RESIDENTIAL ACCOMMODATION + MIX SUMMARY							
Building 1 Bed 2 Bed 3 Bed Total							
B1 east	5	107	12	124 (40%)			
B1 west	90*	18	nil	108 (36%)			
B2	17	53	2	72 (24%)			
Total	112 (37%)	178 (58%)	14 (5%)	304			

^{*} includes 31 x 1 bed adaptable dwellings

		area	total
Residential	apartments	23144	30055
. 100100111101	lobbies biofilters/corridors	5835	55555
	entry lobbies B1 + B2	210	
	link walkway	100	
	common room	334	
	gym	360	
	M+F change/massage	72	
	in a community	'-	
	pool/spa (external)	320	7226
	loggias/balconies	5530	
	waste rooms	246	
	residential waste room	220	
	covered forecourt/entry	230	
	communal garden	680	
Retail	Darling street	350	14472
	specialty/village	648	
	specialty/Target urban	887	
	food court	837	
	centre court	247	
	Coles supermarket	3685	
	specialty/lower ground	100	
	mini-major	1750	
	specialty/upper levels	676	
	restaurants	1474	
	retail WCs	115	
	supermarket escalators 1	64	
	retail escalators 2	787	
	retail lobbies	150	
	retail lobbles	140	
	retail travellator/passage	1000	
	retail passages	1417	
	Darling street arcade	145	
Commercial	SOHO	960	5348
Commerciai	SOHO galleries	172	5546
	commercial/retail waste	50	
	medical centre	492	
	gynmasium	3676	
Delensia I service Cl. I	laber/sallas	245	2072
Balmain Leagues Club	lobby/gallery	245	2672
	reception/lobby	406	
	bistro/bar/ kitchen/ WC	597	
	gaming	1019	
	Club cellar	40	
	bar and bistro terraces	365	
Childcare centre	play, sleep, etc	300	716
Cimulate Certife	play, sleep, etc	416	/ 10
	play terrace	410	
Community	community room	327	417
	lobby	40	'''
	cyclist facilities	50	
	, , , , , , , , , , , , , , , , , , , ,		

Rozelle Village

15 USES BY LEVEL

Level	RL	Use	Total Area
B8	12.30	residential lobby residential parking stores	30 6800 200
B7	15.30	residential lobby residential parking stores	30 6600 200
B6	18.30	Balmain Leagues Club lobby plant/storage	6600 200
B5	21.30	retail parking plant/storage plant/greywater/blackwater	6850 140 540
B4	24.30	retail lobby/travellators retail parking plant	200 6600 1050
В3	27.30	retail lobby/travellators retail parking plant substation/switchroom	285 6000 80 420
B2	30.30	retail - mini major, specialty retail - Coles plant - Coles retail lobby/travellators retail parking and ramps plant cyclist facilities substation/switchroom	1833 144 210 285 3750 90 50 440
B1 Level G lower	33.30. retail - Coles supermarket 3485 34.80 (dock)	retail - Coles supermarket retail - specialty residential entry lobby (B2) residential loading lobby SOHO SOHO gallery retail entry/travellators loading dock and ramps residential waste retail/commercial waste plant/services Club cellar	3485 300 100 40 220 75 400 2000 220 50 340 40

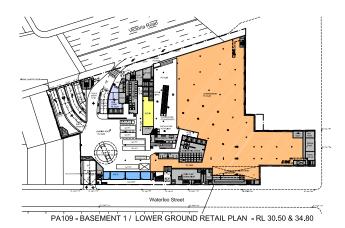
Level	RL	Use	Total Area
Level G	39.57	Darling street retail retail - specialty retail - food court retail - Target urban retail - wc retail - centre court residential entry lobby (B1) community room lobby SOHO SOHO gallery Balmain Leagues Club entry/gallery Balmain Leagues Club lobby Darling street arcade light court/supermarket - escalators 1 retail escalators - 2 retail lobbies retail passages court open court (external) through site way (external) residential covered forecourt (external) plant	350 648 837 887 115 247 114 40 520 97 75 170 145 64 322 50 762 75 75 325 TBA TBA
Level 1	44.22	retail - restaurants retail - specialty commercial - gymnasium - entry/reception - BOH - kids club V - M change - F change - pool - relax spa/sauna - MB foyer - MB studio 1 - MB studio 2 - climbing wall - café - store - plant retail escalators 2 retail lobbies retail passages retail stair SOHO community room and lobby centre court/lightwell light court (void) plant	1476 397 1575 22 195 50 390 70 226 327 300 65 150



