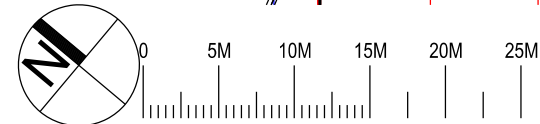
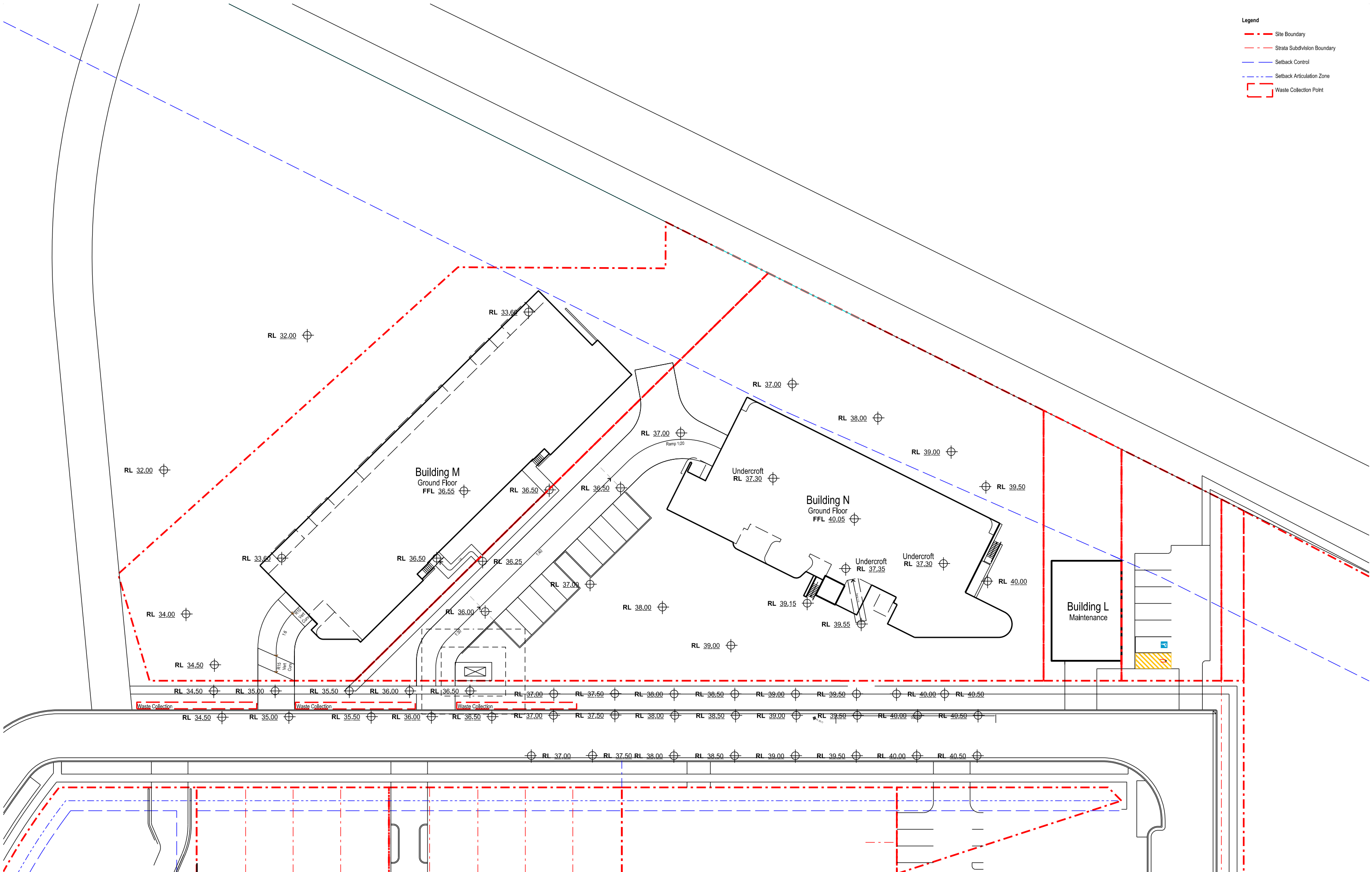


- Legend**
- - - Site Boundary
  - - - - - Strata Subdivision Boundary
  - - - - - Setback Control
  - - - - - Setback Articulation Zone
  - [ ] Waste Collection Point



Nominated Architect: David Dove  
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 Registered Architect (NSW) No. 8922  
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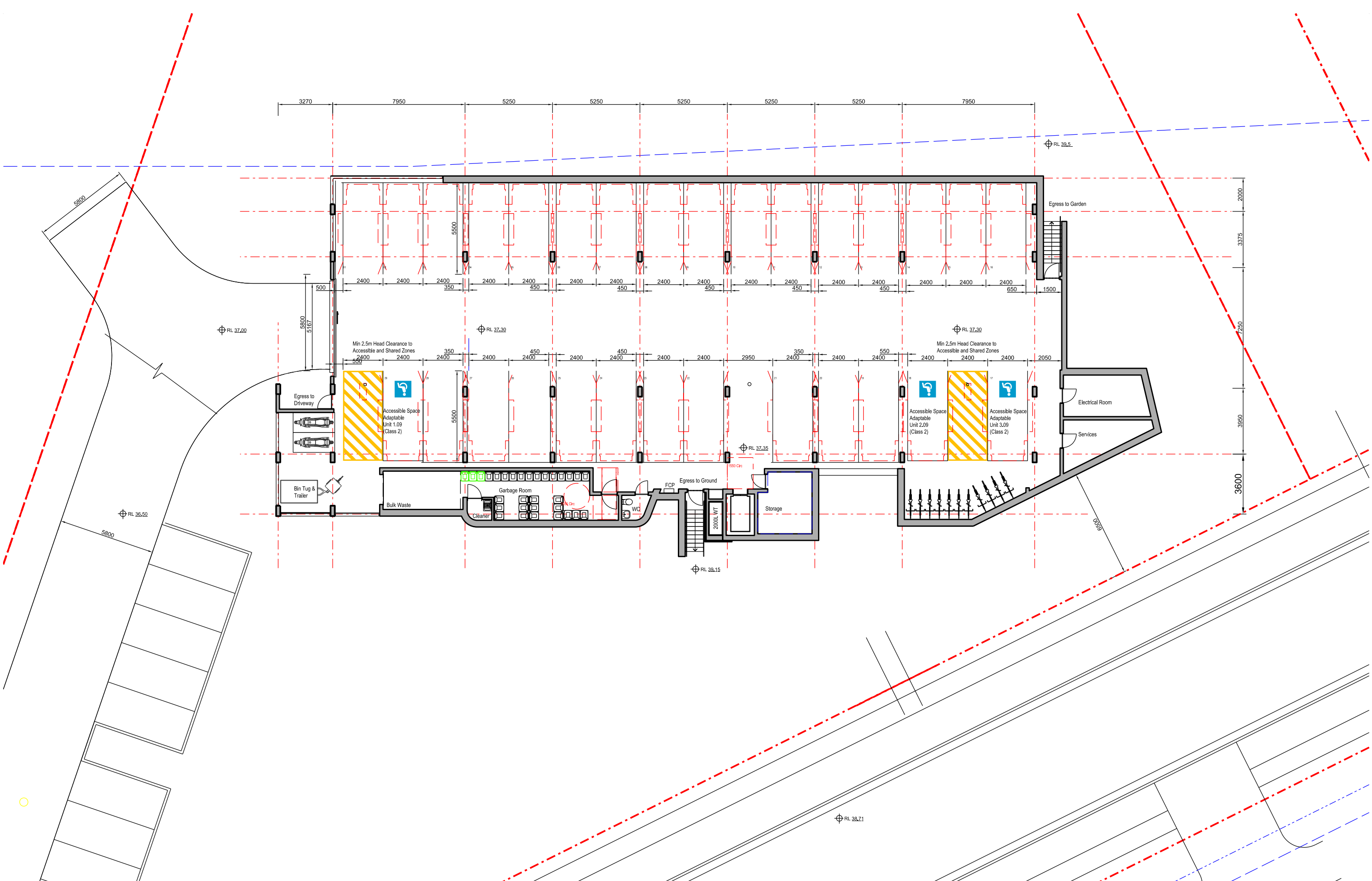
**EG**

**Southern Cross**  
 Housing  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site M&N - SSSA  
 Site Plan

Date		25th October 2025	
Drawn	DJD	Scale	1:500 @ A3
Job No.	SYB01	Dwg No.	NA090
		Rev.	B



