

ATTACHMENT A

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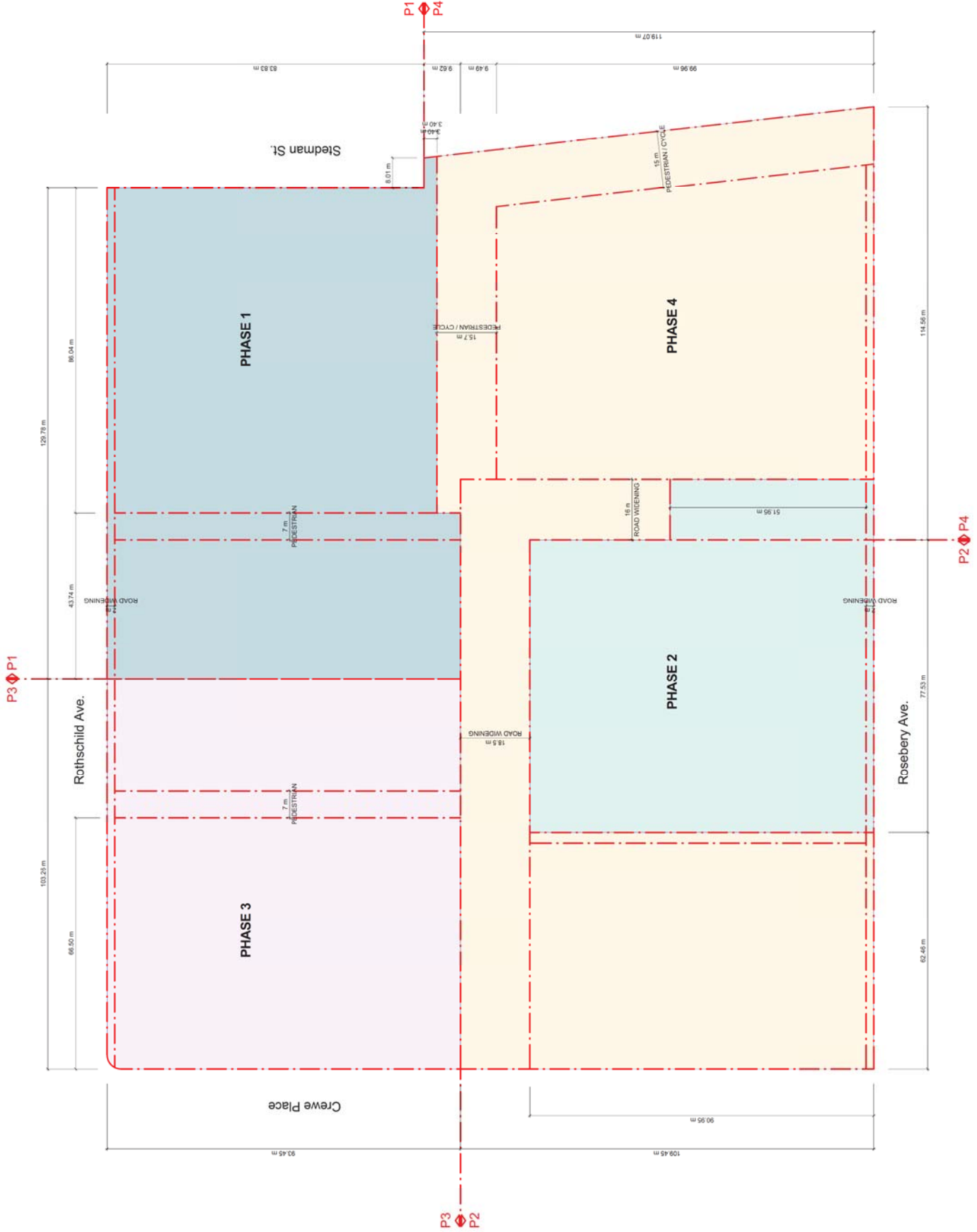
BUILDING ENVELOPE PLANS

**25-55 ROTHSCHILD AVENUE AND
5-13 ROSEBERY AVENUE ROSEBERY**

ATTACHMENT A

Site Area Schedule - Total	
Phase	Area
Phase 1	11621 m ²
Phase 2	7914 m ²
Phase 3	9647 m ²
Phase 4	18656 m ²
Total	48038 m ²

GFA Schedule - Total	
Phase	Area
Phase 1	28913 m ²
Phase 2	20056 m ²
Phase 3	21791 m ²
Phase 4	23638 m ²
Total	94398 m ²

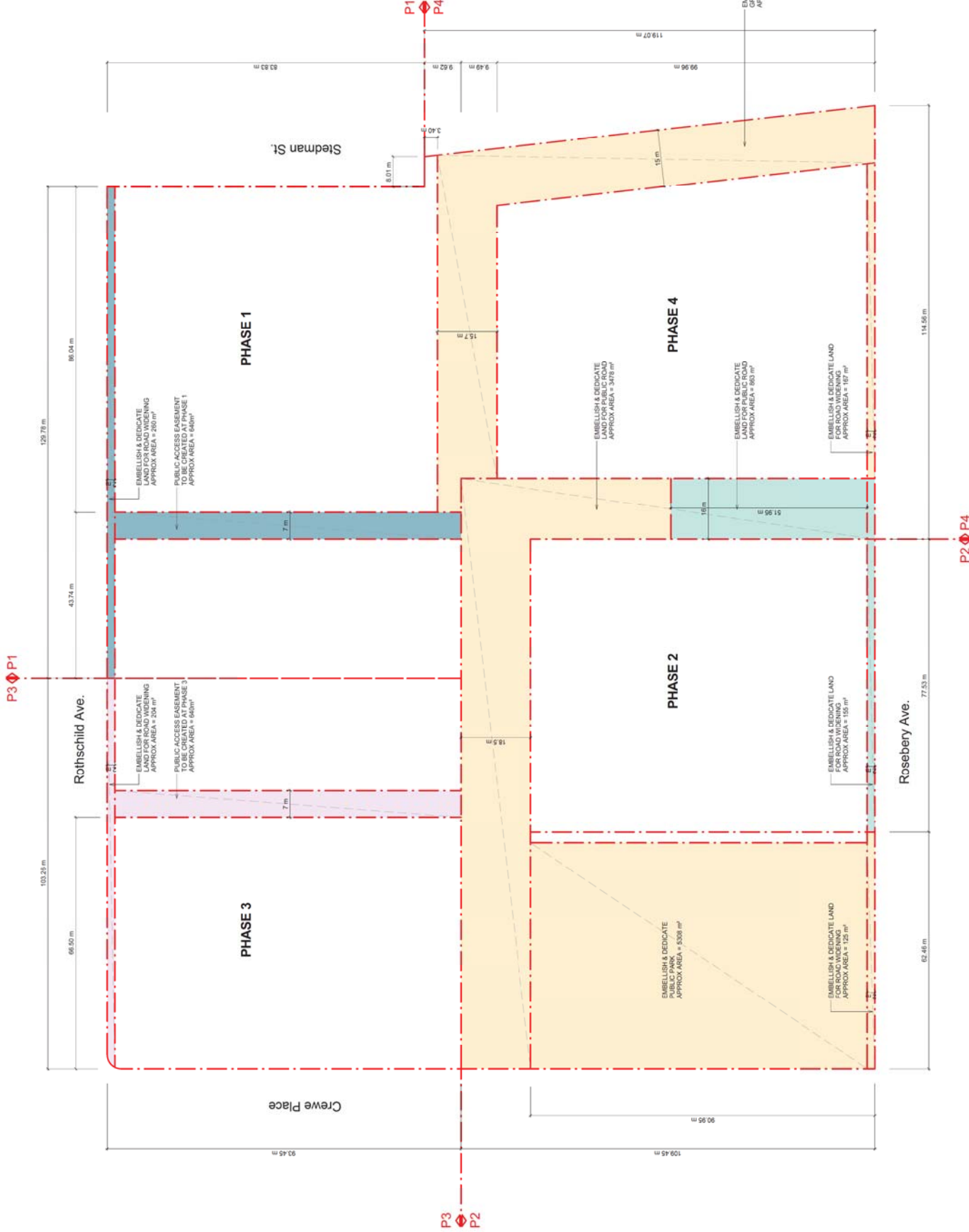


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Land Dedication Schedule	
Phase	Dedicated Land
Phase 1	260 m ²
Phase 2	1018 m ²
Phase 3	204 m ²
Phase 4	11998 m ²
Total	13480 m²

