



Planning & Environment

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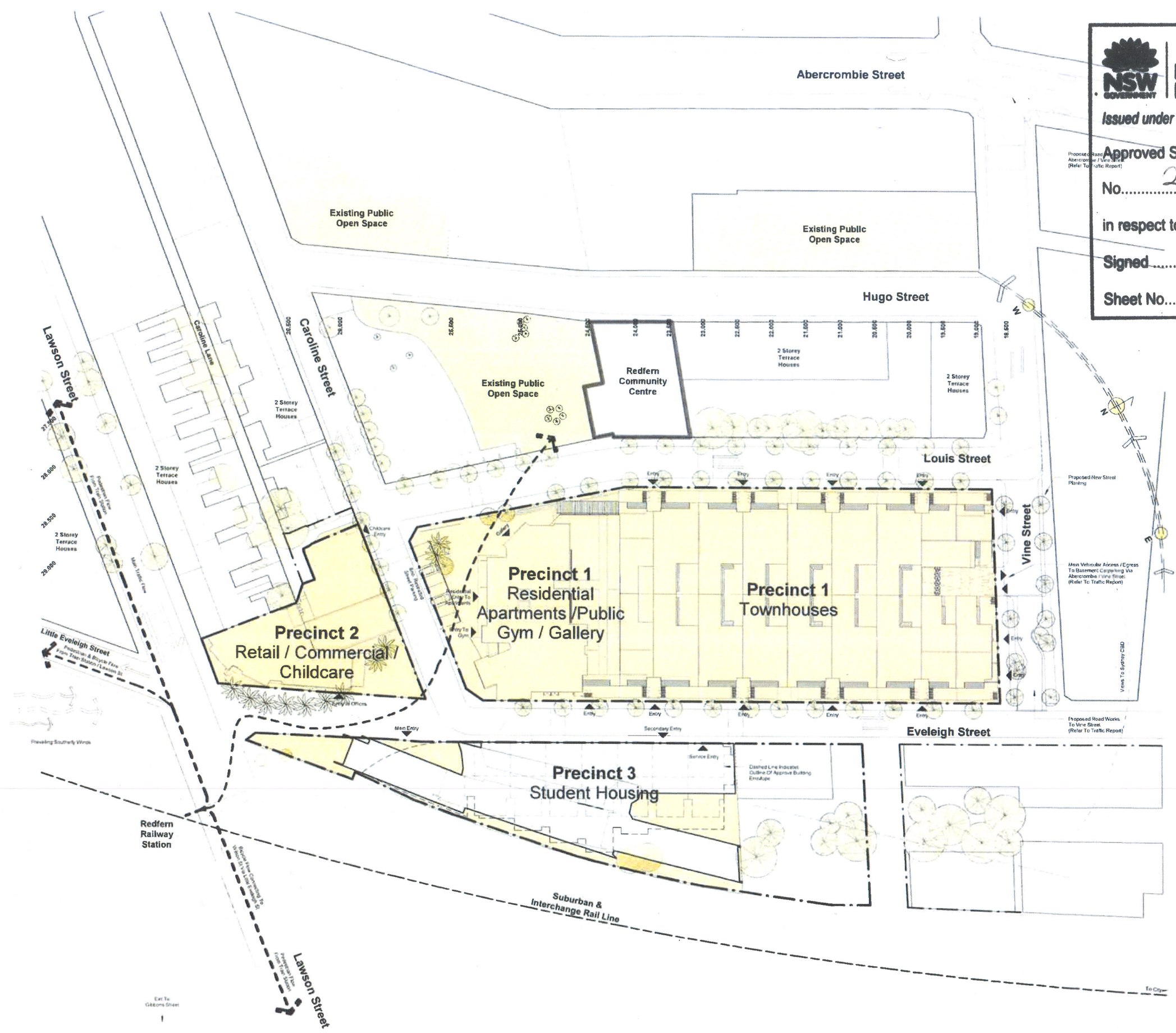
Approved Section 75W Modification Request

No. 2 granted on the 4 MARCH 2019

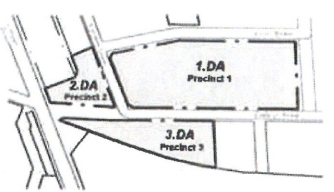
in respect to MP 06 01 01

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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 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



Rev	Description	Date
A	Preliminary DA Issue 1 for Review	11.01.11
B	Preliminary DA Issue 2 for Review	20.03.11
C	Development Application Issue	14.12.11
D	DAE Amendments	24.08.12
E	PA Updates	29.10.12
F	PA Updates	27.10.12
G	PA Updates	15.06.18
H	PA Updates	01.07.18

NORDON · JAGO
ARCHITECTS

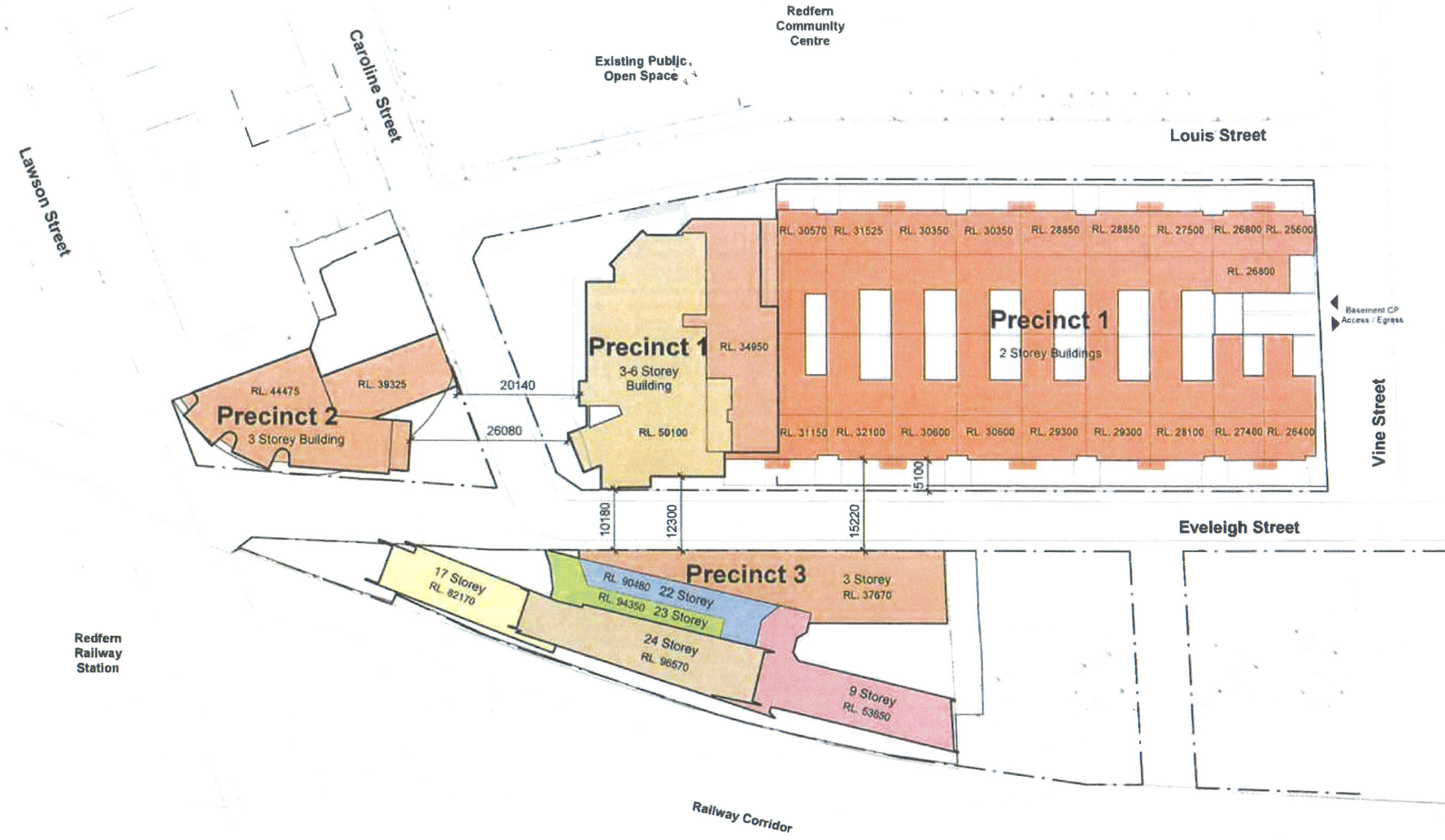
LEVEL 4, 111-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2010 T 02 9318 8400 F 02 9318 8480
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4526

