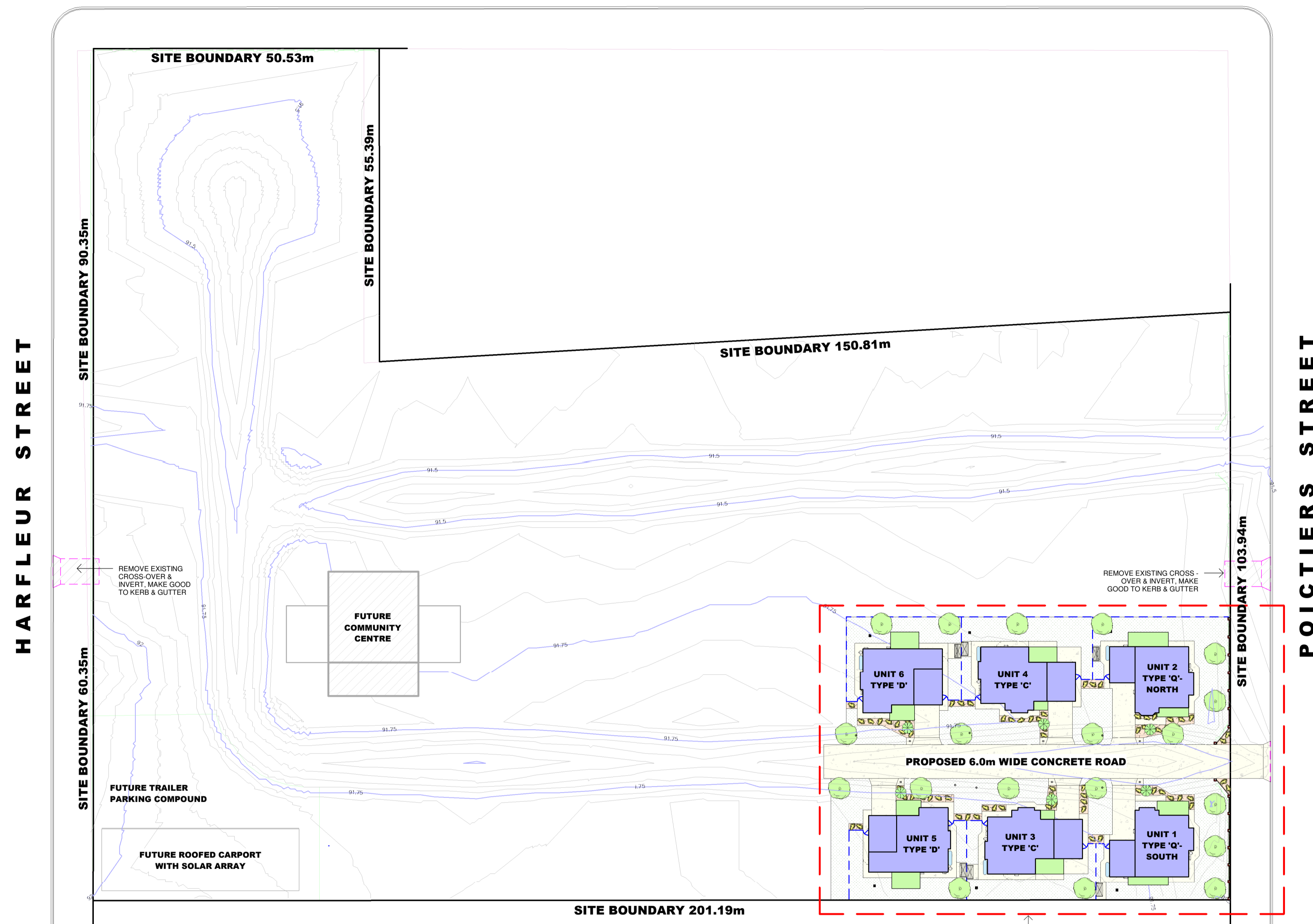


# HARDINGE STREET



OUTLINE OF PROPOSED STAGE 1 WORKS

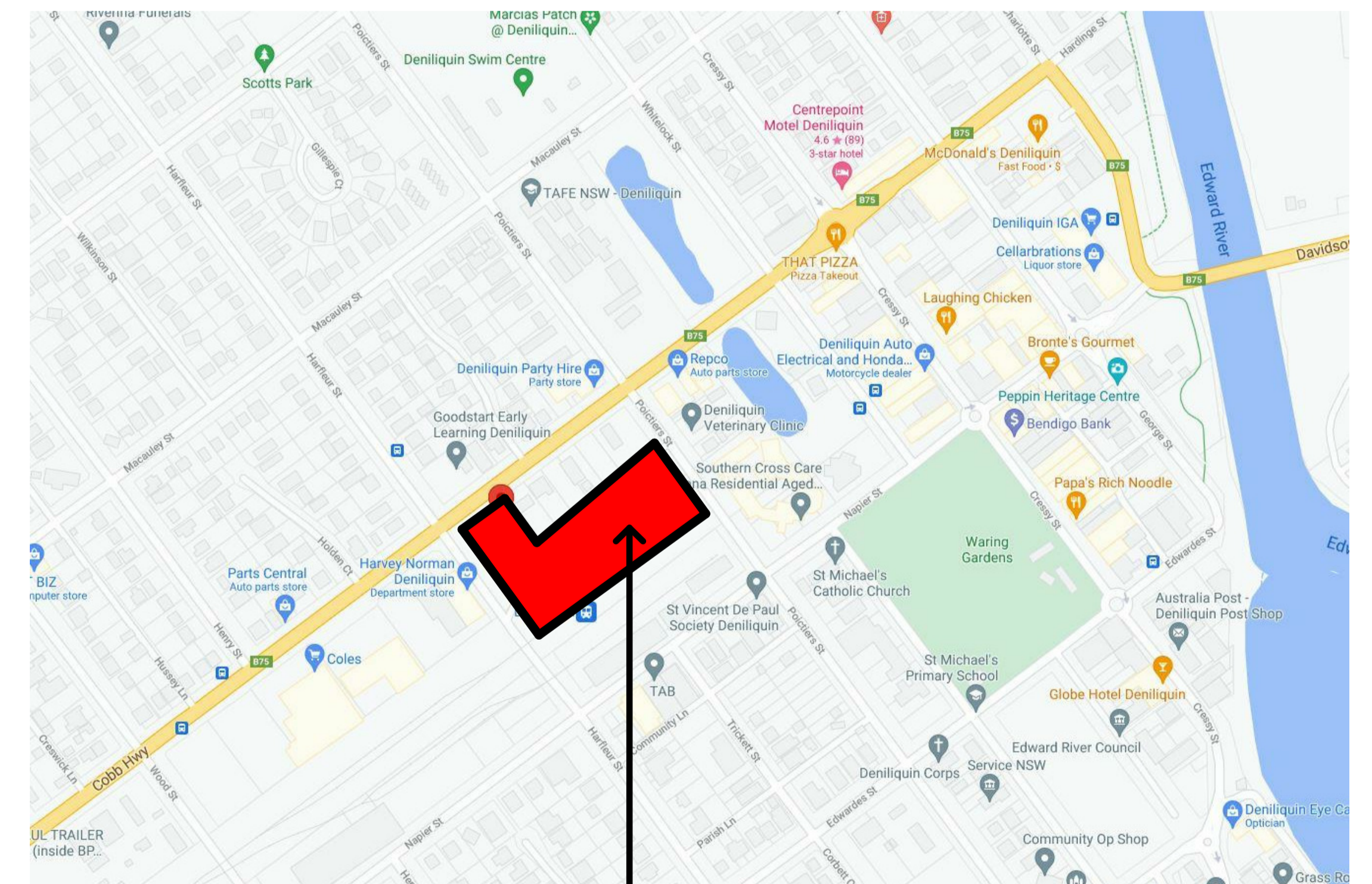
SITE PLAN - OVERALL  
1 : 500

DRAWING REGISTER	
SHEET No	SHEET NAME
A01	OVERALL SITE PLAN, LOCALITY MAP
A02	SITE PLAN - UNITS 1-6
A03	SITE PLAN - LANDSCAPING
A04	SITE PLAN - SERVICES
A05	TYPICAL UNIT DETAILS
A06	UNIT 1 - TYPE 'Q' SOUTH
A07	UNIT 1 - TYPE 'Q' SOUTH
A08	UNIT 2 - TYPE 'Q' NORTH
A09	UNIT 2 - TYPE 'Q' NORTH
A10	UNIT 3 - TYPE 'C'
A11	UNIT 3 - TYPE 'C'
A12	UNIT 4 - TYPE 'C'
A13	UNIT 4 - TYPE 'C'
A14	UNIT 5 - TYPE 'D'
A15	UNIT 5 - TYPE 'D'
A16	UNIT 6 - TYPE 'D'
A17	UNIT 6 - TYPE 'D'

**SITE DATA:-**

PARCEL 1:-  
ADDRESS: ...82-86 HARDINGE STREET,  
DENILQUIN NSW 2710  
LOT NUMBER: ...1  
DP NUMBER: ...732067  
SITE AREA: ...1.047 ha

PARCEL 2:-  
ADDRESS: ...HARFLEUR STREET,  
DENILQUIN NSW 2710  
LOT NUMBER: ...2  
DP NUMBER: ...1220715  
SITE AREA: ...1.214 ha



LOCALITY MAP

SUBJECT SITE



**OVERALL SITE PLAN, LOCALITY MAP**

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Checked By: **ROB**



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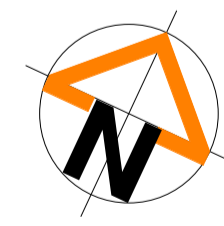
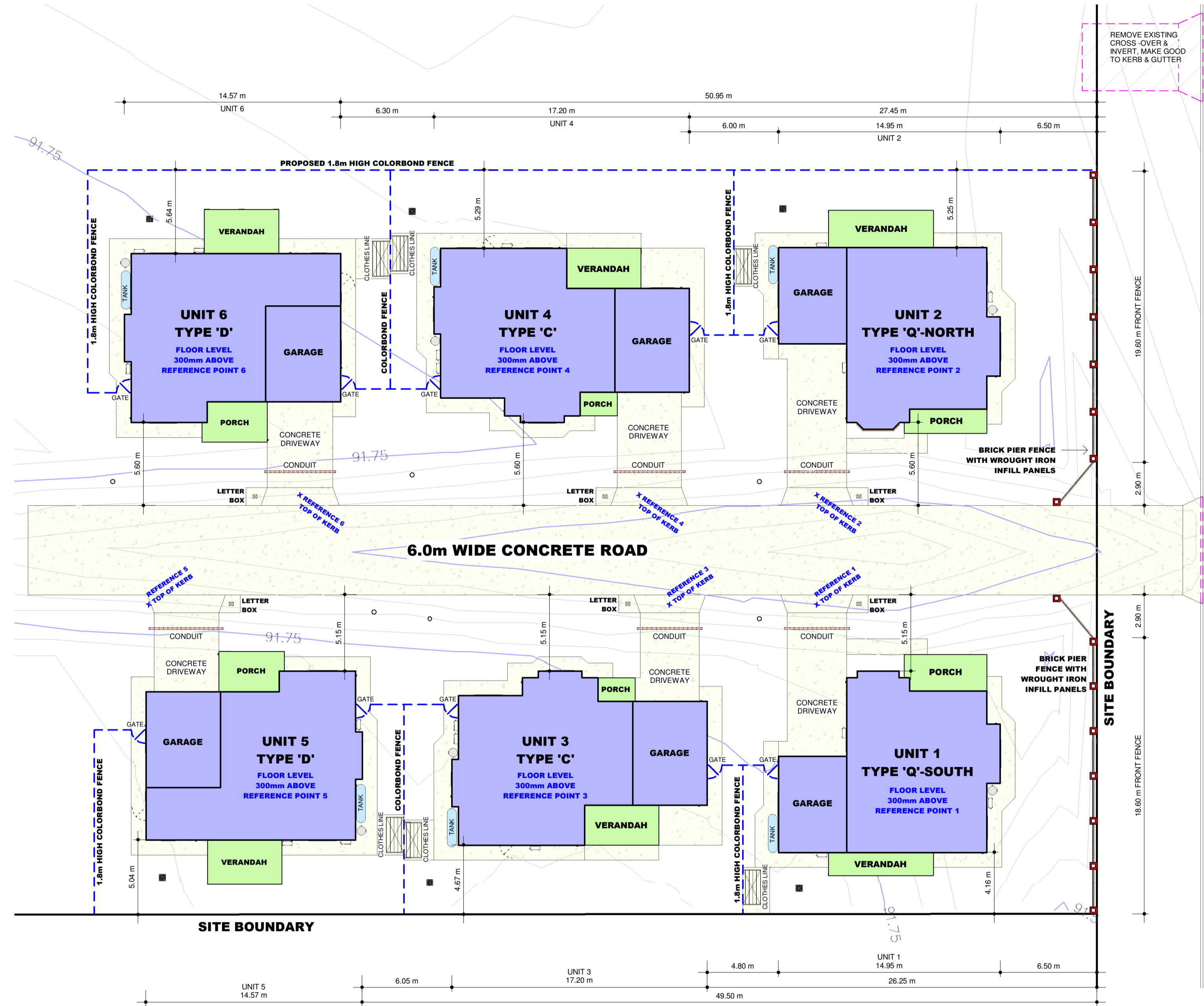
**PROPOSED SENIOR LIVING PRECINCT - STAGE 1**

For: **EDWARD RIVER COUNCIL**

At: **82-86 HARDINGE STREET, DENILQUIN NSW 2710**

**SHEET SIZE "A1"**

Sheet: **A01**  
Date: 16-5-2022  
Job No: **7208**



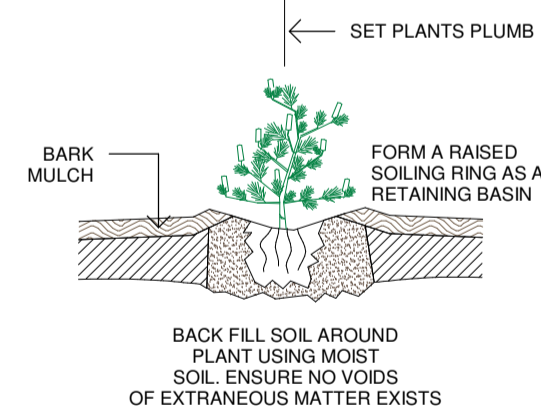
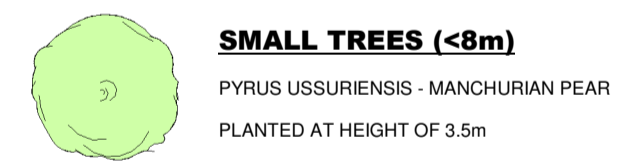
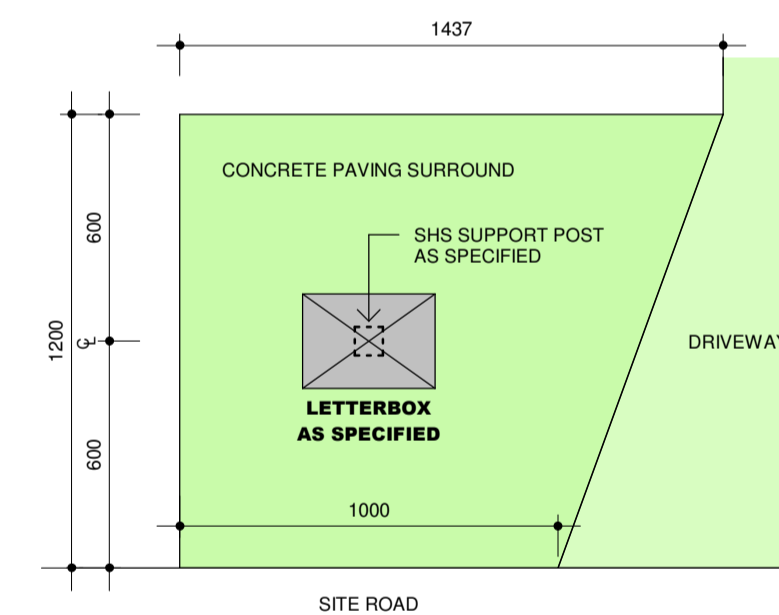
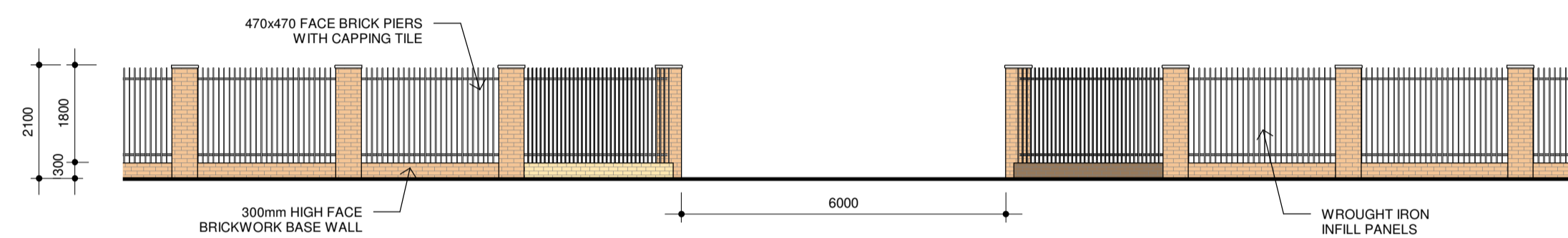
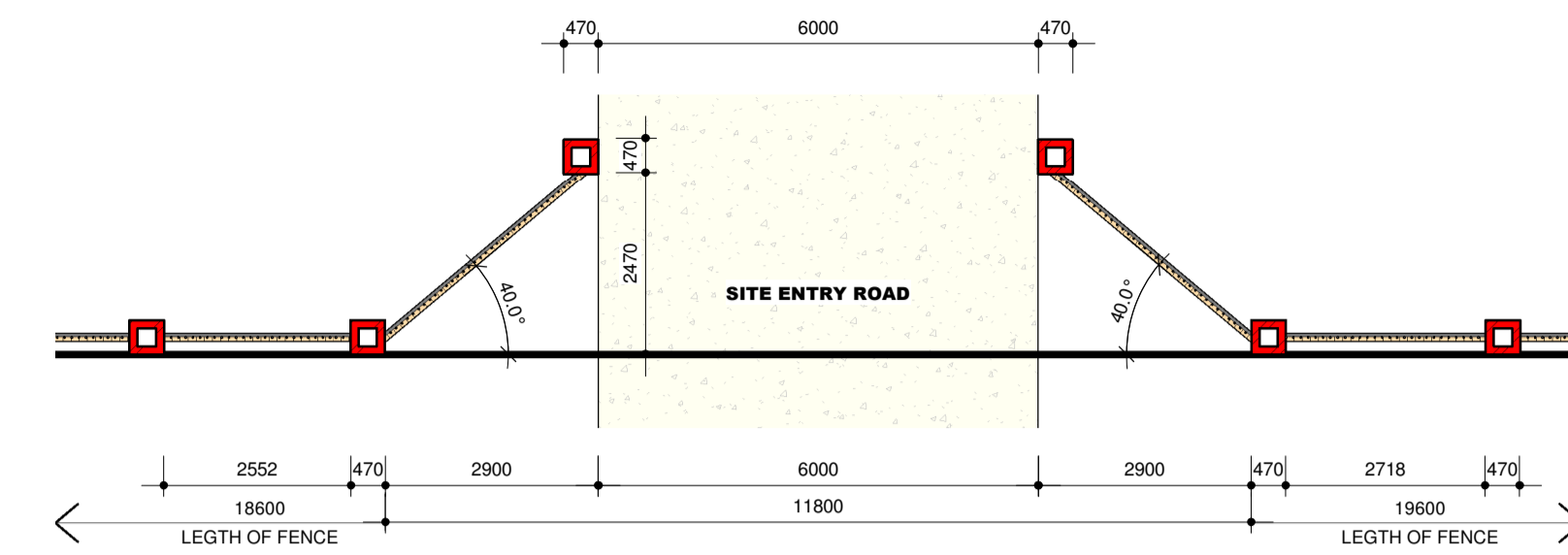
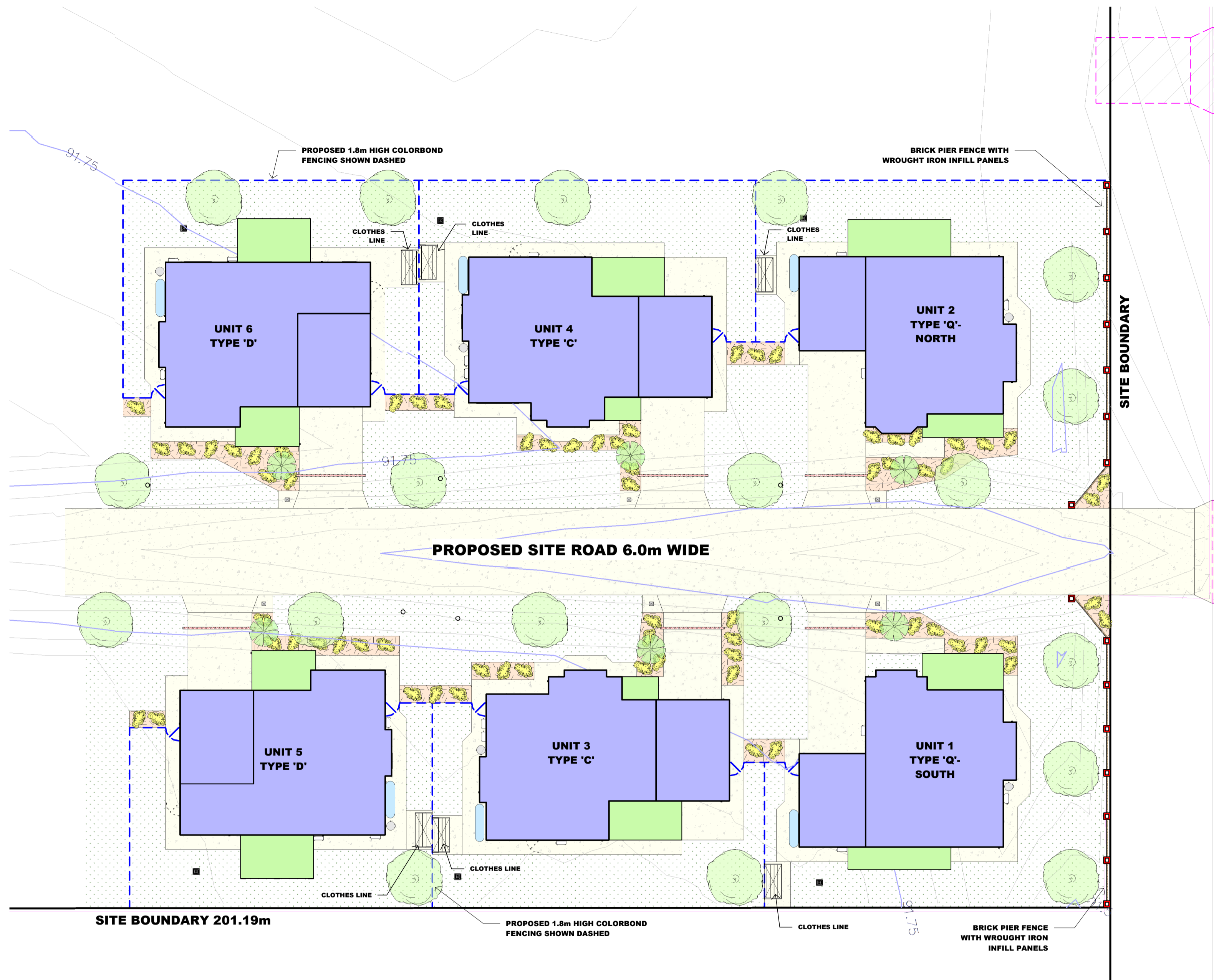
**SITE PLAN - UNITS 1-6**  
1 : 200

**NOTES:-**

- **CONCRETE DRIVEWAYS;**  
- 'SAW-CUT' (25mm DEEP) PATTERN 1200x1200mm TO EACH DRIVEWAY, REFER TO SPECIFICATION 5.2.2.
- **EXPANSION JOINTS TO CONCRETE DRIVEWAYS & PATHS**  
WITH 'SIKAFLEX PRO' TO JOINTS AS PER SPECIFICATION 5.2.5.
- **90Ø PVC CONDUIT BENEATH EACH DRIVEWAY FOR IRRIGATION**  
LINE WHERE INDICATED ON PLAN 2.2m OFF ROAD EDGE



<p><b>SITE PLAN - UNITS 1-6</b></p> <p>THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS. COMMENCING SITE WORK OR FABRICATION WORK. COPYRIGHT RESERVED. NO PORTION OF THESE DRAWINGS MAY BE REPRODUCED BY ANY PROCESS WITHOUT THE WRITTEN CONSENT OF ROB PICKETT DESIGN.</p>			<p>REGISTERED Building Practitioner</p> <p><b>Drawn By: BRENDAN</b></p> <p><b>Checked By: ROB</b></p>	<p><b>ROB PICKETT DESIGN</b> PO Box 3054 Albury NSW 2640 www.rpdesign.com.au Email: euan@rpdesign.com.au <b>PHONE 02 6021 1355</b> INCREDIBLE IDEAS PTY. LTD. ABN 72 063 725 246</p>	<p><b>PROPOSED SENIOR LIVING PRECINCT - STAGE 1</b> <b>For: EDWARD RIVER COUNCIL</b> <b>At: 82-86 HARDINGE STREET, DENILQUIN NSW 2710</b></p>	<p><b>SHEET SIZE "A1"</b> <b>Sheet: A02</b> <b>Date: 16-5-2022</b> <b>Job No: 7208</b></p>
DATE	REV	AMENDMENT	<p>COLOUR USED FOR PRESENTATION ONLY</p> <p>NSW- Certified Building Designer VIC- DP/AD 1076</p> <p>Incredible Ideas Pty. Ltd. ABN 72 003 725 246 Trading as Rob Pickett Design.</p>		<p>RP: REVIT: Revit-Home Units/208 Edward River Council - Hardinge St3 - Working Drawings/SITE PLAN/2022-5-16 AMENDED/208 Edward River Council - SITE - WD AMENDED.rvt 17/05/2022 4:20:45 PM</p>	



**NOTES:**

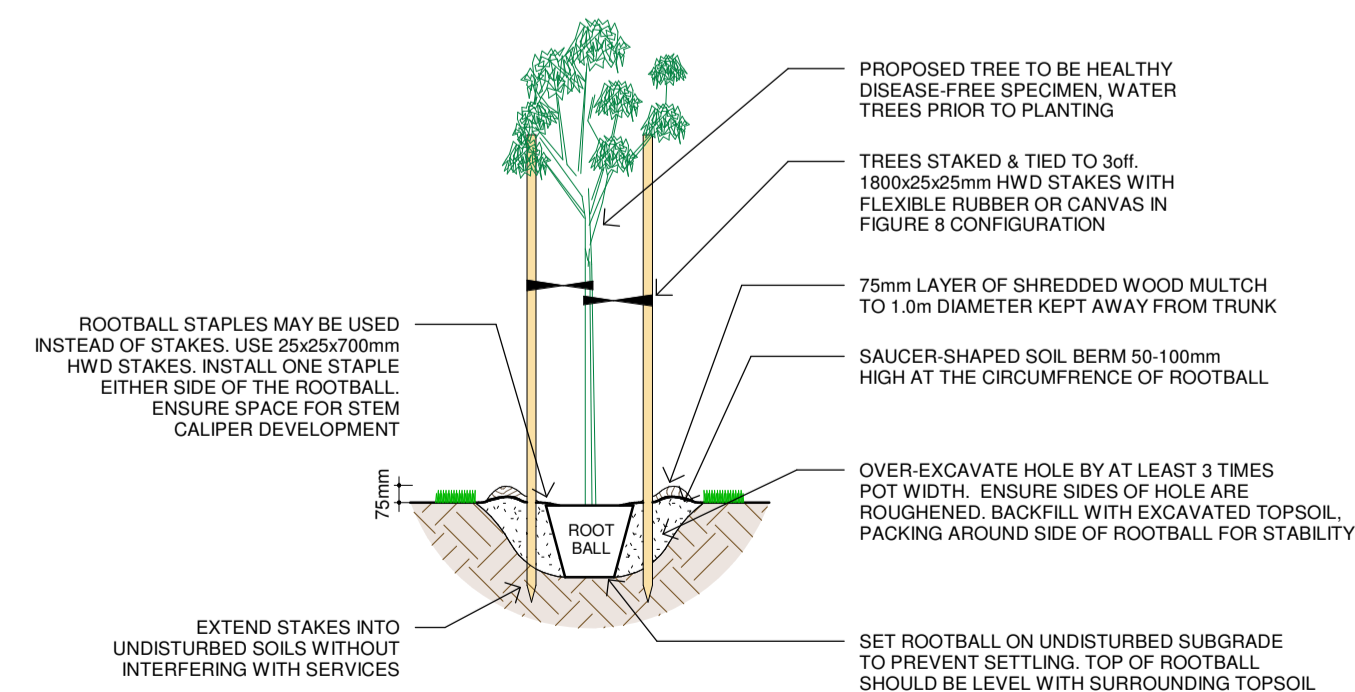
**GROUP PLANTING:**  
ASSORTED GROUND COVERS AND SHRUBS TO BE PLANTED IN GROUPS OF 4 - 6

**GRASS:**  
GENERALLY NATIVE GRASSES  
SHADED AREAS TO BE:  
- KIKUYU  
- RYE MIX

**PLANTING:**  
ALL TREES TO BE STAKED AND TIED  
PROVIDE 100mm BARK MULCH UNDER ALL TREES AND GROUND COVER

**WATERING:**  
TIME MONITORED DRIPPER SYSTEM TO BE INSTALLED. ALLOW FOR ONE DRIPPER OUTLET PER PLANT

**NOTES:**  
CHECK DRAWINGS AND DISCUSS WITH SITE SUPERVISOR PRIOR TO PLANTING TO PREVENT DAMAGE TO UNDERGROUND SERVICES. PROVIDE TOPSOIL TO LANDSCAPED AREAS



**SITE PLAN - LANDSCAPING**

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**REGISTERED** Building Practitioner

**bdco** BUILDING DESIGN CONSULTANTS

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**Drawn By: BRENDAN**

**Checked By: ROB**

**PROPOSED SENIOR LIVING PRECINCT - STAGE 1**

**For: EDWARD RIVER COUNCIL**

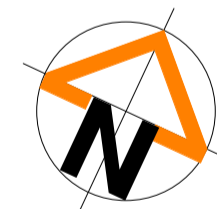
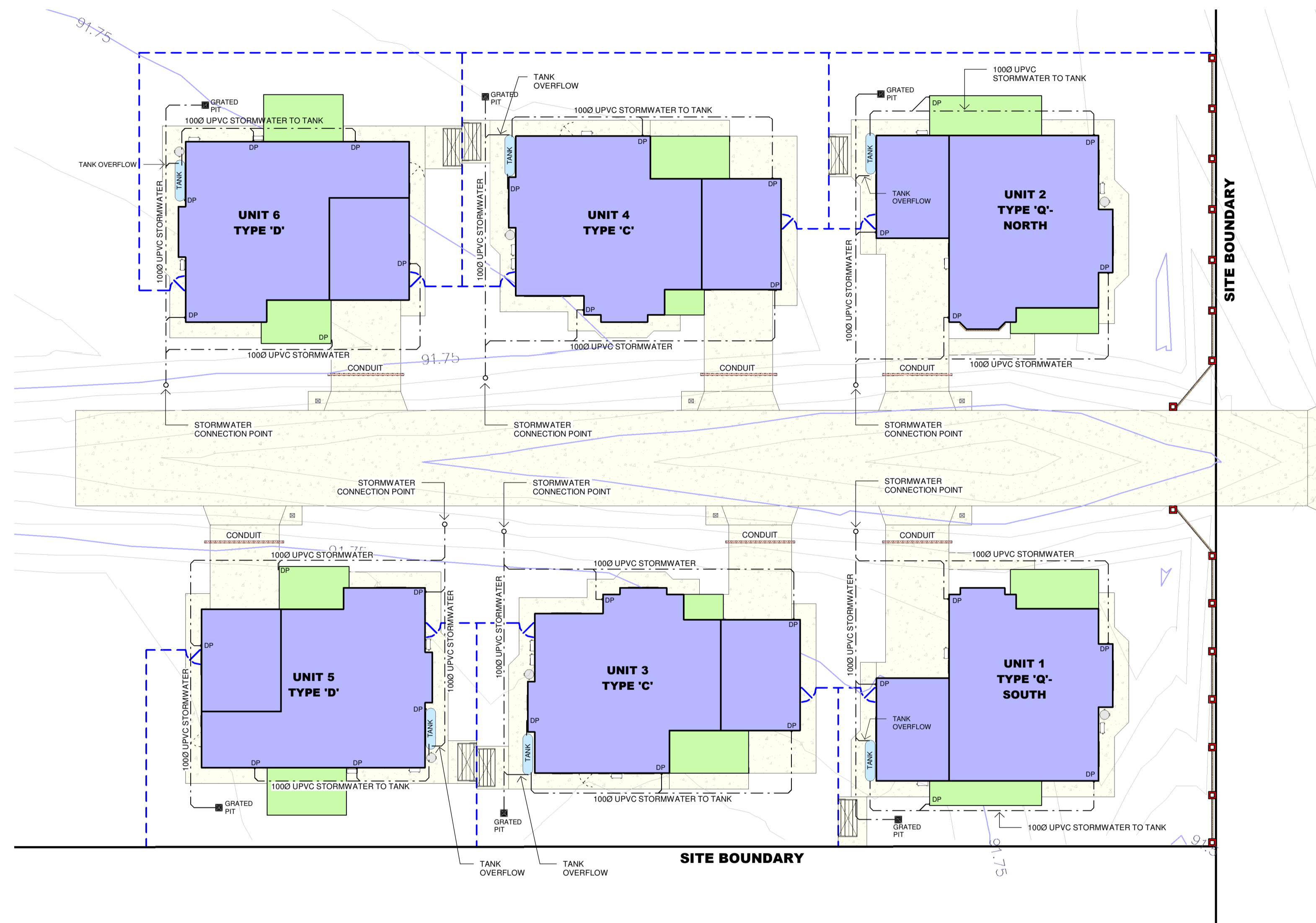
**At: 82-86 HARDINGE STREET, DENILQUIN NSW 2710**

**SHEET SIZE "A1"**

**Sheet: A03**

**Date: 16-5-2022**

**Job No: 7208**



**SITE PLAN - STORMWATER**

1 : 200

**STORMWATER NOTE:**  
 1000 CLASS 6 UPVC STORMWATER LINE LAID TO A MIN. GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS @ 8.0m c/c AND AT EACH CHANGE OF DIRECTION. COVER OF UNDERGROUND STORMWATER DRAINS SHALL NOT BE LESS THAN:  
 - 100mm UNDER SOIL  
 - 50mm UNDER PAVED/CONCRETE AREAS  
 - 100mm UNDER UNREINFORCED CONCRETE/PAVED DRIVEWAYS  
 - 75mm UNDER REINFORCED CONCRETE DRIVEWAYS



**SITE PLAN - SERVICES**

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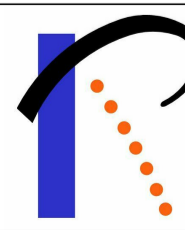


Drawn By: **BRENDAN**

Checked By: **ROB**



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**PROPOSED SENIOR LIVING PRECINCT - STAGE 1**

For: **EDWARD RIVER COUNCIL**

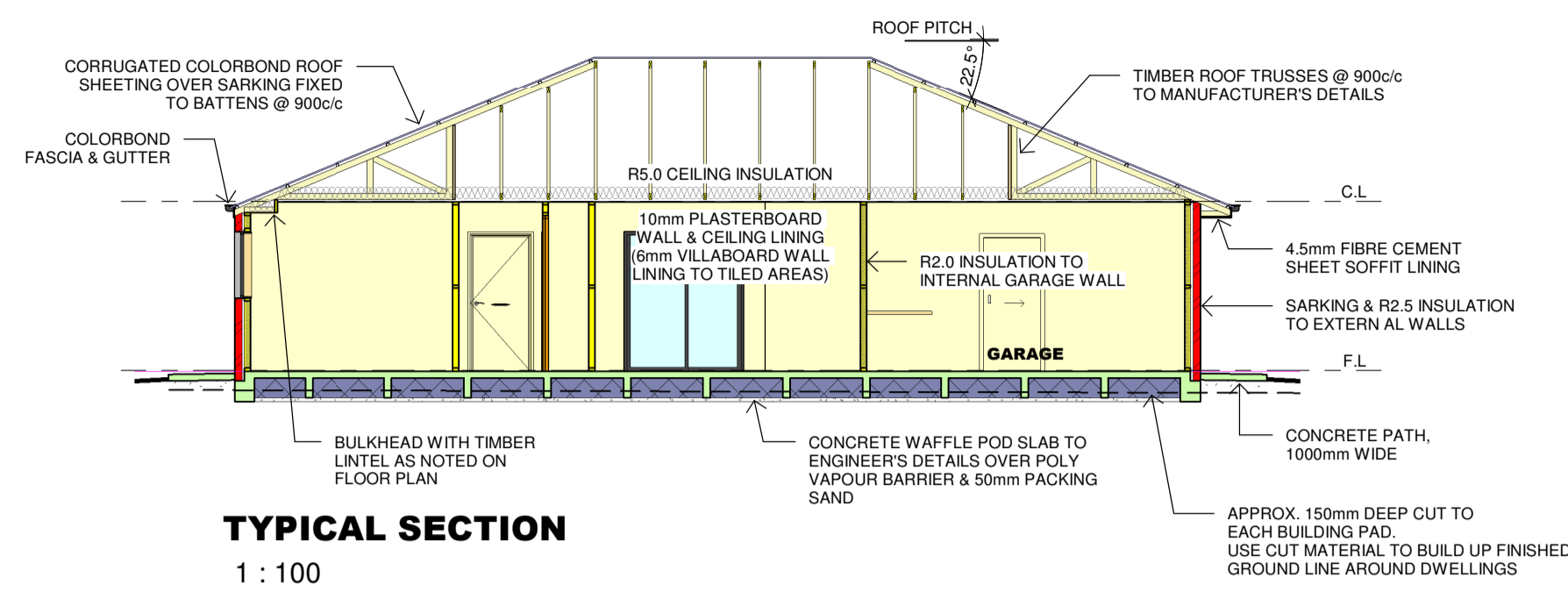
**At: 82-86 HARDINGE STREET, DENILQUIN NSW 2710**

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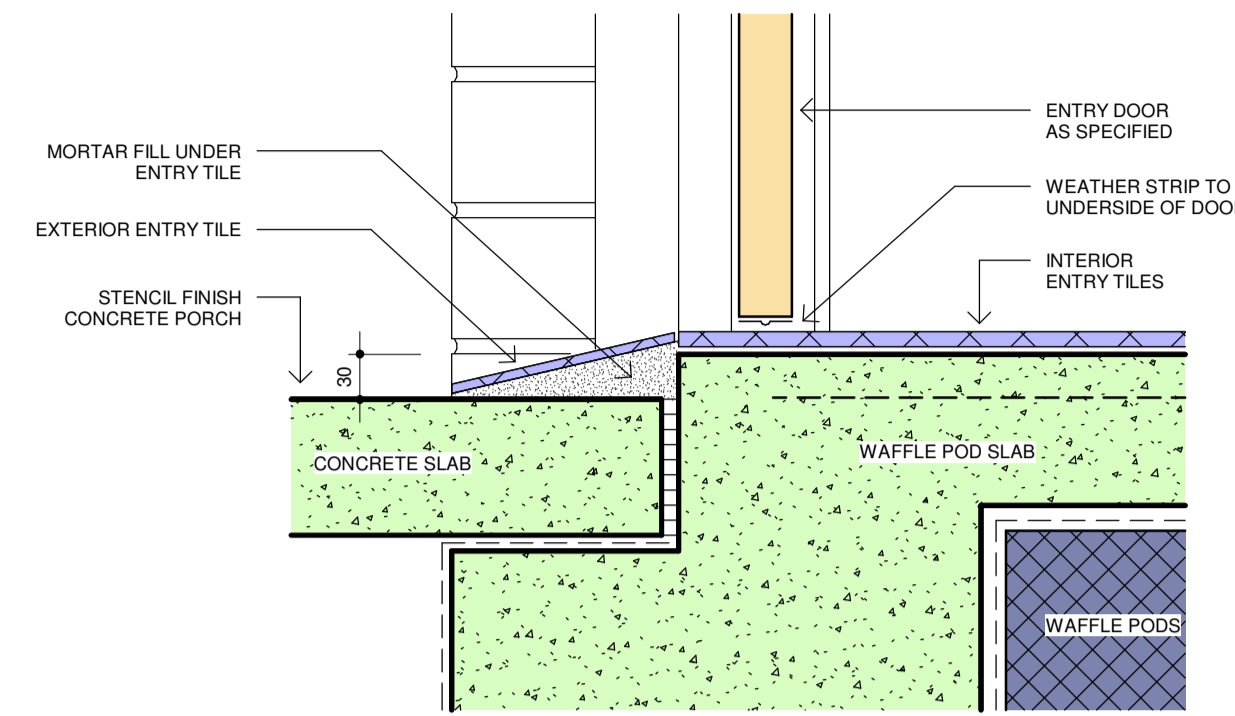
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**Date: 16-5-2022**

