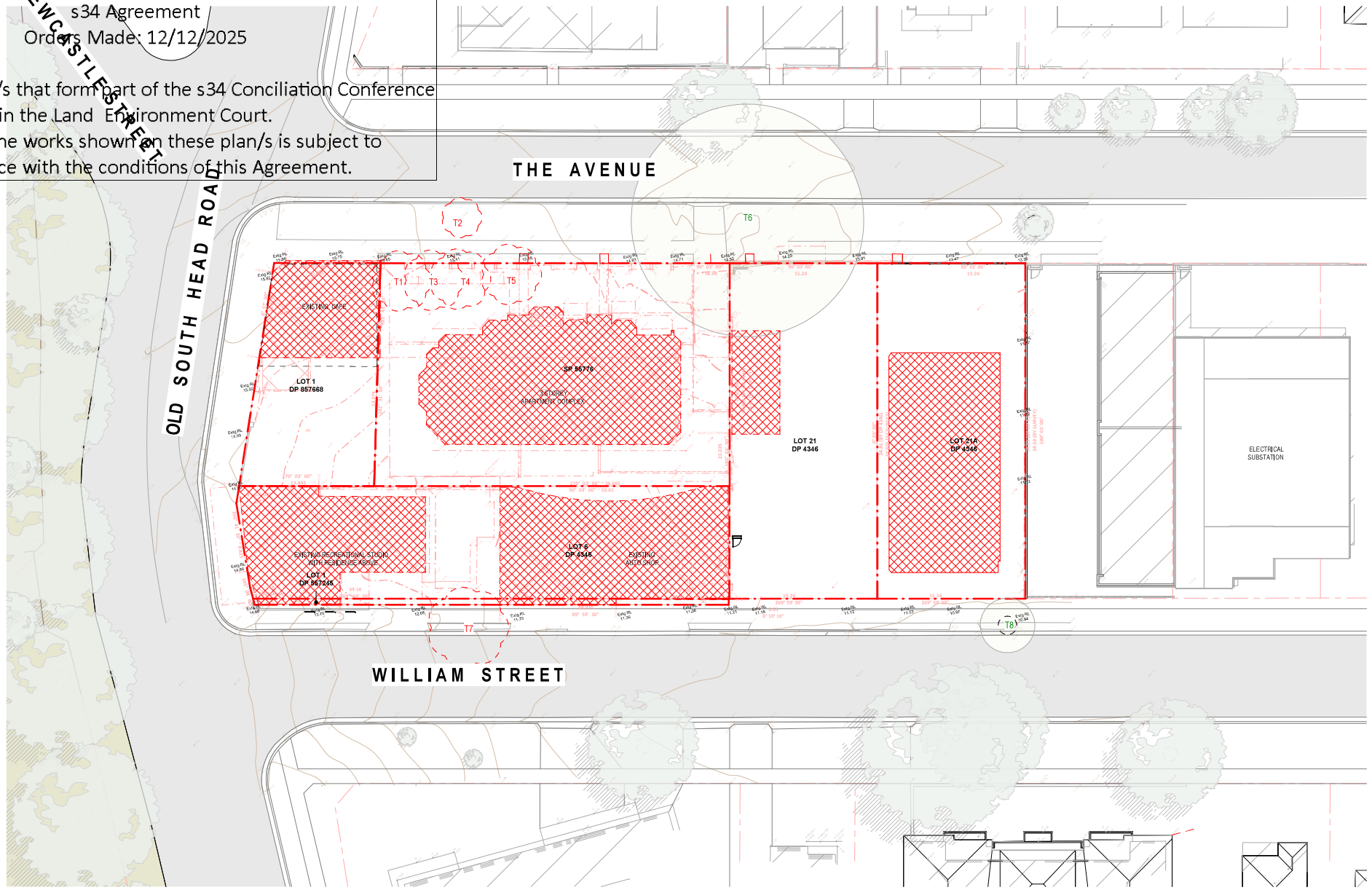
s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
s34 Agreement
Orders Made: 12/12/2025

These are the plan/s that form part of the s34 Conciliation Conference in the Land Environment Court.
Approval of the works shown on these plan/s is subject to compliance with the conditions of this Agreement.

RECEIVED
Waverley Council
Application No: DA-245/2024
Date Received: 03/11/2025



OROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
8	25/09/2025	ISSUE FOR FINAL DRAFT
9	03/10/2025	ISSUE FOR INCLUSION IN JER
10	10/10/2025	FINAL ISSUE FOR INCLUSION IN JER
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
T1 EXISTING TREES TO BE DEMOLISHED - REFER TO ARBORIST REPORT
EXISTING BUILDINGS TO BE DEMOLISHED

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
EXISTING/DEMOLISION SITE PLAN

North

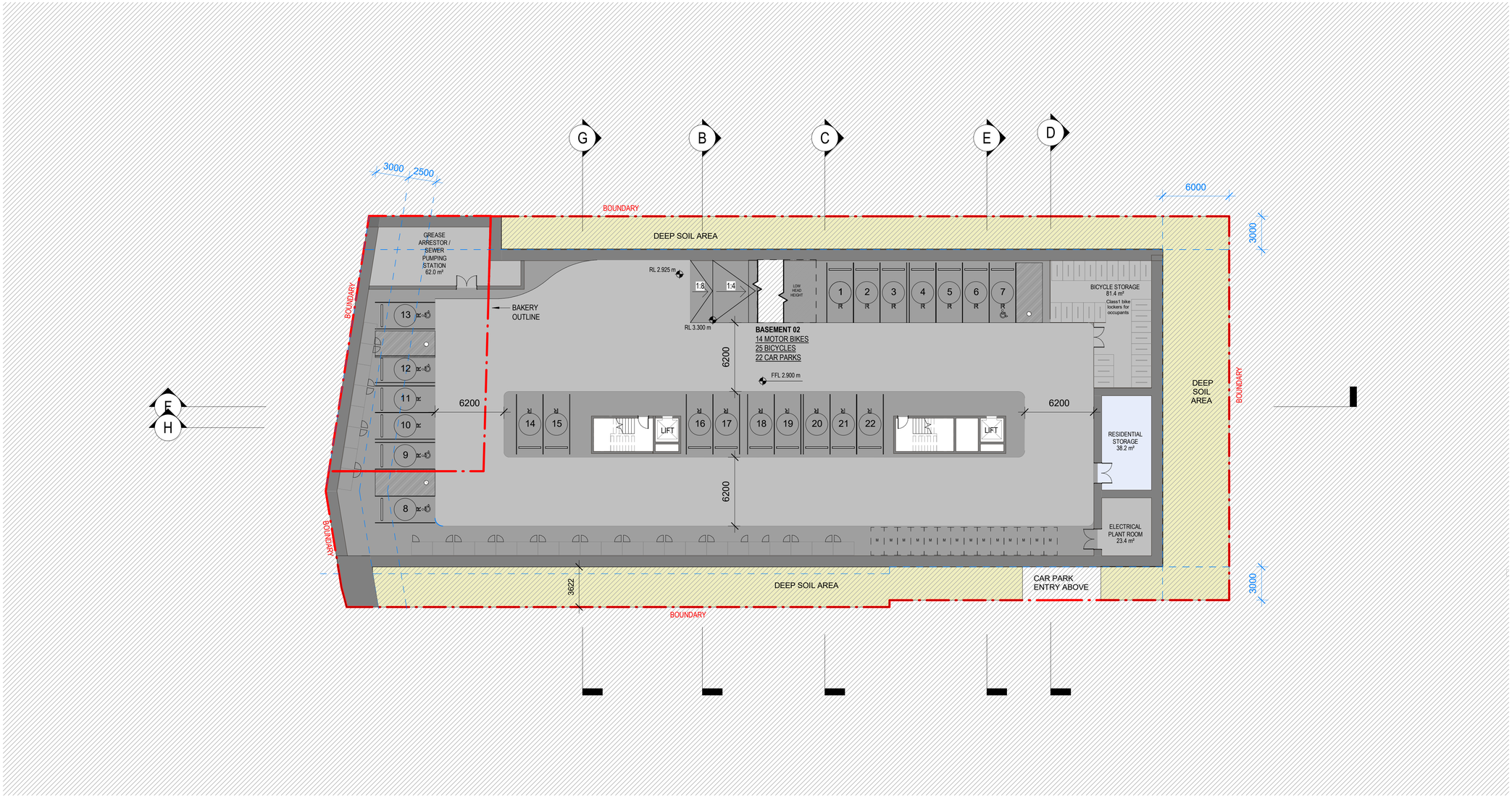
Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1006

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s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
s34 Agreement
Orders Made: 12/12/2025

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Parking Schedule			
Level	Type	Count	Comments
LEVEL BASEMENT 02			
LEVEL BASEMENT 02	RESIDENTIAL	22	INCLUDING 5 ACC PARKING
Grand total: 22			

ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
BOUNDARY
EXISTING BUILDINGS TO BE DEMOLISHED
T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
CEILING FAN

NOTE:
EV CHARGER PROVISIONS PROVIDED TO ALL PARKING SPACES

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
BASEMENT 02

North

Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1100

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s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
s34 Agreement
Orders Made: 12/12/2025

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Parking Schedule			
Level	Type	Count	Comments
LEVEL BASEMENT 01			
LEVEL BASEMENT 01	RESIDENTIAL	24	INCLUDING 4 ACC PARKING
Grand total: 24			

ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
- BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED
- T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
- CEILING FAN

