

Nominated Architect: David Dove  
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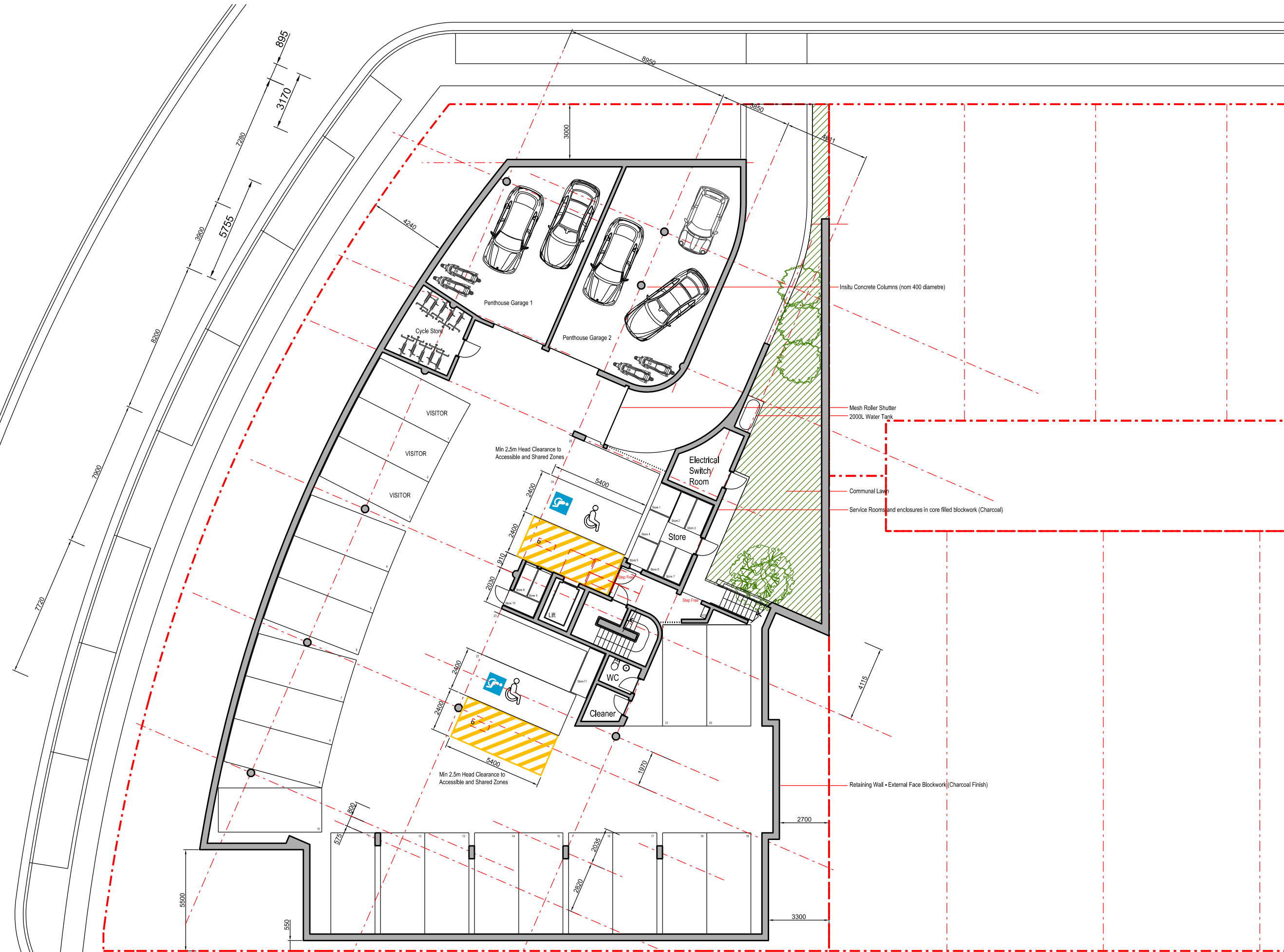
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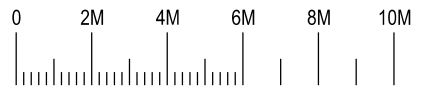
# The Yards

Moss Vale Road, Bomaderry

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

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	FA100	Rev.	E





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# The Yards

## Moss Vale Road, Bomaderry

Drawing Title  
 Building Site F - SDDA  
 Ground (Level 1) Floor Plan

Drawn	DJD	Date	10th December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	FA110	Rev.	H

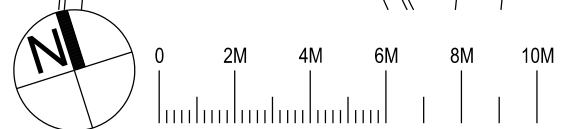
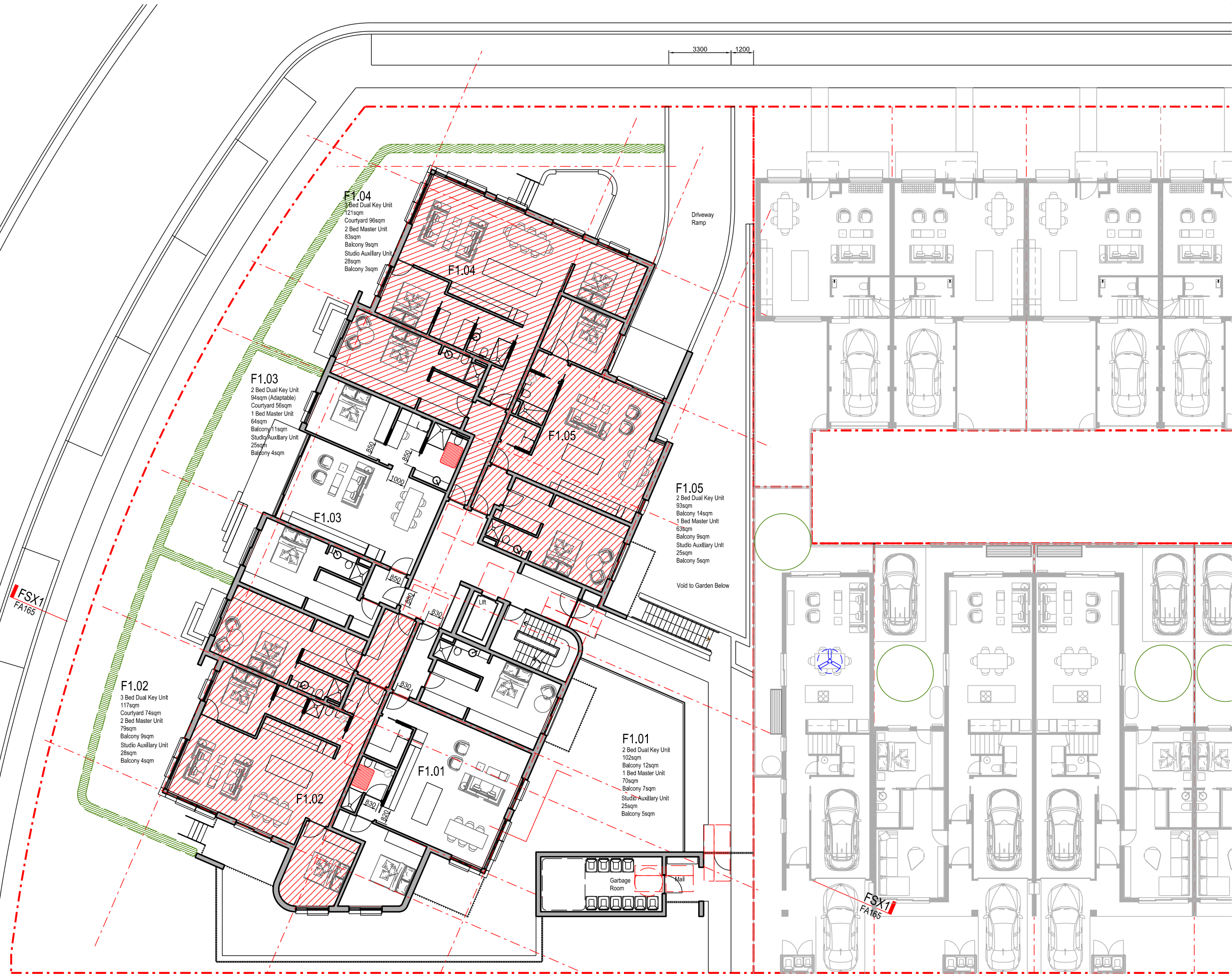


**Livable Housing Design Silver**

Unit No	Achieves Silver	Adaptable DDA
F1.01	Yes	No
F1.02	No	No
F1.03	Yes	Yes
F1.04	No	No
F1.05	No	No

Total 5 Units	Total 2 Units (40%)	Total 1 Units (20%)

Total Bldg 14 Units	7 Units (50%)	2 Units (14%)



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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site F - SSDA  
 Ground (Level 1) LHA Compliance Plan

Drawn	DJD	Date	10th December 2024
Scale	1:200 @ A3	Dwg No.	FA111
Job No.	SYB01	Rev.	D

Note:  
Dimensions to match Level One (FA110)



**F2.04**  
3 Bed Dual Key Unit  
121sqm  
Balcony 10sqm  
2 Bed Master Unit  
83sqm  
Balcony 9sqm  
Studio Auxiliary Unit  
28sqm  
Balcony 3sqm

**F2.03**  
2 Bed Dual Key Unit  
94sqm (Adaptable)  
Balcony 15sqm  
1 Bed Master Unit  
64sqm  
Balcony 11sqm  
Studio Auxiliary Unit  
25sqm  
Balcony 4sqm

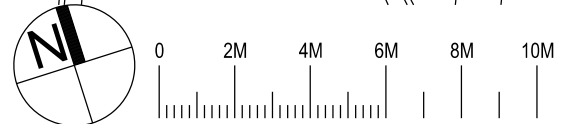
**F2.05**  
2 Bed Dual Key Unit  
93sqm  
Balcony 14sqm  
1 Bed Master Unit  
63sqm  
Balcony 9sqm  
Studio Auxiliary Unit  
25sqm  
Balcony 5sqm

**F2.02**  
3 Bed Dual Key Unit  
117sqm  
Balcony 13sqm  
2 Bed Master Unit  
79sqm  
Balcony 9sqm  
Studio Auxiliary Unit  
28sqm  
Balcony 4sqm

**F2.01**  
2 Bed Dual Key Unit  
102sqm  
Balcony 12sqm  
1 Bed Master Unit  
70sqm  
Balcony 7sqm  
Studio Auxiliary Unit  
25sqm  
Balcony 5sqm

FSX1  
FA165

FSX1  
FA165



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**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
Building Site F - SSDA  
Mid (Level 2) Floor Plan

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	FA120	Rev.	F

**Livable Housing Design Silver**

Unit No	Achieves Silver	Adaptable DDA
F2.01	Yes	No
F2.02	No	No
F2.03	Yes	Yes
F2.04	No	No
F2.05	No	No
<b>Total 5 Units</b>	<b>Total 2 Units (40%)</b>	<b>Total 1 Units (20%)</b>
<b>Total Bldg 14 Units</b>	<b>7 Units (50%)</b>	<b>2 Units (14%)</b>



**F2.04**  
 3 Bed Dual Key Unit  
 121sqm  
 Balcony 10sqm  
 2 Bed Master Unit  
 83sqm  
 Balcony 9sqm  
 Studio Auxiliary Unit  
 28sqm  
 Balcony 3sqm

**F2.03**  
 2 Bed Dual Key Unit  
 94sqm (Adaptable)  
 Balcony 15sqm  
 1 Bed Master Unit  
 64sqm  
 Balcony 11sqm  
 Studio Auxiliary Unit  
 25sqm  
 Balcony 4sqm

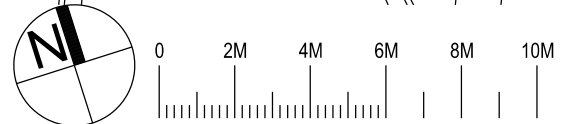
**F2.05**  
 2 Bed Dual Key Unit  
 93sqm  
 Balcony 14sqm  
 1 Bed Master Unit  
 63sqm  
 Balcony 9sqm  
 Studio Auxiliary Unit  
 25sqm  
 Balcony 5sqm

**F2.02**  
 3 Bed Dual Key Unit  
 117sqm  
 Balcony 13sqm  
 2 Bed Master Unit  
 79sqm  
 Balcony 9sqm  
 Studio Auxiliary Unit  
 28sqm  
 Balcony 4sqm

**F2.01**  
 2 Bed Dual Key Unit  
 102sqm  
 Balcony 12sqm  
 1 Bed Master Unit  
 70sqm  
 Balcony 7sqm  
 Studio Auxiliary Unit  
 25sqm  
 Balcony 5sqm

**FSX1**  
 FA165

**FSX1**  
 FA165



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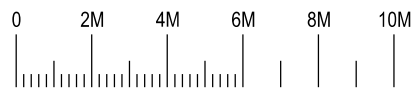
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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site F - SSSA  
 Mid (Level 2) LHA Compliance Plan

Date	1st December 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	FA120 Rev. C



