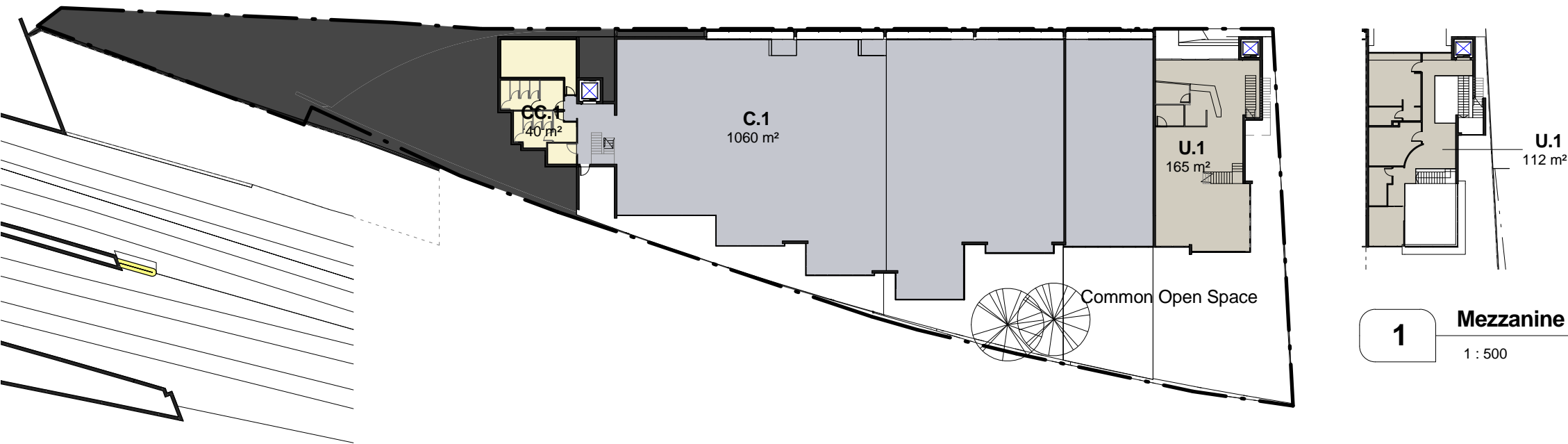
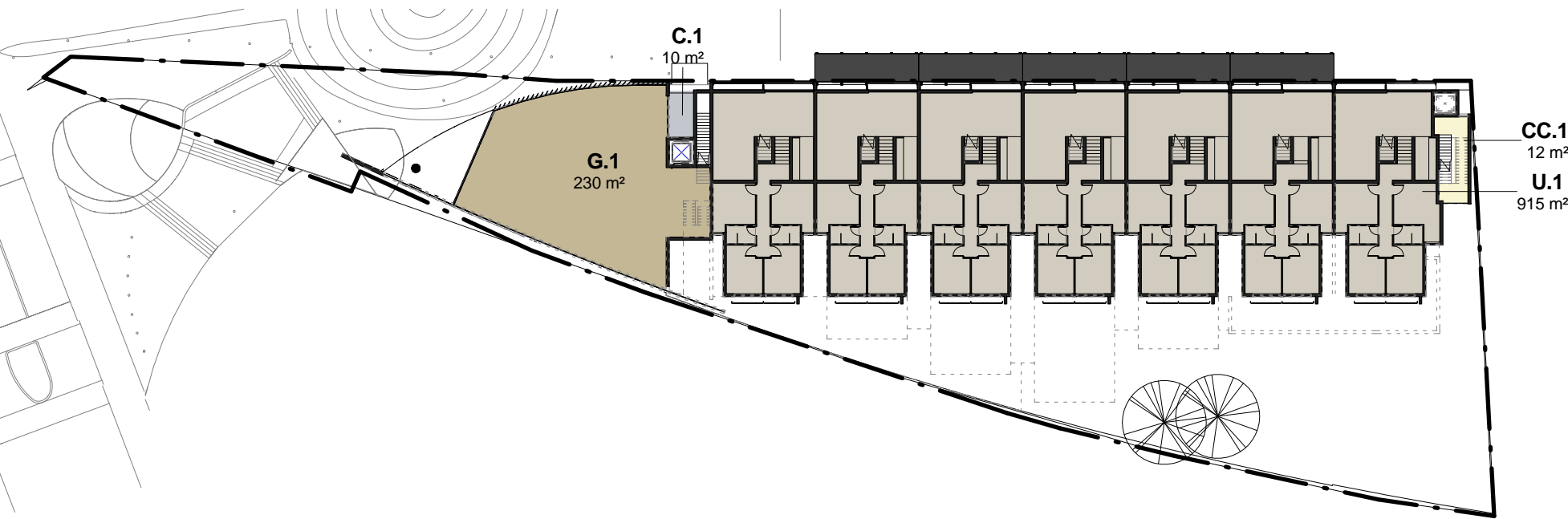


