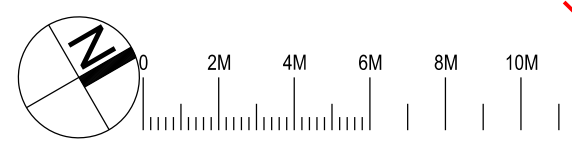
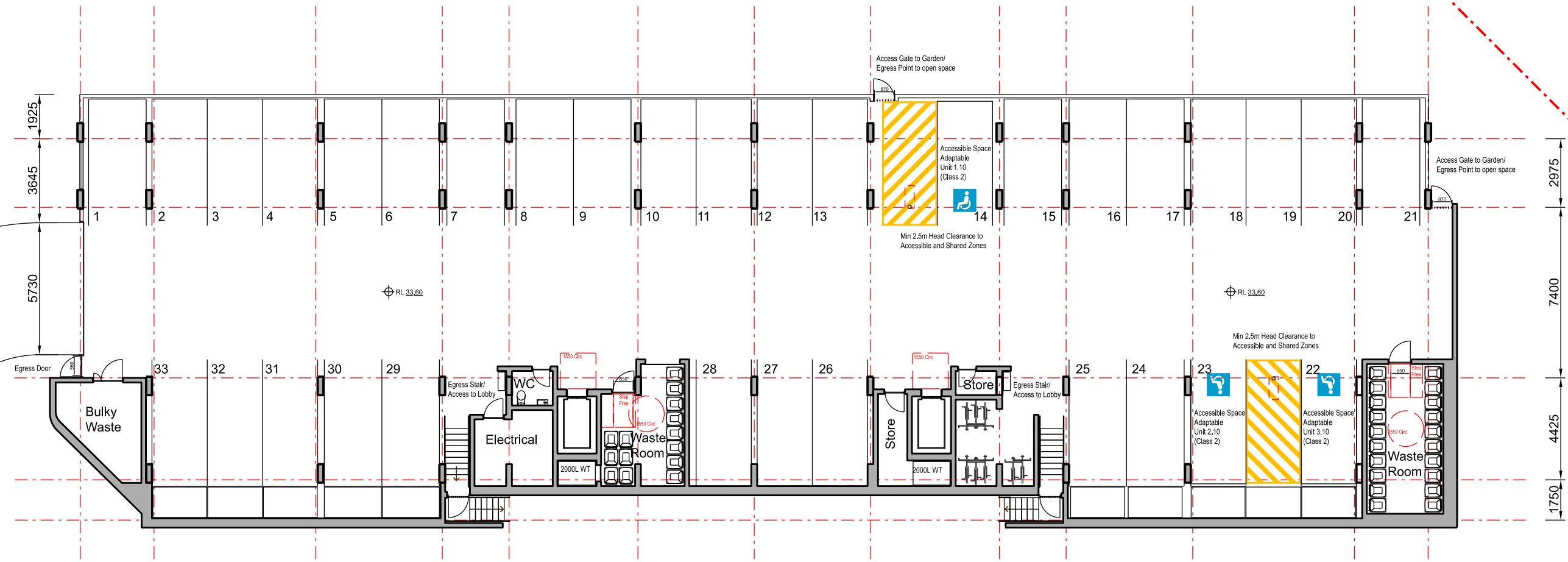


3200 7025 5500 2900 5600 5050 5050 5600 2900 5500 7025 3200



Nominated Architect: David Dove
 BA Arch (Hons), AIA Dip(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

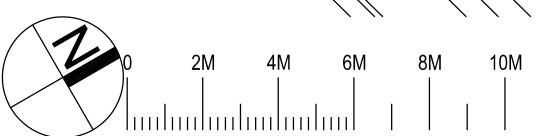
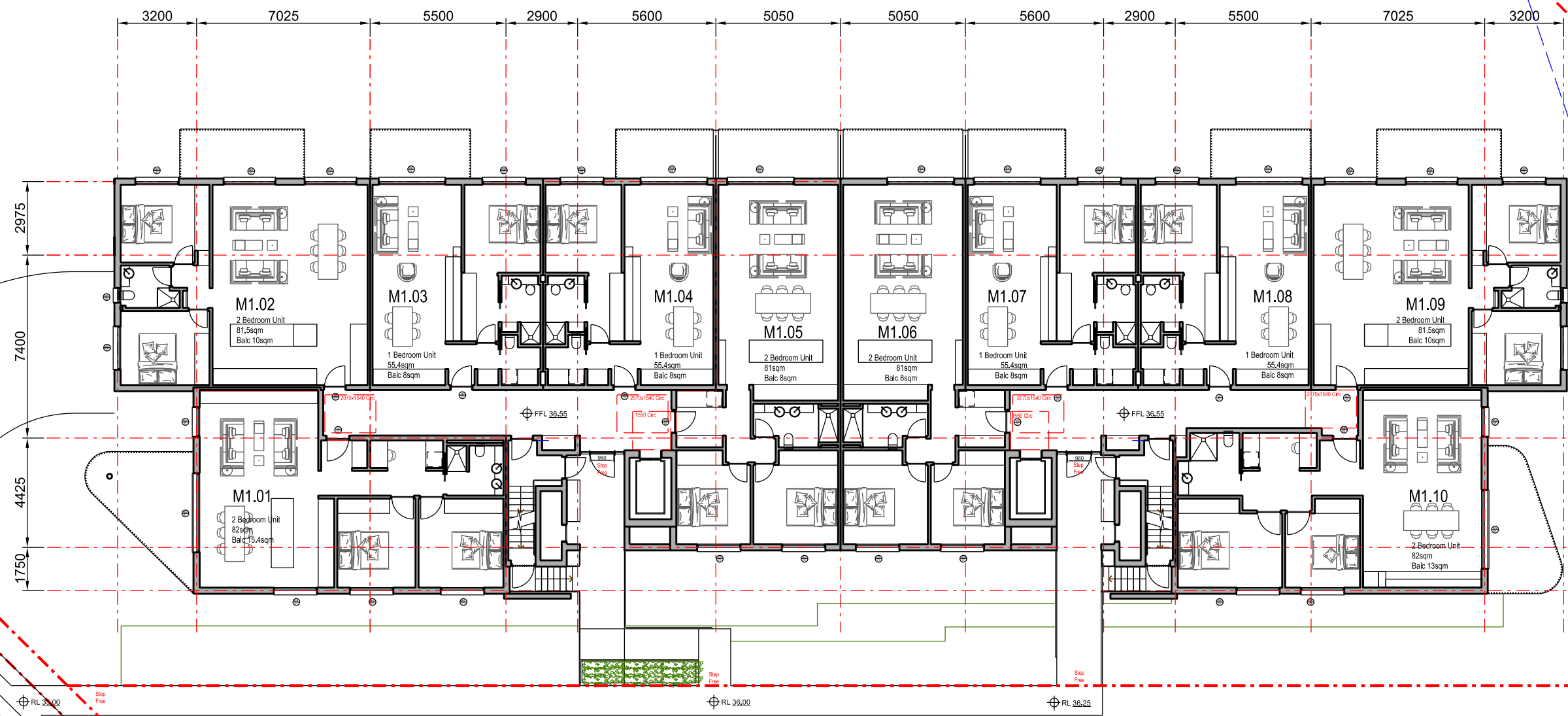
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 Level 21
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 11 Finner Place
 Sydney, NSW
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 Ph: (02) 9230 7100
 W: www.eg.com.au

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site M - SSSA
 Level 0 (Undercroft) Floor Plan

Drawn	DJD	Date	15th December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	MA100	Rev.	G



Nominated Architect: David Dove
 BArch (Hons), AssocAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 29/04 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 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
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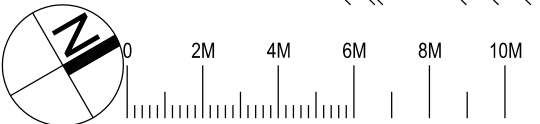
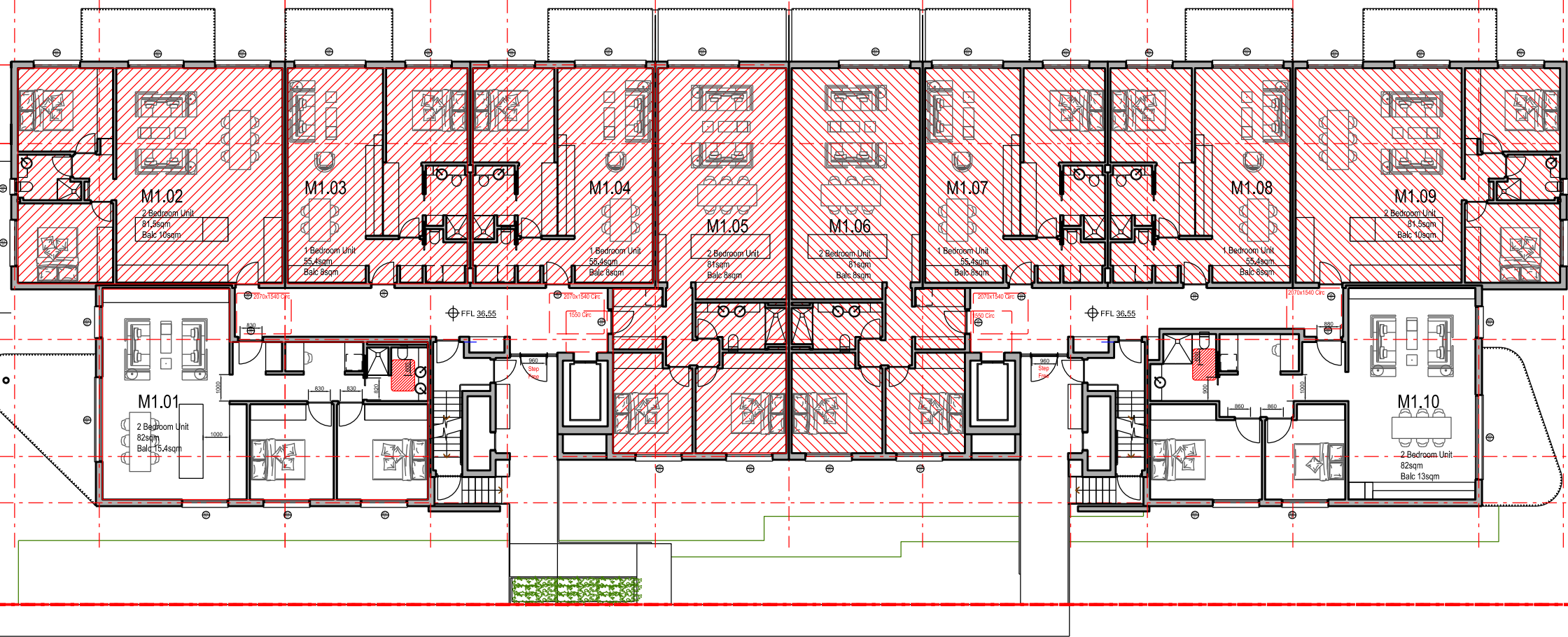
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site M - SSSA
 Level 1 (Ground) Floor Plan

Date	1st December 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA110 Rev. G

Livable Housing Design Silver

Unit No	Achieves Silver	Adaptable DDA
M1.01	Yes	No
M1.02	No	No
M1.03	No	No
M1.04	No	No
M1.05	No	No
M1.06	No	No
M1.07	No	No
M1.08	No	No
M1.09	No	Yes
m1.10	Yes	
Total	Total	Total
10 Units	2 Units (20%)	1 Units (10%)



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 Elizabeth Bay, NSW, 2011
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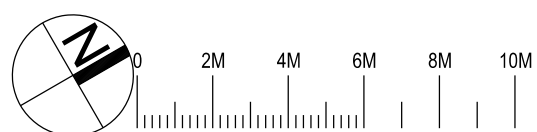
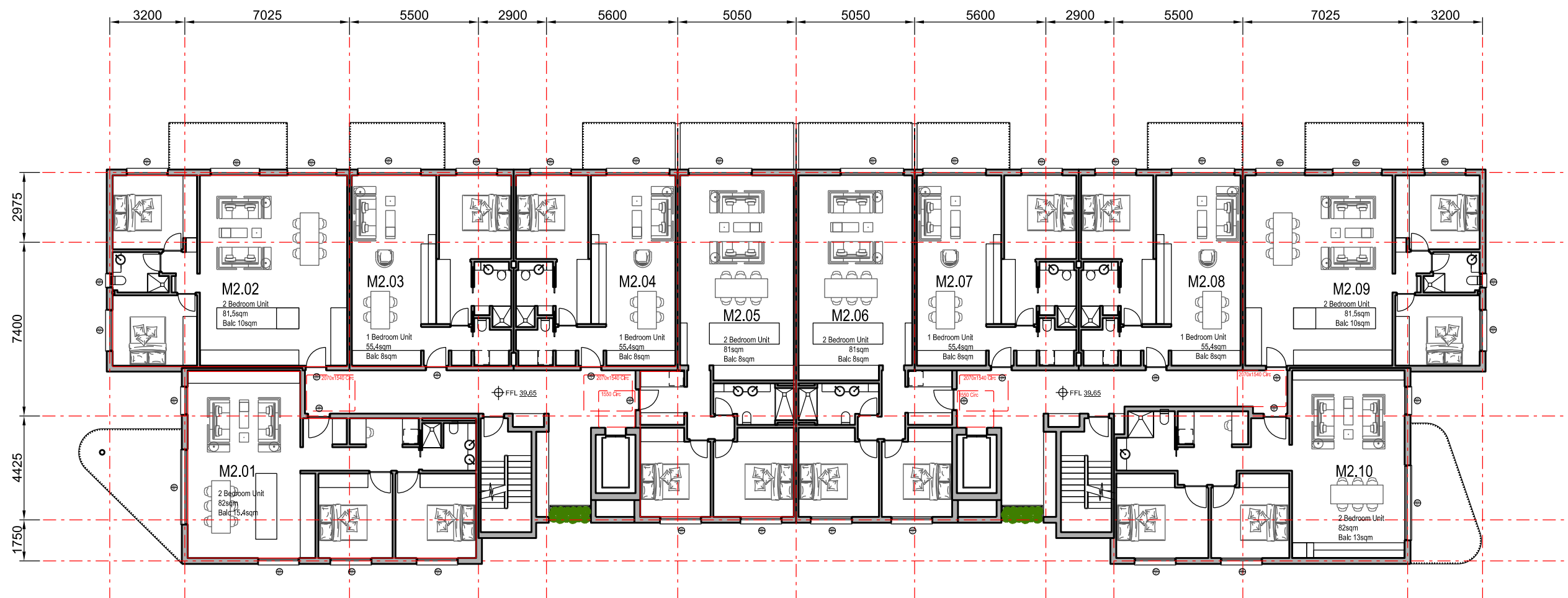
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 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
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The Yards
Moss Vale Road, Bomaderry

