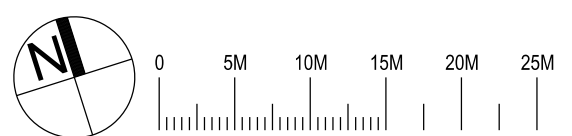
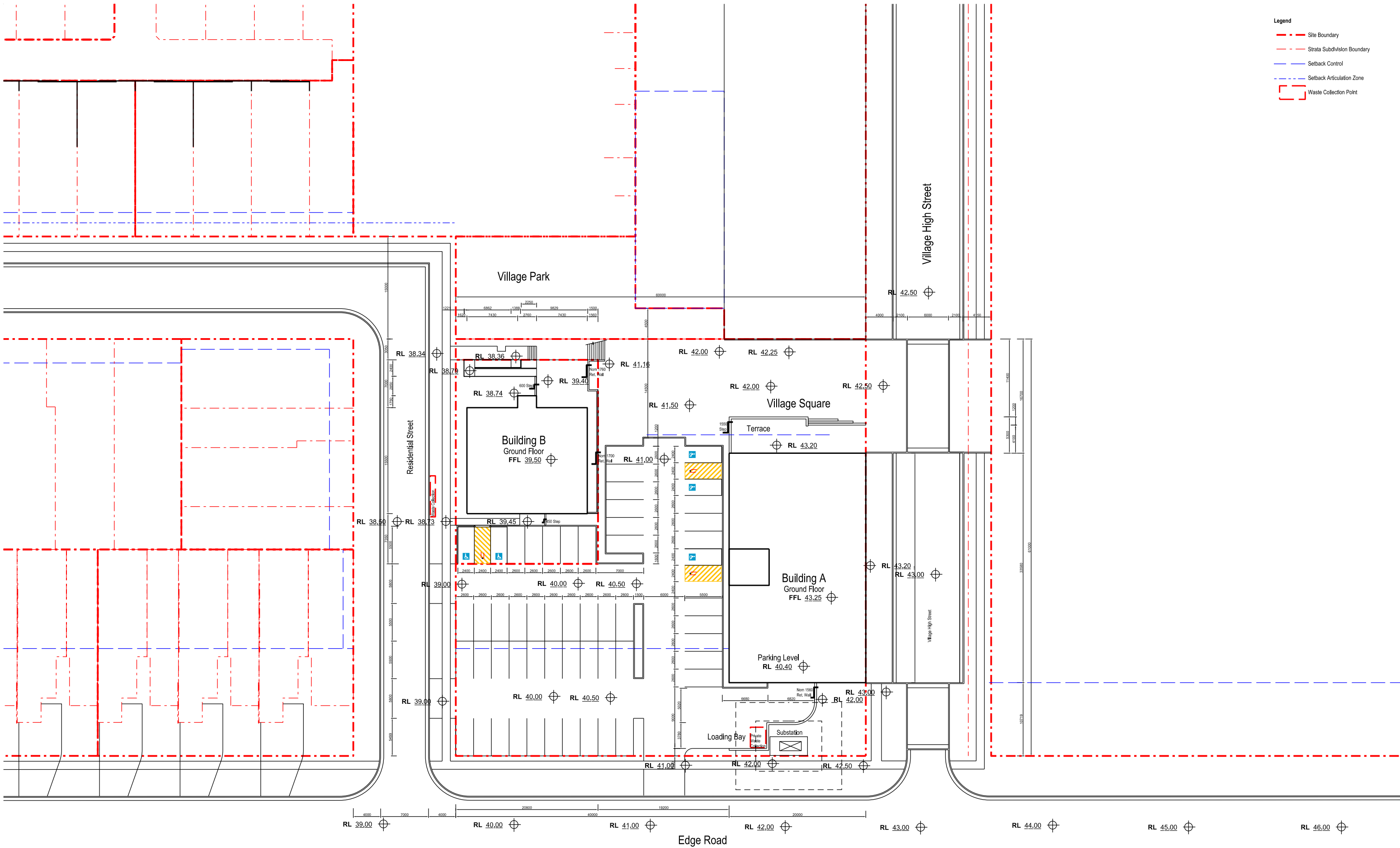


- Legend**
- - - Site Boundary
 - - - - - Strata Subdivision Boundary
 - - - Setback Control
 - - - - - Setback Articulation Zone
 - - - - - Waste Collection Point



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 18113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9233 7100
 W. www.eg.com.au



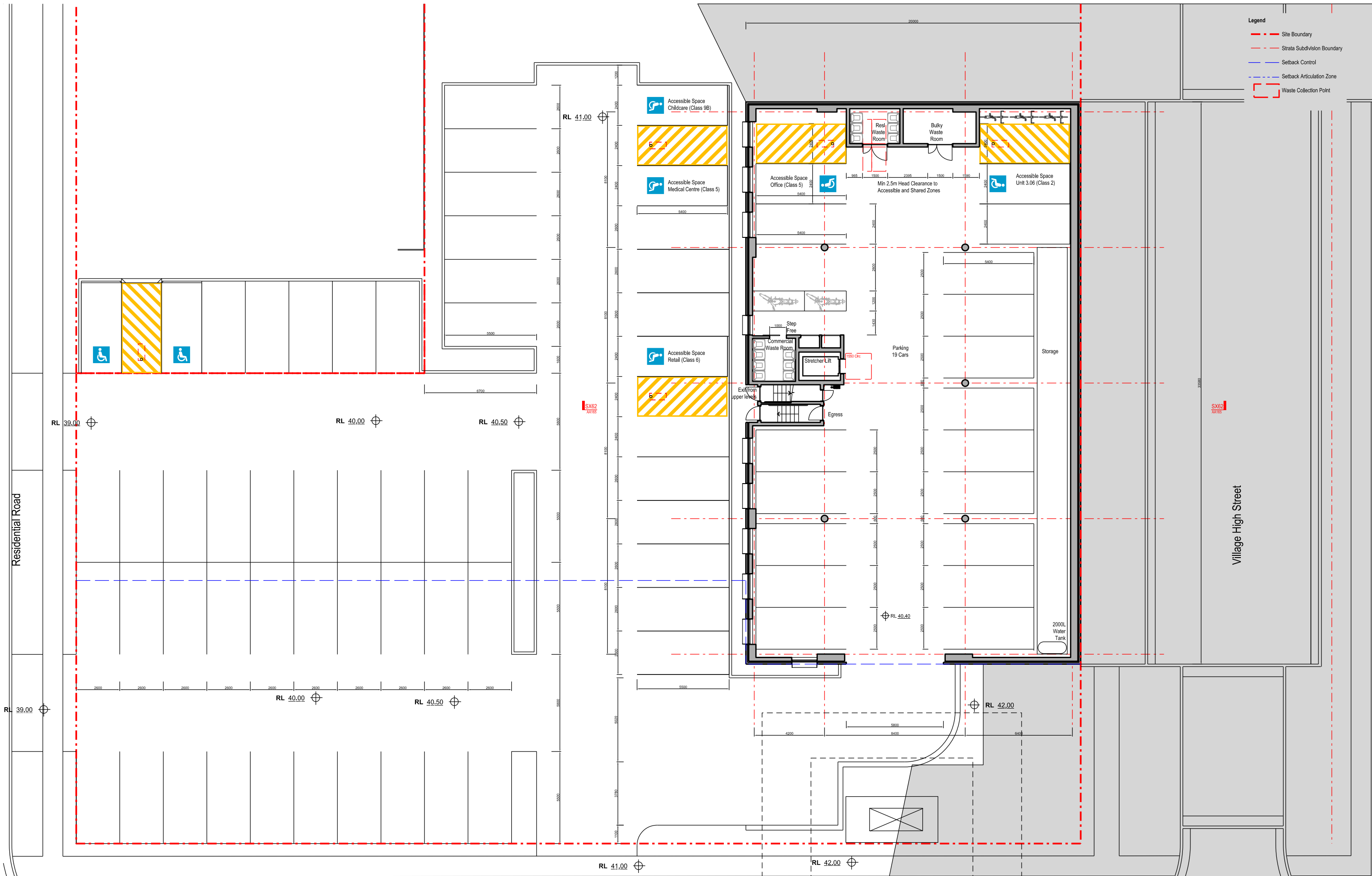
The Yards

Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A & B - SSDA
 Site Plan

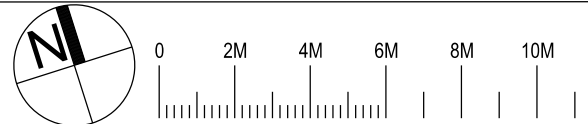
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|---------|----------------|---------|--------------|
| Date | 25th July 2025 | | |
| Drawn | DJD | Scale | 1:200 @ A3 |
| Job No. | SYB01 | Dwg No. | AA100 Rev. J |

- Legend**
- - - Site Boundary
 - - - - - Strata Subdivision Boundary
 - - - - - Setback Control
 - - - - - Setback Articulation Zone
 - - - - - Waste Collection Point



Residential Road

Village High Street



Nominated Architect: David Dove
 SAArch (Hons), AsstDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) 19113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



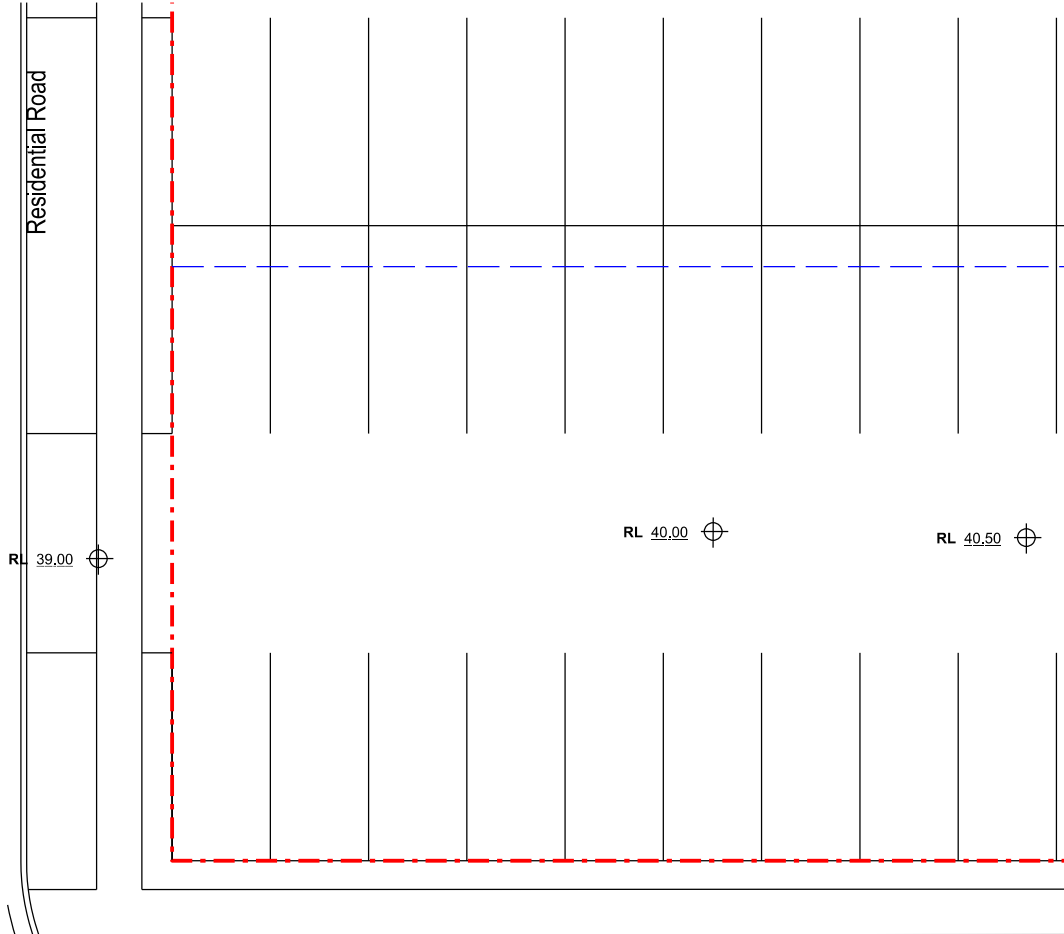
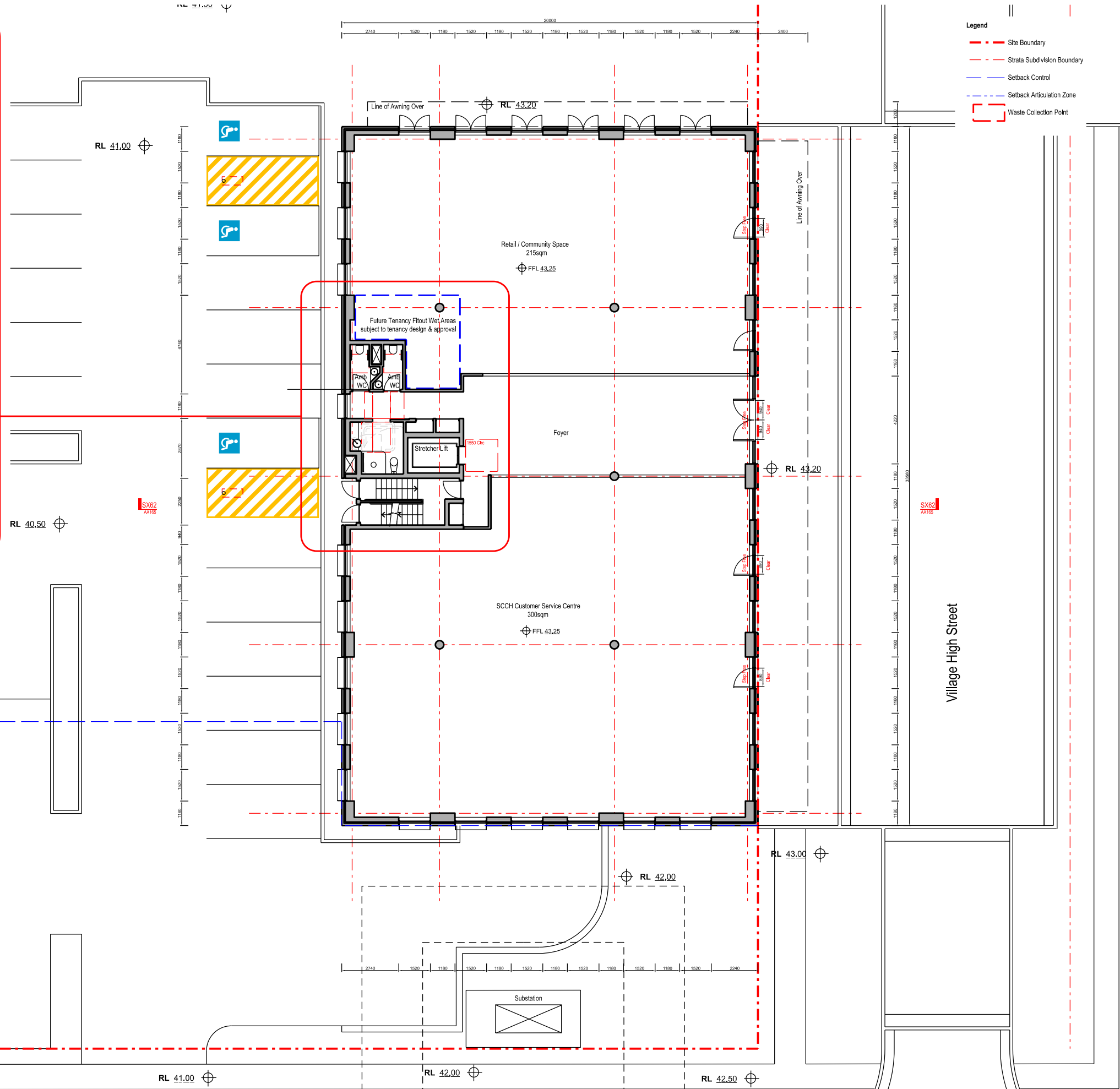
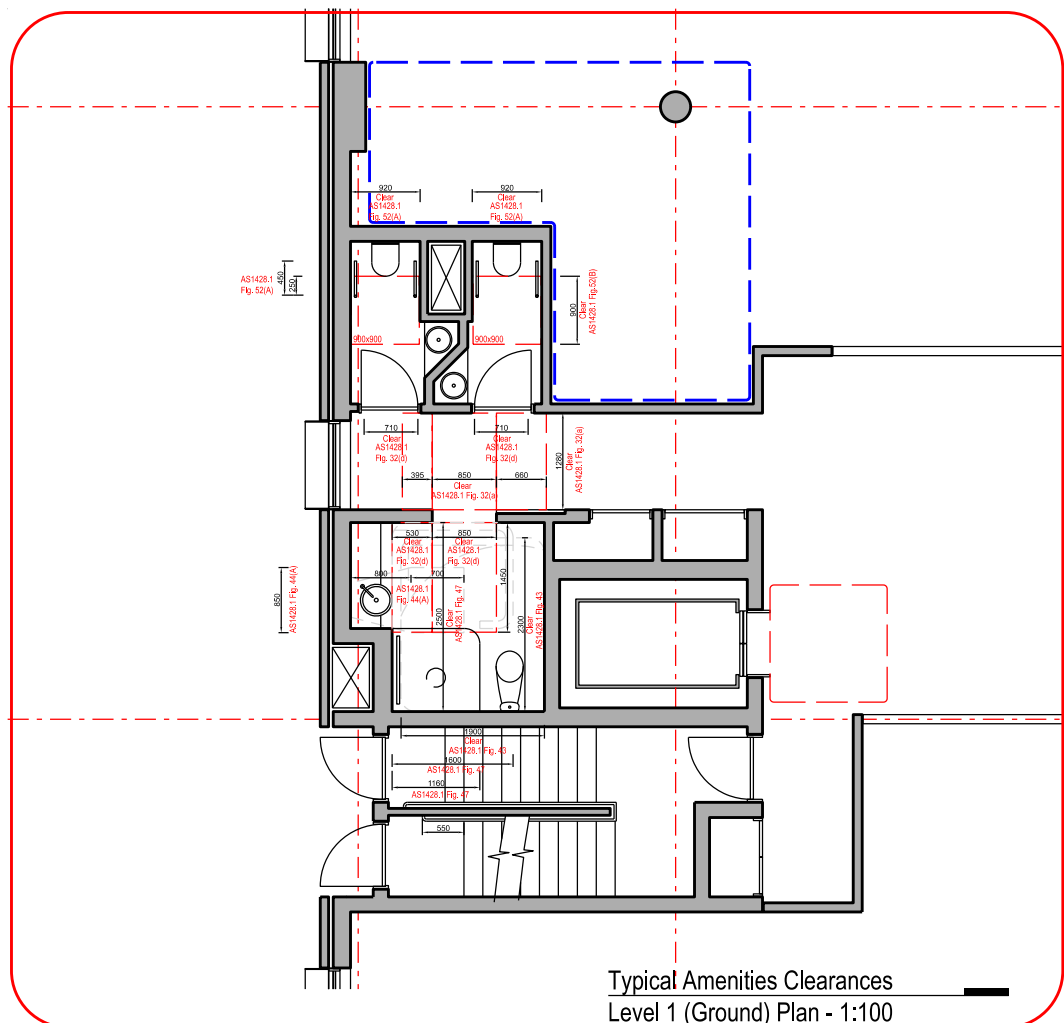
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 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 P. (02) 9233 7100
 W. www.eg.com.au



