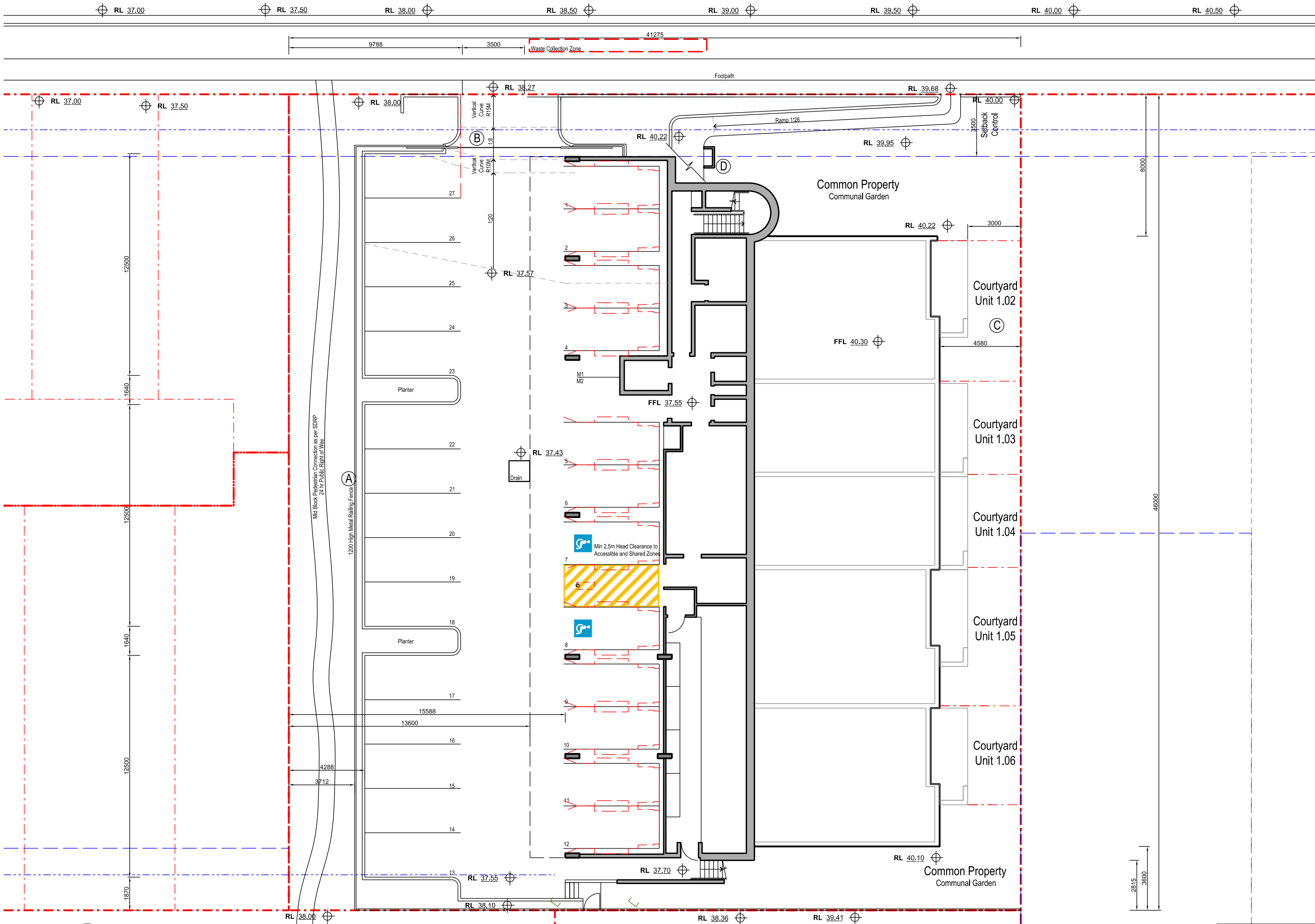
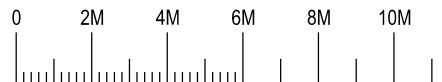
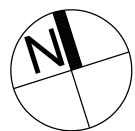




- Legend**
- Site Boundary
 - Strata Subdivision Boundary
 - Setback Control
 - Waste Collection Point
- Notes:**
- (A) Car park to be fences with a 1200mm high open metal railing fence (anthracite) as recommended by CPTED advisor. The fence is a deterrent to vehicle crime while maintaining viability to the mid-block pedestrian connection championed by the SDRP.
 - (B) Motorised Gates to Car Park area
 - (C) Site block open space dedicated to private courtyard in accordance with SDRP advice. Note - the communal open space is reduced, offset by park area (Village Park directly adjacent and the creek park within close proximity).
 - (D) Mail Boxes



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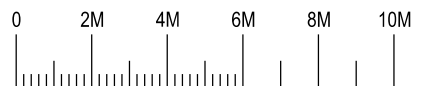
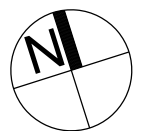
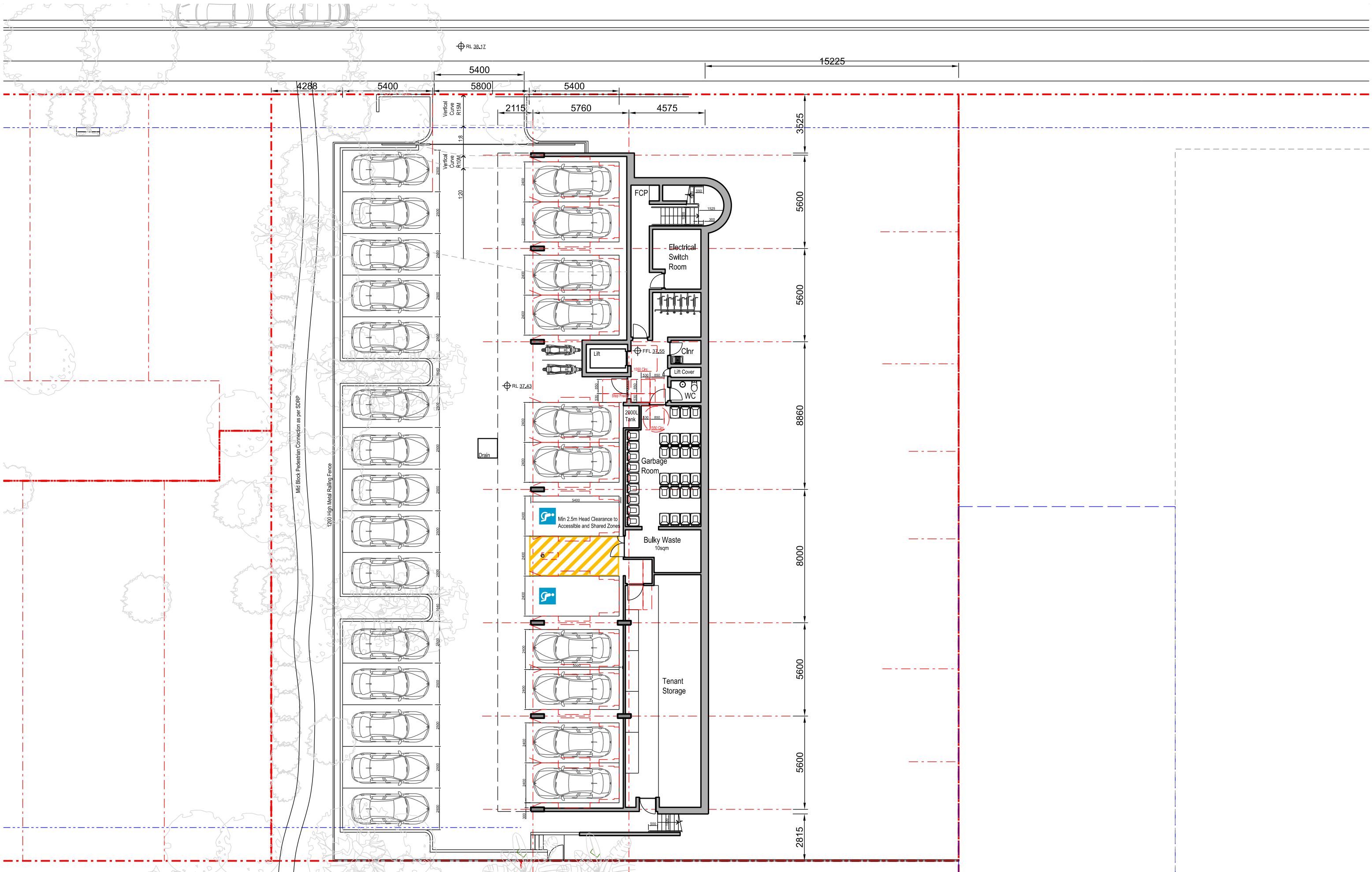
EG

Southern Cross
Housing
BUILDING COMMUNITY FUTURES

The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site J - SSDA
Site Plan

Date	23rd June 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA090
		Rev.	A



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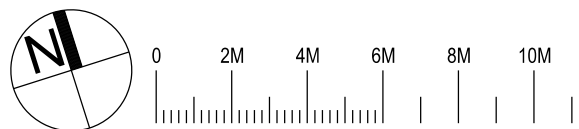
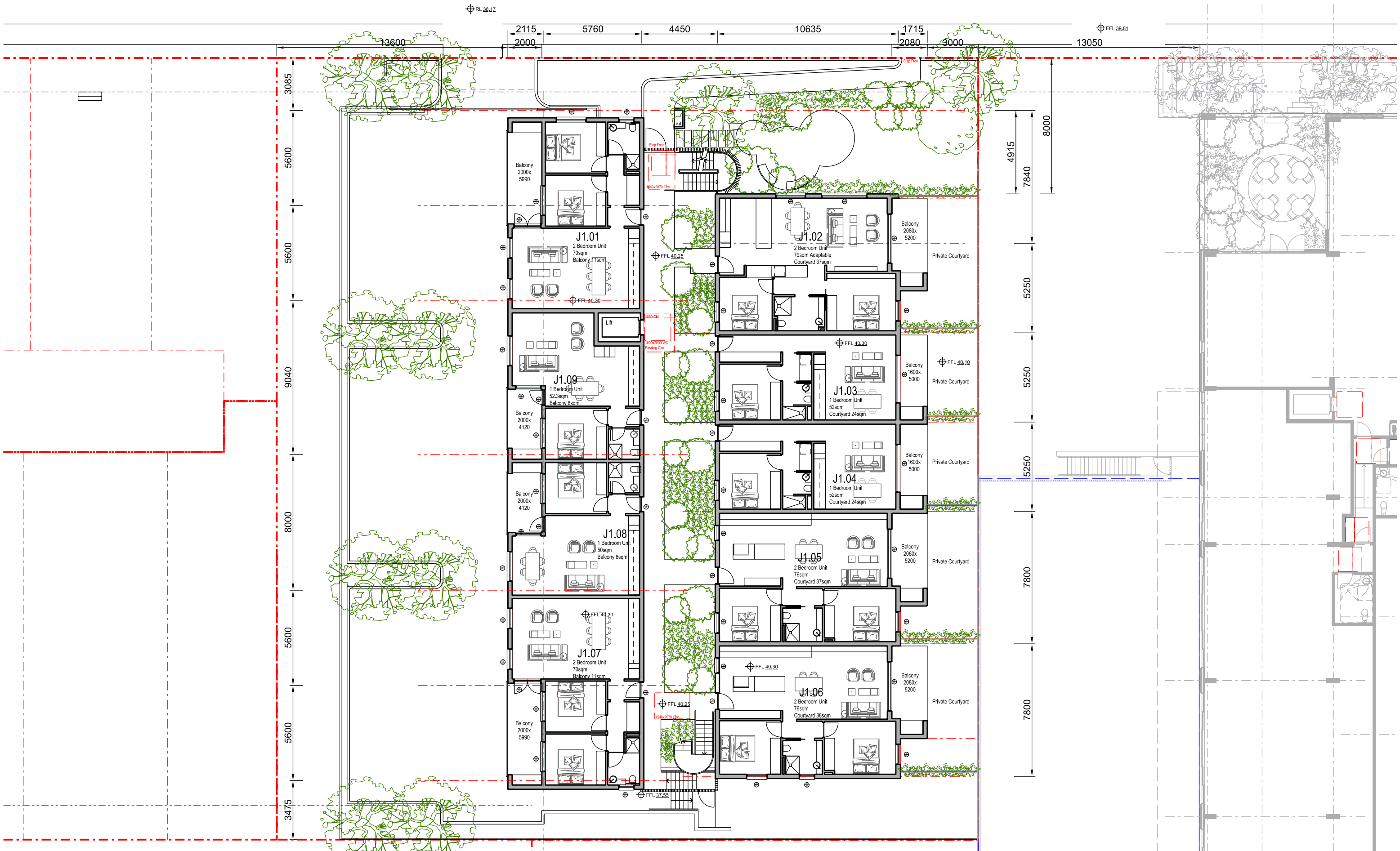


The Yards

Moss Vale Road, Bomaderry

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

Date	23rd June 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA100
		Rev.	K