Nominated Architect: David Dove  
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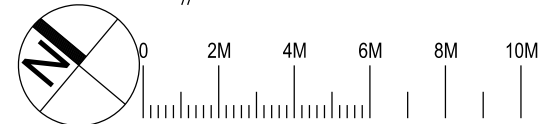
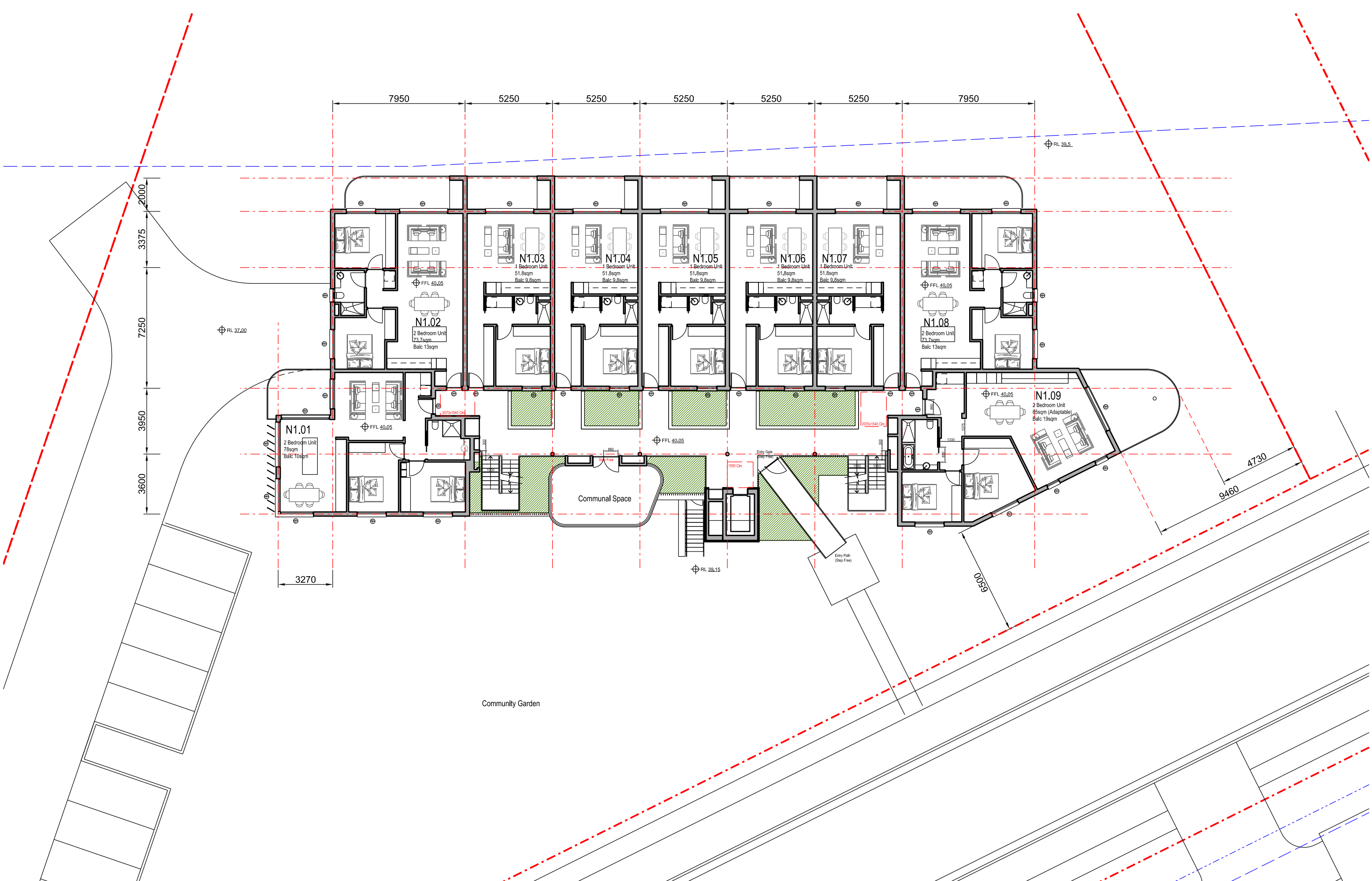
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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSSA  
 Level 0 (Undercroft) Floor Plan

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	NA100	Rev.	H



Nominated Architect: David Dove  
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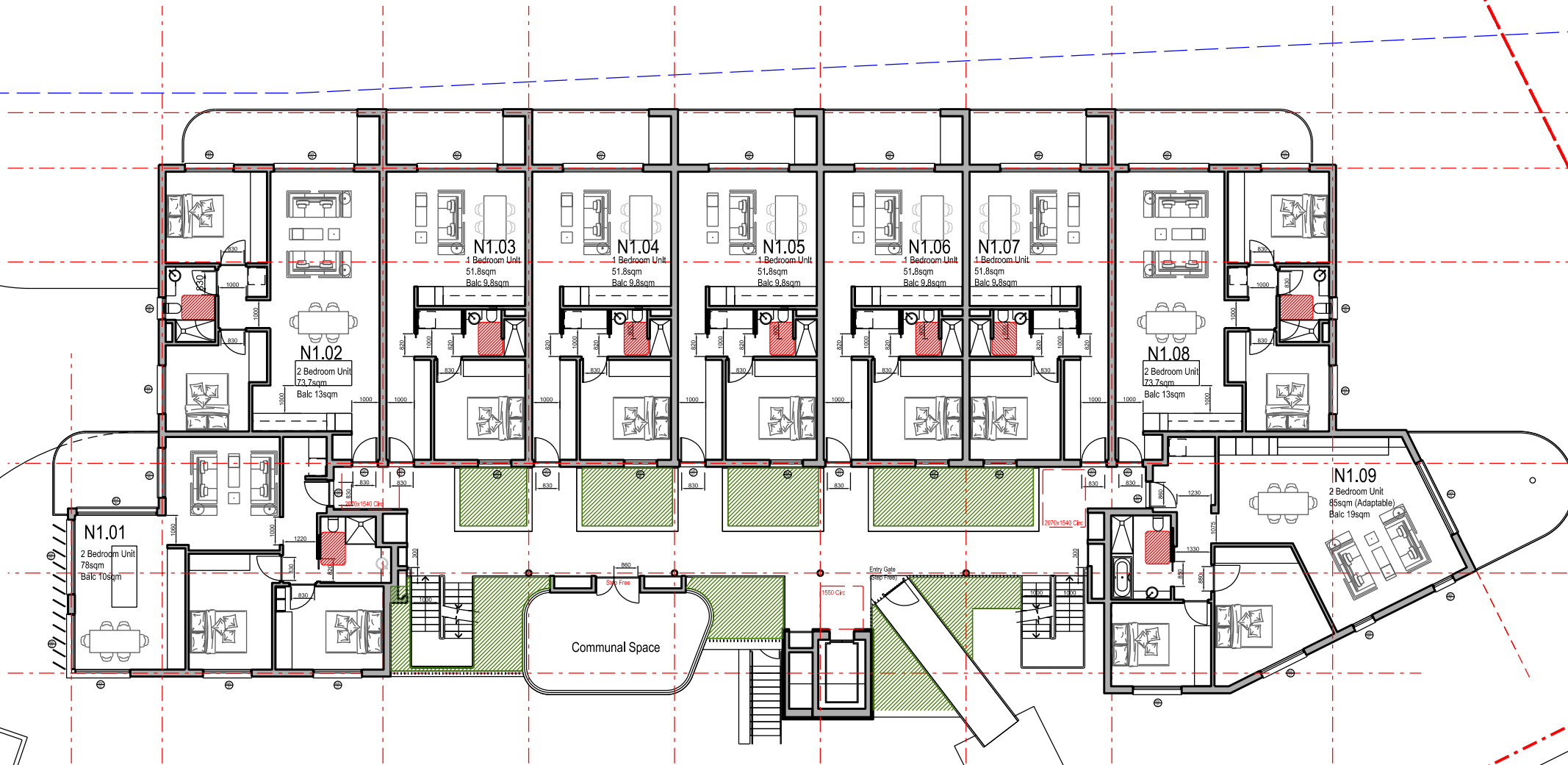
EG Funds Management  
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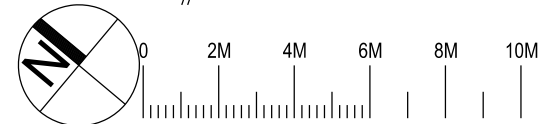
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSSA  
 Level 1 (Ground) Floor Plan

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	NA110	Rev.	H



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
N1.01	Yes	No
N1.02	Yes	No
N1.03	Yes	No
N1.04	Yes	No
N1.05	Yes	No
N1.06	Yes	No
N1.07	Yes	No
N1.08	Yes	No
N1.09	Yes	Yes
<b>Total</b>	<b>Total</b>	<b>Total</b>
9 Units	9 Units (100%)	1 Units (11%)



Nominated Architect: David Dove  
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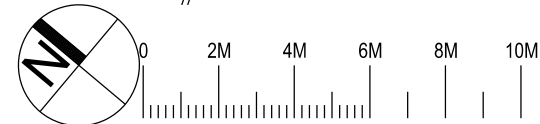
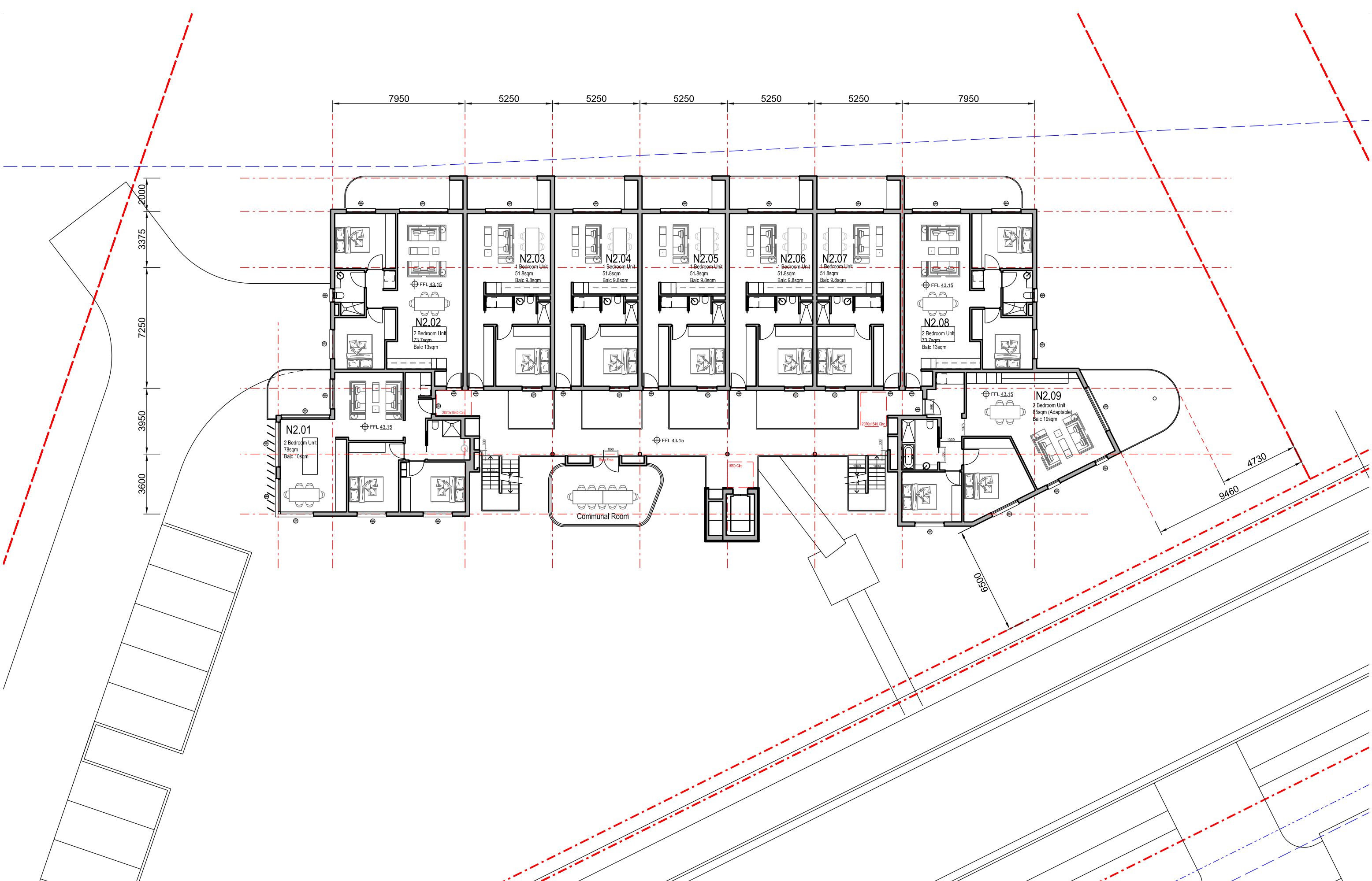
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Southern Cross Housing  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSDA  
 Level 1 Livable Housing Units

