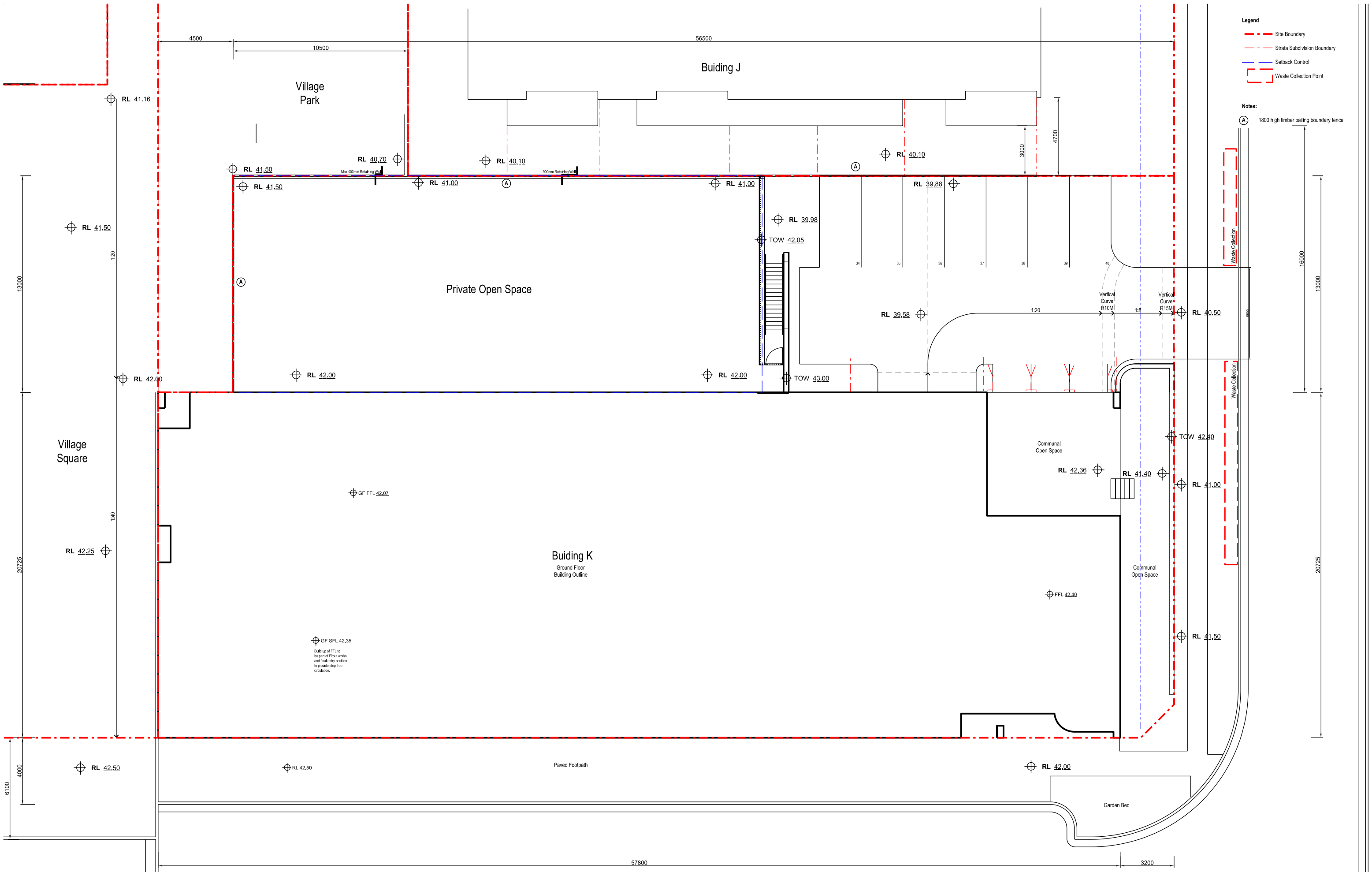
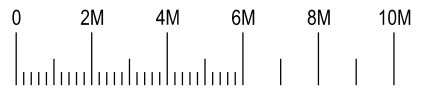
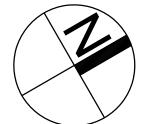




- Legend**
- Site Boundary
 - Strata Subdivision Boundary
 - Setback Control
 - Waste Collection Point

Notes:

A. 1800 high timber paling boundary fence



Nominated Architect: David Dove
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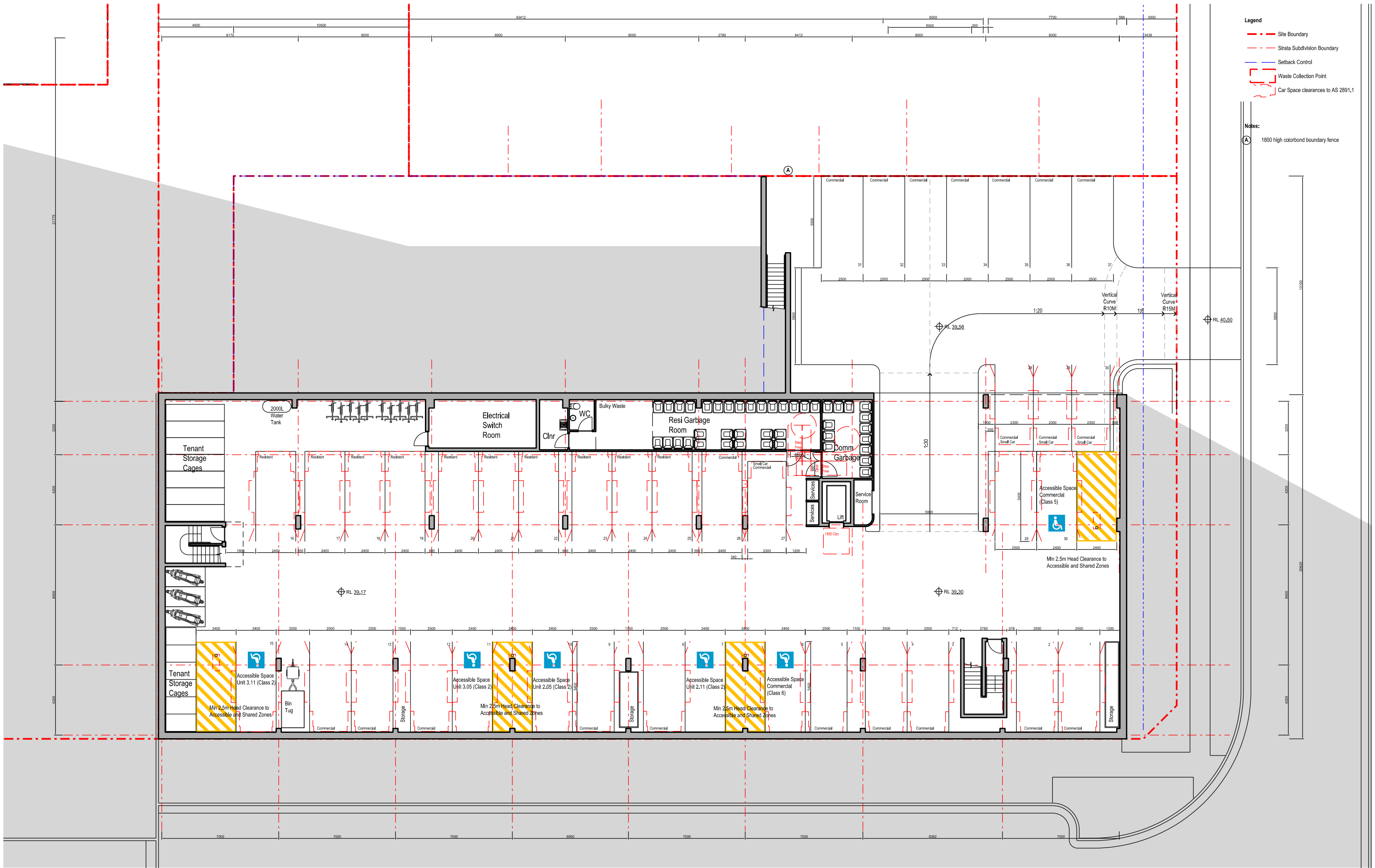
EG



The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Site Plan

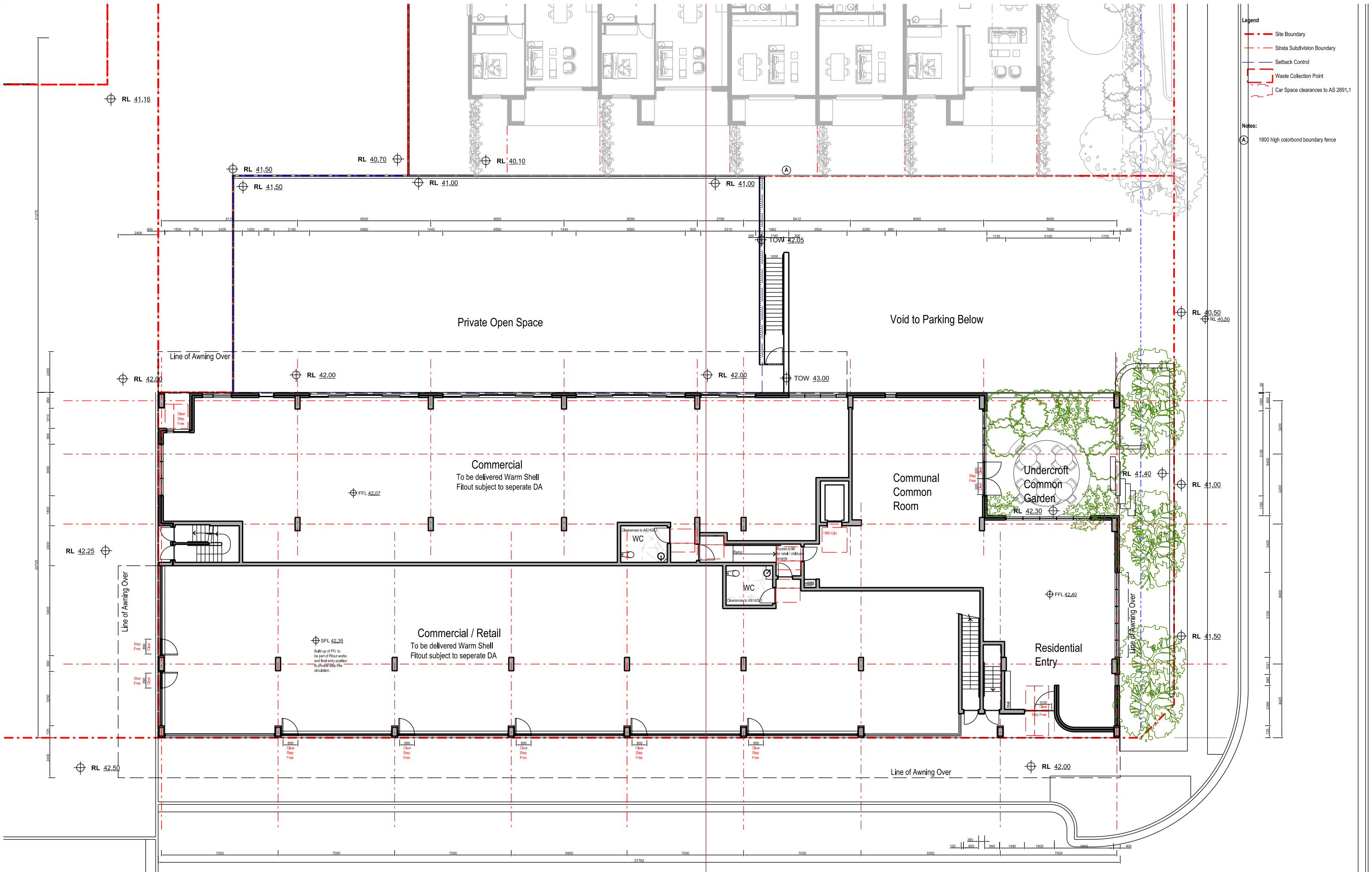
Date		28th January 2026	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA090
		Rev.	B



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

Notes:

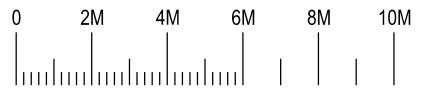
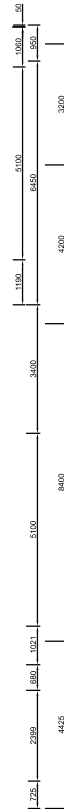
A 1800 high colorbond boundary fence



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

Notes:

A 1800 high colorbond boundary fence



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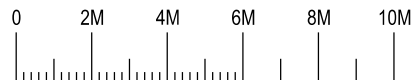
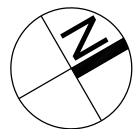
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Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Ground (Level 1) Floor Plan

Date	28th January 2026		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA110 Rev. H



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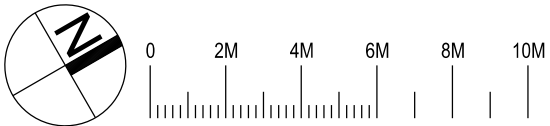
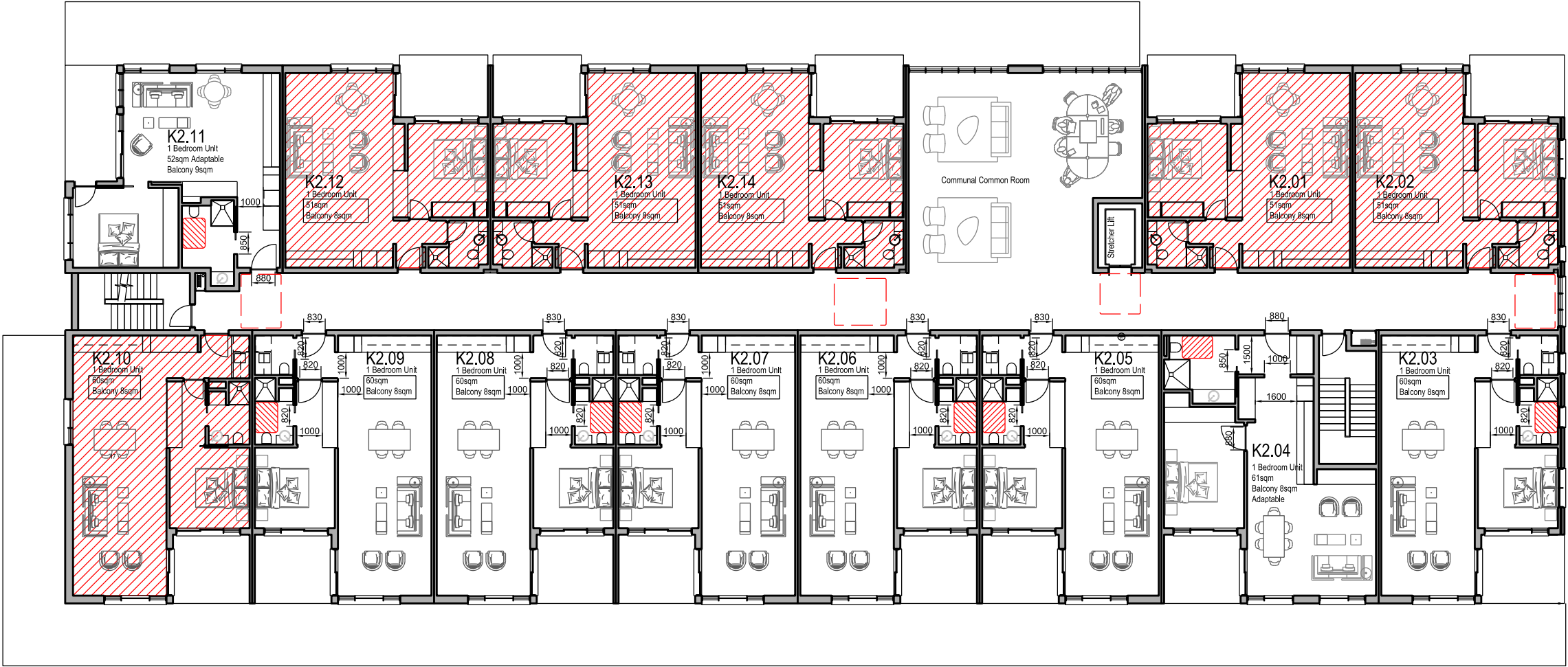
The Yards

Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Mid (Level 2) Floor Plan

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA120
		Rev.	G

Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
K2.01	No	No
K2.02	No	No
K2.03	Yes	No
K2.04	Yes	No
K2.05	Yes	Yes
K2.06	Yes	No
K2.07	Yes	No
K2.08	Yes	No
K2.09	Yes	No
K2.10	No	No
K2.11	Yes	Yes
K2.12	No	No
K2.13	No	No
K2.14	No	No
Total 14 Units	Total 8 Units (57%)	Total 2 Units (14%)



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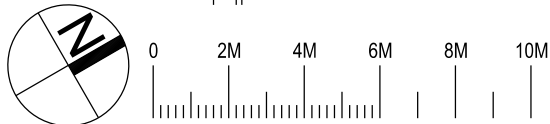
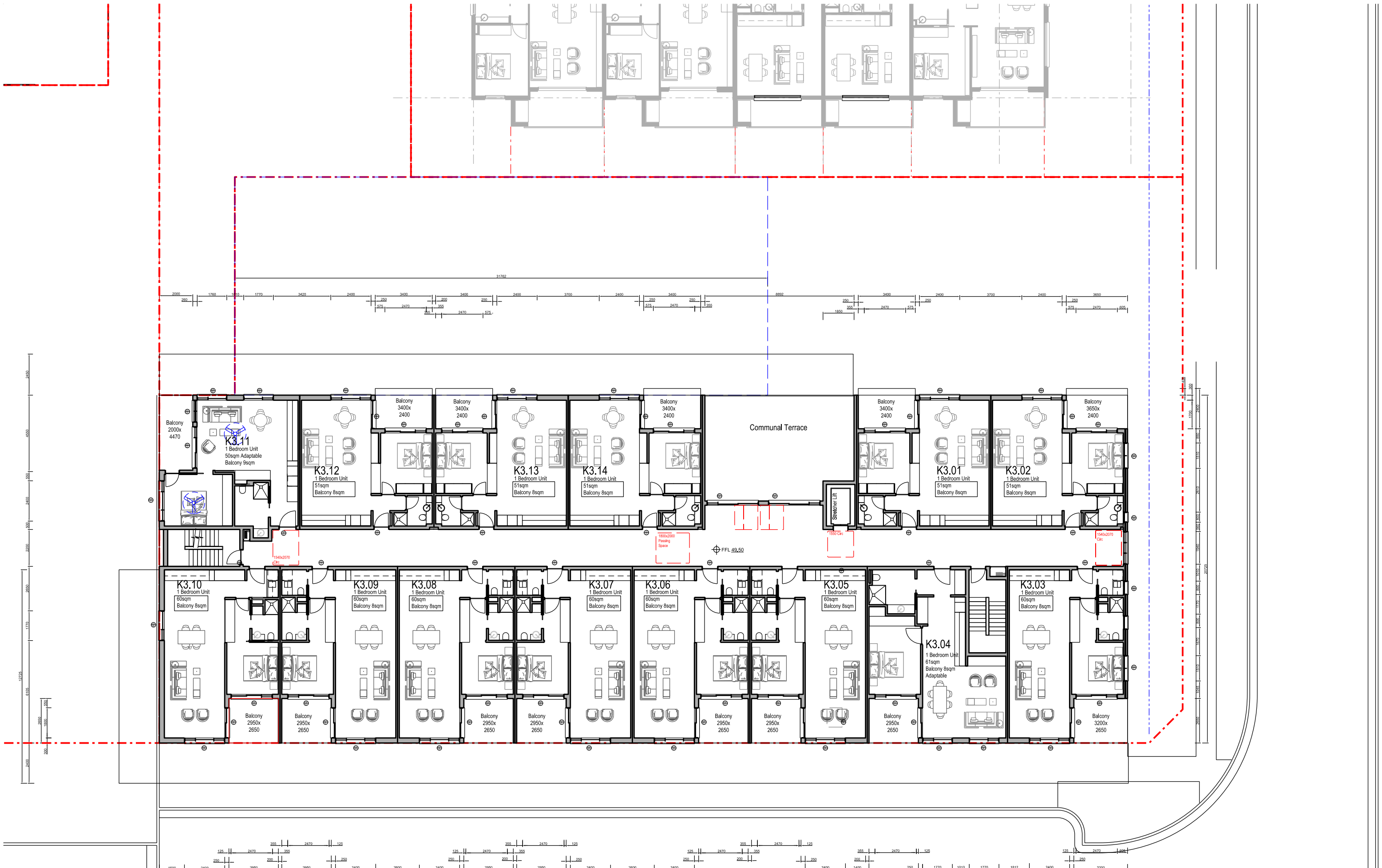
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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Mid Level Livable Housing Units

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA121
		Rev.	F



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EG

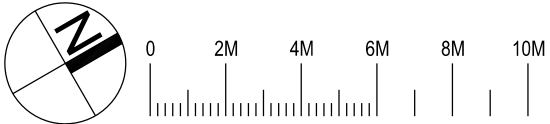
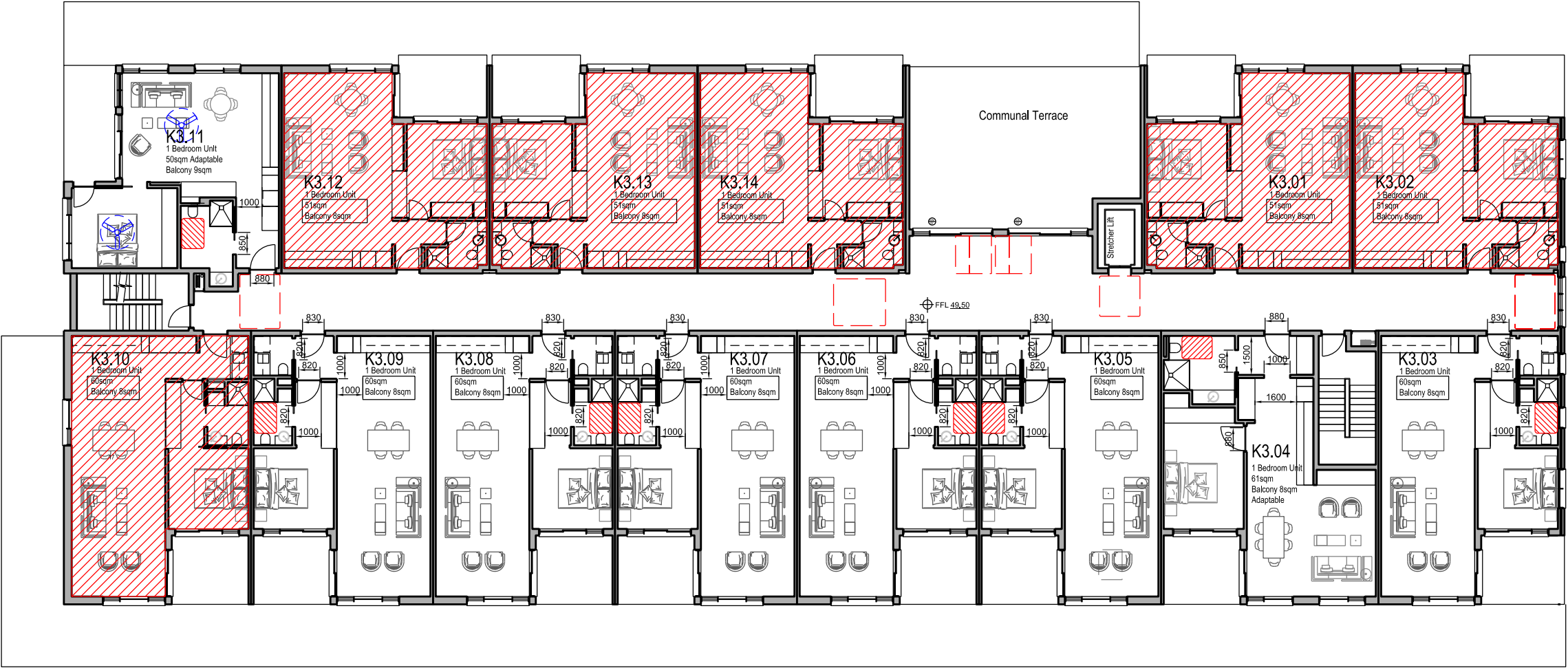
Southern Cross
Housing
BUILDING COMMUNITY FUTURES

The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Upper (Level 3) Floor Plan

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA130
		Rev.	G

Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
K3.01	No	No
K3.02	No	No
K3.03	Yes	No
K3.04	Yes	No
K3.05	Yes	Yes
K3.06	Yes	No
K3.07	Yes	No
K3.08	Yes	No
K3.09	Yes	No
K3.10	No	No
K3.11	Yes	Yes
K3.12	No	No
K3.13	No	No
K3.14	No	No
Total 14 Units	Total 8 Units (57%)	Total 2 Units (14%)



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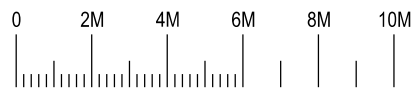
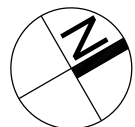
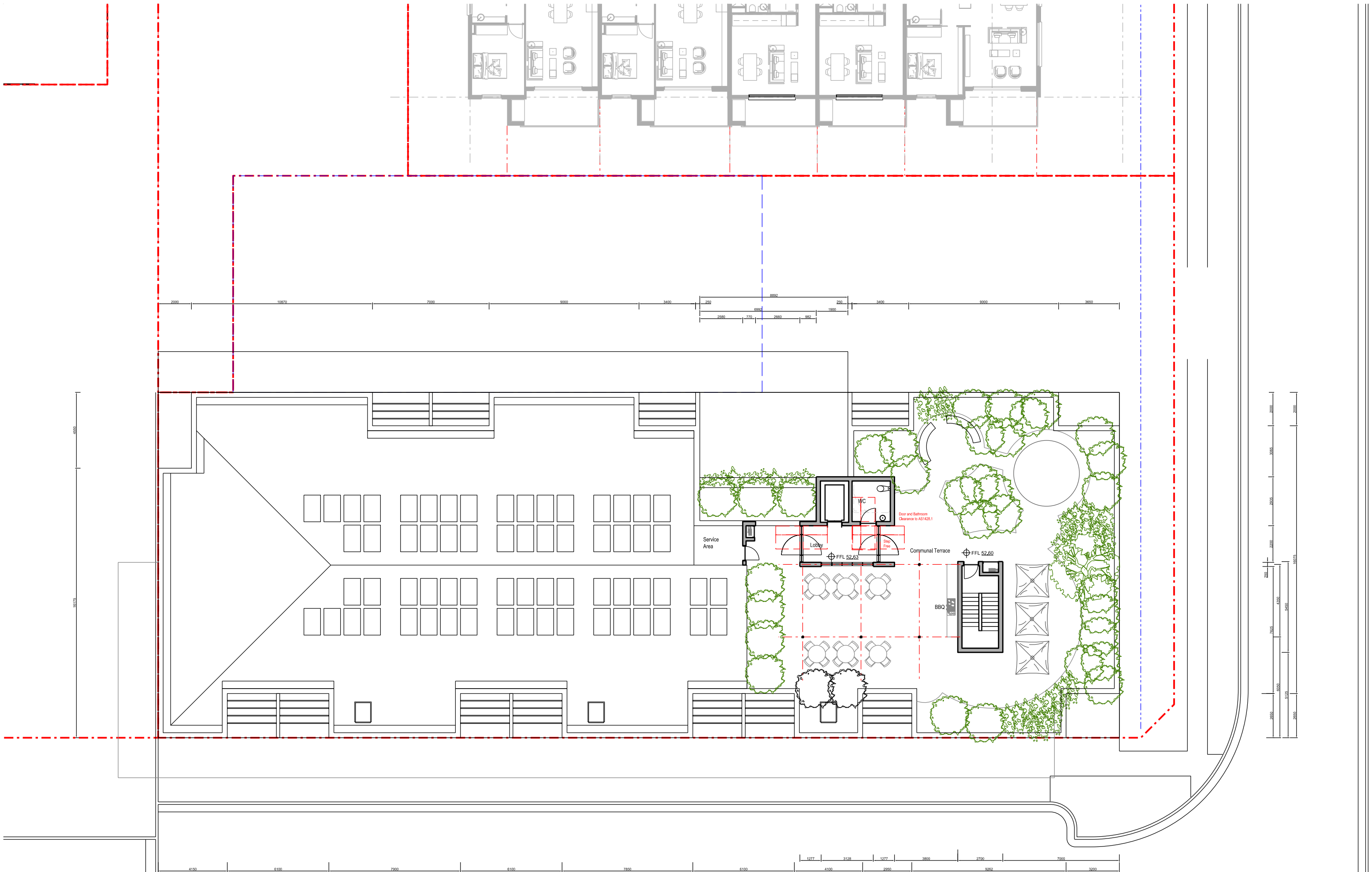
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The Yards
Moss Vale Road, Bomaderry

