

Roseville SWELL - Table of Design Amendments

	Design Amendment	SSDA Original Scheme (EIS)	Updated Scheme (RTS)
1	Setback (Bancroft Avenue)	North East corner : 9.70 (m) North West corner : 9.51 (m)	North East corner : 10.23 (m) North West corner : 10.05 (m)
2	Setback (Eastern boundary) at Level 2 skylight	North East corner : 3.54 (m) South East corner : 3.63 (m)	North East corner : 3.73 (m) South East corner : 3.83 (m)
3	Setback (Recreation Avenue)	Recreation Avenue corner : 5.15 (m) South East corner : 5.58 (m)	Recreation Avenue corner : 5.15 (m) South East corner : 6.32 (m)
4	Level 1 below ground setback (Bancroft Avenue)	North East corner : 6.7 (m) North West corner : 9.0 (m)	North East corner : 10.20 (m) North West corner : 10.0 (m)
5	Level 1 below ground setback (Recreation Avenue)	Recreation Avenue corner : 7.69 (m) South East corner : 8.1 (m)	Recreation Avenue corner : 5.23 (m) South East corner : 5.64 (m)
6	Level 1 below ground setback (Eastern Boundary)	North East : 0.52 (m) South East : 0.65 (m)	North East : 3.02 (m) South East : 3.15 (m)
7	Building Height from existing ground (Max) Measured at South East corner of roof parapet.	Top RL : 91.90 Existing RL : 82.33 Height : 9.57 (m)	Top RL : 91.50 Existing RL : 82.45 Height : 9.05 (m)
8	Building Height (Storeys)	3 Storeys	3 Storeys
9	Lowering of Level 3 floor & court (RL)	RL 86.90	RL 86.70
10	Deletion of covered area at Level 3 courts	Under cover area along western side of courts	Under cover area deleted
11	Roof Form	Hipped roof with perimeter roof parapet. Roof ridge RL 90.800	Hipped roof with perimeter roof parapet. Roof ridge RL 91.200
12	Top of Roof Parapet RL	RL 91.900	RL 91.500
13	Tree No.7	Proposed removal of Tree	Proposed retention of tree.
14	Landscaping Area (in deep soil)	483 (sqm)	781 (sqm)
15	Landscaping Area (in garden beds)	328 (sqm)	305 (sqm)
16	Existing on-grade carpark spaces Basement carpark spaces	Existing on-grade carpark spaces : 129 Level 1 : 28 Level 2 : 28 Total : 56 Grand total : 185	Existing on-grade carpark spaces : 129 Level 1 : 25 Level 2 : 23 Total : 48 Grand total : 177
17	FSR	FSR = 0.73 : 1	FSR = 0.72 : 1
18	Total proposed GFA	15,041 (sqm)	14,936 (sqm)