GFA Schedule	
Phase	GFA
Phase 1	15320 m ²
Phase 2	10118 m ²
Phase 3	11320 m ²
Phase 4	12380 m ²
Total	49338 m²

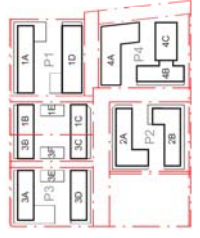
1:1 FSR = Base
 0.75:1 FSR = Community Infrastructure
 1.75:1 FSR = Subtotal (Base + Community Infrastructure)
 1.75:1 FSR = Subtotal (Base + Community Infrastructure + Design excellence bonus up to 10%)



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LEGEND

- Building Envelope above LEP Maximum Building Height (Refer to Sections/Elevations)
- Note: Building Envelopes reflect 1.925:1 FSR (Base + Community Infrastructure + Design excellence bonus up to 10%)
- 7 Building Storeys
- 1A** Building Number



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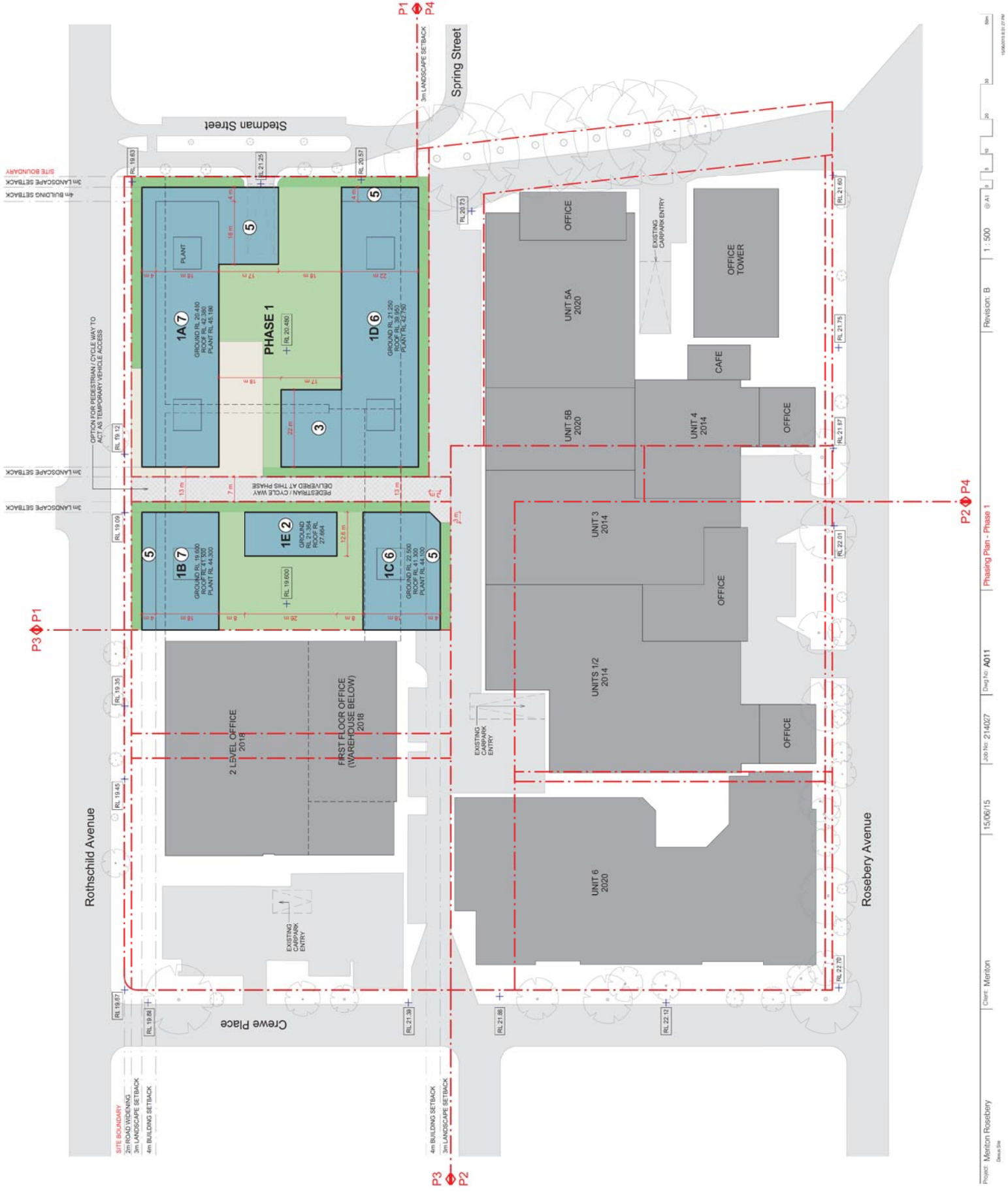
LEGEND

- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Private Open Space
- Common Open Space
- Public Open Space
- Childcare Open Space
- Building Storeys
- 1A Building Number
- Demolished
- Existing Tree to be retained

Open Space Area Schedule - Phase 1	
Phase	Public Open Space
Phase 1	3019 m ²
Total	3019 m²

GFA Schedule - Phase 1				
Phase	1:1 FSR = Base	0.75:1 FSR = Subtotal	1.75:1 FSR = Subtotal	1.925:1 FSR = Total
Phase 1	11265 m ²	26285 m ²	28913 m ²	28913 m ²
Total	11265 m²	26285 m²	28913 m²	28913 m²

1:1 FSR = Base
 0.75:1 FSR = Community Infrastructure
 1.75:1 FSR = Subtotal (Community Infrastructure)
 1.925:1 FSR = Total (Base + Community Infrastructure + Design excellence bonus up to 10%)



LEGEND

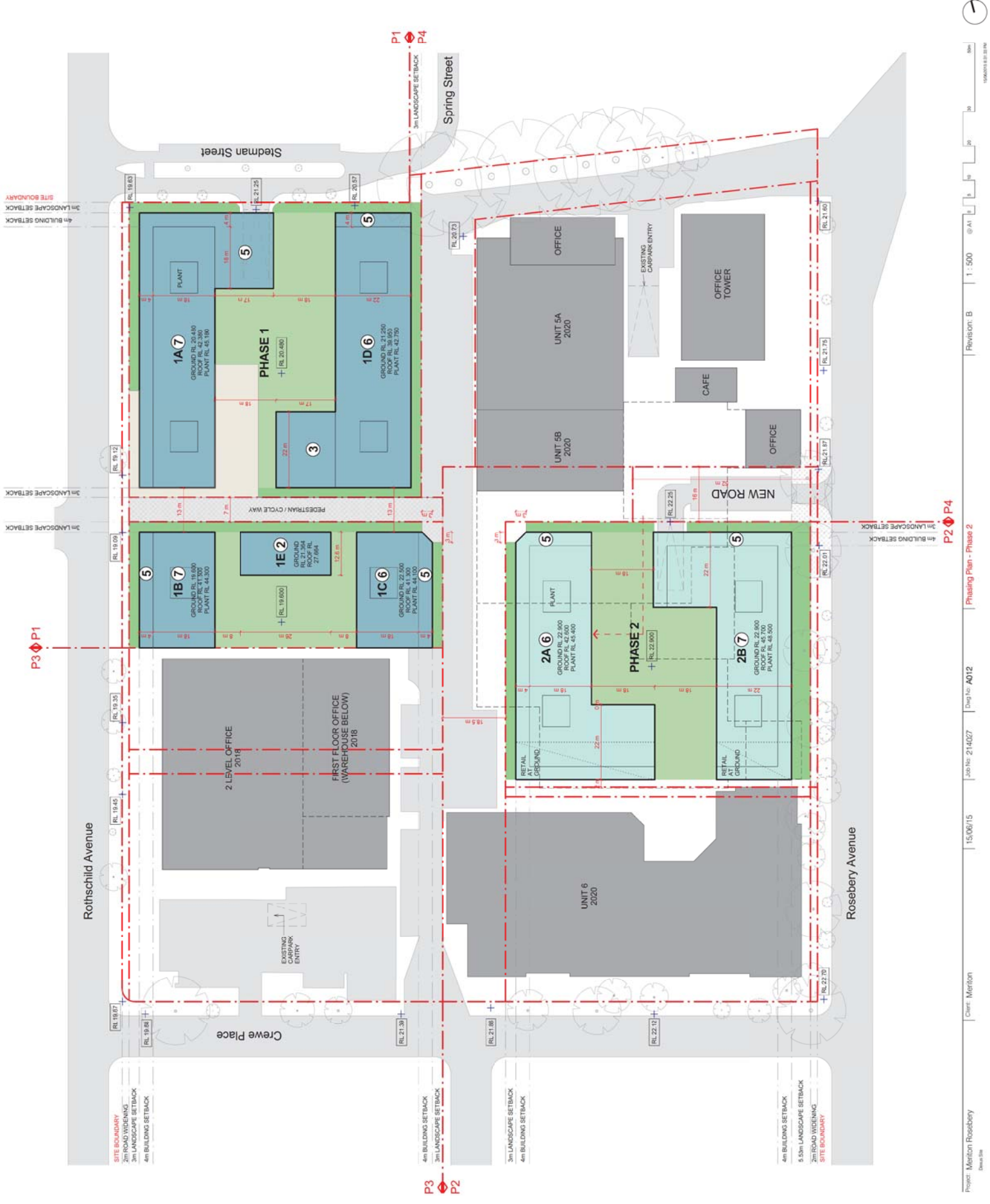
- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Private Open Space
- Common Open Space
- Public Open Space
- Childcare Open Space
- Building Storeys
- 1A Building Number
- Demolished
- Existing Tree to be retained

