

SENIORS HOUSING DEVELOPMENT

1 - 3 RODD STREET, EDEN, NSW, 2551 for HOMES NSW

P5 DRAWINGS LIST	
DRAWING NO.	DRAWING NAME
0001	COVER
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0003	BASIX COMMITMENTS 02
0004	AREA CALCULATIONS
0004	HOUSING SEPP DIAGRAMS
0100	SITE PLAN
0101	SITE/BLOCK ANALYSIS
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2001	ELEVATIONS 02
3000	SECTIONS 01
9100	SHADOW DIAGRAMS
9101	EYE OF THE SUN DIAGRAMS
9300	EXTERNAL FINISHES SCHEDULE
9901	VIEW LOSS ANALYSIS

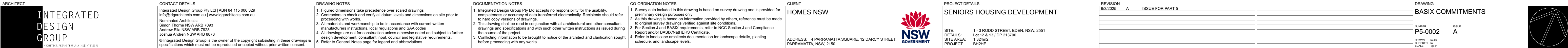


BASIX commitments:	
Shower head rating	3 star
Toilet rating	4 star
Kitchen taps	4 star
Bathroom taps	4 star
Alternate water	10 000L rainwater tank (min.) & 530m2 roof area connected
Alternate water connections	WCs, 1 external tap
HWS	Electric heat pump (15-20 STCs)
Cooling – living area	AC (EER>3.0)
Heating – living area	AC (EER>3.0)
LED lights	Throughout
Bath fan	Ducted, manual on/off
Kitchen range hood	Ducted, manual on/off
Laundry fan	Ducted, manual on/off
Hot plates / oven	Electric / electric
Solar PV	15kW (min.)
Clotheslines	Outdoors (each unit)
Thermal Efficiency summary:	
Roof	Medium (SA >0.475-0.70) & R1.3 anticon blanket
Ceiling insulation	R6.0
External wall insulation	R1.75 (40mm Kingspan K8 board or equivalent) within cavity
Internal wall insulation	R1.75 (40mm Kingspan K8 board or equivalent) walls shared with adjoining dwelling
Floor insulation	R2.5 slab insulation (all ground floor units) R2.1 slab insulation (underside of units 101 & 102)
Infiltration	Draught stoppers & foam seals on all external doors. Draught stoppers on all exhaust fans.
Downlights	Downlights to be IC-F rated to permit coverage with insulation. Double glazed sliding w/aluminium frame U=3.40 & SHGC=0.53 (+or- 5%) Double glazed hinged w/aluminium frame U=3.40 & SHGC=0.47 (+or- 5%) Double glazed sliding doors w/aluminium frame U=2.60 & SHGC=0.53 (+or- 5%) (units 101 and 102)
Window / glass door type	
Ceiling fans	All bedrooms and living areas (1200mm minimum)



JOB REFERENCE LOCALITY/SUBURB STREET ADDRESS LOT No. & DP ZONING SITE AREA GFA MAXIMUM ALLOWABLE GFA PROVIDED UNIT BREAK UP TOTAL UNITS	94047 EDEN 1-3 RODD STREET LOT 12 & 13, DP 213700 R2 1324.1 m ² 862.05 m ² 872.81 m ² 6 x 1 BED & 4 x 2 BED 10 UNITS			
COMPLIANCE TABLE				
	CONTROL	REQUIRED	PROPOSED	COMPLIES
FRONT SETBACK	BEGA VALLEY SHIRE DCP 2013	6m OR AVERAGE BETWEEN TWO NEAREST DWELLINGS	6m	COMPLIES
SIDE SETBACK	BEGA VALLEY SHIRE DCP 2013	2.5m FOR MULTI-DWELLING HOUSING & RFB	3.0m minimum	COMPLIES
REAR SETBACK	BEGA VALLEY SHIRE DCP 2013	3m OR IN CONTEXT WITH NEIGHBOURING DEVELOPMENT	6.8m minimum	COMPLIES
HEIGHT	HSEPP	9.5m	9.5m	COMPLIES
FSR	HSEPP	0.5:1	0.51 : 1	VARIATION TO SEPP
LANDSCAPED AREA	HSEPP	35m ² PER DWELLING OR 30%, WHICHEVER IS LESSER	427.1 m ²	COMPLIES
DEEP SOIL	HSEPP	15% OF SITE AREA (MIN. 3M DIMENSION)	253.56 m ²	COMPLIES
COMMUNAL OPEN SPACE	LAHC DESIGN REQUIREMENTS		128 m ² available at rear of site	
SOLAR ACCESS	HSEPP	MIN. 2 HOURS BETWEEN 9AM AND 3PM ON JUNE 21 TO LIVING AND POS	9/10 achieve compliance	COMPLIES
NATURAL VENTILATION	ADG		10/10 achieve compliance	COMPLIES
MINIMUM INTERNAL AREA	HSEPP	3.6m LIVING ROOM 3m BEDROOM 1B - 50m ² 2B - 70m ²		COMPLIES
PRIVATE OPEN SPACE	HSEPP	15m ² AND MIN 3m DIMENSIONS FOR GROUND FLOOR DWELLINGS 8m ² AND MIN 2m DIMENSIONS ABOVE GROUND FLOOR		COMPLIES
PARKING	HSEPP	1 parking space for every 5 dwellings = 2 spaces	2 Accessible spaces with provision for additional 3 spaces	COMPLIES
WASTE MANAGEMENT	BEGA VALLEY SHIRE DCP 2013	GARAGE 70L/UNIT RECYCLING 110L/UNIT FOGO 25L/UNIT	GARAGE 3 X 240L RECYCLING 5 X 240L FOGO 2 X 240L	COMPLIES





(c) Common areas and central systems/facilities				
(i) Water				
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.				
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓		
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.				
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.			✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.			✓	✓
Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility
Central systems	Size	Configuration	Connection (to allow for...)	
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 530 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of paved/town area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 400 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site	
(i) Energy				
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.				
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
		✓	✓	

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(i) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.						
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.						
Common area ventilation system				Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS	
Garbage room (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	no	
Halfway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	no	
Halfway/lobby type (No. 2)	no mechanical ventilation	-	light-emitting diode	motion sensors	no	
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no	
Central energy systems		Type	Specification			
Lift bank (No. 1)		geared traction with V V A C motor	Number of levels (including basement): 1 number of levels from the bottom of the lift shaft to the top of the lift shaft: 1 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg			




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2. Commitments for common areas and central systems/facilities for the development (non-building specific)				
(b) Common areas and central systems/facilities				
(i) Water				
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.				
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(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.			✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.			✓	✓
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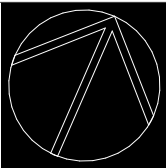
Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 15 peak kW
Other	-	

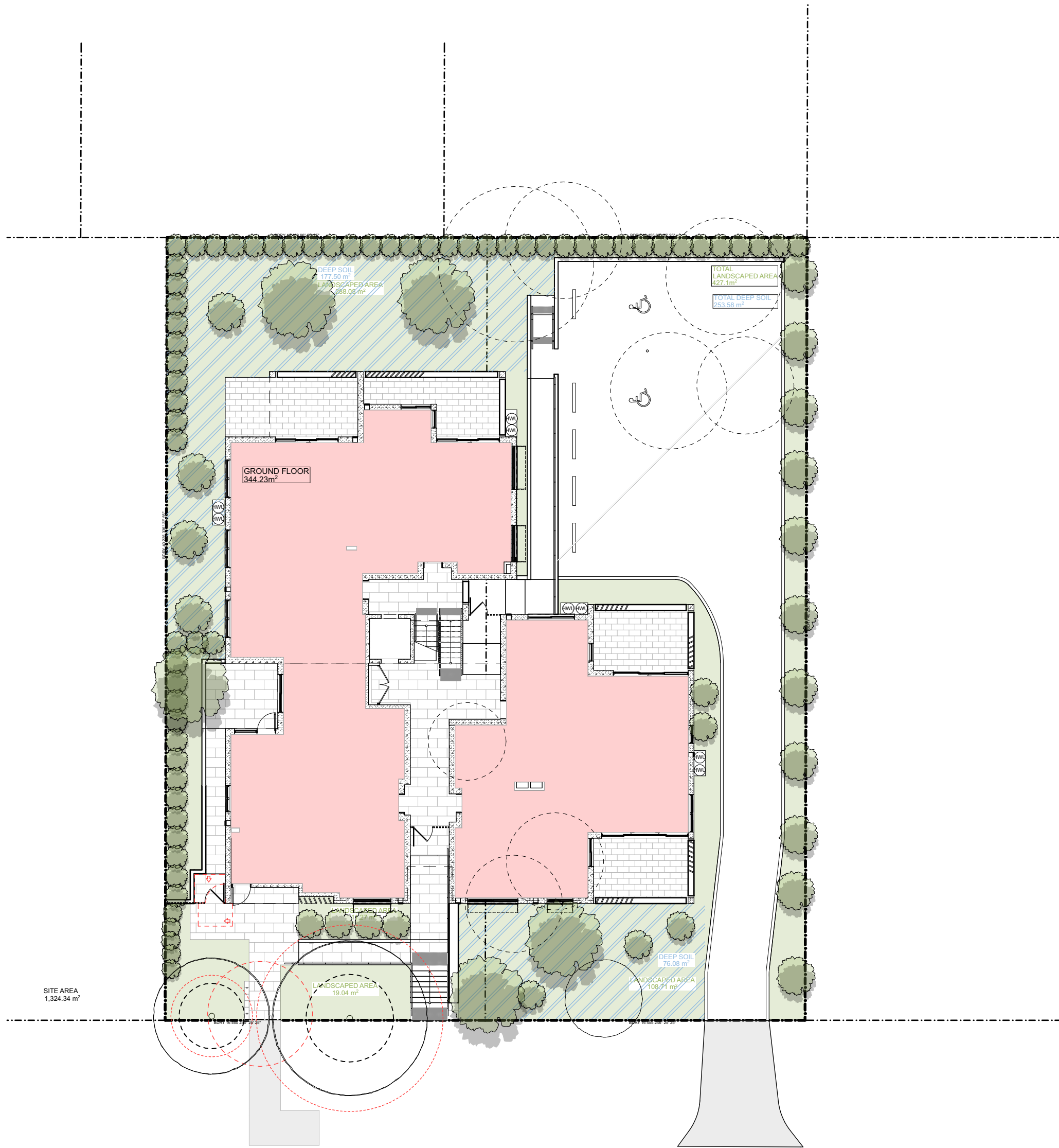
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Notes	
1. In these commitments, "applicant" means the person carrying out the development.	
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.	
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.	
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).	
5. If a star or other rating is specified in a commitment, this is a minimum rating.	
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with possible water supply.	
Legend	
1. Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).	
2. Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.	
3. Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).	

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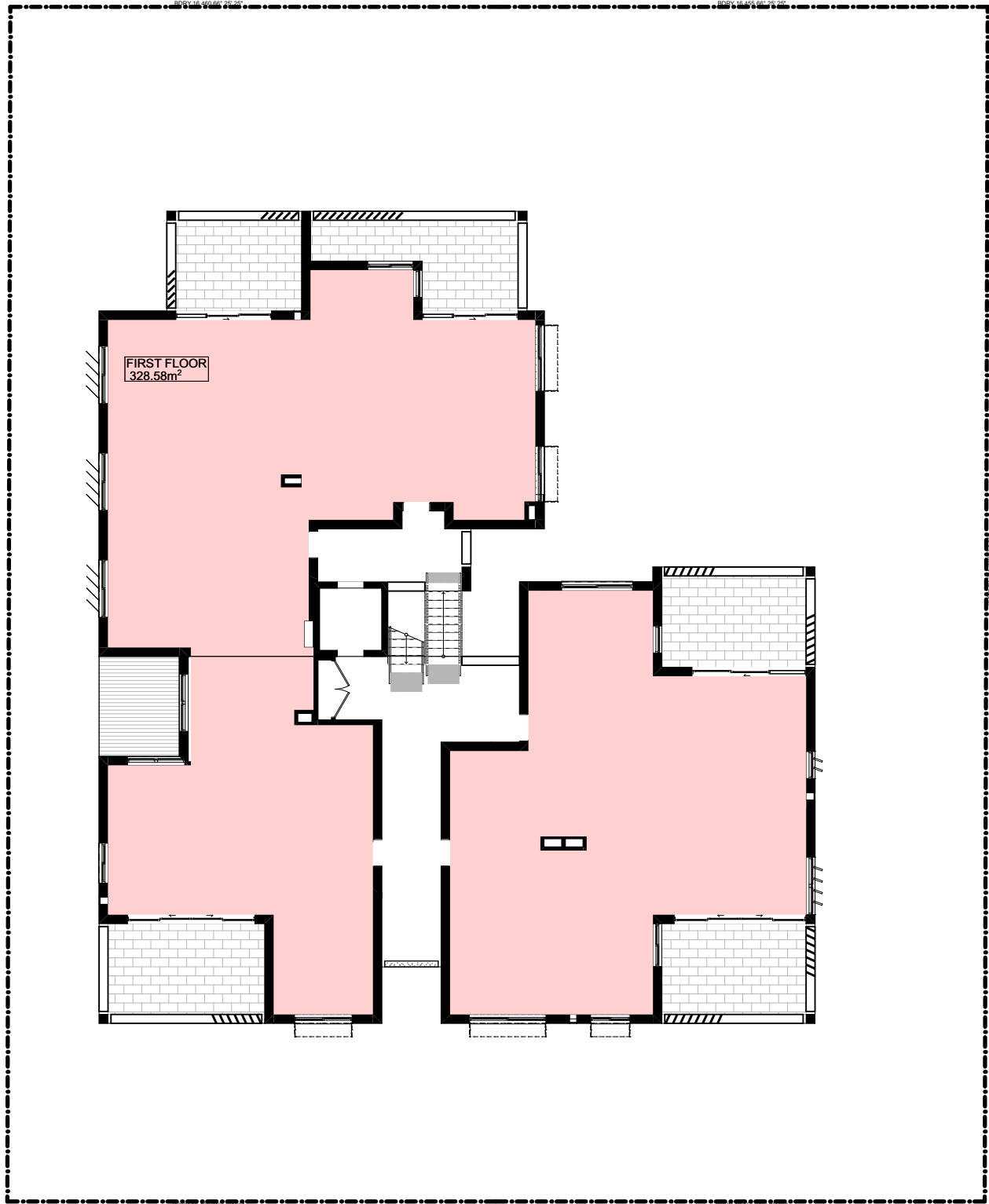
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0. FSR AND DEEP SOIL
Scale 1:200

AREA SCHEDULE				
	GFA (m ²)	1B	2B	3B
GROUND FLOOR	344.23	3	2	
LEVEL ONE	328.58	3	2	
SUB TOTALS	672.81	6	4	
MAXIMUM GFA	662.00			
FSR	0.51			
SITE	1,324.00			10



