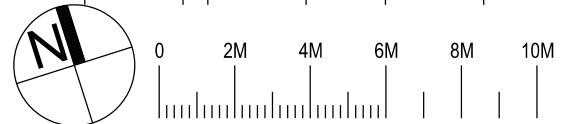


Shared Communal Driveway
Community Title

SK18
FIRE EXIT

Residential Road



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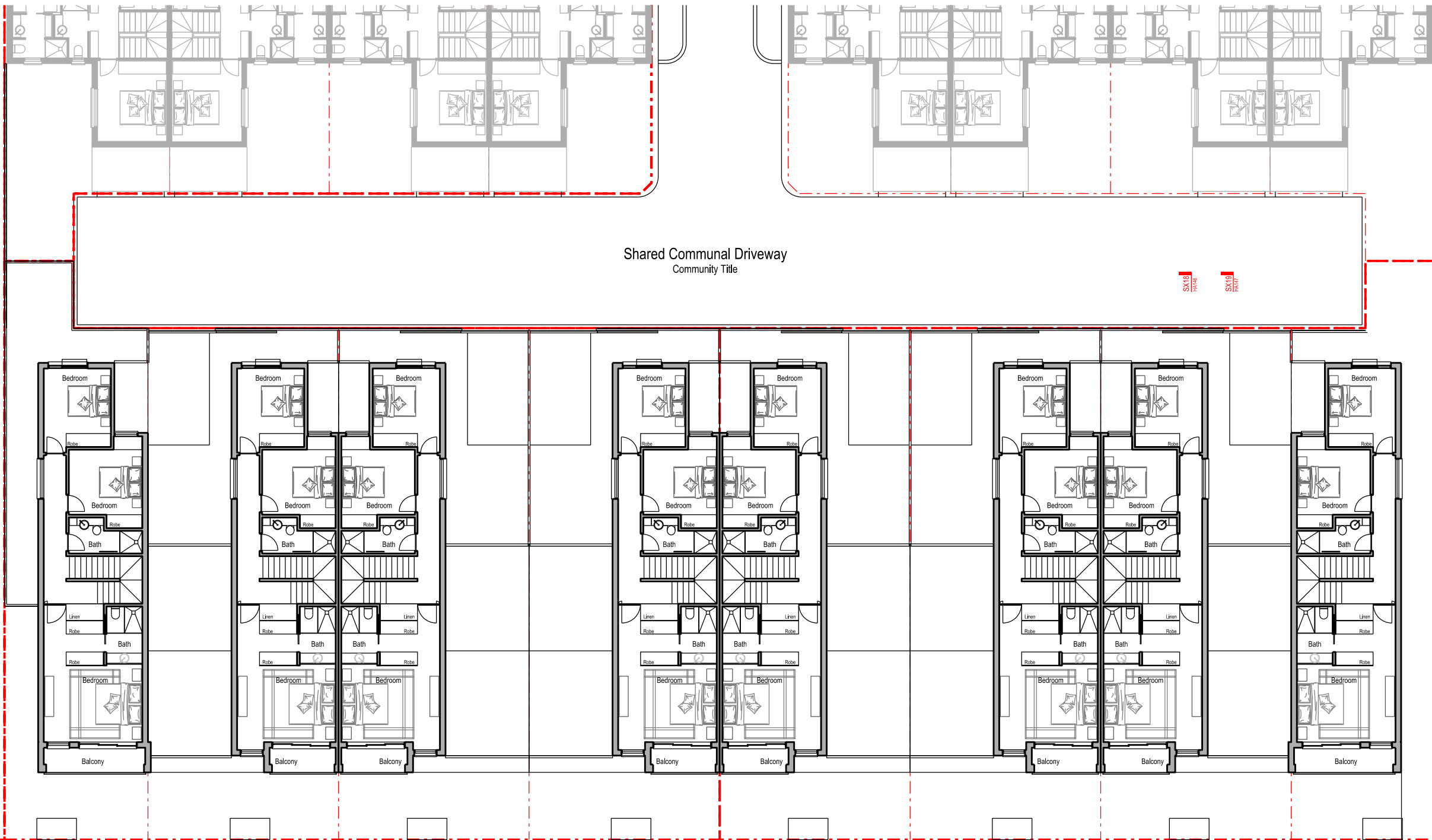


The Yards

Moss Vale Road, Bomaderry

Drawing Title
Housing Precinct H - SEDA
Level 1 (Ground) Floor Plan

Drawn	DJD	Date	27th September 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	HA110	Rev.	F



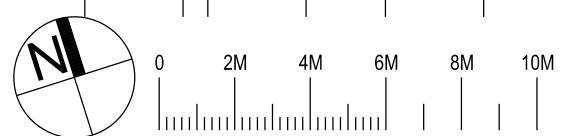
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2000

