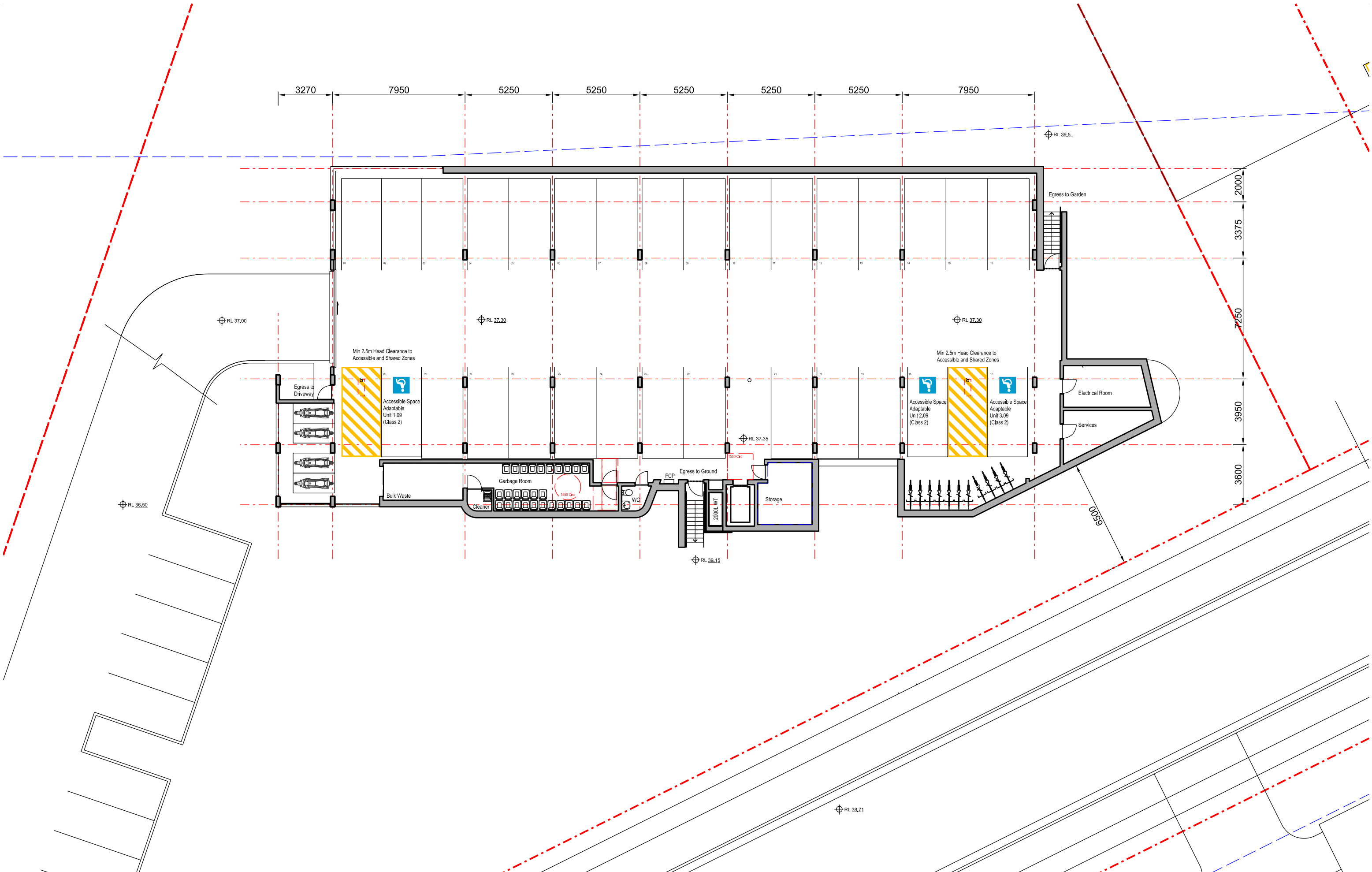


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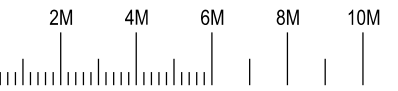
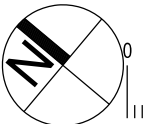
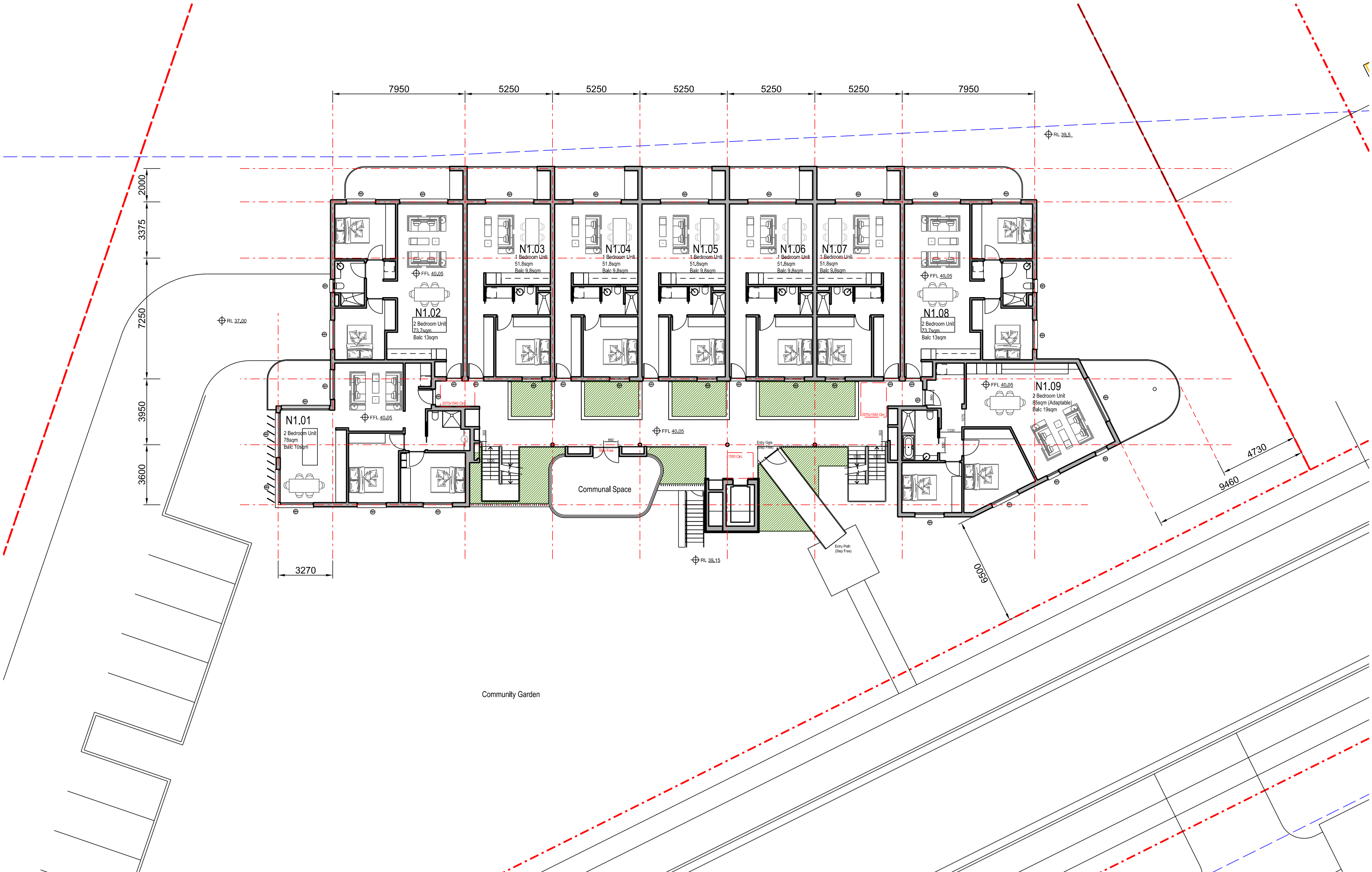
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Moss Vale Road, Bomaderry

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

Date		15th December 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA100
		Rev.	G



