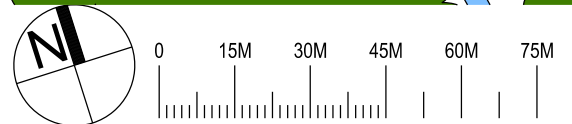




Development Schedule

Area A - SCCH Office	
GF Retail	215 m2 NLA
GF Commercial	300 m2 NLA
L1 Commercial	580 m2 NLA
1 Bedroom Apt	6 Units
Area B - Boarding House	
Studio Units	18 Units
Manager 1 Bed	1 Unit
Area C - Multi Dwelling Housing	
3 Bedroom House	6 Unit
1 Bedroom + Study House	6 Units
Area D - Attached Housing	
3 Bedroom House	9 Units
Area E - Attached Housing	
3 Bedroom House	3 Units
4 Bedroom House	7 Units
Area F - Dual Key Apartment	
2 Bedroom Unit	8 Units
3 Bedroom Unit	6 Units
Area G - Attached Housing	
3 Bedroom House	8 Units
Area H - Attached Housing	
3 Bedroom House	2 Units
4 Bedroom House	6 Units
Area J - SCCH Apartments	
1 Bedroom Unit	12 Units
2 Bedroom Unit	15 Units
Area K - Shoptop Apartments	
Commercial/Retail	462 m2
Commercial	342 m2
1 Bedroom Unit	28 Units
Area L - Maintenance Workshop	
Commercial	233 m2
Area M - Apartments	
1 Bedroom Unit	12 Units
2 Bedroom Unit	18 Units
Area N - Apartments	
1 Bedroom Unit	15 Units
2 Bedroom Unit	12 Units
Total Units	198 Units



Nominated Architect: David Dove
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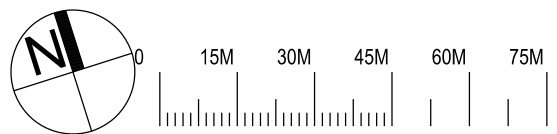
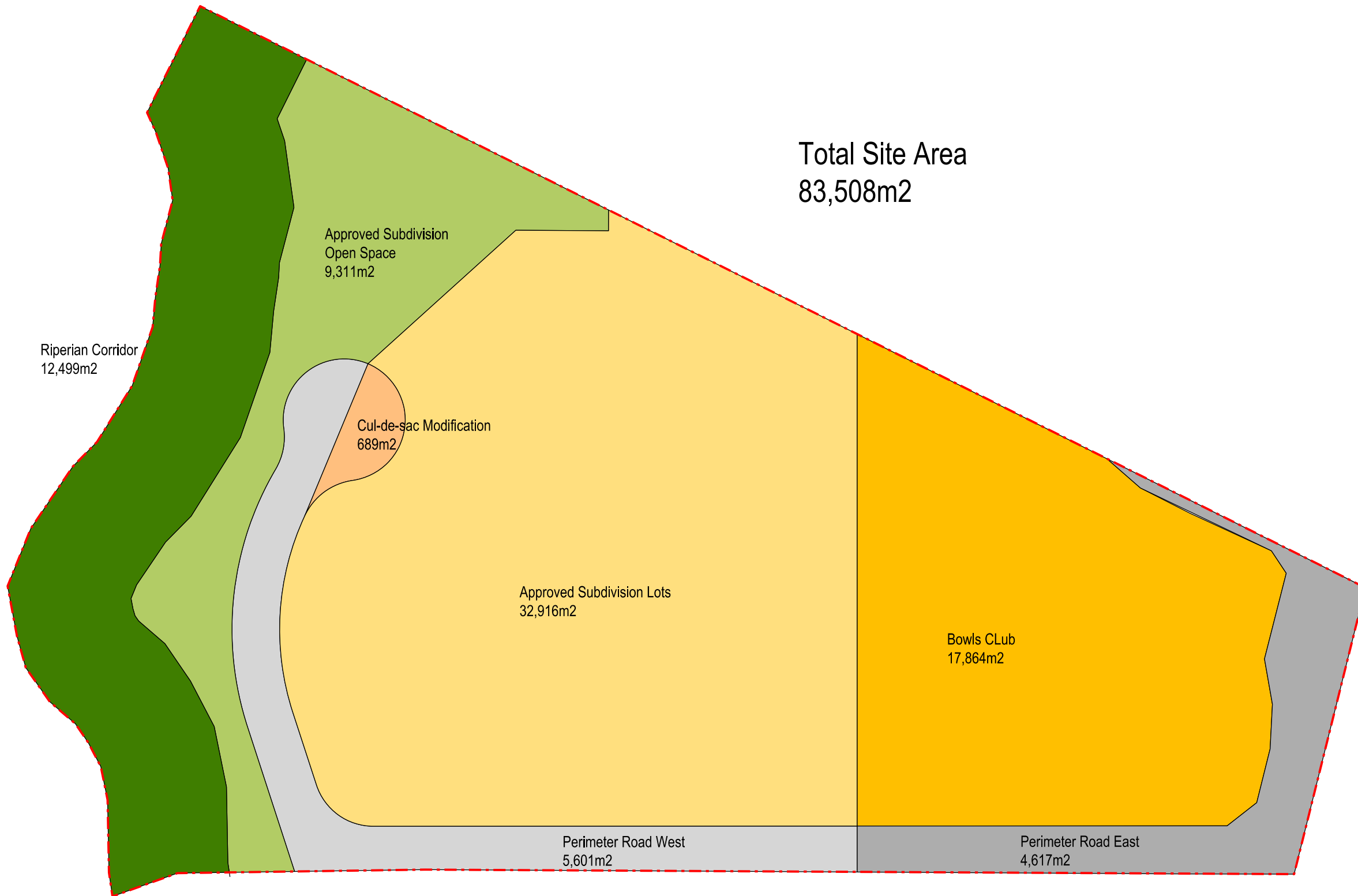
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Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
Moss Vale Road, Bomaderry

Drawing Title
Master Plan Concept - SSDA
Development Mix

Date	28th January 2026		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	MP105 Rev. J



Nominated Architect: David Dove
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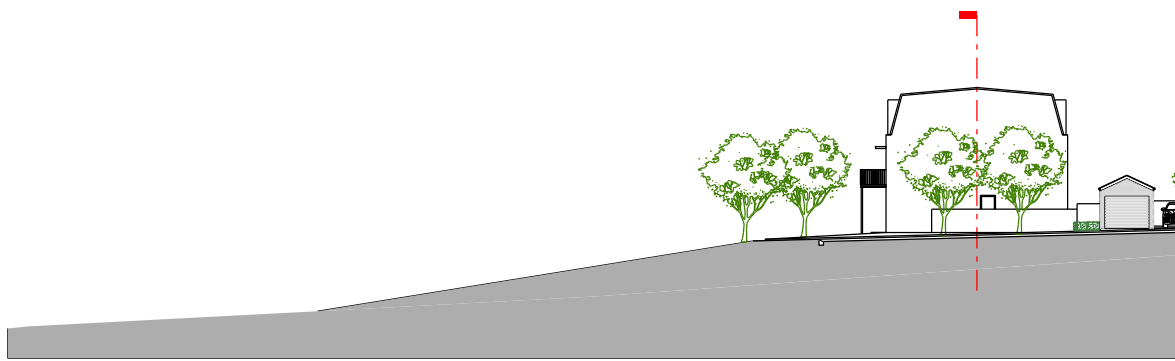
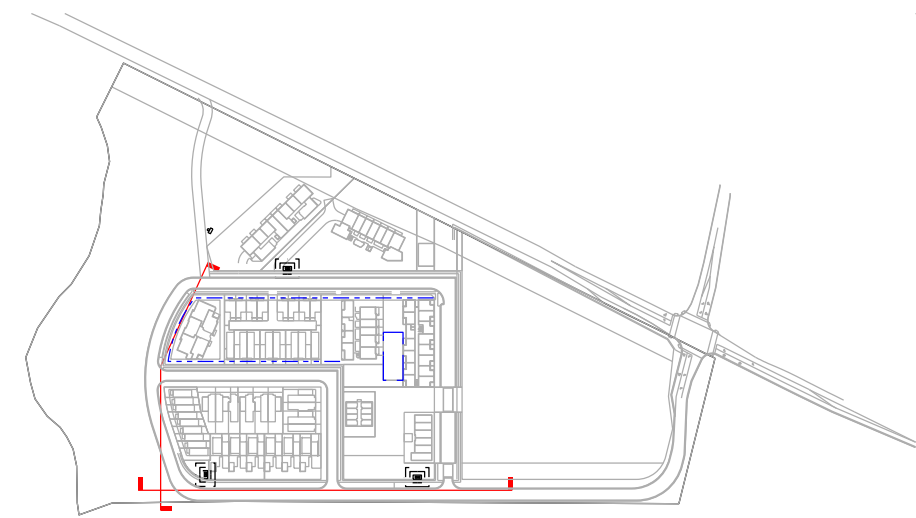


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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Master Plan Concept - SSDA
Site Area Analysis

Drawn	DJD	Date	4th February 2025
Job No.	SYB01	Scale	1:750@A1 / 1:1500@A3
Dwg No.	MP108	Rev.	A



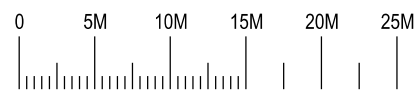
Street Section 50 (North) P12



Street Section 50 (North)



Street Section 10 (East)



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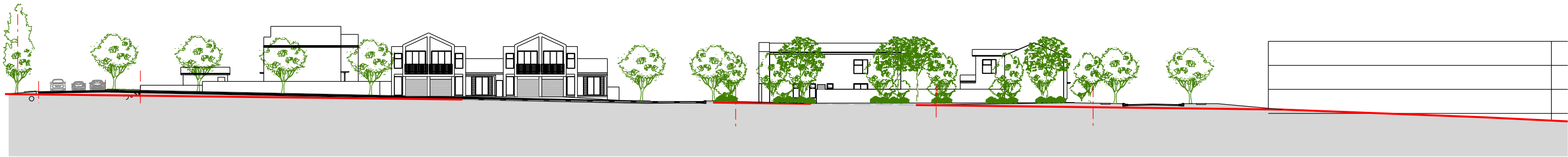
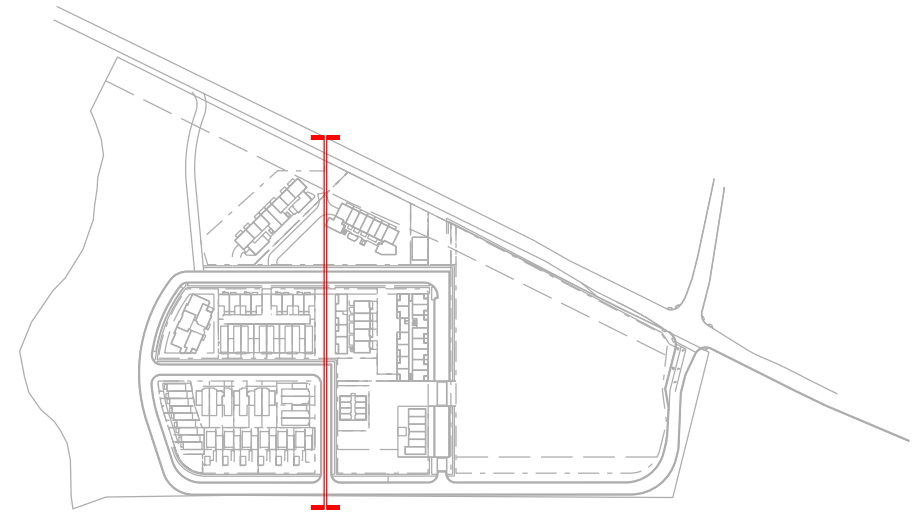
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The Yards
Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSDA
 Street Section / Elevation 50 / Elevation 10