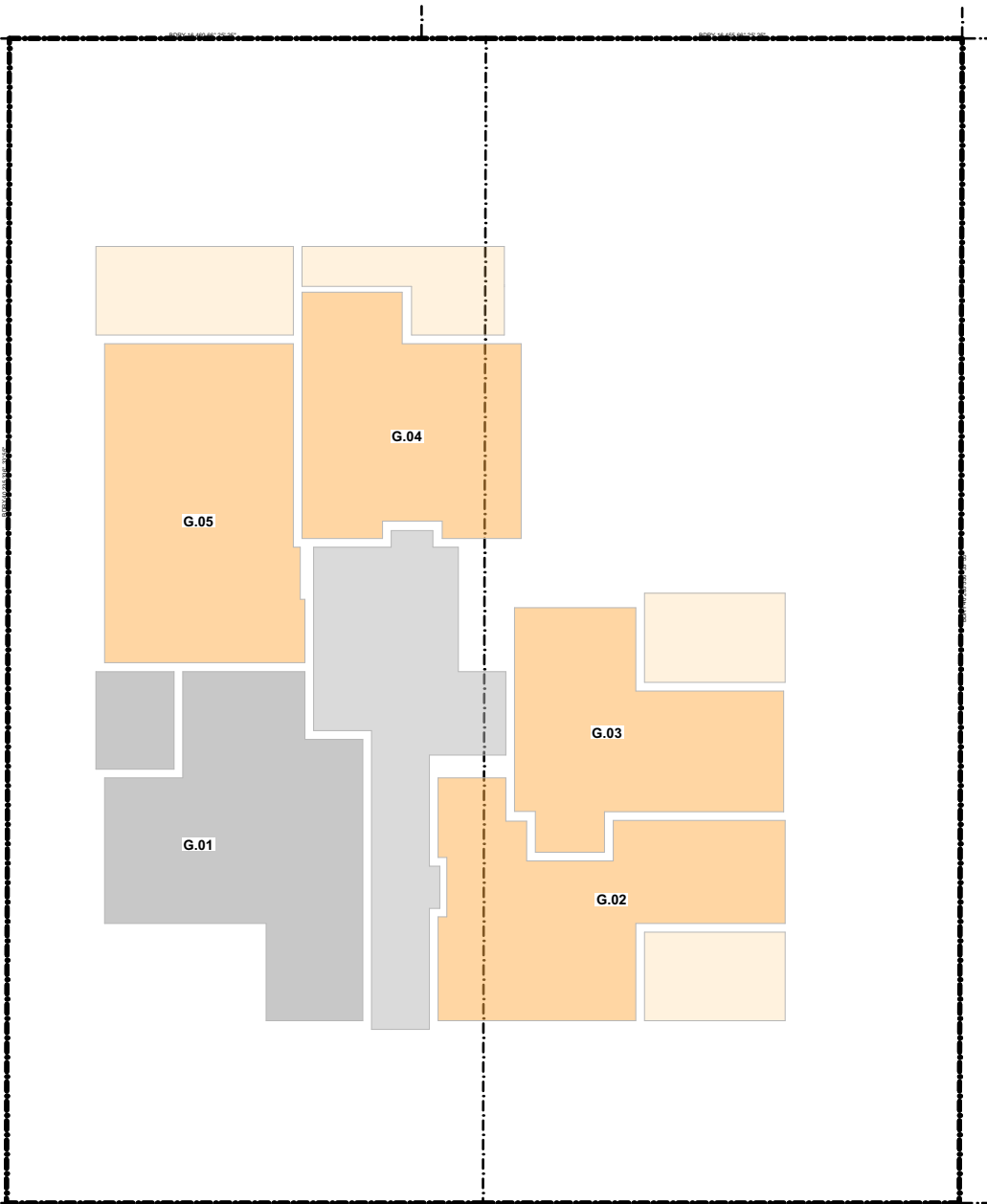
1. LEVEL 1 FSR
Scale 1:200

LANDSCAPE AREAS			
	REQUIRED	TOTAL	% of site
TOTAL LANDSCAPE AREA	350.00	427.10	32%
DEEP SOIL	198.60	253.58	19%

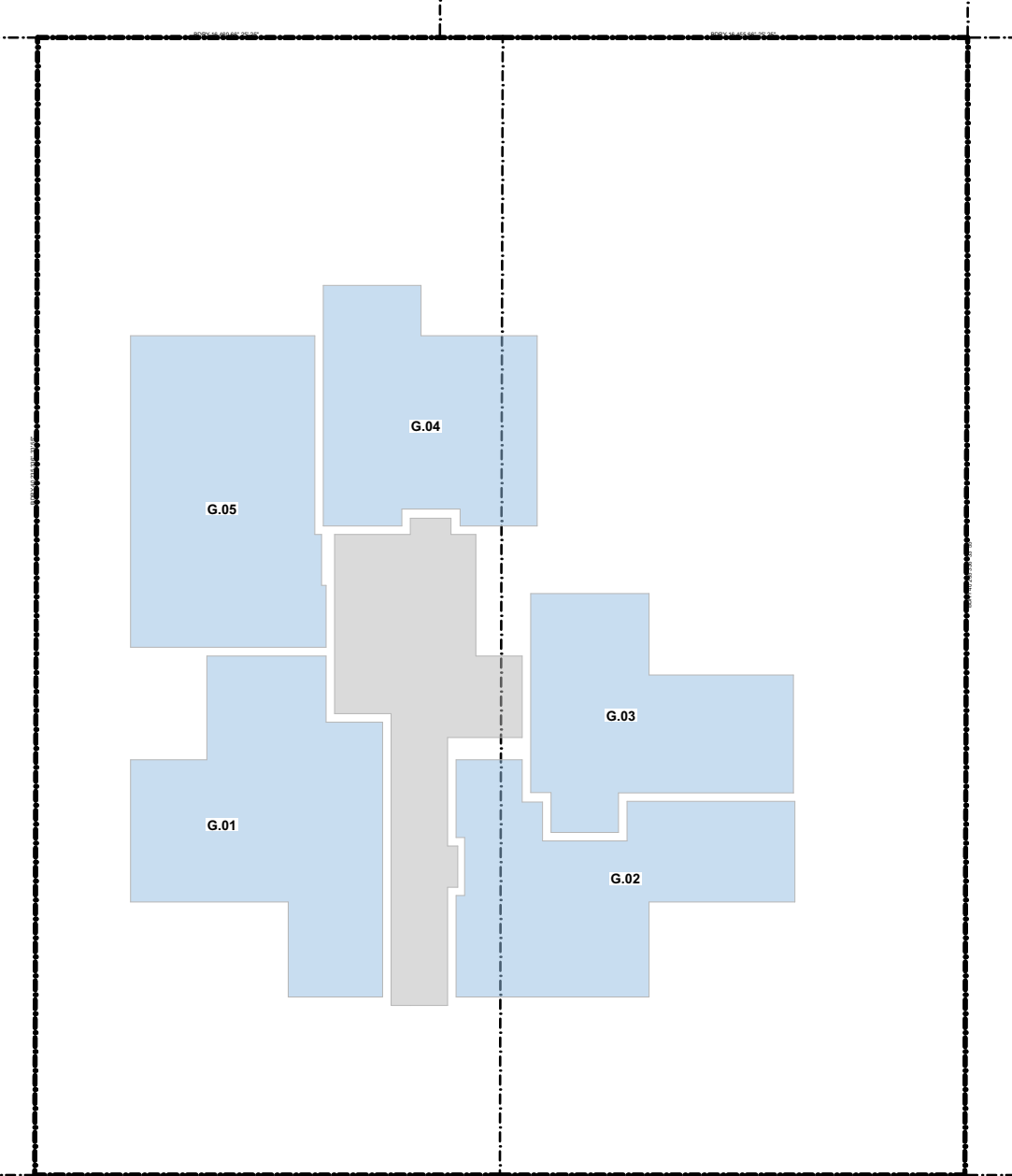
LEGEND

- GFA
- DEEP SOIL
- LANDSCAPING

CARPARKING	NO.		REQUIRED
	SEPP ACC.		
1B	6	0.4	2.40
2B	4	0.5	2.00
TOTAL			4.40
ADAPTABLE	1/5		
TOTAL CARS REQUIRED			4.40
TOTAL CARS PROVIDED			5
1. SEPP Housing, Accessible Site			
1. Proposed rate based on Traffic Engineering Report			

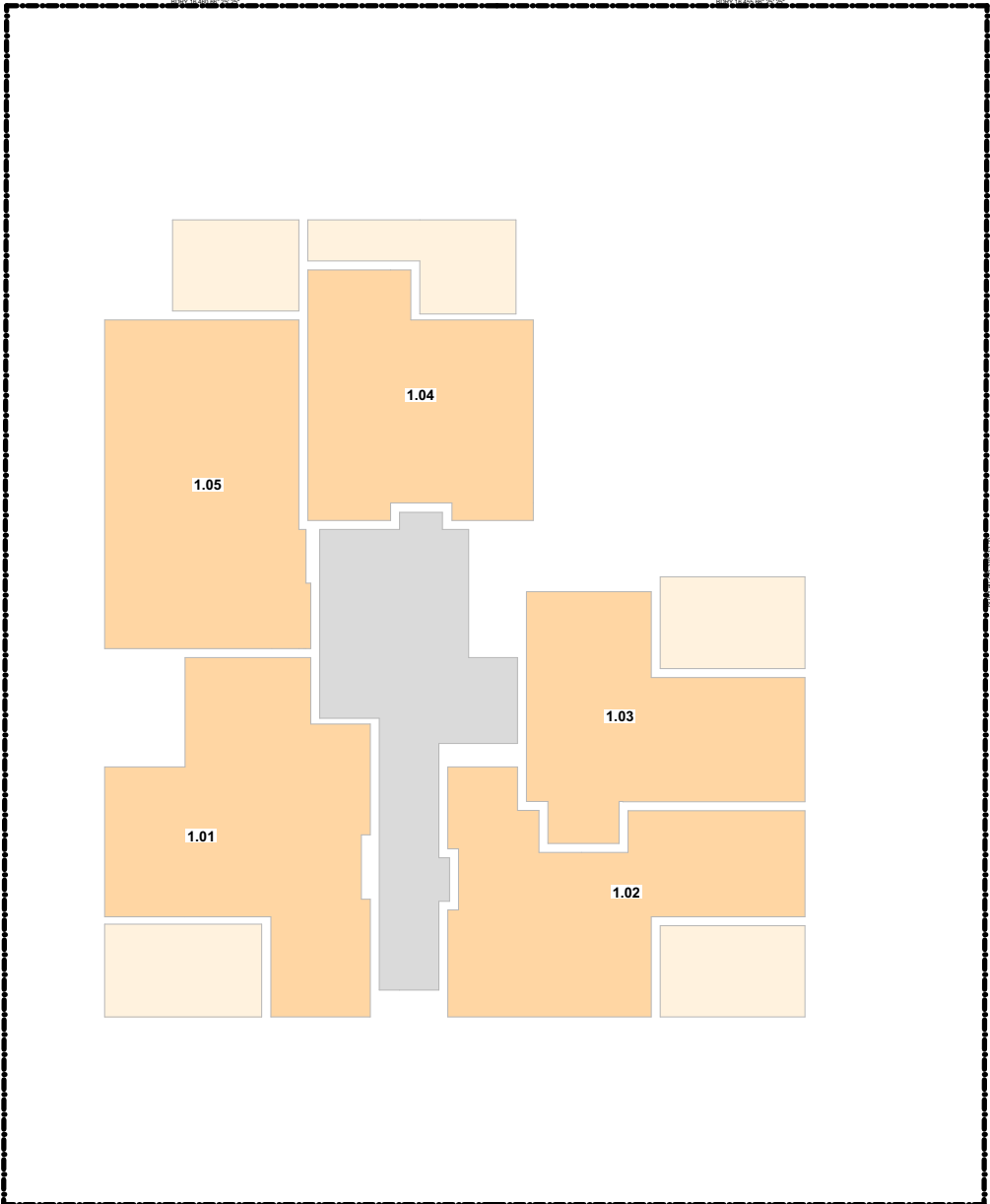


0. SOLAR GROUND
Scale 1:250

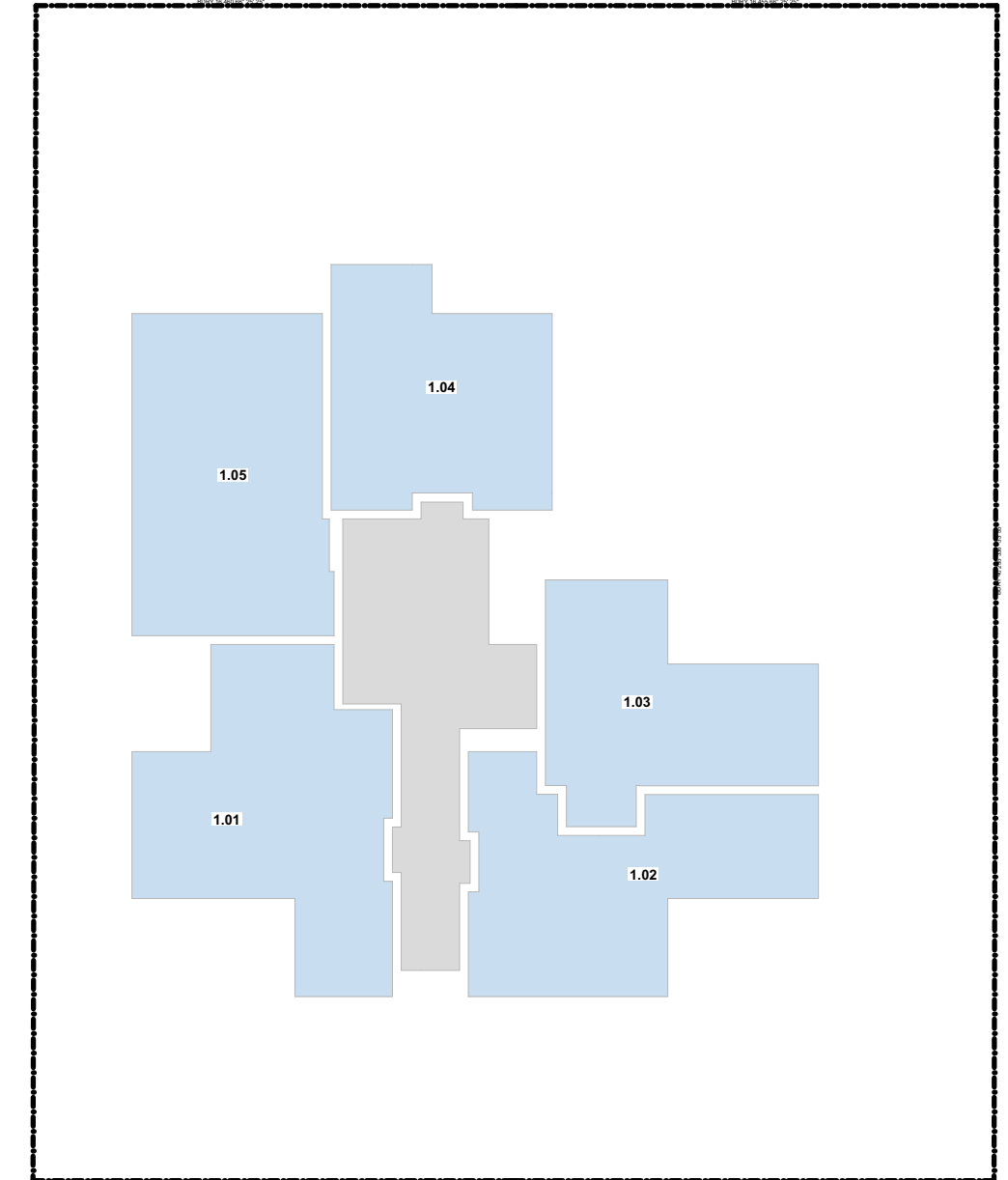


0. VENTILATION GROUND
Scale 1:250

GENERAL		AREA (m ²)		STORAGE		ENVIRONMENTAL								
1B	2B	INT.	POS	TOTAL	INT.							SUN	VENT	
GROUND FLOOR														
G.01		1	73.31	22.44	95.75		9am	10am	11am	12pm	1pm	2pm		1
G.02	1		63.98	15.29	79.27		1	1	1	1			1	1
G.03	1		54.01	15.39	69.4		1	1	1	1	1	1	1	1
G.04	1		55.31	15.07	70.38		1	1	1	1	1	1	1	1
G.05		1	72.28	20.87	93.15					1	1	1	1	1
LEVEL ONE														
1.01		1	73.28	16.16	89.44				1	1		1	1	1
1.02	1		63.98	15.29	79.27		1	1	1	1			1	1
1.03	1		54.01	15.39	69.4		1	1	1	1	1	1	1	1
1.04	1		55.31	15.07	70.38		1	1	1	1	1	1	1	1
1.05		1	72.28	12.97	85.25					1	1	1	1	1
TOTAL	6	4											9	10
													90%	100%



