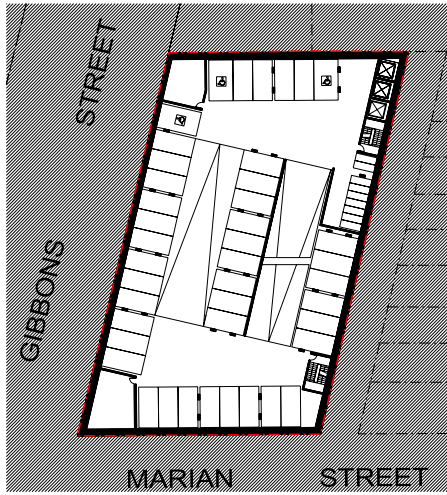
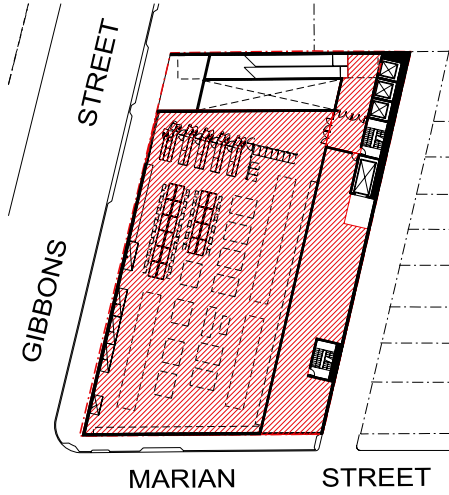




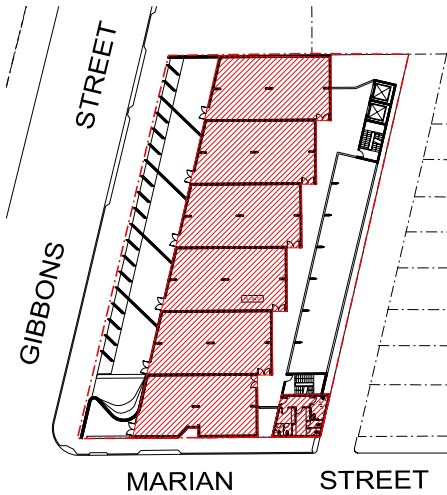
01 TYPICAL BASEMENT PLAN
1:500



02 GROUND FLOOR
1:500



03 LEVEL 1
1:500



04 TYPICAL COMMERCIAL PLAN (LEVELS 2-4)
1:500



05 LEVEL 5-10 (6 LEVELS)
1:500



06 LEVEL 11-17 (7 LEVELS)
1:500

F.S.R. CONTROLS

	SUGGESTED COMPLIANT BUILT FORM
SITE AREA	1618m ²
PERMISSIBLE FSR	7:1
PERMISSIBLE GFA	11326m ²

G.F.A CALCULATIONS

	FLOOR SPACE	TOTAL
LEVEL GROUND		452m ²
RETAIL LOBBY	345m ²	
LEVEL 1	107m ²	
RETAIL LOBBY	1265m ²	1324m ²
LEVEL 2-4 (3 LEVELS) COMMERCIAL	59m ²	
LEVEL 5-10 (6 LEVELS) RESIDENTIAL	828m ²	2484m ²
LEVEL 11-17 (7 LEVELS) RESIDENTIAL	615m ²	3690m ²
	482m ²	3374m ²
TOTAL		11324m ²

FSR CALCULATION

SITE AREA	1618m ²
CURRENT PROPOSED GFA	11324m ²
CURRENT PROPOSED FSR	7:1

YIELD CALCULATIONS

CAR PARKING (6 LEVELS)	264
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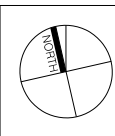
1 BED STUDIO UNITS (55m ² net)	48
2 BED UNITS (84m ² net)	35
3 BED UNITS (96m ² net)	6
TOTAL	89

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

Drawing: Original Size

PP 14/02/09 EOP Submission
PP 18/02/09 DDP Meeting
PP 06/03/09 Client Review
Based Date Description

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Note: Do not scale from drawings. Figure dimensions shall take precedence over scaled dimensions. Any discrepancy shall be reported to the Architect for clarification prior to the commencement of any work.



STORMWATER:

TRAFFIC:

ACOUSTIC:

LANDSCAPE:

BCA:

PLANNING:

ARCHITECT:
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PROJECT:
7-9 GIBBONS STREET REDFERN
CLIENT:
KIMBERLEY SECURITIES LTD.
SCALE:
1:500@A1
DATE CREATED:
24 FEBRUARY 2009
CAD FILE NO:
DRAWN BY:
DT / SB / DM
CHECKED 1:
CHECKED 2:
APPROVED:

DRAWING:
GFA CALCULATIONS
DRAWING No.
SK- 1501
ISSUE
P3
JOB No.
5 4 1 4