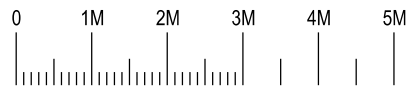


SX65
BA148



Nominated Architect: David Dove
BArch (Hons), AAACipAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8932
Registered Architect (Vic) No. 19813
Licenced 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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Level 21
Governor Philip Tower
1 Farmer Place
Sydney NSW
2000
P. (02) 9230 7000
W. www.eg.com.au

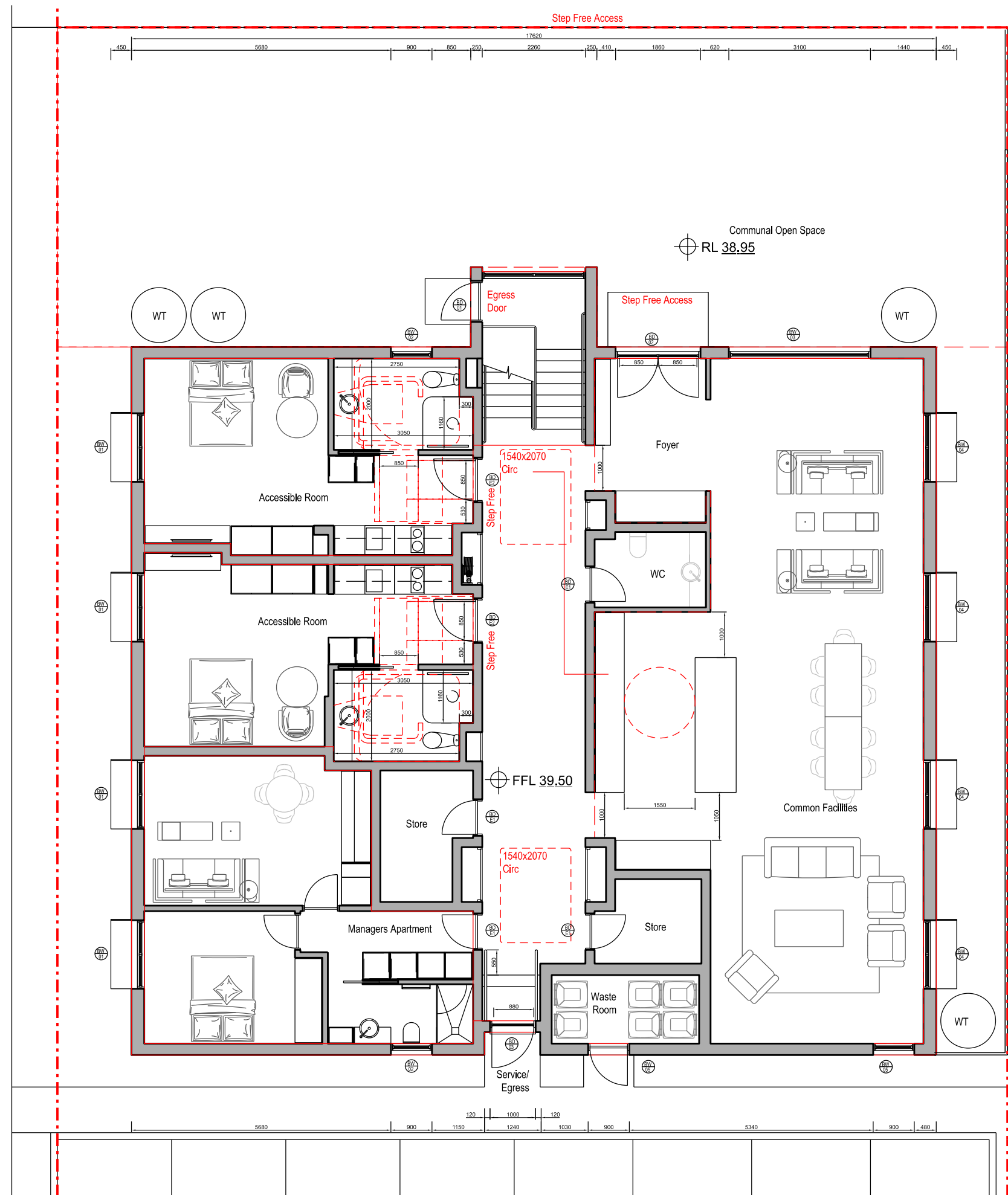
The Yards

Moss Vale Road, Bomaderry

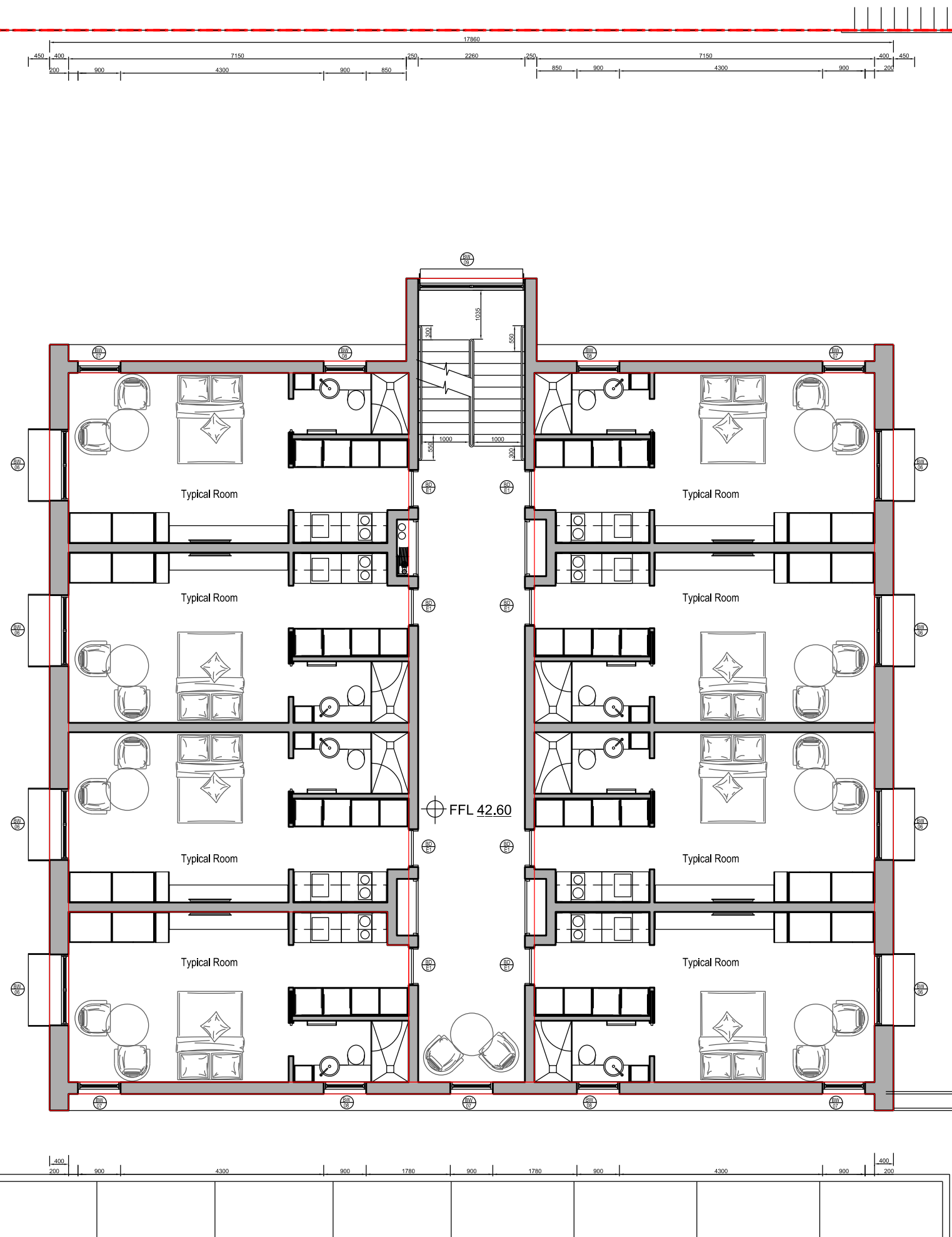
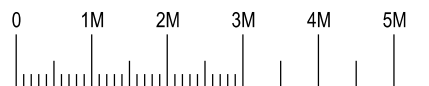
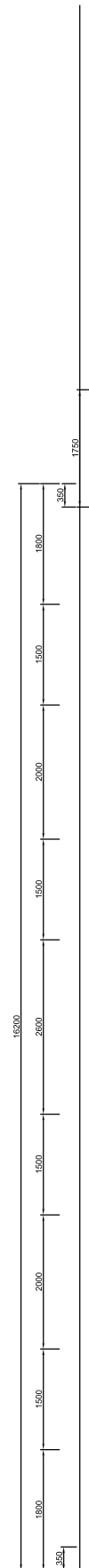
Drawing Title
Boarding House Site B - SSDA
Ground Floor (Level 1) Plan

