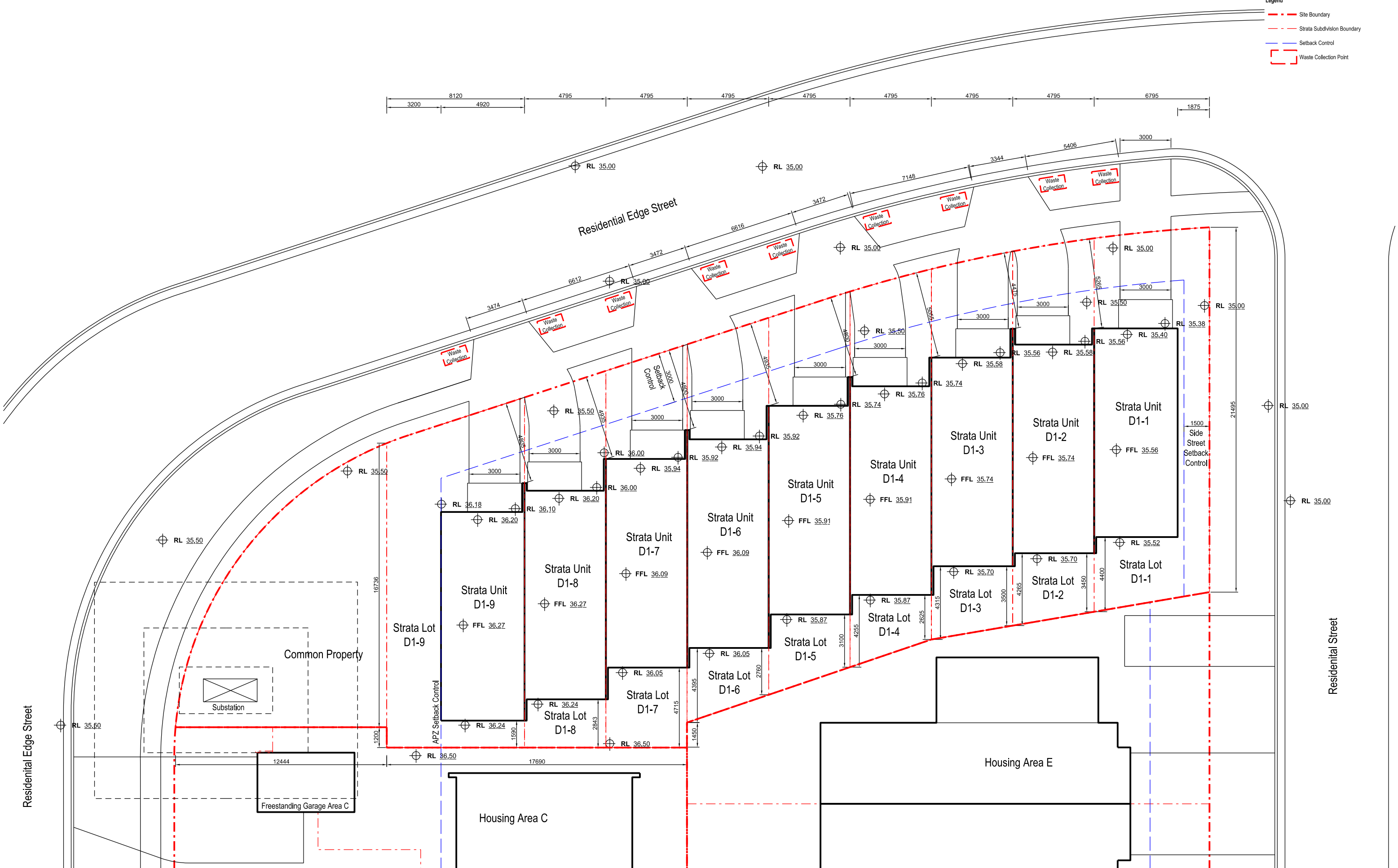
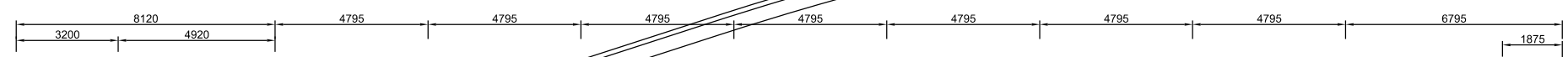
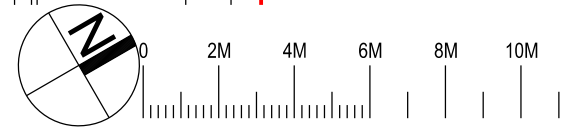


- Legend**
- - - Site Boundary
  - - - Strata Subdivision Boundary
  - - - Setback Control
  - Waste Collection Waste Collection Point



Residential Edge Street

Residential Street



Nominated Architect: David Dove  
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)  
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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Area D - SEDA  
 Site Plan

Date	22nd June 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	DA100 Rev. A

# Precinct D Specification

**Wall and roof frames**  
90mm metal frames to all walls, mid floors and roof.

**External Floors**  
Concrete slab on ground, R2.3 insulation + R1.0 slab edge insulation(except garage areas)

**Suspended timber floor between levels**  
No insulation required where habitable rooms are below  
R4.0 insulation where subfloors, open suspended floor and garage are below

**External Walls**  
Brick veneer: Internal plasterboard lining, 90mm metal stud with R2.7 bulk insulation, drainage channel, brick veneer  
External wall colours: Medium

**Intertency Walls**  
Masonry cavity 110mm brick, 40mm gap, 110mm brick, plasterboard finish

**Walls within dwellings**  
Plasterboard on studs, no insulation required between conditioned rooms  
R2.7 insulation between garage and habitable rooms, and roof space and habitable rooms (if applicable)  
Unit D1-9 R2.7 insulation to all ground floor internal walls.

**Glazing Doors/Windows**  
Window frame colour: dark

Application	U-Value	SHGC	D1-5	D1-6	D1-7	D1-8	D1-1	D1-2	D1-3	D1-4	Glass	D1-9	SHGC	Glass
Units											DG			DG
Sliding Door	3.45	0.43	2.95	0.30							DG	2.46	0.47	DG
Awning	3.48	0.43	3.39	0.38							DG	2.47	0.44	DG
Louvre	4.30	0.57	4.29	0.47							SG	4.29	0.47	SG
Double Hung	3.47	0.45	2.99	0.30							DG	2.49	0.46	DG
Casement	3.46	0.46	2.95	0.30							DG	2.48	0.47	DG

**Window restrictors**  
Window restrictors are modelled in the first-floor bedrooms to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

Given values are AFRC total window system values (glass and frame)

**Roof**  
Pitched roof: Metal roof with R1.3 anticon blanket  
Natural ventilation to all pitched roof

External roof colour: medium

**Ceilings**  
Plasterboard ceiling with R6.0 insulation (minimum 215mm cavity space).  
Where attic roof or balcony is above, the insulation must extend to the external wall (R3.0 default 450mm from walls as per tech notes), default thermal bridging modelled

Plasterboard ceiling with R4.0 (minimum 215mm cavity space) insulation where skillion roof is above.

R6.0 insulation above garage.

**Ceiling Penetrations**  
Sealed and insulated LED downlights, maximum one every 4.0m, modelled as per tech notes.

**Floor coverings**  
Carpet to bedrooms and upstairs hallways, tiles elsewhere

**BASIX Water Commitments**  
Fixtures  
Install showerheads minimum rating of 4 stars-High flow (>6.0 and ≤ 7.5 Litres/min)  
Install toilet flushing system with a minimum rating of 4 stars in each toilet  
Install tap with minimum rating of 5 stars in the kitchen  
Install taps with minimum rating of 5 stars in each bathroom

**Alternative Water**  
Install individual rainwater tanks, minimum 2,000L capacity collected from min. 50 to 100m² roof area (site dependant). Tanks connected to at least one outdoor tap and toilets

BASIX Energy Commitments

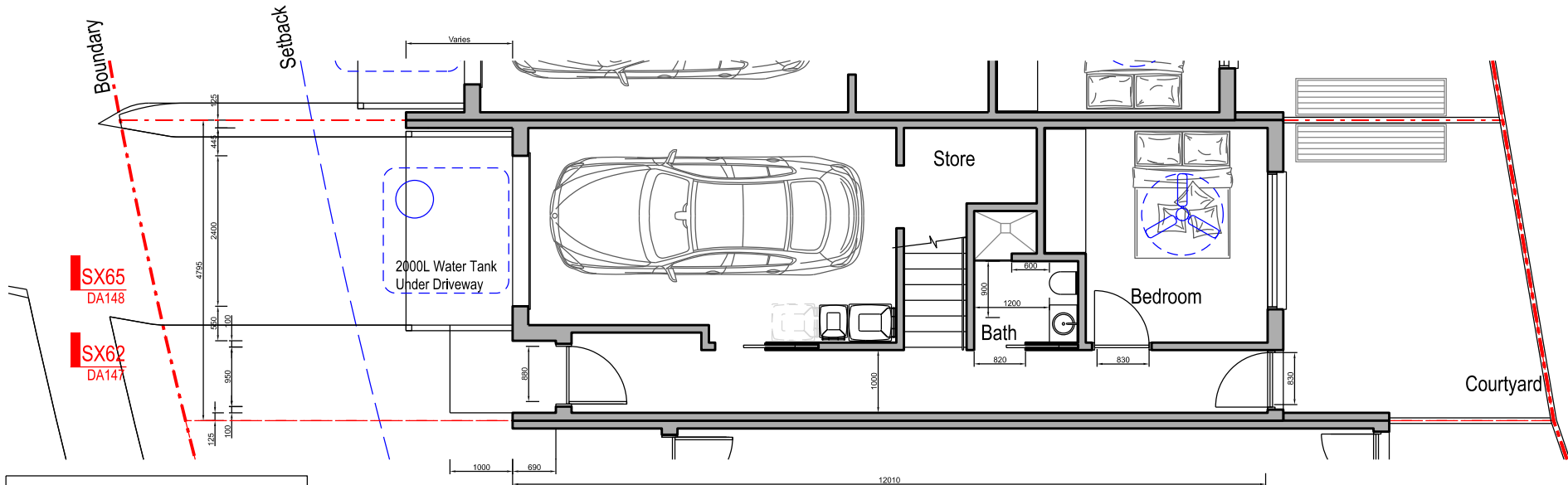
**Hot water system**  
Electric heat pump 26 to 30 STCs