Open Space Area Schedule - Phase 2	
Phase	Public Open Space
Phase 1	3019 m ²
Phase 2	1826 m ²
Total	4845 m²

GFA Schedule - Phase 2			
Phase	0.75:1 FSR	1.75:1 FSR	1.925:1 FSR
Phase 1	11265 m ²	26285 m ²	28913 m ²
Phase 2	7814 m ²	18232 m ²	20056 m ²
Total	19079 m²	44517 m²	48969 m²

1:1 FSR = Base
 0.75:1 FSR = Community Infrastructure
 1.75:1 FSR = Subtotal (Community Infrastructure)
 1.925:1 FSR = Total (Base + Community Infrastructure + Legacy excellence bonus up to 10%)

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LEGEND

- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Private Open Space
- Common Open Space
- Public Open Space
- Childcare Open Space
- Building Storeys
- 1A Building Number
- Demolished
- Existing Tree to be retained

Open Space Area Schedule - Phase 3	
Phase	Common Open Space
Phase 1	3019 m ²
Phase 2	1826 m ²
Phase 3	2176 m ²
Total	7021 m²

GFA Schedule - Phase 3			
Phase	0.75:1 FSR	1.75:1 FSR	1.925:1 FSR
Phase 1	11265 m ²	26285 m ²	26913 m ²
Phase 2	7814 m ²	18232 m ²	20056 m ²
Phase 3	8450 m ²	19810 m ²	21791 m ²
Total	27569 m²	64327 m²	68760 m²

1:1 FSR = Base
 0.75:1 FSR = Community Infrastructure
 1.75:1 FSR = Subtotal (Community Infrastructure)
 1.925:1 FSR = Total
 (Base + Community Infrastructure + Design excellence bonus up to 10%)

ATTACHMENT A



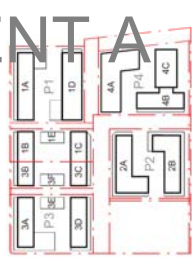
LEGEND

- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Private Open Space
- Common Open Space
- Public Open Space
- Childcare Open Space
- Building Storeys
- 1A Building Number
- Demolished
- Existing Tree to be retained

Open Space Area Schedule - Phase 4	
Phase	Public Open Space
Phase 1	3019 m ²
Phase 2	1826 m ²
Phase 3	2176 m ²
Phase 4	1919 m ²
Total	8940 m²

GFA Schedule - Phase 4				
Phase	1:1 FSR = Base	0.75:1 FSR = Community Infrastructure	1.75:1 FSR = Subtotal (Community Infrastructure)	1.925:1 FSR = Total (Base + Community Infrastructure + Bonus)
Phase 1	11265 m ²	26285 m ²	26285 m ²	26285 m ²
Phase 2	7814 m ²	18232 m ²	20056 m ²	20056 m ²
Phase 3	8490 m ²	19810 m ²	19810 m ²	19810 m ²
Phase 4	9209 m ²	21486 m ²	21486 m ²	21486 m ²
Total	36778 m²	86516 m²	86516 m²	86516 m²

1:1 FSR = Base
 0.75:1 FSR = Community Infrastructure
 1.75:1 FSR = Subtotal (Community Infrastructure)
 1.925:1 FSR = Total (Base + Community Infrastructure + Bonus)
 (Base + Community Infrastructure + Bonus excellence bonus up to 10%)



LEGEND

- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Private Open Space
- Common Open Space
- Public Open Space
- Childcare Open Space
- Building Storeys
- 1A Building Number
- Demolished
- Existing Tree to be retained

Phase	Open Space Area Schedule - Total	Public Open Space
Phase 1	3019 m ²	-
Phase 2	1826 m ²	-
Phase 3	2176 m ²	-
Phase 4	1919 m ²	8628 m ²
Total	8940 m²	8628 m²

