

ATTACHMENT B

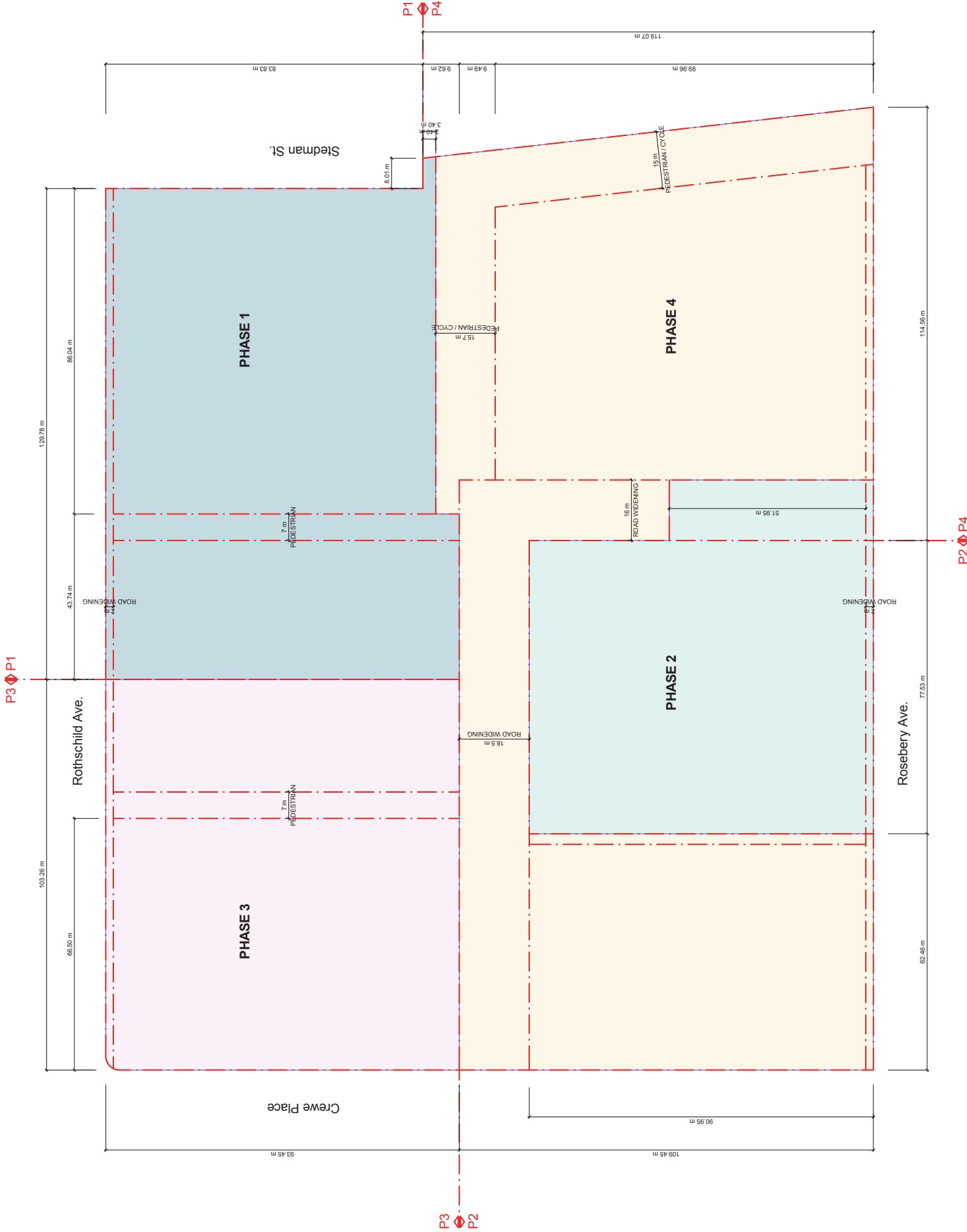
STAGE 1 AMENDED ENVELOPES

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

ATTACHMENT B

Site Area Schedule - Total	
Phase	Area
Phase 1	11621 m ²
Phase 2	7914 m ²
Phase 3	9647 m ²
Phase 4	19856 m ²
Total	49338 m ²

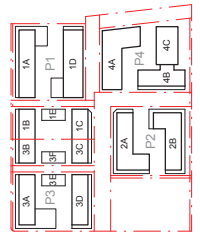
GFA Schedule - Total	
Phase	Area
Phase 1	28913 m ²
Phase 2	20056 m ²
Phase 3	21791 m ²
Phase 4	23638 m ²
Total	94398 m ²



