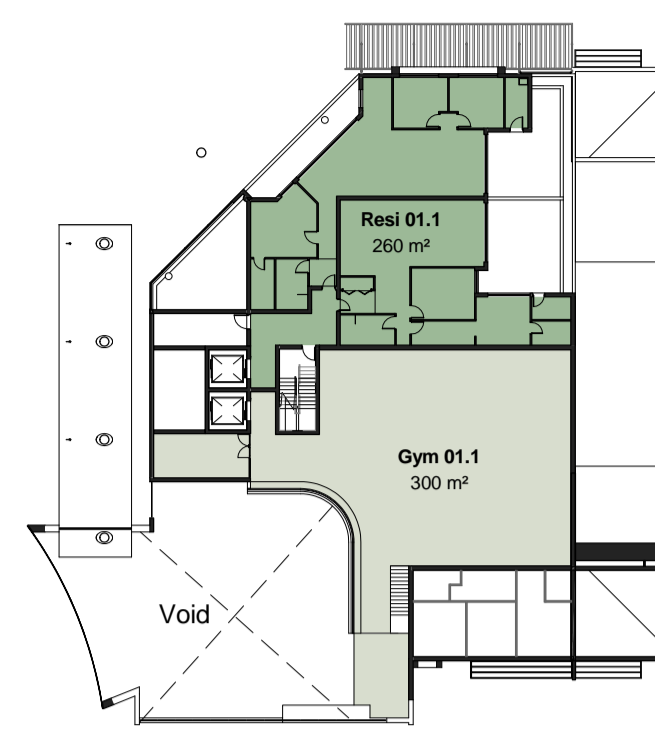
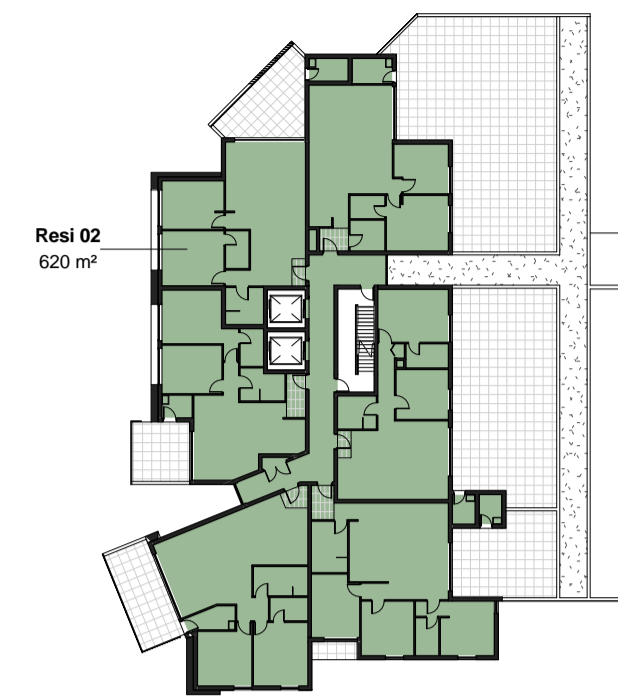


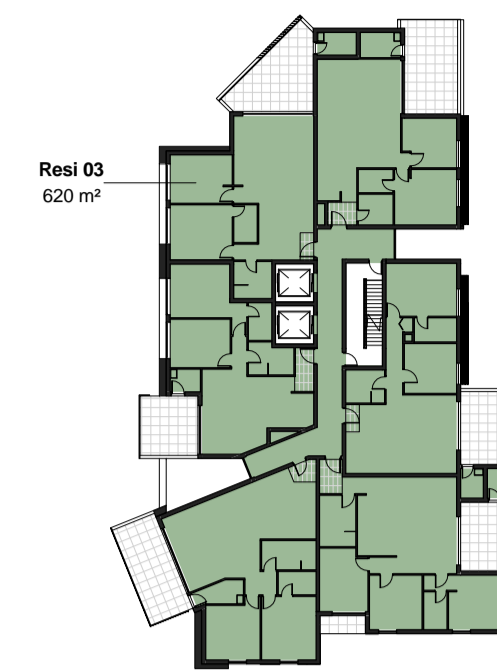
**1.2 Level 1 (Mixed Use) - Level 2 (Townhouses)**  
1 : 500



