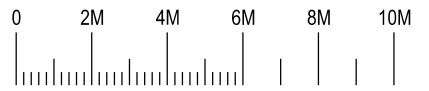
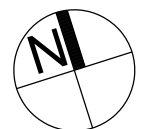
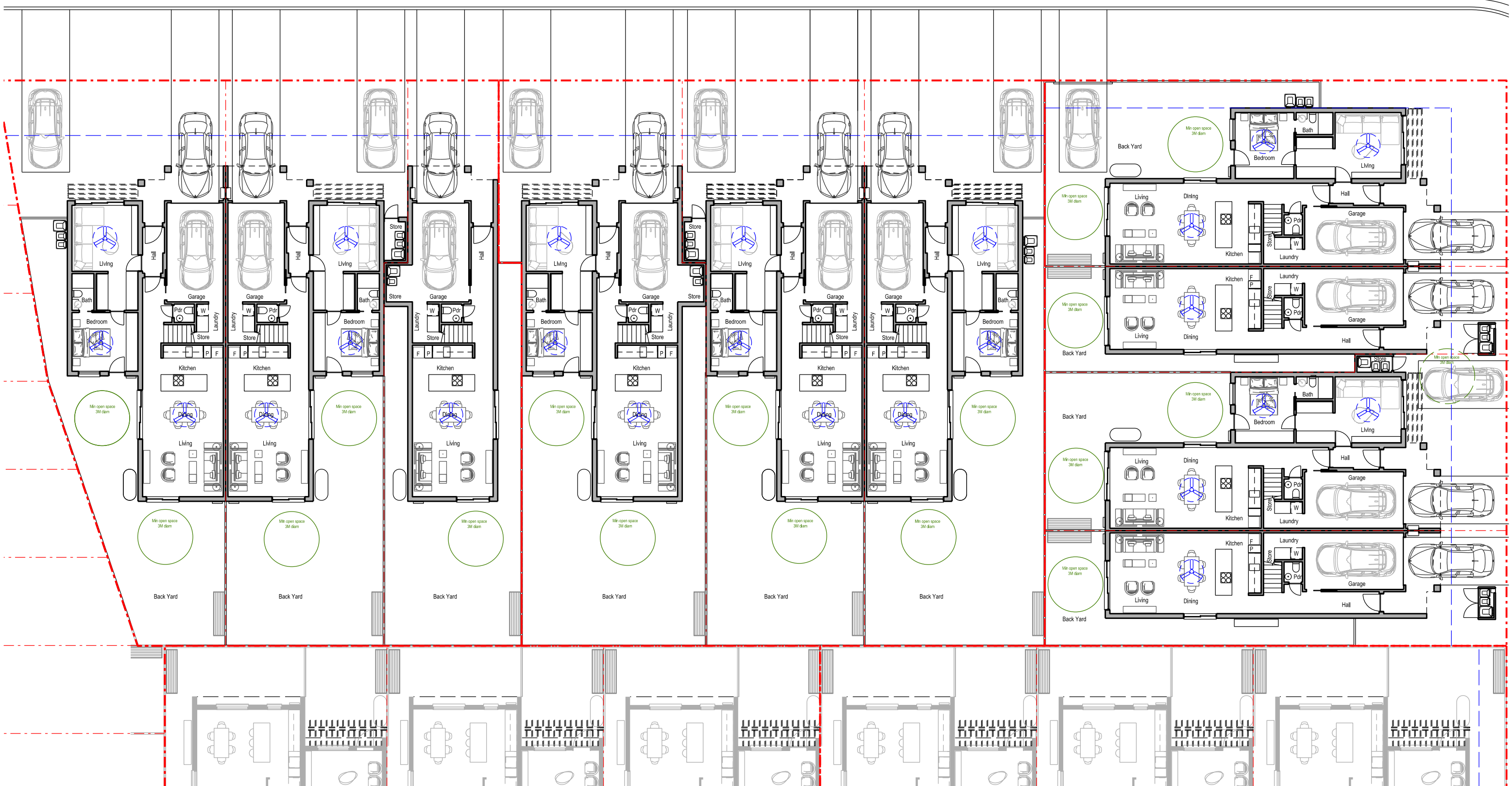


Residential Road

SX16
EA146

SX17
EA147

SX18
EA148



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct E - SSDA
 Level 1 (Ground) General Arrangement