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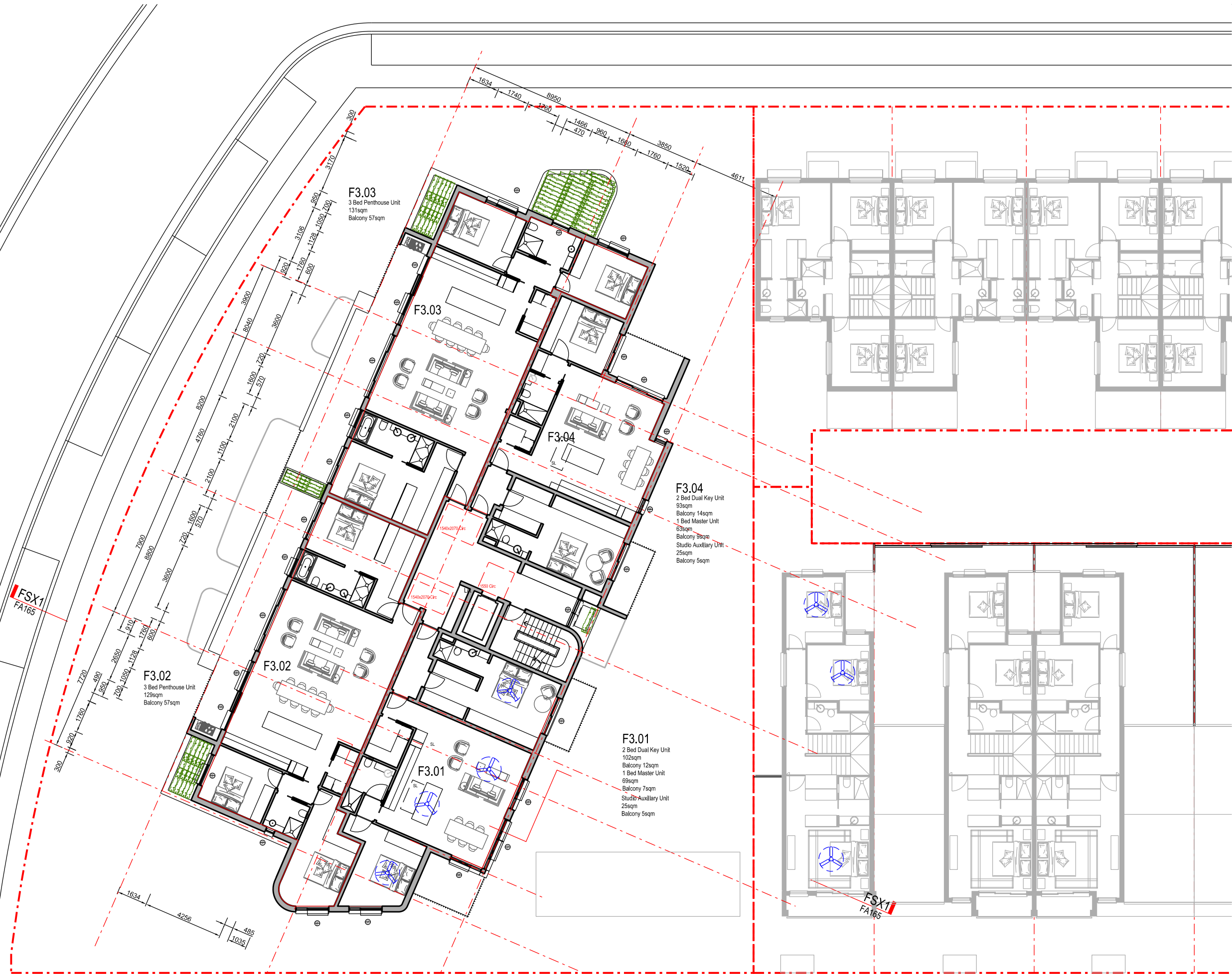


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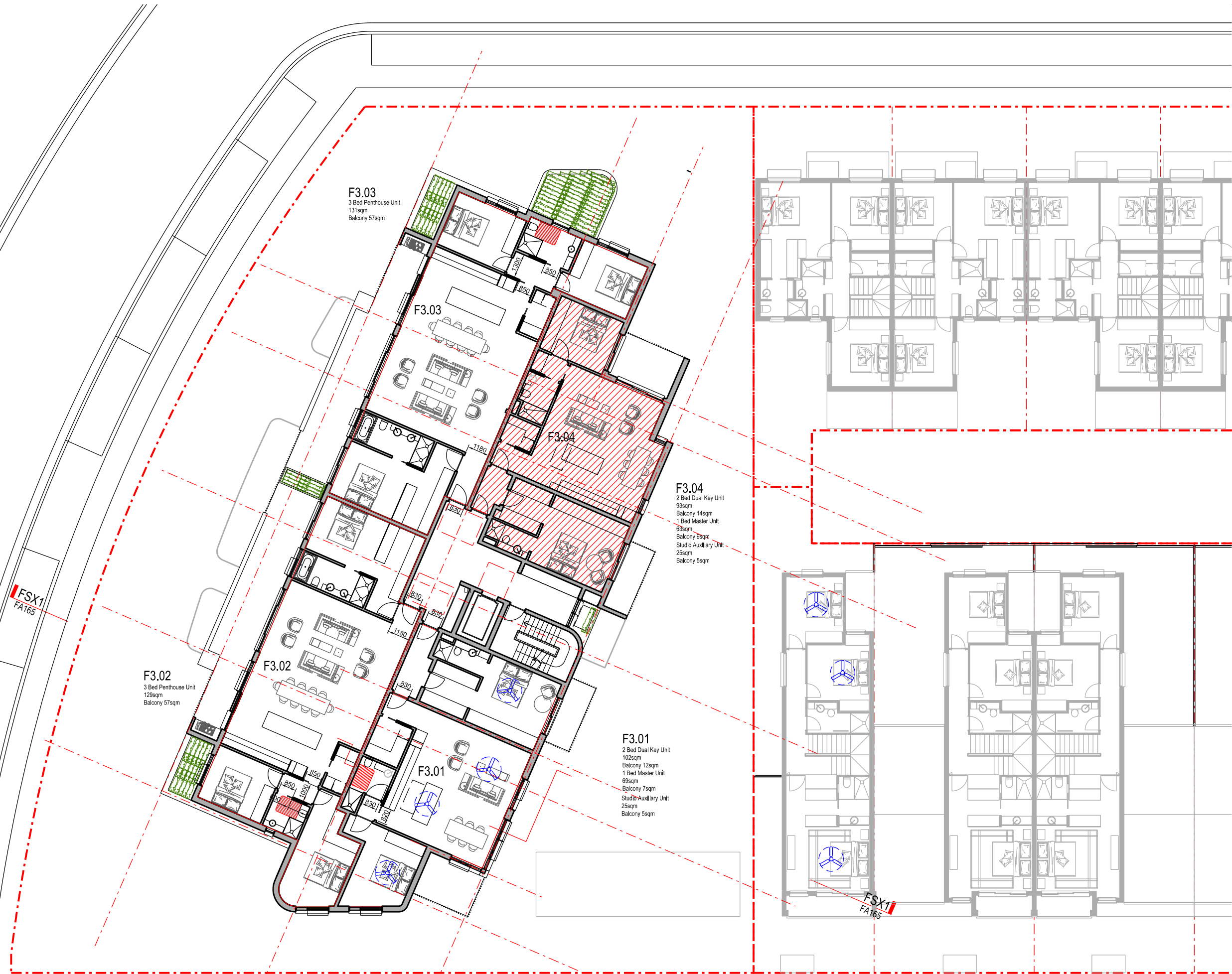
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site F - SEDA  
 Top (Level 3) Floor Plan

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
		Dwg No.	FA130
		Rev.	H



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
F1.01	Yes	No
F1.02	Yes	No
F1.03	Yes	No
F1.04	No	No
<b>Total 5 Units</b>	<b>Total 3 Units (75%)</b>	<b>Total 0 Units (0%)</b>
<b>Total Bldg 14 Units</b>	<b>7 Units (50%)</b>	<b>2 Units (14%)</b>



**F3.03**  
3 Bed Penthouse Unit  
131sqm  
Balcony 57sqm

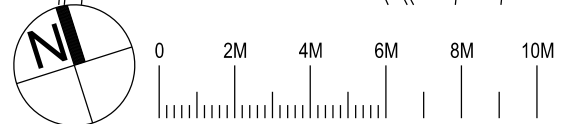
**F3.04**  
2 Bed Dual Key Unit  
93sqm  
Balcony 14sqm  
1 Bed Master Unit  
63sqm  
Balcony 5sqm  
Studio Auxiliary Unit  
25sqm  
Balcony 5sqm

**F3.02**  
3 Bed Penthouse Unit  
129sqm  
Balcony 57sqm

**F3.01**  
2 Bed Dual Key Unit  
102sqm  
Balcony 12sqm  
1 Bed Master Unit  
69sqm  
Balcony 7sqm  
Studio Auxiliary Unit  
25sqm  
Balcony 5sqm

**FSX1**  
FA165

**FSX1**  
FA165



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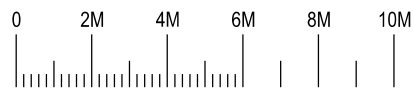
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**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
Building Site F - SSSA  
Top (Level 3) LHA Compliance Plan

Date	1st December 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	FA131 Rev. H



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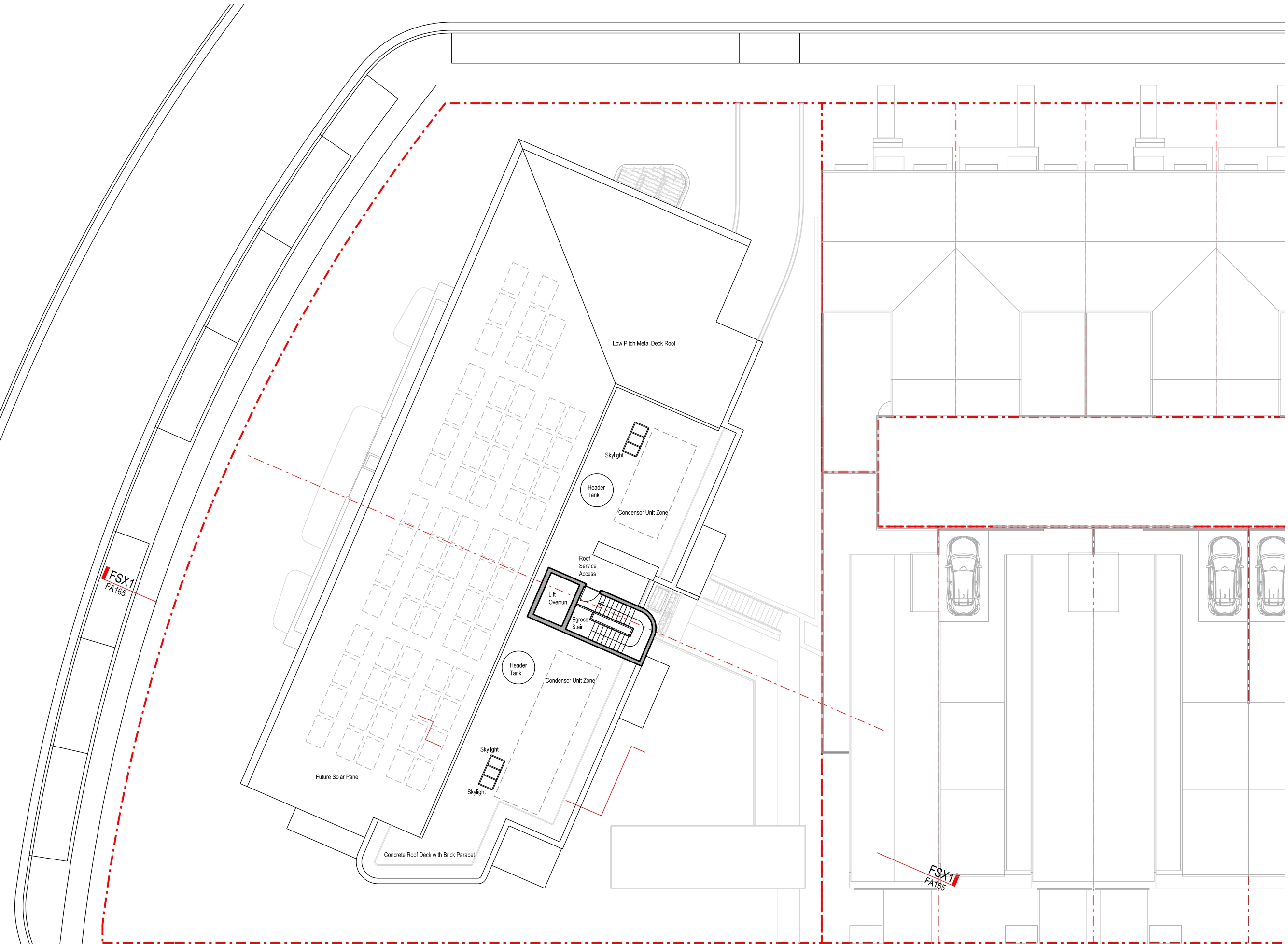


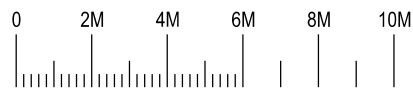
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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site F - SSDA  
 Roof Access (Level 4) Plan