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	NA111	Rev.	E



Nominated Architect: David Dove  
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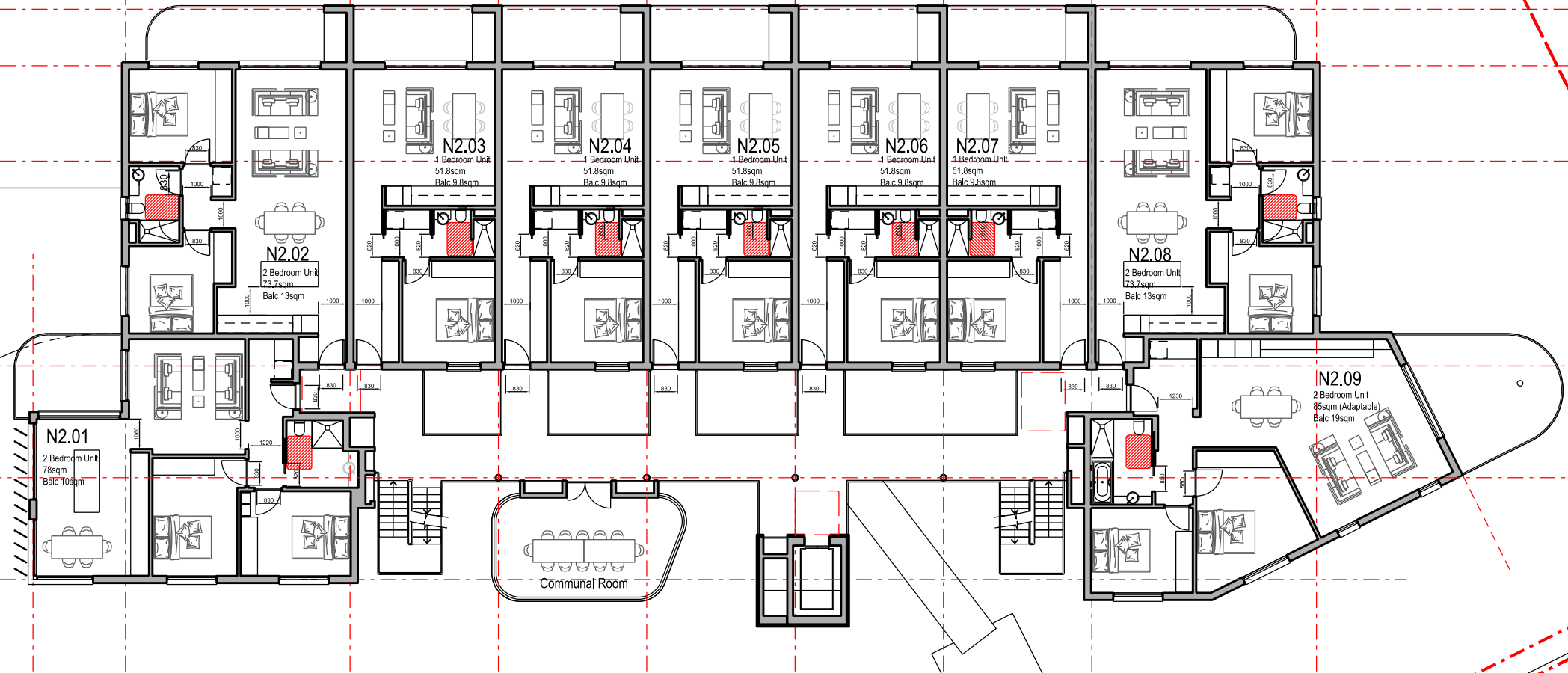
**EG**

**Southern Cross Housing**  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

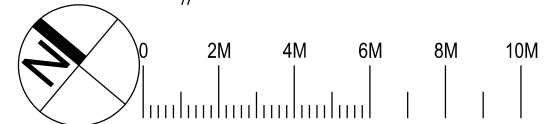
Drawing Title  
 Building Site N - SSSA  
 Level 2 Floor Plan

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	NA120	Rev.	G



**Livable Housing Design Silver**

Unit No	Achieves Silver	Adaptable DDA
N2.01	Yes	No
N2.02	Yes	No
N2.03	Yes	No
N2.04	Yes	No
N2.05	Yes	No
N2.06	Yes	No
N2.07	Yes	No
N2.08	Yes	No
N2.09	Yes	Yes
<b>Total</b>	<b>Total</b>	<b>Total</b>
<b>9 Units</b>	<b>9 Units (100%)</b>	<b>1 Units (11%)</b>



Nominated Architect: David Dove  
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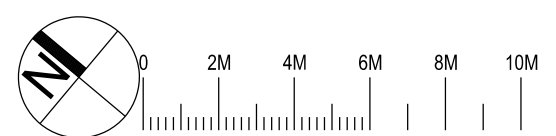
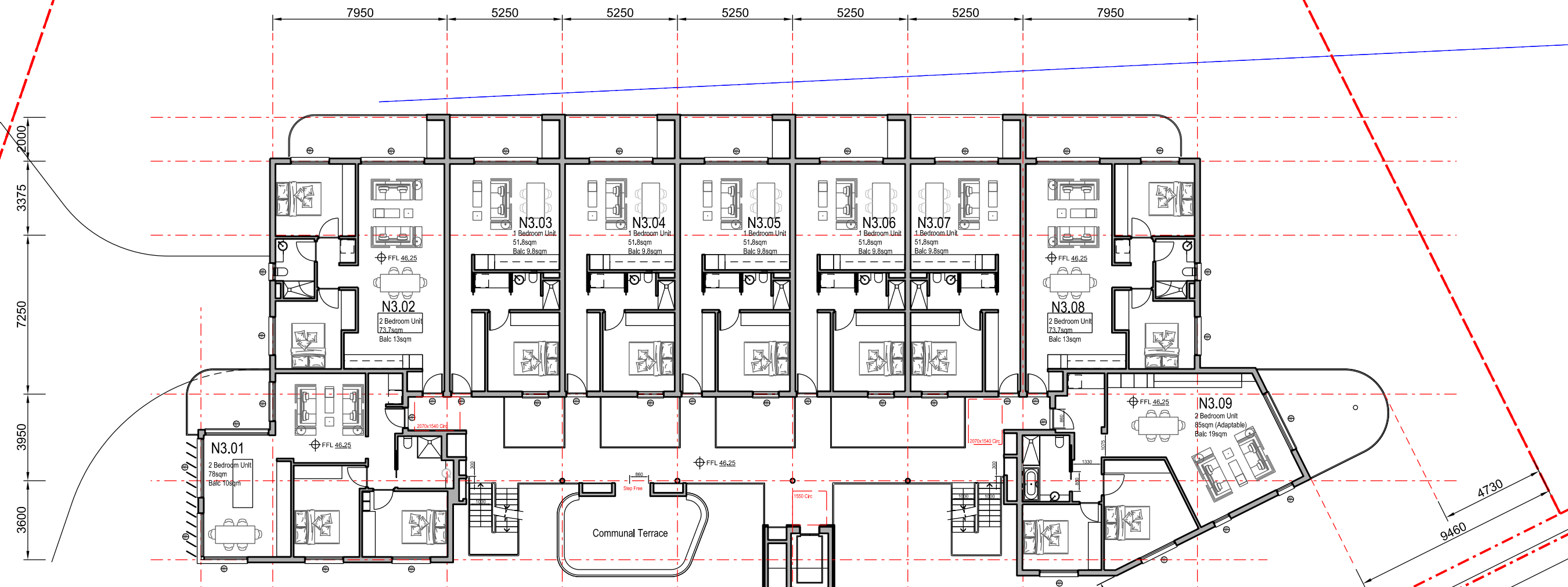
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Southern Cross Housing  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSDA  
 Level 2 Livable Housing Units

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	NA121	Rev.	E



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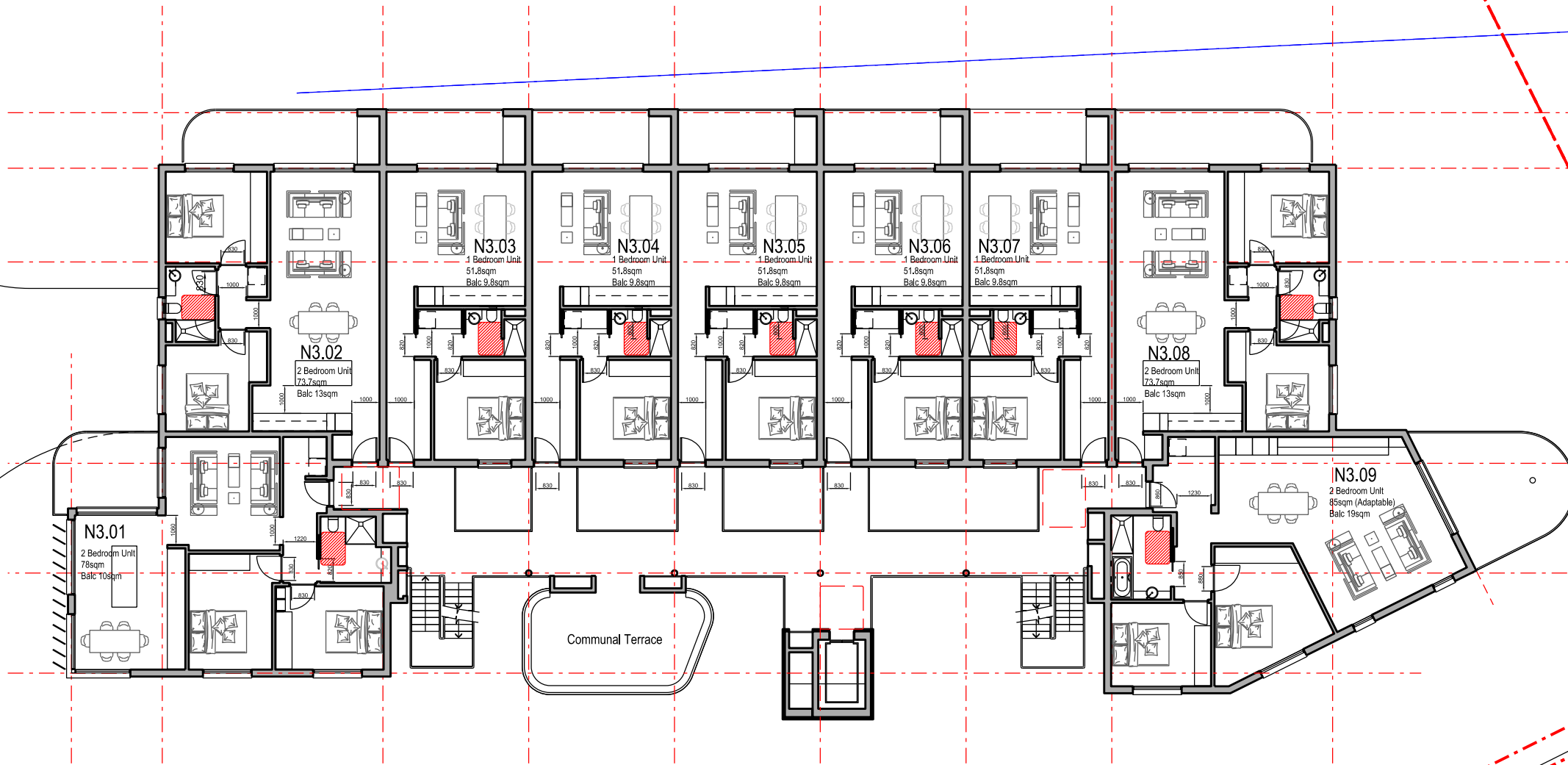
**EG**

