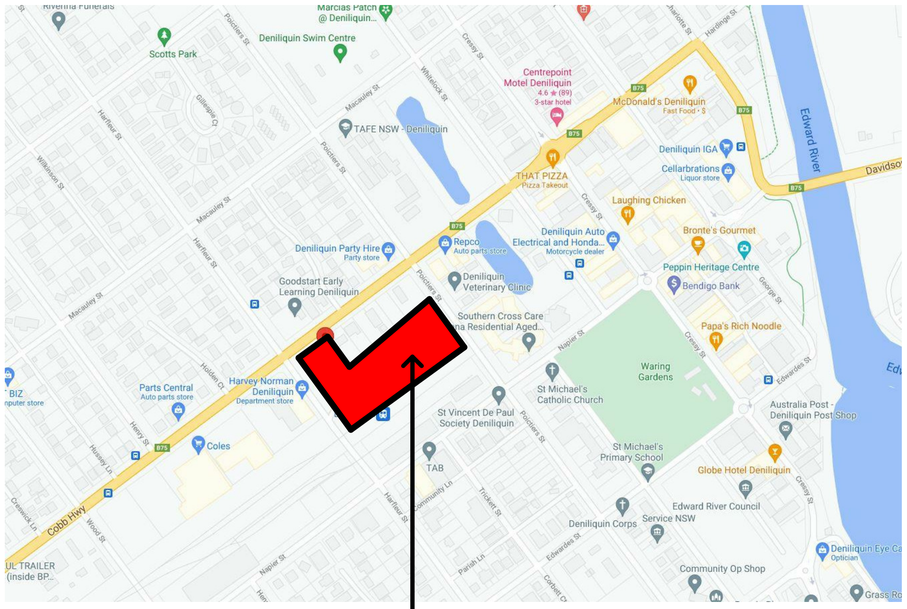
SITE PLAN - OVERALL
1 : 500

DRAWING REGISTER	
SHEET No	**SHEET NAME**
A01	OVERALL SITE PLAN, LOCALITY MAP
A02	SITE PLAN - STAGE PLAN
A03	SITE PLAN - STAGE 1 & 2
A04	SITE PLAN - STAGE 4 & 5
A05	UNIT 1 - TYPE 'Q' SOUTH
A06	UNIT 2 - TYPE 'Q' NORTH
A07	UNIT 3 - TYPE 'C'
A08	UNIT 4 - TYPE 'G'
A09	UNIT 5 - TYPE 'A'
A10	UNIT 6 - TYPE 'D'
A11	UNIT 7 - TYPE 'C'
A12	UNIT 8 - TYPE 'X'
A13	UNIT 9 - TYPE 'G'
A14	UNIT 10 - TYPE 'C'
A15	UNIT 11 - TYPE 'N'
A16	UNIT 12 - TYPE 'D'
A17	UNIT 13 - TYPE 'Q' SOUTH
A18	UNIT 14 - TYPE 'N'
A19	UNIT 15 - TYPE 'Q' NORTH
A20	UNIT 16 - TYPE 'A'
A21	UNIT 17 - TYPE 'A'
A22	UNIT 18 - TYPE 'C'
A23	UNIT 19 - TYPE 'G'
A24	UNIT 20 - TYPE 'A'
A25	UNIT 21 - TYPE 'Q' SOUTH
A26	UNIT 22 - TYPE 'N'
A27	UNIT 23 - TYPE 'D'
A28	UNIT 24 - TYPE 'X'
A29	UNIT 25 - TYPE 'C'
A30	UNIT 26 - TYPE 'D'
A31	UNIT 27 - TYPE 'Q' SOUTH
A32	UNIT 28 - TYPE 'A'
A33	UNIT 29 - TYPE 'G'
A34	UNIT 30 - TYPE 'N'
A35	UNIT 31 - TYPE 'A'
A36	UNIT 32 - TYPE 'C'

SITE DATA:-

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

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



SUBJECT SITE

LOCALITY MAP

Edward River COUNCIL

DATE	REV	AMENDMENT

OVERALL SITE PLAN, LOCALITY MAP

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ABN 72 003 725 246
Trading as Rob Pickett Design.

REGISTERED Building Practitioner plus CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

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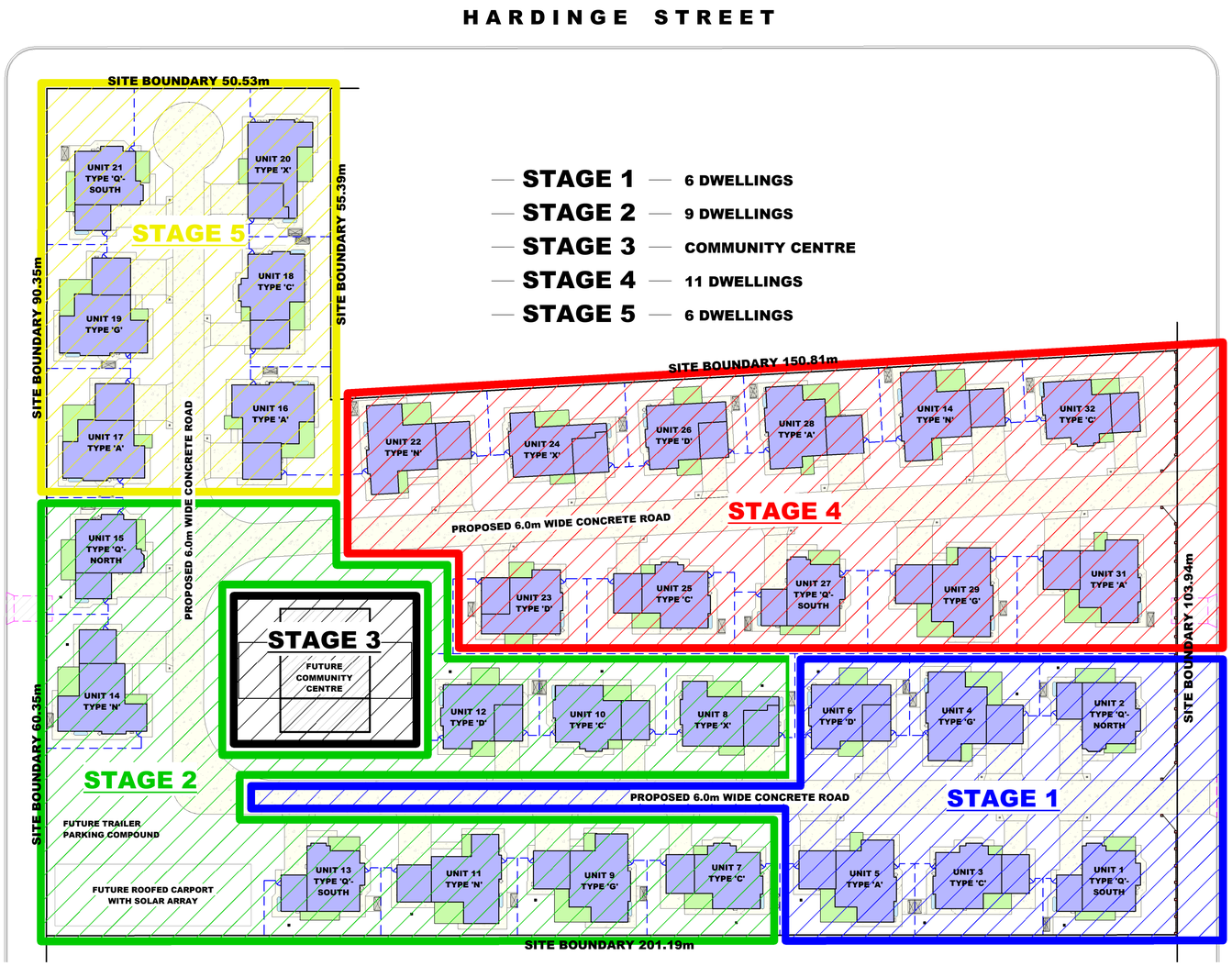
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A01
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St-2 - DA Drawings\2021-9-29\7208 Edward River Council - SITE - DA.rvt
25-Oct-21 9:07:28 AM



LEGEND

- STAGE 1 - 6 DWELLINGS
- STAGE 2 - 9 DWELLINGS
- STAGE 3 - FUTURE COMMUNITY CENTRE
- STAGE 4 - 11 DWELLINGS
- STAGE 5 - 6 DWELLINGS

UNIT TYPES:-

TYPE 'A' - 5 DWELLINGS

TYPE 'C' - 6 DWELLINGS

TYPE 'D' - 4 DWELLINGS

TYPE 'G' - 4 DWELLINGS

TYPE 'N' - 4 DWELLINGS

TYPE 'Q' NORTH - 2 DWELLINGS

TYPE 'Q' SOUTH - 4 DWELLINGS

TYPE 'X' - 3 DWELLINGS

SITE PLAN - STAGE PLAN
1 : 500

Edward River COUNCIL

DATE	REV	AMENDMENT

SITE PLAN - STAGE PLAN

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PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\2 - DA Drawings\2021-9-29\7208 Edward River Council - SITE - DA.rvt

SHEET SIZE "A1"
Sheet: A02
Date: 30-9-2021
Job No: 7208
25-Oct-21 9:07:36 AM

SITE PLAN - STAGE 1 & 2

1 : 250

SMALL TREES (<8m)

PYRUS USSURIENSIS - MANCHURIAN PEAR

PLANTED AT HEIGHT OF 3.5m

SHRUBS & GROUND COVER

EUPHORBIA CHARACIAS - BLACKBIRD
EUPHORBIA CHARACIAS SSP - SILVER SWAN
HEBE - PRETTY N' PINK
DIANELLA PRUNNIA DP303 - UTOPIA
PENNISTUM ADVENA RUBRUM DWARF - MOULIN ROUGE
EUONYMUS JAPONICUS - AGAPANTHUS WHITE
LAVANDULA ANGUSTIPOLIA - LAVENDER ENGLISH
ANIGOZANTHOS MANGLESII - KANGAROO PAW
DIANELLA VARIEGATED - SLIVER STREAK
GREVILLEA - RUBY RED
LIRIOPE - EVERGREEN GIANT
LOMANDRA LABILL - EVERGREEN BABY
GREVILLEA OBTUSIFOLIA - GIN GIN GEM

NOTES:

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

GRASS

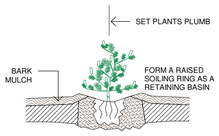
GRASS:
GENERALLY NATIVE GRASSES
SHADED AREAS TO BE:
- KIKUYU
- RYE MIX

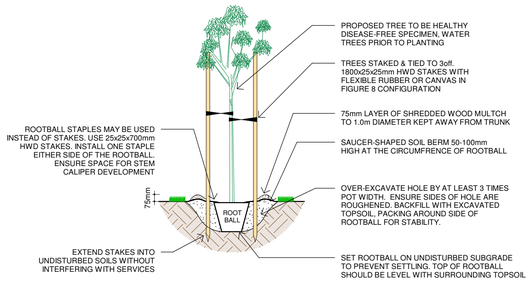
BARK

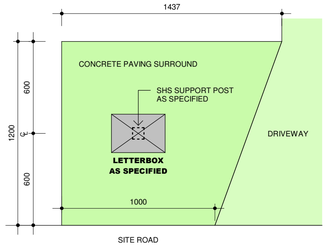
PLANTING:
ALL TREES TO BE STAKED AND TIED
PROVIDE 100mm BARK MULCH UNDER ALL TREES AND GROUND COVER

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

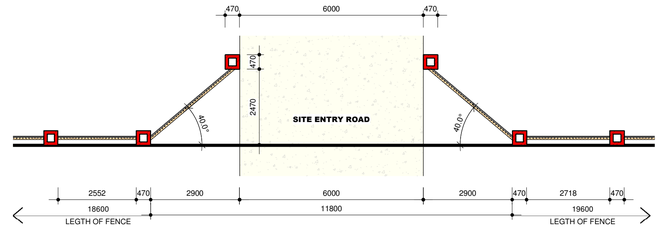






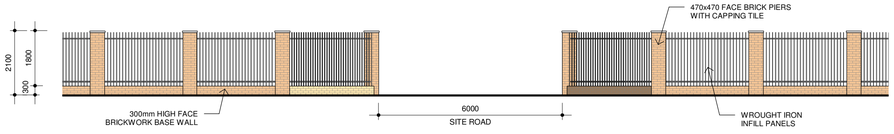
LETTER BOX - TYPICAL

1 : 20



FLOOR PLAN - FRONT FENCE

1 : 100



FRONT FENCE - ELEVATION

1 : 100

Edward River COUNCIL

DATE	REV	AMENDMENT

SITE PLAN - STAGE 1 & 2

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Drawn By: **BRENDAN**

Checked By: **ROB**

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Email: euan@rpdesign.com.au
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INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT

For: EDWARD RIVER COUNCIL

At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A03
Date: 30-9-2021
Job No: 7208

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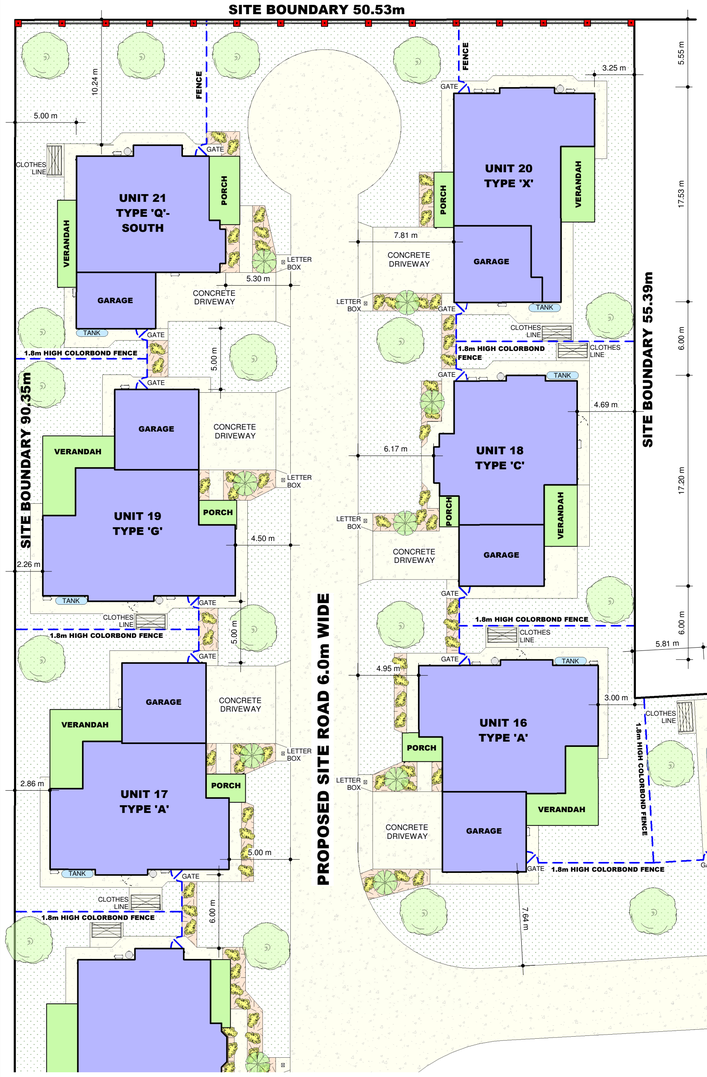
25-Oct-21 9:11:16 AM



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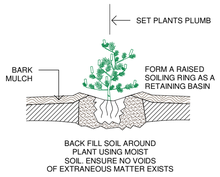

NOTES:

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GENERALLY NATIVE GRASSES SHADED AREAS TO BE:
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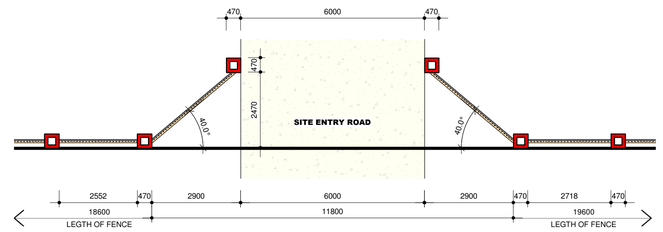
NOTES:
CHECK DRAWINGS AND DISCUSS WITH SITE SUPERVISOR PRIOR TO PLANTING TO PREVENT DAMAGE TO UNDERGROUND SERVICES. PROVIDE TOPSOIL TO LANDSCAPED AREAS

NOTE:-
MINIMUM 50m² OF INDIGENOUS or LOW WATER USE LANDSCAPING TO EACH UNIT



FLOOR PLAN -FRONT FENCE

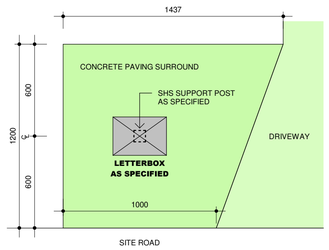
1 : 100

FRONT FENCE -ELEVATION

1 : 100

SITE PLAN - STAGE 4 & 5

1 : 250



LETTER BOX -TYPICAL

1 : 20

Edward River COUNCIL

DATE	REV	AMENDMENT

SITE PLAN - STAGE 4 & 5

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PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE	"A1"
Sheet:	A04
Date:	30-9-2021
Job No:	7208

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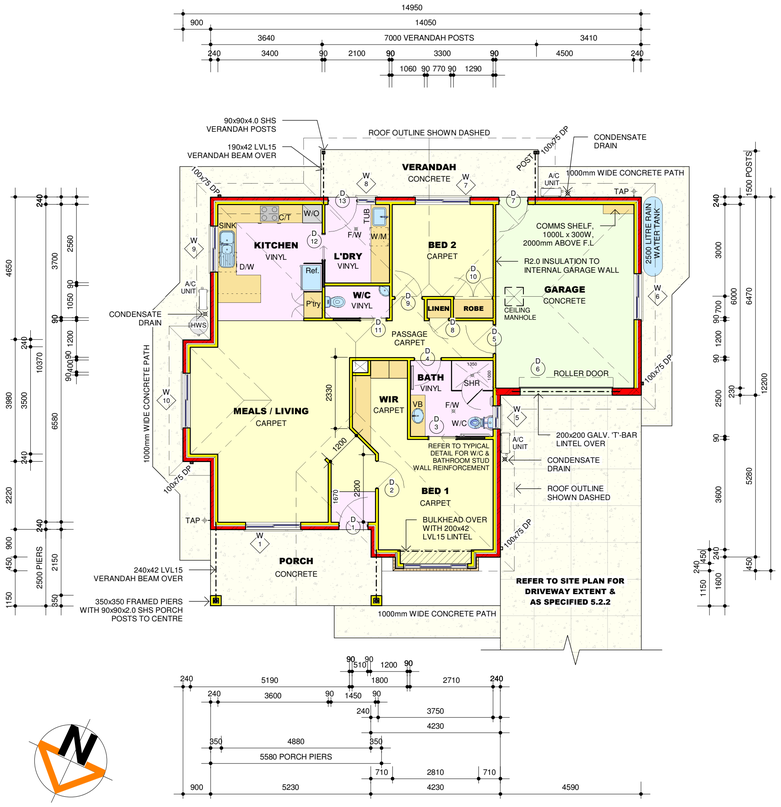
UNIT 1 - TYPE 'Q' SOUTH



UNIT 1 TYPE 'Q' SOUTH - FLOOR PLAN

1 : 100

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	NOTES	GLAZED
1	1500	1800	ALUMINIUM SLIDING	2.70 m²
2	1500	2100	ALUMINIUM SLIDING	3.15 m²
5	1000	750	ALUMINIUM SLIDING, OBSCURE	0.75 m²
6	1000	1500	ALUMINIUM SLIDING	1.50 m²
7	1500	1800	ALUMINIUM SLIDING	2.70 m²
8	1000	600	ALUMINIUM SLIDING	0.60 m²
9	1000	1500	ALUMINIUM SLIDING	1.50 m²
10	1500	1800	ALUMINIUM SLIDING	2.70 m²

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	110.32 m²	11.88
2 - GARAGE	30.67 m²	3.30
3 - PORCH	13.64 m²	1.47
4 - VERANDAH	10.50 m²	1.13
	165.13 m²	17.77

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE. MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's. OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

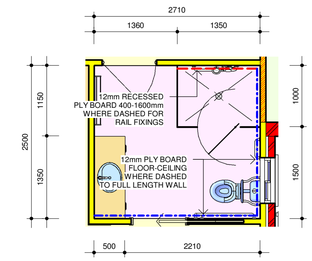
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

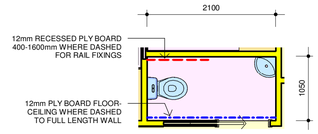
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY RDOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



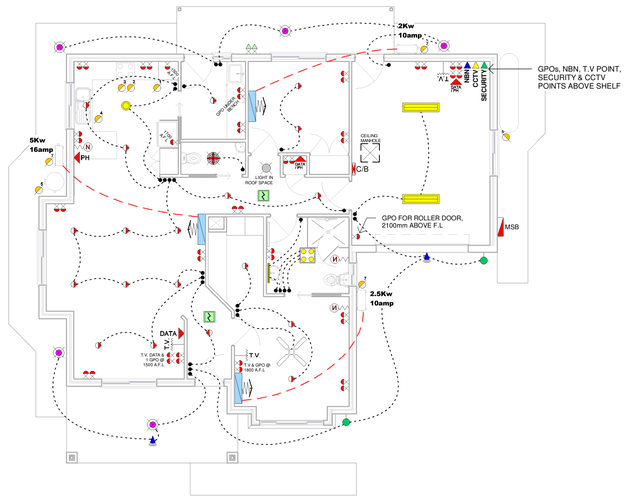
FLOOR PLAN - BATHROOM

1 : 50



FLOOR PLAN - W/C

1 : 50

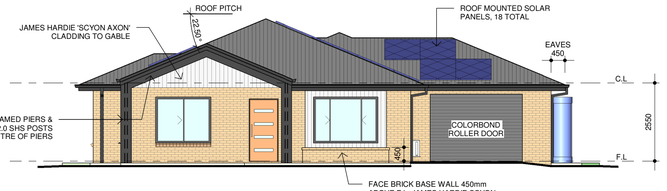


ELECTRICAL PLAN

1 : 100

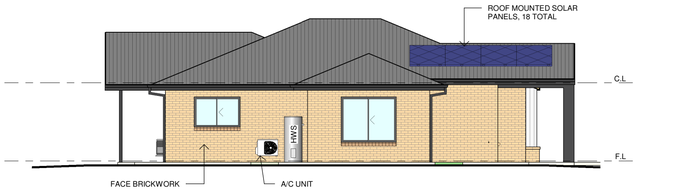
ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	3	7 - A/C UNIT	10/16/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -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

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	5	LIGHT FITTING	SOFFIT MOUNTED
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	MAIN SWITCHBOARD	- -
	2	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
	3	NURSE CALL	600 above F.F.L or 150 above benches
PH	1	PHONE POINT	300 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -



NORTH ELEVATION

1 : 100



EAST ELEVATION

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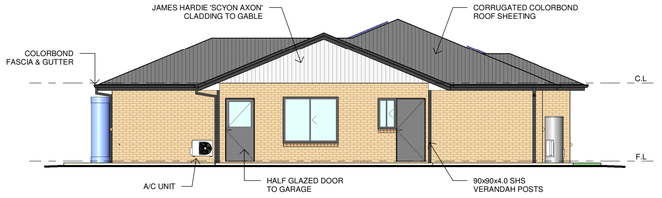

SOUTH ELEVATION

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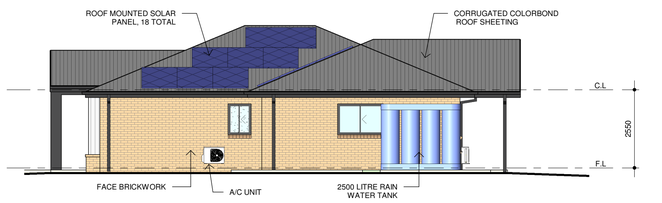

WEST ELEVATION

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

Edward River COUNCIL

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

UNIT 1 - TYPE 'Q' SOUTH

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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VIC:- DP/AD 1076
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REGISTERED Building Practitioner 2021 CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

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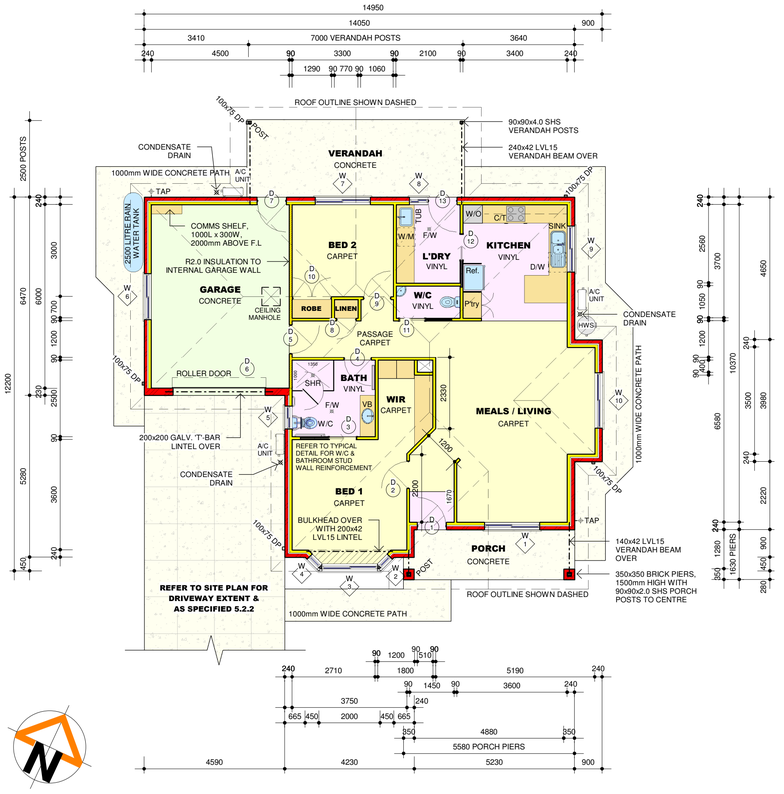
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A05
Date: 26-8-2021
Job No: 7208

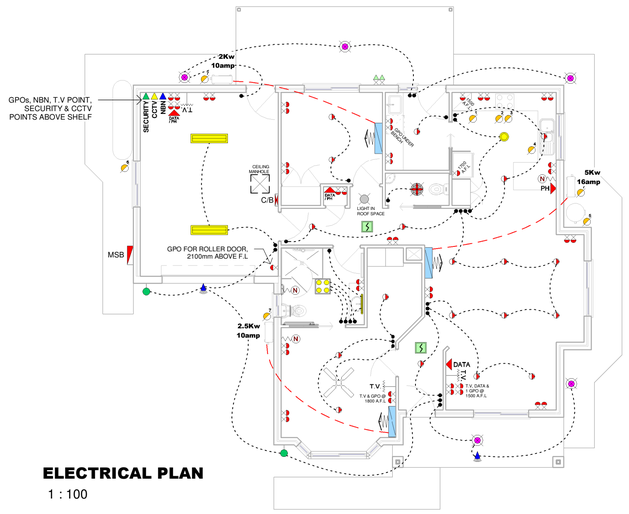
Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 1 'Q' SOUTH\2021-7-28\7208 Edward River Council - UNIT 1 - TYPE 'Q' SOUTH - WD.rvt
02-Nov-21 9:44:02 AM

UNIT 2 - TYPE 'Q' NORTH



UNIT 2 TYPE 'Q' NORTH - FLOOR PLAN

1 : 100



ELECTRICAL PLAN

1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	NOTES	GLAZED
1	1500	1800	ALUMINIUM SLIDING	2.70 m²
2	1500	450	ALUMINIUM FIXED	0.68 m²
3	1500	1800	ALUMINIUM SLIDING	2.70 m²
4	1500	450	ALUMINIUM FIXED	0.68 m²
5	1000	750	ALUMINIUM SLIDING, OBSCURE	0.75 m²
6	1000	1500	ALUMINIUM SLIDING	1.50 m²
7	1500	1800	ALUMINIUM SLIDING	2.70 m²
8	1000	600	ALUMINIUM SLIDING	0.60 m²
9	1000	1500	ALUMINIUM SLIDING	1.50 m²
10	1500	1800	ALUMINIUM SLIDING	2.70 m²

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 m²	11.86
2 - GARAGE	30.67 m²	3.30
3 - PORCH	8.78 m²	0.95
4 - VERANDAH	17.50 m²	1.88
	167.11 m²	17.99

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS

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)
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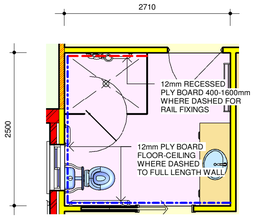
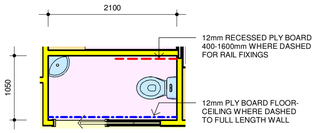


FLOOR PLAN - BATHROOM

1 : 50



FLOOR PLAN - W/C

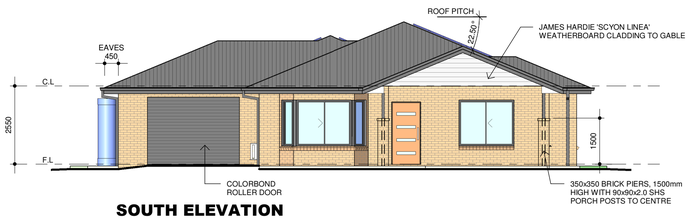
1 : 50

ELECTRICAL LEGEND

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

ELECTRICAL LEGEND

SYMBOL	QTY	DESCRIPTION	NOTES
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	5	LIGHT FITTING	SOFFIT MOUNTED
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	- -
	2	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or 150 above benches
PH	1	PHONE POINT	600 above F.F.L or 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -

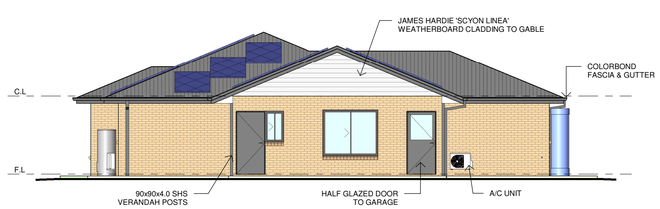


SOUTH ELEVATION

1 : 100

EAST ELEVATION

1 : 100



NORTH ELEVATION

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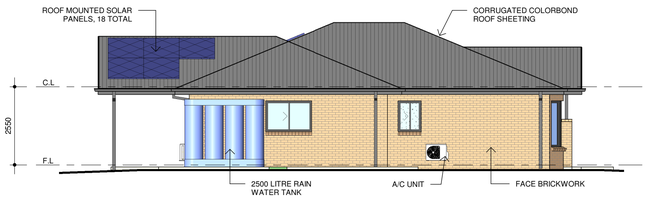

WEST ELEVATION

1 : 100

Edward River COUNCIL

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

UNIT 2 - TYPE 'Q' NORTH

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REGISTERED Building Practitioner plus CPD
bdag BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

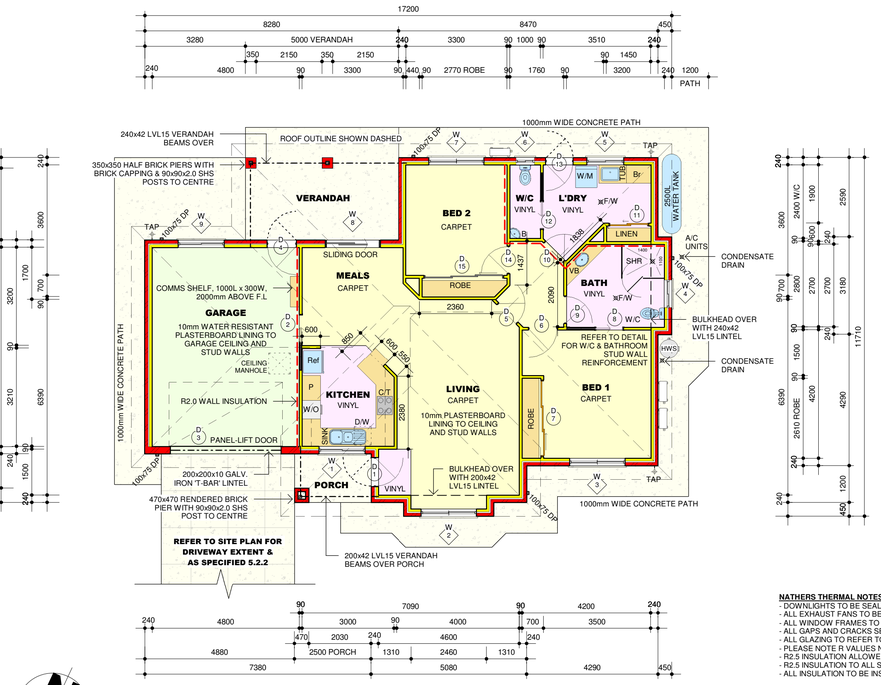
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A06
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 2 'Q' NORTH\2021-7-28\7208 Edward River Council - UNIT 2 - TYPE 'Q' NORTH - WD.rvt 02-Nov-21 9:53:20 AM

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	2600	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 m²	12.60
2 - GARAGE	35.2 m²	3.79
3 - PORCH	4.0 m²	0.43
4 - VERANDAH	13.5 m²	1.45
	169.6 m²	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
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- R2.5 INSULATION TO ALL SKYLIGHT SHAFTS (IF APPLICABLE)
- ALL INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF <=6.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, LDRY COLD WATER TAP

