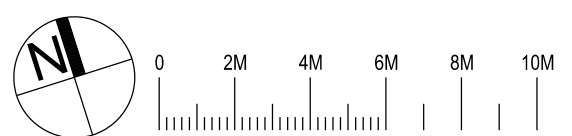


Residential Road

Perimeter Road



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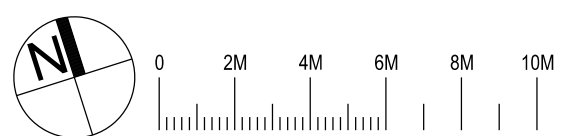
Drawing Title
 Housing Site C - Proposed SSSA
 Level 1 (Ground) Floor Plan

Drawn	DJD	Date	8th September 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	CA110	Rev.	F



Residential Road

Perimeter Road



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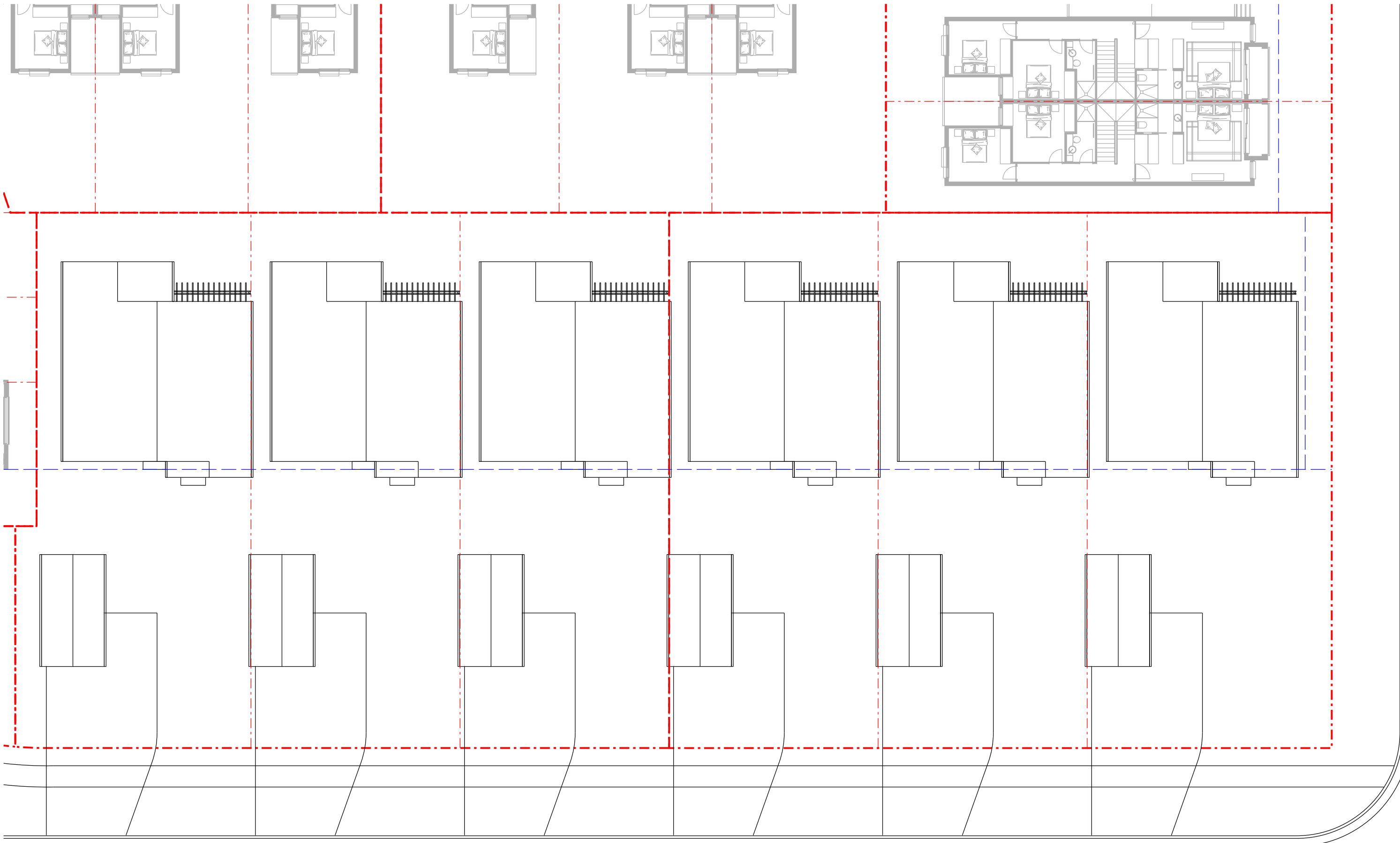
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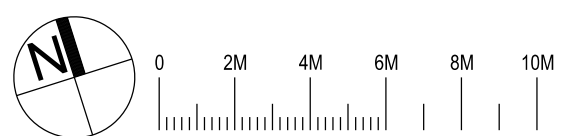
Drawing Title
 Housing Precinct C - SSDA
 Level 2 (Upper) Floor Plan

Drawn	DJD	Date	8th September 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	CA120	Rev.	E