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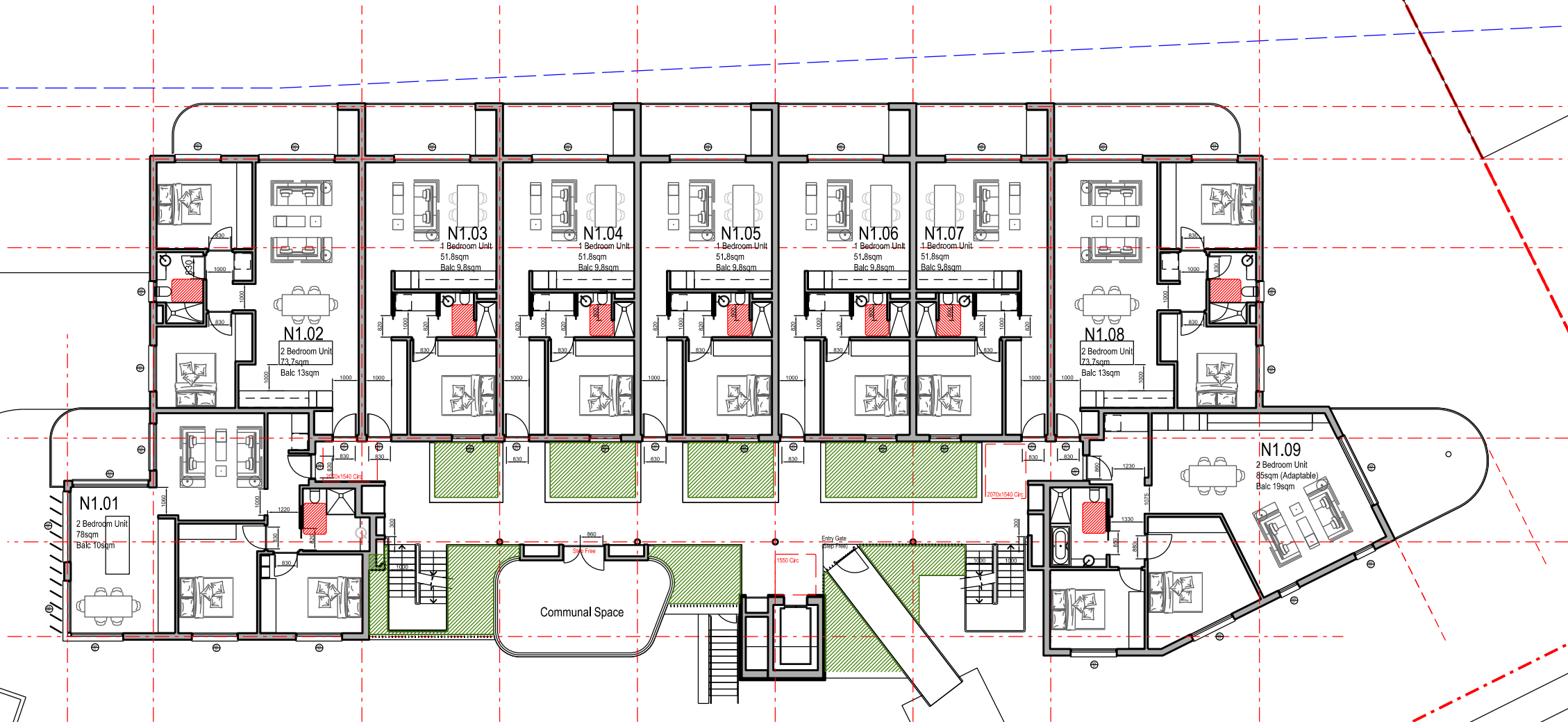
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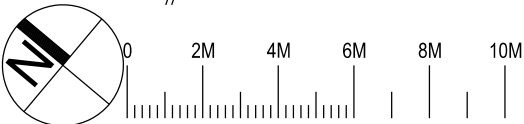
Moss Vale Road, Bomaderry

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

Date		1st December 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA110
		Rev.	G



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
N1.01	Yes	No
N1.02	Yes	No
N1.03	Yes	No
N1.04	Yes	No
N1.05	Yes	No
N1.06	Yes	No
N1.07	Yes	No
N1.08	Yes	No
N1.09	Yes	Yes
Total 9 Units	Total 9 Units (100%)	Total 1 Units (11%)



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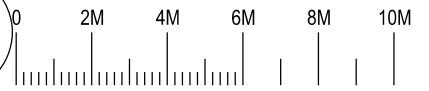
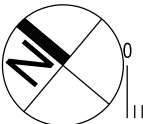
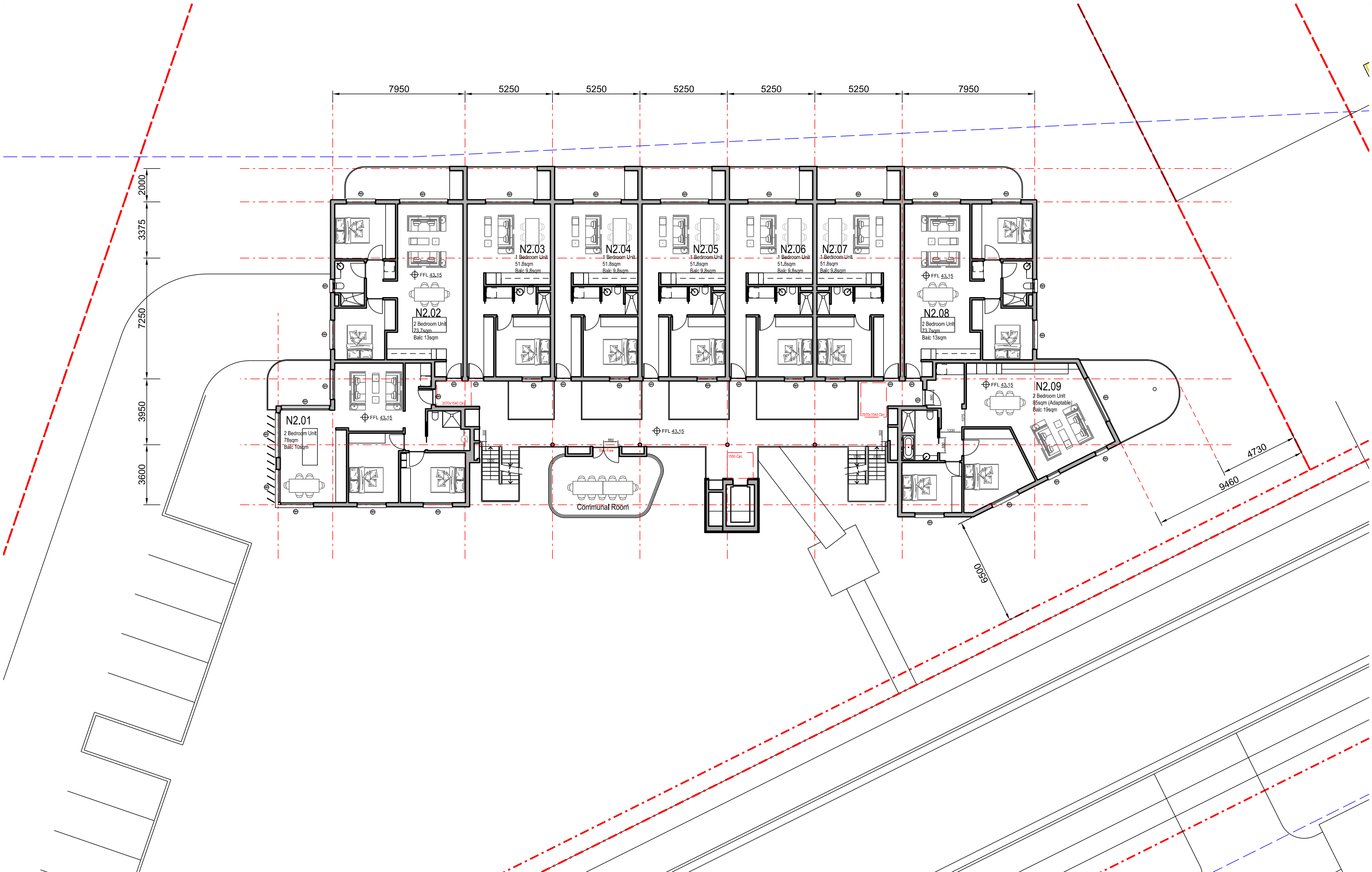
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Drawing Title
Building Site N - SSDA
Level 1 Livable Housing Units

Date		1st December 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA111
		Rev.	D



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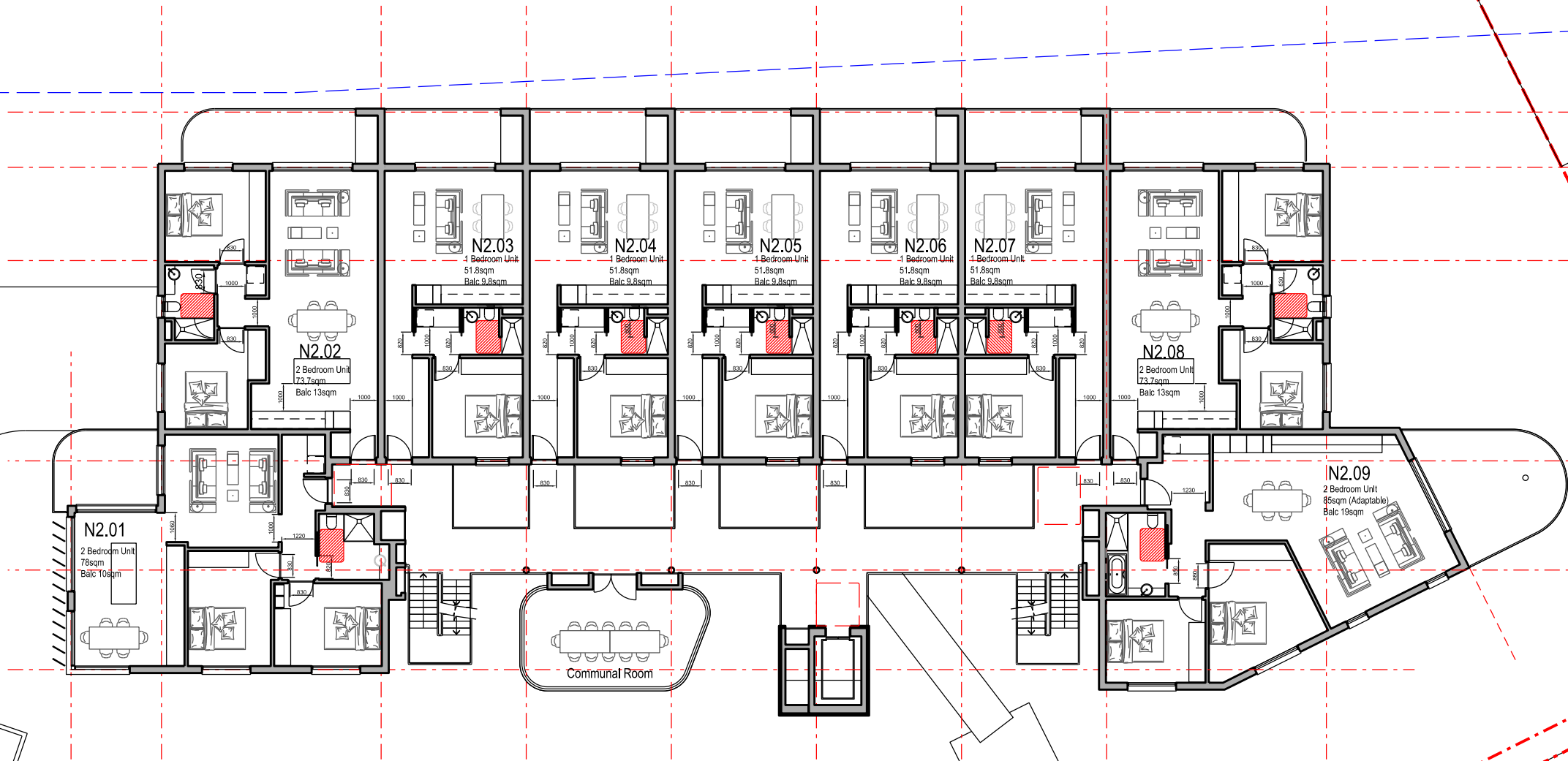
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Moss Vale Road, Bomaderry