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

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA131
		Rev.	E



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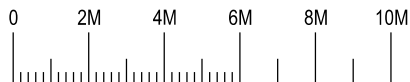
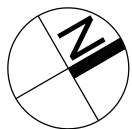
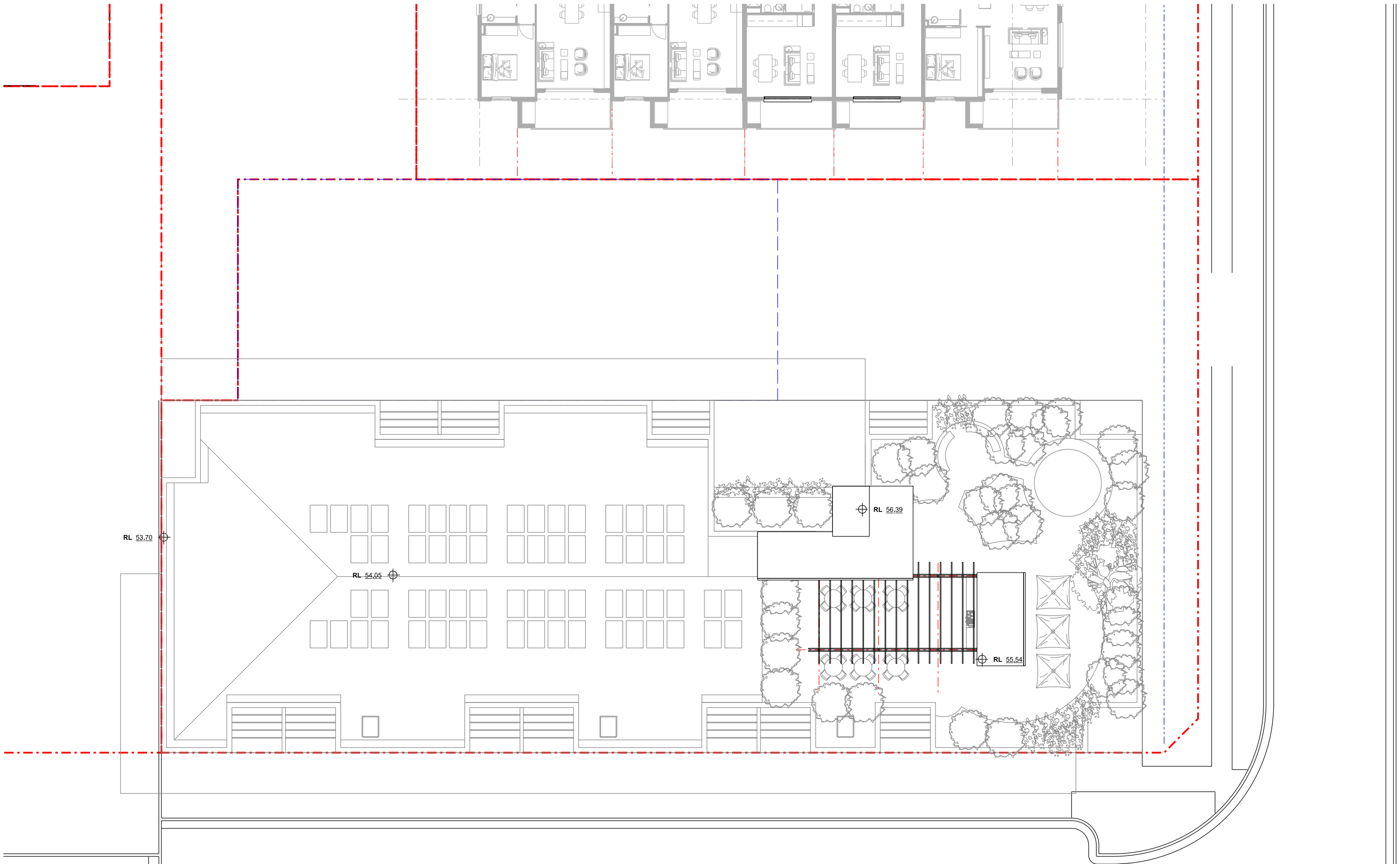


The Yards

Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Roof Terrace (Level 4) Floor Plan

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA140
		Rev.	E



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The Yards

Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Roof (Level 5) Floor Plan

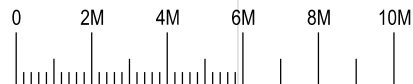
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Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA150
		Rev.	E



North Elevation



South Elevation



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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
North & South Elevation

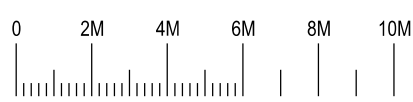
Date		28th January 2026	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA160
		Rev.	E



East Elevation



West Elevation



Nominated Architect: David Dove
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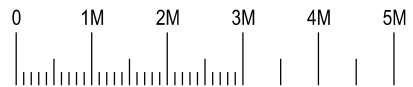
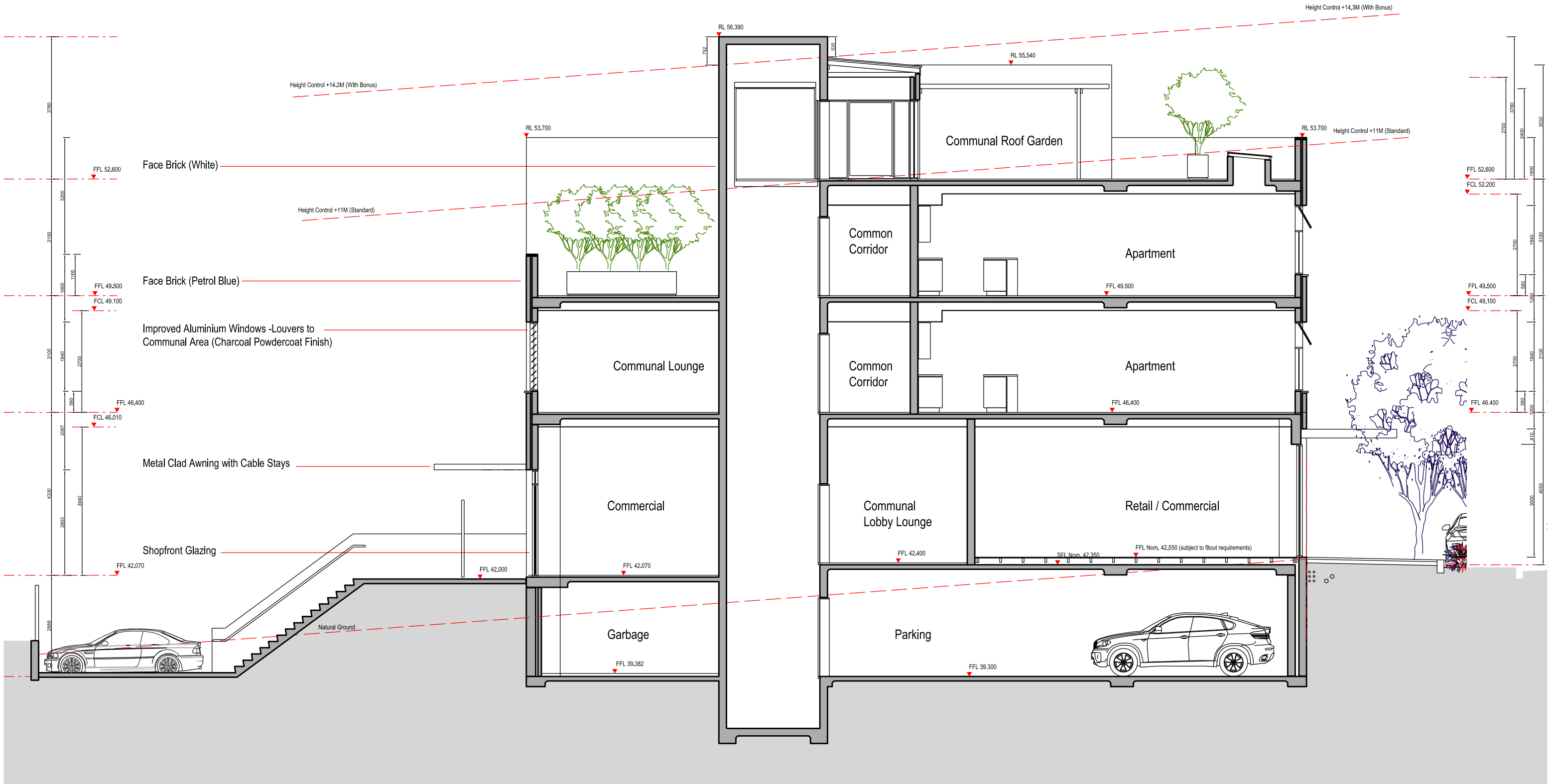


The Yards

Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
East & West Elevation

Date	28th January 2026		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	KA161 Rev. D



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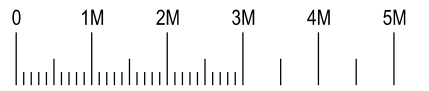
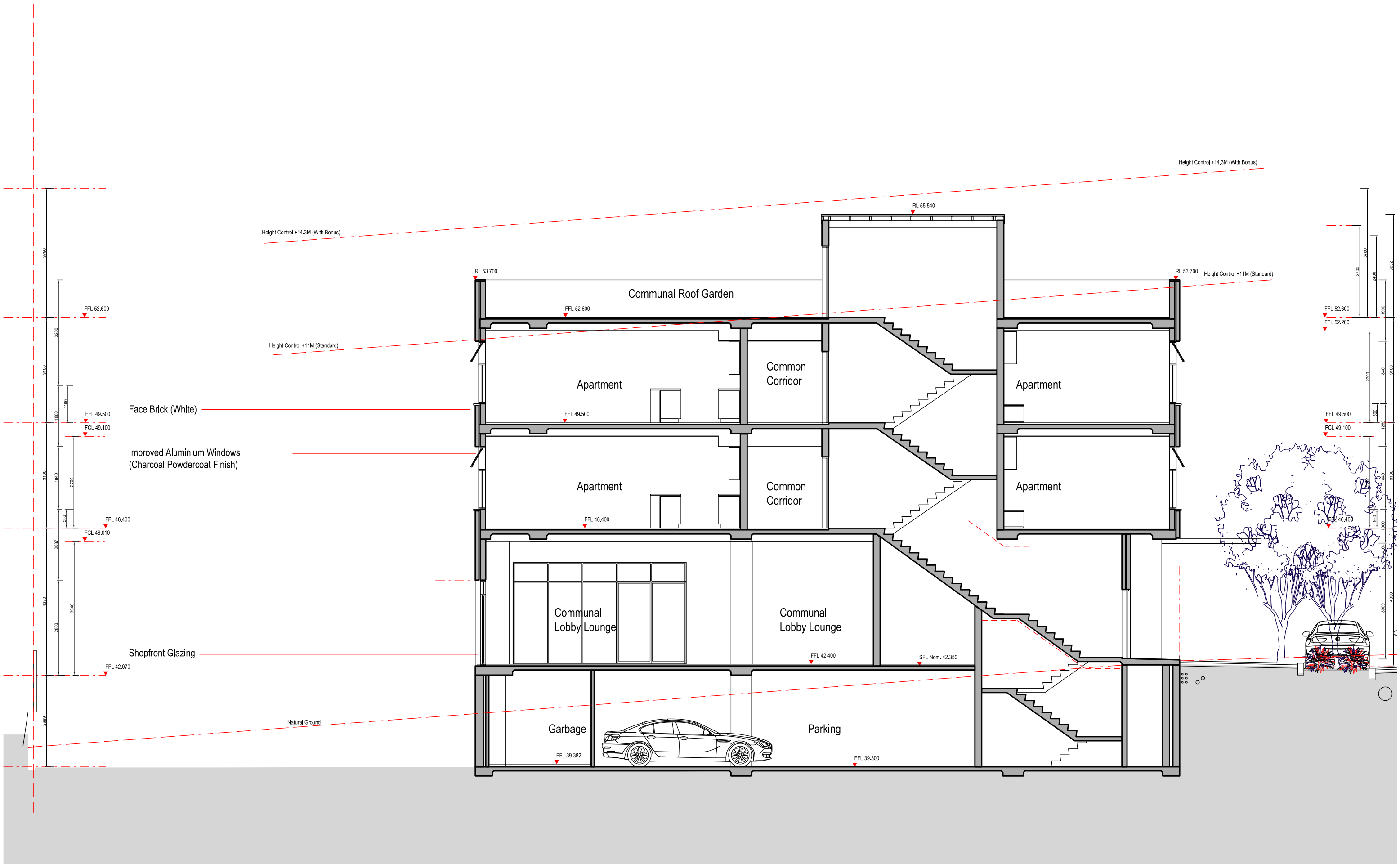


Southern Cross
Housing
BUILDING COMMUNITY FUTURES

The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Cross Section (Lift Shaft) (sx76)

Date	28th January 2026		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	KA165
		Rev.	D



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The Yards

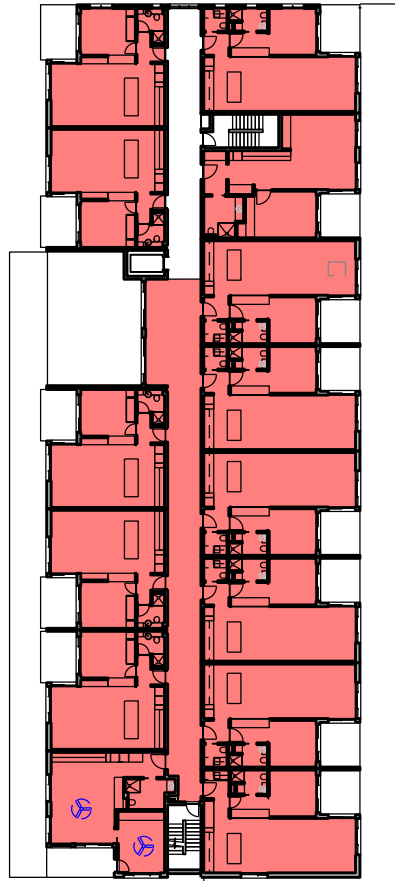
Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Cross Section (Egress Stair) (sx78)

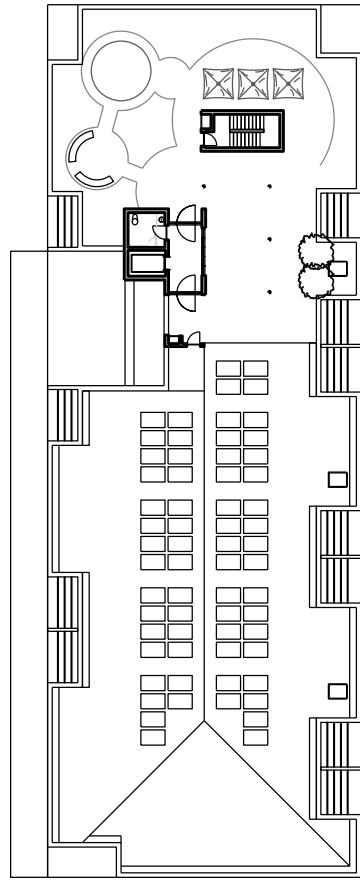
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Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	KA166
		Rev.	C