Bin Store

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Residential Road



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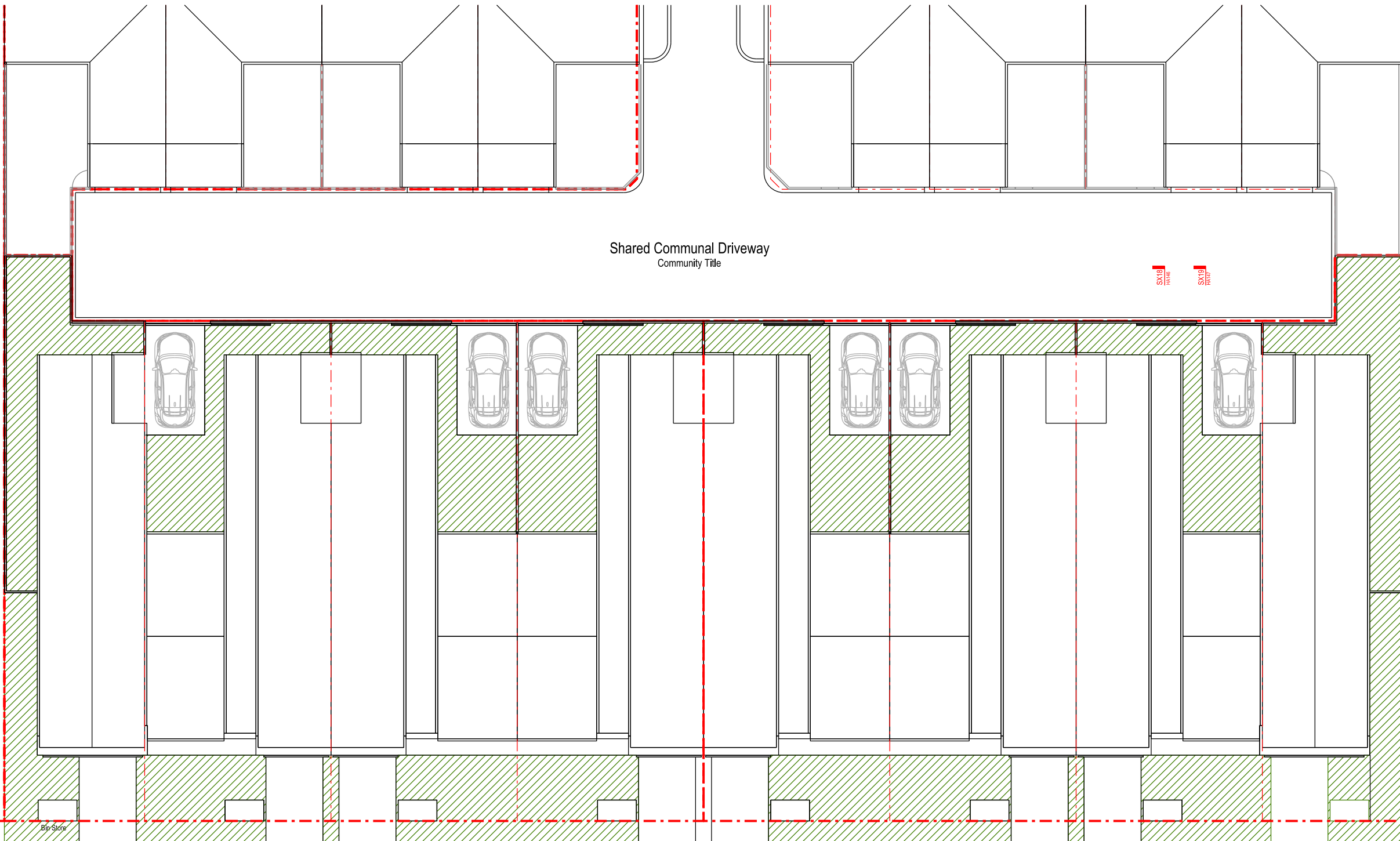
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The Yards
 Moss Vale Road, Bomaderry

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

Drawn	DJD	Date	27th September 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	HA120	Rev.	F



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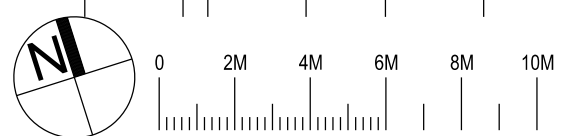
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Shared Communal Driveway
Community Title