ATTACHMENT B

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



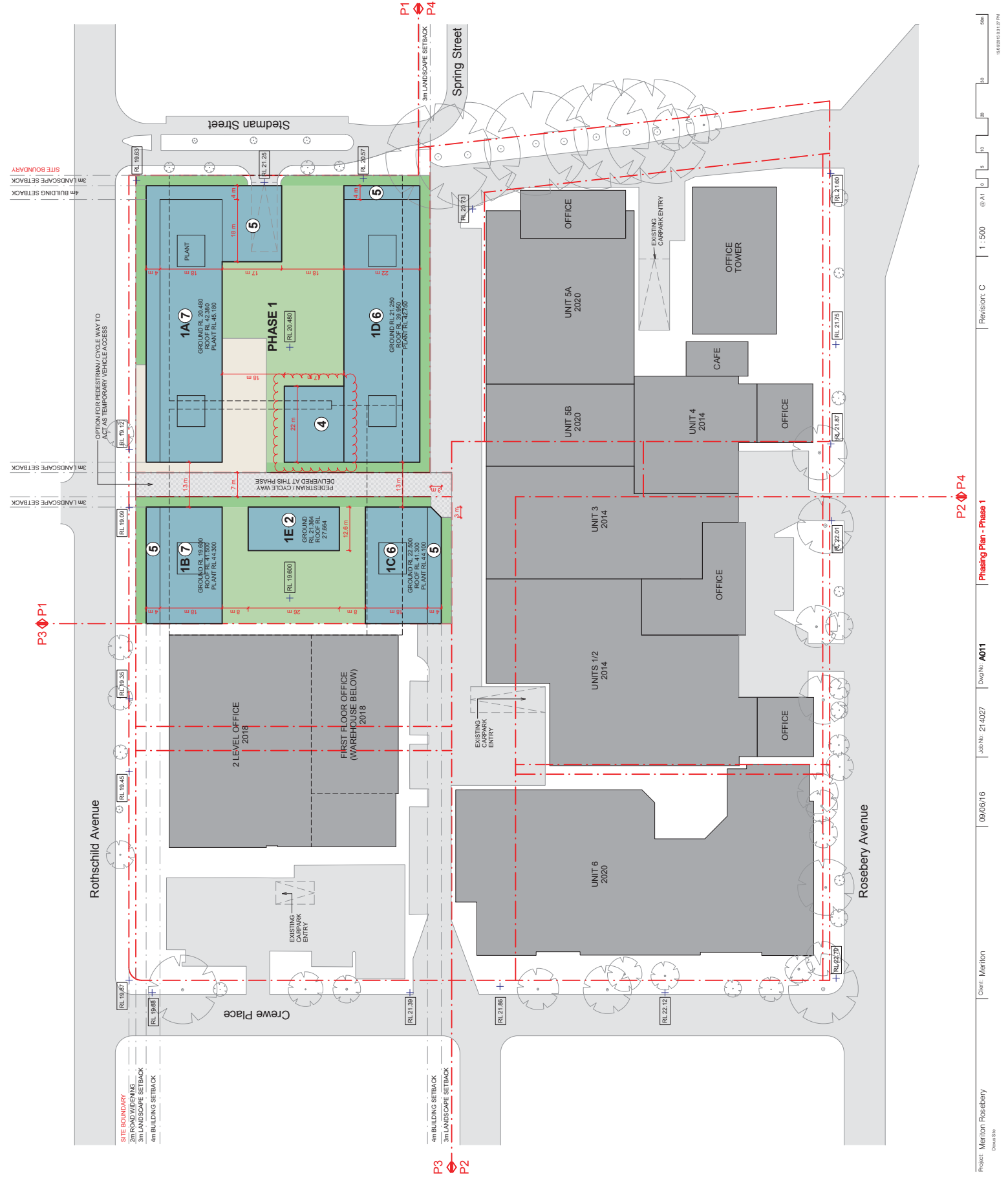
LEGEND

- 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
Phase 1	11265 m ²
Phase 1	0.75:1 FSR = Subtotal
Phase 1	11265 m ²
Phase 1	1.75:1 FSR = Subtotal
Phase 1	26285 m ²
Phase 1	1.925:1 FSR = Total
Phase 1	26285 m ²
Total	26285 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 B