Date		15th December 2024	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA140
		Rev.	G

SX65
BA148



SX65
BA148



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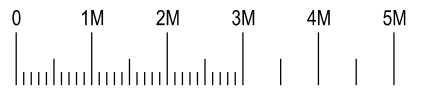
Moss Vale Road, Bomaderry

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

		Date	14th October 2024
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA141 Rev. E

SX65
BA148

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BA148



Nominated Architect: David Dove
BArch (Hons), AusCpAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8932
Registered Architect (Vic) No. 15813
Licenced Building Contractor (NSW) 253780C
29/04 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 852
E. david.dove@sparcdevelopment.com



EG Funds Management
Level 21
Governor Philip Tower
1 Farrer Place
Sydney NSW
2000
P. (02) 9230 7000
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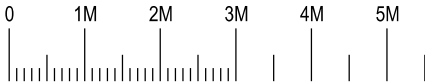
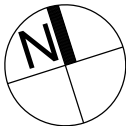
Drawing Title
Boarding House Site B - SSDA
Upper Floor (Level 3) Plan

Date		1st December 2024	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA142
		Rev.	F

SX65
BA148

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Metal Deck Roof
(Anthracite)



Nominated Architect: David Dove
BArch (Hons), AssocAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8632
Registered Architect (Vic) No. 15813
Licensed Building Contractor (NSW) 253780C
29/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 862
E. david.dove@sparcdevelopment.com

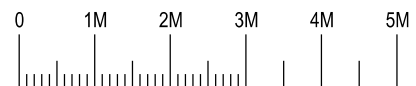


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Governor Philip Tower
1 Farmer Place
Sydney, NSW
2000
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W. www.eg.com.au

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Drawing Title
Boarding House Site B - SSDA
Roof Plan

Date		14th October 2024	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA143
		Rev.	B



Nominated Architect: David Dove
BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 86932
Registered Architect (Vic) 19019
Licensed Building Contractor (NSW) 253780C
26/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 892
E. david.dove@sparcdevelopment.com



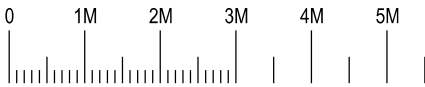
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Governor Philip Tower
1 Farrer Place
Sydney, NSW
2000
P. (02) 9220 7000
W. www.eg.com.au

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

		Date	10th December 2024
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA145 Rev. D





Nominated Architect: David Dove
BArch (Hons), AssocAPASci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8632
Registered Architect (Vic) No. 15813
Licensed Building Contractor (NSW) 253780C
28/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 852
E. david.dove@sparcdevelopment.com

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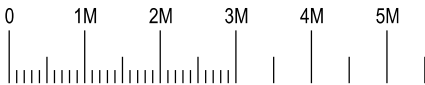
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Governor Philip Tower
11 Farrer Place
Sydney, NSW
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P. (02) 9220 7000
W. www.eg.com.au

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

Date		4th September 2024	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA147
		Rev.	C



Nominated Architect: David Dove
BArch (Hons), AssocAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8692
Registered Architect (Vic) No. 15813
Licenced Building Contractor (NSW) 253780C
29/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 862
E. david.dove@sparcdevelopment.com



EG Funds Management
Level 21
Governor Philip Tower
11 Farmer Place
Sydney NSW
2000
P. (02) 9220 7000
W. www.eg.com.au

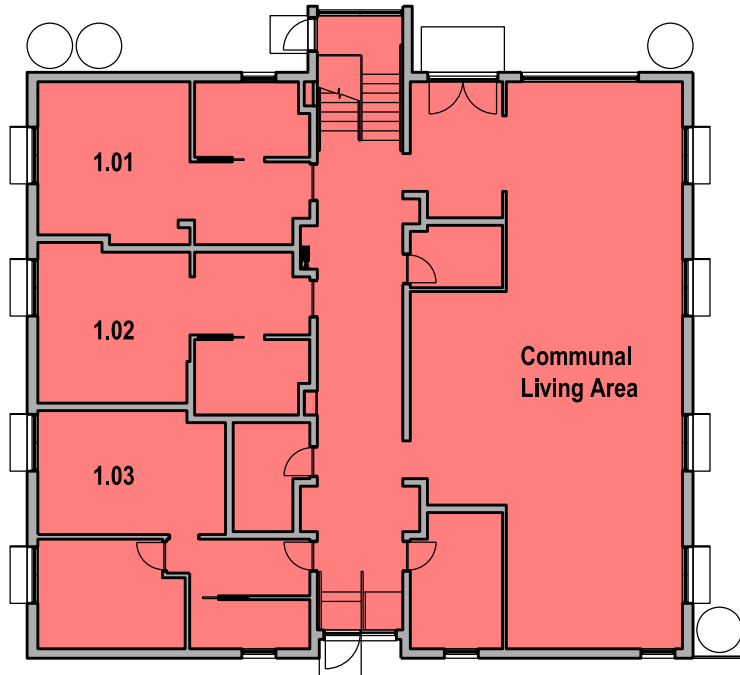
The Yards

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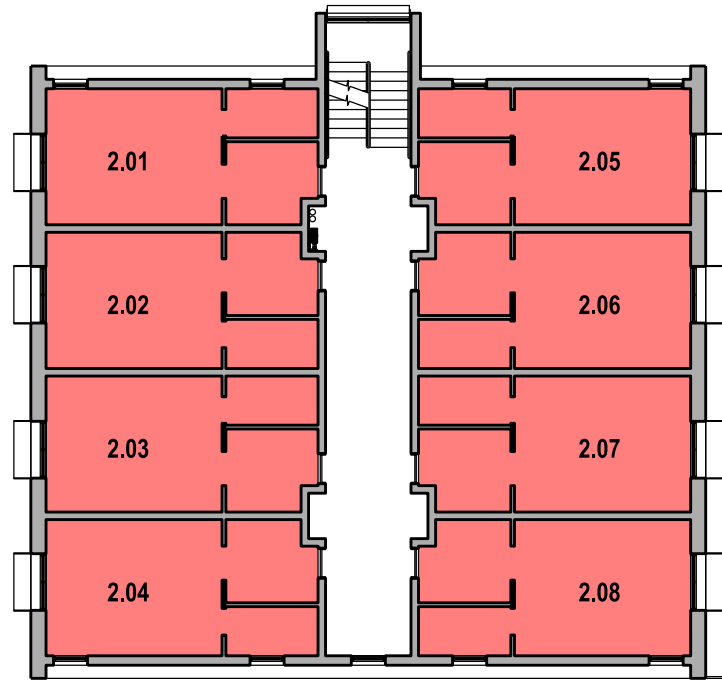
Drawing Title
Site B Boarding House - SSDA
Indicative Section (65)

