

# 20009DA - 104-116 REGENT STREET, REDFERN

## Development Application

WEE HUR  
September 2022

CouncilCity of Sydney  
Lot & DPDP 1026349  
ZoningB3  
Site Area1366m<sup>2</sup>

### Drawing Schedule

Sheet Number	Sheet Name	Revision	Rev Date
DA1.01	Site Analysis	B	13.12.2021
DA1.03	Setbacks - Site Plan	B	13.12.2021
DA1.04	Setbacks - Levels	D	08.06.2022
DA2.01	Demolition Plan - Ground Floor	B	13.12.2021
DA3.01	Site Plan	F	15.09.2022
DA3.02	Level 01/Level 02	F	15.09.2022
DA3.03	Level 03 /Level 04	F	15.09.2022
DA3.04	Level 05 to 08/ Level 09 to 15	E	08.06.2022
DA3.05	Level 16 /Level 17 to 18	F	15.09.2022
DA3.06	Plant Level/Roof Level	F	08.06.2022
DA4.01	Long Section + Short Section	D	08.06.2022
DA4.02	RETAIL 01 HEIGHT AND SKYLIGHT BALUSTRADE	A	15.09.2022
DA5.01	Regent St - Elevation	F	15.09.2022
DA5.02	Northern Elevation + Southern Elevation	F	15.09.2022
DA5.03	William Ln - Elevation	F	15.09.2022
DA6.01	Project Data Schedule	H	15.09.2022
DA6.02	Shadow Diagrams - 21 JUNE 2022.1	D	08.06.2022
DA6.03	Shadow Diagrams - 21 JUNE 2022.2	B	08.06.2022
DA6.05	Gross Building Area Calculation	C	08.06.2022
DA7.01	CGIs	D	15.09.2022
DA7.02	Material Board	F	15.09.2022
DA7.03	Signage Details	D	08.06.2022
DA8.01	Notification Plan	A	13.12.2021

Total: 23

### BASIX Commitments

COMMITMENTS FOR RESIDENTIAL FLAT BUILDINGS				COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES FOR THE DEVELOPMENT (NON-BUILDING SPECIFIC)	
DWELLINGS			COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES		COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES
WATER	ENERGY	THERMAL COMFORT	WATER	ENERGY	WATER COMMITMENTS
<div><div>- The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in the BASIX certificate.</div><div>- The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the BASIX table, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).</div><div>- The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX certificate.</div><div>- The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table of the BASIX certificate Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.</div></div>	<div><div>- The applicant must install each hot water system specified for the dwelling in the table of the BASIX certificate, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.</div><div>- This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table in the BASIX certificate, (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.</div></div>	<div><div>- The development will be a Class 3 building. The applicant must include in the documentation accompanying the application for a construction certificate (or complying development certificate, if applicable), a report demonstrating that the development will meet Section J of the National Construction Code - Volume 1.</div></div>	<div><div>- The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table in the BASIX certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table.</div><div>- A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.</div></div>	The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table in the BASIX certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	<div><div>- The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table of the BASIX certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table.</div><div>- A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.</div></div>
					ENERGY COMMITMENTS
					<div><div>- The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table in the BASIX certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.</div></div>

Refer to BASIX certificate for more information

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LEGEND

- PUBLIC PARKS
- SUBJECT SITE
- DISTANCE TO EDUCATIONAL INSTITUTION
- EDUCATIONAL INSTITUTION
- DISTANCE TO HERITAGE ITEM
- HERITAGE ITEM
- COMMUNITY BUILDING
- FUTURE DEVELOPMENT
- REDFERN TOWN CENTER
- SHARED ZONE
- VEHICULAR MOVEMENT
- TRAIN NETWORK
- BICYCLE MOVEMENT
- TRAIN STATION
- BUS STOPS
- MAIN INTERSECTION
- DIRECTION OF TRAVEL

THE URBAN CONTEXT



OPPORTUNITIES

- Close to community amenities (eg. Aboriginal legal Services located in Redfern town centre which is a prime location to attract more people
- Access to main roads like Gibbons and Regent St with Bus lines close to Redfern train station and new connection line to be implemented
- Close to cycling roads
- No stopping zone on Regent Street in front of site
- Margaret st is a quiet street better for pedestrians
- 18 Storey height limit allows for more occupants and thus more chances to proposed public amenities for students and for the community
- Height of proposal will correspond to height of 90-102 Regent st / 13-23 Gibbons St/11 Gibbons st/90-98 Regent St
- Close to parks
- Good natural air circulation
- Views and access to Redfern Park (East)
- Views and access to Alexandria Park ( South)
- Views and access to Heritage buildings
- Townhouses rythm can inspire treatment of the proposed podium

CONSTRAINTS

- Close to the church (heritage) + 2 storey
- Proposed and approved neighbouring buildings will impact sun access
- Gibbons St and Regent St very noisy
- Student rooms orientation need to work with the other 18 storey buildings orientation
- Neighbouring buildings overshadowing the site
- Wind tunneling effect on Regent St
- Transitional site / Precinct

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REFER TO DESIGN REPORT FOR MORE INFORMATION

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REV	DESCRIPTION	BY	DATE
A	Issued for coordination		25.11.2021
B	Issued for DA Submission		13.12.2021

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Nominated Architect: Andreas Antoniadis  
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PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR SUBMISSION

PROJECT NO.  
20009DA

PROJECT  
REGENT STREET

ADDRESS  
104-116 REGENT STREET

CLIENT  
WEE HUR

DRAWING SERIES

Site Information

DRAWING TITLE

Site Analysis

DRAWING NO.

DA1.01

SCALE  
NTS

REVISION

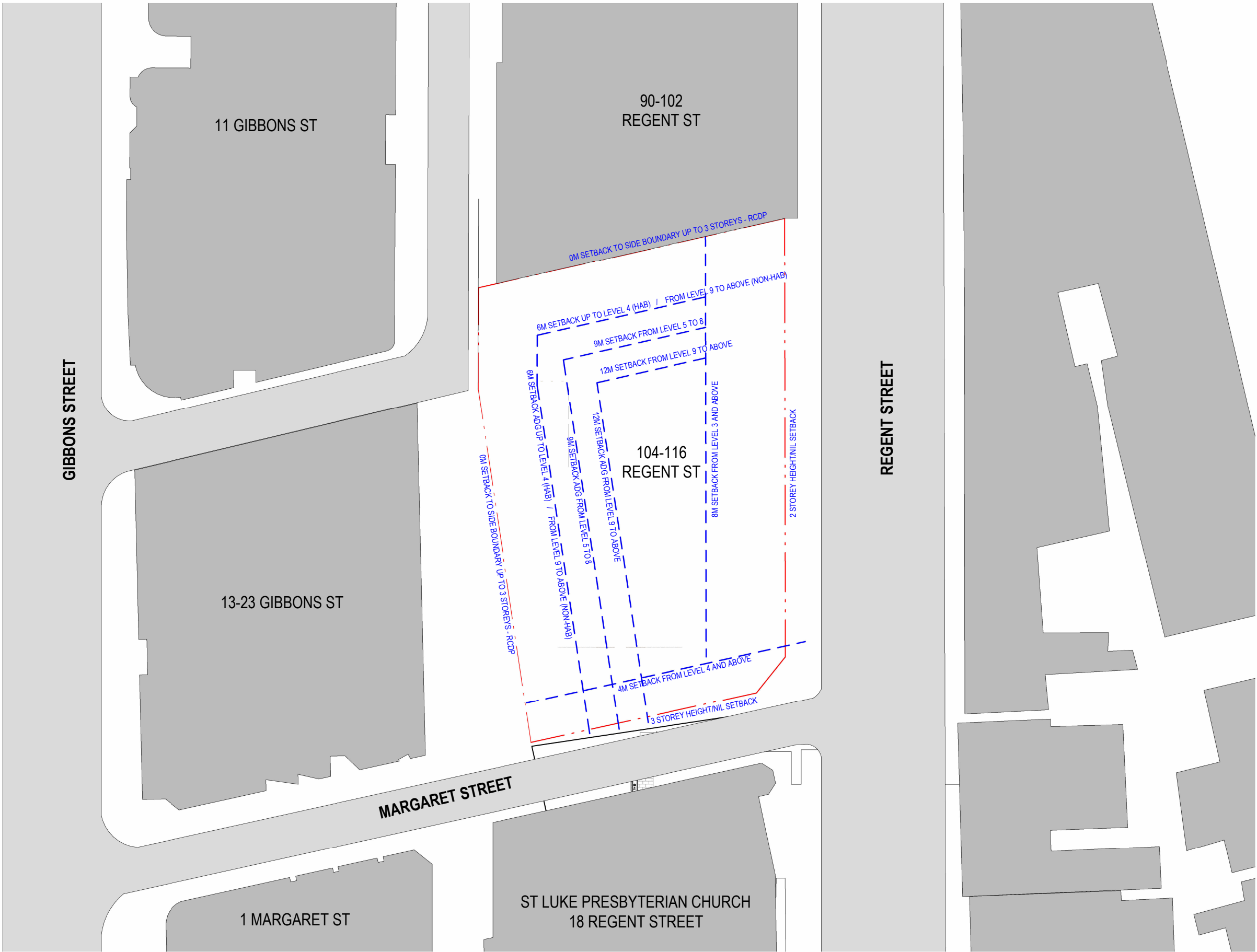
B

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AA

@A3





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PROJECT PHASE  
DEVELOPMENT APPLICATION  
  
STATUS  
FOR SUBMISSION

PROJECT NO.  
**20009DA**  
PROJECT  
**REGENT STREET**  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
**Site Information**  
  
DRAWING TITLE  
**Setbacks - Site Plan**

DRAWING NO.  
**DA1.03**

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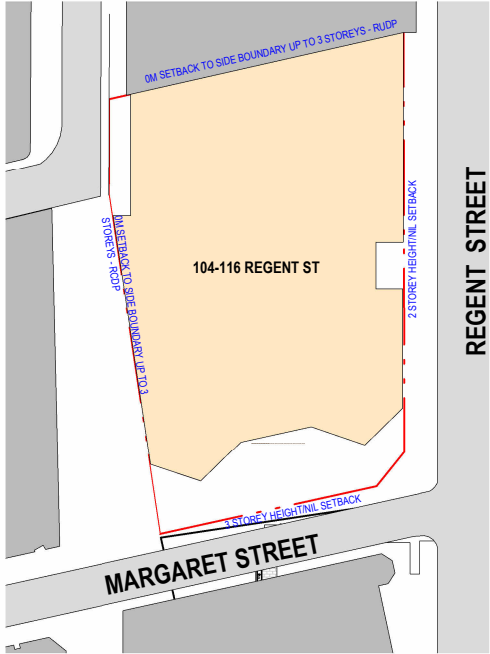
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REVISION  
**B**

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**ZD**  
CHECKED BY  
**AA**

NORTH



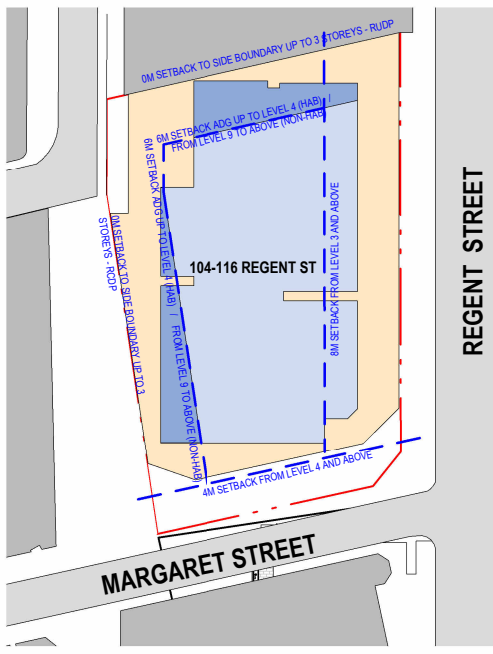


### Setbacks - Level 01

1

Floor Plan

1 : 800

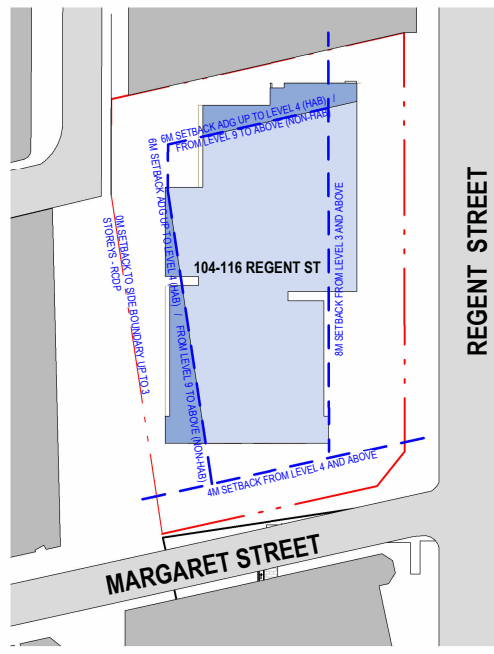


### Setbacks- Level 02 to 03

2

Floor Plan

1 : 800

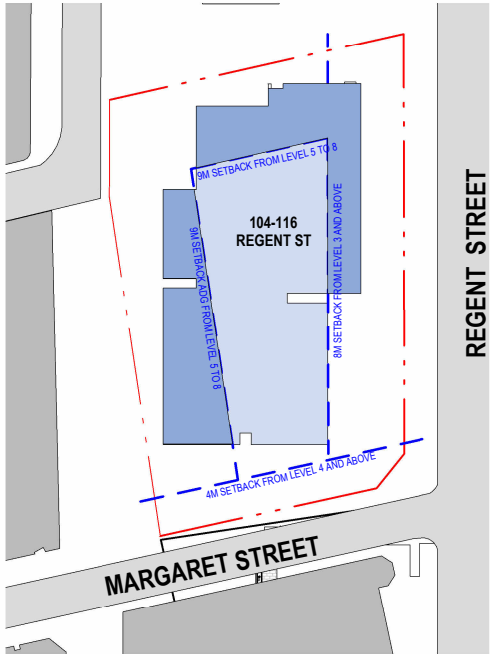


### Setbacks- Level 04

3

Floor Plan

1 : 800

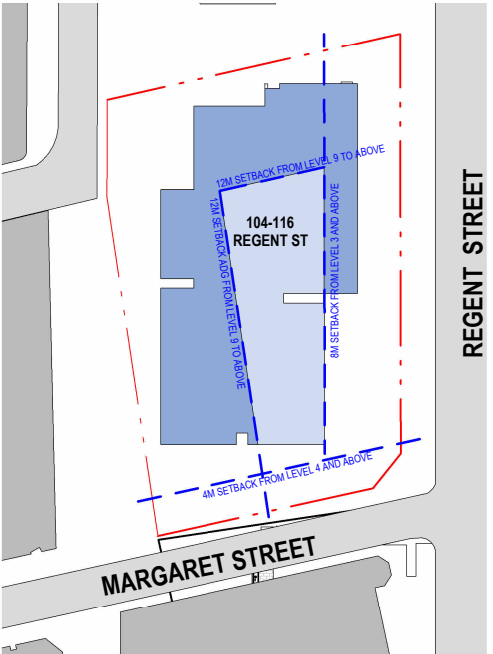


### Setbacks - Level 05 to 08

4

Floor Plan

1 : 800

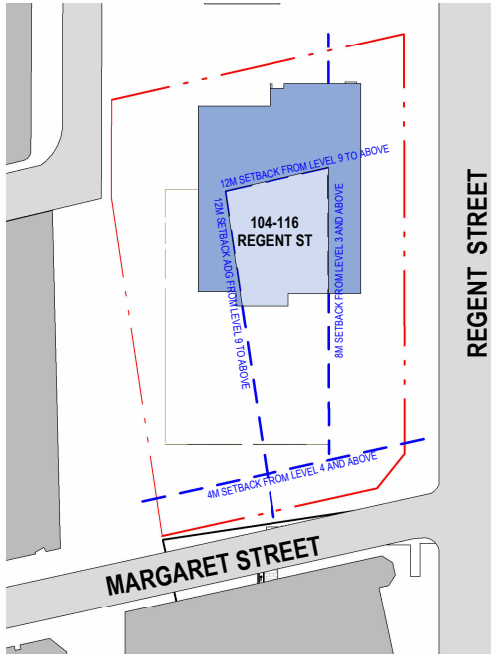


### Setbacks - Level 09 to 16

5

Floor Plan

1 : 800



### Setbacks - Level 17 and Above

6

Floor Plan

1 : 800

#### SETBACKS LEGEND

- PODIUM
- PODIUM OVER SETBACKS
- TOWER
- TOWER OVER SETBACKS

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#### PROJECT NO.