Drawn	DJD	Date	17th October 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	FA140	Rev.	C





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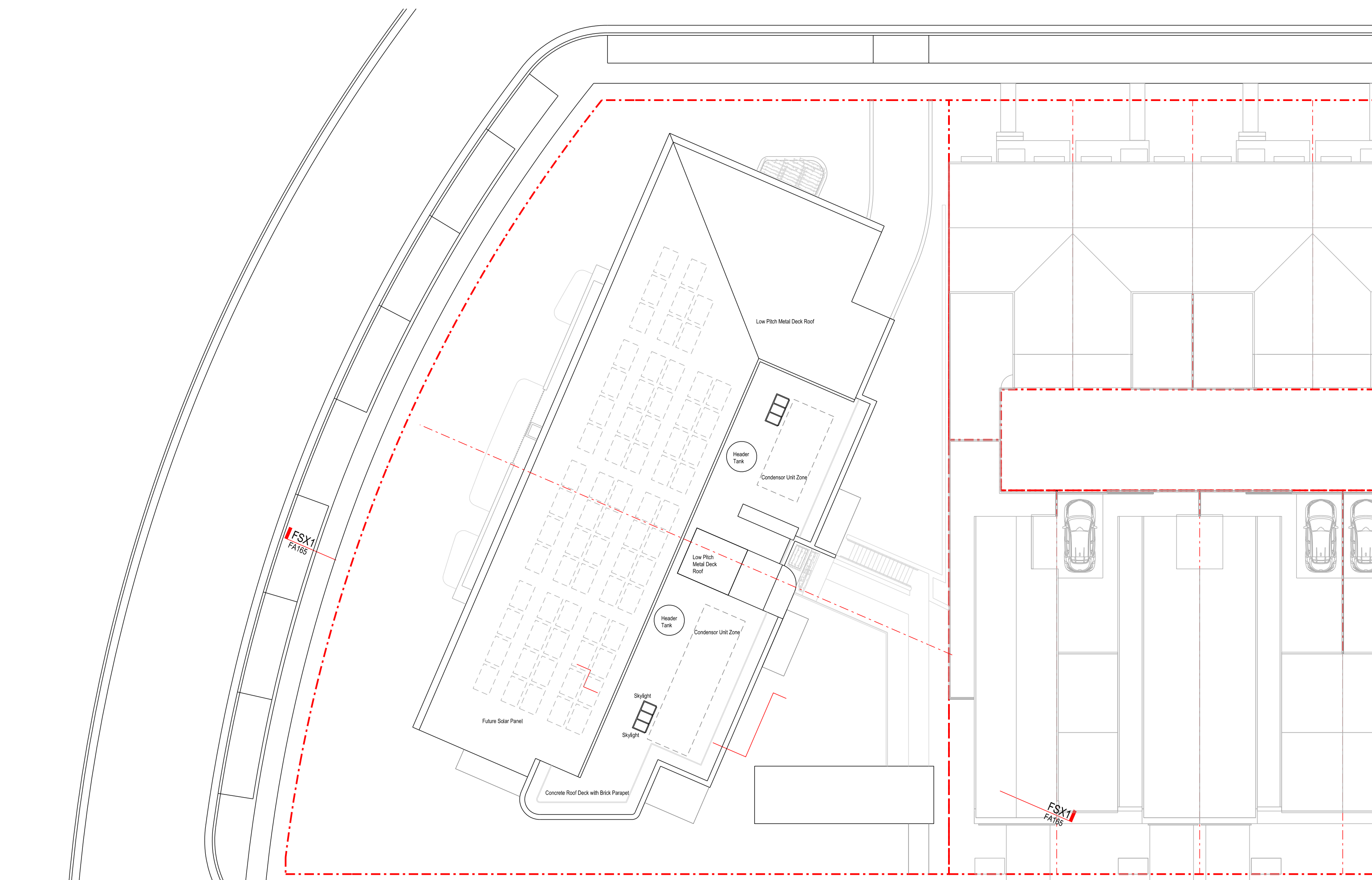


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**The Yards**  
 Moss Vale Road, Bomaderry

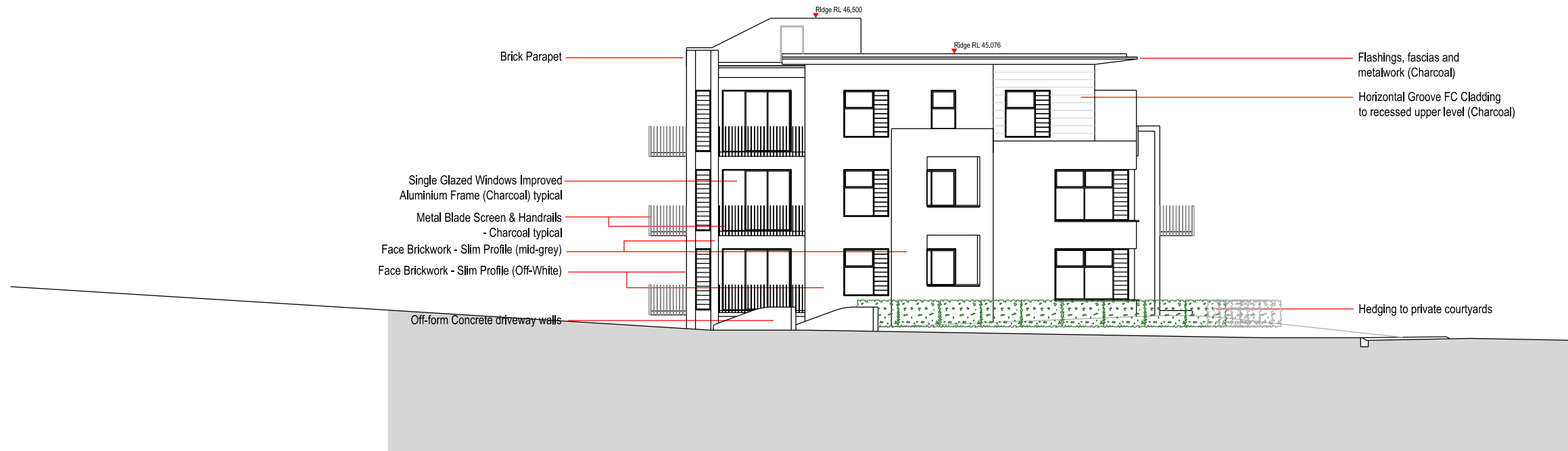
Drawing Title  
 Building Site F - SSSA  
 Roof (Level 5) Plan

Drawn	DJD	Date	17th October 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	FA150	Rev.	C



FSX1  
 FA165

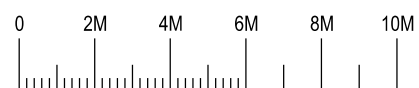
FSX1  
 FA165



North Elevation



South Elevation



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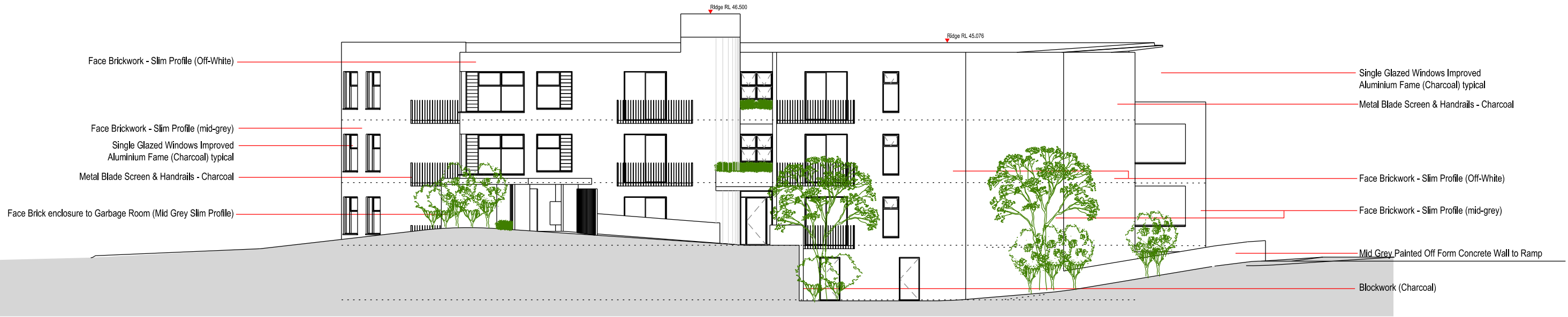


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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Precinct F - SSSA  
 North / South Elevations

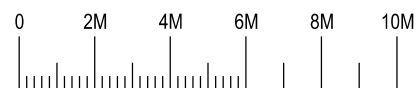
Drawn	DJD	Date	10th December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	FA160	Rev.	C



East Elevation



West Elevation



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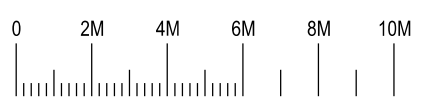
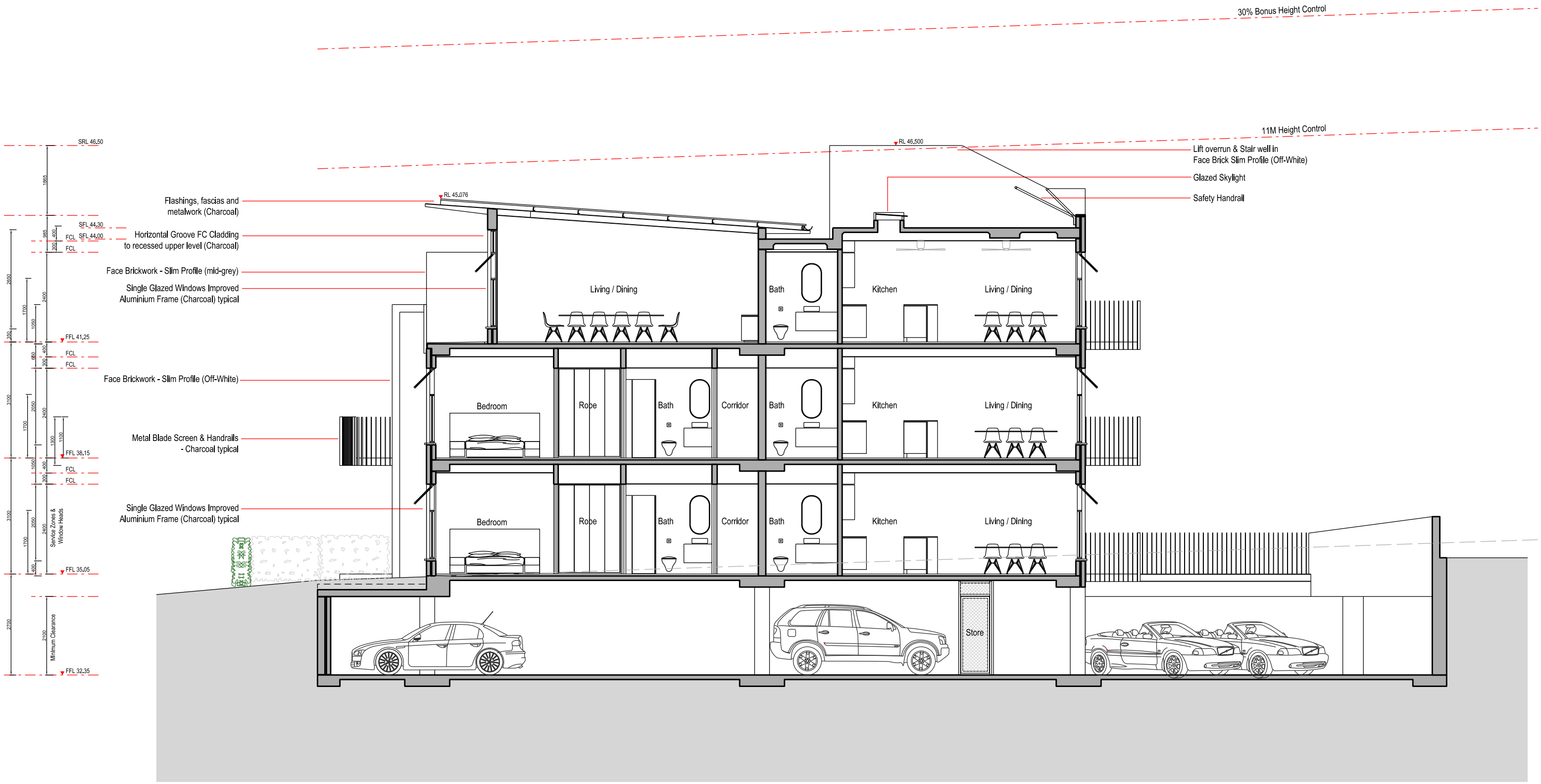


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**The Yards**  
**Moss Vale Road, Bomaderry**

Drawing Title  
 Building Precinct F - SSSA  
 East / West Elevations

Drawn	DJD	Date	10th December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	FA161	Rev.	C



