

**General Notes:**

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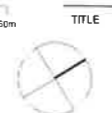
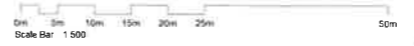
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

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

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	DA Amendments	24.08.12
E	PP Update	29.10.17
F	PP Update	27.10.17
G	PPR Update	15.06.18
H	PPR Update	06.07.18

**NORDON · JAGO**  
ARCHITECTS

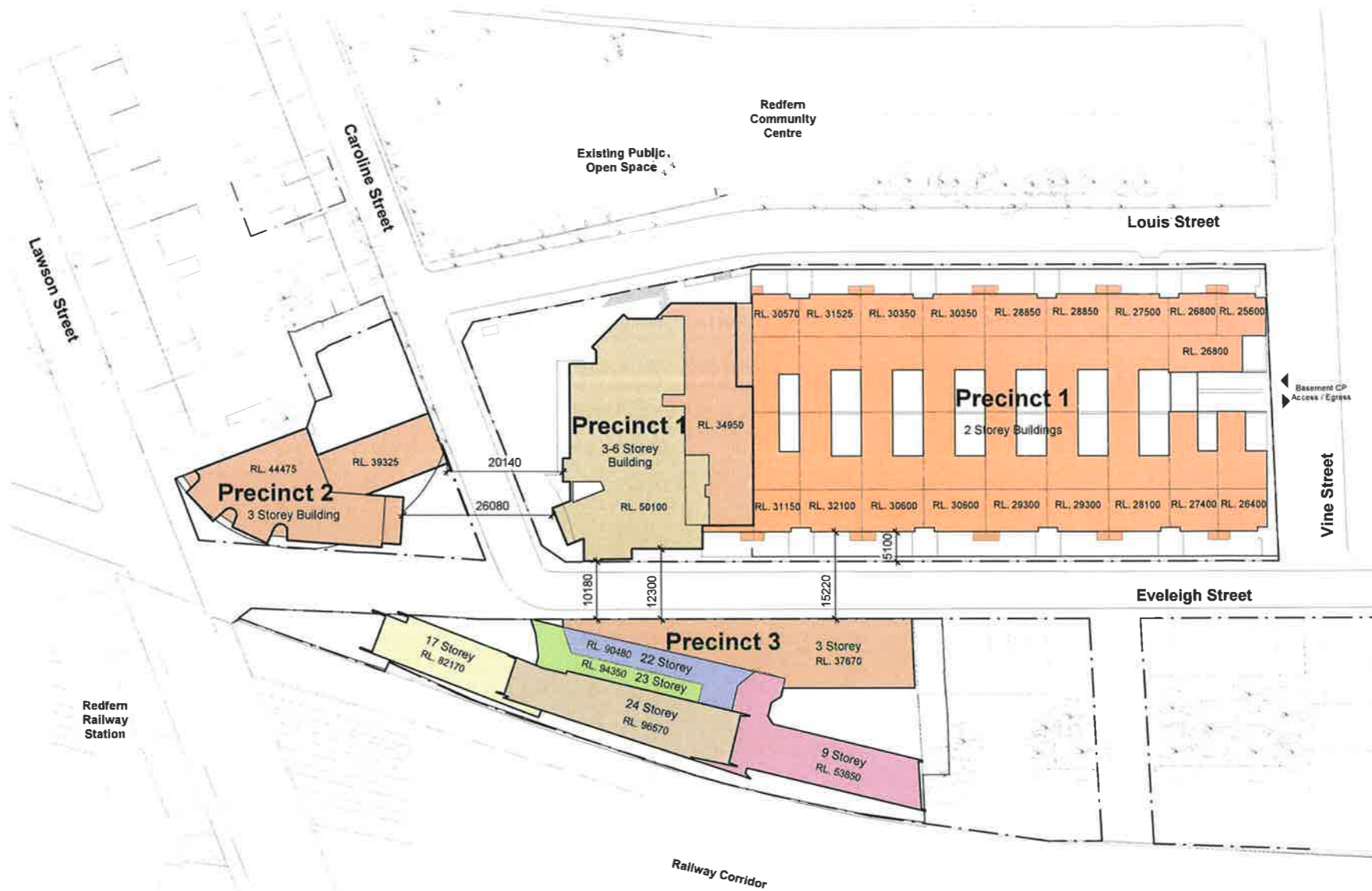
LEVEL 4, 111-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2010 T: 02 9318 8400 F: 02 9318 8480  
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926



Pemulwuy Project, Mixed Use Development, REDFERN

Proposed Site Plan

JOB No.	DEI00210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No.	ODA011 H



### 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>
Gallery	340m <sup>2</sup>
<b>Total Gym + Gallery</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>
<b>Proposed Residential FSR</b>	<b>1.2:1</b>

<b>Total GFA</b>	<b>8585m<sup>2</sup></b>
Proposed Max FSR	1.29:1

Proposed Building Heights	2 Storeys
Townhouses	3-6 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

Student Housing	GFA 16530m <sup>2</sup>
Proposed FSR	6.95:1

<b>Total GFA</b>	<b>16530m<sup>2</sup></b>
<b>Proposed Building Height</b>	<b>3-24 Storey</b>

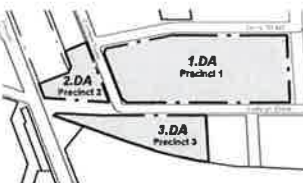
### TOTAL SITE AREA

Precinct 1	8585m <sup>2</sup>
Precinct 2	1820m <sup>2</sup>
Precinct 3	16530m <sup>2</sup>
<b>Total Site Area</b>	<b>26935m<sup>2</sup></b>

#### 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

1 Storey
2 Storeys
3 Storeys
4 Storeys
5 Storeys
6 Storeys
9 Storeys
17 Storeys
22 Storeys
23 Storeys
24 Storeys



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 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
C	Issue For PCA	23.07.11
D	Preliminary Environmental Assessment Issue (PEA)	28.07.11
E	Development Application Issue	14.12.11
F	Diag Amendments	24.08.12
G	IPW Updates	26.10.12
H	Mass Levels Added	04.05.16
I	IPW Updates	19.09.16
J	IPW Updates	08.01.16