SK18
SK18

Residential Road



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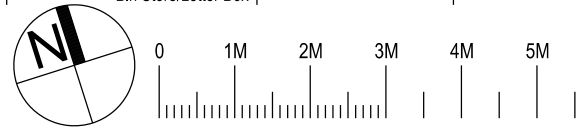
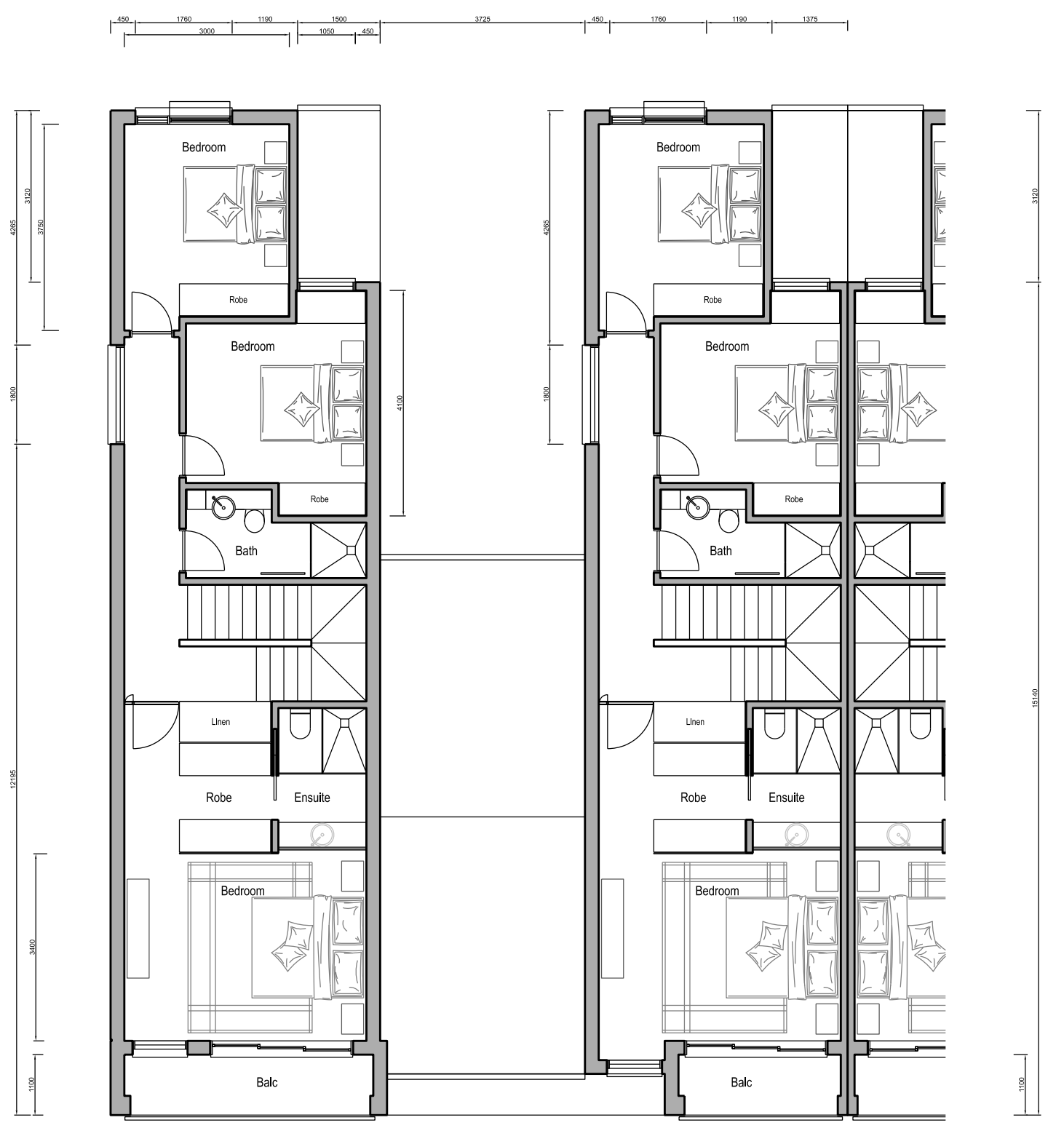
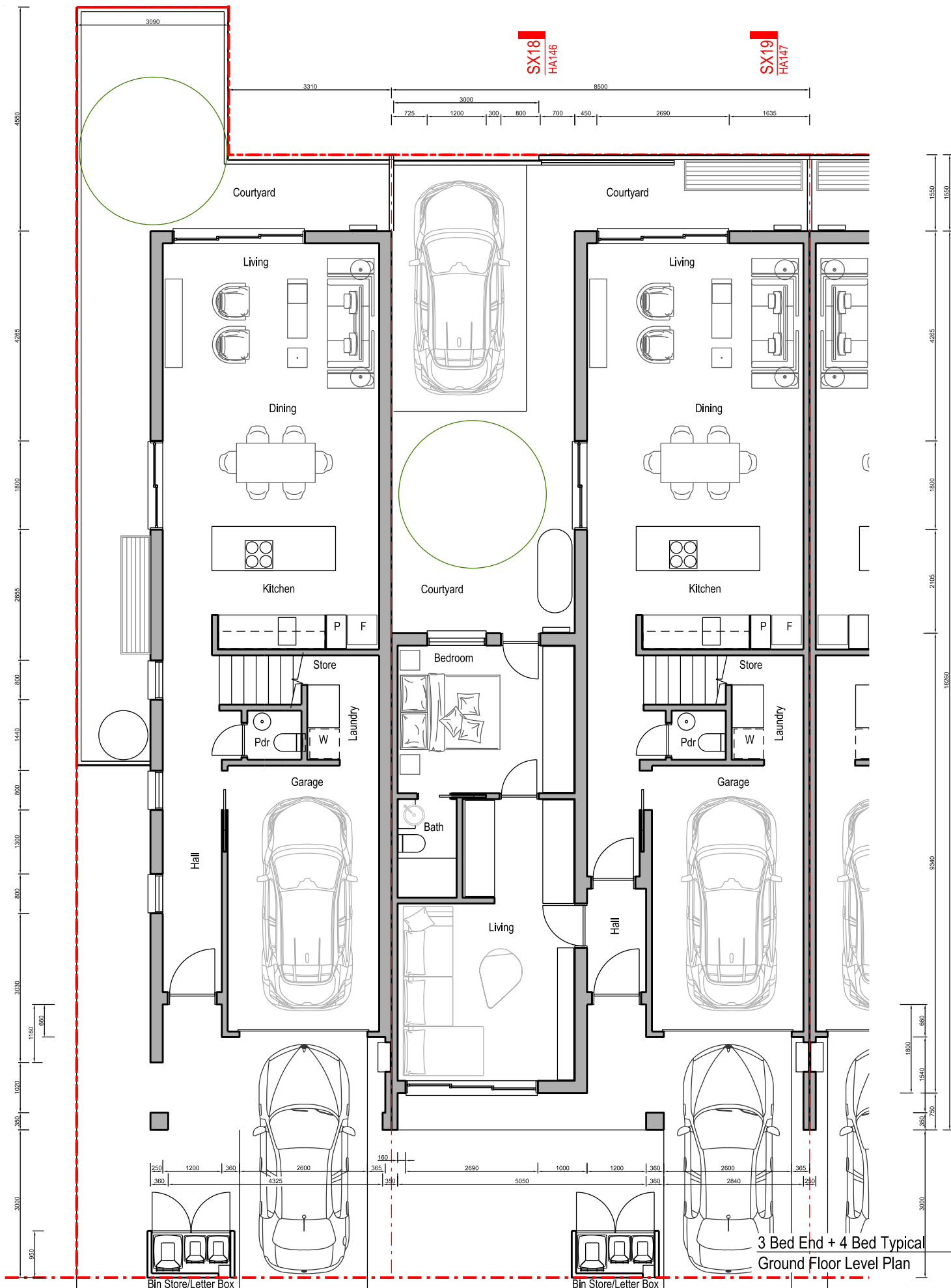
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct H - SSDA
 Level 3 Roof Plan

