SENIORS HOUSING DEVELOPMENT 1 - 3 RODD STREET, EDEN, NSW, 2551 for HOMES NSW

P5 DRAWIN	IGS LIST
DRAWING NO.	DRAWING NAME
0001	COVER
0002	BASIX COMMITMENTS
0003	BASIX COMMITMENTS 02
0004	AREA CALCULATIONS
0004	HOUSING SEPP DIAGRAMS
0100	SITE PLAN
0101	SITE/BLOCK ANALYSIS
0200	DEMOLITION PLAN
1100	PLAN - GROUND
1101	PLAN - LEVEL 1
1102	PLAN - ROOF
2000	ELEVATIONS 01
2001	ELEVATIONS 02
3000	SECTIONS 01
9100	SHADOW DIAGRAMS
9101	EYE OF THE SUN DIAGRAMS
9300	EXTERNAL FINISHES SCHEDULE
9901	VIEW LOSS ANALYSIS

HOUSE Scan QR co	de or follow website link for	rating details.
Assessor name	marc kiho	1 1990-111
Accreditation No.	20094	1 影響員
Property Address	1-3 Rodd St,EDEN NSW,2551	

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
	R2.5 slab insulation (all ground floor units)
Floor insulation	R2.1 slab insulation (underside of units 101 & 102)
	Draught stoppers & foam seals on all external doors.
Infiltration	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%)
Window / glass door type	Double glazed sliding doors w/aluminium frame U=2.60 & SHGC=0.53 (+or- 5%)
	(units 101 and 102)
Ceiling fans	All bedrooms and living areas (1200mm minimum)

JOB REFERENCE	BH2HF			
LOCAILTY/SUBURB	EDEN			
STREET ADDRESS	1-3 RODD STREET			
LOT No. & DP	LOT 12 & 13, DP 213700			
ZONING	R2			
SITE AREA	1324.1 m ²			
GFA MAXIMUM ALLOWABLE	662.05 m ²			
GFA PROVIDED	672.81 m2			
UNIT BREAK UP	6 x 1 BED & 4 x 2 BED			
TOTAL UNITS	10 UNITS			
	-			
COMPLIANCE TABLE	CONTROL			COMPLIES
	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	35m2 PER DWELLING OR 30%, WHICHEVER IS LESSER	427.1 m2	COMPLIES
DEEP SOIL	HSEPP	15% OF SITE AREA (MIN, 3M DIMENSION)	253.58 m2	COMPLIES
COMMUNAL OPEN SPACE	LAHC DESIGN REQUIREMENTS		128 m2 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 - 50m2 2B - 70m2		COMPLIES
PRIVATE OPEN SPACE	HSEPP	15m2 AND MIN 3m DIMENSIONS FOR GROUND FLOOR DWELLINGS 6m2 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	GARBAGE 70L/UNIT RECYLING 110L/UNIT FOGO 25L/UNIT	GARBAGE 3 X 240L RECYCLING 5 X 240L FOGO 2 X 240L	COMPLIES



Integrated Design Group Pty Ltd ABN 84 115 006 329

Nominated Architects: Simon Thorne NSW ARB 7093 Andrew Elia NSW ARB 7928 Joshua Andren NSW ARB 8878