Drawing Title
Building Site N - SSDA
Level 2 Floor Plan

Date		1st December 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA120
		Rev.	F



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
N2.01	Yes	No
N2.02	Yes	No
N2.03	Yes	No
N2.04	Yes	No
N2.05	Yes	No
N2.06	Yes	No
N2.07	Yes	No
N2.08	Yes	No
N2.09	Yes	Yes
Total 9 Units	Total 9 Units (100%)	Total 1 Units (11%)

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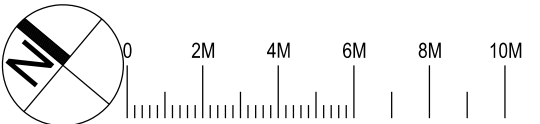
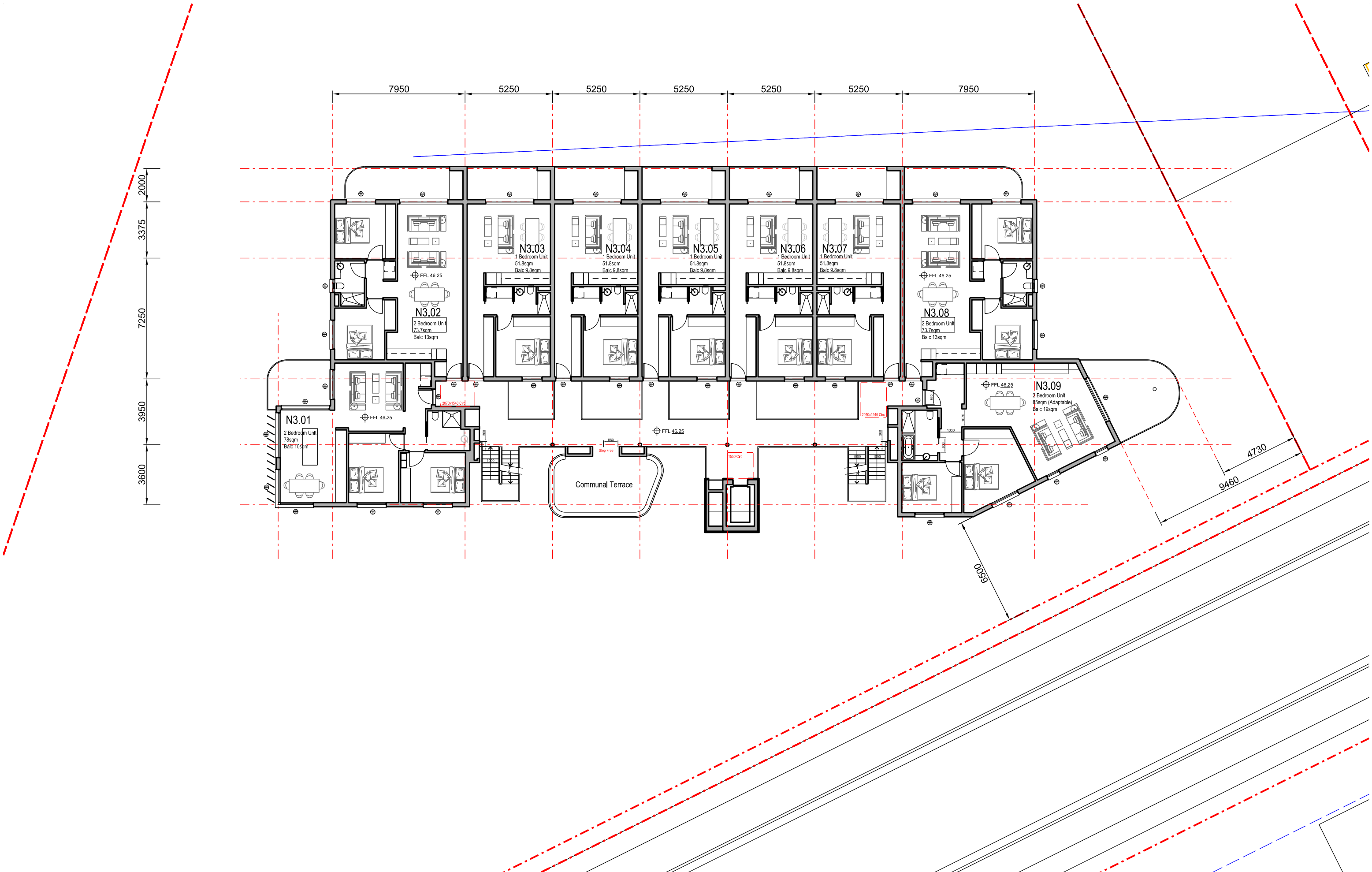


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Drawing Title
Building Site N - SSDA
Level 2 Livable Housing Units

Date		1st December 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA121
		Rev.	D



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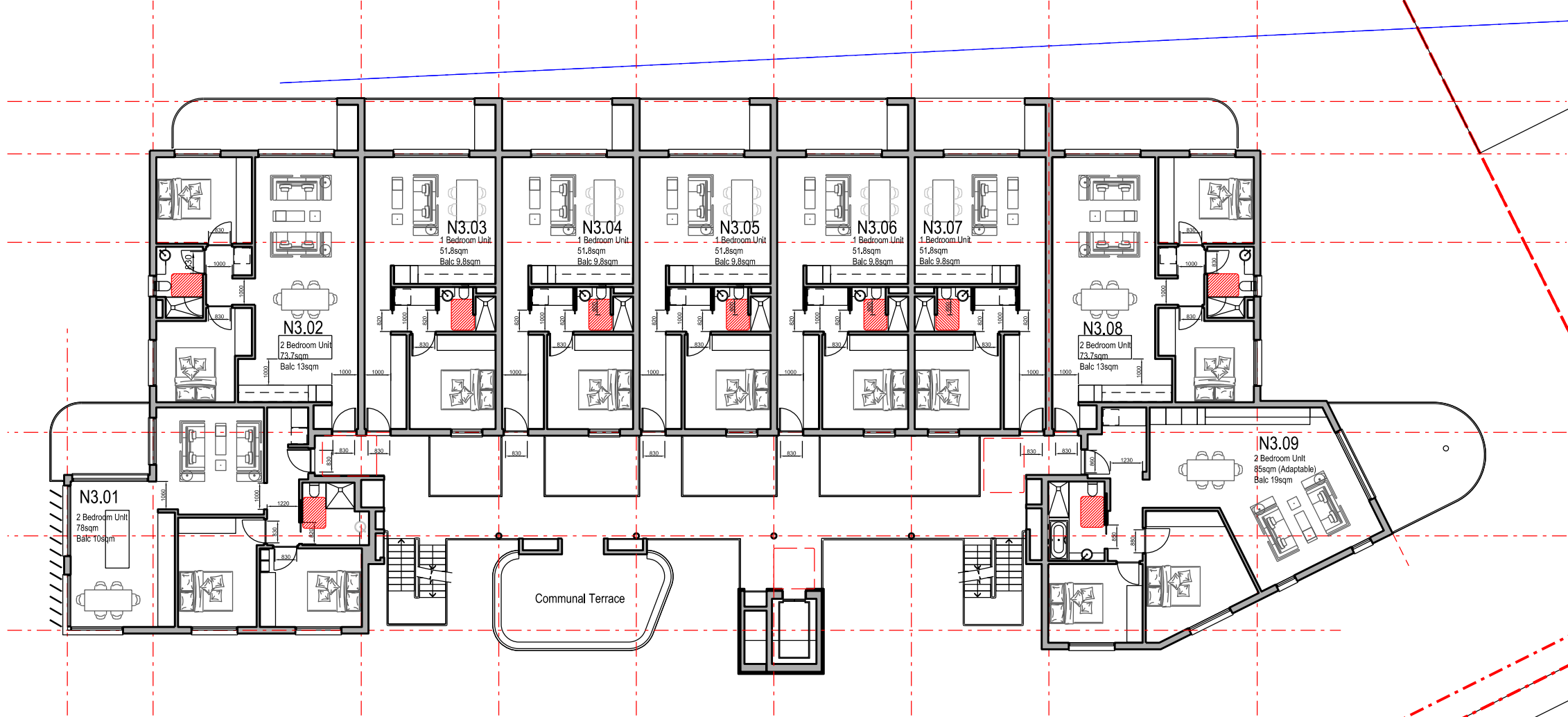
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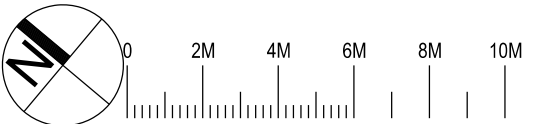
Moss Vale Road, Bomaderry