20009DA

PROJECT

REGENT STREET

ADDRESS

104-116 REGENT STREET

CLIENT

WEE HUR

#### DRAWING SERIES

Site Information

DRAWING TITLE

Setbacks - Levels

#### DRAWING NO.

DA1.04

SCALE

As indicated

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Scale 1:800

@A3

#### REVISION

D

#### DRAWN BY

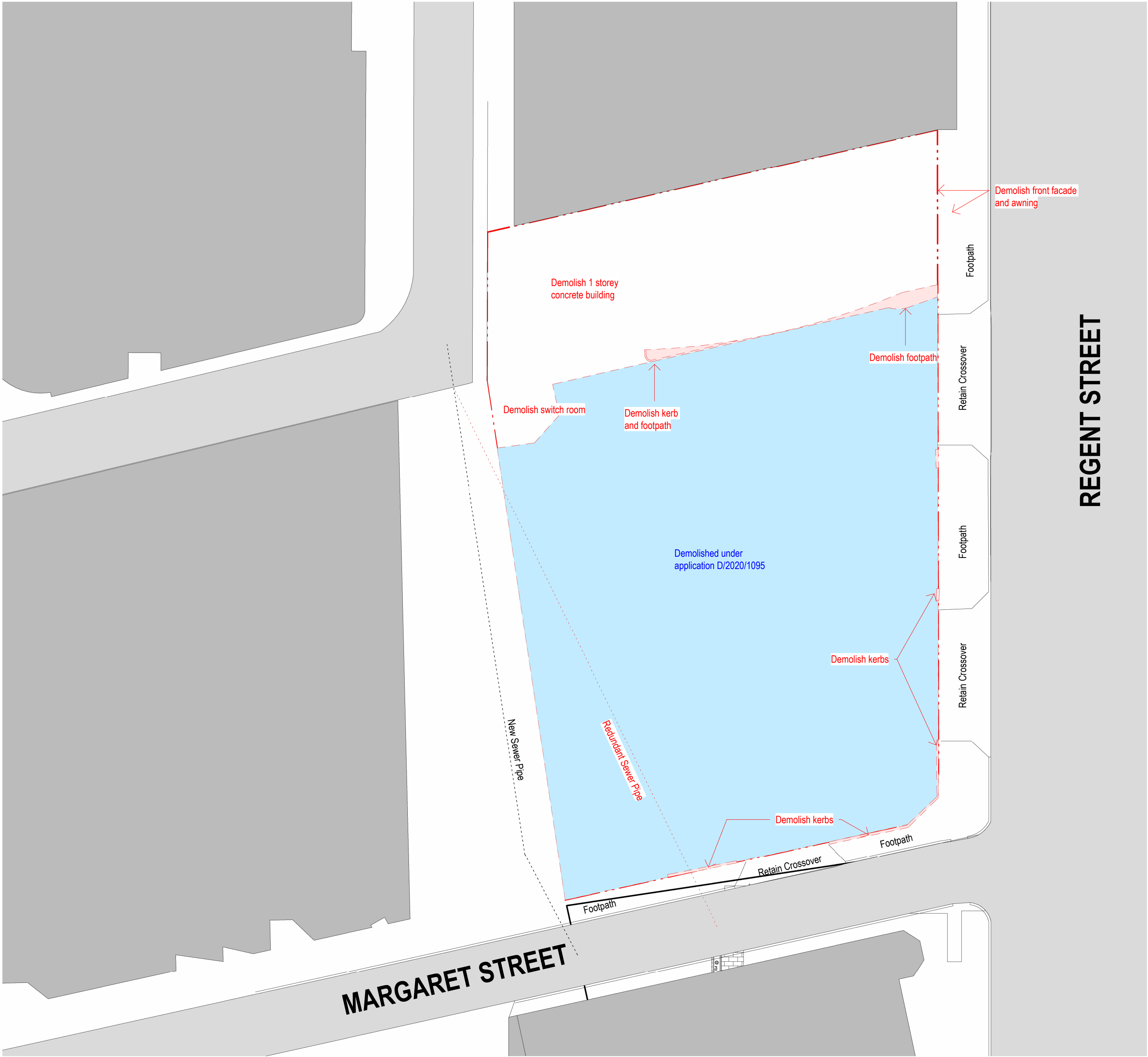
ZD

CHECKED BY

AA

NORTH





**PLEASE NOTE :** This demolition plan only concerns structures above ground and do not include any fuel tanks or services located below ground.

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**20009DA**  
PROJECT  
**REGENT STREET**  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
**Existing Plans**  
  
DRAWING TITLE  
**Demolition Plan - Ground Floor**

DRAWING NO.  
**DA2.01**

SCALE  
1 : 200  
0m 4 8 10m  
Scale 1:200

REVISION  
**B**

DRAWN BY  
**ZD**  
CHECKED BY  
**AA**  
NORTH



ABBREVIATIONS LEGEND

ACC =	Accessible
C =	Comms Cupboard/Riser
CH =	Garbage Chute
COMMS =	Communication Services
E =	Electrical Cupboard/Riser
FB =	Fire Brigade Booster Assembly
FCR =	Fire Control Room
FPR =	Fire Pump Room
FR =	Fire Sprinkler Riser
H =	Hydraulic Riser
KE =	Kitchen Exhaust
LR =	Stair Pressurisation Relief Shaft
MCP =	Mechanical Condenser Plant
MSB Room =	Main SwitchBoard Room
OISE =	Oil Separator
OSD =	On-Site Detention (Tank)
RF =	Mechanical Refrigerant Riser
SP =	Stair Pressurisation Shaft
TH =	Tower Main Hydraulic Riser
WC =	Water Closet



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REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
Overall Plans  
Drawing TITLE  
Site Plan

DRAWING NO.  
DA3.01

SCALE  
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Scale 1:200

REVISION  
F  
DRAWN BY  
ZD  
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AA  
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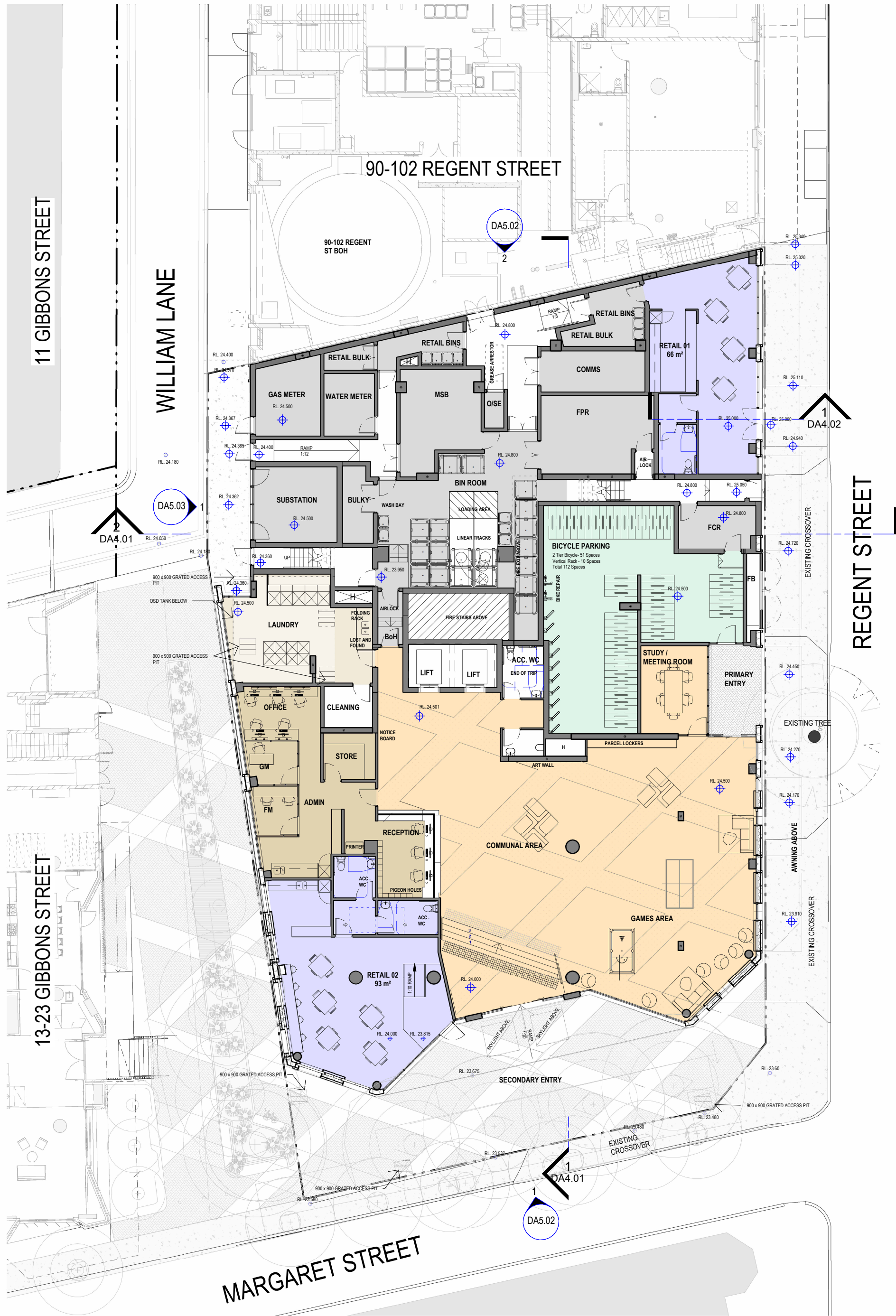


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ROOMS LEGEND:

	Studio A Unit
	Ensuite Unit
	2 Bedroom Unit
	DDA Unit
	Communal
	Bicycle Parking
	Retail



1 Level 1 (Ground)  
Floor Plan  
1 : 200



2 Level 02  
Floor Plan  
1 : 200

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APPLICATION

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20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
Overall Plans  
DRAWING TITLE  
Level 01/Level 02

DRAWING NO.  
DA3.02

SCALE  
1 : 200  
0m 4m 8m 10m  
Scale 1:200

REVISION  
F  
DRAWN BY  
ZD  
CHECKED BY  
AA  
NORTH





1 Level 03  
Floor Plan 1:200



2 Level 04  
Floor Plan 1:200

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OSD =	On-Site Detention (Tank)
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SP =	Stair Pressurisation Shaft
TH =	Tower Main Hydraulic Riser
WC =	Water Closet

ROOMS LEGEND:

Light Brown	Studio A Unit
Dark Brown	Ensuite Unit
Orange	2 Bedroom Unit
Light Orange	DDA Unit
Yellow	Communal
Light Green	Bicycle Parking
Light Blue	Retail

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20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
Overall Plans  
DRAWING TITLE  
Level 03 /Level 04

DRAWING NO.  
DA3.03

SCALE  
1:200  
0m 4m 8m 10m  
Scale 1:200

REVISION  
F

DRAWN BY  
ZD  
CHECKED BY  
AA

NORTH





1 Level 05 - 08  
Floor Plan 1 : 200



2 Level 09-15  
Floor Plan 1 : 200

ABBREVIATIONS LEGEND

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C =	Comms Cupboard/Riser
CH =	Garbage Chute
COMMS =	Communication Services
E =	Electrical Cupboard/Riser
FB =	Fire Brigade Booster Assembly
FCR =	Fire Control Room
FPR =	Fire Pump Room
FR =	Fire Sprinkler Riser
H =	Hydraulic Riser
KE =	Kitchen Exhaust
LR =	Stair Pressurisation Relief Shaft
MCP =	Mechanical Condenser Plant
MSB Room =	Main SwitchBoard Room
O/SE =	Oil Separator
OSD =	On-Site Detention (Tank)
RF =	Mechanical Refrigerant Riser
SP =	Stair Pressurisation Shaft
TH =	Tower Main Hydraulic Riser
WC =	Water Closet

ROOMS LEGEND:

	Studio A Unit
	Ensuite Unit
	2 Bedroom Unit
	DDA Unit
	Communal
	Bicycle Parking
	Retail

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D	Issued for Coordination		24.05.2022
E	Issued for revised DA submission		08.06.2022

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NSW Registration 7954

PROJECT PHASE  
DEVELOPMENT  
APPLICATION

STATUS  
FOR SUBMISSION

PROJECT NO.  
20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

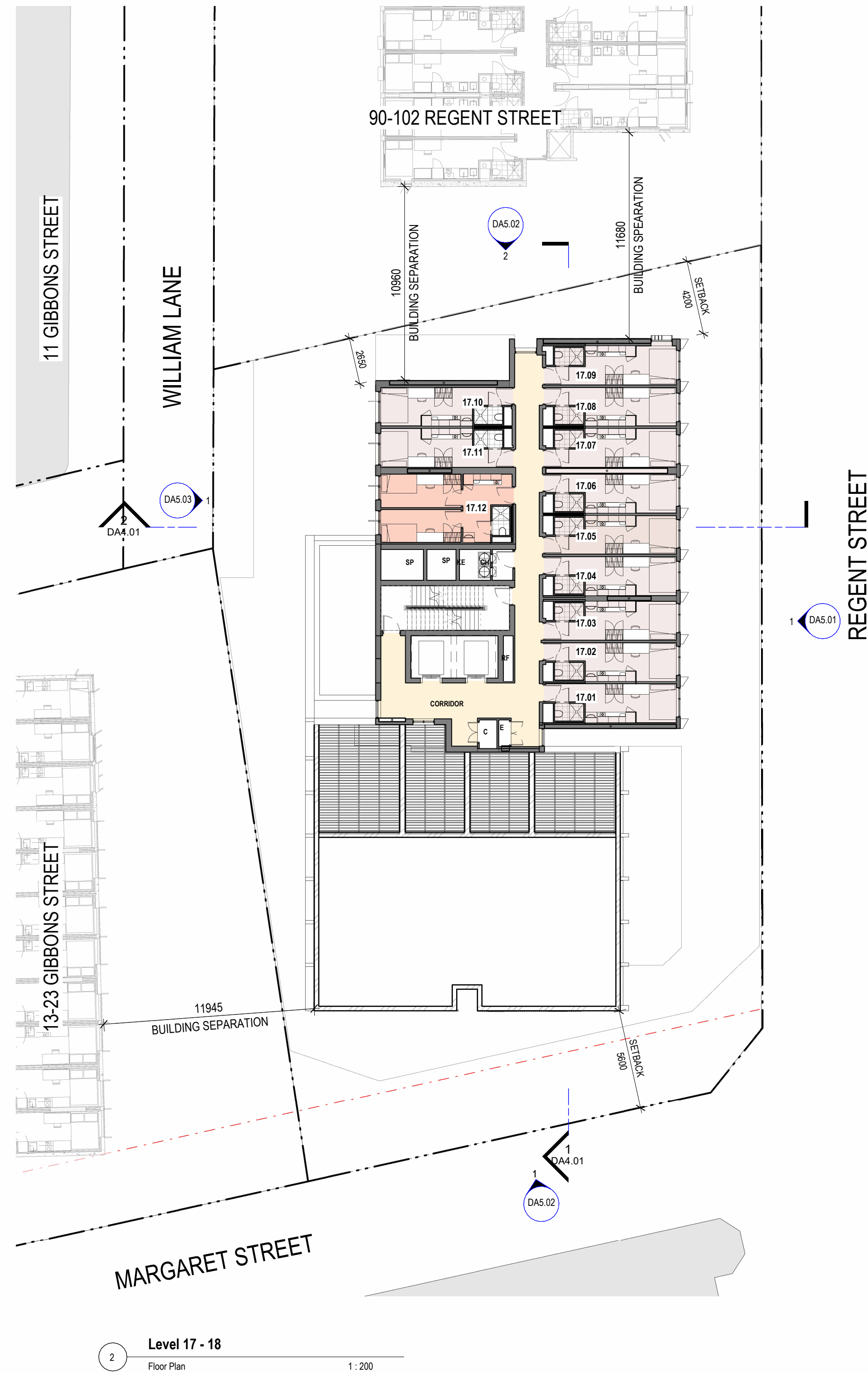
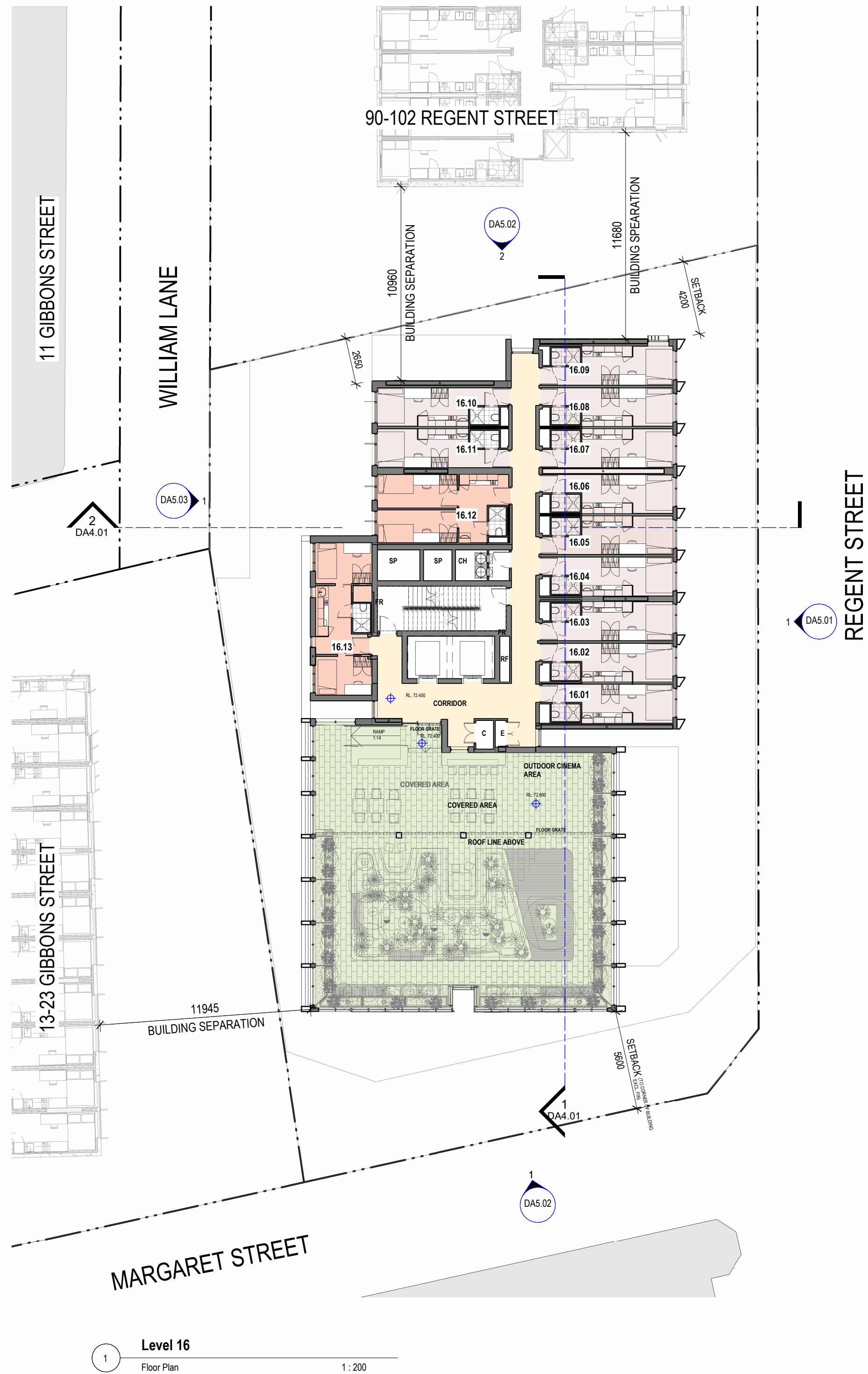
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DRAWING TITLE  
Level 05 to 08/ Level 09 to 15