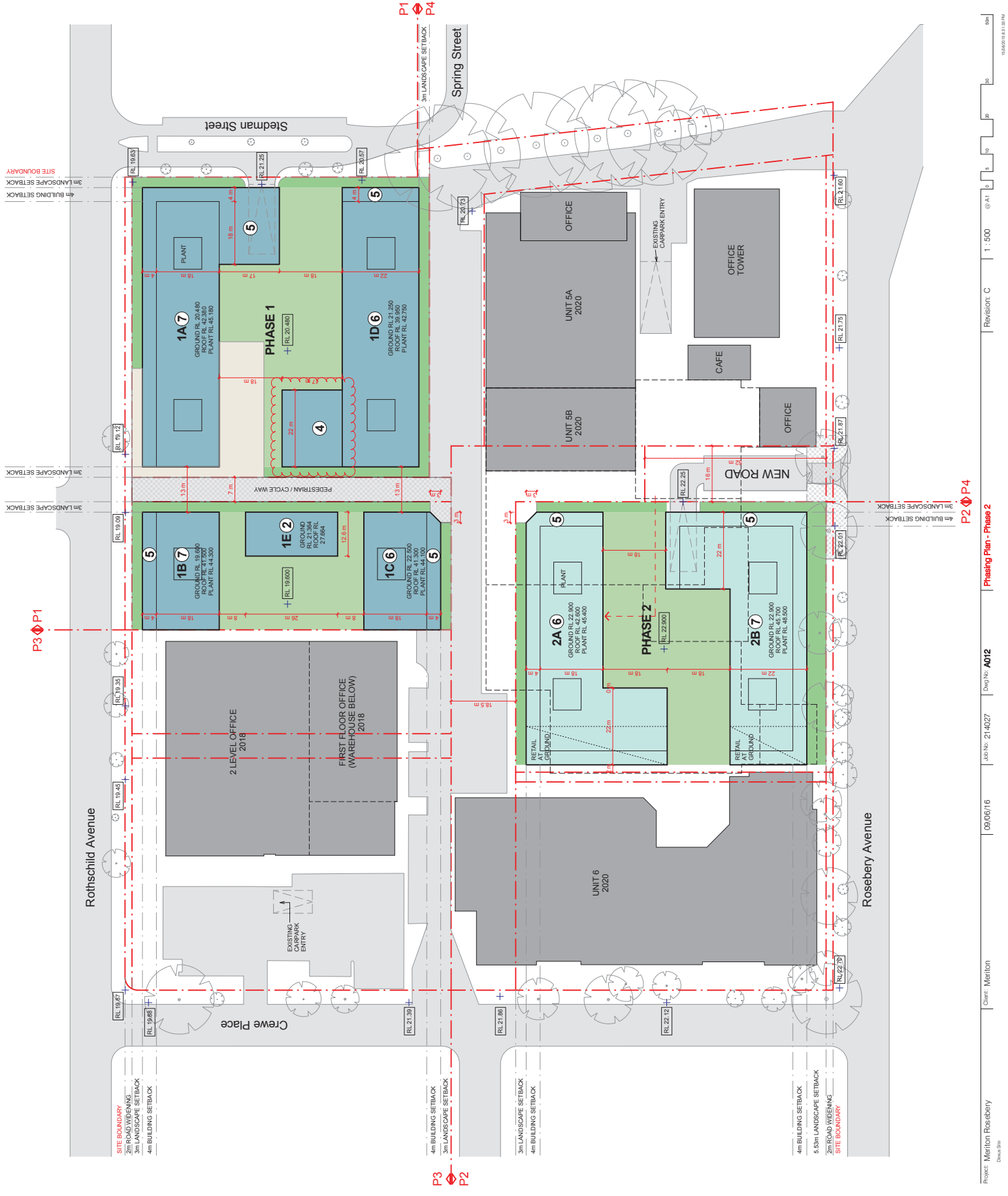
LEGEND

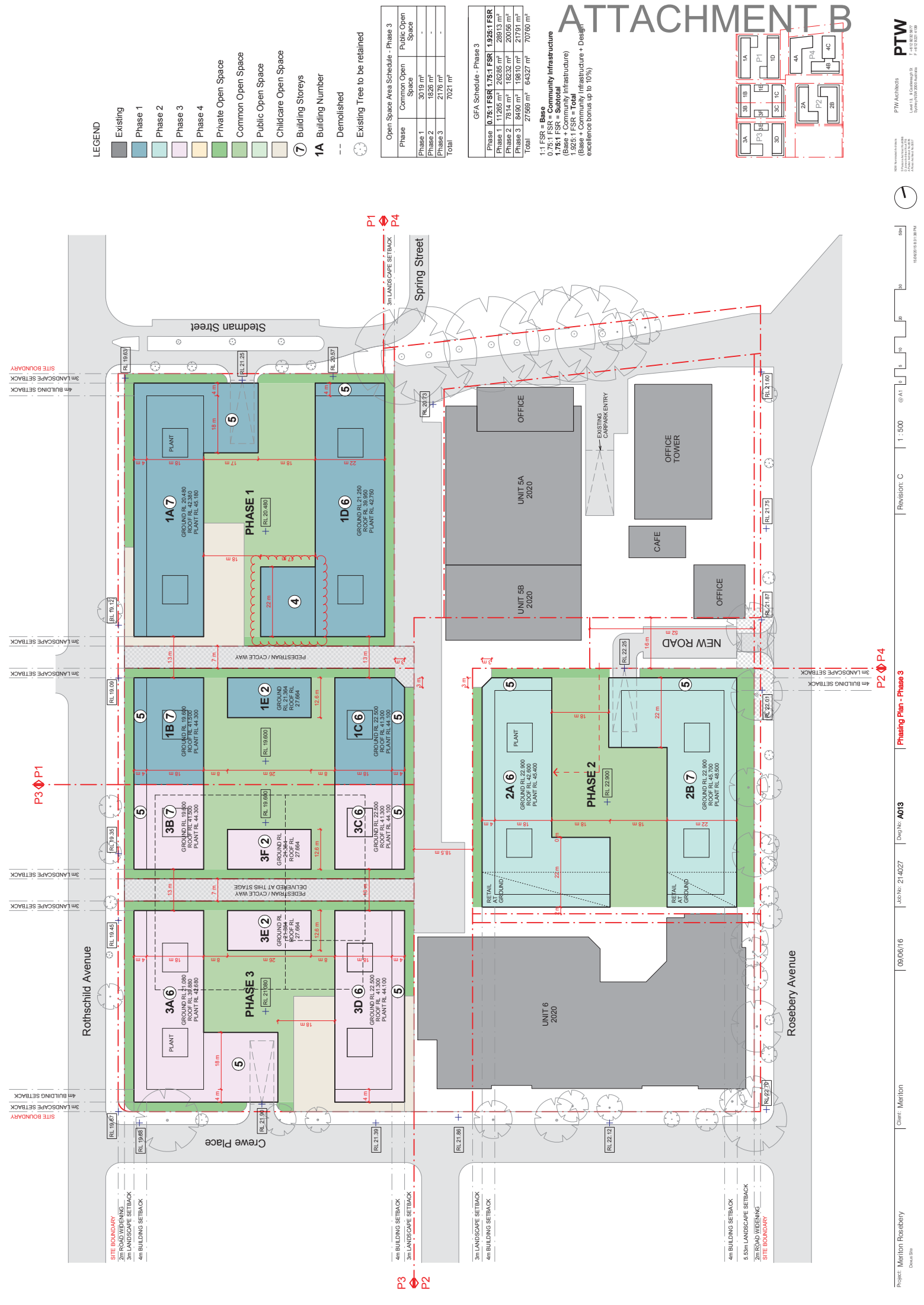
- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Private Open Space
- Common Open Space
- Public Open Space
- Childcare Open Space
- Building Storeys
- 1A Building Number
- Demolished
- Existing Tree to be retained

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	1,751 FSR = Base	1,751 FSR = Subtotal	1,925.1 FSR = Total
Phase 1	11265 m ²	26285 m ²	26913 m ²
Phase 2	7814 m ²	18232 m ²	20046 m ²
Total	19079 m²	44517 m²	48959 m²

1:1 FSR = Base
 0.75:1 FSR = Community Infrastructure
 1.75:1 FSR = Subtotal
 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 Storeroys
- 1A Building Number
- Demolished
- Existing Tree to be retained

Open Space Area Schedule - Phase 3

Phase	Common Open Space	Public 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 1	11265 m ²	19261 FSR	26285 m ²
Phase 2	7814 m ²	18232 m ²	20046 m ²
Phase 3	8490 m ²	19810 m ²	21791 m ²
Total	27569 m²	64327 m²	70766 m²

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

ATTACHMENT B



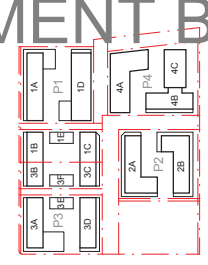
LEGEND

- 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	1:75:1 FSR	1:92:1 FSR
Phase 1	11265 m ²	26235 m ²
Phase 2	7814 m ²	18232 m ²
Phase 3	8490 m ²	19810 m ²
Phase 4	9209 m ²	21489 m ²
Total	36778 m²	85036 m²

1:1 FSR = Base
 0:75:1 FSR = Community Infrastructure
 1:75:1 FSR = Subtotal
 1:92:1 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

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	-
Total	8940 m²	8928 m²

Phase	GFA Schedule - Total
Phase 1	1,751 FSR 1,751 FSR 1,926 FSR
Phase 2	1,126 m ² 2,628 m ² 2,628 m ²
Phase 3	7814 m ² 1,823 m ² 2,005 m ²
Phase 4	8490 m ² 1,810 m ² 2,170 m ²
Total	36,778 m² 6,516 m² 9,498 m²

