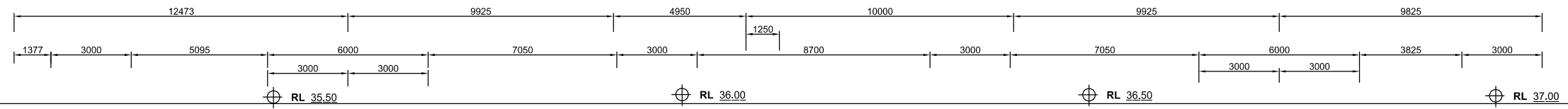
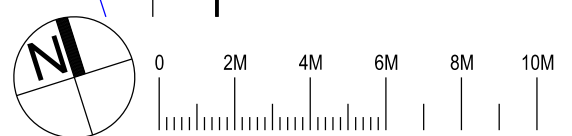
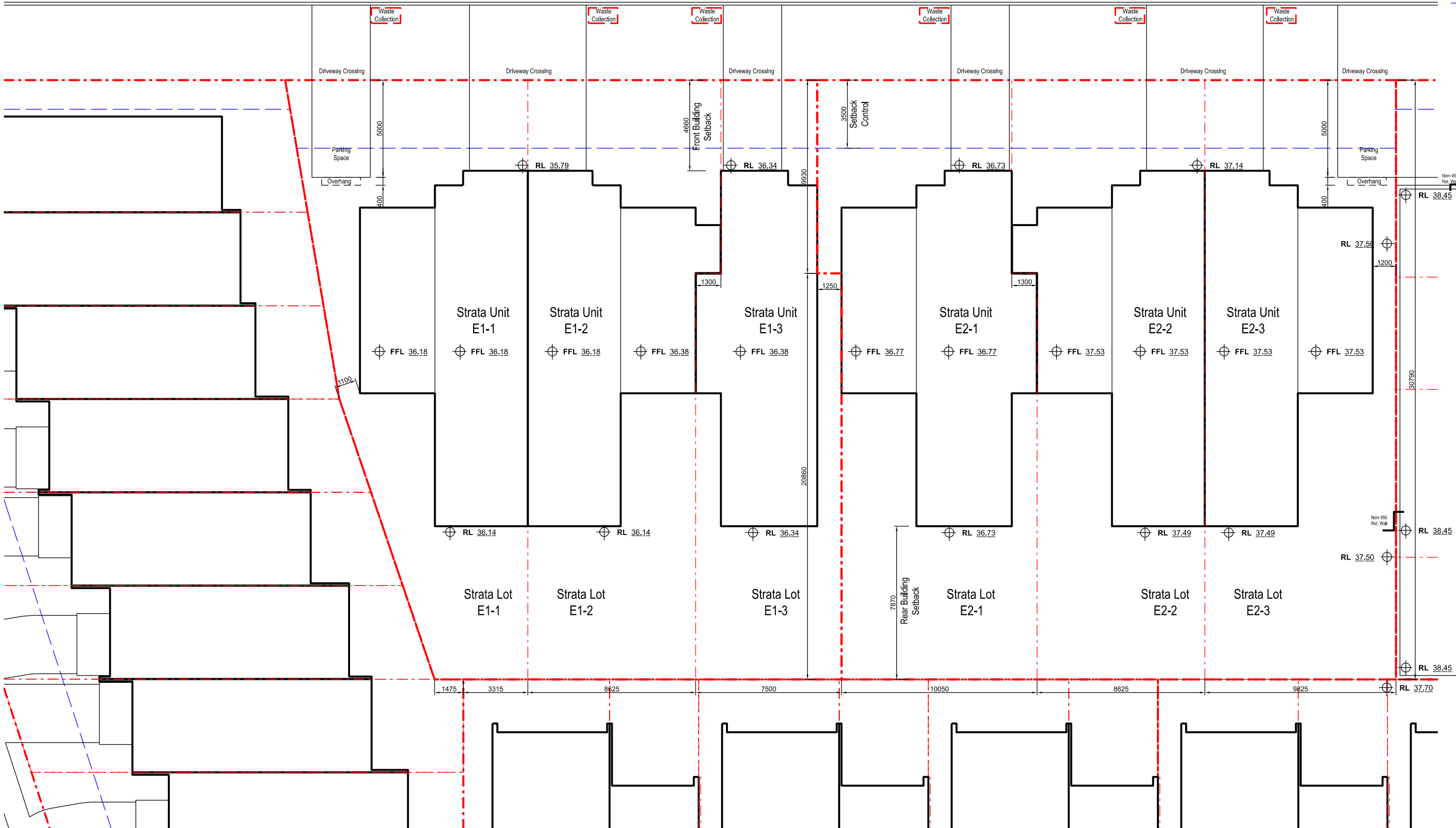