Date		9th May 2024	
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	BA148
		Rev.	A

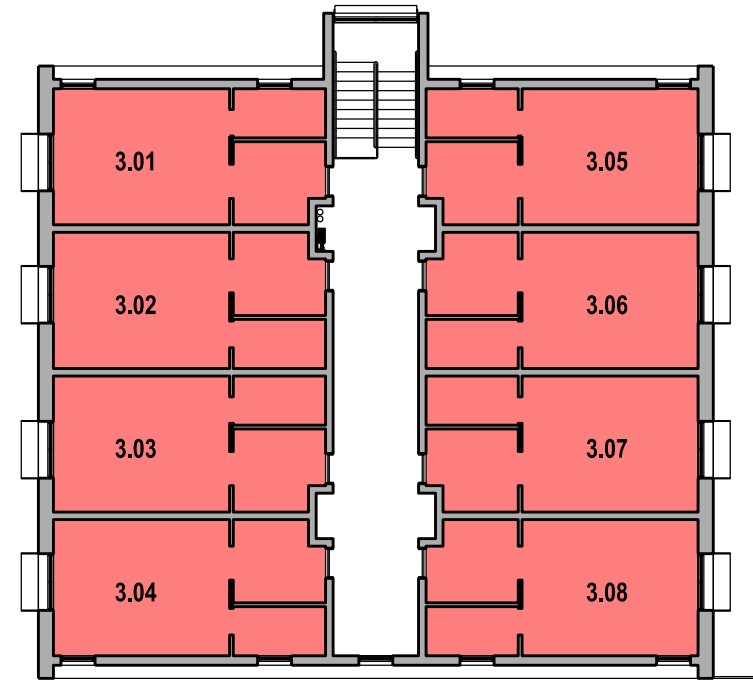
Residential Road



Ground (L1) Floor Plan



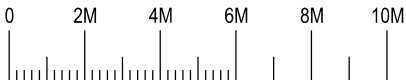
Level 2 Plan



Level 3 Plan

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

Level 3 (Top)	213m2
Level 2 (Mid)	213m2
Level 1 (Ground)	259m2
Total	685m2



Nominated Architect: David Dove
BArch (Hons), AssocAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8692
Registered Architect (Vic) 15813
Licenced Building Contractor (NSW) 253780C
29/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 862
E. david.dove@sparcdevelopment.com



EG Funds Management
Level 21
Governor Philip Tower
1 Farrer Place
Sydney, NSW
2000
P. (02) 9220 7000
W. www.eg.com.au

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Moss Vale Road, Bomaderry

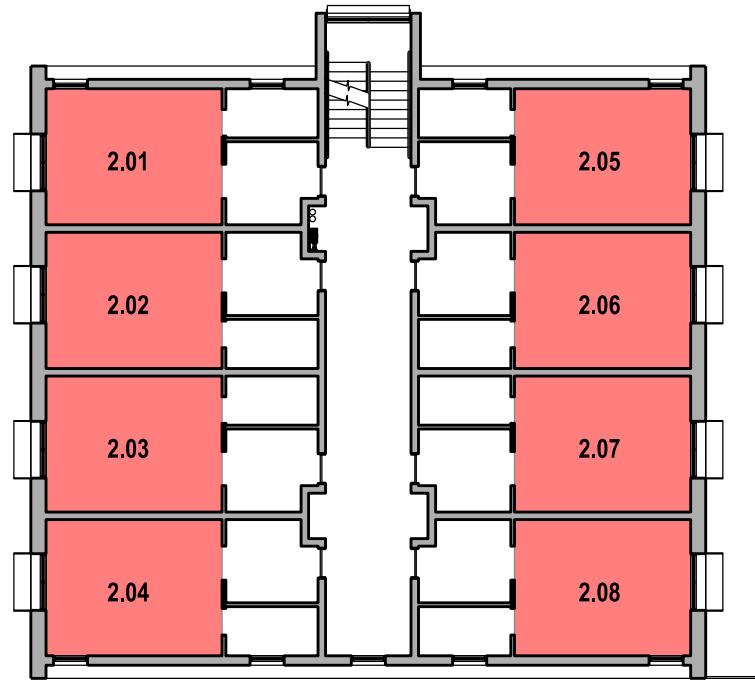
Drawing Title
Boarding House Precinct B - SSDA
Floor Space Area Calculations

Date		21st October 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	BA170
		Rev.	A

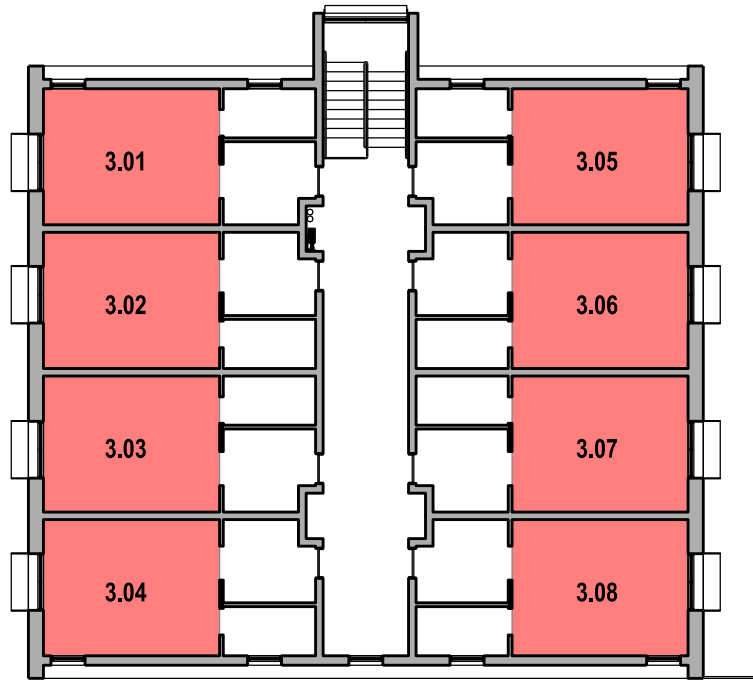
Residential Road



Ground (L1) Floor Plan



Level 2 Plan

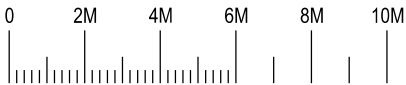
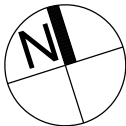


Level 3 Plan

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
BArch (Hons), AssocAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8682
Registered Architect (Vic) 19813
Licenced Building Contractor (NSW) 253780C
29/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 862
E. david.dove@sparcdevelopment.com



