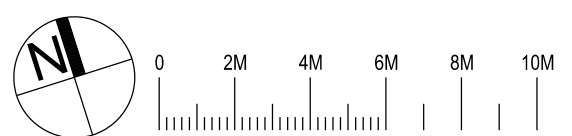
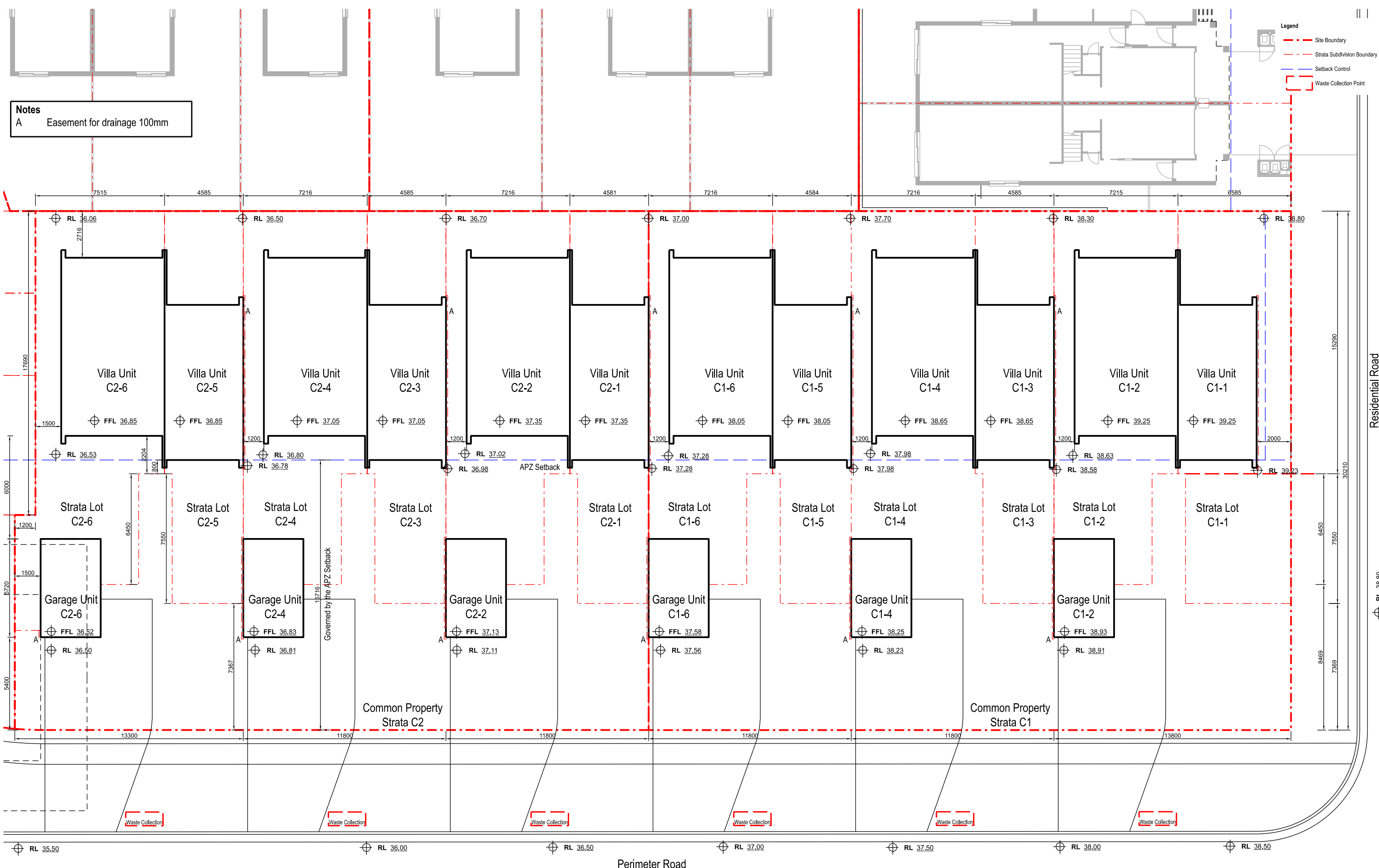


**Notes**  
 A Easement for drainage 100mm

**Legend**  
 - - - Site Boundary  
 - - - Strata Subdivision Boundary  
 - - - Setback Control  
 - - - Waste Collection Point