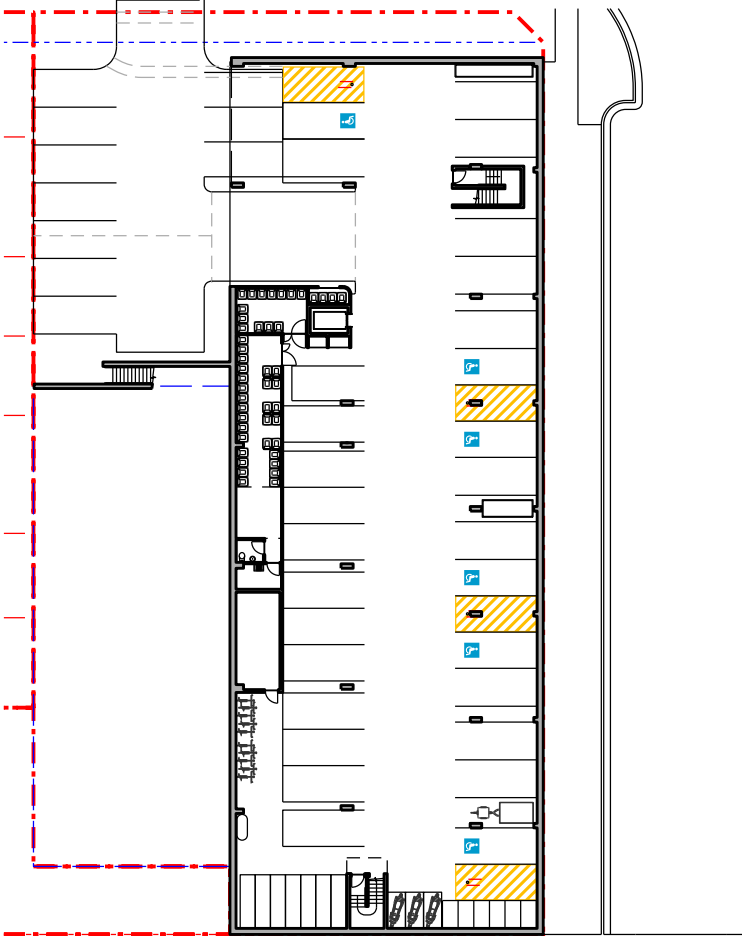
Construction Level 2



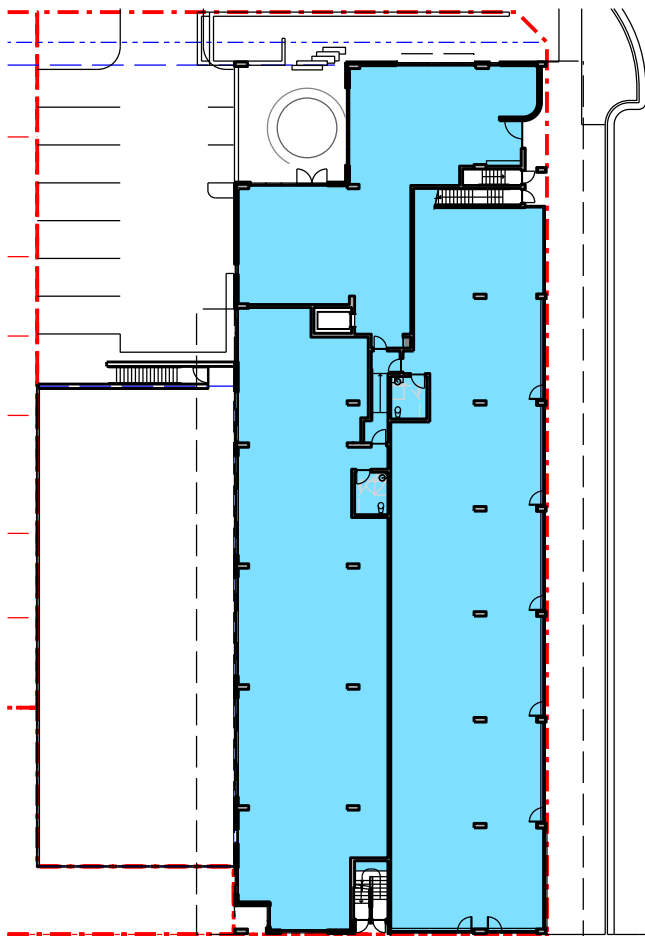
Construction Level 3



Construction Level 4



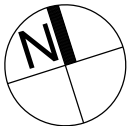
Level 0 (Undercroft)



Construction Level 1 (Ground)

**Residential Site K
Floor Space Area Calculations**

Level 4 (Roof)	0m2
Level 3 (Top)	902m2
Level 2 (Mid)	958m2
Level 1 (Ground)	1047m2
Level 0 (Undercroft)	0m2
Total	2907m2



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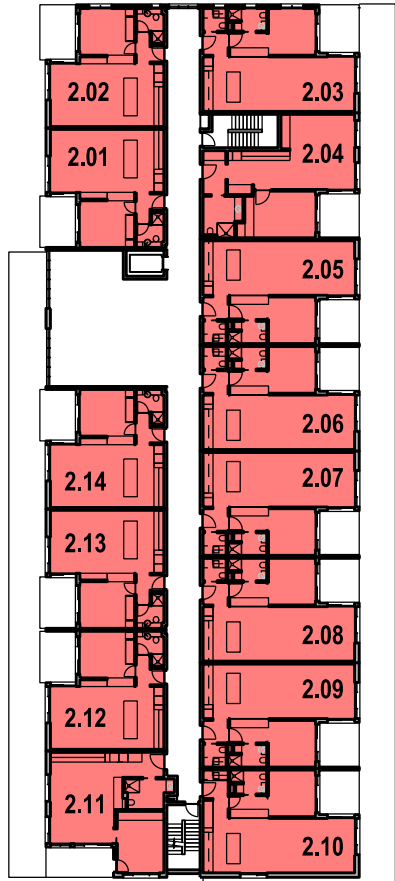
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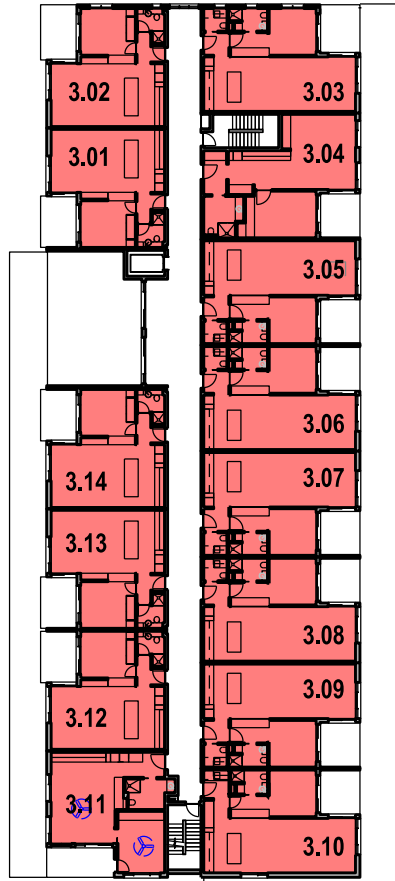
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site K - SSDA
Floor Space Area Calculations

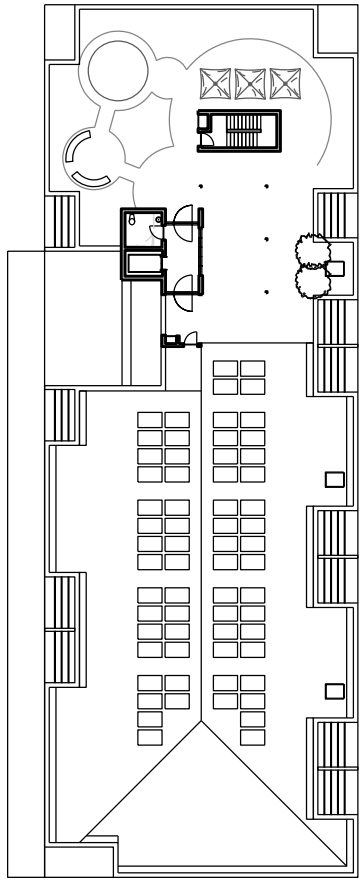
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Job No.	SYB01	Dwg No.	KA170	Rev. B



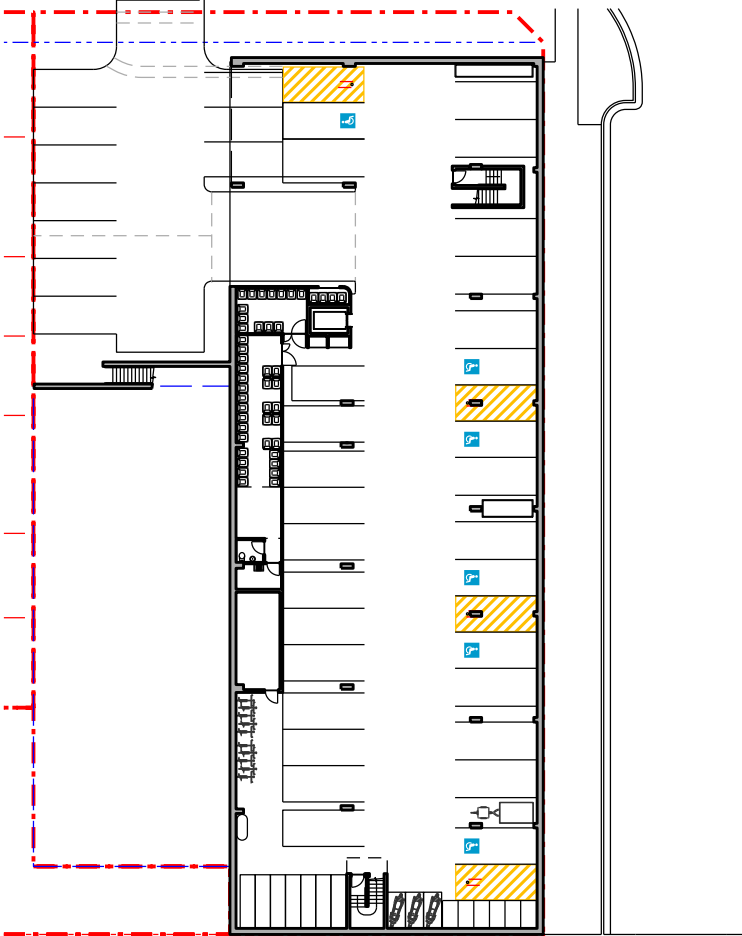
Construction Level 2



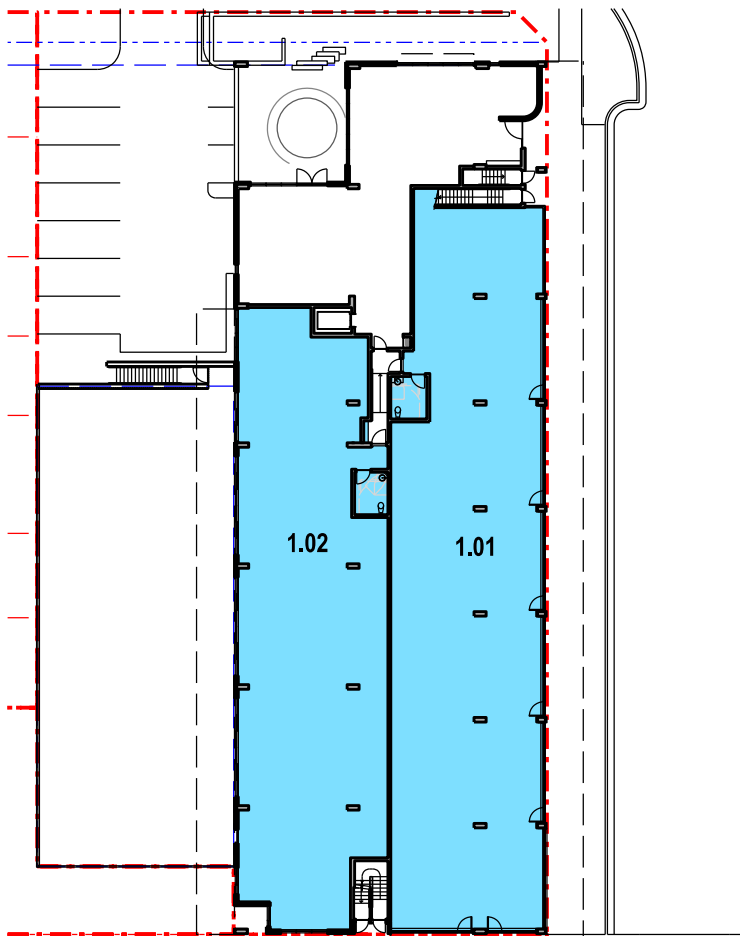
Construction Level 3



Construction Level 4



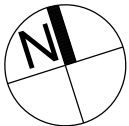
Level 0 (Undercroft)



Construction Level 1 (Ground)

Residential Site J
Nett Saleable / Lettable Area Calculations

Unit	NIA	Balcony
3.01	51m2	8m2
3.02	51m2	8m2
3.03	60m2	8m2
3.04	61m2	8m2
3.05	60m2	8m2
3.06	60m2	8m2
3.07	60m2	8m2
3.08	60m2	8m2
3.09	60m2	8m2
3.10	60m2	8m2
3.11	52m2	9m2
3.12	51m2	8m2
3.13	51m2	8m2
3.14	51m2	8m2
2.01	51m2	8m2
2.02	51m2	8m2
2.03	60m2	8m2
2.04	61m2	8m2
2.05	60m2	8m2
2.06	60m2	8m2
2.07	60m2	8m2
2.08	60m2	8m2
2.09	60m2	8m2
2.10	60m2	8m2
2.11	52m2	9m2
2.12	51m2	8m2
2.13	51m2	8m2
2.14	51m2	8m2
1.01	467m2	
1.02	371m2	
Total	2414m2	



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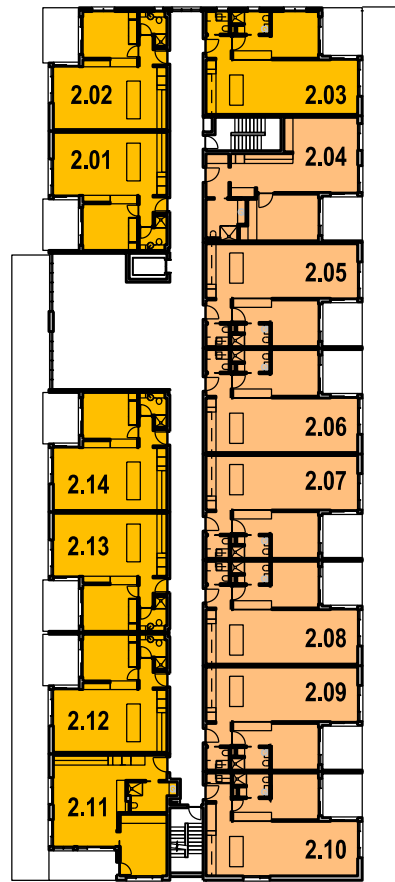
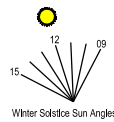
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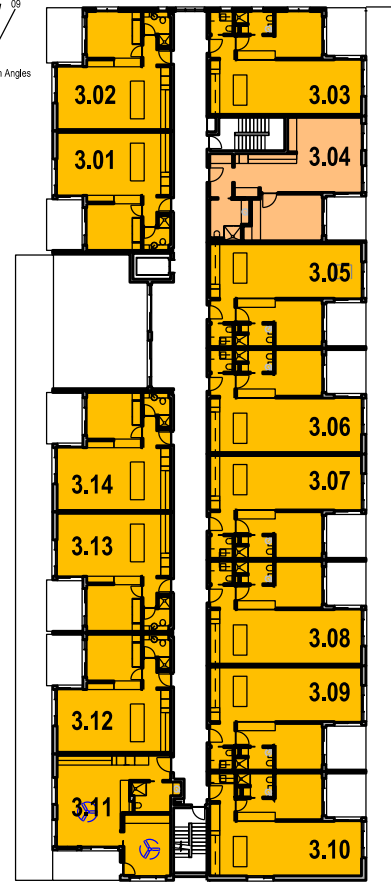
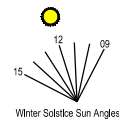
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site K - SSDA
NSA / NLA Area Calculations

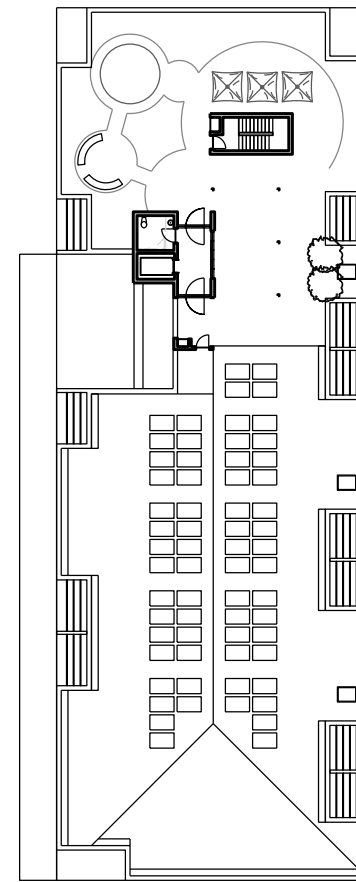
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Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	KA171	Rev.	B



