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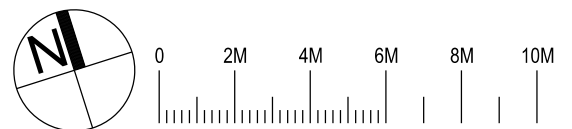
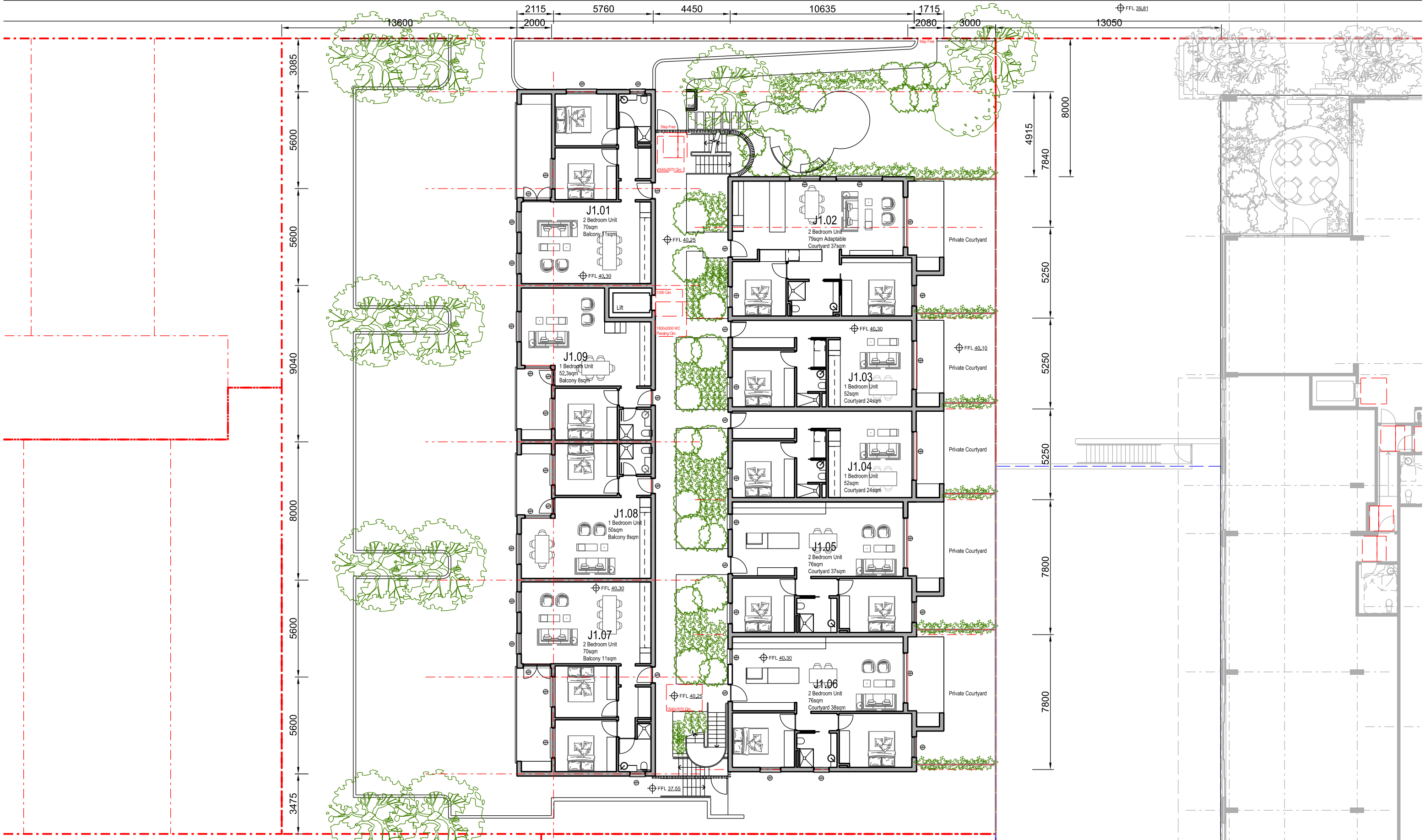
The Yards
 Moss Vale Road, Bomaderry

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

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	JA100	Rev.	J

RL 38.17

FFL 39.81



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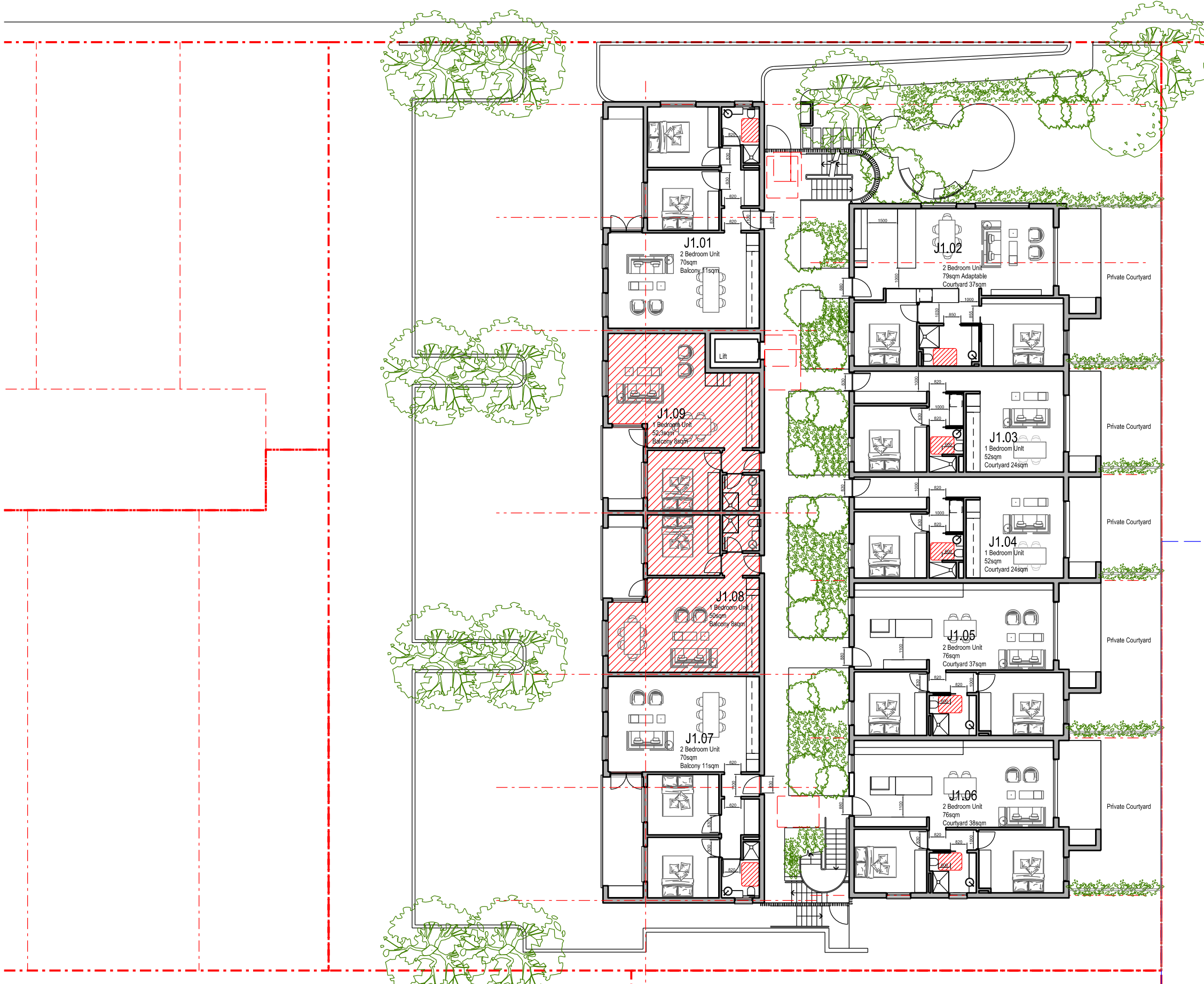


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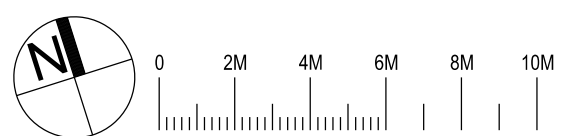
The Yards
Moss Vale Road, Bomaderry

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

Drawn	DJD	Date	10th December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	JA110	Rev.	J



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
J1.01	Yes	No
J1.02	Yes	Yes
J1.03	Yes	No
J1.04	Yes	No
J1.05	Yes	No
J1.06	Yes	No
J1.07	Yes	No
J1.08	No	No
J1.09	No	No
Total 9 Units	Total 7 Units (78%)	Total 1 Units (11%)



