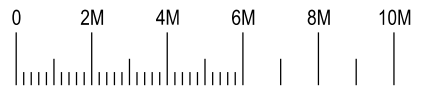
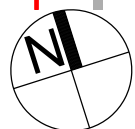
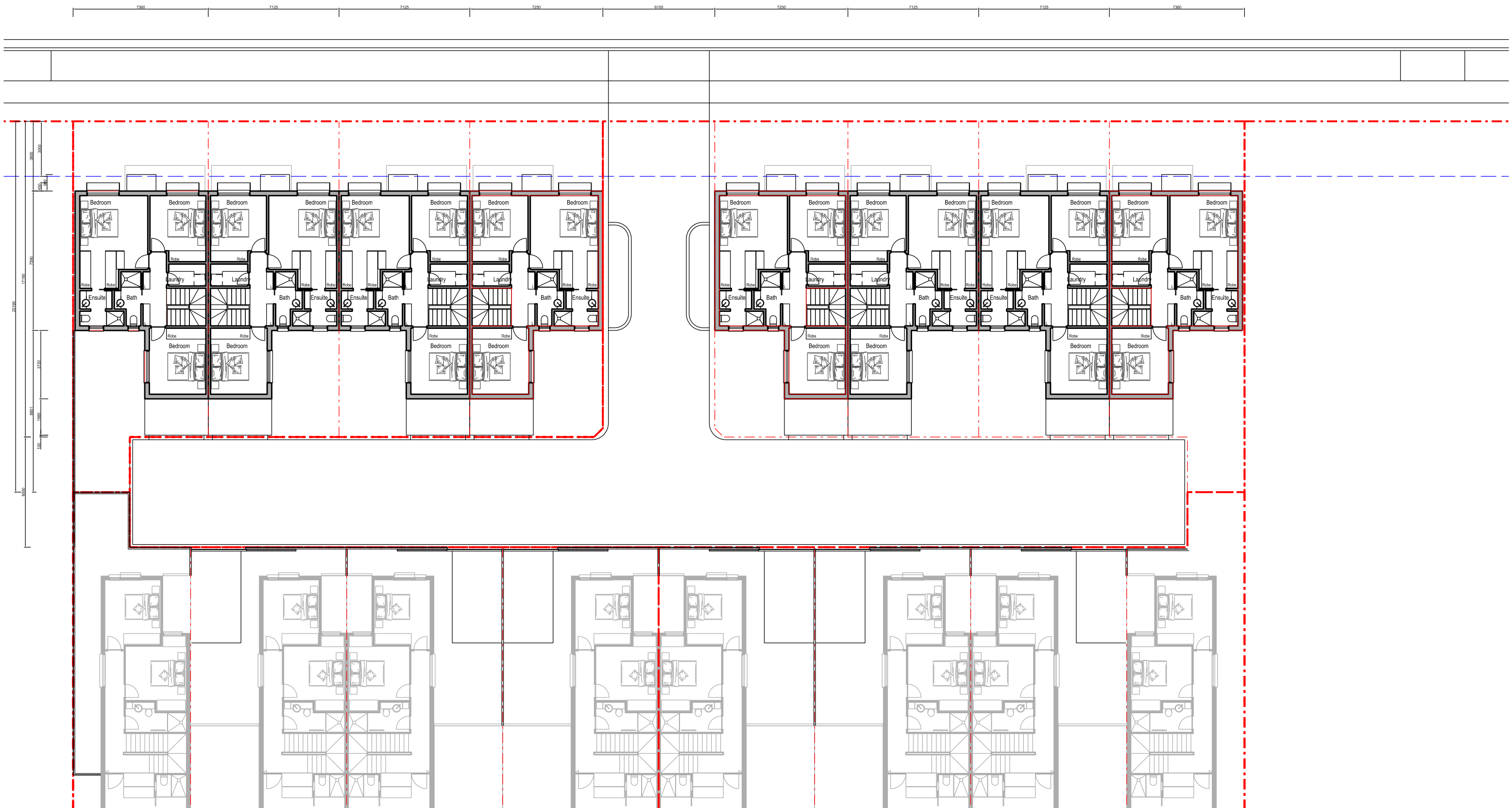