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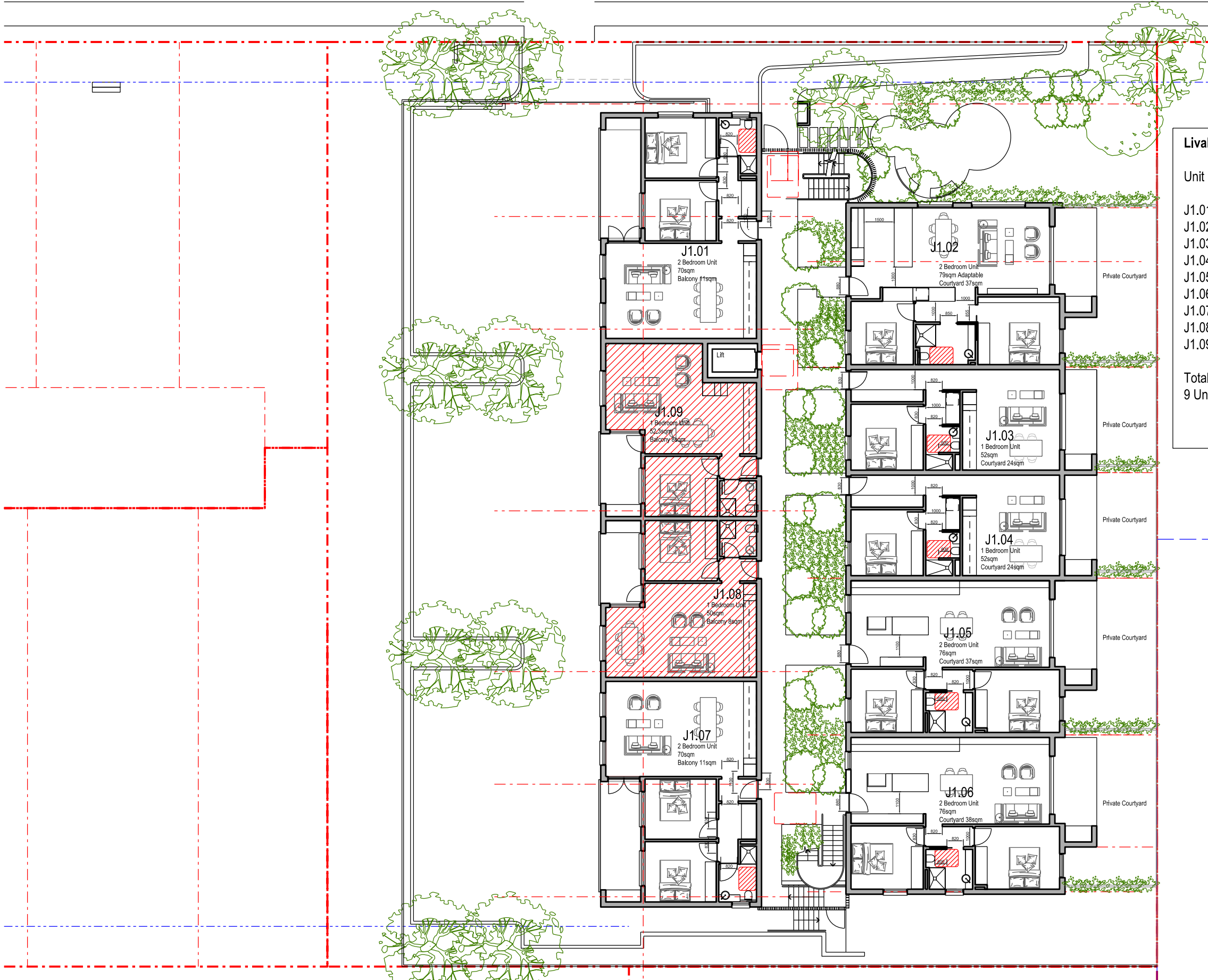
Southern Cross
Housing
BUILDING COMMUNITY FUTURES

The Yards

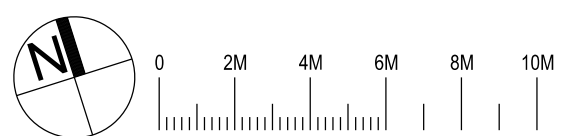
Moss Vale Road, Bomaderry

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

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA110
		Rev.	K



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
J1.01	Yes	No
J1.02	Yes	Yes
J1.03	Yes	No
J1.04	Yes	No
J1.05	Yes	No
J1.06	Yes	No
J1.07	Yes	No
J1.08	No	No
J1.09	No	No
Total 9 Units	Total 7 Units (78%)	Total 1 Units (11%)



NORTH
SPARC
DEVELOPMENT

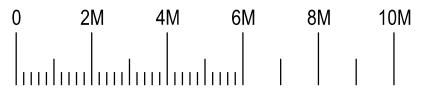
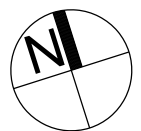
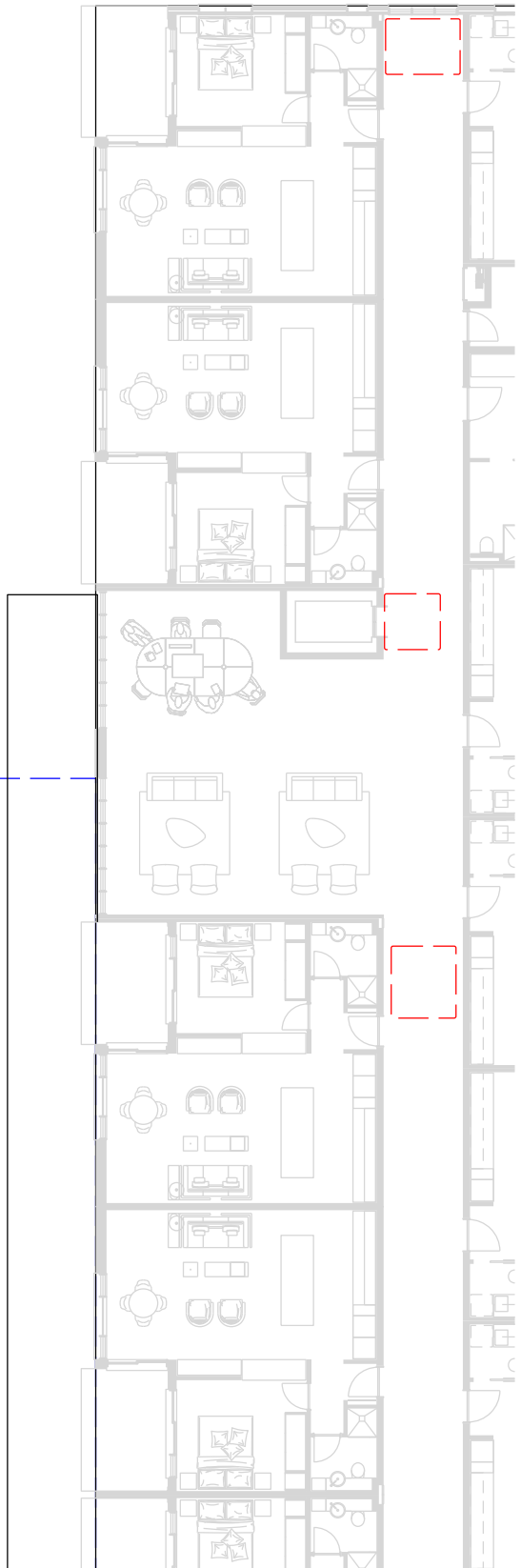
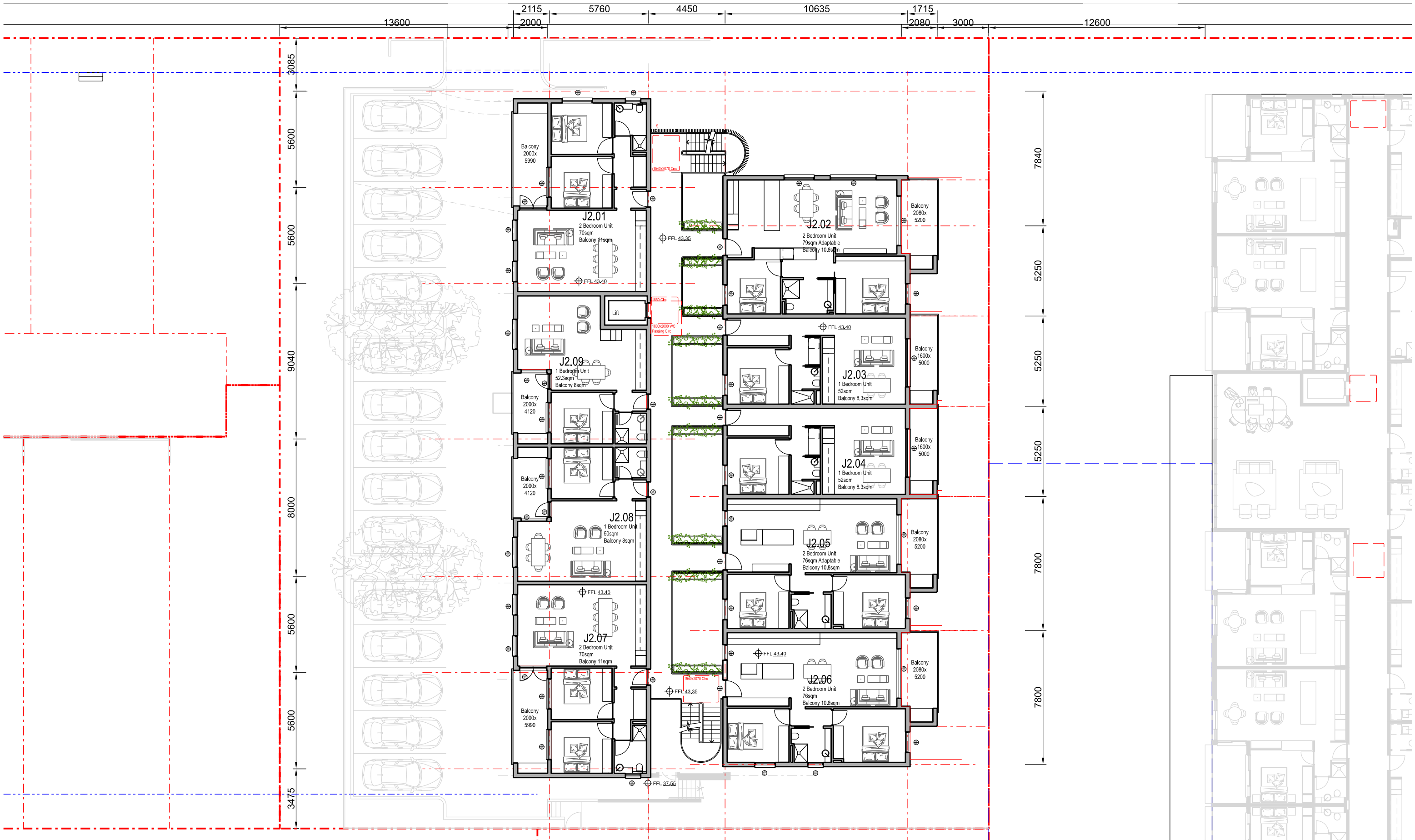
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The Yards
Moss Vale Road, Bomaderry

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

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA111 Rev. F



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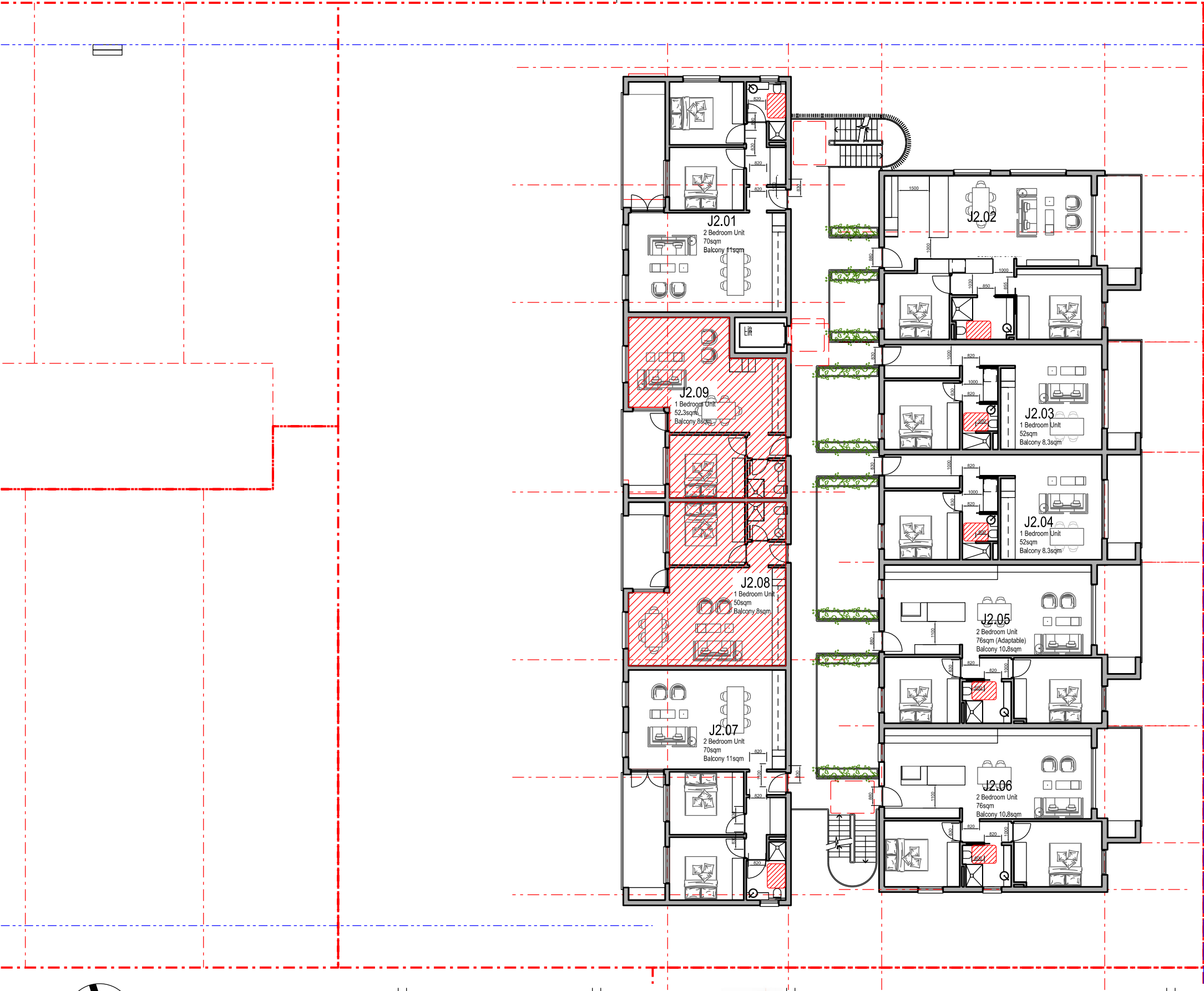