### Pemulwuy Project, Mixed Use Development, REDFERN



### FSR & Building Heights

JOB No.	DEI00210
DATE	June 2010
SCALE	A1 @ As Indicated
DWG No.	ODA012 J





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

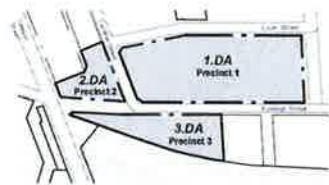
**Land To Be Public Open Space**

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

**Land To Be Private Open Space**

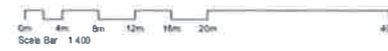
Precinct 1	<b>1188 sqm</b>
Precinct 2	<b>383 sqm</b>
Precinct 3	<b>393 sqm</b>

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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 302806



Development Application		
Rev	Description	Date
C	Preliminary DA Issue For Review	29/07/11
D	Preliminary Environmental Assessment Issue (PEAI)	26/07/11
E	Development Application Issue	14/12/11
F	Doc Amendments	24/08/12
G	PP Update	26/10/12
H	PP Update	27/10/12
I	Local Zones to CGS Amended	21/02/18
J	PP Update	06/07/18

**Pemulwuy Project, Mixed Use Development, REDFERN**



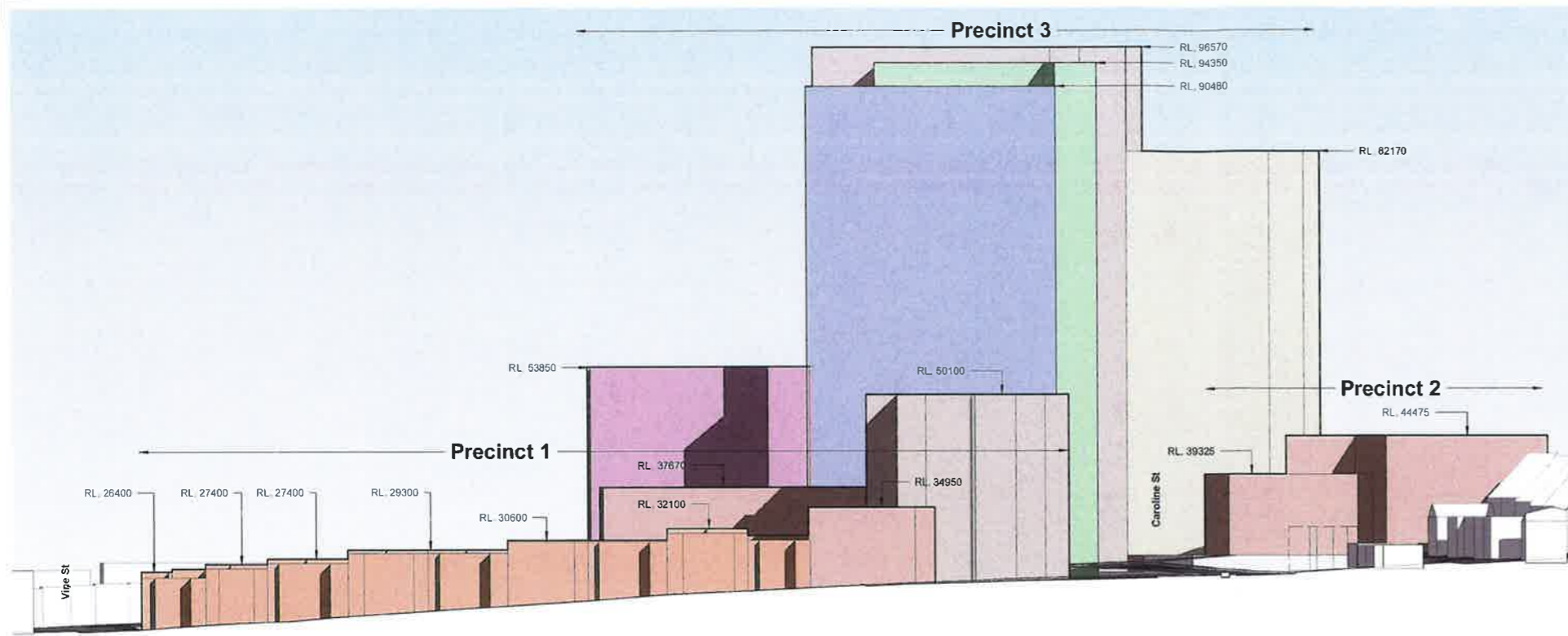
TITLE

**Public Domain Areas**

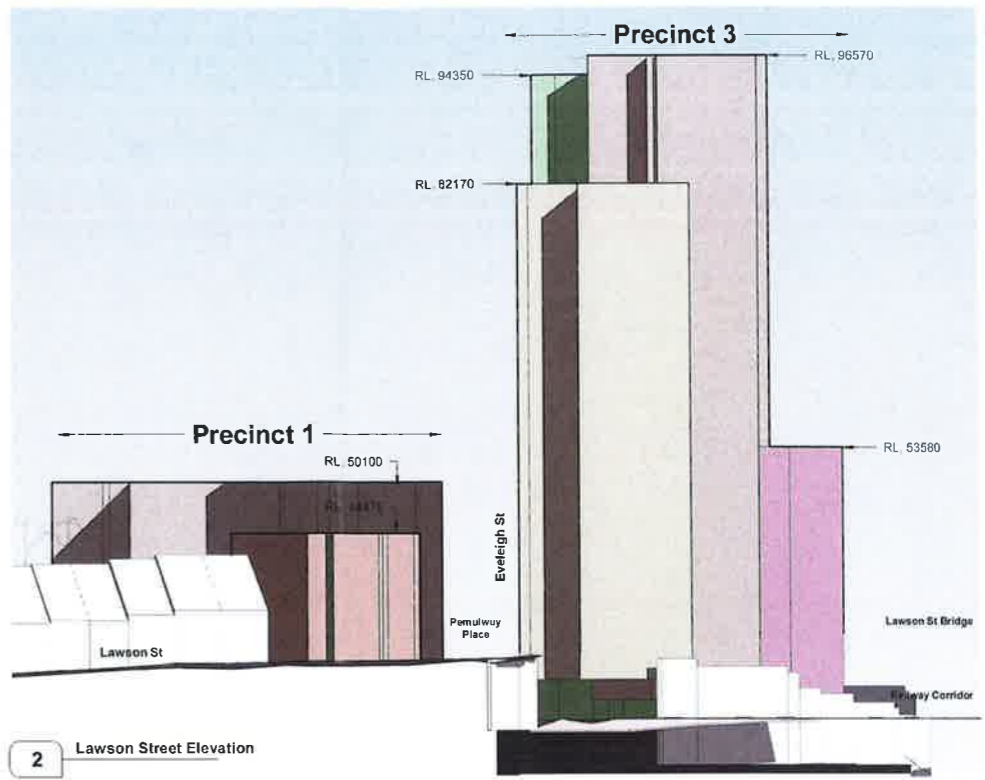
JOB No.	DEI00210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No.	<b>ODA070 J</b>



