

Revision	Description	Date
1	AM2 ISSUE	15.12.2023

## PRELIMINARY WORK-IN-PROGRESS

### NOTES : DEVELOPMENT APPLICATION

- DESIGN RESOLUTION
  - The drawings represent general architectural intent for the purpose of this development application only.
  - The internal layout is shown indicatively and is subject to further design development.
  - The dimensions shown are general only and are subject to further design resolution.
  - Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
  - The size and position of privacy screens, louvres is indicative and shown in open and closed positions.
  - Please refer to Landscape drawings for Landscape component (shown indicatively only in this set)
  - Location & sizes of plant, equipment, service areas and service risers on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

- GRAPHIC PRESENTATION
  - Colours presented on drawings are generic only and indicative of the architectural design intent.

- EXISTING STRUCTURES AND SERVICES
  - Extent and location of existing and proposed neighbouring structures and services is according to the available survey information and will need to be verified on site at later stage.

**THIS DRAWING IS TO BE  
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Consultants

Client  
**HOMES NSW**

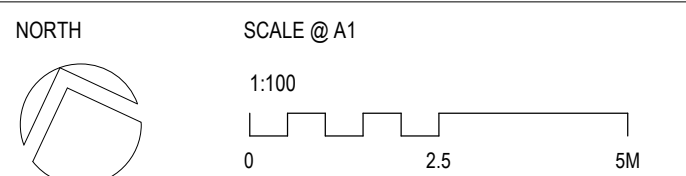


**SYDNEY**  
Suite 604 Level 6, 46 Kippax Street  
Surry Hills NSW 2010  
Australia  
PH (02) 9051 0177  
www.custance.com.au

Project  
**HARDWICKE ST SENIOR HOUSING**  
**17-27 HARDWICKE ST, RIVERWOOD**

Sheet Title

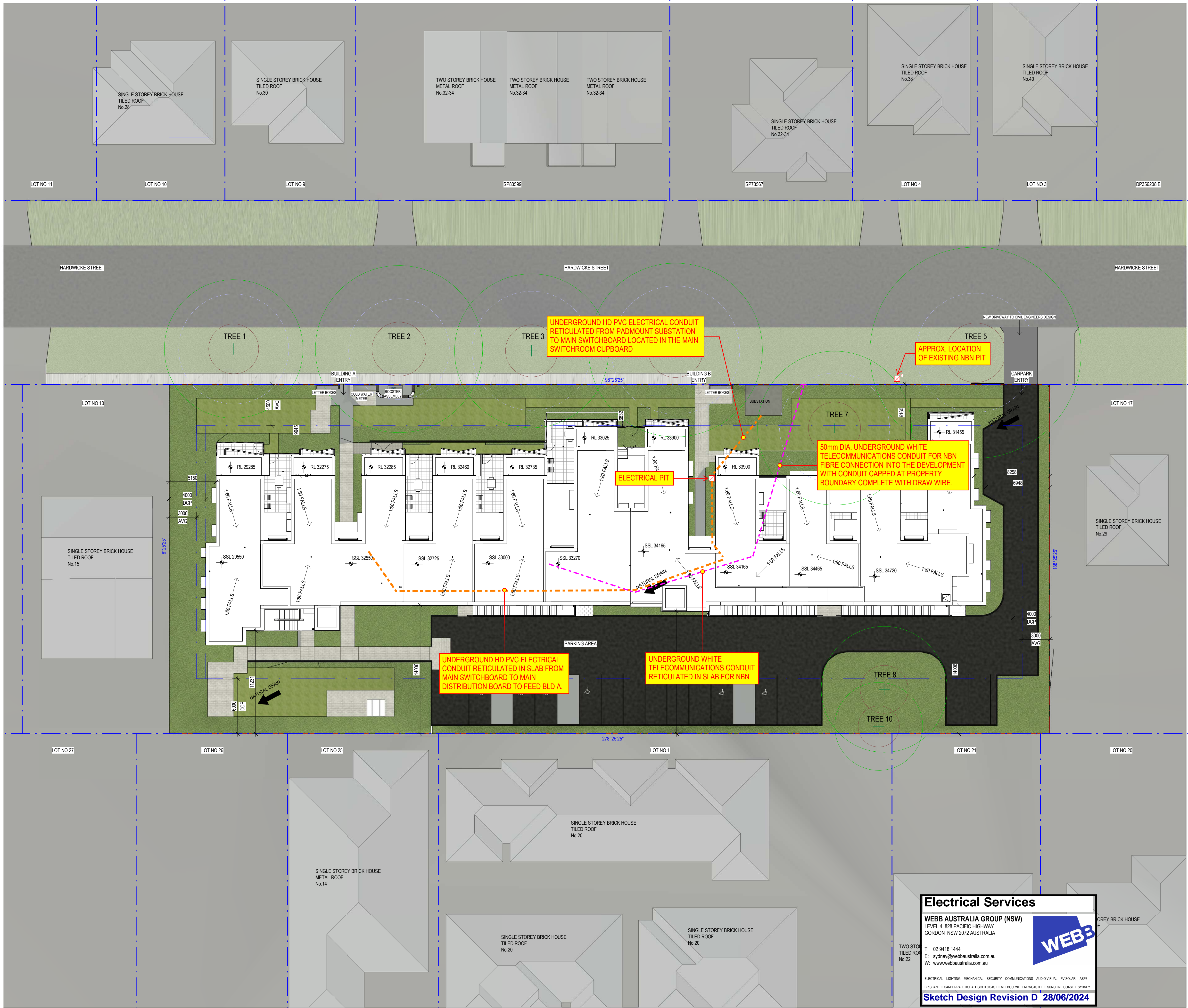
### SITE PLAN



Drawn	Checked	Scale
JL	RW	1 : 200 @ A1

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Project No.	Sheet No.	Revision
3420	DA-005	1



**Electrical Services**  
**WEBB AUSTRALIA GROUP (NSW)**  
LEVEL 4 828 PACIFIC HIGHWAY  
GORDON NSW 2072 AUSTRALIA

T: 02 9418 1444  
E: sydney@webbaustralia.com.au  
W: www.webbaustralia.com.au

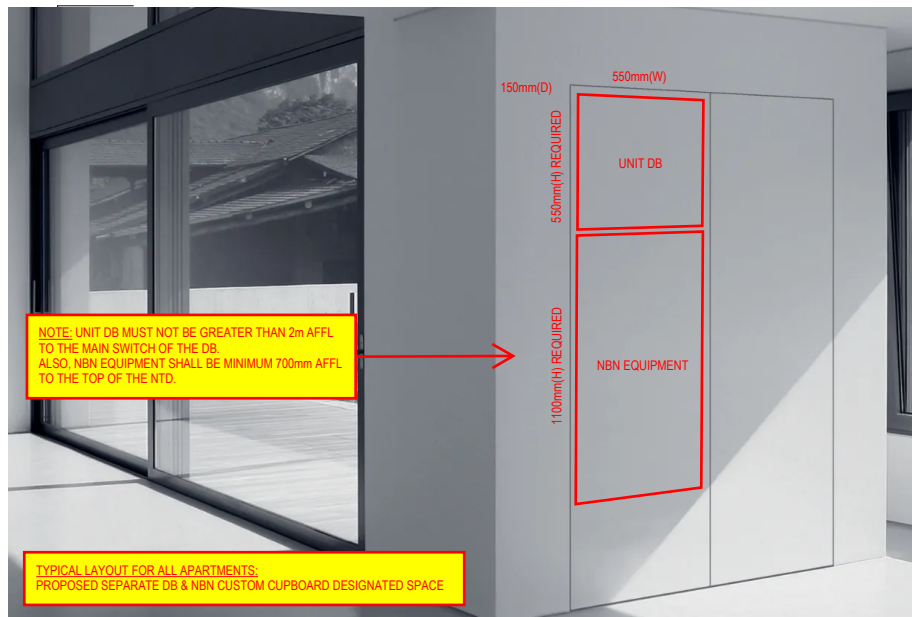
ELECTRICAL LIGHTING MECHANICAL SECURITY COMMUNICATIONS AUDIO VISUAL PV SOLAR ASPI

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**Sketch Design Revision D 28/06/2024**

**WEBB**





UNIT DB (Distribution Box) TO BE PROVIDED WITH A 150mm(H) x 600mm(W) DIMENSIONED SPACE TO THE NBN EQUIPMENT. ALSO TO PROVIDE A 150mm(H) x 600mm(W) DIMENSIONED SPACE TO THE TOP OF THE NBN.

TYPICAL LAYOUT FOR THE PROPOSED SEPARATE DB & NBN CUSTOM CUPBOARD DESIGNATED SPACE.

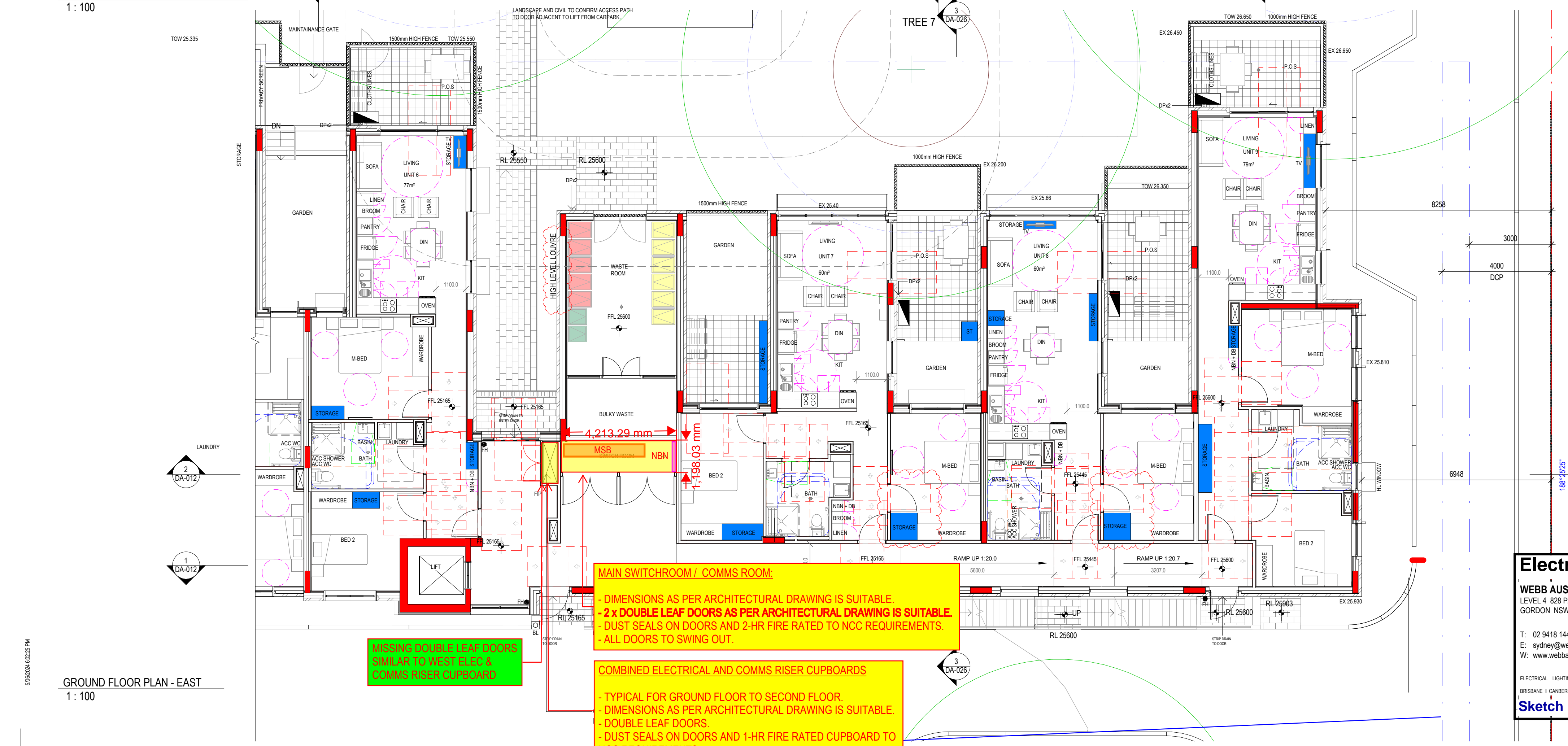
PROPOSED SEPARATE DB & NBN CUSTOM CUPBOARD DESIGNATED SPACE, ONE ON TOP OF THE OTHER, FLUSHED, PUSH-TO-OPEN DOOR. DIMENSIONS: 550mm(W) x DB/BNB(H) x 150mm(D). REFER TO CONCEPT DESIGN IMAGE ABOVE.