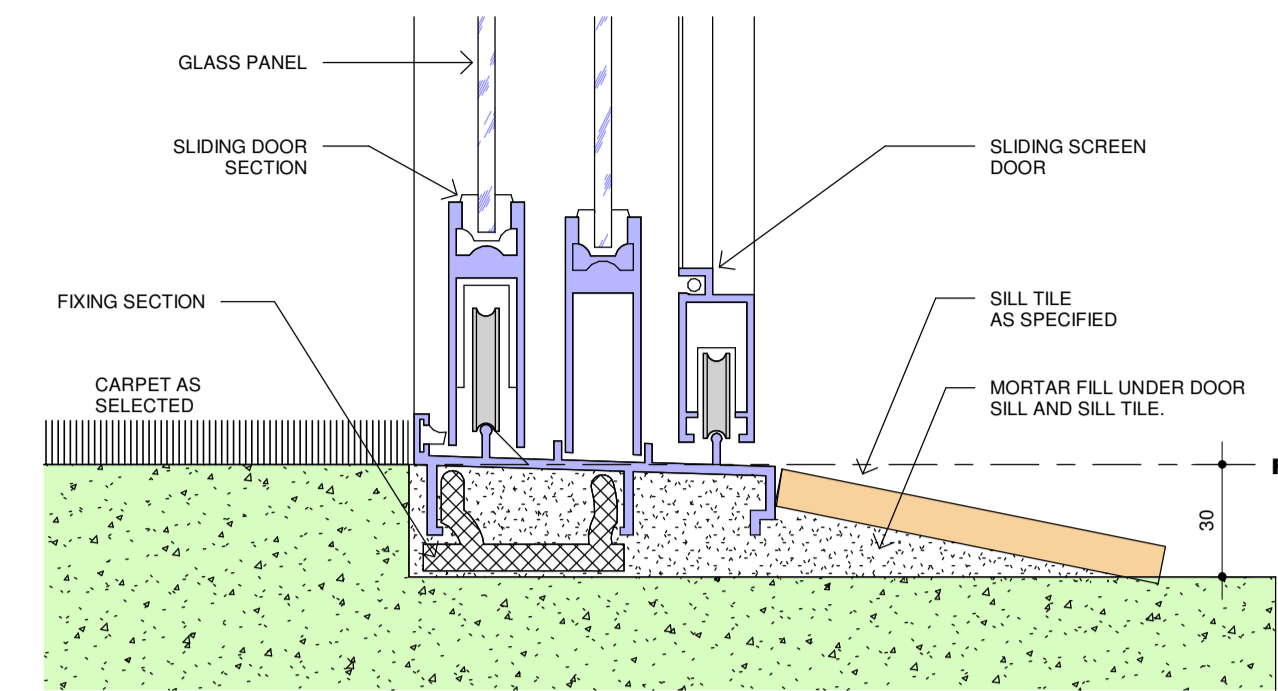
**Job No: 7208**



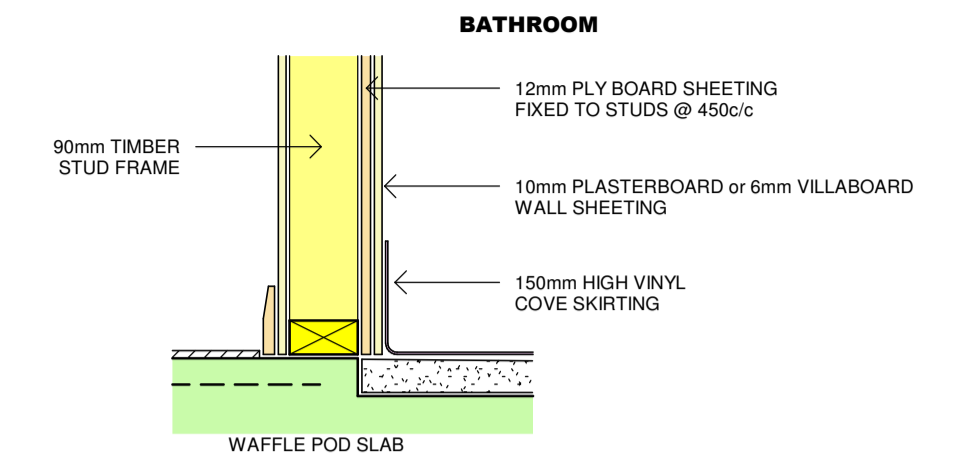
**TYPICAL SECTION**  
1 : 100



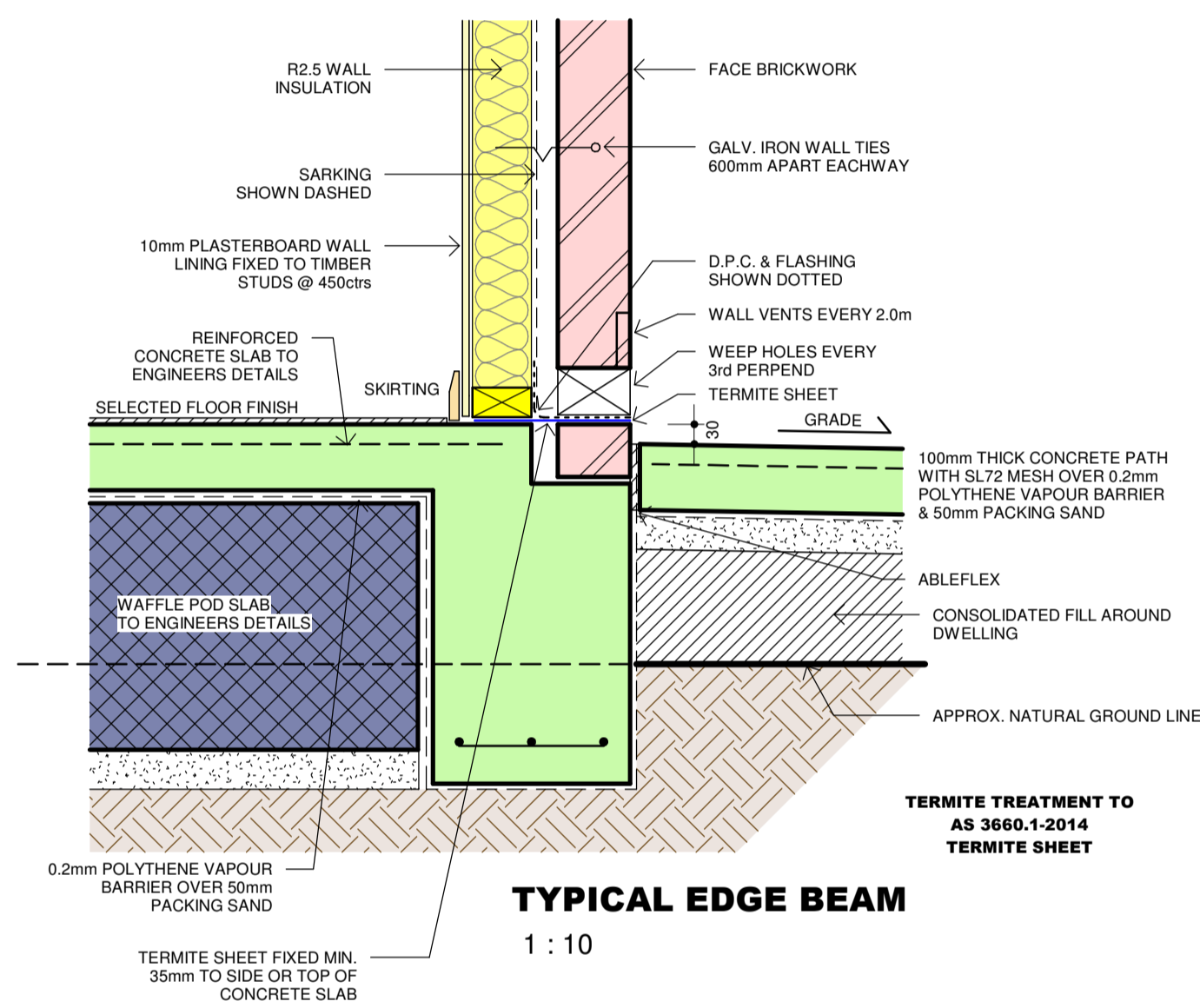
**DOOR THRESHOLD**  
1 : 5



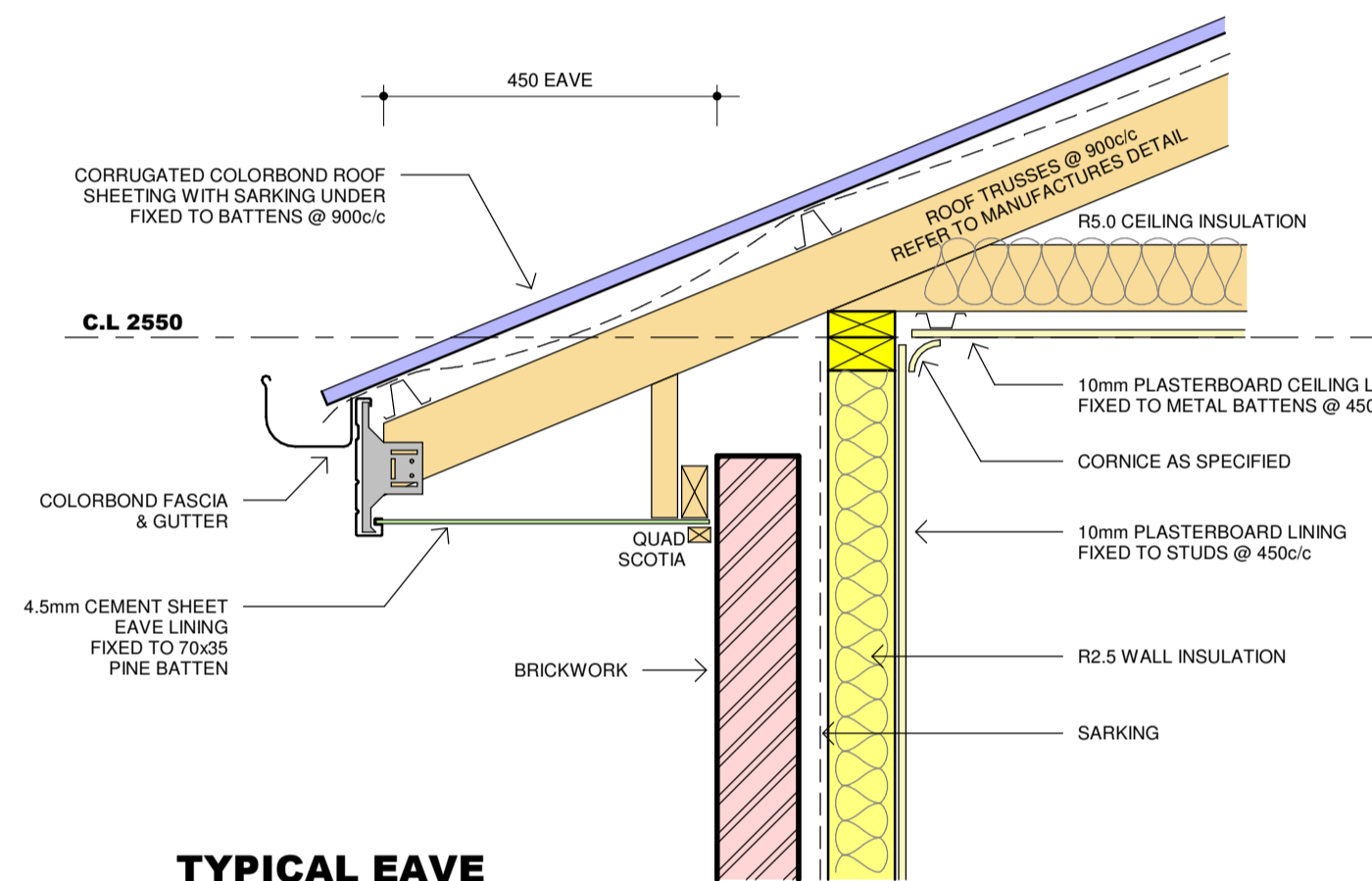
**SLIDING DOOR SILL DETAIL**  
1 : 2



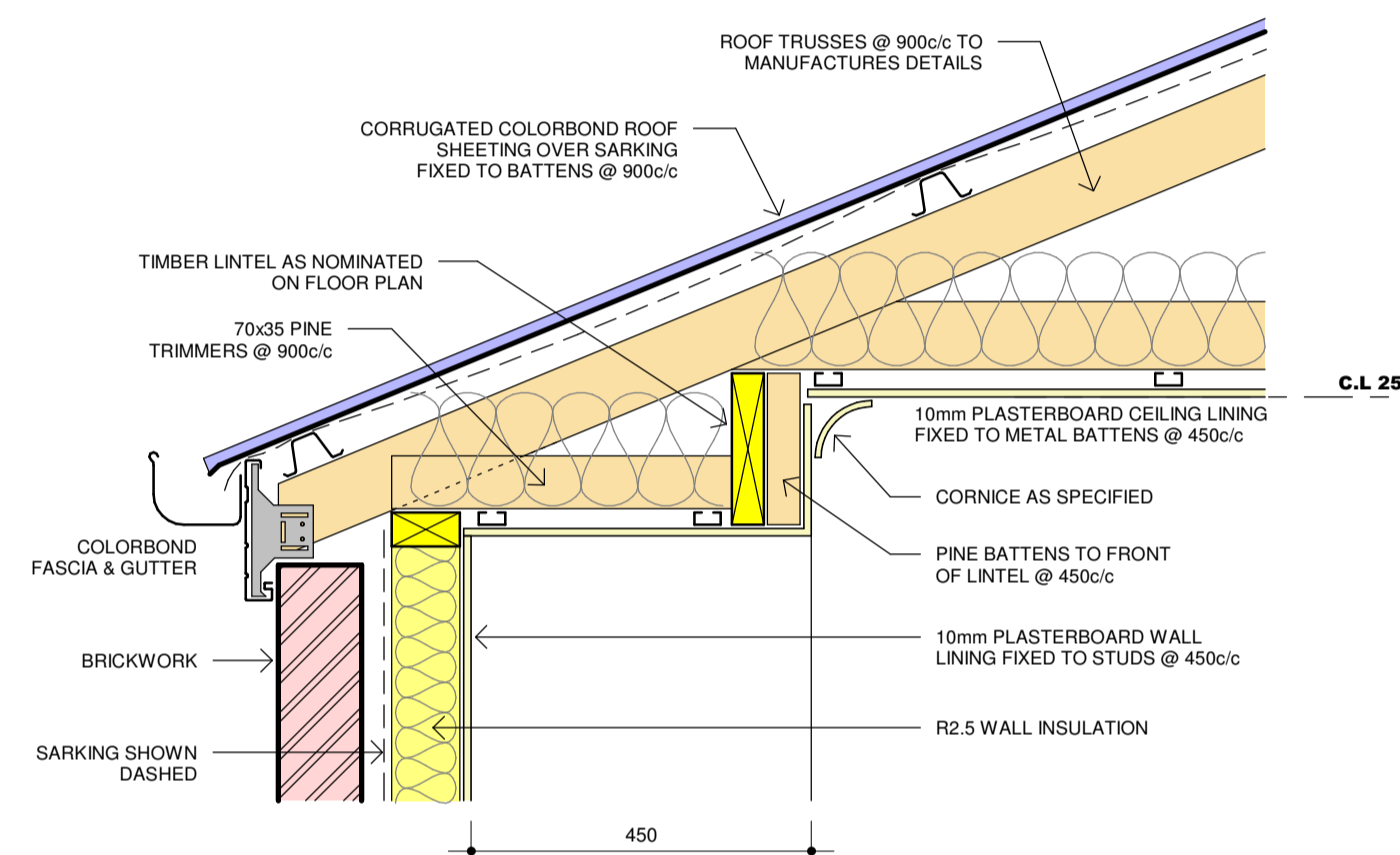
**BATHROOM WALL DETAIL**  
1 : 10



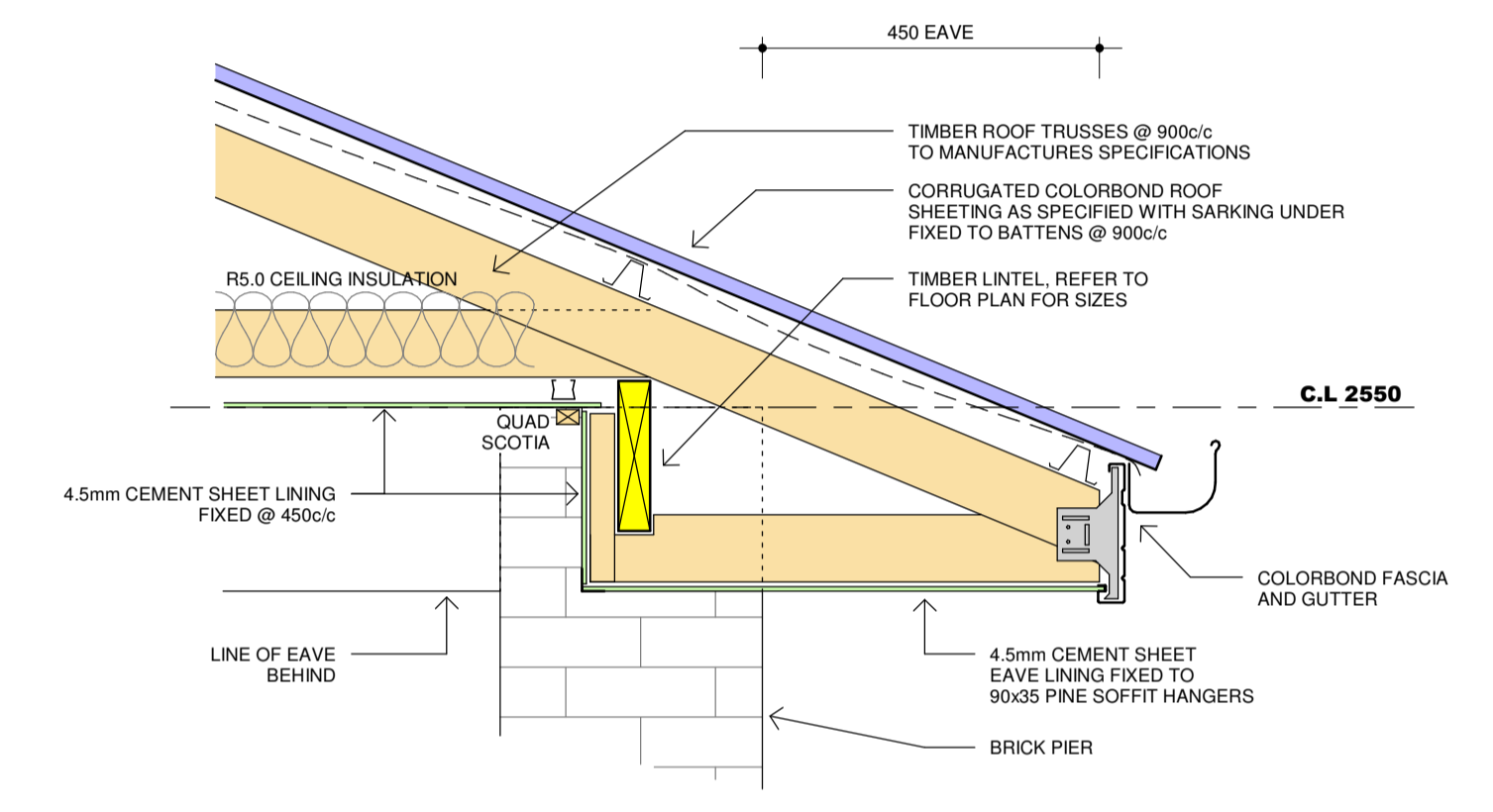
**TYPICAL EDGE BEAM**  
1 : 10



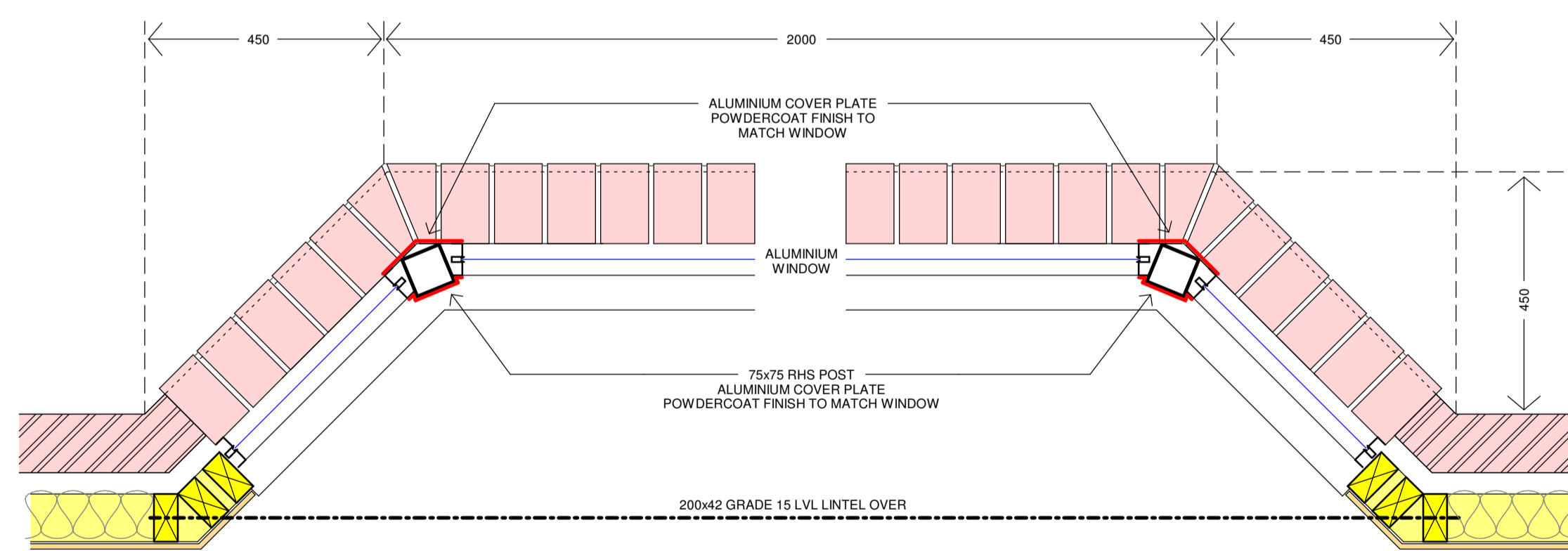
**TYPICAL EAVE**  
1 : 10



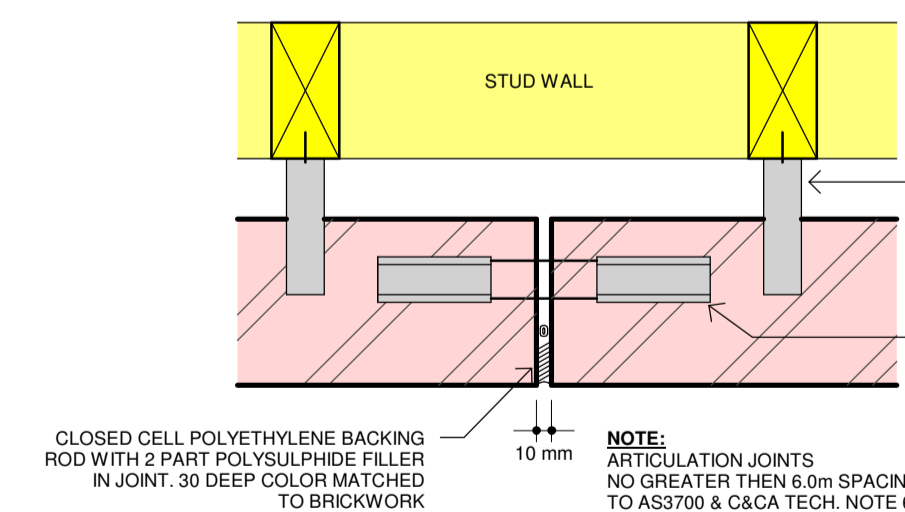
**BAY WINDOW BULKHEAD**  
1 : 10



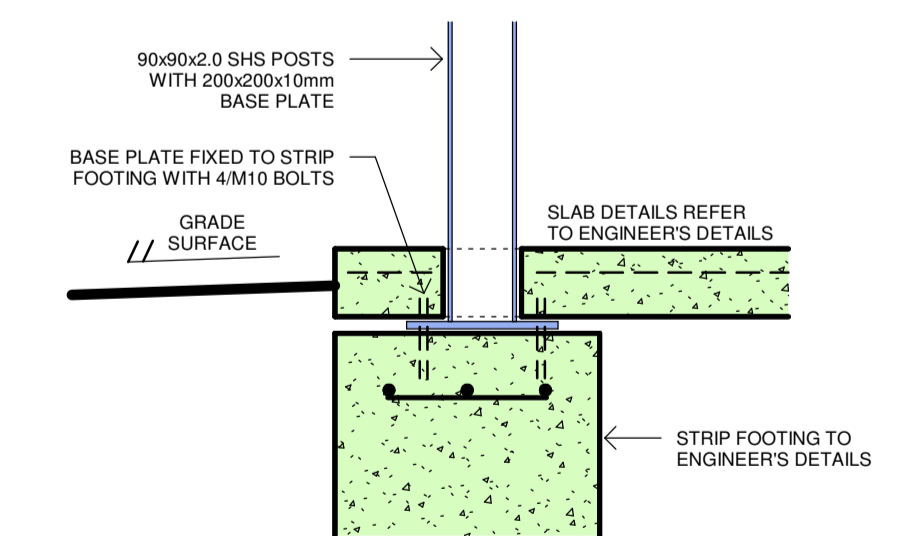
**TYPICAL VERANDAH / PORCH EAVE**  
1 : 10



**BAY WINDOW DETAIL**  
1 : 10



**ARTICULATION JOINT**  
1 : 5



**TYPICAL POST BASE DETAIL**  
1 : 10

**TYPICAL UNIT DETAILS**

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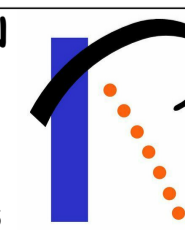


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**PROPOSED SENIOR LIVING PRECINCT - STAGE 1**

For: **EDWARD RIVER COUNCIL**

At: **82-86 HARDINGE STREET, DENILQUIN NSW 2710**

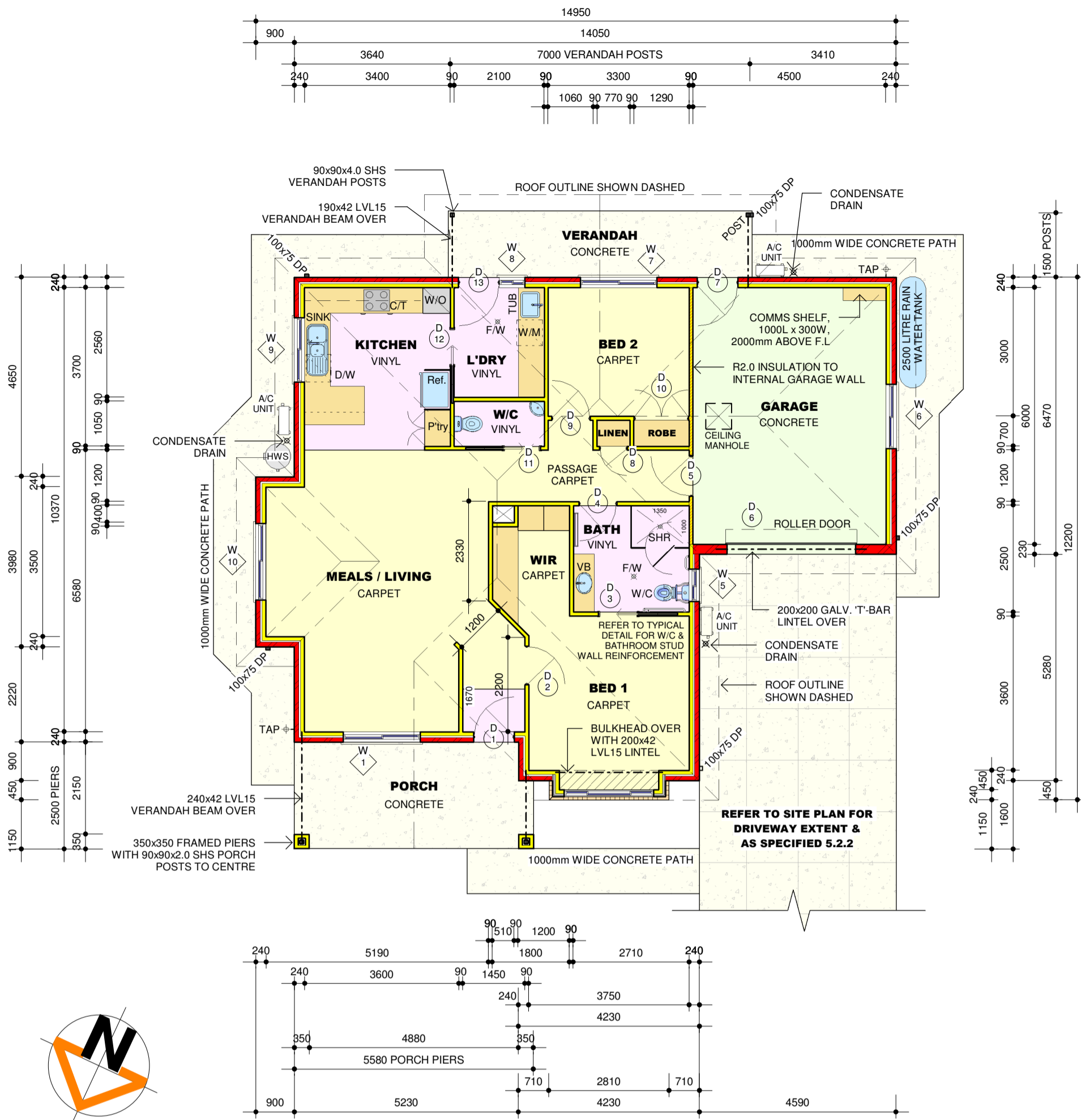
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Sheet: **A05**

Date: 16-5-2022

Job No: **7208**

# UNIT 1 - TYPE 'Q' SOUTH

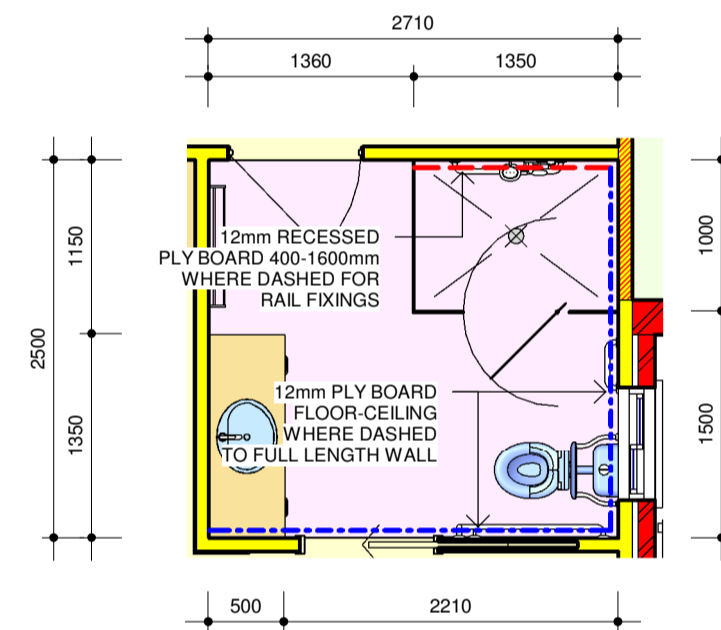


**UNIT 1 TYPE 'Q' SOUTH - FLOOR PLAN**  
1 : 100

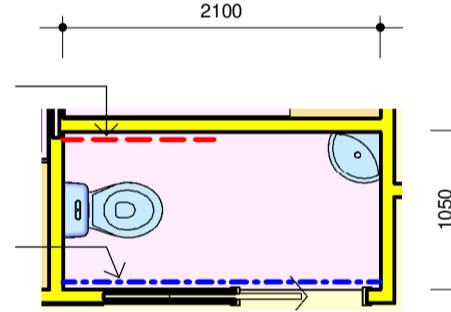
WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	NOTES	GLAZED
1	1500	1800	ALUMINIUM SLIDING	2.70 m <sup>2</sup>
3	1500	2100	ALUMINIUM SLIDING	3.15 m <sup>2</sup>
5	1000	750	ALUMINIUM SLIDING, OBSCURE	0.75 m <sup>2</sup>
6	1000	1500	ALUMINIUM SLIDING	1.50 m <sup>2</sup>
7	1500	1800	ALUMINIUM SLIDING	2.70 m <sup>2</sup>
8	1000	600	ALUMINIUM SLIDING	0.60 m <sup>2</sup>
9	1000	1500	ALUMINIUM SLIDING	1.50 m <sup>2</sup>
10	1500	1800	ALUMINIUM SLIDING	2.70 m <sup>2</sup>

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2040	920	HINGED ENTRY DOOR
2	2040	870	HINGED INTERNAL
3	2040	920	CAVITY SLIDING DOOR
4	2040	870	HINGED INTERNAL
5	2040	920	HINGED INTERNAL
6	2200	3000	COLORBOND ROLLER DOOR
7	2040	920	HINGED INTERNAL
8	2340	620	HINGED INTERNAL
9	2040	870	HINGED INTERNAL
10	2340	1240	HINGED ROBE DOORS
11	2040	870	CAVITY SLIDING DOOR
12	2040	870	CAVITY SLIDING DOOR
13	2040	920	HINGED EXTERNAL

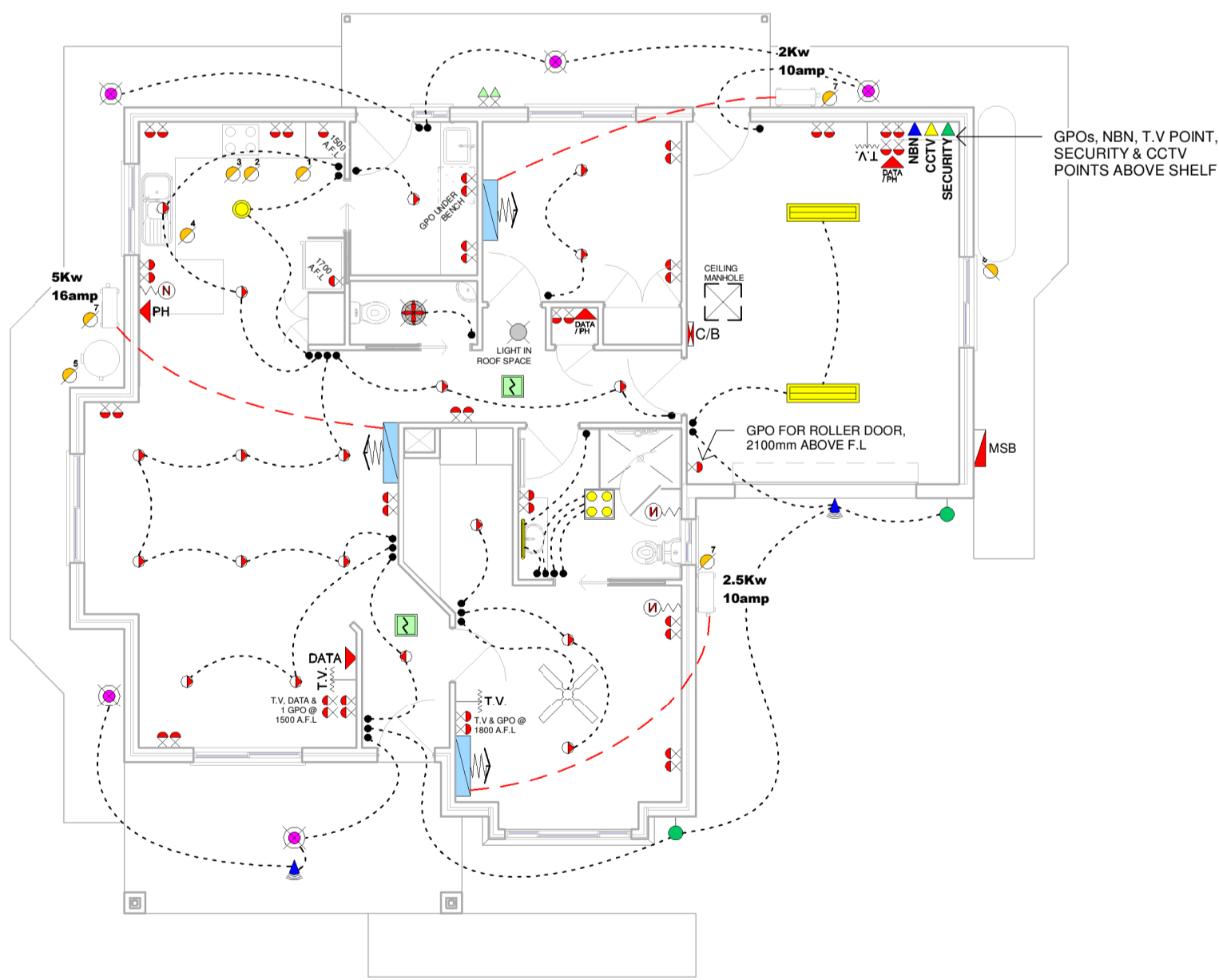
AREA TABULATION, APPROX AREAS, BUILDER TO CONFIRM		
NAME	AREA	SQUARES
1 - LIVING	110.32 m <sup>2</sup>	11.88
2 - GARAGE	30.67 m <sup>2</sup>	3.30
3 - PORCH	13.84 m <sup>2</sup>	1.47
4 - VERANDAH	10.50 m <sup>2</sup>	1.13
	165.13 m <sup>2</sup>	17.77



**FLOOR PLAN - BATHROOM**  
1 : 50



**FLOOR PLAN - W/C**  
1 : 50



**ELECTRICAL PLAN**  
1 : 100

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
[Symbol]	1	1 - WALL OVEN	15 amp
[Symbol]	2	2 - COOKTOP	10 amp
[Symbol]	3	3 - RANGEHOOD	10 amp
[Symbol]	4	4 - DISHWASHER	10 amp
[Symbol]	5	5 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
[Symbol]	6	6 - ISOLATOR FOR WATER PUMP	10 amp
[Symbol]	7	7 - A/C UNIT	10/16/20 amp
[Symbol]		CCTV CONTROL	--
[Symbol]	1	1 CEILING FAN	--
[Symbol]	1	1 CONSUMER BOARD	--
[Symbol]	1	1 DATA POINT	300 above F.F.L or noted
[Symbol]	2	2 DATA/PH POINT	1 PHONE, 2 DATA
[Symbol]	19	19 DOWNLIGHT	LED
[Symbol]	1	1 EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
[Symbol]	1	1 FLUORESCENT ROUND	--
[Symbol]	1	1 FLUORESCENT SINGLE 600mm	WALL MOUNTED
[Symbol]	21	21 GPO DOUBLE	600 above F.F.L or 150 above benches

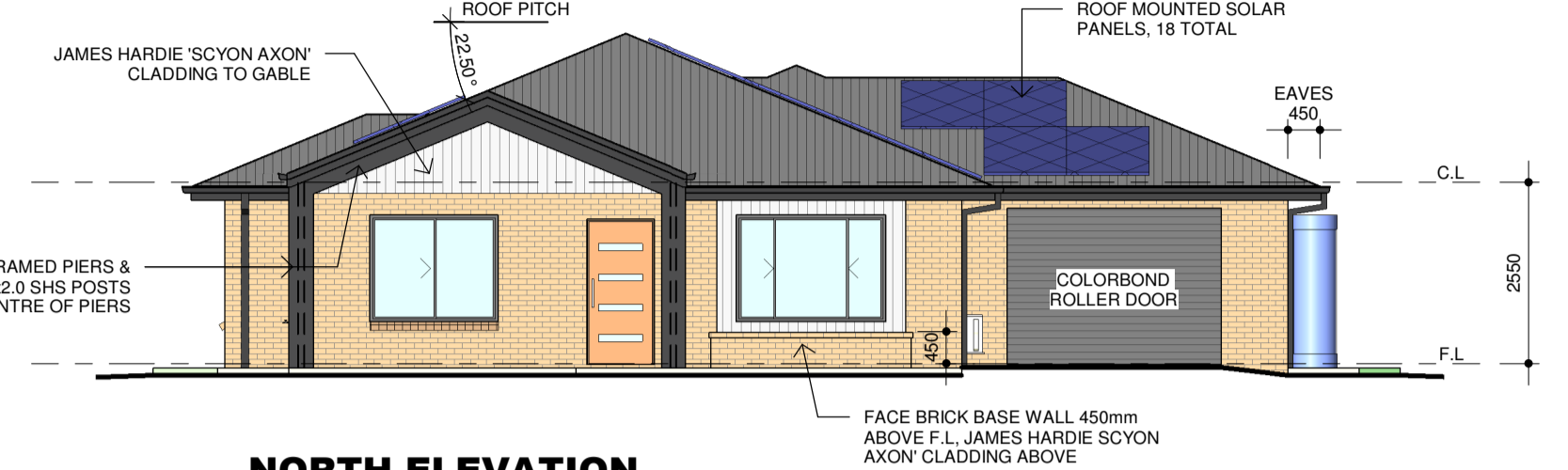
ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
[Symbol]	1	1 GPO DOUBLE OUTDOOR	600 above F.F.L or noted
[Symbol]	3	3 GPO SINGLE	600 above F.F.L or noted
[Symbol]	2	2 LED PANEL, 1200mm	--
[Symbol]	5	5 LIGHT FITTING	SOFFIT MOUNTED
[Symbol]	1	1 LIGHT FITTING ROOF	--
[Symbol]	29	29 LIGHT SWITCH	1020 above F.F.L
[Symbol]	1	1 MAIN SWITCHBOARD	--
[Symbol]	2	2 MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
[Symbol]	1	1 NBN MODEM	--
[Symbol]	3	3 NURSE CALL	600 above F.F.L or 150 above benches
[Symbol]	1	1 PHONE POINT	300 above F.F.L or noted
[Symbol]	1	1 SECURITY SYSTEM	--
[Symbol]	2	2 SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
[Symbol]	3	3 T.V. POINT	--
[Symbol]	1	1 TASTIC 4 LIGHT	WITH 2000 EXHAUST FAN
[Symbol]	2	2 WALL LIGHT - EXTERNAL	--
[Symbol]	3	3 WALL MOUNTED A/C UNIT	--

## GENERAL NOTES

- BRICK VENEER CONSTRUCTION
- COLORBOND ROOF SHEETING
- 10mm PLASTERBOARD WALL & CEILING LINING
- 6mm VILLABOARD TO WET AREAS
- TIMBER STUDS @ 450ctrs THROUGHOUT

## BASIX COMMITMENTS:-

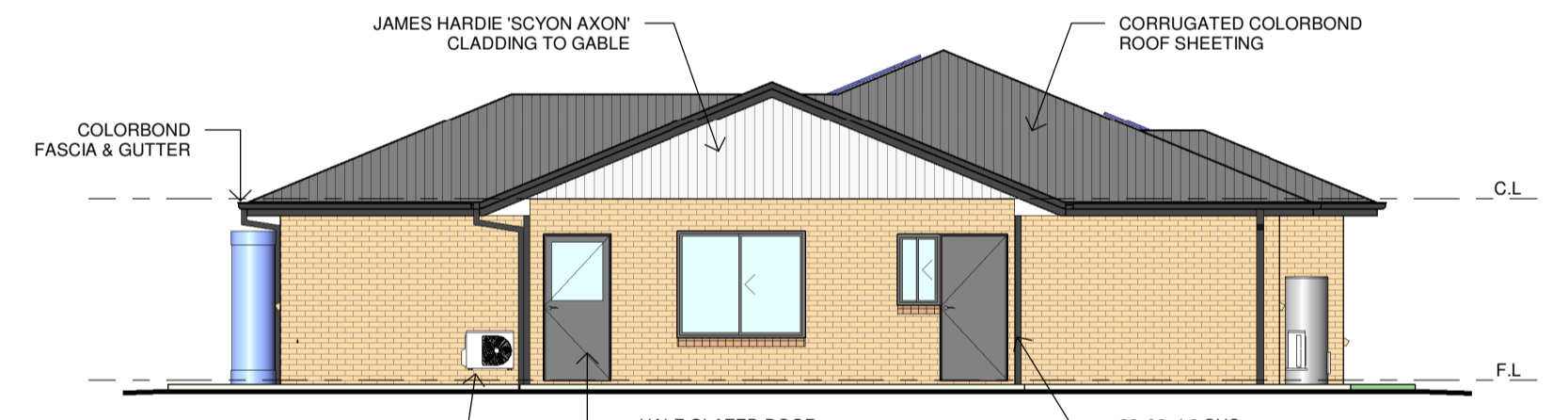
- WATER COMMITMENTS**
  - SHOWER HEADS MIN. 4 STARS FLOW OF 4.5L, but <=6L/min TO ALL SHOWERS
  - TOILETS TO MEET MIN. 4 STARS
  - KITCHEN TAPS TO MEET MIN. 5 STARS
  - BATHROOM TAPS TO MEET MIN. 5 STARS
  - WATER TANK MINIMUM 2,500 LITRE, MINIMUM 120mm<sup>2</sup> ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP
- THERMAL COMFORT**
  - FLOORS:- CONCRETE WAFFLE POD SLAB
  - WALLS:- EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SIGILATION TO EXTERNAL STUD WALLS
  - R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
  - CEILING:- R5.0 CEILING INSULATION
  - ROOF:- UNVENTED WITH DARK SOLAR ABSORBANCE
  - WINDOWS:- DOUBLE GLAZED CLEAR AS PER SPECIFICATION
- ENERGY COMMITMENTS**
  - HOT WATER SYSTEM TO BE ELECTRIC STORAGE SYSTEM
  - COOLING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - HEATING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - BATHROOMS TO HAVE EXHAUST FAN DUCTED THROUGH FACIAGE OR ROOF WITH MANUAL ON/OFF SWITCH
  - RANGEHOOD DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
  - LAUNDRY TO HAVE NATURAL VENTILATION ONLY
  - ARTIFICIAL LIGHTING:- DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
  - ELECTRIC COOKTOP & ELECTRIC OVEN
  - OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
  - PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 6.6 PEAK KILOWATTS OF ELECTRICITY TO BE INSTALLED AND CONNECTED TO THE DWELLINGS ELECTRICAL SYSTEM
- AIR LEAKAGE & DRAUGHTS**
  - SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
  - SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
  - WEATHER STRIP EXTERNAL DOORS.
  - DRAUGHT PROOF GAPS & CRACKS



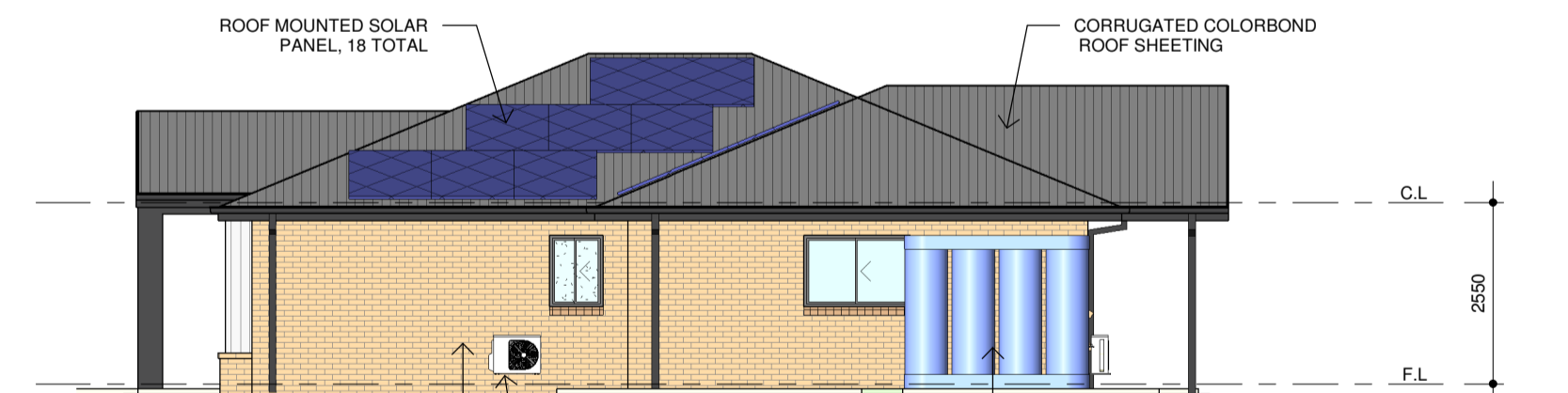
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**EAST ELEVATION**  
1 : 100



**SOUTH ELEVATION**  
1 : 100



**WEST ELEVATION**  
1 : 100

- NATHERS THERMAL NOTES:**
- DOWNLIGHTS TO BE SEALED LED UNITS
  - ALL EXHAUST FANS TO BE SELF CLOSING MAX. 250mmØ
  - ALL WINDOW FRAMES TO BE WEATHER STRIPPED
  - ALL GAPS AND CRACKS SEALED
  - ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MIN. U & SHGC VALUES
  - PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION, NOT TOTAL R VALUE
  - R2.5 INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT OF RESTRICTIONS WHERE APPLICABLE
  - R2.5 INSULATION TO ALL SKYLIGHT SHAFTS (IF APPLICABLE)
  - ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999



DATE	REV	AMENDMENT
16-9-2021	A	- MAIN SWITCHBOARD & DRIVEWAY INDICATED ON PLANS

**UNIT 1 - TYPE 'Q' SOUTH**  
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REGISTERED Building Practitioner  
**Drawn By: BRENDAN**  
Checked By: **ROB**

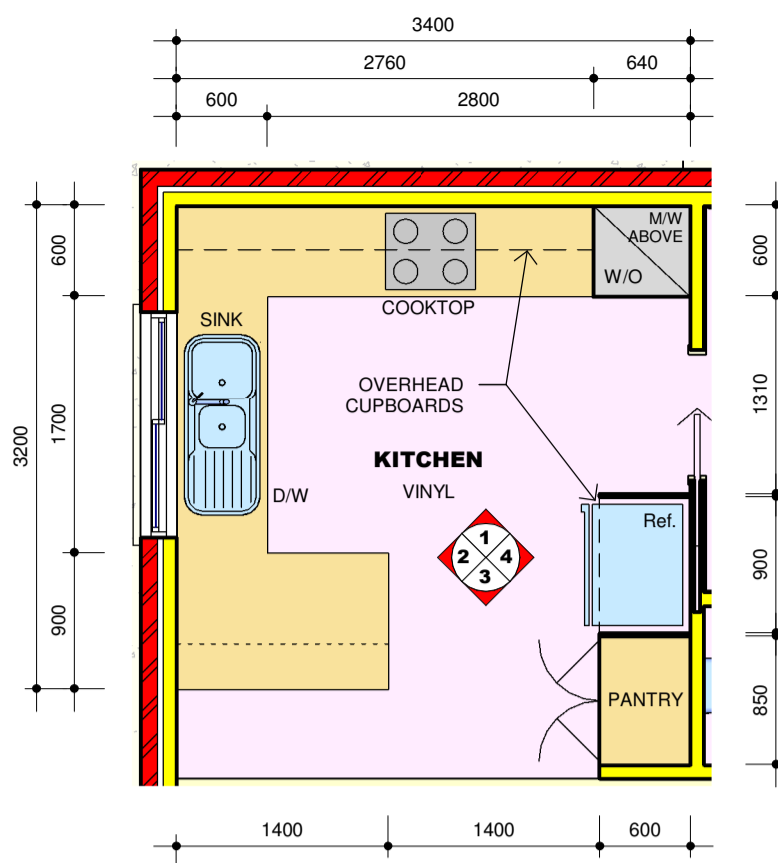
NSW: Certified Building Designer VIC: DP/AD 1076  
Incredible Ideas Pty. Ltd. ABN 72 003 725 246  
Trading as Rob Pickett Design.

