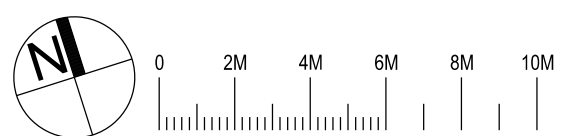


Residential Road



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Area D - SEDA
 Level 1 (Ground) Floor Plan

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	DA110	Rev.	E

D1-1
DA141

TYP
DA140

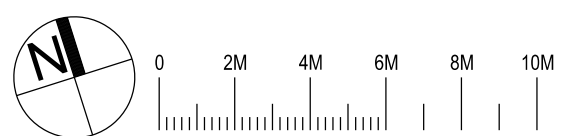
SX65
DA148

SX62
DA147

D1-9
DA142

SX65
DA148

SX62
DA147



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Area D - SDA
 Level 2 Floor Plan

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:200 @ A3
		Dwg No.	DA120
		Rev.	E

D1-1
DA141

TYP
DA140

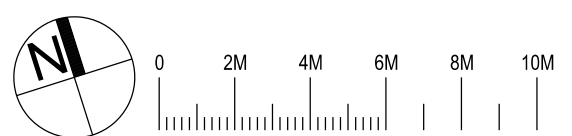
SX65
DA148

SX62
DA147

SX65
DA148

SX62
DA147

D1-9
DA142



Nominated Architect: David Dove
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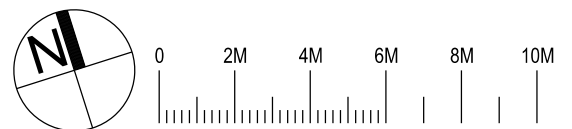
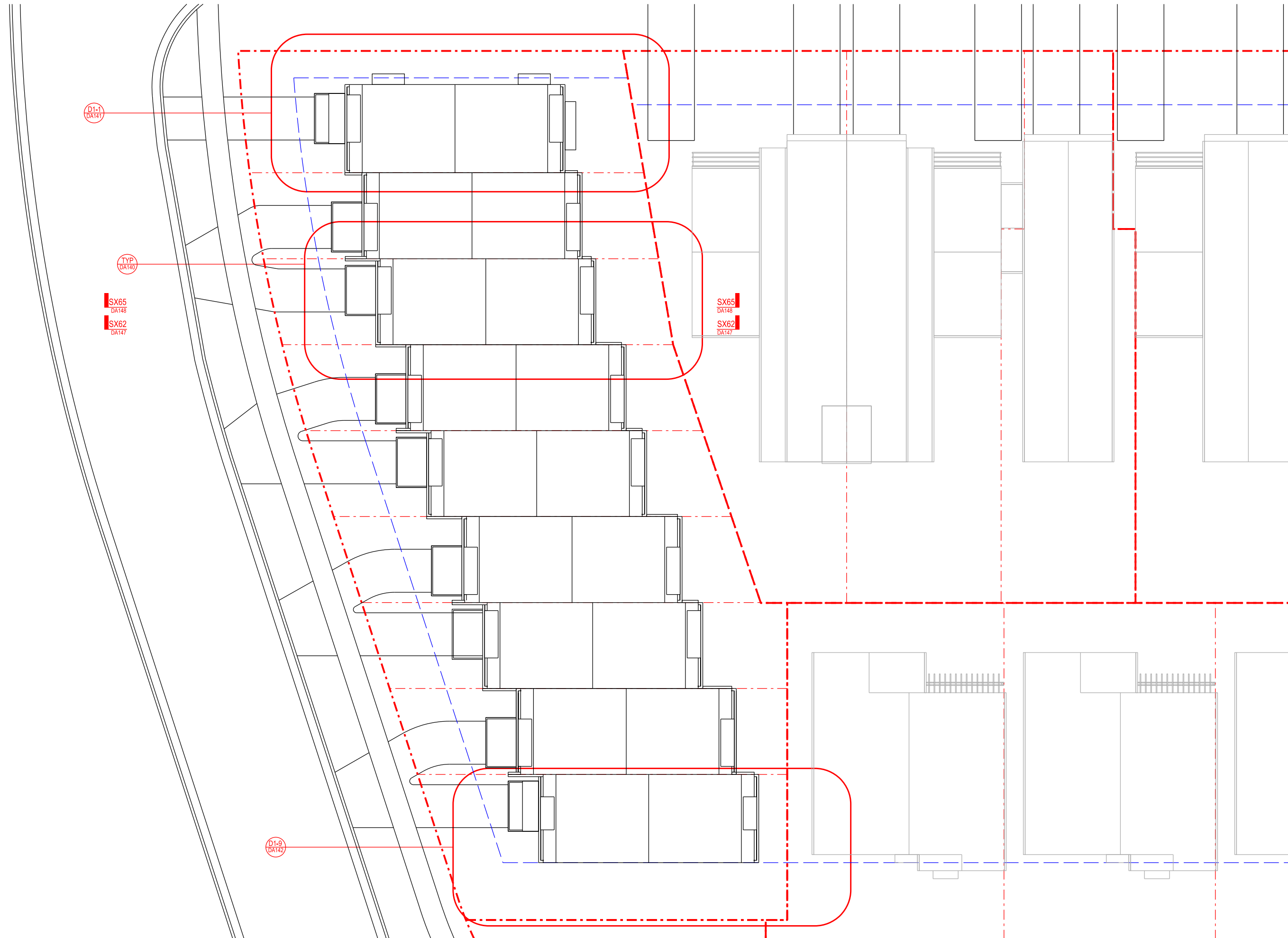
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Area D - SDA
 Level 3 Floor Plan

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	DA130	Rev.	E



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Area D - SEDA
 Roof Plan General Arrangement

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	DA135 Rev. D

Precinct D Specification

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

External Floors
Concrete slab on ground, R2.3 insulation + R1.0 slab edge 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

Intertency 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)
Unit D1-9 R2.7 insulation to all ground floor internal walls.

Glazing Doors/Windows
Window frame colour: dark

Application	U-Value	SHGC	D1-5, D1-6, D1-7, D1-8	D1-1, D1-2, D1-3, D1-4	Glass	D1-9	SHGC	Glass
Sliding Door	3.45	0.43	2.95	0.30	DG	2.46	0.47	DG
Awning	3.48	0.43	3.39	0.38	DG	2.47	0.44	DG
Louvre	4.30	0.57	4.29	0.47	SG	4.29	0.47	SG
Double Hung	3.47	0.45	2.99	0.30	DG	2.49	0.46	DG
Casement	3.46	0.46	2.95	0.30	DG	2.48	0.47	DG

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.

R6.0 insulation above garage.

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

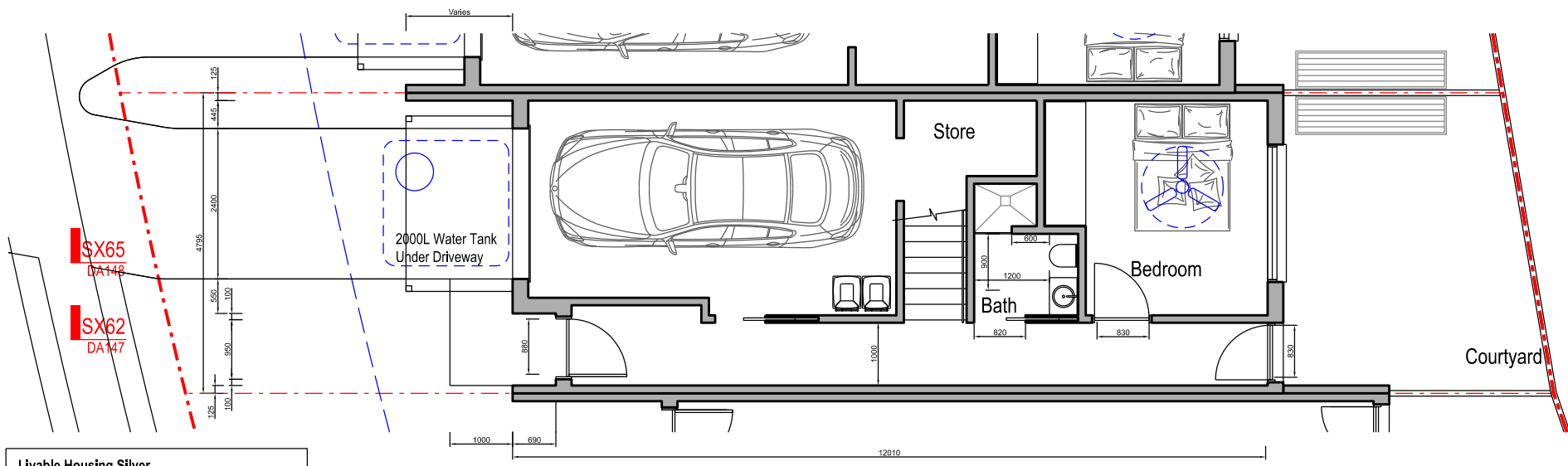
Hot water system
Electric heat pump 26 to 30 STCs

