

**Revision Notes**

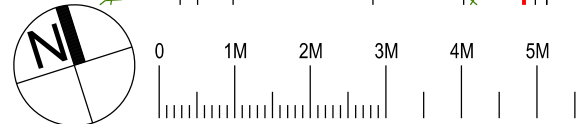
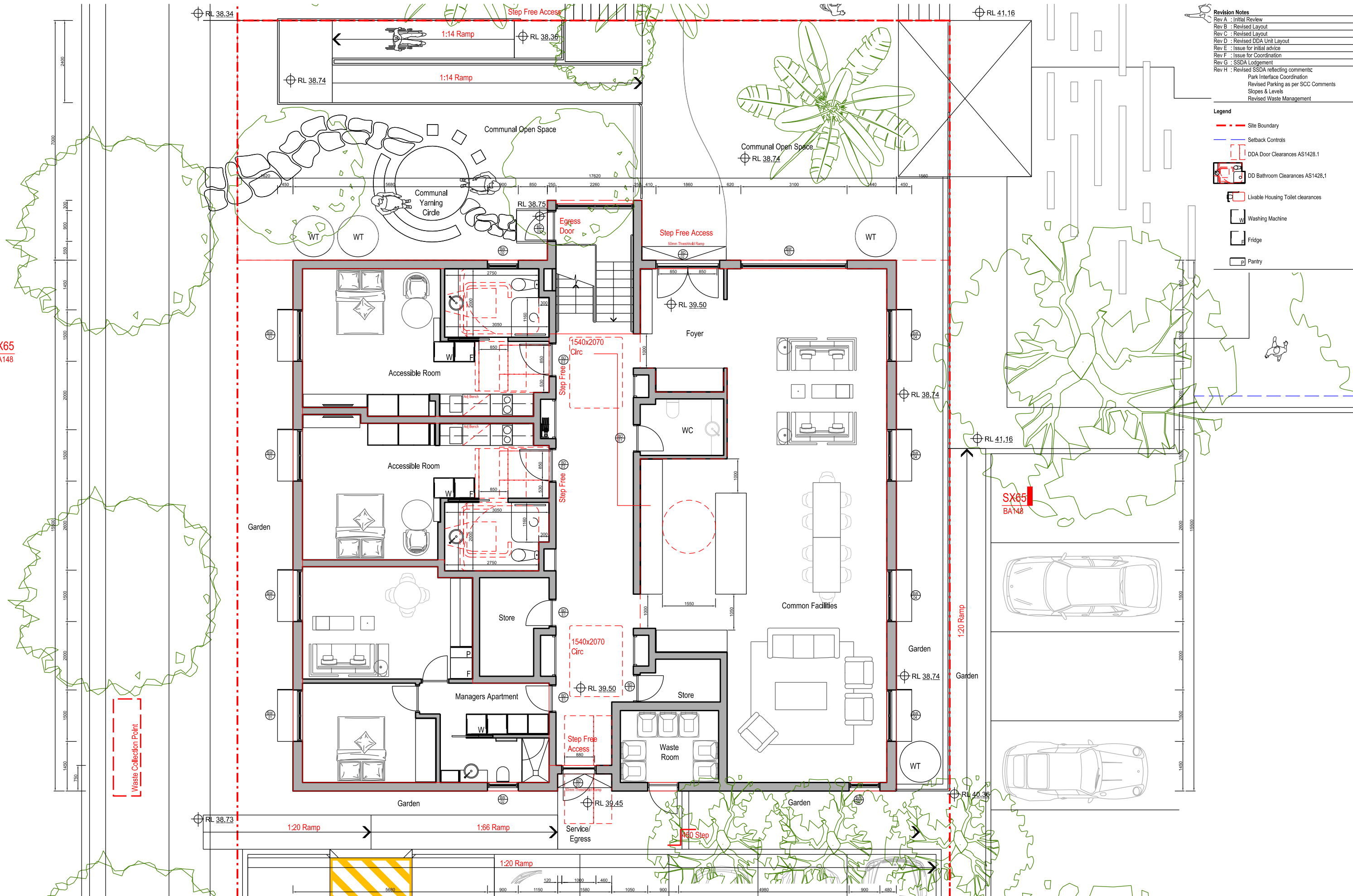
Rev A	: Initial Review
Rev B	: Revised Layout
Rev C	: Revised Layout
Rev D	: Revised DDA Unit Layout
Rev E	: Issue for initial advice
Rev F	: Issue for Coordination
Rev G	: SSSA Lodgement
Rev H	: Revised SSSA reflecting comments: Park Interface Coordination Revised Parking as per SCC Comments Slopes & Levels Revised Waste Management

**Legend**

- Site Boundary
- Setback Controls
- DDA Door Clearances AS1428.1
- DD Bathroom Clearances AS1428.1
- Living Housing Toilet clearances
- Washing Machine
- Fridge
- Pantry

SX65  
BA148

SX65  
BA148



Nominated Architect: David Dove  
 SPARC DEVELOPMENT  
 Registered Architect (NSW) No. 8922  
 Registered Architect (Vic) 19119  
 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  
 Boarding House Site B - SSSA  
 Ground Floor (Level 1) Plan

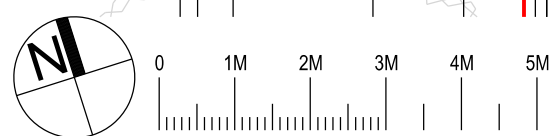
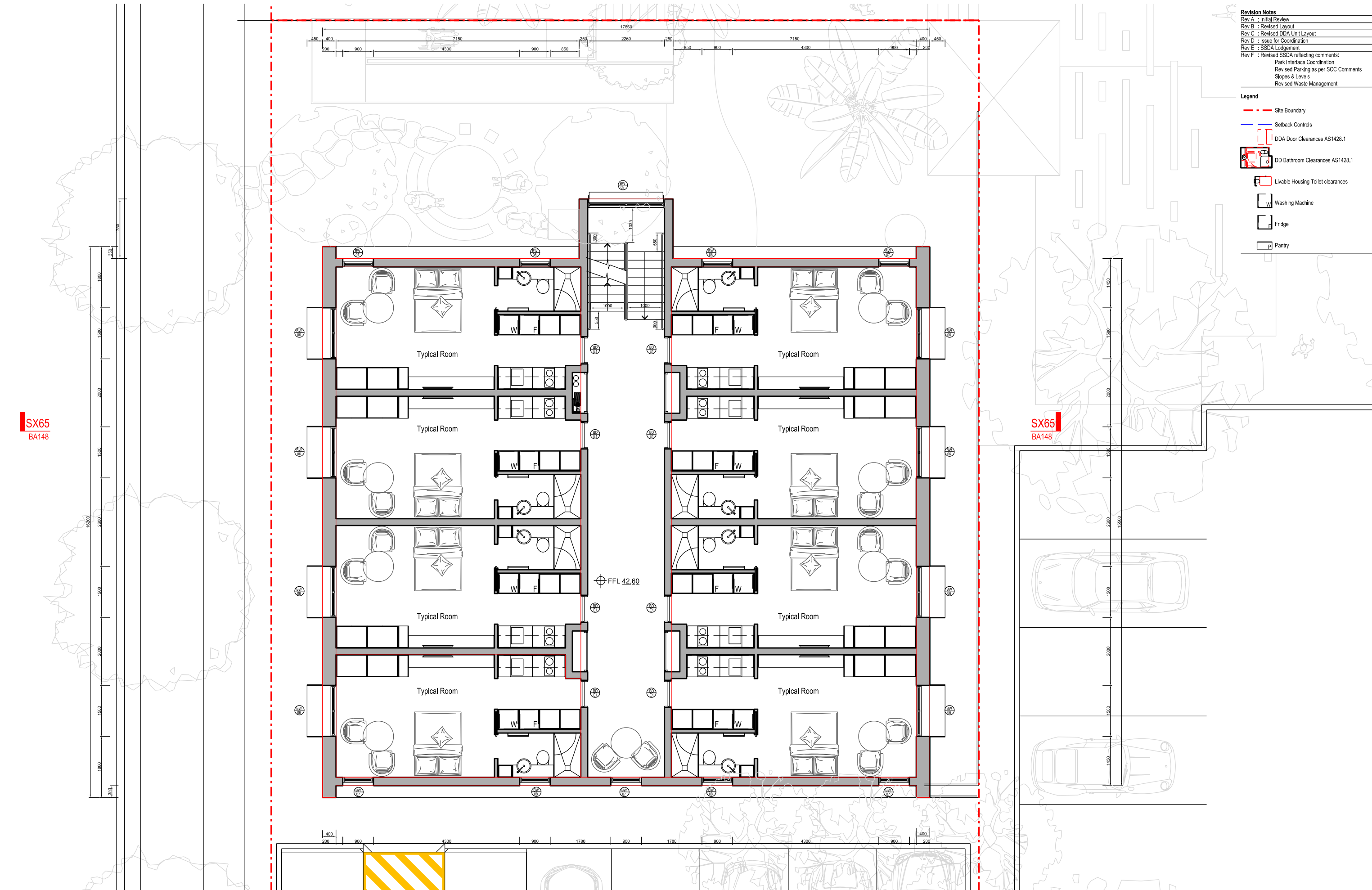
Date	15th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA140
		Rev.	H

**Revision Notes**  
 Rev A : Initial Review  
 Rev B : Revised Layout  
 Rev C : Revised DDA Unit Layout  
 Rev D : Issue for Coordination  
 Rev E : SSDA Lodgement  
 Rev F : Revised SSDA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management

- Legend**
- Site Boundary
  - Setback Controls
  - DDA Door Clearances AS1428.1
  - DD Bathroom Clearances AS1428.1
  - Livable Housing Toilet clearances
  - Washing Machine
  - Fridge
  - Pantry

SX65  
BA148

SX65  
BA148



Nominated Architect: David Dove  
 BA148 (Home), AssDipAppSci (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