Residential Road



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

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



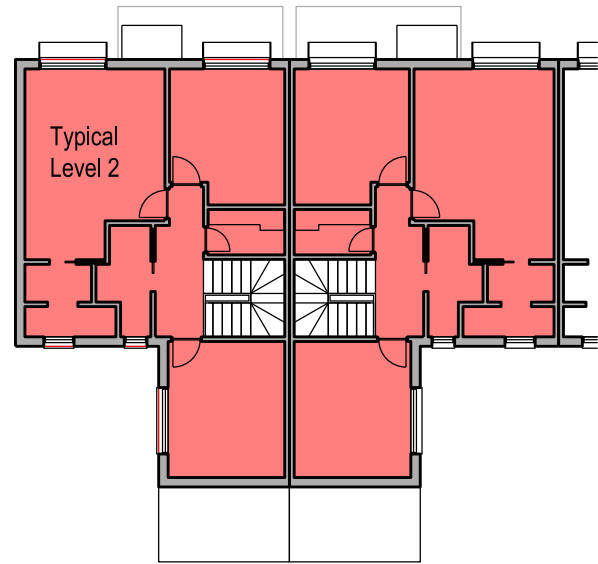
The Yards

Moss Vale Road, Bomaderry

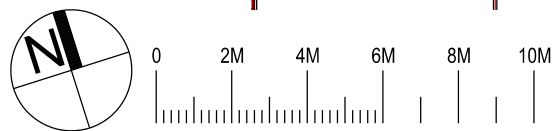
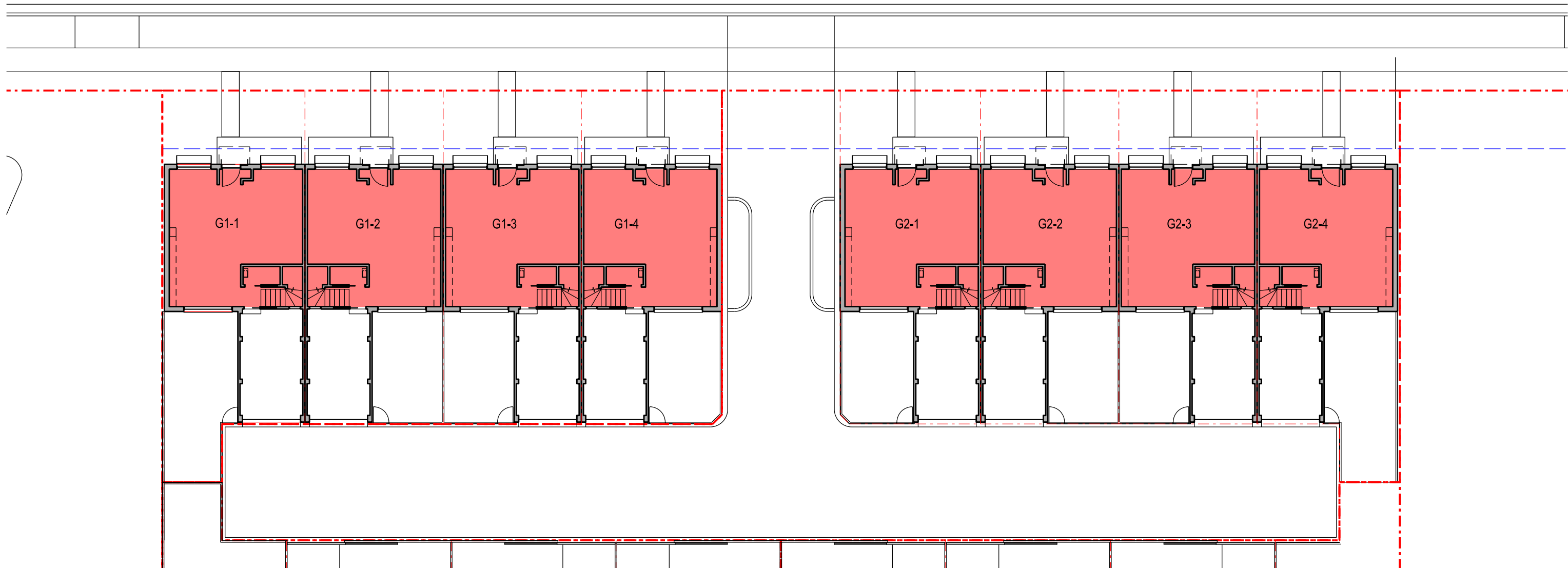
Drawing Title
Housing Precinct G - SSSA
Level 2 (Upper) General Arrangement

Drawn	DJD	Date	18th September 2024
Job No.	SYB01	Scale	1:200 @ A3
		Dwg No.	GA120
		Rev.	F

Area Calculation



Unit	GBA	GFA	GBA	GFA	GBA	GFA
	Level 1		Level 2		Total	
G1-1	75	49	68	56	143	105
G1-2	75	49	68	56	143	105
G1-3	75	49	68	56	143	105
G1-4	75	49	68	56	143	105
G2-1	75	49	68	56	143	105
G2-2	75	49	68	56	143	105
G2-3	75	49	68	56	143	105
G2-4	75	49	68	56	143	105
Total	1144m2	840m2				



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8822
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 882
 E. david.dove@sparcdevelopment.com



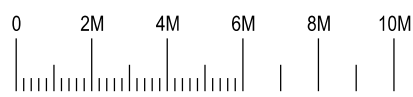
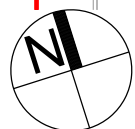
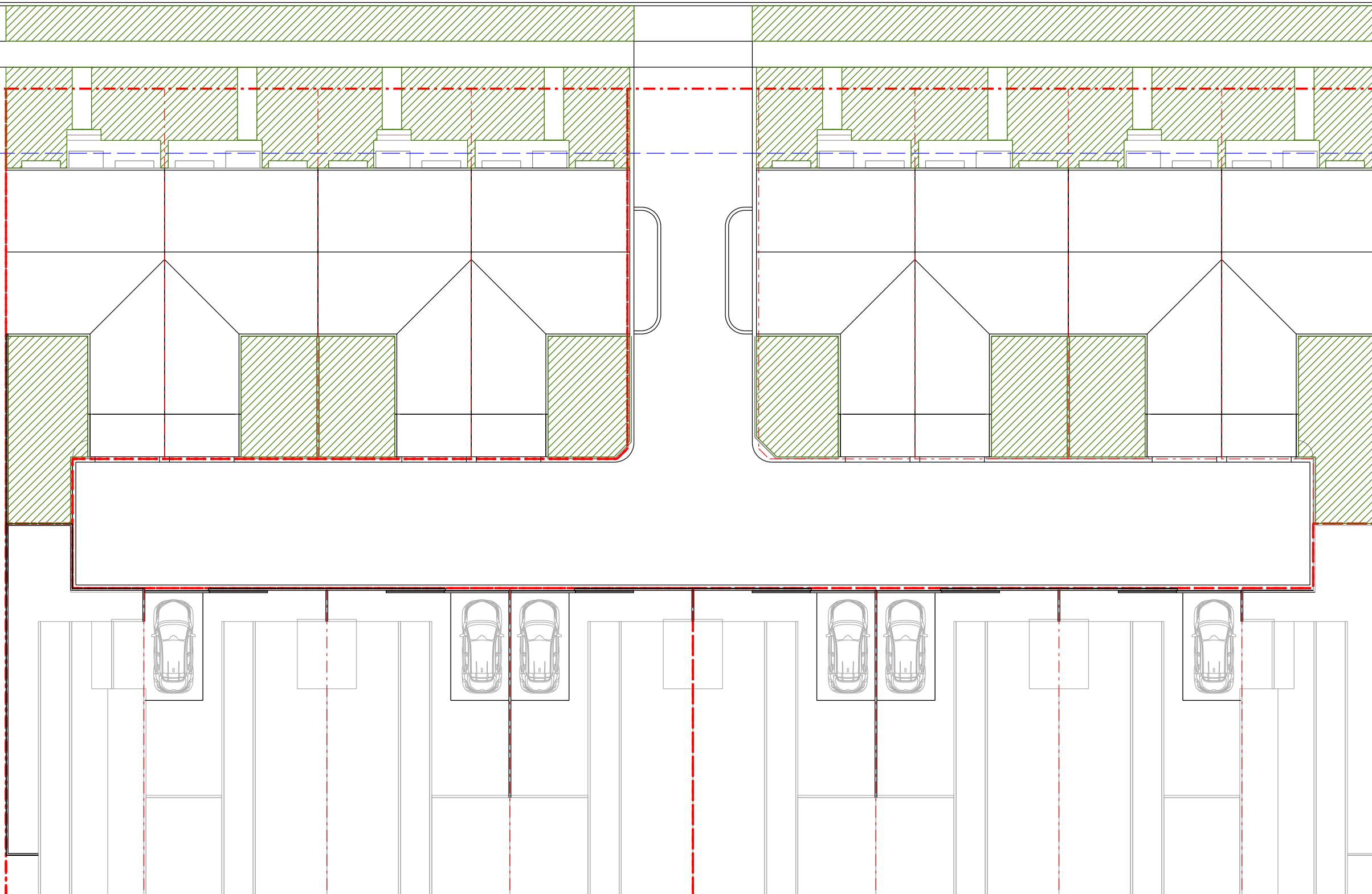
EG Funds Management
 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 Ph: (02) 9230 7100
 W: www.eg.com.au