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

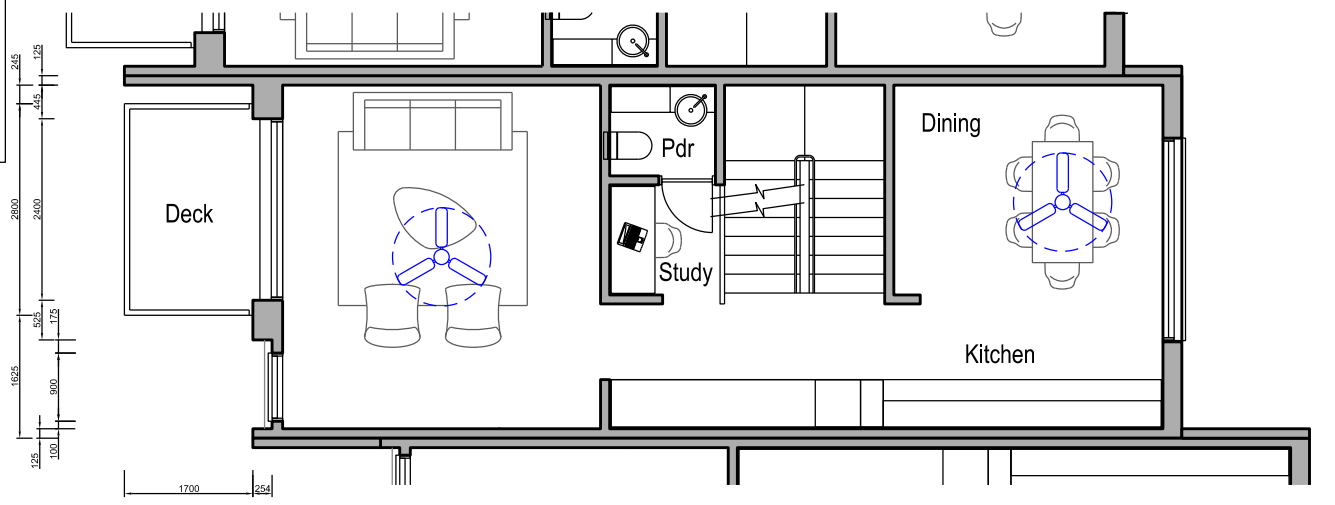
Heating system
1-phase air-conditioning to living areas and bedrooms: EER 3.5-4.0

Ventilation
1300 diameter ceiling fan to each bedroom and living area.
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

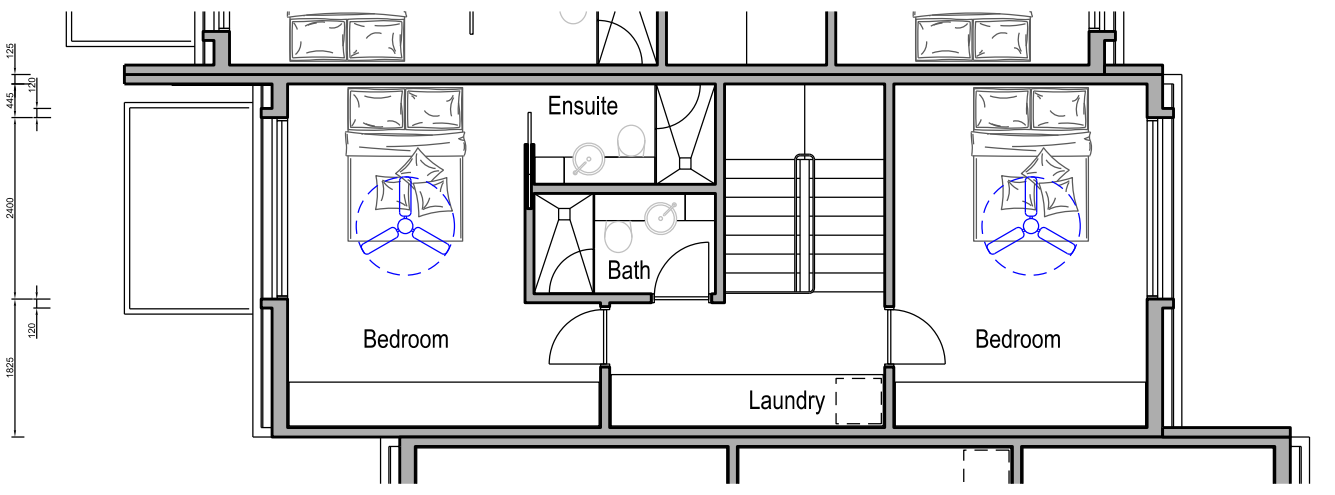
Other
Induction cooktop, electric oven
Outdoor clothes drying line



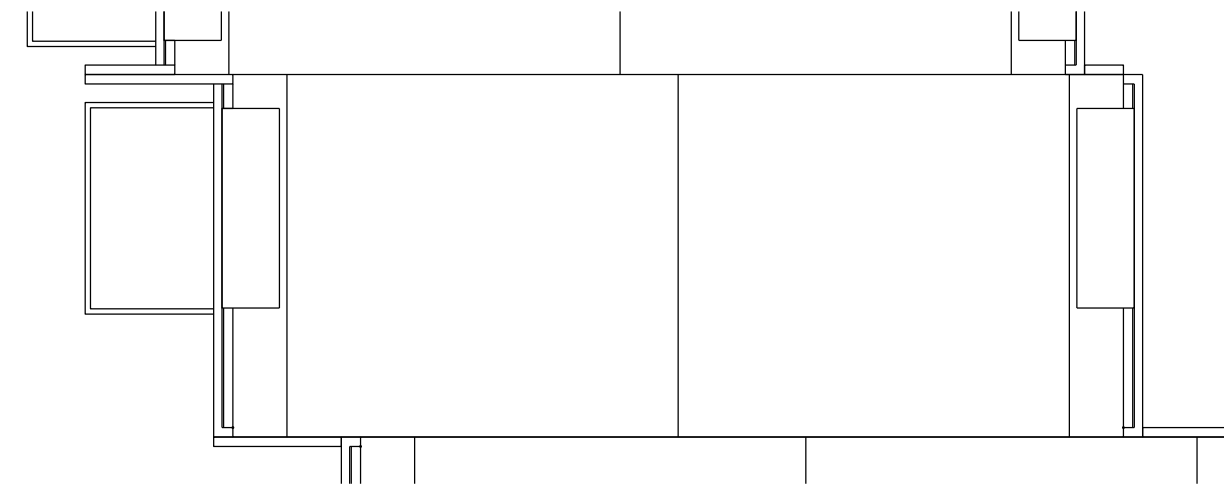
Typical Unit
Level One (Ground) Plan



Typical Unit
Level Two Plan



Typical Unit
Level Three Plan



Unit Type One
Roof Plan

- Livable Housing Silver**
- 1. Step Free Entry Complies
 - 2. Entry Min 850 clear Complies
 - 3. Internal Doors 820 clear Passages to Door 1000 Complies
 - 4. Toilet width 900mm clearance 1200mm Complies
 - 5. Hobless Shower Complies
 - 6. Bath wall reinforcement Can Comply (at CC)
 - 7. Handrail to Stair Complies

SX65
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DA147

SX65
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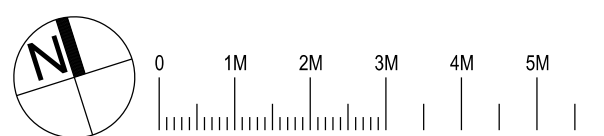
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Nominated Architect: David Dove
SPARC DEVELOPMENT
EG Funds Management
Southern Cross Housing
BUILDING COMMUNITY FUTURES

The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Site D - SSSA
Typical Unit Plans

Date	28th October 2024
Drawn	DJD
Scale	1:100 @ A3
Job No.	SYB01
Dwg No.	DA140
Rev.	D

Precinct D Specification

Wall and roof frames

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

External Floors

Concrete slab on ground, R2.3 insulation + R1.0 slab edge 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

Intertency 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)
Unit D1-9 R2.7 insulation to all ground floor internal walls.

