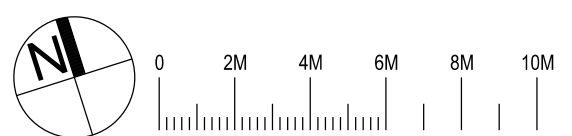
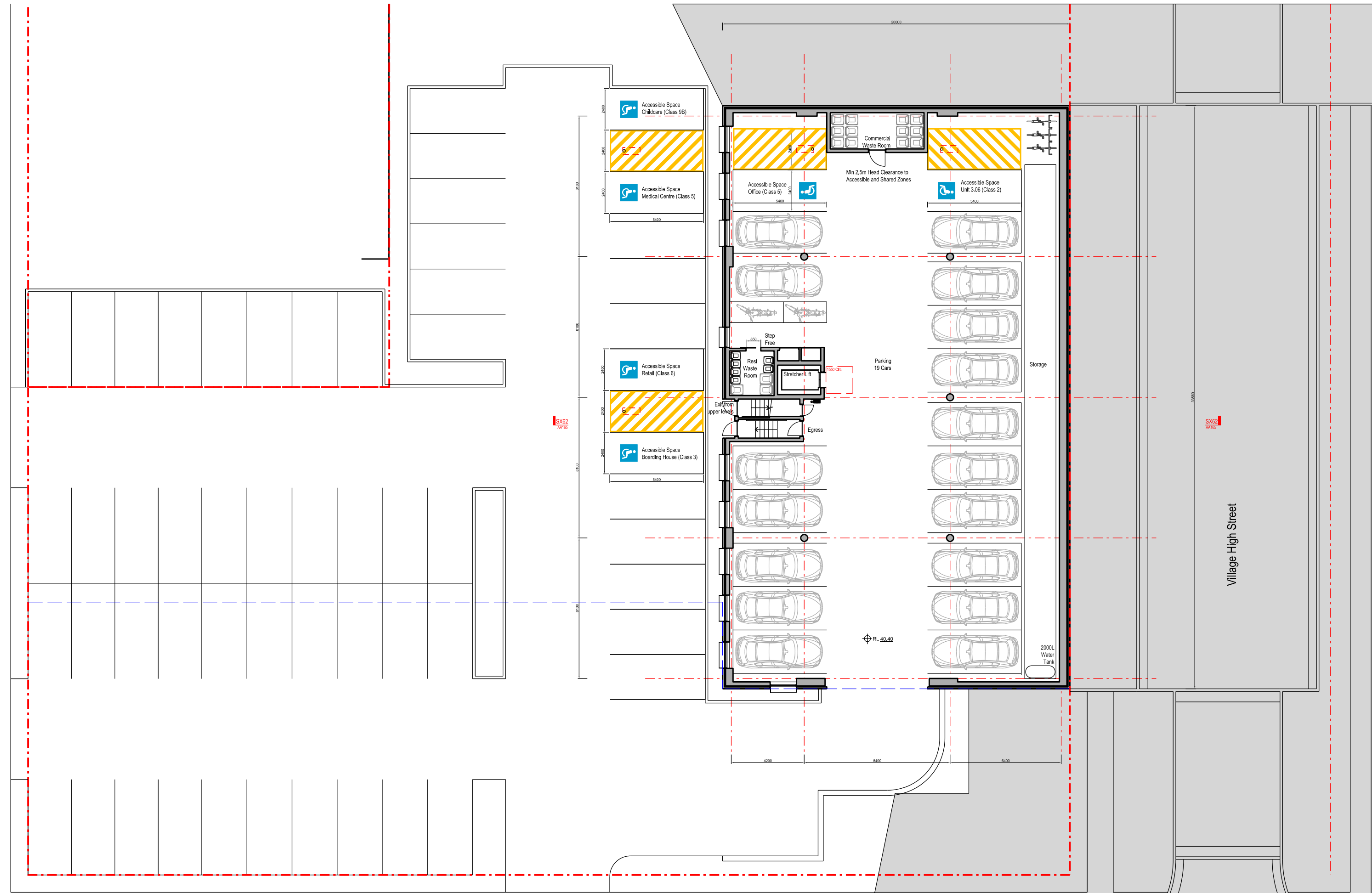


Residential Road

Village High Street



Nominated Architect: David Dove
 BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 19113
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 2/114 Elizabeth Bay Road
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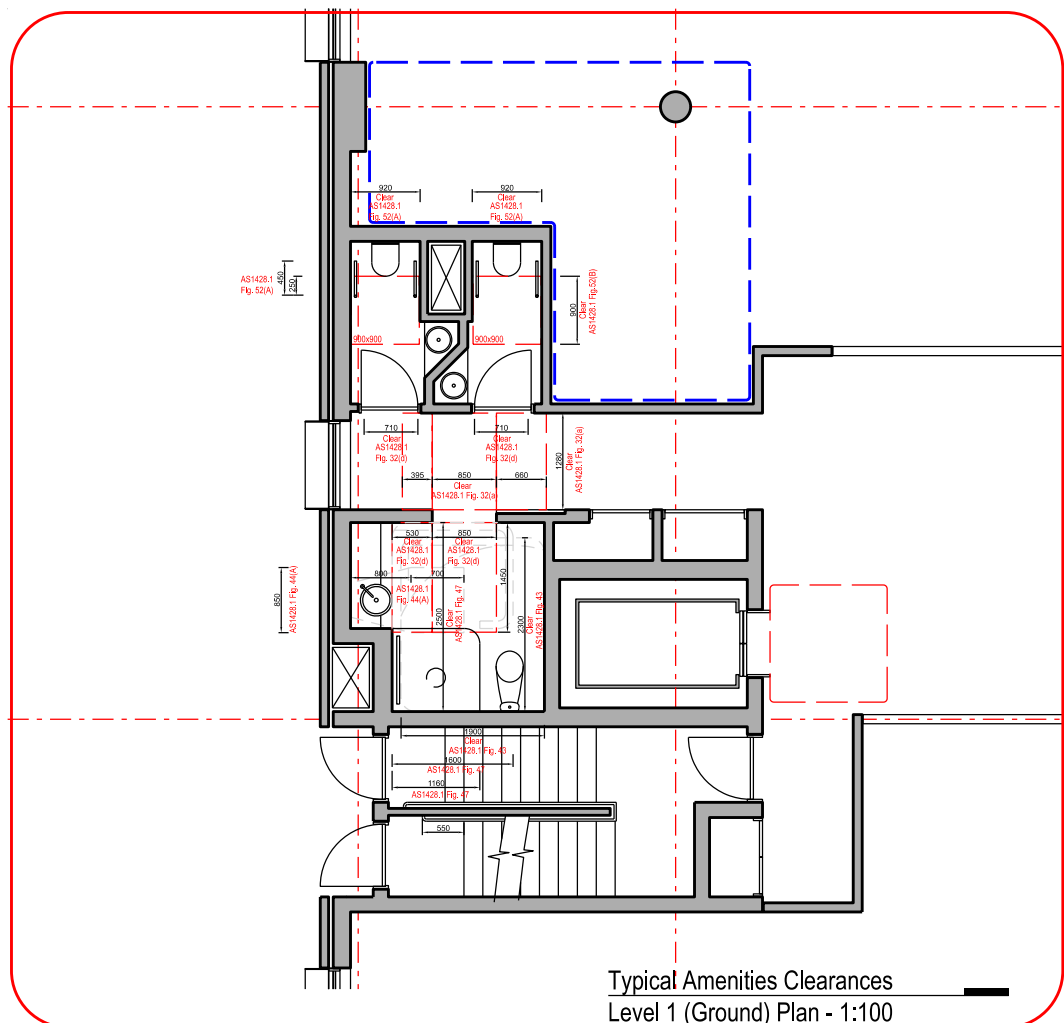
SPARC
DEVELOPMENT

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

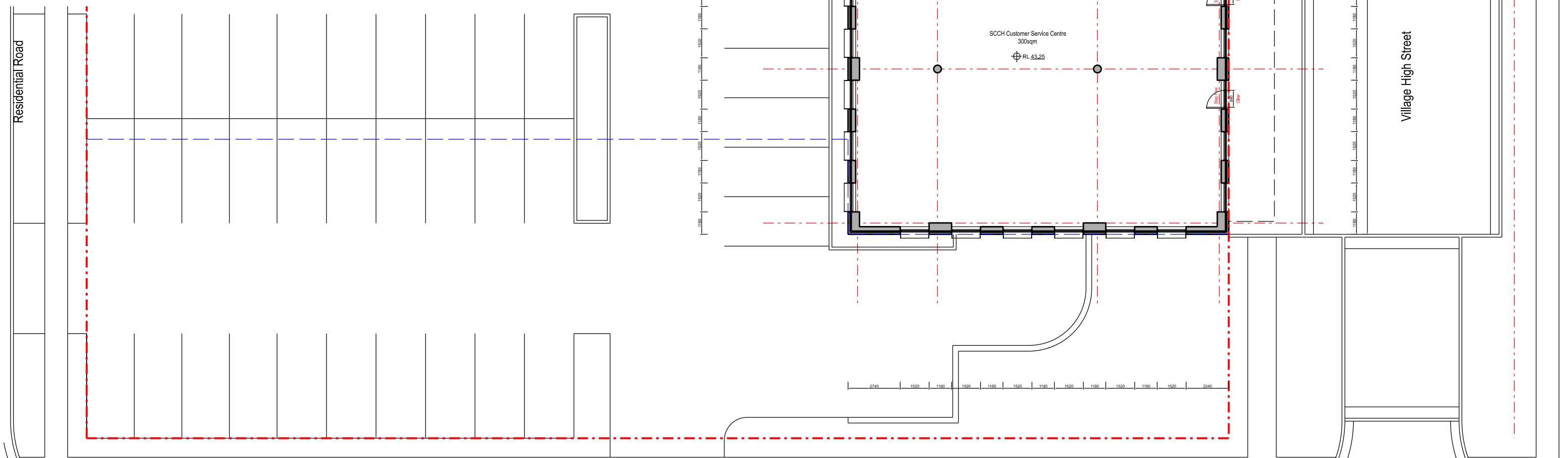
The Yards
Moss Vale Road, Bomaderry

Drawing Title
SCCH Office Site A - SSDA
Level 0 (Undercroft) Floor Plan

Drawn	DJD	Date	15th December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	AA100	Rev.	H

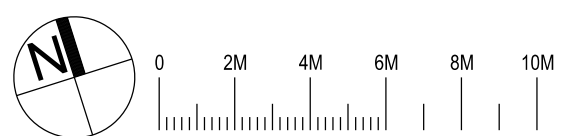


Typical Amenities Clearances
Level 1 (Ground) Plan - 1:100



Residential Road

Village High Street



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
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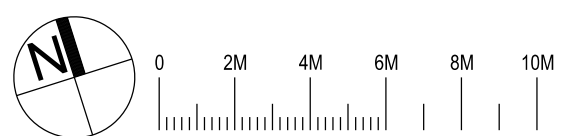
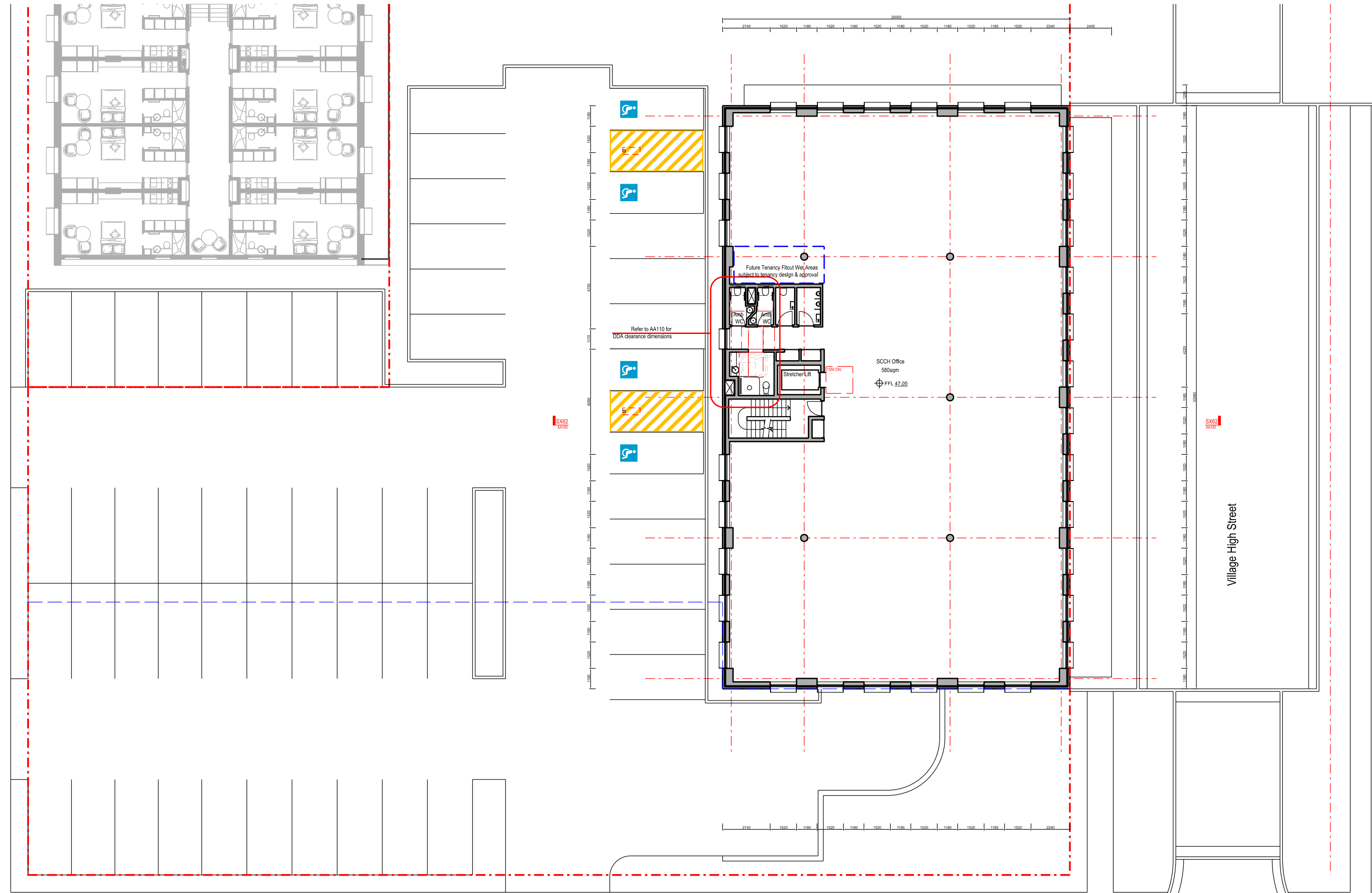
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Level 1 (Ground) Floor Plan

