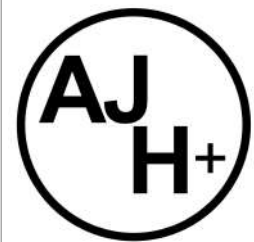


BONNYRIGG GREENS - Humphries Road

Sheet List

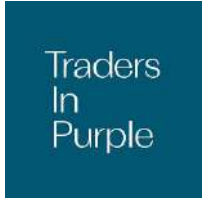
A01	Finishes Legends/Basix
A02	Compliance Table
A03	Site Analysis Plans
A04	Site Analysis Plans
A05	Site Analysis Plans
A06	Existing Site Plan and Survey (by others)
A09	Basement 01 Plan
A10	Ground Floor Plan
A11	Level 1 Plan
A12	Level 2 Plan
A13	Level 3 Plan
A14	Roof Plan
A20	East & West Elevation
A21	Coloured East & West Elevation
A22	North & South Elevation
A23	Coloured North & South Elevation
A30	Sections
A31	Sections
A32	Ramp Section
A35	Facade Sections 1
A36	Facade Sections 2
A42	3 v 4 Levels Comparison
A45	Door / Window Schedule 1
A50	GFA
A54	Deep Soil Area
A54.1	Deep Soil Area COMPARISON DA LODGE VS CURRENT PROPOSAL
A55	Communal Open Space
A55.1	Communal Open Space COMPARISON DA LODGE VS CURRENT PROPOSAL
A56	Ventilation Diagrams
A57	Solar Access Analysis
A58	Eye of the Sun
A60	Unit Types
A61	Unit Types
A62	Finishes Board
A65	Shadow Diagrams
A66	Shadow Diagrams
A67	Shadow Comparison of 3 and 4 storey building
A70	Entry details
A75	Render 1
A76	Render 2
A77	Render 3



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BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Cover Sheet/Location Plan

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
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Scale @ A1

Date

06/09/2024

A00

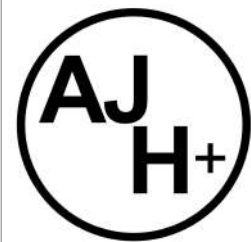
rev 6

BONNYRIGG WALL TYPES SCHEDULE			
(rev 02)			
WALL TYPE	DESCRIPTION	COMPONENTS	
WT 01	270mm CAVITY BRICK VENEER WALL	BK-01/ 50mm CAVITY/STUDS/INSULATION/10mm PB, ACOUSTIC AND FIRE RATED WALL TO BCA REQ	
WT 02	150mm EXTERNAL WALL	CLDDING (CD-01-04)/ SARKING/ STUD/ INSULATION/ 10MM PB, ACOUSTIC AND FIRE RATED WALL TO BCA REQ	
WT 03	300mm INTERNAL WALL	LIGHTWEIGHT INTERTENANCY ACOUSTIC AND FIRE RATED WALL TO BCA REQ	
FINISHES SCHEDULE			
BRICK/BLOCK		PRODUCT	COMMENT
BK 01	FACE BRICK	FACE BRICK	PRODUCT: BOWRAL SIMMENTAL SILVER BRICKS 76 WITH RAKED JOINTS
	02 REINFORCED BLOCK	140mm BLOCKWORK WITH RENDER & FINISH TO MEET FRL REQUIREMENTS TO BCA	SIZE: 140mm BLOCK. REFER TO STRUCT ENG REQ FINISH RENDER & PAINT FINISH. REFER TO PAINT SCHEDULE
	03 FACE BRICK	HIT-AND-MISS BRICK WALL	PRODUCT: BOWRAL SIMMENTAL SILVER BRICKS 76 WITH RAKED JOINTS
CLADDING			
CD 01	CLADDING	CORRUGATED CLADDING IN VERTICAL CONFIGURATION	COLOUR: COLORBOND MONUMENT ALL FLASHINGS TO MATCH COLOUR OF SHEET INSTALL IN VERTICAL CONFIGURATION. INSTALL TO MANUF. REQ
	02 CLADDING	CORRUGATED CLADDING IN VERTICAL CONFIGURATION	COLOUR: COLORBOND PALE EUCALYPT ALL FLASHINGS TO MATCH INSTALL IN VERTICAL CONFIGURATION. INSTALL TO MANUF. REQ
	03 CLADDING	CORRUGATED CLADDING IN VERTICAL CONFIGURATION	COLOUR: COLORBOND COTTAGE GREEN ALL FLASHINGS TO MATCH INSTALL SHEET IN VERTICAL CONFIGURATION. INSTALL TO MANUF. REQ
	04 CLADDING	CORRUGATED CLADDING IN VERTICAL CONFIGURATION	COLOUR: COLORBOND SURFMIST ALL FLASHINGS TO MATCH INSTALL IN VERTICAL CONFIGURATION. INSTALL TO MANUF. REQ
CEILING			
CL 01	PLASTERBOARD CEILING	10mm PLASTERBOARD CEILING ON SUSPENDED SYSTEM	ALLOW FOR PAINT FINISH & INSULATION AS REQ.
CONC			
CE 01	OFF FORM CONCRETE SLAB	CONCRETE SLAB TO STRUCTURAL ENG REQ.	SMOOTH FINISH TO EXPOSED SLAB DOWNTURNS. ALL EXTERNAL EXPOSED CONCRETE SLAB EDGES TO BE RENDER AND PAINTED. REFER TO PAINT SCHEDULE APPROPRIATE CLEAR CONCRETE SEALER FOR FUNCTION/ AUSTR STANDARDS / BCA (WHERE PAINT IS NOT SUITABLE)
CE 02	OFF FORM CONCRETE SLAB	CONCRETE SLAB TO STRUCTURAL ENG REQ.	SMOOTH FINISH TO EXPOSED SLAB DOWNTURNS WITH APPROPRIATE CLEAR CONCRETE SEALER. ALL EXTERNAL EXPOSED CONCRETE SLAB EDGES TO BE RENDER AND PAINTED SELECT WATERPROOF MEMBRANE TO UPURNS TO UNDERSIDE OF CAPPING OR HOB REGLET
CE 03	OFF FORM CONCRETE SLAB	CONCRETE SLAB TO STRUCT ENG REQ. ALLOW FOR PATH AND HOB UPURNS TO COMPLY WITH AS 1428 AND SLIP RESISTANCE REQUIREMENTS	BROOM FINISH TO EXPOSED SLAB PATH, HOB'S AND DOWNTURNS TO BE SMOOTH FINISH WITH APPROPRIATE CLEAR CONCRETE SEALER
CE 04	OFF FORM CONCRETE COLUMN	CONCRETE COLUMN TO STRUCTURAL ENG REQ.	CONCRETE COLUMNS TO BE RENDER AND PAINTED. REFER TO PAINT SCHEDULE
TILES			
CT 01	EXTERNAL FLOOR TILE	PORCELAIN FLOOR TILE . SIZE: 1200 X 600	COLOUR: BIC/ SLIP RESISTANCE: TO AUSTR STANDARDS
CT 02	LOBBY FLOOR TILE	PORCELAIN FLOOR TILE SIZE: 1200 X 600	COLOUR: BIC/ SLIP RESISTANCE: TO AUSTR STANDARDS
METAL FIXTURE			
MF 01	SCREEN BATTEN	50mm x 25mm ALUM. BATTEN AT 75mm GAPS. INSTALL WITH 25mm AS THE LEADING EDGE. FIX TO STEEL SUBSTRUCTURE TO STRUCT ENG REQ	SCULPTFORM BATTEN / POWDERCOAT COLOUR: NIGHT SKY. INSTALL TO MANUF. REQ STEEL SUBSTRUCTURE PAINTED TO MATCH COLORBOND NIGHT SKY
	02 GARAGE DOOR	ALUMINIUM ROLLER DOOR	POWDERCOAT COLOUR: MONUMENT. INSTALL TO MANUF. REQ.
		ALLOW FOR SWING DOOR INSERT TO COMPLY WITH FIRE ENGINEERING REQ.	
	03 TRAFFICABLE STRIP DRAIN	STAINLESS STEEL GRILL TRAFFICABLE STRIP DRAIN	REFER TO STORMWATER REQ
	04 BRACKETLESS CANTILEVER AWNING	HEKA HOOD : 600mm 3 SIDED HOOD	POWDERCOAT TO MATCH COLORBOND NIGHT SKY / BLACK ALLEN KEY HEAD SCREWS TO SUIT
	05 ALUMINIUM FENCE	ENVIRON METAL DESIGNS Top Mounted (TOP-SPAL) No gap, 80mm X 50mm X 3mm Angle balusters @ 20mm spacing. Frame: FBFF. Allow for supports at max. 1300mm spacing finished to match. Height min. 1000mm	COLOUR: COLORBOND MATCH MF-01. ALLOW FOR MATCHING GATE
	06 ALUMINIUM BALUSTRADE	ENVIRON METAL DESIGNS Top Mounted (TOP-SPAL) No gap, 80mm X 50mm X 3mm Angle balusters @ 20mm spacing. Frame: FBFF. Allow for supports at max. 1300mm spacing finished to match. Height min. 1000mm	COLOUR: COLORBOND MATCH MF-01.
	07 STAINLESS STEEL GRATED STRIP DRAIN	STAINLESS STEEL GRILL STRIP DRAIN	REFER TO STORMWATER REQ
	08 SCREEN BATTEN	BATTENS TO MATCH MF-01. FIX TO STEEL SURROUND FRAME AND SUBSTRUCTURE TO STRUCT ENG REQ	SCULPTFORM BATTEN / POWDERCOAT COLOUR: MATCH MF-01. INSTALL TO MANUF. REQ STEEL SUBSTRUCTURE PAINTED TO MATCH MF-01
	09 GRAB RAIL	ALLOW FOR STEEL 50mm DIAMETER GRABRAIL FIXED TO RAMP WALLS TO COMPLY WITH BCA AND FIRE ENG REQ	GRABRAIL PAINT FINISH: COLOUR MONUMENT
	10 STAINLESS STEEL GRATED STRIP DRAIN	STAINLESS STEEL GRILL STRIP DRAIN	REFER TO STORMWATER REQ
	11 SCREEN BATTEN	SCULPTFORM 50mm x 25mm ALUM. BATTEN AT 25mm GAPS. FIX TO STEEL SUBSTRUCTURE TO MANUFACTURER/ STRUCT ENG REQ	SCULPTFORM BATTEN / POWDERCOAT COLOUR: COPPER METALLIC KINETIC. INSTALL TO MANUF. REQ STEEL SUBSTRUCTURE PAINTED TO MATCH COLORBOND NIGHT SKY
	12 SCREEN BATTEN	SCULPTFORM 100mm x 25mm ALUM. BATTEN AT 75mm GAPS. FIX TO STEEL SUBSTRUCTURE TO MANUFACTURER/ STRUCT ENG REQ	SCULPTFORM BATTEN / POWDERCOAT COLOUR: COPPER METALLIC KINETIC. INSTALL TO MANUF. REQ STEEL SUBSTRUCTURE PAINTED TO MATCH COLORBOND NIGHT SKY
	13 SCREEN BATTEN	SCULPTFORM 50mm x 25mm ALUM. BATTEN AT 75mm GAPS, 1550 HEIGHT. FIX TO STEEL SUBSTRUCTURE TO MANUFACTURER/ STRUCT ENG REQ	SCULPTFORM BATTEN / POWDERCOAT COLOUR: COPPER METALLIC KINETIC. INSTALL TO MANUF. REQ STEEL SUBSTRUCTURE PAINTED TO MATCH COLORBOND NIGHT SKY
	14 ACCESSIBLE CAR SPACE BOLLARD	ACCESSIBLE CAR SPACE BOLLARD COMPLIANT WITH AS 1428.1	STAINLESS STEEL BOLLARD
	15 FENCE	COLORBOND/TIMBER FENCE. ALLOW 75mm.	
	16 STAINLESS STEEL GRABRAIL AND POST	50MM DIAMETER STAINLESS STEEL STAIR GRABRAIL AND POST	AS 1428.1 COMPLIANT
	17 CLOTHESLINE	1200mm x 680mm DRYING SPACE 8.4 m	PRODUCT: HILLS MINI FOLDING FRAME CLOTHESLINE
	18 ALUMINIUM FENCE	1800mm High x 14mm wide x 75mm @ 75 spacing Aluminium Blade fencing. Allow for top and bottom rails and posts to suit and match MF-01	COLOUR: COLORBOND MATCH MF-01. PROVIDE MATCHING END CAPS TO BLADES. ALLOW FOR MATCHING GATE
	19 ROOF SCREEN BATTEN	SCULPTFORM 100mm x 25mm ALUM. BATTEN AT 75mm GAPS. FIX TO STEEL SUBSTRUCTURE TO MANUFACTURER/ STRUCT ENG REQ	SCULPTFORM BATTEN / POWDERCOAT COLOUR: MATCH MF-01. INSTALL TO MANUF. REQ STEEL SUBSTRUCTURE PAINTED TO MATCH MF-01
PAINT			
PA 01	PAINT FINISH TO CONCRETE OR RENDER	DULUX EXTERIOR WEATHERSHIELD IN SEMI GLOSS	COLOUR: DULUX BRETZ APPLY TO MANUFACTURERS REQUIREMENTS
PA 02	PAINT FINISH TO CONCRETE OR RENDER	DULUX EXTERIOR WEATHERSHIELD IN SEMI GLOSS	COLOUR: DULUX PARAMOUNT DESIGN APPLY TO MANUFACTURERS REQUIREMENTS
PAVERS			
PV 01	PAVERS	PAVERS ON RAISED PEDESTAL SYSTEM	ALLOW FOR ALIGNMENTS AS REQ. AND FLUSH THRESHOLDS
ROOF			
RF 01	METAL ROOFING	LYSAGHT KLIP LOK ON TIMBER ROOF FRAMING ON ROOF BLANKET INSULATION SARKING TO MANUF. REQ	COLORBOND SURFMIST FINISH. ALL FLASHINGS/ CAPPINGS / GUTTERS AND DOWNPIPES IN COLORBOND NIGHT SKY ALLOW FOR ROOF ANCHOR POINTS TO AUSTR STANDARDS WHERE REQ ALLOW FOR ROOF ACCES HATCH WITH IN BUILT LADDER AS REQUIRED
	02 METAL ROOFING	LYSAGHT KLIP LOK ON ROOF FRAMING ON ROOF BLANKET INSULATION SARKING TO MANUF. REQ	COLORBOND SURFMIST FINISH. ALL FLASHINGS/ CAPPINGS / GUTTERS AND DOWNPIPES IN COLORBOND NIGHT SKY
	03 PARAPET CAPPING	FOLDED ALUMINIUM CAPPING ON SUBSTRATE WITH 100mm DOWNTURN/CRUSH EDGE	COLORBOND NIGHT SKY
STEEL			
SE 01	STEEL POST	EXPOSED STEEL POST PAINT FINISH	COLOUR: TO MATCH MF-01 SUBSTRUCTURE. REFER TO STRUCT. ENG REQ
STONE			
SF 01	RETAINING WALLS	BLOCKWORK RETAINING WALL TO STRUCT ENG. REQ	REFER TO STRUCT ENG REQ. PRODUCT: ADARI MASONRY WALLSTONE 3. BONDI BLEND.

NOTES

- NOTE 1
- GROUND LEVEL OVER SHOWN DASHED
- NOTE 2
- BASEMENT BELOW SHOWN DASH
- NOTE 3
- SERVICES ZONE OVER SHOWN DASH
- NOTE 4
- STORMWATER STRIP DRAIN TRAFFICABLE
- NOTE 5
- SECURITY ROLLER DOOR
- NOTE 6
- CONCRETE ROOF TO FALL TO OUTLETS AT MIN 1:100 FALLS
- NOTE 8
- BASEMENT OUTLINE SHOWN DASHED
- NOTE 9
- LIFT OVERRUN
- NOTE 10
- BUILDING OVER SHOWN DASHED
- NOTE 11
- RETAINING WALL TO LANDSCAPE
- NOTE 12
- MAIL BOXES
- NOTE 13
- COLORBOND/ TIMBER FENCE. ALLOW 75mm.
- NOTE 14
- OVERFLOW
- NOTE 15
- ALLOW FOR ROOF ANCHOR POINTS AS REQUIRED TO AUSTRALIAN STANDARDS
- NOTE 16
- ALLOW FOR ACCESS HATCH WITH BUILT IN ROOF LADDER + BALUSTRADE TO AUSTRALIAN STANDARDS
- NOTE 17
- BULKHEAD AT 2400mm FOR SERVICES EXHAUST
- NOTE 18
- PAVED RECREATION AREA TO LANDSCAPE ARCHITECT
- NOTE 19
- EXISTING GROUND LINE SHOWN DASHED
- NOTE 20
- VERTICAL CLEARANCE 2300mm FOR B99
- NOTE 21
- CONCRETE BEAM TO STRUCTURAL ENGINEER REQUIREMENTS
- NOTE 22
- ROOF EXHAUST TO MECHANICAL ENGINEER
- NOTE 23
- B&Q
- NOTE 24
- SKYLIGHT ABOVE SHOWN DASHED
- NOTE 25
- TIMBER PERGOLA TO LANDSCAPE ARCHITECT

- NOTE 26
- HOT WATER HEATER TO BE LOCATED ABOVE CLOTHES LINE
- NOTE 27
- ACCESS IS TO BE VIA A 180-DEGREE, OUTWARDS OPENING, SELF-CLOSING SEALED DOOR WITH A MINIMUM OPENING OF 1200MM
- NOTE 28
- BIN ALLOCATION BY KERBSIDE TO PERMIT COLLECTION BY COUNCIL HEAVY RIGID VEHICLE. MIN 500MM CLEARANCE TO BE PROVIDED BETWEEN EACH BIN
- NOTE 29
- GARBAGE/BULKY WASTE ROOM TO INCLUDE THE FOLLOWING PROVISIONS:;
-FLOOR GRADE TO CENTRAL DRAINAGE POINT (CONNECTED TO SEWER).
-FLOORS WATERPROOFED AND EXTENDED 1200MM HIGH ON WALLS.
-HOT & COLD WATER TAP/S TO BE PROVIDED.
-MECHANICAL VENTILATION,
-SENSOR LIGHTING.
-UNOBSTRUCTED MINIMUM HEIGHT CLEARANCE OF 2700MM.



