

Site Analysis

Site Area	2385m ²
FSR	
Maximum FSR	2:1
Maximum Residential FSR	1:1

Level	GFA
Upper GF	1260
Level 1a	1161
Level 2a	940
Level 3a	1166
Level 4a	940
	5465 Total

Commercial	1100m ²
Gallery	485m ²
Student Housing	3880m ²

Total Residential GFA	3880m²
Proposed Residential FSR	1.65:1

Total Site GFA	5465m²
Proposed Maximum FSR	2.3:1

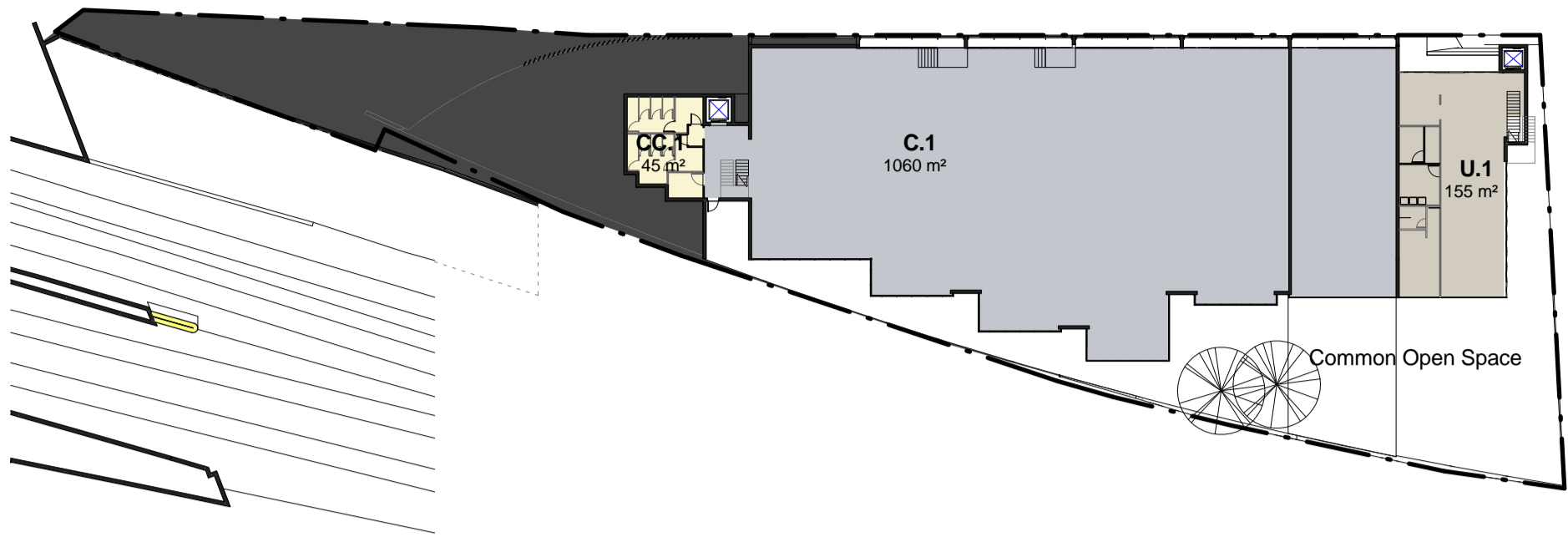
Standard Instrument—Principal Local Environmental Plan
Current version for 30 April 2010 to date

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:

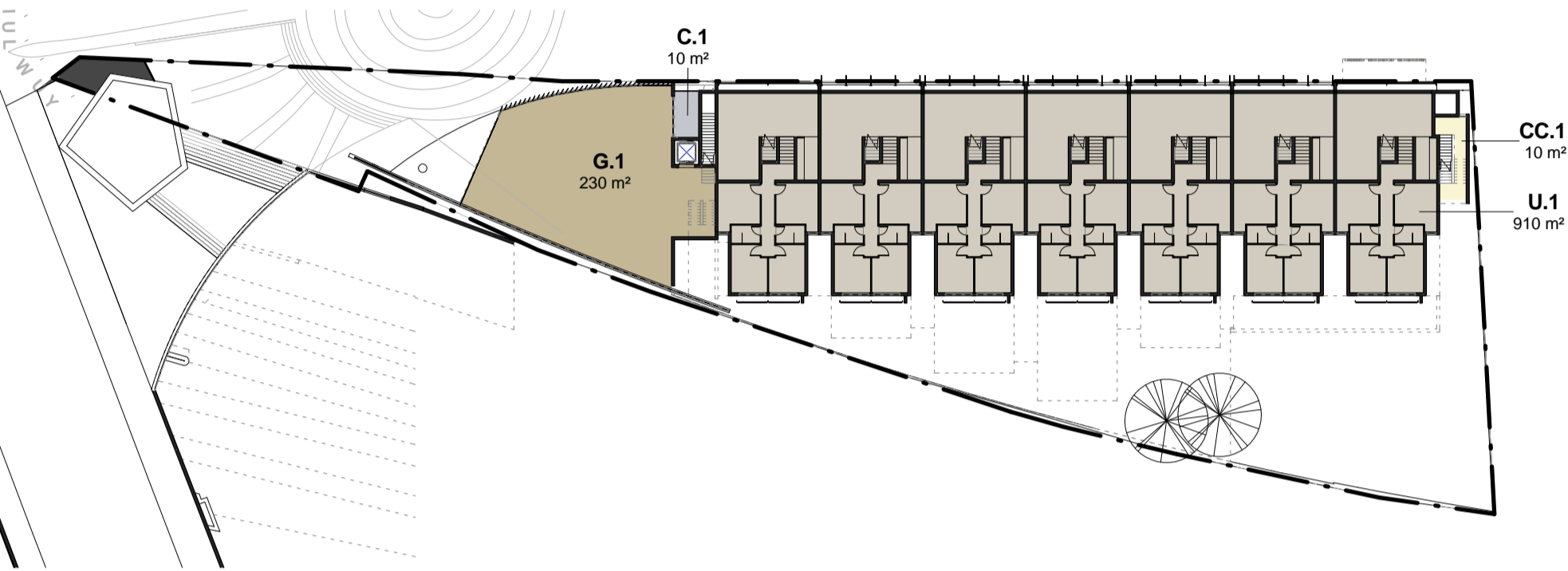
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

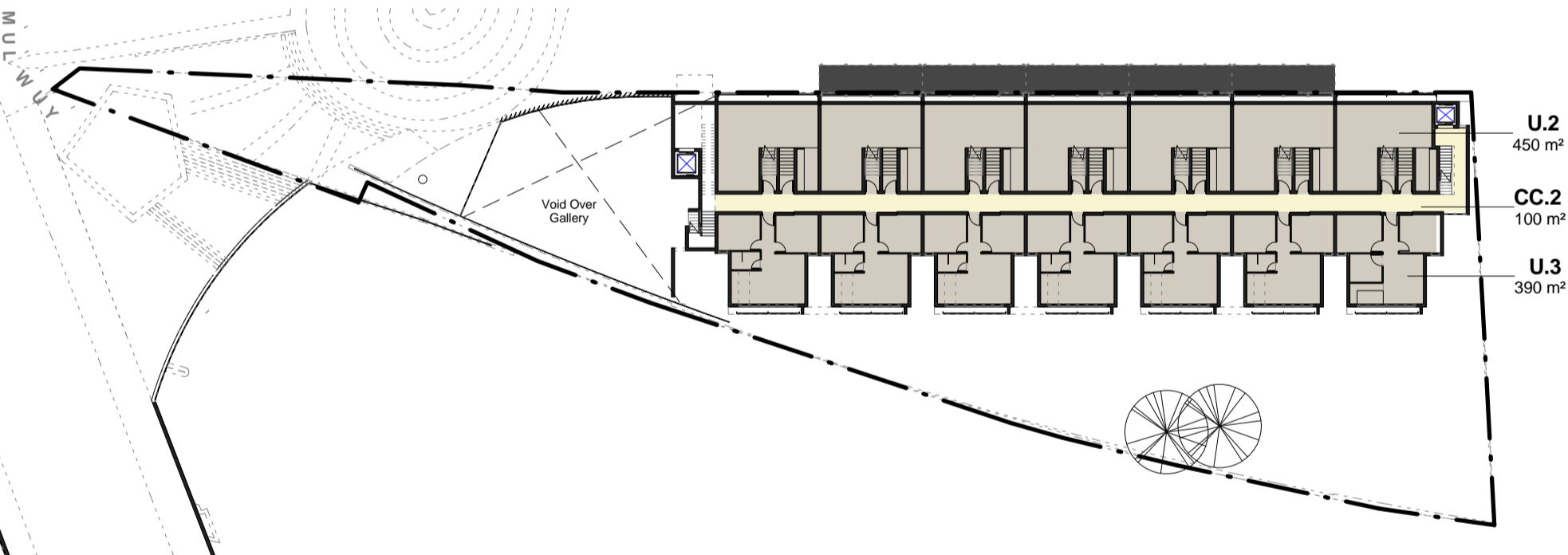
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking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