Drawn	DJD	Date	1st December 2024
Scale	1:200 @ A3	Job No.	SYB01
Dwg No.	AA110	Rev.	F

Residential Road

Village High Street



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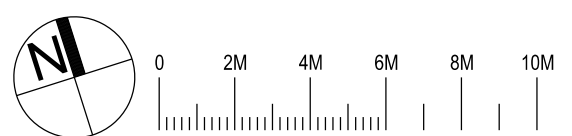
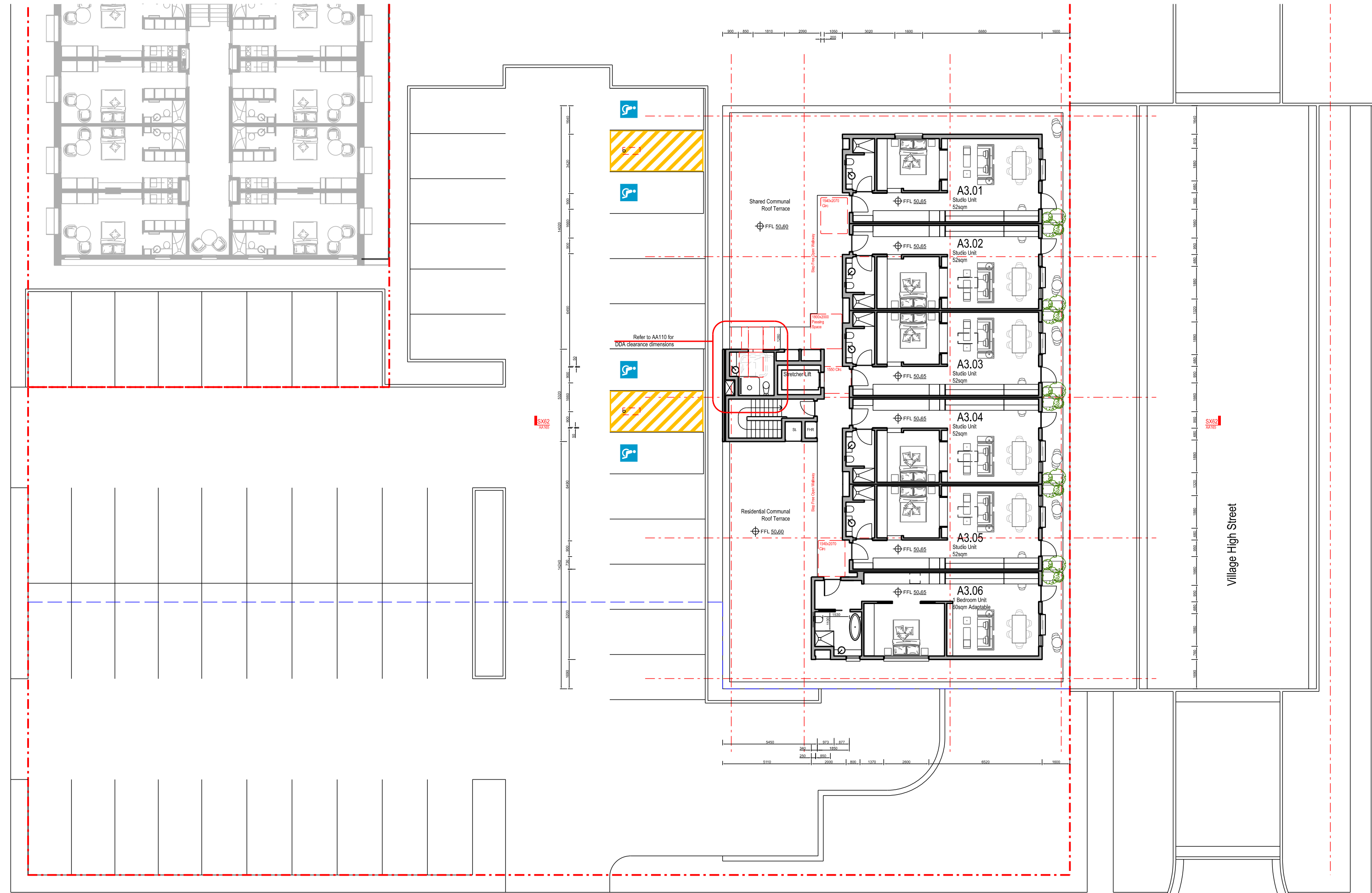
The Yards
Moss Vale Road, Bomaderry

Drawing Title
SCCH Office Site A - SSDA
Level 2 (Mid Level) Floor Plan

Drawn	DJD	Date	1st December 2024
Scale	1:200 @ A3		
Job No.	SYB01	Dwg No.	AA120
		Rev.	F

Residential Road

Village High Street



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 Level 3 (Top Level) Floor Plan

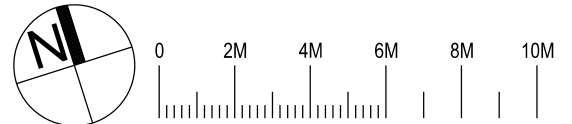
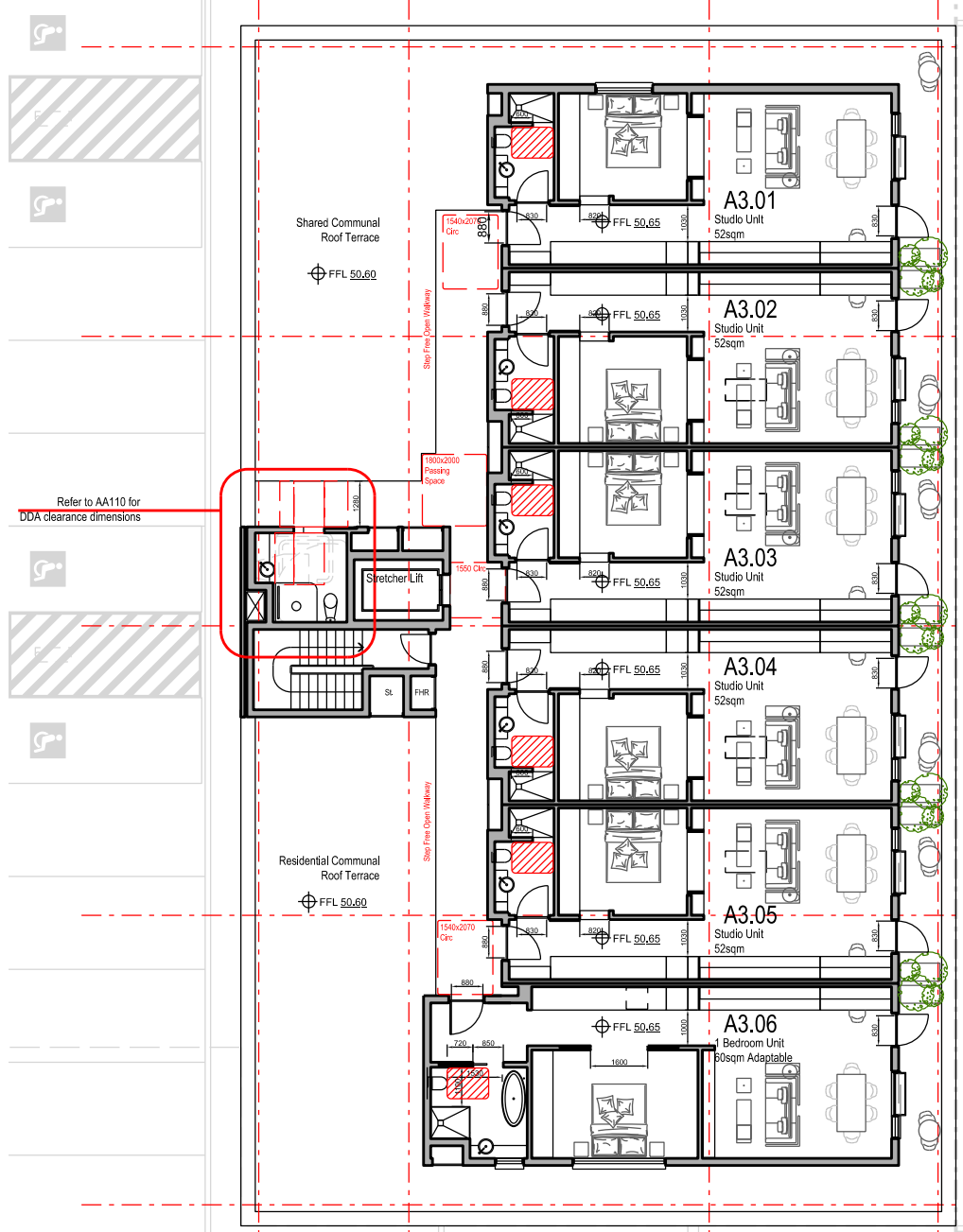
Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	AA130	Rev.	F

Livable Housing Design Silver

Unit No	Achieves Silver	Adaptable DDA
A3.01	Yes	No
A3.02	Yes	No
A3.03	Yes	No
A3.04	Yes	No
A3.05	Yes	No
A3.06	Yes	Yes
Total	Total	Total
6 Units	6 Units (100%)	1 Units (17%)

Residential Road

Village High Street



Nominated Architect: David Dove
 BArch (Hons), AArch (AppSci) (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) 19113
 Licensed Building Contractor (NSW) 253780C
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 M. 0410 025 892
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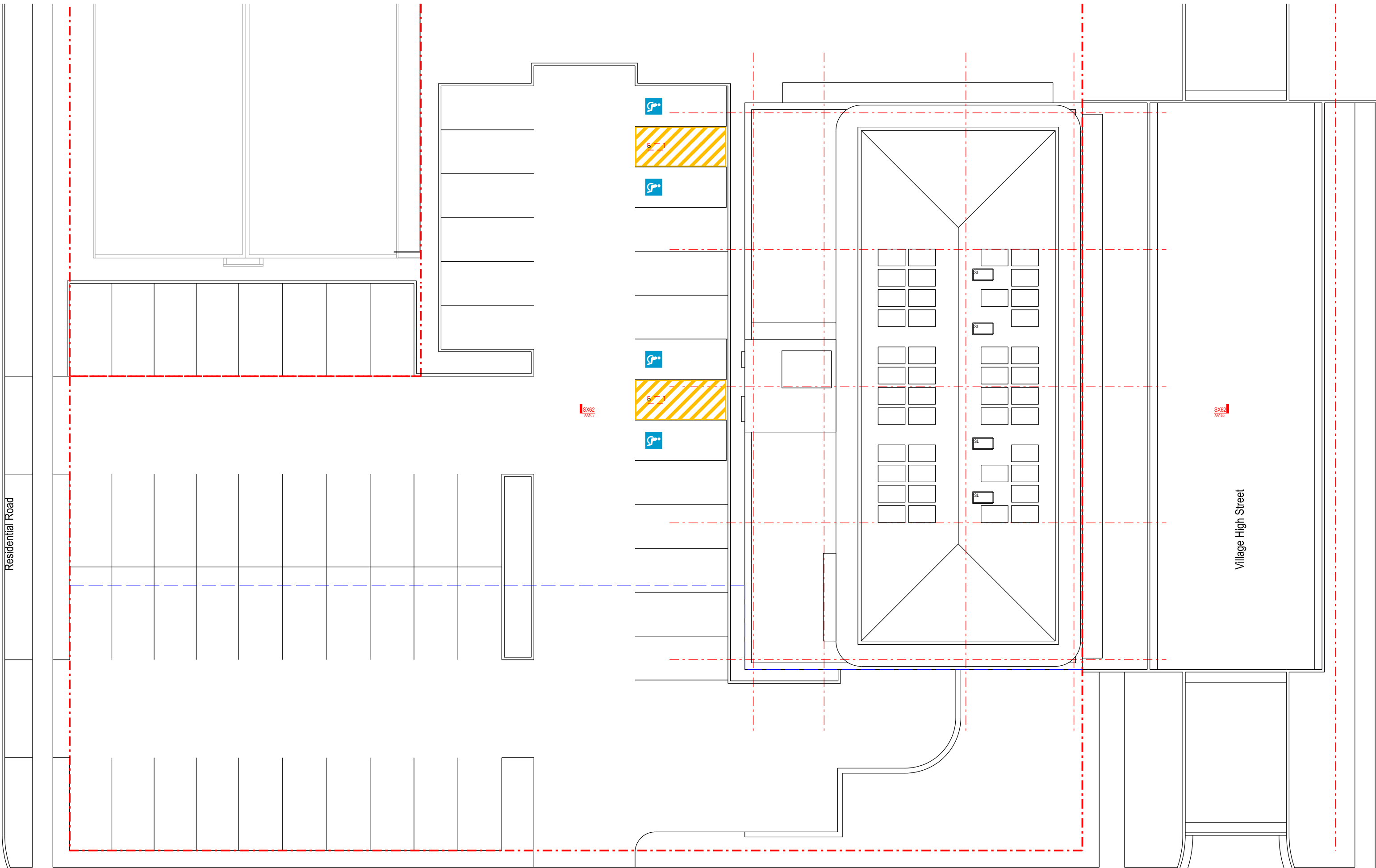
SPARC DEVELOPMENT