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site G - SSSA
 Floor Area Calculation

Date	4th February 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	GA170 Rev. B

Residential Road



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



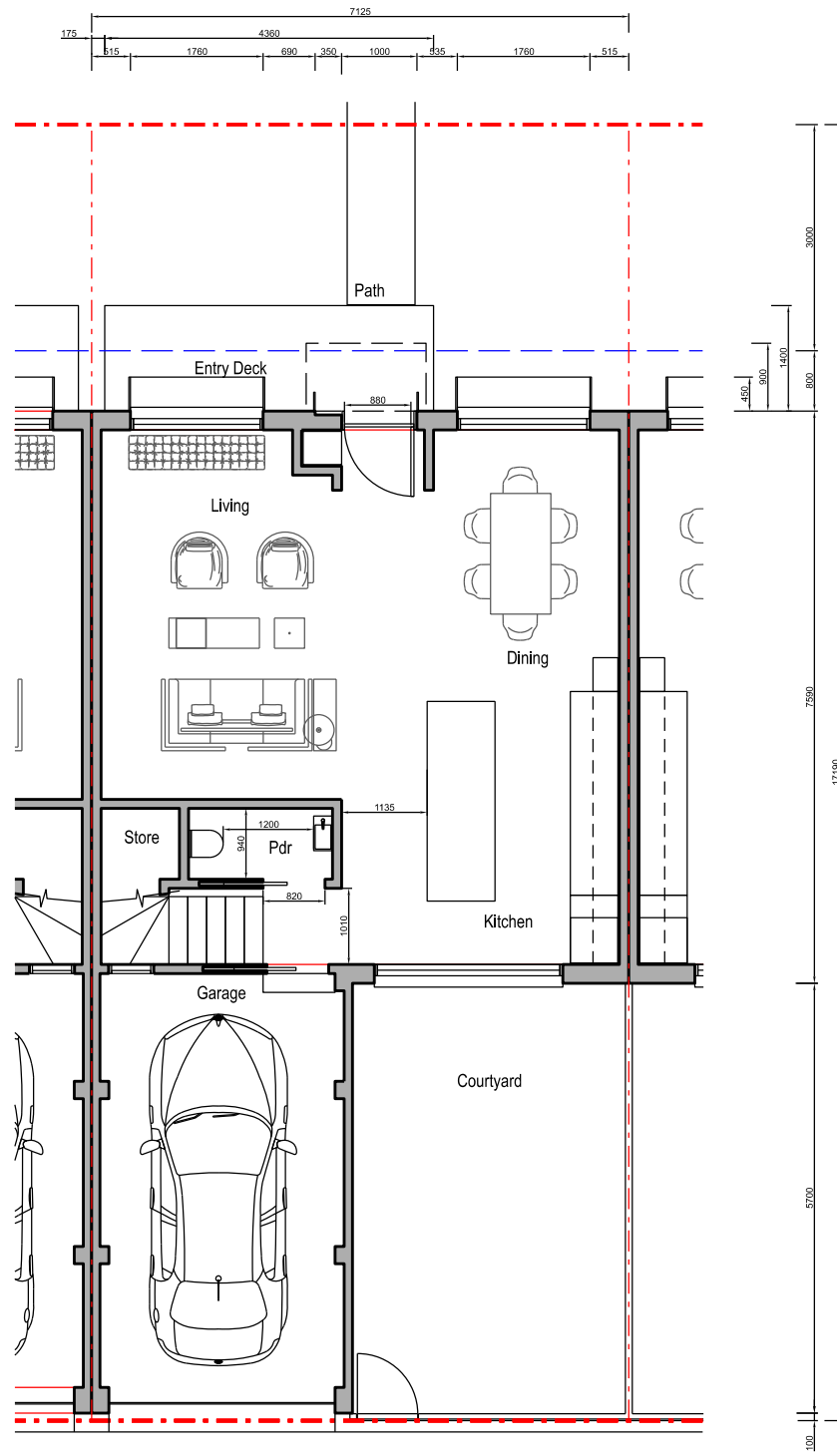
EG Funds Management
Level 21
Governor Phillip Tower
11 Finner Place
Sydney, NSW
2000
P. (02) 9230 7100
F. www.eg.com.au



