

DEVELOPMENT SUMMARY

LEVEL	PARKING	NLA COMMERCIAL	NLA RETAIL	CIRCULATION/ SERVICES
LEVEL 1 - DOCK	0.0 m²	0.0 m²	0.0 m²	216.9 m²
LEVEL 2 - PARKING	5786.1 m²	0.0 m²	0.0 m²	479.3 m²
LEVEL 3 - SUPERMARKET	2794.6 m²	3809.2 m²	1045.0 m²	862.7 m²
LEVEL 4 - LIGHT INDUSTRIES	4382.1 m²	3859.3 m²	0.0 m²	96.3 m²
LEVEL 5 - LIGHT INDUSTRIES MEZZANINE	0.0 m²	1252.9 m²	0.0 m²	0.0 m²
	12962.8 m²	8921.4 m²	1045.0 m²	1655.2 m²

GFA SCHEDULE

NAME	AREA
Core	83.0 m²
GFA_Light Industries	4691.6 m²
GFA_Retail/Commercial	1585.0 m²
GFA_Supermarket	3797.6 m²
Services	230.2 m²
	10387.4 m²

AREA	PERMISSIBLE FSR	PERMISSIBLE GFA
17218.4 m²	0.75	12913.8 m²

GFA SUMMARY

LEVEL	GFA
LEVEL 1 - DOCK	83.0 m²
LEVEL 2 - PARKING	376.7 m²
LEVEL 3 - SUPERMARKET	5324.1 m²
LEVEL 4 - LIGHT INDUSTRIES	3306.6 m²
LEVEL 5 - LIGHT INDUSTRIES MEZZANINE	1297.0 m²
	10387.4 m²



Area Schedule (NLA - RETAIL)

Level	Area
LEVEL 3 - SUPERMARKET	5326.7 m²
	5326.7 m²

Area Schedule (NLA - LIGHT INDUSTRIES)

Level	Area
LEVEL 4 - LIGHT INDUSTRIES	3630.6 m²
LEVEL 5 - LIGHT INDUSTRIES MEZZANINE	1272.4 m²
	4903.0 m²

PARKING SCHEDULE

LEVEL	CARPARKS				CAR PARKING	MOTORBIKE PARKING
	INDUSTRIAL	INDUSTRIAL (ACCESSIBLE)	RETAIL	RETAIL (ACCESSIBLE)		
LEVEL 2 - PARKING	0	0	182	4	182	5
LEVEL 3 - SUPERMARKET	0	0	97	4	97	5
LEVEL 4 - LIGHT INDUSTRIES	72	2	0	0	72	0
	72	2	279	8	351	10

Area Schedule (NLA - RETAIL PARKING RATE)	
Area	Parking Rate (RETAIL)
5326.7 m²	266

Area Schedule (NLA - LIGHT INDUSTRIES PARKING...	
Area	Parking Rate
4903.0 m²	140

Area Schedule (NLA - FACTORY PARKING RATE)	
Area	Parking Rate
4903.0 m²	65

Liverpool DCP:

1 disabled parking per 100 retail/commercial

Current Light Industries LFA: 4923.5m²

1 carpark per 35m² of Office LFA

1 carpark per 75m² of Factory/Warehouse LFA

Current Retail LFA: 5331.7m²

1 carpark per 20m² of Retail LFA

LINK:
<https://eplanning.liverpool.nsw.gov.au/Pages/Plan/Book.aspx?exhibit=OnlineControls&hid=4992&s=b6+enterprise+corridor>

Liverpool Development Control Plan 2008 > Part 1 (General Controls for all Development) > 20 (Car Parking and Access) > 20.3 (On site parking)

SHEET LIST

No.	TITLE	REV.
SK00.00	DEVELOPMENT SUMMARY	P4
SK00.01	SITE PLAN	P8
SK00.02	CONTEXT PLAN	P3
SK01.01	LEVEL 1 - DOCK	P8
SK01.02	LEVEL 2 - CARPARK	P7
SK01.03	LEVEL 3 - RETAIL	P7
SK01.04	LEVEL 4 - LIGHT INDUSTRIES	P4
SK01.05	LEVEL 5 - MEZZANINE OFFICE	P3
SK01.06	LEVEL 6 - ROOF	P3
SK02.01	SECTIONS	P4
SK03.01	WINTER SOLSTICE	P3
SK03.02	EQUINOX	P3
SK05.01	GFA PLANS	P6
SK05.02	NLA PLANS	P6

PLANNING PROPOSAL

Revisions	P1	20.12.22	FOR CLIENT REVIEW	DM
	P2	31.03.23	FOR CLIENT REVIEW	DM
	P3	26.07.23	FOR CLIENT REVIEW	DM
	P4	21.03.25	FOR INFORMATION	HDF

Project / **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

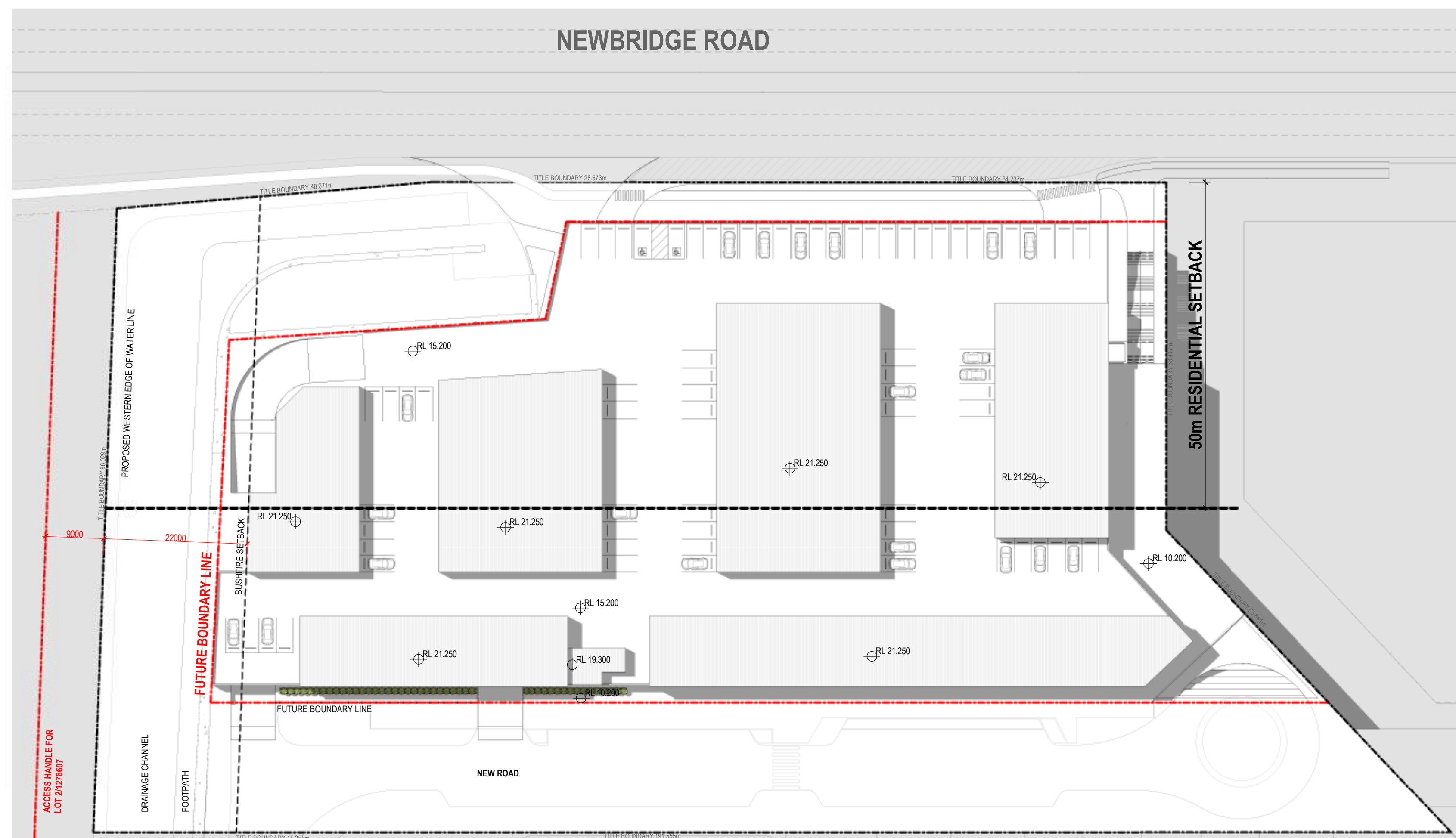
Drawing / **DEVELOPMENT SUMMARY**

Project No / **214205** Date / **20.12.22** Author / **DM**

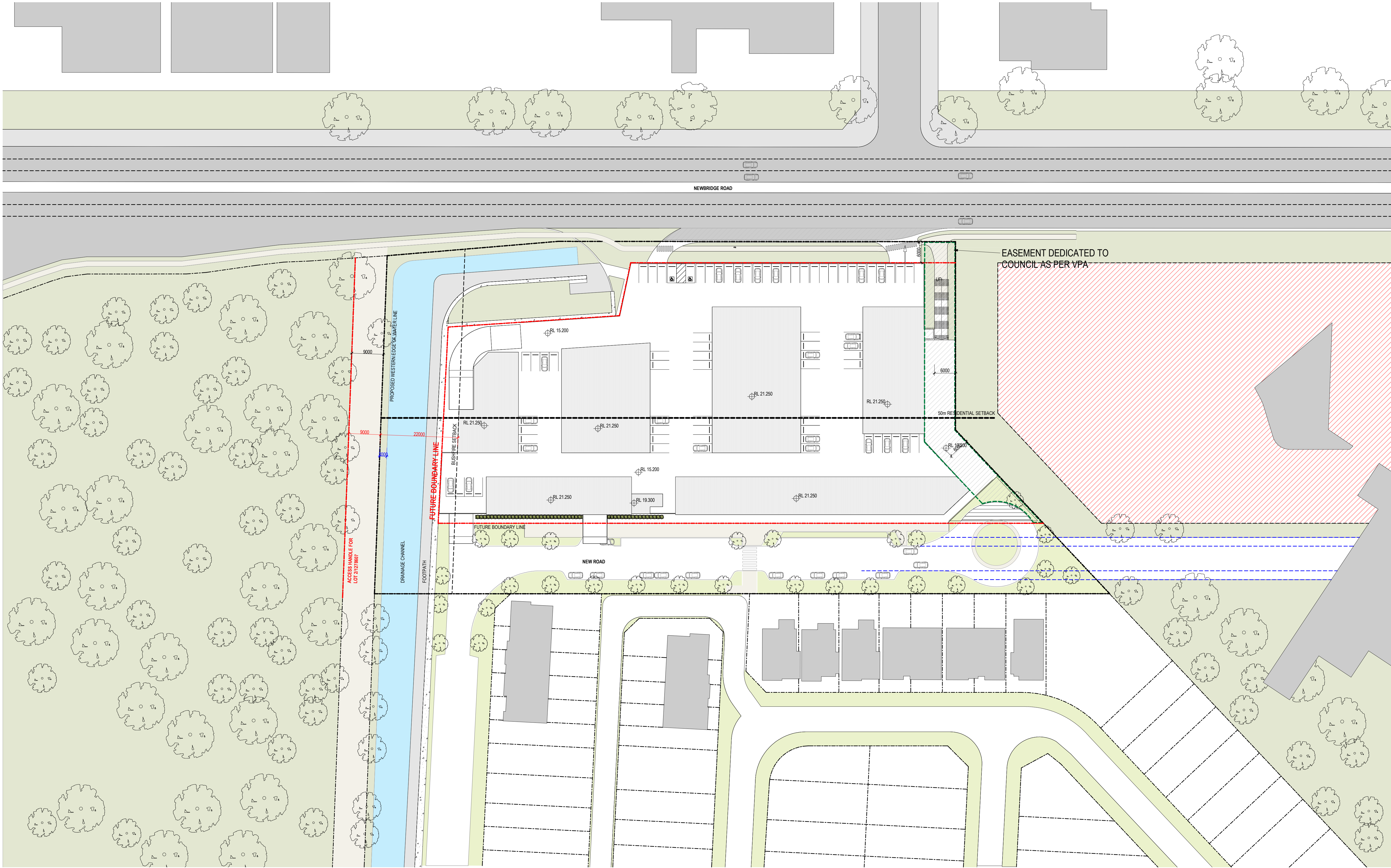
Scale: @ A1 /

Drawing No. / **SK00.00 P4**

rothelowman



Brisbane, Melbourne, Sydney
www.rothelowman.com.au



PLANNING PROPOSAL

Revisions	P1	27.03.19	ISSUE FOR CLIENT REVIEW	SM
	P2	24.05.19	FOR INFORMATION	JG
	P3	21.03.25	FOR INFORMATION	HDF

Project / **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

Drawing / **CONTEXT PLAN**

Project No / **214205** Date / **11/05/2017** Author / **AK**

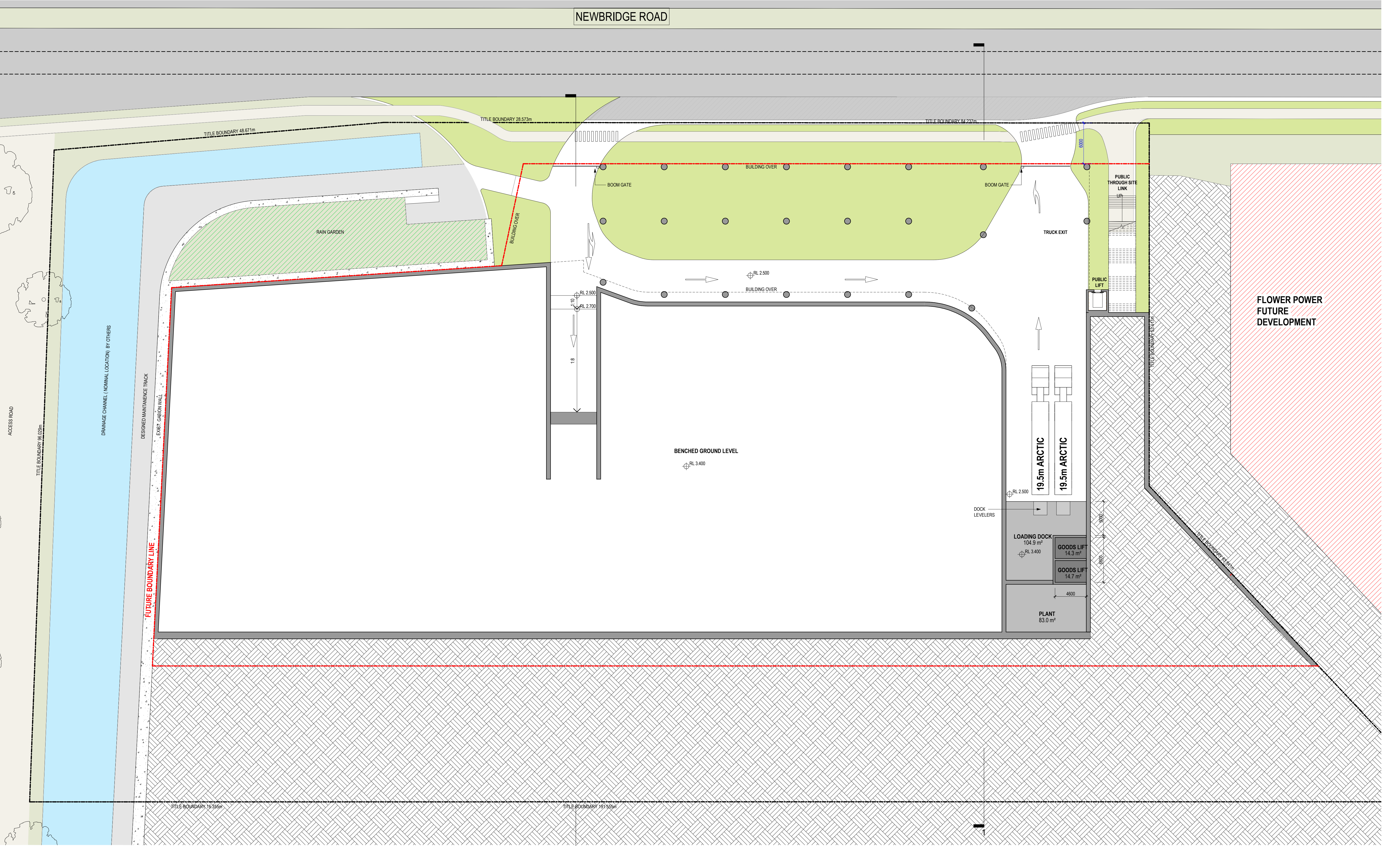
Scale: @ A1 / **1 : 500**

Drawing No. / **SK00.02 P3**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