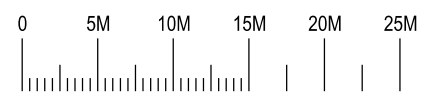
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Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP350	Rev.	D



Street Section 20 (West)



Street Section 20 (East)



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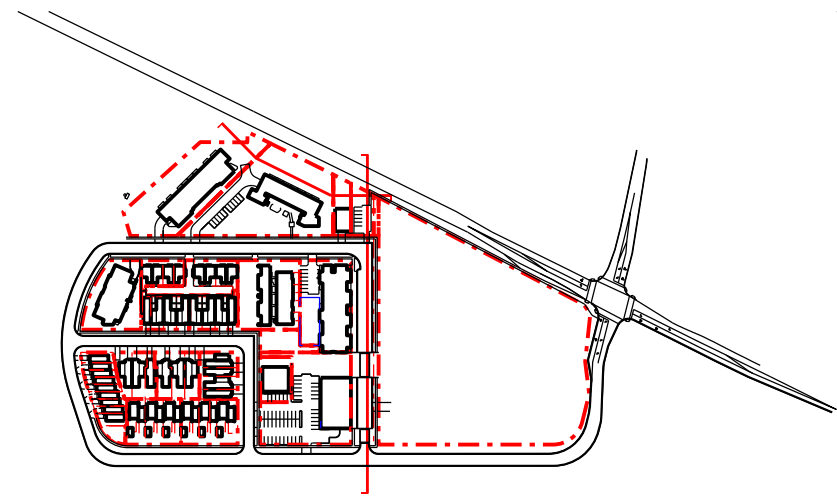
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept -Proposed SSSA
 Site Section 20 / Elevation Street 5

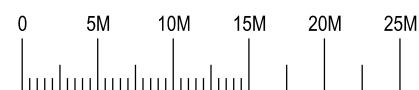
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Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP320	Rev.	D



Street Section 35 (West)



North Elevation BLDGS L,M & N



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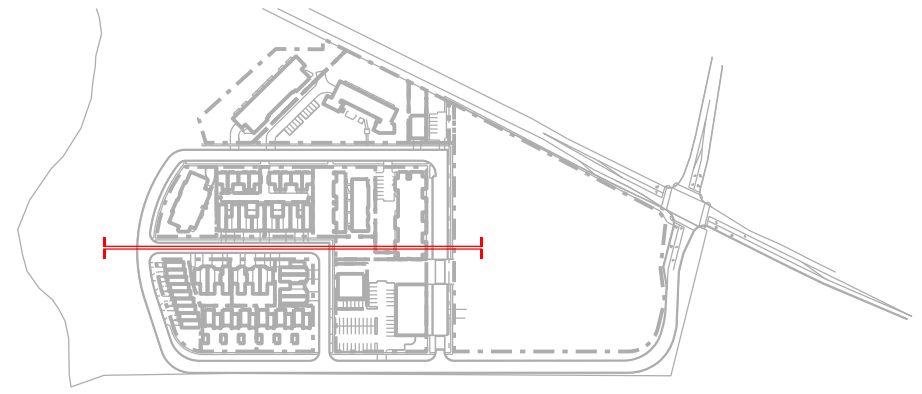
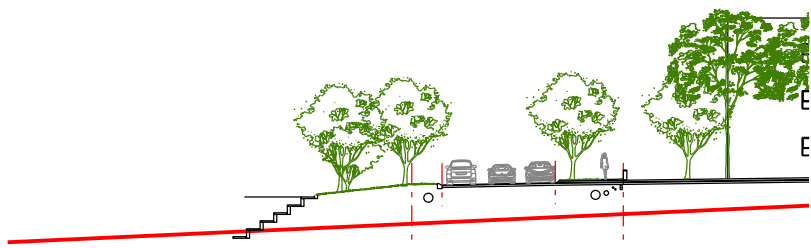
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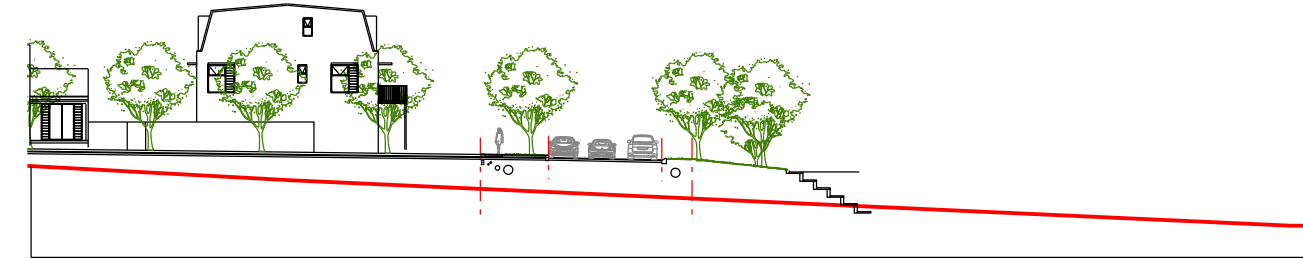

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept -Proposed SSSA
 Site Section 35 / North Elevation L,M & N

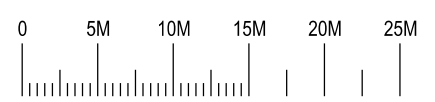
Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP335	Rev.	D



Street Section 70 (North)



Street Section 70 (South)



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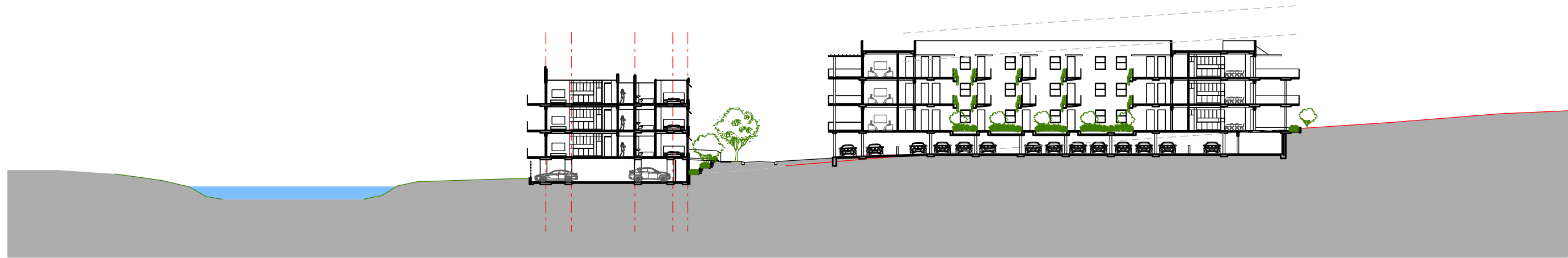
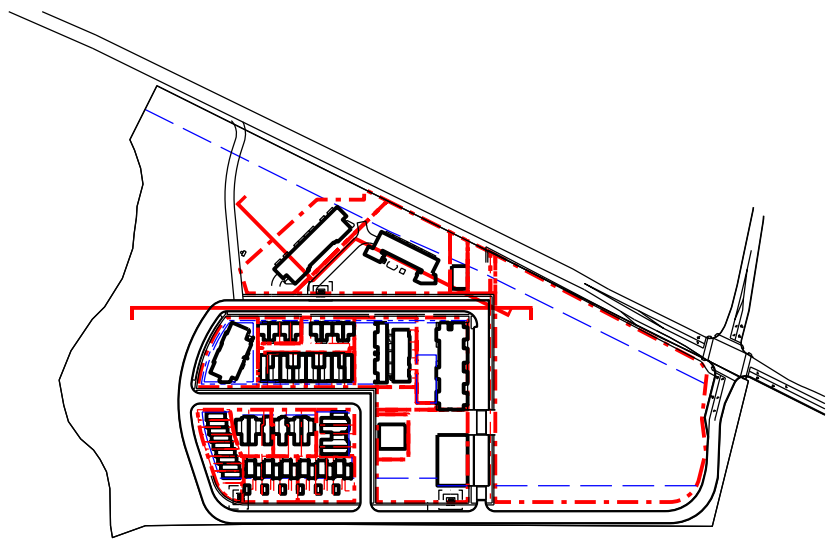
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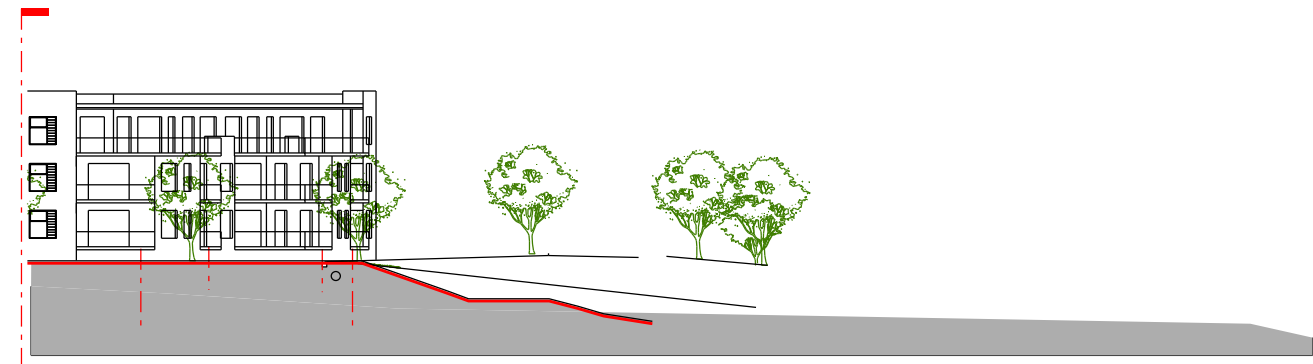
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - Proposed SSDA
 Street Section / Elevation 52

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP370	Rev.	C



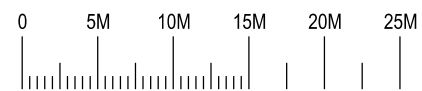
Site Section M&N (North)



Street Section 80 (South) Pt2



Street Section 80 (South)