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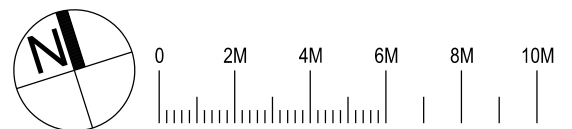
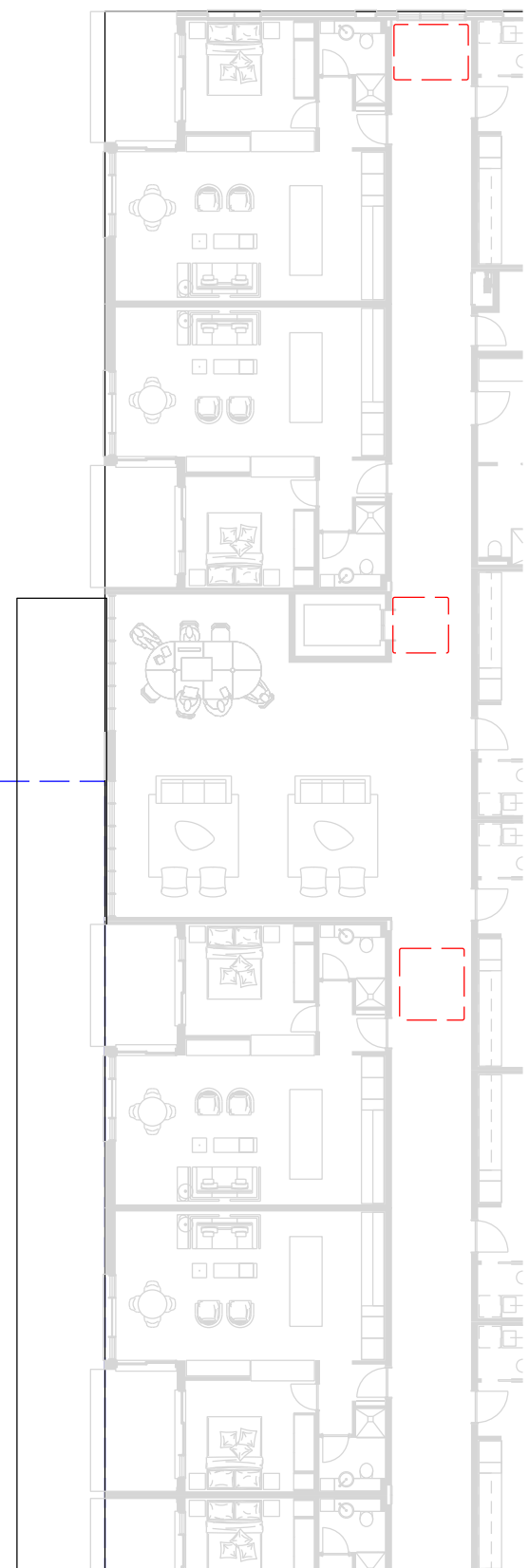
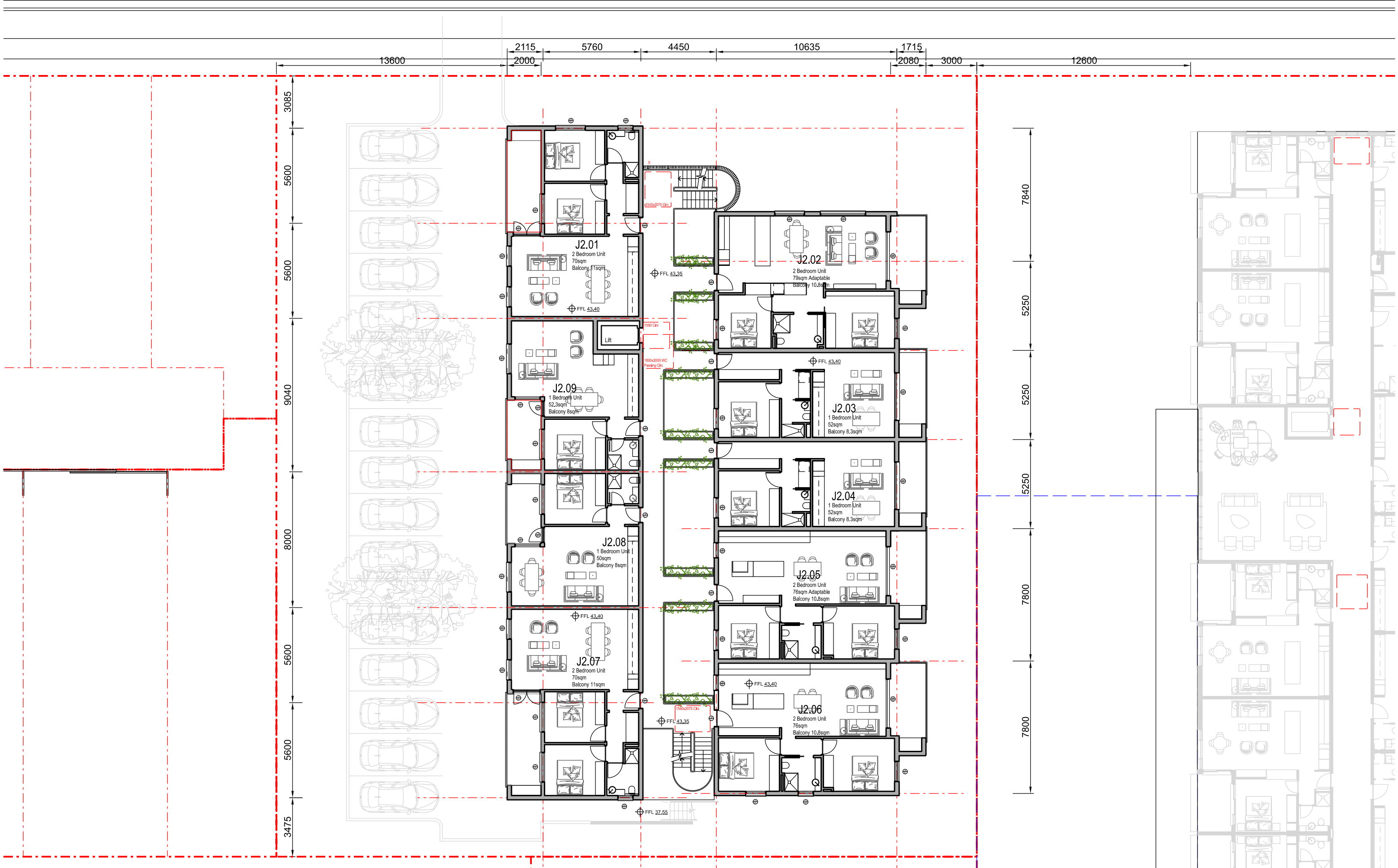
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The Yards
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Drawing Title
 Building Site J - SEDA
 Level 1 Livable Housing Units

Date	10th December 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA111 Rev. E



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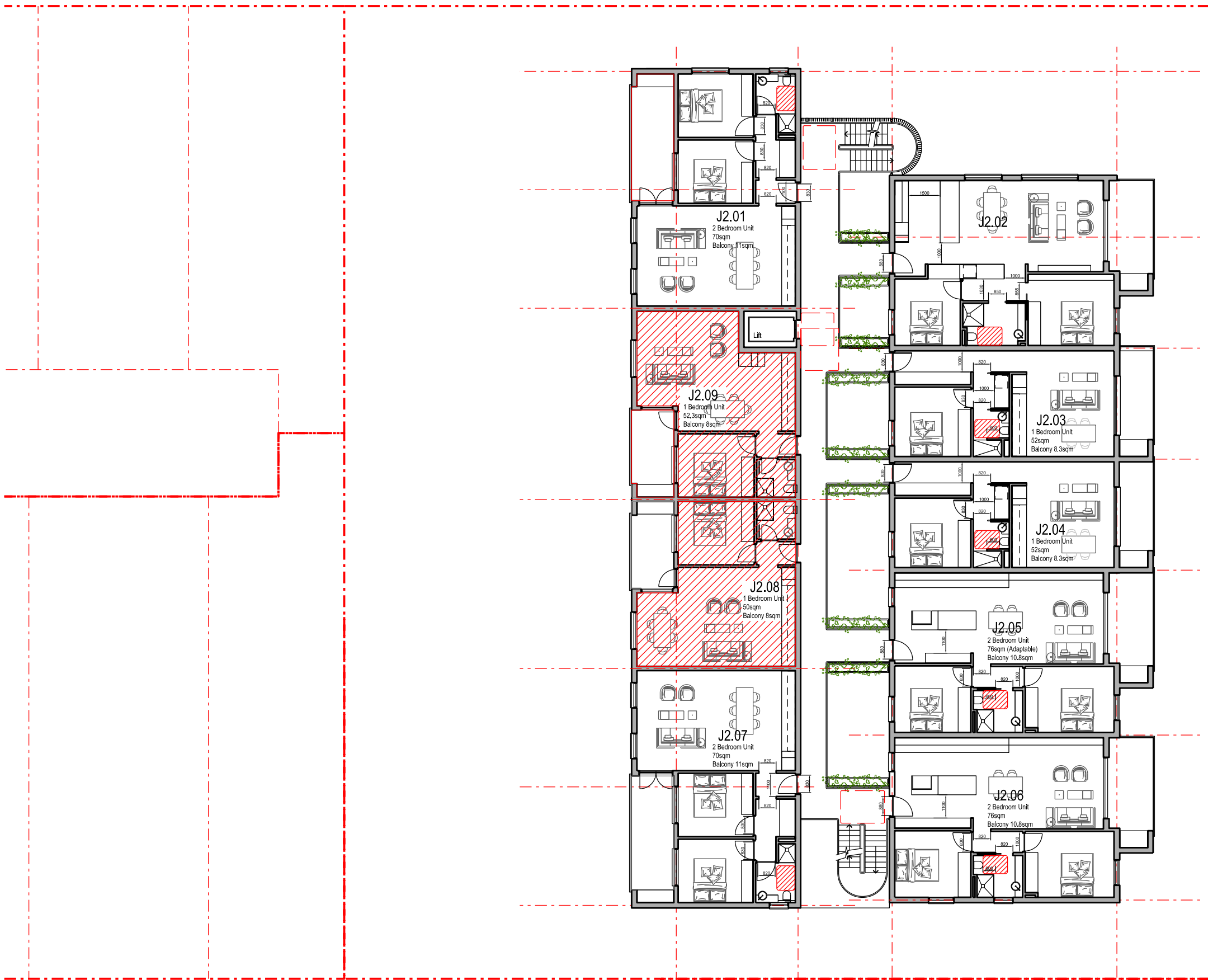
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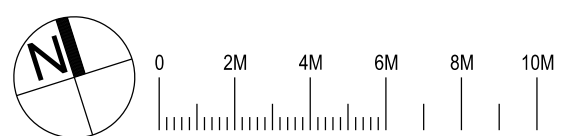
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site J - SSSA
 Level 2 Floor Plan

Drawn	DJD	Date	1st December 2024
Scale	1:200 @ A3	Dwg No.	JA120
Job No.	SYB01	Rev.	H



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
J2.01	Yes	No
J2.02	Yes	Yes
J2.03	Yes	No
J2.04	Yes	No
J2.05	Yes	No
J2.06	Yes	No
J2.07	Yes	No
J2.08	No	No
J2.09	No	No
Total 9 Units	Total 7 Units (78%)	Total 2 Units (11%)



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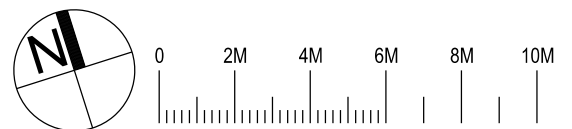
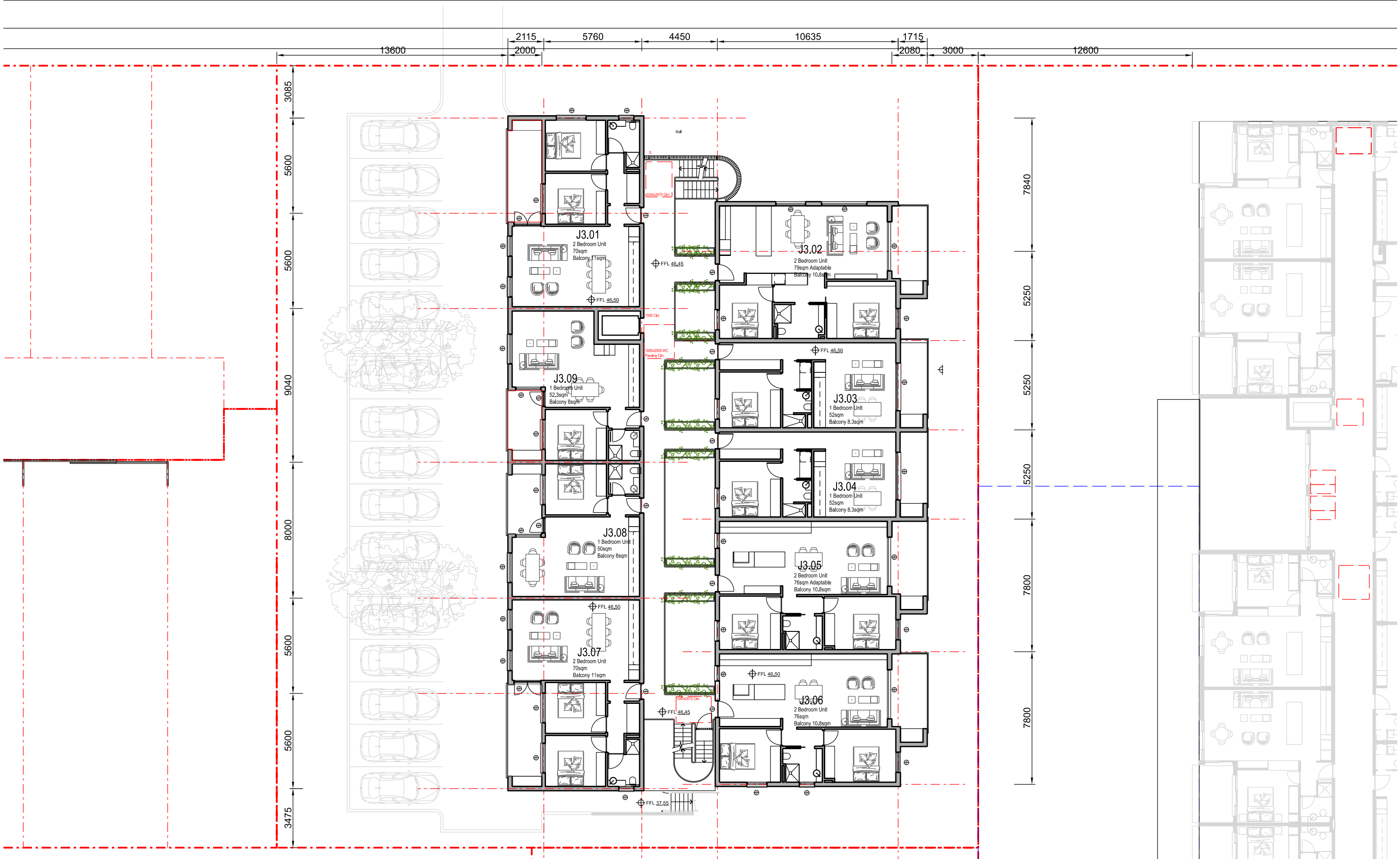