PLANNING PROPOSAL

Revisions	P4	28.08.19	FOR CLIENT REVIEW	JLI
	P5	20.12.22	FOR CLIENT REVIEW	DM
	P6	31.03.23	FOR CLIENT REVIEW	DM
	P7	26.07.23	FOR CLIENT REVIEW	DM
	P8	21.03.25	FOR INFORMATION	HDF

2

Project **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

Drawing **LEVEL 1 - DOCK**

Project No **214205**

Date **20.12.22**

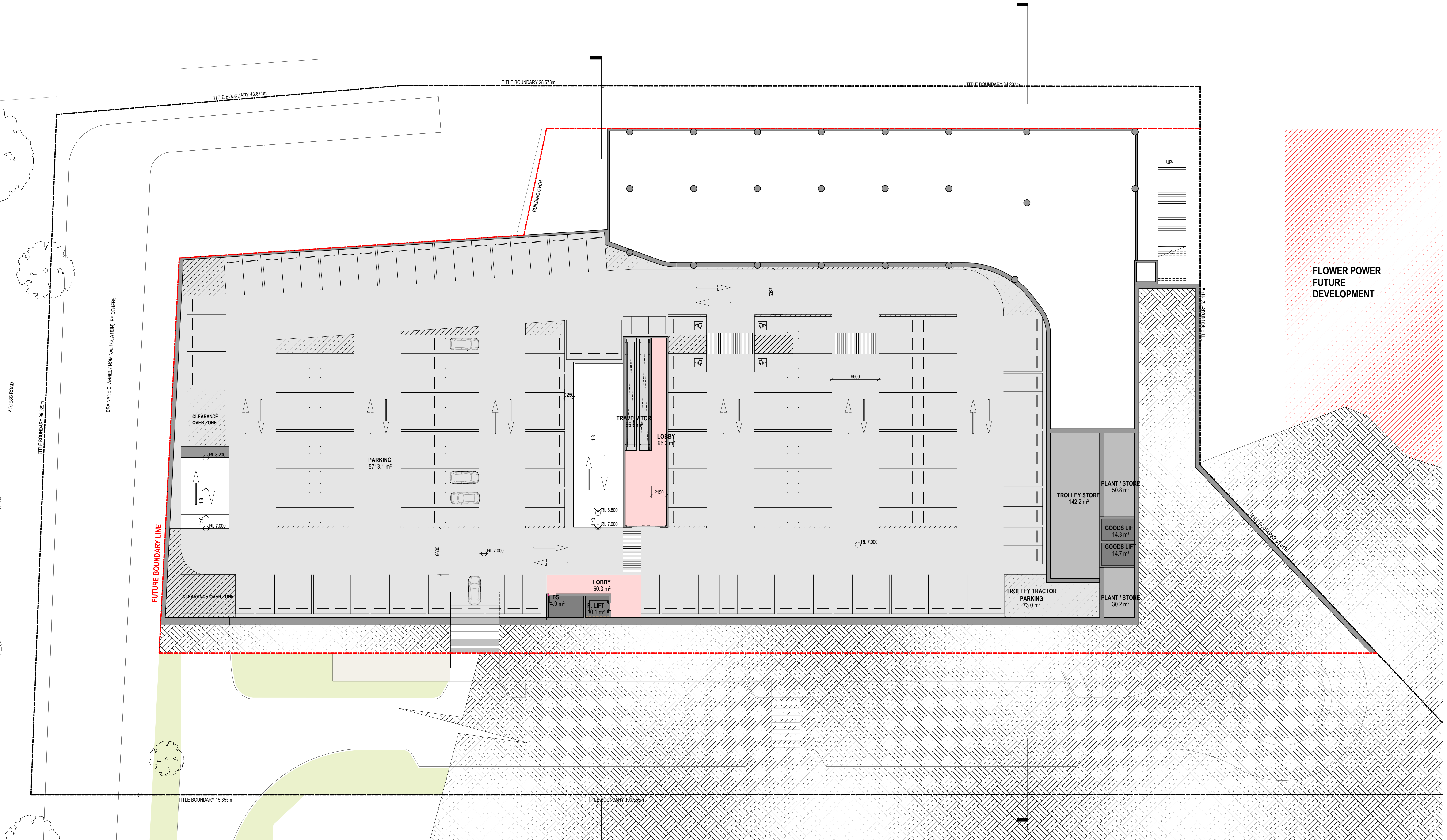
Author **DM**

Scale: @ A1 **1 : 250**

Drawing No. **SK01.01 P8**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



PLANNING PROPOSAL

Revisions	P3	19.08.19	FOR CLIENT REVIEW	JLI
	P4	28.08.19	FOR CLIENT REVIEW	JLI
	P5	20.12.22	FOR CLIENT REVIEW	DM
	P6	31.03.23	FOR CLIENT REVIEW	DM
	P7	26.07.23	FOR CLIENT REVIEW	DM

21/03/2025 11:49:05 AM

Project / **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

Drawing / **LEVEL 2 - CARPARK**

Project No / **214205**

Date / **20.12.22**

Author / **DM**

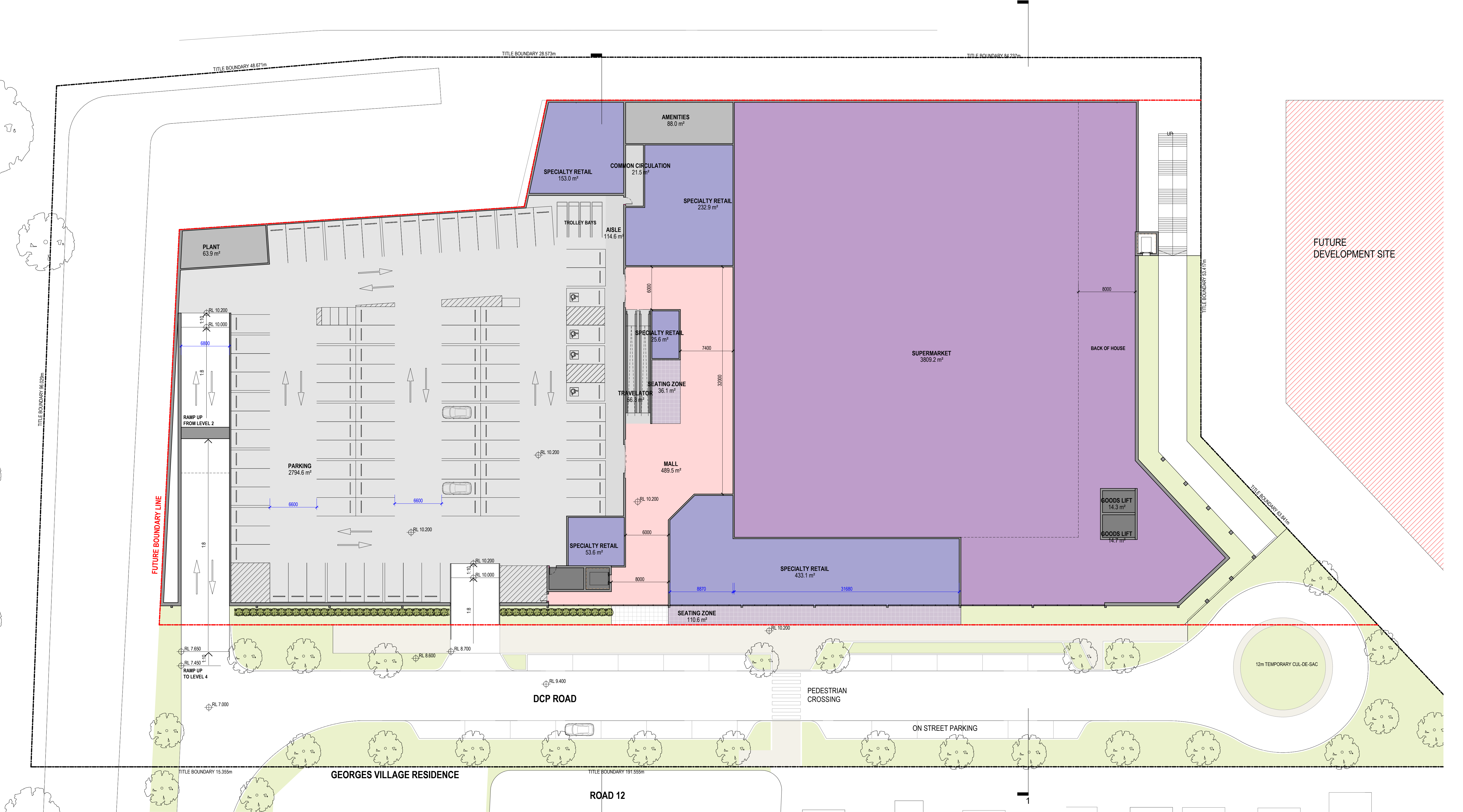
Scale: @ A1 / **1 : 250**

Drawing No. / **SK01.02 P7**



rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



PLANNING PROPOSAL

Revisions	P3	19.08.19	FOR CLIENT REVIEW
	P4	28.08.19	FOR CLIENT REVIEW
	P5	20.12.22	FOR CLIENT REVIEW
	P6	31.03.23	FOR CLIENT REVIEW
	P7	26.07.23	FOR CLIENT REVIEW

JLI
JLI
DM
DM
DM

Project /
GEORGES COVE VILLAGE
146 Newbridge Rd
MOOREBANK, NSW

Drawing /
LEVEL 3 - RETAIL

Project No /
214205

Date /
20.12.22

Author /
DM

Scale: @ A1 /
1 : 250

Drawing No. /
SK01.03 P7

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



PLANNING PROPOSAL

Revisions	P1	20.12.22	FOR CLIENT REVIEW	DM
	P2	31.03.23	FOR CLIENT REVIEW	DM
	P3	26.07.23	FOR CLIENT REVIEW	DM
	P4	21.03.25	FOR INFORMATION	HDF

21/03/2025 11:49:10 AM

Project / **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOORESBANK, NSW

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

Drawing / **LEVEL 4 - LIGHT INDUSTRIES**

Project No / **214205** Date / **20.12.22** Author / **DM** Scale: @ A1 / **1 : 250**

Drawing No. / **SK01.04 P4**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