**Cooling system**  
1 phase air-conditioning to living areas and bedrooms: EER 3.0-3.5

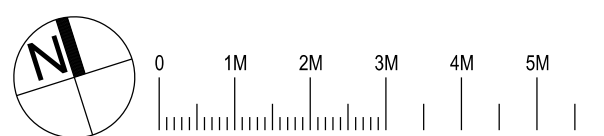
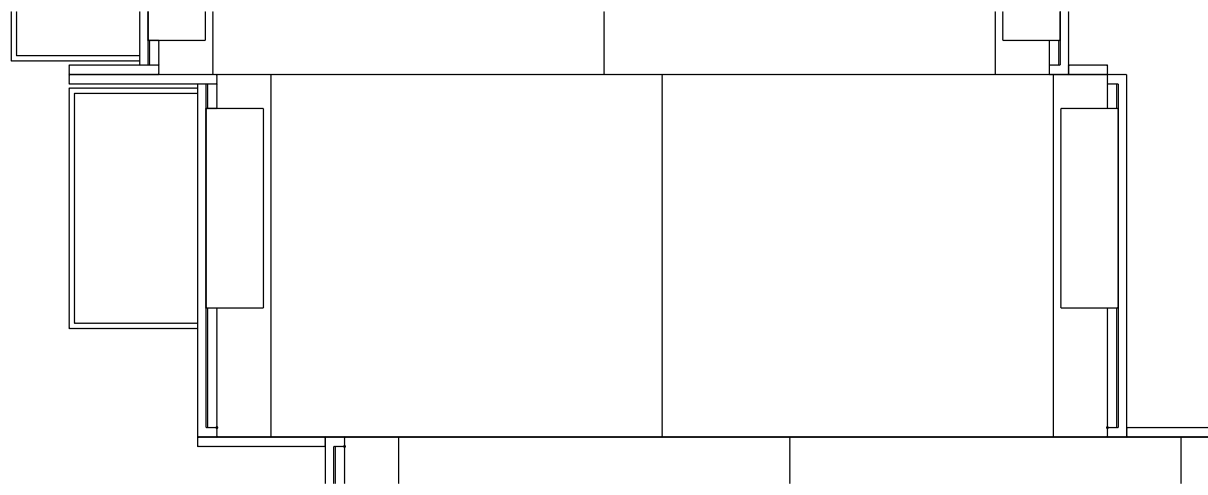
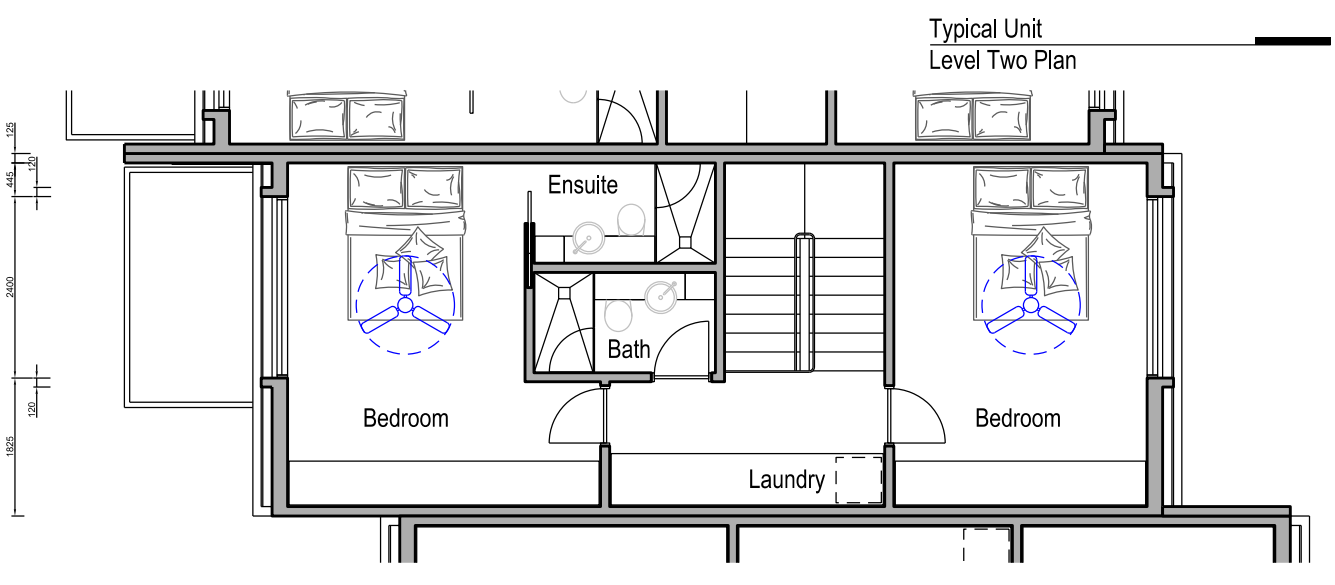
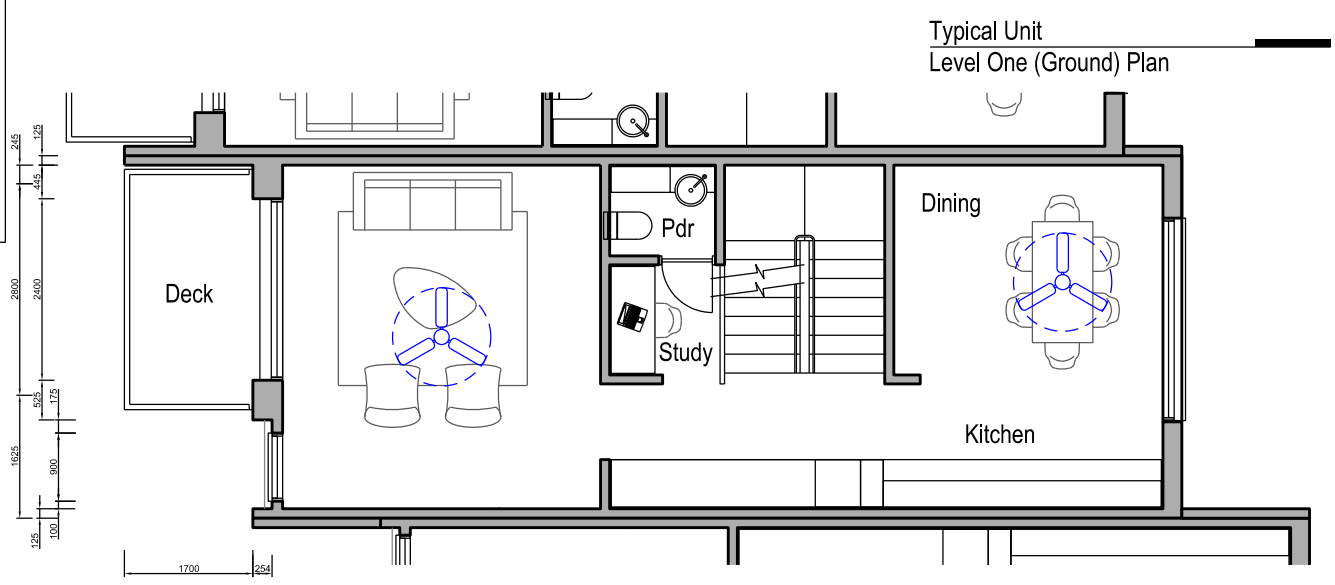
**Heating system**  
1-phase air-conditioning to living areas and bedrooms: EER 3.5-4.0

**Ventilation**  
1300 diameter ceiling fan to each bedroom and living area.  
Weather seals and draft protection to all external windows and doors  
Dampers to all exhaust fans  
Bathrooms individual fan, externally ducted connected to light, timer off  
Kitchen individual fan, externally ducted manual on/off switch  
Laundry room individual fan, externally ducted manual on/off switch

**Other**  
Induction cooktop, electric oven  
Outdoor clothes drying line



- Livable Housing Silver**
- 1. Step Free Entry Complies
  - 2. Entry Min 850 clear Complies
  - 3. Internal Doors 820 clear Passages to Door 1000 Complies
  - 4. Toilet width 900mm clearance 1200mm Complies
  - 5. Hobless Shower Complies
  - 6. Bath wall reinforcement Can Comply (at CC)
  - 7. Handrail to Stair Complies



Nominated Architect: David Dove  
 SPARC DEVELOPMENT  
 EG Funds Management  
 Southern Cross Housing  
 BUILDING COMMUNITY FUTURES

**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Site D - SSSA  
 Typical Unit Plans

Date	22nd June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	DA140
Rev.	E		

# Precinct D Specification

## Wall and roof frames

90mm metal frames to all walls, mid floors and roof.

## External Floors

Concrete slab on ground, R2.3 insulation + R1.0 slab edge insulation(except garage areas)

## Suspended timber floor between levels

No insulation required where habitable rooms are below  
R4.0 insulation where subfloors, open suspended floor and garage are below

## External Walls

Brick veneer: Internal plasterboard lining, 90mm metal stud with R2.7 bulk insulation, drainage channel, brick veneer

External wall colours: Medium

## Intertency Walls

Masonry cavity 110mm brick, 40mm gap, 110mm brick, plasterboard finish

## Walls within dwellings

Plasterboard on studs, no insulation required between conditioned rooms  
R2.7 insulation between garage and habitable rooms, and roof space and habitable rooms (if applicable)  
Unit D1-3 R2.7 insulation to all ground floor internal walls.