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



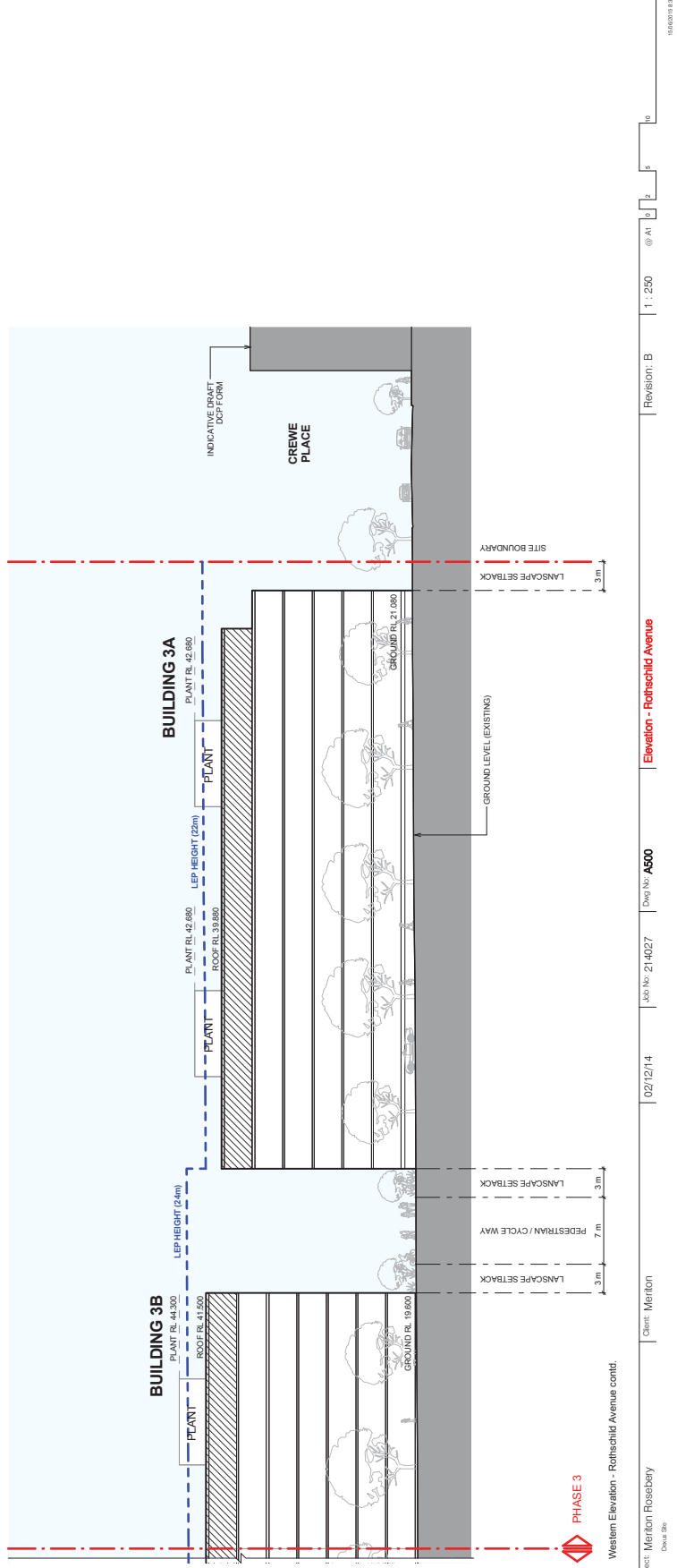
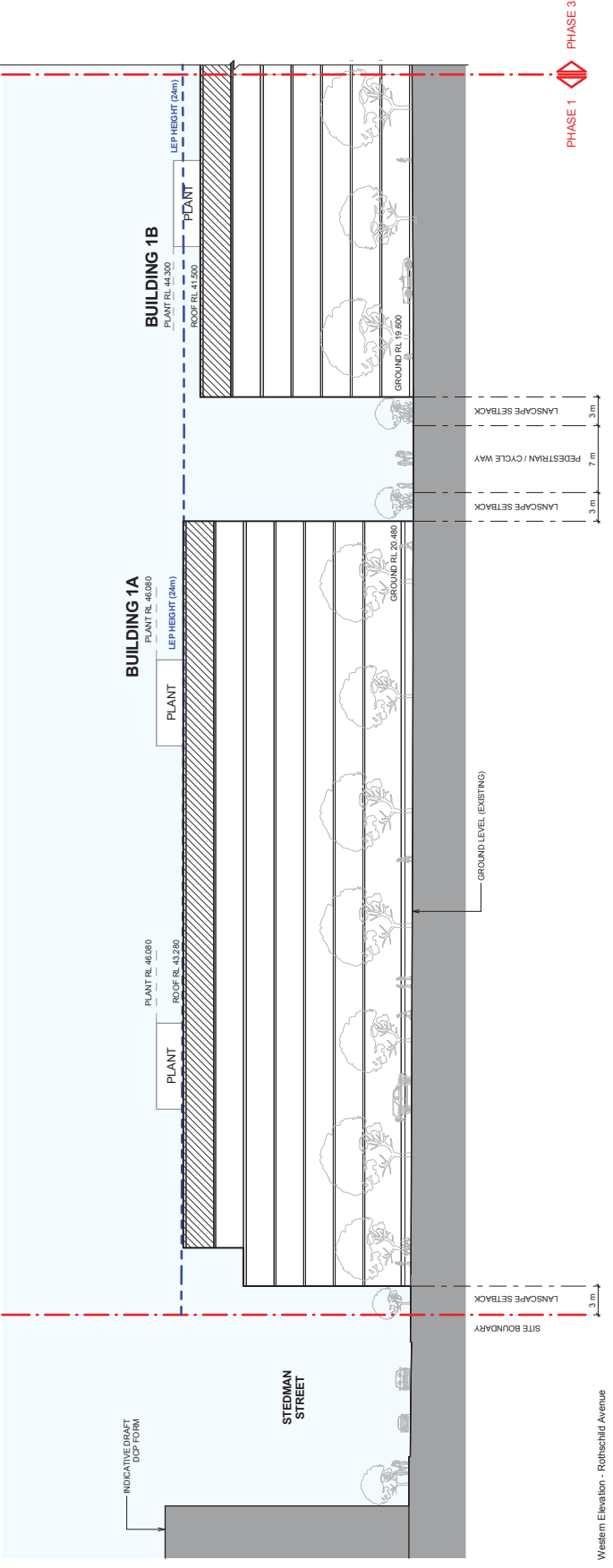
ATTACHMENT B

Additional 10% GFA for Design Excellence (1:925:1 FSR)

LEGEND



NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDINGS MAP - SHEET 108



PHASE 3

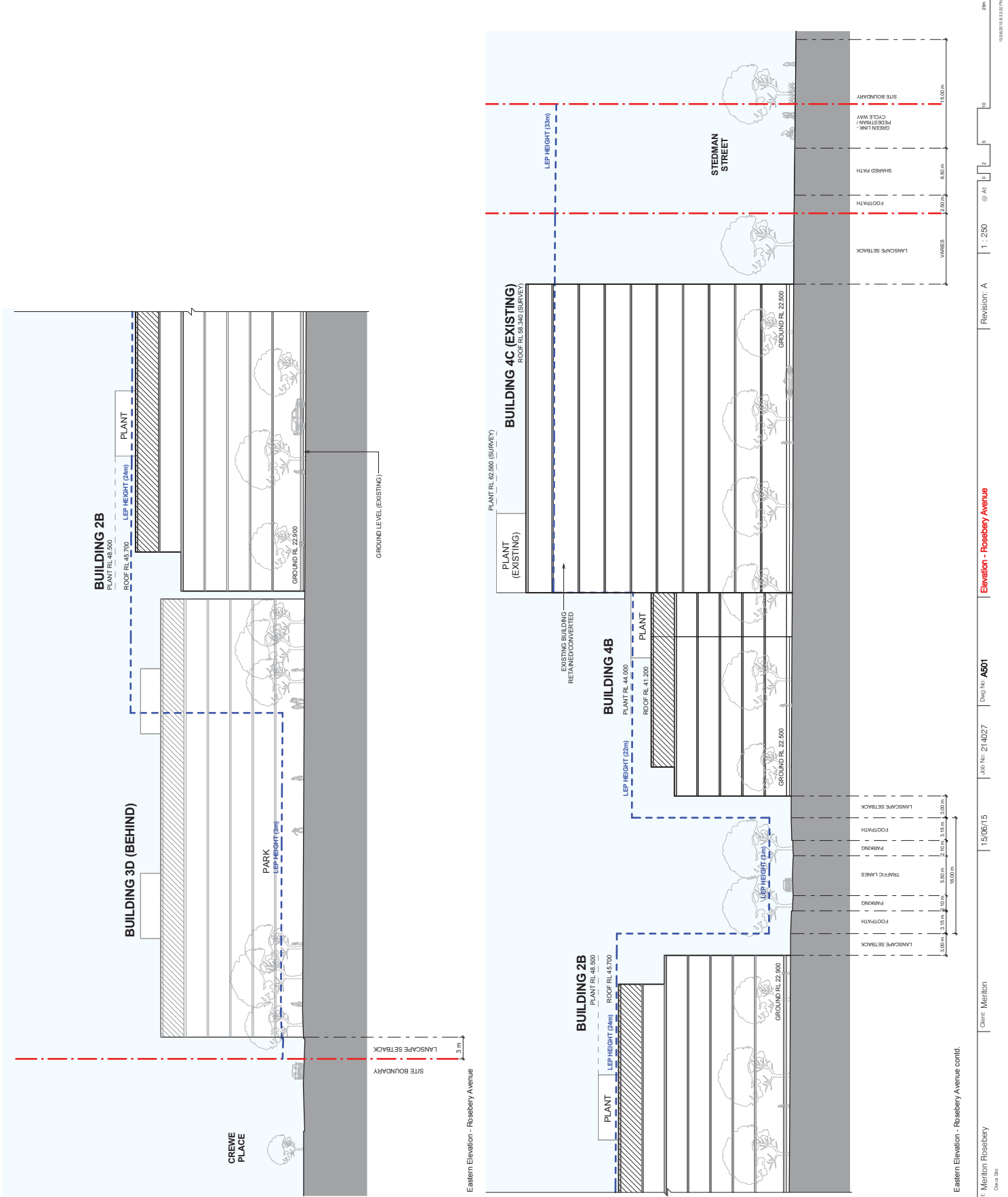
Western Elevation - Rothschild Avenue contd.

