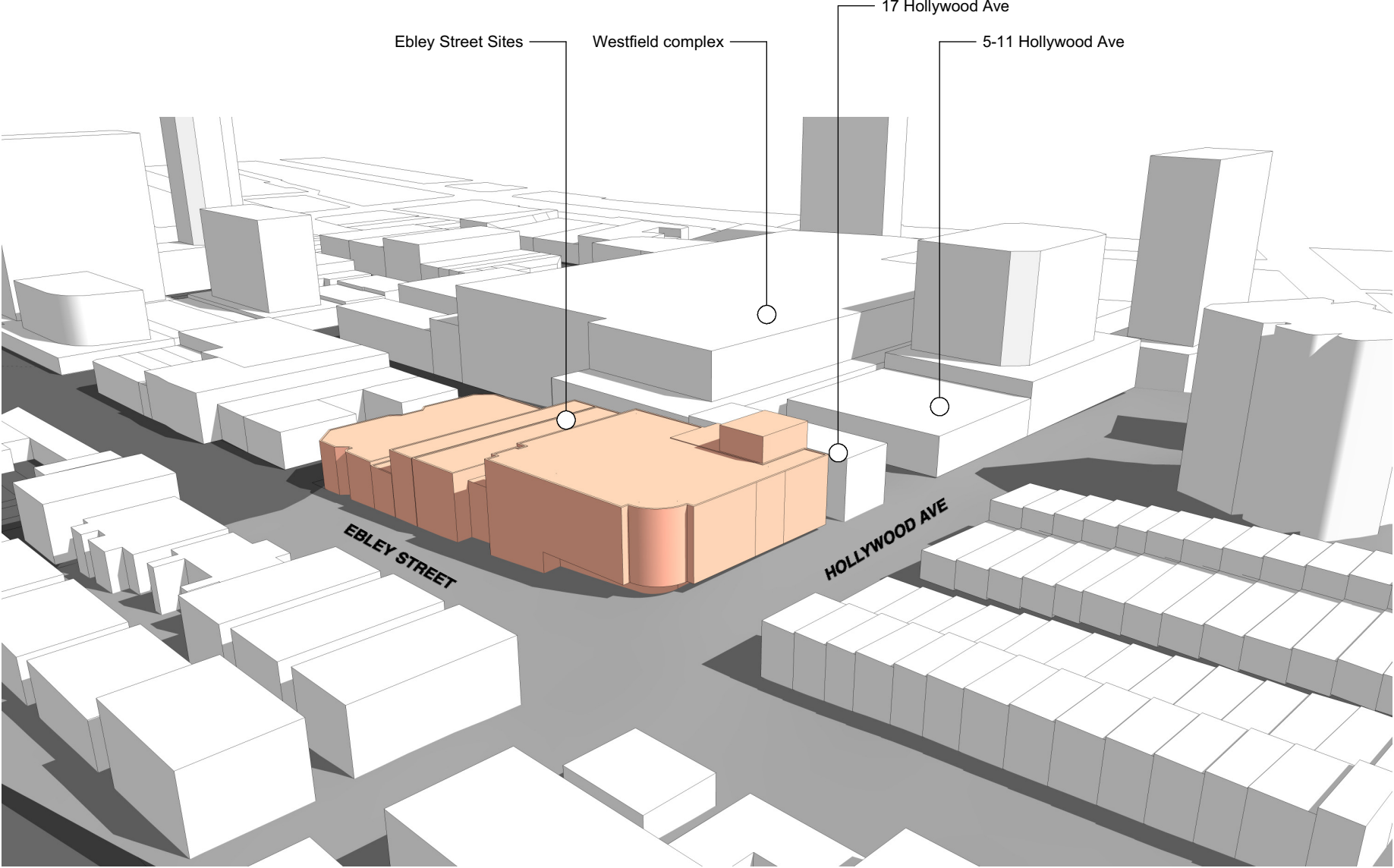