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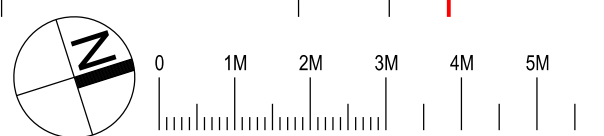
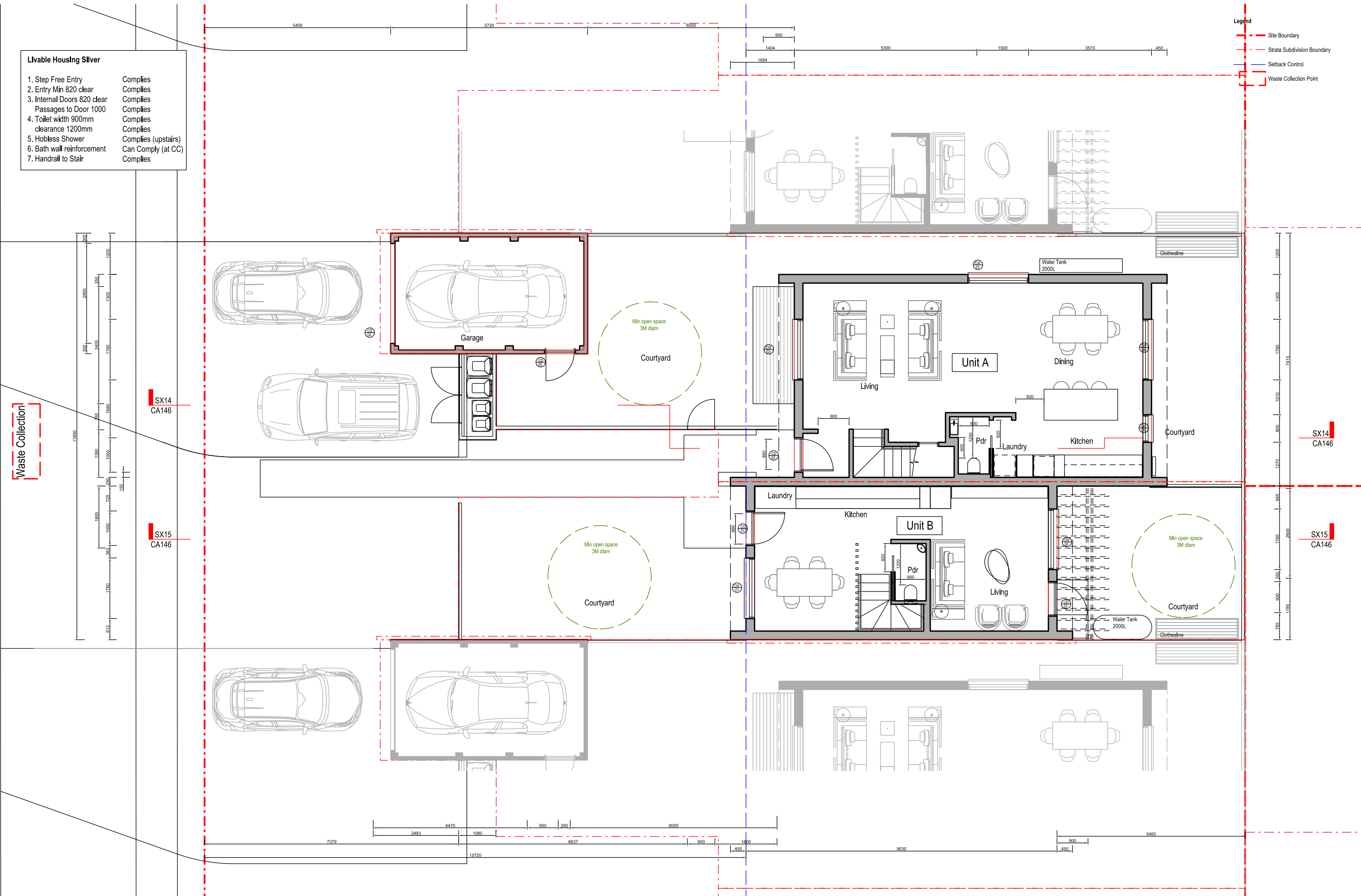
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Site C - Proposed SSDA  
 Site Plan

Date	22 June 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	CA100 Rev. A

- Livable Housing Silver**
- |                             |                     |
|-----------------------------|---------------------|
| 1. Step Free Entry          | Complies            |
| 2. Entry Min 820 clear      | Complies            |
| 3. Internal Doors 820 clear | Complies            |
| Passages to Door 1000       | Complies            |
| 4. Toilet width 900mm       | Complies            |
| clearance 1200mm            | Complies            |
| 5. Hobless Shower           | Complies (upstairs) |
| 6. Bath wall reinforcement  | Can Comply (at CC)  |
| 7. Handrail to Stair        | Complies            |

- Legend**
- - - Site Boundary
  - - - Strata Subdivision Boundary
  - - - Setback Control
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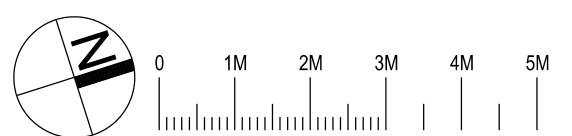
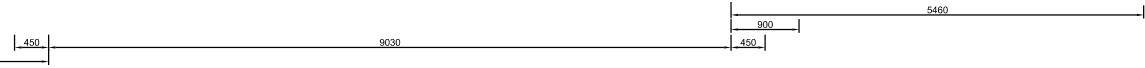
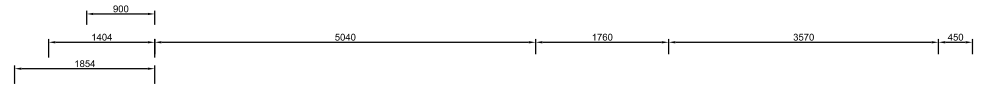


**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Multi-Dwelling Housing Site C - SSSA  
 Typical Ground Floor Plan

Date	25th July 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	CA140 Rev. E

- Legend**
- - - Site Boundary
  - - - Strata Subdivision Boundary
  - - - Setback Control
  - Waste Collection Point