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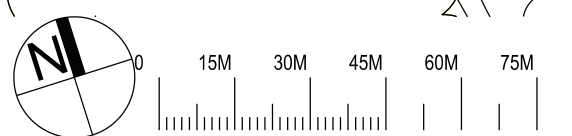
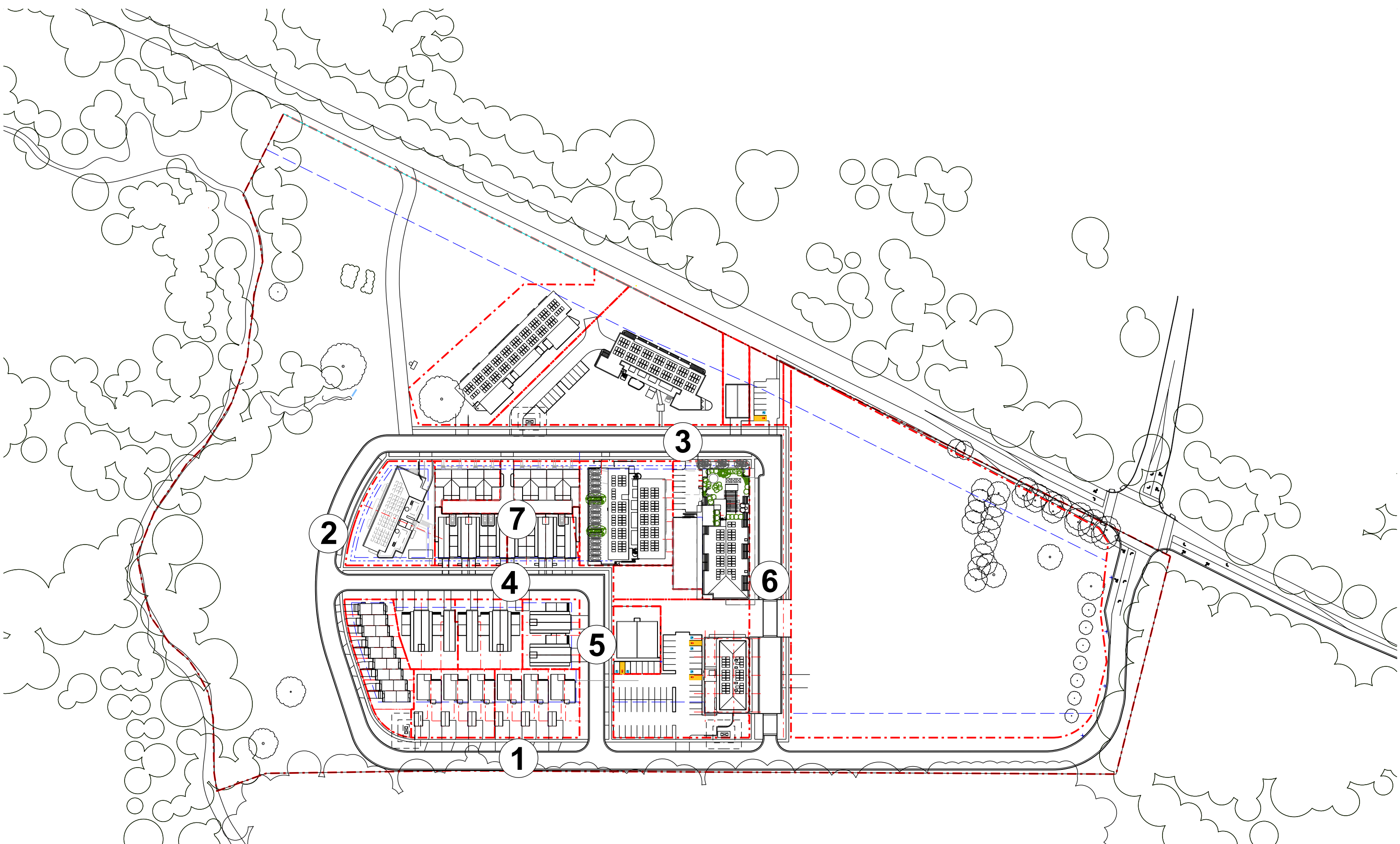
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSDA
 Street Section / Elevation 80 / Section M&N

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:500 @ A3
Dwg No.	MP380	Rev.	C



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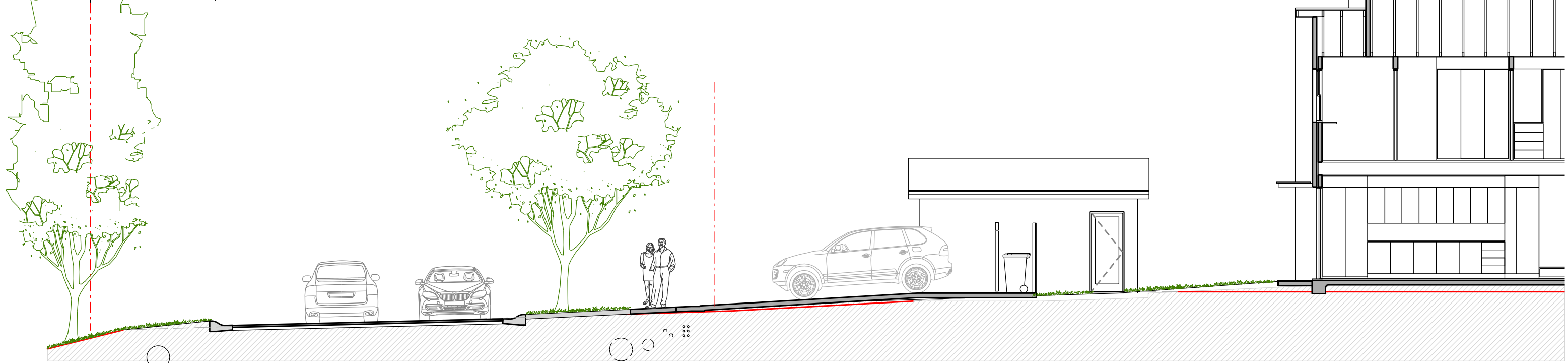
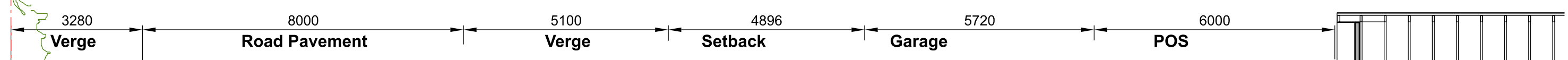
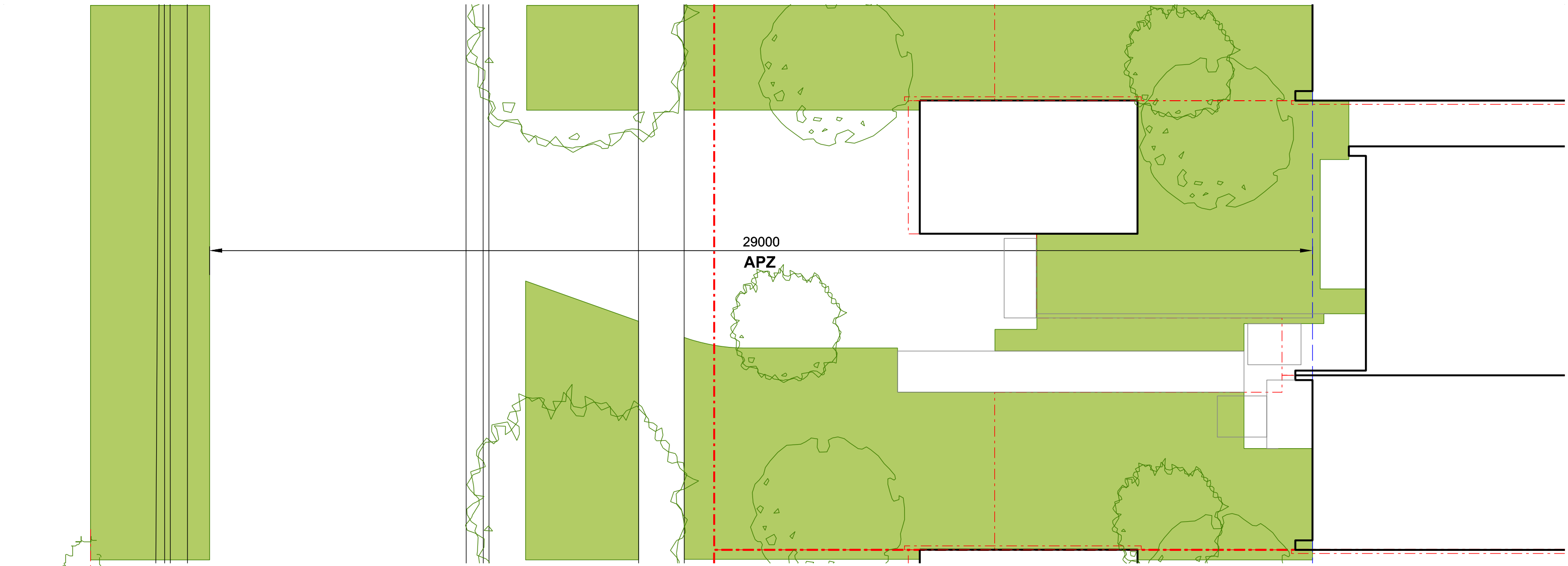
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Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept - SSDA
 Road Typology Key Plan

Drawn	DJD	Date	28th January 2026
Job No.	SYB01	Scale	1:1500 @ A3
Dwg No.	MP400	Rev.	E



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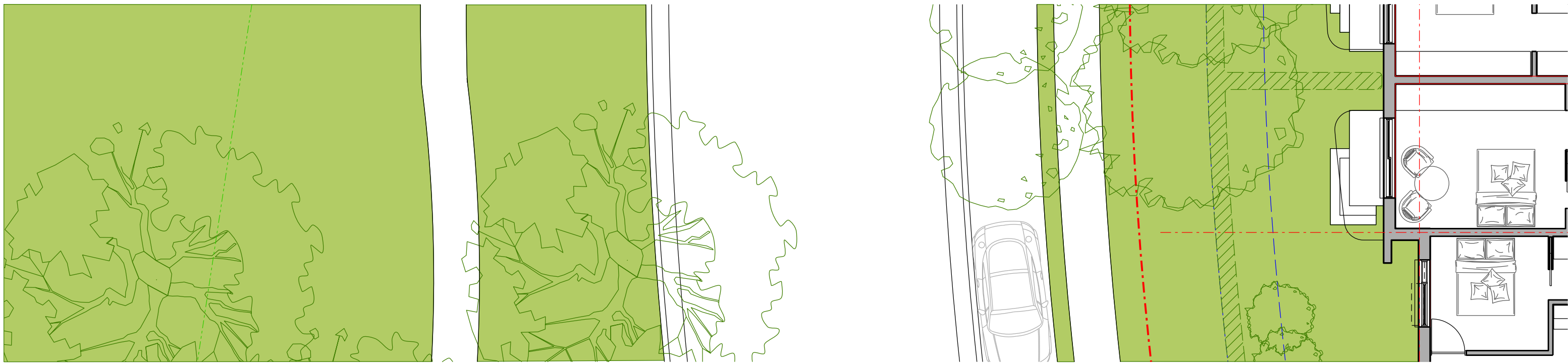
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Southern Cross Housing
 BUILDING COMMUNITY FUTURES

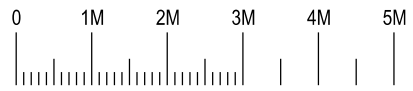
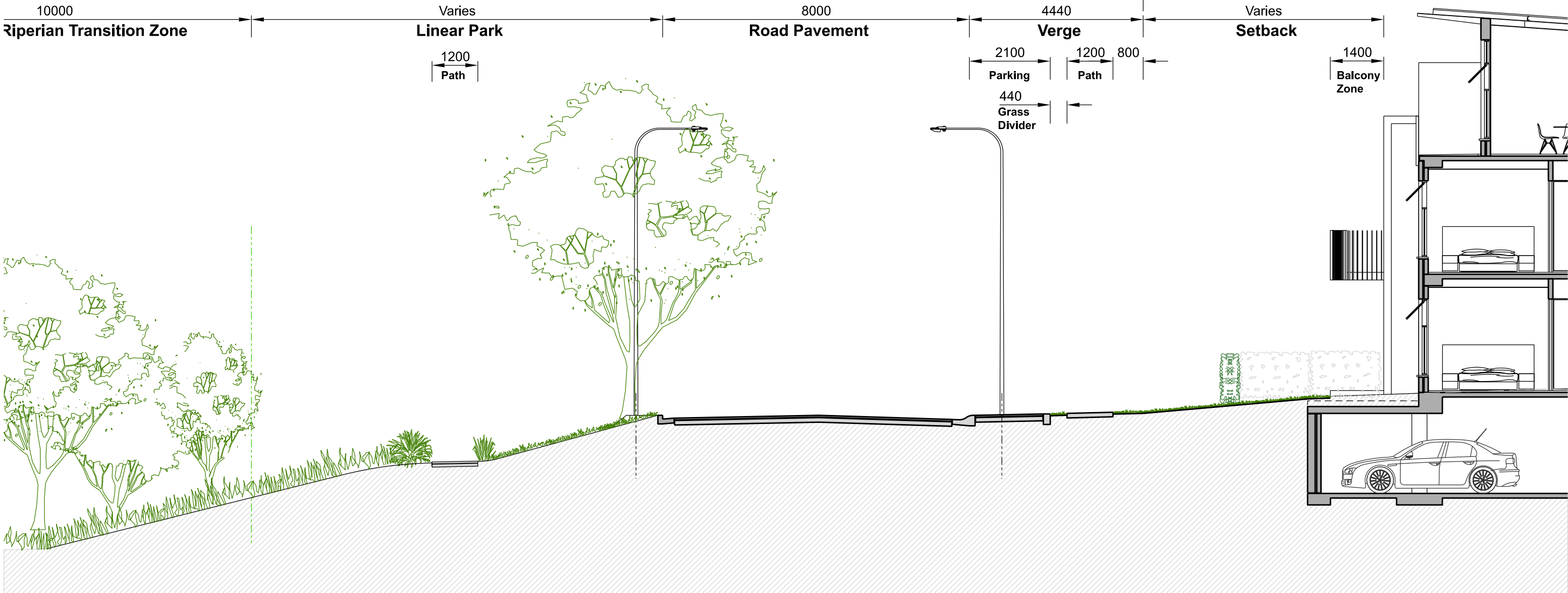
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SEDA
 Street Section - Road 1