The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSSA
 Level 0 (Undercroft) Floor Plan

| | | | |
|---------|-------|-------|----------------|
| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:200 @ A3 |
| Dwg No. | AA100 | Rev. | J |



Nominated Architect: David Dove
 BA Arch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

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EG Funds Management
 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 P. (02) 9233 7100
 W. www.eg.com.au

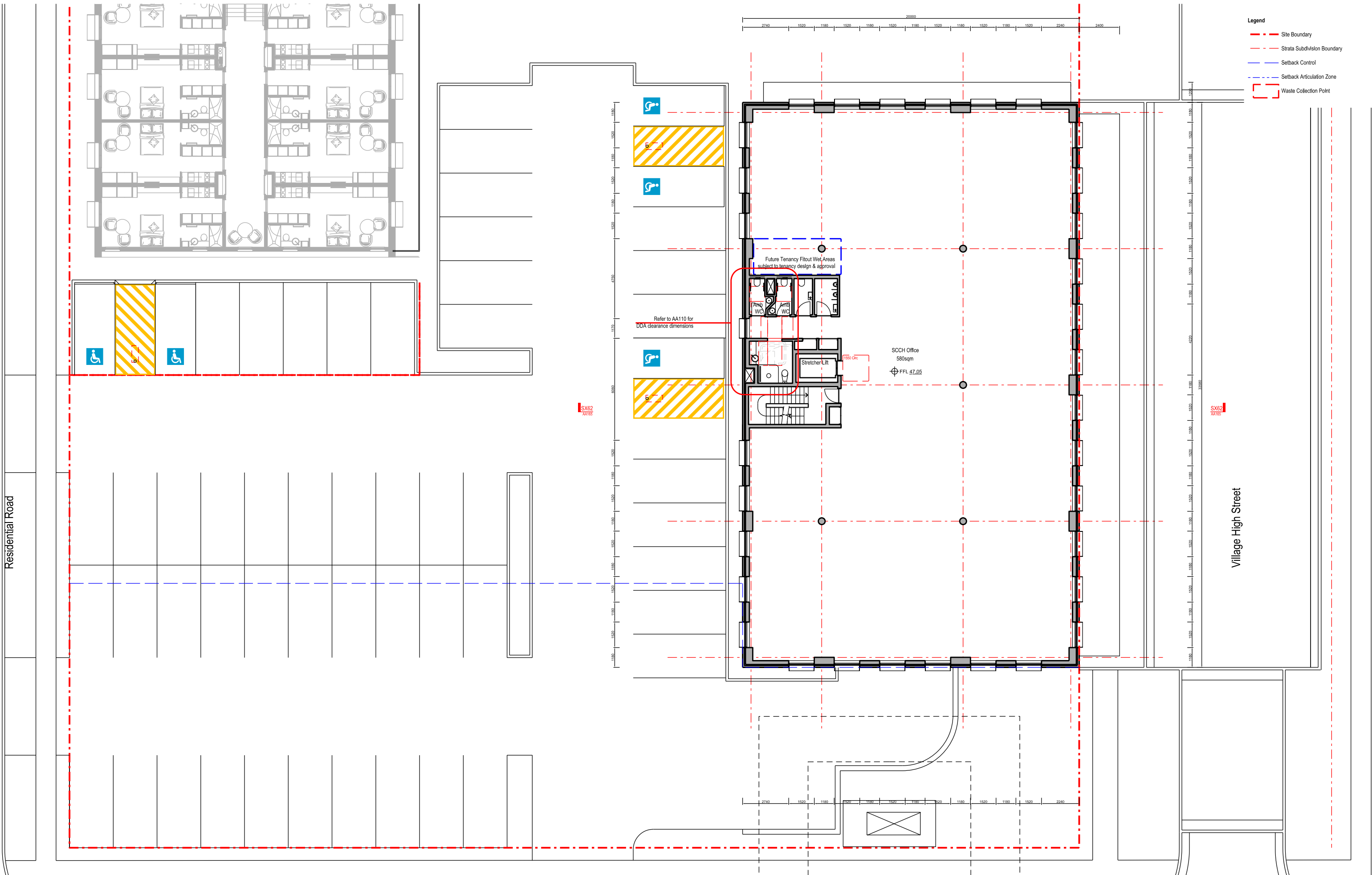
EG

Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
SCCH Office Site A - SEDA
 Level 1 (Ground) Floor Plan

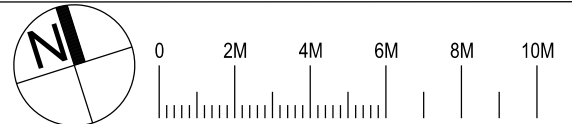
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 Drawn: DJD Scale: 1:200 @ A3
 Job No. SYB01 Dwg No. AA110 Rev. G



- Legend**
- - - Site Boundary
 - - - Strata Subdivision Boundary
 - - - Setback Control
 - - - Setback Articulation Zone
 - Waste Collection Point

Residential Road

Village High Street



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



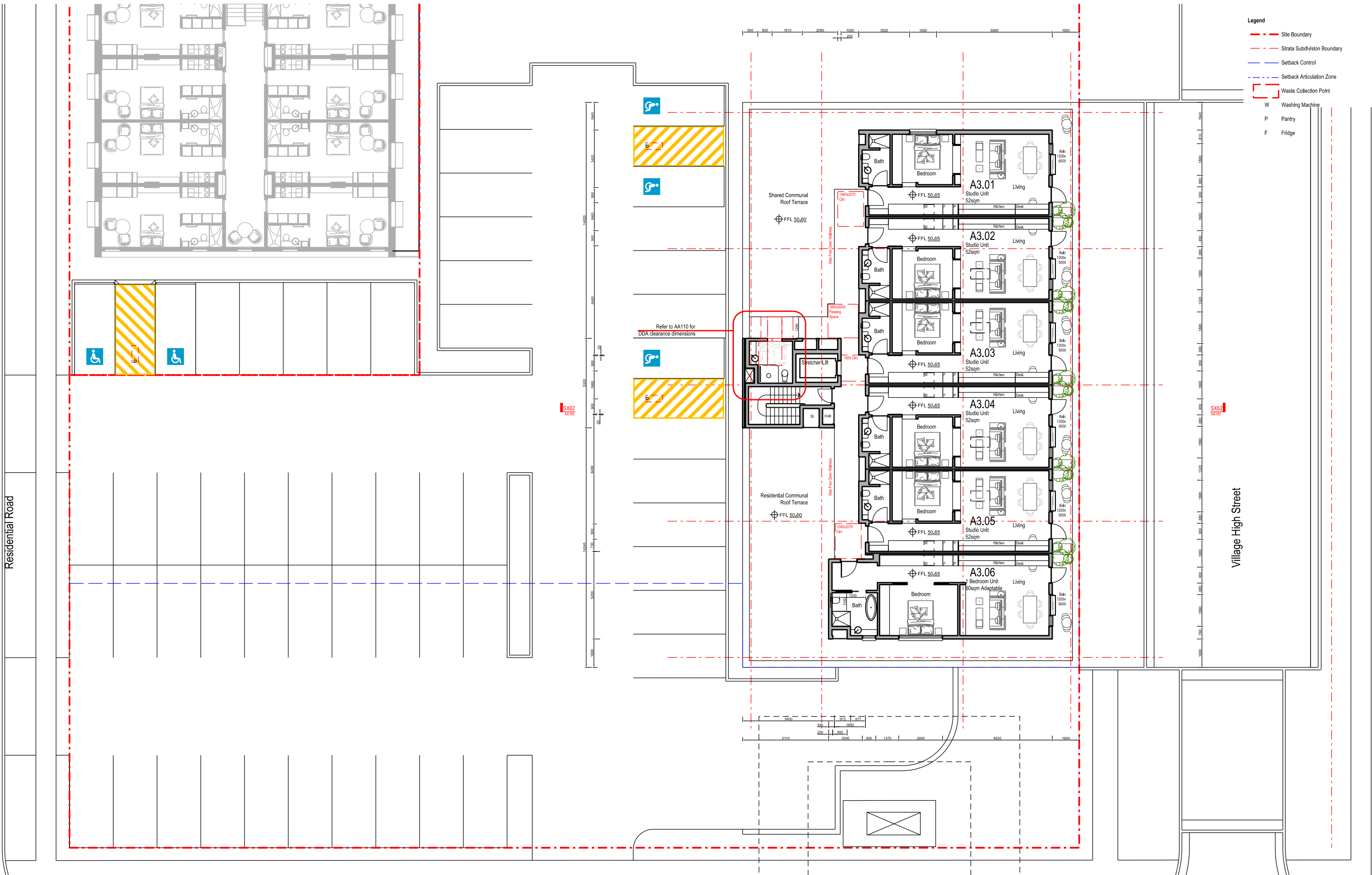
EG Funds Management
 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
 W. www.eg.com.au



The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Level 2 (Mid Level) Floor Plan

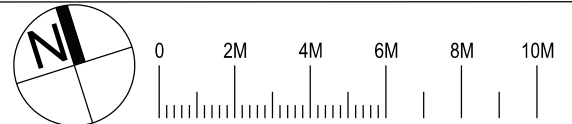
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|---------|-------|-------|----------------|
| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:200 @ A3 |
| Dwg No. | AA120 | Rev. | G |



- Legend**
- Site Boundary
 - Strata Subdivision Boundary
 - Setback Control
 - Setback Articulation Zone
 - Waste Collection Point
 - W Washing Machine
 - P Pantry
 - F Fridge

Residential Road

Village High Street



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

SPARC DEVELOPMENT

EG Funds Management
 Level 21
 Governor Phillip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 Ph: (02) 9230 7100
 W: www.eg.com.au



The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 Level 3 (Top Level) Floor Plan

| | | | |
|---------|------------|---------|----------------|
| Drawn | DJD | Date | 25th July 2025 |
| Scale | 1:200 @ A3 | Rev. | G |
| Job No. | SYB01 | Dwg No. | AA130 |