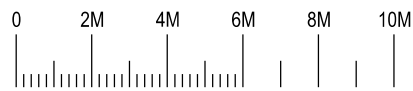
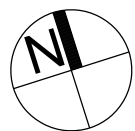
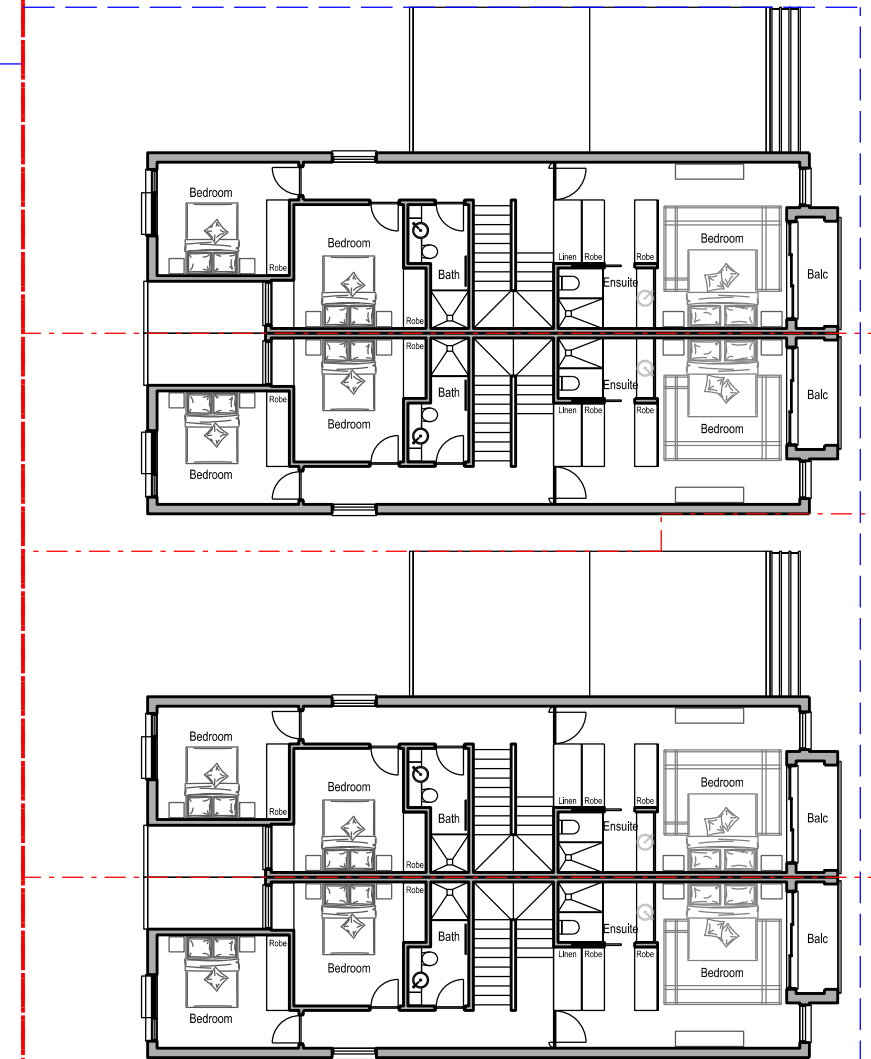
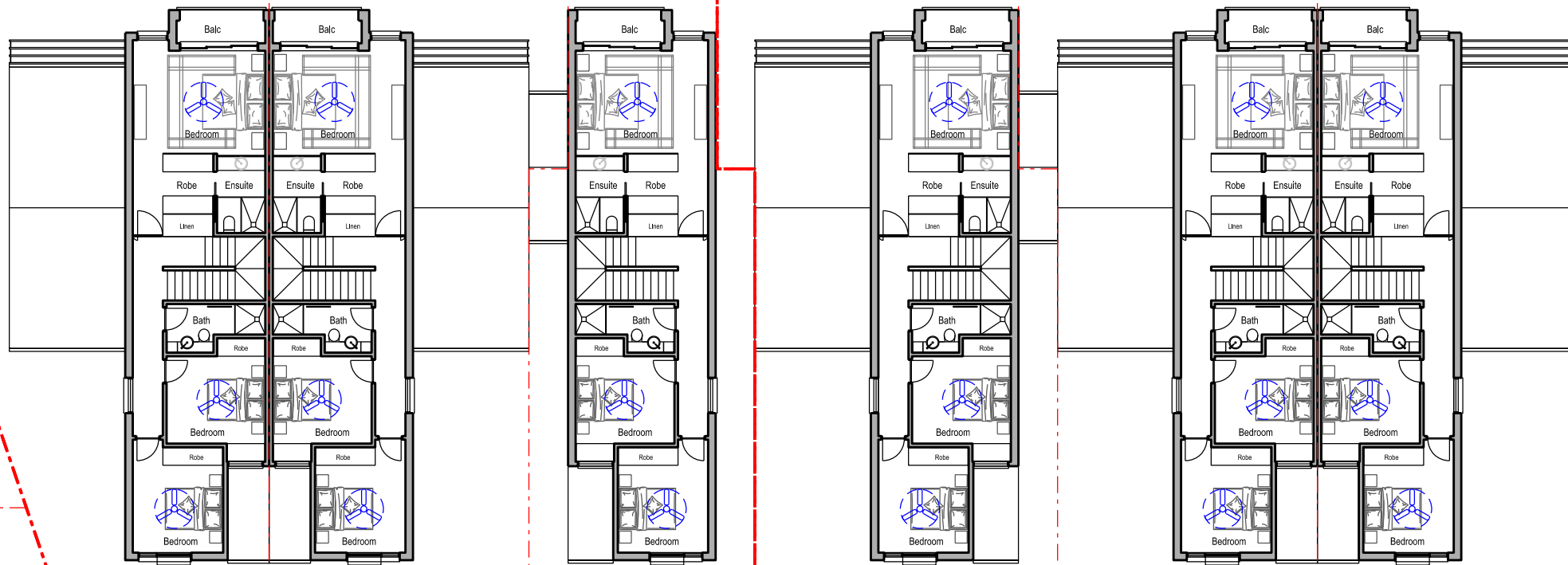
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Job No.	SYB01	Dwg No.	EA110 Rev. F

Residential Road

SX16
EA148

SX17
EA147

SX18
EA148



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSDA
 Level 2 (Upper) General Arrangement

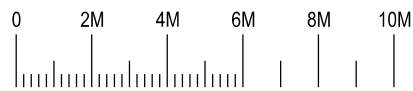
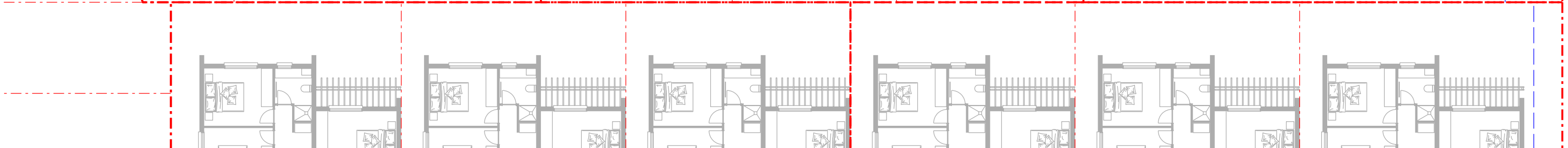
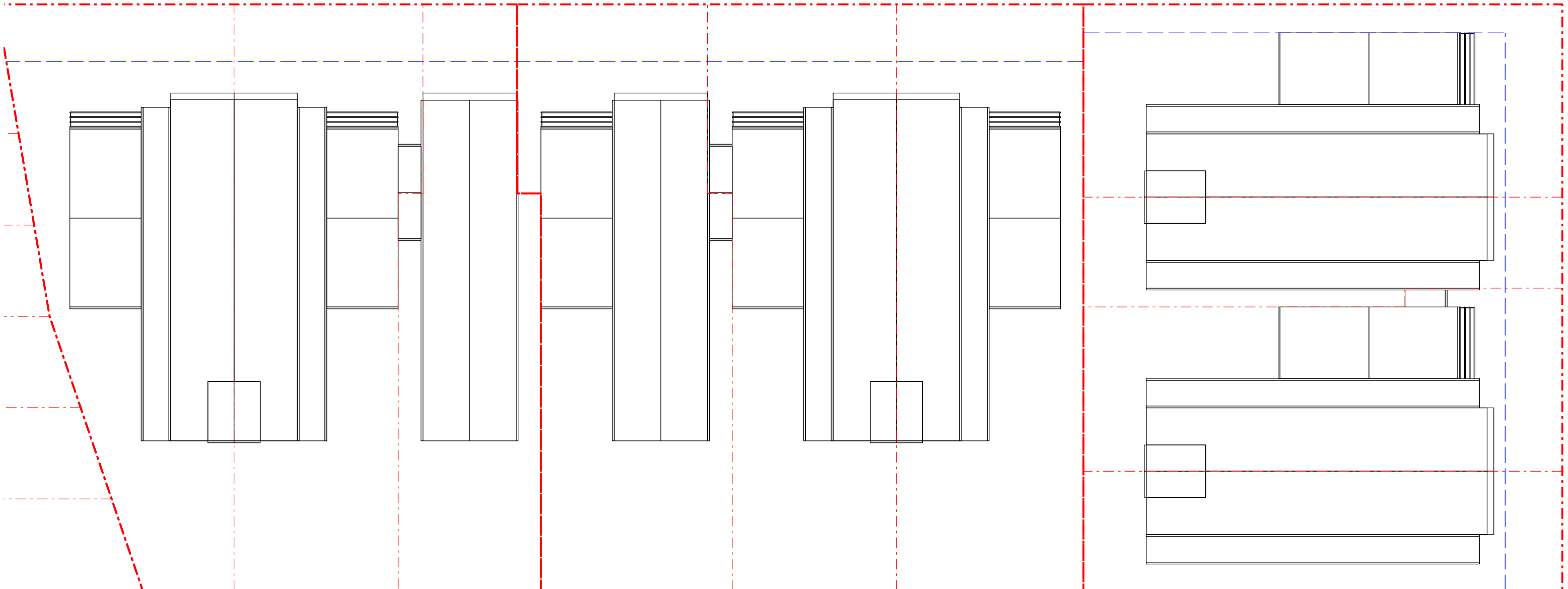
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Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	EA120	Rev.	D