PLANNING PROPOSAL

Revisions	P1	20.12.22	FOR CLIENT REVIEW	DM
	P2	31.03.23	FOR CLIENT REVIEW	DM
	P3	26.07.23	FOR CLIENT REVIEW	DM

Project / **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

Drawing / **LEVEL 5 - MEZZANINE OFFICE**

Project No / **214205**

Date / **20.12.22**

Author / **DM**

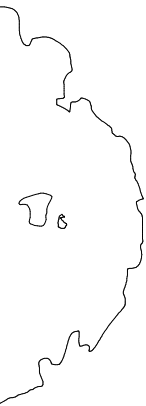
Scale: @ A1 / **1 : 250**

Drawing No. / **SK01.05 P3**

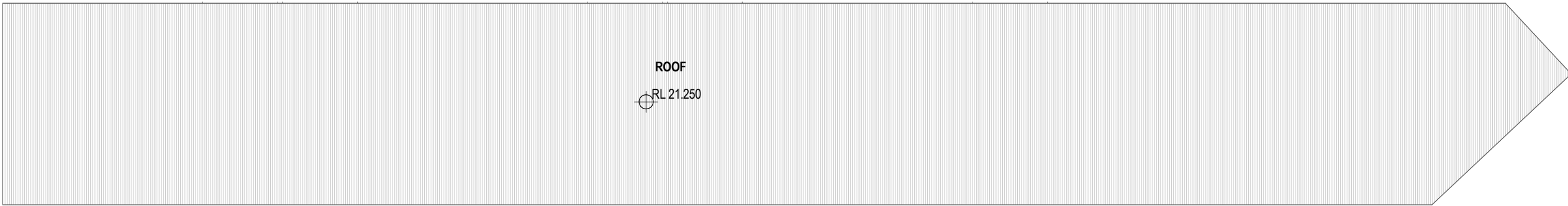
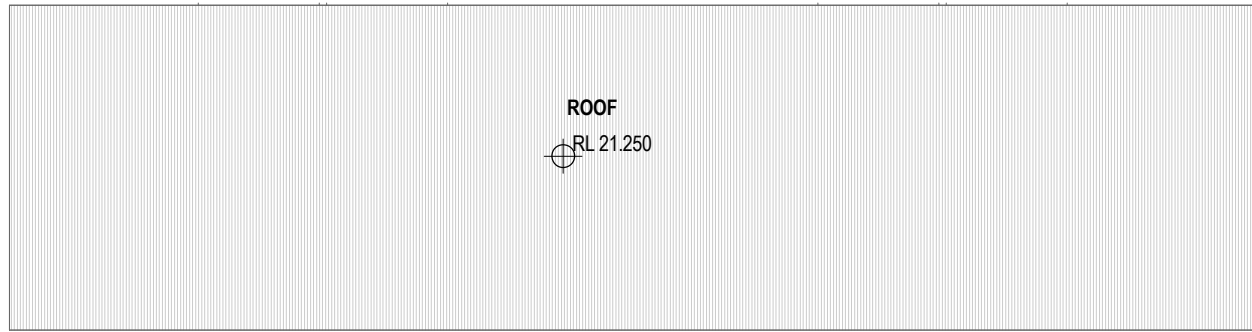
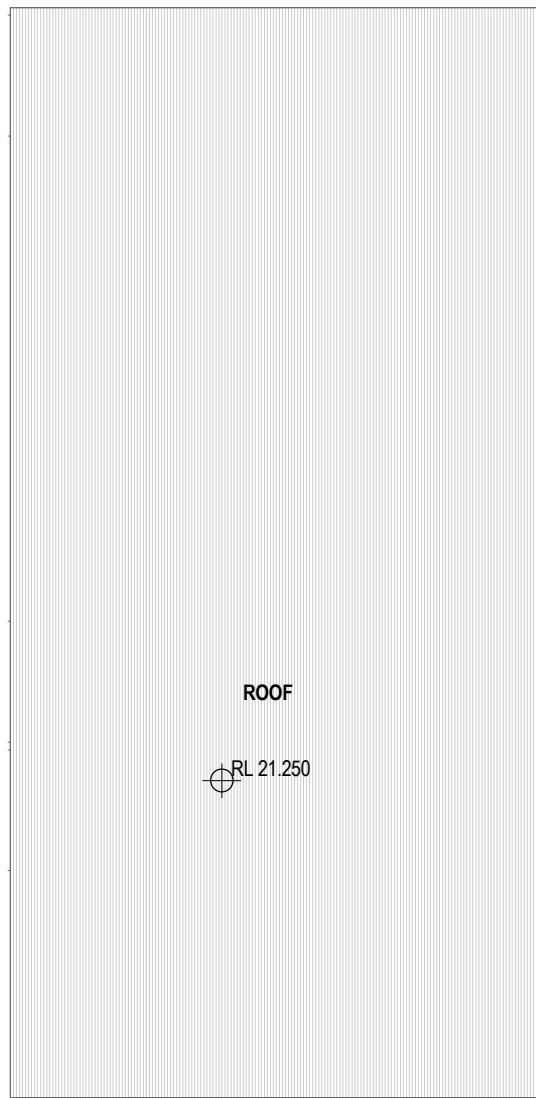
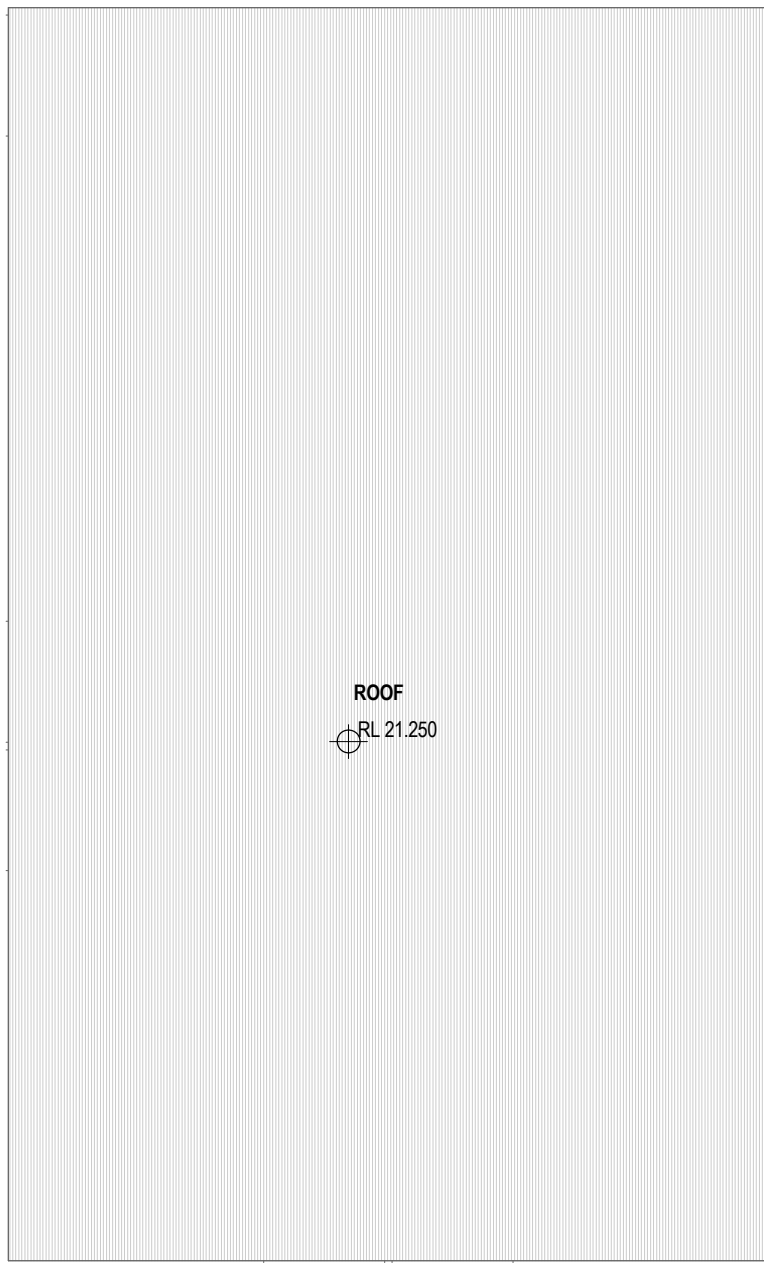
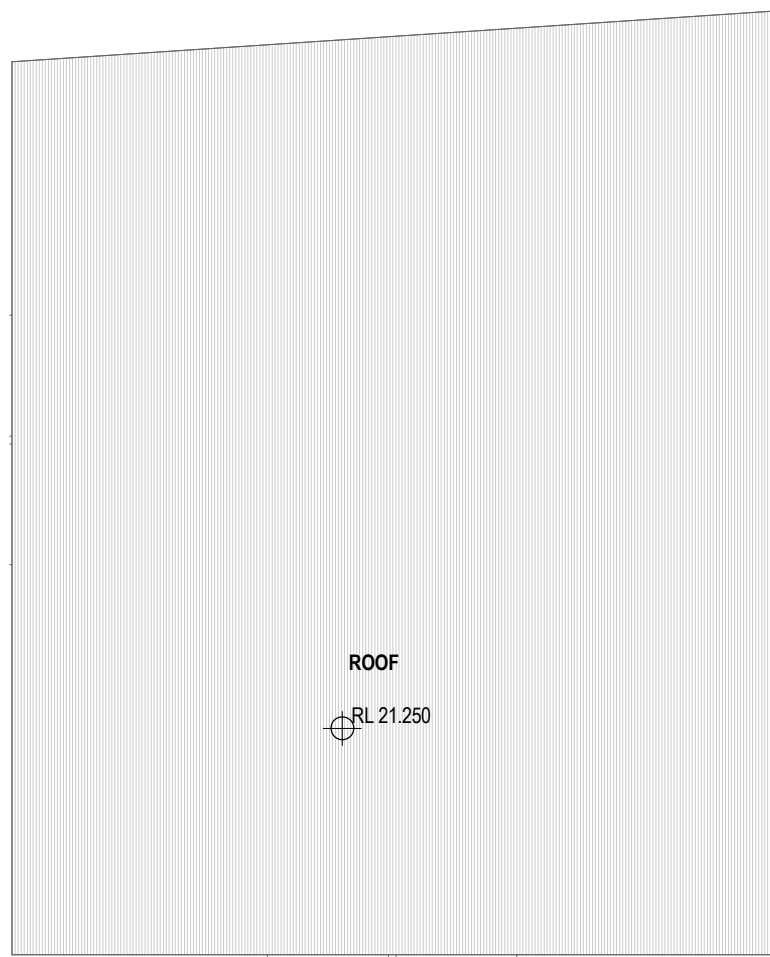
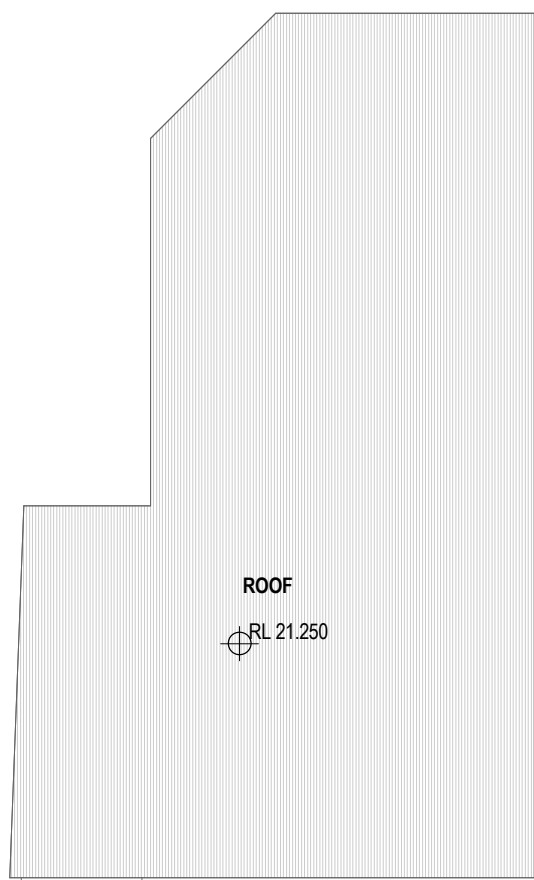
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



FUTURE BOUNDARY LINE



PLANNING PROPOSAL

Revisions	P1	20.12.22	FOR CLIENT REVIEW	DM
	P2	31.03.23	FOR CLIENT REVIEW	DM
	P3	26.07.23	FOR CLIENT REVIEW	DM

21/03/2025 11:49:11 AM

Project **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

Drawing **LEVEL 6 - ROOF**

Project No **214205** Date **20.12.22**

Author **DM**

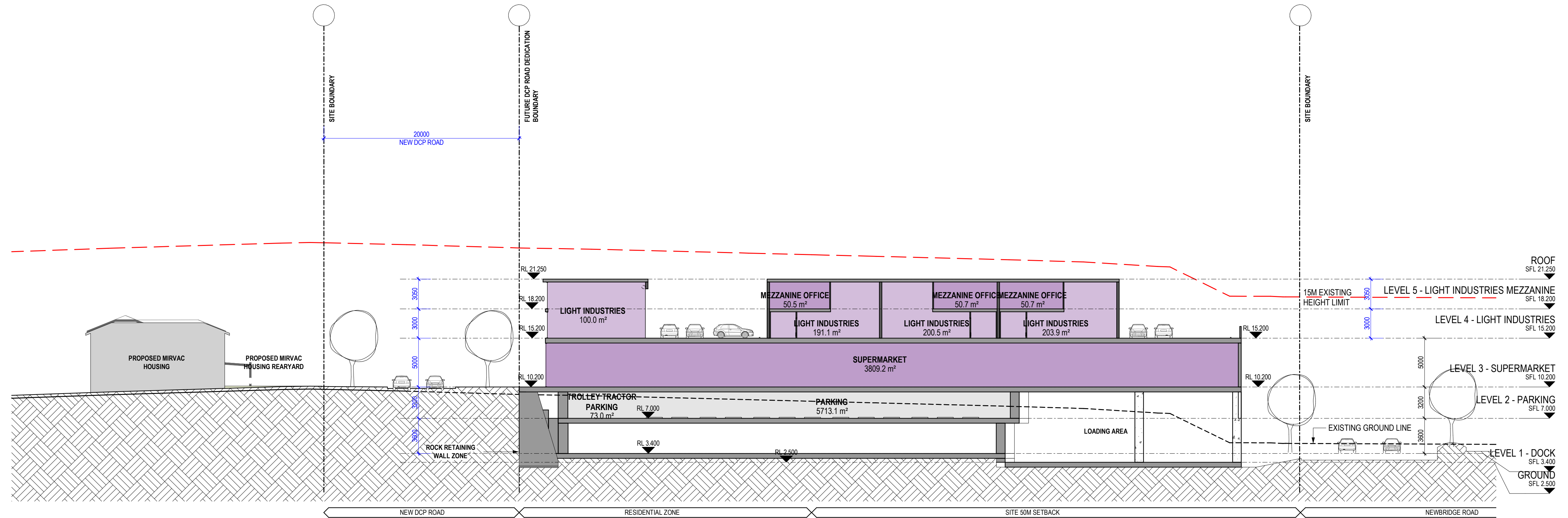
Scale: @ A1 **1 : 250**

Drawing No. **SK01.06 P3**

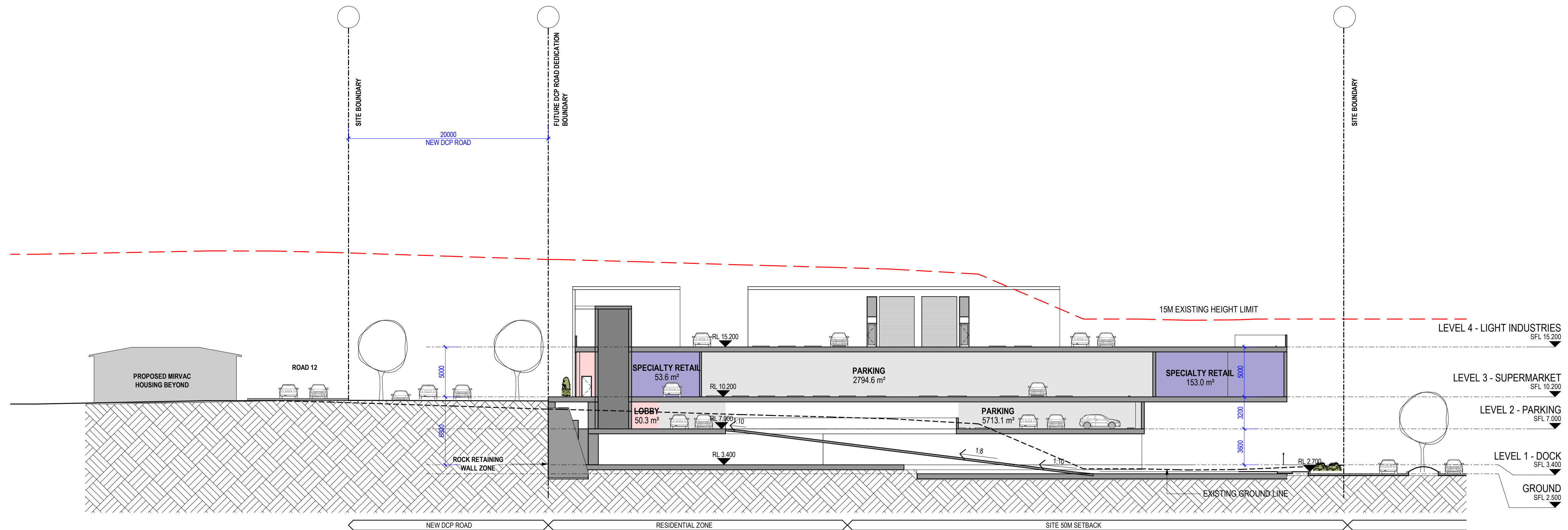


rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au



SECTION_1



SECTION_2

PLANNING PROPOSAL

Revisions	P1	20.12.22	FOR CLIENT REVIEW	DM
	P2	31.03.23	FOR CLIENT REVIEW	DM
	P3	26.07.23	FOR CLIENT REVIEW	DM
	P4	21.03.25	FOR INFORMATION	HDF