**Southern Cross**  
Housing  
BUILDING COMMUNITY FUTURES

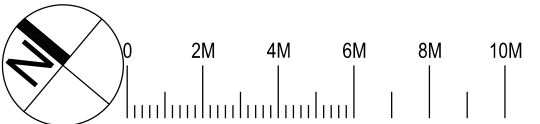
**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSSA  
 Level 3 (Top) Floor Plan

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA130 Rev. J



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
N3.01	Yes	No
N3.02	Yes	No
N3.03	Yes	No
N3.04	Yes	No
N3.05	Yes	No
N3.06	Yes	No
N3.07	Yes	No
N3.08	Yes	No
N3.09	Yes	Yes
<b>Total</b>	<b>Total</b>	<b>Total</b>
9 Units	9 Units (100%)	1 Units (11%)



Nominated Architect: David Dove  
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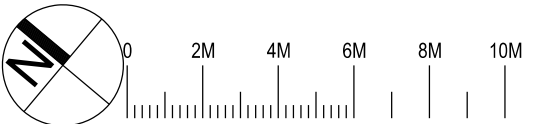
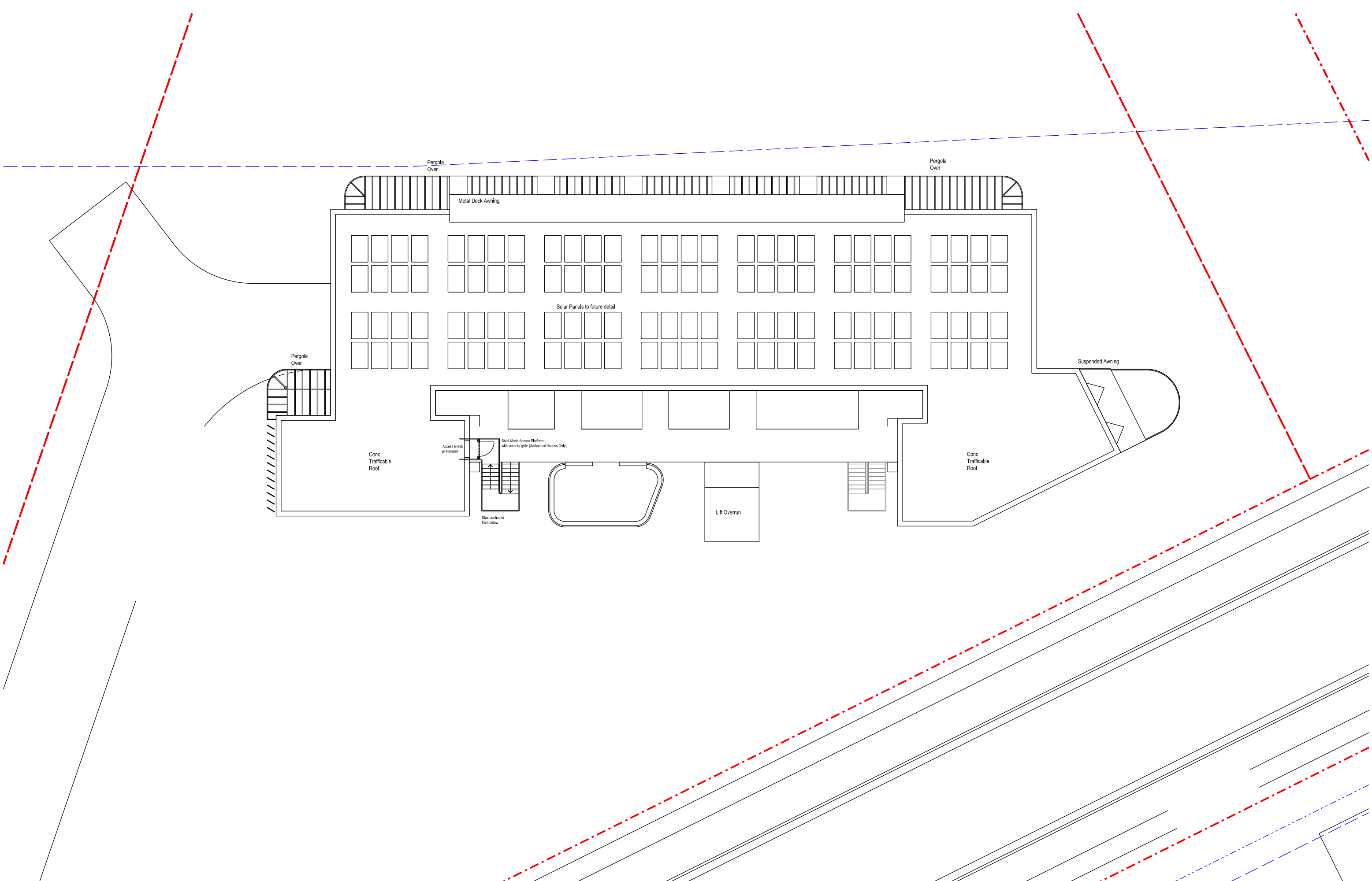
Southern Cross Housing  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSDA  
 Level 3 Livable Housing Units

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	NA131	Rev.	E





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**EG**

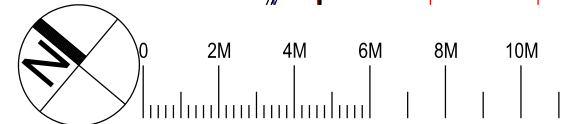
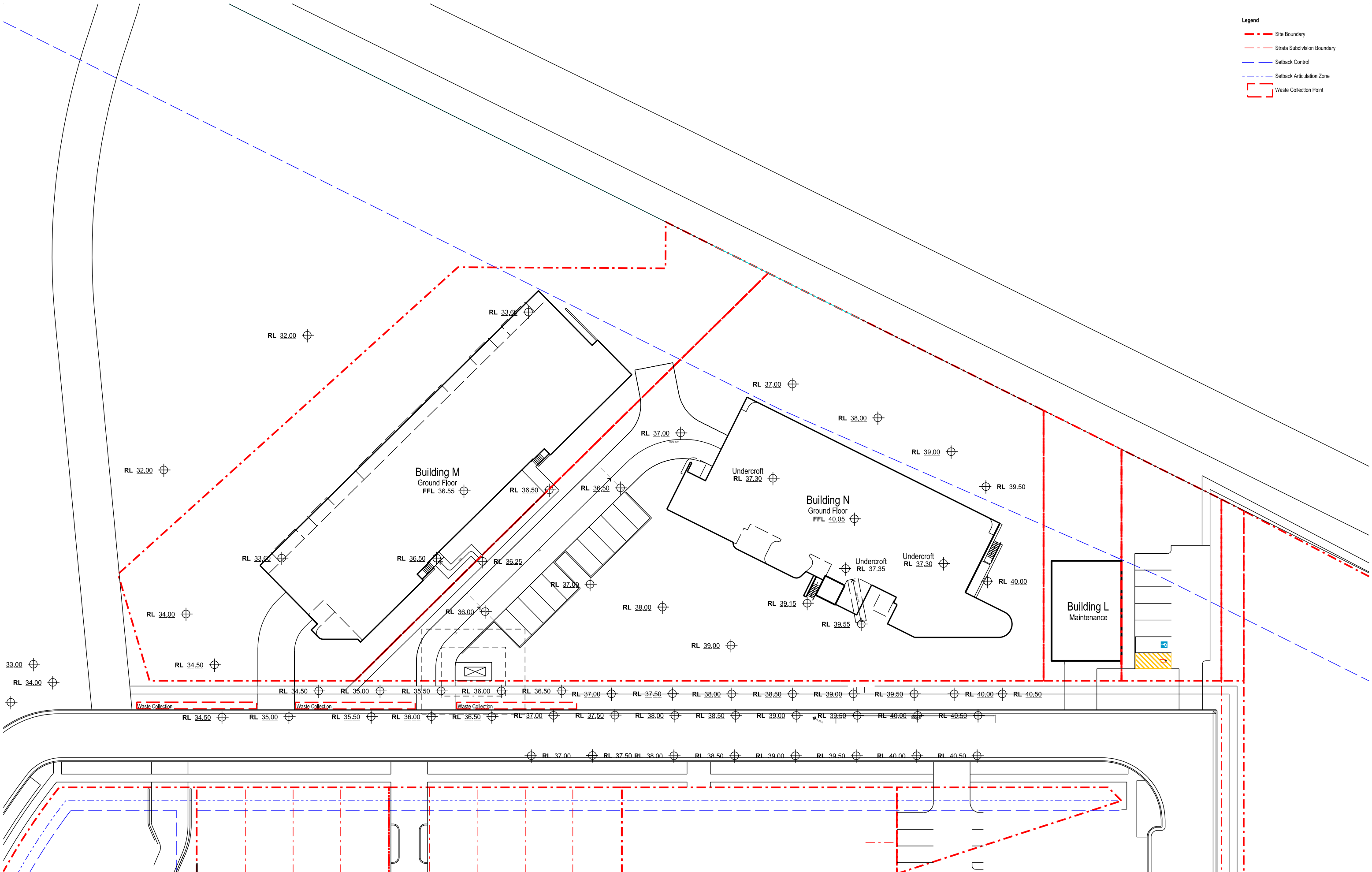
**Southern Cross Housing**  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSSA  
 Level 4 Roof Plan