INCREASES WIDTH OF DB & NBN CUPBOARDS.

**SWITCHBOARD CUPBOARD:**  
- DIMENSIONS AS PER ARCHITECTURAL DRAWING IS SUITABLE.  
- 2 x DOUBLE LEAF DOORS AS PER ARCHITECTURAL DRAWING IS SUITABLE.  
- DUST SEALS ON DOORS AND 2-HR FIRE RATED TO NCC REQUIREMENTS.  
- ALL DOORS TO SWING OUT.

**COMBINED ELECTRICAL AND COMMS RISER CUPBOARDS**  
- TYPICAL FOR GROUND FLOOR TO SECOND FLOOR.  
- DIMENSIONS AS PER ARCHITECTURAL DRAWING IS SUITABLE.  
- DOUBLE LEAF DOORS.  
- DUST SEALS ON DOORS AND 1-HR FIRE RATED CUPBOARD TO NCC REQUIREMENTS.

GROUND FLOOR PLAN - WEST  
1 : 100



GROUND FLOOR PLAN - EAST  
1 : 100

2 BED STORAGE - UNIT - 9,20	
STORAGE	0.79 m³
STORAGE	0.54 m³
STORAGE	3.38 m³
TOTAL	4.70 m³
2 BED STORAGE - UNIT - 10	
STORAGE	1.46 m³
STORAGE	1.39 m³
STORAGE	2.19 m³
STORAGE	0.32 m³
STORAGE	0.57 m³
TOTAL	5.93 m³
1 BED STORAGE - UNIT - 11, 21	
STORAGE	1.65 m³
STORAGE	0.32 m³
STORAGE	1.22 m³
TOTAL	5.83 m³
1 BED STORAGE - UNIT - 12, 22	
STORAGE	1.65 m³
STORAGE	0.32 m³
STORAGE	2.64 m³
STORAGE	0.81 m³
STORAGE	1.22 m³
TOTAL	6.64 m³
1 BED STORAGE - UNIT - 13, 23	
STORAGE	1.65 m³
STORAGE	0.32 m³
STORAGE	2.64 m³
STORAGE	1.21 m³
TOTAL	5.83 m³
1 BED STORAGE - UNIT - 14, 24	
STORAGE	1.65 m³
STORAGE	0.32 m³
STORAGE	2.64 m³
STORAGE	1.22 m³
TOTAL	5.83 m³
2 BED STORAGE - UNIT - 15, 25	
STORAGE	0.32 m³
STORAGE	0.73 m³
STORAGE	3.27 m³
STORAGE	2.02 m³
TOTAL	6.35 m³
1 BED STORAGE - UNIT - 18, 19, 28	
STORAGE	2.35 m³
STORAGE	0.74 m³
STORAGE	1.10 m³
STORAGE	1.73 m³
STORAGE	0.11 m³
TOTAL	6.02 m³

2 BED STORAGE - UNIT - 1	
STORAGE	1.39 m³
STORAGE	1.52 m³
STORAGE	0.32 m³
STORAGE	0.57 m³
STORAGE	1.40 m³
STORAGE	2.51 m³
TOTAL	7.72 m³
1 BED STORAGE - UNIT - 2	
STORAGE	1.65 m³
STORAGE	0.32 m³
STORAGE	1.22 m³
STORAGE	2.64 m³
STORAGE	1.26 m³
TOTAL	7.09 m³
1 BED STORAGE - UNIT - 3	
STORAGE	1.65 m³
STORAGE	0.32 m³
STORAGE	2.64 m³
STORAGE	1.21 m³
STORAGE	0.99 m³
TOTAL	6.82 m³
1 BED STORAGE - UNIT - 4	
STORAGE	1.65 m³
STORAGE	0.32 m³
STORAGE	2.64 m³
STORAGE	1.22 m³
STORAGE	0.99 m³
TOTAL	6.82 m³
2 BED STORAGE - UNIT - 5	
STORAGE	0.65 m³
STORAGE	2.91 m³
STORAGE	1.82 m³
STORAGE	0.32 m³
STORAGE	0.99 m³
TOTAL	6.69 m³
2 BED STORAGE - UNIT - 16, 26	
STORAGE	0.32 m³
STORAGE	1.42 m³
STORAGE	1.02 m³
STORAGE	1.44 m³
TOTAL	4.20 m³
1 BED STORAGE - UNIT - 17,27	
STORAGE	2.64 m³
STORAGE	1.05 m³
STORAGE	0.86 m³
STORAGE	0.32 m³
STORAGE	1.08 m³
TOTAL	5.95 m³
2 BED STORAGE - UNIT - 7	
STORAGE	2.35 m³
STORAGE	2.43 m³
STORAGE	2.46 m³
STORAGE	1.14 m³
TOTAL	8.37 m³

1 BED STORAGE - UNIT - 8	
STORAGE	2.64 m³
STORAGE	0.90 m³
STORAGE	1.41 m³
STORAGE	0.11 m³
TOTAL	5.06 m³
2 BED STORAGE - UNIT - 29	
STORAGE	0.86 m³
STORAGE	1.26 m³
STORAGE	1.92 m³
STORAGE	1.73 m³
STORAGE	0.11 m³
TOTAL	5.88 m³

Revision	Description	Date
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1	Updated Drawings	30.05.2024
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PRELIMINARY  
WORK-IN-PROGRESS

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Consultants

Client  
**HOMES NSW**

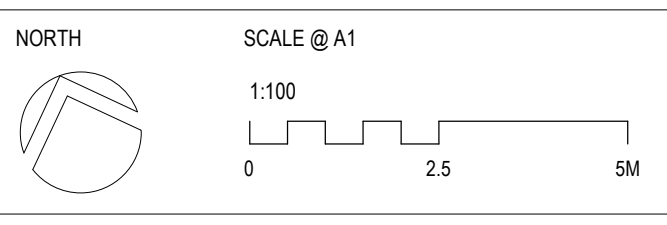


**SYDNEY**  
Suite 604 Level 6, 46 Kippax Street  
Surry Hills NSW 2010  
Australia  
PH (02) 9051 0177  
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Project  
**HARDWICKE ST SENIOR HOUSING**  
17-27 HARDWICKE ST, RIVERWOOD

Sheet Title

DETAIL - GROUND FLOOR PLAN



Drawn Author  
Checked Checker  
Scale As indicated @ A1

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Project No.  
**3420**

Sheet No.  
**DA-008**

Revision  
**1**

**Electrical Services**

**WEBB AUSTRALIA GROUP (NSW)**  
LEVEL 4 828 PACIFIC HIGHWAY  
GORDON NSW 2072 AUSTRALIA

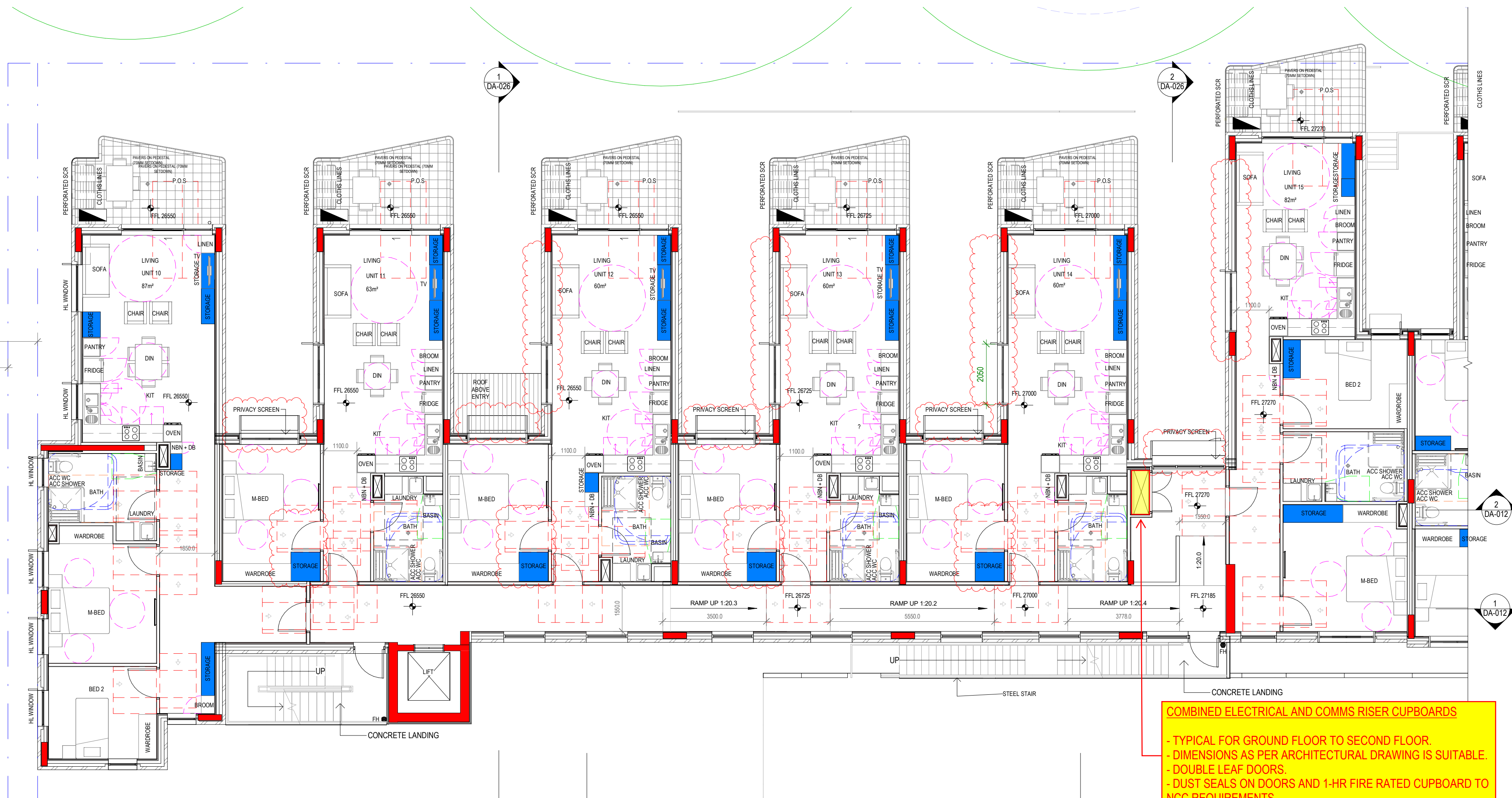
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E: sydney@webbaustralia.com.au  
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ELECTRICAL LIGHTING MECHANICAL SECURITY COMMUNICATIONS AUDIO VISUAL PV SOLAR ASPI