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
		Dwg No.	MP401
		Rev.	C



Road & Park Reserve as per existing subdivision approval



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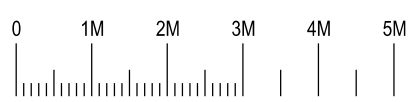
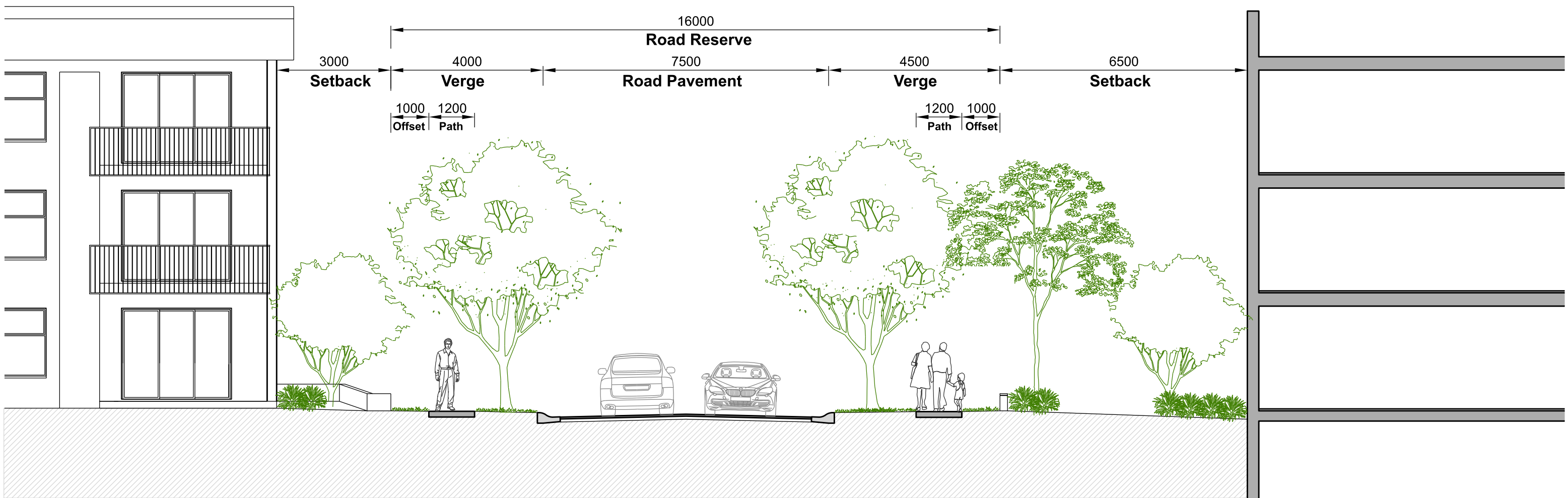
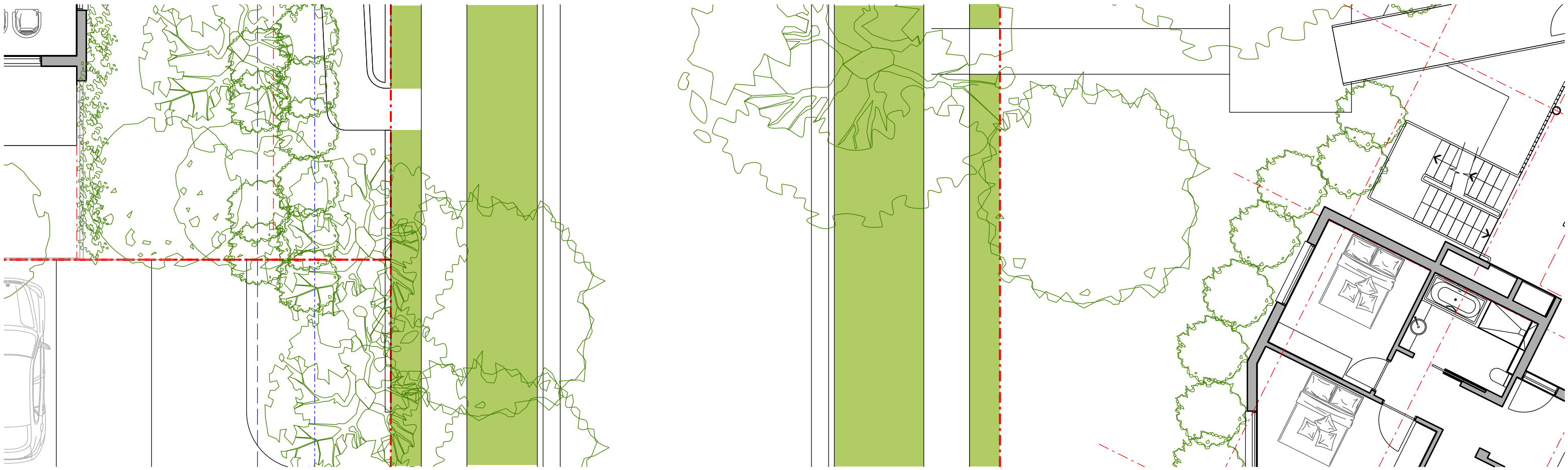
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SDDA
 Street Section - Road 2

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
		Dwg No.	MP402
		Rev.	C



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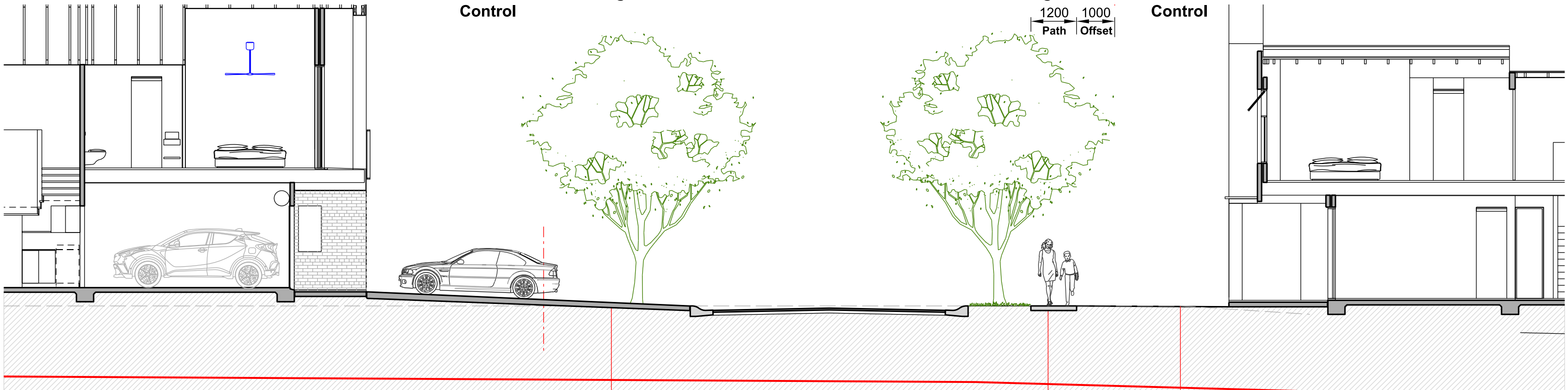
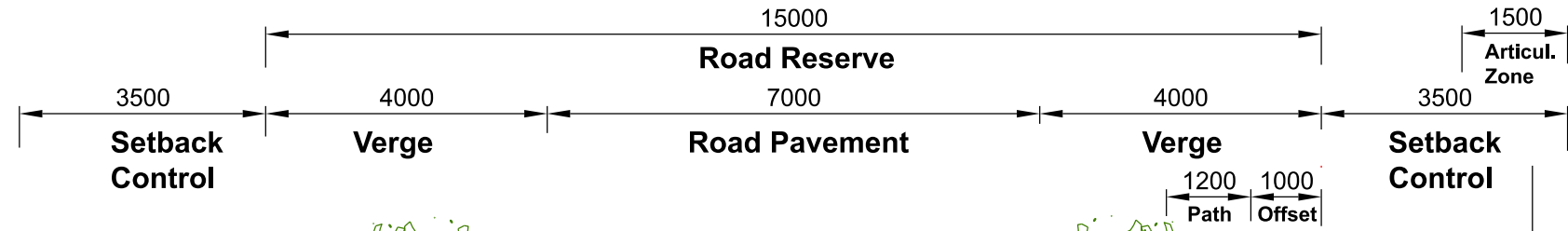
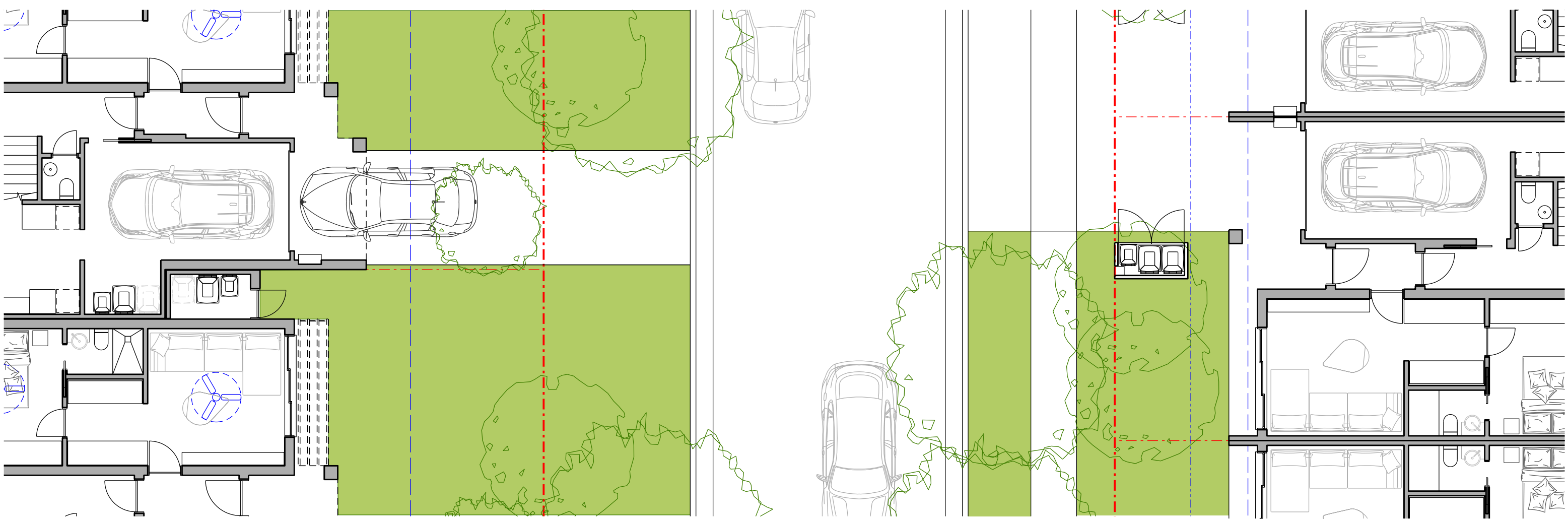
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SSDA
 Street Section - Road 3