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 Level 21
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Level 3 Livable Housing Units

Drawn	DJD	Date	1st December 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	AA131	Rev.	D

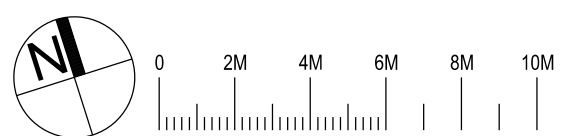


Residential Road

Village High Street

SX62
AX185

SX62
AX185



Nominated Architect: David Dove
 BAArch (Hons), AAADipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
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 Licensed Building Contractor (NSW) 253780C
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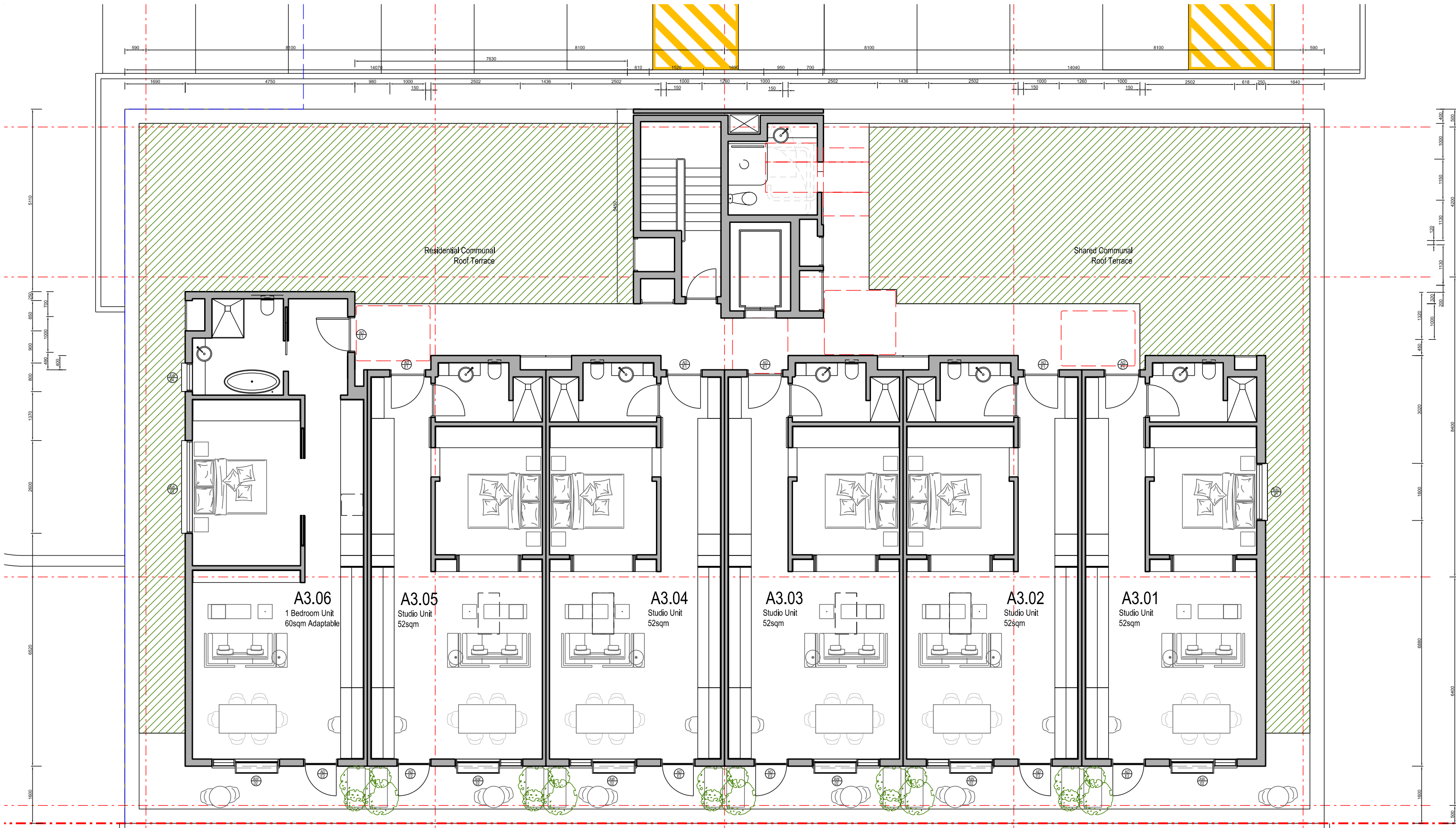
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 W. www.eg.com.au

The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Level 4 Roof Plan

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:200 @ A3
Dwg No.	AA140	Rev.	E



A3.06
1 Bedroom Unit
60sqm Adaptable

A3.05
Studio Unit
52sqm

A3.04
Studio Unit
52sqm

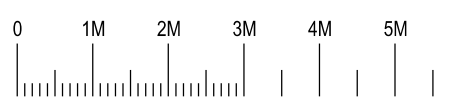
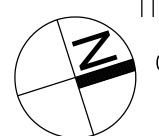
A3.03
Studio Unit
52sqm

A3.02
Studio Unit
52sqm

A3.01
Studio Unit
52sqm

Residential Communal
Roof Terrace

Shared Communal
Roof Terrace



Nominated Architect: David Dove
 (Arch) (Home), Asst Dip (AppSci) (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8852
 Registered Architect (Vic) No. 10018
 Licensed Building Contractor (NSW) 253780C
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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 Building Site A - SSSA
 Level 3 Floor Plan

Date		14th October 2024	
Drawn	DJD	Scale	1:100 @ A3
Job No.	CL41	Dwg No.	AA143 Rev. B



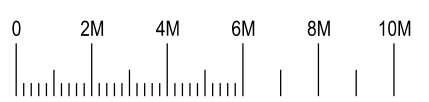
East Elevation



South Elevation



North Elevation



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8922
 Registered Architect (Vic) No. 10913
 Licensed Building Contractor (NSW) 253780C
 2/1104 Elizabeth Bay Road
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 M. 0410 025 892
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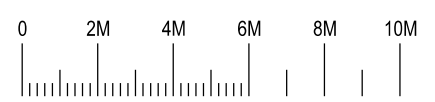
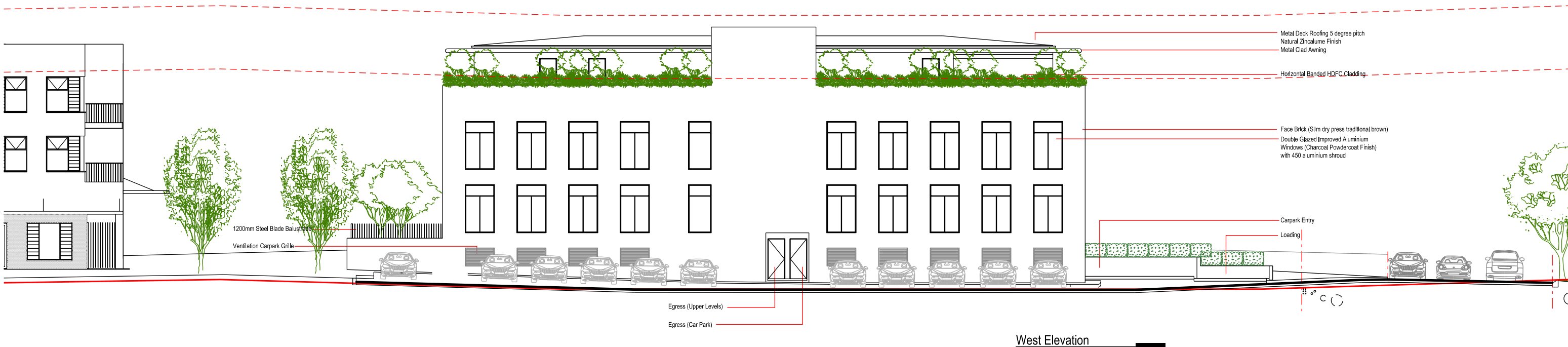


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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSSA
 Elevations (N/E/S)

Date	31st October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	AA160 Rev. E



Nominated Architect: David Dove
 BAArch (Hons), AArch (AppSci) (Arch), Cert IV (Building)
 Registered Architect (NSW) No. 8982
 Registered Architect (Vic) 18113
 Licensed Building Contractor (NSW) 253780C
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 M. 0410 025 892
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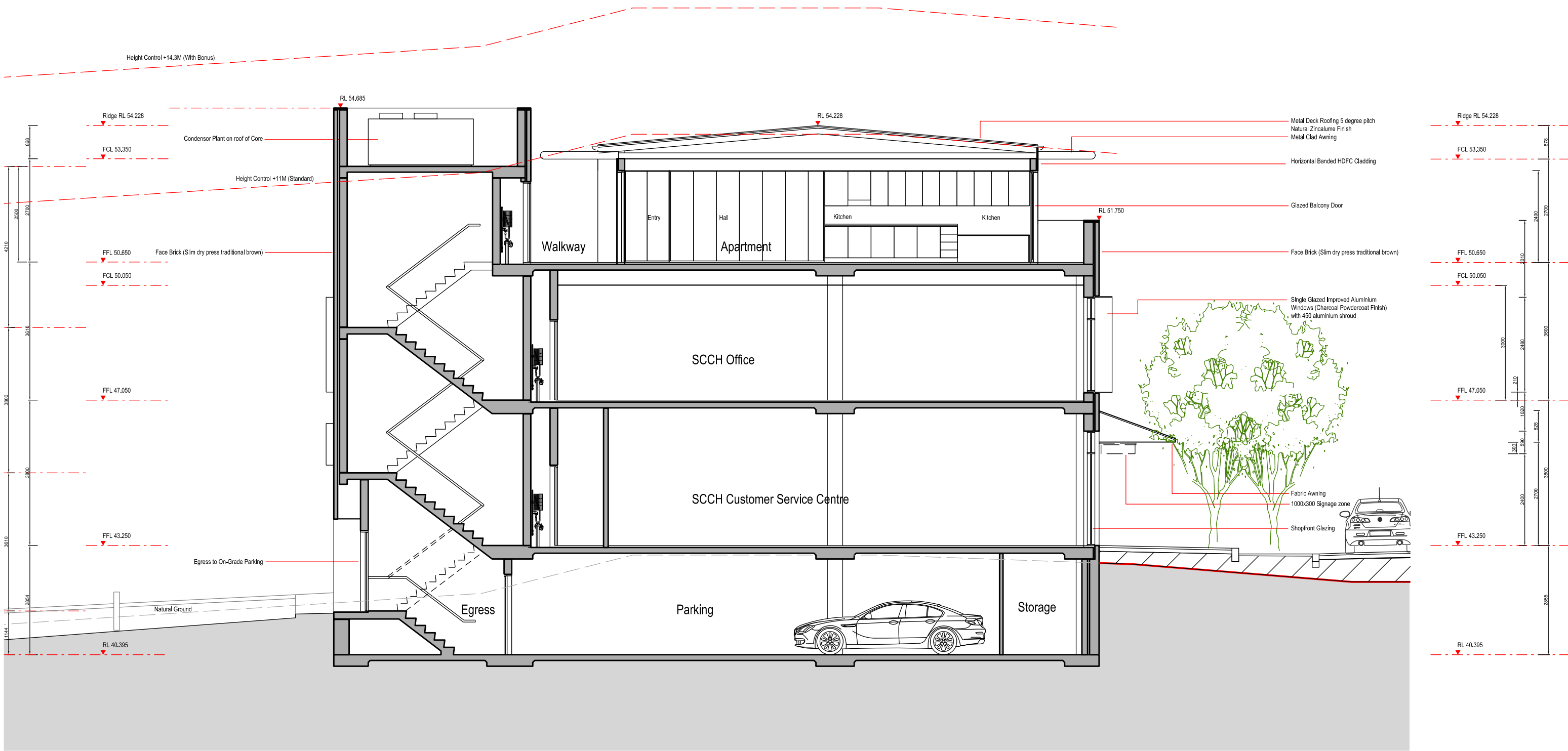