The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Precinct G - SSSA
Level 3 - Roof Plan

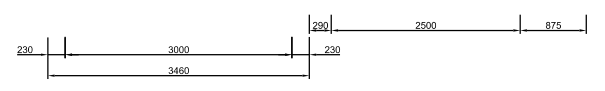
Drawn	DJD	Date	18th September 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	GA130	Rev.	A



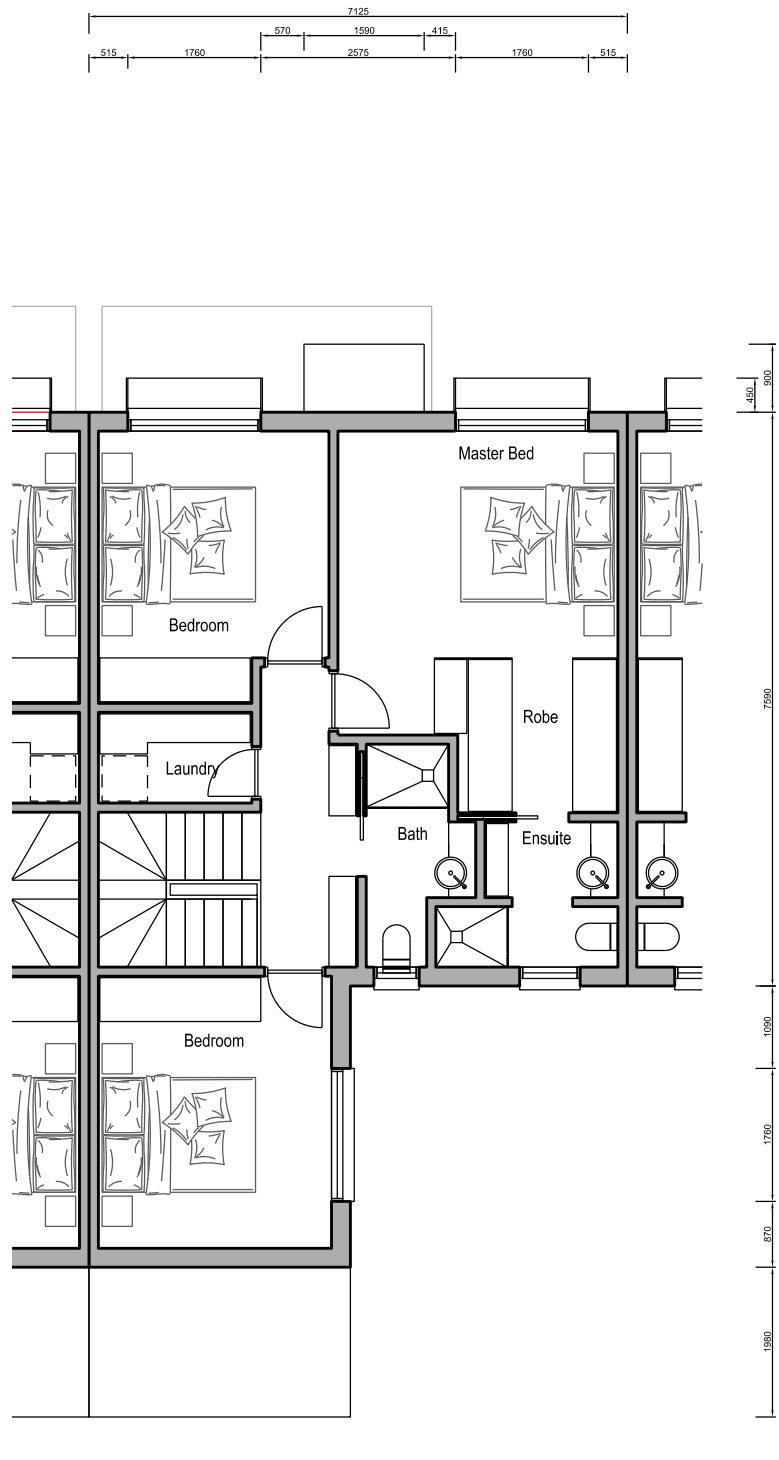
Shared Lane

SX19
GA147

SX18
GA146

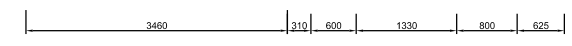


Typical 3 Bed Attached House
Ground Floor Level

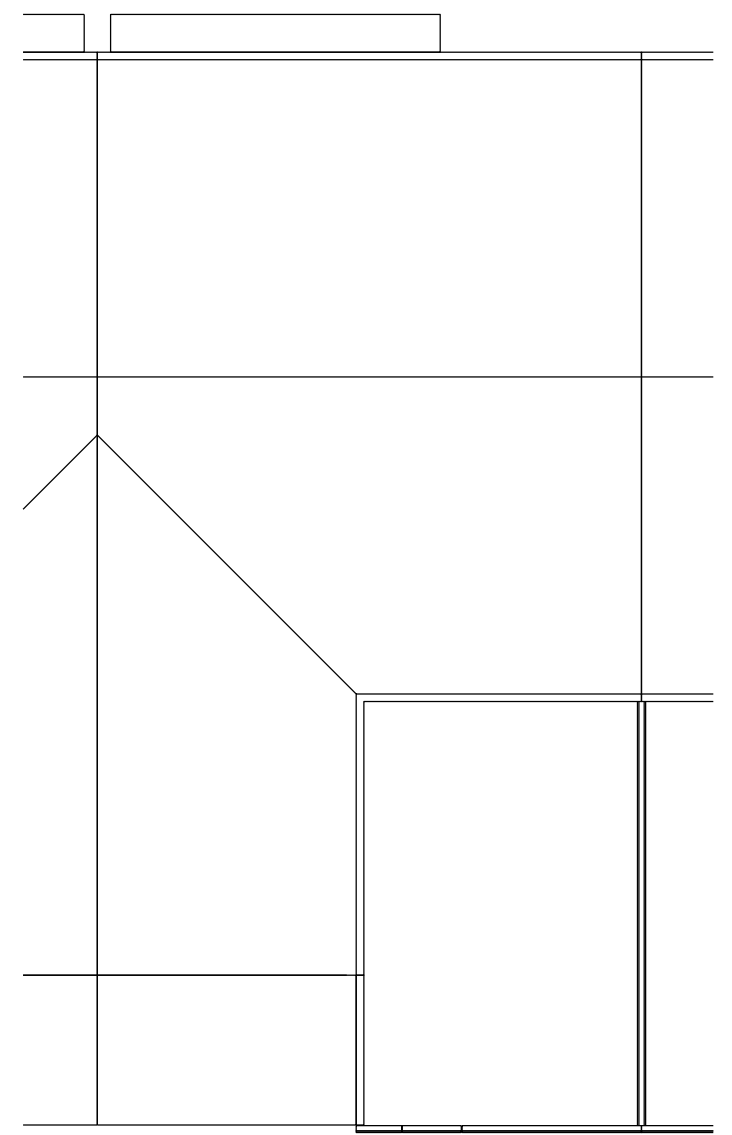


SX19
GA147

SX18
GA146

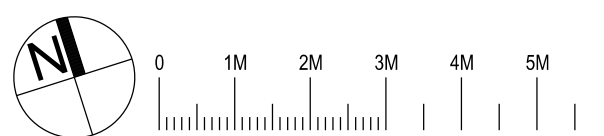


Typical 3 Bed Attached House
Upper Floor Level



Typical 3 Bed Attached House
Roof Plan

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



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

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

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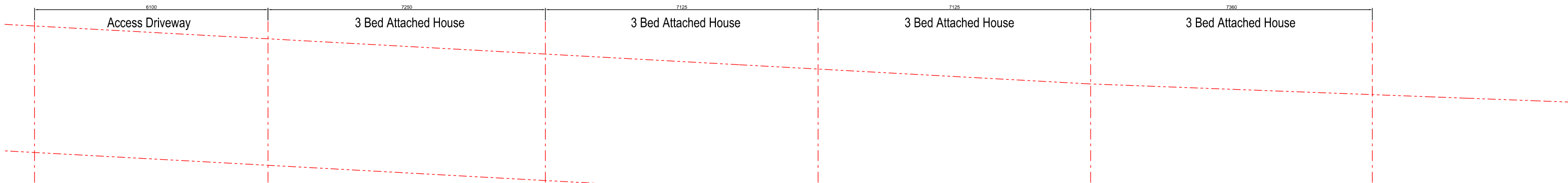
EG

Southern Cross Housing
BUILDING COMMUNITY FUTURES

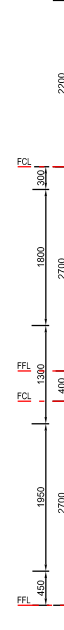
The Yards
Moss Vale Road, Bomaderry

