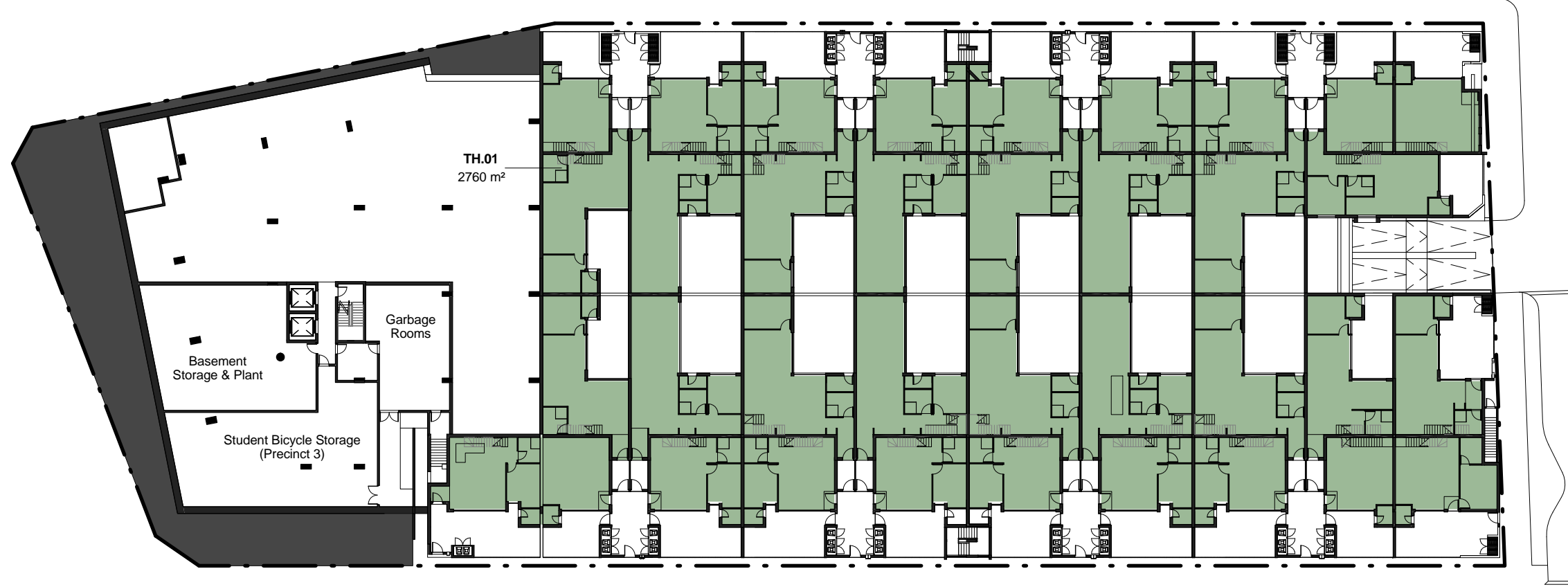


1.2 Level 1 (Mixed Use) - Level 2 (Townhouses)
1 : 500



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 7340m²

Proposed Residential FSR 1.2:1
Excludes Retail & Gym Areas

Total GFA 8585m²

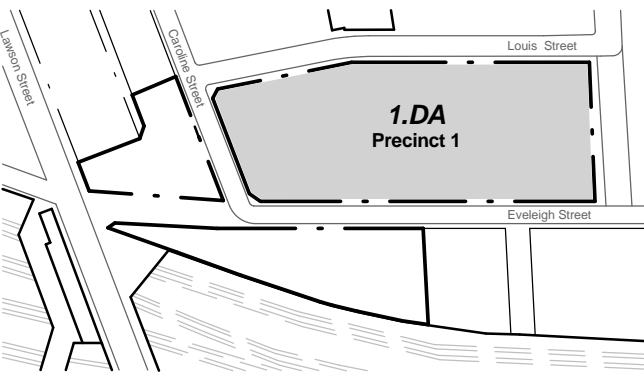
Maximum FSR 1.35:1

Carparking

Private Spaces (Level B1)
(Incl. 10 Accessible Spaces) 115

Restricted Street Spaces (P1)
(Dedicated To P2 - Child Care Drop Off) 8

123 Total



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
E	Development Application Issue	14.12.11
F	DoP Amendments	24.08.12

36 Town Houses

2 Bed Unit: 5
3 Bed Unit: 18
4 Bed Unit: 13

Level **GFA**
Ground Floor: 2760m²
First Floor: 1810m²

Total **4570m²**

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): 260m²
Level 2: 620m²
Level 3: 620m²
Level 4: 620m²
Level 5: 620m²