Drawing Title
Building Site M - SSSA
Level 1 Livable Housing Units

Date	1st December 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA110 Rev. G



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 BArch (Hons), AssocAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
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 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 Finner Place
 Sydney, NSW
 2000
 Ph: (02) 9230 7100
 W: www.eg.com.au

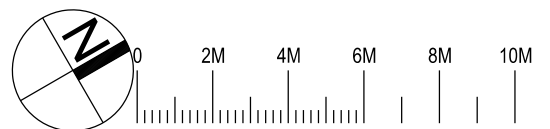
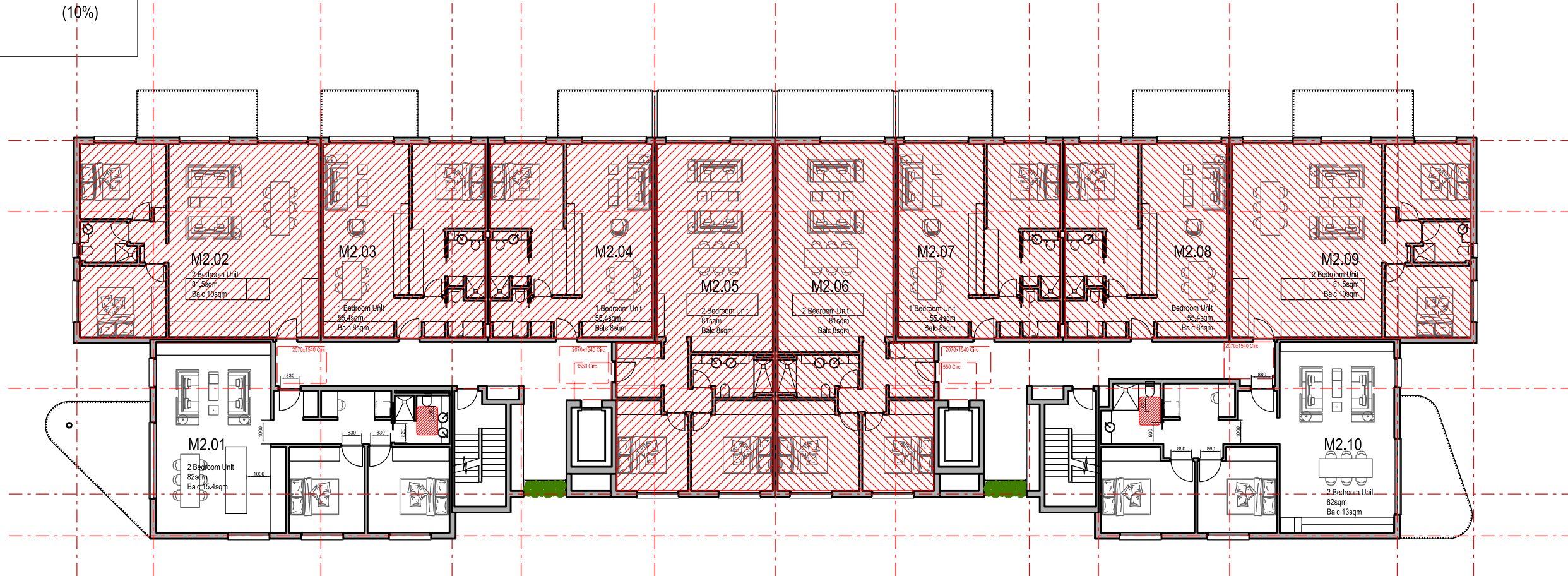
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site M - SSSA
 Level 2 Floor Plan

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	MA120	Rev.	F

Livable Housing Design Silver

Unit No	Achieves Silver	Adaptable DDA
M2.01	Yes	No
M2.02	No	No
M2.03	No	No
M2.04	No	No
M2.05	No	No
M2.06	No	No
M2.07	No	No
M2.08	No	No
M2.09	No	Yes
M2.10	Yes	
Total	Total	Total
10 Units	2 Units (20%)	1 Units (10%)



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 BAArch (Hons), AssocAppSci (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
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 E. david.dove@sparcdevelopment.com

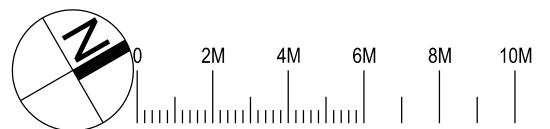
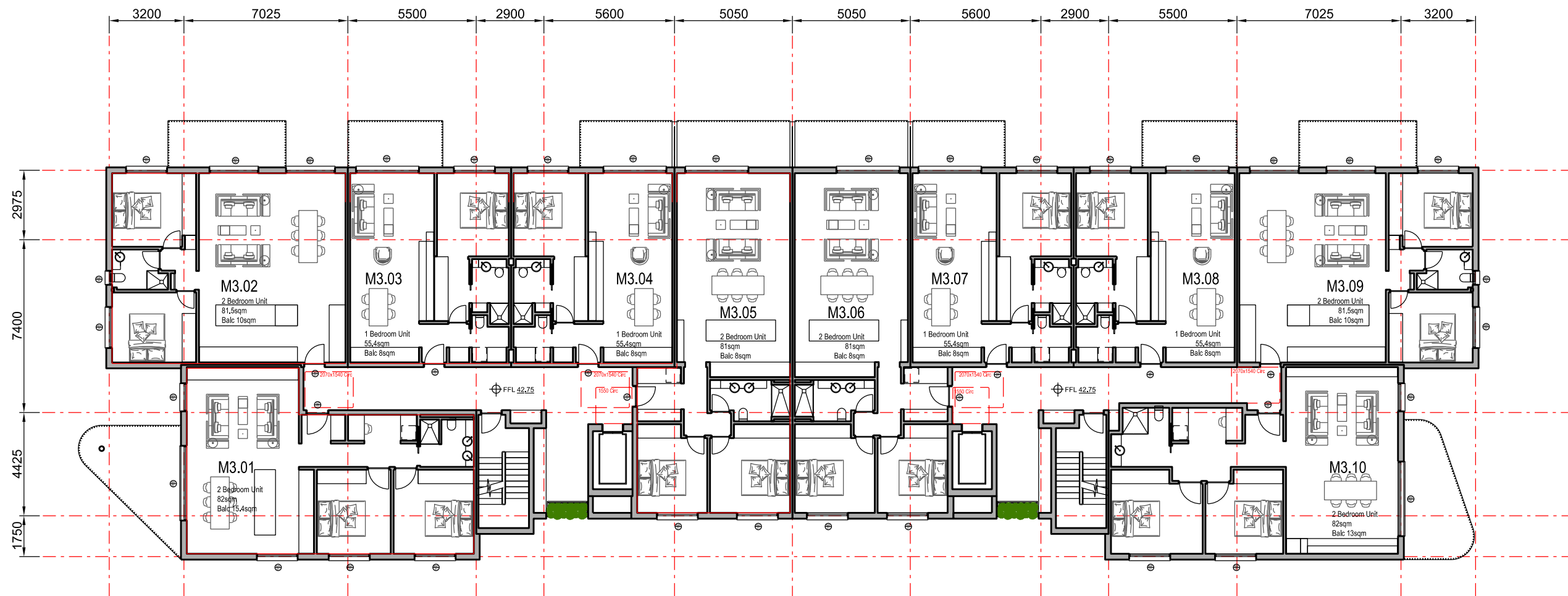


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 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 Ph. (02) 9230 7100
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The Yards
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Drawing Title
 Building Site M - SSDA
 Level 2 Livable Housing Units

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	MA121	Rev.	D



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



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 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
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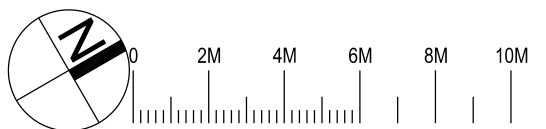
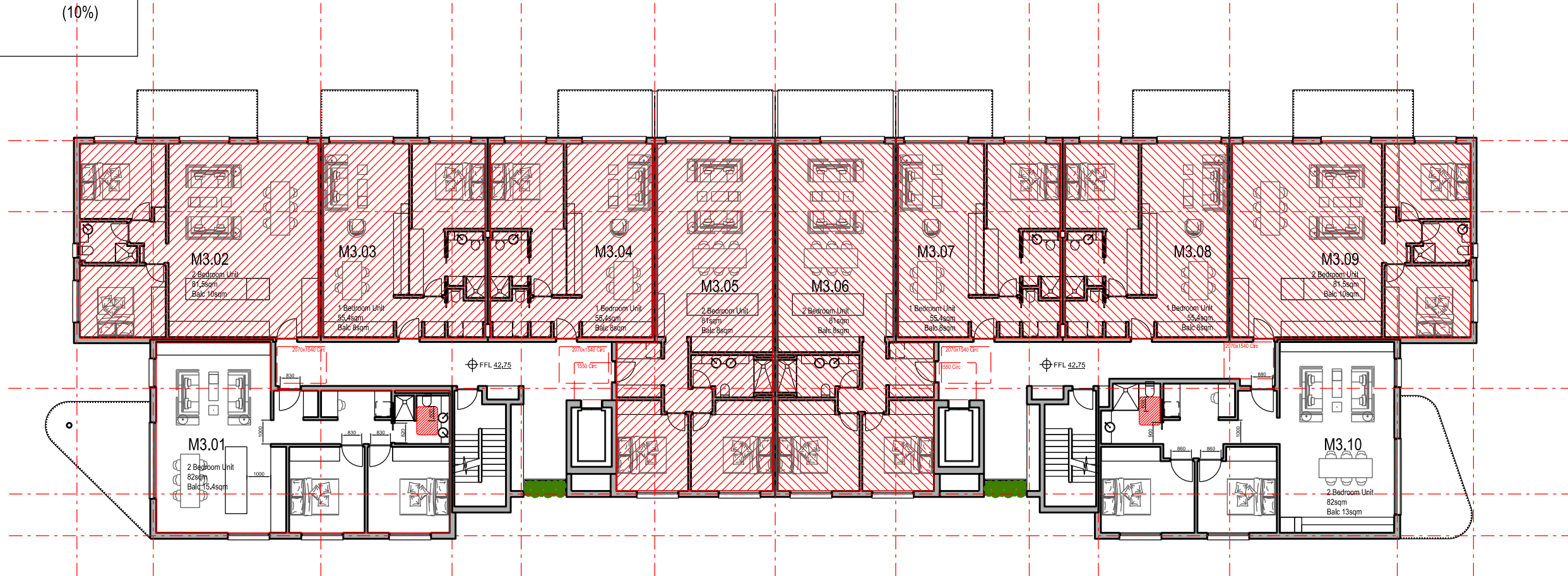
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site M - SSSA
 Level 3 (top) Floor Plan

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	MA130	Rev.	F

Livable Housing Design Silver

Unit No	Achieves Silver	Adaptable DDA
M3.01	Yes	No
M3.02	No	No
M3.03	No	No
M3.04	No	No
M3.05	No	No
M3.06	No	No
M3.07	No	No
M3.08	No	No
M3.09	No	Yes
M3.10	Yes	
Total	Total	Total
10 Units	2 Units (20%)	1 Units (10%)



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 BArch (Hons), AssocAppSci (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

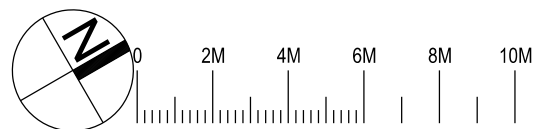
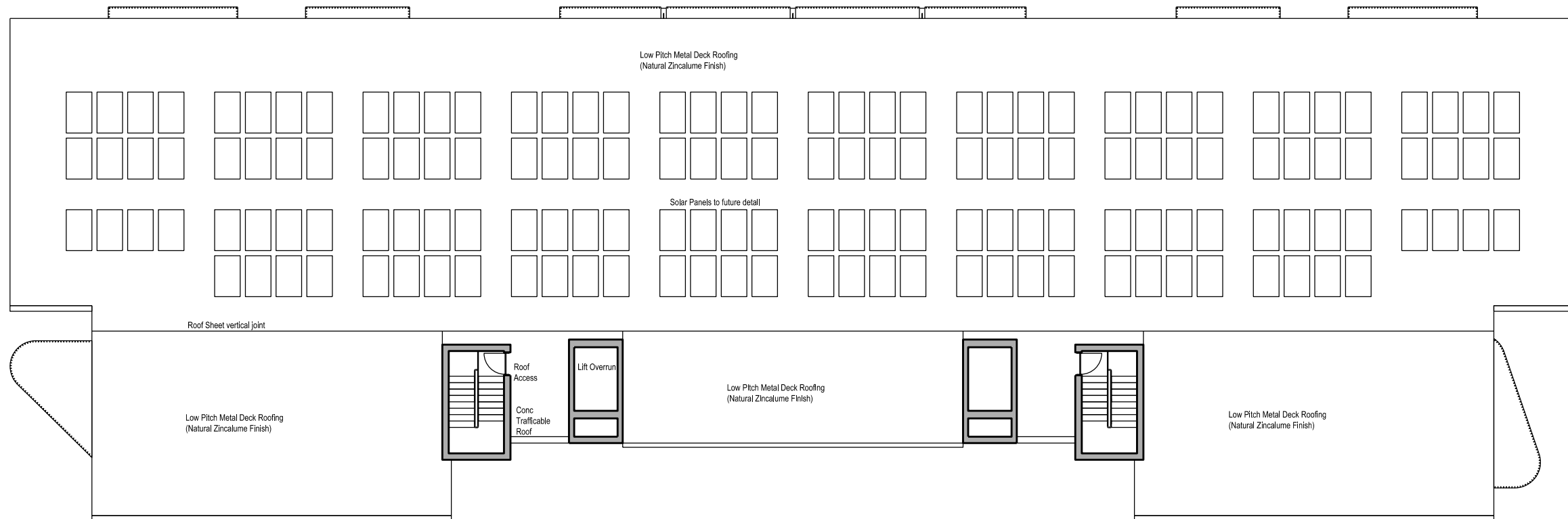