**ROB PICKETT DESIGN**  
PO Box 3054 Albury NSW 2640  
www.rpdesign.com.au  
Email: euan@rpdesign.com.au  
PHONE 02 6021 1355  
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

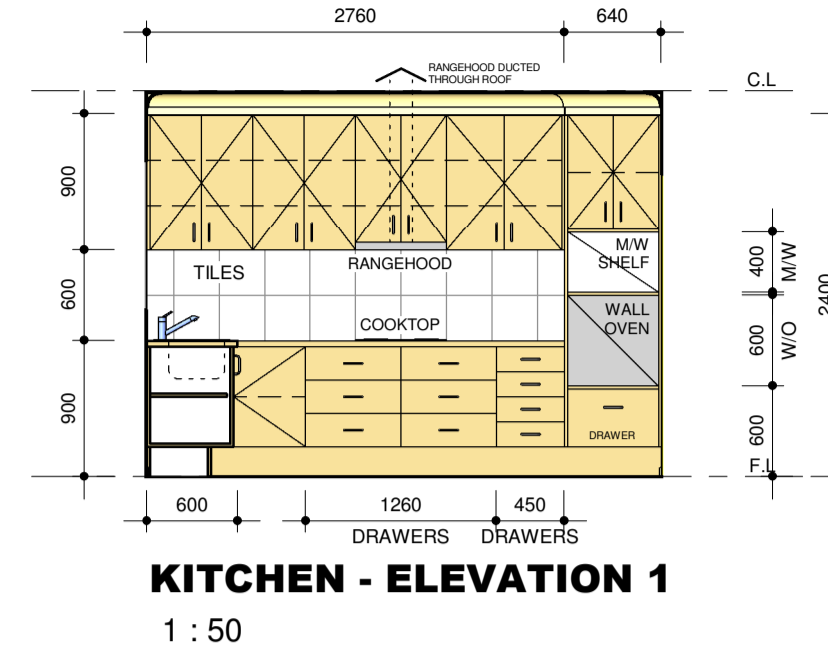
**PROPOSED SENIOR LIVING PRECINCT - STAGE 1**  
For: **EDWARD RIVER COUNCIL**  
At: **82 - 86 HARDINGE STREET, DENILQUIN NSW 2710**

**SHEET SIZE "A1"**  
Sheet: **A06**  
Date: 16-5-2022  
Job No: **7208**

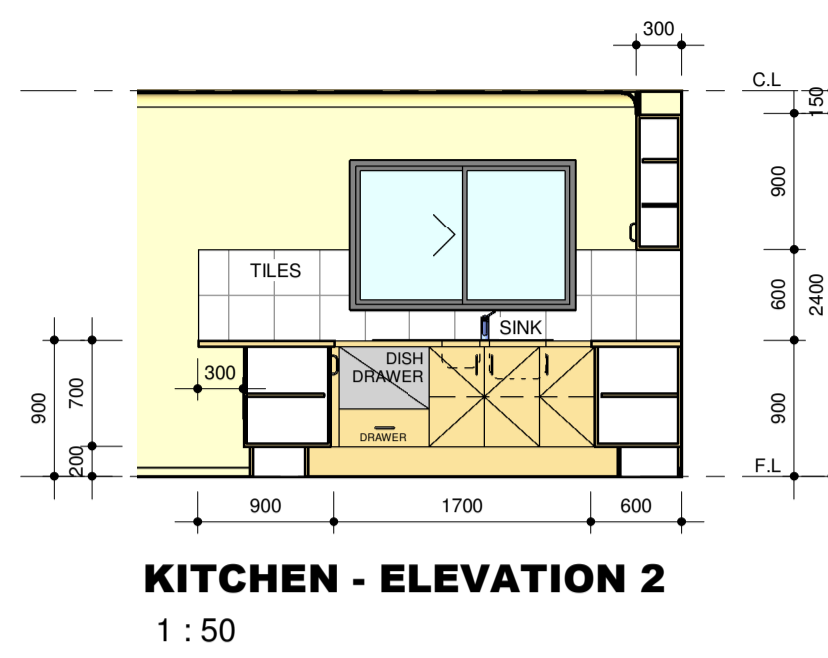
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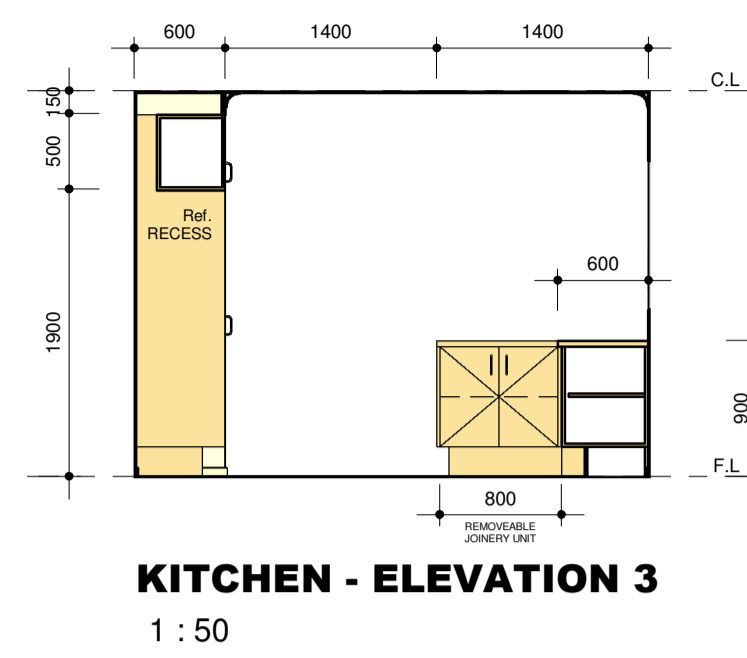
**KITCHEN**  
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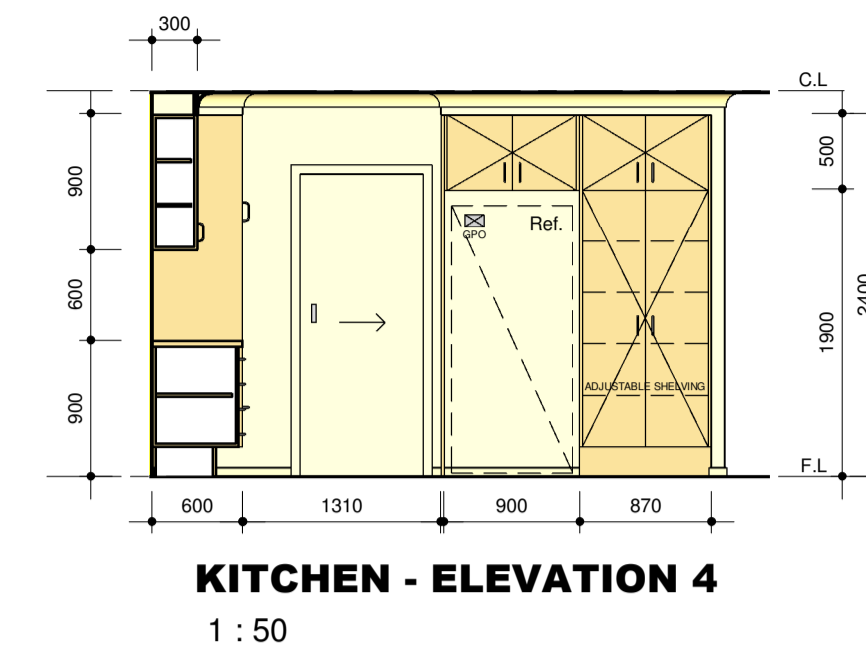
**KITCHEN - ELEVATION 1**  
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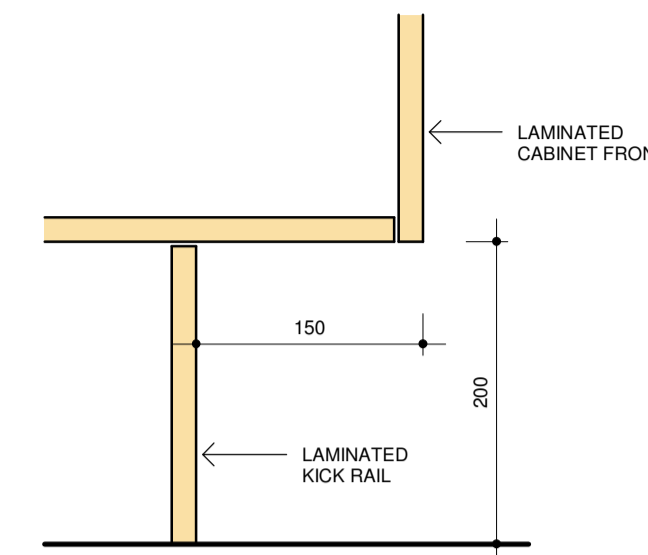
**KITCHEN - ELEVATION 2**  
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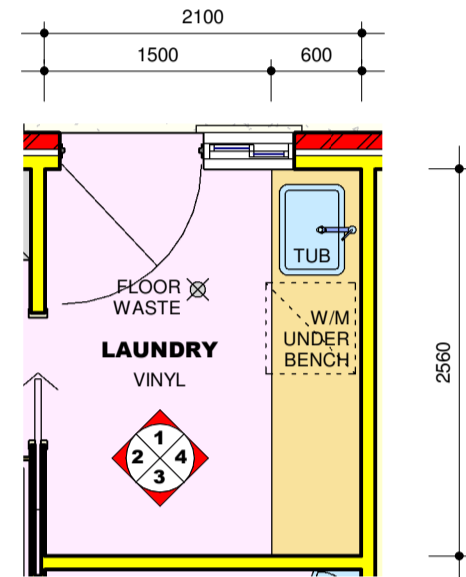
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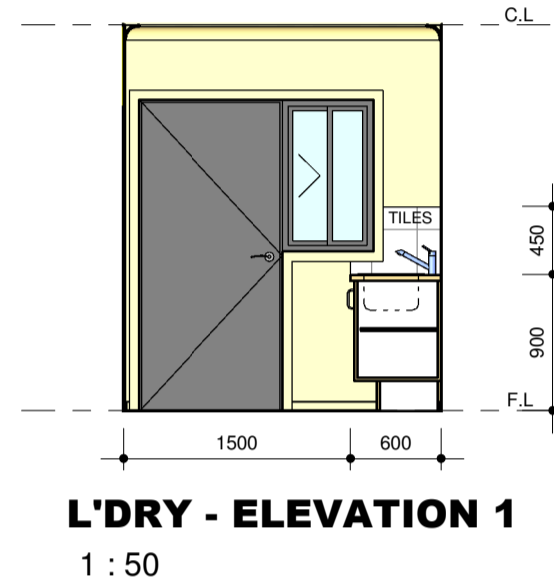
**KITCHEN - ELEVATION 4**  
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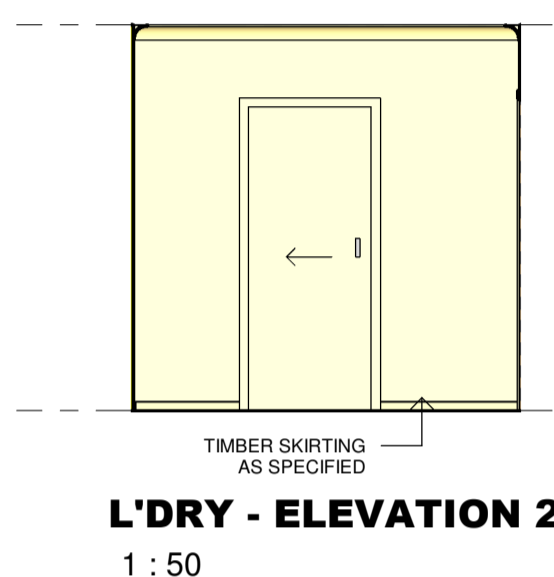
**TYPICAL KICK RAIL**  
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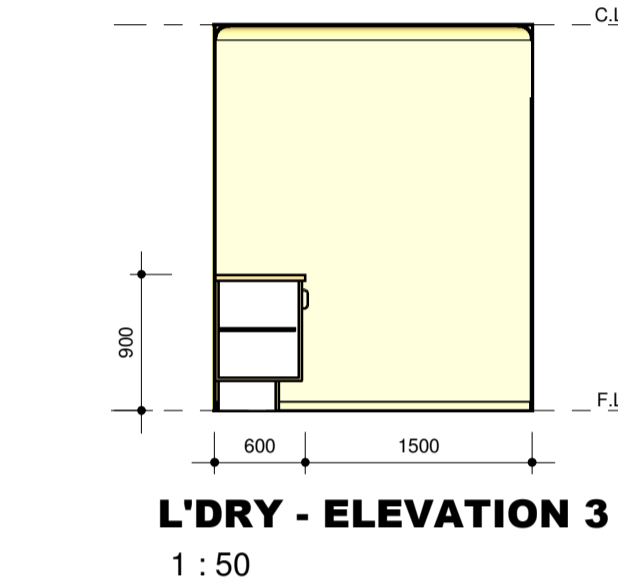
**LAUNDRY**  
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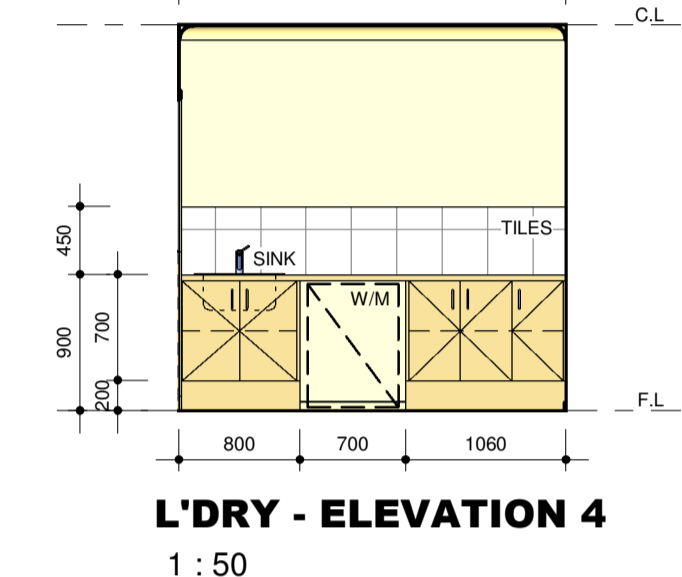
**L'DRY - ELEVATION 1**  
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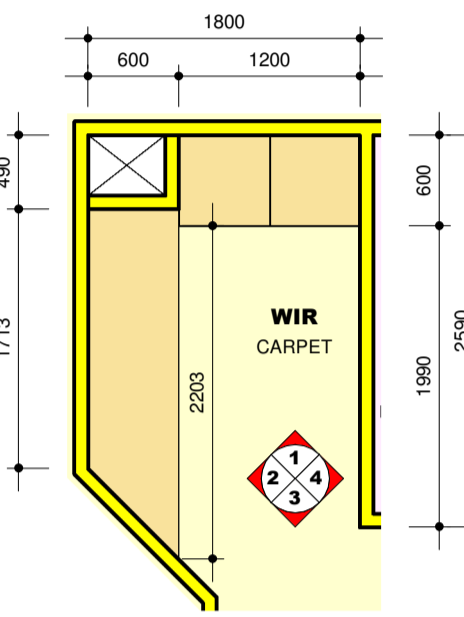
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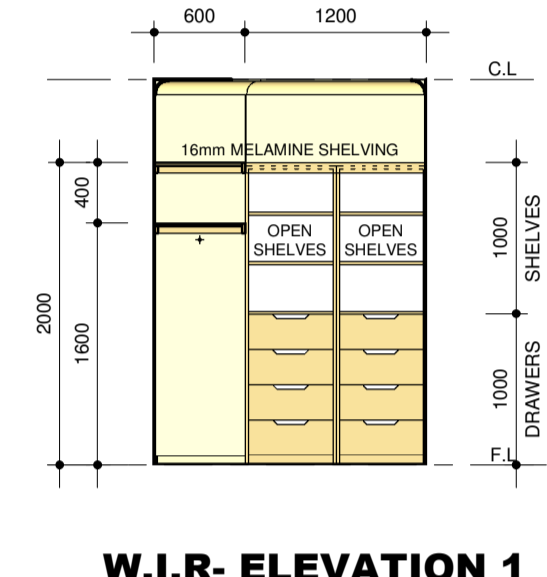
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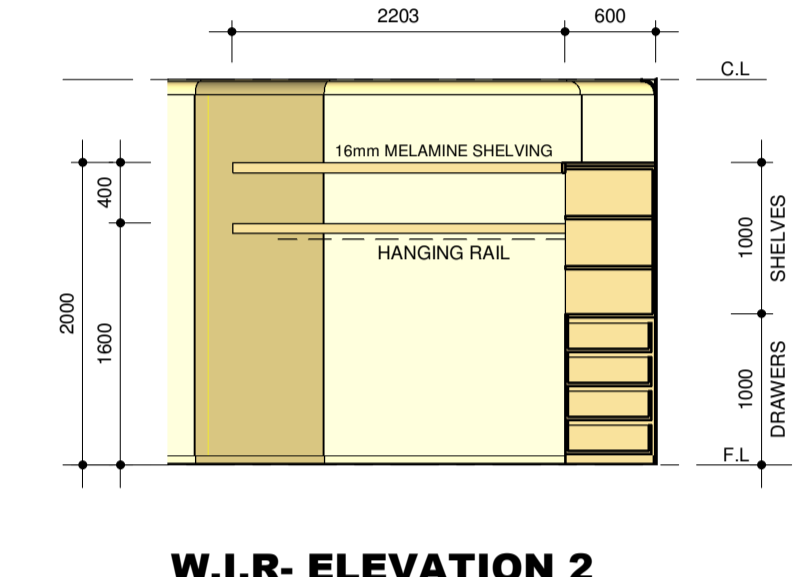
**L'DRY - ELEVATION 4**  
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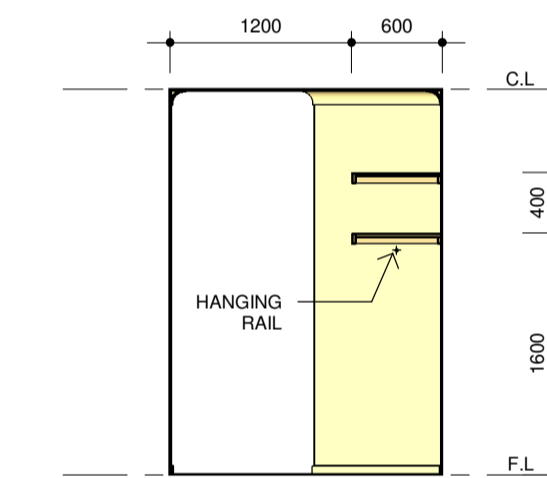
**WALK-IN ROBE**  
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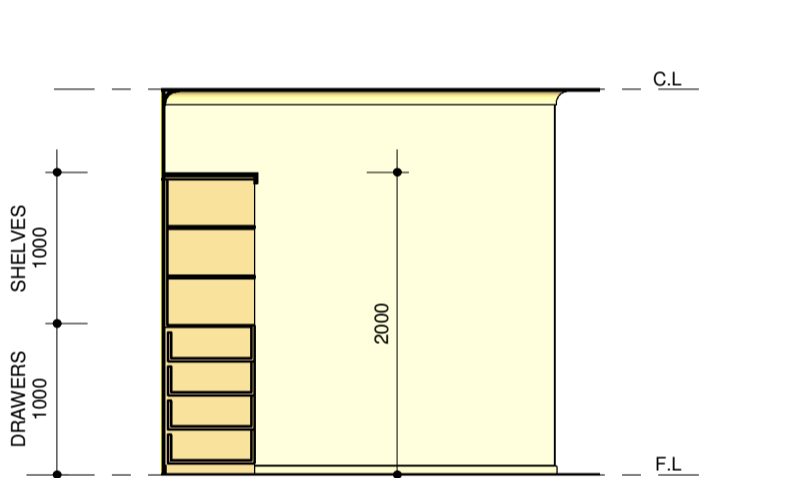
**W.I.R. - ELEVATION 1**  
1 : 50



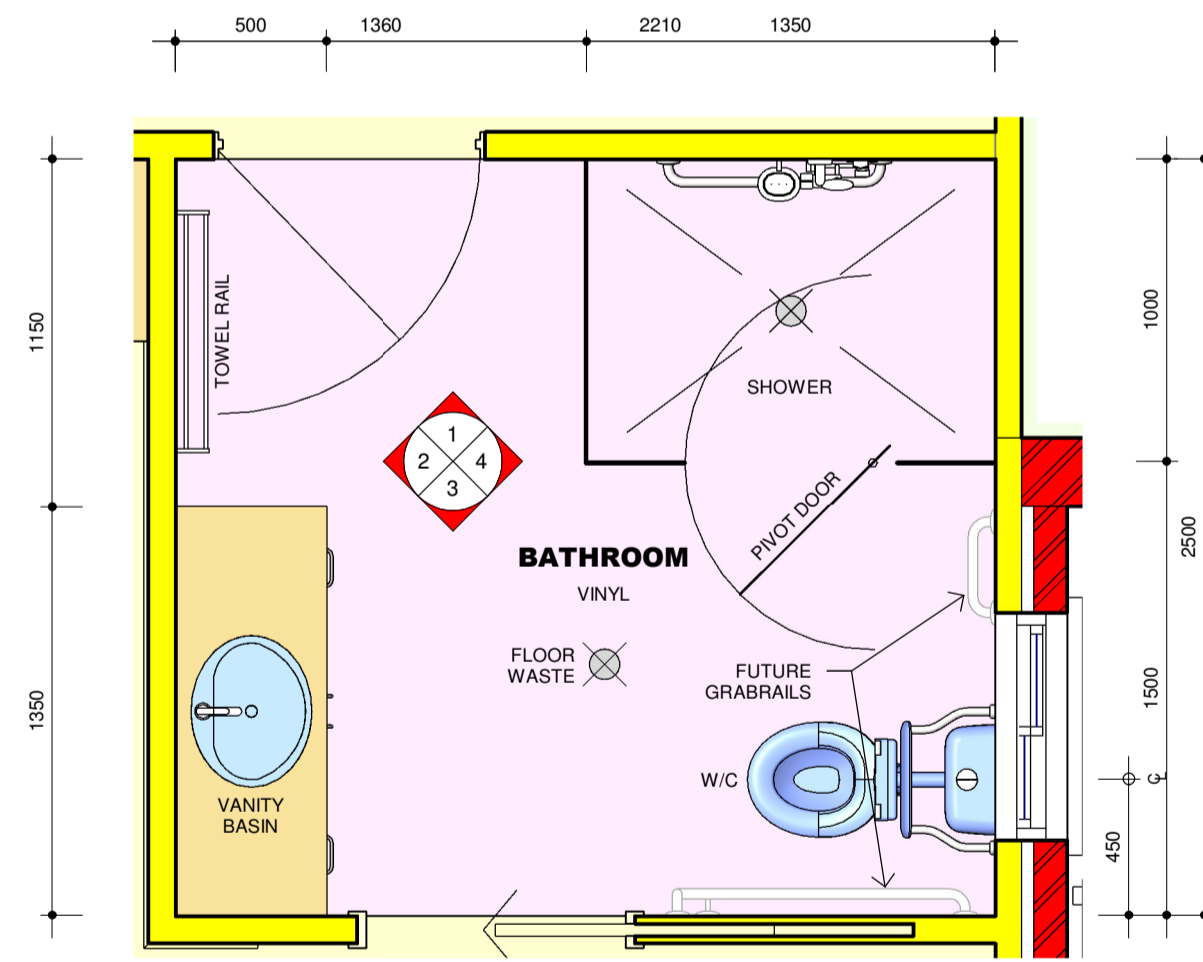
**W.I.R. - ELEVATION 2**  
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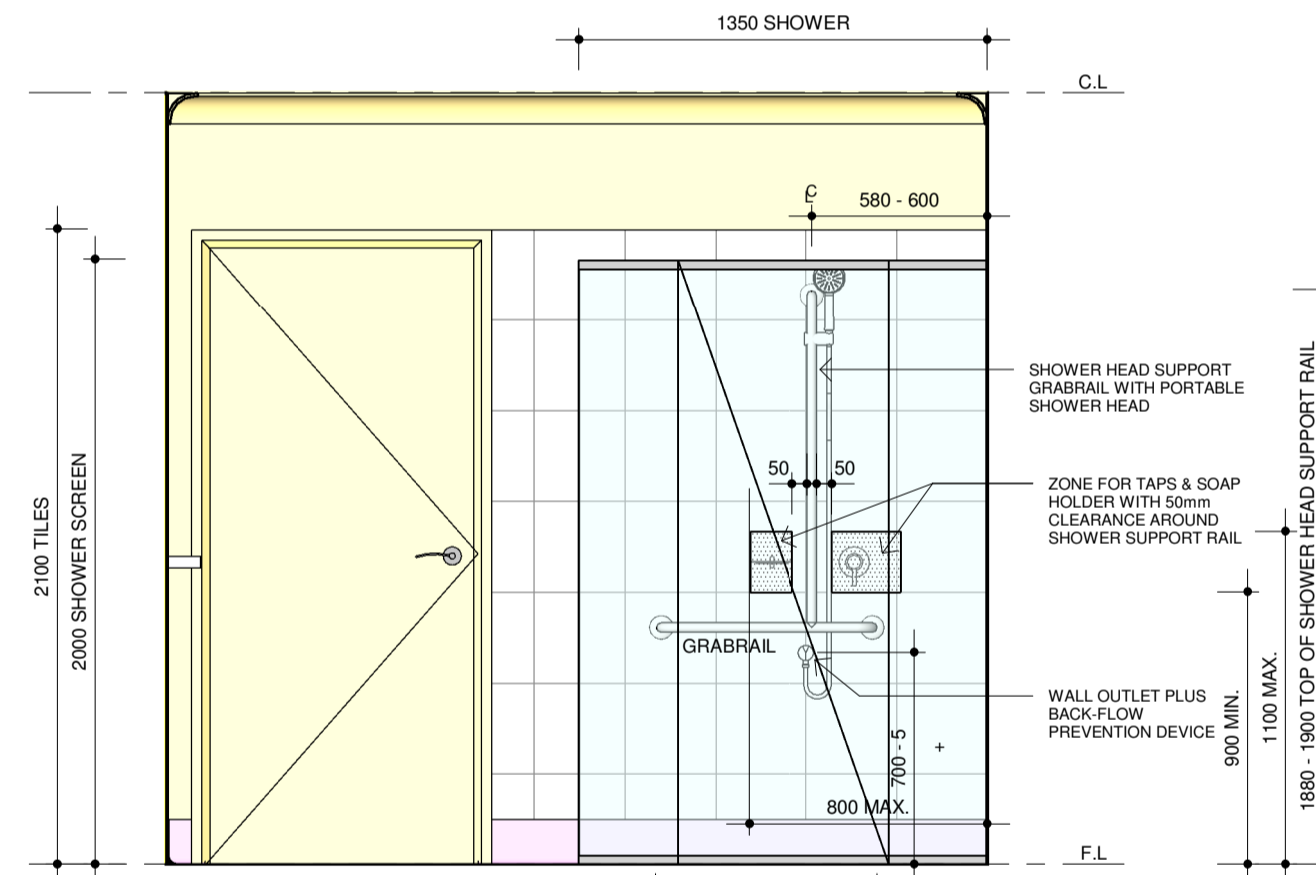
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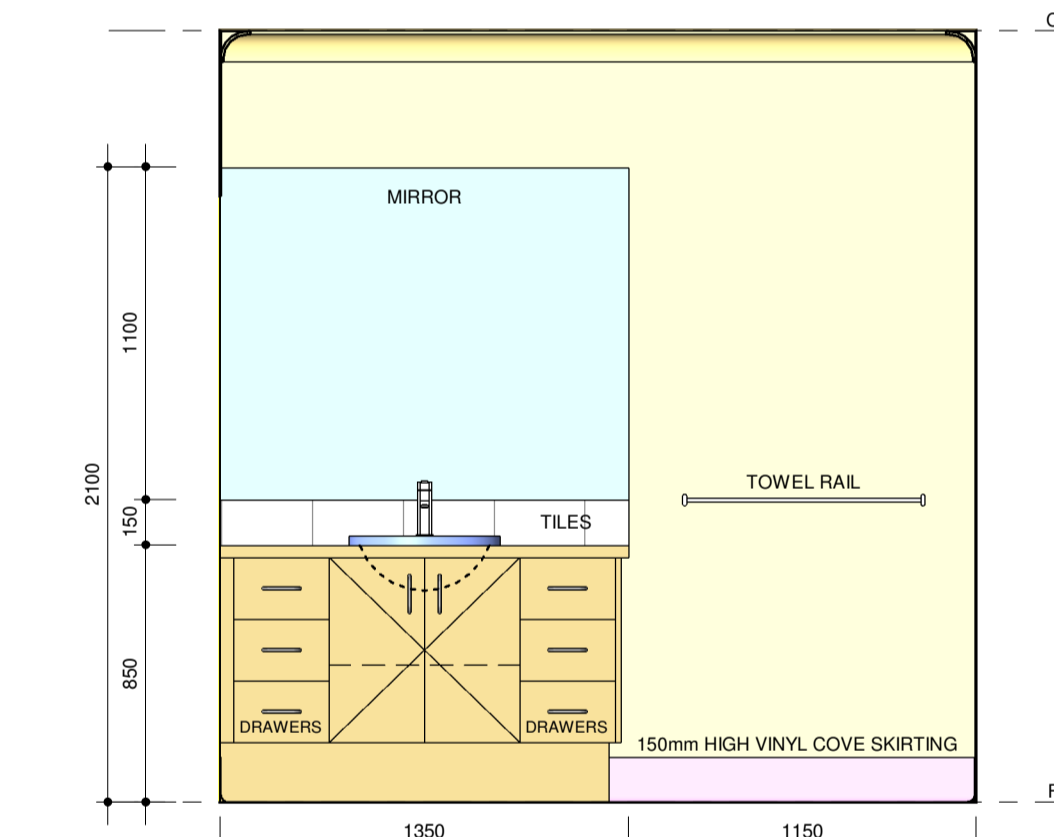
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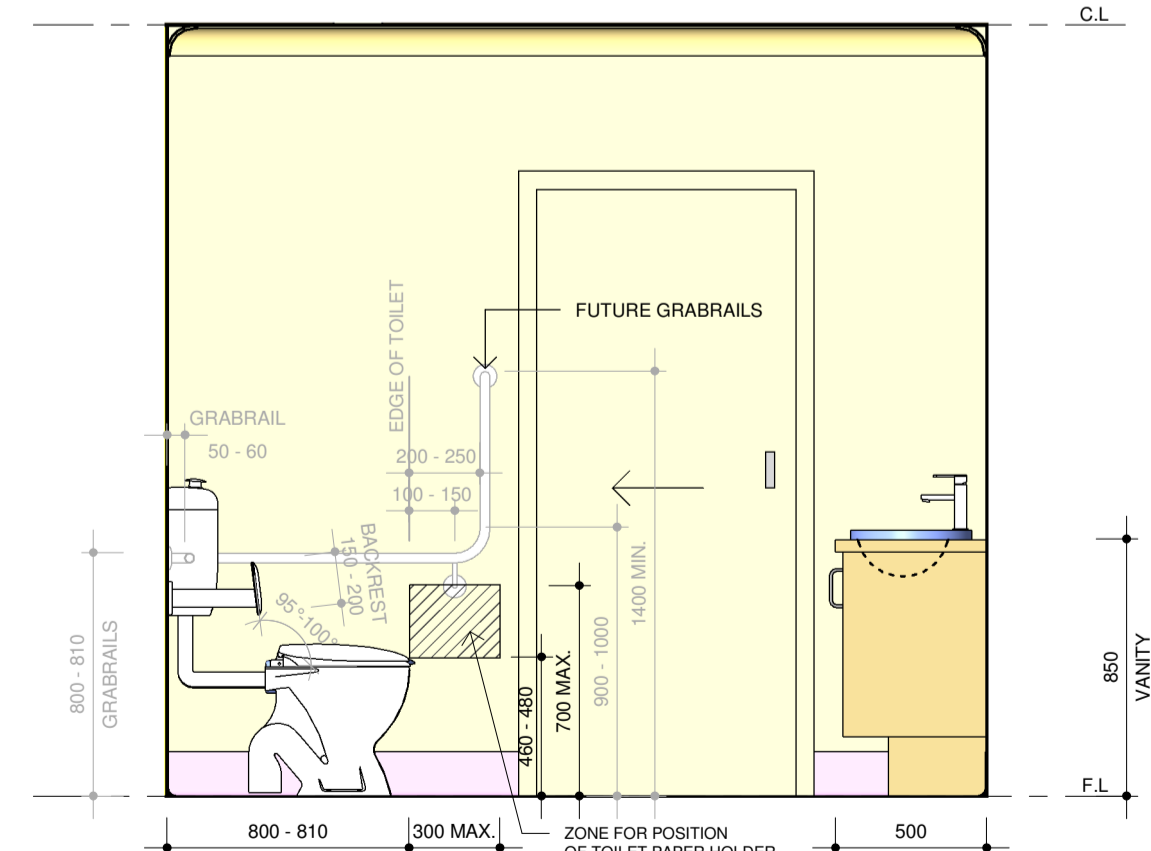
**BATHROOM**  
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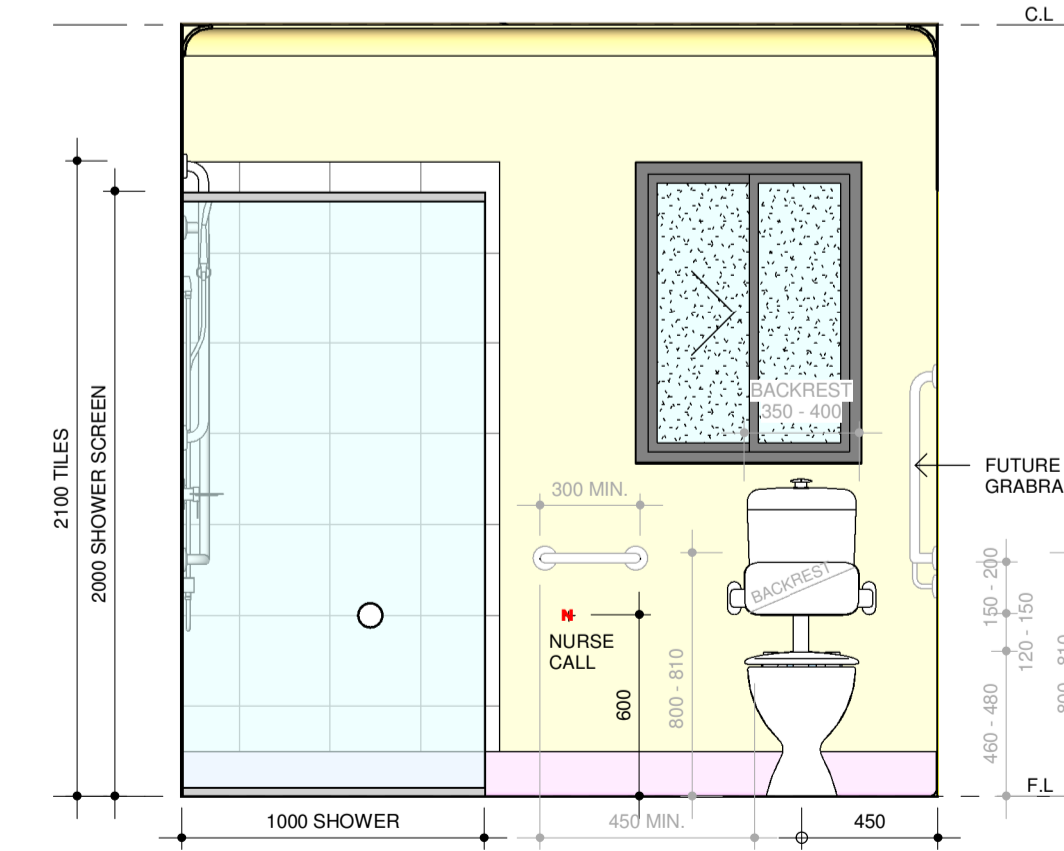
**BATH - ELEVATION 1**  
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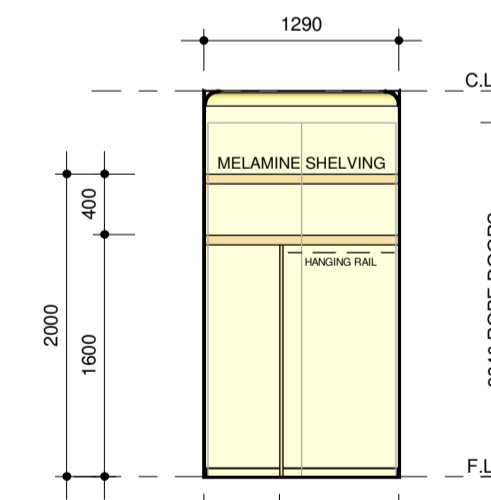
**BATH - ELEVATION 2**  
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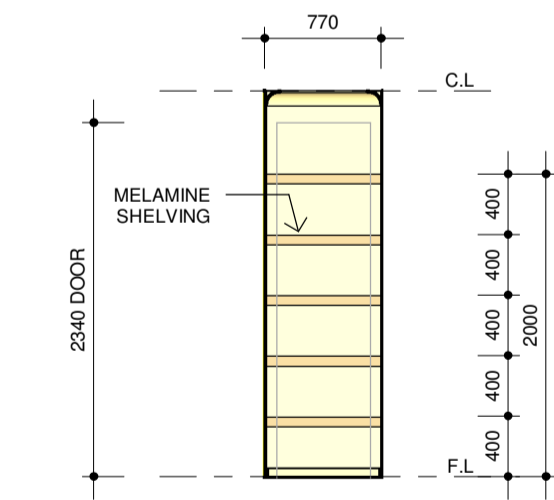
**BATH - ELEVATION 3**  
1 : 25