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

Pemulwuy Project, Mixed Use Development, REDFERN

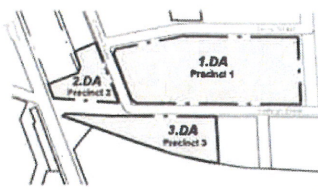
Proposed Site Plan

JOB No.	DE100210
DATE	June 2010
SCALE	A1 @ As Indicated
DWG No.	0DA011H



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	6776m ²
Maximum FSR	1.5:1
Permissible FSR	10164m ²
Maximum Residential FSR	0.75:1
Permissible Residential FSR	5082m ²
Maximum Building Height	3 Storeys
Proposed Concept	
Gym	GFA 905m ²
Gallery	340m ²
Total Gym + Gallery	1245m²
Residential Townhouses	4570m ²
Apartments	2770m ²
Total Residential	7340m²
Proposed Residential FSR	1.2:1
Total GFA	8585m²
Proposed Max FSR	1.29:1
Proposed Building Heights	
Townhouses	2 Storeys
Mixed Use Building	3-6 Storeys

PRECINCT 2

Site Area	1303m ²
Maximum FSR	1.5:1
Maximum Residential FSR	0.75:1
Permissible FSR	977m ²
Maximum Building Height	3 Storeys
Proposed Concept	
Child Care	GFA 365m ²
Retail	476m ²
Commercial	739m ²
AHC Offices	240m ²
Total GFA	1820m²
Proposed Max FSR	1.40:1
Proposed Residential FSR	Nil
Proposed Building Height	3 Storeys

PRECINCT 3

Site Area	2386m ²
Maximum FSR	2:1
Maximum Residential FSR	1:1
Permissible FSR	4770m ²
Maximum Building Height	5 Storeys
Proposed Concept	
Student Housing	GFA 365m ²
Proposed FSR	6.95 : 1
Total GFA	16530m²
Proposed Building Height	3-24 Storey

TOTAL SITE AREA

Precinct 1	8585m ²
Precinct 2	1820m ²
Precinct 3	16530m ²
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

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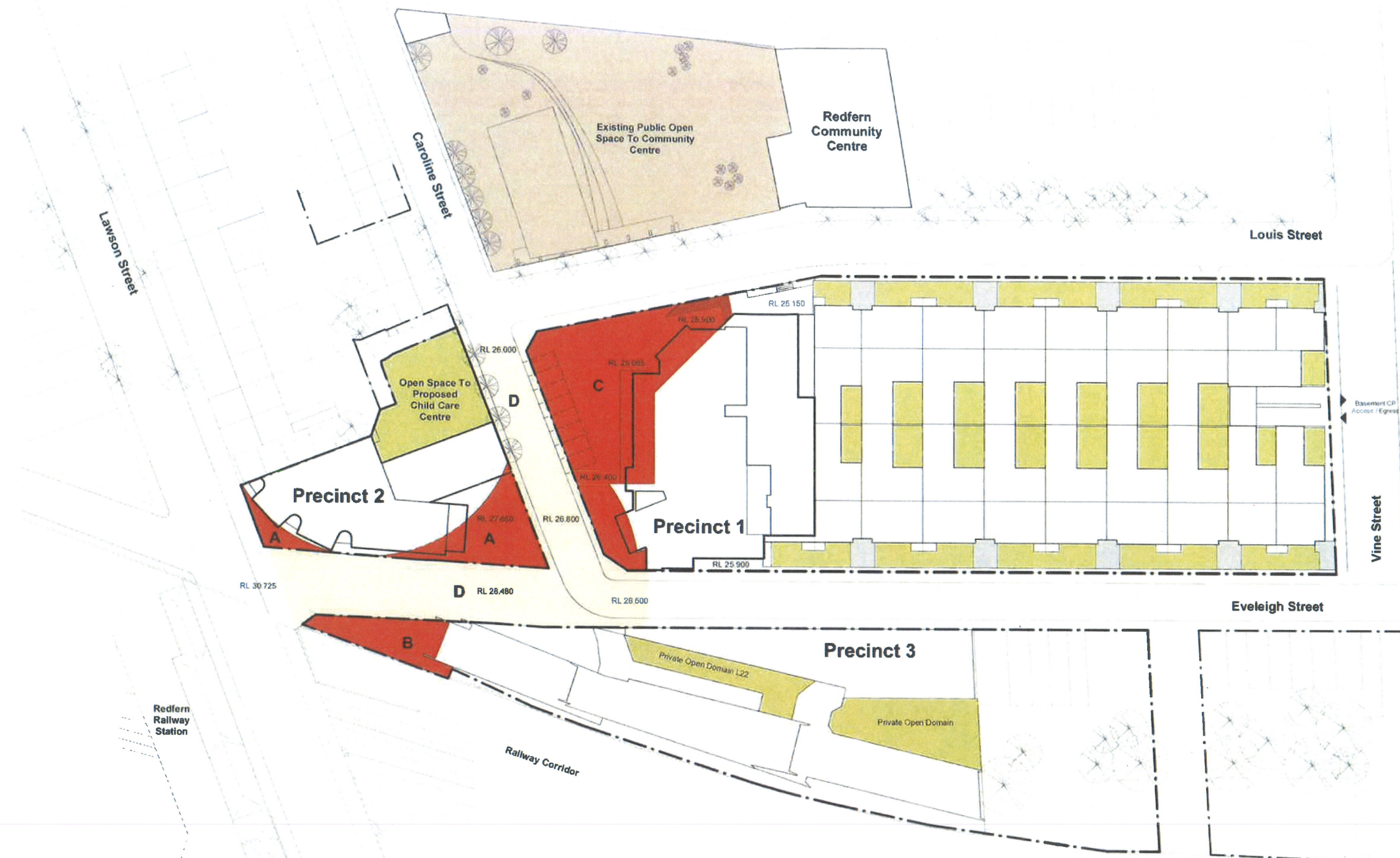
Refer To ODA800 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Underlay Based On Survey Carried Out By Danny Linter 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	Interim Environmental Assessment Issue (PEA)	28.07.11
E	Development Application Issue	14.02.12
F	Dep. Amendments	24.08.12
G	PP Update	25.10.12
H	Final Levels, Ancillary	04.05.13
I	PPA Updates	19.06.13
J	PPA Updates	03.07.13





Note:
RL's Indicated To Public Domain Areas Are Approximate Only

Legend Public / Private Open Space	
	Public Open Space Owned By AHC
	Land Given To City Of Sydney By AHC
	Roadways Owned By City Of Sydney
	Public Open Space Owned By City Of Sydney
	Private Open Space Owned By AHC

Land To Be Public Open Space

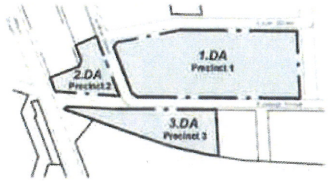
Zone A	Precinct 2 Public Domain Area	235 sqm
Zone B	Precinct 3 Public Domain Area	150 sqm
Zone C	Precinct 1 Public Domain Area	753 sqm
Total		1138 sqm
Zone D	Eveleigh & Caroline Street Works	1185 sqm (Approx)