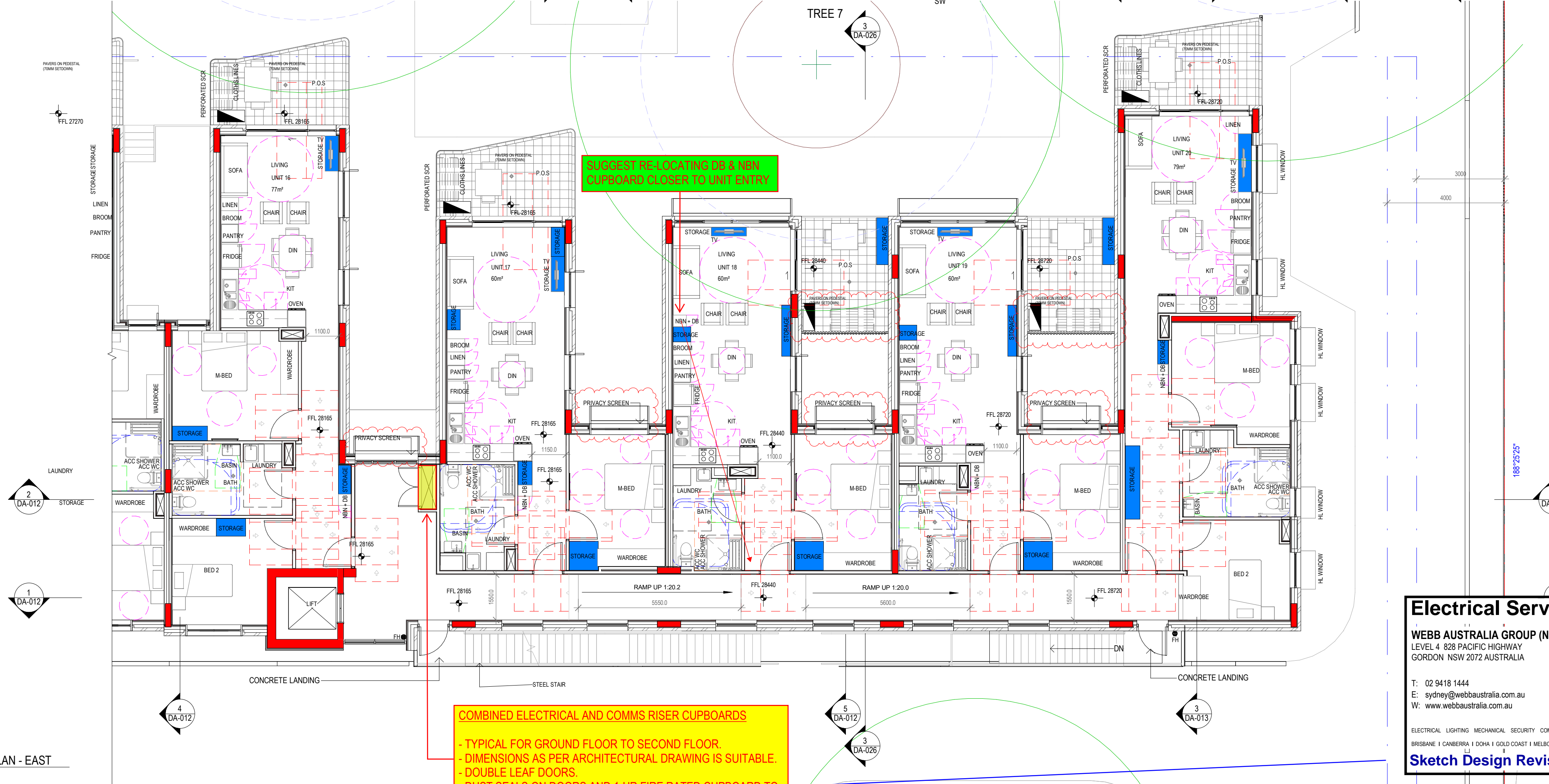
BREKENT 1 CAMBERRA 1 DOHA 1 GOLD COAST 1 MELBOURNE 1 NEWCASTLE 1 SUNSHINE COAST 1 SYDNEY

**Sketch Design Revision D 28/06/2024**





LEVEL 1 FLOOR PLAN - WEST  
1: 100



LEVEL 1 FLOOR PLAN - EAST  
1: 100

2 BED STORAGE - UNIT - 9,20	
STORAGE	0.79 m³
STORAGE	0.54 m³
STORAGE	3.38 m³
TOTAL	4.70 m³

2 BED STORAGE - UNIT - 10	
STORAGE	1.46 m³
STORAGE	1.39 m³
STORAGE	2.19 m³
STORAGE	0.32 m³
STORAGE	0.57 m³
TOTAL	5.93 m³

1 BED STORAGE - UNIT - 11, 21	
STORAGE	1.65 m³
STORAGE	0.32 m³
STORAGE	1.22 m³
STORAGE	2.64 m³
TOTAL	5.83 m³

1 BED STORAGE - UNIT - 12, 22	
STORAGE	1.65 m³
STORAGE	0.32 m³
STORAGE	2.64 m³
STORAGE	0.81 m³
STORAGE	1.22 m³
TOTAL	6.64 m³

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STORAGE	1.21 m³
TOTAL	5.83 m³

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STORAGE	0.73 m³
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STORAGE	0.57 m³
STORAGE	1.40 m³
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STORAGE	0.99 m³
TOTAL	6.82 m³

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STORAGE	1.22 m³
STORAGE	0.99 m³
TOTAL	6.82 m³

2 BED STORAGE - UNIT - 5	
STORAGE	0.65 m³
STORAGE	2.91 m³
STORAGE	1.82 m³
STORAGE	0.32 m³
STORAGE	0.99 m³
TOTAL	6.69 m³

2 BED STORAGE - UNIT - 16, 26	
STORAGE	0.32 m³
STORAGE	1.42 m³
STORAGE	1.02 m³
STORAGE	1.44 m³
TOTAL	4.20 m³

1 BED STORAGE - UNIT - 17,27	
STORAGE	2.64 m³
STORAGE	1.05 m³
STORAGE	0.86 m³
STORAGE	0.32 m³
STORAGE	1.08 m³
TOTAL	5.95 m³

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STORAGE	1.41 m³
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STORAGE	1.26 m³
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Revision	Description	Date
1	Updated Drawings	30.05.2024

PRELIMINARY  
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Client  
**HOMES NSW**

**CUSTANCE**  
Strategy  
Urban Design  
Architecture  
Interior Design

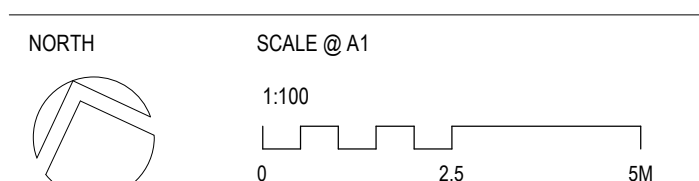
**SYDNEY**  
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Australia

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www.custance.com.au

Project  
**HARDWICKE ST SENIOR HOUSING**  
17-27 HARDWICKE ST, RIVERWOOD

Sheet Title

DETAIL - LEVEL 1 PLAN



Drawn Author  
Checked Checker  
Scale As indicated @ A1

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Project No.  
3420

Sheet No.  
**DA-009**

Revision  
**1**

**Electrical Services**  
WEBB AUSTRALIA GROUP (NSW)  
LEVEL 4 828 PACIFIC HIGHWAY  
GORDON NSW 2072 AUSTRALIA

T: 02 9418 1444  
E: sydney@webbaustralia.com.au  
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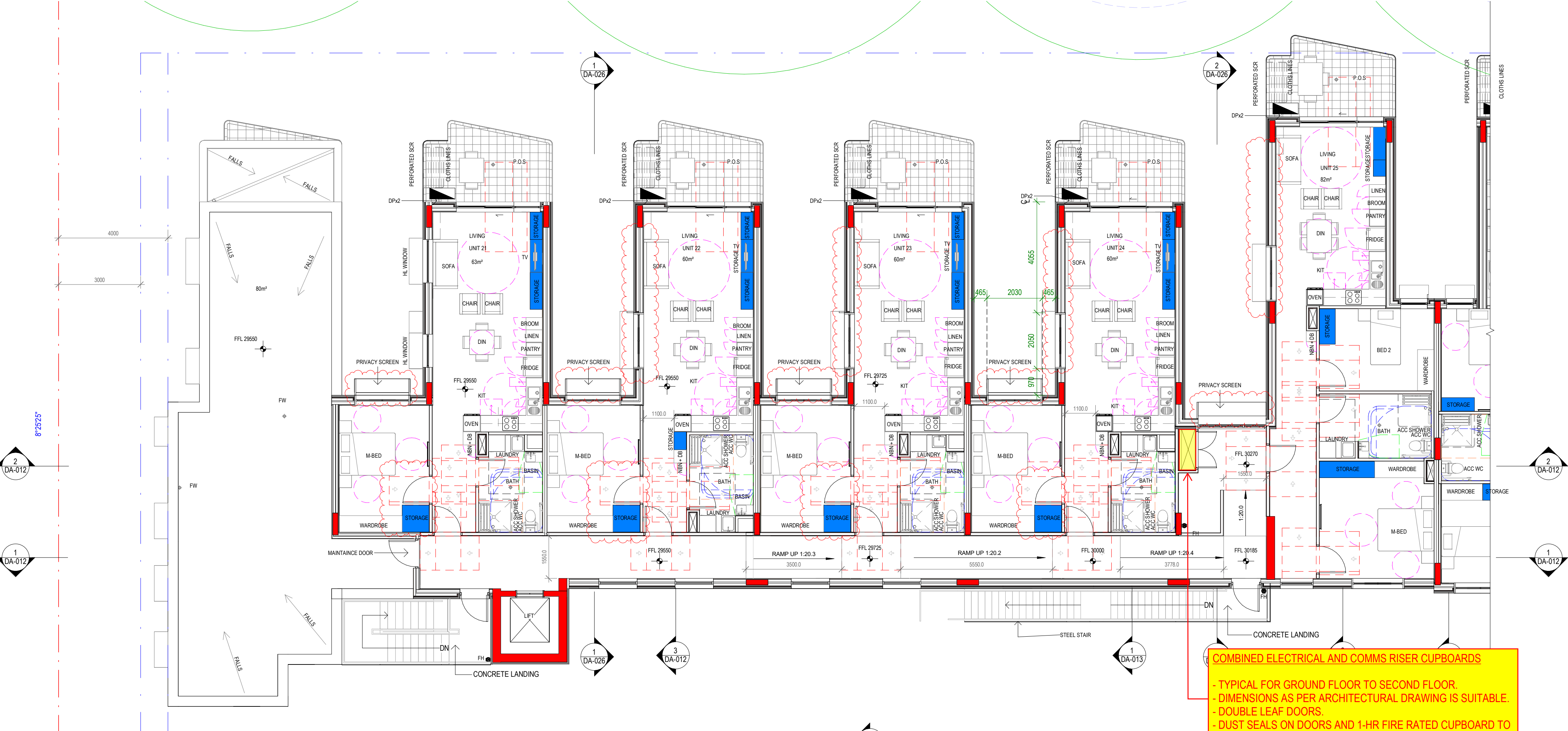
ELECTRICAL LIGHTING MECHANICAL SECURITY COMMUNICATIONS AUDIO VISUAL PV SOLAR ASPI  
BRISBANE 1 CANBERRA 1 DOHA 1 GOLD COAST 1 MELBOURNE 1 NEWCASTLE 1 SUNSHINE COAST 1 SYDNEY