Perimeter Road

Residential Road



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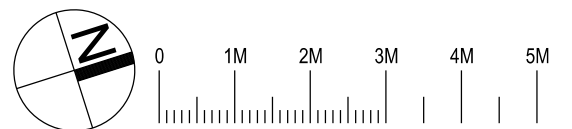
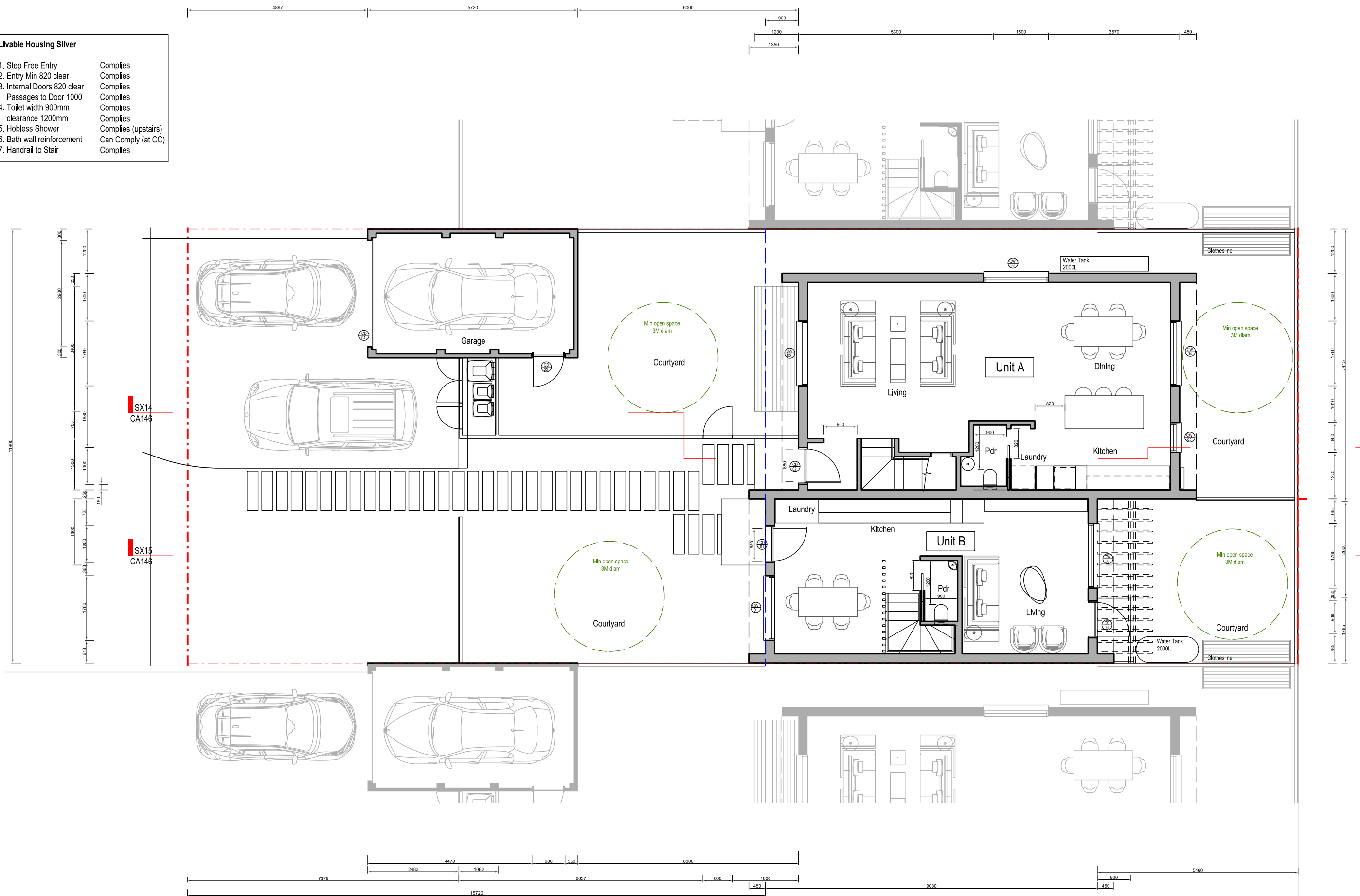
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Drawing Title
 Housing Precinct C - SSSA
 Level 3 Roof Plan

Drawn	DJD	Date	8th September 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	CA130	Rev.	B

Livable Housing Silver

1. Step Free Entry	Complies
2. Entry Min 820 clear	Complies
3. Internal Doors 820 clear	Complies
Passages to Door 1000	Complies
4. Toilet width 900mm	Complies
clearance 1200mm	Complies
5. Hobless Shower	Complies (upstairs)
6. Bath wall reinforcement	Can Comply (at CC)
7. Handrail to Stair	Complies