Drawing Title
 Housing Site G - SSSA
 Typical Unit Plans

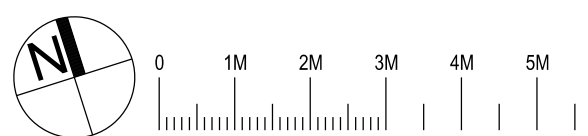
Drawn	DJD	Date	19th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	GA140	Rev.	E



- Corrugated Metal Roofing (Natural Zincalume)
- Improved Aluminium Double Glazed Windows throughout (Anthracite Powdercoat Finish)
- 450mm Aluminium Stroud
- FC Cladding (Anthracite)
- 450mm Aluminium Stroud
- Solid Core Entry Door
- FC Cladding (Anthracite)
- Face Brick (Tan)
- Timber Deck



North (Street) Elevation
Attached Group



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) 10913
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



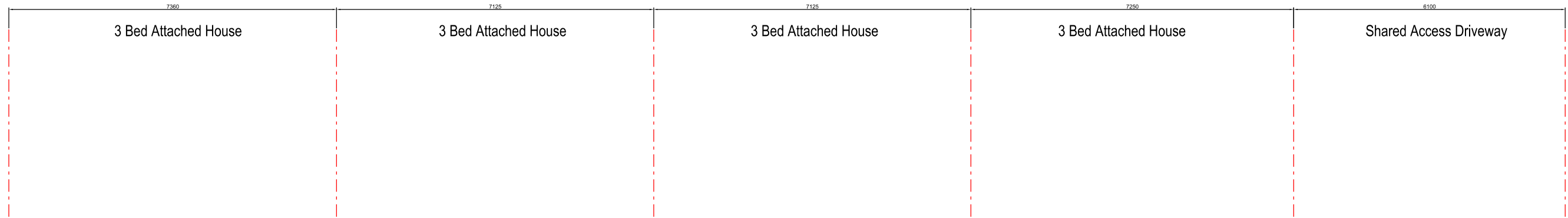
EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 Ph: (02) 9233 7100
 W: www.eg.com.au



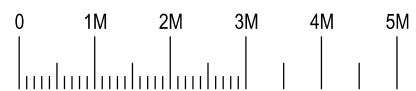
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct G - SSSA
 Street Elevation

Drawn	DJD	Date	19th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	GA142	Rev.	B