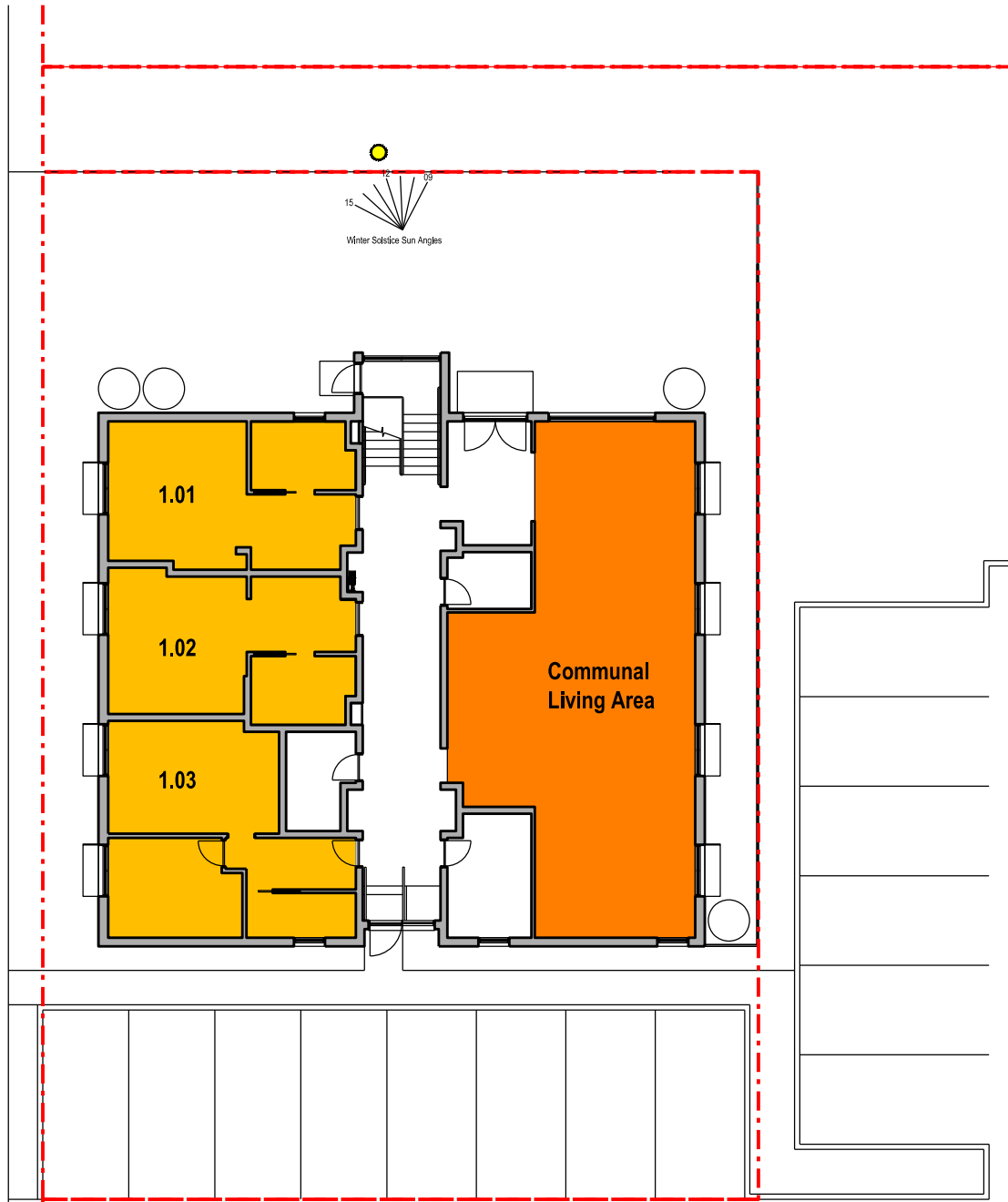
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11 Farmer Place
Sydney NSW
2000
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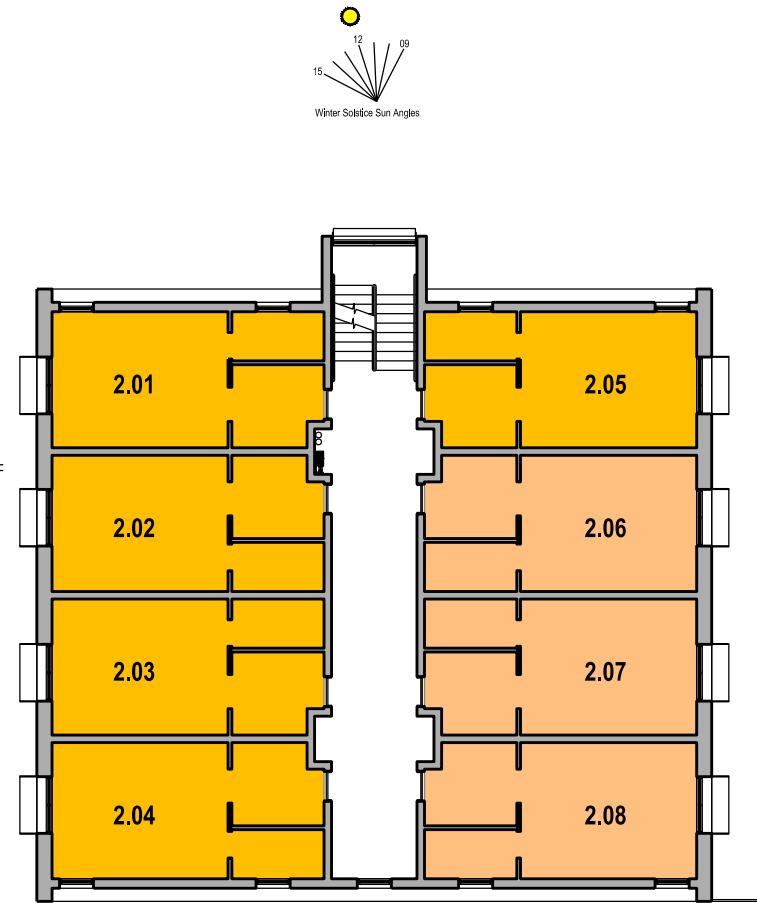
Drawing Title
Boarding House Precinct B - SSDA
Nett Floor Space Area Calculations

Date		21st October 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	BA171
		Rev.	A

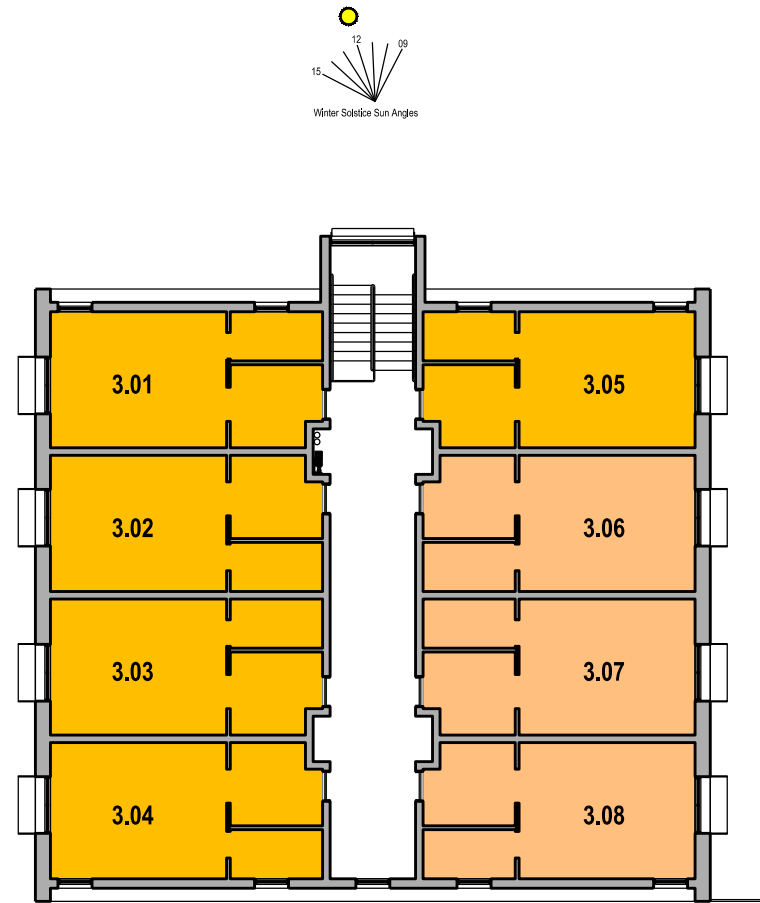
Residential Road



Ground (L1) Floor Plan



Level 2 Plan

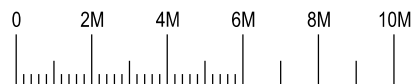


Level 3 Plan

Boarding House Site B
Solar Access Calculations

Compliance

Total Units	19	
Units receiving more than 3 Hrs	13 (68.4%)	>70% (Complies)
Units receiving 2-3 Hrs	0	
Units receiving less than 2 Hrs	6 (31.6%)	
Units receiving no mid winter sun	0	<15% (Complies)
Communal Space receiving more than 3 Hrs		