Construction Level 2



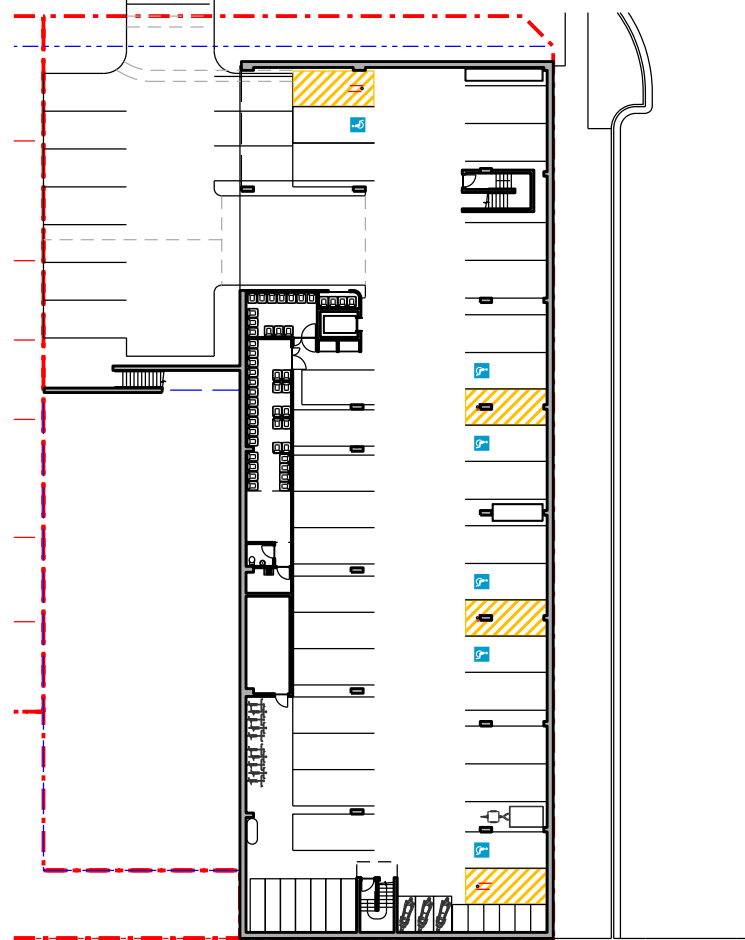
Construction Level 3



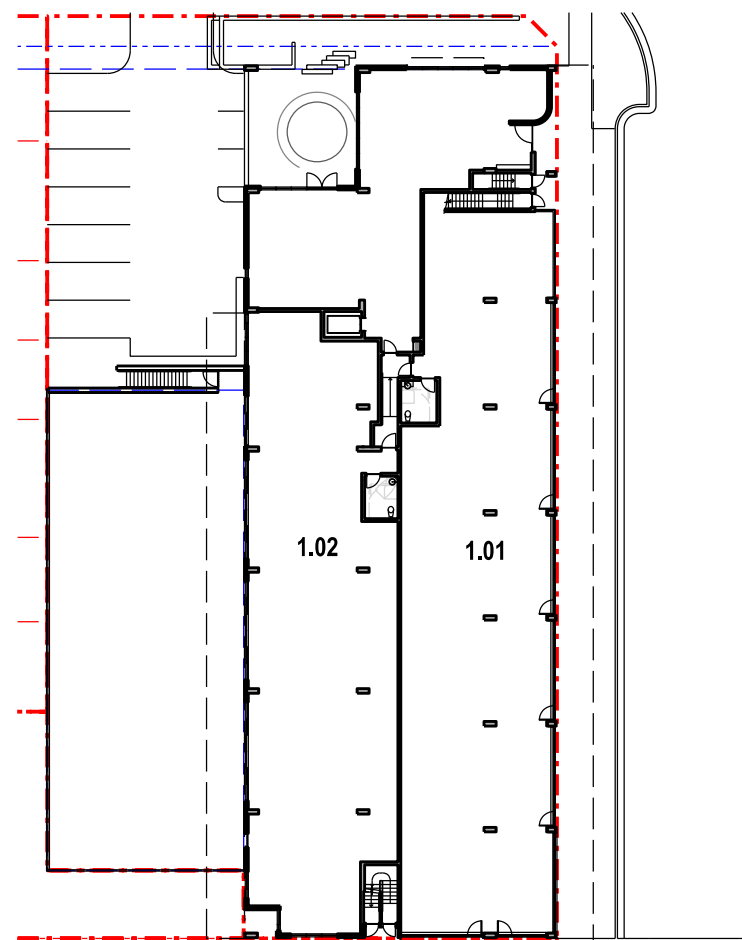
Construction Level 4

Residential Site K Solar Access Calculations

	Total Units		Compliance
	Units receiving more than 3 Hrs	20 (71.4%)	>70% (Complies)
	Units receiving 2-3 Hrs	0	
	Units receiving less than 2 Hrs	8 (28.6)	<15% (Complies)
	Units receiving no mid winter sun	0	



Level 0 (Undercroft)



Construction Level 1 (Ground)



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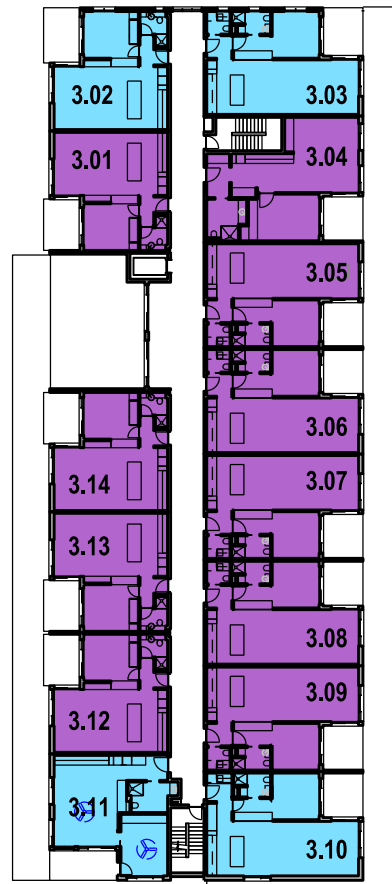
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site K - SSDA
Solar Access Calculations

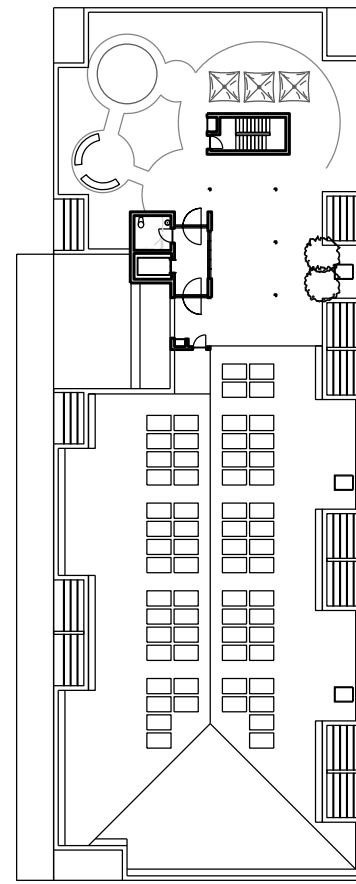
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Drawn	DJD	Scale 1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No. KA173 Rev. B



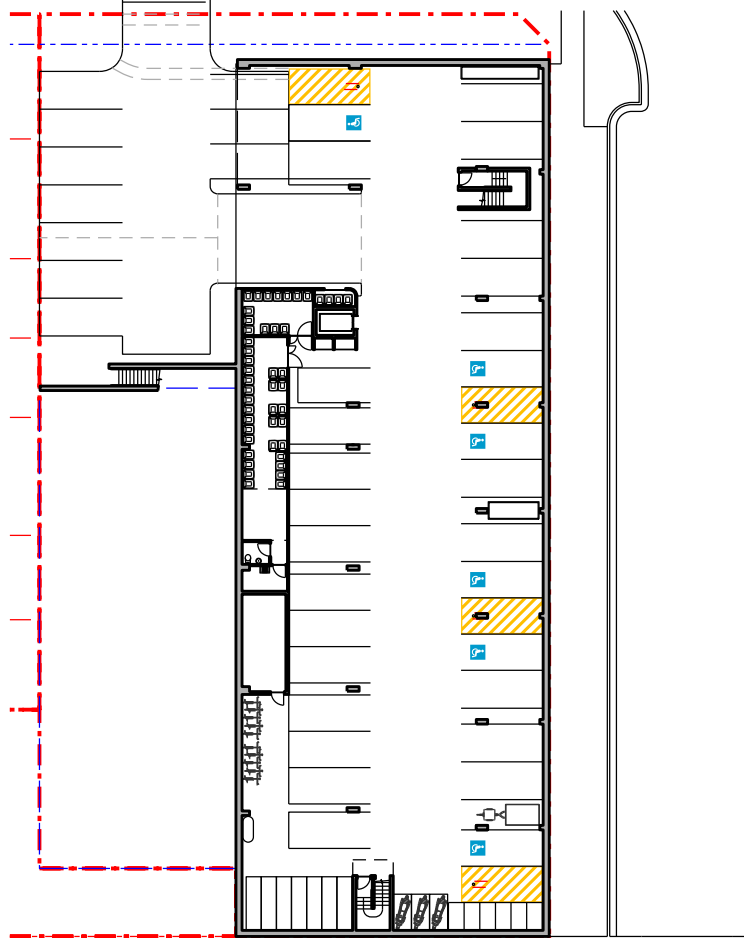
Construction Level 2



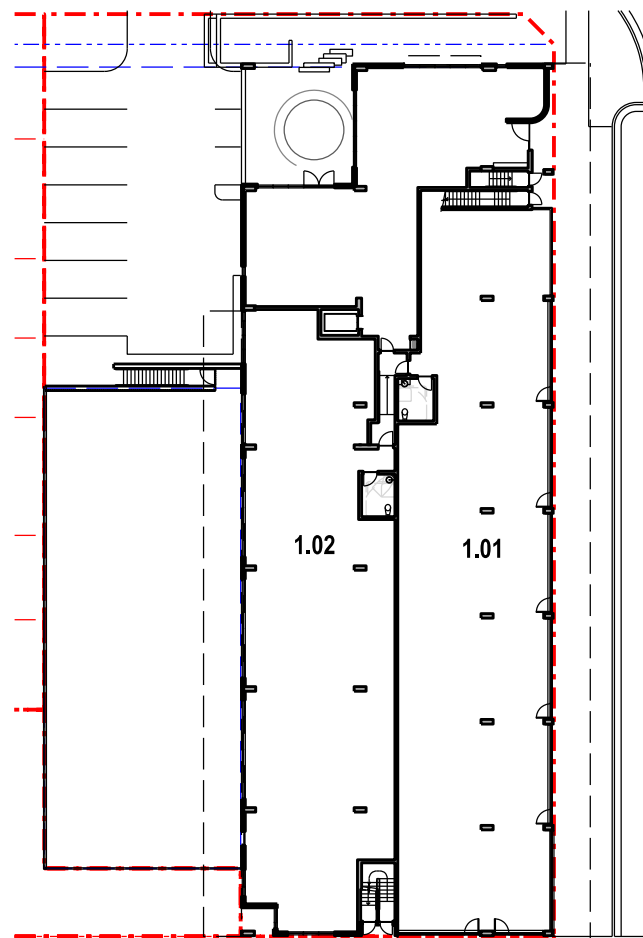
Construction Level 3



Construction Level 4



Level 0 (Undercroft)



Construction Level 1 (Ground)

Residential Site K Cross Ventilation Calculations			Compliance
Total Units	28		
Dual Orientation Units	8 (28.6%)		>60%
Partial (2 way openings to balcony)	20 (71.4%)		
Single Orientation Units			



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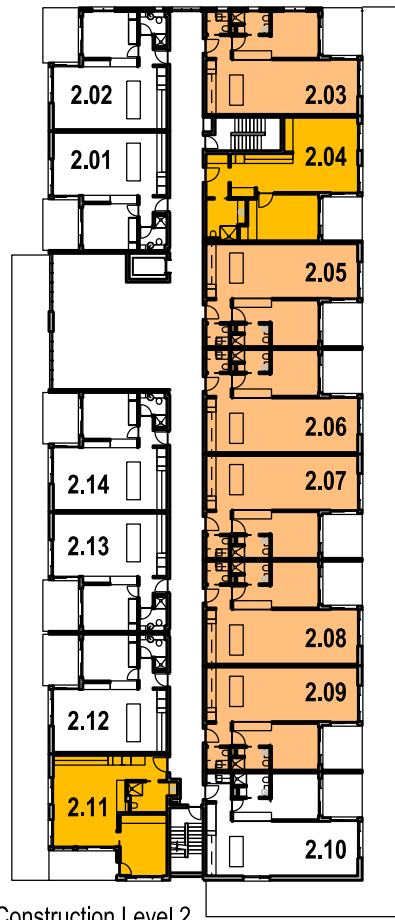
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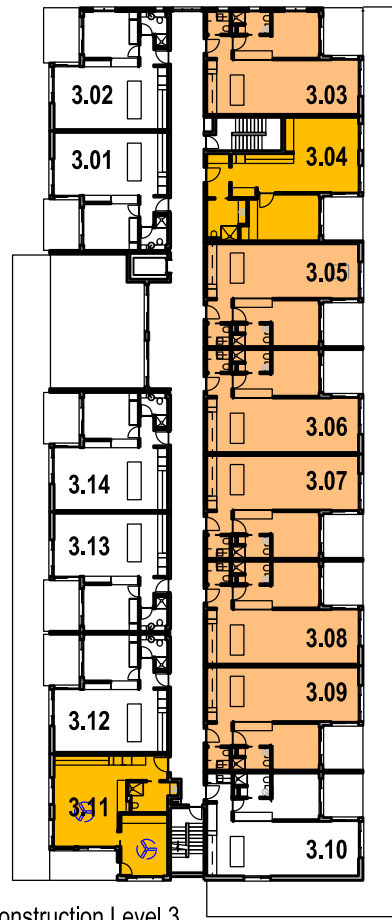
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Residential Site K - SSDA
 Cross Ventilation Calculations

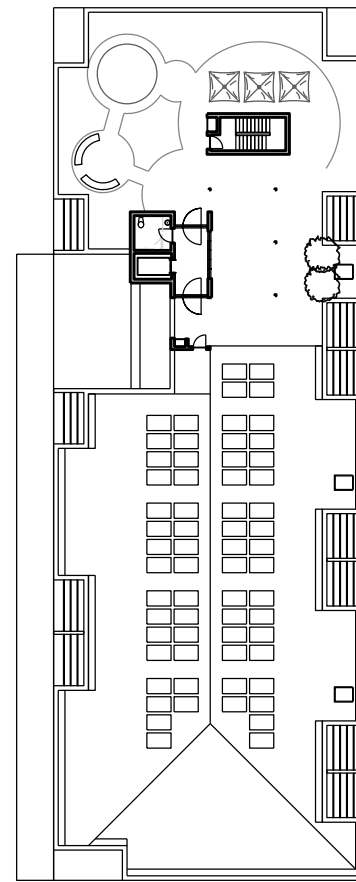
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Dwg No.	KA174	Rev.	B