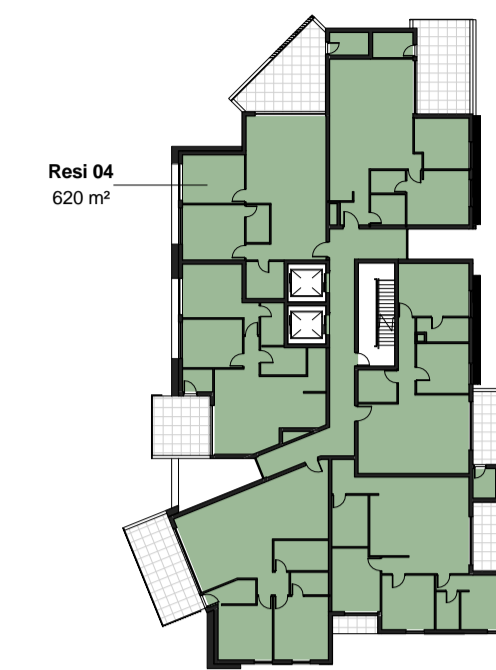
**1.3 Level 1.1 (Mezzanine)**  
1 : 500



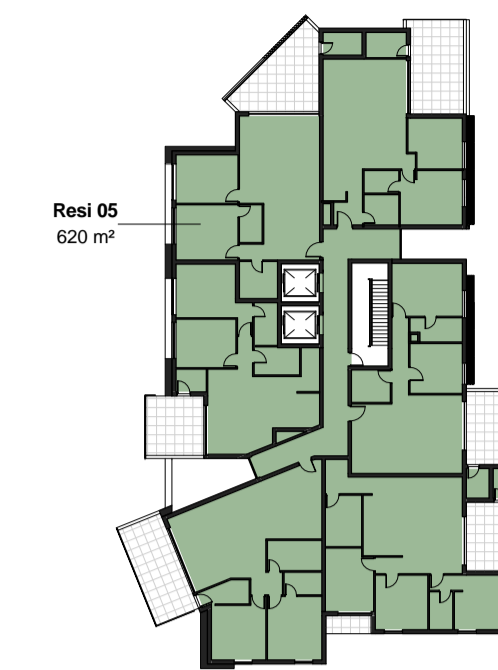
**1.4 Level 2**  
1 : 500



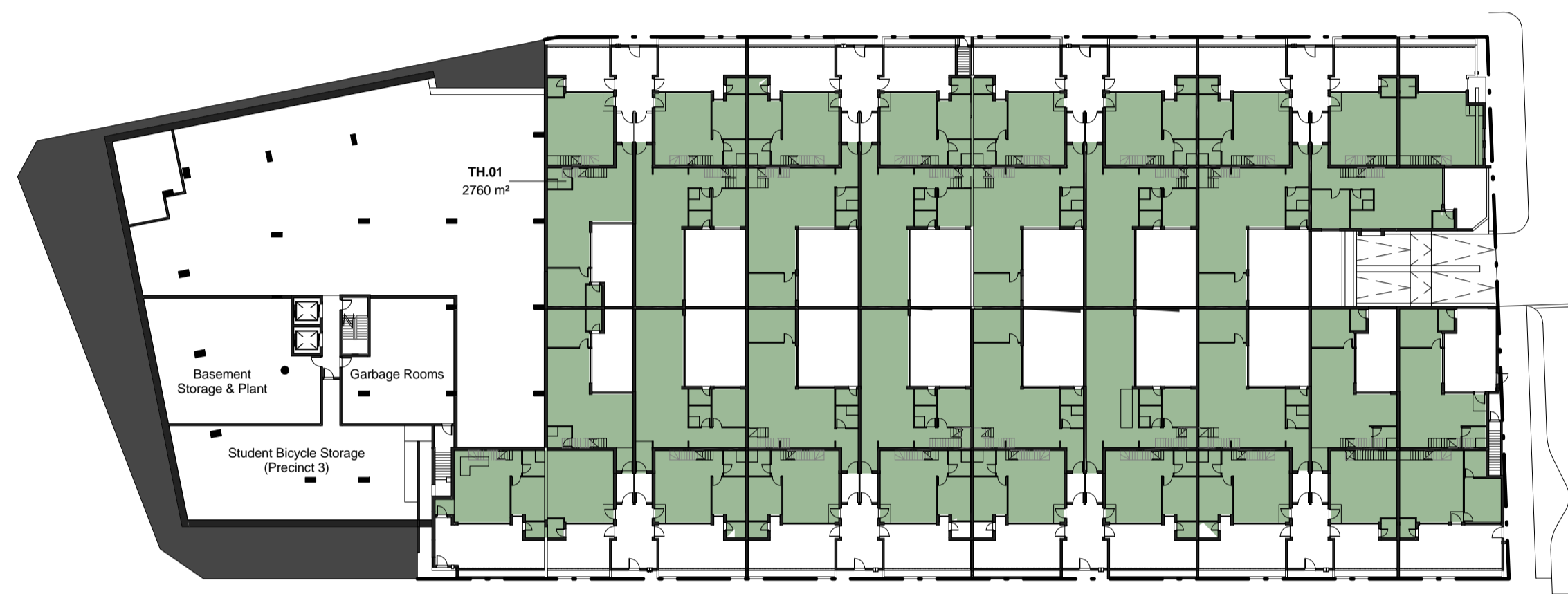
**1.5 Level 3**  
1 : 500



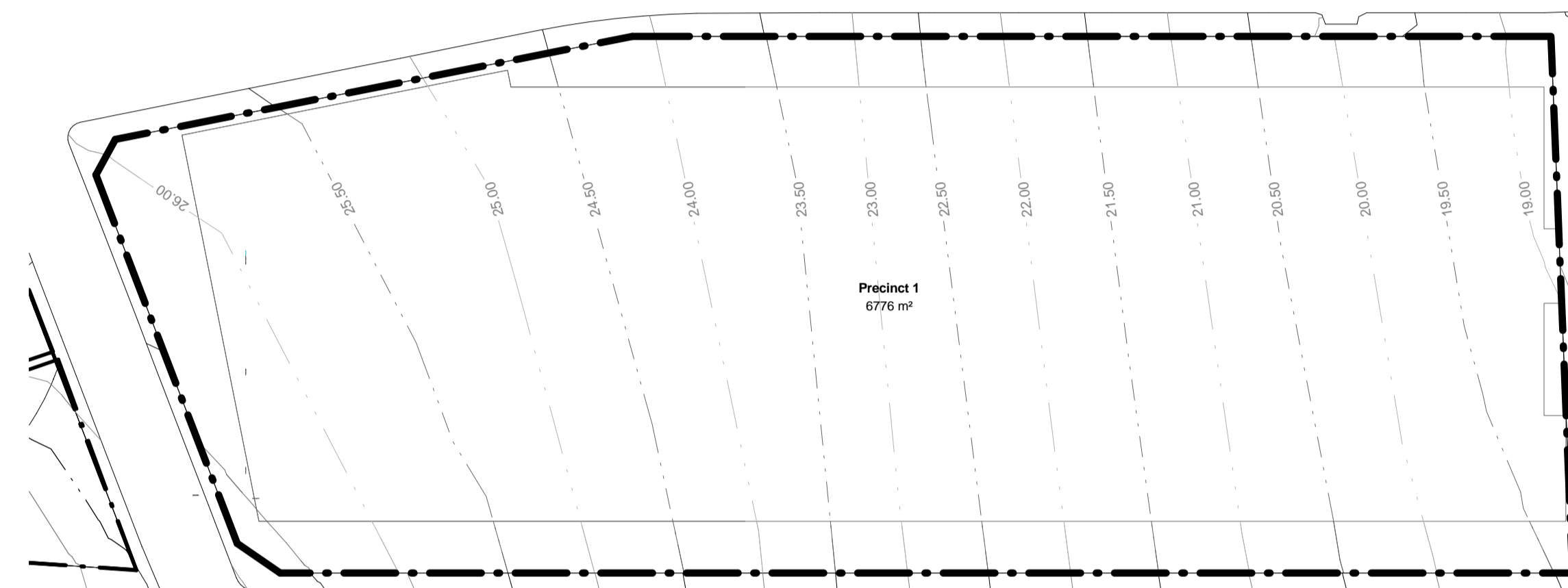
**1.6 Level 4**  
1 : 500



**1.7 Level 5**  
1 : 500



**1.1 Level 1 (Townhouses)**  
1 : 500



**2 Site Area**  
1 : 500

**Site Analysis**  
Site Area (Excluding Roads): 6328.6m²  
Site Area (Including Roads; Consolidated): **6776.0m²**

**Floor Space Ratio (FSR)**  
Maximum FSR 1.5:1  
Maximum Residential FSR 0.75:1

**Total Residential GFA** 7340m²  
**Proposed Residential FSR** 1.2:1  
*Excludes Retail & Gym Areas*