NOTE:
EV CHARGER PROVISIONS PROVIDED TO ALL PARKING SPACES

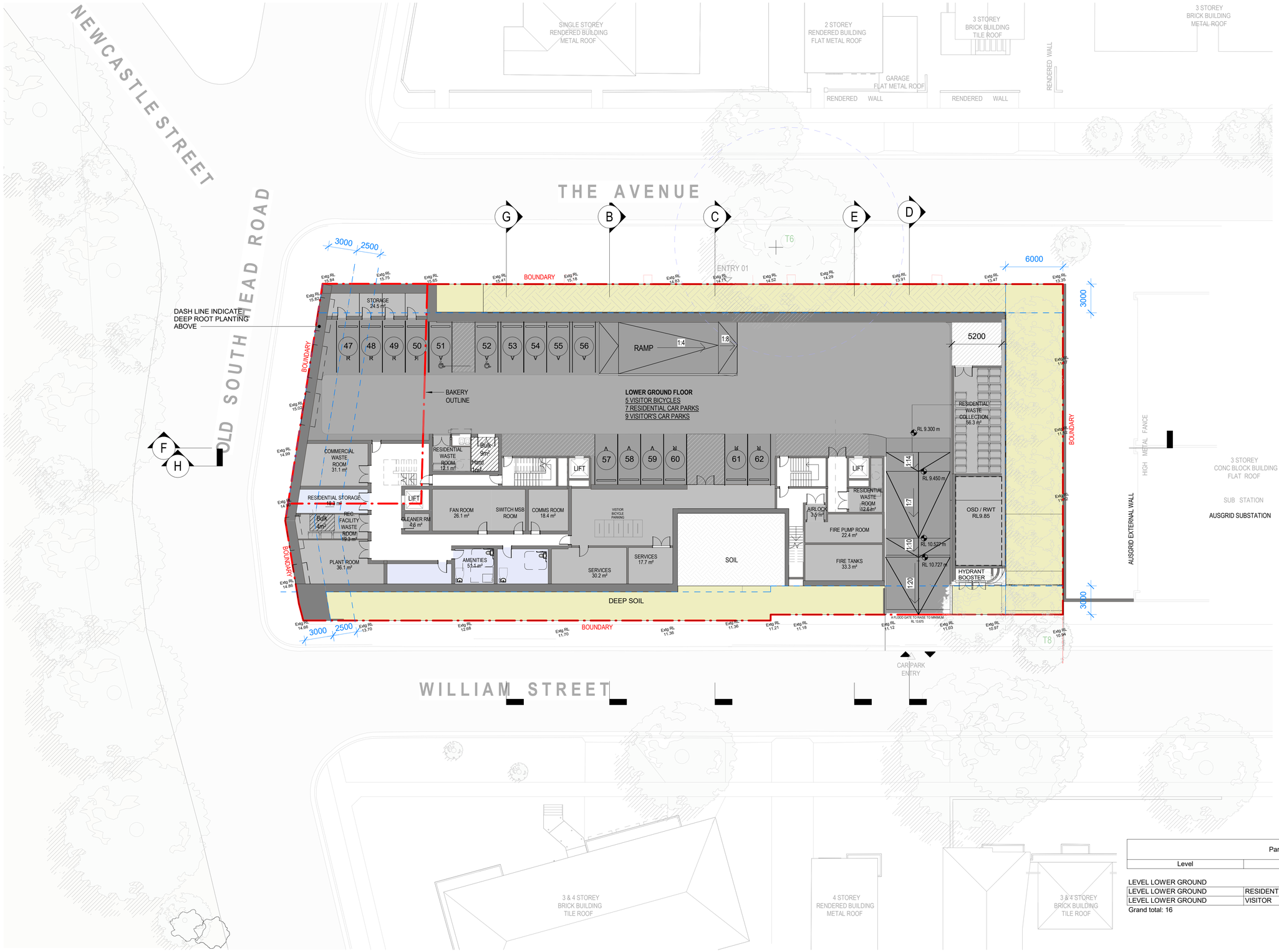
Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
BASEMENT 01

North

Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1101

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s34 AGREEMENT DOCUMENTATION

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s34 Agreement
Orders Made: 12/12/2025

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Parking Schedule

Level	Type	Count	Comments
LEVEL LOWER GROUND			
LEVEL LOWER GROUND	RESIDENTIAL	7	
LEVEL LOWER GROUND	VISITOR	9	INCLUDING 2 ACC PARKING
Grand total: 16			

ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
- BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED
- T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
- CEILING FAN

NOTE:
EV CHARGER PROVISIONS PROVIDED TO ALL PARKING SPACES

Address
1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing
LOWER GROUND LEVEL

North

Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1102

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ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev

Issue	Date	Amendment
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
- BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED
- T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
- CEILING FAN

NOTE:
EV CHARGER PROVISIONS PROVIDED TO ALL PARKING SPACES

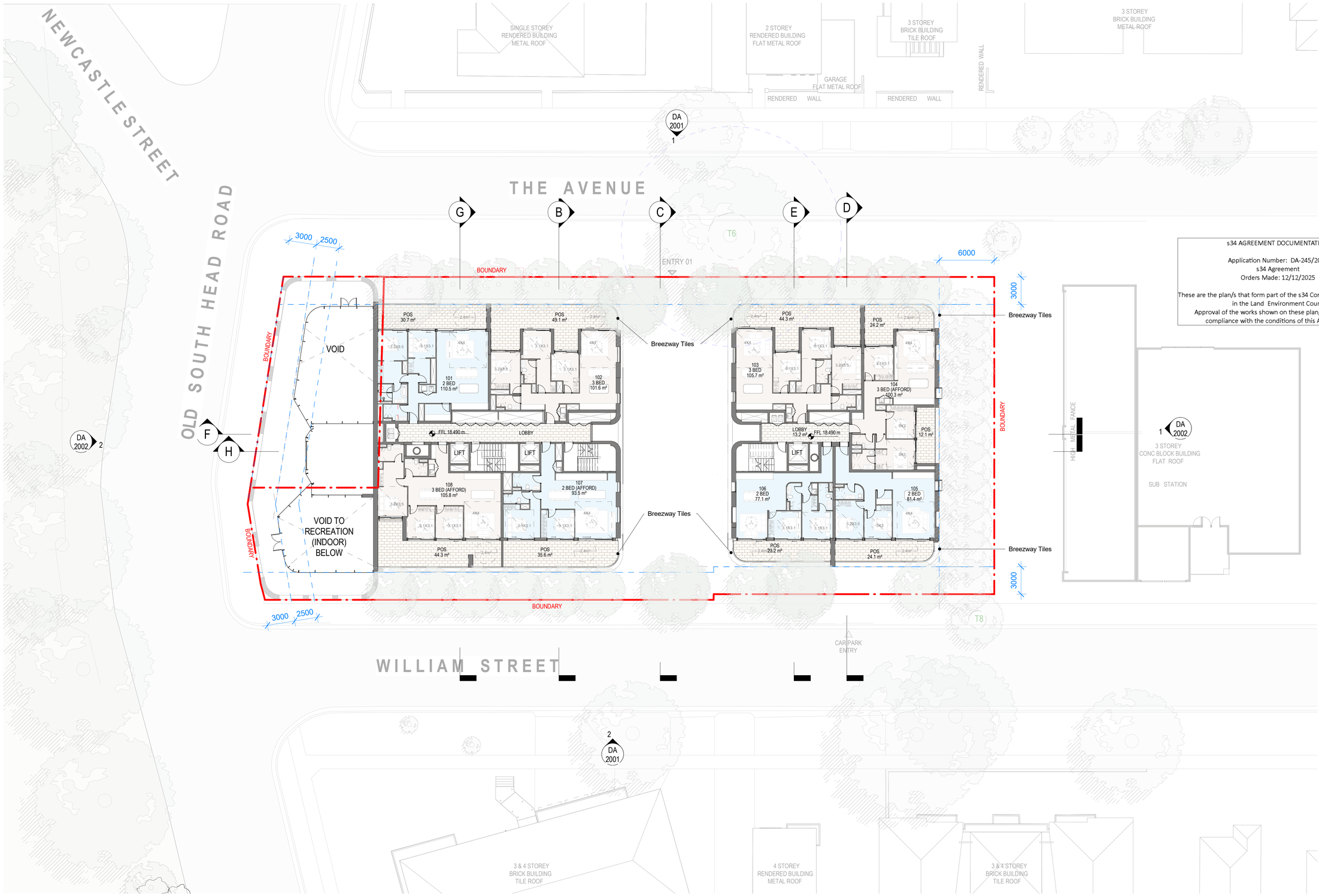
Address
1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing
GROUND LEVEL

North

Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1103

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DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev

Issue	Date	Amendment
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
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13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
- BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED
- T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
- CEILING FAN

NOTE:
EV CHARGER PROVISIONS PROVIDED TO ALL PARKING SPACES

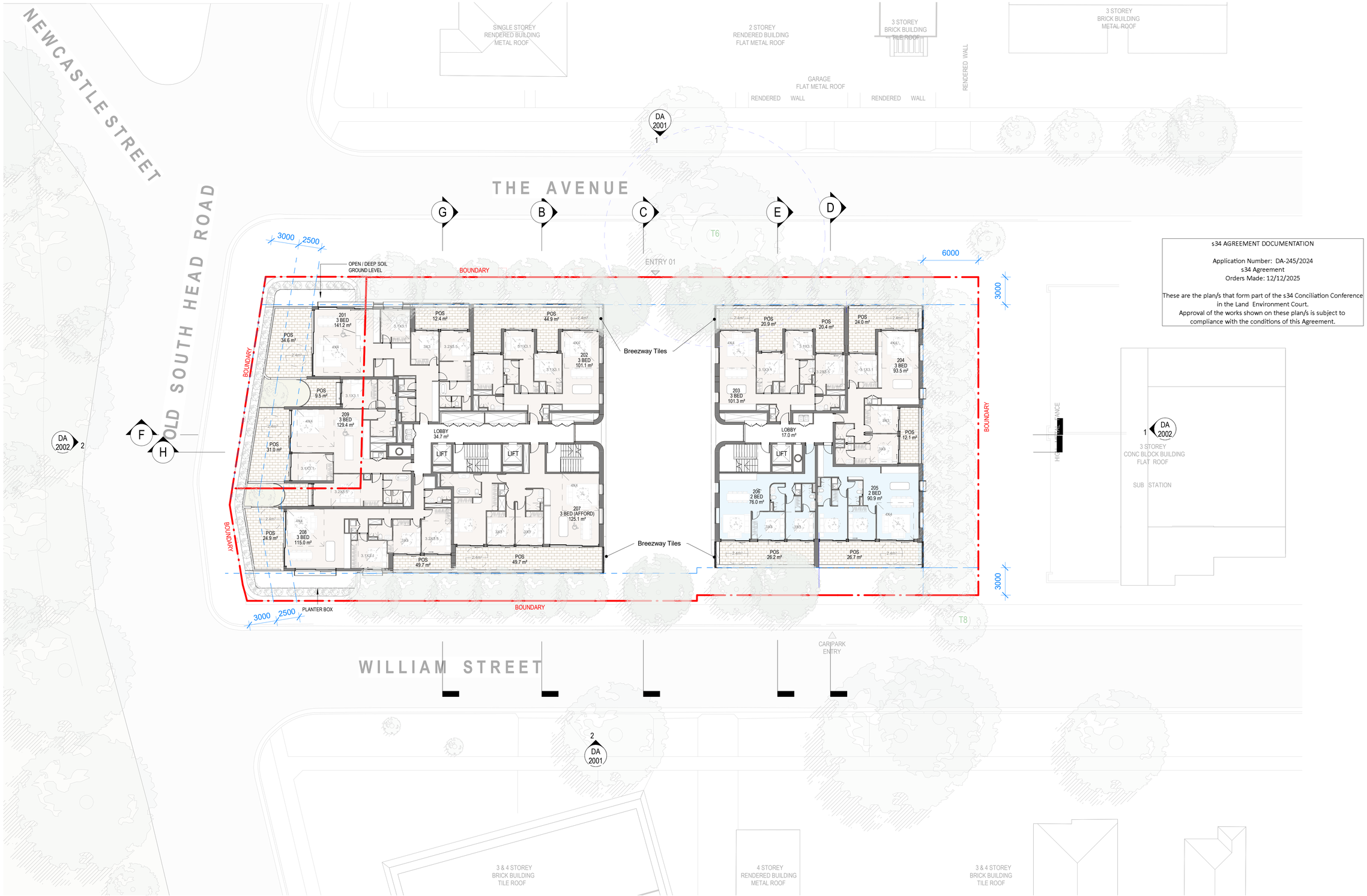
Address
1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing
LEVEL 01

