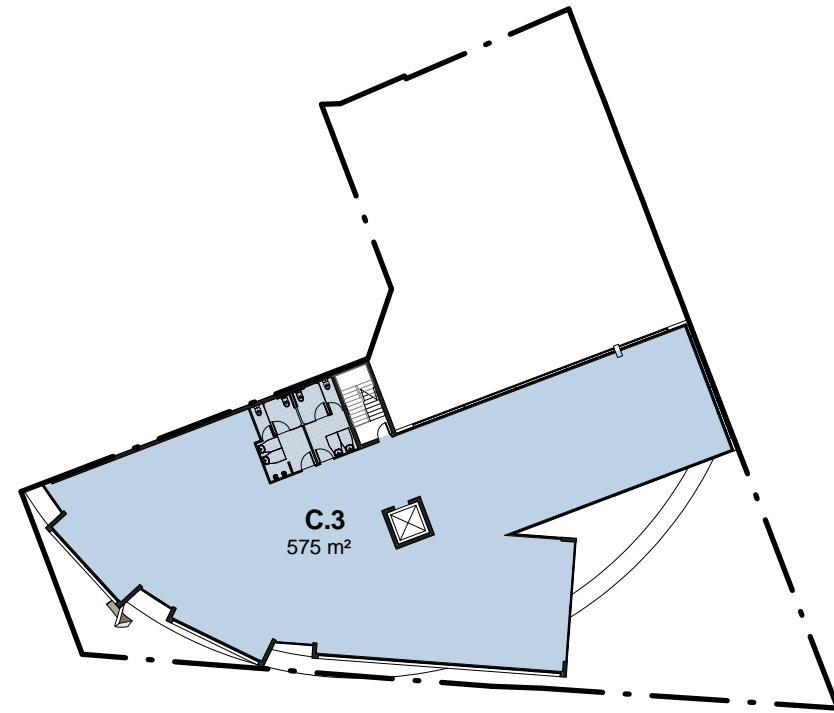


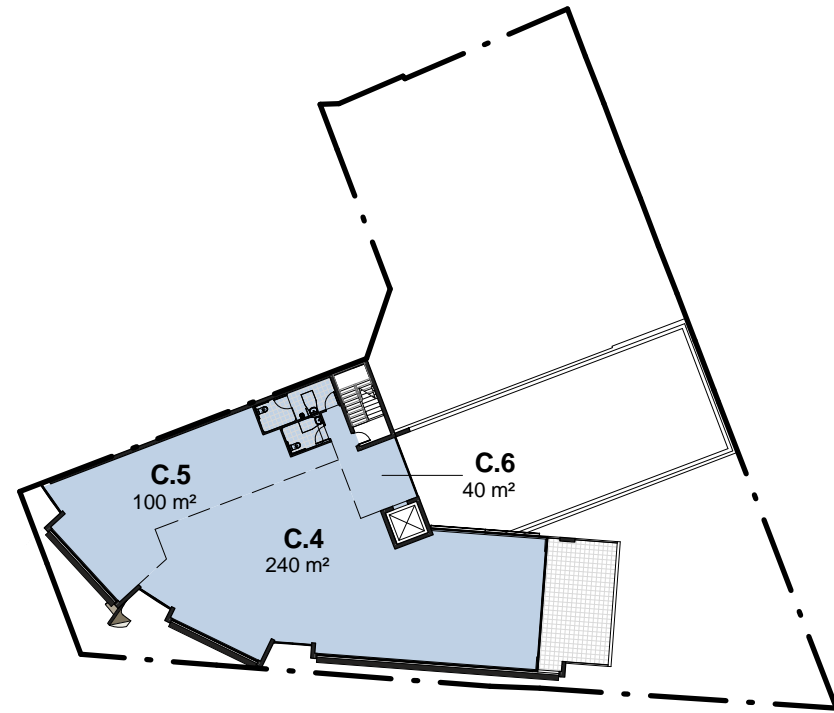
1.1 GFA Level 1
1 : 500



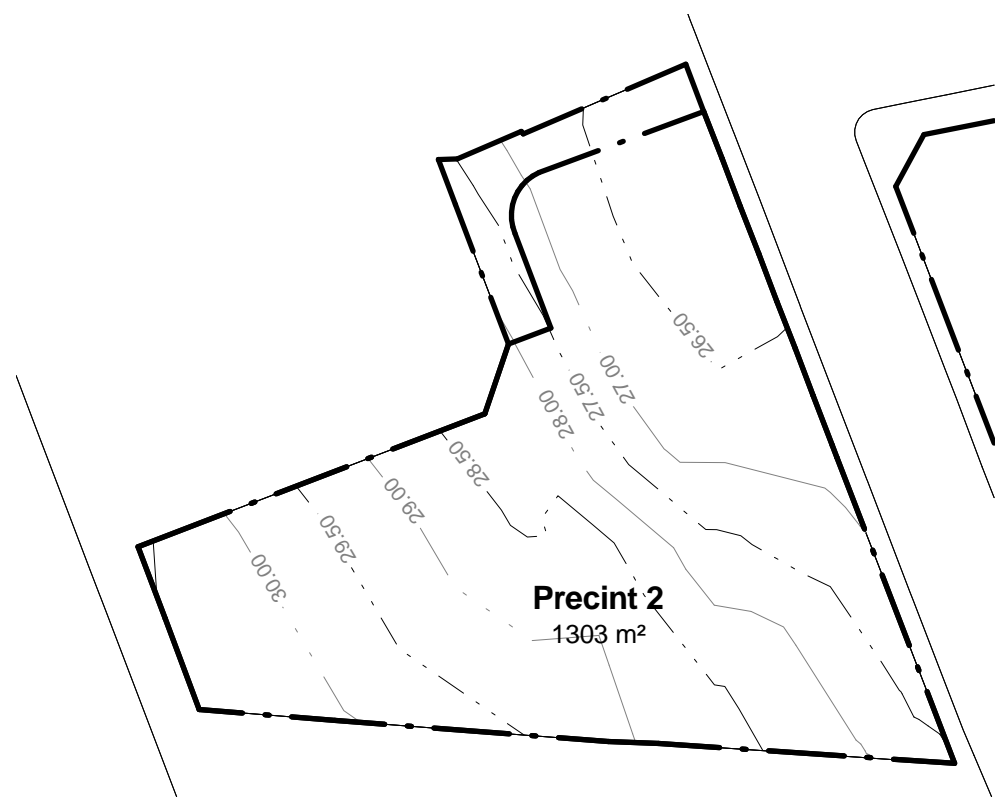
1.2 GFA Level 2
1 : 500



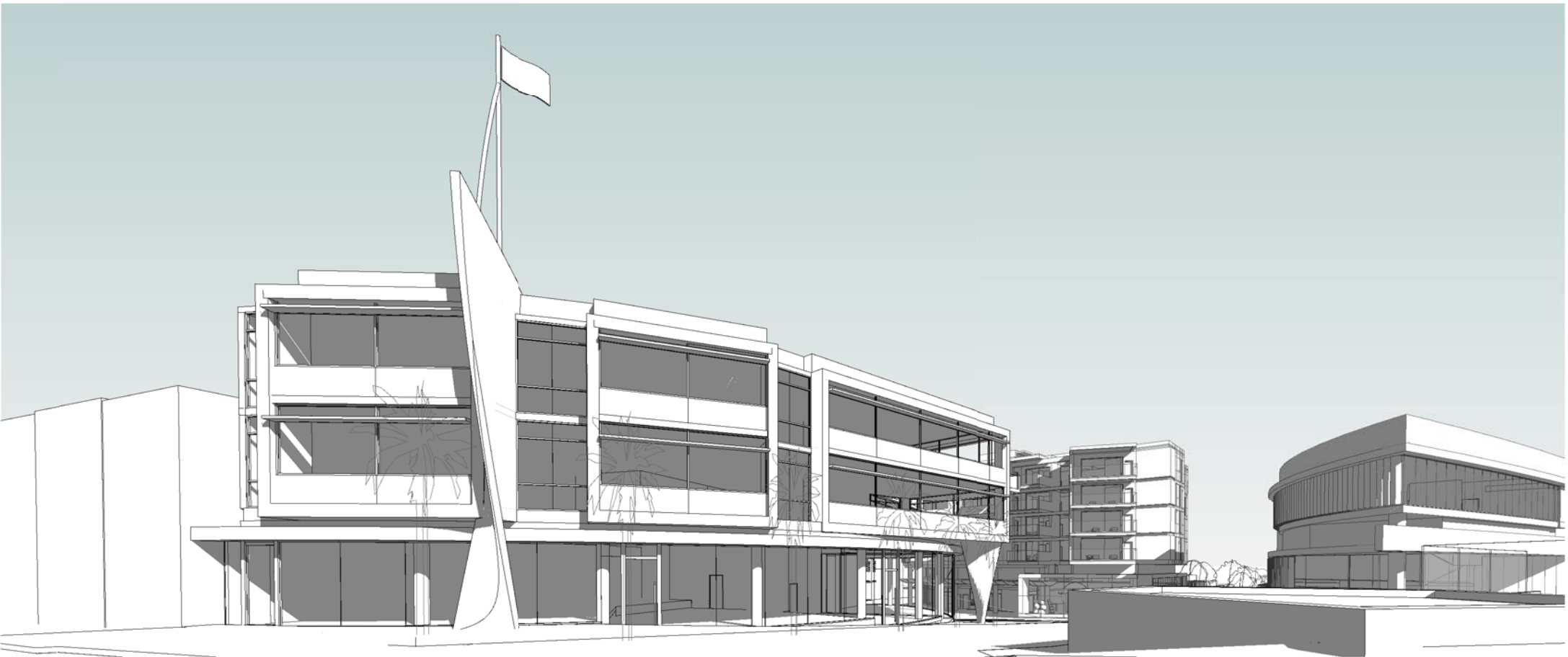
1.3 GFA Level 3
1 : 500



1.4 GFA Level 4
1 : 500



2 Level 5
1 : 500



A Perspective View
View Looking North Towards Eveleigh Street From Lawson Street



B Perspective View
View Looking South Towards Lawson Street

SITE ANALYSIS

Site Area	1303m ²
FSR	
Maximum FSR	1.5:1
Maximum Residential FSR	0.75:1

Level	GFA