Nominated Architect: David Dove
BArch (Hons), AssocAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8692
Registered Architect (Vic) 15813
Licenced Building Contractor (NSW) 253780C
29/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 852
E. david.dove@sparcdevelopment.com



EG Funds Management
Level 21
Governor Philip Tower
11 Farrer Place
Sydney, NSW
2000
P. (02) 9220 7000
W. www.eg.com.au

The Yards
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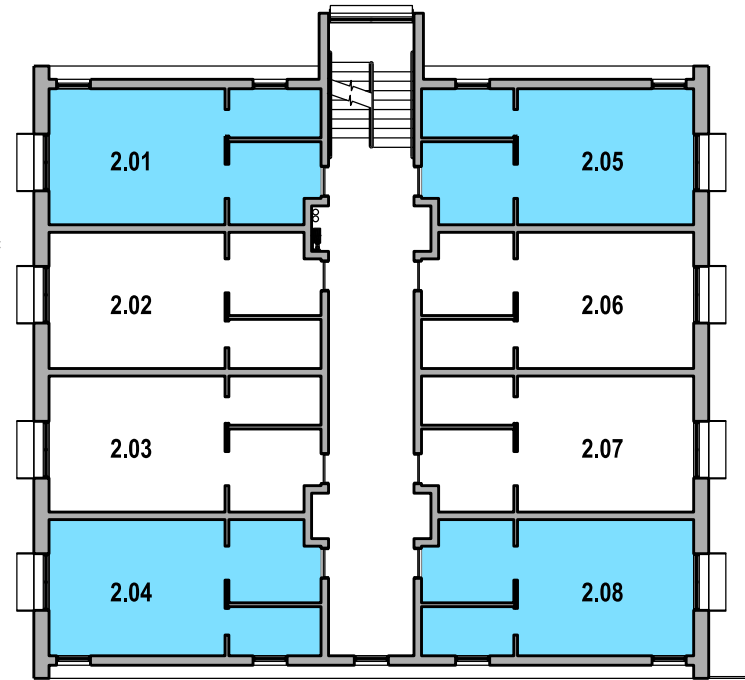
Drawing Title
Boarding House Precinct B - SSDA
Solar Access Calculations

Date	21st October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	BA173
		Rev.	A

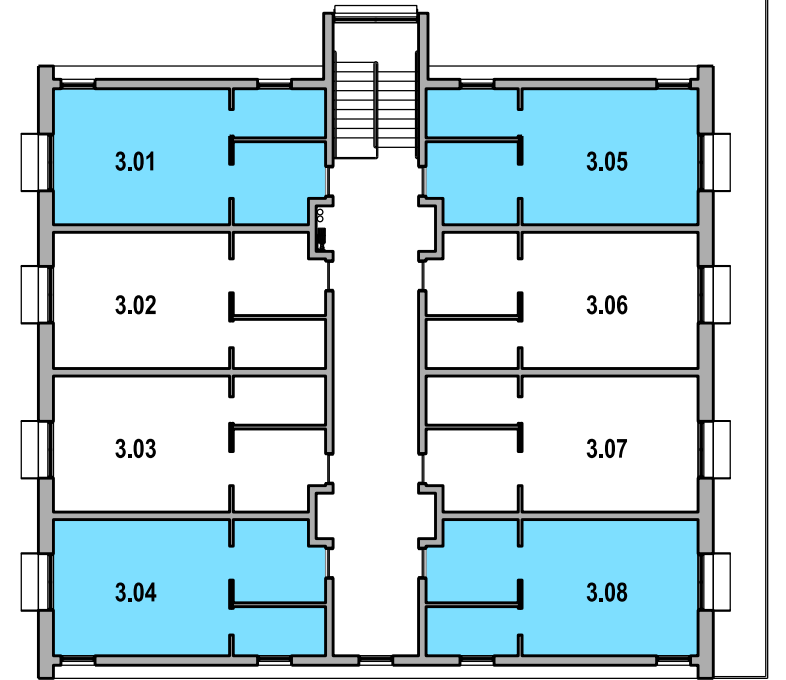
Residential Road



Ground (L1) Floor Plan



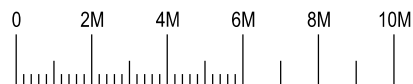
Level 2 Plan



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
BArch (Hons), AIA/CIPASci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8692
Registered Architect (Vic) 15813
Licenced Building Contractor (NSW) 253780C
29/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 852
E. david.dove@sparcdevelopment.com