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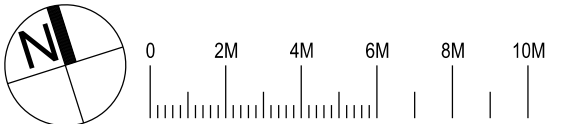
Moss Vale Road, Bomaderry

Drawing Title
Building Site J - SSDA
Level 2 Floor Plan

Date		1st December 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA120
		Rev.	H



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
J2.01	Yes	No
J2.02	Yes	Yes
J2.03	Yes	No
J2.04	Yes	No
J2.05	Yes	No
J2.06	Yes	No
J2.07	Yes	No
J2.08	No	No
J2.09	No	No
Total 9 Units	Total 7 Units (78%)	Total 2 Units (11%)



Nominated Architect: David Dove
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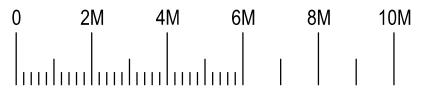
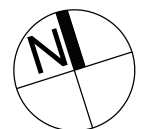
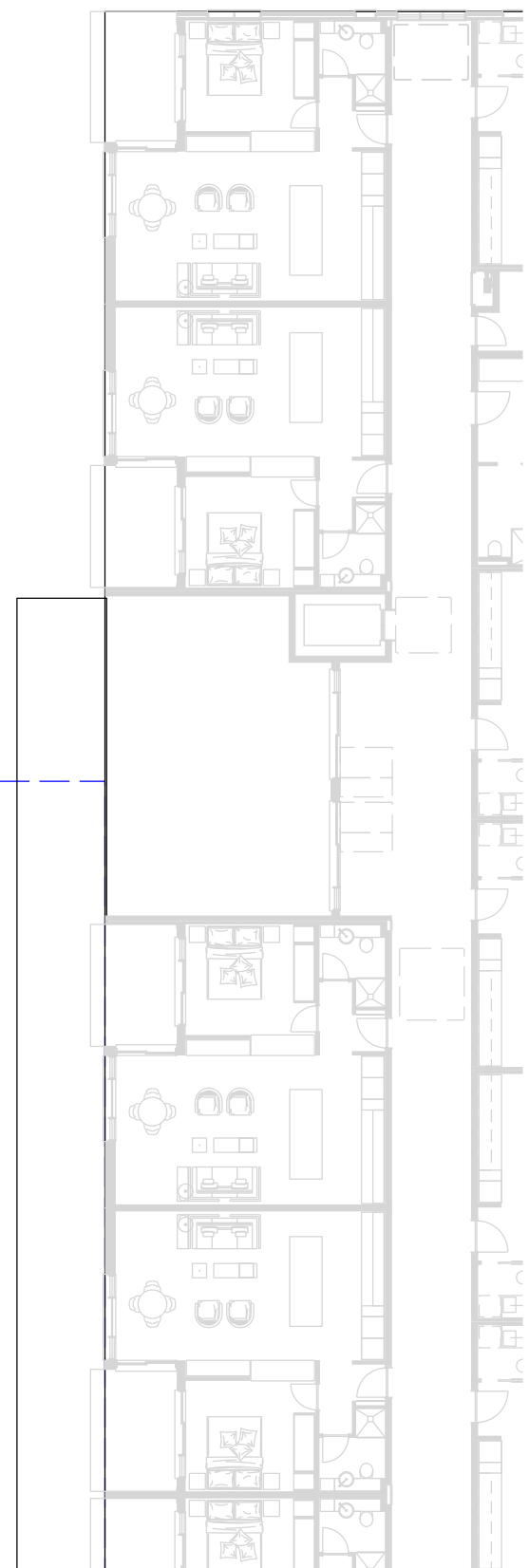
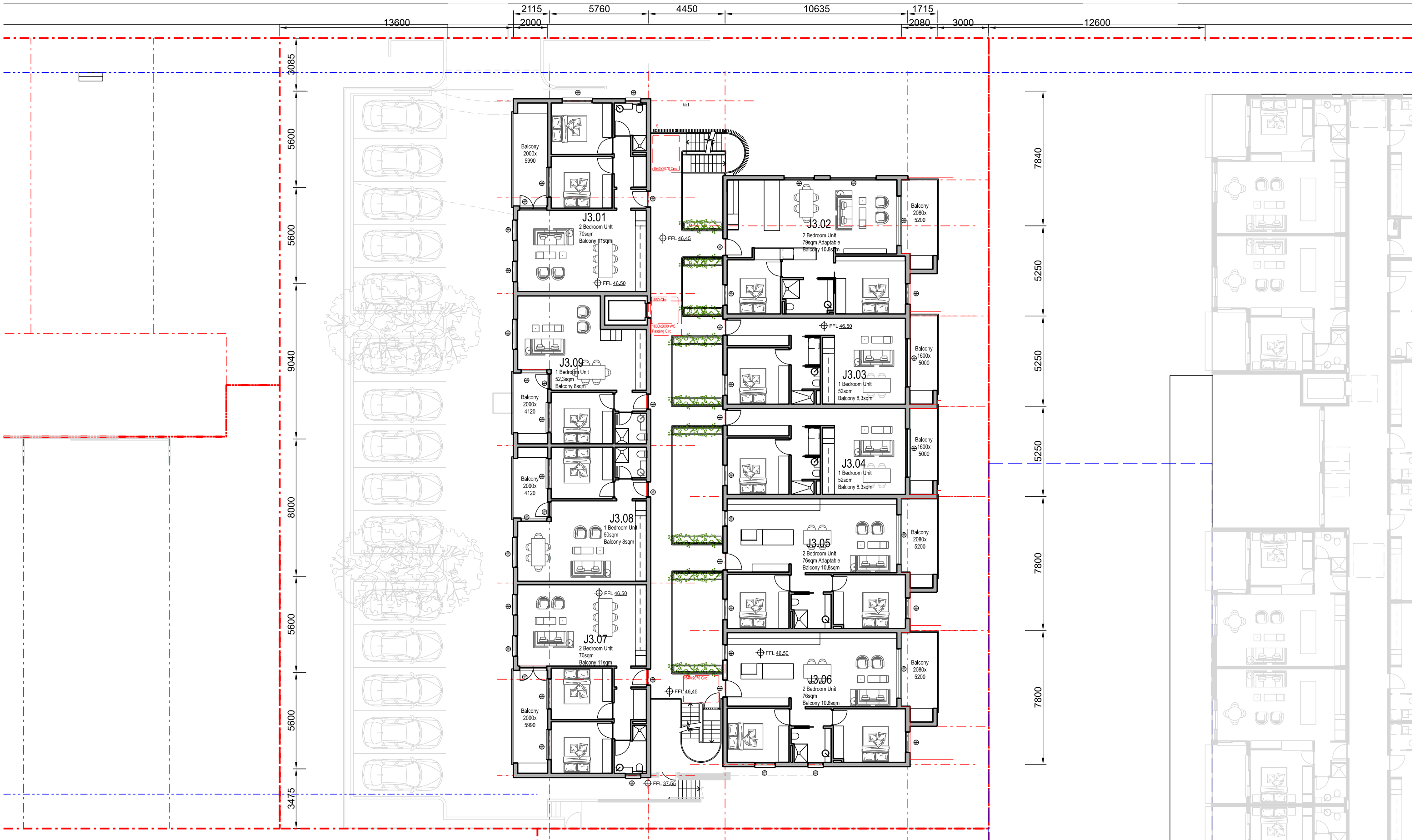
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Southern Cross Housing
BUILDING COMMUNITY FUTURES

The Yards
Moss Vale Road, Bomaderry

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

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA121
		Rev.	E



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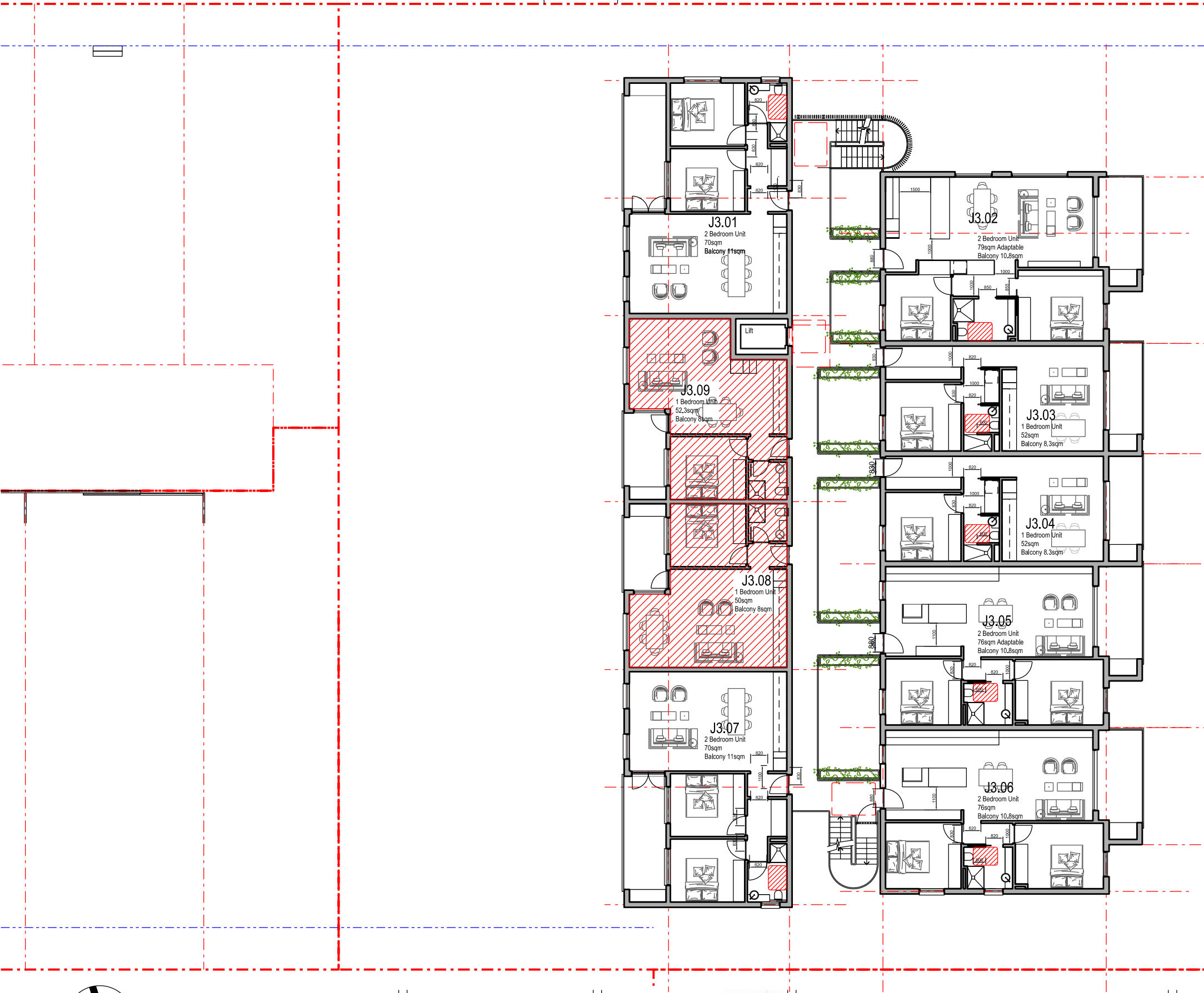


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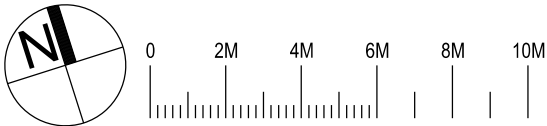
Moss Vale Road, Bomaderry

Drawing Title
Building Site J - SSDA
Level 3 (Top) Floor Plan

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA130
		Rev.	H



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
J3.01	Yes	No
J3.02	Yes	Yes
J3.03	Yes	No
J3.04	Yes	No
J3.05	Yes	No
J3.06	Yes	No
J3.07	Yes	No
J3.08	No	No
J3.09	No	No
Total 9 Units	Total 7 Units (78%)	Total 2 Units (11%)



