

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 Apartments | 4570m² 2770m² |
| Total Residential | 7340m² |
| Proposed Residential FSR | 1.2:1 |
| Total GFA | 8585m² |
| Proposed Max FSR | 1.35:1 |

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|----------------------------------|-------------|
| Proposed Building Heights | |
| Townhouses | 2 Storeys |
| Mixed Use Building | 3-6 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 | 476m² |
| Commercial | 739m² |
| AHC Offices | 240m² |
| Total GFA | 1820m² |
| 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

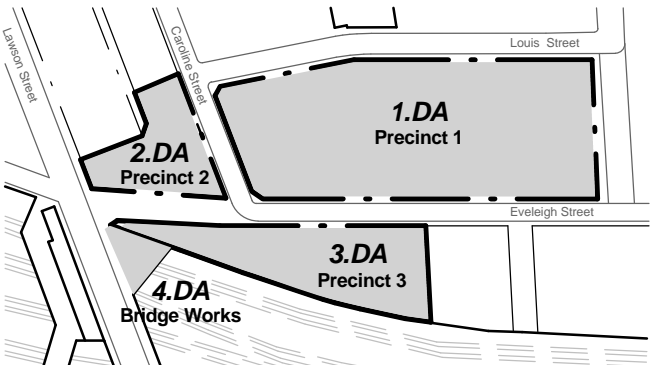
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|---------------------------------|-------------------|
| Commercial | GFA 1100m² |
| Art Gallery | 485m² |
| Total | 1585m² |
| Student Housing | 5390m² |
| Proposed FSR | 2.25:1 |
| Total GFA | 6975m² |
| Proposed Max FSR | 2.9:1 |
| Proposed Building Height | 3-8 Storey |

TOTAL SITE AREA

| | |
|------------------------|----------------|
| Precinct 1 | 8585m² |
| Precinct 2 | 1820m² |
| Precinct 3 | 6975m² |
| Total Site Area | 17380m² |

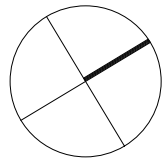
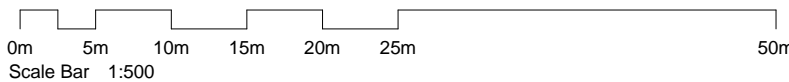
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|---|-----------|
| Carparking | |
| Access From Vine Street To Basement Parking In Precinct 1 | |
| Private Spaces (Level B1) (incl. 10 Accessible Spaces) | 115 Total |
| Restricted Street Spaces (P1) (Dedicated To P2 - Child Care Drop Off) | 8 Total |

| Legend - Building Heights | |
|---------------------------|--|
| 1 Storey | |
| 2 Storeys | |
| 3 Storeys | |
| 4 Storeys | |
| 5 Storeys | |
| 6 Storeys | |



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| Development Application | | |
|-------------------------|--|----------|
| 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 |
| E | Development Application Issue | 14.12.11 |
| F | Dsp Amendments | 24.08.12 |



Pemulwuy Project, Mixed Use Development, REDFERN

J:\DEI00210 Pemulwuy Project\4 NJA Documentation\5 CADD\3 DA\01 Model\01 Current\DEI00210_JDA Site Master 120417.rvt

FSR & Building Heights

| | |
|---------|-------------------|
| JOB No. | DEI00210 |
| DATE | June 2010 |
| SCALE | A1 @ As indicated |
| DWG No. | ODA012 F |