Residential Street



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



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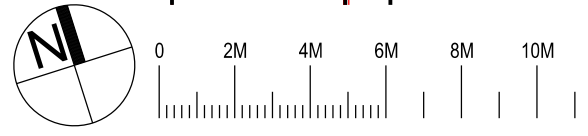
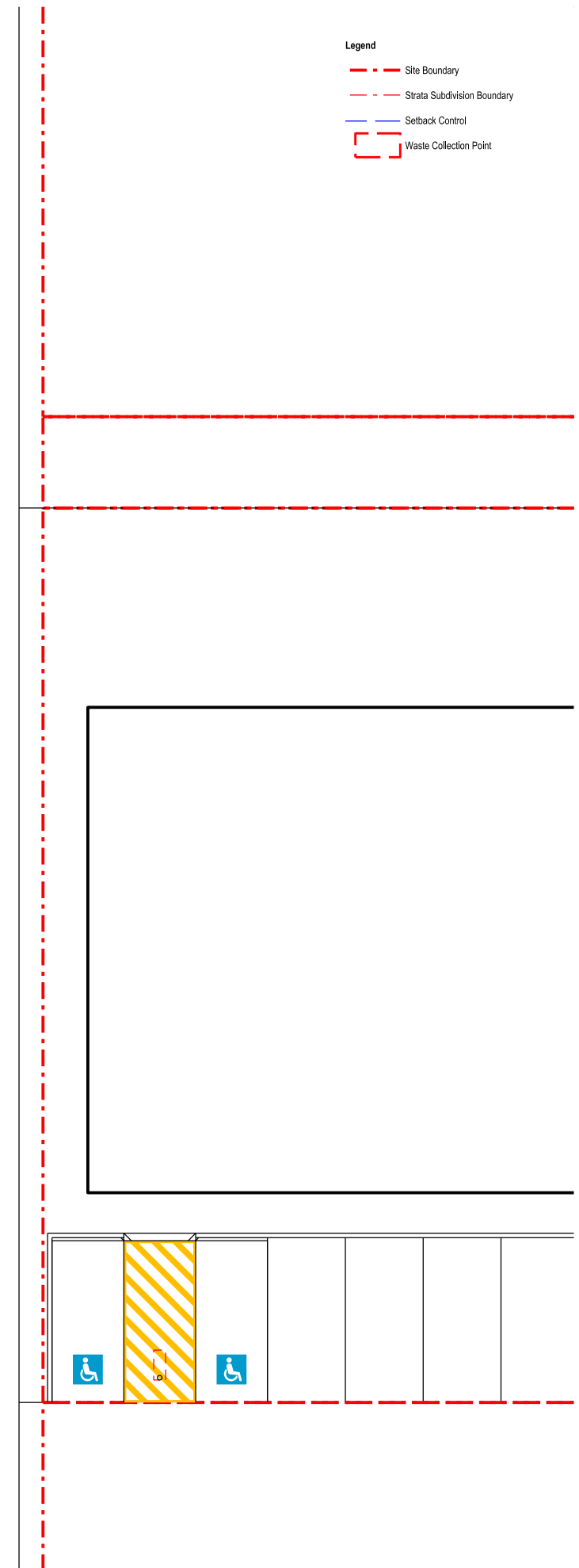
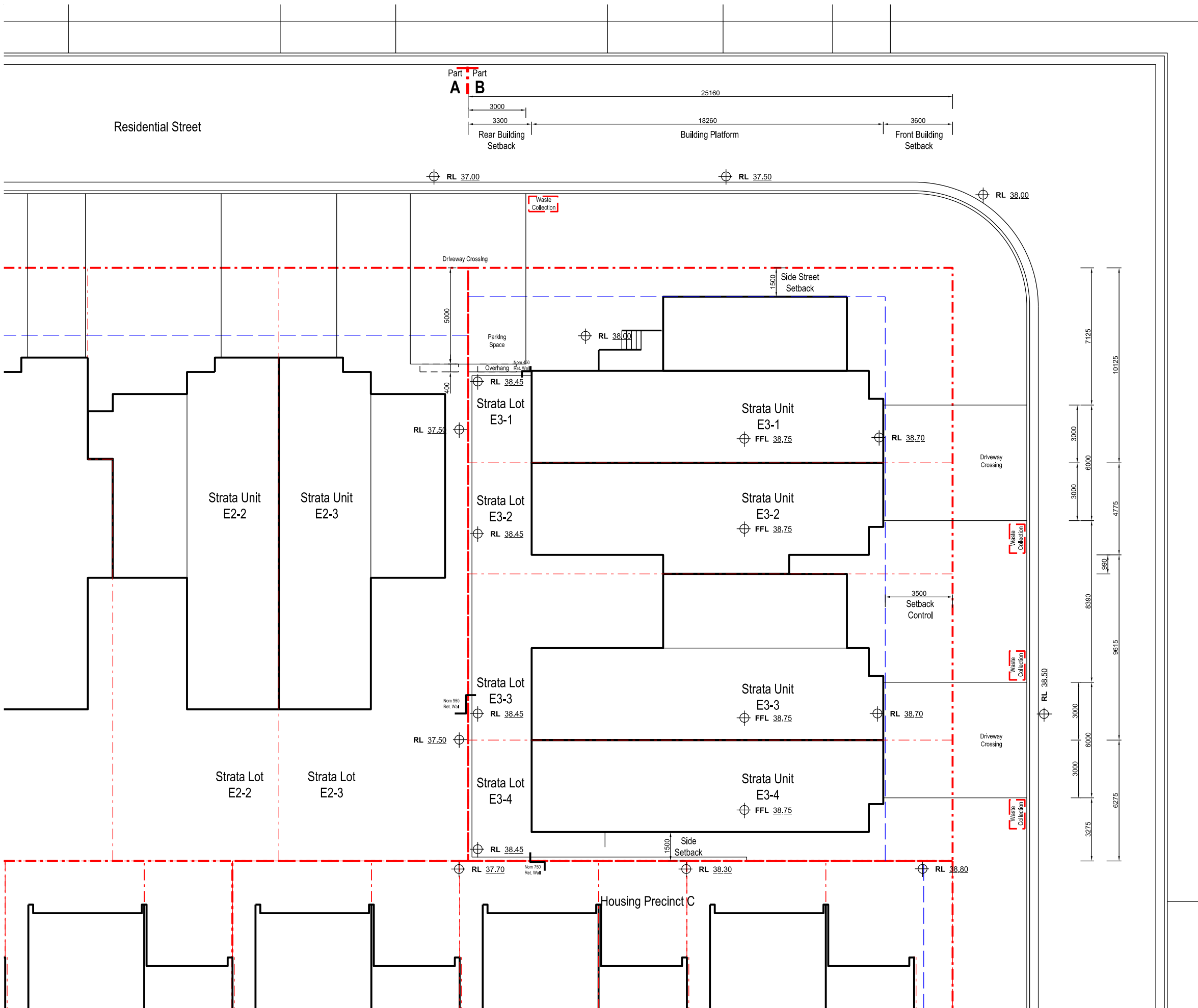


The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct E - SSSA
 Site Plan Part A

Date	6th June 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA100
		Rev.	B

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



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Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct E - SSSA
 Site Plan Part B

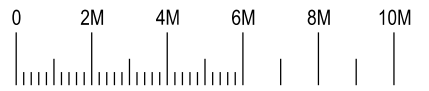
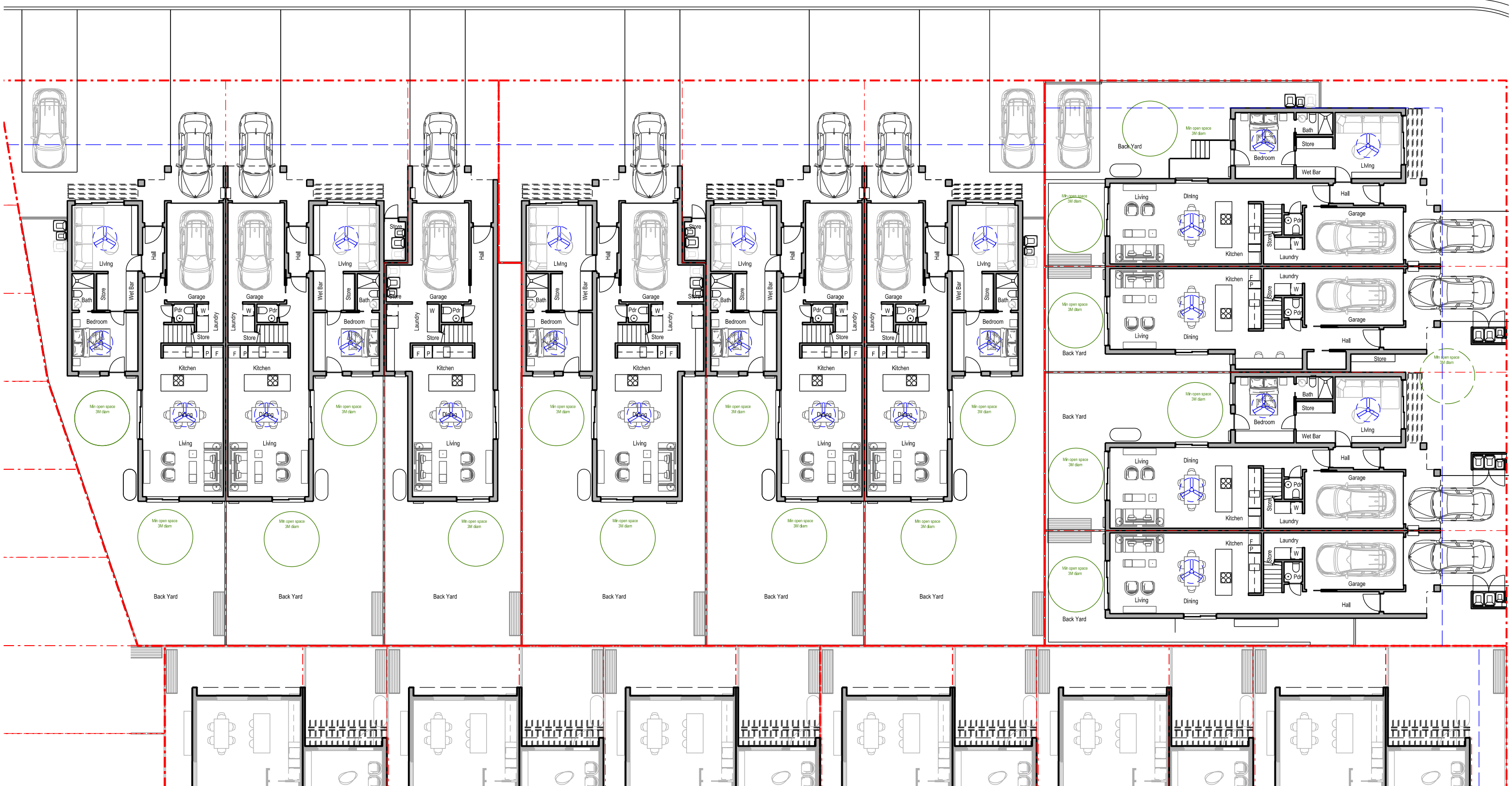
Date	6th June 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA101 Rev. B