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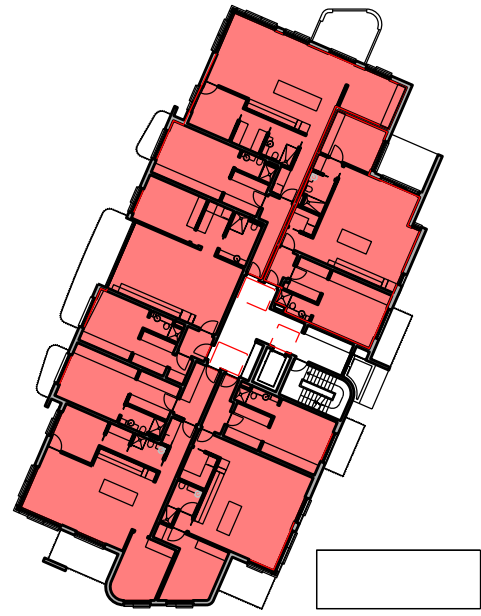
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# The Yards

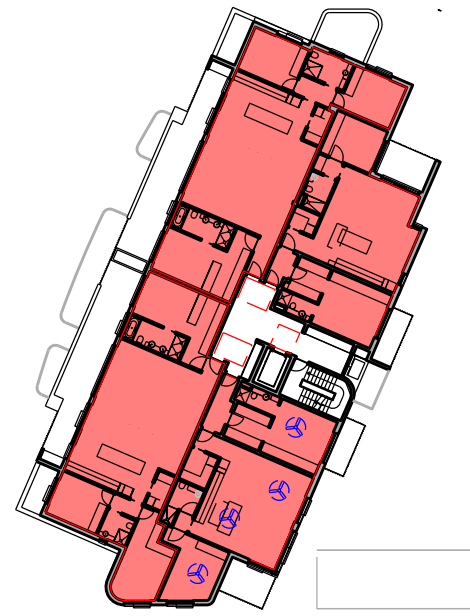
Moss Vale Road, Bomaderry

Drawing Title  
 Building Precinct F - SSSA  
 Indicative Section A

Date	10th December 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	FA165 Rev. C



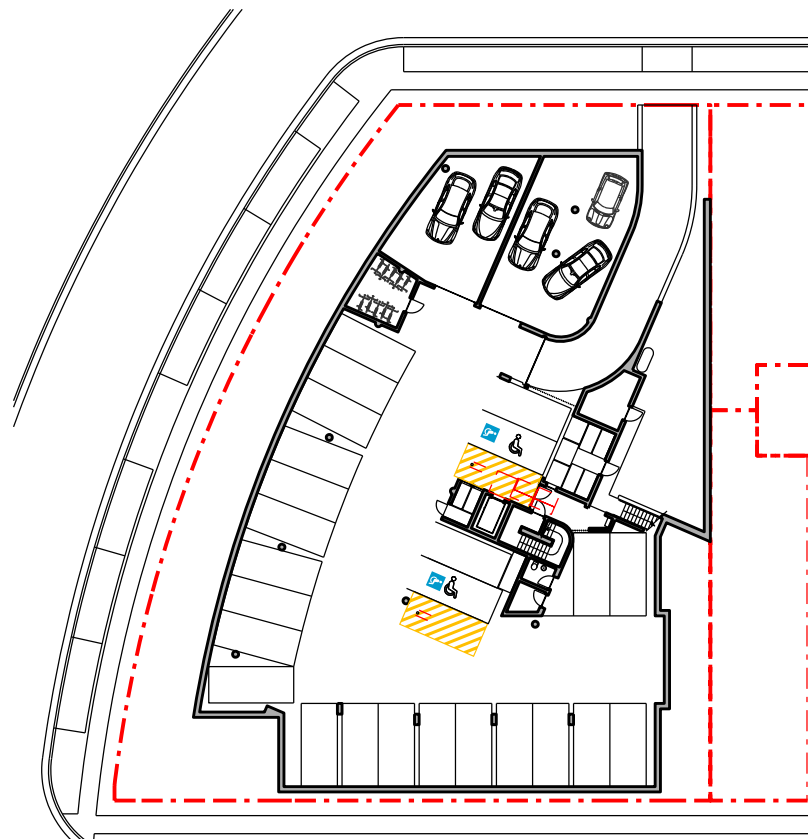
Construction Level 2



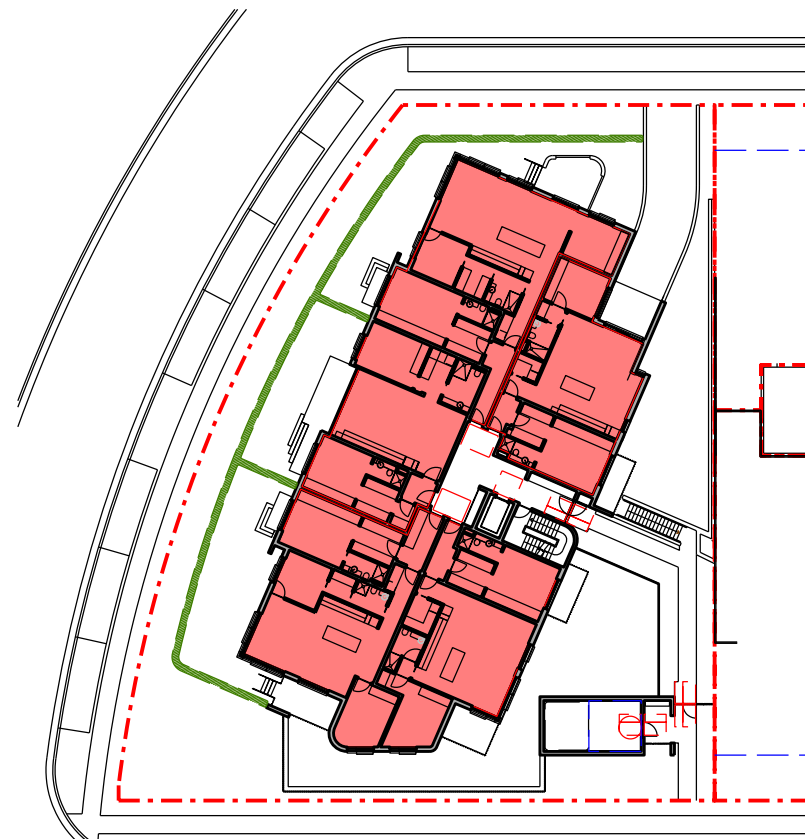
Construction Level 3

**Residential Site F  
Floor Space Area Calculations**

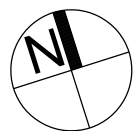
Level 3 (Top)	463m <sup>2</sup>
Level 2 (Mid)	537m <sup>2</sup>
Level 1 (Ground)	537m <sup>2</sup>
Level 0 (Undercroft)	0m <sup>2</sup>
<b>Total</b>	<b>1537m<sup>2</sup></b>



Level 0 (Undercroft)



Construction Level 1 (Ground)



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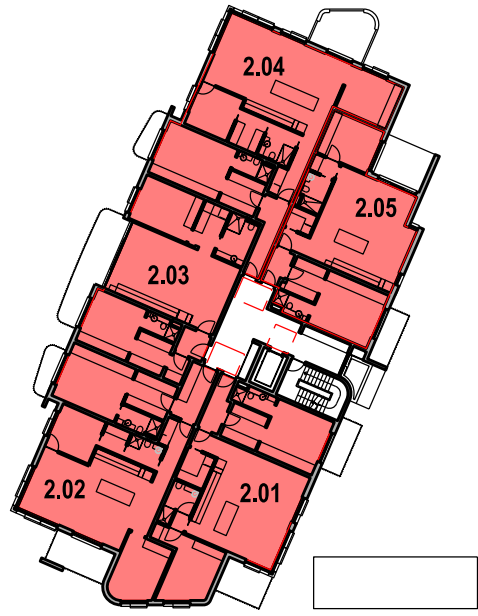


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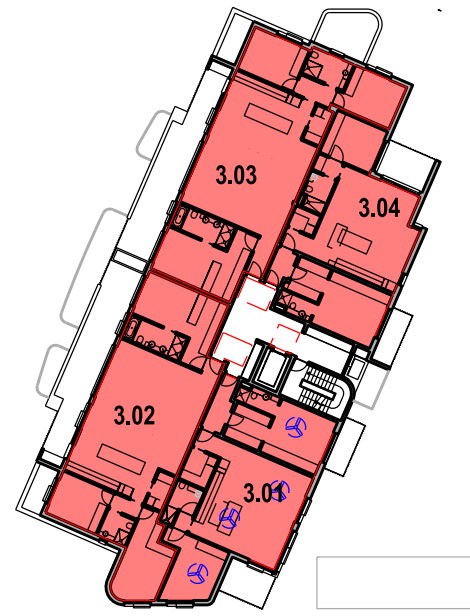
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site F - SSDA  
 Floor Space Area Calculations

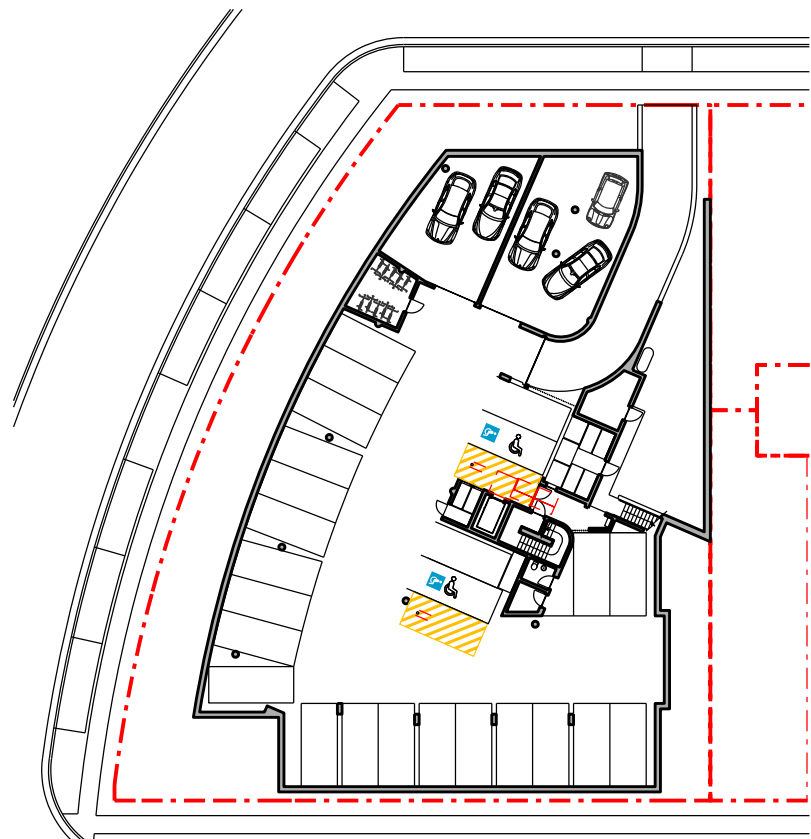
Date	4th February 2025		
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Job No.	SYB01	Dwg No.	FA170 Rev. A



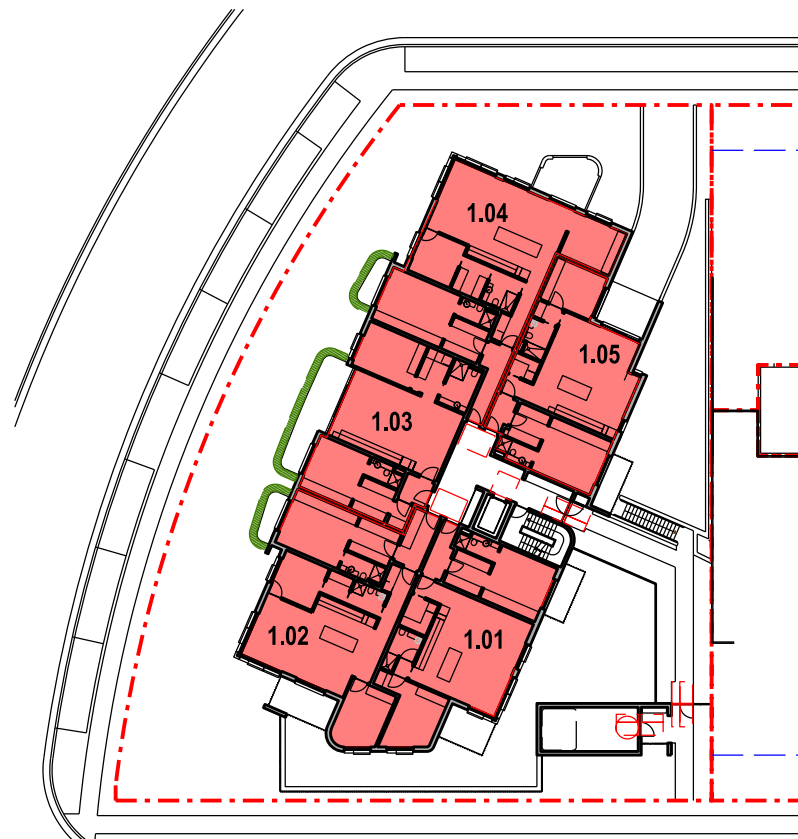
Construction Level 2



Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)