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
		Dwg No.	MP403
		Rev.	D



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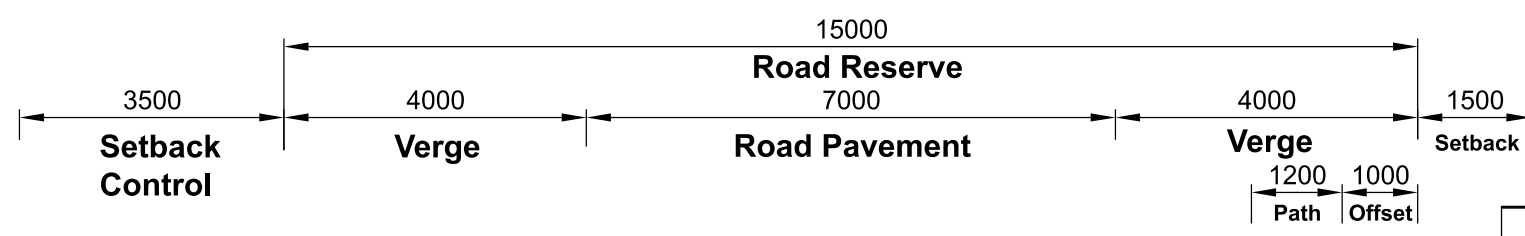
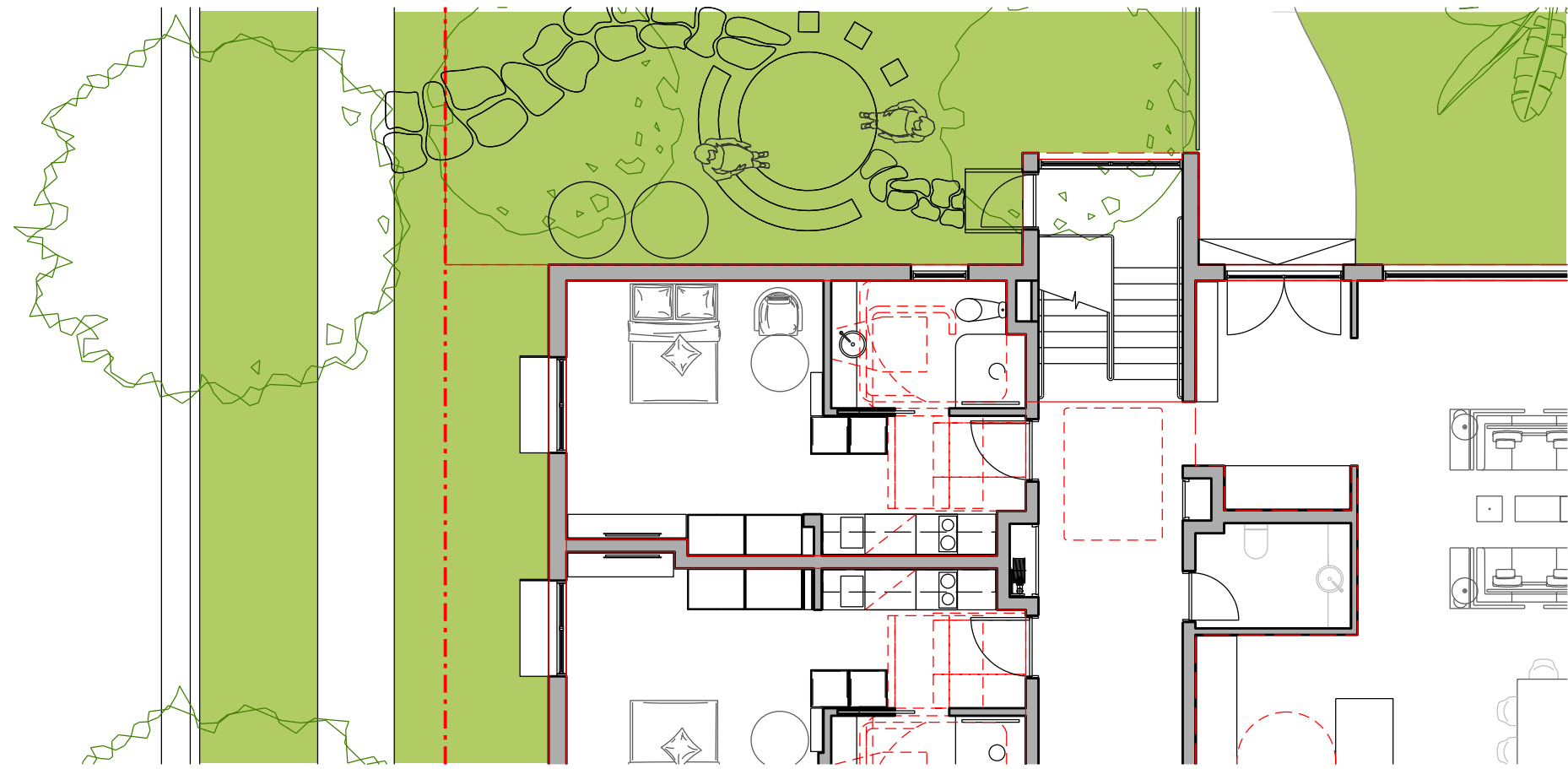
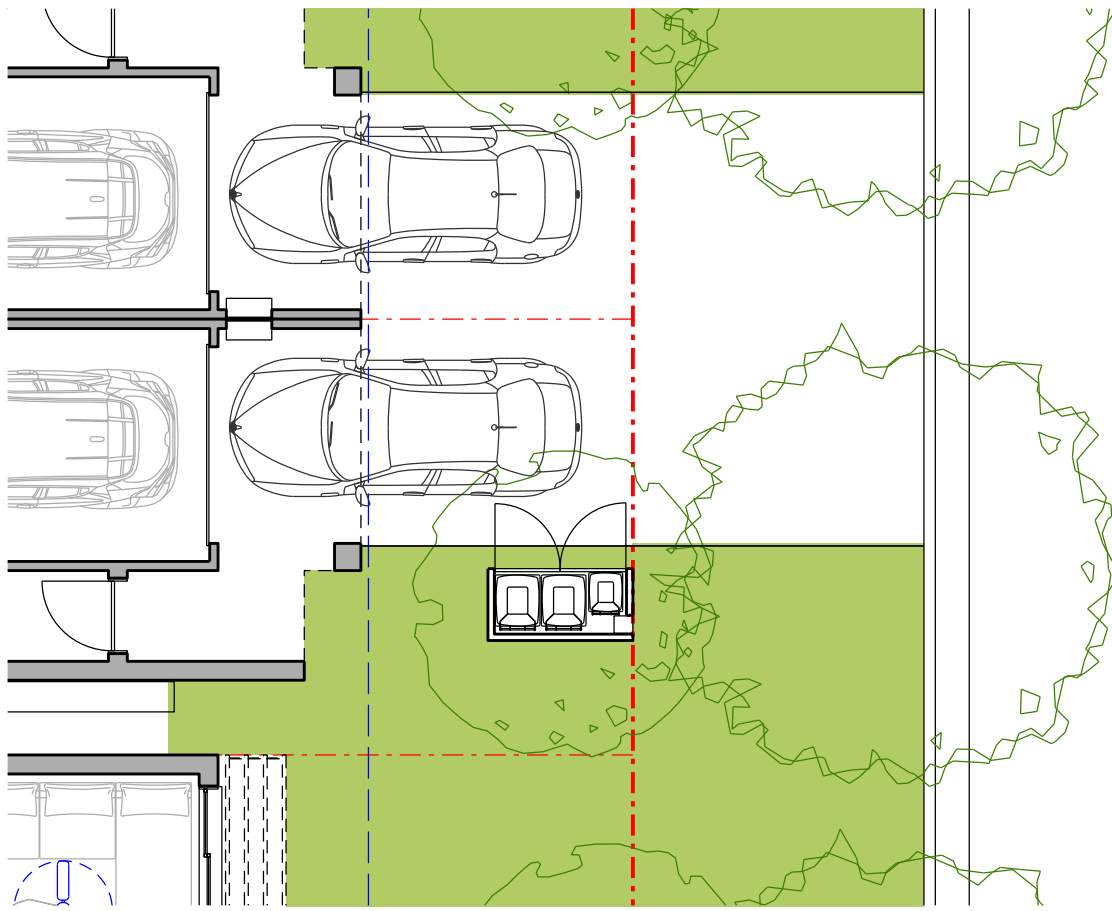
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SEDA
 Street Section - Road 4