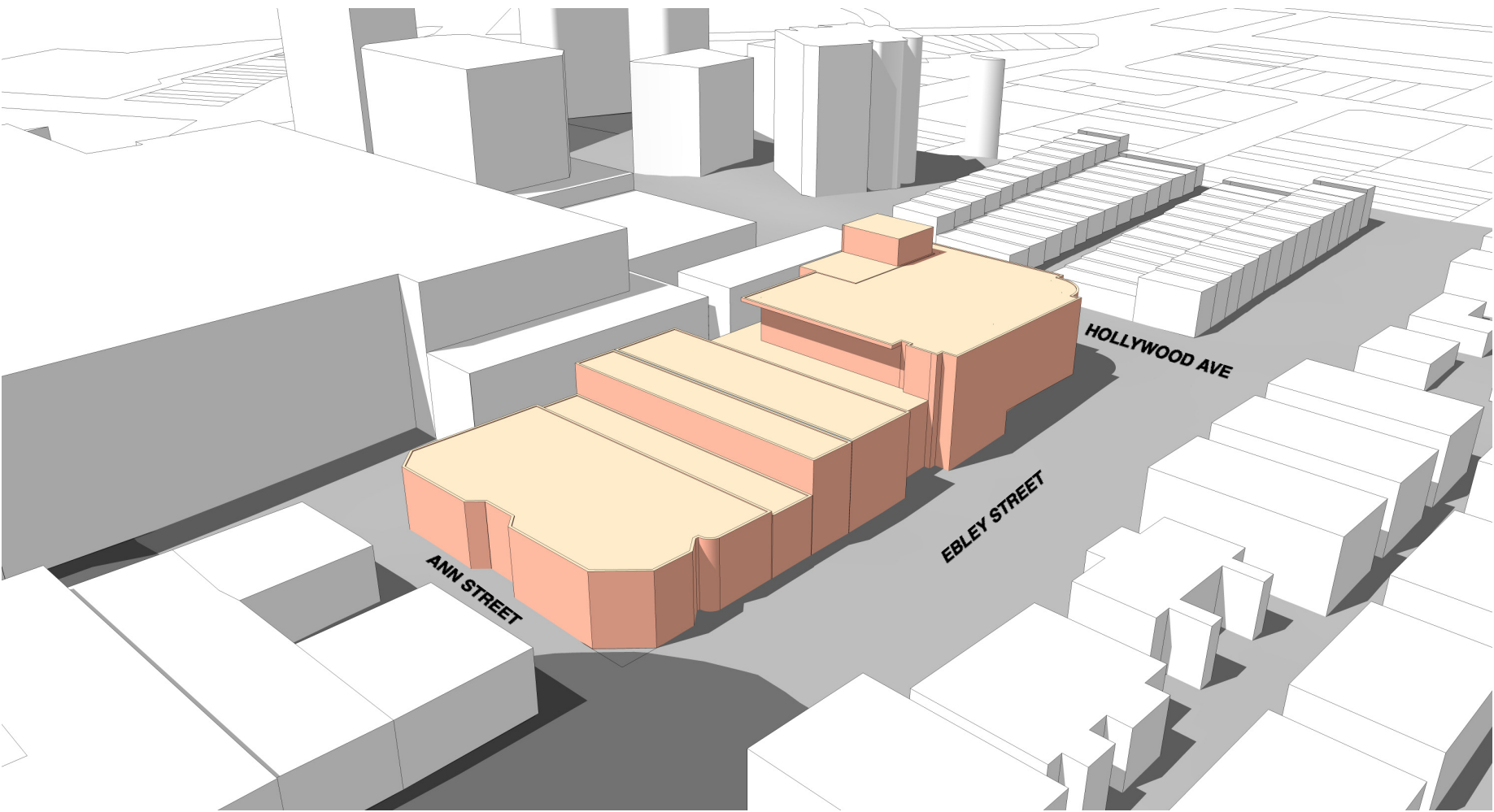