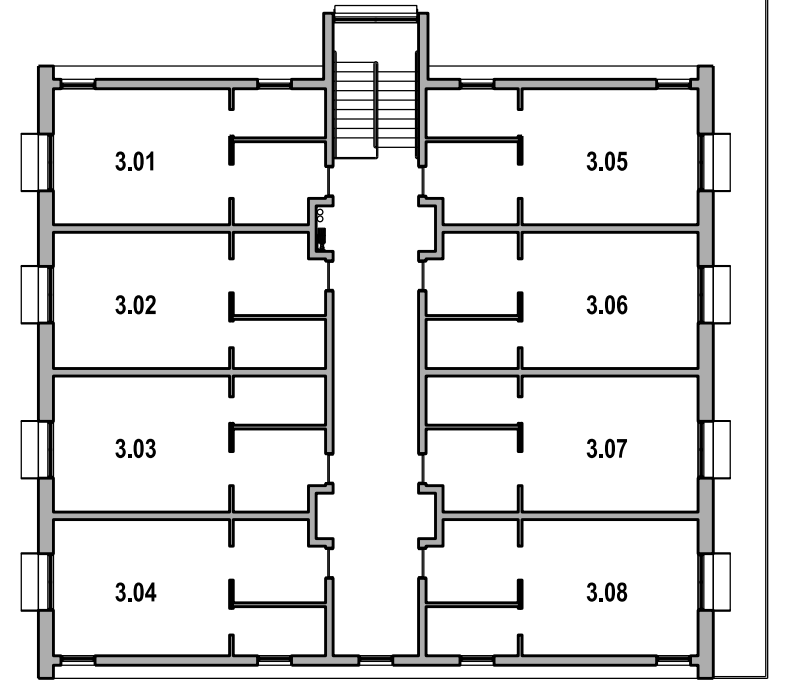
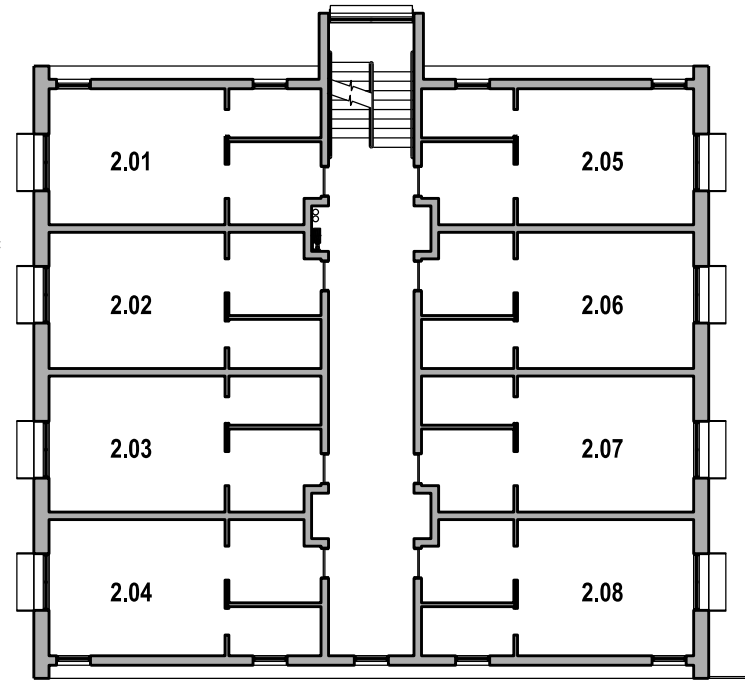
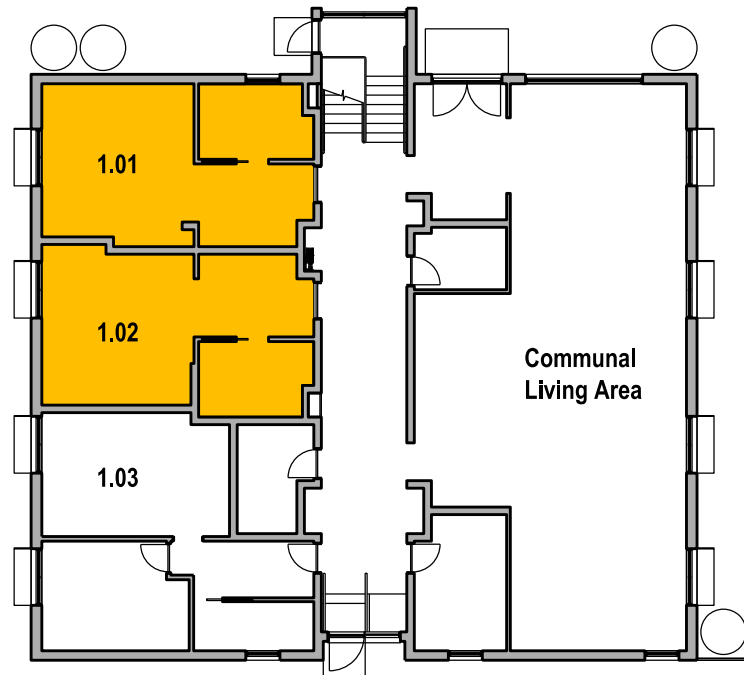
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1 Farmer Place
Sydney, NSW
2000
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Drawing Title
Boarding House Precinct B - SSDA
Cross Ventilation Calculations

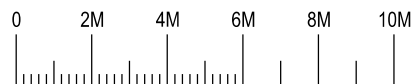
Date		21st October 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	BA174
		Rev.	A

Residential Road



**Boarding House Site B
DDA Room Calculations**

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



Nominated Architect: David Dove
BArch (Hons), AIA/CIP/AS/Sci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8662
Registered Architect (Vic) 15813
Licenced Building Contractor (NSW) 253780C
29/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 862
E. david.dove@sparcdevelopment.com



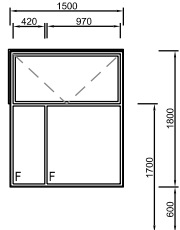
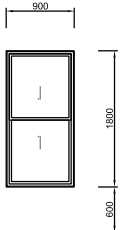
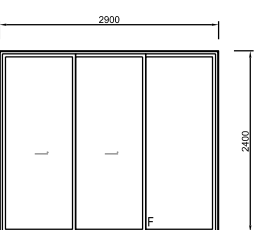
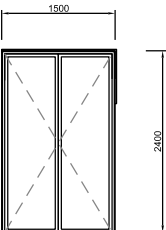
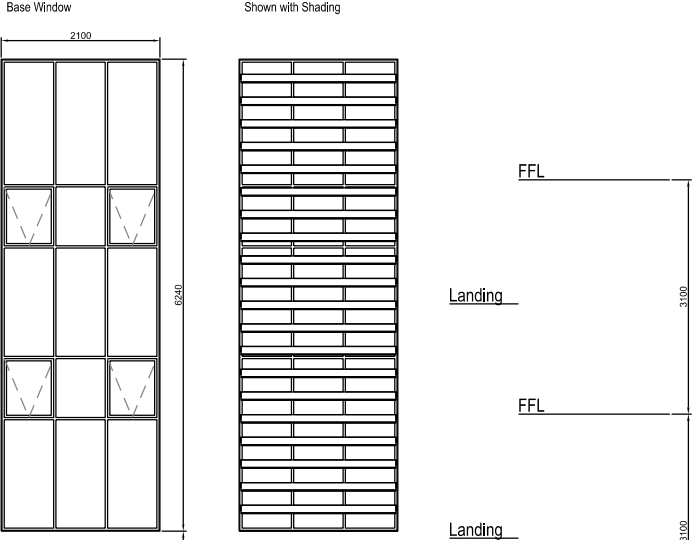
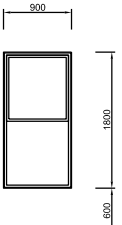
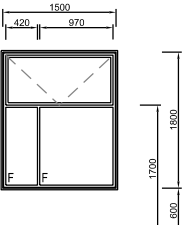
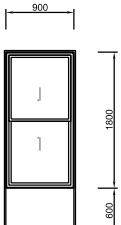
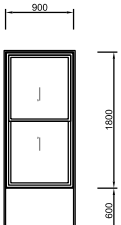
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Governor Philip Tower
11 Farmer Place
Sydney, NSW
2000
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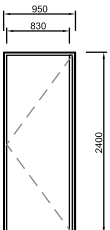
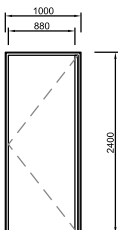
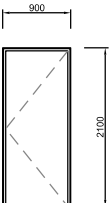
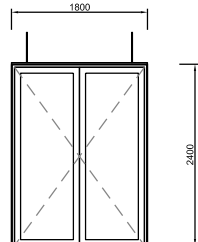
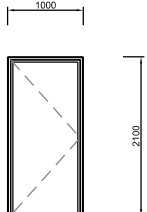
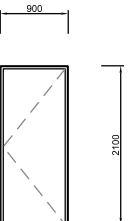
Drawing Title
Boarding House Precinct B - SSDA
DDA Boarding Rooms

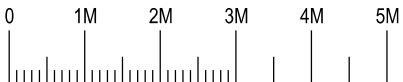
Date		21st October 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	BA176
		Rev.	A

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					
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



Nominated Architect: David Dove
Architect (Hons), AssocAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8632
Registered Architect (Vic) No. 18813
Licence Building Contractor (NSW) 253780C
29/04 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 862
E. david.dove@sparcdevelopment.com