Date	27th September 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	HA130 Rev. F



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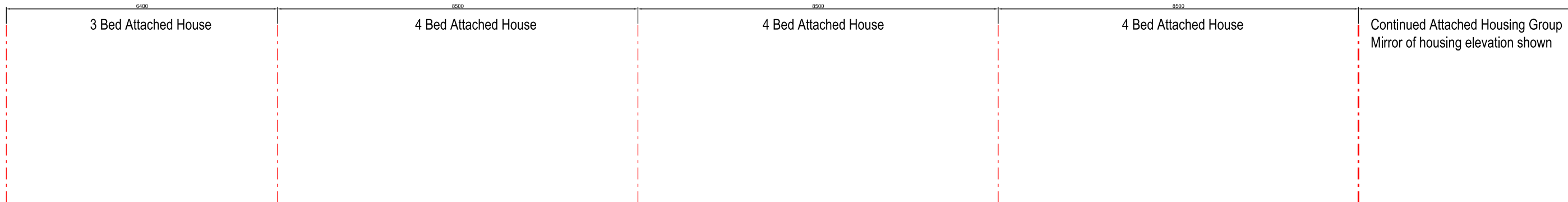
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Southern Cross Housing
 BUILDING COMMUNITY FUTURES

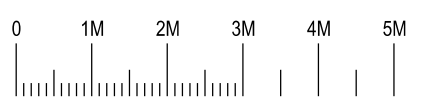
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct H - SSSA
 Typical Unit Plans

Date	27th September 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	HA140 Rev. C



South (Street) Elevation
Attached Group



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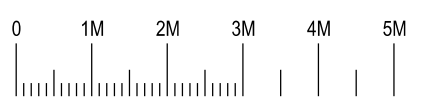
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Moss Vale Road, Bomaderry

Drawing Title
Housing Site G - SSSA
Street Elevation (South)

Drawn	DJD	Date	26th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	HA142	Rev.	C



North (Lane) Elevation
Attached Group



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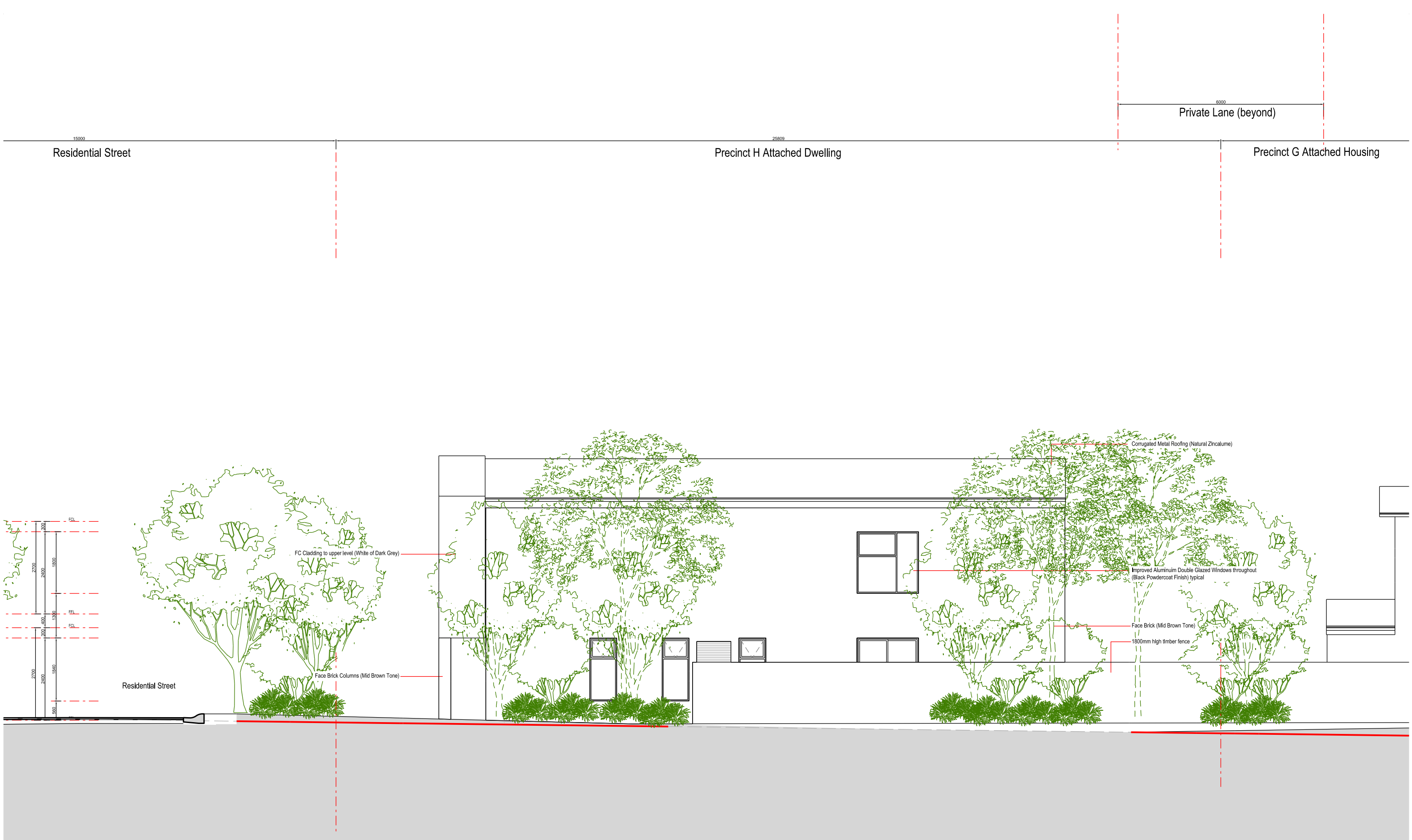
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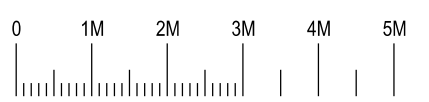
The Yards
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Drawing Title
 Housing Precinct H - SSSA
 Lane (North) Typical Elevation