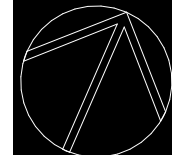
1. SOLAR LEVEL 1
Scale 1:250

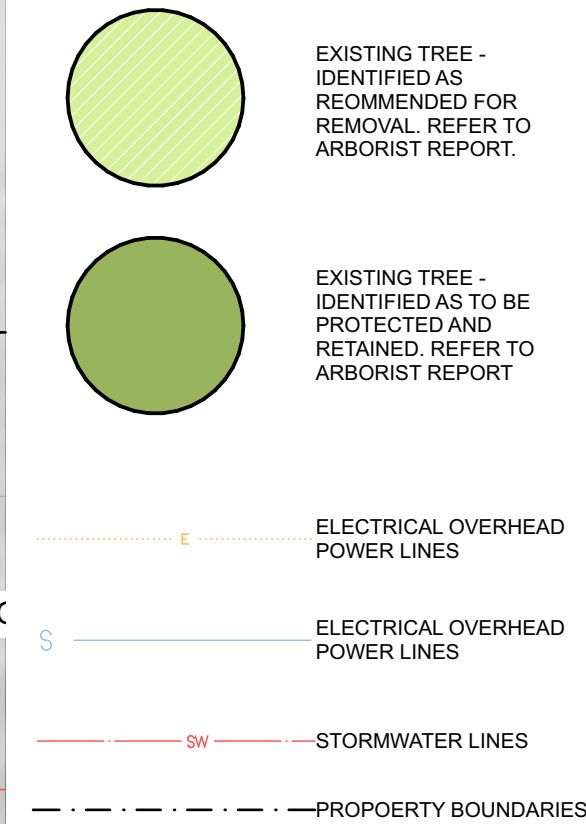


1. VENTILATION LEVEL 1
Scale 1:250

- LEGEND
- UNITS ACHIEVING 3HRS SOLAR ACCESS
 - PRIVATE OPEN SPACE ACHIEVING 3 HRS SOLAR ACCESS
 - UNITS ACHIEVING VENTILATION
 - NON COMPLIANT SOLAR ACCESS
 - VERTICAL CIRCULATION

Scale 1:250 1 0 1 2 3 4 5m





Scale 1:100

ARCHITECT

INTEGRATED
DESIGN
GROUP

CONTACT DETAILS

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2. Contractors to check and verify all datum levels and dimensions on site prior to proceeding with works.
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes.
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5. Refer to General Notes page for legend and abbreviations.

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2. As this drawing is based on information provided by others, reference must be made to original survey drawings, verified against site conditions.
3. For Section J and BASIX requirements, refer to NCC Section J and Compliance Report and/or BASIX Numbered Certificate.
4. Refer to landscape architects documentation for landscape details, planting schedule, and landscape levels.

CLIENT

HOMES NSW

ADDRESS: 4 PARRAMATTA SQUARE, 12 DARCY STREET,
PARRAMATTA, NSW, 2150



PROJECT DETAILS

SENIORS HOUSING DEVELOPMENT

SITE: 1 - 3 RODD STREET, EDEN, NSW, 2551
DETAILS: Lot 12 & 13 / DP 213700
PROJECT: BH2HF

REVISION

6/3/2025 A ISSUE FOR PART 5

DRAWING

SITE/BLOCK ANALYSIS

NUMBER

P5-0101

ISSUE

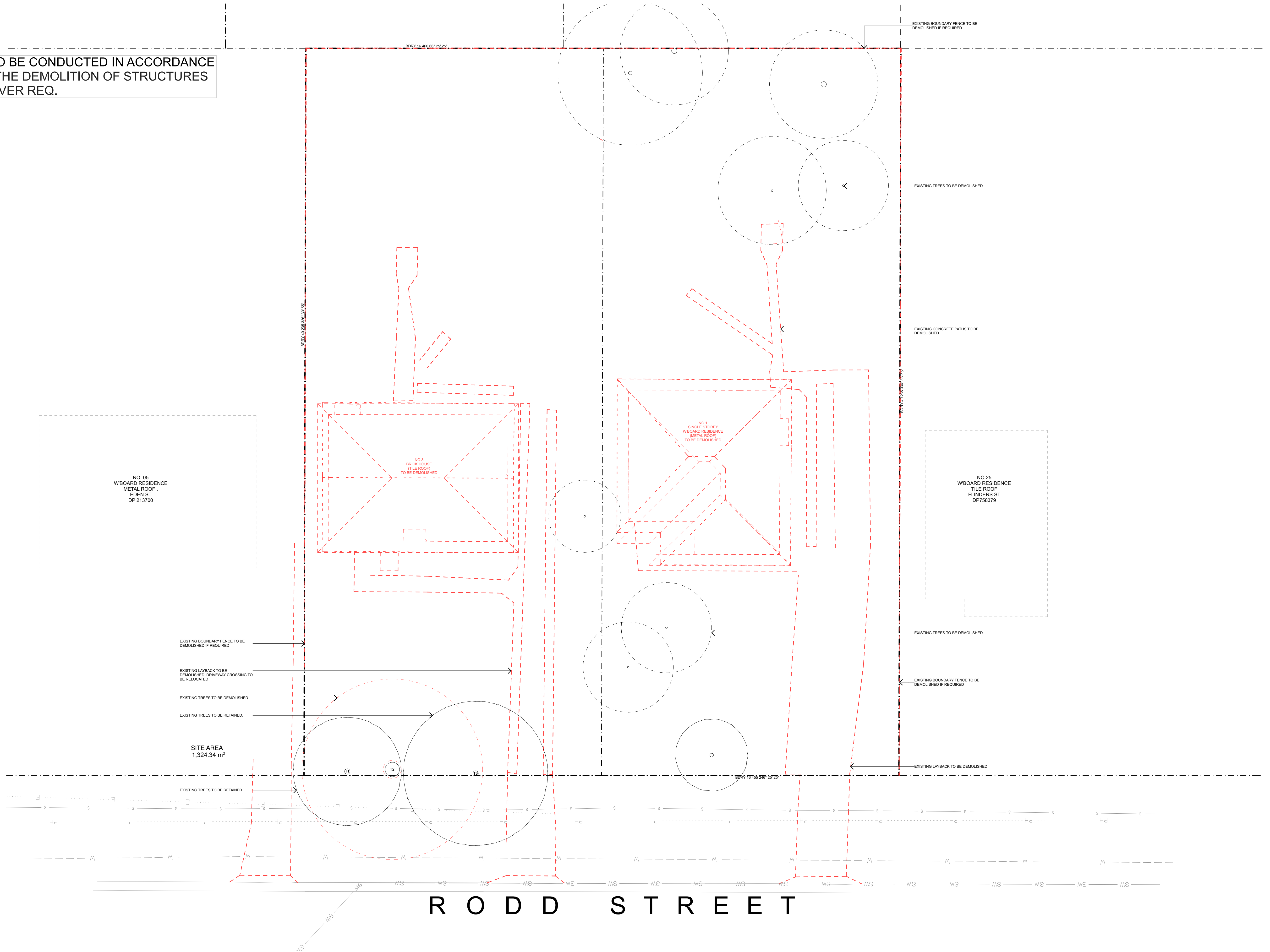
A

DRAWN

SCALE



DEMOLITION TO BE CONDUCTED IN ACCORDANCE
AS 2601-2001: THE DEMOLITION OF STRUCTURES
AND WORK COVER REQ.



Scale 1:100
1 0 1 2 3 4 5m

ARCHITECT

INTEGRATED
DESIGN
GROUP

11/11/2025 11:11:11 AM

CONTACT DETAILS

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HOMES NSW

ADDRESS: 4 PARRAMATTA SQUARE, 12 DARCY STREET,
PARRAMATTA, NSW, 2150



PROJECT DETAILS

SENIORS HOUSING DEVELOPMENT

SITE: 1 - 3 RODD STREET, EDEN, NSW, 2551
DETAILS: Lot 12 & 13 / DP 213700
PROJECT: BH2HF

REVISION

6/3/2025 A ISSUE FOR PART 5

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

DRAWING

DEMOLITION PLAN

P5-0200

SCALE: 1:100 @ A1

SCALE: 1:100 @ A1

SCALE: 1:100 @ A1







ARCHITECT

INTEGRATED
DESIGN
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PROJECT DETAILS

SENIORS HOUSING DEVELOPMENT

SITE: 1 - 3 RODD STREET, EDEN, NSW, 2551
DETAILS: Lot 12 & 13 / DP 213700
PROJECT: BH2HF

REVISION

6/3/2025 A ISSUE FOR PART 5

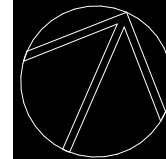
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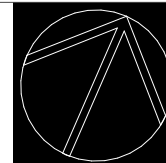
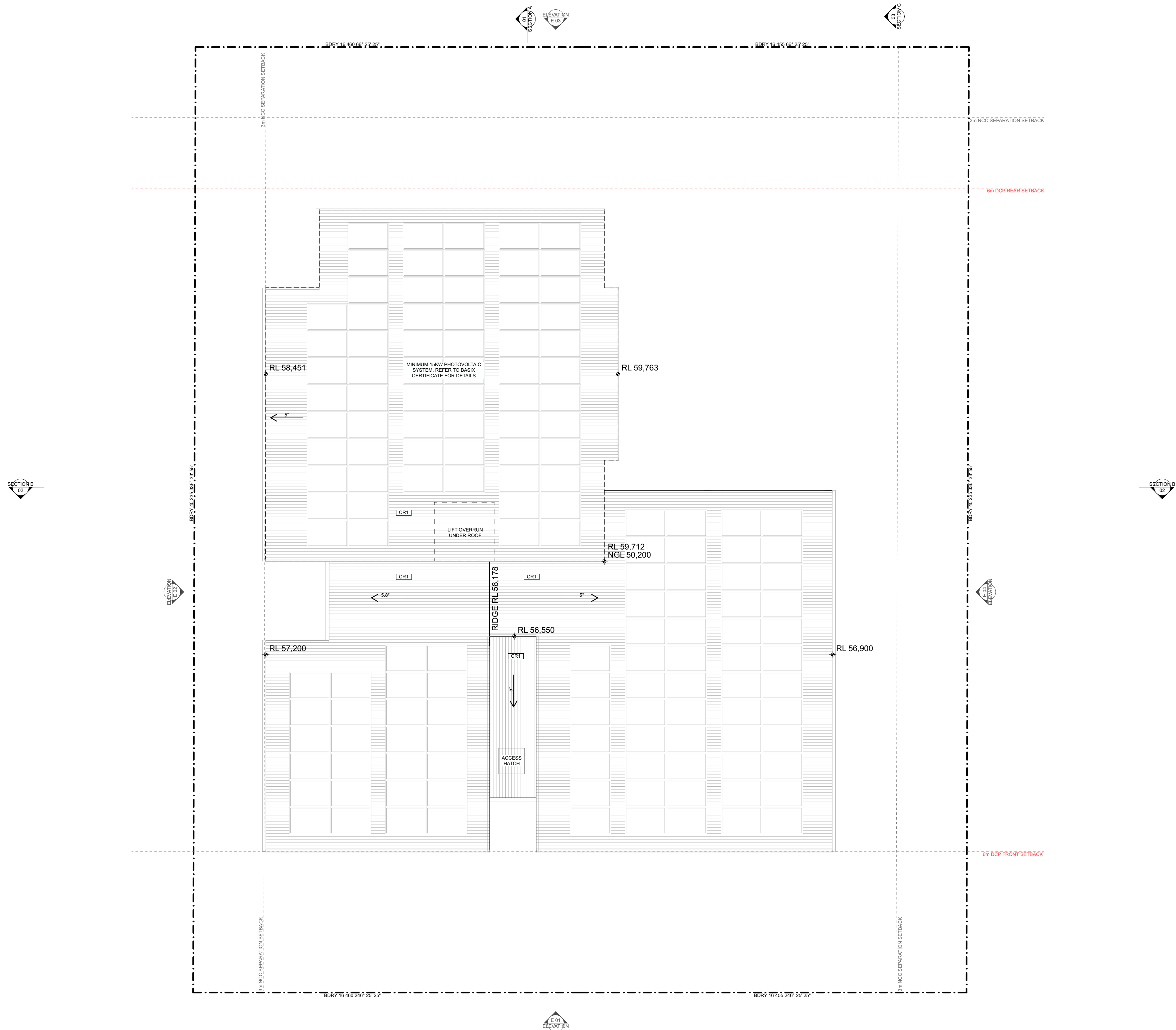
DRAWING