South (Lane) Typical Elevation
Attached Group



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

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

Southern Cross Housing
 BUILDING COMMUNITY FUTURES

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct G - SEDA
 Lane Typical Elevation (South)

Drawn	DJD	Date	20th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	GA143	Rev.	B

Precinct H Attached Dwelling

Private Lane (beyond)

Precinct G Attached Housing

Residential Street

Corrugated Metal Roofing (Natural Zincalume)

Improved Aluminium Single Glazed Windows throughout
(Black Powdercoat Finish) typical

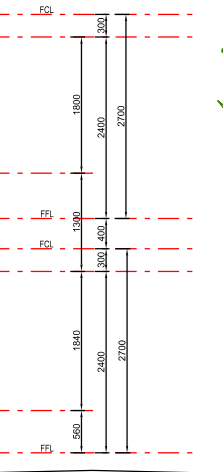
Face Brick (Mid Brown Tone)

Face Brick (Mid Brown Tone)

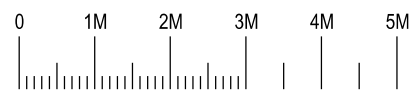
Aluminium Shroud (Black)

Aluminium Clad Awning (Black)

Residential Street



East Elevation



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 18103
 Licensed Building Contractor (NSW) 253780C
 2/11/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



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



The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct G - SEDA
 East Elevation

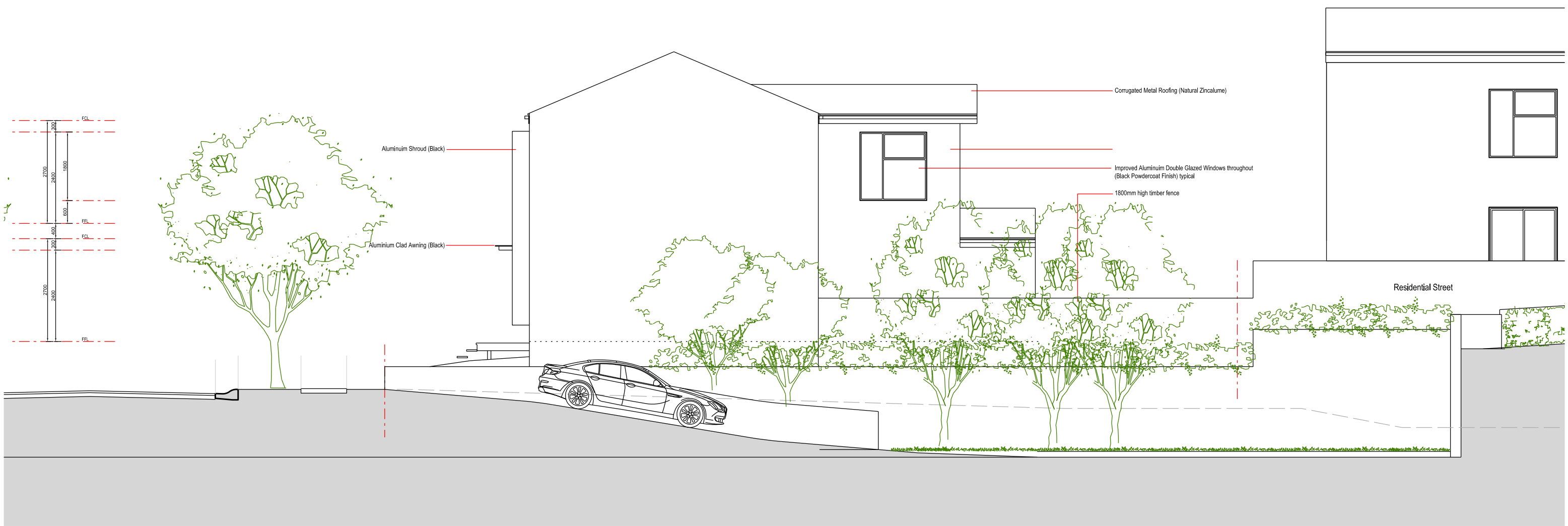
Drawn	DJD	Date	25th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	GA144	Rev.	B

16000
Residential Street

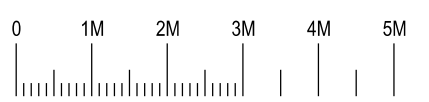
20100
Precinct G Attached Housing

6000
Private Lane (beyond)

Precinct H Attached Dwelling



West Elevation



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



EG Funds Management
 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9233 7160
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct H - SSDA
 West Elevation

Drawn	DJD	Date	25th September 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	HA145	Rev.	B

Precinct H Attached Dwelling

Shared Communal Driveway

Precinct G Attached Housing

Residential Street

Corrugated Metal Roofing (Natural Zincalume)

Timber Framed Truss System

Face Brick (Mid Brown Tone)

Timber Pergola

Shared Communal Driveway

Courtyard

Ensuite

Robe

Master Bedroom

Kitchen

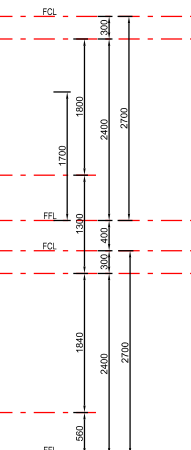
Living

Face Brick (Mid Brown Tone)
Timber Frame

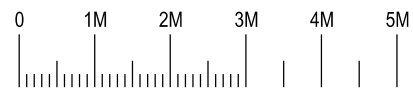
Aluminium Shroud (Black)

Framed FC Cladding spanrel (Black)

Face Brick (Mid Brown Tone)
Timber Entry Deck



Indicative Section (18)



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 10913
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