North

Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1104

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DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
- BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED
- T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
- CEILING FAN

NOTE:
EV CHARGER PROVISIONS PROVIDED TO ALL PARKING SPACES

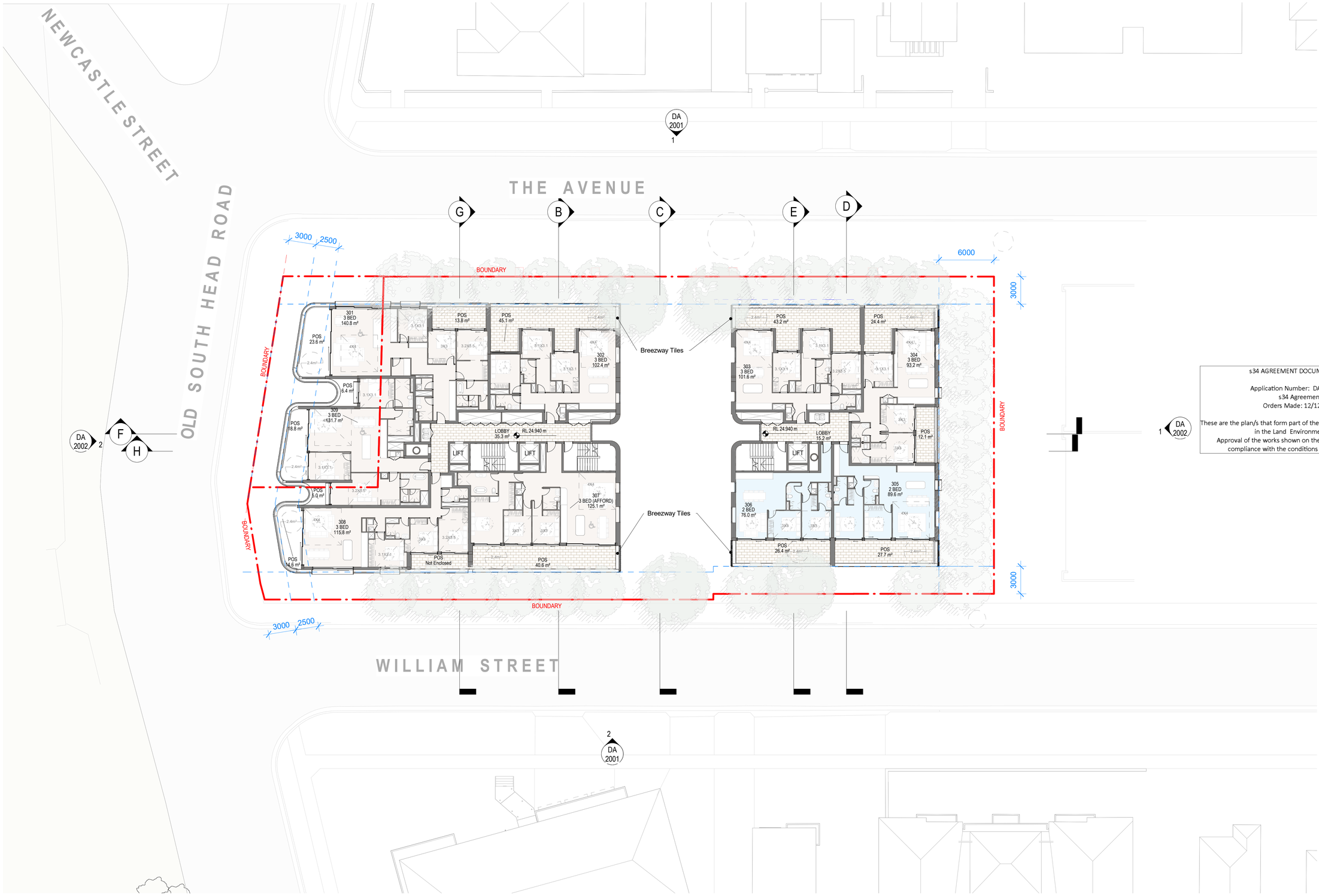
Address
1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing
LEVEL 02

North

Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1105

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s34 Agreement
Orders Made: 12/12/2025

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ORROSI

DESIGN CONSTRUCTION DEVELOPMENT

2A WILLIAM STREET ROSE BAY NSW 2029

NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client

The Avenue Rose Bay Development Pty Ltd

Legend

- BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED
- T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
- CEILING FAN

NOTE:

EV CHARGER PROVISIONS PROVIDED TO ALL PARKING SPACES

Address

1-5 THE AVENUE, ROSE BAY NSW 2029

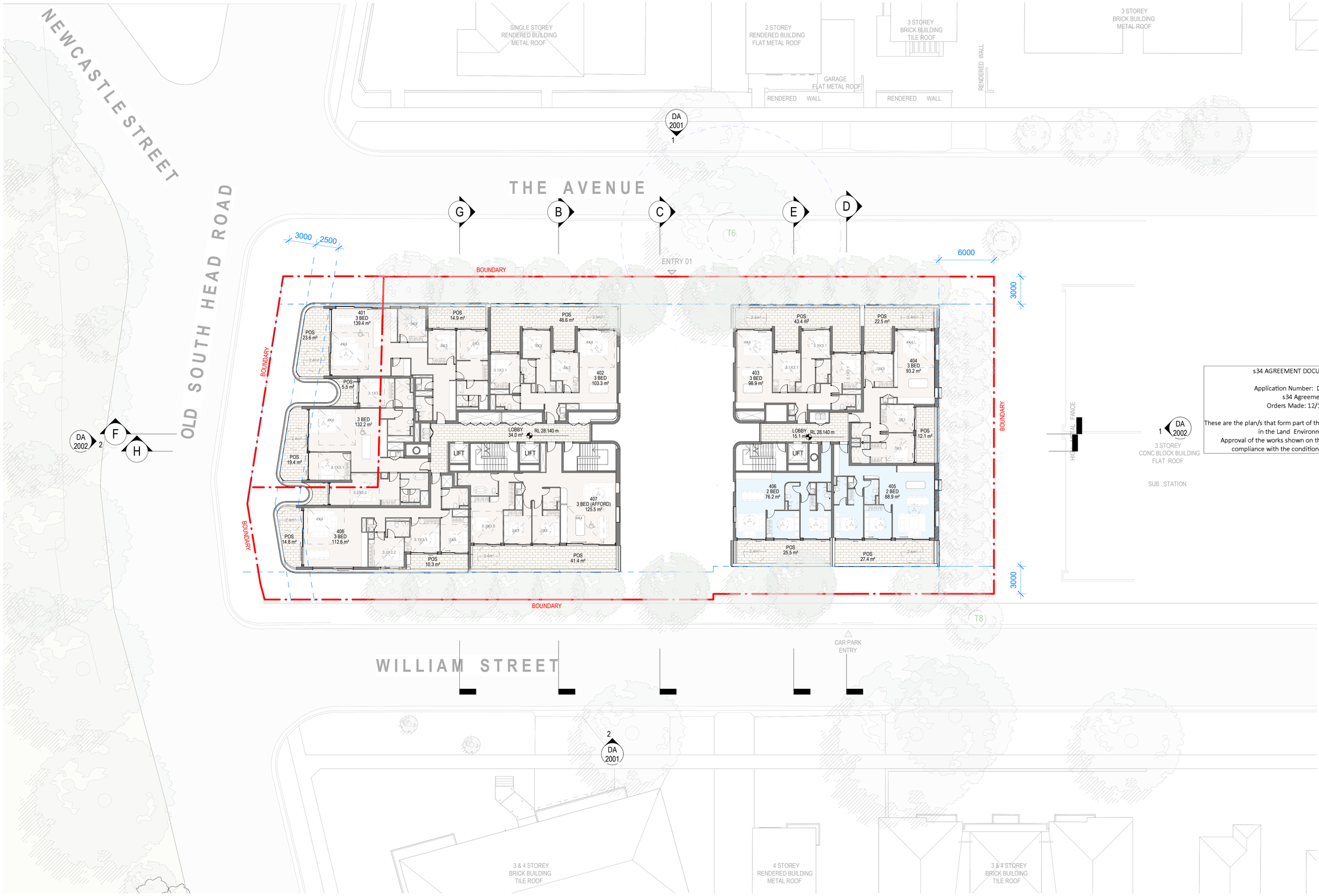
Drawing

LEVEL 03

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North

Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1106



s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
s34 Agreement
Orders Made: 12/12/2025

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ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
- BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED
- T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
- CEILING FAN

NOTE:
EV CHARGER PROVISIONS PROVIDED TO ALL PARKING SPACES

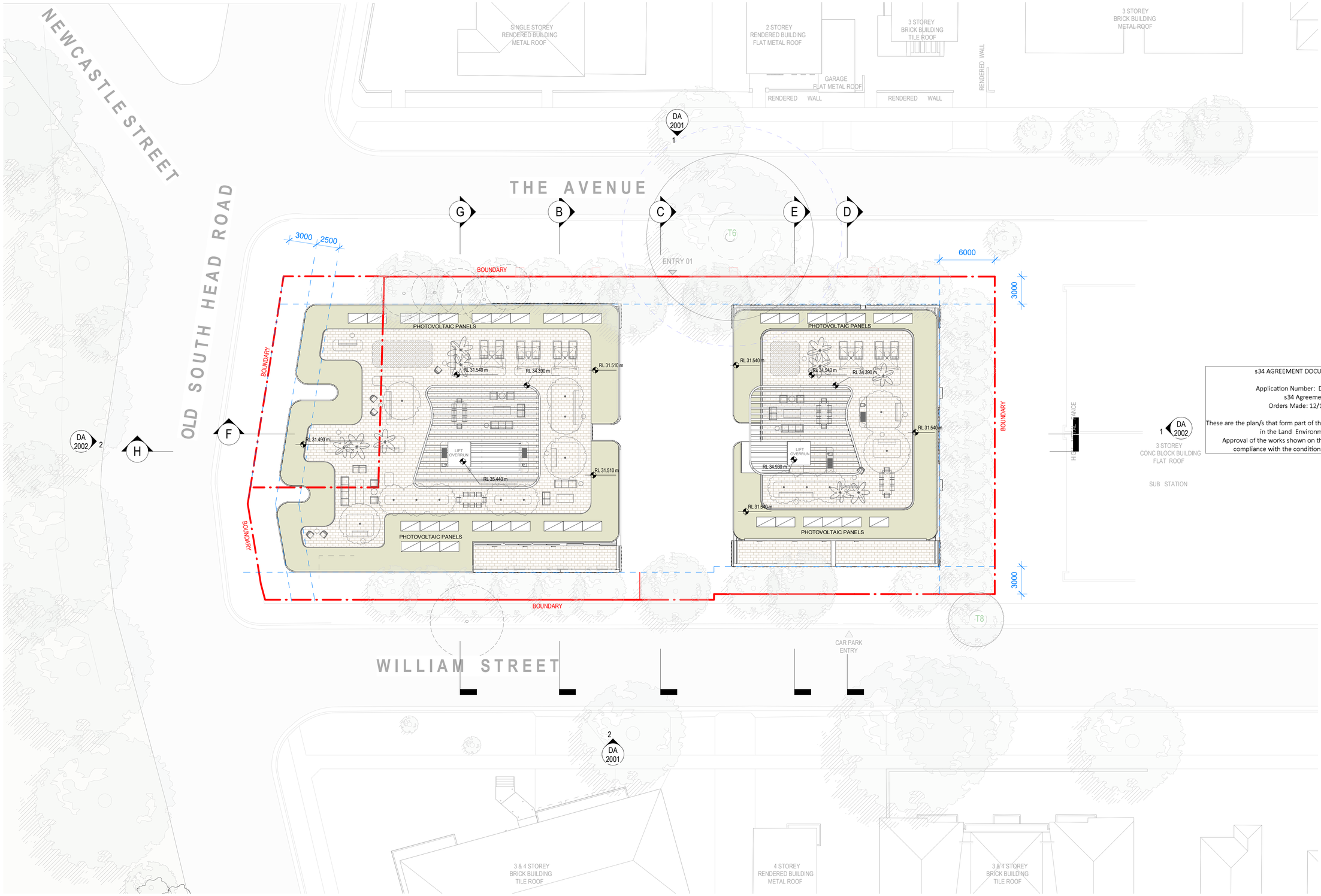
Address
1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing
LEVEL 04