Project **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

Drawing **SECTIONS**

Project No **214205** Date **20.12.22**

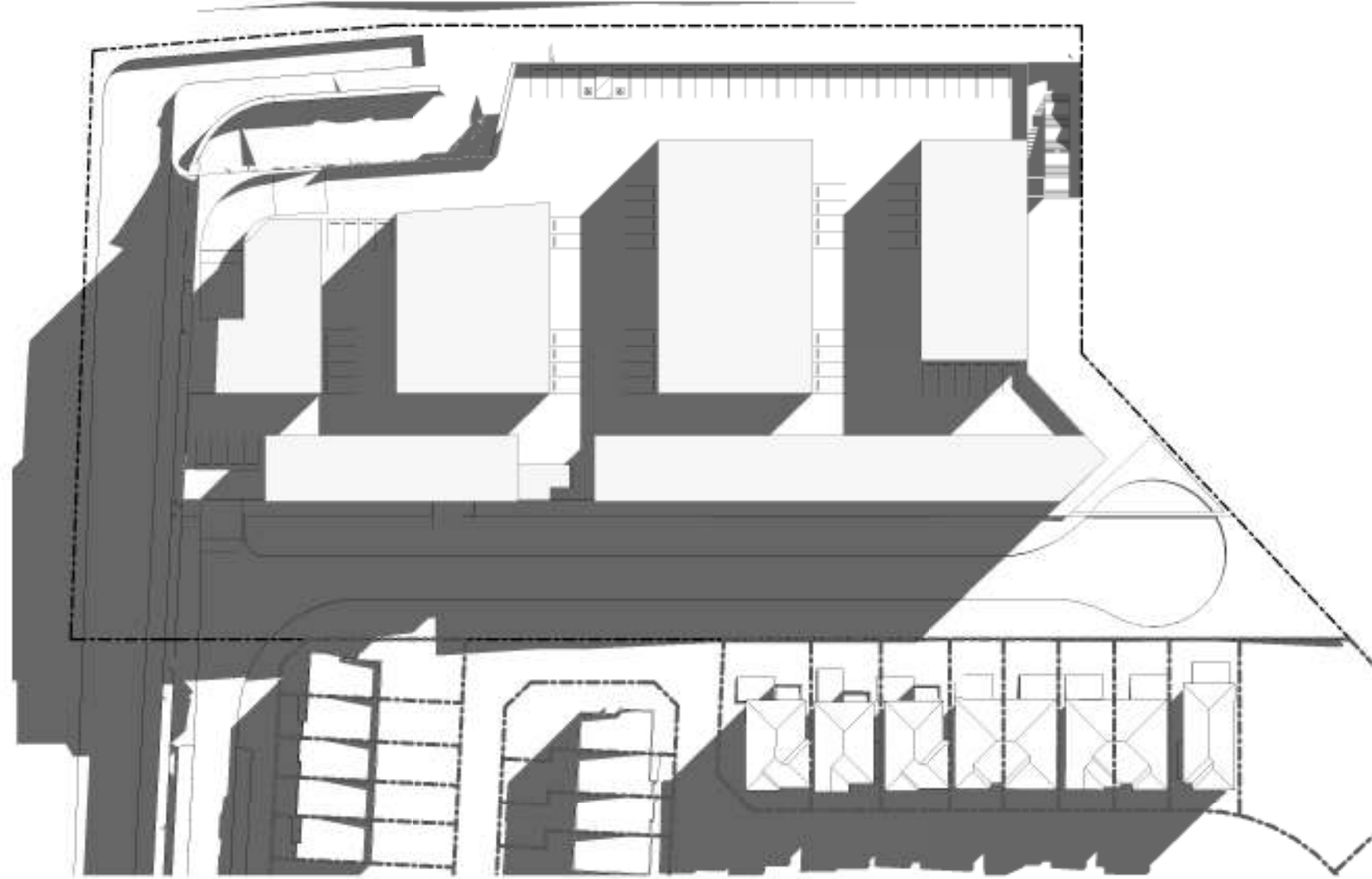
Author **DM**

Scale: @ A1 **1 : 250**

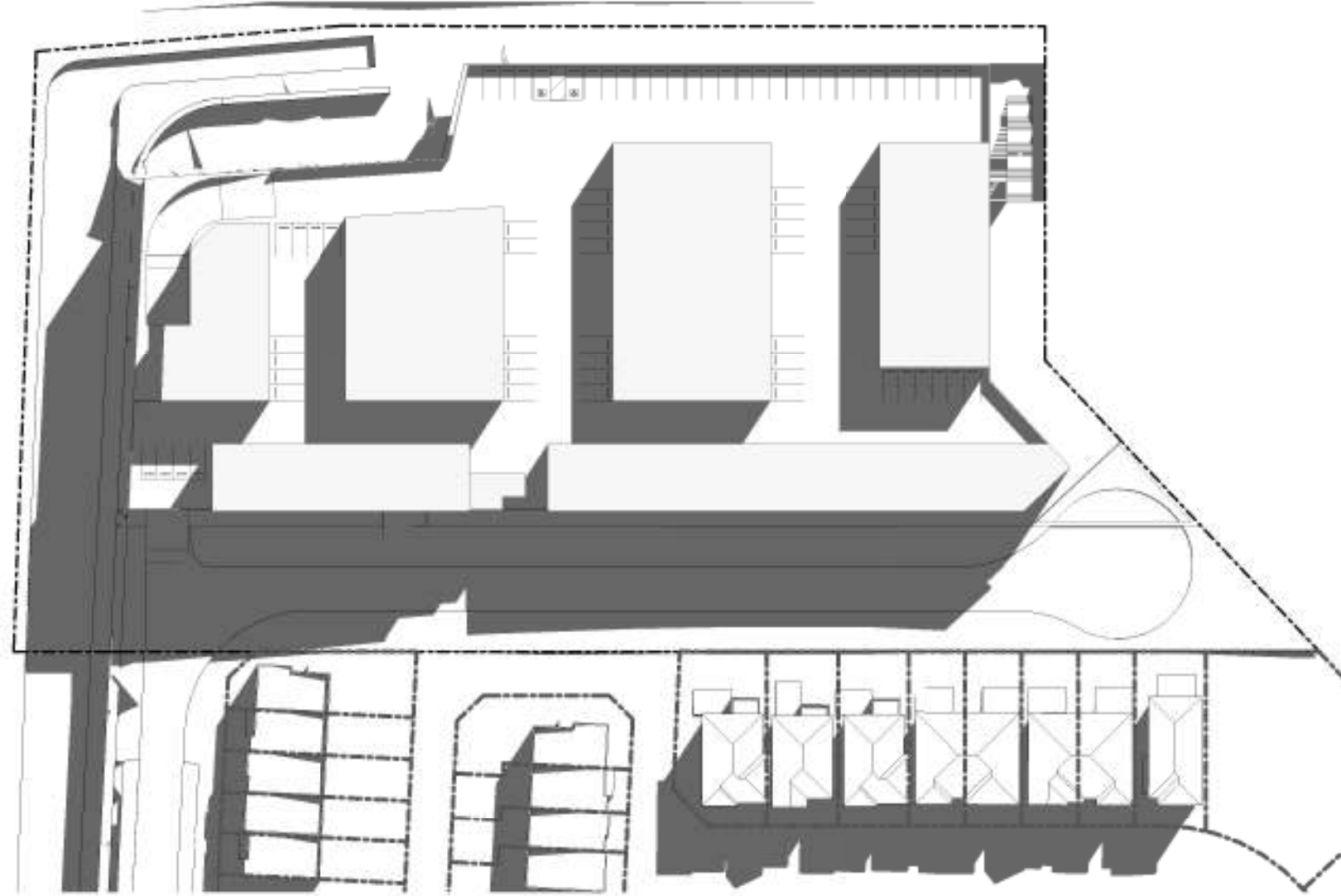
Drawing No. **SK02.01 P4**

rothelowman

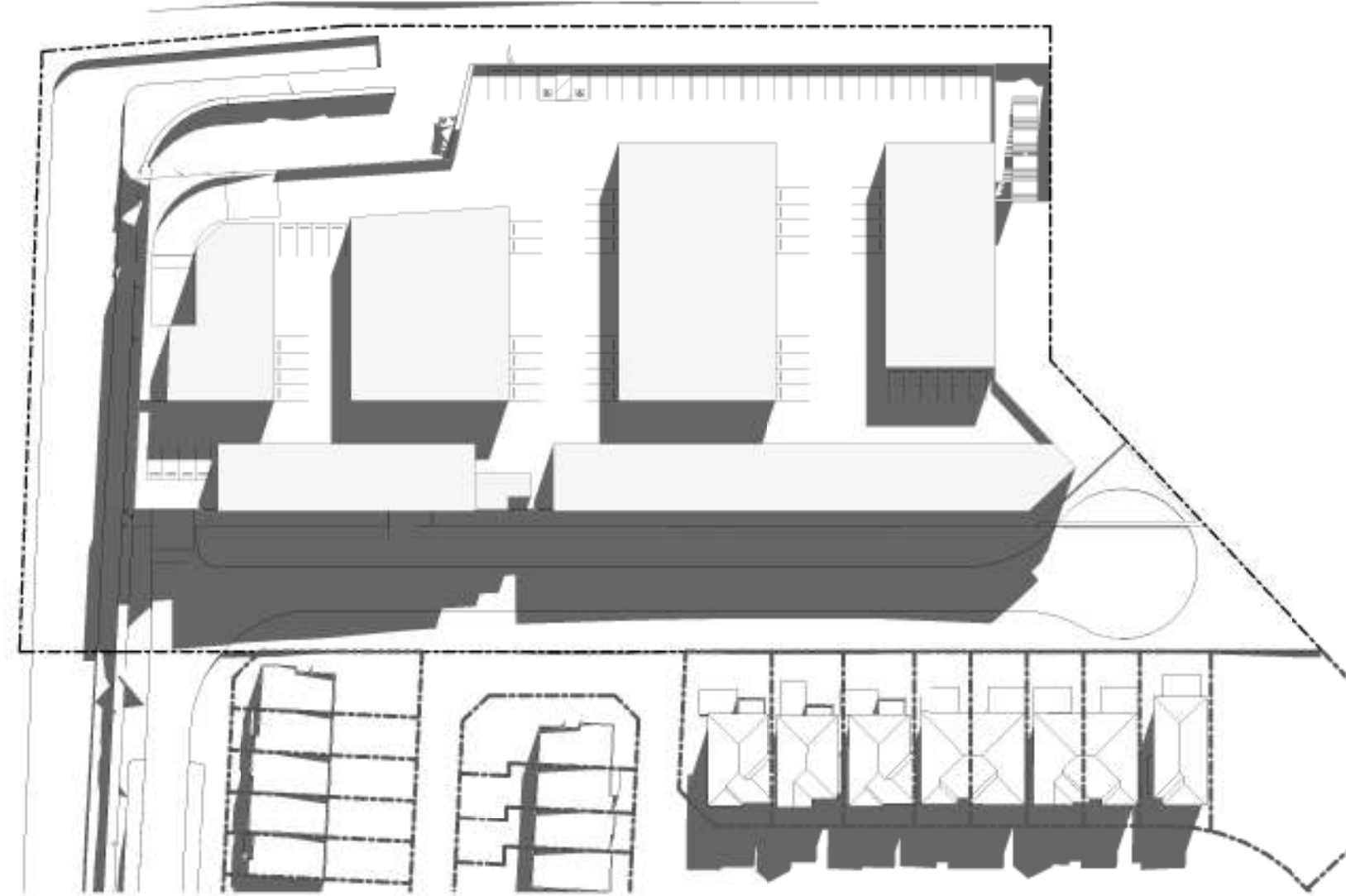
Brisbane, Melbourne, Sydney
www.rothelowman.com.au