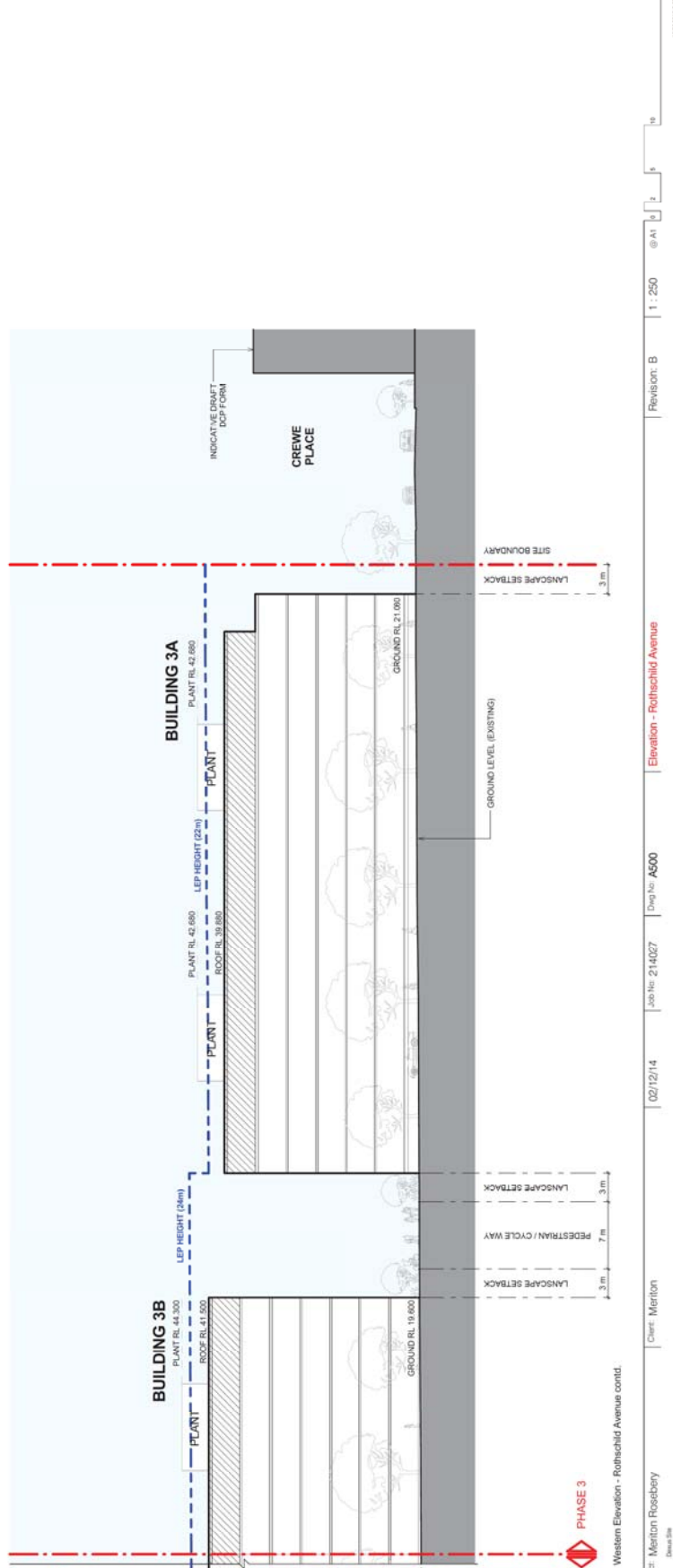
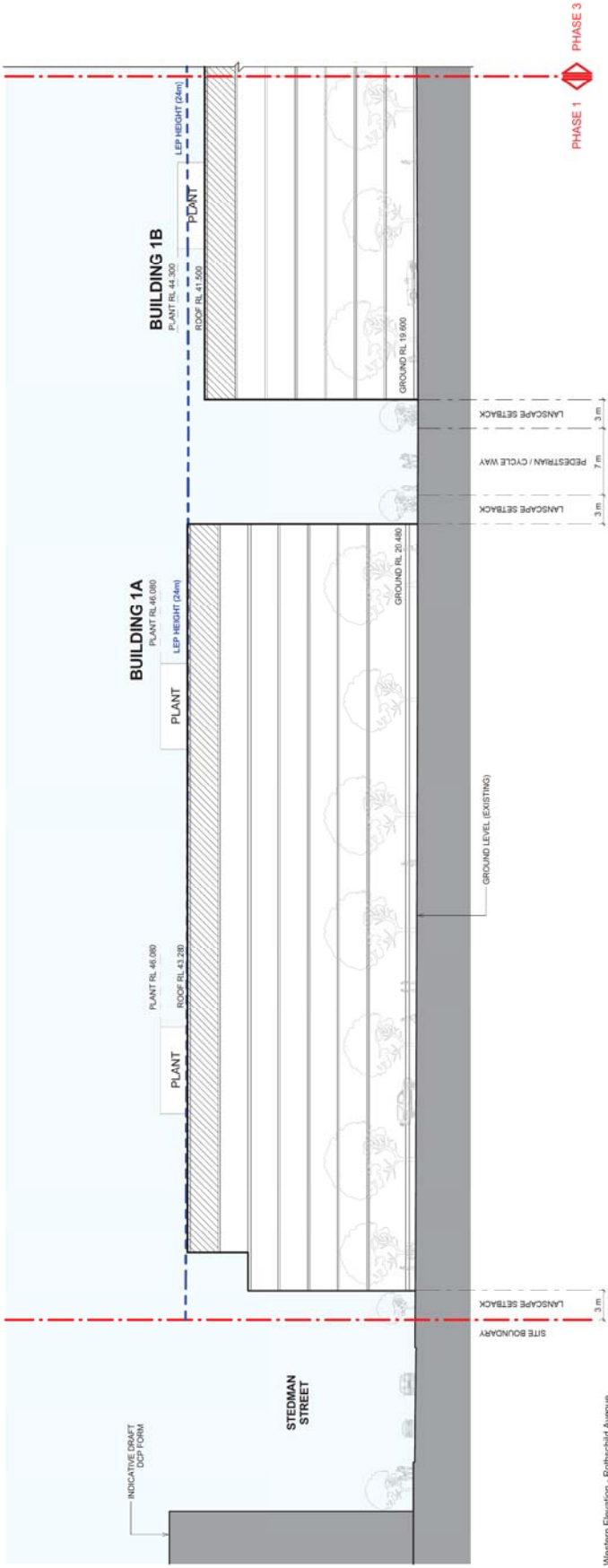
Phase	GFA Schedule - Total
Phase 1	11265 m ²
Phase 2	7814 m ²
Phase 3	8490 m ²
Phase 4	9209 m ²
Total	36778 m²

1:1 FSR = Base
 0.75:1 FSR = Community Infrastructure
 1.75:1 FSR = Subtotal (Community Infrastructure)
 1.825:1 FSR = Total
 (Base + Community Infrastructure + Design excellence bonus up to 10%)

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LEGEND

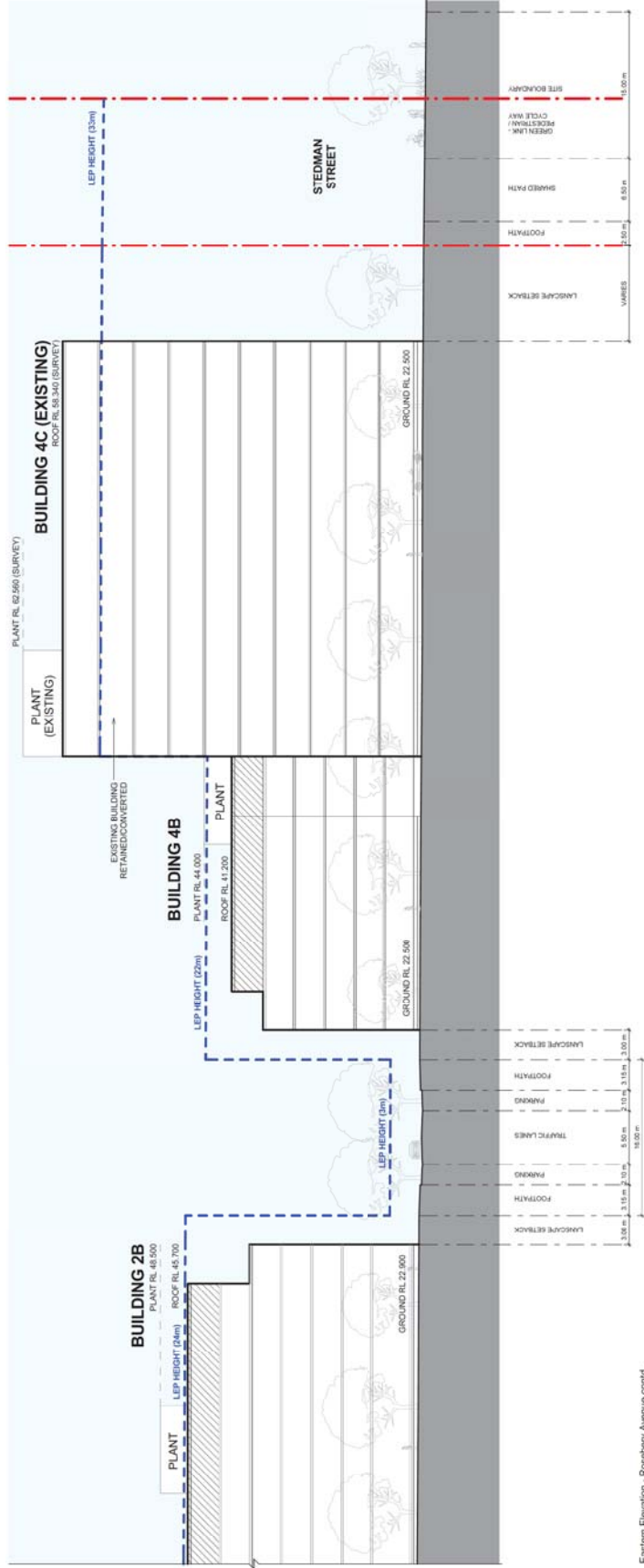
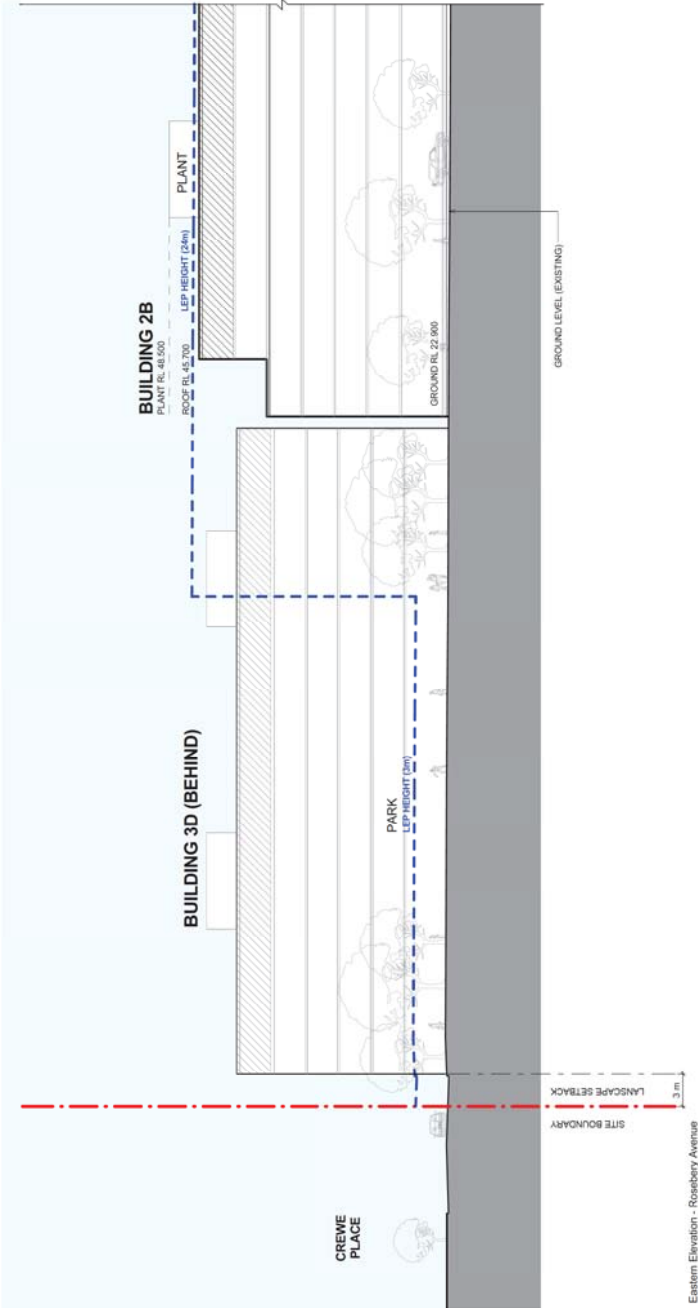
- Additional 10% GFA for Design Excellence (1:325:1 FSR)

NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDINGS MAP - SHEET HOB_108

100% Scale
1:1000
1:2000
1:5000
1:10000

PTW
Level 18, 9 Coleridge Dr
Sydney NSW 2000 Australia
T +61 (0)2 9237 3871
F +61 (0)2 9237 4138

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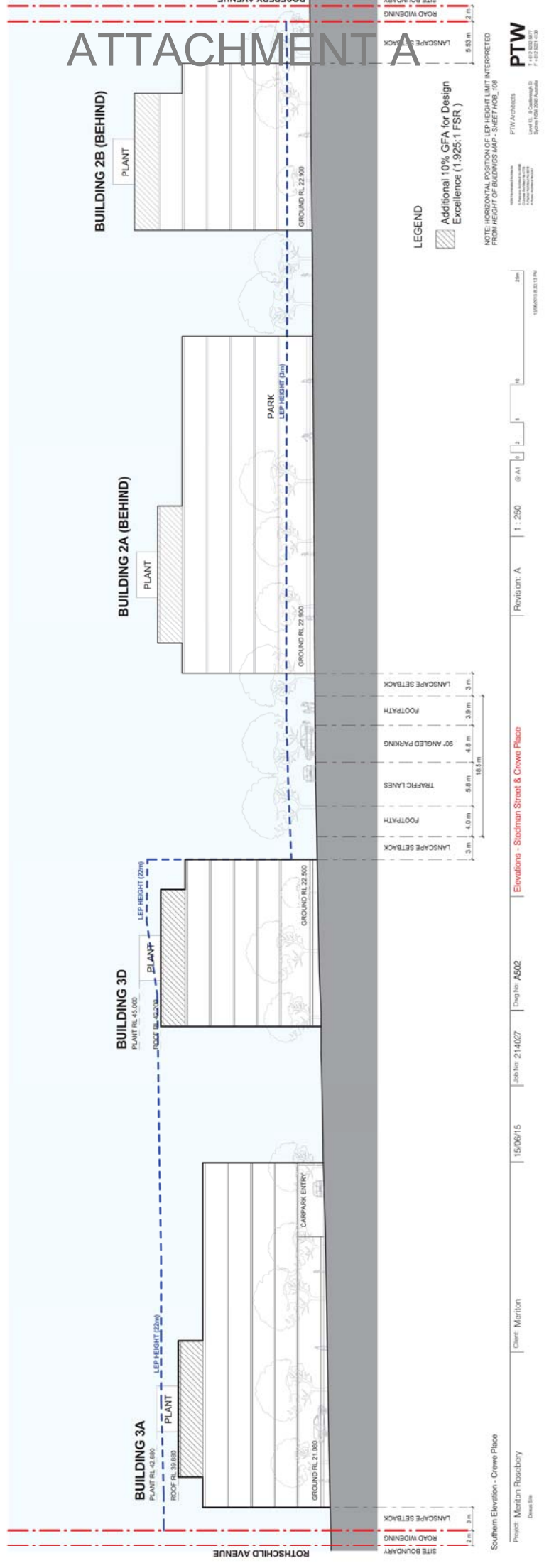
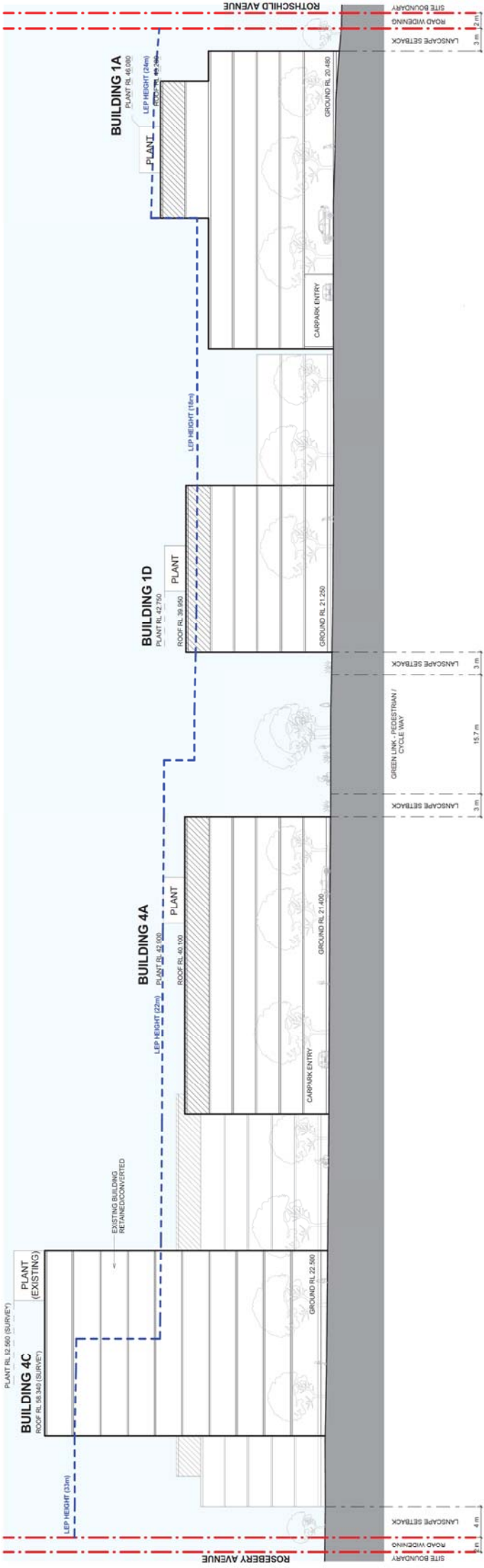
LEGEND

Additional 10% GFA for Design Excellence (1:325:1 FSR)

NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDINGS MAP - SHEET HOB_108

PTW
Level 18, 9 Coleridge Dr
Stoney Creek NSW 1530 Australia
T +61 (0)2 9371 1000
F +61 (0)2 9371 4339

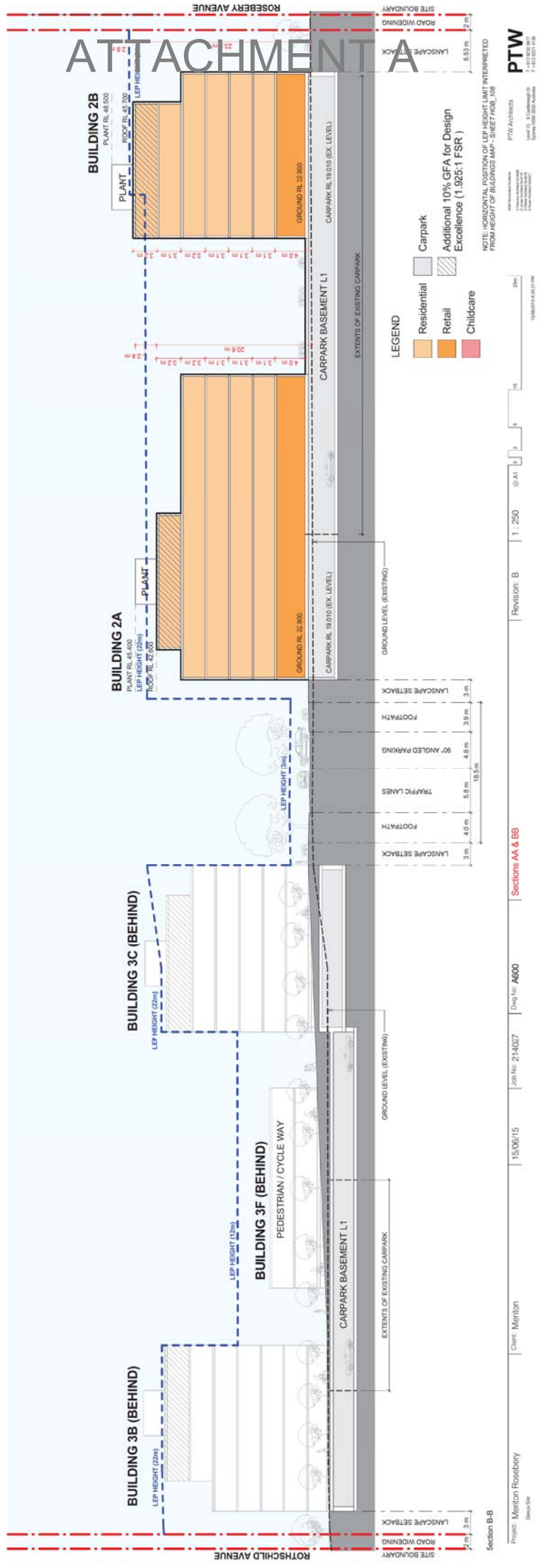
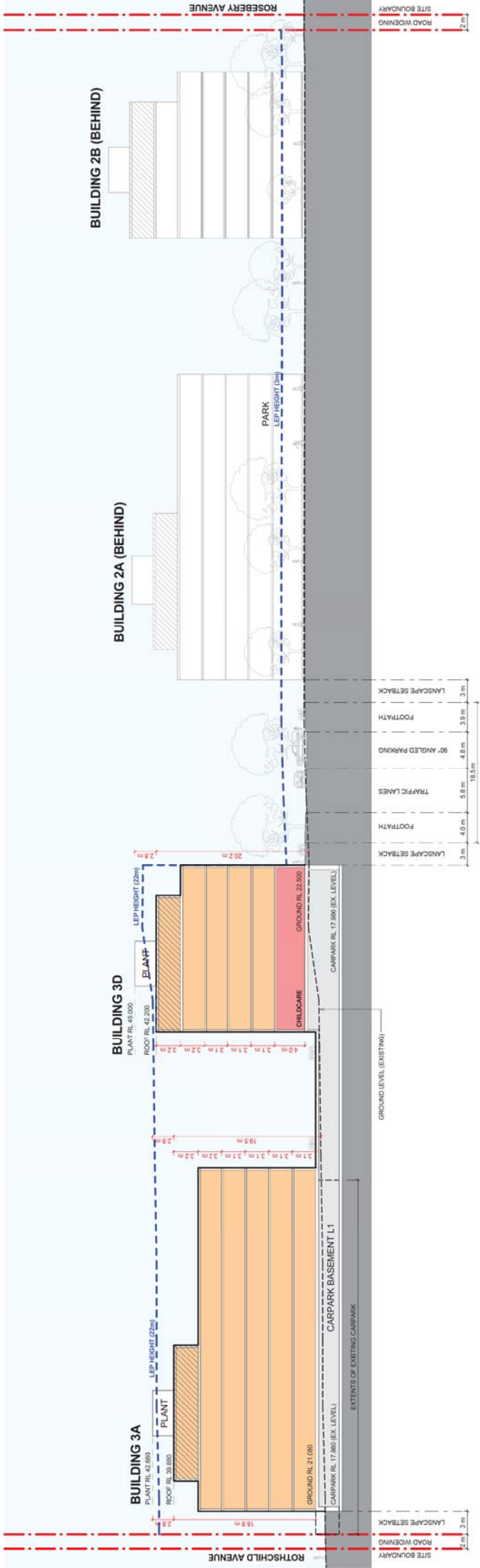
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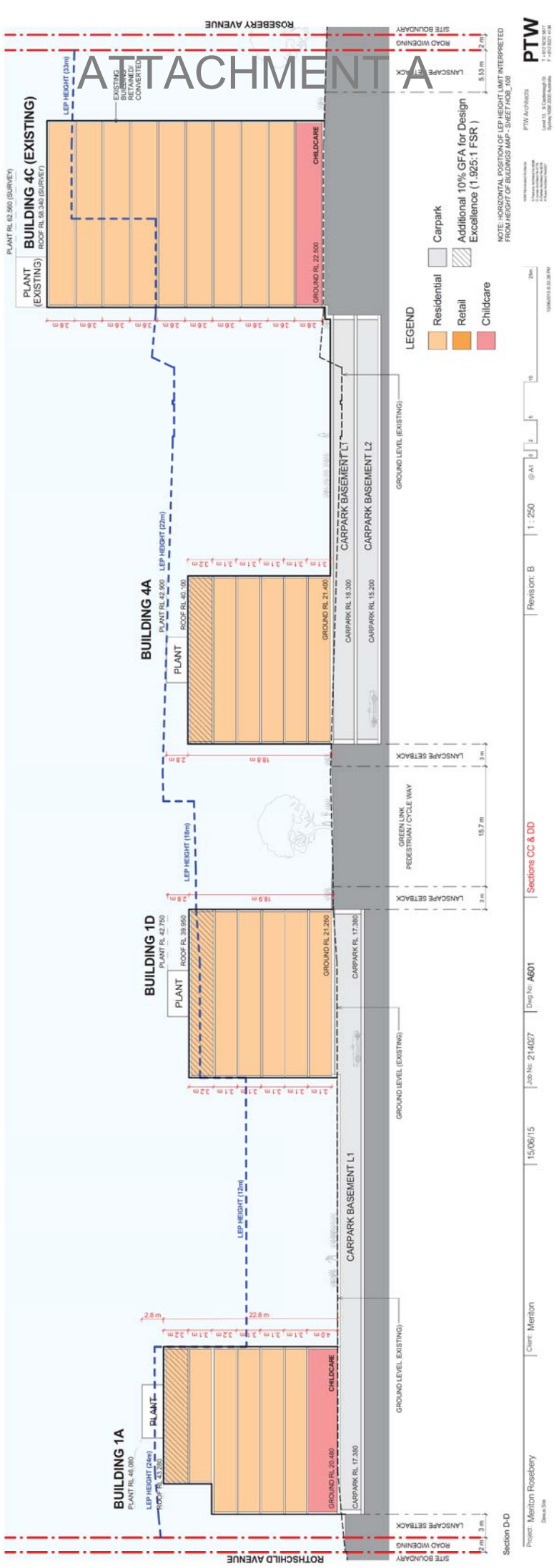
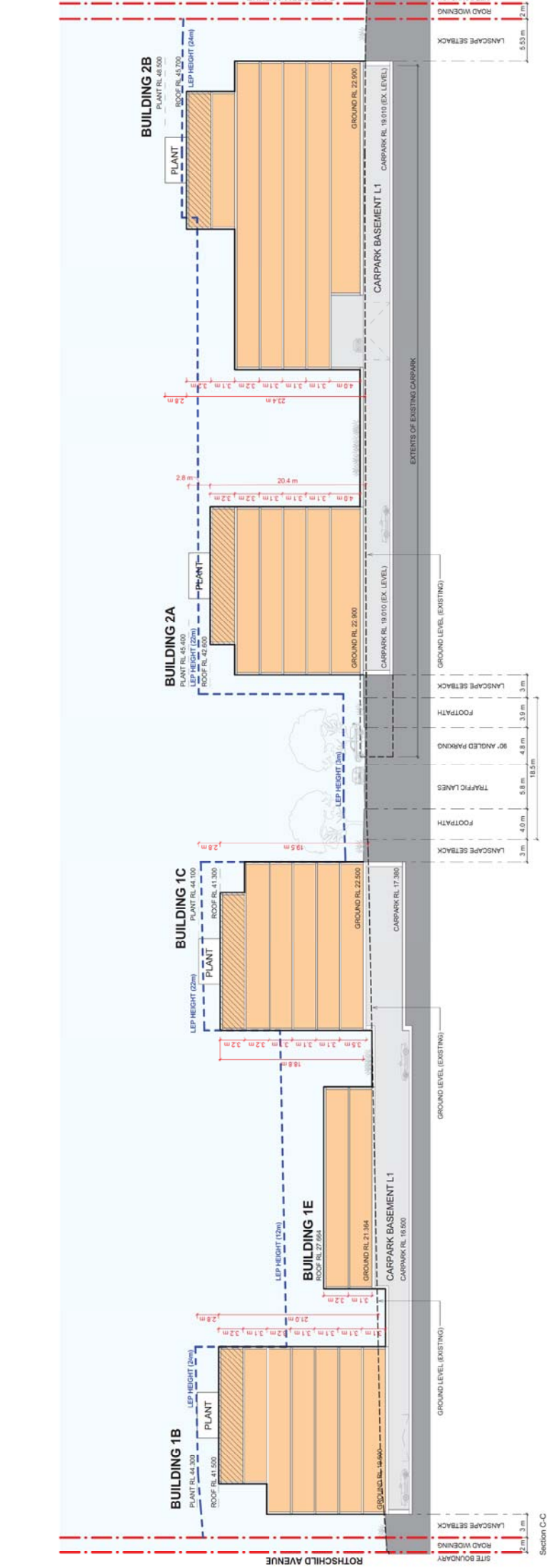