DRAWING NO.  
DA3.04

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Scale 1:200

REVISION  
E  
DRAWN BY  
ZD  
CHECKED BY  
AA  
NORTH





ABBREVIATIONS LEGEND

ACC =	Accessible
C =	Comms Cupboard/Riser
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WC =	Water Closet

ROOMS LEGEND:

	Studio A Unit
	Ensuite Unit
	2 Bedroom Unit
	DDA Unit
	Communal
	Bicycle Parking
	Retail

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C	Issued for DA Submission		13.12.2021
D	Issued for Coordination		24.05.2022
E	Issued for revised DA submission		08.06.2022
F	Issued for revised DA submission		15.09.2022

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PROJECT PHASE  
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APPLICATION

STATUS  
FOR SUBMISSION

PROJECT NO.  
20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

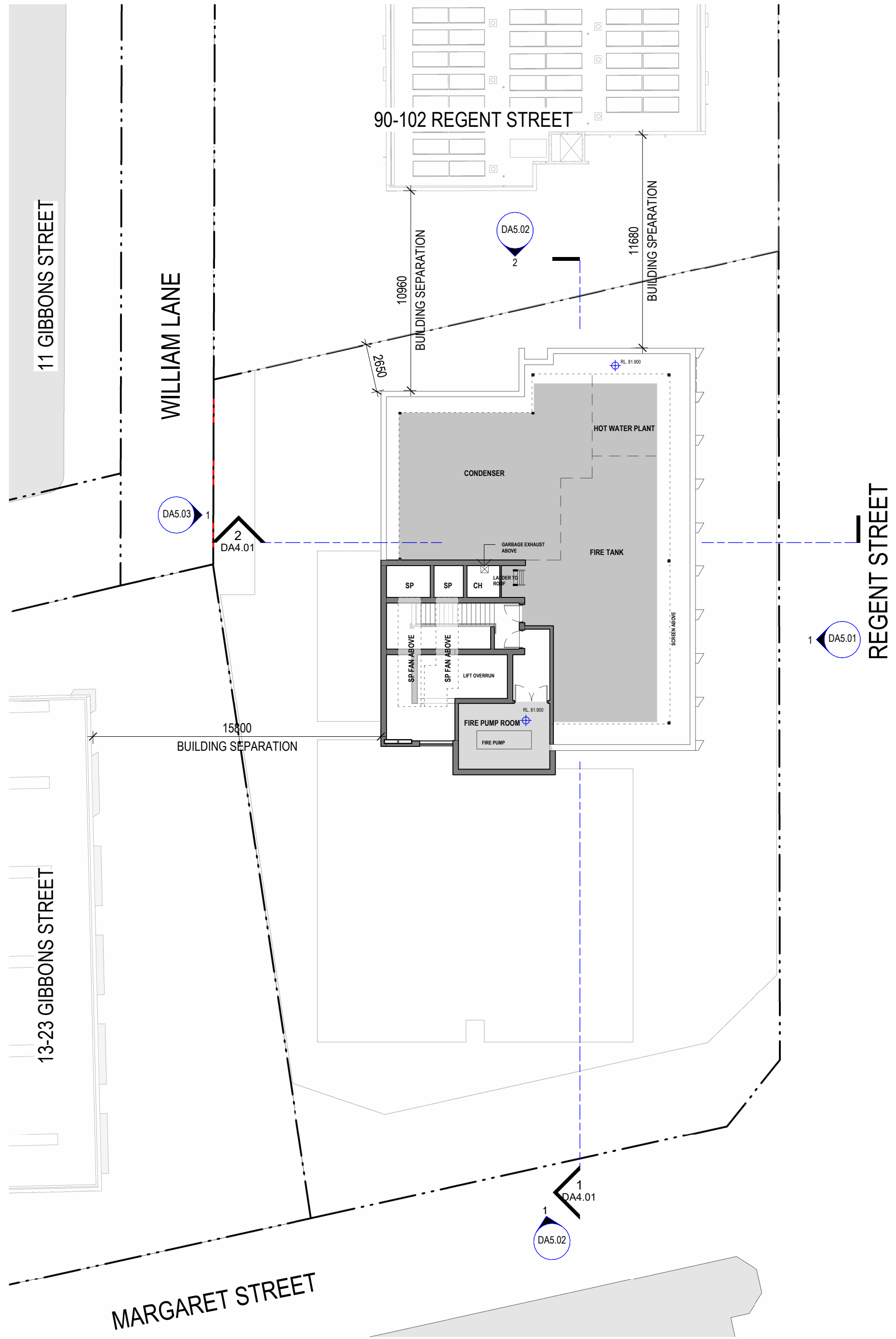
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DRAWING TITLE  
Level 16 /Level 17 to 18

DRAWING NO.  
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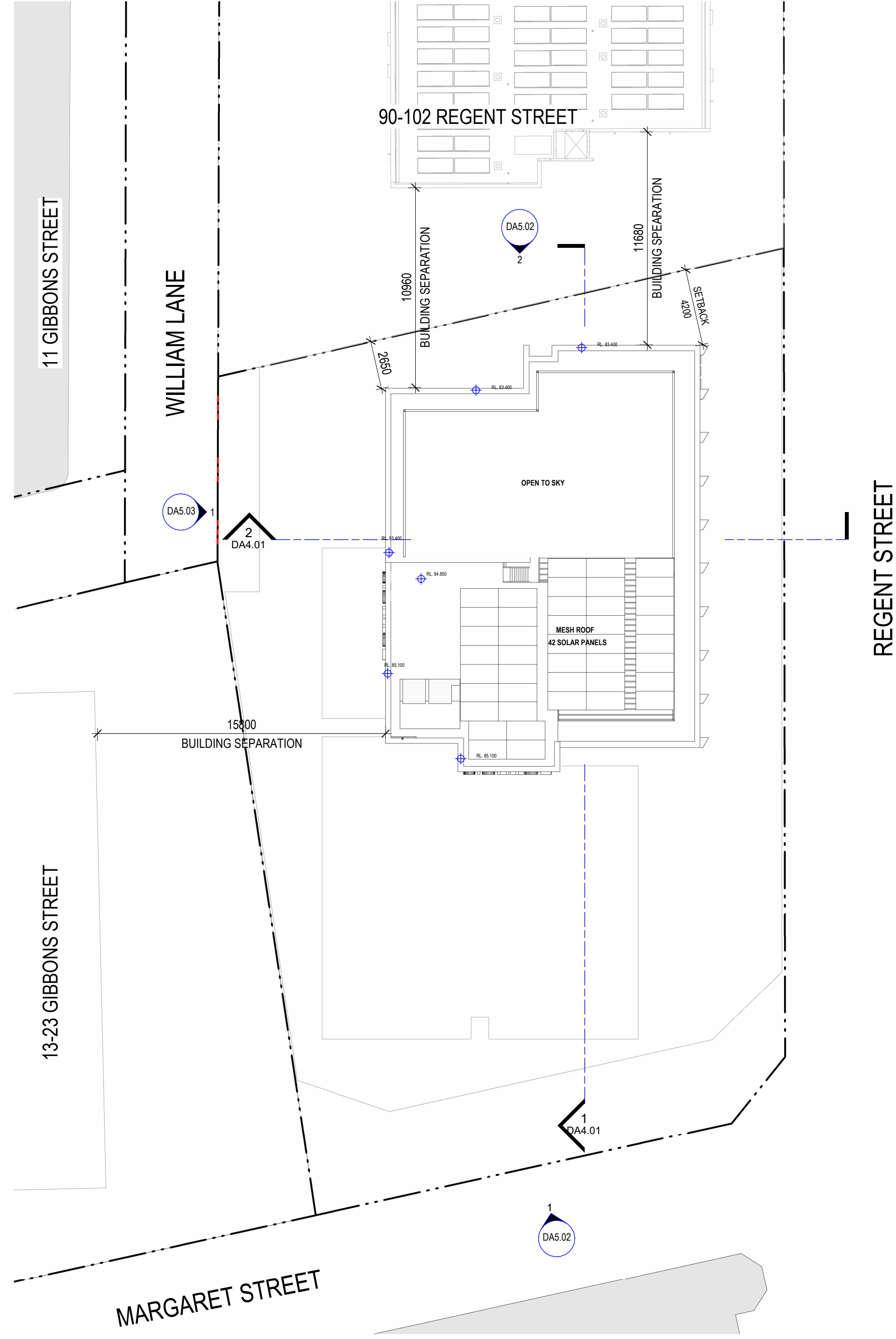
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Scale 1:200

REVISION  
F  
DRAWN BY  
ZD  
CHECKED BY  
AA  
NORTH





1 Plant Level  
Floor Plan 1 : 200



2 Roof Level  
Floor Plan 1 : 200

ABBREVIATIONS LEGEND

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ROOMS LEGEND:

	Studio A Unit
	Ensuite Unit
	2 Bedroom Unit
	DDA Unit
	Communal
	Bicycle Parking
	Retail

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D	Issued for Information		01.04.2022
E	Issued for Coordination		24.05.2022
F	Issued for revised DA submission		08.06.2022

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PROJECT PHASE  
DEVELOPMENT  
APPLICATION

STATUS  
FOR SUBMISSION

PROJECT NO.  
20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
Overall Plans  
Drawing Title  
Plant Level/Roof Level

DRAWING NO.  
DA3.06

SCALE  
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0m 4 8 10m  
Scale 1:200

REVISION  
F  
DRAWN BY  
ZD  
CHECKED BY  
AA  
NORTH

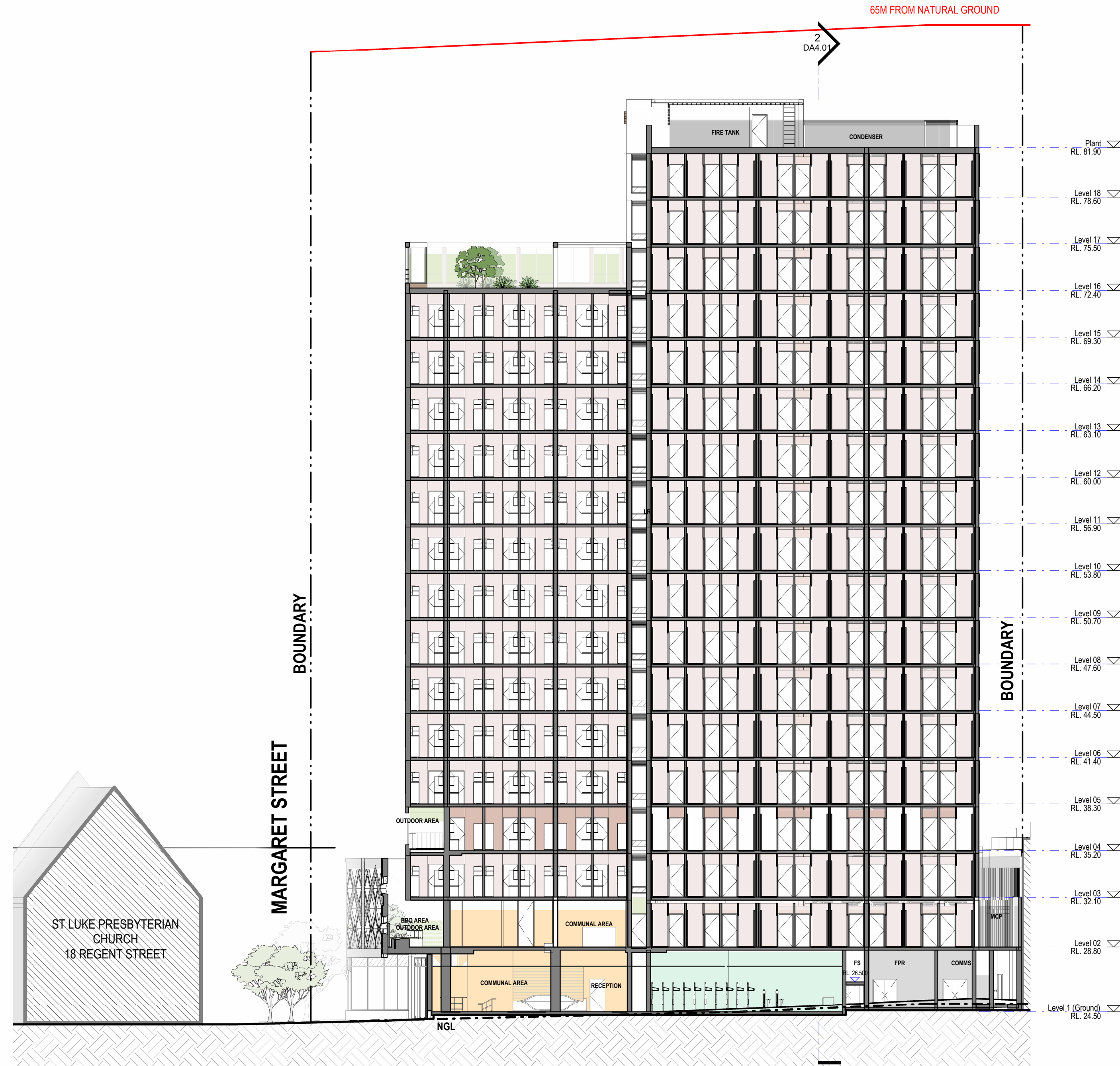


ABBREVIATIONS LEGEND

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ROOMS LEGEND:

Studio A Unit  
Ensuite Unit  
2 Bedroom Unit  
DDA Unit  
Communal  
Bicycle Parking  
Retail



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DEVELOPMENT  
APPLICATION

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20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