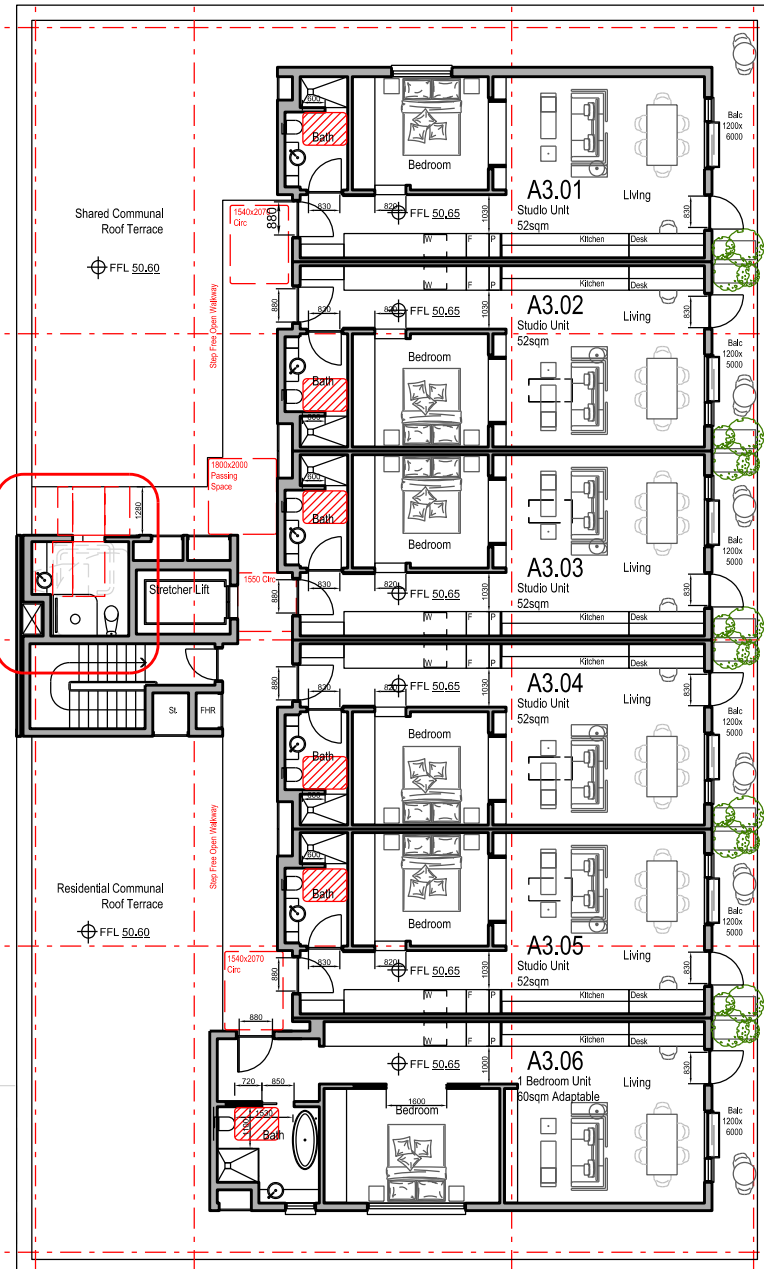
Livable Housing Design Silver

| Unit No | Achieves Silver | Adaptable DDA |
|----------------|-----------------------|----------------------|
| A3.01 | Yes | No |
| A3.02 | Yes | No |
| A3.03 | Yes | No |
| A3.04 | Yes | No |
| A3.05 | Yes | No |
| A3.06 | Yes | Yes |
| Total | Total | Total |
| 6 Units | 6 Units (100%) | 1 Units (17%) |

- Legend**
- - - Site Boundary
 - - - Strata Subdivision Boundary
 - - - Setback Control
 - - - Setback Articulation Zone
 - - - Waste Collection Point
 - W Washing Machine
 - P Pantry
 - F Fridge
 - ▨ Toilet Clearance Zone 900x1200

Residential Road

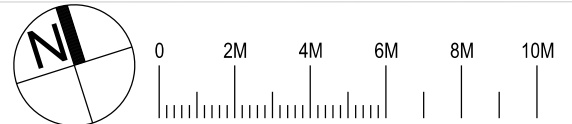
Village High Street



Refer to AA110 for DDA clearance dimensions

SX62 AX185

SX62 AX185



Nominated Architect: David Dove
 BArch (Hons), Asst Dip App Sci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8982
 Registered Architect (Vic) 19113
 Licensed Building Contractor (NSW) 253780C
 2/11/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



EG Funds Management
 Level 21
 Governor Phillip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 Ph: (02) 9230 7100
 W: www.eg.com.au

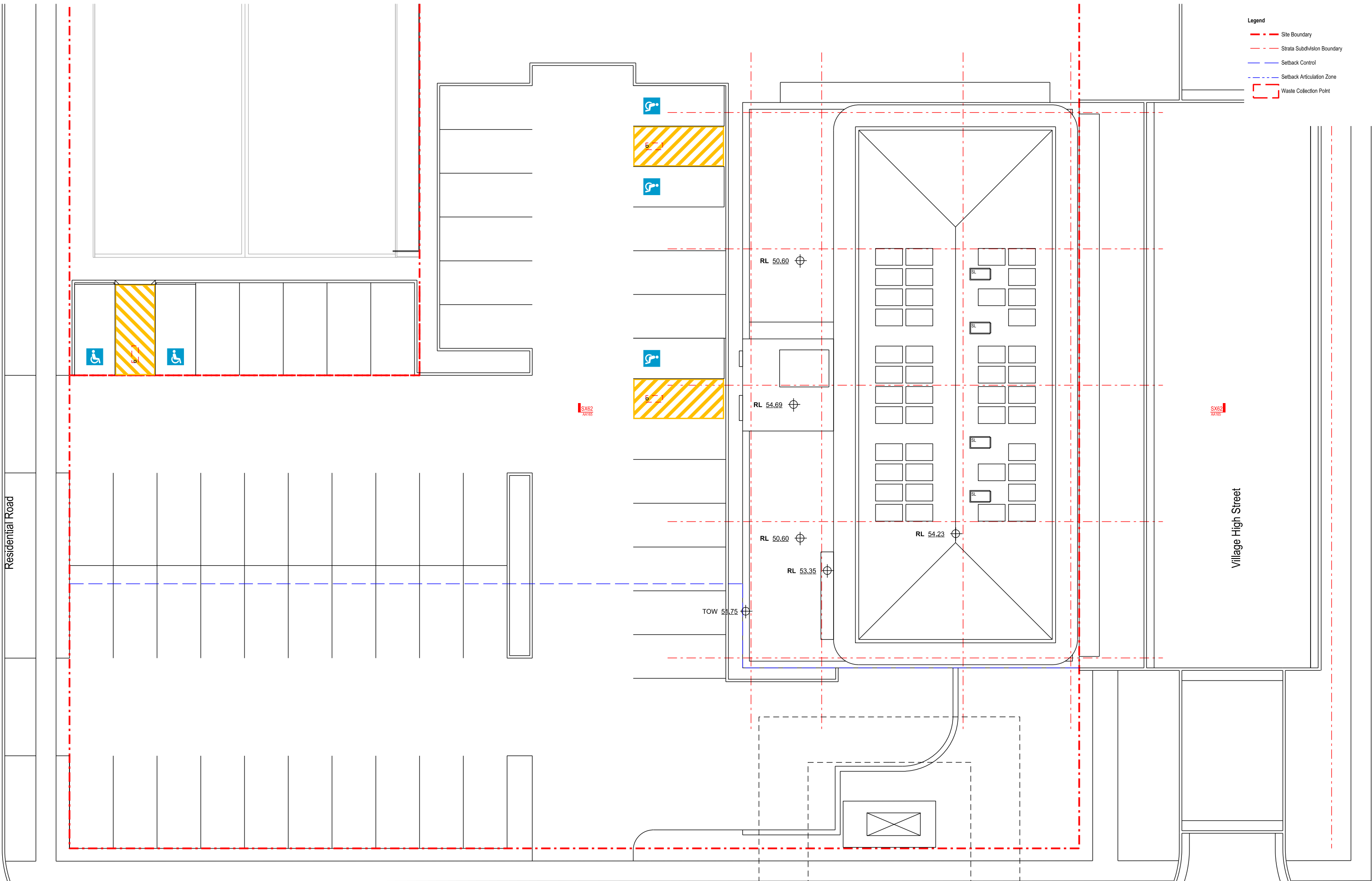


The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Level 3 Livable Housing Units

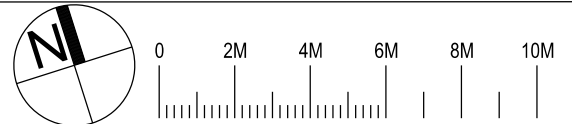
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|---------|-------|-------|----------------|
| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:200 @ A3 |
| Dwg No. | AA131 | Rev. | E |

- Legend**
- - - Site Boundary
 - - - - - Strata Subdivision Boundary
 - - - Setback Control
 - - - - - Setback Articulation Zone
 - [] Waste Collection Point



Residential Road

Village High Street



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) 10113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

SPARC
DEVELOPMENT

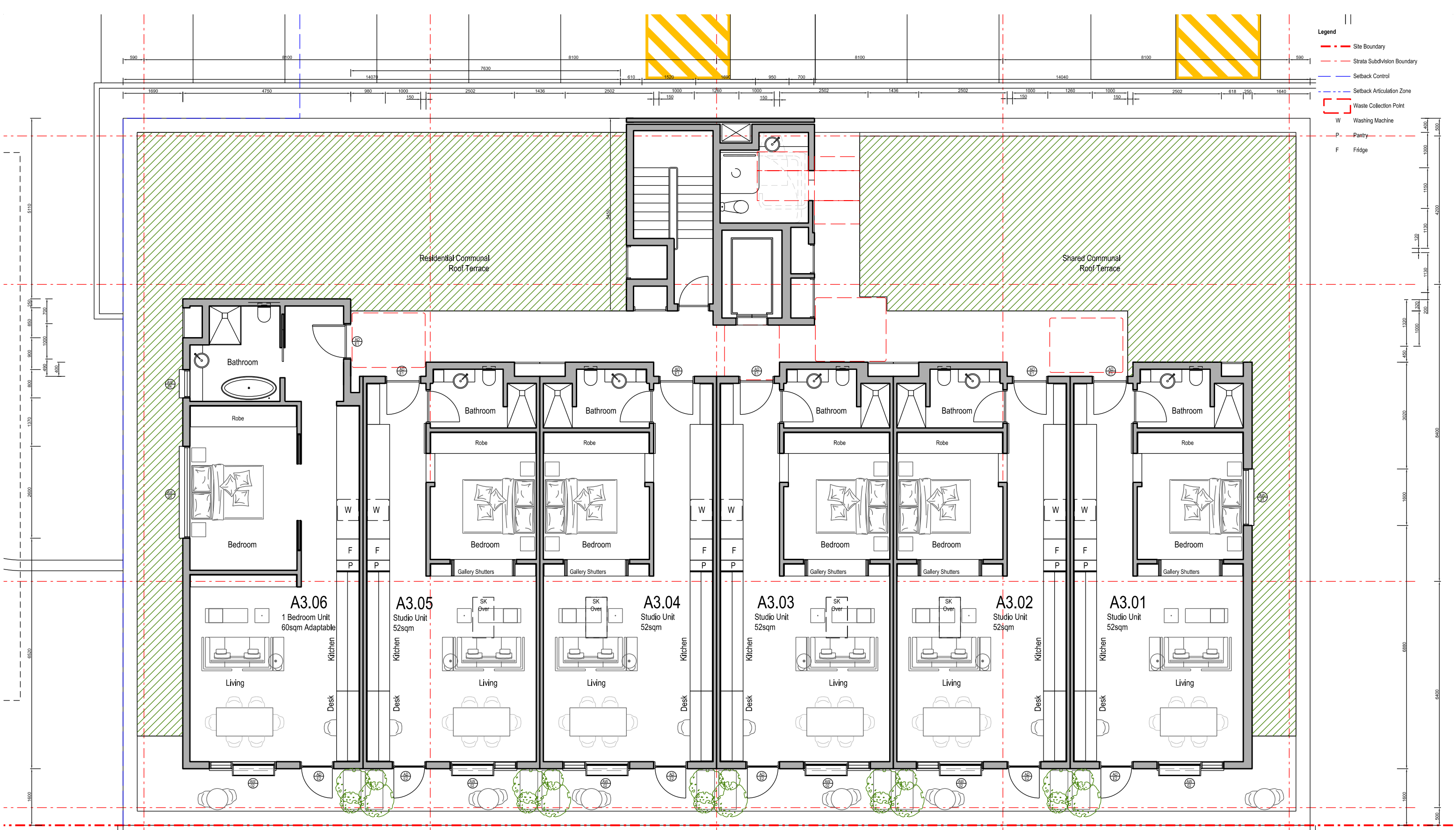
EG Funds Management
 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 Ph. (02) 9230 7100
 W. www.eg.com.au



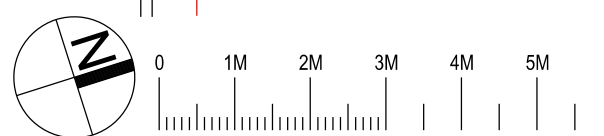
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSSA
 Level 4 Roof Plan

| | | | |
|---------|-------|-------|----------------|
| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:200 @ A3 |
| Dwg No. | AA140 | Rev. | F |



- Legend**
- - - Site Boundary
 - - - Strata Subdivision Boundary
 - - - Setback Control
 - - - Setback Articulation Zone
 - - - Waste Collection Point
 - W Washing Machine
 - P Pantry
 - F Fridge



Nominated Architect: David Dove
 BArch (Hons), AArch (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

EG Funds Management
 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 P. (02) 9233 7100
 W. www.eg.com.au



The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site A - SSDA
 Level 3 Detail Floor Plan

| | | | |
|---------|-------|-------|----------------|
| Drawn | DJD | Date | 25th July 2025 |
| Job No. | CL41 | Scale | 1:100 @ A3 |
| Dwg No. | AA143 | Rev. | C |



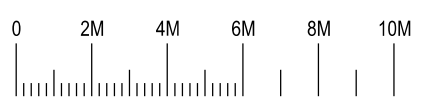
East Elevation



South Elevation



North Elevation



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 18913
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