Land To Be Private Open Space

Precinct 1	1188 sqm
Precinct 2	383 sqm
Precinct 3	393 sqm

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Site Underlay Based On Survey Carried Out By Penny Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 352806



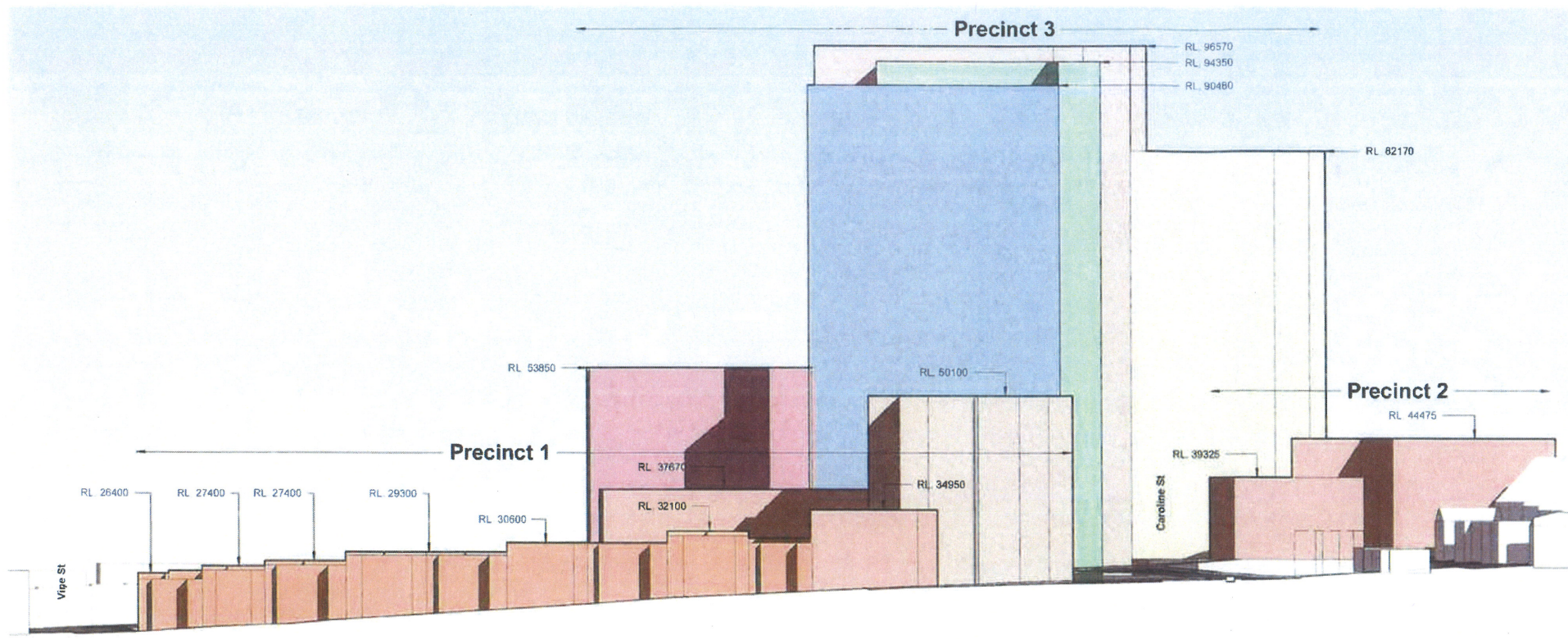
Rev	Description	Date
C	Preliminary DA Issue For Review	20/07/11
D	Preliminary Environmental Assessment Issue (PEA)	26/07/11
E	Development Application Issue	14/10/11
F	DA Amendments	24/08/12
G	PP Updates	26/10/17
H	PP Update	27/10/17
I	Land Zoning to CGS Amended	27/02/18
J	PP Updates	06/07/18



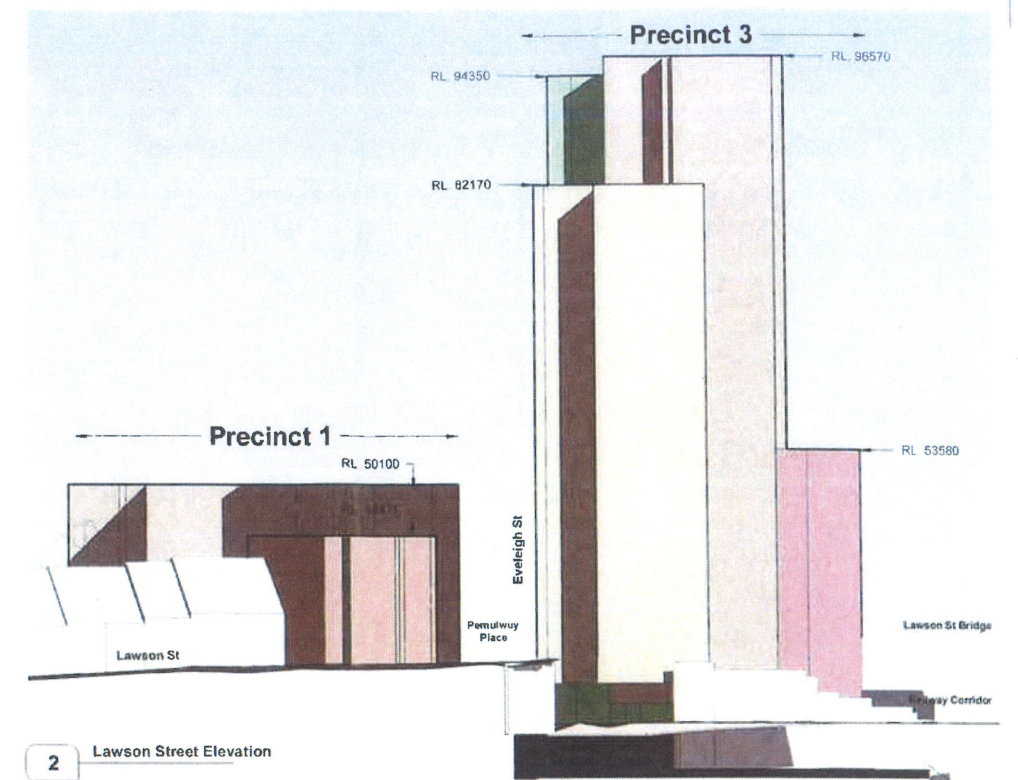
TITLE

Public Domain Areas

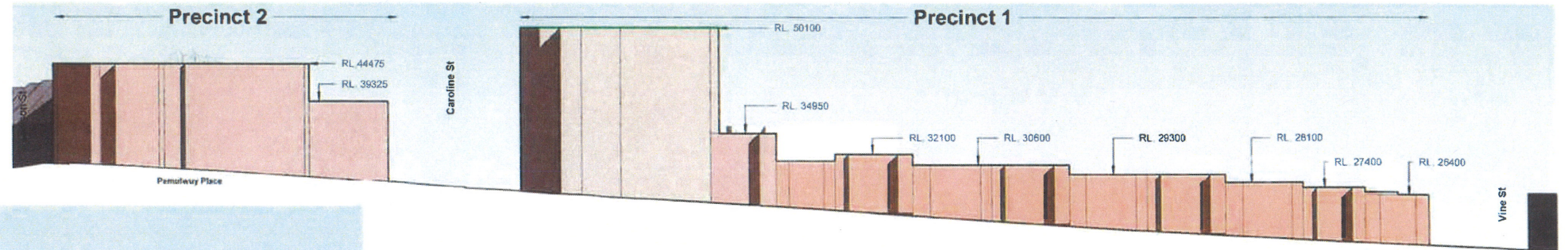
JOB No.	DE100210
DATE	June 2010
SCALE	A1 @ As Indicated
DWG No.	ODA070 J