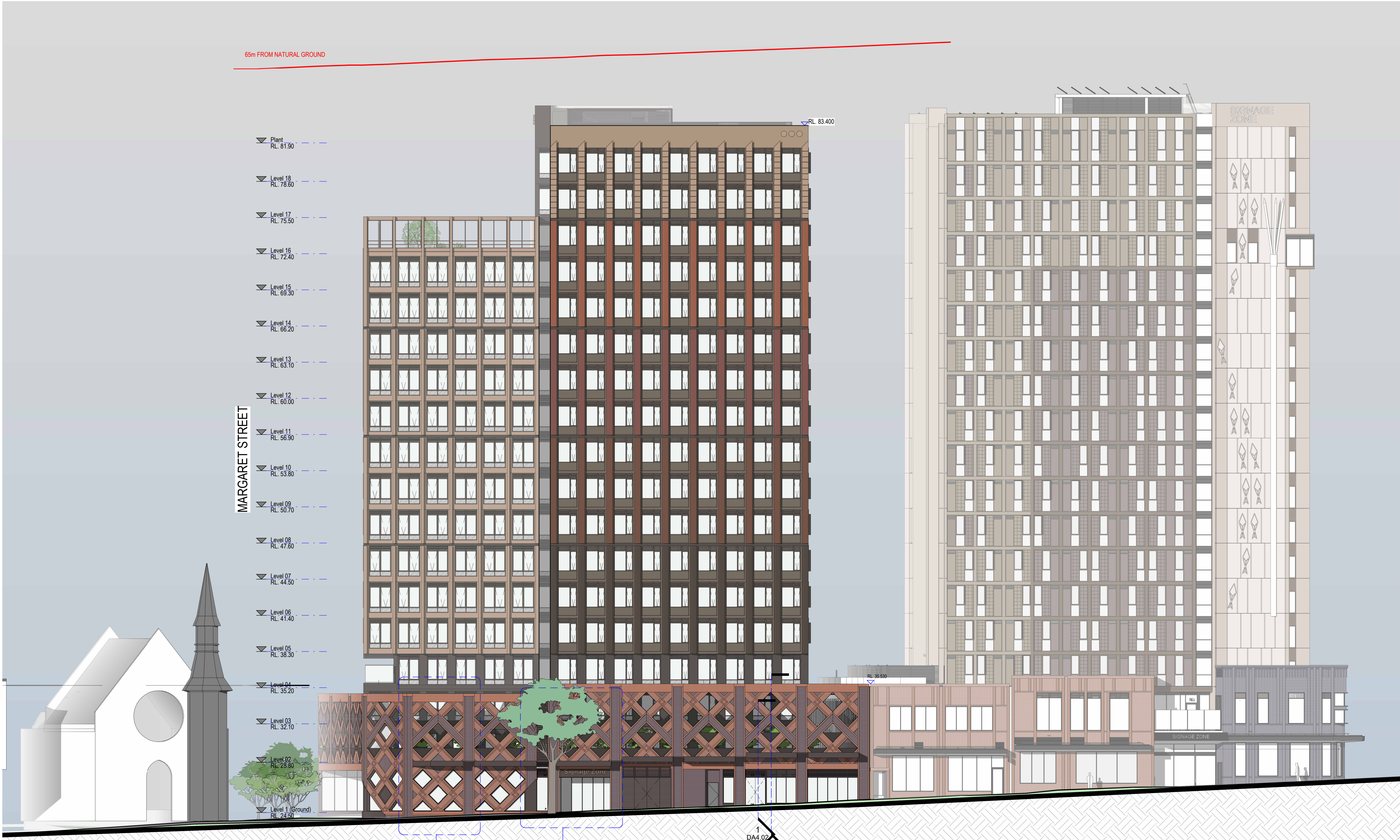
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Sections  
DRAWING TITLE  
Long Section + Short Section

DRAWING NO.  
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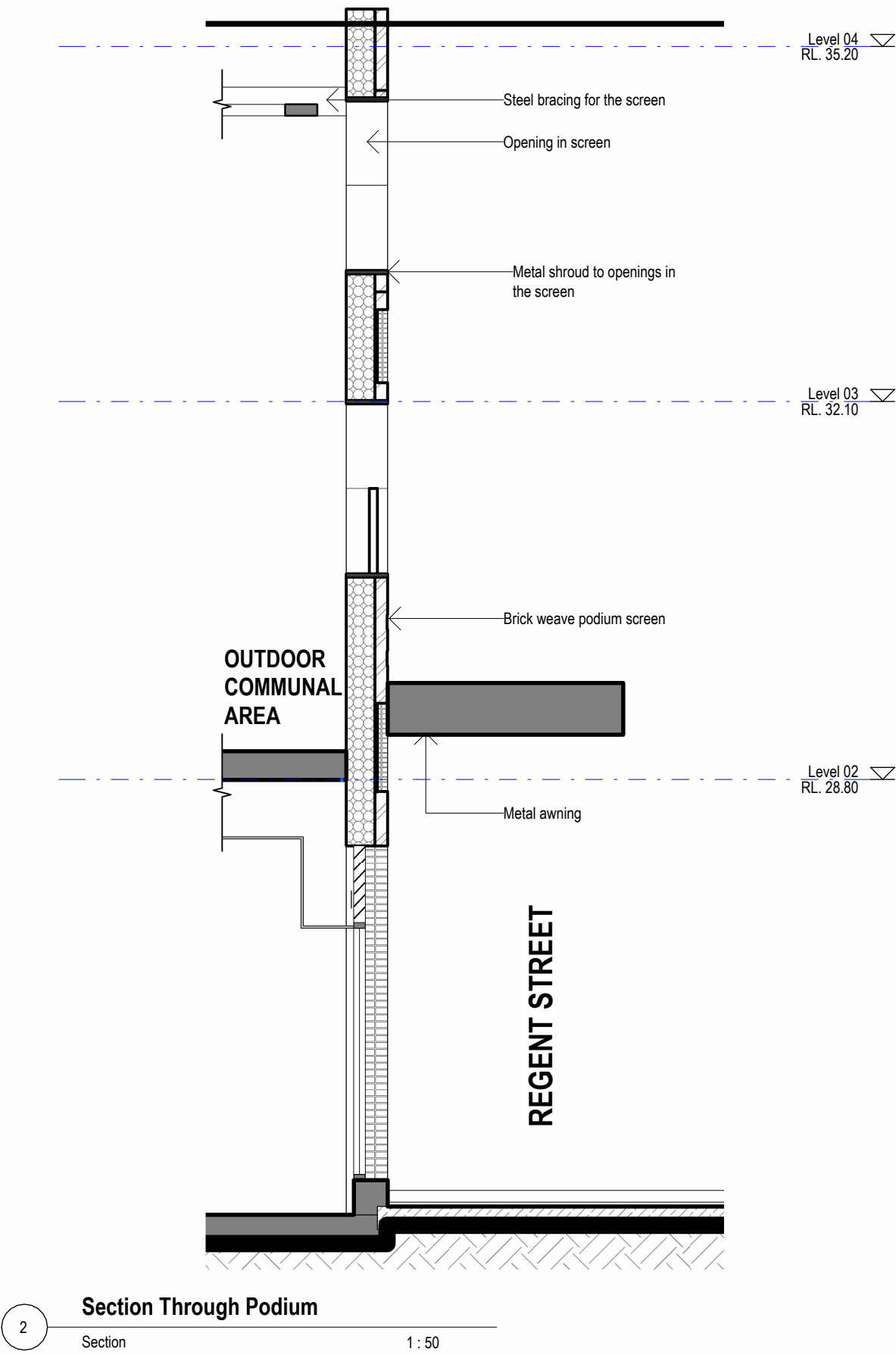
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Scale 1:200

REVISION  
D  
DRAWN BY  
ZD  
CHECKED BY  
AA





1 Regent st Elevation  
Elevation 1:200



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PROJECT NO.  
20009DA  
PROJECT  
REGENCY STREET  
ADDRESS  
104-116 REGENCY STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
Elevations  
Drawing TITLE  
Regent St - Elevation

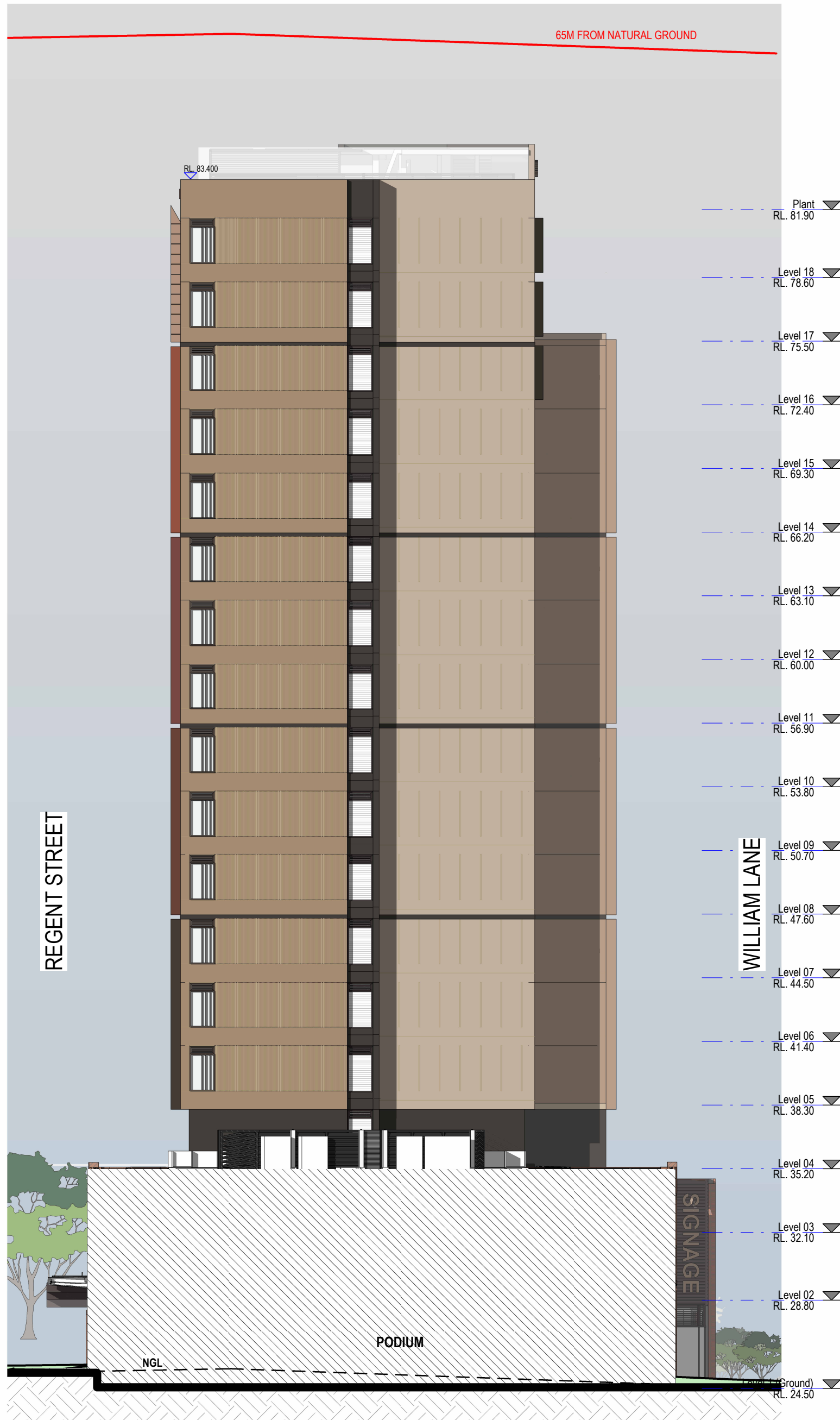
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Scale 1:200

REVISION  
F  
DRAWN BY  
ZD  
CHECKED BY  
AA

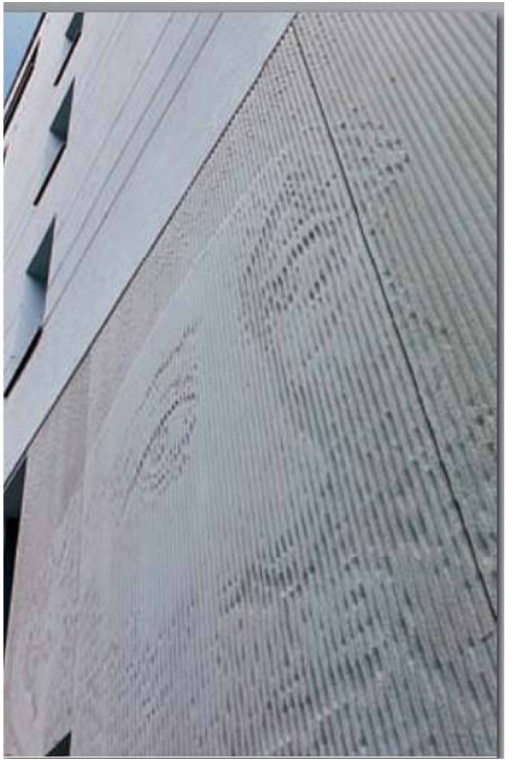




1 Margaret St Elevation  
Elevation 1:200



2 North Elevation  
Elevation 1:200



Examples of artwork in Reckli

Artwork - TBA

3 Reckli Artwork callout  
Drafting View 1:1

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PROJECT NO.  
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PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

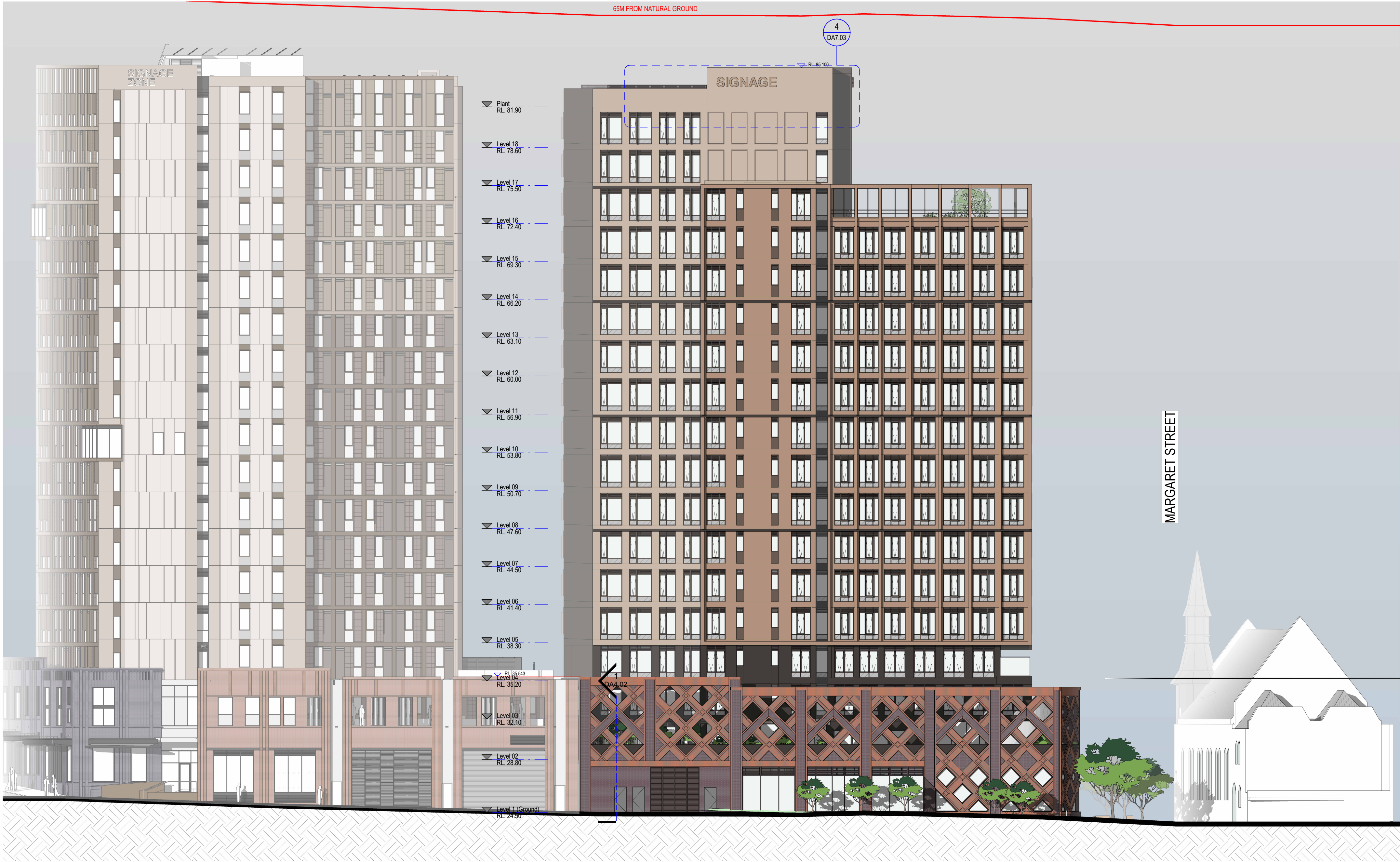
DRAWING SERIES  
Elevations  
DRAWING TITLE  
Northern Elevation + Southern  
Elevation

DRAWING NO.  
DA5.02

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Scale 1:200

REVISION  
F  
DRAWN BY  
ZD  
CHECKED BY  
AA





2 Street Wall - Brick Detailing  
Elevation 1:50

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PROJECT NO.  
20009DA

PROJECT  
REGENT STREET

ADDRESS  
104-116 REGENT STREET

CLIENT  
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DRAWING SERIES  
Elevations

