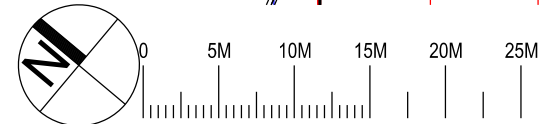
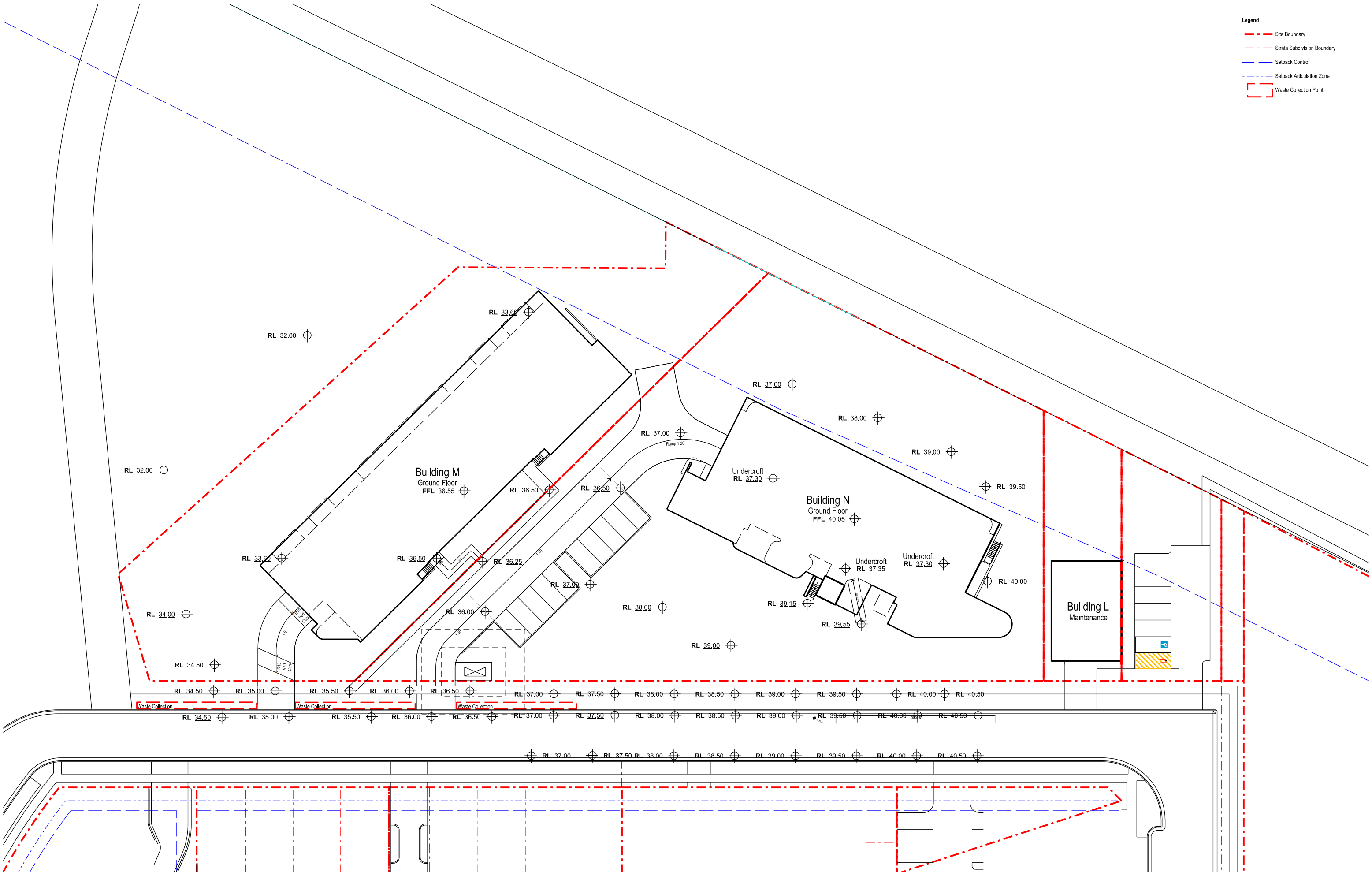


- Legend
- Site Boundary
 - Strata Subdivision Boundary
 - Setback Control
 - Setback Articulation Zone
 - Waste Collection Point



Nominated Architect: David Dove
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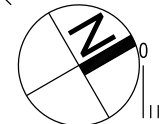
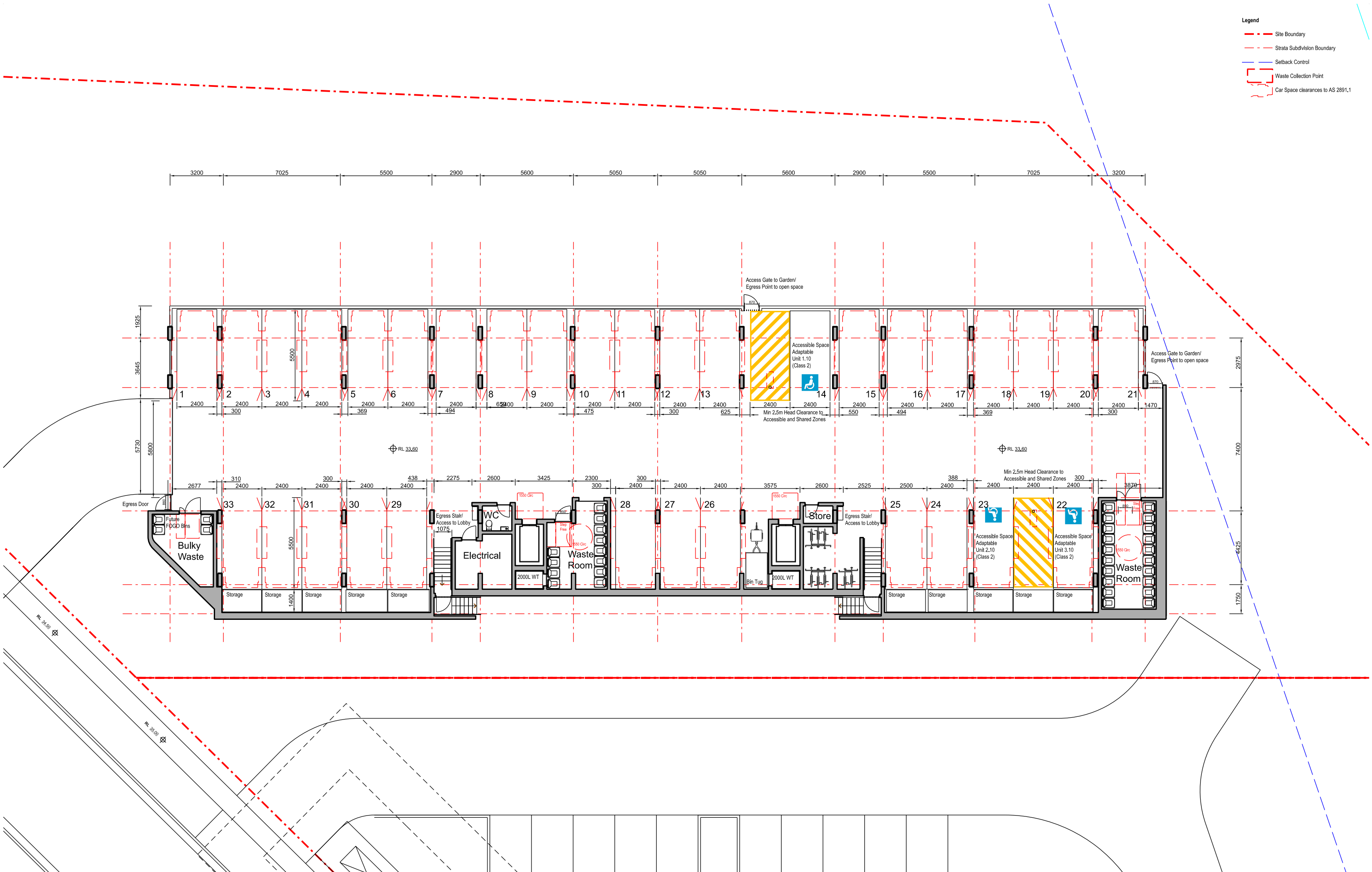
Southern Cross
Housing
BUILDING COMMUNITY FUTURES

The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site M&N - SSDA
Site Plan

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

- Legend
- Site Boundary
 - Strata Subdivision Boundary
 - Setback Control
 - Waste Collection Point
 - Car Space clearances to AS 2891.1



Nominated Architect: David Dove
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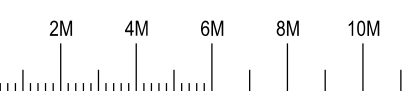
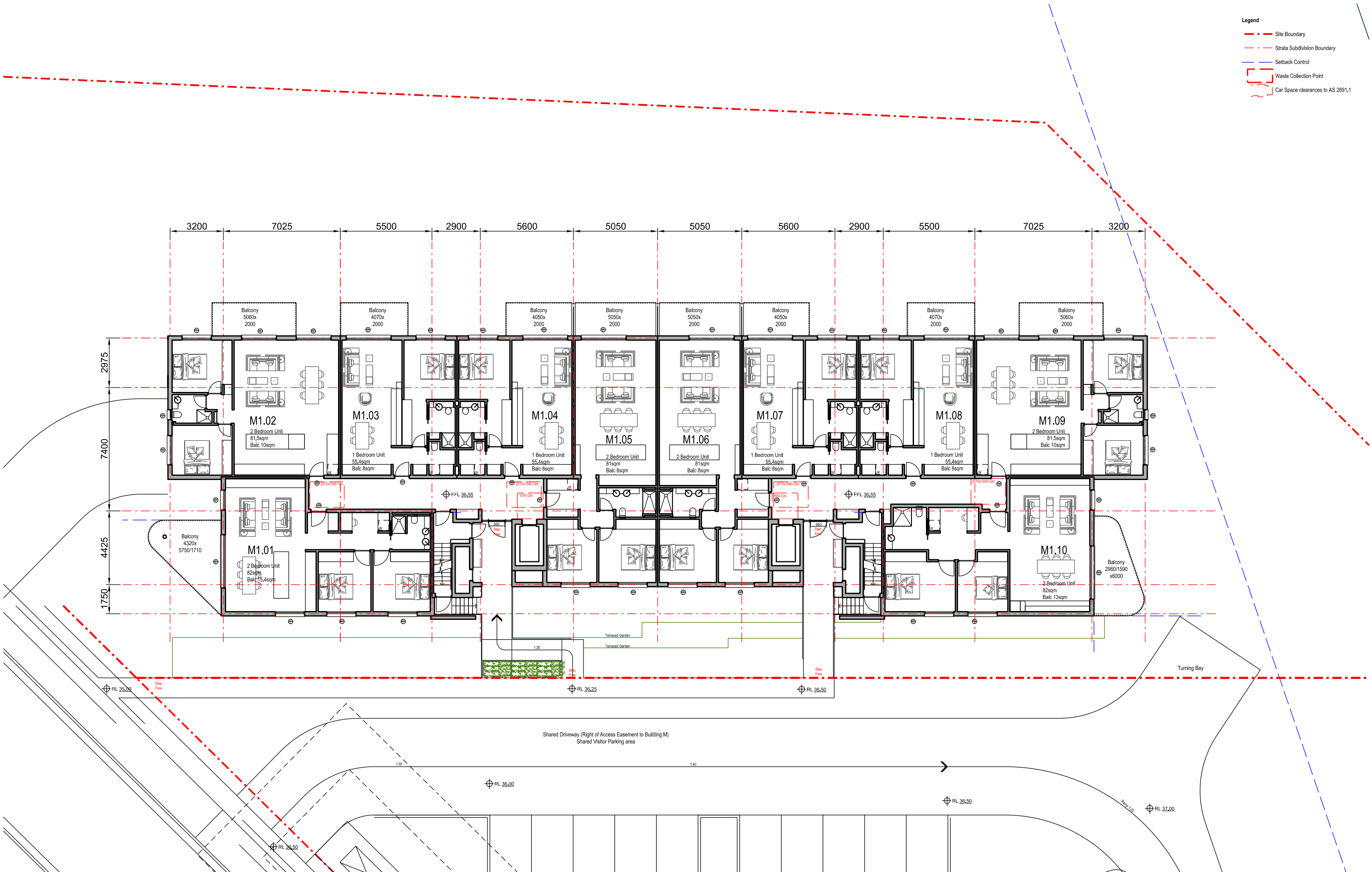
The Yards