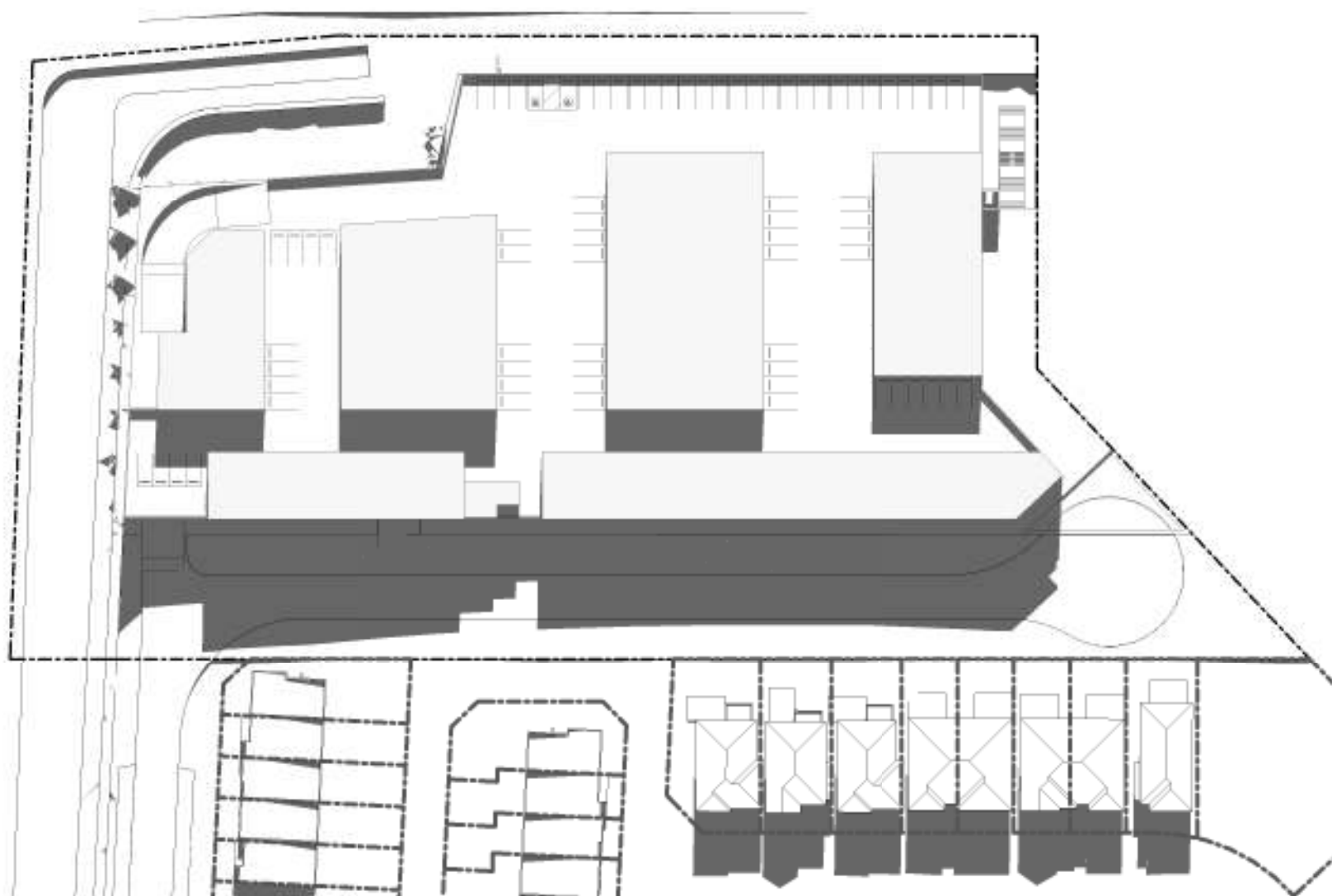
0900 JUN22



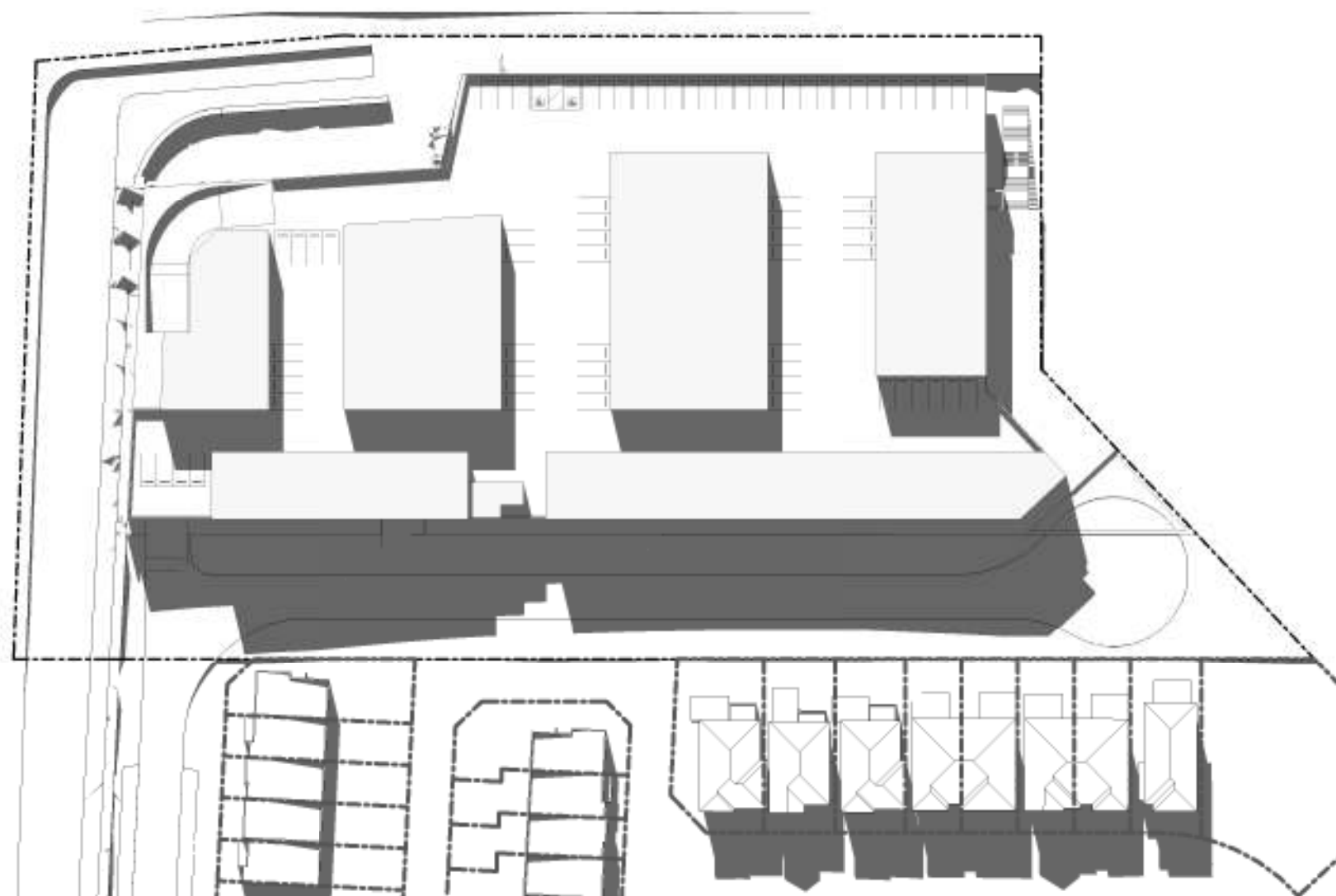
1000 JUN22



1100 JUN22



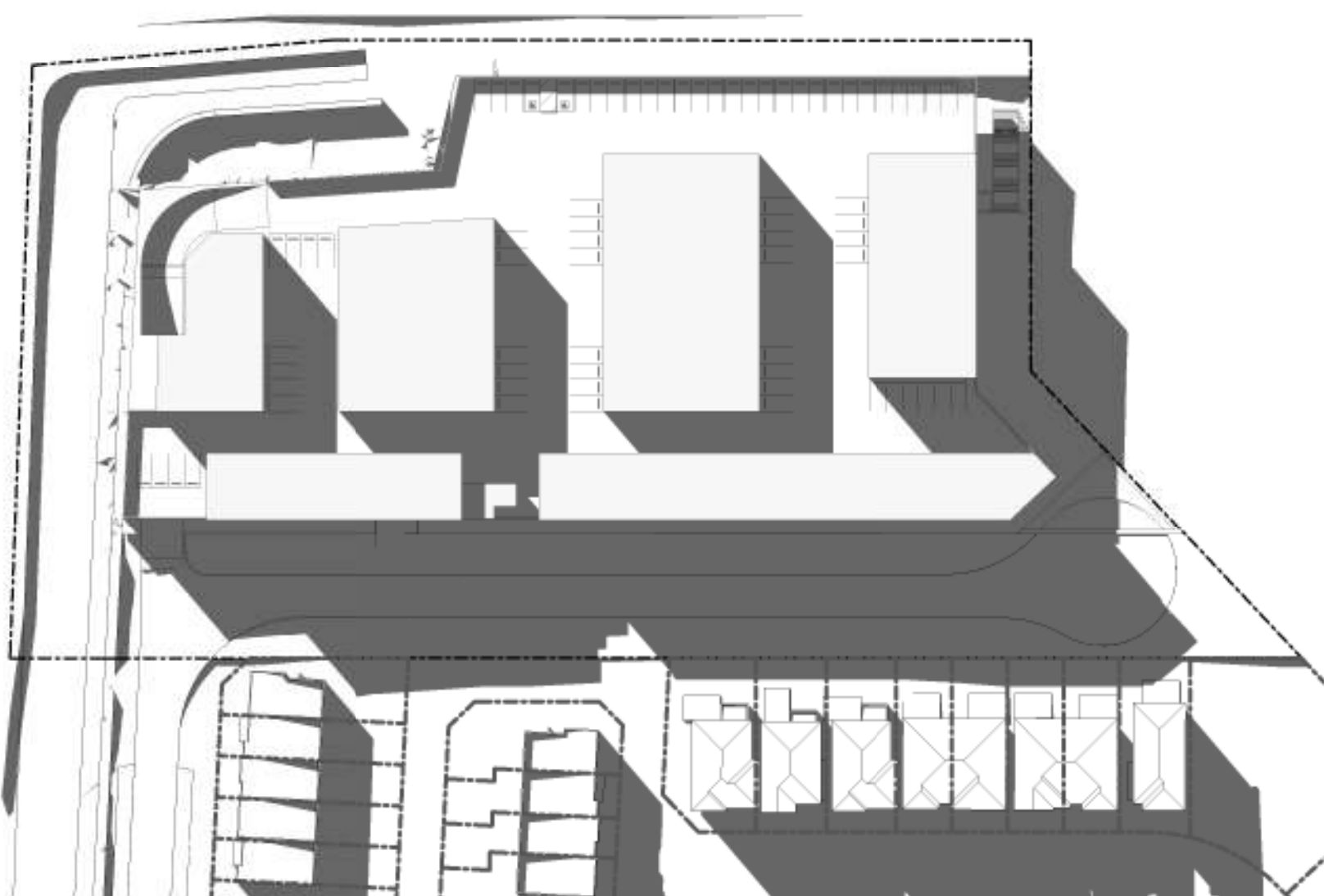
1200 JUN22



1300 JUN22



1400 JUN22



1500 JUN22

PLANNING PROPOSAL

Revisions	P1	20.12.22	FOR CLIENT REVIEW	DM
	P2	31.03.23	FOR CLIENT REVIEW	DM
	P3	26.07.23	FOR CLIENT REVIEW	DM

21/03/2025 11:49:21 AM

Project / **GEORGES COVE
VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

Drawing / **WINTER SOLSTICE**

Project No / **214205** Date / **20.12.22**

Author / **DM**

Scale: @ A1 / **1 : 1000**

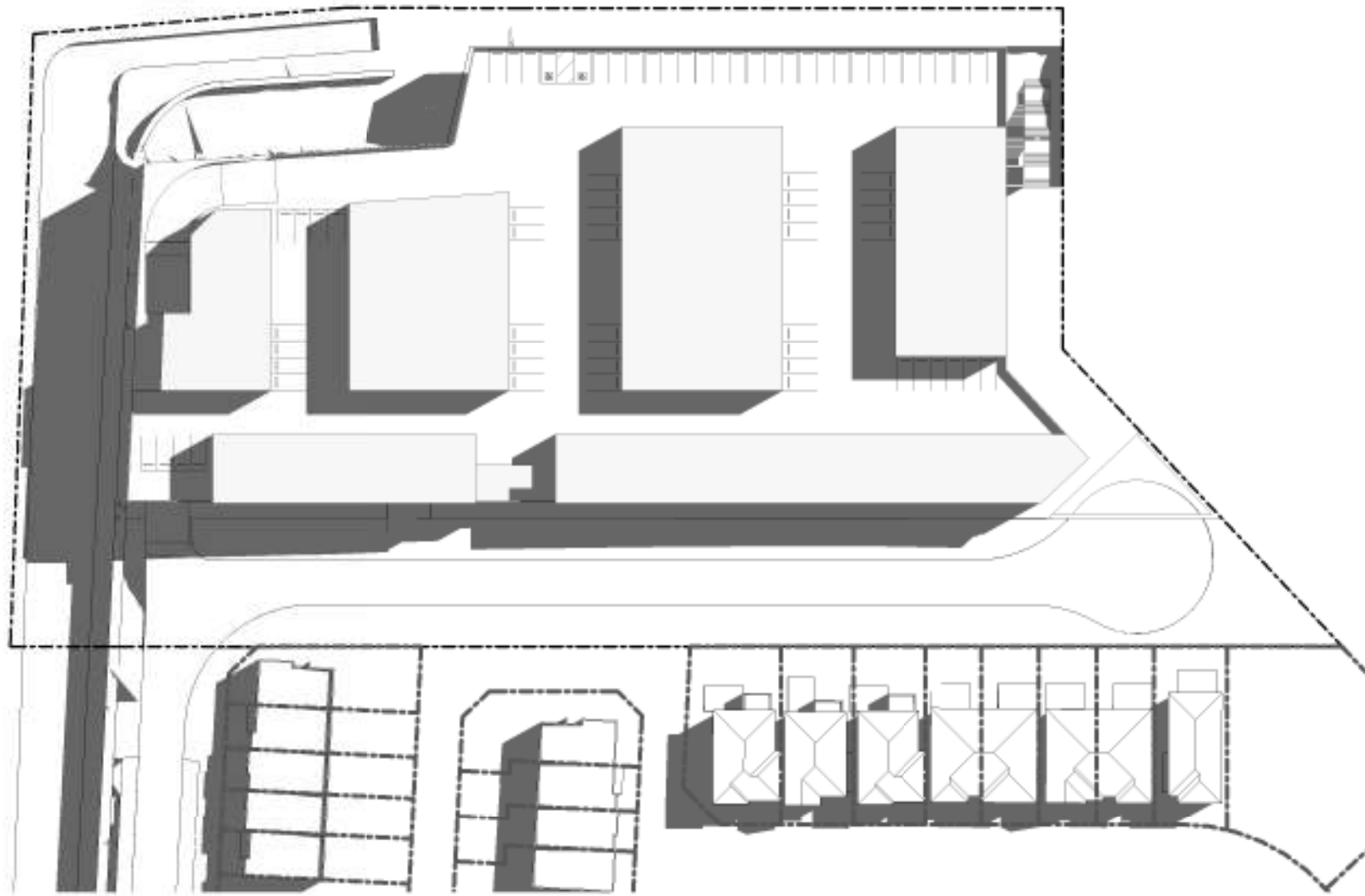
Drawing No. / **SK03.01 P3**



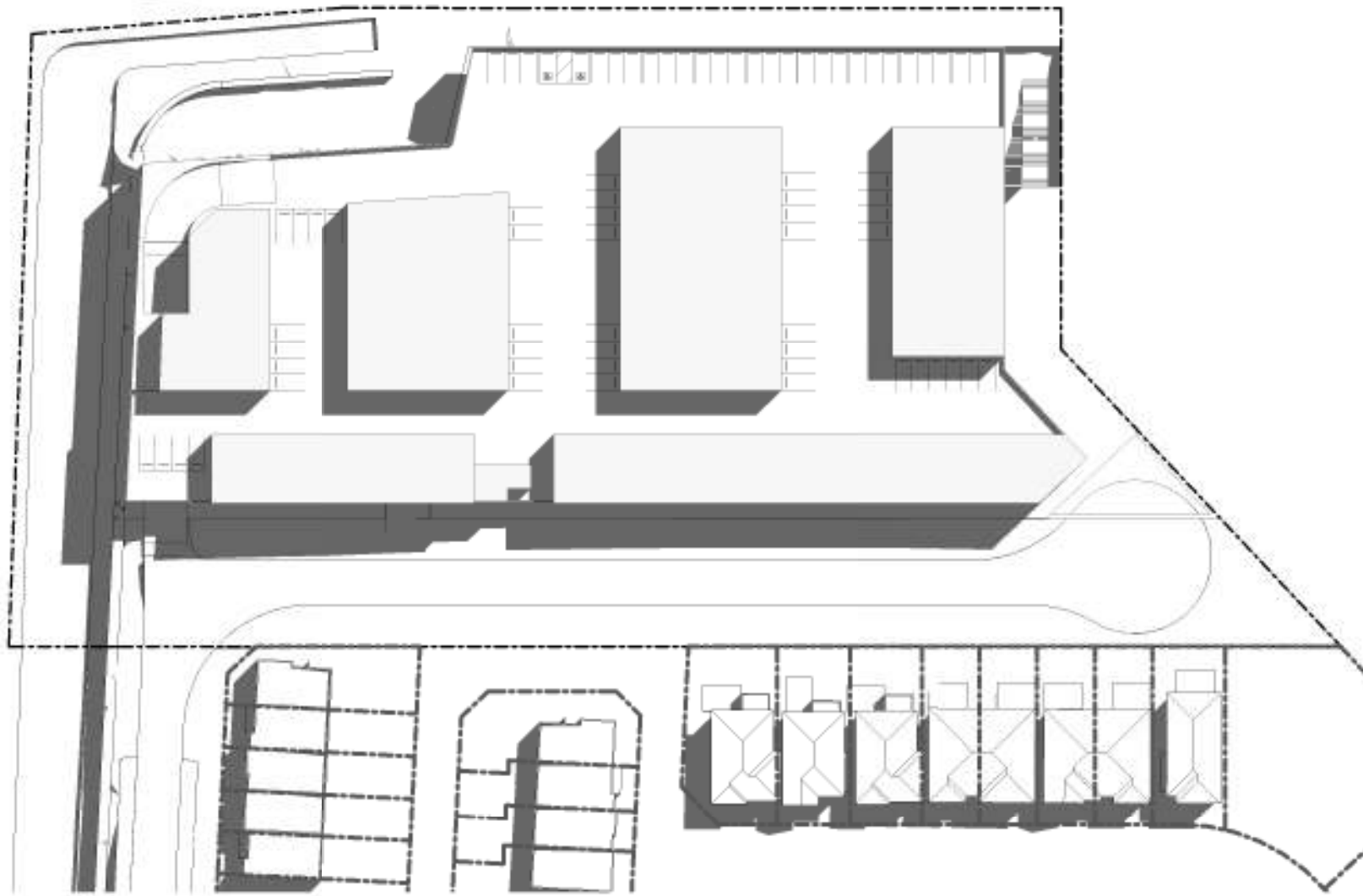
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

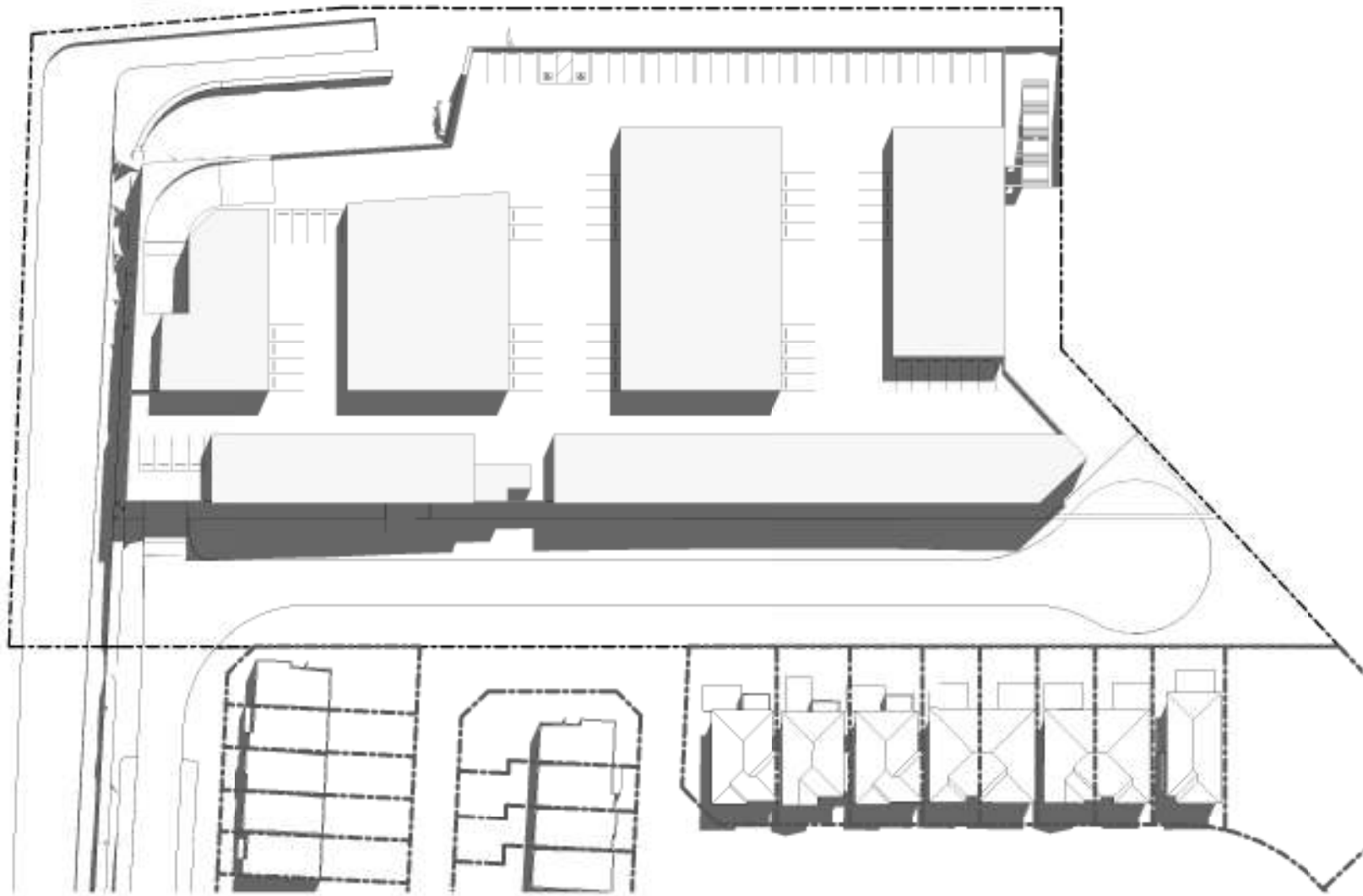
Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