Construction Level 2



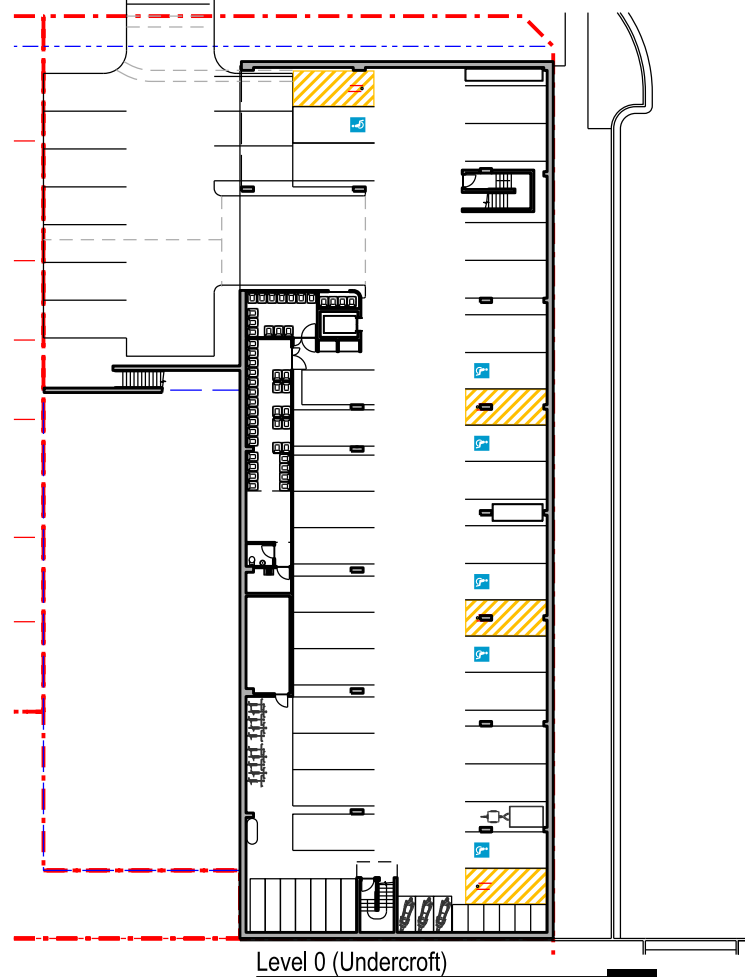
Construction Level 3



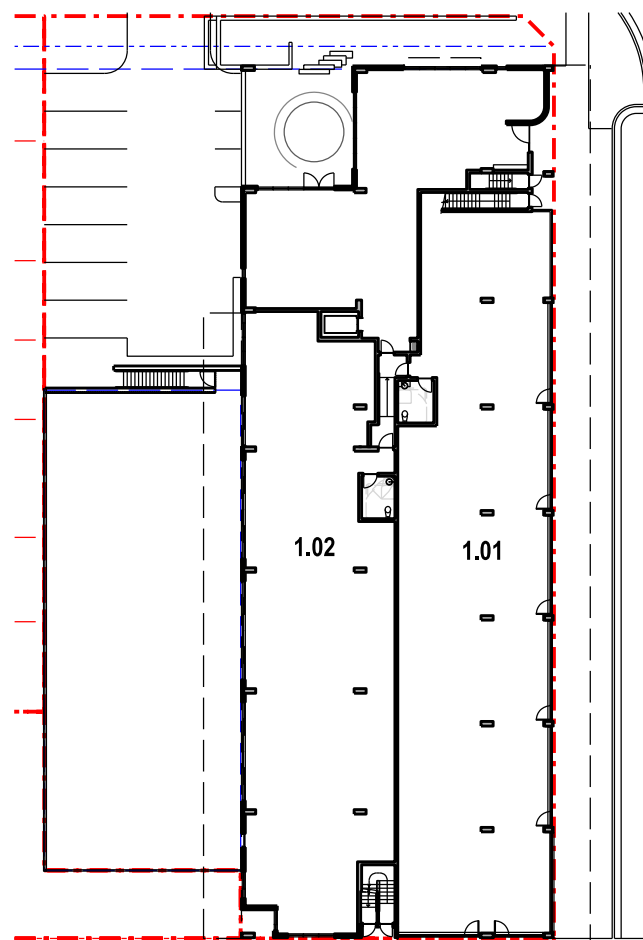
Construction Level 4

Residential Site F DDA / LHA Calculations

	Total Units	28	Compliance
	Adaptable Units + Livable Silver (Compliance with AS1428.1)	4 (14.3%)	10% (Complies)
	Livable Homes Silver Standard	16 (57%)	50% (Complies)



Level 0 (Undercroft)



Construction Level 1 (Ground)



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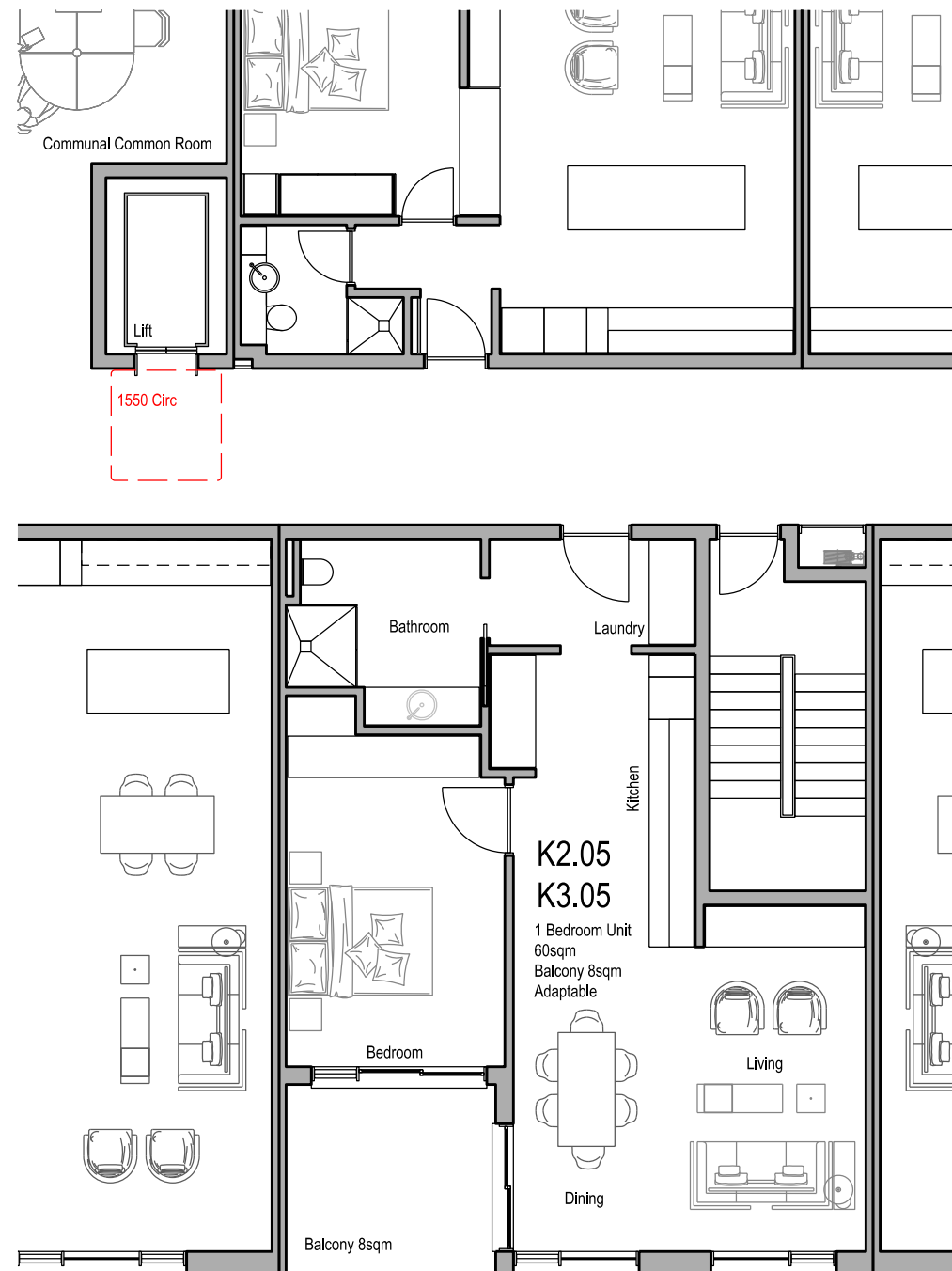
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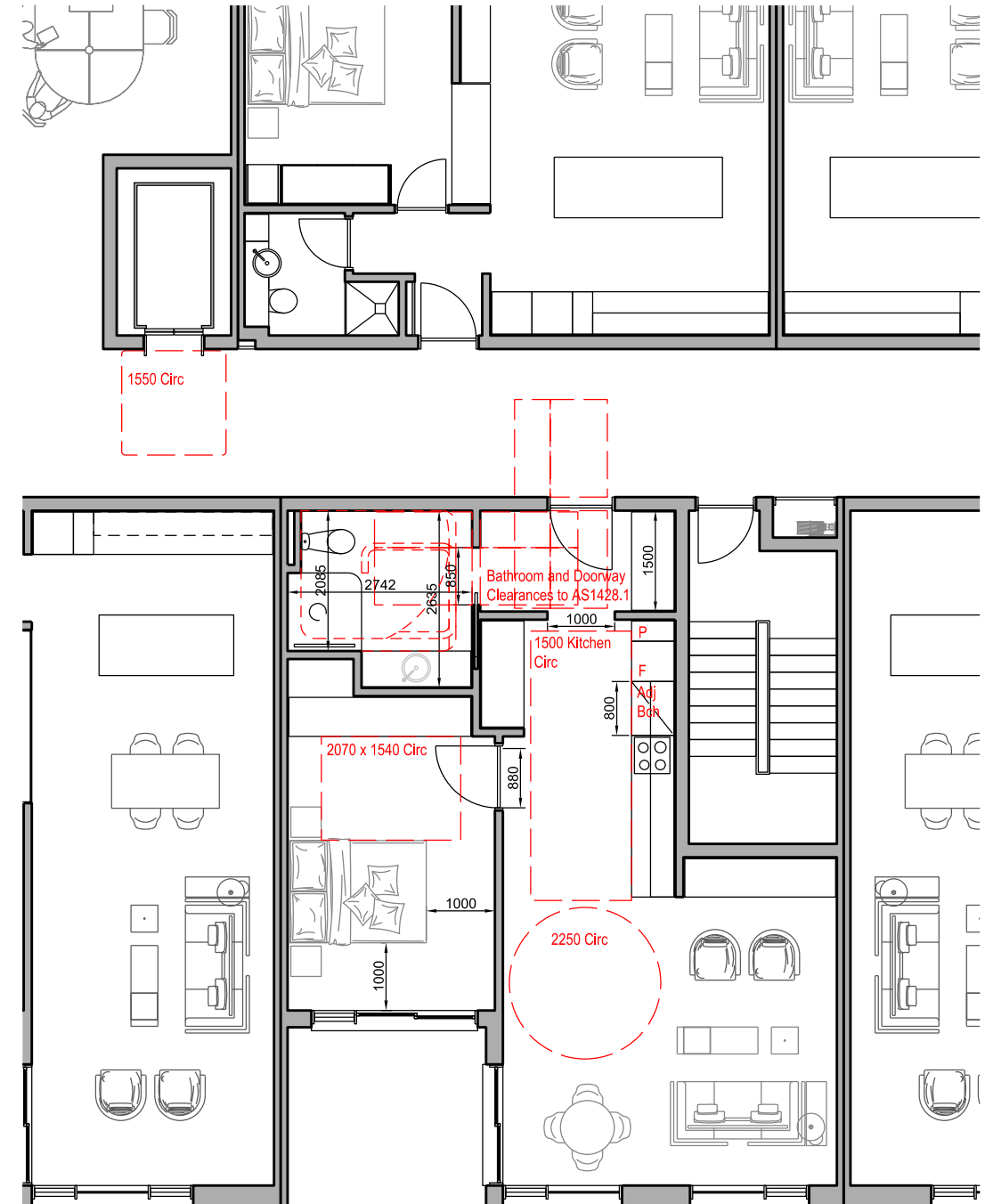
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site K - SSDA
Adaptable / Livable Homes

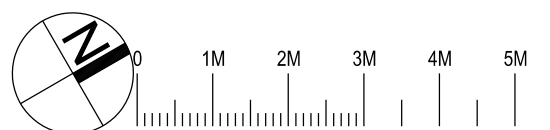
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Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	KA176	Rev.	B



Unit 2.05/3.05 Base Plan



Unit 2.05/3.05 Post Adaption



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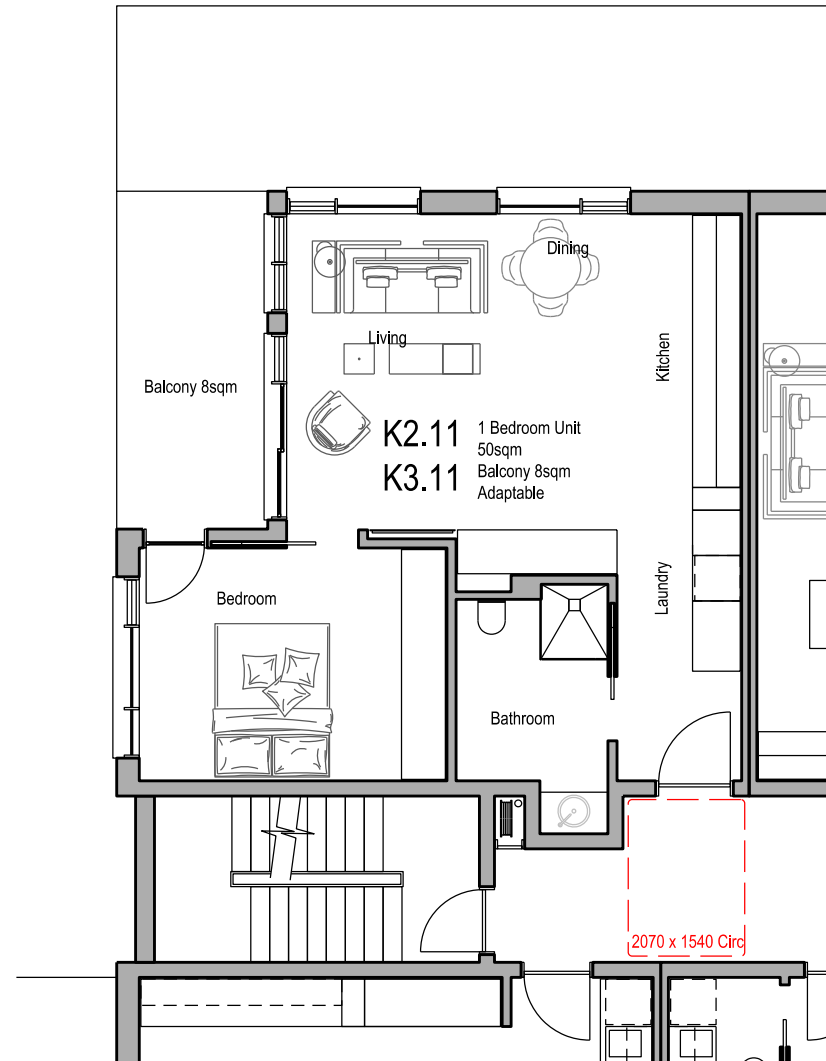