Glazing Doors/Windows

Units	D1-5, D1-6, D1-7, D1-8	D1-1, D1-2, D1-3, D1-4	D1-9	Glass	u-Value	SHGC	Glass
Application	U-Value	SHGC	U-Value	SHGC	Glass	u-Value	SHGC
Sliding Door	3.45	0.43	2.95	0.30	DG	2.46	0.47
Awning	3.48	0.43	3.39	0.38	DG	2.47	0.44
Louvre	4.30	0.57	4.29	0.47	SG	4.29	0.47
Double Hung	3.47	0.45	2.99	0.30	DG	2.49	0.46
Casement	3.46	0.46	2.95	0.30	DG	2.48	0.47

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.

R6.0 insulation above garage.

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 fan to each bedroom and living area.

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

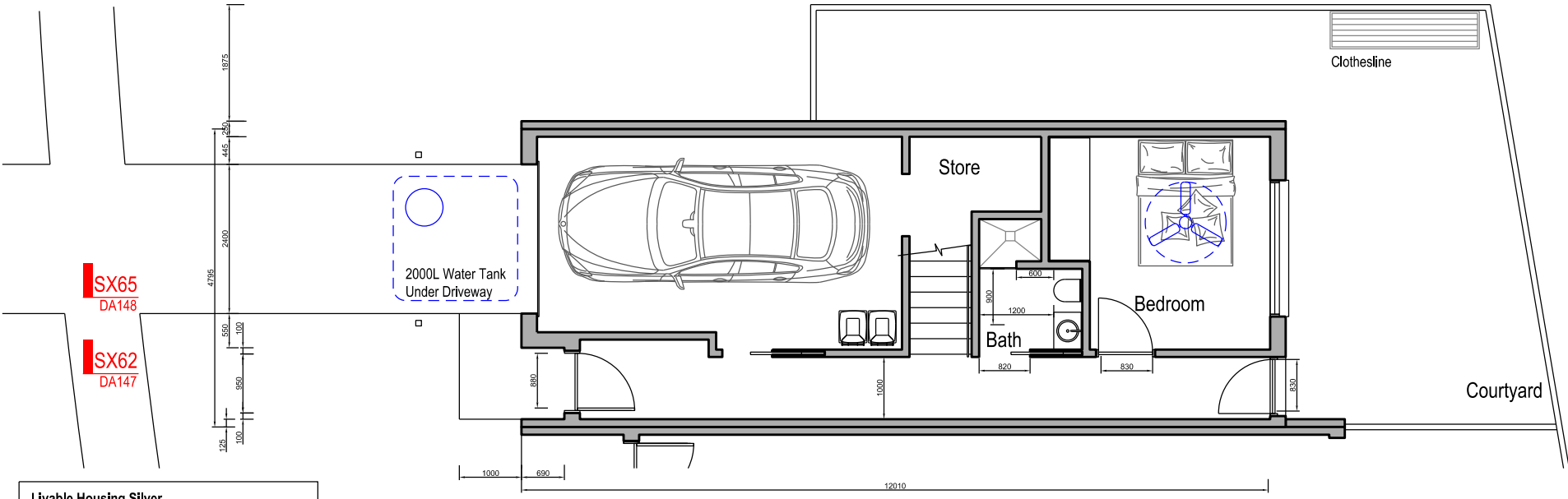
Kitchen individual fan, externally ducted manual on/off switch

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

Other

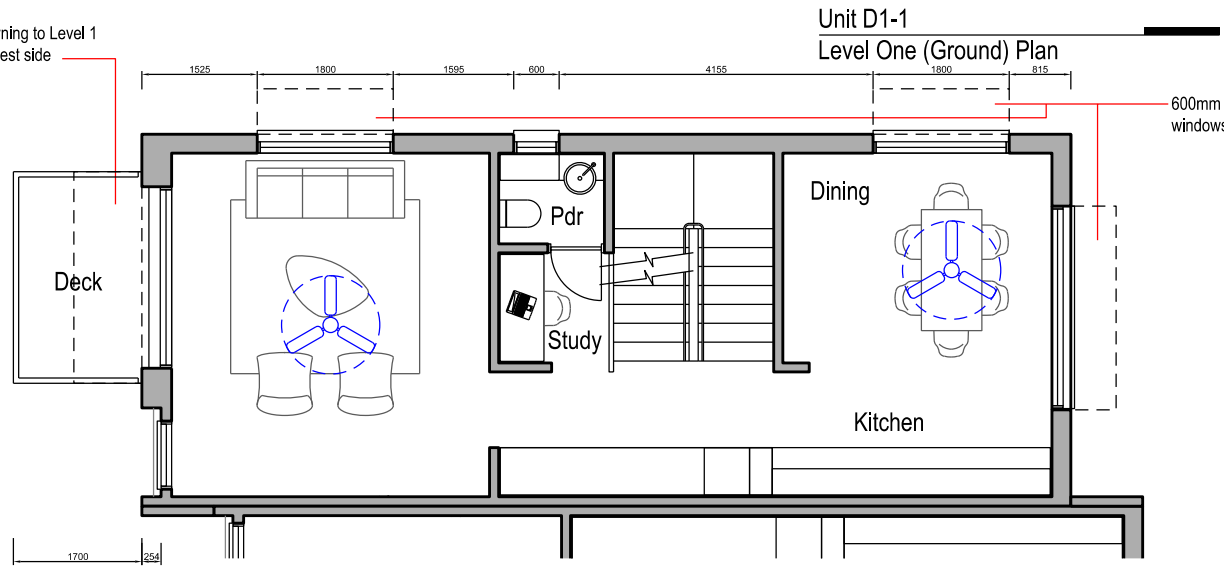
Induction cooktop, electric oven

Outdoor clothes drying line



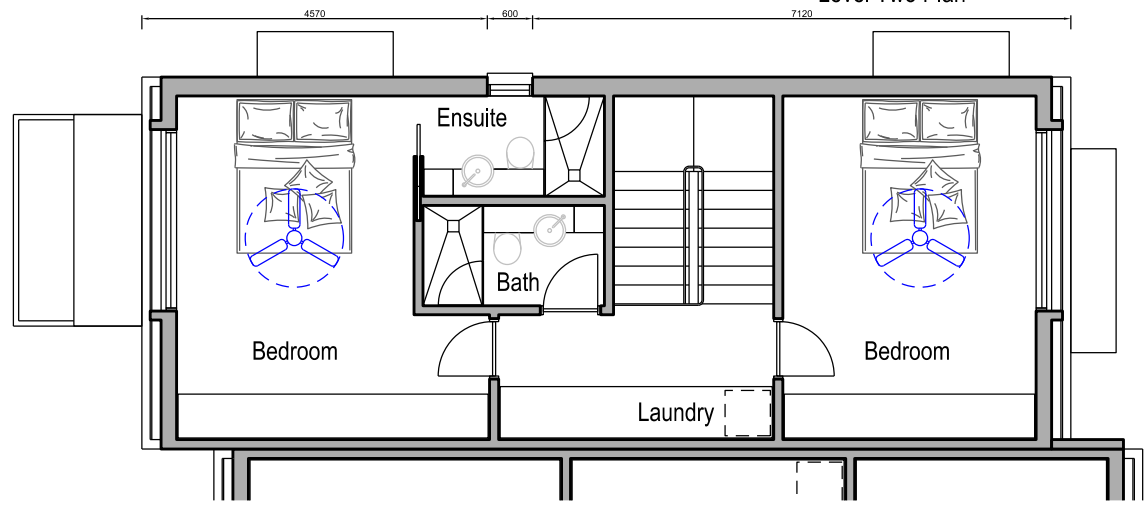
- Livable Housing Silver**
- 1. Step Free Entry Complies
 - 2. Entry Min 850 clear Complies
 - 3. Internal Doors 820 clear Passages to Door 1000 Complies
 - 4. Toilet width 900mm clearance 1200mm Complies
 - 5. Hobless Shower Complies
 - 6. Bath wall reinforcement Can Comply (at CC)
 - 7. Handrail to Stair Complies