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 Governor Philip Tower
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 Sydney, NSW
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The Yards
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Drawing Title
 Building Site M - SSDA
 Level 3 Livable Housing Units

Date	1st December 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA131 Rev. D



Nominated Architect: David Dove
 BArch (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

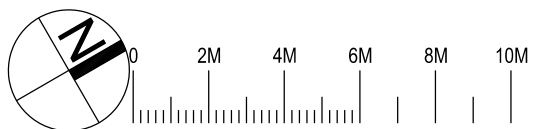
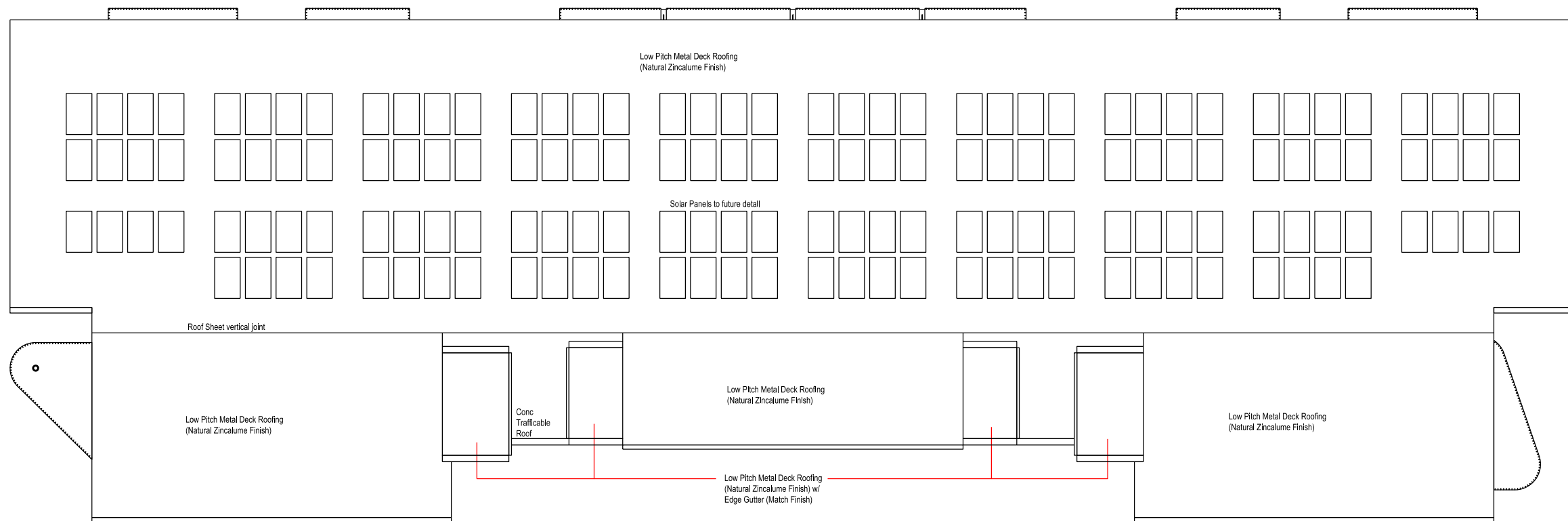


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 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 Ph: (02) 9230 7100
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site M
 Roof Access (Level 4) Plan

Drawn	DJD	Date	14th October 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	MA140	Rev.	C



Nominated Architect: David Dove
 BA Arch (Hons), Asa Dip (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

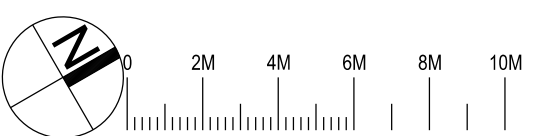
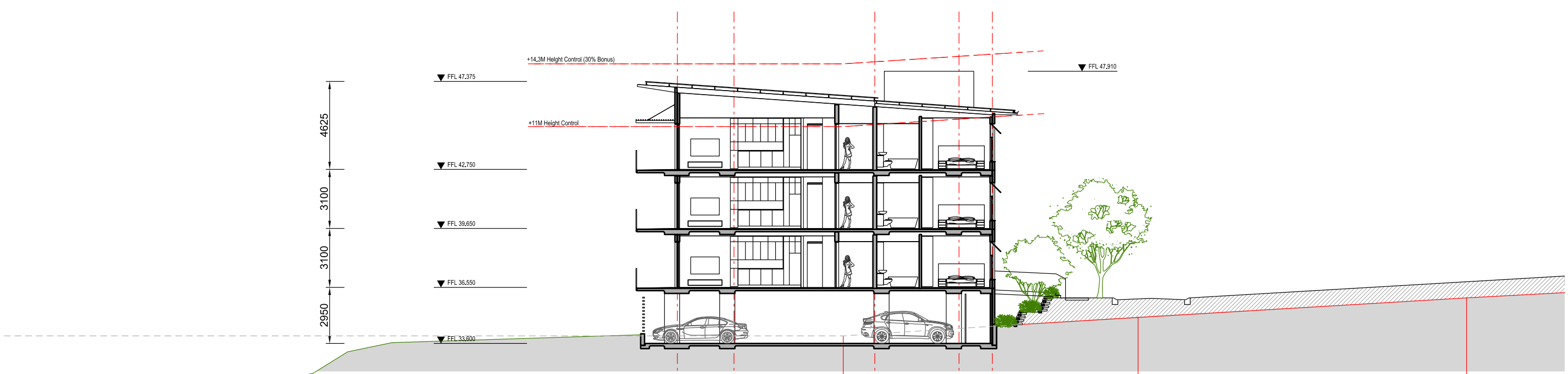


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 Governor Philip Tower
 11 Farrer Place
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 2000
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The Yards
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Drawing Title
 Building Site M
 Roof (Level 5) Plan

Date	3rd May 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA145 Rev. A



Nominated Architect: David Dove
 BArch (Hons), AIA DipAppSci (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

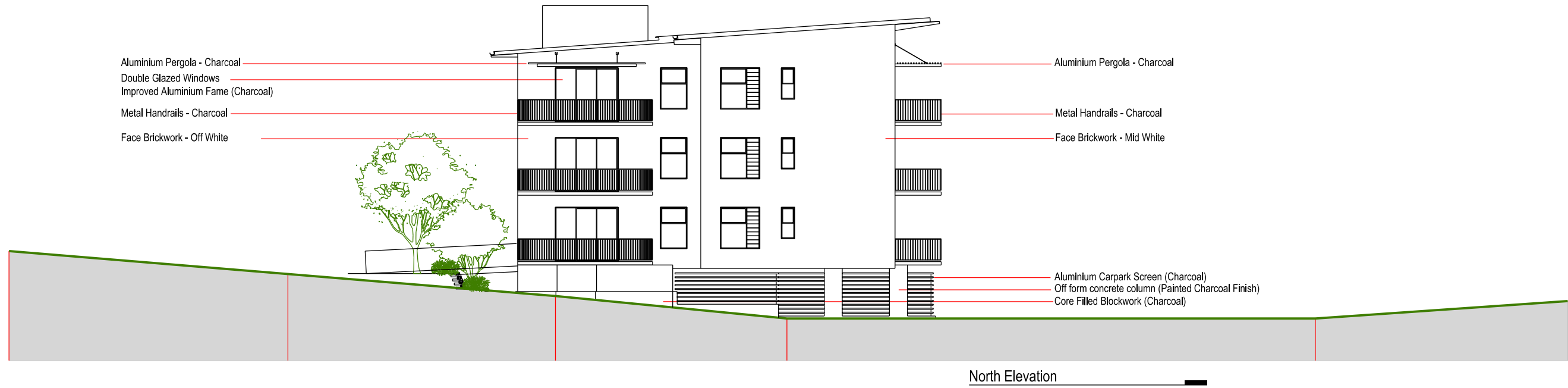


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 Level 21
 Governor Philip Tower
 11 Finner Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
 W. www.eg.com.au

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 Moss Vale Road, Bomaderry

Drawing Title
 Building Site M - SSSA
 Indicative Section

Drawn	DJD	Date	3rd September 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	MA150	Rev.	C

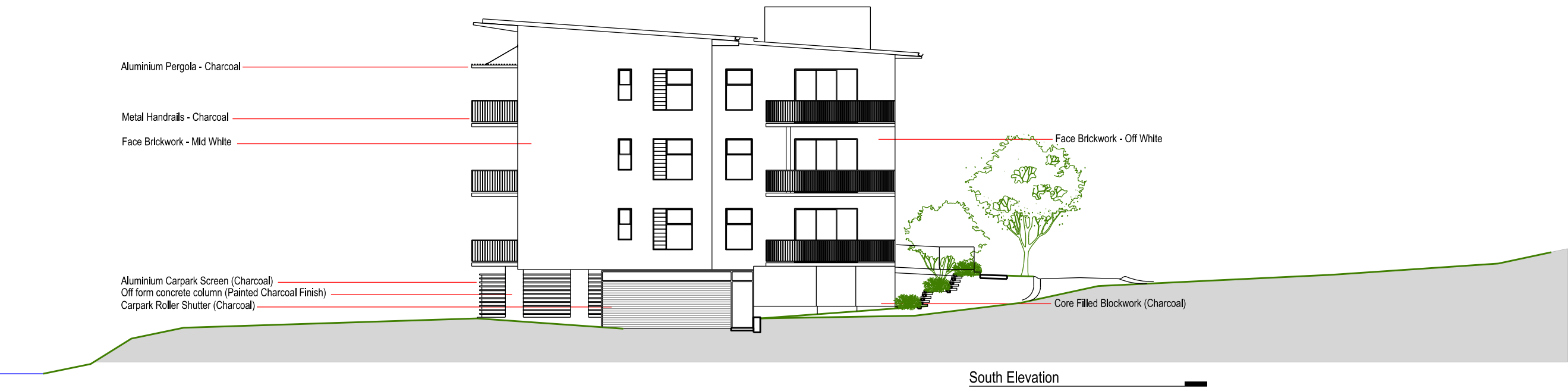


Aluminium Pergola - Charcoal
 Double Glazed Windows
 Improved Aluminium Frame (Charcoal)
 Metal Handrails - Charcoal
 Face Brickwork - Off White

Aluminium Pergola - Charcoal
 Metal Handrails - Charcoal
 Face Brickwork - Mid White

Aluminium Carpark Screen (Charcoal)
 Off form concrete column (Painted Charcoal Finish)
 Core Filled Blockwork (Charcoal)

North Elevation



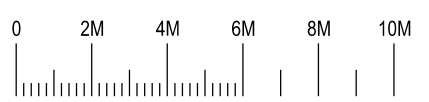
Aluminium Pergola - Charcoal
 Metal Handrails - Charcoal
 Face Brickwork - Mid White

Face Brickwork - Off White

Aluminium Carpark Screen (Charcoal)
 Off form concrete column (Painted Charcoal Finish)
 Carpark Roller Shutter (Charcoal)

Core Filled Blockwork (Charcoal)