Residential Road

SX16
EA146

SX17
EA147

SX18
EA148



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The Yards
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Drawing Title
 Housing Precinct E - SSDA
 Level 1 (Ground) General Arrangement

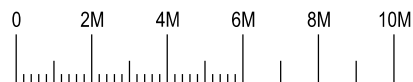
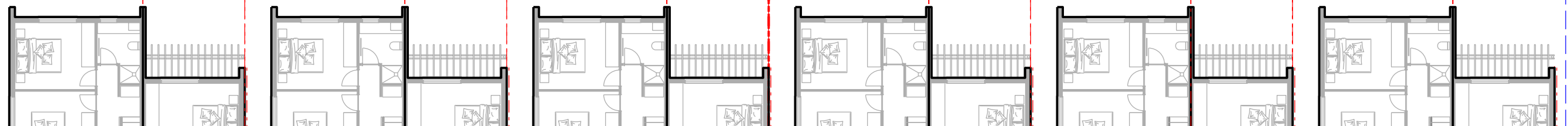
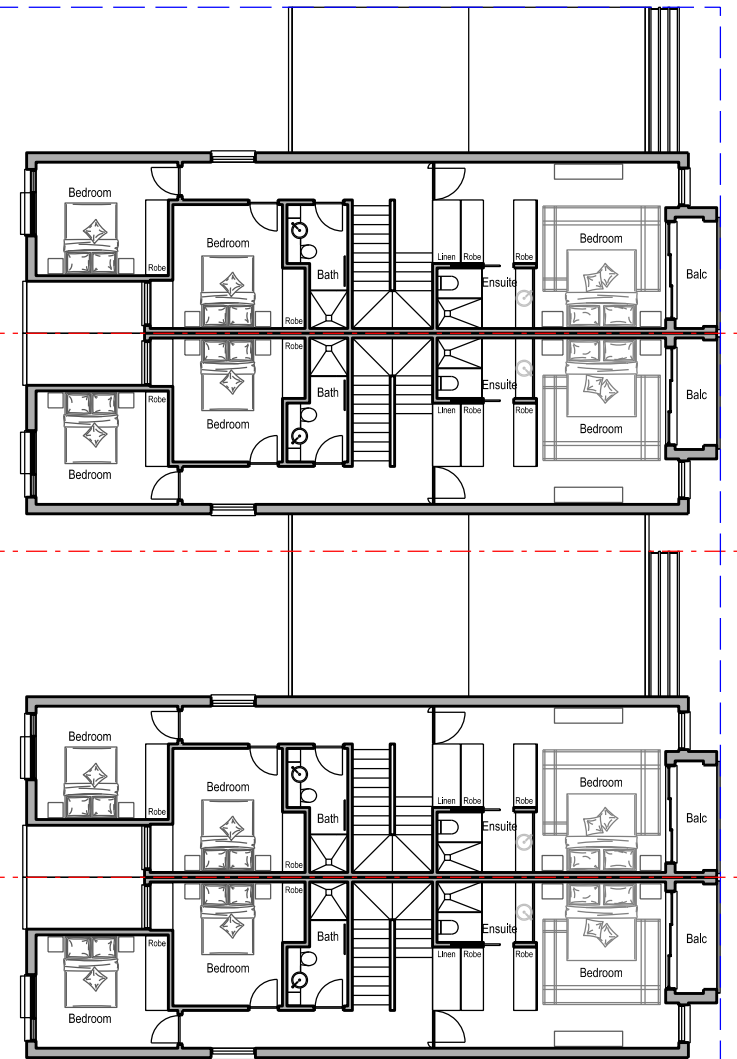
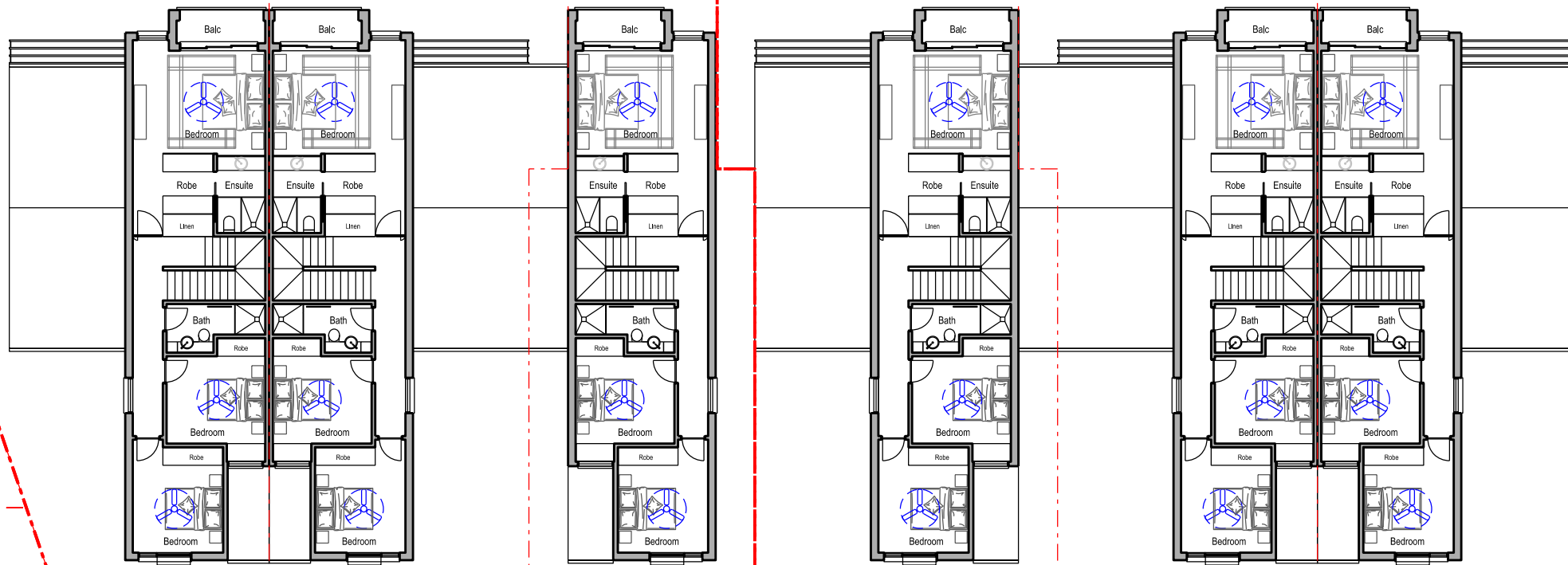
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Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA110
		Rev.	G