## Glazing Doors/Windows

Units	D1-5, D1-6, D1-7, D1-8	D1-1, D1-2, D1-3, D1-4	Glass	D1-9	SHGC	Glass		
Application	U-Value	SHGC	U-Value	SHGC	U-Value	SHGC		
Sliding Door	3.45	0.43	2.95	0.30	DG	2.46	0.47	DG
Awning	3.48	0.43	3.39	0.38	DG	2.47	0.44	DG
Louvre	4.30	0.57	4.29	0.47	SG	4.29	0.47	SG
Double Hung	3.47	0.45	2.99	0.30	DG	2.49	0.46	DG
Casement	3.46	0.46	2.95	0.30	DG	2.48	0.47	DG

## Window restrictors

Window restrictors are modelled in the first-floor bedrooms to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

Given values are AFRC total window system values (glass and frame)

## Roof

Pitched roof: Metal roof with R1.3 anticon blanket

Natural ventilation to all pitched roof

External roof colour: medium

## Ceilings

Plasterboard ceiling with R6.0 insulation (minimum 215mm cavity space).

Where attic roof or balcony is above, the insulation must extend to the external wall (R3.0 default 450mm from walls as per tech notes), default thermal bridging modelled

Plasterboard ceiling with R4.0 (minimum 215mm cavity space) insulation where skillion roof is above.

R6.0 insulation above garage.

## Ceiling Penetrations

Sealed and insulated LED downlights, maximum one every 4.0m, modelled as per tech notes.

## Floor coverings

Carpet to bedrooms and upstairs hallways, tiles elsewhere

## BASIX Water Commitments

Fixtures

Install showerheads minimum rating of 4 stars-High flow (>6.0 and <= 7.5 Litres/min)

Install toilet flushing system with a minimum rating of 4 stars in each toilet

Install tap with minimum rating of 5 stars in the kitchen

Install taps with minimum rating of 5 stars in each bathroom

## Alternative Water

Install individual rainwater tanks, minimum 2,000L capacity collected from min. 50 to 100m<sup>2</sup> roof area (site dependant). Tanks connected to at least one outdoor tap and toilets

## BASIX Energy Commitments

### Hot water system

Electric heat pump 26 to 30 STCs

### Cooling system

1 phase air-conditioning to living areas and bedrooms: EER 3.0-3.5

### Heating system

1-phase air-conditioning to living areas and bedrooms: EER 3.5-4.0

### Ventilation

1300 diameter ceiling fan to each bedroom and living area.

Weather seals and draft protection to all external windows and doors

Dampers to all exhaust fans

Bathrooms individual fan, externally ducted connected to light, timer off

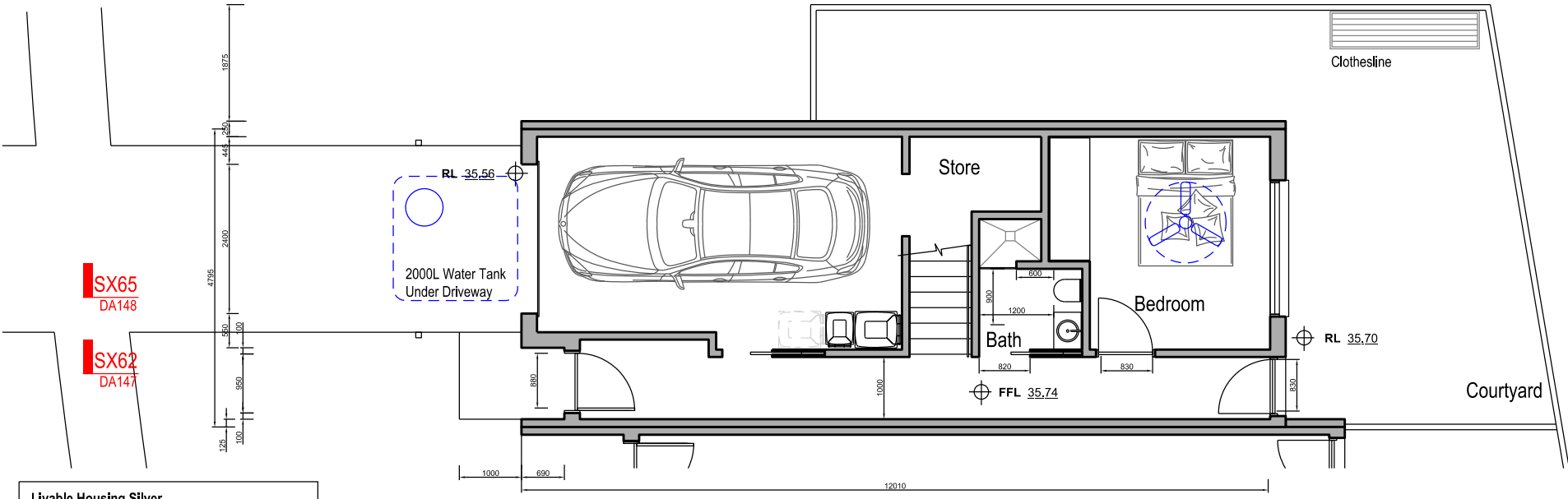
Kitchen individual fan, externally ducted manual on/off switch

Laundry room individual fan, externally ducted manual on/off switch

### Other

Induction cooktop, electric oven

Outdoor clothes drying line



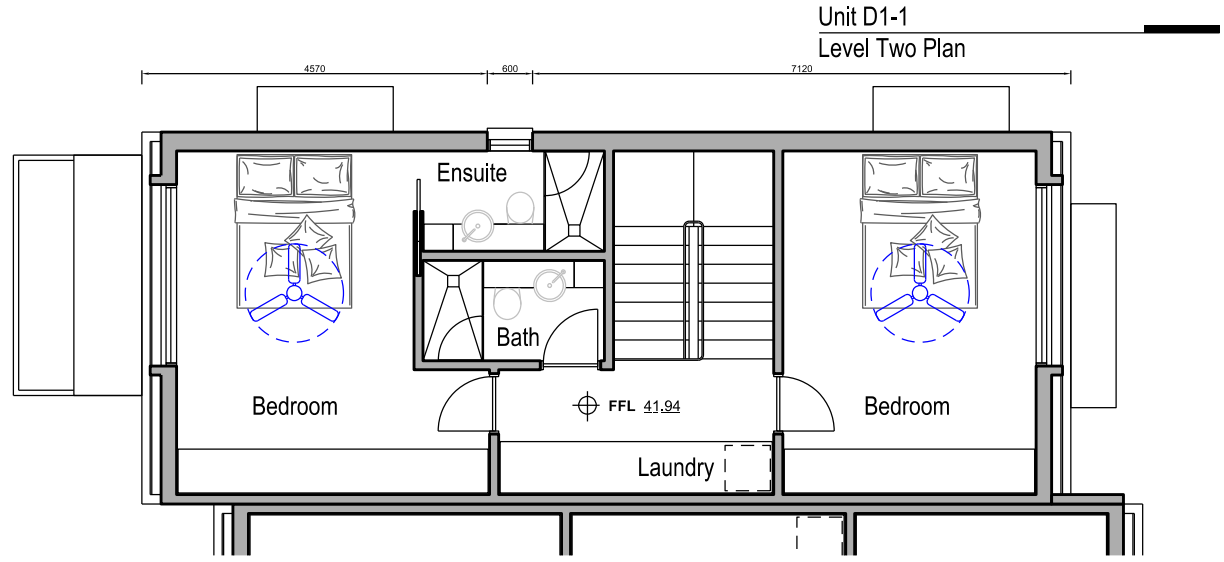
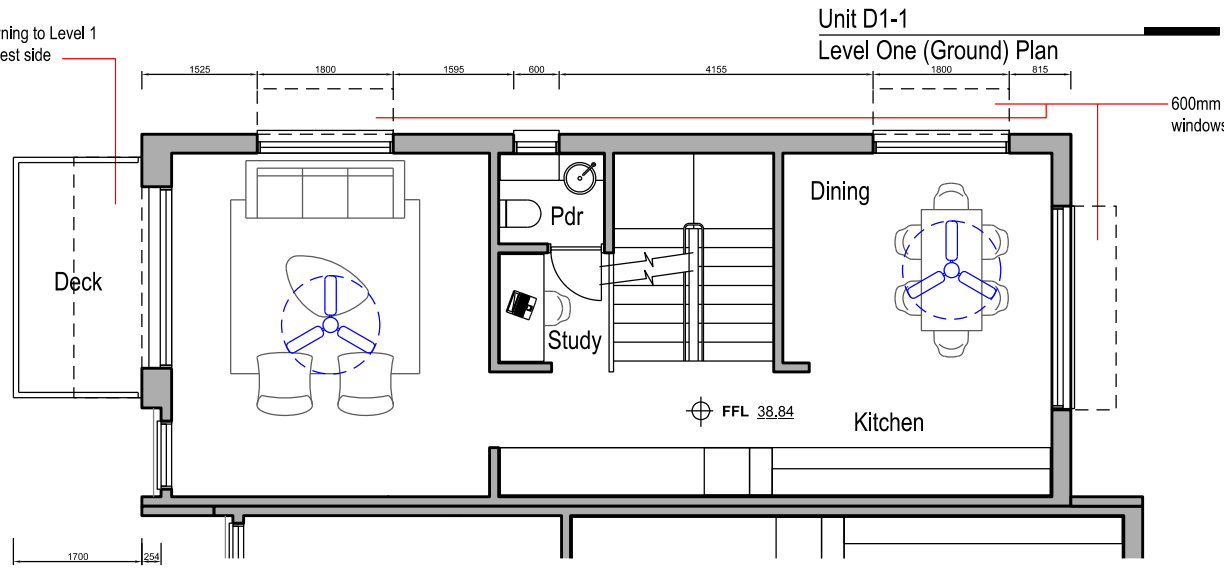
- Livable Housing Silver**
- 1. Step Free Entry Complies
  - 2. Entry Min 850 clear Complies
  - 3. Internal Doors 820 clear Passages to Door 1000 Complies
  - 4. Toilet width 900mm clearance 1200mm Complies
  - 5. Hobless Shower Complies
  - 6. Bath wall reinforcement Can Comply (at CC)
  - 7. Handrail to Stair Complies