Drawn	DJD	Date	20th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	HA143	Rev.	B



East Elevation



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Drawing Title
 Housing Precinct H - SSSA
 East Elevation

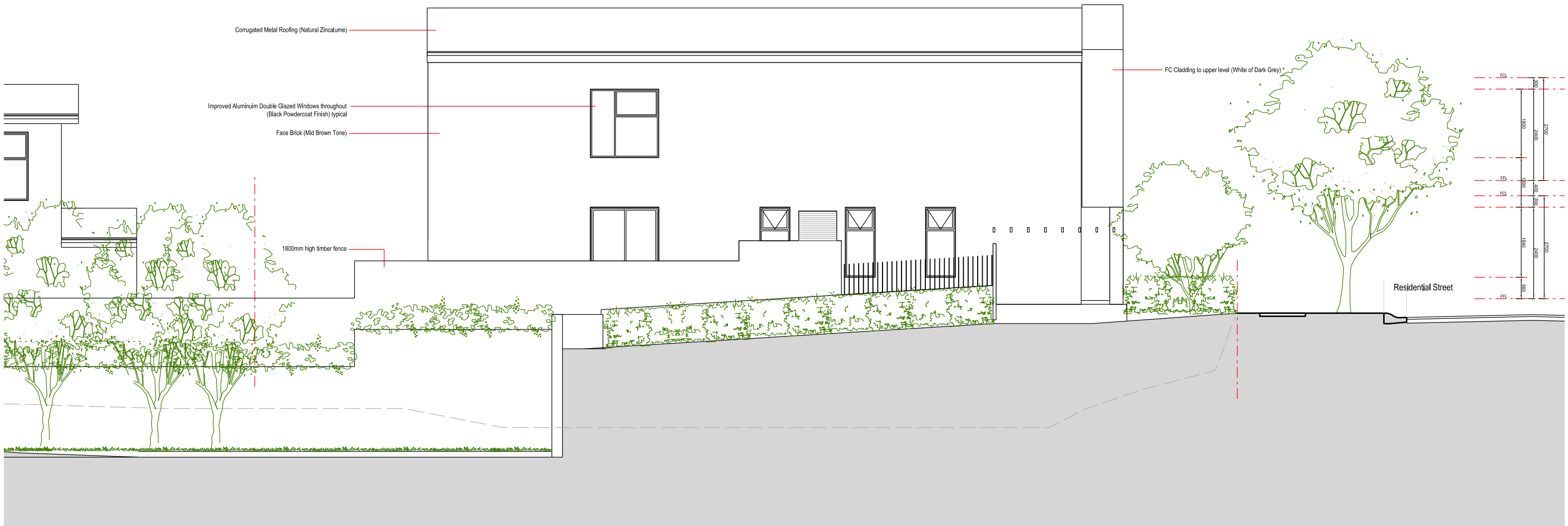
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Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	HA144	Rev.	B

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Sared Communal
Driveway (beyond)

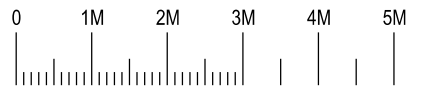
Precinct G Attached Housing

25810
Precinct H Attached Dwelling

15000
Residential Street



West Elevation



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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Precinct H - SSSA
West Elevation

Date	25th September 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	HA145 Rev. B

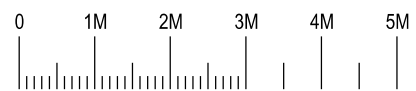
15000
Residential Street

22810
Precinct H Attached Dwelling

6000
Shared Communal Driveway



Indicative Section (19)