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BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Finishes Legends/Basix

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
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Scale @ A1

1 : 50

Date

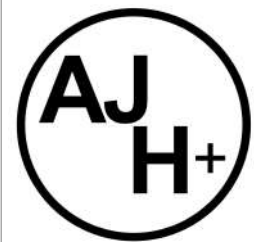
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A01

rev 6

SEPP 65							
BONNYRIGG APARTMENTS							
LEVEL	APARTMENT NUMBER	APARTMENT Type	AREA	BALCONY	ADAPT (YES/NO)	SOLAR ACCESS (min 70%) (TBC)	Cross Ventilation (min 60%)(TBC)
Ground Level							
	G.01	2 Bed/ 1 Bath	80 sqm	30 sqm	YES	YES	YES
	G.02	2 Bed/ 1 Bath	80 sqm	32 sqm	YES	YES	YES
	G.03	2 Bed/ 1 Bath	80 sqm	27 sqm	YES	YES	NO
	G.05	2 Bed/ 1 Bath	80 sqm	34 sqm	YES	NO	NO
	G.06	2 Bed/ 1 Bath	80 sqm	40 sqm	YES	YES	YES
	G.07	1 Bed/ 1 Bath	55 sqm	33 sqm	YES	YES (1:30-3:30)	NO
Level 1							
	1.01	2 Bed/ 1 Bath	80 sqm	11 sqm	YES	YES	YES
	1.02	2 Bed/ 1 Bath	80 sqm	11 sqm	YES	YES	YES
	1.03	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	YES	NO
	1.04	2 Bed/ 1 Bath	80 sqm	26 sqm	YES	YES	YES
	1.05	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	NO	NO
	1.06	2 Bed/ 1 Bath	83 sqm	28 sqm	YES	YES	YES
	1.07	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	YES (1:30-3:30)	YES
Level 2							
	2.01	2 Bed/ 1 Bath	80 sqm	11 sqm	YES	YES	YES
	2.02	2 Bed/ 1 Bath	80 sqm	11 sqm	YES	YES	YES
	2.03	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	YES	NO
	2.04	2 Bed/ 1 Bath	80 sqm	26 sqm	YES	YES	YES
	2.05	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	NO	NO
	2.06	2 Bed/ 1 Bath	83 sqm	28 sqm	YES	YES	YES
	2.07	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	YES (1:30-3:30)	YES
Level 3							
	3.01	2 Bed/ 1 Bath	80 sqm	18 sqm	YES	YES	YES
	3.02	2 Bed/ 1 Bath	80 sqm	18 sqm	YES	YES	YES
	3.03	2 Bed/ 1 Bath	80 sqm	18 sqm	YES	YES	NO
	3.04	2 Bed/ 1 Bath	83 sqm	32 sqm	YES	YES	YES
	3.05	2 Bed/ 1 Bath	80 sqm	30 sqm	YES	YES	YES
COMPLIES			YES	YES	YES		
			25/25 = 100%	22/25 = 88%	17/25 = 68%		

ADG RULES OF THUMB	%	PROPOSED	COMPLIES
Overall Sunlight Access (TBC) to Living Rooms & Private Open Space	70%	88% (22 apartments)	Yes
Natural Cross Ventilation	60%	68% (17 apartments)	Yes
South Aspect Units	15%	3 (12% south facing)	Yes
Accessibility	20%	100% (25 apartments)	Yes
Minimum Apartment Sizes	100%	All apartment areas comply	Yes
Habitable Room depths	-	Max 8m depth	Yes
Living rooms internal width	100%	All bedroom dimensions comply	Yes
Bedroom Dimension/Area (excluding wardrobe)	100%	All bedroom dimensions comply	Yes
Minimum Ceiling Heights	100%	2.7m 2.4m 3.3m	Yes
Primary Balcony/Private Open Space Minimum	100%	10 sqm	Yes
Minimum Storage	-	6 sqm 8 sqm	Yes
Common circulation	-	Max 7 units per core	Yes
Building Depth	-	Max 23m	Yes
Building Separation	-	Adequate separation	Yes
Deep Soil Zone	7%	16.1% (302 sqm)	Yes
Communal Open Space (C.O.S.)	25%	25.5% (478.32 sqm)	Yes



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BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Compliance Table

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
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A02

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BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG
LOT 4099 DP 1182418

Project

Site Analysis Plans

Drawing

05	DA submission update	14/06/24
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Scale @ A1

As indicated

Date
14/06/2024

A03

rev 5



- FUTURE NEW ROAD
- HEAVY TRAFFIC ROAD (NEWLEAF PARADE)
- 2 STOREY DWELLINGS/
HOUSES
- 3 STOREY APARTMENTS
- BUILDING HEIGHT
- NO DRIVEWAYS FRONTING
PARK
- PARK VIEW HIGH POINT
AREA
- GATEWAY SITE



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HUMPHRIES ROAD, BONNYRIGG
LOT 4099 DP 1182418
Project

Site Analysis Plans

Drawing

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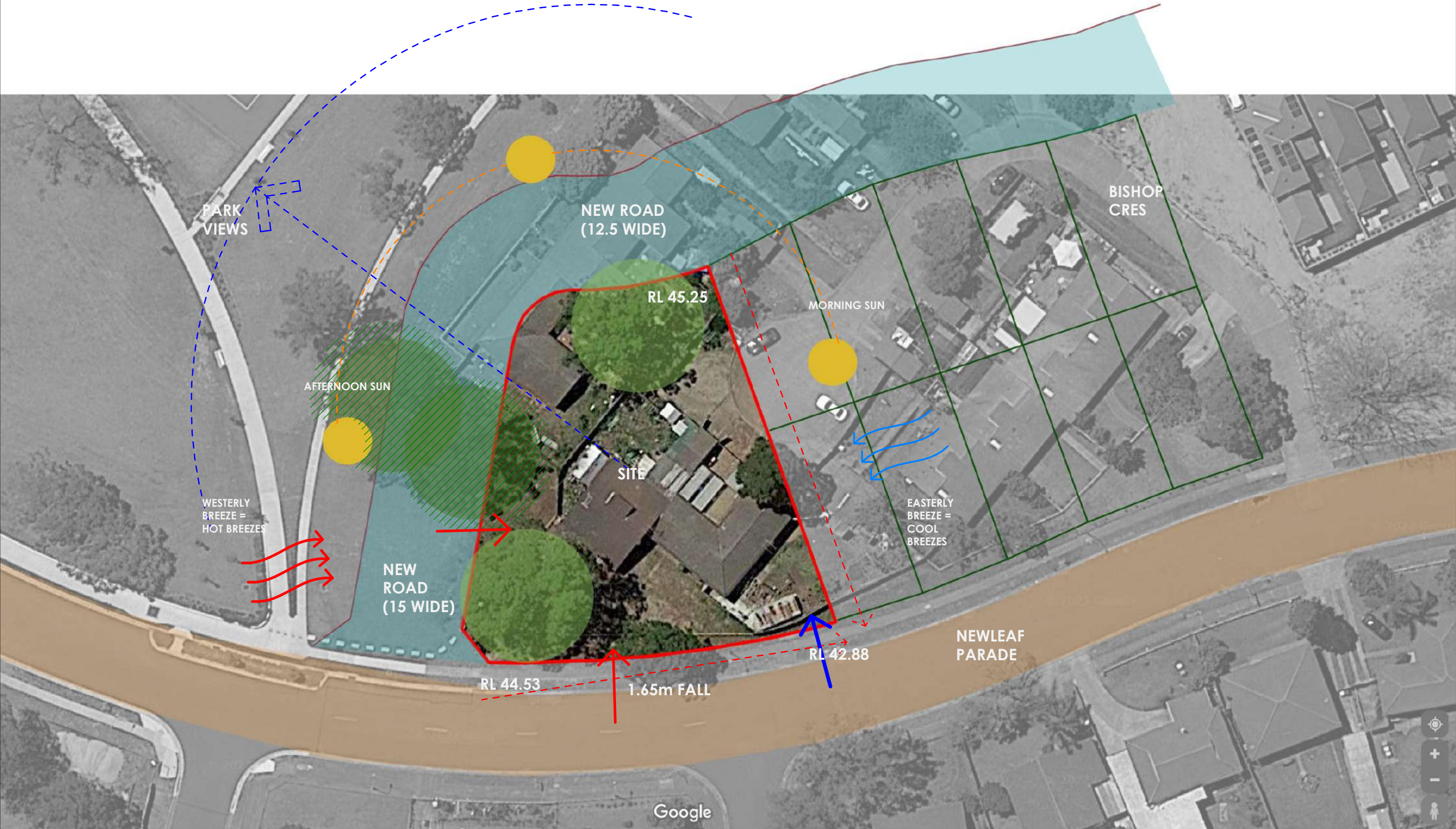
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A04

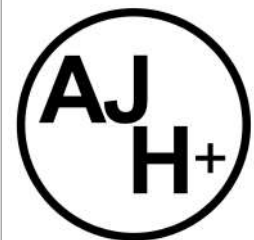
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- LARGE TREES OFF SITE
- LARGE TREES ON SITE
- PEDESTRIAN ACCESS
- VIEW FROM SITE
- SITE FALLS
- SUN PATH
- WIND PATH
- VEHICLE ACCESS



TREE CANOPY VIEWS



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HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Site Analysis Plans

Drawing

-  PRIVACY CONSIDERATION/ SENSITIVE TRANSITION
-  SHADOWS PROJECTION OVER ROADS MOSTLY
-  POTENTIAL TO ADDRESS GATEWAY CORNER WITH BUILT FORM FROM GESTURE
-  VIEW FROM SITE



Scale @ A1

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Date

14/06/2024

A05

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5

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CLIENT:

Traders In Purple

BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Existing Site Plan and Survey (by others)

Drawing

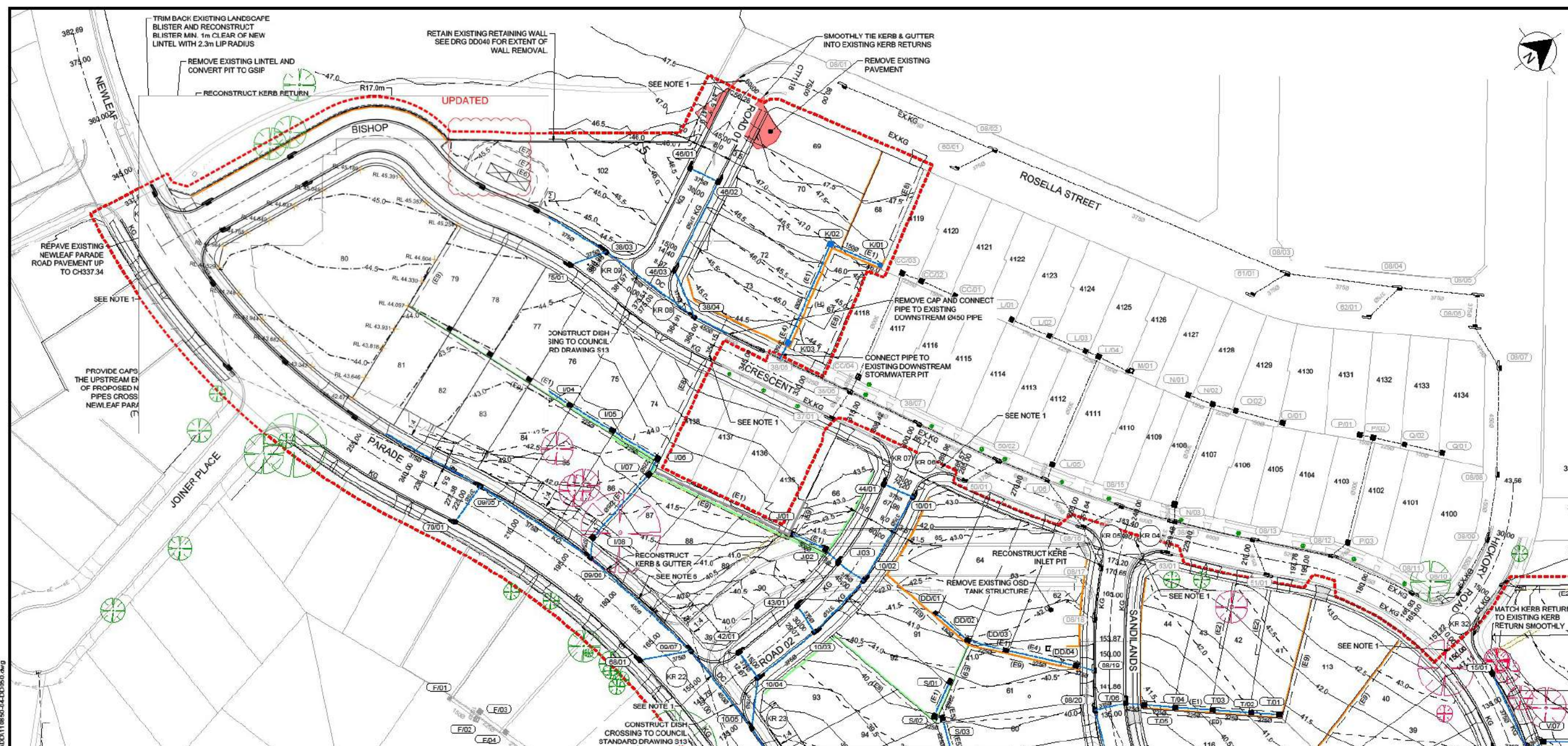
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Scale @ A1

Date
14/06/2024

A06

rev 5



 COUNCIL REF. ADDED TO
NOTES 10 & 18

REFER TO DRAWING DD051 FOR CONTINUATION

PLAN
SCALE 1:500

 EXISTING PITS & PIPES SHOWN

NOTES:

1. ALL NEW WORKS TO SAWCUT & MAKE SMOOTH CONNECTION TO EXISTING KERB, PAVEMENT AND FOOTPATH.
2. ALL KERB RETURNS ARE 7.5m RADII UNO. REFER TO DRG CD300-304 FOR DETAILS
3. REFER TO DD008 FOR TYPICAL ROAD DETAILS & DD905-910 FOR TYPICAL RETAINING WALL DETAILS.
4. ALL EXISTING STORMWATER PITS AND PIPES THAT DO NOT FORM PART OF THE PROPOSED STORMWATER SYSTEM IS TO BE DEMOLISHED AND DISPOSED OF.
5. EXISTING SEDIMENT BASIN AT LOTS 85, 255 & 280 TO BE DEMOLISHED.
6. BUS SHELTER TO BE PROVIDED AT EXISTING BUS STOP TO FAIRFIELD CITY COUNCIL REQUIREMENTS
7. ALL BATTERS SHOWN ARE 1:4 UNLESS NOTED OTHERWISE

NOTES:

6. INSTALL CIVILMART P1512 MODEL (LEFT HAND) OFF-LINE GROSS POLLUTANT TRAP (D10/D) & P1519 MODEL (LEFT HAND) OFF-LINE GROSS POLLUTANT TRAP (D8/20) WITH DIVERSON CHAMBER TO MANUFACTURERS SPECIFICATION. INSTALL CIVILMART RISERS (OR EQUIVALENT) UP TO THE SURFACE FOR MAINTENANCE ACCESS (TO STRUCTURAL ENGINEER'S DETAILS)
8. FOR PROPOSED STREET TREE REMOVAL AND RETENTION LOCATION REFER TO DD040-041 FOR DEMOLITION PLAN
10. ALL VEHICULAR CROSSING (VC) WIDTHS ARE 3.0m WIDE UNLESS OTHERWISE NOTED ON PLAN. REFER COUNCIL DRAWING S-1.
11. VC'S TO BE IN ACCORDANCE WITH COUNCIL STANDARD DRAWING S-1 OF F.C.C SPECIFICATION FOR ROADWORKS & DRAINAGE
12. CONSTRUCT KERB INLET PITS TO CIVIL MASTERS STANDARD DRAWING S-2. INSTALL S82 MESH IN ALL KERB INLET PIT WALLS AND FLOOR WHERE PIT DEPTH >1.5m
13. FOR RETAINING WALL PLANS & DETAILS SEE DRAWINGS DD600-901 & DD605-916

NOTES:

14. RETAINING WALLS ARE 1.5m MAX HEIGHT UNLESS OTHERWISE SHOWN.
15. FOR COMPACTION SPECIFICATIONS REFER TO GEOTECHNICAL REPORT
16. PLANS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT'S PLANS AND LANDSCAPE ARCHITECT'S PLANS
17. CONSTRUCT SPLITTER PIT. SEE DRAWINGS DD420-421 FOR DETAILS. SPECIAL STRUCTURES TO STRUCTURAL ENGINEER'S DETAILS
18. ALL INTERALLTMENT DRAINAGE EASEMENT WIDTHS TO BE IN ACCORDANCE WITH THE F.C.C. STORMWATER DRAINAGE POLICY SECTION 2.1.8 TABLE 11, APPENDIX D 150-2250 PIPES SHALL HAVE 1.5m WIDE EASEMENTS WHERE THE PIPE IS ADJACENT TO A RETAINING WALL.
19. ALL PRAM RAMPS TO BE CONSTRUCTED TO F.C.C. SPECIFICATION FOR ROADWORKS AND DRAINAGE DRAWING S-8

NOTES:

20. TREE PROTECTION ON PRIVATE DEVELOPMENT SITE LAND AND COUNCIL'S ROAD RESERVE, PARKS & ADJOINING PUBLIC/PRIVATE LAND SHALL COMPLY WITH AS 4970-2009 AS PER CONDITION 5 OF THE DA CONSENT DATED 23 FEBRUARY 2023.
21. TREES ARE TO BE PRESERVED UNDER COUNCIL'S TREE PRESERVATION ORDER AS PER CONDITION 6 OF THE DA CONSENT DATED 23 FEBRUARY 2023.

- (E1) PROPOSED EASEMENT TO DRAIN WATER 1.5' WIDE
(E2) PROPOSED 17.0' LONG EASEMENT FOR ACCESS & MAINTENANCE 9.9' WIDE
(E3) PROPOSED EASEMENT TO DRAIN WATER 1.0' WIDE
(E4) PROPOSED EASEMENT TO DRAIN WATER 2.0' WIDE
(E5) PROPOSED EASEMENT TO DRAIN WATER VARIABLE WIDTH
(E6) PROPOSED EASEMENT FOR PADMOUNT SUBSTATION 2.75' WIDE
(E7) PROPOSED RESTRICTION ON THE USE OF LAND
(E8) PROPOSED EASEMENT FOR ACCESS & MAINTENANCE 1.0' WIDE
(E9) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE & RETAINING WALL SUPPORT 1.0' WIDE

[illegible]

J. WYNDHAM PRINCE
CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS

PO Box 4366 PENRITH WESTFIELD NSW 2750
P 02 4720 3300 W www.iwprince.com.au E iwp@iwprince.com.au

CLIENT:

Traders In Purple

STATUS:

STATUS: **ISSUE FOR CONSTRUCTION APPROVAL**

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS
SIGNED AS PART OF AN APPROVED CONSTRUCTION CERTIFICATE

BONNYRIGG LIVING COMMUNITIES PROJECT
STAGE 1
ENGINEERING PLAN
SHEET 1

PROJECT No:

110850-04

SHEET No: DD050

AZIMUTH:M.G.A. 20	DATUM: A.H.D.	ORIGIN: SSM 1112	PLAN No: 110850-04-DD050
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G

Printed: 16 October, 2023 4:57:45 PM File Name: C:\Synerg\WS\data\AS\WP07\110850 - 04 - Stage 1_13645\Design\DD\110850-04-DD050.dwg

Legend

- 5.4x2.5 CARPARK
- ACCESSIBLE SPACE WITH REQUIRED CIRCULATION
- VERTICAL CIRCULATION
- SERVICES



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

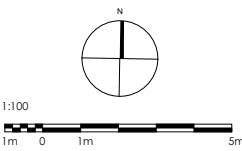
LOT 4099 DP 1182418

Project

Basement 01 Plan

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



Scale @ A1

1 : 100

Date

06/09/2024

A09

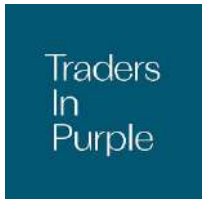
rev 6



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Ground Floor Plan

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



1:100
1m 0 1m 5m

Scale @ A1

1:100

Date

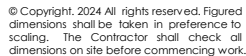
06/09/2024

A10

rev 6

- Legend
- VERTICAL CIRCULATION
 - SERVICES
 - LOWER SHRUBS/ DEEP PLANTING
 - RAISED PLANTER BOX ON SLAB
 - GRASS/LAWN

Ground Floor Level
1:100



Traders
In
Purple

Project

DRANFT
Drawing

06	DA submission update	06/09/2012
05	DA submission update	14/06/2012
04	DA submission update	22/12/2011
03	For DA submission	18/7/2011
02	For coordination	27/6/2011
01	For coordination	15/5/2011



Scale @ A1

1 : 100

Date _____

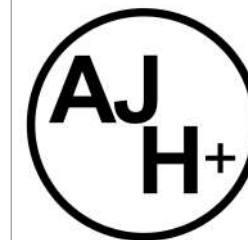
A11

rev 4

Legend

VERTICAL CIRCULATION

SERVICES



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

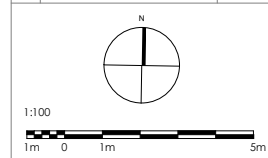
LOT 4099 DP 1182418

Project

Level 2 Plan

Drawing

05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



Scale @ A1

1 : 100

Date

14/06/2024

A12

rev 5

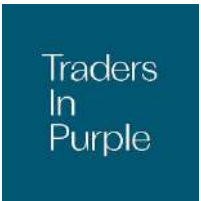




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BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG
LOT 4099 DP 1182418
Project