DRAWING TITLE  
William Ln - Elevation

DRAWING NO.  
DA5.03

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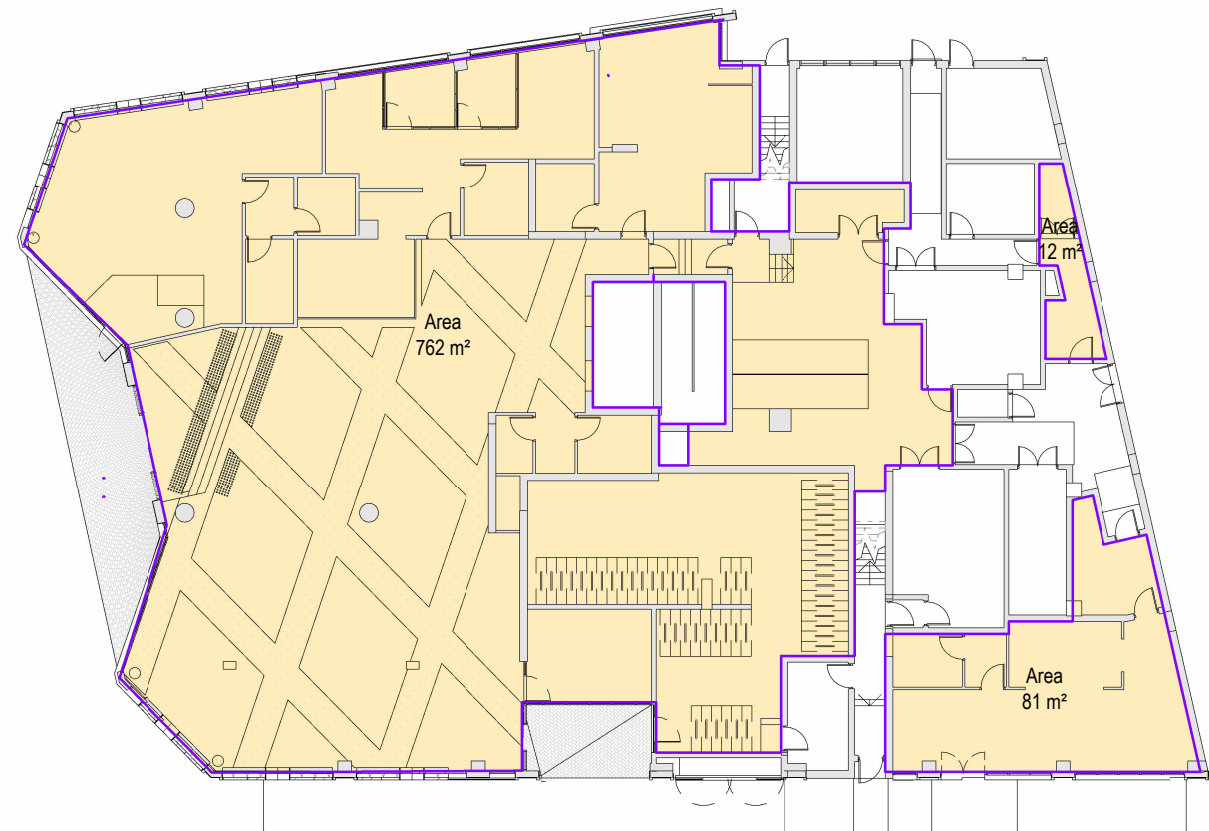
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REVISION  
F

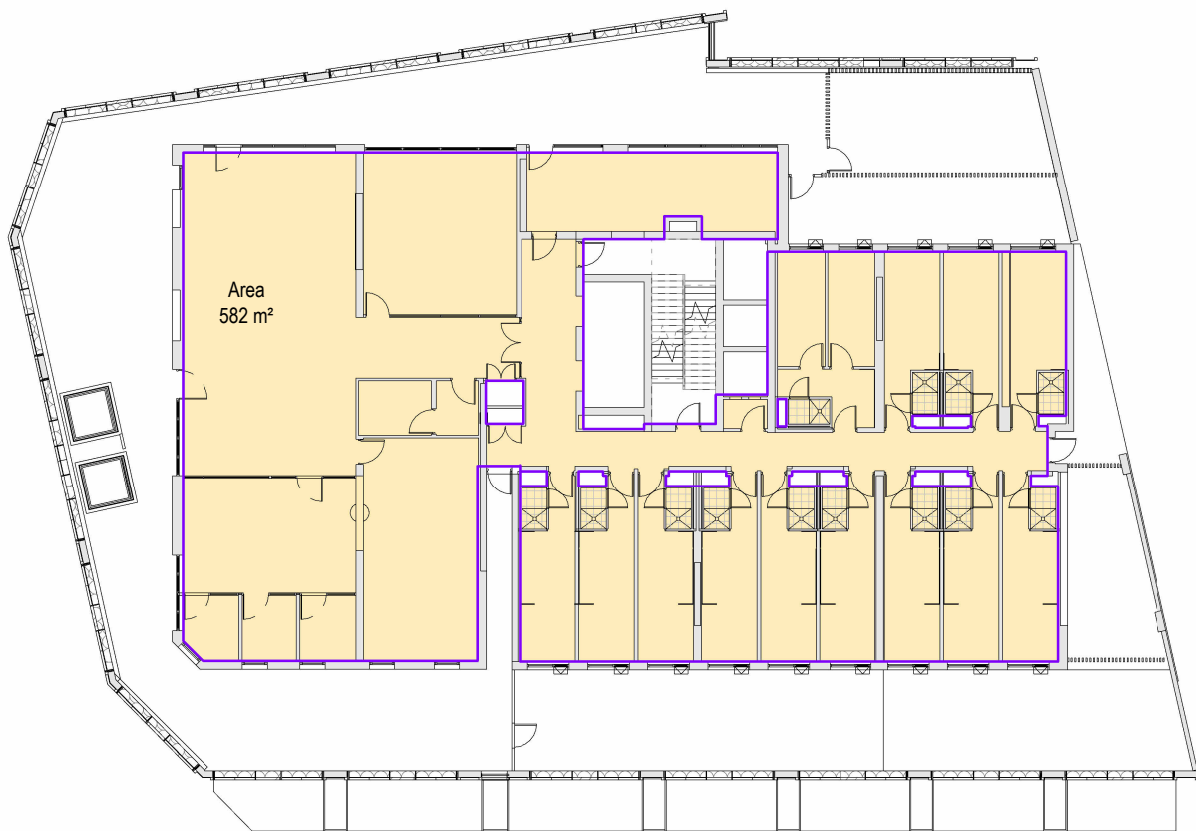
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CHECKED BY  
AA

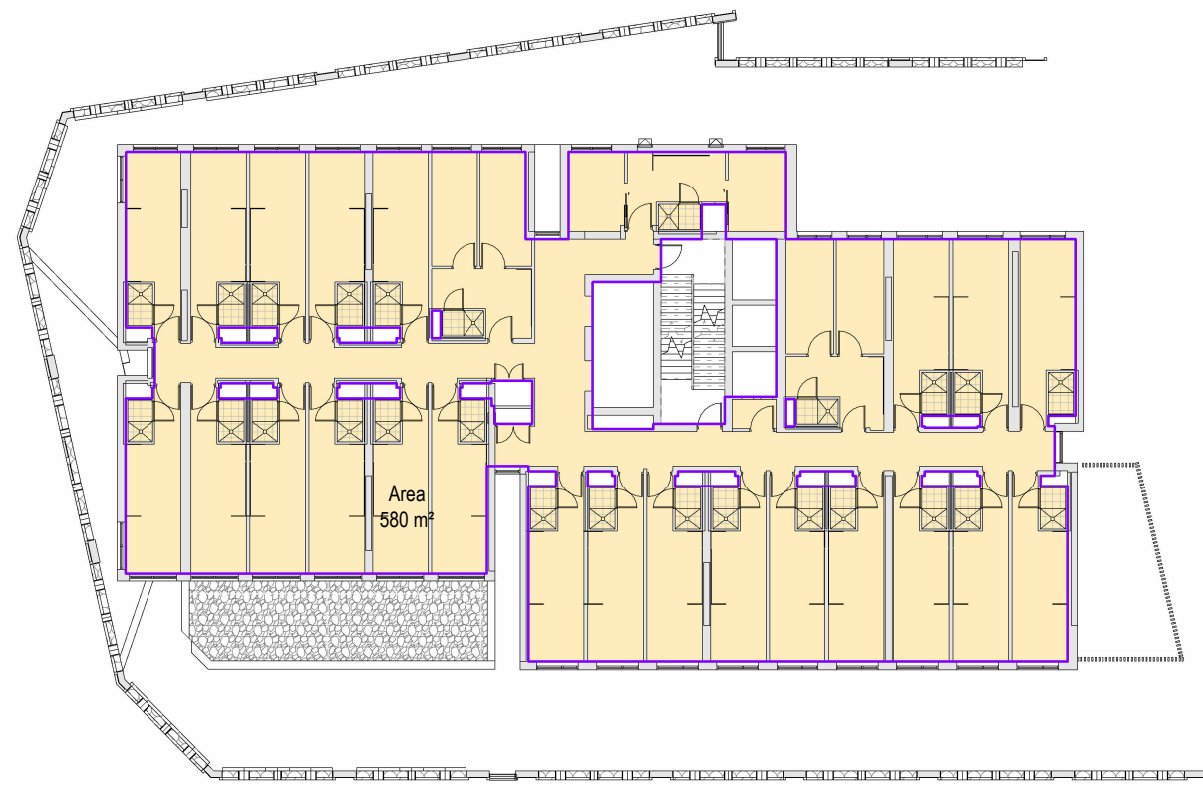




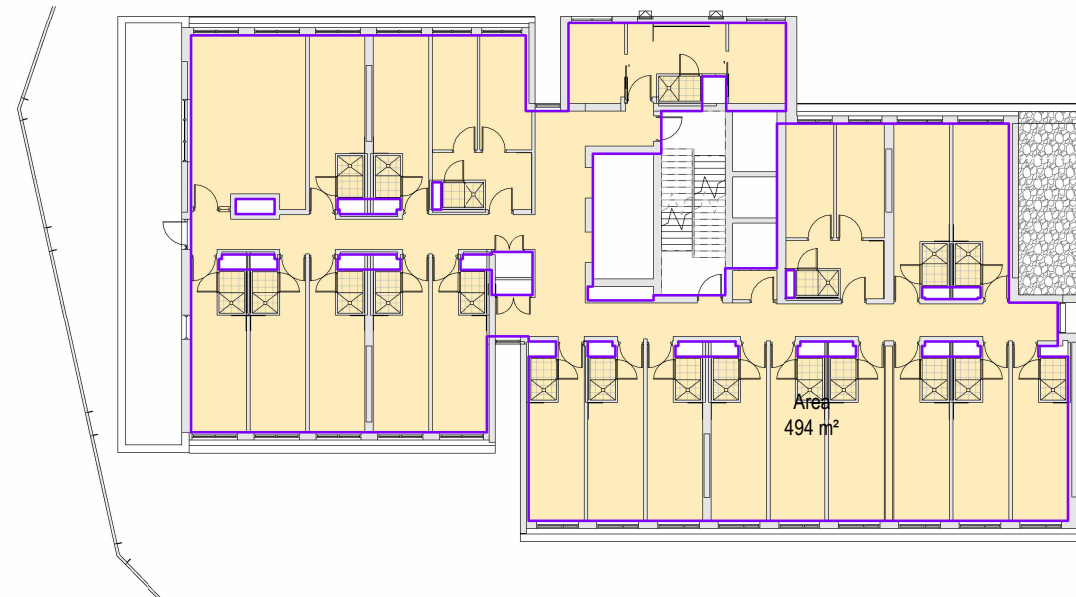
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Area Plan 1:300



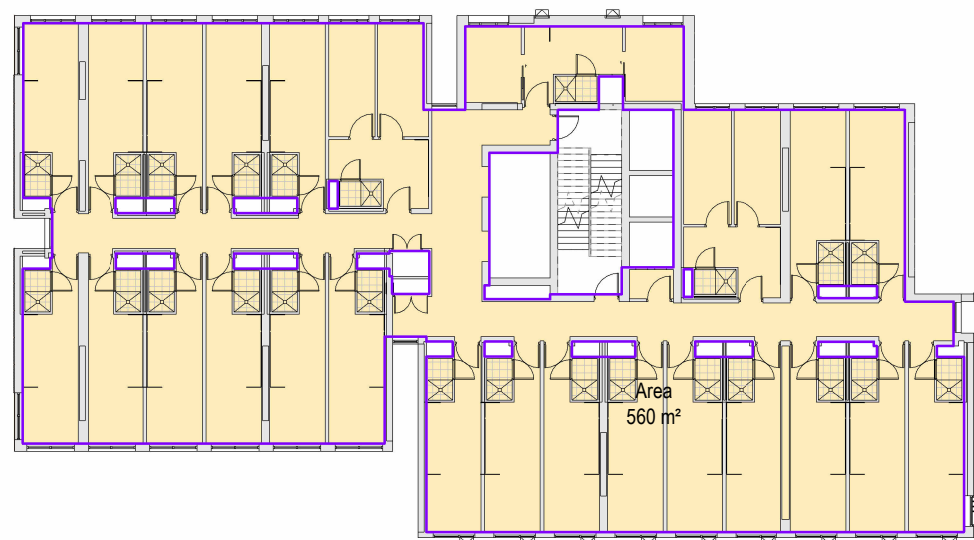
2 Level 02  
Area Plan 1:300



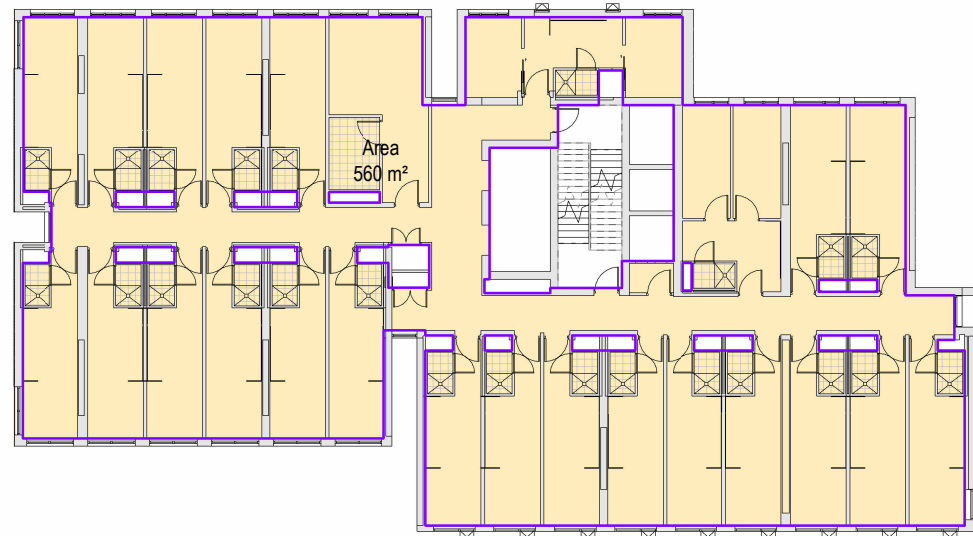
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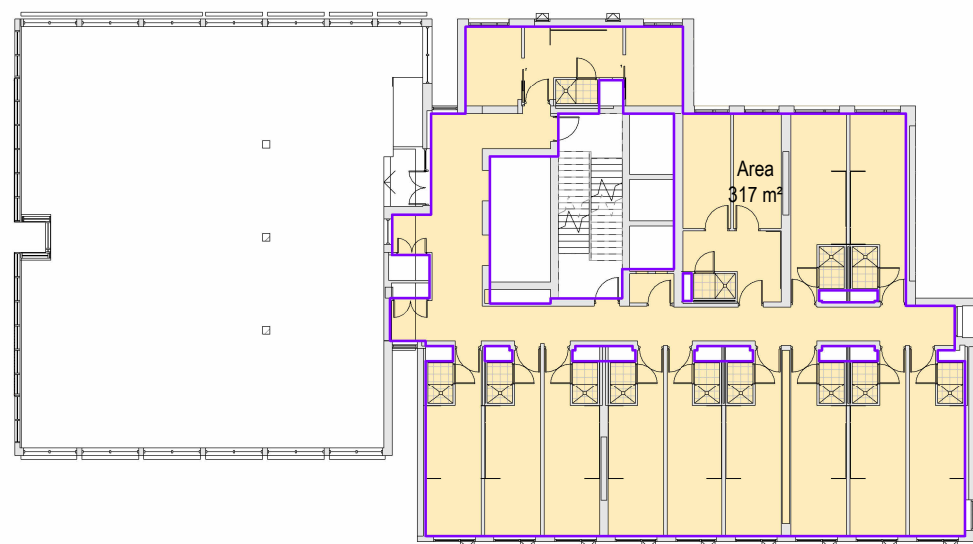
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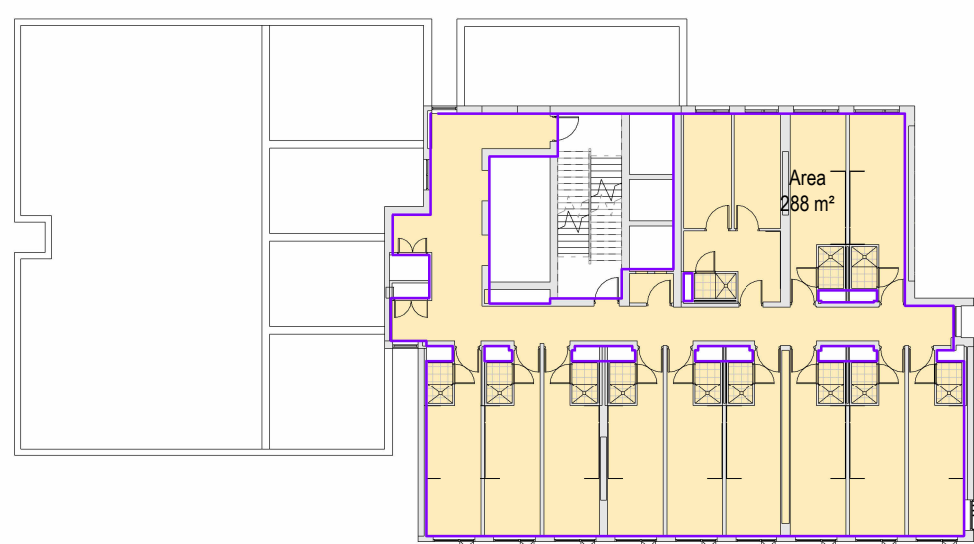
5 Level 05 - 08 - Typical  
Area Plan 1:300