North

Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1107

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s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
s34 Agreement
Orders Made: 12/12/2025

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DESIGN CONSTRUCTION DEVELOPMENT

2A WILLIAM STREET ROSE BAY NSW 2029

NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client

The Avenue Rose Bay Development Pty Ltd

Legend

- BOUNDARY
- EXISTING BUILDINGS TO BE DEMOLISHED
- T6 EXISTING TREES TO BE RETAINED - REFER TO ARBORIST REPORT
- CEILING FAN

NOTE:

EV CHARGER PROVISIONS PROVIDED TO ALL PARKING SPACES

Address

1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing

ROOF PLAN

North

Scale	Project No.	Drawing No.
1 : 200 @ A1	2304	DA 1108

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s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
s34 Agreement
Orders Made: 12/12/2025

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1 NORTH ELEVATION
1 : 150



2 SOUTH ELEVATION
1 : 150

ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend

BR 01	BRICK
CON01	CONCRETE
CON02	CONCRETE WITH TEXTURED FINISH
CON03	CONCRETE
AFR	ALUMINIUM FRAME
BAL 01	BALCONY GLAZING

For visuals refere to Finishes Schedule

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
ELEVATION - NORTH & SOUTH

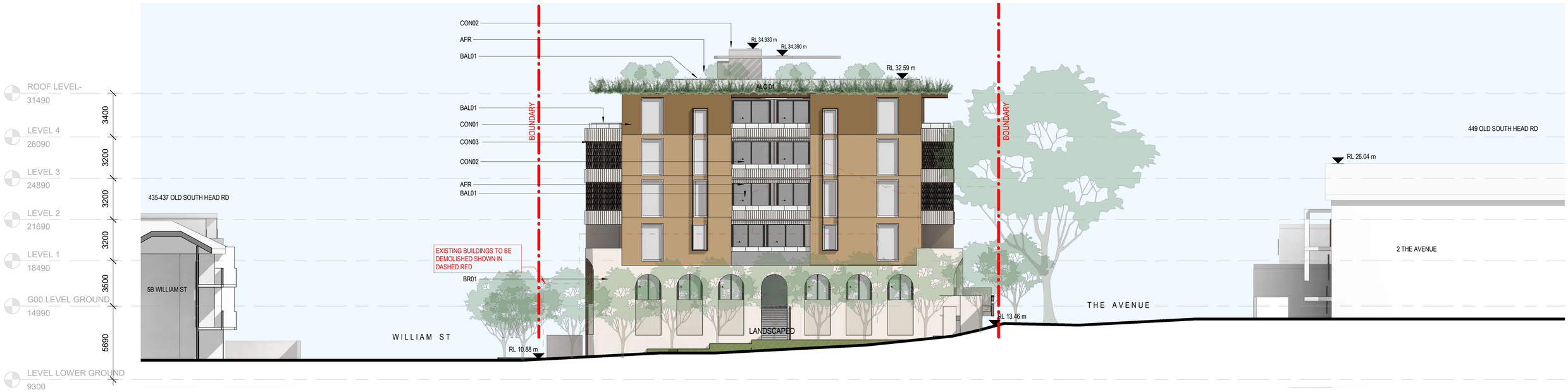
Scale	Project No.	Drawing No.
As indicated @ A1	2304	DA 2001

Verify all dimensions before commencing work. Use figured dimensions. Do not scale off drawing.
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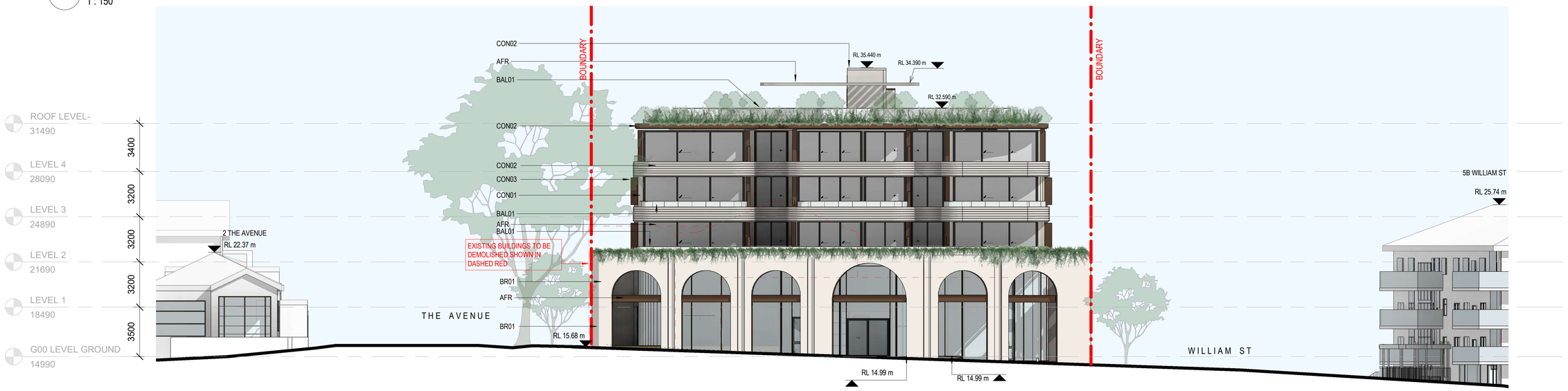
s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
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Orders Made: 12/12/2025

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1 EAST ELEVATION
1 : 150



2 WEST ELEVATION
1 : 150

ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend

BR 01	BRICK
CON01	CONCRETE
CON02	CONCRETE WITH TEXTURED FINISH
CON03	CONCRETE
AFR	ALUMINIUM FRAME
BAL 01	BALCONY GLAZING

For visuals refere to Finishes Schedule

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
ELEVATION - EAST & WEST

Scale	Project No.	Drawing No.
As indicated @ A1	2304	DA 2002

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s34 AGREEMENT DOCUMENTATION

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ORROSI

DESIGN CONSTRUCTION DEVELOPMENT

2A WILLIAM STREET ROSE BAY NSW 2029

NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
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13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
GLE GROUND LEVEL EXISTING

Address
1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing
CROSS SECTION B

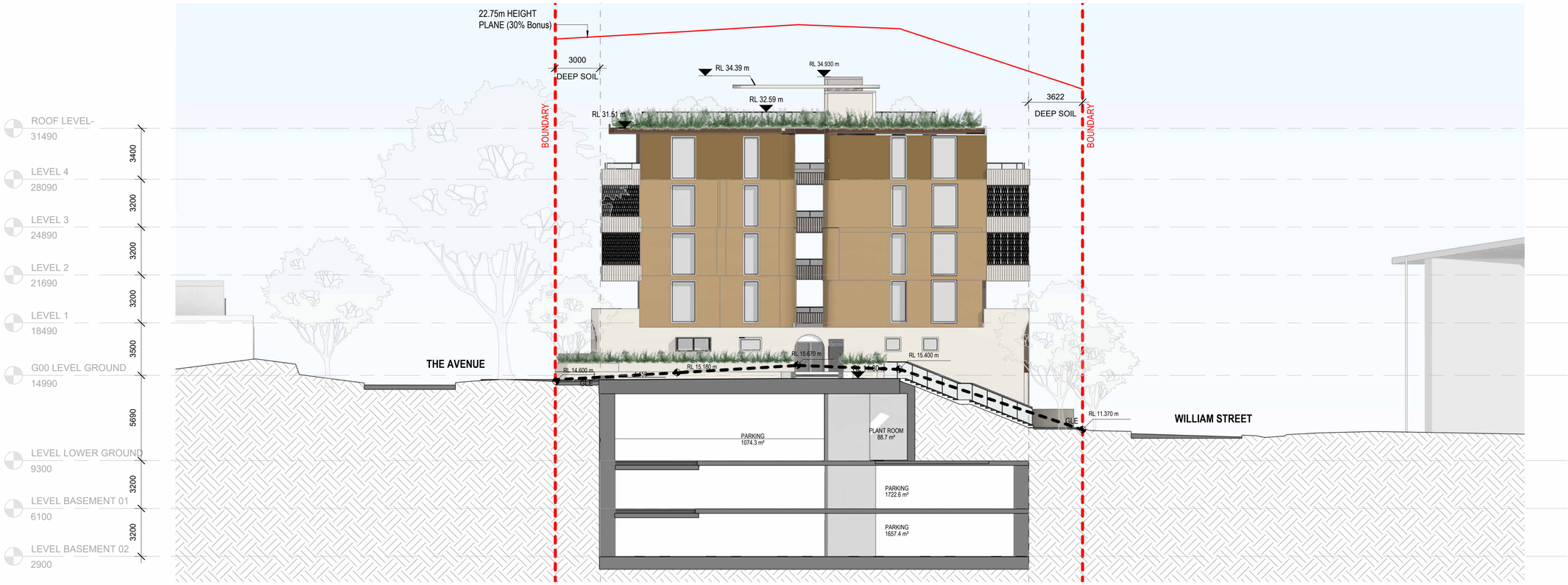
Scale	Project No.	Drawing No.
As indicated @ A1	2304	DA 3002

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s34 AGREEMENT DOCUMENTATION

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Orders Made: 12/12/2025

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ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
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13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