SCHEDULI	E OF USES B	Y LEVEL			
Level	RL	Use		Total Area	
Level 2	48.72	retail - specialty commercial – gymnasium	250 20 24 24 24 24	492 2101 52 492 300 195 50 265 70 209 416 300 495	
Level 3	53.22	Balmain Leagues Club - lobby/reception - gaming/TAB/ offices/ strong room - bar/ bistro/ toilets - kitchen - gaming terrace (external) - bistro terrace (external) Club escalator 2 residential lobbies residential M+F change residential swimming pool/spa (external) lightwell communal garden (external) tennis court (external)	406 1019 469 128 277 88	75 209 36 36 320 300 TBA 640 40	
Level 4	57.72	residential gym residential common room residential lobbies lightwell upper swimming pool plant - chiller plant room - heating plant room - other		100 334 160 300 nil 180 60 120	

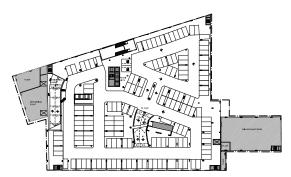
	1		
Level	RL	Use	Total Area
Level 5 B1east/west B2	62.22 (1 storey)	apartments lobby/corridors/biofilter walkway/link balconies/ loggias waste room	750 (750 x 1) 200 (200 x 1) 100 175 (175 x 1) 6 (6 x 1)
Level 5 B2	(1 storey)	apartments lobby/ corridor/biofilter balconies waste room	342 (342 x 1) 75 (75 x 1) 75 (75 x 1) 6 (6 x 1)
Level 6-21 B1east/west	65.32 - 111.82 (16 storeys)	apartments lobbies/corridors/biofilter balconies/loggias waste rooms	13120 (820 x 16) 3200 (200 x 16) 3200 (200 x 16) 96 (6 x 16)
B2	(16 storeys)	apartments lobbies/corridors/biofilter balconies waste rooms	5472 (342 x 16) 1200 (75 x 16) 1280 (80 x 16) 96 (6 x 16)
Level 22 B1east/west	114.92 (1 storey)	apartments 7380 (820 x 9) lobby/corridors/biofilter loggias waste rooms	820 (820 x 1) 200 (200 x 1) 200 (200 x 1) 6 (6 x 1)
B2	(1 storey)	apartments 7380 (820 x 9) lobby/corridors/biofilter balconies waste rooms	nil nil nil nil
Level 23 B1east/west	118.02 (1 storey)	apartments 7380 (820 x 9) lobby/corridors/biofilter loggias waste rooms	nil (B1east) nil nil
B2	(1 storey)	apartments 7380 (820 x 9) lobby/corridors/biofilter balconies waste rooms	nil nil nil nil
Level 24 B1east/west	121.12 (1 storey)	apartments 7380 (820 x 9) lobby/corridors/biofilter loggias waste rooms	nil (B1east) nil nil
Level 25-30	124.22- 136.62 (6 storeys)	apartments lobbies/corridors/biofilter balconies waste rooms	2640 (440 x 6) 960 (160 x 6) 600 (100 x 6) 36 (6 x 6)



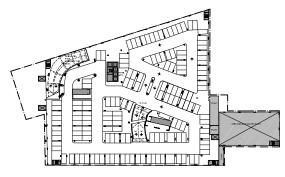


PA108 - BASEMENT 2 RETAIL PLAN - RL 30.30

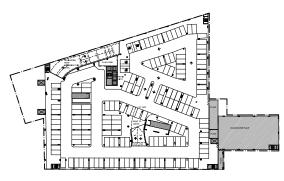
PA107 - BASEMENT 3 CARPARK PLAN - RL 27.30



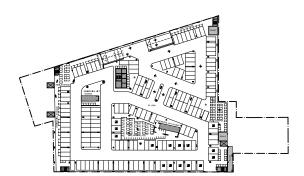
PA106 - BASEMENT 4 CARPARK PLAN - RL 24.30



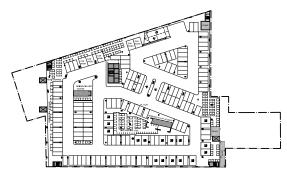
PA105 - BASEMENT 5 CARPARK PLAN - RL 21.30