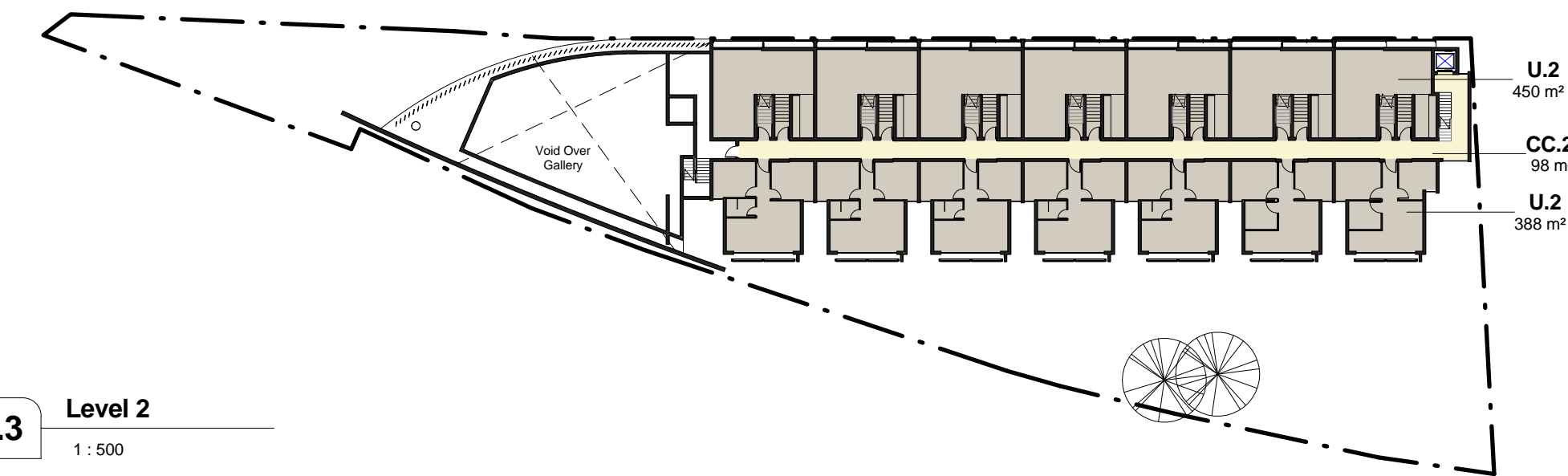
2 Site Area
1 : 500



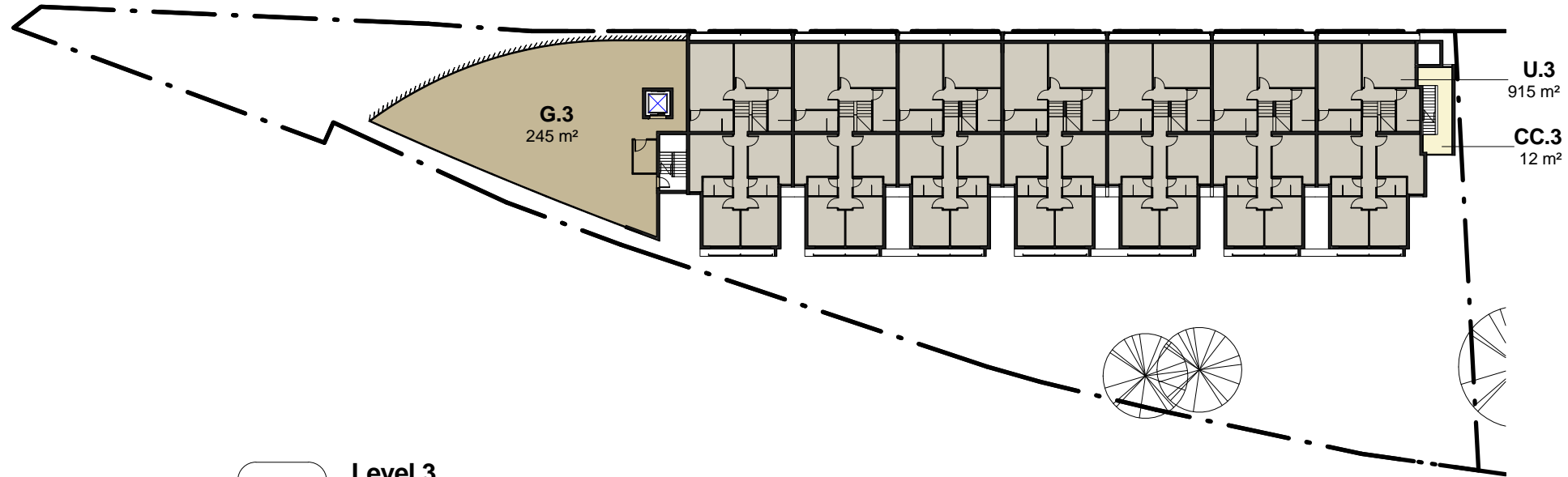
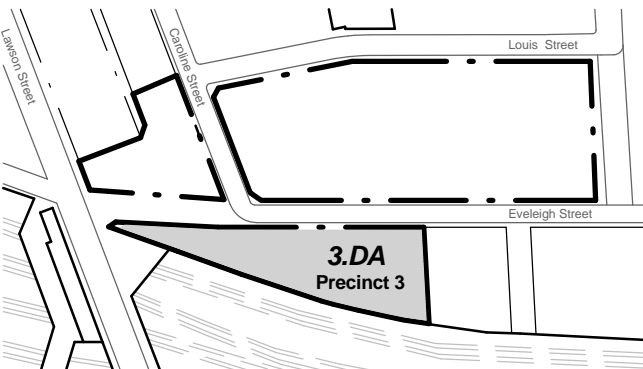
1.1 Ground Level
1 : 500



