

General Notes:

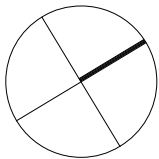
Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

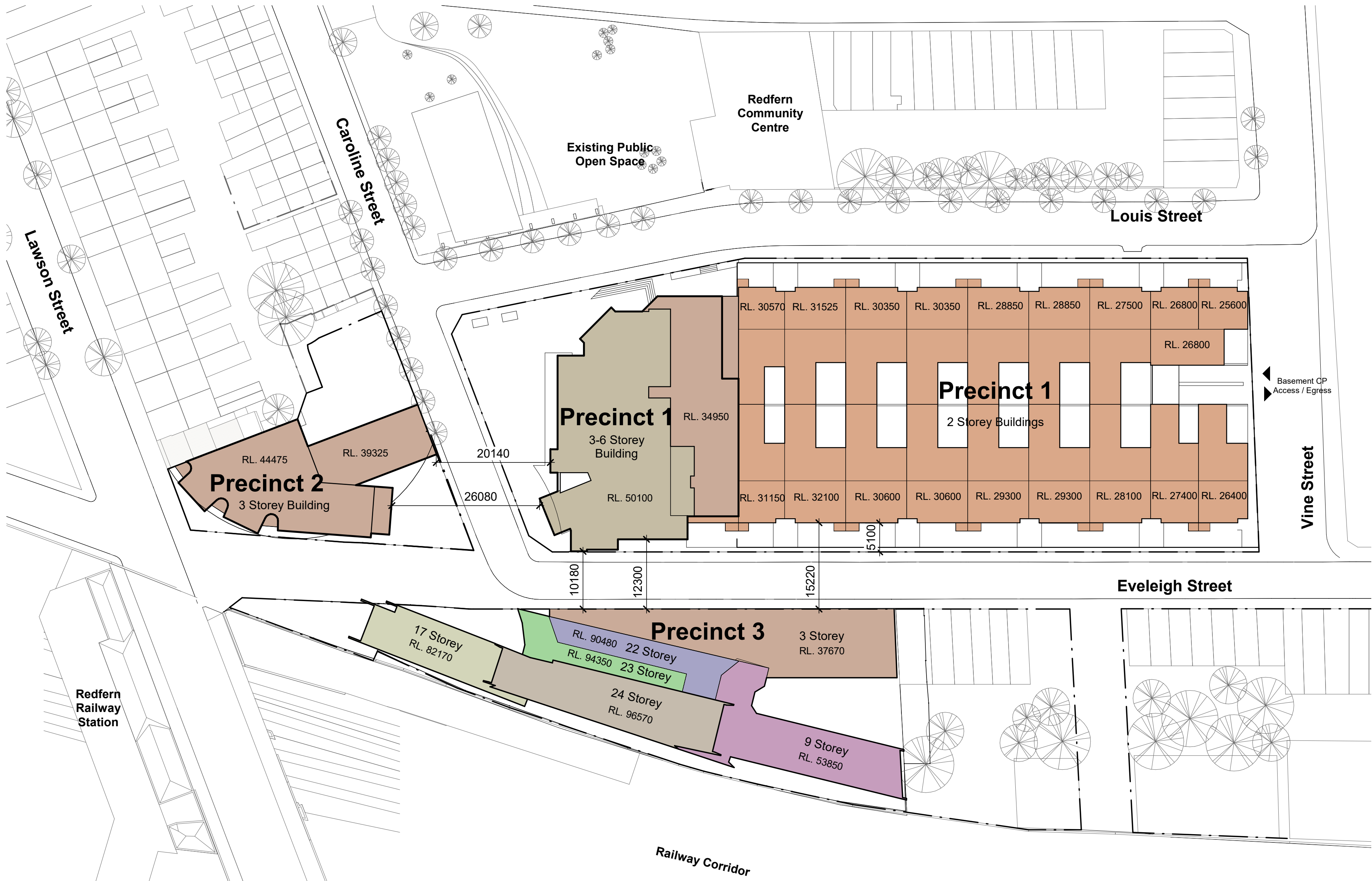
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

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 302808.