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	MP404	Rev.	B



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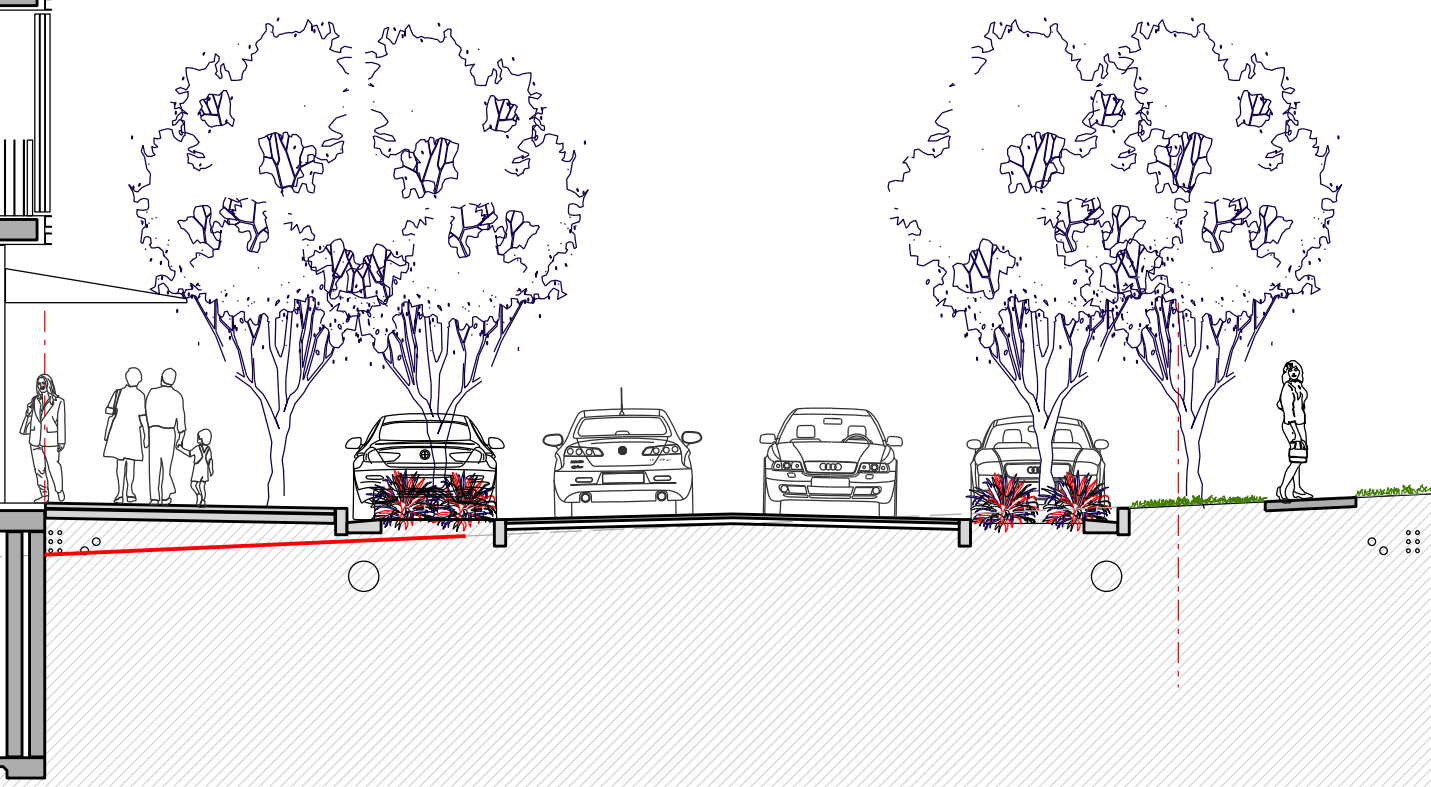
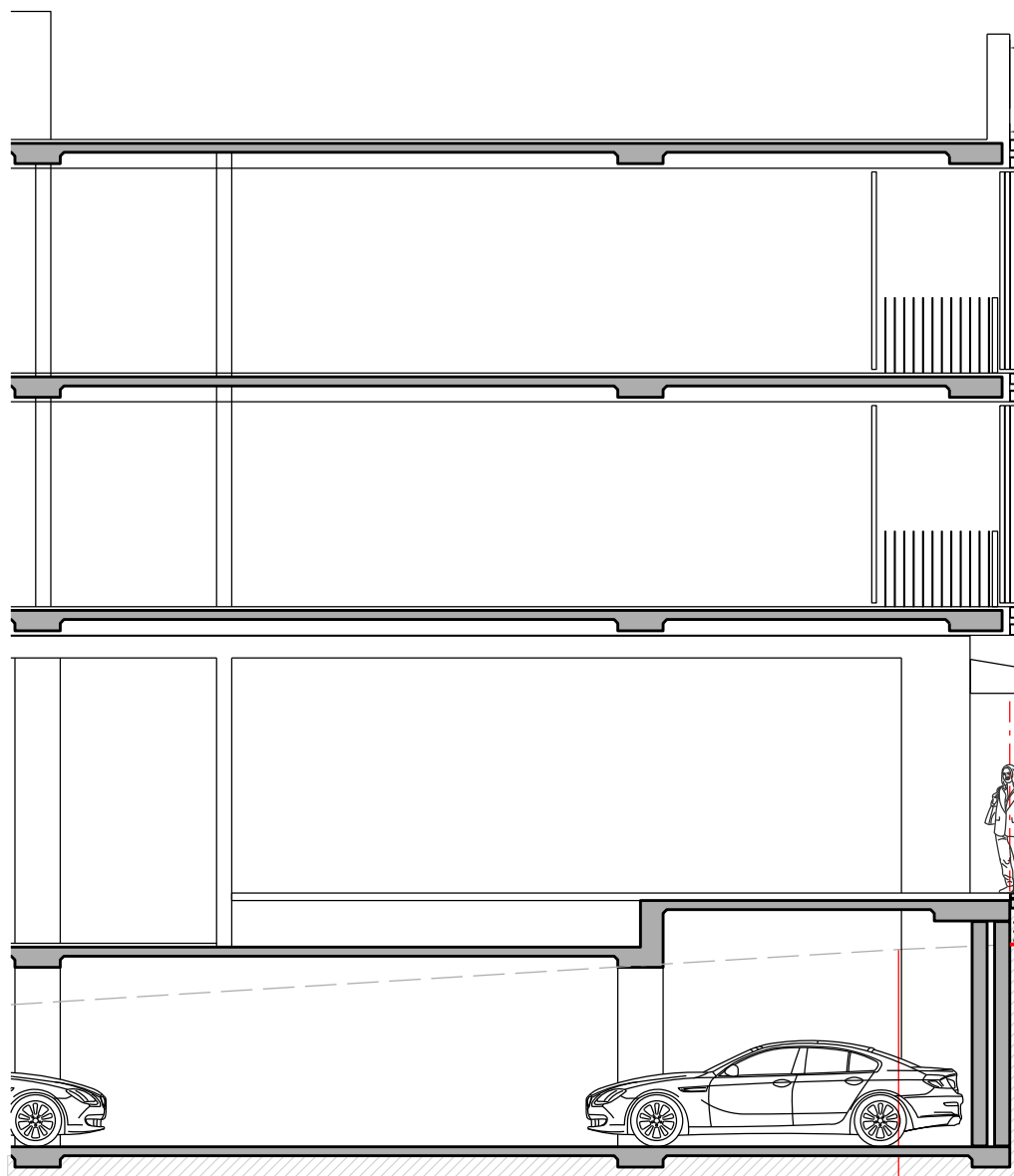
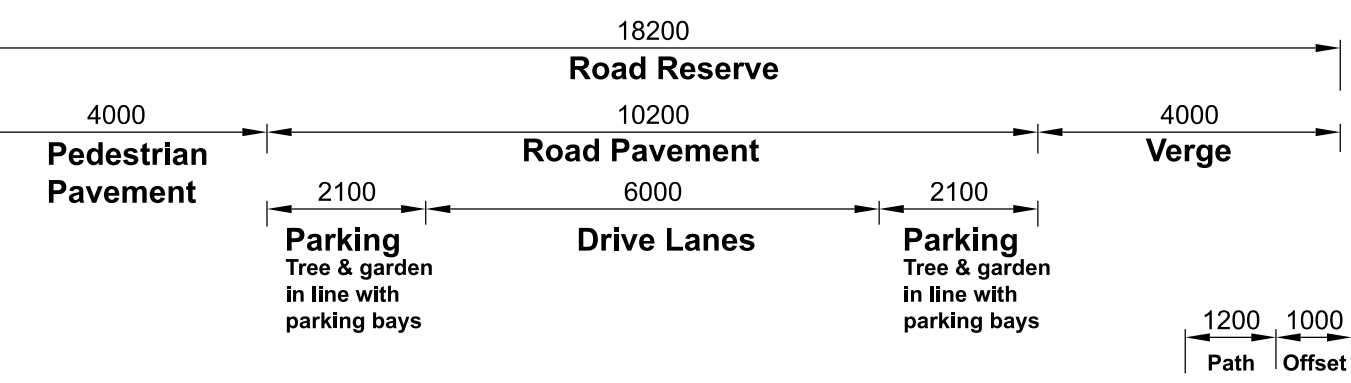
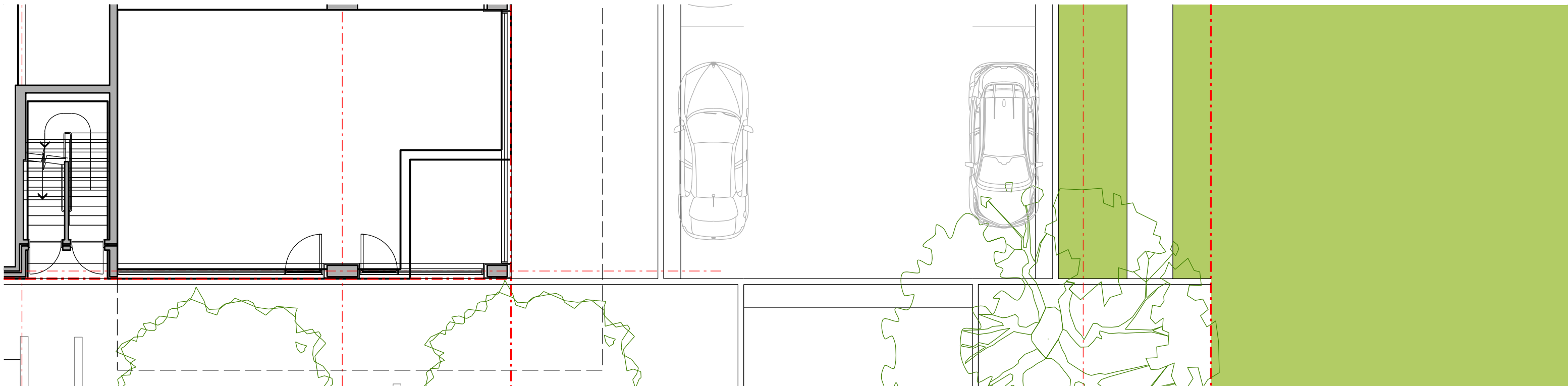
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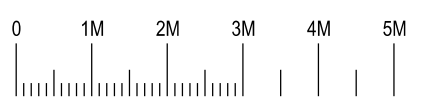
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SSDA
 Street Section - Road 5