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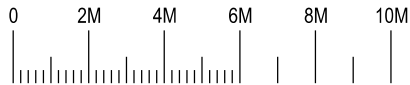
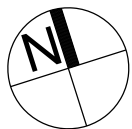
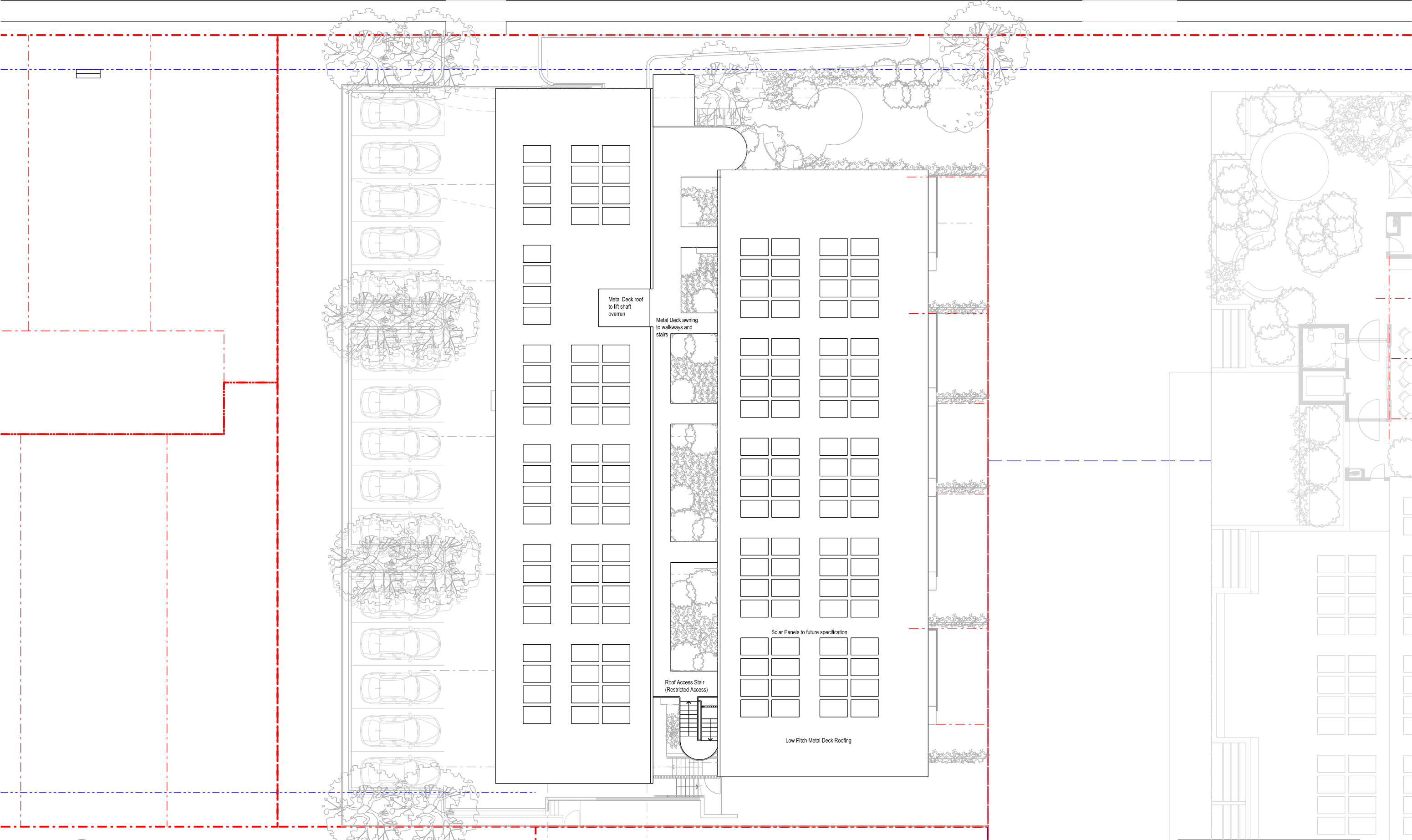
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The Yards
Moss Vale Road, Bomaderry

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

Date		1st December 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA131
		Rev.	D



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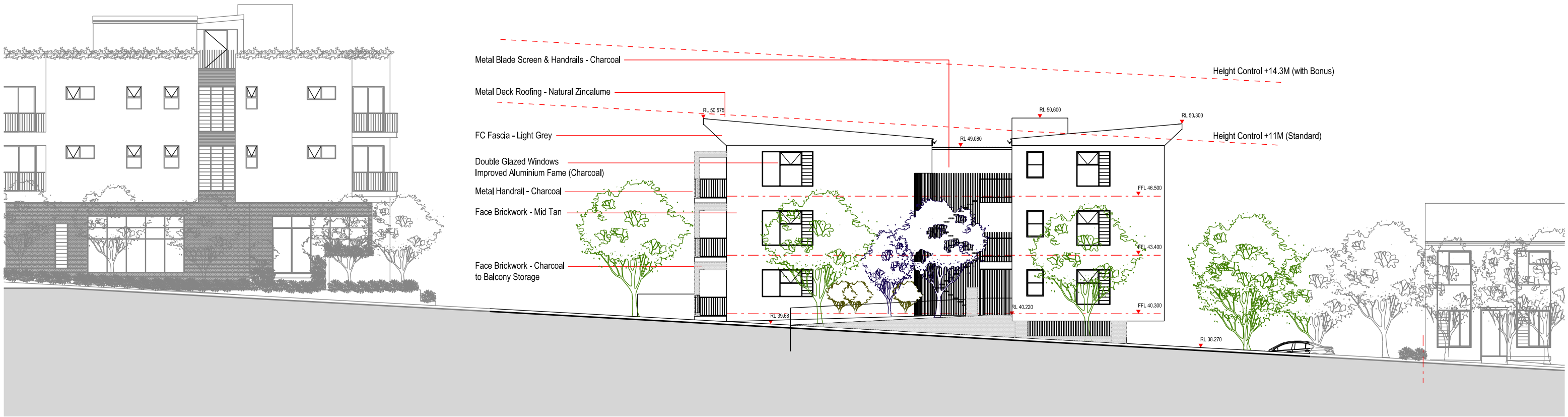


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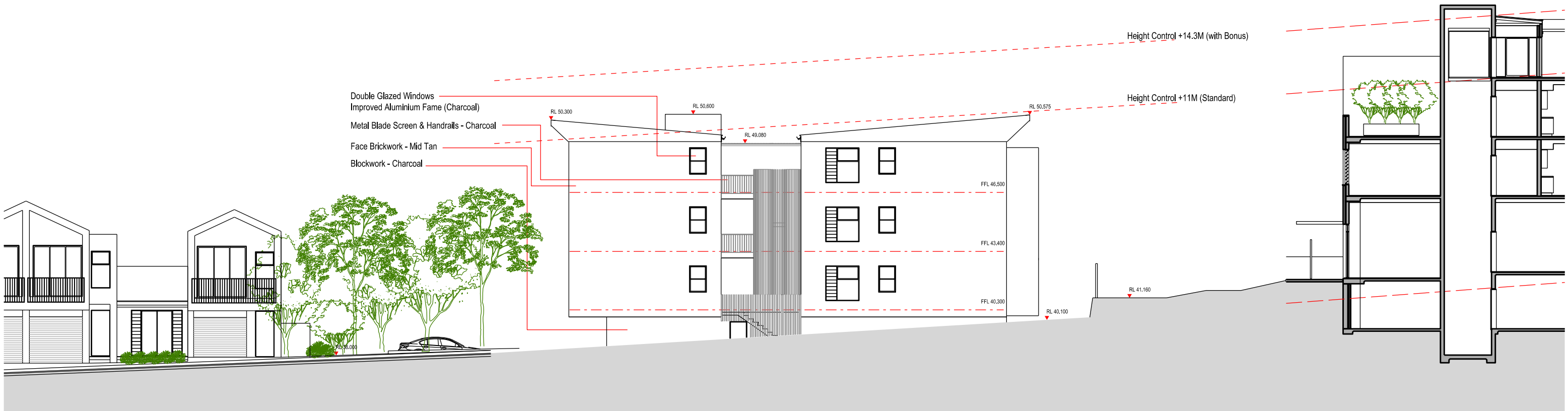
Moss Vale Road, Bomaderry

Drawing Title
Building Site J - SSDA
Level 4 (Roof) Plan

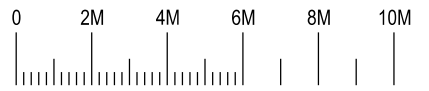
Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA140
		Rev.	F



North Elevation



South Elevation



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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site J - SSDA
North / South Elevations

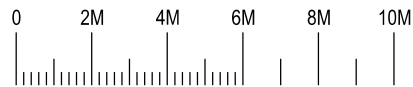
Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA160
		Rev.	E



East Elevation



West Elevation



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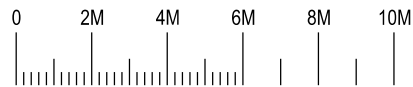
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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site J - SSDA
East / West Elevations

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA161
		Rev.	E



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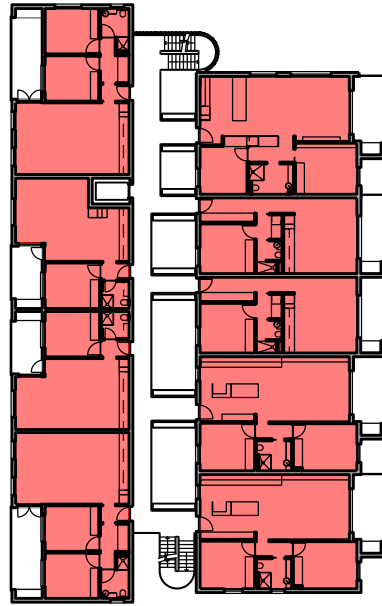


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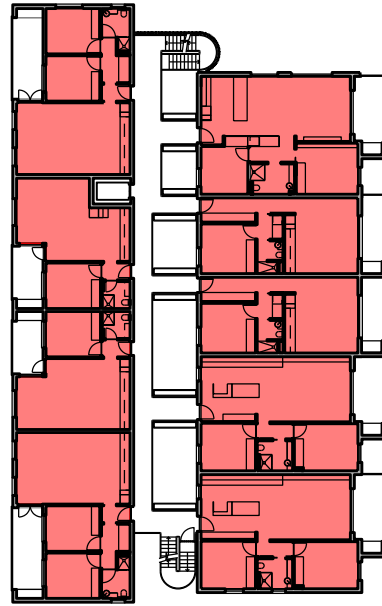
Moss Vale Road, Bomaderry

Drawing Title
Building Site J - SSDA
Indicative Section

Date		25th July 2025	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA165
		Rev.	H



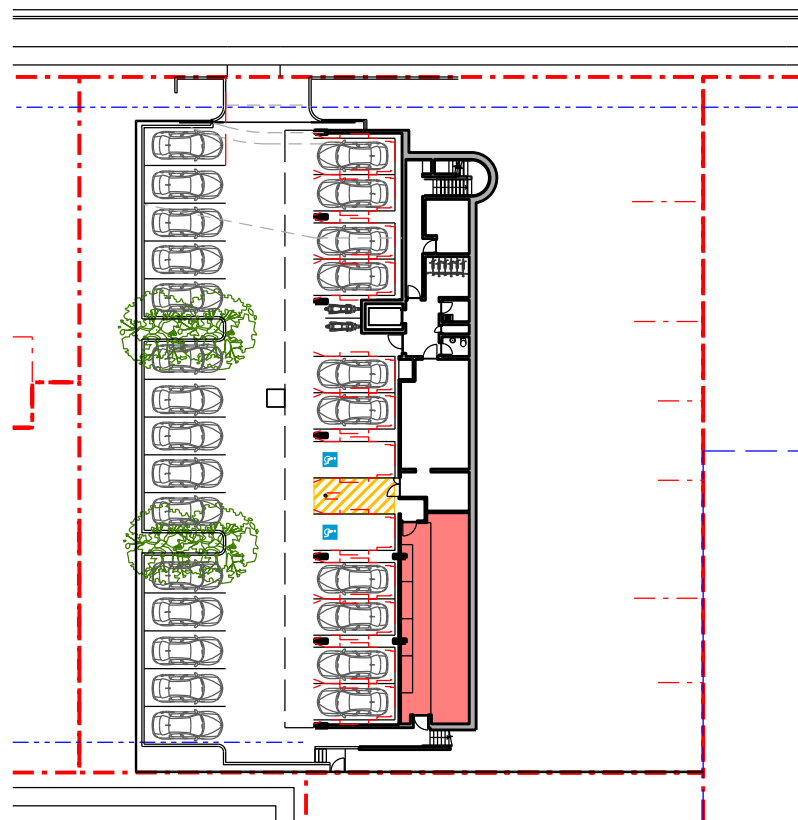
Construction Level 2



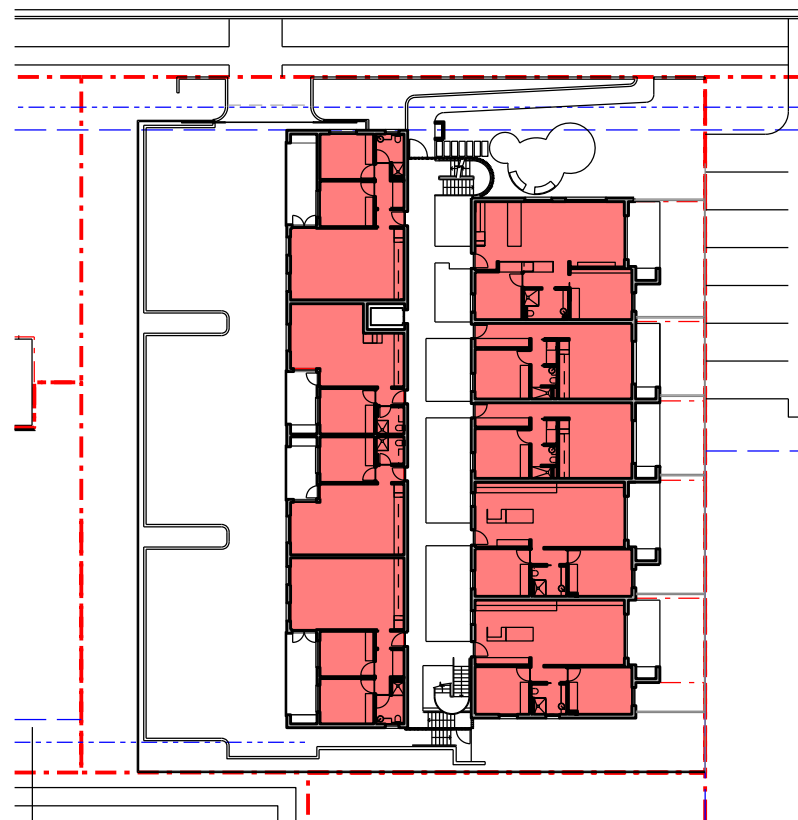
Construction Level 3

**Residential Site J
Floor Space Area Calculations**

Level 3 (Top)	591m2
Level 2 (Mid)	591m2
Level 1 (Ground)	591m2
Level 0 (Undercroft)	61m2
Total	1834m2



Level 0 (Undercroft)



Construction Level 1 (Ground)