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The Yards
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Drawing Title
 Building Site J - SSDA
 Level 2 Livable Housing Units

Drawn	DJD	Date	1st December 2024
Scale	1:200 @ A3	Rev.	D
Job No.	SYB01	Dwg No.	JA121



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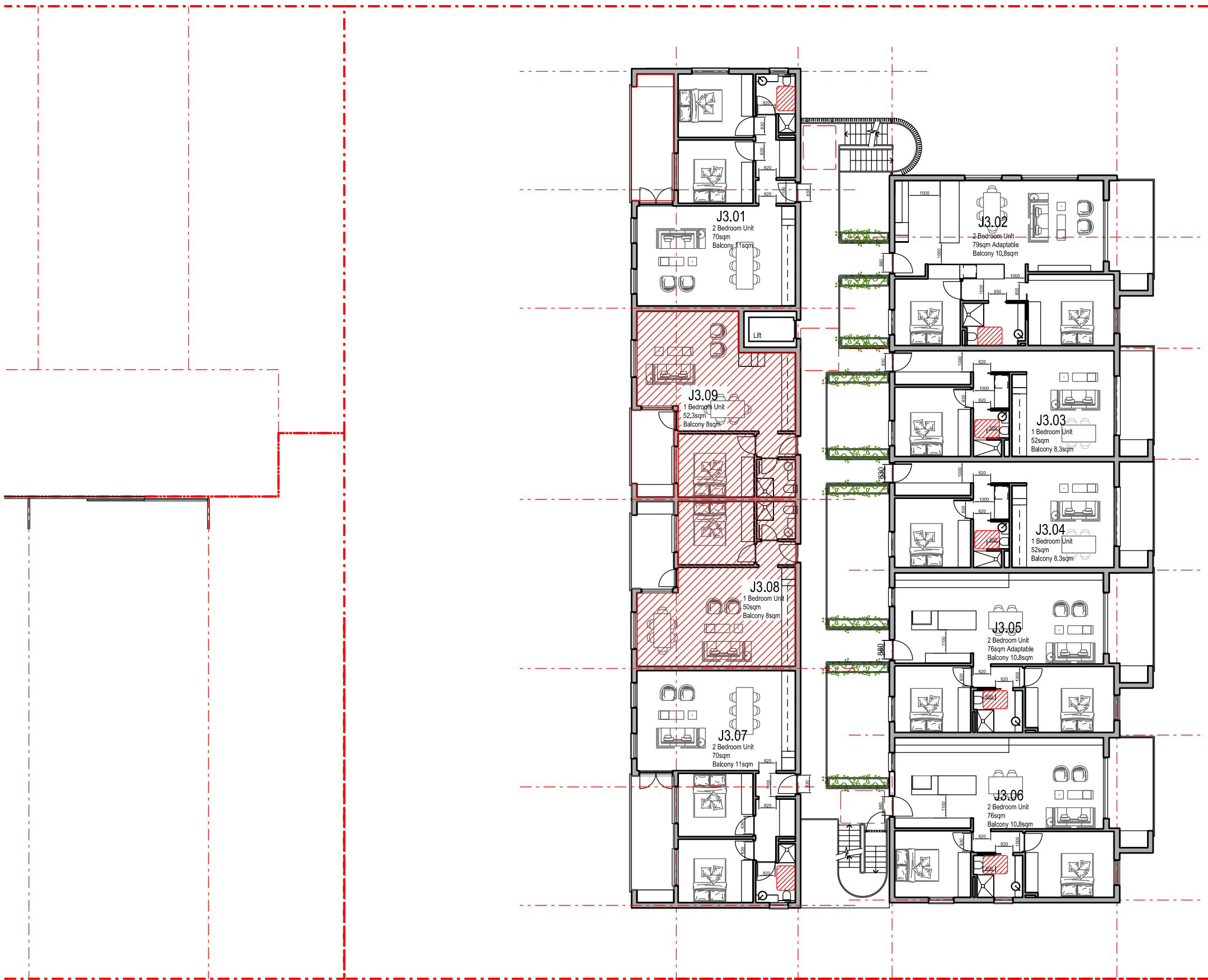
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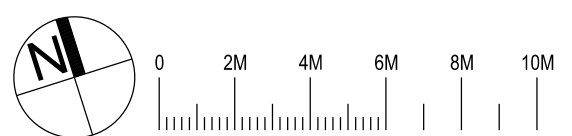
The Yards
 Moss Vale Road, Bomaderry

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

Drawn	DJD	Date	1st December 2024
Scale	1:200 @ A3	Dwg No.	JA130
Job No.	SYB01	Rev.	G



Livable Housing Design Silver		
Unit No	Achieves Silver	Adaptable DDA
J3.01	Yes	No
J3.02	Yes	Yes
J3.03	Yes	No
J3.04	Yes	No
J3.05	Yes	No
J3.06	Yes	No
J3.07	Yes	No
J3.08	No	No
J3.09	No	No
Total 9 Units	Total 7 Units (78%)	Total 2 Units (11%)



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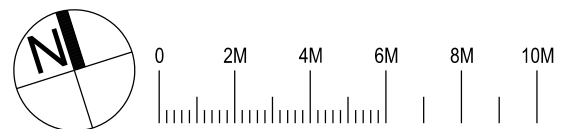
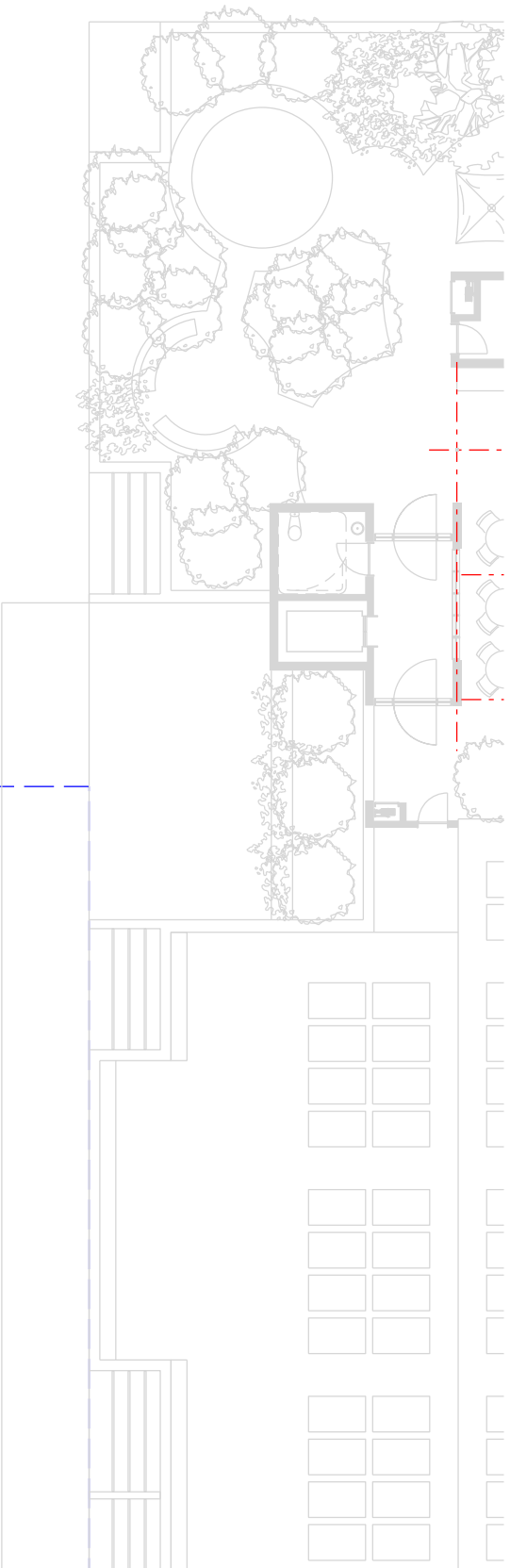


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The Yards
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Drawing Title
 Building Site J - SSSA
 Level 3 Livable Housing Units

Date	1st December 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA131 Rev. D



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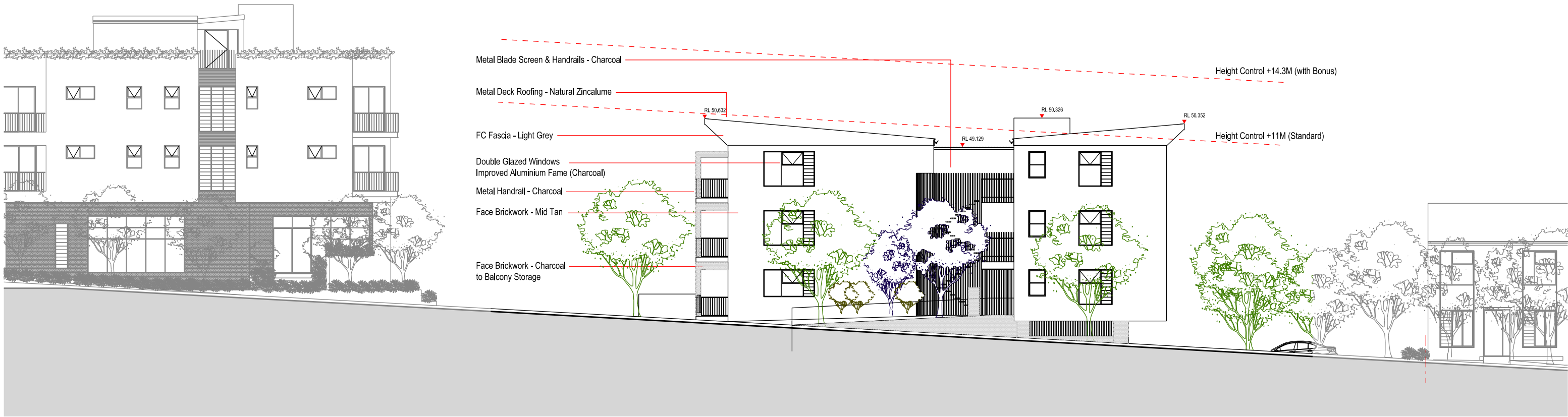