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	NA140	Rev.	G

- Legend**
- - - Site Boundary
  - · - · - Strata Subdivision Boundary
  - - - Setback Control
  - · - · - Setback Articulation Zone
  - [ ] Waste Collection Point



Nominated Architect: David Dove  
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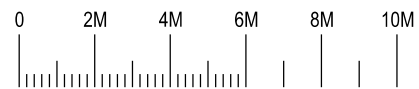
**EG**



**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site M&N - SSSA  
 Site Plan

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA090
		Rev.	A



Nominated Architect: David Dove  
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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSSA  
 Indicative Section

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	NA150	Rev.	E

Low Pitch Metal Deck Roof Detail - Natural Zincalume Finish to roof sheets. Charcoal flashings  
 Aluminium Pergola - Charcoal

Aluminium Pergola - Charcoal  
 Double Glazed Windows  
 Improved Aluminium Frame (Charcoal)  
 Metal Handrails - Charcoal  
 Face Brickwork - White

Blockwork to Undercroft Facing Walls - Charcoal  
 Face Brick to Balcony Storage - Charcoal  
 Aluminium Car Park Screen - Charcoal



Parapet RL 50,500 ▼  
 FFL 46,250 ▼  
 FFL 43,150 ▼  
 FFL 40,050 ▼  
 FFL 37,300 ▼

North Elevation

Rendered Planter (white) as terrace balustrade  
 Improved Aluminium Glazing to Communal Rooms

14.3m Height Control (30% Bonus)

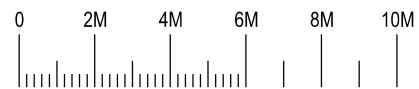
11m Nom Height Control

Aluminium Vertical Louvers (fixed) - Charcoal  
 Double Glazed Windows  
 Improved Aluminium Frame (Charcoal)  
 Face Brickwork - White  
 Aluminium Car Park Screen - Charcoal  
 Blockwork to Undercroft Facing Walls - Charcoal



Parapet RL 50,500 ▼  
 FFL 46,250 ▼  
 FFL 43,150 ▼  
 FFL 40,050 ▼  
 FFL 37,300 ▼

South Elevation



Nominated Architect: David Dove  
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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSSA  
 North / South Elevation

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA160 Rev. C

▼ Parapet RL 50.500

▼ FFL 46.250

▼ FFL 43.150

▼ FFL 40.050

▼ FFL 37.300



East Elevation

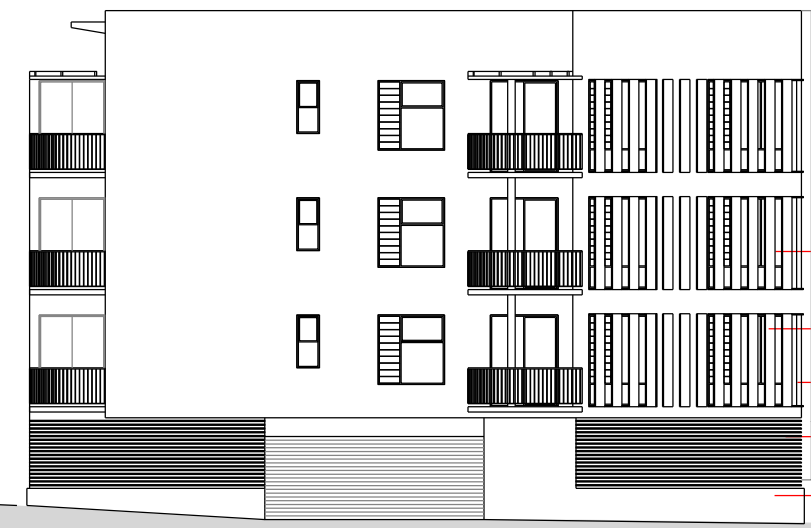
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▼ FFL 46.250

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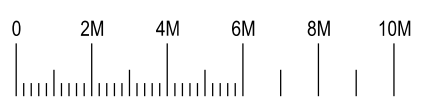
▼ FFL 40.050

▼ FFL 37.300



- Aluminium Vertical Louvers (fixed) - Charcoal
- Double Glazed Windows
- Improved Aluminium Frame (Charcoal)
- Face Brickwork - White
- Aluminium Car Park Screen - Charcoal
- Blockwork to Undercroft Facing Walls - Charcoal

West Elevation



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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSSA  
 East / West Elevation

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	NA161	Rev.	C

**Residential Site M  
Floor Space Area Calculations**

	Level 3 (Top)	590m2
	Level 2 (Mid)	590m2
	Level 1 (Ground)	590m2
	Level 0 (Undercroft)	0m2
Total		1770m2



Construction Level 3



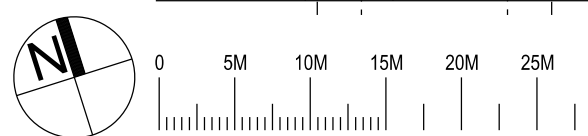
Construction Level 2



Level 0 (Undercroft)



Construction Level 1 (Ground)



Nominated Architect: David Dove  
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**The Yards**  
 Moss Vale Road, Bomaderry

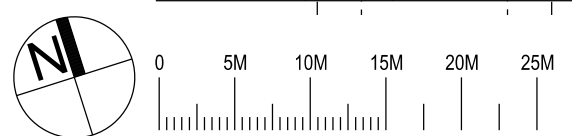
Drawing Title  
 Residential Site N - SSDA  
 Floor Space Area Calculations

Date	25th July 2025		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA170 Rev. B



**Residential Site M**  
**Nett Saleable / Lettable Area Calculations**

Unit	NIA	Balcony
3.01	78m2	10m2
3.02	73.7m2	13m2
3.03	51.8m2	10m2
3.04	51.8m2	10m2
3.05	51.8m2	10m2
3.06	51.8m2	10m2
3.07	51.8m2	10m2
3.08	73.7m2	13m2
3.09	85m2	19m2
2.01	78m2	10m2
2.02	73.7m2	13m2
2.03	51.8m2	10m2
2.04	51.8m2	10m2
2.05	51.8m2	10m2
2.06	51.8m2	10m2
2.07	51.8m2	10m2
2.08	73.7m2	13m2
2.09	85m2	19m2
1.01	78m2	10m2
1.02	73.7m2	13m2
1.03	51.8m2	10m2
1.04	51.8m2	10m2
1.05	51.8m2	10m2
1.06	51.8m2	10m2
1.07	51.8m2	10m2
1.08	73.7m2	13m2
1.09	85m2	19m2
<b>Total</b>	<b>2131.8m2</b>	



Nominated Architect: David Dove  
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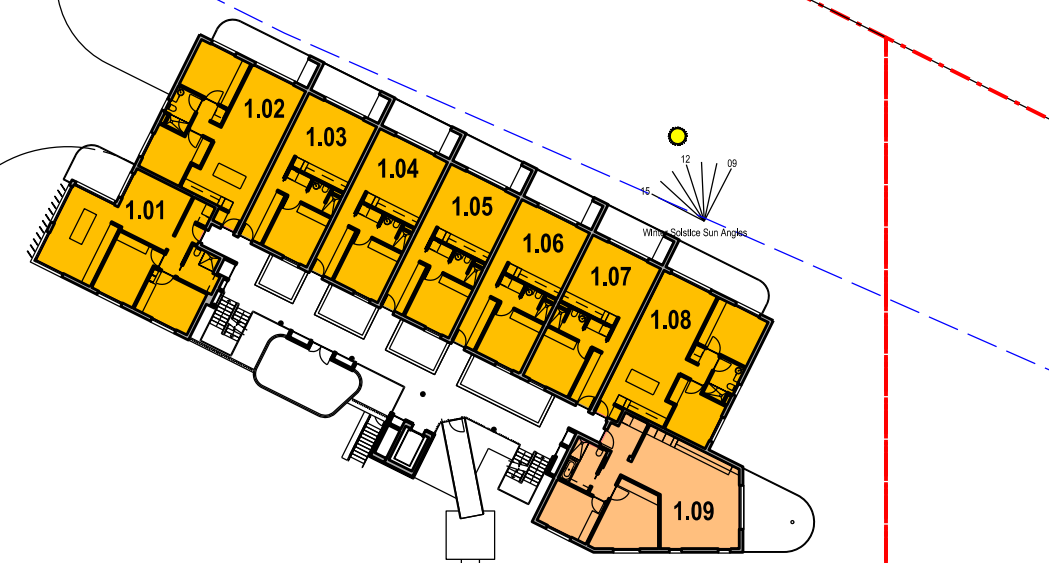
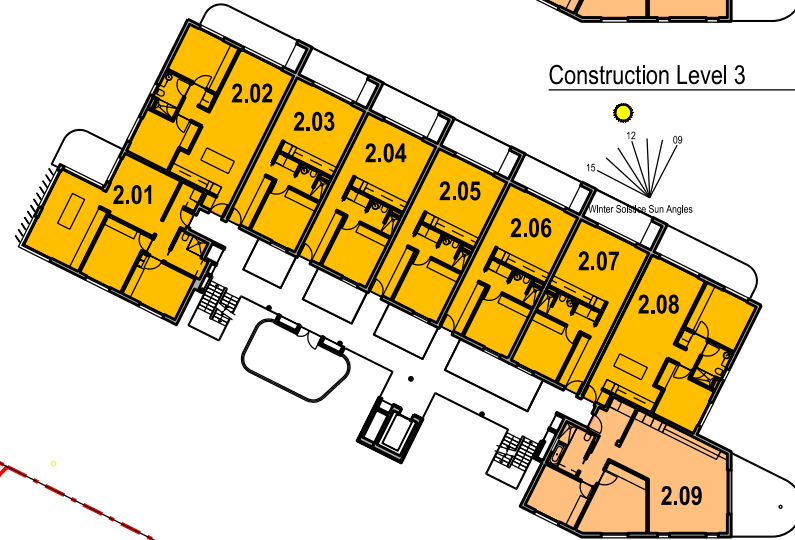
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**The Yards**  
**Moss Vale Road, Bomaderry**