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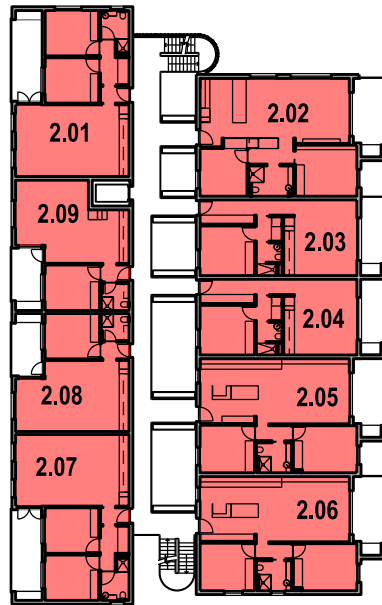
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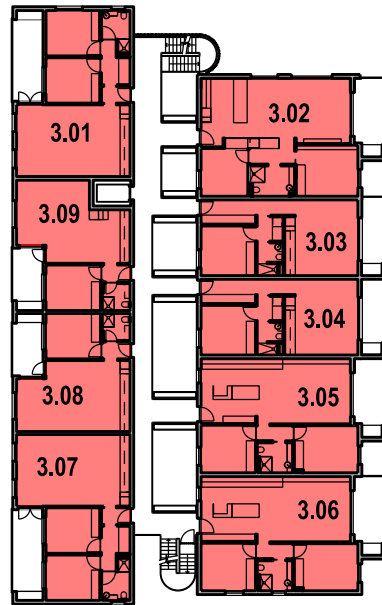
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site J - SSDA
Floor Space Area Calculations

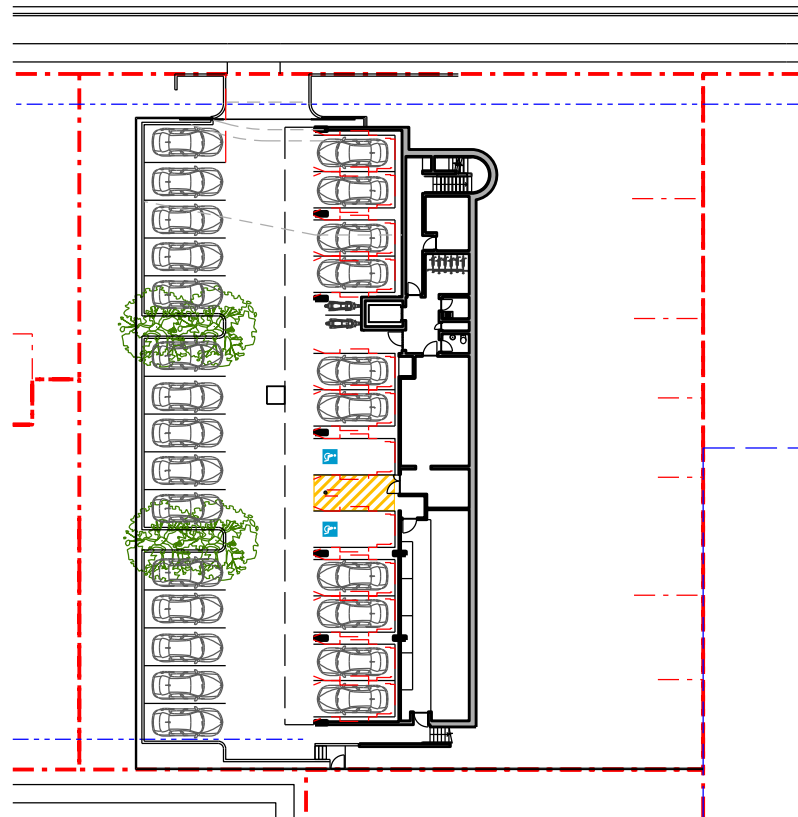
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Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA170	Rev.	B



Construction Level 2



Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)

Residential Site J
Nett Saleable / Lettable Area Calculations

Unit	NIA	Balcony
3.01	70m2	11.0m2
3.02	79m2	10.8m2
3.03	52m2	8.3m2
3.04	52m2	8.3m2
3.05	76m2	10.8m2
3.06	76m2	10.8m2
3.07	70m2	11.0m2
3.08	50m2	8.0m2
3.09	52m2	8.0m2
2.01	70m2	11.0m2
2.02	79m2	10.8m2
2.03	52m2	8.3m2
2.04	52m2	8.3m2
2.05	76m2	10.8m2
2.06	76m2	10.8m2
2.07	70m2	11.0m2
2.08	50m2	8.0m2
2.09	52m2	8.0m2
1.01	70m2	11.0m2
1.02	79m2	10.8m2
1.03	52m2	8.3m2
1.04	52m2	8.3m2
1.05	76m2	10.8m2
1.06	76m2	10.8m2
1.07	70m2	11.0m2
1.08	50m2	8.0m2
1.09	52m2	8.0m2
Total	1731m2	



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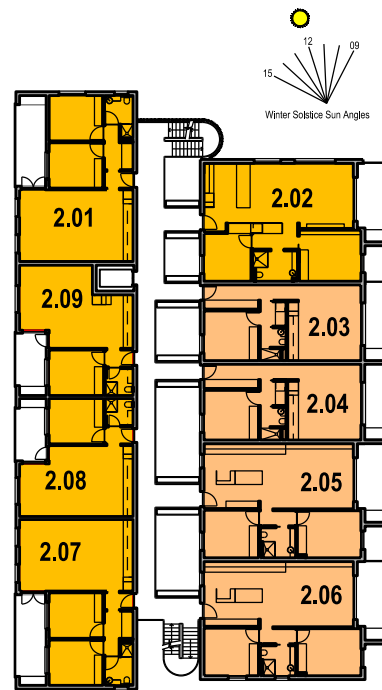
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BUILDING COMMUNITY FUTURES

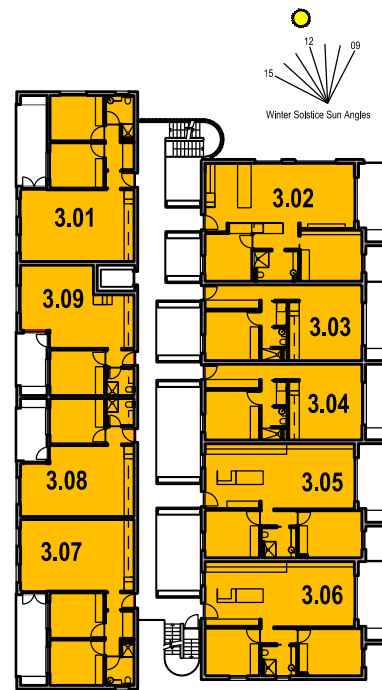
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site J - SSDA
NSA/NLA Calculations

Date	25th July 2025
Drawn	DJD
Scale	1:250@A1 / 1:500@A3
Job No.	SYB01
Dwg No.	JA171
Rev.	B

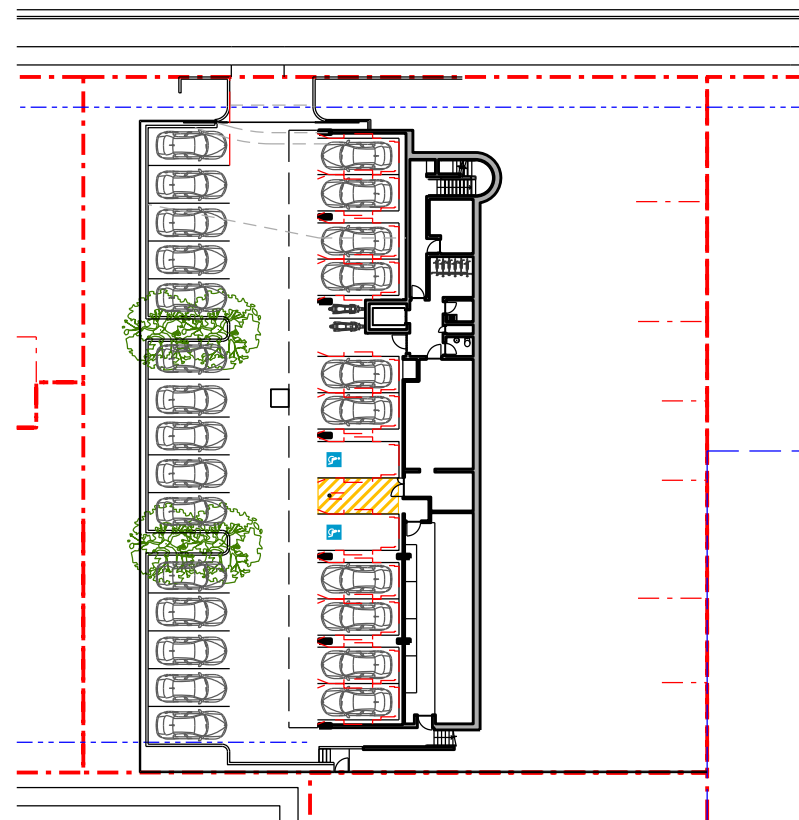


Construction Level 2



Construction Level 3

Residential Site J Solar Access Calculations		Compliance
Total Units	27	
Units receiving more than 3 Hrs	19 (70.4%)	>70% (Complies)
Units receiving 2-3 Hrs	0	
Units receiving less than 2 Hrs	8 (29.6%)	
Units receiving no mid winter sun	0	<15% (Complies)



Level 0 (Undercroft)



Construction Level 1 (Ground)



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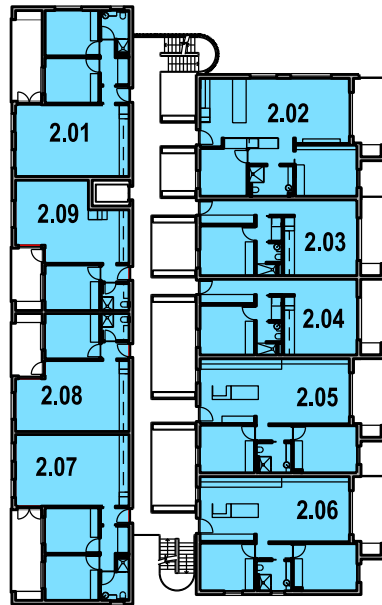
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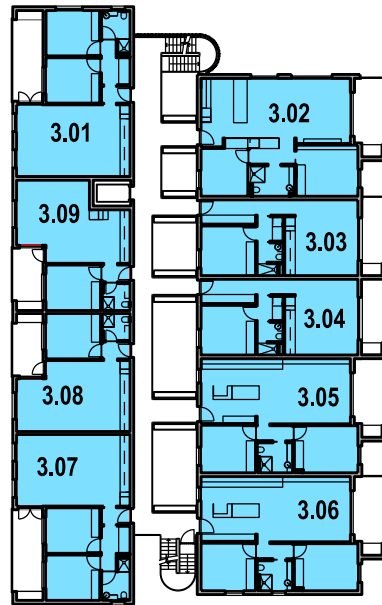
The Yards
Moss Vale Road, Bomaderry

Drawing Title
 Residential Site J - SSDA
 Solar Access Calculations

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Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA173	Rev.	B

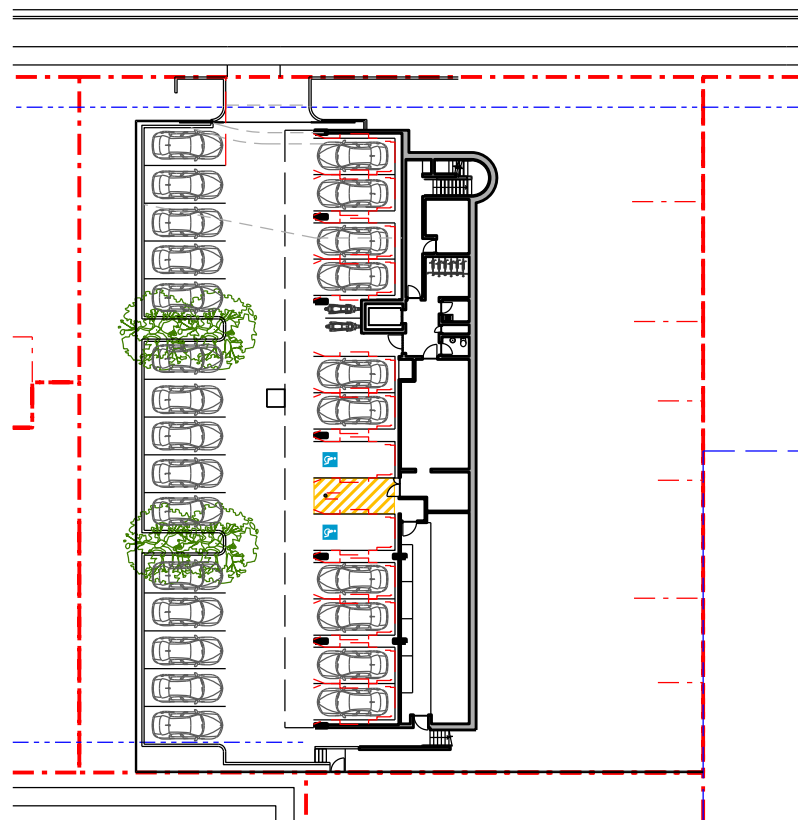


Construction Level 2



Construction Level 3

Residential Site J Cross Ventilation Calculations			Compliance
Total Units	27		
Dual Orientation Units	27 (100%)		>60% (Complies)
Single Orientation Units	0		



Level 0 (Undercroft)



Construction Level 1 (Ground)



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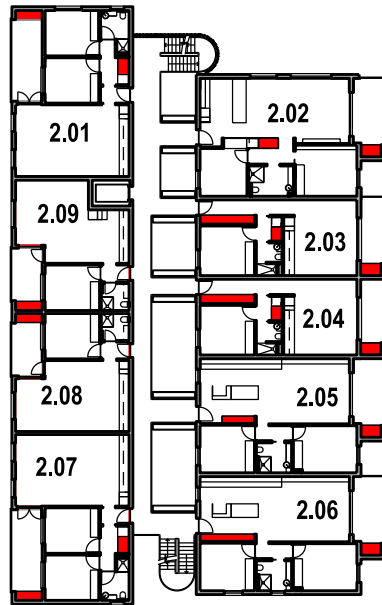
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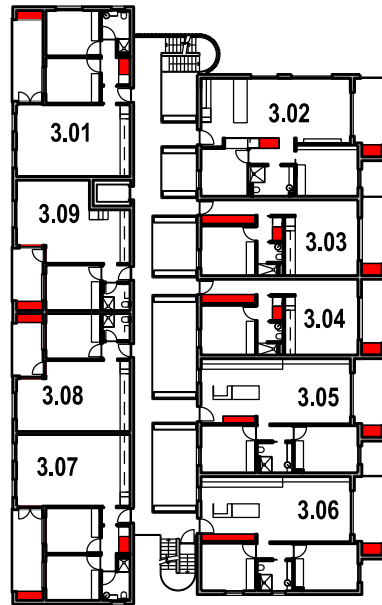
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Residential Site J - SSDA
 Cross Ventilation Calculations