6 Level 09 - 15 Typical  
Area Plan 1:300



7 Level 16  
Area Plan 1:300



8 Level 17 - 18  
Area Plan 1:300

## 104-116 REGENT STREET

LEVELS	GFA	Studio A	Ensuite	2 Bed	Acc	Total Beds	Com. Indoor Area*	Com. Outdoor Area*	Landscaped Area*	Maintenance Outdoor Area*
Level GF	855						263			
Level 02	582	9	3	1	0	14	280	185	370	137
Level 03	580	23	0	3	0	29				
Level 04	494	0	18	3	0	24	30			
Level 05	560	22	0	3	0	28				
Level 06	560	22	0	3	0	28				
Level 07	560	22	0	3	0	28				
Level 08	560	22	0	3	0	28				
Level 09	559	22	0	2	1	27				
Level 10	559	22	0	2	1	27				
Level 11	559	22	0	2	1	27				
Level 12	559	22	0	2	1	27				
Level 13	559	22	0	2	1	27				
Level 14	559	22	0	2	1	27				
Level 15	559	22	0	2	1	27				
Level 16	317	11	0	2	0	15		251	251	
Level 17	288	11	0	1	0	13				
Level 18	288	11	0	1	0	13				
Total							573	436	621	137

Total Rooms	307	21	37	7	372
Beds	307	21	74	7	
Total Beds %	75%	5%	18%	2%	
Total Beds	409				

Total per bed 1.4

Proposed		Control	
GFA	9557	GFA	9562
FSR	6.99634	FSR	7

Site Area 1366

\* Com. Indoor Area refers to all indoor communal areas with minimum dimensions of 3m x 3m ( as per the SEPP Housing 2021 Definition)

\* Landscaped Area refers to all outdoor areas with pavings, vegetation, outdoor furniture

\* Com. Outdoor Area refers to all outdoor communal areas with minimum dimensions of 3m x 3m ( as per the SEPP Housing 2021 Definition)

\* Maintenance Outdoor Area refers to all outdoor landscaped areas that are not accessible by students ( these areas will be accessed for maintenance only)

WORK IN PROGRESS

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B	Issued for information		25.06.2021
C	Issued for coordination		12.07.2021
D	Issued for information		22.10.2021
E	Issued for DA Submission		13.12.2021
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PROJECT NO.  
20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

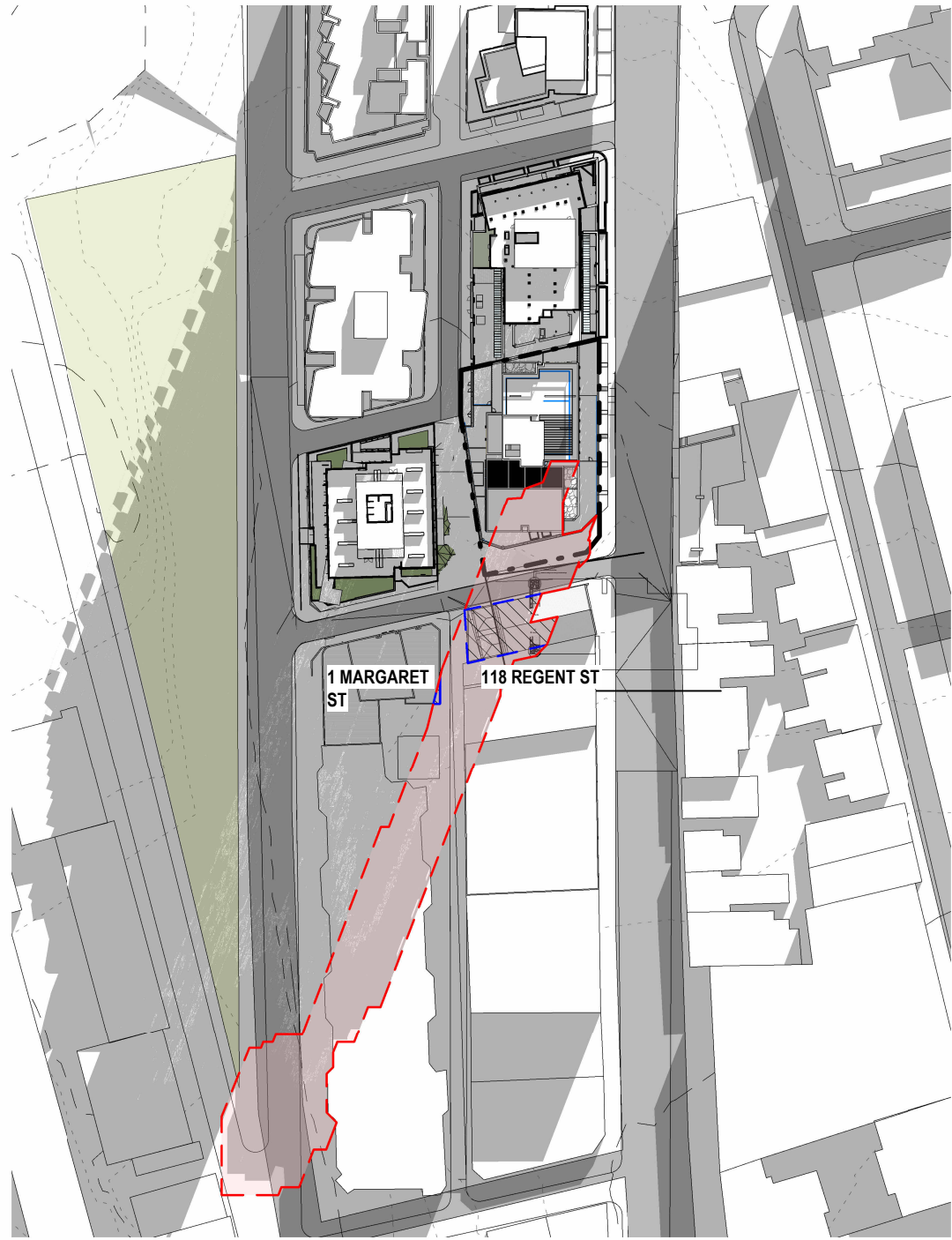
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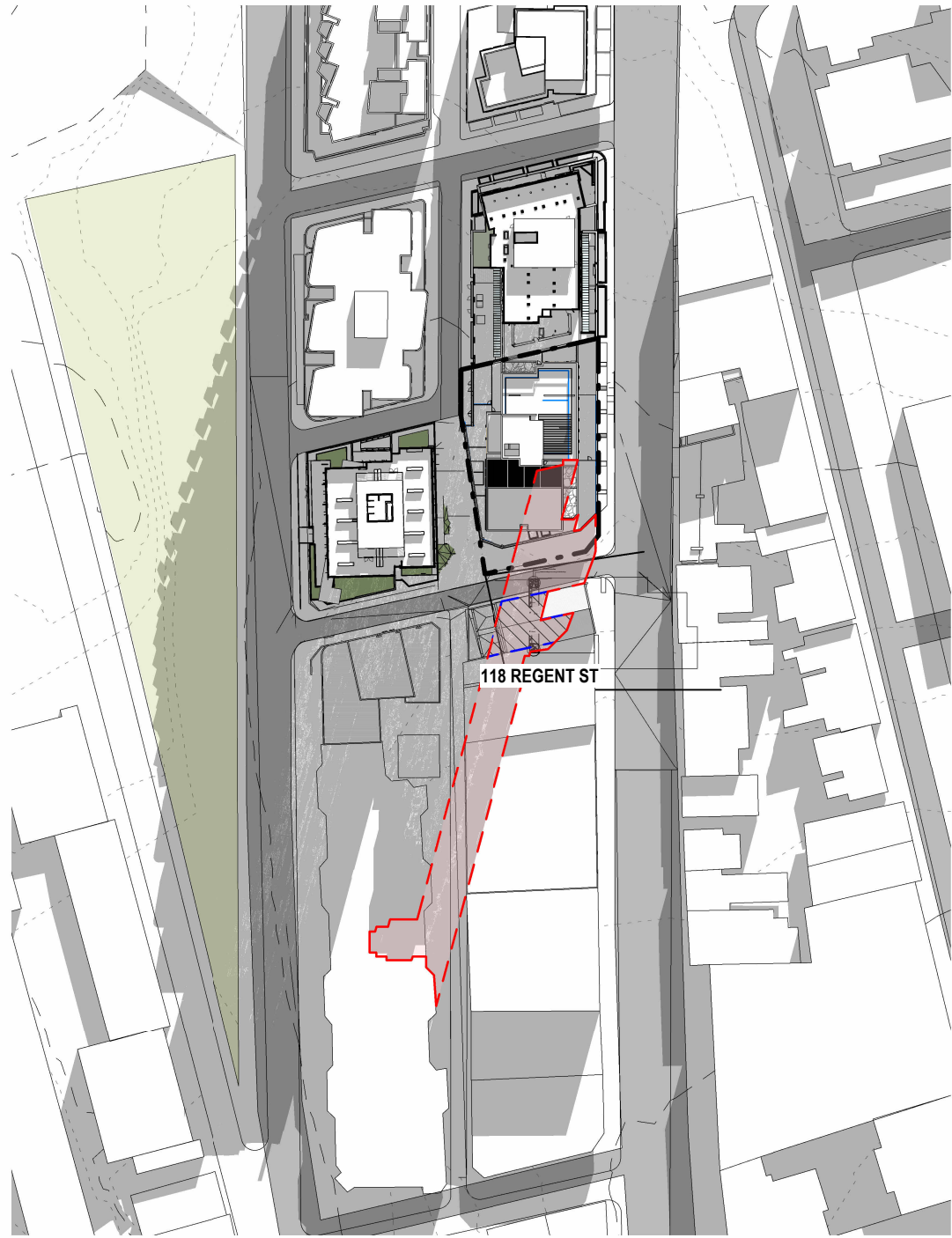
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REVISION  
H  
DRAWN BY  
ZD  
CHECKED BY  
AA