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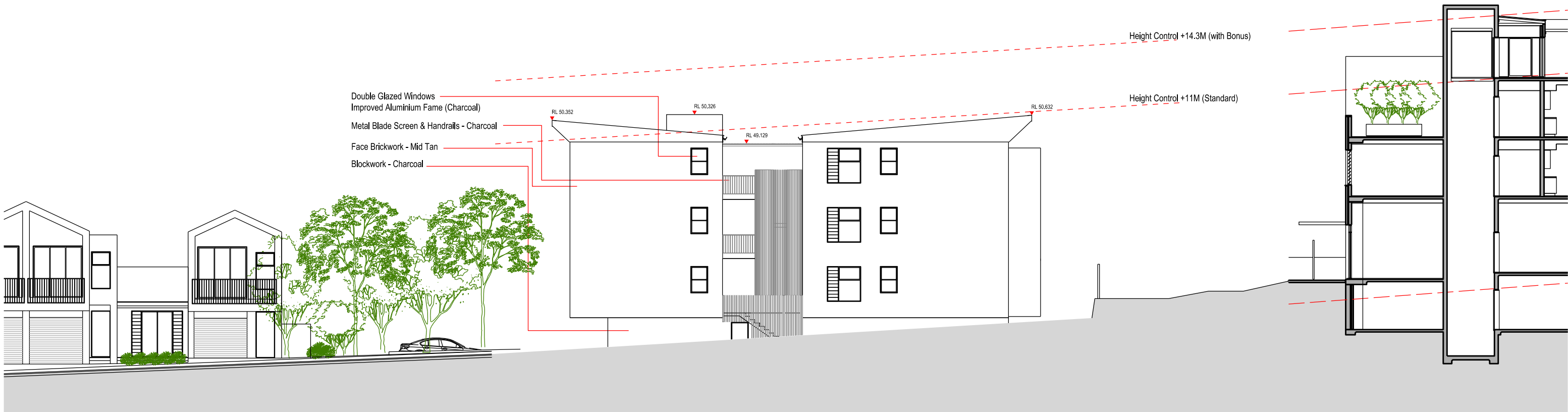
Drawing Title
 Building Site J - SSSA
 Level 4 (Roof) Plan

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	JA140	Rev.	E



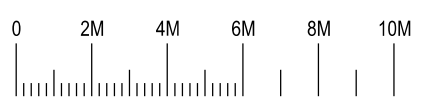
- Metal Blade Screen & Handrails - Charcoal
- Metal Deck Roofing - Natural Zincalume
- FC Fascia - Light Grey
- Double Glazed Windows Improved Aluminium Frame (Charcoal)
- Metal Handrail - Charcoal
- Face Brickwork - Mid Tan
- Face Brickwork - Charcoal to Balcony Storage

North Elevation



- Double Glazed Windows Improved Aluminium Frame (Charcoal)
- Metal Blade Screen & Handrails - Charcoal
- Face Brickwork - Mid Tan
- Blockwork - Charcoal

South Elevation



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site J - SSSA
 North / South Elevations

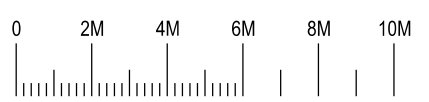
Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA160 Rev. D



East Elevation



West Elevation



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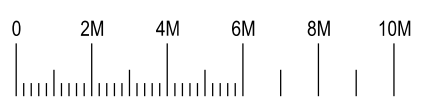
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site J - SSSA
 East / West Elevations

Date	10th December 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA161
		Rev.	D



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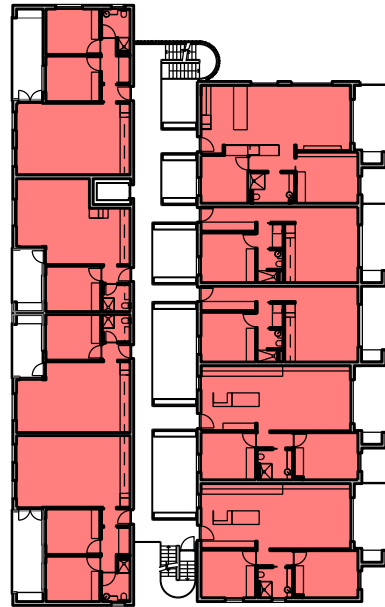
Moss Vale Road, Bomaderry

Drawing Title
 Building Site J - SSSA
 Indicative Section

Date	10th December 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	JA165 Rev. G



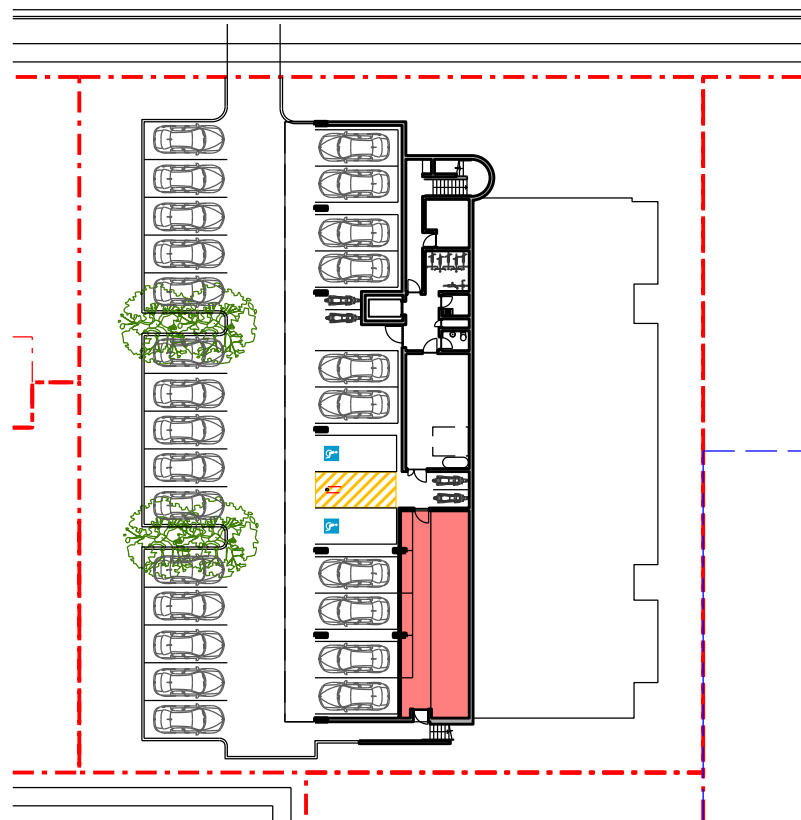
Construction Level 2



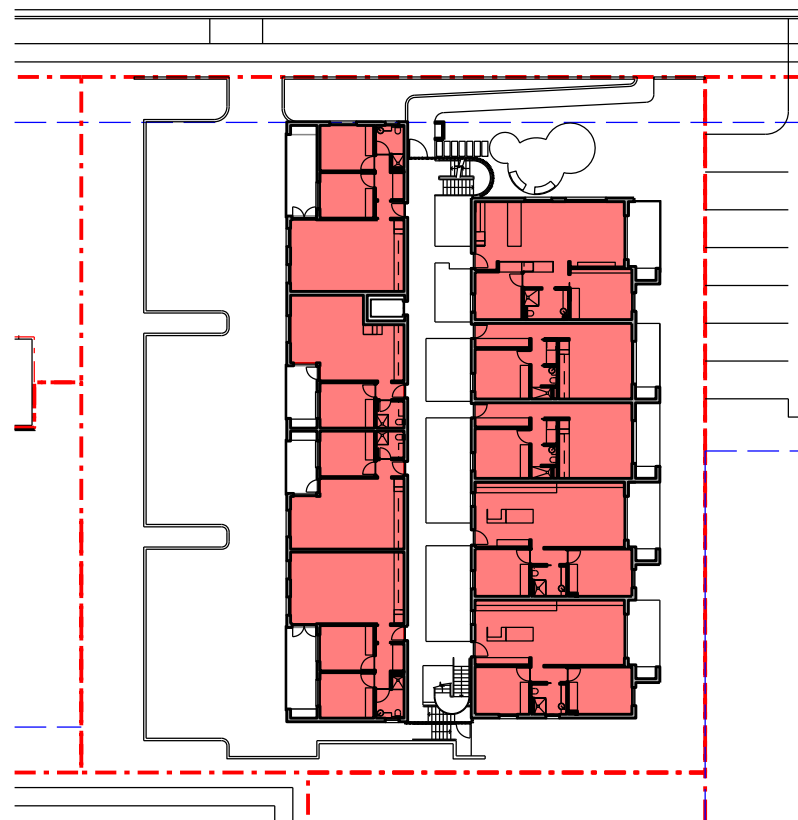
Construction Level 3

**Residential Site J
Floor Space Area Calculations**

Level 3 (Top)	591m ²
Level 2 (Mid)	591m ²
Level 1 (Ground)	591m ²
Level 0 (Undercroft)	61m ²
Total	1834m²



Level 0 (Undercroft)



Construction Level 1 (Ground)



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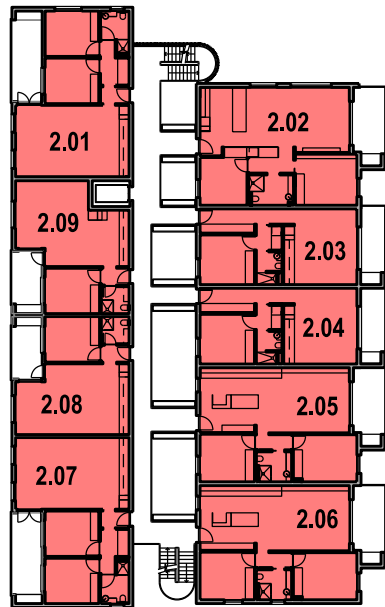


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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Residential Site J - SSDA
 Floor Space Area Calculations