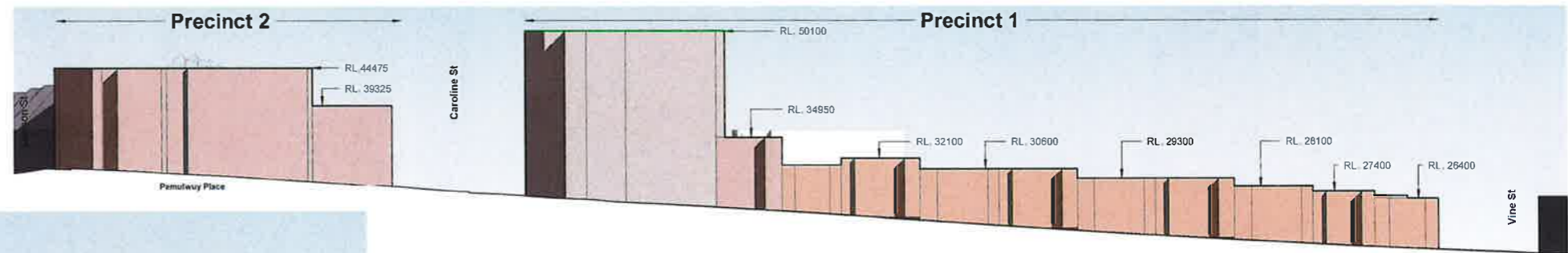
CHR PARIAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNAN - NSW 2038 - T. 02 9517 2822 F. 02 9517 2833  
STEPHEN J NORDON REGISTRATION NO. NSW - 4704 GRAHAM P. JAGO REGISTRATION NO. NSW - 4926