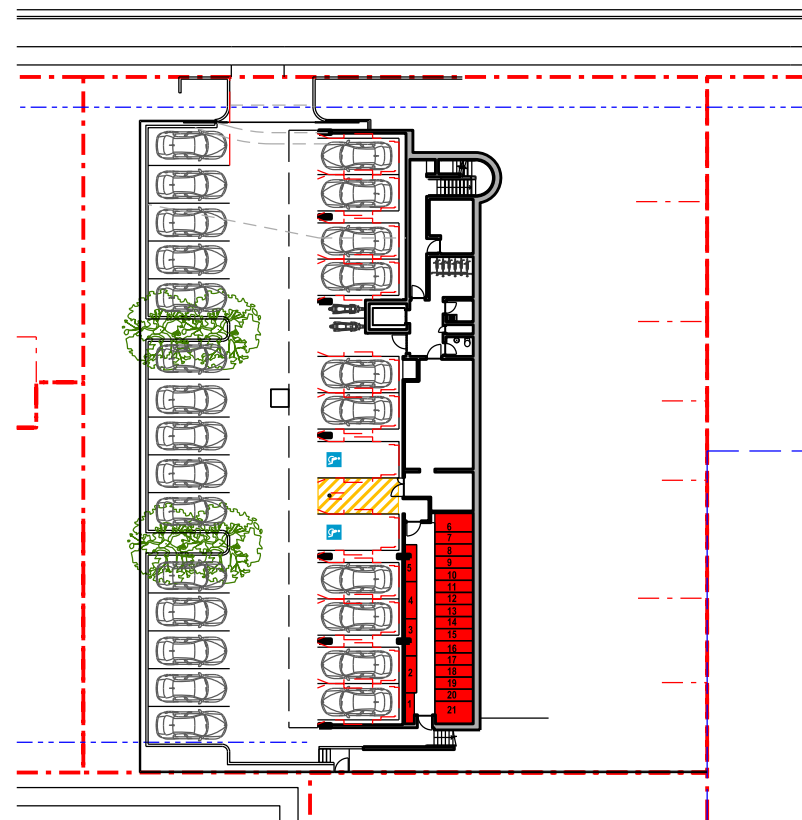
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		Rev.	B



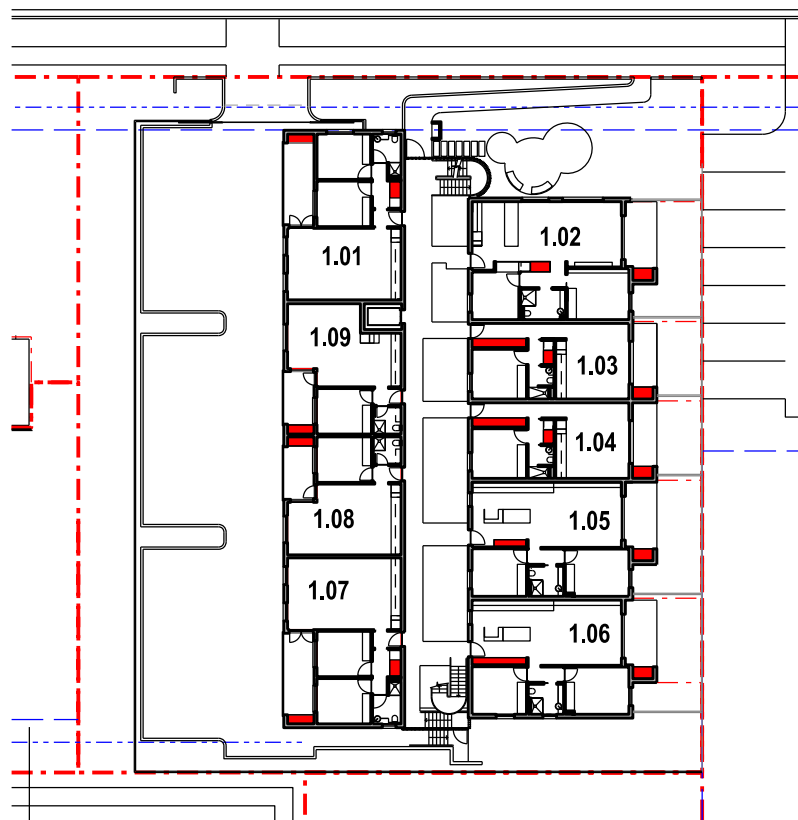
Construction Level 2



Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)

Residential Site J
Storage Calculations

Unit No	In Unit	In Basement	Required	
1.01	4.3m3	4.7m3 (20)	8m3	Complies
1.02	4.6m3	10.3m3 (21)	8m3	Complies
1.03	8.8m3	-	6m3	Complies
1.04	8.8m3	-	6m3	Complies
1.05	4.8m3	4.7m3 (19)	8m3	Complies
1.06	6.2m3	4.7m3 (18)	8m3	Complies
1.07	4.3m3	4.7m3 (17)	8m3	Complies
1.08	2.4m3	4.7m3 (16)	6m3	Complies
1.09	2.4m3	4.7m3 (15)	6m3	Complies
2.01	4.3m3	4.7m3 (14)	88m3	Complies
2.02	4.6m3	4.7m3 (13)	8m3	Complies
2.03	8.8m3	-	6m3	Complies
2.04	8.8m3	-	6m3	Complies
2.05	4.8m3	4.7m3 (12)	8m3	Complies
2.06	6.2m3	4.7m3 (11)	8m3	Complies
2.07	4.3m3	4.7m3 (10)	8m3	Complies
2.08	2.4m3	5.0m3 (2)	6m3	Complies
2.09	2.4m3	5.0m3 (3)	6m3	Complies
3.01	4.3m3	4.7m3 (9)	8m3	Complies
3.02	4.6m3	4.7m3 (8)	8m3	Complies
3.03	8.8m3	-	6m3	Complies
3.04	8.8m3	-	6m3	Complies
3.05	4.8m3	4.7m3 (7)	8m3	Complies
3.06	6.2m3	4.1m3 (1)	8m3	Complies
3.07	4.3m3	4.7m3 (6)	8m3	Complies
3.08	2.4m3	5.0m3 (5)	6m3	Complies
3.09	2.4m3	5.0m3 (4)	6m3	Complies



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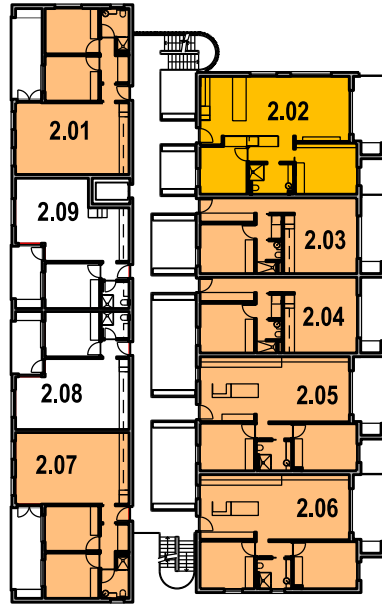
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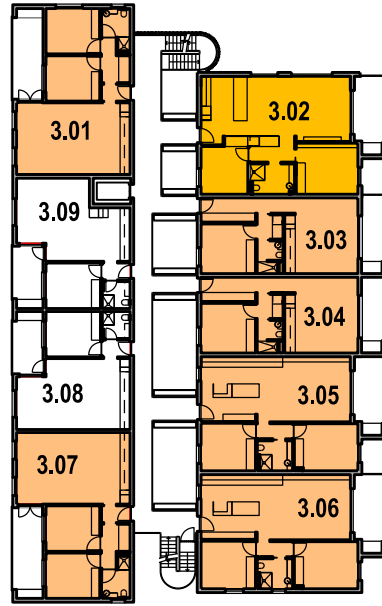
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site J - SSDA
Storage Calculation

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Job No.	SYB01	Dwg No.	JA175
		Rev.	B

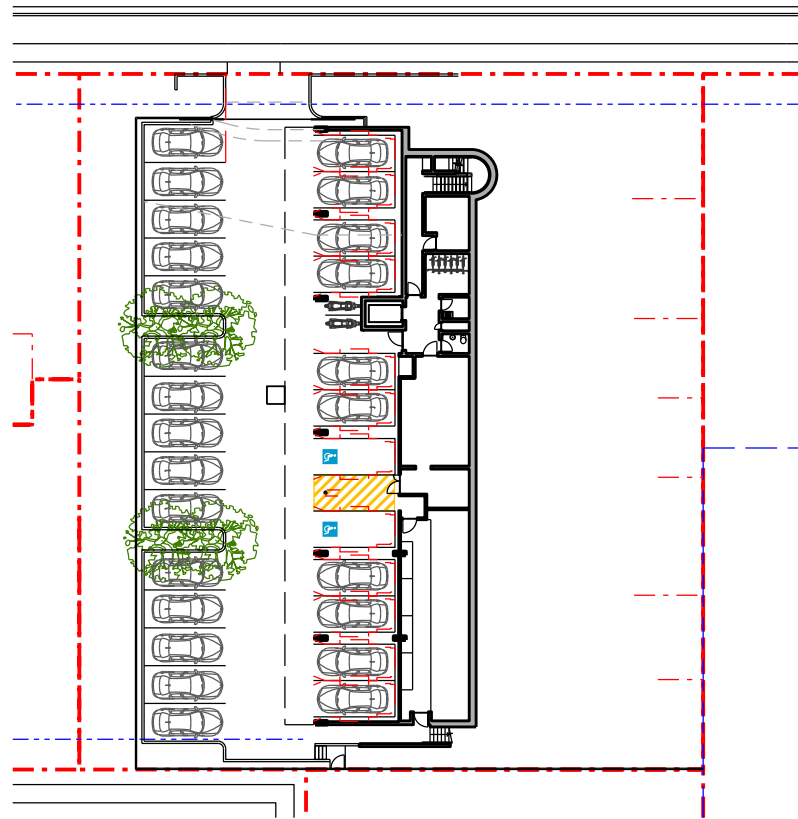


Construction Level 2



Construction Level 3

Residential Site F DDA / LHA Calculations		Compliance
Total Units	27	
Adaptable Units + Livable Silver (Compliance with AS1428.1)	3 (11%)	10% (Complies)
Livable Homes Silver Standard	21 (78%)	50% (Complies)



Level 0 (Undercroft)



Construction Level 1 (Ground)