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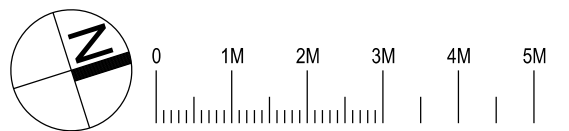
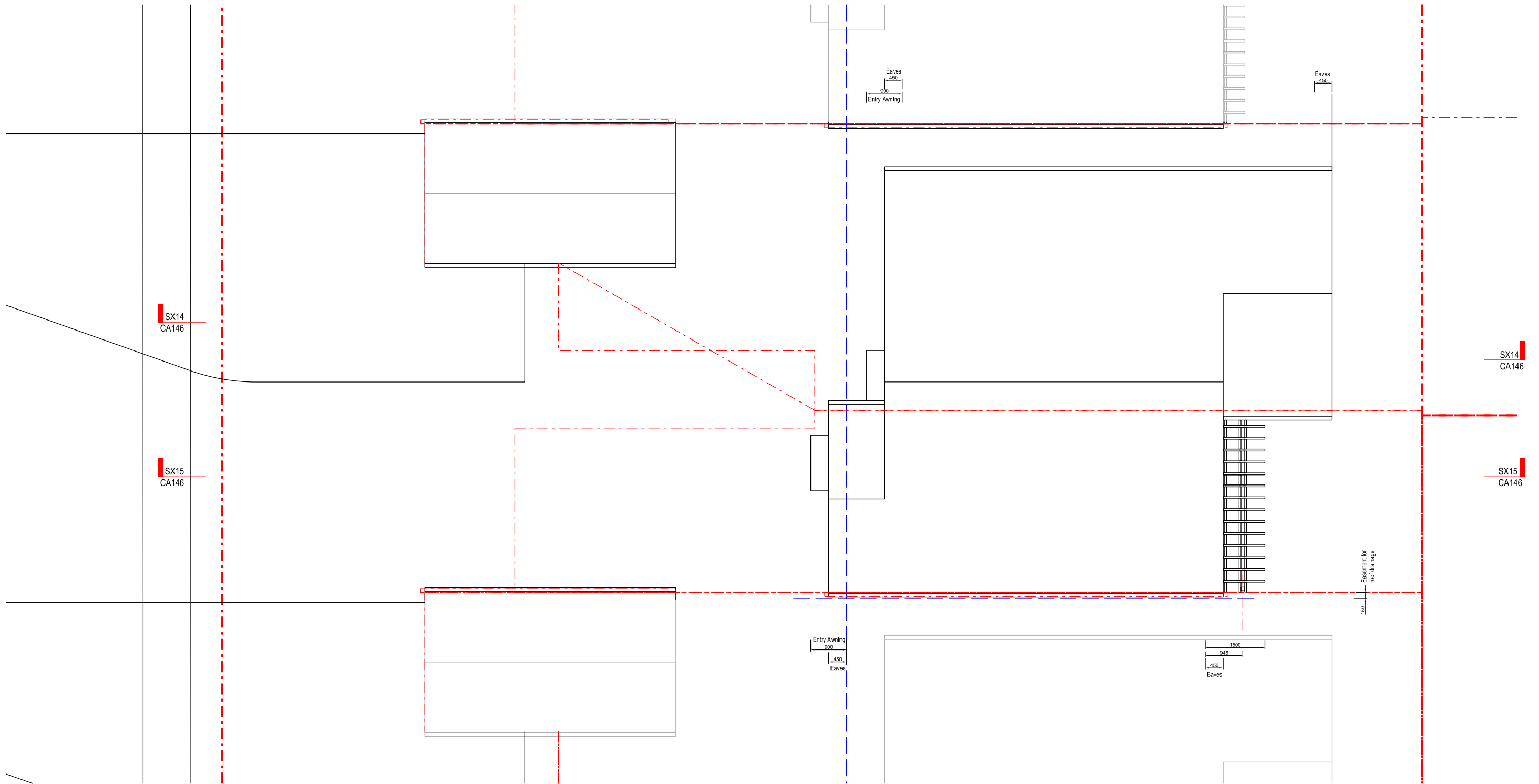
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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Multi-Dwelling Housing Site C - SSSA  
 Typical Upper Level Floor Plan

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	CA141	Rev.	C



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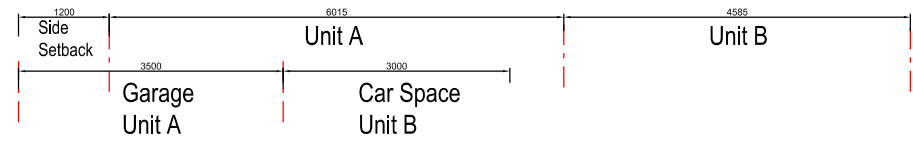
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Multi-Dwelling Housing Site C - SSDA  
 Typical Roof Plan

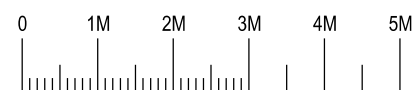
Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	CA142	Rev.	D



Typical Units  
South Courtyard Elevation



Typical Units  
South (Street) Elevation



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 Moss Vale Road, Bomaderry

Drawing Title  
 Multi-Dwelling Housing Site C - SSSA  
 South (Street) Elevation

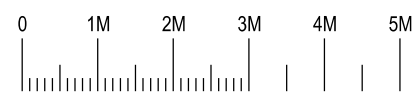
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Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	CA143	Rev.	C