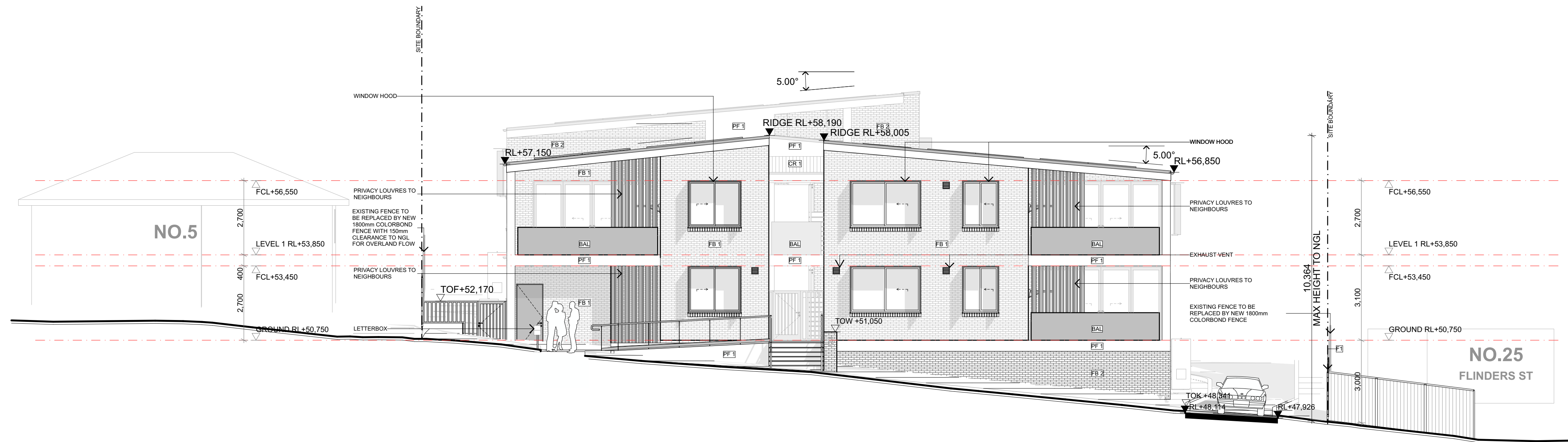
PLAN - LEVEL 1

P5-1101

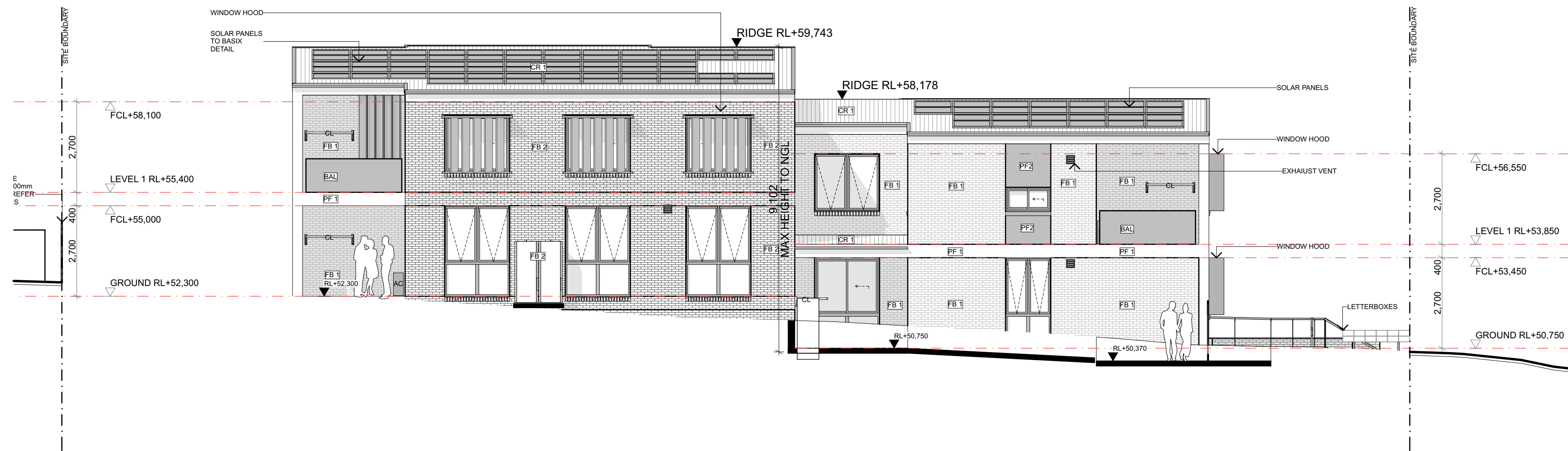
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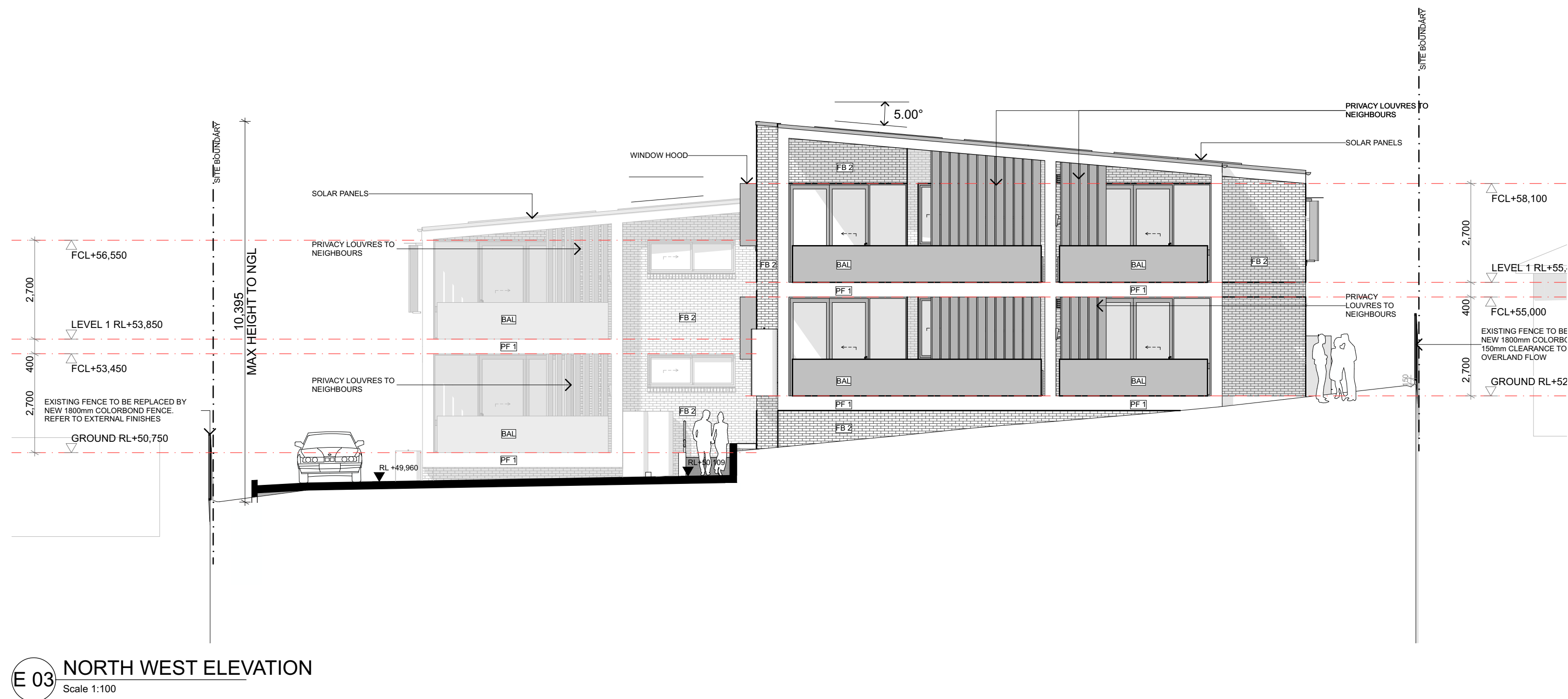




E 01 **RODD STREET ELEVATION**
Scale 1:100



E 02 SOUTH WEST ELEVATION
Scale 1:100



Scale 1:100

ARCHITECT

**INTEGRATED
DESIGN
GROUP**

CONTACT DETAILS

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info@idgarchitects.com.au | www.idgarchitects.com.au
Nominated Architects:
Simon Thorne NSW ARB 7080
Andrew Ellis NSW ARB 7928
Joshua Andrew NSW ARB 8878
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DRAWING NOTES

1. Figured dimensions take precedence over scaled drawings.
2. Contractors to check and verify all datum levels and dimensions on site prior to proceeding with works.
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes.
4. All drawings are not for construction unless otherwise noted and subject to further design development, consultant input, council and legislative requirements.
5. Refer to General Notes page for legend and abbreviations.

DOCUMENTATION NOTES

1. Integrated Design Group Pty Ltd accepts no responsibility for the usability, completeness or accuracy of data transferred electronically. Recipients should refer to hard copy versions of drawings.
2. This drawing shall be read in conjunction with all architectural and other consultant drawings and specifications and with such other written instructions as issued during the course of the project.
3. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works.

CO-ORDINATION NOTES

1. Survey data included in this drawing is based on survey drawing and is provided for preliminary design purposes only.
2. As this drawing is based on information provided by others, reference must be made to original survey drawings, verified against site conditions.
3. For Section J and BASIX requirements, refer to NCC Section J and Compliance Report and/or BASIX Neighbours Certificate.
4. Refer to landscape architects documentation for landscape details, planting schedule, and landscape levels.

CLIENT

HOMES NSW

ADDRESS: 4 PARRAMATTA SQUARE, 12 DARCY STREET,
PARRAMATTA, NSW, 2150



PROJECT DETAILS

SENIORS HOUSING DEVELOPMENT

SITE: 1 - 3 RODD STREET, EDEN, NSW, 2551
DETAILS: Lot 12 & 13 / DP 213700
SITE AREA: 1.34ha
PROJECT: BH2HF

REVISION

6/3/2025 A ISSUE FOR PART 5

DRAWING

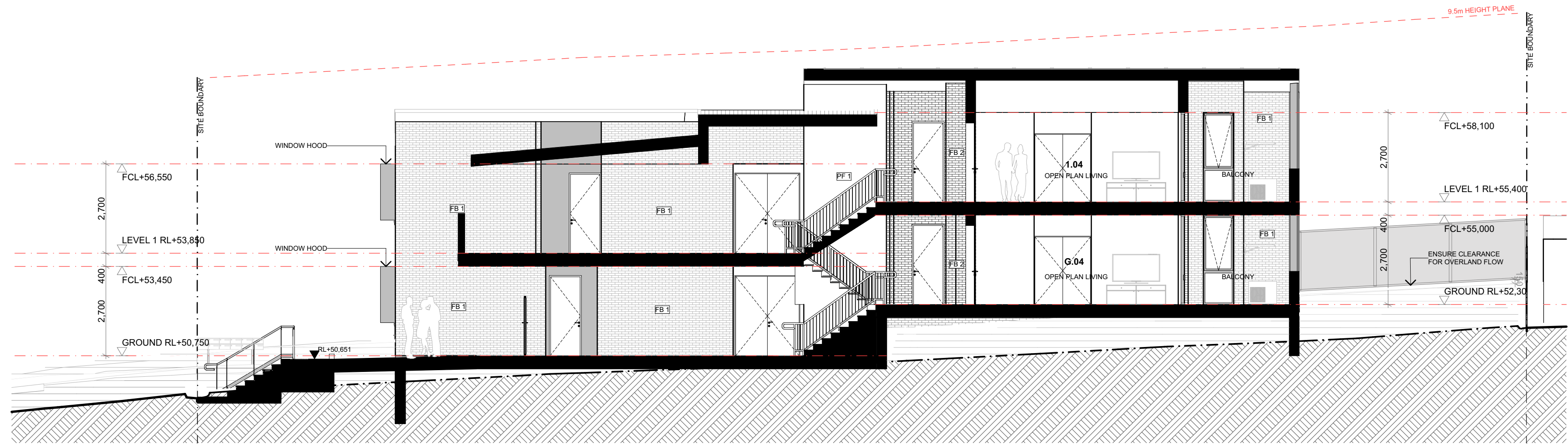
ELEVATIONS 02

DRAWING

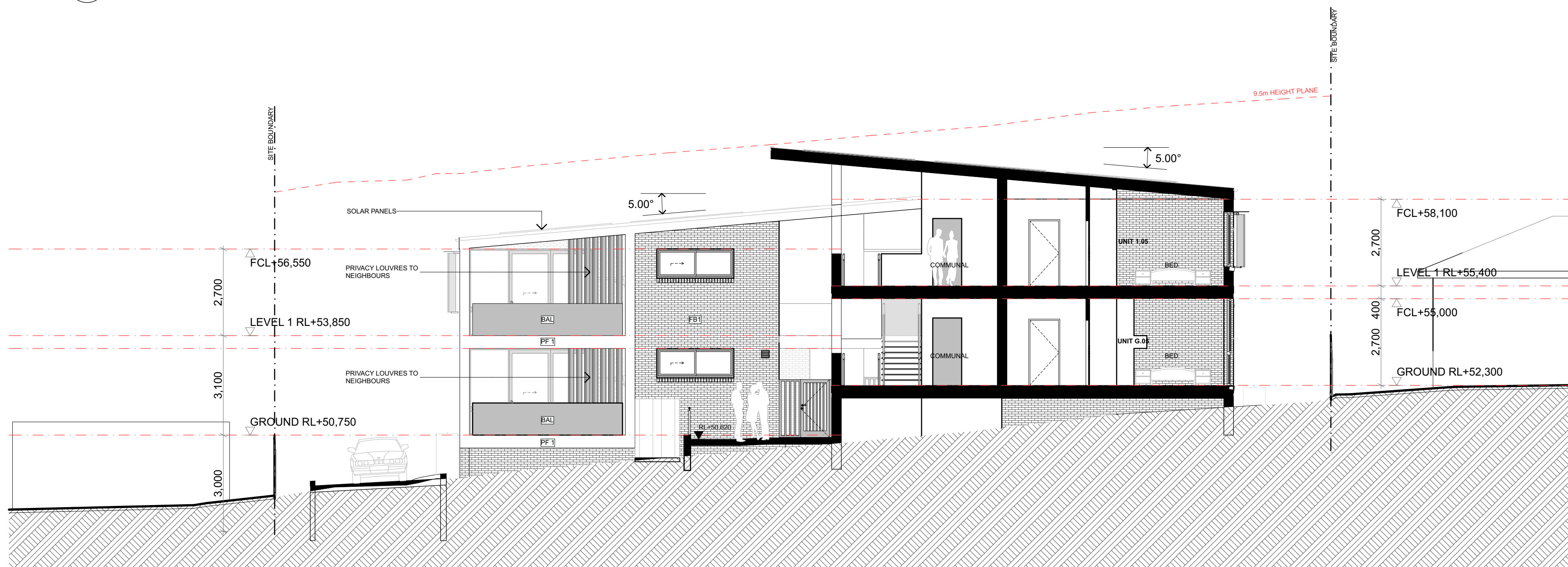
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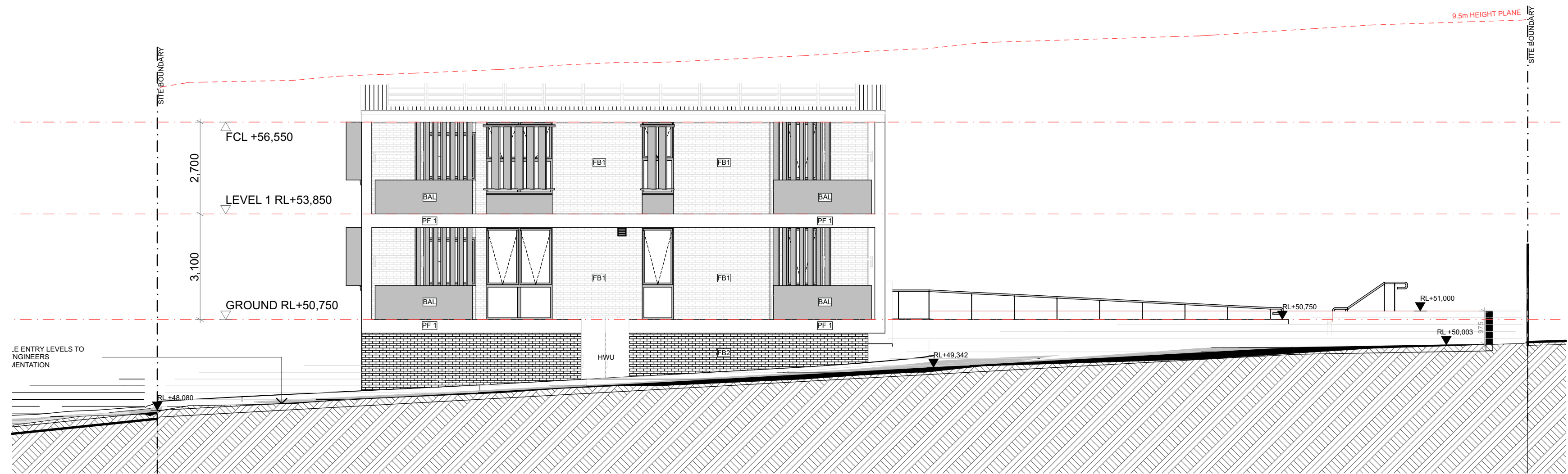