South Elevation



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

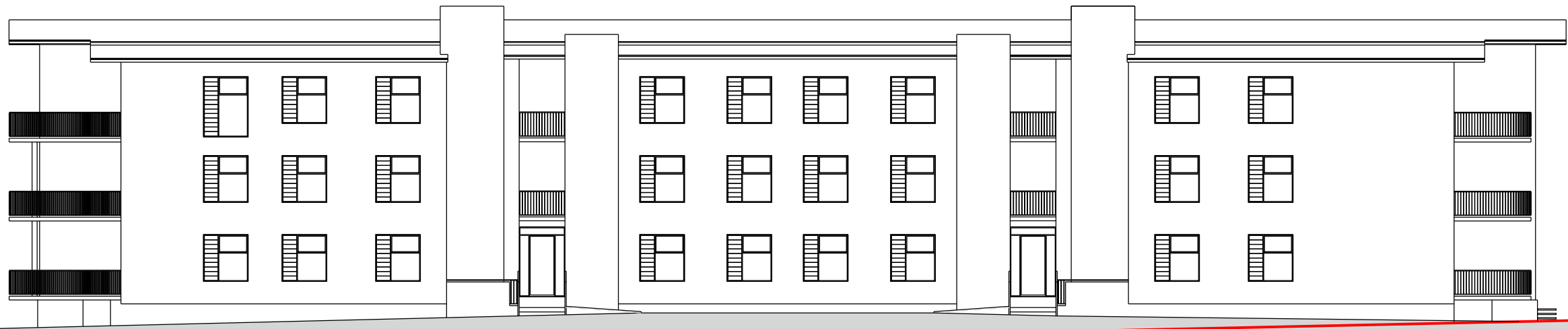
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 11 Finner Place
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 2000
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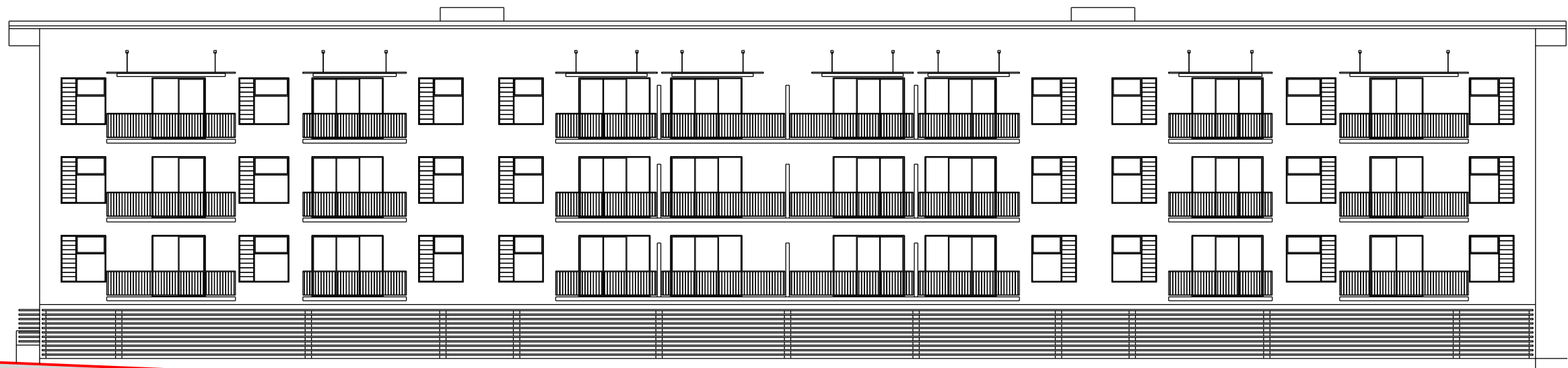
Moss Vale Road, Bomaderry

Drawing Title
 Building Site M - SSSA
 North / South Elevations

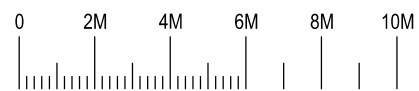
Date	3rd September 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	MA160 Rev. B



East Elevation



West Elevation



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 BArch (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 Philip Tower
 11 Farrer Place
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Drawing Title
 Building Site M - SSSA
 East / West Elevations

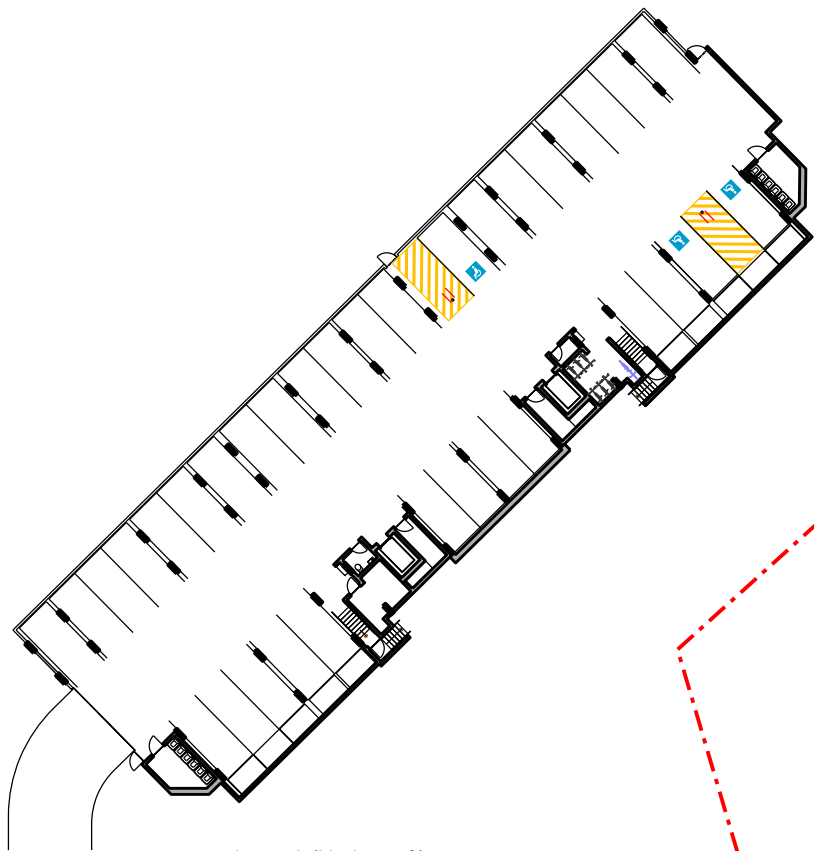
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Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	MA161	Rev.	B



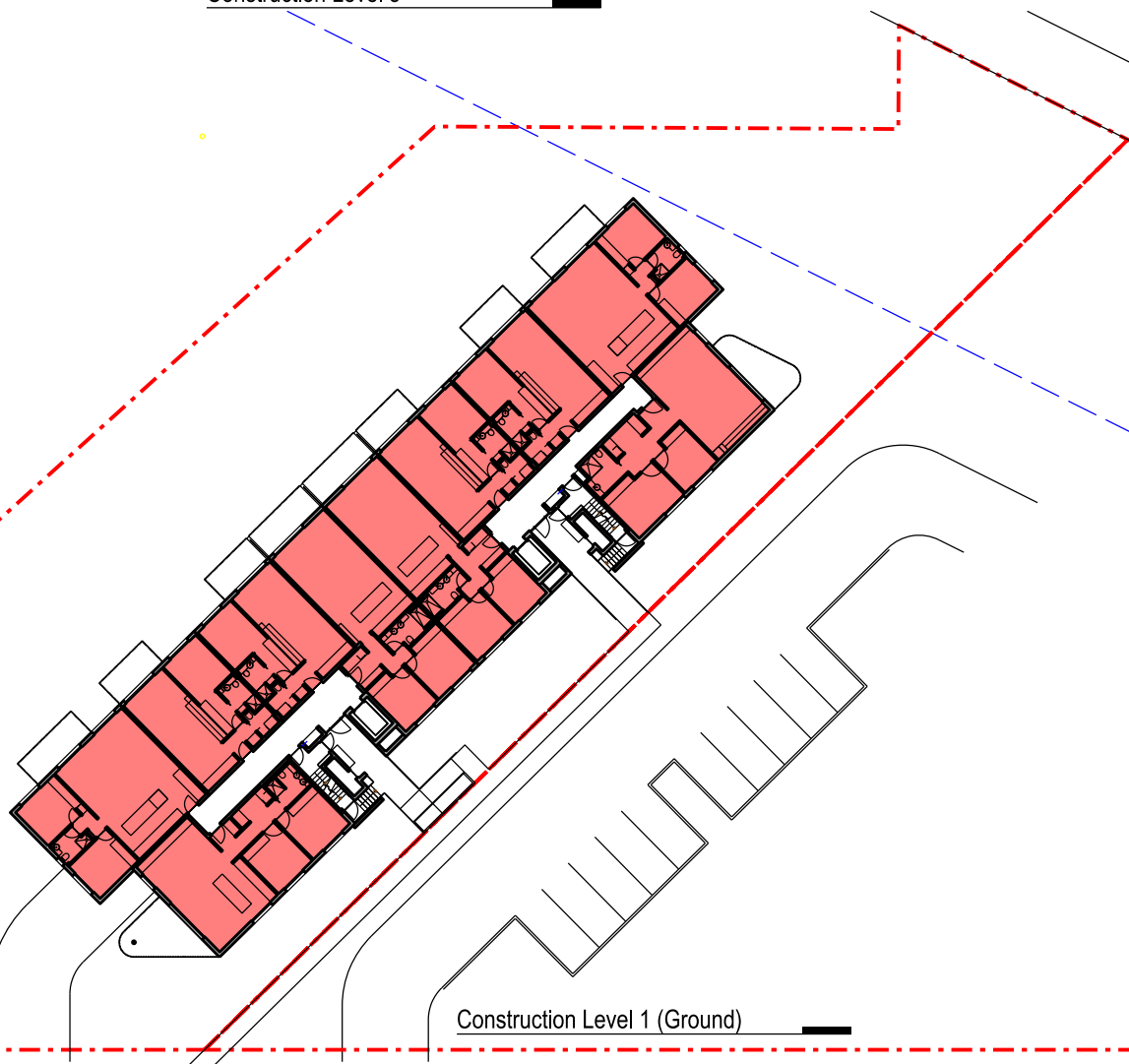
Construction Level 2



Construction Level 3







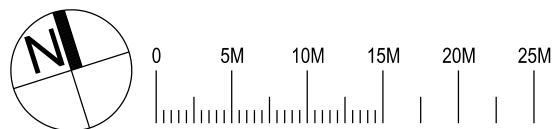
Level 0 (Undercroft)



Construction Level 1 (Ground)

**Residential Site M
Floor Space Area Calculations**

	Level 3 (Top)	729m ²
	Level 2 (Mid)	729m ²
	Level 1 (Ground)	729m ²
	Level 0 (Undercroft)	0m ²
	Total	2187m²



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 2/11/04 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
 2000
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The Yards
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Drawing Title
 Residential Site M - SSDA
 Floor Space Area Calculations

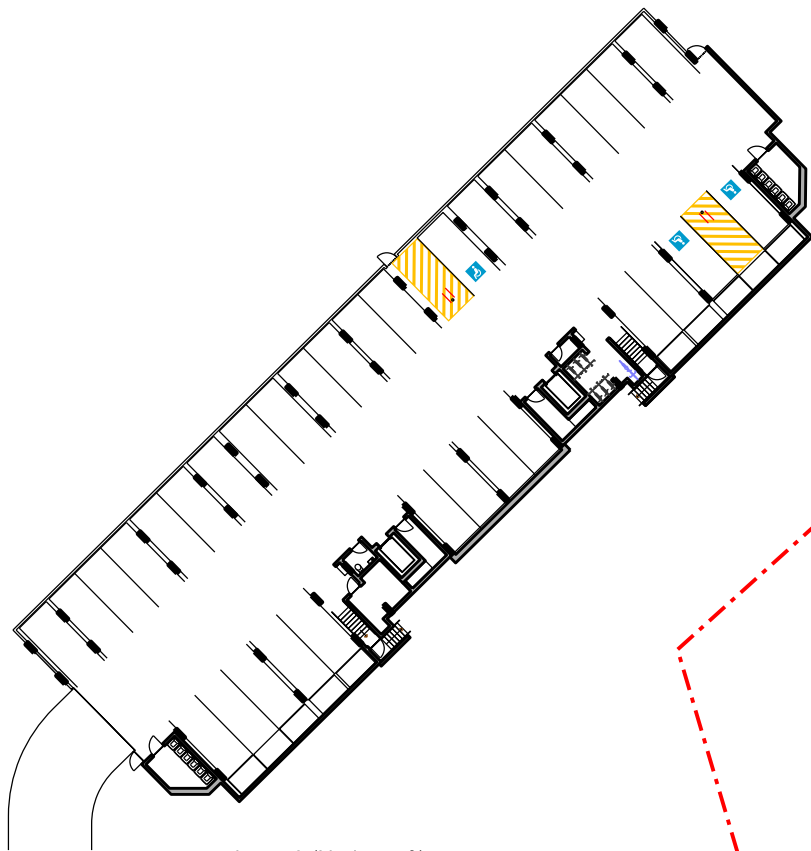
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Job No.	SYB01	Dwg No.	MA170 Rev. A



Construction Level 2



Construction Level 3



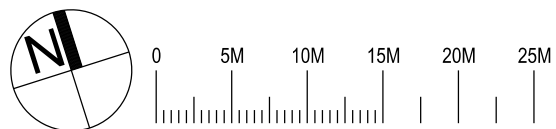
Level 0 (Undercroft)



Construction Level 1 (Ground)

Residential Site M
Nett Saleable / Lettable Area Calculations

Unit	NIA	Balcony
3.01	82m2	15.4m2
3.02	81.5m2	10m2
3.03	55.4m2	8m2
3.04	55.4m2	8m2
3.05	81m2	8m2
3.06	81m2	8m2
3.07	55.4m2	8m2
3.08	55.4m2	8m2
3.09	81.5m2	10m2
3.10	82m2	15.4m2
2.01	82m2	15.4m2
2.02	81.5m2	10m2
2.03	55.4m2	8m2
2.04	55.4m2	8m2
2.05	81m2	8m2
2.06	81m2	8m2
2.07	55.4m2	8m2
2.08	55.4m2	8m2
2.09	81.5m2	10m2
2.10	82m2	15.4m2
1.01	82m2	15.4m2
1.02	81.5m2	10m2
1.03	55.4m2	8m2
1.04	55.4m2	8m2
1.05	81m2	8m2
1.06	81m2	8m2
1.07	55.4m2	8m2
1.08	55.4m2	8m2
1.09	81.5m2	10m2
1.10	82m2	15.4m2
Total	2131.8m2	



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 2/11/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