ATTACHMENT B

LEGEND
 Additional 10% GFA for Design Excellence (1:925:1 FSR)

NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDINGS MAP - SHEET J08_108

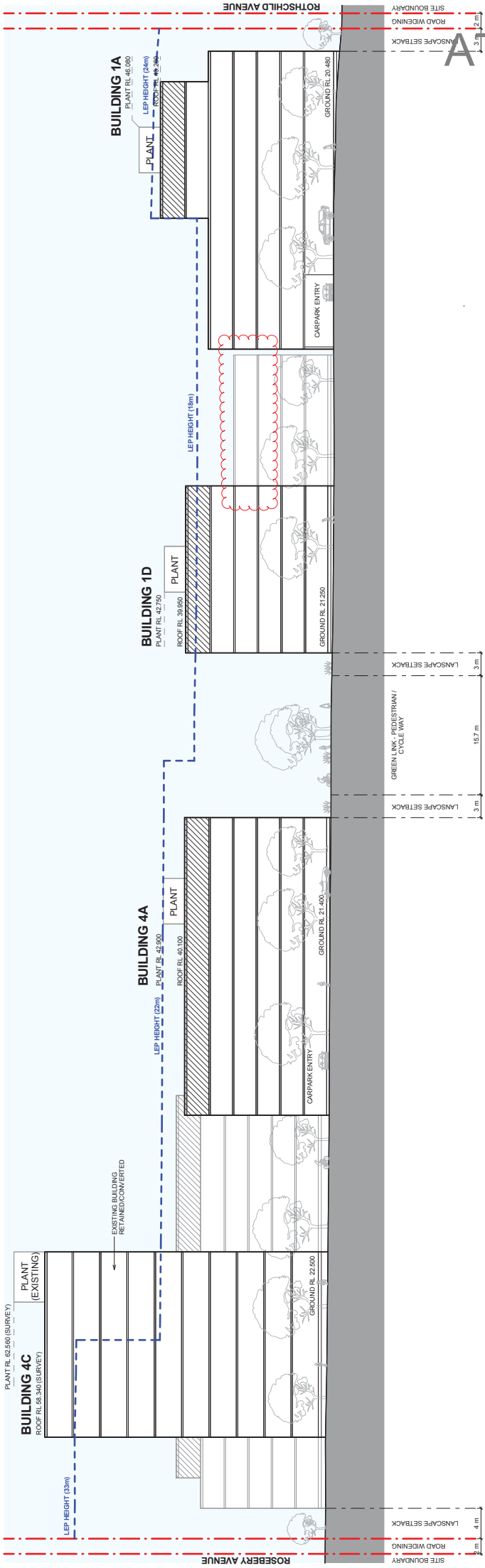
PTW ARCHITECTS
 Level 14, 90 Adelaide St
 Sydney NSW 2000 Australia
 T +61 (0)2 9237 8177
 F +61 (0)2 9237 4139



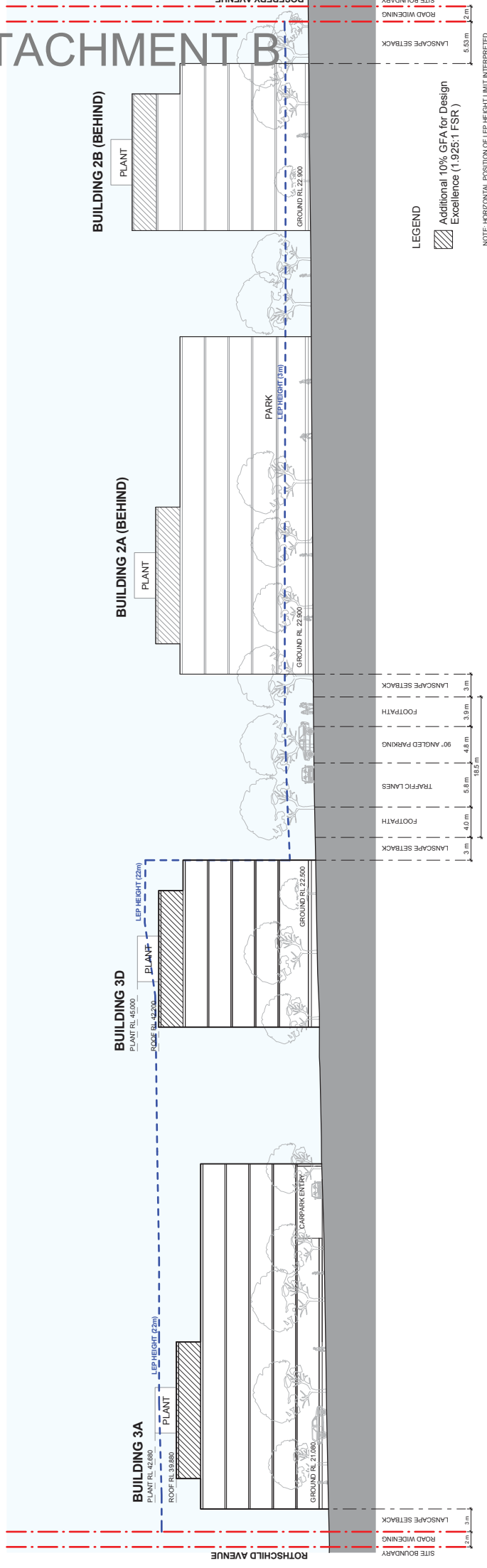
Eastern Elevation - Rosebery Avenue contd.