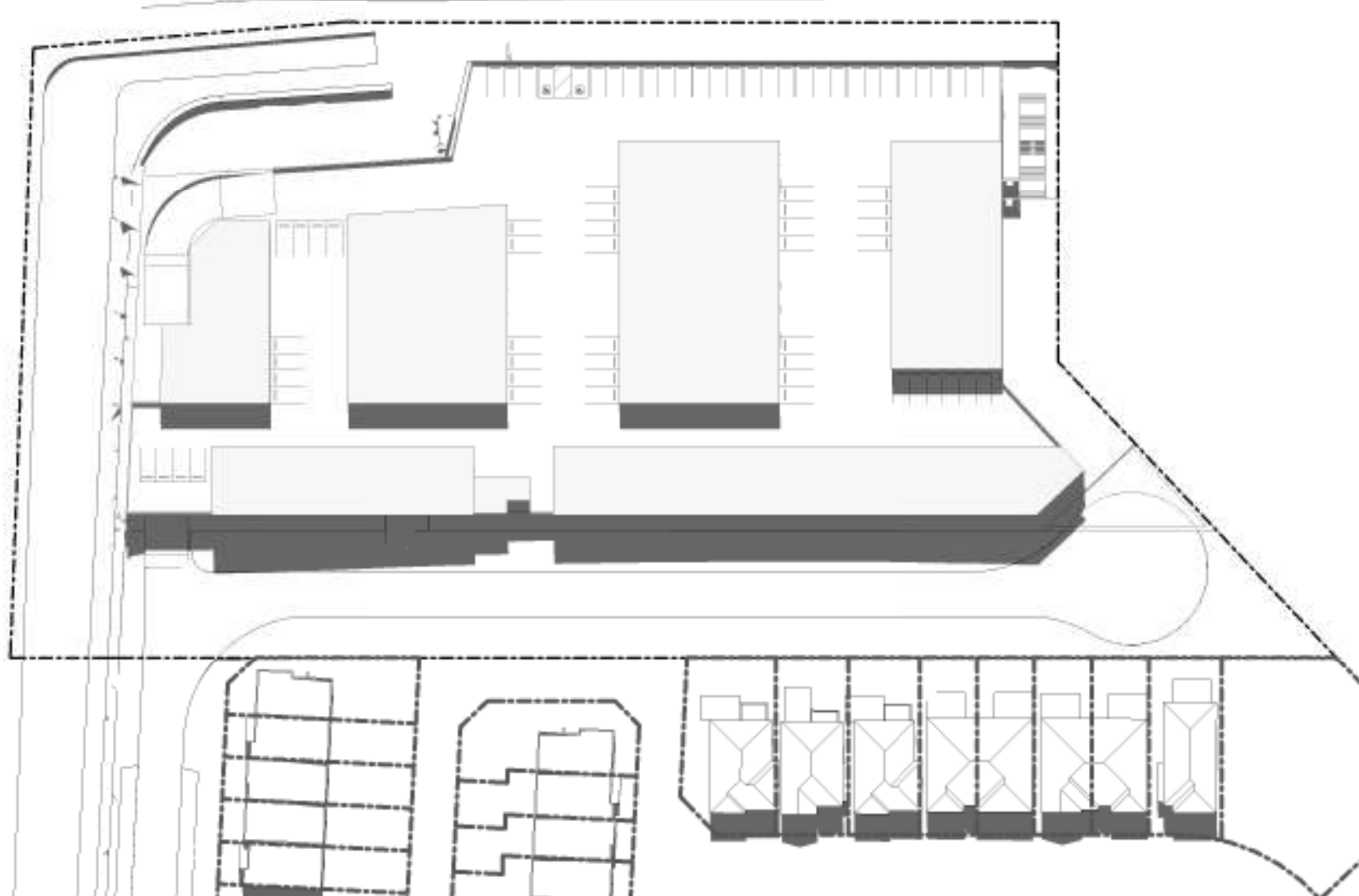
0900 SEP22



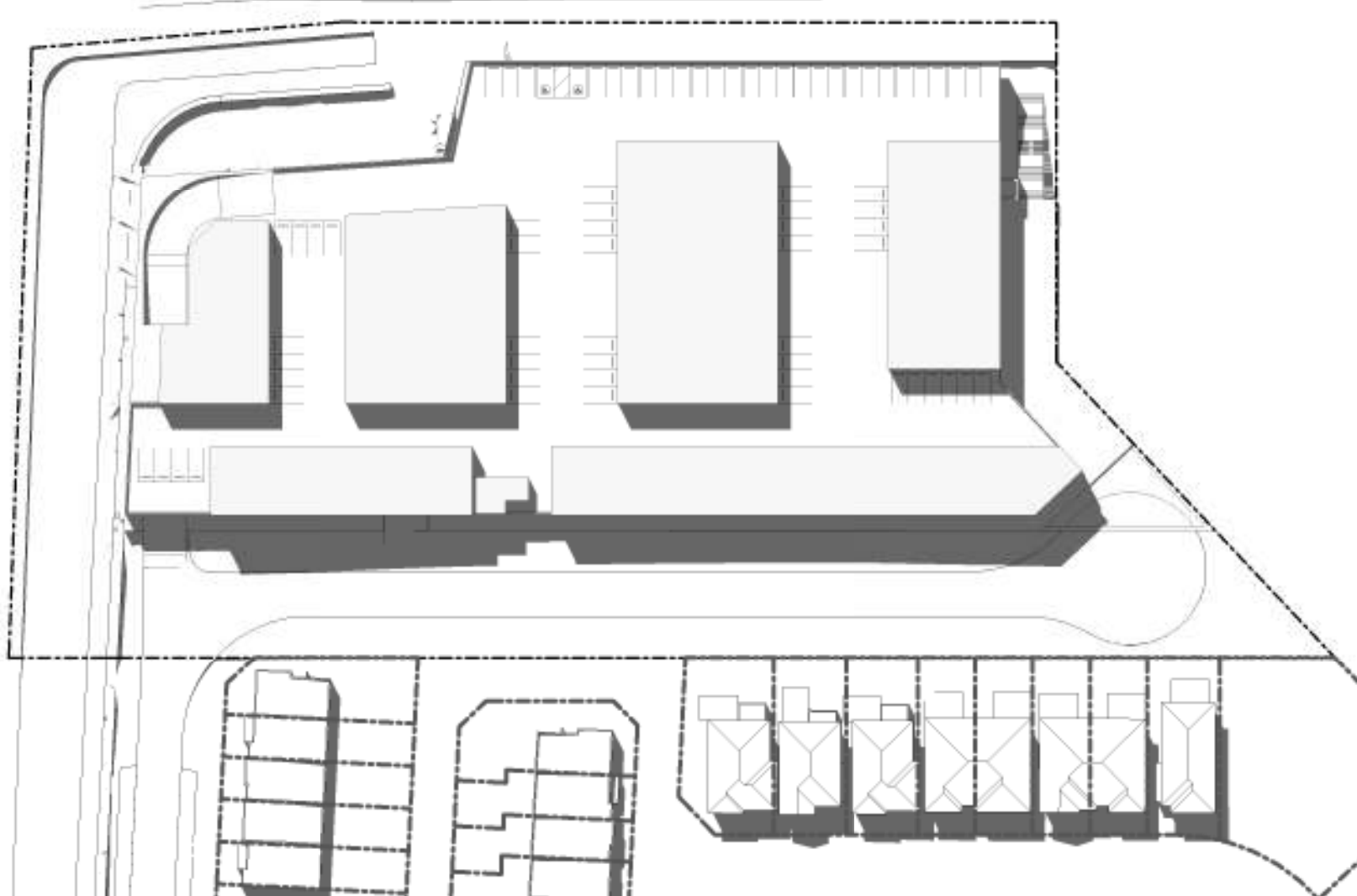
1000 SEP22



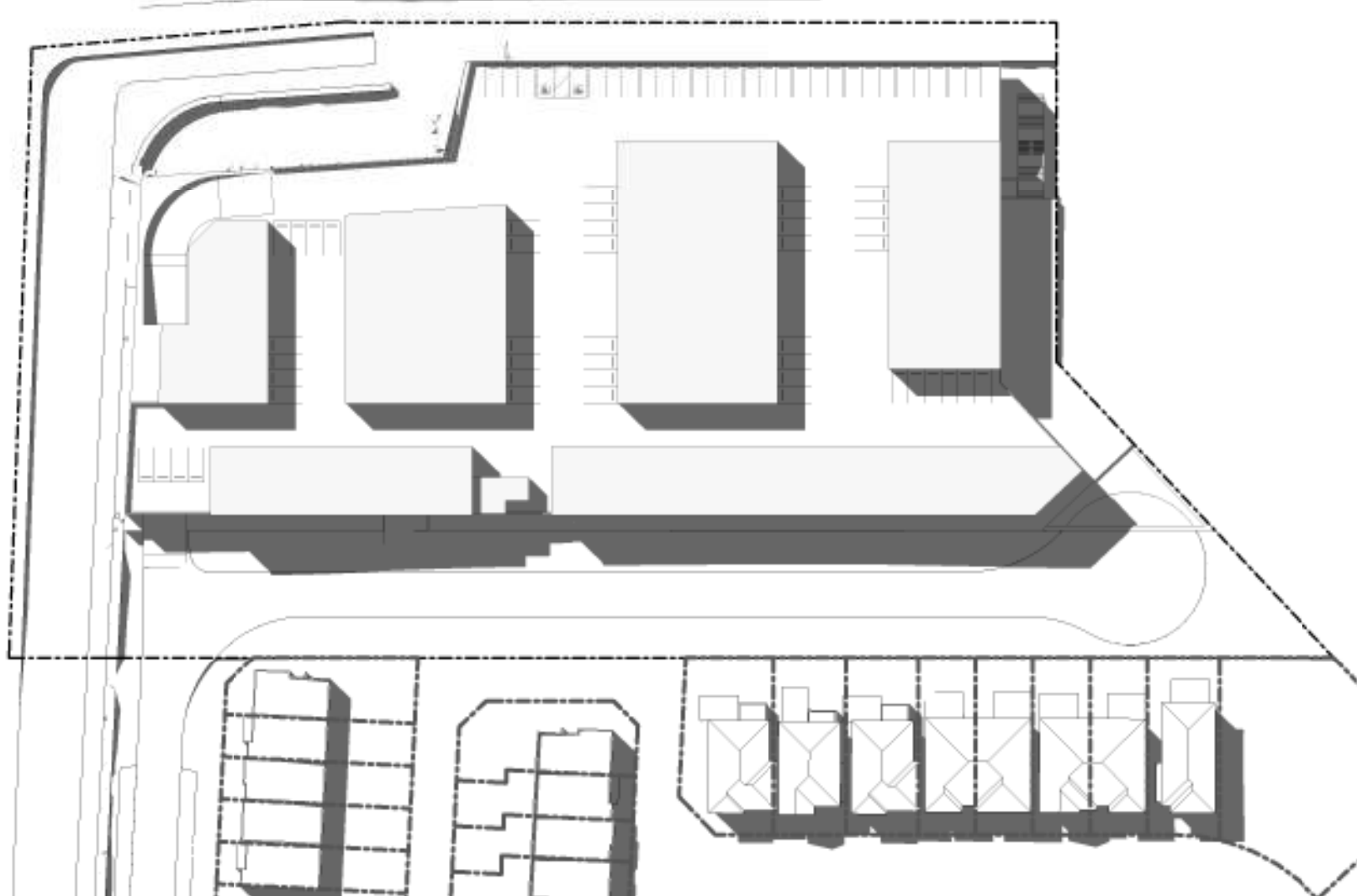
1100 SEP22



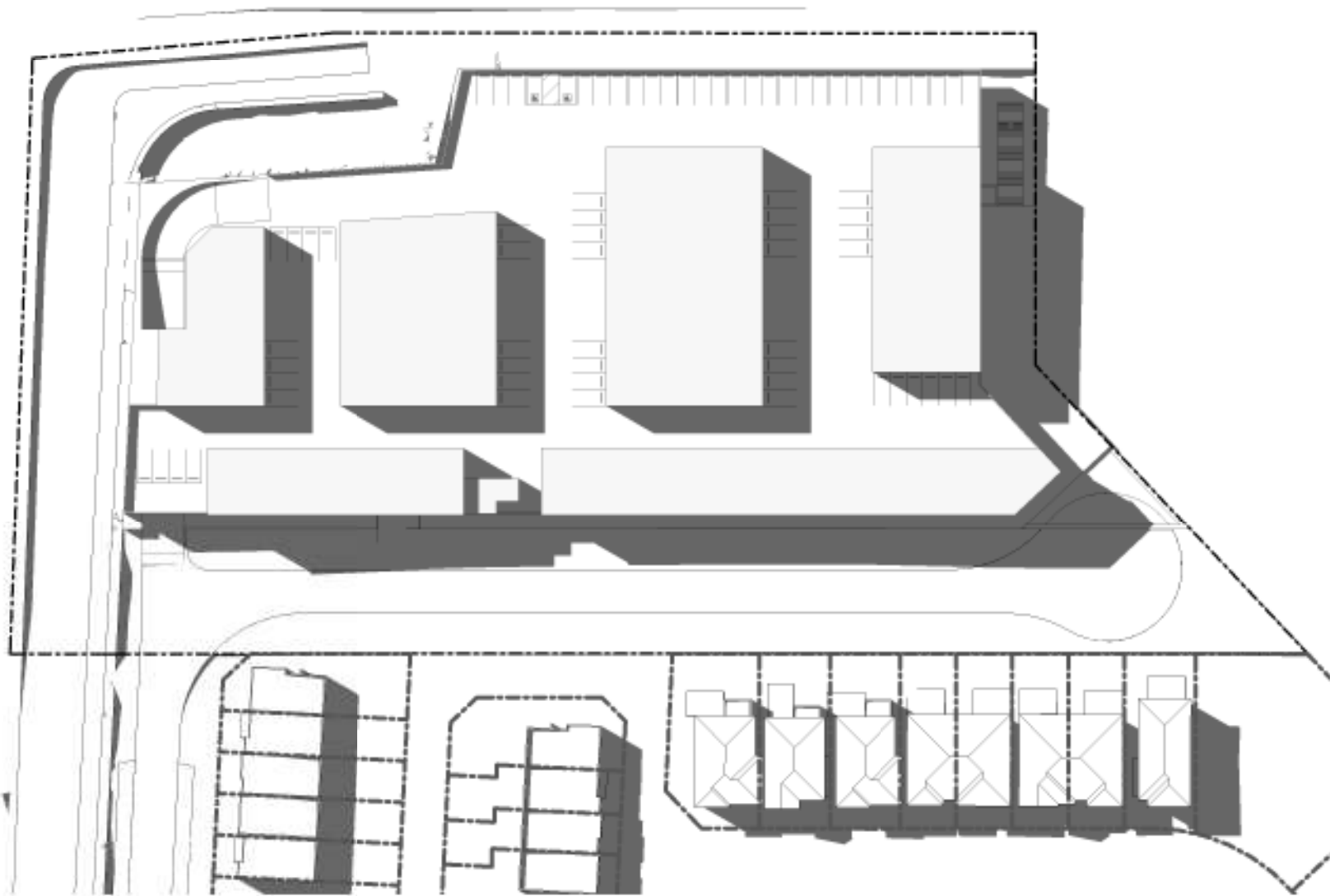
1200 SEP22



1300 SEP22



1400 SEP22



1500 SEP22

PLANNING PROPOSAL

Revisions	P1	20.12.22	FOR CLIENT REVIEW	DM
	P2	31.03.23	FOR CLIENT REVIEW	DM
	P3	26.07.23	FOR CLIENT REVIEW	DM

21/03/2025 11:49:30 AM

Project / **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

Drawing / **EQUINOX**

Project No / **214205** Date / **20.12.22**

Author / **DM**

Scale: @ A1 / **1 : 1000**