Residential Road

SX16
EA148

SX17
EA147

SX18
EA148



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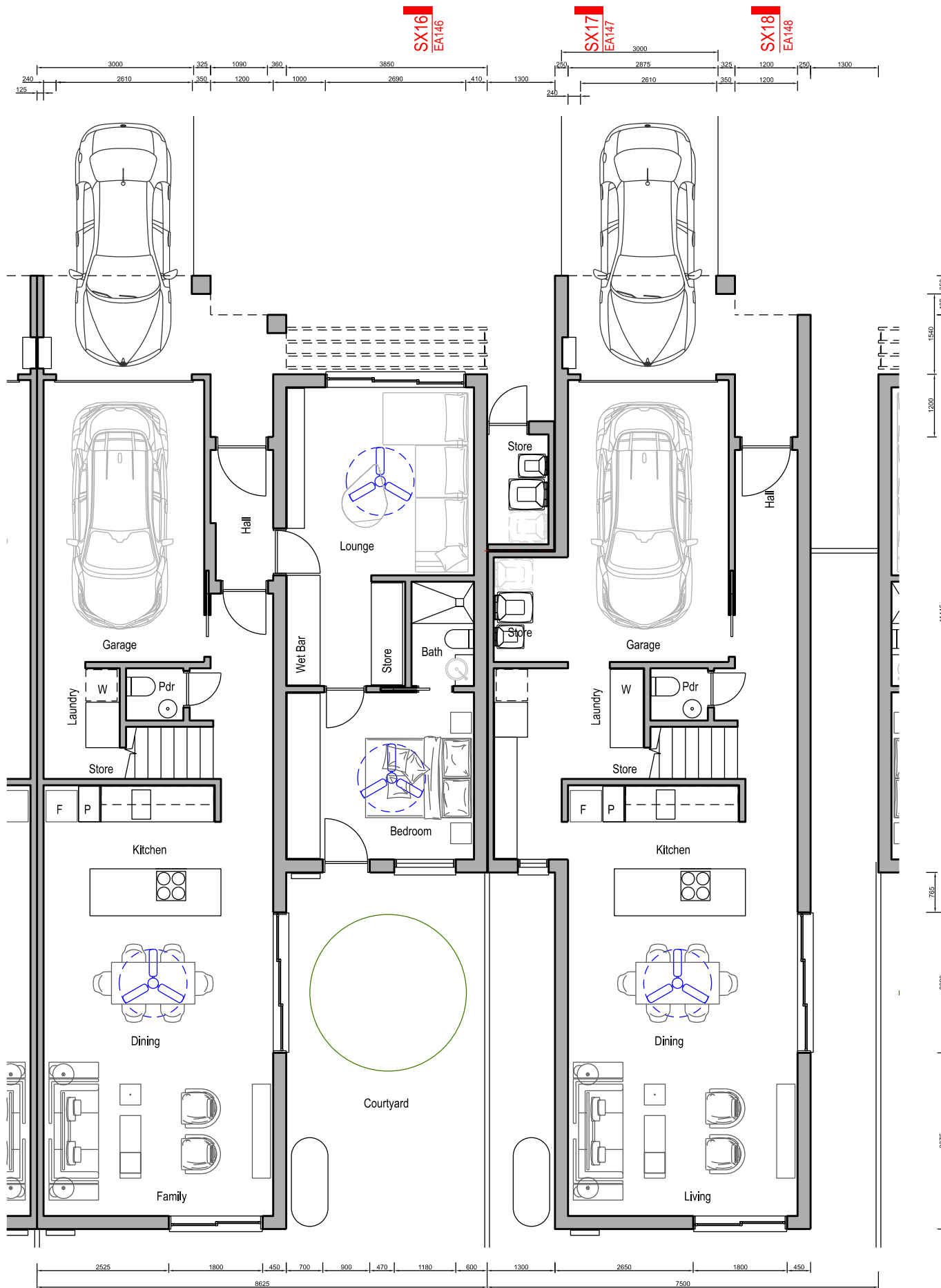
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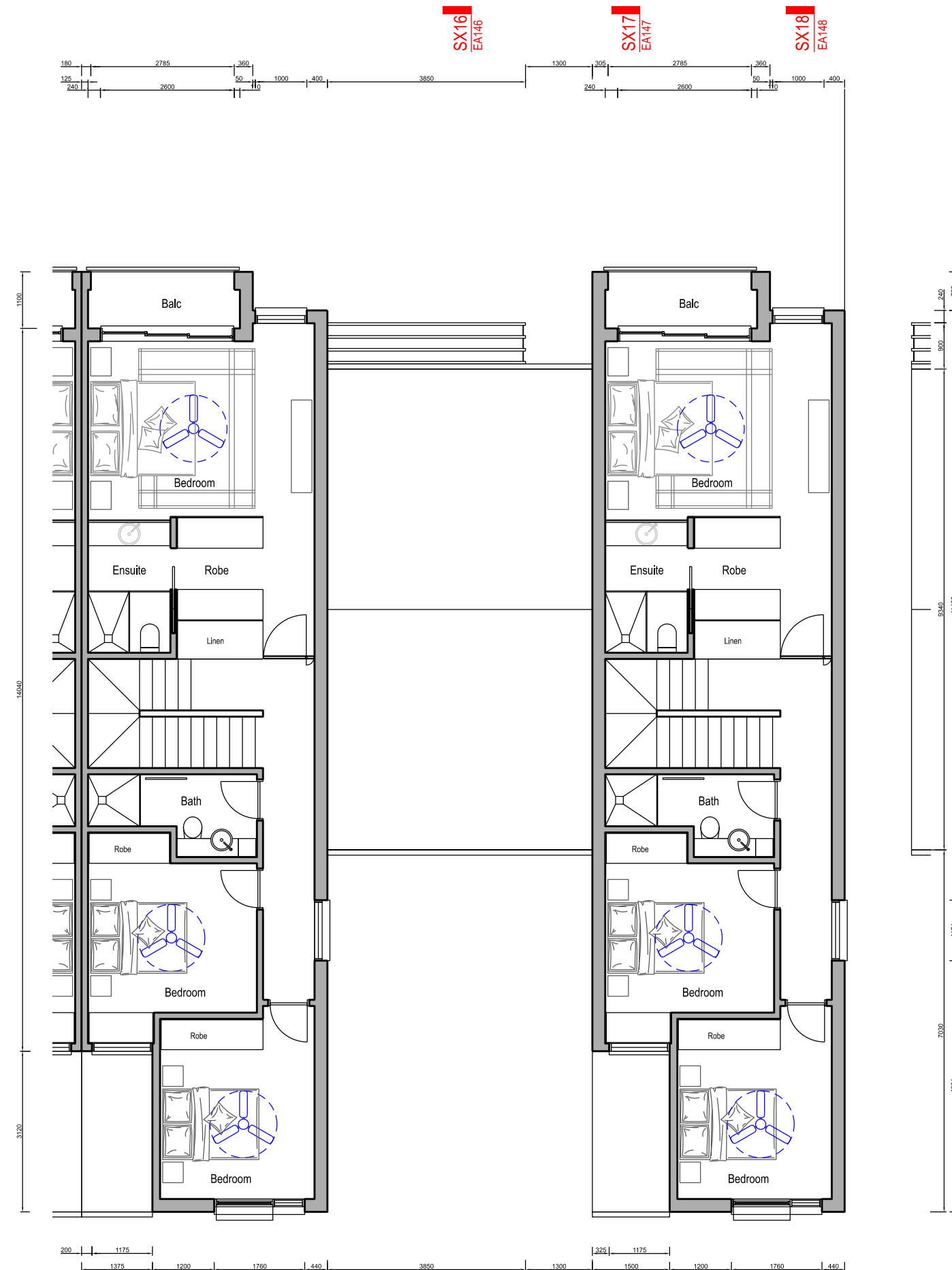
Drawing Title
 Housing Site E - SSDA
 Level 2 (Upper) General Arrangement

Drawn	DJD	Date	6th June 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	EA120	Rev.	E



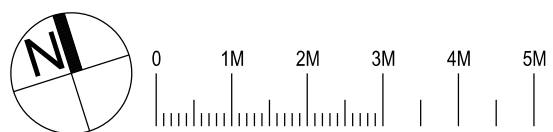
Typical 4 Bed Attached House
Ground Floor Level

Typical 3 Bed Attached House
Ground Floor Level



Typical 4 Bed Attached House
Upper Floor Level

Typical 3 Bed Attached House
Upper Floor Level



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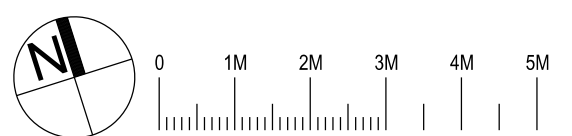
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSDA
 Typical Unit Plans

Date	6th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA140
		Rev.	E



North (Street) Elevation
Attached Group



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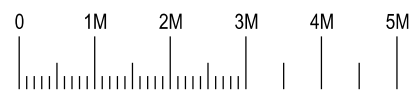
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSSA
 Street Elevation