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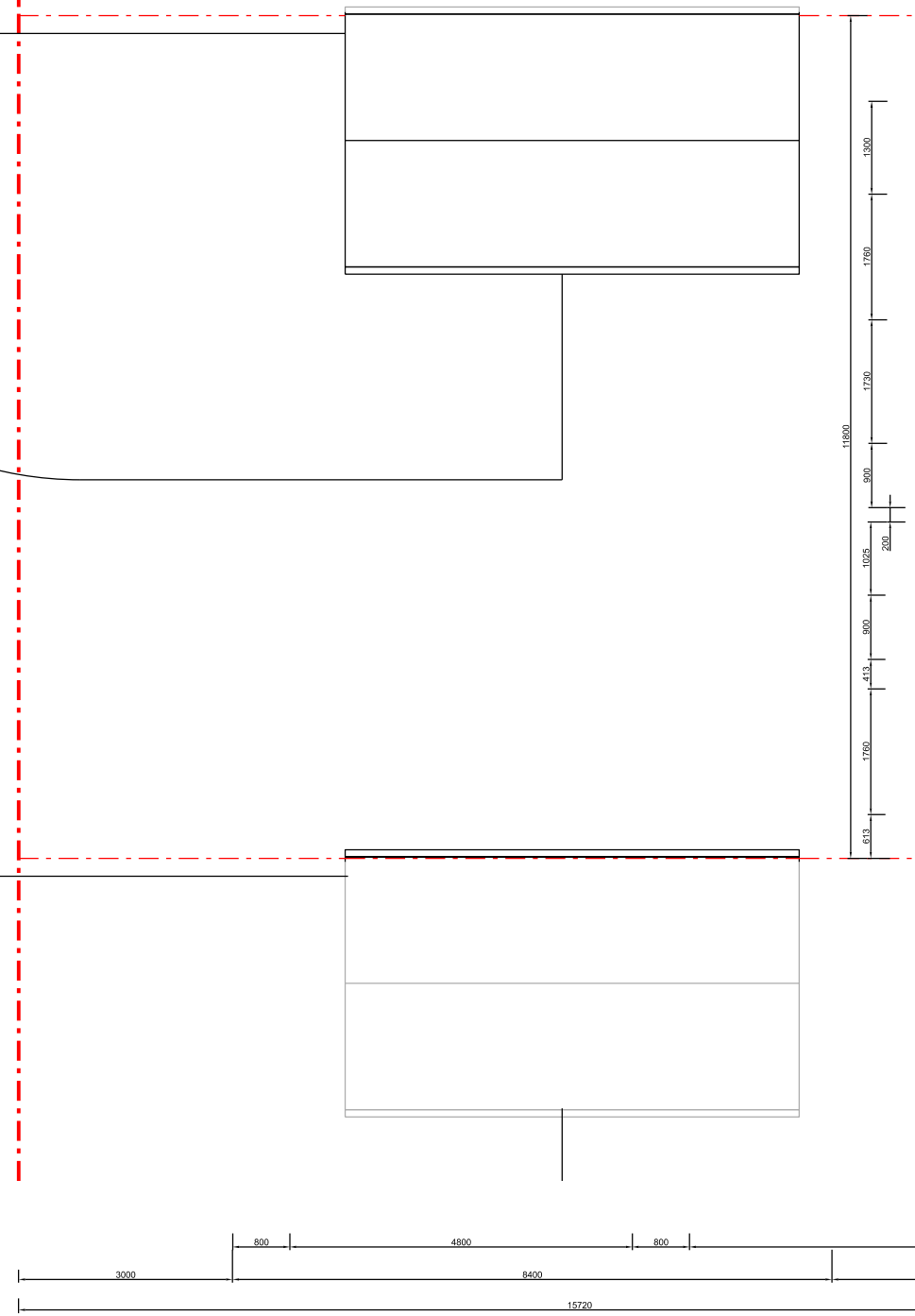
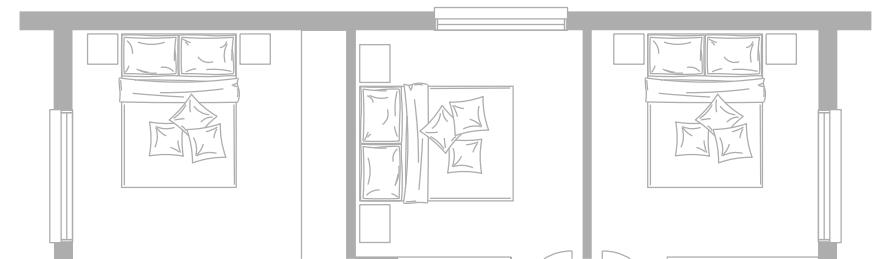
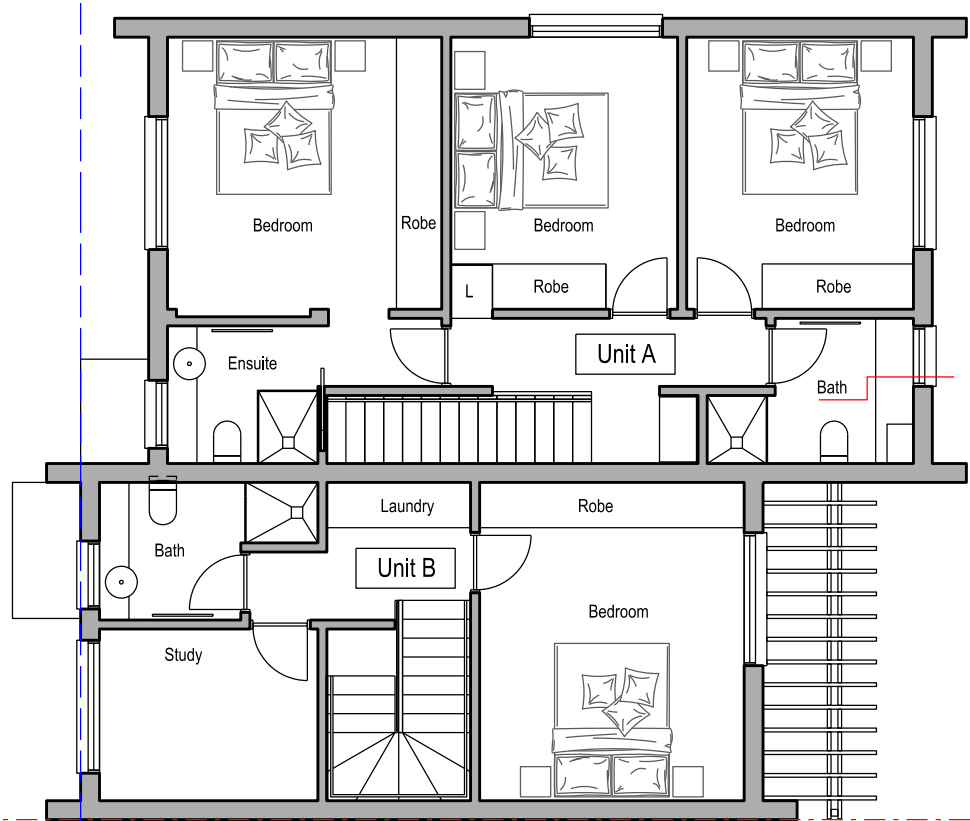
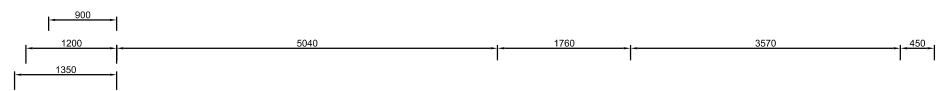
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Drawing Title
 Multi-Dwelling Housing Site C - SSSA
 Typical Ground Floor Plan

