

PRECINCT 1

Site Area	6776m²
Maximum FSR	1.5:1
Permissible FSR	10164m²
Maximum Residential FSR	0.75:1
Permissible Residential FSR	5082m²
Maximum Building Height	3 Storeys

Proposed Concept

Gym	GFA 905m²
Retail	340m²
Total Gym + Retail	1245m²
Residential Townhouses	4565m²
Apartments	2770m²
Total Residential	7335m²
Proposed Residential FSR	1.2:1

Total GFA	8580m²
Proposed Max FSR	1.35:1

Proposed Building Heights	
Townhouses	2 Storeys
Mixed Use Building	3-5 Storeys

PRECINCT 2

Site Area	1303m²
Maximum FSR	1.5:1
Maximum Residential FSR	0.75:1
Permissible FSR	977m²
Maximum Building Height	3 Storeys

Proposed Concept

Child Care	GFA 365m²
Retail	485m²
Commercial	740m²
AHC Offices	240m²
Total GFA	1830m²
Proposed Max FSR	1.40:1
Proposed Residential FSR	Nil
Proposed Building Height	3 Storeys

PRECINCT 3

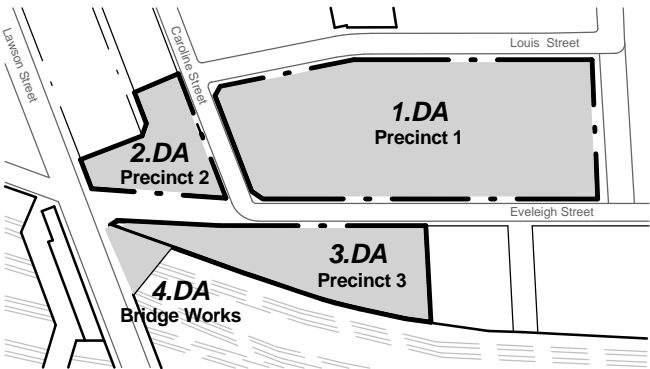
Site Area	2385m²
Maximum FSR	2:1
Maximum Residential FSR	1:1
Permissible FSR	4770m²
Maximum Building Height	5 Storeys

Proposed Concept

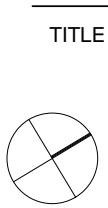
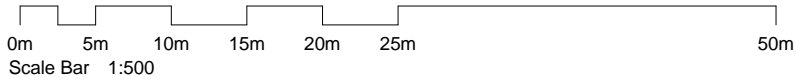
Commercial	GFA 1100m²
Art Gallery	485m²
Total	1585m²
Student Housing	3880m²
Proposed FSR	1.65:1
Total GFA	5465m²
Proposed Max FSR	2.3:1
Proposed Building Height	3-5 Storey

Carparking	
Access From Vine Street To Basement Parking In Precinct 1	
Public Spaces (Level B1)	153
Private Spaces (Level B1)	170
323 Total	

Legend - Building Heights	
1 Storey	
2 Storeys	
3 Storeys	
4 Storeys	
5 Storeys	



Design Development		
Rev	Description	Date
A	Preliminary DA Issue For Review	11.07.11
B	Preliminary DA Issue For Review	20.07.11
C	Issue For PEA	22.07.11
D	Preliminary Environmental Assessment Issue (PEA)	28.07.11



Pemulwuy Project, Mixed Use Development, REDFERN

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FSR & Building Heights

JOB No.	DEI00210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No.	ODA012 D