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA170	Rev.	A



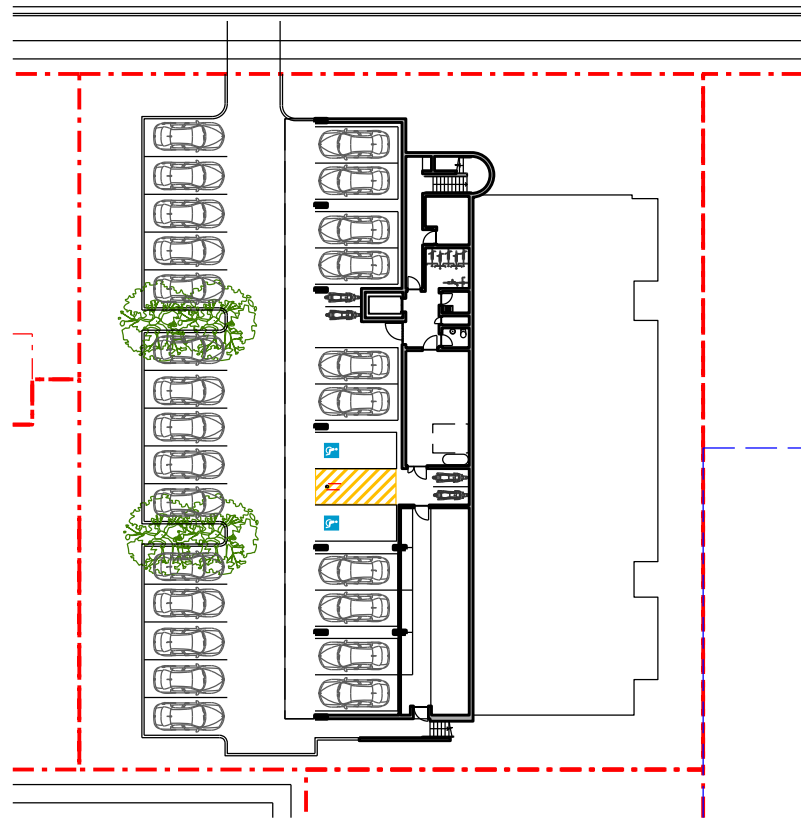
Construction Level 2



Construction Level 3

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

Unit	NIA	Balcony
3.01	70m ²	11.0m ²
3.02	79m ²	10.8m ²
3.03	52m ²	8.3m ²
3.04	52m ²	8.3m ²
3.05	76m ²	10.8m ²
3.06	76m ²	10.8m ²
3.07	70m ²	11.0m ²
3.08	50m ²	8.0m ²
3.09	52m ²	8.0m ²
2.01	70m ²	11.0m ²
2.02	79m ²	10.8m ²
2.03	52m ²	8.3m ²
2.04	52m ²	8.3m ²
2.05	76m ²	10.8m ²
2.06	76m ²	10.8m ²
2.07	70m ²	11.0m ²
2.08	50m ²	8.0m ²
2.09	52m ²	8.0m ²
1.01	70m ²	11.0m ²
1.02	79m ²	10.8m ²
1.03	52m ²	8.3m ²
1.04	52m ²	8.3m ²
1.05	76m ²	10.8m ²
1.06	76m ²	10.8m ²
1.07	70m ²	11.0m ²
1.08	50m ²	8.0m ²
1.09	52m ²	8.0m ²
Total	1731m ²	



Level 0 (Undercroft)



Construction Level 1 (Ground)



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Drawing Title
 Residential Site J - SSSA
 NSA/NLA Calculations

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA171	Rev.	A







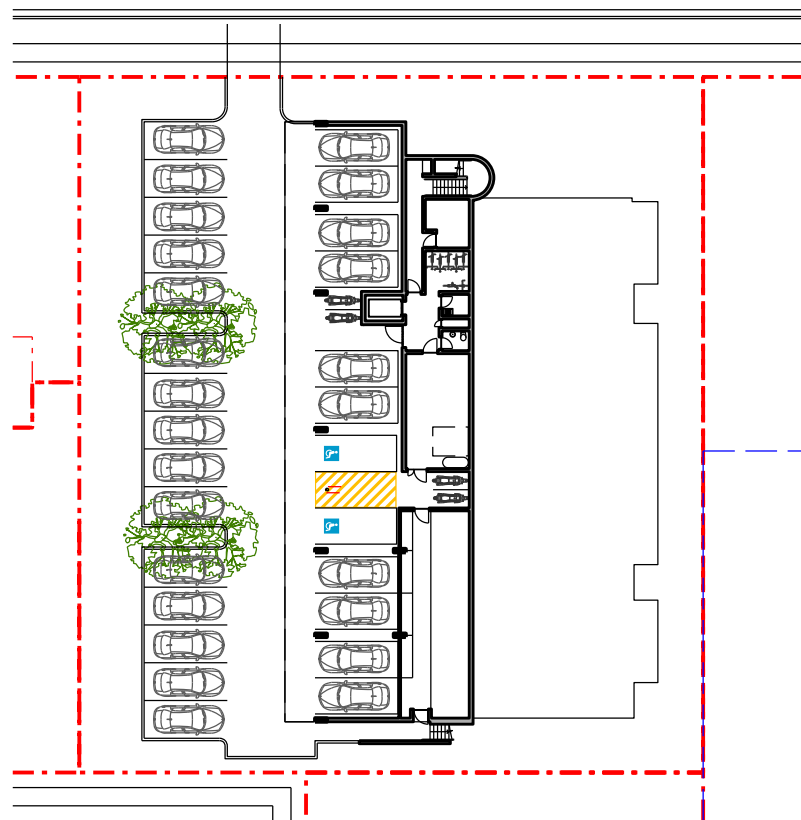
Construction Level 2



Construction Level 3

**Residential Site J
Solar Access Calculations**

	Total Units	Compliance
 Units receiving more than 3 Hrs	19 (70.4%)	>70% (Complies)
 Units receiving 2-3 Hrs	0	
 Units receiving less than 2 Hrs	8 (29.6%)	<15% (Complies)
 Units receiving no mid winter sun	0	



Level 0 (Undercroft)



Construction Level 1 (Ground)



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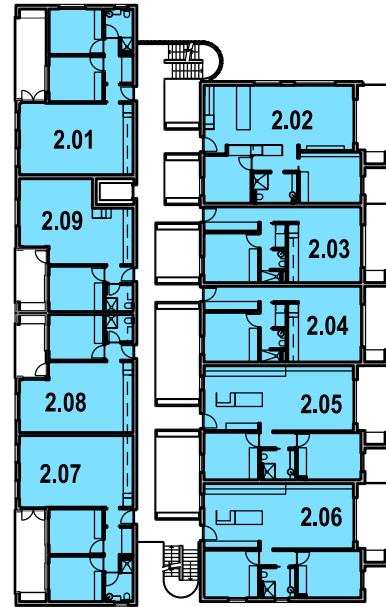


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The Yards
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Drawing Title
 Residential Site J - SSDA
 Solar Access Calculations

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA173	Rev.	A

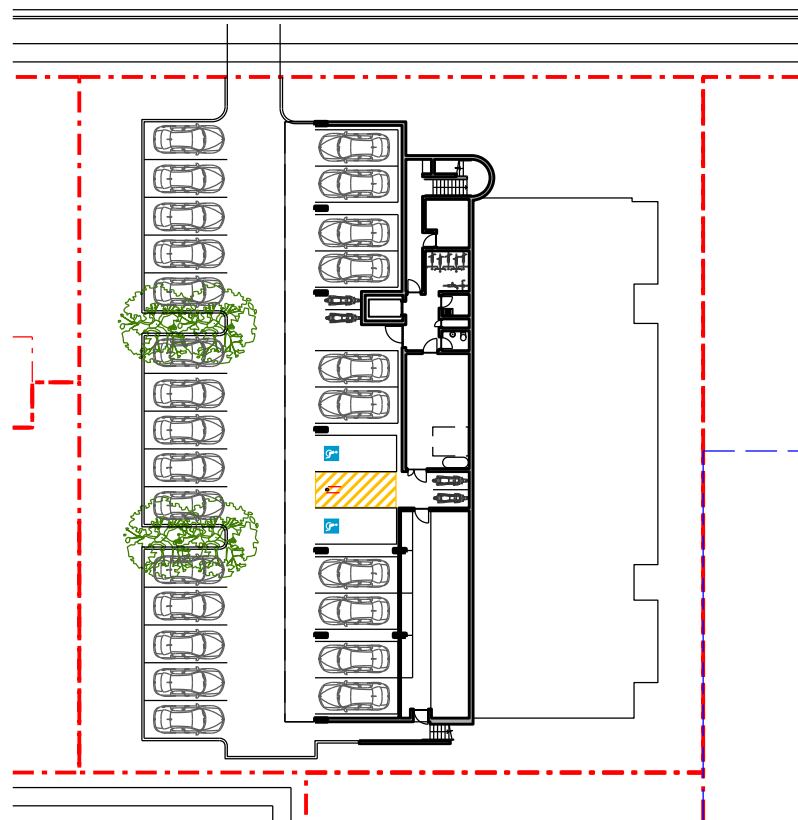


Construction Level 2

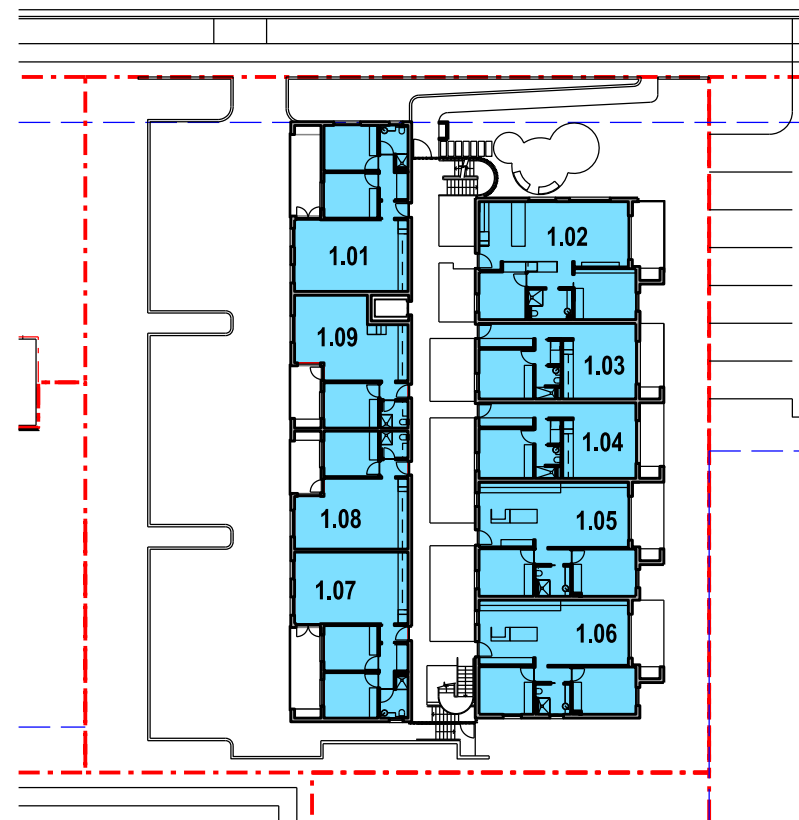


Construction Level 3

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



Level 0 (Undercroft)



Construction Level 1 (Ground)