Date	25th October 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	CA140 Rev. D

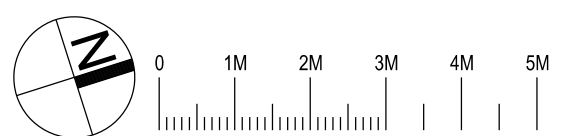


SX14
CA146

SX15
CA146

SX14
CA146

SX15
CA146



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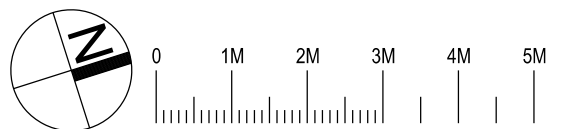
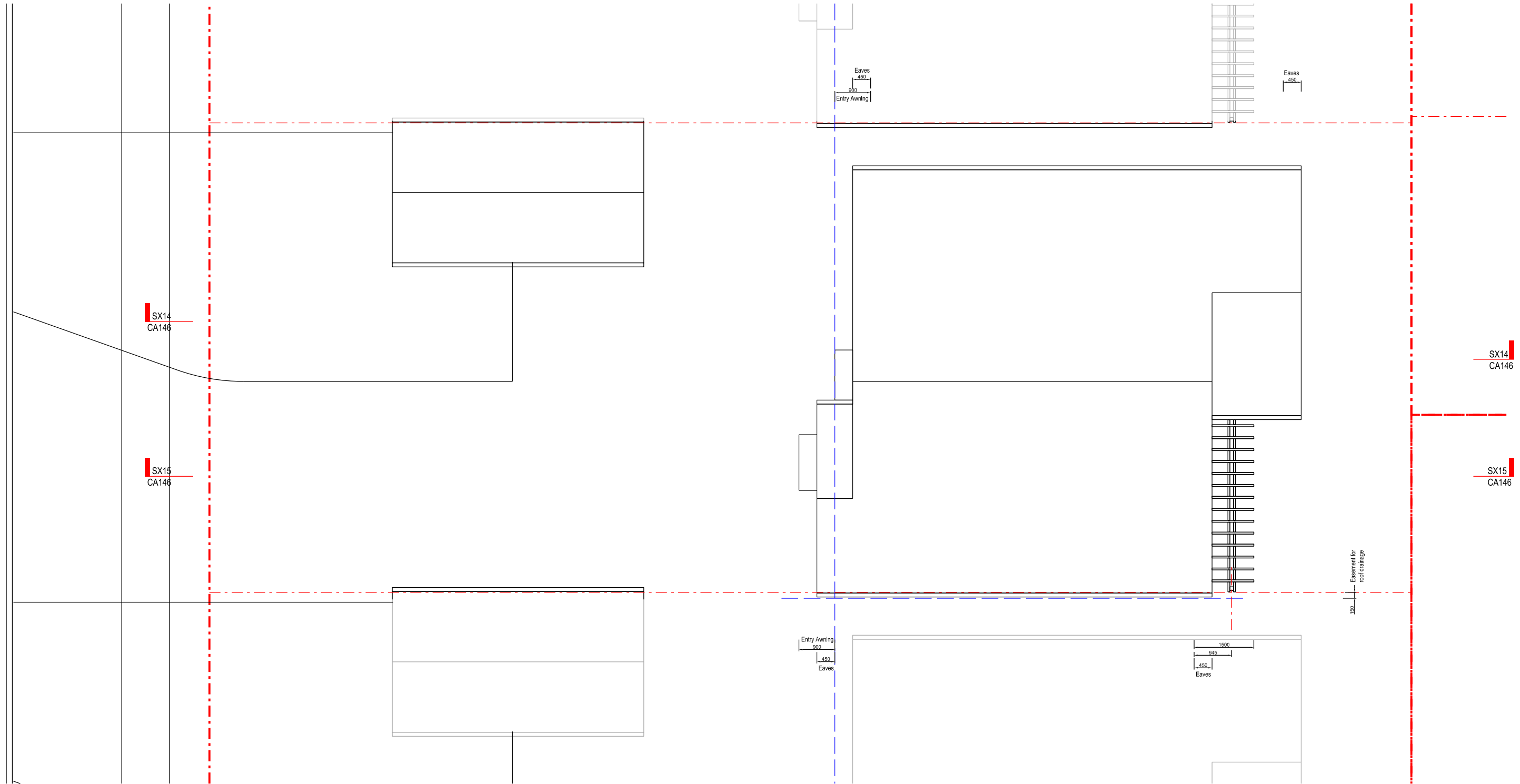
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Drawing Title
 Multi-Dwelling Housing Site C - SSDA
 Typical Upper Level Floor Plan