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
		Dwg No.	MP405
		Rev.	C



**Future Development
(Outside of this SSDA)**



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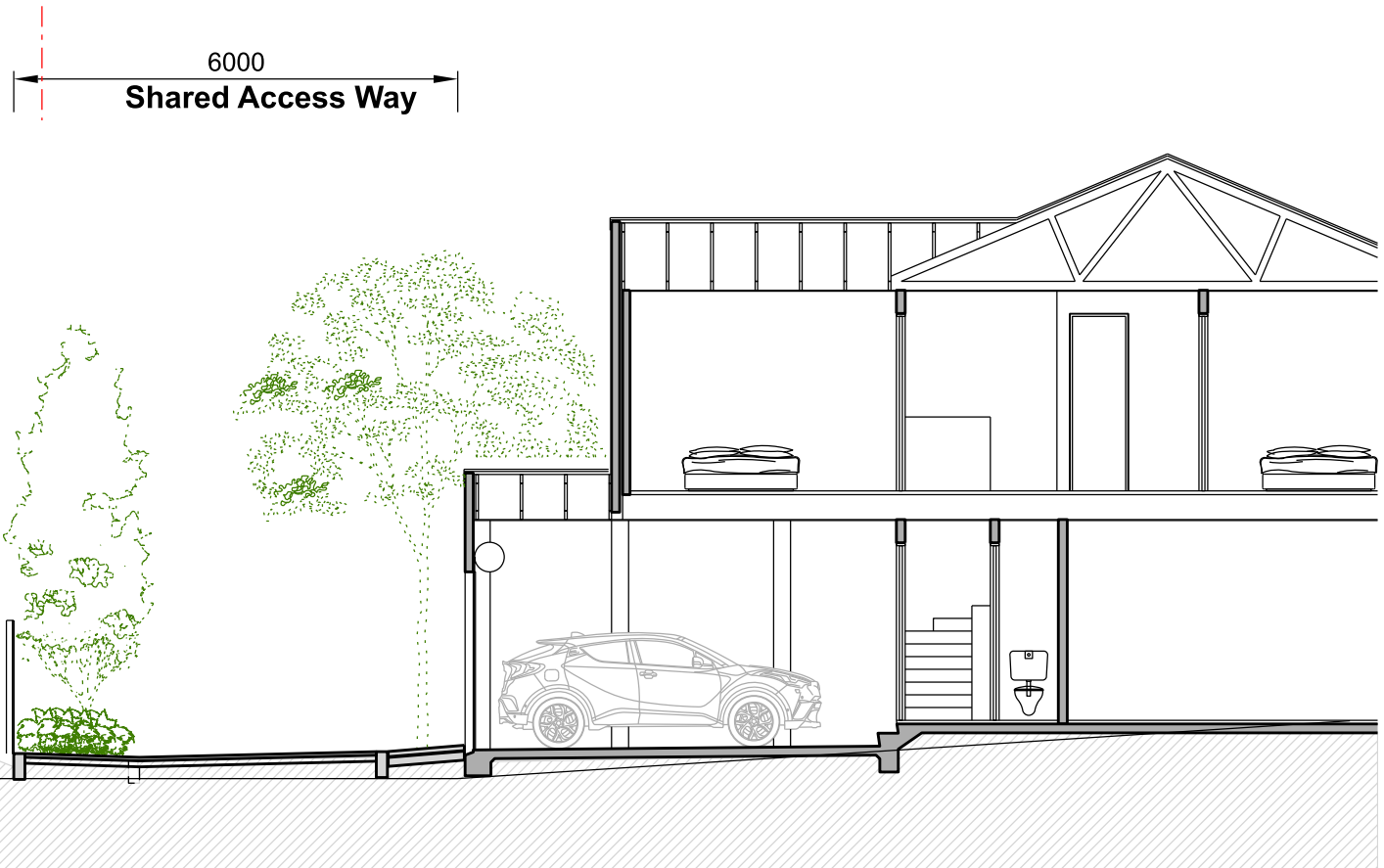
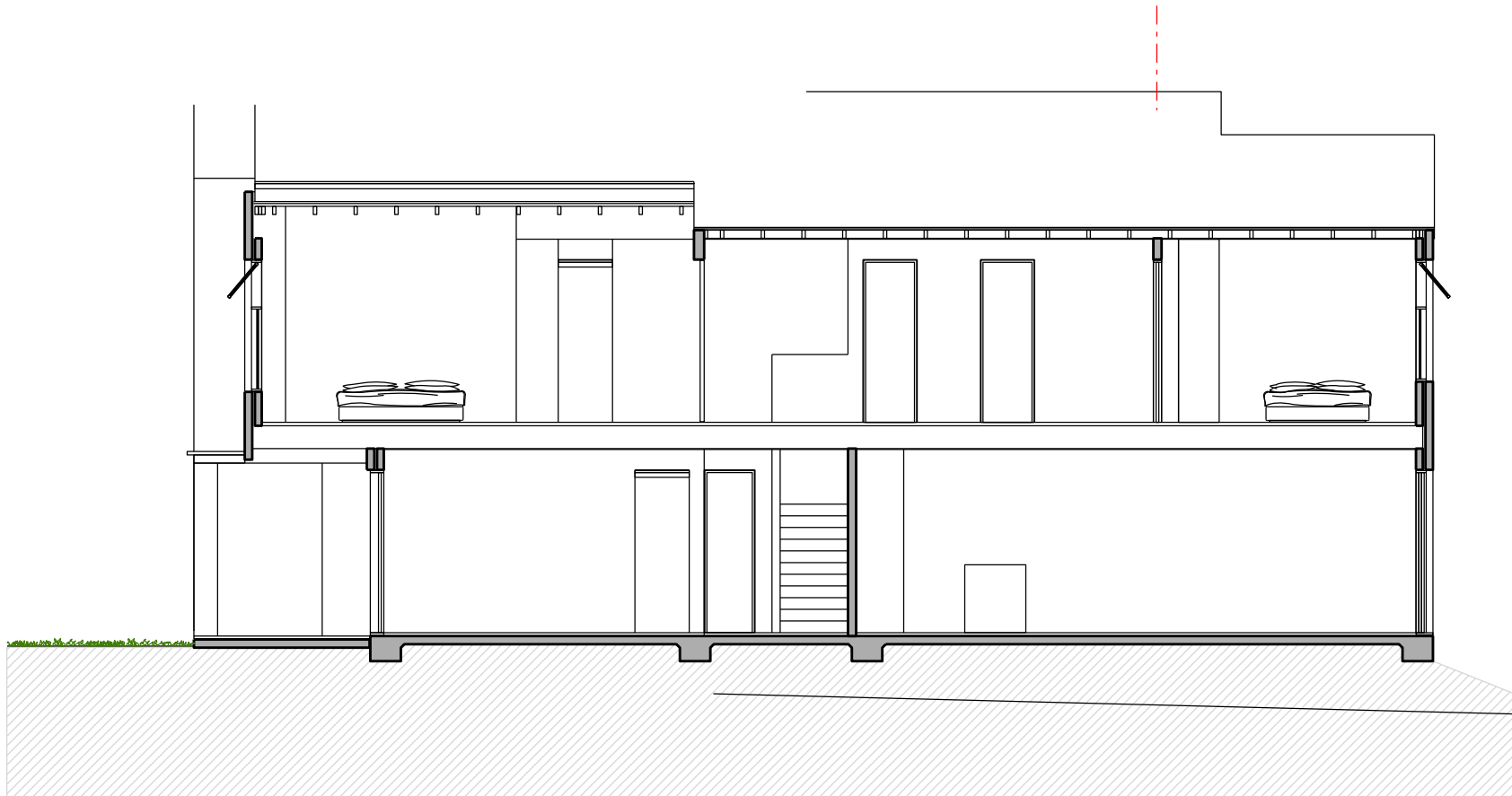
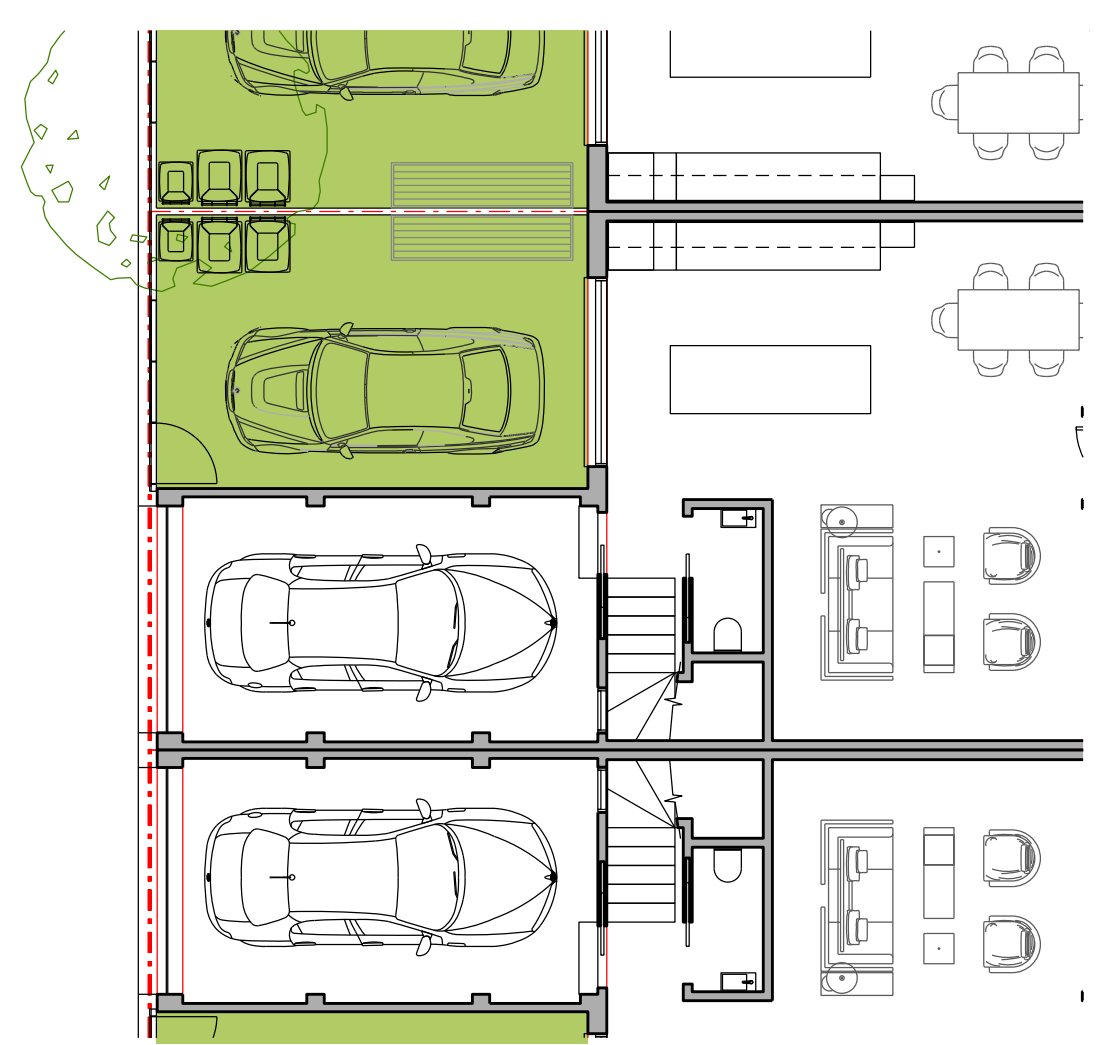
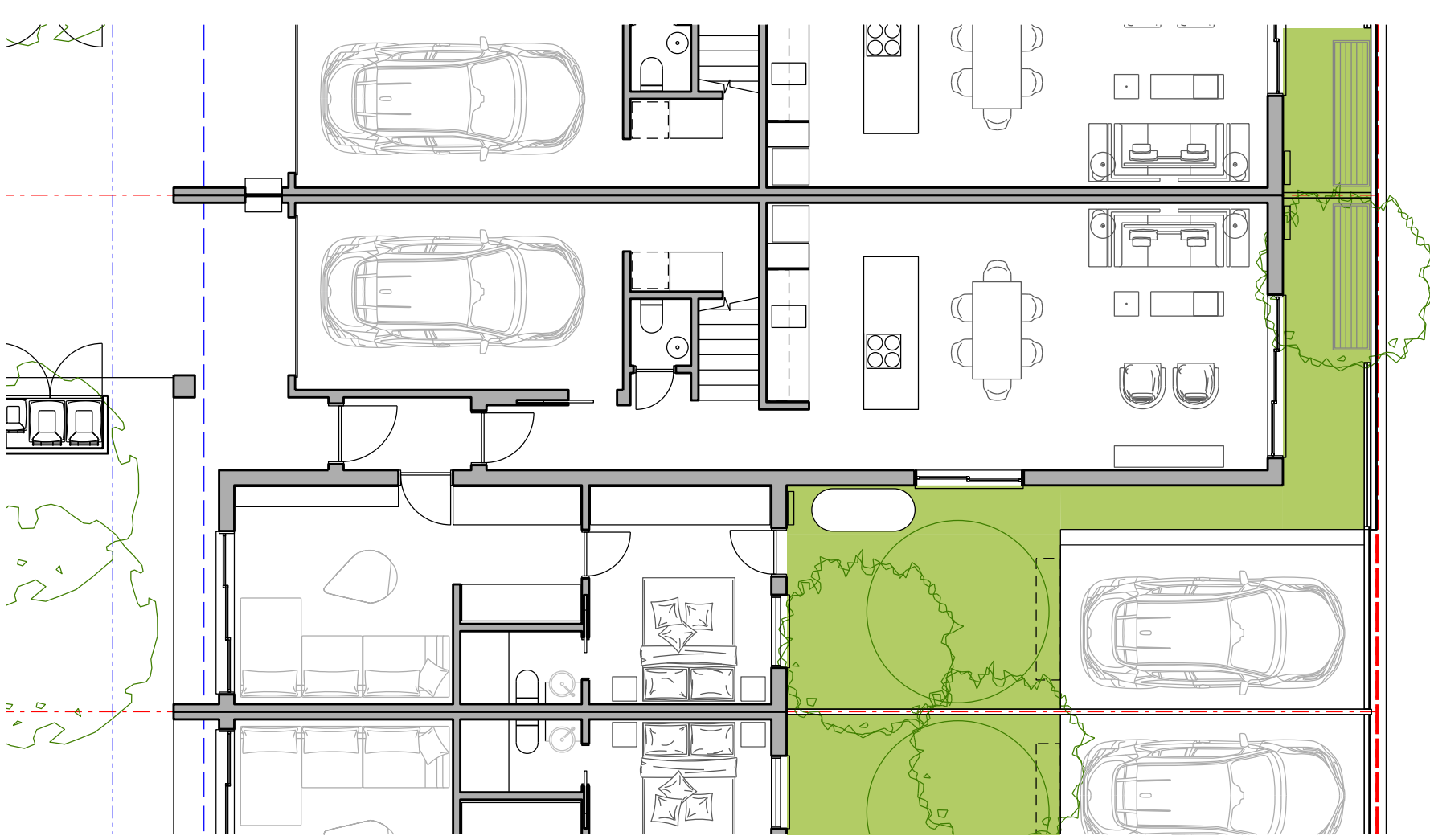
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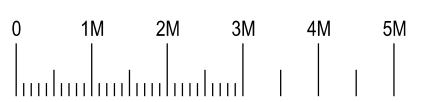
The Yards
Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SSDA
 Street Section - Road 6