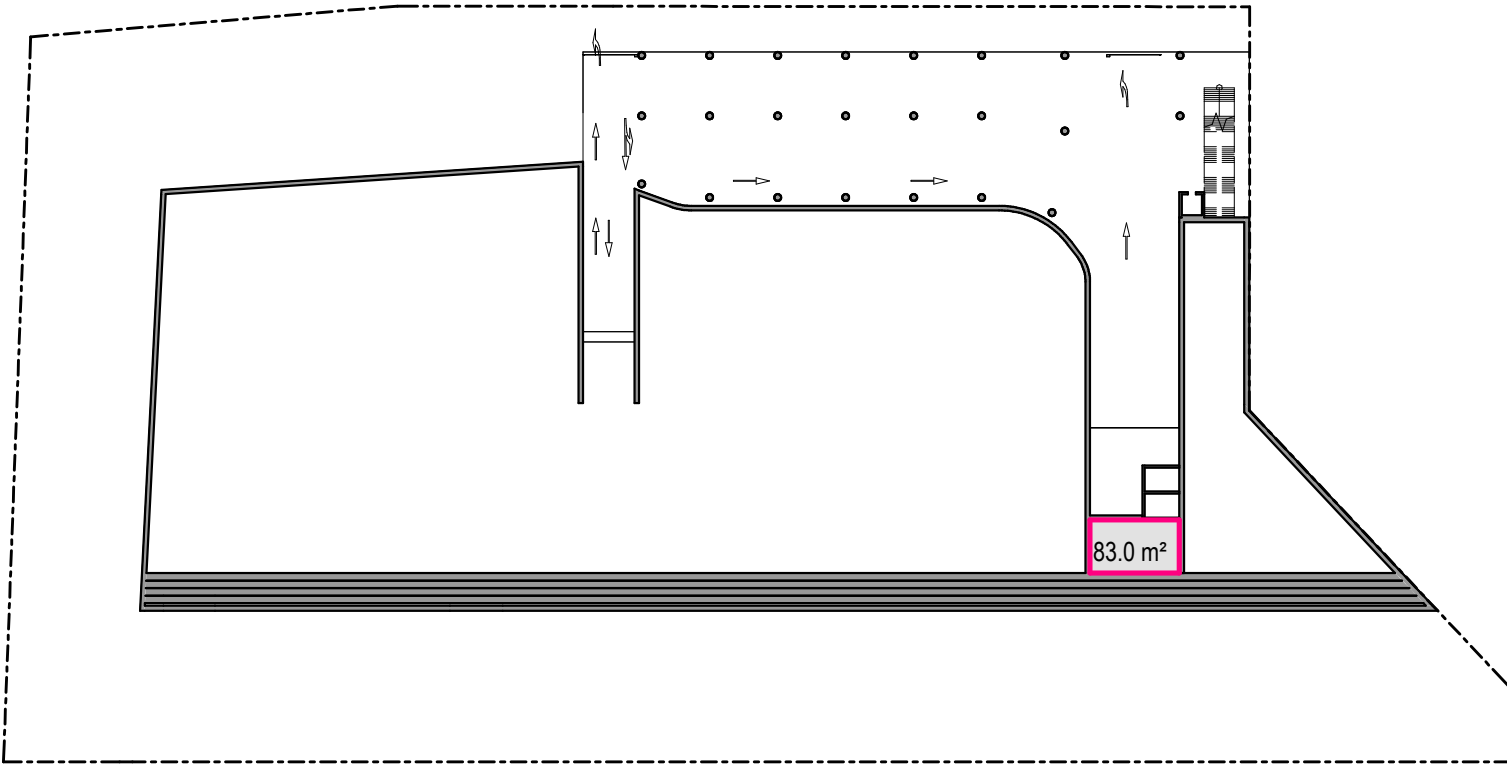
Drawing No. / **SK03.02 P3**



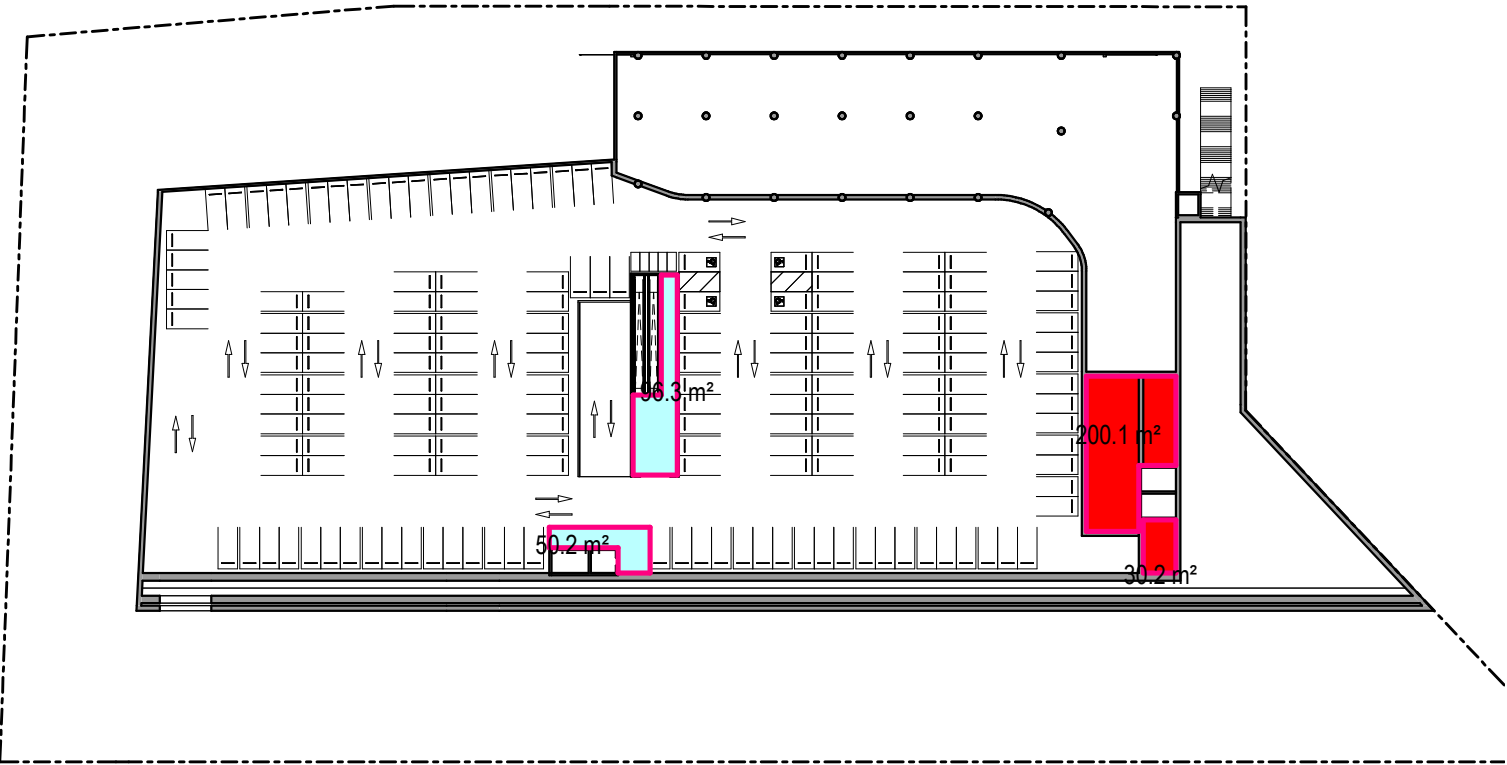
rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

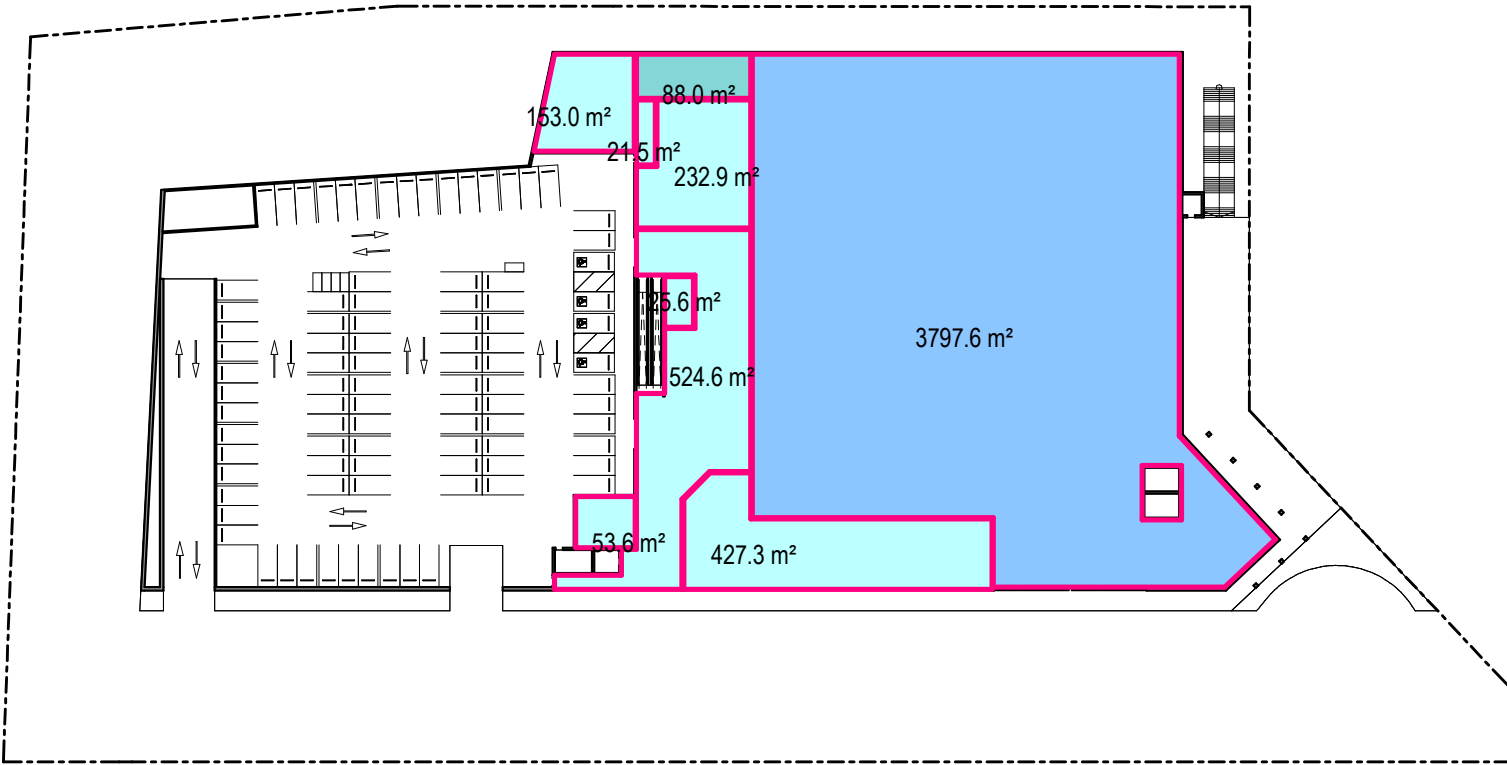
Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



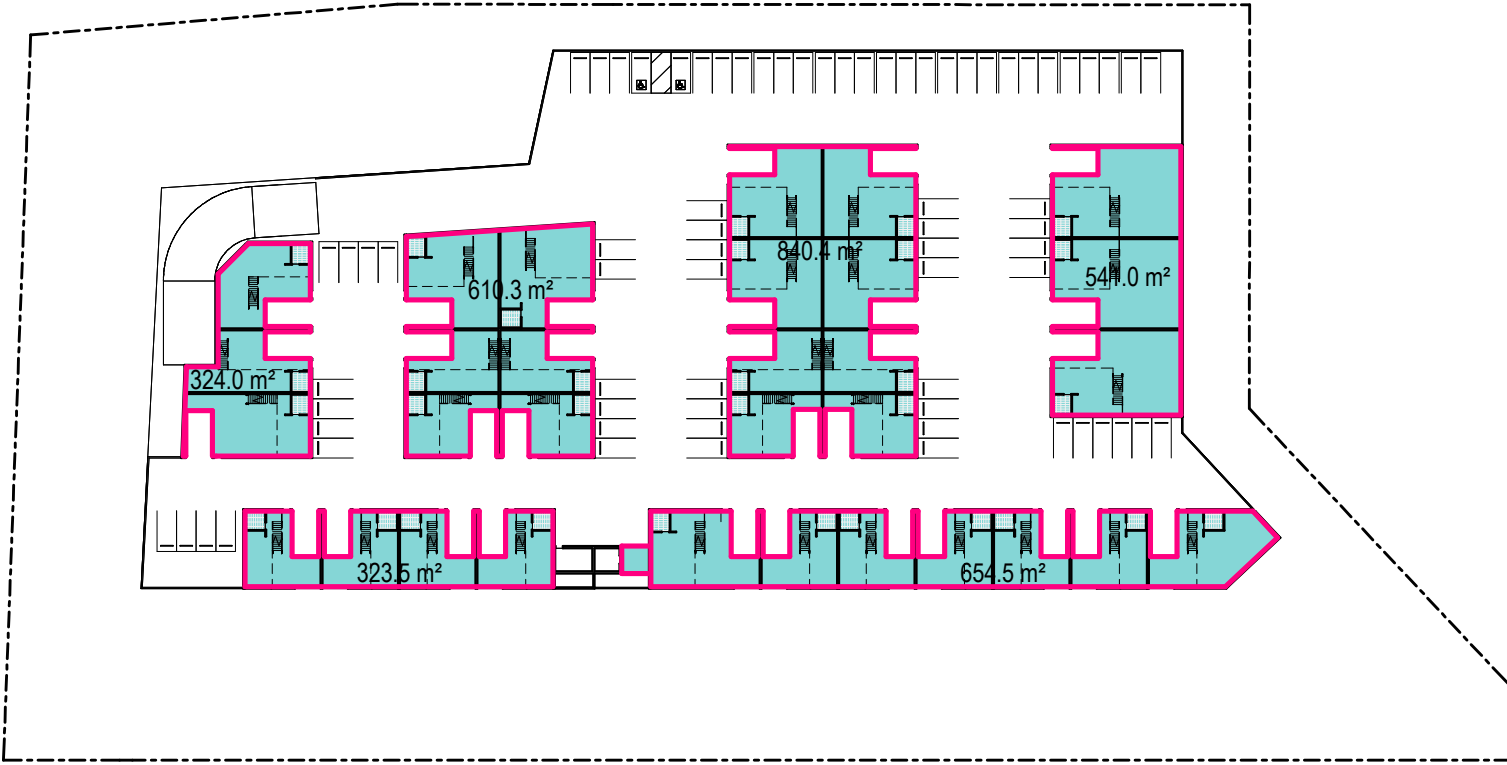
LEVEL 1 - DOCK



LEVEL 2 - PARKING



LEVEL 3 - SUPERMARKET



LEVEL 4 - LIGHT INDUSTRIES



LEVEL 5 - LIGHT INDUSTRIES
MEZZANINE



LEVEL 6 - ROOF

AREA DEFINITIONS:

RESIDENTIAL:
Draft Strata Area - measured to inside finished face of corridor walls, parti walls and external walls.