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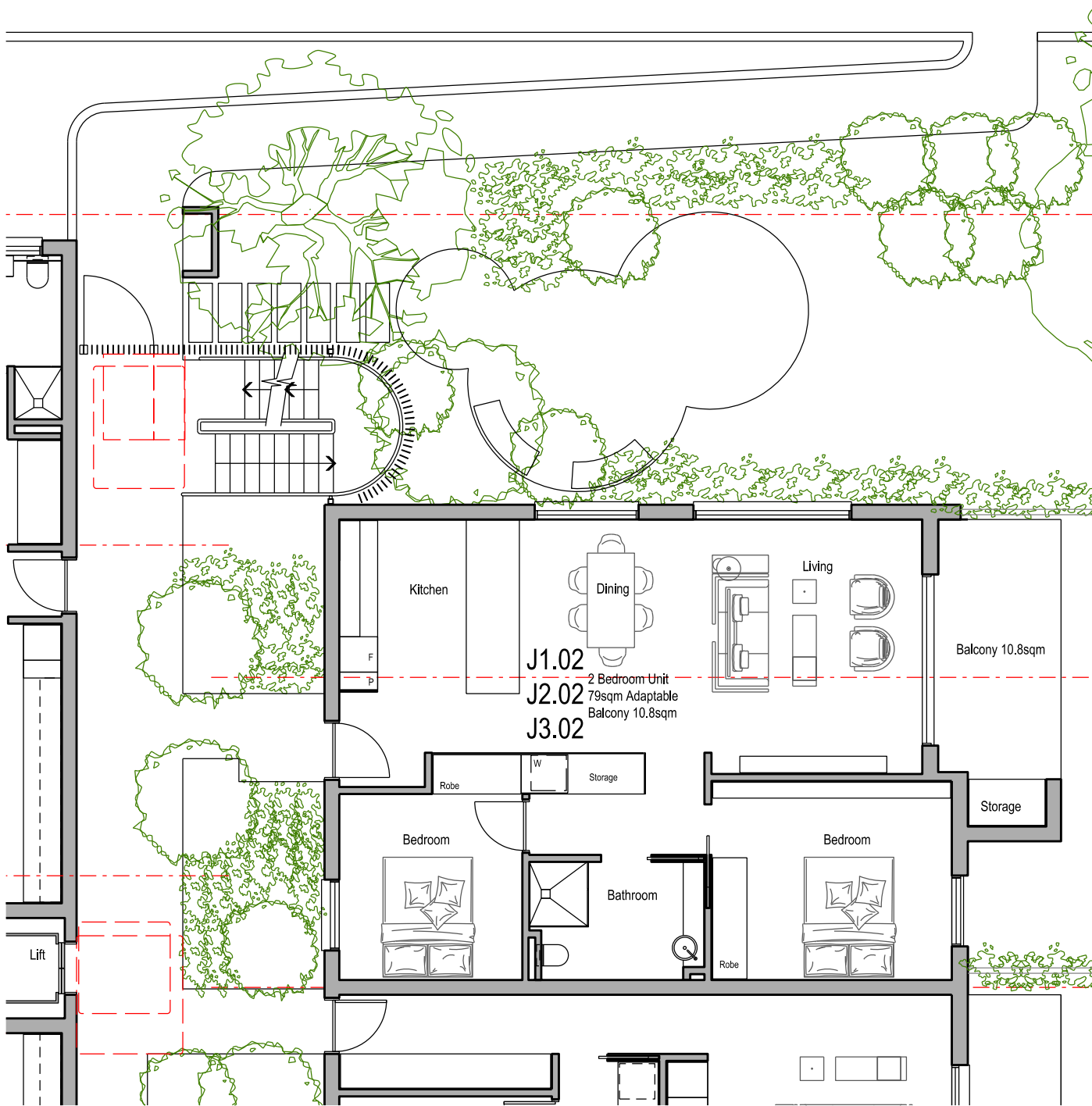
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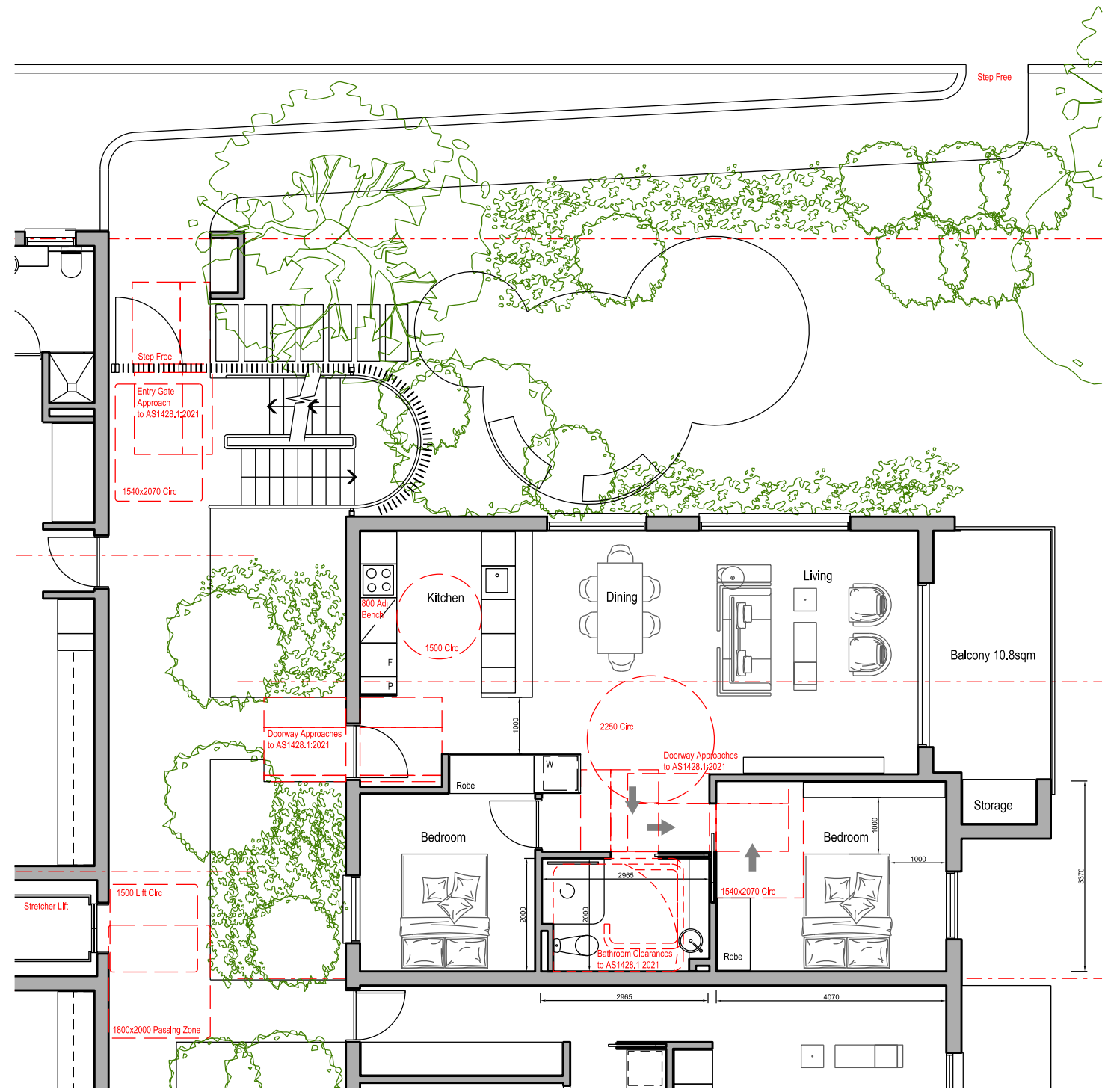
The Yards
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Drawing Title
 Residential Site J - SSDA
 Adaptable / Livable Homes

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA176	Rev.	B



Unit 1.02/2.02/3.02 Base Plan



Unit 1.02/2.02/3.02 Post Adaption

Building J Specification

Thermal Comfort Inclusions

Glazing Doors / Windows

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

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

Metal roof with foil/sarking R1.3
Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit 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.

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 area.

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

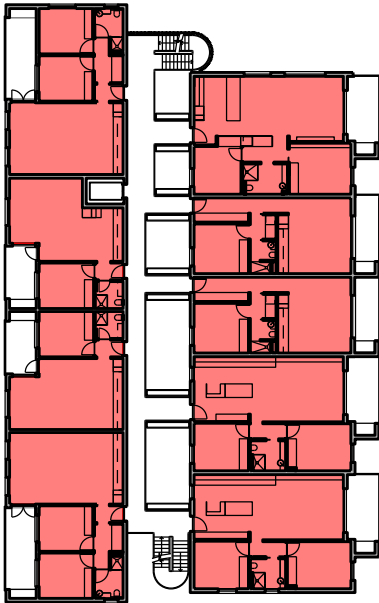
Bathroom: individual fan, ducted to roof or façade connected to light, timer off
Laundry: individual fan, ducted to roof or façade manual on / off switch
Kitchen range hood: Individual fan, ducted to roof or façade manual on / off switch

Artificial lighting to common areas

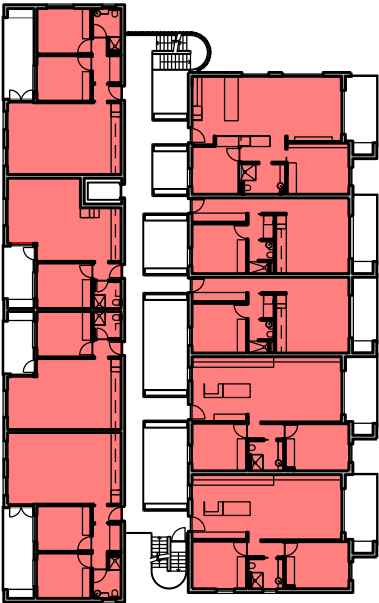
Lighting control system: Car park area Light emitting diodes (LEDs) with zoned switching and motion sensors
Lifts Light emitting diodes (LEDs) connected to lift call button
Garbage rooms Light emitting diodes (LEDs) with motion sensor
Plant / service rooms Light emitting diodes (LEDs) with manual on / 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

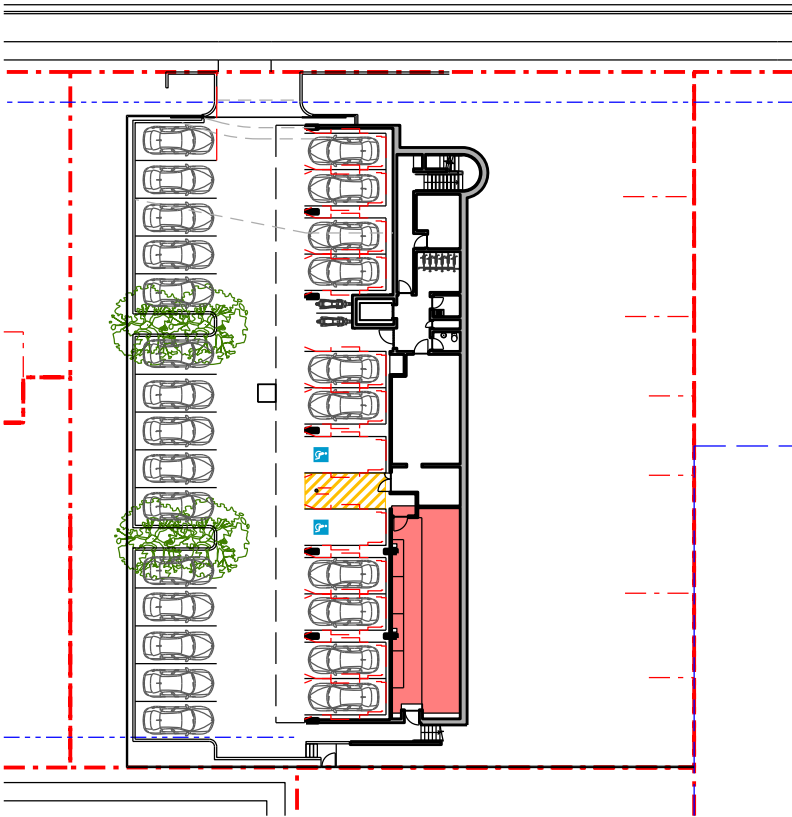
Garbage rooms Exhaust air only, running continuously
Plant / service rooms Supply and exhaust air, thermostatically controlled
Storage Supply air only, interlocked to light
Ground floor lobbies and hallways Naturally ventilated



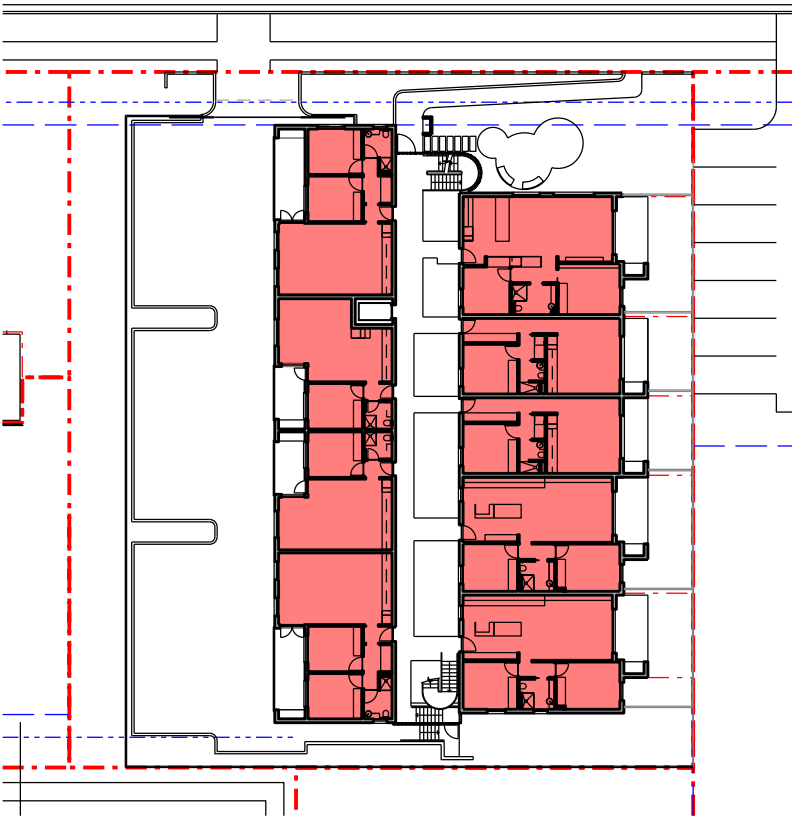
Construction Level 2



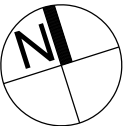
Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)



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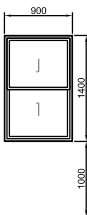
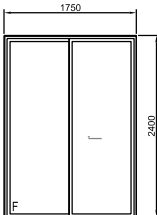
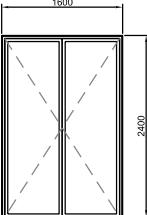
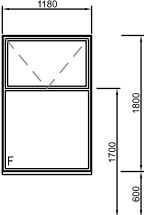
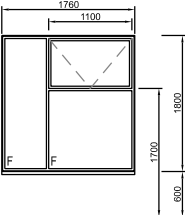
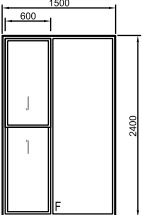


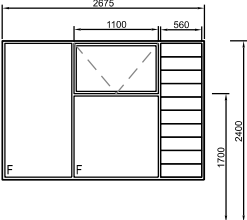
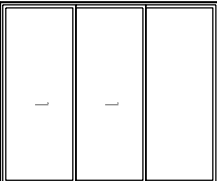
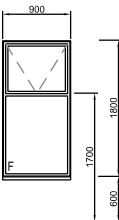
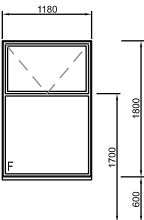
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site J - SSDA
Typical Specification

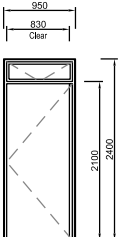
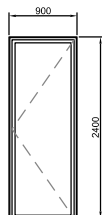
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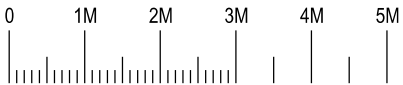
Windows

						
FFL						
Window No	JW01	JW02	JW03	JW04	JW05	JW06
Type	Double Hung	Sliding door	Double Casement Door	Fixed & Awning	Fixed & Awning	Fixed & Double Hung
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single Frosted	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	9	15	6	24	9	6
Shading	-	2M Balcony/Pergola	Balcony/Pergola	-	-	Balcony / Pergola