**BATH - ELEVATION 4**  
1 : 25



**ROBE - BED 2**  
1 : 50



**LINEN**  
1 : 50



**UNIT 1 - TYPE 'Q' - INTERNAL ELEVATIONS**

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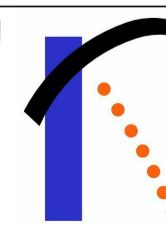


Drawn By: **BRENDAN**

Checked By: **ROB**



**ROB PICKETT DESIGN**  
PO Box 3054 Albury NSW 2640  
www.rpdesign.com.au  
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**PROPOSED SENIOR LIVING PRECINCT - STAGE 1**

For: **EDWARD RIVER COUNCIL**

At: **82 - 86 HARDINGE STREET, DENILQUIN NSW 2710**

**SHEET SIZE "A1"**

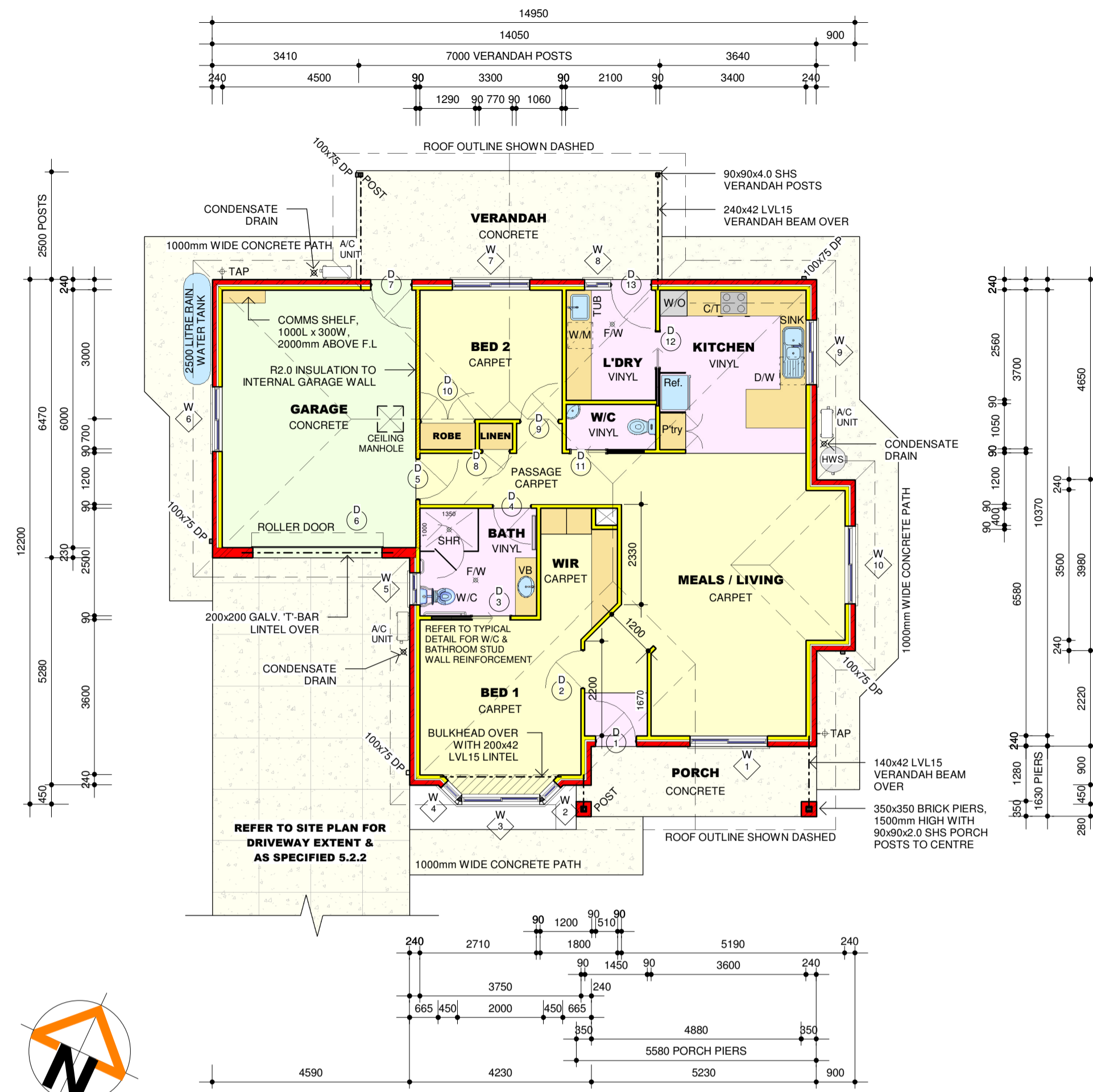
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Date: 16-5-2022

Job No: **7208**

DATE	REV	AMENDMENT
16-9-2021	A	- MAIN SWITCHBOARD & DRIVEWAY INDICATED ON PLANS

# UNIT 2 - TYPE 'Q' NORTH



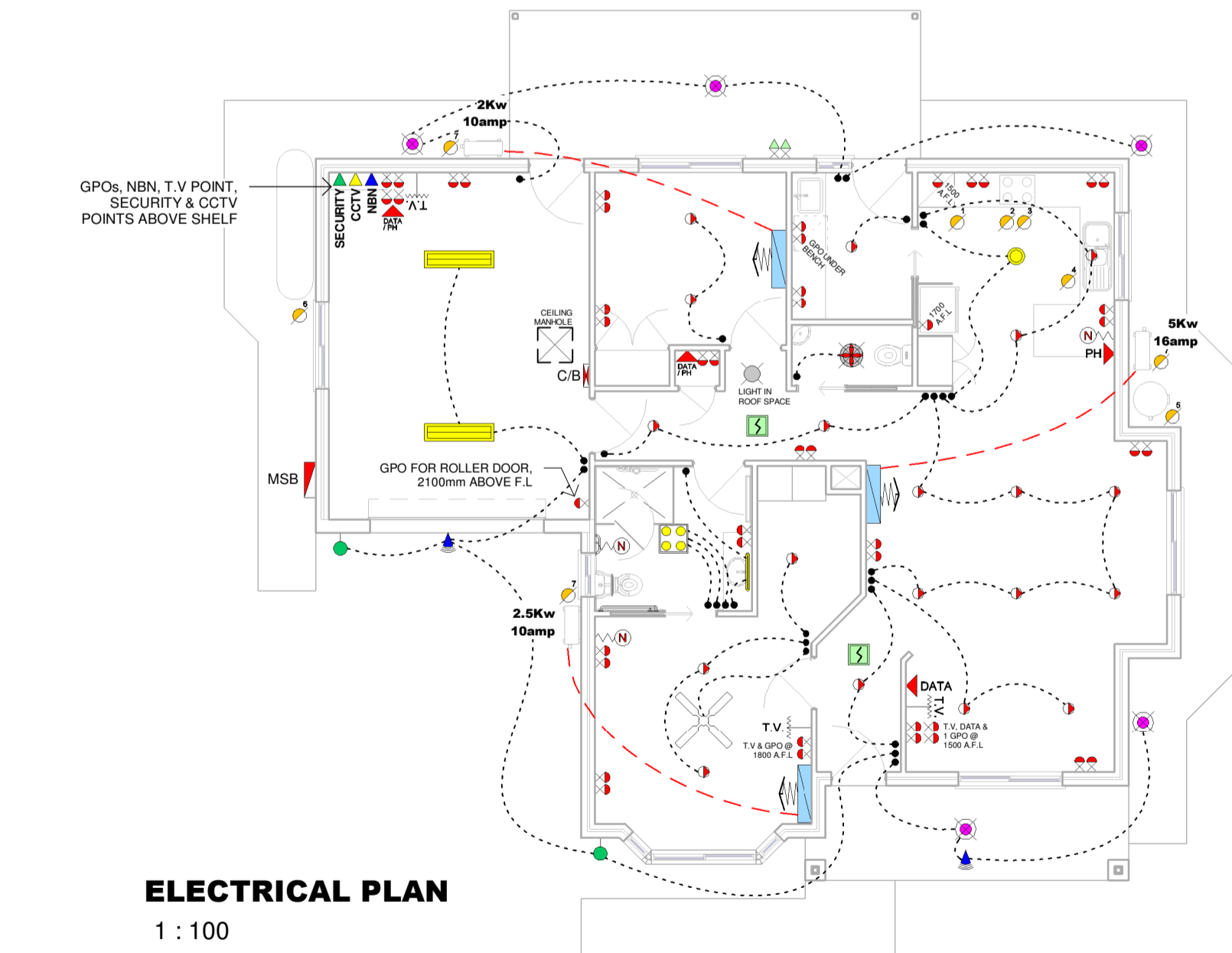
WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	NOTES	GLAZED
1	1500	1800	ALUMINIUM SLIDING	2.70 m <sup>2</sup>
2	1500	450	ALUMINIUM FIXED	0.68 m <sup>2</sup>
3	1500	1800	ALUMINIUM SLIDING	2.70 m <sup>2</sup>
4	1500	450	ALUMINIUM FIXED	0.68 m <sup>2</sup>
5	1000	750	ALUMINIUM SLIDING, OBSCURE	0.75 m <sup>2</sup>
6	1000	1500	ALUMINIUM SLIDING	1.50 m <sup>2</sup>
7	1500	1800	ALUMINIUM SLIDING	2.70 m <sup>2</sup>
8	1000	600	ALUMINIUM SLIDING	0.60 m <sup>2</sup>
9	1000	1500	ALUMINIUM SLIDING	1.50 m <sup>2</sup>
10	1500	1800	ALUMINIUM SLIDING	2.70 m <sup>2</sup>

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2040	920	HINGED ENTRY DOOR
2	2040	870	HINGED INTERNAL
3	2040	920	CAVITY SLIDING DOOR
4	2040	870	HINGED INTERNAL
5	2040	920	HINGED INTERNAL
6	2200	3000	COLORBOND ROLLER DOOR
7	2040	920	HINGED EXTERNAL, HALF GLAZED
8	2340	620	HINGED INTERNAL
9	2040	870	HINGED INTERNAL
10	2340	1240	HINGED ROBE DOORS
11	2040	870	CAVITY SLIDING DOOR
12	2040	870	CAVITY SLIDING DOOR
13	2040	920	HINGED EXTERNAL

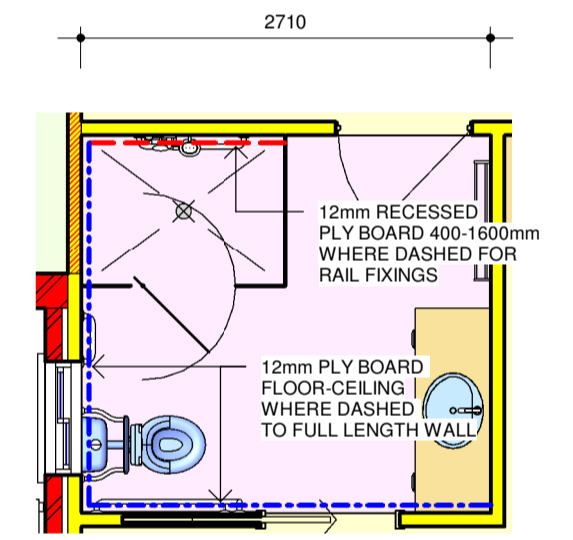
AREA TABULATION, APPROX. AREAS, BUILDER TO CONFIRM		
NAME	AREA	SQUARES
1 - LIVING	110.16 m <sup>2</sup>	11.86
2 - GARAGE	30.67 m <sup>2</sup>	3.30
3 - PORCH	8.78 m <sup>2</sup>	0.95
4 - VERANDAH	17.50 m <sup>2</sup>	1.88
	167.11 m <sup>2</sup>	17.99

**MATHERS THERMAL NOTES:**  
 - DOWNLIGHTS TO BE SEALED LED UNITS  
 - ALL EXHAUST FANS TO BE SELF CLOSING MAX. 250mmØ  
 - ALL WINDOW FRAMES TO BE WEATHER STRIPPED  
 - ALL GAPS AND CRACKS SEALED  
 - ALL GLAZING TO REFER TO MATHERS CERTIFICATE FOR MIN. U & SHGC VALUES  
 - ALL GLAZING TO REFER TO MATHERS CERTIFICATE FOR MAX. U & SHGC VALUES  
 - PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION, NOT TOTAL R VALUE  
 - R2.5 INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT OF RESTRICTIONS WHERE APPLICABLE  
 - R2.5 INSULATION TO ALL SKYLIGHT SHAFTS IF APPLICABLE  
 - ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999

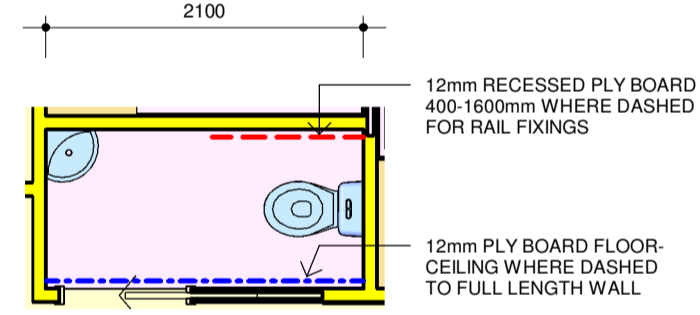
**UNIT 2 TYPE 'Q' NORTH - FLOOR PLAN**  
1 : 100



**ELECTRICAL PLAN**  
1 : 100



**FLOOR PLAN - BATHROOM**  
1 : 50



**FLOOR PLAN - W/C**  
1 : 50

ELECTRICAL LEGEND				
SYMBOL	QTY	DESCRIPTION	NOTES	
[Symbol]	1	1 - WALL OVEN	15 amp	
[Symbol]	1	2 - COOKTOP	10 amp	
[Symbol]	1	3 - RANGEHOOD	10 amp	
[Symbol]	1	4 - DISHWASHER	10 amp	
[Symbol]	1	5 - ELECTRIC STORAGE HOT WATER UNIT	10 amp	
[Symbol]	1	6 - ISOLATOR FOR WATER PUMP	10 amp	
[Symbol]	3	7 - A/C UNIT	10/16/20 amp	
[Symbol]	1	CCTV CONTROL	--	
[Symbol]	1	CEILING FAN	--	
[Symbol]	1	CONSUMER BOARD	--	
[Symbol]	1	DATA POINT	600 above F.F.L or noted	
[Symbol]	2	DATA/PH POINT	1 PHONE, 2 DATA	
[Symbol]	19	DOWNLIGHT	LED	
[Symbol]	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN	
[Symbol]	1	FLUORESCENT ROUND	--	
[Symbol]	1	FLUORESCENT SINGLE 600mm	WALL MOUNTED	
[Symbol]	21	GPO DOUBLE	600 above F.F.L or 150 above benches	

ELECTRICAL LEGEND				
SYMBOL	QTY	DESCRIPTION	NOTES	
[Symbol]	3	GPO DOUBLE OUTDOOR	600 above F.F.L or noted	
[Symbol]	1	GPO SINGLE	600 above F.F.L or noted	
[Symbol]	2	LED PANEL, 1200mm	--	
[Symbol]	5	LIGHT FITTING	SOFFIT MOUNTED	
[Symbol]	1	LIGHT FITTING ROOF	--	
[Symbol]	29	LIGHT SWITCH	1020 above F.F.L	
[Symbol]	1	METER BOARD	--	
[Symbol]	2	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED	
[Symbol]	1	NBN MODEM	--	
[Symbol]	3	NURSE CALL	600 above F.F.L or 150 above benches	
[Symbol]	1	PHONE POINT	600 above F.F.L or 150 above benches	
[Symbol]	1	SECURITY SYSTEM	--	
[Symbol]	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED	
[Symbol]	3	T.V. POINT	600 above F.F.L or noted	
[Symbol]	1	TASTIC 4 LIGHT	WITH 2000 EXHAUST FAN	
[Symbol]	2	WALL LIGHT - EXTERNAL	--	
[Symbol]	3	WALL MOUNTED A/C UNIT	--	

**GENERAL NOTES**

- BRICK VENEER CONSTRUCTION
- COLORBOND ROOF SHEETING
- 10mm PLASTERBOARD WALL & CEILING LINING
- 6mm VLLBOARD TO WET AREAS
- TIMBER STUDS @ 450c/s THROUGHOUT

**BASIX COMMITMENTS:-**

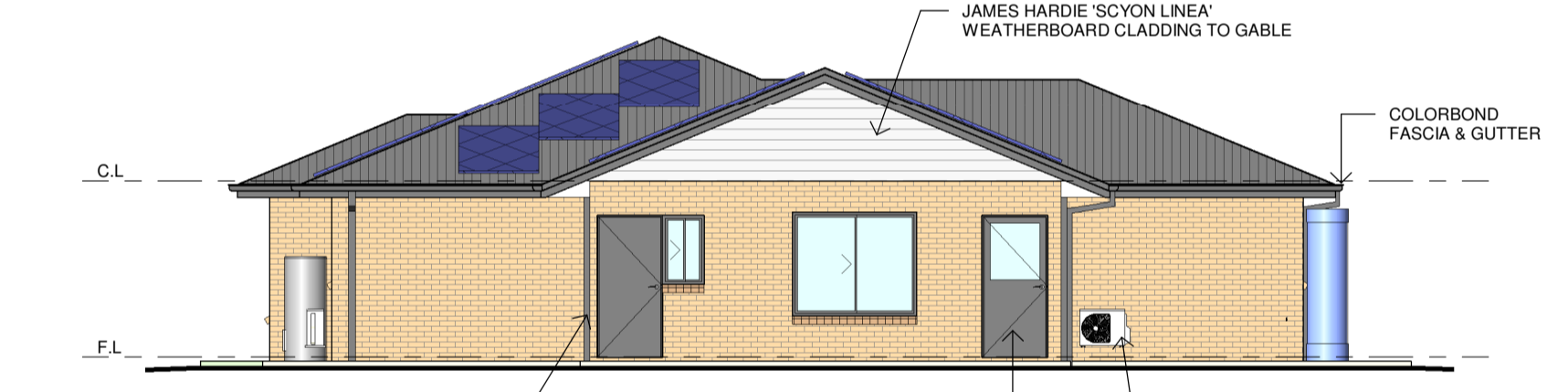
- WATER COMMITMENTS**
  - SHOWER HEADS MIN. 4 STARS FLOW OF 4.5L but <=6L/min TO ALL SHOWERS
  - TOILETS TO MEET MIN. 4 STARS
  - KITCHEN TAPS TO MEET MIN. 5 STARS
  - BATHROOM TAPS TO MEET MIN. 5 STARS
  - WATER TANK MINIMUM 2,500 LITRE, MINIMUM 120m<sup>2</sup> ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L DRY COLD WATER TAP
- THERMAL COMFORT**
  - FLOORS- CONCRETE WAFFLE POOL SLAB
  - WALLS- EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SASSATION TO EXTERNAL STUD WALLS
  - R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
  - CEILING- R5.0 CEILING INSULATION
  - ROOF- UNVENTED WITH DARK SOLAR ABSORPTANCE
  - WINDOWS- DOUBLE GLAZED CLEAR AS PER SPECIFICATION
- ENERGY COMMITMENTS**
  - HOT WATER SYSTEM TO BE ELECTRIC STORAGE SYSTEM
  - COOLING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - HEATING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - BATHROOMS TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
  - RANGEHOOD DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
  - LAUNDRY TO HAVE NATURAL VENTILATION ONLY
  - ARTIFICIAL LIGHTING- DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
  - ELECTRIC COOKTOP & ELECTRIC OVEN
  - OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
  - PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 5 PEAK KILOWATTS OF ELECTRICITY TO BE INSTALLED AND CONNECTED TO THE DWELLINGS ELECTRICAL SYSTEM
- AIR LEAKAGE & DRAUGHTS**
  - SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
  - SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
  - WEATHER STRIP EXTERNAL DOORS.
  - DRAUGHT PROOF GAPS & CRACKS



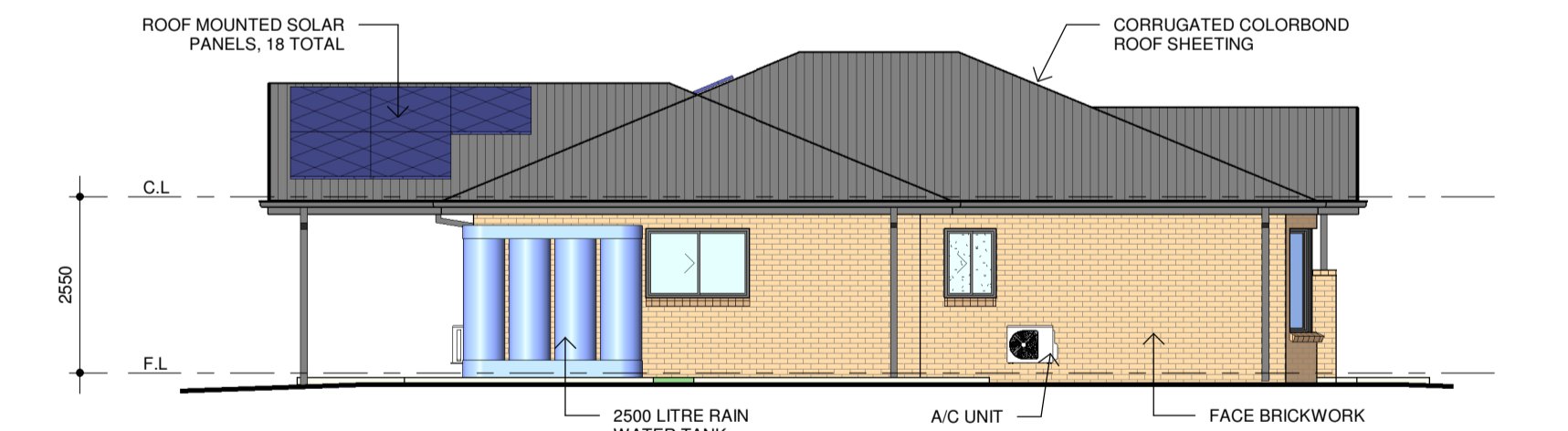
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**EAST ELEVATION**  
1 : 100



**NORTH ELEVATION**  
1 : 100



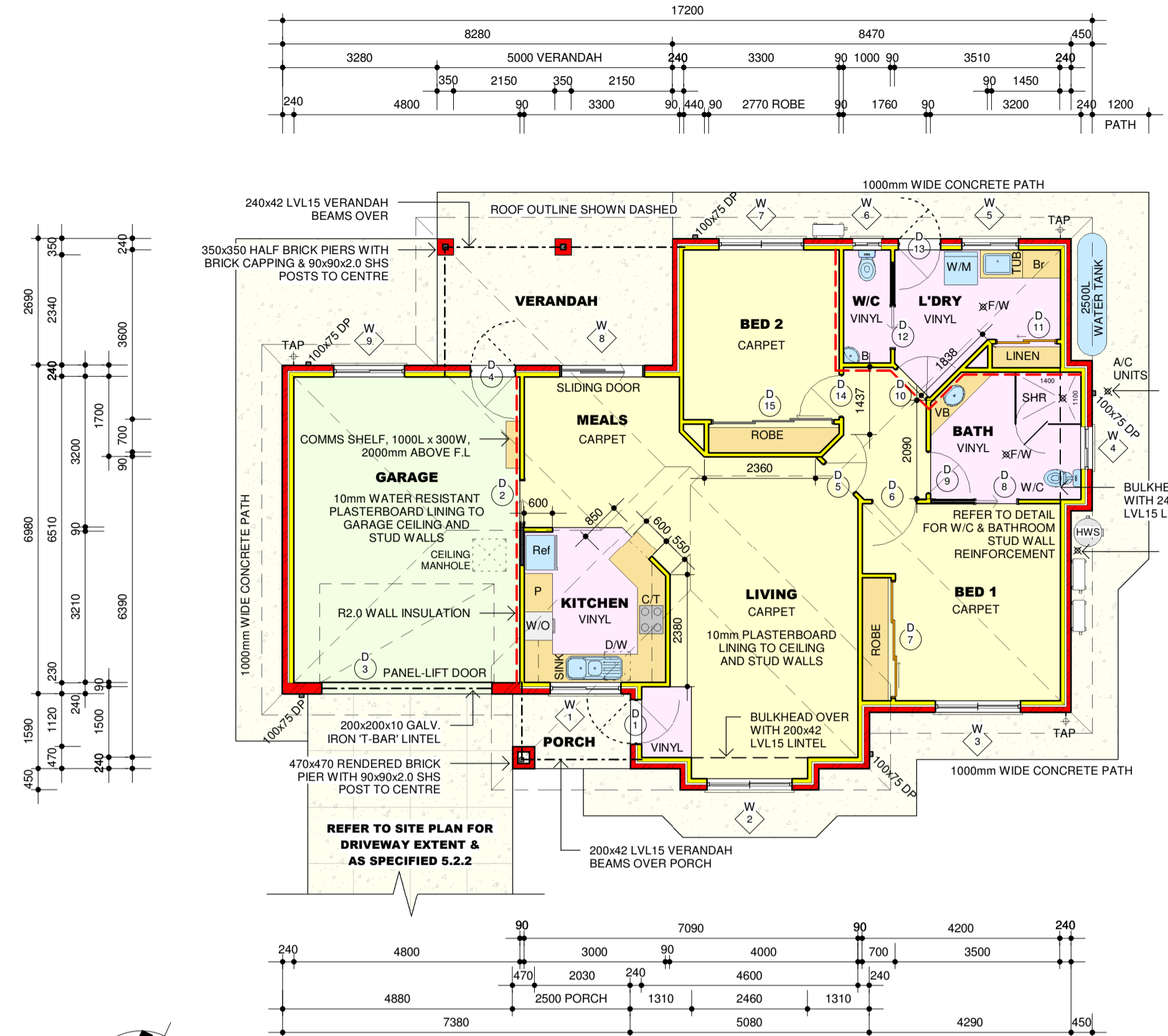
**WEST ELEVATION**  
1 : 100







# UNIT 3 - TYPE 'C'



**UNIT 3 TYPE 'C' - FLOOR PLAN**  
1 : 100

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2040	920	ENTRY DOOR WITH FLYSCREEN
2	2040	920	CAVITY SLIDING
3	2100	3600	GARAGE PANEL DOOR
4	2040	920	HINGED EXTERNAL
5	2040	870	HINGED INTERNAL
6	2040	920	HINGED INTERNAL
7	2340	2500	SLIDING ROBE DOORS
8	2040	920	CAVITY SLIDING
9	2040	870	HINGED INTERNAL
10	2040	870	HINGED INTERNAL
11	2340	1300	LINEN SLIDING DOORS
12	2040	920	CAVITY SLIDING
13	2040	870	HINGED EXTERNAL HALF GLAZED
14	2040	870	HINGED INTERNAL
15	2340	2800	ROBE SLIDING DOORS

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	1000	1500	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
3	1800	1800	ALUMINIUM SLIDER
4	900	900	ALUMINIUM SLIDER OBSCURE GLAZED
5	1000	1200	ALUMINIUM SLIDER
6	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
7	1800	1800	ALUMINIUM SLIDER
8	2100	1800	ALUMINIUM SLIDING DOOR
9	1000	1500	ALUMINIUM SLIDER

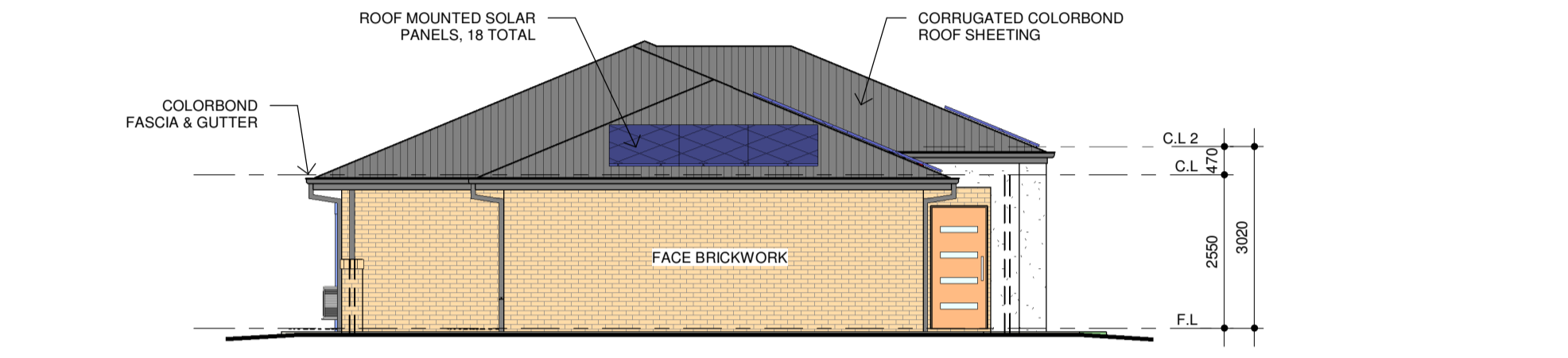
AREA TABULATION, APPROX. AREAS. BUILDER TO CONFIRM		
NAME	AREA	SQUARES
1 - LIVING	117.0 m <sup>2</sup>	12.60
2 - GARAGE	35.2 m <sup>2</sup>	3.79
3 - PORCH	4.0 m <sup>2</sup>	0.43
4 - VERANDAH	13.5 m <sup>2</sup>	1.45
	169.6 m <sup>2</sup>	18.26

**NATHERS THERMAL NOTES:**  
 - DOWNLIGHTS TO BE SEALED LED UNITS  
 - ALL EXHAUST FANS TO BE SELF CLOSING MAX. 250mmØ  
 - ALL WINDOW FRAMES TO BE WEATHER STRIPPED  
 - ALL GAPS AND CRACKS SEALED  
 - ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MIN. U & SHGC VALUES  
 - PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION, NOT TOTAL R VALUE  
 - R2.0 INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT OF RESTRICTIONS WHERE APPLICABLE  
 - R2.5 INSULATION TO ALL SKYLIGHT SHAFTS (IF APPLICABLE)  
 - ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999

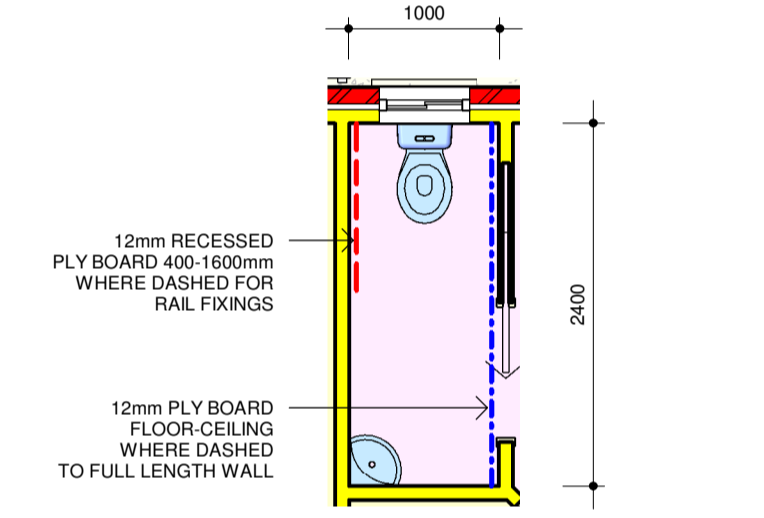
- GENERAL NOTES**
- BRICK VENEER CONSTRUCTION
  - COLORBOND ROOF SHEETING
  - 10mm PLASTERBOARD WALL & CEILING LINING
  - 6mm VILLABOARD TO WET AREAS
  - TIMBER STUDS @ 450c/c THROUGHOUT
- BASIX COMMITMENTS:-**
- WATER COMMITMENTS**
    - SHOWER HEADS MIN. 4 STARS FLOW OF <math>4.5L</math> BUT <math>\leq 6L</math> TO ALL SHOWERS
    - TOILETS TO MEET MIN. 4 STARS
    - KITCHEN TAPS TO MEET MIN. 5 STARS
    - BATHROOM TAPS TO MEET MIN. 5 STARS
    - WATER TANK MINIMUM 2,500 LITRE, MINIMUM 120m<sup>2</sup> ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, DRY COLD WATER TAP
  - THERMAL COMFORT**
    - FLOORS- CONCRETE WAFFLE FLOOR SLAB
    - WALLS- EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
    - R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
    - CEILING- R5.0 CEILING INSULATION
    - ROOF- UNVENTED WITH DARK SOLAR ABSORPTANCE
    - WINDOWS- DOUBLE GLAZED CLEAR AS PER SPECIFICATION
  - ENERGY COMMITMENTS**
    - HOT WATER SYSTEM TO BE ELECTRIC STORAGE SYSTEM
    - COOLING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
    - HEATING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
    - BATHROOMS TO HAVE EXHAUST FAN DUCTED THROUGH FACIAS OR ROOF WITH MANUAL ON/OFF SWITCH
    - RANGEHOOD DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
    - LAUNDRY TO HAVE NATURAL VENTILATION ONLY
    - ARTIFICIAL LIGHTING:-
      - DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
      - ELECTRIC COOKTOP & ELECTRIC OVEN
      - OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
      - PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 8.5 PEAK KILOWATTS OF ELECTRICITY TO BE INSTALLED AND CONNECTED TO THE DWELLINGS ELECTRICAL SYSTEM
  - AIR LEAKAGE & DRAUGHTS**
    - SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
    - SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
    - WEATHER STRIP EXTERNAL DOORS.
    - DRAUGHT PROOF GAPS & CRACKS.



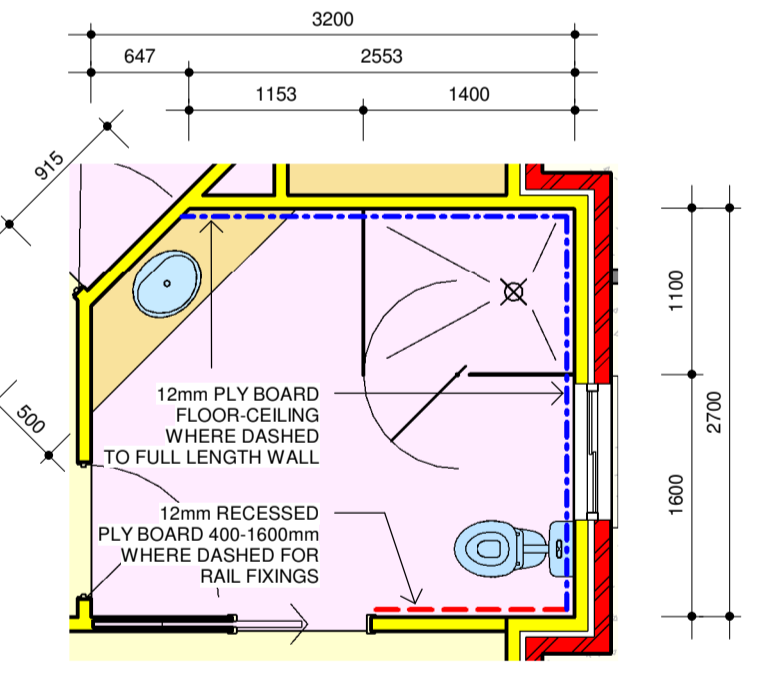
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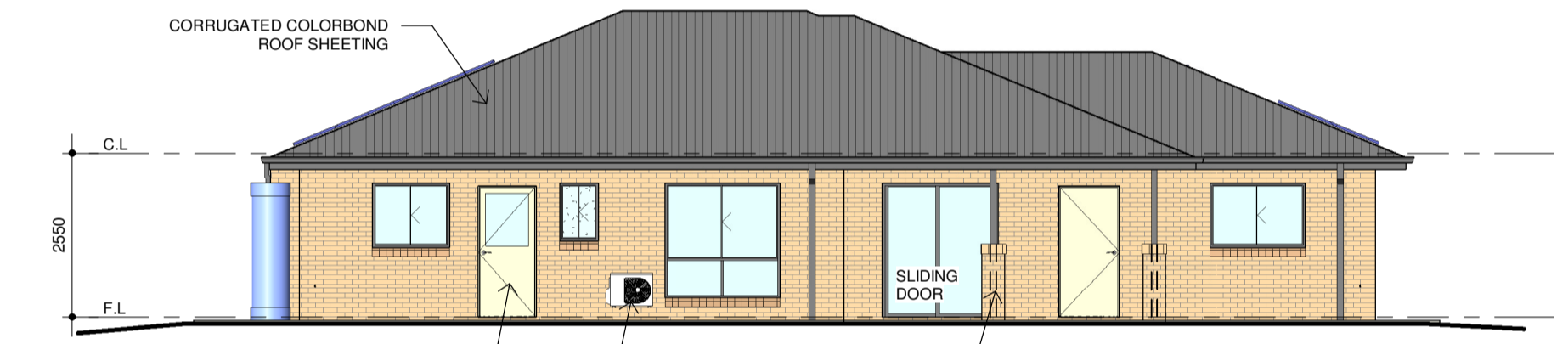
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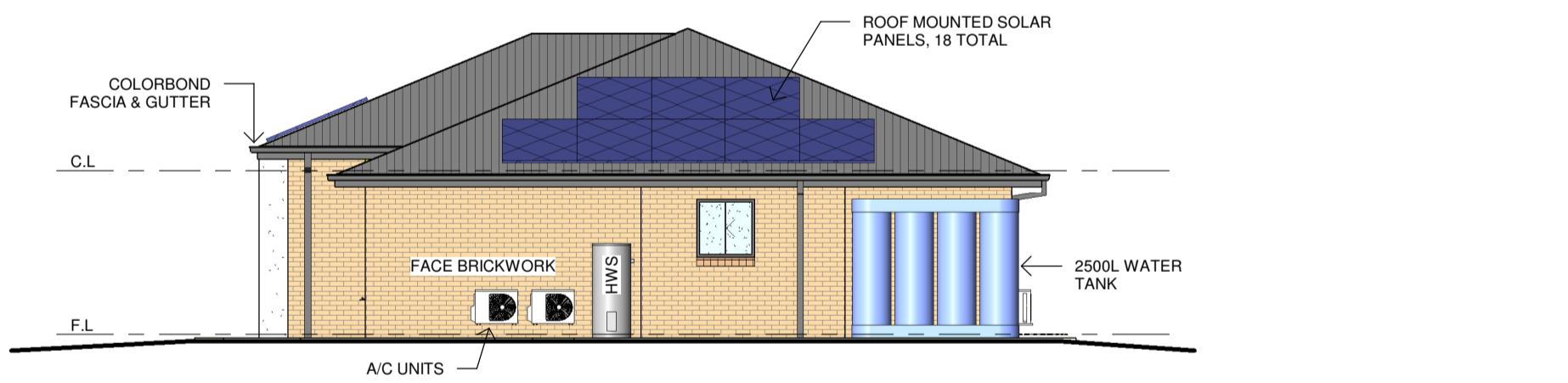
**FLOOR PLAN - W/C**  
1 : 50



**FLOOR PLAN - BATHROOM**  
1 : 50



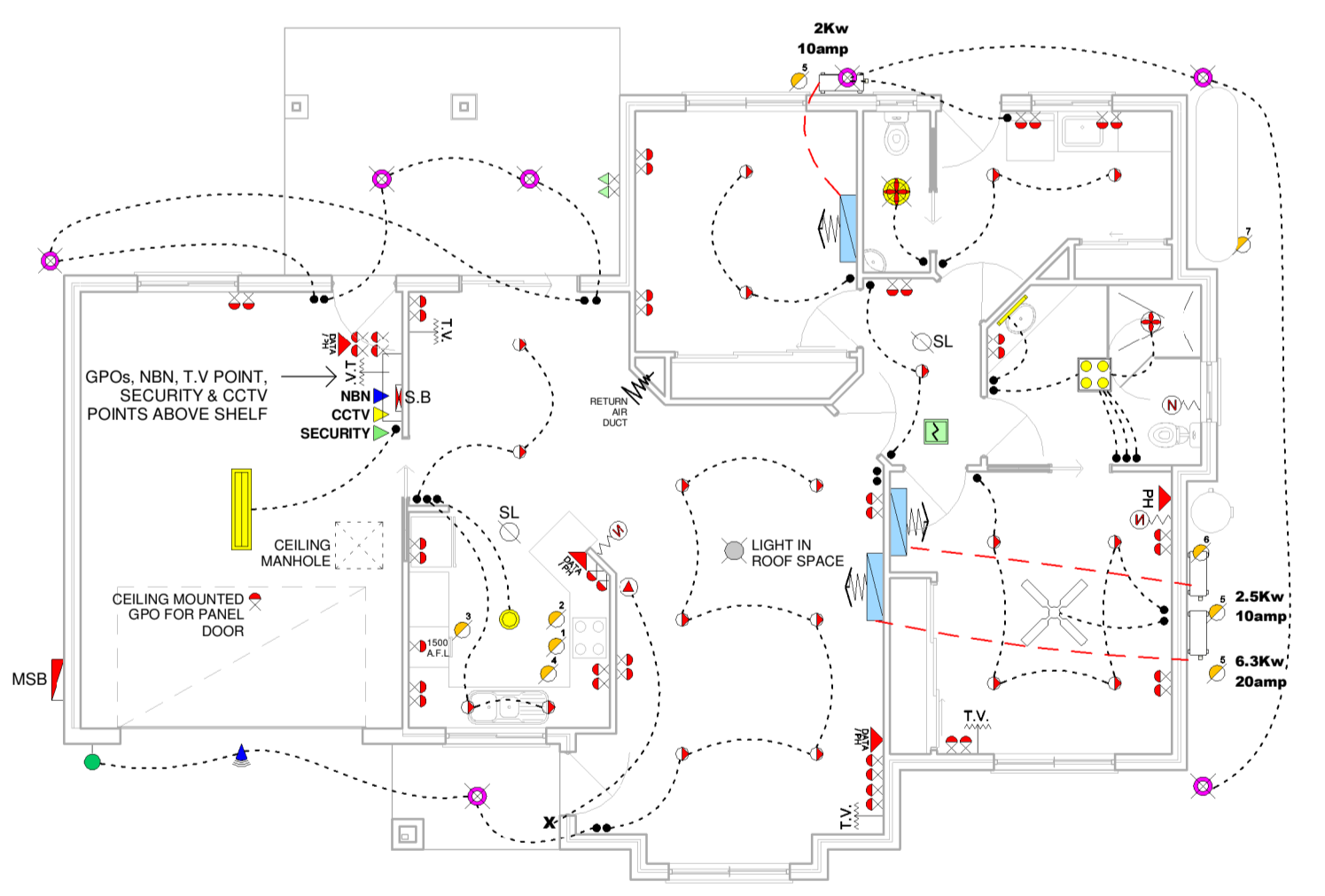
**SOUTH ELEVATION**  
1 : 100



**WEST ELEVATION**  
1 : 100



**OPTION A**



**ELECTRICAL PLAN**  
1 : 100

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
[Symbol]	1	1 - COOKTOP	10 amp
[Symbol]	1	2 - RANGEHOOD	10 amp
[Symbol]	1	3 - WALL OVEN	15 amp
[Symbol]	1	4 - DISHWASHER	10 amp
[Symbol]	3	5 - ISOLATOR FOR AIR CONDITIONER	10/20 amp
[Symbol]	1	6 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
[Symbol]	1	7 - ISOLATOR FOR WATER PUMP	10 amp
[Symbol]	1	CCTV CONTROL	--
[Symbol]	1	CEILING FAN	--
[Symbol]	3	DATA/PH POINT	600 above F.F.L and 150 above benches
[Symbol]	1	DOOR CHIME	--
[Symbol]	19	DOWNLIGHT	L.E.D
[Symbol]	1	EXHAUST FAN	2000
[Symbol]	1	EXHAUST FAN LIGHT	EXHAUST FAN LIGHT, 5 MIN. DELAY OFF FOR FAN
[Symbol]	1	FLUORESCENT ROUND	--
[Symbol]	1	FLUORESCENT WALL LIGHT	600mm
[Symbol]	21	GPO DOUBLE	--
[Symbol]	1	GPO DOUBLE OUTDOOR	600 above F.F.L
[Symbol]	2	GPO SINGLE	600 above F.F.L and 150 above benches
[Symbol]	1	L.E.D PANEL, 1200mm	--
[Symbol]	1	LIGHT FITTING ROOF	CFL BATTEN FITTING IN ROOF SPACE
[Symbol]	26	LIGHT SWITCH	1020 above F.F.L
[Symbol]	1	METER BOARD	--
[Symbol]	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
[Symbol]	1	NBN MODEM	--
[Symbol]	3	NURSE CALL	600 above F.F.L or as noted on plans
[Symbol]	1	PHONE POINT	600 above F.F.L and 150 above benches
[Symbol]	1	SECURITY SYSTEM	--
[Symbol]	2	SKY LIGHT	2500 TUBE SKYLIGHT
[Symbol]	1	SMOKE DETECTOR	HARD WIRED
[Symbol]	7	SOFFIT MOUNTED CFL	--
[Symbol]	1	SUB BOARD	--
[Symbol]	4	T.V. POINT	600 above F.F.L or noted
[Symbol]	1	TASTIC LIGHT	2000 EXHAUST
[Symbol]	1	WALL LIGHT - EXTERNAL	--
[Symbol]	3	WALL MOUNTED A/C UNIT	--



