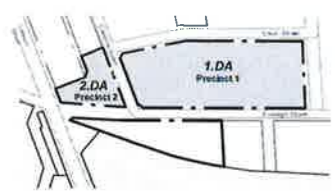


 Land To Which Application Applies

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 Law & Walton Consulting Surveyors - Refer To Drawing 302005.



Development Application		
Rev	Description	Date
A	Precincts 1 & 2 Site Plan	06/07/18

Pemulwuy Project, Mixed Use Development, REDFERN



LEVEL 4, 111-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2010 T 02 9318 8400 F 02 9318 8480
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Proposed Site Plan - Precincts 1 and 2

JOB No.	DEK00210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No.	0DA015 A



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

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 ODA00 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 3/22/08

Rev	Description	Date
C	Preliminary DA Issue For Review	20/07/11
D	Preliminary Environmental Assessment Issue (PEA)	20/07/11
E	Development Application Issue	14/12/11
F	DA Amendments	24/06/12
G	DA Update	26/10/17
H	DA Update	27/10/17
I	Land Zones to CGS Amended	21/02/18
J	DA Update	06/07/18



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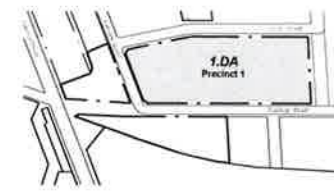
Pemulwuy Project, Mixed Use Development, REDFERN



TITLE

Public Domain Areas

JOB No	DEI00210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No.	ODA070 J



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.

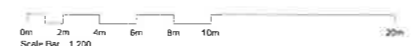
Site Underlay Based On Survey Carried Out By Denny Linker For Precinct Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302806.

Rev	Description	Date
A	Current Development Summary Issue	13.05.11
B	Preliminary DA Issue For Review	15.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DA Amendments	24.08.12
F	Gallery Added And Retail Space Overlaid	31.07.18

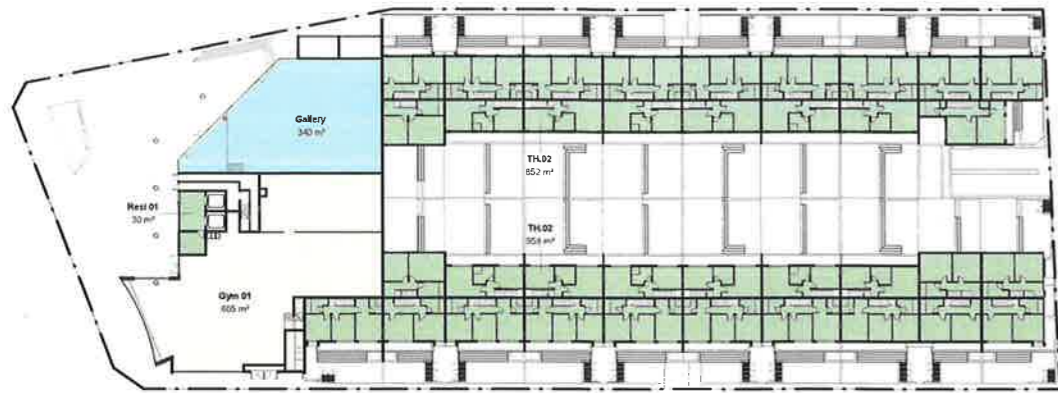


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 STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN



TITLE	Plan Level 02- Townhouses Plan Level 01(GF) - Mixed Use Building	JOB No.	DE100210
		DATE	Oct 2010
		SCALE	A1 @ As Indicated
		DWG No.	1DA101 F