Project: Merton Rosebery
 Drawn By: [Blank]
 Client: Merton
 Job No: 21 4027
 Date: 15/06/15
 Revision: A
 Scale: 1:250
 Drawing No: A501
 Elevation - Rosebery Avenue

ATTACHMENT B



Northern Elevation - Stedman Street



Southern Elevation - Crowe Place

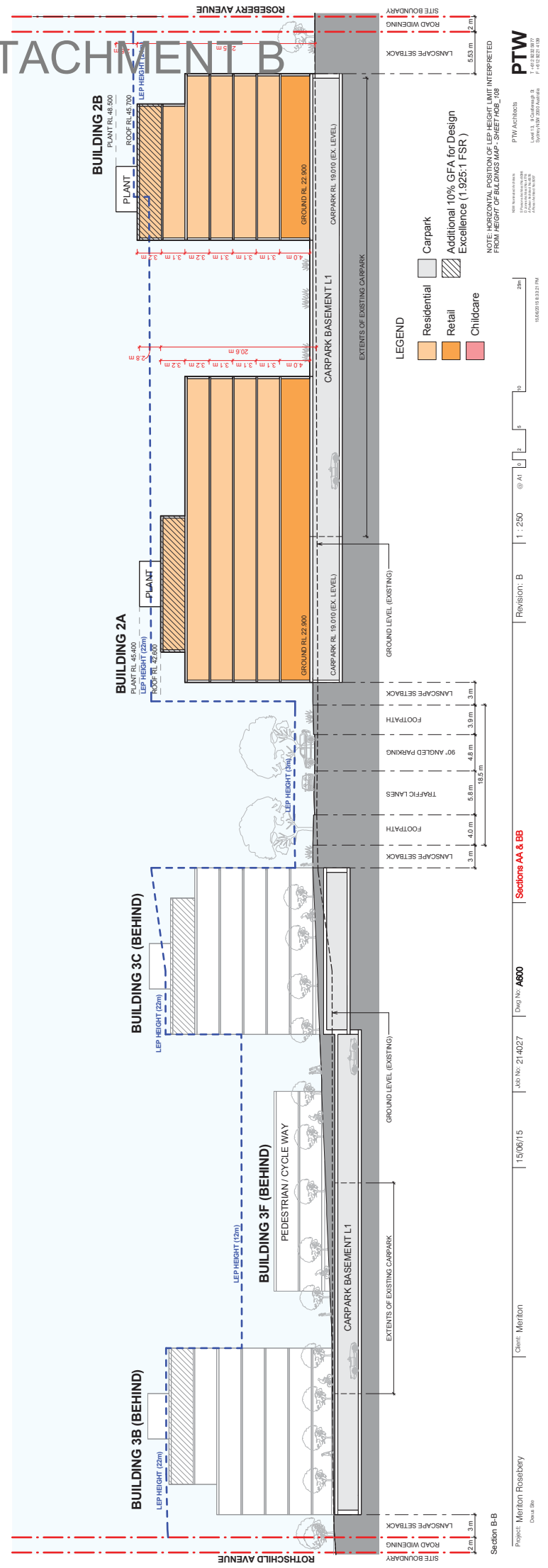
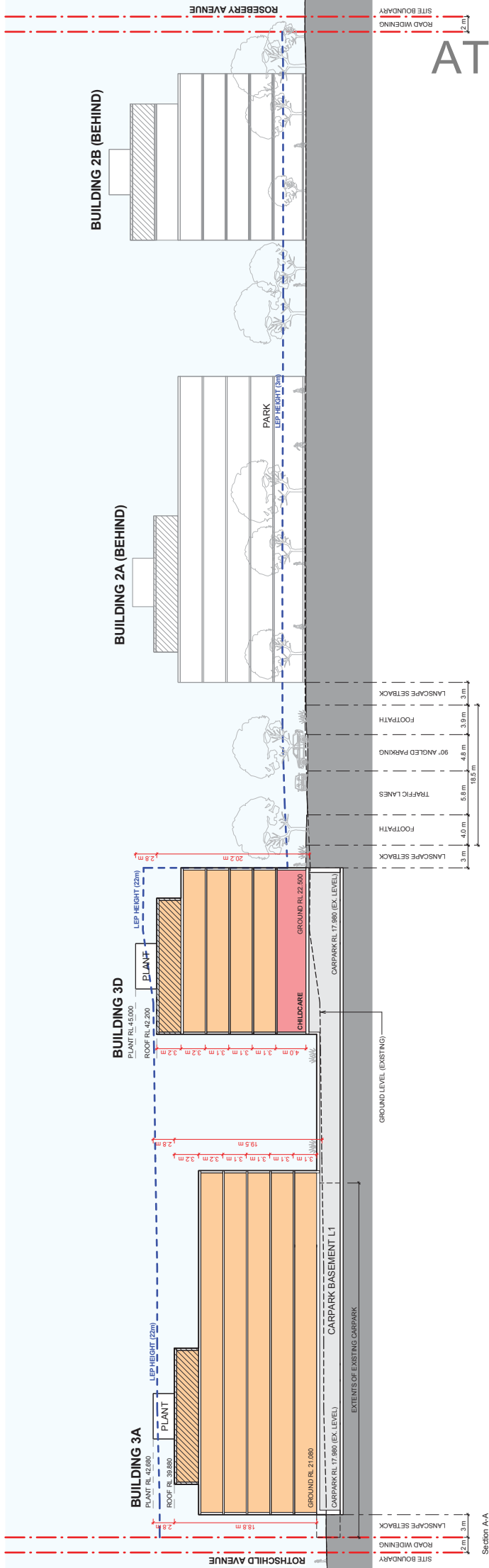
LEGEND

Additional 10% GFA for Design Excellence (1:925:1 FSR)

NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDINGS MAP - SHEET HOE_108

PTW ARCHITECTS
Level 14, 90 Stedman Street
Sydney NSW 2000 Australia
T +61 (0)2 9237 8707
F +61 (0)2 9237 1738