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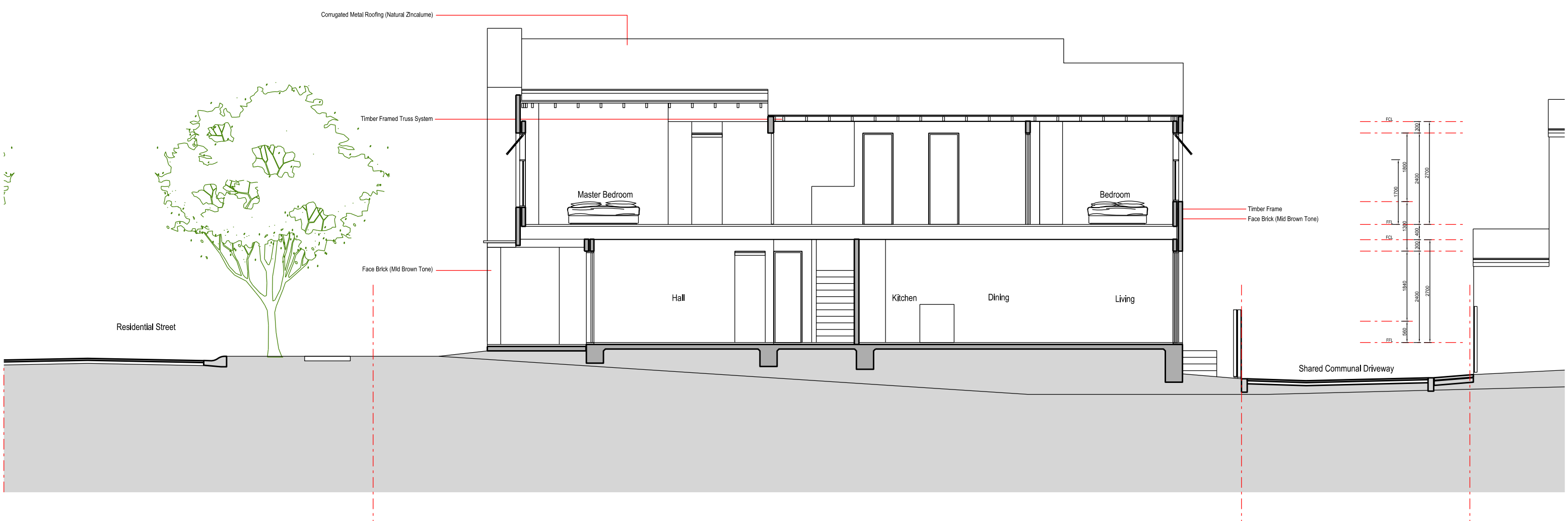
Drawing Title
 Housing Precinct H - SSDA
 Indicative Section

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Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	HA146	Rev.	A

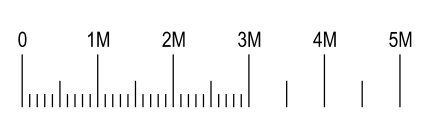
15000
Residential Street

22810
Precinct H Attached Dwelling

6000
Shared Communal Driveway



Indicative Section (18)



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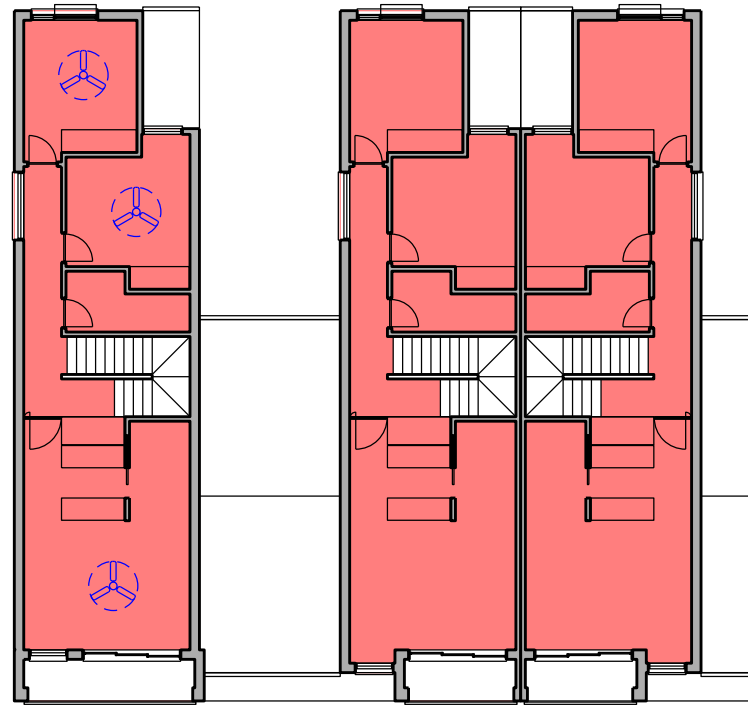
Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

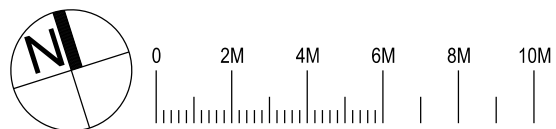
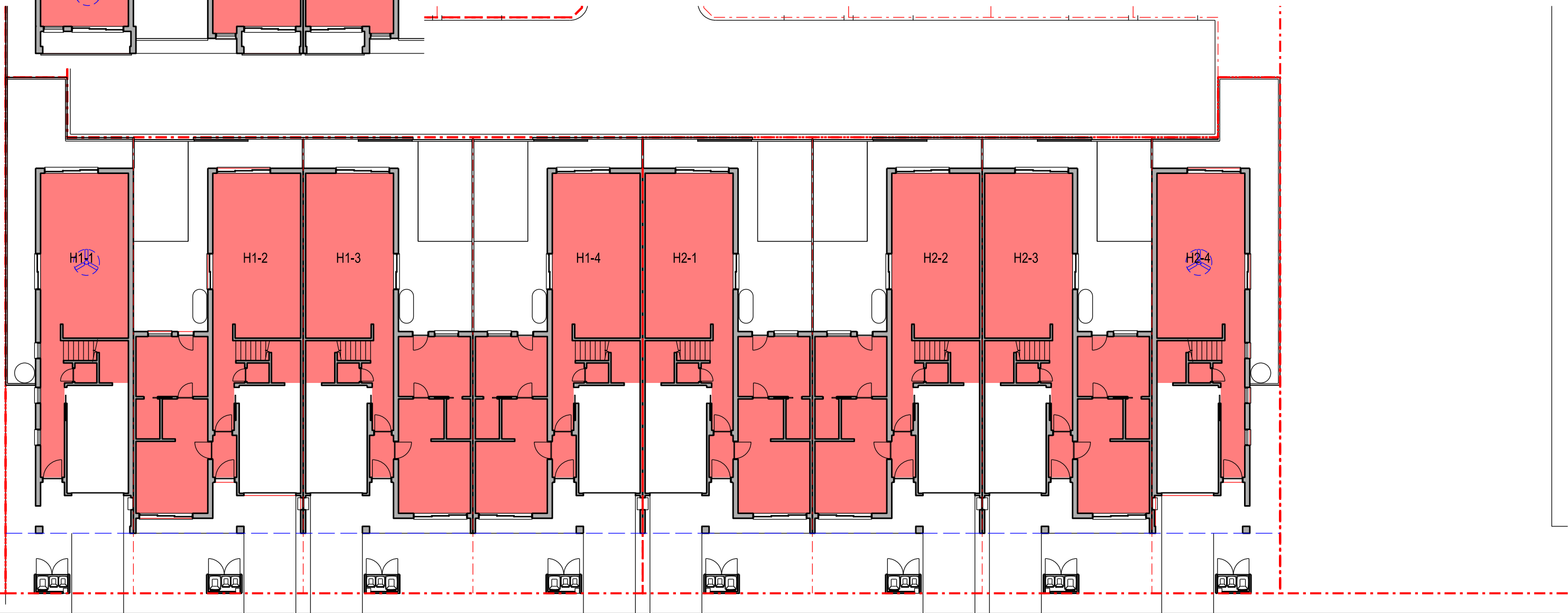
Drawing Title
 Housing Precinct H - SSDA
 Indicative Section