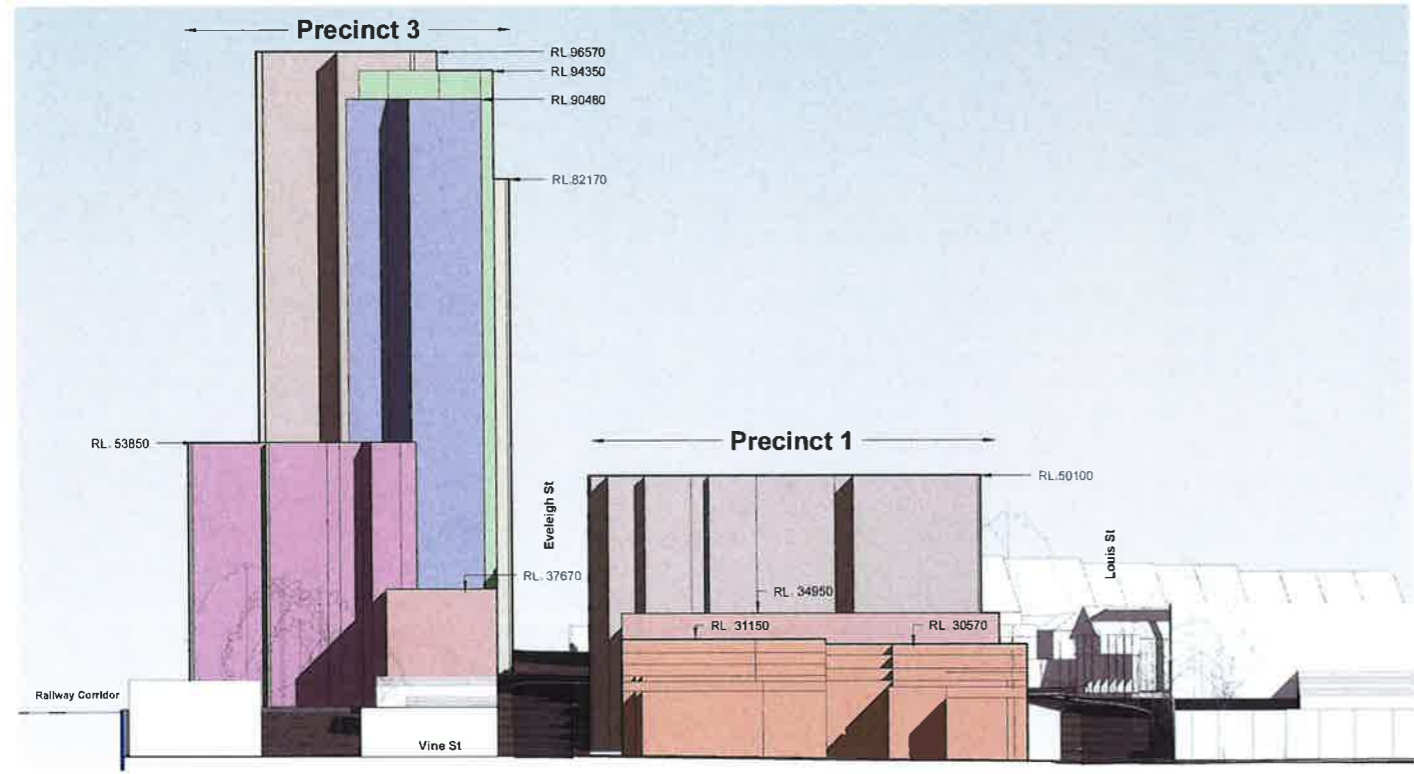
3 Louise Street Elevation



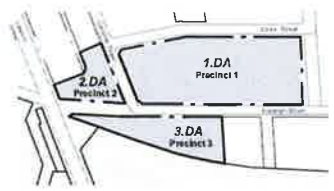
2 Lawson Street Elevation



1 Evelleigh Street Elevation



4 Vine Street Elevation

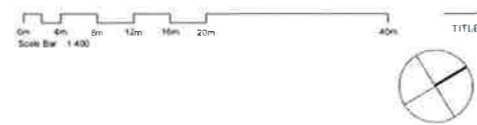


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Development Application		
Rev	Description	Date
A	Preliminary DA Issue For Review	20/07/11
B	Development Application Review	14/12/11
C	DA Update	26/11/17
D	Minor Layouts Added	04/05/18
E	DA Update	06/07/18



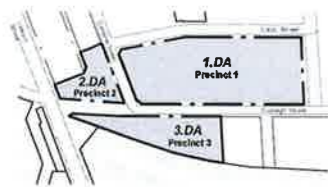
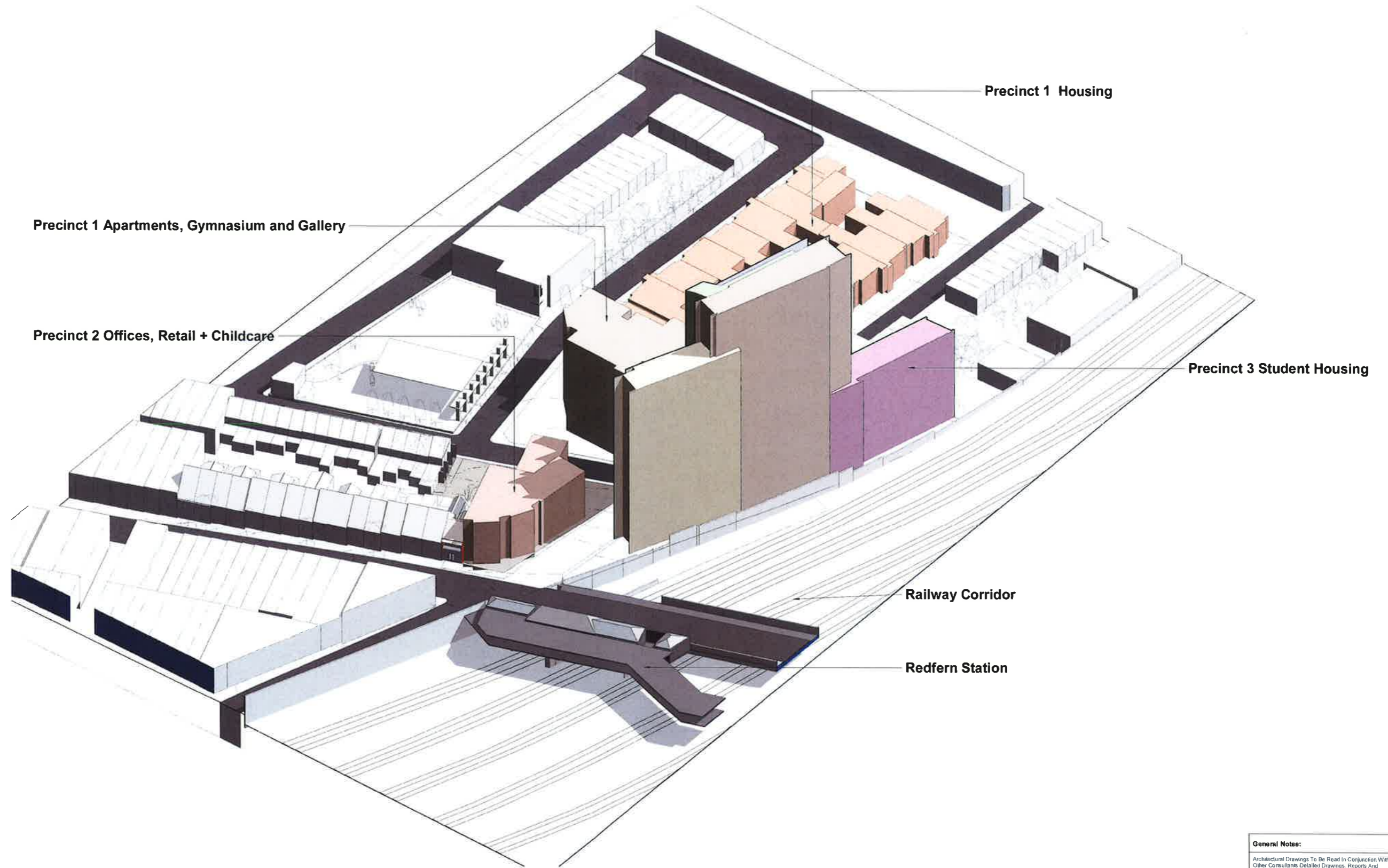
LEVEL 4, 111-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2010 T 02 9318 8400 F 02 9318 8480  
 STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926



Pemulwuy Project, Mixed Use Development, REDFERN

Streetscape Elevations

JOB No	DEI00210
DATE	June 2010
SCALE	A1 @ 1:100
DWG No.	0DA300 E



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Site Boundary 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 35/2/09.