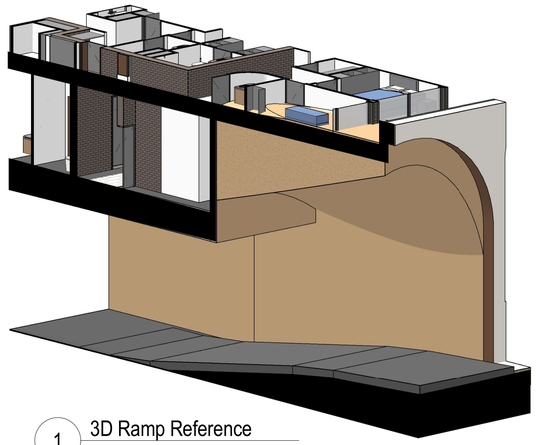
Legend
GLE GROUND LEVEL EXISTING

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

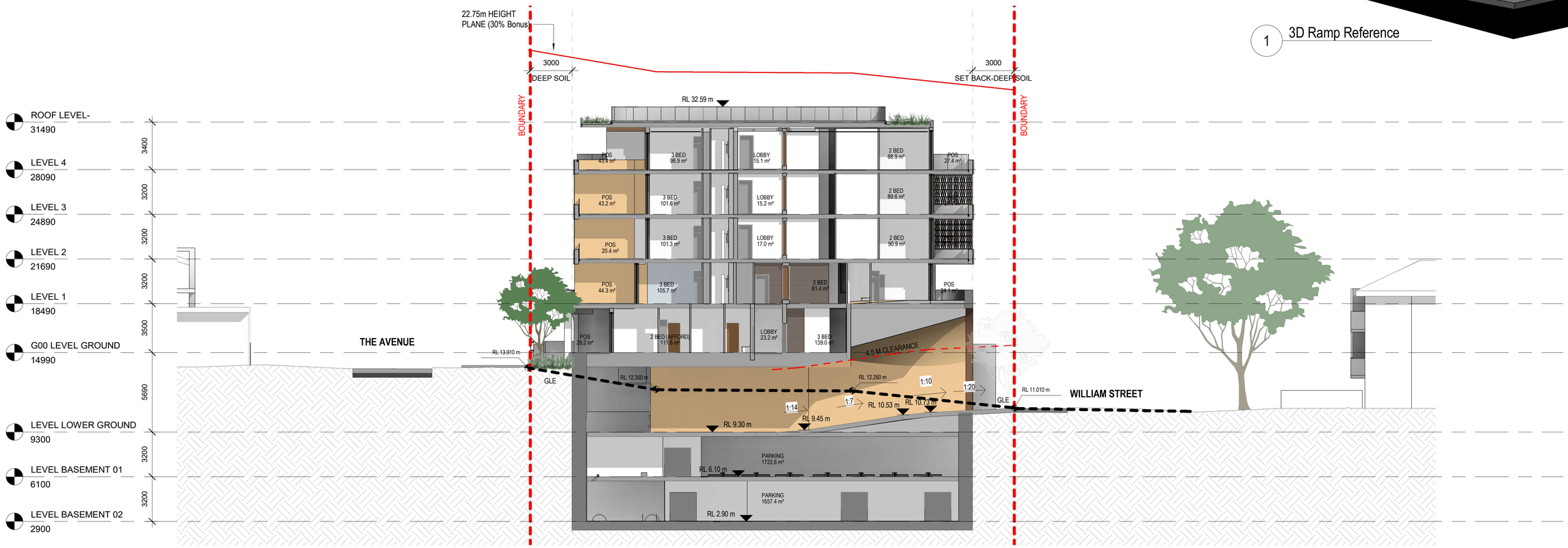
Drawing
CROSS SECTION C

Scale	Project No.	Drawing No.
As indicated @ A1	2304	DA 3003

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1 3D Ramp Reference



s34 AGREEMENT DOCUMENTATION

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OROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

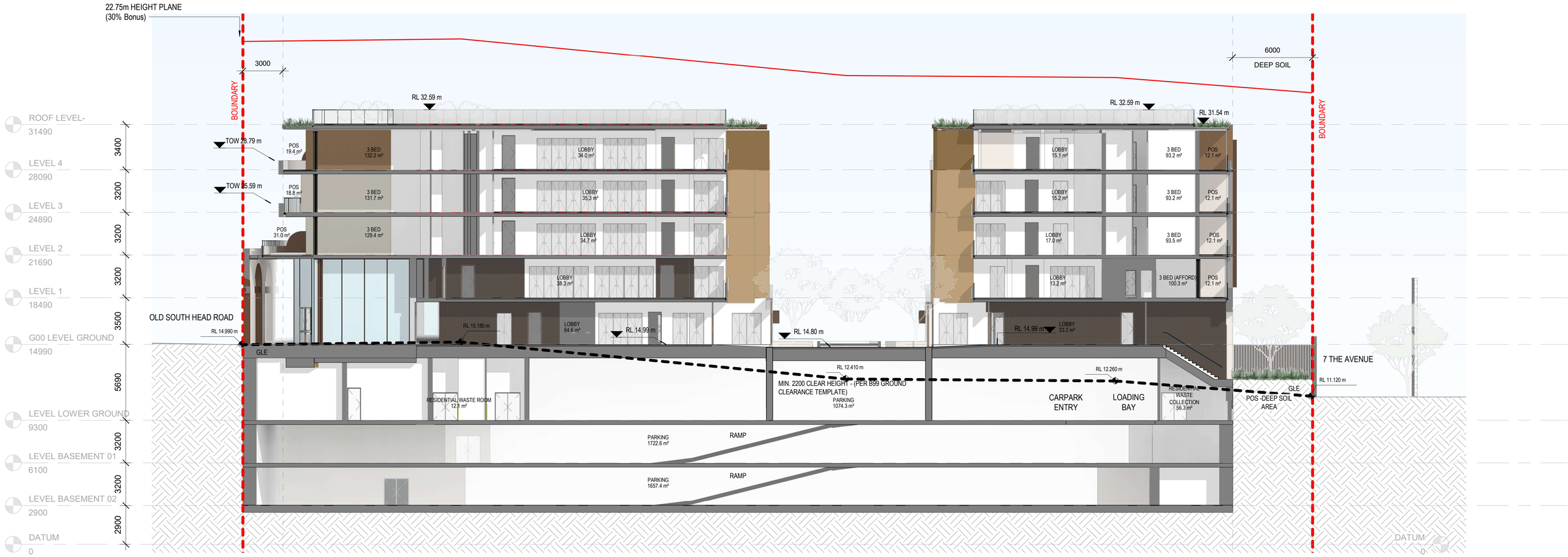
Legend
GLE GROUND LEVEL EXISTING

Address
1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing
CROSS SECTION D

Scale	Project No.	Drawing No.
As indicated @ A1	2304	DA 3004

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s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
s34 Agreement
Orders Made: 12/12/2025

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NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
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Client
The Avenue Rose Bay Development Pty Ltd

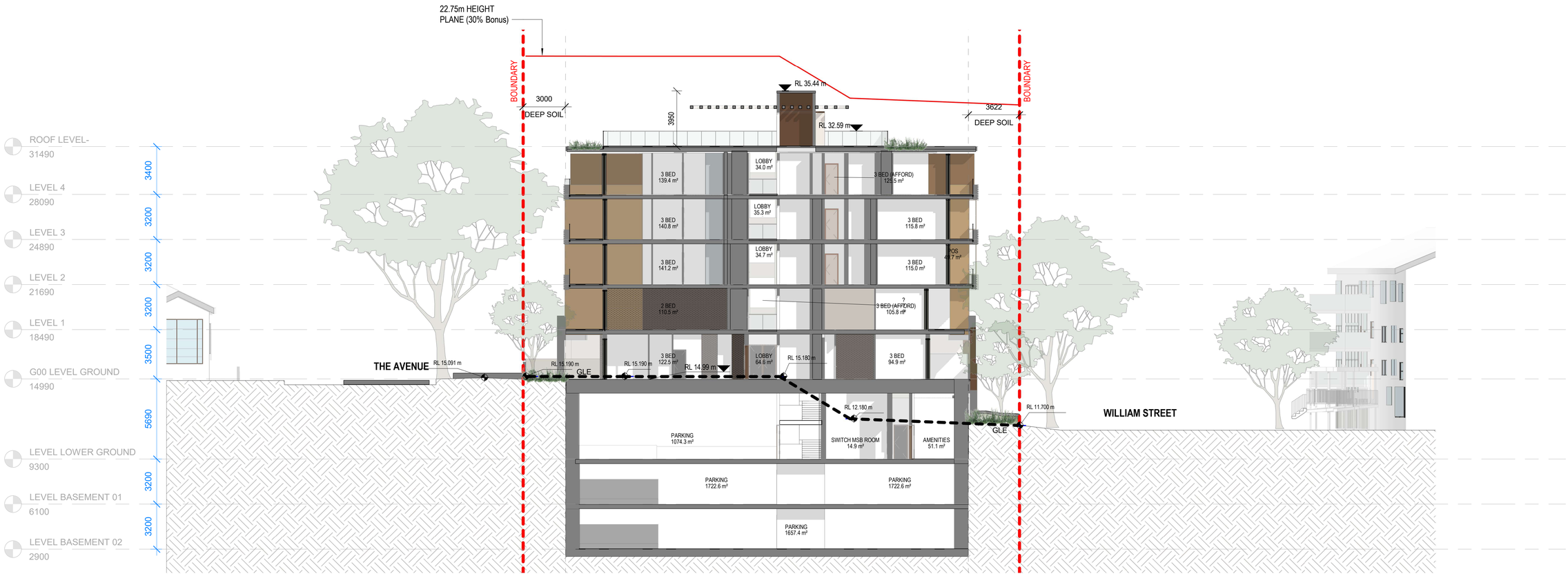
Legend
GLE GROUND LEVEL EXISTING

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
LONGITUDINAL SECTION F

Scale	Project No.	Drawing No.
As indicated @ A1	2304	DA 3005

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Rev	Date	Amendment
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15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
GLE GROUND LEVEL EXISTING

Address
1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing
CROSS SECTION G