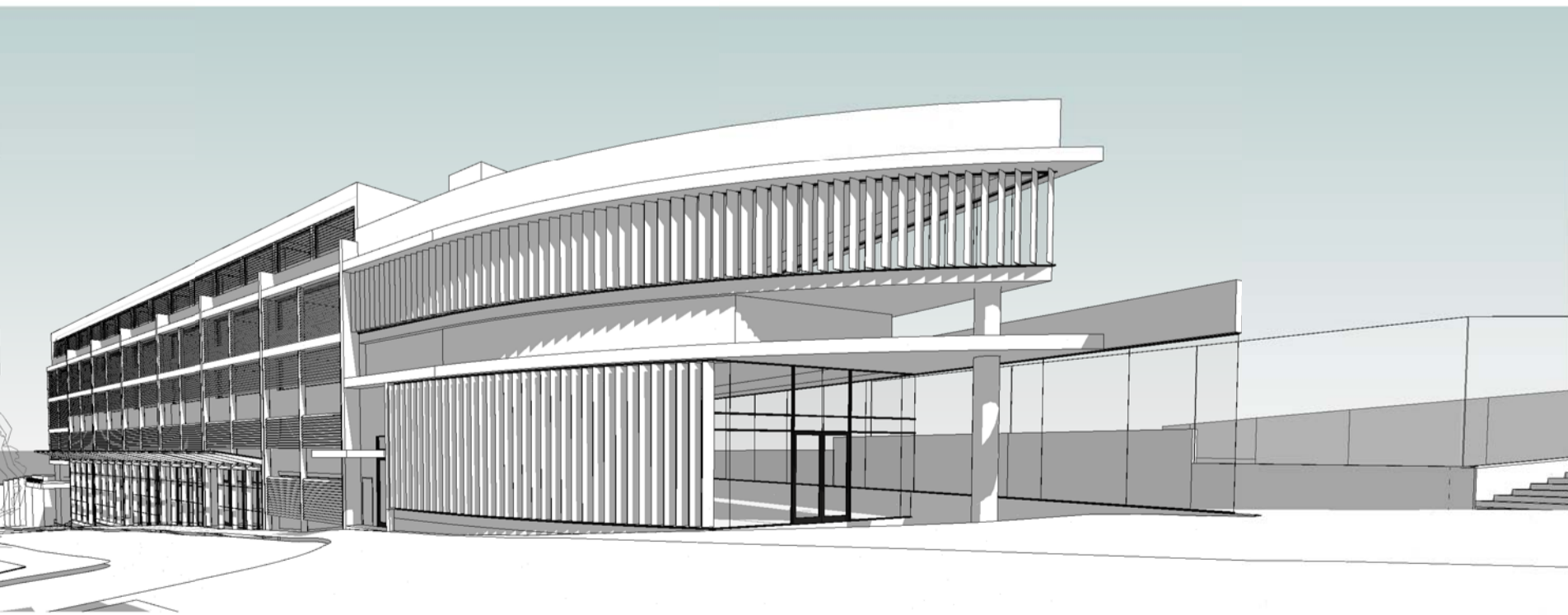
1.1 Ground Level
1 : 500



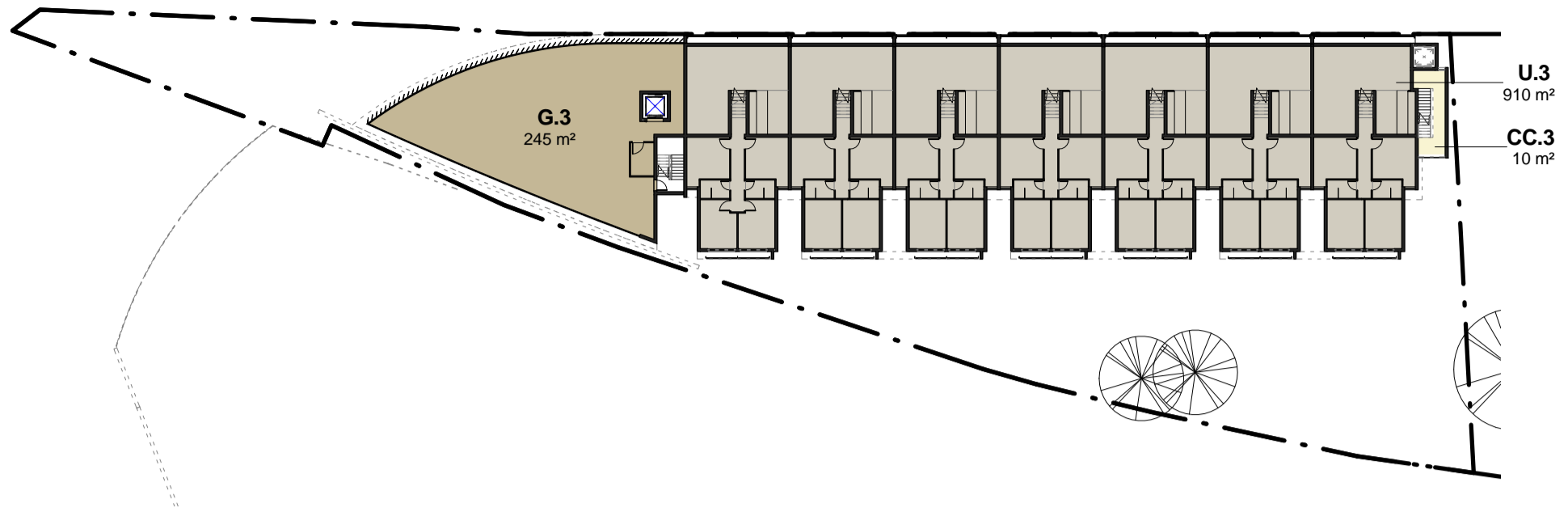
1.2 Level 1
1 : 500



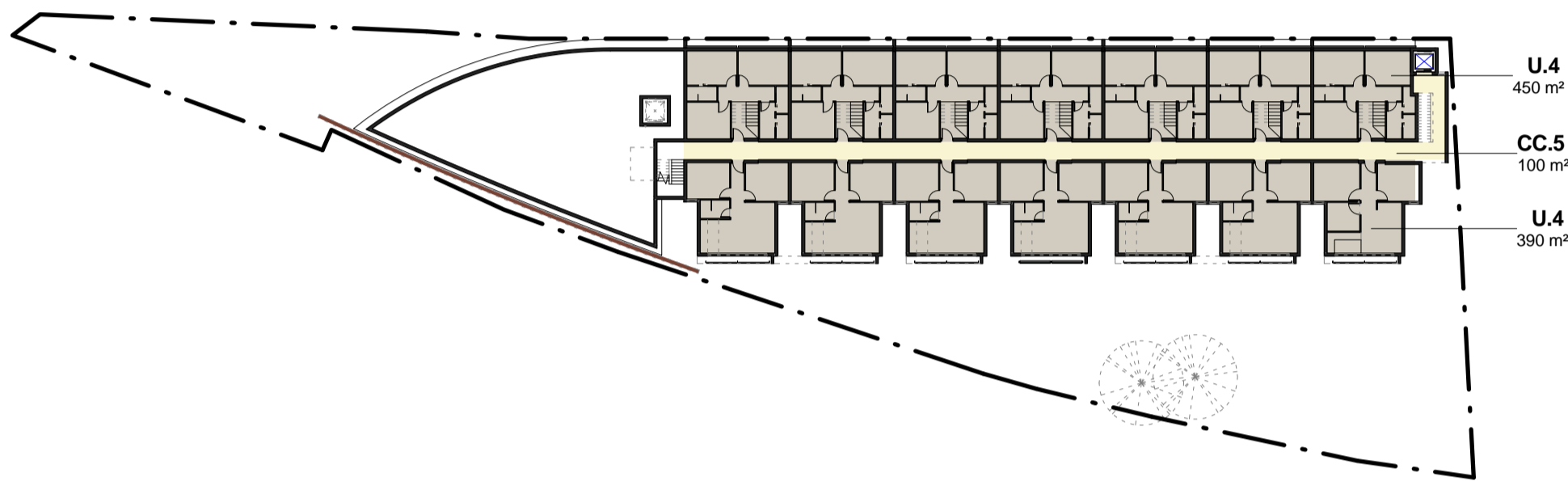
1.3 Level 2
1 : 500



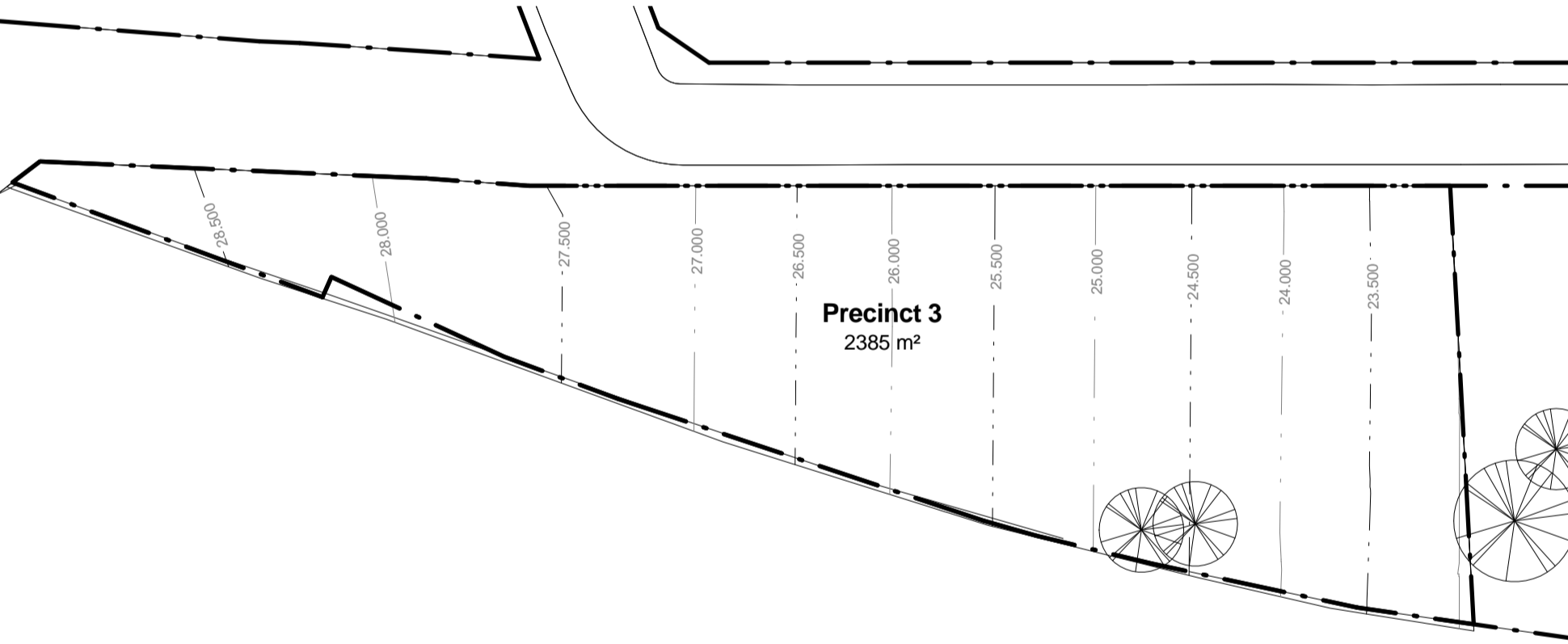
3.0 Proposed Perspective
View Looking North Towards Eveleigh Street From Pemulwuy Place