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BASIX®Report uilding Sustainability Index www.basix.nsw.gov.au									
	Project name Street address		-3 Rodd St D STREET EDEN 255	1	Descri	ntion	of projec	t	
	Local Government Area Plan type and plan number	BEGA VA	ALLEY d Plan DP213700						
	Lot no.	12&13			Project addres	ss	04004_4_2 Dedd Ct		
	Section no. No. of residential flat buildings	- 1			Project name Street address		24221_1-3 Rodd St 1-3 RODD STREET	EDEN 2551	
	Residential flat buildings: no. of dwellings	10			Local Government A Plan type and plan r		BEGA VALLEY Deposited Plan DP2	13700	
	Multi-dwelling housing: no. of dwe No. of single dwelling houses	Ilings 0 0			Lot no. Section no.		12&13		
	Project score				Project type		-		
	Water	44		Target 40	No. of residential fla Residential flat build		1		
	Thermal Performance	Pa	ISS	Target Pass	dwellings Multi-dwelling housin		0		
	Energy	83	i	Target 62	dwellings No. of single dwellin	-	0		
	Materials	-5	1	Target n/a	Site details	J			
					Site area (m²) Roof area (m²)		1324 530		
					Non-residential floor Residential car space	, ,	- 5		
					Non-residential cars	paces	0		
is is not a valid certificate.	Version: 4.03 / EUCALYPTUS_03_01_0			page 1/17	This is not a valid certificate			Version	: 4.03 / EUCA
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(g) This commitment applies if the applicant installs a water heating system (aa) install the system specified for the pool in the "Individual Pool	Version: 4.03 / EUCALYPTUS_03_01_0 Alternative water source ttion Landscape connection colspan="2">To connection colspan="2">connection colspan="2">connection colspan="2">connection colspan="2">colspan="2">connection colspan="2">colspan="2">connection colspan="2">colspan="2">connection colspan="2">colspan="2">colspan="2">connection colspan="2">colspan="2">connection colspan="2">colspan="2">connection colspan="2">colspan="2">connection colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">connection colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2">colspan="2" Version colspan="2" version colspan= colspan="2" <t< td=""><td>show on DA plans w. as" y of ial ent is</td><td>eection up Show on CC/CDC plans & specs</td><td>Spa top-up - Certifier check</td><td>"Frames" and "C (d) The applicant m in the below tab Floor type concrete slab on gro External wall type 1 Internal wall type 1 Internal wall type 1 Internal wall type 1 Internal wall type 1 This is not a valid certificate (ii) Energy (bb) each ag (bb) each ag (cc) any clot (i) If specified in the ventilated". 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All dwellings Dwelling Pool I</td><td>Slazing" tables is ust show through les. und, frame: und, frame:</td><td>receipts that the materia Area (m2) 644 Construction type cavity brick,frame:no fra Construction cavity brick,frame:no fra Construction cavity brick wa Construction cavity brick wa a rating is specified for t ta the appliance has that ecified for the dwelling ir at the appliance has that ecified for the dwelling ir at the appliance has that ecified for the dwelling ir at the appliance has that ecified for the dwelling ir at the appliance has that ecified for the dwelling ir at the appliance has that construction the de Bathroom ven Each bathroom individual fan, ducted to façade or roof Cooling bedroor tioning - no individ at a no individ</td><td>Area (me 300 type I, frame:no frame I, frame:no frame Version Version the "Appliances & of relopment so that ear tilation system Operation control manual switch on/of n areas ual system</td><td>Externation of the second seco</td></t<>	show on DA plans w. as" y of ial ent is	eection up Show on CC/CDC plans & specs	Spa top-up - Certifier check	"Frames" and "C (d) The applicant m in the below tab Floor type concrete slab on gro External wall type 1 Internal wall type 1 Internal wall type 1 Internal wall type 1 Internal wall type 1 This is not a valid certificate (ii) Energy (bb) each ag (bb) each ag (cc) any clot (i) If specified in the ventilated". 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					vellings a - Build							ve grou	ınd										
01 05 .04	No. of bedrooms	95 24 Conditioned floor area (m ³)	0 0 0 Unconditioned floor area (m ³)	O O Area of garden & lawn (m ²)	o o o Indigenous species (min area m²)	0 U Builing 1.02 G.01 G.05	No. of bedrooms	-	0 0 0 Unconditioned floor area (m ³)	0 0 0 Area of garden & Iawn (m²)	O O O Indigenous species (min area m²)	or Builliew G.02	No. of bedrooms	59 55 Conditioned floor area (m ³)	O O Unconditioned floor area (m³)	O O Area of garden & Iawn (m²)	0 0 Indigenous species (min area m²)	Dwelling no.	1 !	55 95 Conditioned floor area (m ³)	O O Unconditioned floor area (m ³)	O O Area of garden & lawn (m²)	0 0 Indigenous species (min area m²)
		certificat								Maralam	4.02 / 511	CALYPTU:	0.00	0.1 0									page 3/