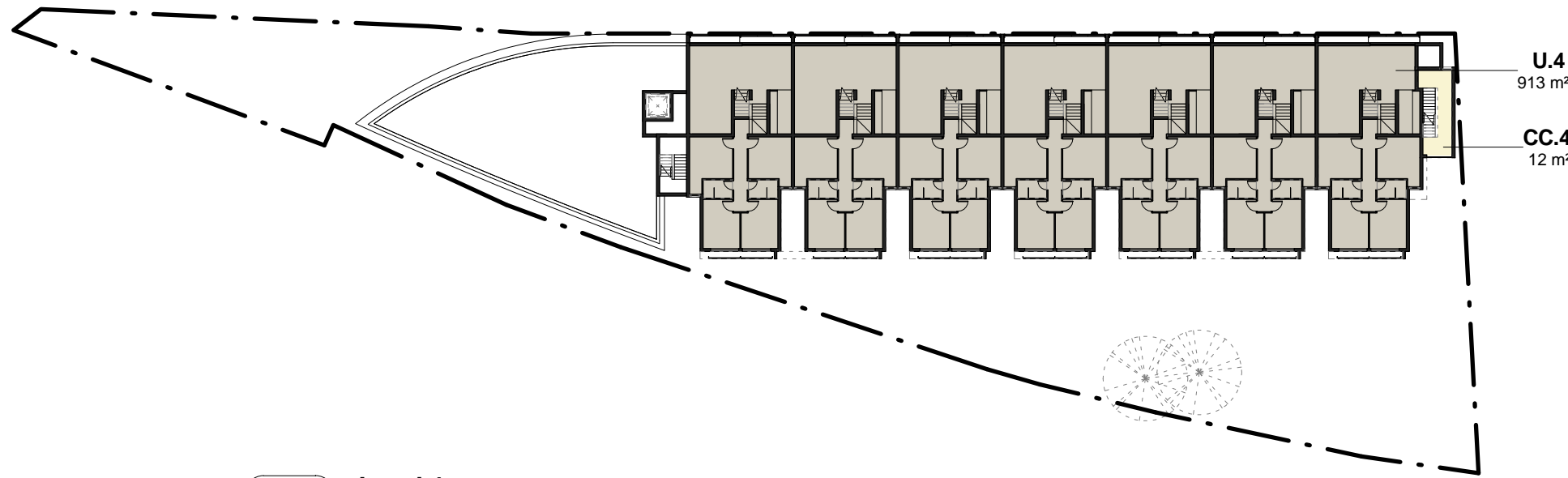
1.2 Level 1
1 : 500



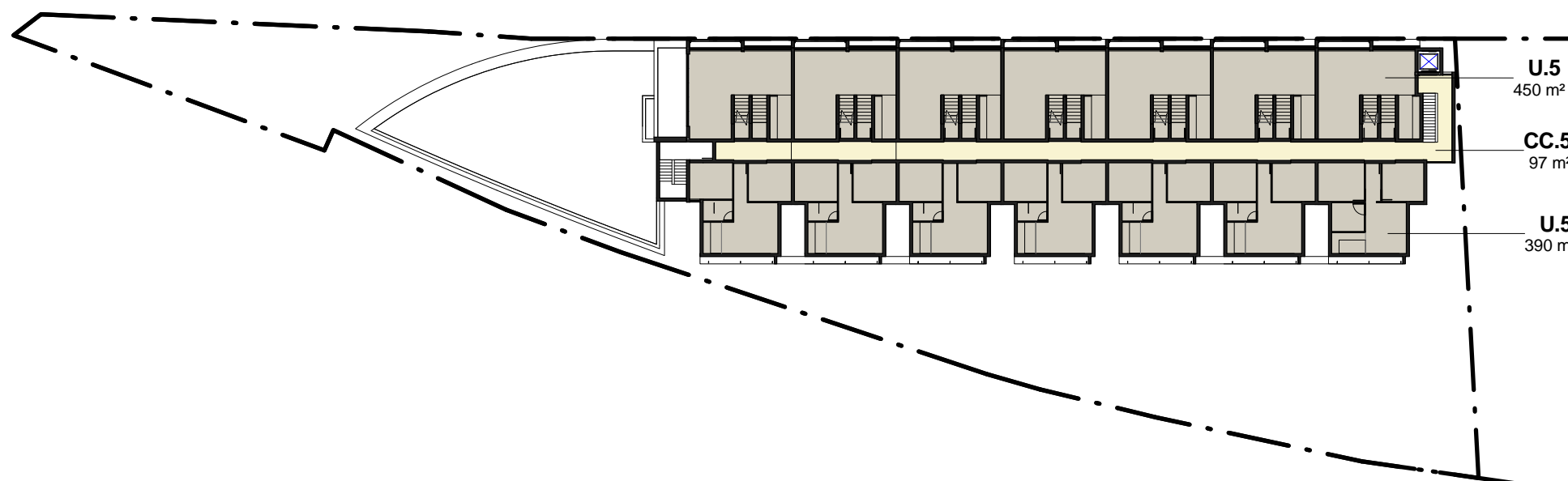
1.3 Level 2
1 : 500



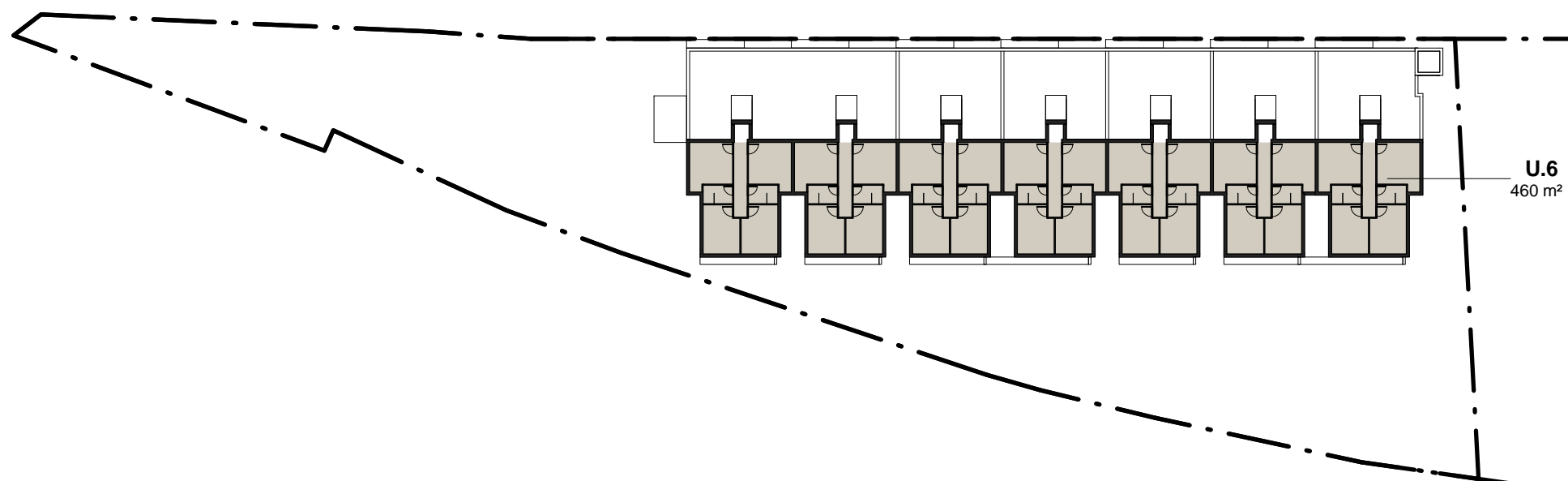
1.4 Level 3
1 : 500



1.5 Level 4
1 : 500



3 GFA Level 5a
1 : 500



4 GFA Level 6a
1 : 500

Site Analysis

Site Area	2385m ²
FSR	
Maximum FSR	2:1
Maximum Residential FSR	1:1

Level	GFA
Lower GF	112
Upper GF	1266
Level 1a	1167
Level 2a	936
Level 3a	1172
Level 4a	926
Level 5a	936
Level 6a	460
	6975
Total	

Commercial	1100m ²
Gallery	485m ²
Student Housing	5390m ²

Total Residential GFA	5390m ²
Proposed Residential FSR	2.25:1

Total Site GFA	6975m ²