Residential Road

SX16
EA146

SX17
EA147

SX18
EA148



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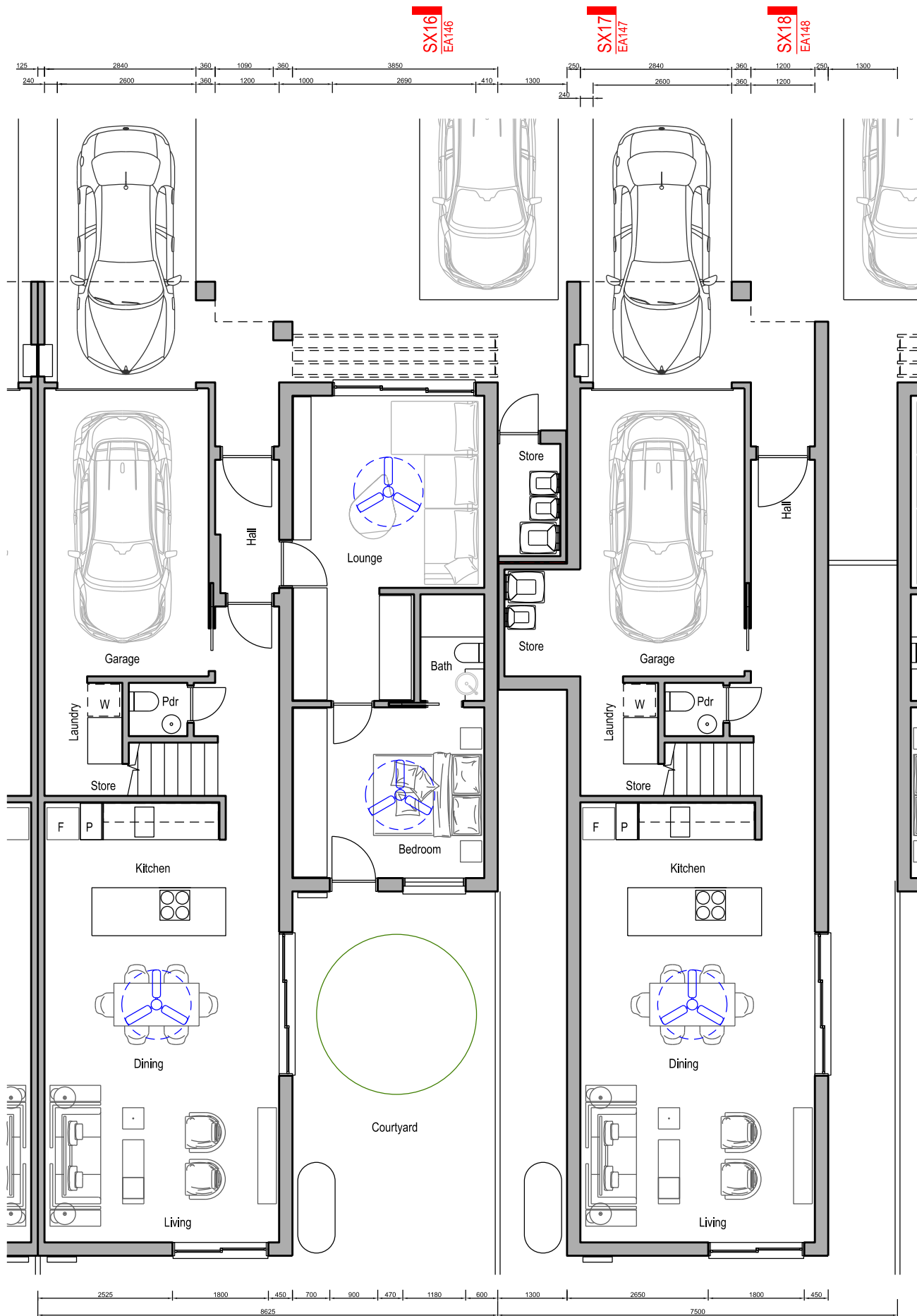
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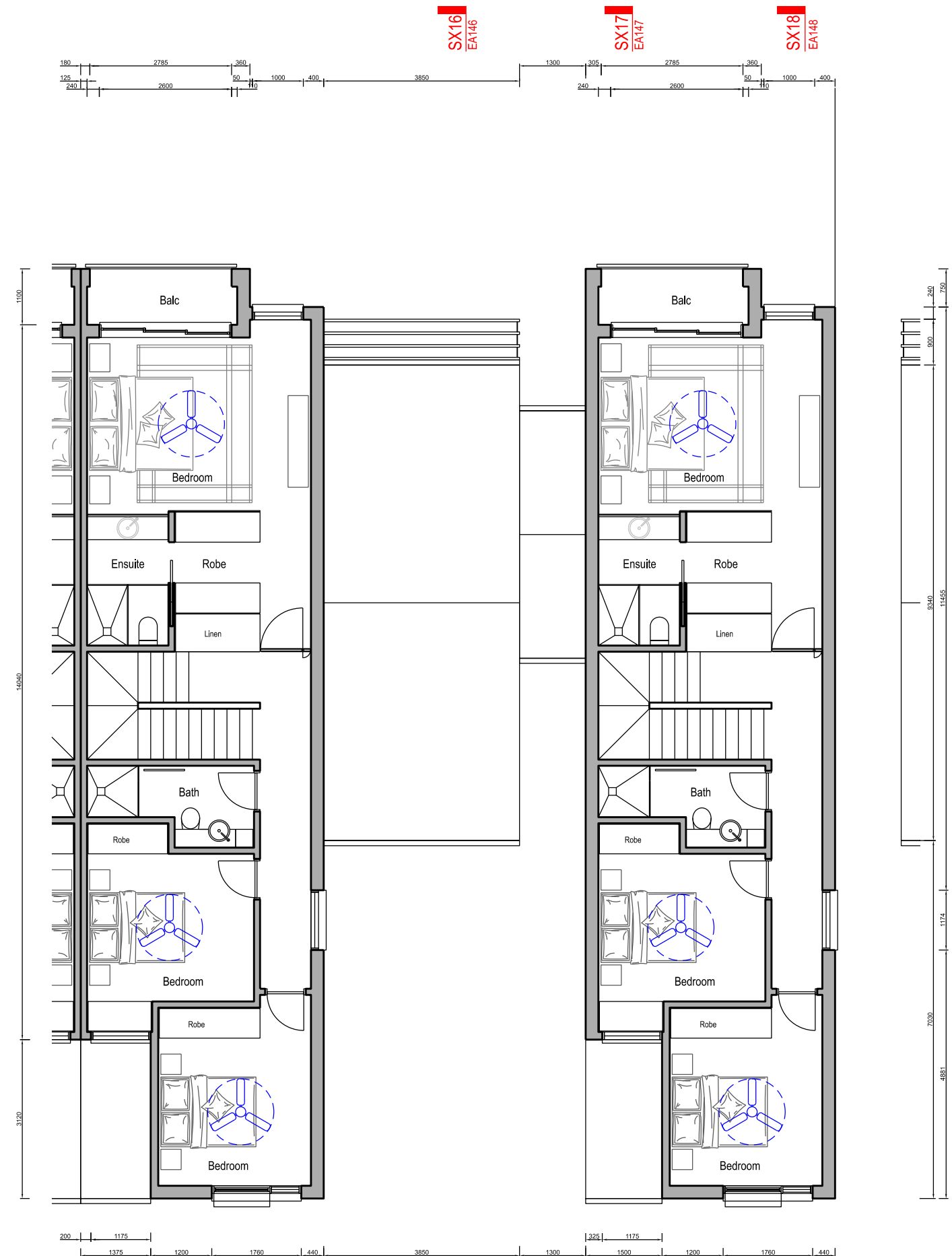
Drawing Title
 Housing Site E - SSSA
 Roof Plan