PA104 - BASEMENT 6 CARPARK PLAN - RL 18.30



PA103 - BASEMENT 7 CARPARK PLAN - RL 15.30



PA102 - BASEMENT 8 CARPARK PLAN - RL 12.30

LEGEND OF USES	
SUPERMARKET	
RETAIL	
RESIDENTIAL	
COMMERCIAL	
ANCILLARY & SERVICE	٦

CAR PARKING SCHEDULE

* = Car Share

= Hybrid / Elec Charging space

= car wash space

= commercial vehicles

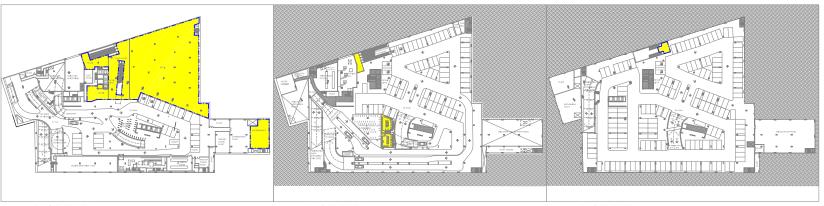
	PUBLIC	RESI	TOTAL		OTHER
B1	-	-	-	B1	5###
B2	25	-	25	B2	1*+1#
B3	66	-	66	B3	-
B4	149	-	149	B4	-
B5	151	-	151	B5	-
B6	153	-	153	B6	-
B7	-	149	149	B7	-
B8	-	141	141	B8	5##
TOTAL	544	290	834		



								\sim
	Revision	Revision	Client	Concept + Design Architect	Design Documentation Architect		Drawing	Project
Do not scale from drawings. Verify all	- PROJECT APPLICATION ISSUE 10/02/12		Rozelle Village Pty Limited		PTW Architects	DRAWN LJR	PROJ NO. 210.006.00	Donalla Villada
dimensions on site before commencing work. Copying or the reproduction of			Trocono vinago i y caritos	STANISIC ASSOCIATES ARCHITECTS	PTW Architects PTW	CHECKED DH	SCALE not to scale DATE as Rev	Rozelle Village Victoria Road, Darling Street and
this drawing is strictly prohibited without the consent of Frank Stanisic			Level 17/115 Pitt St Sydney NSW Australia 2000	Level 3, 346 Kent St Sydney NSW Australia 2000	Level 17, 9 Castlereagh St Sydney NSW Australia 2000			Waterloo Street, Rozelle NSW Australia
Architects P/L and PTW Architects P/L.			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	T 612 9299 7871 F 612 9299 7872	T 612 9232 5877 F 612 9221 4139	MIX + USE DIAC	GRAMS	PA 020 -