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

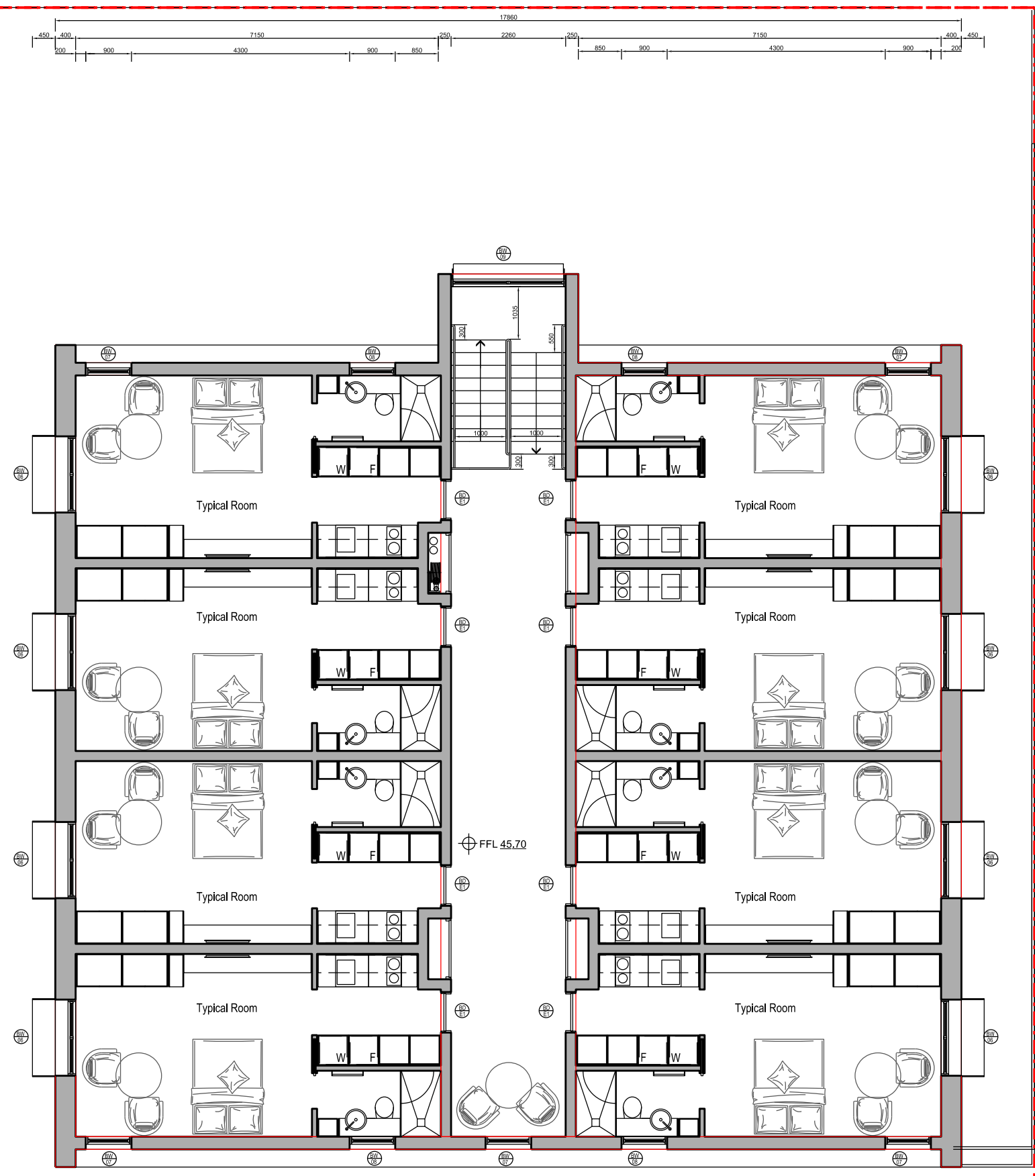
Drawing Title  
 Boarding House Site B - SSDA  
 Mid Floor (Level 2) Plan

Drawn	DJD	Date	15th June 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	BA141	Rev.	F

**Revision Notes**

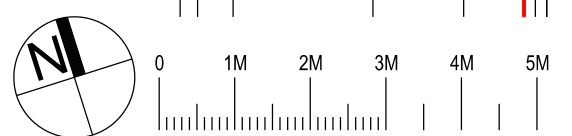
Rev A :	Initial Review
Rev B :	Revised Layout
Rev C :	Revised Layout
Rev D :	Revised DDA Unit Layout
Rev E :	Issue for initial advice
Rev F :	Issue for Coordination
Rev G :	SSDA Lodgement
Rev H :	Revised SSDA reflecting comments: Park Interface Coordination Revised Parking as per SCC Comments Slopes & Levels Revised Waste Management

- Legend**
- Site Boundary
  - Setback Controls
  - DDA Door Clearances AS1428.1
  - DD Bathroom Clearances AS1428.1
  - Livable Housing Toilet clearances
  - Washing Machine
  - Fridge
  - Pantry



**SX65**  
BA148

**SX65**  
BA148



Nominated Architect: David Dove  
 BA148 (Home), AssDipAppSci (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

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  
Boarding House Site B - SSDA  
Upper Floor (Level 3) Plan

Date	15th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA142
		Rev.	H

**Revision Notes**  
 Rev A : Initial Review  
 Rev B : SDA Lodgement  
 Rev C : Revised SDA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management

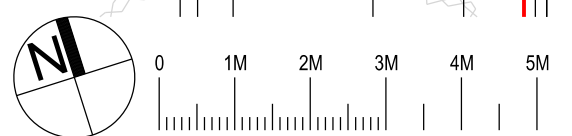
- Legend**
- - - Site Boundary
  - - - Setback Controls
  - DDA Door Clearances AS1428.1
  - DD Bathroom Clearances AS1428.1
  - Livable Housing Toilet clearances
  - Washing Machine
  - Fridge
  - Pantry

SX65  
BA148

SX65  
BA148

FFL 42.60

Metal Deck Roof  
(Anthracite)



Nominated Architect: David Dove  
 BA148 (Home), AssDipAppSci (Arch), Cert IV (Building)  
 Registered Architect (NSW) No. 8922  
 Registered Architect (Vic) No. 19913  
 Licensed Building Contractor (NSW) 253780C  
 2/104 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



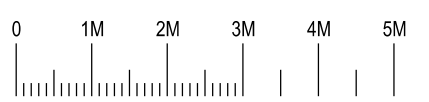
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Boarding House Site B - SDA  
 Roof Plan

Drawn	DJD	Date	15th June 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	BA143	Rev.	C

**Revision Notes**

Rev A	: Coordination Issue
Rev B	: SSDA Lodgement
Rev C	: Revised SSDA reflecting comments: Park Interface Coordination Revised Parking as per SCC Comments Slopes & Levels Revised Waste Management



Nominated Architect: David Dove  
 BAArch (Hons), AssocArch (Arch), Cert IV (Building)  
 Registered Architect (NSW) No. 8922  
 Registered Architect (Vic) No. 19103  
 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 Finner Place  
 Sydney, NSW  
 2000  
 P. (02) 9233 7100  
 W. www.eg.com.au

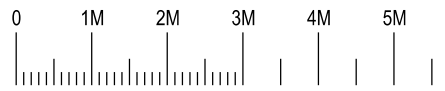


**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Site B Boarding House - SSDA  
 North (Pedestrian Walk) Elevation

Date	15th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA144 Rev. C

- Revision Notes**
- Rev A : Initial Review
  - Rev B : Revised Materials
  - Rev C : Issue for Coordination
  - Rev D : SSSA Lodgement
  - Rev E : Revised SSSA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management



Nominated Architect: David Dove  
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)  
 Registered Architect (NSW) No. 8682  
 Registered Architect (Vic) 18113  
 Licensed Building Contractor (NSW) 253780C  
 29/104 Elizabeth Bay Road  
 Elizabeth Bay, NSW, 2011  
 M. 0410 025 862  
 E. david.dove@sparcdevelopment.com

**SPARC DEVELOPMENT**

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



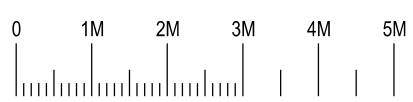
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Site B Boarding House - SSSA  
 South Car Park) Elevation

Date	15th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA145 Rev. E

**Revision Notes**

Rev A	: Initial Review
Rev B	: SSSA Lodgement
Rev C	: Revised SSSA reflecting comments: Park Interface Coordination Revised Parking as per SCC Comments Slopes & Levels Revised Waste Management



Nominated Architect: David Dove  
 BA Arch (Hons), AssocAppSci (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

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

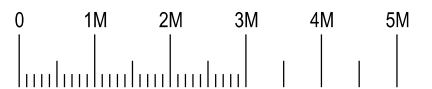
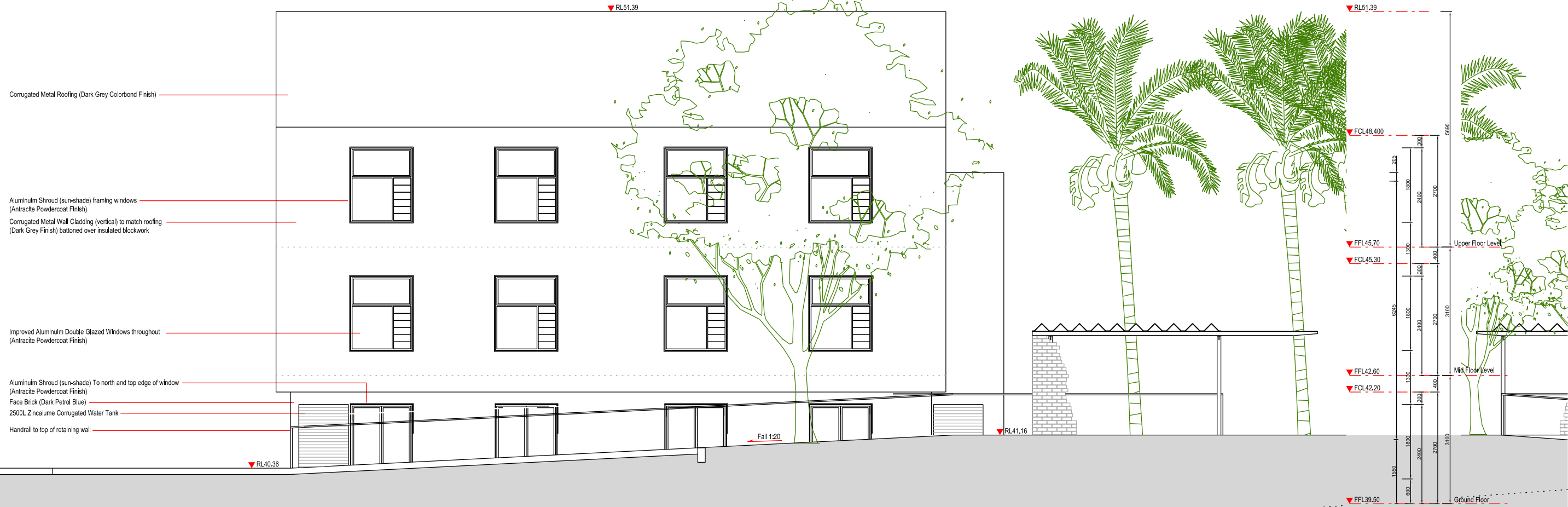