Moss Vale Road, Bomaderry

Drawing Title
Building Site M - SSDA
Level 0 (Undercroft) Floor Plan

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA100
		Rev.	H

- Legend
- Site Boundary
 - Strata Subdivision Boundary
 - Setback Control
 - Waste Collection Point
 - Car Space clearances to AS 2891.1



Nominated Architect: David Dove
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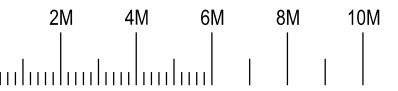
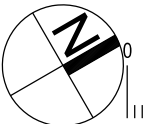
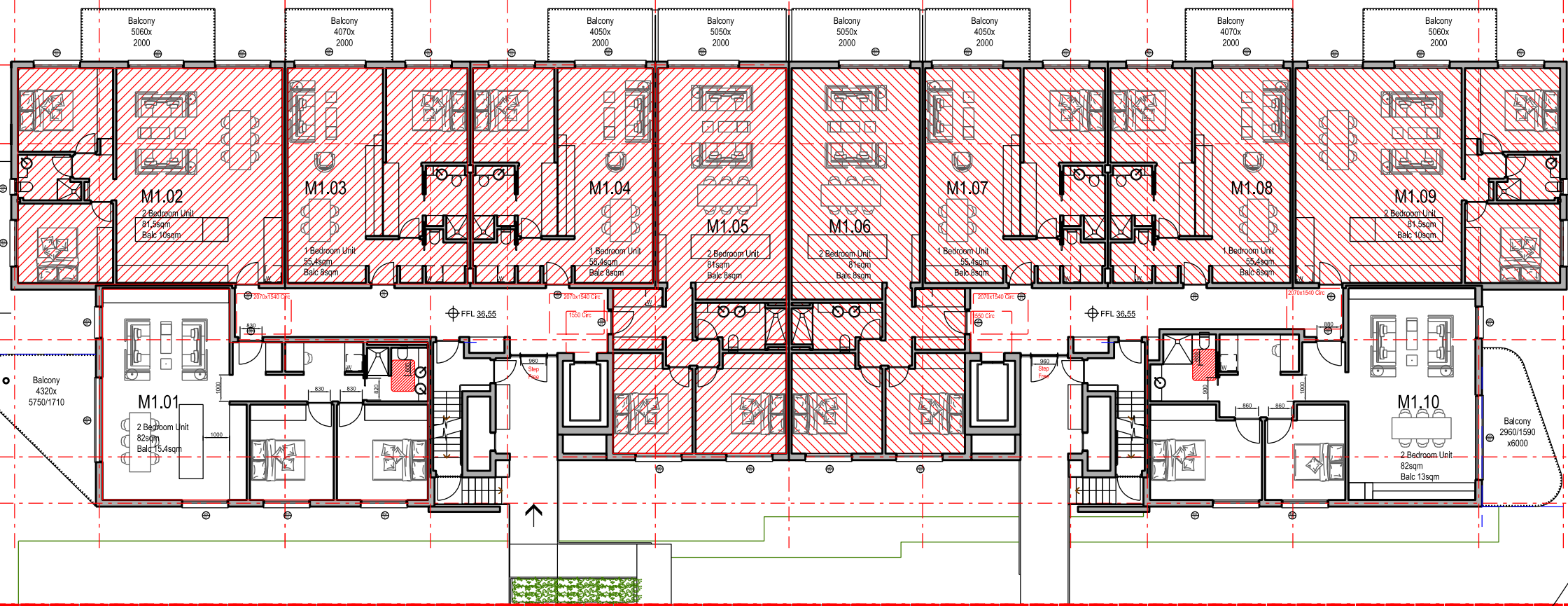
Drawing Title
Building Site M - SSDA
Level 1 (Ground) Floor Plan

Date	25th July 2025
Drawn	DJD
Scale	1:200 @ A3
Job No.	SYB01
Dwg No.	MA110
Rev.	H

Livable Housing Design Silver

Unit No	Achieves Silver	Adaptable DDA
M1.01	Yes	No
M1.02	No	No
M1.03	No	No
M1.04	No	No
M1.05	No	No
M1.06	No	No
M1.07	No	No
M1.08	No	No
M1.09	No	No
m1.10	Yes	Yes

Total	Total	Total
10 Units	2 Units (20%)	1 Units (10%)



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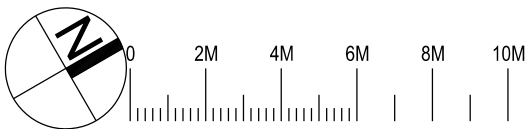
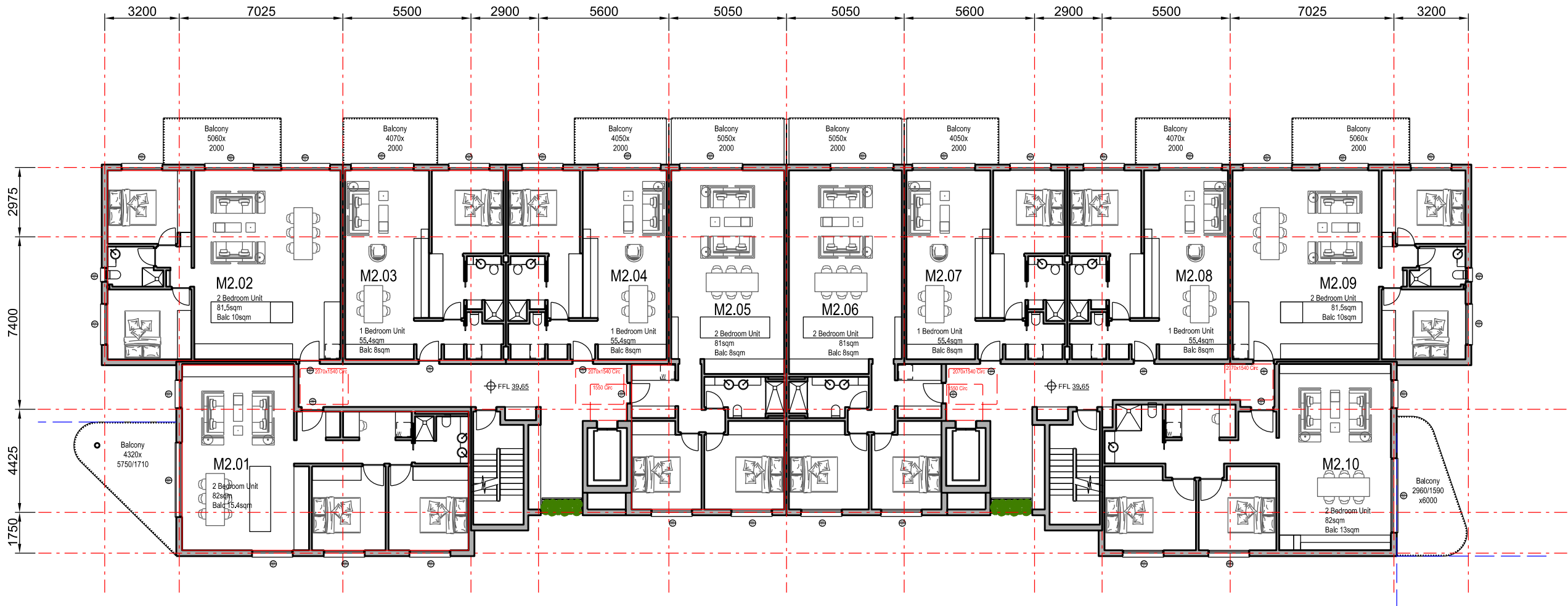


The Yards
Moss Vale Road, Bomaderry

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

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA111
		Rev.	H

- Legend
- Site Boundary
 - Strata Subdivision Boundary
 - Setback Control
 - Waste Collection Point
 - Car Space clearances to AS 2891.1



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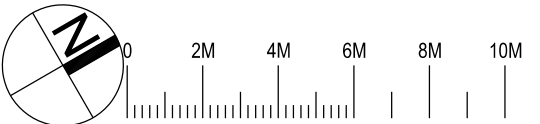
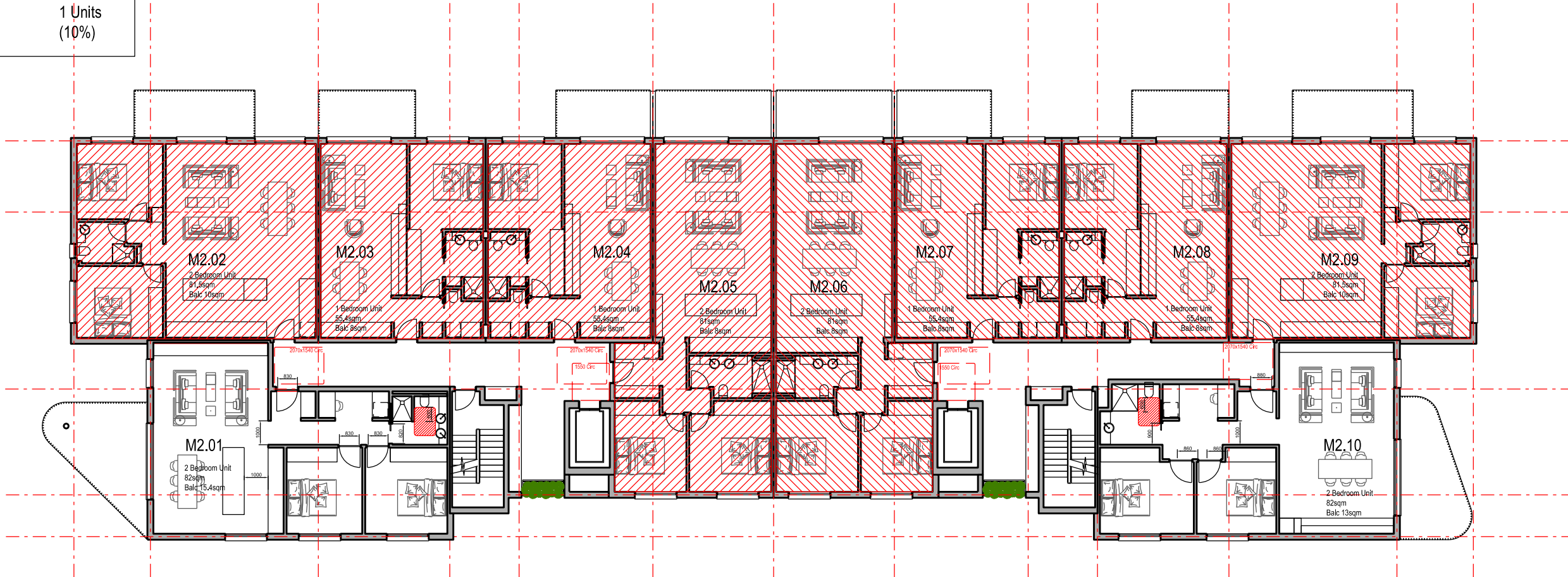
Drawing Title
Building Site M - SSDA
Level 2 Floor Plan

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA120
		Rev.	G

Livable Housing Design Silver

Unit No	Achieves Silver	Adaptable DDA
M2.01	Yes	No
M2.02	No	No
M2.03	No	No
M2.04	No	No
M2.05	No	No
M2.06	No	No
M2.07	No	No
M2.08	No	No
M2.09	No	No
M2.10	Yes	Yes

Total	Total	Total
10 Units	2 Units (20%)	1 Units (10%)