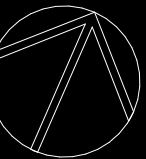
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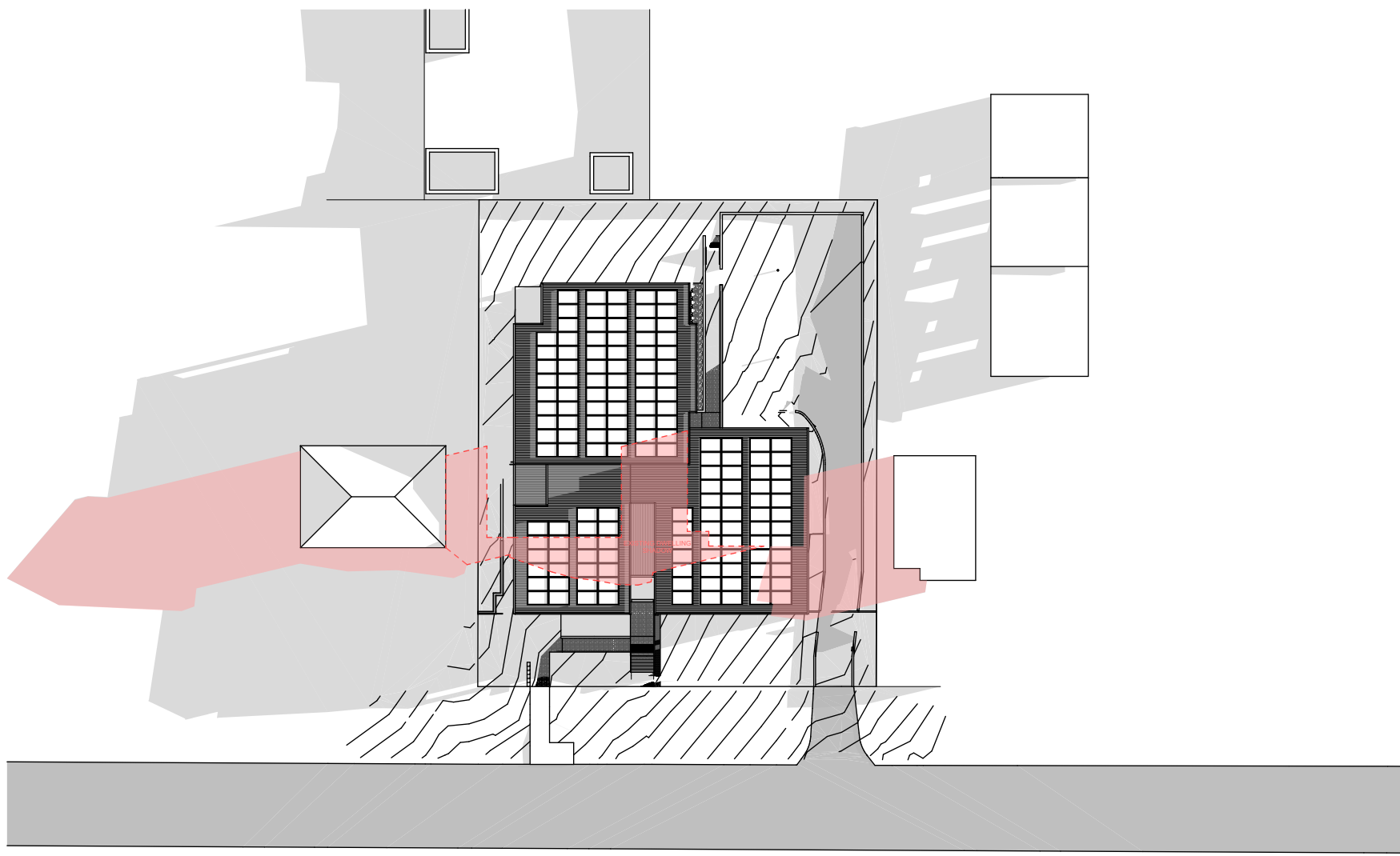


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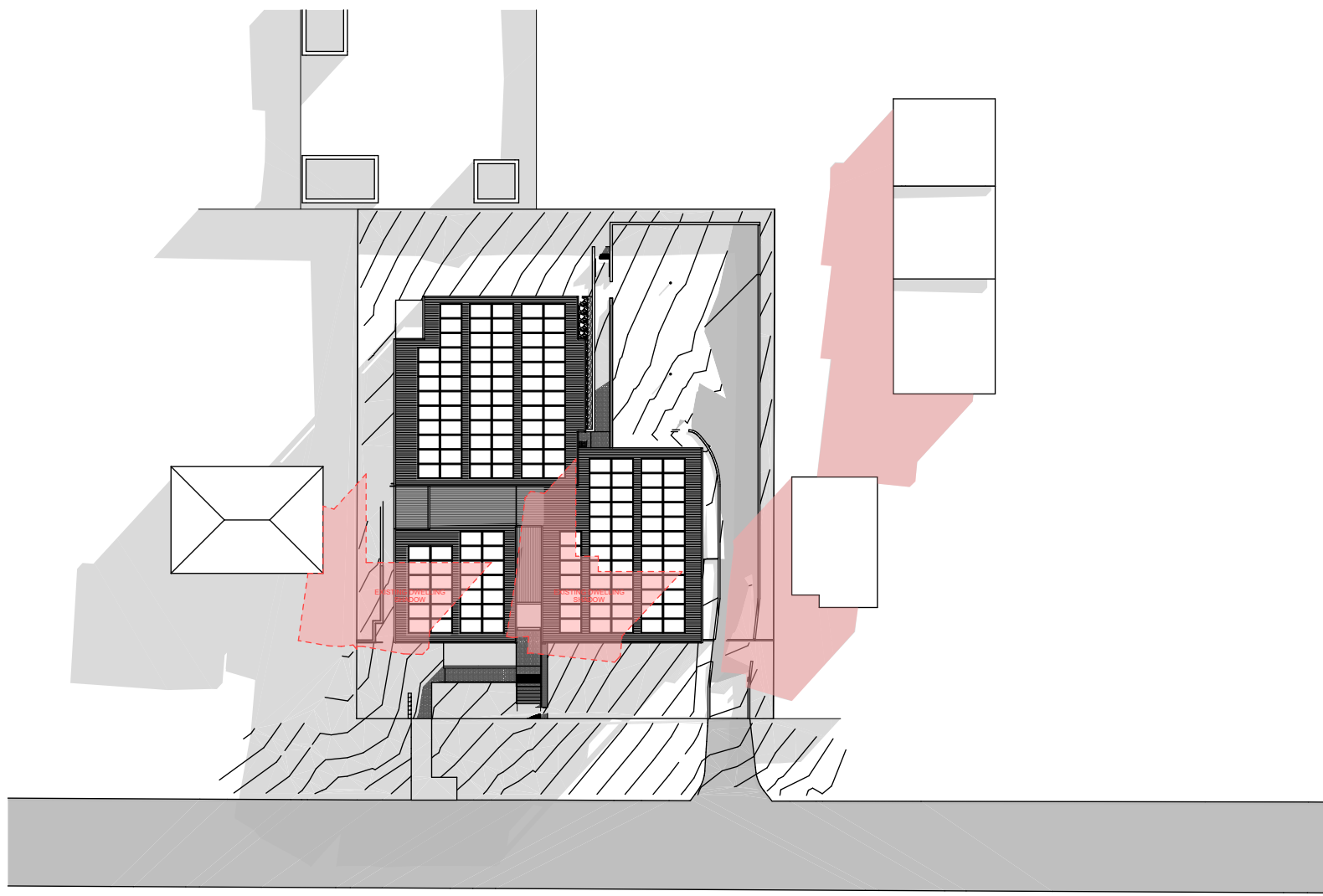