B1 3899 Ground 533 Ground 533 Ground 5633 Ground 5633 Ground 5633 Level 1 4666 Level 2 3600 Level 3 22 Level 4 4300 Level 4 4300 Level 5 1599 Level 6 1466 Level 7 1586 Level 8 1466 Level 9 1586 Level 10 1466 Level 10 1466 Level 11 1586 Level 12 1466 Level 15 1599 Level 14 1650 Level 15 1598 Level 15 1598 Level 15 1598 Level 16 1466 Level 17 1586 Level 18 1466 Level 19 1586 Level 20 1466 Level 20 1466 Level 20 1466 Level 20 1586 Leve	
B4 30m B3 140m B2 227 B1 3899 Ground 563 Level 1 466 Level 2 3600 Level 3 2280 Level 4 430m Level 5 1596 Level 6 1466 Level 7 1585 Level 9 1586 Level 10 1466 Level 11 1586 Level 12 1466 Level 13 1586 Level 14 1466 Level 15 1586 Level 16 1466 Level 17 1586 Level 18 1466 Level 20 1466 Level 21 1586 Level 22 123 Level 23 930 Level 24 587 Level 25 735 Level 26 580 Level 28 590 Level 29 735	
B3 1400 B2 277 B1 3899 Ground 5633 Ground 5633 Ground 5633 Level 1 4666 Level 2 3600 Level 3 3699 Level 4 4300 Level 5 1590 Level 6 1466 Level 7 1586 Level 9 1586 Level 9 1586 Level 1 1586 Level 1 1 1586 Level 2 1 1586 Level 3 1586 Level 4 1586 Level 5 158	tal
B2 227 B1 3898 B1 3898 B1 3898 B1 3898 B1 3898 B2 3898 B2 4898	m2
B1 3999 Ground 583 Ground 583 Level 1 4666 Level 2 3000 Level 3 2288 Level 4 430 Level 5 1599 Level 6 1466 Level 7 1586 Level 6 1466 Level 7 1586 Level 8 1466 Level 9 1586 Level 10 1466 Level 10 1466 Level 11 1586 Level 11 1586 Level 12 1466 Level 13 1586 Level 14 1466 Level 15 1586 Level 16 166 Level 17 1586 Level 18 166 Level 19 1586 Level 19 1586 Level 20 1466 Level 21 1586 Level 21 1586 Level 22 123 Level 23 9300 Level 23 9300 Level 24 587 Level 25 7356 Level 26 5000 Level 27 7355 Level 28 5000 Level 29 7355 Level 29 7355 Level 30 500 Level 30 5500 Level 50 500 Level)m2
Ground 563: Level 1 4606 Level 2 3606 Level 3 2286 Level 3 1286 Level 4 432 Level 5 1590 Level 6 1466 Level 7 1586 Level 9 1586 Level 9 1586 Level 10 1466 Level 11 1586 Level 10 1468 Level 11 1586 Level 10 1468 Level 11 1586 Level 10 1468 Level 11 1586 Level 11 1586 Level 12 1466 Level 13 1586 Level 14 1466 Level 15 1586 Level 16 1466 Level 17 1586 Level 18 1466 Level 19 1586 Level 20 1466 Level 21 1586 Level 20 1466 Level 21 1586 Level 20 1586 Level 30 5806 Level 50 0586	75m2
Level 1 4666 Level 2 3600 Level 3 2288 Level 4 4300 Level 5 1596 Level 6 1466 Level 7 1588 Level 8 1466 Level 9 1586 Level 10 1466 Level 10 1466 Level 11 1588 Level 11 1588 Level 13 1588 Level 14 1466 Level 15 1588 Level 16 1466 Level 17 1588 Level 18 166 Level 19 1588 Level 20 1466 Level 20 1466 Level 20 1466 Level 20 1588	95m2
Level 2 300. Level 3 228. Level 4 430. Level 5 1590. Level 5 1590. Level 6 146.6 Level 7 158. Level 9 158. Level 9 158. Level 11 158. Level 11 158. Level 11 158. Level 12 166. Level 13 158. Level 14 146. Level 15 158. Level 16 158. Level 17 158. Level 17 158. Level 18 168. Level 19 158. Level 20 166. Level 20 166. Level 20 166. Level 21 158. Level 20 168. Level 20 178. Level 20 178. Level 20 178. Level 21 158. Level 20 178. Level 21 158. Level 20 178. Level 20 5590. Level 30 5590. Level 50 CVGFA deduction 5690.	37m2
Level 3 2286 Level 4 4300 Level 5 1596 Level 6 1466 Level 6 1467 Level 7 1588 Level 8 1469 Level 9 1582 Level 10 1466 Level 11 1586 Level 11 1586 Level 12 1466 Level 13 1586 Level 15 1586 Level 16 1467 Level 17 1586 Level 18 1469 Level 19 1588 Level 20 1466 Level 20 1466 Level 20 1466 Level 20 1588 Level 20 1	60m2