1.4 Level 3
1 : 500



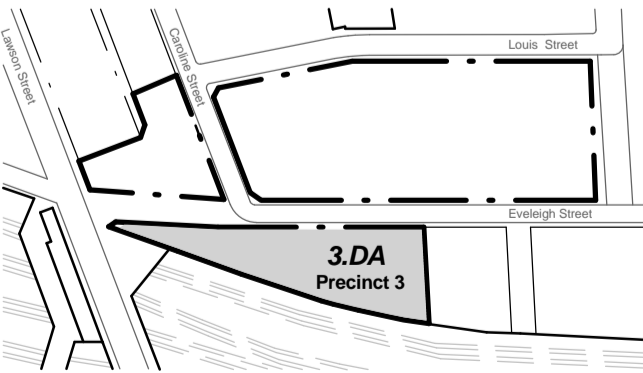
1.5 Level 4
1 : 500



2 Site Area
1 : 500



3.1 Proposed Perspective
Bird's Eye View From Railway Corridor



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



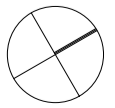
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Precinct 3 - Pemulwuy Mixed Use Development, REDFERN

J:\DEI00210 Pemulwuy Project\4 NJA Documentation\5 CAD\3 DA\01 Model\01 Current\DEI00210_3DA Precinct 3_110708.rvt

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

TITLE



Precinct 3 Perspectives & Site Analysis

JOB No.	DEI00210
DATE	October 2010
SCALE	A1 @ 1 : 500
DWG No.	

3DA005 D