SPARC
DEVELOPMENT

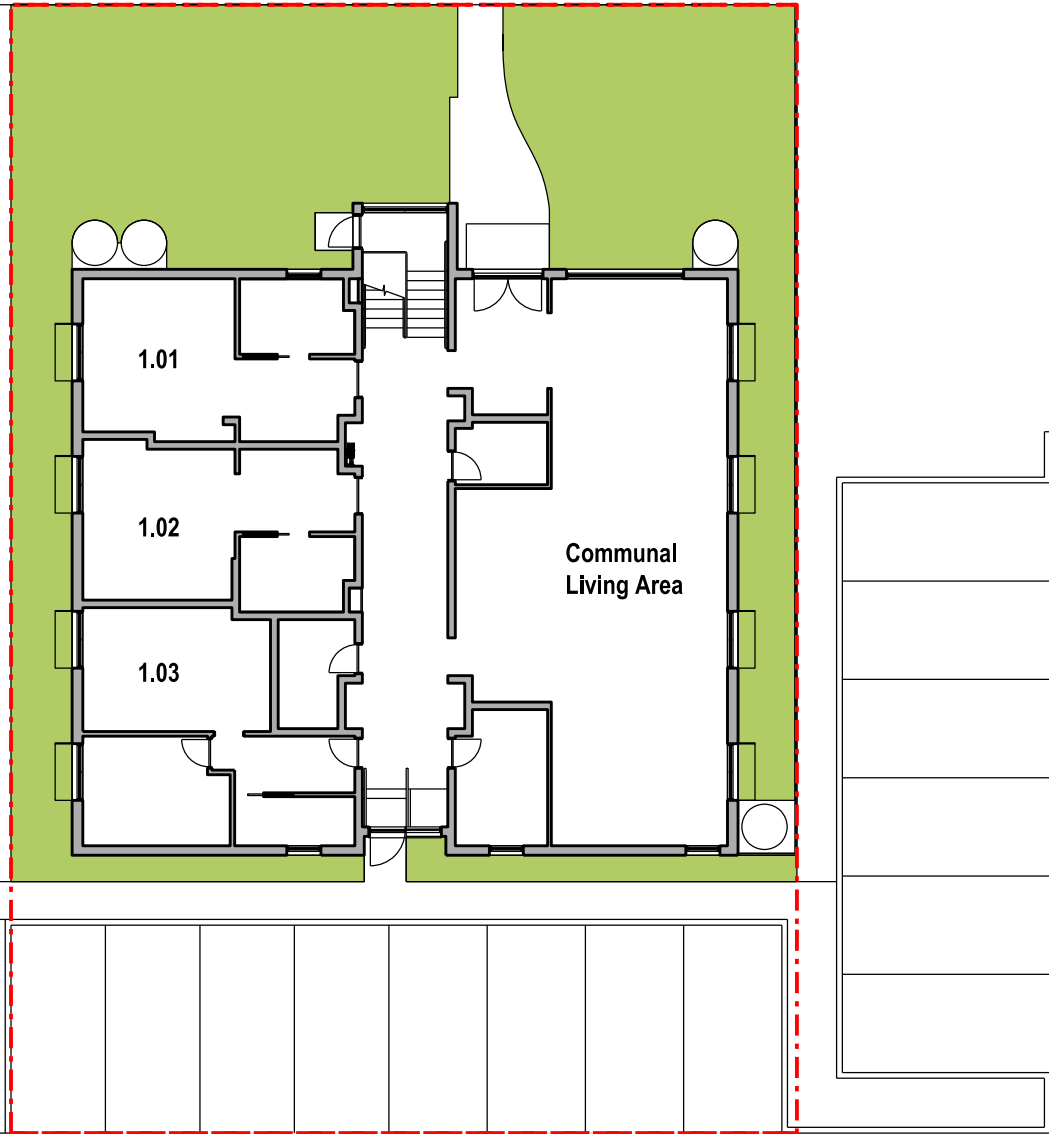
EG Funds Management
Level 21
Governor Philip Tower
1 Farrer Place
Sydney, NSW
2000
P. (02) 9230 7000
W. www.eg.com.au

The Yards
Moss Vale Road, Bomaderry

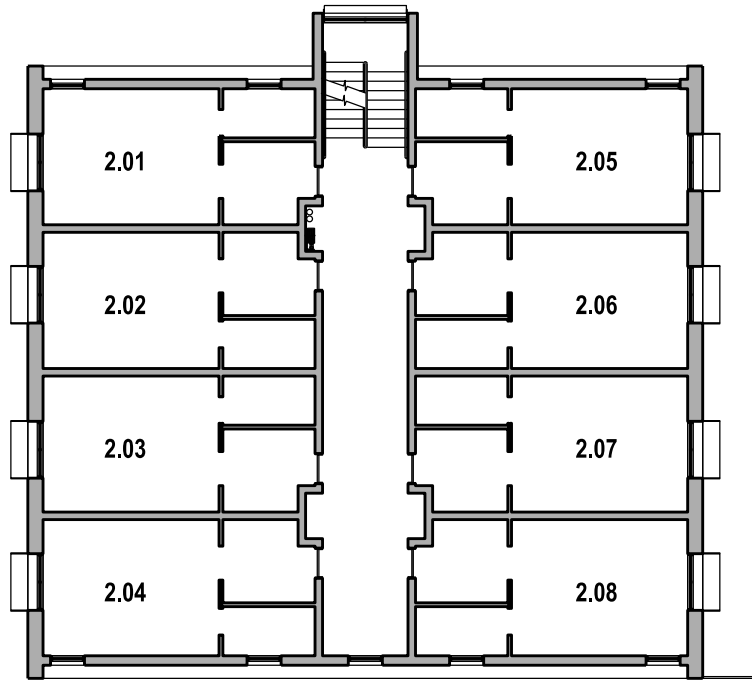
Drawing Title
Site B Boarding House - SSDA
Window Schedule

		Date	10th December 2024	
Drawn	DJD	Scale	1:100 @ A3	
Job No.	SYB01	Dwg No.	BA181	Rev. B

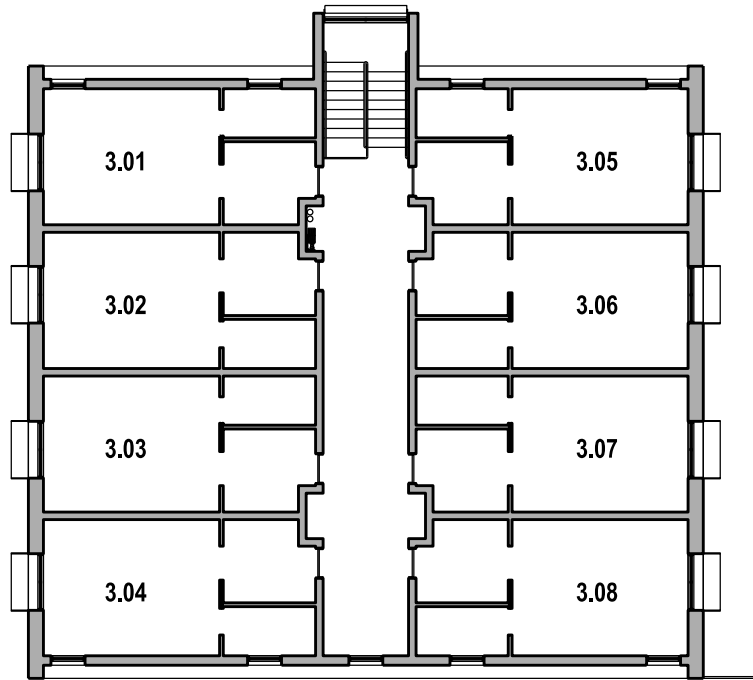
Residential Road



Ground (L1) Floor Plan



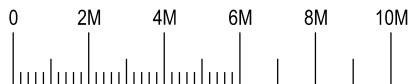
Level 2 Plan



Level 3 Plan

**Residential Site F
Communal Open Space Calculations**

Site Area	621m2
Communal Space	183m2
Percentage	29.4%
Compliance	>25%



Nominated Architect: David Dove
BArch (Hons), AssocAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8932
Registered Architect (Vic) 19813
Licenced Building Contractor (NSW) 253780C
29/104 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 852
E. david.dove@sparcdevelopment.com



