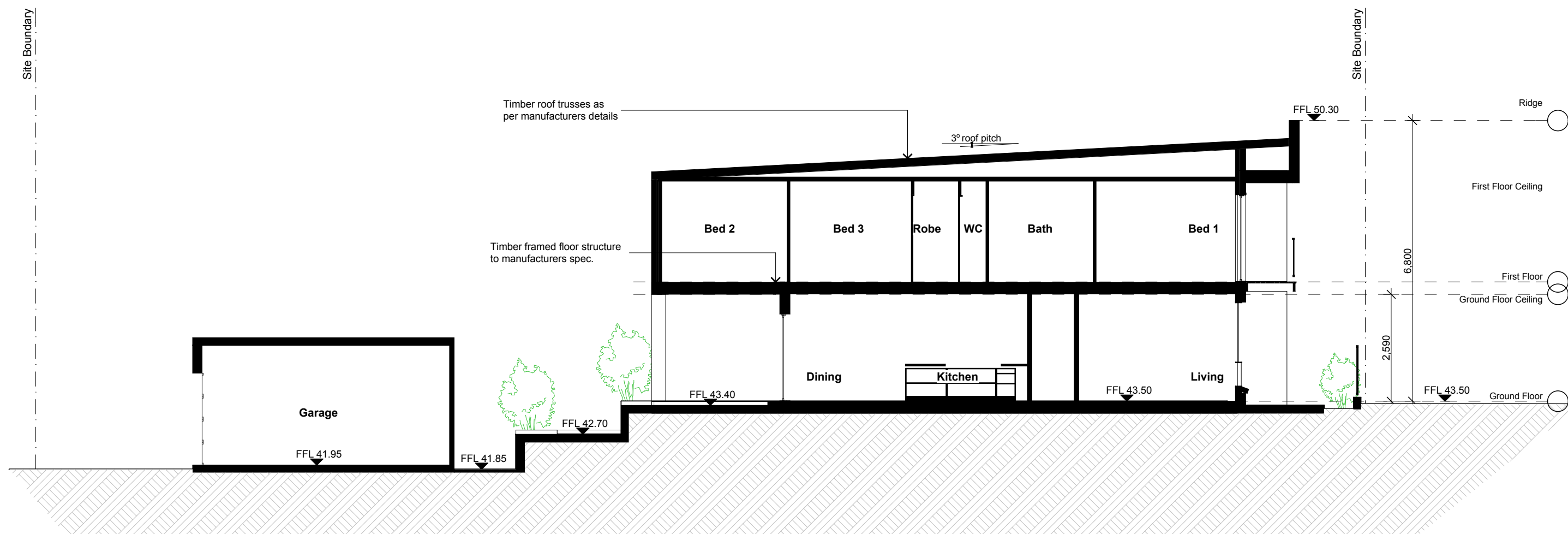
- ACQ AIR CONDITONING (perimeter insulation)
- ALA ALUMINIUM FRAMED AWNINGS
- CO CO
- DP DOWNPIPE
- FB1 FACE BRICK 1
- FB2 FACE BRICK 2
- FB3 FACE BRICK 3
- FC1 FIBRE CEMENT BOARD
- FC2 FIBRE CEMENT BOARD
- GM GAS METER
- HWS HOT WATER SYSTEM (see tank)
- ME METER BOX
- MB1 RENDER BRICK 1
- MB2 RENDER BRICK 2
- MB3 RENDER BRICK 3
- PA PANEL LIFT DOOR



ELEVATION 3 - REAR



ELEVATION 5 - REAR LANEWAY



SECTION AA - LOT 5228

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 1:1000@A1
Drawn HR
Checked NB, ZL
Drawing
Elevations / Sections

Acronis
ARC-4KO-505-APTSA-03/02

Drawing #
03/02

Rev
A

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