Level 3 Plan

Drawing

05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



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Scale @ A1

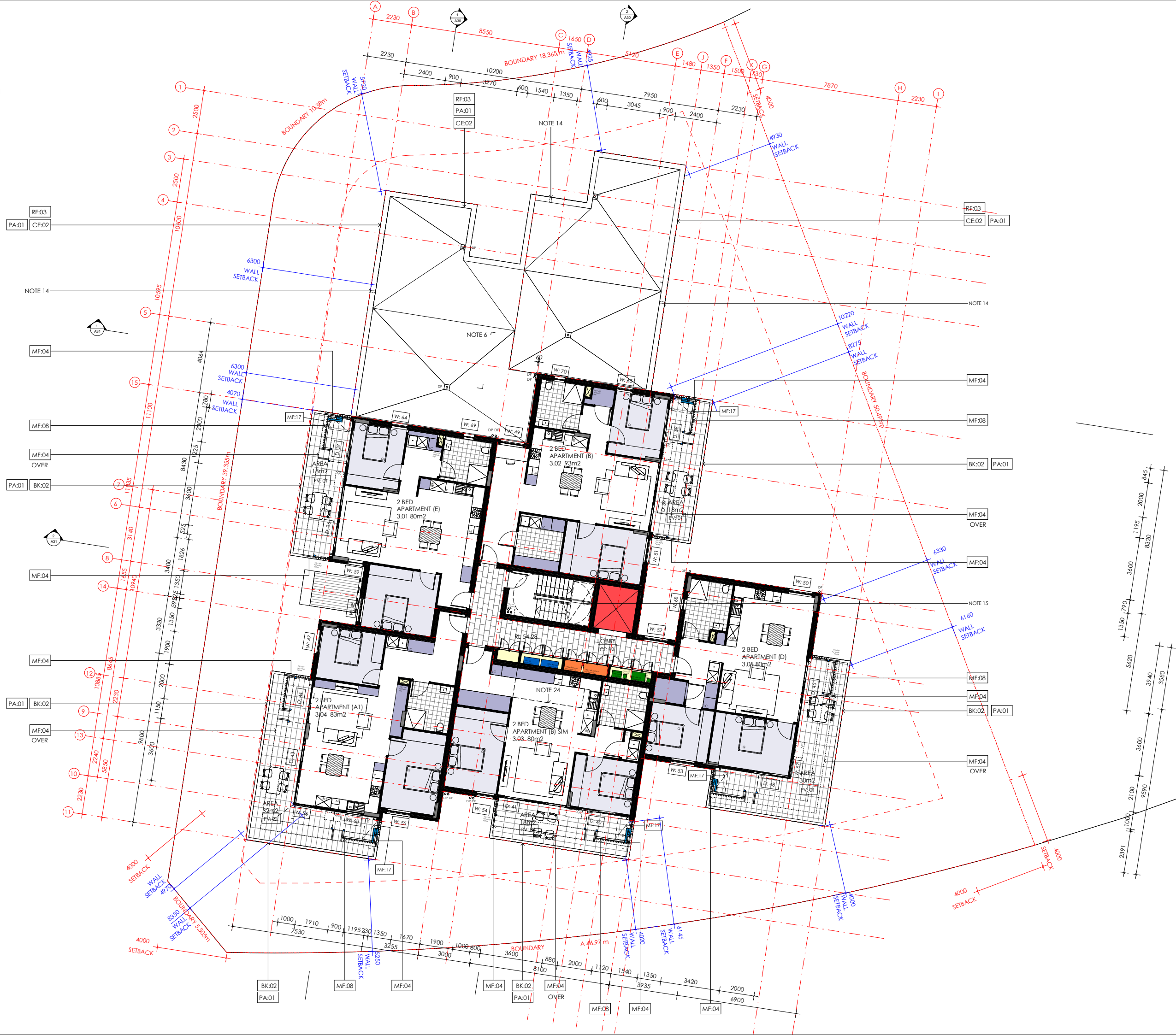
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Date
14/06/2024

A13

rev 5

Legend
VERTICAL CIRCULATION
SERVICES





CLIENT:

Traders In Purple

BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Roof Plan

Drawing

05	DA submission update	14/06/20
04	DA submission update	22/12/20
03	For DA submission	18/7/20
02	For coordination	27/6/20
01	For coordination	15/5/20



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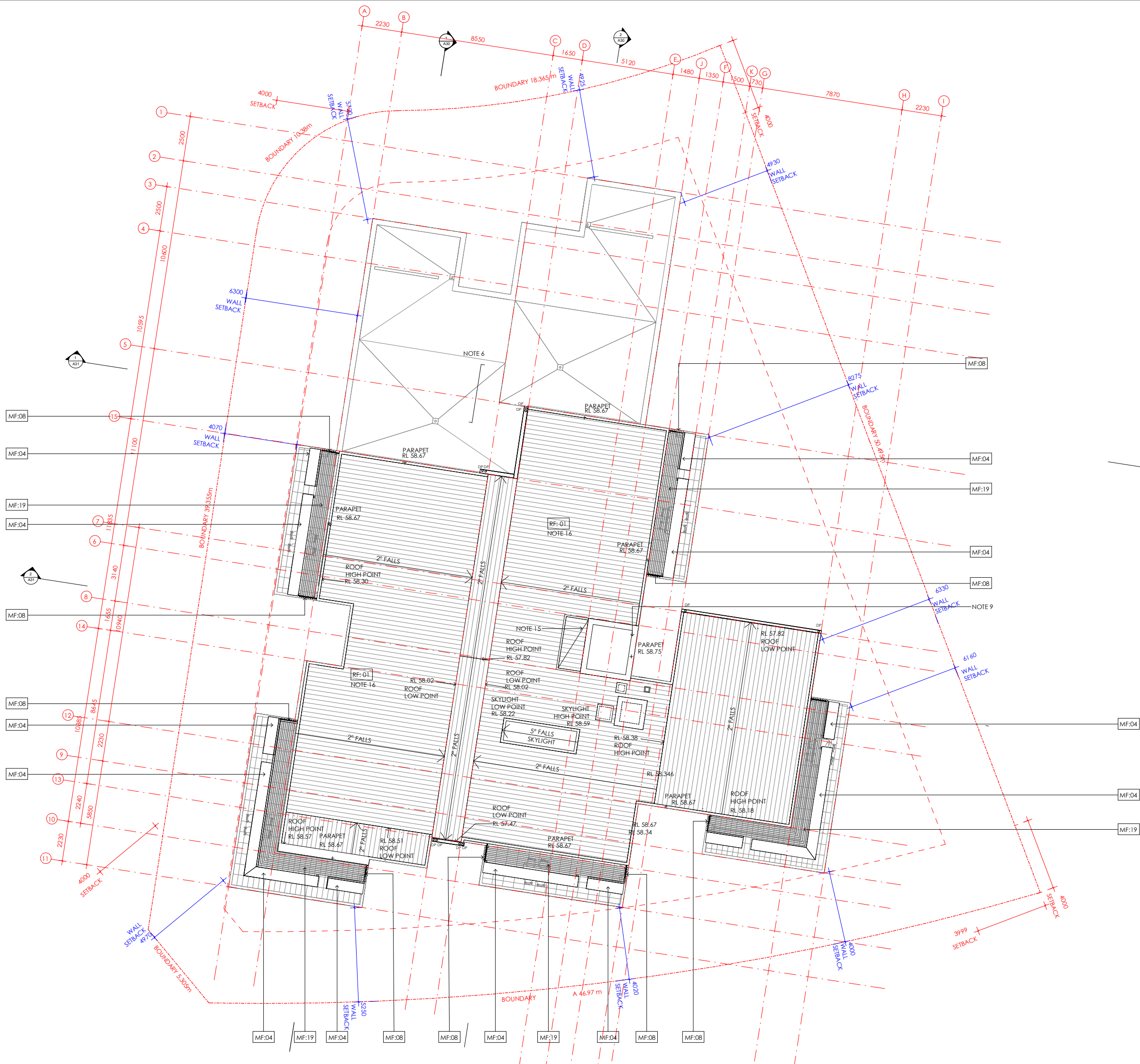
Scale @ A1

1 : 100

Date _____

A14

rev 5





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CLIENT:



LEGEND - FINISHES

- BK01 BRICK WALL:
AUSTRAL BRICKS
BOWRAL 76
SIMMENTAL SILVER OR EQUIVALENT
- BK02 BLOCK WALL:
RENDER & FINISH
PAINT TO MATCH COLORBOND
WINDSPRAY
- CD01 METAL CLADDING:
COLORBOND
MONUMENT OR EQUIVALENT
- CD02 METAL CLADDING:
COLORBOND
PALE EUCALYPT OR EQUIVALENT
- CD03 METAL CLADDING:
COLORBOND
COTTAGE GREEN OR EQUIVALENT
- CD04 METAL CLADDING:
COLORBOND
SURFMIST OR EQUIVALENT
- MF01 SCREEN BATTEN:
SCULPTFORM
MONUMENT OR EQUIVALENT
- MF04 HEKA HOODS 1200mm:
COLORBOND
MONUMENT OR EQUIVALENT
- MF06 PICKET BALUSTRADE:
COLORBOND
MONUMENT OR EQUIVALENT
- MF08 SCREEN BATTEN:
SCULPTFORM
MONUMENT OR EQUIVALENT
- CE01 OFF FORM CONCRETE SLAB EDGES

BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

East & West Elevation

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

1:100



Scale @ A1

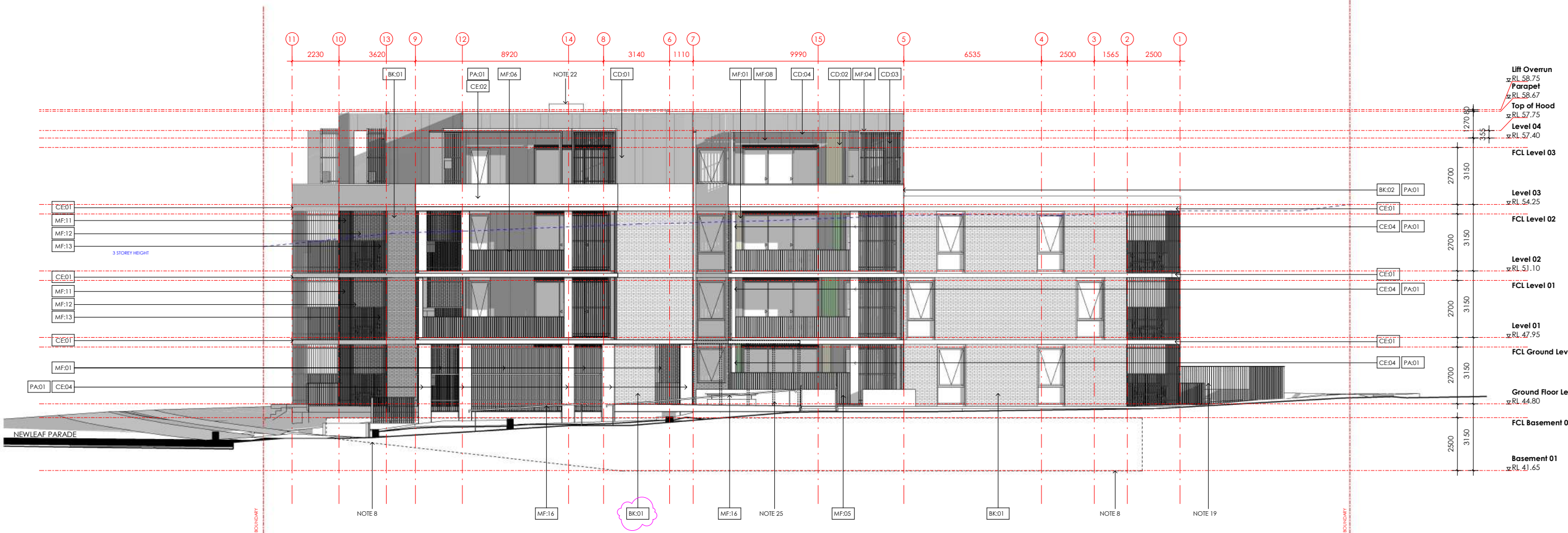
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Date

06/09/2024

A20

rev 6





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BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Coloured East & West Elevation

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

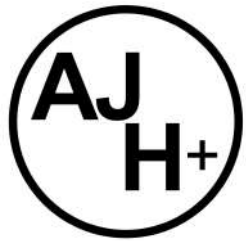
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Date
06/09/2024

A21

rev 6

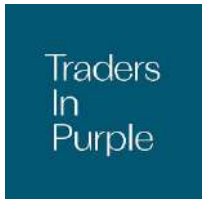




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CLIENT:



LEGEND - FINISHES

- BK01 BRICK WALL:
AUSTRAL BRICKS
BOWRAL 76
SIMMENTAL SILVER OR EQUIVALENT
- BK02 BLOCK WALL:
RENDER & FINISH
PAINT TO MATCH COLORBOND
WINDSPRAY
- CD01 METAL CLADDING:
COLORBOND
MONUMENT OR EQUIVALENT
- CD02 METAL CLADDING:
COLORBOND
PALE EUCALYPT OR EQUIVALENT
- CD03 METAL CLADDING:
COLORBOND
COTTAGE GREEN OR EQUIVALENT
- CD04 METAL CLADDING:
COLORBOND
SURFMIST OR EQUIVALENT
- MF01 SCREEN BATTEN:
SCULPTIFORM
MONUMENT OR EQUIVALENT
- MF04 HEKA HOODS 1200mm:
COLORBOND
MONUMENT OR EQUIVALENT
- MF06 PICKET BALUSTRADE:
COLORBOND
MONUMENT OR EQUIVALENT
- MF08 SCREEN BATTEN:
SCULPTIFORM
MONUMENT OR EQUIVALENT
- CE01 OFF FORM CONCRETE SLAB EDGES

BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

North & South Elevation

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

1:100



Scale @ A1

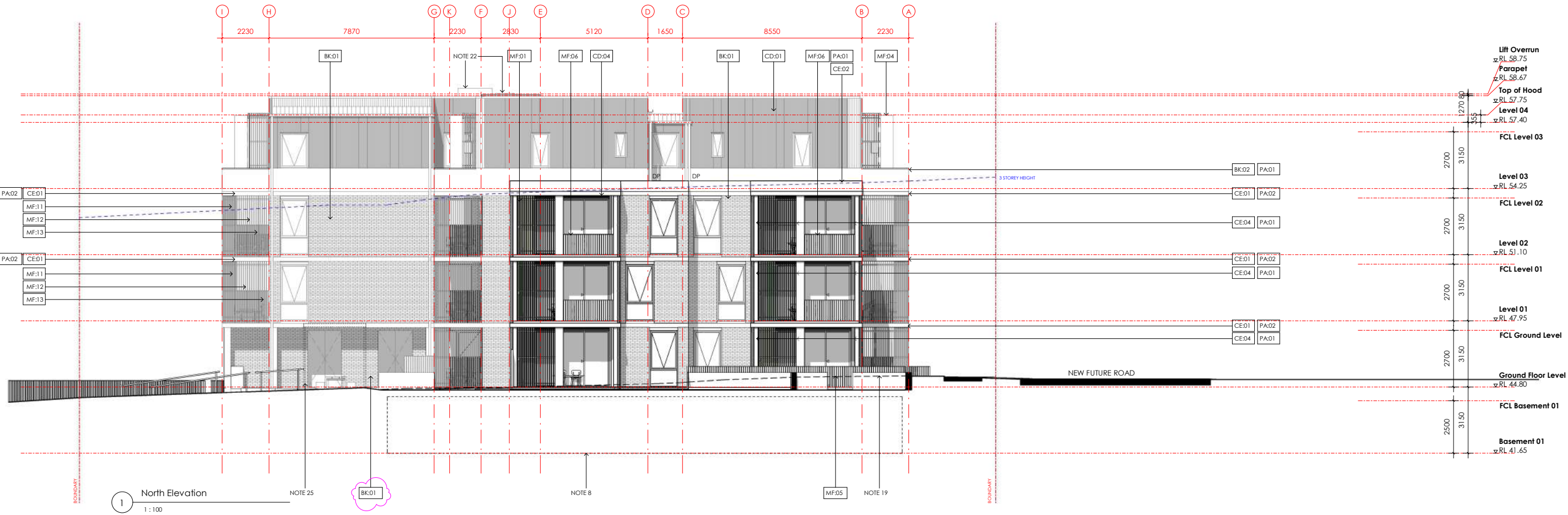
1 : 100

Date

06/09/2024

A22

rev 6





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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Coloured North & South Elevation

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

Scale @ A1

Date
06/09/2024

A23

rev 6





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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Sections

Drawing

05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

1:100



Scale @ A1

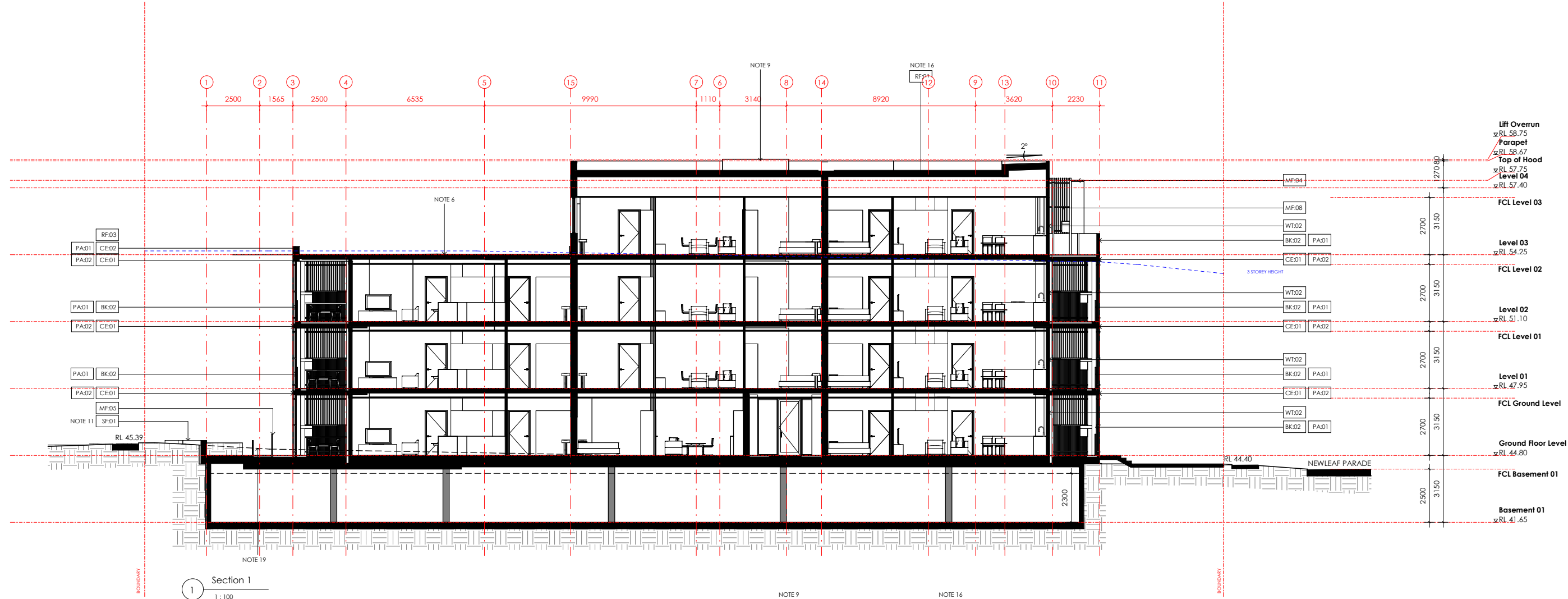
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Date

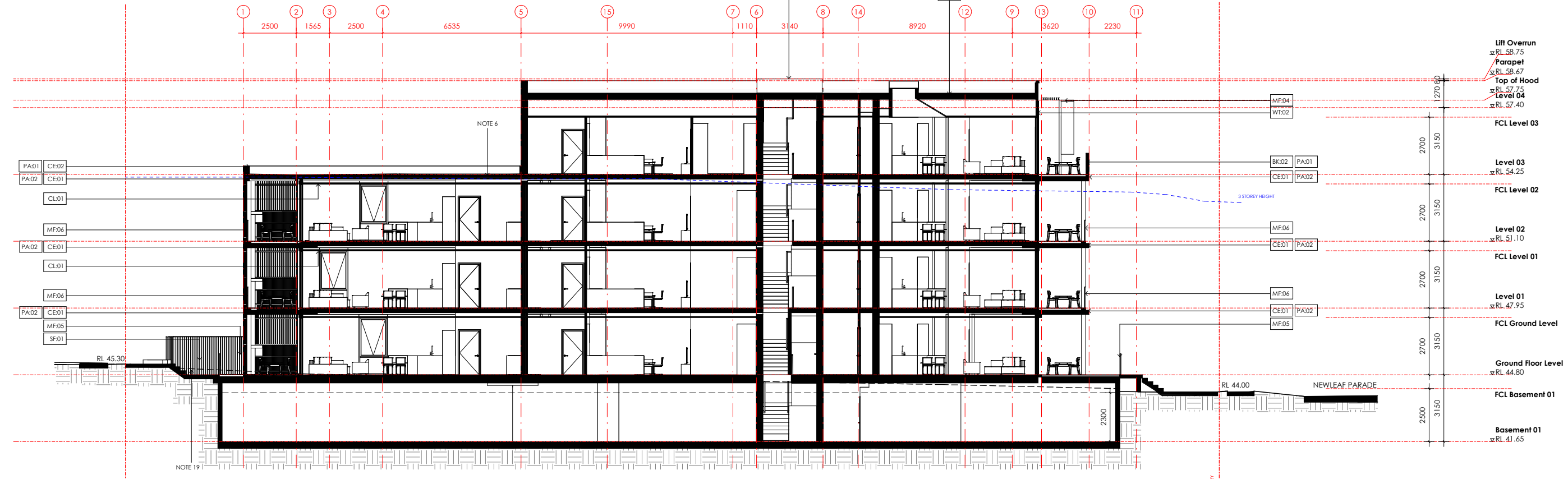
14/06/2024

A30

rev 5



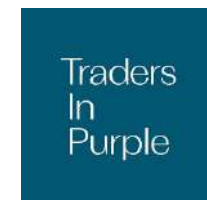
Section 1
1:100



Section 2
1:100



CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

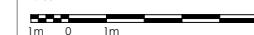
Project

Sections

Drawing

06	DA submission update	06/09
05	DA submission update	14/09
04	DA submission update	22/12
03	For DA submission	18/7
02	For coordination	27/6
01	For coordination	15/5