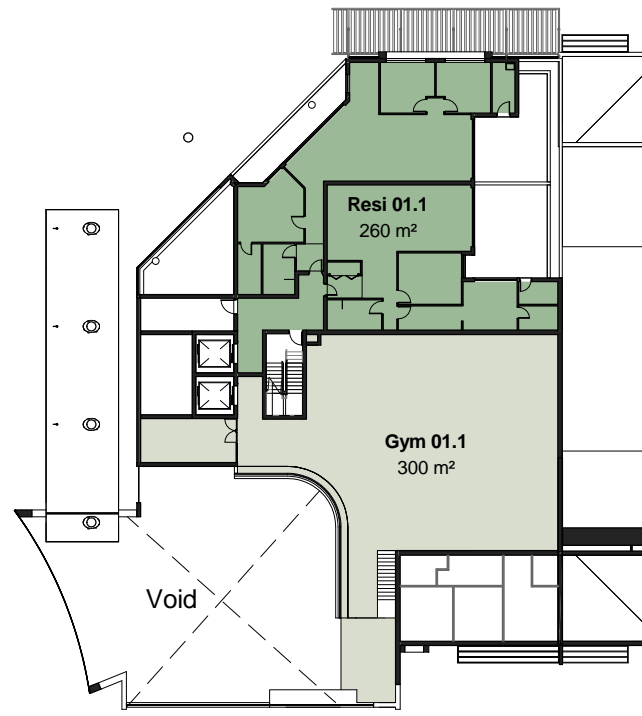
Total **2770m²**

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:

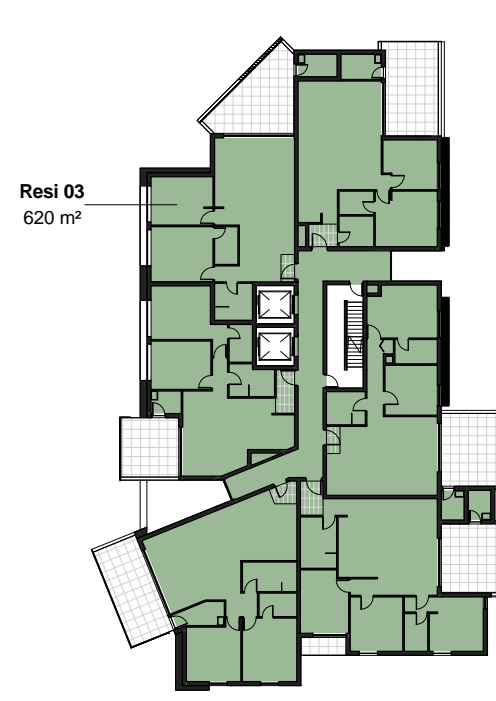
- (a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement
(f) storage, and
(g) vehicular access, 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.



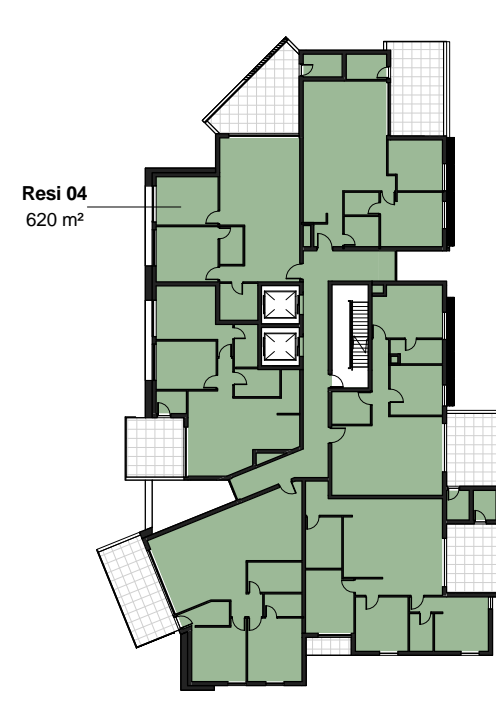
1.3 Level 1.1 (Mezzanine)
1 : 500



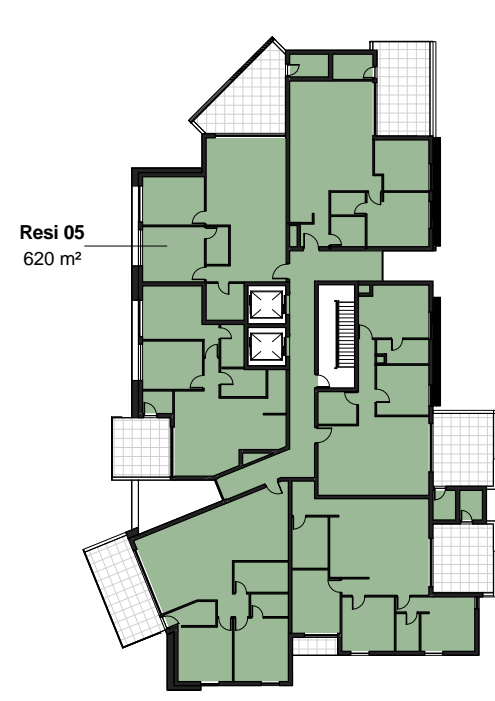
1.4 Level 2
1 : 500



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

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 ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

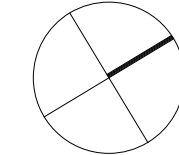
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302895.

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

J:\DE00210 Pemulwuy Project\4 NJA Documentation\5 CAD\3 DA\01 Model\01 Current\DE00210_1DA Precinct 1 120416.rvt

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

TITLE



Precinct 1 Perspectives & Site Analysis

JOB No. DEI00210

DATE Oct 2010

SCALE A1 @ As indicated

DWG No.

1DA005 F