**UNIT 3 - TYPE 'C'**  
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**Checked By: ROB**

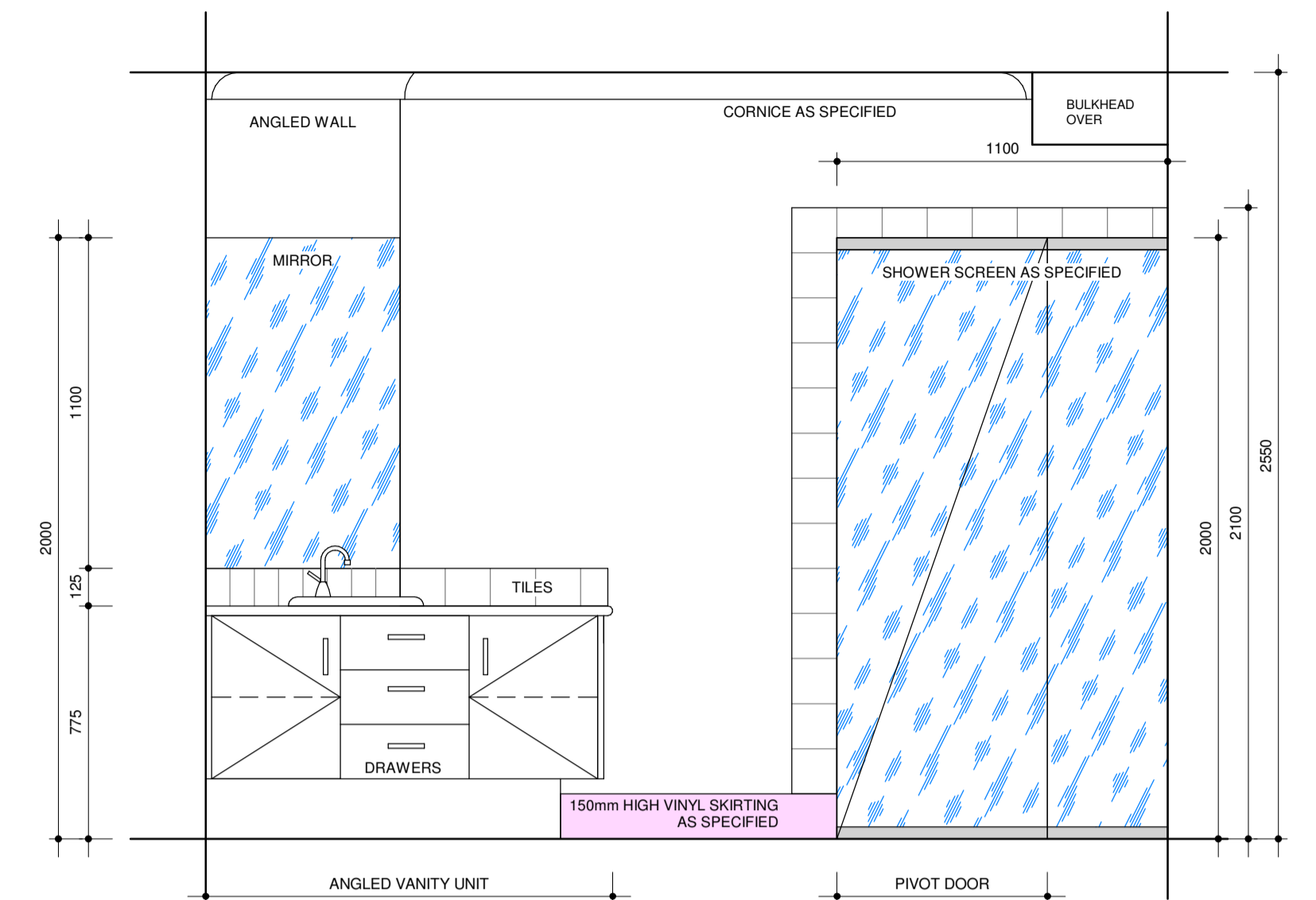
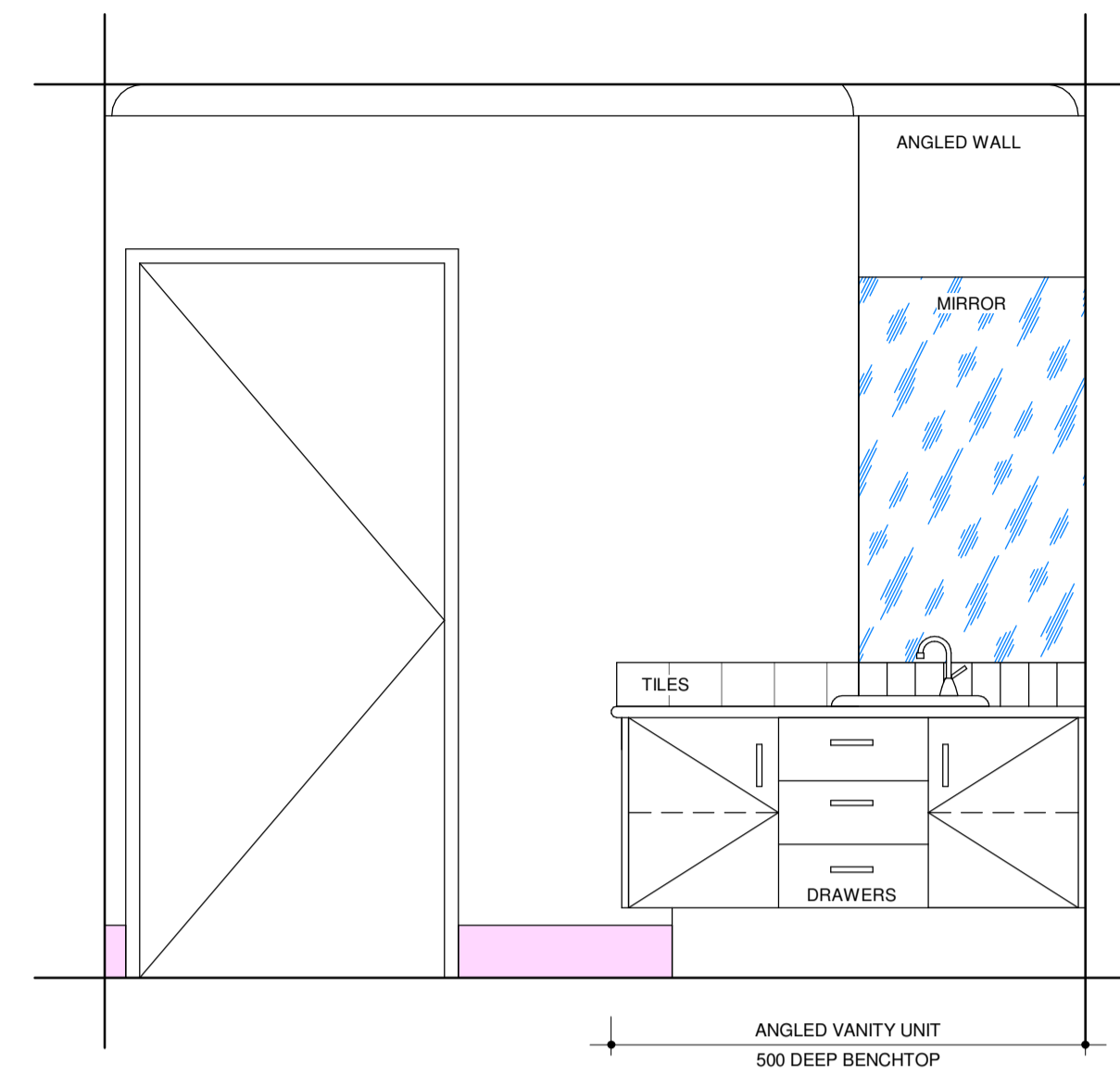
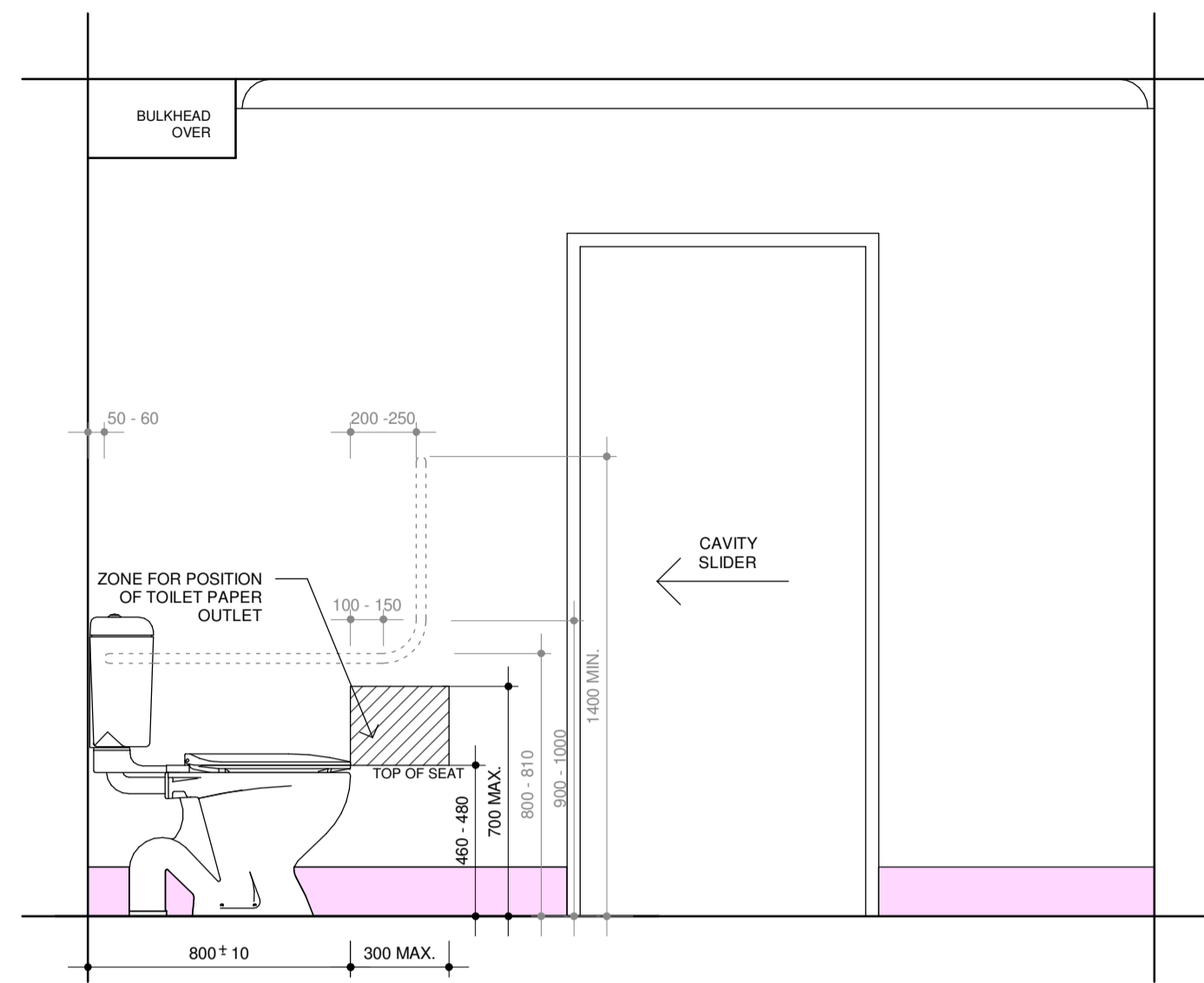
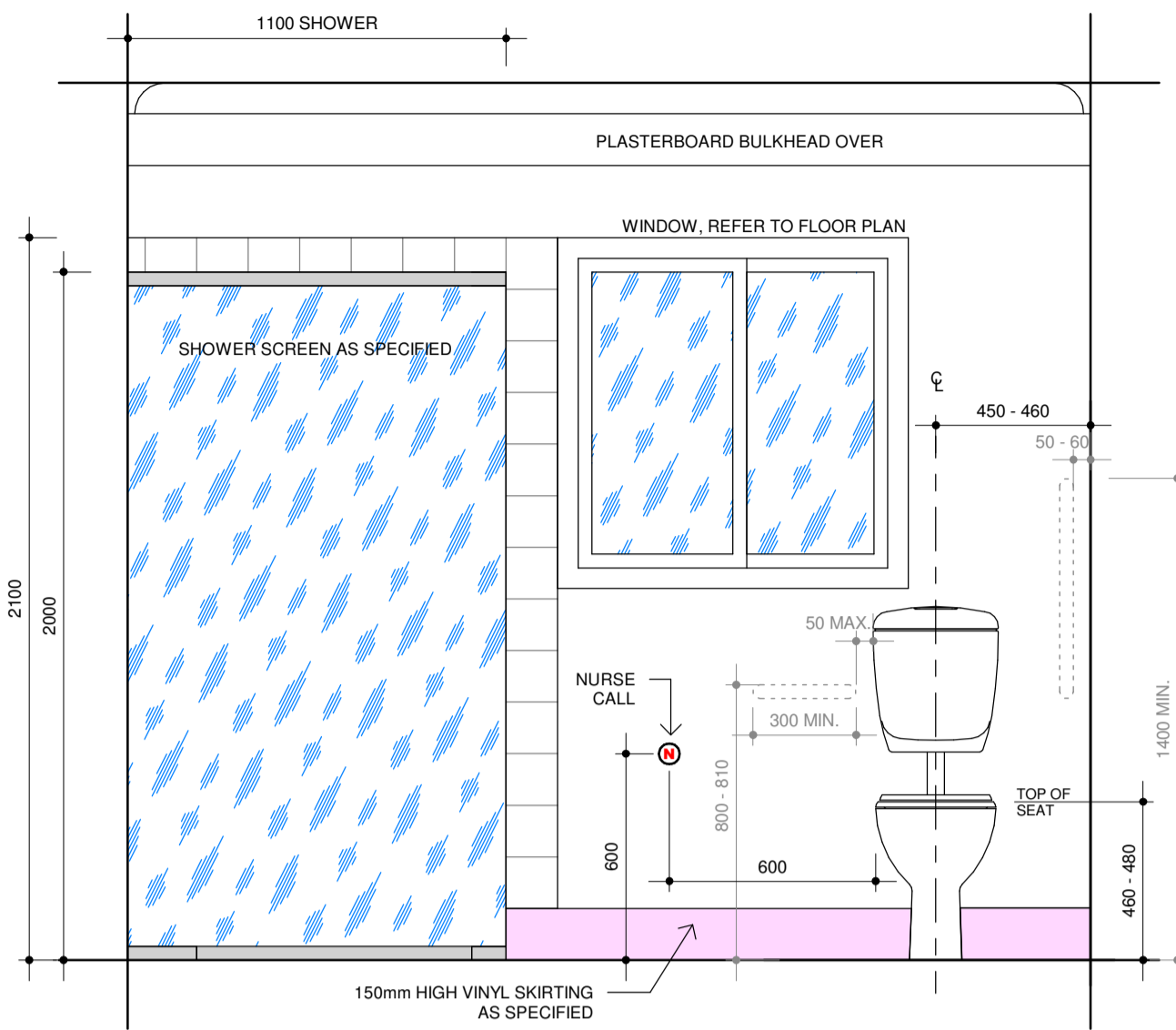
**ROB PICKETT DESIGN**  
 PO Box 3054 Albury NSW 2640  
 www.rpdesign.com.au  
 Email: euan@rpdesign.com.au  
**PHONE 02 6021 1355**  
 INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

**PROPOSED SENIOR LIVING PRECINCT - STAGE 1**  
**For: EDWARD RIVER COUNCIL**  
**At: 82-86 HARDINGE STREET, DENILQUIN NSW 2710**

**SHEET SIZE "A1"**  
**Sheet: A10**  
**Date: 16-5-2022**  
**Job No: 7208**

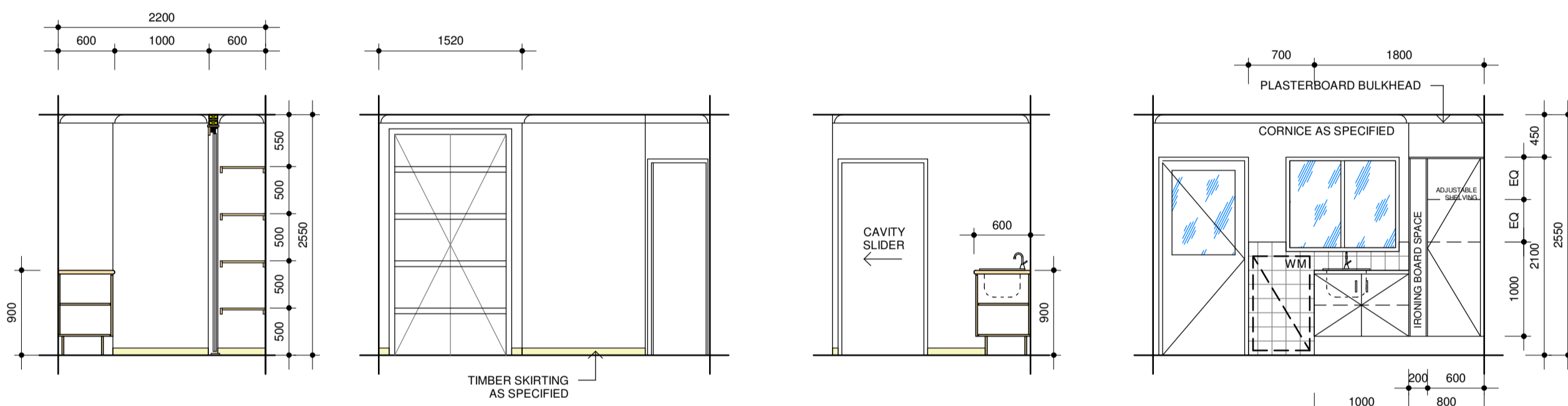
DATE	REV	AMENDMENT
16-9-2021	A	- MAIN SWITCHBOARD & DRIVEWAY INDICATED ON PLANS

# UNIT 3 - TYPE 'C'



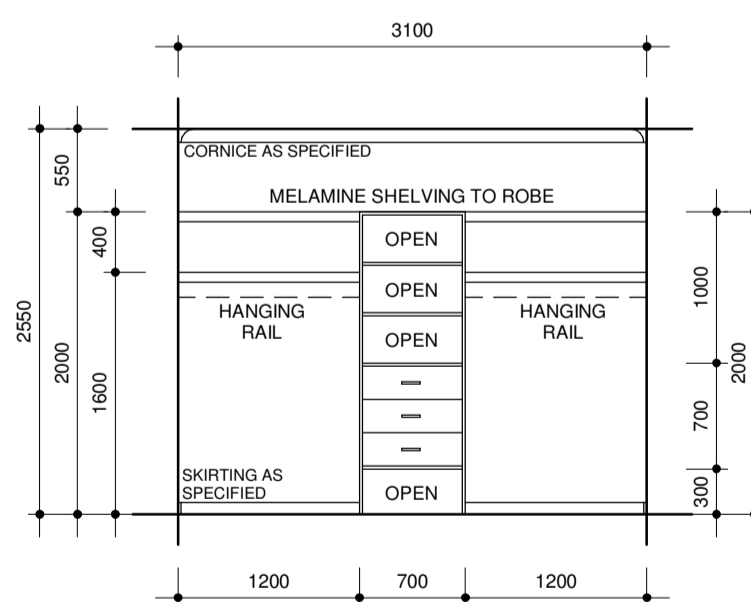
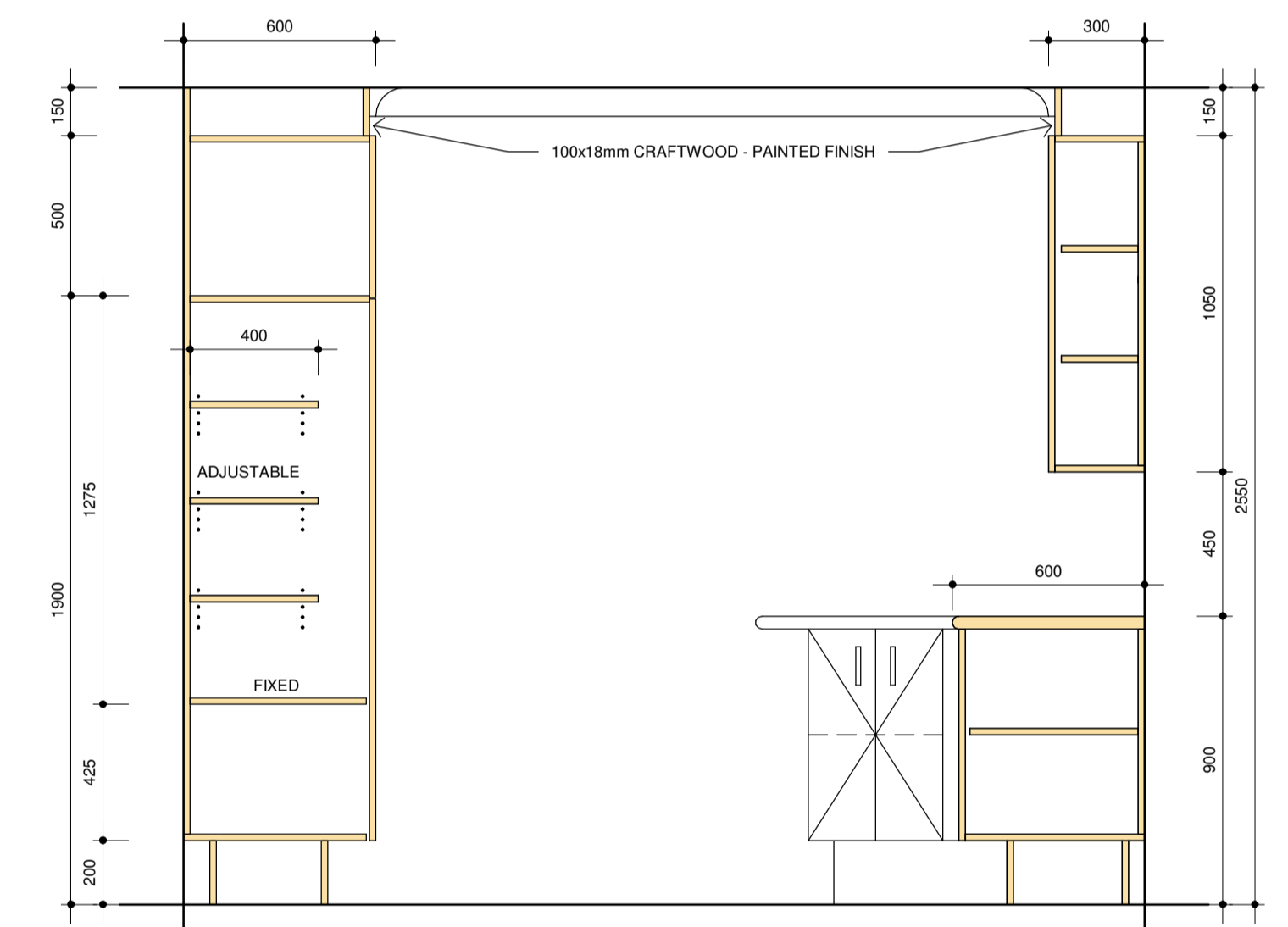
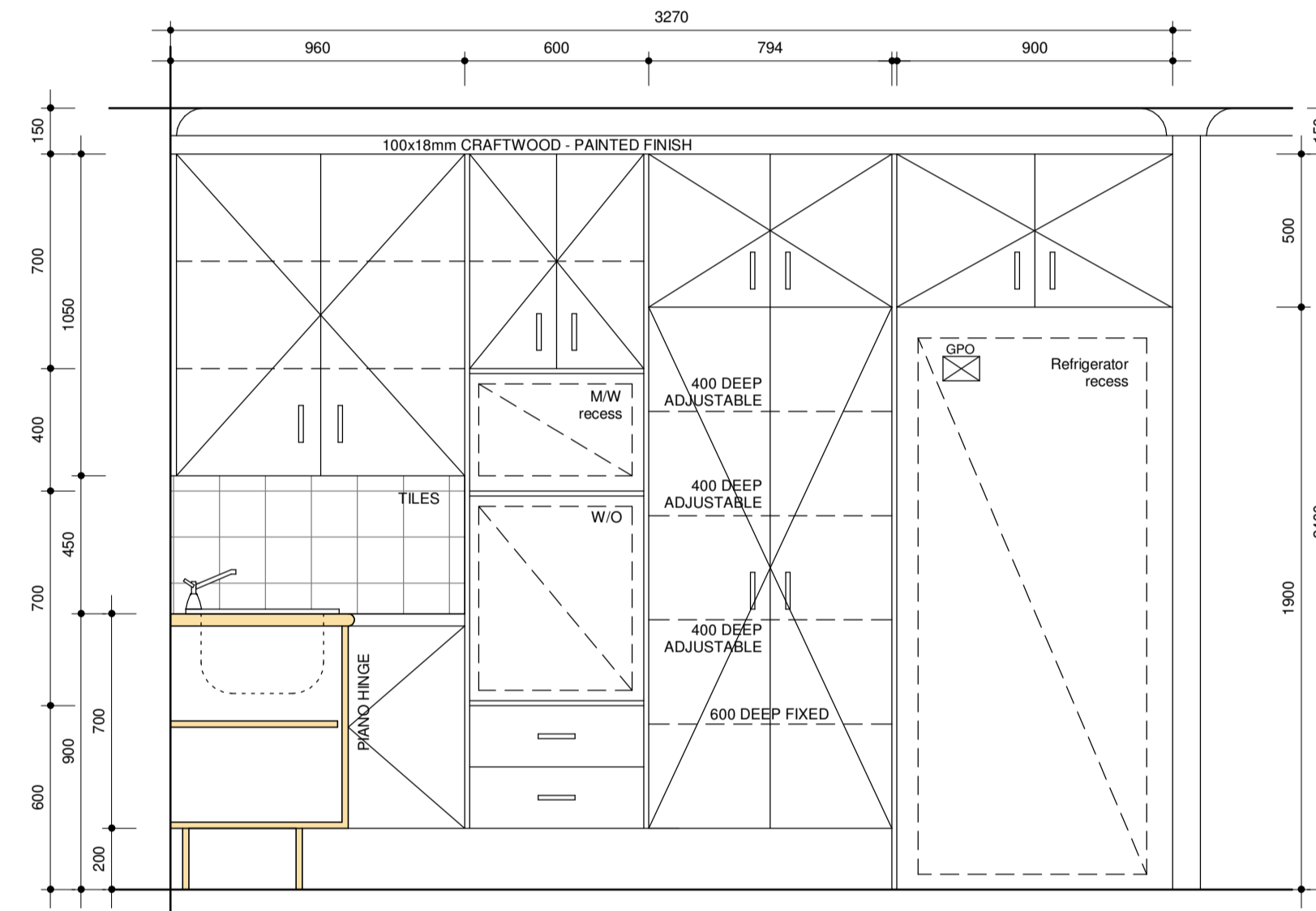
## ELEVATIONS - BATHROOM

1 : 20



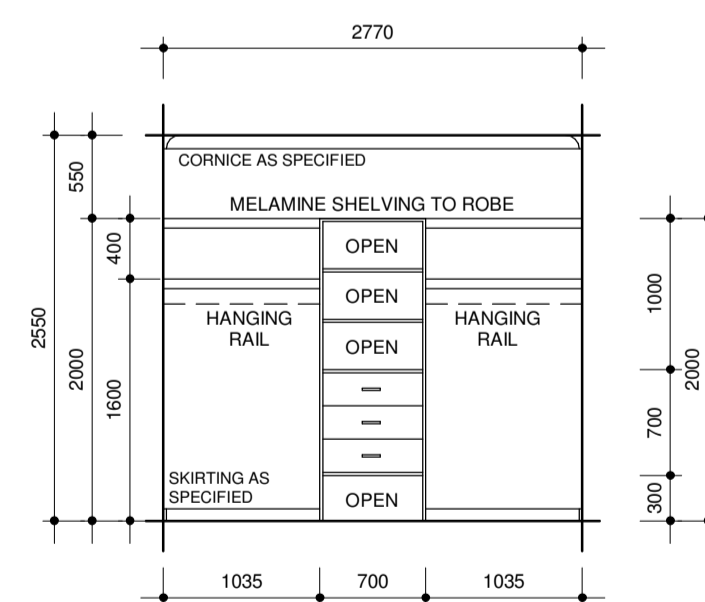
## ELEVATIONS - LAUNDRY

1 : 50



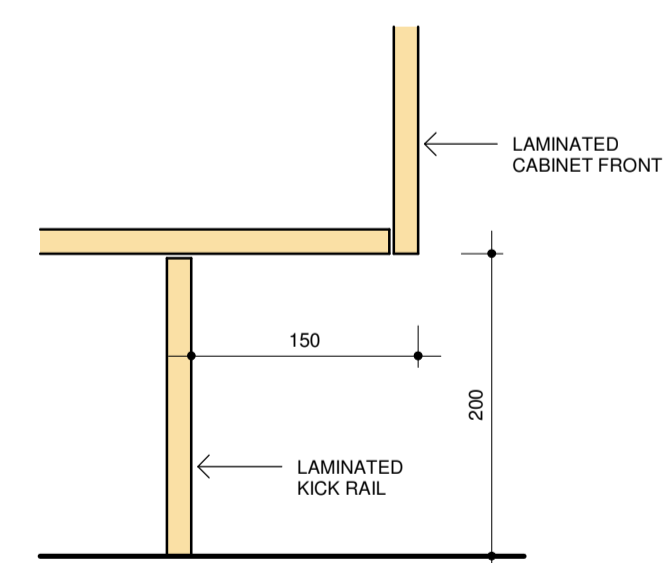
## ELEVATIONS - ROBE 1

1 : 50



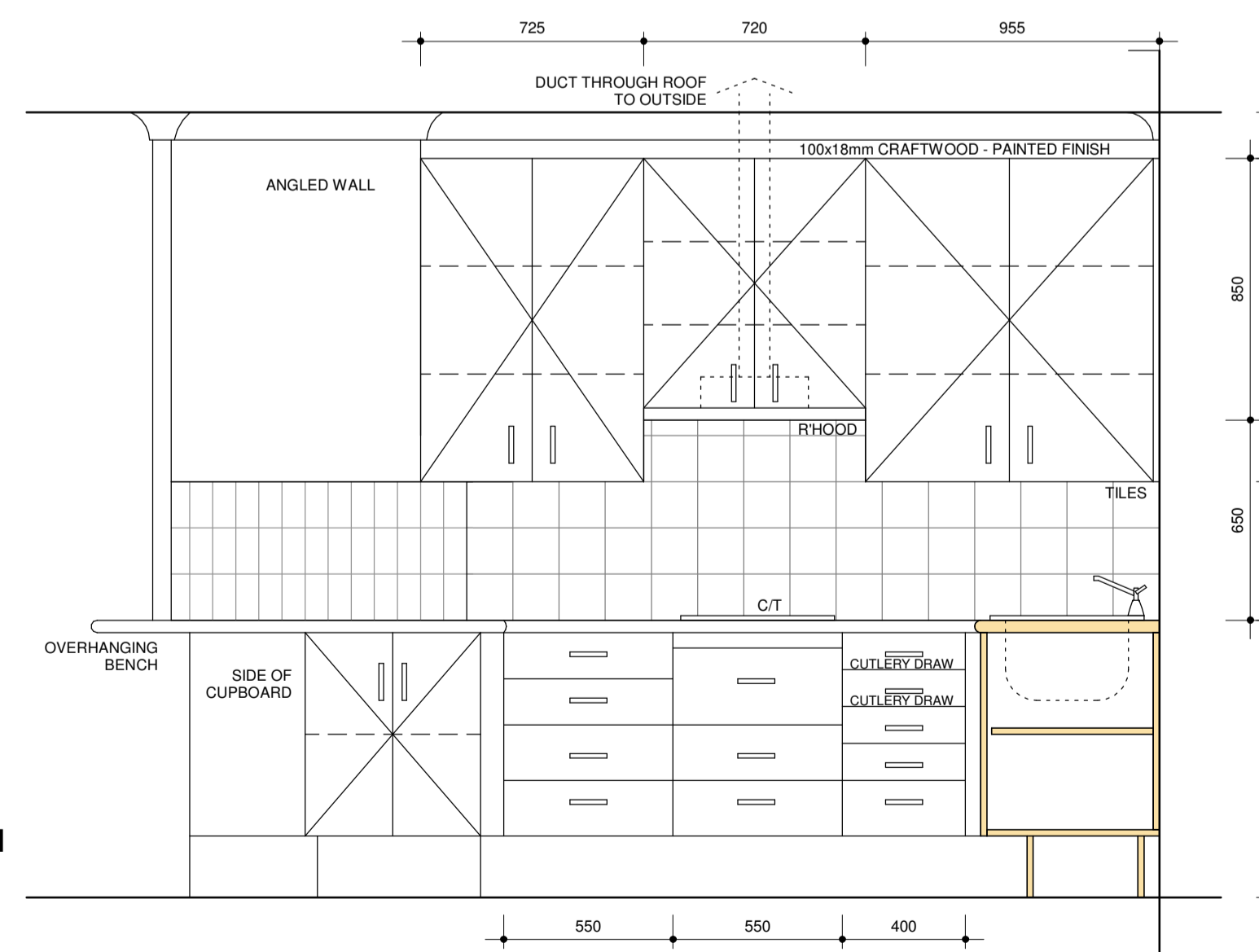
## ELEVATIONS - ROBE 2

1 : 50



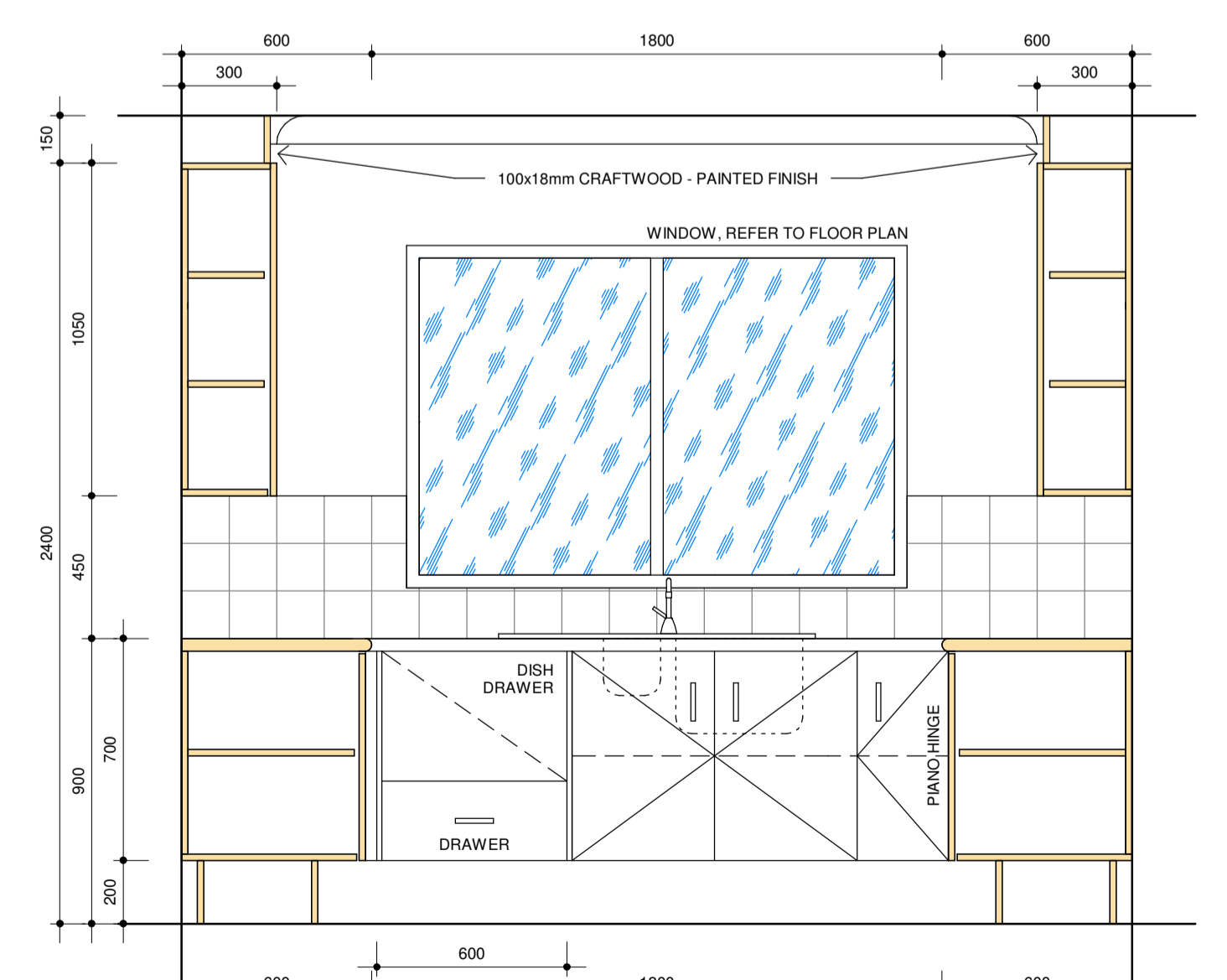
## TYPICAL KICK RAIL

1 : 5



## ELEVATIONS - KITCHEN

1 : 20



## UNIT 3 - TYPE 'C' - INTERNAL ELEVATIONS

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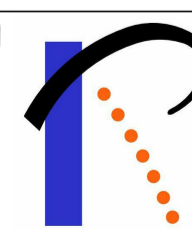


Drawn By: **BRENDAN**

Checked By: **ROB**



**ROB PICKETT DESIGN**  
PO Box 3054 Albury NSW 2640  
www.rpdesign.com.au  
Email: euan@rpdesign.com.au  
PHONE 02 6021 1355  
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246



## PROPOSED SENIOR LIVING PRECINCT - STAGE 1

For: **EDWARD RIVER COUNCIL**

At: **82-86 HARDINGE STREET, DENILQUIN NSW 2710**

SHEET SIZE "A1"

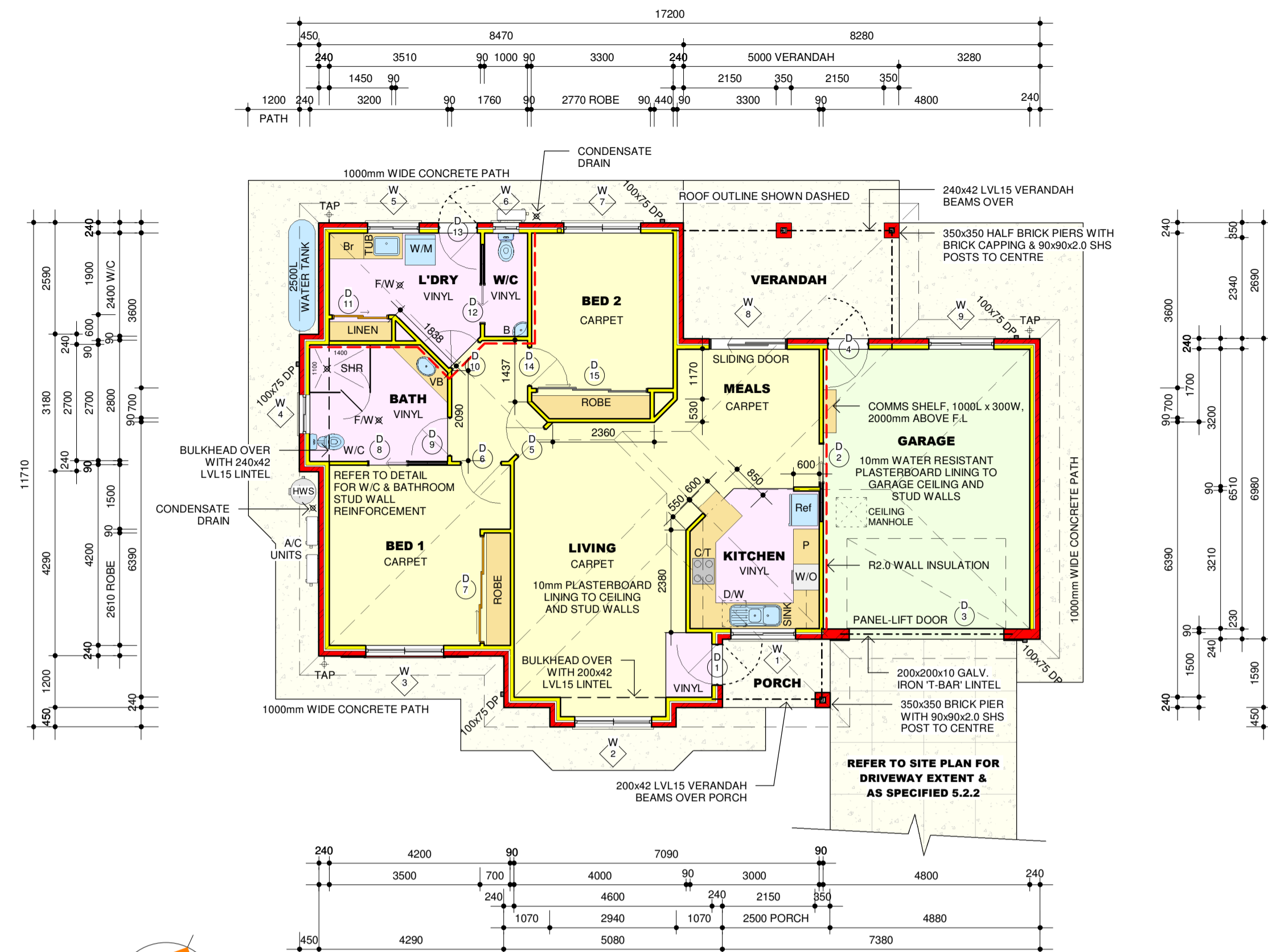
Sheet: **A11**

Date: 16-5-2022

Job No: **7208**

DATE	REV	AMENDMENT
16-9-2021	A	- MAIN SWITCHBOARD & DRIVEWAY INDICATED ON PLANS

# UNIT 4 - TYPE 'C'



**UNIT 4 TYPE 'C' - FLOOR PLAN**  
1 : 100

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2040	920	ENTRY DOOR WITH FLYSCREEN
2	2040	920	CAVITY SLIDING
3	2100	3600	GARAGE PANEL DOOR
4	2040	920	HINGED EXTERNAL
5	2040	870	HINGED INTERNAL
6	2040	920	HINGED INTERNAL
7	2340	2500	SLIDING ROBE DOORS
8	2040	920	CAVITY SLIDING
9	2040	870	HINGED INTERNAL
10	2040	870	HINGED INTERNAL
11	2340	1300	LINEN SLIDING DOORS
12	2040	920	CAVITY SLIDING
13	2040	870	HINGED EXTERNAL HALF GLAZED
14	2040	870	HINGED INTERNAL
15	2340	2800	ROBE SLIDING DOORS