Date	25th September 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	HA147 Rev. A

Area Calculation



Unit	GBA	GFA	GBA	GFA	GBA	GFA
	Level 1		Level 2		Total	
H1-1	80	52	85	63	165	115
H1-2	113	85	82	64	195	149
H1-3	113	85	82	64	195	149
H1-4	113	85	82	64	195	149
H2-1	113	85	82	64	195	149
H2-2	113	85	82	64	195	149
H2-3	113	85	82	64	195	149
H2-4	80	52	85	63	165	115
Total					1500m2	1124m2



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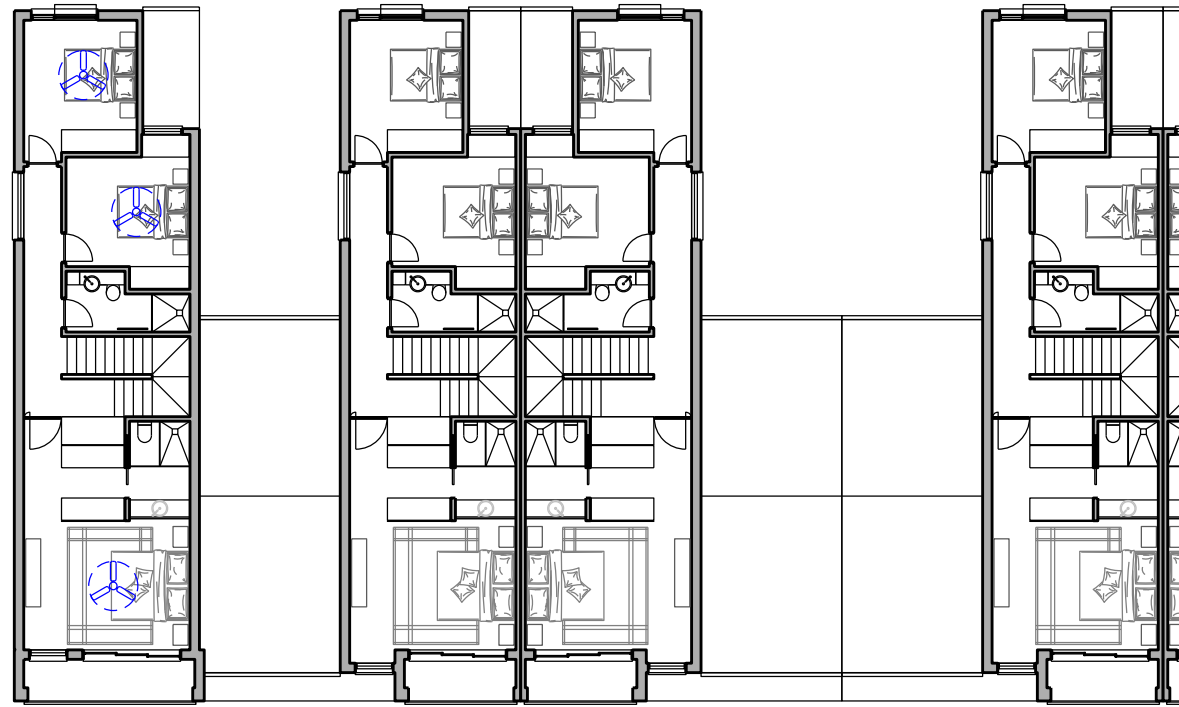