				Reinforcement conc	rete frames/columns					
Building has reinfor	ced concrete frame/co	lumns?	Volun	ne (m³)			Low emissio	ons option		
yes			100				-			
			_	Ceiling and	l roof types					
Ceiling and roof type	0	Area (m²)		eening and	Roof Insulation			Ceiling Insulation		
framed - metal roof, fra		528			foil/sarking			fibreglass batts or roll		
untreated softwood		020			lonodining					
	Glazing types					Fra	ame types			
Single glazing (m²)	Double glazing (m²)	Triple glazing	J (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC	frames (m²)	Steel frames (m ²)	Composite frames (m²)	
	150	-		150	-	-		-	-	
s not a valid certificate.				Version: 4.03 / EUC	ALYPTUS_03_01_0				page	

					Show o DA plar		Show on (plans & sj		C Certifie check	
g in the "A rating; and	ppliances & othe	r efficiency m	easures"	column of			~	•	~	
ances & o	ther efficiency m	easures" colu	mn of the	table.			~	•		
so that ea	ch refrigerator sp	ace in the dw	elling is "	'well			~	•		
stem	ŀ	litchen venti	lation sy	stem		Lau	undry vent	ilation	system	
on control	Each kitc	nen	Operat	ion control	Each I	aund	ry	Opera	ation control	
witch on/of	ch on/off individual fan, ducted to façade or roof			switch on/off	individual fan, ducted to façade or roof			manua	al switch on/of	
					·					
		He	eating				Nati	ural ligi	nting	
	living areas		bedro	oom areas	No. of bathroor or toilets			ms		
	1-phase aircond non ducted / EE		no indi	no individual system					no	
				Appliances	othor of	licion				
India					otheren		Indoor		D	
	idual spa							or	Private	
Indiv a heating stem		Kitchen cooktop/	oven	Dishwasher	Clot drye		shelter clothes drying l	ed	outdoor or unsheltere clothes drying line	

			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
"Assessor Certificate") to the applicant is applying	n the certificate referred to under "Assessor details" on the the development application and construction certificate for a complying development certificate for the proposed essor Certificate to the application for a final occupation	e application for the proposed development (or, if development, to that application). The applicant			
(b) The Assessor Certificate	must have been issued by an Accredited Assessor in ac	ccordance with the Thermal Comfort Protocol.			
	ed development on the Assessor Certificate must be con details shown in the "Thermal Loads" table below.	nsistent with the details shown in this BASIX			
the Thermal Comfort Pro	on the plans accompanying the development application tocol requires to be shown on those plans. Those plans tertify that this is the case.		>		
certificate, if applicable),	on the plans accompanying the application for a constru- all thermal performance specifications set out in the Ass used to calculate those specifications.			~	
Certificate, and in accord	uct the development in accordance with all thermal performance with those aspects of the development application ad to calculate those specifications.			~	~
(g) Where there is an in-slab	heating or cooling system, the applicant must:		~	~	~
(bb) On a suspended	with an R-value of not less than 1.0 around the vertical e floor, install insulation with an R-value of not less than 1 imeter of the slab.	.			
(h) The applicant must const	ruct the floors and walls of the development in accordan	ace with the specifications listed in the table below.	>	~	~
.,	on The plans accompanying The development applicatic		> >	~	~
 (i) The applicant must show ceiling fans set out in The (j) The applicant must show 	on The plans accompanying The development applicatic	on for The proposed development, The locations of ction certificate (or complying development		~	~
 (i) The applicant must show ceiling fans set out in The (j) The applicant must show 	on The plans accompanying The development application Assessor Certificate. on the plans accompanying the application for a constru	on for The proposed development, The locations of ction certificate (or complying development		~ ~	~
 (i) The applicant must show ceiling fans set out in The (j) The applicant must show certificate, if applicable), 	on The plans accompanying The development application Assessor Certificate. on the plans accompanying the application for a constru	on for The proposed development, The locations of ction certificate (or complying development ificate.	v	sted total load (in MJ/	₩ ₩ ₩ ₽²/yr)
 (i) The applicant must show ceiling fans set out in The ceiling fans set out in The certificate, if applicable), certificate, if applicable), 	on The plans accompanying The development application Assessor Certificate. In the plans accompanying the application for a constru- the locations of ceiling fans set out in the Assessor Certi	on for The proposed development, The locations of ction certificate (or complying development ificate.	v	~	n²/yr)
 (i) The applicant must show ceiling fans set out in The ceiling fans set out in The (j) The applicant must show certificate, if applicable), Owelling no. .01 	on The plans accompanying The development application Assessor Certificate. On the plans accompanying the application for a constru- the locations of ceiling fans set out in the Assessor Certi Area adjusted heating load (in MJ/m²/yr)	on for The proposed development, The locations of ction certificate (or complying development ificate. Thermal loads Area adjusted cooling load (in MJ/m²/yr)	Area adjus	~	m²/yr)
 (i) The applicant must show ceiling fans set out in The (j) The applicant must show 	Area adjusted heating load (in MJ/m²/yr)	on for The proposed development, The locations of ction certificate (or complying development ificate. Thermal loads Area adjusted cooling load (in MJ/m²/yr) 8	Area adju: 49.000	~	m²/yr)