ATTACHMENT B



LEGEND

- Residential
- Retail
- Childcare
- Carpark

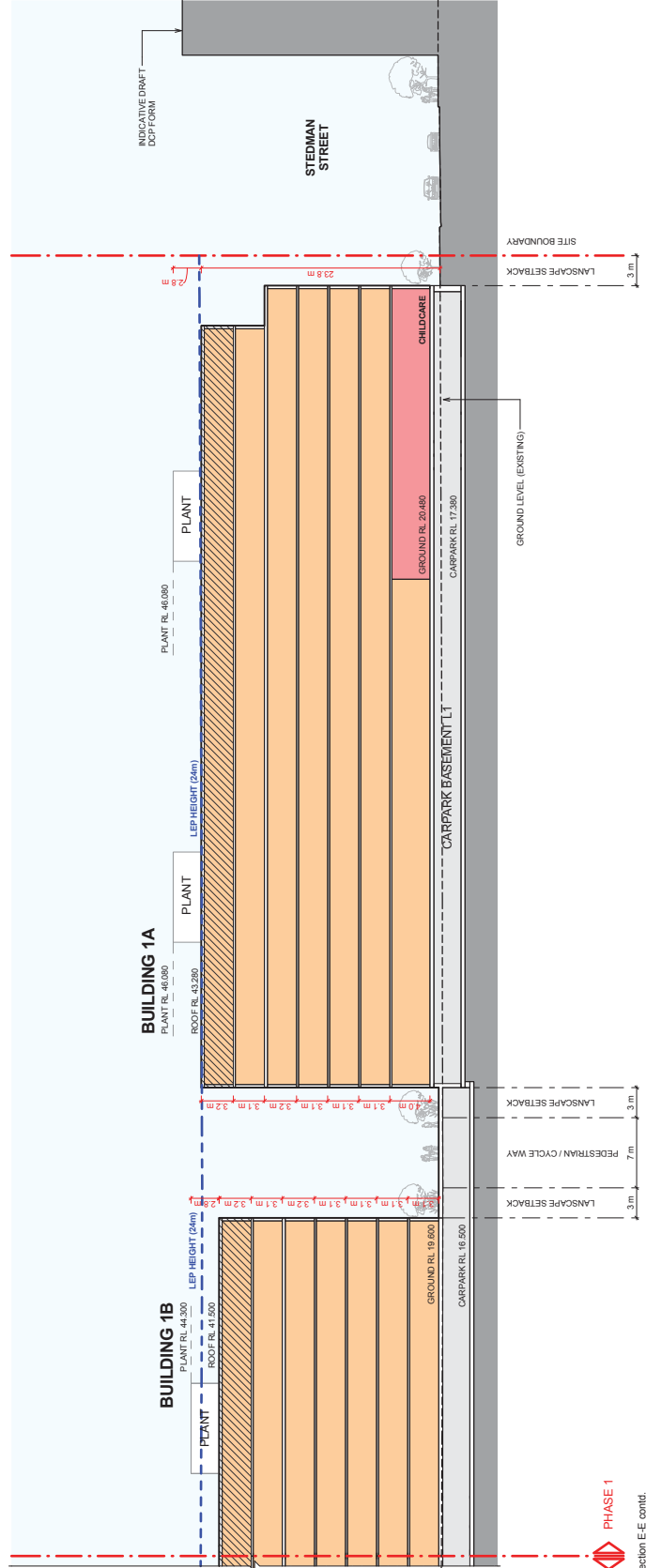
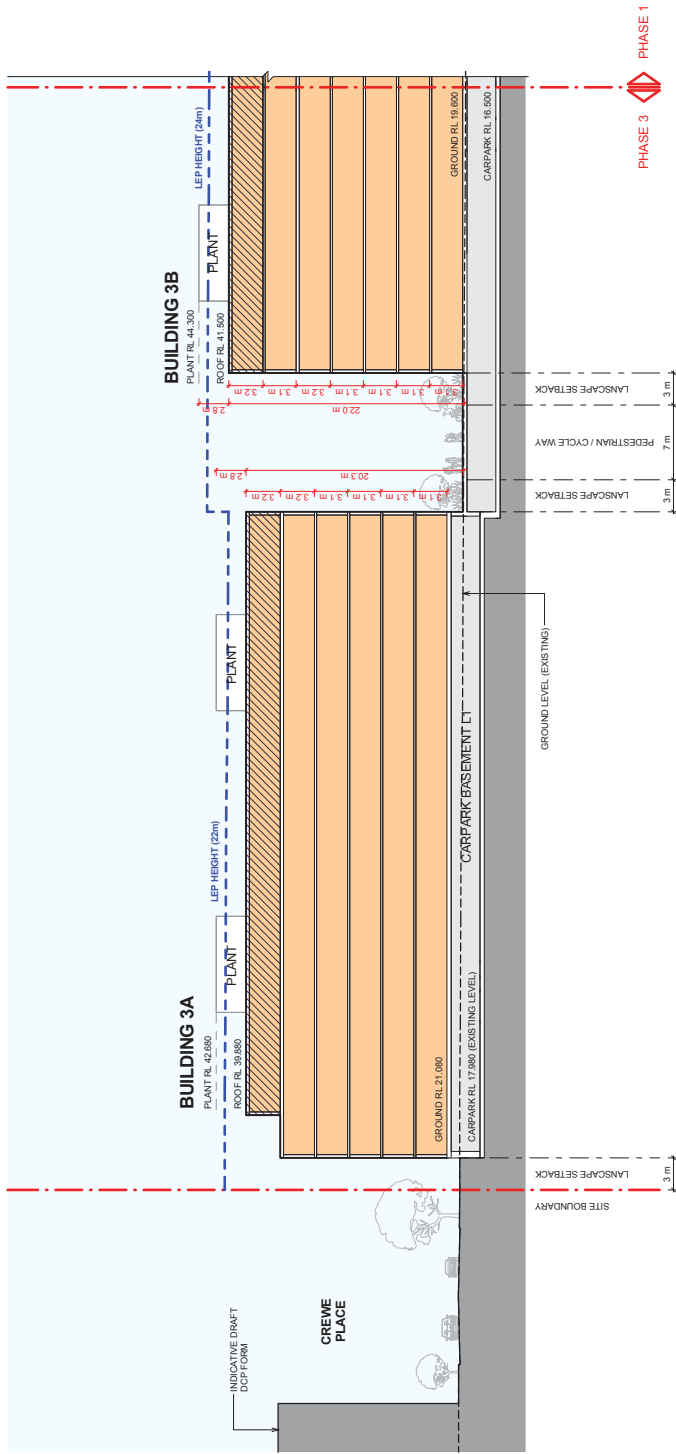
Additional 10% GFA for Design Excellence (1.925:1 FSR)

NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDINGS MAP - SHEET JOB_108

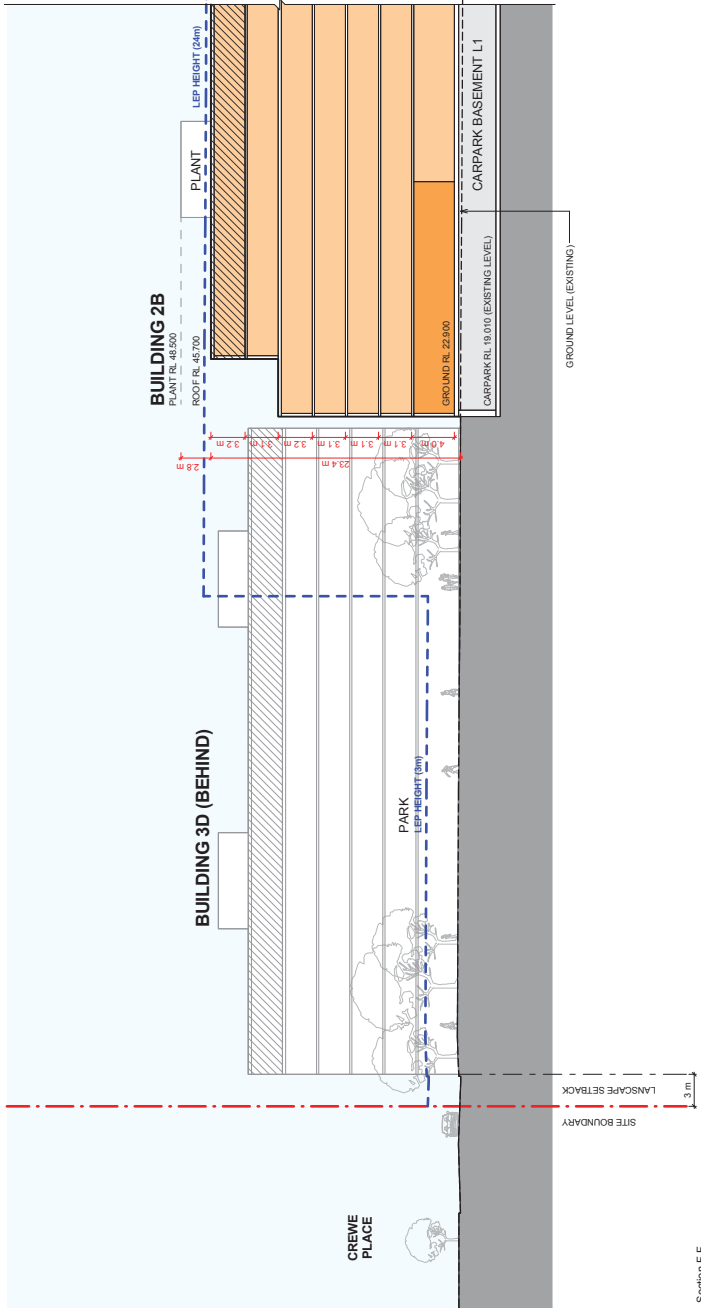
ATTACHMENT B

- LEGEND**
- Residential
 - Retail
 - Childcare
 - Carpark
- Additional 10% GFA for Design Excellence (1:25:1 FSR)
- NOTE: HORIZONTAL POSITION OF LEP HEIGHT LIMIT INTERPRETED FROM HEIGHT OF BUILDINGS MAP - SHEET A08_108

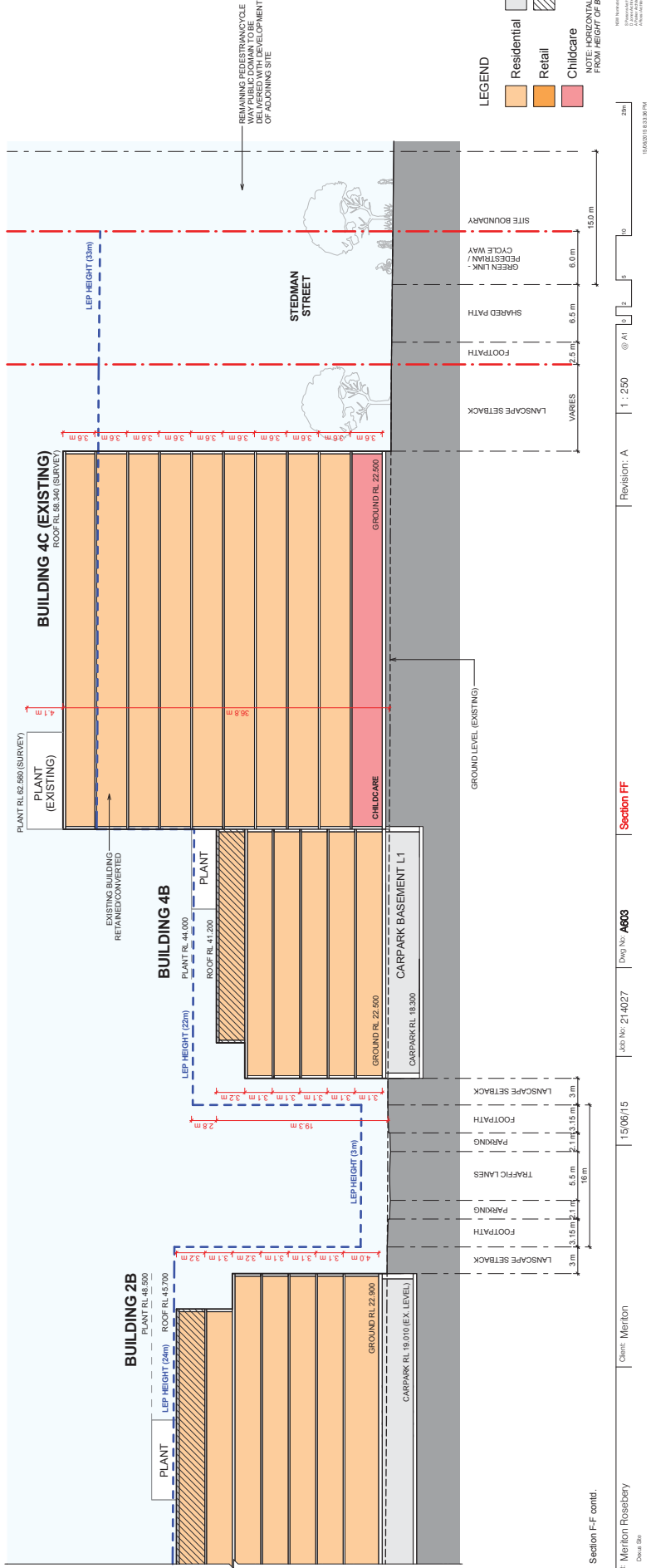
PTW ARCHITECTS
 15/06/2015 15:29 PM
 Level 14, 90 Adelaide St
 Sydney NSW 2000 Australia
 T: +61 (0)2 9232 8177
 F: +61 (0)2 9232 8139



ATTACHMENT B



Section F-F



Section F-F contd.

- 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 F06B_108

PTW ARCHITECTS
Level 14, 90 Adelaide St
Sydney NSW 2000 Australia
T: +61 (0)2 9232 8177
F: +61 (0)2 9232 1139

Job No: 2114027
Dwg No: A603
Revision: A
@ A1
1 : 250
15/06/15

Client: Meriton
Project: Meriton Rosebery
Dwg No: A603
Section FF

15/06/15
Job No: 2114027
Dwg No: A603
Revision: A
@ A1
1 : 250

Section FF

Client: Meriton
Project: Meriton Rosebery
Dwg No: A603
Section FF

15/06/15
Job No: 2114027
Dwg No: A603
Revision: A
@ A1
1 : 250

Section FF

Client: Meriton
Project: Meriton Rosebery
Dwg No: A603
Section FF

15/06/15
Job No: 2114027
Dwg No: A603
Revision: A
@ A1
1 : 250