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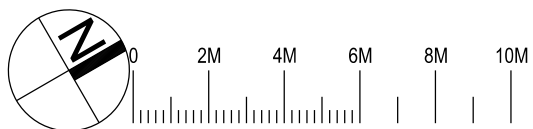
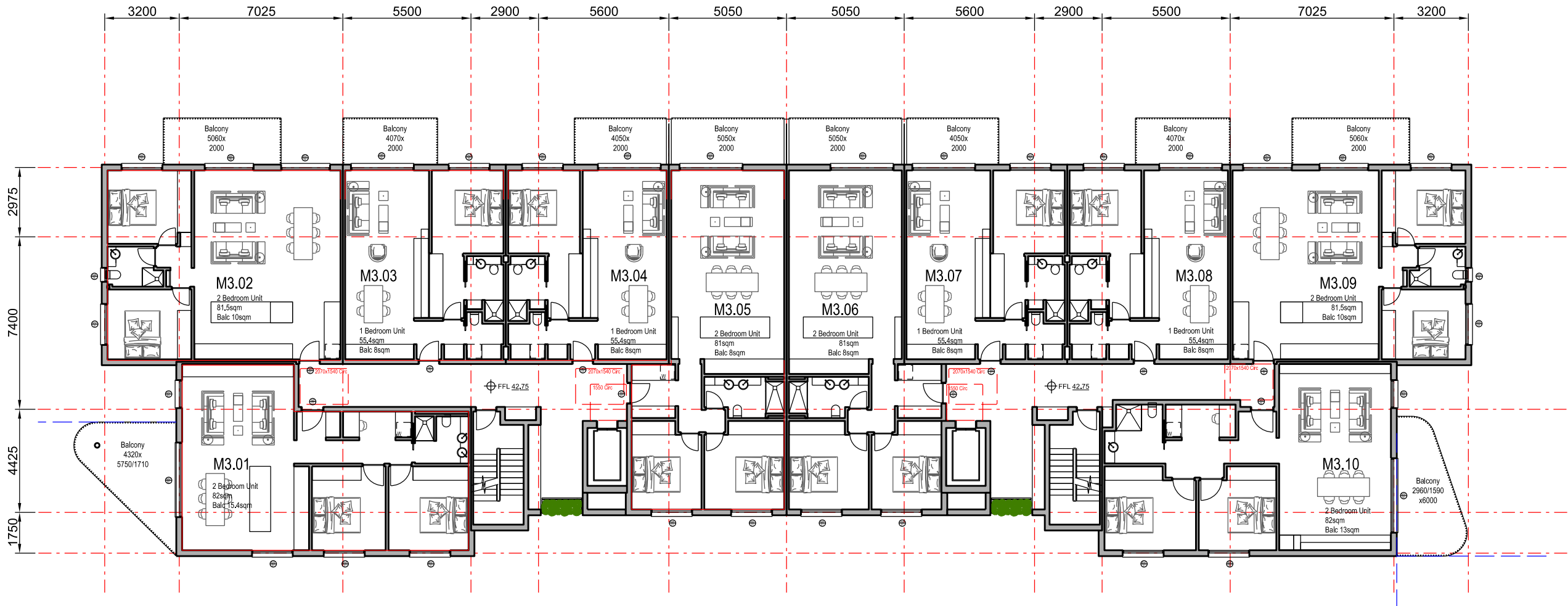


The Yards
Moss Vale Road, Bomaderry

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

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA121
		Rev.	E

- Legend
- Site Boundary
 - Strata Subdivision Boundary
 - Setback Control
 - Waste Collection Point
 - Car Space clearances to AS 2891.1



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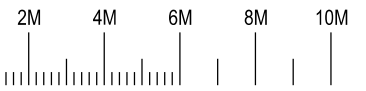
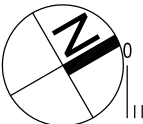
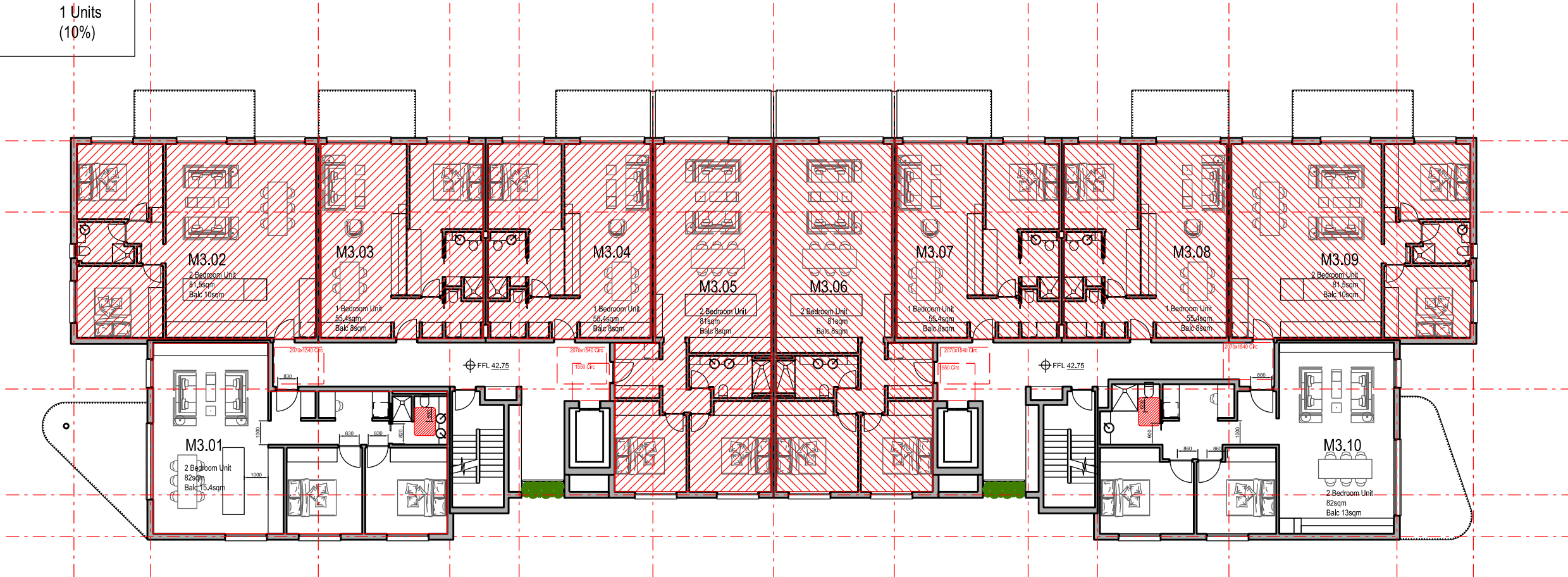
Drawing Title
Building Site M - SSDA
Level 3 (top) Floor Plan

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA130
		Rev.	G

Livable Housing Design Silver

Unit No	Achieves Silver	Adaptable DDA
M3.01	Yes	No
M3.02	No	No
M3.03	No	No
M3.04	No	No
M3.05	No	No
M3.06	No	No
M3.07	No	No
M3.08	No	No
M3.09	No	No
M3.10	Yes	Yes

Total	Total	Total
10 Units	2 Units (20%)	1 Units (10%)



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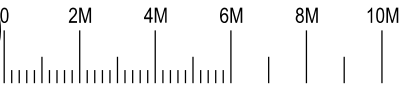
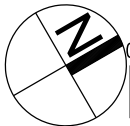
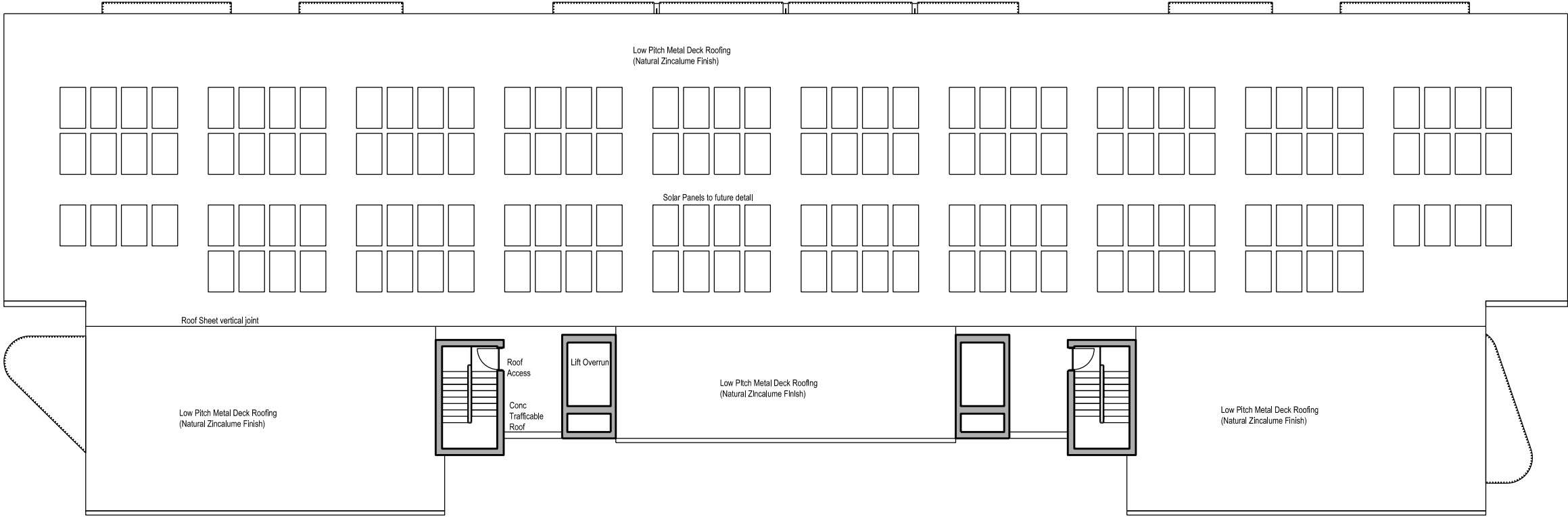
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Drawing Title
Building Site M - SSDA
Level 3 Livable Housing Units

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA131
		Rev.	E



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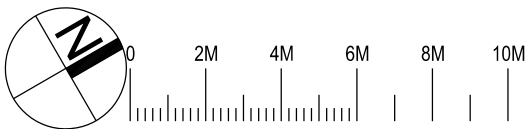
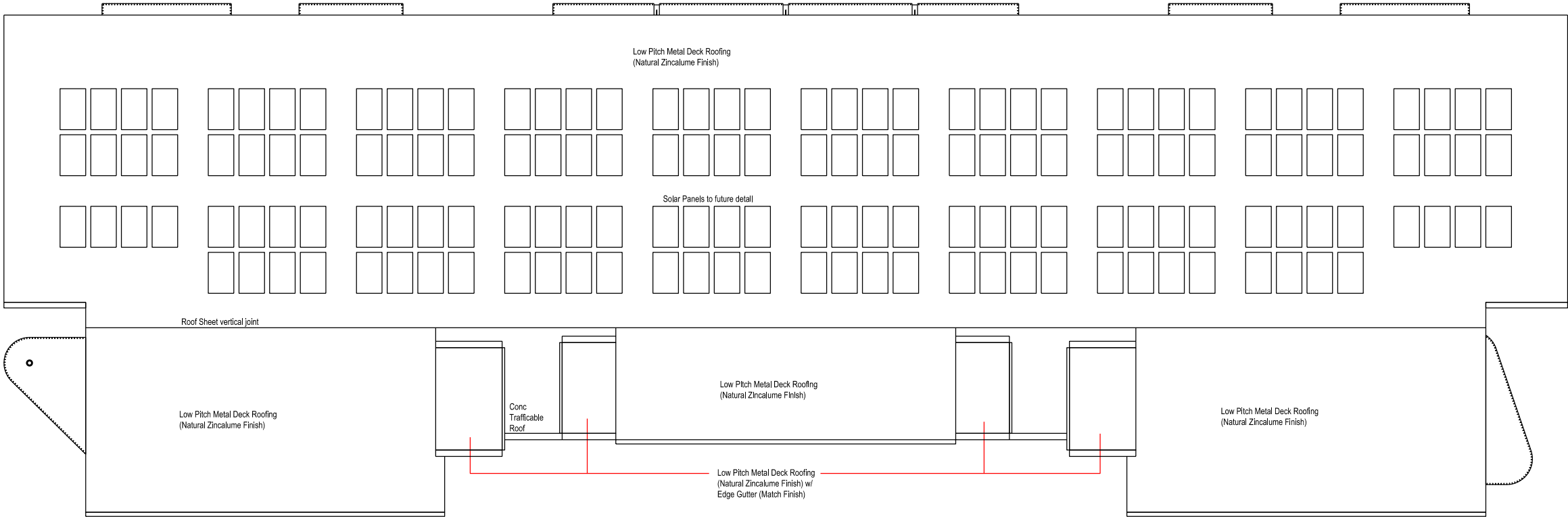
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The Yards
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Drawing Title
Building Site M
Roof Access (Level 4) Plan

