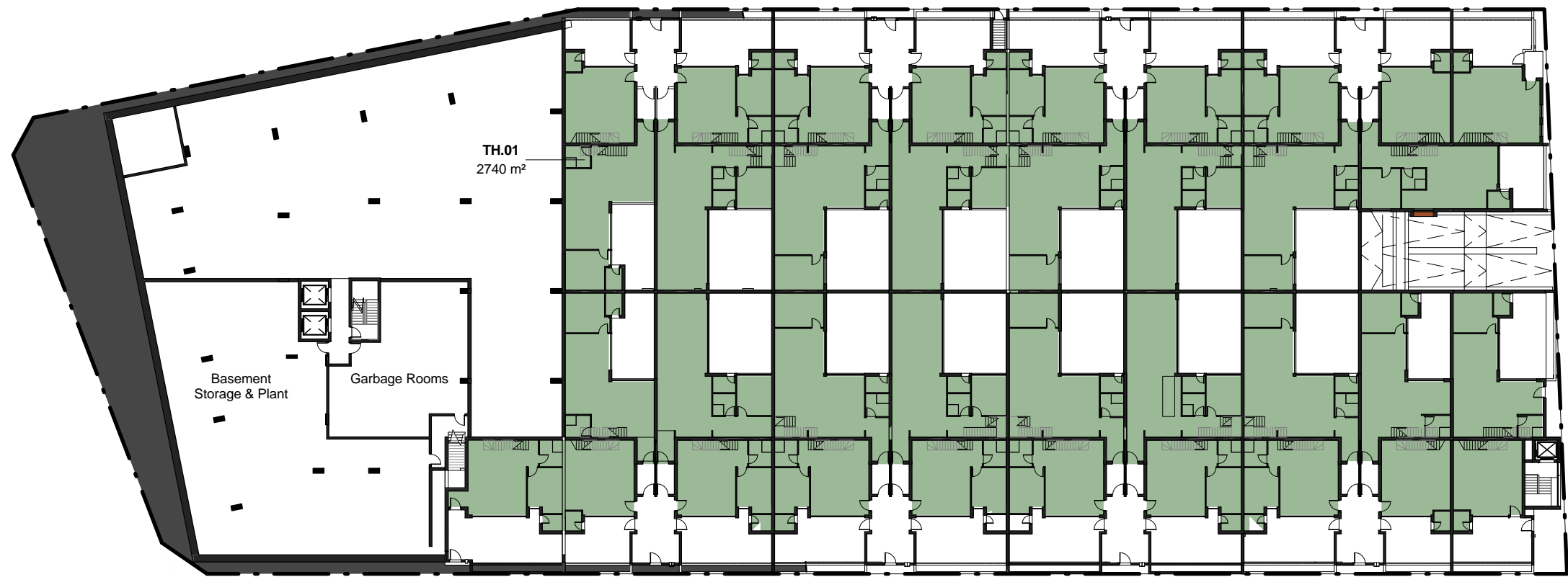


1.2 Level 1 (Mixed Use) - Level 2 (Townhouses)  
1 : 500



1.1 Level 1 (Townhouses)  
1 : 500

**Site Analysis**  
Site Area (Excluding Roads): 6328.6m²  
Site Area (Including Roads; Consolidated): **6776.0m²**  
**Floor Space Ration (FSR)**  
Maximum FSR 1.5:1  
Maximum Residential FSR 0.75:1

**Total Residential GFA** 7335m²  
Proposed Residential FSR 1.2:1  
*Excludes Retail & Gym Areas*

**Total GFA** 8210m²  
Maximum FSR 1.35:1

**Basement Carparking** Spaces  
Private (Secure) Parking Spaces 170  
Public Car Park 153  
323

**36 Town Houses**

2 Bed Unit: 6  
3 Bed Unit: 17  
4 Bed Unit: 13

**Level** **GFA**  
Ground Floor: 2740m²  
First Floor: 1825m²

**Total** **4565m²**

**26 Apartments**

2 Bed Unit: 21  
3 Bed Unit: 5 *(1 no. 3B Unit @ L1)*

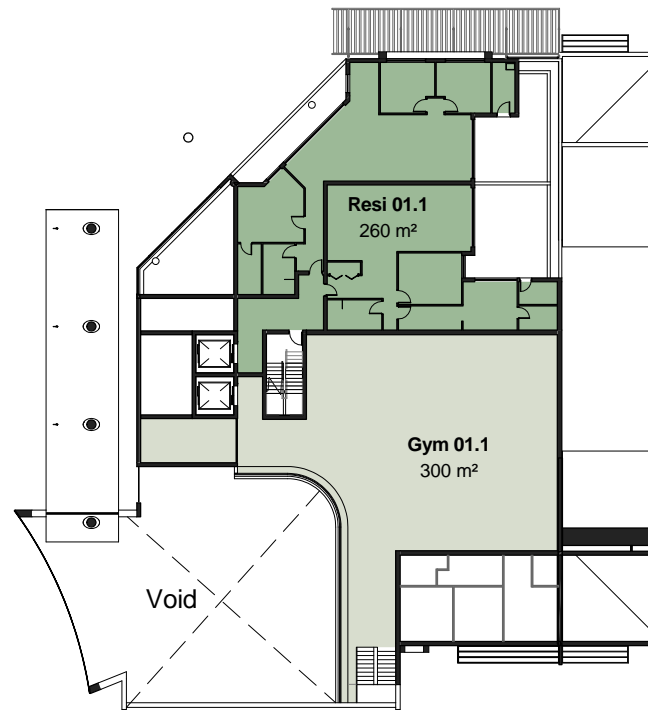
**Level** **GFA**  
Level 1 (GF): 30m²  
Level 1.1 (Mezz): 162m²  
Level 2: 620m²  
Level 3: 620m²  
Level 4: 620m²  
Level 5: 620m²