Level 4 4300 Level 5 1590 Level 6 1460 Level 7 1581 Level 8 1466 Level 9 1581 Level 9 1581 Level 10 1465 Level 11 1582 Level 13 1582 Level 13 1582 Level 14 1462 Level 15 1588 Level 16 1466 Level 17 1585 Level 18 1466 Level 18 1466 Level 19 1588 Level 20 1466 Level 20 1466 Level 21 1588 Level 22 123 Level 23 9300 Level 23 9300 Level 25 7355 Level 26 5800 Level 27 7355 Level 28 5800 Level 29 7355 Level 29 7355 Level 29 7355 Level 29 7355 Level 30 5800 Level 54 64 deduction 6860	05m2
Level 5 1590 Level 6 1466 Level 7 1586 Level 8 1466 Level 8 1469 Level 9 1585 Level 9 1585 Level 10 1465 Level 11 1586 Level 11 1586 Level 13 1586 Level 14 1466 Level 15 1586 Level 16 1466 Level 17 1586 Level 18 1466 Level 19 1586 Level 19 1586 Level 19 1586 Level 19 1586 Level 20 1466 Level 21 1586 Level 20 1466 Level 22 1230 Level 23 9300 Level 24 5877 Level 25 7355 Level 26 5800 Level 27 7356 Level 27 7356 Level 28 5800 Level 29 7355 Level 30 5800 S80bb-Total 5866 Levels 5-30 2% GFA deduction 6566 Levels 5-30 2% GFA deduction 6566	30m2
Level 6 1465 Level 7 1586 Level 8 1465 Level 9 1586 Level 9 1586 Level 10 1465 Level 11 1586 Level 11 1586 Level 12 1465 Level 13 1586 Level 14 1465 Level 15 1586 Level 16 1466 Level 17 1588 Level 16 1466 Level 17 1588 Level 18 1465 Level 19 1586 Level 20 1466 Level 21 1586 Level 22 123 Level 23 930 Level 23 930 Level 24 587 Level 25 7356 Level 25 7356 Level 26 5800 Level 27 7355 Level 28 5800 Level 28 5800 Level 29 7356 Level 30 5800 S800 S800 S800 S800 S800 S800 S800	0m2
Level 7 1588 Level 8 1466 Level 9 1588 Level 10 1468 Level 11 1588 Level 11 1588 Level 12 1465 Level 13 1586 Level 14 1464 Level 15 1586 Level 16 1465 Level 17 1586 Level 17 1586 Level 17 1586 Level 19 1588 Level 20 1466 Level 21 1588 Level 20 1466 Level 20 1588 Level	30m2
Level 8 1465 Level 9 1586 Level 10 1466 Level 11 1586 Level 11 1586 Level 12 1466 Level 13 1586 Level 13 1586 Level 15 1586 Level 16 1466 Level 17 1588 Level 17 1588 Level 18 1466 Level 19 1466 Level 19 1586 Level 19 1586 Level 20 1466 Level 20 1466 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Level 20 1586 Lev	35m2
Level 9 1588 Level 10 1466 Level 11 1588 Level 12 1469 Level 13 1588 Level 14 1466 Level 15 1586 Level 16 1466 Level 16 1466 Level 17 1588 Level 19 1586 Level 21 1586 Level 25 1586 Level 26 5890 Level 27 7356 Level 27 7356 Level 27 7356 Level 27 7556 Level 27 7556 Level 27 7556 Level 29 7556 Level 30 5800 Level 5500 CWGFA deduction 5666	35m2
Level 10 1460 Level 11 1581 Level 12 1464 Level 13 1581 Level 13 1582 Level 13 1582 Level 15 1583 Level 15 1583 Level 16 1466 Level 17 1582 Level 19 1583 Level 20 1465 Level 21 1586 Level 22 1230 Level 23 9300 Level 24 557 Level 25 7355 Level 26 5800 Level 27 7355 Level 27 7355 Level 28 5500 Level 29 7355 Level 30 5800 Level 30 5800 Level 5800 5800	35m2
Level 11 158 Level 12 1466 Level 13 1586 Level 13 1586 Level 14 146 Level 15 1588 Level 16 146 Level 17 1586 Level 18 1466 Level 19 1586 Level 20 1466 Level 20 1466 Level 21 1586 Level 22 123 Level 23 930 Level 23 930 Level 25 735 Level 26 500 Level 27 7356 Level 28 500 Level 29 7355 Level 28 500 Level 29 7355 Level 30 500 Level 55-30 2% GFA deduction 5666 Levels 5-30 2% GFA deduction 5666	35m2
Level 12 1466 Level 13 1586 Level 13 1586 Level 14 1466 Level 15 1586 Level 15 1586 Level 16 1466 Level 19 1586 Level 19 1586 Level 19 1586 Level 19 1586 Level 20 1466 Level 20 1466 Level 21 1586 Level 22 2 23 Level 23 9300 Level 25 7356 Level 26 5800 Level 27 7356 Level 27 7356 Level 27 7356 Level 28 5800 Level 29 7356 Level 30 5800 S800-S800-S800-S800-S800-S800-S800-S	35m2
Level 13 1588 Level 14 1466 Level 15 1586 Level 16 1466 Level 16 1466 Level 17 1588 Level 19 1588 Level 19 1588 Level 20 1466 Level 21 1586 Level 22 123 Level 23 930 Level 24 5877 Level 25 7358 Level 26 5800 Level 27 7355 Level 28 5800 Level 29 7355 Level 30 5800 Level 55-30 2% GFA deduction 686	35m2