Typical Units  
North Courtyard Elevation



Typical Units  
North (Access Lane) Fenced Elevation



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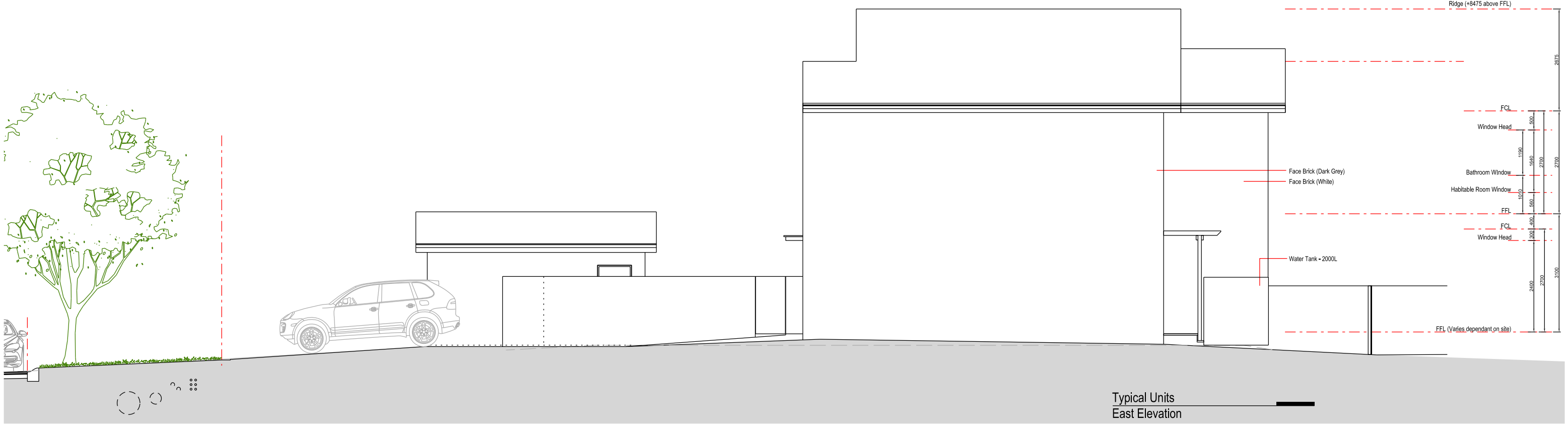
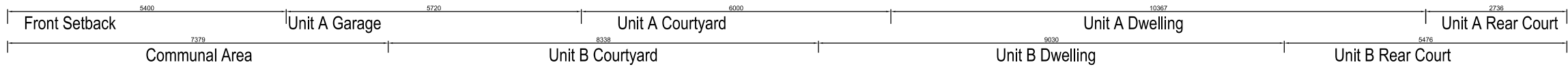
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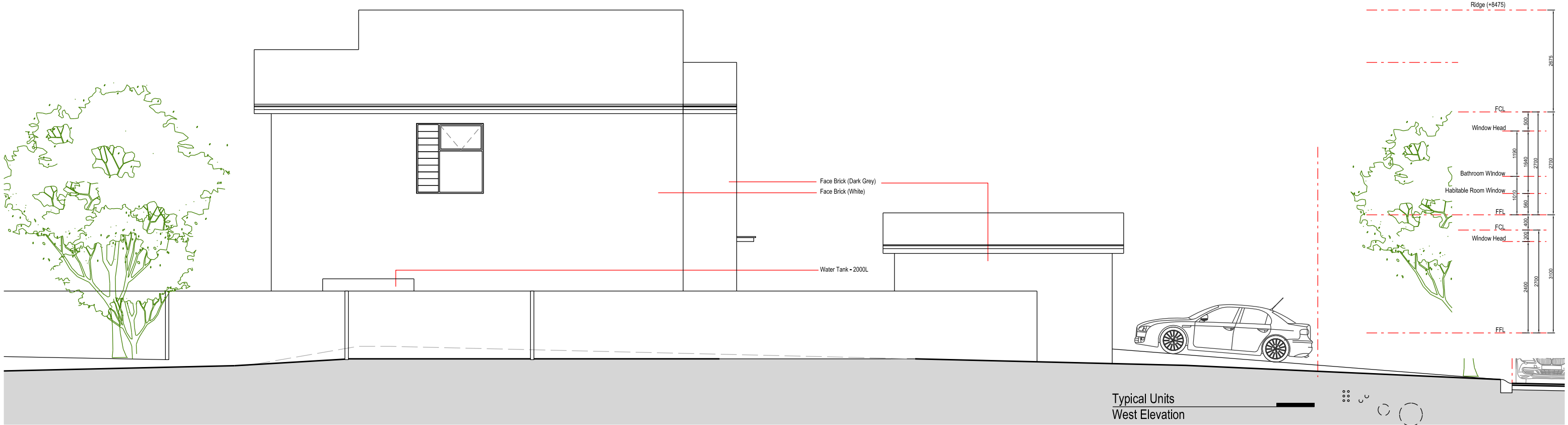
**The Yards**  
**Moss Vale Road, Bomaderry**

Drawing Title  
 Multi-Dwelling Housing Site C - SSDA  
 North (Rear) Elevation

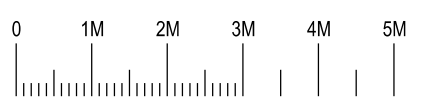
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Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	CA143	Rev.	C