1:100



Scale @ A1

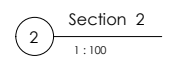
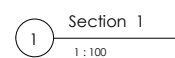
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Date

06/09/2024

A31

rev 6

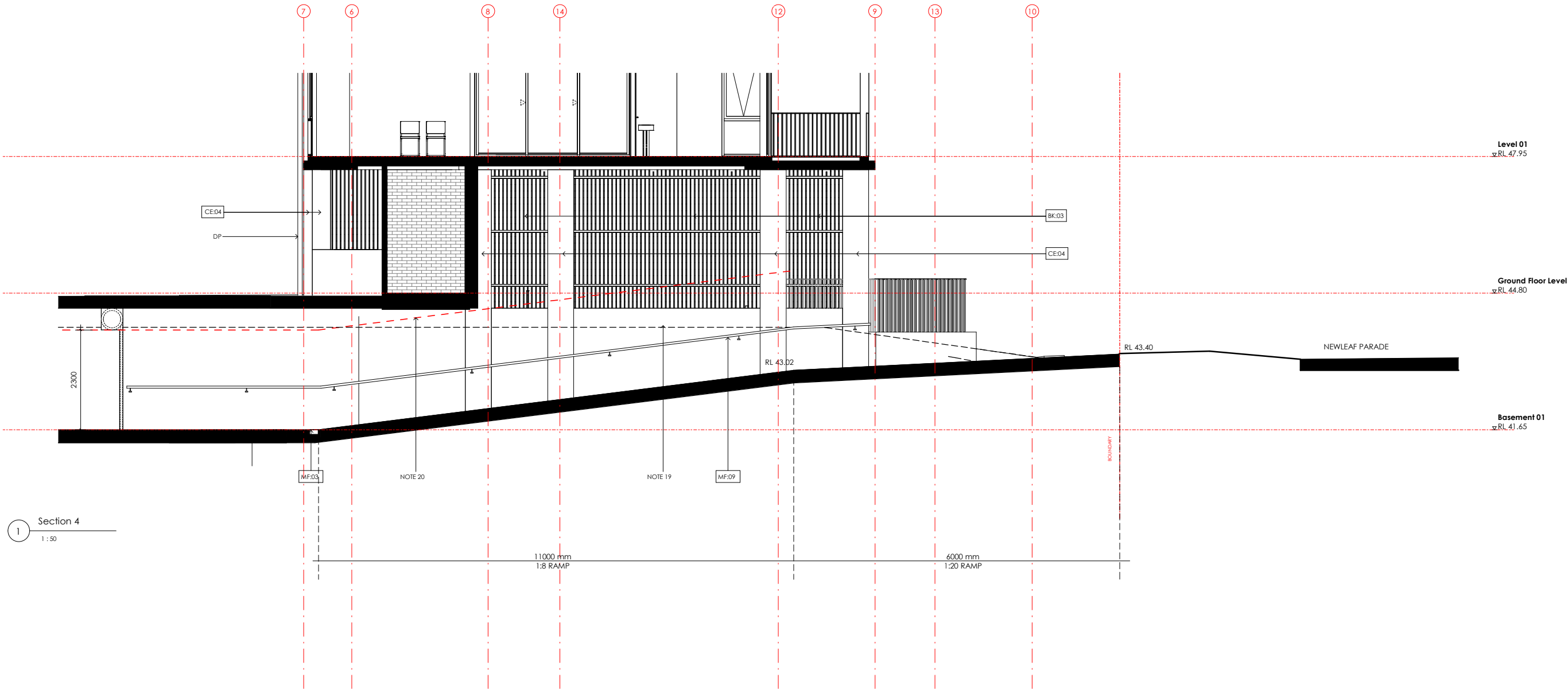




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CLIENT:



Section 4
1 : 50

BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Ramp Section

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

1:50

1m 0 1m 2m

Scale @ A1

1 : 50

Date

06/09/2024

A32

rev 6



2 3D Visual Noth-West/ New Road 3 Level



1 3D Visual Noth-West/ New Road 4 Levels



6 3D Visual South-East/ Newleaf Road 4 Levels1



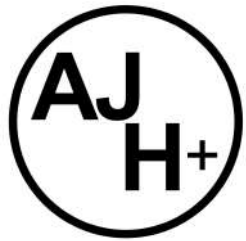
4 3D Visual South-East/ Newleaf Road 4 Levels



5 3D Visual South-West/ Newleaf Road 3 Level



3 3D Visual South-West/ Newleaf Road 4 Levels



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BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

3 v 4 Levels Comparison

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

Scale @ A1

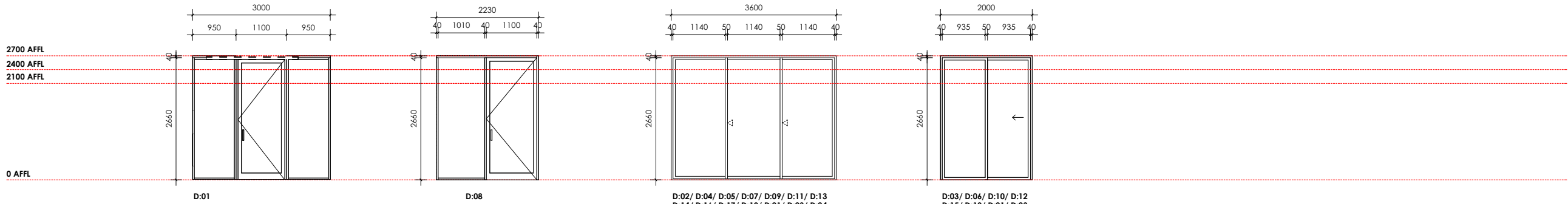
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06/09/2024

A42

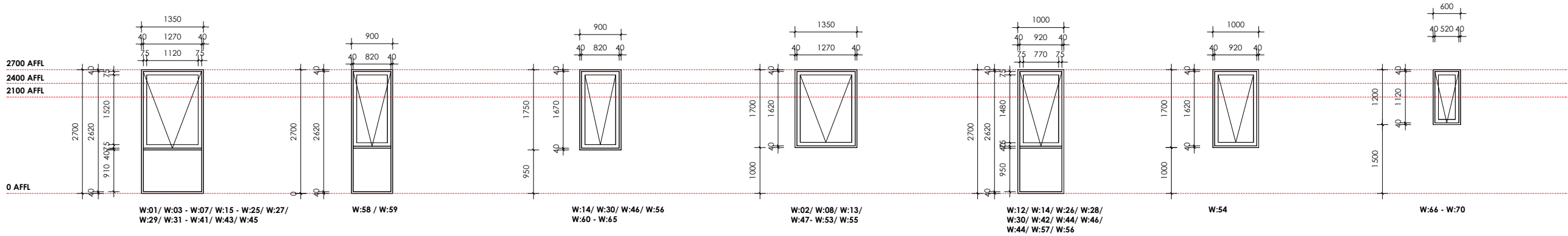
rev

6



LOCATION	LOBBY WEST ENTRY	LOBBY EAST ENTRY	LIVING	BED/ MASTER BED/ LIVING APARTMENTS G.06, 1.06, 2.06, 3.04
FRAME	ALUMINIUM, POWDERCOAT: MONUMENT	ALUMINIUM, POWDERCOAT: MONUMENT	ALUMINIUM, POWDERCOAT: MONUMENT	ALUMINIUM, POWDERCOAT: MONUMENT
DOOR/WINDOW				
HARDWARE				
FRL				
GLAZING				

NOTES



LOCATION	BED/ MASTER BED/ LIVING LOBBY L1-L2	BED APARTMENT G.03/ MASTER BED APARTMENT G.06	KITCHEN APARTMENT G.06, 1.06, 2.06, 3.04	BED/ MASTER BED/ LOBBY L3	MASTER BED APARTMENTS G.05, 1.05, 2.05	MASTER BED APARTMENT 3.03	BATHROOM APARTMENT TYPE D, 3.01, 3.02
FRAME	ALUMINIUM, POWDERCOAT: MONUMENT	ALUMINIUM, POWDERCOAT: MONUMENT	ALUMINIUM, POWDERCOAT: MONUMENT	ALUMINIUM, POWDERCOAT: MONUMENT	ALUMINIUM, POWDERCOAT: MONUMENT	ALUMINIUM, POWDERCOAT: MONUMENT	ALUMINIUM, POWDERCOAT: MONUMENT
DOOR/WINDOW							
HARDWARE							
FRL							
GLAZING							

NOTES



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Door / Window Schedule 1

Drawing

05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

Scale @ A1

1 : 50

Date

14/06/2024

A45

rev

5

Objective 3E-1
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design criteria

1. Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m ²	-	7%
650m ² - 1,500m ²	3m	
greater than 1,500m ²	6m	
greater than 1,500m ² with significant existing tree cover	6m	

SITE AREA = 1875 m2

TARGET 7% = 131.25 m2

DEEP SOIL AREA			
Name	Area	Site Area	Percentage %
1.Deep Soil	101.98 m ²	1875 m ²	5.4%
2.Deep Soil	122.86 m ²	1875 m ²	6.6%
3.Deep Soil	36.33 m ²	1875 m ²	1.9%
4.Deep Soil	40.33 m ²	1875 m ²	2.2%
PROPOSED DEEP SOIL	301.51 m ²		16.1%

COMPLIES



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Deep Soil Area

Drawing

07	DA submission update	06/09/24
06	DA submission update	20/06/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



1:100
1m 0 1m 5m

Scale @ A1

1 : 100

Date

06/09/2024

A54

rev 7

PREVIOUS DA SUBMISSION:

DEEP SOIL AREA = 175 m²

TOTAL: 9.3% DEEP SOIL



Objective 3E-1

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design criteria

1. Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m ²	-	
650m ² - 1,500m ²	3m	
greater than 1,500m ²	6m	7%
greater than 1,500m ² with significant existing tree cover	6m	

CURRENT PROPOSED:

DEEP SOIL AREA = 301.51 m²

TOTAL: 16.1% DEEP SOIL



SITE AREA = 1875 m²

TARGET 7% = 131.25 m²

DEEP SOIL AREA			
Name	Area	Site Area	Percentage %
1.Deep Soil	101.98 m ²	1875 m ²	5.4%
2.Deep Soil	122.86 m ²	1875 m ²	6.6%
3.Deep Soil	36.33 m ²	1875 m ²	1.9%
4.Deep Soil	40.33 m ²	1875 m ²	2.2%
PROPOSED DEEP SOIL	301.51 m ²		16.1%

COMPLIES



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CLIENT:



BONNYRIGG GREENS

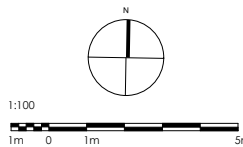
HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Deep Soil Area
COMPARISON DA LODGE
VS CURRENT PROPOSAL

07	DA submission update	06/09/24
06	DA submission update	20/06/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



Scale @ A1

As indicated

Date

06/09/2024

A54.1

rev 7

Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping

Design criteria

1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)

2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

Design guidance

Communal open space should be consolidated into a well designed, easily identified and usable area

Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions

Communal open space should be co-located with deep soil areas

Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies

Where communal open space cannot be provided at ground level, it should be provided on a podium or roof

Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:

- provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
- provide larger balconies or increased private open space for apartments
- demonstrate good proximity to public open space and facilities and/or provide contributions to public open space

Objective 3D-3

Communal open space is designed to maximise safety

Design guidance

Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include:

- bay windows
- corner windows
- balconies

Communal open space should be well lit

Where communal open space/facilities are provided for children and young people they are safe and contained

Objective 3D-2

Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting

Design guidance

Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements:

- seating for individuals or groups
- barbecue areas
- play equipment or play areas
- swimming pools, gyms, tennis courts or common rooms

The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts

Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks

Objective 3D-4

Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood

Design guidance

The public open space should be well connected with public streets along at least one edge

The public open space should be connected with nearby parks and other landscape elements

Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid

Solar access should be provided year round along with protection from strong winds

Opportunities for a range of recreational activities should be provided for people of all ages

A positive address and active frontages should be provided adjacent to public open space

Boundaries should be clearly defined between public space and private areas

The size, location and design of communal or public open space will vary depending on the site context and the scale of development. The function of open space is to provide amenity in the form of:

- landscape character and design
- opportunities for group and individual recreation and activities
- opportunities for social interaction
- environmental and water cycle management
- opportunities to modify microclimate
- amenity and outlook for residents.

The useable part of the communal open space area may be supplemented by:

- additional landscape area, circulation space and areas for passive use and outlook
- public land used for open space and vested in or under the control of a public authority.

High quality open space is particularly important and beneficial in higher density developments (for private open space requirements see section 4E Private open space and balconies).

SITE AREA = 1875 m2

TARGET 25% = 468.56 m2

COMMUNAL OPEN SPACE			
Name	Area	Site Area	Percentage %
EAST COS AREA	462.47 m²	1875 m²	24.7%
WEST COS AREA	15.85 m²	1875 m²	0.8%
PROPOSED COS AREA	478.32 m²		25.5%

COMPLIES

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CLIENT:

Traders In Purple

BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Communal Open Space

Drawing

07	DA submission update	06/09/24
06	DA submission update	20/06/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

N

1:100

1m 0 1m 5m

Scale @ A1

1 : 100

Date

06/09/2024

A55

rev 7

Objective 3D-1
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping

Design criteria

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WEST COS AREA	15.85 m²	1875 m²	0.8%
PROPOSED COS AREA	478.32 m²		25.5%

COMPLIES

PREVIOUS DA SUBMISSION:

PROPOSED COS AREA = 326.5 m²

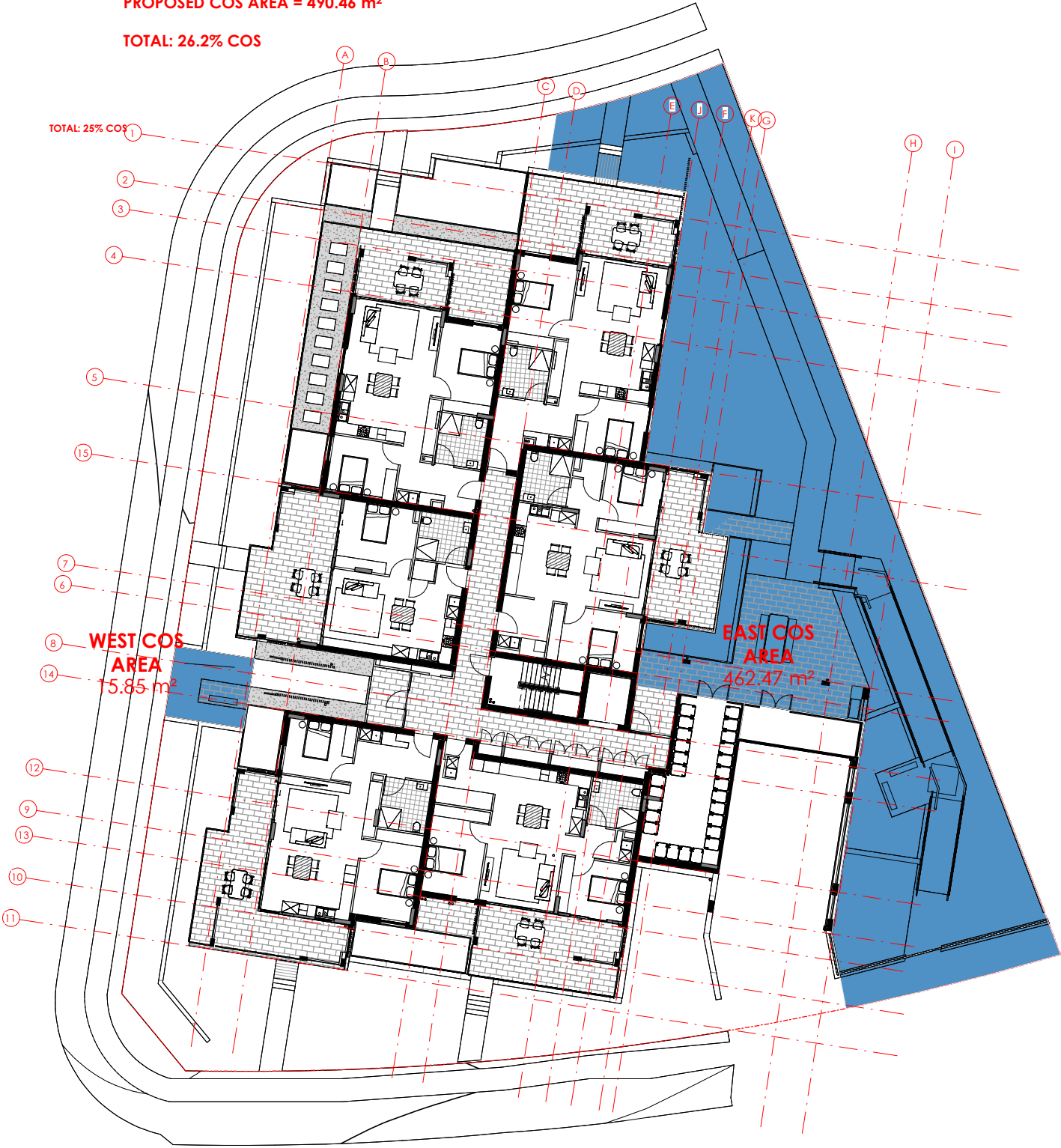
TOTAL: 17.5% COS



CURRENT PROPOSED:

PROPOSED COS AREA = 490.46 m²

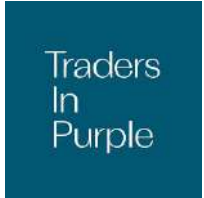
TOTAL: 26.2% COS



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Communal Open Space
COMPARISON DA LODGE
VS CURRENT PROPOSAL