Drawn	DJD	Date	15th September 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	EA130	Rev.	C



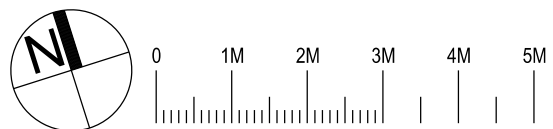
Typical 4 Bed Attached House
Ground Floor Level

Typical 3 Bed Attached House
Ground Floor Level



Typical 4 Bed Attached House
Upper Floor Level

Typical 3 Bed Attached House
Upper Floor Level



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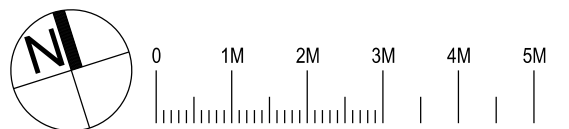
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSDA
 Typical Unit Plans

Date	28th October 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA140 Rev. D



North (Street) Elevation
Attached Group



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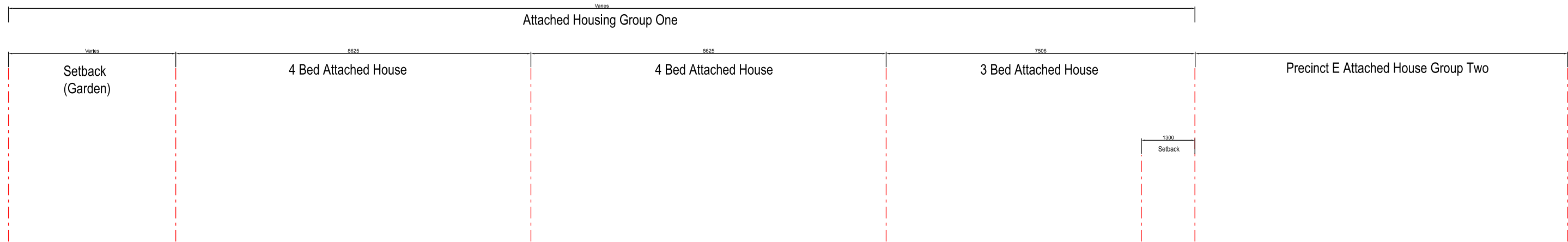
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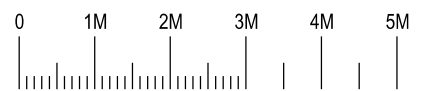
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSSA
 Street Elevation

Date	28th October 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA142 Rev. C



South (Back Yard) Elevation
Attached Group



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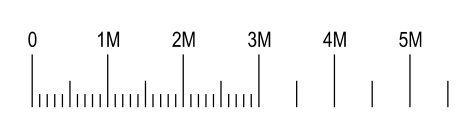
Drawing Title
 Housing Site E - SSSA
 Lane Elevation (South)

Drawn	DJD	Date	15th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	EA142	Rev.	B



- FC Cladding to upper level (White of Dark Grey)
- Corrugated Metal Roofing (Natural Zincalume)
- Face Brick (Off White)
- Aluminium Blade Handrail Forward Fixed (Black Powdercoat)
- Improved Aluminium Double Glazed Windows throughout (Black Powdercoat Finish)
- Face Brick (Off White)
- Face Brick Columns (Mid Brown Tone)

Street Elevation (East)



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSSA
 Street Elevation 2 (East Facing)

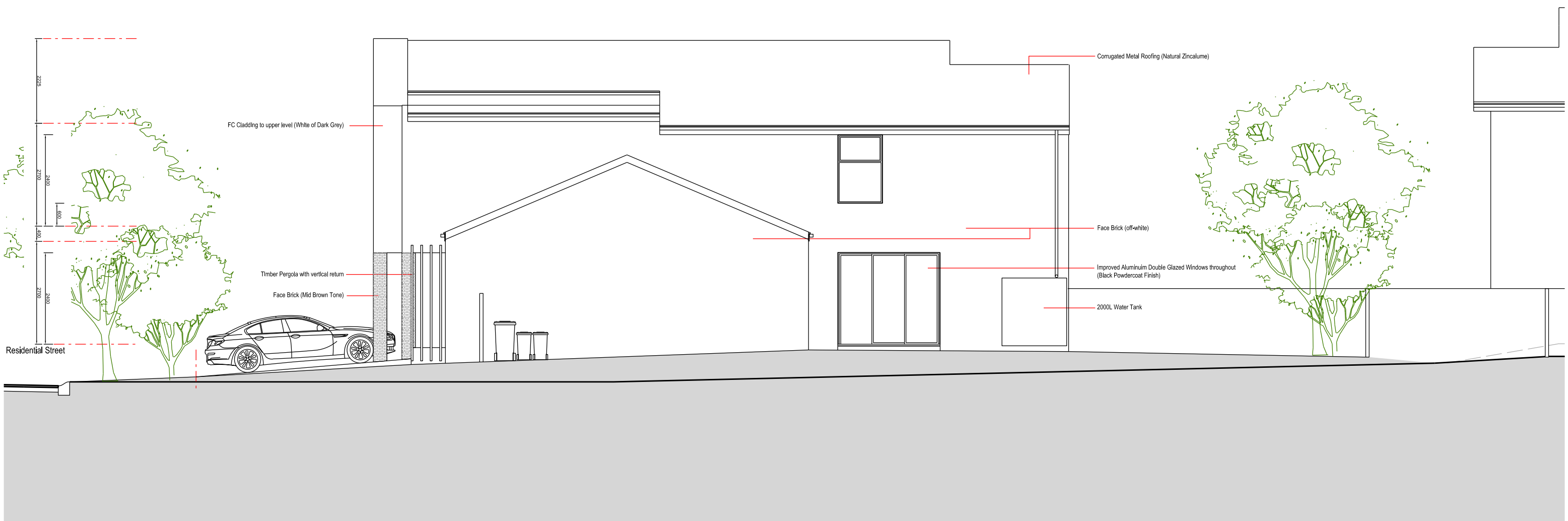
Date	15th September 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA144 Rev. B

Precinct E West Elevation (4 Bedroom Attached Dwelling)

Precinct C
Multi-Dwelling
Housing

4660
Building Setback

6550
Garage Setback



FC Cladding to upper level (White of Dark Grey)

Corrugated Metal Roofing (Natural Zincalume)

Timber Pergola with vertical return

Face Brick (Mid Brown Tone)

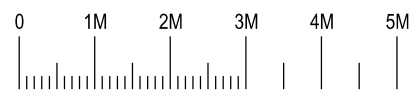
Face Brick (off-white)