**Residential Site F  
Nett Saleable / Lettable Area Calculations**

Unit	NIA	Balcony
3.01	102m <sup>2</sup>	12m <sup>2</sup>
3.02	129m <sup>2</sup>	57m <sup>2</sup>
3.03	131m <sup>2</sup>	57m <sup>2</sup>
3.04	93m <sup>2</sup>	14m <sup>2</sup>
2.01	102m <sup>2</sup>	12m <sup>2</sup>
2.02	117m <sup>2</sup>	13m <sup>2</sup>
2.03	94m <sup>2</sup>	15m <sup>2</sup>
2.04	121m <sup>2</sup>	10m <sup>2</sup>
2.05	93m <sup>2</sup>	14m <sup>2</sup>
1.01	102m <sup>2</sup>	12m <sup>2</sup>
1.02	117m <sup>2</sup>	13m <sup>2</sup>
1.03	94m <sup>2</sup>	15m <sup>2</sup>
1.04	121m <sup>2</sup>	10m <sup>2</sup>
1.05	93m <sup>2</sup>	14m <sup>2</sup>
<b>Total</b>	<b>1509m<sup>2</sup></b>	



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**The Yards**  
**Moss Vale Road, Bomaderry**

Drawing Title  
 Residential Site F - SSDA  
 Nett Saleable / Lettable Area Calculations

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	FA171	Rev.	A

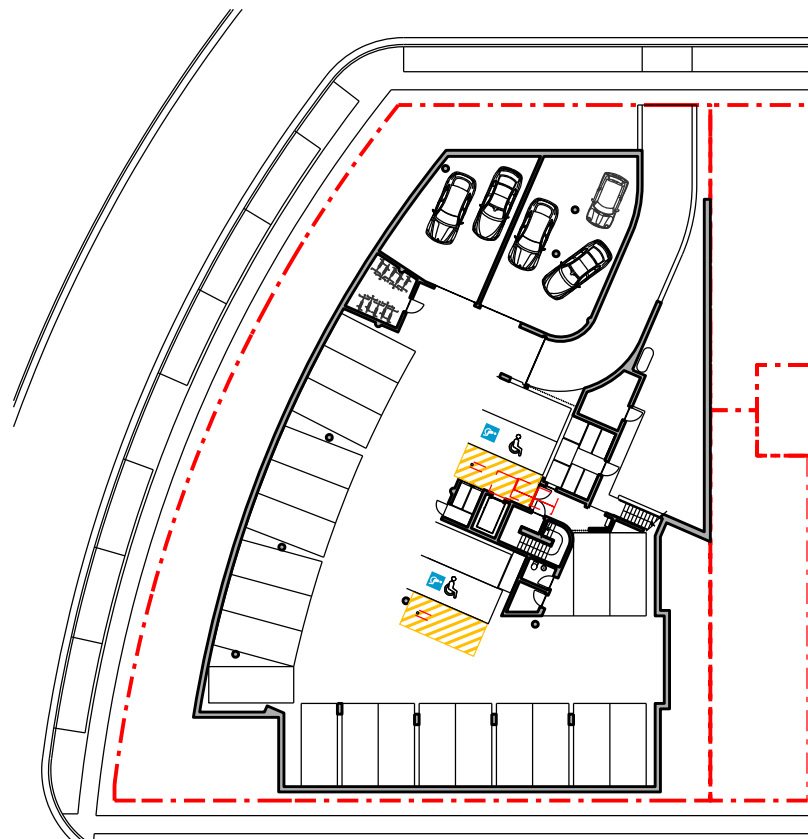


Construction Level 2

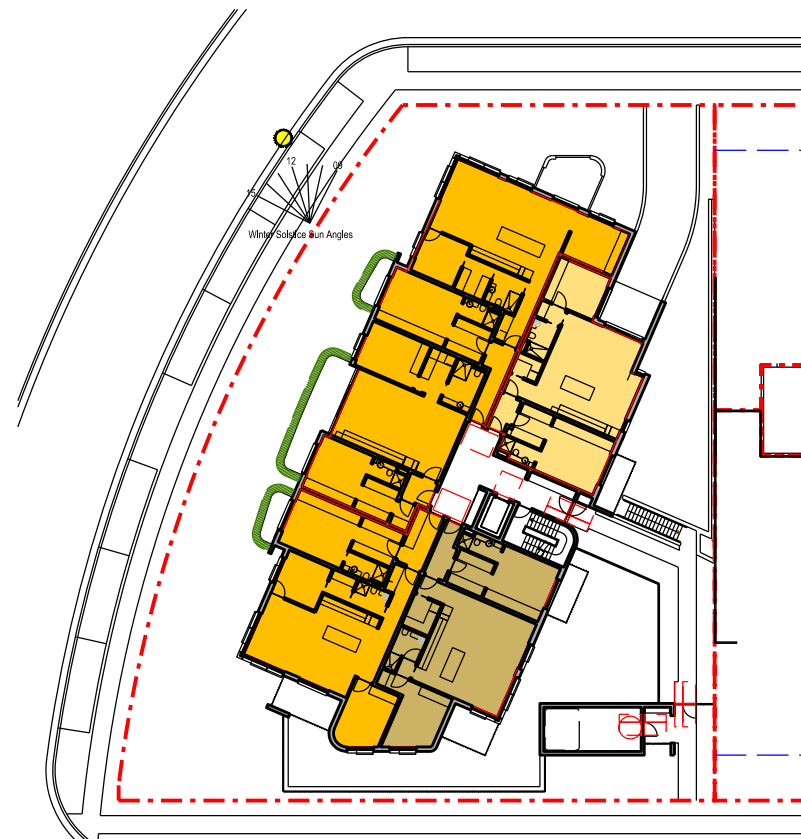


Construction Level 3

Residential Site F Solar Access Calculations			Compliance
Total Units	14		
Units receiving more than 3 Hrs	10 (71.4%)	>70% (Complies)	
Units receiving 2-3 Hrs	2 (14.3%)		
Units receiving less than 2 Hrs	0		
Units receiving no mid winter sun	2 (14.3%)	<15% (Complies)	



Level 0 (Undercroft)



Construction Level 1 (Ground)



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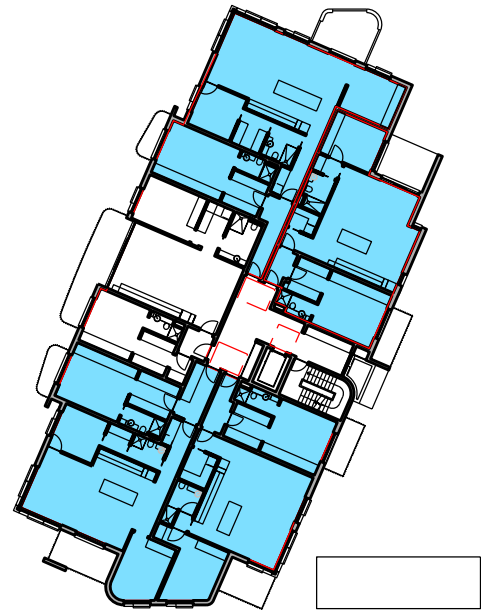


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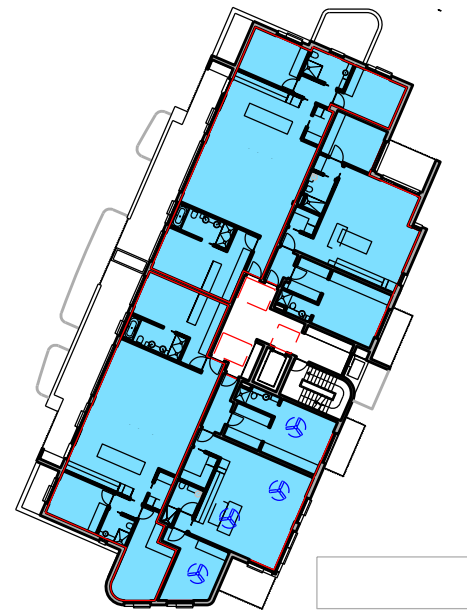
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site F - SSSA  
 Solar Access Calculations

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	FA173	Rev.	A

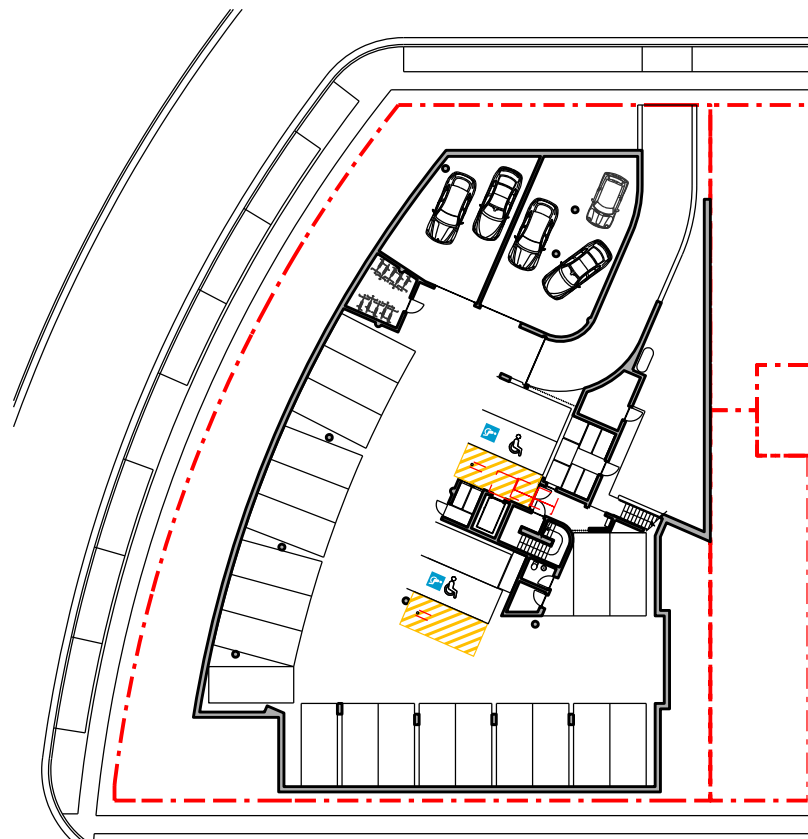


Construction Level 2

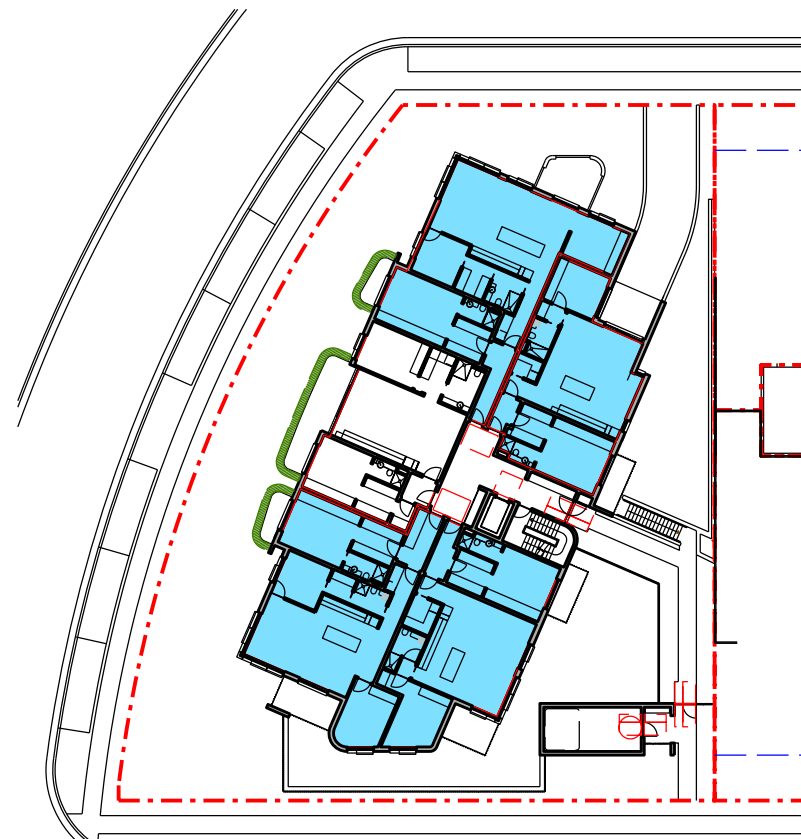


Construction Level 3

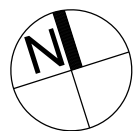
Residential Site F Cross Ventilation Calculations		Compliance
Total Units	14	
Dual Orientation Units	12 (85.7%)	>60% (Complies)
Single Orientation Units	2 (14.3%)	



Level 0 (Undercroft)



Construction Level 1 (Ground)



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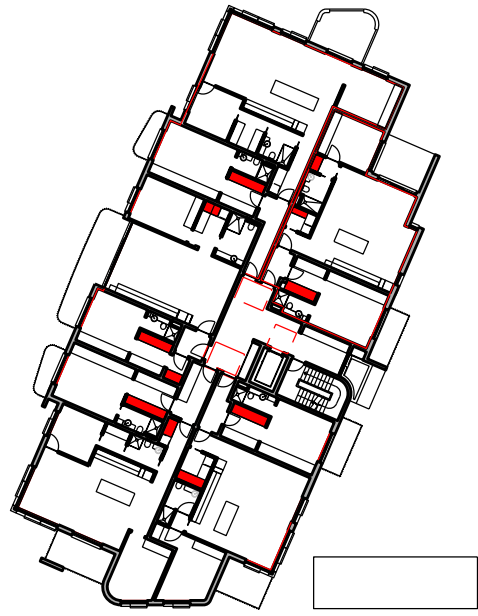