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The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 West Elevation

Date	14th October 2024		
Drawn	DJD	Scale	1:200 @ A3
Job No.	SYB01	Dwg No.	AA161 Rev. C



Height Control +14.3M (With Bonus)

RL 54.685

RL 54.228

RL 51.750

Ridge RL 54.228

FCL 53.350

FFL 50.650

FCL 50.050

FFL 47.050

FFL 43.250

RL 40.395

Ridge RL 54.228

FCL 53.350

Height Control +11M (Standard)

FFL 50.650 Face Brick (Slim dry press traditional brown)

FCL 50.050

FFL 47.050

FFL 43.250

Egress to On-Grade Parking

Natural Ground

RL 40.395

Metal Deck Roofing 5 degree pitch
Natural Zincalume Finish
Metal Clad Awning

Horizontal Banded HDFC Cladding

Glazed Balcony Door

Face Brick (Slim dry press traditional brown)

Single Glazed Improved Aluminium
Windows (Charcoal Powdercoat Finish)
with 450 aluminium shroud

Fabric Awning
1000x300 Signage zone
Shopfront Glazing

Walkway

Apartment

Entry

Hall

Kitchen

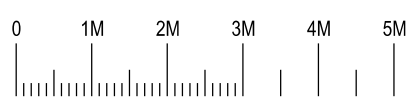
Kitchen

SCCH Office

SCCH Customer Service Centre

Parking

Storage



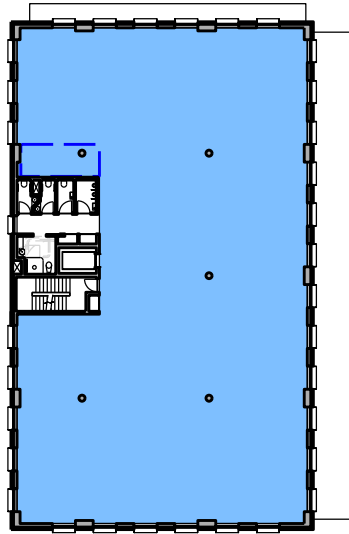
Nominated Architect: David Dove
BArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
Registered Architect (NSW) No. 8922
Registered Architect (Vic) No. 18913
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EG Funds Management
Level 21
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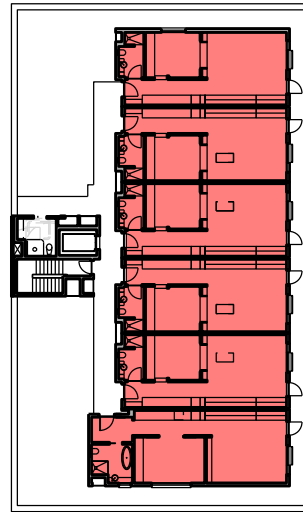
The Yards
Moss Vale Road, Bomaderry

Drawing Title
SCCH Office Site A - SSDA
Indicative Section (sx62)

Date	31st October 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	AA165 Rev. A



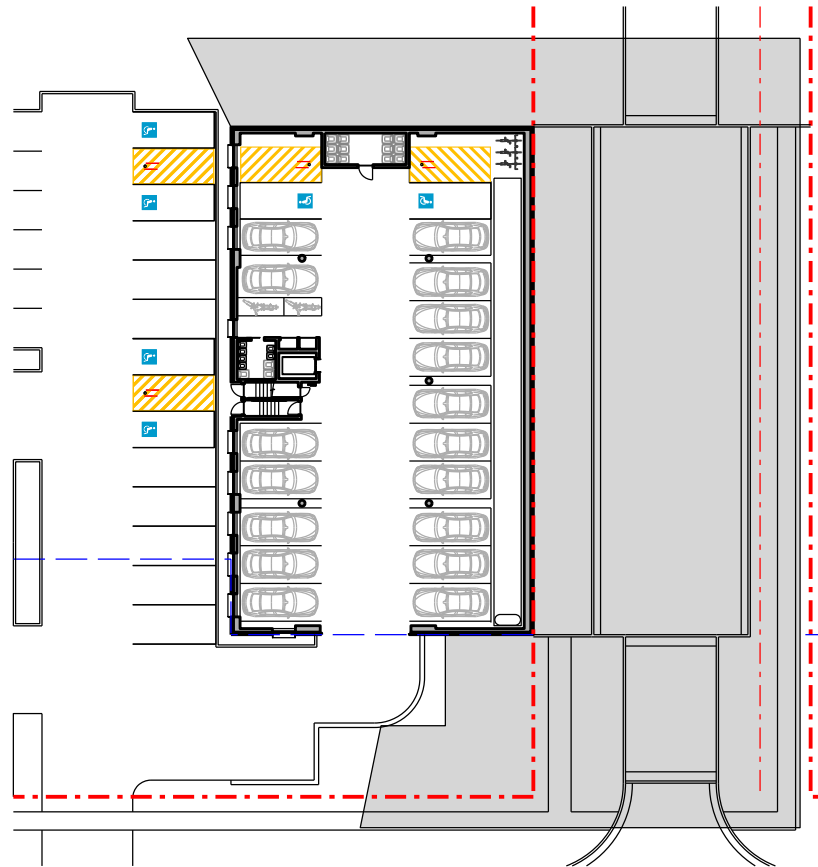
Level 2 (Commercial Level)



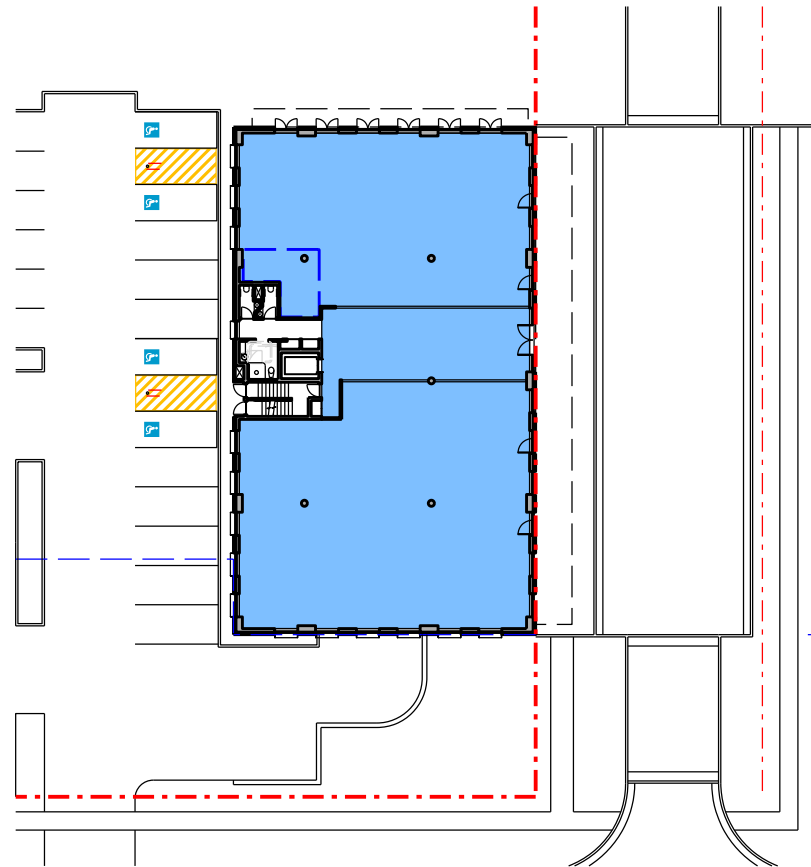
Level 1 (Residential Accommodation)

**Mixed Use Site A
Floor Space Area Calculations**

Level 3 (Top)	331m ²
Level 2 (Mid)	577m ²
Level 1 (Ground)	584m ²
Level 0 (Undercroft)	0m ²
Total	1492m²



Level 0 (Undercroft)



Level 1 (Ground)



Nominated Architect: David Dove
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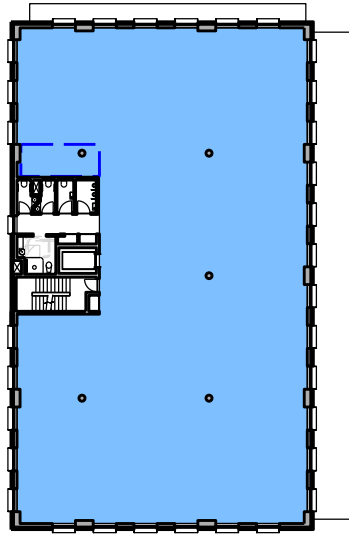


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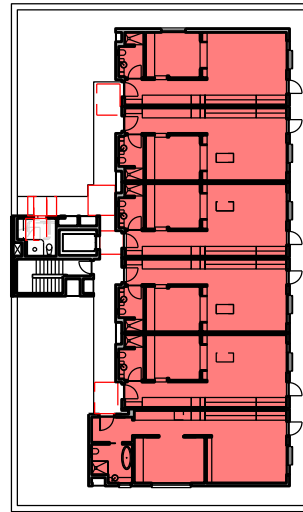
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Floor Space Area Calculations

Date	4th February 2025		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	AA170 Rev. B



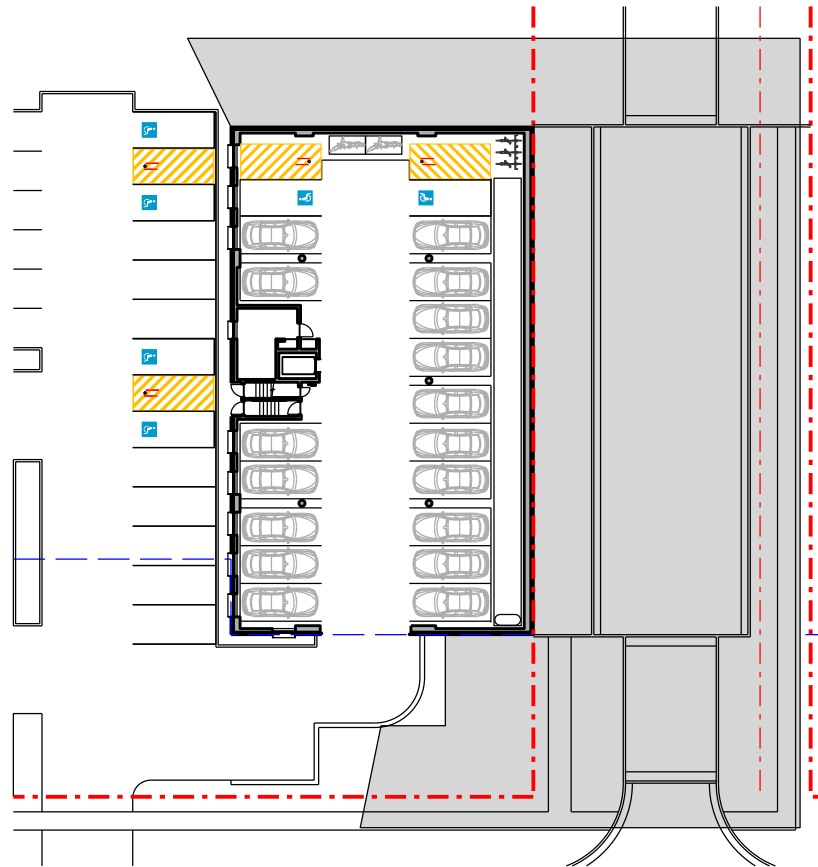
Level 2 (Commercial Level)



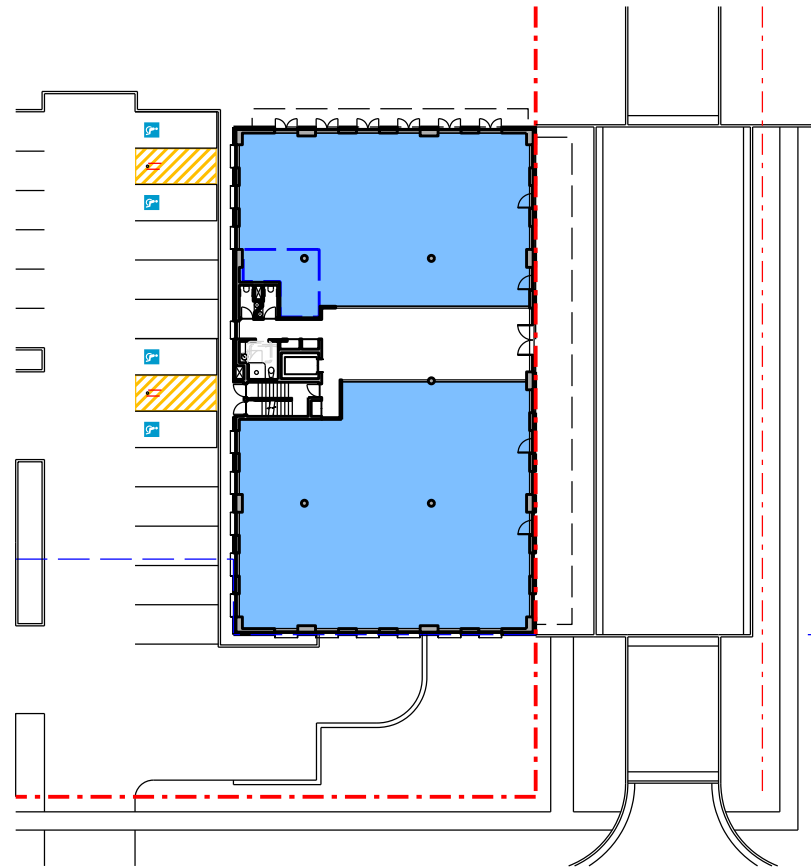
Level 1 (Residential Accommodation)