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

The Yards
Moss Vale Road, Bomaderry

Drawing Title
 Residential Site M - SSSA
 NSA / NLA Calculations

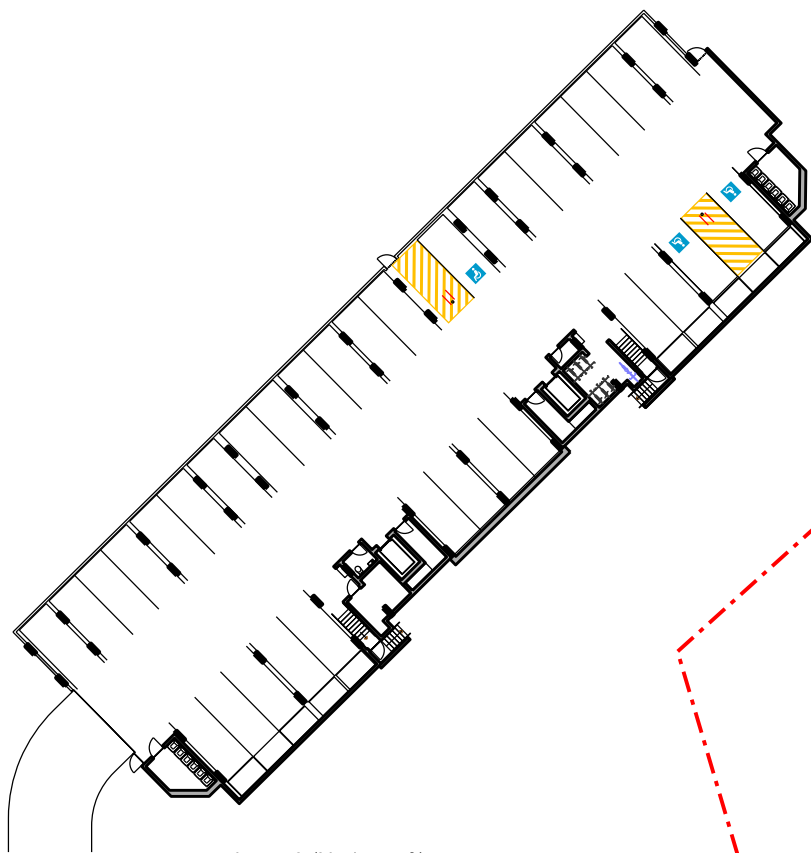
Date	21st October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	MA171 Rev. A



Construction Level 2



Construction Level 3



Level 0 (Undercroft)

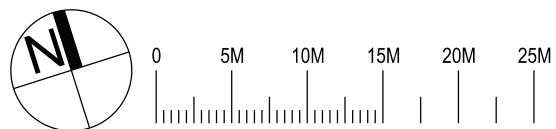


Construction Level 1 (Ground)

**Residential Site M
Solar Access Calculations**

Total Units	30
Units receiving more than 3 Hrs	27 (90%)
Units receiving 2-3 Hrs	0
Units receiving less than 2 Hrs	3 (10%)
Units receiving no mid winter sun	0

Compliance
>70% (Complies)
<15% (Complies)



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 2/11/04 Elizabeth Bay Road
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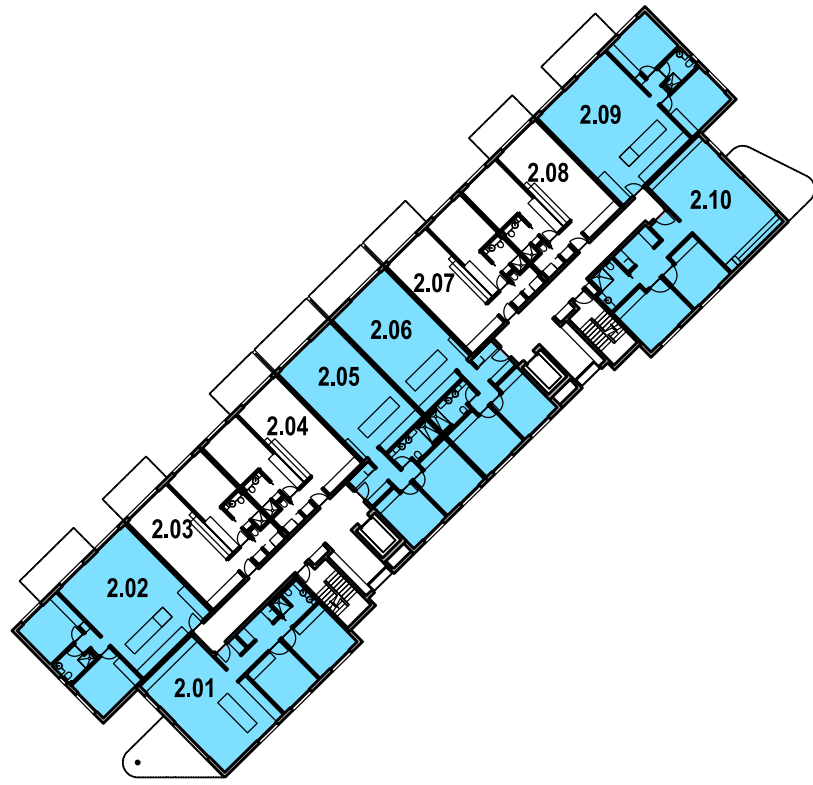


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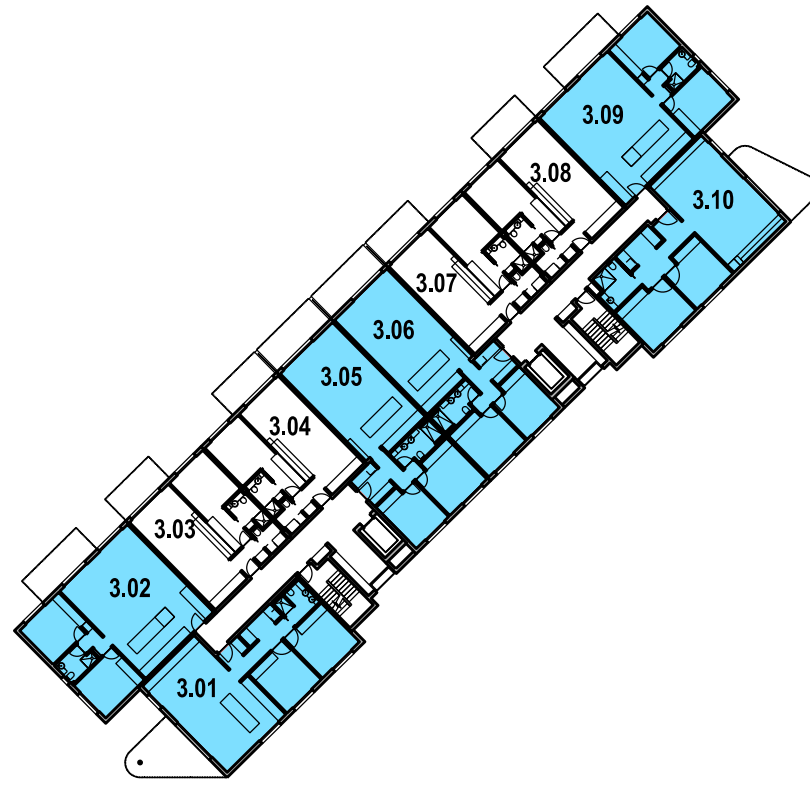
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Residential Site M - SSDA
 Solar Access Calculations

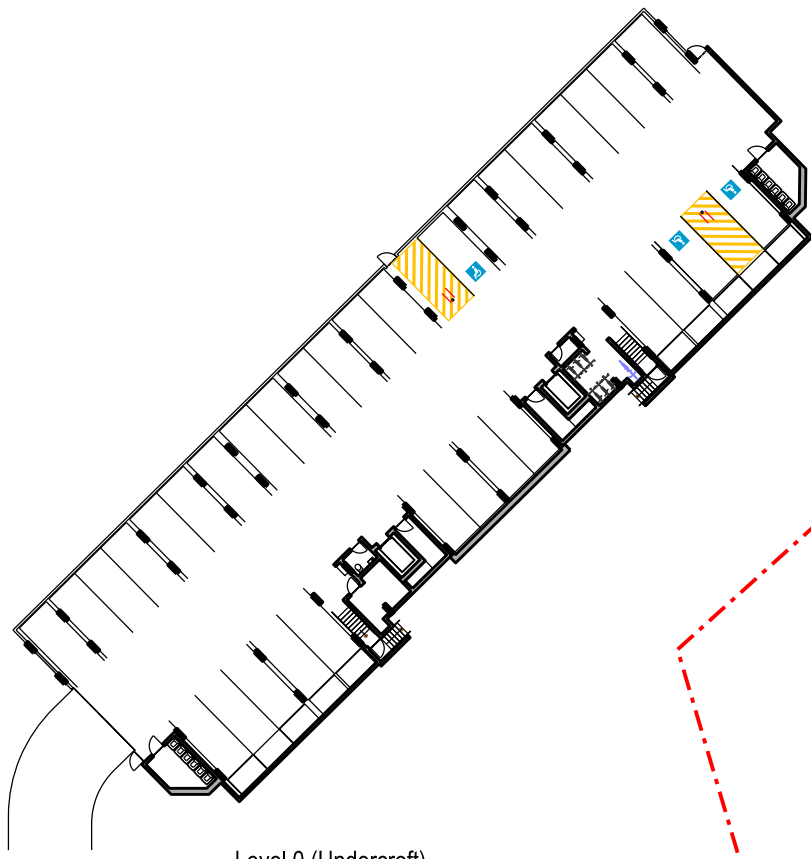
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Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	MA173 Rev. A



Construction Level 2



Construction Level 3



Level 0 (Undercroft)

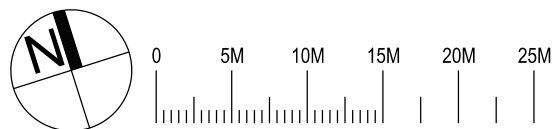


Construction Level 1 (Ground)

**Residential Site M
Cross Ventilation Calculations**

Total Units	30
Dual Orientation Units	18 (60%)
Single Orientation Units	12 (40%)

Compliance
>60% (Complies)



Nominated Architect: David Dove
BArch (Hons), AAACip(Arch), Cert IV (Building)
Registered Architect (NSW) No. 8922
Registered Architect (Vic) No. 19113
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 Finner Place
Sydney, NSW
2000
P. (02) 9230 7100
F. www.eg.com.au

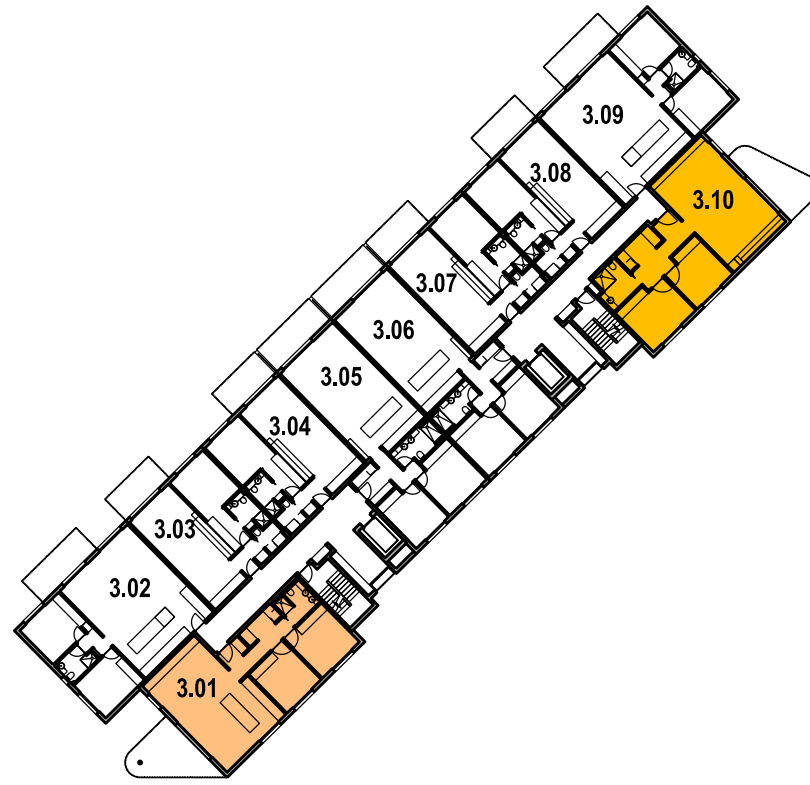
The Yards
Moss Vale Road, Bomaderry

Drawing Title
Residential Site M - SSSA
Cross Ventilation Calculations

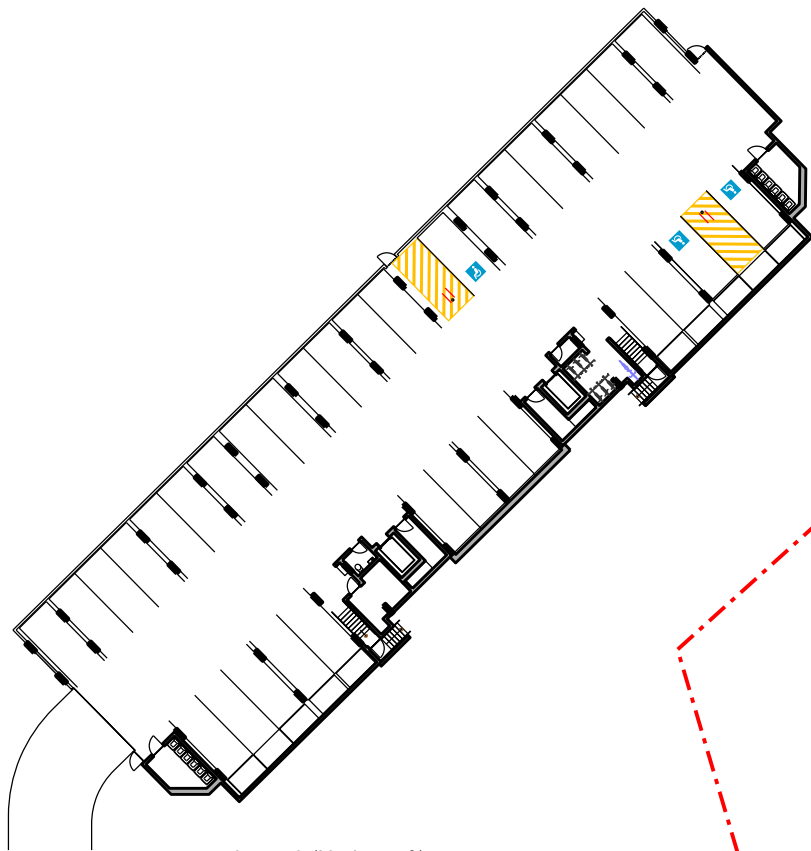
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Job No.	SYB01
Dwg No.	MA174
Rev.	A