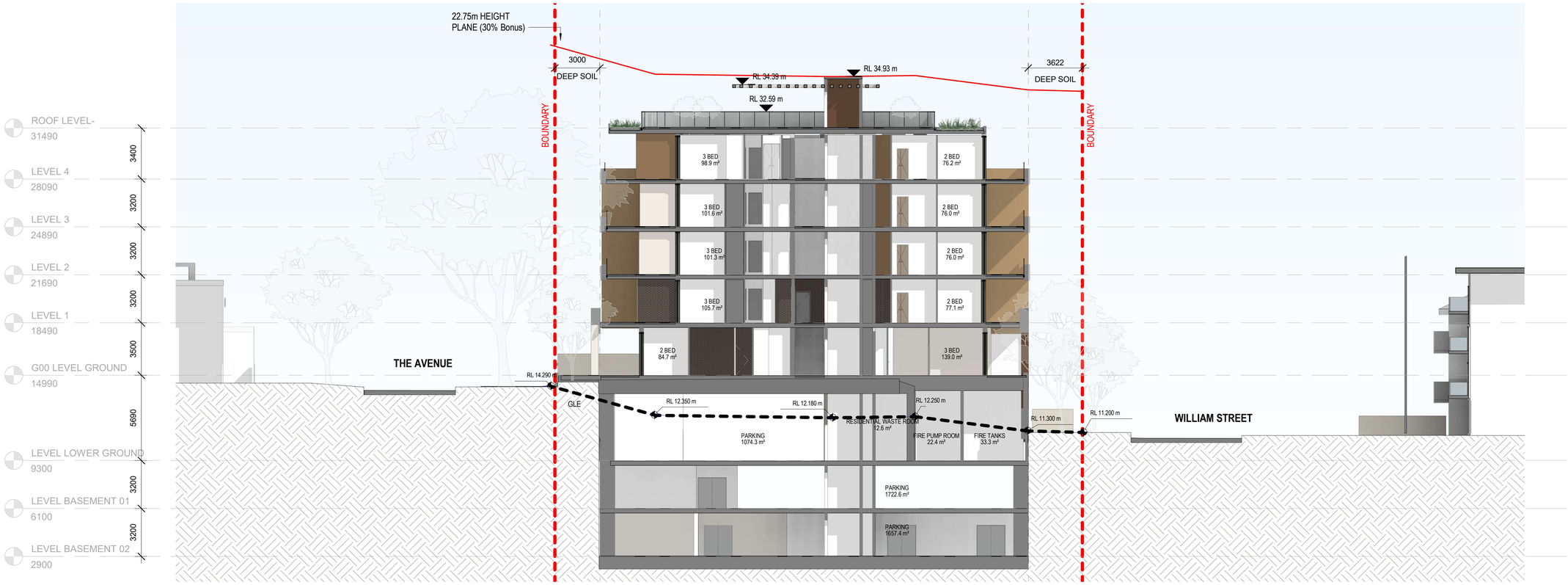
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As indicated @ A1	2304	DA 3006

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15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend
GLE GROUND LEVEL EXISTING

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
CROSS SECTION E

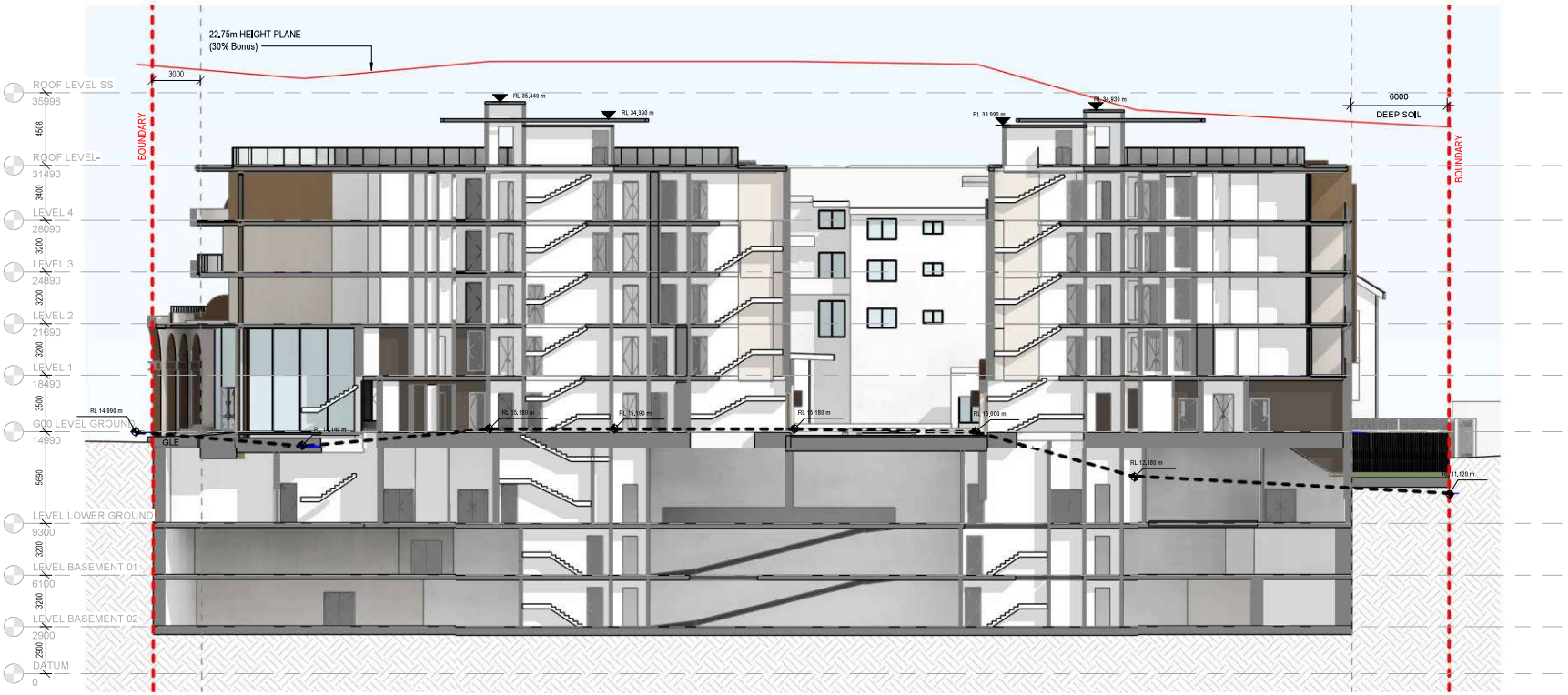
Scale	Project No.	Drawing No.
As indicated @ A1	2304	DA 3007

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RECEIVED
Waverley Council

Application No: DA-245/2024

Date Received: 05/11/2025



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s34 Agreement
Orders Made: 12/12/2025

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14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client: The Avenue Rose Bay Development Pty Ltd

Legend: GLE GROUND LEVEL EXISTING

Address: 1-5 THE AVENUE, ROSE BAY NSW 2029

Drawing: LONGITUDINAL SECTION H

Scale: As indicated @ A1

Project No.: 2304

Drawing No.: DA 3008

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Finishes & Materials

Primary Elements

Base/ Podium



BR01 -
Beige Brickwork

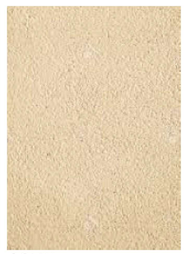
Upper Levels



CON01 -
Tuscan Coloured
Concrete

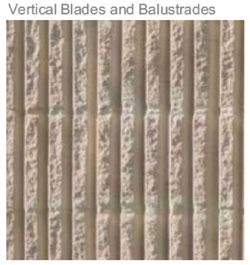


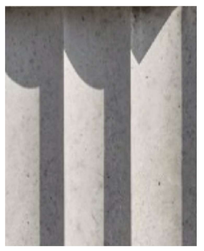
CON02 -
Beige Coloured
Concrete



CON03 -
Sandstone Coloured
Concrete

Vertical Blades and Balustrades





CON04 -
Fluted Concrete

s34 AGREEMENT DOCUMENTATION

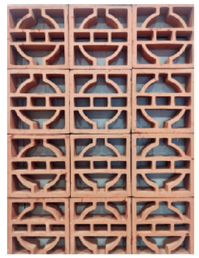
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Secondary Elements

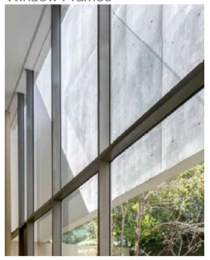
Privacy & Breeze Screens





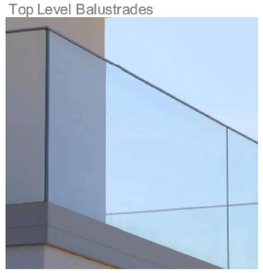
SCR01 -
Breeze Block

Window Frames



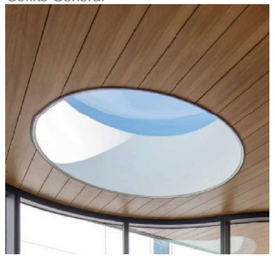
AFR -
Aluminium Window Framing

Top Level Balustrades



BAL01 -
Glazed Balustrades

Soffits General



SOF01 -
Timber or Timberlook Soffits

External materials and finishes have been selected based on durability and sustainability whilst delivering a superior architectural outcome. Materials are durable and self-finished ensuring long term performance, longevity and design excellence.



1 NORTH ELEVATION
1 : 150

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Client
The Avenue Rose Bay Development Pty Ltd

Legend

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

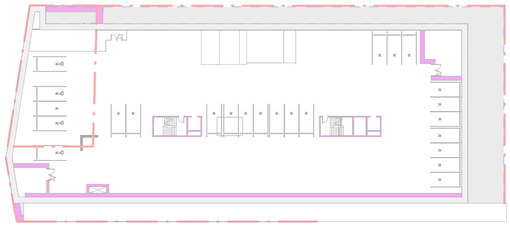
Drawing
FINISHES SCHEDULE

Scale	Project No.	Drawing No.
As indicated @ A1	2304	DA 4021

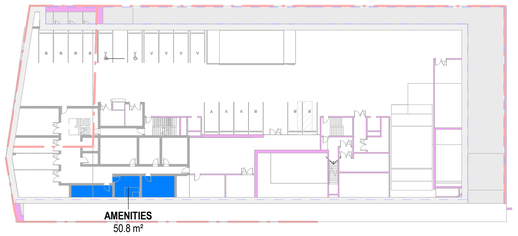
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1 GFA BASEMENT 02
1 : 500



2 GFA BASEMENT 01
1 : 500



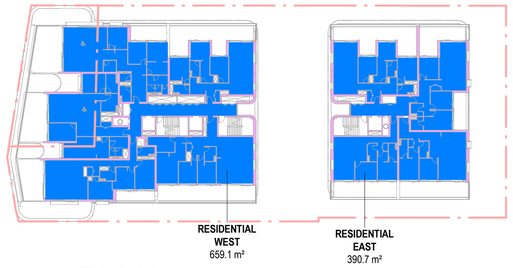
3 GFA BASEMENT LOWER GROUND FLOOR
1 : 500



