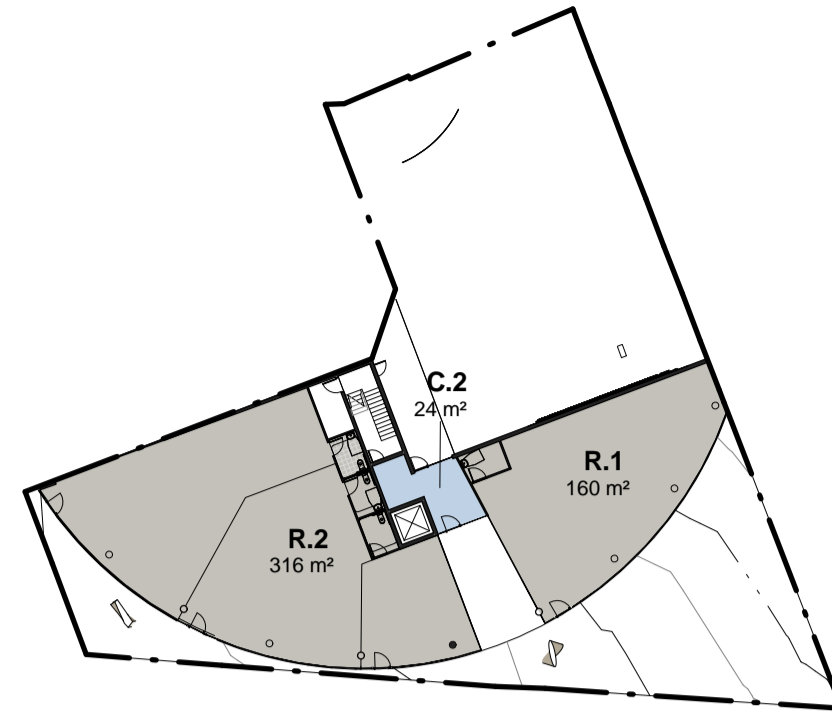
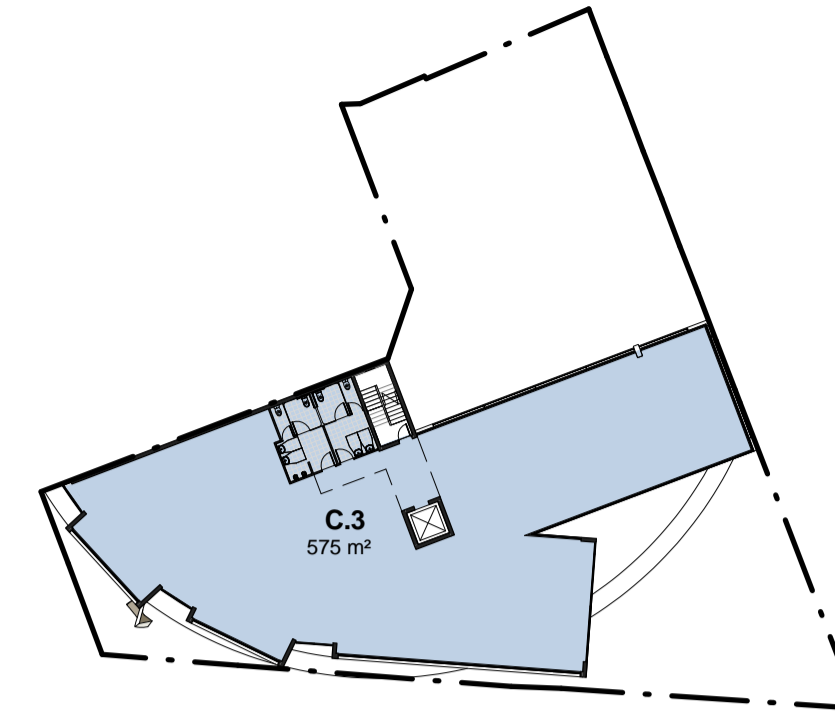