OFFICE:
Net Lettable Area - measured as per the PCA method of measurement.

RETAIL:
Gross Lettable Area Retail - measured as per the PCA method of measurement.

GFA:
Gross Floor Area - measured as defined by the relevant LEP (Local Environmental Plan).

GBA:
Gross Building Area - measured to the slab edge of the building at all floor levels as the total enclosed and unenclosed area of the building.

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

Rothe Lowman Property Pty. Ltd. retain all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.

GFA SUMMARY

LEVEL	GFA
LEVEL 1 - DOCK	83.0 m²
LEVEL 2 - PARKING	376.7 m²
LEVEL 3 - SUPERMARKET	5324.1 m²
LEVEL 4 - LIGHT INDUSTRIES	3306.6 m²
LEVEL 5 - LIGHT INDUSTRIES MEZZANINE	1297.0 m²
	10387.4 m²

GFA SCHEDULE

NAME	AREA
Core	83.0 m²
GFA_Light Industries	4691.6 m²
GFA_Retail/Commercial	1585.0 m²
GFA_Supermarket	3797.6 m²
Services	230.2 m²
	10387.4 m²

PLANNING PROPOSAL

Revisions	P2	24.05.19	FOR INFORMATION	JG
	P3	20.12.22	FOR CLIENT REVIEW	DM
	P4	31.03.23	FOR CLIENT REVIEW	DM
	P5	26.07.23	FOR CLIENT REVIEW	DM
	P6	21.03.25	FOR INFORMATION	HDF

21/03/2025 11:49:31 AM

Project / **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

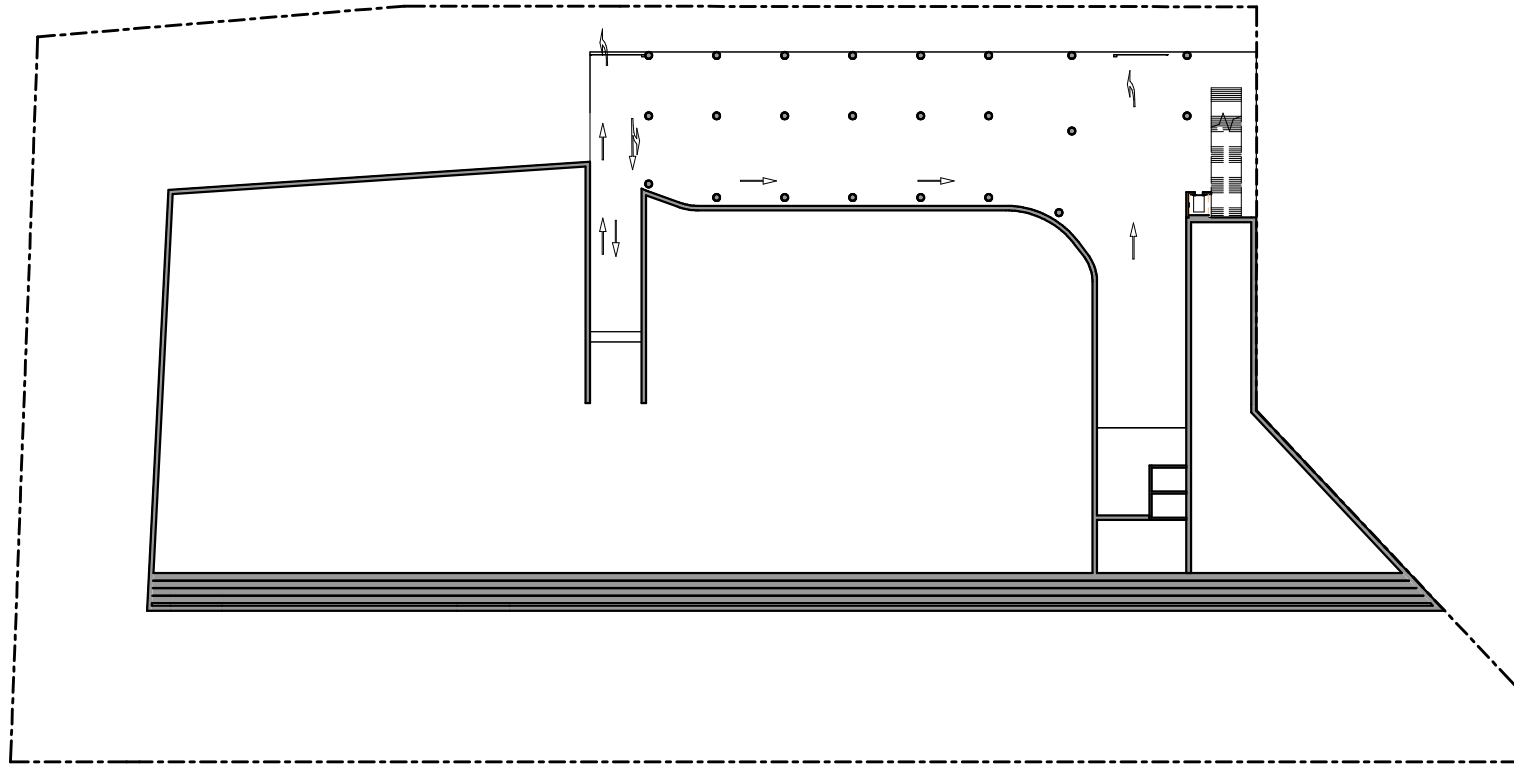
Drawing / **GFA PLANS**

Project No / **214205** Date / **20.12.22** Author / **DM** Scale: @ A1 / **1 : 1000**

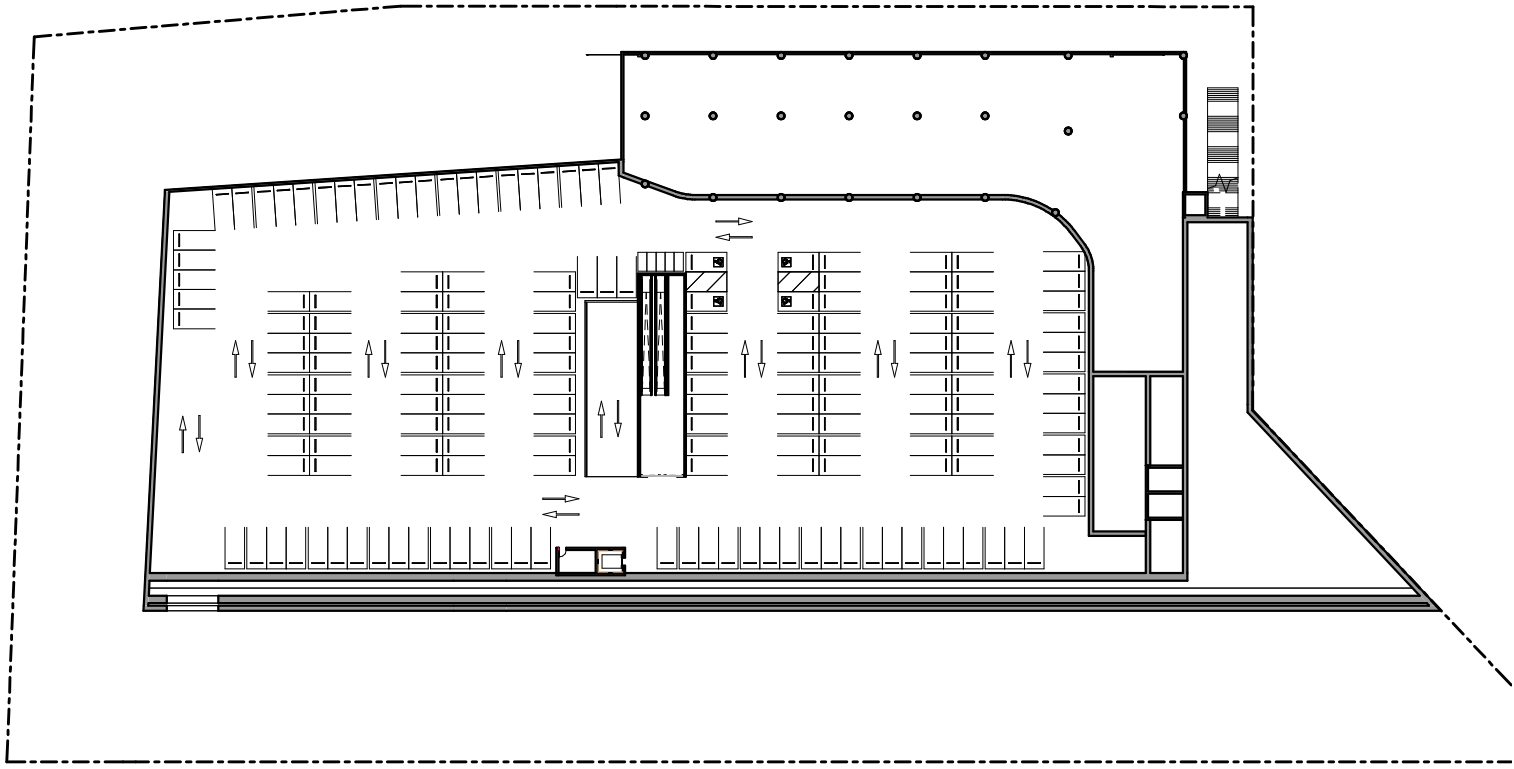
Drawing No. / **SK05.01 P6**

rothelowman

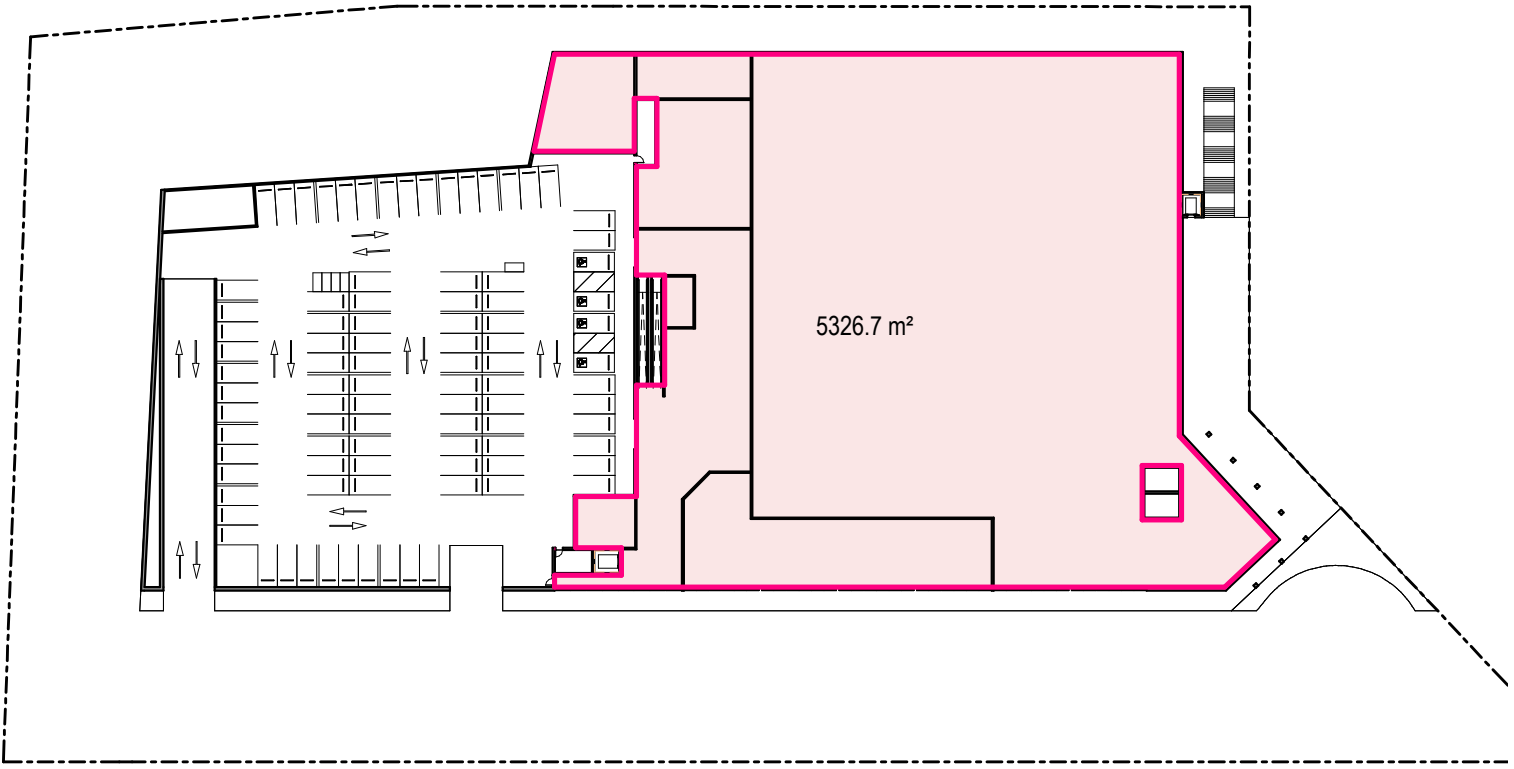
Brisbane, Melbourne, Sydney
www.rothelowman.com.au



LEVEL 1 - DOCK



LEVEL 2 - PARKING



LEVEL 3 - SUPERMARKET



LEVEL 4 - LIGHT INDUSTRIES



LEVEL 5 - LIGHT INDUSTRIES
MEZZANINE

Area Schedule (NLA - RETAIL)

Level	Area
LEVEL 3 - SUPERMARKET	5326.7 m ²
	5326.7 m ²

Area Schedule (NLA - RETAIL PARKING RATE)

Area	Parking Rate (RETAIL)
5326.7 m ²	266

Area Schedule (NLA - LIGHT INDUSTRIES PARKING...

Area	Parking Rate
4903.0 m ²	140

Area Schedule (NLA - FACTORY PARKING RATE)

Area	Parking Rate
4903.0 m ²	65

Area Schedule (NLA - LIGHT INDUSTRIES)

Level	Area
LEVEL 4 - LIGHT INDUSTRIES	3630.6 m ²
LEVEL 5 - LIGHT INDUSTRIES MEZZANINE	1272.4 m ²
	4903.0 m ²

Liverpool DCP:

1 disabled parking per 100 retail/commercial

Current Light Industries LFA: 4923.5m²

1 carpark per 35m² of Office LFA

1 carpark per 75m² of Factory/Warehouse LFA

Current Retail LFA: 5331.7m²

1 carpark per 20m² of Retail LFA

LINK:

<https://eplanning.liverpool.nsw.gov.au/Pages/Plan/Book.aspx?exhibit=OnlineControls&hid=4992&s=b6+enterprise+corridor>

Liverpool Development Control Plan 2008 > Part 1 (General Controls for all Development) > 20 (Car Parking and Access) > 20.3 (On site parking)

PLANNING PROPOSAL

Revisions			
P2	24.05.19	FOR INFORMATION	JG
P3	20.12.22	FOR CLIENT REVIEW	DM
P4	31.03.23	FOR CLIENT REVIEW	DM
P5	26.07.23	FOR CLIENT REVIEW	DM
P6	21.03.25	FOR INFORMATION	HDF

21/03/2025 11:49:32 AM

Project / **GEORGES COVE VILLAGE**
146 Newbridge Rd
MOOREBANK, NSW

Drawing / **NLA PLANS**

Project No / **214205**

Date / **20.12.22**

Author / **DM**

Scale: @ A1 / **1 : 1000**

Drawing No. / **SK05.02 P6**

rothelowman

Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document. The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997