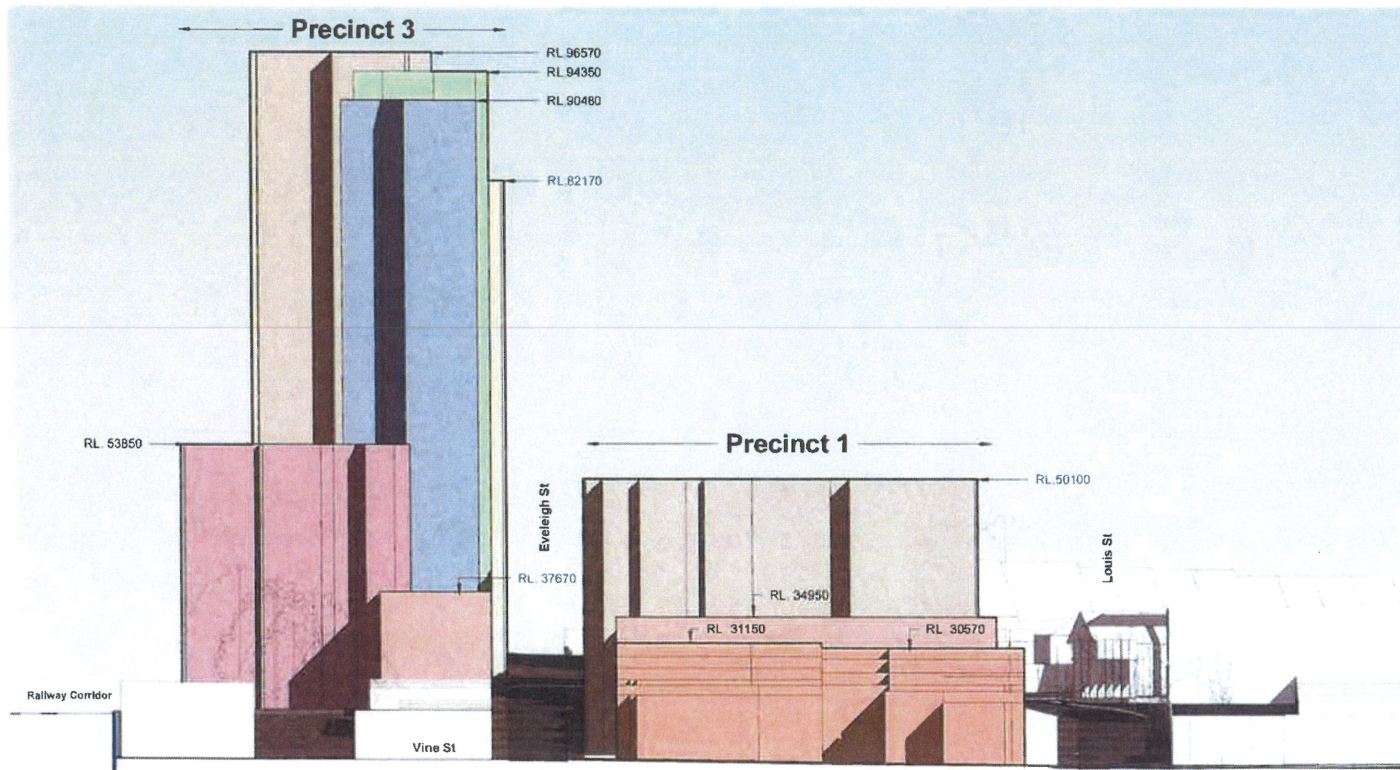
3 Louise Street Elevation




2 Lawson Street Elevation

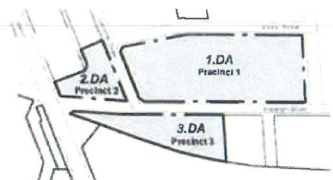


1 Eveleigh Street Elevation



4 Vine Street Elevation

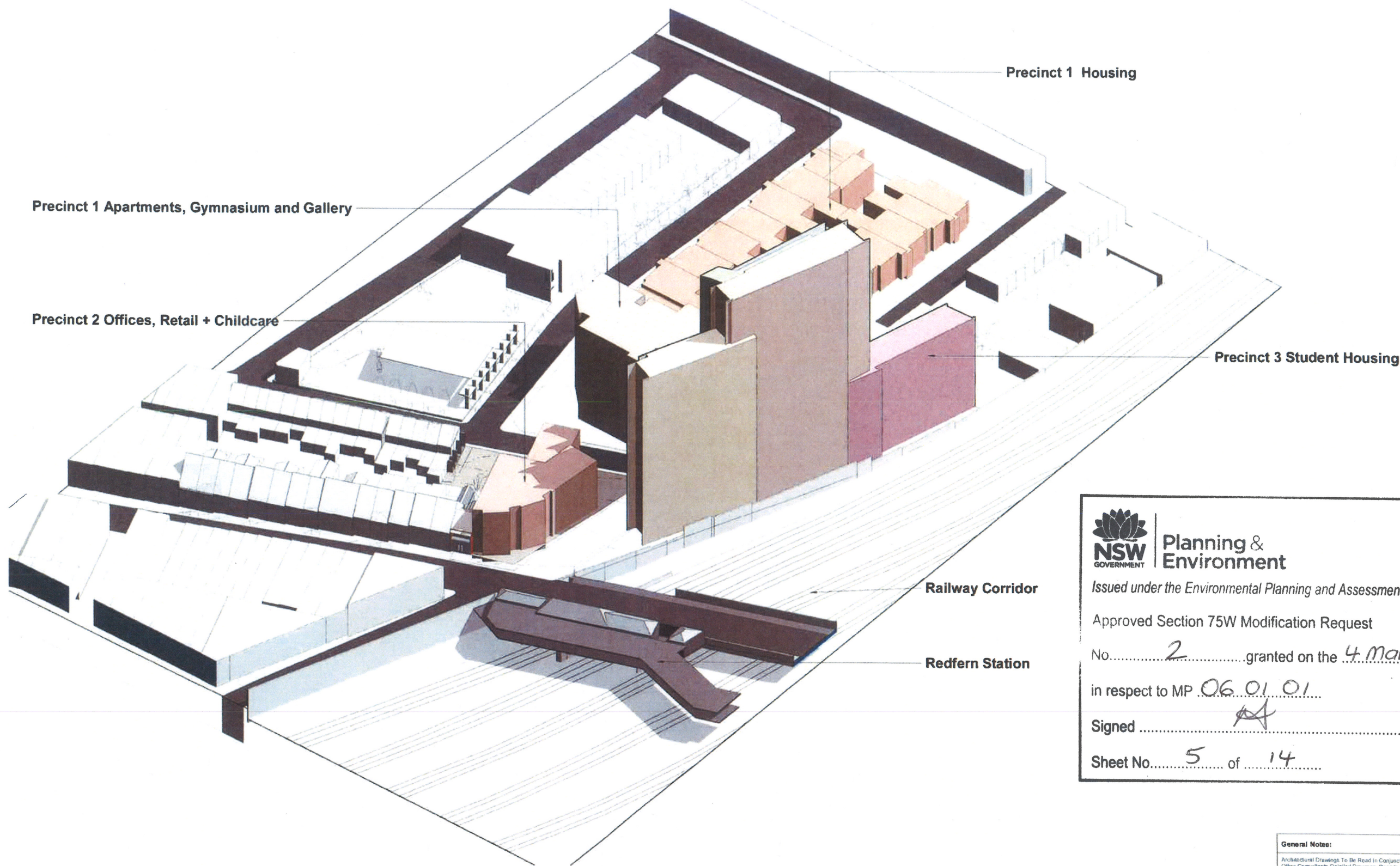

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General Notes:
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 Refer To DA903 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections
 Site Underlay Based On Survey Carried Out By Denry Linker For Previous Application And Subsequent Survey Work Carried Out By Cass & Walton Consulting Surveyors - Refer To Drawing 302808

Rev	Description	Date
A	Preliminary DA Issue For Review	20/07/14
B	Development Application Issue	14/12/11
C	PPP Update	26/10/17
D	Major Streets Amend	04/08/18
E	PPP Update	06/07/18





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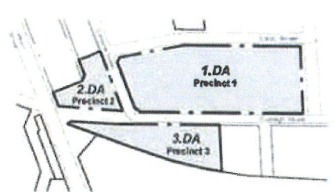
No. 2 granted on the 4 March 2019

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General Notes:
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 Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application and Subsequent Survey Work Carried Out By Esau & Walton Consulting Surveyors. Refer To Drawing 30/2008.