SX65 DA148  
SX62 DA147

SX65 DA148  
SX62 DA147

SX65 DA148  
SX62 DA147

SX65 DA148  
SX62 DA147

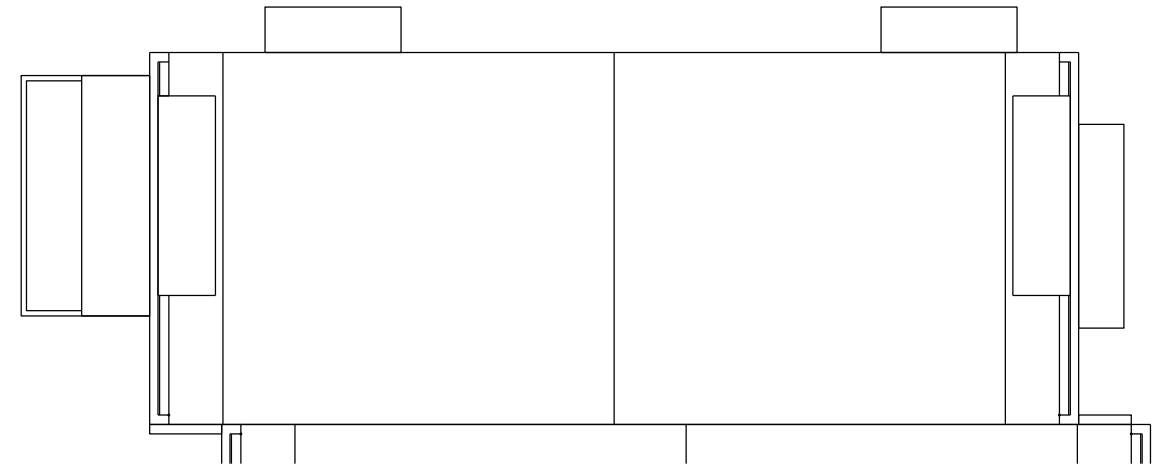


Unit D1-1 Level Three Plan

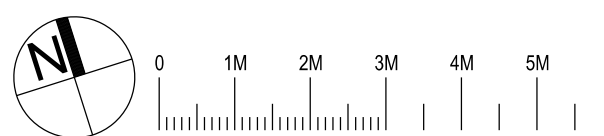
SX65 DA148  
SX62 DA147

SX65 DA148  
SX62 DA147

SX65 DA148  
SX62 DA147



Unit D1-1 Roof Plan



Nominated Architect: David Dove  
Registered Architect (NSW) No. 8922  
Registered Architect (Vic) 19113  
Licensed Building Contractor (NSW) 253780C  
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**EG**

**Southern Cross Housing**  
BUILDING COMMUNITY FUTURES

**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
Housing Site D - SSSA  
Unit D1-1 Plans

Date	22nd June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	DA141 Rev. E

# Precinct D Specification

**Wall and roof frames**  
90mm metal frames to all walls, mid floors and roof.

**External Floors**  
Concrete slab on ground, R2.3 insulation + R1.0 slab edge insulation(except garage areas)

**Suspended timber floor between levels**  
No insulation required where habitable rooms are below  
R4.0 insulation where subfloors, open suspended floor and garage are below

**External Walls**  
Brick veneer: Internal plasterboard lining, 90mm metal stud with R2.7 bulk insulation, drainage channel, brick veneer

External wall colours: Medium

**Intertency Walls**  
Masonry cavity 110mm brick, 40mm gap, 110mm brick, plasterboard finish

**Walls within dwellings**  
Plasterboard on studs, no insulation required between conditioned rooms  
R2.7 insulation between garage and habitable rooms, and roof space and habitable rooms (if applicable)  
Unit D1-9 R2.7 insulation to all ground floor internal walls.

**Glazing Doors/Windows**  
Window frame colour: dark

Units	D1-5, D1-6, D1-7, D1-8	D1-1, D1-2, D1-3, D1-4	D1-9	Glass	SHGC	Glass		
Application	U-Value	SHGC	U-Value	SHGC	U-Value	SHGC		
Sliding Door	3.45	0.43	2.95	0.30	DG	2.46	0.47	DG
Awning	3.48	0.43	3.39	0.38	DG	2.47	0.44	DG
Louvre	4.30	0.57	4.29	0.47	SG	4.29	0.47	SG
Double Hung	3.47	0.45	2.99	0.30	DG	2.49	0.46	DG
Casement	3.46	0.46	2.95	0.30	DG	2.48	0.47	DG

**Window restrictors**  
Window restrictors are modelled in the first-floor bedrooms to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

Given values are AFRC total window system values (glass and frame)

**Roof**  
Pitched roof: Metal roof with R1.3 anticon blanket  
Natural ventilation to all pitched roof

External roof colour: medium

**Ceilings**  
Plasterboard ceiling with R6.0 insulation (minimum 215mm cavity space).  
Where attic roof or balcony is above, the insulation must extend to the external wall (R3.0 default 450mm from walls as per tech notes), default thermal bridging modelled

Plasterboard ceiling with R4.0 (minimum 215mm cavity space) insulation where skillion roof is above.

R6.0 insulation above garage.

**Ceiling Penetrations**  
Sealed and insulated LED downlights, maximum one every 4.0m, modelled as per tech notes.

**Floor coverings**  
Carpet to bedrooms and upstairs hallways, tiles elsewhere

**BASIX Water Commitments**  
Fixtures  
Install showerheads minimum rating of 4 stars-High flow (>6.0 and <= 7.5 Litres/min)  
Install toilet flushing system with a minimum rating of 4 stars in each toilet  
Install tap with minimum rating of 5 stars in the kitchen  
Install taps with minimum rating of 5 stars in each bathroom

**Alternative Water**  
Install individual rainwater tanks, minimum 2,000L capacity collected from min. 50 to 100m<sup>2</sup> roof area (site dependant). Tanks connected to at least one outdoor tap and toilets

BASIX Energy Commitments

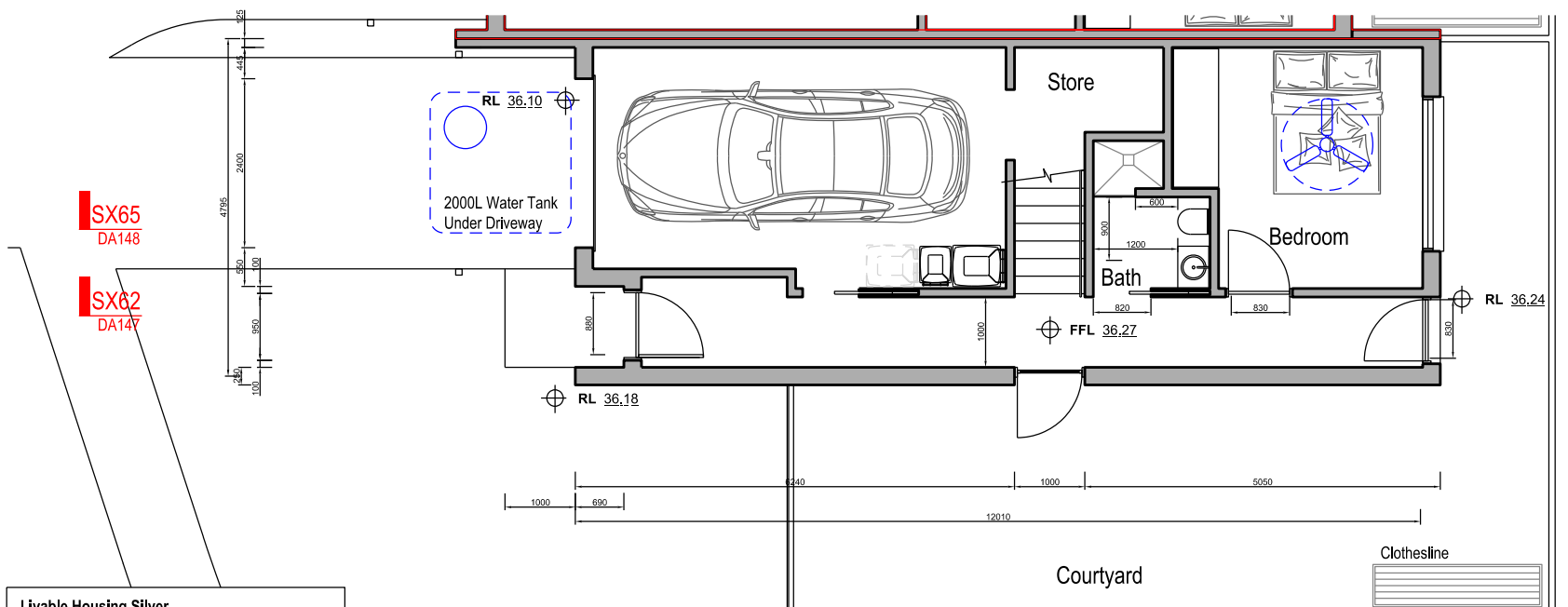
**Hot water system**  
Electric heat pump 26 to 30 STCs

