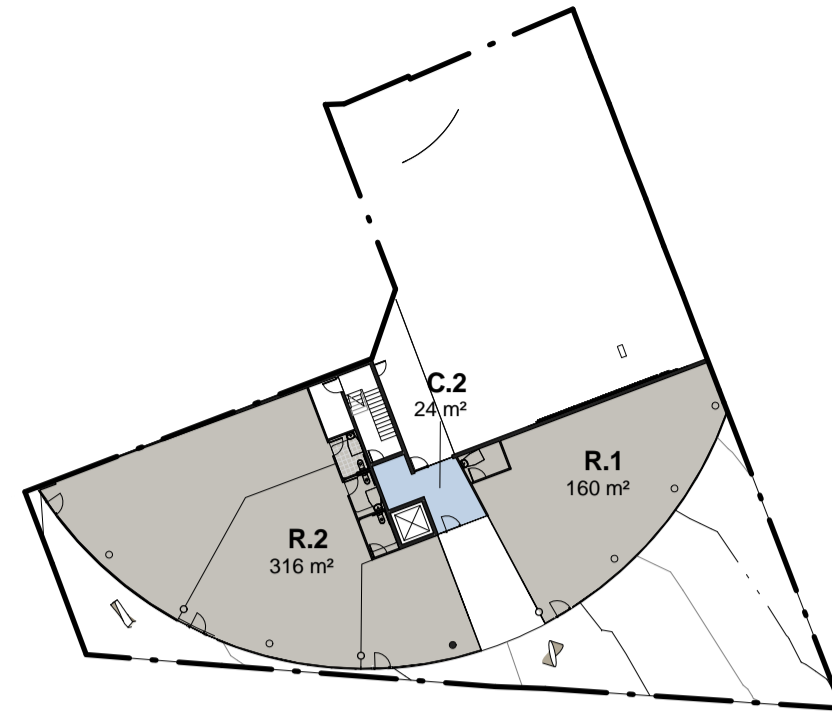
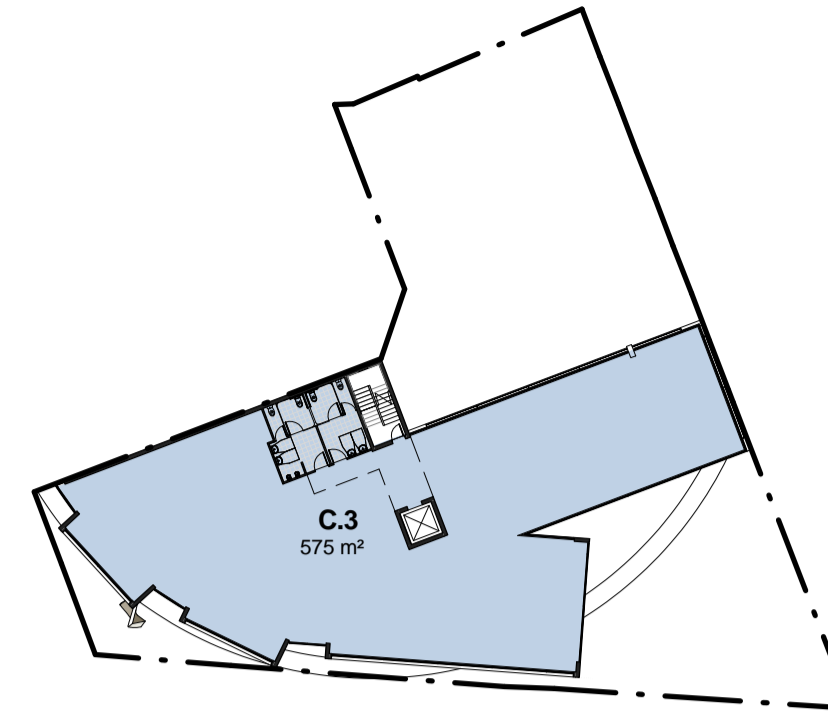