Drawn	DJD	Date	8th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	CA141	Rev.	B



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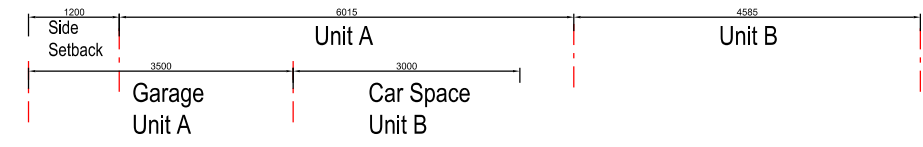
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Drawing Title
 Multi-Dwelling Housing Site C - SSDA
 Typical Roof Plan

Drawn	DJD	Date	9th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	CA142	Rev.	C



Typical Units
South Courtyard Elevation



Typical Units
South (Street) Elevation



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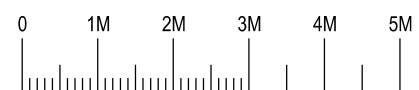
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 BUILDING COMMUNITY FUTURES

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 Moss Vale Road, Bomaderry

Drawing Title
 Multi-Dwelling Housing Site C - SSSA
 South (Street) Elevation

Drawn	DJD	Date	22nd August 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	CA143	Rev.	B



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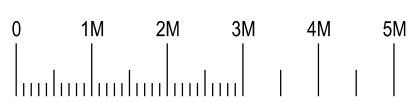
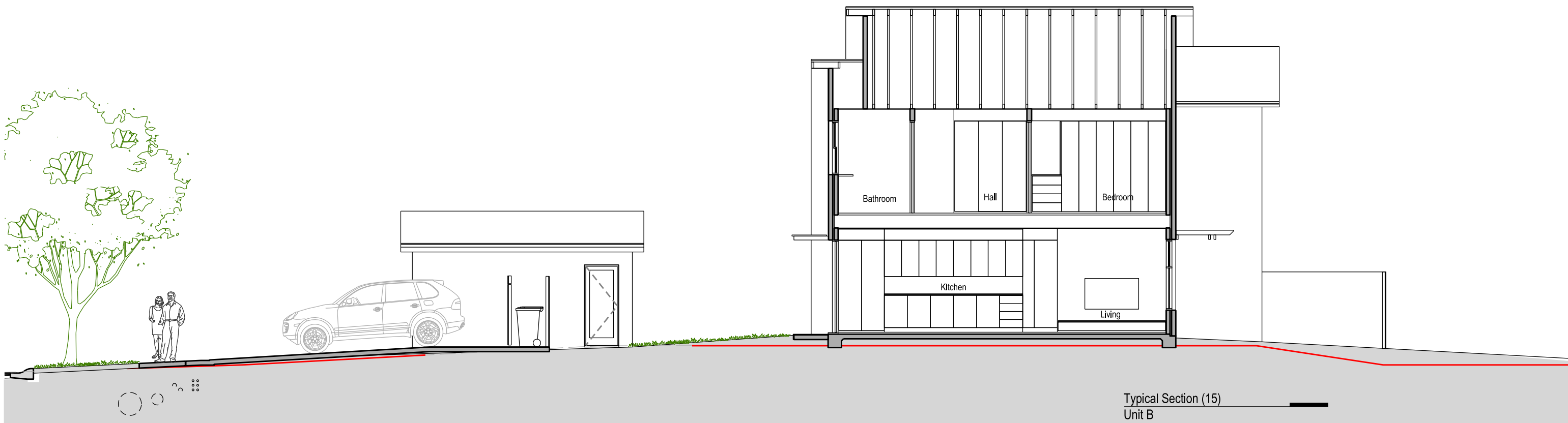
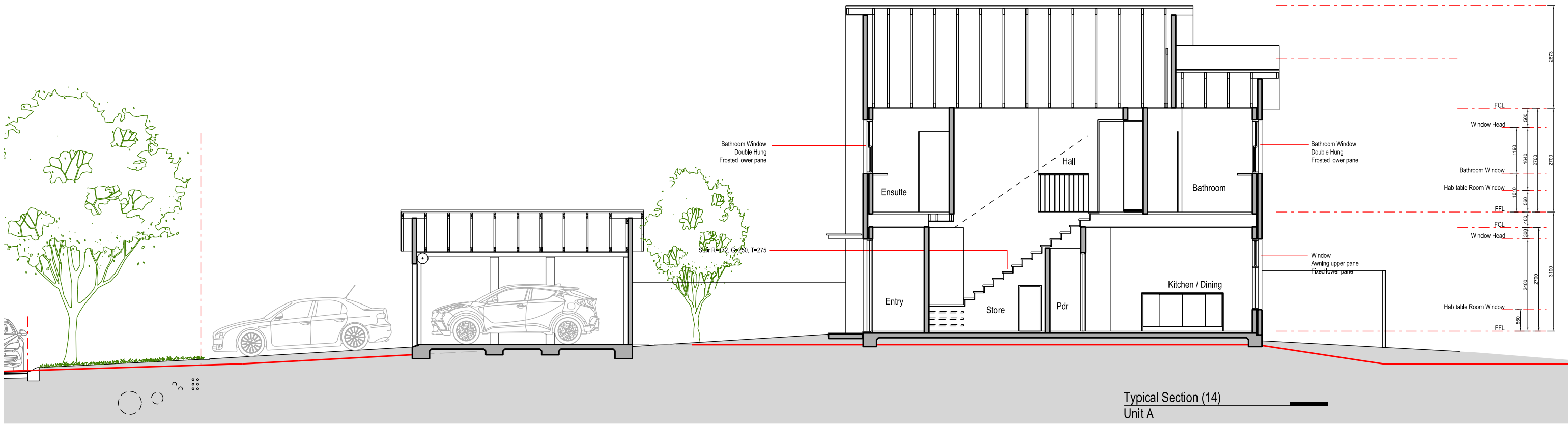
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Multi-Dwelling Housing Site C - SSSA
 South (Street) Elevation