Level 14 1462 Level 15 1586 Level 15 1586 Level 17 1585 Level 17 1586 Level 19 1586 Level 19 1586 Level 20 1466 Level 21 1586 Level 22 1230 Level 24 587 Level 25 7356 Level 26 5800 Level 27 755 Level 27 755 Level 28 5800 Level 29 7356 Level 29 7356 Level 29 7356 Level 29 7556 Level 30 5800 Level 5800 7500 Level 5	35m2
Level 15 1582 Level 16 1466 Level 17 1588 Level 18 1468 Level 19 1588 Level 19 1588 Level 20 1469 Level 21 1580 Level 22 1230 Level 23 9300 Level 24 557 Level 25 7359 Level 26 5800 Level 27 7359 Level 27 7359 Level 28 5500 Level 29 7555 Level 30 5800 Level 29 7555 Level 30 5800 Level 26 5800 Level 27 7555 Level 27 7555 Level 29 7555 Level 30 5800 Level 30 5800 Level 5-30 2% GFA deduction 6686	35m2
Level 16 1466 Level 17 1586 Level 17 1587 Level 18 1466 Level 19 1588 Level 20 1466 Level 21 1588 Level 22 1230 Level 23 930 Level 24 587 Level 26 5800 Level 27 7356 Level 27 7356 Level 28 5800 Level 29 7355 Level 29 7356 Level 30 5806 Level 30 5806 Level 55-30 2% GFA deduction 6686	65m2
Level 17 1585 Level 18 1466 Level 19 1585 Level 20 1465 Level 21 1585 Level 22 1230 Level 23 9300 Level 24 557 Level 25 7355 Level 26 5500 Level 27 7356 Level 27 7356 Level 29 7356 Level 29 7356 Level 30 5800 Level 30 5800	35m2
Level 18 1458 Level 19 1586 Level 20 1466 Level 21 1586 Level 22 123 Level 23 930 Level 23 930 Level 25 7357 Level 26 5800 Level 27 7355 Level 28 5800 Level 29 7358 Level 29 7358 Level 30 5800 Level 30 5800 Level 30 5800	35m2
Level 19 1588 Level 20 1466 Level 21 1588 Level 22 1230 Level 23 9300 Level 24 587 Level 25 7356 Level 26 5800 Level 27 755 Level 28 580 Level 29 7356 Level 29 7356 Level 29 7556 Level 20 5800 Level 26 5800 Level 27 7556 Level 27 7556 Level 28 5800 Level 29 7556 Level 29 7556 Level 30 5800 Level 58-30 2% GFA deduction 6566 Levels 5-30 2% GFA deduction 6566	35m2
Level 20 1465 Level 21 1588 Level 22 1230 Level 23 930 Level 24 587 Level 25 735 Level 26 580 Level 27 7355 Level 29 7355 Level 29 7555 Level 30 580 Level 30 580 Level 30 580 Level 30 580 Level 530 2% GFA deduction 685	55m2
Level 21 1586 Level 22 1230 Level 23 930 Level 24 587 Level 25 7355 Level 26 5500 Level 27 7356 Level 28 5800 Level 29 7355 Level 30 5800 Level 20 5800 Level 20 5800 Level 20 7356 Level 20 7356 Level 20 7356 Level 20 7356	35m2
Level 22 123 Level 23 930 Level 23 950 Level 24 587 Level 25 735 Level 26 580 Level 27 735 Level 29 850 Level 30 580 Level 30 580 Level 40 580 Level 54 580 Level 55 30 2% GFA deduction 658	55m2
Level 23 930 Level 24 587 Level 25 735 Level 26 580 Level 27 735 Level 28 580 Level 29 735 Level 30 580 Level 30 580 Level 29 756 Level 30 580 Level 5-30 2% GFA deduction 665 Levels 5-30 2% GFA deduction 665	35m2
Level 24 587/ Level 25 735/ Level 26 580/ Level 27 735/ Level 28 580/ Level 29 735/ Level 30 580/ Sub-Total 566/ Levels 5-30 2% GFA deduction 66/	30m2
Level 25 735: Level 26 580: Level 27 735: Level 28 580: Level 29 735: Level 30 580: Sub-Total 6566: Levels 5-30 2% GFA deduction - 65:	0m2
Level 26 580/ Level 27 735/ Level 28 580/ Level 29 735/ Level 30 580/ Sub-Total 556/ Levels 5-30 2% GFA deduction - 65/	7m2
Level 27 735r Level 28 580r Level 29 735r Level 30 580r Sub-Total 556 Levels 5-30 2% GFA deduction - 685	5m2
Level 28 580r Level 29 735r Level 30 580r Sub-Total 556 Levels 5-30 2% GFA deduction - 65t	0m2
Level 29 735r Level 30 580r Sub-Total 556: Levels 5-30 2% GFA deduction - 65t	5m2
Level 30 580r Sub-Total 556 Levels 5-30 2% GFA deduction - 659	0m2
Sub-Total 5563 Levels 5-30 2% GFA deduction - 659	5m2
Levels 5-30 2% GFA deduction - 655	Dm2
	634m2
	55m2
Total 549	979m2