Drawing Title  
 Residential Site N - SSSA  
 NSA / NLA Calculations

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	NA171	Rev.	B



**Residential Site M  
Solar Access Calculations**

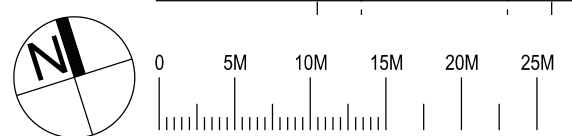
Category	Count	Percentage	Compliance
Total Units	27		
Units receiving more than 3 Hrs	24 (89%)		>70% (Complies)
Units receiving 2-3 Hrs	0		
Units receiving less than 2 Hrs	3 (11%)		<15% (Complies)
Units receiving no mid winter sun	0		

Level 0 (Undercroft)

Construction Level 3

Construction Level 2

Construction Level 1 (Ground)



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**Southern Cross Housing**  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site N - SSSA  
 Solar Access Calculations

Date	25th July 2025		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA173 Rev. B

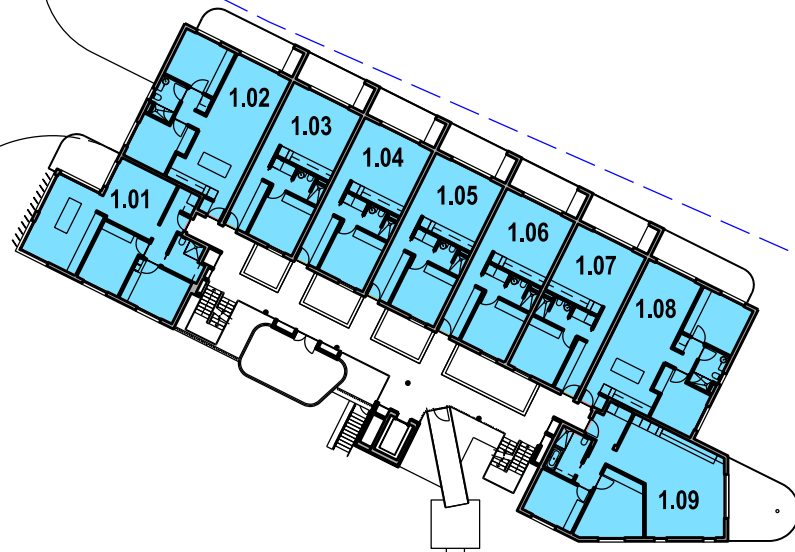




Construction Level 3



Construction Level 2



Construction Level 1 (Ground)

**Residential Site N  
Cross Ventilation Calculations**

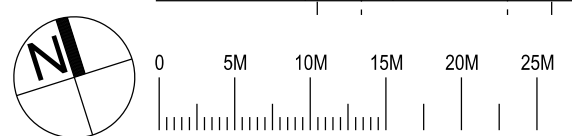
Total Units	27
Dual Orientation Units	27 (100%)
Single Orientation Units	0

**Compliance**

>60% (Complies)



Level 0 (Undercroft)



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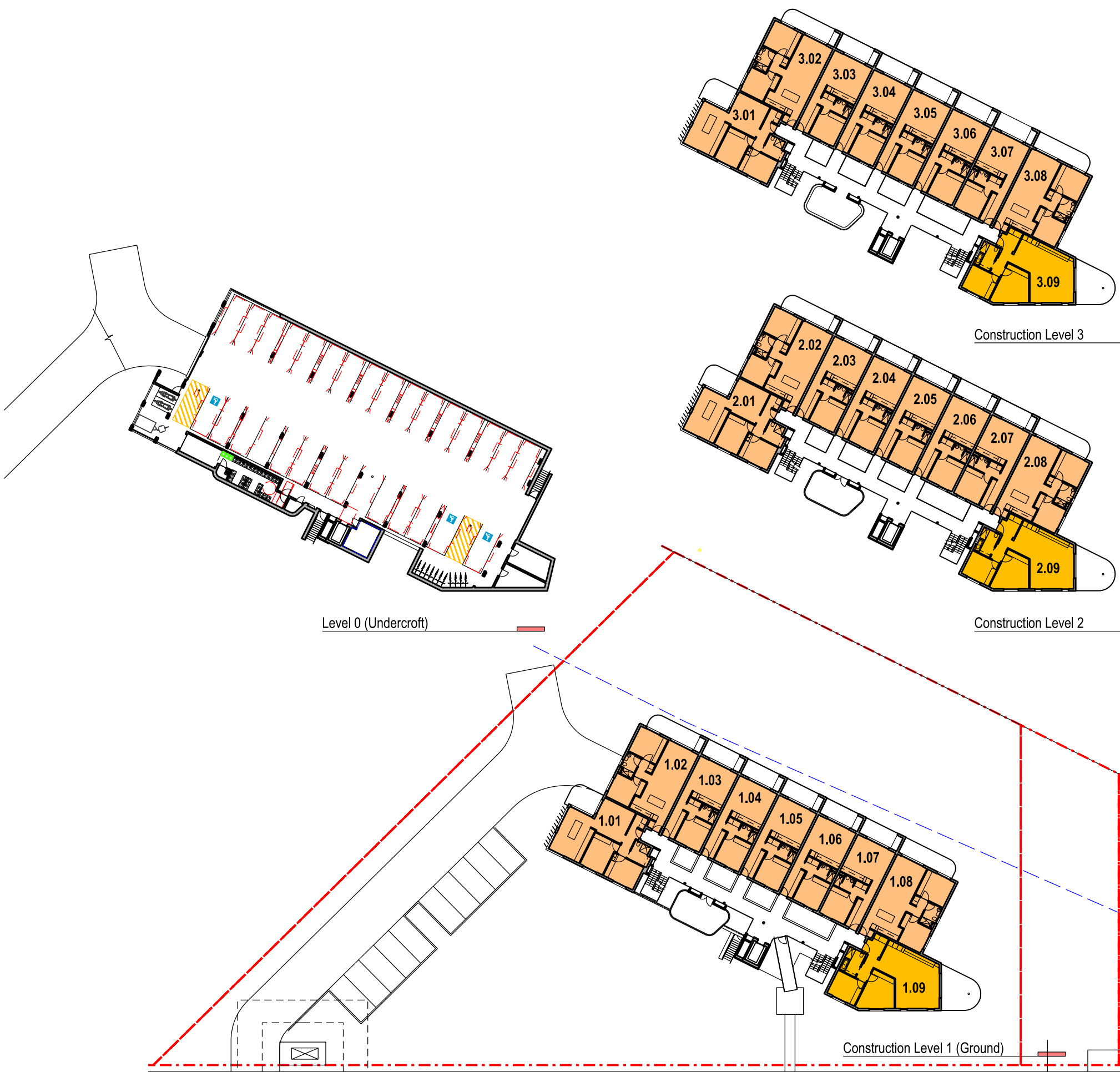
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**The Yards**  
 Moss Vale Road, Bomaderry

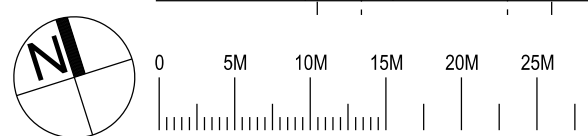
Drawing Title  
 Residential Site N - SSSA  
 Cross Ventilation Calculations

Date	25th July 2025		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA174 Rev. B



**Residential Site N  
DDA / LHA Calculations**

Category	Count	Percentage	Compliance
Total Units	27		
Adaptable Units + Livable Silver (Compliance with AS1428.1)	3 (10%)	10%	10% (Complies)
Livable Homes Silver Standard	27 (100%)	100%	50% (Note - Development in total complies)