07	DA submission update	06/09/24
06	DA submission update	20/06/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

N

1:100

1m 0 1m 5m

Scale @ A1

As indicated

Date

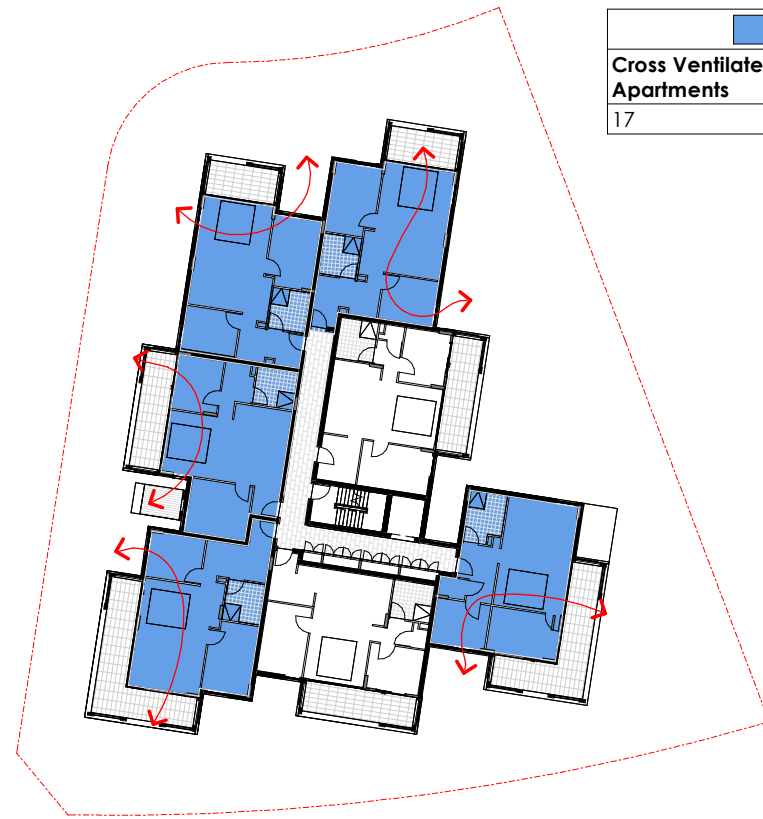
06/09/2024

A55.1

rev 7



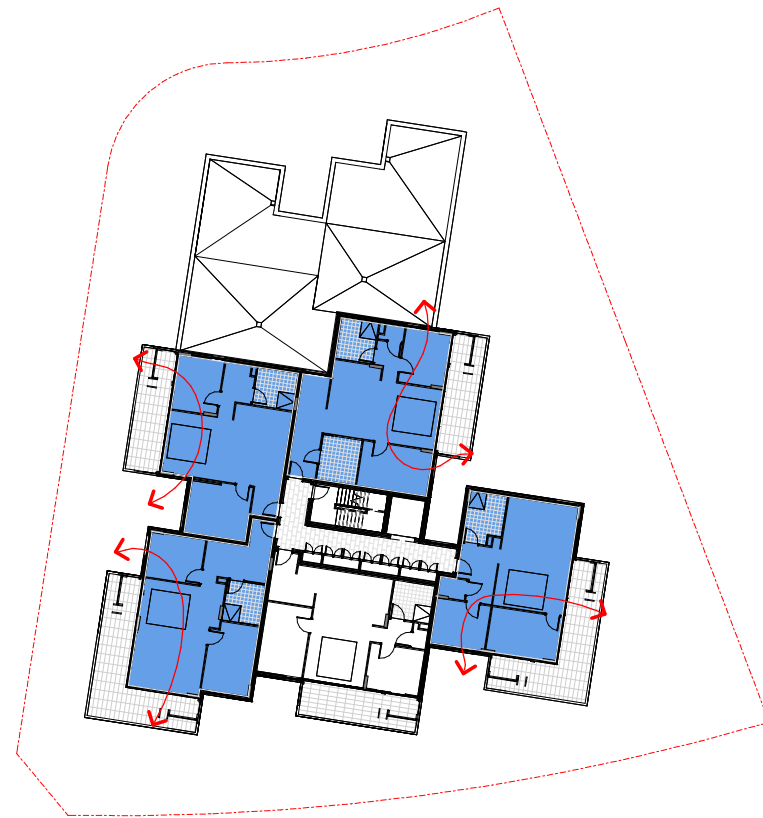
5 Ground Floor Level
1 : 250



6 Level 01
1 : 250



7 Level 02
1 : 250



8 Level 03
1 : 250

TARGET 60%

Cross Ventilation		
Cross Ventilated Apartments	Total Apartments	Percentage %
17	25	68%