2. THERMAL COMFORT

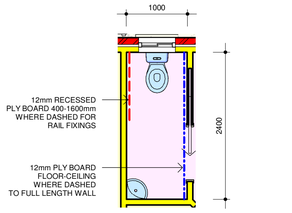
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

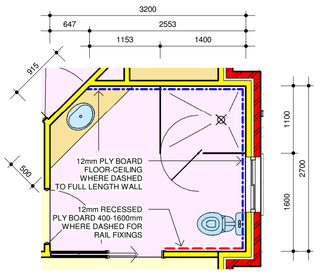
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



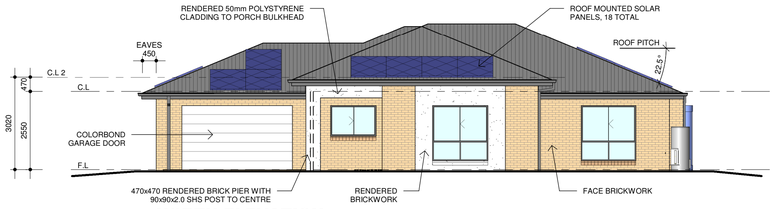
FLOOR PLAN - W/C

1 : 50



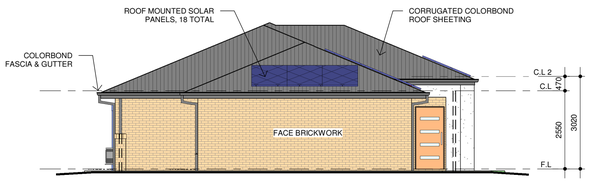
FLOOR PLAN - BATHROOM

1 : 50



NORTH ELEVATION

1 : 100

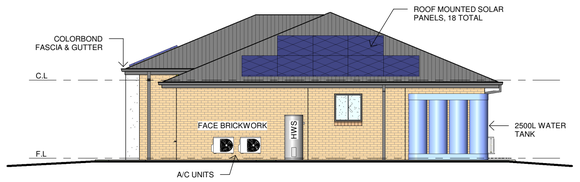


EAST ELEVATION

1 : 100

SOUTH ELEVATION

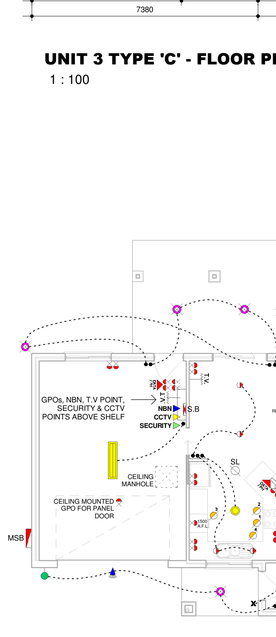
1 : 100



WEST ELEVATION

1 : 100

OPTION A



ELECTRICAL PLAN

1 : 100

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

Edward River COUNCIL

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

UNIT 3 - TYPE 'C'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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COLOUR USED FOR PRESENTATION ONLY

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

REGISTERED Building Practitioner plus CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

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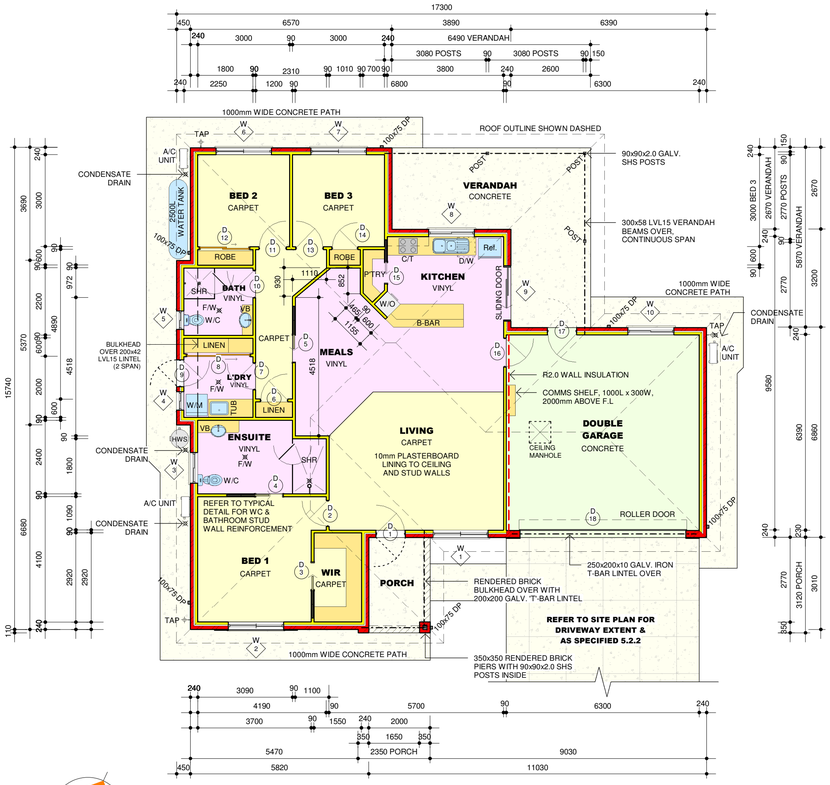
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A07
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 3 "C"\2021-7-27\7208 Edward River Council - UNIT 3 - TYPE "C" - WD.rvt
02-Nov-21 9:55:51 AM

UNIT 4 - TYPE 'G'



UNIT 4 TYPE 'G' - FLOOR PLAN

1 : 100

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	2100	920	ENTRY DOOR WITH FLYSCREEN
2	2040	820	INTERNAL HINGED
3	2040	920	CAVITY SLIDING
4	2040	920	CAVITY SLIDING
5	2040	920	CAVITY SLIDING
6	2040	870	INTERNAL HINGED
7	2040	870	INTERNAL HINGED
8	2340	2100	LINEN SLIDING DOORS
9	2040	870	INTERNAL HINGED, HALF GLAZED
10	2040	870	INTERNAL HINGED
11	2040	870	INTERNAL HINGED
12	2340	1650	ROBE SLIDING DOORS
13	2040	870	INTERNAL HINGED
14	2340	820	INTERNAL HINGED
15	2040	720	CAVITY SLIDING
16	2040	920	INTERNAL HINGED
17	2040	920	HINGED EXTERNAL
18	2100	5400	COLORBOND ROLLER DOOR

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	1800	1800	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
3	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
4	900	600	ALUMINIUM SLIDER
5	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
6	1800	1800	ALUMINIUM SLIDER
7	1800	1800	ALUMINIUM SLIDER
8	1000	1500	ALUMINIUM SLIDER
9	2100	1800	ALUMINIUM SLIDING DOOR
10	1000	1500	ALUMINIUM SLIDER

AREA TABULATION

NAME	AREA	SQUARES
1 - LIVING	141.7 m²	15.23
2 - GARAGE	44.9 m²	4.82
3 - PORCH	6.2 m²	0.67
4 - VERANDAH	25.6 m²	2.76
	218.4 m²	23.49

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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

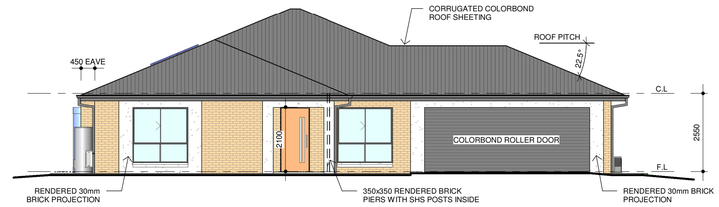
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



SOUTH ELEVATION

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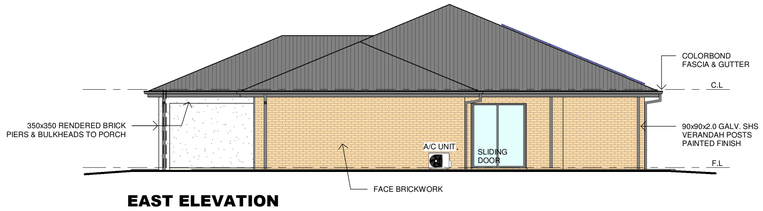

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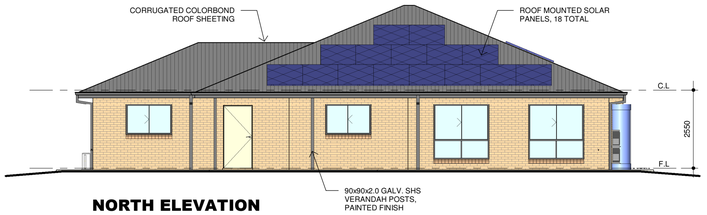

NORTH ELEVATION

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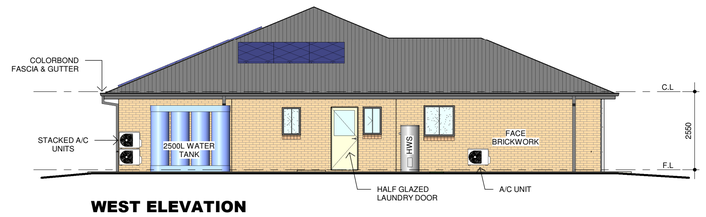

WEST ELEVATION

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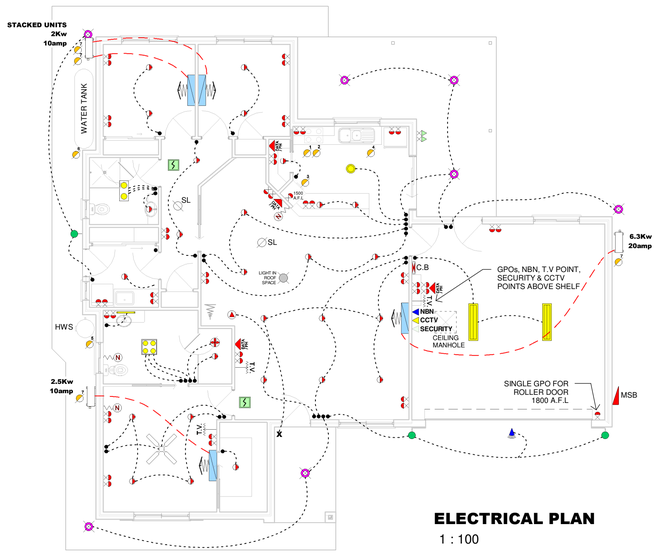
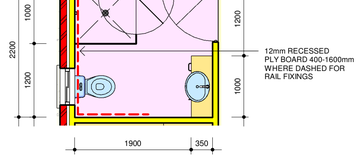


ELECTRICAL PLAN

1 : 100

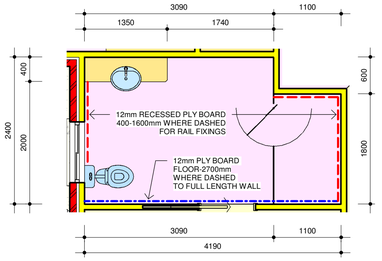
ELECTRICAL LEGEND

SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
DATA TEL	4	DATA/PH POINT	600 above F.F.L or noted
	1	DOOR CHIME	- -
	27	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	23	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	2	GPO SINGLE	600 above F.F.L and 150 above benches
	2	LIGHT FITTING 2	1200mm L.E.D
	1	LIGHT FITTING 4	600 WIDE FLUORESCENT
	1	LIGHT FITTING 6	CFL BATTEN IN ROOF SPACE
	1	LIGHT FITTING 7	L.E.D OYSTER BATTEN - LARGE
	1	LIGHT FITTING 8	TASTIC 4 LIGHT WITH EXHAUST, 5 MIN. DELAY OFF FOR FAN
	3	LIGHT FITTING 9	EXTERNAL WALL LIGHT
	7	LIGHT FITTING 10	EXTERNAL SOFFIT MOUNTED CFL
	35	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
SL	2	SKY LIGHT	250Ø TUBE SKYLIGHT 'SOLARTUBE'
	2	SMOKE DETECTOR	CLIPSAL 'FIRETEK' 755PSMA, HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 2 LIGHT	- -
	4	WALL MOUNTED A/C UNIT	- -



FLOOR PLAN - BATHROOM

1 : 50



FLOOR PLAN - ENSUITE

1 : 50

Edward River COUNCIL

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

UNIT 4 - TYPE 'G'

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REGISTERED Building Practitioner plus CPD
BDAA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

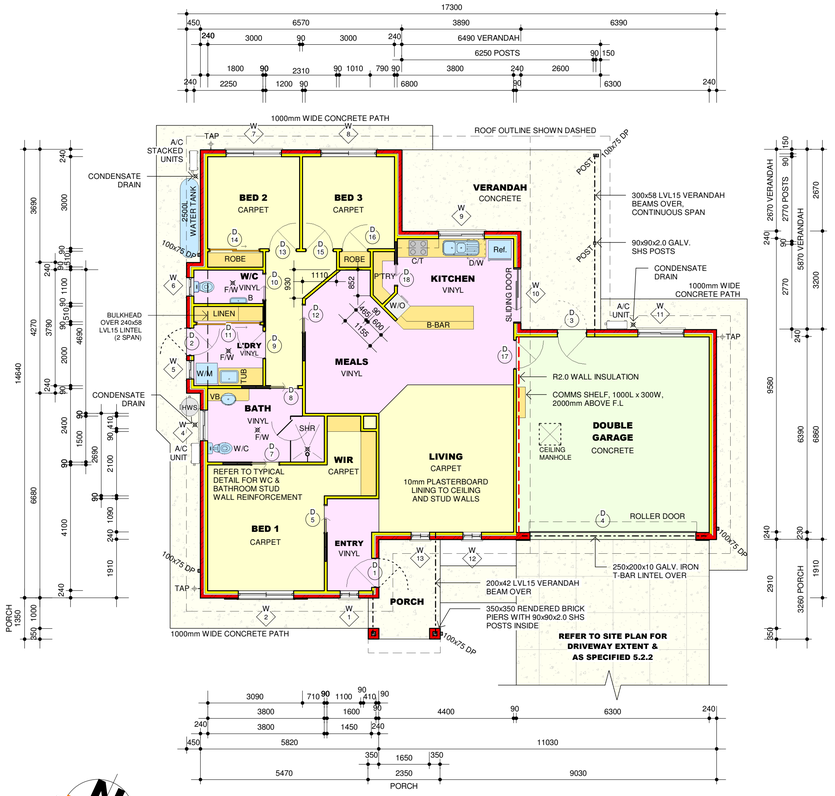
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A08
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 4 'G'\2021-8-6 TYPE 'G'\7208 Edward River Council - UNIT 4 - TYPE 'G' - WD.rvt 02-Nov-21 9:57:47 AM

UNIT 5 - TYPE 'A'



UNIT 5 TYPE 'A' - FLOOR PLAN

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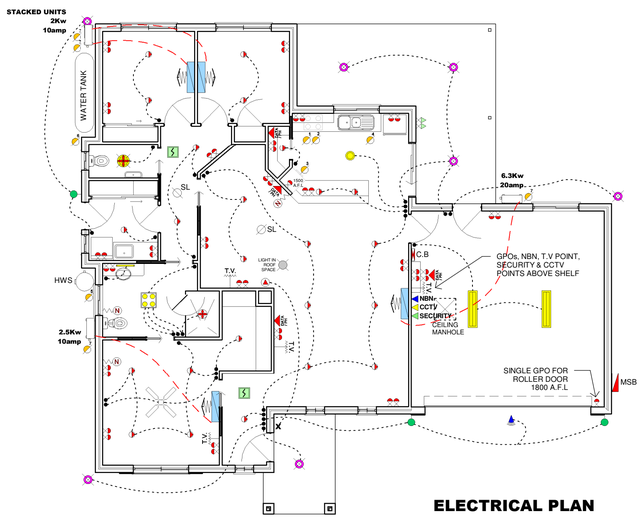


ELECTRICAL PLAN

1 : 100

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	2100	920	ENTRY DOOR WITH FLYSCREEN
2	2040	870	HINGED EXTERNAL, HALF GLAZED
3	2040	920	HINGED EXTERNAL
4	2100	5400	COLORBOND ROLLER DOOR
5	2040	920	CAVITY SLIDING
7	2040	920	CAVITY SLIDING
8	2040	920	CAVITY SLIDING
9	2040	870	INTERNAL HINGED
10	2040	870	CAVITY SLIDING
11	2340	2100	LINEN SLIDING DOORS
12	2040	920	CAVITY SLIDING
13	2040	870	INTERNAL HINGED
14	2340	1650	ROBE SLIDING DOORS
15	2040	870	INTERNAL HINGED
16	2340	820	INTERNAL HINGED
17	2040	920	INTERNAL HINGED
18	2040	720	CAVITY SLIDING

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	1800	600	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
4	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
5	900	600	ALUMINIUM SLIDER
6	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
7	1800	1800	ALUMINIUM SLIDER
8	1800	1800	ALUMINIUM SLIDER
9	1000	1500	ALUMINIUM SLIDER
10	2100	1800	ALUMINIUM SLIDING DOOR
11	1000	1500	ALUMINIUM SLIDER
12	1800	600	ALUMINIUM SLIDER
13	1800	600	ALUMINIUM SLIDER

AREA TABULATION

NAME	AREA	SQUARES
1 - LIVING	134.8 m²	14.49
2 - GARAGE	44.9 m²	4.82
3 - PORCH	7.0 m²	0.75
4 - VERANDAH	25.6 m²	2.76
	212.3 m²	22.83

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
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
	4	DATA/PH POINT	600 above F.F.L or noted
	1	DOOR CHIME	- -
	24	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	24	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	2	GPO SINGLE	600 above F.F.L and 150 above benches
	2	LIGHT FITTING 2	1200mm L.E.D
	1	LIGHT FITTING 3	EXHAUST FAN LIGHT, 5 MIN. DELAY OFF FOR FAN
	1	LIGHT FITTING 4	600 WIDE FLUORESCENT
	1	LIGHT FITTING 6	CFL BATTEN IN ROOF SPACE
	1	LIGHT FITTING 7	L.E.D OYSTER BATTEN - LARGE
	1	LIGHT FITTING 8	TASTIC 4 LIGHT WITH EXHAUST, 5 MIN. DELAY OFF FOR FAN
	3	LIGHT FITTING 9	EXTERNAL WALL LIGHT
	7	LIGHT FITTING 10	EXTERNAL SOFFIT MOUNTED CFL
	33	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
SL	2	SKY LIGHT	250Ø TUBE SKYLIGHT 'SOLARTUBE'
	2	SMOKE DETECTOR	CLIPSAL 'FIRETEK' 755PSMA. HARD WIRED & INTERCONNECTED
T.V	4	T.V POINT	600 above F.F.L or noted
	4	WALL MOUNTED A/C UNIT	- -

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

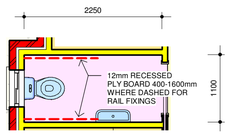
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

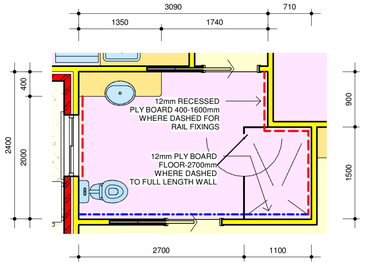
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS
4.4. DRAUGHT PROOF GAPS & CRACKS



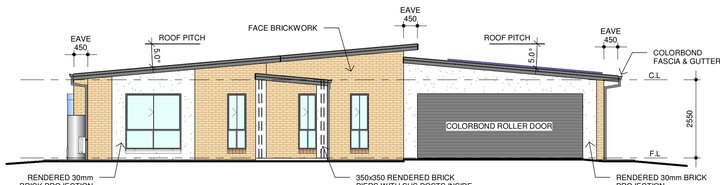
FLOOR PLAN - W/C

1 : 50



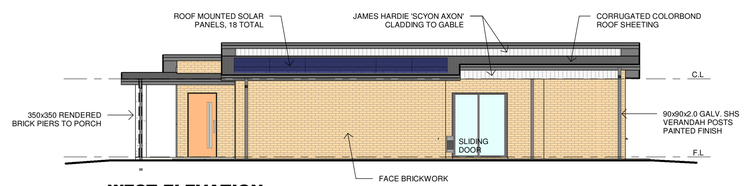
FLOOR PLAN - BATHROOM

1 : 50



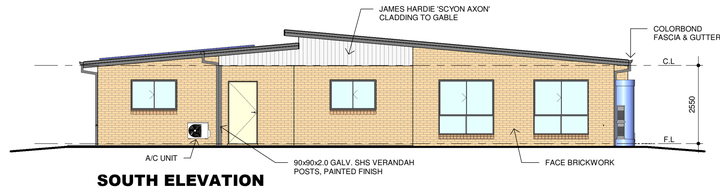
NORTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100



SOUTH ELEVATION

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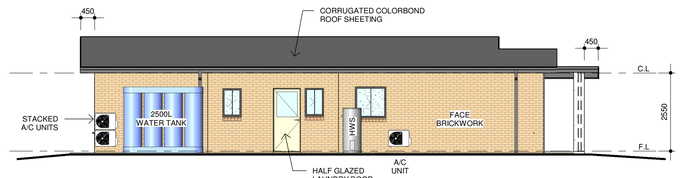

EAST ELEVATION

1 : 100

OPTION A

Edward River COUNCIL

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

UNIT 5 - TYPE 'A'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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VIC:- DP/AD 1076
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ABN 72 003 725 246
Trading as Rob Pickett Design.

REGISTERED Building Practitioner NSW CPD
BDAG BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

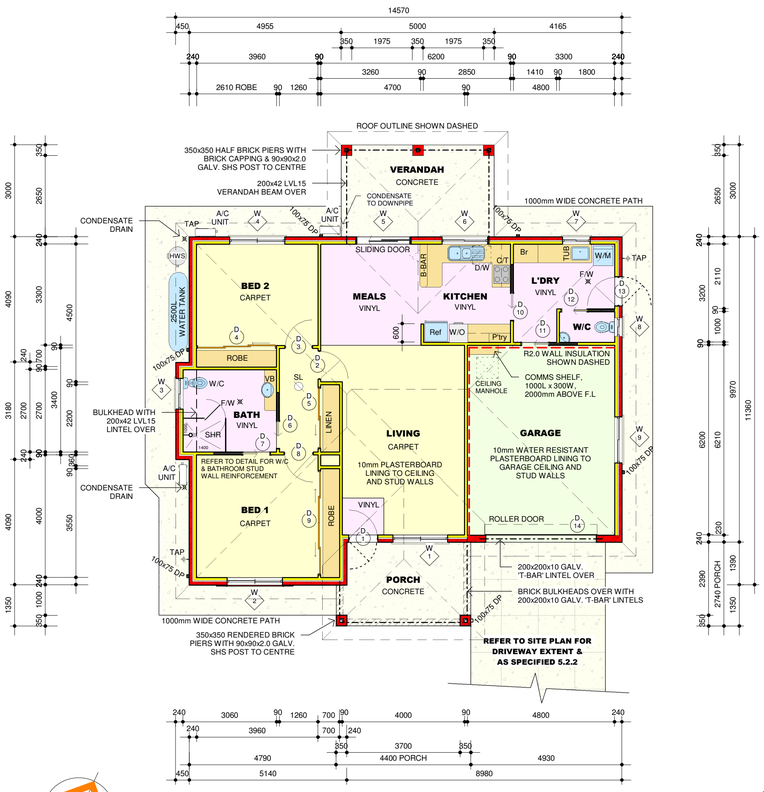
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A09
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 5 "A"\2021-7-26\7208 Edward River Council - UNIT 5 - TYPE 'A' - WD.rvt 02-Nov-21 9:59:53 AM

UNIT 6 - TYPE 'D'



UNIT 6 TYPE 'D' - FLOOR PLAN

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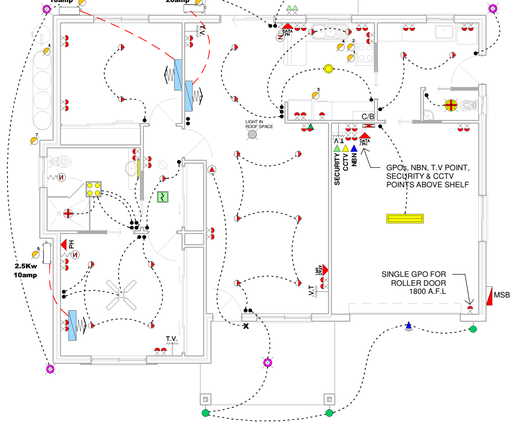


ELECTRICAL PLAN

1 : 100

Edward River COUNCIL

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 m²	12.57
2 - GARAGE	32.5 m²	3.49
3 - PORCH	11.6 m²	1.24
4 - VERANDAH	15.0 m²	1.61
	175.9 m²	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
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	3	5 - ISOLATOR FOR AIR CONDITIONER	10/20 amp
	1	6 -ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	7 - ISOLATOR FOR WATER PUMP	10 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
	3	DATA/PH POINT	600 above F.F.L and 150 above benches
	1	DOOR CHIME	- -
	21	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT 600mm	WALL MOUNTED
	1	FLUORESCENT ROUND	- -
	20	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L
	2	GPO SINGLE	600 above F.F.L and 150 above benches or as noted
	1	L.E.D PANEL, 1200mm	- -
	1	LIGHT FITTING ROOF	CFL BATTEN IN ROOF SPACE
	25	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L
	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	1	SMOKE DETECTOR, HARD WIRED	CLIPSAL 'FIRETEK' 755PSMA
	4	SOFFIT MOUNTED CFL	- -
T.V.	4	T.V POINT	
	1	TASTIC 4 LIGHT	200Ø EXHAUST
	3	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L(min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

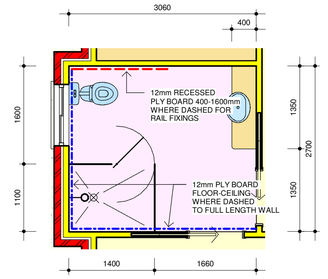
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

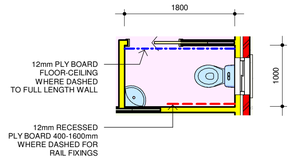
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



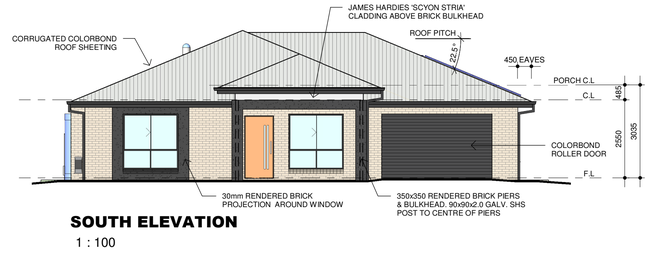
FLOOR PLAN - BATHROOM

1 : 50



FLOOR PLAN - W/C

1 : 50



SOUTH ELEVATION

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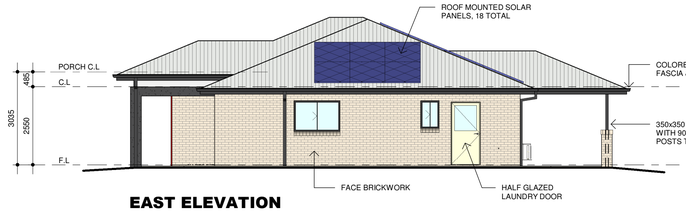

EAST ELEVATION

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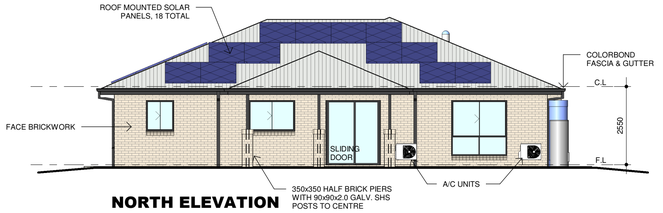

NORTH ELEVATION

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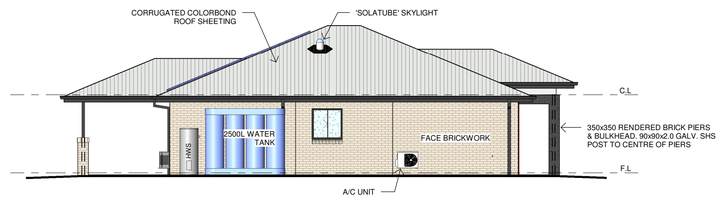

WEST ELEVATION

1 : 100

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

UNIT 6 - TYPE 'D'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS,
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REGISTERED Building Practitioner plus CPD
BDAA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

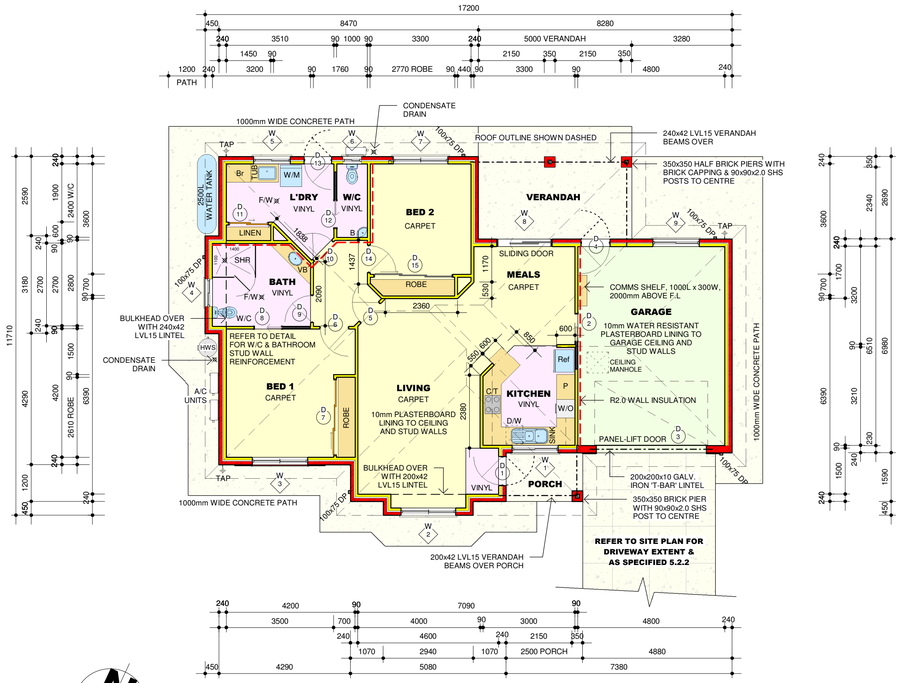
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A10
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 6 "D"\7208 Edward River Council - UNIT 6 - TYPE 'D' - WD.rvt
02-Nov-21 10:02:41 AM

UNIT 7 - TYPE 'C'



UNIT 7 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	2600	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 m²	12.60
2 - GARAGE	35.2 m²	3.79
3 - PORCH	4.0 m²	0.43
4 - VERANDAH	13.5 m²	1.45
	169.6 m²	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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

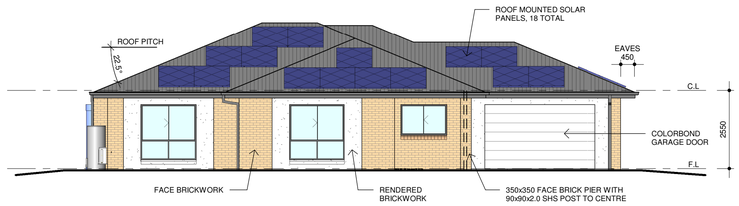
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



NORTH ELEVATION

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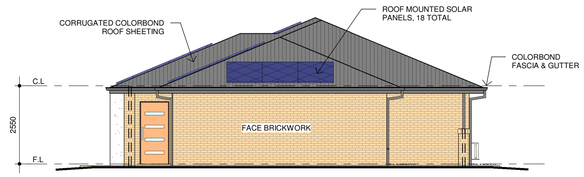
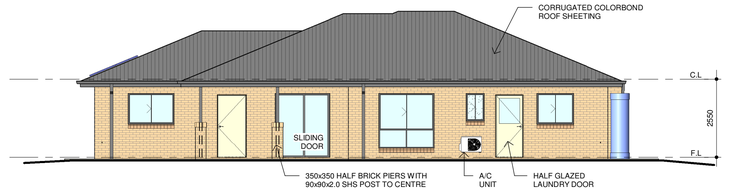


WEST ELEVATION

1 : 100



SOUTH ELEVATION

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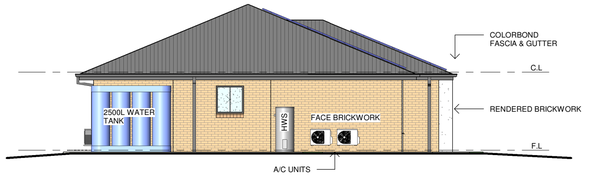

EAST ELEVATION

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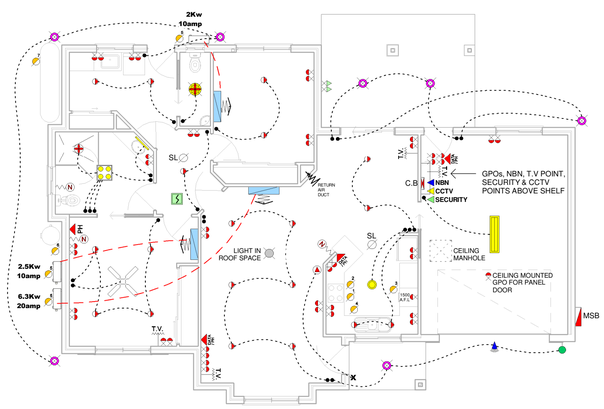