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 So Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works.
 A Refer to landscape architects documentation for landscape details, planting schedule, and landscape levels.
 ADDRESS: 4 PARRAMATE PARRAMATTA, NSW, 2150



PROJECT DETAILS SENIORS HOUSING DEVELOPMENT REVISION 6/3/2025 A ISSUE FOR PART 5

ne tables below describe the	e dwellings and common a	reas within the project			
ommon areas of unit					
Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Sarbage room (No. 1)	11	Hallway/lobby type (No. 1)	50	Hallway/lobby type (No. 2)	50
ft bank (No. 1)	-	J			

(i) Water											Show on		n CC/CDC	Certifier
											DA plans	plans &	specs	check
()					ed below in car	, ,						-		
the "I	ndigenous sp	pecies" colu	mn of the	table below,	as private lands for the dwelling	caping for the	at dwelling. (T	his area of in	digenous		~		~	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.													~	~
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.													 Image: A second s	~
(e) The a	pplicant mus	t install:												
(a					kitchen sinks ar of the table belo		n the dwelling	g, where indic	ated for a	dwelling in			 Image: A second s	~
(b					ed to the hot wa oilets in the dwe		systems of a	t least 100 litr	es. The a	applicant must			 	~
	pplicant mus below.	t not install	a private	swimming po	ol or spa for the	dwelling, wit	h a volume e	ceeding that	specified	for it in the	~		 Image: A second s	
(f) If spec	cified in the ta	able, that po	ol or spa	(or both) mus	t have a pool co	over or shadir	ng (or both).						 Image: A second s	
(g) The p	ool or spa m	ust be locat	ed as spe	cified in the t	able.						~		 Image: A second s	
the ta	ble below. E	ach system	must be o	configured to	rnative water su collect run-off fr overflow as spe	om the areas	specified (ex	cluding any a	rea which	n supplies any	~		~	~
			.,,				,							
			Fixture	es		Appli	ances		Indiv	idual pool			Individual s	ра
Dwelling no.	All shower- heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish- washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <=	4 star	4 star	4 star	-	not specified	not specified	-	-	-	-	-	-	-

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Thermal loads Area adjusted heating load (in MJ/m²/yr) Area adjusted of ad (in MJ/m²/yr) Area adjusted total load (in MJ/m²/yr 45.000 52.000 55.000 11.000 23.000 44.000 G.03 G.04 All other dwellings