**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Site B Boarding House - SSSA  
 West (Street) Elevation

Date	15th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA146 Rev. C

Revision Notes	
Rev A	: Initial Review
Rev B	: Issue for Coordination
Rev C	: SSSA Lodgement
Rev D	: Revised SSSA reflecting comments: Park Interface Coordination Revised Parking as per SCC Comments Slopes & Levels Revised Waste Management



Nominated Architect: David Dove  
BArch (Hons), AssDipAppSci (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

**SPARC**  
DEVELOPMENT

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



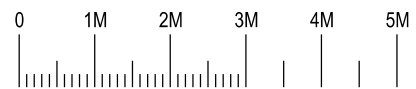
**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
Site B Boarding House - SSSA  
East (Car Park) Elevation

Drawn	DJD	Date	15th June 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	BA147	Rev.	D

**Revision Notes**

Rev A	: Coordination Issue
Rev B	: SSSA Lodgement
Rev C	: Revised SSSA reflecting comments: Park Interface Coordination Revised Parking as per SCC Comments Slopes & Levels Revised Waste Management



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 Farrer Place  
 Sydney, NSW  
 2000  
 Ph: (02) 9233 7100  
 W: www.eg.com.au

**Southern Cross Housing**  
 BUILDING COMMUNITY FUTURES

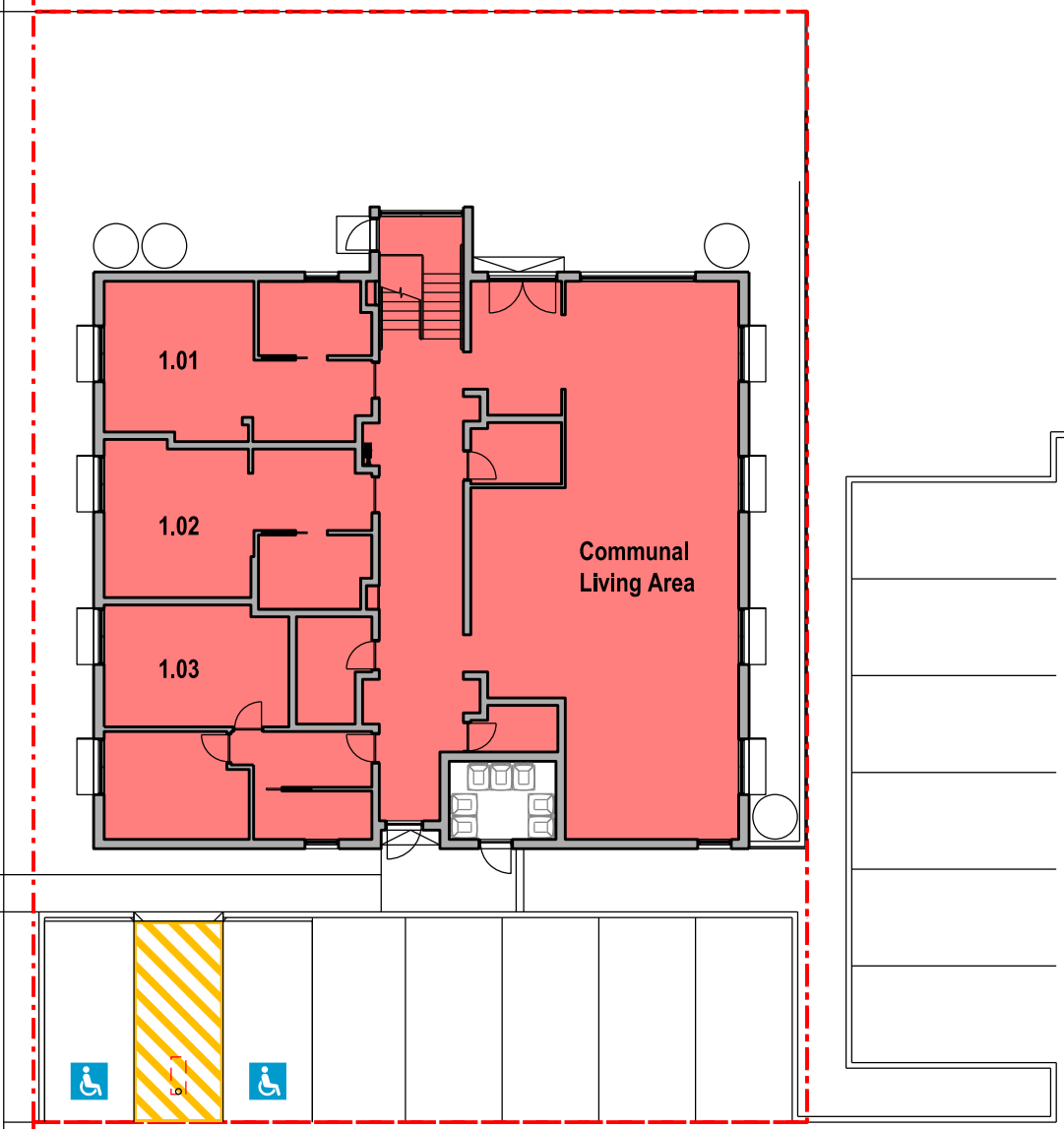
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Site B Boarding House - SSSA  
 Indicative Section (65)

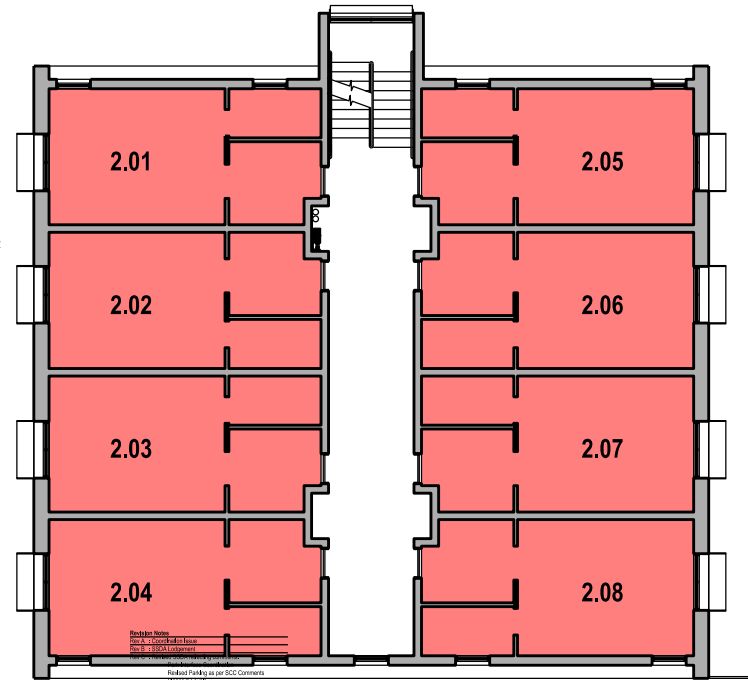
Date	15th June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA148 Rev. C

**Revision Notes**  
 Rev A : Coordination Issue  
 Rev B : SSSA Lodgement  
 Rev C : Revised SSSA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management

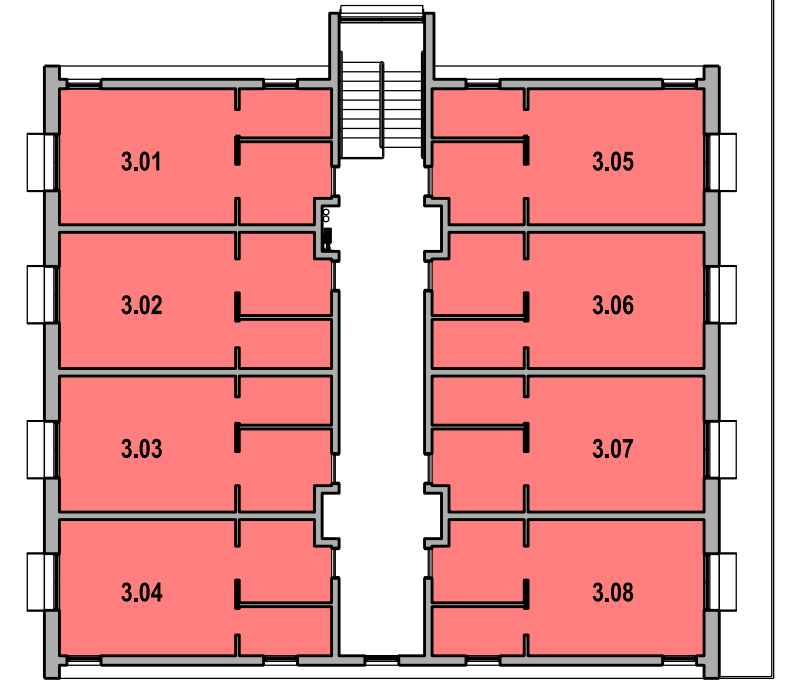
Residential Road



Ground (L1) Floor Plan



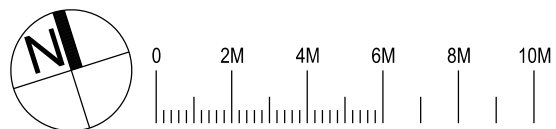
Level 2 Plan



Level 3 Plan

**Boarding House Site A  
 Floor Space Area Calculations**

	Level 3 (Top)	213m <sup>2</sup>
	Level 2 (Mid)	213m <sup>2</sup>
	Level 1 (Ground)	251m <sup>2</sup>
	<b>Total</b>	<b>677m<sup>2</sup></b>