900mm awning to Level 1 windows west side

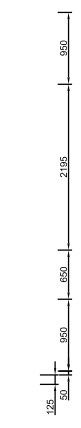


Unit D1-1
Level One (Ground) Plan

Unit D1-1
Level Two Plan



Unit D1-1
Level Three Plan

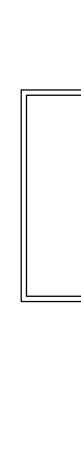


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DA147

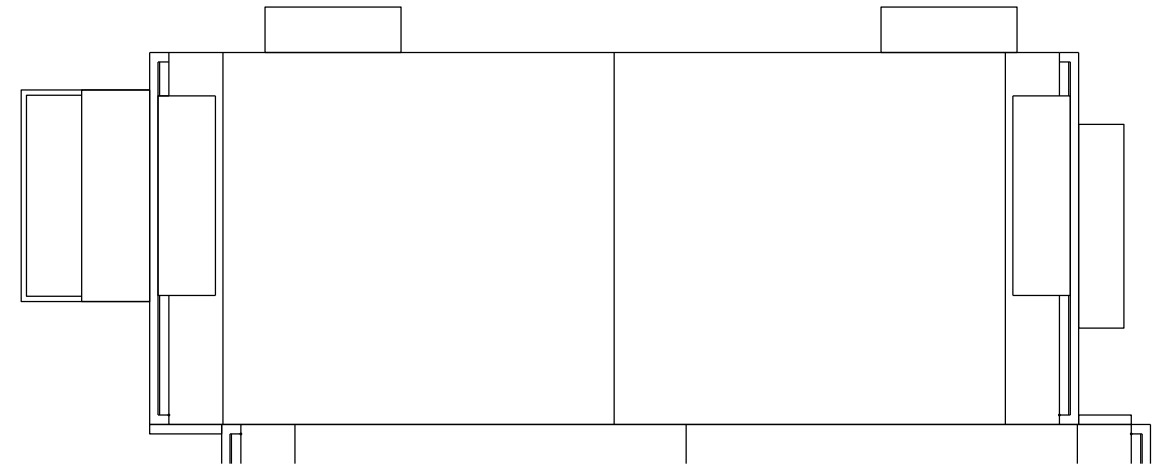
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DA147

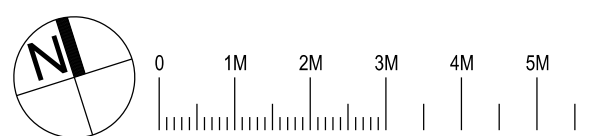


SX65
DA148

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DA147



Unit D1-1
Roof Plan



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site D - SSSA
 Unit D1-1 Plans

Date	28th October 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	DA141
		Rev.	D

Precinct D Specification

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

External Floors
Concrete slab on ground, R2.3 insulation + R1.0 slab edge 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

Intertency 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)
Unit D1-9 R2.7 insulation to all ground floor internal walls.

Glazing Doors/Windows
Window frame colour: dark

Units	D1-5, D1-6, D1-7, D1-8	D1-1, D1-2, D1-3, D1-4	D1-9	Glass	SHGC	Glass		
Application	U-Value	SHGC	U-Value	SHGC	U-Value	SHGC		
Sliding Door	3.45	0.43	2.95	0.30	DG	2.46	0.47	DG
Awning	3.48	0.43	3.39	0.38	DG	2.47	0.44	DG
Louvre	4.30	0.57	4.29	0.47	SG	4.29	0.47	SG
Double Hung	3.47	0.45	2.99	0.30	DG	2.49	0.46	DG
Casement	3.46	0.46	2.95	0.30	DG	2.48	0.47	DG

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.

R6.0 insulation above garage.

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

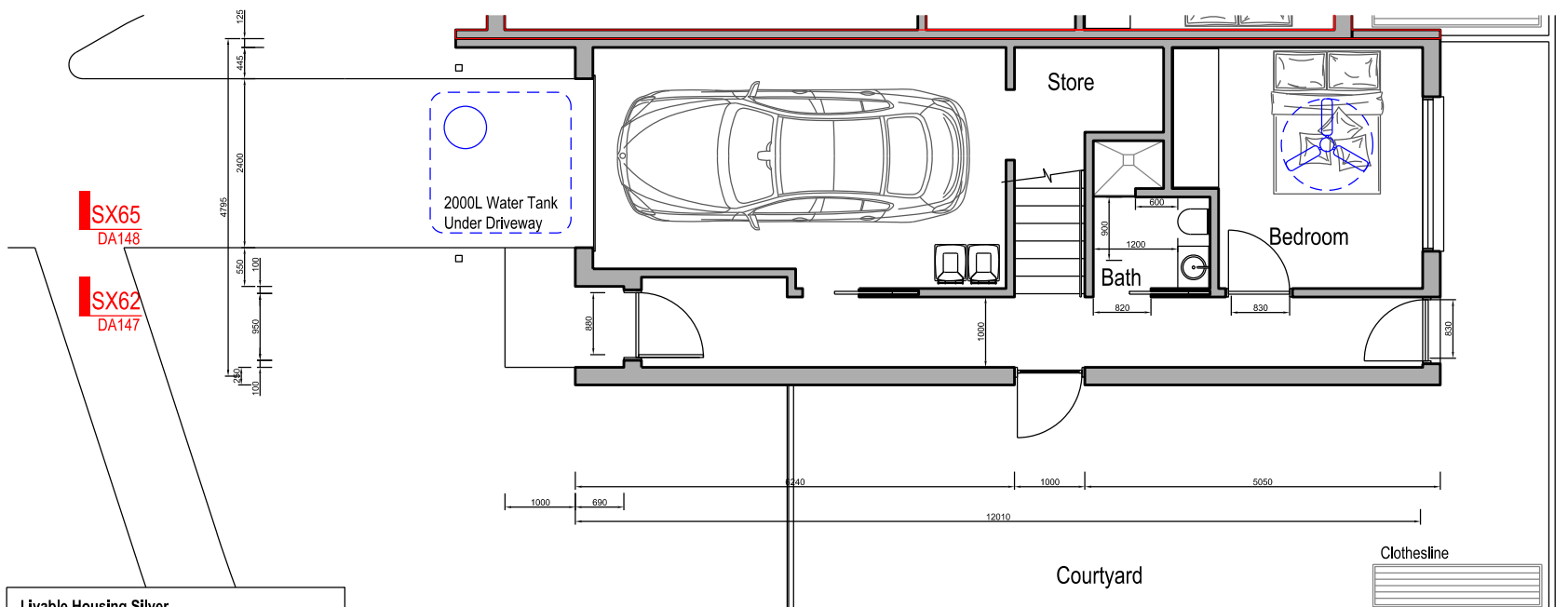
Hot water system
Electric heat pump 26 to 30 STCs