SPARC
 DEVELOPMENT

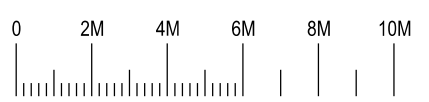
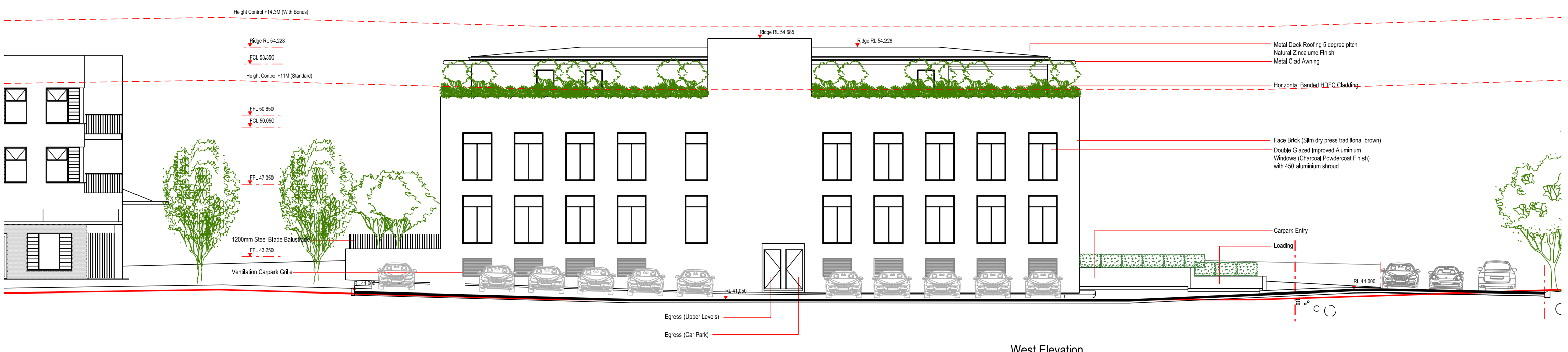
EG Funds Management
 Level 21
 Governor Phillip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 P. (02) 9233 7160
 W. www.eg.com.au



The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSSA
 Elevations (N/E/S)

| | | | |
|---------|----------------|---------|--------------|
| Date | 25th July 2025 | | |
| Drawn | DJD | Scale | 1:200 @ A3 |
| Job No. | SYB01 | Dwg No. | AA160 Rev. F |



Nominated Architect: David Dove
 BArch (Hons), Asst Dip App Sci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19913
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



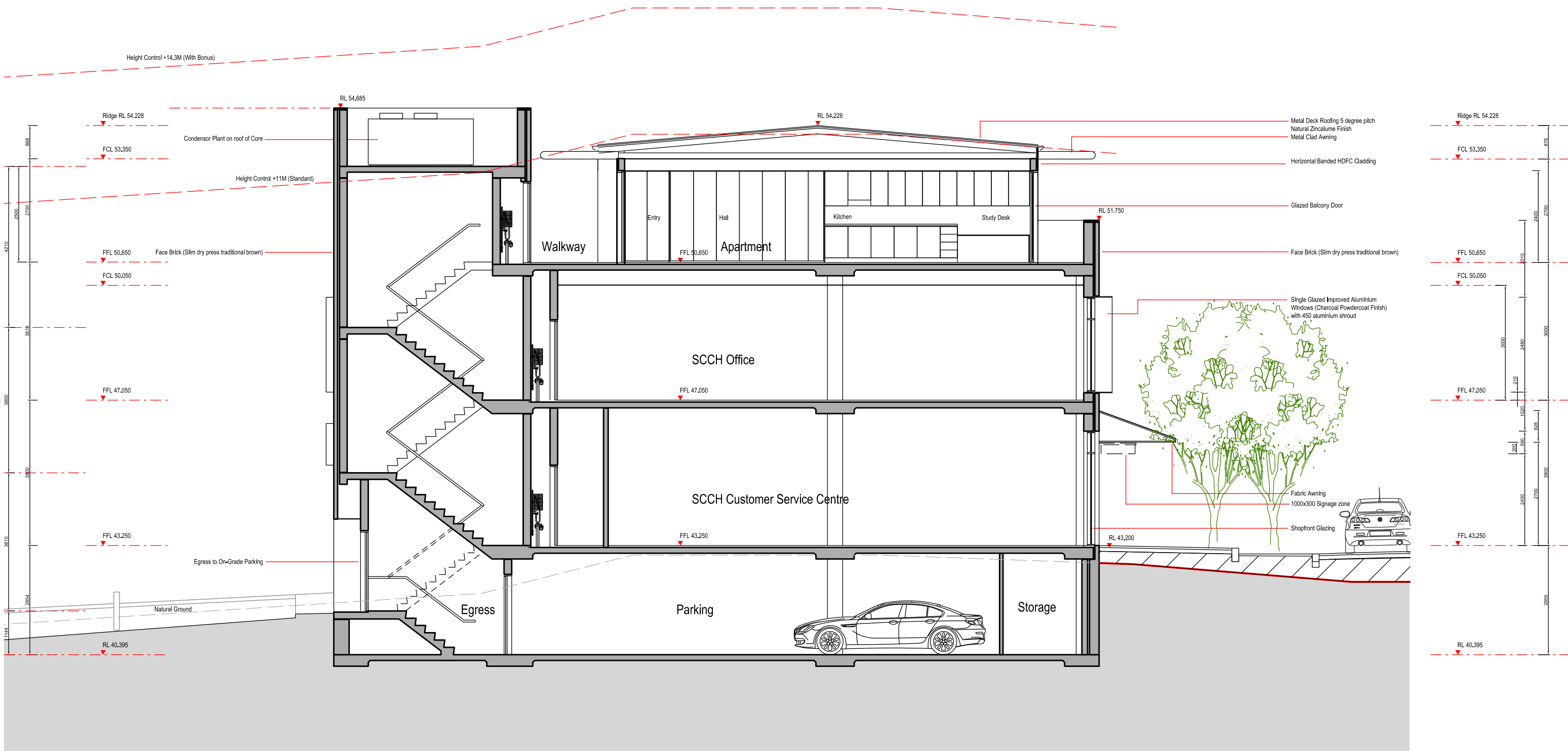
EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
 W. www.eg.com.au



The Yards
Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 West Elevation

| | | | |
|---------|-------|-------|----------------|
| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:200 @ A3 |
| Dwg No. | AA161 | Rev. | D |



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19913
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

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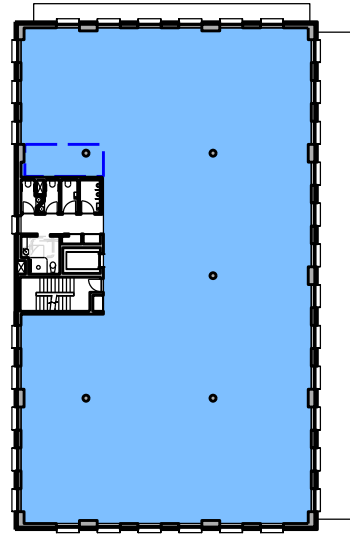
EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 Ph: (02) 9233 7100
 W: www.eg.com.au



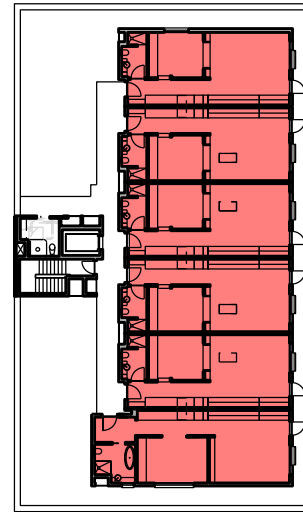
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 Indicative Section (sx62)

| | | | |
|---------|----------------|---------|--------------|
| Date | 25th July 2025 | | |
| Drawn | DJD | Scale | 1:100 @ A3 |
| Job No. | SYB01 | Dwg No. | AA165 Rev. B |



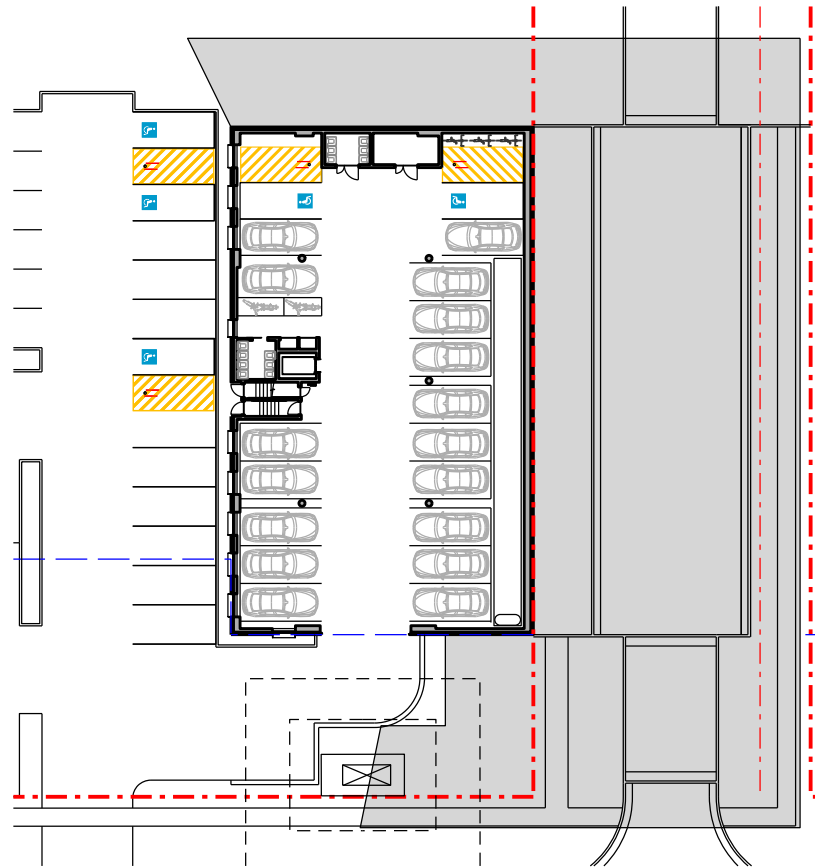
Level 2 (Commercial Level)



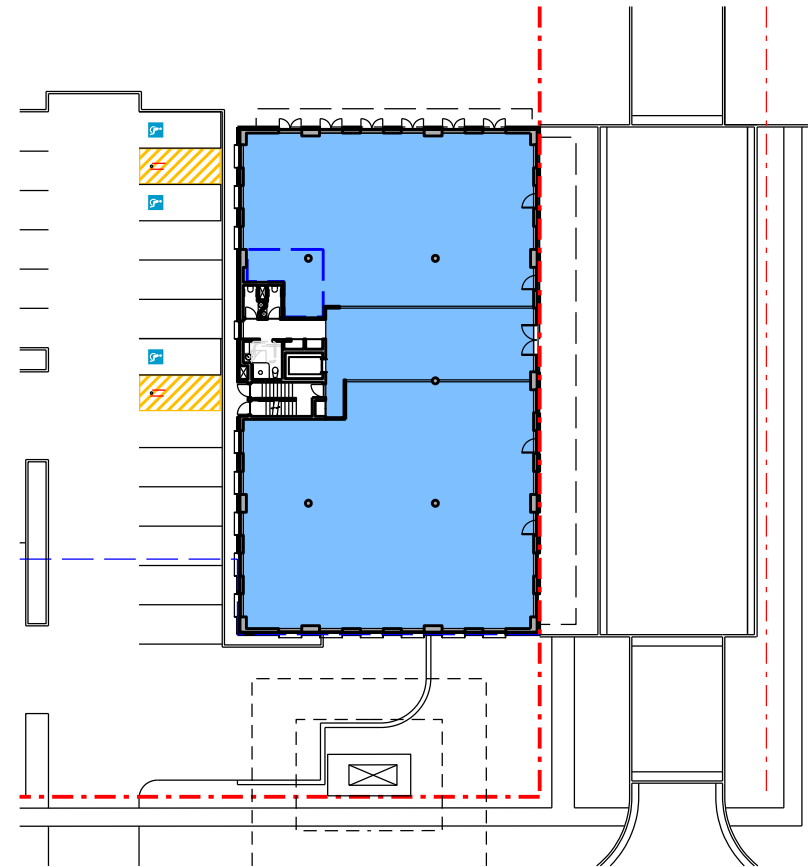
Level 1 (Residential Accommodation)

**Mixed Use Site A
Floor Space Area Calculations**

| | |
|---|--------------------------|
| ■ Level 3 (Top) | 331m ² |
| ■ Level 2 (Mid) | 577m ² |
| ■ Level 1 (Ground) | 584m ² |
| Level 0 (Undercroft) | 0m ² |
| Total | 1492m² |



Level 0 (Undercroft)



Level 1 (Ground)



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registration Address: 1/10, 10/13
 Licensed Building Contractor (NSW) 253780C
 2/1/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



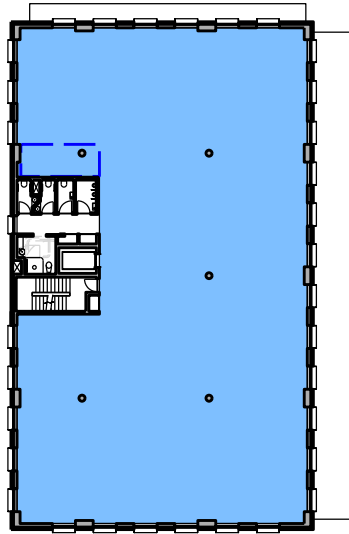
EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
 W. www.eg.com.au



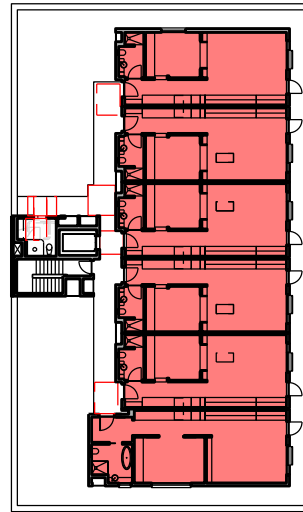
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 Floor Space Area Calculations

| | | | |
|---------|-------|-------|---------------------|
| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:250@A1 / 1:500@A3 |
| Dwg No. | AA170 | Rev. | C |