BASEMENT 2	BASEMENT 3	BASEMENT 4

Revision

	t scale from drawings. Verify
dimen	sions on site before commencii
work.	Copying or the reproduction
this	drawing is strictly prohibite
withou	t the consent of Frank Stanis
Archite	ects P/L and PTW Architects P/L

Revision

PROJECT APPLICATION ISSUE

Client Rozelle Village Pty Limited

Level 17/115 Pitt St Sydney NSW Australia 2000

7 STANISIC ASSOCIATES ARCHITECTS Level 3, 346 Kent St Sydney NSW Australia 2000 T 612 9299 7871 F 612 9299 7872

Concept + Design Architect

www.stanisic.com.au

PTW Architects

www.ptw.com.au

Design Documentation Architect

Level 17, 9 Castlereagh St Sydney NSW Australia 2000 T 612 9232 5877 F 612 9221 4139

CHECKED DH

PROJ NO. 210.006.00 SCALE not to scale DATE as Rev

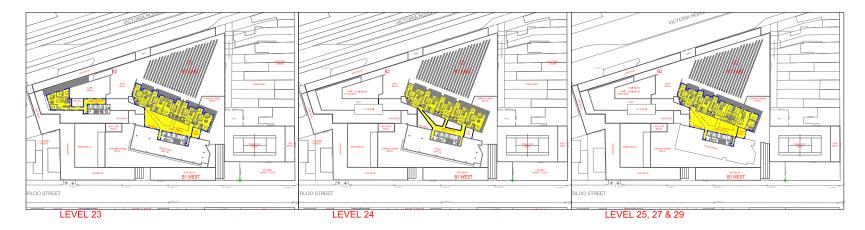
Rozelle Village Victoria Road, Darling Street and Waterloo Street, Rozelle NSW Australia

GFA SCHEDULE PLANS

PA1201 -



LEVEL 26, 28 & 30





PROJECT APPLICATION ISSUE Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of Frank Stanisic PROJ NO. 210.006.00 SCALE not to scale DATE as Rev Rozelle Village Pty Limited PTW Architects **PTW** Rozelle Village 7 Victoria Road, Darling Street and Waterloo Street, Rozelle NSW Australia CHECKED DH Level 17, 9 Castlereagh St Sydney NSW Australia 2000 T 612 9232 5877 F 612 9221 4139 Level 17/115 Pitt St Sydney NSW Australia 2000 Level 3, 346 Kent St Sydney NSW Australia 2000 T 612 9299 7871 Architects P/L and PTW Architects P/L. PA1202 -GFA SCHEDULE PLANS www.stanisic.com.ai

VIEW FROM NORTH EAST CORNER





Rozelle Village

8 ADRP REPORT

ARCHITECTURAL DESIGN REVIEW PANEL REPORT

Redevelopment of Balmain Leagues Club

Victoria Road, Darling Street and Waterloo Street, Rozelle

Proponent: Rozelle Village

Consulting Architect: Stanisic Associates

Architecture Design Review Panel (ADRP) Members

Ken Maher Chairman, HASSELL

Professor, Faculty of the Built Environment UNSW

Alec Tzannes Director Tzannes Associates

Dean, Faculty of the Built Environment UNSW

Helen Lochhead Acting NSW Government Architect
Tony Caro Director Tony Caro Architecture

1. Background

- 1.1 The ADRP's role is to provide a peer review of a development proposition for the site known as the Balmain Leagues Club by Rozelle Village at Victoria Road, Darling and Waterloo Streets, Rozelle. This report is the written response required by the ADRP as outlined in Attachment A -'Peer Review Terms of Reference'.
- 1.2 The peer review undertaken examined urban analysis and preliminary architectural design documents prepared by the Proponents architects Stanisic Associates over a six week period and included four separate two hour presentation and discussion sessions between the architect, the Proponent and the ADRP. Over this period the ADRP was presented with a series of evolving schemes. The ADRP was presented with three options for the development on December 12, 2011, and prepared a preliminary Report recommending key urban design and architectural principles.

The proponent and Stanisic Architects subsequently reviewed and developed a preferred option in response to the preliminary report, and presented this to the ADRP on 03 February 2012.

- 1.3 The ADRP was provided with the following documents in conjunction with the presentations:
 - Part 3A Application and Declaration;
 - Major Project Application and Declaration;
 - The Tipping Point Institute site assessment and QS report,
 - _Inspire Urban Design and Planning Development Capacity Study;
 - _NSW Dept of Planning and Infrastructure DGRs;
 - _Aerial photographs of the site in context; and
 - _Design Review Panel Terms of Reference.
- 1.4 It is generally accepted that increasing density on sites adequately serviced by public transport connected to employment centres and with high levels of community amenity is a sound principle to deliver more sustainable urban environments.
- 1.5 The Department of Planning and Infrastructure (DPI) has declared the project based on the development capacity and yield in the PEAR as set out in Part 2 below.
- 1.6 The ADRP comments are therefore based on how to optimise design quality and limit adverse impacts of a development of this site capacity. The ADRP was not asked to comment on options comprised of higher or lower development capacity.

1



2. Development Parameters

- 2.1 The ADRP was asked by the proponent to assess a range of site development options, each of which met a development brief of 55,000sg.m. of GFA, equivalent to FSR 6.7:1 for the site.
- 2.2 The development brief is to provide 30,000 square metres of residential uses and 25,000 square metres of various retail/ commercial uses. including the Leagues Club.
- 2.3 The ADRP was advised that there is an Obstacle Height Limit (OHL) on the site at AHD 145 metres (based on preliminary advice from the aeronautical engineers), equivalent to a building height of approximately 30 storeys including the podium levels.