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	1000	1500	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
3	1800	1800	ALUMINIUM SLIDER
4	900	900	ALUMINIUM SLIDER OBSCURE GLAZED
5	1000	1200	ALUMINIUM SLIDER
6	900	900	ALUMINIUM SLIDER OBSCURE GLAZED
7	1800	1800	ALUMINIUM SLIDER
8	2100	1800	ALUMINIUM SLIDING DOOR
9	1000	1500	ALUMINIUM SLIDER

AREA TABULATION, APPROX AREAS. BUILDER TO CONFIRM		
NAME	AREA	SQUARES
1 - LIVING	117.0 m <sup>2</sup>	12.60
2 - GARAGE	35.2 m <sup>2</sup>	3.79
3 - PORCH	4.0 m <sup>2</sup>	0.43
4 - VERANDAH	13.5 m <sup>2</sup>	1.45
	169.6 m <sup>2</sup>	18.26

**NATHERS THERMAL NOTES:**  
 - DOWNLIGHTS TO BE SEALED LED UNITS  
 - ALL EXHAUST FANS TO BE SELF CLOSING MAX. 250mmØ  
 - ALL WINDOW FRAMES TO BE WEATHER STRIPPED  
 - ALL GAPS AND CRACKS SEALED  
 - ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MIN. U & SHGC VALUES  
 - PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION, NOT TOTAL R VALUE  
 - R2.5 INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT OF RESTRICTIONS WHERE APPLICABLE  
 - R2.5 INSULATION TO ALL SKYLIGHT SHAFTS (IF APPLICABLE)  
 - ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999

## GENERAL NOTES

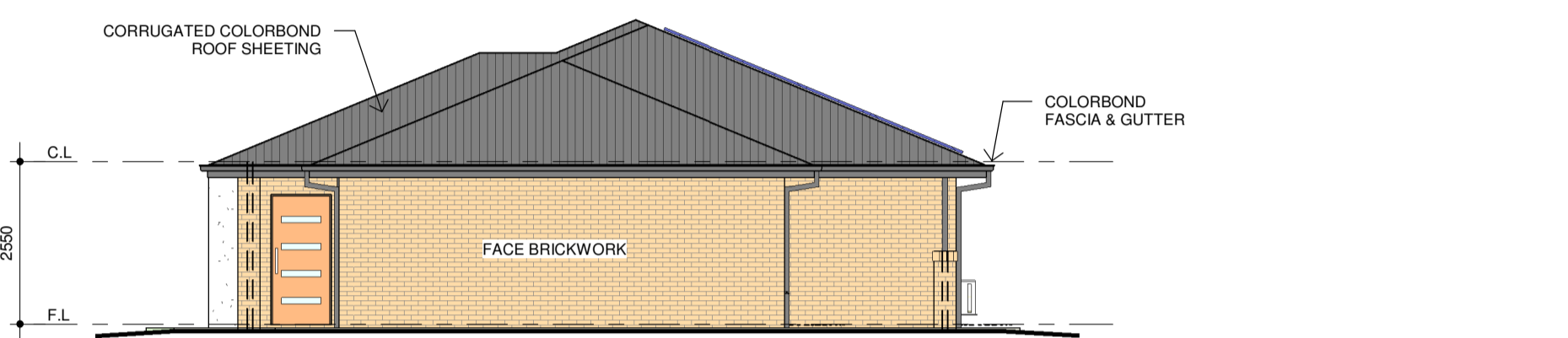
- BRICK VENEER CONSTRUCTION
- COLORBOND ROOF SHEETING
- 10mm PLASTERBOARD WALL & CEILING LINING
- 6mm VELLABOARD TO WET AREAS
- TIMBER STUDS @ 450c/s THROUGHOUT

## BASIX COMMITMENTS:-

- WATER COMMITMENTS**
  - SHOWER HEADS MIN. 4 STARS FLOW OF <math>4.5</math> but <math>\leq 6</math> L/min TO ALL SHOWERS
  - TOILETS TO MEET MIN. 4 STARS
  - KITCHEN TAPS TO MEET MIN. 5 STARS
  - BATHROOM TAPS TO MEET MIN. 5 STARS
  - WATER TANK MINIMUM 2,500 LITRE, MINIMUM 120m<sup>2</sup> ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L DRY COLD WATER TAP
- THERMAL COMFORT**
  - FLOORS- CONCRETE WAFFLE POB SLAB
  - WALLS- EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
  - R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
  - CEILING- R5.0 CEILING INSULATION
  - ROOF- UNVENTED WITH DARK SOLAR ABSORBPTANCE
  - WINDOWS- DOUBLE GLAZED CLEAR AS PER SPECIFICATION
- ENERGY COMMITMENTS**
  - HOT WATER SYSTEM TO BE ELECTRIC STORAGE SYSTEM
  - COOLING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - HEATING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - BATHROOMS TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
  - RANGEHOOD DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
  - LAUNDRY TO HAVE NATURAL VENTILATION ONLY
  - ARTIFICIAL LIGHTING- DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
  - ELECTRIC COOKTOP & ELECTRIC OVEN
  - OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
  - PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 5.5 PEAK KW/ATTS OF ELECTRICITY TO BE INSTALLED AND CONNECTED TO THE DWELLINGS ELECTRICAL SYSTEM
- AIR LEAKAGE & DRAUGHTS**
  - SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
  - SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
  - WEATHER STRIP EXTERNAL DOORS.
  - DRAUGHT PROOF GAPS & CRACKS



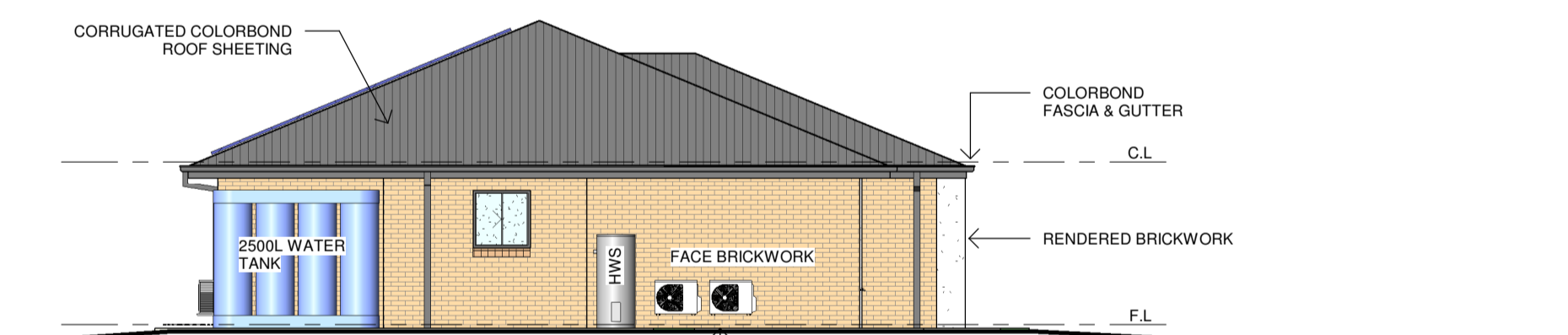
**SOUTH ELEVATION**  
1 : 100



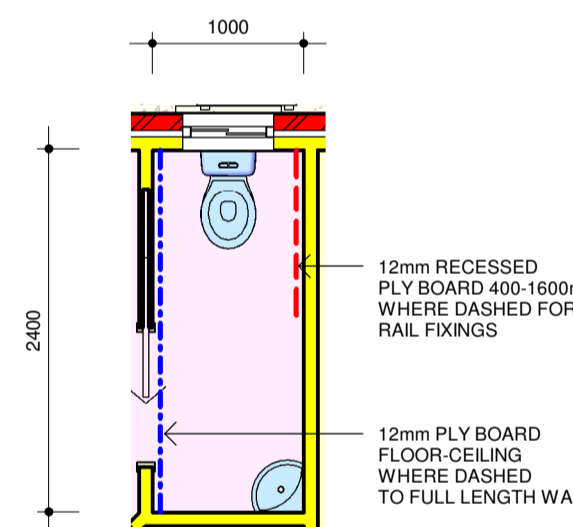
**EAST ELEVATION**  
1 : 100



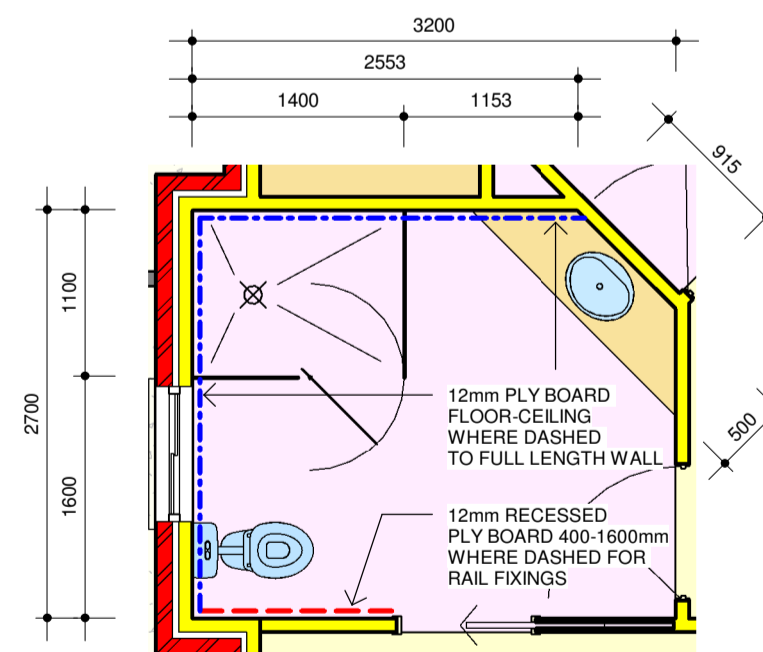
**NORTH ELEVATION**  
1 : 100



**WEST ELEVATION**  
1 : 100

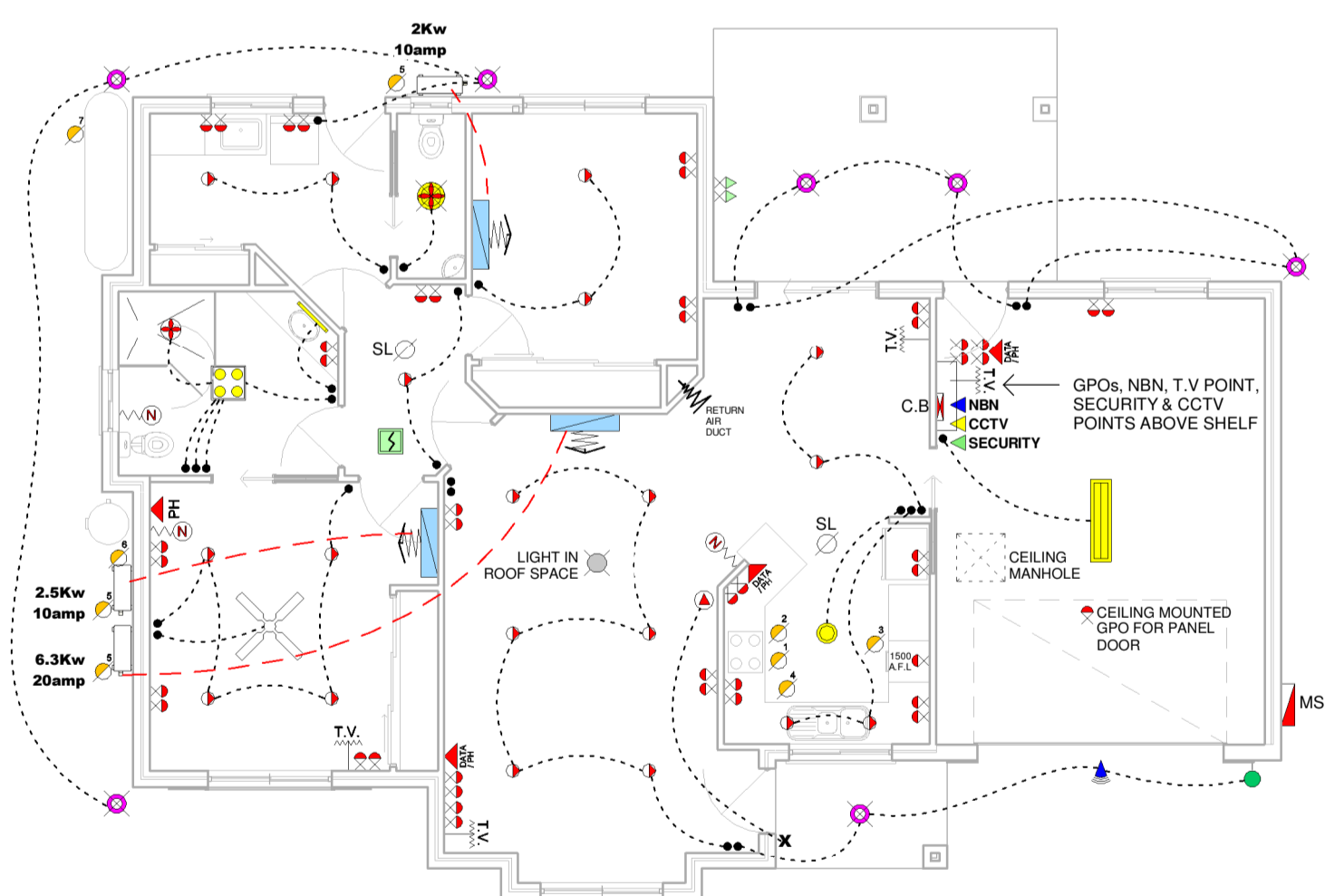


**FLOOR PLAN - W/C**  
1 : 50



**FLOOR PLAN - BATHROOM**  
1 : 50

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
[Symbol]	1	1 - COOKTOP	10 amp
[Symbol]	1	2 - RANGEHOOD	10 amp
[Symbol]	1	3 - WALL OVEN	15 amp
[Symbol]	1	4 - DISHWASHER	10 amp
[Symbol]	3	5 - ISOLATOR FOR AIR CONDITIONER	10/20 amp
[Symbol]	1	6 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
[Symbol]	1	7 - ISOLATOR FOR WATER PUMP	10 amp
[Symbol]	1	CCTV CONTROL	--
[Symbol]	1	CEILING FAN	--
[Symbol]	1	CONSUMER BOARD	--
[Symbol]	3	DATA/PH POINT	600 above F.F.L and 150 above benches
[Symbol]	1	DOOR CHIME	--
[Symbol]	19	DOWNLIGHT	L.E.D
[Symbol]	1	EXHAUST FAN	200Ø
[Symbol]	1	EXHAUST FAN LIGHT	EXHAUST FAN LIGHT, 5 MIN. DELAY OFF FOR FAN
[Symbol]	1	FLUORESCENT ROUND	--
[Symbol]	1	FLUORESCENT WALL LIGHT	600mm
[Symbol]	21	GPO DOUBLE	600 above F.F.L
[Symbol]	1	GPO DOUBLE OUTDOOR	600 above F.F.L
[Symbol]	2	GPO SINGLE	600 above F.F.L and 150 above benches
[Symbol]	1	L.E.D PANEL, 1200mm	--
[Symbol]	1	LIGHT FITTING ROOF	CFL BATTEN FITTING IN ROOF SPACE
[Symbol]	26	LIGHT SWITCH	1020 above F.F.L
[Symbol]	1	METER BOARD	--
[Symbol]	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
[Symbol]	1	NBN MODEM	--
[Symbol]	3	NURSE CALL	600 above F.F.L or as noted on plans
[Symbol]	1	PHONE POINT	600 above F.F.L and 150 above benches
[Symbol]	1	SECURITY SYSTEM	--
[Symbol]	2	SKY LIGHT	250Ø TUBE SKYLIGHT
[Symbol]	1	SMOKE DETECTOR	HARD WIRED
[Symbol]	7	SOFFIT MOUNTED CFL	--
[Symbol]	4	T.V POINT	600 above F.F.L or noted
[Symbol]	1	TASTIC 4 LIGHT	200Ø EXHAUST
[Symbol]	1	WALL LIGHT - EXTERNAL	--
[Symbol]	3	WALL MOUNTED A/C UNIT	--

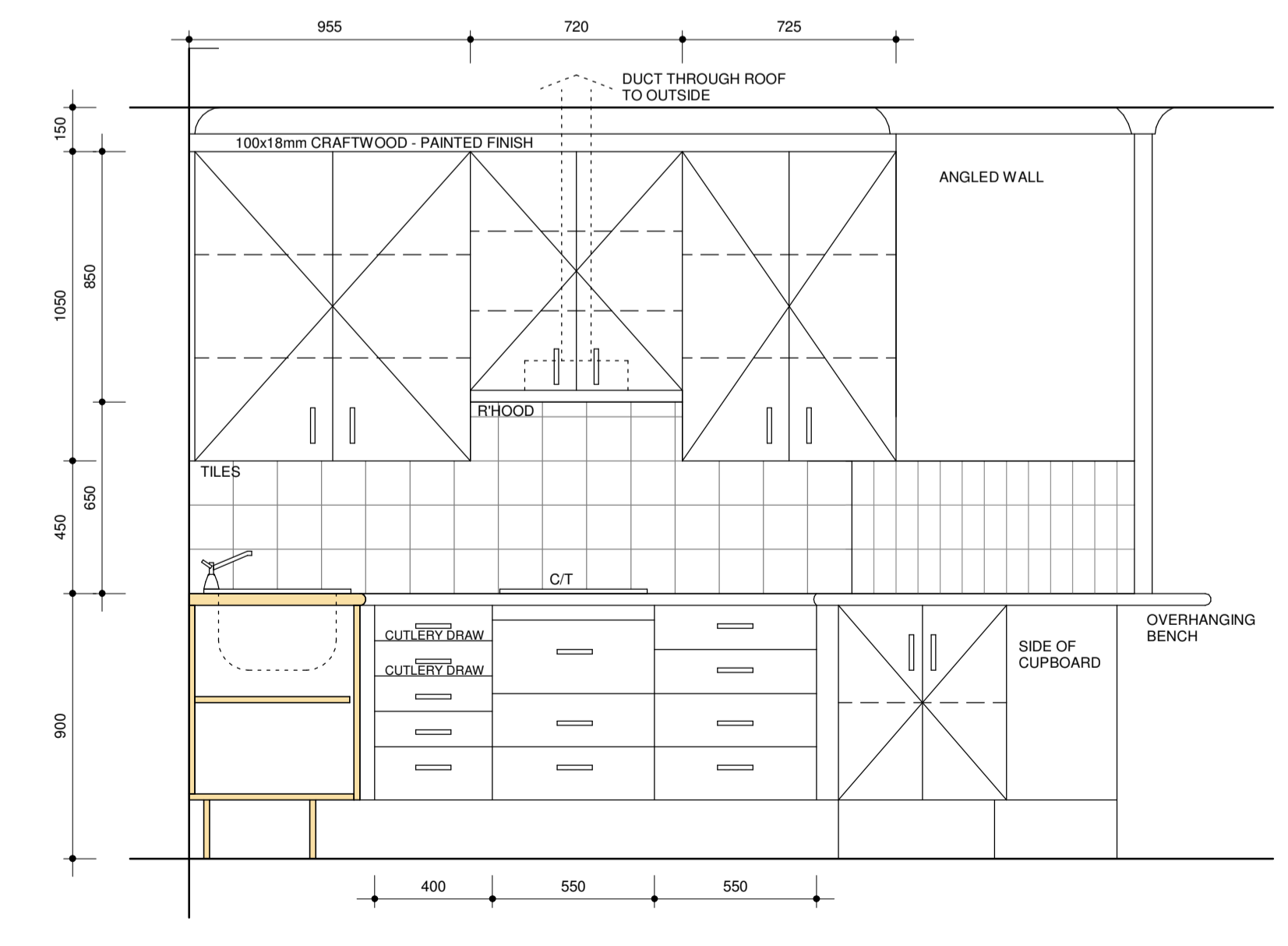
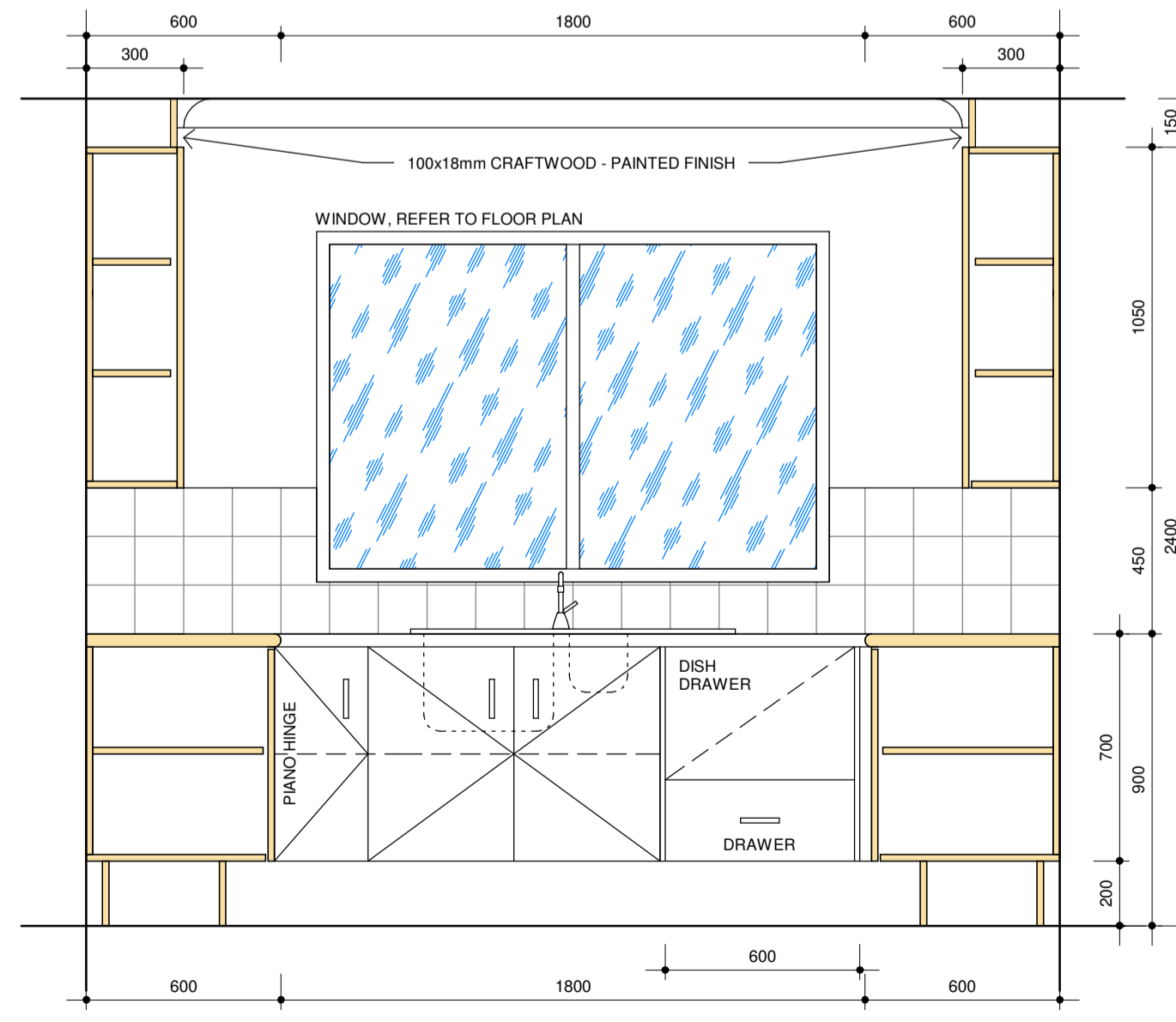
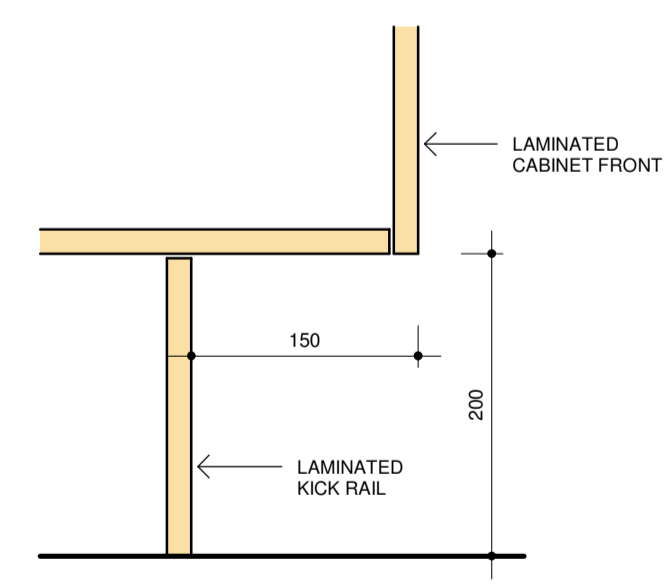
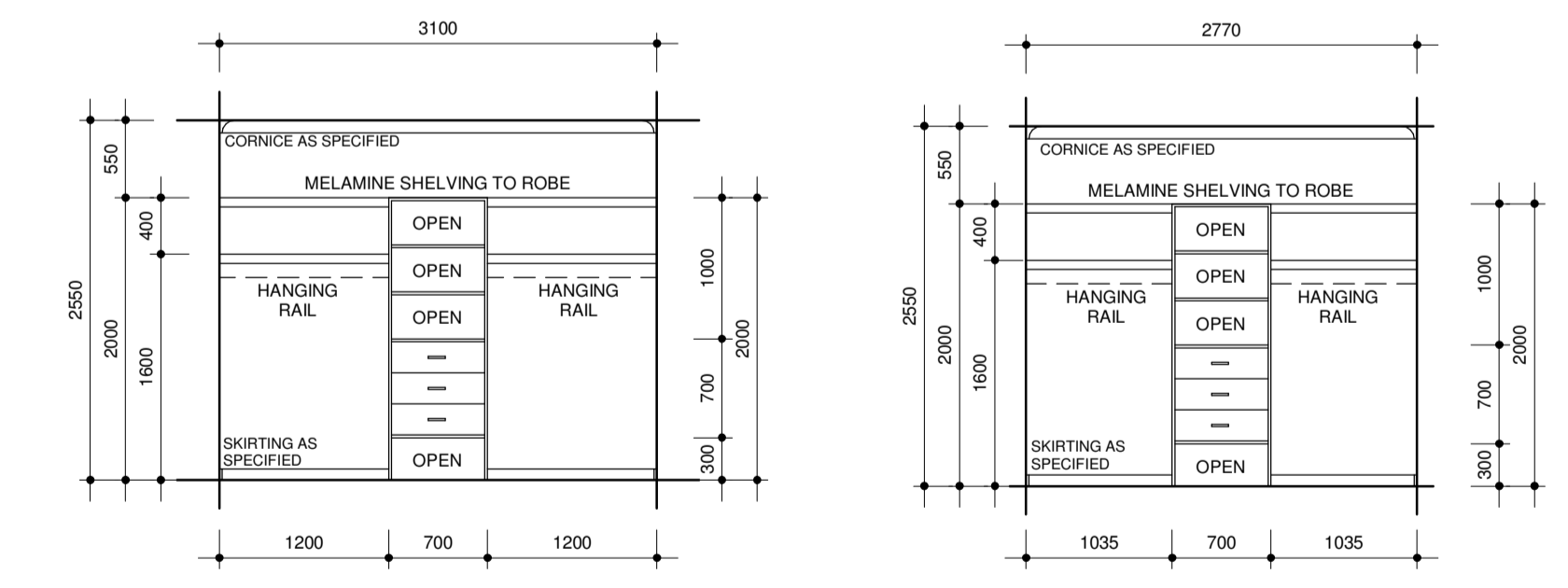
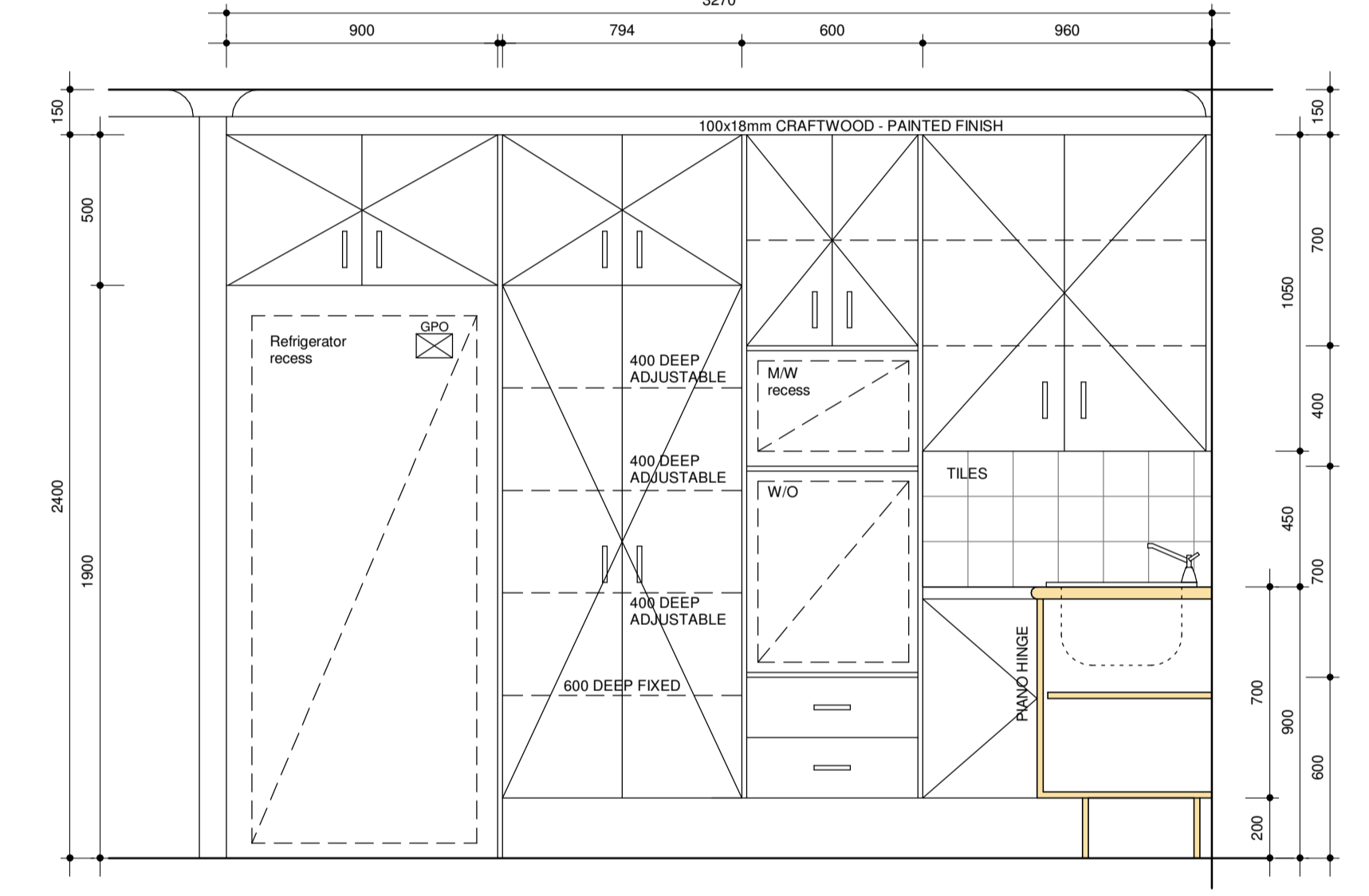
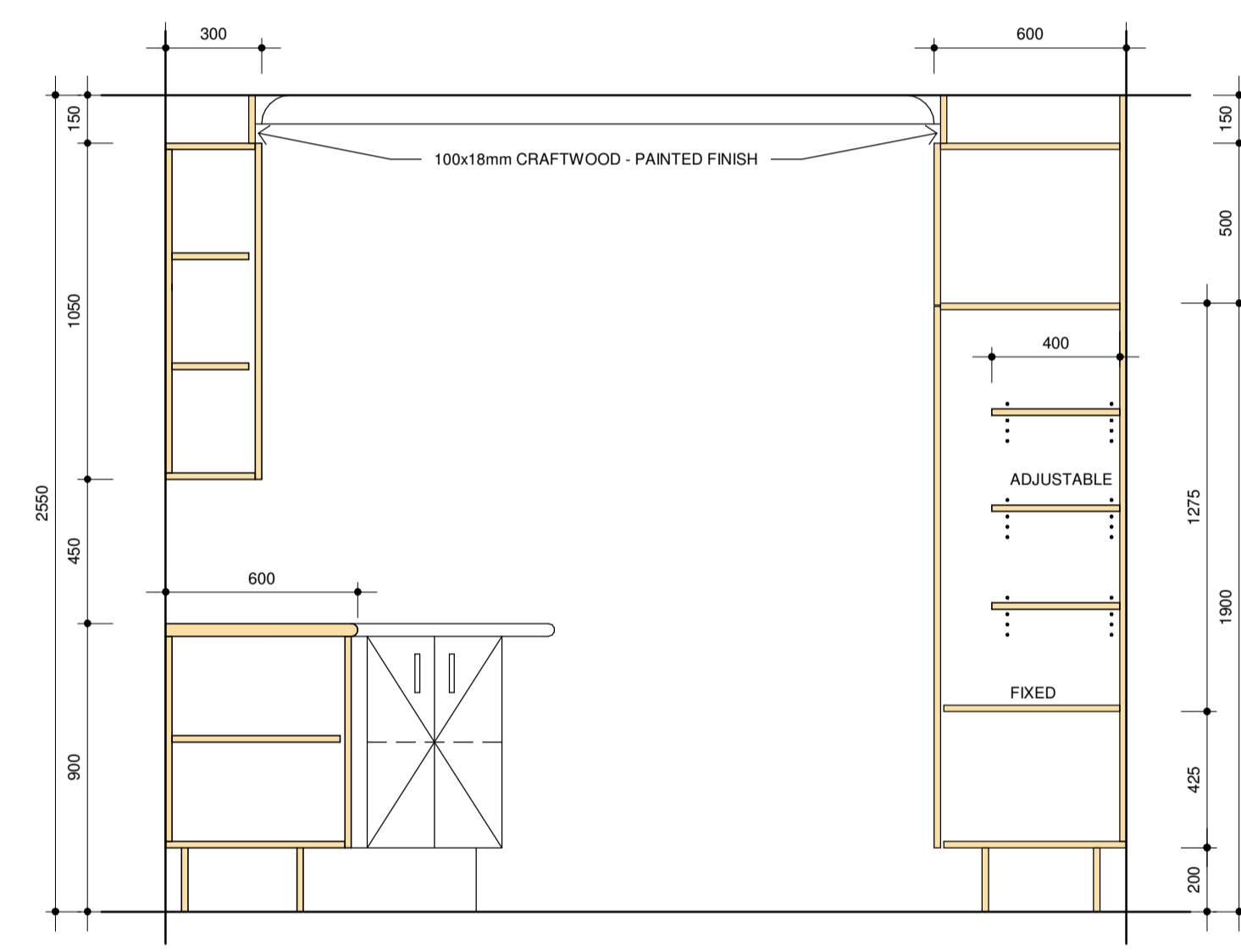
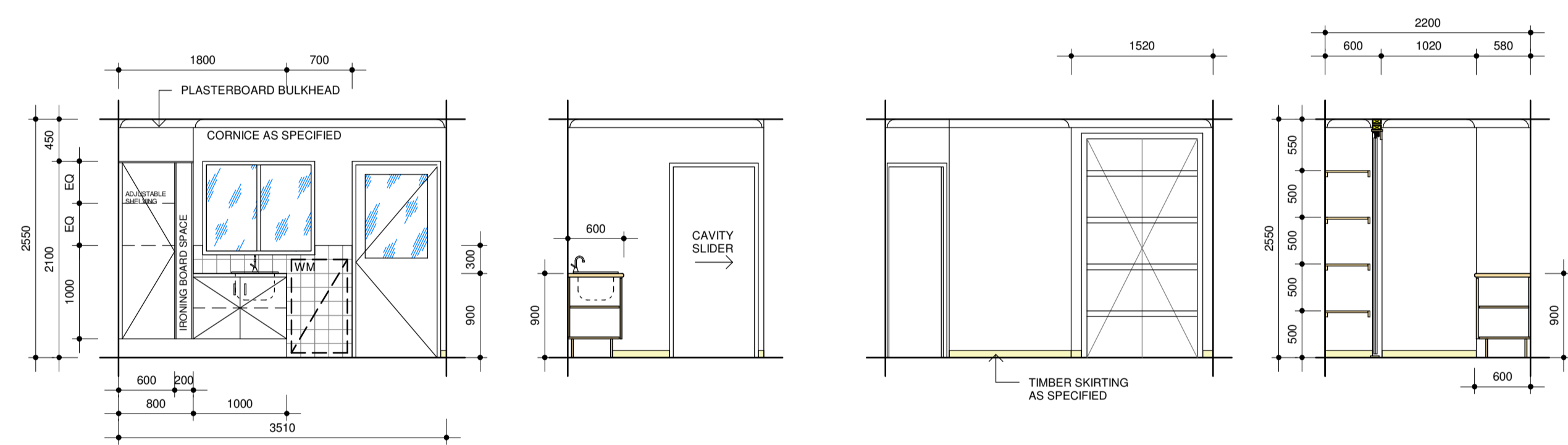
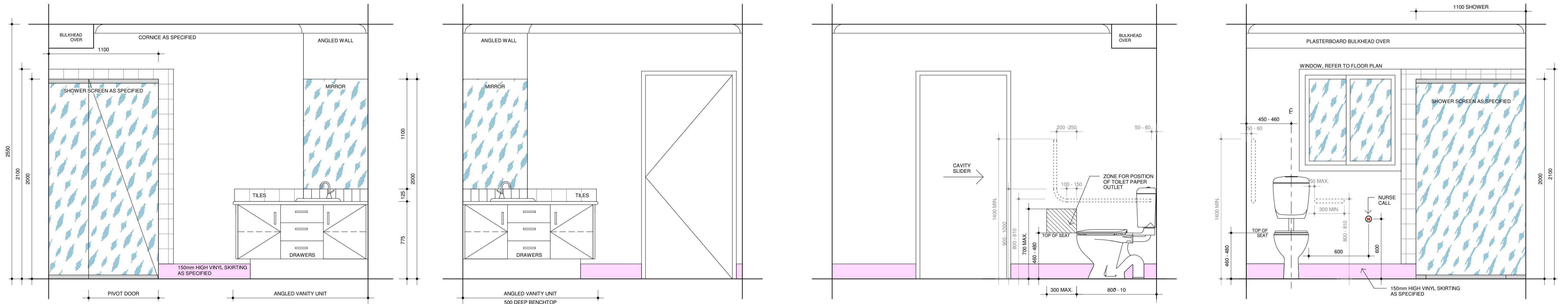


**ELECTRICAL PLAN**  
1 : 100



Y:\REVIT - Revit - Home Unit\0208 Edward River Council - Hardinge St3 - Working Drawings\Unit 4 'C'\2022-5-16 TYPE 'C'\7208 Edward River Council - UNIT 4 - TYPE 'C' - WD.rvt 17-May-22 9:06:56 AM

# UNIT 4 - TYPE 'C'



**UNIT 4 - TYPE 'C' - INTERNAL ELEVATIONS**

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Trading as Rob Pickett Design.