Date	6th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA142 Rev. D



South (Back Yard) Elevation
Attached Group



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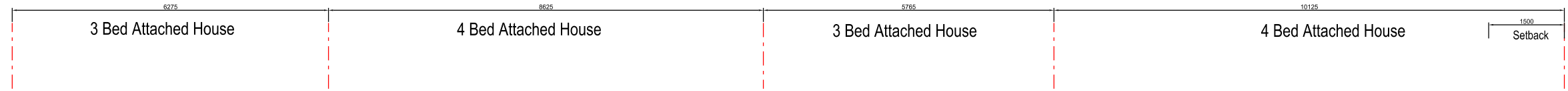
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The Yards
 Moss Vale Road, Bomaderry

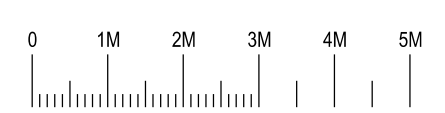
Drawing Title
 Housing Site E - SSSA
 Lane Elevation (South)

Date	6th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA142 Rev. C



- FC Cladding to upper level (White of Dark Grey)
- Corrugated Metal Roofing (Natural Zincalume)
- Face Brick (Off White)
- Aluminium Blade Handrail Forward Fixed (Black Powdercoat)
- Face Brick Columns (Mid Brown Tone)
- Improved Aluminium Double Glazed Windows throughout (Black Powdercoat Finish)
- Face Brick (Off White)

Street Elevation (East)



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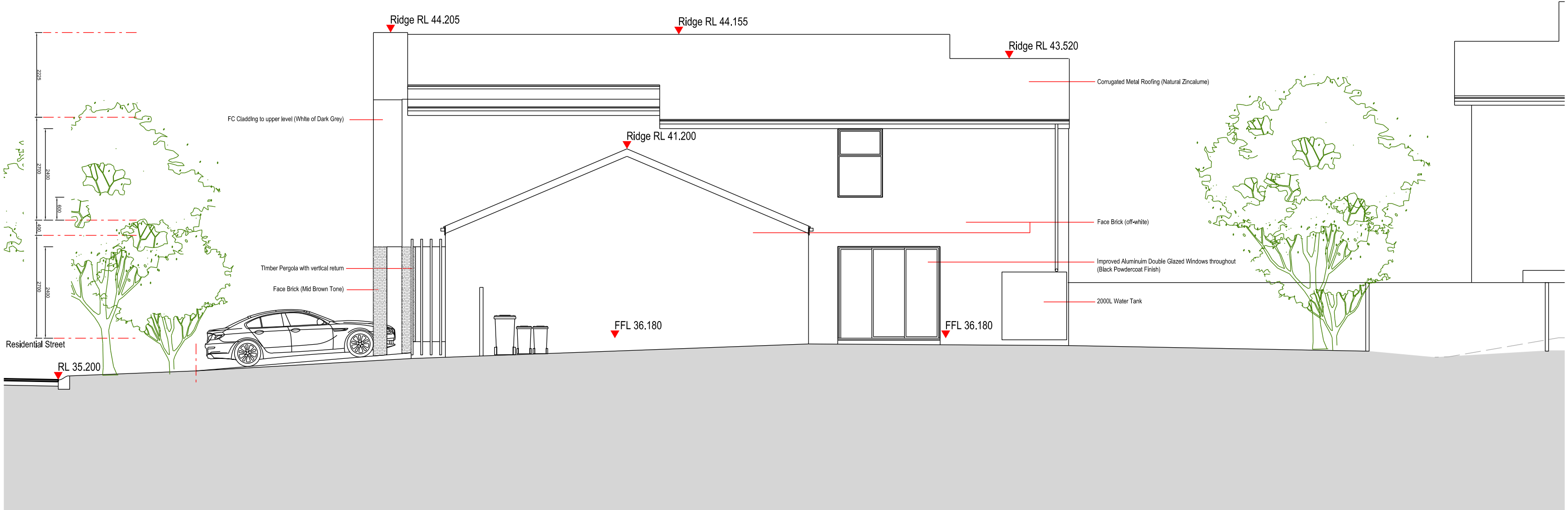
Drawing Title
 Housing Site E - SSSA
 Street Elevation 2 (East Facing)

Date	6th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA144 Rev. C

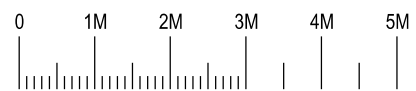
Precinct E West Elevation (4 Bedroom Attached Dwelling)

Precinct C
Multi-Dwelling
Housing

4660
Building Setback
6550
Garage Setback



Street Elevation (East)



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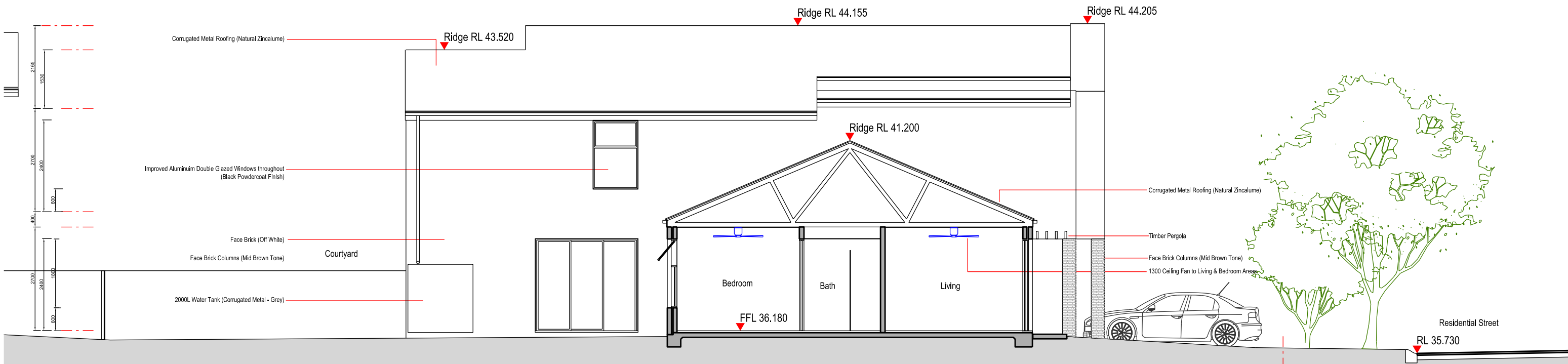
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BUILDING COMMUNITY FUTURES

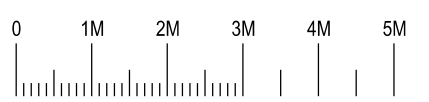
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Site E - SSSA
West Elevation

Date	6th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA145 Rev. C



Typical Section (16)



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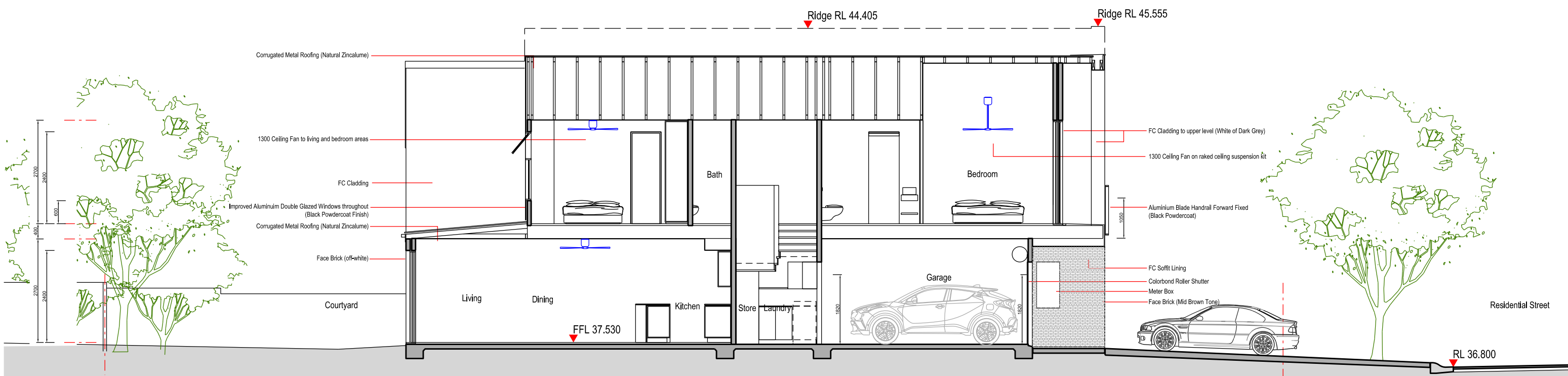
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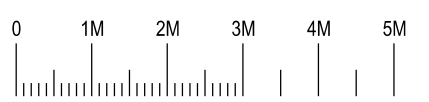
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSDA
 Section (16)