03 SECTION C
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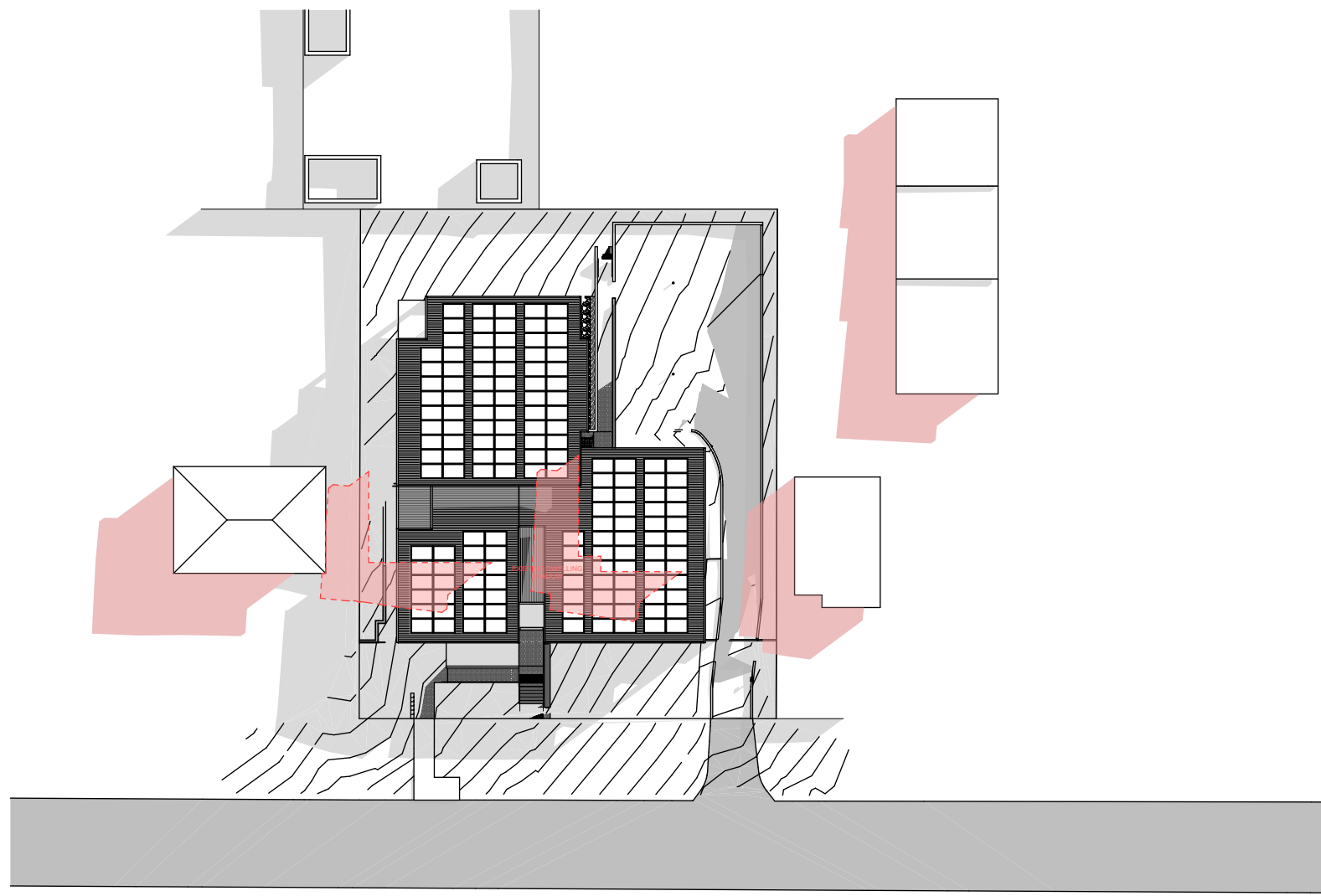




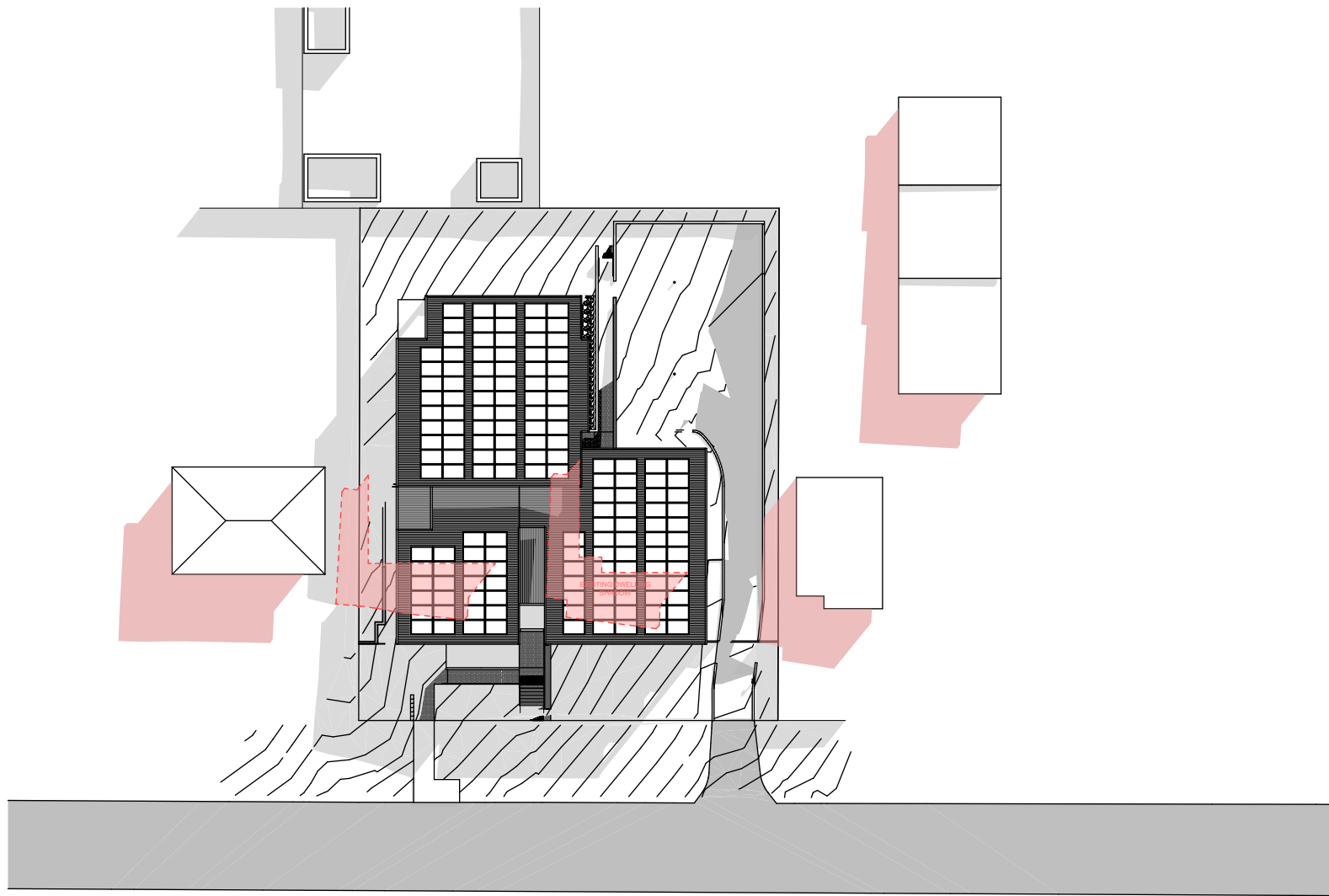
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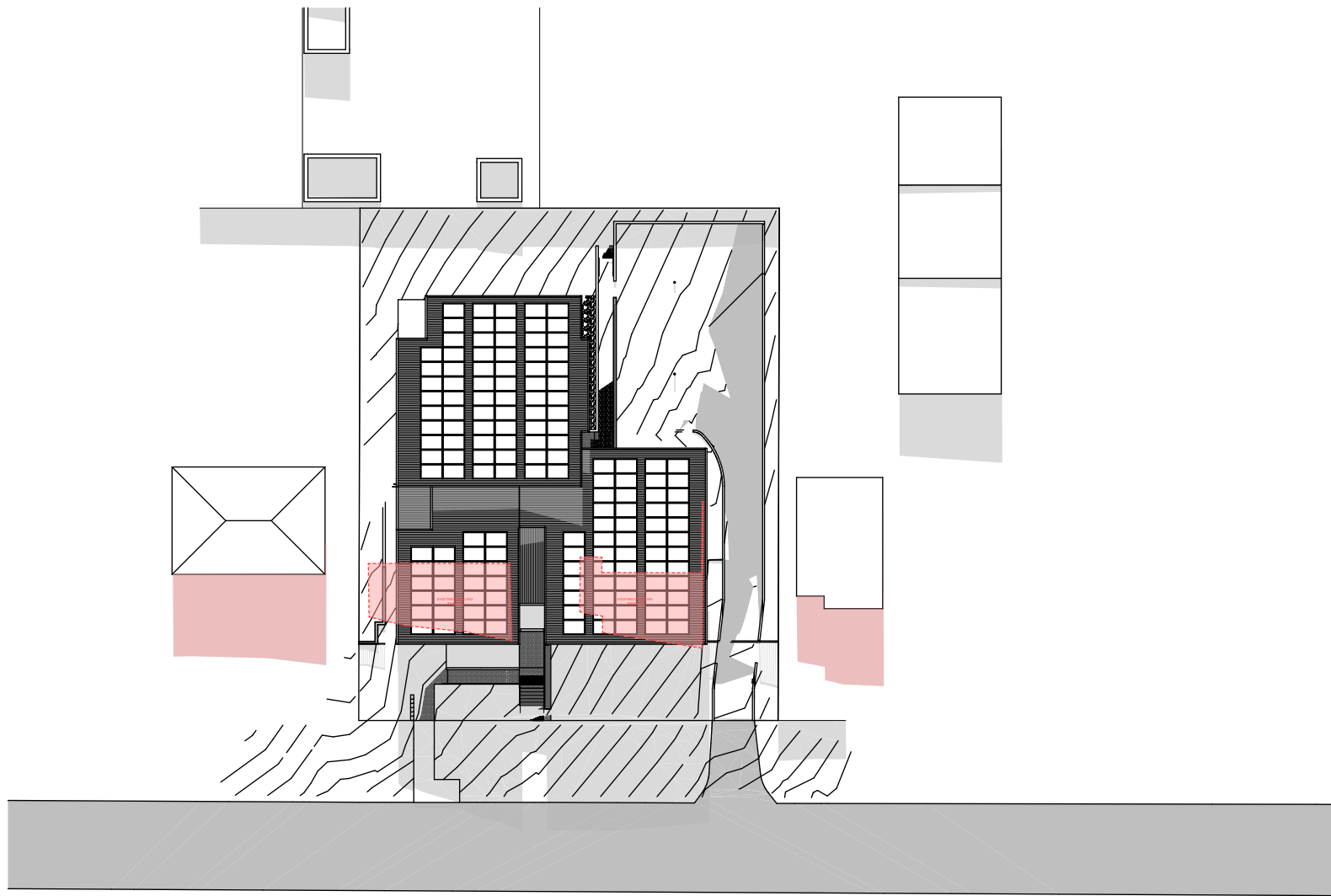
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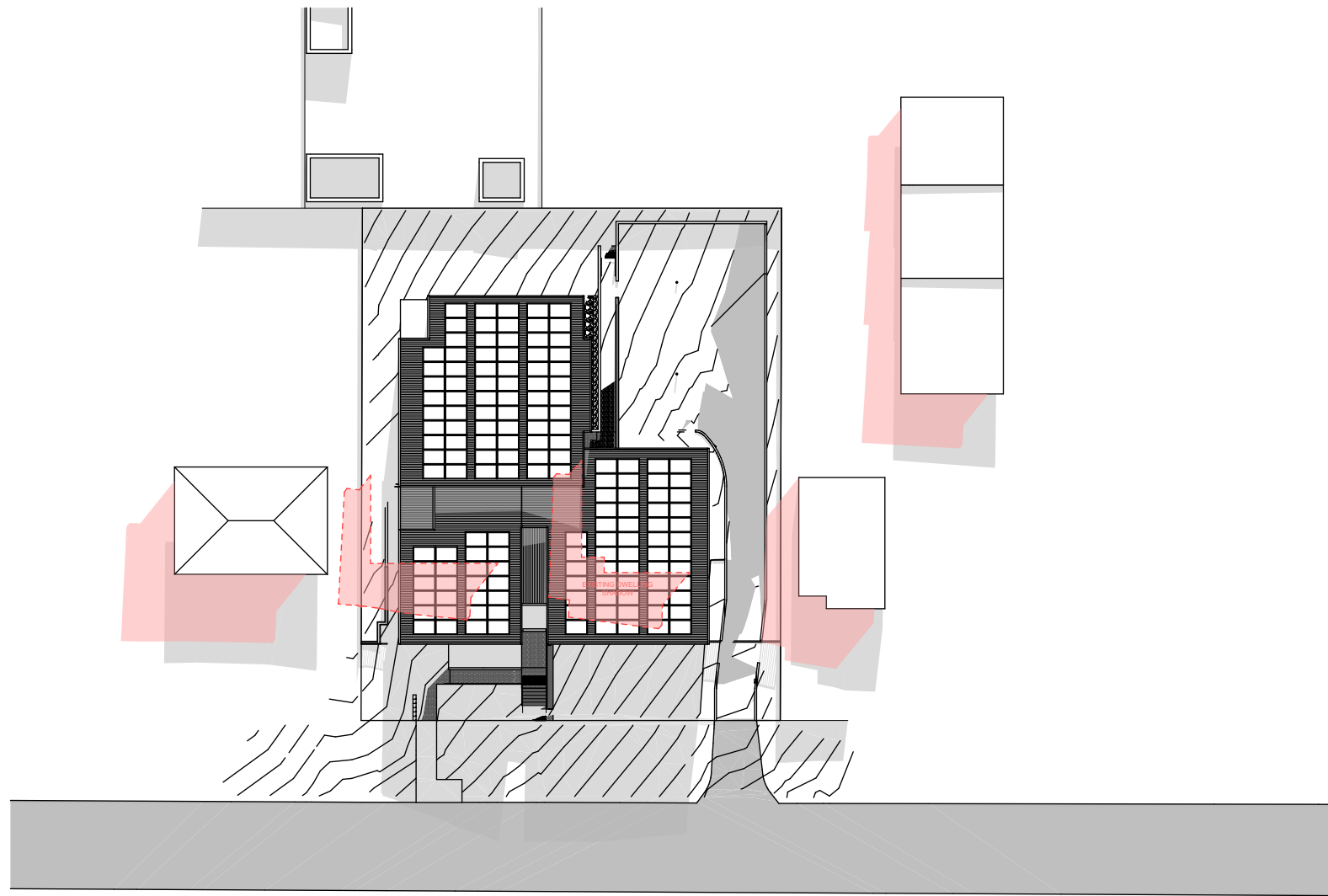
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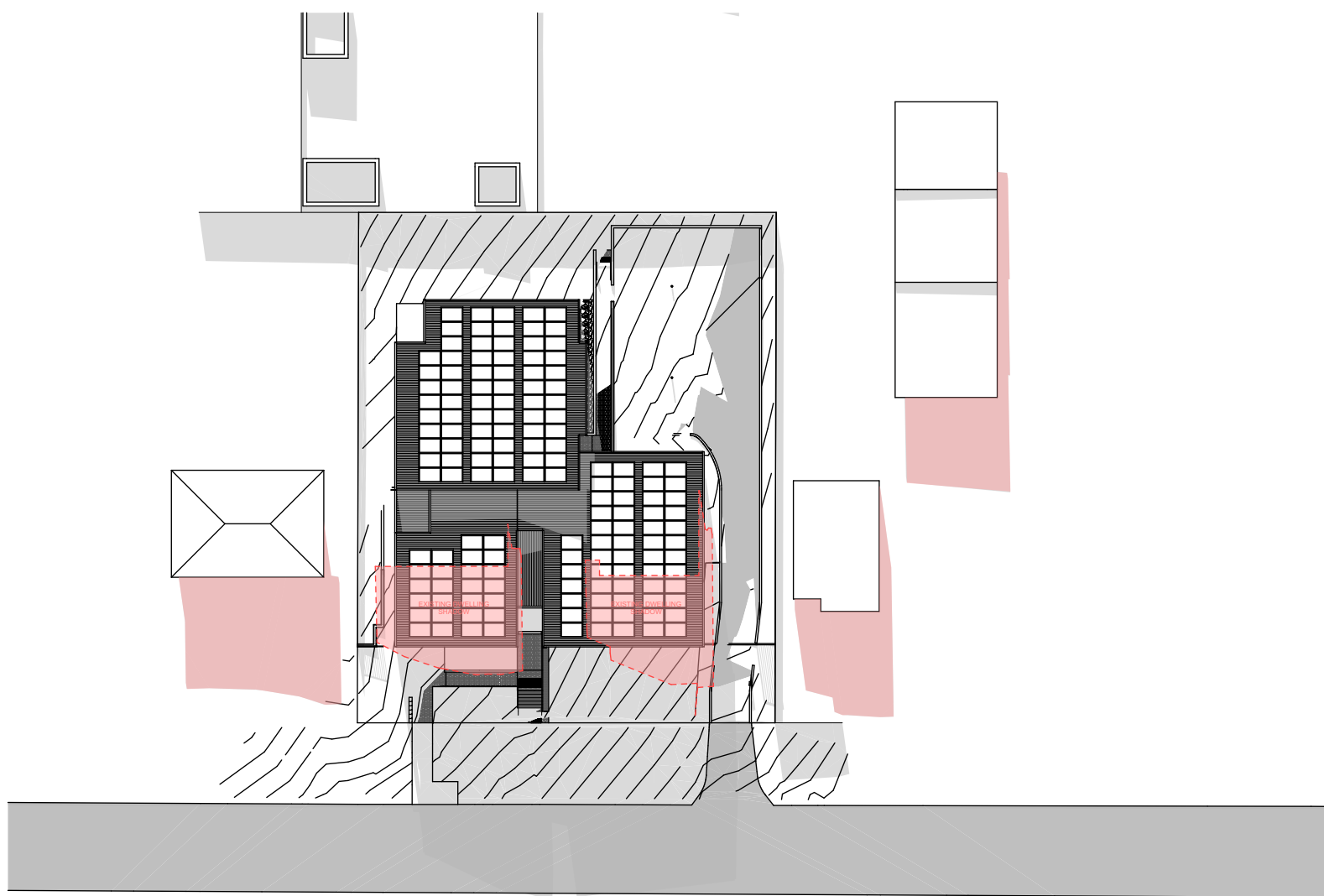
04 Shadow Study 21 June at 11:00am
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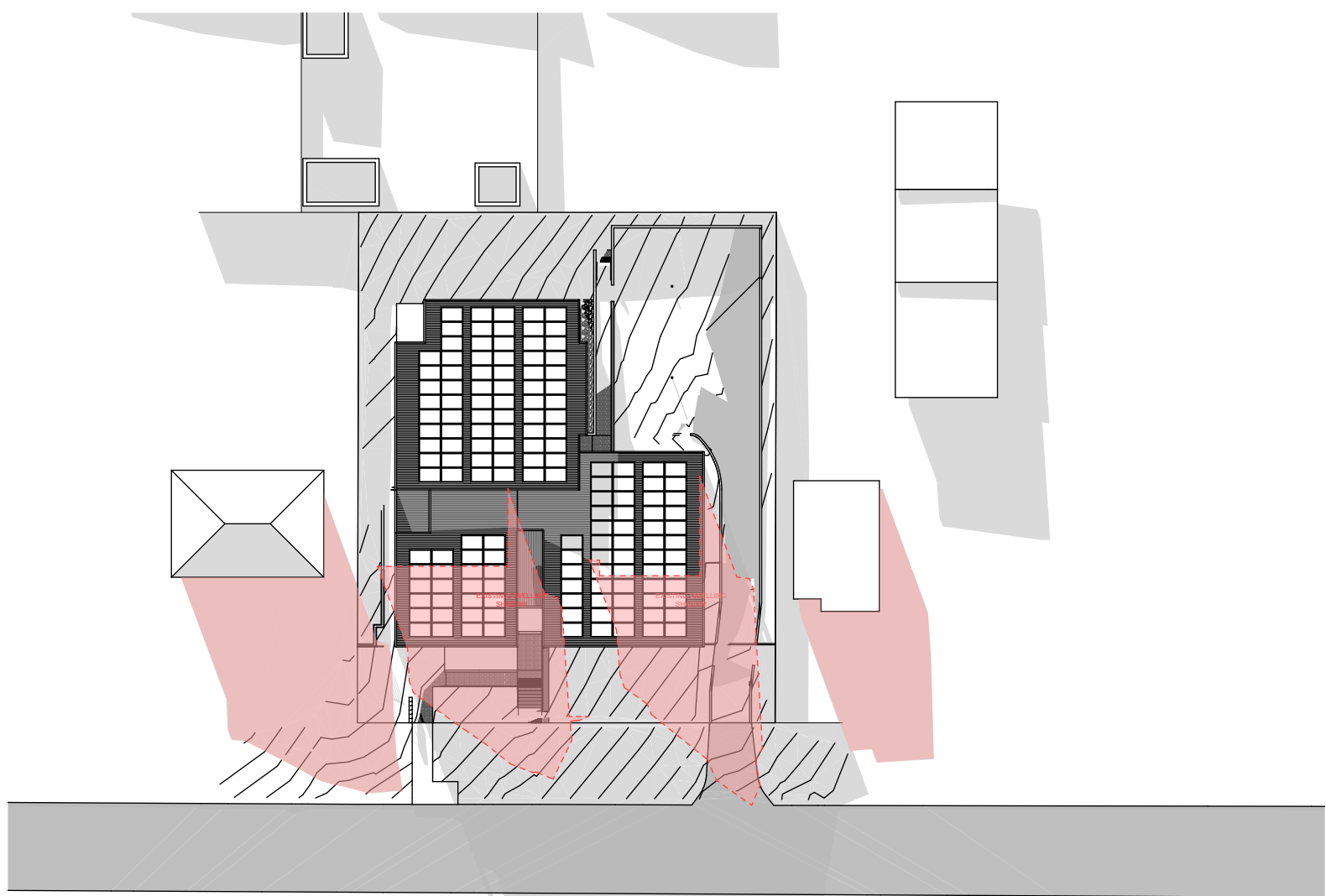
05 Shadow Study 21 June at 12:00pm
Scale 1:500



06 Shadow Study 21 June at 1:00pm
Scale 1:500



07 Shadow Study 21 June at 2:00pm
Scale 1:500



08 Shadow Study 21 June at 3:00pm
Scale 1:500

	GENERAL		AREA (m ²)		STORAGE		ENVIRONMENTAL						SUN
	1B	2B	INT.	POS	TOTAL	INT.	9am	10am	11am	12pm	1pm	2pm	
GROUND FLOOR													
G.01		1	73.31	22.44	95.75							1	1
G.02	1		63.98	15.29	79.27		1	1	1	1			1
G.03	1		54.01	15.39	69.4		1	1	1	1	1	1	1
G.04	1		55.31	15.07	70.38		1	1	1	1	1	1	1
G.05		1	72.28	20.87	93.15					1	1	1	1
LEVEL ONE													
1.01		1	73.28	16.16	89.44				1	1		1	1
1.02	1		63.98	15.29	79.27		1	1	1	1			1
1.03	1		54.01	15.39	69.4		1	1	1	1	1	1	1
1.04	1		55.31	15.07	70.38		1	1	1	1	1	1	1
1.05		1	72.28	12.97	85.25					1	1	1	1
TOTAL	6	4											9
													90%