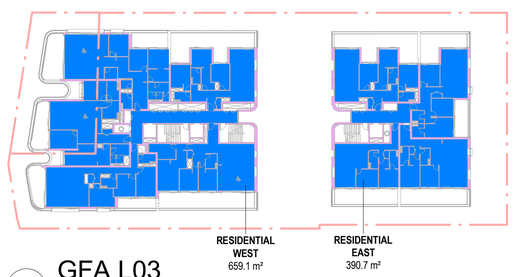
4 GFA GROUND LEVEL
1 : 500



5 GFA L01
1 : 500



6 GFA L02
1 : 500



7 GFA L03
1 : 500



8 GFA L04
1 : 500

SITE AREA CALCULATION

SITE AREA CALCULATIONS

LOT DP	AREA	PERMISSIBLE FSR	BONUS FSR	TOTAL FSR	PERMISSIBLE GFA
1/DP 857668	286.7m²	0.9:1 (LEP)	30%	1.17:1	335.4m²
100/DP 1318785	2501 m²	1.5:1 (LMR)	30%	1.95:1	4877.0m²
	2787.7m²				**5212.4m²**

GFA

Level	Name	Area	Count
LEVEL LOWER GROUND	AMENITIES	50.8 m²	1
LEVEL LOWER GROUND		50.8 m²	
G00 LEVEL GROUND	RECREATIONAL FACILITY (INDOOR)	78.4 m²	1
G00 LEVEL GROUND	RESIDENTIAL EAST	375.4 m²	1
G00 LEVEL GROUND	RESIDENTIAL WEST	631.5 m²	1
G00 LEVEL GROUND		1085.3 m²	
LEVEL 1	RESIDENTIAL EAST	408.1 m²	1
LEVEL 1	RESIDENTIAL WEST	460.9 m²	1
LEVEL 1		869.0 m²	
LEVEL 2	RESIDENTIAL EAST	390.7 m²	1
LEVEL 2	RESIDENTIAL WEST	659.1 m²	1
LEVEL 2		1049.8 m²	
LEVEL 3	RESIDENTIAL EAST	390.7 m²	1
LEVEL 3	RESIDENTIAL WEST	659.1 m²	1
LEVEL 3		1049.8 m²	
LEVEL 4	RESIDENTIAL EAST	390.3 m²	1
LEVEL 4	RESIDENTIAL WEST	664.5 m²	1
LEVEL 4		1054.7 m²	
TOTAL GFA		5159.5 m²	

AFFORDABLE UNITS

SEPP INFILL AFFORDABLE HOUSING PROVISIONS

Required :15% of overall GFA of 5159.5sqm sqm = 773.9 sqm

AFFORDABLE UNITS

Level	Unit Number	Name	Area
G00 LEVEL GROUND	G04	2 BED (AFFORD)	111.6 m²
LEVEL 1	104	3 BED (AFFORD)	100.3 m²
LEVEL 1	107	2 BED (AFFORD)	93.5 m²
LEVEL 1	108	3 BED (AFFORD)	105.8 m²
LEVEL 2	207	3 BED (AFFORD)	125.1 m²
LEVEL 3	307	3 BED (AFFORD)	125.1 m²
LEVEL 4	407	3 BED (AFFORD)	125.5 m²
Grand total: 7			787.0 m²

Carparking provision

Carparking provision (affordable)
5 x 3 bed @ 1 spaces per unit: 5 spaces
2 x 2 bed @ 0.5 spaces per unit: 1 space

Total affordable carparking : 6 spaces

Carparking provision (non-affordable)
23 x 3 bed @ 1.5 spaces per unit: 34.5 spaces (35)
12 x 2 bed @ 1 spaces per unit: 12 spaces

Total non-affordable: 47 spaces

53 resident spaces

42 @ 0.2 for visitors = 8.4 spaces (9)

Required carparking: 62 spaces
Provided carparking: 62 spaces

Parking Schedule

Level	Type	Count	Comments
LEVEL LOWER GROUND			
LEVEL LOWER GROUND	RESIDENTIAL	7	
LEVEL LOWER GROUND	VISITOR	9	INCLUDING 2 ACC PARKING
LEVEL BASEMENT 01			
LEVEL BASEMENT 01	RESIDENTIAL	24	INCLUDING 4 ACC PARKING
LEVEL BASEMENT 02			
LEVEL BASEMENT 02	RESIDENTIAL	22	INCLUDING 5 ACC PARKING
Grand total: 62			

ADAPTABLE UNITS

Required :20% of units = 9

ADAPTABLE UNITS

Level	Unit Number	Name	Area
LEVEL 2	201	3 BED	141.2 m²
LEVEL 2	207	3 BED (AFFORD)	125.1 m²
LEVEL 2	209	3 BED	129.4 m²
LEVEL 3	301	3 BED	140.8 m²
LEVEL 3	307	3 BED (AFFORD)	125.1 m²
LEVEL 3	309	3 BED	131.7 m²
LEVEL 4	401	3 BED	139.4 m²
LEVEL 4	407	3 BED (AFFORD)	125.5 m²
LEVEL 4	409	3 BED	132.2 m²
Grand total: 9			1190.4 m²

TOTAL NUMBER OF MOTORCYCLE PARKING

TOTAL NUMBER OF MOTORCYCLE PARKING REQUIRED: 23
(1 MOTORCYCLE PARKING BAY PER 3 CAR PARKING BAYS (INCLUDING VISITOR)

PROPOSED MOTORCYCLE PARKING: 28

TOTAL NUMBER OF BICYCLE PARKING

TOTAL NUMBER OF BICYCLE PARKING REQUIRED: 42
(1 PER DWELLING)

PROPOSED BICYCLE PARKING: 55

UNIT MIX

2 BED APARTMENTS: **14 (33.3%)**
3 BED APARTMENTS: **28 (66.6%)**

TOTAL: 42

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Client
The Avenue Rose Bay Development Pty Ltd

Legend

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
GFA CALCULATION

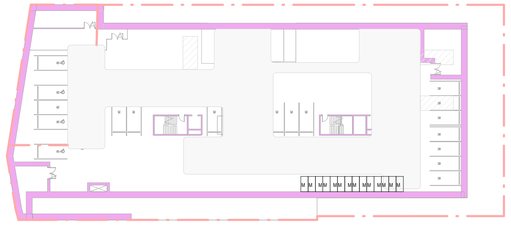
North

Scale
As indicated @ A1

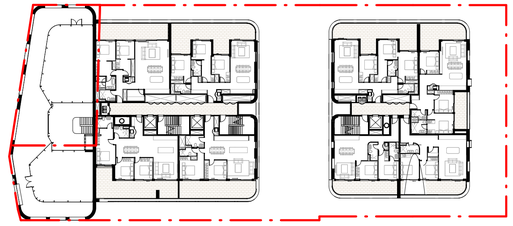
Project No.
2304

Drawing No.
DA 7001

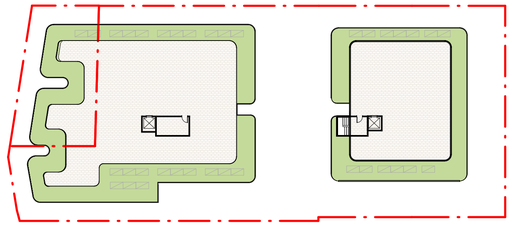
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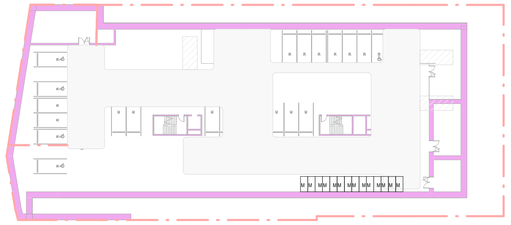
1 BASEMENT 1
1 : 500



5 LEVEL 01
1 : 500



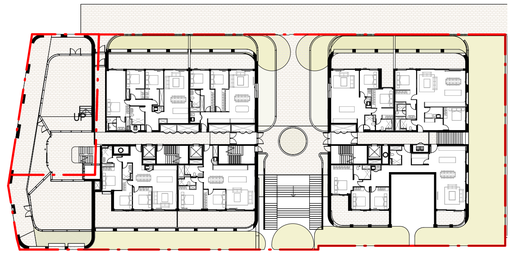
10 ROOF LEVEL.
1 : 500



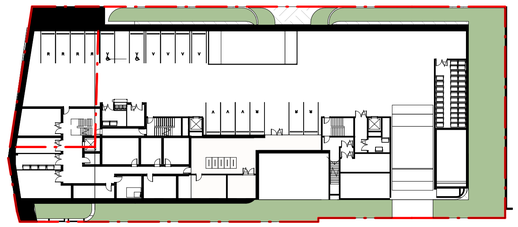
2 BASEMENT 2
1 : 500



6 LEVEL 02
1 : 500



9 GROUND LEVEL - TREE CANOPY PERCENTAGE
1 : 500



3 BASEMENT LOWER GROUND FLOOR
1 : 500



7 LEVEL 03
1 : 500



4 GROUND LEVEL
1 : 500



8 LEVEL 04
1 : 500

LANDSCAPING & DEEP SOIL

SITE AREA:	**2787.7m²**
MINIMUM DEEP SOIL :	418.15 m² (15%)
PROPOSED DEEP SOIL :	**516.68** m² (18.53%)
MINIMUM LANDSCAPE:	836.31m² (30%)
PROPOSED LANDSCAPE:	**1,251.56** m² (44.90%)
Ground Level	637.01 m²
Level 2	25.42 m²
Roof Level	589.13 m²
MINIMUM COMMUNAL OPEN SPACE:	696.925m²(25%)
PROPOSED COMMUNAL OPEN SPACE:	**908.57**m² (32.59%)

TREE CANOPY PERCENTAGE

SITE AREA:	**2787.7m ²**
MINIMUM TREE CANOPY % (20% SITE AREA)	557.54m² (20%)
PROPOSED TREE CANOPY%:	**563.61** m² (20.21%)

*15% of the tree canopy integrated into deep soil area as per Tree Canopy Guide for Low and Mid Rise Housing February 2025.