Typical Units  
East Elevation



Typical Units  
West Elevation



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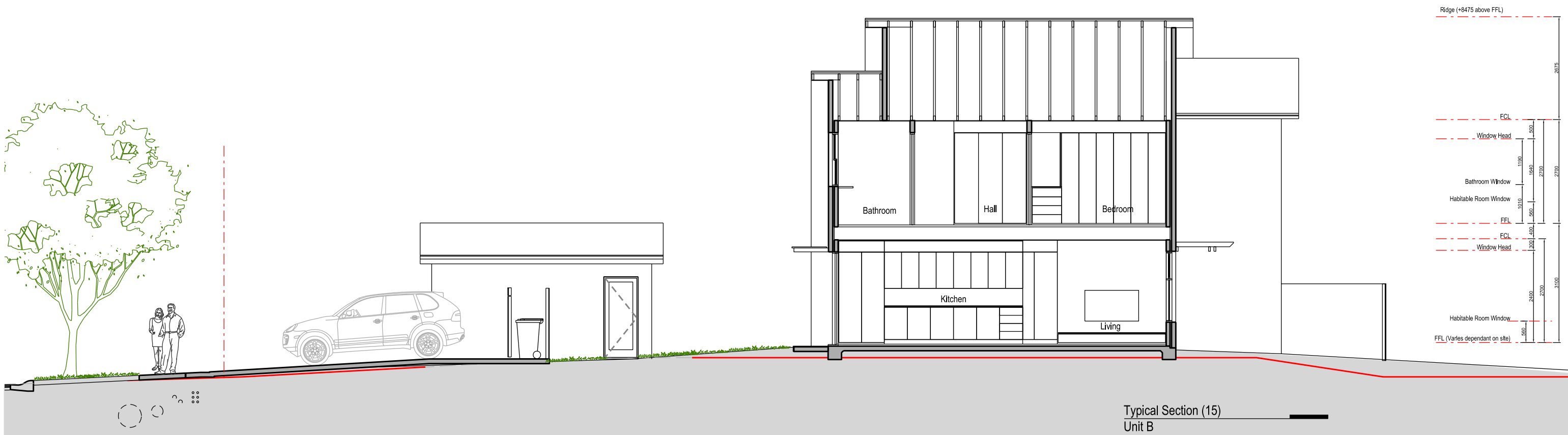
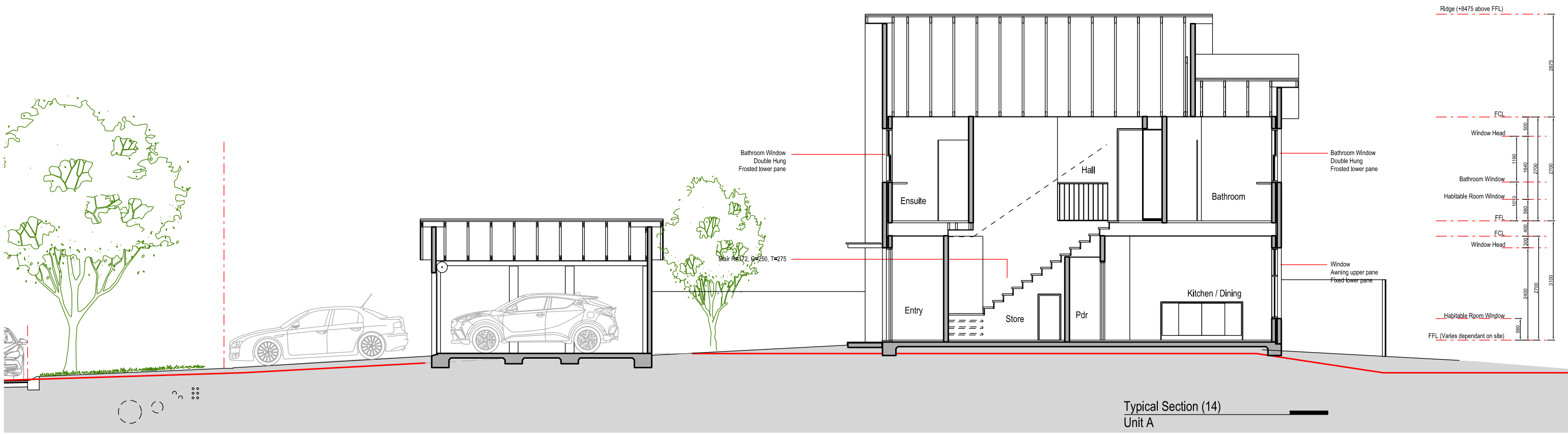
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**Southern Cross Housing**  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Multi-Dwelling Housing Site C - SSSA  
 East / West Elevations

Date	25th July 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	CA145 Rev. C