**Mixed Use Site A
Nett Saleable / Lettable Area Calculations**

Unit	NIA
3.01	52m ²
3.02	52m ²
3.03	52m ²
3.04	52m ²
3.05	52m ²
3.06	60m ²
2.01	580m ²
1.01	215m ²
1.02	300m ²
Total	1375m²



Level 0 (Undercroft)



Level 1 (Ground)



Nominated Architect: David Dove
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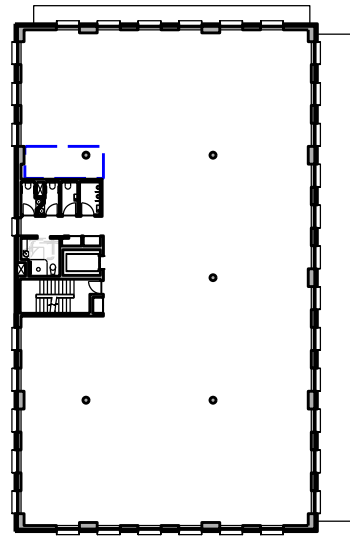


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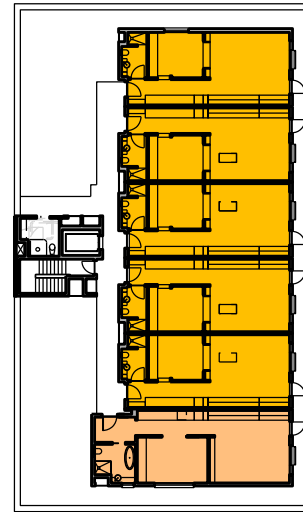
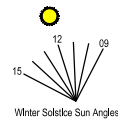
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 NSA / NLA Area Calculations

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	AA171	Rev.	A



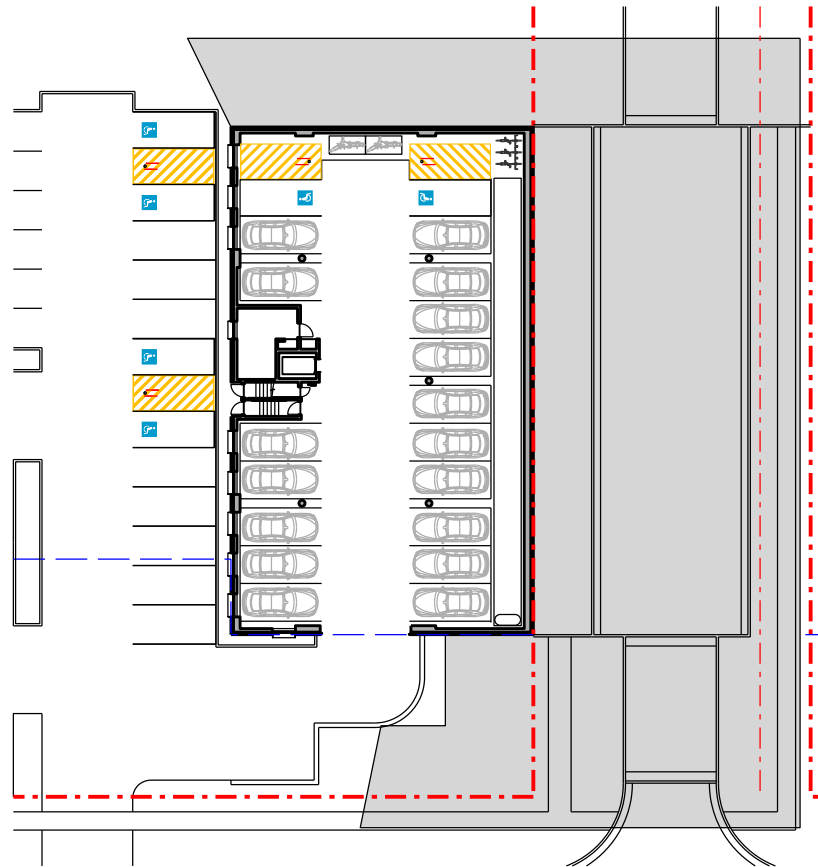
Construction Level 2 (Commercial)



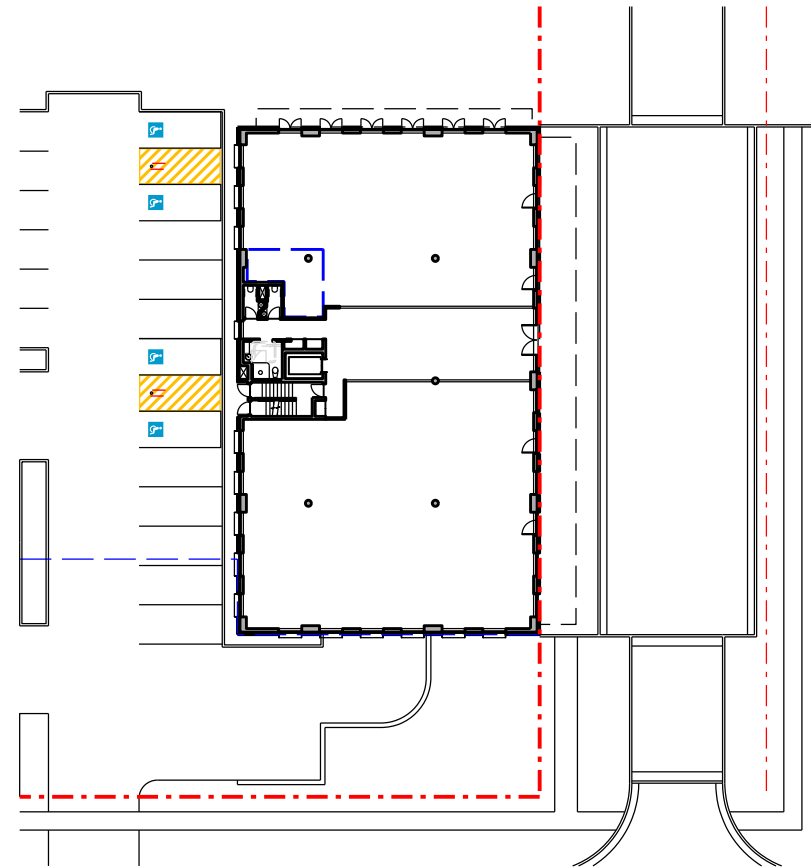
Construction Level 3 (Residential)

**Mixed Use Site A
Solar Access Calculations**

	Total Units	Compliance
Units receiving more than 3 Hrs	5 (84%)	>70% (Complies)
Units receiving 2-3 Hrs	0	
Units receiving less than 2 Hrs	1 (16%)	
Units receiving no mid winter sun	0	<15% (Complies)



Construction Level 0 (Undercroft)



Construction Level 1 (Ground)



Nominated Architect: David Dove
 BAArch (Hons), AssDipAppSci (Arch), Cert IV (Building)
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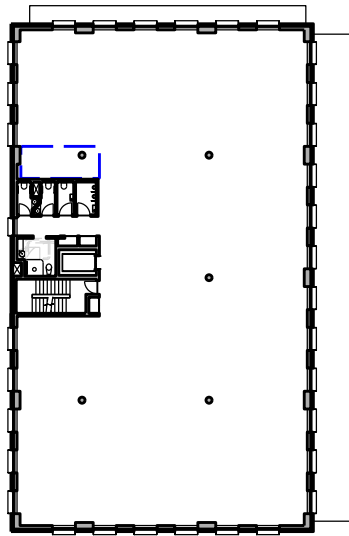


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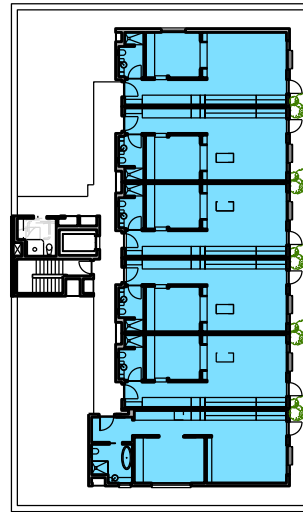
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Solar Access

Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	AA173	Rev.	A

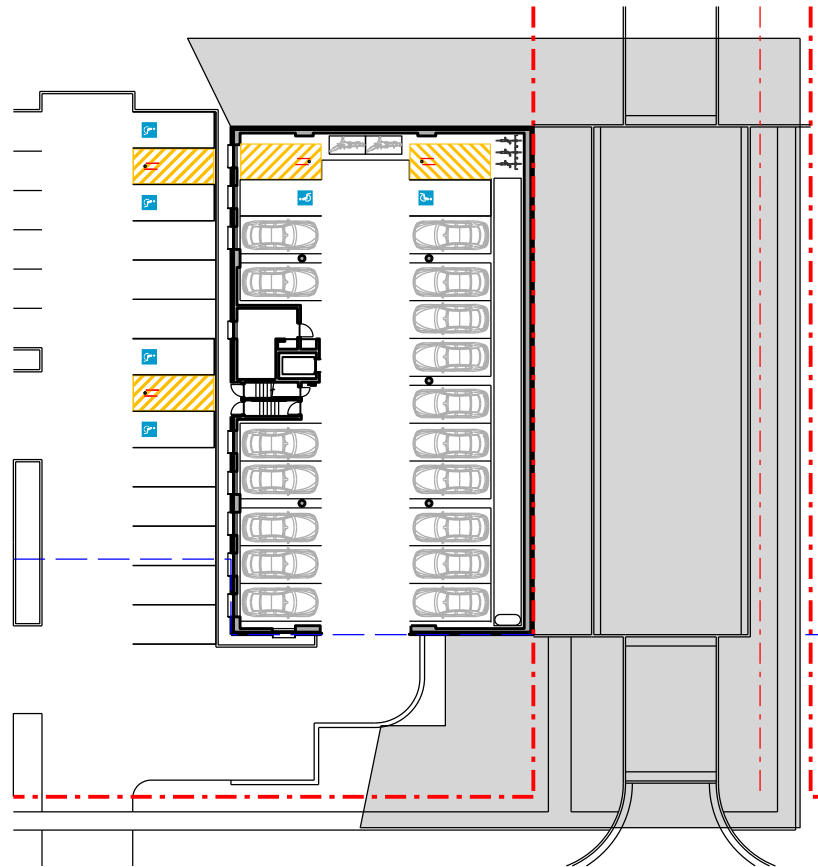


Construction Level 2 (Commercial)

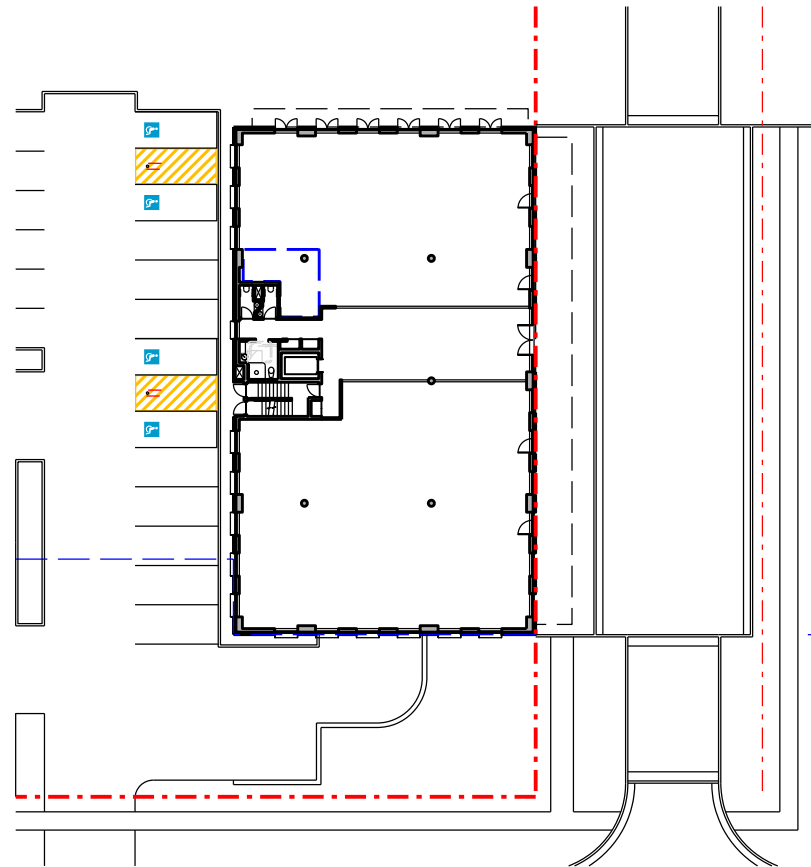


Construction Level 3 (Residential)