LEGEND

Additional 10% GFA for Design Excellence (1:325:1 FSR)

NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDINGS MAP - SHEET HOB_108



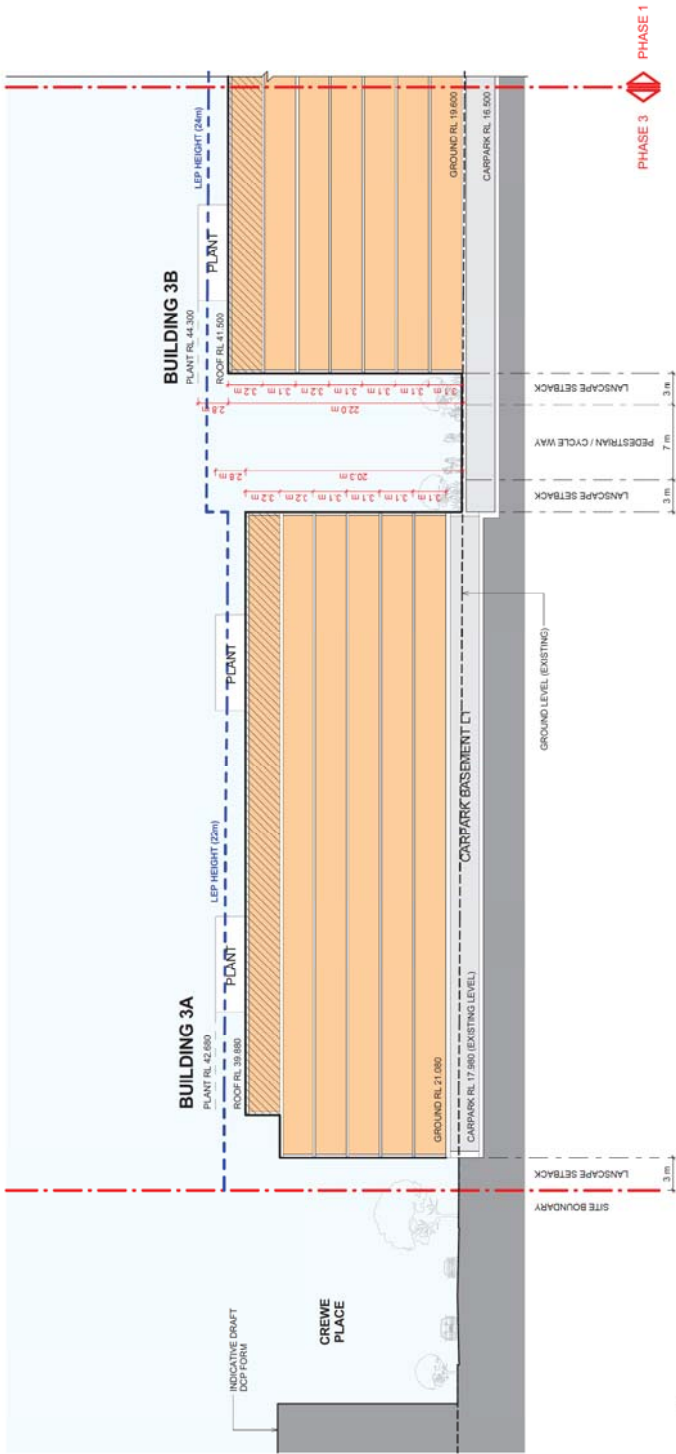


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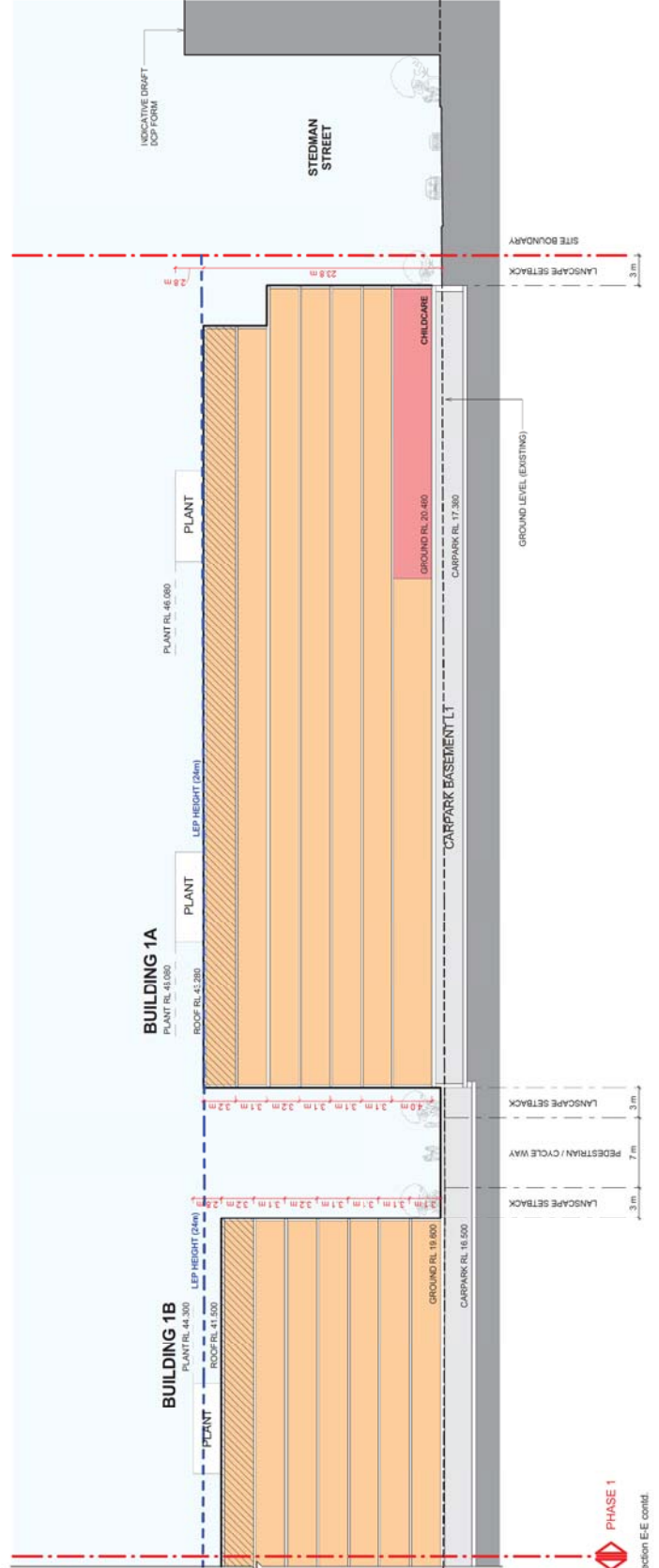
- LEGEND**
- Residential
 - Retail
 - Childcare
 - Carpark
 - Additional 10% GFA for Design Excellence (1.925:1 FSR)

NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDING MAP - SHEET HOB_108

ATTACHMENT A



Section E-E



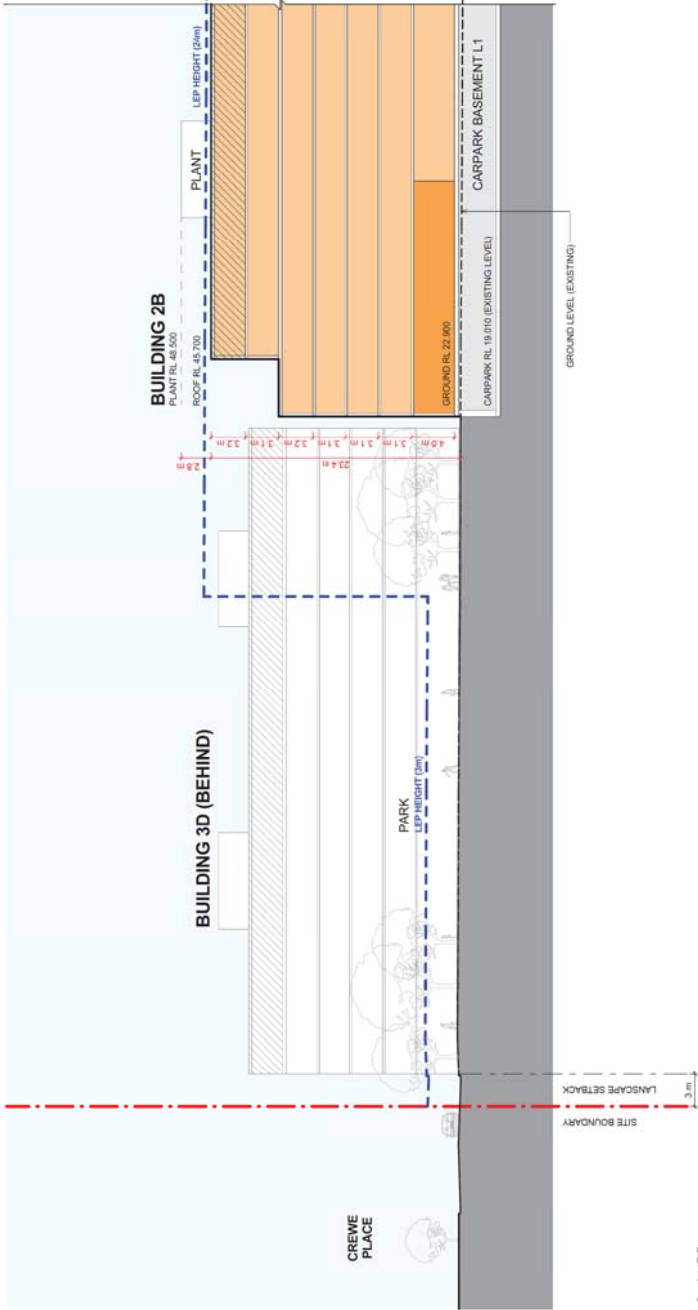
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LEGEND

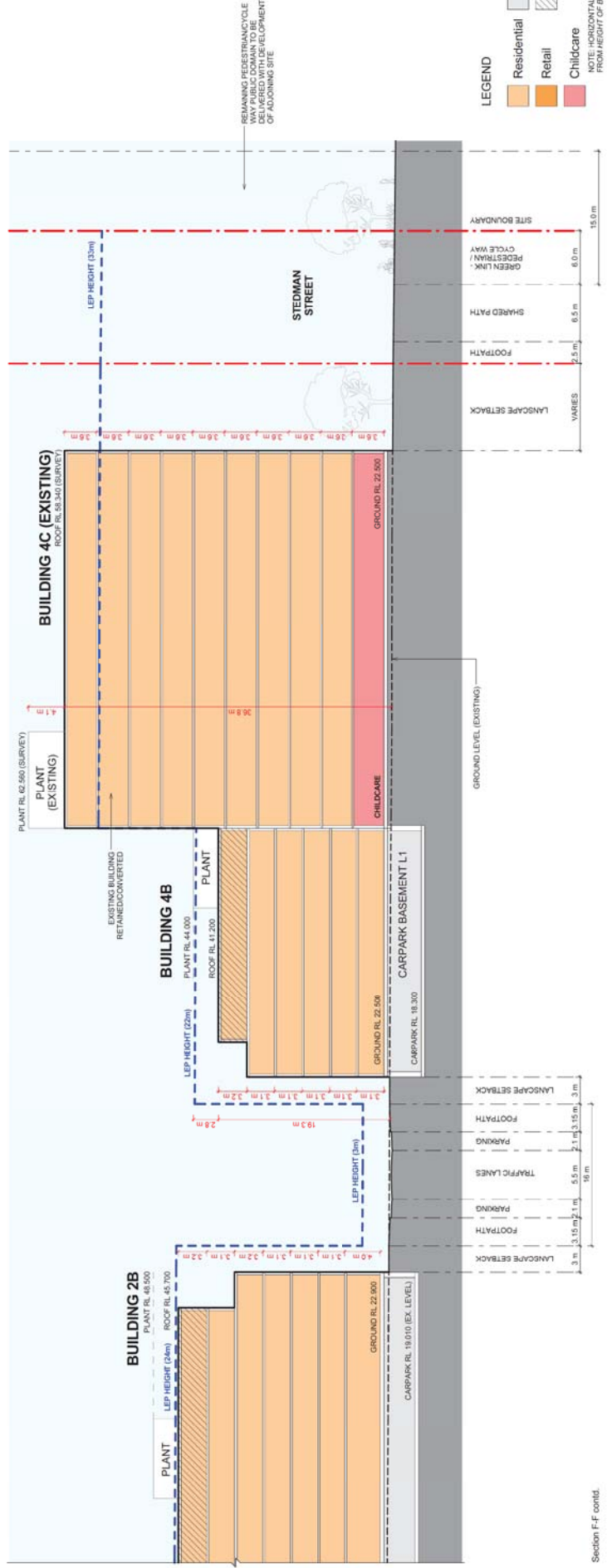
- Residential
- Retail
- Childcare
- Carpark
- Additional 10% GFA for Design Excellence (1:925:1 FSR)

NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDINGS MAP - SHEET H0B_108

ATTACHMENT A



Section F-F



Section F-F contd.

- LEGEND**
- Residential
 - Retail
 - Childcare
 - Carpark
 - Additional 10% GFA for Design Excellence (1:925:1 FSR)