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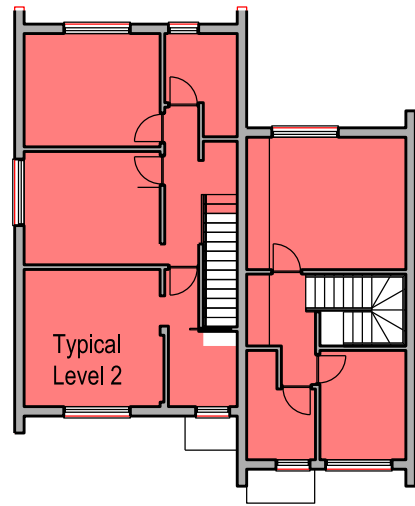
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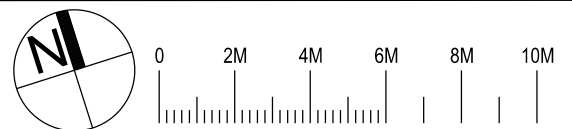
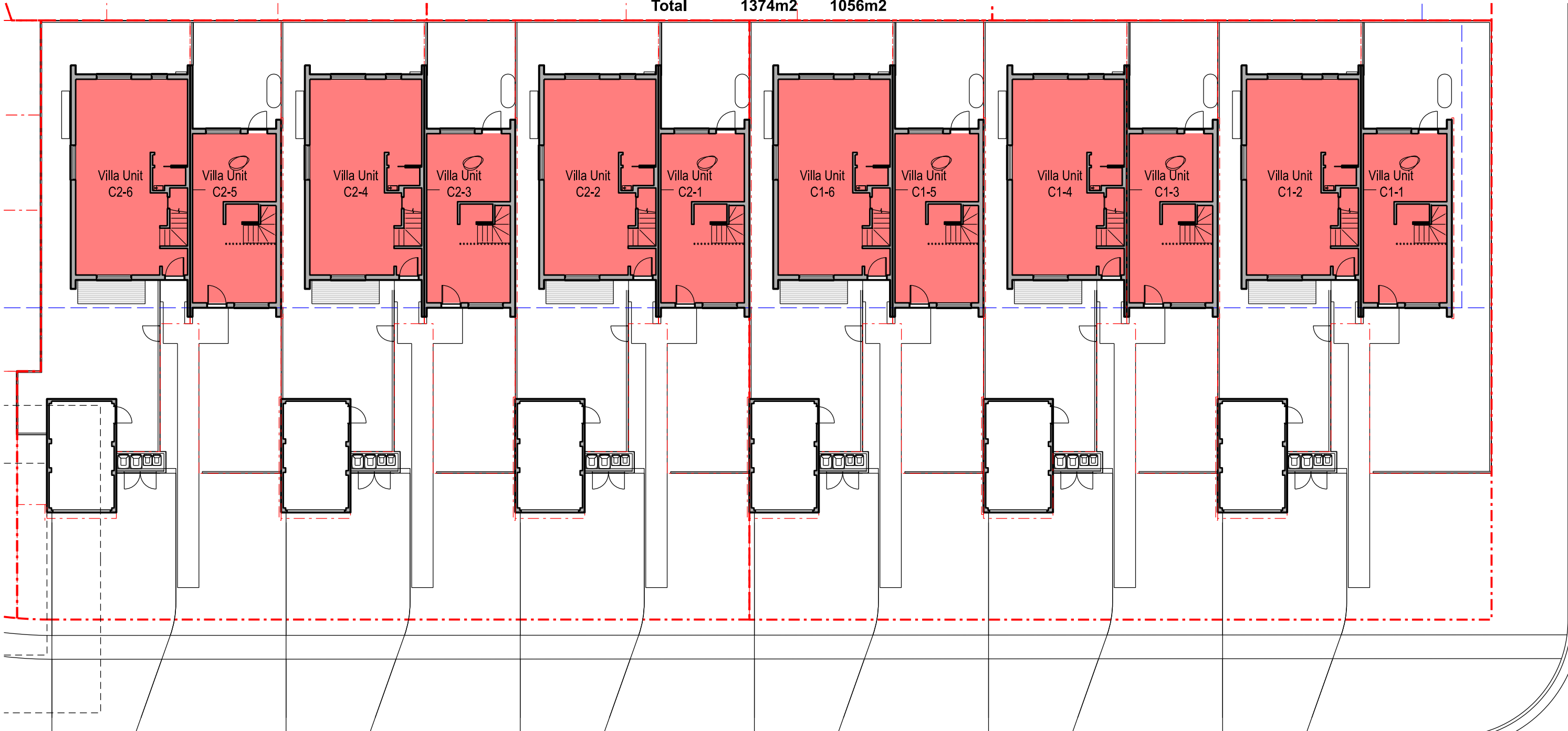
Drawing Title  
 Multi-Dwelling Housing Site C - SSDA  
 Indicative Sections

Date	25th July 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	CA146 Rev. C



# Area Calculation

Unit	GBA	GFA	GBA	GFA	GBA	GFA
	<b>Level 1</b>		<b>Level 2</b>		<b>Total</b>	
C1-1	83	56	63	53	145	109
C1-2	42	36	42	31	84	67
C1-3	83	56	63	53	145	109
C1-4	42	36	42	31	84	67
C1-5	83	56	63	53	145	109
C1-6	42	36	42	31	84	67
C2-1	83	56	63	53	145	109
C2-2	42	36	42	31	84	67
C2-3	83	56	63	53	145	109
C2-4	42	36	42	31	84	67
C2-5	83	56	63	53	145	109
C2-6	42	36	42	31	84	67
<b>Total</b>	<b>1374m2</b>	<b>1056m2</b>				