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	PPR Update	26.12.11
E	Mass Levels Added	04.05.18
F	PPR Updates	06.07.18

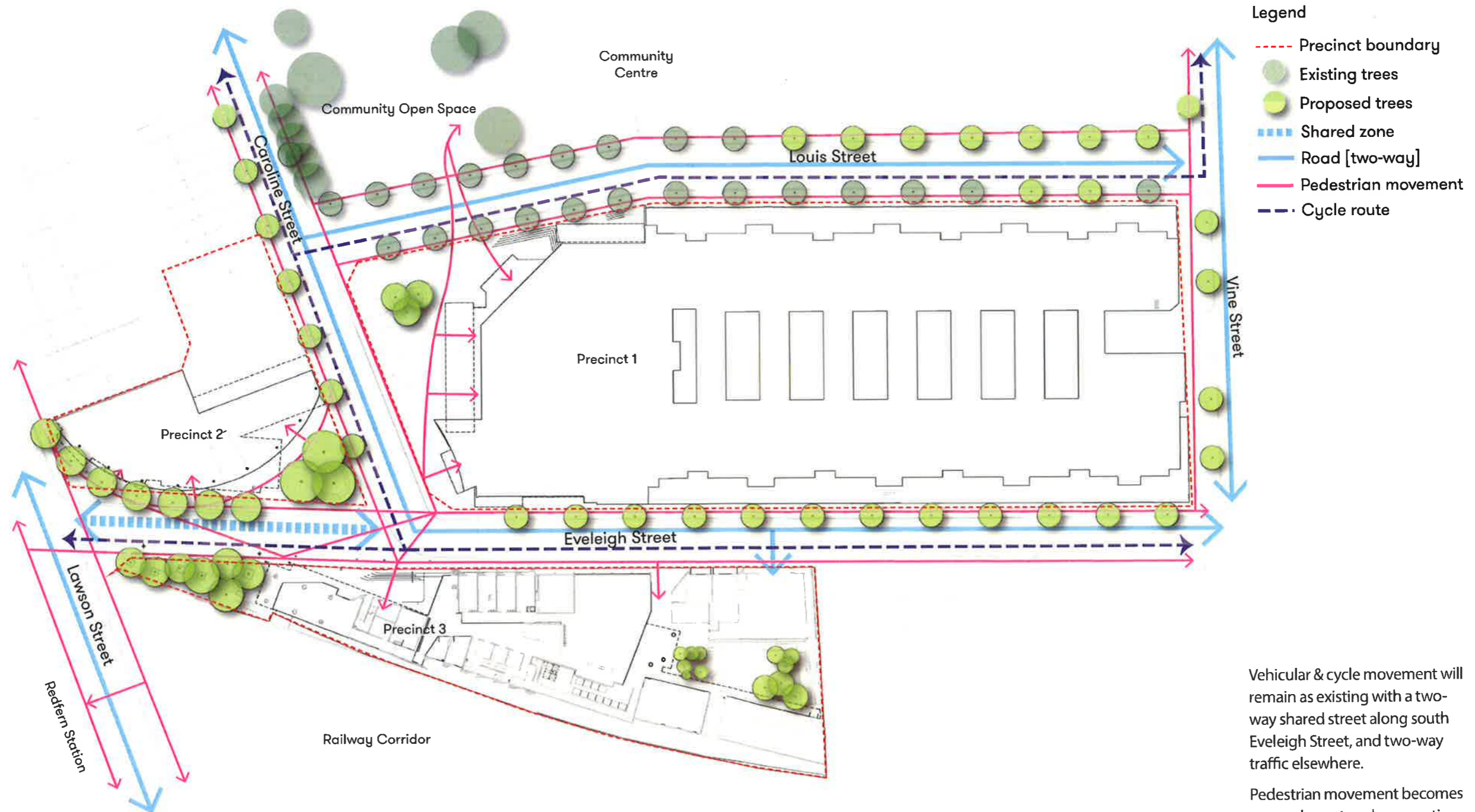
**Pemulwuy Project, Mixed Use Development, REDFERN**

TITLE	JOB No	DE00210
	DATE	June 2010
	SCALE	A1 @ 1:100
	DWG No.	ODA600 F



LEVEL 4, 111-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2010 T 02 9318 8400 F 02 9318 8480  
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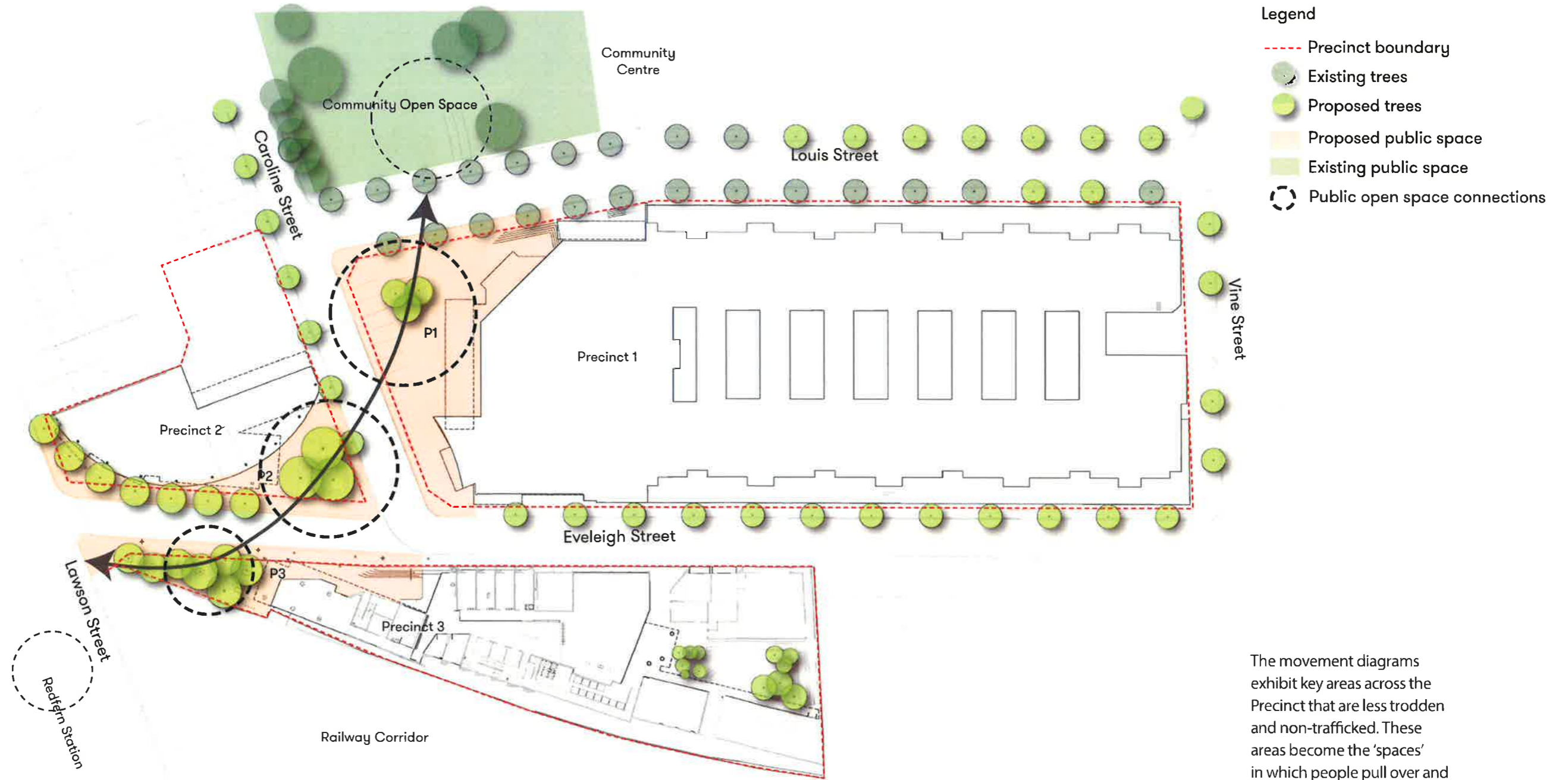
## 3.2 Pedestrian + Vehicular Movement