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

Date		1st December 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA130
		Rev.	H



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
N3.01	Yes	No
N3.02	Yes	No
N3.03	Yes	No
N3.04	Yes	No
N3.05	Yes	No
N3.06	Yes	No
N3.07	Yes	No
N3.08	Yes	No
N3.09	Yes	Yes
Total 9 Units	Total 9 Units (100%)	Total 1 Units (11%)



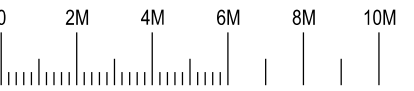
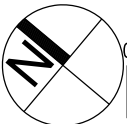
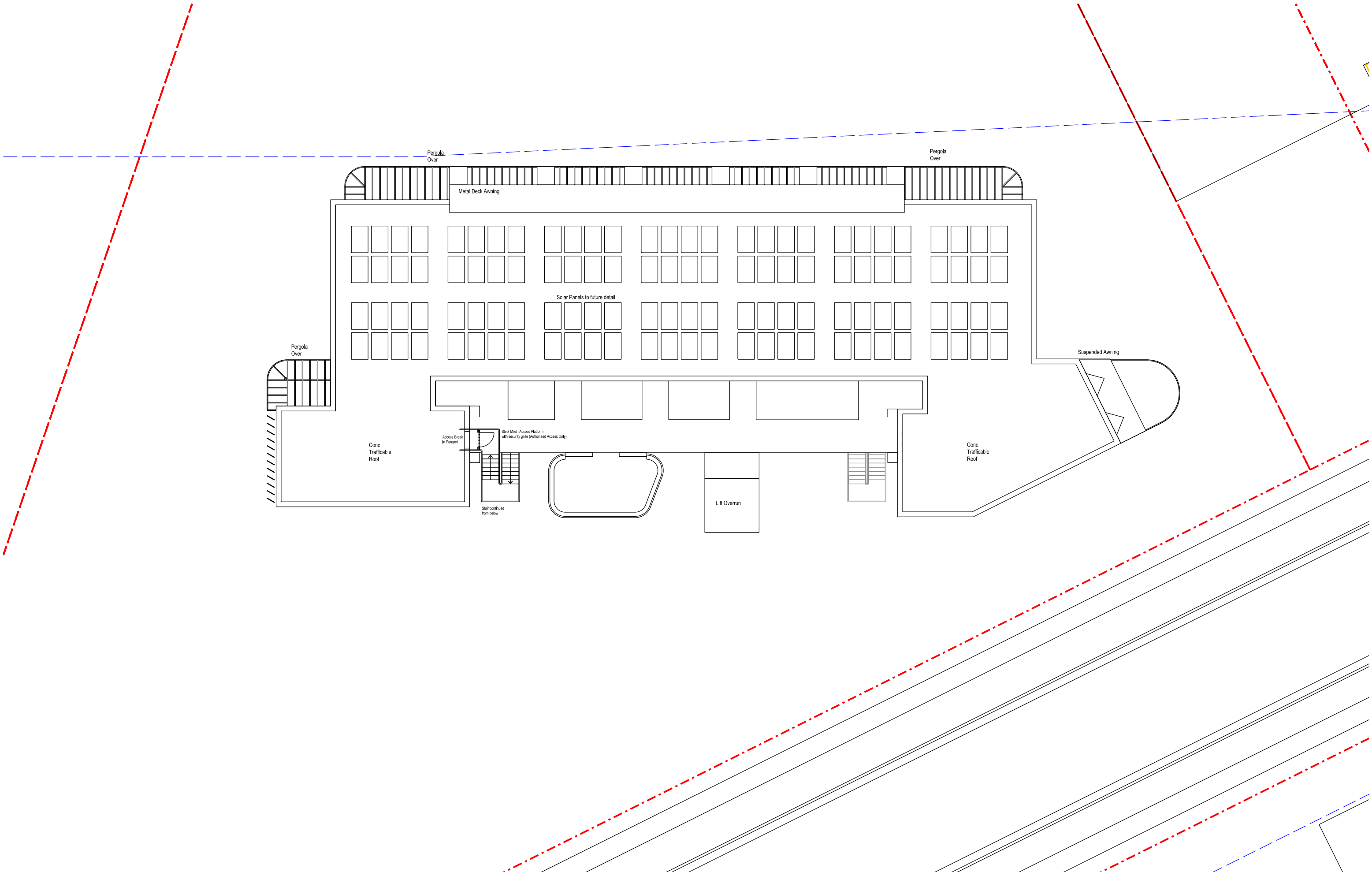
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Drawing Title
Building Site N - SSDA
Level 3 Livable Housing Units

Date		1st December 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA131
		Rev.	D



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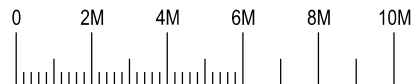
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The Yards

Moss Vale Road, Bomaderry

Drawing Title
Building Site N - SSDA
Level 4 Roof Plan

Date		15th October 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA140
		Rev.	F



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Moss Vale Road, Bomaderry

Drawing Title
Building Site N - SSDA
Indicative Section

Date		3rd September 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA150
		Rev.	D

Low Pitch Metal Deck Roof Detail - Natural Zincalume Finish to roof sheets. Charcoal flashings
Aluminium Pergola - Charcoal

Aluminium Pergola - Charcoal
Double Glazed Windows
Improved Aluminium Fame (Charcoal)
Metal Handrails - Charcoal
Face Brickwork - White

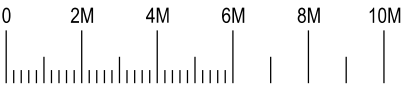
Blockwork to Undercroft Facing Walls - Charcoal
Face Brick to Balcony Storage - Charcoal
Aluminium Car Park Screen - Charcoal

North Elevation

Aluminium Vertical Louvers (fixed) - Charcoal
Double Glazed Windows
Improved Aluminium Fame (Charcoal)
Face Brickwork - White
Aluminium Car Park Screen - Charcoal
Blockwork to Undercroft Facing Walls - Charcoal

Rendered Planter (white) as terrace balustrade
Improved Aluminium Glazing to Communal Rooms

South Elevation



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Moss Vale Road, Bomaderry

Drawing Title
Building Site N - SSDA
North / South Elevation

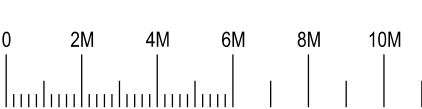
Date		3rd September 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA160
		Rev.	B



East Elevation



West Elevation



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Moss Vale Road, Bomaderry

Drawing Title
Building Site N - SSDA
East / West Elevation

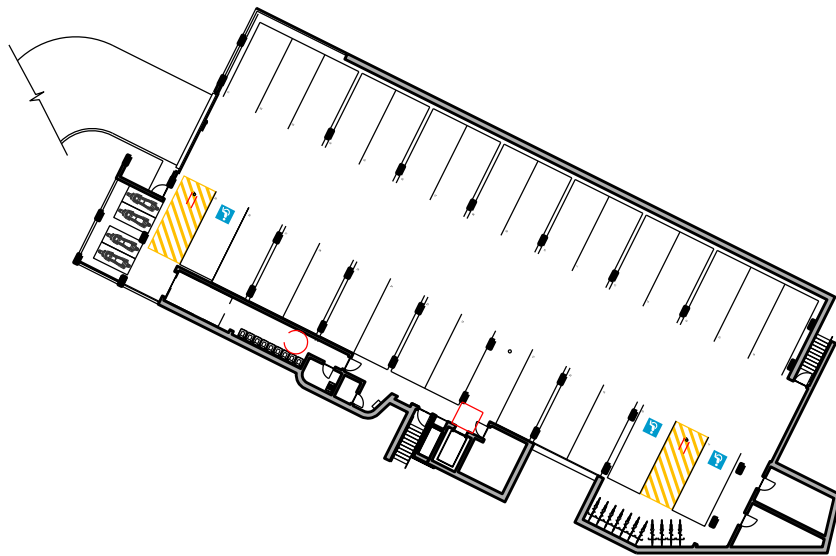
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Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	NA161
		Rev.	B



Construction Level 3



Construction Level 2



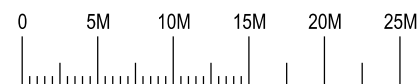
Level 0 (Undercroft)



Construction Level 1 (Ground)

Residential Site M
Floor Space Area Calculations

Level 3 (Top)	590m2
Level 2 (Mid)	590m2
Level 1 (Ground)	590m2
Level 0 (Undercroft)	0m2
Total	1770m2



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Drawing Title
Residential Site N - SSDA
Floor Space Area Calculations

Date	21st October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA170 Rev. A