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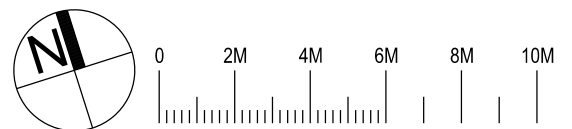
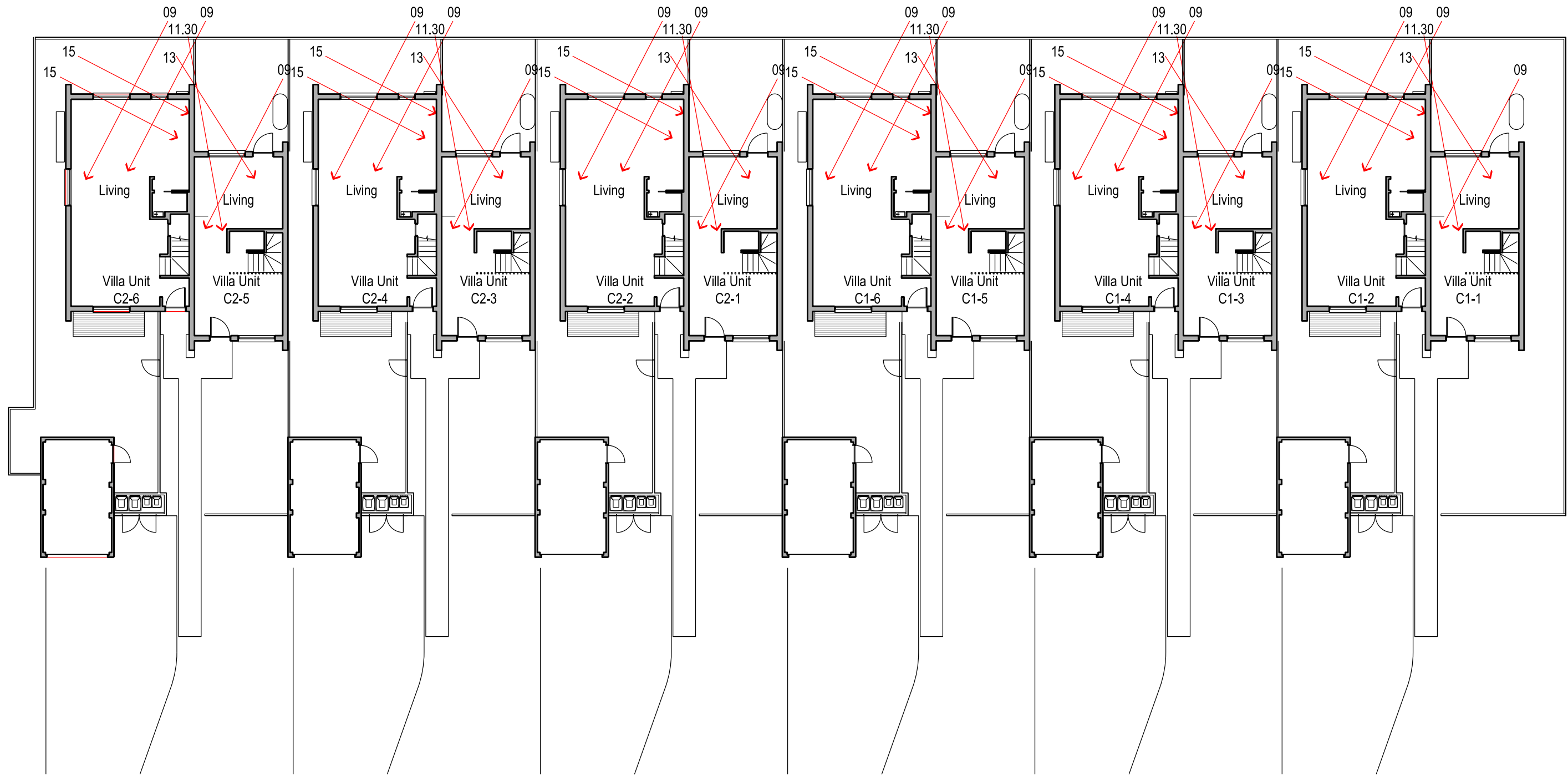
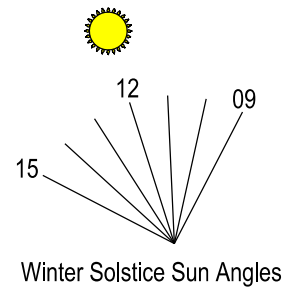
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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Site C - Proposed SSDA  
 Floor Area Calculation

Date	28 January 2026		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	CA170 Rev. C



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**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
 Housing Site C - Proposed SSSA  
 Solar Access Assessment

Date	28th January 2026		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	CA173 Rev. B

# Precinct C Specification

**Wall and roof frames**  
90mm metal frames to all walls, mid floors and roof.

**External Floors**  
Concrete slab on ground, R1.0 insulation (except garage areas)

**Suspended timber floor between levels**  
No insulation required where habitable rooms are below  
R4.0 insulation where subfloors, open suspended floor and garage are below

**External Walls**  
Brick veneer: Internal plasterboard lining, 90mm metal stud with R2.7 bulk insulation, drainage channel, brick veneer  
External wall colours: Medium

**Intertenancy Walls**  
Masonry cavity 110mm brick, 40mm gap, 110mm brick, plasterboard finish

**Walls within dwellings**  
Plasterboard on studs, no insulation required between conditioned rooms  
R2.7 insulation between garage and habitable rooms, and roof space and habitable rooms (if applicable)

**Glazing Doors/Windows**  
Window frame colour: dark

Application	U-Value	SHGC
Sliding Door	3.45	0.43
Awning	3.48	0.43
Louvre	4.30	0.57
Double Hung	3.47	0.45
Casement	3.46	0.46

**Window restrictors**  
Window restrictors are modelled in the first-floor bedrooms to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

Given values are AFRC total window system values (glass and frame)

**Roof**  
Pitched roof: Metal roof with R1.3 anticon blanket  
Natural ventilation to all pitched roof

External roof colour: medium

**Ceilings**  
Plasterboard ceiling with R6.0 insulation (minimum 215mm cavity space).  
Where attic roof or balcony is above, the insulation must extend to the external wall (R3.0 default 450mm from walls as per tech notes), default thermal bridging modelled

Plasterboard ceiling with R4.0 (minimum 215mm cavity space) insulation where skillion roof is above.

No insulation to garage where roof is above.