**Cooling system**  
1 phase air-conditioning to living areas and bedrooms: EER 3.0-3.5

**Heating system**  
1-phase air-conditioning to living areas and bedrooms: EER 3.5-4.0

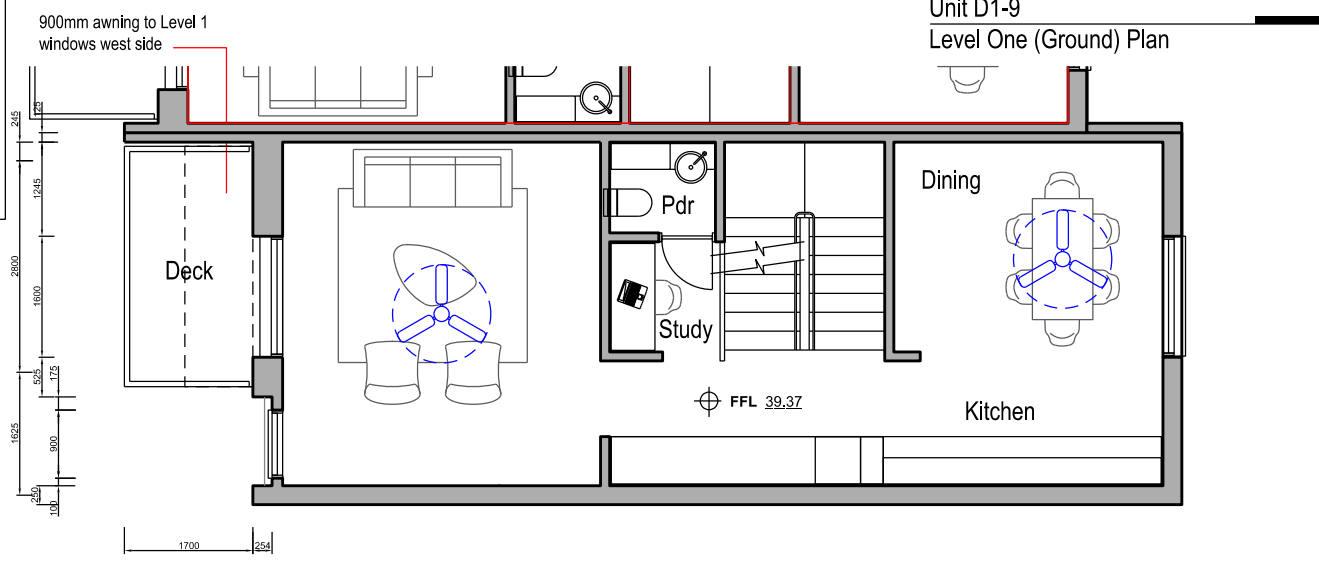
**Ventilation**  
1300 diameter ceiling fan to each bedroom and living area.  
Weather seals and draft protection to all external windows and doors  
Dampers to all exhaust fans  
Bathrooms individual fan, externally ducted connected to light, timer off  
Kitchen individual fan, externally ducted manual on/off switch  
Laundry room individual fan, externally ducted manual on/off switch

**Other**  
Induction cooktop, electric oven  
Outdoor clothes drying line

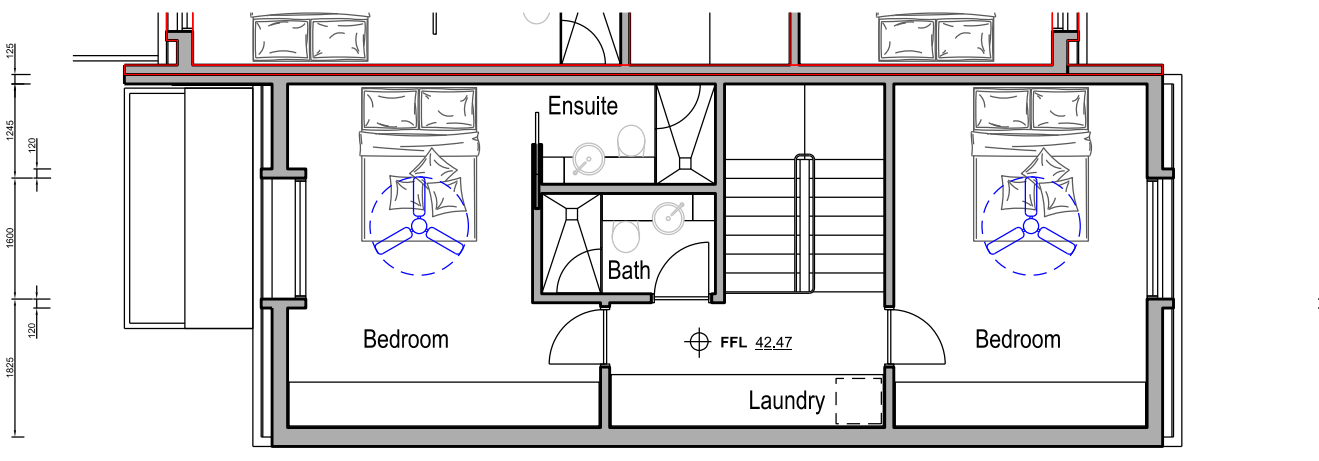


Unit D1-9  
Level One (Ground) Plan

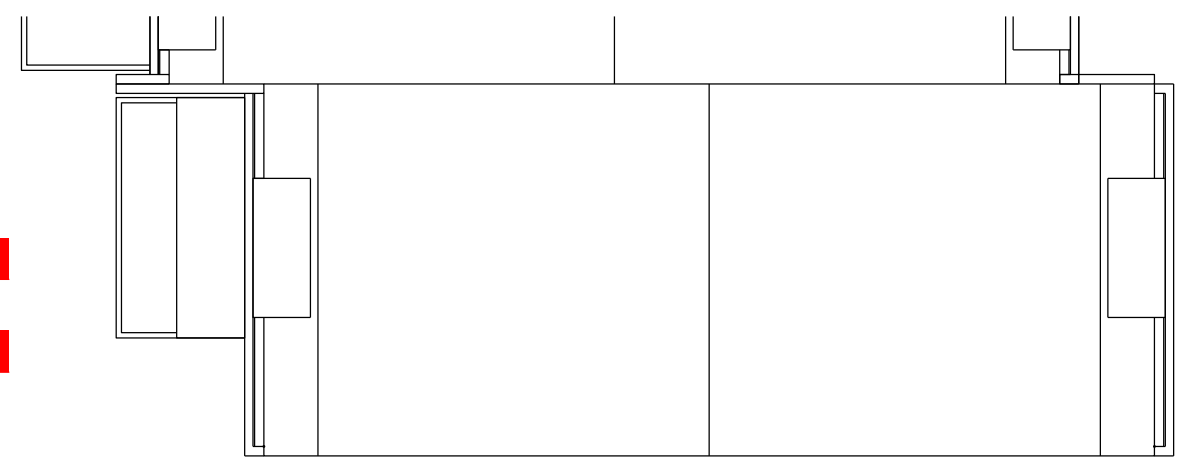
- Livable Housing Silver**
- 1. Step Free Entry
  - 2. Entry Min 850 clear
  - 3. Internal Doors 820 clear
  - 4. Toilet width 900mm
  - 5. Hobless Shower
  - 6. Bath wall reinforcement
  - 7. Handrail to Stair
- Complies  
Complies  
Complies  
Complies  
Complies  
Can Comply (at CC)  
Complies



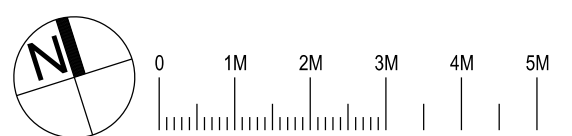
Unit D1-9  
Level Two Plan



Unit D1-9  
Level Three Plan



Unit D1-9  
Roof Plan



Nominated Architect: David Dove  
BArch (Hons), AsaDipAppSci (Arch), Cert IV (Building)  
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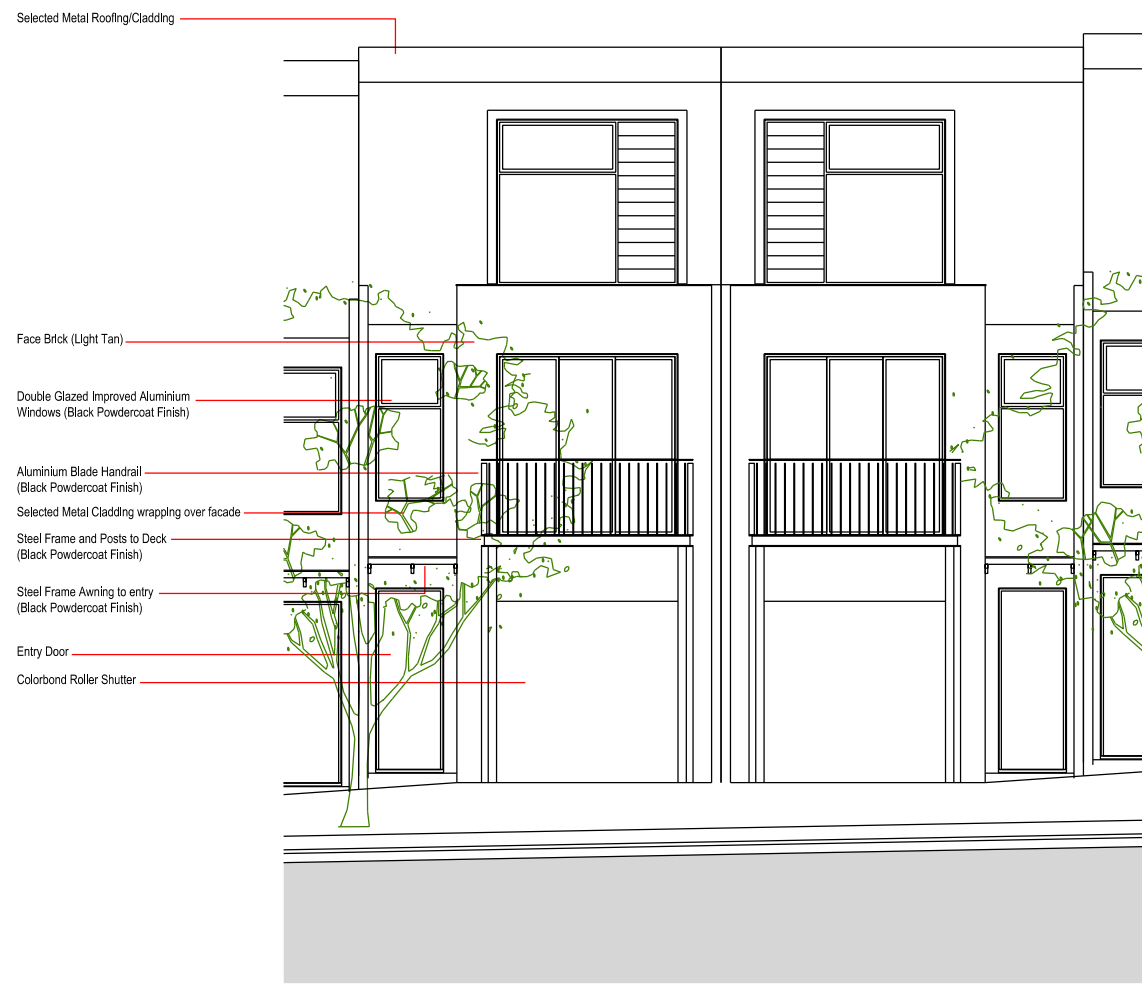
**SPARC DEVELOPMENT**