Date	6th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA146 Rev. D



Typical Section (17)



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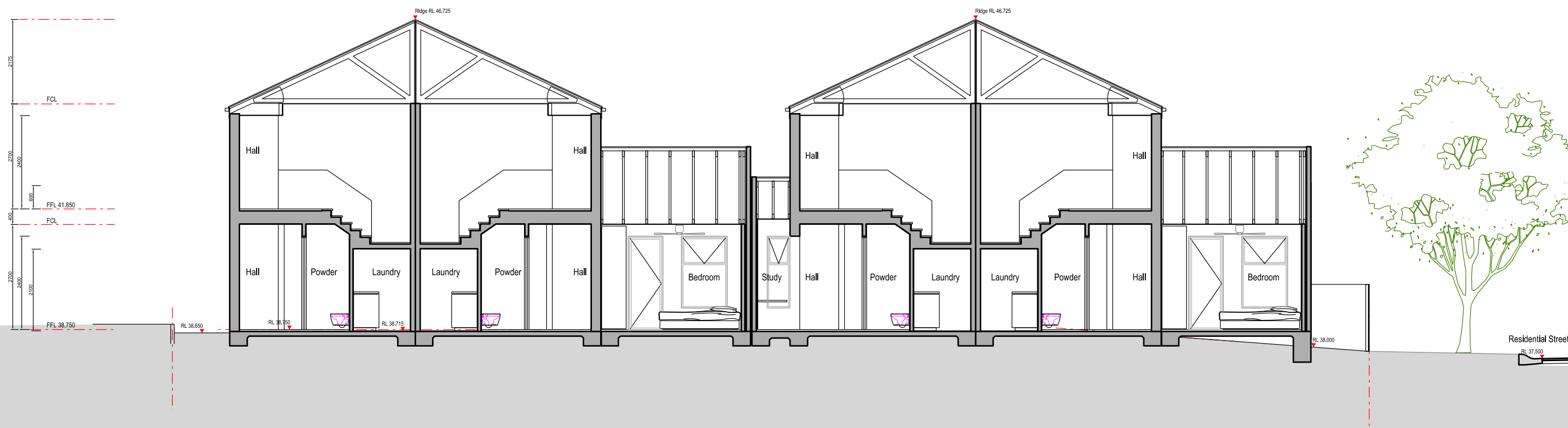
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSDA
 Section (17)

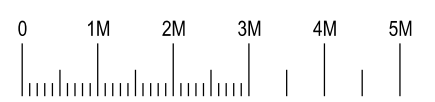
Date	6th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA147 Rev. D



+11m LEP Height Control



Cross Section - Party Walls
Attached Group E3



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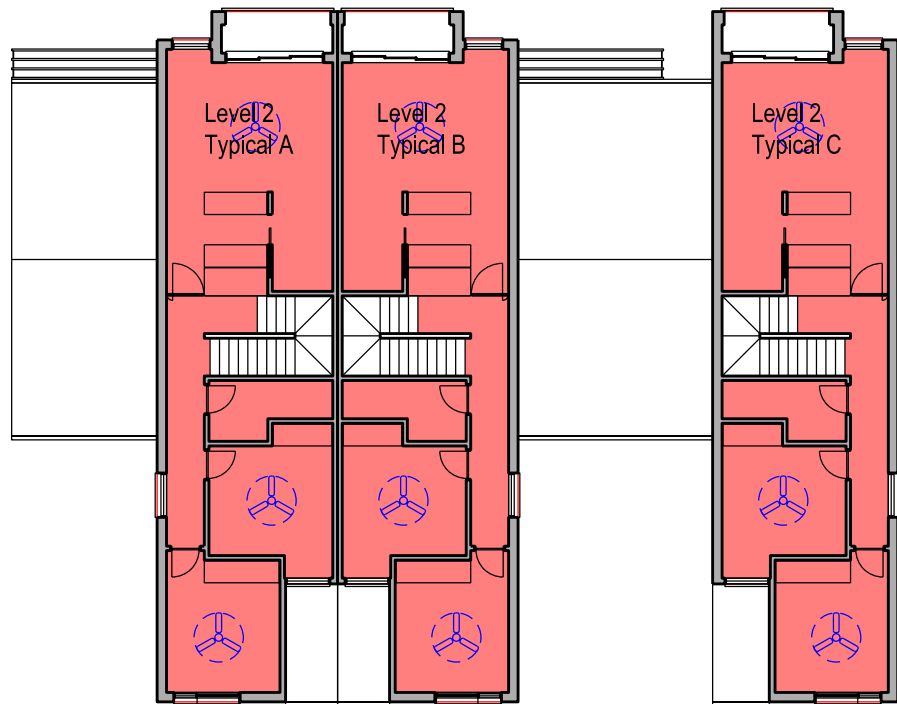
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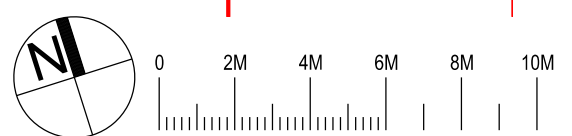
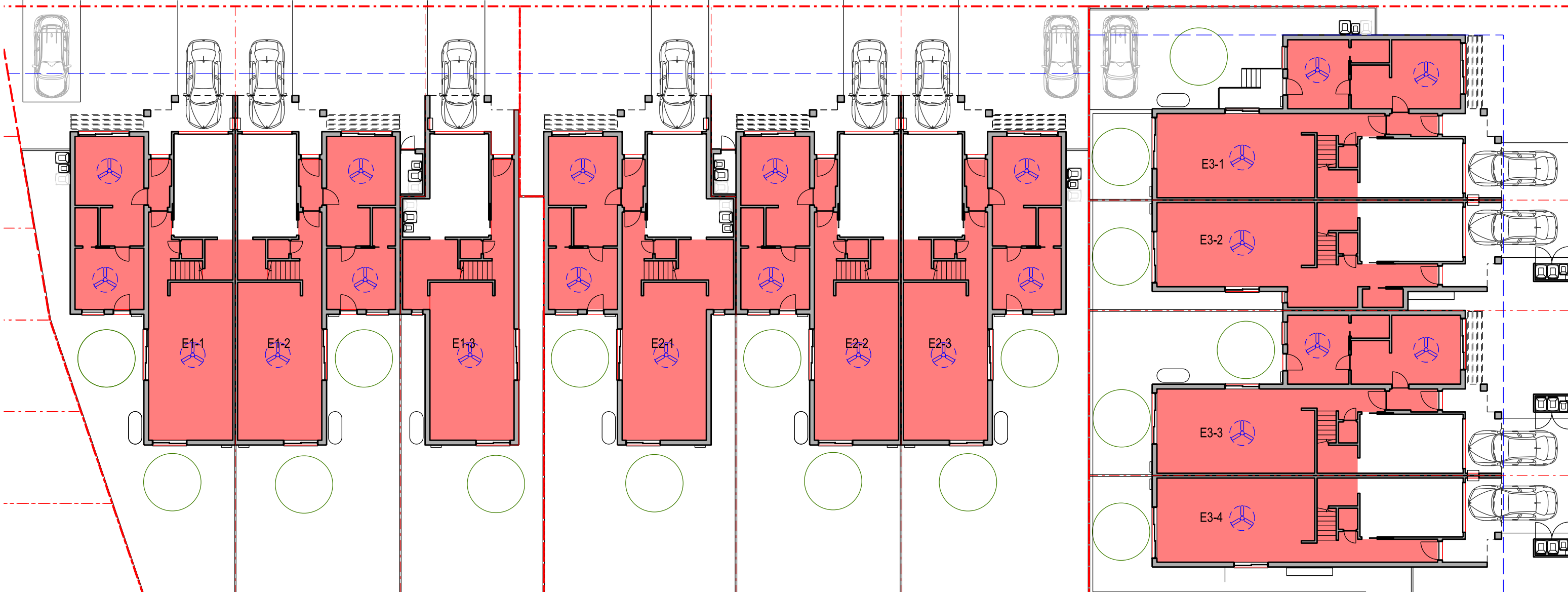
Drawing Title
 Housing Site E - SSSA
 E3 Cross Section