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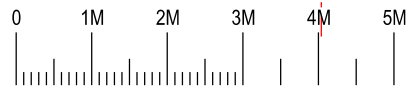
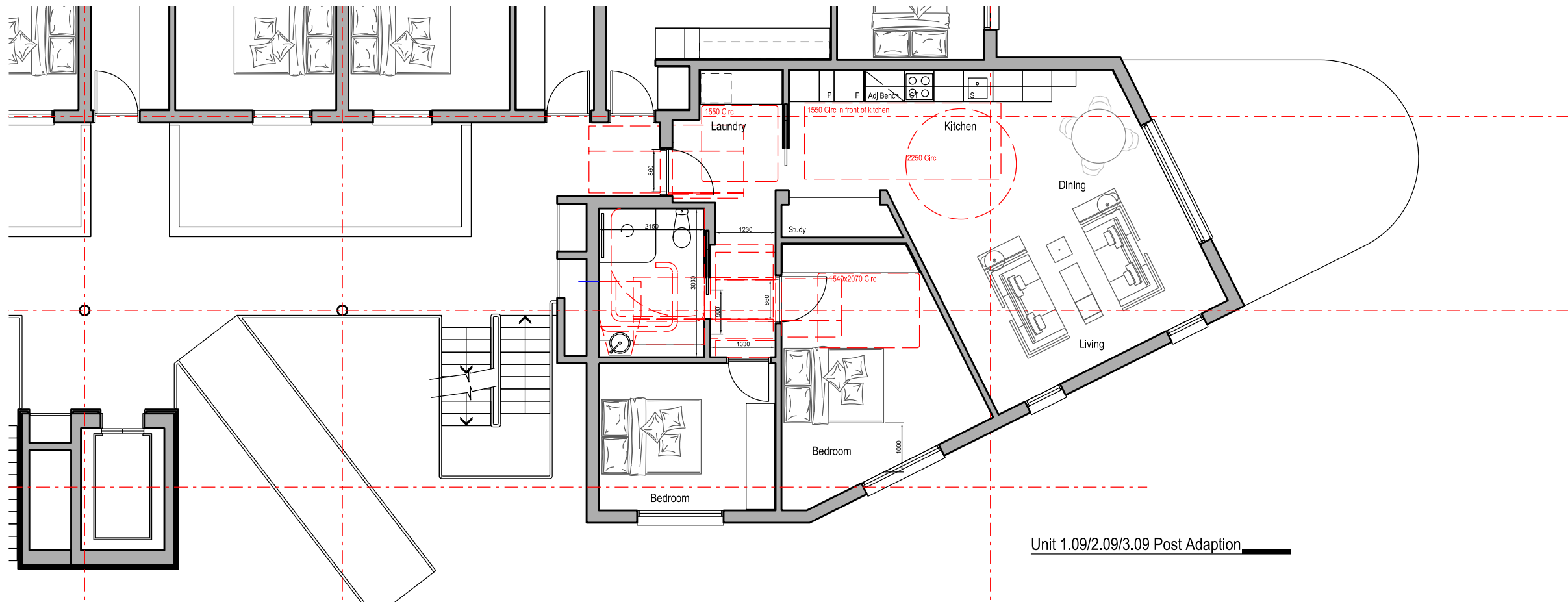
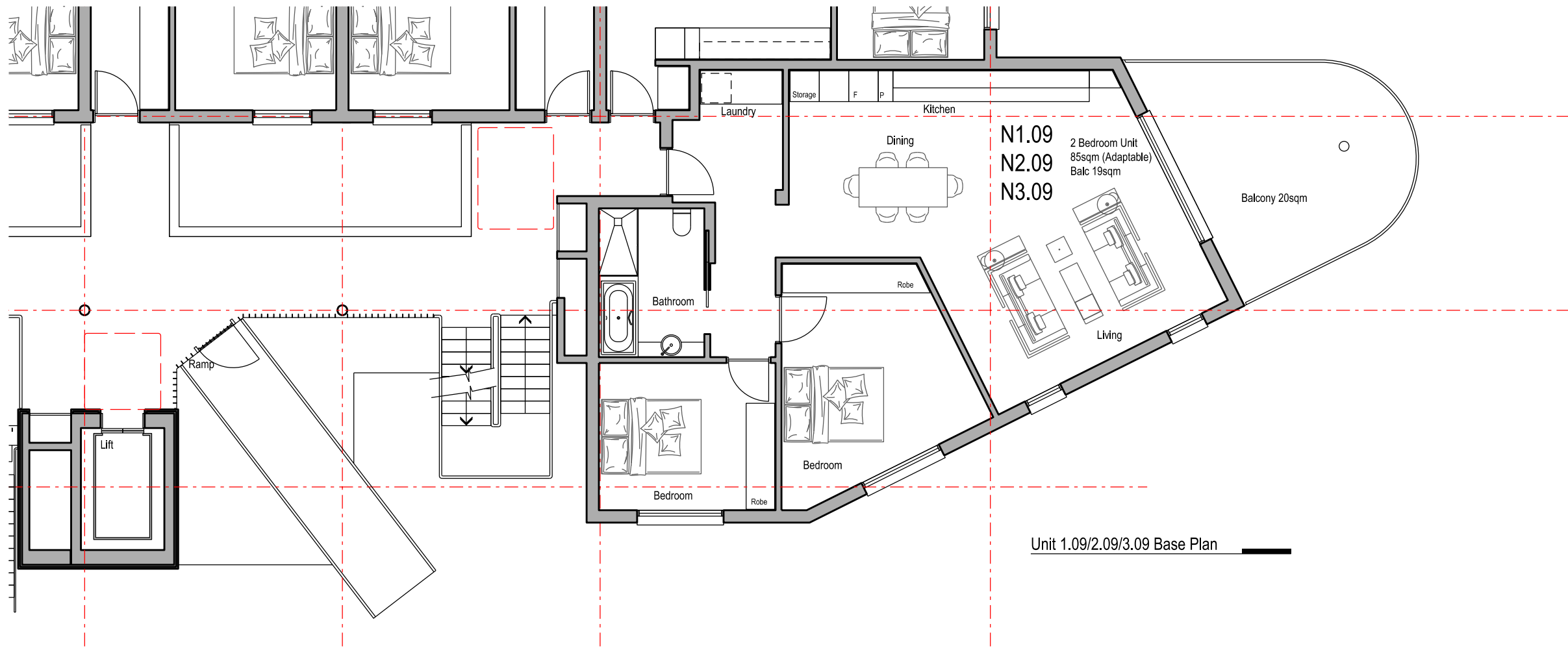
**EG**



**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site N - SSSA  
 Adaptable / Livable Homes

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	NA176	Rev.	B



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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSSA  
 Adaptable Unit Plans - Unit 1.09/2.09/3.09

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
		Dwg No.	NA177
		Rev.	E

# Building M Specification

## Thermal Comfort Inclusions

### Glazing Doors / Windows

**Group A** - awning + bifold + casement windows + hinged glazed doors

Typical: U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±5%)

Units N1.01, N2.01, N3.01: U-value: 3.90 (equal to or lower than) SHGC: 0.32 (±5%)

**Group B** sliding doors/windows + fixed glazing + louvred windows

Typical: U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±5%)

Units N1.01, N2.01, N3.01 (Excl. Louvres): U-value: 3.90 (equal to or lower than) SHGC: 0.37 (±5%)

**Skylights** VEL-011-01 U-value 3.97 SHGC 0.27 fixed

### Window Frame Colour

Dark (SA > 0.85)

### Window Restrictors

Window restrictors to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

### Roof and Ceiling

150mm Concrete roof

Metal roof with foil/sarking R1.3

Plasterboard ceiling with R1.5 insulation (insulation only value) where balconies are above

Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit where concrete roof is over,

and where metal roof is over

Plasterboard ceiling, no insulation where neighbouring units are above

External Colour : medium default

### Ceiling Penetrations

Sealed LED downlights at a maximum of one every 5m<sup>2</sup>.

### External Walls

Brick veneer, metal stud walls (thermal break R0.2) with R2.5 insulation (insulation only value)

Lightweight cladding, metal stud walls (thermal break R0.2) with R2.5 insulation (insulation only value)

Concrete columns within the external wall envelope R2.5 insulation

External Colour : Default Medium (0.50)

### Inter-tenancy Walls

Double stud walls to neighbours, R1.5 insulation both sides between dwellings

Double stud walls adjacent to hallways, R1.5 insulation (insulation value only)

Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs.

### Walls within Dwellings

Plasterboard on studs no insulation

### Floors

Typical: Minimum 150mm Concrete with a minimum R1.2 subfloor insulation (insulation only value) required to units with

garage below, and where part open subfloor below

Unit N1.01: Upgrade to R1.5 under slab insulation

Concrete slab on ground, no insulation required

Minimum 150mm Concrete between levels, no insulation required

### Floor Coverings

Carpet to bedrooms and WIR and tiles elsewhere

### Water inclusions

#### Fixtures within units

Showerheads: Mid flow (>6L but d=7.5L/min)

Toilets: 4.0 star

Kitchen taps: 5.0 star

Bathroom vanity taps: 5.0 star

Fixtures within common areas : Taps: 5.0 star

#### Central rainwater storage

Tank size: 2,000L

Collecting from 300m<sup>2</sup>

Connected to outdoor tap for irrigation of common area landscaping, 1 car wash bay and private landscaping

### Energy Inclusions

#### Hot water system

Central electric heat pump air sourced with unit efficiency of 3.5 < COP d=4.0 and R0.6 (~25mm) insulation to ring main and supply risers

#### Lift motors

Gearless traction with VVVF motor with lift load capacity of e=1,001kg to d=1,500kg

#### Appliances within units

Induction cooktop & electric oven

Dishwashers: 4.0 star

Clothes dryers: 8.0 star

#### Heating and cooling within units

All units to have individual, single phase, reverse cycle air conditioning to living areas, and at least 1 bedroom

A minimum efficiency of EER 3.5 4.0 is required for cooling; and

A minimum efficiency of EER 3.5 4.0 is required for heating

#### Artificial lighting within units

Minimum of 80% of all light fittings within each room are to have dedicated LED fixtures installed

#### Ventilation within units

Bathroom: individual fan, ducted to roof or façade connected to light, timer off

Laundry: individual fan, ducted to roof or façade manual on / off switch

Kitchen range hood: Individual fan, ducted to roof or façade manual on / off switch

#### Artificial lighting to common areas

Lighting control system : Car park area Light emitting diodes (LEDs) with zoned switching and motion sensors

Lifts Light emitting diodes (LEDs) connected to lift call button

Garbage rooms Light emitting diodes (LEDs) with motion sensor

Plant / service rooms Light emitting diodes (LEDs) with manual on / manual off switch

Ground floor lobbies Light emitting diodes (LEDs) with zoned switching and motion sensors

Hallways Light emitting diodes (LEDs) with zoned switching and motion sensors

Communal areas - Light emitting diodes (LEDs) with manual on/timer off

#### Ventilation to common areas

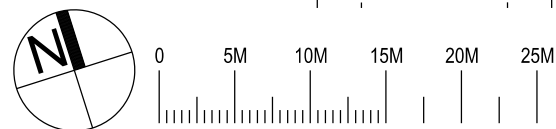
Garbage rooms Exhaust air only, running continuously

Plant / service rooms Supply and exhaust air, thermostatically controlled

Storage Supply air only, interlocked to light

Ground floor lobbies and hallways Naturally ventilated

Communal areas: air conditioning system, time clock



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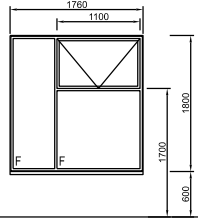
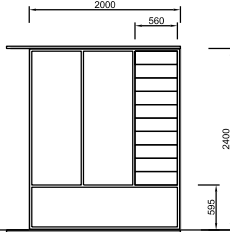
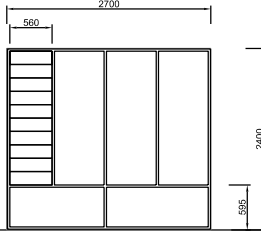
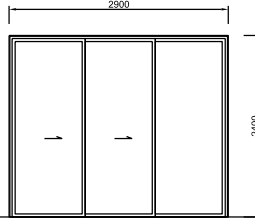
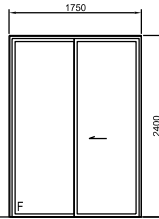
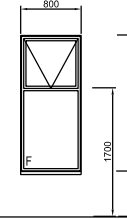


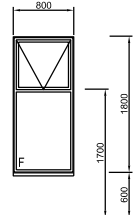
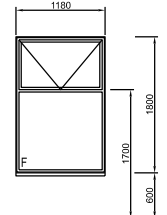
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site N - SEDA  
 Typical Specification

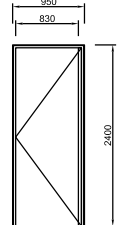
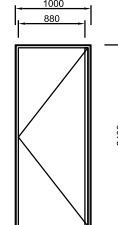
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Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA180 Rev. B