**Sketch Design Revision D 28/06/2024**

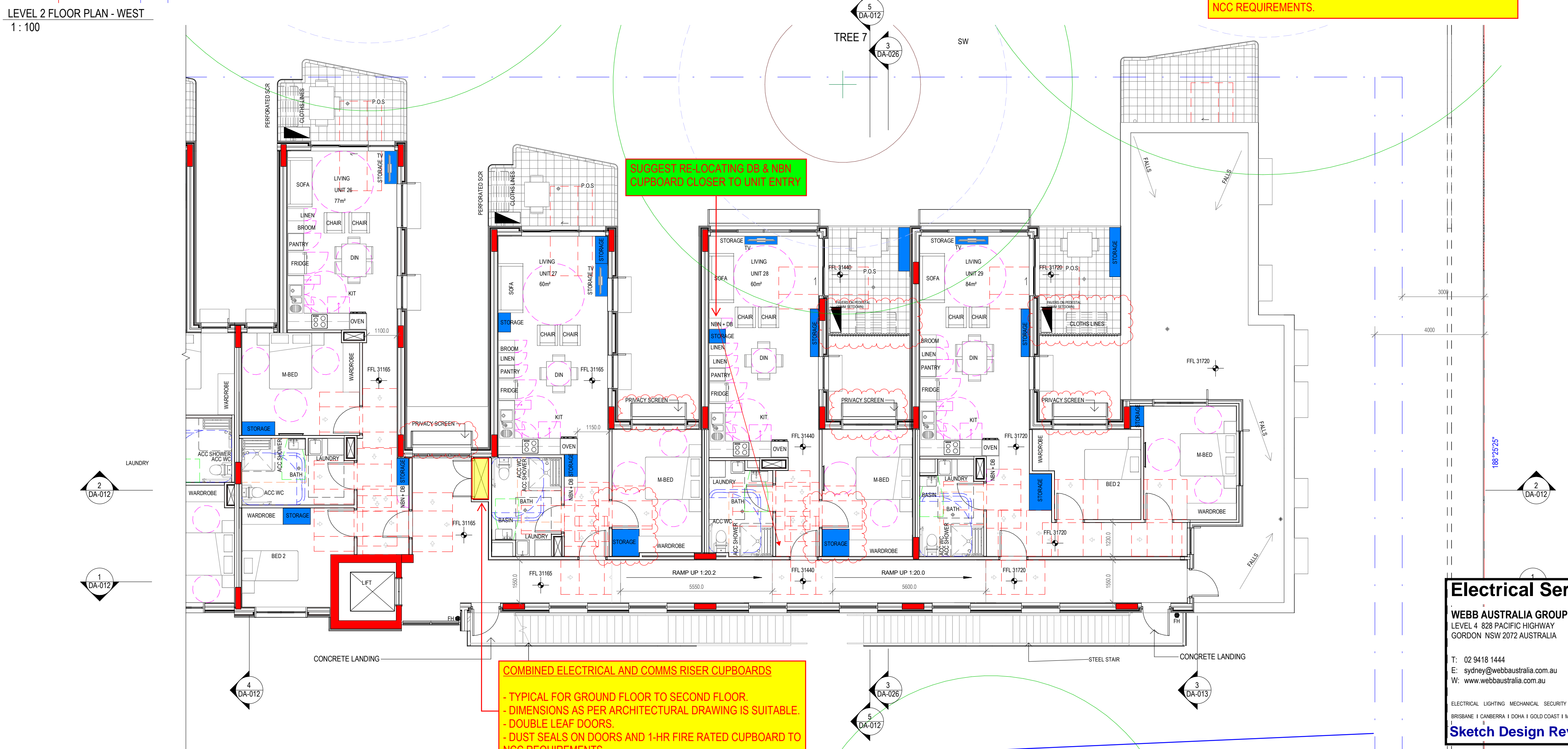
**WEBB**



LEVEL 2 FLOOR PLAN - WEST  
1 : 100



LEVEL 2 FLOOR PLAN - EAST  
1 : 100



2 BED STORAGE - UNIT - 9,20	
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STORAGE	0.54 m³
STORAGE	3.38 m³
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Revision	Description	Date
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Client  
HOMES NSW

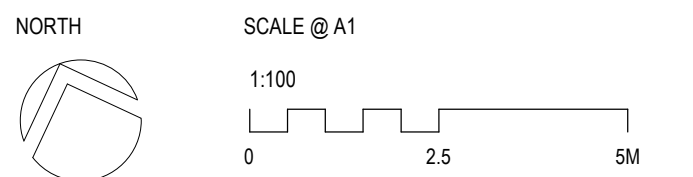


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PH (02) 9051 0177  
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Project  
HARDWICKE ST SENIOR HOUSING  
17-27 HARDWICKE ST, RIVERWOOD

Sheet Title

DETAIL - LEVEL 2 PLAN



Drawn	Checked	Scale
Author	Checker	As indicated @ A1

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Nominated Architect: Craig Shesher 8259 (NSW), 5612 (GLD)

Project No.  
3420  
Sheet No.  
DA-010  
Revision  
1

**Electrical Services**  
WEBB AUSTRALIA GROUP (NSW)  
LEVEL 4 828 PACIFIC HIGHWAY  
GORDON NSW 2072 AUSTRALIA  
  
T: 02 9418 1444  
E: sydney@webbaustralia.com.au  
W: www.webbaustralia.com.au  
  
ELECTRICAL LIGHTING MECHANICAL SECURITY COMMUNICATIONS AUDIO VISUAL PV SOLAR ASPI  
BRISSBANE 1 CABBERRA 1 DOHA 1 GOLD COAST 1 MELBOURNE 1 NEWCASTLE 1 SUNSHINE COAST 1 SYDNEY  
**Sketch Design Revision D 28/06/2024**



Revision	Description	Date
1	Requesting Client Sign Off & Consultant Coordination	27.10.2023
2	AMG ISSUE	15.12.2023
3	Preliminary Issue For Coordination	30.01.2024
4	Preliminary Issue For Coordination	09.02.2024

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Client  
**HOMES NSW**

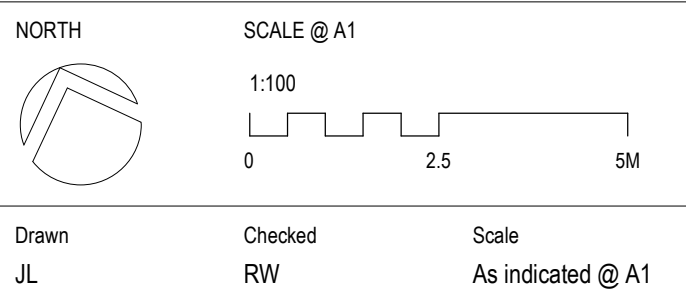


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17-27 HARDWICKE ST, RIVERWOOD

Sheet Title

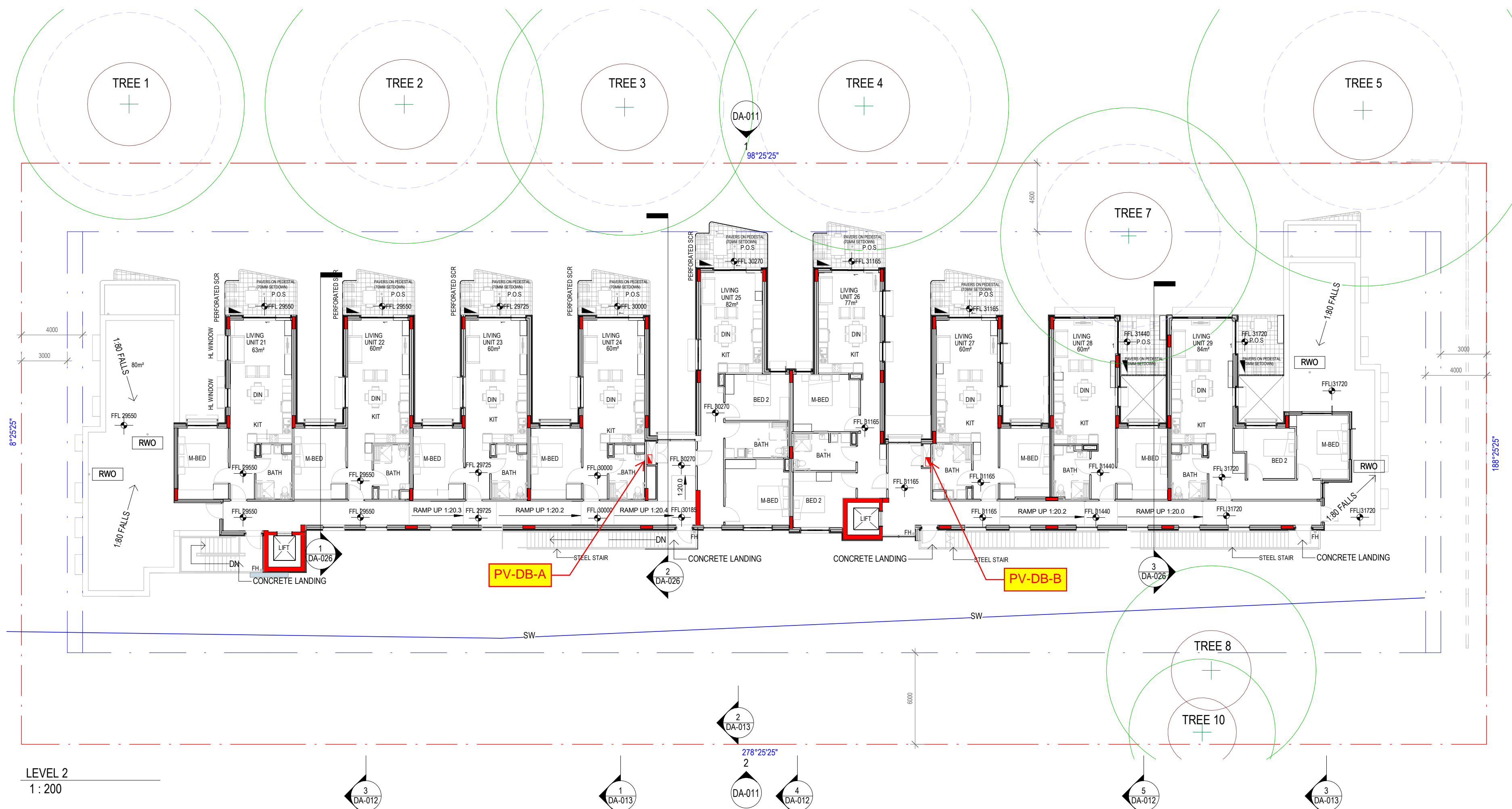
**GA PLAN - LEVEL 2 & ROOF PLAN**



Drawn JL Checked RW Scale As indicated @ A1

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Project No. 3420 Sheet No. DA-007 Revision 4