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA140
		Rev.	D



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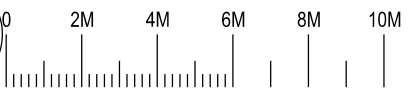
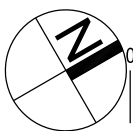
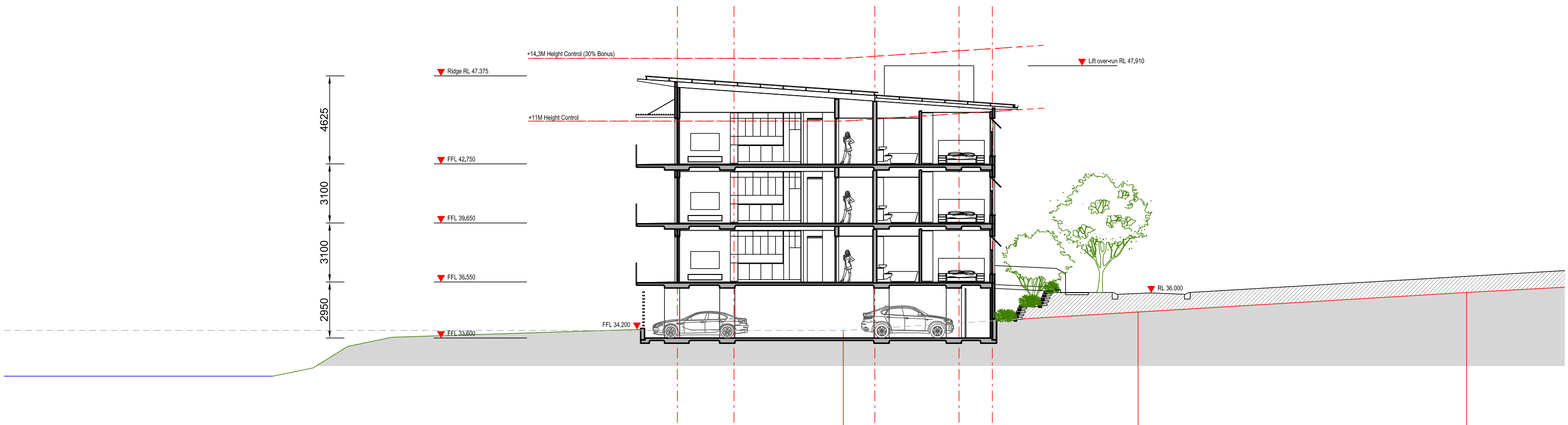
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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site M
Roof (Level 5) Plan

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA145
		Rev.	B



Nominated Architect: David Dove
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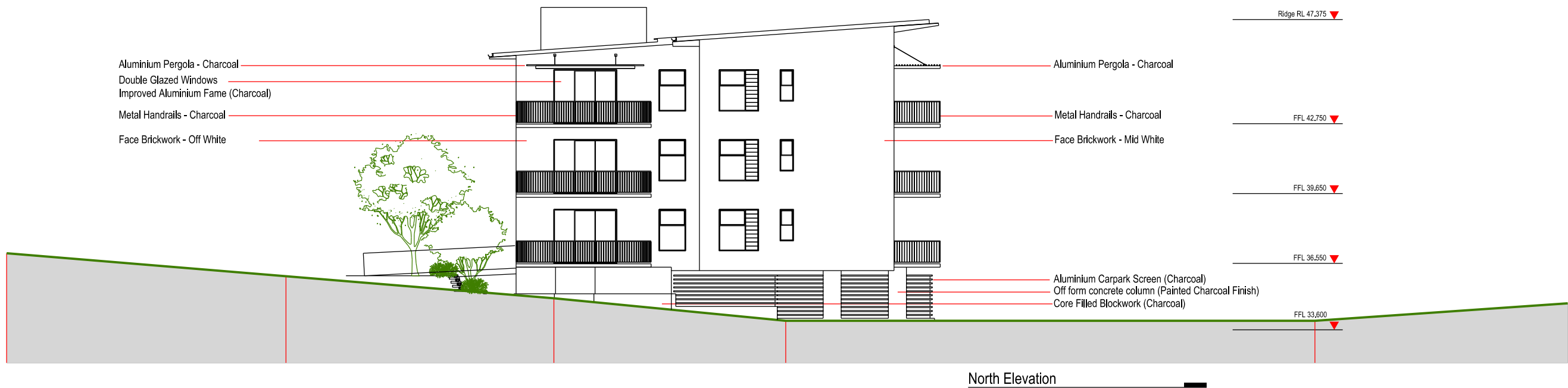


The Yards

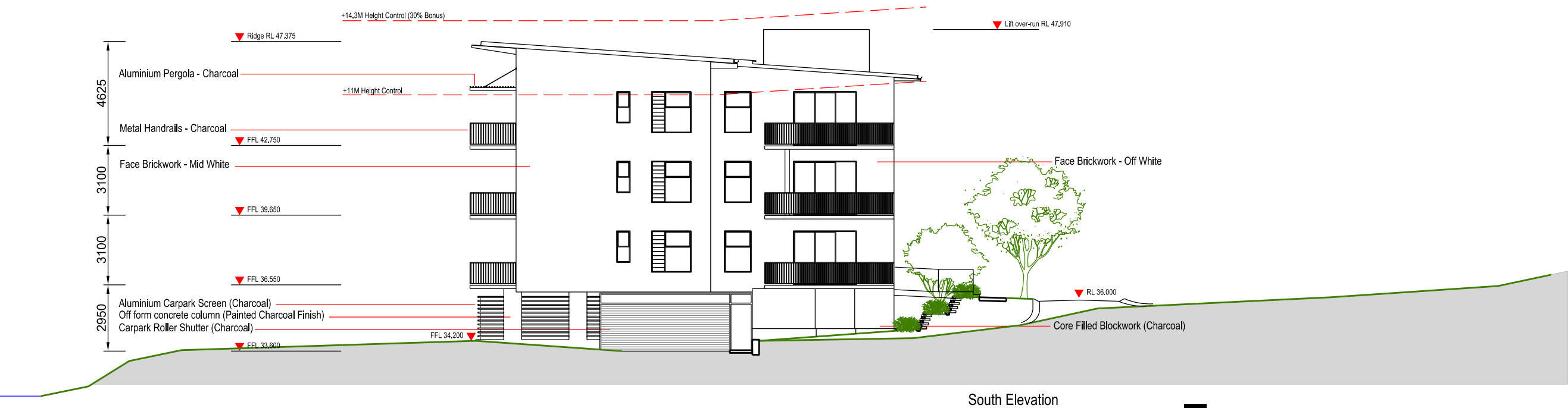
Moss Vale Road, Bomaderry

Drawing Title
Building Site M - SSDA
Indicative Section

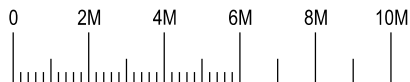
Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA150
		Rev.	C



North Elevation



South Elevation



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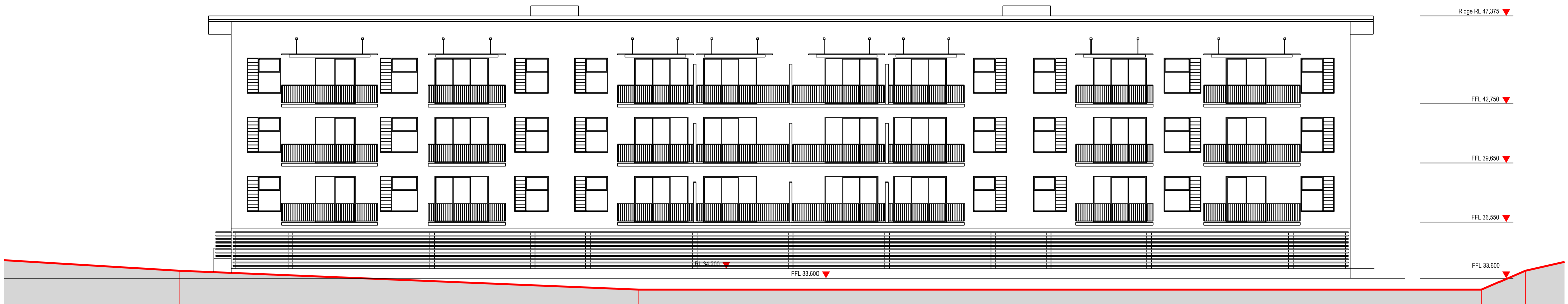
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site M - SSDA
North / South Elevations

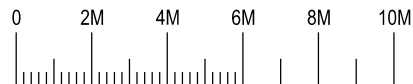
Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA160
		Rev.	C



East Elevation



West Elevation



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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site M - SSDA
East / West Elevations

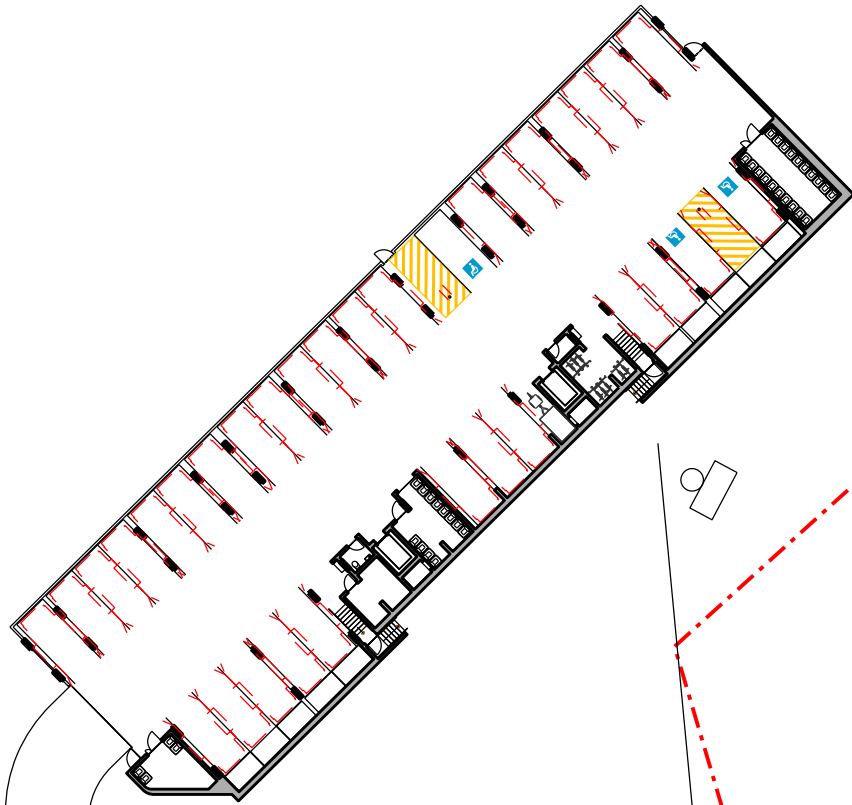
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Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA161
		Rev.	C



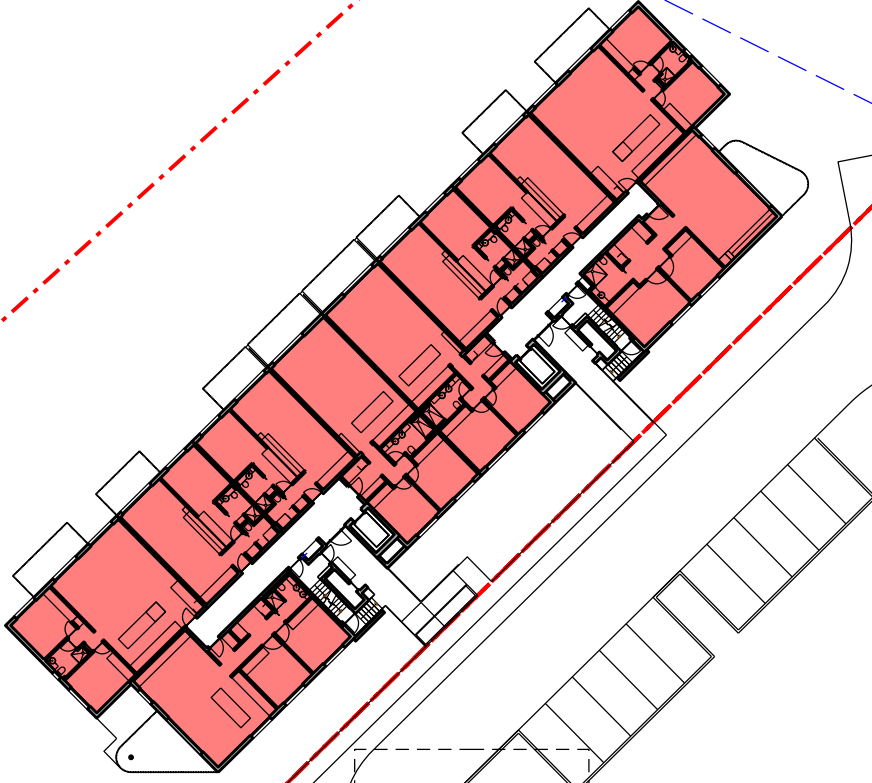
Construction Level 2



Construction Level 3



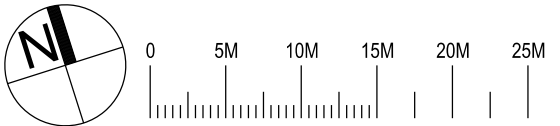
Level 0 (Undercroft)