Nominated Architect: David Dove  
 BAArch (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



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



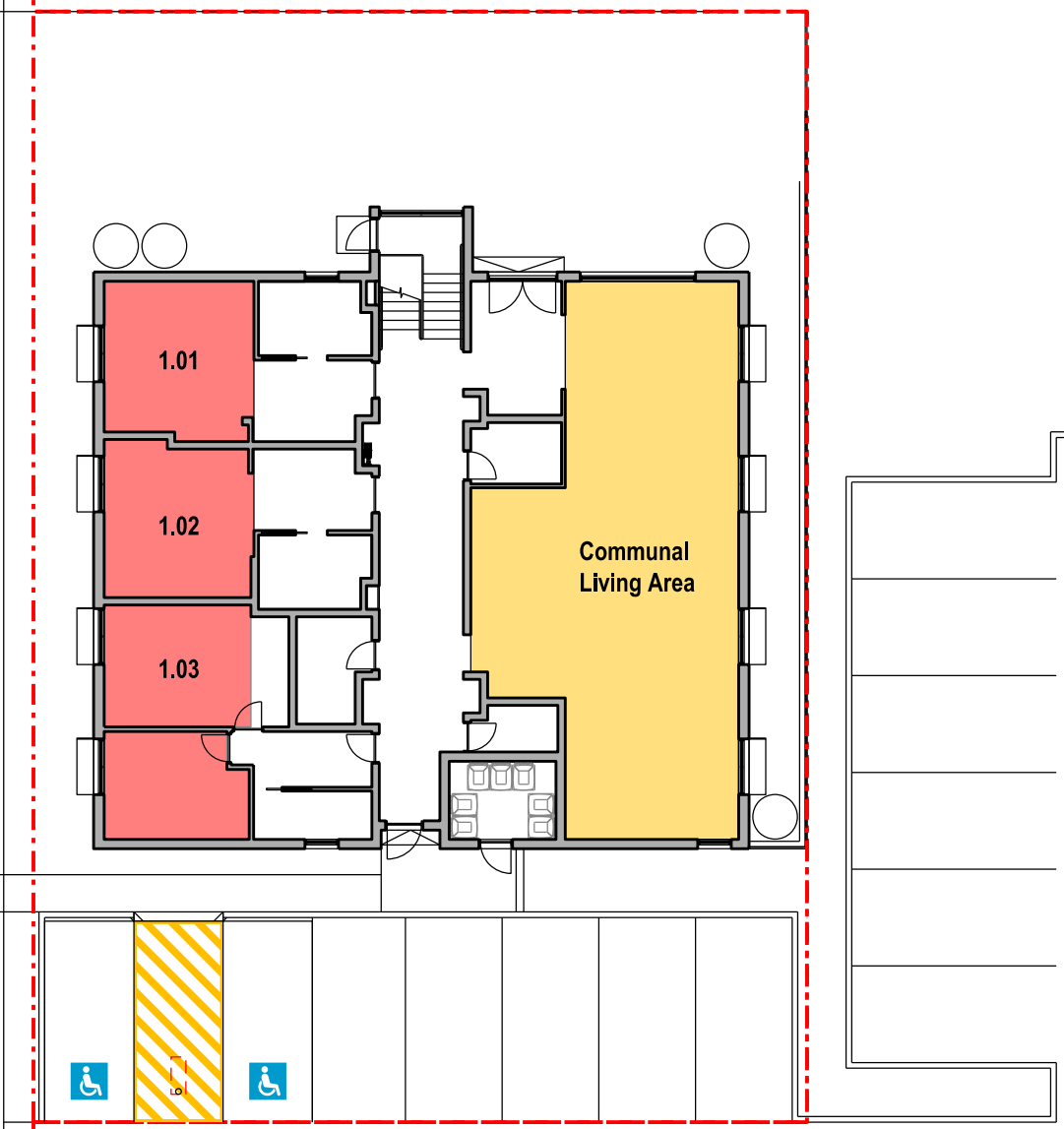
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Boarding House Precinct B - SSSA  
 Floor Space Area Calculations

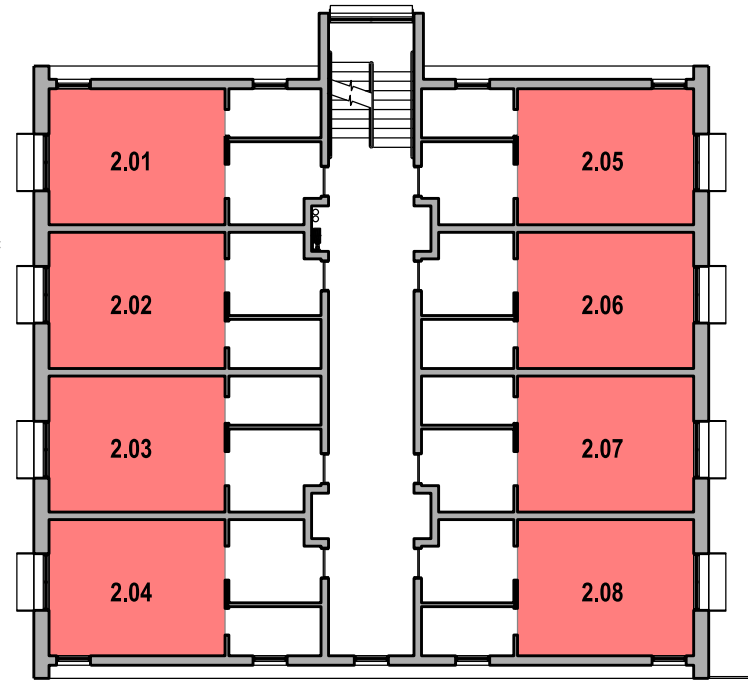
Drawn	DJD	Date	15th June 2025
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	BA170	Rev.	C

**Revision Notes**  
 Rev A : Coordination Issue  
 Rev B : SSSA Lodgement  
 Rev C : Revised SSSA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management

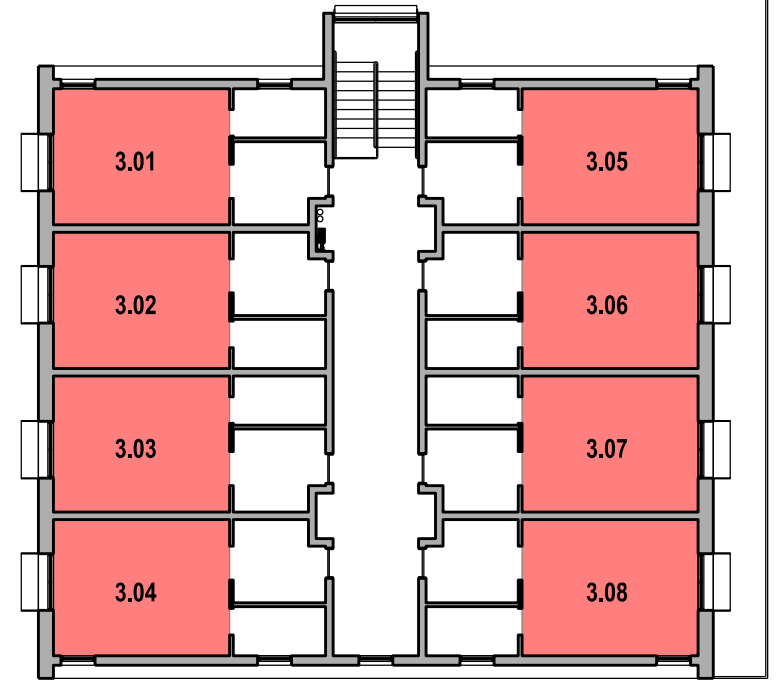
Residential Road



Ground (L1) Floor Plan



Level 2 Plan

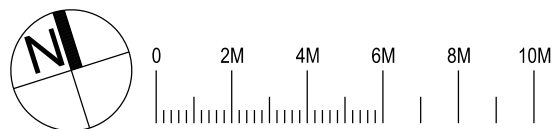


Level 3 Plan

**Boarding House Site B**  
**Room Area Calculation (excluding kitchen and bathroom areas)**

Unit	NIA	Unit	NIA	Unit	NIA
3.01	17m2	2.01	16.7m2	3.01	16.7m2
3.02	17m2	2.02	16.7m2	3.02	16.7m2
3.03	24m2	2.03	16.7m2	3.03	16.7m2
(Manager)		2.04	16.7m2	3.04	16.7m2
		2.05	16.7m2	3.05	16.7m2
		2.06	16.7m2	3.06	16.7m2
		2.07	16.7m2	3.07	16.7m2
		2.08	16.7m2	3.08	16.7m2

Communal Area 84m2 (with min 3m dimension)  
 Min Required 54m2 (30m2 + (18-6)x2m2=54m2)



Nominated Architect: David Dove  
 BAArch (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