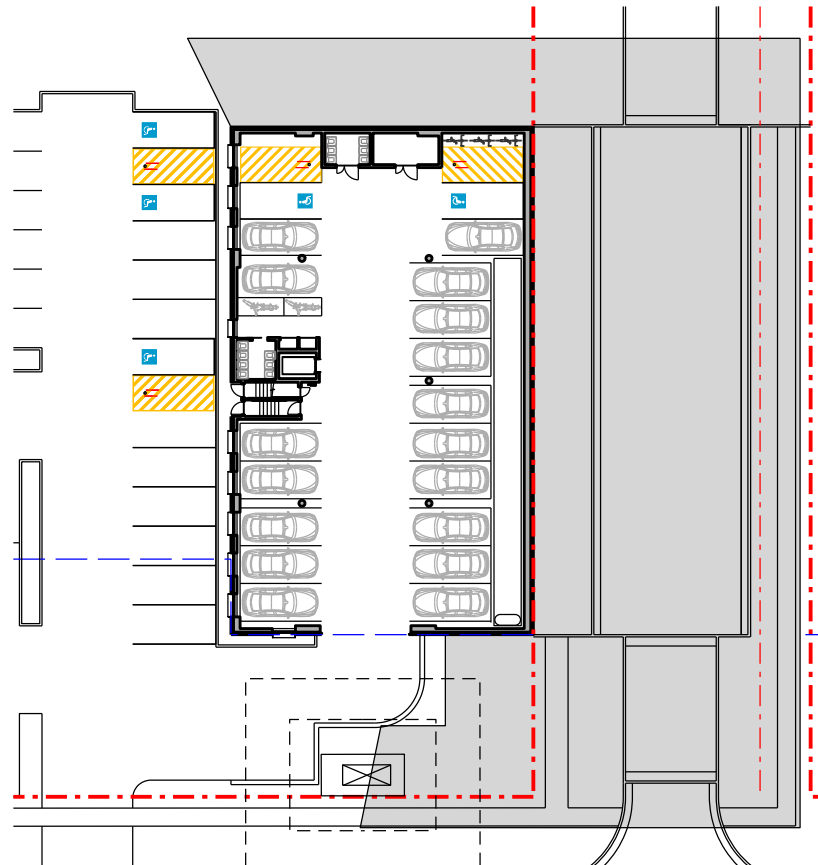
Level 2 (Commercial Level)



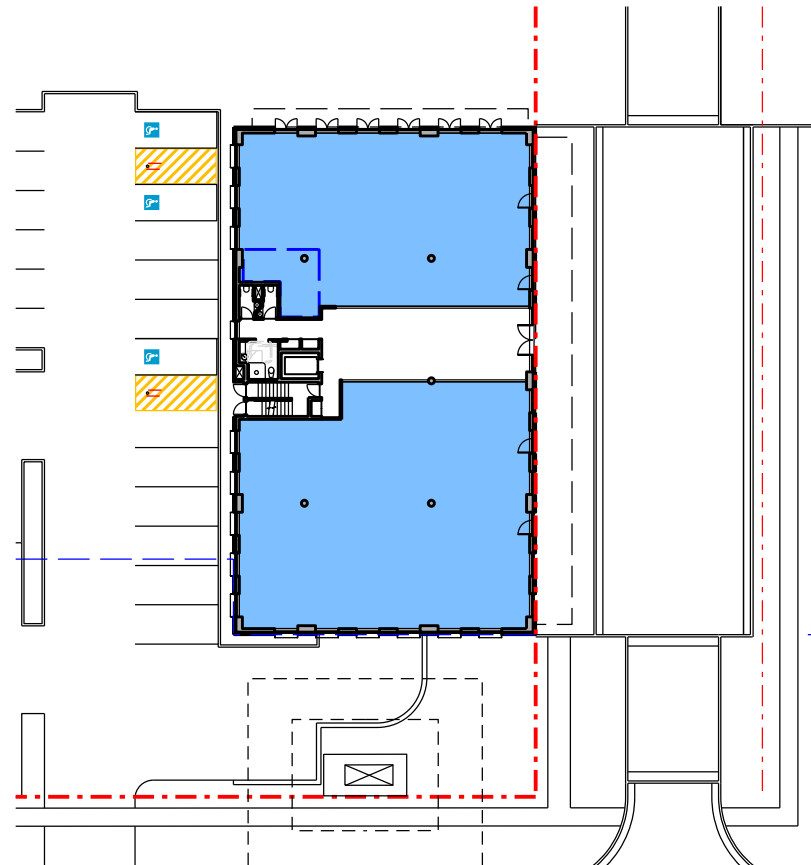
Level 1 (Residential Accommodation)

**Mixed Use Site A
Nett Saleable / Lettable Area Calculations**

| Unit | NIA |
|--------------|--------------------------|
| 3.01 | 52m ² |
| 3.02 | 52m ² |
| 3.03 | 52m ² |
| 3.04 | 52m ² |
| 3.05 | 52m ² |
| 3.06 | 60m ² |
| 2.01 | 580m ² |
| 1.01 | 215m ² |
| 1.02 | 300m ² |
| Total | 1375m² |



Level 0 (Undercroft)



Level 1 (Ground)



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registration Address: (Vic) 181/3
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



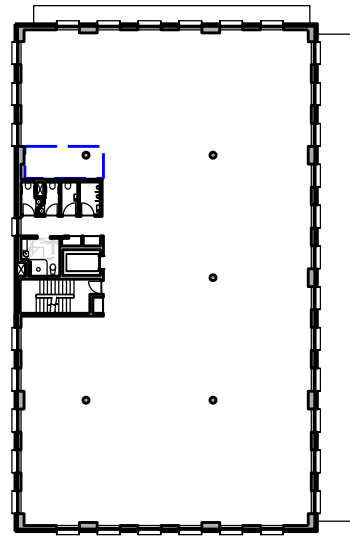
EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
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 P: (02) 9230 7100
 W: www.eg.com.au



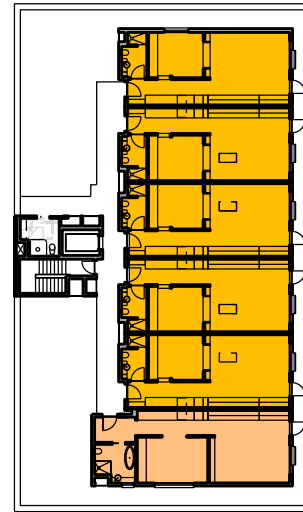
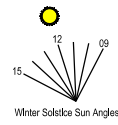
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 NSA / NLA Area Calculations

| | | | |
|---------|-------|-------|---------------------|
| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:250@A1 / 1:500@A3 |
| Dwg No. | AA171 | Rev. | B |



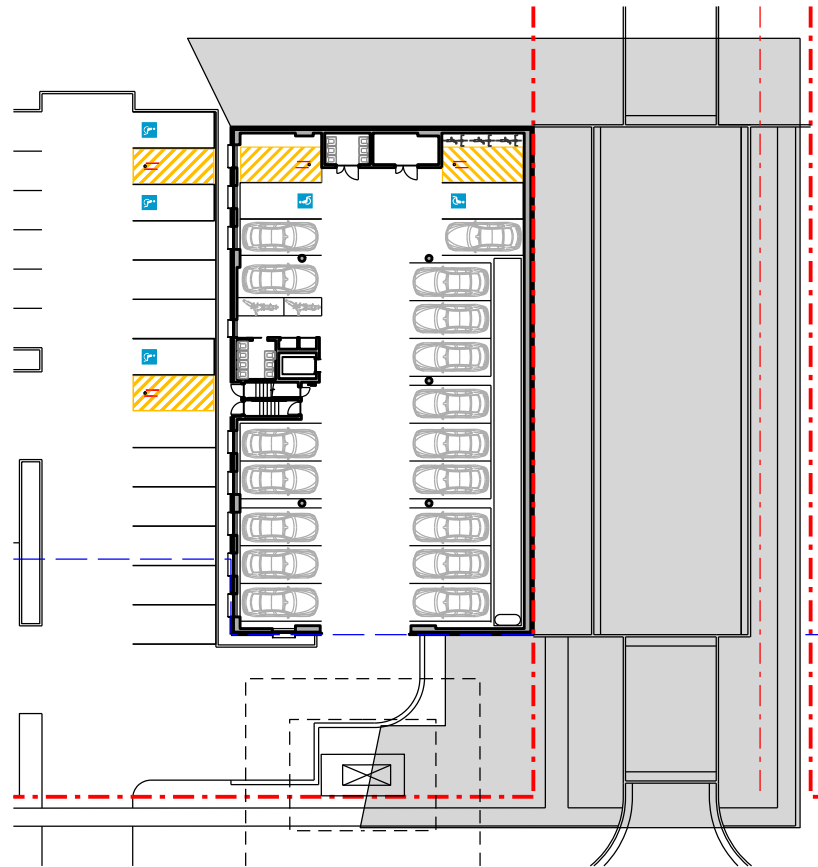
Construction Level 2 (Commercial)



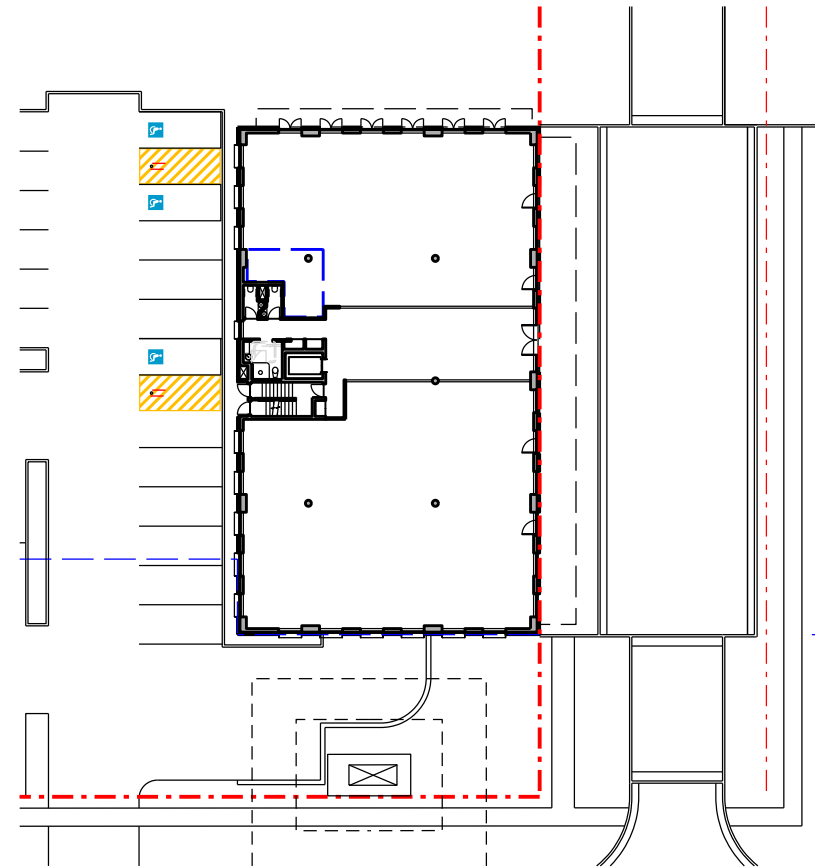
Construction Level 3 (Residential)

**Mixed Use Site A
Solar Access Calculations**

| | Total Units | Compliance |
|-----------------------------------|-------------|-----------------|
| Units receiving more than 3 Hrs | 5 (84%) | >70% (Complies) |
| Units receiving 2-3 Hrs | 0 | |
| Units receiving less than 2 Hrs | 1 (16%) | |
| Units receiving no mid winter sun | 0 | <15% (Complies) |



Construction Level 0 (Undercroft)



Construction Level 1 (Ground)



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19913
 Licensed Building Contractor (NSW) 253780C
 2/11/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



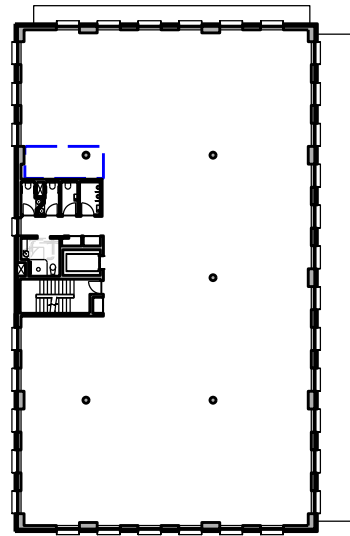
EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
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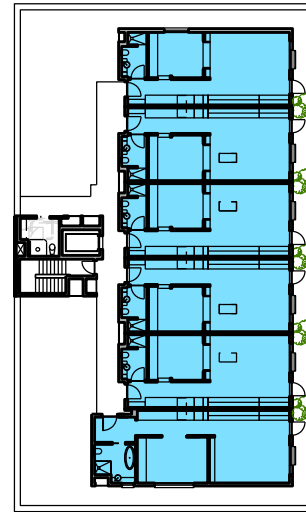
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 Solar Access

| | | | |
|---------|----------------|---------|---------------------|
| Date | 25th July 2025 | | |
| Drawn | DJD | Scale | 1:250@A1 / 1:500@A3 |
| Job No. | SYB01 | Dwg No. | AA173 Rev. B |

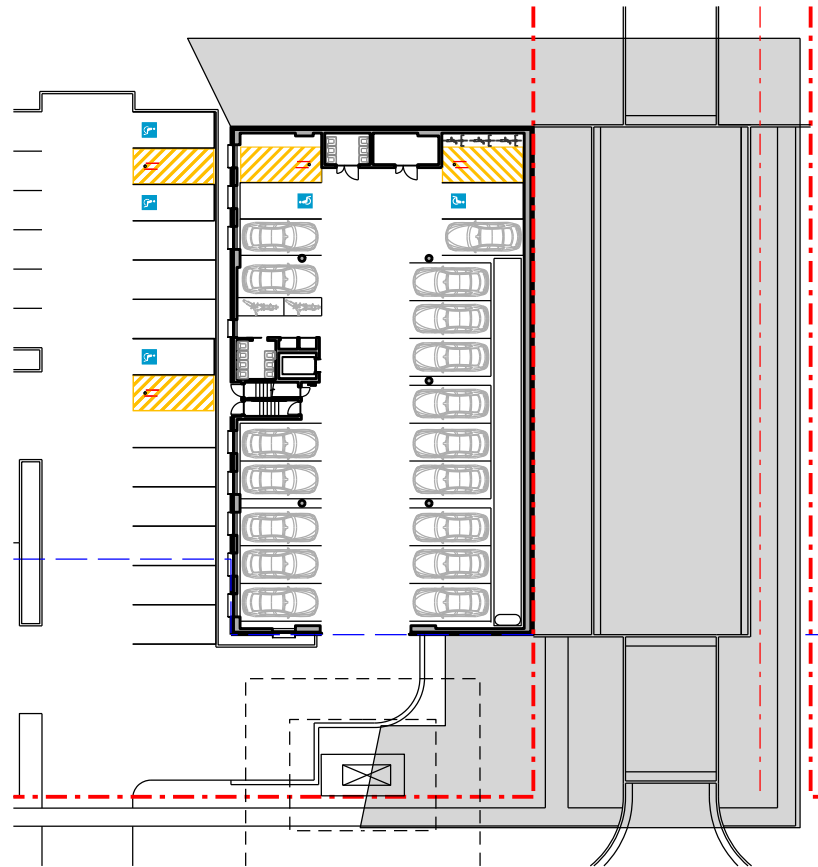


Construction Level 2 (Commercial)