PROPOSED MODIFICATION TO PLANNING PROPOSAL

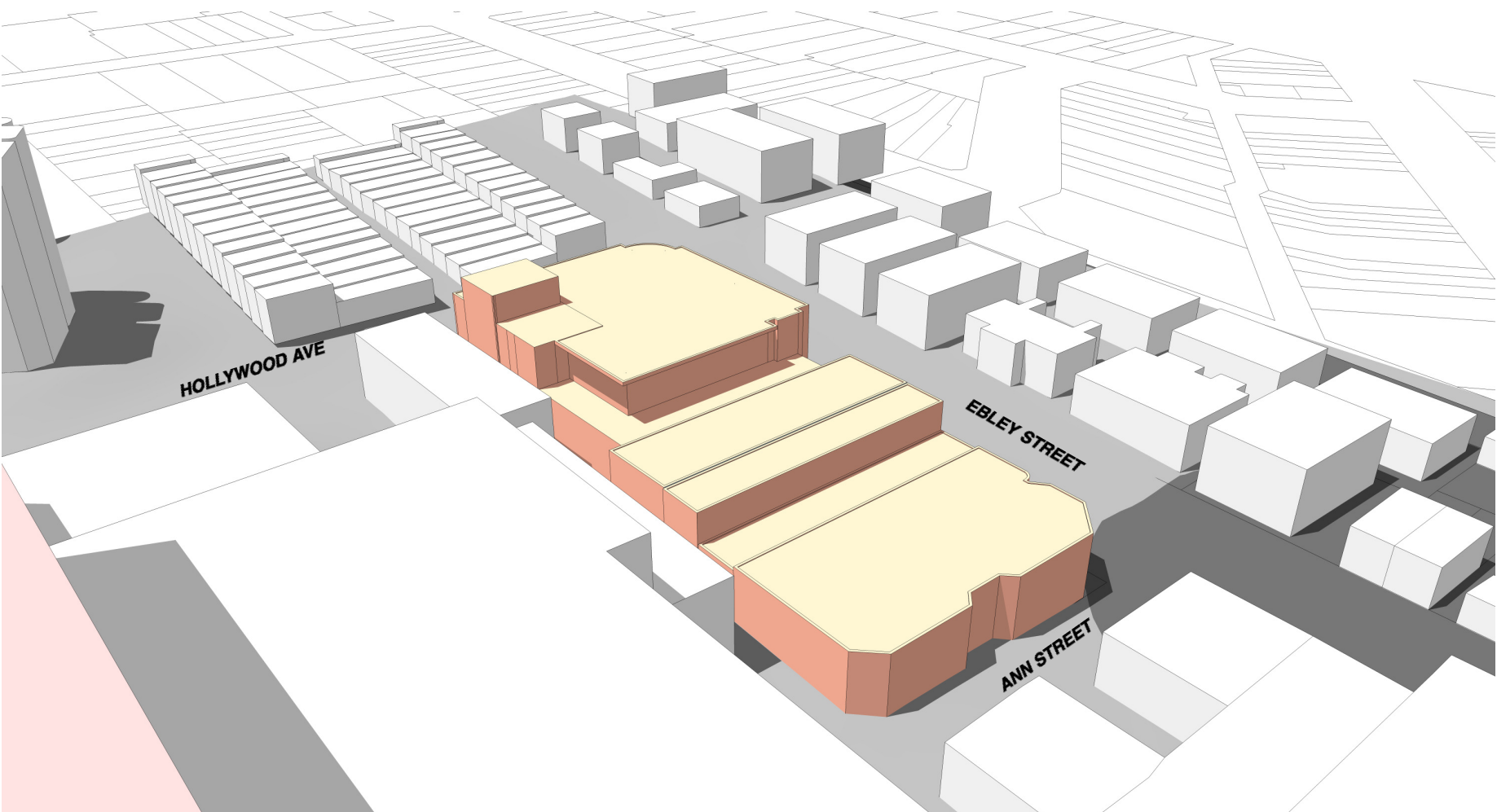
EXISTING BUILDINGS



View - Corner of Hollywood/Ebley Street



View - Corner of Ann Street/Ebley Street