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

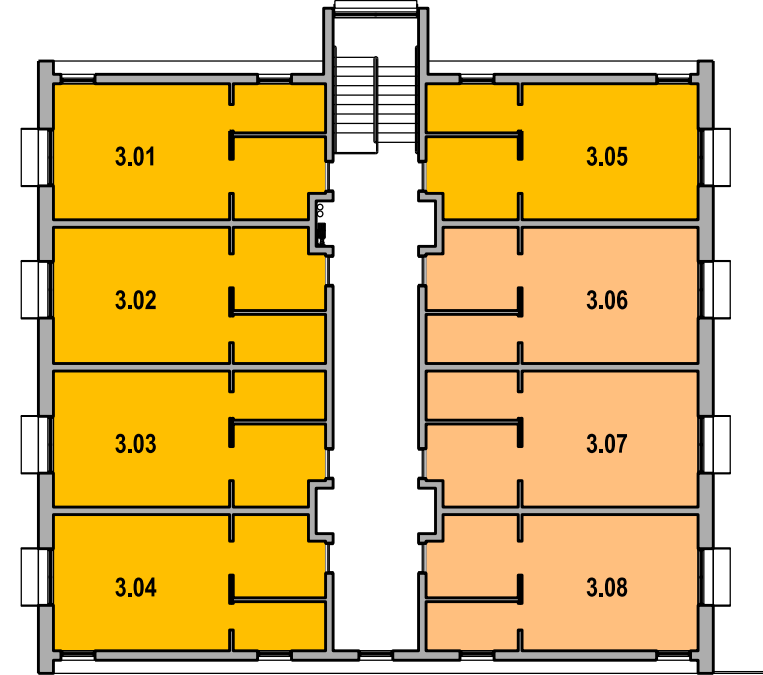
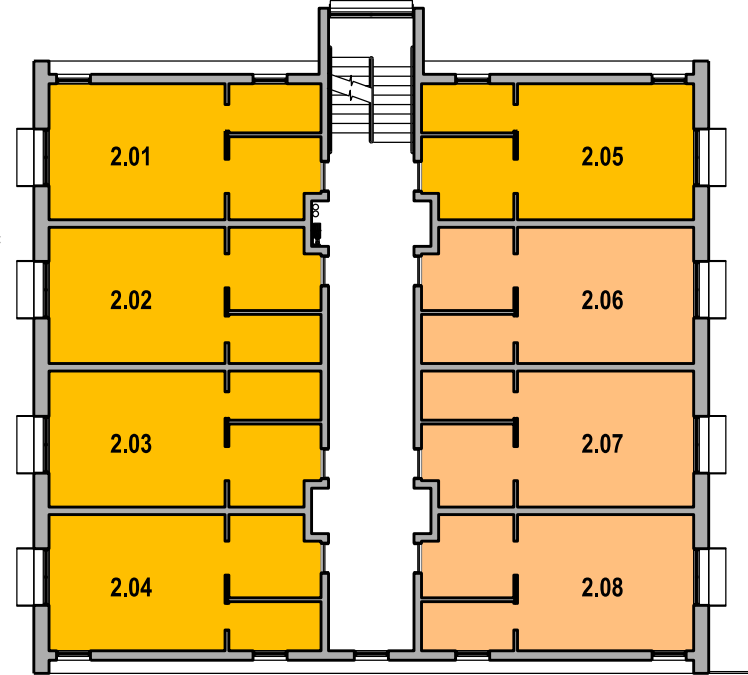
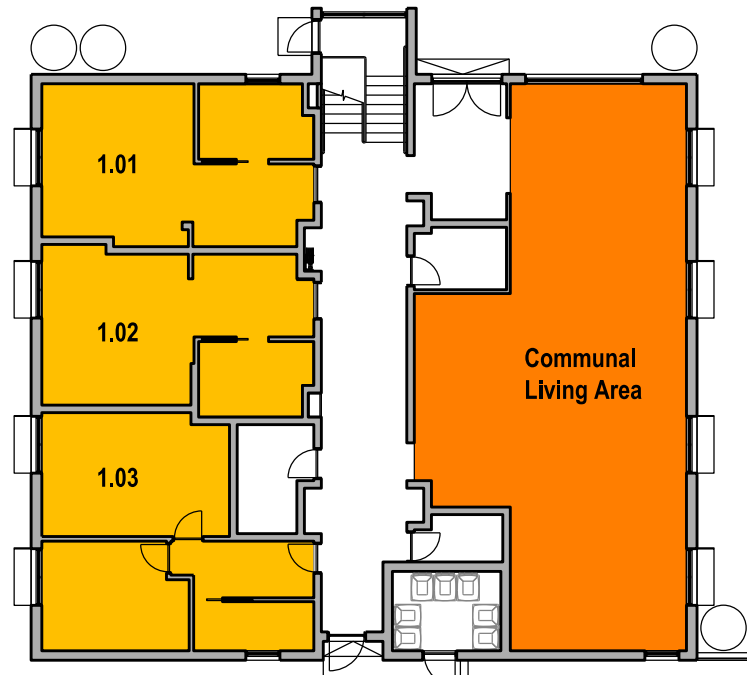
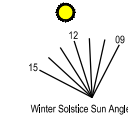
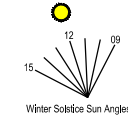
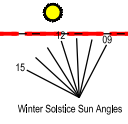
Southern Cross Housing  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Boarding House Precinct B - SSSA  
 Nett Floor Space Area Calculations

Date	15th June 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	BA171
		Rev.	C

**Revision Notes**  
 Rev A : Coordination Issue  
 Rev B : SSSA Lodgement  
 Rev C : Revised SSSA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management



Ground (L1) Floor Plan

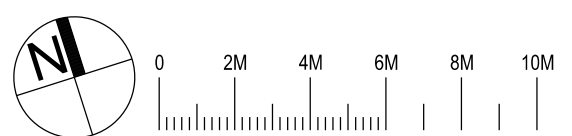
Level 2 Plan

Level 3 Plan

**Boarding House Site B  
 Solar Access Calculations**

Total Units	19
Units receiving more than 3 Hrs	13 (68.4%)
Units receiving 2-3 Hrs	0
Units receiving less than 2 Hrs	6 (31.6%)
Units receiving no mid winter sun	0
Communal Space receiving more than 3 Hrs	

Residential Road



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  
 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

**EG**

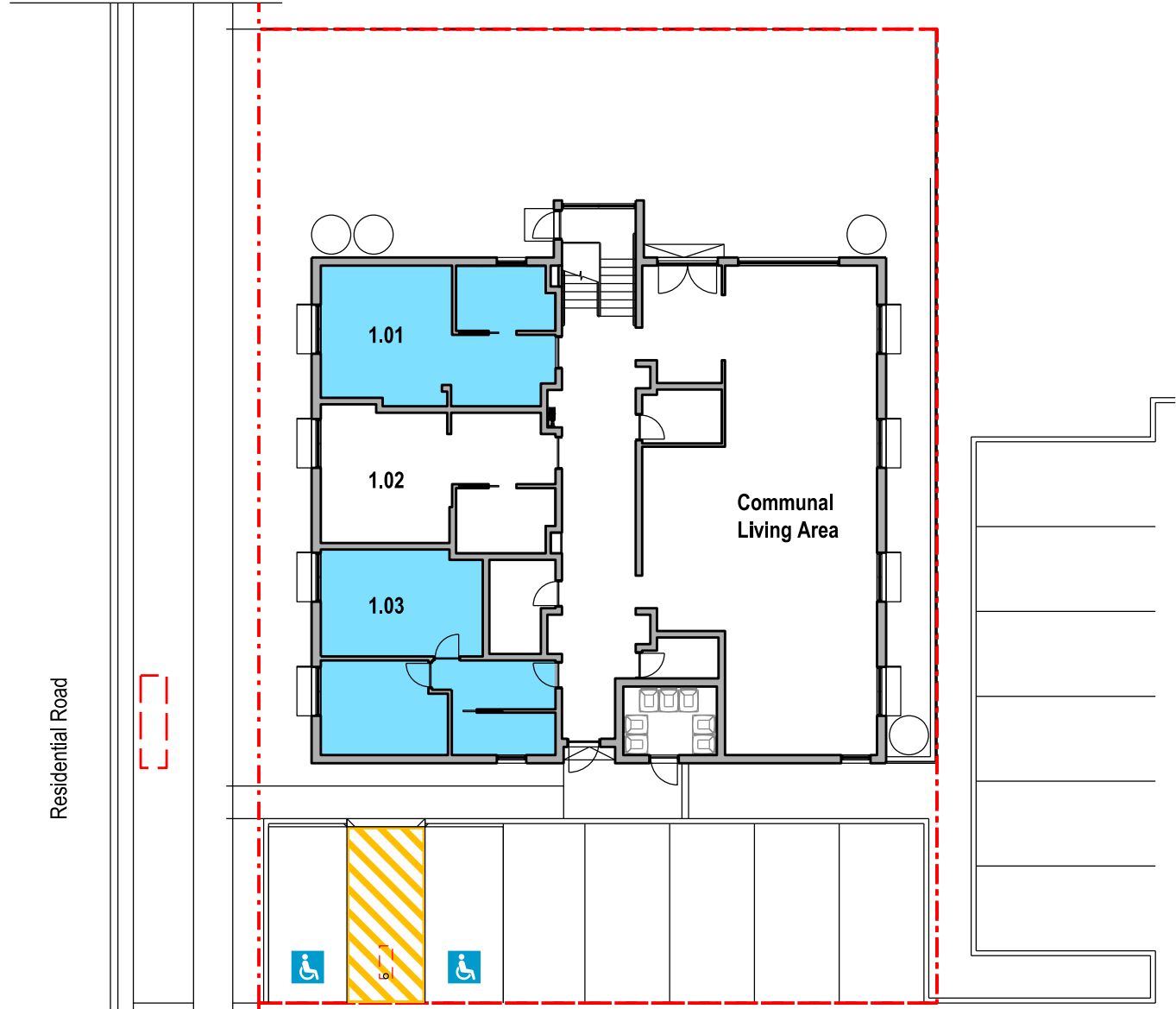
**Southern Cross Housing**  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

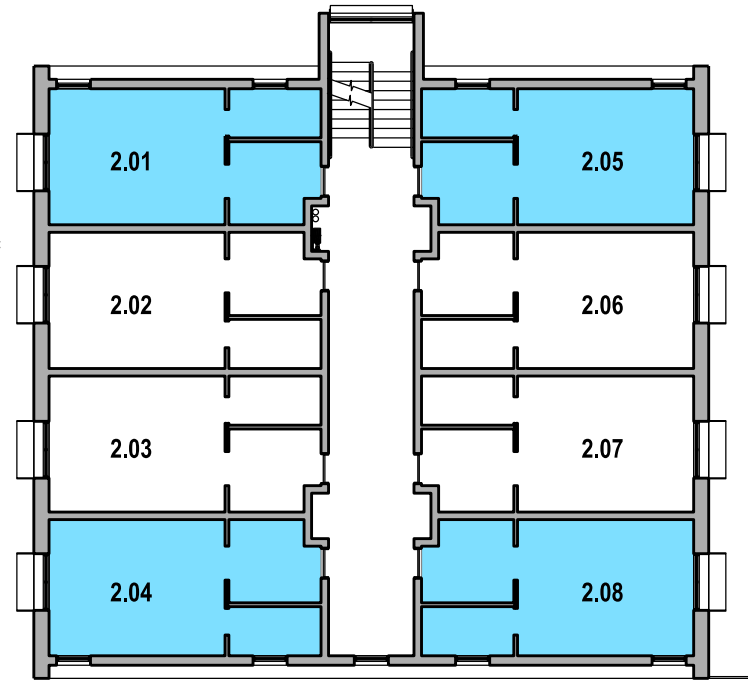
Drawing Title  
 Boarding House Precinct B - SSSA  
 Solar Access Calculations