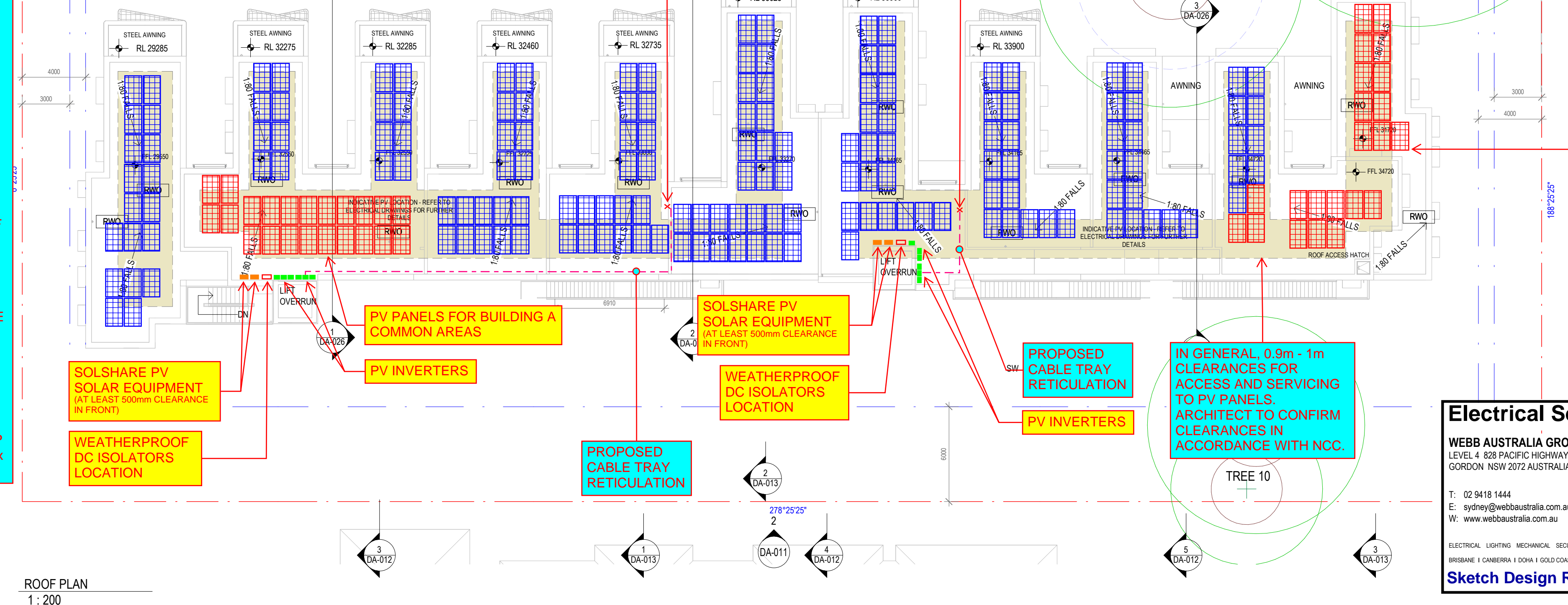


- ### TREE LEGEND
- CANOPY
  - SRZ - STRUCTURAL ROOT ZONE
  - TPZ - TREE PROTECTION ZONE

- ### NOTES
- THE OVERALL LAYOUT AND NUMBER OF PV PANELS IS SUBJECT TO COORDINATION WITH OTHER SERVICES ON THE ROOF, i.e. MECHANICAL EXHAUST SYSTEMS, HYDRAULICS DRAINAGE, EYE BOLTS REQUIRED FOR SAFETY ACCESS AND MOVEMENT AROUND ROOF AREA, ETC. THUS, THE AMOUNT OF PV PANELS LOCATED ON THE ROOF MAY BE REDUCED AS A RESULT.
  - ASSUMING THE 0.9m - 1m CLEARANCE AROUND PV PANELS ON THE ROOF CAN BE UTILISED FOR LOCATIONS FOR OTHER SERVICES REQUIREMENTS SUCH AS MECHANICAL EXHAUST SYSTEMS, DRAINAGE AND EYE BOLTS, ETC TO FULLY MAKE USE OF THE SPACE ON THE ROOF FOR MAXIMUM PV PANEL LAYOUT.
  - DESIGNATED SPACE SHALL BE PROVIDED FOR THE LOCATIONS OF SOLSHARE DEVICES AND PV INVERTERS WHERE INDICATED ON THE DRAWING. SOLSHARE DEVICE IS IP65 RATED, PV INVERTER IS IP65 RATED AND THEREFORE BOTH EQUIPMENT IS SUITABLE FOR INSTALLATION OUTDOORS ON ROOF. A UNISTRUT BRACKETED ARRANGEMENT SHALL BE SET UP AND FIXED TO THE ROOF FLOOR FOR MOUNTING OF EQUIPMENT TO SUIT (SEE PHOTO 1 EXAMPLE) AND LOCATED AT LIFT OVERRUN. PROPOSE A SHADE COVER OVER THE PV EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. ENSURE TO PROVIDE LOCATION FOR WEATHERPROOF DC ISOLATORS. EQUIPMENT SPACING REQUIREMENTS TO BE CONFIRMED PER MANUFACTURER'S DETAILS.
  - PV-DBs SHALL BE LOCATED IN EACH LEVEL 2 ELECTRICAL CUPBOARDS FOR BUILDING A AND B AS SHOWN. UTILISE NHP CONCEPT PLUS DB, 600mm(W) x 200mm(D) x 648mm(H), MAX. 24-POLE.



PHOTO 1- PV EQUIPMENT SETUP EXAMPLE ON ROOF



- ### LEGEND
- RED - DENOTES PV PANELS DEDICATED/ ALLOWED FOR COMMON AREAS
  - BLUE - DENOTES PV PANELS DEDICATED/ ALLOWED FOR UNITS

**PV PANELS**  
BUILDING A - COMMON AREAS = 32.64A = 7.6kW  
BUILDING B - COMMON AREAS = 35.11A = 8.3kW  
BUILDING A = 16 UNITS  
BUILDING B = 13 UNITS  
455W VERTX S+ TRINA SOLAR PV PANELS/ MODULES  
TOTAL PV SYSTEM = 203 x 455W = APPROX. 92.4kW

PV PANELS FOR BUILDING B COMMON AREAS

**SOLSHARE**  
A TOTAL OF 4 x SOLSHARE UNITS FOR THE WHOLE PV SYSTEM

**PV INVERTERS**  
SOLAREDGE 3-PHASE SE20K PV INVERTER

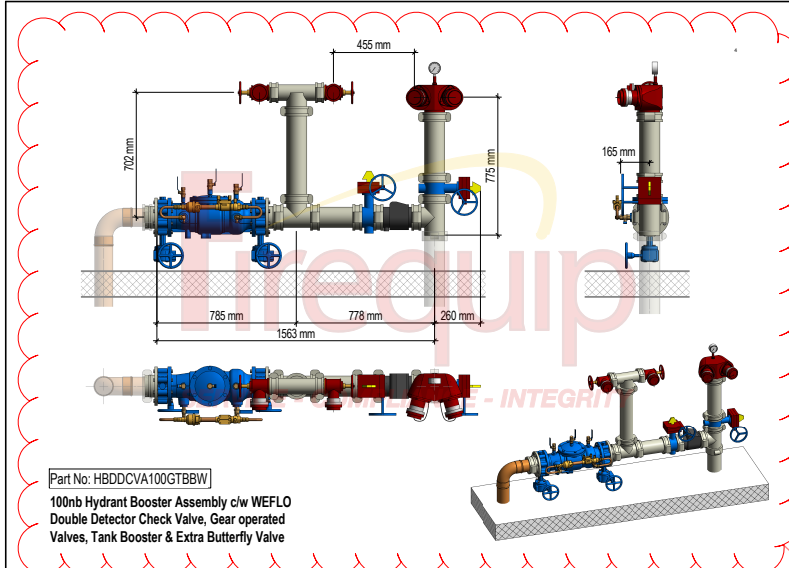
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LEVEL 4 628 PACIFIC HIGHWAY  
GORDON NSW 2072 AUSTRALIA  
T: 02 9418 1444  
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**Sketch Design Revision D 28/06/2024**

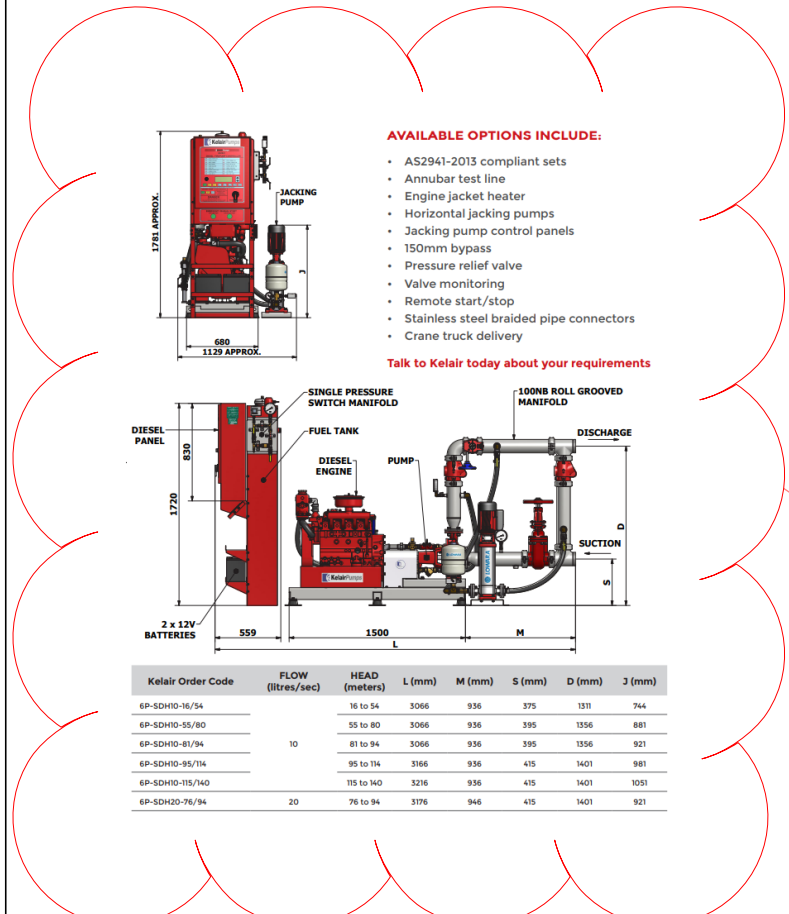
**SERVICE GENERAL NOTES**  
- INDUCTION COOK TOPS  
- NO GAS REQUIREMENTS  
- PHOTO VOLTAGES ON THE ROOF FOR COMMON AREAS ONLY  
- CEILING FANS IN LIVING AND BEDROOMS  
- STRUCTURAL COLUMNS TO BE COORDINATED WITH DESIGN  
- CIVIL ENGINEER TO CONFIRM GROUND FLOOR SETDOWN  
- REQUIREMENTS  
- CIVIL ENGINEER TO APPROVE 10MM SETDOWN ON UPPER LEVEL BALCONIES TO ENSURE ADEQUATE WATER STOP IN 1-100 YEAR FLOOD  
- MAINTENANCE ACCESS  
- THE CONTRACTORS TO PROVIDE SAFE ACCESS SYSTEMS TO FACILITATE THE CLEANING AND MAINTENANCE OF ALL EXTERNAL ELEMENTS AND FEATURES INCLUDING:  
- ROOF FEATURES - INCLUDING PVC'S AND ROOF COWLS, ROOFING, GUTTERS AND DOWNPIPES.  
- ROOF PLANT REPLACEMENT, EXTERNAL WALLS AND GLAZING.  
- EXTERNAL SCREENS:  
- PLANTER BOXES  
- ACCESS & MAINTENANCE STRATEGIES ARE TO BE IN ACCORDANCE WITH HOMES NSW GUIDELINES