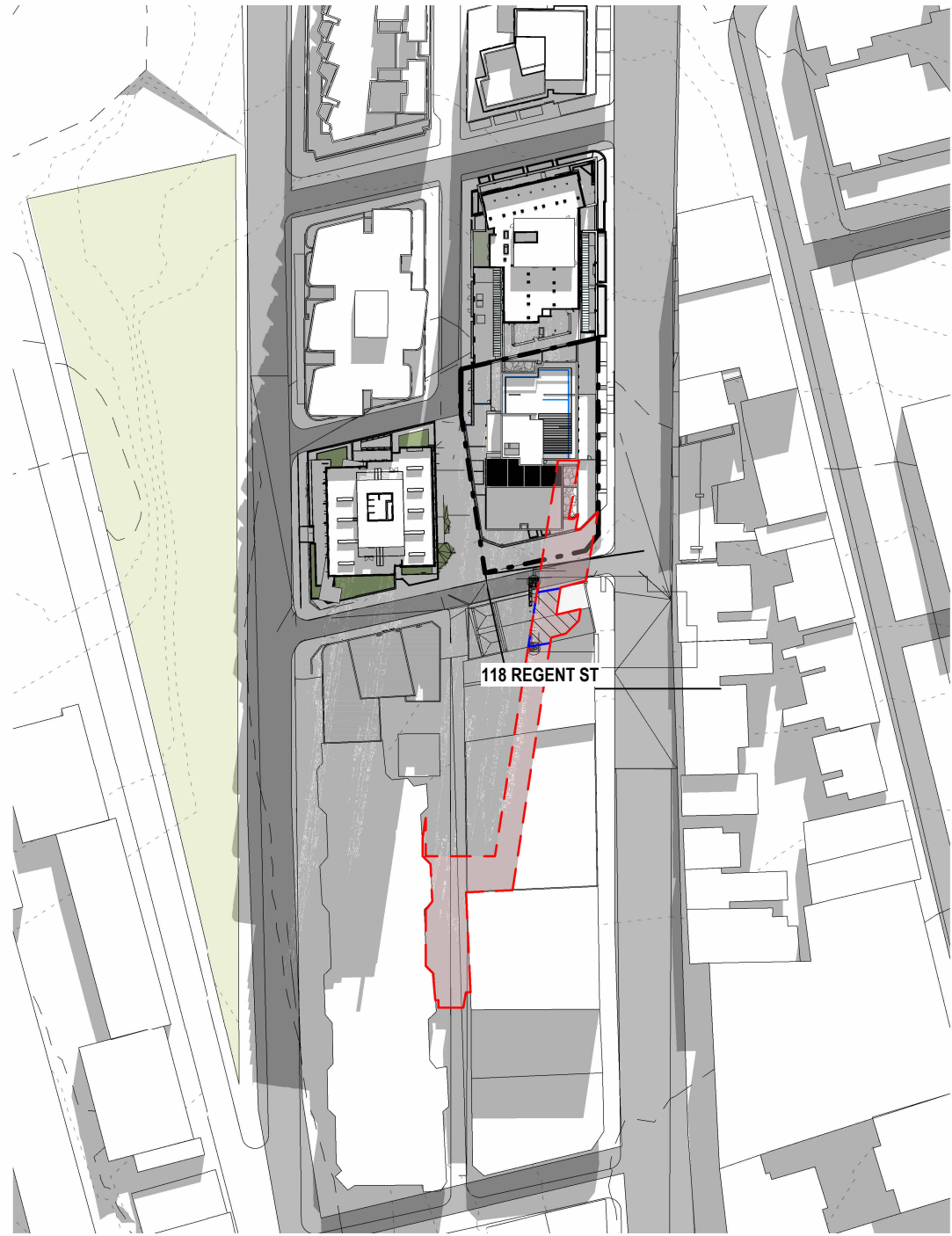




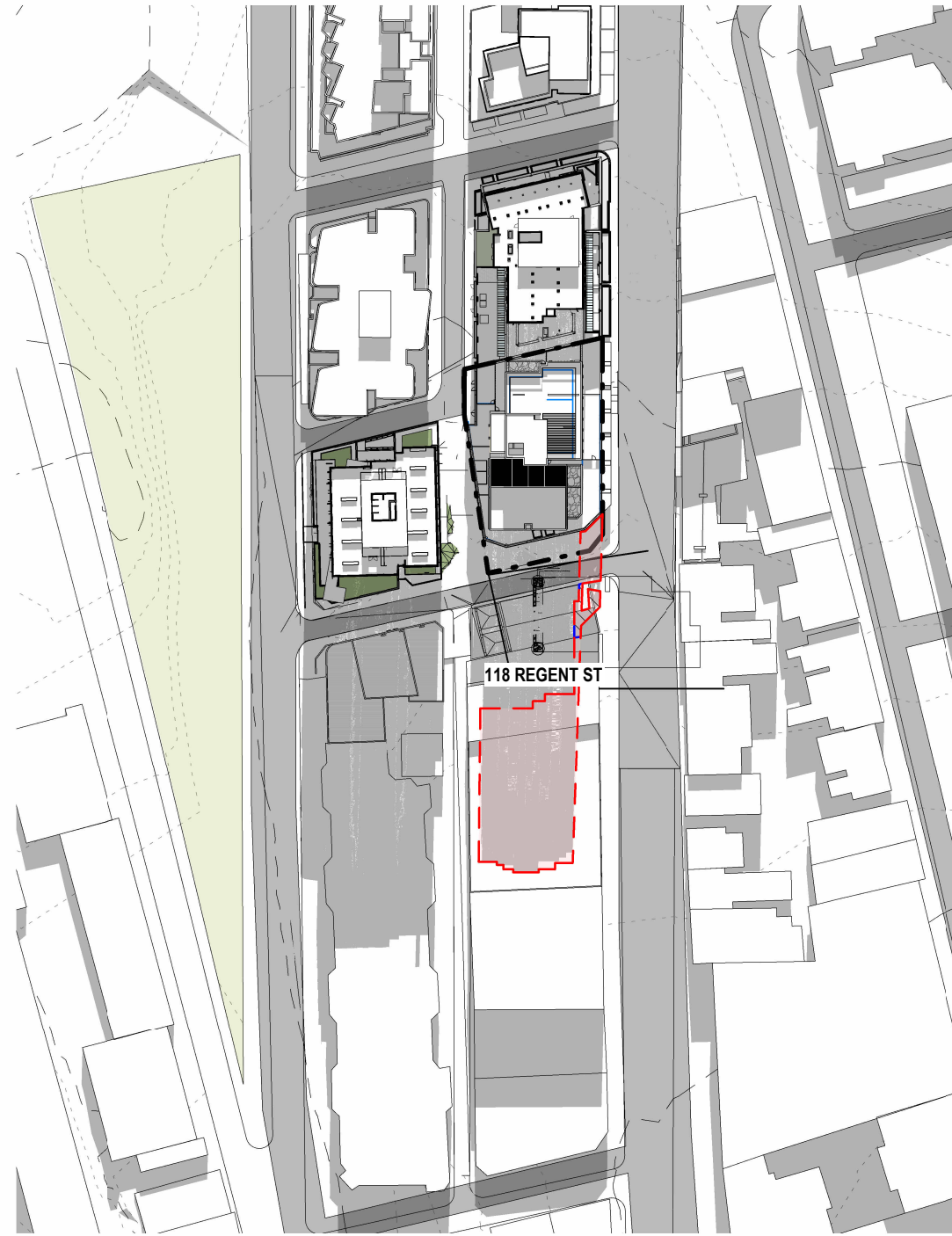
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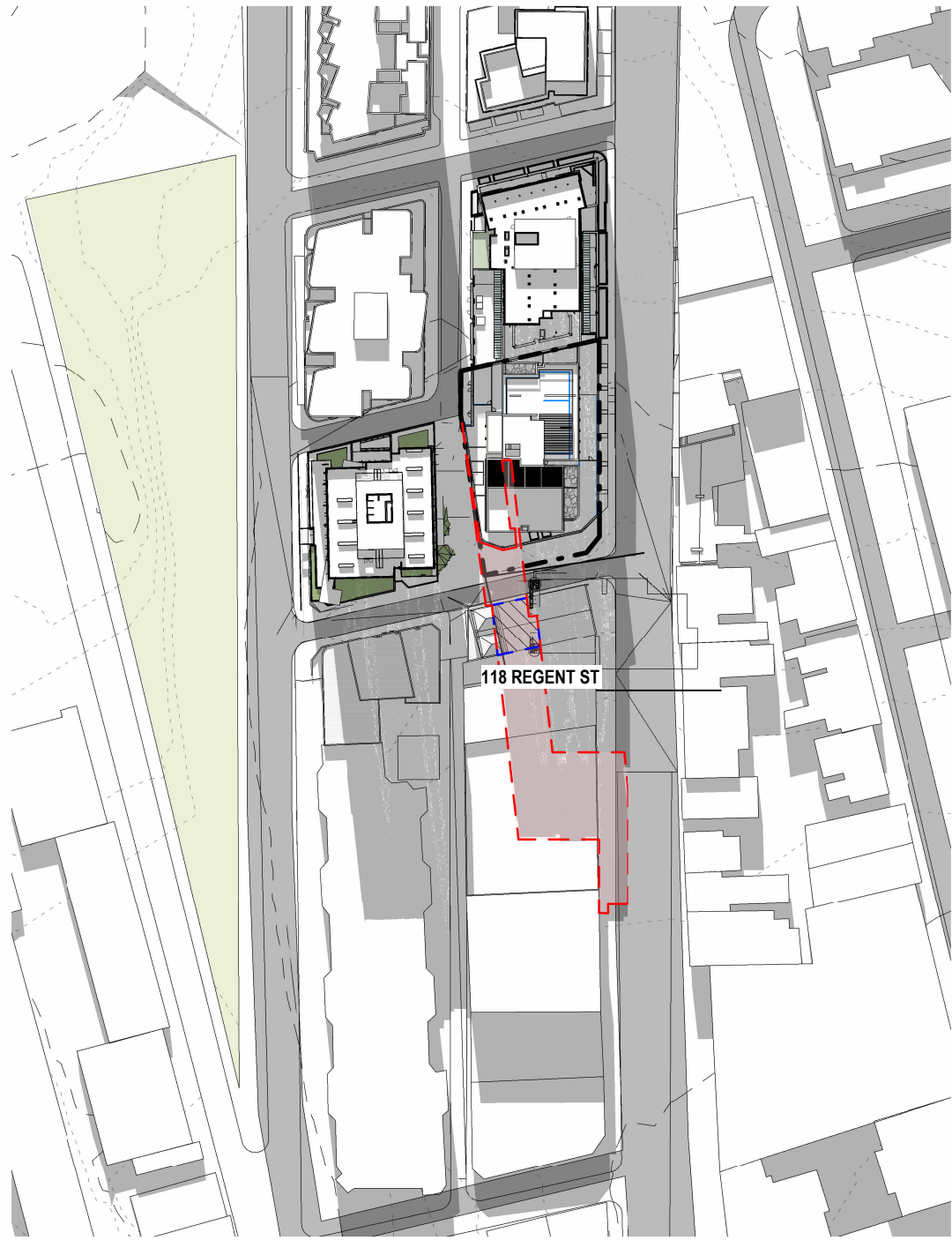
5 SD-JUNE 9-30AM  
Floor Plan 1: 1500



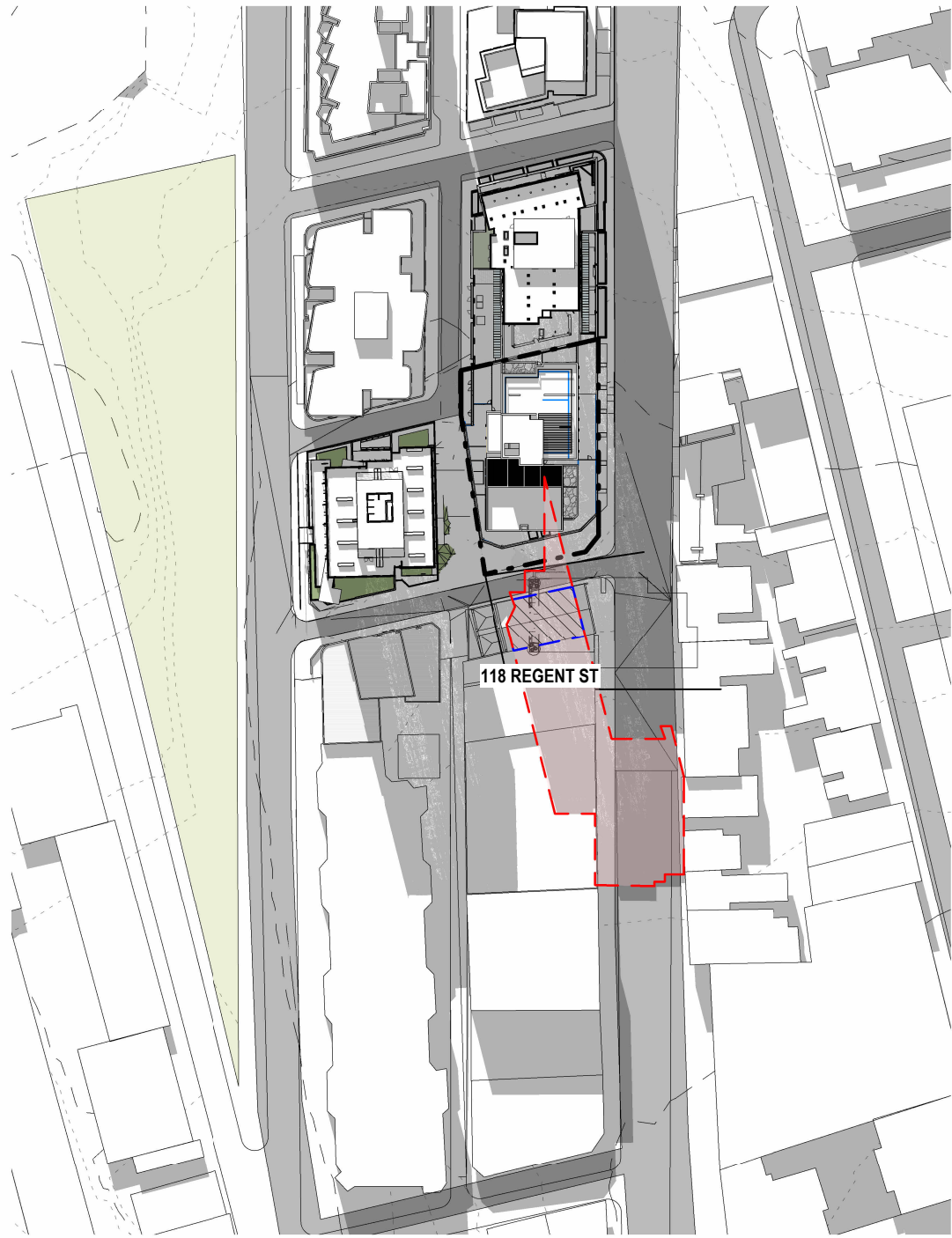
2 SD-JUNE 10AM  
Floor Plan 1: 1500



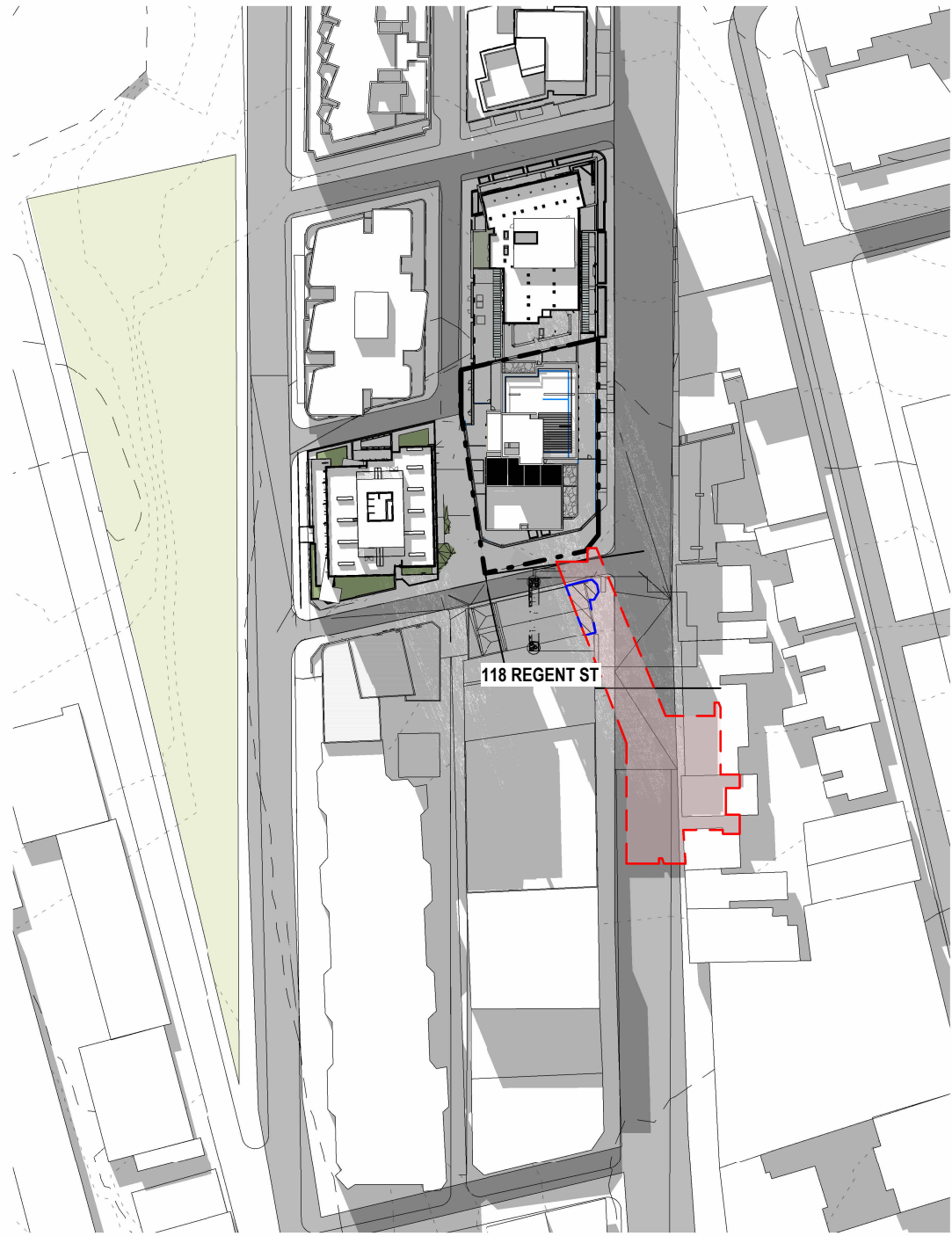
6 SD-JUNE 10-30AM  
Floor Plan 1: 1500



3 SD-JUNE 11AM  
Floor Plan 1: 1500



7 SD-JUNE 11-30AM  
Floor Plan 1: 1500



4 SD-JUNE 12PM  
Floor Plan 1: 1500



9 SD-JUNE 12-30PM  
Floor Plan 1: 1500

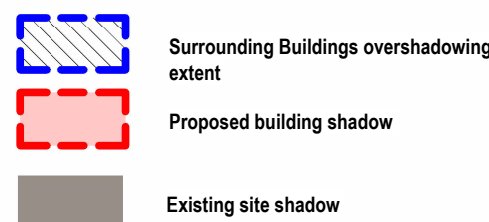
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REV	DESCRIPTION	BY	DATE
A	Issued for coordination		25.11.2021
B	Issued for DA Submission		13.12.2021
C	Issued for Coordination		24.05.2022
D	Issued for revised DA submission		08.06.2022

SHADOW DIAGRAMS LEGEND



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www.antoniadis.com.au  
ACN 129 731 559

Nominated Architect, Andreas Antoniadis  
NSW Registration 7954

PROJECT PHASE  
DEVELOPMENT  
APPLICATION

STATUS  
FOR SUBMISSION

PROJECT NO.  
20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

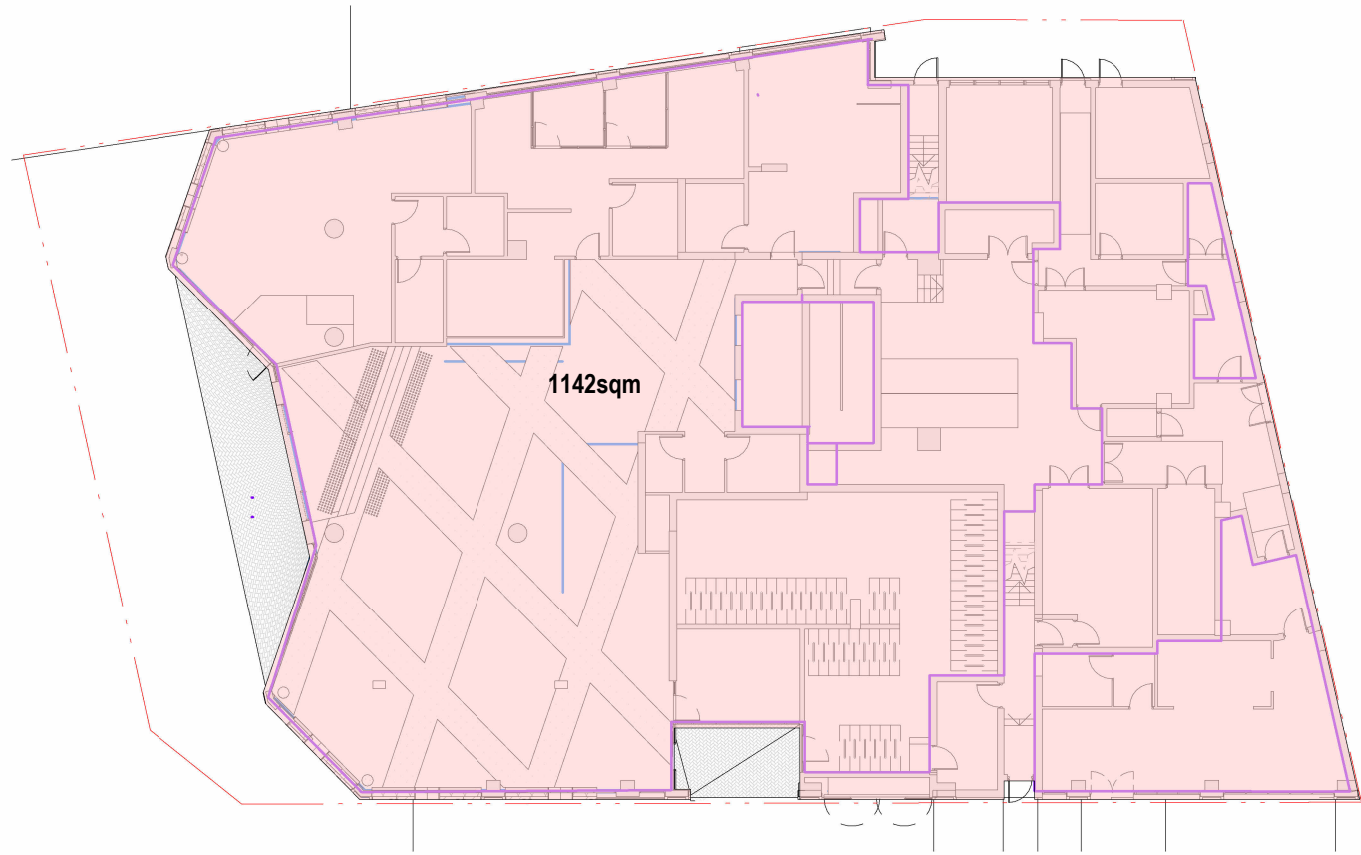
DRAWING SERIES  
Design Analysis  
DRAWING TITLE  
Shadow Diagrams - 21 JUNE  
2022.1