Drawn	DJD	Date	9th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	CA143	Rev.	B



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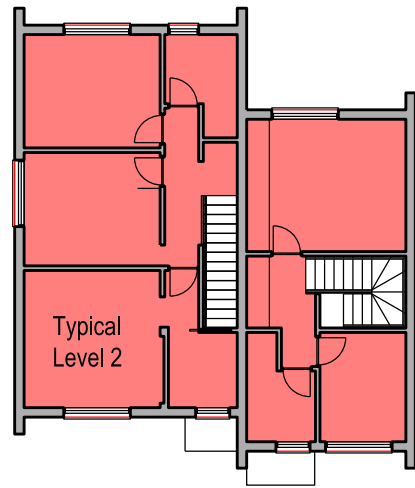
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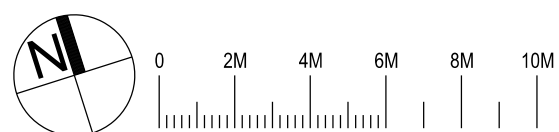
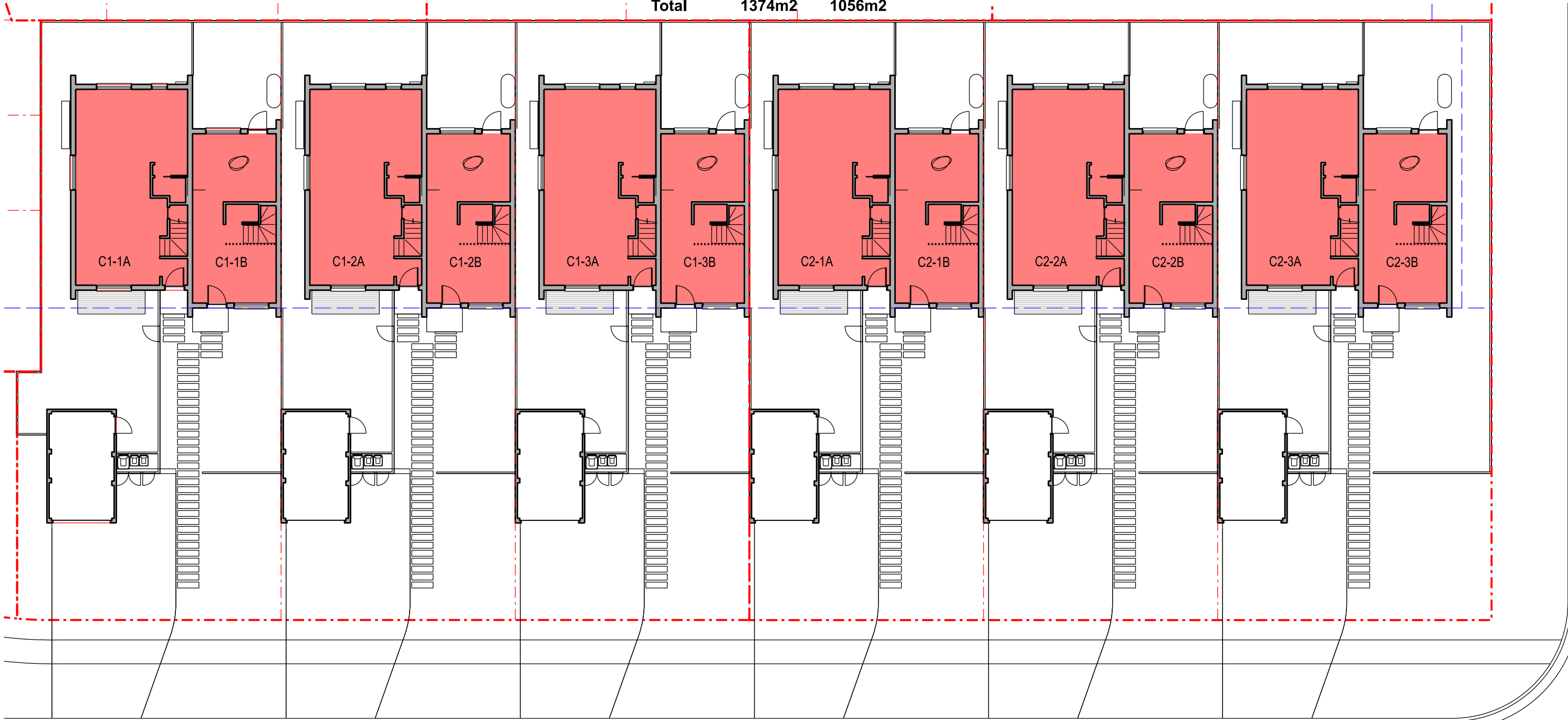
Drawing Title
 Multi-Dwelling Housing Site C - SSSA
 Indicative Sections