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

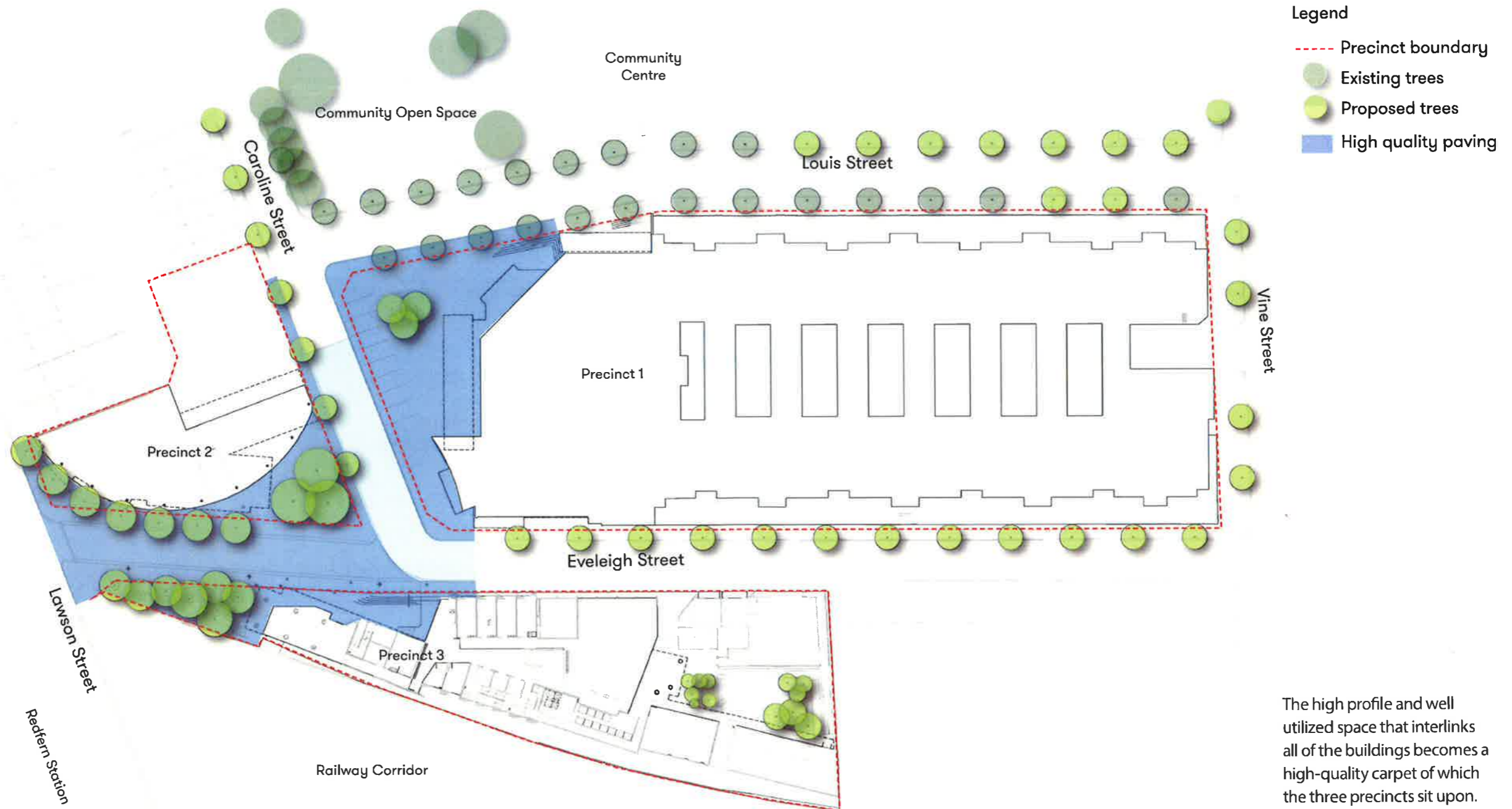
Pedestrian movement becomes a complex network connecting building entries and the wider context.

# 3.3 Public Domain + Connections



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.