	DRAWING	
	BASIX COMMITMENTS	
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(i) Water								Show on DA plans	Show on CC/CDC plans & specs	Certifier check
		elopment, the applications listed for it i		showerhead, toilet, tap	or clothes w	vasher into a common area,	then that		~	~
(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 table.	pool or spa li	isted in the table mus	st not have a	a volume (in kLs) greater	er than that s	pecified for the pool or spa	in the	~	~	
(d) A pool or spa	a listed in the	table must have a c	over or sha	ding if specified for the po	oool or spa ir	n the table.			~	
(e) The applican	t must install	each fire sprinkler s	ystem listed	l in the table so that the s	system is co	onfigured as specified in the	table.		~	~
(f) The applicant	must ensure	e that the central coo	ling system	for a cooling tower is cor	onfigured as	specified in the table.			~	~
Common area	Showerhe	eads rating	Toil	ets rating	Та	aps rating	с	lothes washer	s rating	
All common areas	no commo	n facility	no co	ommon facility	no	common facility	nc	common laund	dry facility	
Central systems	s	Size	-	Configuration	-	_	Connec	tion (to allow	for)	-
Central water tan ainwater or storn I)		10000		- 0 square metres of ga	f roof area o mpervious ar arden/lawn a lanter box ar se, any area	rea in the development area in the development rea in the development a which drains to, or	area on	the site	e metres of common lar ashing bays on the site	ldscaped
(ii) Energy								Show on DA plans	Show on CC/CDC plans & specs	Certifier check
		elonment the applica	ant installs a	ventilation system to ser	ervice a com	mon area specified in the ta	able below			

(ii) Energy				
(*)====35				
(b) In carrying out the devel in the table below, the lig applicant must also insta where specified.	phting specified fo	r that common	area. This lightin	ng must
(c) The applicant must insta case, the system or fixtu				
	С	ommon area	ventilation syste	em
Common area	Ventilation s	ystem type	Ventilation e measure	fficienc
Garbage room (No. 1)	no mechanical	ventilation	-	
Hallway/lobby type (No. 1)	no mechanical	ventilation	-	
Hallway/lobby type (No. 2)	no mechanical	ventilation	-	
Lift bank (No. 1)	-		-	
Central energy systems		Туре		Spec
Lift bank (No. 1)		geared tractic motor	on with V V A C	Numb numb numb

	ins the person carrying out the development.
specifications accompanying the applic	ng, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and ication for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or building or common area in this certificate.
	opment involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential itments 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 tial purposes.
	is a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that ven 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 c	commitment, this is a minimum rating.
	alled under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: at stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human ter supply.
egend	
2. Commitments identified with a "	the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a ad for the proposed development). the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction artificate for the proposed development.
	the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an r 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 fulfilment ne building or part, has been fulfilled).
occupation certificate (either interim or	r 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 fulfilment
occupation certificate (either interim or	r 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 fulfilment
occupation certificate (either interim or	r 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 fulfilment
occupation certificate (either interim or	r 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 fulfilment
occupation certificate (either interim or	r 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 fulfilment

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
	R2.5 slab insulation (all ground floor units)
Floor insulation	R2.1 slab insulation (underside of units 101 & 102)
	Draught stoppers & foam seals on all external doors.
Infiltration	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%)
Window / glass door type	Double glazed sliding doors w/aluminium frame U=2.60 & SHGC=0.53 (+or- 5%)
	(units 101 and 102)
Ceiling fans	All bedrooms and living areas (1200mm minimum)

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DESIGN

ROUP

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SENIORS HOUSING DEVELOPMENT

PROJECT DETAILS

REVISION 6/3/2025 A ISSUE FOR PART 5

Central energy systems	Туре	Specification	
Iternative energy supply	Photovoltaic system	Rated electrical output (min): 15 peak kW	
Other	-	-	
not a valid certificate.		Version: 4.03 / EUCALYPTUS_03_01_0	page 16/1