Construction Level 1 (Ground)

Residential Site M
Floor Space Area Calculations

Level 3 (Top)	729m2
Level 2 (Mid)	729m2
Level 1 (Ground)	729m2
Level 0 (Undercroft)	0m2
Total	2187m2



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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site M - SSDA
Floor Space Area Calculations

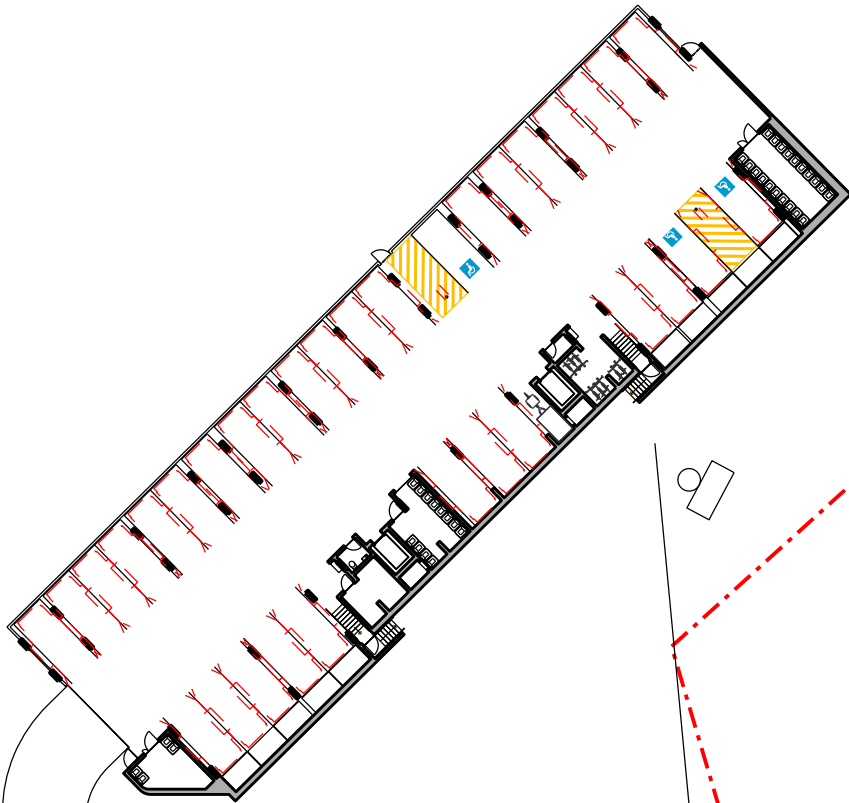
Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	MA170	Rev.	B



Construction Level 2



Construction Level 3



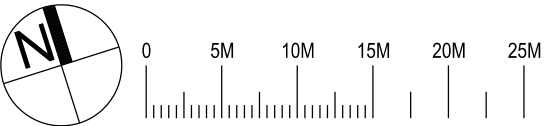
Level 0 (Undercroft)



Construction Level 1 (Ground)

Residential Site M
Nett Saleable / Lettable Area Calculations

Unit	NIA	Balcony
3.01	82m2	15.4m2
3.02	81.5m2	10m2
3.03	55.4m2	8m2
3.04	55.4m2	8m2
3.05	81m2	8m2
3.06	81m2	8m2
3.07	55.4m2	8m2
3.08	55.4m2	8m2
3.09	81.5m2	10m2
3.10	82m2	15.4m2
2.01	82m2	15.4m2
2.02	81.5m2	10m2
2.03	55.4m2	8m2
2.04	55.4m2	8m2
2.05	81m2	8m2
2.06	81m2	8m2
2.07	55.4m2	8m2
2.08	55.4m2	8m2
2.09	81.5m2	10m2
2.10	82m2	15.4m2
1.01	82m2	15.4m2
1.02	81.5m2	10m2
1.03	55.4m2	8m2
1.04	55.4m2	8m2
1.05	81m2	8m2
1.06	81m2	8m2
1.07	55.4m2	8m2
1.08	55.4m2	8m2
1.09	81.5m2	10m2
1.10	82m2	15.4m2
Total	2131.8m2	



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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site M - SSDA
NSA / NLA Calculations

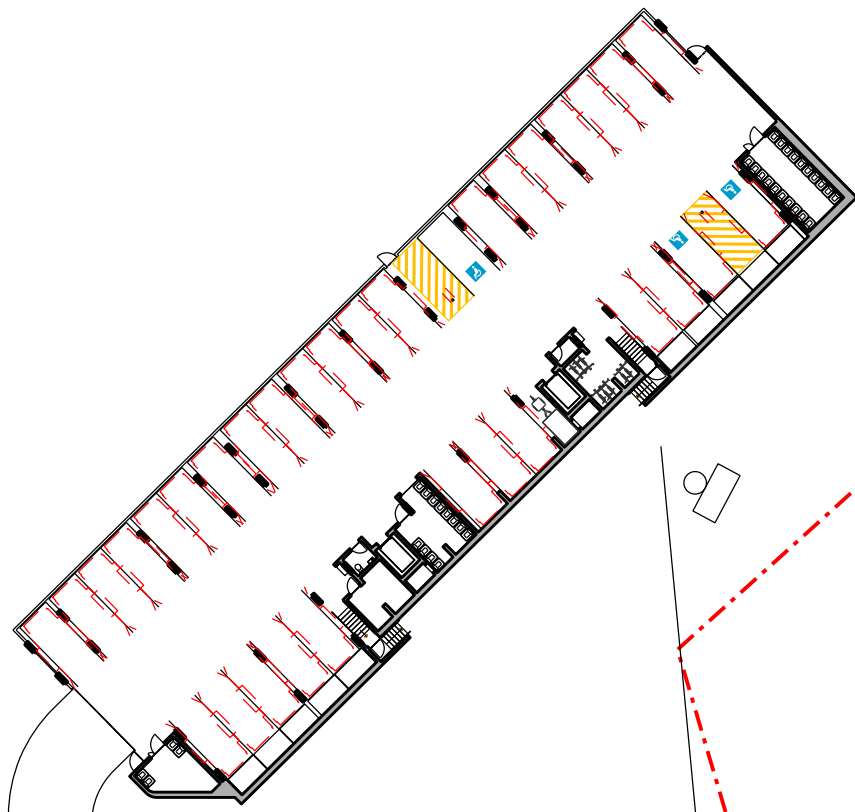
Date	25th July 2025
Drawn	DJD
Scale	1:250@A1 / 1:500@A3
Job No.	SYB01
Dwg No.	MA171
Rev.	B



Construction Level 2



Construction Level 3



Level 0 (Undercroft)

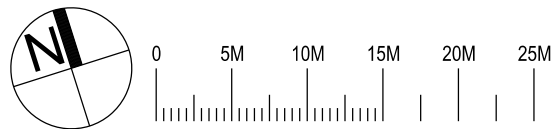


Construction Level 1 (Ground)

**Residential Site M
Solar Access Calculations**

Total Units	30
Units recieving more than 3 Hrs	27 (90%)
Units recieving 2-3 Hrs	0
Units recieving less than 2 Hrs	3 (10%)
Units recieving no mid winter sun	0

Compliance
>70% (Complies)
<15% (Complies)



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Drawing Title
Residential Site M - SSDA
Solar Access Calculations

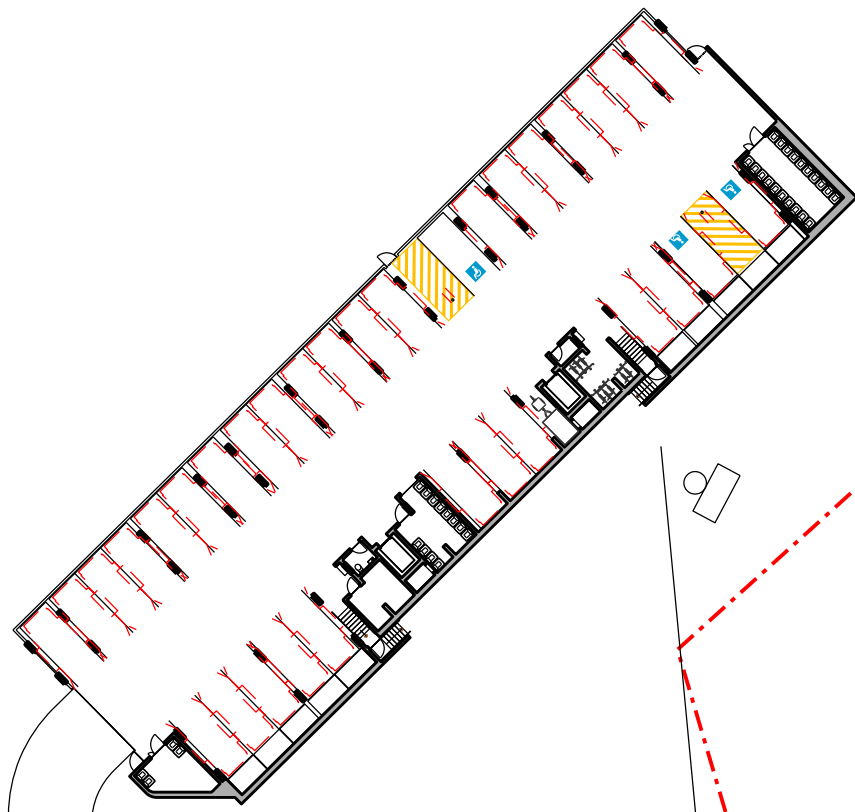
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Job No.	SYB01	Dwg No.	MA173	Rev. B



Construction Level 2



Construction Level 3

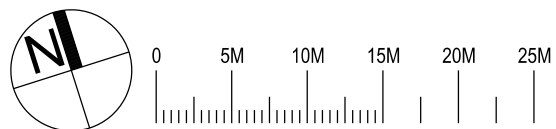


Level 0 (Undercroft)



Construction Level 1 (Ground)

Residential Site M Cross Ventilation Calculations			Compliance
Total Units	30		
Dual Orientation Units	18 (60%)		>60% (Complies)
Single Orientation Units	12 (40%)		



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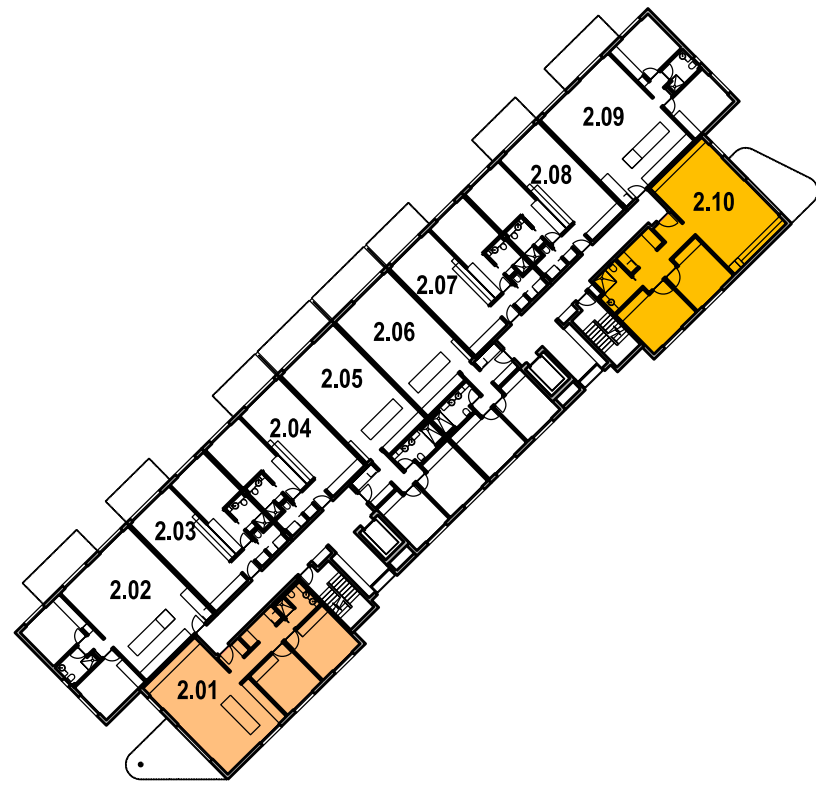
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BUILDING COMMUNITY FUTURES