Date	29th July 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA149 Rev. A

Area Calculation



Unit	GBA	GFA	GBA	GFA	GBA	GFA
Level 1						
E1-1	114	86	Level 2			
E1-2	114	86	82	64	Total	
E1-3	87	56	82	64	196	150
E2-1	124	91	84	64	171	120
E2-2	117	86	84	64	205	155
E2-3	114	86	82	64	199	150
E3-1	114	86	82	64	196	150
E3-2	84	58	82	64	166	122
E3-3	114	86	82	64	196	150
E3-4	77	51	82	64	196	150
Total	1883m2	1412m2				



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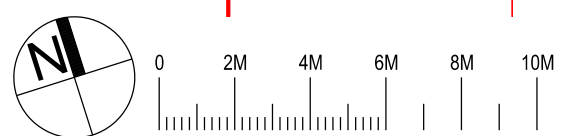
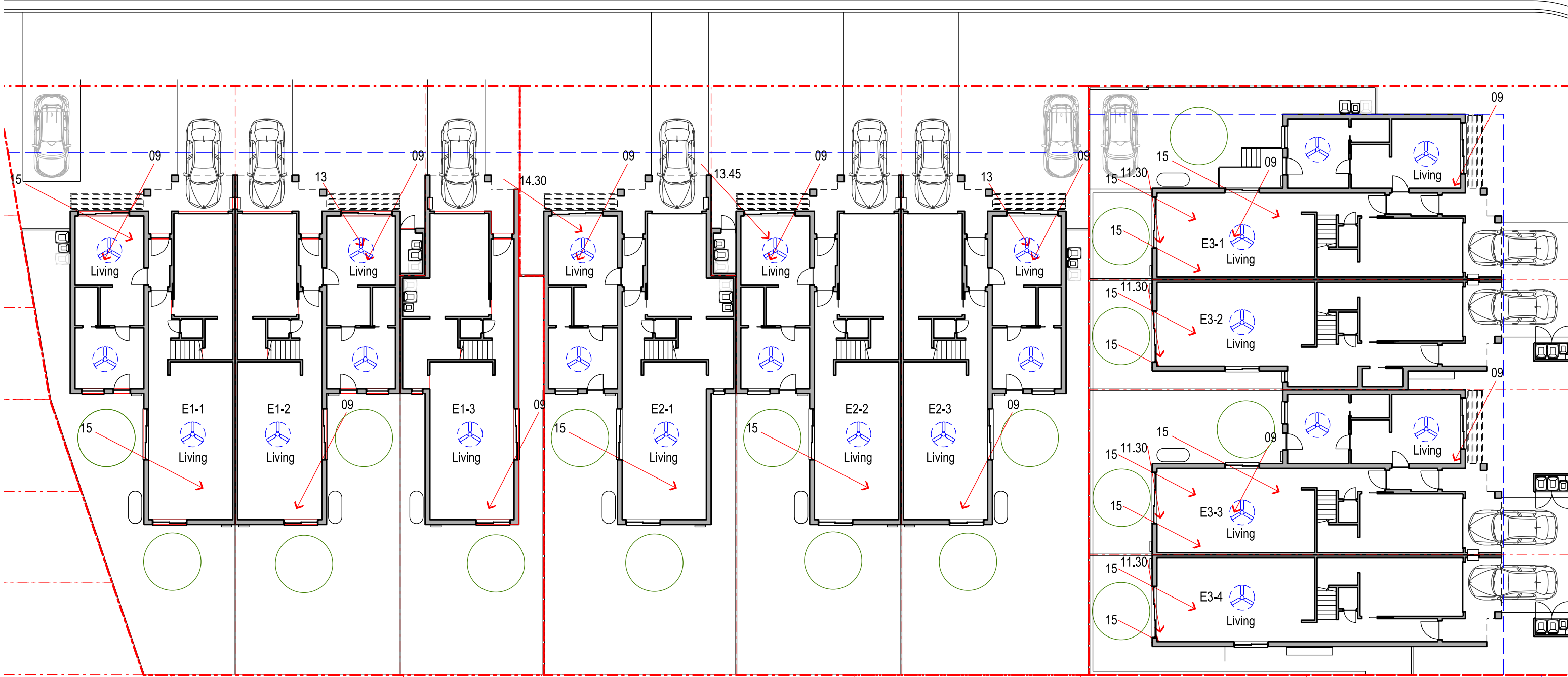
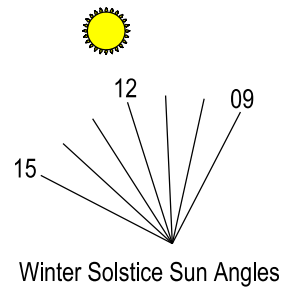
EG

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 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct E - SSSA
 Floor Area Calculation