Date	15th June 2025
Drawn	DJD
Scale	1:200 @ A3
Job No.	SYB01
Dwg No.	BA173
Rev.	C

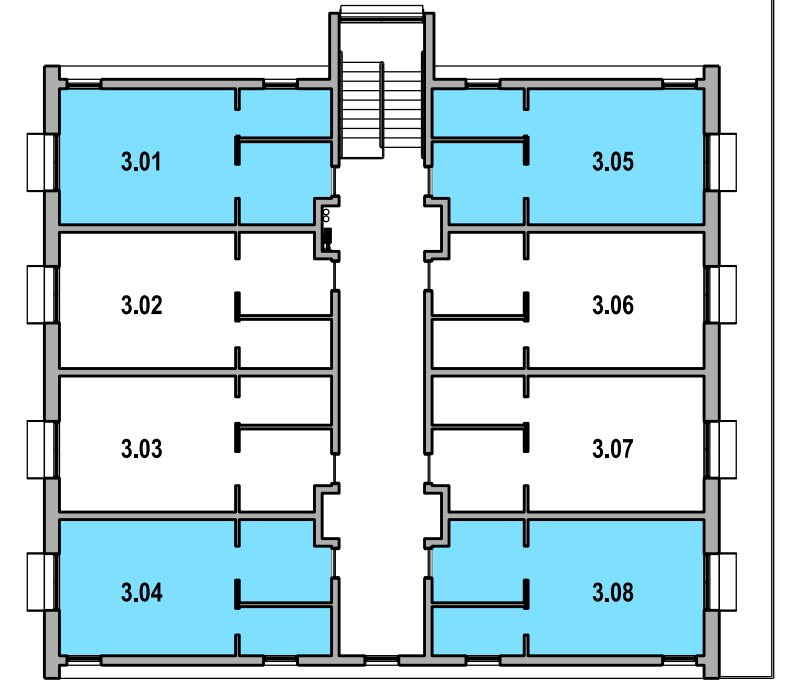
**Revision Notes**  
 Rev A : Coordination Issue  
 Rev B : SSSA Lodgement  
 Rev C : Revised SSSA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management



Ground (L1) Floor Plan



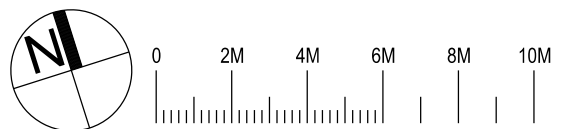
Level 2 Plan



Level 3 Plan

**Boarding House Site B  
 Cross Ventilation Calculations**

Total Units	19
Dual Orientation Units	10 (52.6%)
Single Orientation Units	9 (47.4%)



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  
 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

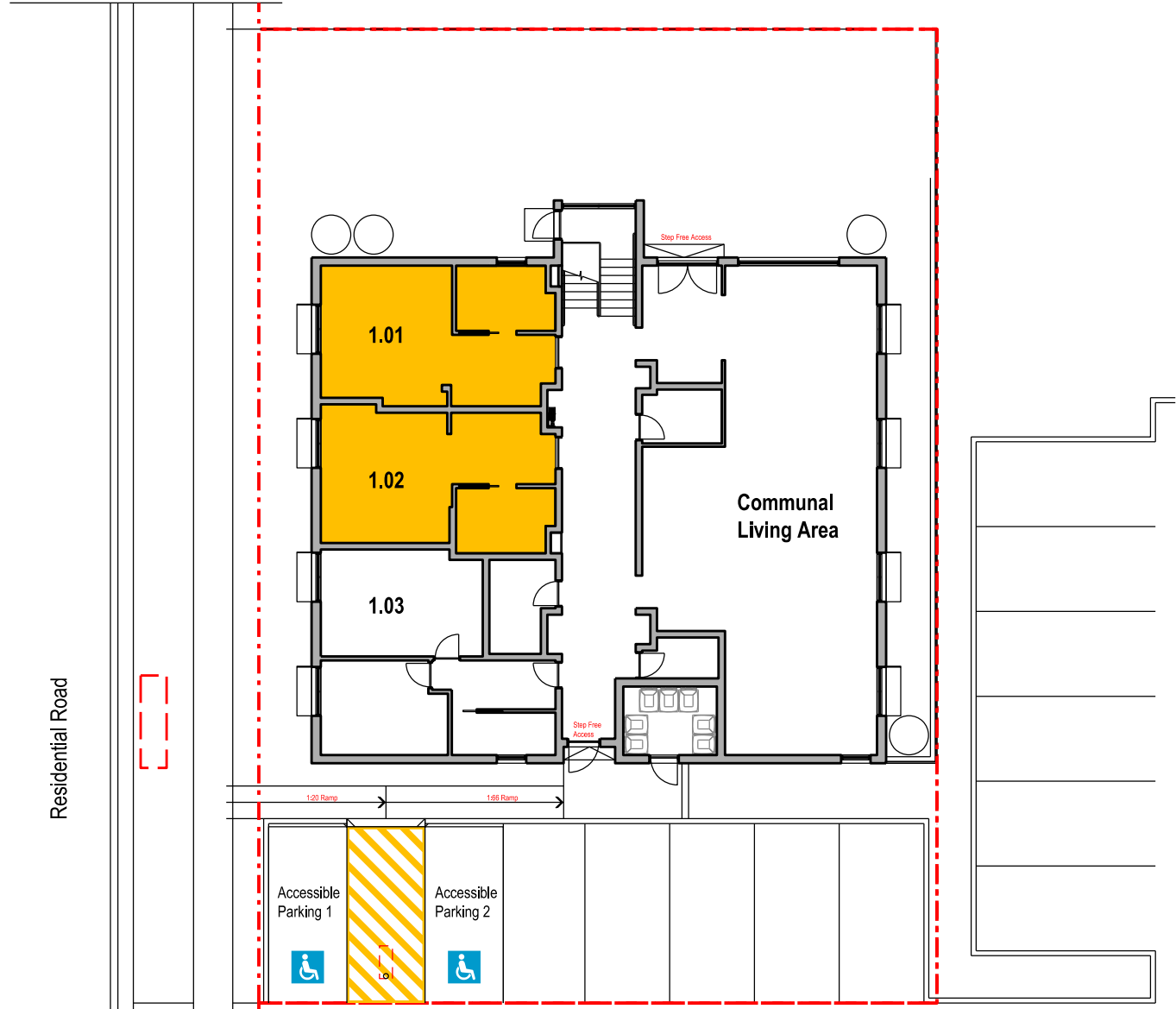
**Southern Cross  
 Housing**  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

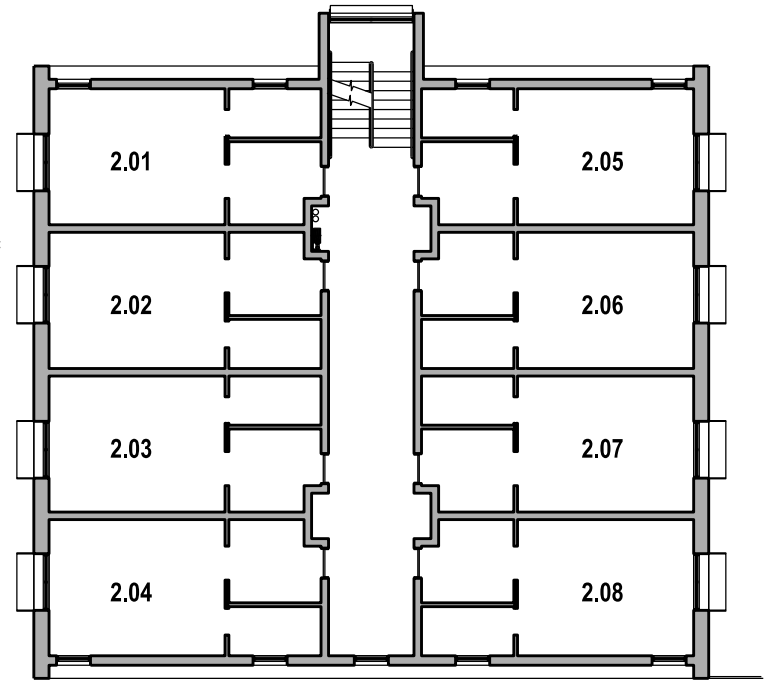
Drawing Title  
 Boarding House Precinct B - SSSA  
 Cross Ventilation Calculations

Date	15th June 2025
Drawn	DJD
Scale	1:200 @ A3
Job No.	SYB01
Dwg No.	BA174
Rev.	C

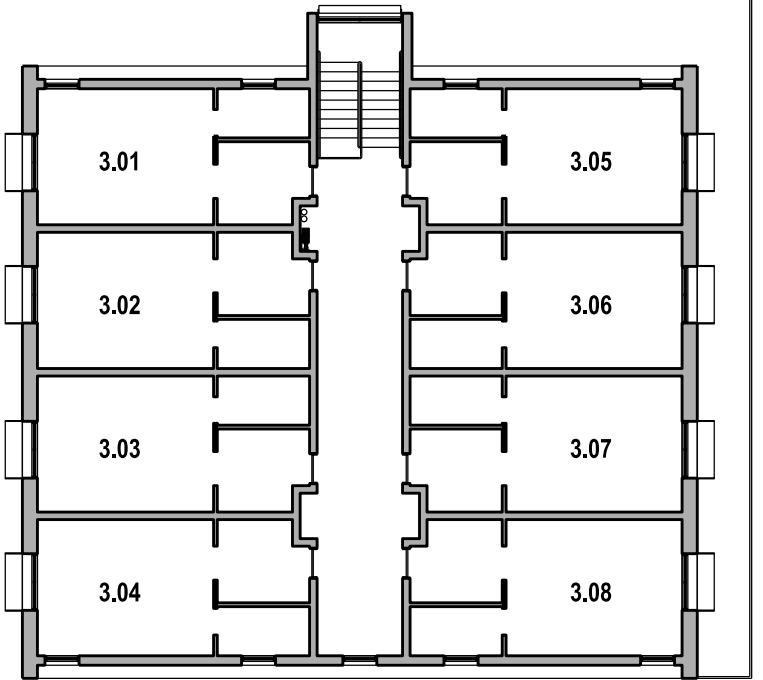
**Revision Notes**  
 Rev A : Coordination Issue  
 Rev B : SSSA Lodgement  
 Rev C : Revised SSSA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management