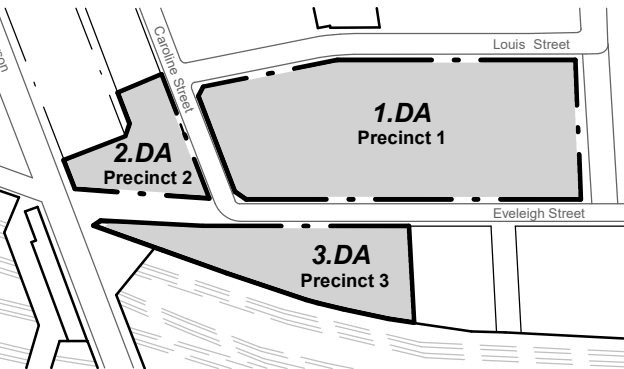
Development Application		
Rev	Description	Date
A	Preliminary DA Issue For Review	11.07.11
B	Preliminary DA Issue For Review	20.07.11
C	Development Application Issue	14.12.11
D	Doc Amendments	24.08.12
E	PP Update	26.10.17
F	PP Update	27.10.17
G	PPR Updates	15.06.18
H	PPR Updates	06.07.18



JOB No.	DEI00210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No.	0DA011 H



Legend - Building Heights	
1 Storey	
2 Storeys	
3 Storeys	
4 Storeys	
5 Storeys	
6 Storeys	
9 Storeys	
17 Storeys	
22 Storeys	
23 Storeys	
24 Storeys	



PRECINCT 1

Site Area	6776m²
Maximum FSR	1.5:1
Permissible FSR	10164m²
Maximum Residential FSR	0.75:1
Permissible Residential FSR	5082m²
Maximum Building Height	3 Storeys

Proposed Concept

Gym	GFA 905m²
Gallery	340m²
Total Gym + Gallery 1245m²	
Residential Townhouses	4570m²
Apartments	2770m²
Total Residential 7340m²	
Proposed Residential FSR	1.2:1

Total GFA	8585m²
Proposed Max FSR	1.29:1

Proposed Building Heights	2 Storeys
Townhouses	3-6 Storeys
Mixed Use Building	

PRECINCT 2

Site Area	1303m²
Maximum FSR	1.5:1
Maximum Residential FSR	0.75:1
Permissible FSR	977m²
Maximum Building Height	3 Storeys

Proposed Concept

Child Care	GFA 365m²
Retail	476m²
Commercial	739m²
AHC Offices	240m²

Total GFA 1820m²

Proposed Max FSR	1.40:1
Proposed Residential FSR	Nil

Proposed Building Height 3 Storeys

PRECINCT 3

Site Area	2385m²
Maximum FSR	2:1
Maximum Residential FSR	1:1
Permissible FSR	4770m²
Maximum Building Height	5 Storeys

Proposed Concept

Student Housing	GFA 16530m²
Proposed FSR	6.95:1

Total GFA 16530m²

Proposed Building Height 3-24 Storey

TOTAL SITE AREA

Precinct 1	8585m²
Precinct 2	1820m²
Precinct 3	16530m²
Total Site Area 26935m²	

Carparking

Access From Vine Street To Basement Parking In Precinct 1

Private Spaces (Level B1) (incl. 10 Accessible Spaces) **115 Total**

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

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

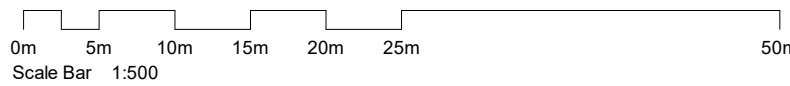
All Levels Indicated Taken To Australian Height Datum (AHD)

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

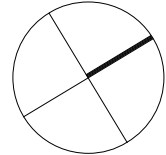
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.