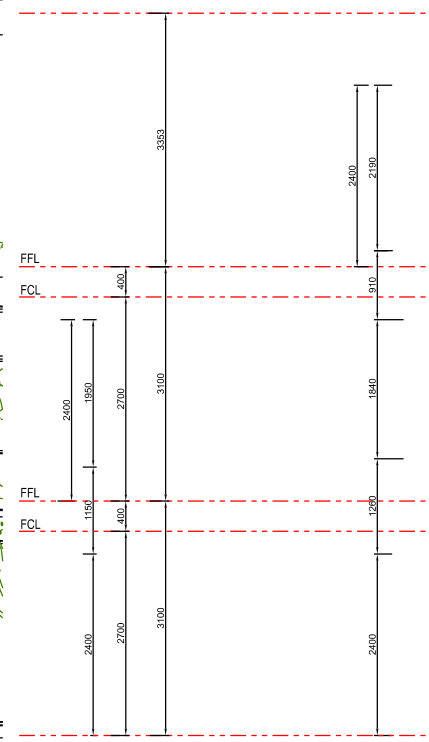
**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
Housing Site D - SSSA  
Unit D1-9 Plans

Date	22nd June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	DA142
		Rev.	E



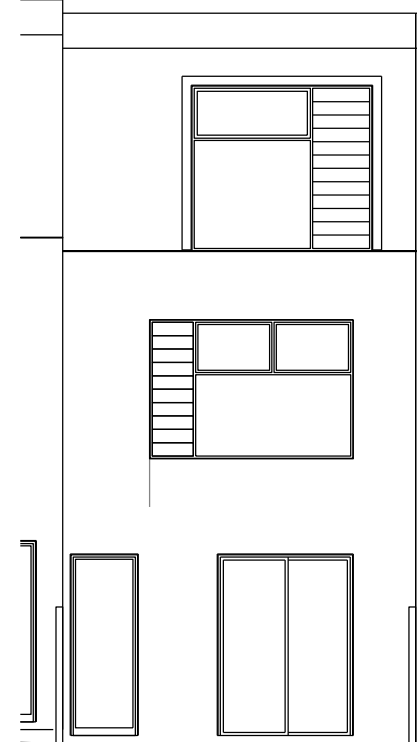
- Selected Metal Roofing/Cladding
- Face Brick (Light Tan)
- Double Glazed Improved Aluminium Windows (Black Powdercoat Finish)
- Aluminium Blade Handrail (Black Powdercoat Finish)
- Selected Metal Cladding wrapping over facade
- Steel Frame and Posts to Deck (Black Powdercoat Finish)
- Steel Frame Awning to entry (Black Powdercoat Finish)
- Entry Door
- Colorbond Roller Shutter



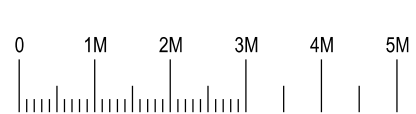
Typical Unit  
West (Street) Elevation



- Selected Metal Roofing/Cladding
- Face Brick (Light Tan)
- Double Glazed Improved Aluminium Windows (Black Powdercoat Finish)



Typical Unit  
East (Rear) Elevation



Nominated Architect: David Dove  
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 Registered Architect (Vic) No. 10813  
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**The Yards**  
 Moss Vale Road, Bomaderry

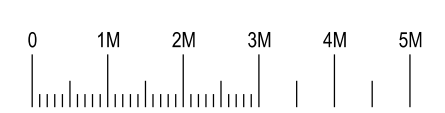
Drawing Title  
 Housing Site D - SSSA  
 Typical Unit West & East Elevations

Drawn	DJD	Date	25th July 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	DA143	Rev.	D





Unit Type One  
South (Side Street) Elevation



Nominated Architect: David Dove  
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 Registered Architect (NSW) No. 8922  
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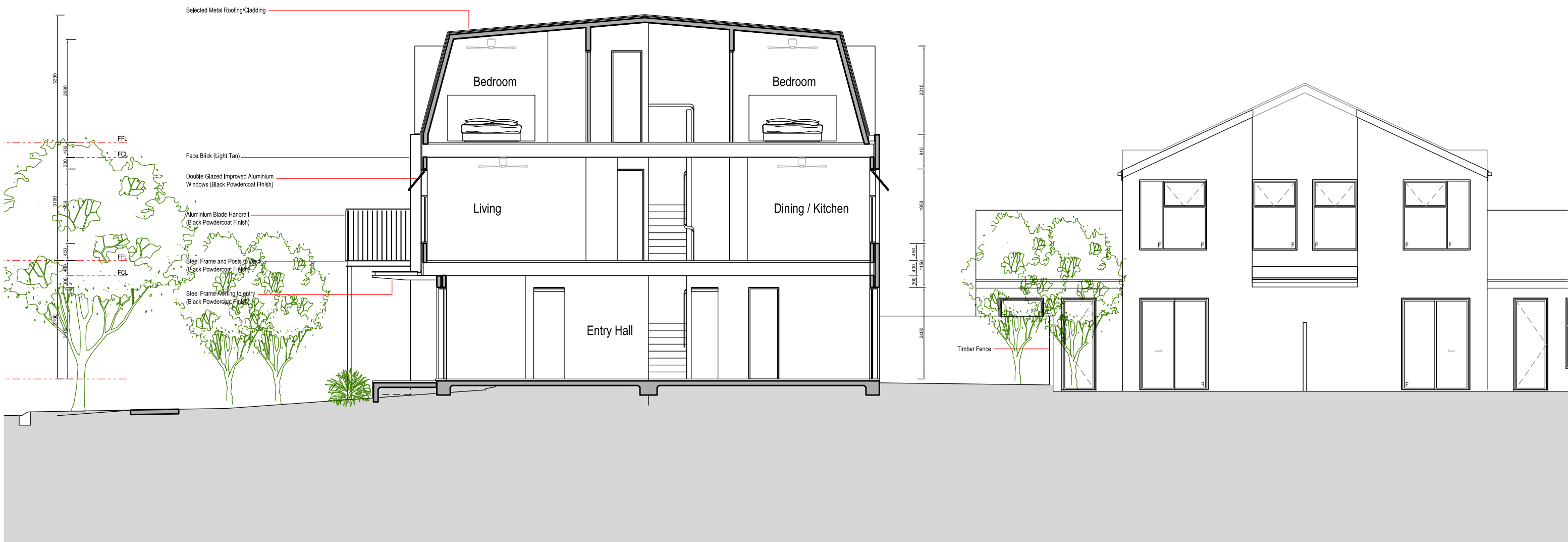
EG Funds Management  
 Level 21  
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 Sydney, NSW  
 2000  
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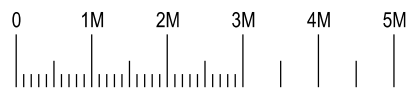
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Site D - SSSA  
 South (Street) Elevation

Drawn	DJD	Date	22nd June 2025
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	DA146	Rev.	C



Unit D Corridor Section  
Indicative Section (62)



Nominated Architect: David Dove  
BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)  
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Registered Architect (Vic) 19913  
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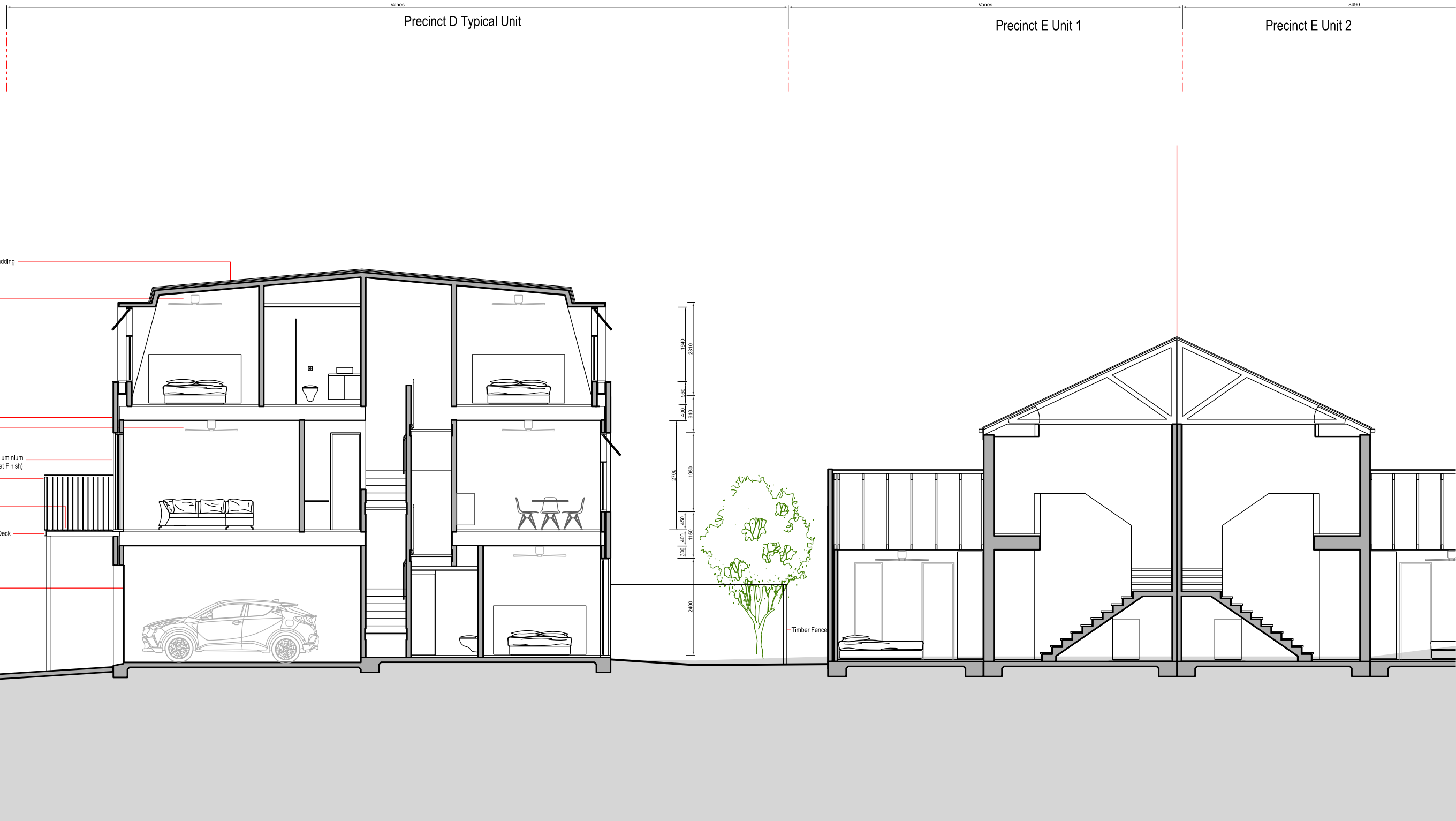
EG Funds Management  
Level 21  
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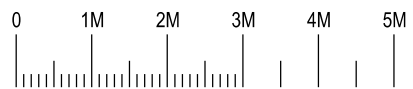
**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
Housing Site D - SSSA  
Typical Unit Section (62)