Mixed Use Site A Cross Ventilation Calculations		Compliance
Total Units	6	
Dual Orientation Units	6 (100%)	>60% (Complies)
Single Orientation Units	0	



Construction Level 0 (Undercroft)



Construction Level 1 (Ground)



Nominated Architect: David Dove
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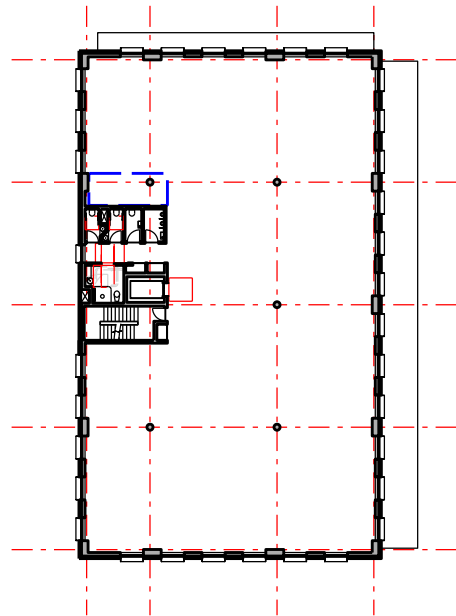


EG Funds Management
 Level 21
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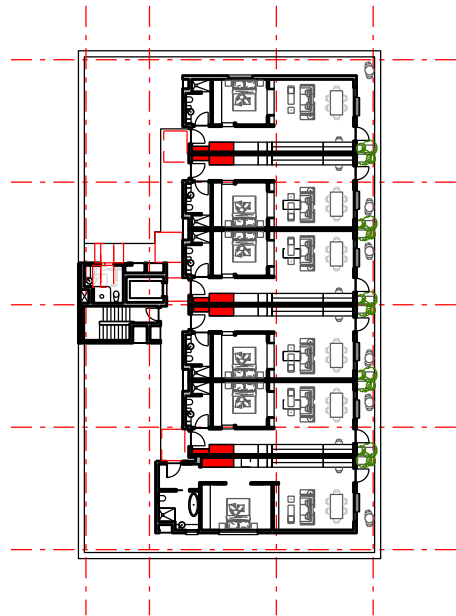
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SEDA
 Cross Ventilation

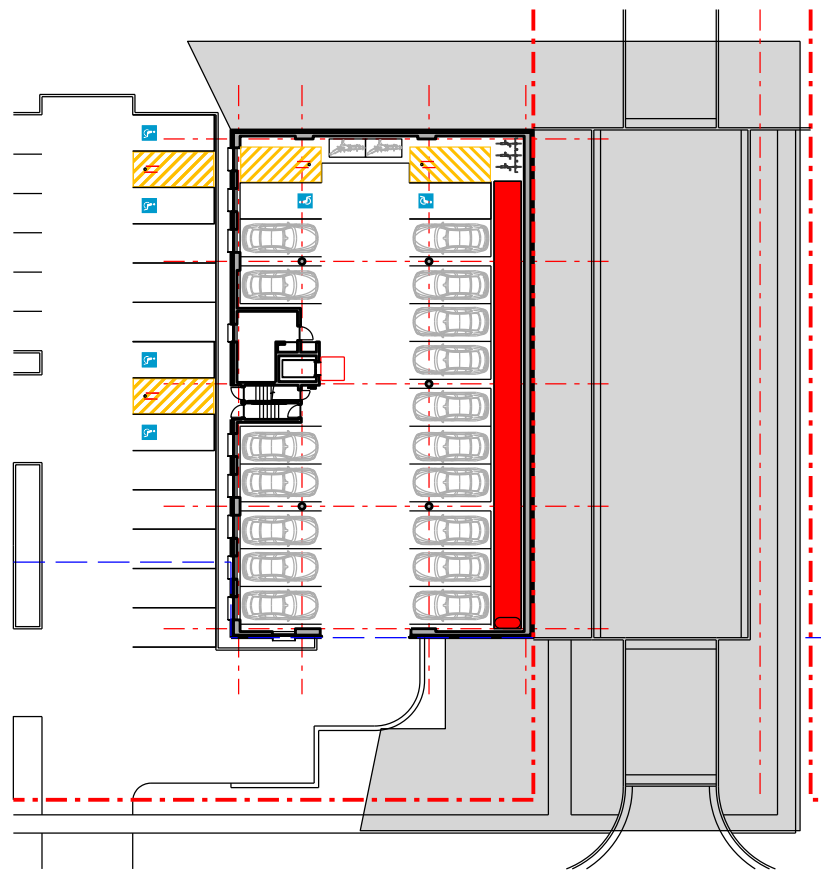
Date	21st October 2024		
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Job No.	SYB01	Dwg No.	AA174 Rev. A



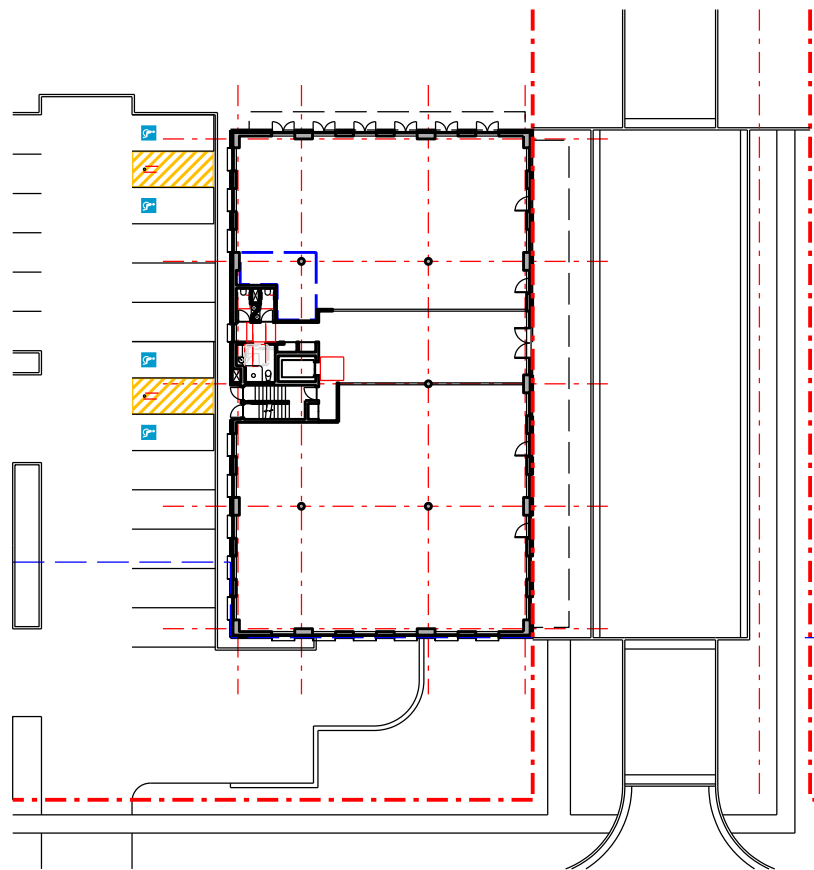
Level 2 (Commercial Level)



Level 1 (Residential Accommodation)



Level 0 (Undercroft)



Level 1 (Ground)



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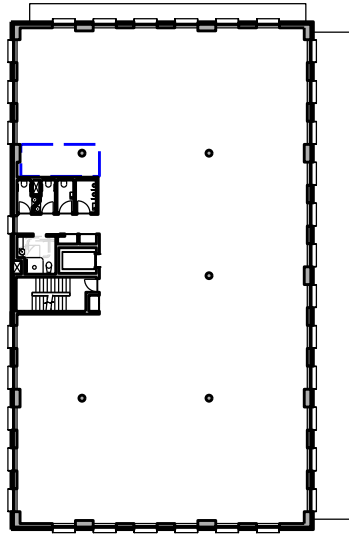


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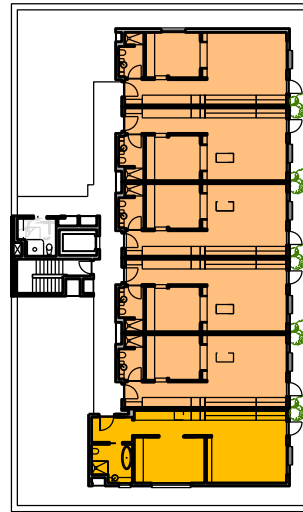
The Yards
 Moss Vale Road, Bomaderry

Drawing Title
 SCCH Office Site A - SSDA
 Storage

Date	21st October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	AA175 Rev. A

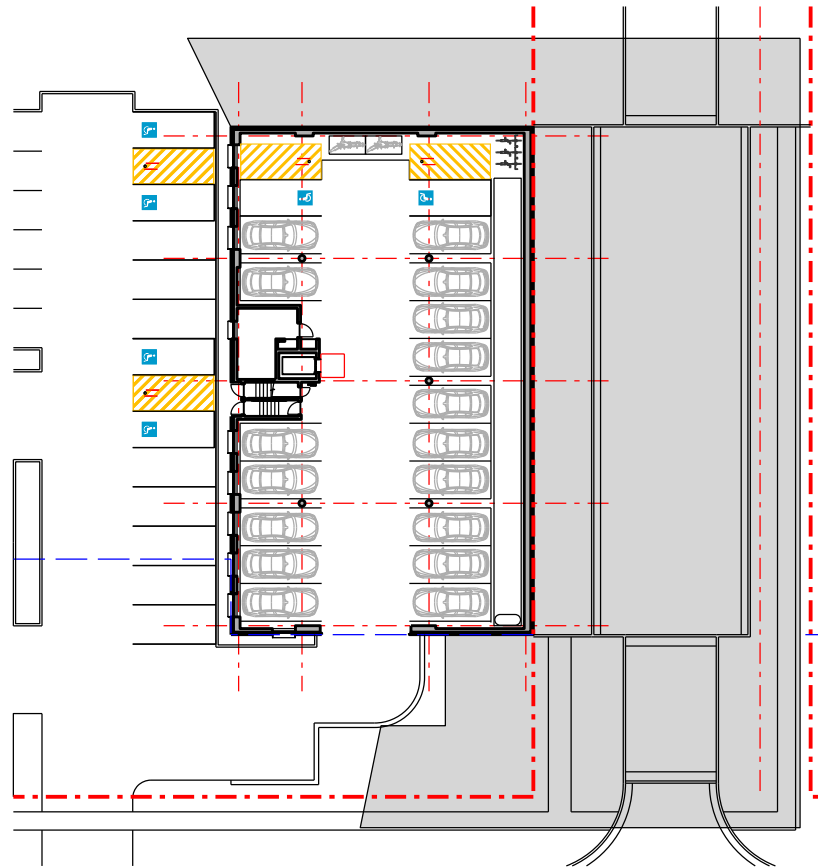


Construction Level 2 (Commercial)

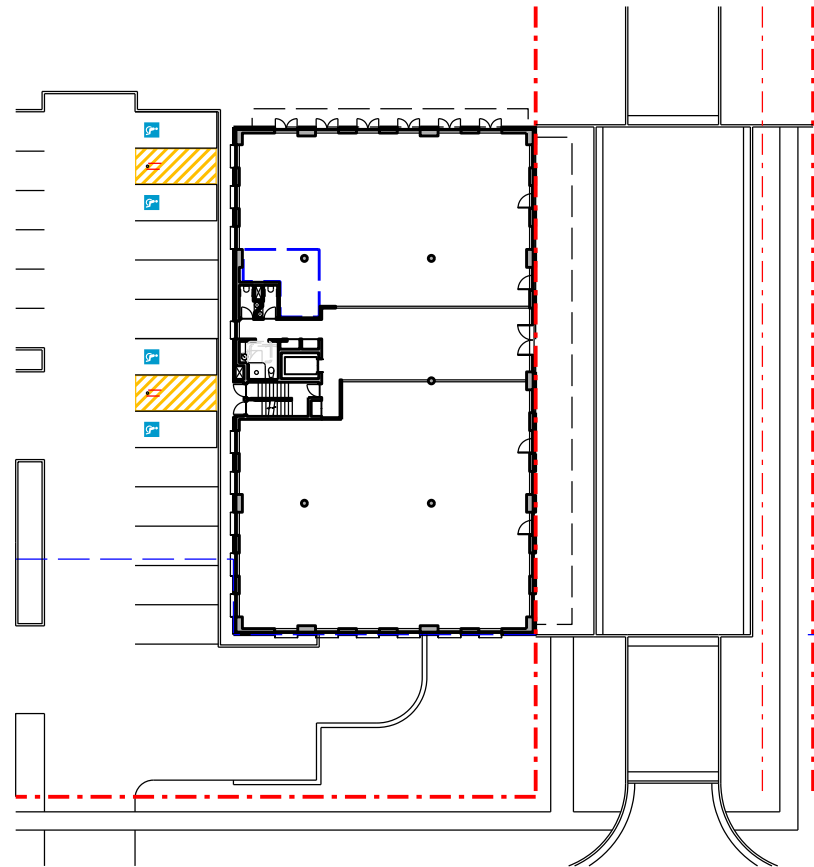


Construction Level 3 (Residential)

Mixed Use Site A DDA / LHA Calculations		Compliance
Total Units	6	
Adaptable Units + Livable Silver (Compliance with AS1428.1)	1 (16%)	10% (Complies)
Livable Homes Silver Standard	6 (100%)	50% (Complies)