**Total GFA** 8215m²  
**Maximum FSR** 1.35:1

**Basement Carparking** Spaces  
Private Parking Spaces 115

**36 Town Houses**

2 Bed Unit: 5  
3 Bed Unit: 18  
4 Bed Unit: 13

Level	GFA
Ground Floor:	2760m²
First Floor:	1810m²
<b>Total</b>	<b>4570m²</b>

**26 Apartments**

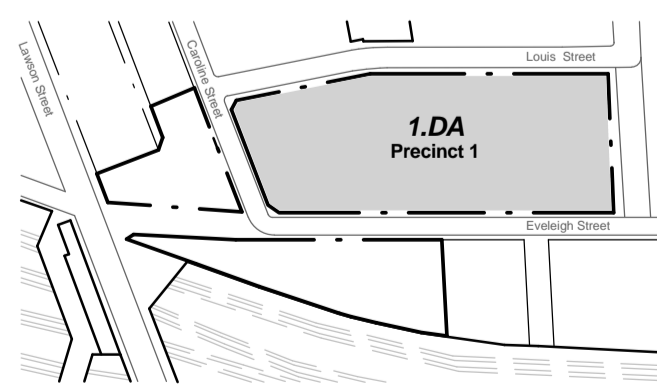
2 Bed Unit: 21  
3 Bed Unit: 5 *(1 no. 3B Unit @ L1)*

Level	GFA
Level 1 (GF):	30m²
Level 1.1 (Mezz):	260m²
Level 2:	620m²
Level 3:	620m²
Level 4:	620m²
Level 5:	620m²
<b>Total</b>	<b>2770m²</b>

**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.



**A Perspective View**  
View Looking South Along Louis Street Townhouses



**B Perspective View**  
View Looking North Towards Community Centre

**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 302995.

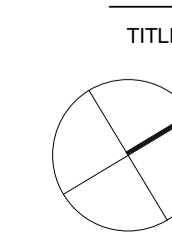
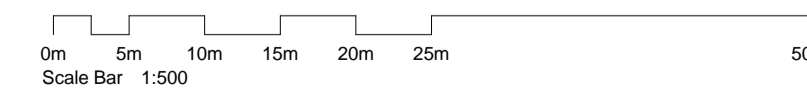
**Development Application**

Rev	Description	Date
A	Current Development Summary Issue	15.06.11
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

**Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN**



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



**Precinct 1 Perspectives & Site Analysis**

J:\DE00210 Pemulwuy Project\4 NIA Documentation\6 CAD\3 DA\01 Model\01 Current\DE00210_1DA Precinct 1 111208.rvt	JOB No.	DEI00210
	DATE	Oct 2010
	SCALE	A1 @ As indicated
	DWG No.	1DA005 E