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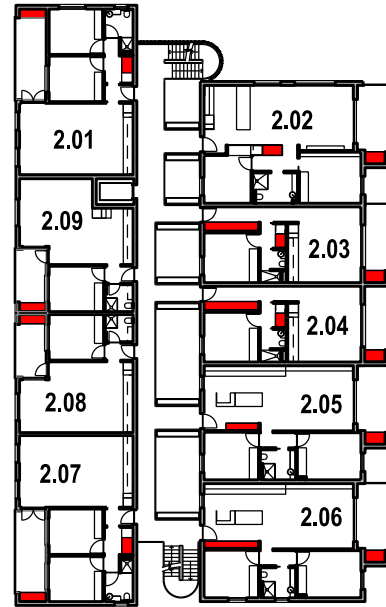


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Drawing Title
 Residential Site J - SSSA
 Cross Ventilation Calculations

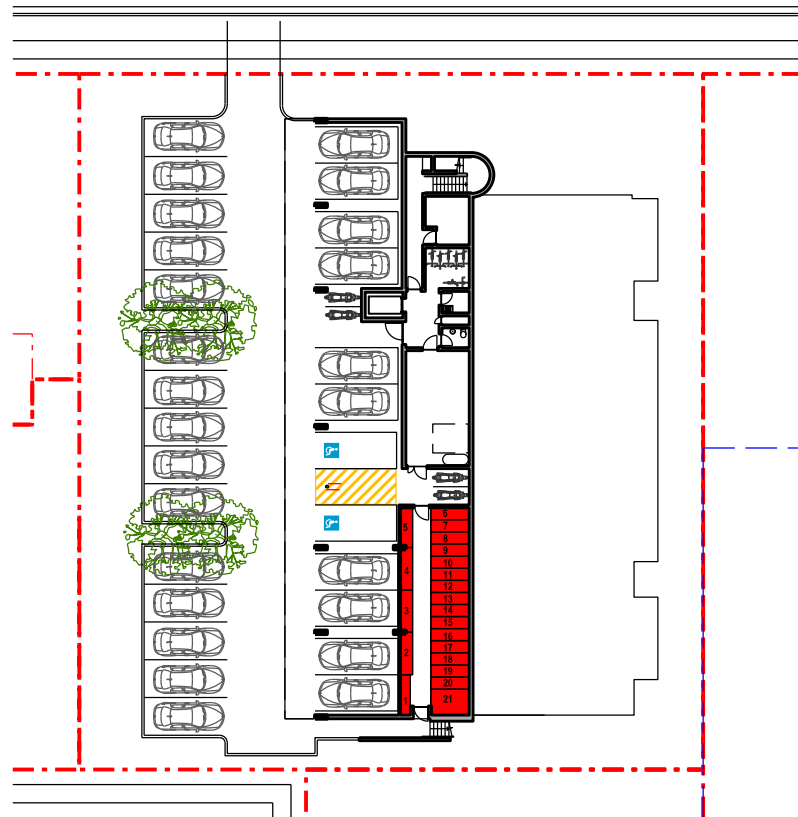
Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA174	Rev.	A



Construction Level 2



Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)

**Residential Site J
Storage Calculations**

Unit No	In Unit	In Basement	Required	
1.01	4.3m3	4.7m3 (21)	8m3	Complies
1.02	4.6m3	10.3m3 (20)	8m3	Complies
1.03	8.8m3	-	6m3	Complies
1.04	8.8m3	-	6m3	Complies
1.05	4.8m3	4.7m3 (19)	8m3	Complies
1.06	6.2m3	4.7m3 (18)	8m3	Complies
1.07	4.3m3	4.7m3 (17)	8m3	Complies
1.08	2.4m3	4.7m3 (16)	6m3	Complies
1.09	2.4m3	4.7m3 (15)	6m3	Complies
2.01	4.3m3	4.7m3 (14)	88m3	Complies
2.02	4.6m3	4.7m3 (13)	8m3	Complies
2.03	8.8m3	-	6m3	Complies
2.04	8.8m3	-	6m3	Complies
2.05	4.8m3	4.7m3 (12)	8m3	Complies
2.06	6.2m3	4.7m3 (11)	8m3	Complies
2.07	4.3m3	4.7m3 (10)	8m3	Complies
2.08	2.4m3	5.0m3 (2)	6m3	Complies
2.09	2.4m3	5.0m3 (3)	6m3	Complies
3.01	4.3m3	4.7m3 (9)	8m3	Complies
3.02	4.6m3	4.7m3 (8)	8m3	Complies
3.03	8.8m3	-	6m3	Complies
3.04	8.8m3	-	6m3	Complies
3.05	4.8m3	4.7m3 (7)	8m3	Complies
3.06	6.2m3	4.1m3 (1)	8m3	Complies
3.07	4.3m3	4.7m3 (6)	8m3	Complies
3.08	2.4m3	5.0m3 (5)	6m3	Complies
3.09	2.4m3	5.0m3 (4)	6m3	Complies



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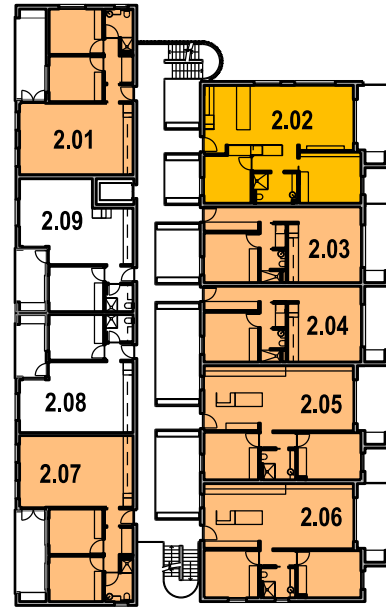


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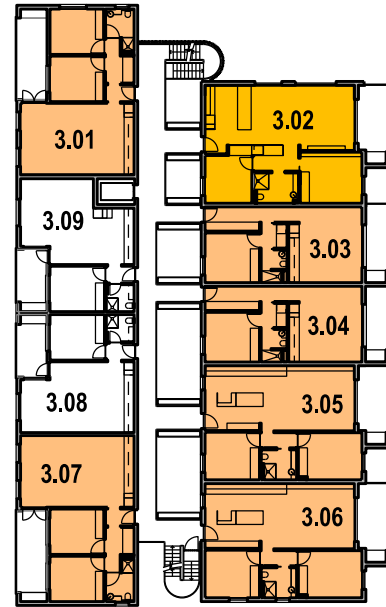
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Residential Site J - SSSA
 Storage Calculation

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA175	Rev.	A

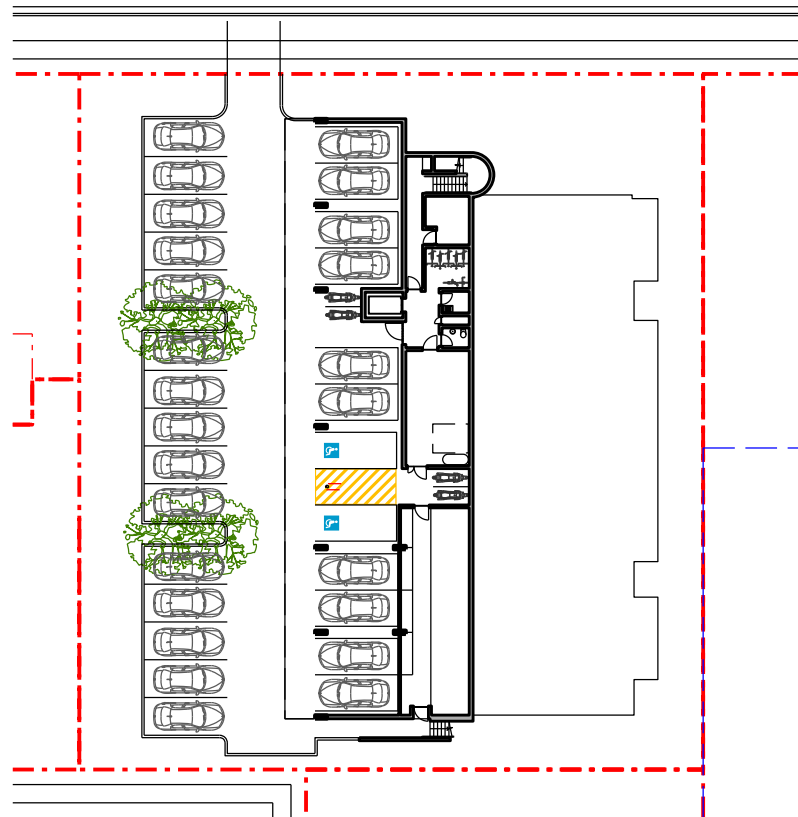


Construction Level 2



Construction Level 3

Residential Site F DDA / LHA Calculations		Compliance
Total Units	27	
Adaptable Units + Livable Silver (Compliance with AS1428.1)	3 (11%)	10% (Complies)
Livable Homes Silver Standard	21 (78%)	50% (Complies)



Level 0 (Undercroft)



Construction Level 1 (Ground)



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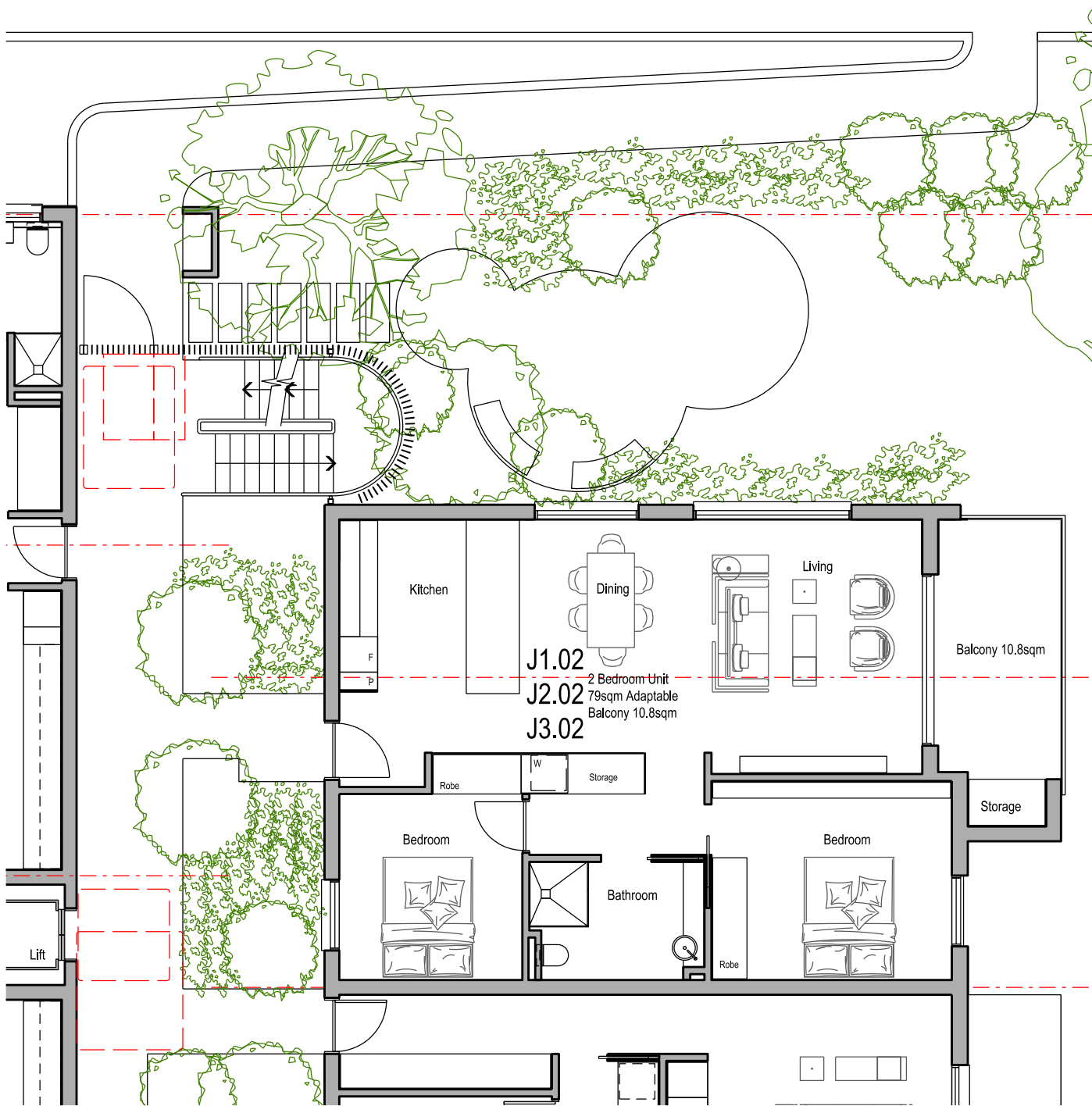