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	PP Update	26.10.11
E	Mass Levels Adjust	04.02.16
F	PPS Update	06.07.16

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LEVEL 4, 111-117 DEVONSHIRE STREET, SURRY HILLS NSW 2010 T: 02 9318 8400 F: 02 9318 8480
 STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Pemulwuy Project, Mixed Use Development, REDFERN

TITLE	Massing View	JOB No	DEI00210
		DATE	June 2010
		SCALE	A1 @ 1:100
		DWG No	ODA600 F

3.2 Pedestrian + Vehicular Movement



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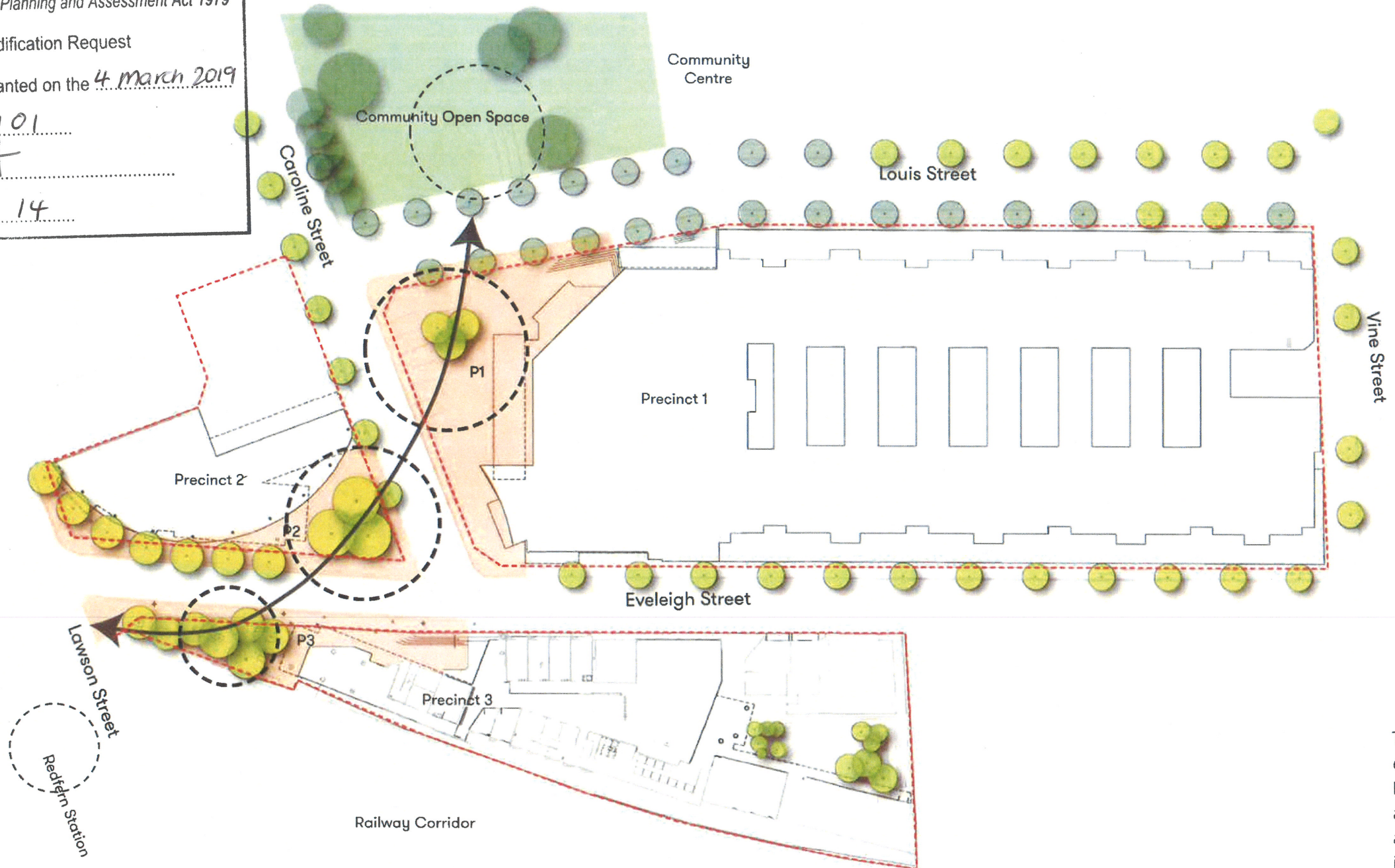
- Legend**
- - - - - Precinct boundary
 - Existing trees
 - Proposed trees
 - ▤ Shared zone
 - ▬ Road [two-way]
 - ▬ Pedestrian movement
 - ▬ Cycle route

Vehicular & cycle movement will remain as existing with a two-way shared street along south Eveleigh Street, and two-way traffic elsewhere.

Pedestrian movement becomes a complex network connecting building entries and the wider context.

3.3 Public Domain + Connections



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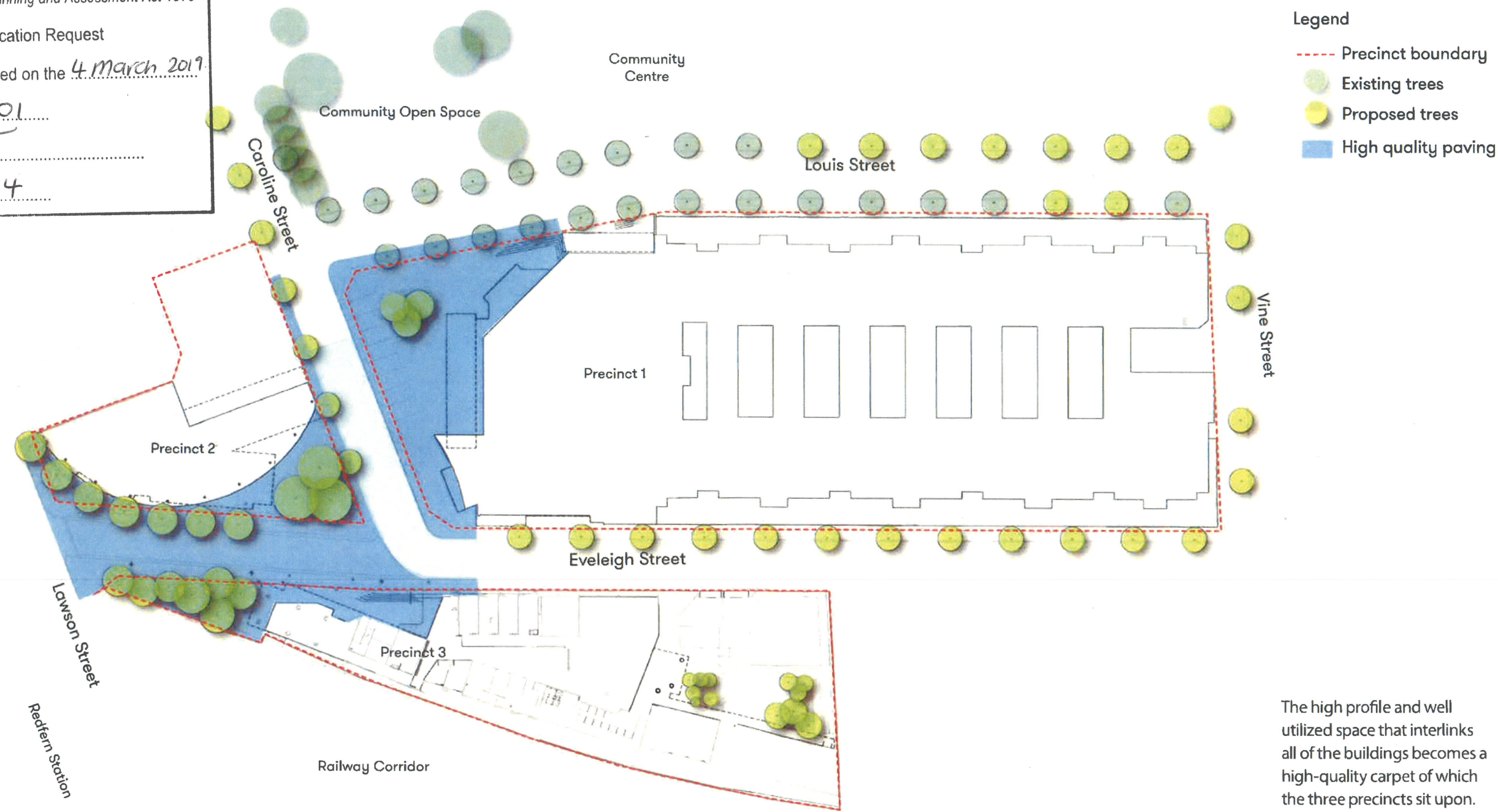