	DRAWING	
	BASIX COMMITMENTS 02	
	-	
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	CHECKED JA	







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

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TOTAL LANDSCAPE AREA DEEP SOIL



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PROJECT DETAILS SENIORS HOUSING DEVELOPMENT REVISION 6/3/2025 A ISSUE FOR PART 5

REQUIRED	TOTAL	% of site	
350.00	427.10	32%	
198.60	253.58	19%	

LEGEND



	DRAWING	
	AREA CALCULATIONS	
	NUMBER ISSUE P5-0004 A	
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 	CHECKED JA	

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

	GENE	ERAL		AREA (m ²)		STORAGE				ENVIRC	NMENT	AL	
	1B	2B	INT.	POS	TOTAL	INT.							SUN
GROUND	FLOOR						9am	10am	11am	12pm	1pm	2pm	
G.01		1	73.31	22.44	95.75							1	
G.02	1		63.98	15.29	79.27		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 ON	NE												
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											g
													90%

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 5. Refer to General Notes page for legend and abbreviations
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DRAWING NOTES

DOCUMENTATION NOTES



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PROJECT DETAILS SENIORS HOUSING DEVELOPMENT REVISION 6/3/2025 A ISSUE FOR PART 5







0. VENTILATION GROUND 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
	HOUSING SEPP DIAGRAMS
	NUMBER ISSUE P5-0004 A DRAWN JAJS CHECKED JA
	SCALE @ a1



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	Scale 1:100 1 2 3 4 5m
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	DEMOLITION PLAN	
	NUMBER ISSUE	$P // \langle \rangle$
	P5-0200 A	
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SECTION B

Scale 1:100 0 1 2

	DRAWING	
	PLAN - GROUND	
	P5-1100 A	$\langle // \rangle$
 	DRAWN JA,JS CHECKED JA	У
	SCALE 1:100 @ a1	

Certific	ate No. 00117534	IGO NSV
HOUSE Scan QR co	de or follow website link for	rating details.
Assessor name	marc kiho	11199
Accreditation No.	20094	V 影響調量
Property Address	1-3 Rodd St,EDEN NSW,2551	
hstar.com.au/QR/Generate	?p=QMDWqlbQW	



NTEGRATED	
ESIGN	
ROUP	

CONTACT DETAILS

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 Nominated Architects:
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 Simon Thorre NSW ARB 7093 Andrew Elia NSW ARB 7928 Joshua Andren NSW ARB 8878
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SECTION B

CO-ORDINATION NOTES

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

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SENIORS HOUSING DEVELOPMENT

PROJECT DETAILS

REVISION 6/3/2025 A ISSUE FOR PART 5



	DRAWING	
	PLAN - LEVEL 1	
	NUMBER ISSUE	
	P5-1101 A	
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	DRAWN JA,JS CHECKED JA SCALE 1:100 @ a1	

HOUSE Scan QR co	de or follow website link for	rating details.
Assessor name	marc kiho	1 1996-111
Accreditation No.	20094	1 影響員
Property Address	1-3 Rodd St,EDEN NSW,2551	

	3m NCC SEPARATION SETBACK	
ELEVITOR BDPY 40.235 336° 33 55°		RL 58,451
	č	RL 57,200

SECTION B

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CO-ORDINATION NOTES

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PROJECT DETAILS SENIORS HOUSING DEVELOPMENT



	DRAWING	
	PLAN - ROOF	
	P5-1102 A	// \\
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	SCALE 1:100 @ a1	

HOUSE Scan QR co	de or follow website link for	rating details.
Assessor name	marc kiho	
Accreditation No.	20094	1 影響員
Property Address	1-3 Rodd St,EDEN NSW,2551	