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	DA147	Rev.	C



Typical Unit Cross Section  
Indicative Section (65)



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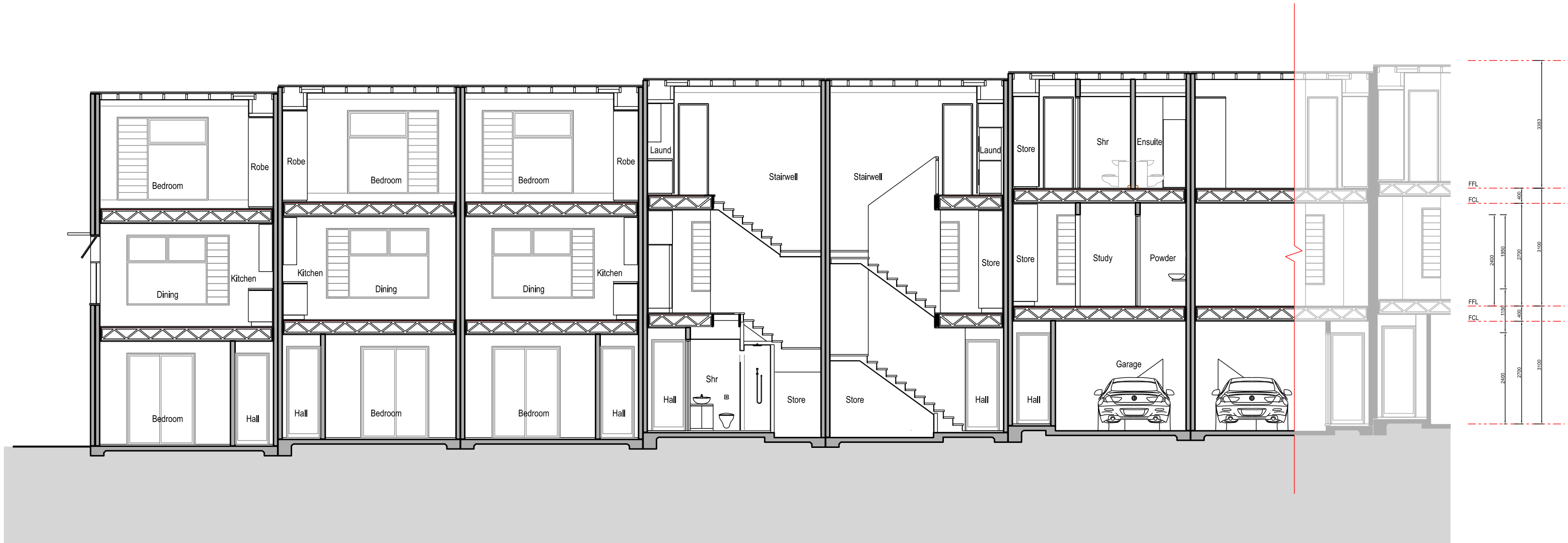
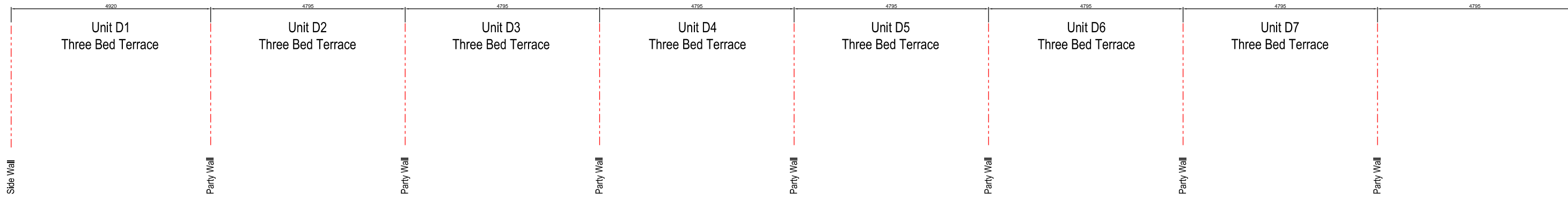
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Governor Philip Tower  
11 Farmer Place  
Sydney, NSW  
2000  
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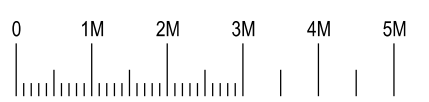
**The Yards**  
Moss Vale Road, Bomaderry

Drawing Title  
Housing Site D - SSSA  
Typical Unit Section (65)

Drawn	DJD	Date	28th October 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	DA148	Rev.	C



Party Wall Illustration  
North South Section (SY11) Part A



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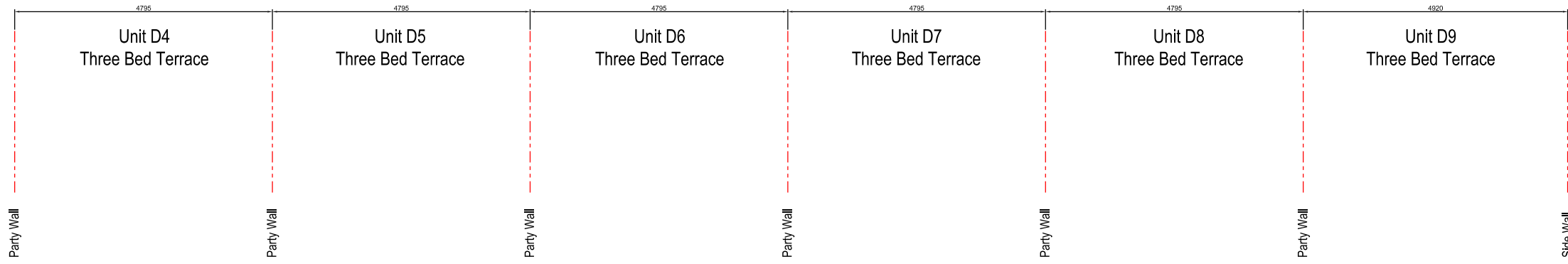
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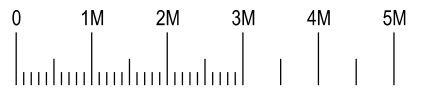
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Site D - SSSA  
 North South Section Looking East

Date	25th July 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	DA150 Rev. A



Party Wall Illustration  
North South Section (SY11) Part B



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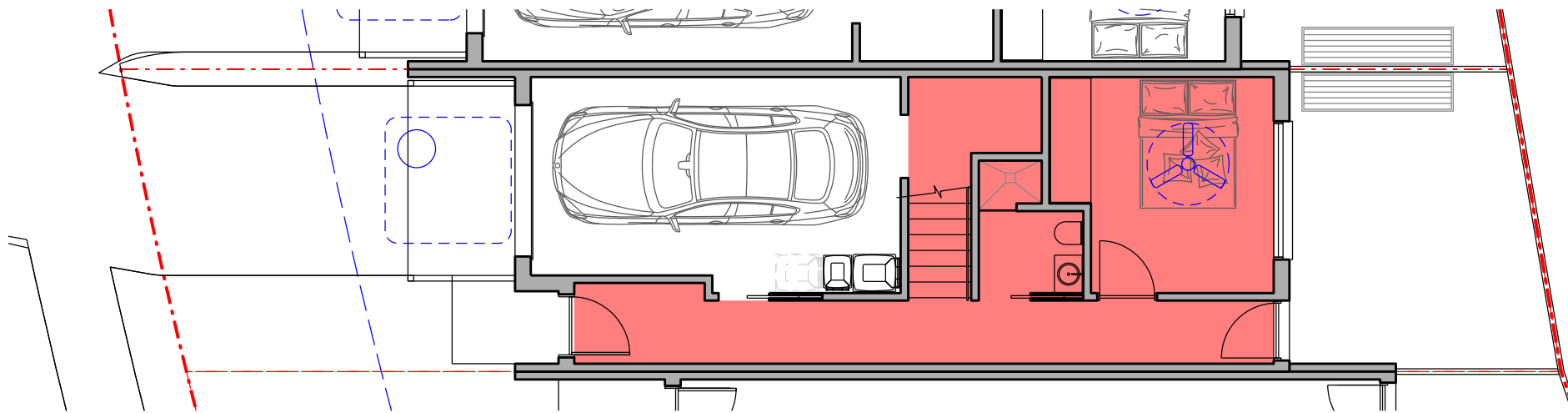
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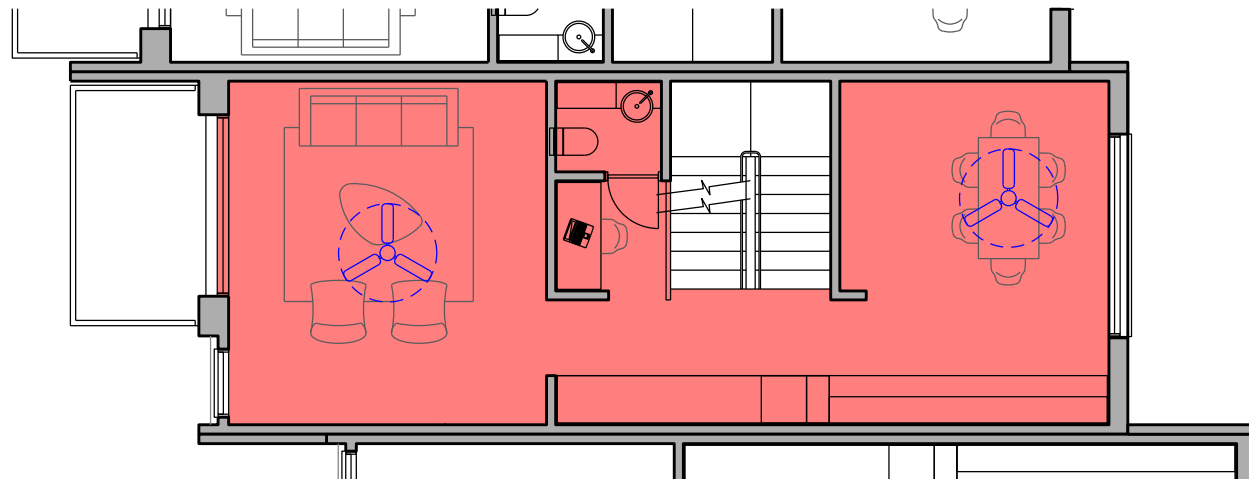
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Site D - SSDA  
 North South Section Looking East