Improved Aluminium Double Glazed Windows throughout
(Black Powdercoat Finish)

2000L Water Tank

Residential Street

Street Elevation (East)



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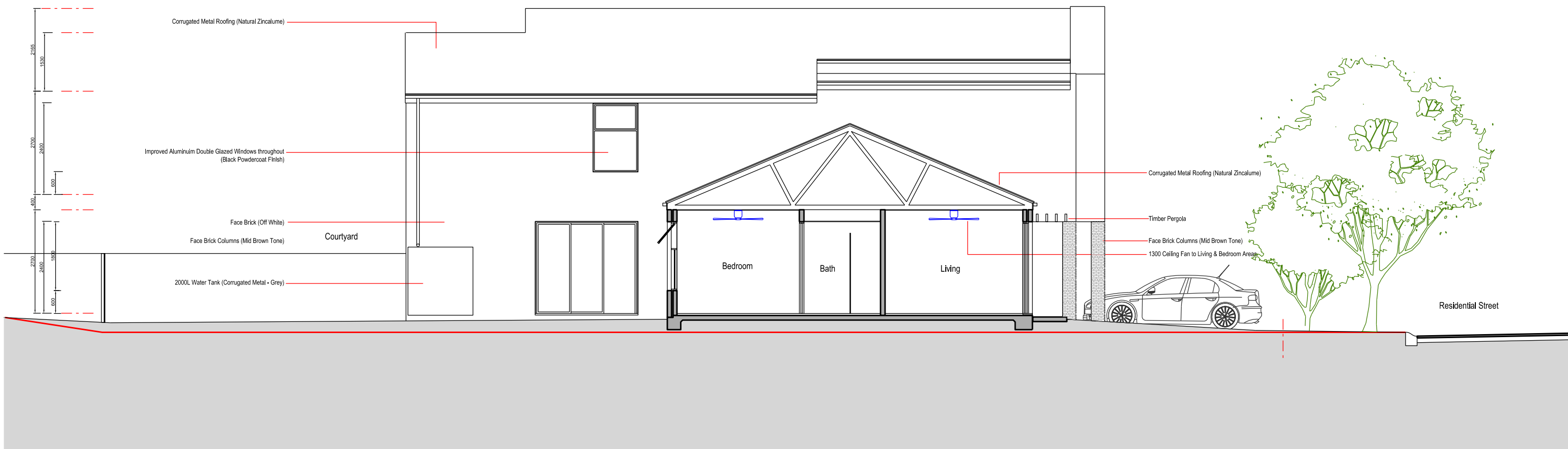
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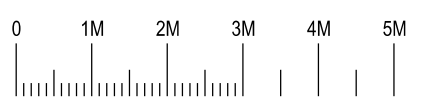
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Site E - SSSA
West Elevation

Drawn	DJD	Date	15th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	EA145	Rev.	B



Typical Section (16)



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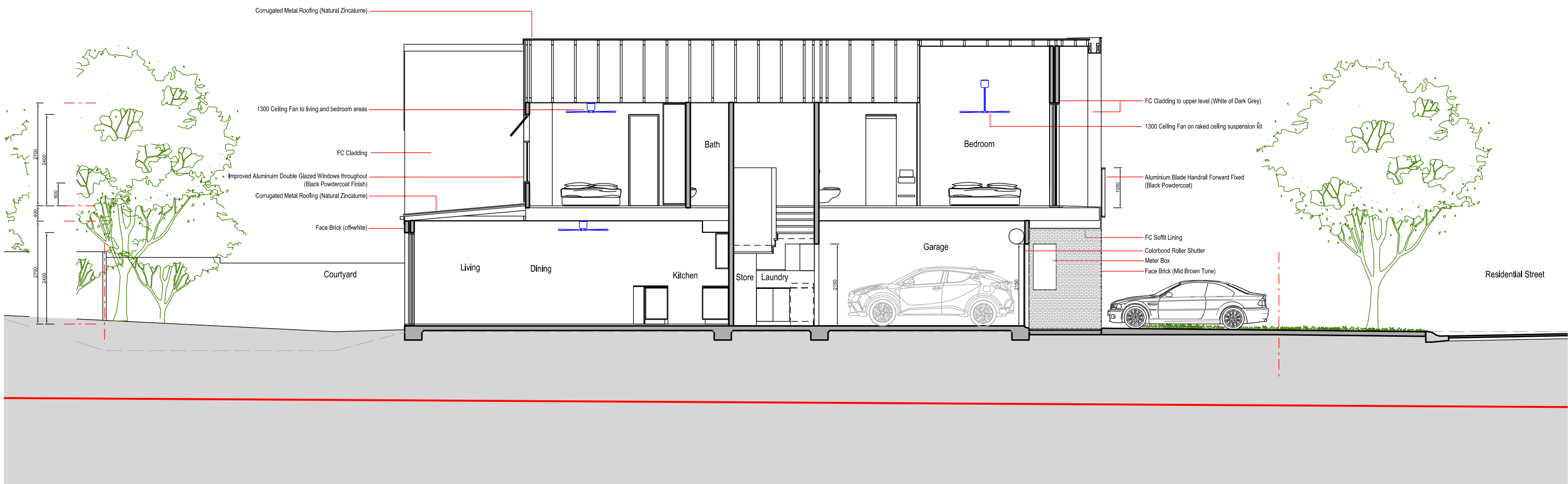
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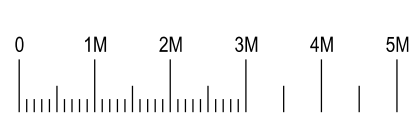
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSDA
 Section (16)

Date	28th October 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	EA146 Rev. C



Typical Section (17)