Ground (L1) Floor Plan



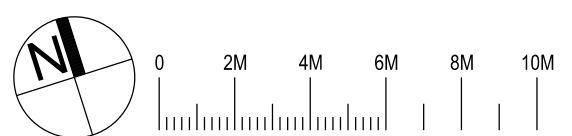
Level 2 Plan



Level 3 Plan

**Boarding House Site B  
 DDA Room Calculations**

Total Units	19
DDA Complaint Rooms (Compliance with AS1428.1)	2 (10.5%)



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  
 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  
 W. www.eg.com.au



**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Boarding House Precinct B - SSSA  
 DDA Boarding Rooms

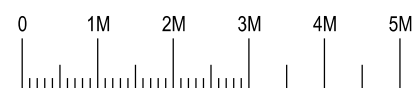
Date	15th June 2025
Drawn	DJD
Scale	1:200 @ A3
Job No.	SYB01
Dwg No.	BA176
Rev.	C

# Windows

FFL					
Window No	BW01	BW02	BW03	BW04	
Type	Fixed & Awning	Double Hung	Double Sliding door	French Doors	
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	
Glazing	Single	Single Frosted	Single	Single	
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	
Locks	Yes	Yes	Yes	Yes	
Quantity	4	2	1	4	
Shading	450mm Eyebrow Shroud	-	600mm Horizontal Awning	450mm Eyebrow Shroud	
					FFL Landing FFL Landing
					3100 3100
Window No	BW05	BW06	BW07	BW08	BW09 (Stairwell Glazing)
Type	Double Hung	Fixed & Awning	Double Hung	Double Hung	Fixed with Awning
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single	Single	Single	Single Frosted	Single
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat
Locks	Yes	Yes	Yes	Yes	Yes
Quantity	2	16	8	8	1
Shading	-	450mm Full Surround Shroud	450 Shroud	450 Shroud	Fixed Horizontal Louvres

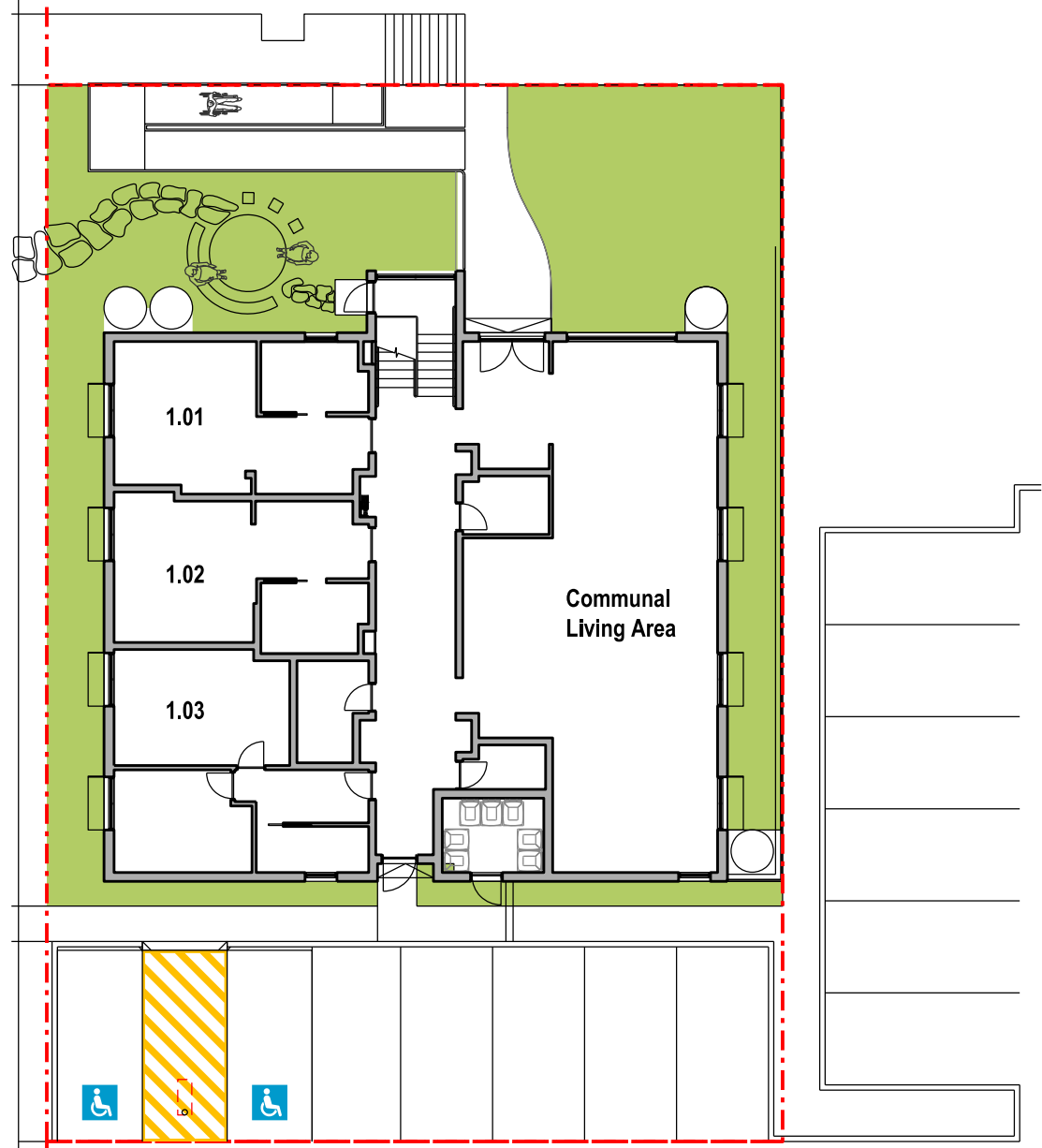
# Unit Doors

FFL						
Door No	KDE1	KDE2	KD01	KD02	KD03	KD04
Type	Unit Entry Door	Unit Entry Door Adaptable	Egress Door	Main Entry French Door	Secondary Entry Glazed Door	Waste Room Door
Frame	FR Steel Frame	FR Steel Frame	FR Steel Frame	Improved Aluminium	Improved Aluminium	Solid Core Timber Exterior Grade
Glazing	-	-	-	Single	Single	-
Finish	White	White	Black Powdercoat Frame	Black Powdercoat Frame	Black Powdercoat Frame	Black Powdercoat Frame / Black painted door leaf
Locks	Entry Lockset & Deadbolt	Entry Lockset & Deadbolt	Self Closing External Locking	Self Closing Intercom & NFID	Self Closing & NFID	Self Closing & NFID
Quantity	10 RH / 10 LH	2 LH	1 RH	1	1	1
Shading	Internal	Internal	-	600mm Horizontal Awning	500mm Building Overhang	-
Door	40mm Solid Core Fire	40mm Solid Core Fire	40mm Solid Core Fire	Glazed Aluminium	Glazed Aluminium	40mm Solid Core Fire

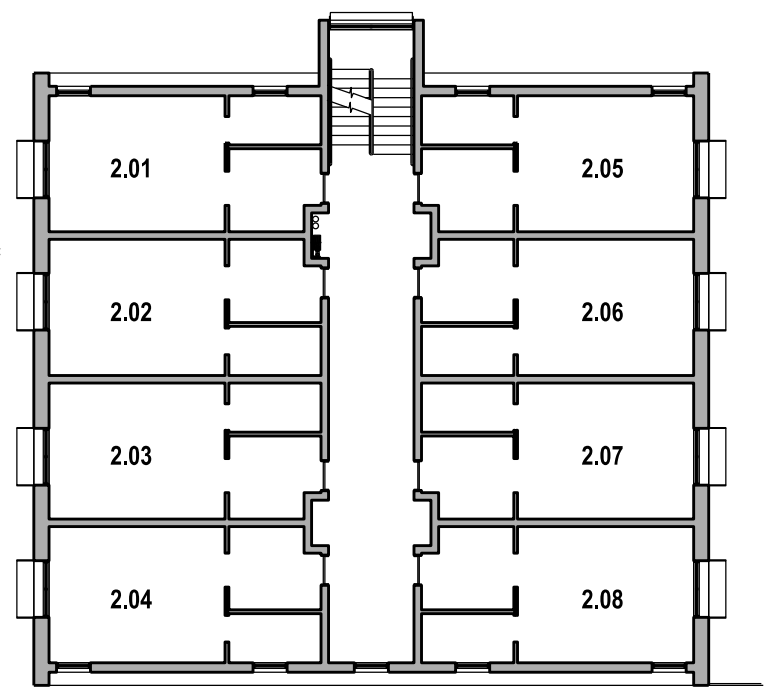


**Revision Notes**  
 Rev A : Coordination Issue  
 Rev B : SSDA Lodgement  
 Rev C : Revised SSDA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management