PROPOSED DEEP SOIL AREA

PROPOSED LANDSCAPED AREAS

PROPROSED C.O.S. AREAS

PROPOSED TREE CANOPY PERCENTAGE

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16	07/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend

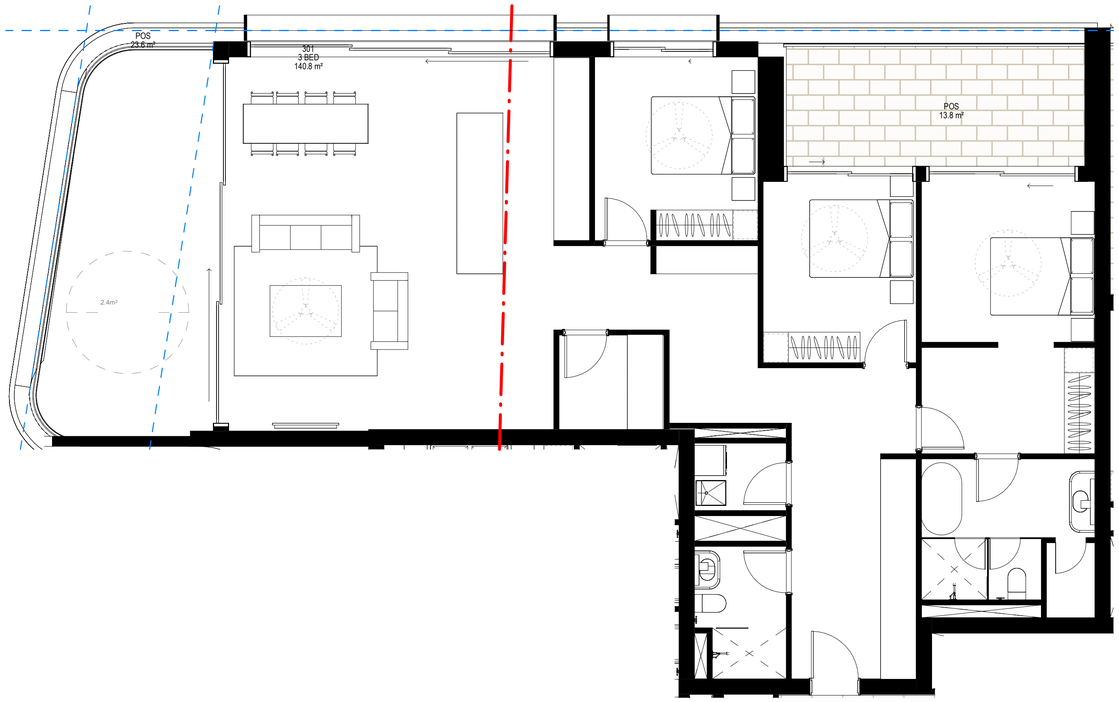
Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
LANDSCAPE CALCULATIONS

North

Scale	Project No.	Drawing No.
As indicated @ A1	2304	DA 7002

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1 PRE ADAPTABLE UNITS 201 &301 & 401
1 : 60



2 POST ADAPTABLE UNITS 201 &301 & 401
1 : 60

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s34 Agreement
Orders Made: 12/12/2025

These are the plan/s that form part of the s34 Conciliation Conference in the Land Environment Court.
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ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
Issue		
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
ADAPTABLE UNIT LAYOUT 1

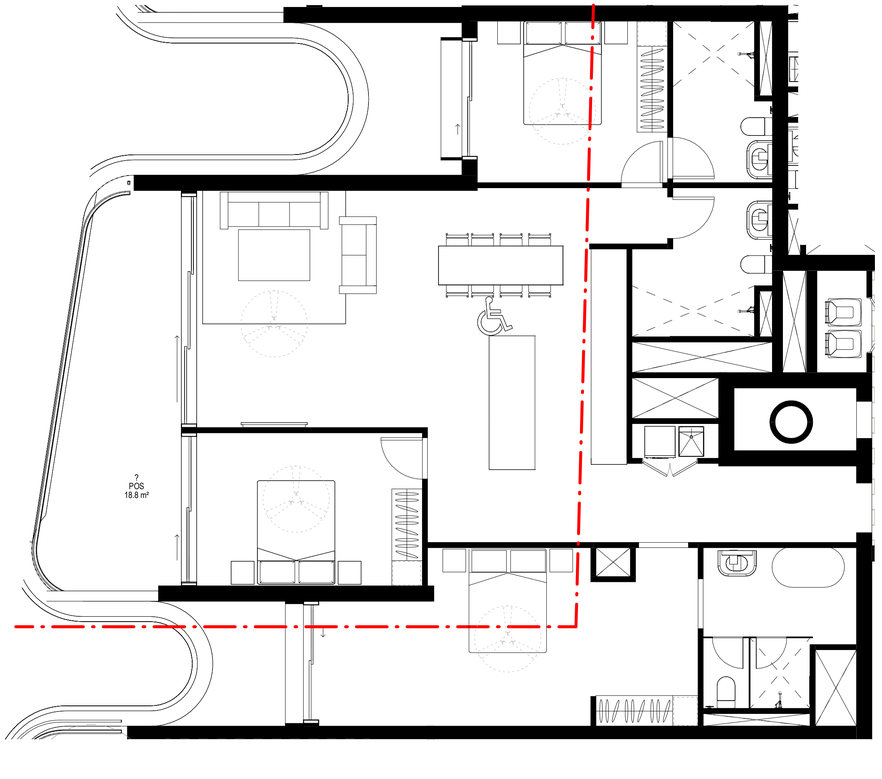
North

Scale
1 : 60 @ A1

Project No.
2304

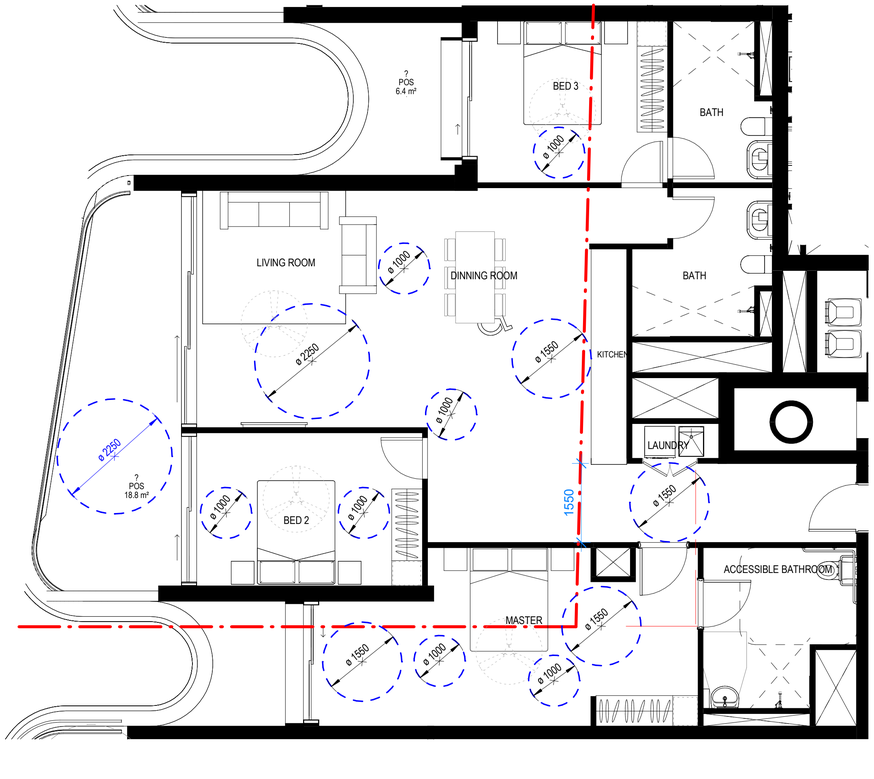
Drawing No.
DA 7051

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1 PRE ADAPTABLE UNITS 210 & 310 &410

1 : 60



2 POST ADAPTABLE UNITS 210 & 310 & 410

1 : 60

s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
s34 Agreement
Orders Made: 12/12/2025

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ORROSI

DESIGN CONSTRUCTION DEVELOPMENT

2A WILLIAM STREET ROSE BAY NSW 2029

NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev	Date	Amendment
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
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14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
ADAPTABLE UNIT LAYOUT 2

North

Scale
1 : 60 @ A1

Project No.
2304

Drawing No.
DA 7052

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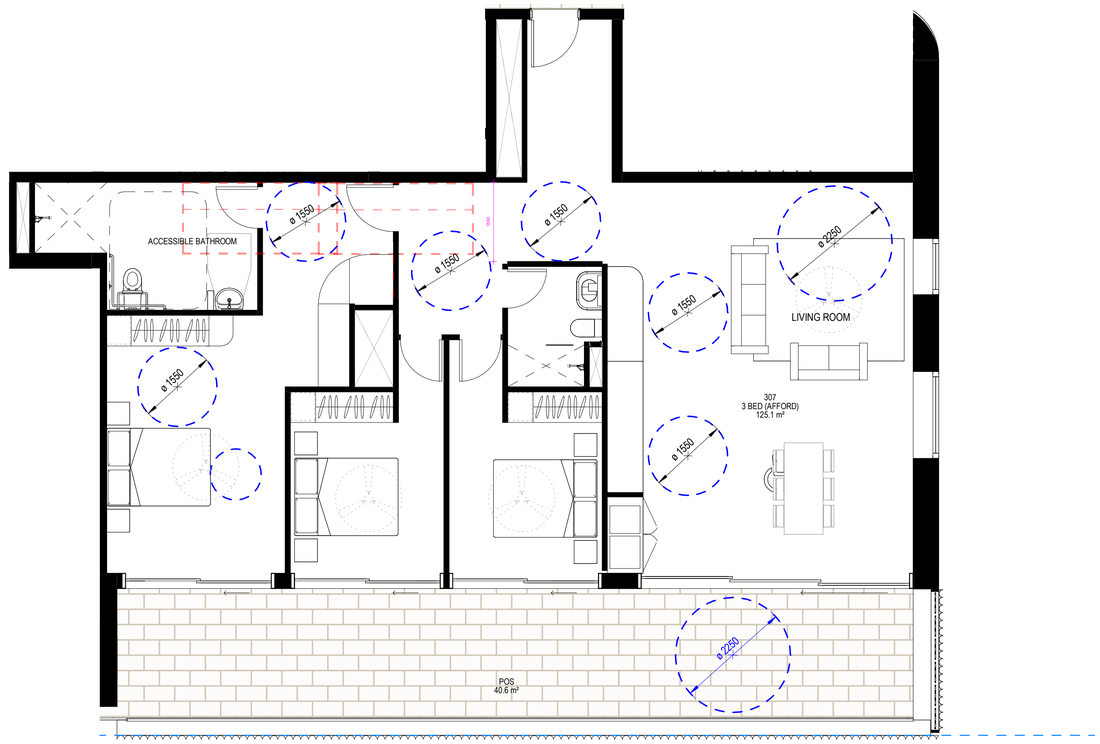
s34 AGREEMENT DOCUMENTATION

Application Number: DA-245/2024
s34 Agreement
Orders Made: 12/12/2025

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1 PRE ADAPTABLE UNITS 207 & 307 &407
1 : 60



2 POST ADAPTABLE UNITS 207 & 307 &407
1 : 60

ORROSI
DESIGN CONSTRUCTION DEVELOPMENT
2A WILLIAM STREET ROSE BAY NSW 2029
NOMINATED REGISTERED ARCHITECT: HAMID SAMAVI REG.NO 11854

Rev

Issue	Date	Amendment
11	17/10/2025	FINAL ISSUE FOR INCLUSION IN JER
12	01/11/2025	FINAL ISSUE FOR INCLUSION IN JER
13	03/11/2025	FINAL ISSUE FOR INCLUSION IN JER
14	04/11/2025	FINAL ISSUE FOR INCLUSION IN JER
15	05/11/2025	FINAL ISSUE FOR INCLUSION IN JER

Client
The Avenue Rose Bay Development Pty Ltd

Legend

Address
1-5 THE AVENUE,
ROSE BAY NSW 2029

Drawing
ADAPTABLE UNIT LAYOUT 3

North

Scale
1 : 60 @ A1

Project No.
2304

Drawing No.
DA 7053

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