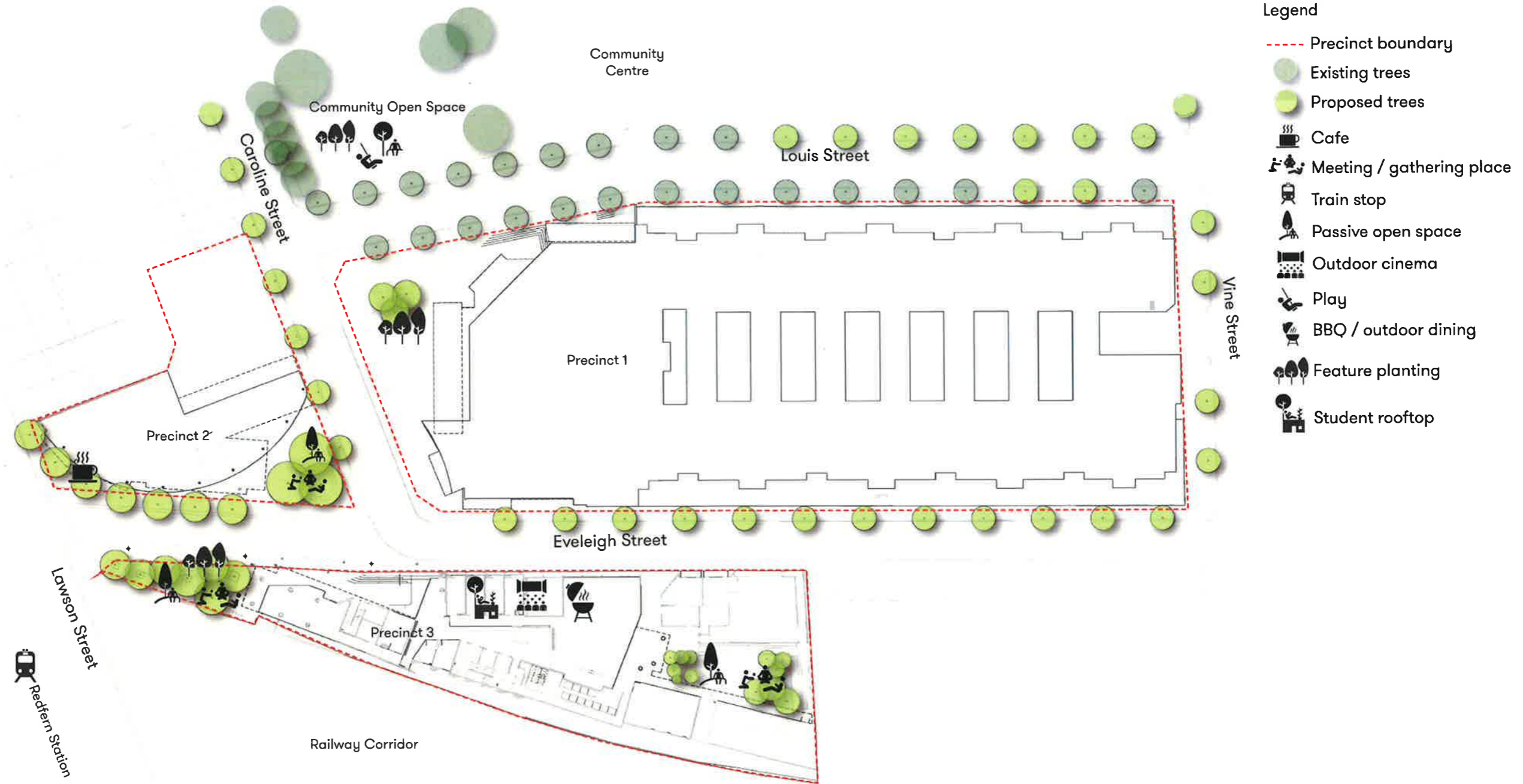
# 3.4 Materials Strategy



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



- Legend**
- Precinct boundary
  - Existing trees
  - Proposed trees
  - Cafe
  - Meeting / gathering place
  - Train stop
  - Passive open space
  - Outdoor cinema
  - Play
  - BBQ / outdoor dining
  - Feature planting
  - Student rooftop