- Legend**
- - - Precinct boundary
 - Existing trees
 - Proposed trees
 - Proposed public space
 - Existing public space
 - Public open space connections

The movement diagrams exhibit key areas across the Precinct that are less trodden and non-trafficked. These areas become the 'spaces' in which people pull over and stop to enjoy the site and all of its activity. Three distinctive spaces are associated with the three individual precincts.

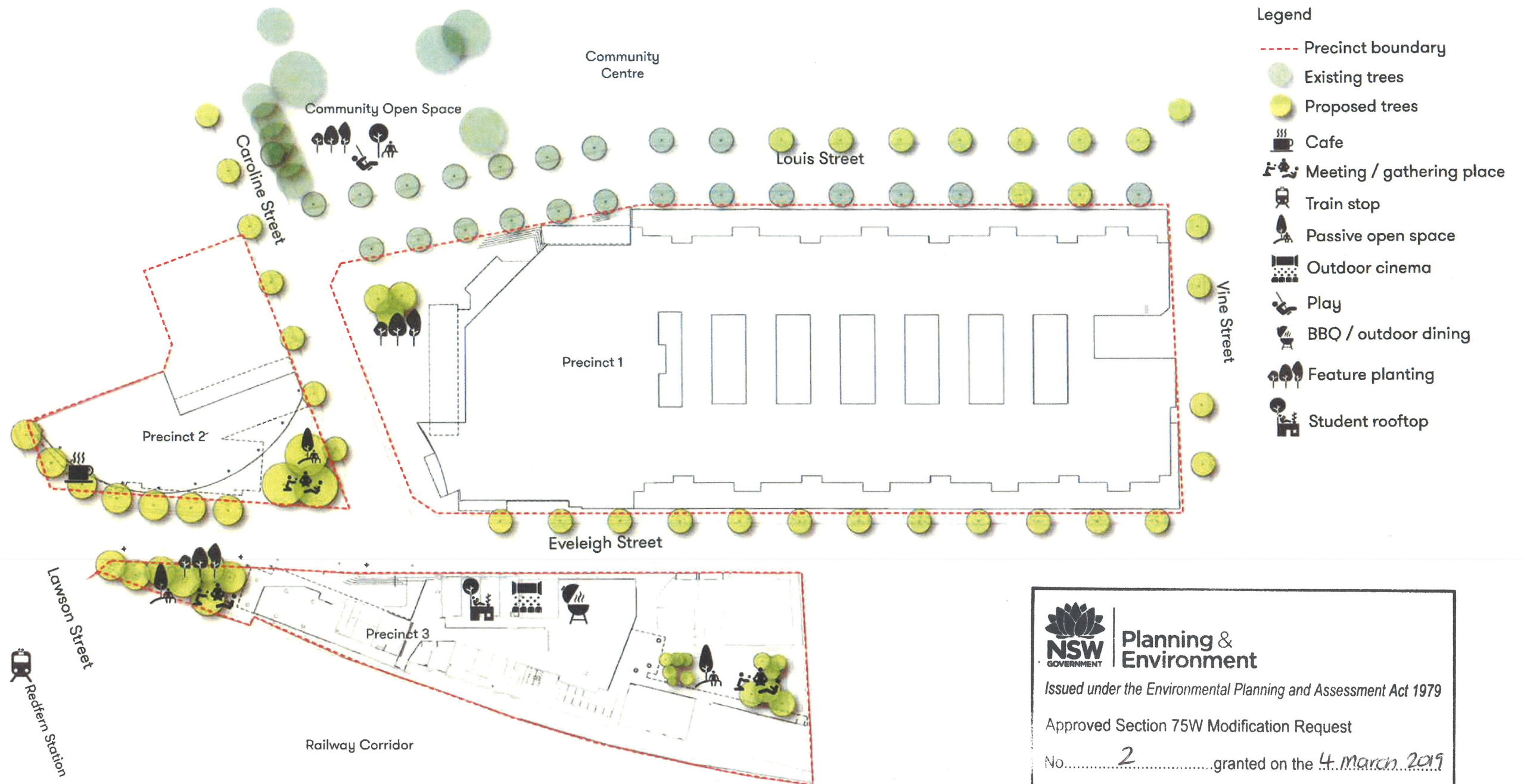
3.4 Materials Strategy


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The high profile and well utilized space that interlinks all of the buildings becomes a high-quality carpet of which the three precincts sit upon. Most importantly the edges of Pemulwuy Precinct will interface seamlessly with any future, planned upgrades.