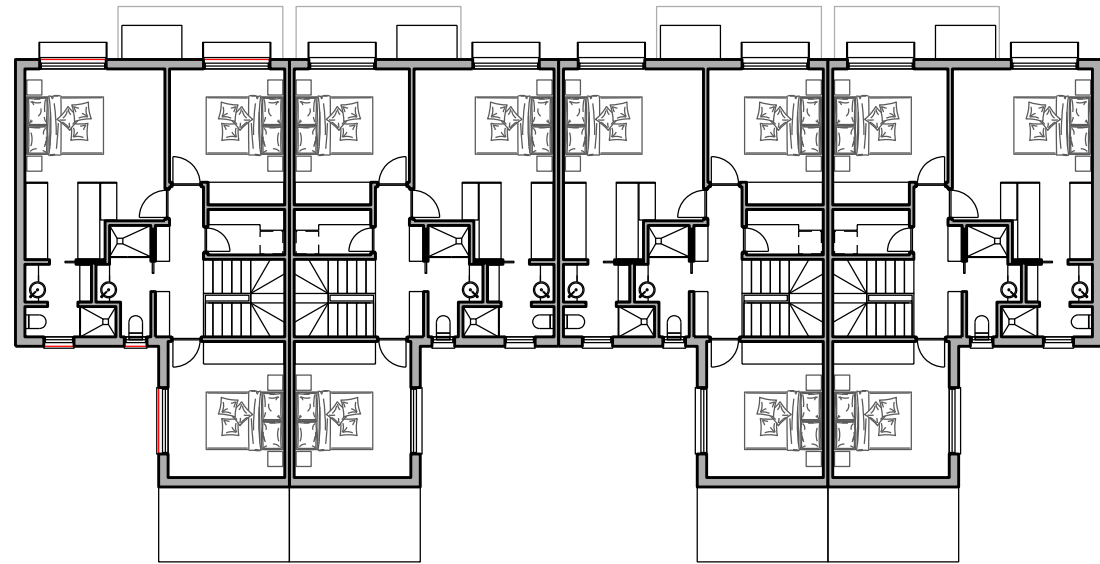
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 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
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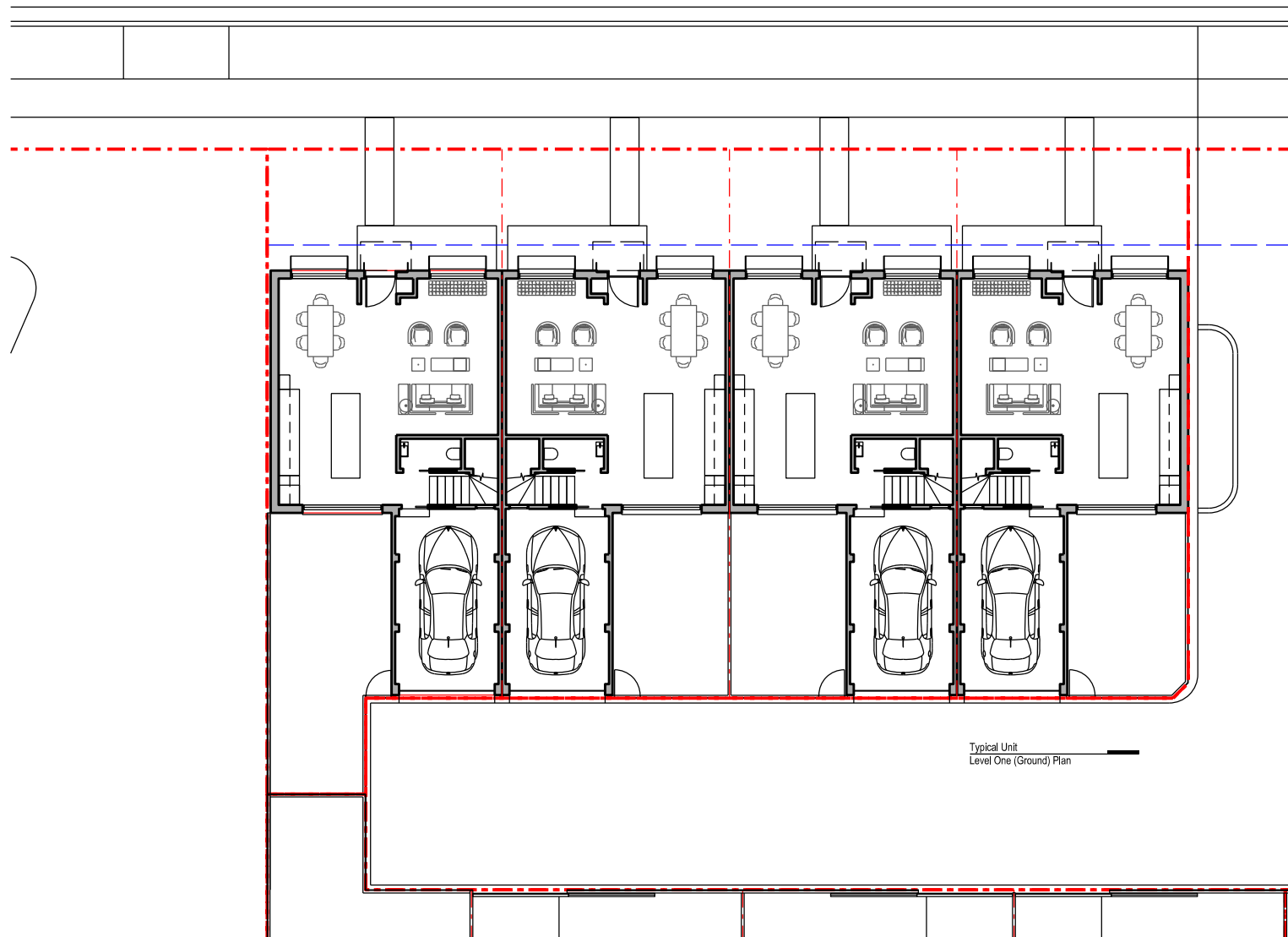
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Precinct G - SEDA
 Indicative Section

Date	25th September 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	GA147 Rev. A



Typical Unit
Level Two Plan



Typical Unit
Level One (Ground) Plan

Precinct G Specification

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

External Floors
Concrete slab on ground, R1.0 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

Intertenancy 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)

Glazing Doors/Windows
Window frame colour: dark

Application	U-Value	SHGC
Sliding Door	3.45	0.43
Awning	3.48	0.43
Louvre	4.30	0.57
Double Hung	3.47	0.45
Casement	3.46	0.46

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.