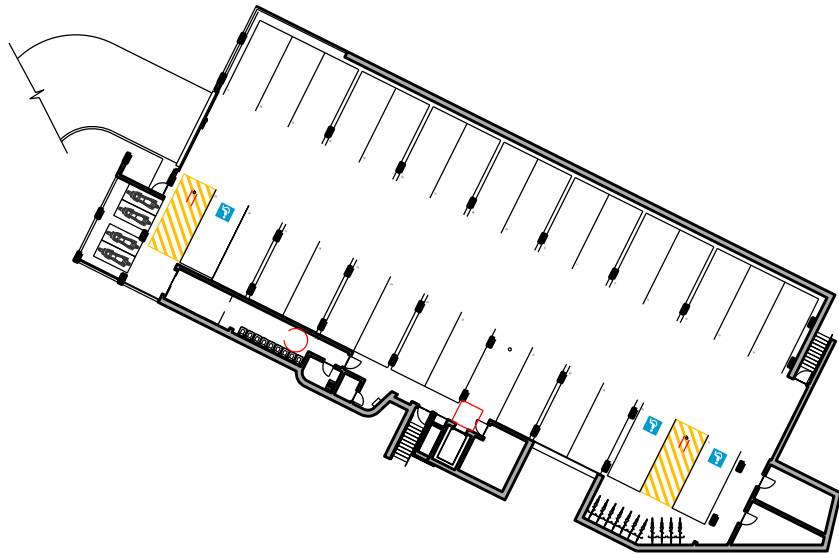
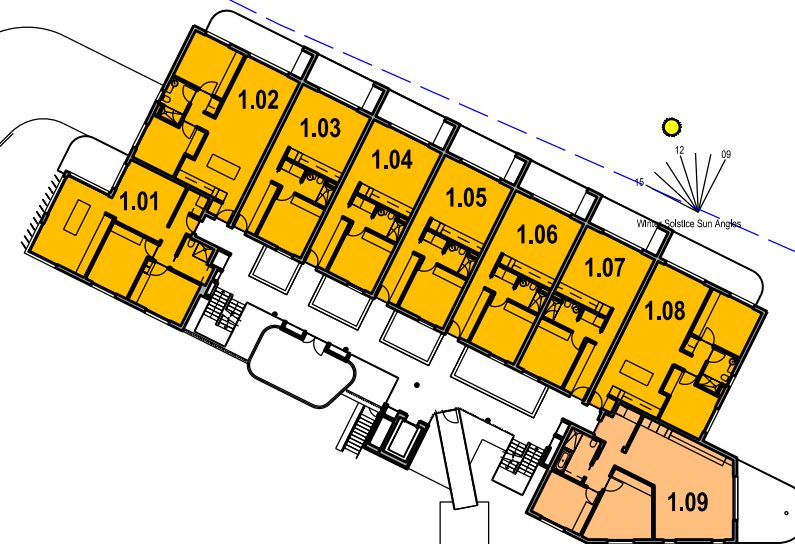
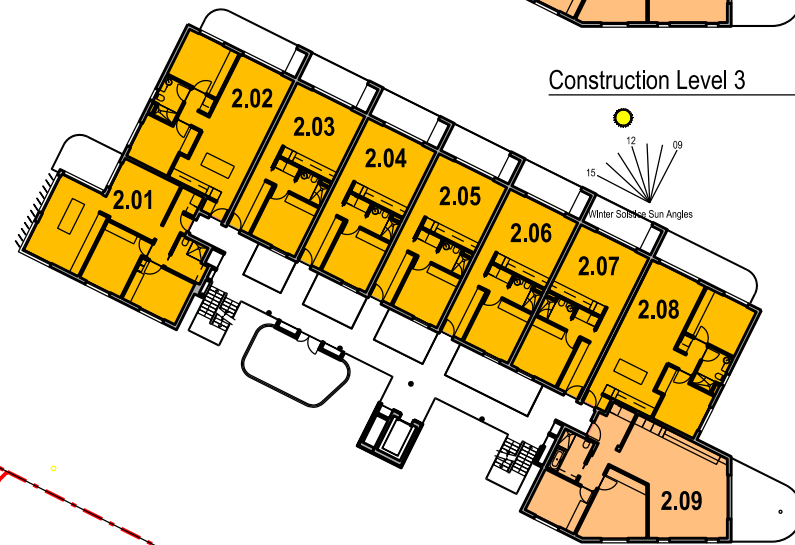
Residential Site M
Nett Saleable / Lettable Area Calculations

Unit	NIA	Balcony
3.01	78m2	10m2
3.02	73.7m2	13m2
3.03	51.8m2	10m2
3.04	51.8m2	10m2
3.05	51.8m2	10m2
3.06	51.8m2	10m2
3.07	51.8m2	10m2
3.08	73.7m2	13m2
3.09	85m2	19m2
2.01	78m2	10m2
2.02	73.7m2	13m2
2.03	51.8m2	10m2
2.04	51.8m2	10m2
2.05	51.8m2	10m2
2.06	51.8m2	10m2
2.07	51.8m2	10m2
2.08	73.7m2	13m2
2.09	85m2	19m2
1.01	78m2	10m2
1.02	73.7m2	13m2
1.03	51.8m2	10m2
1.04	51.8m2	10m2
1.05	51.8m2	10m2
1.06	51.8m2	10m2
1.07	51.8m2	10m2
1.08	73.7m2	13m2
1.09	85m2	19m2
Total	2131.8m2	

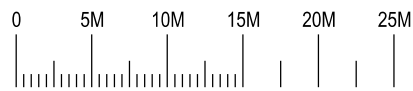
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Moss Vale Road, Bomaderry

Drawing Title
Residential Site N - SSDA
NSA / NLA Calculations

Date		21st October 2024	
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA171
		Rev.	A



Residential Site M Solar Access Calculations			Compliance
Total Units	27		
Units receiving more than 3 Hrs	24 (89%)		>70% (Complies)
Units receiving 2-3 Hrs	0		
Units receiving less than 2 Hrs	3 (11%)		
Units receiving no mid winter sun	0		<15% (Complies)



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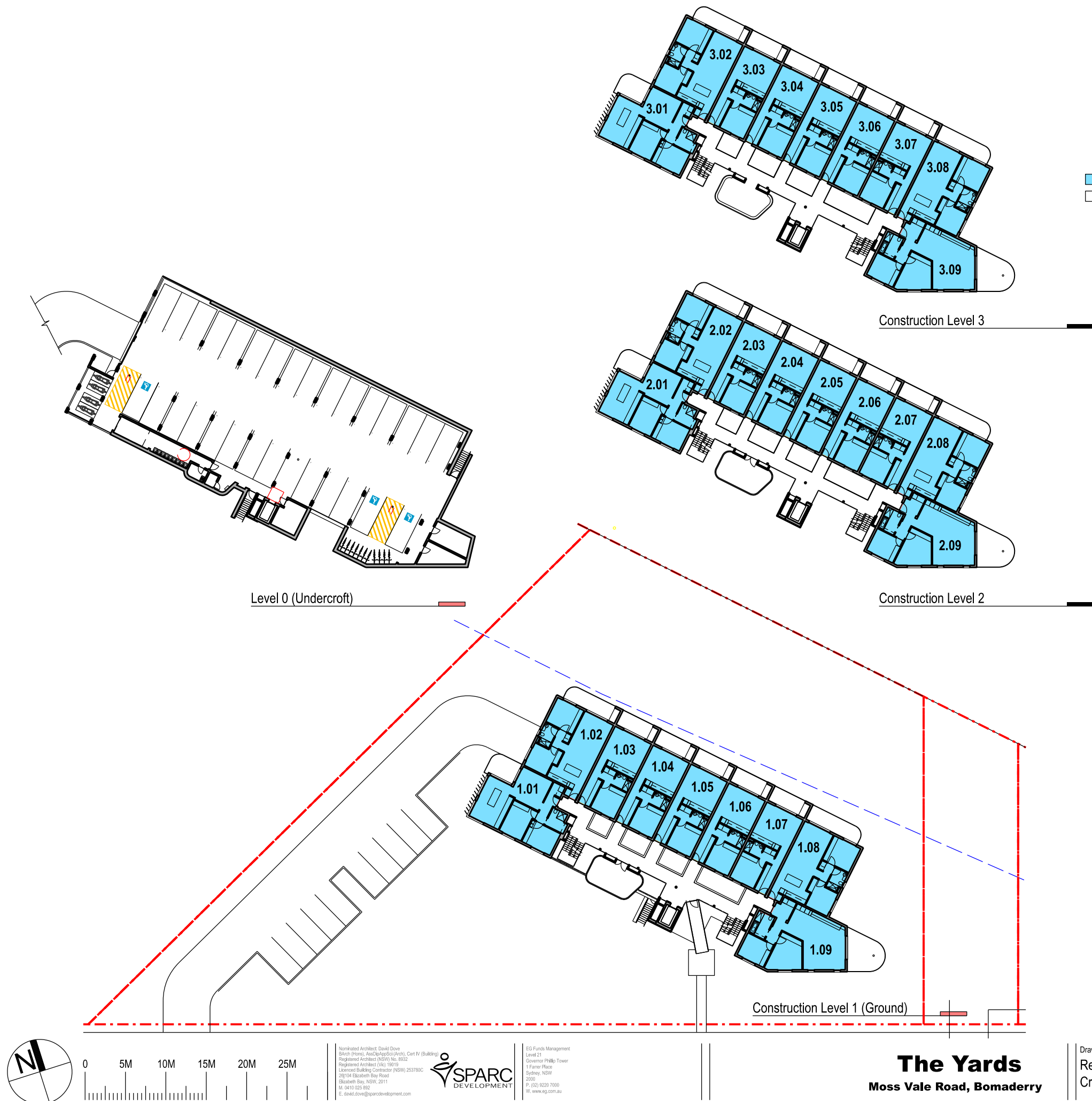
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Moss Vale Road, Bomaderry