COMPLIES



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Ventilation Diagrams

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



Scale @ A1

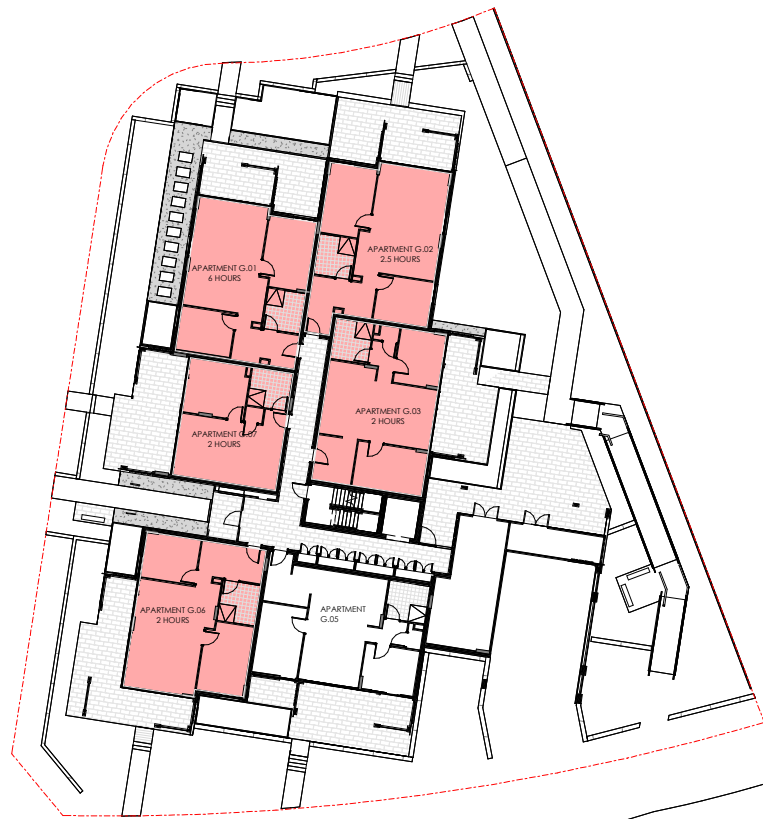
As indicated

Date

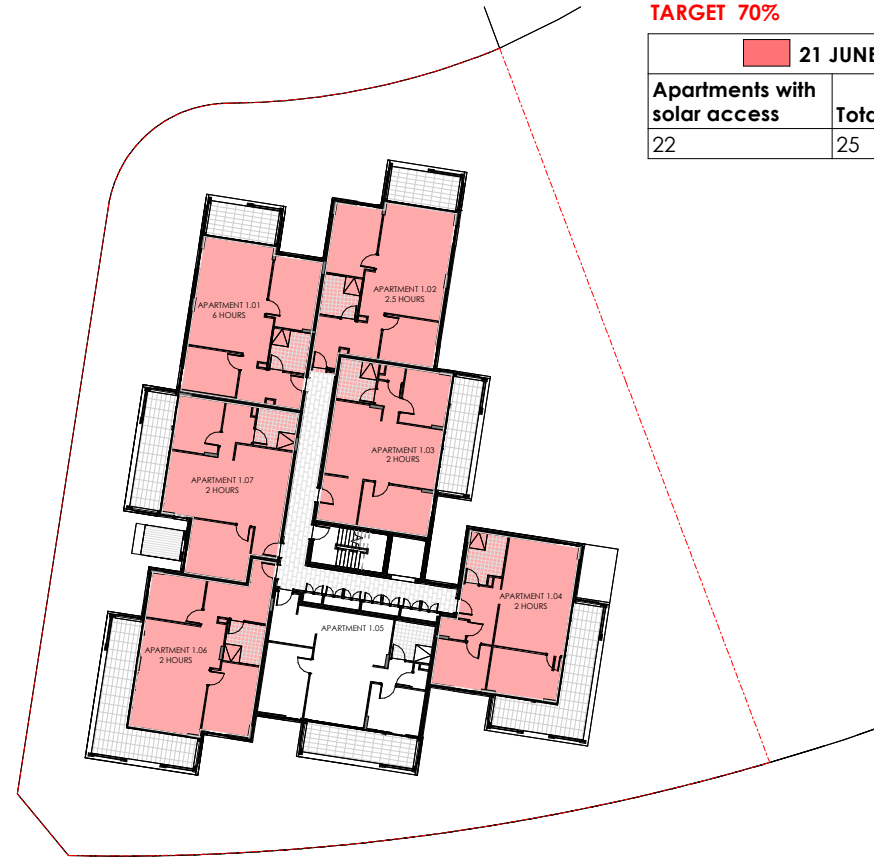
06/09/2024

A56

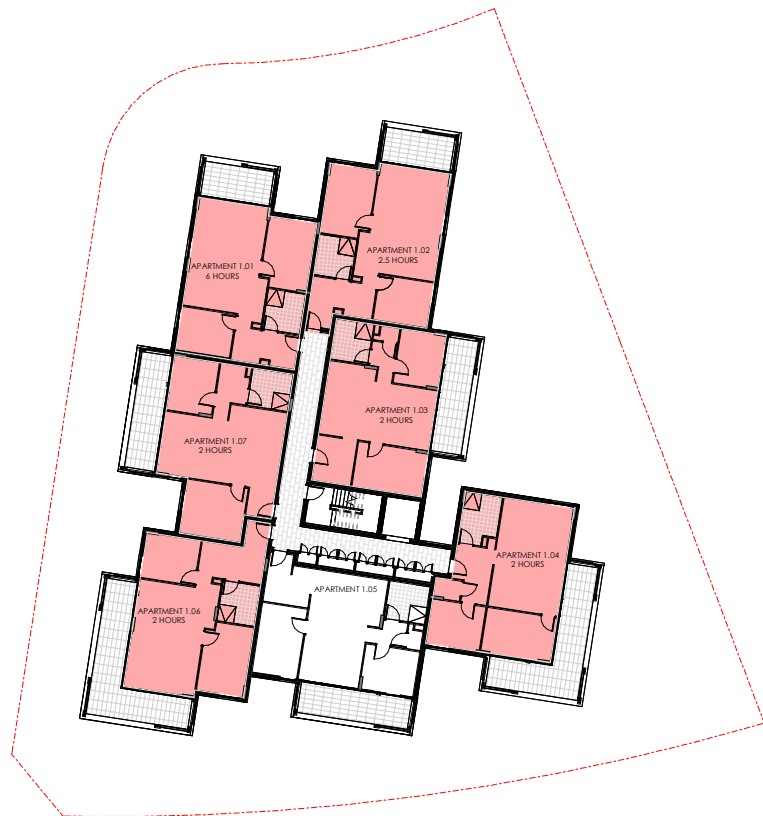
rev 6



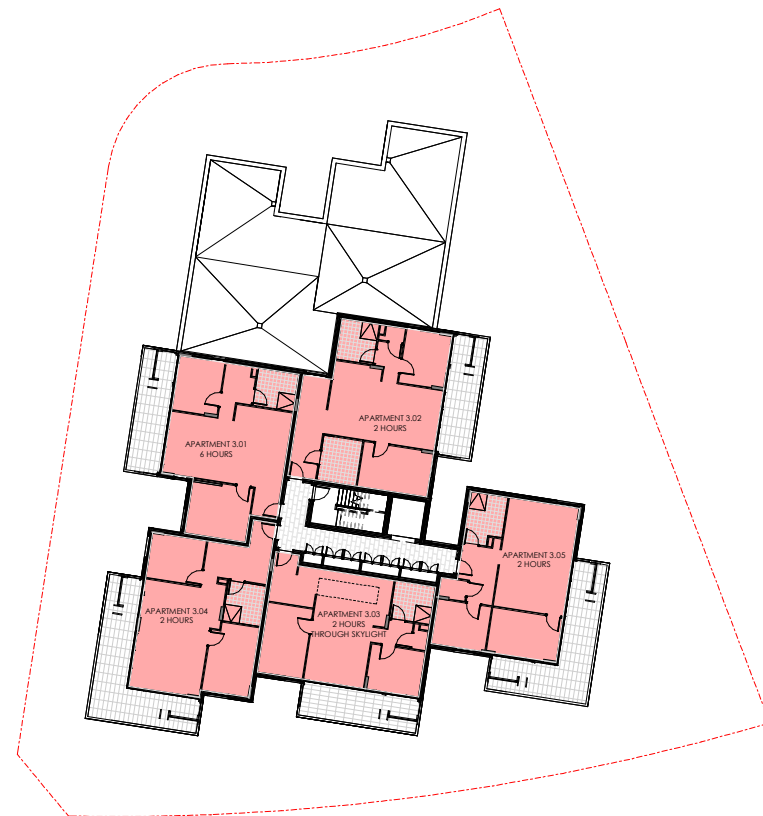
5 Ground Floor Level
1 : 250



6 Level 01
1 : 250



7 Level 02
1 : 250



8 Level 03
1 : 250

TARGET 70%

21 JUNE Solar Access		
Apartments with solar access	Total Apartments	Percentage %
22	25	88%

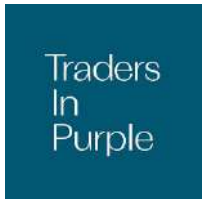
COMPLIES



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Solar Access Analysis

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



Scale @ A1

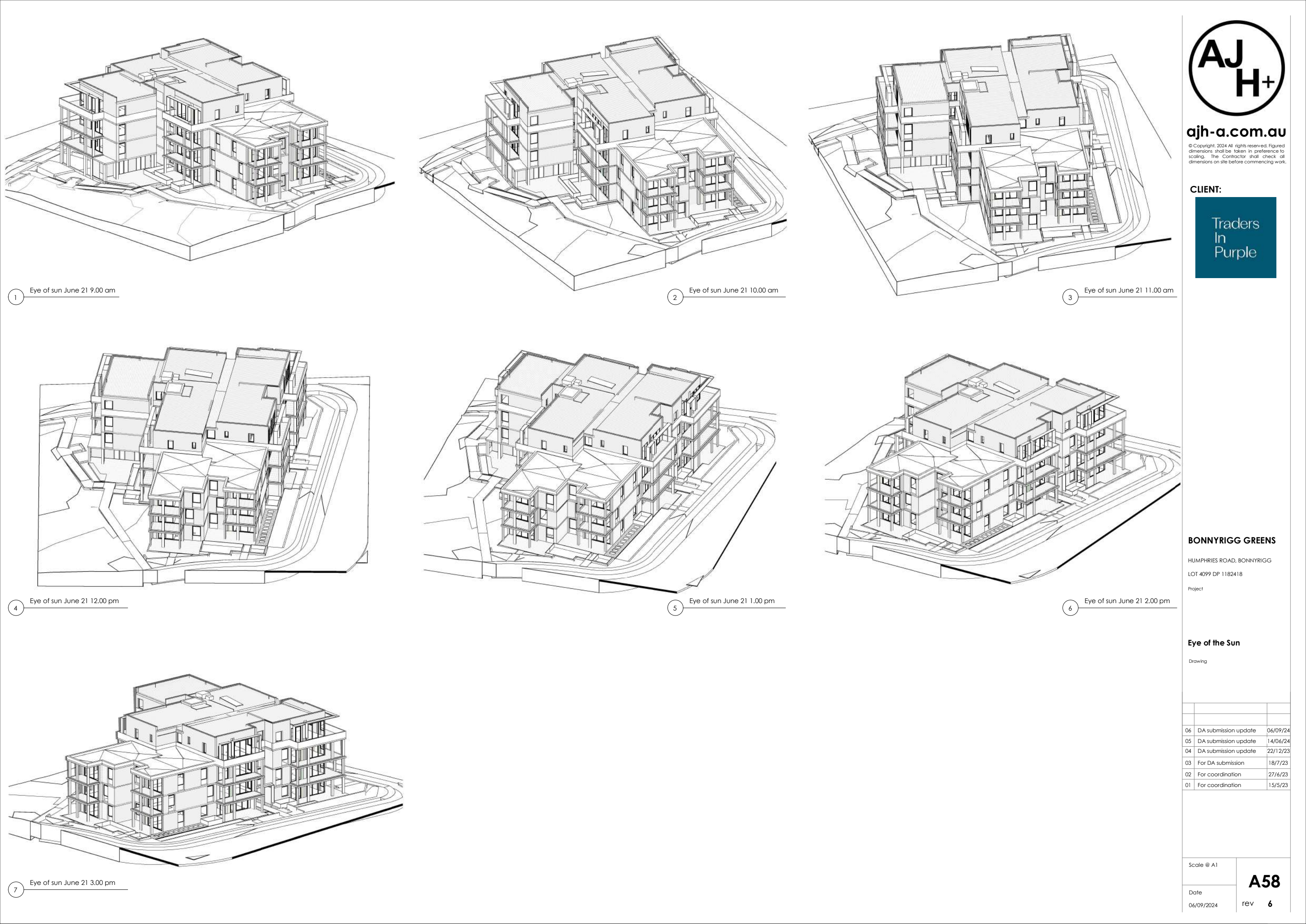
As indicated

Date

06/09/2024

A57

rev 6



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Eye of the Sun

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

Scale @ A1

Date
06/09/2024

A58

rev **6**

1 Eye of sun June 21 9.00 am

2 Eye of sun June 21 10.00 am

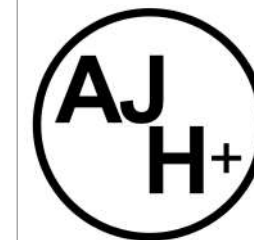
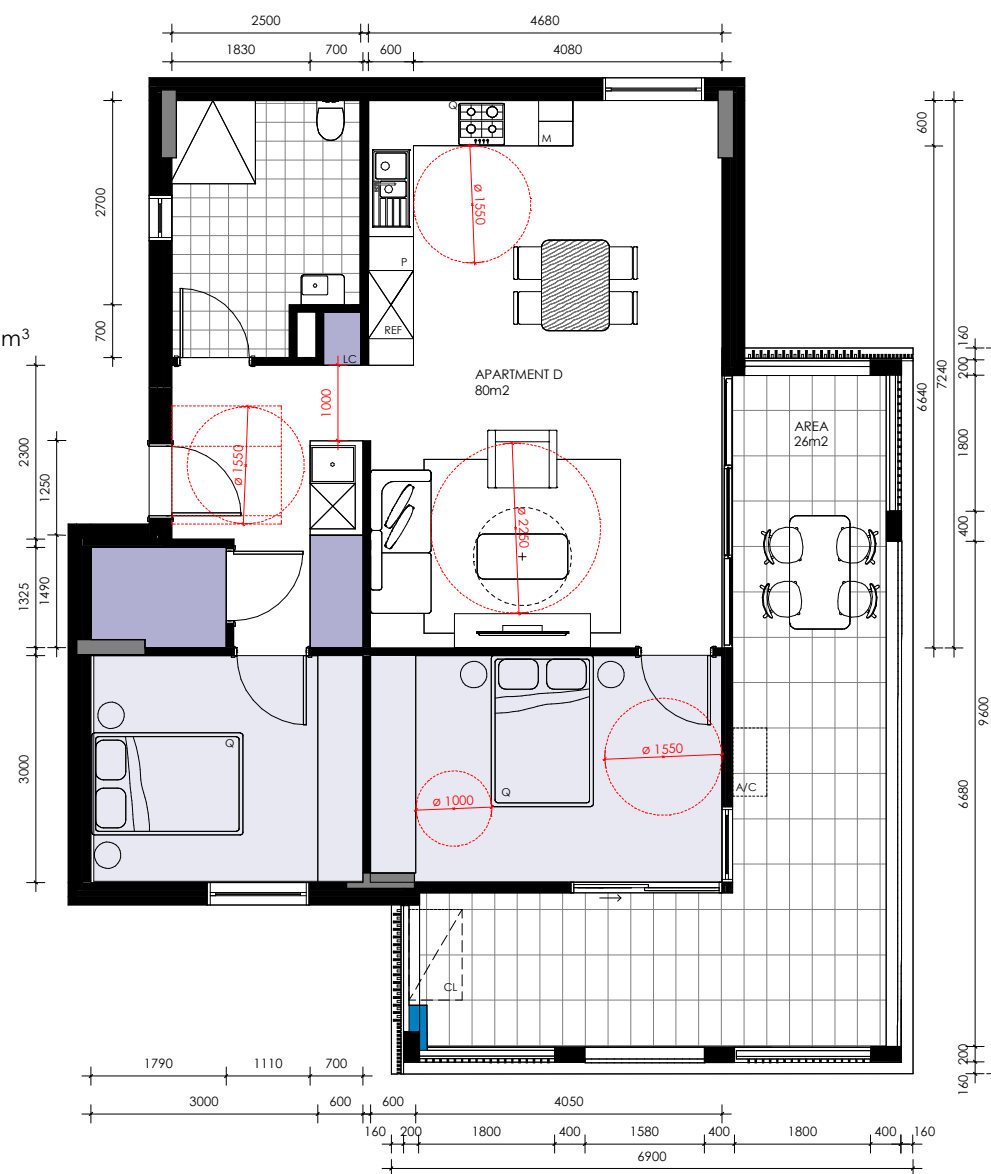
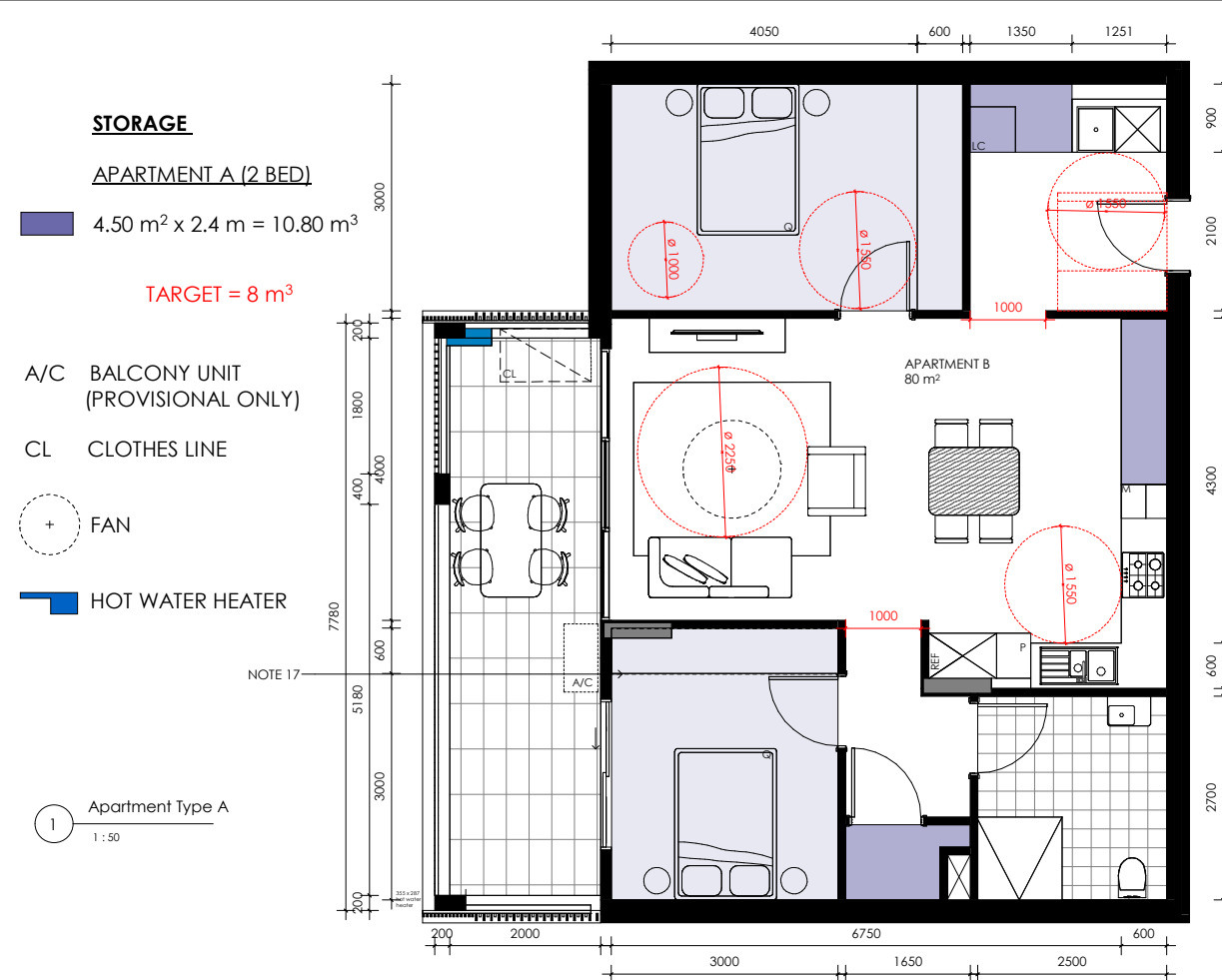
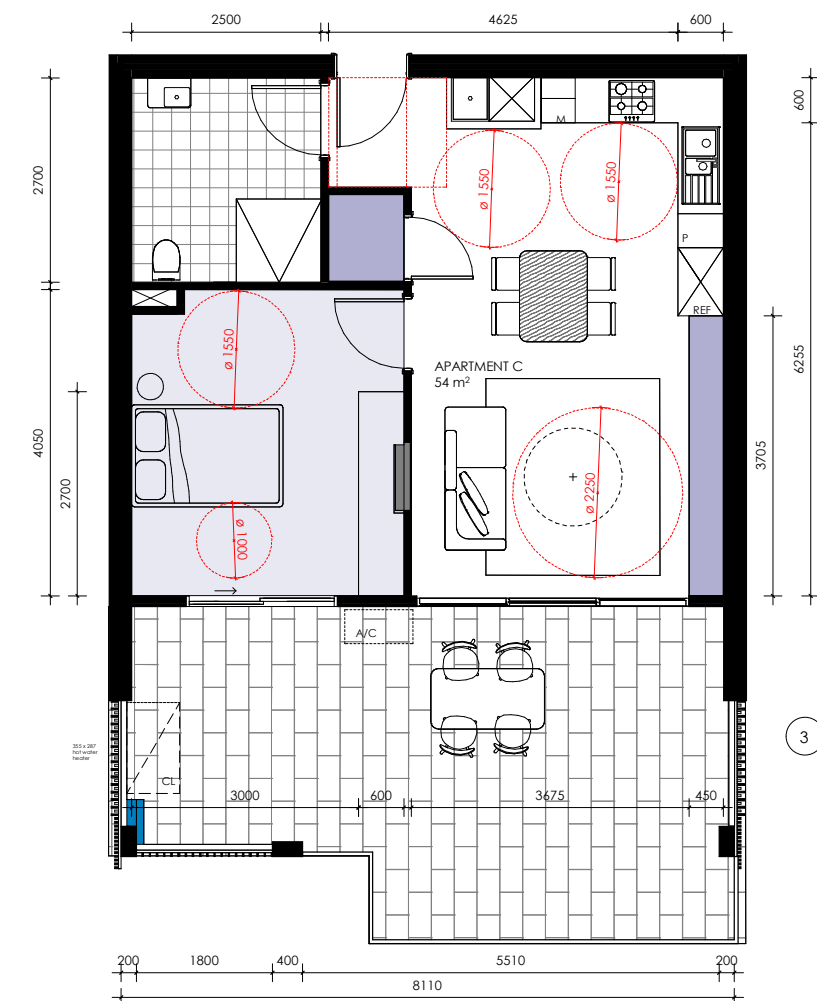
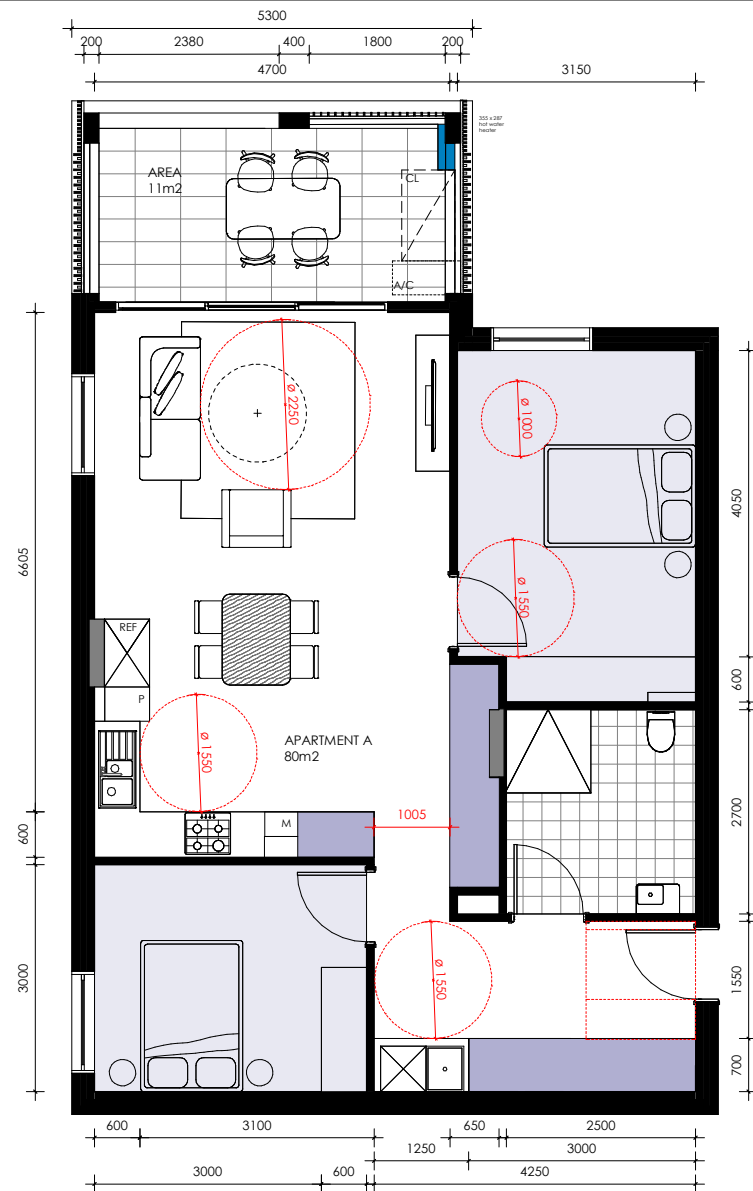
3 Eye of sun June 21 11.00 am

4 Eye of sun June 21 12.00 pm

5 Eye of sun June 21 1.00 pm

6 Eye of sun June 21 2.00 pm

7 Eye of sun June 21 3.00 pm



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Unit Types

Drawing

05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

Scale @ A1

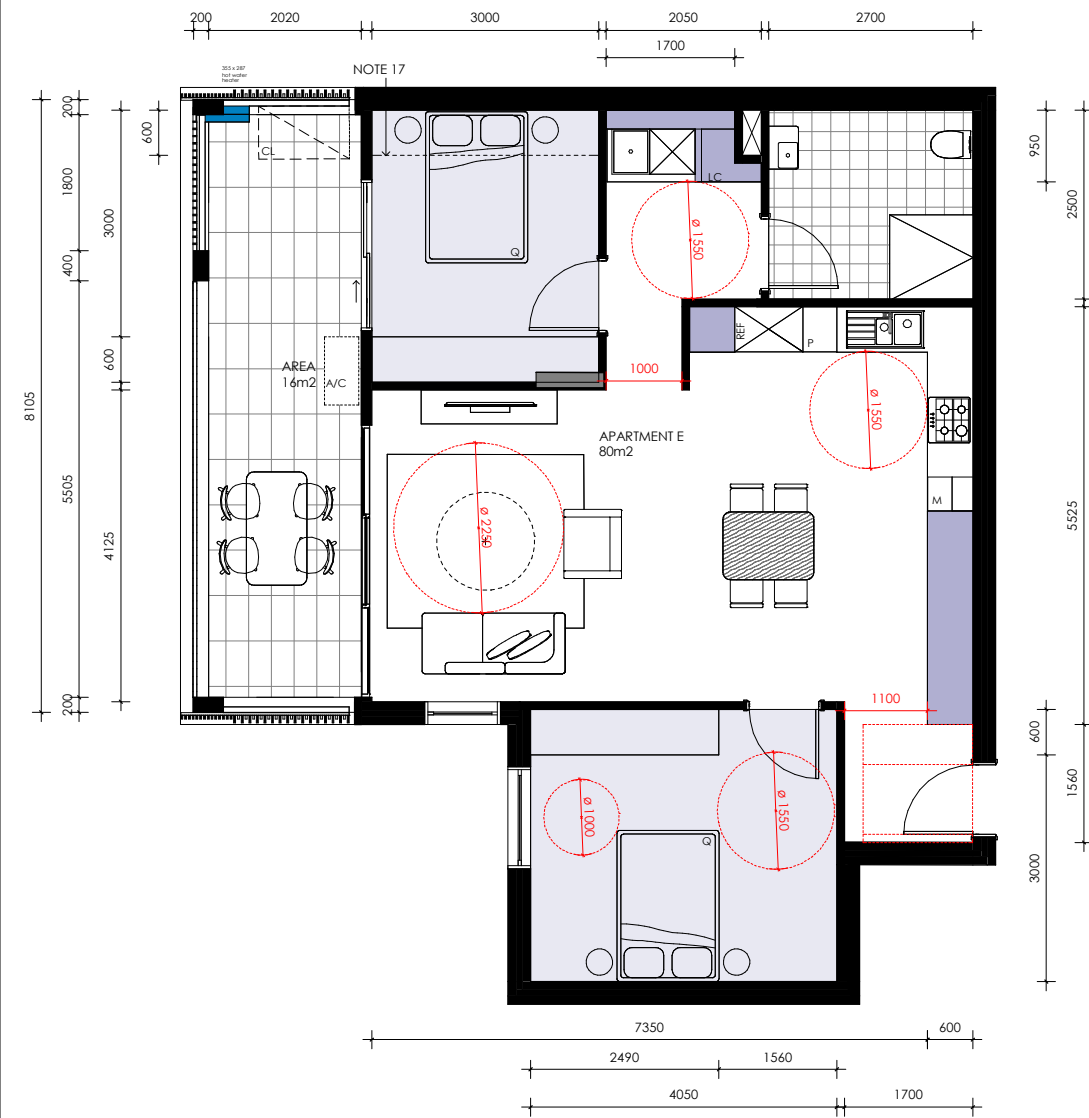
1:50

Date

14/06/2024

A60

rev 5



STORAGE

APARTMENT E (2 BED)

2.93 m² x 2.7 m = 8.00 m³

TARGET = 8 m³

A/C BALCONY UNIT
(PROVISIONAL ONLY)

CL CLOTHES LINE

+ FAN

HOT WATER HEATER

2 Apartment type E
1:50



STORAGE

APARTMENT E (2 BED)

4.10 m² x 2.4 m = 9.84 m³

TARGET = 8 m³

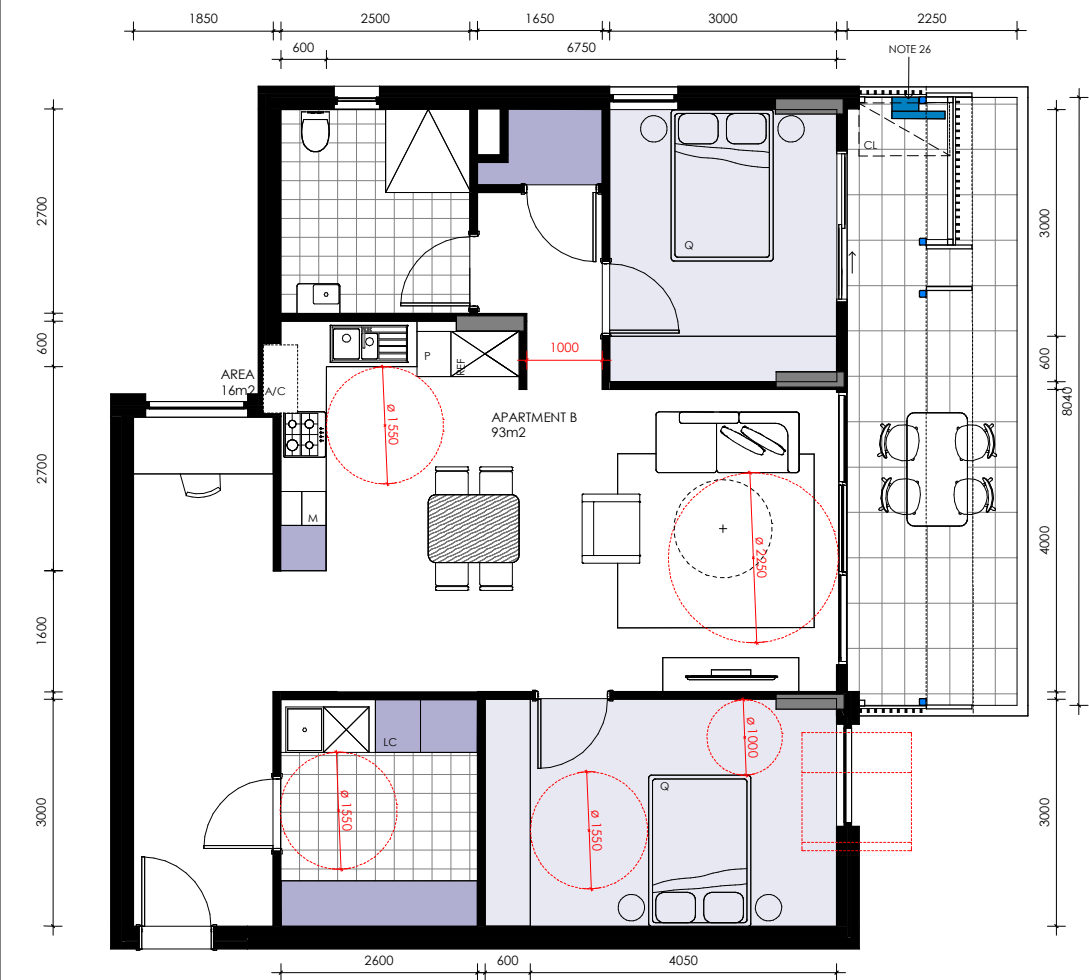
A/C BALCONY UNIT
(PROVISIONAL ONLY)

CL CLOTHES LINE

+ FAN

HOT WATER HEATER

1 Apartment Type A1
1:50



STORAGE

APARTMENT B (2 BED)

4.29 m² x 2.4 m = 10.30 m³

TARGET = 8 m³

A/C BALCONY UNIT
(PROVISIONAL ONLY)

CL CLOTHES LINE

+ FAN

HOT WATER HEATER



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Unit Types

Drawing

05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

Scale @ A1

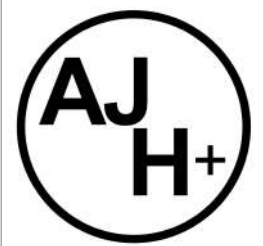
1:50

Date

14/06/2024

A61

rev 5



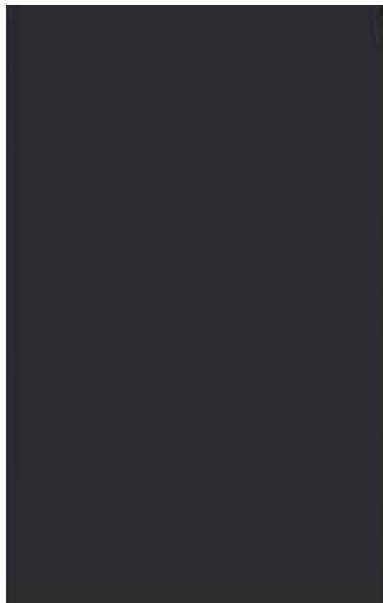
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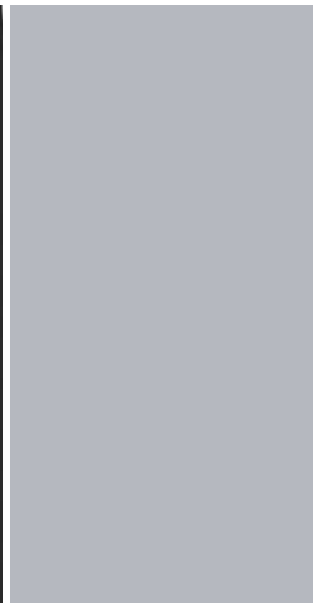
CLIENT:



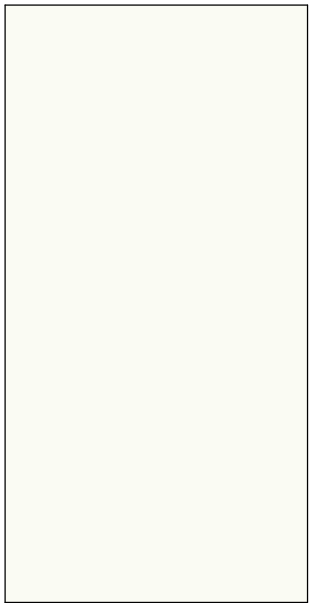
BK:01
AUSTRAL BRICKS:
BOWRAL 76
SIMMENTAL SILVER



CD:01
COLORBOND:
MONUMENT



PA:01
DULUX:
BRETZ



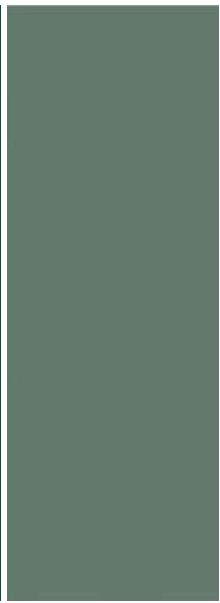
CD:04
COLORBOND:
SURFMIST

RF:01
ROOF SHEETING.
COLORBOND: SURFMIST

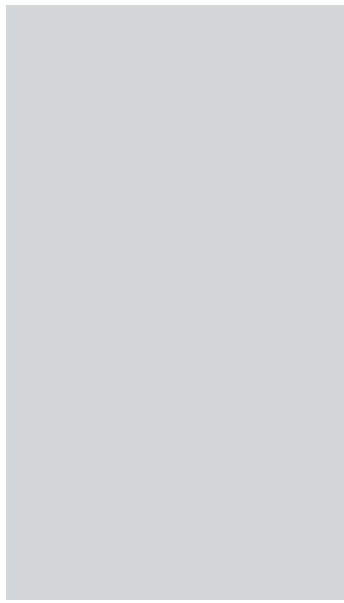
RF:02
ROOF SHEETING.
COLORBOND: SURFMIST