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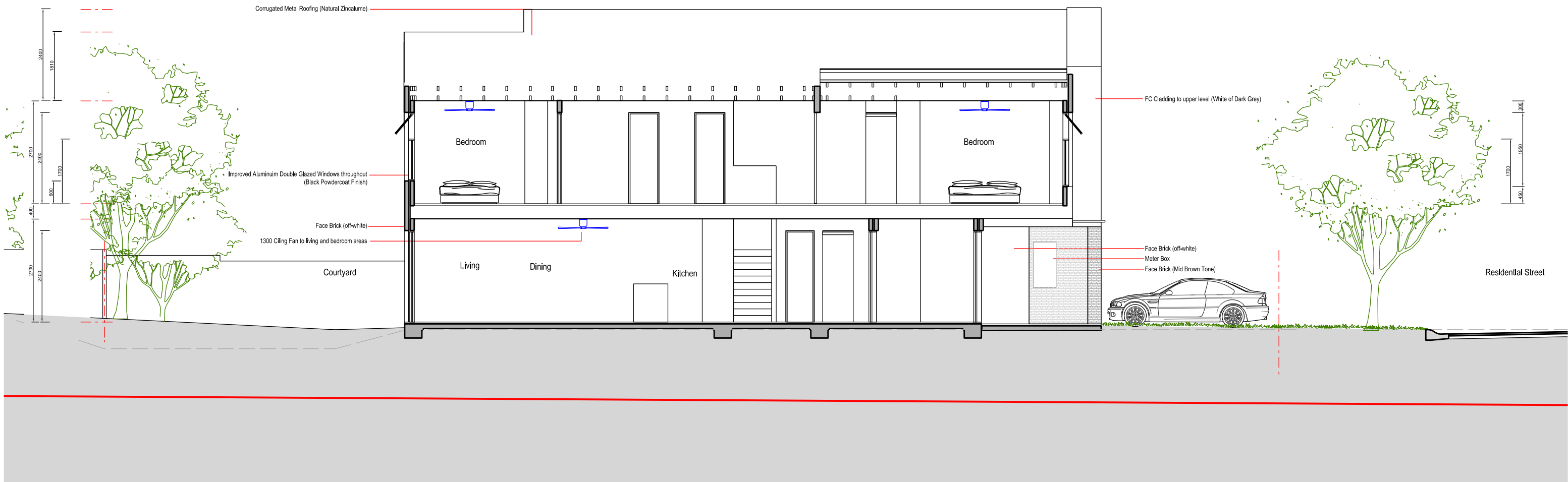
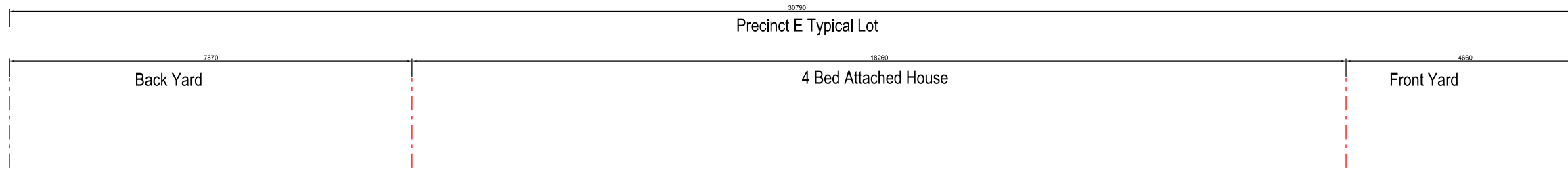
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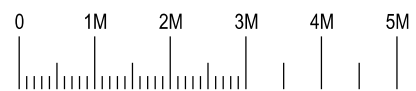
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site E - SSDA
 Section (17)

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	EA147	Rev.	C



Typical Section (18)



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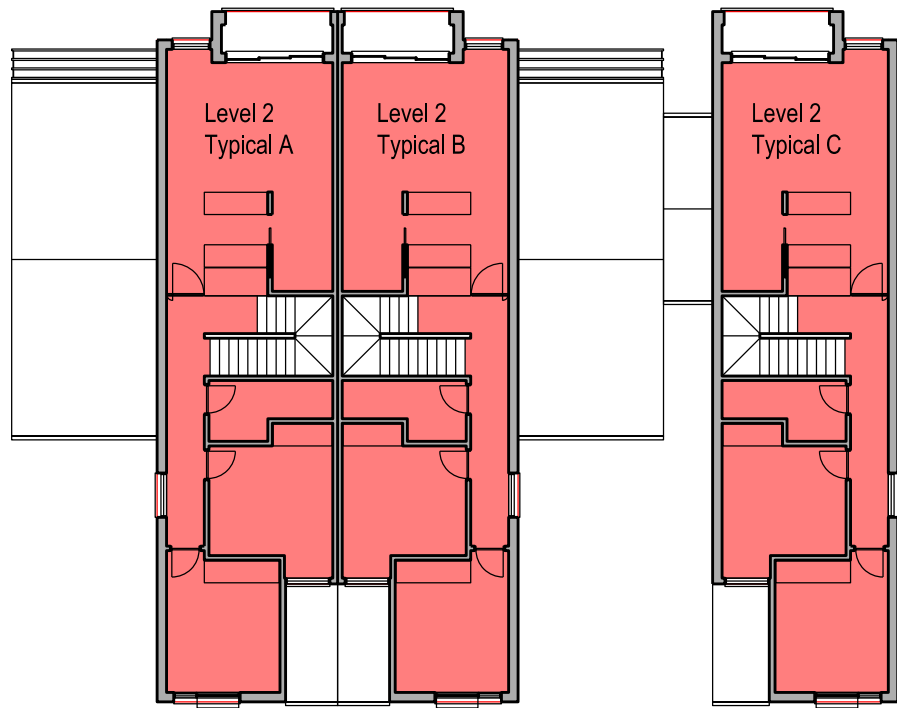


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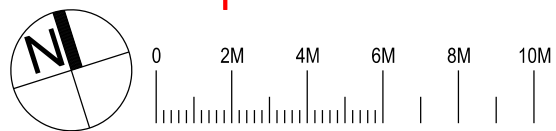
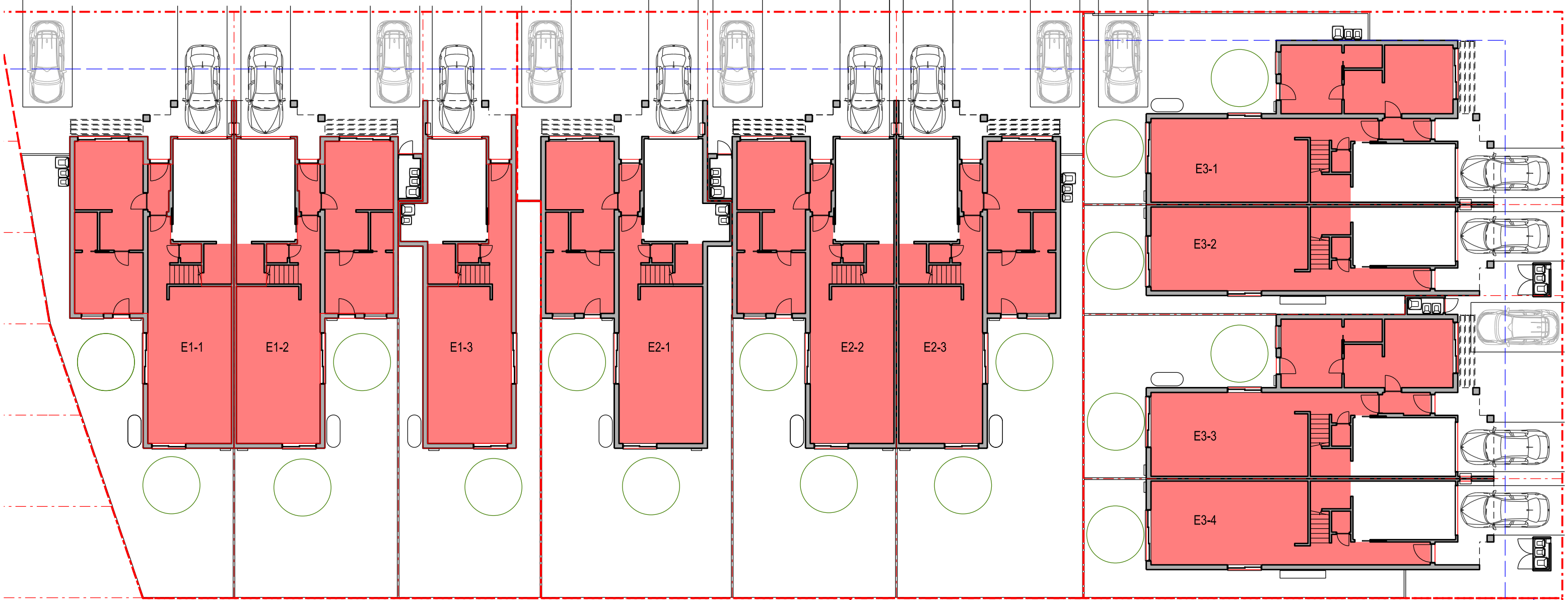
Drawing Title
 Housing Site E - SSDA
 Section (18)