Date	8th September 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	CA146 Rev. B



Area Calculation

Unit	GBA	GFA	GBA	GFA	GBA	GFA
	Level 1		Level 2		Total	
C1-1A	83	56	63	53	145	109
C1-1B	42	36	42	31	84	67
C1-2A	83	56	63	53	145	109
C1-2B	42	36	42	31	84	67
C1-3A	83	56	63	53	145	109
C1-3B	42	36	42	31	84	67
C2-1A	83	56	63	53	145	109
C2-1B	42	36	42	31	84	67
C2-2A	83	56	63	53	145	109
C2-2B	42	36	42	31	84	67
C2-3A	83	56	63	53	145	109
C2-3B	42	36	42	31	84	67
Total	1374m2	1056m2				



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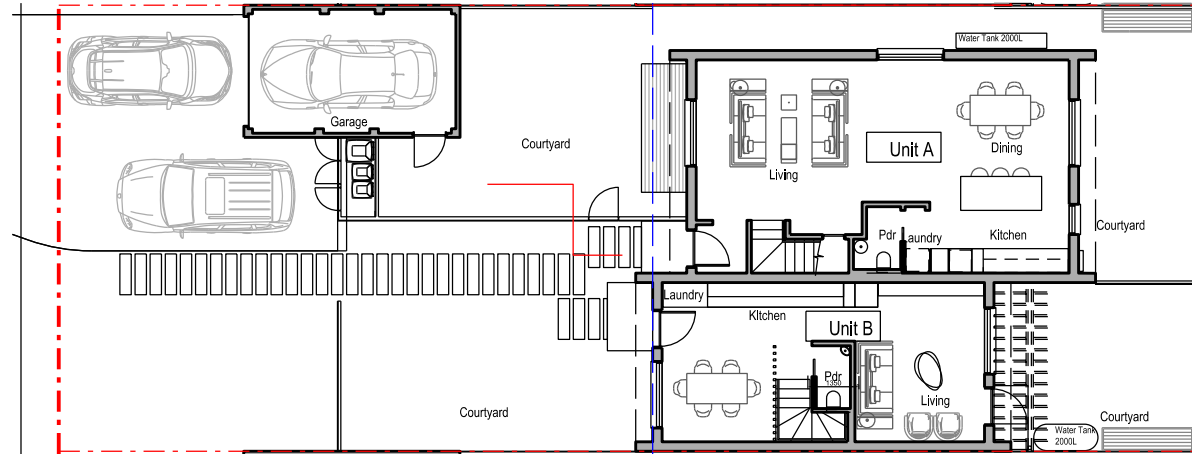


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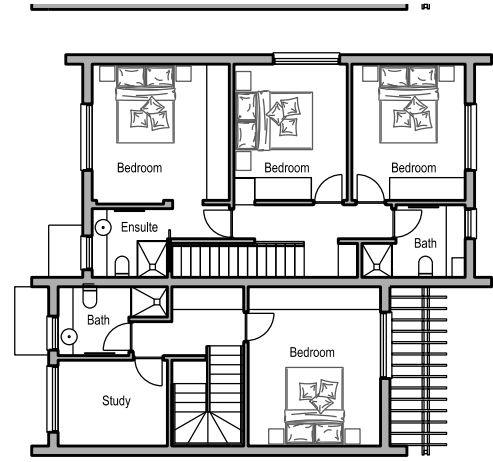
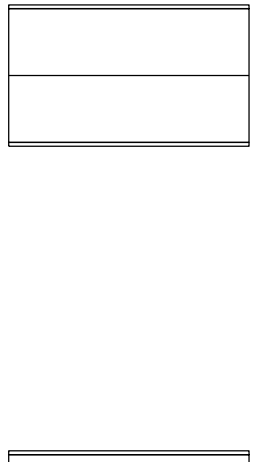
Drawing Title
 Housing Site C - Proposed SSDA
 Floor Area Calculation

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	CA170 Rev. A

Precinct C Specification



Typical Unit
Level One (Ground) Plan



Typical Unit
Level Two Plan

Wall and roof frames

90mm metal frames to all walls, mid floors and roof.