Level 1	365
Level 2	510
Level 3	575
Level 4	381
	1830 Total

Retail / Commercial	1225m ²
Child Care	365m ²
AHC Office	240m ²

Total Site GFA	1830m ²
Proposed Residential FSR	Nil
Proposed Maximum FSR	1.4:1

Standard Instrument—Principal Local Environmental Plan

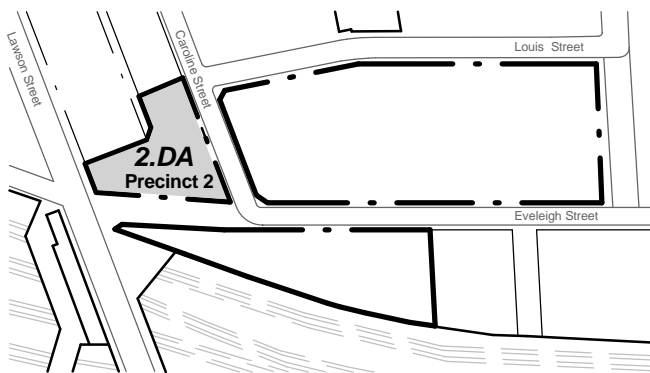
Current version for 30 April 2010 to date

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:

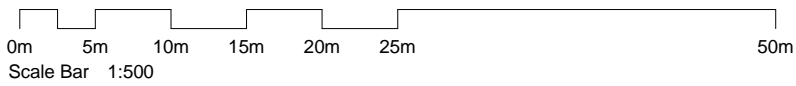
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking 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.



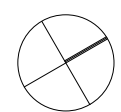
Development Application		
Rev	Description	Date
A	Current Development Summary Issue	10.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Preliminary Environmental Assessment Issue (PEA)	28.07.11

Precinct 2 - Pemulwuy Mixed Use Development, REDFERN

J:\DEI00210 Pemulwuy Project\4 NJA Documentation\5 CAD\3 DA\01 Model\01 Current\DEI00210_2DA Precinct 2_110827.rvt



TITLE



Precinct 2 Perspectives & Site Analysis

JOB No.	DEI00210
DATE	June 2010
SCALE	A1 @ 1 : 500
DWG No.	2DA005 D