ELECTRICAL PLAN

1 : 100

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

FLOOR PLAN - W/C

1 : 50

FLOOR PLAN - BATHROOM

1 : 50

Edward River COUNCIL

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

UNIT 7 - TYPE 'C'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
COMMENCING SITE WORK OR FABRICATION WORK.
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COLOUR USED FOR PRESENTATION ONLY

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

REGISTERED Building Practitioner DBDCPD
bdag BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

ROB PICKETT DESIGN
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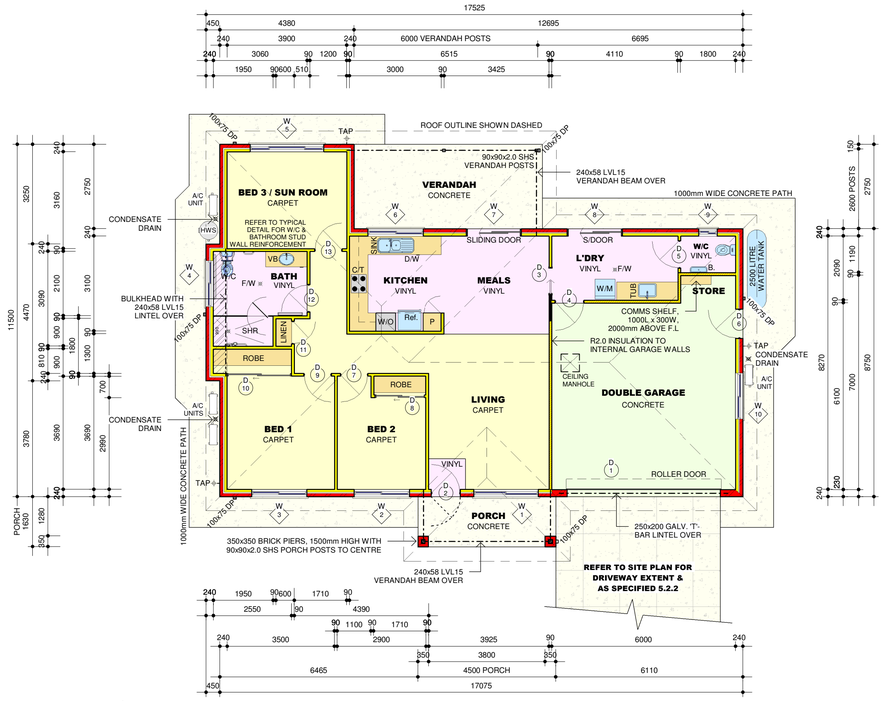
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A11
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 7 "C"\2021-7-27\7208 Edward River Council - UNIT 7 - TYPE 'C' - WD.rvt 02-Nov-21 10:04:25 AM

UNIT 8 - TYPE 'X'



UNIT 8 TYPE 'X' - FLOOR PLAN

1 : 100

AREA TABULATION. APPROX AREAS. BUILDER TO CONFIRM		
NAME	**AREA**	**SQUARES**
1 - LIVING	122.1 m²	13.15
2 - GARAGE	41.3 m²	4.45
3 - VERANDAH	16.9 m²	1.82
4 - PORCH	6.2 m²	0.66
	186.5 m²	20.08

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	2200	5000	COLORBOND ROLLER DOOR
2	2100	920	HINGED ENTRY DOOR
3	2040	870	CAVITY SLIDING
4	2040	920	HINGED INTERNAL
5	2040	870	HINGED INTERNAL
6	2040	920	HINGED EXTERNAL
7	2040	870	HINGED INTERNAL
8	2340	1640	SLIDING ROBE DOORS
9	2040	870	HINGED INTERNAL
10	2340	2100	SLIDING ROBE DOORS
11	2340	720	HINGED INTERNAL
12	2040	870	HINGED INTERNAL
13	2040	870	HINGED INTERNAL

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	WINDOW STYLE	AREA
1	1500	2100	ALUMINIUM SLIDING	3.15 m²
2	1500	1800	ALUMINIUM SLIDING	2.70 m²
3	1500	1800	ALUMINIUM SLIDING	2.70 m²
4	900	1500	ALUMINIUM SLIDING, OBSCURE	1.35 m²
5	1500	2400	ALUMINIUM SLIDING	3.60 m²
6	1100	1800	ALUMINIUM SLIDING	1.98 m²
7	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
8	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
9	1000	600	ALUMINIUM SLIDING, OBSCURE	0.60 m²
10	900	1500	ALUMINIUM SLIDING	1.35 m²

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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, LDRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS**:- CONCRETE WAFFLE POD SLAB
2.2. **WALLS**:- EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING**:- R5.0 CEILING INSULATION
2.5. **ROOF**:- UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS**:- DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

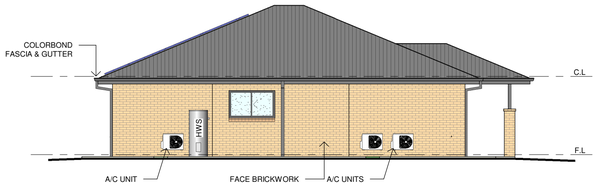
3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING**:- DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS

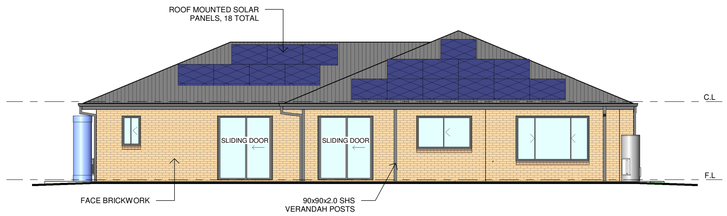
SOUTH ELEVATION

1 : 100



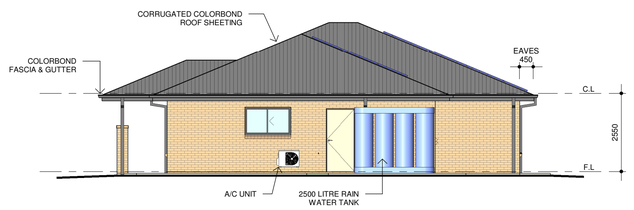
EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

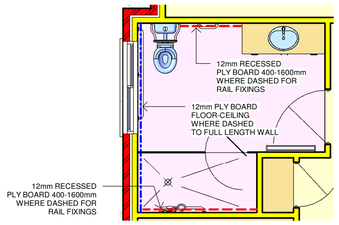


WEST ELEVATION

1 : 100

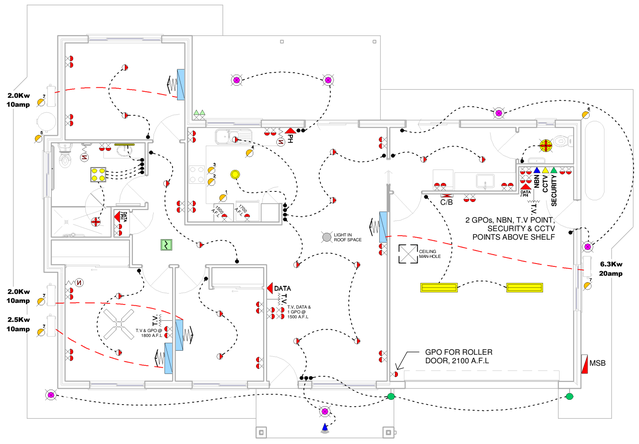
FLOOR PLAN - W/C

1 : 50



FLOOR PLAN - BATHROOM

1 : 50



ELECTRICAL PLAN

1 : 100

ELECTRICAL LEGEND

SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	- -
DATA	1	DATA POINT	300 above F.F.L or noted
PH	2	DATA/PH POINT	
	17	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT ROUND	- -
	1	FLUORESCENT SINGLE 600mm	WALL MOUNTED
	24	GPO DOUBLE	600 above F.F.L and 150 above benches
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	6	LIGHT FITTING	SOFFIT MOUNTED
	1	LIGHT FITTING ROOF	- -
	24	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	- -
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L and 150 above benches
PH	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	1	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -
	4	WALL MOUNTED A/C UNIT	- -

Edward River COUNCIL

DATE	REV	AMENDMENT
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UNIT 8 - TYPE 'X'

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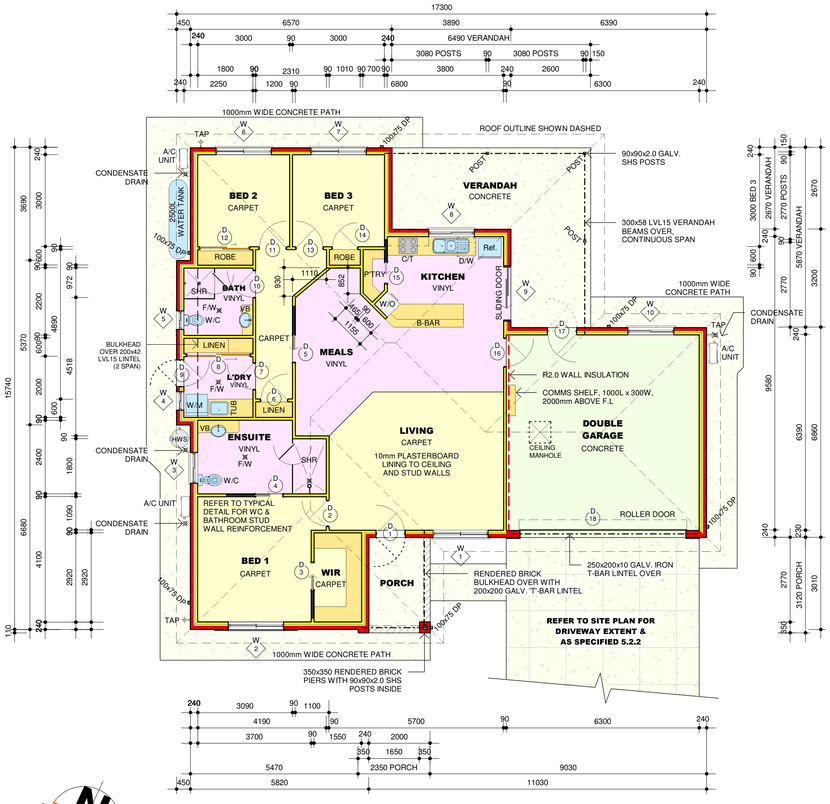
02-Nov-21 10:06:35 AM

UNIT 9 - TYPE 'G'



UNIT 9 TYPE 'G' - FLOOR PLAN

1 : 100

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2100	920	ENTRY DOOR WITH FLYSCREEN
2	2040	820	INTERNAL HINGED
3	2040	920	CAVITY SLIDING
4	2040	920	CAVITY SLIDING
5	2040	920	CAVITY SLIDING
6	2040	870	INTERNAL HINGED
7	2040	870	INTERNAL HINGED
8	2340	2100	LINEN SLIDING DOORS
9	2040	870	INTERNAL HINGED
10	2040	870	INTERNAL HINGED
11	2040	870	INTERNAL HINGED
12	2340	1650	ROBE SLIDING DOORS
13	2040	870	INTERNAL HINGED
14	2340	820	INTERNAL HINGED
15	2040	720	CAVITY SLIDING
16	2040	920	INTERNAL HINGED
17	2040	920	HINGED EXTERNAL, HALF GLAZED
18	2100	5400	COLORBOND ROLLER DOOR

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	1800	1800	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
3	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
4	900	600	ALUMINIUM SLIDER
5	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
6	1800	1800	ALUMINIUM SLIDER
7	1800	1800	ALUMINIUM SLIDER
8	1000	1500	ALUMINIUM SLIDER
9	2100	1800	ALUMINIUM SLIDING DOOR
10	1000	1500	ALUMINIUM SLIDER

AREA TABULATION		
NAME	AREA	SQUARES
1 - LIVING	141.7 m²	15.23
2 - GARAGE	44.9 m²	4.82
3 - PORCH	6.2 m²	0.67
4 - VERANDAH	25.6 m²	2.76
	218.4 m²	23.49

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
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- R2.5 INSULATION TO ALL SKYLIGHT SHAFTS (IF APPLICABLE)
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2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

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1. WATER COMMITMENTS

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1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE. MINIMUM 120m² ROOF CATCHMENT CONNECTED TO W.C's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

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4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
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4.3. WEATHER STRIP EXTERNAL DOORS.
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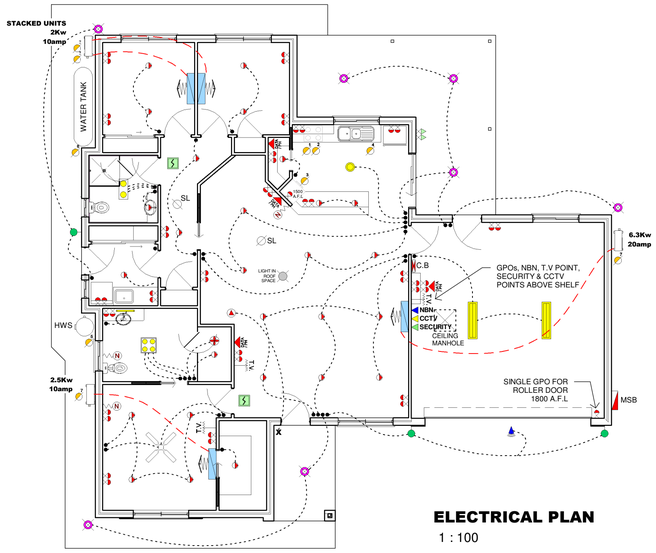
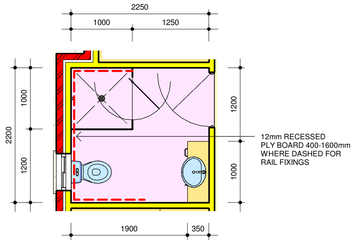


ELECTRICAL PLAN

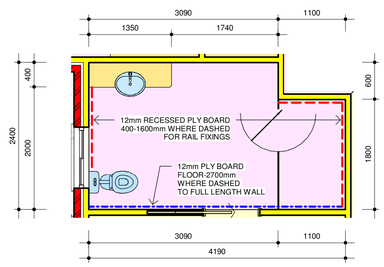
1 : 100

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
DATA PH	4	DATA/PH POINT	600 above F.F.L or noted
	1	DOOR CHIME	- -
	27	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	23	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	2	GPO SINGLE	600 above F.F.L and 150 above benches
	2	LIGHT FITTING 2	1200mm L.E.D
	1	LIGHT FITTING 4	600 WIDE FLUORESCENT
	1	LIGHT FITTING 6	CFL BATTEN IN ROOF SPACE
	1	LIGHT FITTING 7	L.E.D OYSTER BATTEN - LARGE
	1	LIGHT FITTING 8	TASTIC 4 LIGHT WITH EXHAUST, 5 MIN. DELAY OFF FOR FAN
	3	LIGHT FITTING 9	EXTERNAL WALL LIGHT
	7	LIGHT FITTING 10	EXTERNAL SOFFIT MOUNTED CFL
	35	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
SL	2	SKY LIGHT	250Ø TUBE SKYLIGHT 'SOLARTUBE'
	2	SMOKE DETECTOR	CLIPSAL 'FIRETEK' 755PSMA, HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 2 LIGHT	- -
	4	WALL MOUNTED A/C UNIT	- -



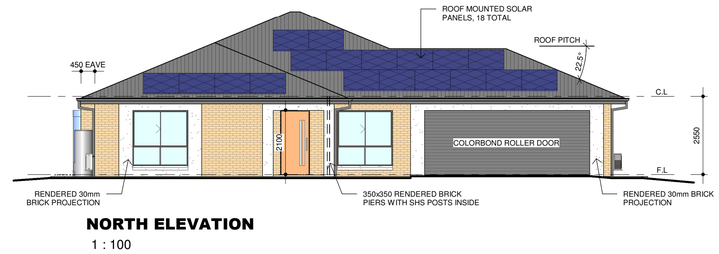
FLOOR PLAN - BATHROOM

1 : 50



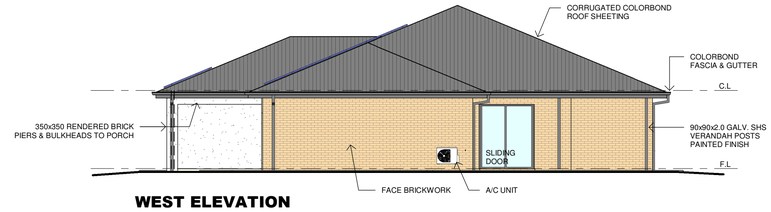
FLOOR PLAN - ENSUITE

1 : 50



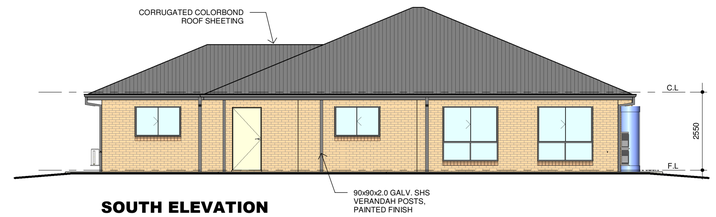
NORTH ELEVATION

1 : 100



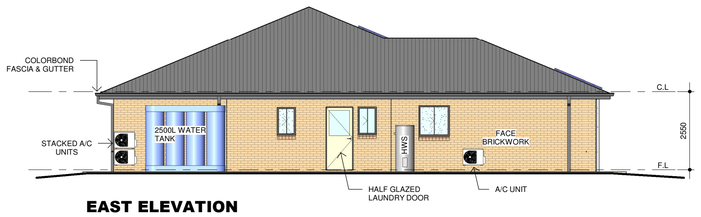
WEST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

Edward River COUNCIL

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UNIT 9 - TYPE 'G'

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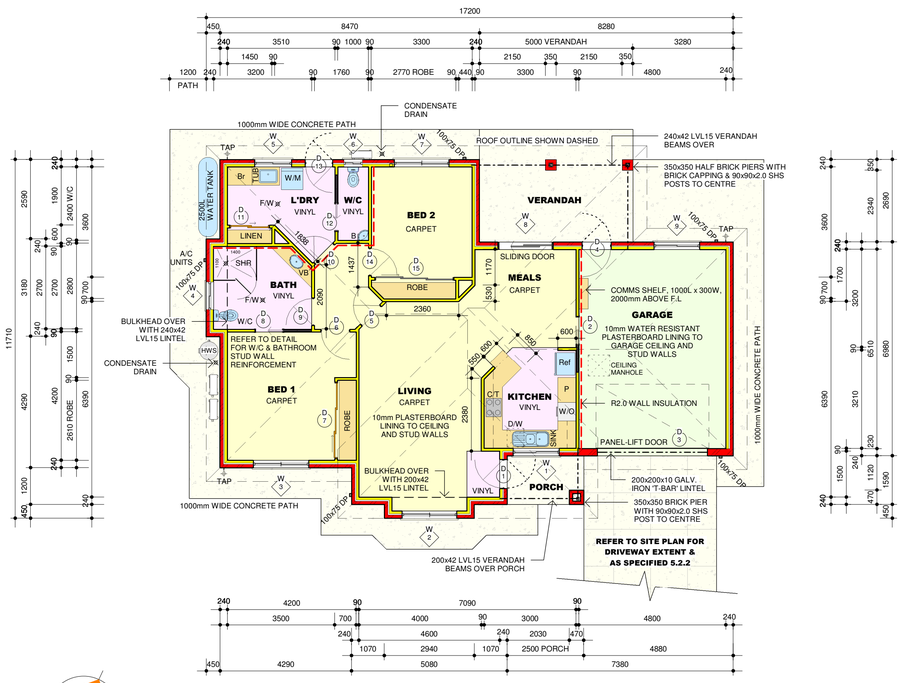
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A13
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 9 'G'\2021-8-6 TYPE'G'\7208 Edward River Council - UNIT 9 - TYPE 'G' - WD.rvt 02-Nov-21 10:09:27 AM

UNIT 10 - TYPE 'C'



UNIT 10 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	2600	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 m²	12.60
2 - GARAGE	35.2 m²	3.79
3 - PORCH	4.0 m²	0.43
4 - VERANDAH	13.5 m²	1.45
	169.6 m²	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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OR >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

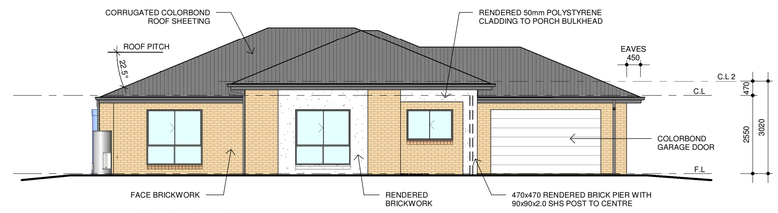
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS
4.4. DRAUGHT PROOF GAPS & CRACKS



SOUTH ELEVATION

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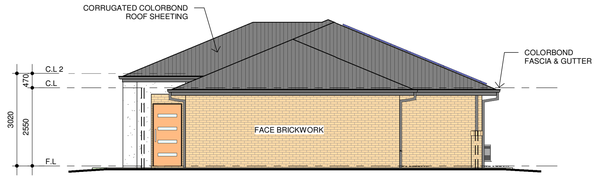

EAST ELEVATION

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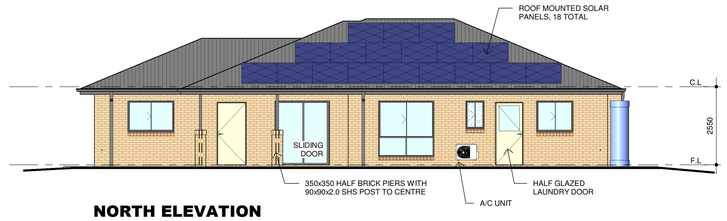

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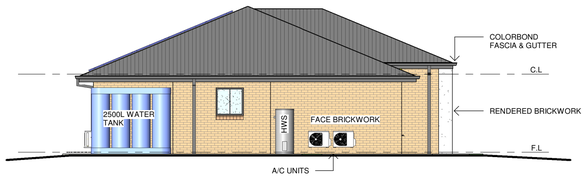
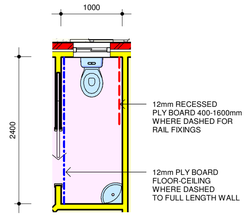


WEST ELEVATION

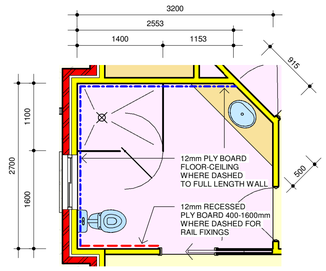
1 : 100

OPTION A



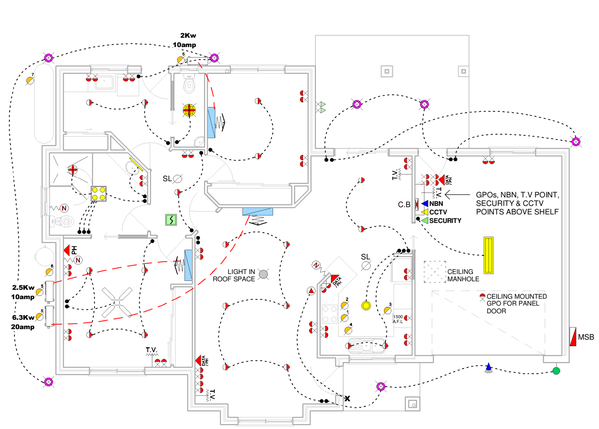
FLOOR PLAN - W/C

1 : 50



FLOOR PLAN - BATHROOM

1 : 50



ELECTRICAL PLAN

1 : 100

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

Edward River COUNCIL

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

UNIT 10 - TYPE 'C'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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VIC:- DP/AD 1076
Incredible Ideas Pty. Ltd.
ABN 72 003 725 246
Trading as Rob Pickett Design.

REGISTERED Building Practitioner plus CPD
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

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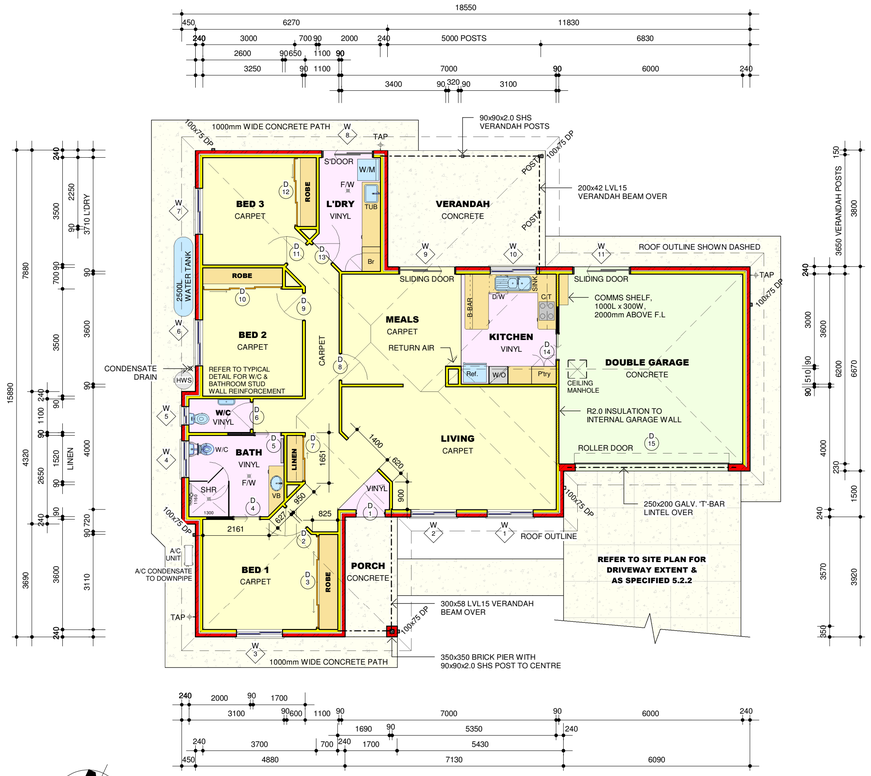
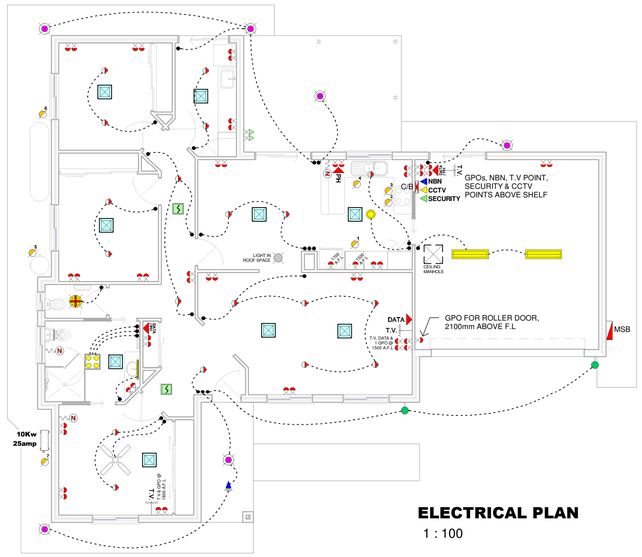
UNIT 11 - TYPE 'N'



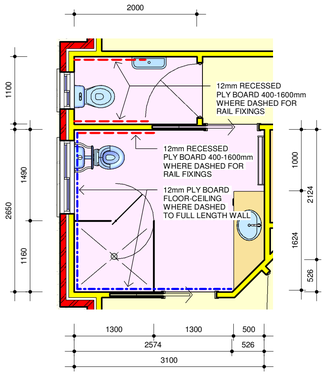
UNIT 11 TYPE 'N' - FLOOR PLAN

1 : 100



ELECTRICAL PLAN

1 : 100



FLOOR PLAN - BATHROOM & W/C

1 : 50

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	WINDOW STYLE	AREA
1	1500	1500	ALUMINIUM SLIDING	2.25 m²
2	1500	1500	ALUMINIUM SLIDING	2.25 m²
3	1500	1500	ALUMINIUM SLIDING	2.25 m²
4	1000	1200	ALUMINIUM SLIDING, OBSCURE	1.20 m²
5	1000	600	ALUMINIUM SLIDING, OBSCURE	0.60 m²
6	1500	1500	ALUMINIUM SLIDING	2.25 m²
7	1500	1500	ALUMINIUM SLIDING	2.25 m²
8	2100	1600	ALUMINIUM SLIDING DOOR	3.36 m²
9	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
10	1000	1500	ALUMINIUM SLIDING	1.50 m²
11	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	2100	920	HINGED ENTRY DOOR
2	2040	920	HINGED INTERNAL
3	2340	2950	SLIDING ROBE DOORS
4	2040	870	CAVITY SLIDING DOOR
5	2040	870	CAVITY SLIDING DOOR
6	2040	870	HINGED INTERNAL
7	2340	1400	SLIDING ROBE DOORS
8	2040	870	HINGED INTERNAL
9	2040	870	HINGED INTERNAL
10	2340	2500	SLIDING ROBE DOORS
11	2040	870	HINGED INTERNAL
12	2340	2150	SLIDING ROBE DOORS
13	2040	870	HINGED INTERNAL
14	2040	870	CAVITY SLIDING DOOR
15	2100	5000	COLORBOND ROLLER DOOR

AREA TABULATION. APPROX AREAS. BUILDER TO CONFIRM

NAME	AREA	SQUARES
LIVING	142.0 m²	15.29
DOUBLE GARAGE	41.6 m²	4.48
VERANDAH	19.6 m²	2.11
PORCH	6.7 m²	0.72
	209.9 m²	22.59

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS
4.4. DRAUGHT PROOF GAPS & CRACKS

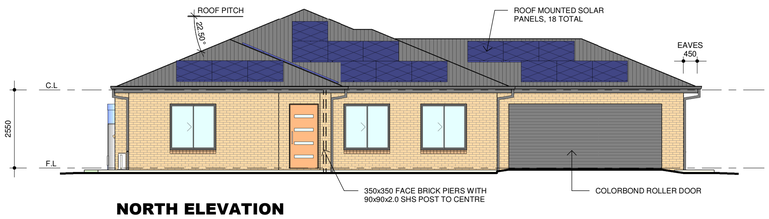
NATHERS THERMAL NOTES:
- DOWNLIGHTS TO BE SEALED LED UNITS
- ALL EXHAUST FANS TO BE SELF CLOSING MAX. 250mmØ
- ALL WINDOW FRAMES TO BE WEATHER STRIPPED
- ALL GAPS AND CRACKS SEALED
- ALL GLAZING TO REFER TO NATHERS CERTIFICATE FOR MIN. U & SHGC VALUES
- PLEASE NOTE R VALUES NOTED REPRESENT ADDED INSULATION, 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
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	1	7 - A/C UNIT	25 amp
CCTV	1	CCTV CONTROL	- -
	9	CEILING DUCT REGISTER	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	- -
DATA	1	DATA POINT	600 above F.F.L or noted
DATA PH	2	DATA/PH POINT	
	19	DOWNLIGHT	L.E.D
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT ROUND	- -
	1	FLUORESCENT SINGLE 600mm	WALL MOUNTED

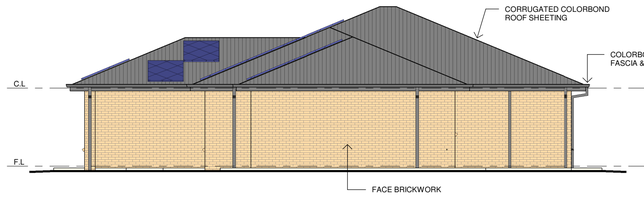
ELECTRICAL LEGEND

SYMBOL	QTY	DESCRIPTION	NOTES
	24	GPO DOUBLE	600 above F.F.L and 150 above benches
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
PH	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
	6	SOFFIT MOUNTED C.F.L	- -
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -



NORTH ELEVATION

1 : 100



WEST ELEVATION

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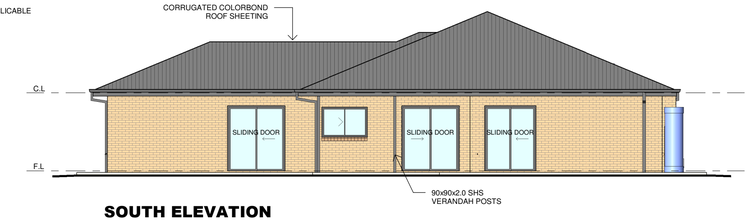

SOUTH ELEVATION

1 : 100

EAST ELEVATION

1 : 100

Edward River COUNCIL

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

UNIT 11 - TYPE 'N'

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Drawn By: **BRENDAN**

Checked By: **ROB**

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Trading as Rob Pickett Design.