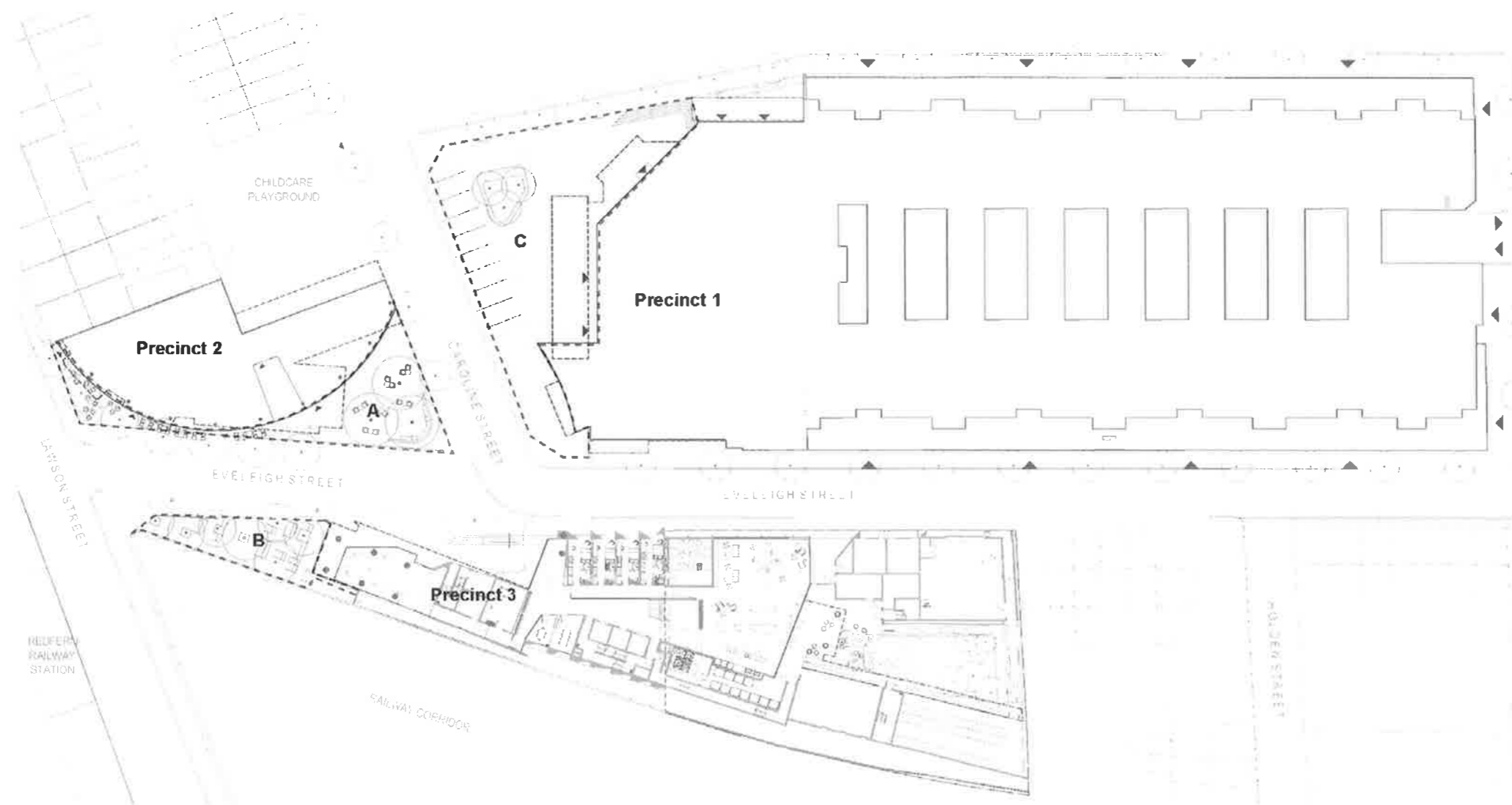
# 3.6 Public Art Strategy



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



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



# 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

# Indicative Planting Palette

## Public Domain + Student Courtyard

Botanic Name	Common Name	Native/ Exotic	Size
<b>Trees</b>			
<i>Callistemon viminalis</i>	Weeping bottlebrush	Native	100L
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Native	45L
<i>Corymbia citriodora</i>	Lemon Scented Gum	Native	200L
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	Native	100L
<i>Eucalyptus polyanthemos</i>	Red Box	Native	100L
<i>Lophostemon confertus</i>	Brush Box	Native	200L
<i>Tristaniopsis laurina</i>	Water Gum	Native	100L
<i>Waterhousia floribunda</i> 'Green Avenue'	Weeping Lilly Pilly	Native	100L
<b>Shrubs and Grasses</b>			
<i>Anigozanthos hybrid</i> 'Gold Velvet'	Kangaroo Paw 'Gold Velvet'	Native	150mm
<i>Banksia ericifolia</i>	Heath-leaved Banksia	Native	300mm
<i>Carpobrotus glaucescens</i>	Pigface	Native	150mm
<i>Dianella caerulea</i>	Blue Flax Lily	Native	150mm
<i>Grevillea rosmarinifolia</i>	Crimson Villeda	Native	300mm
<i>Lomandra longifolia</i> 'Verday'	Mat-rush	Native	150mm
<i>Lomandra hystrix</i>	Mat-rush	Native	150mm
<i>Poa labillardieri</i> 'Eskdale'	Tussock Grass	Native	150mm
<i>Viola hederacea</i>	Viola		150mm
<i>Syzygium australe</i> 'Pinnacle'	Lilly Pilly	Native	300mm
<i>Ricinocarpos pinifolius</i>	Wedding Bush	Native	150mm
<i>Westringia fruticosa</i>	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
<b>Trees</b>			
<i>Citrus x meyeri</i>	Meyer lemon	Exotic	100L
<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia 'Litte Gem'	Exotic	100L
<i>Tristaniopsis laurina</i>	Water Gum	Native	100L
<b>Low Shrubs &amp; Ground Covers</b>			
<i>Acmena smithii</i>	Acmena Sublime	Native	150mm
<i>Agave attenuata</i>	Fox Tail Agave	Exotic	150mm
<i>Anigozanthos hybrid</i> 'Gold Velvet'	Kangaroo Paw 'Gold Velvet'	Native	150mm
<i>Banksia ericifolia</i>	Heath-leaved Banksia	Native	300mm
<i>Boronia floribunda</i>	Pink Boronia	Native	Exotic
<i>Carpobrotus glaucescens</i>	Pigface	Native	150mm
<i>Cistus monspeliensis</i>	Rockrose	Exotic	150mm
<i>Correa alba</i>	White Correa	Native	150mm
<i>Cycas revoluta</i>	Cycad	Exotic	200mm
<i>Dianella caerulea</i>	Blue Flax-lily	Native	150mm
<i>Dichondra repens</i>	Kidney Weed	Native	150mm
<i>Grevillea linearifolia</i>	White spider flower	Native	150mm
<i>Grevillea rosmarinifolia</i>	Crimson Villeda	Native	300mm
<i>Hardenbergia violacea</i>	False sarsaparilla	Native	200mm
<i>Liriope</i> 'Evergreen Giant'	Evergreen Giant	Exotic	150mm
<i>Lomandra Longifolia</i>	Mat Rush	Native	200mm
<i>Philadendron xanadu</i>	Xanadu	Exotic	150mm
<i>Pandorea pandorana</i>	Wonga wonga vine	Native	150mm
<i>Poa</i>	Tussock grass	Native	150mm
<i>Ricinocarpos pinifolius</i>	Wedding Bush	Native	150mm
<i>Syzygium australe</i> 'Pinnacle'	Lilly Pilly	Native	150mm
<i>Trachelospermum jasminoides</i>	Star Jasmine	Exotic	200mm
<i>Westringia fruticosa</i>	Coastal Rosemary	Native	200mm