3.5 Programme + Activation



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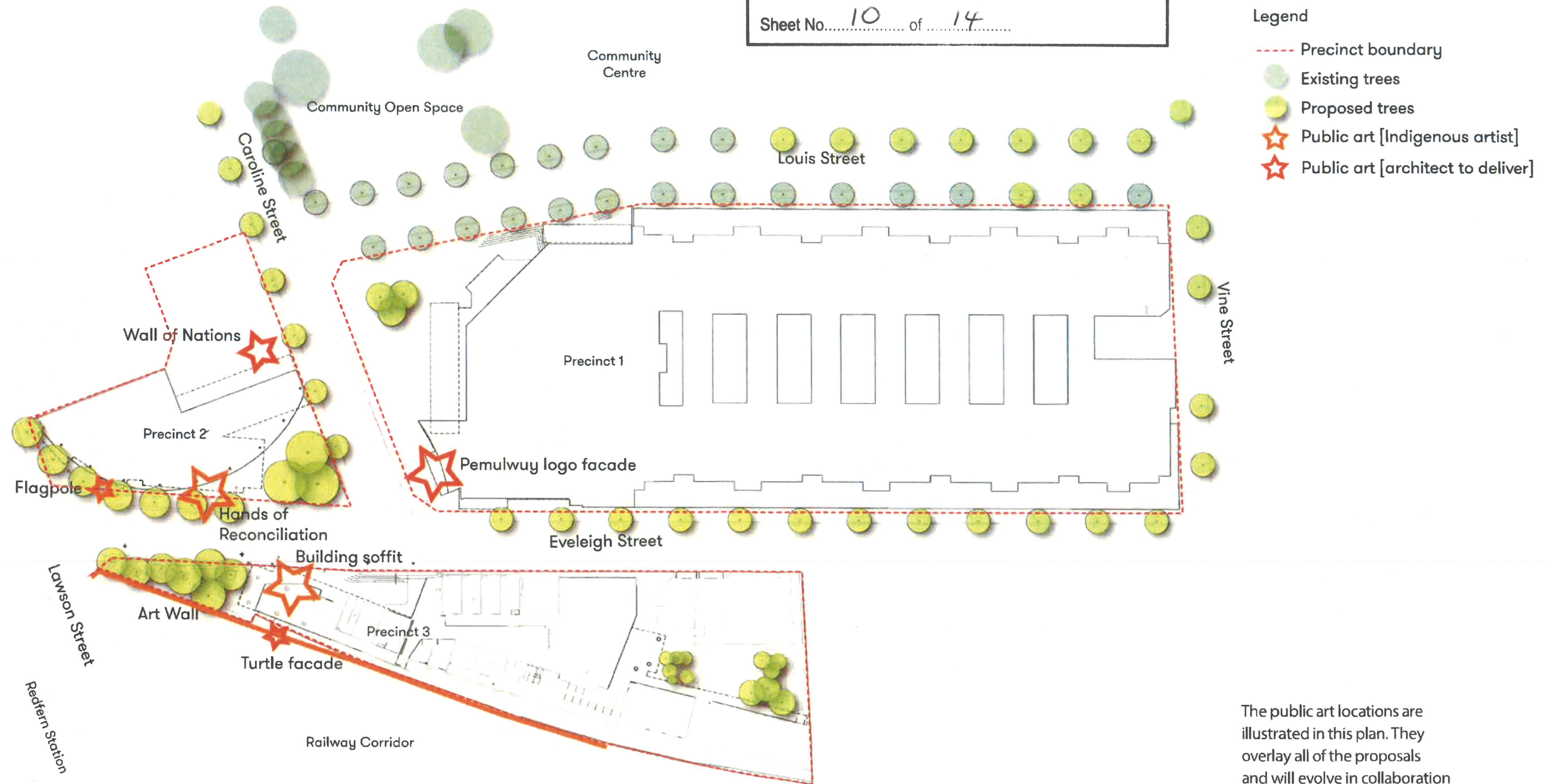
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3.6 Public Art Strategy



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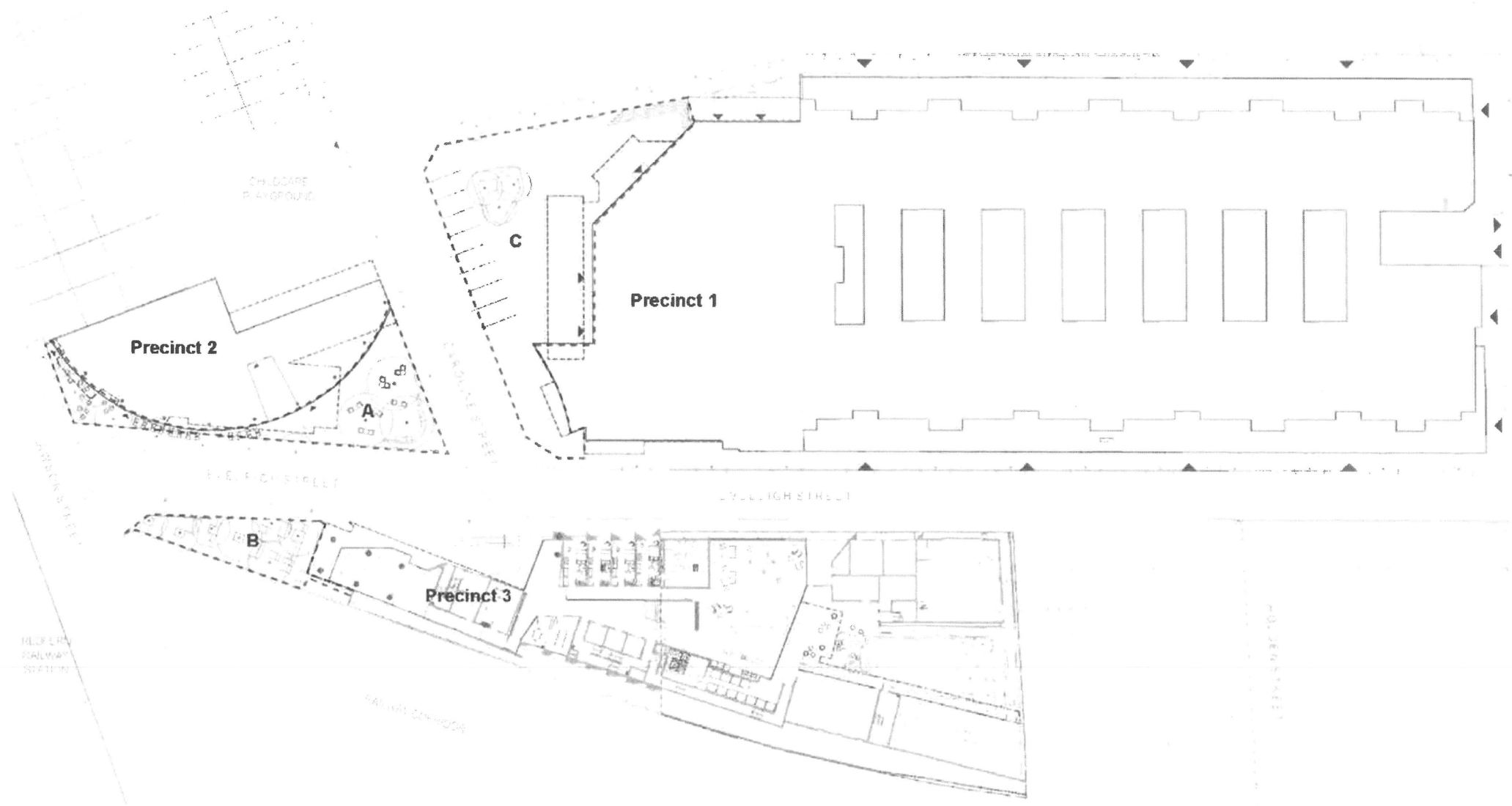


The public art locations are illustrated in this plan. They overlay all of the proposals and will evolve in collaboration with the AHC and local artist to ensure a strong sense of place runs through the veins of the Precinct. Refer to Chapter 5.0.


3.9 Land Dedicated to Council

Precinct 3 Development Application


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The Precinct 3 modification acknowledges an offset of Public Domain to be dedicated to City of Sydney within the Pemulwuy Precinct. This land totals 1138sqm which is an increase of 63% from the original DA.

 Denotes land given to City of Sydney by AHC

Zone A	
Precinct 2 Public Domain Area	235 sqm
Zone B	
Precinct 3 Public Domain Area	150sqm
Zone C	
Precinct 1 Public Domain Area	753 sqm