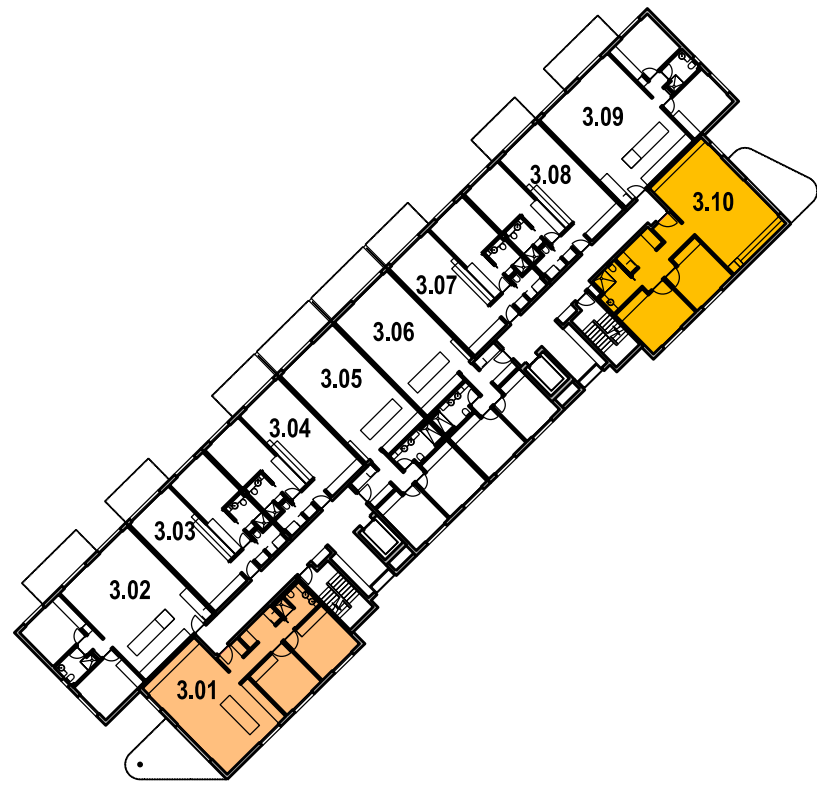
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Drawing Title
 Residential Site M - SSDA
 Cross Ventilation Calculations

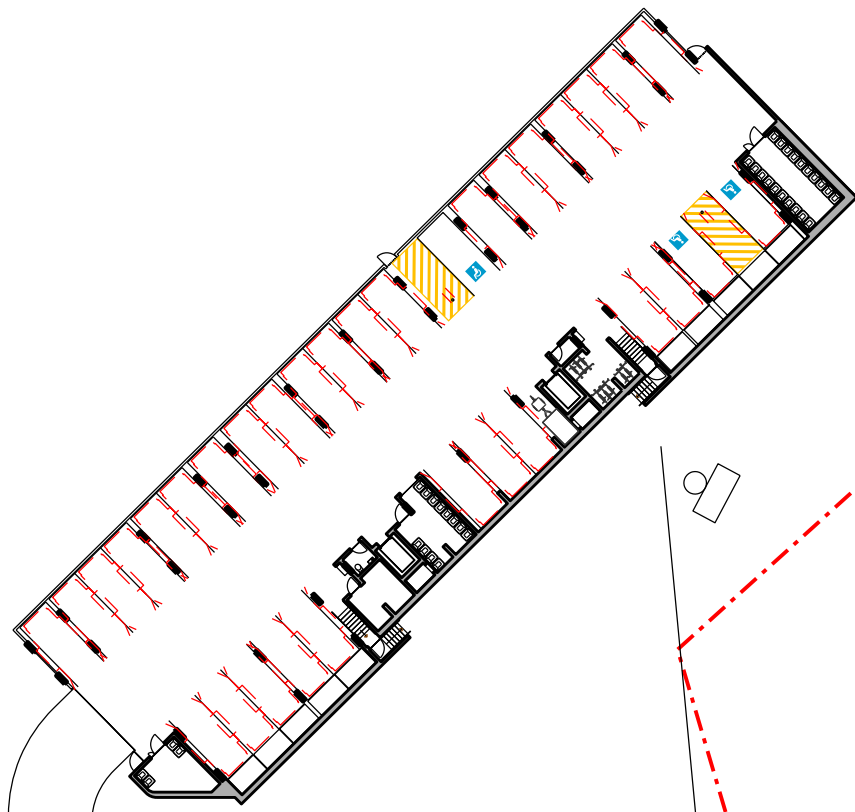
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Job No.	SYB01
Dwg No.	MA174
Rev.	B



Construction Level 2



Construction Level 3



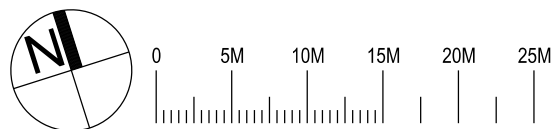
Level 0 (Undercroft)



Construction Level 1 (Ground)

**Residential Site M
DDA / LHA Calculations**

Total Units	30	Compliance
Adaptable Units + Livable Silver (Compliance with AS1428.1)	3 (10%)	10% (Complies)
Livable Homes Silver Standard	6 (20%)	50% (Note - Development in total complies)



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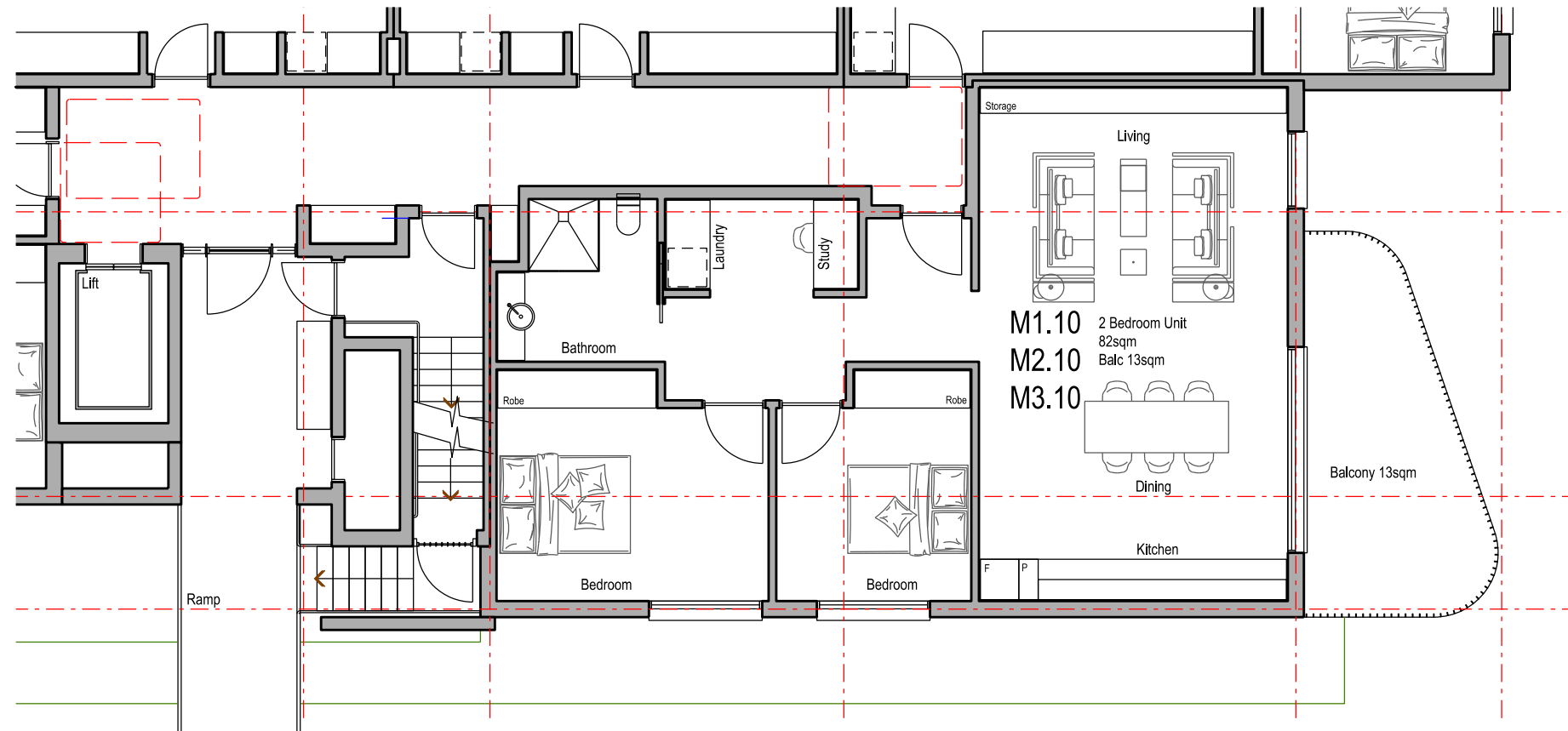
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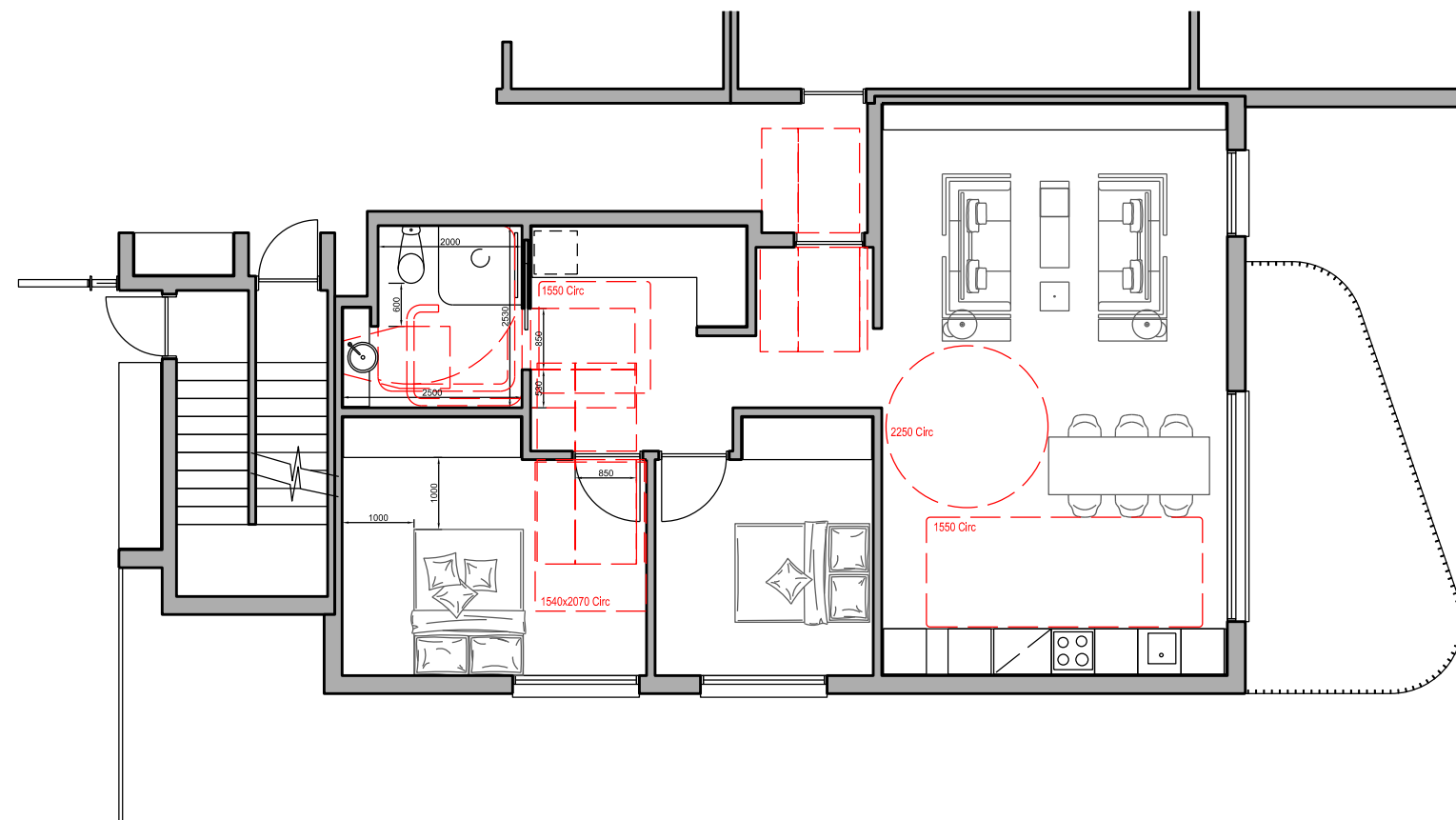
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Moss Vale Road, Bomaderry

Drawing Title
Residential Site M - SSDA
Adaptable / Livable Homes

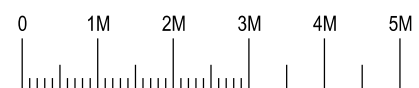
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Drawn	DJD	Scale	1:250@A1 / 1:500@A3	
Job No.	SYB01	Dwg No.	MA176	Rev. B



Unit 1.10/2.10/3.10 Base Plan



Unit 1.10/2.10/3.10 Post Adaption



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Drawing Title
 Building Site M - SSDA
 Adaptable Unit Plans - Unit 1.10/2.10/3.10

Date		25th July 2025	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	MA177
		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 M1.01, M2.02, M2.03, M2.04, M2.07, M2.08, M2.09: 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 M1.01, M2.02, M2.03, M2.04, M2.07, M2.08, M2.09 (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 5m2.