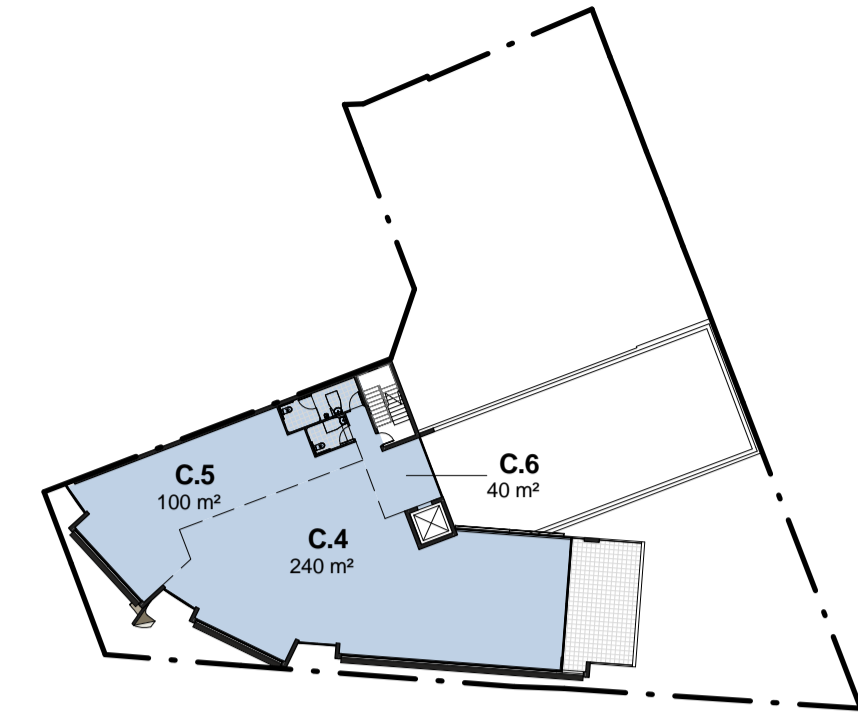
**1.1 GFA Level 1**  
1 : 500



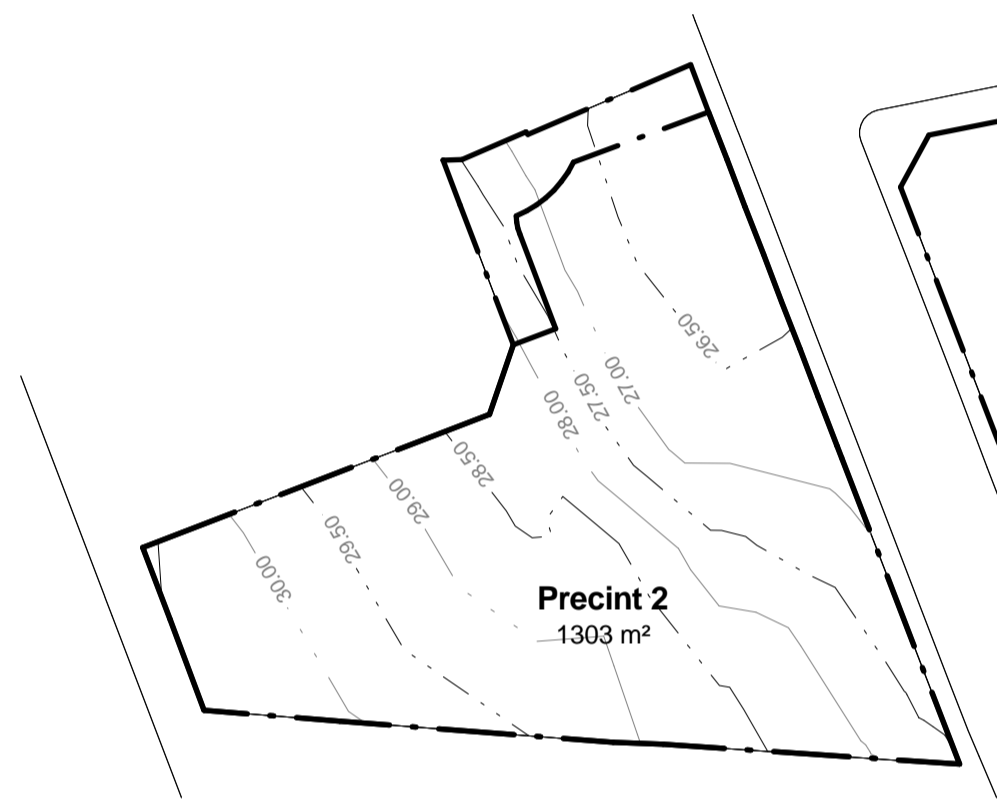
**1.2 GFA Level 2**  
1 : 500



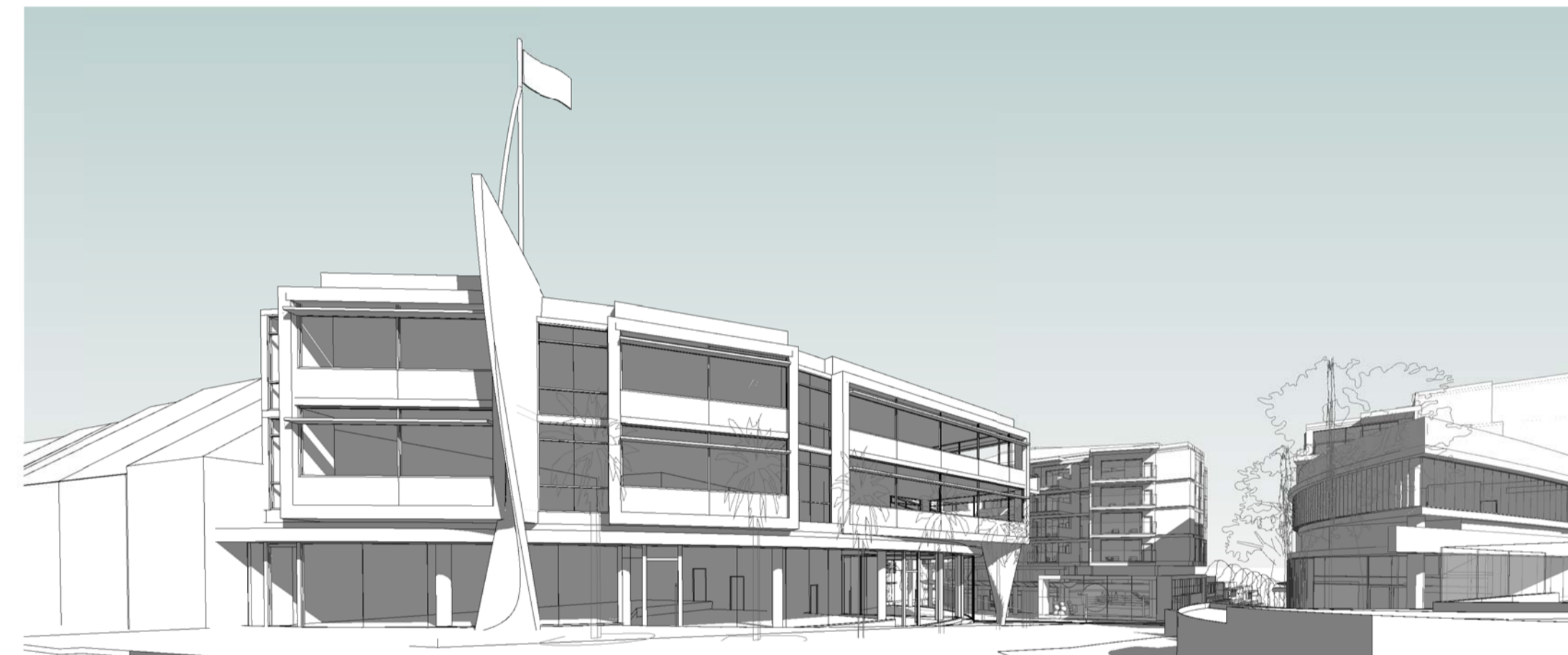
**1.3 GFA Level 3**  
1 : 500



**1.4 GFA Level 4**  
1 : 500



**2 Site Area**  
1 : 500



**A Perspective View**  
View Looking North Towards Eveleigh Street From Lawson Street



**B Perspective View**  
View Looking South Towards Lawson Street

**SITE ANALYSIS**

|                          |                          |
|--------------------------|--------------------------|
| Site Area                | 1303m <sup>2</sup>       |
| <b>FSR</b>               |                          |
| Maximum FSR              | 1.5:1                    |
| Maximum Residential FSR  | 0.75:1                   |
| <b>Level</b>             | <b>GFA</b>               |
| Level 1                  | 365                      |
| Level 2                  | 500                      |
| Level 3                  | 575                      |
| Level 4                  | 381                      |
|                          | 1820 <b>Total</b>        |
| Retail / Commercial      | 1215m <sup>2</sup>       |
| Child Care               | 365m <sup>2</sup>        |
