

MIXED USE DEVELOPMENT

HEALTH & RESPITE CENTRE
SERVICE VEHICLE ACCESS. PARKING AT
AHC OFFICES

**PAVILION & PRIVATE OPEN
SPACE ON THE AMS SITE**
ANCILLARY TO HEALTH & RESPITE

PRIVATE OPEN SPACE (ON THE
DEPARTMENT OF HOUSING LOTS)
FOR HEALTH AND RESPITE
(AS PART OF THE CONCEPT BUT NOT
PART OF THE CONCEPT APPLICATION)

**ALTERATION TO
CAROLINE LANE.
TO EXIT ONTO
CAROLINE STREET**

**A.H.C. OFFICES, GROUND
FLOOR RETAIL SPACE AND
BASEMENT PARKING**
NEW BUILDING & ALTERATIONS AND
ADDITIONS TO THE EXISTING BUILDING. 20
CARSPACES, 30 BIKE SPACES EMERGENCY
+ SERVICE VEHICLE ACCESS

**PUBLIC RECREATION
ART GALLERY, ANCILLARY RETAIL,
COMMERCIAL OFFICE SPACE**
30 BIKE SPACES. EMERGENCY + SERVICE
VEHICLE ACCESS

PUBLIC OPEN SPACE
HUGO STREET

EXISTING COMMUNITY
CENTRE AND PUBLIC
OPEN SPACE

BACKYARDS EXISTING TERRACE ROW HOUSING

**ELDERS COMMUNITY CULTURAL
CENTRE**
ALTERATIONS AND ADDITIONS TO EXISTING
BUILDINGS. EMERGENCY + SERVICE VEHICLE
ACCESS

**NEW OSD AND RWT STORAGE
LOCATIONS**

**BUILDINGS A1 - A6. SIX
RESIDENTIAL FLAT BUILDINGS**
62 UNITS. 12 X 4 BED. 24 X 2 BED. 22 X 3 BED. 4 X 1 BED
9 ONSITE CARSPACES. 62 BIKE SPACES. EMERGENCY +
SERVICE VEHICLE ACCESS

**NEW PRIVATE RESIDENTIAL
STREETS (COMMON SPACE)**

**NEW PRIVATE OPEN SPACE
RESIDENTIAL BACKYARDS**

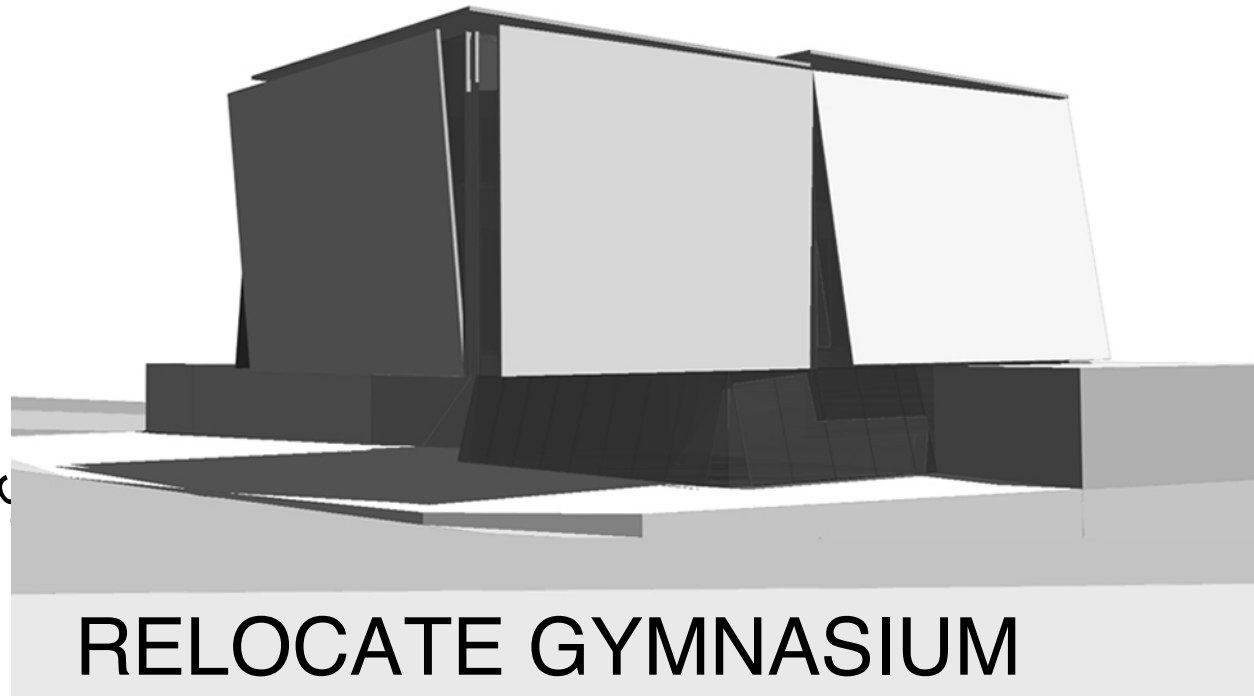
SITE OFFICE
REMNANT SITE - TRANSITIONAL SITE OFFICE
RETAIN EXISTING TERRACE BUILDING