20/06/2024 12:34 PM





100MM BOOSTER ASSEMBLY



HYDRANT BOOSTER PUMP

HYD - (TYPICAL) - HYDRAULIC RISER  
PROVISION: 250 x 250

HYD - (TYPICAL) - HYDRAULIC RISER  
PROVISION: 700 x 250

HYD - (TYPICAL) - HYDRAULIC RISER  
PROVISION: 500 x 250

FP - FIRE BOOSTER PUMP  
PROVISION: 4000(L) x 3200(W)  
INCLUDES 1.0m CLEARANCE AROUND PLANT  
MAINTAIN 2100 ABOVE PLANT

HYD - (TYPICAL) RHEEM ECLIPSE 18KW 3  
PHASE CONTENTIOUS FLOW ELECTRIC HOT  
WATER TO SERVICE BIN ROOM  
PROVISION: 300 x 100

HYD - (TYPICAL) - HYDRAULIC COLD WATER METER  
PROVISION: 600(L) x 450(W)

FP - 100Ø BOOSTER ASSEMBLY (INCLUDES CLEARANCES)  
PROVISION: 1600 X 1000

FP - FIRE HARDSTAND AREA  
PROVISION: 11.5m x 6m

FP - FIRE CONTROL PANEL  
600 x 300

HYD - (TYPICAL) - HYDRAULIC COLD WATER METER  
PROVISION: 900(L) x 450(W)

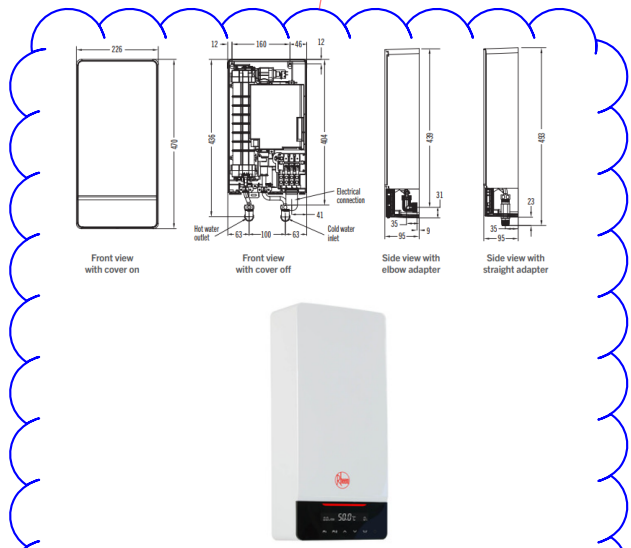
27KW CONTENTIOUS ELECTRIC HOT WATER



HYD - (TYPICAL) - 27KW CONTENTIOUS ELECTRIC  
HOT WATER LOCATED IN EACH LAUNDRY

HYD - (TYPICAL) - HYDRAULIC RISER  
PROVISION: 700 x 250

FP - (TYPICAL) EXTERNAL HYDRANT  
PROVISION: MAINTAIN 10M FROM THE FACADE  
TO THE LANDING VALVE



CONTENTIOUS ELECTRIC HOT WATER

REV	DESCRIPTION	DRAWN	APPD	DATE
04	HYDRAULIC & FIRE SERVICES SPATIAL	FP	FP	25.06.24

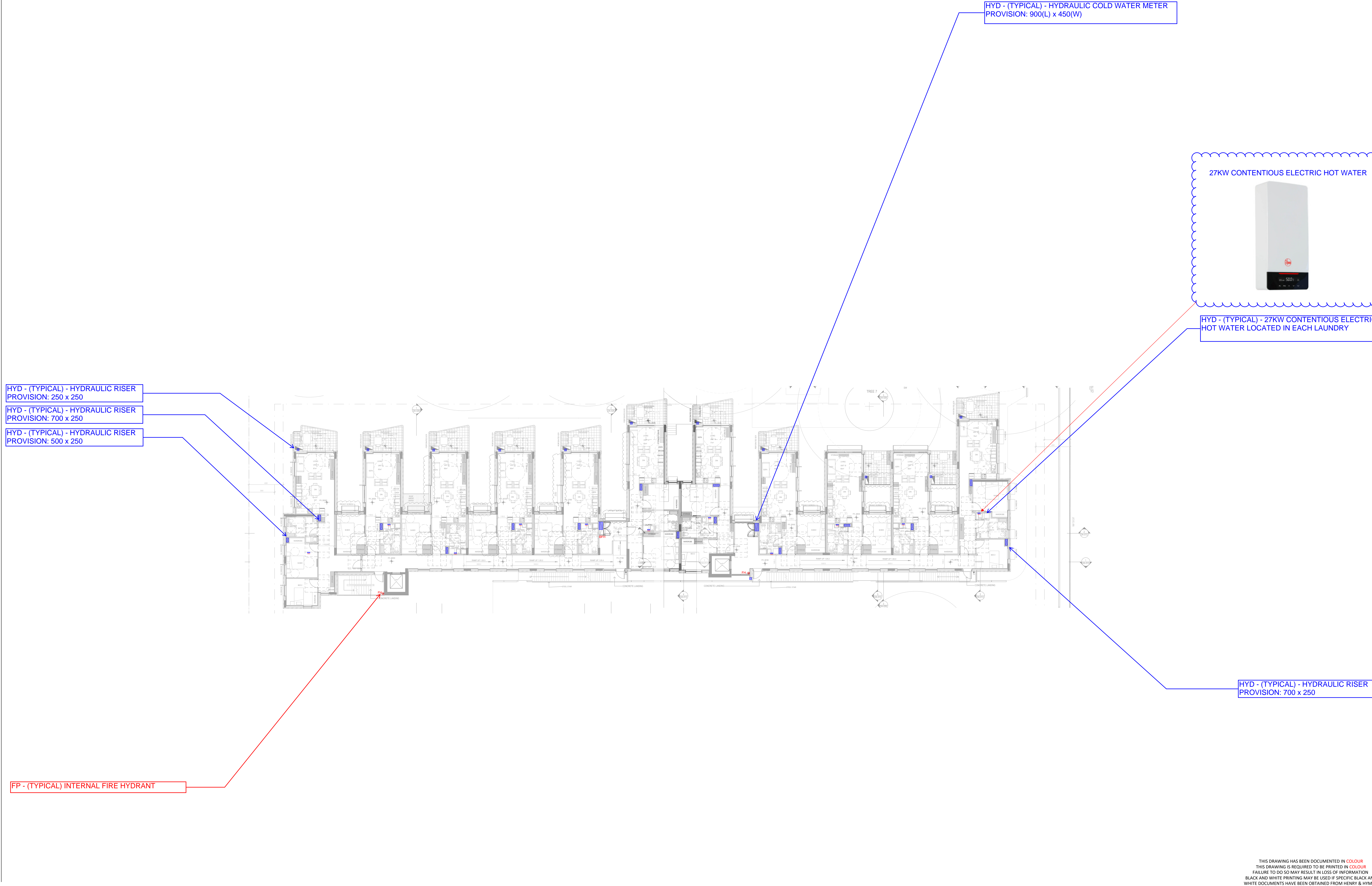
DISCIPLINE LEGEND	
MECHANICAL	STRUCTURAL
ELECTRICAL & COMMUNICATIONS	FIRE PROTECTION
HYDRAULIC	CIVIL

17 - 27 HARDWICKE STREET, RIVERWOOD	GROUND FLOOR - LAYOUT
PROJECT	TITLE

henry&hymas		PRELIMINARY NOT FOR CONSTRUCTION DISCIPLINE
1:200	22T46	MD-SK-01
SCALE @ A1	PROJECT No	DRAWING No
		04
		REV

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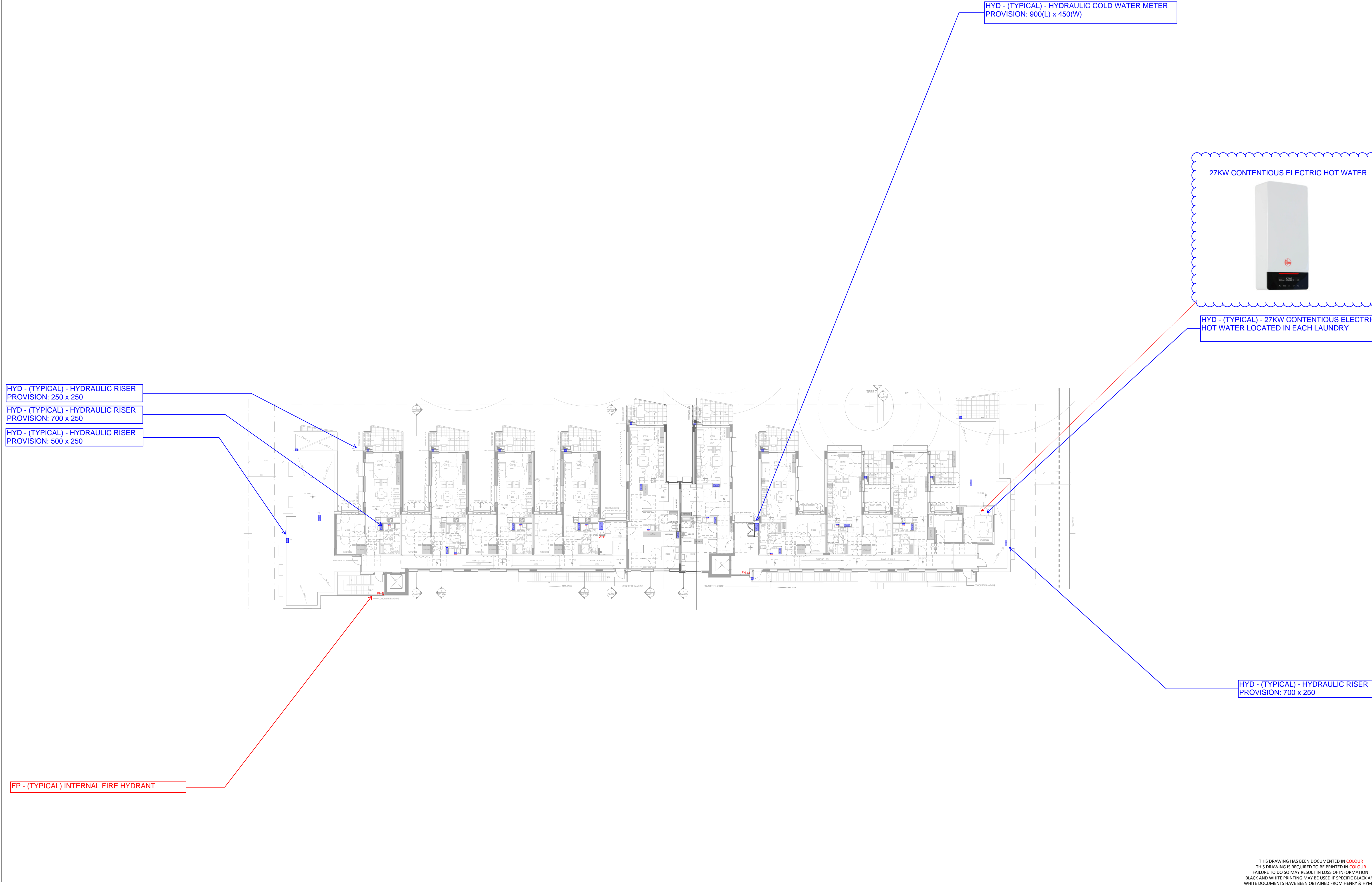
04	HYDRAULIC & FIRE SERVICES SPATIAL	FP	FP	25.06.24
REV	DESCRIPTION	DRAWN	APPD	DATE