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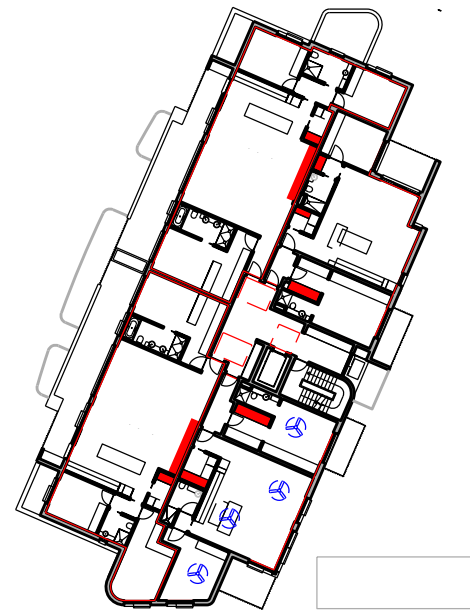
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site F - SSSA  
 Cross Ventilation Calculations

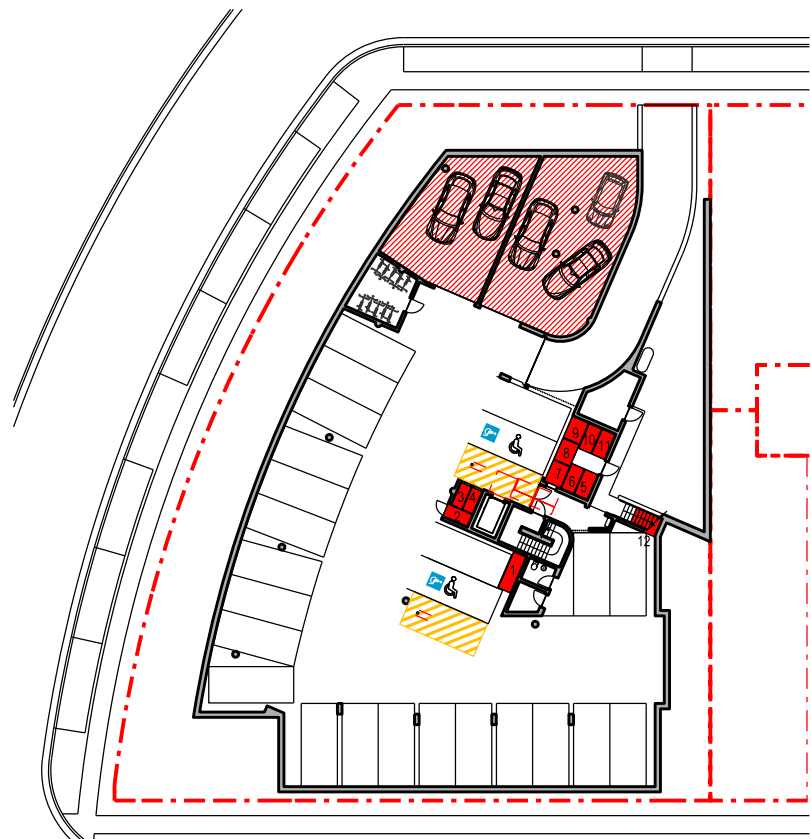
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Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	FA174	Rev.	A



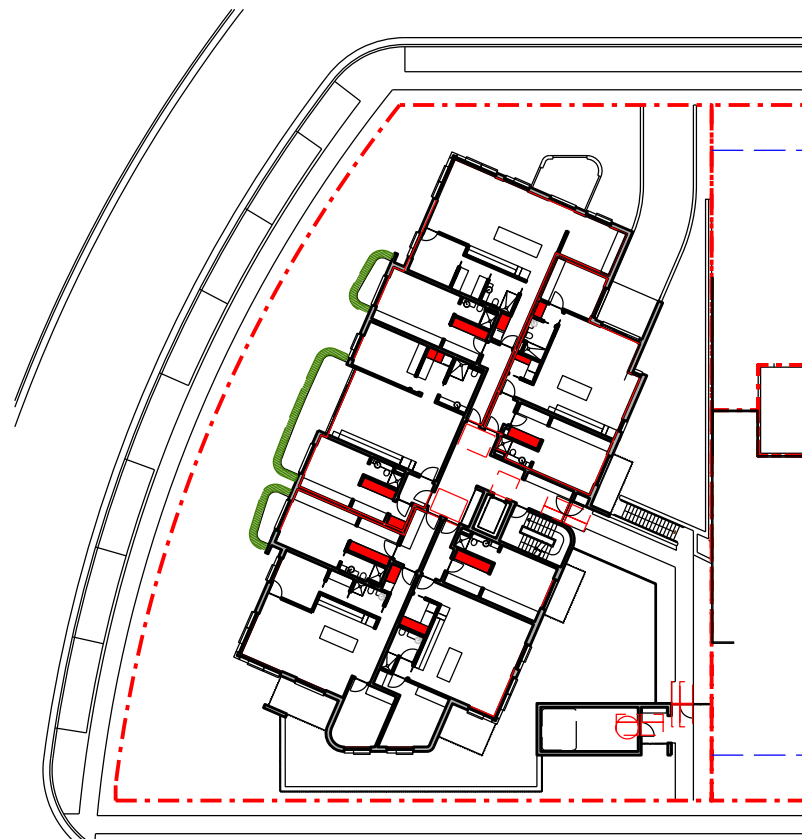
Construction Level 2



Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)

**Residential Site F  
Storage Calculations**

Unit No	In Unit	In Basement	Required	
1.01	7.0m3	2.8m3 (12)	8m3	Complies
1.02	6.2m3	3.9m3 (5)	10m3	Complies
1.03	7.1m3	5.5m3 (1)	8m3	Complies
1.04	5.5m3	4.5m3 (8)	10m3	Complies
1.05	6.1m3	2.8m3 (3)	8m3	Complies
2.01	7.0m3	3.6m3 (2)	8m3	Complies
2.02	6.2m3	3.9m3 (6)	10m3	Complies
2.03	7.1m3	4.5m3 (7)	8m3	Complies
2.04	5.5m3	4.5m3 (9)	10m3	Complies
2.05	6.1m3	2.8m3 (4)	8m3	Complies
3.01	7.0m3	3.9m3 (10)	8m3	Complies
3.02	7.2m3	Garage 59m2	10m3	Complies
3.03	7.2m3	Garage 82m2	10m3	Complies
3.04	6.1m3	3.9m3 (11)	8m3	Complies



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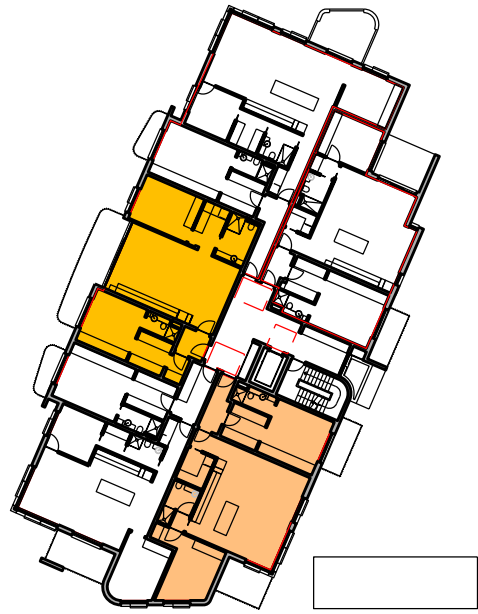


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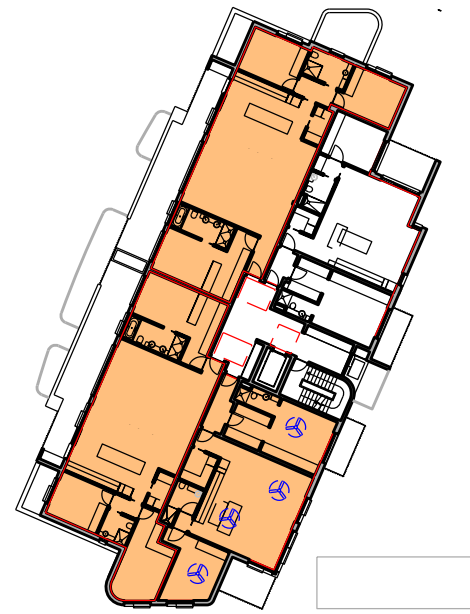
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site F - SSDA  
 Storage Calculations



Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	FA175	Rev.	A

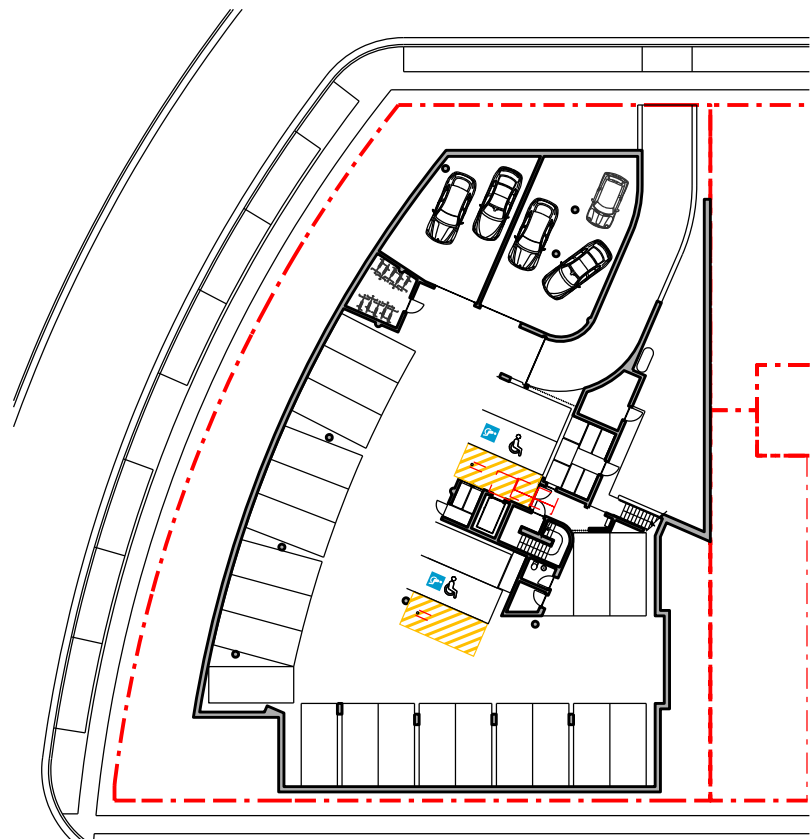


Construction Level 2

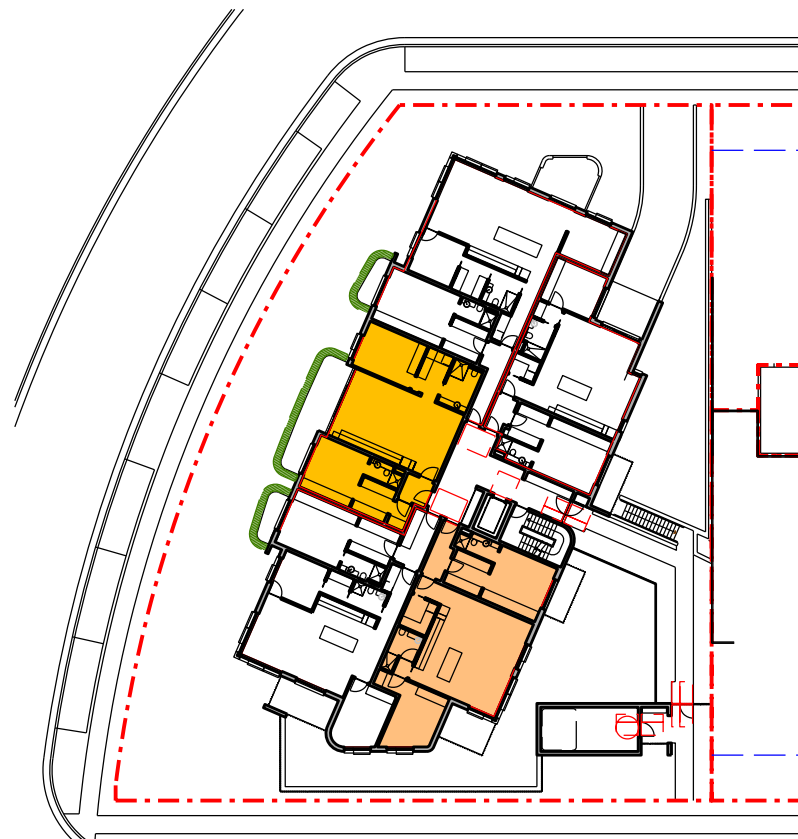


Construction Level 3

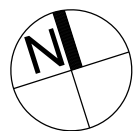
Residential Site F DDA / LHA Calculations			Compliance
	Total Units	14	
	Adaptable Units + Livable Silver (Compliance with AS1428.1)	2 (14.3%)	10% (Complies)
	Livable Homes Silver Standard	7 (50%)	50% (Complies)