COMMERCIAL OFFICE SPACE
EMERGENCY + SERVICE VEHICLE ACCESS

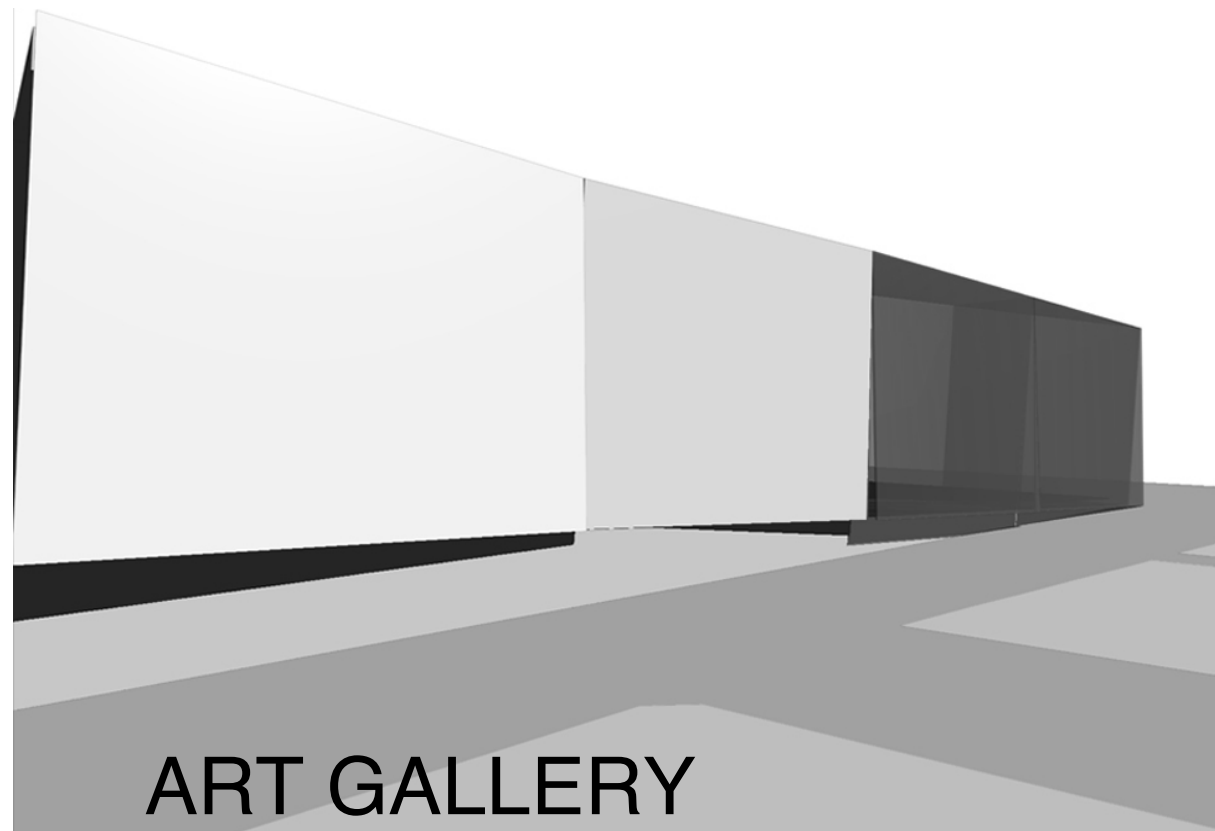
**RELOCATED HEALTH &
FITNESS CENTRE (GYM)**
30 BIKE SPACES. EMERGENCY +
SERVICE VEHICLE ACCESS



A.H.C. OFFICE / RETAIL



RELOCATE GYMNASIUM



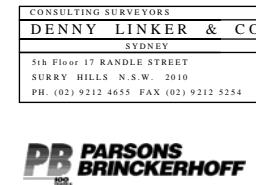
ART GALLERY



COMMERCIAL SPACE

THE PEMULWUY PROJECT

The Pemulwuy Project
CONSULTANTS



OCTOBER 2007
CONCEPT APPLICATION ISSUE

site masterplan concept
mixed use development
1:500 at A1

C.A. 03