Development Application

Rev	Description	Date
C	Issue For PEA	22.07.11
D	Preliminary Environmental Assessment Issue (PEA)	28.07.11
E	Development Application Issue	14.12.11
F	Dep Amendments	24.08.12
G	PP Update	26.10.17
H	Mass Levels Added	04.05.18
I	PPR Updates	15.06.18
J	PPR Updates	06.07.18



TITLE



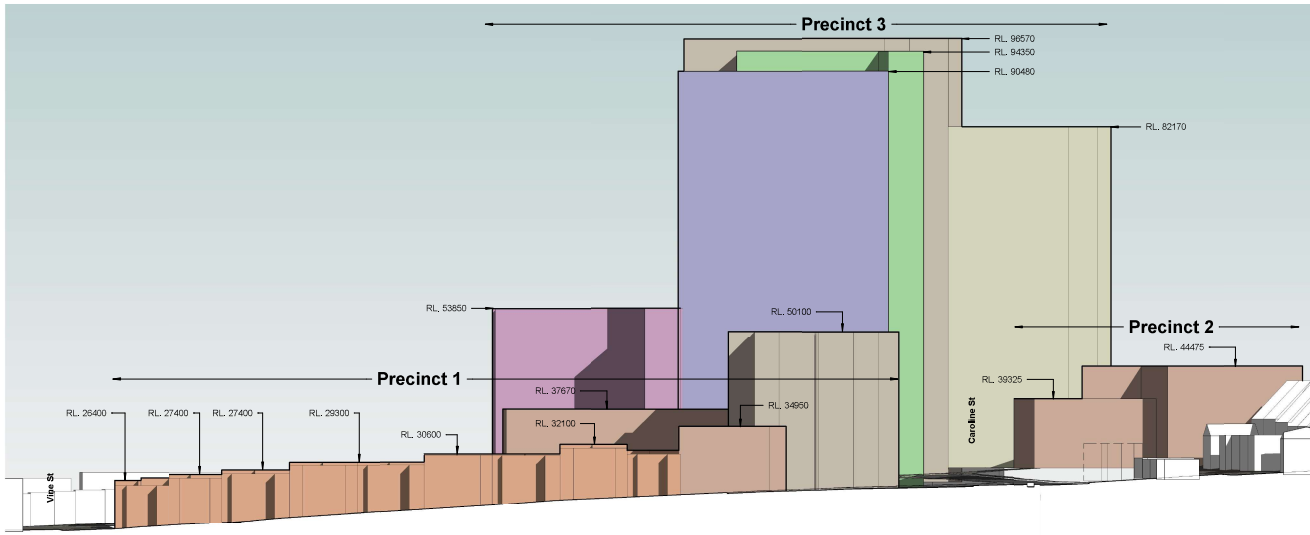
Pemulwuy Project, Mixed Use Development, REDFERN

FSR & Building Heights

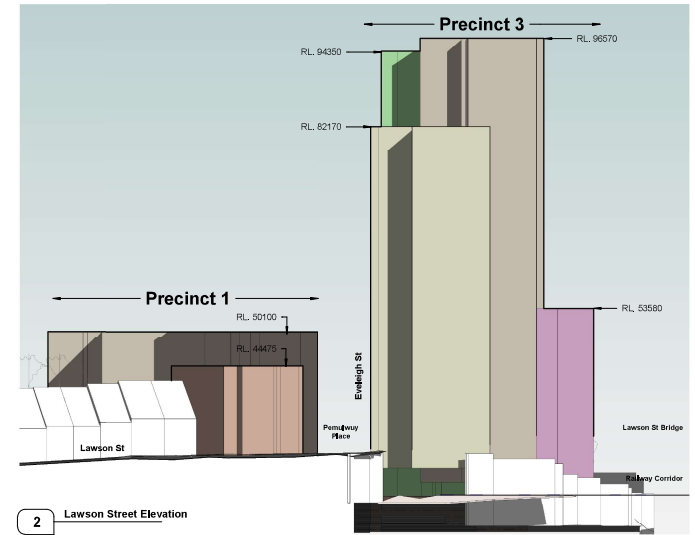
JOB No.	DEI00210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No.	