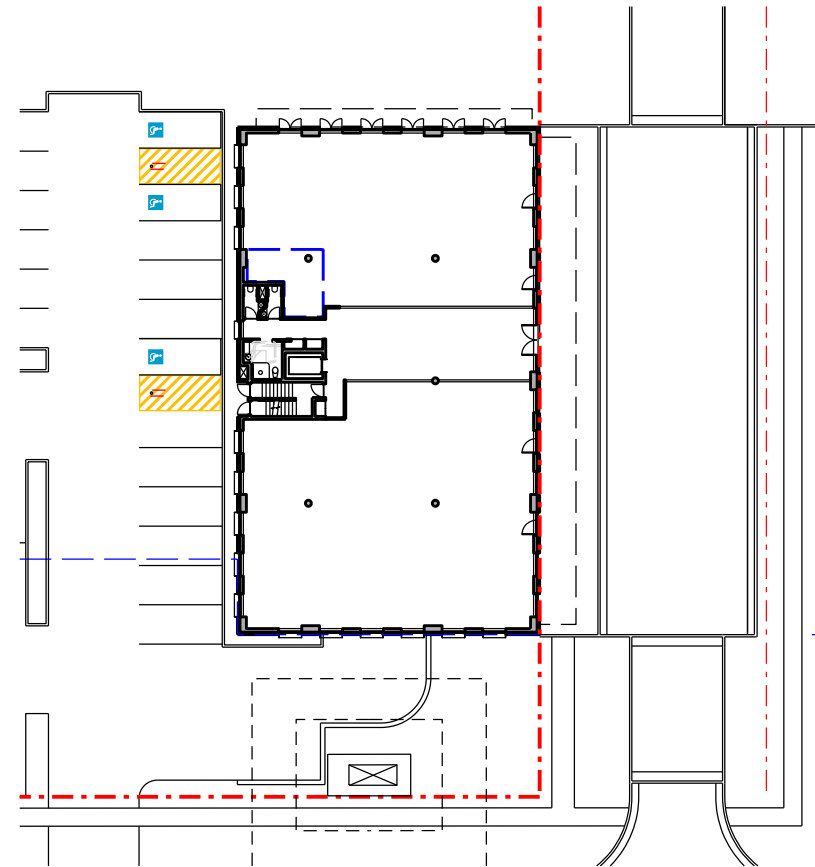


Construction Level 3 (Residential)

| Mixed Use Site A Cross Ventilation Calculations | | Compliance |
|--|----------|-----------------|
| Total Units | 6 | |
| Dual Orientation Units | 6 (100%) | >60% (Complies) |
| Single Orientation Units | 0 | |



Construction Level 0 (Undercroft)



Construction Level 1 (Ground)



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registration Address: (Vic) 189/3
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



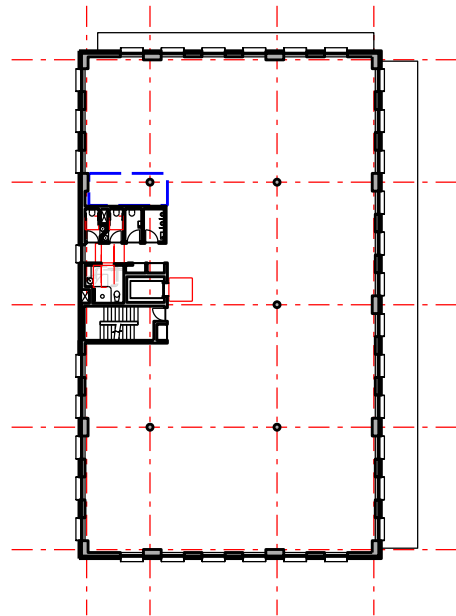
EG Funds Management
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 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
 W. www.eg.com.au



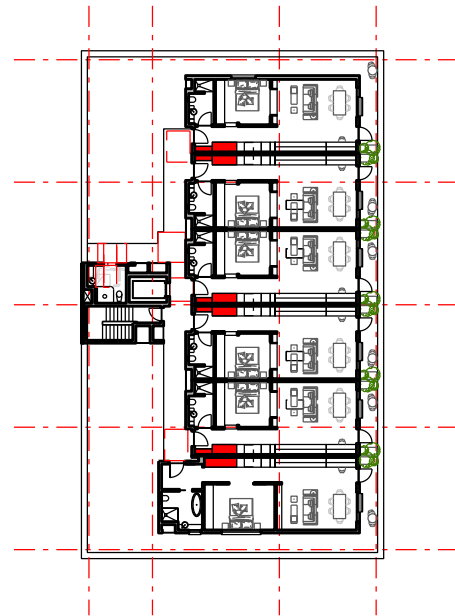
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSSA
 Cross Ventilation

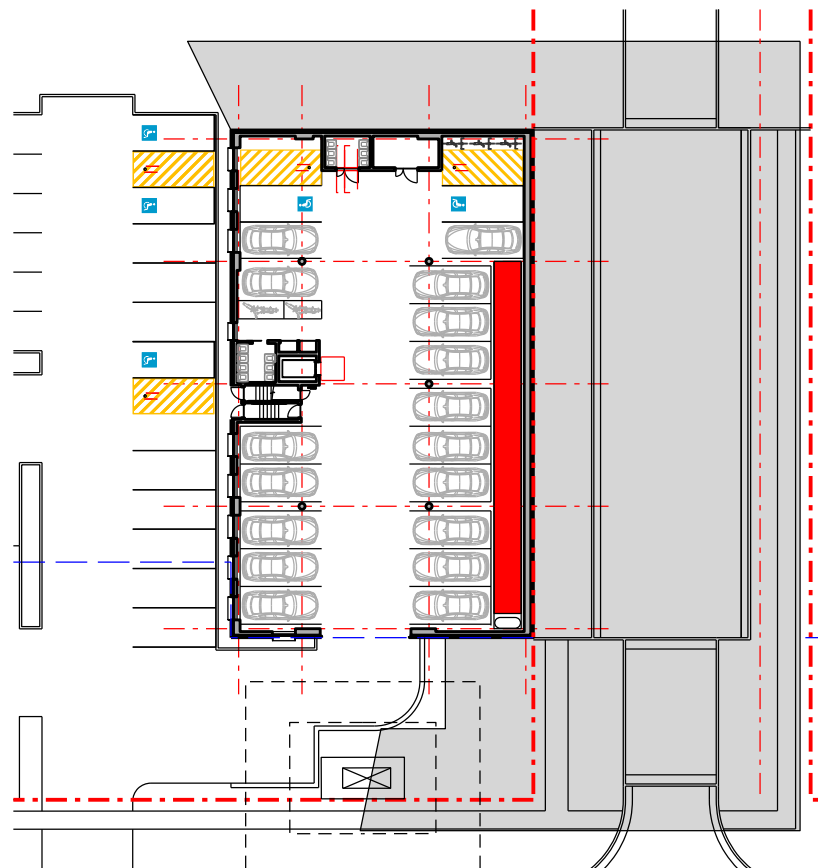
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| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:250@A1 / 1:500@A3 |
| Dwg No. | AA174 | Rev. | B |



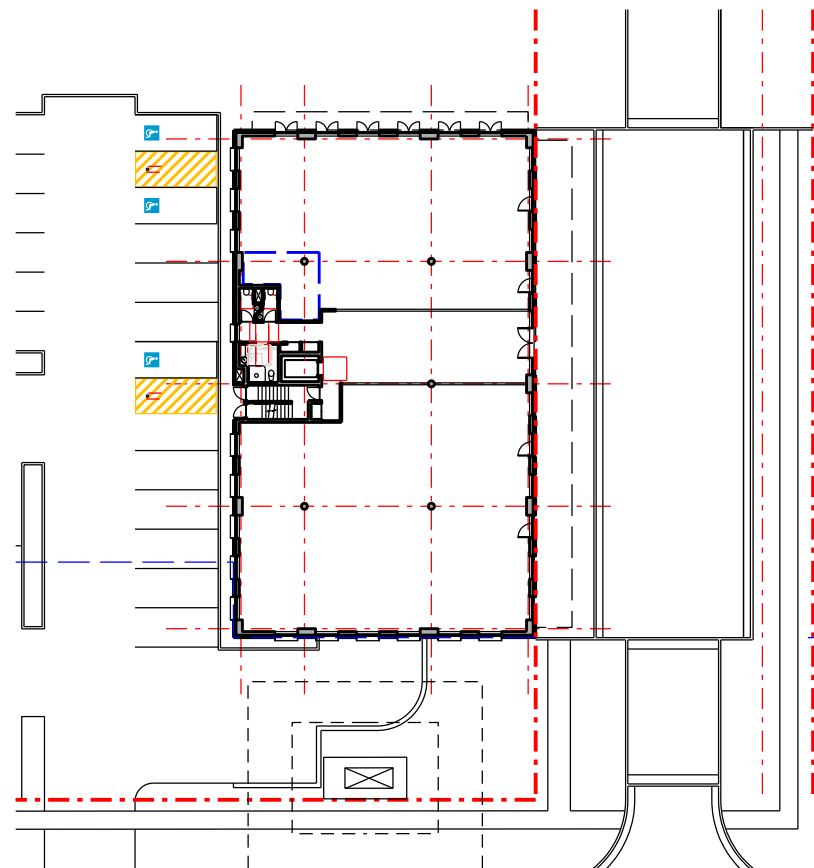
Level 2 (Commercial Level)



Level 1 (Residential Accommodation)



Level 0 (Undercroft)



Level 1 (Ground)



Nominated Architect: David Dove
 BArch (Hons), Asst Dip App Sci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



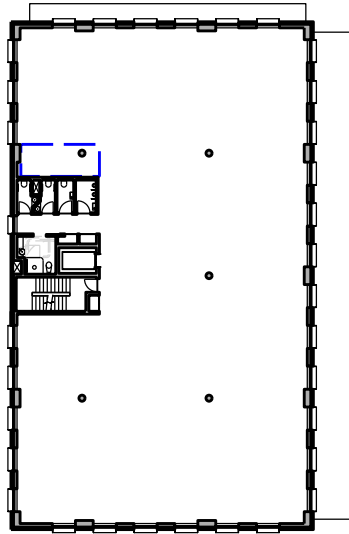
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 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
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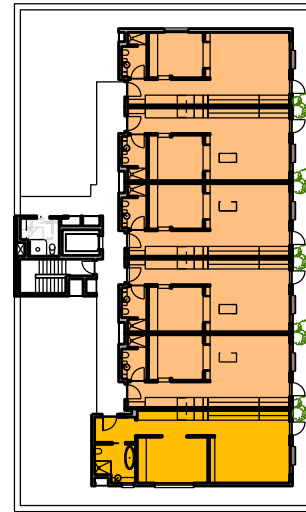
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 Storage



| | | | |
|---------|-------|-------|---------------------|
| Drawn | DJD | Date | 5th July 2025 |
| Job No. | SYB01 | Scale | 1:250@A1 / 1:500@A3 |
| Dwg No. | AA175 | Rev. | B |

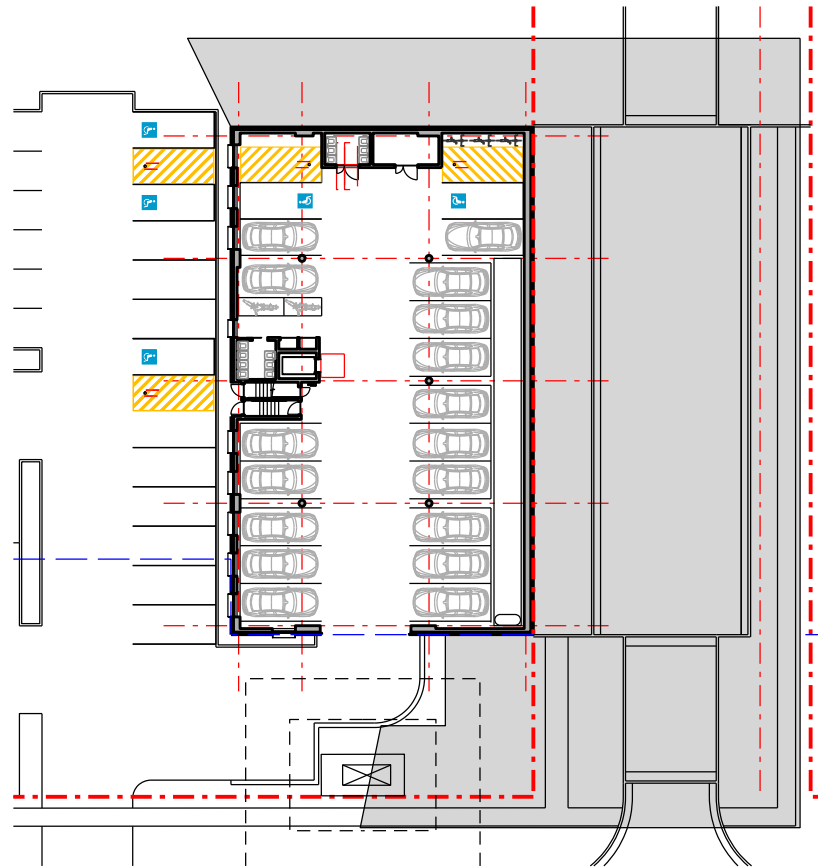


Construction Level 2 (Commercial)