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	EA148	Rev.	C

Area Calculation



Unit	GBA	GFA	GBA	GFA	GBA	GFA
Level 1						
E1-1	114	86	82	64	196	150
E1-2	114	86	82	64	196	150
E1-3	83	51	84	64	167	115
E2-1	119	86	84	64	203	150
E2-2	117	86	82	64	199	150
E2-3	114	86	82	64	196	150
E3-1	114	86	82	64	196	150
E3-2	77	51	82	64	159	115
E3-3	114	86	82	64	196	150
E3-4	77	51	82	64	159	115
Total	1867m2	1395m2				



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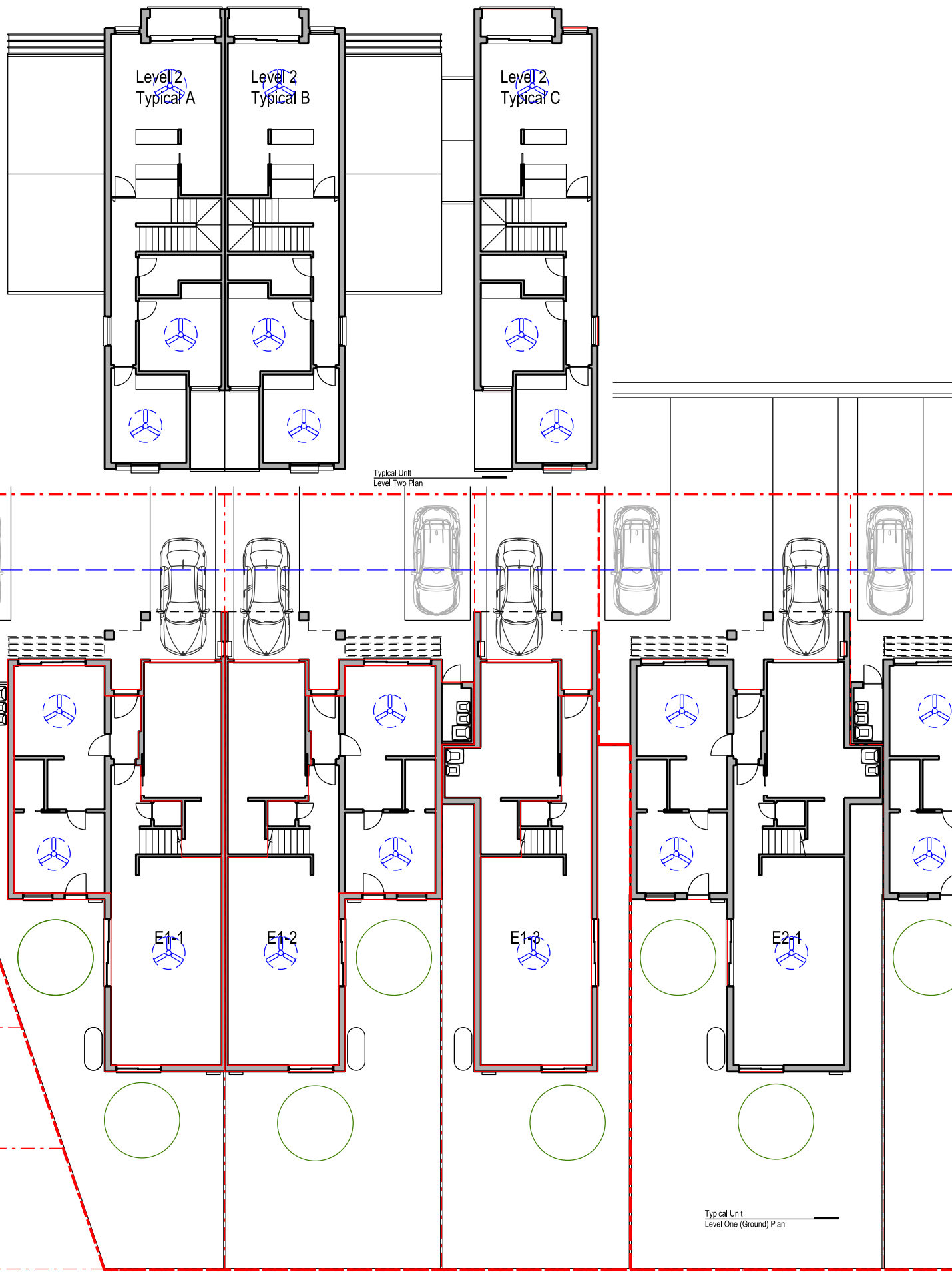
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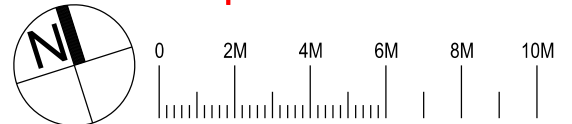
Drawing Title
 Housing Precinct E - SSSA
 Floor Area Calculation