DISCIPLINE LEGEND	
Mechanical	Structural
Electrical & Communications	Fire Protection
Hydraulic	Civil
ARCHITECT/CLIENT	

17 - 27 HARDWICKE STREET, RIVERWOOD	LEVEL 01 - FLOOR PLAN
PROJECT	TITLE

		PRELIMINARY NOT FOR CONSTRUCTION DISCIPLINE		
		1:200 SCALE @ A1	22T46 PROJECT No	MD-SK-02 DRAWING No
				04 REV





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04	HYDRAULIC & FIRE SERVICES SPATIAL	FP	FP	25.06.24
REV	DESCRIPTION	DRAWN	APPD	DATE

DISCIPLINE LEGEND	
<span style="color: orange;">—</span> MECHANICAL	<span style="color: purple;">—</span> STRUCTURAL
<span style="color: green;">—</span> ELECTRICAL & COMMUNICATIONS	<span style="color: red;">—</span> FIRE PROTECTION
<span style="color: blue;">—</span> HYDRAULIC	<span style="color: yellow;">—</span> CIVIL
ARCHITECT/CLIENT	

17 - 27 HARDWICKE STREET, RIVERWOOD	LEVEL 02 - FLOOR PLAN
PROJECT	TITLE

		PRELIMINARY NOT FOR CONSTRUCTION DISCIPLINE		
1:200	22T46	MD-SK-03	04	
SCALE @ A1	PROJECT No	DRAWING No	REV	



ALLOW FOR FIRE PUMP ROOM  
WEATHERPROOF LOUVRE TO BE 5% OF  
FLOOR AREA FOR NATURAL VENTILATION

COMBINED GARBAGE ROOMS  
WEATHERPROOF TO BE 5% OF FLOOR  
AREA FOR NATURAL VENTILATION

10% OPEN BETWEEN BULKY WASTE  
AND GARBAGE ROOM FOR  
BORROWED AIR

PROVIDE 10% OF SERVICE ROOMS FLOOR AREA  
FIRE RATED OPENING FOR NATURAL VENTILATION  
(VENTILATED VIA BORROWED AIR PHYLOSOPHY)

PROVIDE BE 5% OF SERVICE ROOM AND  
CORRIDOR FLOOR AREA FOR NATURAL  
VENTILATION (MIN 4.6 sqm OPENING)

GARBAGE ROOMS WEATHERPROOF  
TO BE 5% OF FLOOR AREA FOR  
NATURAL VENTILATION

PROVIDE 10% OF SERVICE ROOMS FLOOR AREA  
FIRE RATED OPENING FOR NATURAL VENTILATION  
(VENTILATED VIA BORROWED AIR PHYLOSOPHY)

PROVIDE BE 5% OF SERVICE ROOM AND  
CORRIDOR FLOOR AREA FOR NATURAL  
VENTILATION (MIN 3.6sqm OPENING)  
DOORS OPEN TO OUTSIDE CAN BE  
INCLUDED IN THE CALCULATION

2 BED STORAGE - UNIT - 9,20
STORAGE
STORAGE
STORAGE
TOTAL

2 BED STORAGE - UNIT - 10
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 11, 21
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 12, 22
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 13, 23
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 14, 24
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

2 BED STORAGE - UNIT - 15, 25
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 18, 19, 28
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

2 BED STORAGE - UNIT - 1
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 2
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 3
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 4
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

2 BED STORAGE - UNIT - 5
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

2 BED STORAGE - UNIT - 6, 16, 26
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 17, 27
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

2 BED STORAGE - UNIT - 7
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

1 BED STORAGE - UNIT - 8
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

2 BED STORAGE - UNIT - 29
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
TOTAL

Revision	Description	Date
1	Updated Drawings	30.05.2024

PRELIMINARY  
WORK-IN-PROGRESS

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#### Mechanical Services

Suite 2.01,  
828 Pacific Highway  
Gordon NSW 2072



Telephone  
+61 2 9417 8400  
Facsimile  
+61 2 9417 8337  
Email  
enquiries@hensonsul.com.au  
Web  
www.hensonsul.com.au



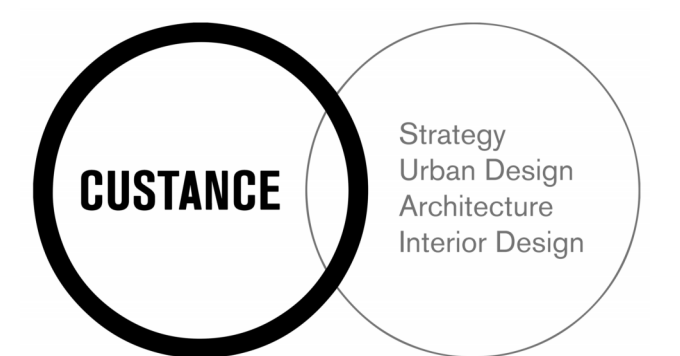
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Concept Sketch Rev-E 27/06/2024

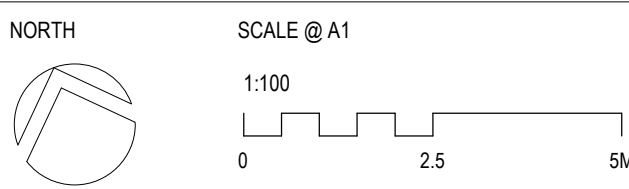


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Project  
HARDWICKE ST SENIOR HOUSING  
17-27 HARDWICKE ST, RIVERWOOD

Sheet Title

DETAIL - GROUND FLOOR PLAN



#### CIRCULATION LEGEND

- DOOR CIRCULATION
- FURNITURE CIRCULATION
- BASIN CIRCULATION
- WC CIRCULATION
- SHOWER CIRCULATION
- LAUNDRY CIRCULATION

#### STORAGE LEGEND

ADDITIONAL STORAGE

Project No.	Sheet No.	Revision
3420	DA-008	1

GROUND FLOOR PLAN - WEST  
1 : 100

GROUND FLOOR PLAN - EAST  
1 : 100











Revision	Description	Date
1	Requesting Client Sign Off & Consultant Coordination	27.11.2023
2	AM2 ISSUE	15.12.2023
3	Preliminary Issue For Coordination	30.01.2024
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LAND AND HOUSING CORPORATION

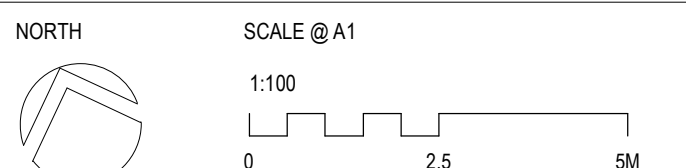


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**HARDWICKE ST SENIOR HOUSING**  
**17-27 HARDWICKE ST, RIVERWOOD**

Sheet Title

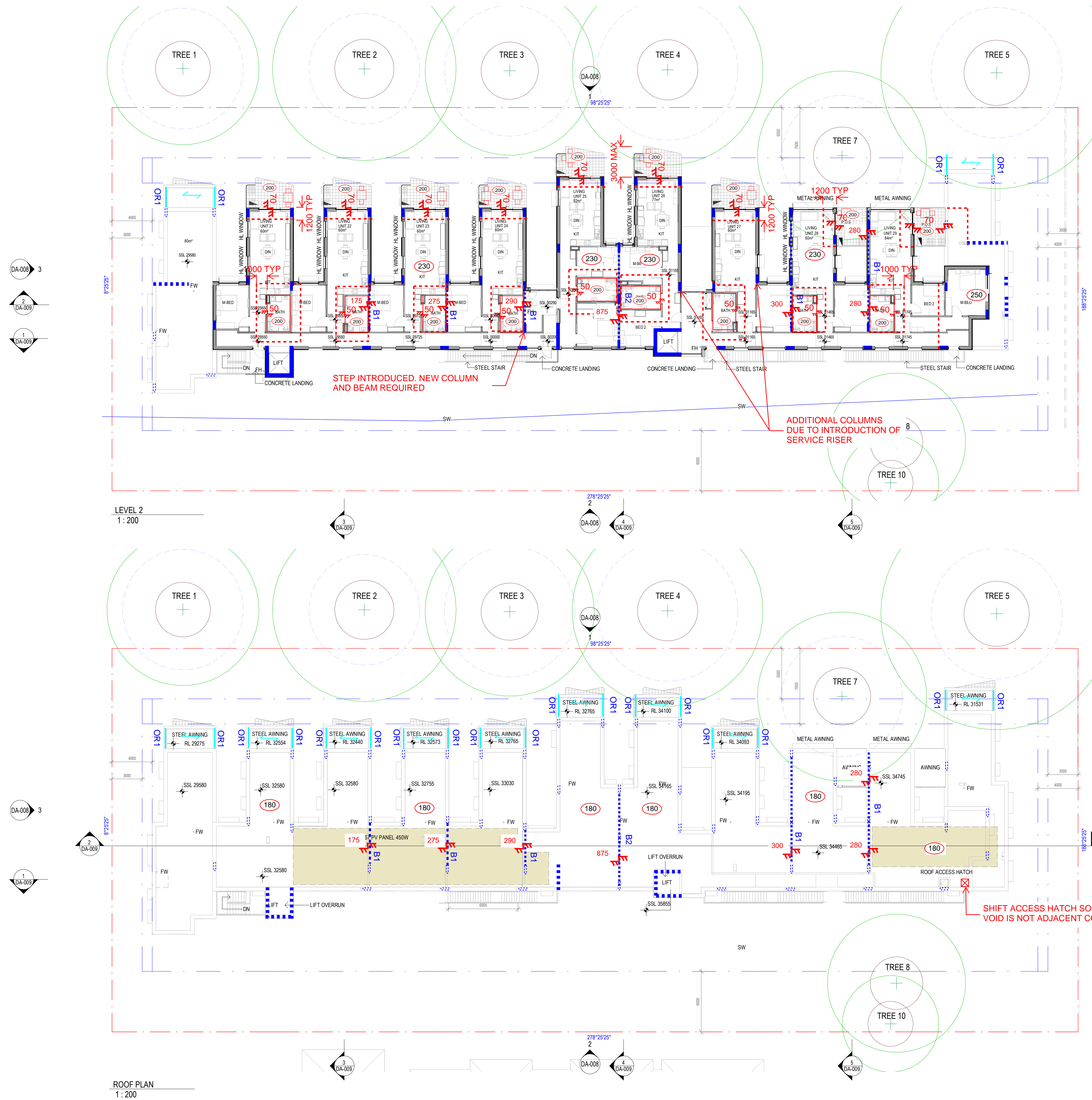
GA PLAN - LEVEL 2 & ROOF PLAN



Drawn  
JL  
Checked  
RW  
Scale  
1 : 200 @ A1

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Project No.  
3420  
Sheet No.  
DA-007  
Revision  
4



