

### PRECINCT 1

Site Area	6776m <sup>2</sup>
Maximum FSR	1.5:1
Permissible FSR	10164m <sup>2</sup>
Maximum Residential FSR	0.75:1
Permissible Residential FSR	5082m <sup>2</sup>
Maximum Building Height	3 Storeys

#### Proposed Concept

Gym	GFA 905m <sup>2</sup>
Retail	340m <sup>2</sup>
<b>Total Gym + Retail</b>	<b>1245m<sup>2</sup></b>
Residential Townhouses	4570m <sup>2</sup>
Apartments	2770m <sup>2</sup>
<b>Total Residential</b>	<b>7340m<sup>2</sup></b>
Proposed Residential FSR	1.2:1
<b>Total GFA</b>	<b>8585m<sup>2</sup></b>
Proposed Max FSR	1.35:1

<b>Proposed Building Heights</b>	
Townhouses	2 Storeys
Mixed Use Building	3-6 Storeys

### PRECINCT 2

Site Area	1303m <sup>2</sup>
Maximum FSR	1.5:1
Maximum Residential FSR	0.75:1
Permissible FSR	977m <sup>2</sup>
Maximum Building Height	3 Storeys

#### Proposed Concept

Child Care	GFA 365m <sup>2</sup>
Retail	476m <sup>2</sup>
Commercial	739m <sup>2</sup>
AHC Offices	240m <sup>2</sup>
<b>Total GFA</b>	<b>1820m<sup>2</sup></b>
Proposed Max FSR	1.40:1
Proposed Residential FSR	Nil
<b>Proposed Building Height</b>	<b>3 Storeys</b>

### PRECINCT 3

Site Area	2385m <sup>2</sup>
Maximum FSR	2:1
Maximum Residential FSR	1:1
Permissible FSR	4770m <sup>2</sup>
Maximum Building Height	5 Storeys

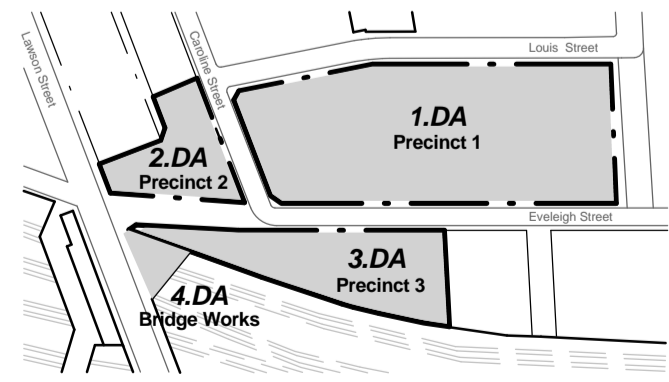
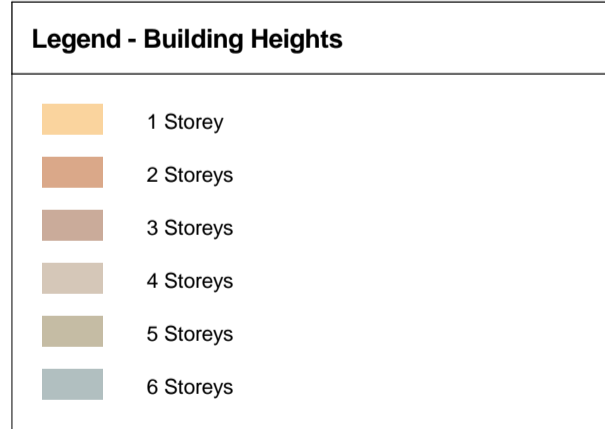
#### Proposed Concept

Commercial	GFA 1100m <sup>2</sup>
Art Gallery	485m <sup>2</sup>
<b>Total</b>	<b>1585m<sup>2</sup></b>
<b>Student Housing</b>	<b>5385m<sup>2</sup></b>
Proposed FSR	2.25:1
<b>Total GFA</b>	<b>6975m<sup>2</sup></b>
Proposed Max FSR	2.9:1
<b>Proposed Building Height</b>	<b>3-6 Storey</b>

### TOTAL SITE AREA

Precinct 1	8585m <sup>2</sup>
Precinct 2	1820m <sup>2</sup>
Precinct 3	6975m <sup>2</sup>
<b>Total Site Area</b>	<b>17380m<sup>2</sup></b>

**Carparking**  
Access From Vine Street To Basement Parking In Precinct 1  
Private Spaces (Level B1) **115 Total**  
(inc. 10 Accessible Spaces)



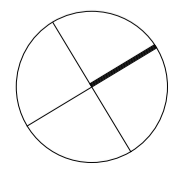
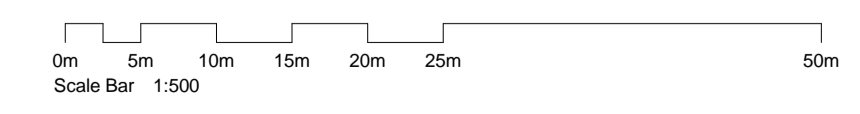
**General Notes:**  
Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.  
All Levels Indicated Taken To Australian Height Datum (AHD)  
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes 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	Issue For PEA	22.07.11
D	Preliminary Environmental Assessment Issue (PEA)	28.07.11
E	Development Application Issue	14.12.11

### Pemulwuy Project, Mixed Use Development, REDFERN

J:\DEI0210 Pemulwuy Project\4 NIA Documentation\6 CAD\3 DA\01 Model\01 Current\DEI0210\_0DA Site Master 111212.rvt



### FSR & Building Heights

JOB No.	DEI00210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No.	ODA012 E



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