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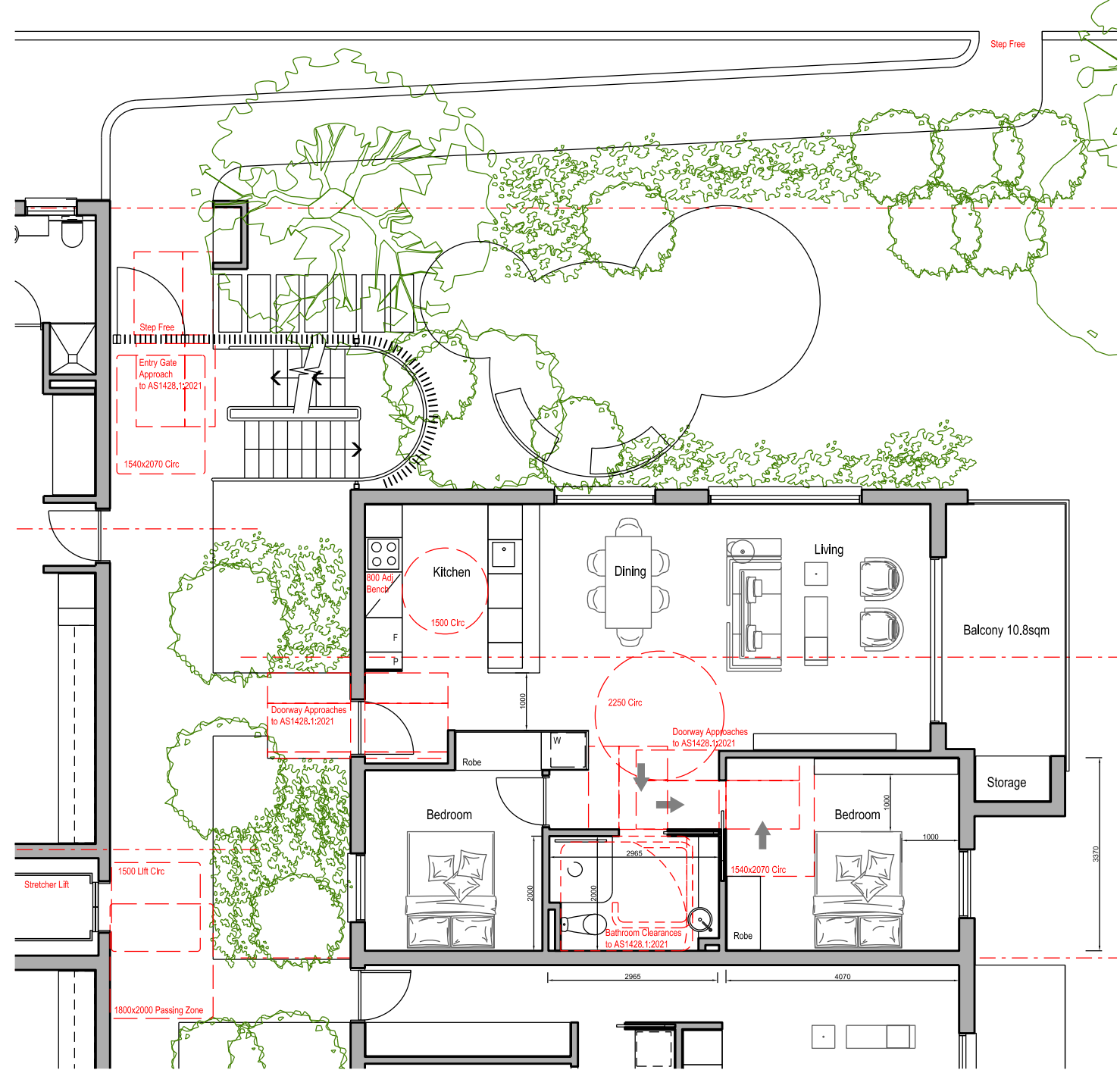
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Residential Site J - SSDA
 Adaptable / Livable Homes

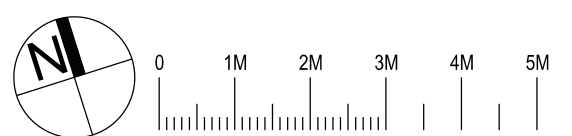
Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA176	Rev.	A



Unit 1.02/2.02/3.02 Base Plan



Unit 1.02/2.02/3.02 Post Adaption



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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site J - SSDA
 Adaptable Unit Plans - Unit 1.02/2.02/3.02
 Unit 1.05/2.05/3.05

Date	1st December 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	JA177 Rev. D

Building J Specification

Thermal Comfort Inclusions

Glazing Doors / Windows

Group A - awning + bifold + casement windows + hinged glazed doors
 U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±5%)
Group B - sliding doors/windows + fixed glazing + louvred windows
 U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±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

Metal roof with foil/sarking R1.3
 Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit 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.

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

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

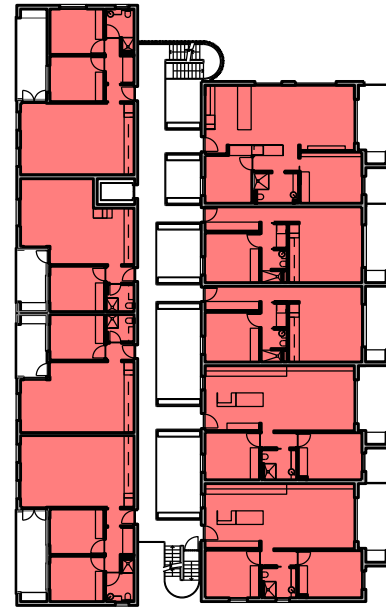
Lighting control system: Car park area Light emitting diodes (LEDs) with zoned switching and motion sensors
 Lifts Light emitting diodes (LEDs) connected to lift call button
 Garbage rooms Light emitting diodes (LEDs) with motion sensor
 Plant / service rooms Light emitting diodes (LEDs) with manual 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

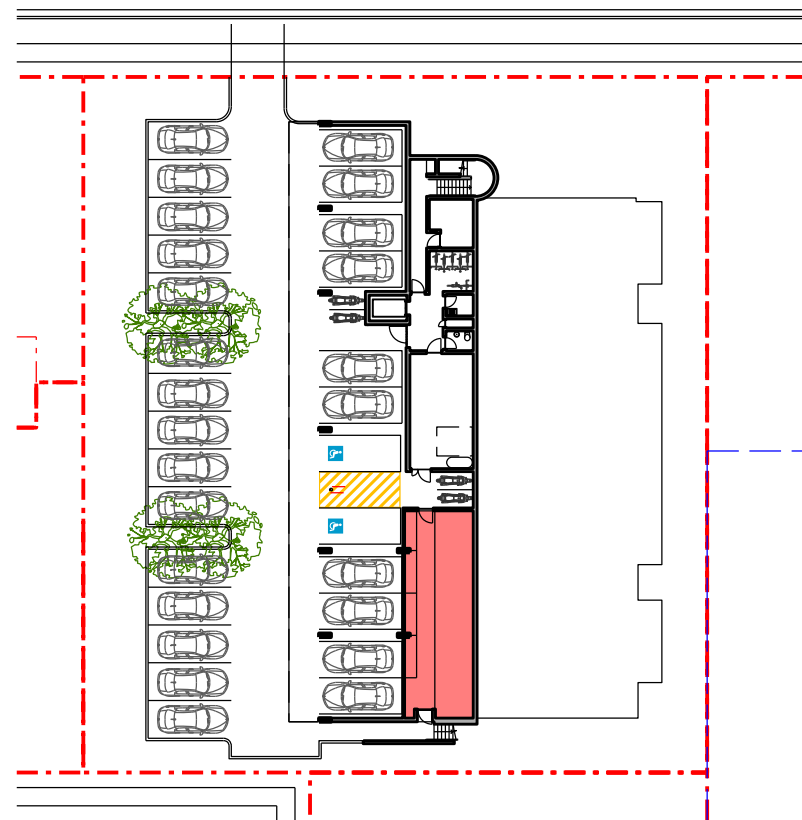
Garbage rooms Exhaust air only, running continuously
 Plant / service rooms Supply and exhaust air, thermostatically controlled
 Storage Supply air only, interlocked to light
 Ground floor lobbies and hallways Naturally ventilated



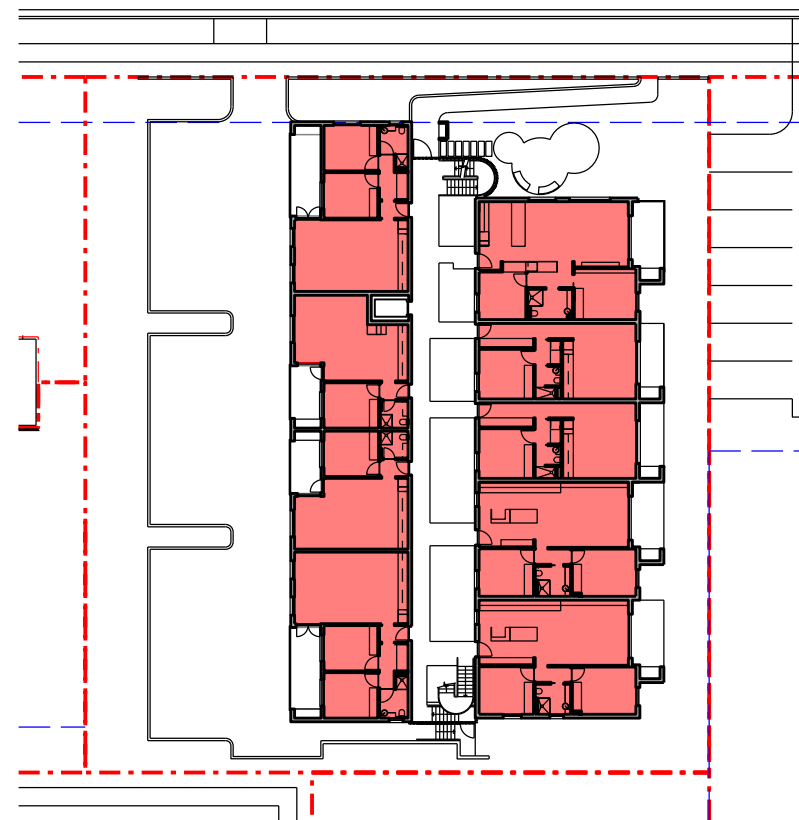
Construction Level 2



Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)