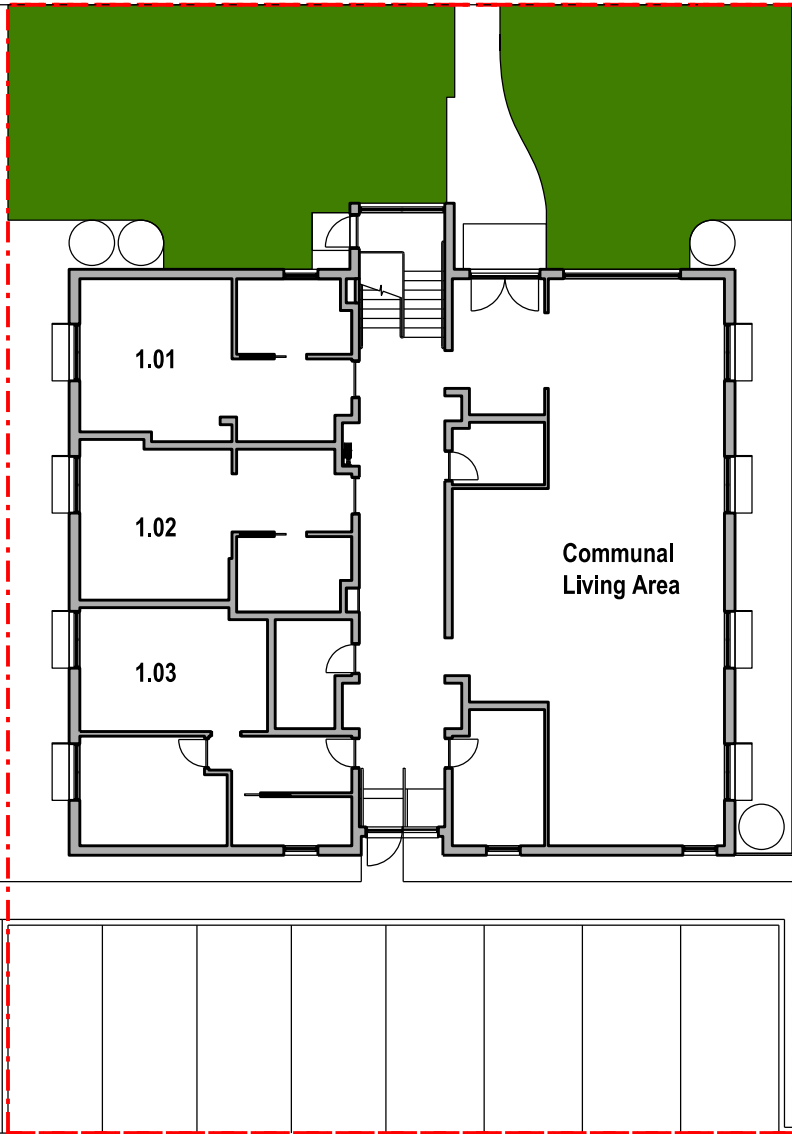
EG Funds Management
Level 21
Governor Philip Tower
11 Farmer Place
Sydney, NSW
2000
P. (02) 9220 7000
W. www.eg.com.au

The Yards
Moss Vale Road, Bomaderry

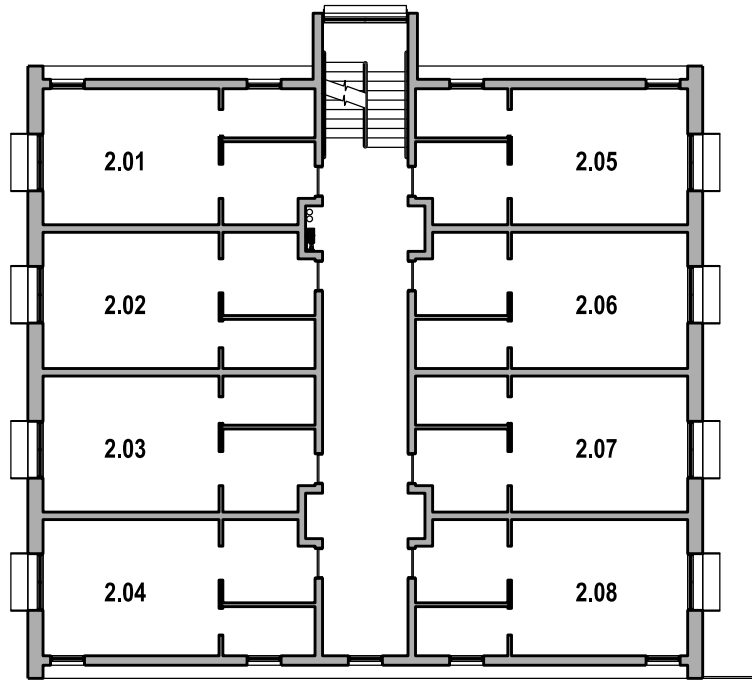
Drawing Title
Boarding House Precinct B - SSDA
Communal Open Space Calculations

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	BA185	Rev.	A

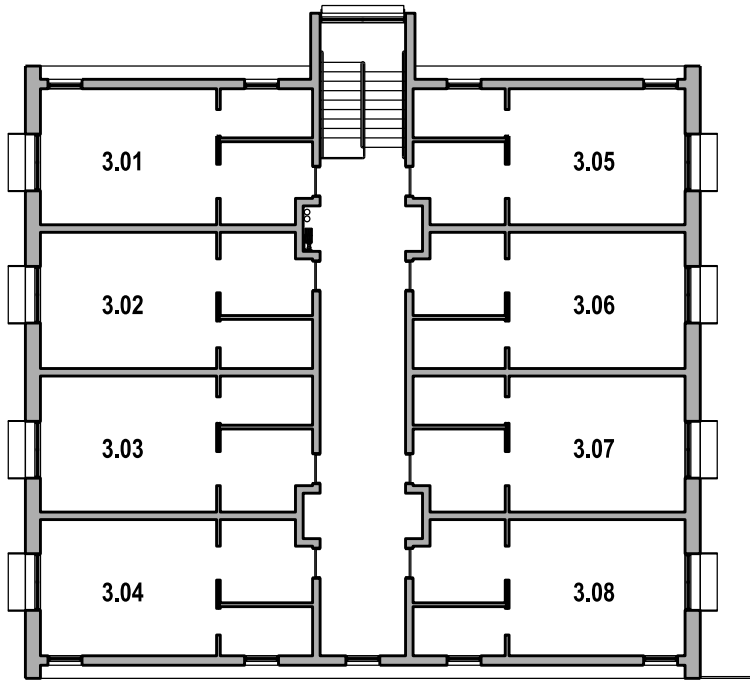
Residential Road



Ground (L1) Floor Plan



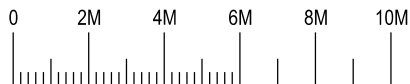
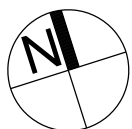
Level 2 Plan



Level 3 Plan

**Residential Site F
Communal Open Space Calculations**

Site Area	621m ²
Deep Soil	117m ²
Percentage	18.8%
Compliance	>7%



Nominated Architect: David Dove
BArch (Hons), AssCip(Arch), Cert IV (Building)
Registered Architect (NSW) No. 8932
Registered Architect (Vic) 19813
Licenced 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 Farmer Place
Sydney, NSW
2000
P. (02) 9230 7000
W. www.eg.com.au

The Yards
Moss Vale Road, Bomaderry

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

Date		21st October 2024	
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	BA186
		Rev.	A