Construction Level 2



Construction Level 3



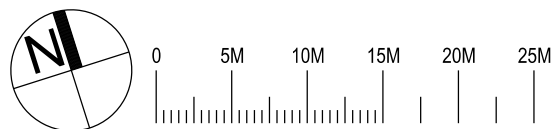
Level 0 (Undercroft)



Construction Level 1 (Ground)

**Residential Site M
DDA / LHA Calculations**

Category	Count	Percentage	Compliance
Total Units	30		
Adaptable Units + Livable Silver (Compliance with AS1428.1)	3	(10%)	10% (Complies)
Livable Homes Silver Standard	6	(20%)	50% (Note - Development in total complies)



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
 2/11/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

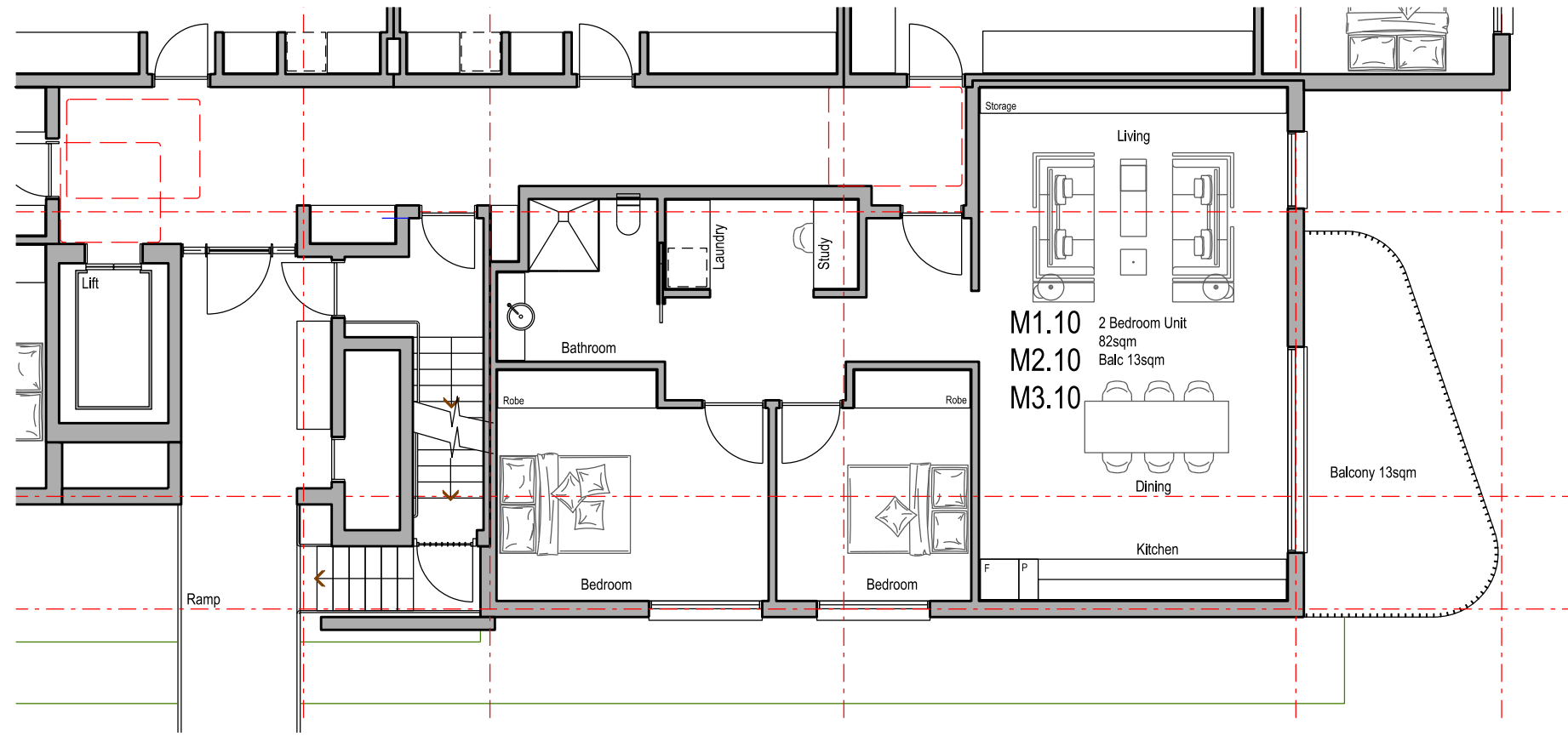


EG Funds Management
 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 P. (02) 9230 7100
 F. www.eg.com.au

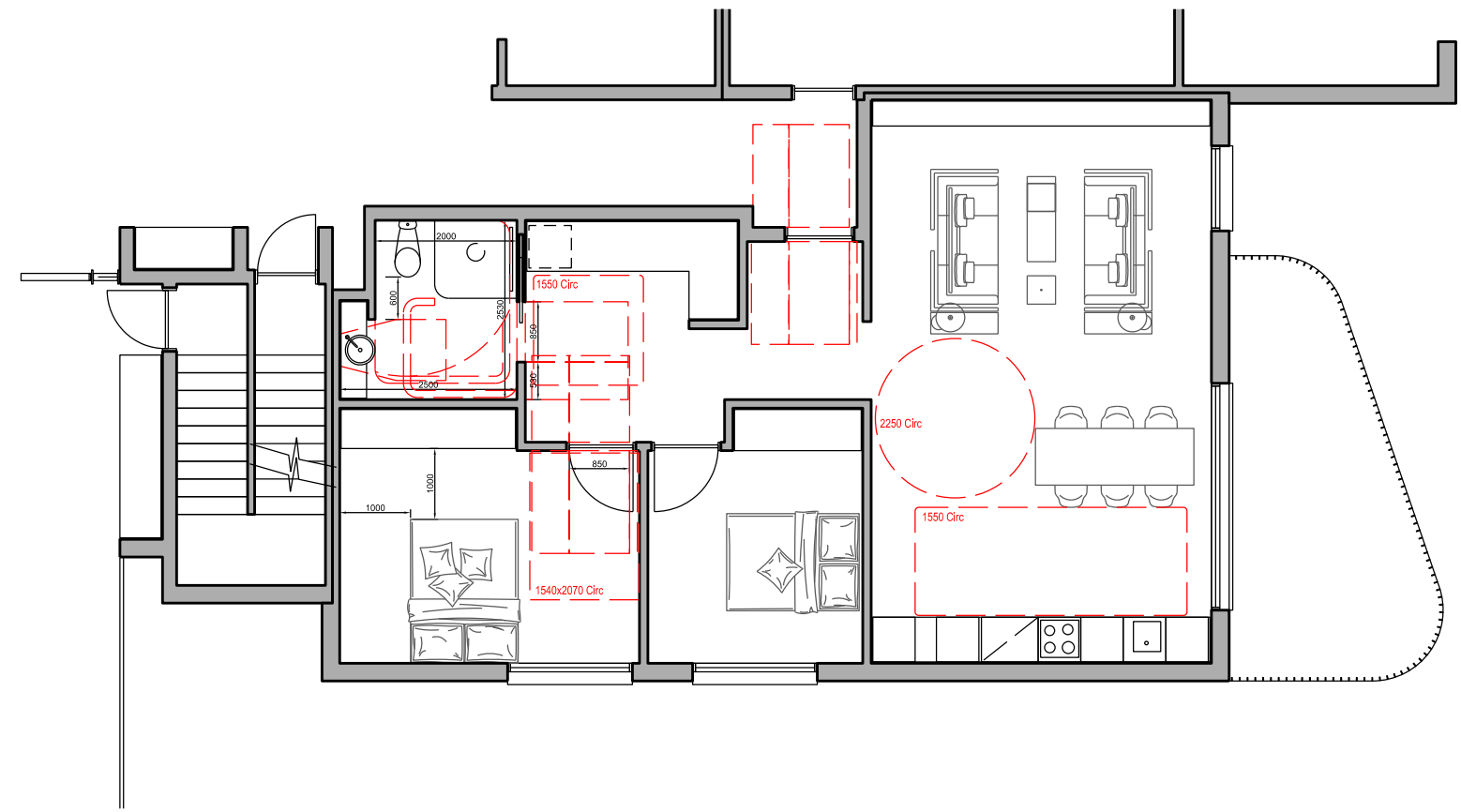
The Yards
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Drawing Title
 Residential Site M - SSSA
 Adaptable / Livable Homes

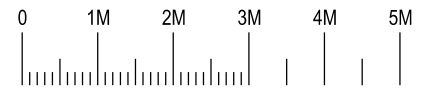
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Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	MA176 Rev. A



Unit 1.10/2.10/3.10 Base Plan



Unit 1.10/2.10/3.10 Post Adaption



Nominated Architect: David Dove
 BAArch (Hons), AsaDipAppSci (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

SPARC DEVELOPMENT

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

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Drawing Title
 Building Site M - SSSA
 Adaptable Unit Plans - Unit 1.10/2.10/3.10

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:100 @ A3
Dwg No.	MA177	Rev.	D

Building M Specification

Thermal Comfort Inclusions

Glazing Doors / Windows

Group A awning + bifold + casement windows + hinged glazed doors
 Typical: U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±5%)
 Units M1.01, M2.02, M2.03, M2.04, M2.07, M2.08, M2.09: U-value: 3.90 (equal to or lower than) SHGC: 0.32 (±5%)
Group B sliding doors/windows + fixed glazing + louvred windows
 Typical: U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±5%)
 Units M1.01, M2.02, M2.03, M2.04, M2.07, M2.08, M2.09 (Excl. Louvres): U-value: 3.90 (equal to or lower than) SHGC: 0.37 (±5%)
Skylights VEL-011-01 U-value 3.97 SHGC 0.27 fixed

Window Frame Colour

Dark (SA > 0.85)

Window Restrictors

Window restrictors to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

Roof and Ceiling

150mm Concrete roof
 Metal roof with foil/sarking R1.3
 Plasterboard ceiling with R1.5 insulation (insulation only value) where balconies are above
 Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit where concrete roof is over, and where metal roof is over
 Plasterboard ceiling, no insulation where neighbouring units are above
 External Colour : medium default

Ceiling Penetrations

Sealed LED downlights at a maximum of one every 5m².

External Walls

Brick veneer, metal stud walls (thermal break R0.2) with R2.5 insulation (insulation only value)
 Lightweight cladding, metal stud walls (thermal break R0.2) with R2.5 insulation (insulation only value)
 Concrete columns within the external wall envelope R2.5 insulation
 External Colour : Default Medium (0.50)

Inter-tenancy Walls

Double stud walls to neighbours, R1.5 insulation both sides between dwellings
 Double stud walls adjacent to hallways, R1.5 insulation (insulation value only)
 Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs.

Walls within Dwellings

Plasterboard on studs no insulation

Floors

Typical: Minimum 150mm Concrete with a minimum R1.2 subfloor insulation (insulation only value) required to units with garage below, and where part open subfloor below
 Unit M1.01: Upgrade to R1.5 under slab insulation
 Concrete slab on ground, no insulation required
 Minimum 150mm Concrete between levels, no insulation required

Floor Coverings

Carpet to bedrooms and WIR and tiles elsewhere

Water inclusions

Fixtures within units
 Showerheads: Mid flow (>6L but d=7.5L/min)
 Toilets: 4.0 star
 Kitchen taps: 5.0 star
 Bathroom vanity taps: 5.0 star
 Fixtures within common areas : Taps: 5.0 star

Central rainwater storage

Tank size: 2,000L
 Collecting from 300m²
 Connected to outdoor tap for irrigation of common area landscaping, 1 car wash bay and private landscaping

Energy Inclusions

Hot water system

Central electric heat pump air sourced with unit efficiency of 3.5 < COP d=4.0 and R0.6 (~25mm) insulation to ring main and supply risers

Lift motors

Gearless traction with VVVF motor with lift load capacity of e=1,001kg to d=1,500kg

Appliances within units

Induction cooktop & electric oven
 Dishwashers: 4.0 star
 Clothes dryers: 8.0 star

Heating and cooling within units

All units to have individual, single phase, reverse cycle air conditioning to living areas, and at least 1 bedroom
 A minimum efficiency of EER 3.5 4.0 is required for cooling; and
 A minimum efficiency of EER 3.5 4.0 is required for heating

Artificial lighting within units

Minimum of 80% of all light fittings within each room are to have dedicated LED fixtures installed

Ventilation within units

Bathroom: individual fan, ducted to roof or façade connected to light, timer off
 Laundry: individual fan, ducted to roof or façade manual on / off switch
 Kitchen range hood: Individual fan, ducted to roof or façade manual on / off switch

Artificial lighting to common areas

Lighting control system : Car park area Light emitting diodes (LEDs) with zoned switching and motion sensors
 Lifts Light emitting diodes (LEDs) connected to lift call button
 Garbage rooms Light emitting diodes (LEDs) with motion sensor
 Plant / service rooms Light emitting diodes (LEDs) with manual on / manual off switch
 Ground floor lobbies Light emitting diodes (LEDs) with zoned switching and motion sensors
 Hallways Light emitting diodes (LEDs) with zoned switching and motion sensors
 Communal areas - Light emitting diodes (LEDs) with manual on/timer off