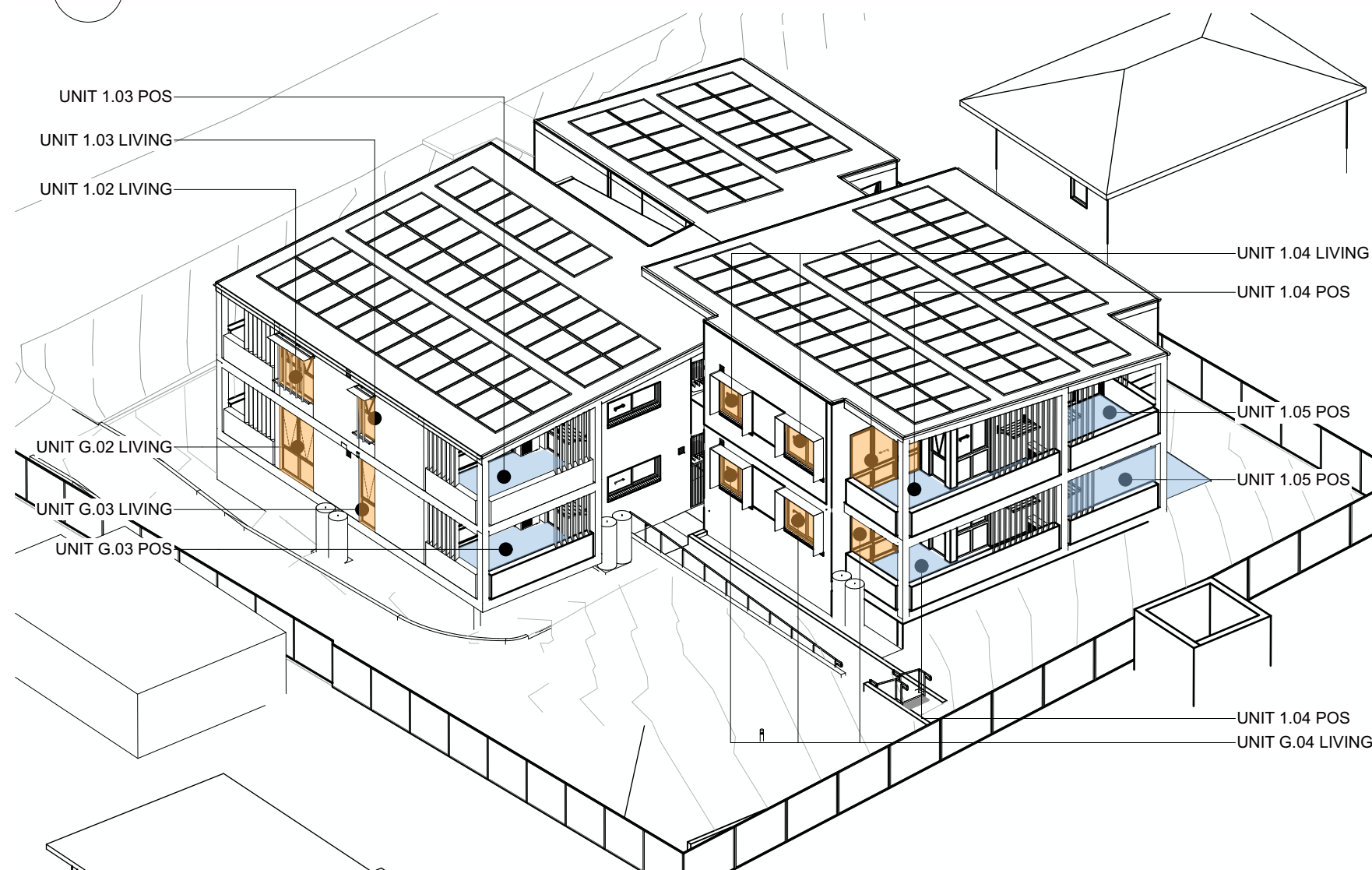
LEGEND

- EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- EXISTING SHADOWS CAST BY EXISTING PROPERTIES
- SHADOWS CAST BY PROPOSED DEVELOPMENT

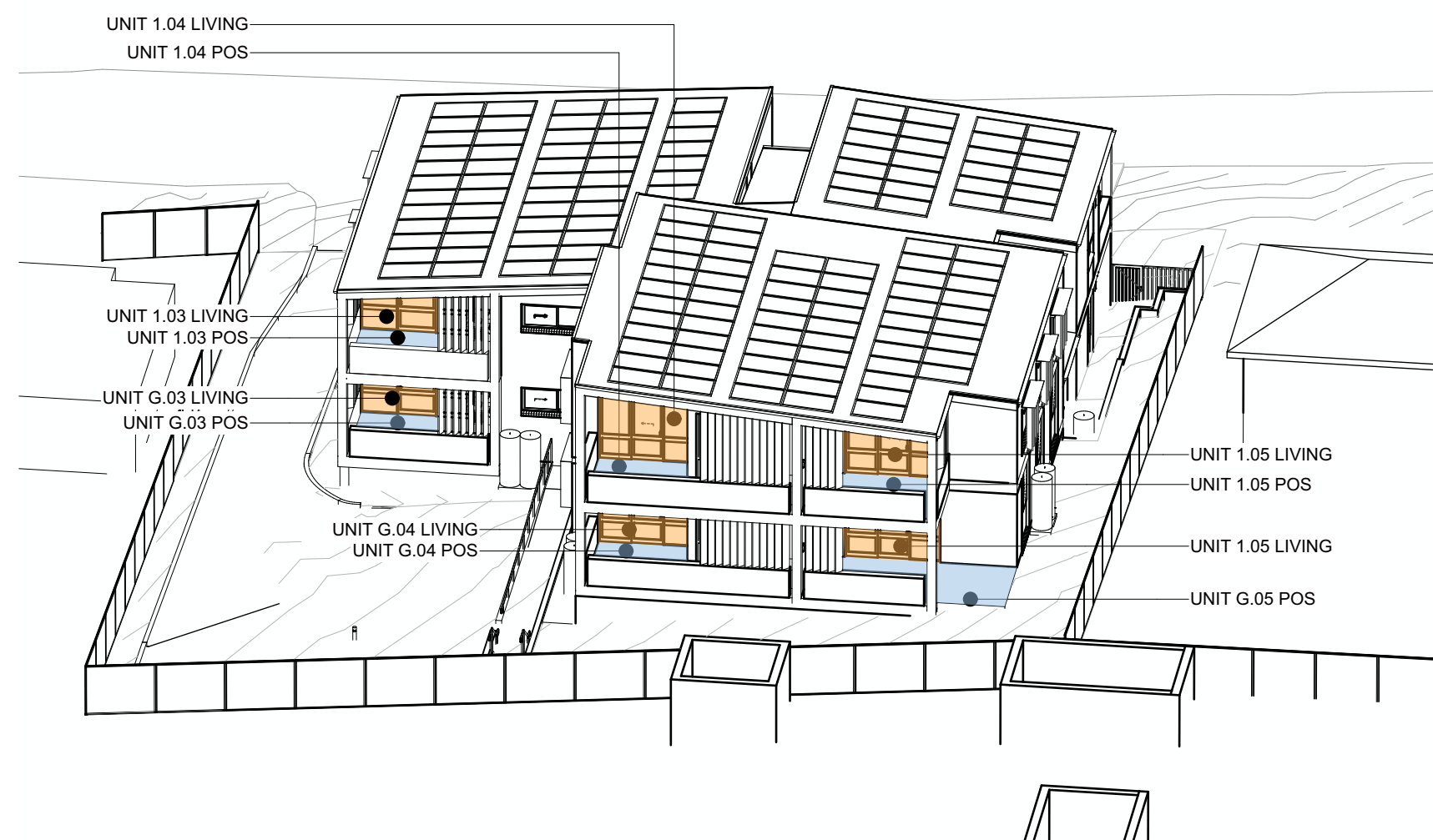
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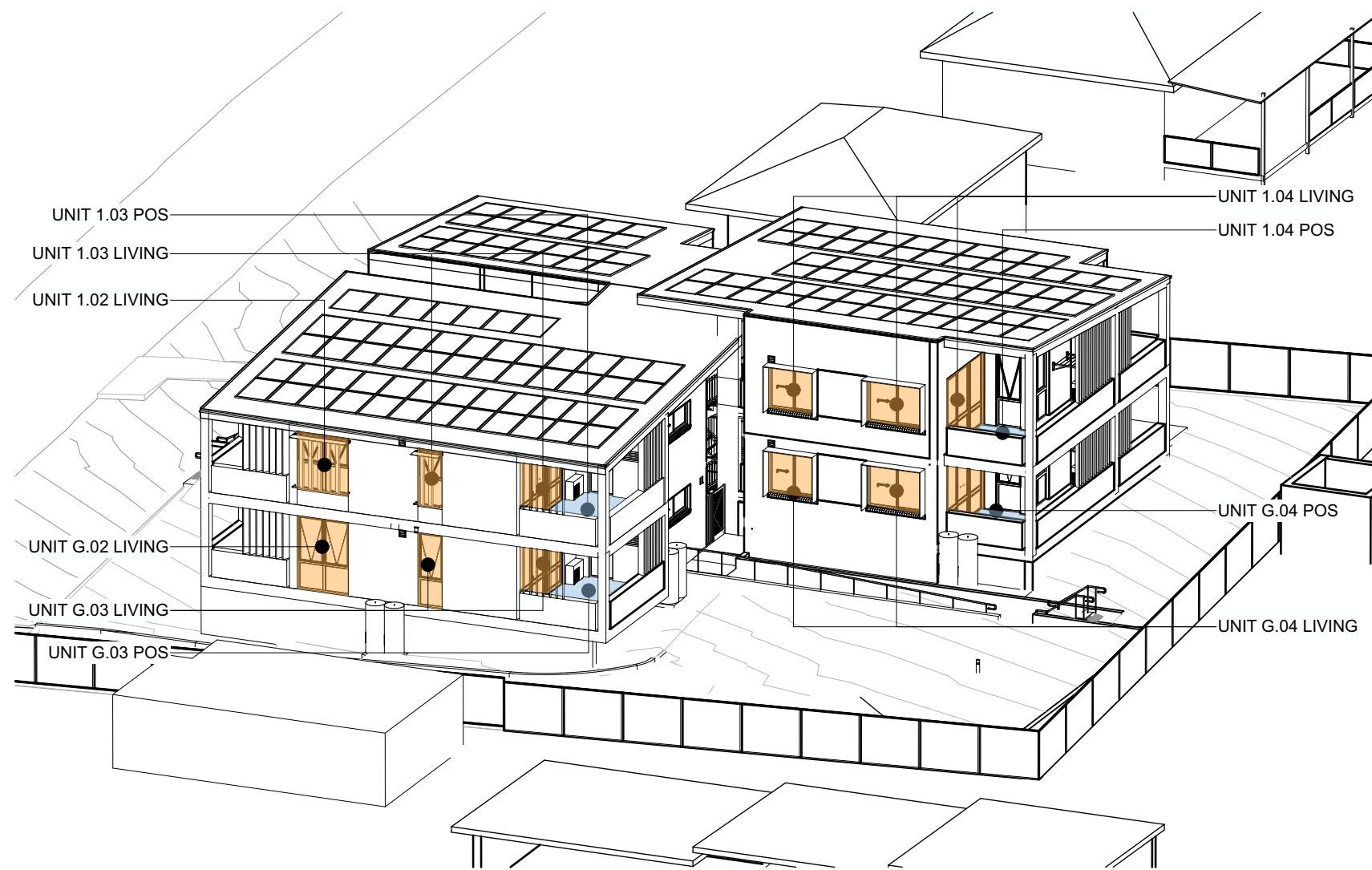
01 8AM JUNE 21