Construction Level 0 (Undercroft)



Construction Level 1 (Ground)



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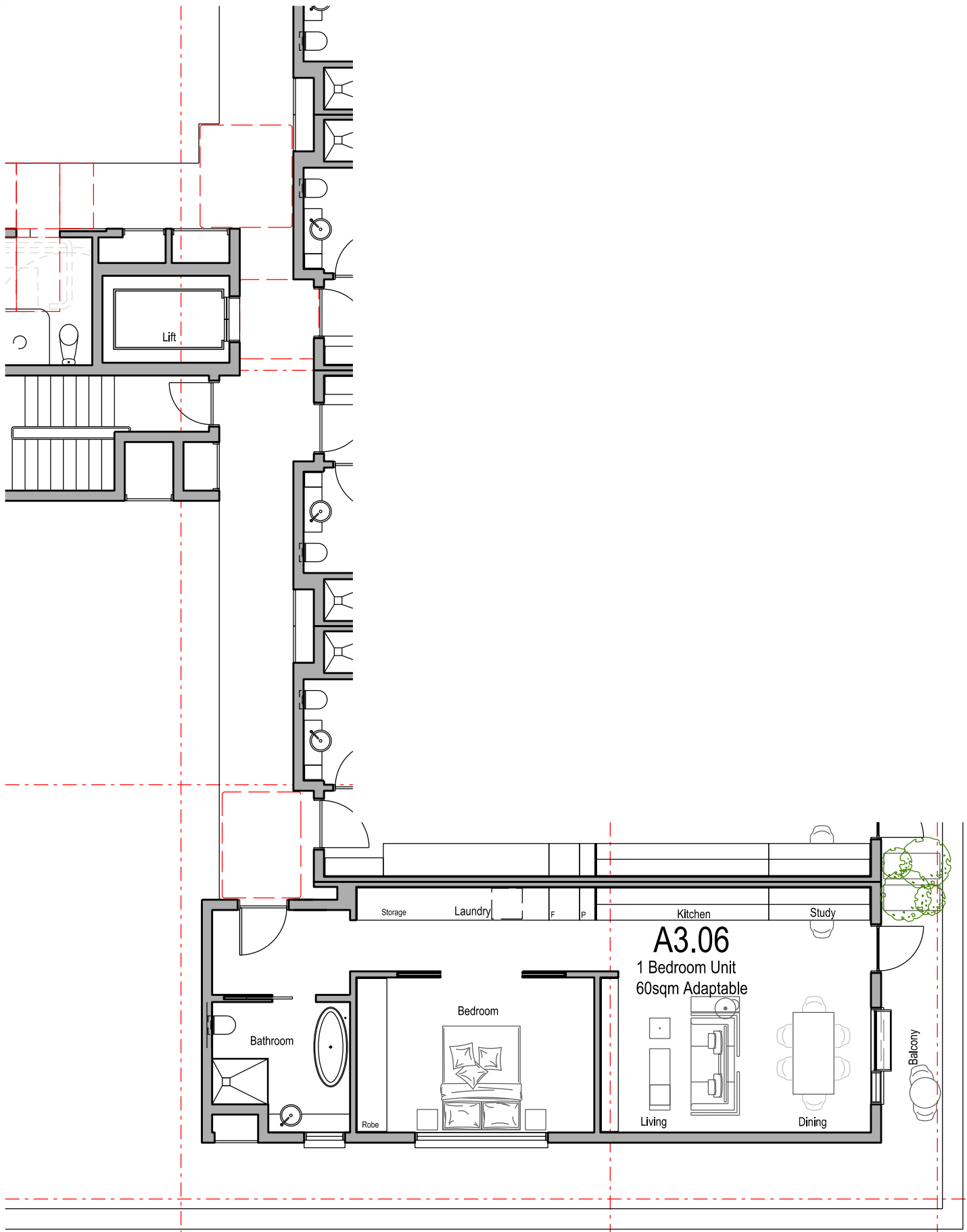


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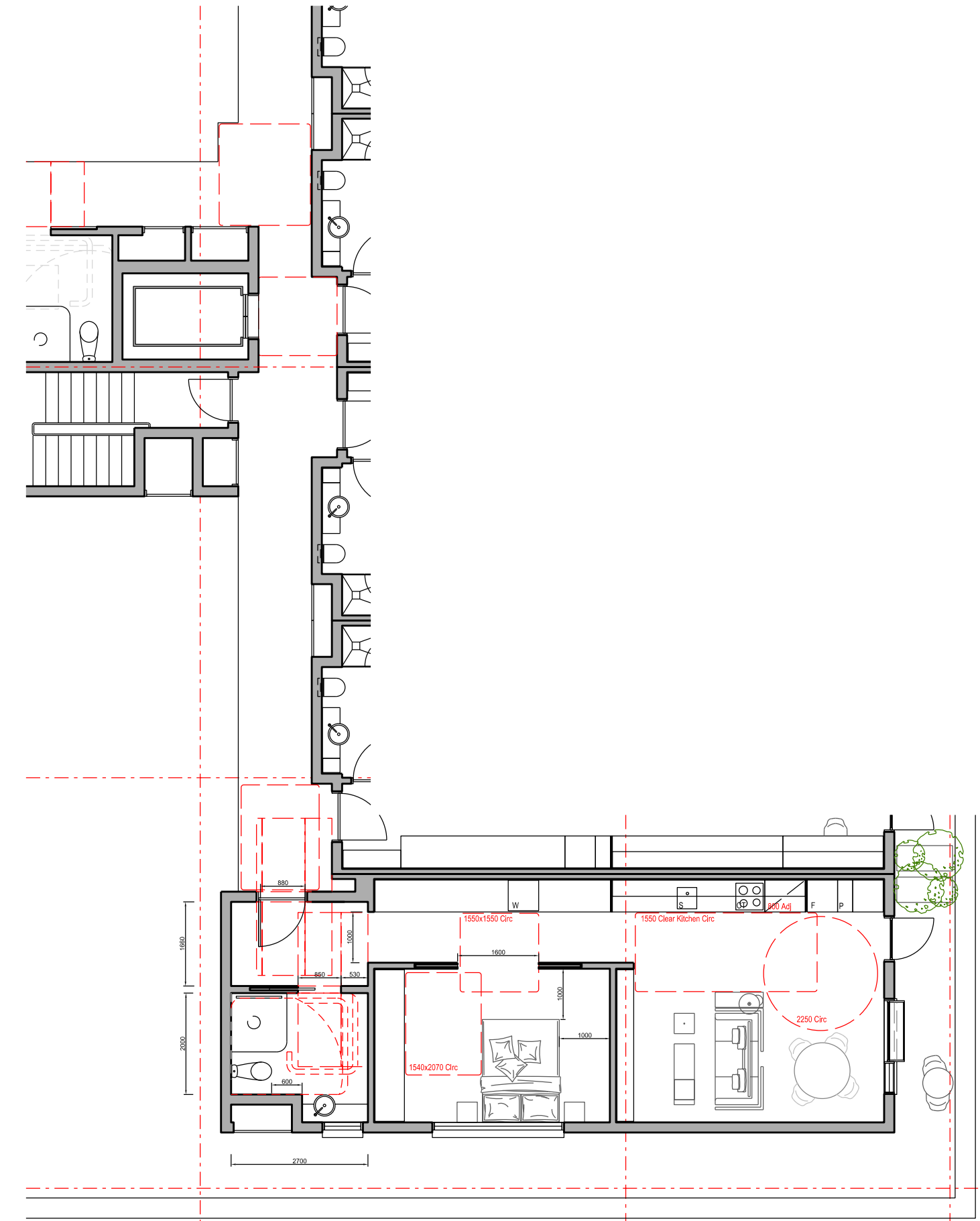
The Yards
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Drawing Title
 SCCH Office Site A - SEDA
 Accessible / Livable Homes

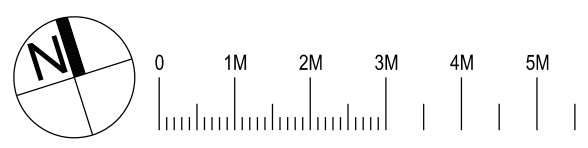
Drawn	DJD	Date	21st October 2024
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	AA176	Rev.	A



Unit 3.06 Base Plan



Unit 3.06 Post Adaption



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Drawing Title
 Building Site A - SSSA
 Adaptable Unit Plans - Unit 3.06

Date	1st December 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	AA177 Rev. C

Building A Specification

Thermal Comfort Inclusions

Glazing Doors / Windows

Group A - awning + bifold + casement windows + hinged glazed doors
 U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±5%)
Group B - sliding doors/windows + fixed glazing + louvred windows
 U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±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

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
 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 landscaped areas.

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

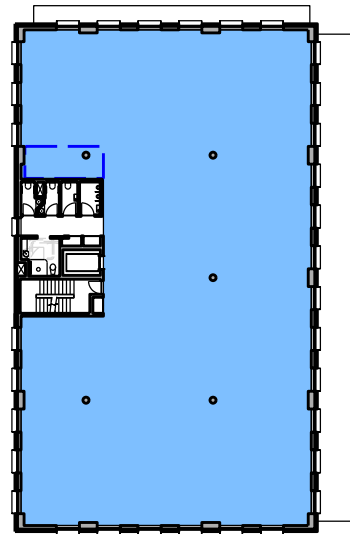
Bathroom: individual fan, ducted to roof or façade connected to light, timer off
 Laundry: individual fan, ducted to roof or façade manual on / off switch
 Kitchen range hood: Individual fan, ducted to roof or façade manual on / off switch

Artificial lighting to common areas

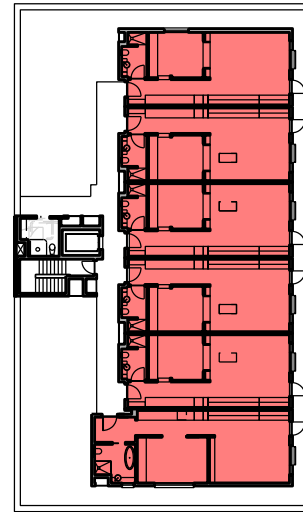
Lighting control system / BMS : Car park area Light emitting diodes (LEDs) with zoned switching and motion sensors
 Lifts Light emitting diodes (LEDs) connected to lift call button
 Garbage rooms Light emitting diodes (LEDs) with motion sensor
 Plant / service rooms Light emitting diodes (LEDs) with 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

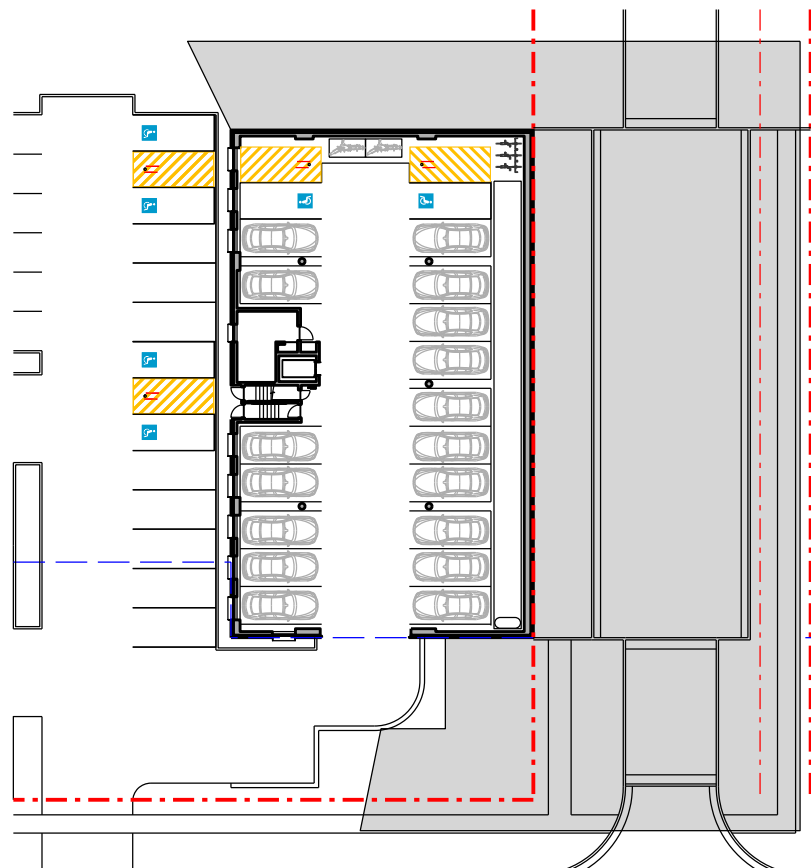
Car park area Supply and exhaust air with a carbon monoxide monitor & VSD fan
 Garbage rooms Exhaust air only, running continuously
 Plant / service rooms Supply and exhaust air, thermostatically controlled
 Storage Supply air only, interlocked to light
 Ground floor lobbies and hallways Naturally ventilated