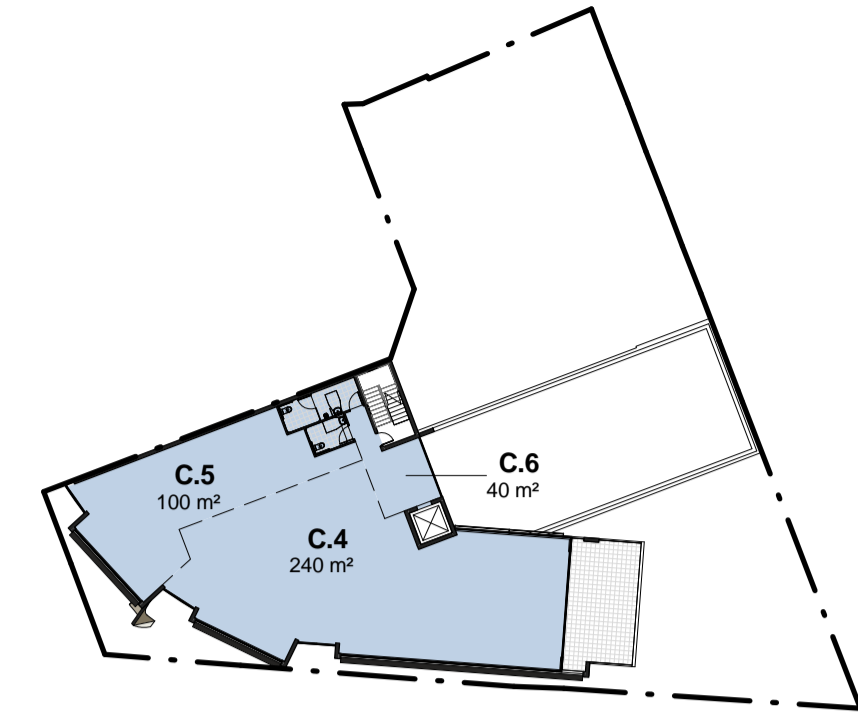
**1.1 GFA Level 1 - Lower Level**  
1:500



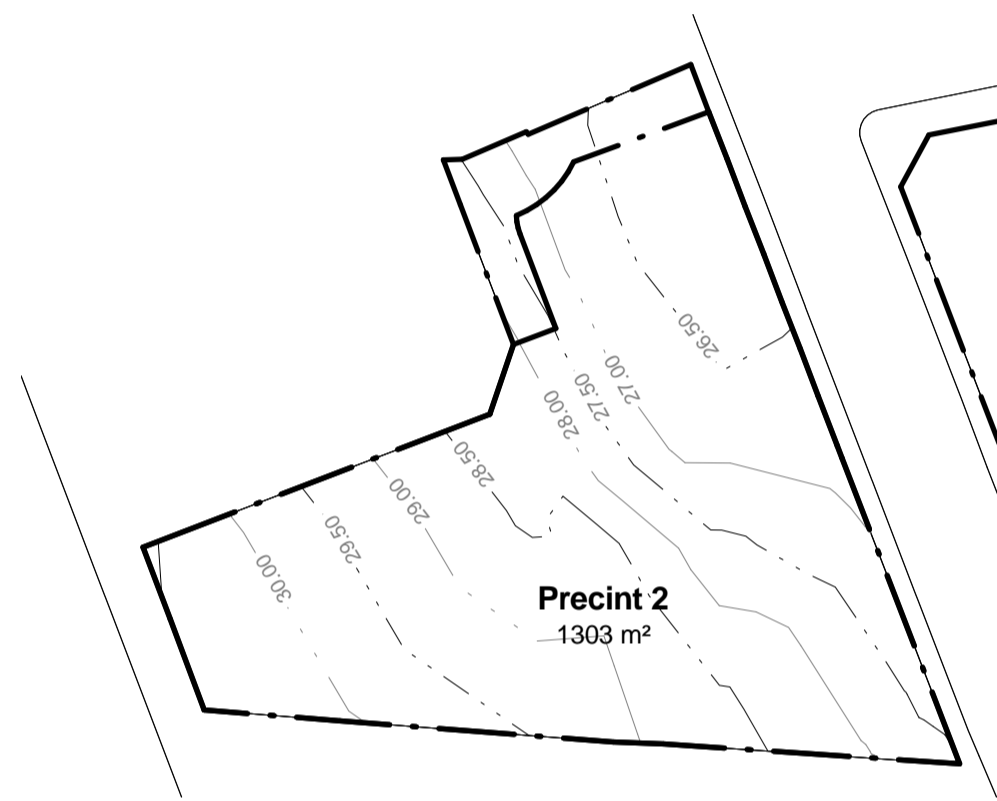
**1.2 GFA Level 1 - Upper Level**  
1:500