Drawing Title
 Residential Site N - SSDA
 Solar Access Calculations

Date	21st October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA173
		Rev.	A



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

The Yards
Moss Vale Road, Bomaderry

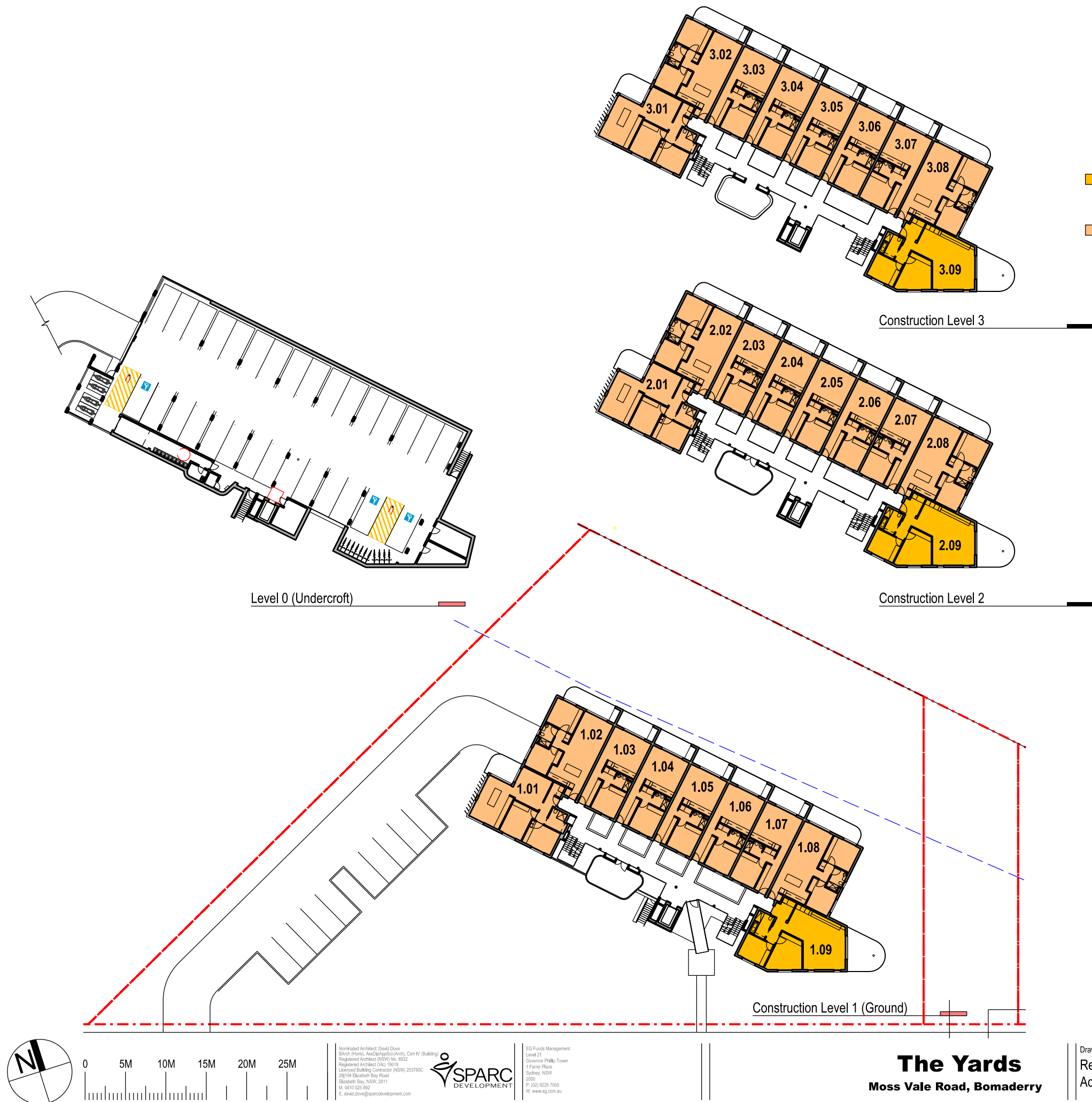
Drawing Title
Residential Site N - SSDA
Cross Ventilation Calculations

Date		21st October 2024	
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA174
		Rev.	A

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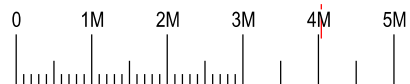
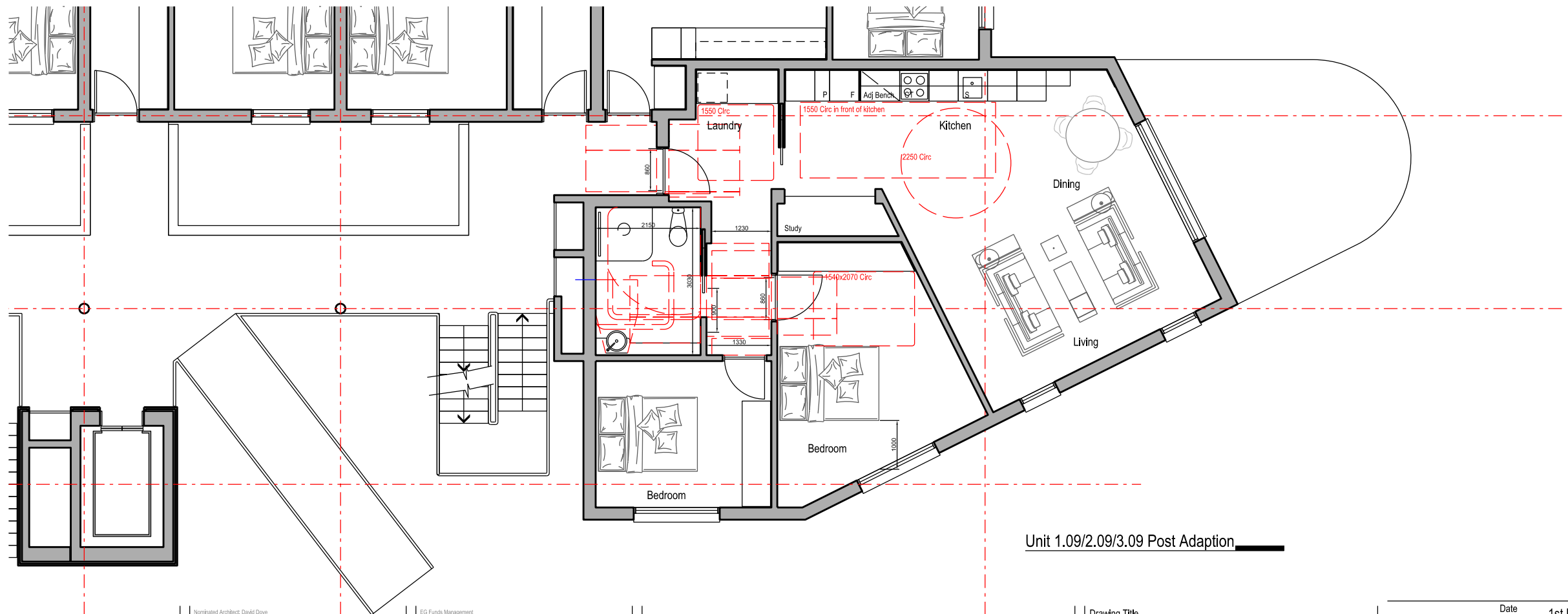
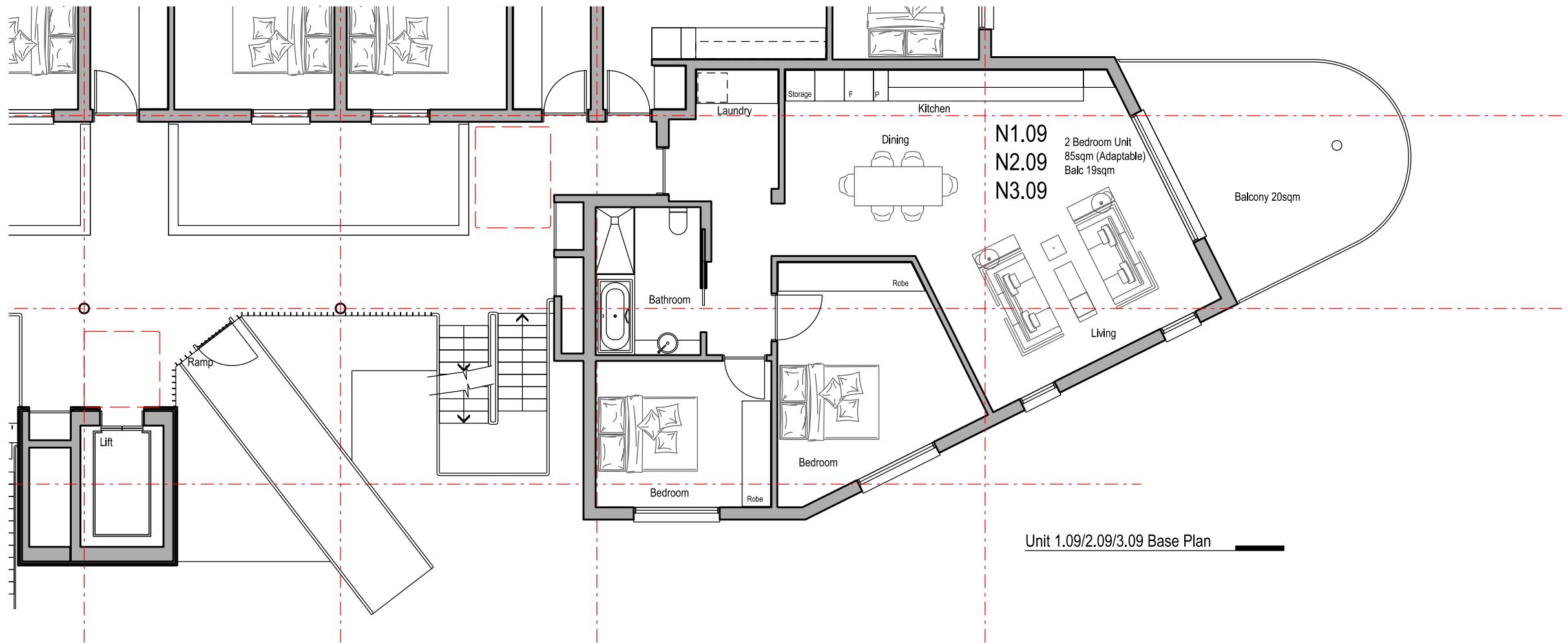