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

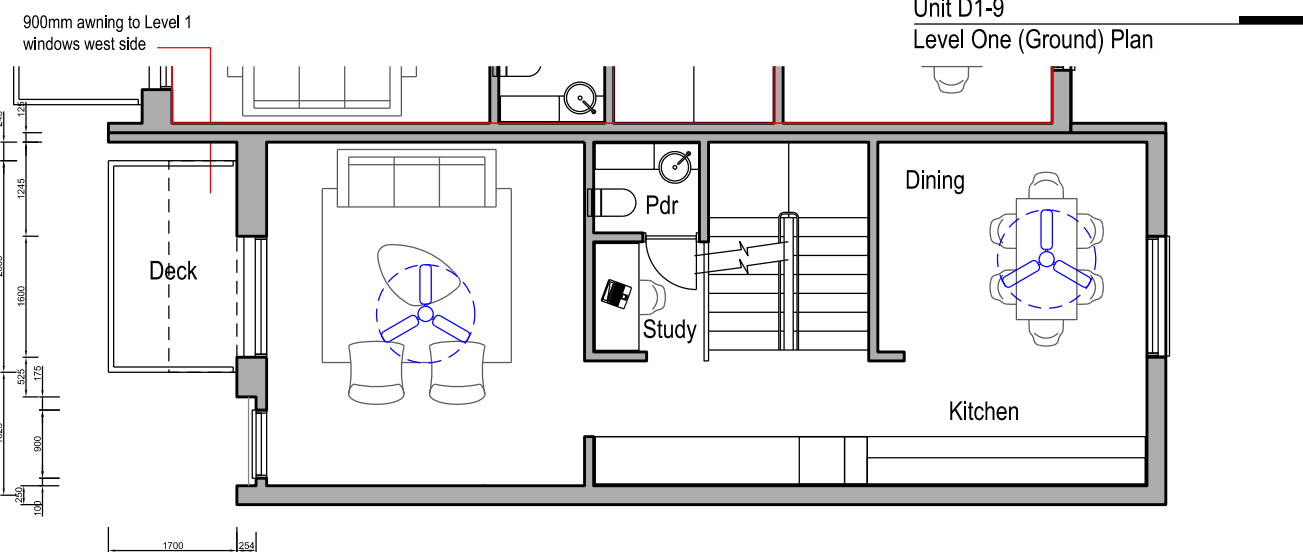
Ventilation
1300 diameter ceiling fan to each bedroom and living area.
Weather seals and draft protection to all external windows and doors
Dampers to all exhaust fans
Bathrooms individual fan, externally ducted connected to light, timer off
Kitchen individual fan, externally ducted manual on/off switch
Laundry room individual fan, externally ducted manual on/off switch

Other
Induction cooktop, electric oven
Outdoor clothes drying line

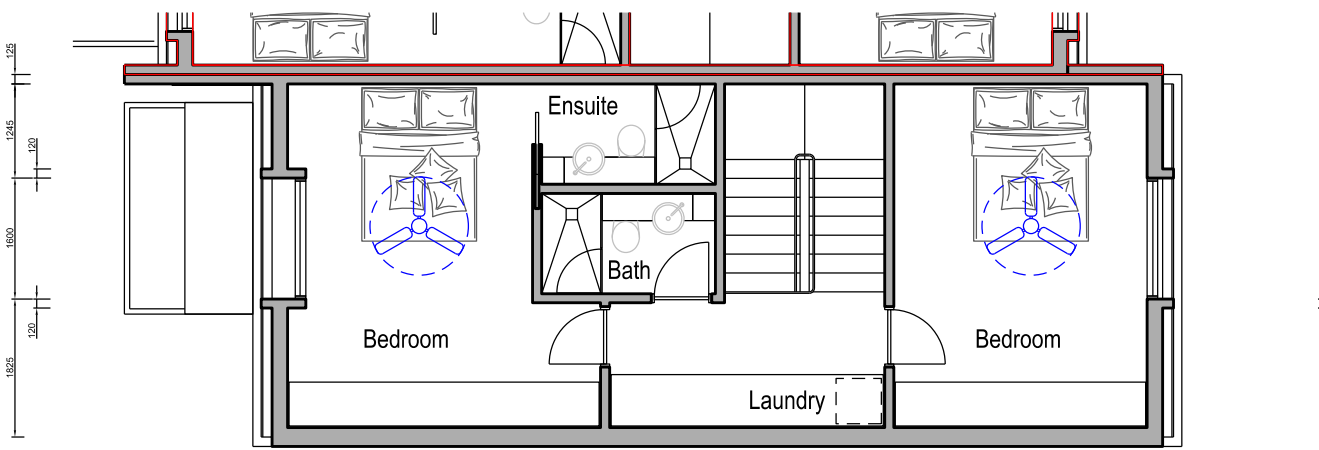


Unit D1-9
Level One (Ground) Plan

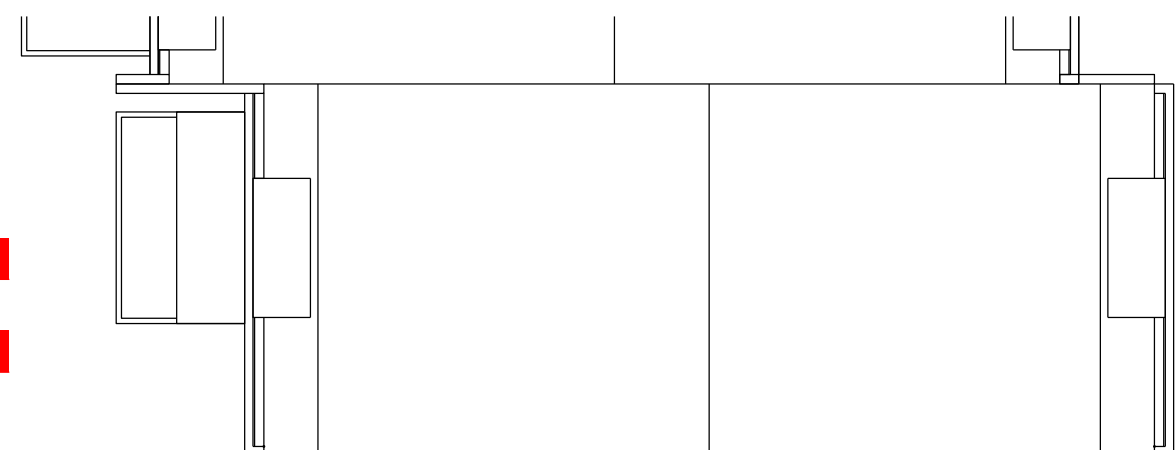
- Livable Housing Silver**
- 1. Step Free Entry
 - 2. Entry Min 850 clear
 - 3. Internal Doors 820 clear
 - 4. Toilet width 900mm
 - 5. Hobless Shower
 - 6. Bath wall reinforcement
 - 7. Handrail to Stair
- Complies
Complies
Complies
Complies
Complies
Can Comply (at CC)
Complies