REGISTERED Building Practitioner  
Drawn By: **BRENDAN**  
Checked By: **ROB**

**ROB PICKETT DESIGN**  
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PHONE 02 6021 1355  
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

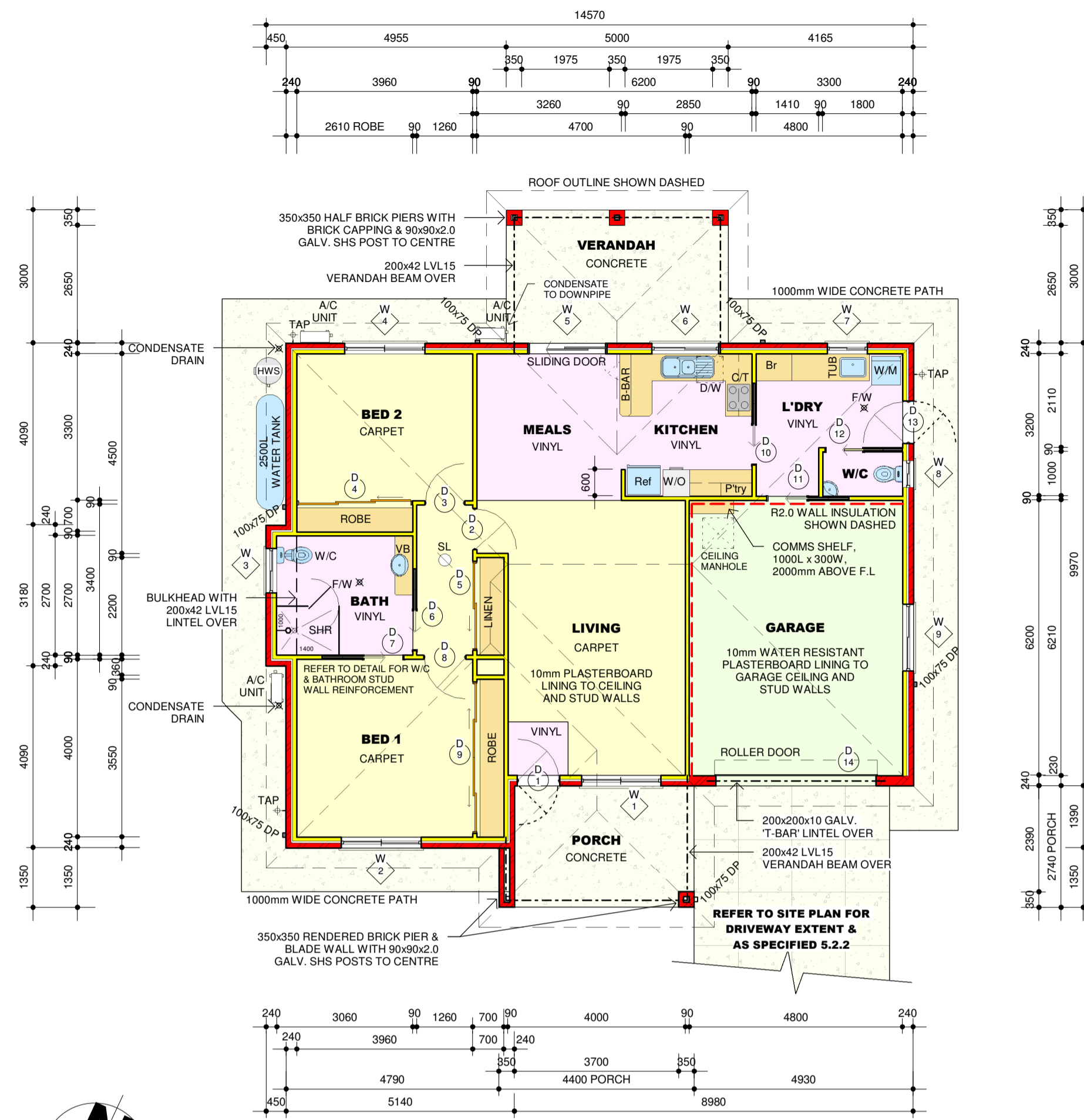
**PROPOSED SENIOR LIVING PRECINCT - STAGE 1**  
For: **EDWARD RIVER COUNCIL**  
At: **82-86 HARDINGE STREET, DENILQUIN NSW 2710**

**SHEET SIZE "A1"**  
Sheet: **A13**  
Date: 16-5-2022  
Job No: **7208**

DATE	REV	AMENDMENT
16-9-2021	A	- MAIN SWITCHBOARD & DRIVEWAY INDICATED ON PLANS

Y:\16-REVIT-Previt-Home Unit\2028 Edward River Council - Hardinge St3 - Working Drawings\UNIT 4 'C'\2022-5-16 TYPE 'C'\7208 Edward River Council - UNIT 4 - TYPE 'C' - WD.rvt 17-May-22 9:06:57 AM

# UNIT 5 - TYPE 'D'



**UNIT 5 TYPE 'D' - FLOOR PLAN**  
1 : 100

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	1800	1800	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
3	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
4	1800	1800	ALUMINIUM SLIDER
5	2100	1800	ALUMINIUM SLIDING DOOR
6	1000	1500	ALUMINIUM SLIDER
7	1000	900	ALUMINIUM SLIDER
8	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
9	1000	1500	ALUMINIUM SLIDER
SL01			SOLATUBE 160DS

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2040	920	ENTRY DOOR WITH FLYSCREEN
2	2040	920	HINGED INTERNAL
3	2040	870	HINGED INTERNAL
4	2340	2800	ROBE SLIDING DOORS
5	2340	2000	LINEN SLIDING DOORS
6	2040	920	CAVITY SLIDING
7	2040	920	CAVITY SLIDING
8	2040	920	HINGED INTERNAL
9	2340	3400	ROBE SLIDING DOORS
10	2040	920	CAVITY SLIDING
11	2040	920	CAVITY SLIDING
12	2040	870	CAVITY SLIDING
13	2040	920	HINGED EXTERNAL, HALF GLAZED
14	2100	3600	COLORBOND ROLLER DOOR

AREA TABULATION, APPROX AREAS, BUILDER TO CONFIRM		
NAME	AREA	SQUARES
1 - LIVING	116.9 m <sup>2</sup>	12.57
2 - GARAGE	32.5 m <sup>2</sup>	3.49
3 - PORCH	11.6 m <sup>2</sup>	1.24
4 - VERANDAH	175.9 m <sup>2</sup>	18.92

**NATHERS THERMAL NOTES:**  
 - DOWNLIGHTS TO BE SEALED LED UNITS  
 - ALL EXHAUST FANS TO BE SELF CLOSING MAX. 250mmØ  
 - ALL WINDOW FRAMES TO BE WEATHER STRIPPED  
 - ALL GAPS AND CRACKS SEALED  
 - ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MIN. U & SHGC VALUES  
 - PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION, NOT TOTAL R VALUE  
 - R2.5 INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT OF RESTRICTIONS WHERE APPLICABLE  
 - R2.5 INSULATION TO ALL SKYLIGHT SHAFTS (IF APPLICABLE)  
 - ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999

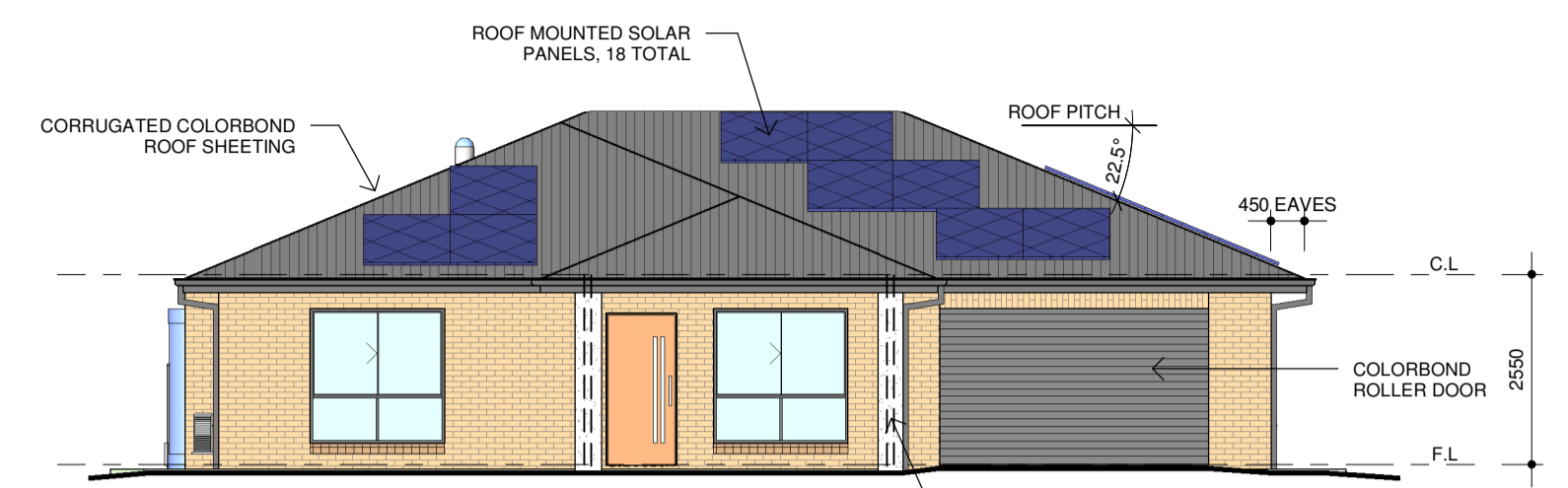
ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
[Symbol]	1	1 - GAS COOKTOP	10 amp
[Symbol]	1	2 - RANGEHOOD	10 amp
[Symbol]	1	3 - WALL OVEN	15 amp
[Symbol]	1	4 - DISHWASHER	10 amp
[Symbol]	2	5 - ISOLATOR FOR AIR CONDITIONER	10/20 amp
[Symbol]	1	6 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
[Symbol]	1	7 - ISOLATOR FOR WATER PUMP	10 amp
[Symbol]	1	CCTV CONTROL	--
[Symbol]	1	CEILING FAN	--
[Symbol]	1	CONSUMER BOARD	--
[Symbol]	3	DATA/PH POINT	600 above F.F.L and 150 above benches
[Symbol]	1	DOOR CHIME	--
[Symbol]	21	DOWNLIGHT	L.E.D
[Symbol]	1	EXHAUST FAN	2000
[Symbol]	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
[Symbol]	1	FLUORESCENT 600mm	WALL MOUNTED
[Symbol]	1	FLUORESCENT ROUND	--
[Symbol]	20	GPO DOUBLE	--
[Symbol]	1	GPO DOUBLE OUTDOOR	600 above F.F.L
[Symbol]	2	GPO SINGLE	600 above F.F.L and 150 above benches or as noted
[Symbol]	1	L.E.D PANEL, 1200mm	--
[Symbol]	1	LIGHT FITTING ROOF	CFL BATTEN IN ROOF SPACE
[Symbol]	25	LIGHT SWITCH	1020 above F.F.L
[Symbol]	1	METER BOARD	--
[Symbol]	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
[Symbol]	1	NBN MODEM	--
[Symbol]	3	NURSE CALL	600 above F.F.L
[Symbol]	1	PHONE POINT	600 above F.F.L and 150 above benches
[Symbol]	1	SECURITY SYSTEM	--
[Symbol]	1	SMOKE DETECTOR, HARD WIRED	CLIPSAL FIRETEK 75SPSMA
[Symbol]	4	SOFFIT MOUNTED CFL	--
[Symbol]	4	T.V. POINT	--
[Symbol]	1	TASTIC 4 LIGHT	2000 EXHAUST
[Symbol]	3	WALL LIGHT - EXTERNAL	--
[Symbol]	3	WALL MOUNTED A/C UNIT	--

## GENERAL NOTES

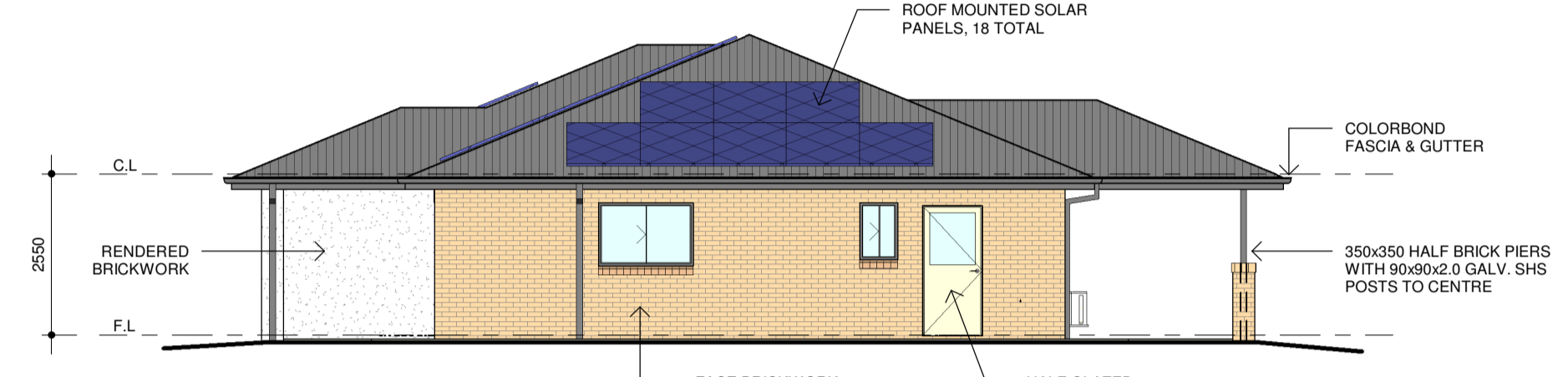
- BRICK VENEER CONSTRUCTION
- COLORBOND ROOF SHEETING
- 10mm PLASTERBOARD WALL & CEILING LINING
- 6mm VILASBOARD TO WET AREAS
- TIMBER STUDS @ 450cchs THROUGHOUT

## BASIX COMMITMENTS:-

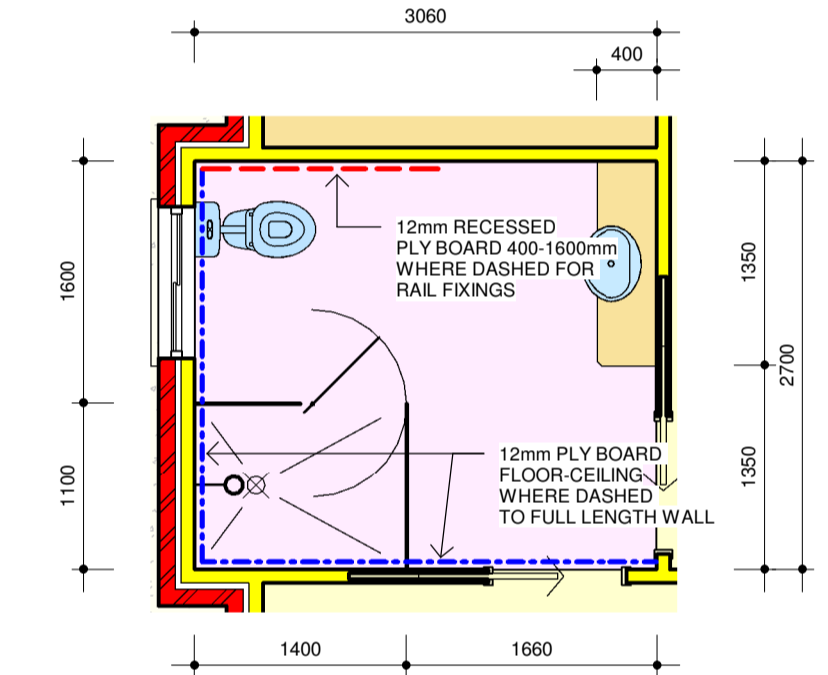
- WATER COMMITMENTS**
  - SHOWER HEADS MIN. 4 STARS FLOW OF >4.5L @ <6L/min TO ALL SHOWERS
  - TOILETS TO MEET MIN. 4 STARS
  - KITCHEN TAPS TO MEET MIN. 5 STARS
  - BATHROOM TAPS TO MEET MIN. 5 STARS
  - WATER TANK MINIMUM 2,500 LITRE, MINIMUM 120m<sup>2</sup> ROOF CATCHMENT CONNECTED TO WC'S, OUTDOOR TAP, L'DRY COLD WATER TAP
- THERMAL COMFORT**
  - FLOORS:- CONCRETE WAFFLE POB SLAB
  - WALLS:- EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SILLINATION TO EXTERNAL STUD WALLS
  - R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
  - CEILING:- R2.0 CEILING INSULATION
  - ROOF:- UNVENTED WITH DARK SOLAR ABSORBANCE
  - WINDOWS:- DOUBLE GLAZED CLEAR AS PER SPECIFICATION
- ENERGY COMMITMENTS**
  - HOT WATER SYSTEM TO BE ELECTRIC STORAGE SYSTEM
  - COOLING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - HEATING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - BATHROOMS TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
  - RANGEHOOD DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
  - LAUNDRY TO HAVE NATURAL VENTILATION ONLY
  - ARTIFICIAL LIGHTING:- DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
  - ELECTRIC COOKTOP & ELECTRIC OVEN
  - OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
  - PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 6.5 PEAK KILOWATTS OF ELECTRICITY TO BE INSTALLED AND CONNECTED TO THE DWELLINGS ELECTRICAL SYSTEM
- AIR LEAKAGE & DRAUGHTS**
  - SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
  - SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
  - WEATHER STRIP EXTERNAL DOORS.
  - DRAUGHT PROOF GAPS & CRACKS



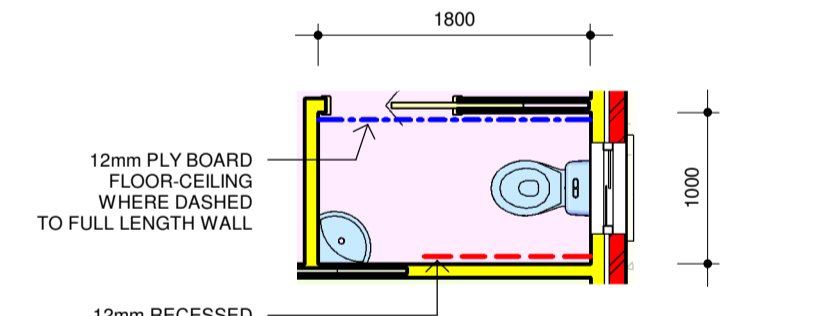
**NORTH ELEVATION**  
1 : 100



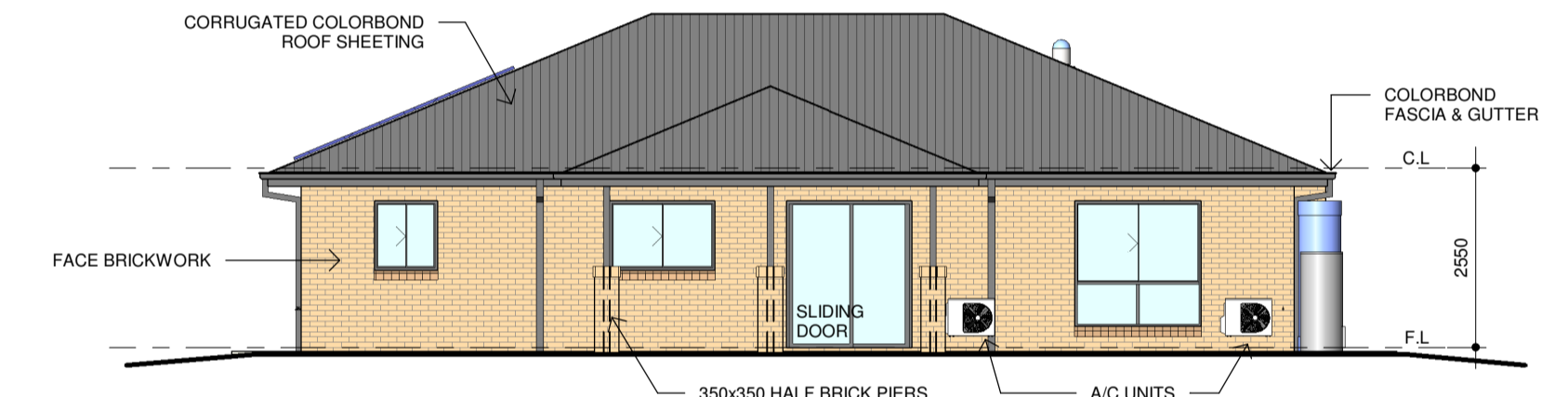
**WEST ELEVATION**  
1 : 100



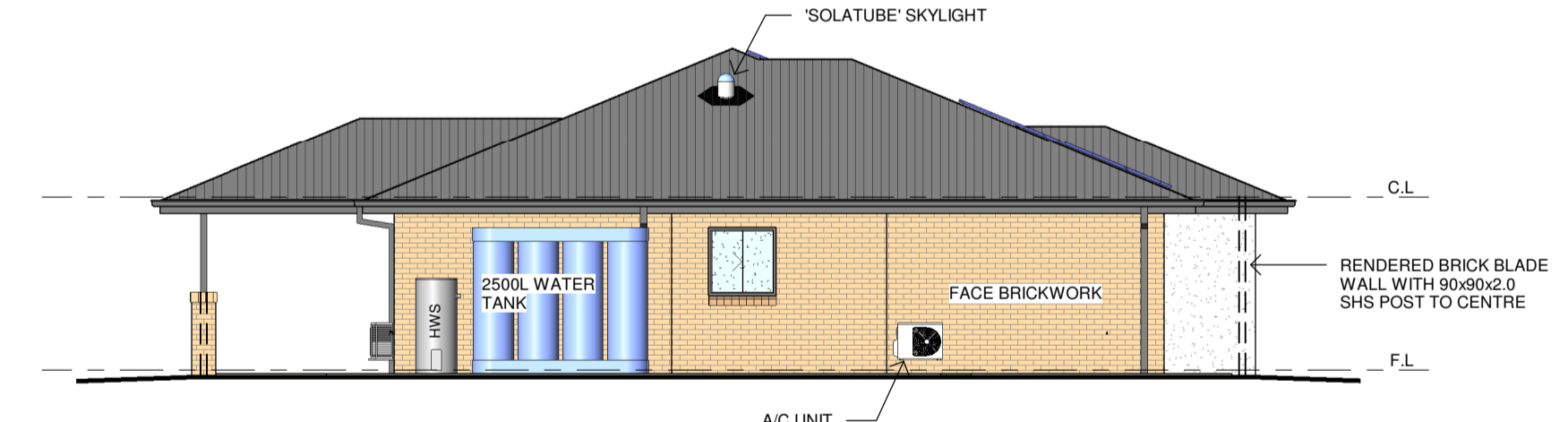
**FLOOR PLAN - BATHROOM**  
1 : 50



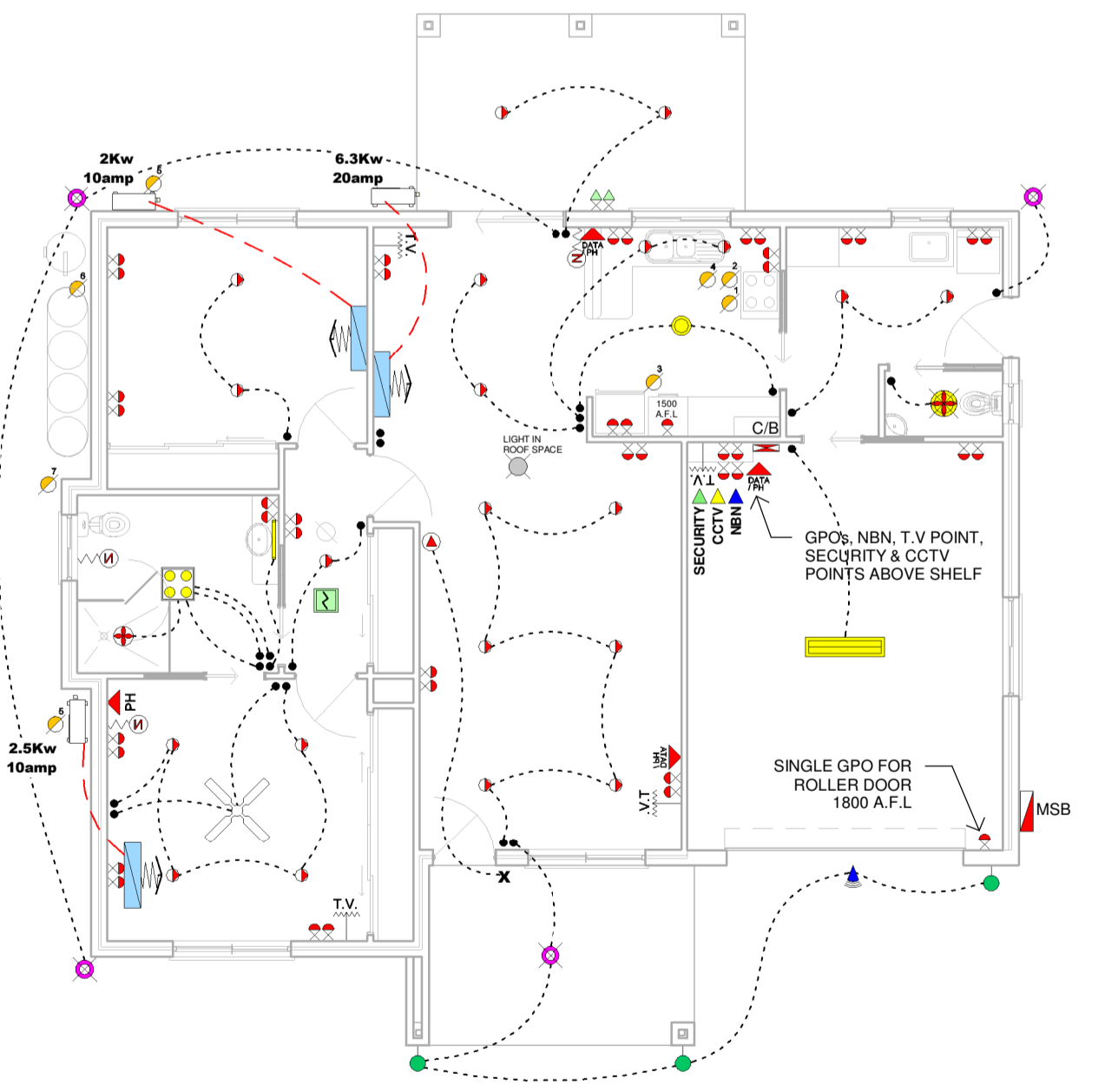
**FLOOR PLAN - W/C**  
1 : 50



**SOUTH ELEVATION**  
1 : 100



**EAST ELEVATION**  
1 : 100



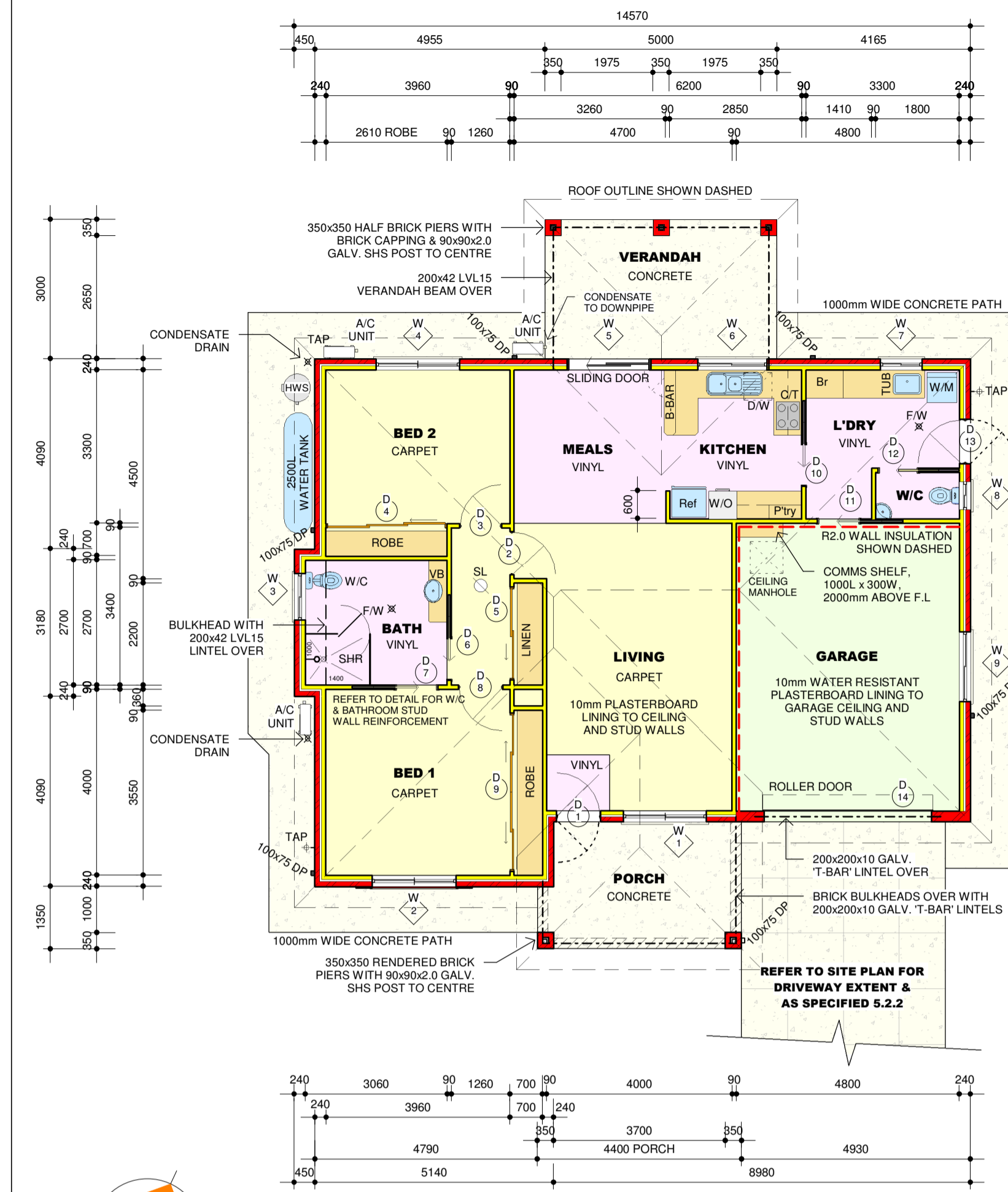
**ELECTRICAL PLAN**  
1 : 100



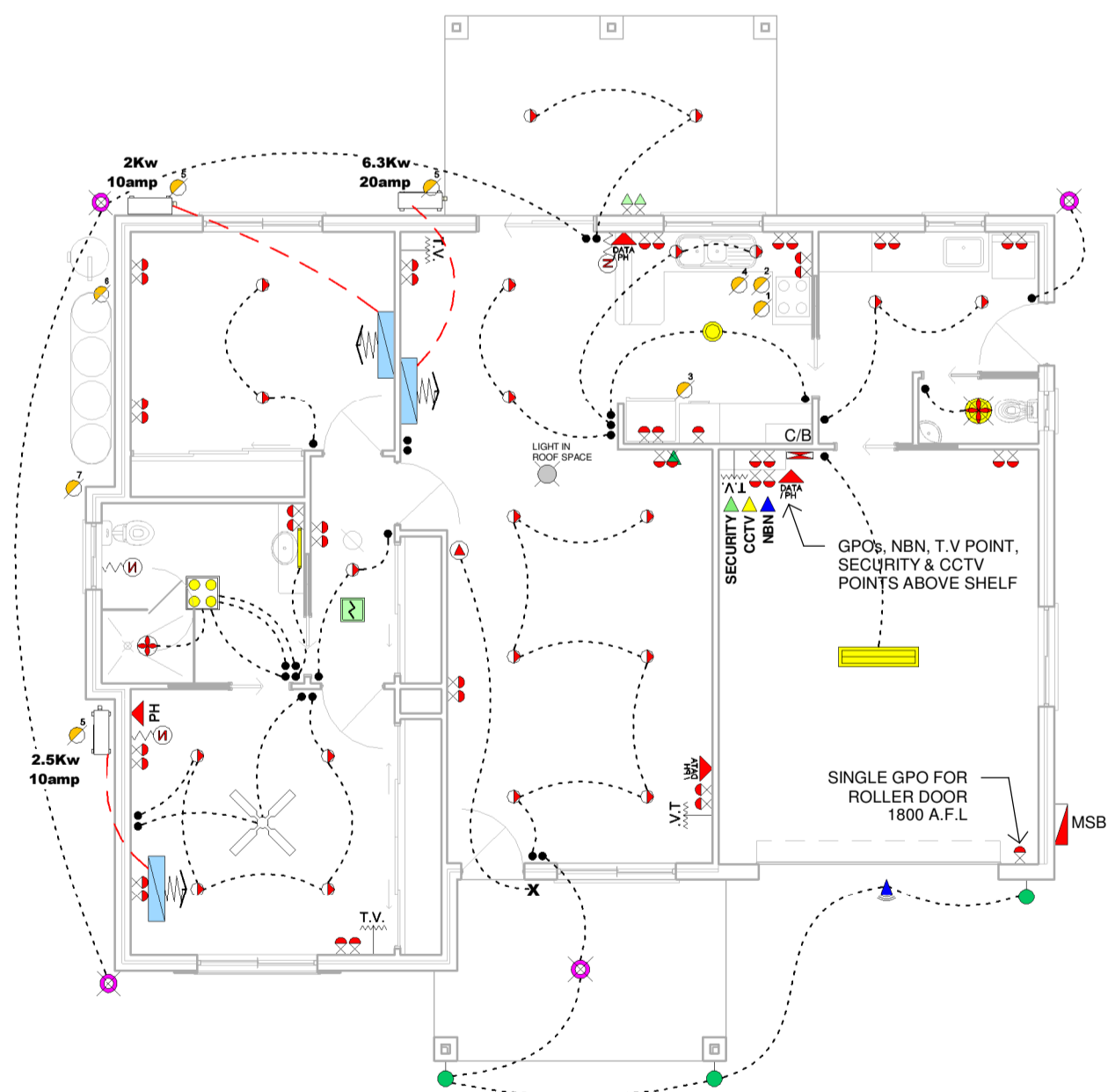
Y:- REVIT:- Revit- Home Unit5/208 Edward River Council - Hardinge St3 - Working Drawings/UNIT 5 'D'-2022-5-16-CHANGED TO TYPE D/7208 Edward River Council - UNIT 5 - TYPE 'D' - V01.rvt 17-May-22 9:09:06 AM



# UNIT 6 - TYPE 'D'



**UNIT 6 TYPE 'D' - FLOOR PLAN**  
1 : 100



**ELECTRICAL PLAN**  
1 : 100

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	1800	1800	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
3	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
4	1800	1800	ALUMINIUM SLIDER
5	2100	1800	ALUMINIUM SLIDING DOOR
6	1000	1500	ALUMINIUM SLIDER
7	1000	900	ALUMINIUM SLIDER
8	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
9	1000	1500	ALUMINIUM SLIDER
SL01			SOLATUBE 160DS

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2040	920	ENTRY DOOR WITH FLYSCREEN
2	2040	920	HINGED INTERNAL
3	2040	870	HINGED INTERNAL
4	2340	2600	ROBE SLIDING DOORS
5	2340	2000	LINEN SLIDING DOORS
6	2040	920	CAVITY SLIDING
7	2040	920	CAVITY SLIDING
8	2040	920	HINGED INTERNAL
9	2340	3400	ROBE SLIDING DOORS
10	2040	920	CAVITY SLIDING
11	2040	920	CAVITY SLIDING
12	2040	870	CAVITY SLIDING
13	2040	920	HINGED EXTERNAL HALF GLAZED
14	2100	3600	COLORBOND ROLLER DOOR

AREA TABULATION. APPROX AREAS. BUILDER TO CONFIRM			
NAME	AREA	SQUARES	
1 - LIVING	116.9 m <sup>2</sup>	12.57	
2 - GARAGE	32.5 m <sup>2</sup>	3.49	
3 - PORCH	11.6 m <sup>2</sup>	1.24	
4 - VERANDAH	15.0 m <sup>2</sup>	1.61	
		175.9 m <sup>2</sup>	18.92

**WATERS THERMAL NOTES:**  
 - DOWNLIGHTS TO BE SEALED LED UNITS  
 - ALL EXHAUST FANS TO BE SELF CLOSING MAX. 250mmØ  
 - ALL WINDOW FRAMES TO BE WEATHER STRIPPED  
 - ALL GAPS AND CRACKS SEALED  
 - ALL GLAZING TO REFER TO WATERS CERTIFICATE FOR MIN. U & SHGC VALUES  
 - PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION, NOT TOTAL R VALUE  
 - R2.5 INSULATION ALLOWED TO CEILING PERIMETER DUE TO HEIGHT OF RESTRICTIONS WHERE APPLICABLE  
 - R2.5 INSULATION TO ALL SKYLIGHT SHAFTS (IF APPLICABLE)  
 - ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999

## GENERAL NOTES

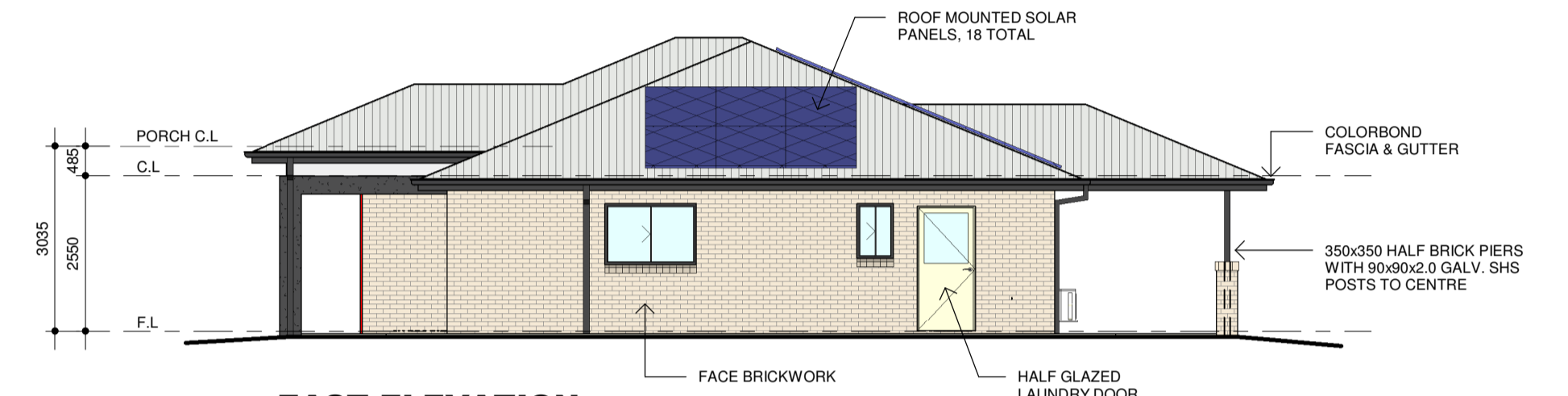
- BRICK VENEER CONSTRUCTION
- COLORBOND ROOF SHEETING
- 10mm PLASTERBOARD WALL & CEILING LINING
- 6mm VILBOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

## BASIX COMMITMENTS-

- WATER COMMITMENTS**
  - SHOWER HEADS MIN. 4 STARS FLOW OF +4.5L, but <=6L/min) TO ALL SHOWERS
  - TOILETS TO MEET MIN. 4 STARS
  - KITCHEN TAPS TO MEET MIN. 5 STARS
  - BATHROOM TAPS TO MEET MIN. 5 STARS
  - WATER TANK MINIMUM 2,500 LITRE, MINIMUM 120mm<sup>2</sup> ROOF CATCHMENT CONNECTED TO WC'S, OUTDOOR TAP, L DRY COLD WATER TAP
- THERMAL COMFORT**
  - FLOORS- CONCRETE WAFFLE POB SLAB
  - WALLS- EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND ISALATION TO EXTERNAL STUD WALLS AREA AND WHERE NOTED
  - CEILING- R5.0 CEILING INSULATION
  - ROOF- UNVENTED WITH DARK SOLAR ABSORPTANCE
  - WINDOWS- DOUBLE GLAZED CLEAR AS PER SPECIFICATION
- ENERGY COMMITMENTS**
  - HOT WATER SYSTEM TO BE ELECTRIC STORAGE SYSTEM
  - COOLING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - HEATING SYSTEM TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
  - BATHROOMS TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
  - RANGEHOOD DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
  - LAUNDRY TO HAVE NATURAL VENTILATION ONLY
  - ARTIFICIAL LIGHTING- DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
  - ELECTRIC COOKTOP & ELECTRIC OVEN
  - OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
  - PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 6.5 PEAK KILOWATTS OF ELECTRICITY TO BE INSTALLED AND CONNECTED TO THE DWELLINGS ELECTRICAL SYSTEM
- AIR LEAKAGE & DRAUGHTS**
  - SEAL EXHAUST FANS KITCHEN, BATHROOMS & W.C.)
  - SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
  - WEATHER STRIP EXTERNAL DOORS.
  - DRAUGHT PROOF GAPS & CRACKS



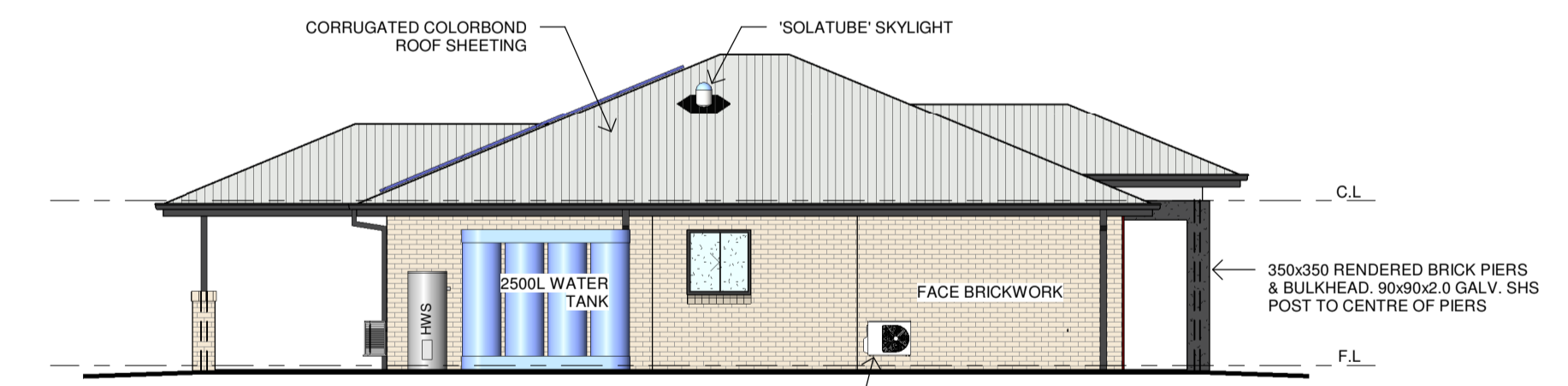
**SOUTH ELEVATION**  
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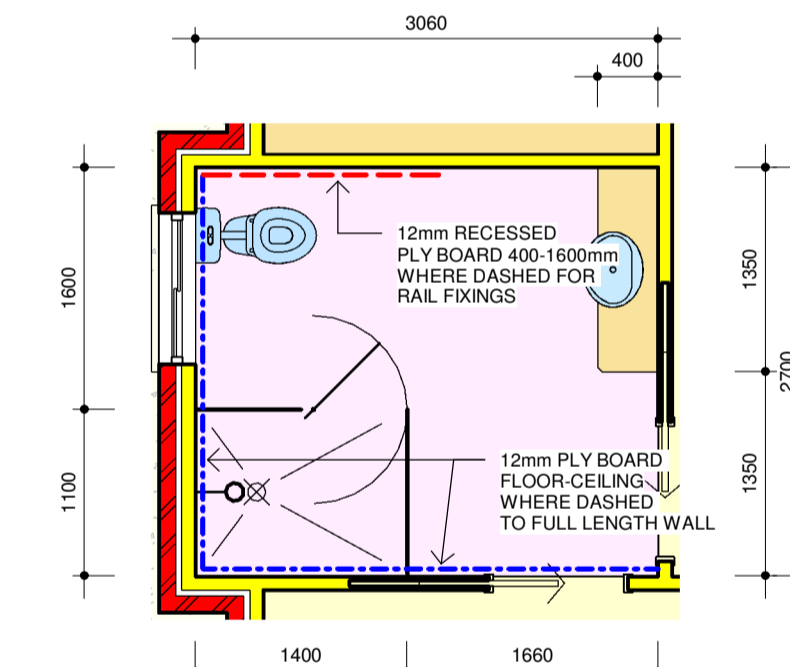
**EAST ELEVATION**  
1 : 100



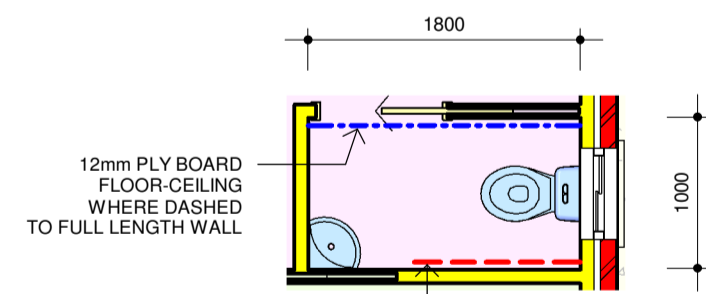
**NORTH ELEVATION**  
1 : 100



**WEST ELEVATION**  
1 : 100



**FLOOR PLAN - BATHROOM**  
1 : 50



**FLOOR PLAN - W/C**  
1 : 50

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
[Symbol]	1	1 - GAS COOKTOP	10 amp
[Symbol]	1	2 - RANGEHOOD	10 amp
[Symbol]	1	3 - WALL OVEN	15 amp
[Symbol]	1	4 - DISHWASHER	10 amp
[Symbol]	3	5 - ISOLATOR FOR AIR CONDITIONER	10/20 amp
[Symbol]	1	6 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
[Symbol]	1	7 - ISOLATOR FOR WATER PUMP	10 amp
[Symbol]	1	CCTV CONTROL	--
[Symbol]	1	CEILING FAN	--
[Symbol]	1	CONSUMER BOARD	--
[Symbol]	3	DATA/PH POINT	600 above F.F.L and 150 above benches
[Symbol]	1	DOOR CHIME	--
[Symbol]	21	DOWNLIGHT	L.E.D
[Symbol]	1	EXHAUST FAN	200Ø
[Symbol]	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
[Symbol]	1	FLUORESCENT 600mm	WALL MOUNTED
[Symbol]	1	FLUORESCENT ROUND	--
[Symbol]	20	GPO DOUBLE	--
[Symbol]	1	GPO DOUBLE OUTDOOR	600 above F.F.L
[Symbol]	2	GPO SINGLE	600 above F.F.L and 150 above benches or as noted
[Symbol]	1	L.E.D PANEL, 1200mm	--
[Symbol]	1	LIGHT FITTING ROOF	CFL BATTEN IN ROOF SPACE
[Symbol]	25	LIGHT SWITCH	1020 above F.F.L
[Symbol]	1	METER BOARD	--
[Symbol]	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
[Symbol]	1	NBN MODEM	--
[Symbol]	3	NURSE CALL	600 above F.F.L
[Symbol]	1	PHONE POINT	600 above F.F.L and 150 above benches
[Symbol]	1	SECURITY SYSTEM	--
[Symbol]	1	SMOKE DETECTOR, HARD WIRED	CLIPSAL FIRETEK 75SPSMA
[Symbol]	4	SOFFIT MOUNTED CFL	--
[Symbol]	1	T.V. POINT	--
[Symbol]	1	TASTIC 4 LIGHT	200Ø EXHAUST
[Symbol]	3	WALL LIGHT - EXTERNAL	--
[Symbol]	3	WALL MOUNTED A/C UNIT	--



**Edward River COUNCIL**

### UNIT 6 - TYPE 'D'

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 Incredible Ideas Pty. Ltd. ABN 72 003 725 246  
 Trading as Rob Pickett Design.