Ventilation to common areas

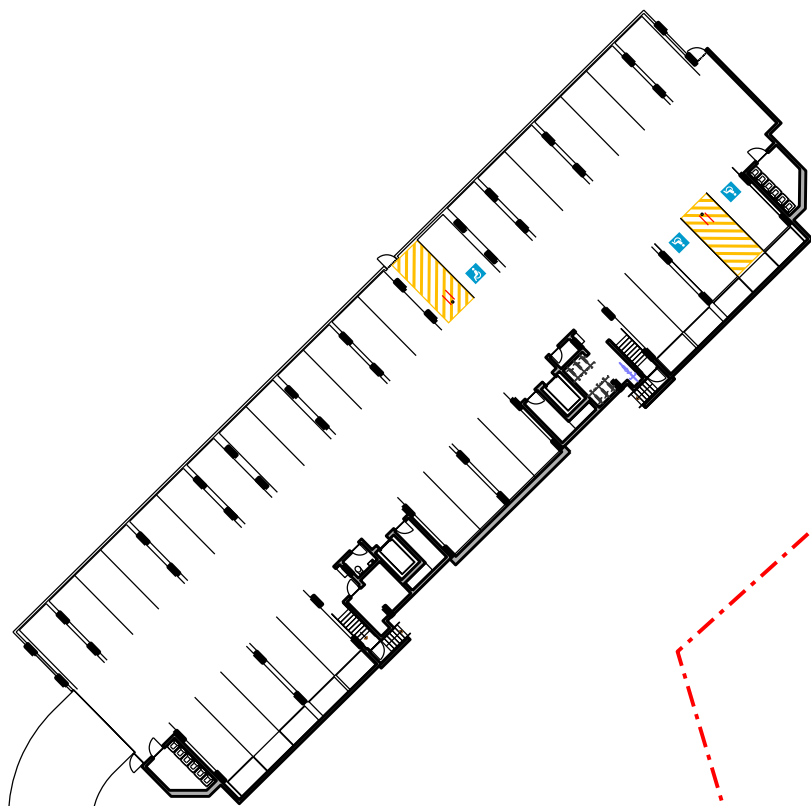
Garbage rooms Exhaust air only, running continuously
 Plant / service rooms Supply and exhaust air, thermostatically controlled
 Storage Supply air only, interlocked to light
 Ground floor lobbies and hallways Naturally ventilated



Construction Level 2



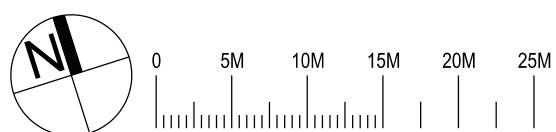
Construction Level 3



Level 0 (Undercroft)



Construction Level 1 (Ground)



Nominated Architect: David Dove
 SAArch (Hons), AssocAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8982
 Registered Architect (Vic) No. 19103
 Licensed Building Contractor (NSW) 253780C
 2/114 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com



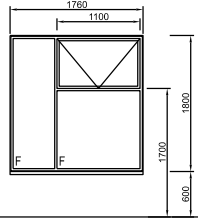
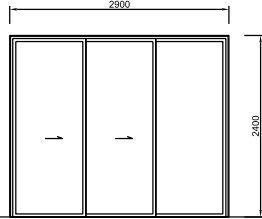
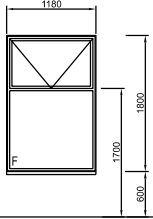
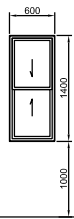
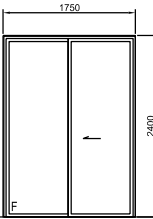
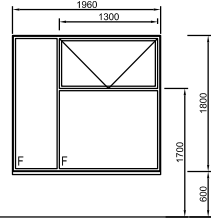
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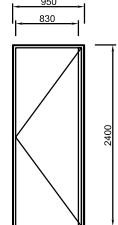
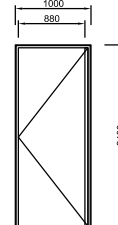
Drawing Title
 Residential Site M - SSSA
 Typical Specification

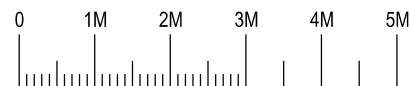
Date	21st October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	MA180 Rev. A

Windows

FFL						
Window No	MW01	MW02	MW03	MW04	MW05	MW06
Type	Fixed & Awning	Double Sliding door	Fixed & Awning	Double Hung	Sliding door	Fixed & Awning
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium	Improved Aluminium
Glazing	Single	Single	Single	Single Frosted	Single	Single
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat	Black Powdercoat
Locks	Yes	Yes	Yes	Yes	Yes	Yes
Quantity	48	24	6	6	6	6
Shading	-	2M Balcony/Pergola	-	-	2M Balcony/Pergola	-

Unit Doors

FFL			
Door No	MDE1	MDE2	
Type	Unit Entry Door	Unit Entry Door Adaptable	
Frame	FR Steel Frame	FR Steel Frame	
Glazing	-	-	
Finish	White	White	
Locks	Entry Lockset & Deadbolt	Entry Lockset & Deadbolt	
Quantity	10 RH / 12 LH	10 RH / 12 LH	
Shading	Internal	Internal	
Door	40mm Solid Core Fire	40mm Solid Core Fire	



Nominated Architect: David Dove
 BAArch (Hons), Asst Dip (AppSci) (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
 Licensed Building Contractor (NSW) 253780C
 2/114 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

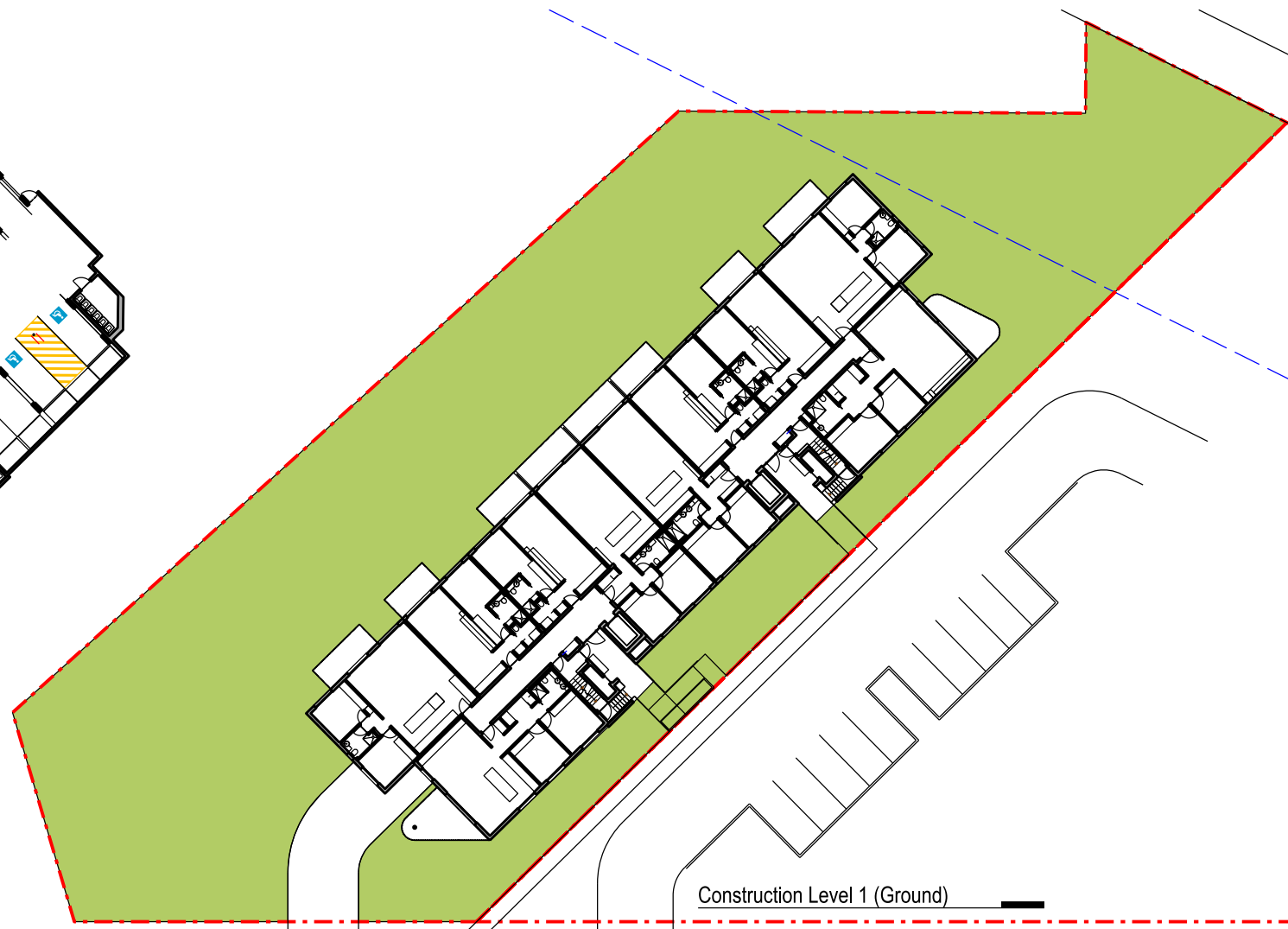
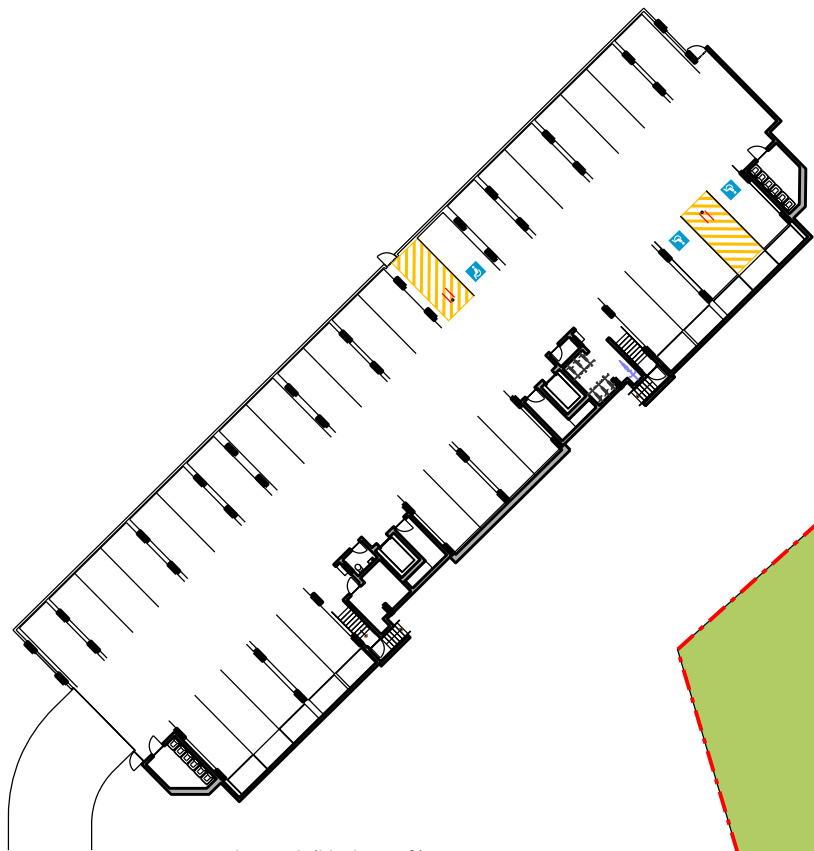
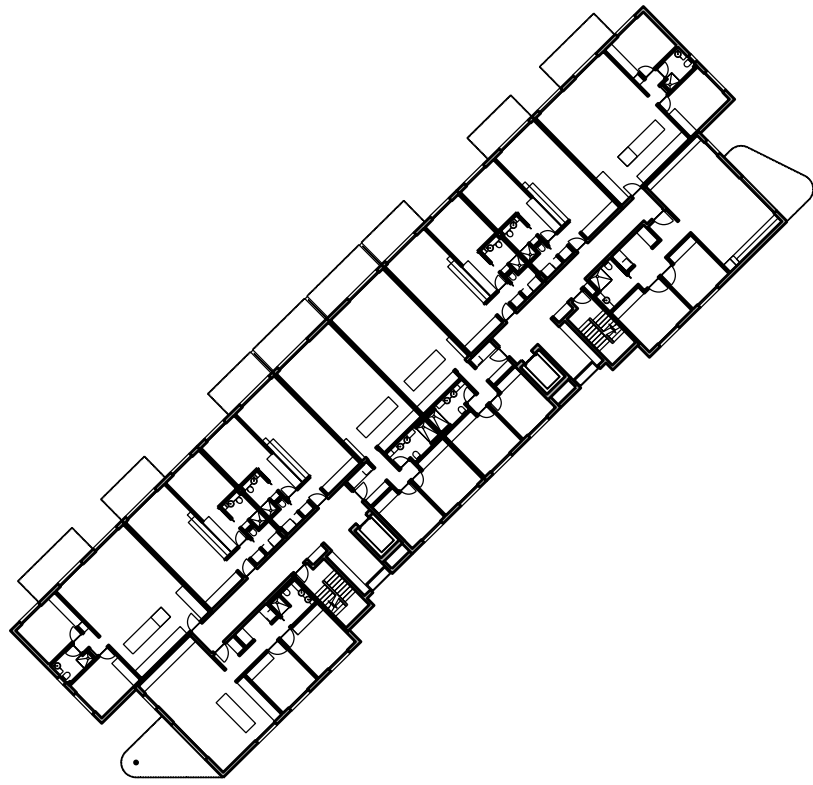
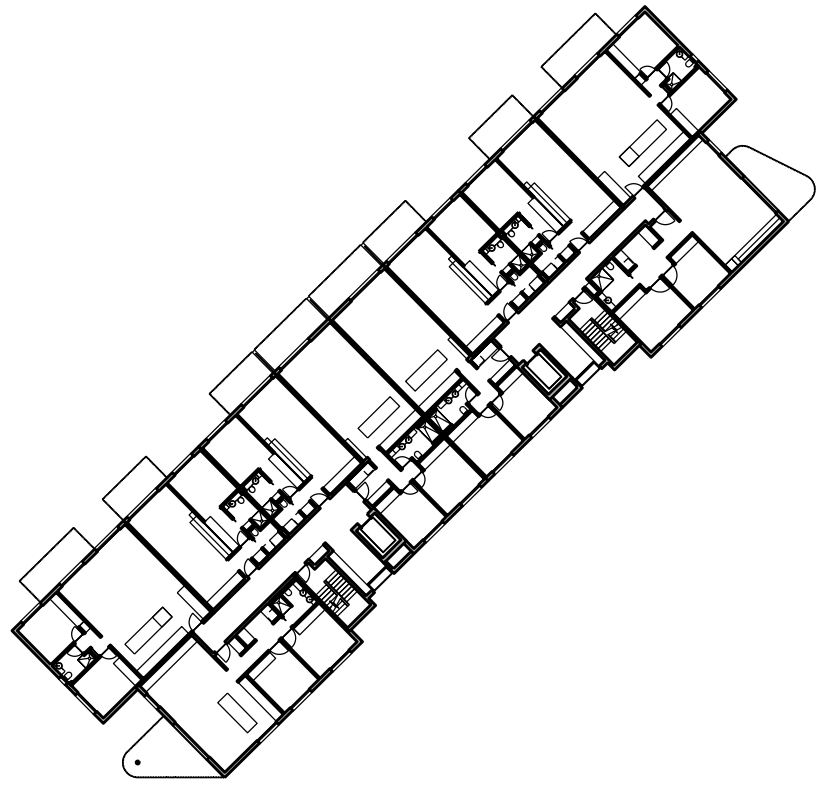