Level 0 (Undercroft)



Construction Level 1 (Ground)



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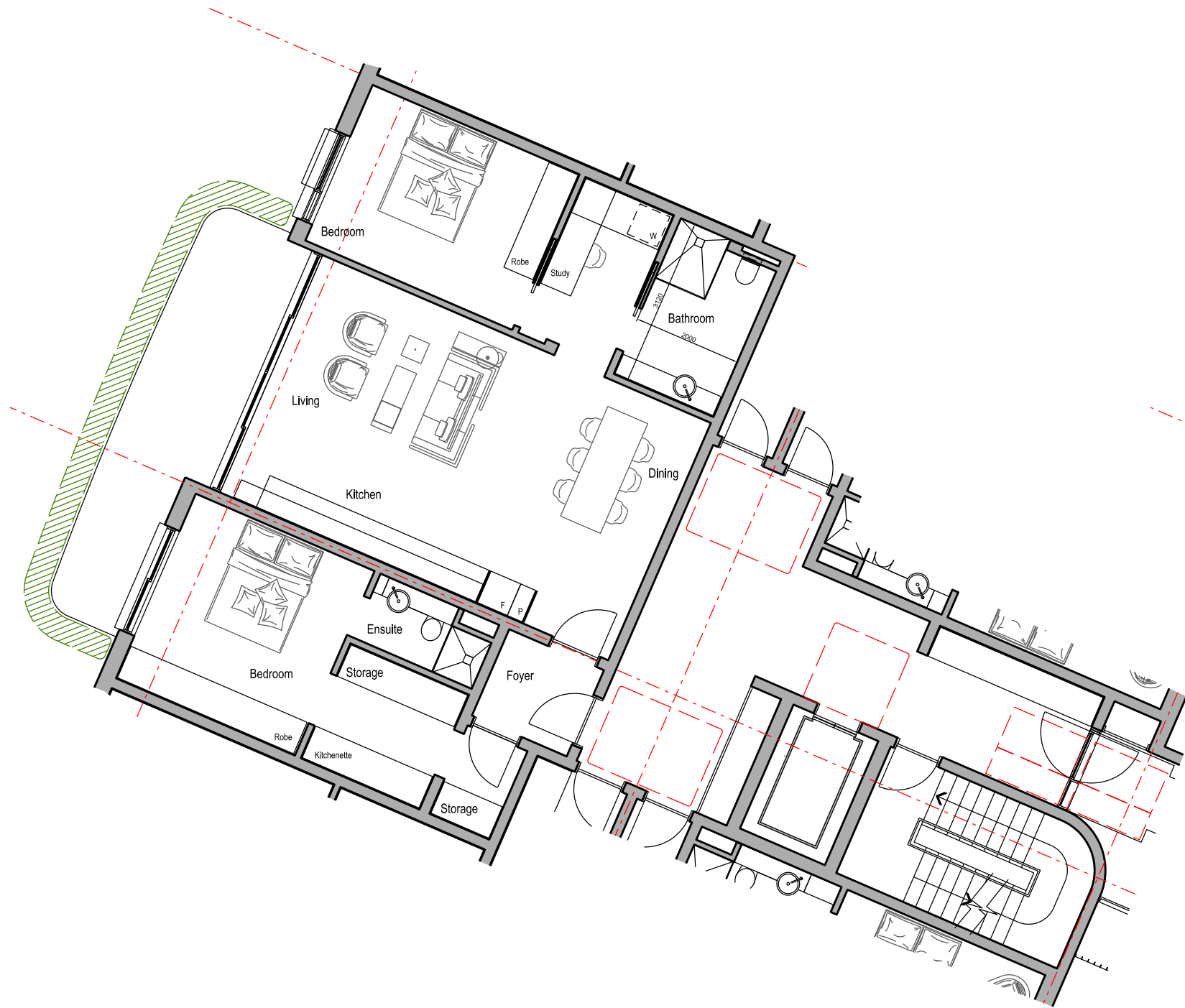


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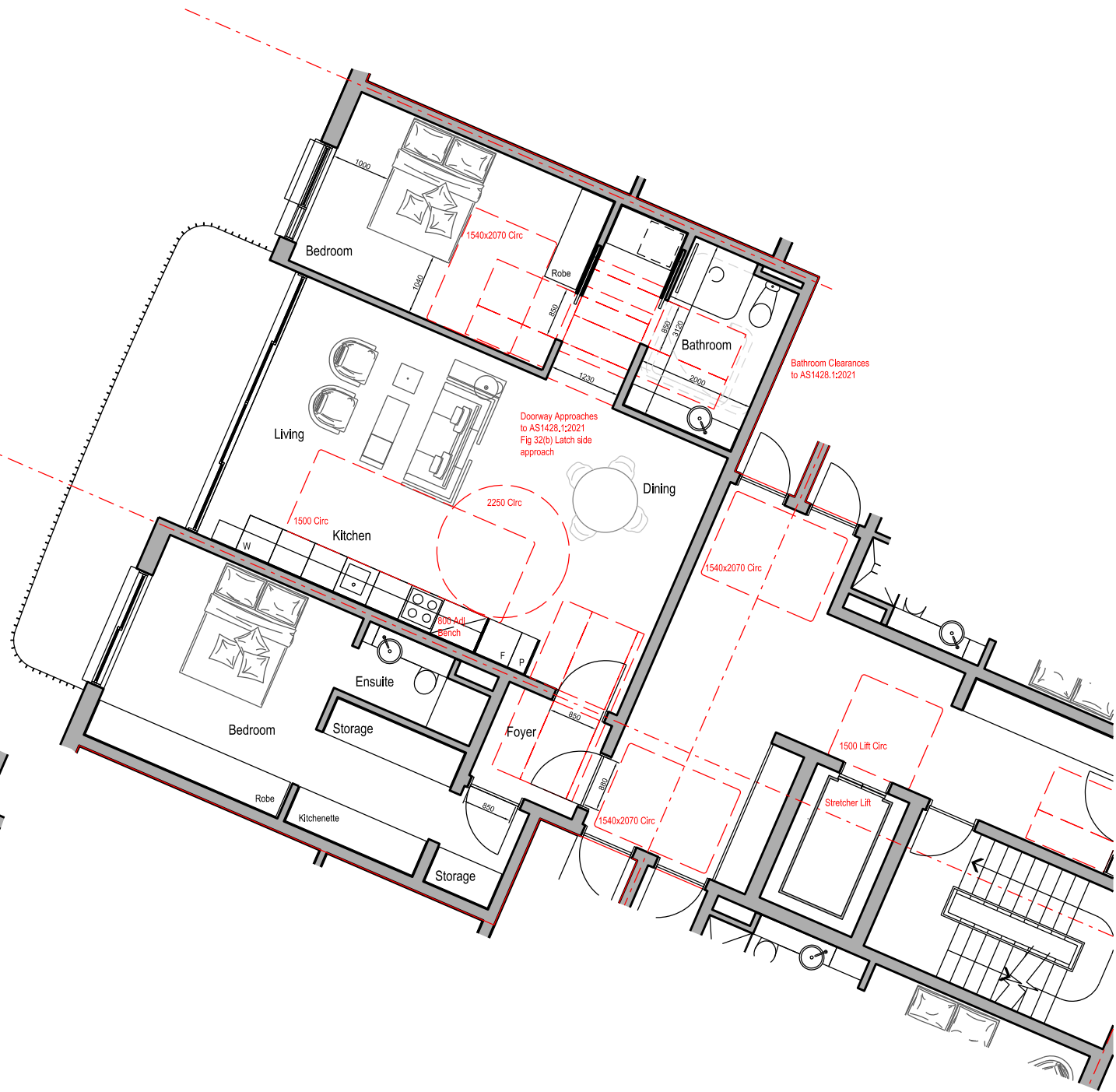
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site F - SSDA  
 Adaptable / Livable Homes

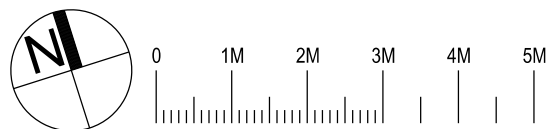
Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	FA176	Rev.	A



Unit 1.03/2.03 Base Plan



Unit 1.03/2.03 Post Adaption



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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Building Site F - SDA  
 Adaptable Apartment Plan F1.03/F2.03

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:2000 @ A3
Dwg No.	FA177	Rev.	B

# Building F 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 F2.04, F3.01, F3.02, F3.03: U-value: 3.90 (equal to or lower than) SHGC: 0.32 (±5%)

**Group B** - sliding doors/windows + fixed glazing + louvred windows  
 U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±5%)  
 Units F2.04, F3.01, F3.02, F3.03 (Excl. Louvres): U-value: 3.90 (equal to or lower than) SHGC: 0.37 (±5%)  
 Unit F3.01 Louvres only: U-value: 4.29 (equal to or lower than) SHGC: 0.47 (±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

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  
 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 landscaping area.

### 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

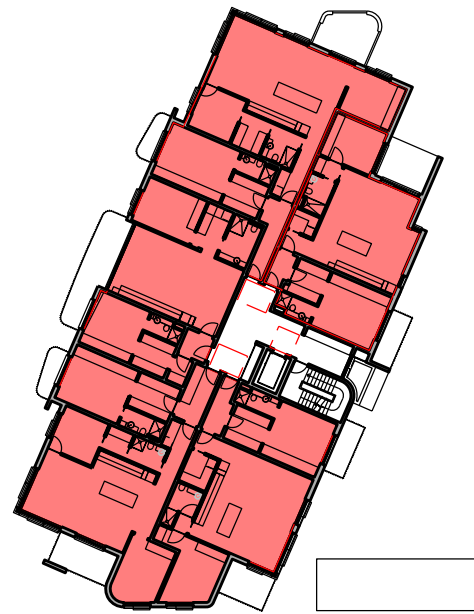
Unit 3.01 only: 1300mm ceiling fans to Living and bedrooms  
 Bathroom: individual fan, ducted to roof or façade connected to light, timer off  
 Laundry: individual fan, ducted to roof or façade manual on / off switch  
 Kitchen range hood: Individual fan, ducted to roof or façade manual on / off switch

### Artificial lighting to common areas

Lighting control system / BMS : 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

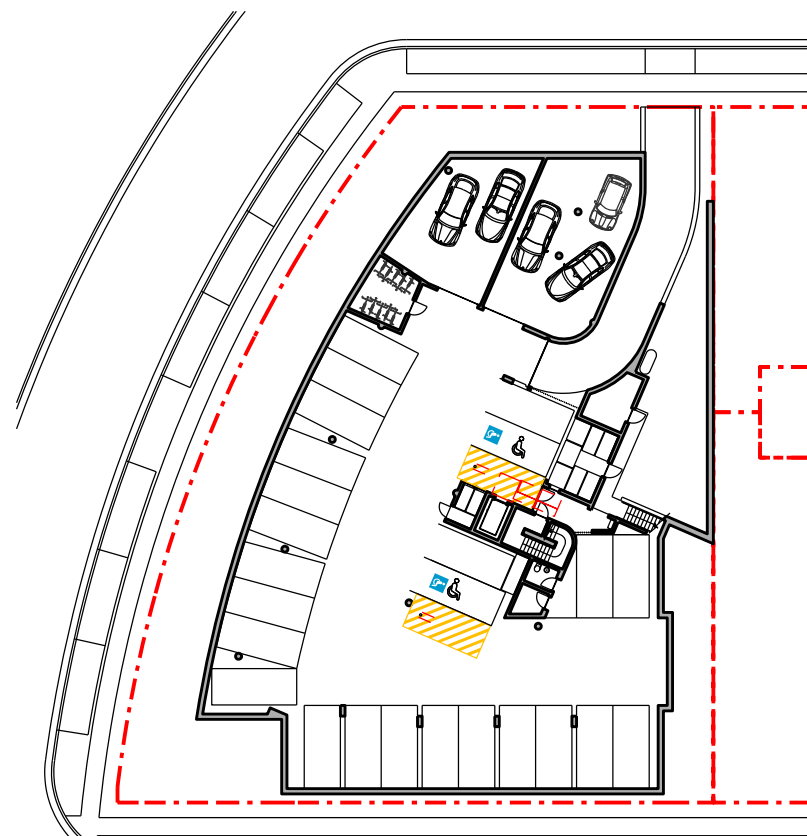
Car park area Supply and exhaust air with a carbon monoxide monitor & VSD fan  
 Garbage rooms Exhaust air only, running continuously  
 Plant / service rooms Supply and exhaust air, thermostatically controlled  
 Storage Supply air only, interlocked to light  
 Ground floor lobbies and hallways Naturally ventilated



Construction Level 2



Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)



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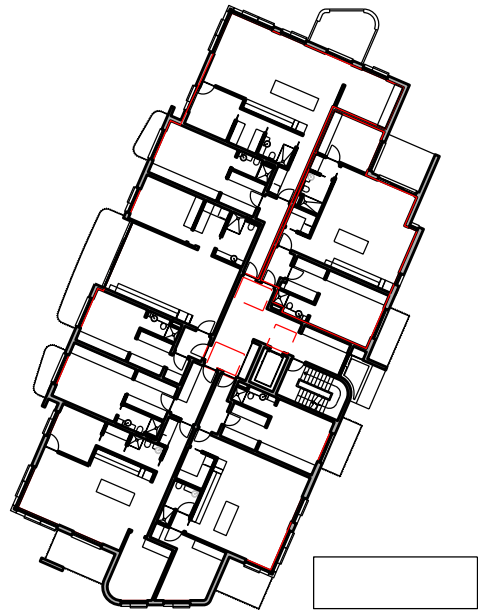
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**The Yards**  
 Moss Vale Road, Bomaderry