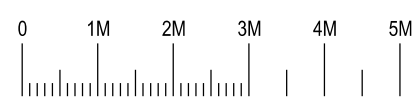
# Windows

FFL						
Window No	MW01	NW02	NW03	NW04	NW05	NW07
Type	Fixed & Awning	Fixed & Louvre	Fixed & Louvre	Double Sliding door	Sliding door	Fixed & Awning
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single	Single	Single	Single	Single	Single Frosted
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat
Locks	Yes	Yes	Yes	Yes	Yes	Yes
Quantity	24	6	3	27	3	6
Shading	-	West Facing Fixed Vertical Louvre	-	Balcony/Pergola	2M Balcony/Pergola	-

FFL				
Window No	NW07	NW08		
Type	Fixed & Awning	Fixed & Awning		
Frame	Improved Aluminium	Improved Aluminium		
Glazing	Single	Single		
Finish	Black Powdercoat	Black Powdercoat		
Locks	Yes	Yes		
Quantity	6	15		
Shading	South Facing	Internal Gallery		

# Unit Doors

FFL			
Door No	NDE1	NDE2	
Type	Unit Entry Door	Unit Entry Door Adaptable	
Frame	FR Steel Frame	FR Steel Frame	
Glazing	-	-	
Finish	White	White	
Locks	Entry Lockset & Deadbolt	Entry Lockset & Deadbolt	
Quantity	10 RH / 12 LH	10 RH / 12 LH	
Shading	Internal	Internal	
Door	40mm Solid Core Fire	40mm Solid Core Fire	



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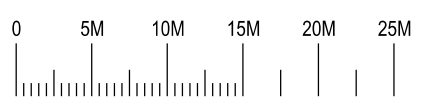
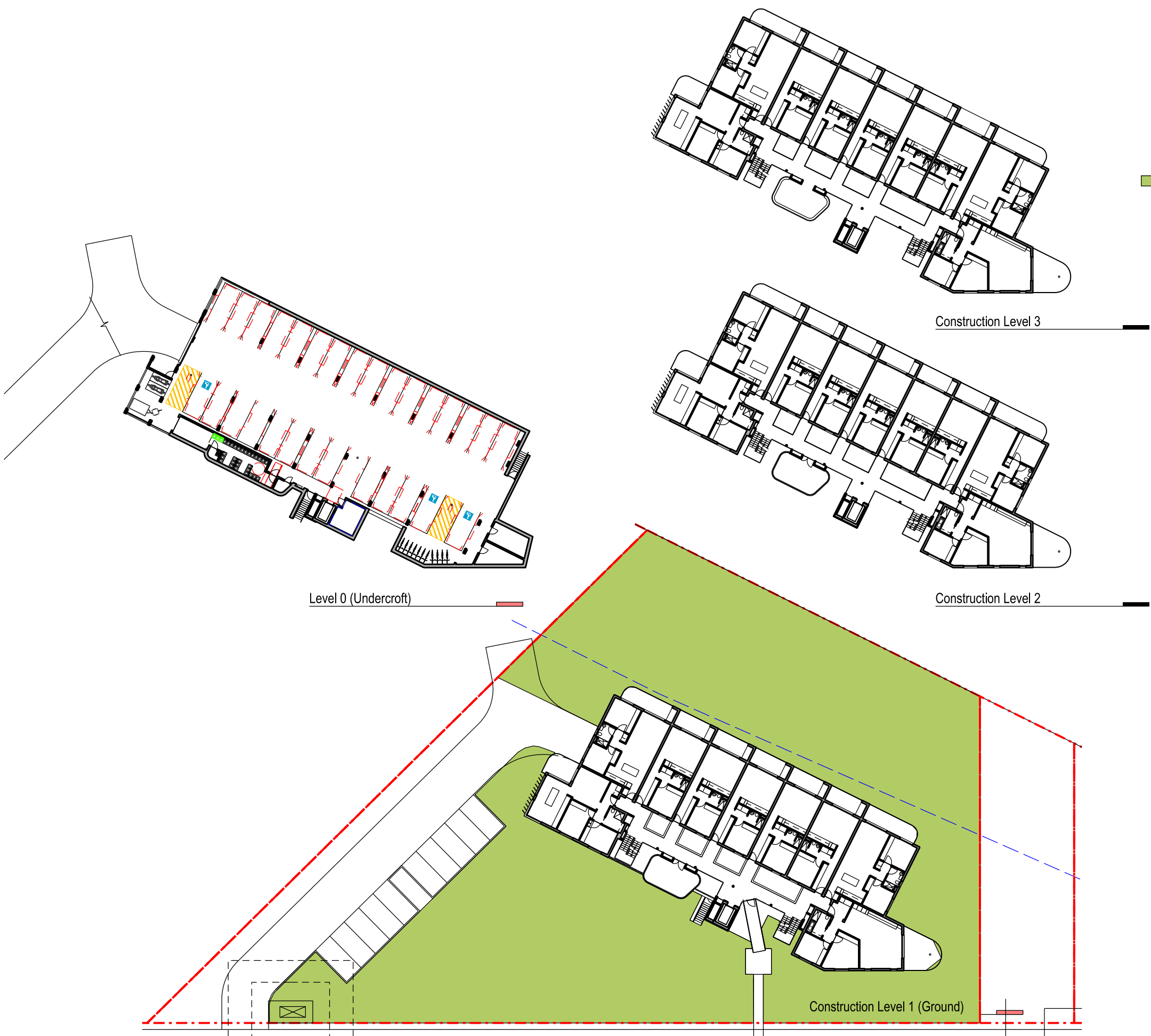
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site N - SSSA  
 Apartment Window / Door Schedule

Date	25th July 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	NA181 Rev. B

**Residential Site N  
Communal Open Space Calculations**

Site Area	3999m <sup>2</sup>
Communal Space	2354m <sup>2</sup>
Percentage	58%
Compliance	>25%



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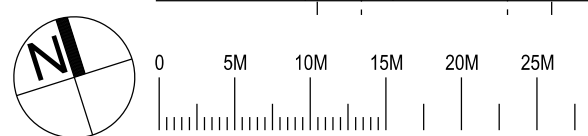
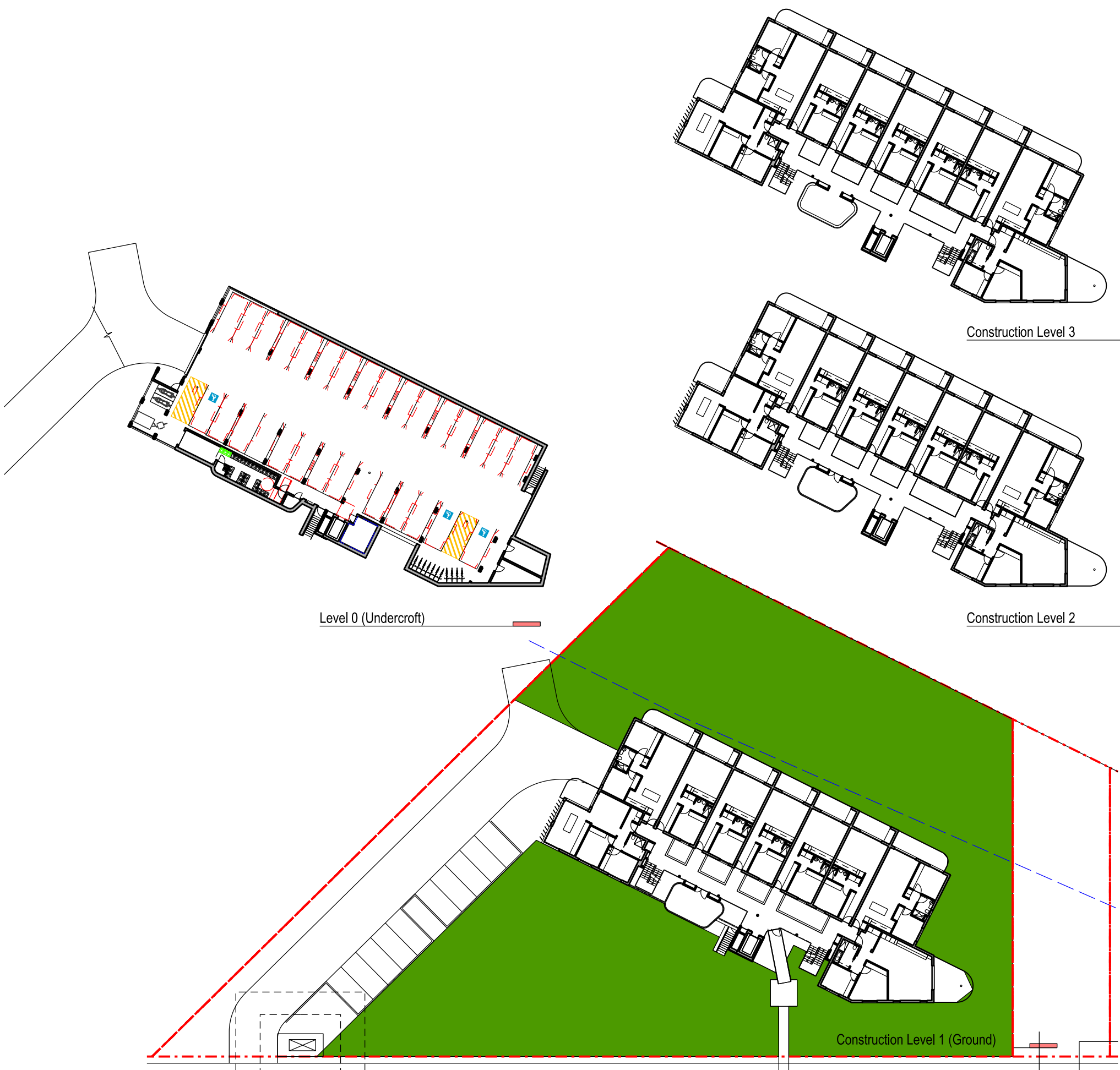
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site N - SSDA  
 Communal Open Space Area Calculation

Date	25th July 2025		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA185 Rev. B

**Residential Site N  
Deep Soil Planting Area Calculations**

Site Area	3999m <sup>2</sup>
Deep Soil Area	2254m <sup>2</sup>
Percentage	56%
Compliance	>7%



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Drawing Title  
 Residential Site N - SSDA  
 Deep Soil Planting Area Calculation

Date	25th July 2025		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA186 Rev. B