| AHC Office               | 240m <sup>2</sup>        |
| <b>Total Site GFA</b>    | <b>1820m<sup>2</sup></b> |
| Proposed Residential FSR | Nil                      |
| Proposed Maximum FSR     | 1.4:1                    |

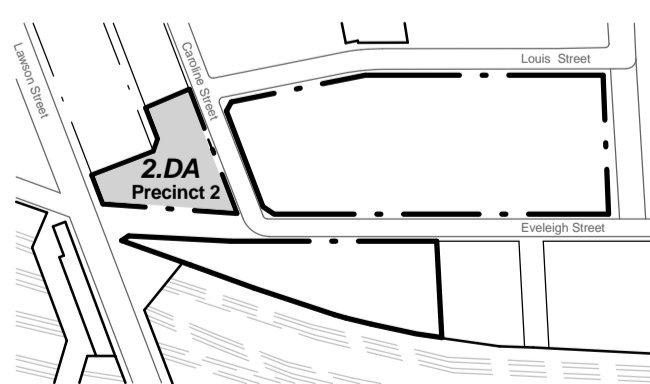
Standard Instrument—Principal Local Environmental Plan  
Current version for 30 April 2010 to date

**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,

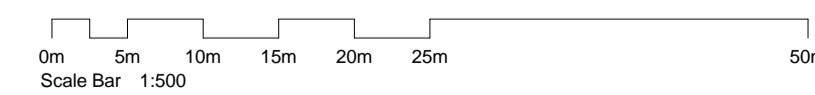
but excludes:

- (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.



**Development Application**

| Rev | Description                                      | Date     |
|-----|--|----------|
| A   | Current Development Summary Issue                | 10.06.11 |
| 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 2 - Pemulwuy Mixed Use Development, REDFERN**

J:\DE00210 Pemulwuy Project\4 NIA Documentation\6 CADD\3 DAI\01 Model\01 Current\DE00210\_2DA Precinct 2\_111125.rvt

**Precinct 2 Perspectives & Site Analysis**

|         |                   |
|---------|-------------------|
| JOB No. | DEI00210          |
| DATE    | June 2010         |
| SCALE   | A1 @ As indicated |
| DWG No. | 2DA005 E          |

**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 S02805.