3. Planning Context

The development proposition does not conform to Leichhardt Municipal Council planning controls.

- 3.1 The development response is indicative of the likely planning impacts resulting from a significant increase in density on the site.
- 3.2 The development is to meet SEPP 65 (as amended) development controls.
- 3.3 The ADRP agreed the following principles should underpin the site development.

4. ADRP Guiding Principles: Urban Design

- 4.1 Maintain not less than 3 hours/day of sunlight throughout the year to 50% of useable private open space adjacent to primary living areas for residential properties affected by the development.
- 4.2 The built form is to minimise the additional overshadowing of the public domain.
- 4.3 The lower scale built form (podium) is to be related in scale to the built form of the Rozelle neighbourhood.
- 4.4 The built form is to minimise the visual impact of the bulk.
- 4.5 The ground plane is to directly connect residents and visitors to each of the streets and Victoria Road with ease, convenience and high levels of amenity.
- 4.6 The address of each residential building is to be distinctive and accessible from the closest public street.
- 4.7 A through site link available to the public 24/7 is to interconnect Victoria Road and Waterloo Street on approximately the same alignment as the existing through site link.
- 4.8 Activated street frontages are to be maximised, including to the through site link referred to above.
- 4.9 High impact vehicular access including loading docks and garbage service is to be from Victoria Road.

5. ADRP Principles: Architecture

- 5.1 The ADRP supports the aspiration by the proponent to achieve an exemplary standard of environmental design with verifiable measures to demonstrate new benchmarks for lower energy consumption
- 5.2 The taller (tower) elements are to be designed with high levels of articulation to achieve a distinctive and memorable architectural character.
- 5.3 The lower (podium) elements are to ameliorate the effects of bulk and height of the development.
- 5.4 The lower elements are to take into account the bulk and scale of adjoining development and form a reasonable architectural relationship between new and existing structures of cultural value.
- 5.5 The architecture is to use high quality, long life materials minimising maintenance.

6. ADRP comments on the preferred option presented on 03 February 2012

6.1 The proposed degree of change to the current built form and density in this part of Rozelle, requires further analysis of environmental impacts. The reviewed work was not a complete submission in relation to the information required by approving authorities.

6.2 Urban Design

6.2.1 Alignment of the long axes of the proposed towers to true north is supported as it will reduce the extent of over-shadowing to existing properties in the vicinity. The Proponent has prepared documents that assess the extent of over-shadowing indicating that the majority of negative effects are to existing commercial with no negative effects of material impact, taking into account existing overshadowing to residential property.

6.2.2 The podium element is to be further considered to improve the relationship to the existing scale and character of the Rozelle neighbourhood. Improvements to be considered include issues around scale, fenestration, stair access and circulation.

6.2.3 Main access to the northern residential tower Lobby from Victoria Road is overly constrained by its small footprint and proximity to the proposed commercial vehicle access slip lane.

6.2.4 Primary access to the northern residential Lobby from Waterloo St via the adjacent Lobby and lifts on the southern tower is not considered to be acceptable in its current configuration.

6.2.5 Details of the proposed through-site link were not examined and will need to ensure issues around safety and character are addressed.

6.2.6 The pedestrian experience around the site has capacity for improvement at vehicular crossings including suggestions to study the separation of ingress/egress lanes, increased use of landscape, provision for orthogonal footpath crossings and material changes to the slip way better related to footpath and entry treatments.

6.3 Architecture

6.3.1 The design strategy to accommodate the FSR is accepted in principle on the assumption that key negative environmental impacts are minimised to the public domain and residential uses beyond the site.

6.3.2 The proposed residential units meet acceptable standards of internal amenity.

6.3.3 It is recommended that the architectural design of the tower elements is developed to appear more slender from all directions, and that their form and fenestration is re-considered to create an appropriate scale and visual appearance when viewed from distant vantage points.

7. Recommendation

On the basis of the Panel's Terms of Reference and material submitted for review to date by the Proponent the ADRP offers qualified support to the proposed architectural design direction for a building of this development capacity on the site, subject to further consideration and resolution of issues identified during the assessment process and in this report.

on behalf of the ADRP - 20 February 2012

Kennahmi.

Ken Maher

nerrymmes

Alec Tzannes

All sochhed

Helen Lochhead

Tony Can _

Tony Caro



3

STANISIC ASSOCIATES Level 3, 346 Kent Street Sydney NSW 2000

tel: +61 2 9299 7871 fax: +61 2 9299 7872 web www.stanisic.com.au PTW Architects Level 13, 9 Castlereagh Street Sydney NSW 2000

tel: +61 2 9232 5877 fax: +61 2 9221 4139 web www.ptw.com.au