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA170 Rev. A



Precinct E Specification

- Wall and roof frames**
90mm metal frames to all walls, mid floors and roof.
- External Floors**
Concrete slab on ground, R2.3 under slab insulation + R1.0 slab edge insulation
- Suspended timber floor between levels**
No insulation required where habitable rooms are below
R6.0 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 with the exception of Unit E2-1 to have R1.5 insulation to internal plasterboard walls.
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 | Glazing |
|--------------|---------|------|----------|
| Sliding Door | 2.95 | 0.30 | DG Clear |
| Awning | 3.39 | 0.38 | DG Clear |
| Louvre | 4.29 | 0.47 | SG Clear |
| Double Hung | 2.99 | 0.30 | DG Clear |
| Casement | 2.95 | 0.30 | DG Clear |
- 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 with the exception of E2-1 to have a R1.8 Builders Blanket to roof
Natural ventilation to all pitched roof areas
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**
1300 diameter Ceiling fans to each bedroom and living area
1400 diameter ceiling fan to living area of D2-1
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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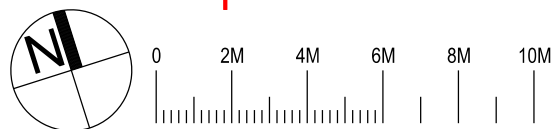
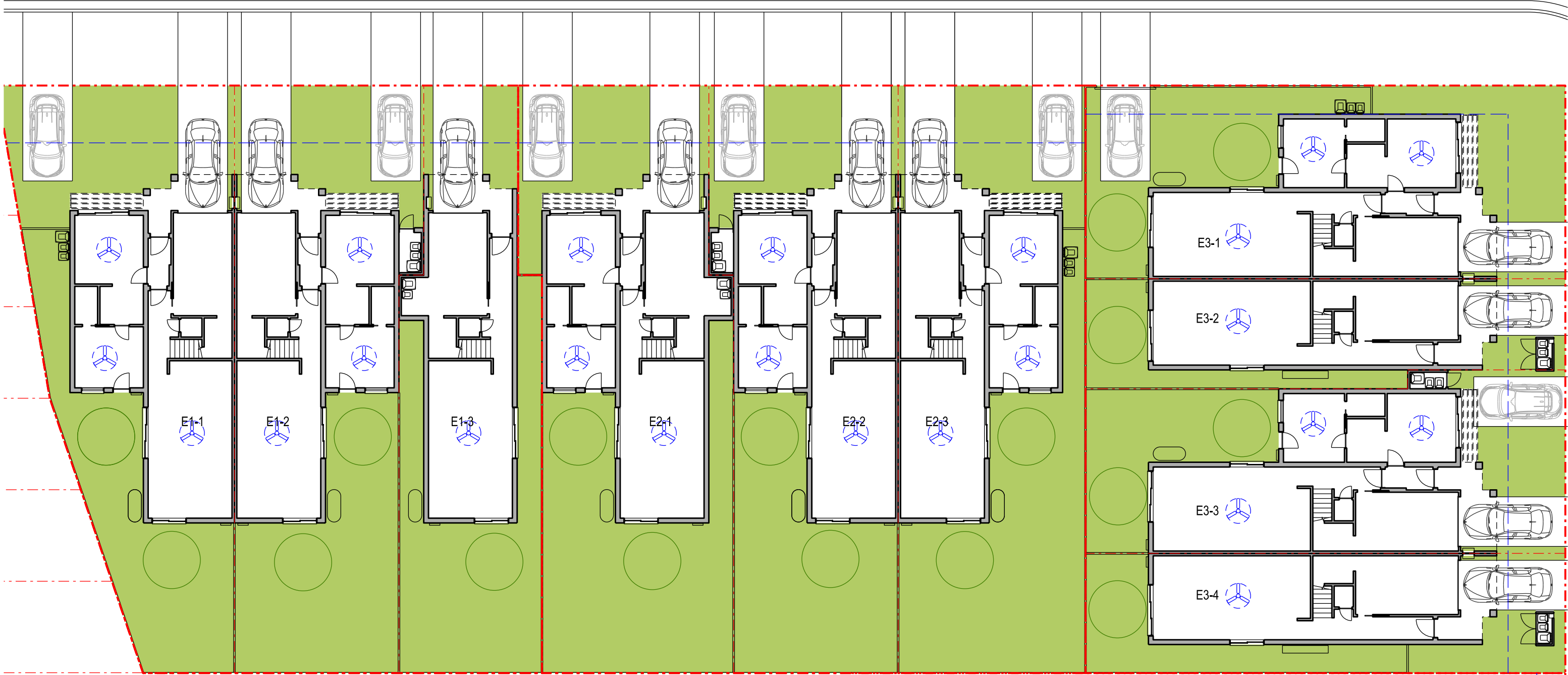
Moss Vale Road, Bomaderry

Drawing Title
Housing Precinct E - SSSA
Typical Specification

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA180 Rev. A

Open Space

Unit	Site Area	Open Space	%
E1-1	286	133	47%
E1-2	278	124	45%
E1-3	206	102	50%
E2-1	309	152	50%
E2-2	278	124	45%
E2-3	303	152	50%
E3-1	255	107	42%
E3-2	137	43	31%
E3-3	255	80	29%
E3-4	158	64	39%
Total	2435m2	1081m2	44%



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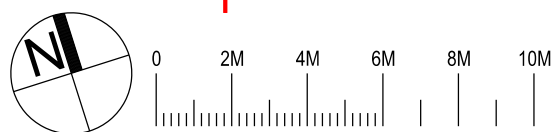
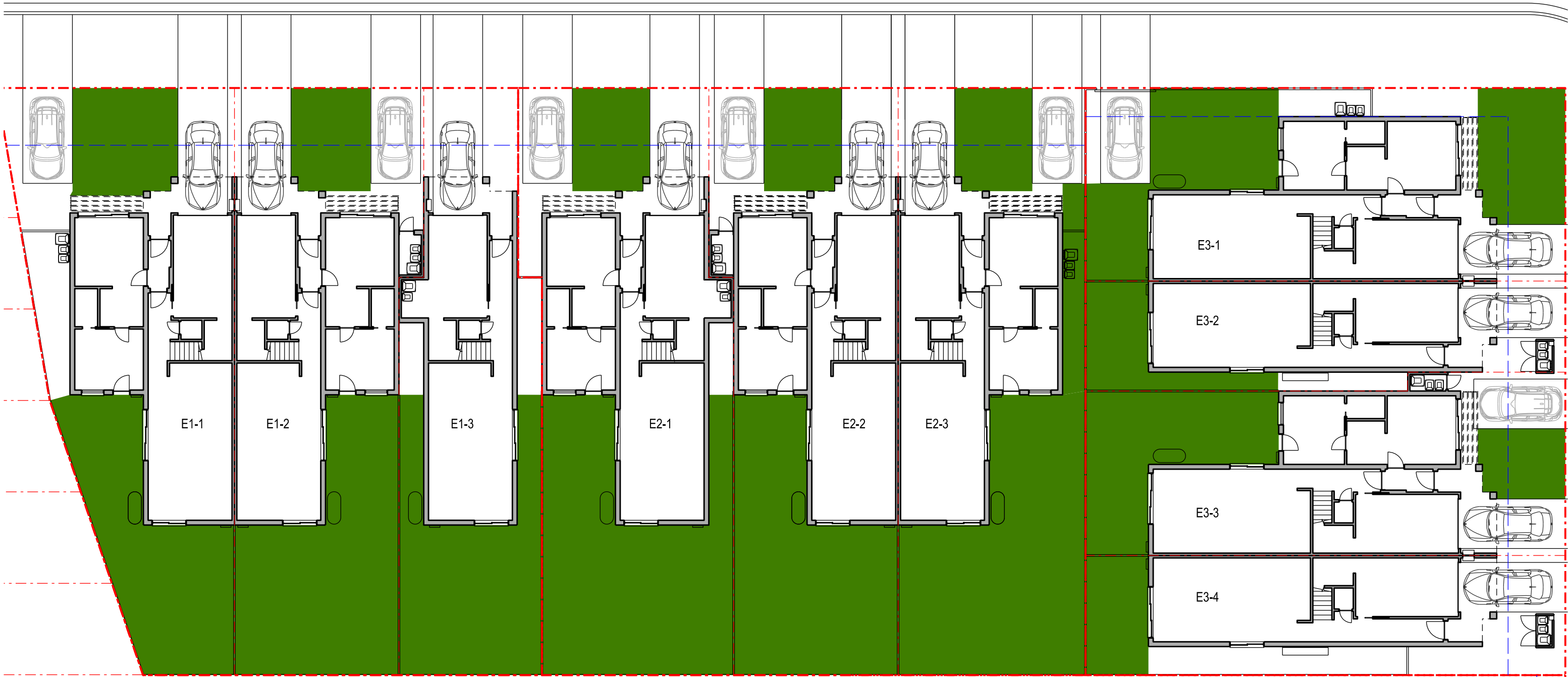
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct E - SSSA
 Open Space Area Calculation

Date	4th February 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA185 Rev. B

Deep Soil Area

Unit	Site Area	Deep Soil	%
Total	2435m ²	900m ²	37%



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The Yards
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Drawing Title
 Housing Precinct E - SSSA
 Deep Soil Area Calculation

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	EA186 Rev. A