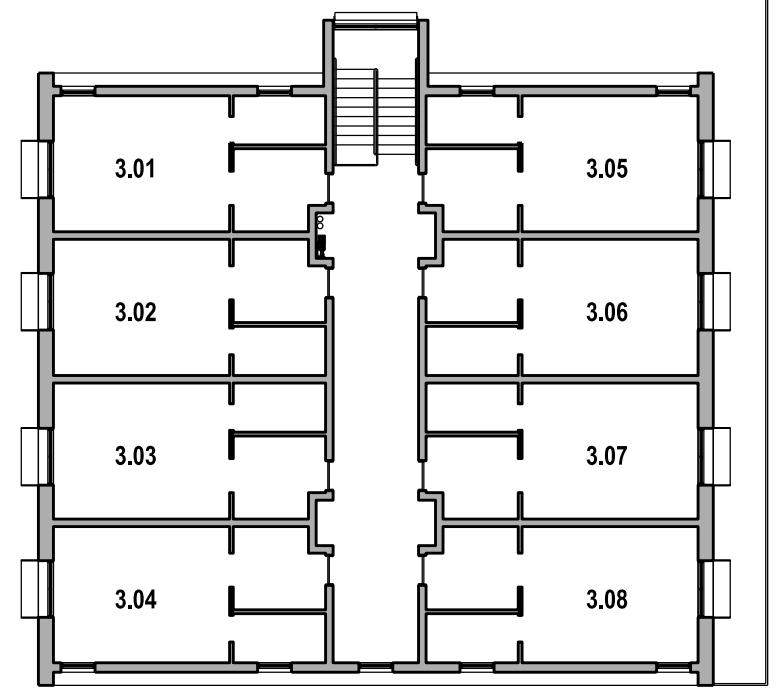
Residential Road



Ground (L1) Floor Plan



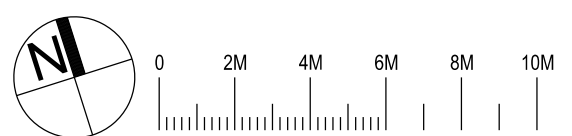
Level 2 Plan



Level 3 Plan

**Residential Site F  
 Communal Open Space Calculations**

Site Area	621m <sup>2</sup>
Communal Space	157m <sup>2</sup>
Percentage	25.3%
Compliance	>25%



Nominated Architect: David Dove  
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)  
 Registered Architect (NSW) No. 8922  
 Registered Architect (Vic) No. 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 Finner Place  
 Sydney, NSW  
 2000  
 Ph: (02) 9230 7100  
 W: www.eg.com.au



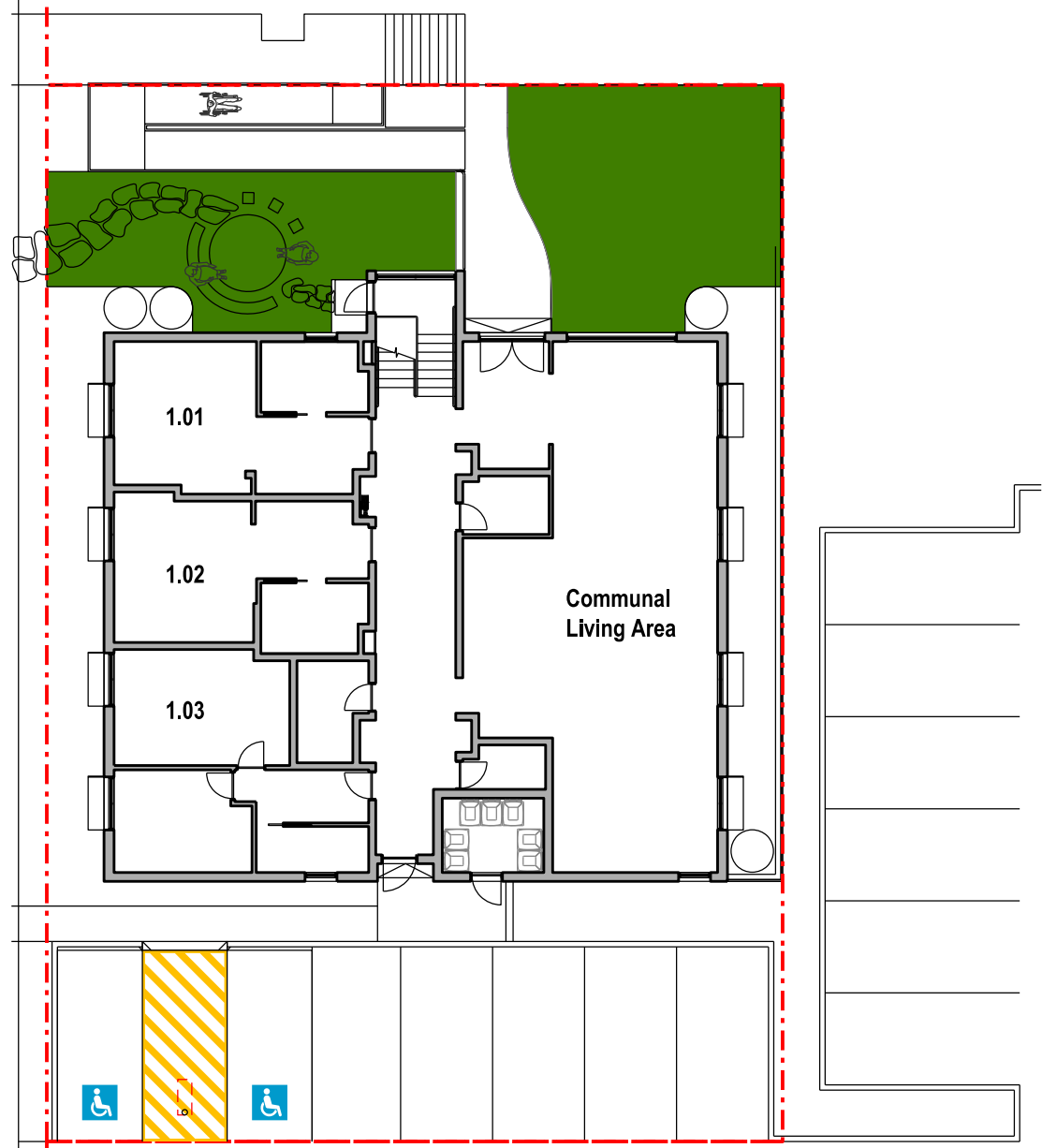
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Boarding House Precinct B - SSDA  
 Communal Open Space Calculations

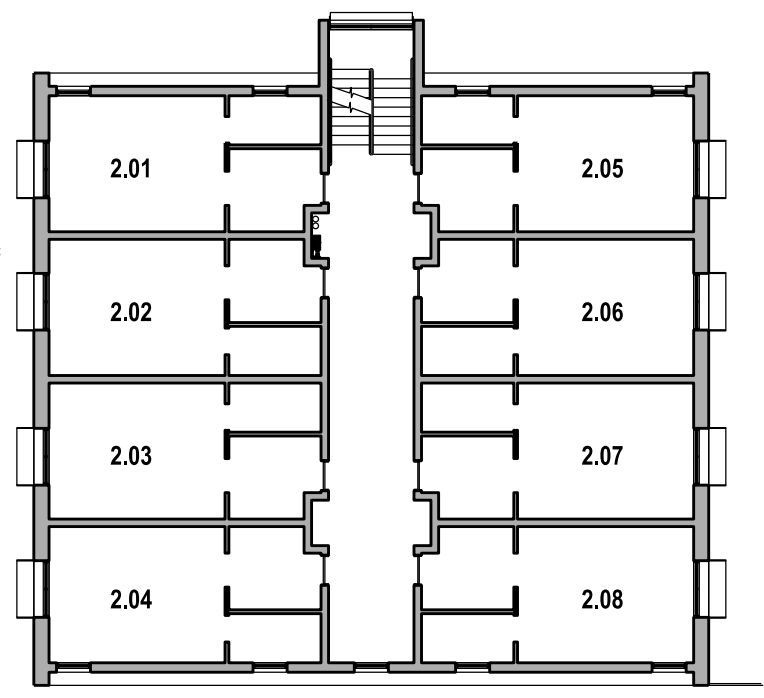
Date	15th June 2025
Drawn	DJD
Scale	1:200 @ A3
Job No.	SYB01
Dwg No.	BA185
Rev.	C

**Revision Notes**  
 Rev A : Coordination Issue  
 Rev B : SSDA Lodgement  
 Rev C : Revised SSDA reflecting comments:  
 Park Interface Coordination  
 Revised Parking as per SCC Comments  
 Slopes & Levels  
 Revised Waste Management

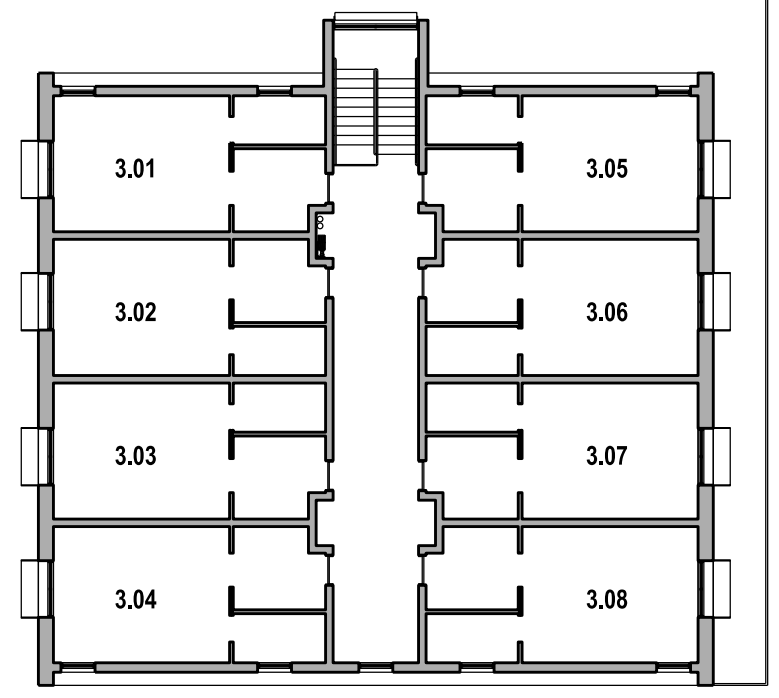
Residential Road



Ground (L1) Floor Plan



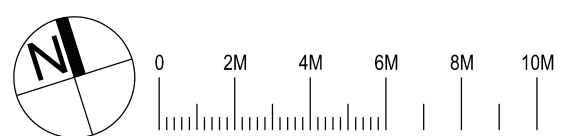
Level 2 Plan



Level 3 Plan

**Residential Site B  
 Communal Open Space Calculations**

Site Area	621m <sup>2</sup>
Deep Soil	87.9m <sup>2</sup>
Percentage	14.2%
Compliance	>7%



Nominated Architect: David Dove  
 BAArch (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 Philip Tower  
 11 Finner Place  
 Sydney, NSW  
 2000  
 Ph. (02) 9230 7100  
 W. www.eg.com.au



**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Boarding House Precinct B - SSDA  
 Deep Soil Planting Opportunity Calculations

Date	15th June 2025
Drawn	DJD
Scale	1:200 @ A3
Job No.	SYB01
Dwg No.	BA186
Rev.	C