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	MP406	Rev.	C



6000
Shared Access Way



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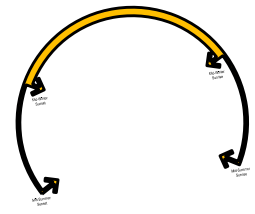
EG Funds Management
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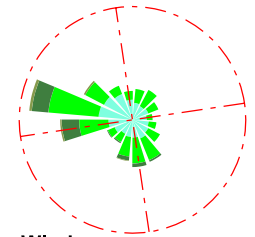
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Urban Design Details - SDDA
 Street Section - Lane 7

Drawn	DJD	Date	28th January 2026
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	MP409	Rev.	D



Solar

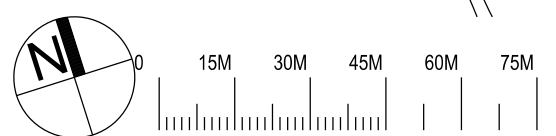


Wind

Wind Speeds
 <10km/h
 10-20km/h
 20-30km/h
 >30km/h

Legend

- - - Site Boundary
- - - Setback Controls
- - - Articulation Zone
- Bomaderry Creek Flood Zone
- Bomaderry Creek Riparian Zone
- Public Open Space
- Village Park (Private Ownership)
- Village Square (Private Ownership)
- Village Square (Public Road Reserve)
- Communal Open Space with Public Access
- Focal Point
- Mid Block Link
- Wetland
- Pedestrian Path to Bus Stop



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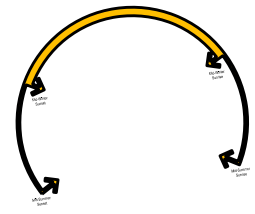
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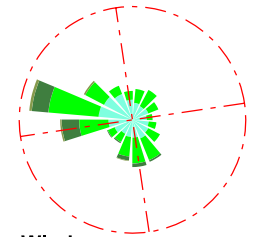
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept Development
 Open Space Hierarchy

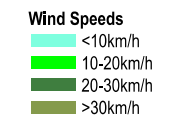
Date	25th July 2025		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	MP440 Rev. B



Solar

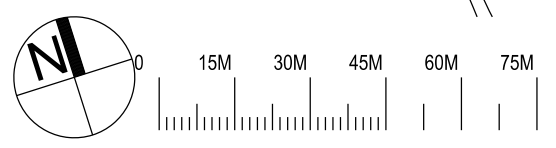
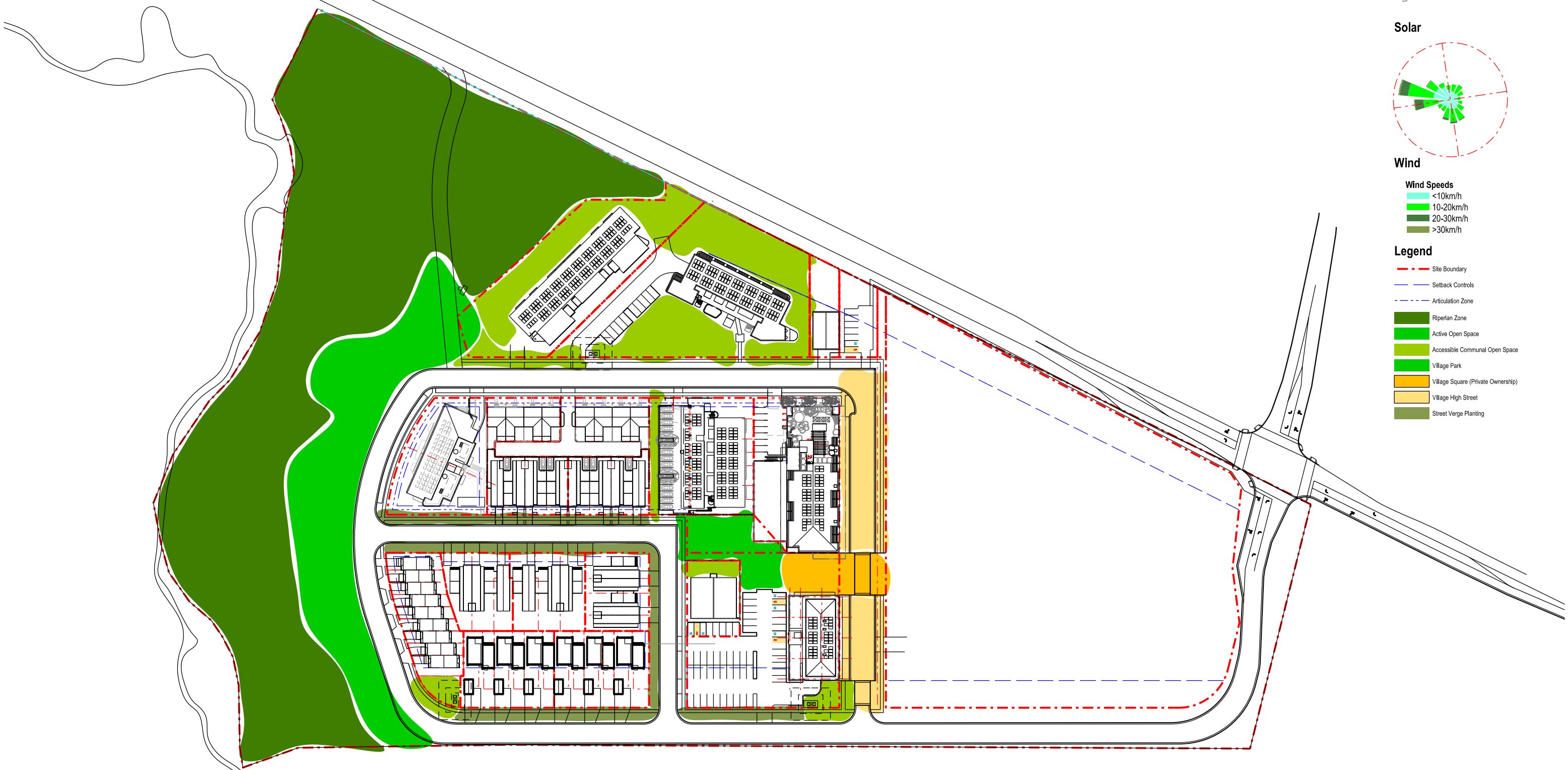


Wind



Legend

- Site Boundary
- Setback Controls
- Articulation Zone
- Riparian Zone
- Active Open Space
- Accessible Communal Open Space
- Village Park
- Village Square (Private Ownership)
- Village High Street
- Street Verge Planting



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SPARC DEVELOPMENT

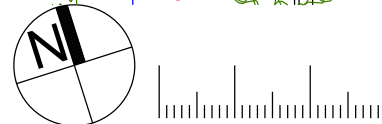
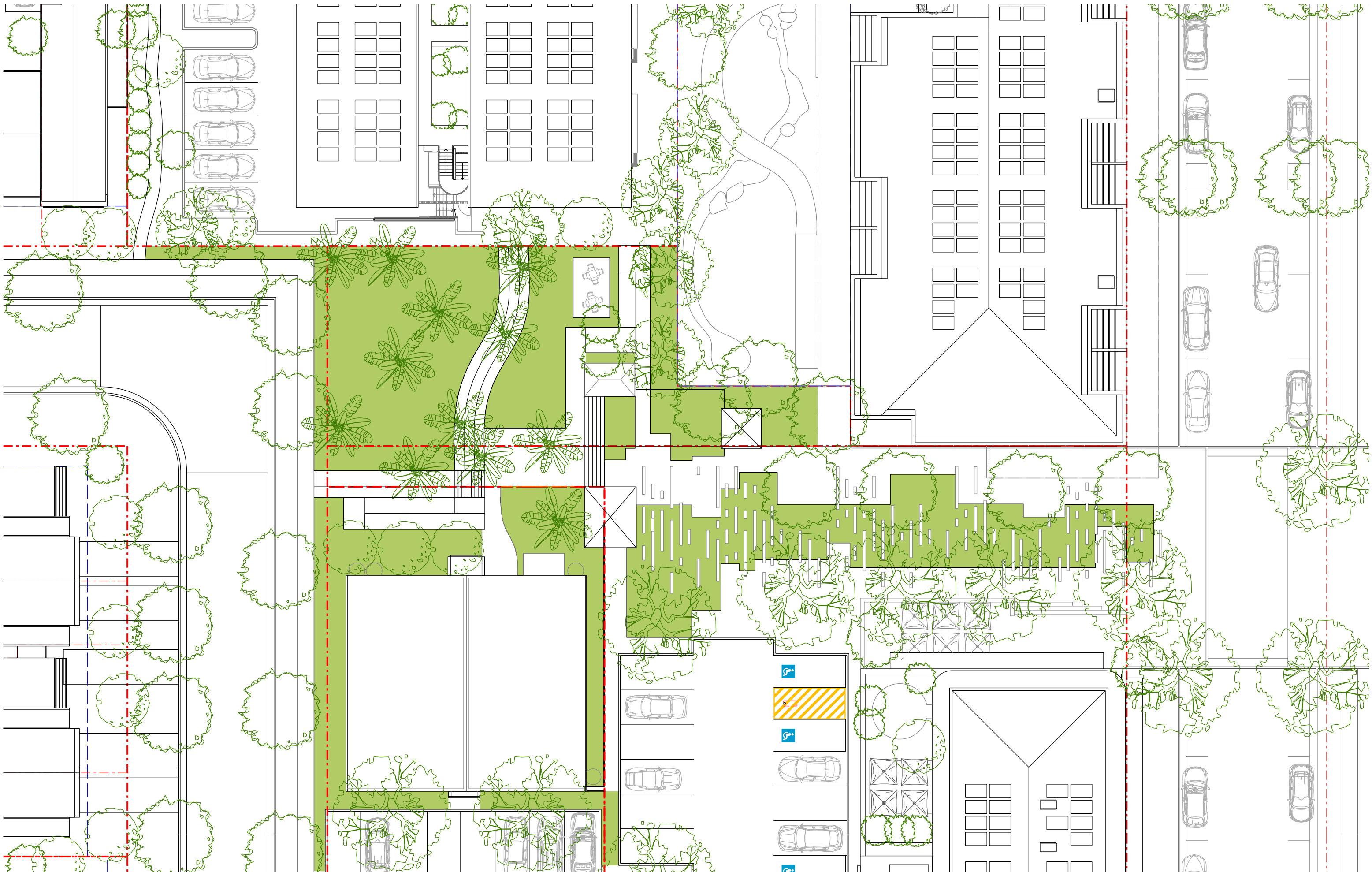
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Master Plan Concept Development
 Open Space Network

Date	25th July 2025		
Drawn	DJD	Scale	1:1500 @ A3
Job No.	SYB01	Dwg No.	MP450 Rev. C



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The Yards
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Drawing Title
 Master Plan Concept Development - SSDA
 Proposed Village Square & Park

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:250 @ A3
Dwg No.	MP460	Rev.	A