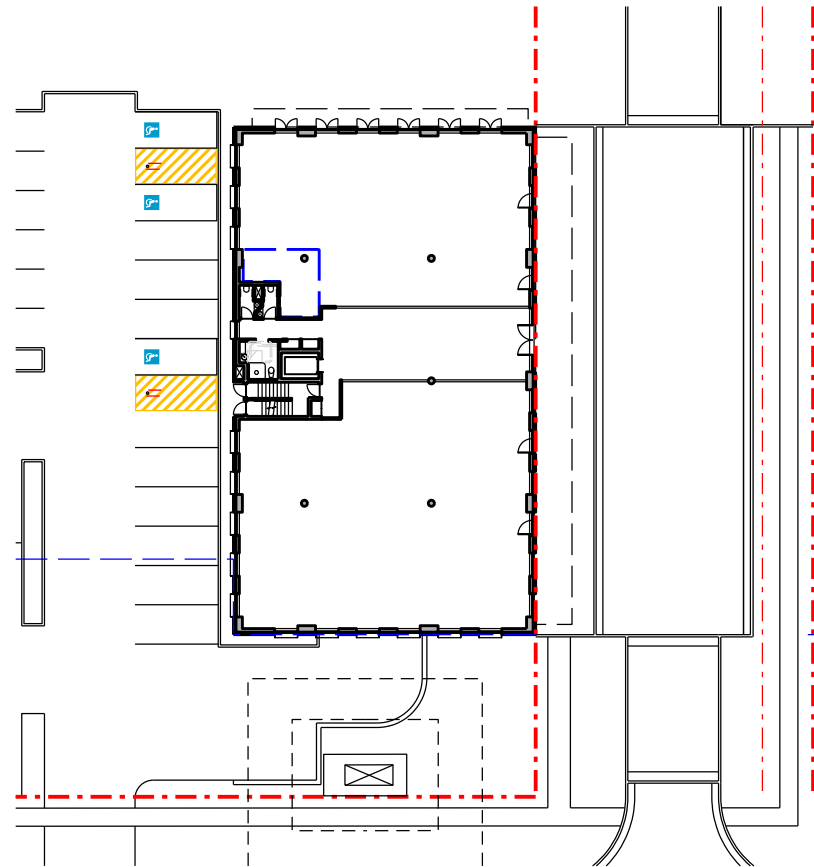


Construction Level 3 (Residential)

| Mixed Use Site A DDA / LHA Calculations | | Compliance |
|---|----------|----------------|
| Total Units | 6 | |
|  Adaptable Units + Livable Silver (Compliance with AS1428.1) | 1 (16%) | 10% (Complies) |
|  Livable Homes Silver Standard | 6 (100%) | 50% (Complies) |



Construction Level 0 (Undercroft)



Construction Level 1 (Ground)



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) 18913
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



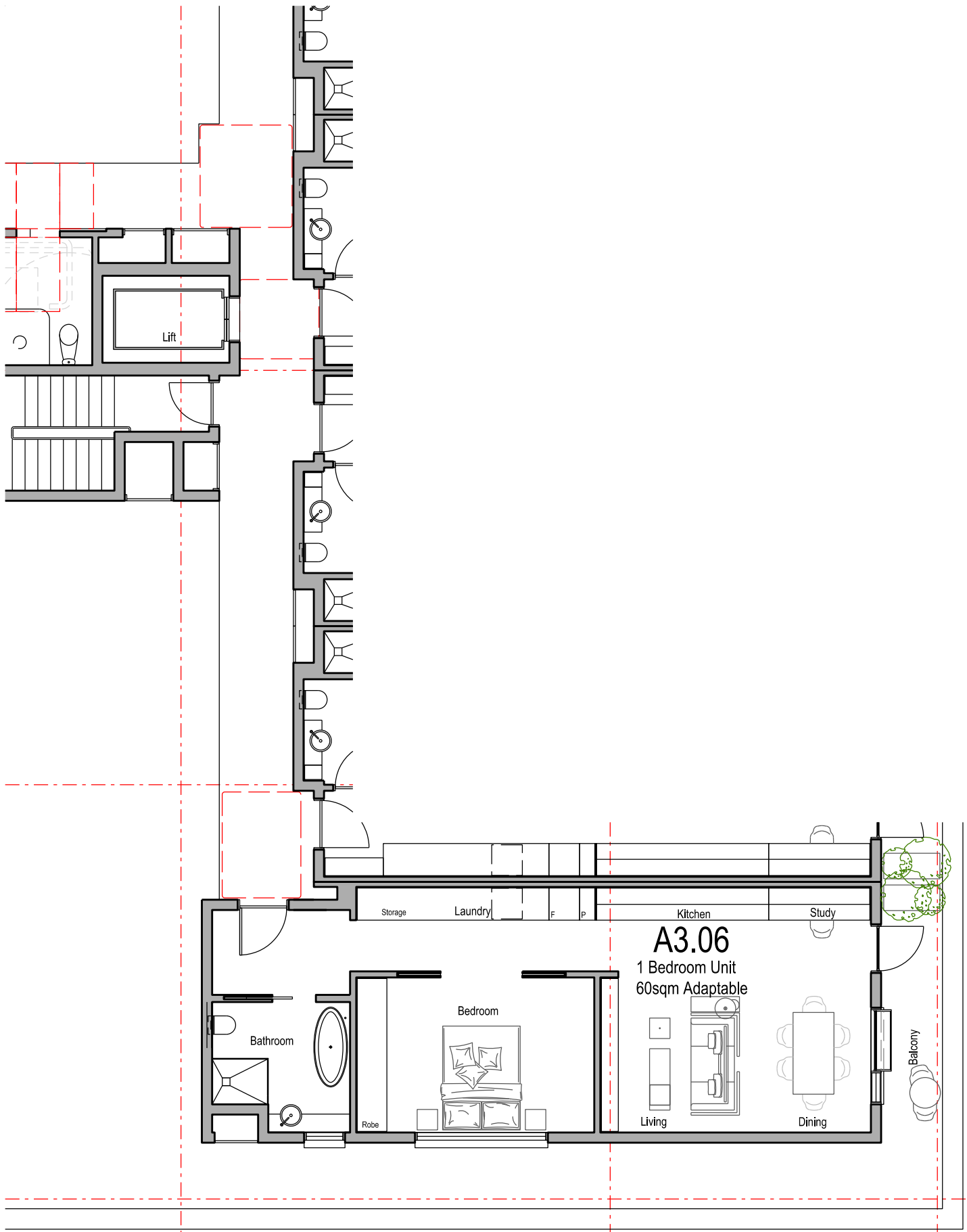
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 11 Finner Place
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 2000
 P. (02) 9233 7100
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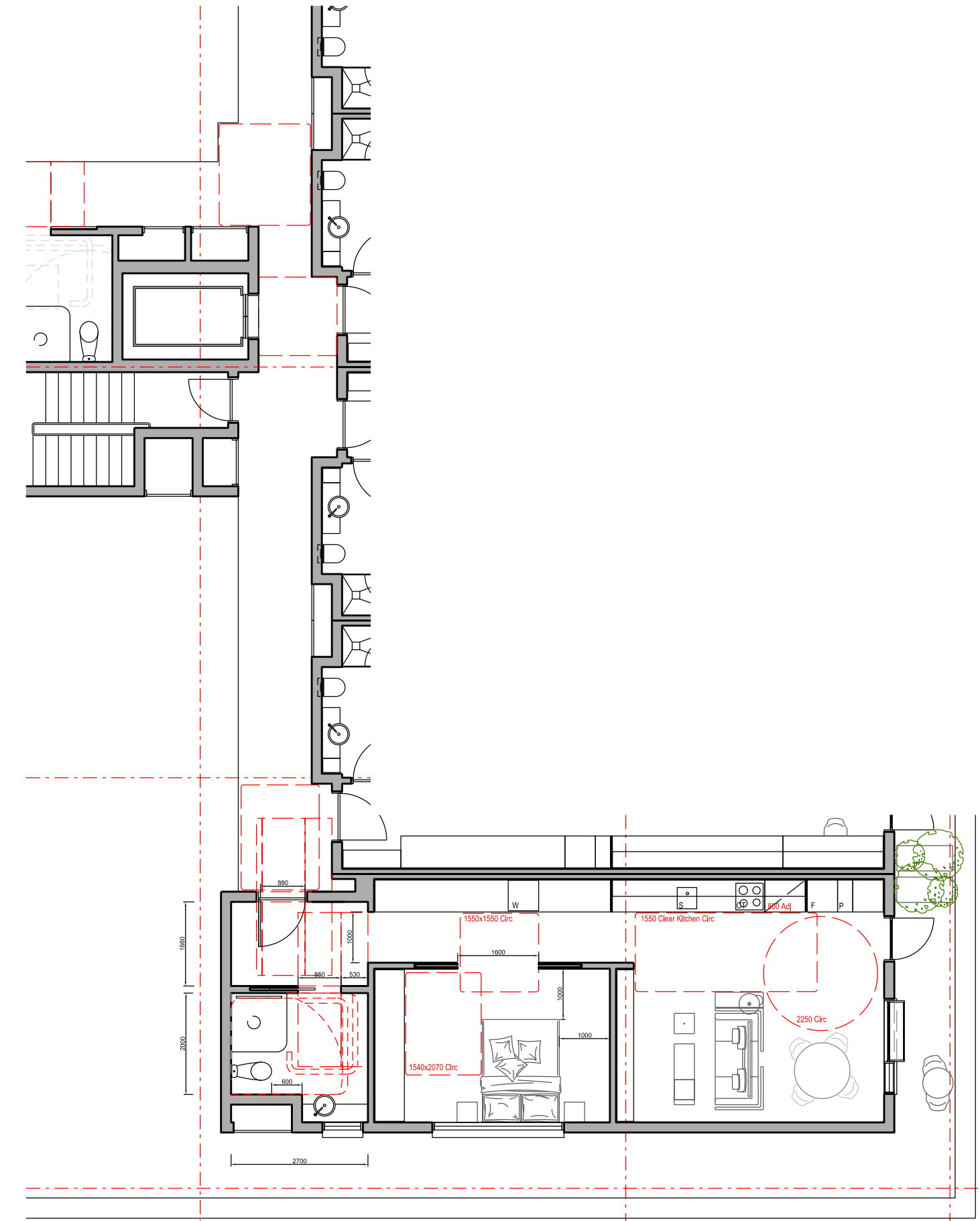
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Accessible / Livable Homes

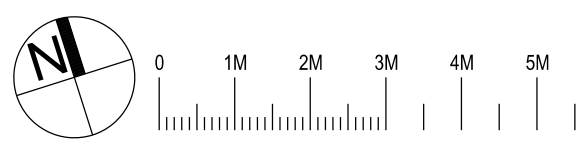
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| Date | 25th July 2025 | | |
| Drawn | DJD | Scale | 1:250@A1 / 1:500@A3 |
| Job No. | SYB01 | Dwg No. | AA176 Rev. B |



Unit 3.06 Base Plan



Unit 3.06 Post Adaption



Nominated Architect: David Dove
 BAArch (Hons), AArch (AppSci) (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 Ph: (02) 9230 7100
 F: www.eg.com.au



The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site A - SSSA
 Adaptable Unit Plans - Unit 3.06

| | | | |
|---------|-------|-------|-------------------|
| Drawn | DJD | Date | 1st December 2024 |
| Job No. | SYB01 | Scale | 1:100 @ A3 |
| Dwg No. | AA177 | Rev. | C |

Building A 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

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 landscaped areas.

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

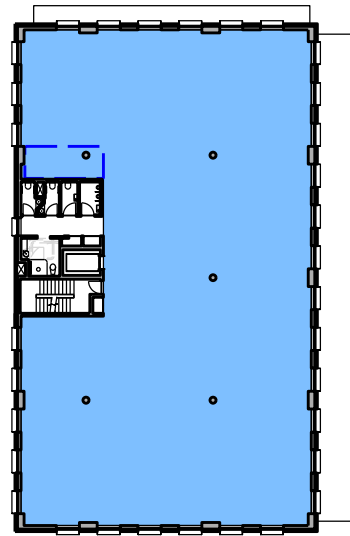
Bathroom: individual fan, ducted to roof or façade connected to light, timer off
 Laundry: individual fan, ducted to roof or façade manual on / off switch
 Kitchen range hood: Individual fan, ducted to roof or façade manual on / off switch

Artificial lighting to common areas

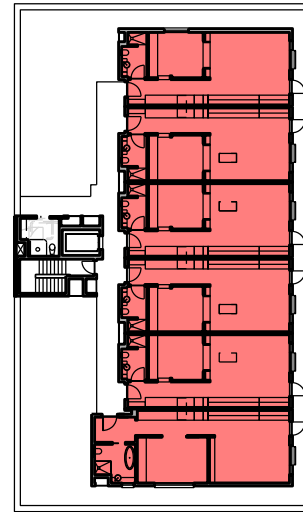
Lighting control system / BMS : Car park area Light emitting diodes (LEDs) with zoned switching and motion sensors
 Lifts Light emitting diodes (LEDs) connected to lift call button
 Garbage rooms Light emitting diodes (LEDs) with motion sensor
 Plant / service rooms Light emitting diodes (LEDs) with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

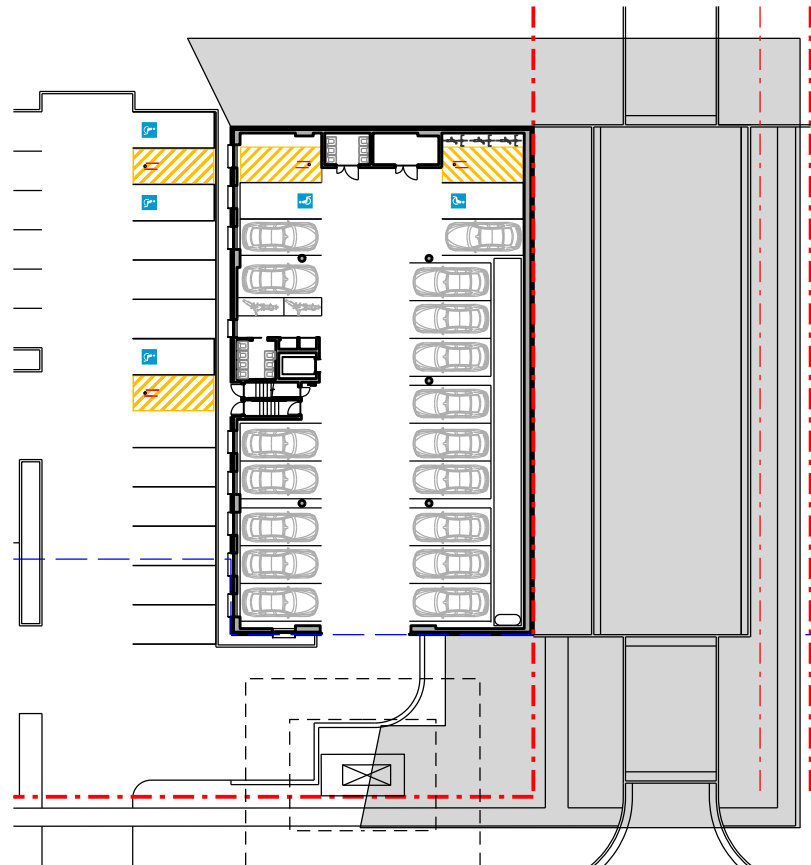
Car park area Supply and exhaust air with a carbon monoxide monitor & VSD fan
 Garbage rooms Exhaust air only, running continuously
 Plant / service rooms Supply and exhaust air, thermostatically controlled
 Storage Supply air only, interlocked to light
 Ground floor lobbies and hallways Naturally ventilated