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2

For: EDWARD RIVER COUNCIL

At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

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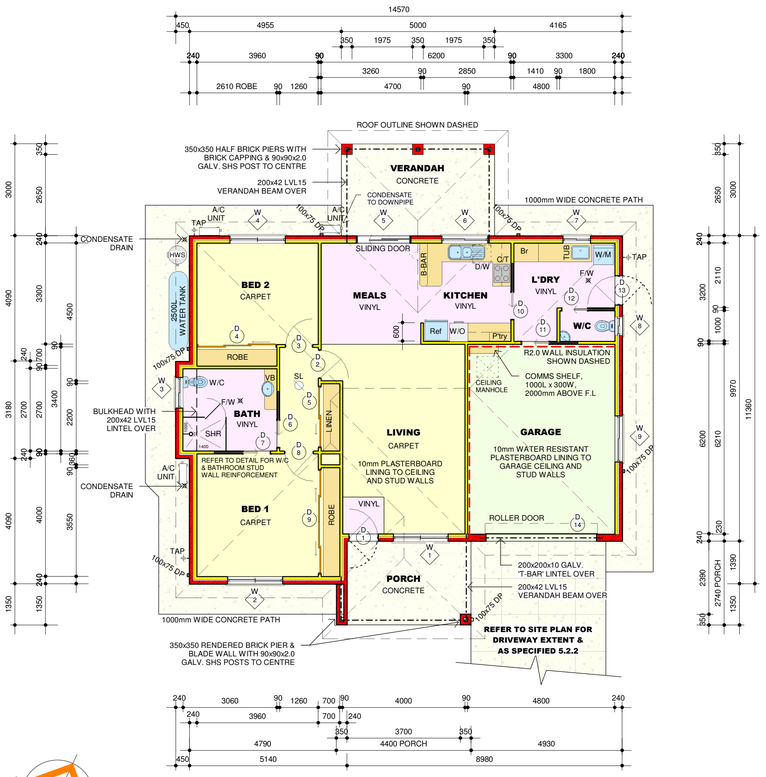
Sheet: A15
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 11 'N'\2021-7-28\7208 Edward River Council - UNIT 11 - TYPE 'N' - WD.rvt 02-Nov-21 10:13:17 AM

UNIT 12 - TYPE 'D'



UNIT 12 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	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 m²	12.57
2 - GARAGE	32.5 m²	3.49
3 - PORCH	11.6 m²	1.24
4 - VERANDAH	15.0 m²	1.61
	175.9 m²	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

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

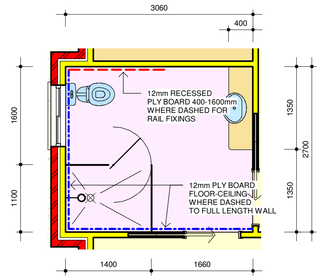
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

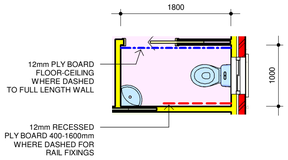
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



FLOOR PLAN - BATHROOM

1 : 50

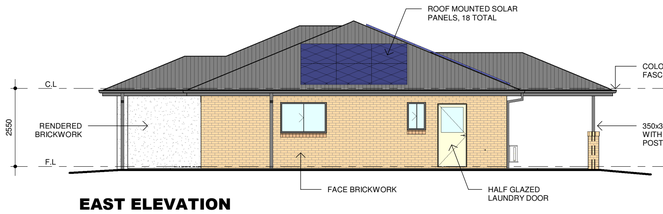


FLOOR PLAN - W/C

1 : 50

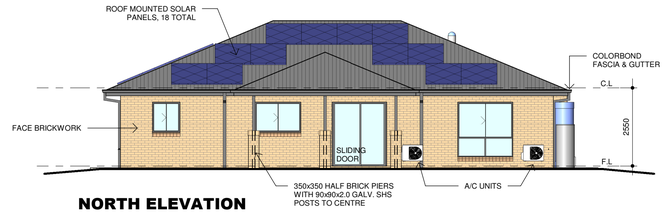
SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100



NORTH ELEVATION

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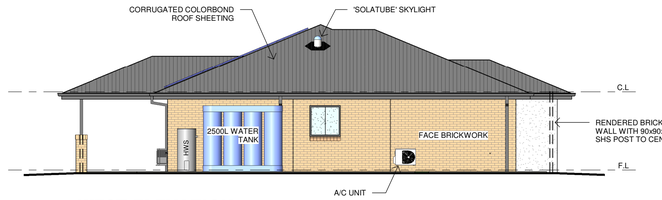

WEST ELEVATION

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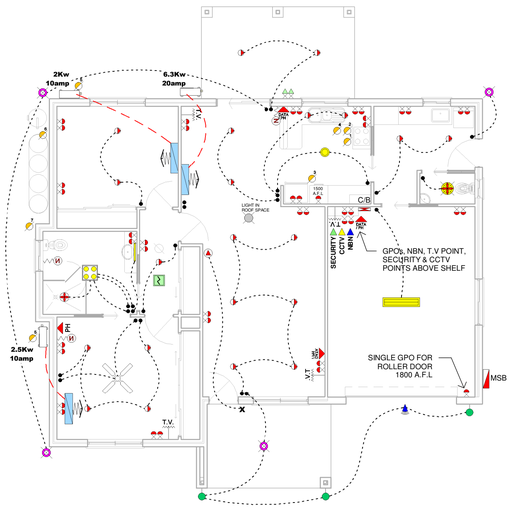

ELECTRICAL PLAN

1 : 100

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	2	5 - ISOLATOR FOR AIR CONDITIONER	10/20 amp
	1	6 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	7 - ISOLATOR FOR WATER PUMP	10 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
TEL DATA	3	DATA/PH POINT	600 above F.F.L and 150 above benches
	1	DOOR CHIME	- -
	21	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT 600mm	WALL MOUNTED
	1	FLUORESCENT ROUND	- -
	20	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L
	2	GPO SINGLE	600 above F.F.L and 150 above benches or as noted
	1	L.E.D PANEL, 1200mm	- -
	1	LIGHT FITTING ROOF	CFL BATTEN IN ROOF SPACE
	25	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L
	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	1	SMOKE DETECTOR, HARD WIRED	CLIPSAL 'FIRETEK' 755PSMA
	4	SOFFIT MOUNTED CFL	- -
T.V.	4	T.V POINT	
	1	TASTIC 4 LIGHT	200Ø EXHAUST
	3	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -

Edward River COUNCIL

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

UNIT 12 - TYPE 'D'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS,
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Trading as Rob Pickett Design.

REGISTERED Building Practitioner plus CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

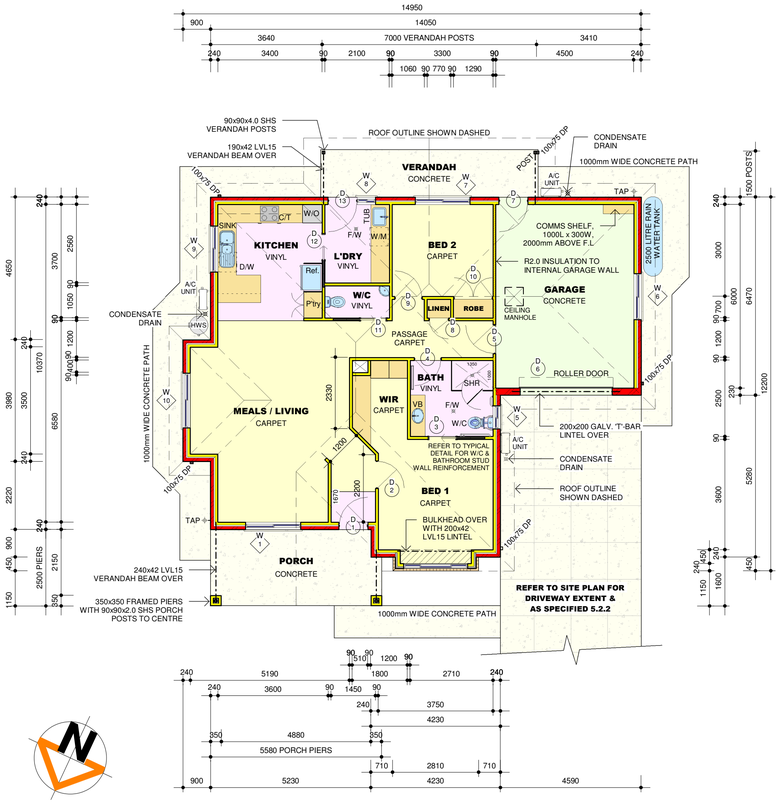
Drawn By: **BRENDAN**
Checked By: **ROB**

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 & 2
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A16
Date: 26-8-2021
Job No: 7208

UNIT 13 - TYPE 'Q' SOUTH



UNIT 13 TYPE 'Q' SOUTH - FLOOR PLAN

1 : 100

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	NOTES	GLAZED
1	1500	1800	ALUMINIUM SLIDING	2.70 m²
3	1500	2100	ALUMINIUM SLIDING	3.15 m²
5	1000	750	ALUMINIUM SLIDING, OBSCURE	0.75 m²
6	1000	1500	ALUMINIUM SLIDING	1.50 m²
7	1500	1800	ALUMINIUM SLIDING	2.70 m²
8	1000	600	ALUMINIUM SLIDING	0.60 m²
9	1000	1500	ALUMINIUM SLIDING	1.50 m²
10	1500	1800	ALUMINIUM SLIDING	2.70 m²

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	110.32 m²	11.88
2 - GARAGE	30.67 m²	3.30
3 - PORCH	13.64 m²	1.47
4 - VERANDAH	10.50 m²	1.13
	165.13 m²	17.77

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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

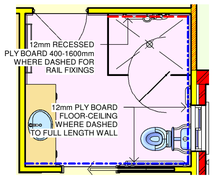
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

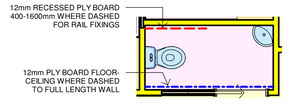
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



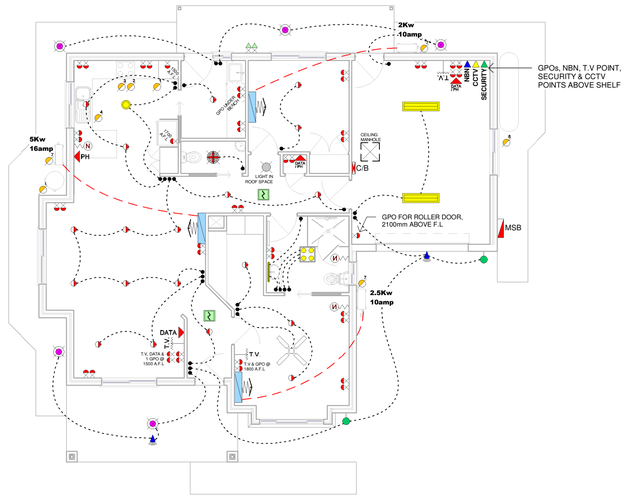
FLOOR PLAN - BATHROOM

1 : 50



FLOOR PLAN - W/C

1 : 50

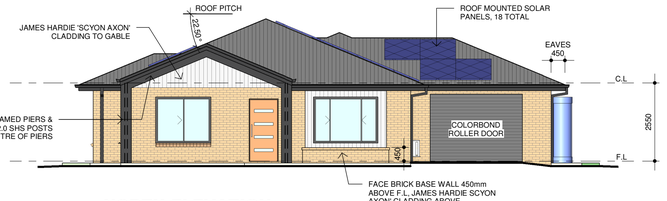


ELECTRICAL PLAN

1 : 100

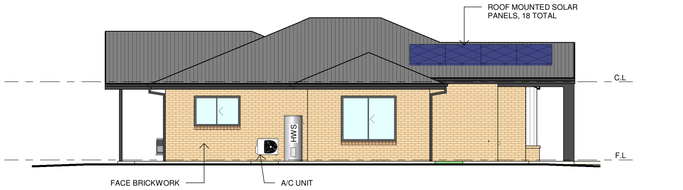
ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	3	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1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

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	5	LIGHT FITTING	SOFFIT MOUNTED
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	- -
	2	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or 150 above benches
PH	1	PHONE POINT	300 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -



NORTH ELEVATION

1 : 100



EAST ELEVATION

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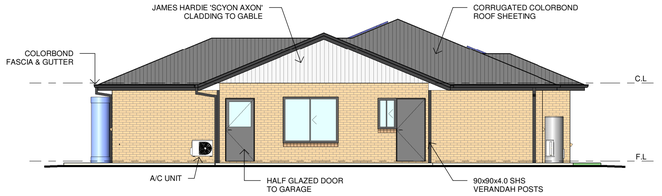

SOUTH ELEVATION

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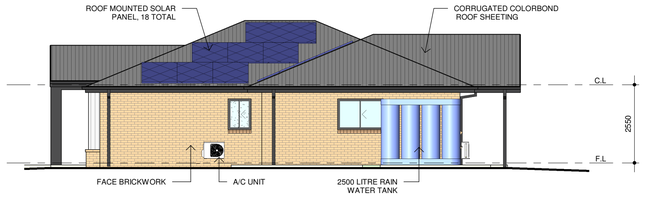

WEST ELEVATION

1 : 100

Edward River COUNCIL

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

UNIT 13 - TYPE 'Q' SOUTH

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Trading as Rob Pickett Design.

REGISTERED Building Practitioner plus CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

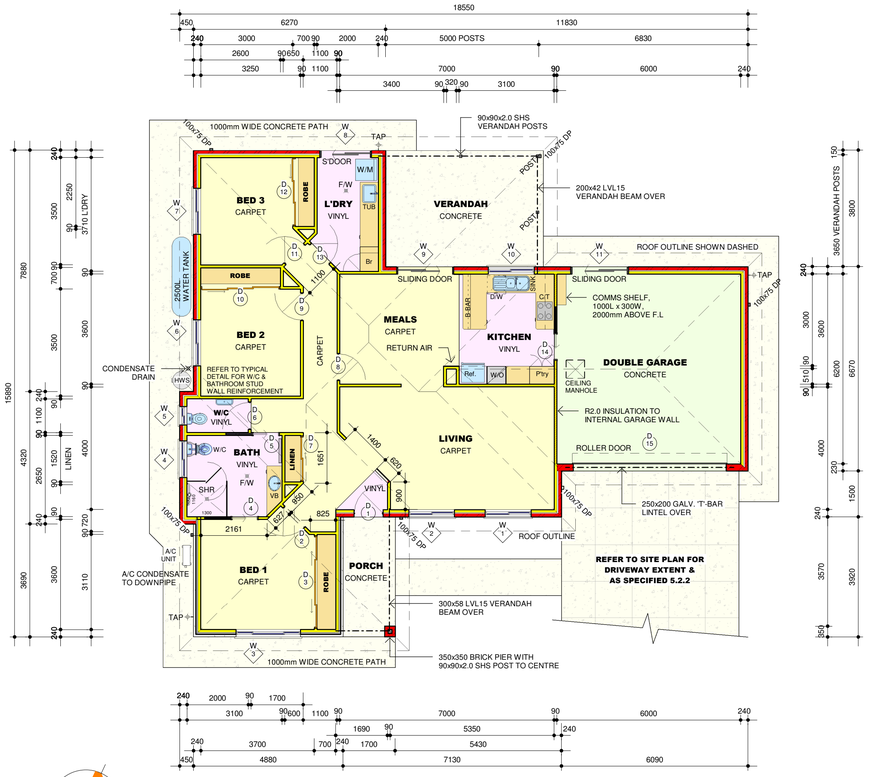
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A17
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 13 'Q' SOUTH-2021-7-28\7208 Edward River Council - UNIT 13 - TYPE 'Q' SOUTH - WD.rvt
02-Nov-21 10:20:00 AM

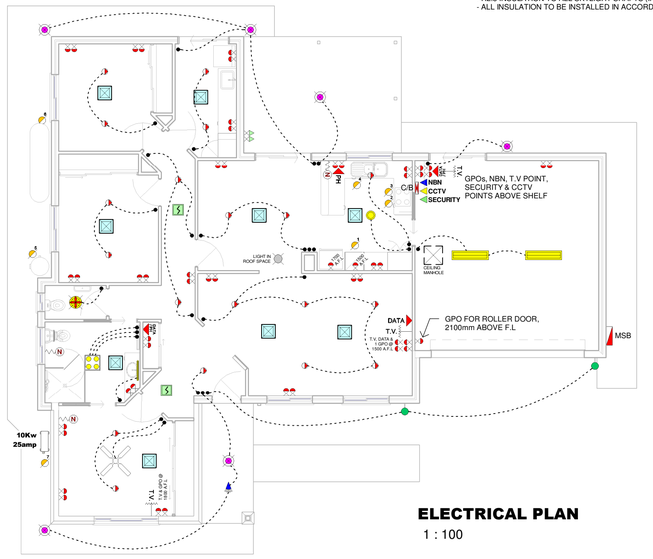
UNIT 14 - TYPE 'N'



UNIT 14 TYPE 'N' - FLOOR PLAN

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



ELECTRICAL PLAN

1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	WINDOW STYLE	AREA
1	1500	1500	ALUMINIUM SLIDING	2.25 m²
2	1500	1500	ALUMINIUM SLIDING	2.25 m²
3	1500	2100		3.15 m²
4	1000	1200	ALUMINIUM SLIDING, OBSCURE	1.20 m²
5	1000	600	ALUMINIUM SLIDING, OBSCURE	0.60 m²
6	1500	1500	ALUMINIUM SLIDING	2.25 m²
7	1500	1500	ALUMINIUM SLIDING	2.25 m²
8	2100	1600	ALUMINIUM SLIDING DOOR	3.36 m²
9	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
10	1000	1500	ALUMINIUM SLIDING	1.50 m²
11	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	2100	920	HINGED ENTRY DOOR
2	2040	920	HINGED INTERNAL
3	2340	2950	SLIDING ROBE DOORS
4	2040	870	CAVITY SLIDING DOOR
5	2040	870	CAVITY SLIDING DOOR
6	2040	870	HINGED INTERNAL
7	2340	1400	SLIDING ROBE DOORS
8	2040	870	HINGED INTERNAL
9	2040	870	HINGED INTERNAL
10	2340	2500	SLIDING ROBE DOORS
11	2040	870	HINGED INTERNAL
12	2340	2150	SLIDING ROBE DOORS
13	2040	870	HINGED INTERNAL
14	2040	870	CAVITY SLIDING DOOR
15	2100	5000	COLORBOND ROLLER DOOR

AREA TABULATION. APPROX AREAS. BUILDER TO CONFIRM

NAME	AREA	SQUARES
LIVING	140.8 m²	15.15
DOUBLE GARAGE	41.6 m²	4.48
VERANDAH	19.0 m²	2.05
PORCH	7.3 m²	0.78
	208.6 m²	22.46

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

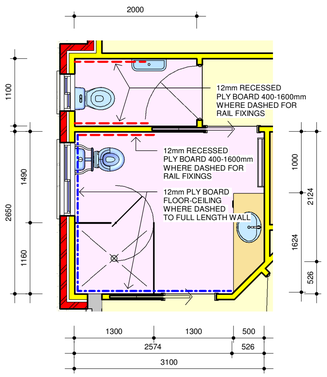
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



FLOOR PLAN - BATHROOM & W/C

1 : 50

ELECTRICAL LEGEND

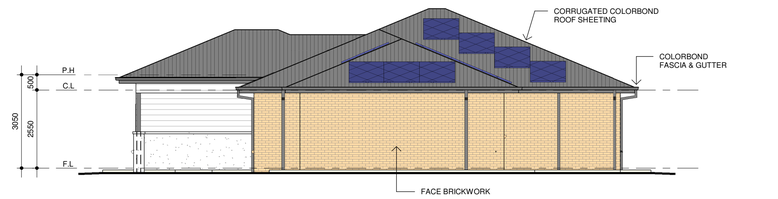
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	1	7 - A/C UNIT	25 amp
CCTV	1	CCTV CONTROL	- -
	9	CEILING DUCT REGISTER	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	- -
DATA	1	DATA POINT	600 above F.F.L or noted
DATA PH	2	DATA/PH POINT	
	19	DOWNLIGHT	L.E.D
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT ROUND	- -
	1	FLUORESCENT SINGLE 600mm	WALL MOUNTED

ELECTRICAL LEGEND

SYMBOL	QTY	DESCRIPTION	NOTES
	24	GPO DOUBLE	600 above F.F.L and 150 above benches
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
PH	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
	6	SOFFIT MOUNTED C.F.L	- -
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -

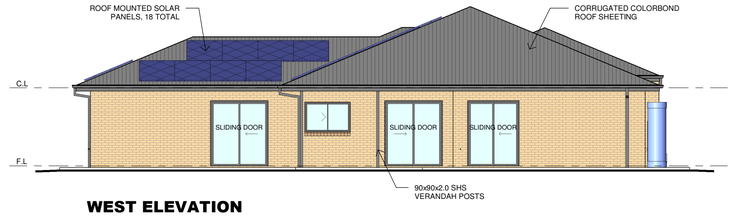
EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



WEST ELEVATION

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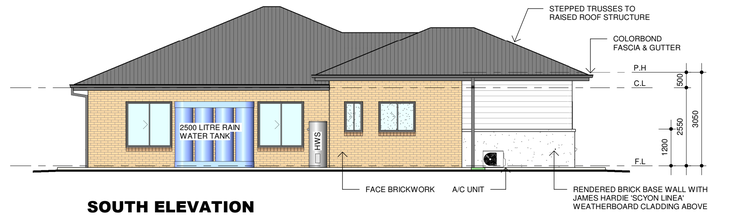

SOUTH ELEVATION

1 : 100

Edward River COUNCIL

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

UNIT 14 - TYPE 'N'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS,
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VIC:- DP/AD 1076

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

REGISTERED Building Practitioner plus CPD
BDAA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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 & 2
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A18
Date: 26-8-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 14 'C'\2021-7-28\7208 Edward River Council - UNIT 14 - TYPE 'N' - WD.rvt
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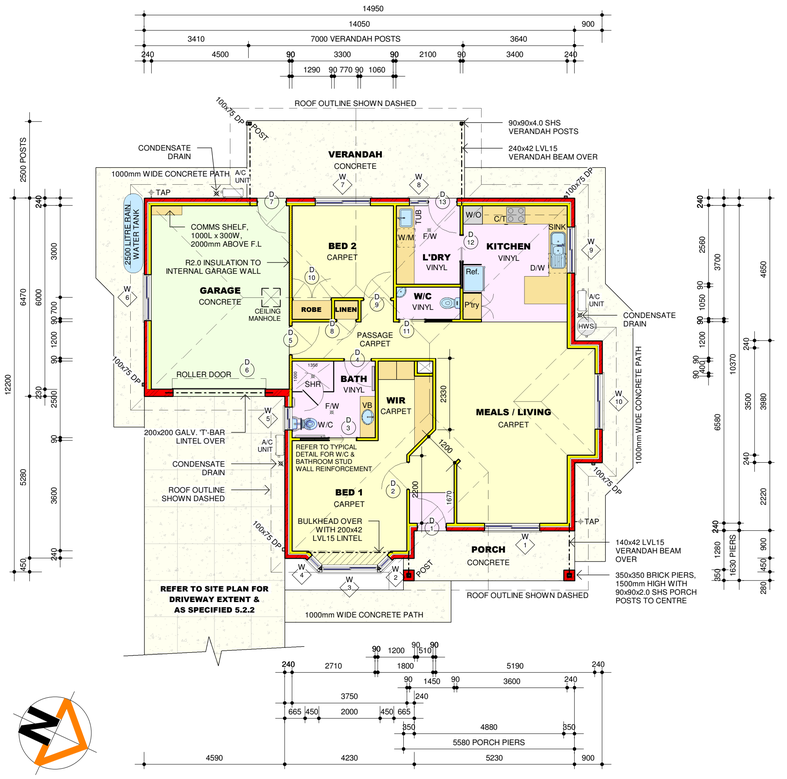
UNIT 15 - TYPE 'Q' NORTH



UNIT 15 TYPE 'Q' NORTH - FLOOR PLAN

1 : 100

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	NOTES	GLAZED
1	1500	1800	ALUMINIUM SLIDING	2.70 m²
2	1500	450	ALUMINIUM FIXED	0.68 m²
3	1500	1800	ALUMINIUM SLIDING	2.70 m²
4	1500	450	ALUMINIUM FIXED	0.68 m²
5	1000	750	ALUMINIUM SLIDING, OBSCURE	0.75 m²
6	1000	1500	ALUMINIUM SLIDING	1.50 m²
7	1500	1800	ALUMINIUM SLIDING	2.70 m²
8	1000	600	ALUMINIUM SLIDING	0.60 m²
9	1000	1500	ALUMINIUM SLIDING	1.50 m²
10	1500	1800	ALUMINIUM SLIDING	2.70 m²

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 CONFIM		
NAME	AREA	SQUARES
1 - LIVING	110.16 m²	11.86
2 - GARAGE	30.67 m²	3.30
3 - PORCH	8.78 m²	0.95
4 - VERANDAH	17.50 m²	1.88
	167.11 m²	17.99

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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm V/LLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

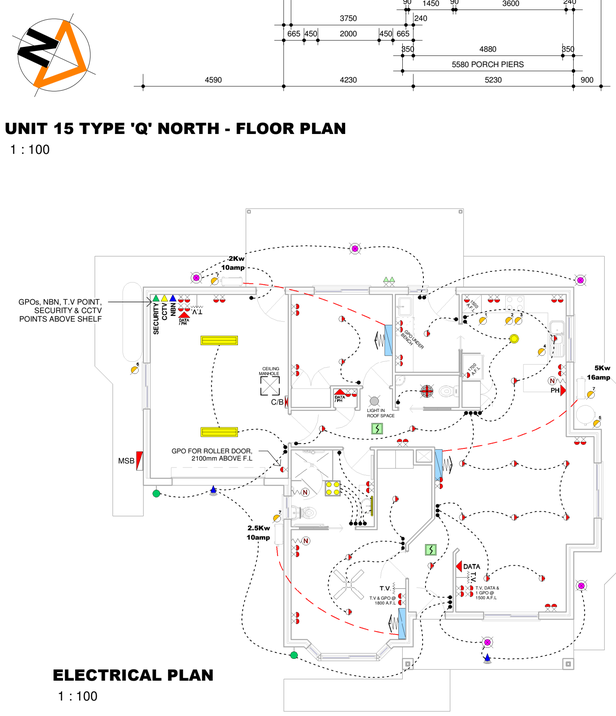
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

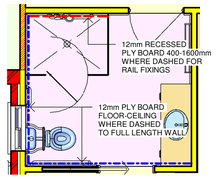
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



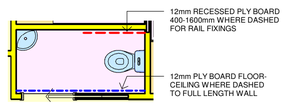
ELECTRICAL PLAN

1 : 100



FLOOR PLAN - BATHROOM

1 : 50

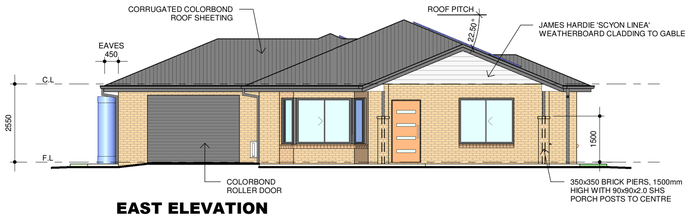


FLOOR PLAN - W/C

1 : 50

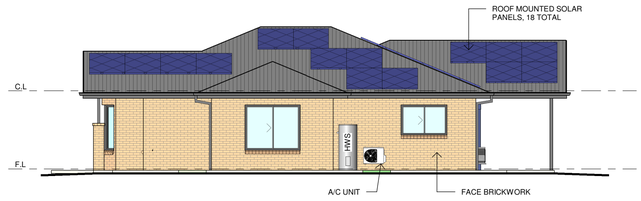
ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/16 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1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

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	5	LIGHT FITTING	SOFFIT MOUNTED
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	- -
	2	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or 150 above benches
PH	1	PHONE POINT	600 above F.F.L or 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -



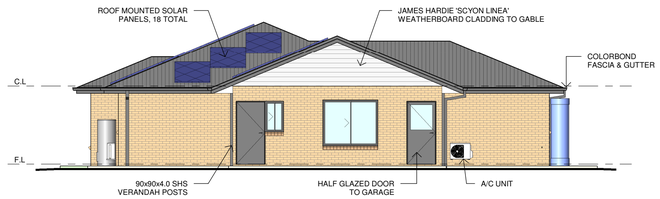
EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100

SOUTH ELEVATION

1 : 100

Edward River COUNCIL

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

UNIT 15 - TYPE 'Q' NORTH

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ABN 72 003 725 246
Trading as Rob Pickett Design.

REGISTERED Building Practitioner 20cl CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

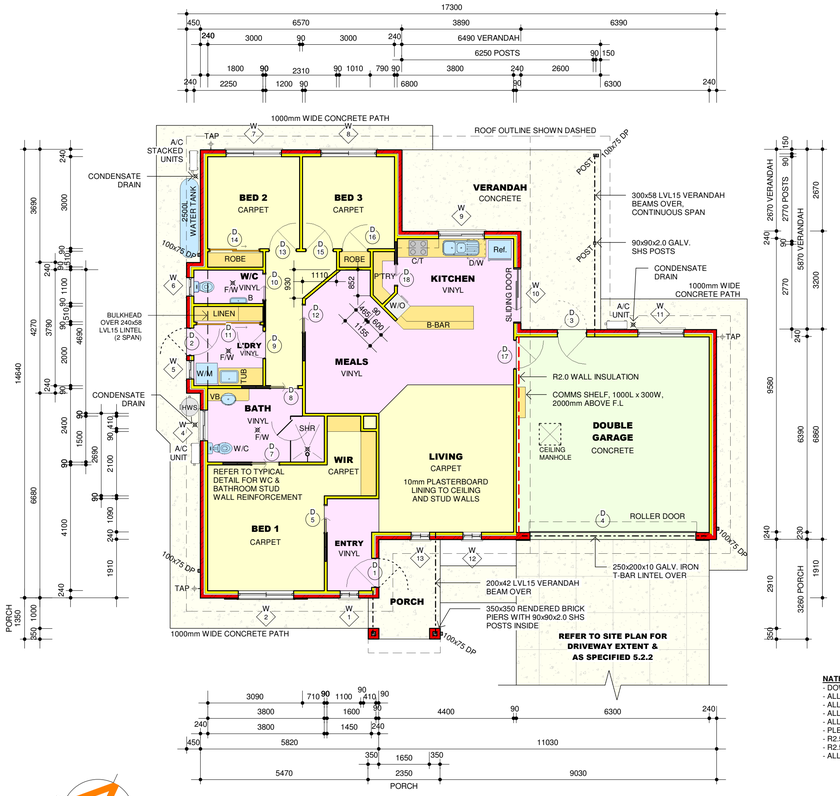
PROPOSED SENIOR LIVING PRECINCT - STAGE 1 & 2
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\UNIT 15 'Q' NORTH\2021-7-28\7208 Edward River Council - UNIT 15 - TYPE 'Q' NORTH - WD.rvt

SHEET SIZE "A1"
Sheet: A19
Date: 26-8-2021
Job No: 7208

02-Nov-21 10:24:51 AM

UNIT 16 - TYPE 'A'



UNIT 16 TYPE 'A' - FLOOR PLAN

1 : 100

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2100	920	ENTRY DOOR WITH FLYSCREEN
2	2040	870	HINGED EXTERNAL, HALF GLAZED
3	2040	920	HINGED EXTERNAL
4	2100	5400	COLORBOND ROLLER DOOR
5	2040	920	CAVITY SLIDING
7	2040	920	CAVITY SLIDING
8	2040	920	CAVITY SLIDING
9	2040	870	INTERNAL HINGED
10	2040	870	CAVITY SLIDING
11	2340	2100	LINEN SLIDING DOORS
12	2040	920	CAVITY SLIDING
13	2040	870	INTERNAL HINGED
14	2340	1650	ROBE SLIDING DOORS
15	2040	870	INTERNAL HINGED
16	2340	820	INTERNAL HINGED
17	2040	920	INTERNAL HINGED
18	2040	720	CAVITY SLIDING

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	1800	600	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
4	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
5	900	600	ALUMINIUM SLIDER
6	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
7	1800	1800	ALUMINIUM SLIDER
8	1800	1800	ALUMINIUM SLIDER
9	1000	1500	ALUMINIUM SLIDER
10	2100	1800	ALUMINIUM SLIDING DOOR
11	1000	1500	ALUMINIUM SLIDER
12	1800	600	ALUMINIUM SLIDER
13	1800	600	ALUMINIUM SLIDER

AREA TABULATION		
NAME	AREA	SQUARES
1 - LIVING	134.8 m²	14.49
2 - GARAGE	44.9 m²	4.82
3 - PORCH	7.0 m²	0.75
4 - VERANDAH	25.6 m²	2.76
	212.3 m²	22.83

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

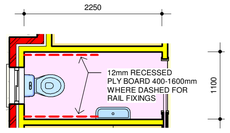
3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

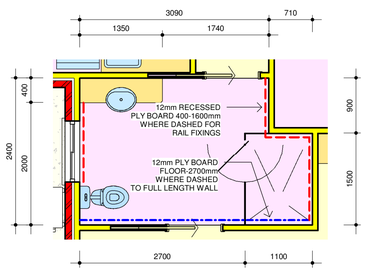
4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS
4.4. DRAUGHT PROOF GAPS & CRACKS

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



FLOOR PLAN - W/C

1 : 50



FLOOR PLAN - BATHROOM

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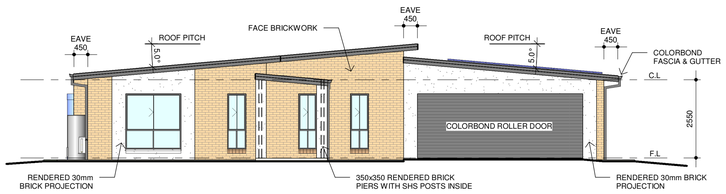
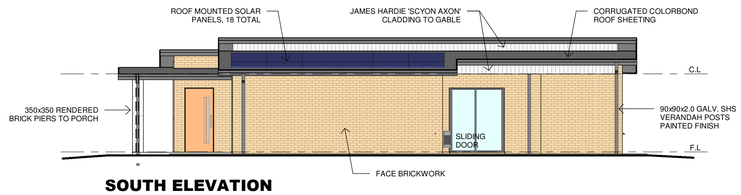


WEST ELEVATION

1 : 100



SOUTH ELEVATION

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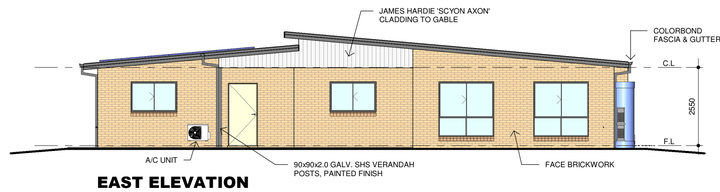

EAST ELEVATION

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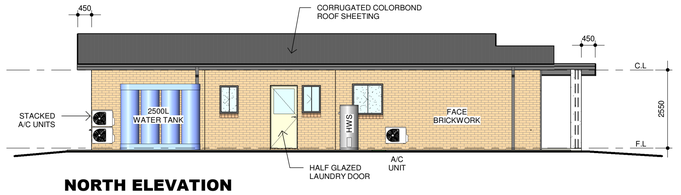

NORTH ELEVATION

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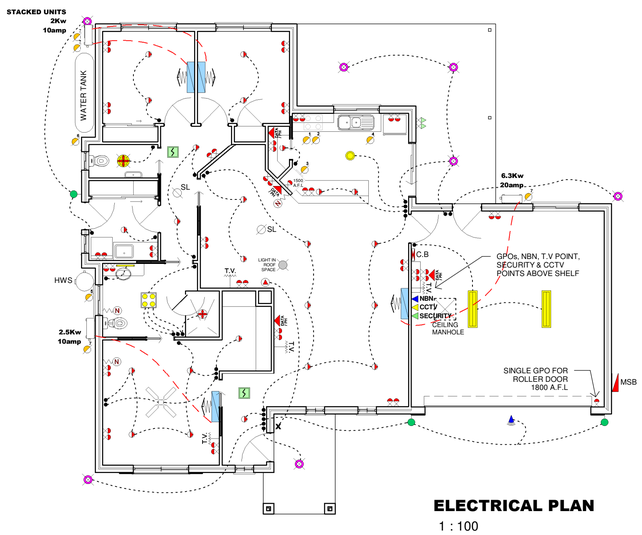
OPTION A



ELECTRICAL PLAN

1 : 100

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
DATA PHONE	4	DATA/PH POINT	600 above F.F.L or noted
	1	DOOR CHIME	- -
	24	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	24	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	2	GPO SINGLE	600 above F.F.L and 150 above benches
	2	LIGHT FITTING 2	1200mm L.E.D
	1	LIGHT FITTING 3	EXHAUST FAN LIGHT, 5 MIN. DELAY OFF FOR FAN
	1	LIGHT FITTING 4	600 WIDE FLUORESCENT
	1	LIGHT FITTING 6	CFL BATTEN IN ROOF SPACE
	1	LIGHT FITTING 7	L.E.D OYSTER BATTEN - LARGE
	1	LIGHT FITTING 8	TASTIC 4 LIGHT WITH EXHAUST, 5 MIN. DELAY OFF FOR FAN
	3	LIGHT FITTING 9	EXTERNAL WALL LIGHT
	7	LIGHT FITTING 10	EXTERNAL SOFFIT MOUNTED CFL
	33	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
SL	2	SKY LIGHT	250Ø TUBE SKYLIGHT 'SOLARTUBE'
	2	SMOKE DETECTOR	CLIPSAL 'FIRETEK' 755PSMA, HARD WIRED & INTERCONNECTED
T.V	4	T.V POINT	600 above F.F.L or noted
	4	WALL MOUNTED A/C UNIT	- -

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 16 - TYPE 'A'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS, COMMENCING SITE WORK OR FABRICATION WORK.
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ABN 72 003 725 246
Trading as Rob Pickett Design.