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 M1.01: 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 300m²
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

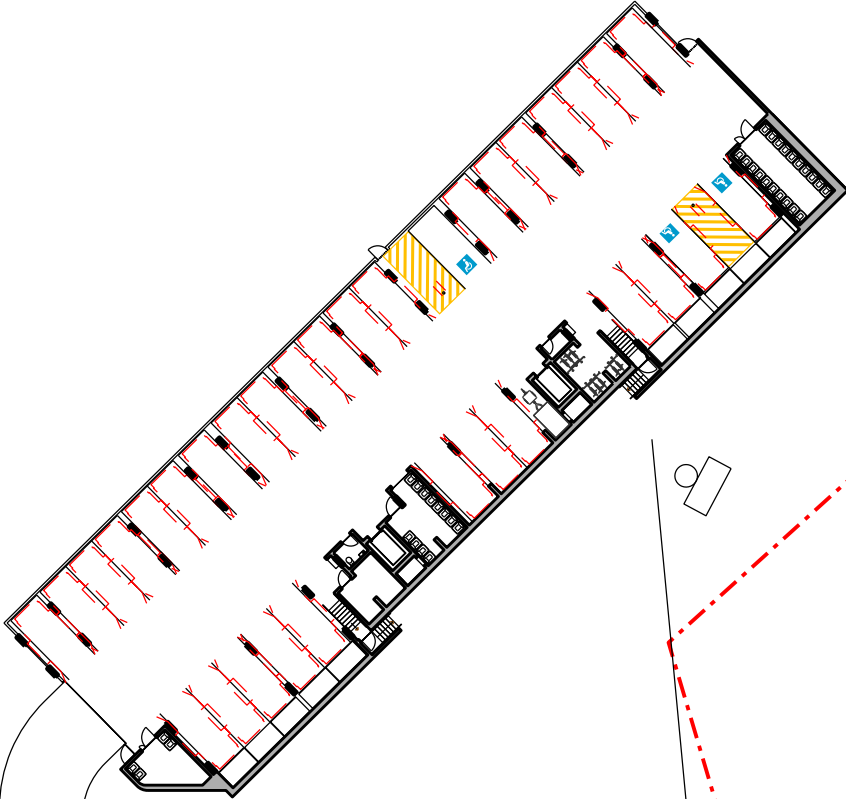
Garbage rooms Exhaust air only, running continuously
Plant / service rooms Supply and exhaust air, thermostatically controlled
Storage Supply air only, interlocked to light
Ground floor lobbies and hallways Naturally ventilated



Construction Level 2



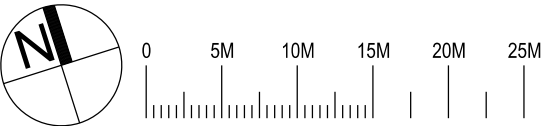
Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)



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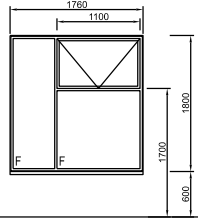
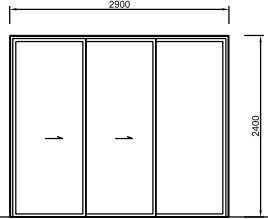
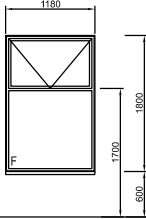
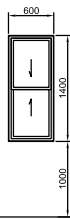
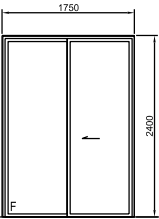
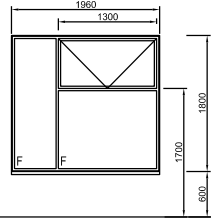


The Yards
Moss Vale Road, Bomaderry

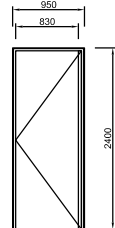
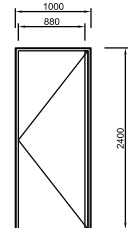
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Residential Site M - SSDA
Typical Specification

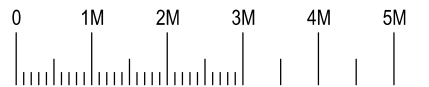
Date		25th July 2025	
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	MA180
		Rev.	B

Windows

						
FFL						
Window No	MW01	MW02	MW03	MW04	MW05	MW06
Type	Fixed & Awning	Double Sliding door	Fixed &Awning	Double Hung	Sliding door	Fixed & Awning
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single	Single	Single	Single Frosted	Single	Single
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat
Locks	Yes	Yes	Yes	Yes	Yes	Yes
Quantity	48	24	6	6	6	6
Shading	-	2M Balcony/Pergola	-	-	2M Balcony/Pergola	-

Unit Doors

			
FFL			
Door No	MDE1	MDE2	
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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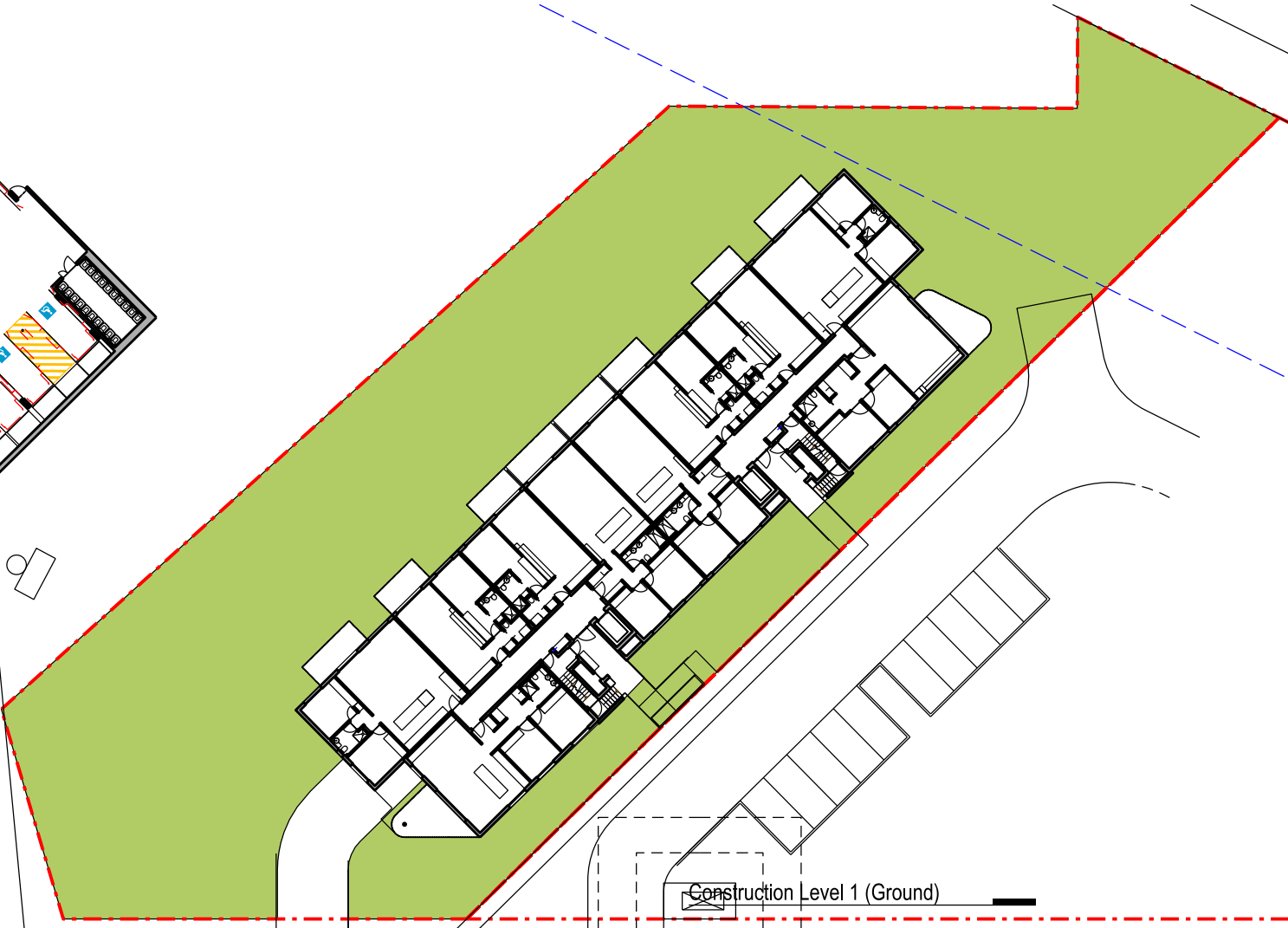
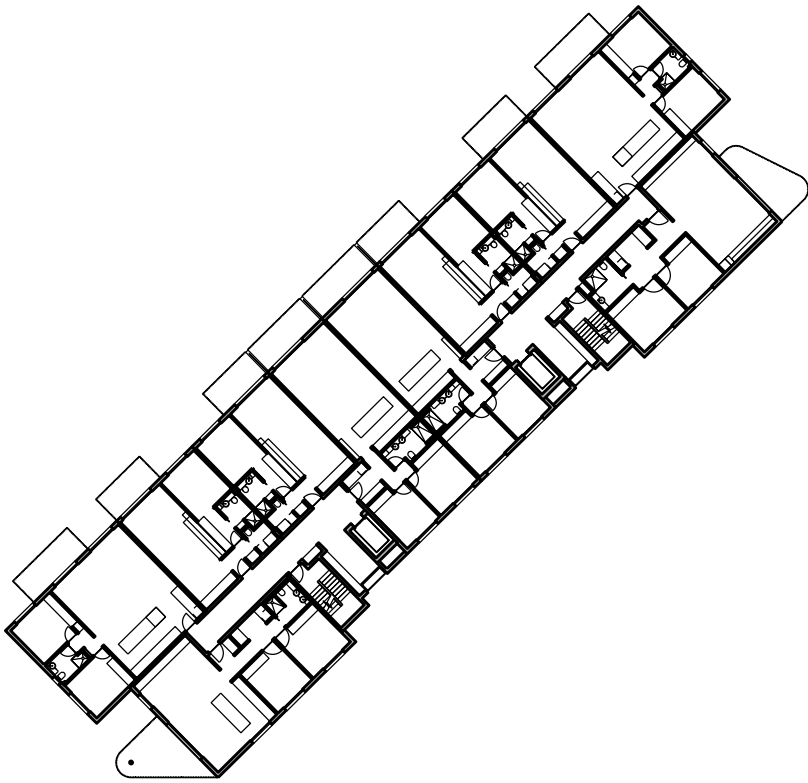
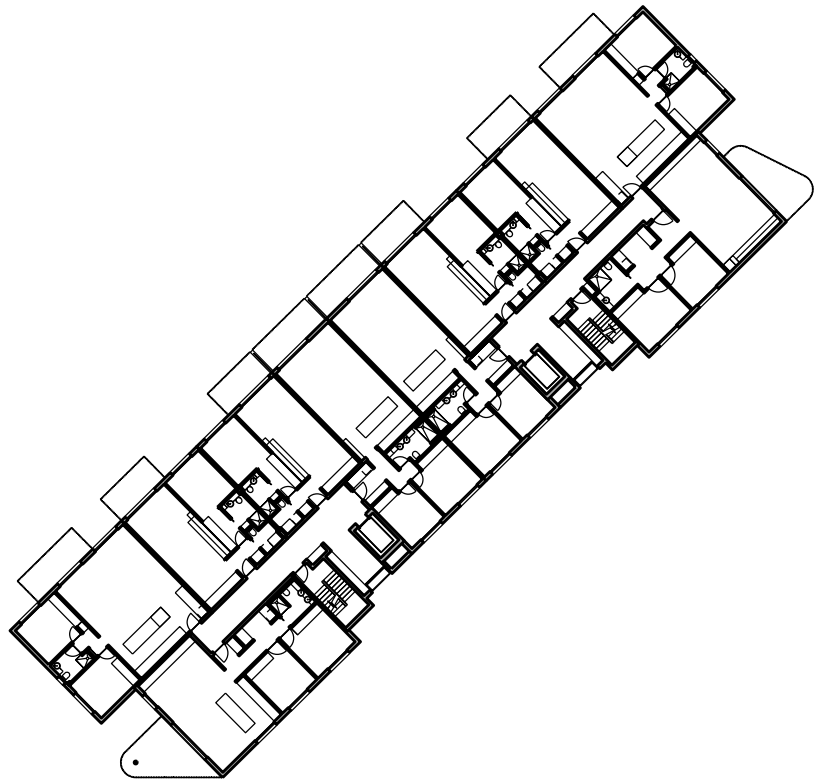
The Yards