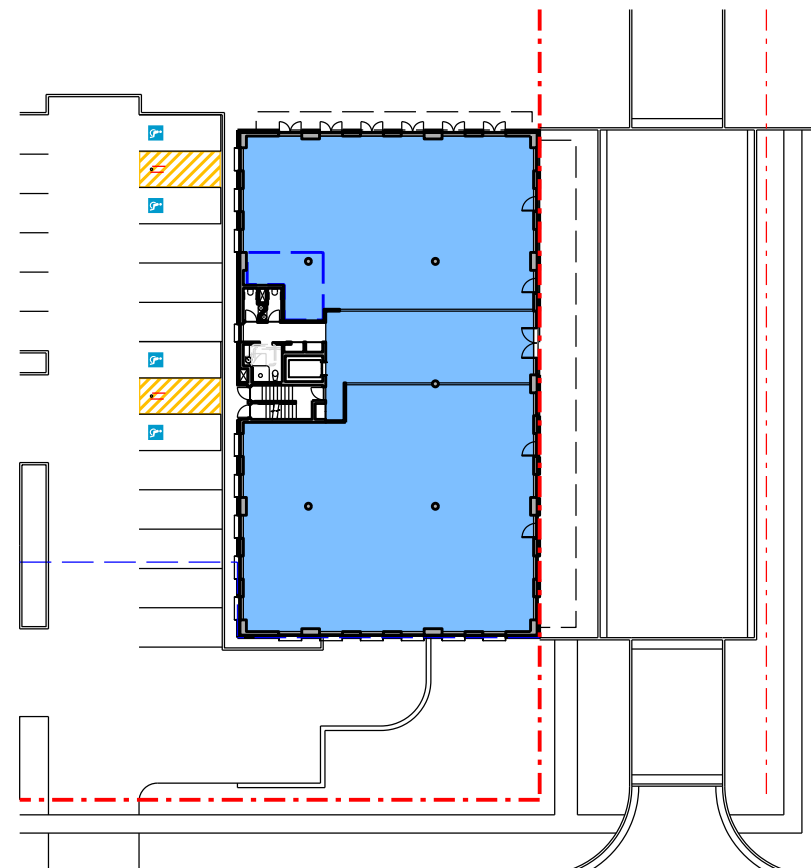
Level 2 (Commercial Level)



Level 1 (Residential Accommodation)



Level 0 (Undercroft)



Level 1 (Ground)



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The Yards
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Drawing Title
 SCCH Office Site A - SSDA
 Typical Specification

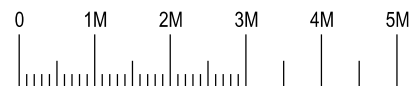
Date	28th October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	AA180 Rev. A

Windows

Window No	AW02	AW02	AW03		
Type	Fixed & Awning	Fixed, Awning & Louvre	Fixed & Awning		
Frame	Improved Aluminium	Improved Aluminium	Improved Aluminium		
Glazing	Single	Single	Single / one way film external		
Finish	Black Powdercoat	Black Powdercoat	Black Powdercoat		
Locks	Yes	Yes	Yes		
Quantity	2	6	1		
Shading	Eaves 1200mm	Eaves 1200mm	Eaves 1200mm		

Unit Doors

Door No	ADE1	ADE2		
Type	Unit Entry Door	Balcony Door		
Frame	Aluminium frame	Aluminium frame		
Glazing	Highlight Awning	Glazed Door		
Finish	Black Powdercoat	Black Powdercoat		
Locks	Entry Lockset & Deadbolt	Entry Lockset & Deadbolt		
Quantity	4 RH / 2 LH	3 RH / 3 LH		
Shading	Internal Gallery	Balcony / Pergola		
Door	40mm Solid Core External	Single Glazed Aluminium		



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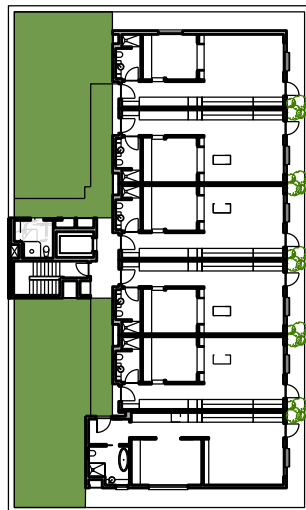
The Yards
 Moss Vale Road, Bomaderry

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

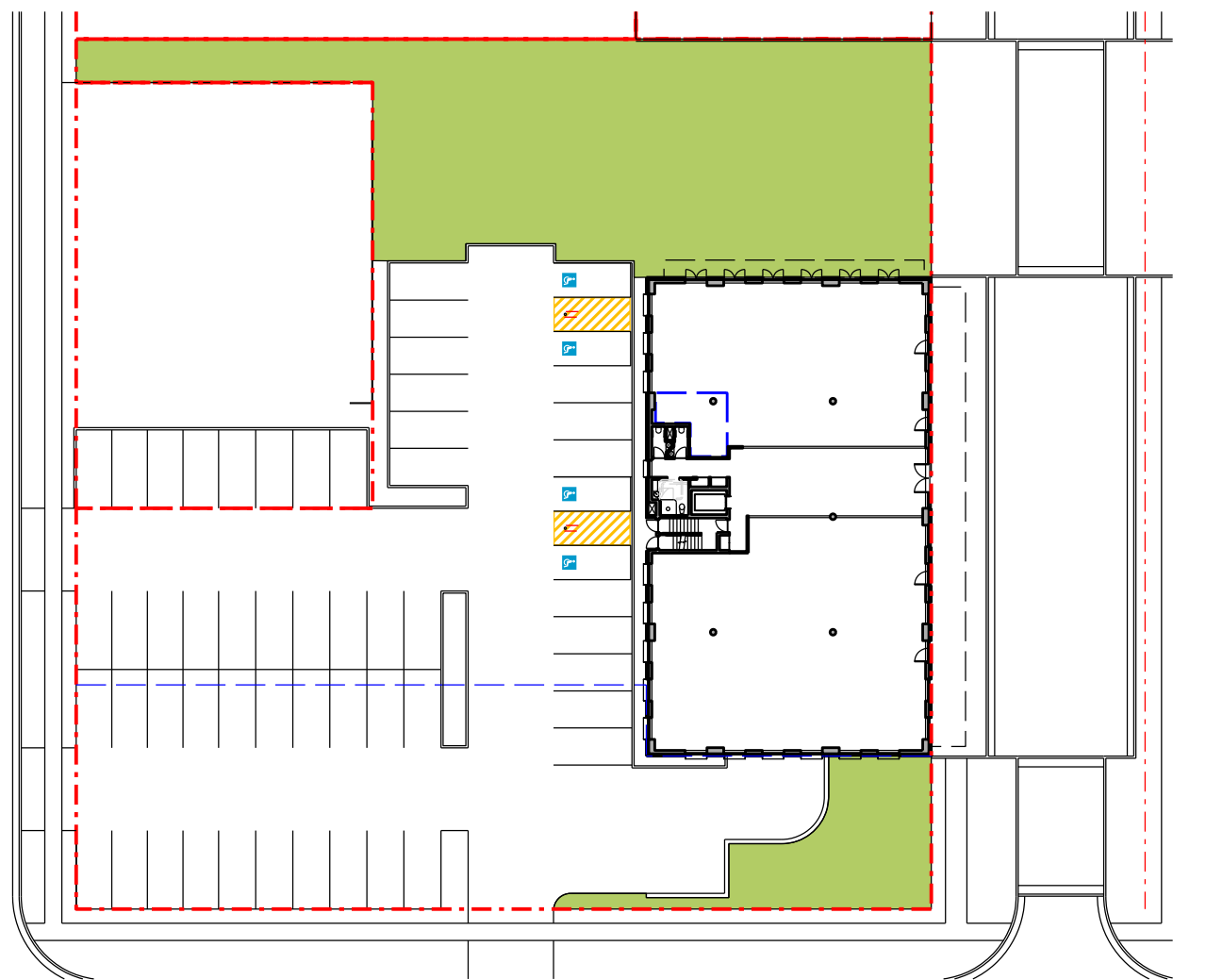
Date	14th October 2024		
Drawn	DJD	Scale	1:100 @ A3
Job No.	SYB01	Dwg No.	AA181 Rev. B

**Mixed Use Site A
Communal Open Space Calculations**

Site Area	3039m ²
 Common Open Space at Ground	812m ²
 Communal Open Space Elevated	167m ²
Total	979m² (32%)



Construction Level 3 (Residential)



Construction Level 1 (Ground)



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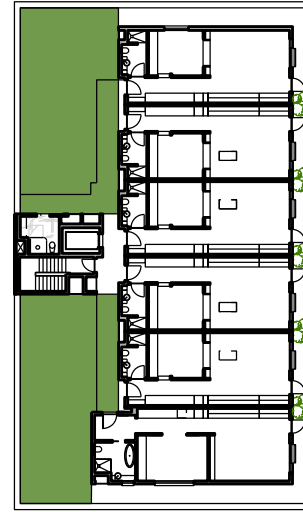


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The Yards
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Drawing Title
 SCCH Office Site A - SEDA
 Communal Open Space Calculation

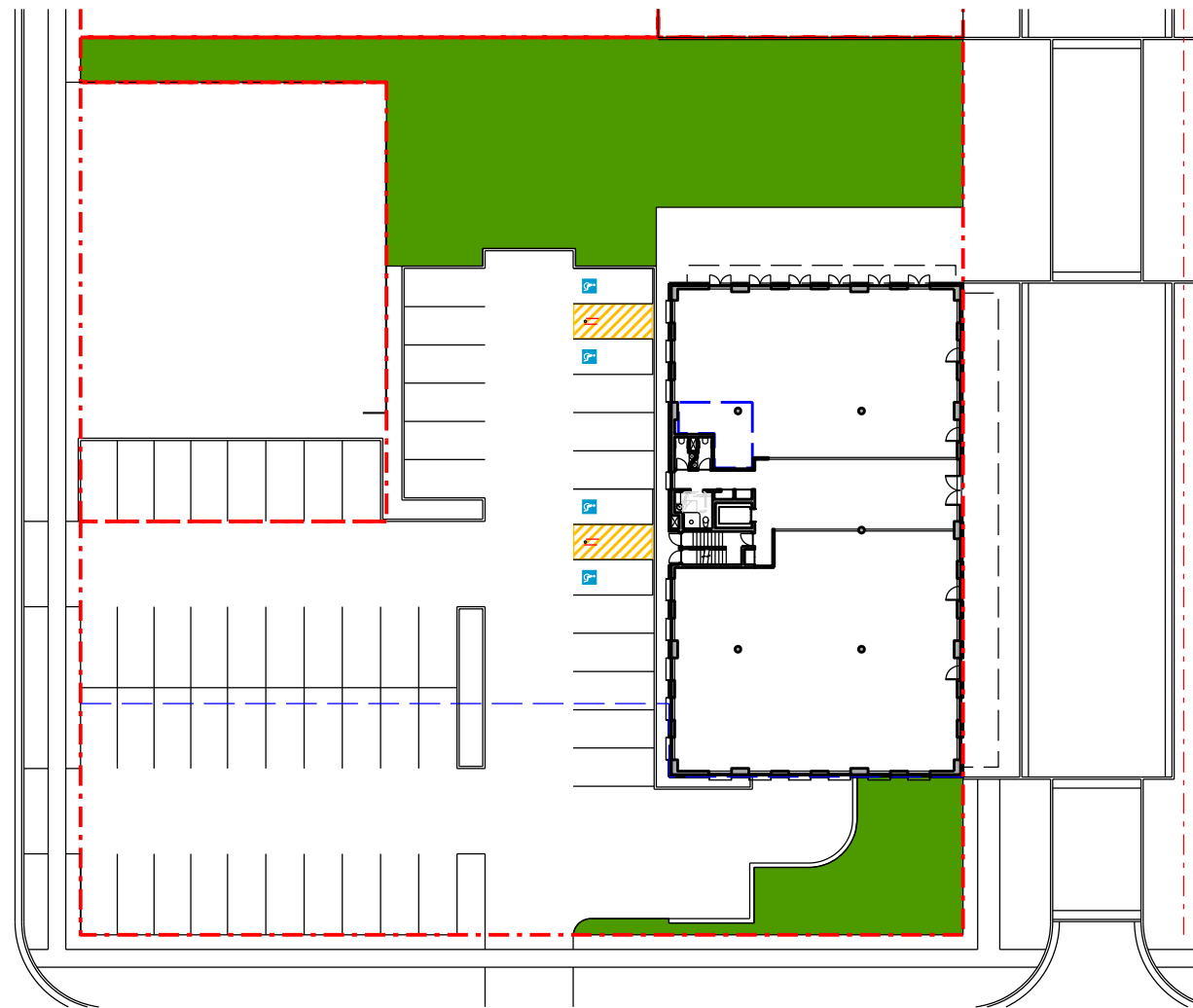
Date	21st October 2024		
Drawn	DJD	Scale	1:250@A1 / 1:500@A3
Job No.	SYB01	Dwg No.	AA185 Rev. A



Construction Level 3 (Residential)

**Mixed Use Site A
Deep Soil Planting Calculations**

Site Area	3039m ²
Deep Soil	409m ²
Percentage	13.5%
Compliance	>7%



Construction Level 1 (Ground)



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Drawing Title
 SCCH Office Site A - SSDA
 Deep Soil Planting Calculation

Drawn	DJD	Date	4th February 2025
Job No.	SYB01	Scale	1:250@A1 / 1:500@A3
Dwg No.	AA186	Rev.	B