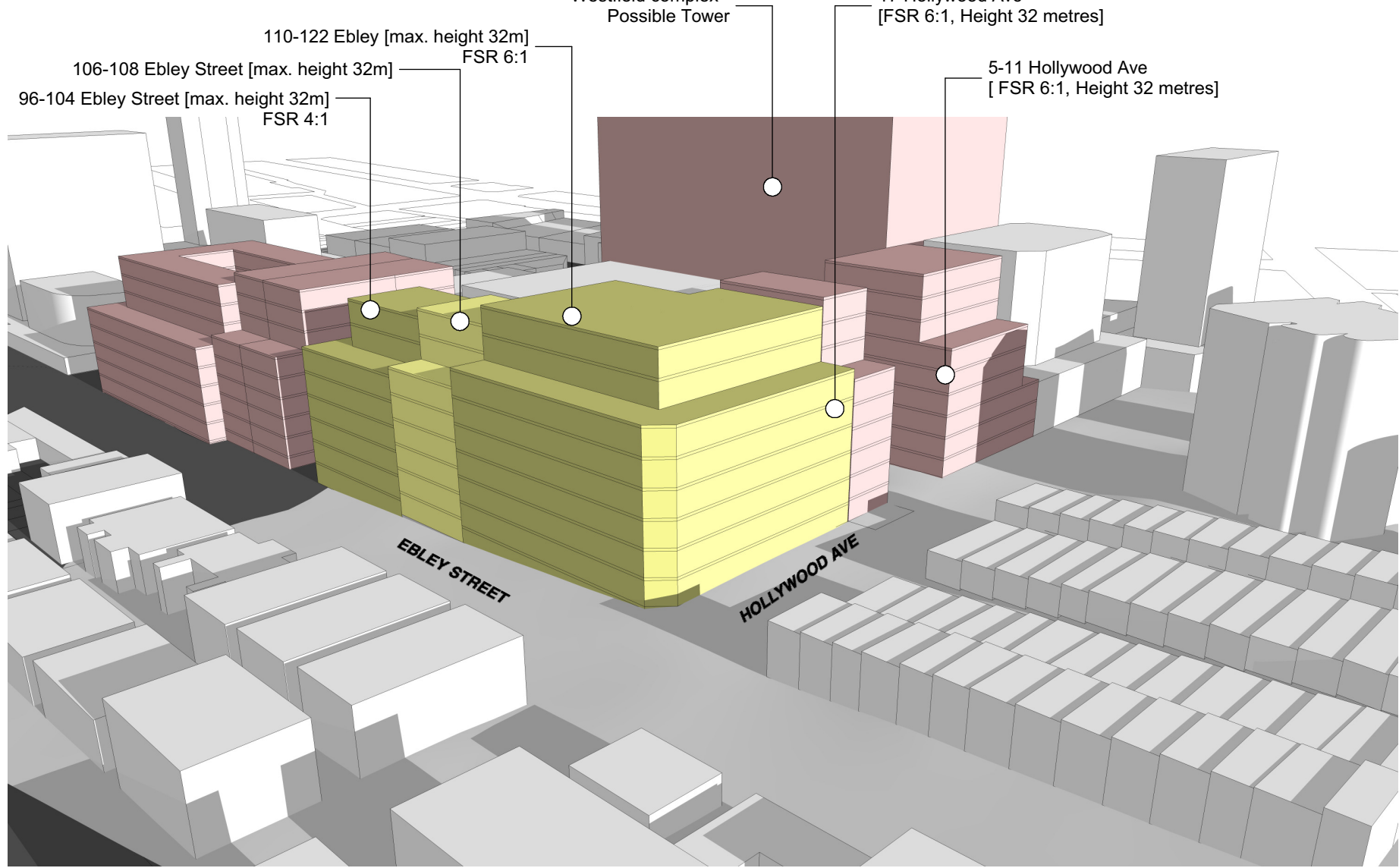


View - Corner of Ann Street/Gray Street (From Westfield)

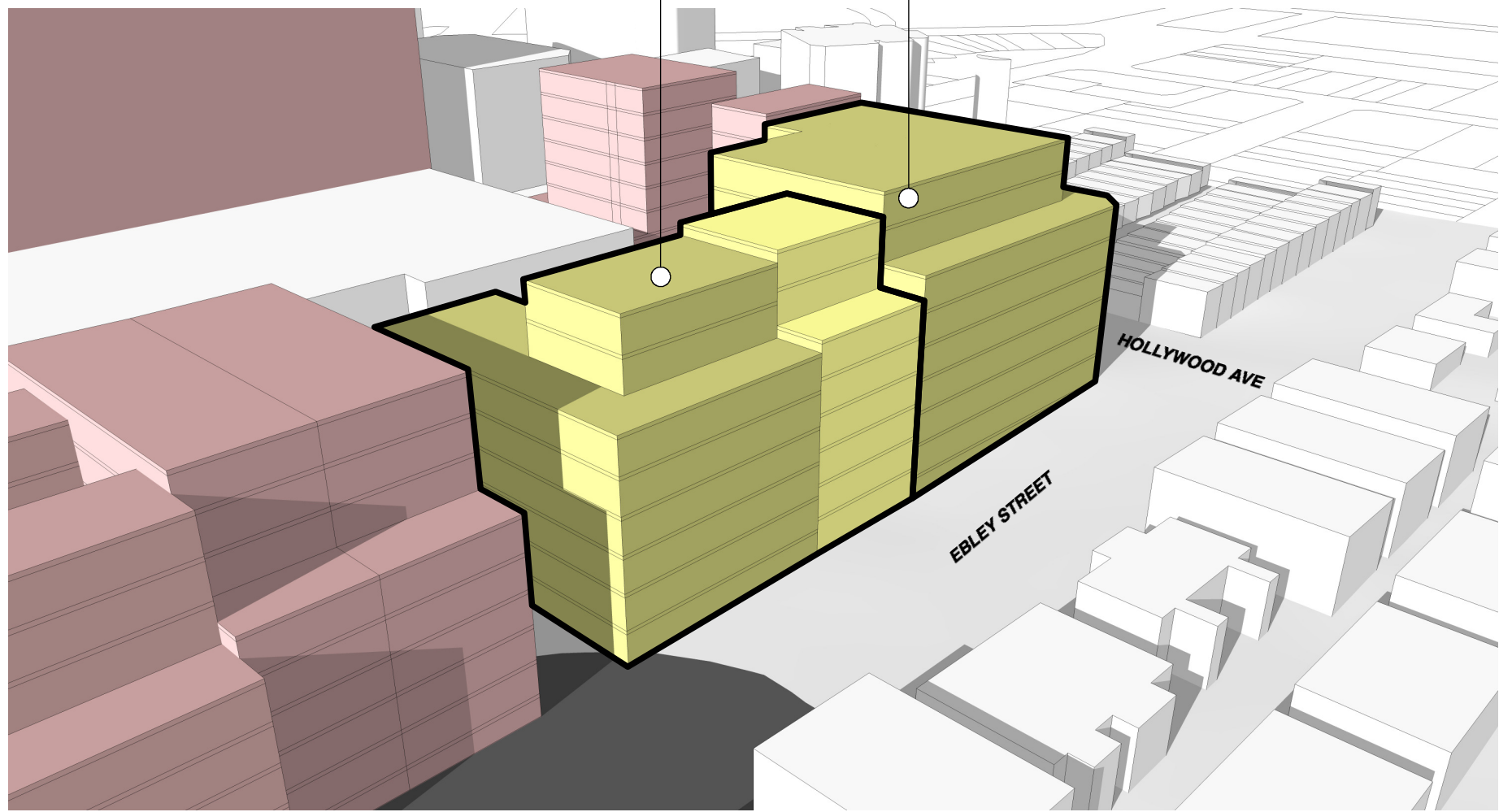
EXISTING GFA TABLE:

Commercial:	5,739m2
Residential:	1,000m2
Total:	6,739m2

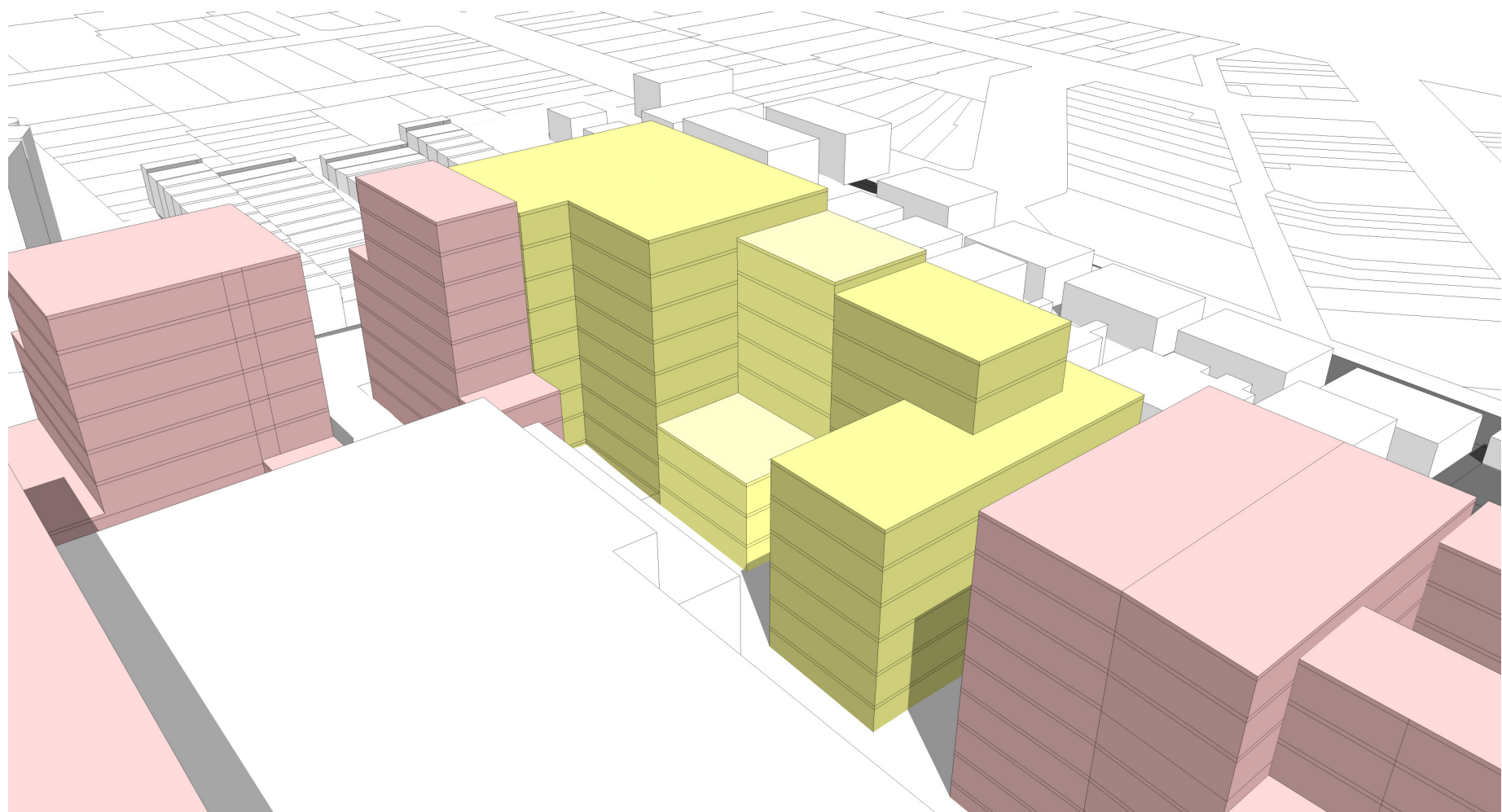
EXISTING CONTROLS - B3 ZONING



View - Corner of Hollywood/Ebley Street