The Yards

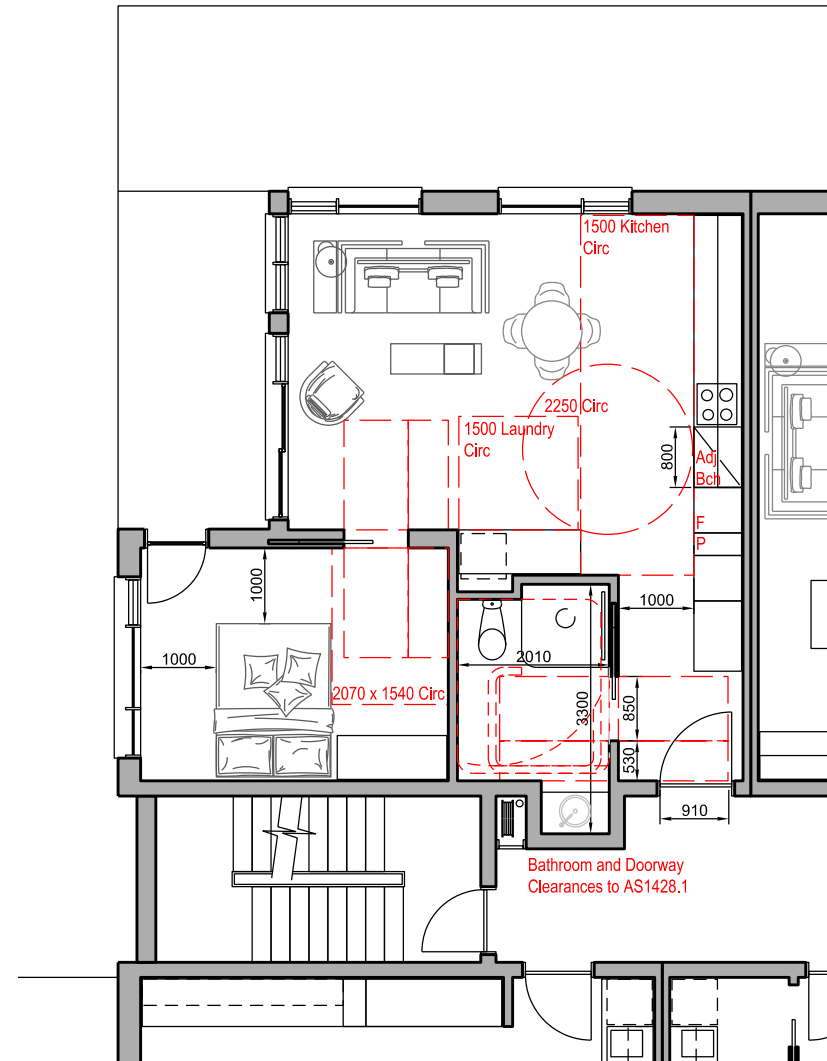
Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Adaptable Unit Plans - Unit 2.05/3.05

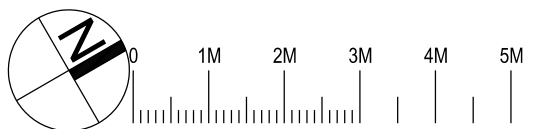
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Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	KA177 Rev. E



Unit 2.11/3.11 Base Plan



Unit 2.11/3.11 Post Adaption



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The Yards
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Drawing Title
 Building Site K - SSDA
 Adaptable Unit Plans - Unit 2.11/3.11

Date		25th July 2025	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	KA178
		Rev.	D

Building K 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 K2.11, K3.01, K3.02, K3.03, K3.11, K3.13: U-value: 3.90 (equal to or lower than) SHGC: 0.32 (±5%)
Group B sliding doors/windows + fixed glazing + louvred windows
U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±5%)
Units K2.11, K3.01, K3.02, K3.03, K3.11, K3.13 (Excl. Louvres): U-value: 3.90 (equal to or lower than) SHGC: 0.37 (±5%)
Unit K3.11 Louvres only: U-value: 4.29 (equal to or lower than) SHGC: 0.47 (±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

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
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 landscaping areas.

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

Unit K3.11 only: 1300mm ceiling fans to Living and bedroom
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 / BMS : 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

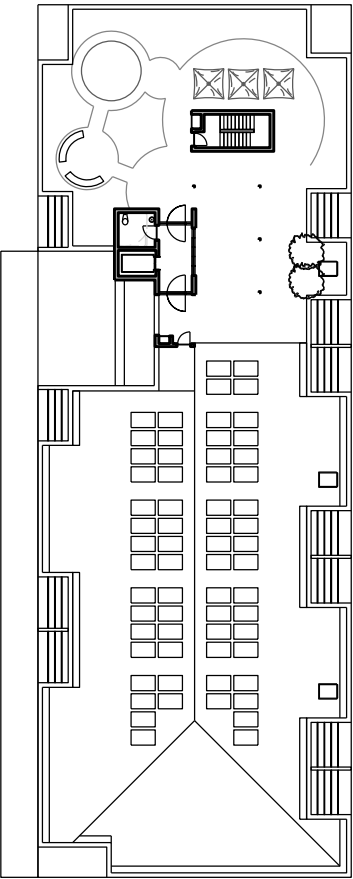
Car park area Supply and exhaust air with a carbon monoxide monitor & VSD fan
Garbage rooms Exhaust air only, running continuously
Plant / service rooms Supply and exhaust air, thermostatically controlled
Storage Supply air only, interlocked to light
Ground floor lobbies and hallways Naturally ventilated



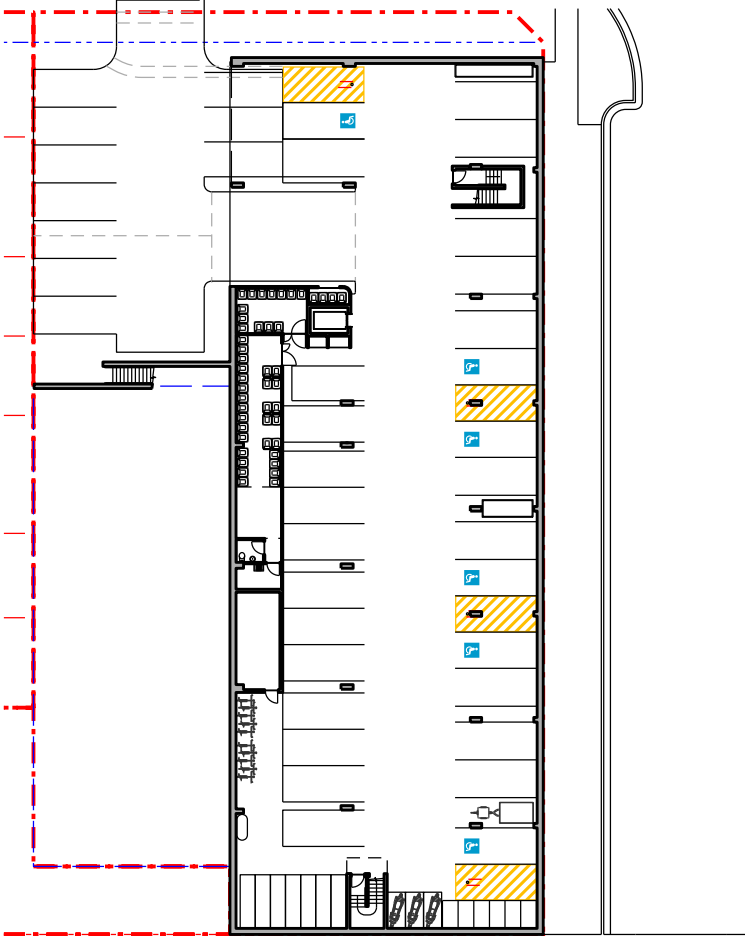
Construction Level 2



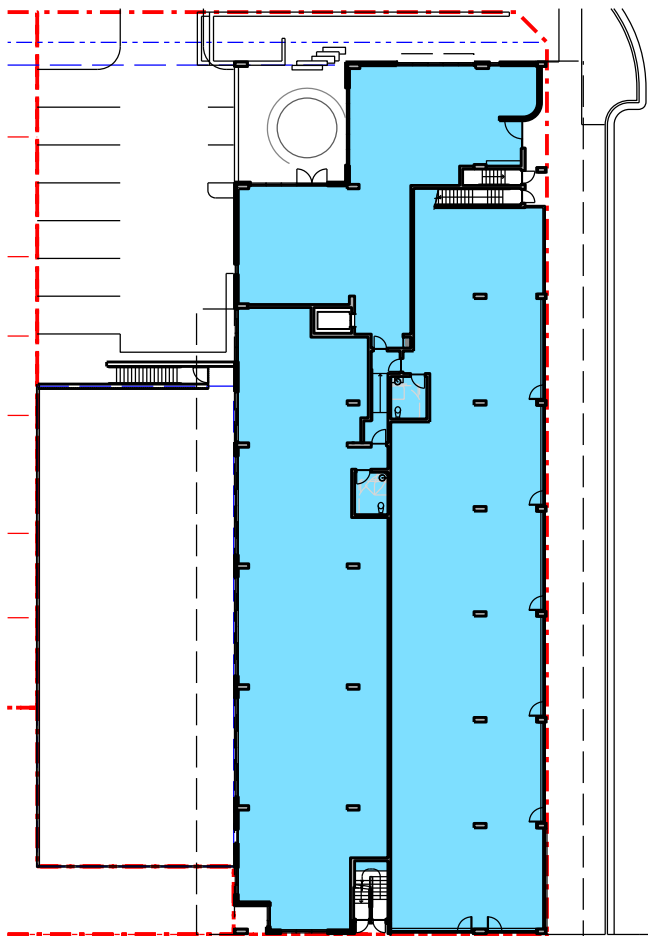
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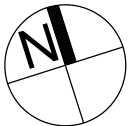
Construction Level 4



Level 0 (Undercroft)



Construction Level 1 (Ground)



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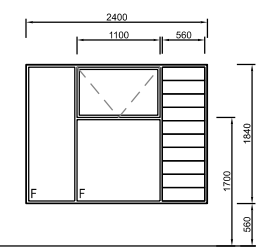
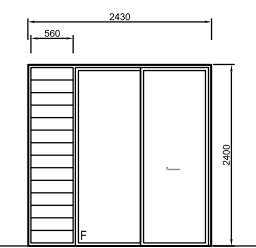
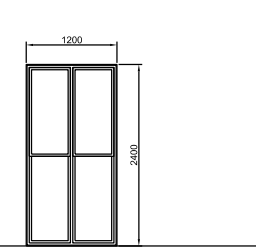
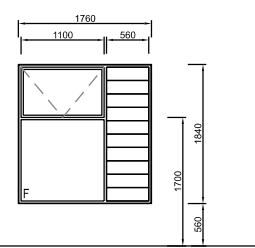
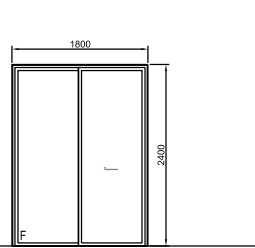
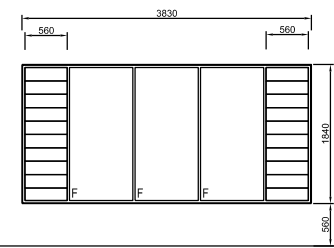
The Yards
Moss Vale Road, Bomaderry

Drawing Title

Residential Site K - SSDA
Typical Specification

Date		25th July 2025	
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	KA180
		Rev.	B

Windows

						
FFL						
Window No	KW01	KW02	KW03	KW04	KW05	KW06
Type	Fixed Awning & Louvre	Sliding door w/ side louvre	Double Hung	Fixed, Awning & Louvre	Sliding Door	Fixed & Louvre
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single	Single	Single	Single	Single	Single
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat
Locks	Yes	Yes	Yes	Yes	Yes	Yes
Quantity	26	4	2	10	26	2
Shading	-	Balcony/Pergola	Balcony/Pergola	-	Balcony / Pergola	Fixed Horizontal Blades

Note:

Glazed windows and doors:
Group A awning + bifold + casement windows + hinged glazed doors
U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±5%)

Group B sliding doors/windows + fixed glazing + louvred windows
U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±5%)

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

With the exeption of:
Windows to Units K2.11, K3.01, K3.02, K3.03, K3.11, K3.13(except Louvres)

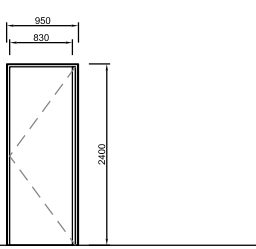
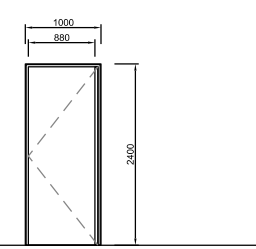
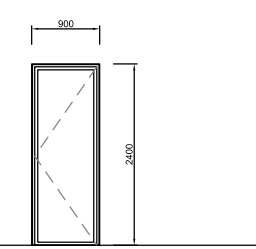
Group A awning + bifold + casement windows + hinged glazed doors
U-value: 3.90 (equal to or lower than) SHGC: 0.32 (±5%)

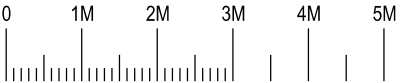
Group B sliding doors/windows + fixed glazing
U-value: 3.90 (equal to or lower than) SHGC: 0.37 (±5%)

Louvre Windows to K3.11 only
Louvre window: U-value: 4.29 (equal to or lower than) SHGC: 0.47 (±5%)

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

Unit Doors

				
FFL				
Door No	KDE1	KDE2	KDE3	
Type	Unit Entry Door	Unit Entry Door Adaptable	Balcony Door	
Frame	FR Steel Frame	FR Steel Frame	Aluminium frame	
Glazing	-	-	Glazed Door	
Finish	White	White	Black Powdercoat	
Locks	Entry Lockset & Deadbolt	Entry Lockset & Deadbolt	Entry Lockset & Deadbolt	
Quantity	10 RH / 12 LH	10 RH / 12 LH	2 RH	
Shading	Internal	Internal	Balcony / Pergola	
Door	40mm Solid Core Fire	40mm Solid Core Fire	Single Glazed Aluminium	



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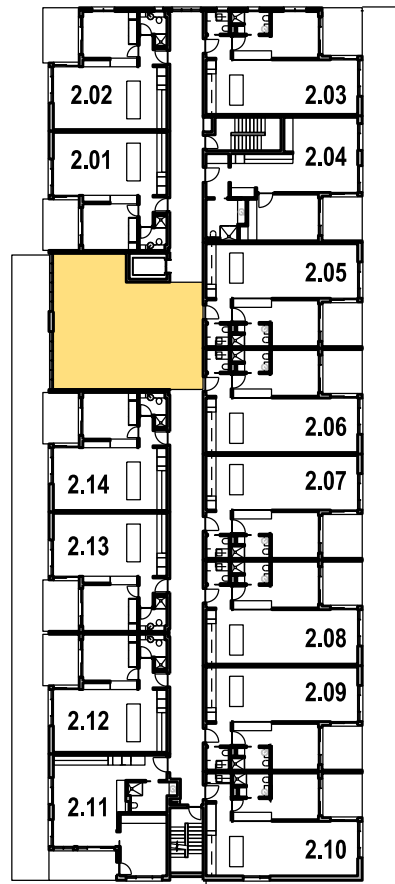
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Southern Cross
Housing
BUILDING COMMUNITY FUTURES