**Ceiling Penetrations**  
Sealed and insulated LED downlights, maximum one every 4.0m, modelled as per tech notes.

**Floor coverings**  
Carpet to bedrooms and upstairs hallways, tiles elsewhere

**BASIX Water Commitments**  
Fixtures  
Install showerheads minimum rating of 4 stars-High flow (>6.0 and <= 7.5 Litres/min)  
Install toilet flushing system with a minimum rating of 4 stars in each toilet  
Install tap with minimum rating of 5 stars in the kitchen  
Install taps with minimum rating of 5 stars in each bathroom

**Alternative Water**  
Install individual rainwater tanks, minimum 2,000L capacity collected from min. 50 to 100m<sup>2</sup> roof area (site dependant). Tanks connected to at least one outdoor tap and toilets

**BASIX Energy Commitments**

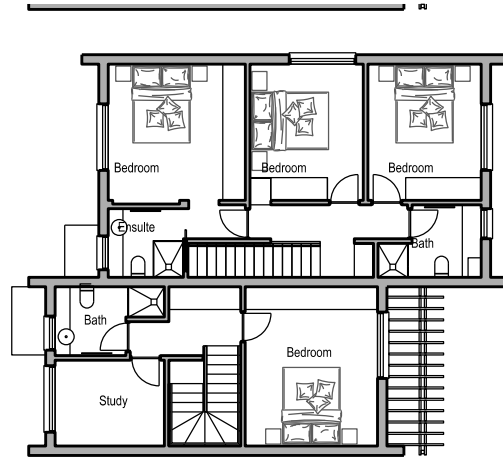
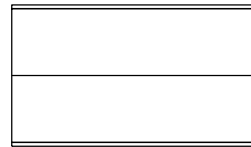
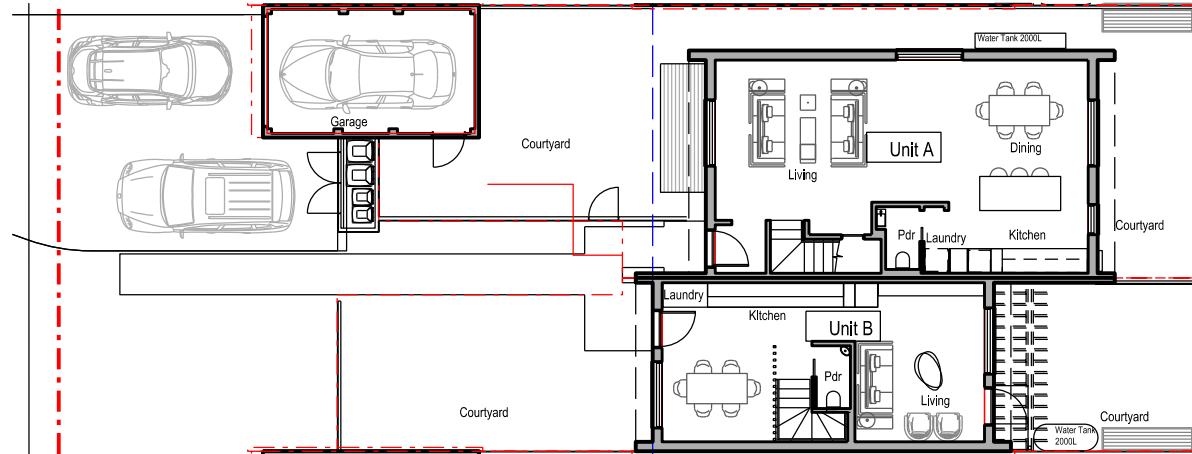
**Hot water system**  
Electric heat pump 26 to 30 STCs

**Cooling system**  
1 phase air-conditioning to living areas and bedrooms: EER 3.0-3.5

**Heating system**  
1-phase air-conditioning to living areas and bedrooms: EER 3.5-4.0

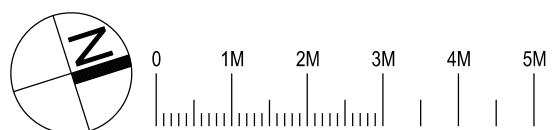
**Ventilation**  
Weather seals and draft protection to all external windows and doors  
Dampers to all exhaust fans  
Bathrooms individual fan, externally ducted connected to light, timer off  
Kitchen individual fan, externally ducted manual on/off switch  
Laundry room individual fan, externally ducted manual on/off switch

**Other**  
Induction cooktop, electric oven  
Outdoor clothes drying line



Typical Unit  
Level One (Ground) Plan

Typical Unit  
Level Two Plan



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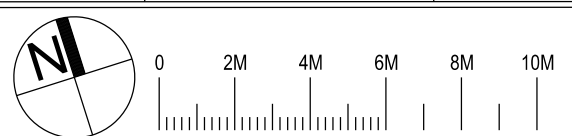
**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
Multi-Dwelling Housing Site C - SSSA  
Typical Specification

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	CA180 Rev. B

# Open Space

Lot	Site Area	Open Space	%
C1	1130	550	49%
C2	1093	513	47%
<b>Total</b>	<b>2223m2</b>	<b>1063m2</b>	<b>48%</b>



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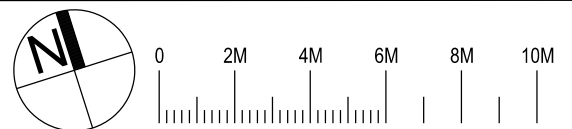
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Site C - Proposed SSSA  
 Open Space Area Calculation

Date	28th January 2026		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	CA185 Rev. D

# Deep Soil Area

	Site Area	Deep Soil	%
<b>Total</b>	<b>2223m2</b>	<b>924m2</b>	<b>42%</b>



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Drawing Title  
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 Deep Soil Area Calculation

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Job No.	SYB01	Dwg No.	CA186 Rev. D