Drawn By: **BRENDAN**

Checked By: **ROB**



**ROB PICKETT DESIGN**  
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 www.rpdesign.com.au  
 Email: euan@rpdesign.com.au  
 PHONE 02 6021 1355  
 INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

### PROPOSED SENIOR LIVING PRECINCT - STAGE 1

For: **EDWARD RIVER COUNCIL**

At: **82-86 HARDINGE STREET, DENILQUIN NSW 2710**

SHEET SIZE "A1"

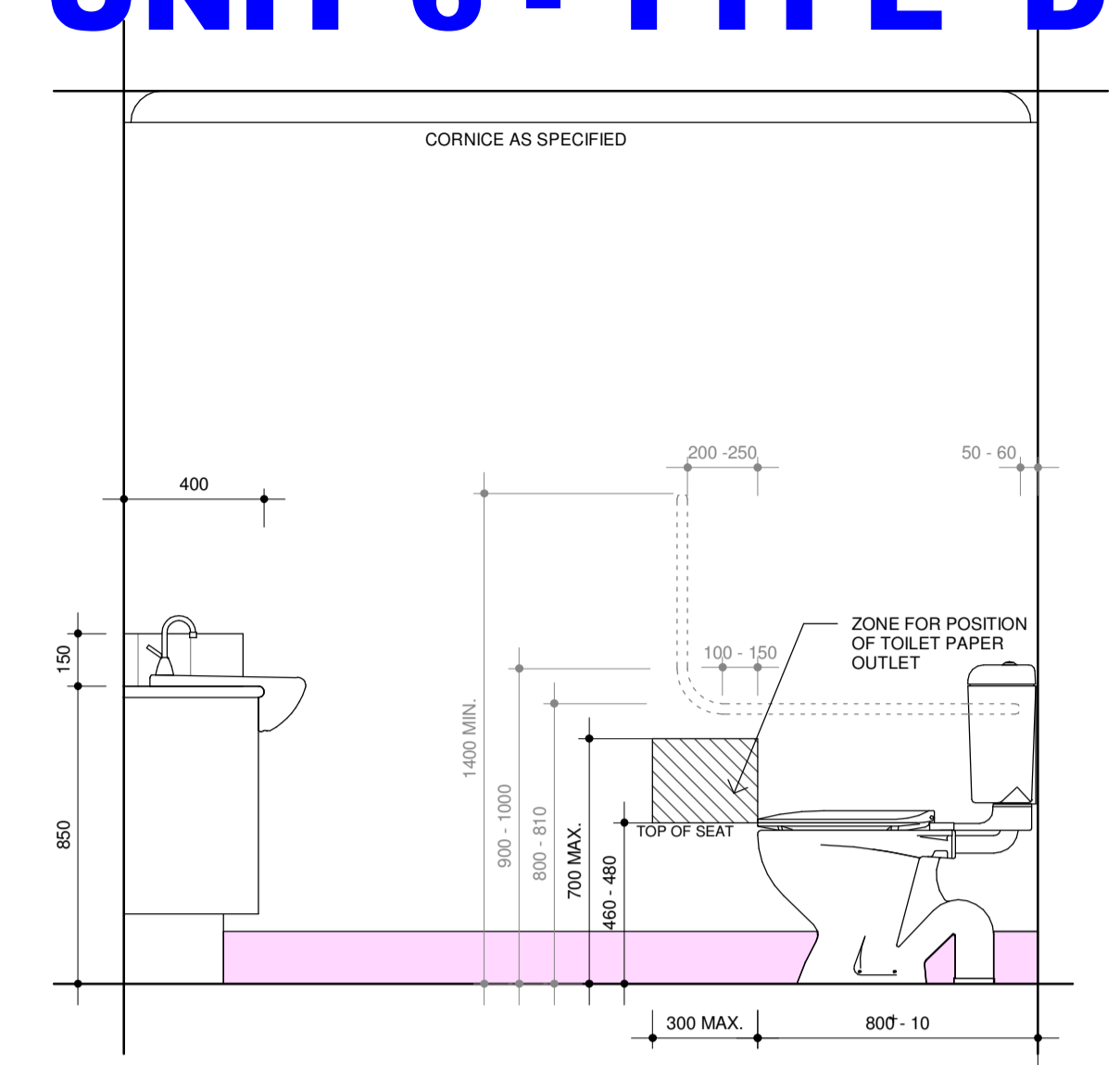
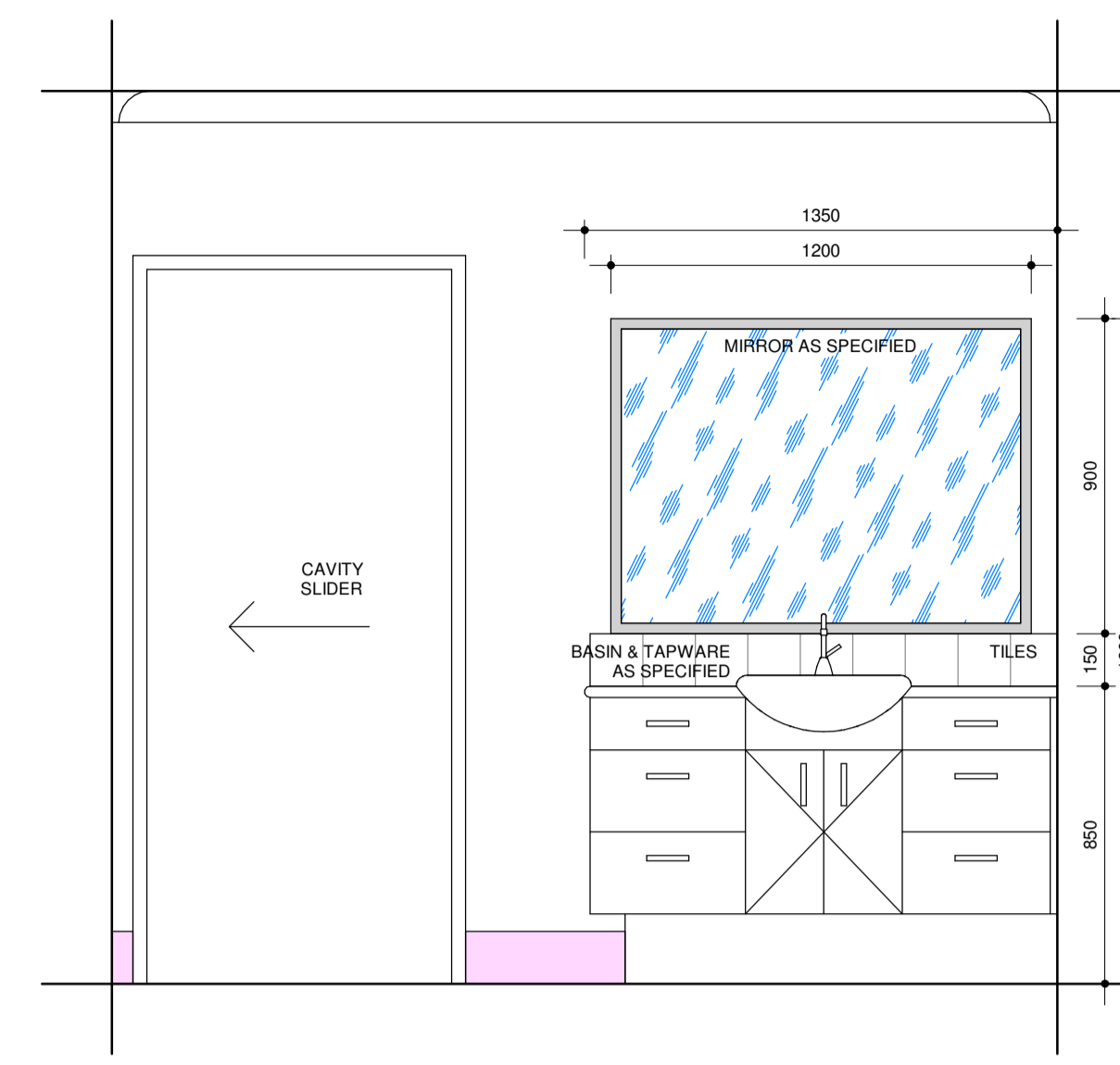
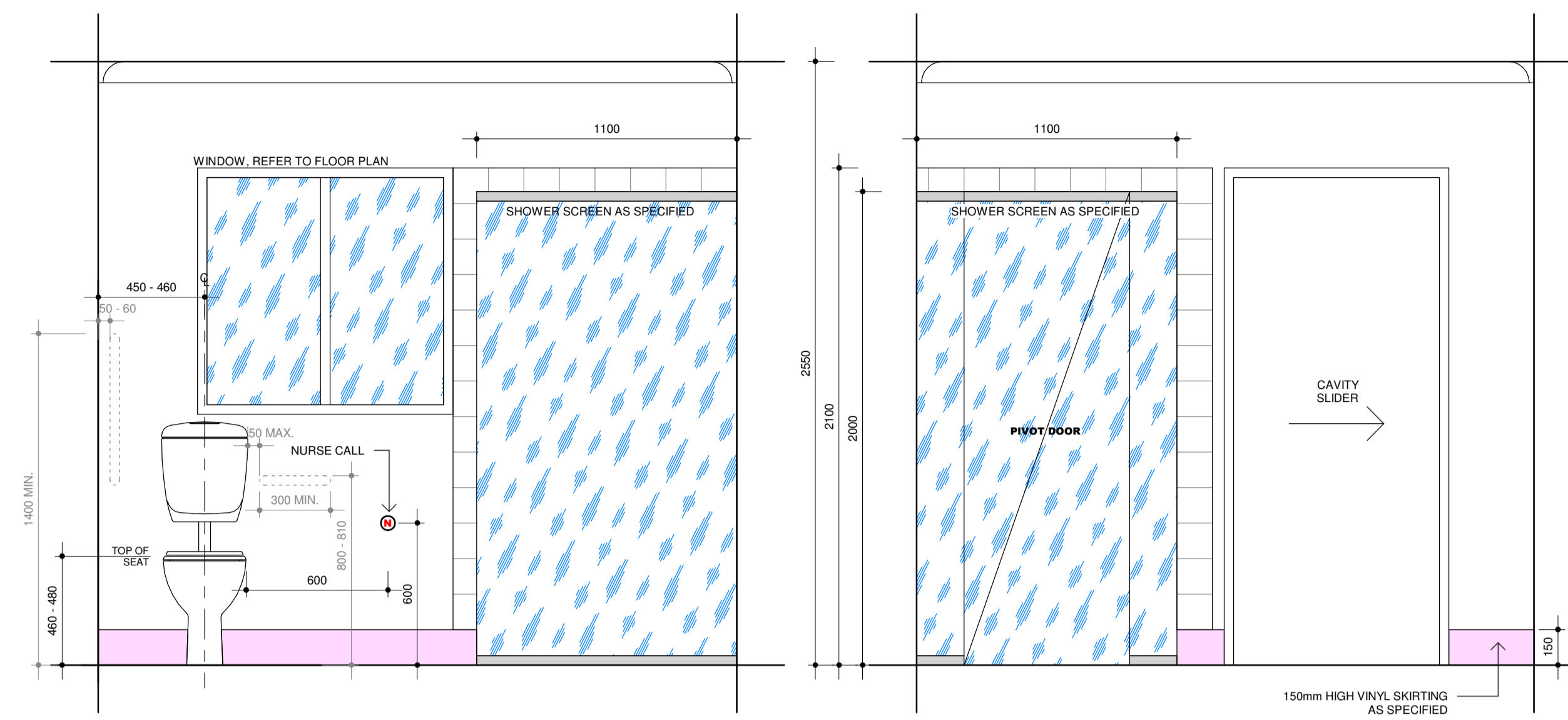
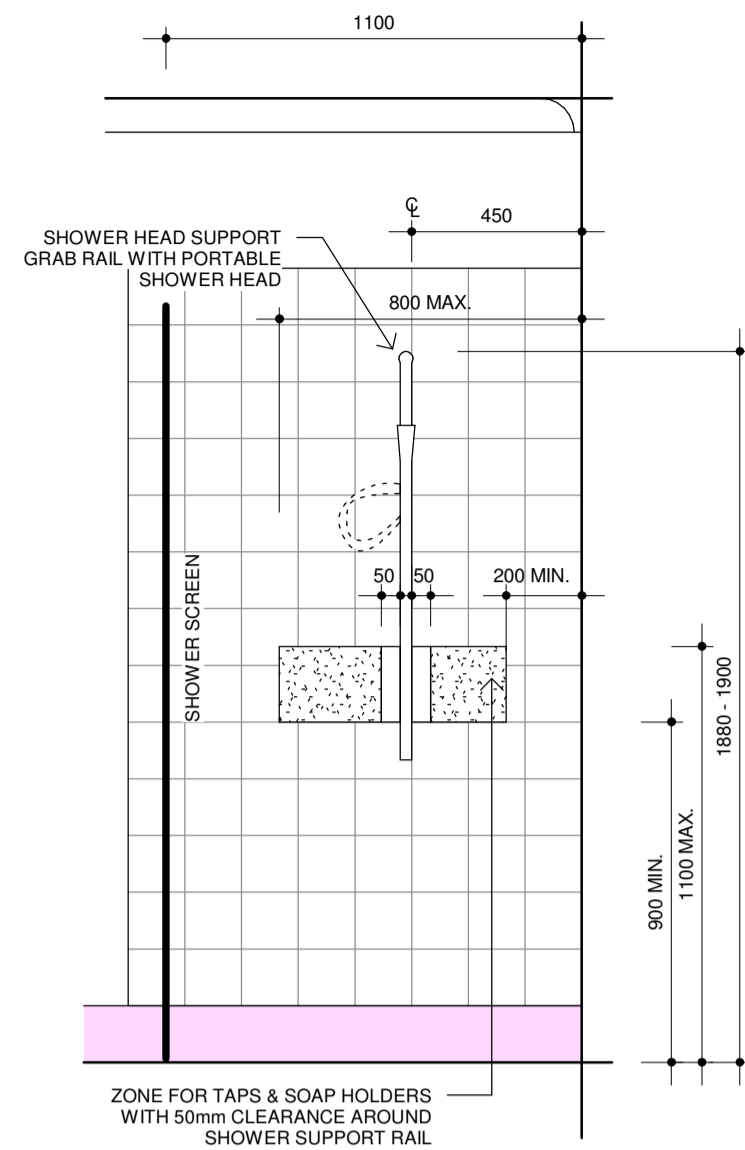
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Date: 16-5-2022

Job No: **7208**

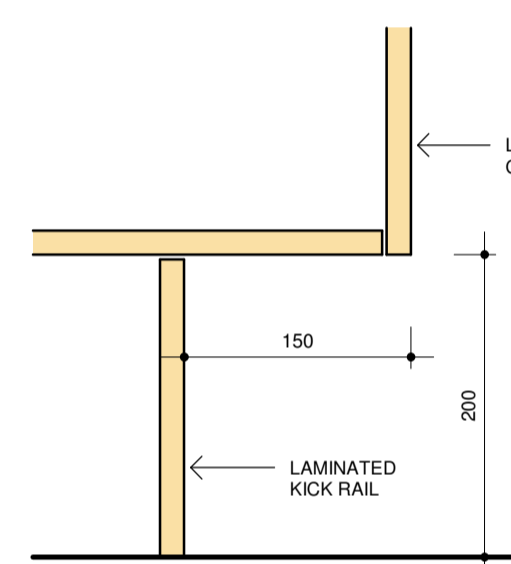


# UNIT 6 - TYPE 'D'



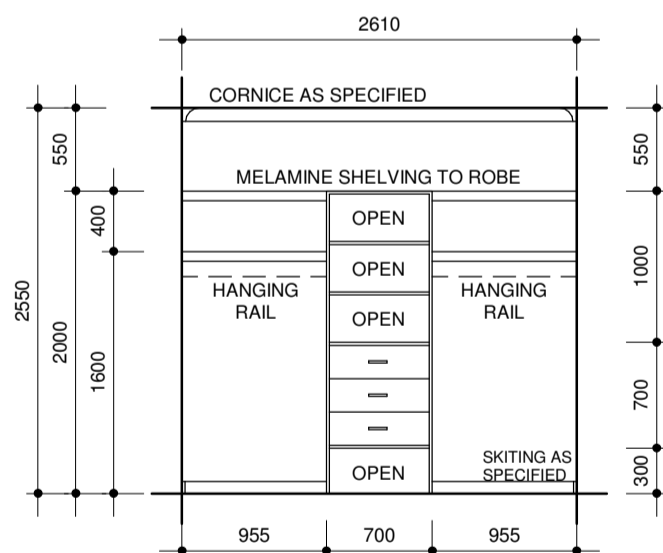
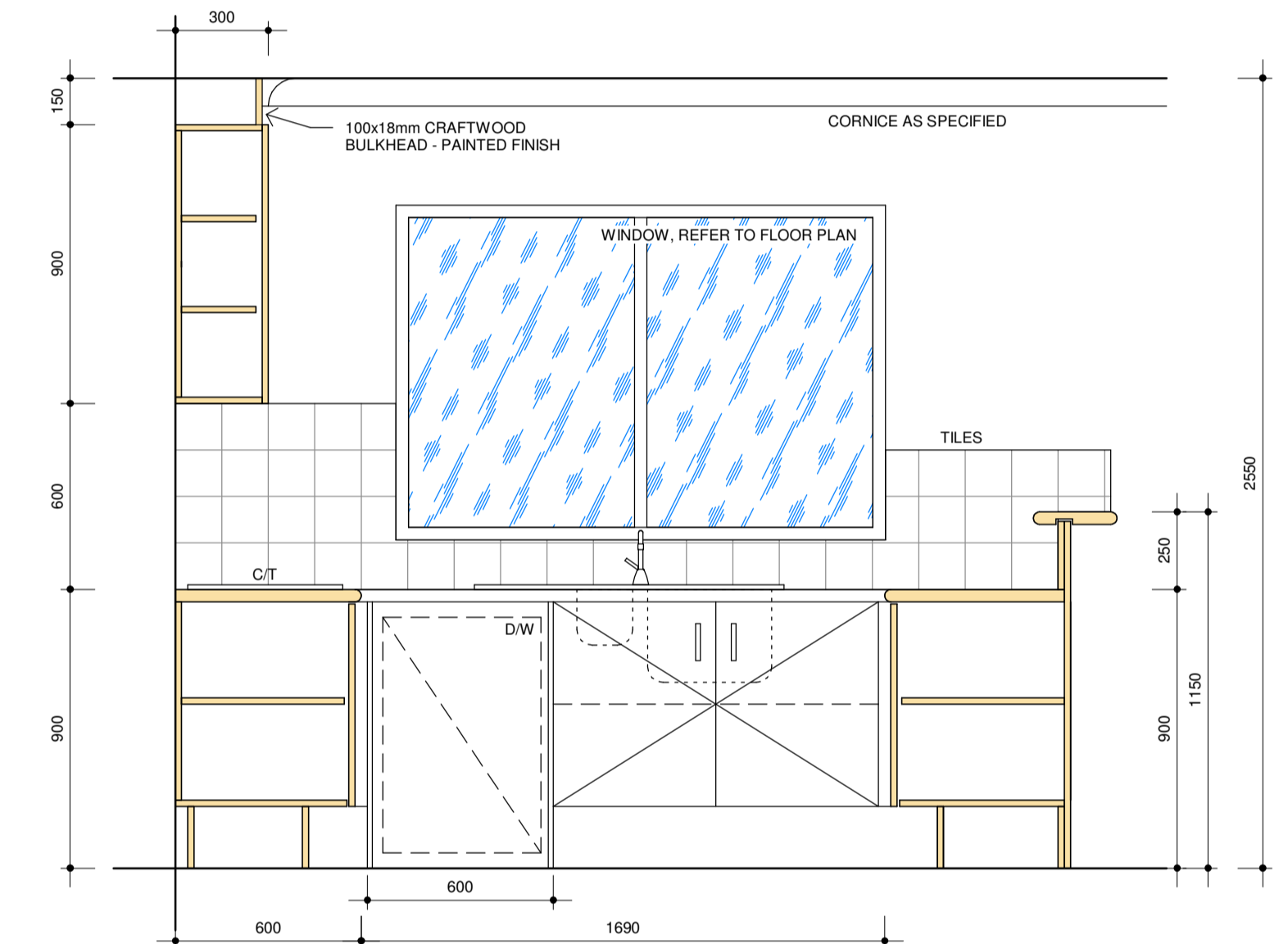
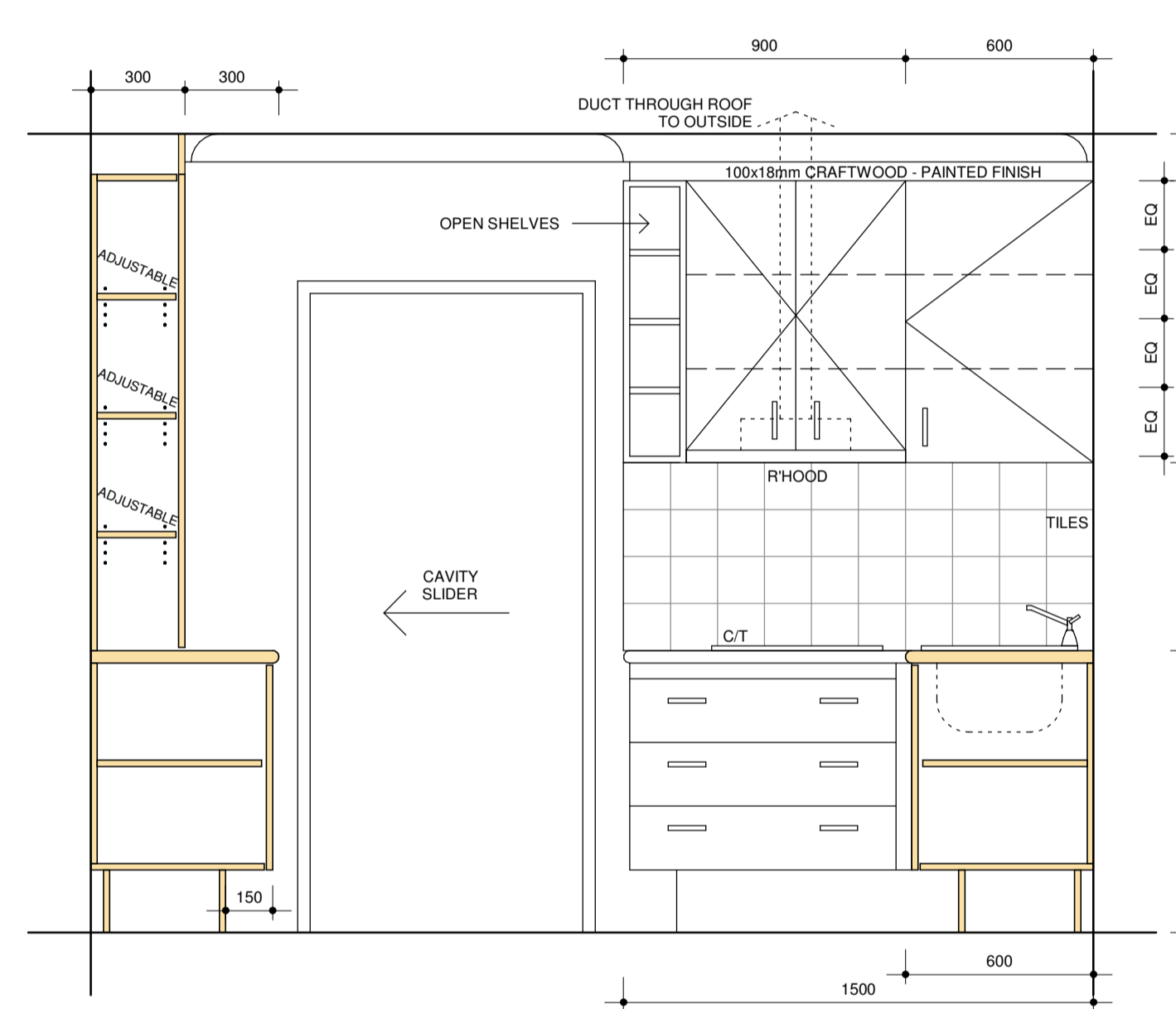
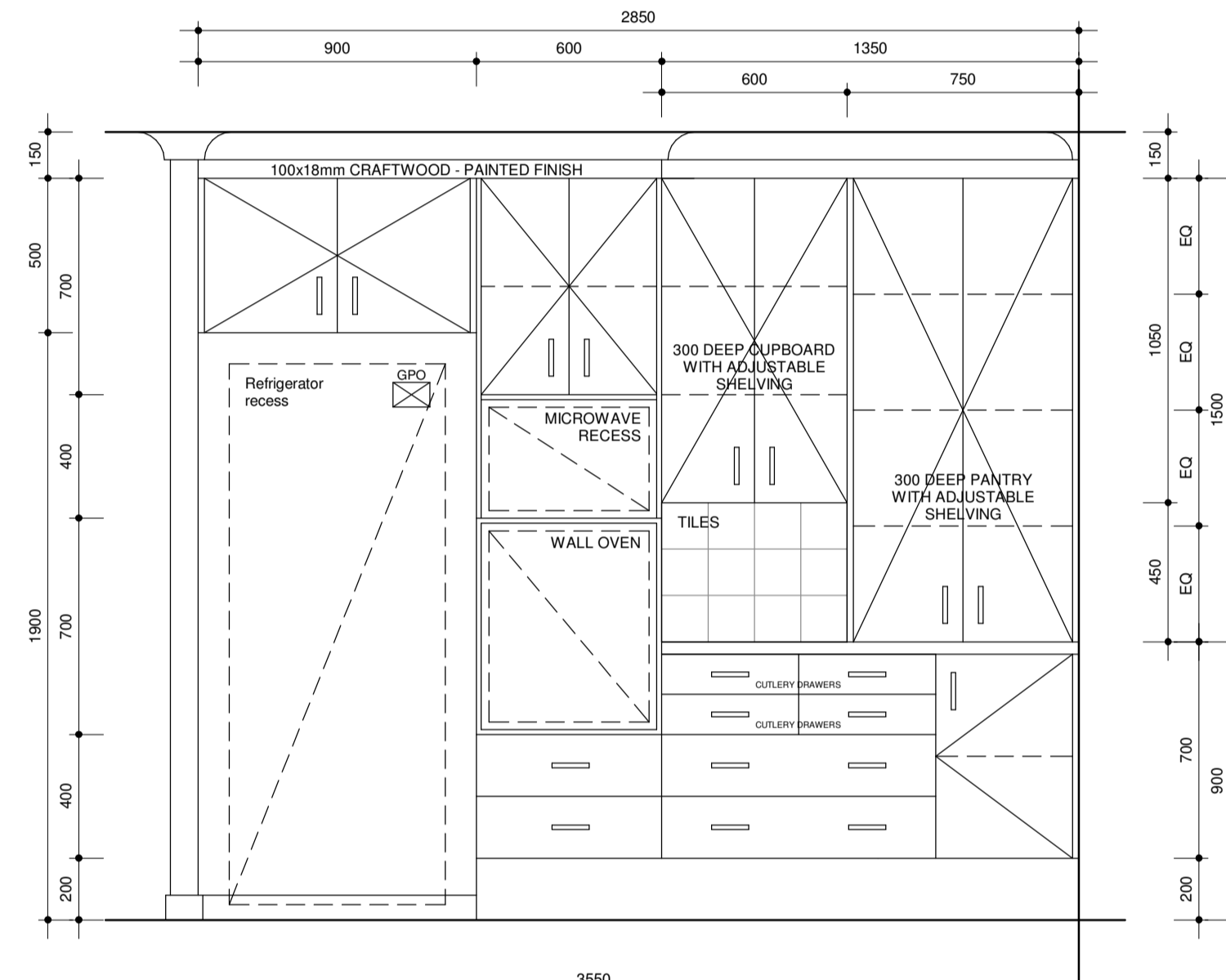
## ELEVATIONS - BATHROOM

1:20



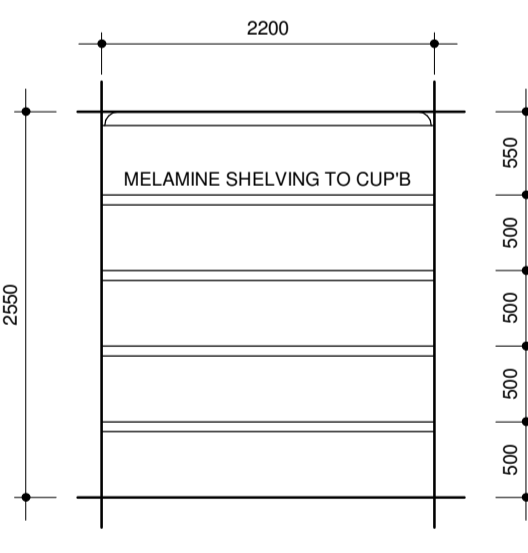
## TYPICAL KICK RAIL

1:5



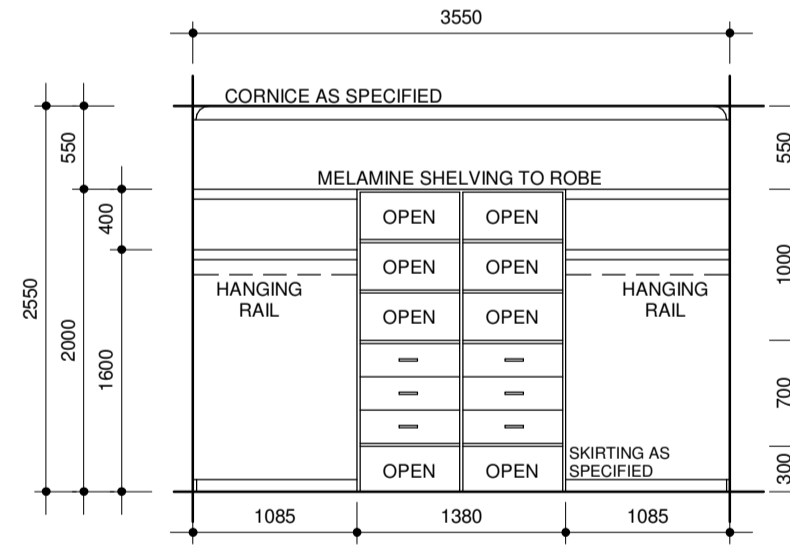
## ELEVATIONS - ROBE 2

1:50



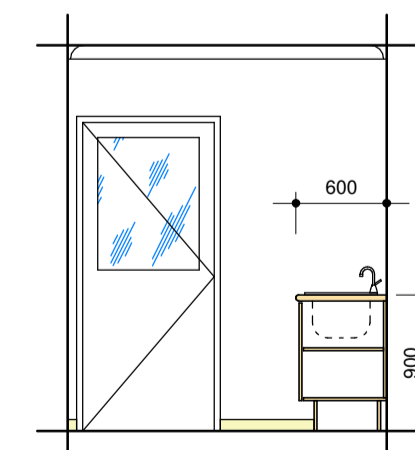
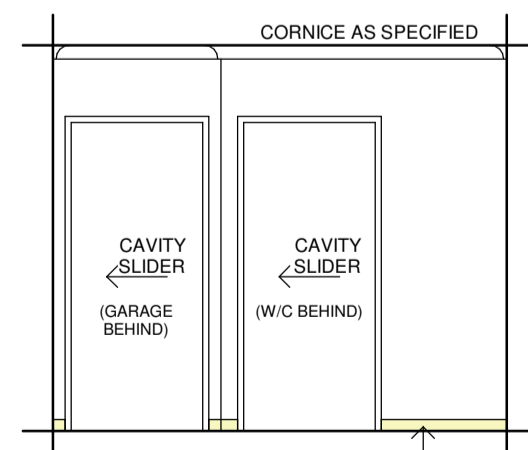
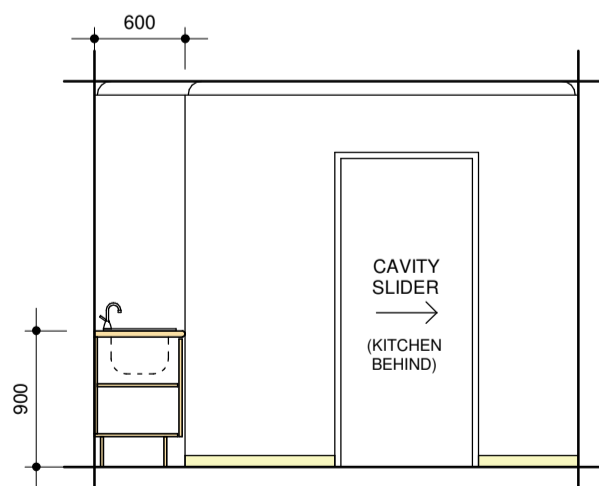
## ELEVATIONS - LINEN

1:50



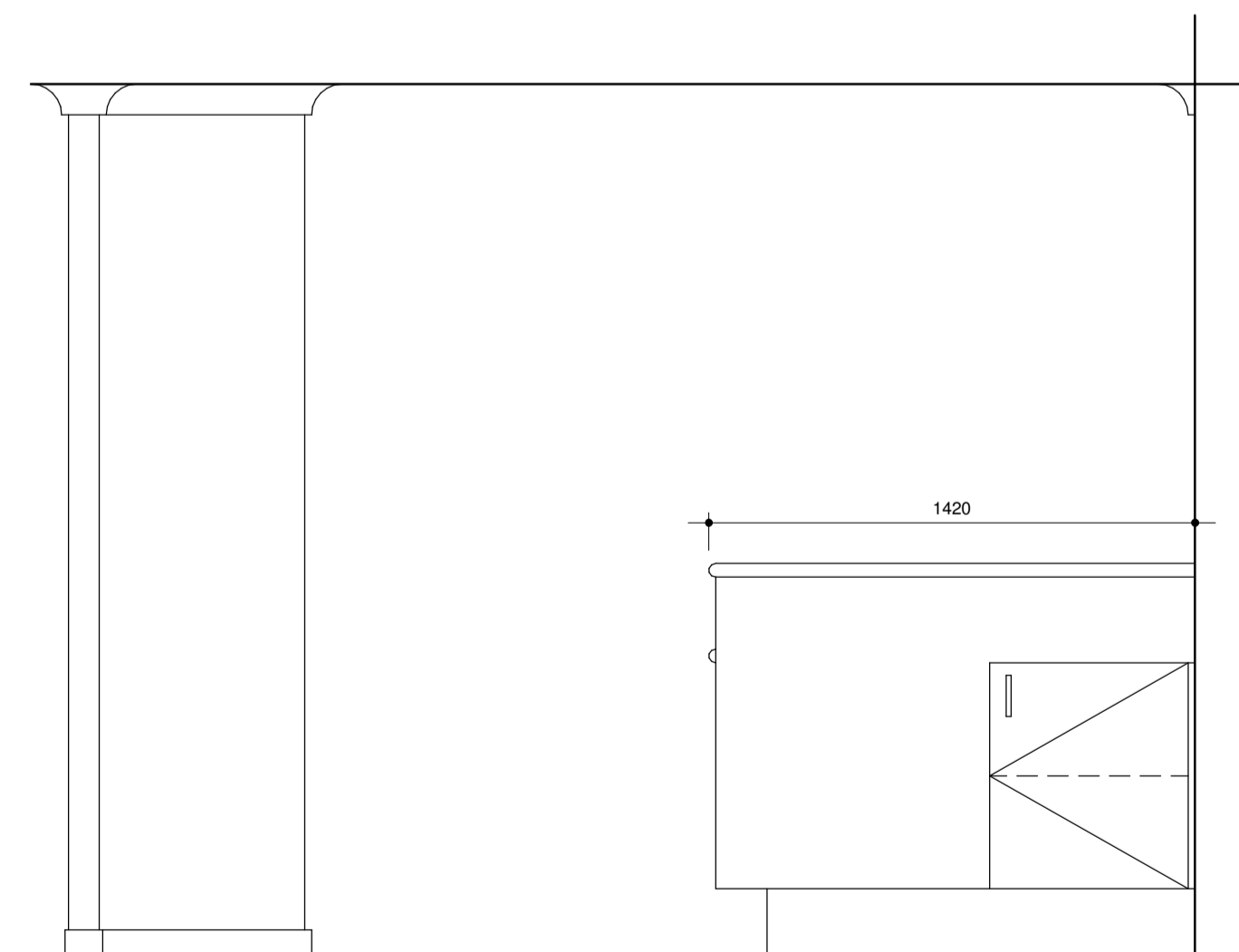
## ELEVATIONS - ROBE 1

1:50



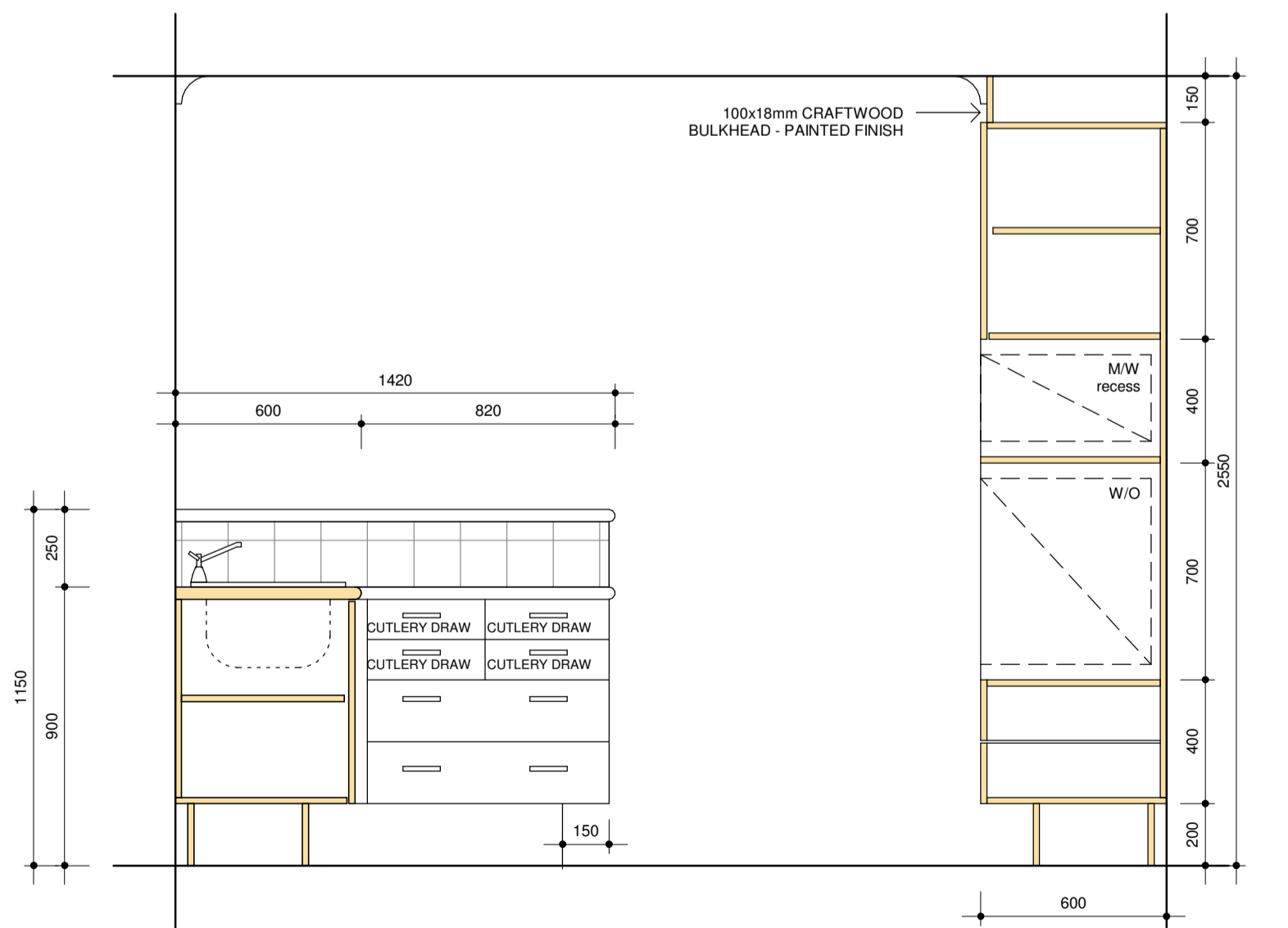
## ELEVATIONS - LAUNDRY

1:50



## ELEVATIONS - KITCHEN

1:20



## UNIT 6 - TYPE 'D' - INTERNAL ELEVATIONS

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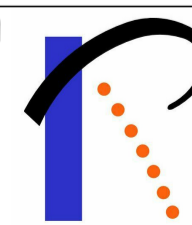


Drawn By: **BRENDAN**

Checked By: **ROB**



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INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246



**PROPOSED SENIOR LIVING PRECINCT - STAGE 1**

**For: EDWARD RIVER COUNCIL**

**At: 82-86 HARDINGE STREET, DENILQUIN NSW 2710**

**SHEET SIZE "A1"**

**Sheet: A17**

**Date: 16-5-2022**

**Job No: 7208**

DATE	REV	AMENDMENT
16-9-2021	A	- MAIN SWITCHBOARD & DRIVEWAY INDICATED ON PLANS