0DA012 J

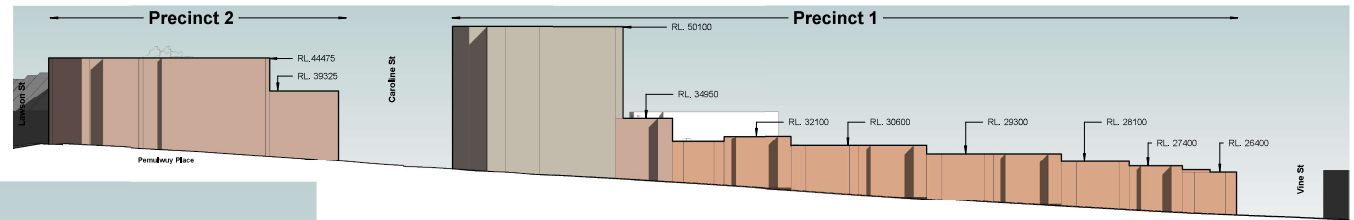
JOB No.	DEB0210	
DATE	June 2010	
SCALE	A1 @	As indicated
DWG No.		
0DA070 J		



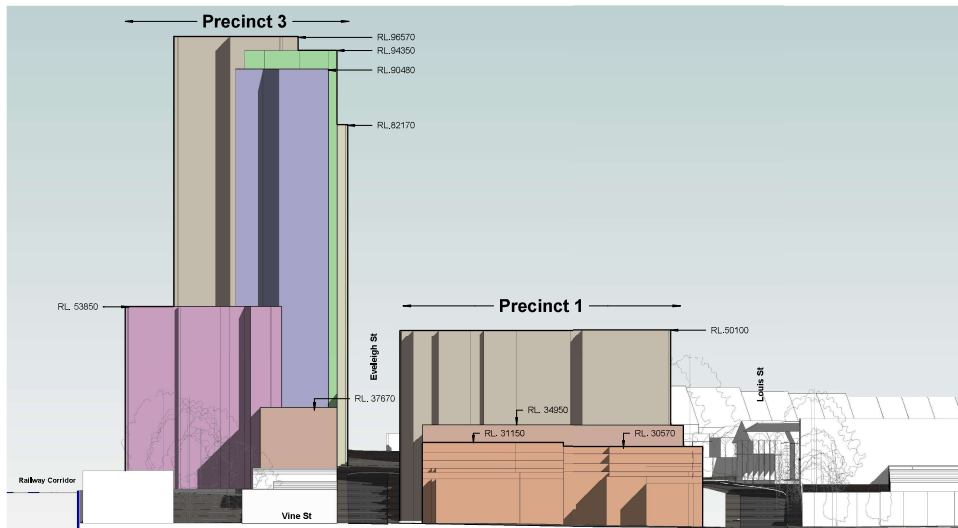
3 Louis Street Elevation



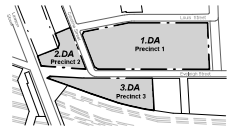
2 Lawson Street Elevation



1 Eveleigh Street Elevation



4 Vine Street Elevation

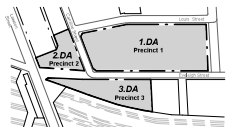
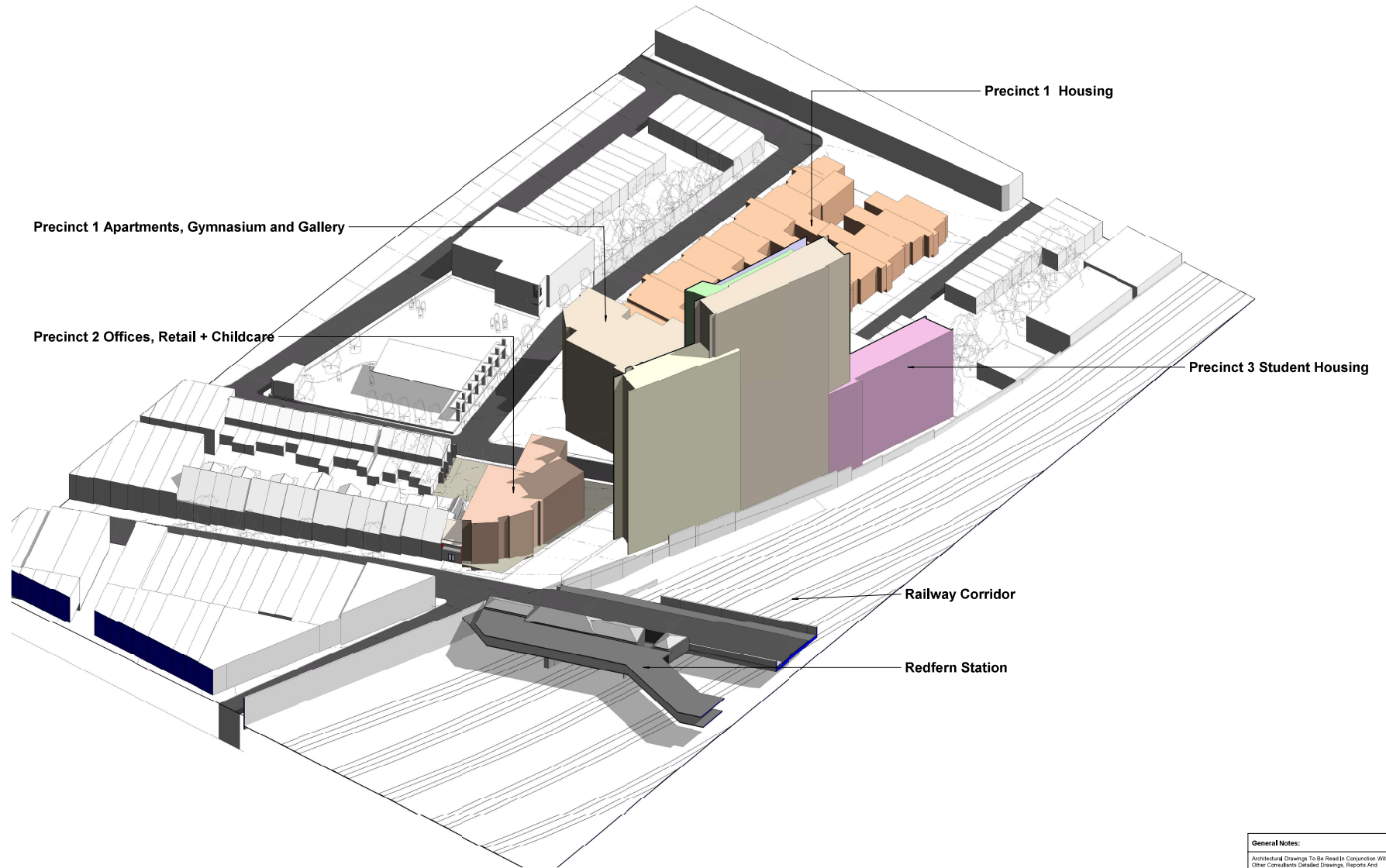


General Notes:

- 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 ODA300 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.
- Site Unsurveyed Based On Survey Carried Out By Geosy Linker For Previous Application And Subsequent Survey Work Carried Out By Dave & Walton Consulting Surveyors - Refer To Drawing 303308.

Rev	Description	Date
A	Preliminary DA Issue For Review	26/07/11
B	Development Application Issue	14/12/11
C	DA Update	20/10/12
D	Minor Levels Added	04/06/18
E	DA Update	05/07/18





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 ODA600 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Unsurveyed Based On Survey Carried Out By Geosy Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 303008.



LEVEL 4, 115-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2015 T: 02 9318 8400 F: 02 9318 8400
STEPHEN J. NORDON, REGISTRATION NO. NSW - 4704 GRAHAM P. JAGO, REGISTRATION NO. NSW - 4926

Development Application		
Rev	Description	Date
A	Substantive DA Issue For Review	17/02/11
B	Substantive DA Issue For Review	20/07/11
C	Development Application Issue	14/12/11
D	PP Update	28/10/17
E	PP Update	02/05/18
F	PP Update	08/07/18

Pemulwuy Project, Mixed Use Development, REDFERN

TITLE	JOB No.		DEB0210
	DATE		June 2010
	SCALE		A1 @ 1:100
	DWG No.		ODA600 F