No insulation to garage where roof is above.

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

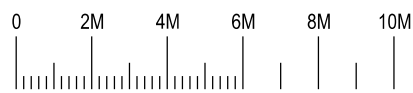
Hot water system
Electric heat pump 26 to 30 STCs

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
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



Nominated Architect: David Dove
BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8922
Registered Architect (Vic) No. 10113
Licensed Building Contractor (NSW) 253780C
29/04 Elizabeth Bay Road
Elizabeth Bay, NSW, 2011
M. 0410 025 892
E. david.dove@sparcdevelopment.com



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



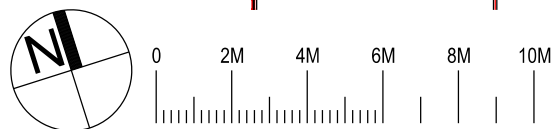
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Housing Site H - SSSA
Typical Specification

Date	28th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	GA180 Rev. A

Open Space

Unit	Site Area	Open Space	%
G1-1	136	52	38%
G1-2	122	40	32%
G1-3	122	40	32%
G1-4	125	41	33%
G2-1	125	41	33%
G2-2	122	40	32%
G2-3	122	40	32%
G2-4	136	52	38%
Total	1010m2	346m2	34%
Driveway	451m2		
Total Area	1461m2		



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

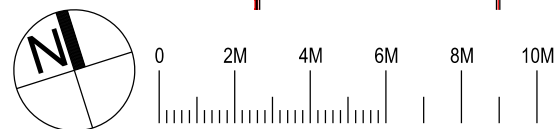
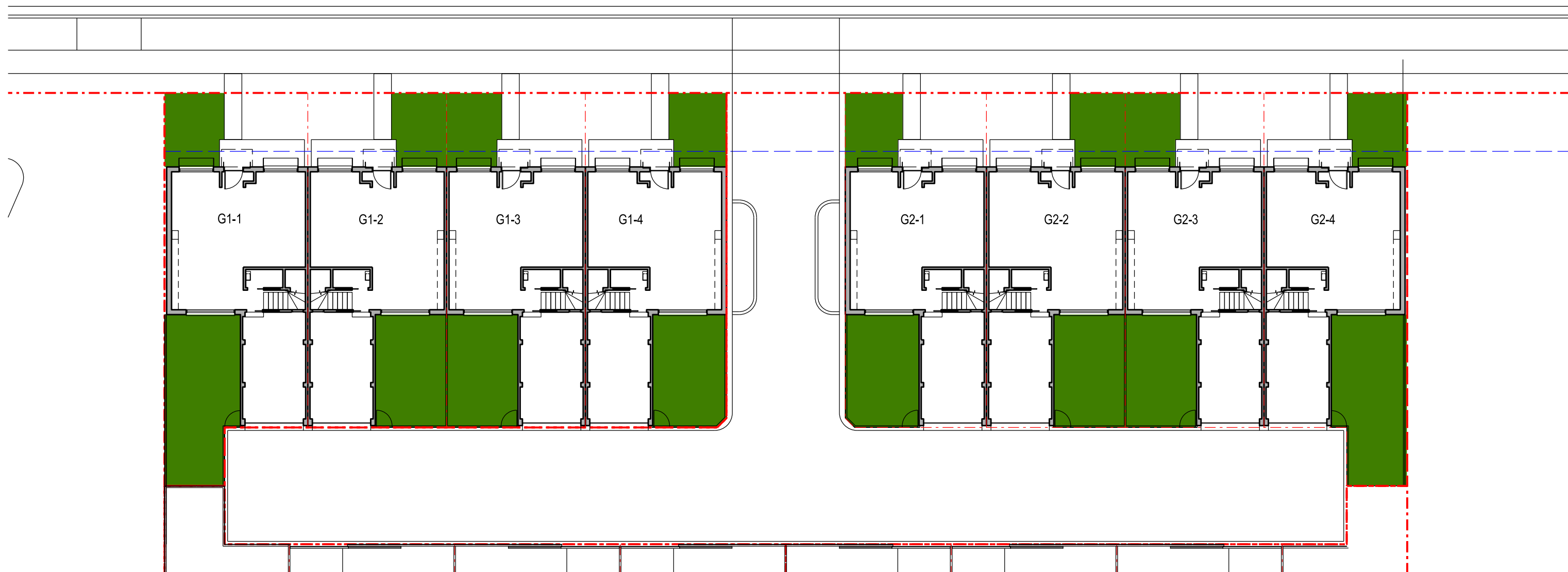
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site G - SSSA
 Open Space Area Calculation

Date	4th February 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	GA185 Rev. B

Deep Soil Area

	Site Area	Open Space	%
Total Lots	1010m²	279m²	28%
Driveway	451m ²		
Total Site	1461m²	279m²	19%



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 BArch (Hons), AAAScP(Arch), Cert IV (Building)
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 Registered Architect (Vic) 19113
 Licensed Building Contractor (NSW) 253780C
 29/104 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

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 DEVELOPMENT

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

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 Moss Vale Road, Bomaderry

Drawing Title
 Housing Site G - SSSA
 Deep Soil Area Calculation

Date	4th February 2025		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	GA186 Rev. B