				
FFL				
Window No	JW07	JW08	JW09	JW10
Type	Fixed Awning & Louvre	Double Sliding door	Fixed & Awning	Fixed & Awning
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single	Single	Single / one way film external	Single / one way film external
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat
Locks	Yes	Yes	Yes	Yes
Quantity	3	15	9	12
Shading	-	2M Balcony/Pergola	Internal Gallery	Internal Gallery

Unit Doors

			
FFL			
Door No	JDE1	JDE2	
Type	Unit Entry Door	Balcony Door	
Frame	Aluminium frame	Aluminium frame	
Glazing	Highlight Awning	Glazed Door	
Finish	Black Powdercoat	Black Powdercoat	
Locks	Entry Lockset & Deadbolt	Entry Lockset & Deadbolt	
Quantity	18 RH / 9 LH	3 RH / 3 LH	
Shading	Internal Gallery	Balcony / Pergola	
Door	40mm Solid Core External	Single Glazed Aluminium	



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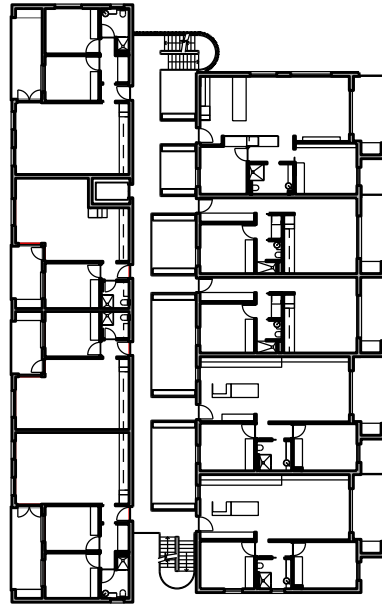
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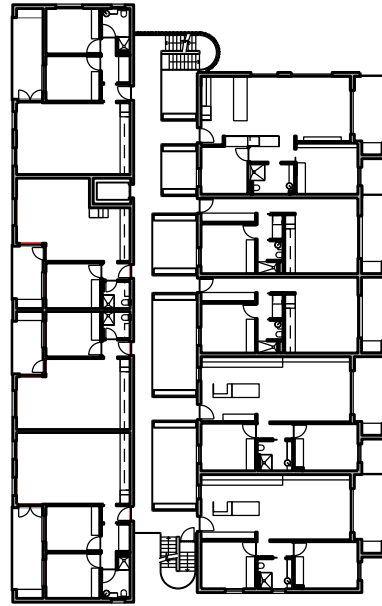
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Drawing Title
Building Site J - SSDA
Apartment Window / Door Schedule

Date		25th July 2025	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	JA181
		Rev.	B



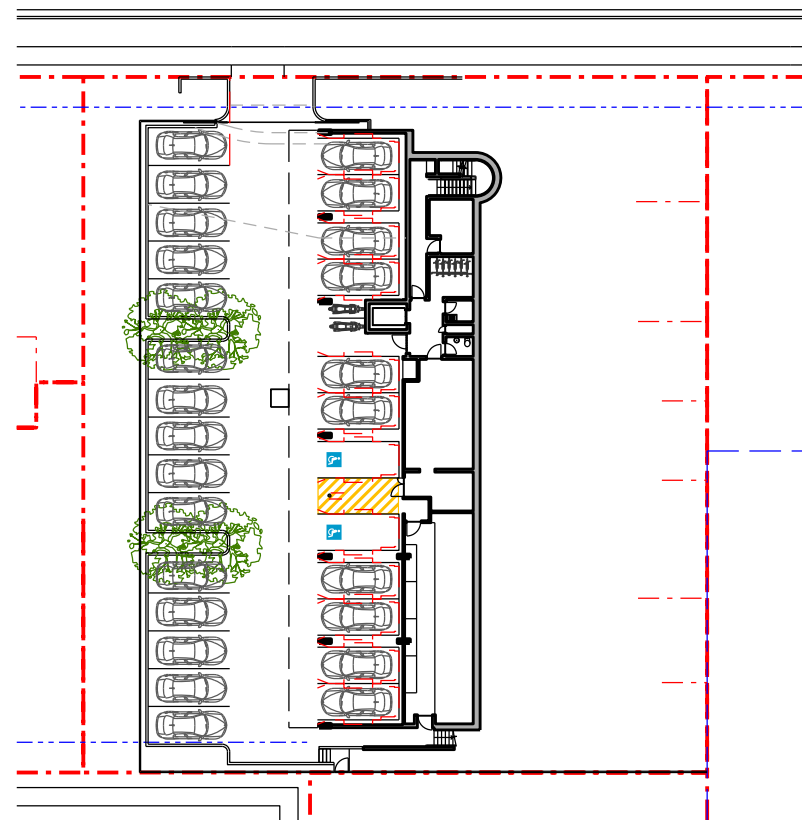
Construction Level 2



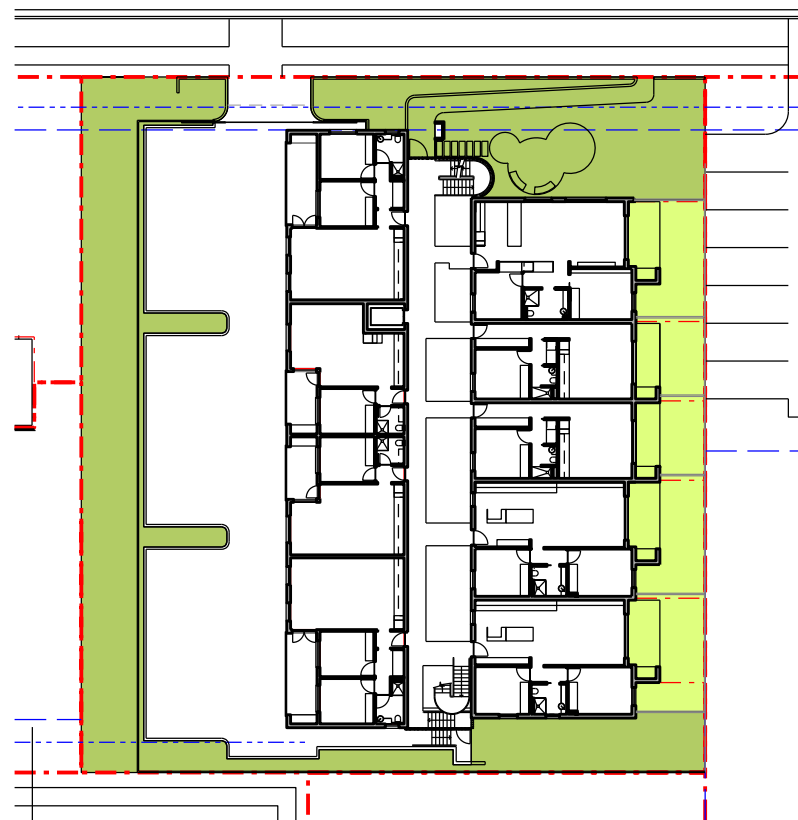
Construction Level 3

**Residential Site F
Communal Open Space Calculations**

Site Area	1899m ²
Communal Space	475m ²
Percentage	25%
Dedicated Courtyards	162m ²
Total Open Space	637m ²
Total Percentage	33.5%
Compliance	>25%



Level 0 (Undercroft)



Construction Level 1 (Ground)

Note on Open Space

The communal open space has been reduced to give preference to private courtyards for the ground floor units. This is consistent with discussions and recommendations from the State Design Review Panel where it was recommended by the panel to provide increased courtyard areas for buildings F and J specifically. It was noted by the panel that the close proximity of public open space provides the recreational opportunities for the residents, and that this is preferable to communal space that has limited functionality.



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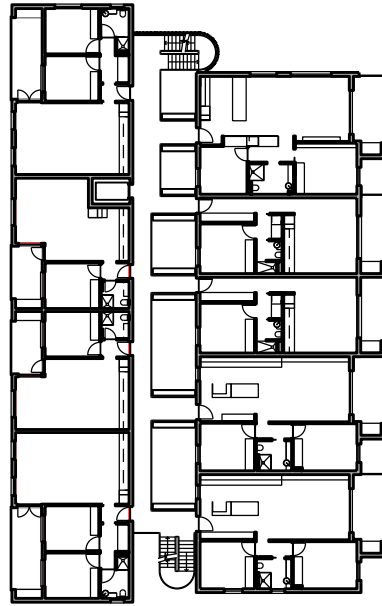
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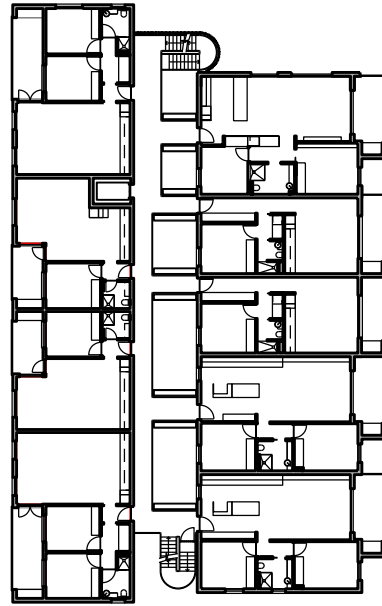
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Drawing Title
Residential Site J - SSDA
Communal Open Space Area Calculations

Drawn	DJD	Date	25h July 2025
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA185	Rev.	C

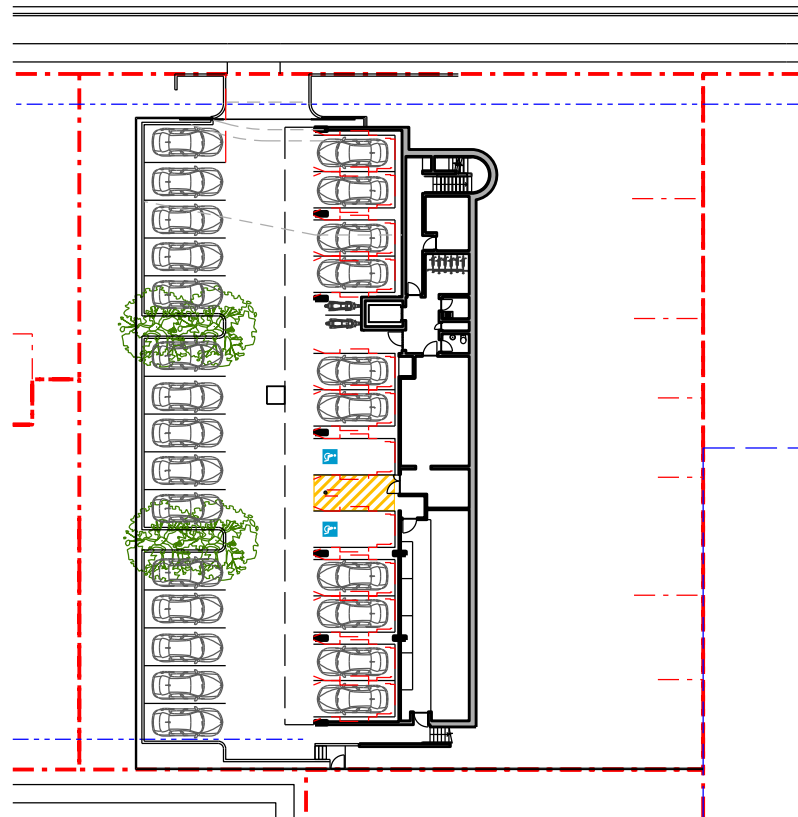


Construction Level 2

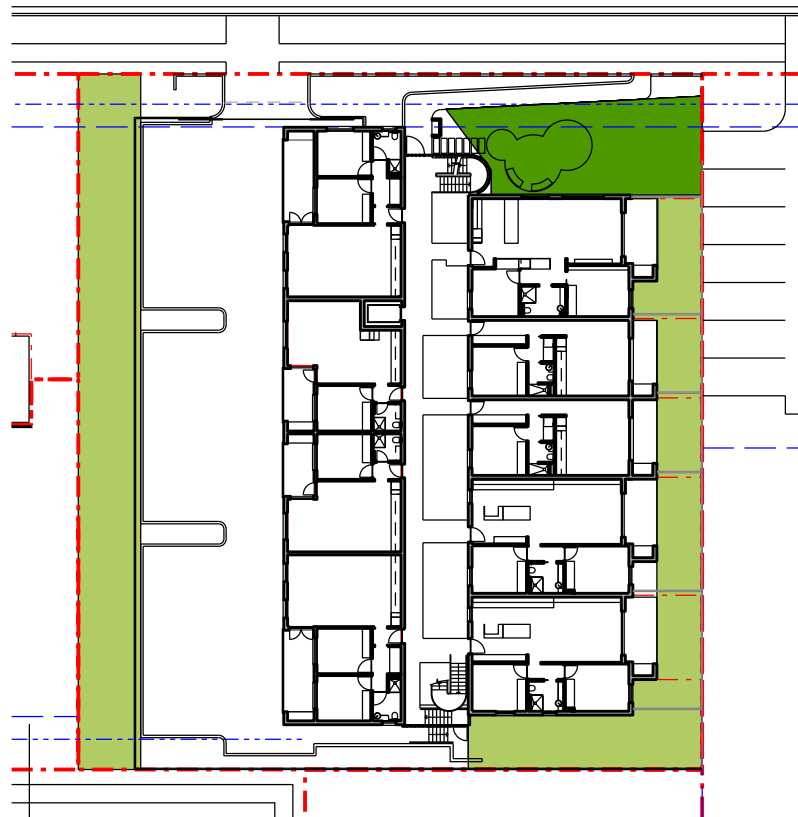


Construction Level 3

Residential Site J Deep Soil Calculations	
Site Area	1899m2
Deep Soil > 6m	92m2
Percentage	4.8%
Deep Soil 3-6m	357m2
Total Deep Soil	449m2
Percentage	23.6%
Compliance	>7%



Level 0 (Undercroft)



Construction Level 1 (Ground)



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Drawing Title
Residential Site J - SSDA
Communal Open Space Area Calculations

Date		25th July 2025	
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	JA186
		Rev.	B