REGISTERED Building Practitioner DBDG CPD
bdag BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

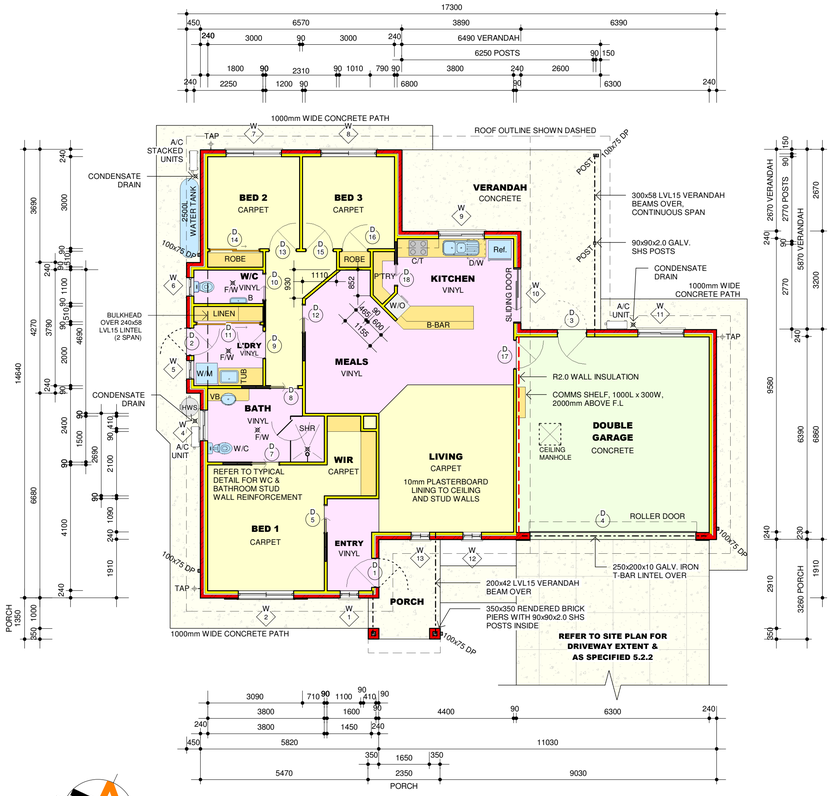
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A20
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 16 'A'\7208 Edward River Council - UNIT 16 - TYPE 'A' - WD.rvt 02-Nov-21 10:27:05 AM

UNIT 17 - TYPE 'A'



UNIT 17 TYPE 'A' - FLOOR PLAN

1 : 100

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2100	920	ENTRY DOOR WITH FLYSCREEN
2	2040	870	HINGED EXTERNAL, HALF GLAZED
3	2040	920	HINGED EXTERNAL
4	2100	5400	COLORBOND ROLLER DOOR
5	2040	920	CAVITY SLIDING
7	2040	920	CAVITY SLIDING
8	2040	920	CAVITY SLIDING
9	2040	870	INTERNAL HINGED
10	2040	870	CAVITY SLIDING
11	2340	2100	LINEN SLIDING DOORS
12	2040	920	CAVITY SLIDING
13	2040	870	INTERNAL HINGED
14	2340	1650	ROBE SLIDING DOORS
15	2040	870	INTERNAL HINGED
16	2340	820	INTERNAL HINGED
17	2040	920	INTERNAL HINGED
18	2040	720	CAVITY SLIDING

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	1800	600	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
4	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
5	900	600	ALUMINIUM SLIDER
6	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
7	1800	1800	ALUMINIUM SLIDER
8	1800	1800	ALUMINIUM SLIDER
9	1000	1500	ALUMINIUM SLIDER
10	2100	1800	ALUMINIUM SLIDING DOOR
11	1000	1500	ALUMINIUM SLIDER
12	1800	600	ALUMINIUM SLIDER
13	1800	600	ALUMINIUM SLIDER

AREA TABULATION		
NAME	AREA	SQUARES
1 - LIVING	134.8 m²	14.49
2 - GARAGE	44.9 m²	4.82
3 - PORCH	7.0 m²	0.75
4 - VERANDAH	25.6 m²	2.76
	212.3 m²	22.83

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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

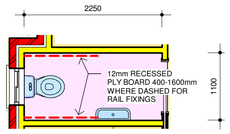
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

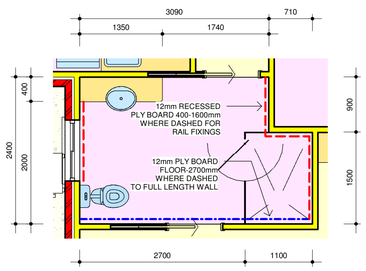
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



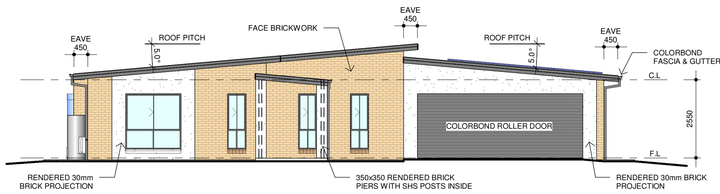
FLOOR PLAN - W/C

1 : 50



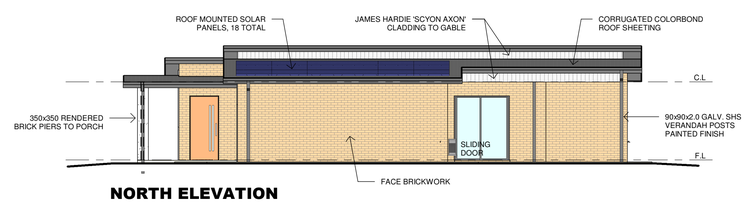
FLOOR PLAN - BATHROOM

1 : 50



EAST ELEVATION

1 : 100



NORTH ELEVATION

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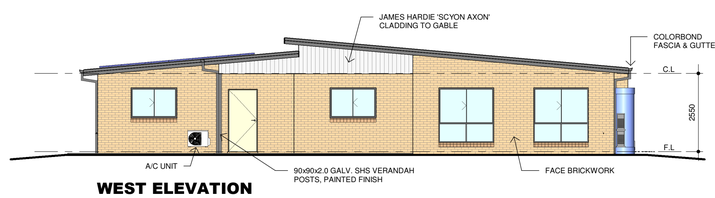

WEST ELEVATION

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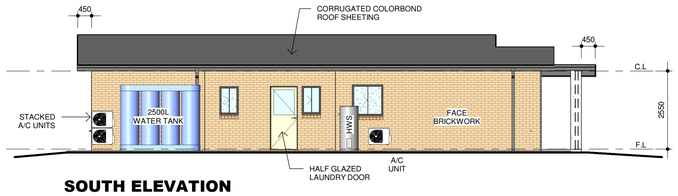
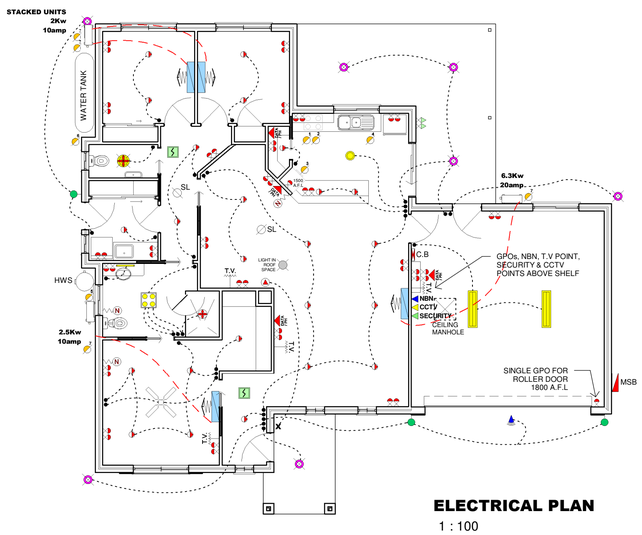


SOUTH ELEVATION

1 : 100

OPTION A



ELECTRICAL PLAN

1 : 100

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
TEL DATA	4	DATA/PH POINT	600 above F.F.L or noted
	1	DOOR CHIME	- -
	24	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	24	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	2	GPO SINGLE	600 above F.F.L and 150 above benches
	2	LIGHT FITTING 2	1200mm L.E.D
	1	LIGHT FITTING 3	EXHAUST FAN LIGHT, 5 MIN. DELAY OFF FOR FAN
	1	LIGHT FITTING 4	600 WIDE FLUORESCENT
	1	LIGHT FITTING 6	CFL BATTEN IN ROOF SPACE
	1	LIGHT FITTING 7	L.E.D OYSTER BATTEN - LARGE
	1	LIGHT FITTING 8	TASTIC 4 LIGHT WITH EXHAUST, 5 MIN. DELAY OFF FOR FAN
	3	LIGHT FITTING 9	EXTERNAL WALL LIGHT
	7	LIGHT FITTING 10	EXTERNAL SOFFIT MOUNTED CFL
	33	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
SL	2	SKY LIGHT	250Ø TUBE SKYLIGHT 'SOLARTUBE'
	2	SMOKE DETECTOR	CLIPSAL 'FIRETEK' 755PSMA. HARD WIRED & INTERCONNECTED
T.V	4	T.V POINT	600 above F.F.L or noted
	4	WALL MOUNTED A/C UNIT	- -

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 17 - TYPE 'A'

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Drawn By: **BRENDAN**
Checked By: **ROB**

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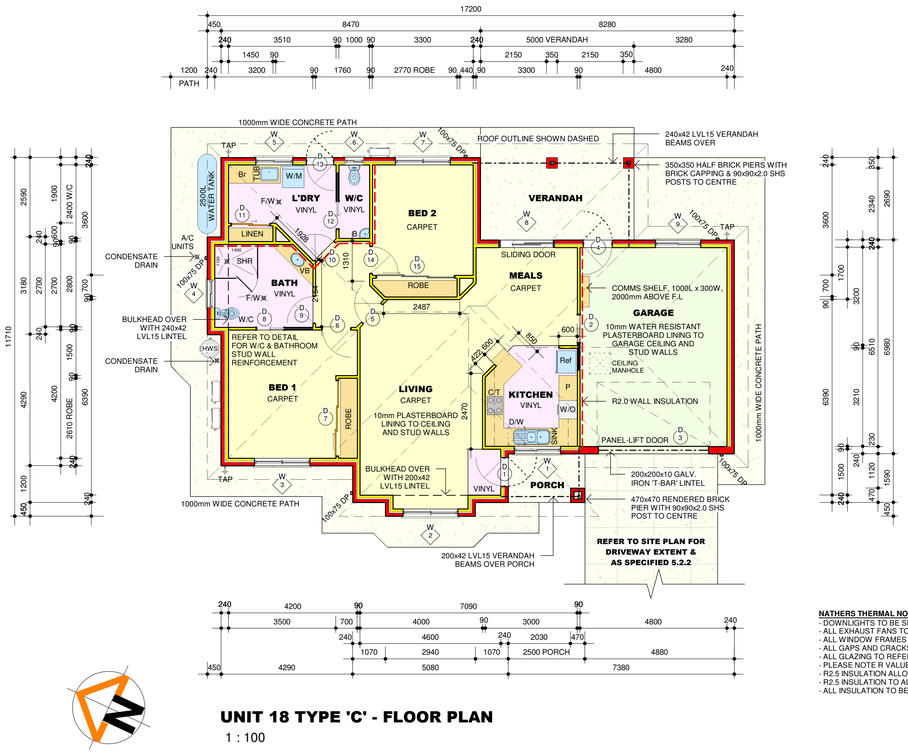
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"	
Sheet:	A21
Date:	30-9-2021
Job No:	7208

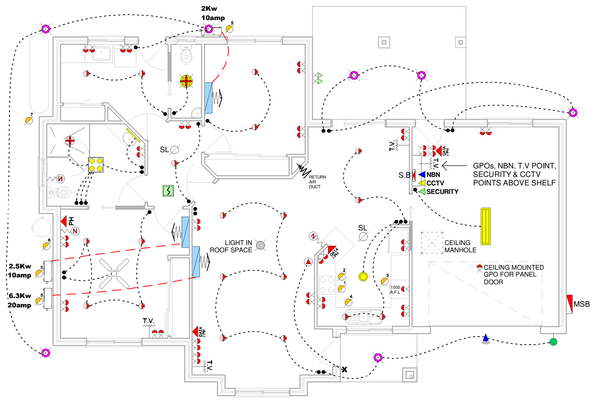
Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 17 'A'\7208 Edward River Council - UNIT 17 - TYPE 'A' - WD.rvt 02-Nov-21 10:28:26 AM

UNIT 18 - TYPE 'C'



UNIT 18 TYPE 'C' - FLOOR PLAN

1 : 100



ELECTRICAL 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	2600	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 m²	12.60
2 - GARAGE	35.2 m²	3.79
3 - PORCH	4.0 m²	0.43
4 - VERANDAH	13.5 m²	1.45
	169.6 m²	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

ELECTRICAL LEGEND

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

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

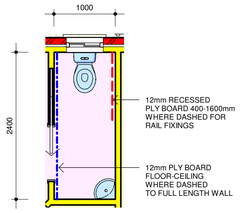
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

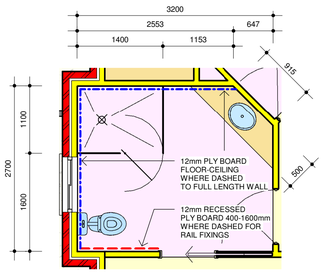
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



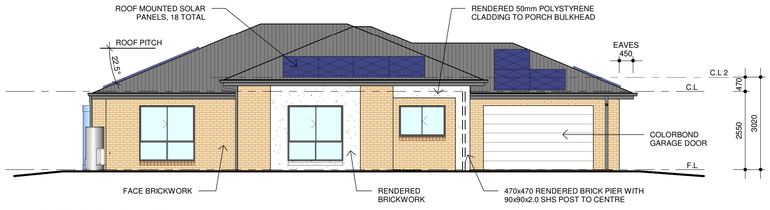
FLOOR PLAN - W/C

1 : 50



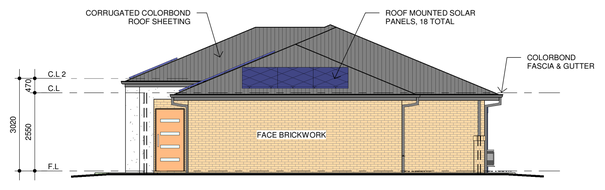
FLOOR PLAN - BATHROOM

1 : 50



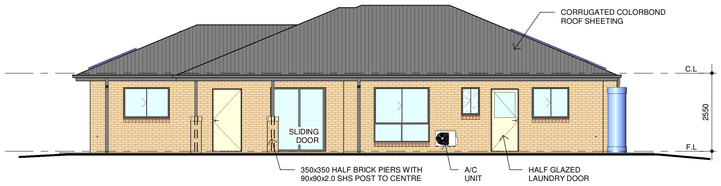
WEST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100



EAST ELEVATION

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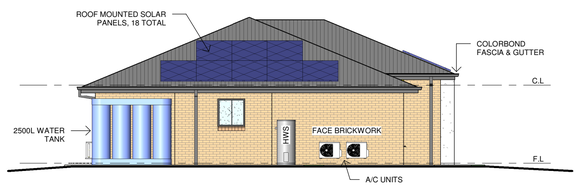

NORTH ELEVATION

1 : 100

OPTION A

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 18 - TYPE 'C'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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VIC:- DP/AD 1076
Incredible Ideas Pty. Ltd. ABN 72 003 725 246 Trading as Rob Pickett Design.

REGISTERED Building Practitioner plus CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

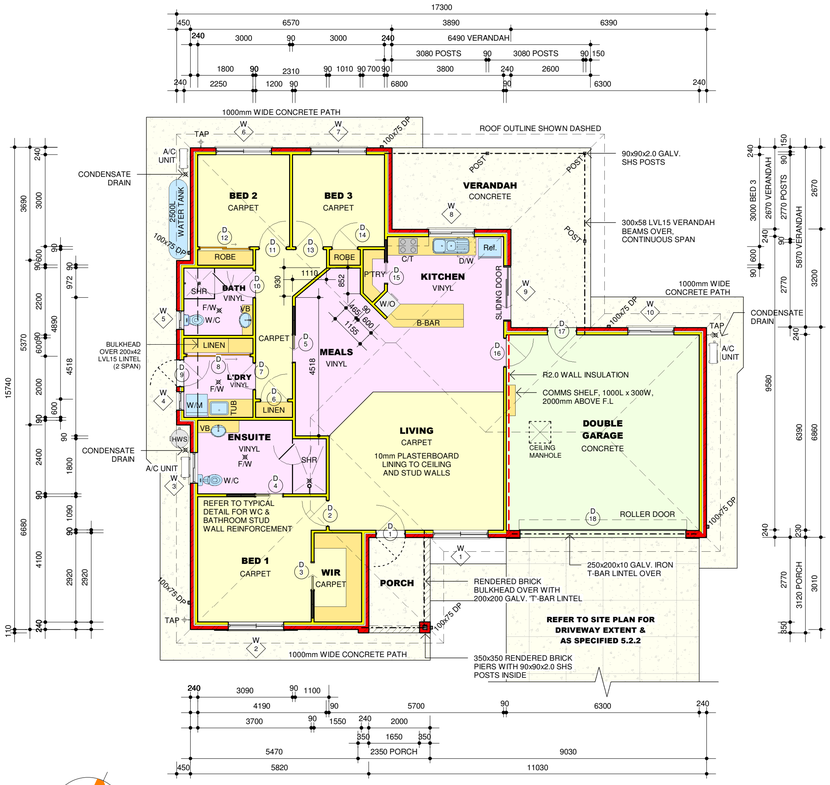
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A22
Date: 30-9-2021
Job No: 7208

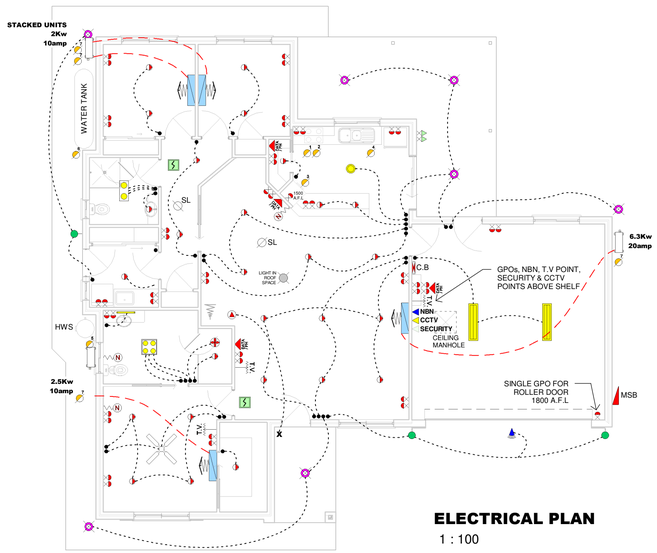
Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 18 "C"\7208 Edward River Council - UNIT 18 - TYPE 'C' - WD.rvt
02-Nov-21 10:30:20 AM

UNIT 19 - TYPE 'G'



UNIT 19 TYPE 'G' - FLOOR PLAN

1 : 100



ELECTRICAL PLAN

1 : 100

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	2100	920	ENTRY DOOR WITH FLYSCREEN
2	2040	820	INTERNAL HINGED
3	2040	920	CAVITY SLIDING
4	2040	920	CAVITY SLIDING
5	2040	920	CAVITY SLIDING
6	2040	870	INTERNAL HINGED
7	2040	870	INTERNAL HINGED
8	2340	2100	LINEN SLIDING DOORS
9	2040	870	HINGED EXTERNAL, HALF GLAZED
10	2040	870	INTERNAL HINGED
11	2040	870	INTERNAL HINGED
12	2340	1650	ROBE SLIDING DOORS
13	2040	870	INTERNAL HINGED
14	2340	820	INTERNAL HINGED
15	2040	720	CAVITY SLIDING
16	2040	920	INTERNAL HINGED
17	2040	920	HINGED EXTERNAL
18	2100	5400	COLORBOND ROLLER DOOR

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	1800	1800	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
3	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
4	900	600	ALUMINIUM SLIDER
5	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
6	1800	1800	ALUMINIUM SLIDER
7	1800	1800	ALUMINIUM SLIDER
8	1000	1500	ALUMINIUM SLIDER
9	2100	1800	ALUMINIUM SLIDING DOOR
10	1000	1500	ALUMINIUM SLIDER

AREA TABULATION

NAME	AREA	SQUARES
1 - LIVING	141.7 m²	15.23
2 - GARAGE	44.9 m²	4.82
3 - PORCH	6.2 m²	0.67
4 - VERANDAH	25.6 m²	2.76
	218.4 m²	23.49

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
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
TEL DATA TV	4	DATA/PH POINT	600 above F.F.L or noted
	1	DOOR CHIME	- -
	27	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	23	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	2	GPO SINGLE	600 above F.F.L and 150 above benches
	2	LIGHT FITTING 2	1200mm L.E.D
	1	LIGHT FITTING 4	600 WIDE FLUORESCENT
	1	LIGHT FITTING 6	CFL BATTEN IN ROOF SPACE
	1	LIGHT FITTING 7	L.E.D OYSTER BATTEN - LARGE
	1	LIGHT FITTING 8	TASTIC 4 LIGHT WITH EXHAUST, 5 MIN. DELAY OFF FOR FAN
	3	LIGHT FITTING 9	EXTERNAL WALL LIGHT
	7	LIGHT FITTING 10	EXTERNAL SOFFIT MOUNTED CFL
	35	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
SL	2	SKY LIGHT	250Ø TUBE SKYLIGHT 'SOLARTUBE'
	2	SMOKE DETECTOR	CLIPSAL 'FIRETEK' 755PSMA, HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 2 LIGHT	- -
	4	WALL MOUNTED A/C UNIT	- -

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, LDRY COLD WATER TAP

2. THERMAL COMFORT

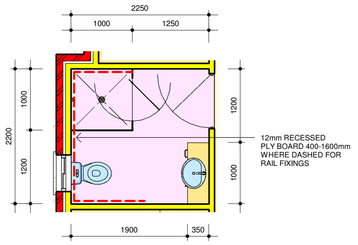
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

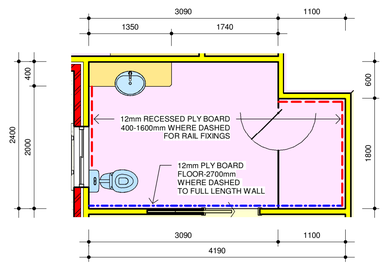
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



FLOOR PLAN - BATHROOM

1 : 50



FLOOR PLAN - ENSUITE

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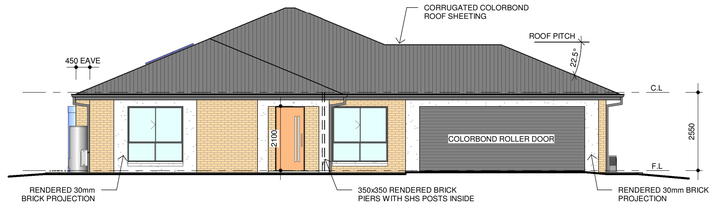
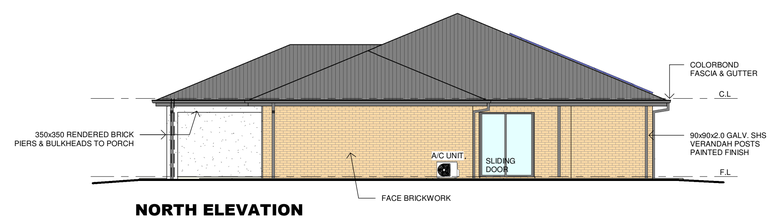


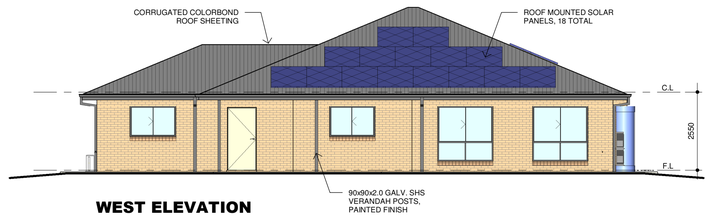
EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



WEST ELEVATION

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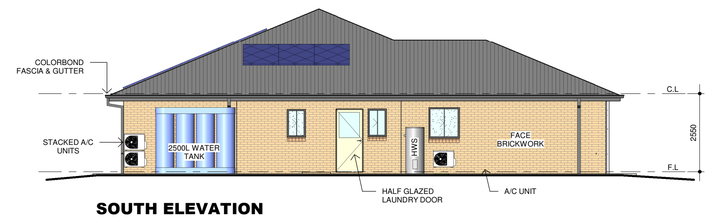

SOUTH ELEVATION

1 : 100

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 19 - TYPE 'G'

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Trading as Rob Pickett Design.