**Total** **2770m²**

**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.



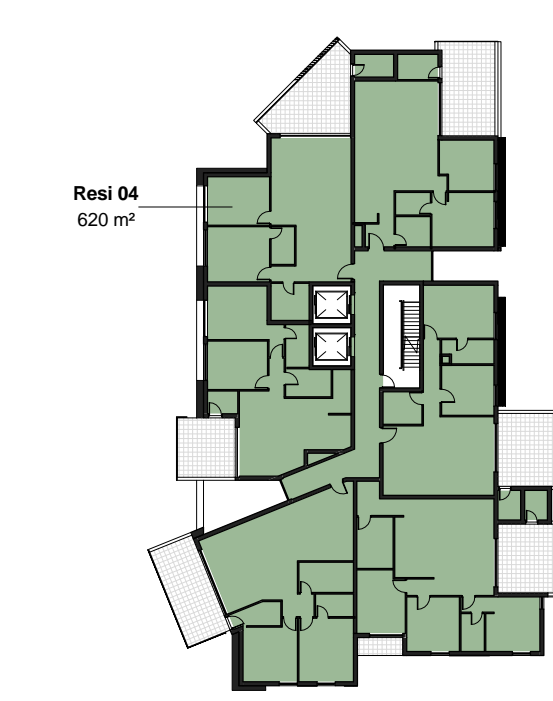
1.3 Level 1.1 (Mezzanine)  
1 : 500



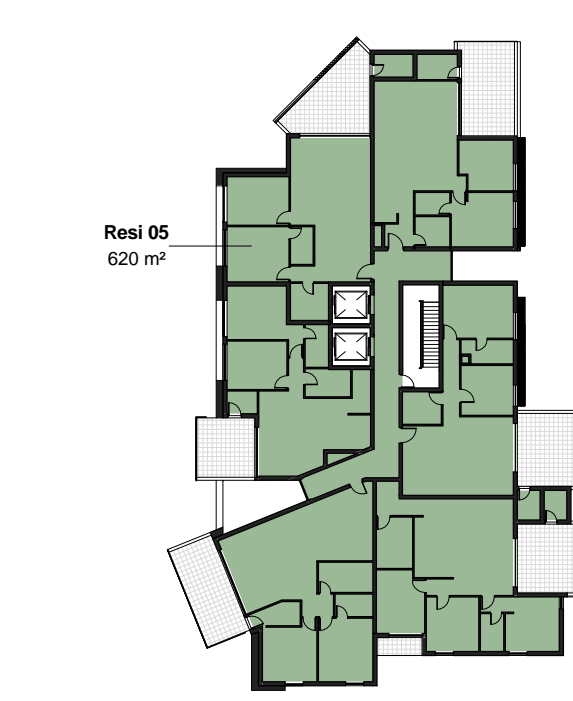
1.4 Level 2  
1 : 500



1.5 Level 3  
1 : 500



1.6 Level 4  
1 : 500



1.7 Level 5  
1 : 500



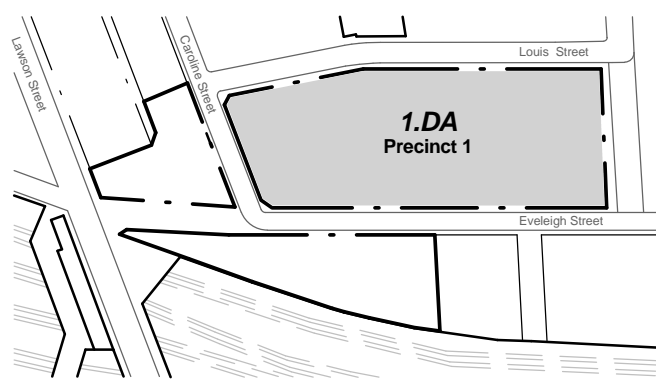
2 Site Area  
1 : 500



A Perspective View  
View Looking South Along Louis Street Townhouses



B Perspective View  
View Looking North Towards Community Centre



**Development Application**

Rev	Description	Date
A	Current Development Summary Issue	15.06.11
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

**NORDON · JAGO**  
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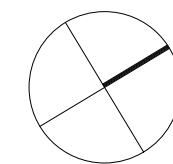
**Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN**

J:\DEI00210 Pemulwuy Project\4 NJA Documentation\5 CADD\3 DA\01 Model\01 Current\DEI00210\_1DA Precinct 1 110727.rvt

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

**Precinct 1 Perspectives & Site Analysis**

0m 5m 10m 15m 20m 25m 50m  
Scale Bar 1:500



TITLE