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The Yards
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Drawing Title
 Residential Site J - SSSA
 Typical Specification

Date	28th October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	JA180 Rev. A

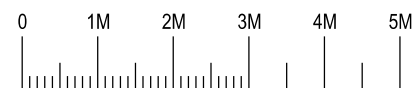
Windows

FFL						
Window No	JW01	JW02	JW03	JW04	JW05	JW06
Type	Double Hung	Sliding door	Double Casement Door	Fixed & Awning	Fixed & Awning	Fixed & Double Hung
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single Frosted	Single	Single	Single	Single	Single
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat
Locks	Yes	Yes	Yes	Yes	Yes	Yes
Quantity	9	15	6	24	9	6
Shading	-	2M Balcony/Pergola	Balcony/Pergola	-	-	Balcony / Pergola

FFL				
Window No	JW07	JW08	JW09	JW10
Type	Fixed Awning & Louvre	Double Sliding door	Fixed & Awning	Fixed & Awning
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single	Single	Single / one way film external	Single / one way film external
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat
Locks	Yes	Yes	Yes	Yes
Quantity	3	15	9	12
Shading	-	2M Balcony/Pergola	Internal Gallery	Internal Gallery

Unit Doors

FFL		
Door No	JDE1	JDE2
Type	Unit Entry Door	Balcony Door
Frame	Aluminium frame	Aluminium frame
Glazing	Highlight Awning	Glazed Door
Finish	Black Powdercoat	Black Powdercoat
Locks	Entry Lockset & Deadbolt	Entry Lockset & Deadbolt
Quantity	18 RH / 9 LH	3 RH / 3 LH
Shading	Internal Gallery	Balcony / Pergola
Door	40mm Solid Core External	Single Glazed Aluminium



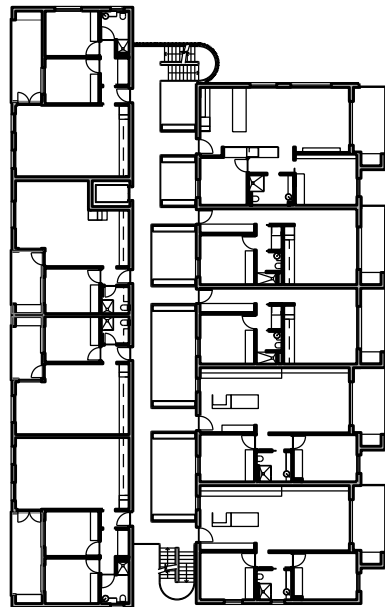
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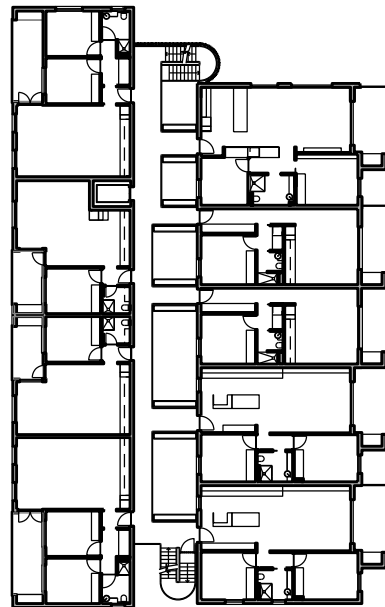
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site J - SSSA
 Apartment Window / Door Schedule

Date	2nd September 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	JA181 Rev. A



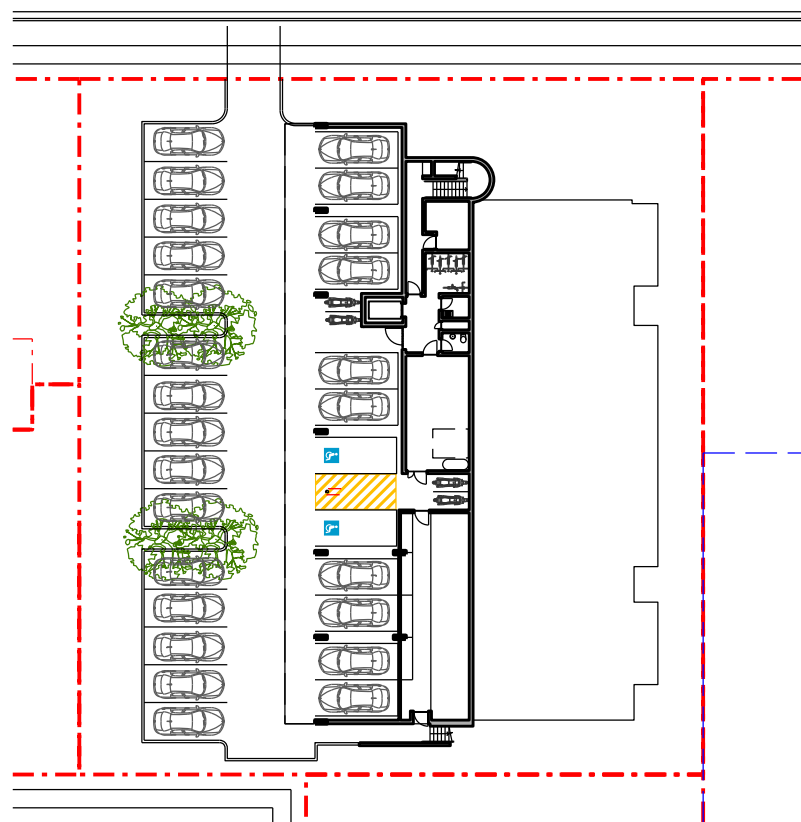
Construction Level 2



Construction Level 3

**Residential Site F
Communal Open Space Calculations**

	Site Area	1899m ²
	Communal Space	475m ²
	Percentage	25%
	Dedicated Courtyards	162m ²
	Total Open Space	637m ²
	Total Percentage	33.5%
	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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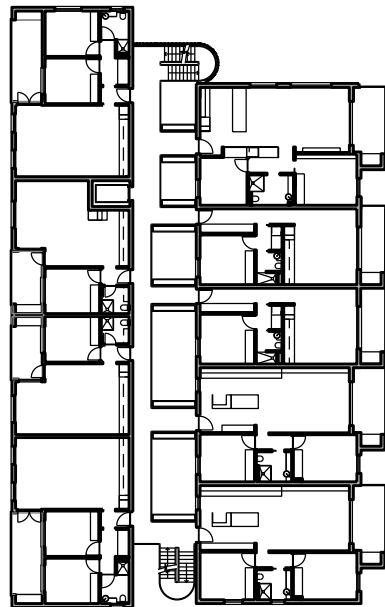


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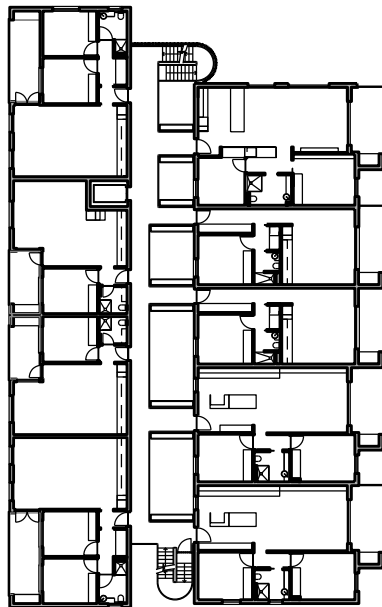
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Residential Site J - SSSA
 Communal Open Space Area Calculations

	Date	10th December 2024
Drawn	DJD	Scale 1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No. JA185 Rev. B



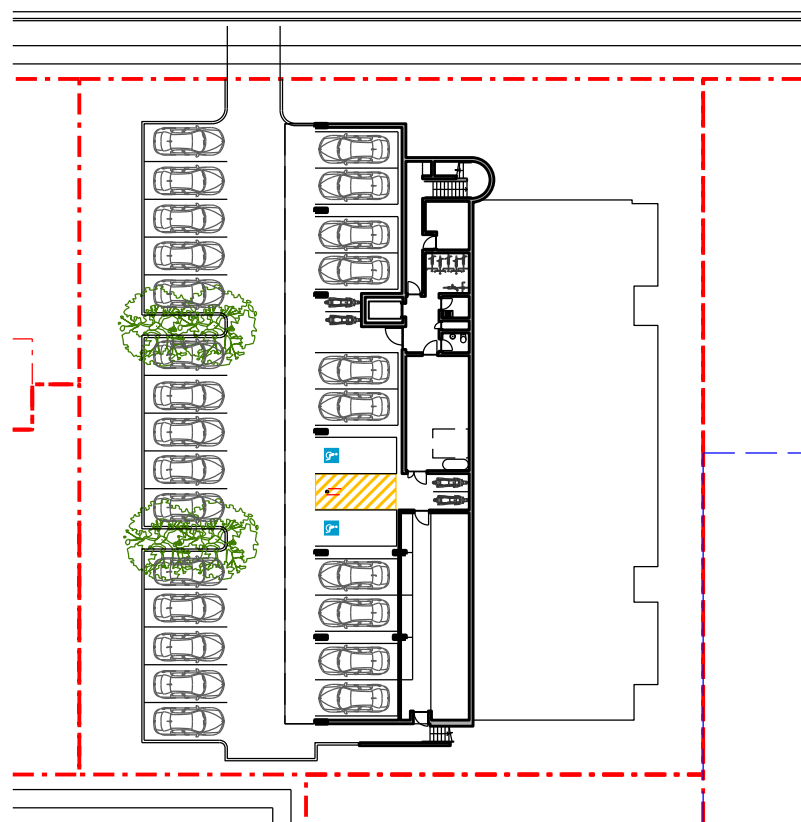
Construction Level 2



Construction Level 3

**Residential Site J
Deep Soil Calculations**

	Site Area	1899m ²
	Deep Soil > 6m Percentage	92m ² 4.8%
	Deep Soil 3-6m Total Deep Soil Percentage	357m ² 449m ² 23.6%
	Compliance	>7%



Level 0 (Undercroft)



Construction Level 1 (Ground)



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Drawing Title
 Residential Site J - SSDA
 Communal Open Space Area Calculations

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	JA186	Rev.	A