Proposed Maximum FSR	2.9:1

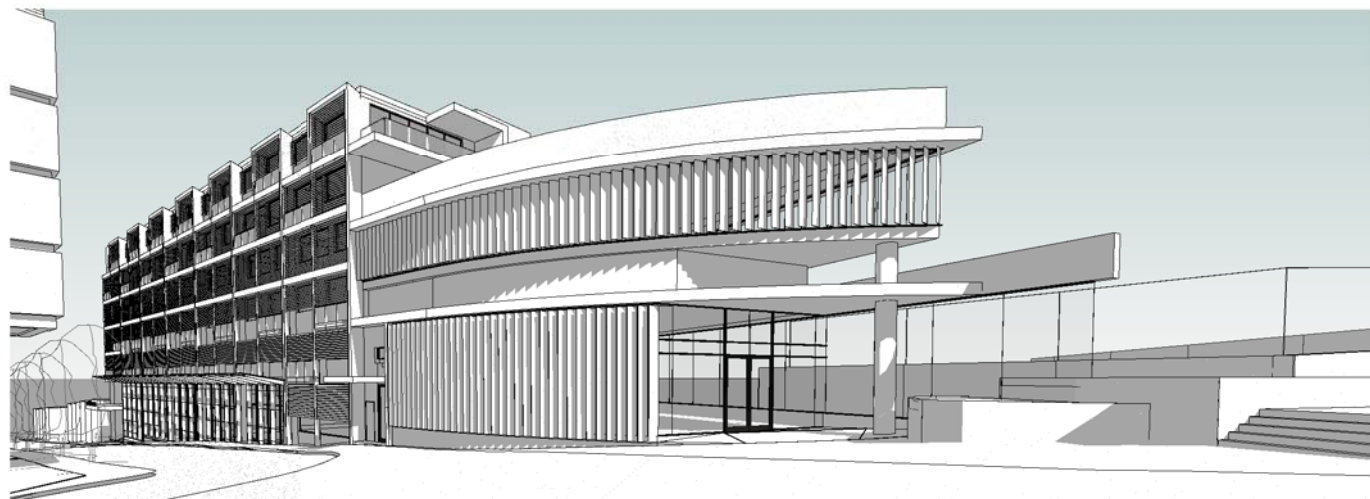
Standard Instrument—Principal Local Environmental Plan
Current version for 30 April 2010 to date

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above.



3.0 Perspective View
View Looking North Towards Eveleigh Street From Pemulwuy Place



3.1 Perspective View
Bird's Eye View From Railway Corridor

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

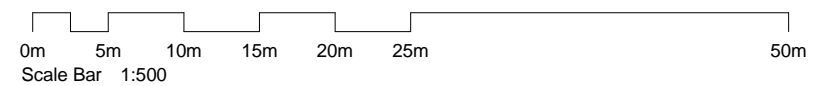
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.

Development Application

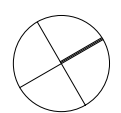
Rev	Description	Date
A	Current Development Summary Issue	10.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Preliminary Environmental Assessment Issue (PEA)	28.07.11
E	Development Application Issue	14.12.11
F	DoP Amendments	24.08.12



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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926



TITLE



Precinct 3 - Pemulwuy Mixed Use Development, REDFERN

Precinct 3 Perspectives & Site Analysis

J:\DEI00210 Pemulwuy Project\4 NJA Documentation\5 CADD\3 DA\01 Model\01 Current\DEI00210_3DA Precinct 3_120417.rvt

JOB No. DEI00210

DATE October 2010

SCALE A1 @ As indicated

DWG No.

3DA005 F