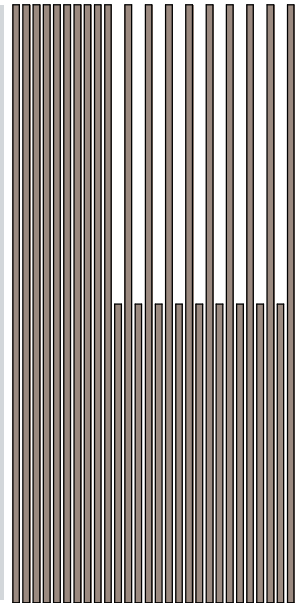
CD:03
COLORBOND:
COTTAGE GREEN



CD:02
COLORBOND:
PALE EUCALYPT



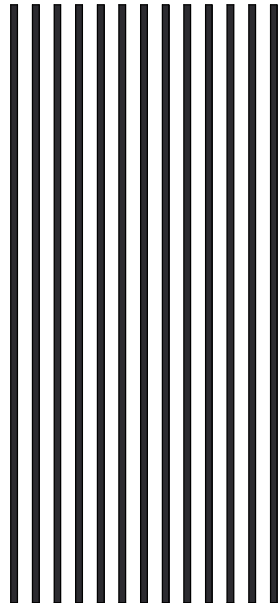
PA:02
DULUX:
PARAMOUNT DESIGN



MF:11
SCULPTFORM BATTEN:
POWDERCOAT COLOUR COPPER METALLIC
KINETIC

MF:12

MF:13



MF:01 / MF:08 / MF:19
SCULPTFORM BATTEN:
POWDERCOAT COLOUR NIGHT SKY

MF:04
HOODS:
POWDERCOAT COLOUR NIGHT SKY

MF:05 / MF:18
ALUMINIUM FENCE:
POWDERCOAT COLOUR NIGHT SKY

MF:06
ALUMINIUM BALUSTRADE:
POWDERCOAT COLOUR NIGHT SKY

LEGEND - FINISHES

- BK01** BRICK WALL
- CD01** CORRUGATED METAL CLADDING
- CD02** CORRUGATED METAL CLADDING
- CD03** CORRUGATED METAL CLADDING
- CD04** CORRUGATED METAL CLADDING
- PA01** PAINT FINISH
- PA02** PAINT FINISH
- MF01** ALUMINIUM BATTEN SCREEN
- MF11** ALUMINIUM BATTEN SCREENS
- MF12** ALUMINIUM BATTEN SCREENS
- MF13** ALUMINIUM BATTEN SCREENS

BONNYRIGG GREENS

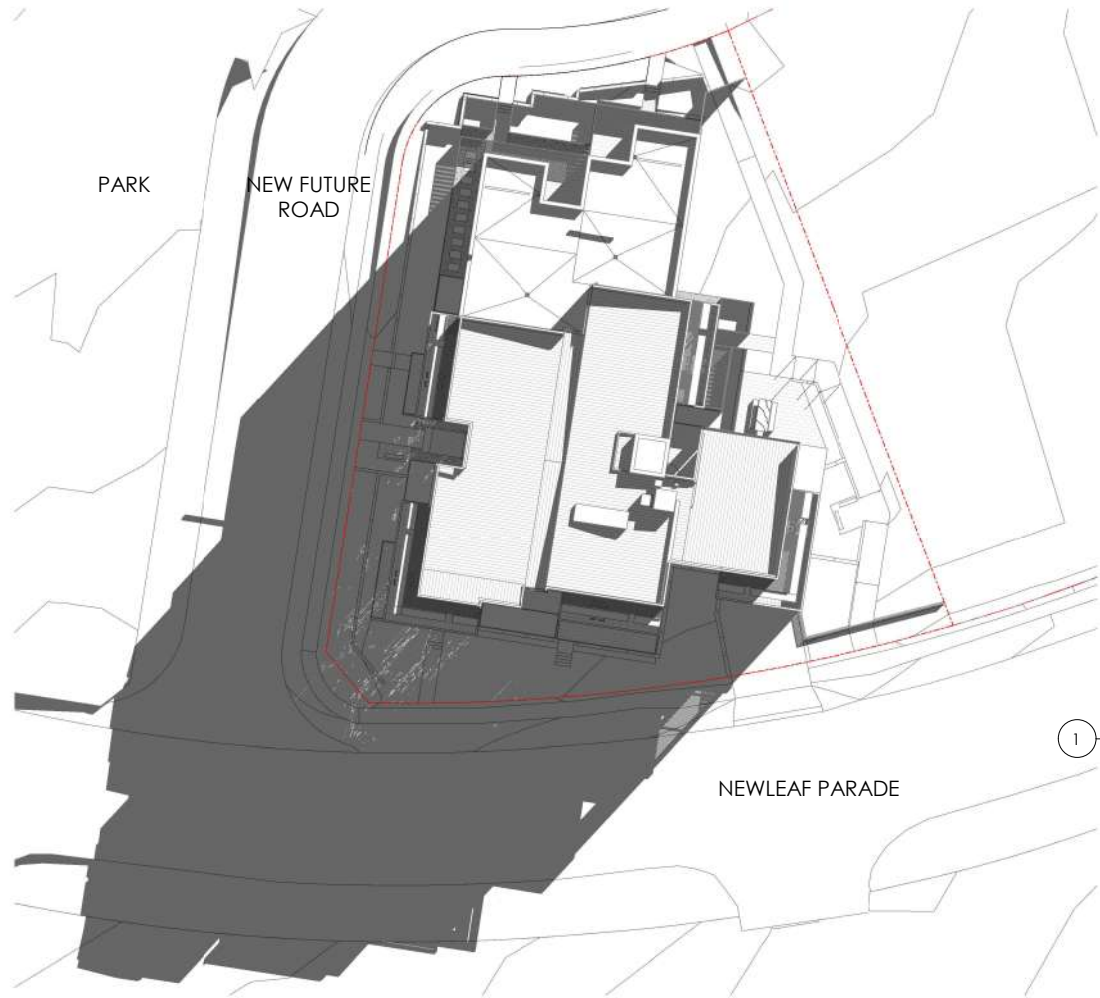
HUMPHRIES ROAD, BONNYRIGG
LOT 4099 DP 1182418
Project

Finishes Board

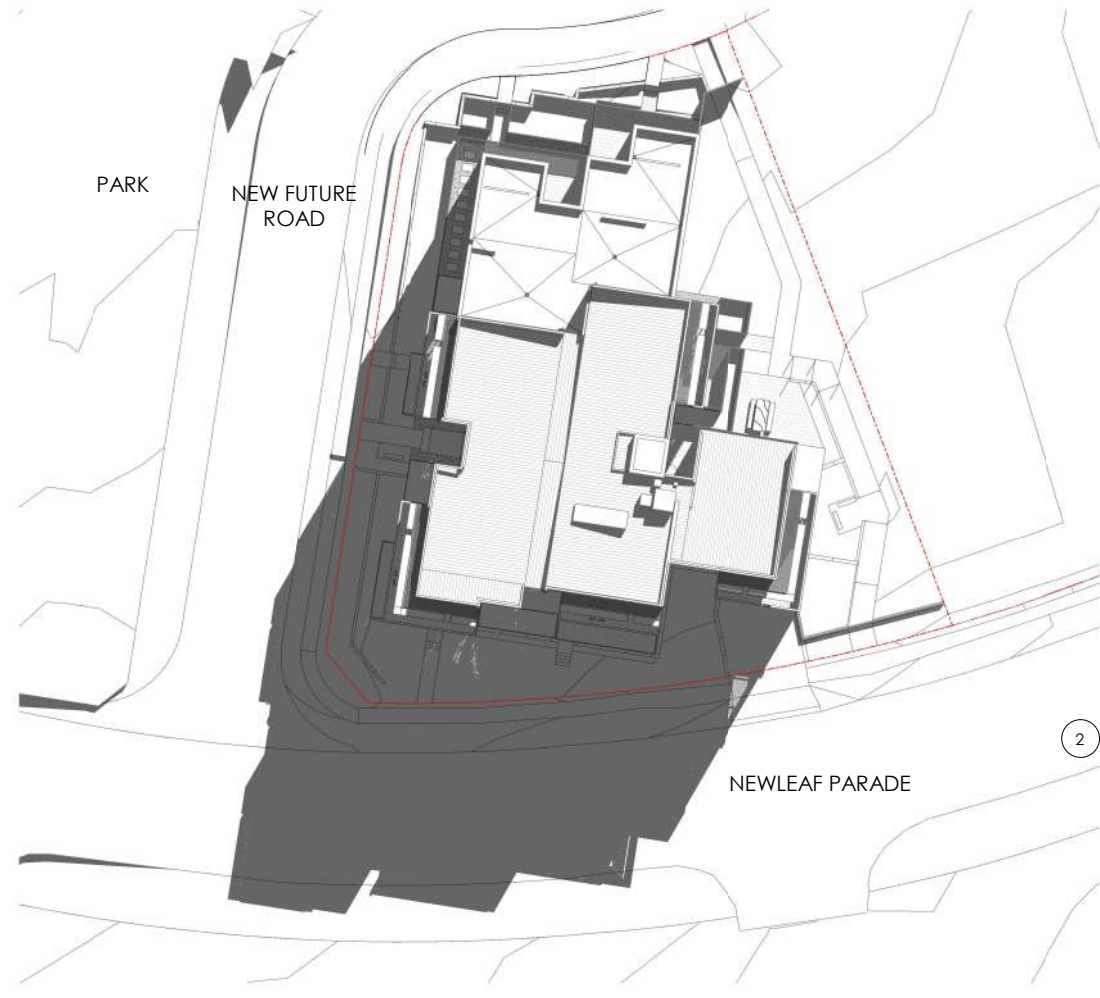
Drawing

06	DA Submission update	20/06/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
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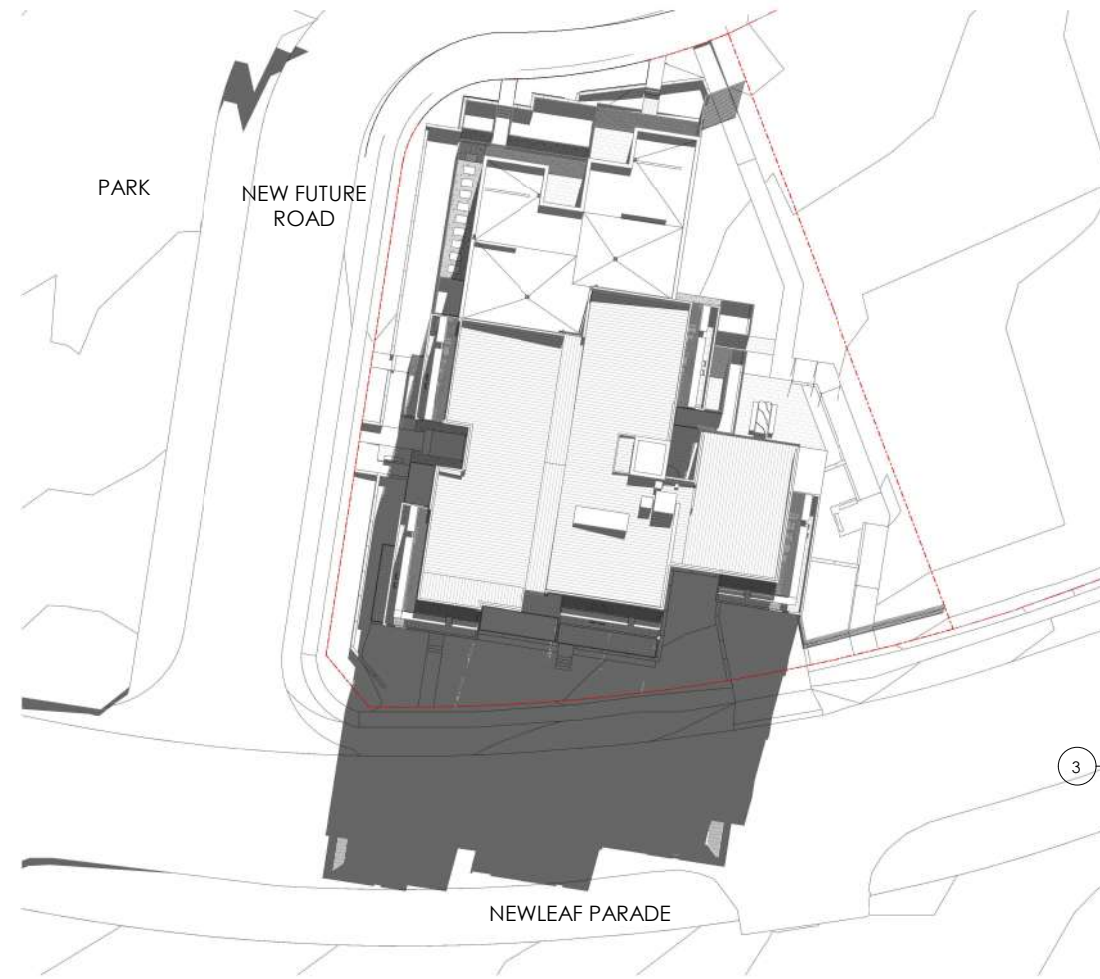
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Date	
20/06/2024	rev 6