Unit D1-9
Level Two Plan



Unit D1-9
Level Three Plan



Unit D1-9
Roof Plan

SX65
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DA147

SX65
DA148

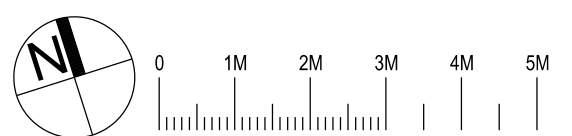
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Nominated Architect: David Dove
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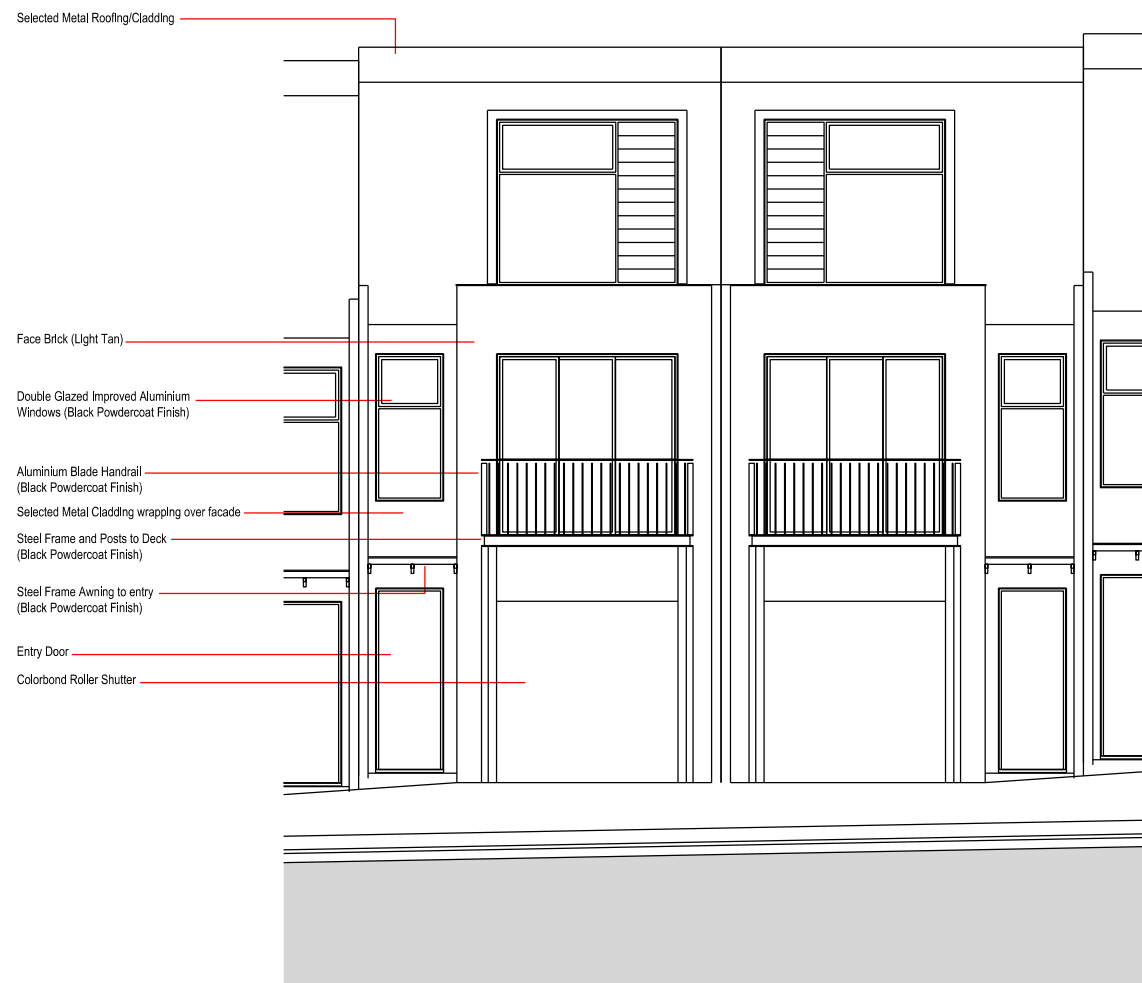
SPARC DEVELOPMENT



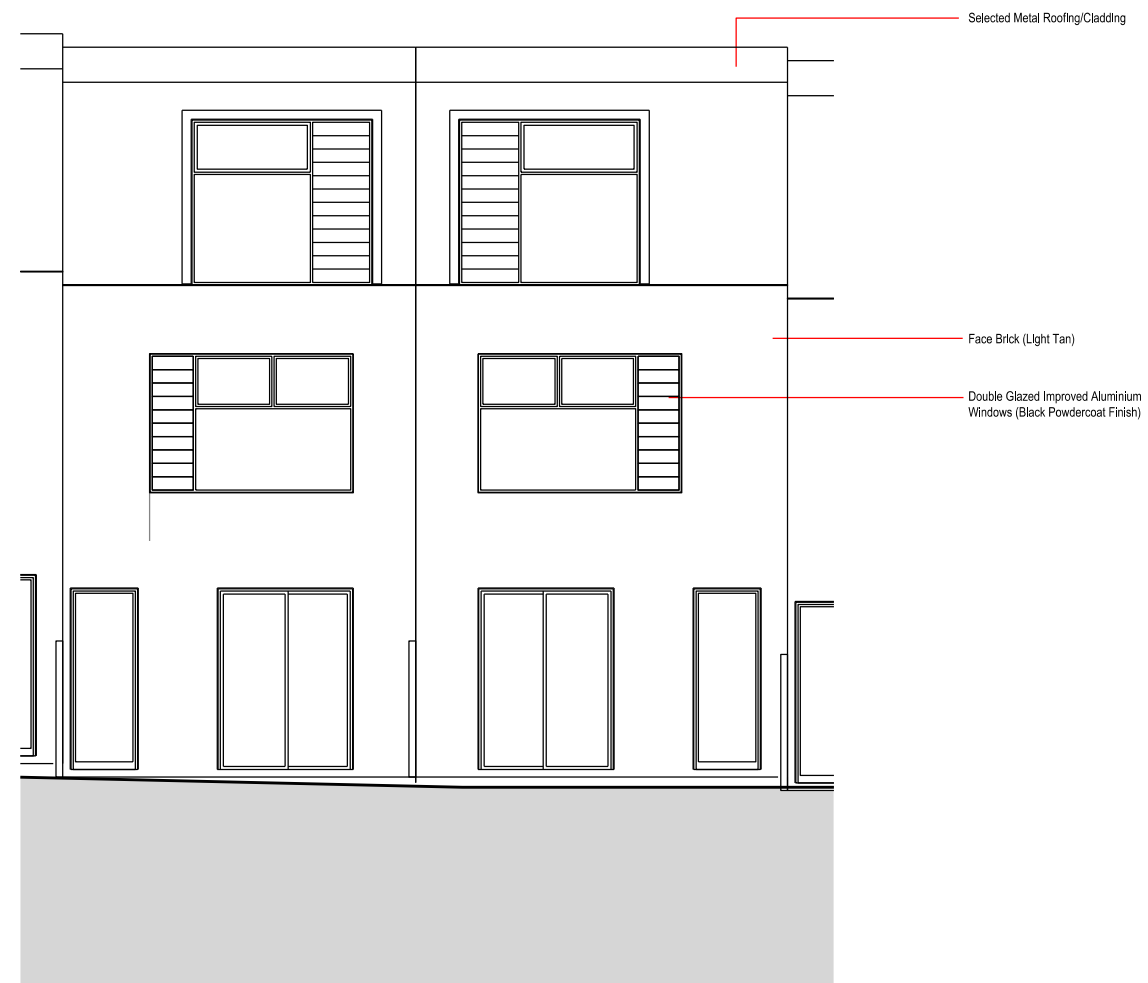
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Site D - SSSA
Unit D1-1 Plans

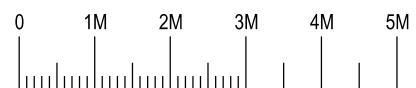
Date	28th October 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	DA142
Rev.	D		