View - Corner of Ann Street/Ebley Street

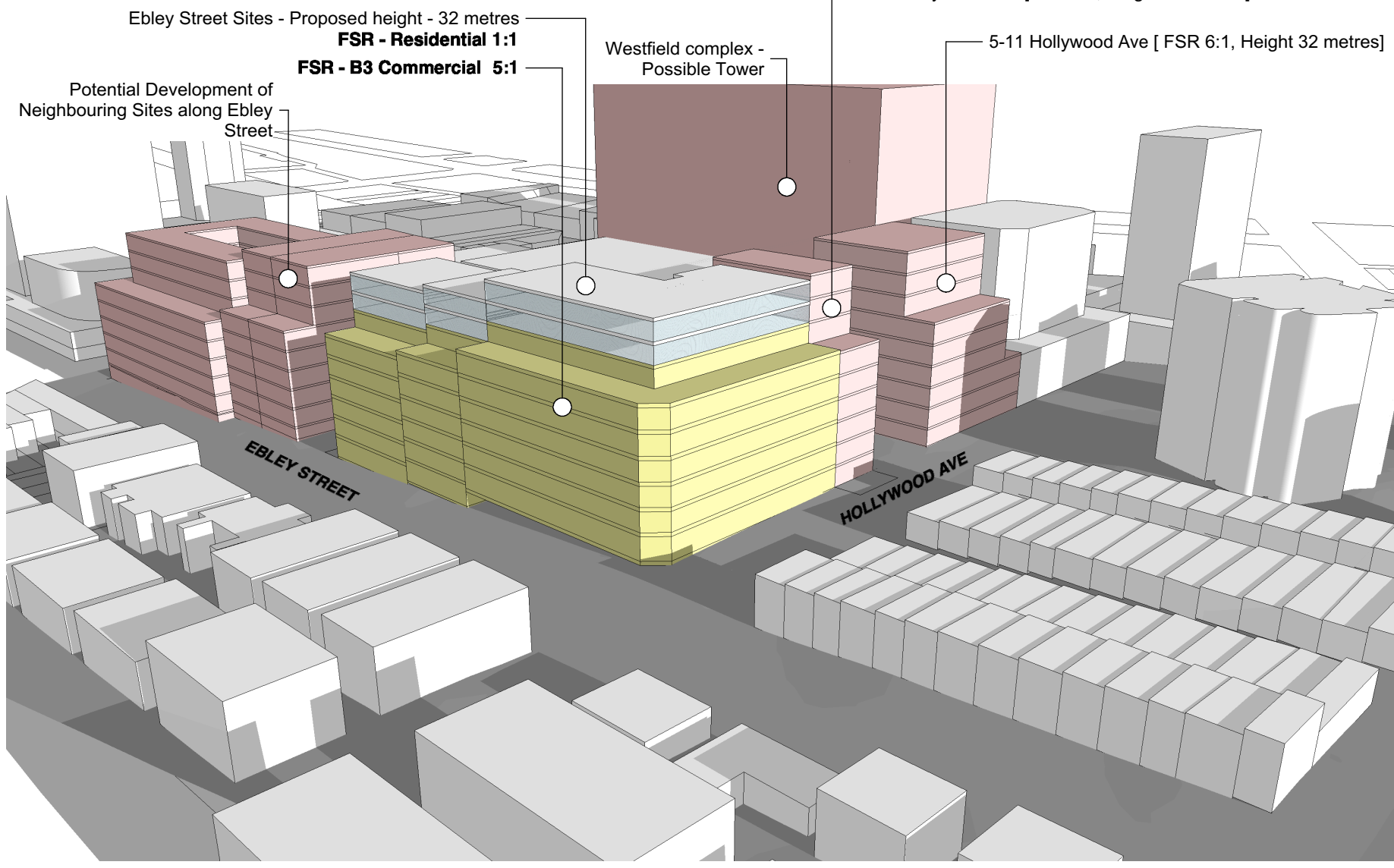


View - Corner of Ann Street/Gray Street (From Westfield)