E 01 RODD STREET ELEVATION Scale 1:100





	CONTACT DETAILS	DRAWING NOTES	DOCUMENTATION NOTES
INTEGRATED DESIGN GROUP	Integrated Design Group Pty Ltd ABN 84 115 006 329 info@idgarchitects.com.au www.idgarchitects.com.au Nominated Architects: Simon Thorne NSW ARB 7093 Andrew Elia NSW ARB 7928 Joshua Andren NSW ARB 8878 © Integrated Design Group is the owner of the copyright subsisting in these drawings & specifications which must not be reproduced or copied without prior written consent.	 Figured dimensions take precedence over scaled drawings Contractors to check and verify all datum levels and dimensions on site prior to proceeding with works. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes All drawings are not for construction unless otherwise noted and subject to further design development, consultant input, council and legislative requirements. Refer to General Notes page for legend and abbreviations 	 Integrated Design Group Pty Ltd a completeness or accuracy of data to hard copy versions of drawings. This drawings hall be read in conju drawings and specifications and wi the course of the project. Conflicting information to be broug before proceeding with any works.

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PROJECT DETAILS SENIORS HOUSING DEVELOPMENT REVISION 6/3/2025 A ISSUE FOR PART 5

LEVEL 1 RL+53,850

GROUND RL+50,750

	DRAWING	
	ELEVATIONS 01	
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	NUMBER ISSUE P5-2000 A	// \\\
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	CHECKED JA SCALE 1:100 @ a1	

HOUSE Scan QR co	de or follow website link for	rating details.
Assessor name	marc kiho	
Accreditation No.	20094	/ 影響員
Property Address	1-3 Rodd St,EDEN NSW,2551	





E 04 NORTH EAST ELEVATION Scale 1:100

	CONTACT DETAILS	DRAWING NOTES
INTEGRATED DESIGN GROUP	Integrated Design Group Pty Ltd ABN 84 115 006 329 info@idgarchitects.com.au www.idgarchitects.com.au Nominated Architects: Simon Thorne NSW ARB 7093 Andrew Elia NSW ARB 7928 Joshua Andren NSW ARB 7928 Ge Integrated Design Group is the owner of the copyright subsisting in these drawings & specifications which must not be reproduced or copied without prior written consent.	 Figured dimensions take precedence over scaled drawings Contractors to check and verify all datum levels and dimensions on site prior to proceeding with works. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes All drawings are not for construction unless otherwise noted and subject to further design development, consultant input, council and legislative requirements. Refer to General Notes page for legend and abbreviations



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PROJECT DETAILS SENIORS HOUSING DEVELOPMENT REVISION 6/3/2025 A ISSUE FOR PART 5

	DRAWING	
	ELEVATIONS 02	
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	PS-2001 A DRAWN JAJS	\ // У
	CHECKED JA SCALE 1:100 @ a1	

HOUSE Scan QR co	de or follow website link for	rating details.
Assessor name	marc kiho	1 1990
Accreditation No.	20094	
Property Address	1-3 Rodd St,EDEN NSW,2551	









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DESIGN	
GROUP	

CONTACT DETAILS	DRAWING NOTES	DOCUMENTATION NOTES
Octor DC DC DC Integrated Design Group Pty Ltd ABN 84 115 006 329 info@idgarchitects.com.au www.idgarchitects.com.au Nominated Architects: Simon Thorne NSW ARB 7093 Andrew Elia NSW ARB 7928 Joshua Andren NSW ARB 8878 © Integrated Design Group is the owner of the copyright subsisting in these drawings 8 specifications which must not be reproduced or copied without prior written consent.	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 levislative requirements	 Integrated Design Group Pty completeness or accuracy of to hard copy versions of dra 2. This drawing shall be read in drawings and specifications the course of the project. Conflicting information to be before proceeding with any version.