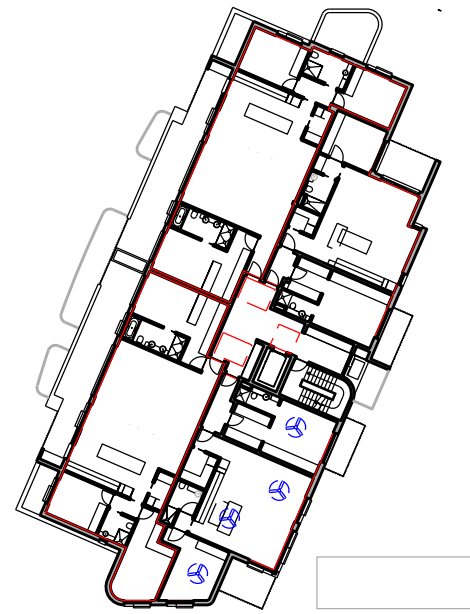
Drawing Title  
 Residential Site F - SDA  
 Typical Specification

Date	28th October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	FA180 Rev. A





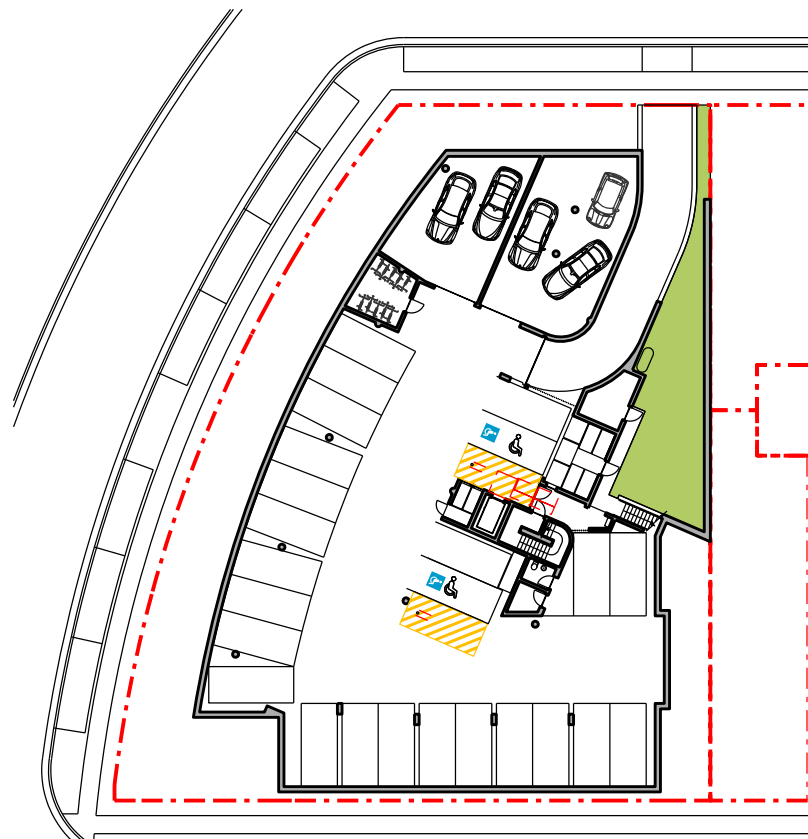
Construction Level 2



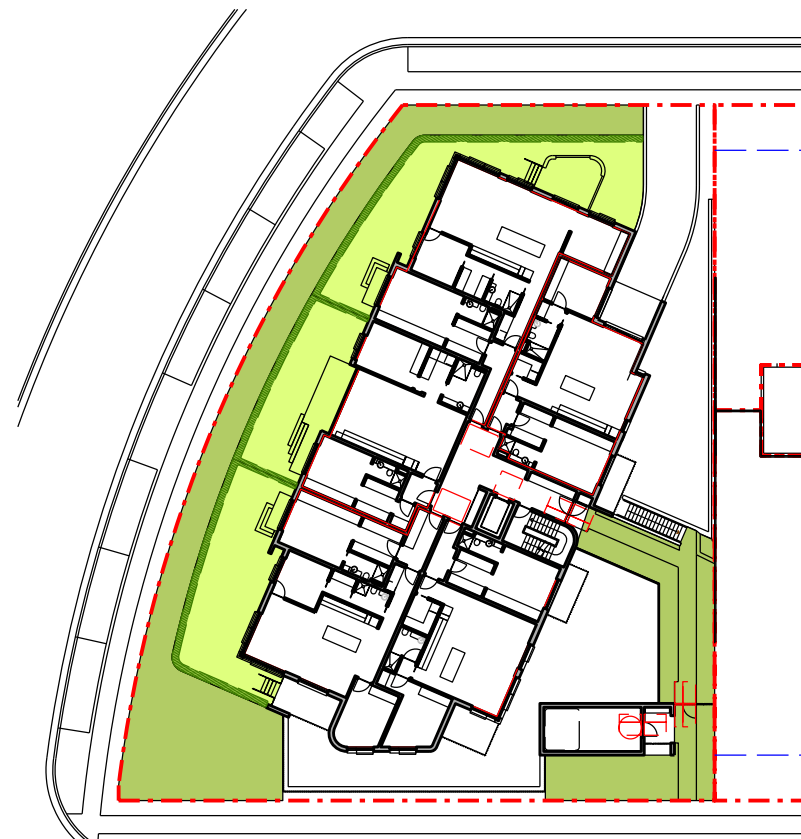
Construction Level 3

**Residential Site F  
Communal Open Space Calculations**

Site Area	1499m <sup>2</sup>
Communal Space	375m <sup>2</sup>
Percentage	25%
Dedicated Courtyards	220m <sup>2</sup>
Total Open Space	595m <sup>2</sup>
Total Percentage	39.5%
Compliance	>25%



Level 0 (Undercroft)



Construction Level 1 (Ground)

**Note on Open Space**

The communal open space has been reduced to give preference to private courtyards for the ground floor units. This is consistent with discussions and recommendations from the State Design Review Panel where it was recommended by the panel to provide increased courtyard areas for buildings F and J specifically. It was noted by the panel that the close proximity of public open space provides the recreational opportunities for the residents, and that this is preferable to communal space that has limited functionality.



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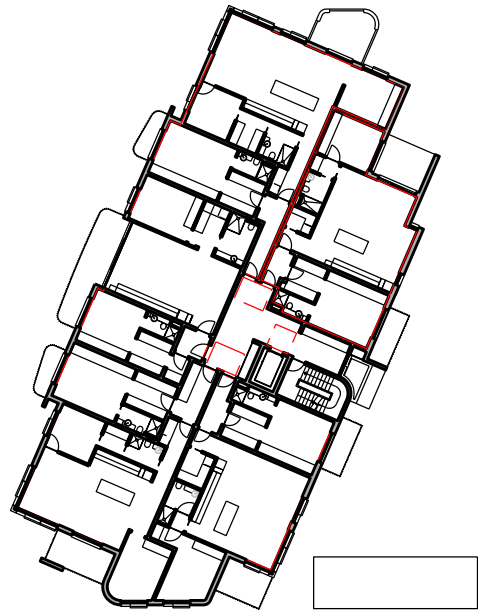


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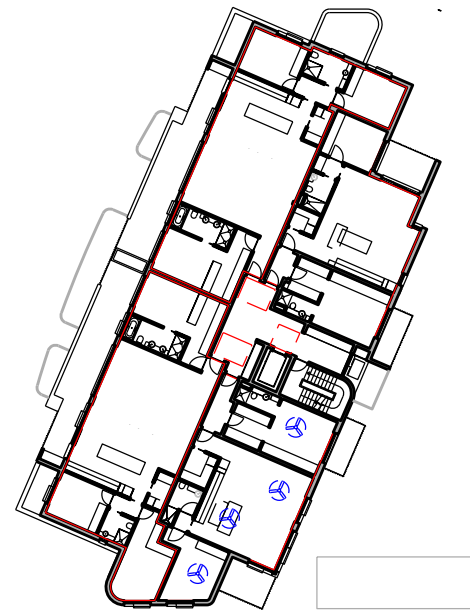
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Residential Site F - SSDA  
 Communal Open Space Calculations

Drawn	DJD	Date	10th December 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	FA185	Rev.	B



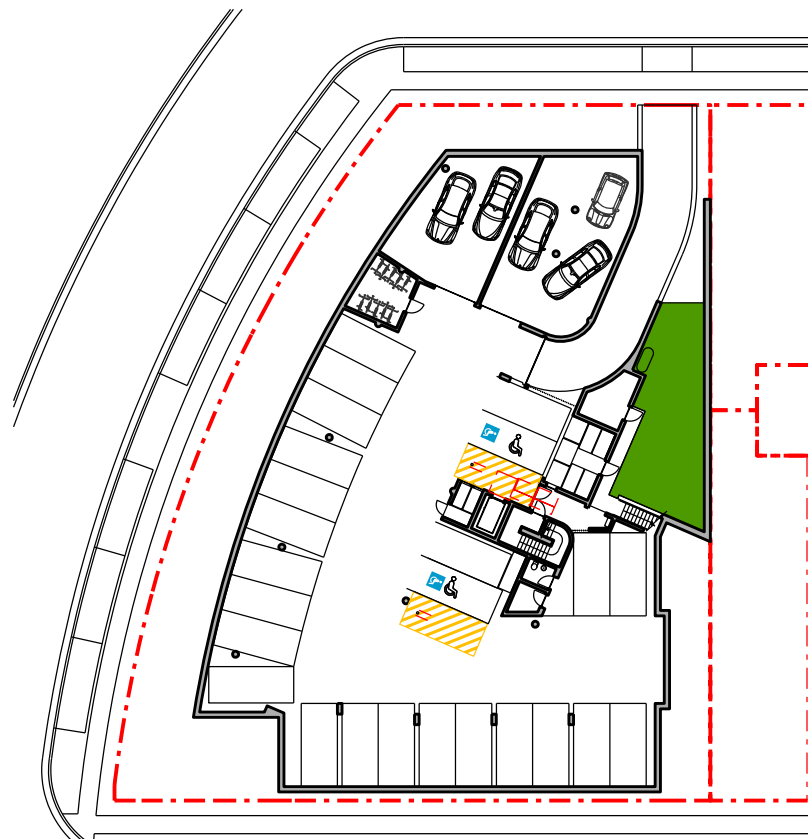
Construction Level 2



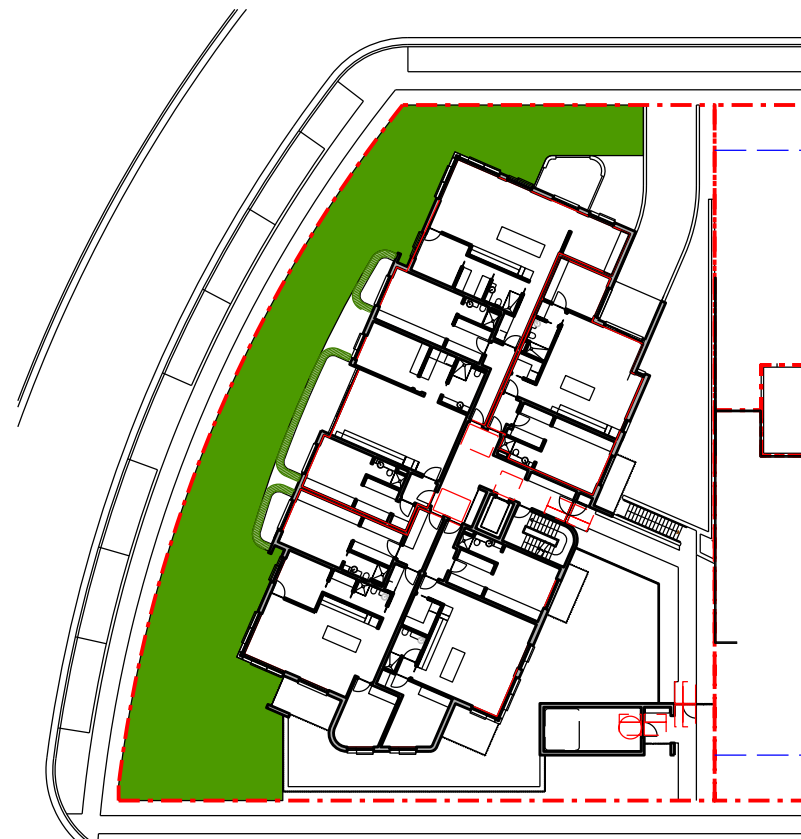
Construction Level 3

**Residential Site F  
Communal Open Space Calculations**

Site Area	1499m <sup>2</sup>
Deep Soil	414m <sup>2</sup>
Percentage	27.6%
Compliance	>7%



Level 0 (Undercroft)



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Drawing Title  
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 Deep Soil Calculations

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	FA186	Rev.	A