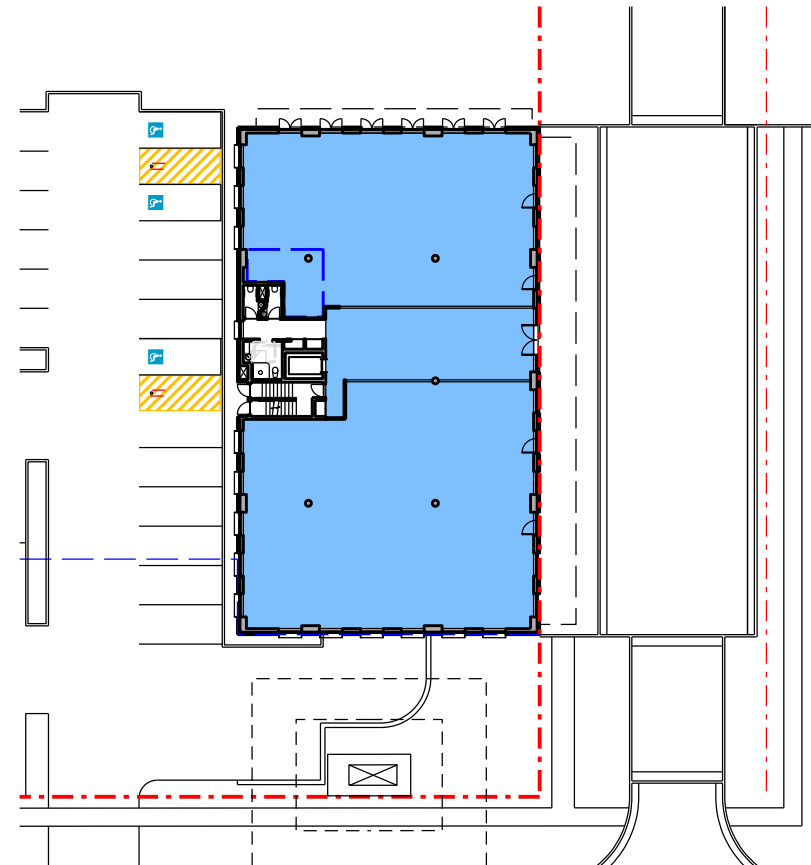
Level 2 (Commercial Level)



Level 1 (Residential Accommodation)



Level 0 (Undercroft)



Level 1 (Ground)



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) 19113
 Licensed Building Contractor (NSW) 253780C
 2/114 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9233 7100
 W. www.eg.com.au



The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 Typical Specification

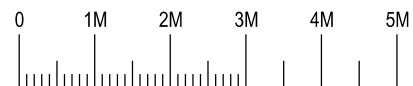
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|---------|----------------|---------|---------------------|
| Date | 25th July 2025 | | |
| Drawn | DJD | Scale | 1:250@A1 / 1:500@A3 |
| Job No. | SYB01 | Dwg No. | AA180 Rev. B |

Windows

| | | | | | |
|-----------|--------------------|------------------------|--------------------------------|--|--|
| | | | | | |
| FFL | | | | | |
| Window No | AW02 | AW02 | AW03 | | |
| Type | Fixed & Awning | Fixed, Awning & Louvre | Fixed & Awning | | |
| Frame | Improved Aluminium | Improved Aluminium | Improved Aluminium | | |
| Glazing | Single | Single | Single / one way film external | | |
| Finish | Black Powdercoat | Black Powdercoat | Black Powdercoat | | |
| Locks | Yes | Yes | Yes | | |
| Quantity | 2 | 6 | 1 | | |
| Shading | Eaves 1200mm | Eaves 1200mm | Eaves 1200mm | | |

Unit Doors

| | | | | |
|----------|--------------------------|--------------------------|--|--|
| | | | | |
| FFL | | | | |
| Door No | ADE1 | ADE2 | | |
| 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 | 4 RH / 2 LH | 3 RH / 3 LH | | |
| Shading | Internal Gallery | Balcony / Pergola | | |
| Door | 40mm Solid Core External | Single Glazed Aluminium | | |



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 18913
 Licensed Building Contractor (NSW) 253780C
 2/11/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
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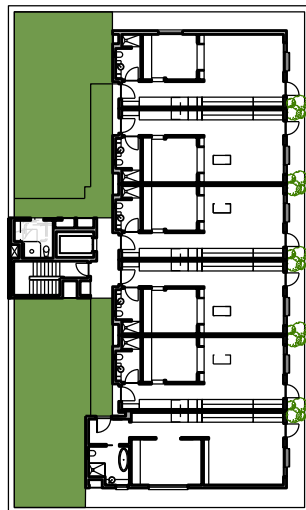
The Yards
 Moss Vale Road, Bomaderry

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

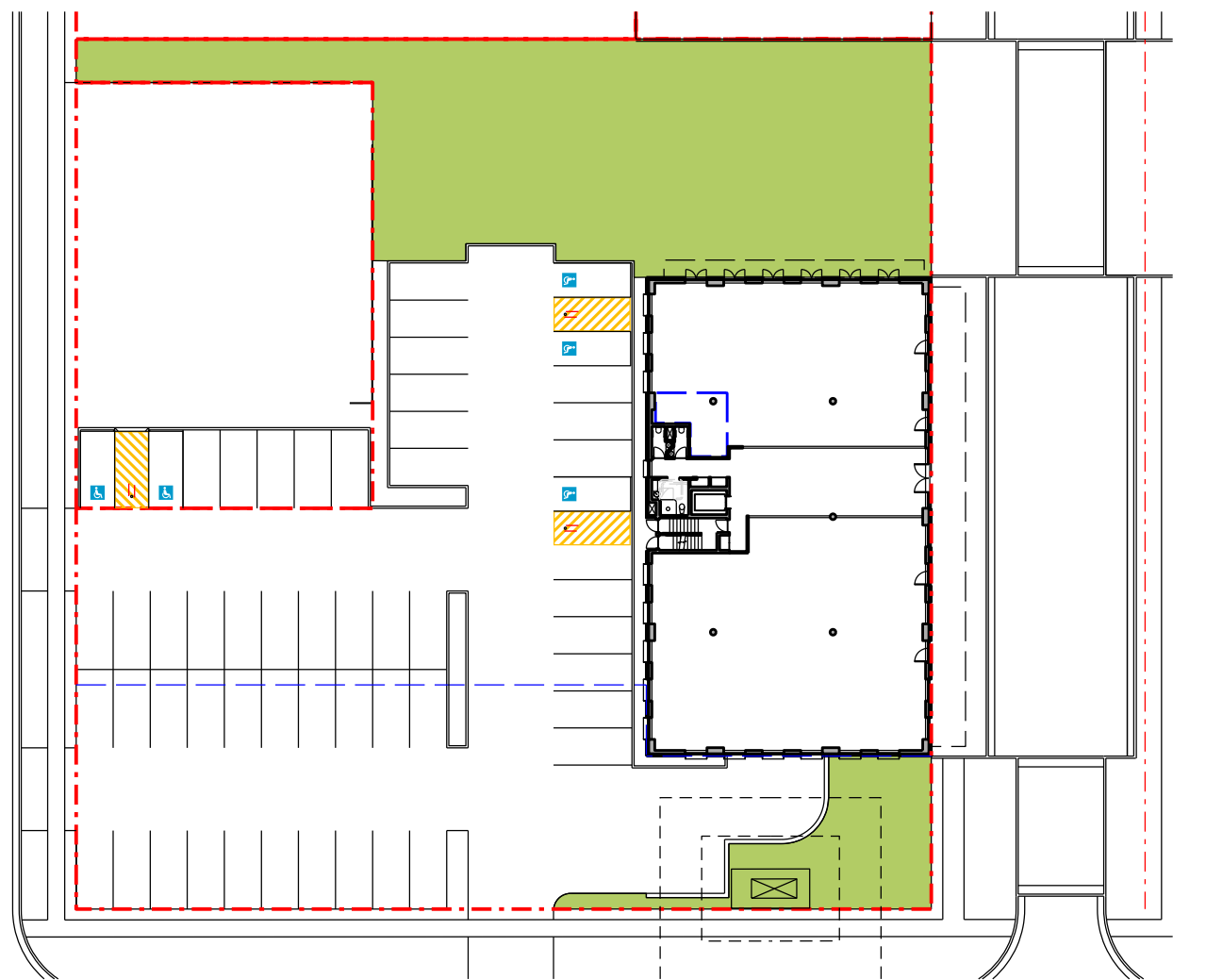
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| Date | 14th October 2024 | | |
| Drawn | DJD | Scale | 1:100 @ A3 |
| Job No. | SYB01 | Dwg No. | AA181 Rev. B |

**Mixed Use Site A
Communal Open Space Calculations**

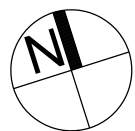
| | |
|--|-------------------------------|
| Site Area | 3039m ² |
|  Common Open Space at Ground | 812m ² |
|  Communal Open Space Elevated | 167m ² |
| Total | 979m² (32%) |



Construction Level 3 (Residential)



Construction Level 1 (Ground)



Nominated Architect: David Dove
 BArch (Hons), Asst Dip App Sci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8982
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



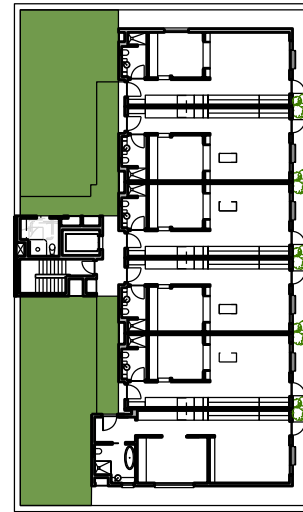
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 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
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The Yards
Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Communal Open Space Calculation

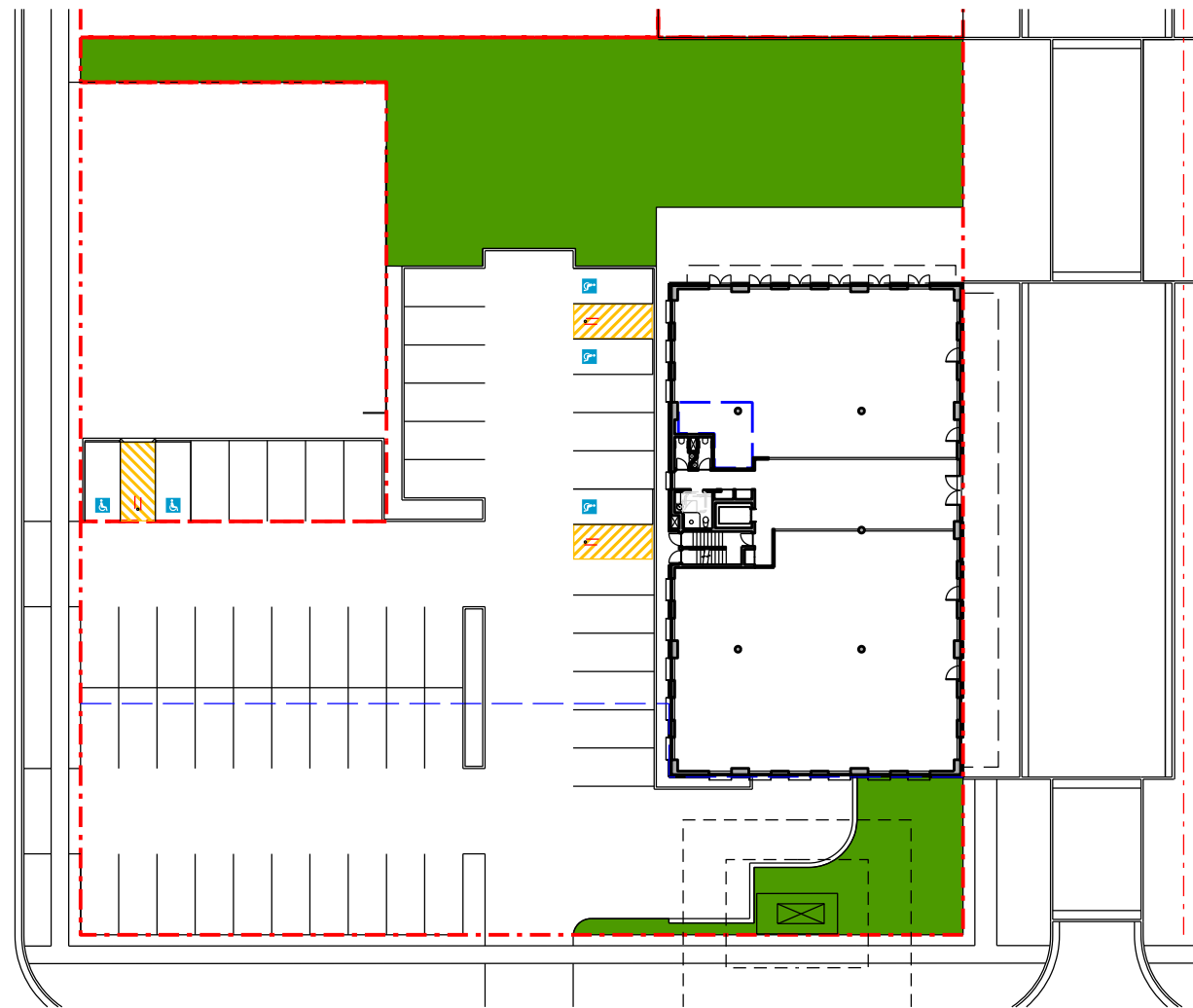
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| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:250@A1 / 1:500@A3 |
| Dwg No. | AA185 | Rev. | B |



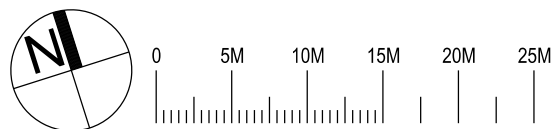
Construction Level 3 (Residential)

**Mixed Use Site A
Deep Soil Planting Calculations**

| | |
|------------|--------------------|
| Site Area | 3039m ² |
| Deep Soil | 409m ² |
| Percentage | 13.5% |
| Compliance | >7% |



Construction Level 1 (Ground)



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
 W. www.eg.com.au




**Southern Cross
Housing**
BUILDING COMMUNITY FUTURES

The Yards
Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Deep Soil Planting Calculation

| | | | |
|---------|-------|-------|---------------------|
| Drawn | DJD | Date | 25th July 2025 |
| Job No. | SYB01 | Scale | 1:250@A1 / 1:500@A3 |
| Dwg No. | AA186 | Rev. | C |