02 SECTION B Scale 1:100





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SENIORS HOUSING DEVELOPMENT

PROJECT DETAILS

 SITE:
 1 - 3 RODD STREET, EDEN, NSW, 2551

 DETAILS:
 Lot 12 & 13 / DP 213700

 SITE AREA:
 1 324m2

 PROJECT:
 BH2HF

REVISION 6/3/2025 A ISSUE FOR PART 5

9.5m HEIGHT PLANE FCL+58,100 _LEVEL 1 RL+55,400 ____ · __ · __ · FCL+55,000 ENSURE CLEARANCE FOR OVERLAND FLOW GROUND RL+52,3

	DRAWING	
	SECTIONS 01	
	-	
	NUMBER ISSUE P5-3000 A	
	DRAWN JAJS	\// Y
	CHECKED JA SCALE 1:100 @ a1	









Shadow Study 21 June at 11:00am





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DOCUMENTATION NOTES







Shadow Study 21 June at 12:00pm (05)



Shadow Study 21 June at 3:00pm



(08)

Scale 1:500

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

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SENIORS HOUSING DEVELOPMENT

 SITE:
 1 - 3 RODD STREET, EDEN, NSW, 2551

 DETAILS:
 Lot 12 & 13 / DP 213700

 SITE AREA:
 1 324m2

 PROJECT:
 BH2HF

REVISION 6/3/2025 A ISSUE FOR PART 5



03 Shadow Study 21 June at 10:00am





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	GENE	RAL		AREA (m ²)		STORAGE				ENVIRO	NMENT	AL	
	1B	2B	INT.	POS	TOTAL	INT.							SUN
GROUND	FLOOR						9am	10am	11am	12pm	1pm	2pm	
G.01		1	73.31	22.44	95.75							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 ON	IE												
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



	DRAWING	
	SHADOW DIAGRAMS	
	NUMBER ISSUE P5-9100 A	\ // \\
	DRAWN JAJS CHECKED JA SCALE 1500 @ a1	



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(08) 3PM JUNE 21



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 Discrete Value (1, 1) Survey data included in this drawing is based on survey drawings and specifications.
 Stores Construction (1, 2) Survey drawings verified against site conditions.
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SENIORS HOUSING DEVELOPMENT

PROJECT DETAILS

UNIT 1.03 POS-

UNIT 1.02 LIVING

UNIT G.02 LIVING

UNIT G.03 LIVING-

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UNIT 1.03 LIVING

REVISION 6/3/2025 A ISSUE FOR PART 5





	DRAWING	
	EYE OF THE SUN DIAGRAMS	
	NUMBER ISSUE	
	DRAWN JAJS CHECKED JA SCALE @ a1	



E 01 RODD STREET ELEVATION Scale 1:100



INTEGRAT	ЕD
DESIGN	
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N O T F O R C O N S T R U C T I O N	N	0	Т	F	0	R	С	0	Ν	S	Т	R	U	С	Т	1	0	Ν
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ADDRESS: 4 PARRAMATTA SQUARE, 12 DARCY STREET, PARRAMATTA, NSW, 2150

PROJECT DETAILS SENIORS HOUSING DEVELOPMENT REVISION 6/3/2025 A ISSUE FOR PART 5



BOWRAL 76 CHILLINGHAM WHITE FB1



BOWRAL 76 BRAHMAN GRANITE OR FB2



COLORBOND PAINT FINISH WHITEHAVEN OR PF1

COLORBOND PAINT FINISH MONUMENT OR BAL



COLORBOND WHITEHAVEN OR CR1

COLORBOND STEEL FENCE IN MONUMENT F1 OR EQUIVILANT







01 5 ROD STREET - VIEW ANALYSIS REAL ESTATE.COM



04 11 RODD STREET - VIEW ANALYSIS REAL ESTATE.COM



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REVISION 6/3/2025 A ISSUE FOR PART 5





SENIORS HOUSING DEVELOPMENT

PROJECT DETAILS

 SITE:
 1 - 3 RODD STREET, EDEN, NSW, 2551

 DETAILS:
 Lot 12 & 13 / DP 213700

 SITE AREA:
 1 324m2

 PROJECT:
 BH2HF



	DRAWING	
	VIEW LOSS ANALYSIS	
	NUMBER ISSUE -9901 A	
	DRAWN JAJS CHECKED JA SCALE @ a1	