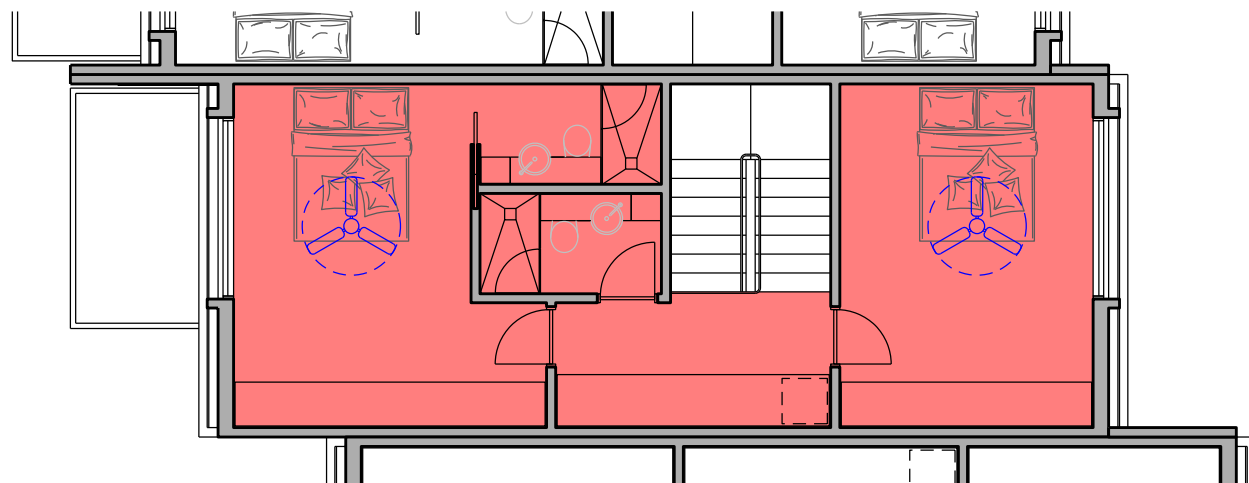
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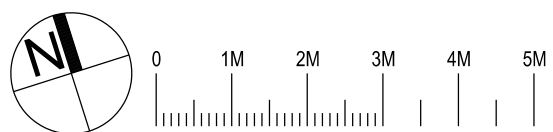
Typical Unit  
Level One (Ground) Plan



Typical Unit  
Level Two Plan



Typical Unit  
Level Three Plan



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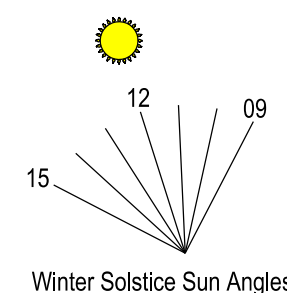
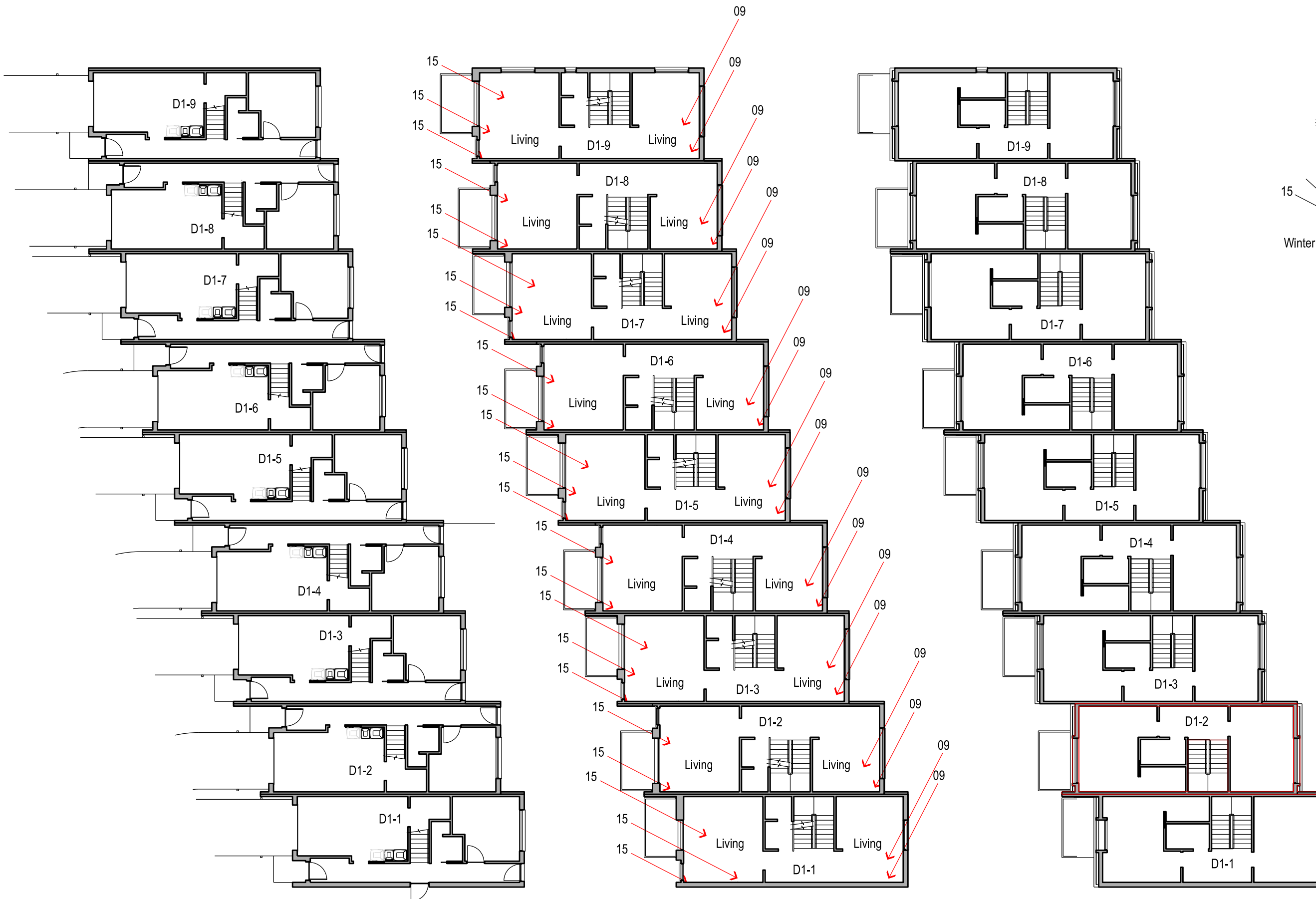
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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Site D - SSSA  
 Typical Unit Plans

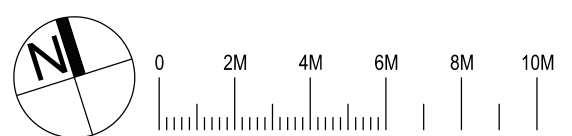
Date	22nd June 2025		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	DA140 Rev. E



Precinct D Areas  
Level One

Precinct D Areas  
Level Two

Precinct D Areas  
Level Three



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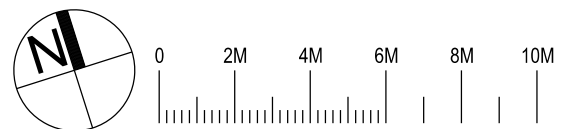
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Area D - SEDA  
 Solar Access Assessment

Date	25th July 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	DA173 Rev. A

# Open Space

Unit	Site Area	Open Space	%
D1-1	148	69	47%
D1-2	106	28	26%
D1-3	105	27	26%
D1-4	105	27	26%
D1-5	106	27	26%
D1-6	107	28	26%
D1-7	110	31	28%
D1-8	103	24	23%
D1-9	157	76	48%
Common	135	135	100%
<b>Total</b>	<b>1182m<sup>2</sup></b>	<b>472m<sup>2</sup></b>	<b>40%</b>



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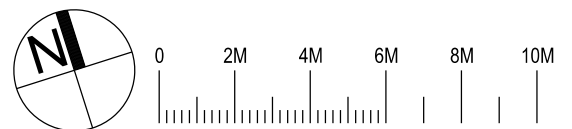
**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Area D - SSDA  
 Open Space Area Calculation

Drawn	DJD	Date	22nd June 2025
Job No.	SYB01	Scale	1:200 @ A3
		Dwg No.	DA185
		Rev.	E

# Deep Soil Planting

	Site Area	Deep Soil	%
Total	1182m <sup>2</sup>	439m <sup>2</sup>	37%



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**The Yards**  
 Moss Vale Road, Bomaderry

Drawing Title  
 Housing Area D - SEDA  
 Deep Soil Area Calculation

Drawn	DJD	Date	22nd June 2025
Job No.	SYB01	Scale	1:200 @ A3
		Dwg No.	DA186
		Rev.	B