EG Funds Management
 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 P. (02) 0230 7100
 W. www.eg.com.au


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Drawing Title
 Building Site M - SSSA
 Apartment Window / Door Schedule

Date	2nd September 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	MA181 Rev. A

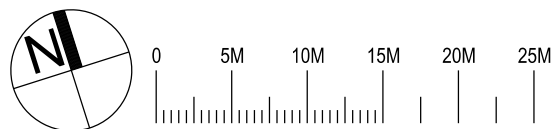


**Residential Site M
Communal Open Space Calculations**

Site Area	2988m ²
 Communal Space	1907m ²
Percentage	63%
Compliance	>25%

Level 0 (Undercroft)

Construction Level 1 (Ground)



Nominated Architect: David Dove
 BArch (Hons), AA&DipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8982
 Registered Architect (Vic) No. 10910
 Licensed Building Contractor (NSW) 253780C
 2/11/04 Elizabeth Bay Road
 Elizabeth Bay, NSW, 2011
 M. 0410 025 892
 E. david.dove@sparcdevelopment.com

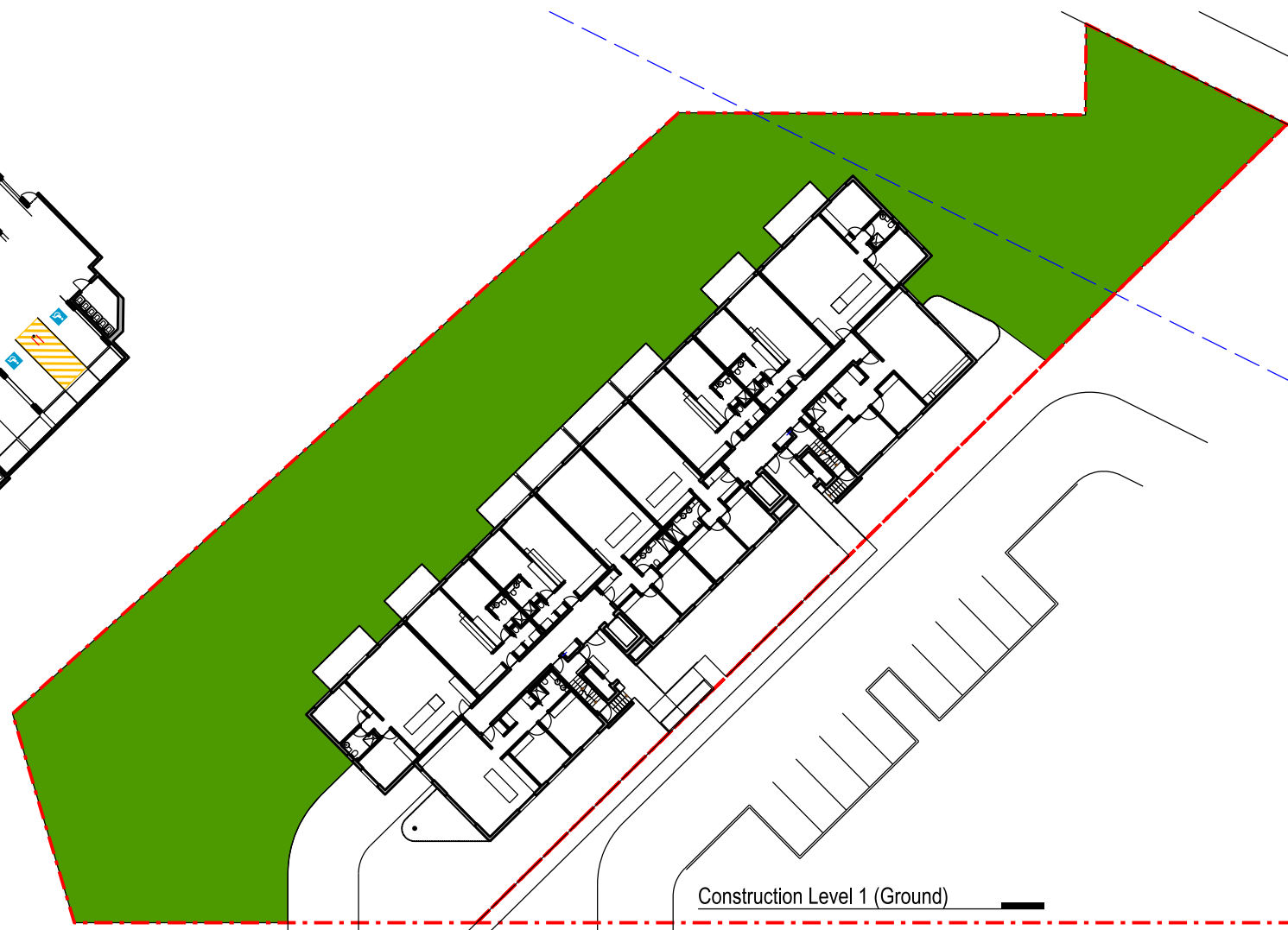
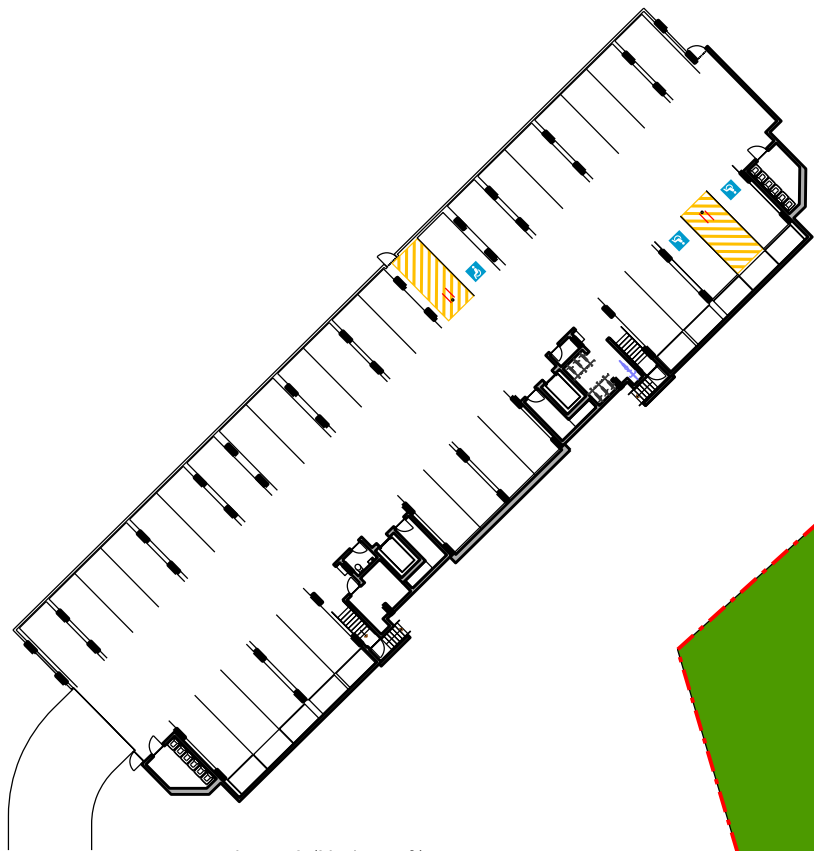
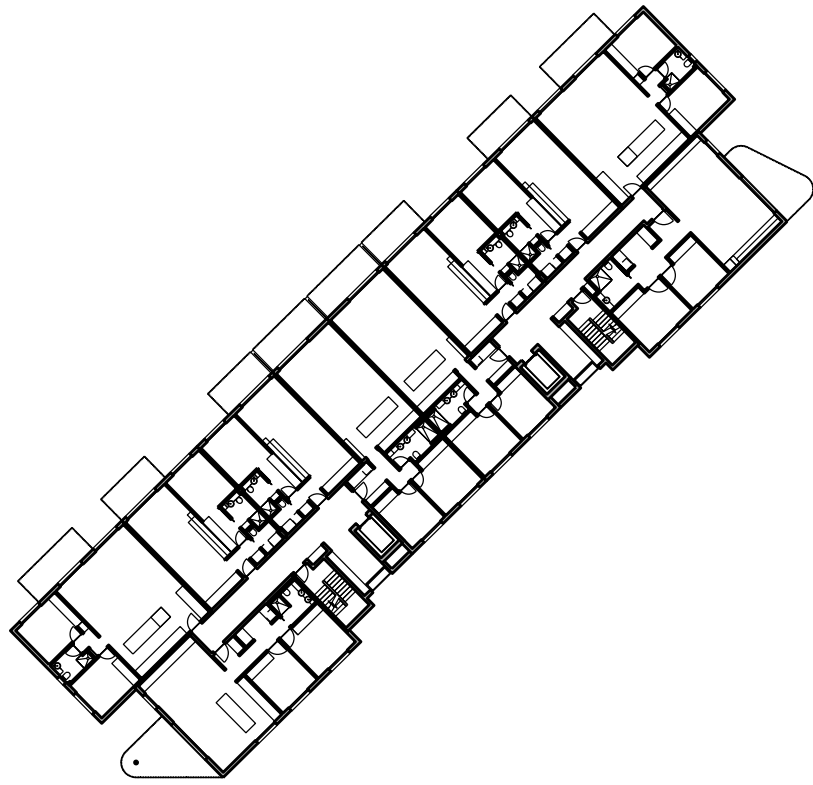
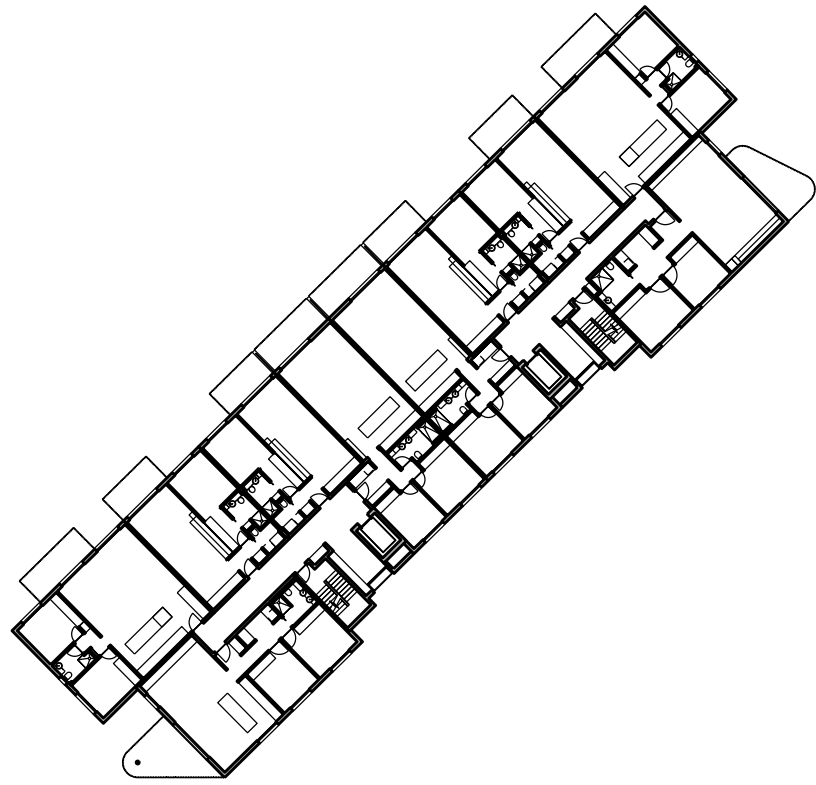


EG Funds Management
 Level 21
 Governor Philip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 P. (02) 9230 7000
 F. www.eg.com.au

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Drawing Title
 Residential Site M - SSSA
 Communal Open Space Area Calculation

Date	21st October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	MA185 Rev. A

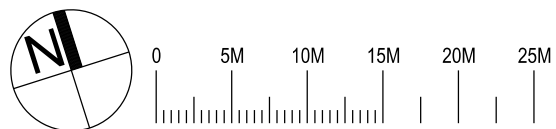


**Residential Site M
Deep Soil Planting Area Calculations**

Site Area	2988m ²
Deep Soil Planting	1599m ²
Percentage	53%
Compliance	>7%

Level 0 (Undercroft)

Construction Level 1 (Ground)



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8982
 Registered Architect (Vic) No. 19113
 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 Phillip Tower
 11 Farrer Place
 Sydney, NSW
 2000
 P. (02) 9230 7000
 W. www.eg.com.au

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 Moss Vale Road, Bomaderry

Drawing Title
 Residential Site M - SSDA
 Deep Soil Planting Area Calculation

Date	21st October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	MA186 Rev. A