### TREE LEGEND

CANOPY

SRZ - STRUCTURAL

POST TENSIONED SCHEDULE

ALL SLABS TO BE 230THK U.N.O  
f<sub>c</sub>=40MPa  
POST TENSIONING 5.5kg/m<sup>2</sup>  
REINFORCEMENT RATE 50kg/m<sup>3</sup>  
DESIGN LOADS  
SDL=1.0kPa  
LL=1.5kPa  
DEFLECTION CRITERIA SPAN/250 OR 25mm

ROOF SLAB 180THK  
f<sub>c</sub>=40MPa  
POST TENSIONING 7.0kg/m<sup>2</sup>  
REINFORCEMENT RATE 55kg/m<sup>3</sup>  
ADDITIONAL LAYER OF SL82 MESH TOP  
MINIMUM P/A 2 MPa  
DESIGN LOADS  
SDL=0.5 kPa  
LL=0.25 kPa  
DEFLECTION CRITERIA SPAN/250 OR 25mm

CONCRETE TO BE TREATED WITH XYPEX OR  
EQUIVALENT OR ROOF LINED WITH A  
MEMBRANE LAYER

### WALL SCHEDULE

ALL WALLS TO BE 200THK  
f<sub>c</sub>=40MPa  
REINFORCEMENT RATE 150kg/m<sup>3</sup>  
W2 180 THK WALL  
f<sub>c</sub>=40MPa  
REINFORCEMENT RATE 150kg/m<sup>3</sup>

### COLUMN SCHEDULE

ALL COLUMNS TO BE 800x200 U.N.O  
f<sub>c</sub>=40MPa  
REINFORCEMENT RATE 160kg/m<sup>3</sup>  
ASSUMED BUILDING CLASSIFICATION 9C  
TYPE A CONSTRUCTION  
120MIN FIRE RATING

### COLUMN OVER

### COLUMN UNDER

### BEAM SCHEDULE

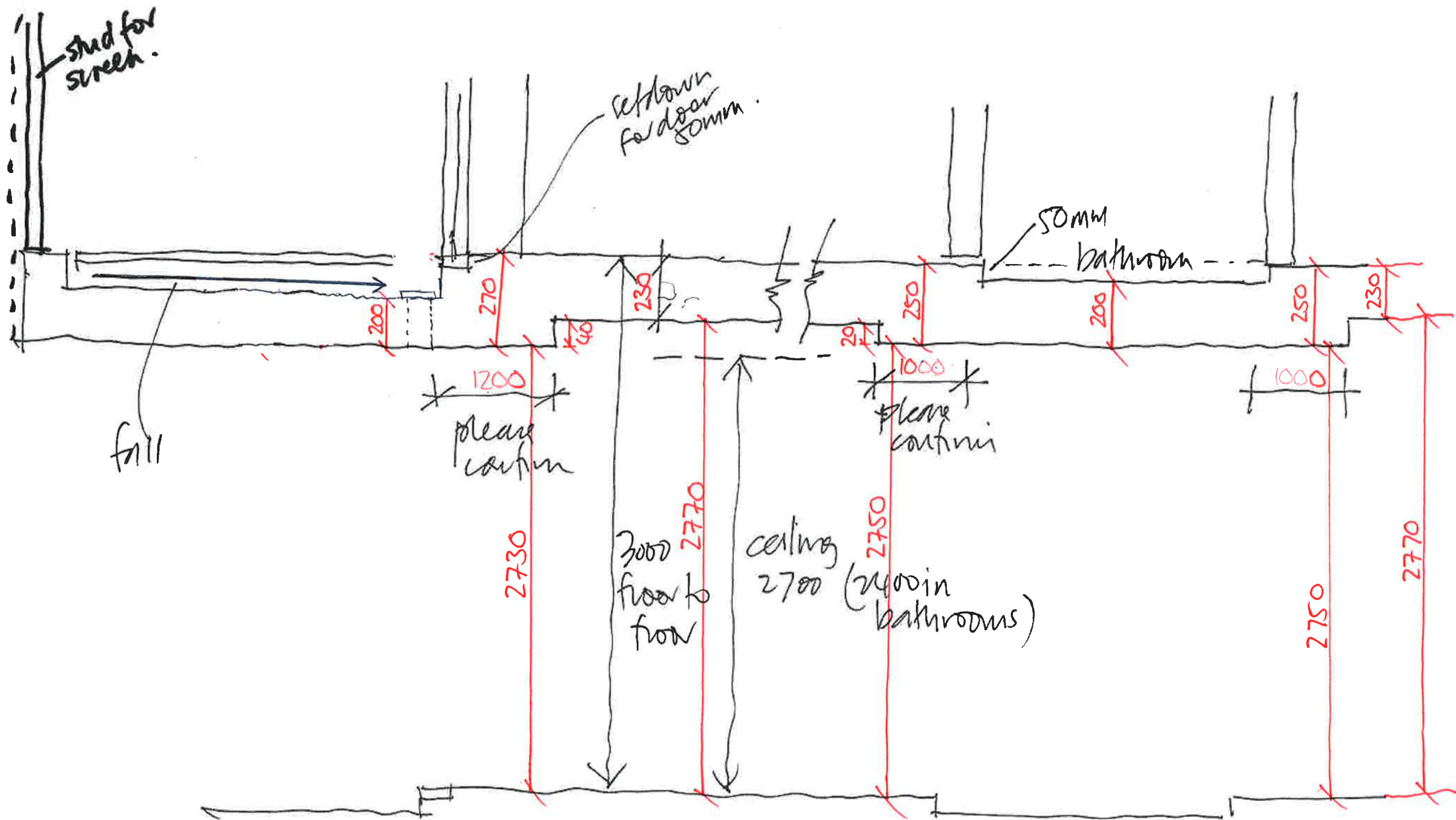
B1 200W x 700D BEAM  
f<sub>c</sub>=40MPa  
REINFORCEMENT RATE 200kg/m<sup>3</sup>  
B2 200W x 1600D BEAM  
f<sub>c</sub>=40MPa  
REINFORCEMENT RATE 200kg/m<sup>3</sup>

### STEEL SCHEDULE

OR1 150UB18  
EC15012 PURLINS AT 900CRS

Suite 2.01 828 Pacific Highway Gordon NSW 2072 Tel: +61 2 9417 8400 Fax: +61 2 9417 8337 email@hconconsult.com.au	
TITLE LEVEL 2 / ROOF PLAN	
DESIGNED BY J.P	DATE 08.03.24
PROJECT No 22T46	DRAWING No SK04
SCALE 1 : 200 @ A1	
ISSUE 4	







Job Name

Telephone

+61 2 9417 8400

Job No.

Date

Facsimile

+61 2 9417 8337

Subject

Email

email@hhconsult.com.au

Design By

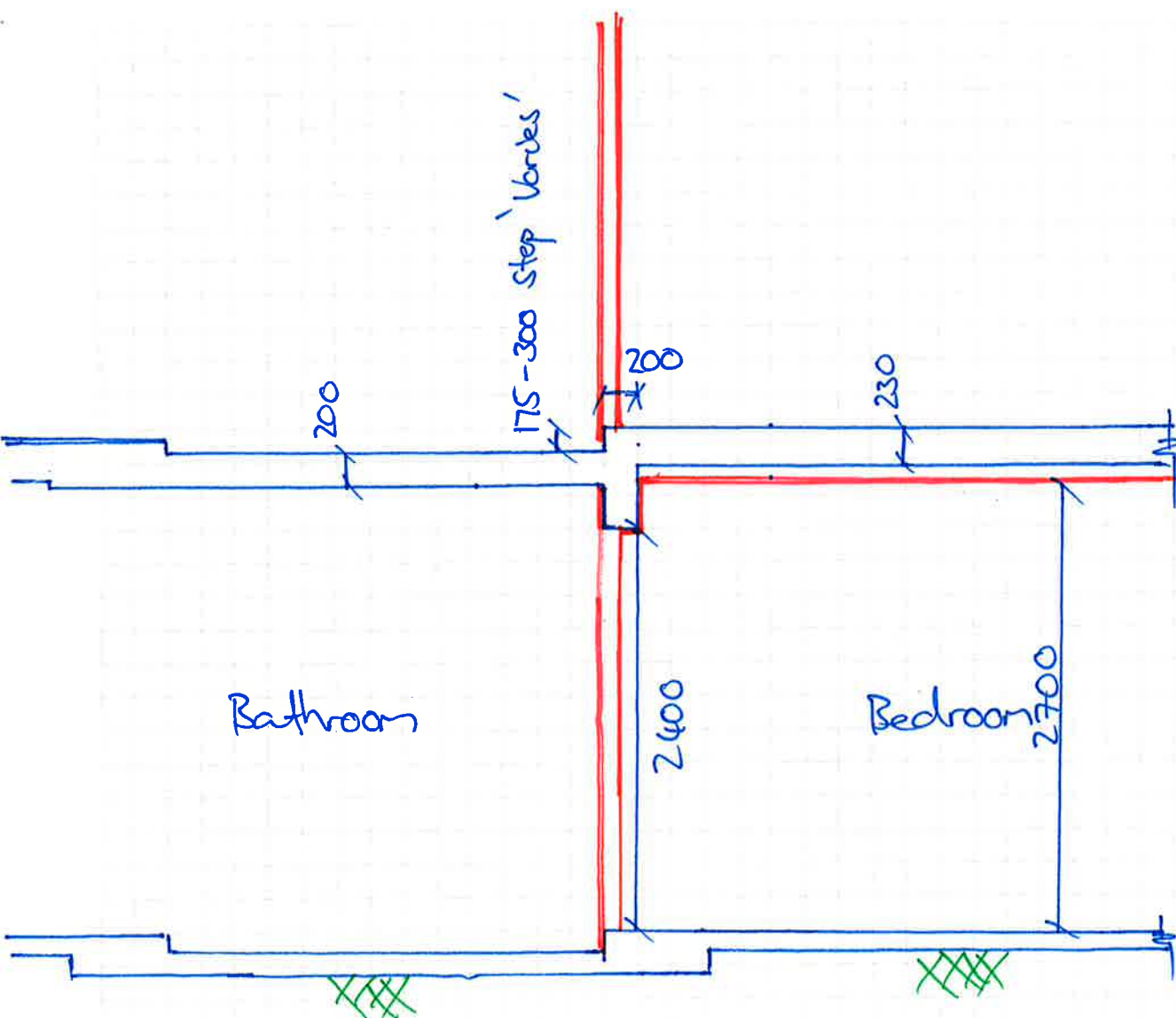
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Interteracy Wall section.