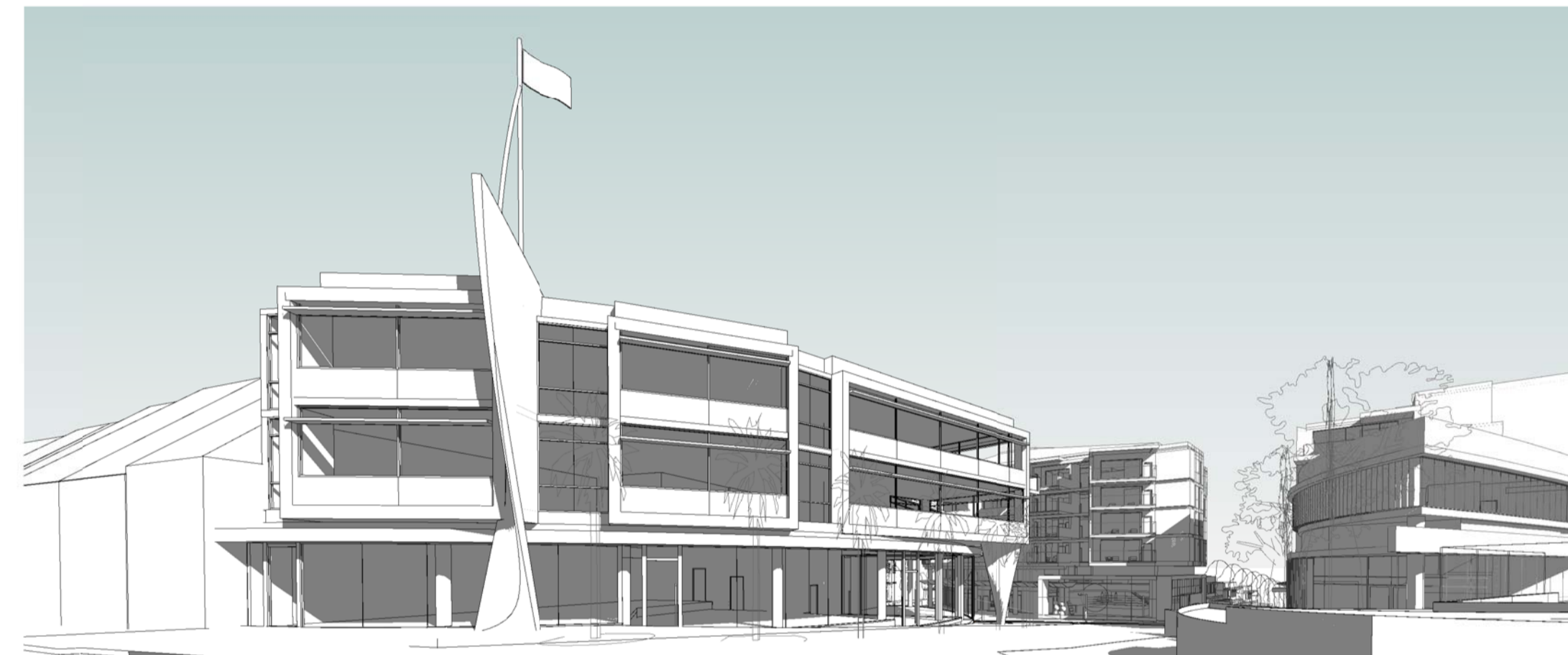
**1.3 GFA Level 2**  
1:500



**1.4 GFA Level 3**  
1:500



**2 Site Area**  
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 <sup>2</sup>
<b>FSR</b>	
Maximum FSR	1.5:1
Maximum Residential FSR	0.75:1
<b>Level</b>	<b>GFA</b>
Level 1 Lower	365
Level 1 Upper	500
Level 2	575
Level 3	380
	<b>1820m<sup>2</sup> Total</b>
Retail / Commercial	1215m <sup>2</sup>
Child Care	365m <sup>2</sup>
AHC Office	240m <sup>2</sup>
<b>Total Site GFA</b>	<b>1820m<sup>2</sup></b>
Proposed Residential FSR	Nil
Proposed Maximum FSR	1.4:1

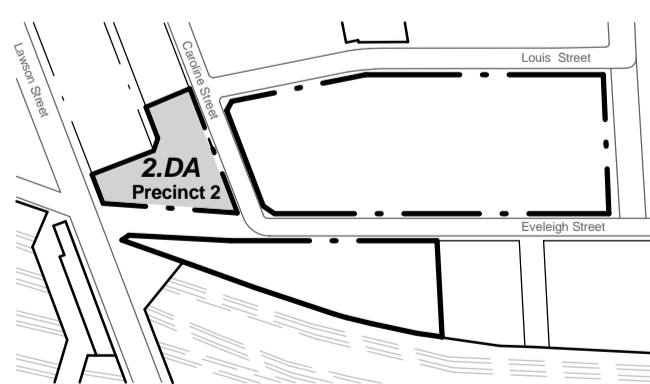
**Standard Instrument—Principal Local Environmental Plan**  
Current version for 30 April 2010 to date

**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.



**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)

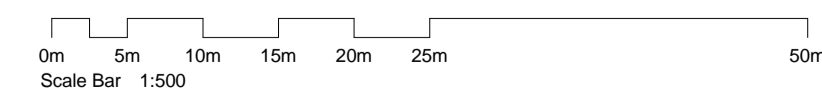
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

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 302805.

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
E	Development Application Issue	14.12.11
F	Dwp Amendments	24.08.12



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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926



**Precinct 2 - Pemulwuy Mixed Use Development, REDFERN**

**Precinct 2 Perspectives & Site Analysis**

JOB No.	DEI00210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No.	2DA005 F

J:\DEI00210 Pemulwuy Project\4 NJA Documentation\5 CADD\3 DAI\01 Model\01 Current\DEI00210\_2DA Precinct 2\_120417.rvt