4.2 Pemulwuy Precinct - The Wider Masterplan

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masterplan+

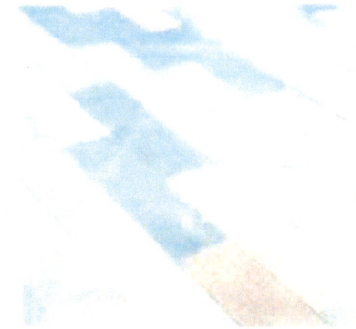
Indicative Materials Palette

Materials + Finishes + Furniture

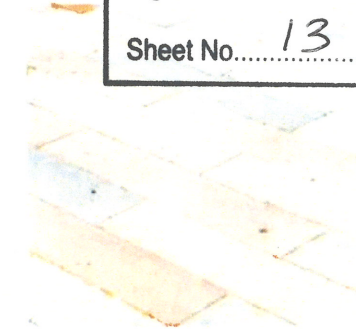
ITEM	SPECIFICATION
Paving Type 1: Granite paving to footpath, building forecourt and Courtyard	Size: All sizes to be 600 x 300 x 30mm Colour: Dark-grey, mid-grey, light-grey, buff Finish: Exfoliated Laid in stretcher bond. To council standards
Paving Type 2: Granite paving to roadways	Size: All sizes to be 300 x 150 x 40mm Colour: Dark-grey, mid-grey, light-grey, buff Finish: Exfoliated Laid in stretcher bond. To Engineers specification
Paving Type 3: Granite rumble strip to roadway	Size: All sizes to be 100 x 100 x 40mm Colour: Mid-grey Finish: Spilt face Laid in stack bond. To Engineers specification
Paving Type 4: Road surface treatment	Asphalt surface with white chip aggregate To Engineers specification
Gravel Type 1: To land between building and wall	Recycled gravel source tbc
Gravel Type 2: To base of Courtyard trees	Resin bound gravel* Colour: buff *permeable construction
Wall type 1: Insitu off white formed concrete walls	Size: 400mm wide x variable height Finish: White concrete off formed class 2 Applications: LED strip lighting + timber clad seating elements + integrated signage element
Wall type 2: Insitu off white formed concrete walls	Size: 200mm wide x variable height Finish: White/grey concrete off formed class 2 to match Architecture panels
Seat type 1: Sandstone platforms to forecourt	Size: min. height: 250mm, max. height: 450mm, variable width Finish: Tumbled to vertical face, honed to horizontal face Applications: LED strip lighting + timber clad seating elements with backrests
Timber Decking Type 1: To Student Roof Terrace	Composite timber decking Colour: Natural
Timber Decking Type 2: To Student Roof Terrace	Composite timber decking Colour: Dark-grey and white
Bollard: To shared surface along Eveleigh Street	Granite bollard Size: Approx 300mm high Colour: Dark-grey To Engineers specification
Lighting column	Columnar lighting column Material: Powdercoated steel to match Architecture facade details To Lighting Engineer specification
Bike Stands	Slim Hoop Finish: Brushed stainless steel



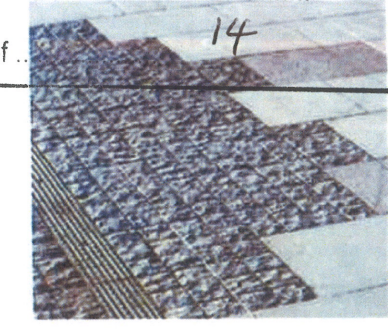
Paving Type 1: Public Domain blend



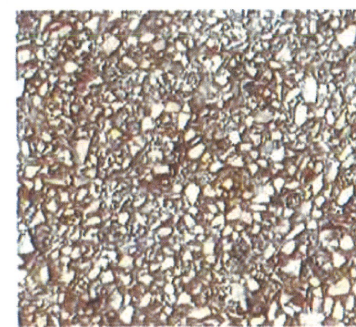
Paving Type 1: Public Domain blend



Paving Type 1: Courtyard blend



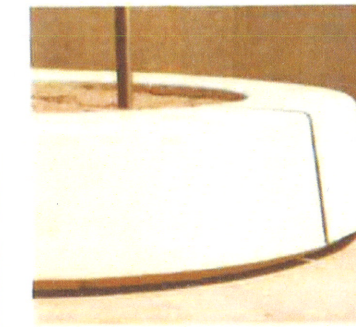
Paving Type 3



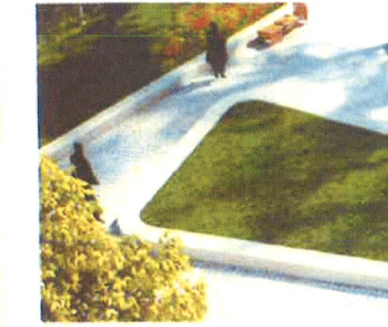
Paving Type 4



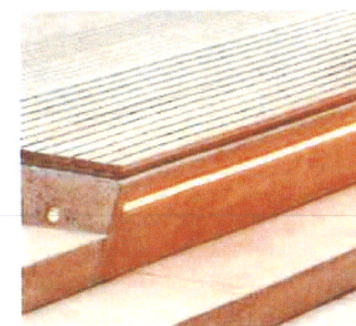
Gravel Type 2



Wall Type 1



Wall Type 1



Seat Type 1



Seat Type 1



Flexible Seating



Bollards



Lighting



Bike Stands



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Indicative Planting Palette



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Public Domain + Student Courtyard

Botanic Name	Common Name	Native/ Exotic	Size
Trees			
Callistemon viminalis	Weeping bottlebrush	Native	100L
Cupaniopsis anacardioides	Tuckeroo	Native	45L
Corymbia citriodora	Lemon Scented Gum	Native	200L
Elaeocarpus reticulatus	Blueberry Ash	Native	100L
Eucalyptus polyanthemos	Red Box	Native	100L
Lophostemon confertus	Brush Box	Native	200L
Tristaniopsis laurina	Water Gum	Native	100L
Waterhousia floribunda 'Green Avenue'	Weeping Lilly Pilly	Native	100L
Shrubs and Grasses			
Anigozanthos hybrid 'Gold Velvet'	Kangaroo Paw 'Gold Velvet'	Native	150mm
Banksia ericifolia	Heath-leaved Banksia	Native	300mm
Carpobrotus glaucescens	Pigface	Native	150mm
Dianella caerulea	Blue Flax Lily	Native	150mm
Grevillea rosmarinifolia	Crimson Villeda	Native	300mm
Lomandra longifolia 'Verday'	Mat-rush	Native	150mm
Lomandra hystrix	Mat-rush	Native	150mm
Poa labillardieri 'Eskdale'	Tussock Grass	Native	150mm
Viola hederacea	Viola		150mm
Syzygium australe 'Pinnacle'	Lilly Pilly	Native	300mm
Ricinocarpos pinifolius	Wedding Bush	Native	150mm
Westringia fruticosa	Coastal Rosemary	Native	200mm

Eco Roof - Level 2

The eco roof plant species will be established with a local green roof specialist to ensure maximised success for the rooftop.

The overarching aspirations for the rooftop will be to provide a colourful carpet of hardy succulents, grasses and herbs, maximise the use of native plant species and local plant communities and allow minimal maintenance with no requirement for irrigation.

Communal Rooftop Terrace - Level 21

Botanic Name	Common Name	Native/ Exotic	Size
Trees			
Citrus x meyeri	Meyer lemon	Exotic	100L
Magnolia grandiflora 'Little Gem'	Magnolia 'Little Gem'	Exotic	100L
Tristaniopsis laurina	Water Gum	Native	100L
Low Shrubs & Ground Covers			
Acmena smithii	Acmena Sublime	Native	150mm
Agave attenuata	Fox Tail Agave	Exotic	150mm
Anigozanthos hybrid 'Gold Velvet'	Kangaroo Paw 'Gold Velvet'	Native	150mm
Banksia ericifolia	Heath-leaved Banksia	Native	300mm
Boronia floribunda	Pink Boronia	Native	Exotic
Carpobrotus glaucescens	Pigface	Native	150mm
Cistus monspeliensis	Rockrose	Exotic	150mm
Correa alba	White Correa	Native	150mm
Cycas revoluta	Cycad	Exotic	200mm
Dianella caerulea	Blue Flax-lily	Native	150mm
Dichondra repens	Kidney Weed	Native	150mm
Grevillea linearifolia	White spider flower	Native	150mm
Grevillea rosmarinifolia	Crimson Villeda	Native	300mm
Hardenbergia violacea	False sarsaparilla	Native	200mm
Liriope 'Evergreen Giant'	Evergreen Giant	Exotic	150mm
Lomandra longifolia	Mat Rush	Native	200mm
Philadendron xanadu	Xanadu	Exotic	150mm
Pandorea pandorana	Wonga wonga vine	Native	150mm
Poa	Tussock grass	Native	150mm
Ricinocarpos pinifolius	Wedding Bush	Native	150mm
Syzygium australe 'Pinnacle'	Lilly Pilly	Native	150mm
Trachelospermum jasminoides	Star Jasmine	Exotic	200mm
Westringia fruticosa	Coastal Rosemary	Native	200mm