Typical Unit
West (Street) Elevation



Typical Unit
East (Rear) Elevation



Nominated Architect: David Dove
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Registered Architect (Vic) No. 10913
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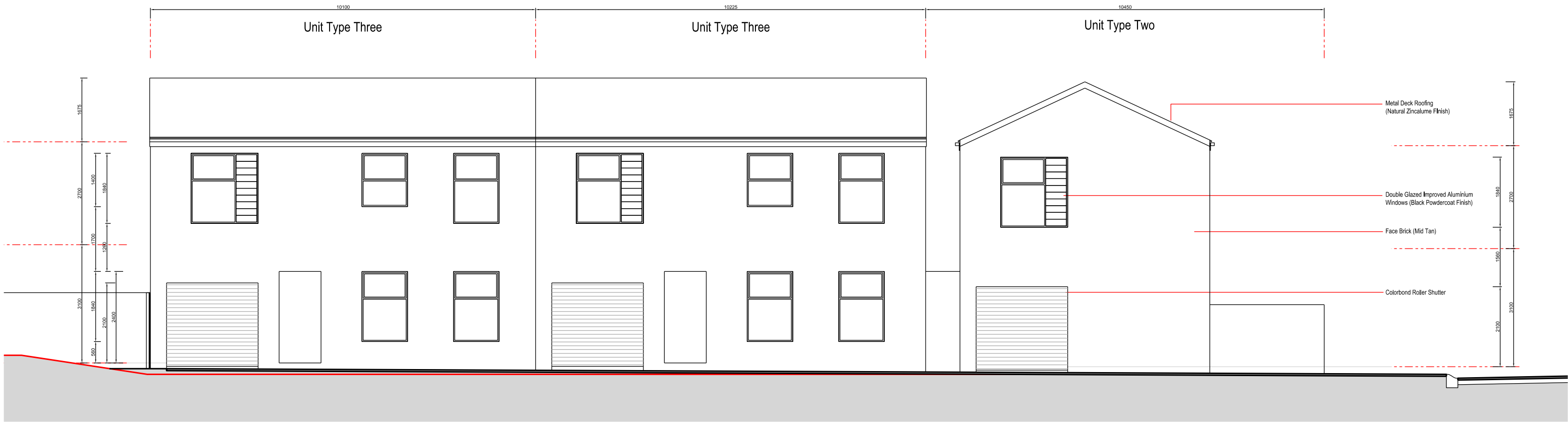
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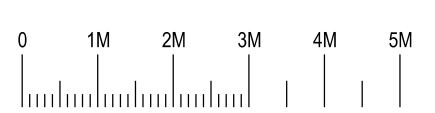
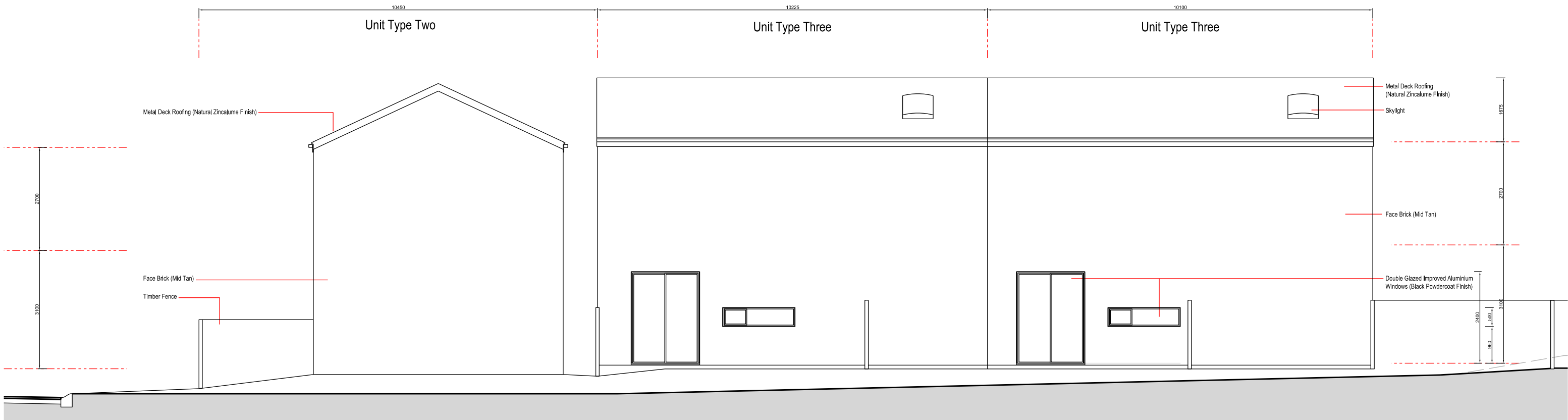
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Site D - SSSA
Typical Unit West & East Elevations

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	DA143	Rev.	C



Unit Type Two & Three
East (Lane) Elevation



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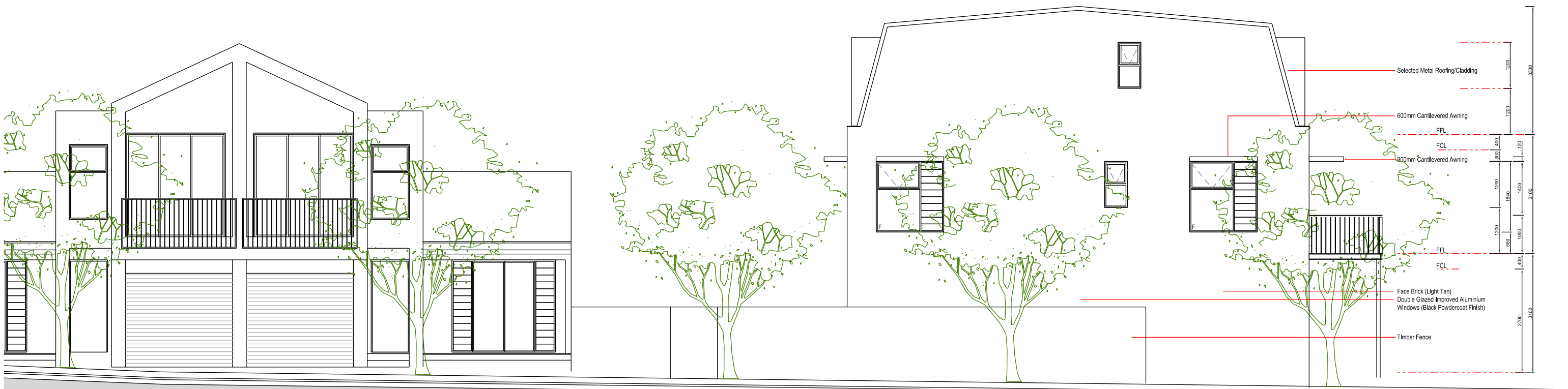
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site D - SSDA
 Unit Type Two/Three West & East Elevations

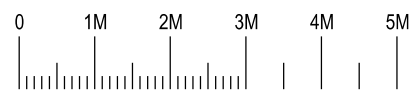
Date	10th May 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	DA144 Rev. A

12473
Precinct E Unit 1

Varies
Precinct D North End Unit



North Unit
North (Side Street) Elevation



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Drawing Title
 Housing Site D - SSSA
 North (Street) Elevation

Date	28th October 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	DA145 Rev. C

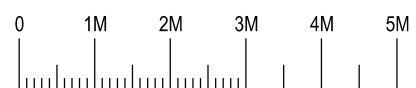
Precinct D South End Unit

Precinct C 3 Bed Unit

Precinct C 1 Bed + Study



Unit Type One
South (Side Street) Elevation



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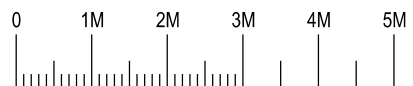
The Yards
 Moss Vale Road, Bomaderry

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

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	DA146	Rev.	C



Unit D Corridor Section
Indicative Section (62)



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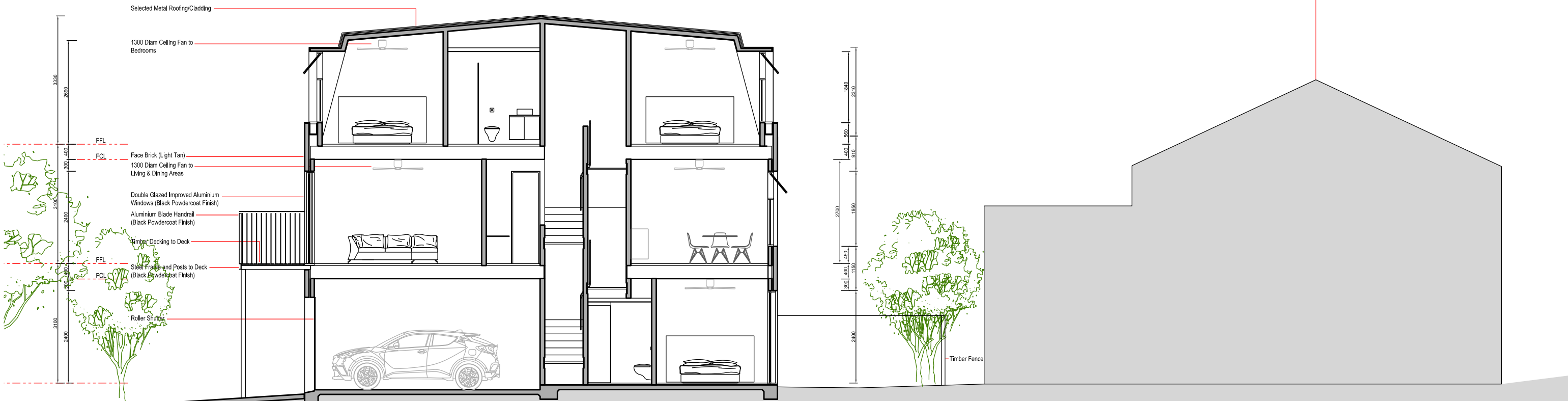
Drawing Title
Housing Site D - SSSA
Typical Unit Section (62)