Residential Site N DDA / LHA Calculations		Compliance
Total Units	27	
Adaptable Units + Livable Silver (Compliance with AS1428.1)	3 (10%)	10% (Complies)
Livable Homes Silver Standard	27 (100%)	50% (Note - Development in total complies)

The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site N - SSDA
Adaptable / Livable Homes

Date		21st October 2024
Drawn	DJD	Scale 1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No. NA176 Rev. A



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Moss Vale Road, Bomaderry

Drawing Title
 Building Site N - SSDA
 Adaptable Unit Plans - Unit 1.09/2.09/3.09

Date	1st December 2024
Drawn	DJD
Scale	1:100 @ A3
Job No.	SYB01
Dwg No.	NA177
Rev.	D

Building M Specification

Thermal Comfort Inclusions

Glazing Doors / Windows

Group A awning + bifold + casement windows + hinged glazed doors
Typical: U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±5%)
Units N1.01, N2.01, N3.01: U-value: 3.90 (equal to or lower than) SHGC: 0.32 (±5%)

Group B sliding doors/windows + fixed glazing + louvred windows

Typical: U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±5%)
Units N1.01, N2.01, N3.01 (Excl. Louvres): U-value: 3.90 (equal to or lower than) SHGC: 0.37 (±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

150mm Concrete roof
Metal roof with foil/sarking R1.3
Plasterboard ceiling with R1.5 insulation (insulation only value) where balconies are above
Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit where concrete roof is over, and 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 and fire stairs.

Walls within Dwellings

Plasterboard on studs no insulation

Floors

Typical: 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
Unit N1.01: Upgrade to R1.5 under slab insulation
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 common area landscaping, 1 car wash bay and private landscaping

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

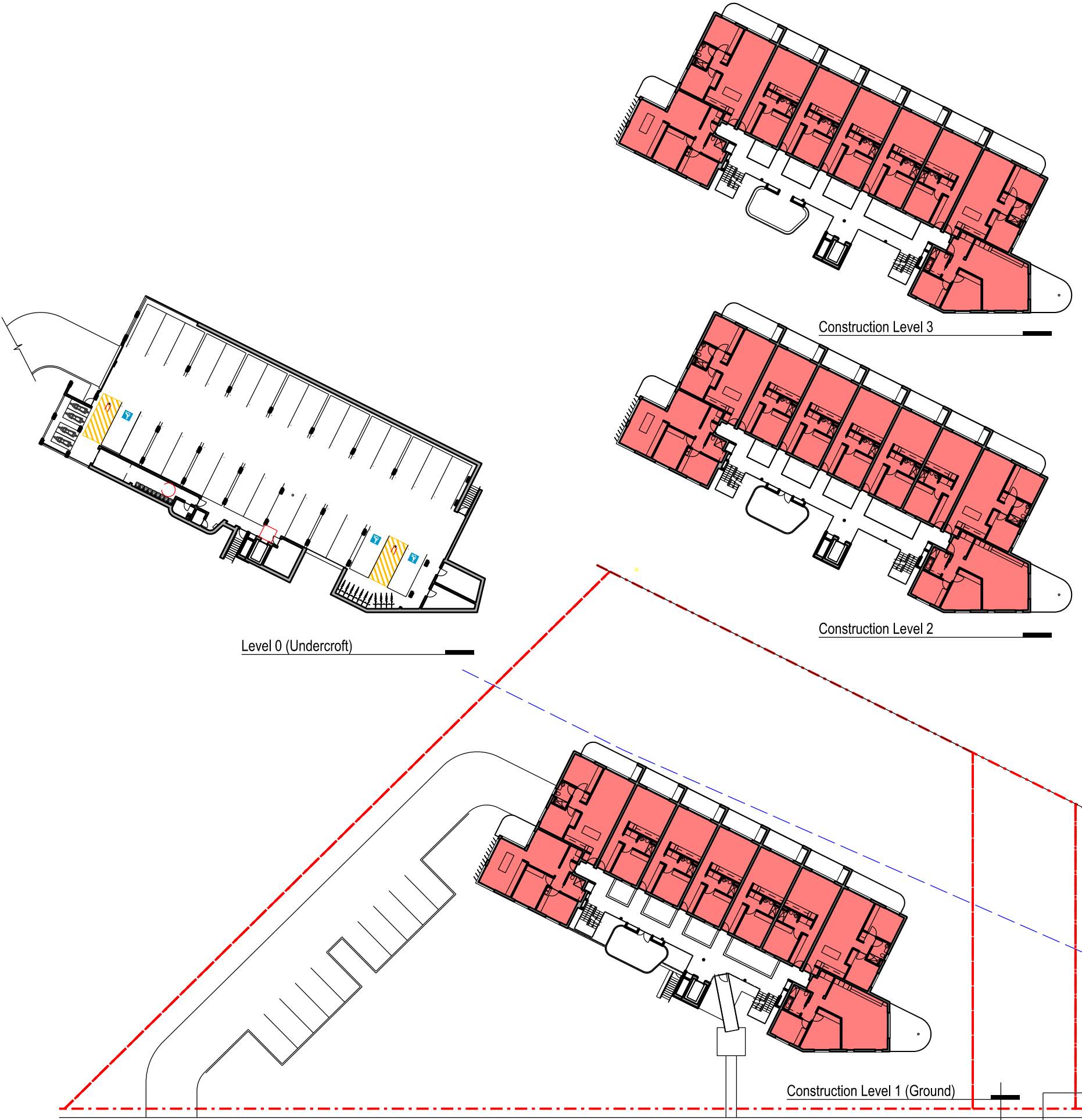
Bathroom: individual fan, ducted to roof or façade connected to light, timer off
Laundry: individual fan, ducted to roof or façade manual on / off switch
Kitchen range hood: Individual fan, ducted to roof or façade manual on / off switch

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
Communal areas: air conditioning system, time clock

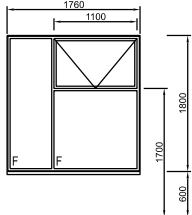
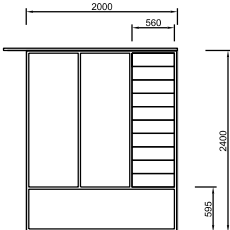
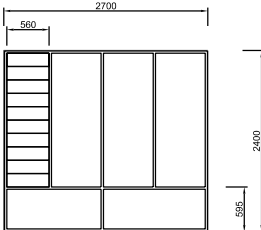
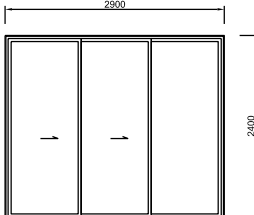
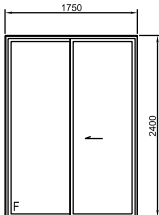
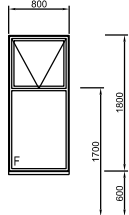


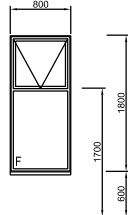
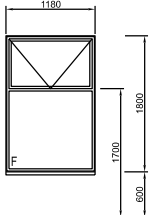
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Moss Vale Road, Bomaderry

Drawing Title
Residential Site N - SSDA
Typical Specification

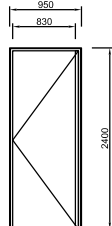
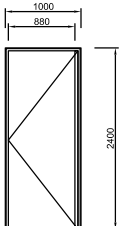
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Job No.	SYB01	Dwg No.	NA180
		Rev.	A

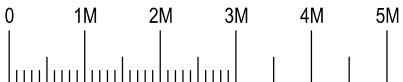
Windows

						
FFL						
Window No	MW01	NW02	NW03	NW04	NW05	NW07
Type	Fixed & Awning	Fixed & Louvre	Fixed & Louvre	Double Sliding door	Sliding door	Fixed & Awning
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single	Single	Single	Single	Single	Single Frosted
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat
Locks	Yes	Yes	Yes	Yes	Yes	Yes
Quantity	24	6	3	27	3	6
Shading	-	West Facing Fixed Vertical Louvre	-	Balcony/Pergola	2M Balcony/Pergola	-

				
FFL				
Window No	NW07	NW08		
Type	Fixed & Awning	Fixed & Awning		
Frame	Improved Aluminium	Improved Aluminium		
Glazing	Single	Single		
Finish	Black Powdercoat	Black Powdercoat		
Locks	Yes	Yes		
Quantity	6	15		
Shading	South Facing	Internal Gallery		