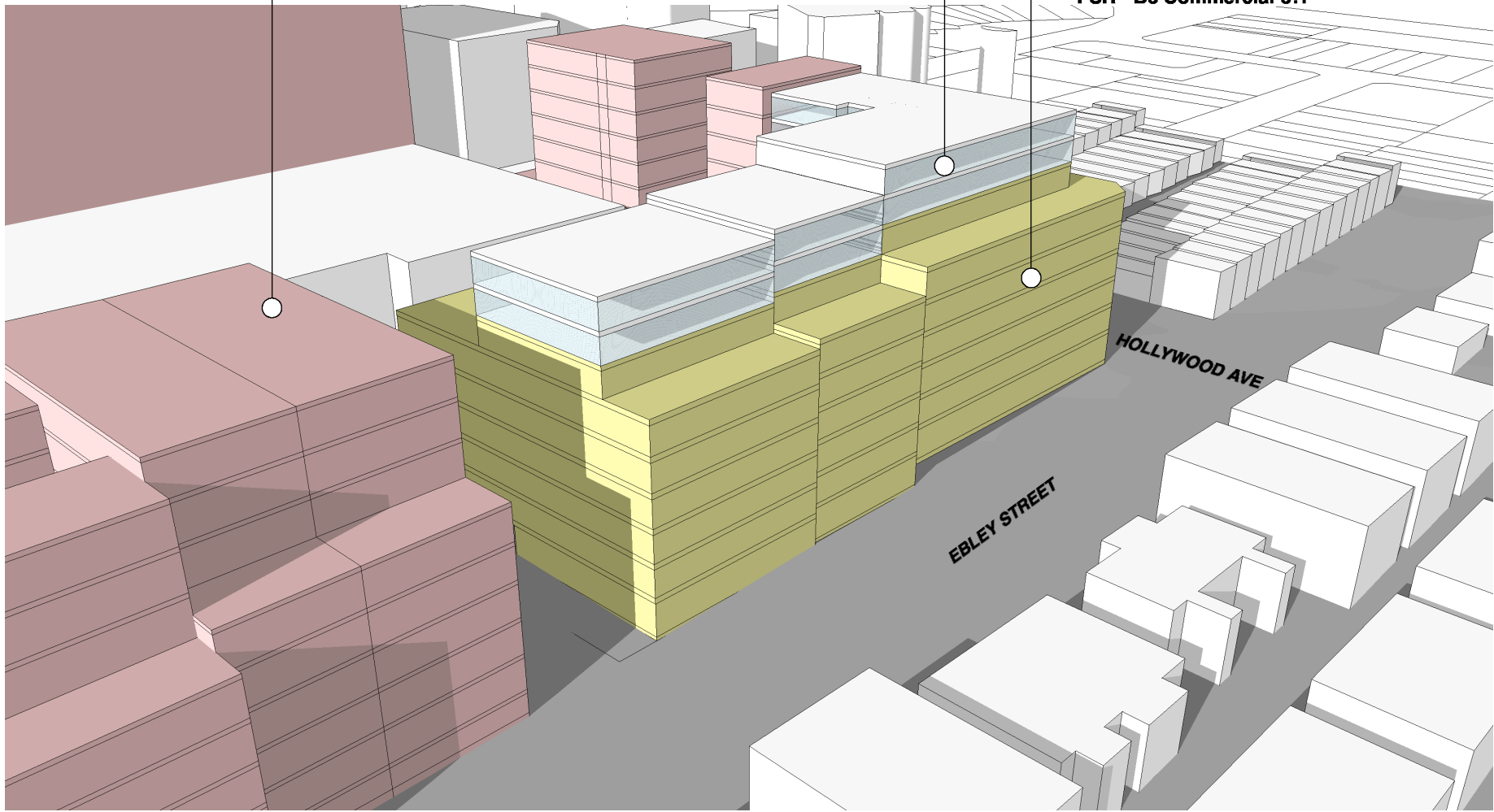
PERMISSIBLE GFA TABLE:

Commercial:	16,440m2
Residential:	-
Total:	16,440m2

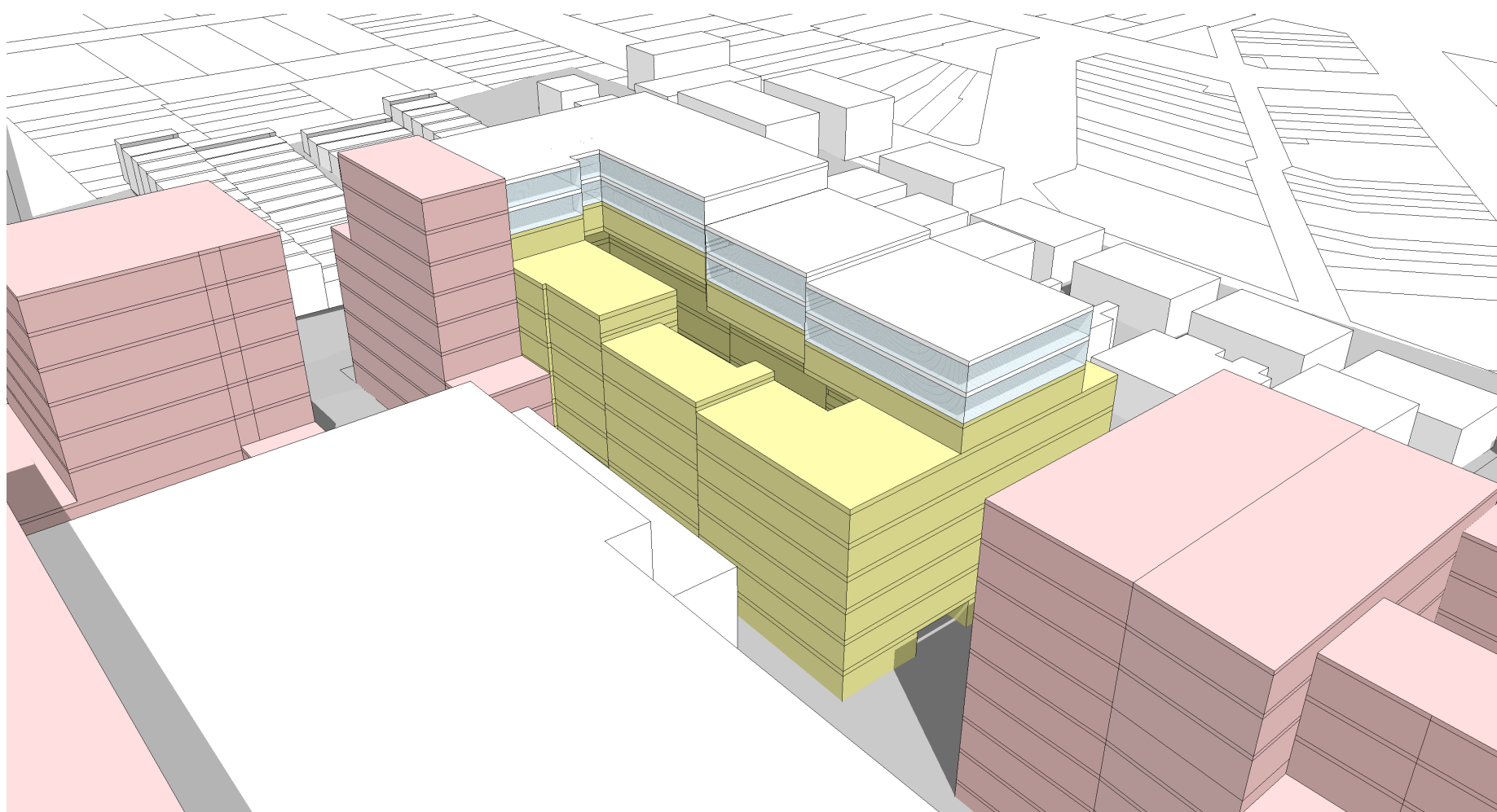
PROPOSED SCHEME



View - Corner of Hollywood/Ebley Street



View - Corner of Ann Street/Ebley Street



View - Corner of Ann Street/Gray Street (From Westfield)

PLANNING PROPOSAL MODIFICATION GFA:

Commercial:	16,450m2	FSR 5:1
Residential:	3,227m2	FSR 1:1
Total:	19,677m2	FSR 6:1

* No loss of commercial floorspace
* No increase in height