REGISTERED Building Practitioner plus CPD
BDAA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

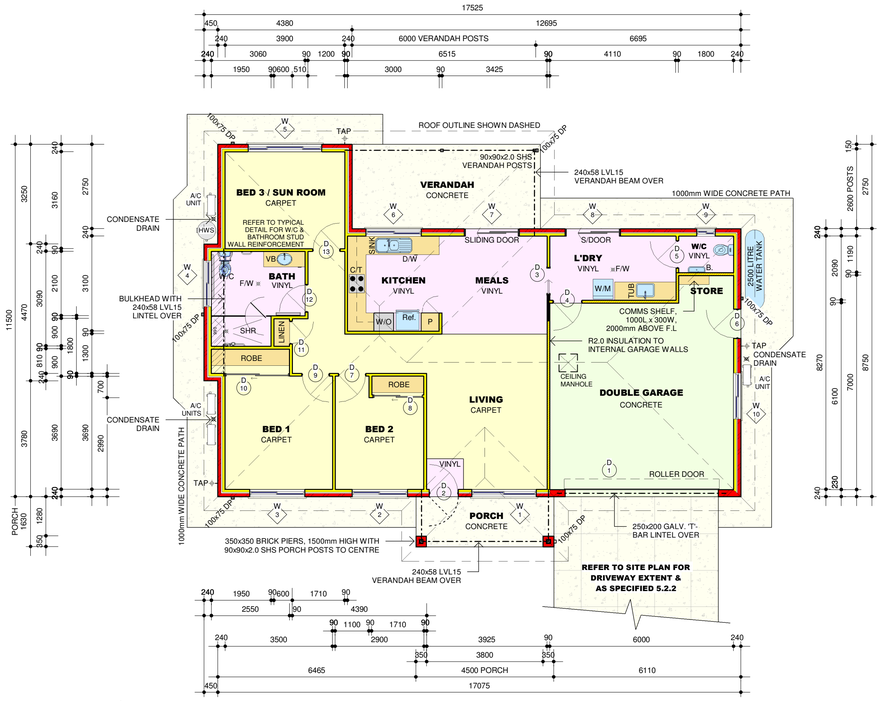
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A23
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 19 'G'\7208 Edward River Council - UNIT 19 - TYPE 'G' - WD.rvt 02-Nov-21 10:36:12 AM

UNIT 20 - TYPE 'X'



UNIT 20 TYPE 'X' - FLOOR PLAN

1 : 100

AREA TABULATION. APPROX AREAS. BUILDER TO CONFIRM

NAME	AREA	SQUARES
1 - LIVING	122.1 m²	13.15
2 - GARAGE	41.3 m²	4.45
3 - VERANDAH	16.9 m²	1.82
4 - PORCH	6.2 m²	0.66
	186.5 m²	20.08

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	2200	5000	COLORBOND ROLLER DOOR
2	2100	920	HINGED ENTRY DOOR
3	2040	870	CAVITY SLIDING
4	2040	920	HINGED INTERNAL
5	2040	870	HINGED INTERNAL
6	2040	920	HINGED EXTERNAL
7	2040	870	HINGED INTERNAL
8	2340	1640	SLIDING ROBE DOORS
9	2040	870	HINGED INTERNAL
10	2340	2100	SLIDING ROBE DOORS
11	2340	720	HINGED INTERNAL
12	2040	870	HINGED INTERNAL
13	2040	870	HINGED INTERNAL

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	WINDOW STYLE	AREA
1	1500	2100	ALUMINIUM SLIDING	3.15 m²
2	1500	1800	ALUMINIUM SLIDING	2.70 m²
3	1500	1800	ALUMINIUM SLIDING	2.70 m²
4	900	1500	ALUMINIUM SLIDING, OBSCURE	1.35 m²
5	1500	2400	ALUMINIUM SLIDING	3.60 m²
6	1100	1800	ALUMINIUM SLIDING	1.98 m²
7	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
8	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
9	1000	600	ALUMINIUM SLIDING, OBSCURE	0.60 m²
10	900	1500	ALUMINIUM SLIDING	1.35 m²

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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

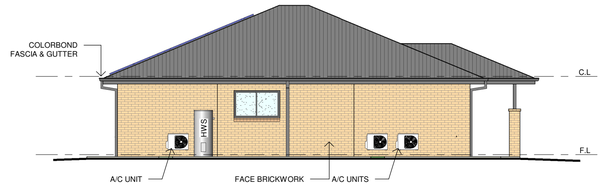
3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS
4.4. DRAUGHT PROOF GAPS & CRACKS

WEST ELEVATION

1 : 100



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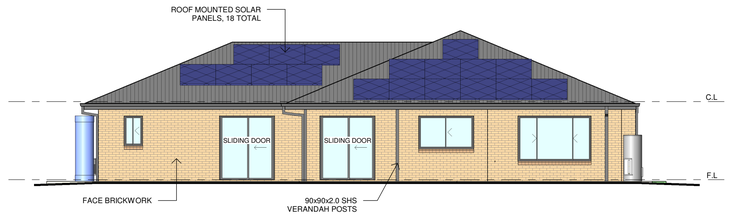
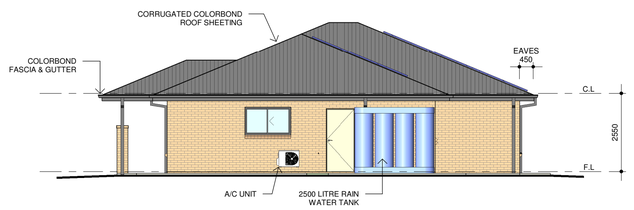


EAST ELEVATION

1 : 100

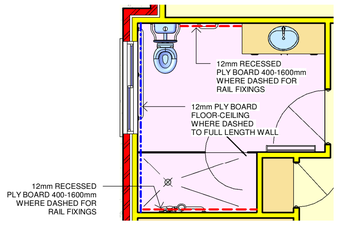


SOUTH ELEVATION

1 : 100

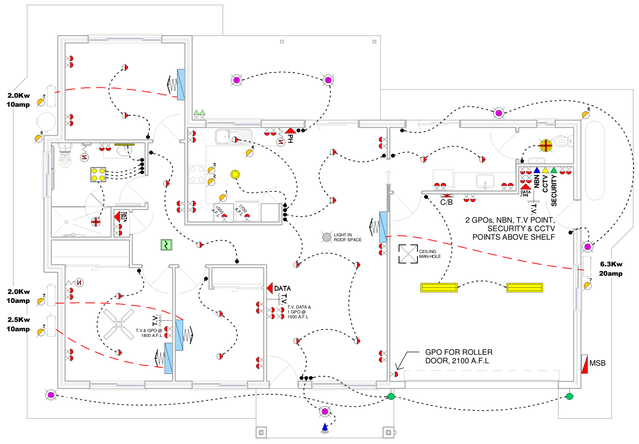
FLOOR PLAN - W/C

1 : 50



FLOOR PLAN - BATHROOM

1 : 50



ELECTRICAL PLAN

1 : 100

ELECTRICAL LEGEND

SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	- -
DATA	1	DATA POINT	300 above F.F.L or noted
PH	2	DATA/PH POINT	
	17	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT ROUND	- -
	1	FLUORESCENT SINGLE 600mm	WALL MOUNTED
	24	GPO DOUBLE	600 above F.F.L and 150 above benches
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	6	LIGHT FITTING	SOFFIT MOUNTED
	1	LIGHT FITTING ROOF	- -
	24	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	- -
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L and 150 above benches
PH	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	1	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -
	4	WALL MOUNTED A/C UNIT	- -

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 20 - TYPE 'X'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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VIC:- DP/AD 1076

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

REGISTERED Building Practitioner plus CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

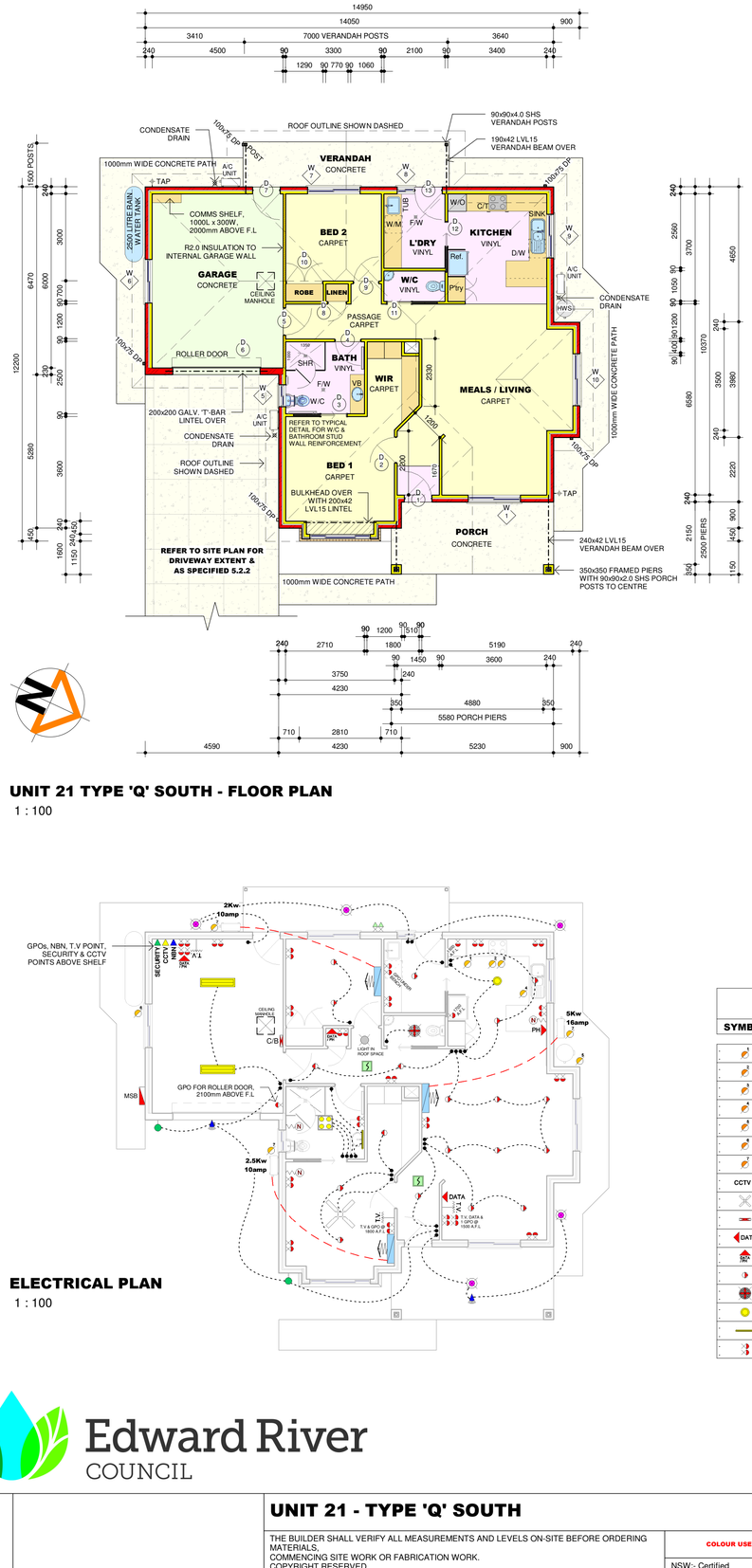
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A24
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 20 'X'\7208 Edward River Council - UNIT 20 - TYPE 'X' - WD.rvt 02-Nov-21 10:37:35 AM

UNIT 21 - TYPE 'Q' SOUTH



UNIT 21 TYPE 'Q' SOUTH - FLOOR PLAN

1 : 100

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	NOTES	GLAZED
1	1500	1800	ALUMINIUM SLIDING	2.70 m²
3	1500	2100	ALUMINIUM SLIDING	3.15 m²
5	1000	750	ALUMINIUM SLIDING, OBSCURE	0.75 m²
6	1000	1500	ALUMINIUM SLIDING	1.50 m²
7	1500	1800	ALUMINIUM SLIDING	2.70 m²
8	1000	600	ALUMINIUM SLIDING	0.60 m²
9	1000	1500	ALUMINIUM SLIDING	1.50 m²
10	1500	1800	ALUMINIUM SLIDING	2.70 m²

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	110.32 m²	11.88
2 - GARAGE	30.67 m²	3.30
3 - PORCH	13.64 m²	1.47
4 - VERANDAH	10.50 m²	1.13
	165.13 m²	17.77

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

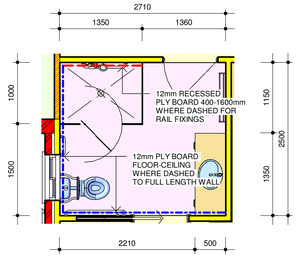
3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

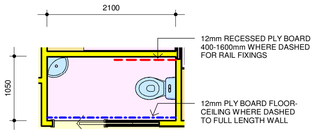
4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS

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



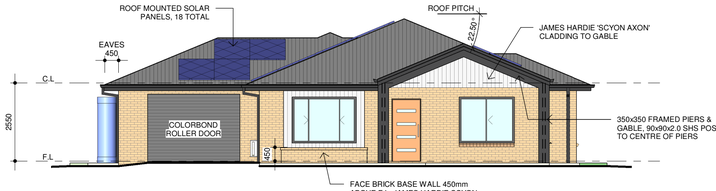
FLOOR PLAN - BATHROOM

1 : 50



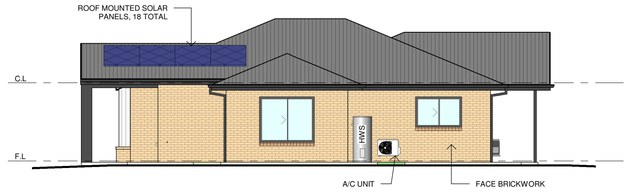
FLOOR PLAN - W/C

1 : 50



EAST ELEVATION

1 : 100

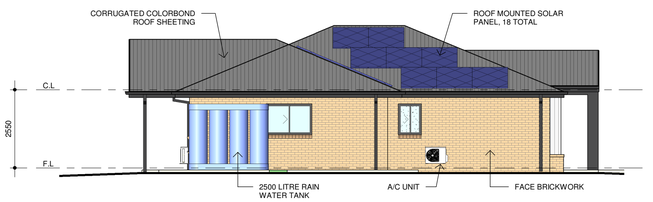


NORTH ELEVATION

1 : 100

WEST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100

ELECTRICAL PLAN

1 : 100

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

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	5	LIGHT FITTING	SOFFIT MOUNTED
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	MAIN SWITCHBOARD	- -
	2	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or 150 above benches
PH	1	PHONE POINT	600 above F.F.L or 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 21 - TYPE 'Q' SOUTH

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Trading as Rob Pickett Design.

REGISTERED Building Practitioner plus CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

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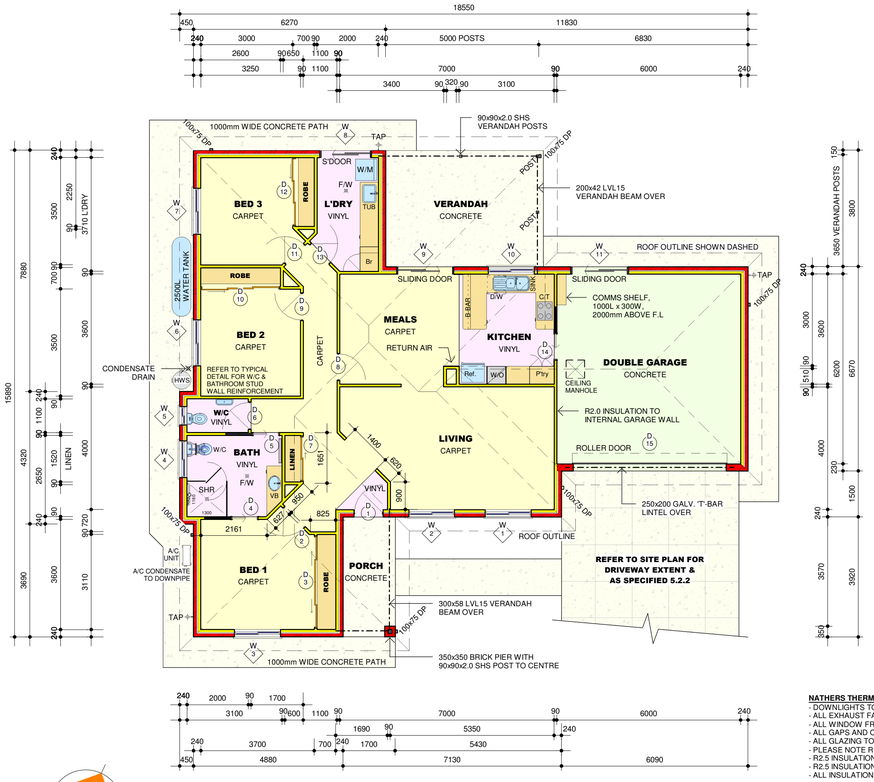
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A25
Date: 30-9-2021
Job No: 7208

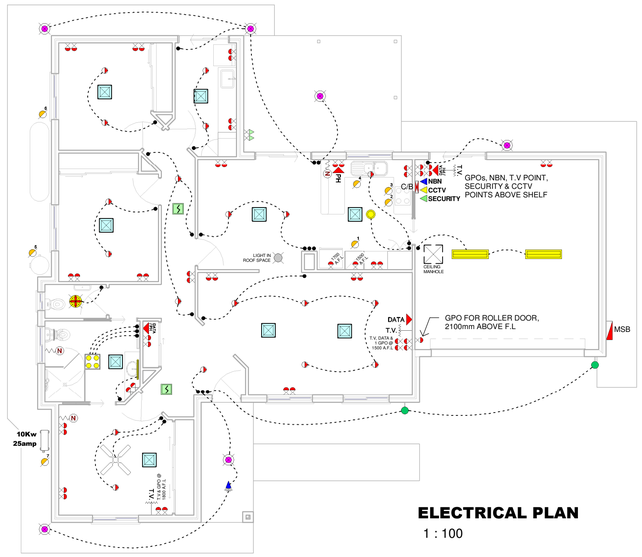
Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 21 'Q' SOUTH\7208 Edward River Council - UNIT 21 - TYPE 'Q' SOUTH - WD.rvt 02-Nov-21 10:39:27 AM

UNIT 22 - TYPE 'N'



UNIT 22 TYPE 'N' - FLOOR PLAN

1 : 100



ELECTRICAL PLAN

1 : 100

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	WINDOW STYLE	AREA
1	1500	1500	ALUMINIUM SLIDING	2.25 m²
2	1500	1500	ALUMINIUM SLIDING	2.25 m²
3	1500	1500	ALUMINIUM SLIDING	2.25 m²
4	1000	1200	ALUMINIUM SLIDING, OBSCURE	1.20 m²
5	1000	600	ALUMINIUM SLIDING, OBSCURE	0.60 m²
6	1500	1500	ALUMINIUM SLIDING	2.25 m²
7	1500	1500	ALUMINIUM SLIDING	2.25 m²
8	2100	1600	ALUMINIUM SLIDING DOOR	3.36 m²
9	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
10	1000	1500	ALUMINIUM SLIDING	1.50 m²
11	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2100	920	HINGED ENTRY DOOR
2	2040	920	HINGED INTERNAL
3	2340	2950	SLIDING ROBE DOORS
4	2040	870	CAVITY SLIDING DOOR
5	2040	870	CAVITY SLIDING DOOR
6	2040	870	HINGED INTERNAL
7	2340	1400	SLIDING ROBE DOORS
8	2040	870	HINGED INTERNAL
9	2040	870	HINGED INTERNAL
10	2340	2500	SLIDING ROBE DOORS
11	2040	870	HINGED INTERNAL
12	2340	2150	SLIDING ROBE DOORS
13	2040	870	HINGED INTERNAL
14	2040	870	CAVITY SLIDING DOOR
15	2100	5000	COLORBOND ROLLER DOOR

AREA TABULATION. APPROX AREAS. BUILDER TO CONFIRM		
NAME	AREA	SQUARES
LIVING	142.0 m²	15.29
DOUBLE GARAGE	41.6 m²	4.48
VERANDAH	19.6 m²	2.11
PORCH	6.7 m²	0.72
	209.9 m²	22.59

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

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2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450crs THROUGHOUT

BASIX COMMITMENTS:-

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1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

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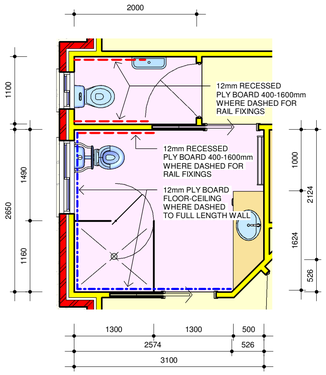
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE ARCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE ARCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



FLOOR PLAN - BATHROOM & W/C

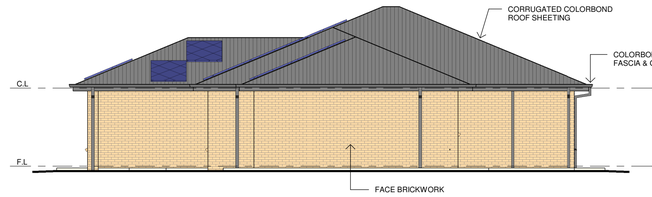
1 : 50

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	1	7 - A/C UNIT	25 amp
CCTV	1	CCTV CONTROL	- -
	9	CEILING DUCT REGISTER	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	- -
DATA	1	DATA POINT	600 above F.F.L or noted
DATA PH	2	DATA/PH POINT	
	19	DOWNLIGHT	L.E.D
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT ROUND	- -
	1	FLUORESCENT SINGLE 600mm	WALL MOUNTED

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	24	GPO DOUBLE	600 above F.F.L and 150 above benches
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
PH	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
	6	SOFFIT MOUNTED C.F.L	- -
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -

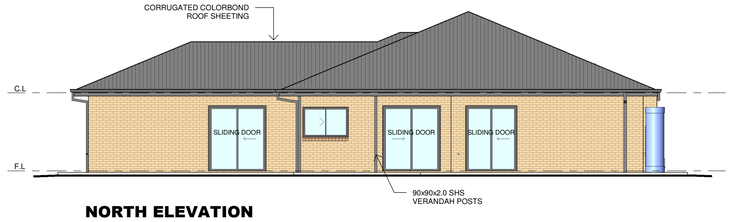
SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

WEST ELEVATION

1 : 100

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 22 - TYPE 'N'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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VIC:- DP/AD 1076

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

REGISTERED Building Practitioner
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

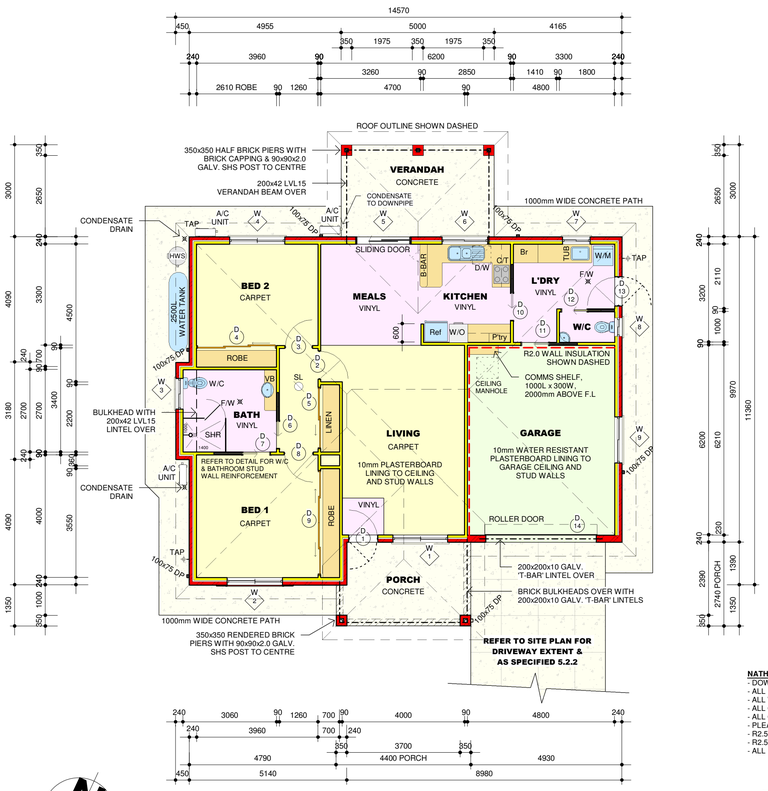
For: EDWARD RIVER COUNCIL

At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

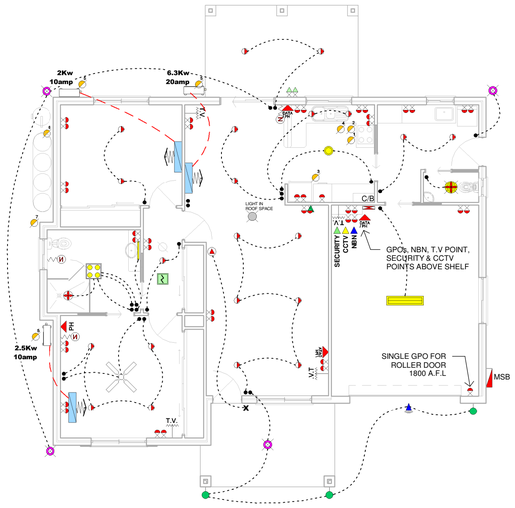
SHEET SIZE "A1"
Sheet: A26
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 22 'N'\7208 Edward River Council - UNIT 22 - TYPE 'N' - WD.rvt 02-Nov-21 10:40:57 AM

UNIT 23 - TYPE 'D'



UNIT 23 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 m²	12.57
2 - GARAGE	32.5 m²	3.49
3 - PORCH	11.6 m²	1.24
4 - VERANDAH	15.0 m²	1.61
	175.9 m²	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
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	3	5 - ISOLATOR FOR AIR CONDITIONER	10/20 amp
	1	6 -ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	7 - ISOLATOR FOR WATER PUMP	10 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
TEL	3	DATA/PH POINT	600 above F.F.L and 150 above benches
	1	DOOR CHIME	- -
	21	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT 600mm	WALL MOUNTED
	1	FLUORESCENT ROUND	- -
	20	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L
	2	GPO SINGLE	600 above F.F.L and 150 above benches or as noted
	1	L.E.D PANEL, 1200mm	- -
	1	LIGHT FITTING ROOF	CFL BATTEN IN ROOF SPACE
	25	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L
T	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	1	SMOKE DETECTOR, HARD WIRED	CLIPSAL 'FIRETEK' 755PSMA
	4	SOFFIT MOUNTED CFL	- -
T.V.	4	T.V POINT	
	1	TASTIC 4 LIGHT	200Ø EXHAUST
	3	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, LDRY COLD WATER TAP

2. THERMAL COMFORT

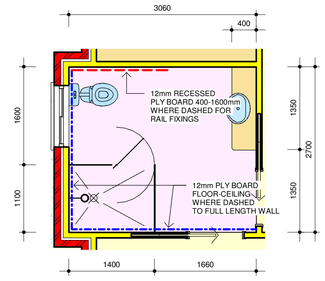
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

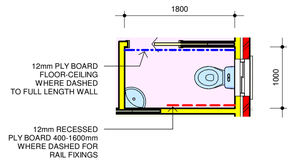
3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

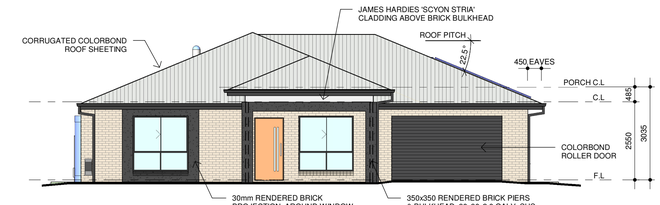
4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



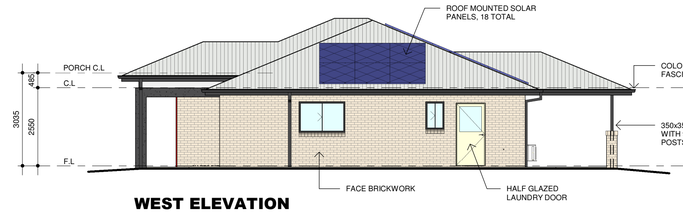
FLOOR PLAN - BATHROOM
1 : 50



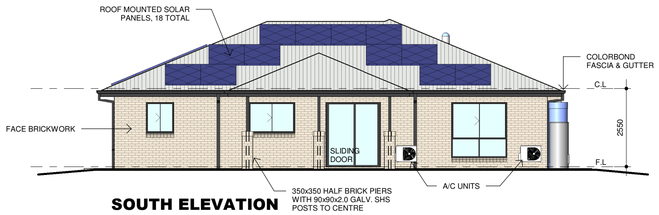
FLOOR PLAN - W/C
1 : 50



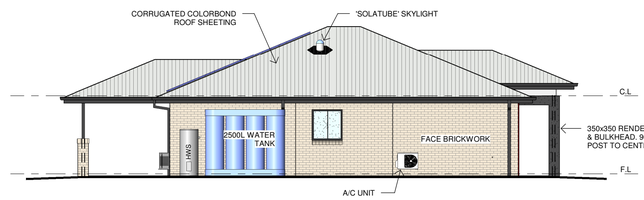
NORTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 23 - TYPE 'D'

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

REGISTERED Building Practitioner DBU CPD
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

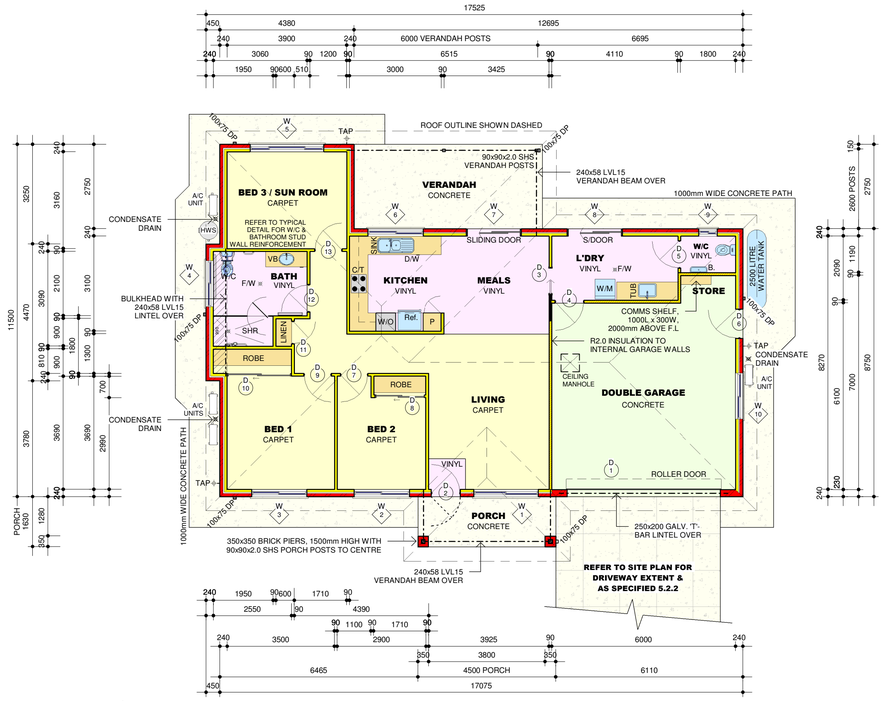
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A27
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 23 'D'\7208 Edward River Council - UNIT 23 - TYPE 'D' - WD.rvt
02-Nov-21 10:42:28 AM

UNIT 24 - TYPE 'X'



UNIT 24 TYPE 'X' - FLOOR PLAN

1 : 100

AREA TABULATION. APPROX AREAS. BUILDER TO CONFIM		
NAME	AREA	SQUARES
1 - LIVING	122.1 m²	13.15
2 - GARAGE	41.3 m²	4.45
3 - VERANDAH	16.9 m²	1.82
4 - PORCH	6.2 m²	0.66
	186.5 m²	20.08

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2200	5000	COLORBOND ROLLER DOOR
2	2100	920	HINGED ENTRY DOOR
3	2040	870	CAVITY SLIDING
4	2040	920	HINGED INTERNAL
5	2040	870	HINGED INTERNAL
6	2040	920	HINGED EXTERNAL
7	2040	870	HINGED INTERNAL
8	2340	1640	SLIDING ROBE DOORS
9	2040	870	HINGED INTERNAL
10	2340	2100	SLIDING ROBE DOORS
11	2340	720	HINGED INTERNAL
12	2040	870	HINGED INTERNAL
13	2040	870	HINGED INTERNAL

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	WINDOW STYLE	AREA
1	1500	2100	ALUMINIUM SLIDING	3.15 m²
2	1500	1800	ALUMINIUM SLIDING	2.70 m²
3	1500	1800	ALUMINIUM SLIDING	2.70 m²
4	900	1500	ALUMINIUM SLIDING, OBSCURE	1.35 m²
5	1500	2400	ALUMINIUM SLIDING	3.60 m²
6	1100	1800	ALUMINIUM SLIDING	1.98 m²
7	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
8	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
9	1000	600	ALUMINIUM SLIDING, OBSCURE	0.60 m²
10	900	1500	ALUMINIUM SLIDING	1.35 m²

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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

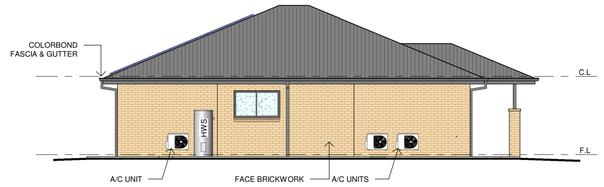
3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS

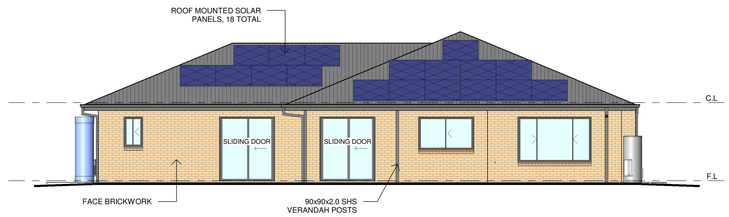
SOUTH ELEVATION

1 : 100



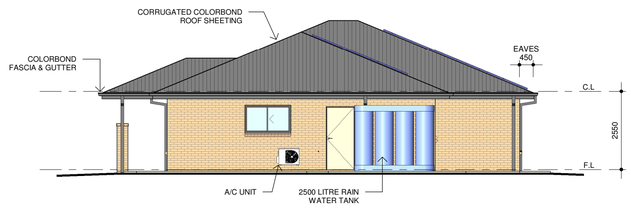
WEST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

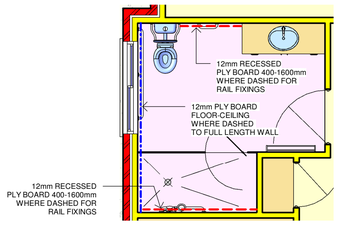


EAST ELEVATION

1 : 100

FLOOR PLAN - W/C

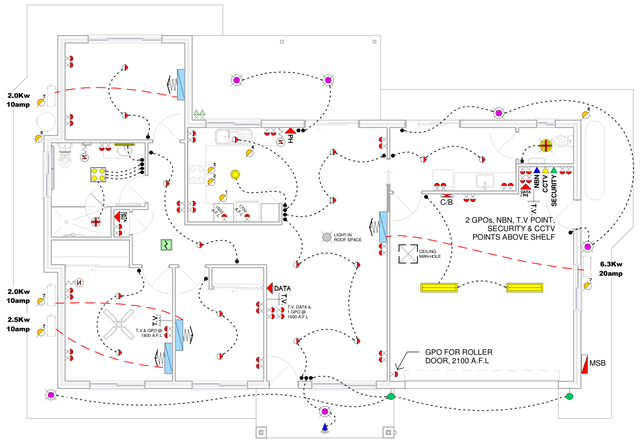
1 : 50



FLOOR PLAN - BATHROOM

1 : 50

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	- -
DATA	1	DATA POINT	300 above F.F.L or noted
DATA PH	2	DATA/PH POINT	
	17	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT ROUND	- -
	1	FLUORESCENT SINGLE 600mm	WALL MOUNTED
	24	GPO DOUBLE	600 above F.F.L and 150 above benches
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	6	LIGHT FITTING	SOFFIT MOUNTED
	1	LIGHT FITTING ROOF	- -
	24	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	- -
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L and 150 above benches
PH	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	1	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -
	4	WALL MOUNTED A/C UNIT	- -



ELECTRICAL PLAN

1 : 100

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 24 - TYPE 'X'

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REGISTERED Building Practitioner plus CPD
bdag BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