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



1.3 Level 1.1 (Mezzanine)
1:500



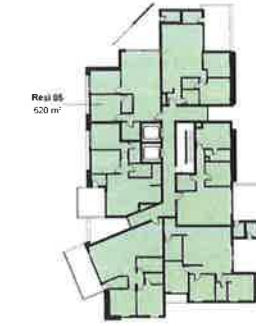
1.4 Level 2
1:500



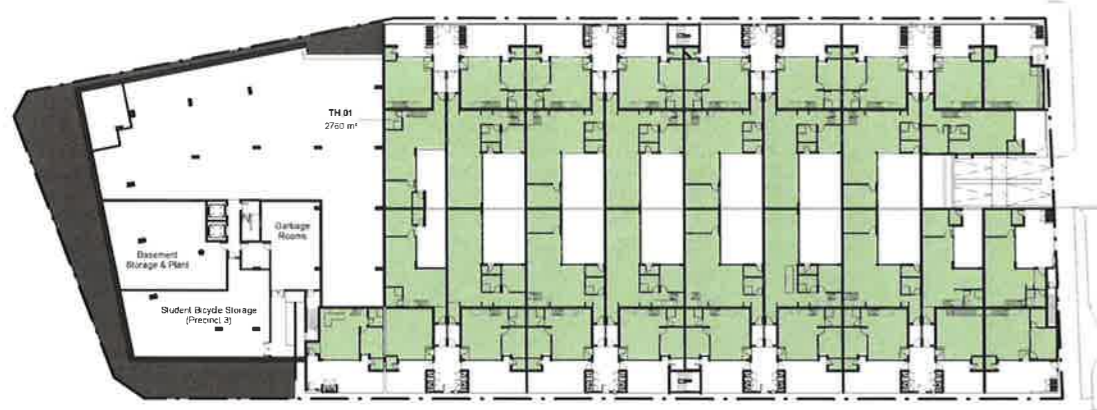
1.5 Level 3
1:500



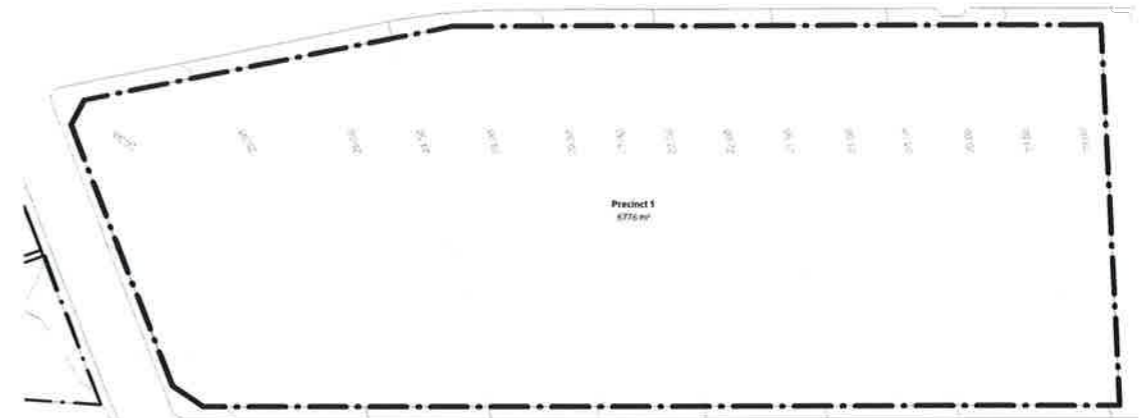
1.6 Level 4
1:500



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): 1.5:1
 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 8585m²
 Maximum FSR 1.35:1

Carparking Spaces
 Private Spaces (Level B1) (Incl. 10 Accessible Spaces) 115
 Restricted Street Spaces (P1) (Dedicated To P2 - Child Care Drop Off) 8
 123 Total

36 Town Houses		26 Apartments	
2 Bed Unit:	5	2 Bed Unit:	21
3 Bed Unit:	18	3 Bed Unit:	5 (1 no. 3B Unit @ L1)
4 Bed Unit:	13		
Level	GFA	Level	GFA
Ground Floor:	2760m ²	Level 1 (GF):	30m ²
First Floor:	1810m ²	Level 1.1 (Mezz):	260m ²
		Level 2:	620m ²
		Level 3:	620m ²
		Level 4:	620m ²
		Level 5:	620m ²
Total	4570m²	Total	2770m²

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.

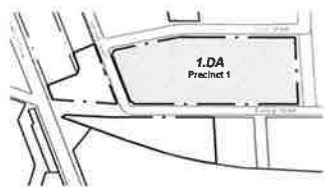


A Perspective View
View Looking South Along Louis Street Townhouses



B Perspective View
View Looking North Towards Community Centre

General Notes:
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 Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Dow & Wallon Consulting Surveyors - Refer To Drawing 302806.



Development Application

Rev	Description	Date
A	Current Development Summary Issues	15.05.11
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
F	DA Amendments	24.08.12
G	Gallery Added And Retail Space Omitted	31.07.18



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Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

Precinct 1 Perspectives & Site Analysis

JOB No.	DE100210
DATE	Oct 2010
SCALE	A1 @ As Indicated
DWG No.	1DA005G