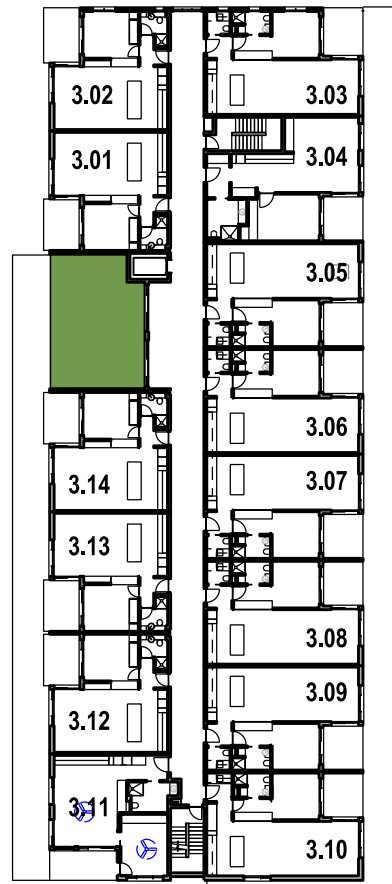
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site K - SSDA
Apartment Window / Door Schedule

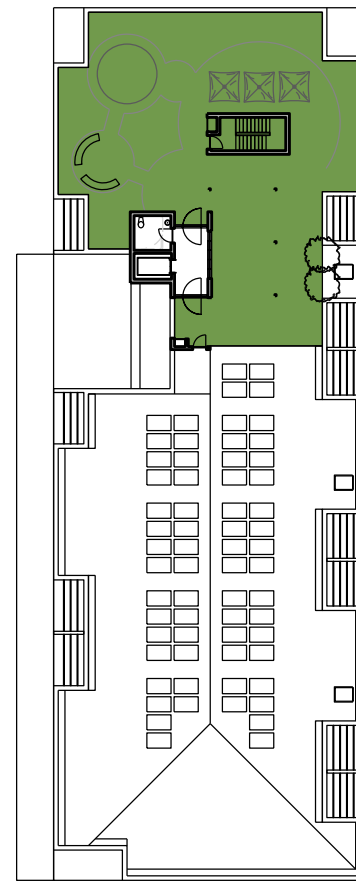
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Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	KA181
		Rev.	C



Construction Level 2



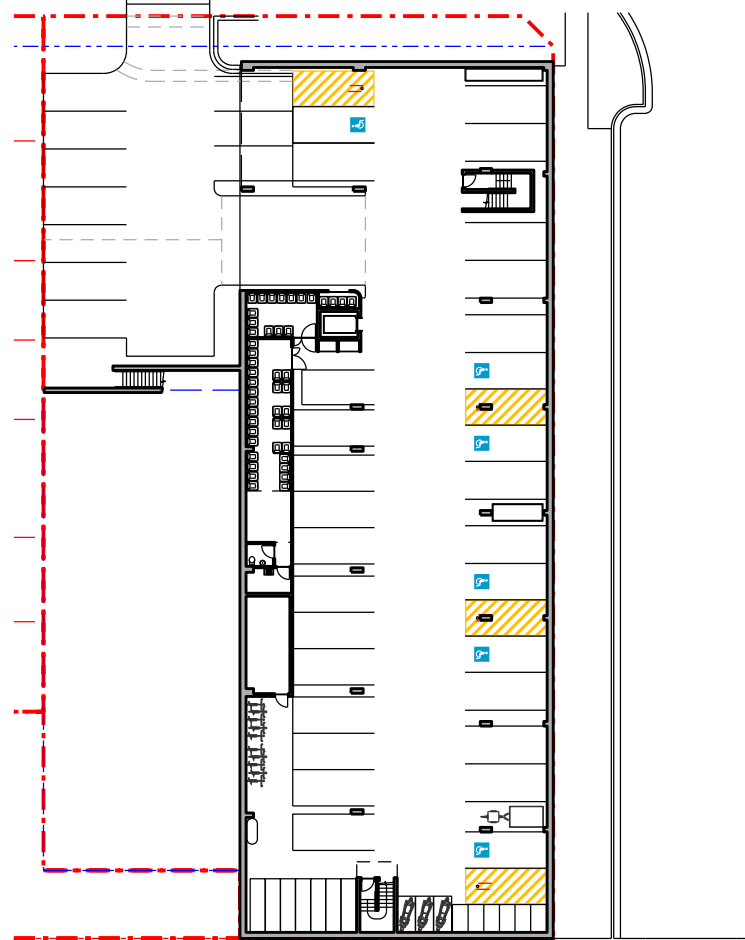
Construction Level 3



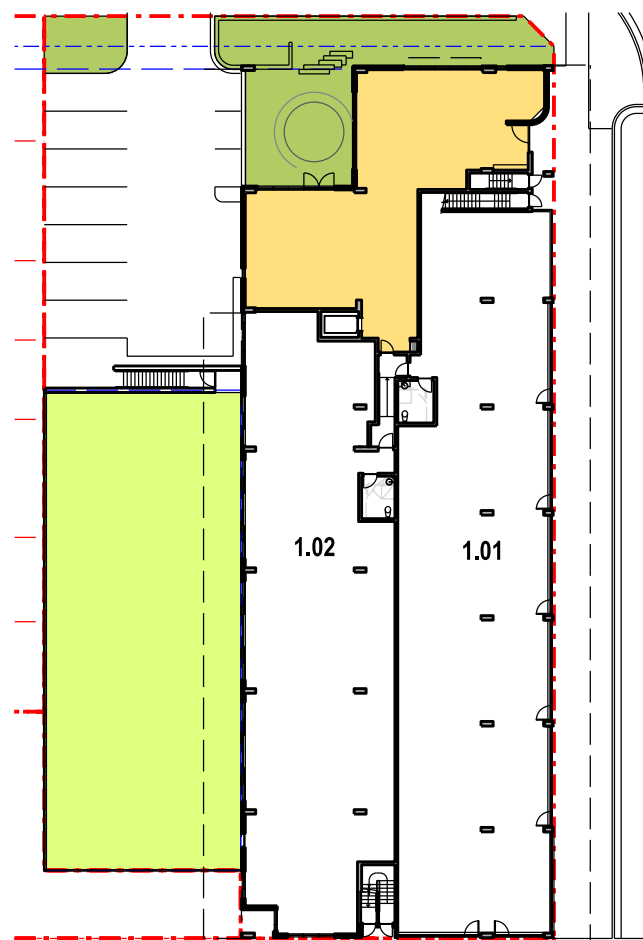
Construction Level 4

Residential Site K Communal Open Space Calculations

Site Area	1997m ²
Communal Open Space at Ground	148m ²
Communal Open Space Elevated	378m ²
Total	526m ² (26%)
Internal Communal Space	265m ²
Open Space (Commercial)	409m ²



Level 0 (Undercroft)



Construction Level 1 (Ground)



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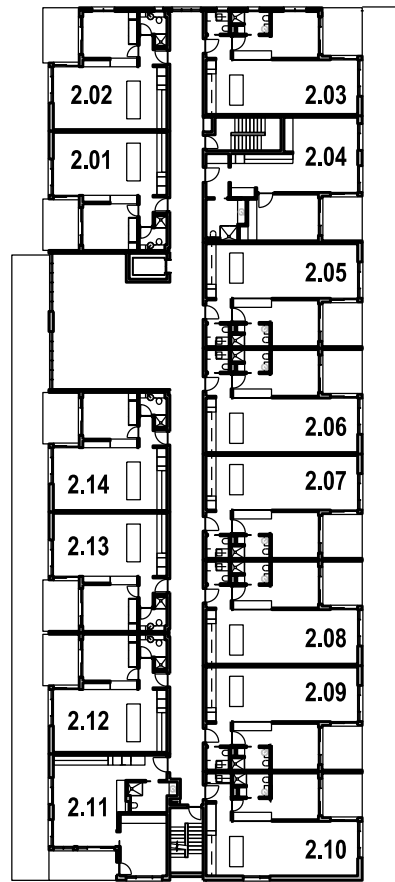
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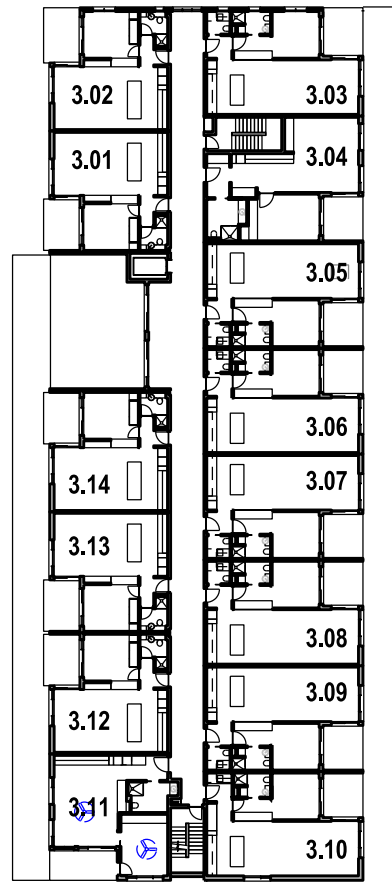
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Residential Site K - SSDA
 Communal Open Space Calculations

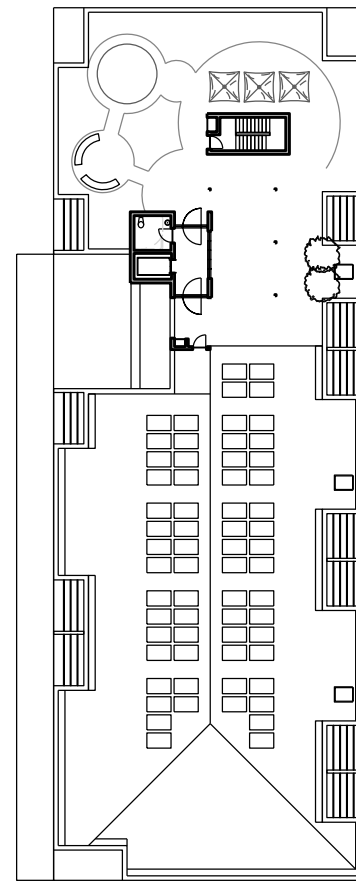
Date	28th January 2026		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	KA185
		Rev.	C



Construction Level 2



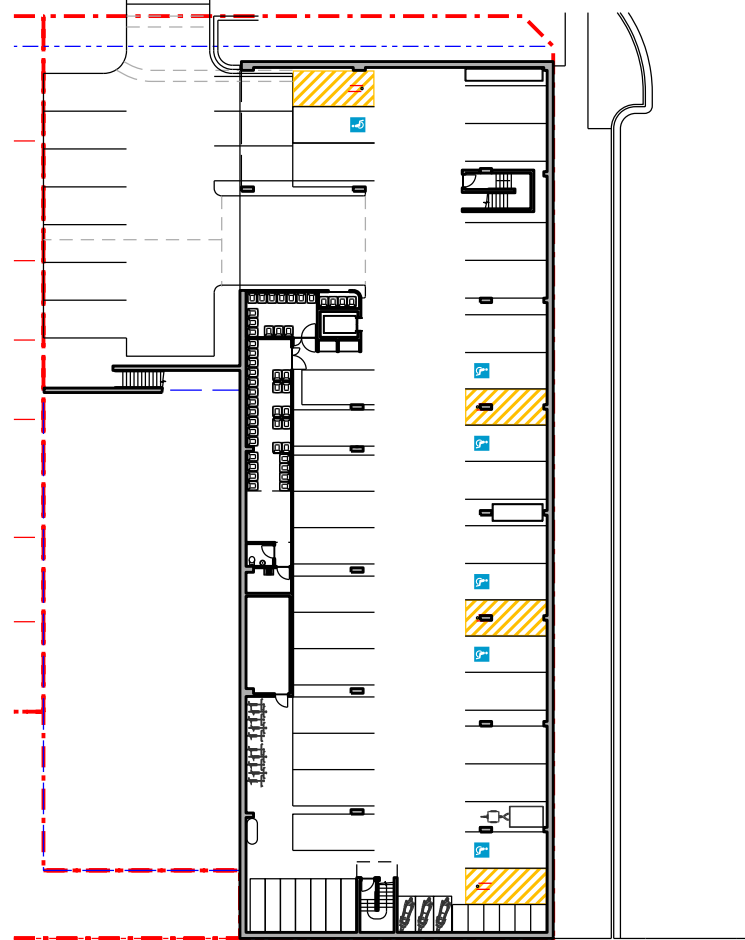
Construction Level 3



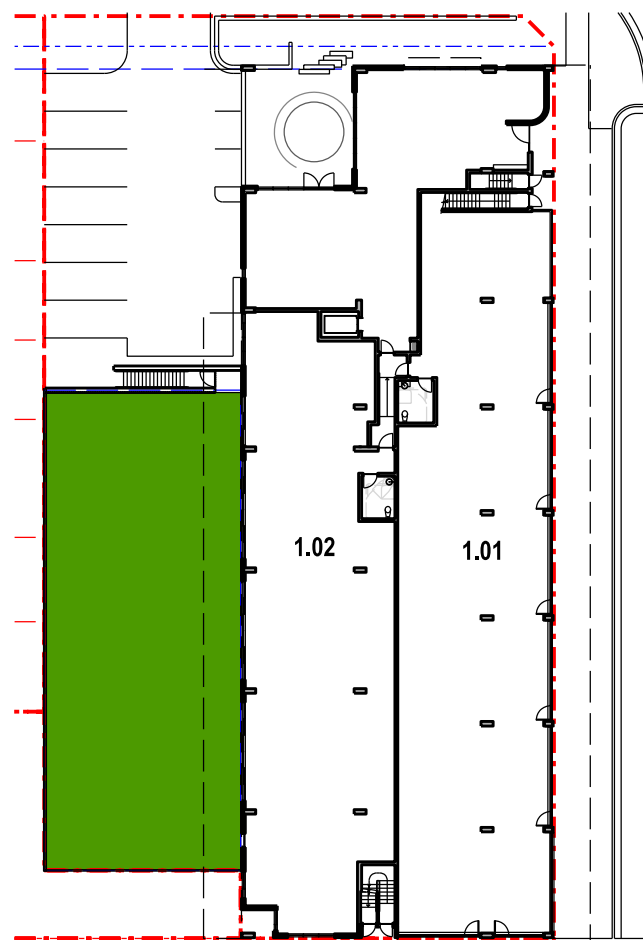
Construction Level 4

**Residential Site K
Deep Soil Planting Calculations**

Site Area	1998m ²
Deep Soil	409m ²
Percentage	20.4%
Compliance	>7%



Level 0 (Undercroft)



Construction Level 1 (Ground)



Nominated Architect: David Dove
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The Yards
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Drawing Title
 Residential Site K - SSDA
 Deep Soil Planting Calculations

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	KA186	Rev.	B