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	DA147	Rev.	C

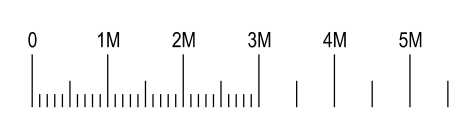
Precinct D Typical Unit

Precinct E Unit 1

Precinct E Unit 2



Typical Unit Cross Section
Indicative Section (65)



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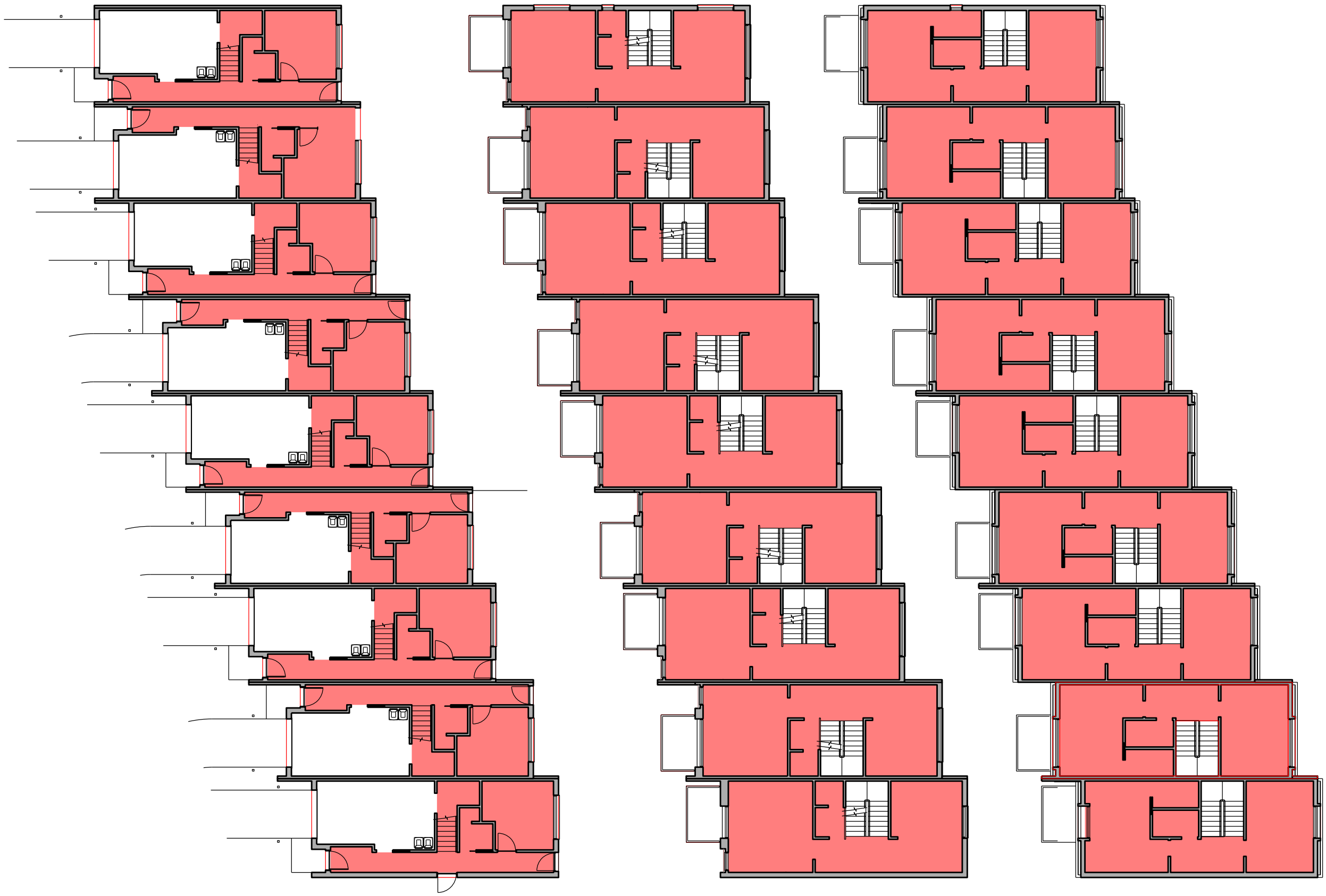


The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Site D - SSSA
Typical Unit Section (65)

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	DA148	Rev.	C

Area Calculation

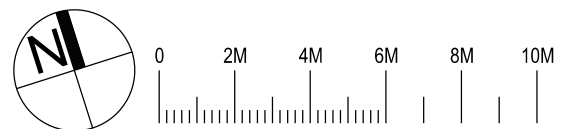


Unit	GBA	GFA
Level 1		
D1-1	59.6	32.2
D1-2	58.4	32.2
D1-3	58.4	32.2
D1-4	58.4	32.2
D1-5	58.4	32.2
D1-6	58.4	32.2
D1-7	58.4	32.2
D1-8	58.4	32.2
D1-9	59.9	32.2
Level 2		
D1-1	65.0	47.1
D1-2	63.9	47.1
D1-3	63.9	47.1
D1-4	63.9	47.1
D1-5	63.9	47.1
D1-6	63.9	47.1
D1-7	63.9	47.1
D1-8	63.9	47.1
D1-9	65.3	47.1
Level 3		
D1-1	58.7	45.9
D1-2	57.5	45.9
D1-3	57.5	45.9
D1-4	57.5	45.9
D1-5	57.5	45.9
D1-6	57.5	45.9
D1-7	57.5	45.9
D1-8	57.5	45.9
D1-9	58.7	45.9
Total		
D1-1	183.3	125.2
D1-2	179.8	125.2
D1-3	179.8	125.2
D1-4	179.8	125.2
D1-5	179.8	125.2
D1-6	179.8	125.2
D1-7	179.8	125.2
D1-8	179.8	125.2
D1-9	183.9	125.2
Total	1625.8m2	1126.8m2

Precinct D Areas
Level One

Precinct D Areas
Level Two

Precinct D Areas
Level Three



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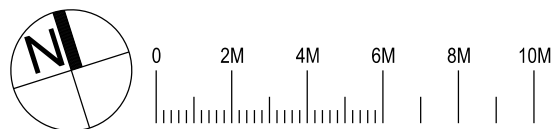
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Area D - SDA
 GFA Area Calculation

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	DA170 Rev. A

Open Space

Unit	Site Area	Open Space	%
D1-1	148	72	49%
D1-2	106	31	29%
D1-3	105	30	29%
D1-4	105	30	29%
D1-5	106	30	28%
D1-6	107	31	29%
D1-7	110	34	31%
D1-8	103	27	26%
D1-9	157	79	50%
Common	135	135	100%
Total	1182m²	499m²	42%



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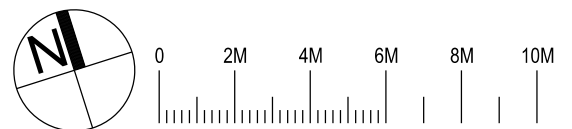
The Yards
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Drawing Title
 Housing Area D - SSDA
 Open Space Area Calculation

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:200 @ A3
		Dwg No.	DA185
		Rev.	A

Deep Soil Planting

	Site Area	Deep Soil	%
Total	1182m ²	462m ²	39%



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The Yards
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Drawing Title
 Housing Area D - SEDA
 Deep Soil Area Calculation

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:200 @ A3
		Dwg No.	DA186
		Rev.	A