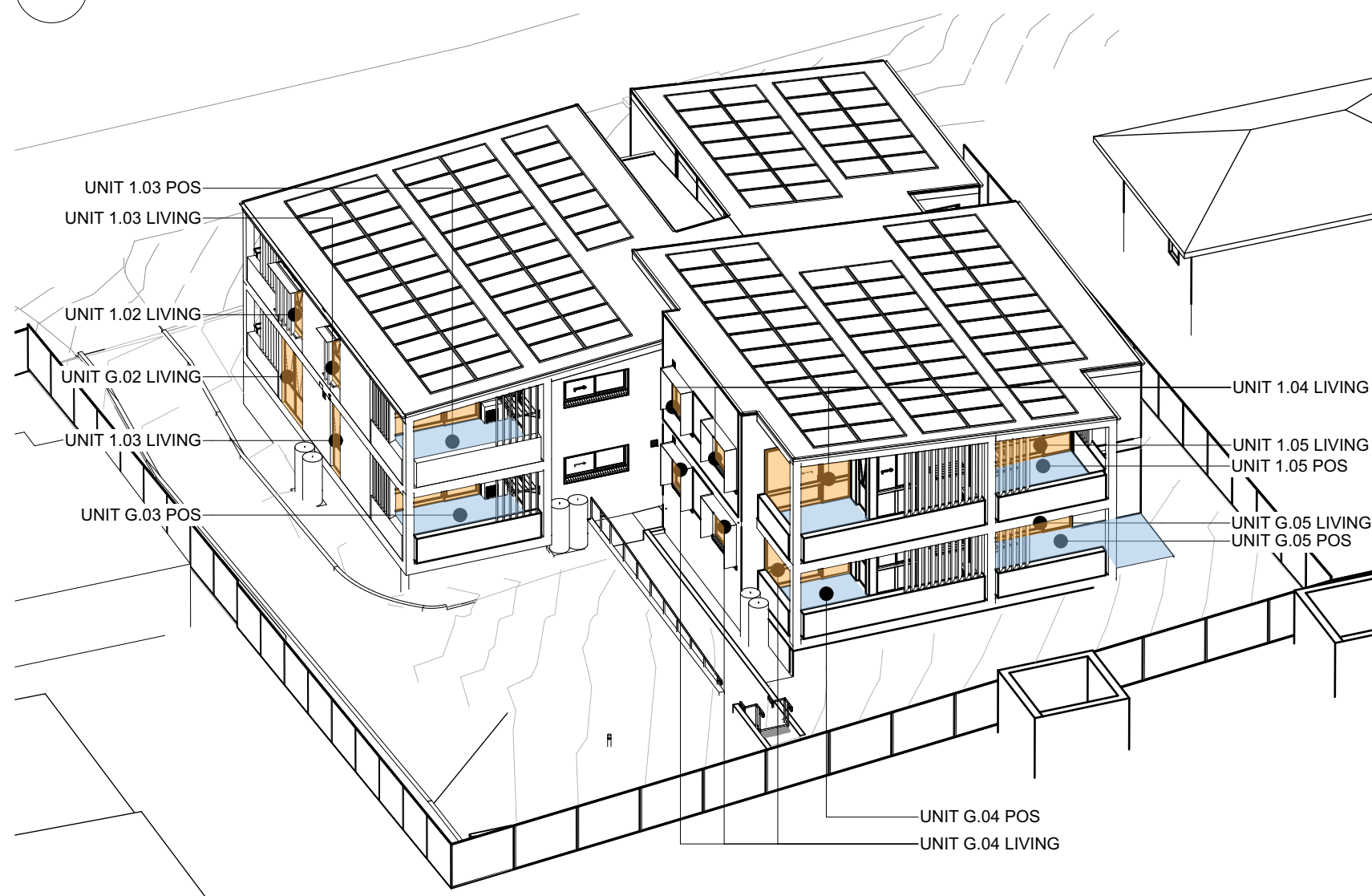
04 11AM JUNE 21



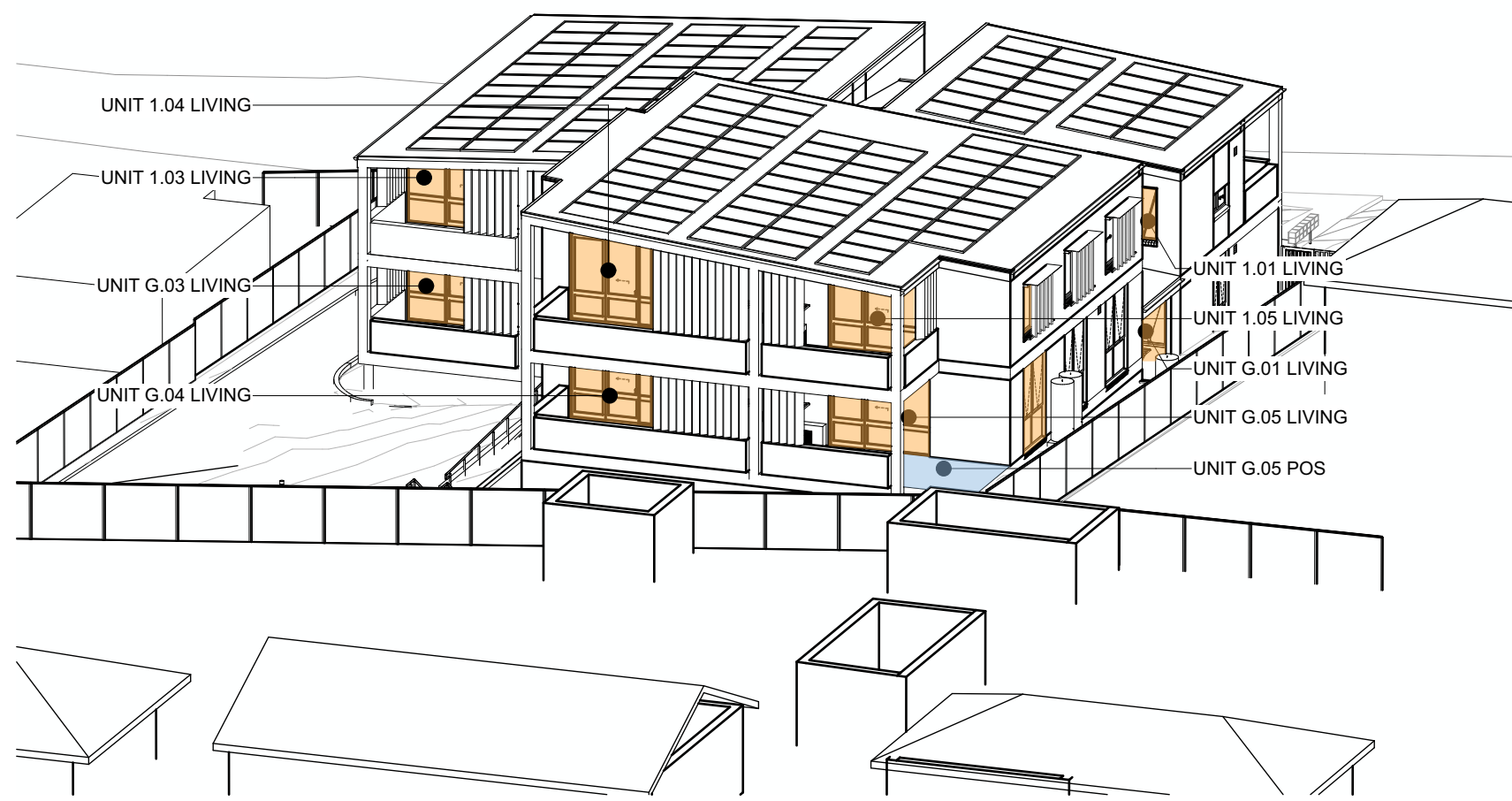
07 2PM JUNE 21



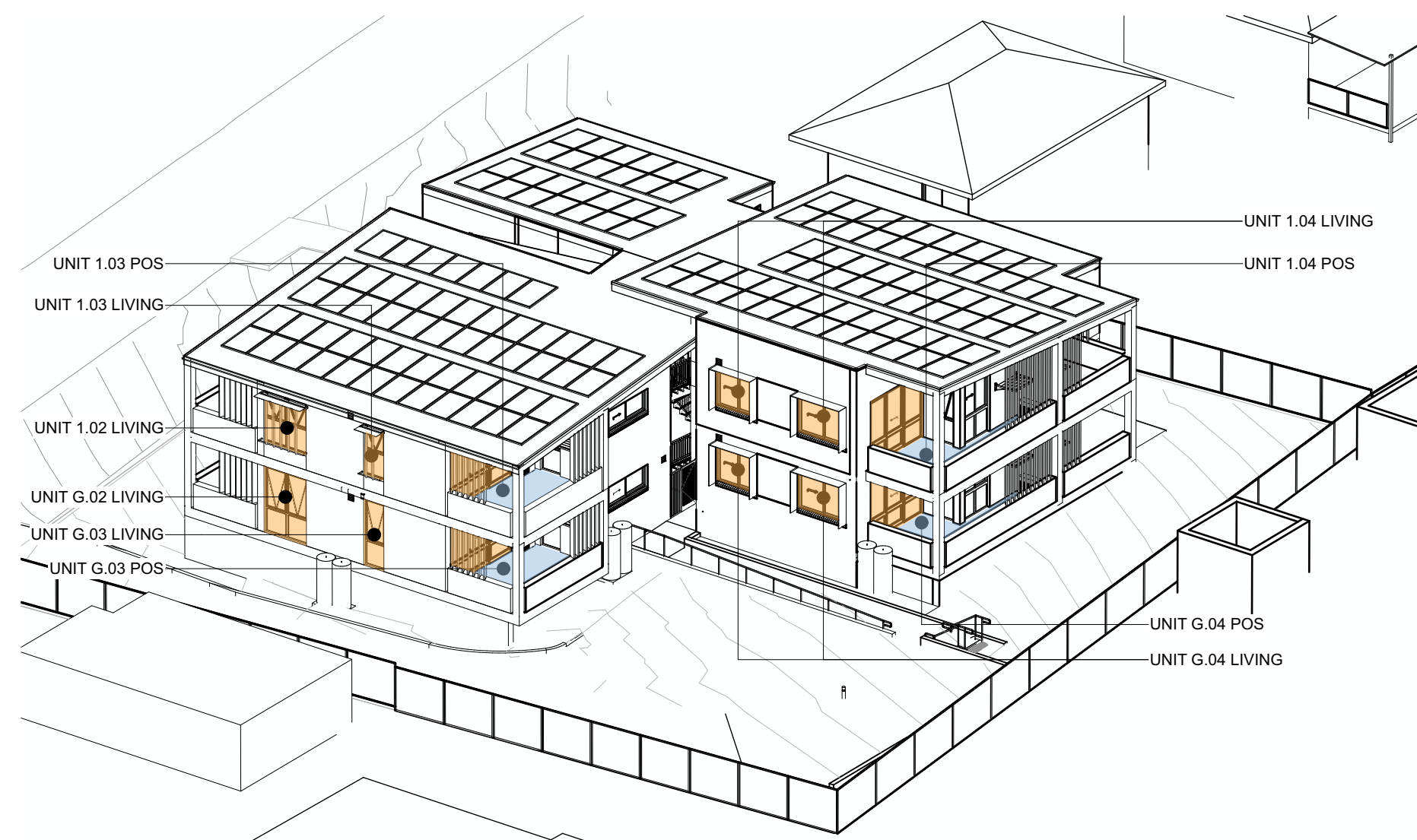
02 9AM JUNE 21



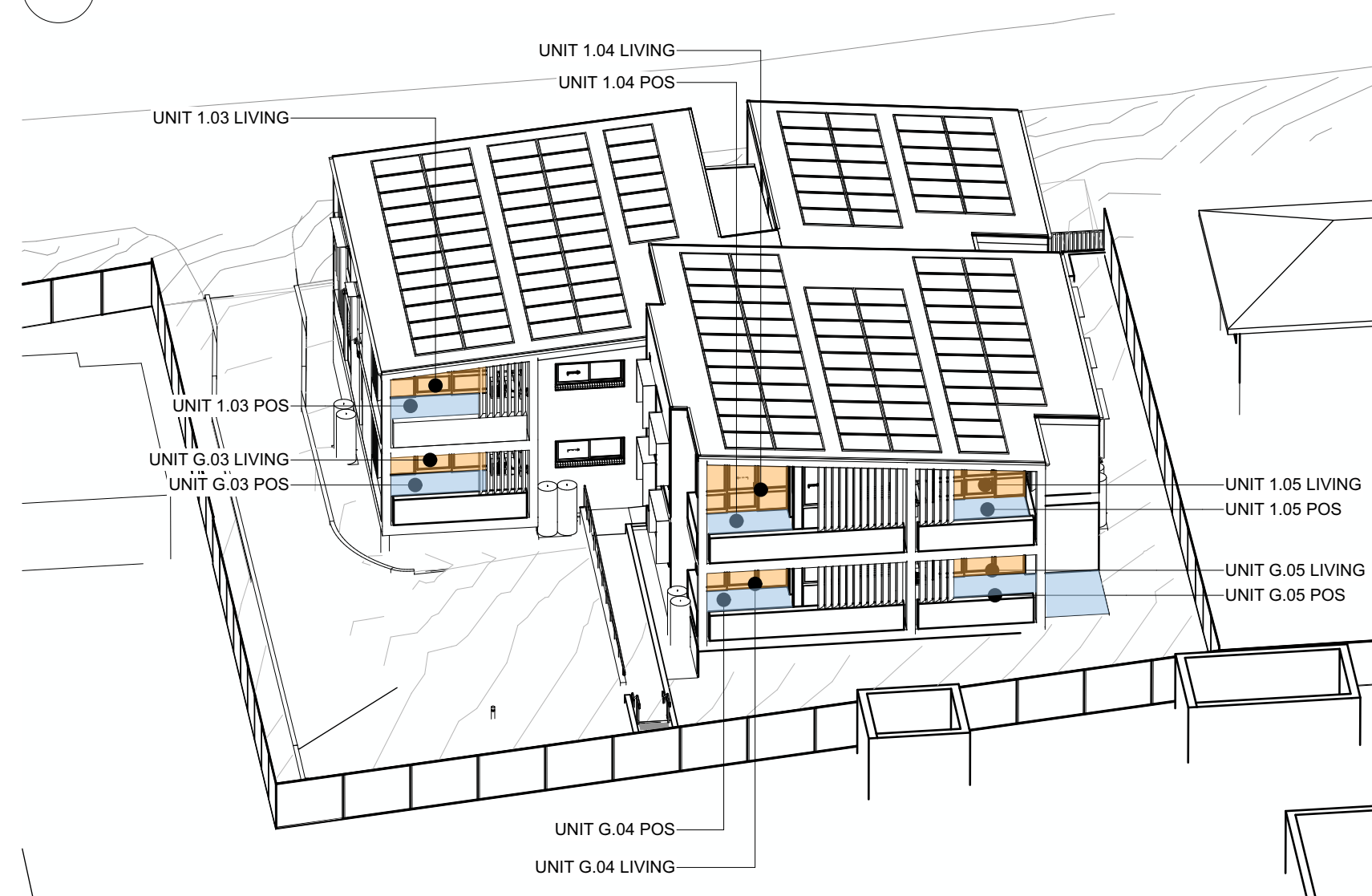
05 12PM JUNE 21



08 3PM JUNE 21

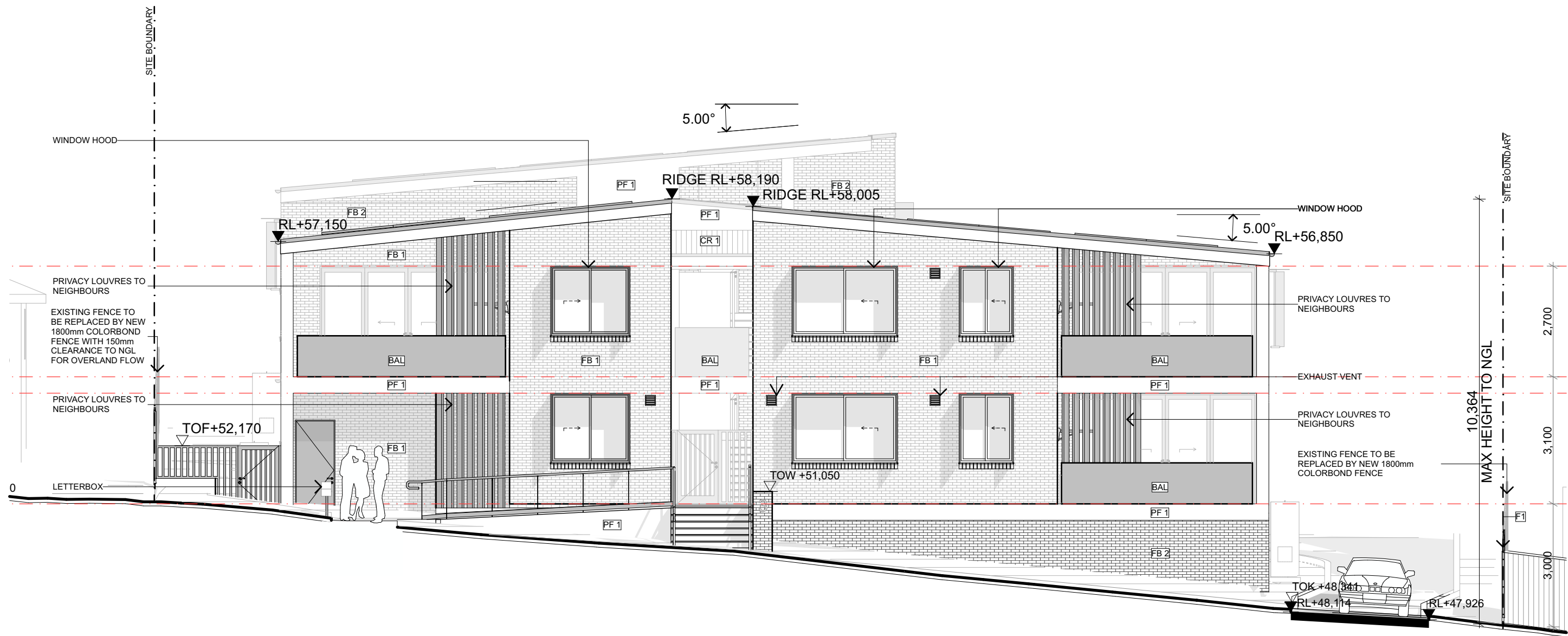


03 10AM JUNE 21



06 1PM JUNE 21





E 01 RODD STREET ELEVATION
Scale 1:100



BOWRAL 76
CHILLINGHAM WHITE
OR EQUIVLANT
FB1



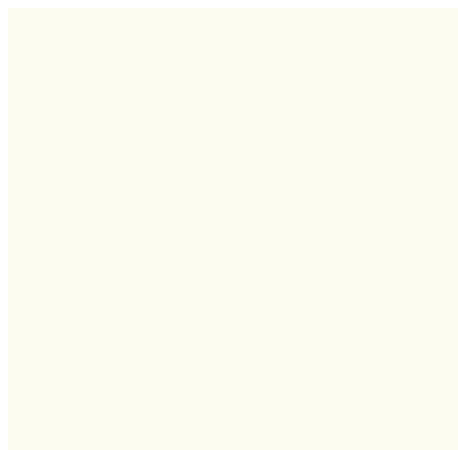
BOWRAL 76 BRAHMAN
GRANITE OR
EQUIVLANT
FB2



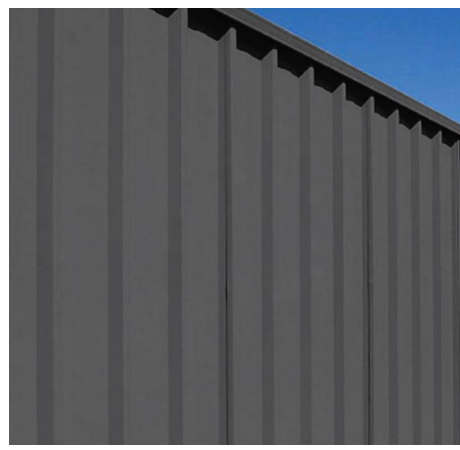
COLORBOND PAINT
FINISH WHITEHAVEN OR
EQUIVLANT
PF1



COLORBOND PAINT
FINISH MONUMENT OR
EQUIVLANT
BAL



COLORBOND
WHITEHAVEN OR
EQUIVLANT
CR1



COLORBOND STEEL
FENCE IN MONUMENT
OR EQUIVLANT
F1



01 5 ROD STREET - VIEW ANALYSIS
REAL ESTATE.COM



02 7 RODD STREET - ANALYSIS
REAL ESTATE.COM



03 9 RODD STREET - VIEW ANALYSIS
REAL ESTATE.COM



04 11 RODD STREET - VIEW ANALYSIS
REAL ESTATE.COM



05 16 STANLEY STREET
REAL ESTATE.COM



06 BUNGO STREET
REAL ESTATE.COM