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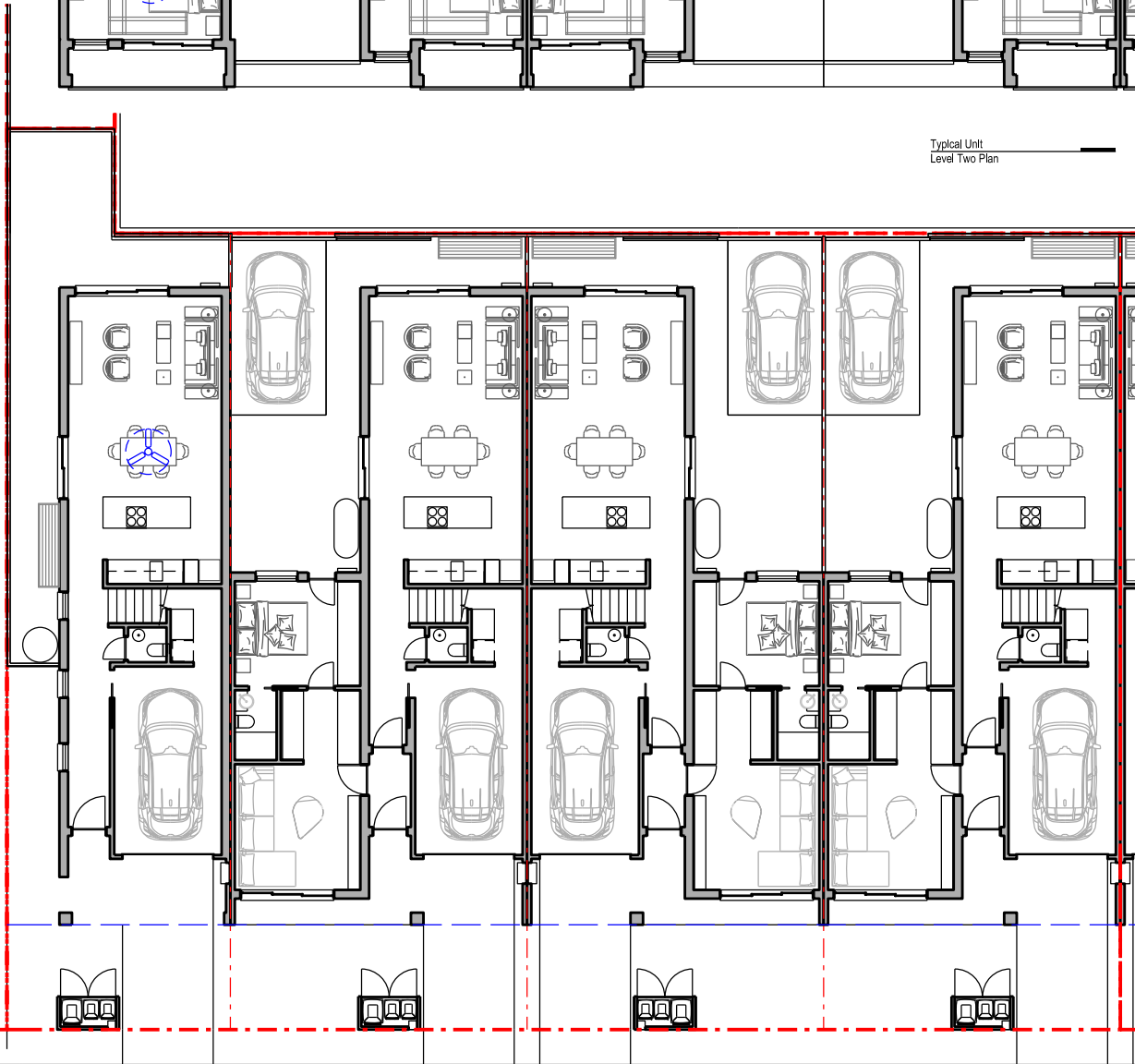
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct H - SSSA
 Floor Area Calculation

Date	4th February 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	HA170 Rev. B



Typical Unit
Level Two Plan



Typical Unit
Level One (Ground) Plan

Precinct H Specification

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)
Units H1-1 & H2-4 R2.3 insulation + R1.0 slab edge insulation

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
Units H1-1 & H2-4: 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
R2.7 insulation between garage and habitable rooms, and roof space and habitable rooms (if applicable)

Glazing Doors/Windows
Window frame colour: dark

Application	Typical Units		Units D1-1 & D2-4		Glazing
	U-Value	SHGC	U-Value	SHGC	
Sliding Door	3.45	0.43	2.95	0.30	DG Clear
Awning	3.48	0.43	3.39	0.30	DG Clear
Louvre	4.30	0.57	4.29	0.47	SG Clear
Double Hung	3.47	0.45	2.99	0.30	DG Clear
Casement	3.46	0.46	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
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

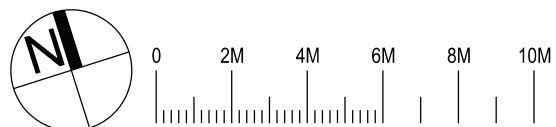
Hot water system
Electric heat pump 26 to 30 STCs

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
1300 diameter ceiling fans to living and bedroom areas of H1-1 and H2-4
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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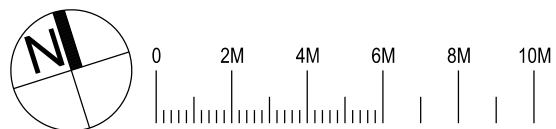
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Precinct H - SSDA
Typical Specification

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	HA180 Rev. A

Open Space

Unit	Site Area	Open Space	%
H1-1	155	57	37%
H1-2	194	46	24%
H1-3	194	46	24%
H1-4	194	46	24%
H2-1	194	46	24%
H2-2	194	46	24%
H2-3	194	46	24%
H2-4	155	57	37%
Total	1474m2	390m2	26%



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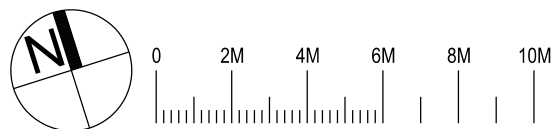
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct H - SSDA
 Open Space Area Calculation

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	HA185 Rev. A

Deep Soil Area

	Site Area	Deep Soil	%
Total	1474m ²	198m ²	13%



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The Yards
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Drawing Title
 Housing Precinct H - SSDA
 Deep Soil Area Calculation

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	HA186 Rev. A