External Floors

Concrete slab on ground, R1.0 insulation (except garage areas)

Suspended timber floor between levels

No insulation required where habitable rooms are below
R4.0 insulation where subfloors, open suspended floor and garage are below

External Walls

Brick veneer: Internal plasterboard lining, 90mm metal stud with R2.7 bulk insulation, drainage channel, brick veneer

External wall colours: Medium

Intertenancy Walls

Masonry cavity 110mm brick, 40mm gap, 110mm brick, plasterboard finish

Walls within dwellings

Plasterboard on studs, no insulation required between conditioned rooms
R2.7 insulation between garage and habitable rooms, and roof space and habitable rooms (if applicable)

Glazing Doors/Windows

Window frame colour: dark

Application	U-Value	SHGC
Sliding Door	3.45	0.43
Awning	3.48	0.43
Louvre	4.30	0.57
Double Hung	3.47	0.45
Casement	3.46	0.46

Window restrictors

Window restrictors are modelled in the first-floor bedrooms to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

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

Roof

Pitched roof: Metal roof with R1.3 anticon blanket

Natural ventilation to all pitched roof

External roof colour: medium

Ceilings

Plasterboard ceiling with R6.0 insulation (minimum 215mm cavity space).
Where attic roof or balcony is above, the insulation must extend to the external wall (R3.0 default 450mm from walls as per tech notes), default thermal bridging modelled

Plasterboard ceiling with R4.0 (minimum 215mm cavity space) insulation where skillion roof is above.

No insulation to garage where roof is above.

Ceiling Penetrations

Sealed and insulated LED downlights, maximum one every 4.0m, modelled as per tech notes.

Floor coverings

Carpet to bedrooms and upstairs hallways, tiles elsewhere

BASIX Water Commitments

Fixtures

Install showerheads minimum rating of 4 stars-High flow (>6.0 and <= 7.5 Litres/min)

Install toilet flushing system with a minimum rating of 4 stars in each toilet

Install tap with minimum rating of 5 stars in the kitchen

Install taps with minimum rating of 5 stars in each bathroom

Alternative Water

Install individual rainwater tanks, minimum 2,000L capacity collected from min. 50 to 100m² roof area (site dependant). Tanks connected to at least one outdoor tap and toilets

BASIX Energy Commitments

Hot water system

Electric heat pump 26 to 30 STCs

Cooling system

1 phase air-conditioning to living areas and bedrooms: EER 3.0-3.5

Heating system

1-phase air-conditioning to living areas and bedrooms: EER 3.5-4.0

Ventilation

Weather seals and draft protection to all external windows and doors

Dampers to all exhaust fans

Bathrooms individual fan, externally ducted connected to light, timer off

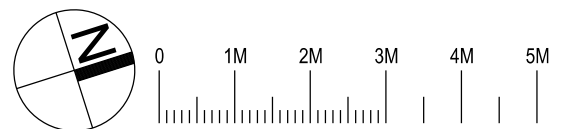
Kitchen individual fan, externally ducted manual on/off switch

Laundry room individual fan, externally ducted manual on/off switch

Other

Induction cooktop, electric oven

Outdoor clothes drying line



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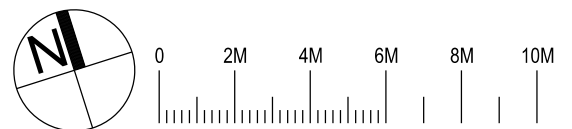
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Multi-Dwelling Housing Site C - SSSA
Typical Specification

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	CA180 Rev. A

Open Space

Unit	Site Area	Open Space	%
C1-1	380	190	50%
C1-2	356.5	166	47%
C1-3	356.5	166	47%
C1-4	356.5	166	47%
C1-5	356.5	166	47%
C1-6	417	226	54%
Total	2223m2	1080m2	49%



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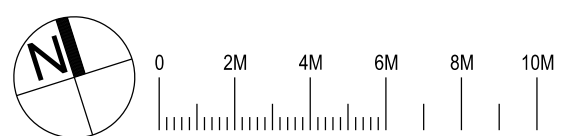
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Drawing Title
 Housing Site C - Proposed SSDA
 Open Space Area Calculation

Date	4th February 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	CA185 Rev. B

Deep Soil Area

	Site Area	Deep Soil	%
Total	2223m2	895m2	40%



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Drawing Title
 Housing Site C - Proposed SSSA
 Deep Soil Area Calculation

Date	4th February 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	CA186 Rev. B