Moss Vale Road, Bomaderry

Drawing Title

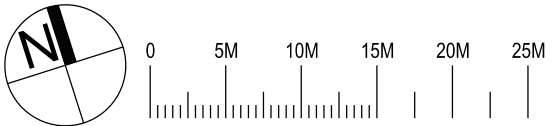
Building Site M - SSDA
Apartment Window / Door Schedule

Date		25th July 2025	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	MA181
		Rev.	B



**Residential Site M
Communal Open Space Calculations**

Site Area	2988m ²
Communal Space	1907m ²
Percentage	63%
Compliance	>25%



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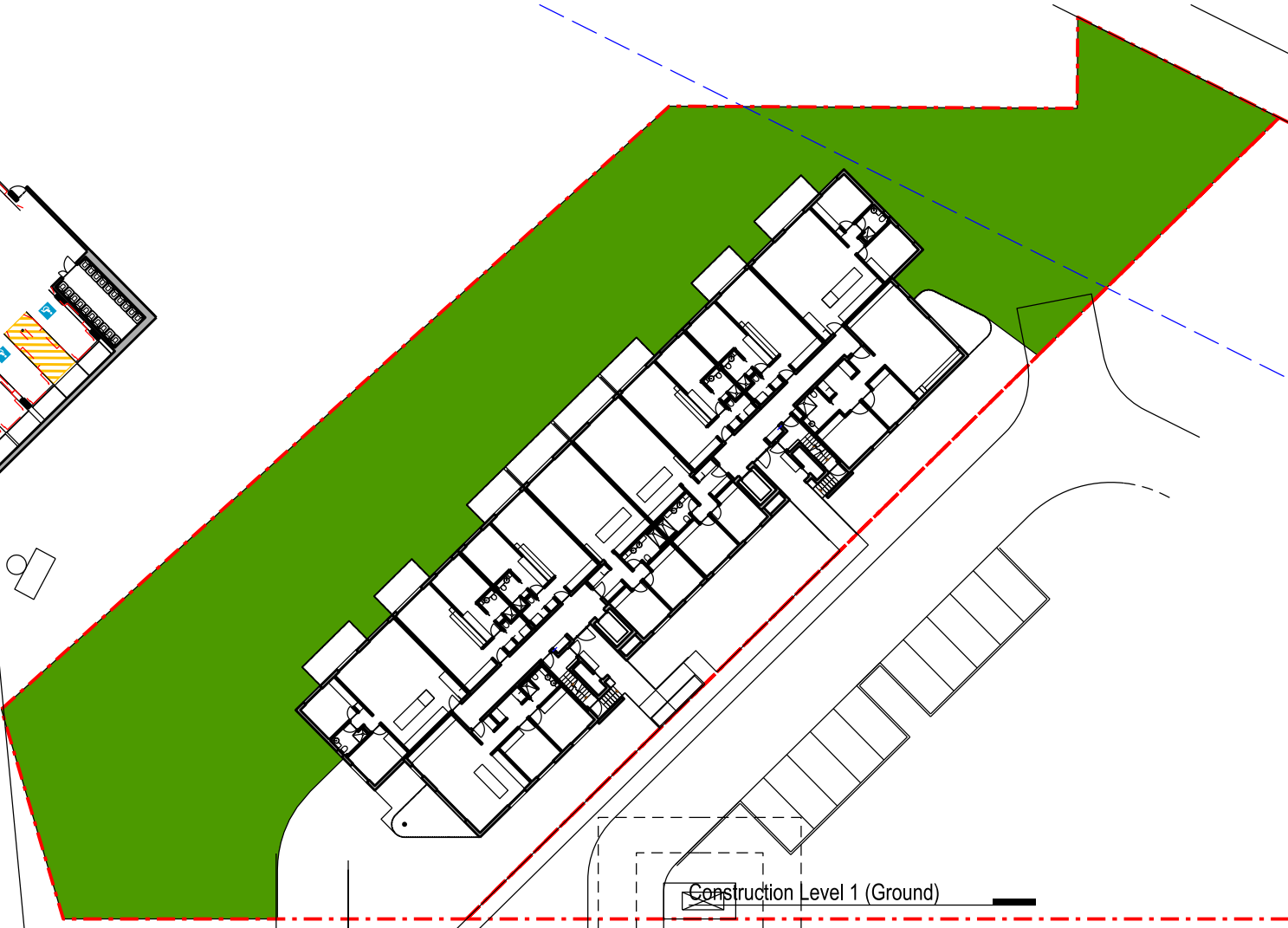
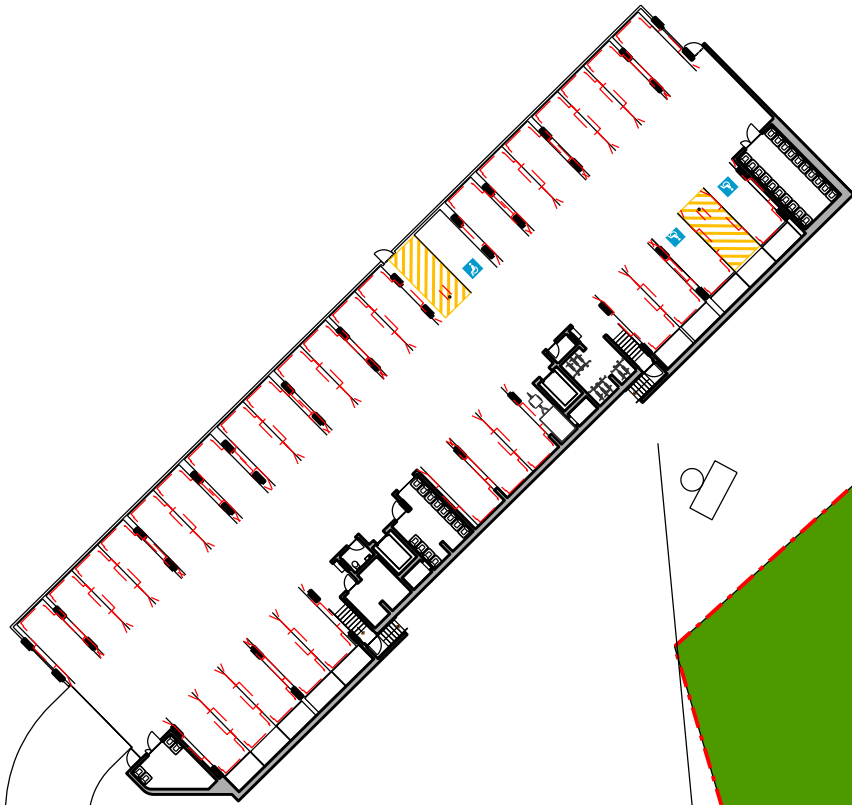
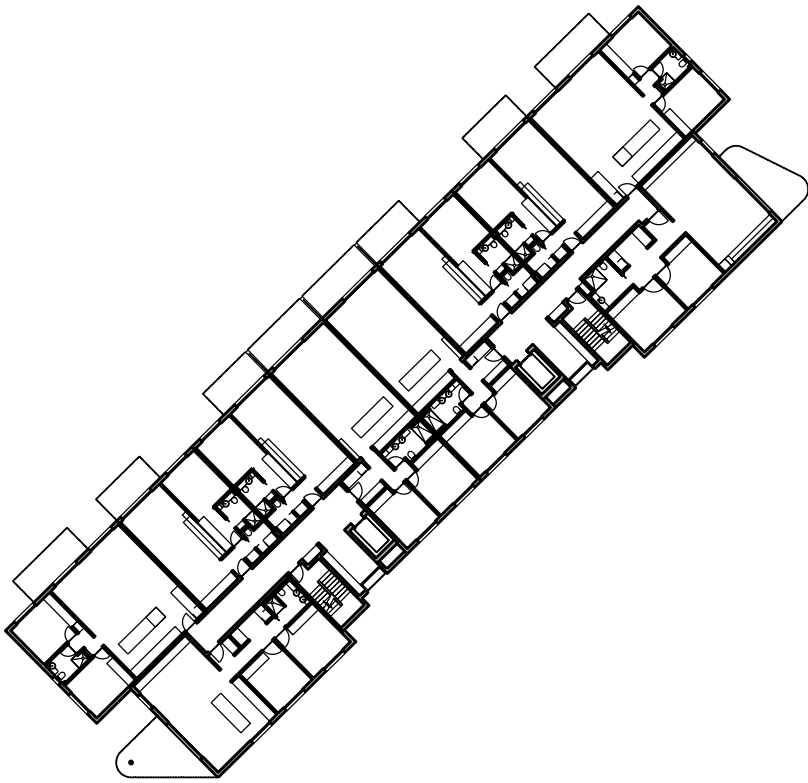
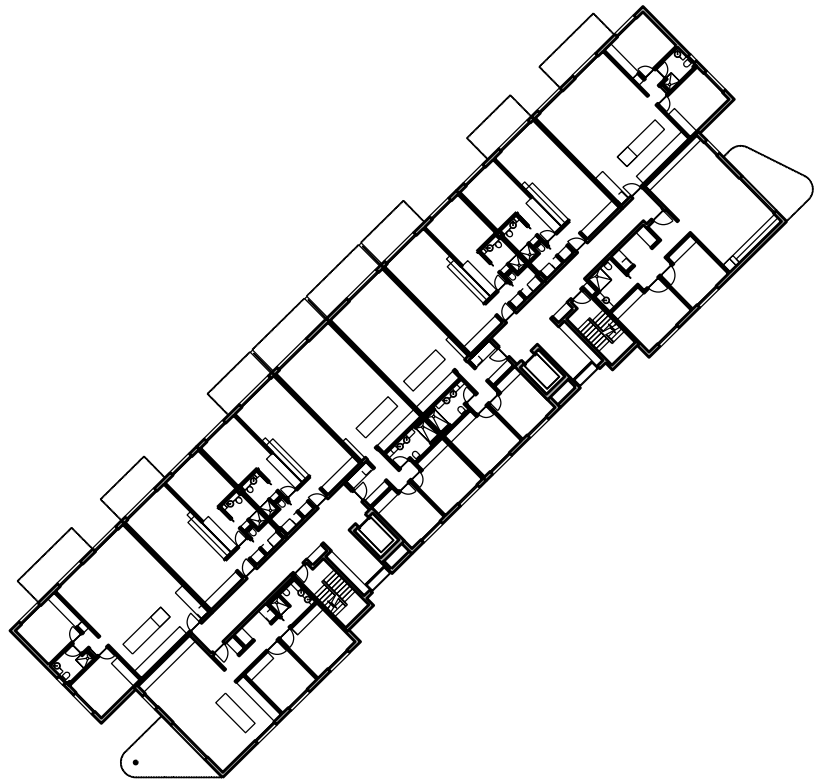
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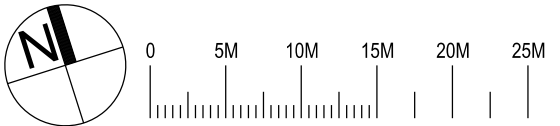
Drawing Title
Residential Site M - SSDA
Communal Open Space Area Calculation

Date		25th July 2025	
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	MA185
		Rev.	B



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

Site Area	2988m ²
Deep Soil Planting	1599m ²
Percentage	53%
Compliance	>7%



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

		Date	25th July 2025	
Drawn	DJD	Scale	1:250@A1 / 1:500@A3	
Job No.	SYB01	Dwg No.	MA186	Rev. B