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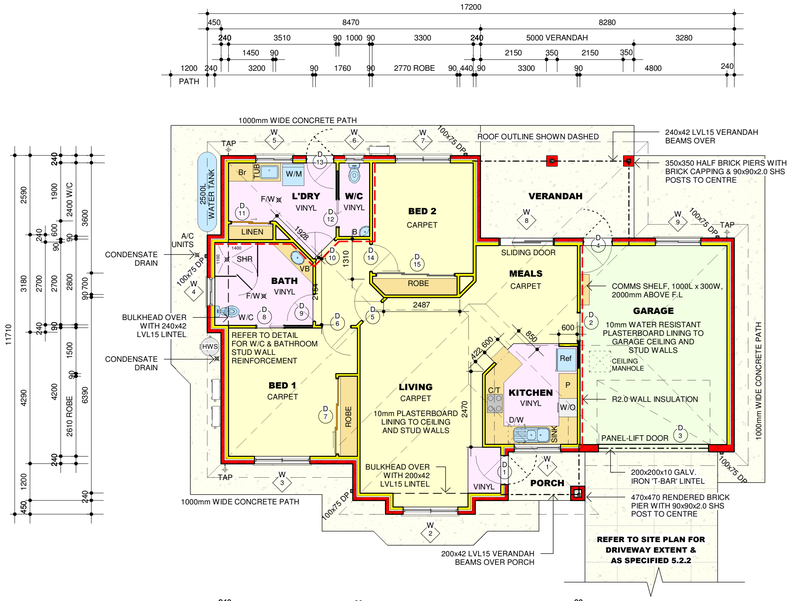
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A28
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 24 "X"\7208 Edward River Council - UNIT 24 - TYPE 'X' - WD.rvt 02-Nov-21 10:43:56 AM

UNIT 25 - TYPE 'C'



UNIT 25 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	2600	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 m²	12.60
2 - GARAGE	35.2 m²	3.79
3 - PORCH	4.0 m²	0.43
4 - VERANDAH	13.5 m²	1.45
	169.6 m²	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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

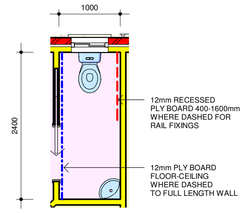
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

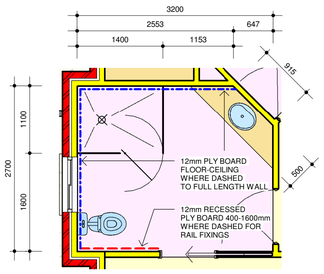
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



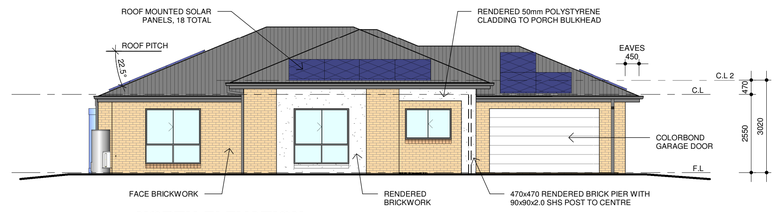
FLOOR PLAN - W/C

1 : 50



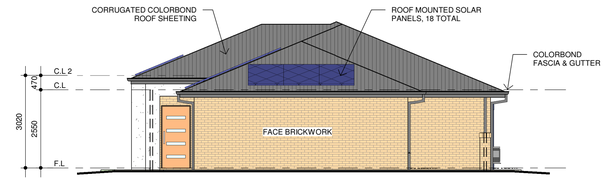
FLOOR PLAN - BATHROOM

1 : 50



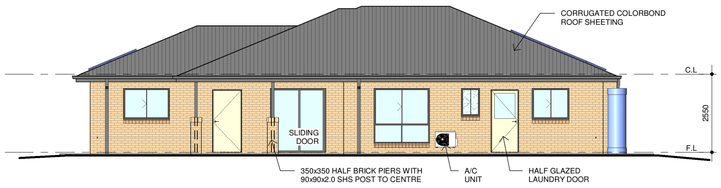
NORTH ELEVATION

1 : 100



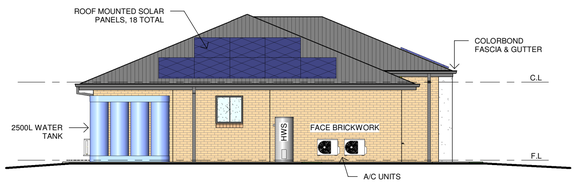
WEST ELEVATION

1 : 100



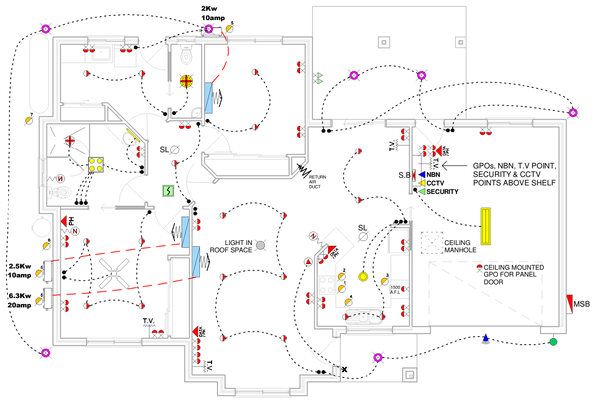
SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100



ELECTRICAL PLAN

1 : 100

ELECTRICAL LEGEND

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

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 25 - TYPE 'C'

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REGISTERED Building Practitioner plus CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
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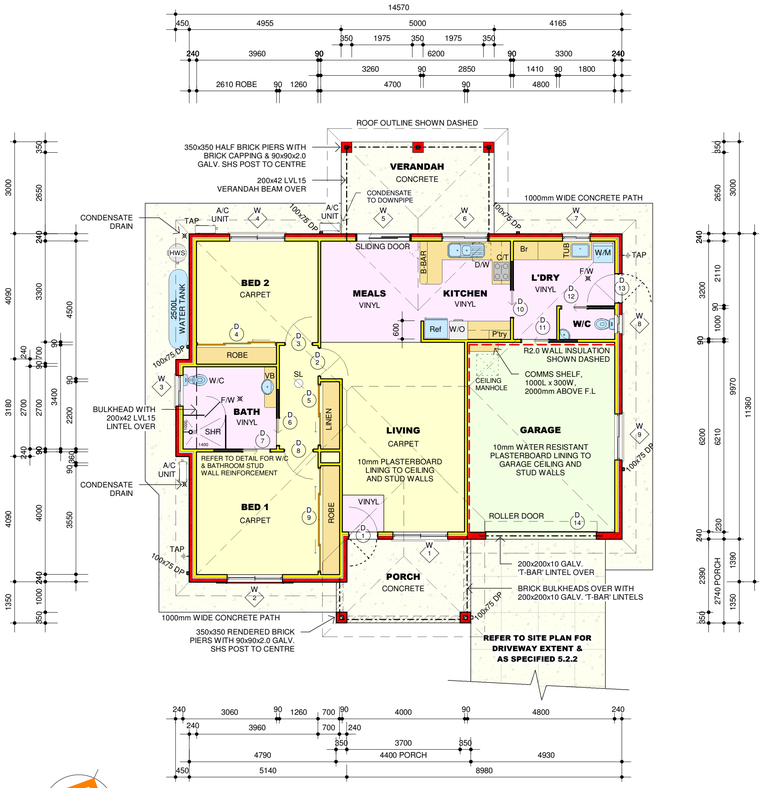
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A29
Date: 30-9-2021
Job No: 7208

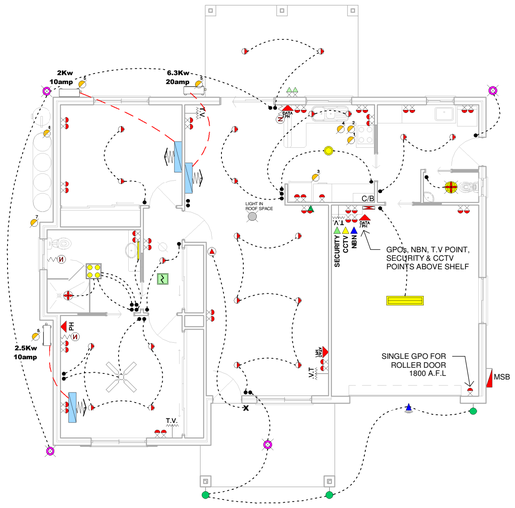
Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 25 "C"\7208 Edward River Council - UNIT 25 - TYPE 'C' - WD.rvt 02-Nov-21 10:45:12 AM

UNIT 26 - TYPE 'D'



UNIT 26 TYPE 'D' - FLOOR PLAN

1 : 100



ELECTRICAL PLAN

1 : 100

Edward River COUNCIL

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 m²	12.57
2 - GARAGE	32.5 m²	3.49
3 - PORCH	11.6 m²	1.24
4 - VERANDAH	15.0 m²	1.61
	175.9 m²	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
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	3	5 - ISOLATOR FOR AIR CONDITIONER	10/20 amp
	1	6 -ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	7 - ISOLATOR FOR WATER PUMP	10 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
TV	3	DATA/PH POINT	600 above F.F.L and 150 above benches
	1	DOOR CHIME	- -
	21	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT 600mm	WALL MOUNTED
	1	FLUORESCENT ROUND	- -
	20	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L
	2	GPO SINGLE	600 above F.F.L and 150 above benches or as noted
	1	L.E.D PANEL, 1200mm	- -
	1	LIGHT FITTING ROOF	CFL BATTEN IN ROOF SPACE
	25	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L
T	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	1	SMOKE DETECTOR, HARD WIRED	CLIPSAL 'FIRETEK' 755PSMA
	4	SOFFIT MOUNTED CFL	- -
T.V.	4	T.V POINT	
	1	TASTIC 4 LIGHT	200Ø EXHAUST
	3	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

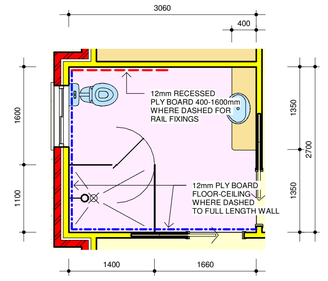
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

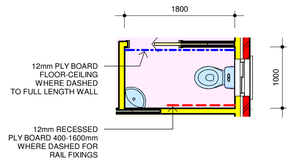
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



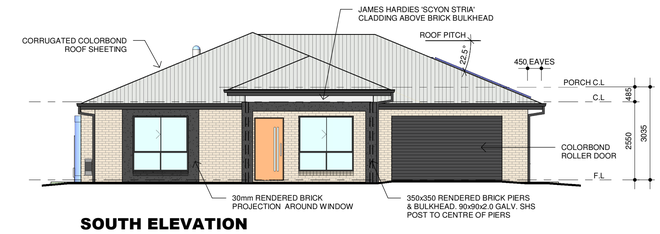
FLOOR PLAN - BATHROOM

1 : 50



FLOOR PLAN - W/C

1 : 50



SOUTH ELEVATION

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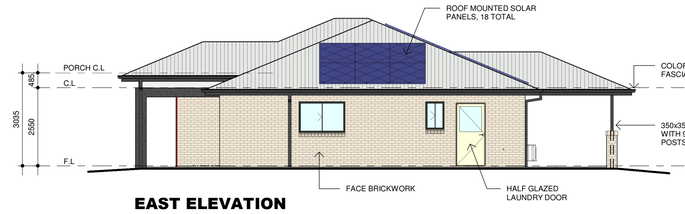

EAST ELEVATION

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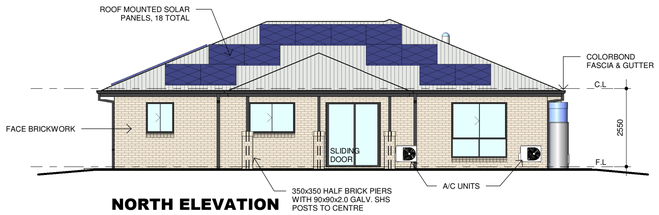

NORTH ELEVATION

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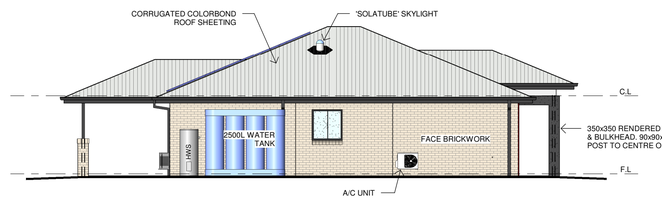

WEST ELEVATION

1 : 100

DATE	REV	AMENDMENT	

UNIT 26 - TYPE 'D'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS,
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VIC:- DP/AD 1076

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

REGISTERED Building Practitioner DBU CPD
BDAA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

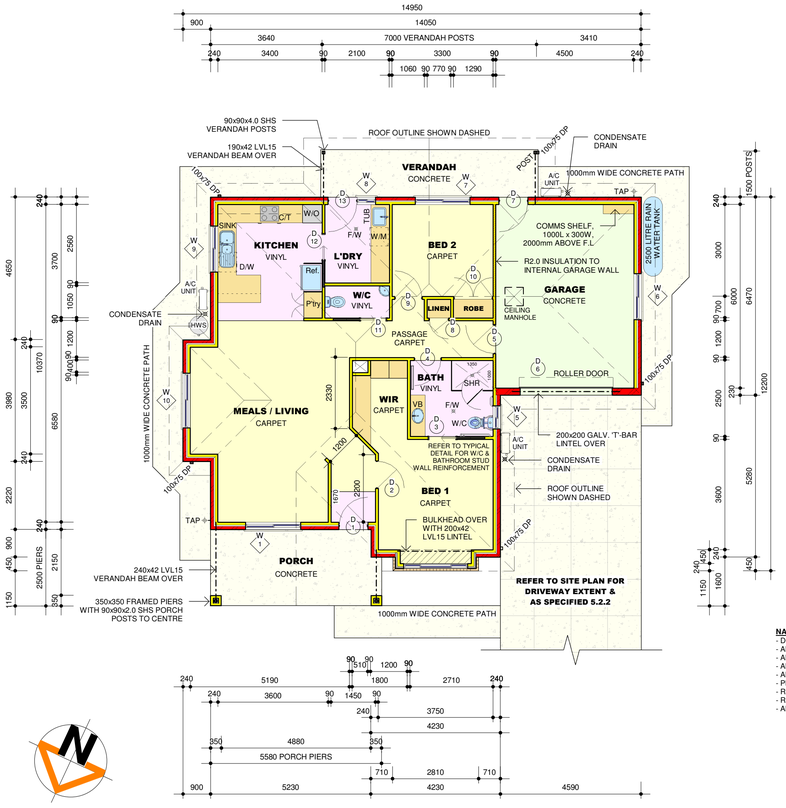
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A30
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 26 "D"\7208 Edward River Council - UNIT 26 - TYPE "D" - WD.rvt
02-Nov-21 10:46:39 AM

UNIT 27 - TYPE 'Q' SOUTH



UNIT 27 TYPE 'Q' SOUTH - FLOOR PLAN

1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	NOTES	GLAZED
1	1500	1800	ALUMINIUM SLIDING	2.70 m²
3	1500	2100	ALUMINIUM SLIDING	3.15 m²
5	1000	750	ALUMINIUM SLIDING, OBSCURE	0.75 m²
6	1000	1500	ALUMINIUM SLIDING	1.50 m²
7	1500	1800	ALUMINIUM SLIDING	2.70 m²
8	1000	600	ALUMINIUM SLIDING	0.60 m²
9	1000	1500	ALUMINIUM SLIDING	1.50 m²
10	1500	1800	ALUMINIUM SLIDING	2.70 m²

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	110.32 m²	11.88
2 - GARAGE	30.67 m²	3.30
3 - PORCH	13.64 m²	1.47
4 - VERANDAH	10.50 m²	1.13
	165.13 m²	17.77

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

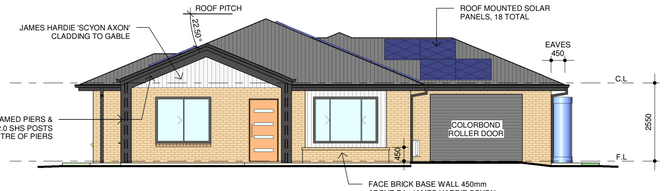
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10 **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

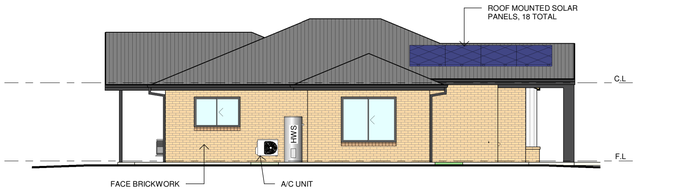
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



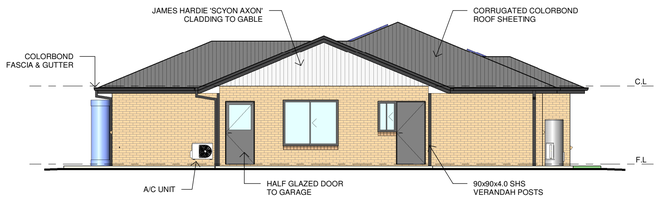
NORTH ELEVATION

1 : 100



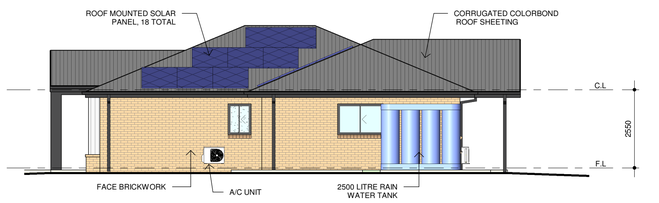
EAST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100

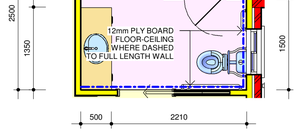


WEST ELEVATION

1 : 100

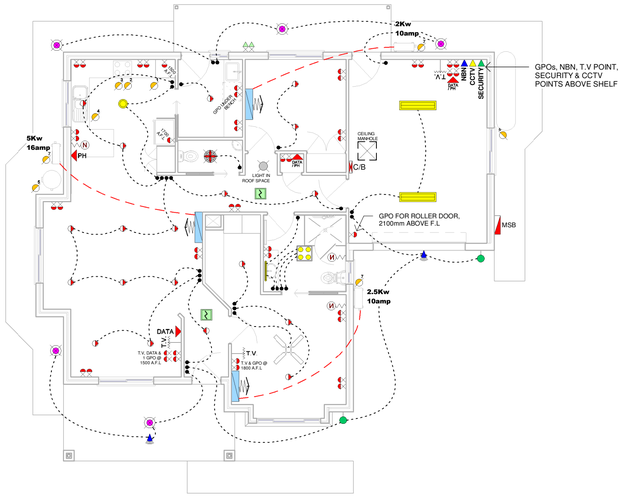
FLOOR PLAN - W/C

1 : 50



FLOOR PLAN - BATHROOM

1 : 50



ELECTRICAL PLAN

1 : 100

ELECTRICAL LEGEND

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

ELECTRICAL LEGEND

SYMBOL	QTY	DESCRIPTION	NOTES
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	5	LIGHT FITTING	SOFFIT MOUNTED
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	MAIN SWITCHBOARD	- -
	2	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or 150 above benches
PH	1	PHONE POINT	300 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -
	3	WALL MOUNTED A/C UNIT	- -

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

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 27 - TYPE 'Q' SOUTH

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Incredible Ideas Pty. Ltd.
ABN 72 003 725 246
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REGISTERED Building Practitioner DP-AD 1076
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

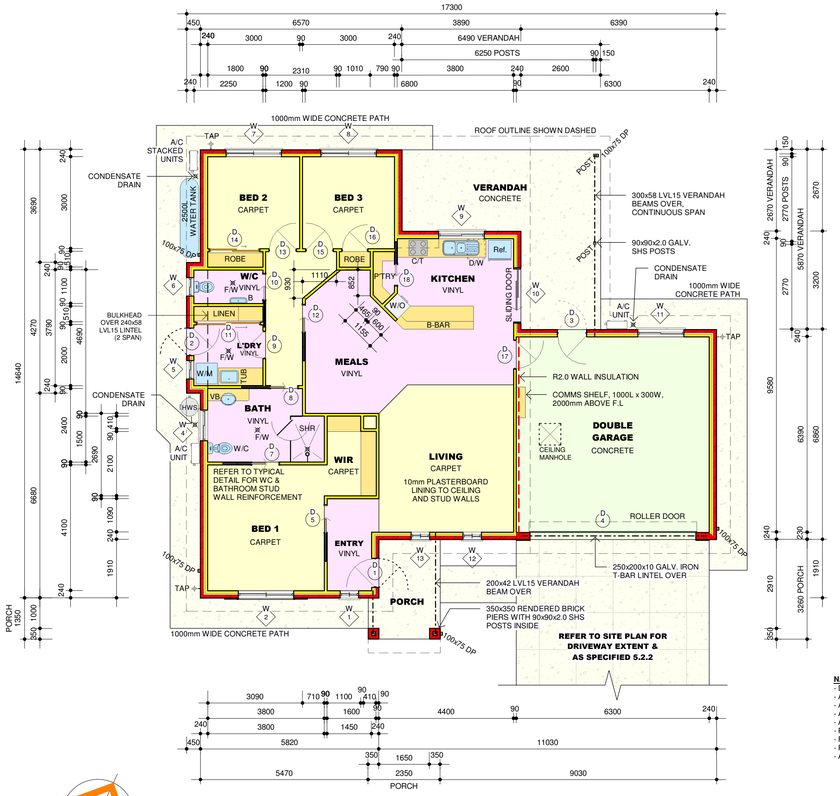
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A31
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 27 'Q' SOUTH\7208 Edward River Council - UNIT 27 - TYPE 'Q' SOUTH - WD.rvt 02-Nov-21 10:48:44 AM

UNIT 28 - TYPE 'A'



UNIT 28 TYPE 'A' - FLOOR PLAN

1 : 100

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2100	920	ENTRY DOOR WITH FLYSCREEN
2	2040	870	HINGED EXTERNAL, HALF GLAZED
3	2040	920	HINGED EXTERNAL
4	2100	5400	COLORBOND ROLLER DOOR
5	2040	920	CAVITY SLIDING
7	2040	920	CAVITY SLIDING
8	2040	920	CAVITY SLIDING
9	2040	870	INTERNAL HINGED
10	2040	870	CAVITY SLIDING
11	2340	2100	LINEN SLIDING DOORS
12	2040	920	CAVITY SLIDING
13	2040	870	INTERNAL HINGED
14	2340	1650	ROBE SLIDING DOORS
15	2040	870	INTERNAL HINGED
16	2340	820	INTERNAL HINGED
17	2040	920	INTERNAL HINGED
18	2040	720	CAVITY SLIDING

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	1800	600	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
4	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
5	900	600	ALUMINIUM SLIDER
6	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
7	1800	1800	ALUMINIUM SLIDER
8	1800	1800	ALUMINIUM SLIDER
9	1000	1500	ALUMINIUM SLIDER
10	2100	1800	ALUMINIUM SLIDING DOOR
11	1000	1500	ALUMINIUM SLIDER
12	1800	600	ALUMINIUM SLIDER
13	1800	600	ALUMINIUM SLIDER

AREA TABULATION		
NAME	AREA	SQUARES
1 - LIVING	134.8 m²	14.49
2 - GARAGE	44.9 m²	4.82
3 - PORCH	7.0 m²	0.75
4 - VERANDAH	25.6 m²	2.76
	212.3 m²	22.83

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, LDRY COLD WATER TAP

2. THERMAL COMFORT

2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS

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)
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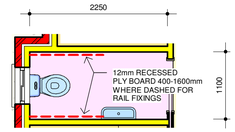
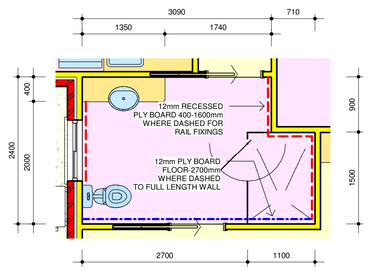


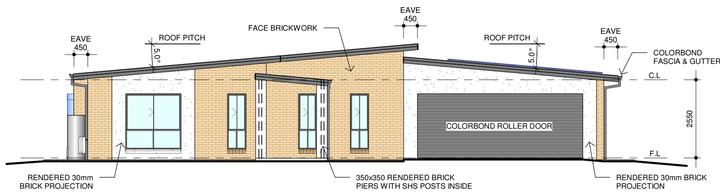
FLOOR PLAN - W/C

1 : 50



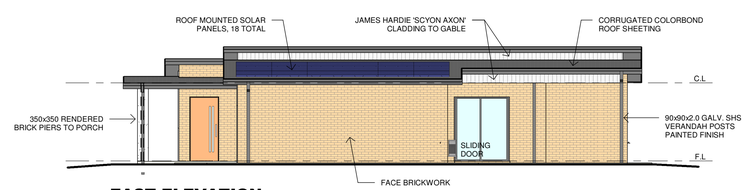
FLOOR PLAN - BATHROOM

1 : 50



SOUTH ELEVATION

1 : 100



EAST ELEVATION

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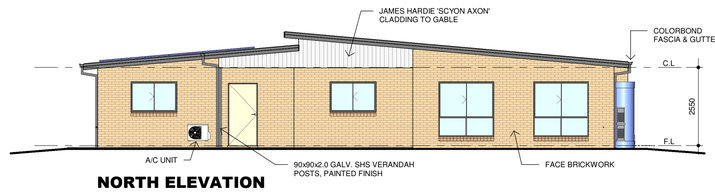

NORTH ELEVATION

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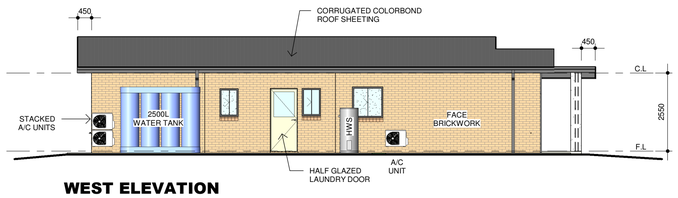

WEST ELEVATION

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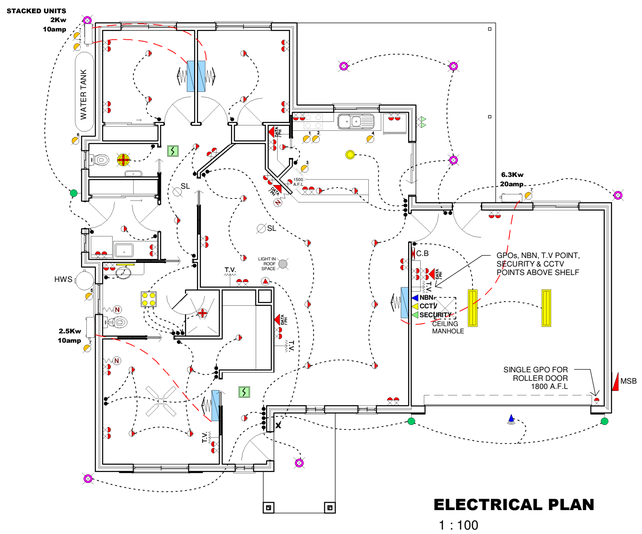

ELECTRICAL PLAN

1 : 100

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
TEL DATA	4	DATA/PH POINT	600 above F.F.L or noted
	1	DOOR CHIME	- -
	24	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	24	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	2	GPO SINGLE	600 above F.F.L and 150 above benches
	2	LIGHT FITTING 2	1200mm L.E.D
	1	LIGHT FITTING 3	EXHAUST FAN LIGHT, 5 MIN. DELAY OFF FOR FAN
	1	LIGHT FITTING 4	600 WIDE FLUORESCENT
	1	LIGHT FITTING 6	CFL BATTEN IN ROOF SPACE
	1	LIGHT FITTING 7	L.E.D OYSTER BATTEN - LARGE
	1	LIGHT FITTING 8	TASTIC 4 LIGHT WITH EXHAUST, 5 MIN. DELAY OFF FOR FAN
	3	LIGHT FITTING 9	EXTERNAL WALL LIGHT
	7	LIGHT FITTING 10	EXTERNAL SOFFIT MOUNTED CFL
	33	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
SL	2	SKY LIGHT	250Ø TUBE SKYLIGHT 'SOLARTUBE'
	2	SMOKE DETECTOR	CLIPSAL 'FIRETEK' 755PSMA. HARD WIRED & INTERCONNECTED
T.V	4	T.V POINT	600 above F.F.L or noted
	4	WALL MOUNTED A/C UNIT	- -

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 28 - TYPE 'A'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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VIC:- DP/AD 1076
Incredible Ideas Pty. Ltd.
ABN 72 003 725 246
Trading as Rob Pickett Design.

REGISTERED Building Practitioner NSW CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

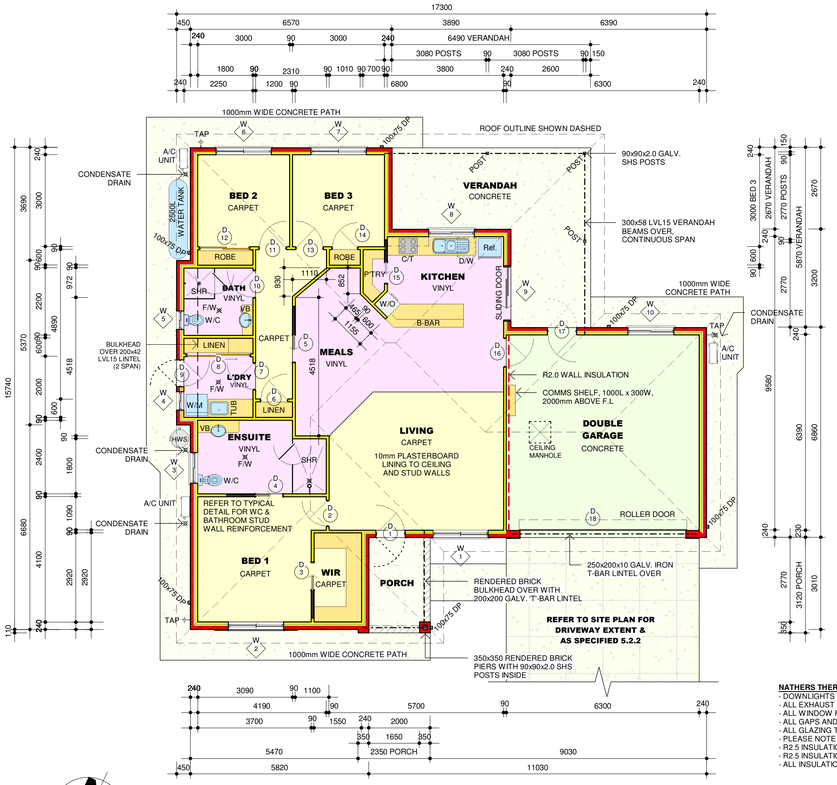
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A32
Date: 30-9-2021
Job No: 7208

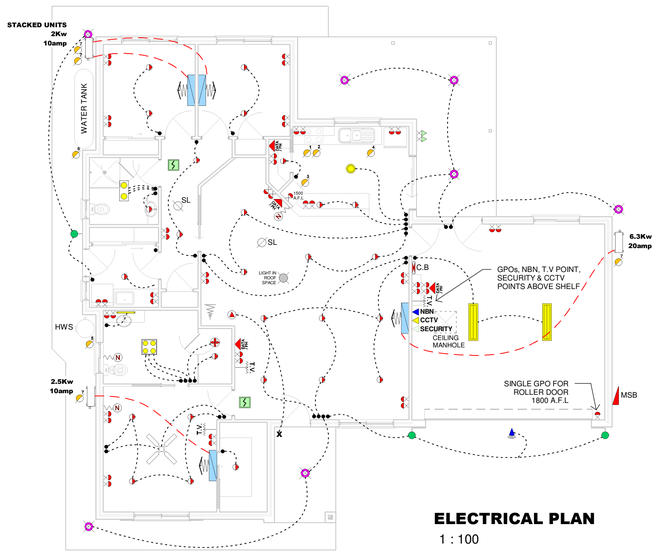
Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 28 'A'\7208 Edward River Council - UNIT 28 - TYPE 'A' - WD.rvt 02-Nov-21 10:50:18 AM

UNIT 29 - TYPE 'G'



UNIT 29 TYPE 'G' - FLOOR PLAN

1 : 100



ELECTRICAL PLAN

1 : 100

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	2100	920	ENTRY DOOR WITH FLYSCREEN
2	2040	820	INTERNAL HINGED
3	2040	920	CAVITY SLIDING
4	2040	920	CAVITY SLIDING
5	2040	920	CAVITY SLIDING
6	2040	870	INTERNAL HINGED
7	2040	870	INTERNAL HINGED
8	2340	2100	LINEN SLIDING DOORS
9	2040	870	INTERNAL HINGED, HALF GLAZED
10	2040	870	INTERNAL HINGED
11	2040	870	INTERNAL HINGED
12	2340	1650	ROBE SLIDING DOORS
13	2040	870	INTERNAL HINGED
14	2340	820	INTERNAL HINGED
15	2040	720	CAVITY SLIDING
16	2040	920	INTERNAL HINGED
17	2040	920	HINGED EXTERNAL
18	2100	5400	COLORBOND ROLLER DOOR

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	1800	1800	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
3	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
4	900	600	ALUMINIUM SLIDER
5	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
6	1800	1800	ALUMINIUM SLIDER
7	1800	1800	ALUMINIUM SLIDER
8	1000	1500	ALUMINIUM SLIDER
9	2100	1800	ALUMINIUM SLIDING DOOR
10	1000	1500	ALUMINIUM SLIDER

AREA TABULATION

NAME	AREA	SQUARES
1 - LIVING	141.7 m²	15.23
2 - GARAGE	44.9 m²	4.82
3 - PORCH	6.2 m²	0.67
4 - VERANDAH	25.6 m²	2.76
	218.4 m²	23.49

