







PRECINCT 1

Site Area	6776m ²
Maximum FSR Permissable FSR Maximum Residential FSR Permissable Residential FSR	1.5:1 10164m² 0.75:1 5082m²
Maximum Building Height	3 Storeys

Proposed Concept

Gym Retail	GFA 905m² 340m²
Total Gym + Retail	<u>1245m²</u>
Residential Townhouses	4565m²
Apartments	2770m ²
Total Residential	<u>7335m²</u>
Proposed Residential FSR	1.2:1
Total GFA	<u>8580m²</u>
Proposed Max FSR	1.35:1
Proposed Building Heights Townhouses Mixed Use Building	2 Storeys 3-5 Storeys

Date 11.07.11 20.07.11

22.07.11 28.07.11

Design Development Description Rev A Preliminary DA Issue For Review Preliminary DA Issue For Review Issue For PEA Preliminary Environmental Assessment Issue (PEA)

CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T.02 9517 2822 F.02 9517 2833 STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

PRECINCT 2

Site Area	1303m ²		
Maximum FSR Maximum Residential FSR Permissable FSR	1.5:1 0.75:1 977m²		
Maximum Building Height	3 Storeys		

Proposed Concept

Child Care Retail Commercial AHC Offices	GFA 365m ² 485m ² 740m ² 240m ²
Total GFA	<u>1830m²</u>
Proposed Max FSR Proposed Residential FSR	1.40:1 Nil
Proposed Building Height	3 Storeys

PRECINCT 3

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

Proposed Concept

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

Carparking Public Spaces (Level B1) Private Spaces (Level B1)

_____ TITLE

Access From Vine Street To Basement Parking In Precinct 1 153 170 323 Total

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 DA900 & Abbreviation Schedule For Proposed Outline Colour & 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.

Pemulwuy Project, Mixed Use Development, REDFERN

J:\DEI00210 Pemulwuy Project\4 NJA Documentation\5 CADD\3 DA\01 Model\01 Current\DEI00210_0DA Site Master 110606.rvt	JOB No.		DEI00210
	DATE		June 2010
FSR & Building Heights	SCALE	A1 @	As indicated
	DWG No.		