Unit Doors

				
FFL				
Door No	NDE1	NDE2		
Type	Unit Entry Door	Unit Entry Door Adaptable		
Frame	FR Steel Frame	FR Steel Frame		
Glazing	-	-		
Finish	White	White		
Locks	Entry Lockset & Deadbolt	Entry Lockset & Deadbolt		
Quantity	10 RH / 12 LH	10 RH / 12 LH		
Shading	Internal	Internal		
Door	40mm Solid Core Fire	40mm Solid Core Fire		



Nominated Architect: David Dove
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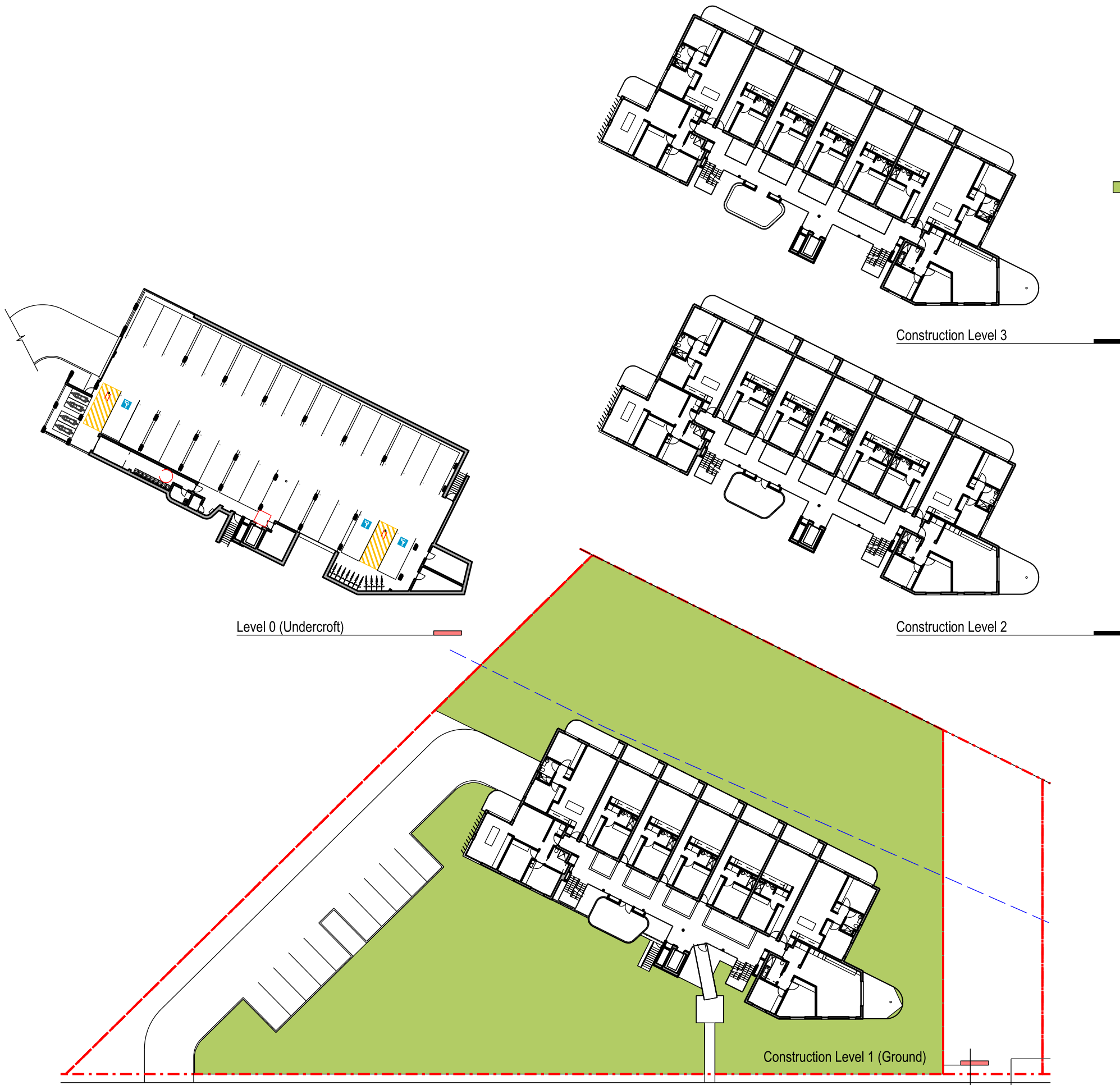


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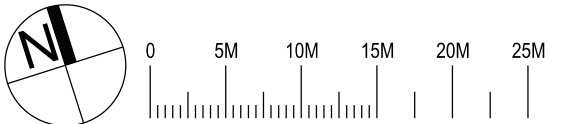
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Building Site N - SSDA
Apartment Window / Door Schedule

Date		2nd September 2024	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	NA181
		Rev.	A



**Residential Site N
Communal Open Space Calculations**

Site Area	3999m2
Communal Space	2354m2
Percentage	58%
Compliance	>25%



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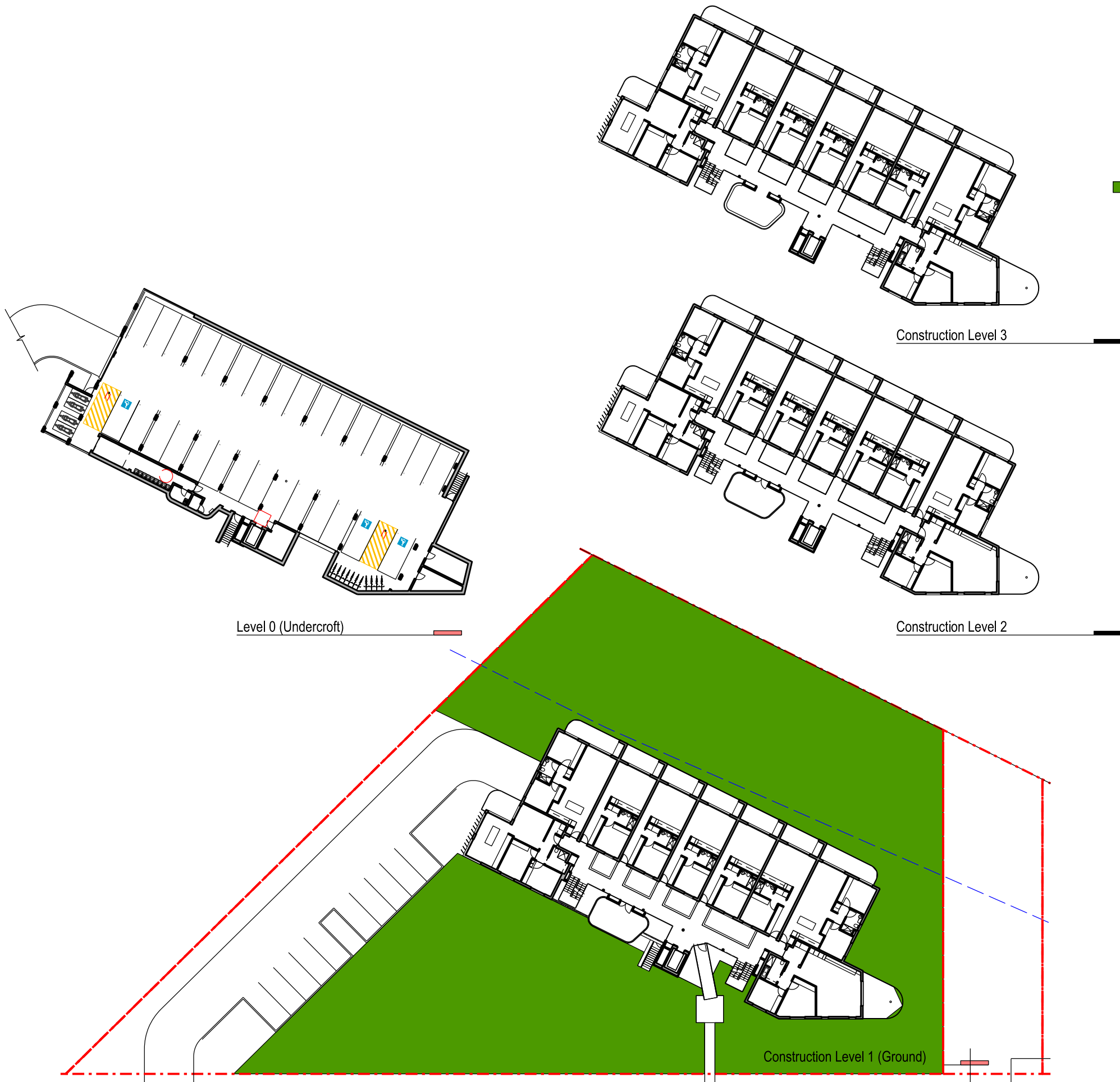


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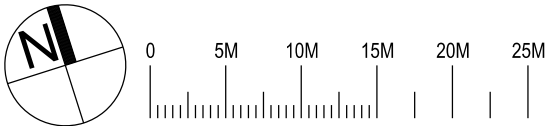
Drawing Title
Residential Site N - SSDA
Communal Open Space Area Calculation

Date		21st October 2024	
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA185
		Rev.	A



**Residential Site N
Deep Soil Planting Area Calculations**

Site Area	3999m2
Deep Soil Area	2254m2
Percentage	56%
Compliance	>7%



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Drawing Title
Residential Site N - SSDA
Deep Soil Planting Area Calculation

Date		21st October 2024	
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	NA186
		Rev.	A