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
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
DATA PH	4	DATA/PH POINT	600 above F.F.L or noted
	1	DOOR CHIME	- -
	27	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	23	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	2	GPO SINGLE	600 above F.F.L and 150 above benches
	2	LIGHT FITTING 2	1200mm L.E.D
	1	LIGHT FITTING 4	600 WIDE FLUORESCENT
	1	LIGHT FITTING 6	CFL BATTEN IN ROOF SPACE
	1	LIGHT FITTING 7	L.E.D OYSTER BATTEN - LARGE
	1	LIGHT FITTING 8	TASTIC 4 LIGHT WITH EXHAUST, 5 MIN. DELAY OFF FOR FAN
	3	LIGHT FITTING 9	EXTERNAL WALL LIGHT
	7	LIGHT FITTING 10	EXTERNAL SOFFIT MOUNTED CFL
	35	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
SL	2	SKY LIGHT	250Ø TUBE SKYLIGHT 'SOLARTUBE'
	2	SMOKE DETECTOR	CLIPSAL 'FIRETEK' 755PSMA, HARD WIRED & INTERCONNECTED
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 2 LIGHT	- -
	4	WALL MOUNTED A/C UNIT	- -

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

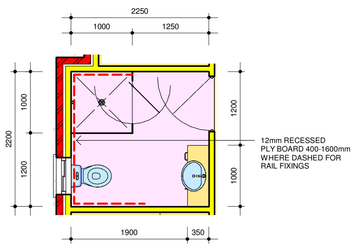
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

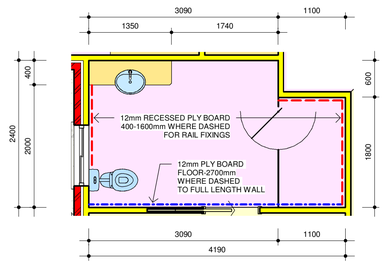
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



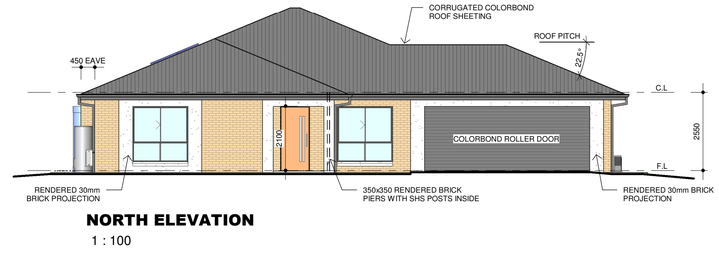
FLOOR PLAN - BATHROOM

1 : 50



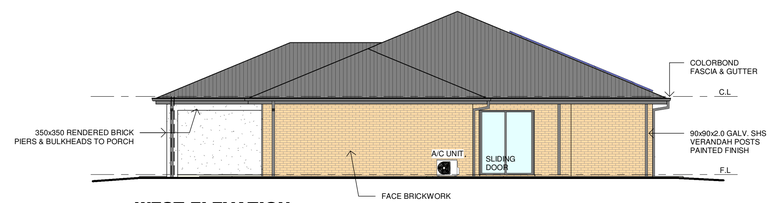
FLOOR PLAN - ENSUITE

1 : 50



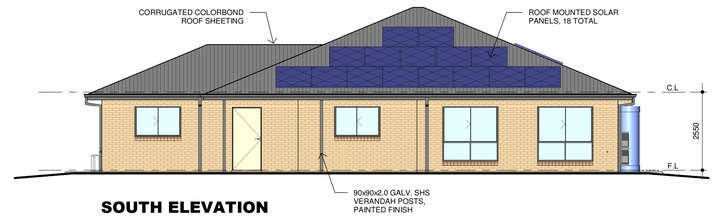
NORTH ELEVATION

1 : 100



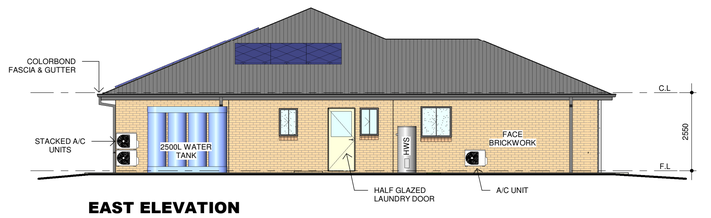
WEST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 29 - TYPE 'G'

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REGISTERED Building Practitioner plus CPD
BDAA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

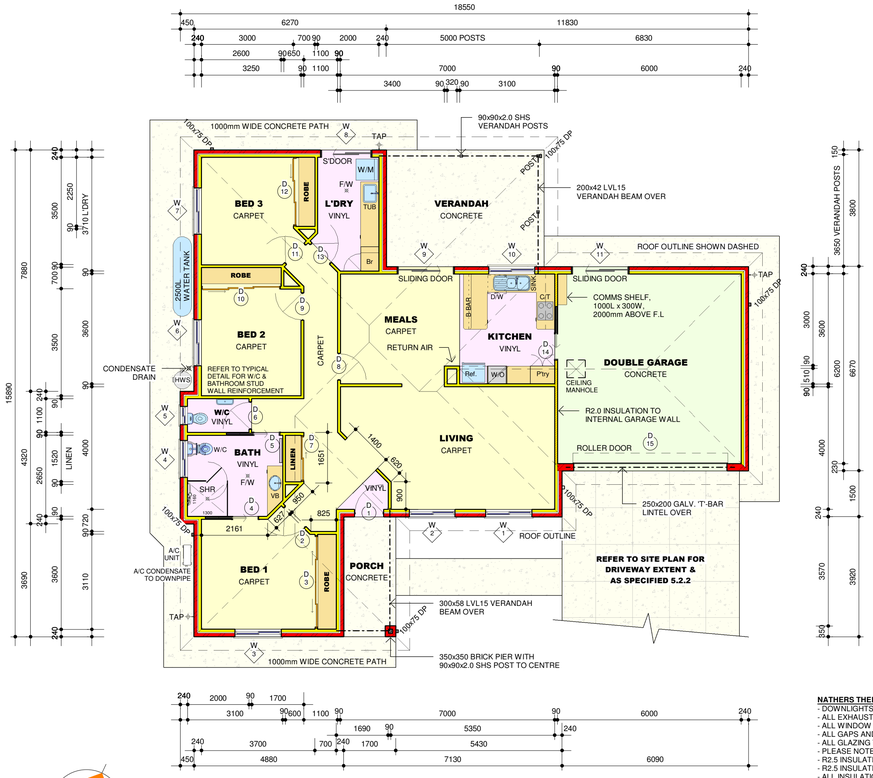
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A33
Date: 30-9-2021
Job No: 7208

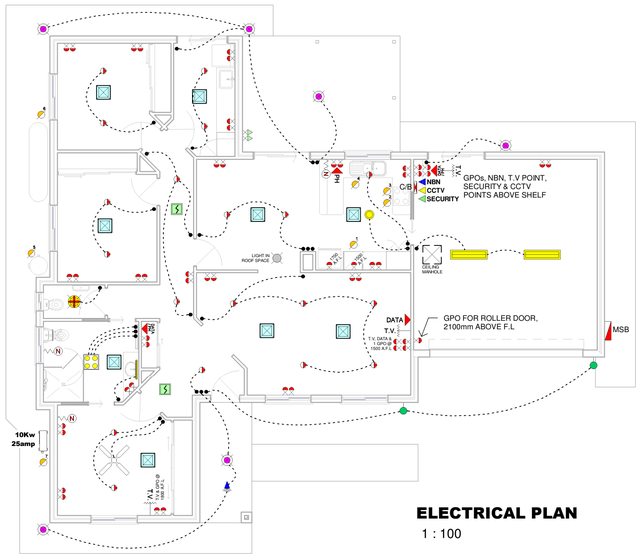
Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 29 "G"\7208 Edward River Council - UNIT 29 - TYPE 'G' - WD.rvt 02-Nov-21 10:51:55 AM

UNIT 30 - TYPE 'N'



UNIT 30 TYPE 'N' - FLOOR PLAN

1 : 100



ELECTRICAL PLAN

1 : 100

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	WINDOW STYLE	AREA
1	1500	1500	ALUMINIUM SLIDING	2.25 m²
2	1500	1500	ALUMINIUM SLIDING	2.25 m²
3	1500	1500	ALUMINIUM SLIDING	2.25 m²
4	1000	1200	ALUMINIUM SLIDING, OBSCURE	1.20 m²
5	1000	600	ALUMINIUM SLIDING, OBSCURE	0.60 m²
6	1500	1500	ALUMINIUM SLIDING	2.25 m²
7	1500	1500	ALUMINIUM SLIDING	2.25 m²
8	2100	1600	ALUMINIUM SLIDING DOOR	3.36 m²
9	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²
10	1000	1500	ALUMINIUM SLIDING	1.50 m²
11	2100	1800	ALUMINIUM SLIDING DOOR	3.78 m²

DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	NOTES
1	2100	920	HINGED ENTRY DOOR
2	2040	920	HINGED INTERNAL
3	2340	2950	SLIDING ROBE DOORS
4	2040	870	CAVITY SLIDING DOOR
5	2040	870	CAVITY SLIDING DOOR
6	2040	870	HINGED INTERNAL
7	2340	1400	SLIDING ROBE DOORS
8	2040	870	HINGED INTERNAL
9	2040	870	HINGED INTERNAL
10	2340	2500	SLIDING ROBE DOORS
11	2040	870	HINGED INTERNAL
12	2340	2150	SLIDING ROBE DOORS
13	2040	870	HINGED INTERNAL
14	2040	870	CAVITY SLIDING DOOR
15	2100	5000	COLORBOND ROLLER DOOR

AREA TABULATION. APPROX AREAS. BUILDER TO CONFIRM		
NAME	AREA	SQUARES
LIVING	142.0 m²	15.29
DOUBLE GARAGE	41.6 m²	4.48
VERANDAH	19.6 m²	2.11
PORCH	6.7 m²	0.72
	209.9 m²	22.59

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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5. **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

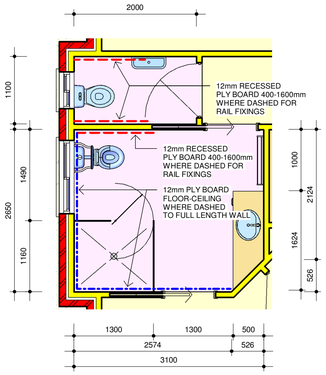
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS

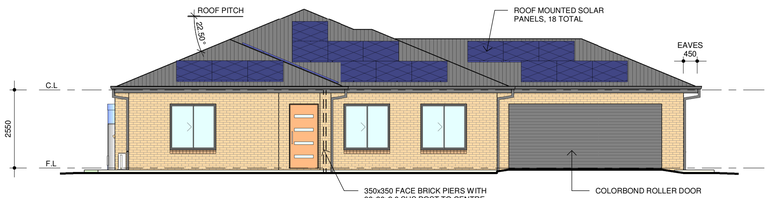


FLOOR PLAN - BATHROOM & W/C

1 : 50

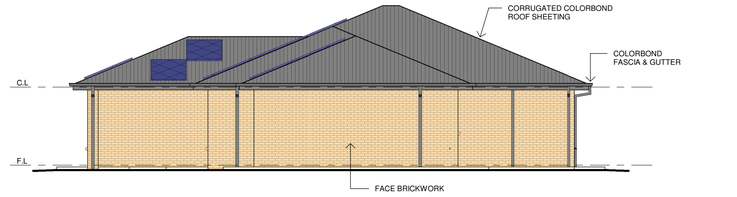
ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	1	1 - WALL OVEN	15 amp
	1	2 - COOKTOP	10 amp
	1	3 - RANGEHOOD	10 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC STORAGE HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	1	7 - A/C UNIT	25 amp
CCTV	1	CCTV CONTROL	- -
	9	CEILING DUCT REGISTER	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	- -
DATA	1	DATA POINT	600 above F.F.L or noted
DATA PH	2	DATA/PH POINT	
	19	DOWNLIGHT	L.E.D
	1	EXHAUST FAN LIGHT	5 MIN. DELAY TURN OFF TO FAN
	1	FLUORESCENT ROUND	- -
	1	FLUORESCENT SINGLE 600mm	WALL MOUNTED

ELECTRICAL LEGEND			
SYMBOL	QTY	DESCRIPTION	NOTES
	24	GPO DOUBLE	600 above F.F.L and 150 above benches
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	3	GPO SINGLE	600 above F.F.L or noted
	2	L.E.D PANEL, 1200mm	- -
	1	LIGHT FITTING ROOF	- -
	29	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
	3	NURSE CALL	600 above F.F.L or noted
PH	1	PHONE POINT	600 above F.F.L and 150 above benches
SECURITY	1	SECURITY SYSTEM	- -
	2	SMOKE DETECTOR	HARD WIRED & INTERCONNECTED
	6	SOFFIT MOUNTED C.F.L	- -
T.V.	3	T.V POINT	600 above F.F.L or noted
	1	TASTIC 4 LIGHT	WITH 200Ø EXHAUST FAN
	2	WALL LIGHT - EXTERNAL	- -



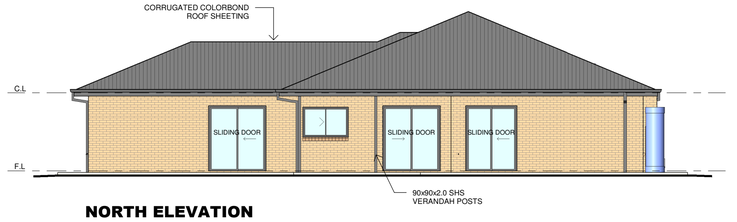
SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100

WEST ELEVATION

1 : 100

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 30 - TYPE 'N'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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COLOUR USED FOR PRESENTATION ONLY

NSW:- Certified Building Designer
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Incredible Ideas Pty. Ltd.
ABN 72 003 725 246
Trading as Rob Pickett Design.

REGISTERED Building Practitioner plus CPD
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

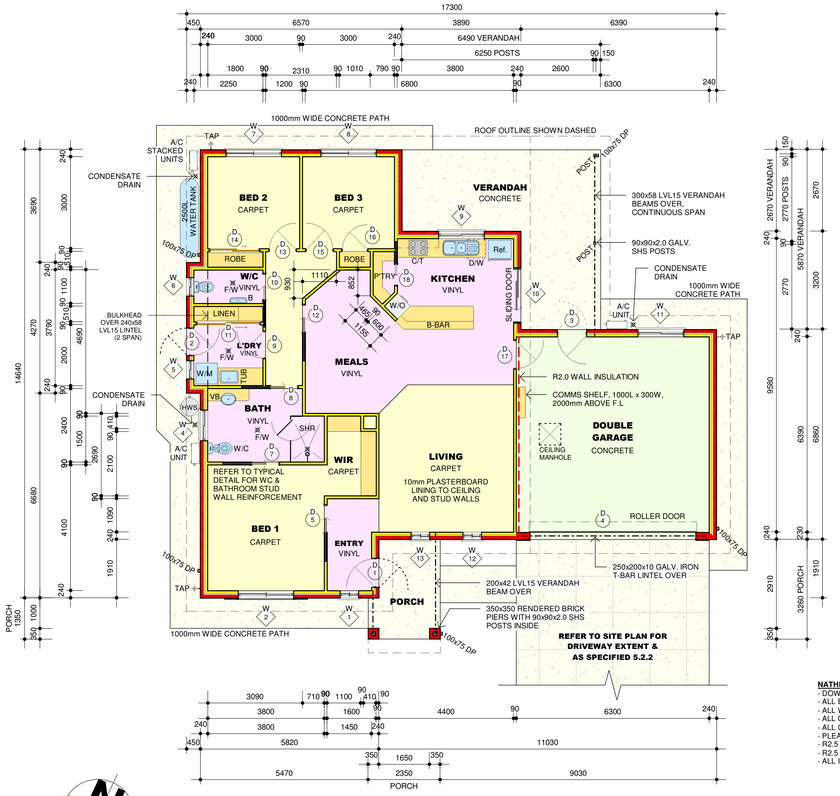
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82 - 86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A34
Date: 30-9-2021
Job No: 7208

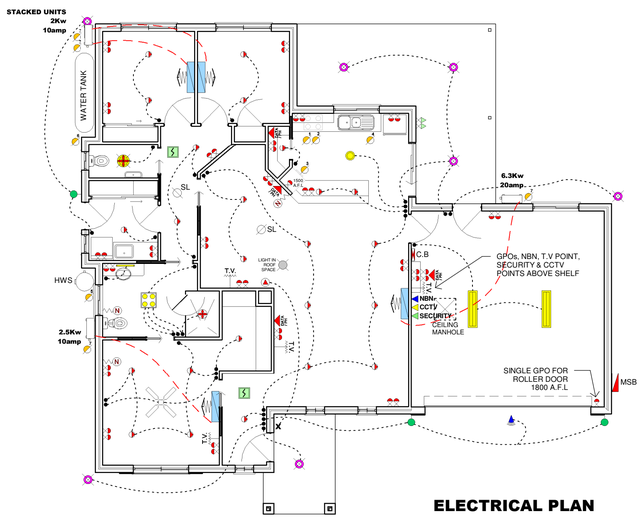
Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 30 'N'\7208 Edward River Council - UNIT 30 - TYPE 'N' - WD.rvt 02-Nov-21 10:53:52 AM

UNIT 31 - TYPE 'A'



UNIT 31 TYPE 'A' - FLOOR PLAN

1 : 100



ELECTRICAL PLAN

1 : 100

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	2100	920	ENTRY DOOR WITH FLYSCREEN
2	2040	870	HINGED EXTERNAL, HALF GLAZED
3	2040	920	HINGED EXTERNAL
4	2100	5400	COLORBOND ROLLER DOOR
5	2040	920	CAVITY SLIDING
7	2040	920	CAVITY SLIDING
8	2040	920	CAVITY SLIDING
9	2040	870	INTERNAL HINGED
10	2040	870	CAVITY SLIDING
11	2340	2100	LINEN SLIDING DOORS
12	2040	920	CAVITY SLIDING
13	2040	870	INTERNAL HINGED
14	2340	1650	ROBE SLIDING DOORS
15	2040	870	INTERNAL HINGED
16	2340	820	INTERNAL HINGED
17	2040	920	INTERNAL HINGED
18	2040	720	CAVITY SLIDING

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	NOTES
1	1800	600	ALUMINIUM SLIDER
2	1800	1800	ALUMINIUM SLIDER
4	1000	1000	ALUMINIUM SLIDER OBSCURE GLAZED
5	900	600	ALUMINIUM SLIDER
6	900	600	ALUMINIUM SLIDER OBSCURE GLAZED
7	1800	1800	ALUMINIUM SLIDER
8	1800	1800	ALUMINIUM SLIDER
9	1000	1500	ALUMINIUM SLIDER
10	2100	1800	ALUMINIUM SLIDING DOOR
11	1000	1500	ALUMINIUM SLIDER
12	1800	600	ALUMINIUM SLIDER
13	1800	600	ALUMINIUM SLIDER

AREA TABULATION

NAME	AREA	SQUARES
1 - LIVING	134.8 m²	14.49
2 - GARAGE	44.9 m²	4.82
3 - PORCH	7.0 m²	0.75
4 - VERANDAH	25.6 m²	2.76
	212.3 m²	22.83

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
	1	1 - GAS COOKTOP	10 amp
	1	2 - RANGEHOOD	10 amp
	1	3 - WALL OVEN	15 amp
	1	4 - DISHWASHER	10 amp
	1	5 - ELECTRIC HOT WATER UNIT	10 amp
	1	6 - ISOLATOR FOR WATER PUMP	10 amp
	4	7 - A/C UNIT	10/20 amp
CCTV	1	CCTV CONTROL	- -
	1	CEILING FAN	- -
	1	CONSUMER BOARD	
DATA	4	DATA/PH POINT	600 above F.F.L or noted
	1	DOOR CHIME	- -
	24	DOWNLIGHT	L.E.D
	1	EXHAUST FAN	200Ø
	24	GPO DOUBLE	
	1	GPO DOUBLE OUTDOOR	600 above F.F.L or noted
	2	GPO SINGLE	600 above F.F.L and 150 above benches
	2	LIGHT FITTING 2	1200mm L.E.D
	1	LIGHT FITTING 3	EXHAUST FAN LIGHT, 5 MIN. DELAY OFF FOR FAN
	1	LIGHT FITTING 4	600 WIDE FLUORESCENT
	1	LIGHT FITTING 6	CFL BATTEN IN ROOF SPACE
	1	LIGHT FITTING 7	L.E.D OYSTER BATTEN - LARGE
	1	LIGHT FITTING 8	TASTIC 4 LIGHT WITH EXHAUST, 5 MIN. DELAY OFF FOR FAN
	3	LIGHT FITTING 9	EXTERNAL WALL LIGHT
	7	LIGHT FITTING 10	EXTERNAL SOFFIT MOUNTED CFL
	33	LIGHT SWITCH	1020 above F.F.L
	1	METER BOARD	
	1	MOVEMENT SENSOR WITH MANUAL OVERRIDE	SOFFIT MOUNTED
NBN	1	NBN MODEM	- -
N	3	NURSE CALL	600 above F.F.L or noted
SECURITY	1	SECURITY SYSTEM	- -
SL	2	SKY LIGHT	250Ø TUBE SKYLIGHT 'SOLARTUBE'
	2	SMOKE DETECTOR	CLIPSAL 'FIRETEK' 755PSMA. HARD WIRED & INTERCONNECTED
T.V	4	T.V POINT	600 above F.F.L or noted
	4	WALL MOUNTED A/C UNIT	- -

GENERAL NOTES

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

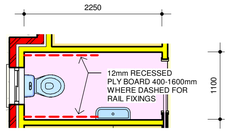
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

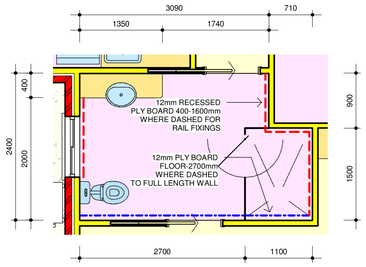
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



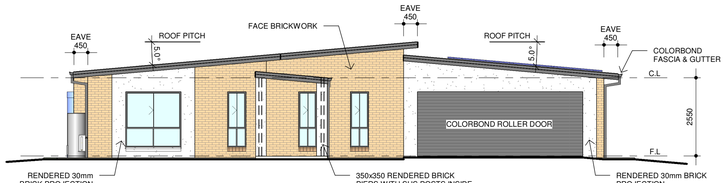
FLOOR PLAN - W/C

1 : 50



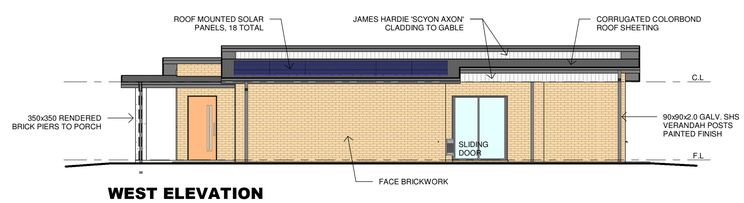
FLOOR PLAN - BATHROOM

1 : 50



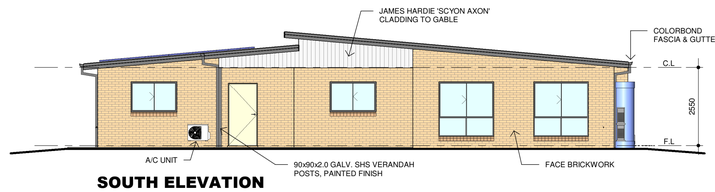
NORTH ELEVATION

1 : 100



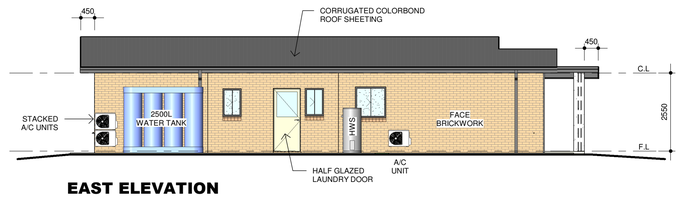
WEST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 31 - TYPE 'A'

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REGISTERED Building Practitioner DBDB CPD
bdag BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

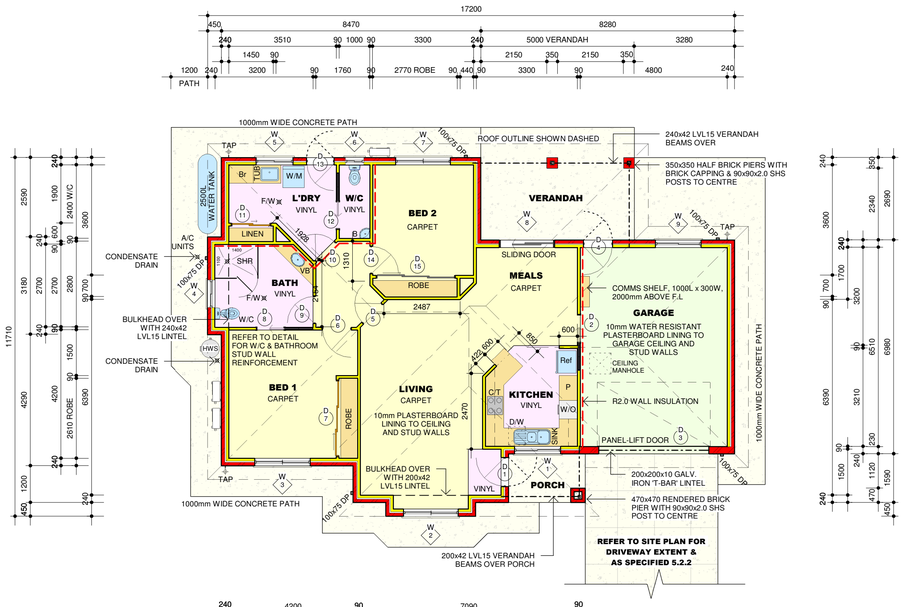
ROB PICKETT DESIGN
PO Box 3054 Albury NSW 2640
www.rpdesign.com.au
Email: euan@rpdesign.com.au
PHONE 02 6021 1355
INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A35
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 31 'A'\7208 Edward River Council - UNIT 31 - TYPE 'A' - WD.rvt 02-Nov-21 10:55:30 AM

UNIT 32 - TYPE 'C'



UNIT 32 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	2600	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 m²	12.60
2 - GARAGE	35.2 m²	3.79
3 - PORCH	4.0 m²	0.43
4 - VERANDAH	13.5 m²	1.45
	169.6 m²	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

1. BRICK VENEER CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrs THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS

1.1. **SHOWER HEADS** MIN. 4 STARS FLOW OF >4.5L but <=6L/min) TO ALL SHOWERS
1.2. **TOILETS** TO MEET MIN. 4 STARS
1.3. **KITCHEN TAPS** TO MEET MIN. 5 STARS
1.4. **BATHROOM TAPS** TO MEET MIN. 5 STARS
1.5 **WATER TANK** MINIMUM 2,500 LITRE, MINIMUM 120m² ROOF CATCHMENT CONNECTED TO WC's, OUTDOOR TAP, L'DRY COLD WATER TAP

2. THERMAL COMFORT

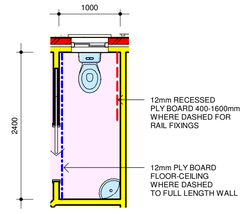
2.1. **FLOORS:-** CONCRETE WAFFLE POD SLAB
2.2. **WALLS:-** EXTERNAL BRICK VENEER R2.5 WALL INSULATION AND SISALATION TO EXTERNAL STUD WALLS
2.3. R2.0 INSULATION TO WALLS BETWEEN GARAGE & LIVING AREA AND WHERE NOTED
2.4. **CEILING:-** R5.0 CEILING INSULATION
2.5. **ROOF:-** UNVENTED WITH DARK SOLAR ABSORPTANCE
2.6. **WINDOWS:-** DOUBLE GLAZED CLEAR AS PER SPECIFICATION

3. ENERGY COMMITMENTS

3.1. **HOT WATER SYSTEM** TO BE ELECTRIC STORAGE SYSTEM
3.2. **COOLING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.3. **HEATING SYSTEM** TO LIVING & BEDROOM AREAS TO BE 1-PHASE AIRCONDITIONING
3.4. **BATHROOMS** TO HAVE EXHAUST FAN DUCTED THROUGH FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
3.5. **RANGEHOOD** DUCTED THROUGH ROOF WITH MANUAL ON/OFF SWITCH
3.6. **LAUNDRY** TO HAVE NATURAL VENTILATION ONLY
3.7. **ARTIFICIAL LIGHTING:-** DEDICATED FLUORESCENT OR LED FITTINGS THROUGHOUT
3.8. ELECTRIC COOKTOP & ELECTRIC OVEN
3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
3.10. **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

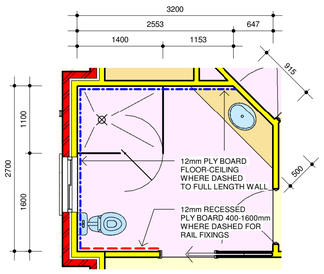
4. AIR LEAKAGE & DRAUGHTS

4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
4.3. WEATHER STRIP EXTERNAL DOORS.
4.4. DRAUGHT PROOF GAPS & CRACKS



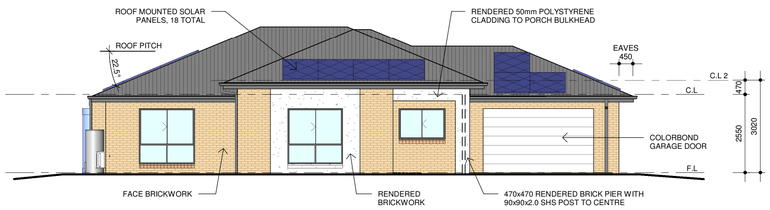
FLOOR PLAN - W/C

1 : 50



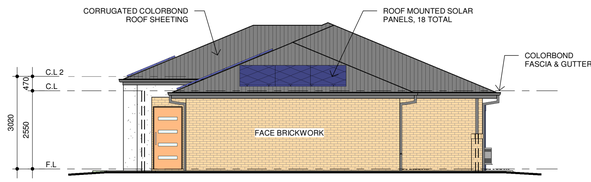
FLOOR PLAN - BATHROOM

1 : 50



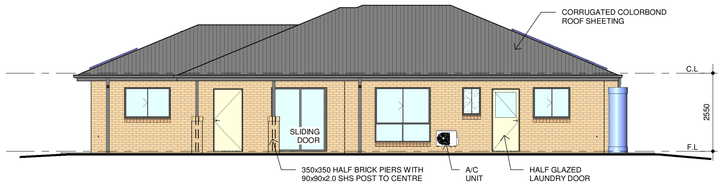
SOUTH ELEVATION

1 : 100



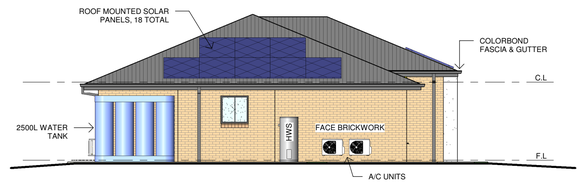
EAST ELEVATION

1 : 100



NORTH ELEVATION

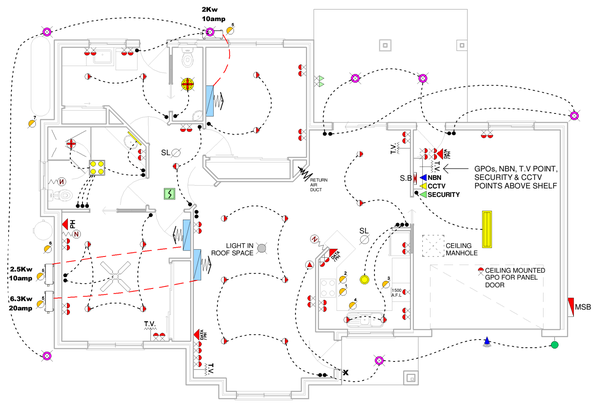
1 : 100



WEST ELEVATION

1 : 100

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



ELECTRICAL PLAN

1 : 100

Edward River COUNCIL

DATE	REV	AMENDMENT

UNIT 32 - TYPE 'C'

THE BUILDER SHALL VERIFY ALL MEASUREMENTS AND LEVELS ON-SITE BEFORE ORDERING MATERIALS.
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VIC:- DP/AD 1076
Incredible Ideas Pty. Ltd. ABN 72 003 725 246 Trading as Rob Pickett Design.

REGISTERED Building Practitioner 2021 CPD
BDAA BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawn By: **BRENDAN**
Checked By: **ROB**

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INCREDIBLE IDEAS PTY. LTD. ABN 72 003 725 246

PROPOSED SENIOR LIVING PRECINCT
For: EDWARD RIVER COUNCIL
At: 82-86 HARDINGE STREET, DENILIQUIN NSW 2710

SHEET SIZE "A1"
Sheet: A36
Date: 30-9-2021
Job No: 7208

Y:\- REVIT\- Revit\- Home Units\7208 Edward River Council - Hardinge St\3 - Working Drawings\- STAGE 4 & 5 UNITS\UNIT 32 'C'\7208 Edward River Council - UNIT 32 - TYPE 'C' - WD.rvt 02-Nov-21 10:57:06 AM