Date	6th June 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA170 Rev. B



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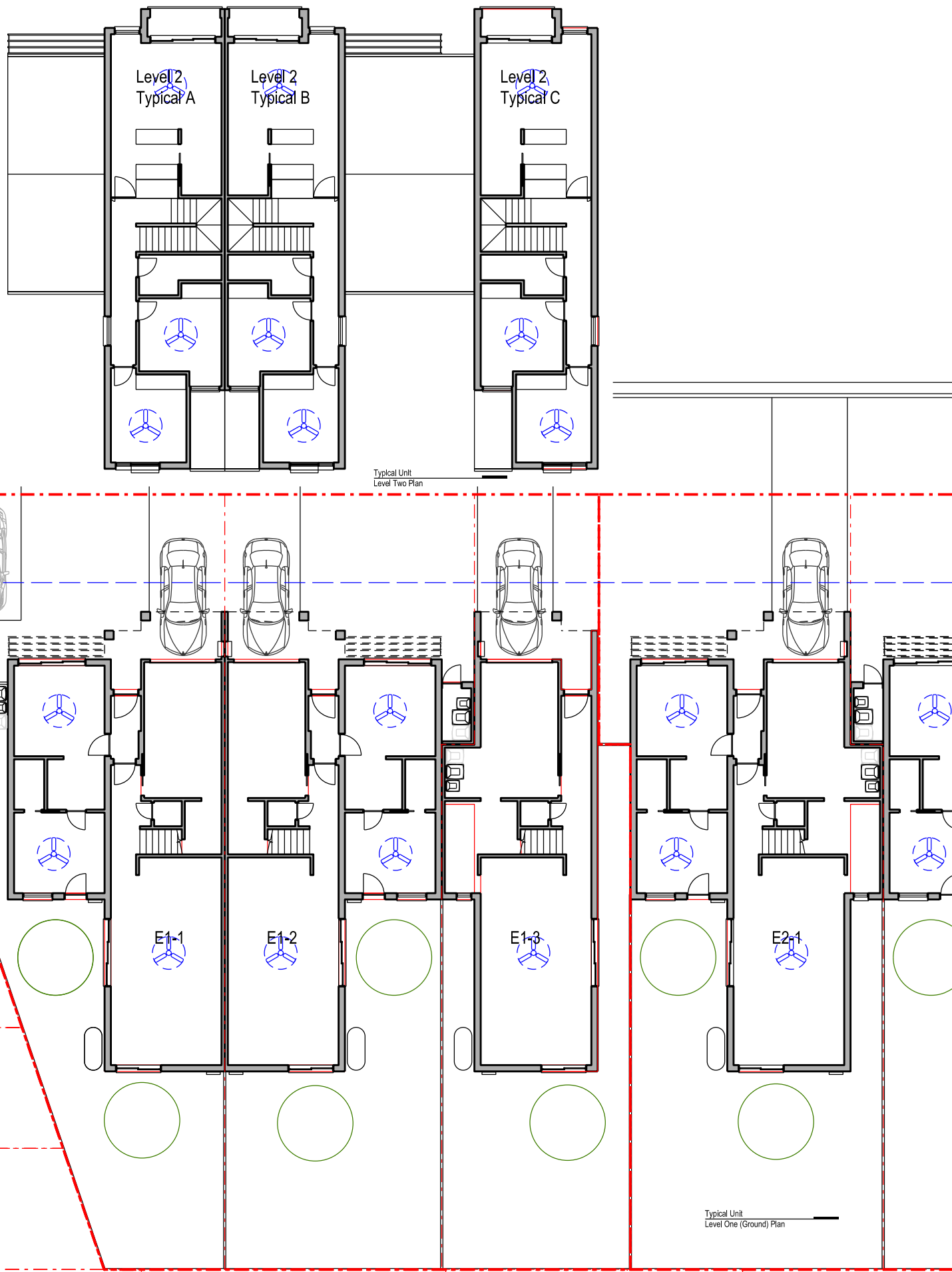
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Moss Vale Road, Bomaderry

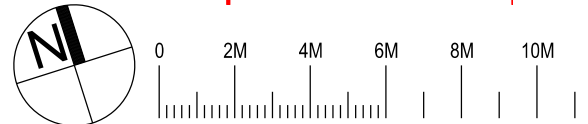
Drawing Title
 Housing Precinct E - SSSA
 Solar Access Assessment

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA173 Rev. A



Precinct E Specification

- Wall and roof frames**
90mm metal frames to all walls, mid floors and roof.
- External Floors**
Concrete slab on ground, R2.3 under slab insulation + R1.0 slab edge insulation
- Suspended timber floor between levels**
No insulation required where habitable rooms are below
R6.0 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 with the exception of Unit E2-1 to have R1.5 insulation to internal plasterboard walls.
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 | Glazing |
|--------------|---------|------|----------|
| Sliding Door | 2.95 | 0.30 | DG Clear |
| Awning | 3.39 | 0.38 | DG Clear |
| Louvre | 4.29 | 0.47 | SG Clear |
| Double Hung | 2.99 | 0.30 | DG Clear |
| Casement | 2.95 | 0.30 | DG Clear |
- 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 with the exception of E2-1 to have a R1.8 Builders Blanket to roof
Natural ventilation to all pitched roof areas
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 100m² 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**
1300 diameter Ceiling fans to each bedroom and living area
1400 diameter ceiling fan to living area of D2-1
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



Nominated Architect: David Dove
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EG



The Yards

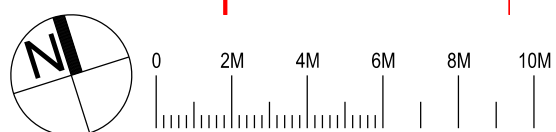
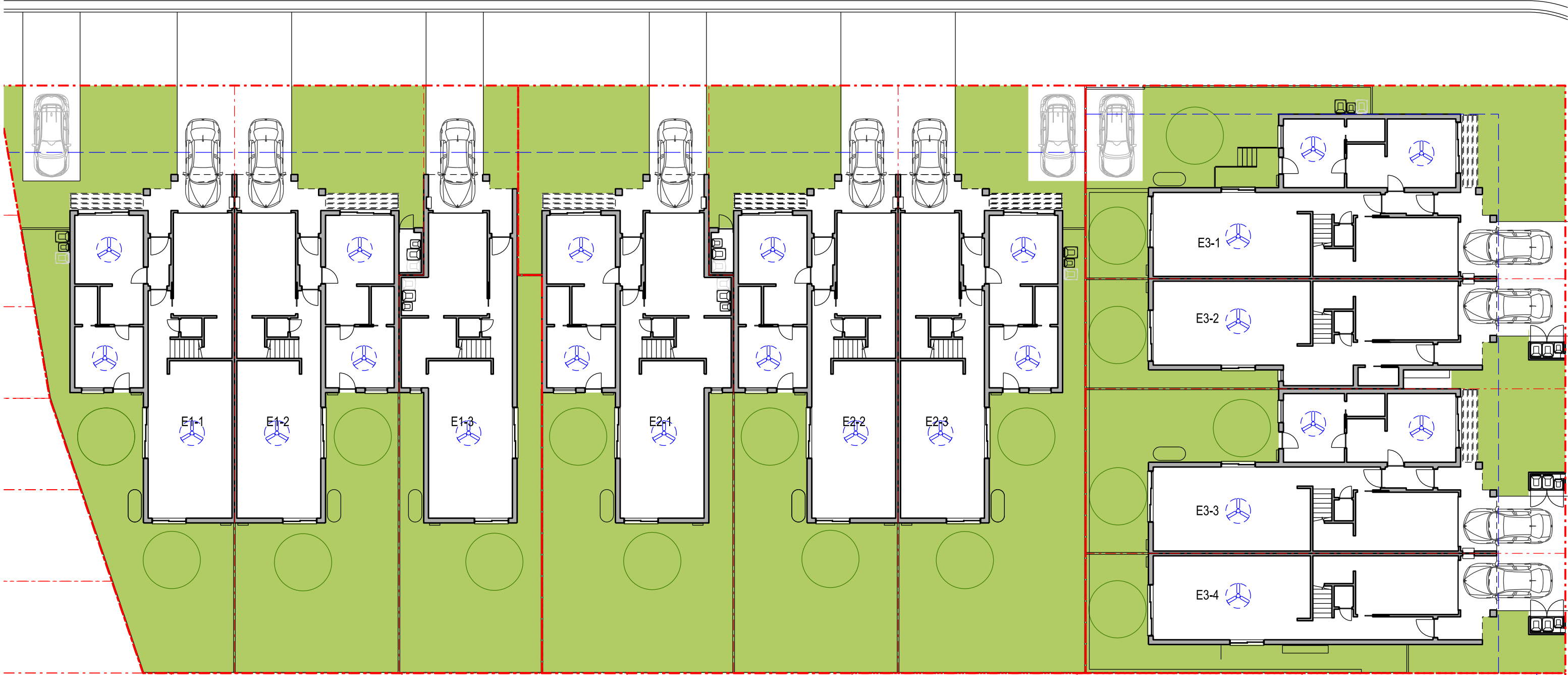
Moss Vale Road, Bomaderry

Drawing Title
Housing Precinct E - SSSA
Typical Specification

Date	6th June 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA180 Rev. B

Open Space

Unit	Site Area	Open Space	%
E1-1	285	131	46%
E1-2	278	135	49%
E1-3	206	95	46%
E2-1	309	159	51%
E2-2	278	135	49%
E2-3	303	147	49%
E3-1	255	103	40%
E3-2	145	37	26%
E3-3	217	78	36%
E3-4	158	59	37%
Total	2434m2	1079m2	44%



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct E - SSDA
 Open Space Area Calculation

Date	6th June 2025
Drawn	DJD
Scale	1:200 @ A3
Job No.	SYB01
Dwg No.	EA185
Rev.	C