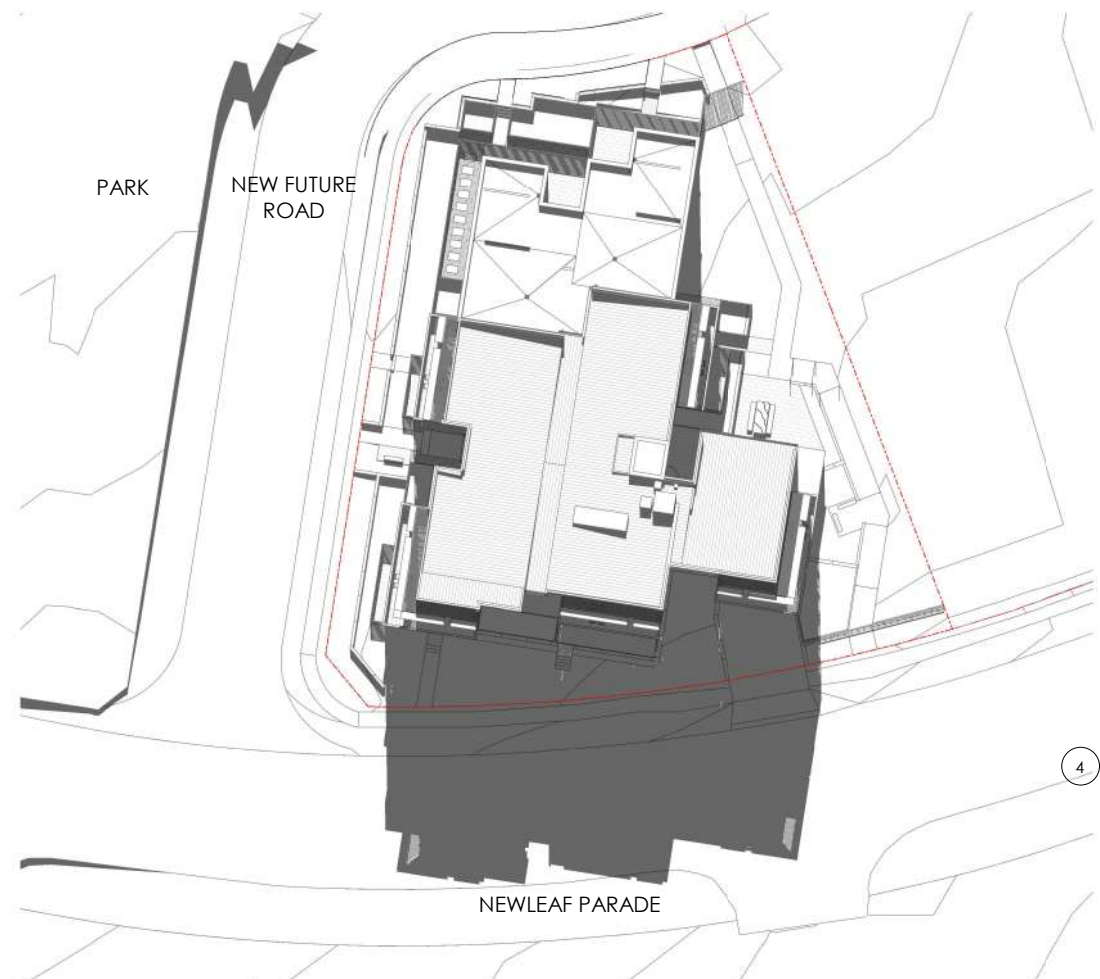
1 Shadows June 21st 9.00am
1 : 300



2 Shadows June 21st 10.00am
1 : 300



3 Shadows June 21st 11.00am
1 : 300



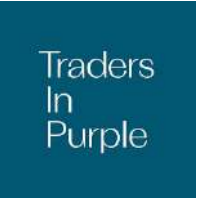
4 Shadows June 21st 12.00pm
1 : 300



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Shadow Diagrams

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



Scale @ A1

As indicated

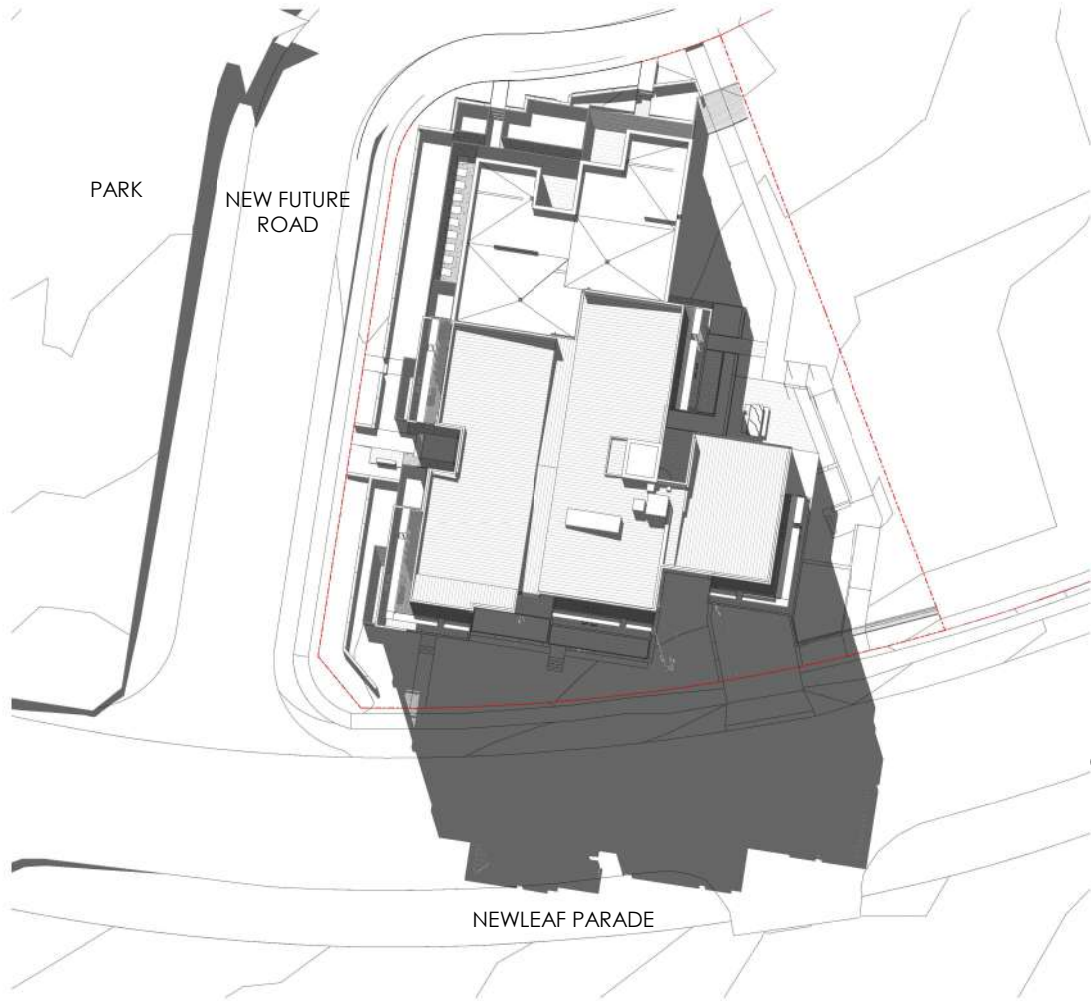
Date

06/09/2024

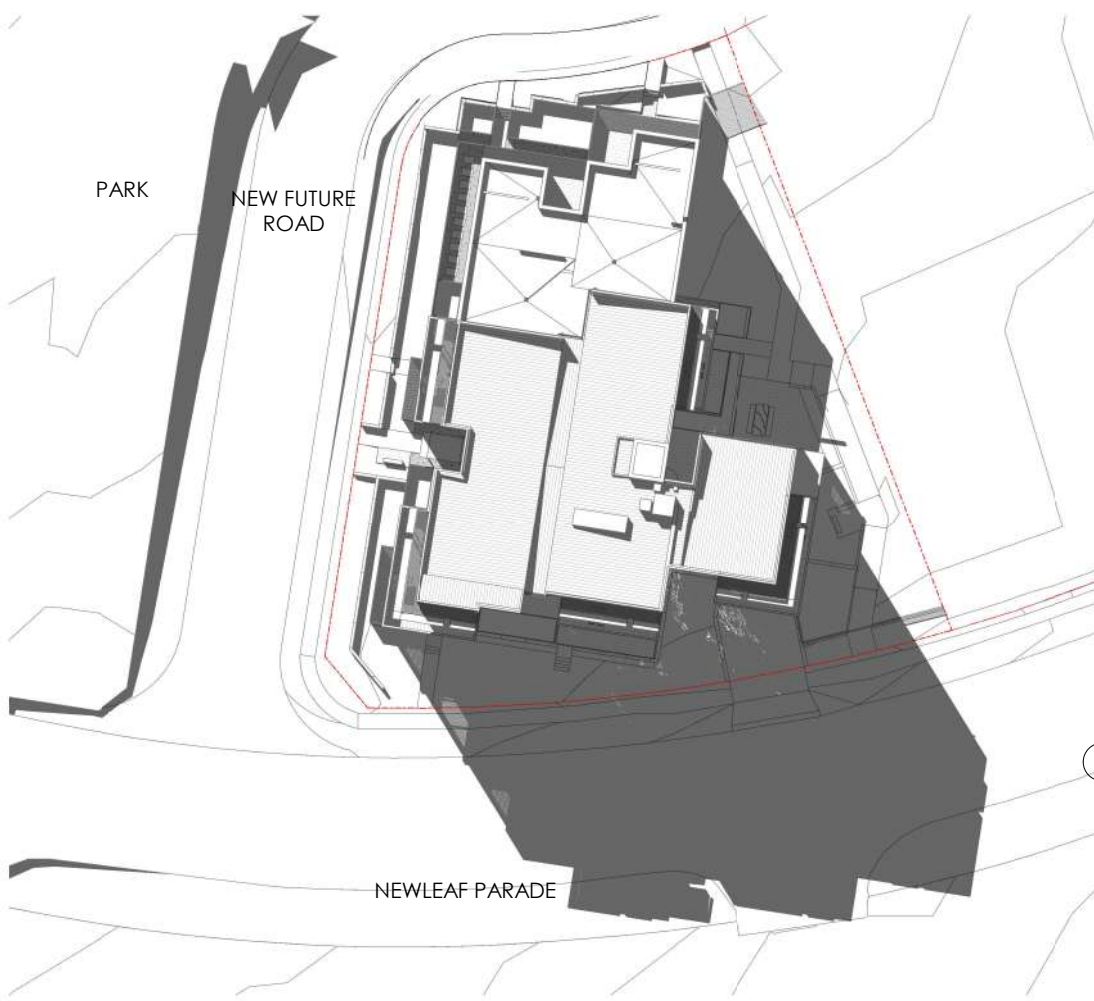
A65

rev

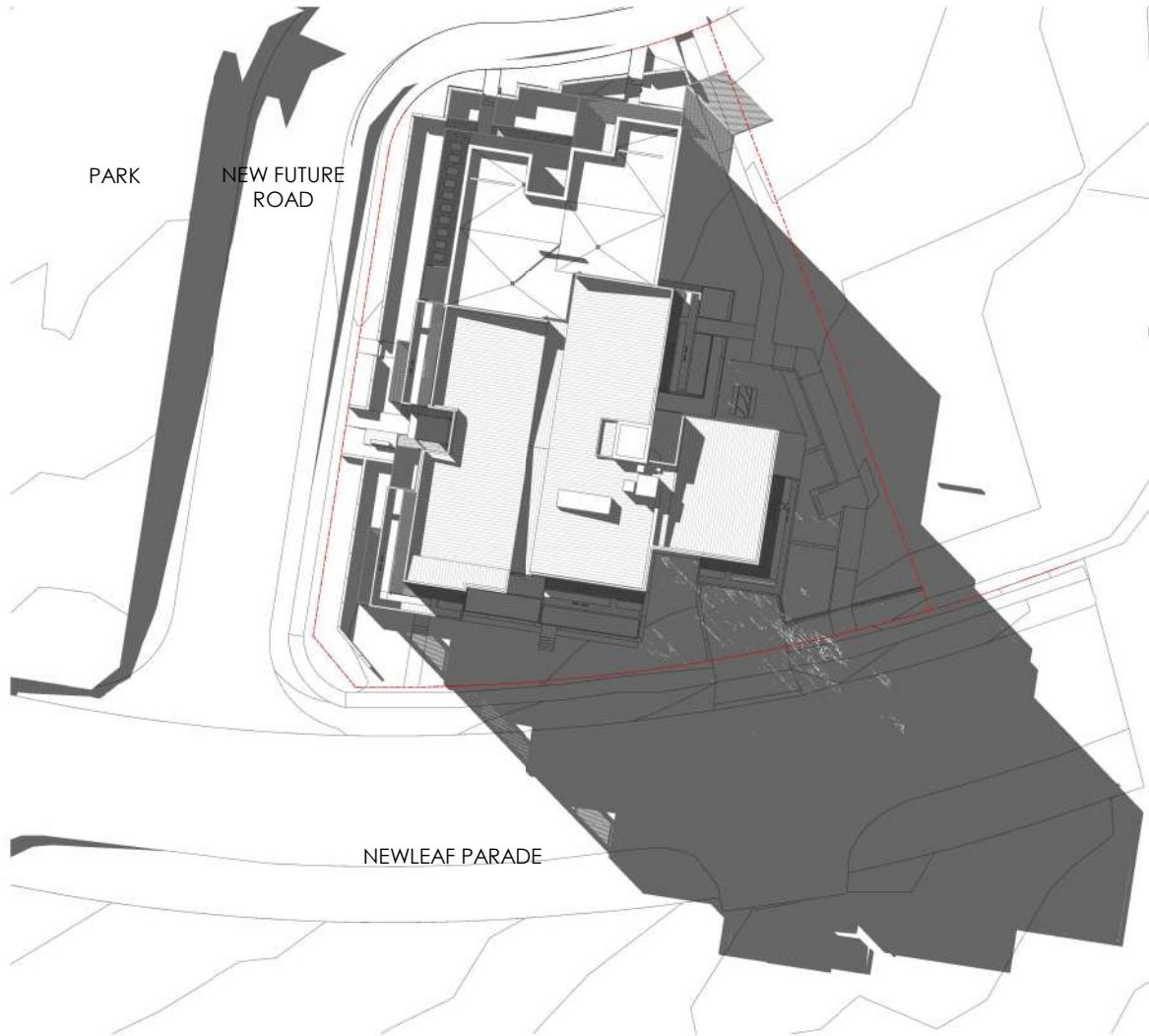
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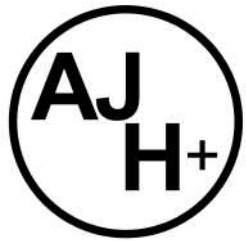
1 Shadows June 21st 1.00pm
1 : 300



2 Shadows June 21st 2.00pm
1 : 300



3 Shadows June 21st 3.00pm
1 : 300



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Shadow Diagrams

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
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01	For coordination	15/5/23



Scale @ A1

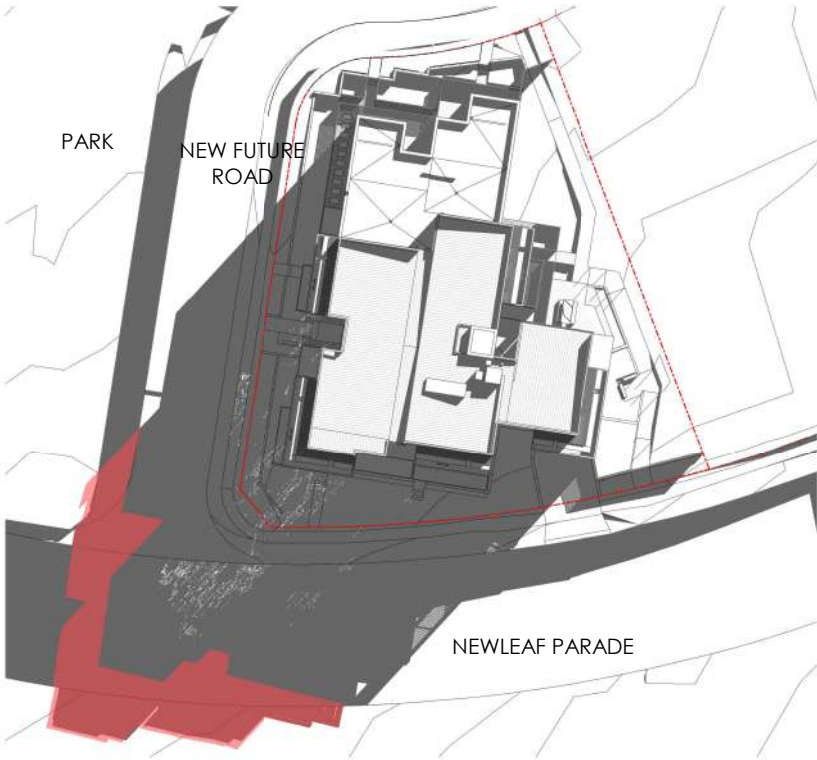
As indicated

Date

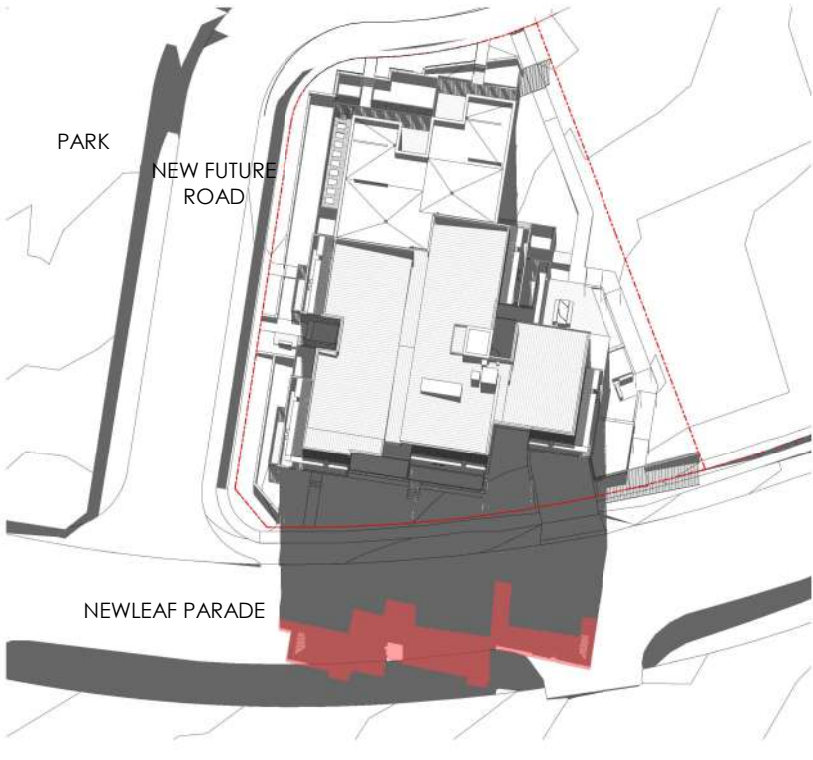
06/09/2024

A66

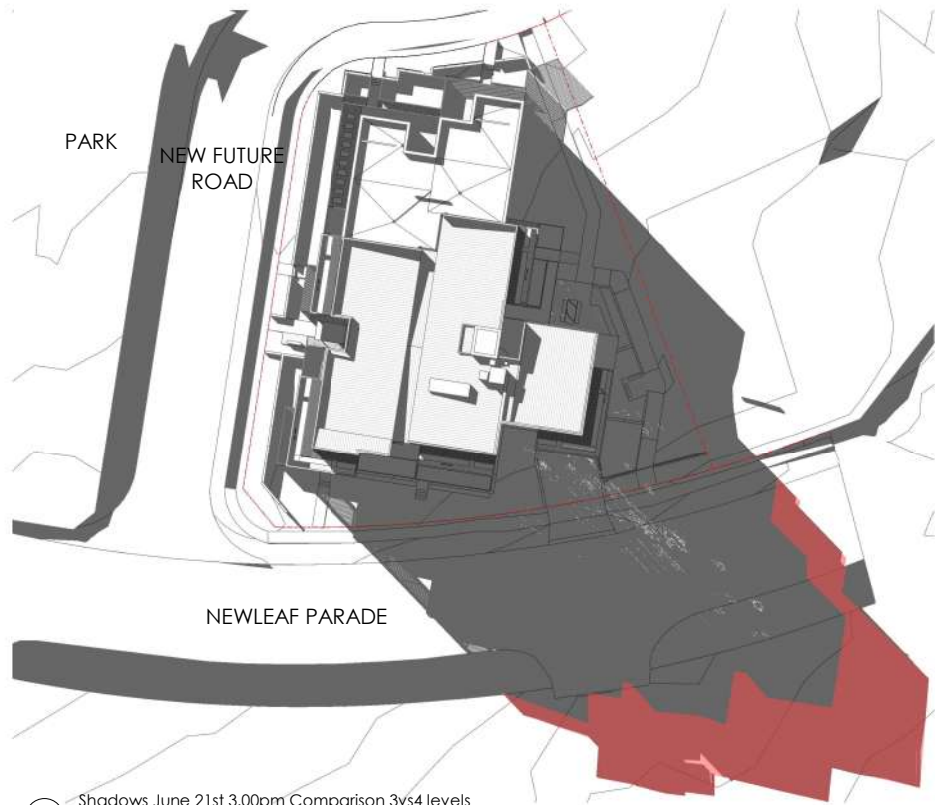
rev **6**



1 Shadows June 21st 9.00am Comparison 3vs4 levels
1 : 400



2 Shadows June 21st 12.00pm Comparison 3vs4 levels
1 : 400



3 Shadows June 21st 3.00pm Comparison 3vs4 levels
1 : 400

3 LEVEL BUILDING SHADOWS
4 LEVEL BUILDING SHADOWS



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Shadow Comparison of 3 and 4 storey building

Drawing

06	DA submission update	06/09/24
05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



Scale @ A1

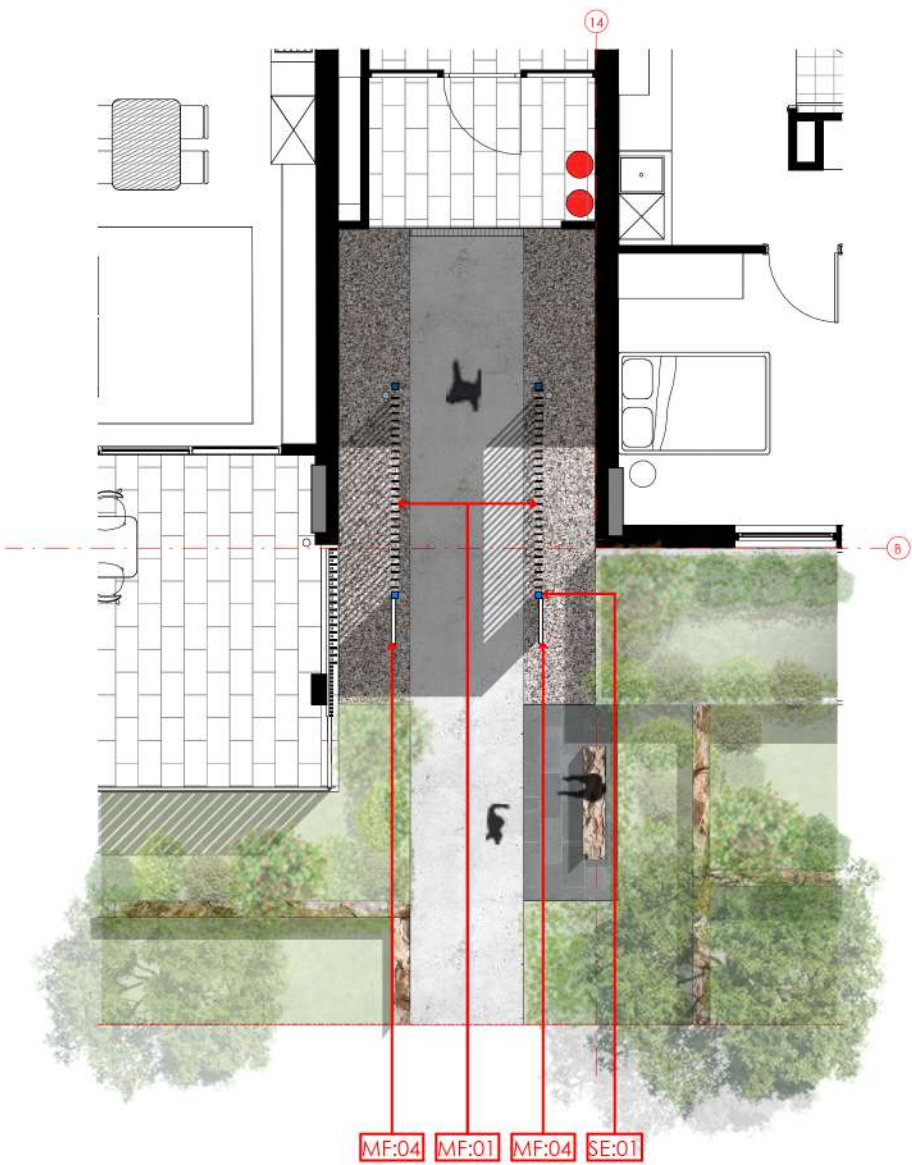
As indicated

Date

06/09/2024

A67

rev 6



1 Ground Floor Level - Entry Detail
1 : 50



3 West Elevation - Entry Detail
1 : 50



MF:04 SE:01 RF:02 MF:01



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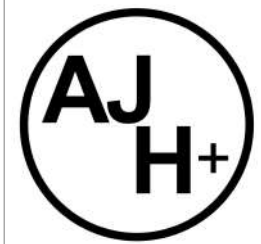
LOT 4099 DP 1182418

Project

Entry details

Drawing

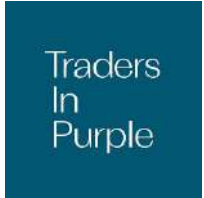
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05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23



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BONNYRIGG GREENS

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LOT 4099 DP 1182418

Project

Render 1

Drawing

05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

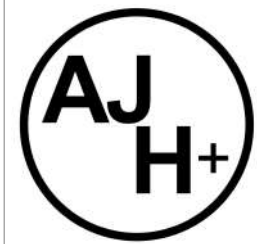
Scale @ A1

Date

14/06/2024

A75

rev **5**



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Render 2

Drawing

05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

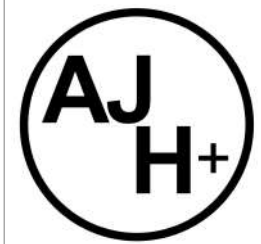
Scale @ A1

Date

14/06/2024

A76

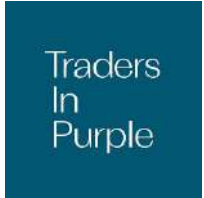
rev **5**



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CLIENT:



BONNYRIGG GREENS

HUMPHRIES ROAD, BONNYRIGG

LOT 4099 DP 1182418

Project

Render 3

Drawing

05	DA submission update	14/06/24
04	DA submission update	22/12/23
03	For DA submission	18/7/23
02	For coordination	27/6/23
01	For coordination	15/5/23

Scale @ A1

Date

14/06/2024

A77

rev 5