DRAWING NO.  
DA6.02

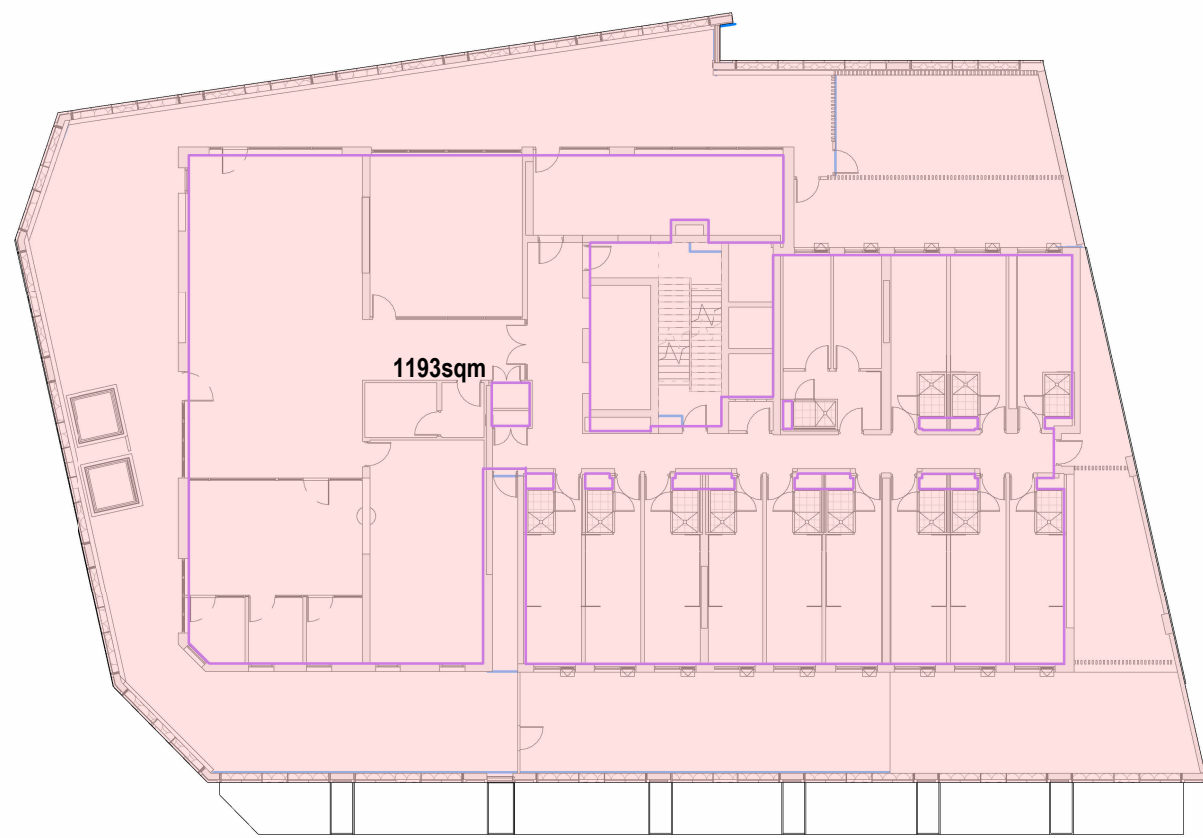
SCALE  
As indicated  
0m 20 40 50m  
Scale 1:1000

REVISION  
D  
DRAWN BY  
ZD  
CHECKED BY  
AA  
NORTH

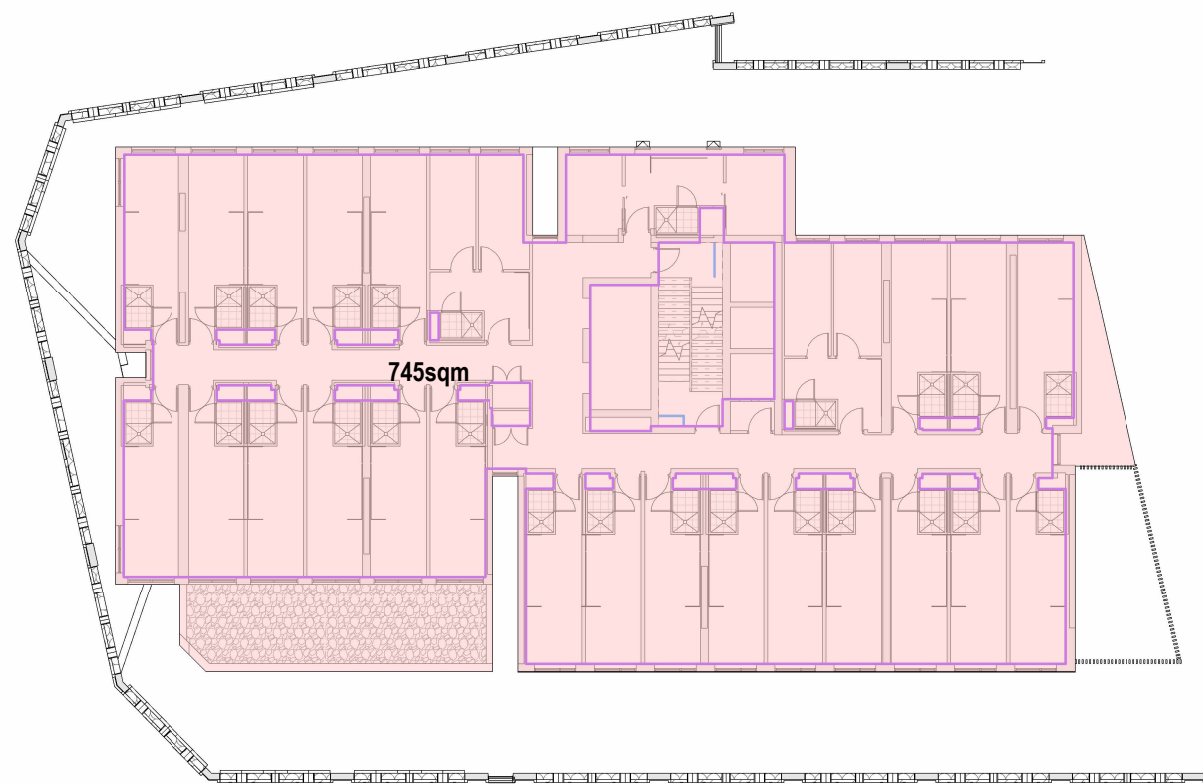




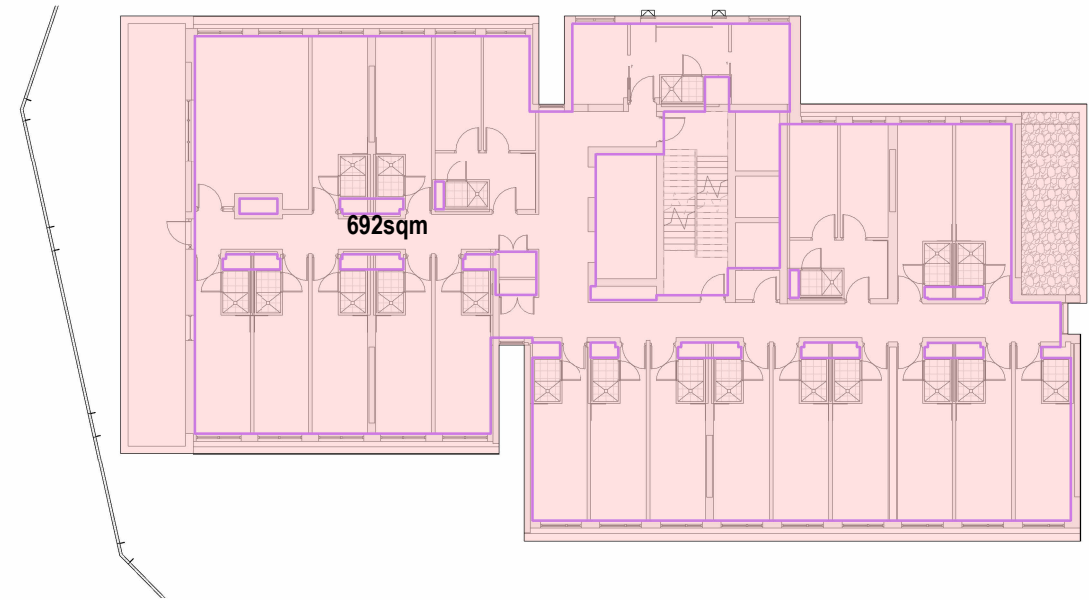
1 GBA Level 1 (Ground)  
Area Plan 1 : 300



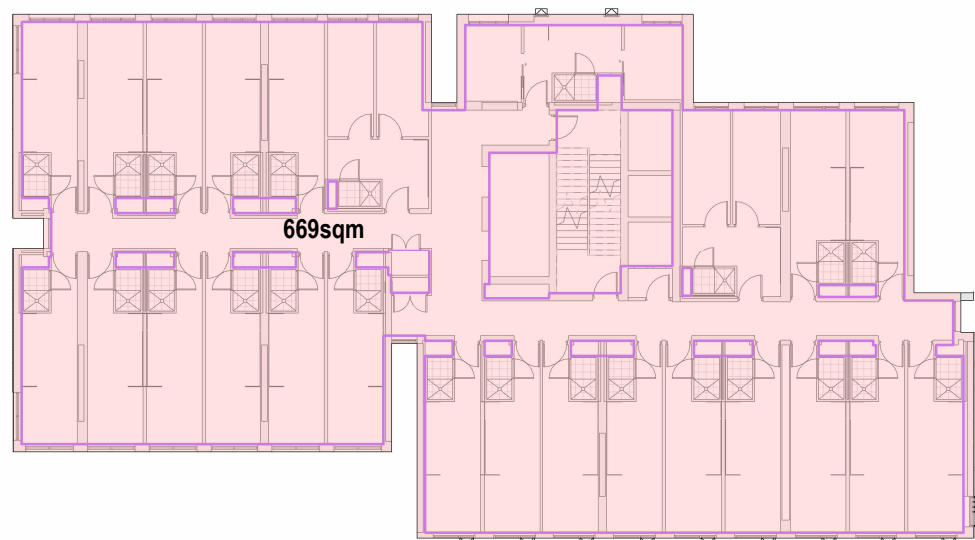
2 GBA Level 02  
Area Plan 1 : 300



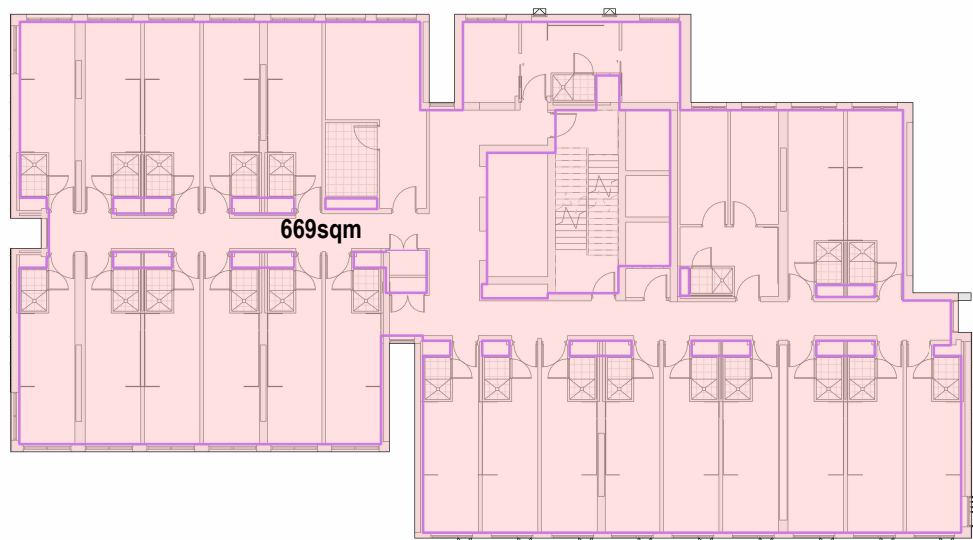
3 GBA Level 03  
Area Plan 1 : 300



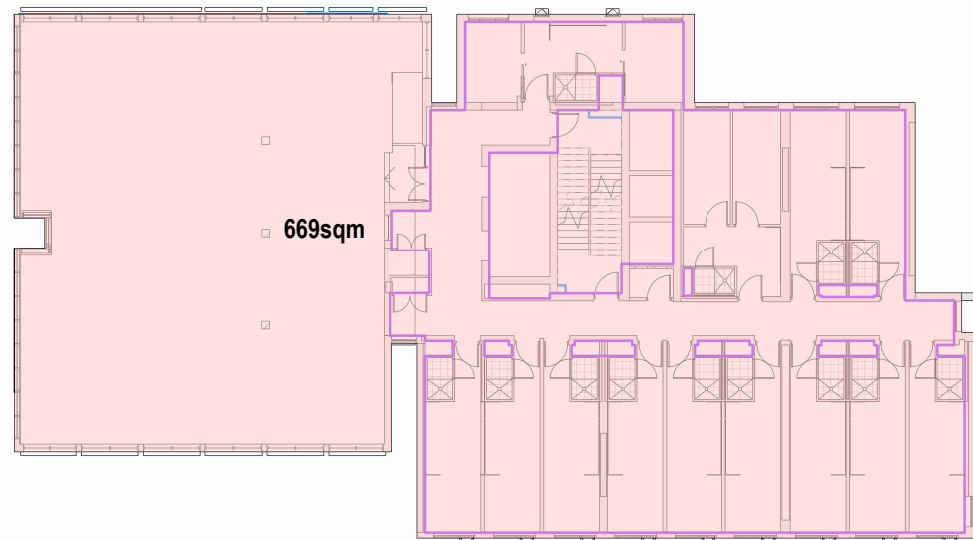
4 GBA Level 04  
Area Plan 1 : 300



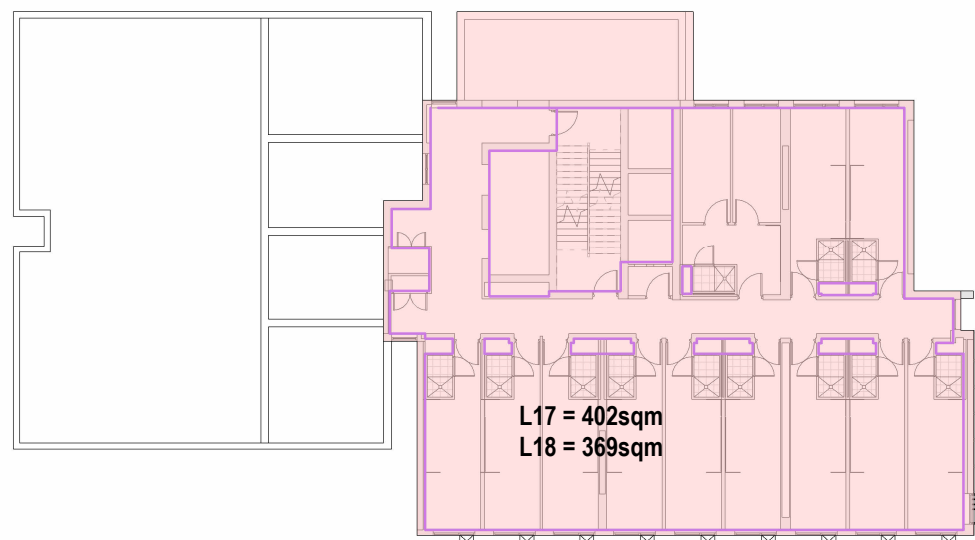
5 GBA Level 05 - 08 - Typical  
Area Plan 1 : 300



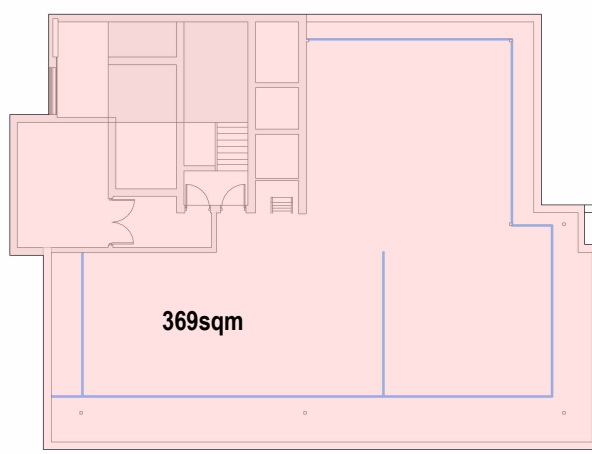
6 Level 09 -15 Typical  
Area Plan 1 : 300



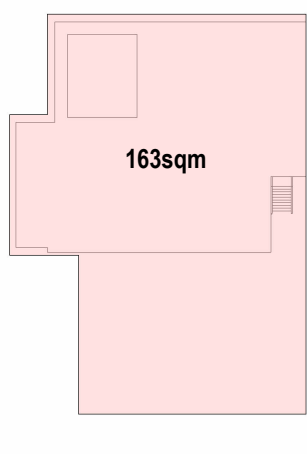
7 GBA Level 16  
Area Plan 1 : 300



8 GBA Level 17 - 18  
Area Plan 1 : 300



9 GBA Roof  
Area Plan 1 : 300



10 GBA Plant  
Area Plan 1 : 300

104-116 REGENT STREET

LEVELS	GBA
Level GF	1142
Level 02	1193
Level 03	745
Level 04	692
Level 05	669
Level 06	669
Level 07	669
Level 08	669
Level 09	669
Level 10	669
Level 11	669
Level 12	669
Level 13	669
Level 14	669
Level 15	669
Level 16	669
Level 17	402
Level 18	369
ROOF	369
PLANT	163
Total	13713

Proposed	
GBA	13713
GFA	9542
FSR	6.985358712
Site Area	1366

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REV	DESCRIPTION	BY	DATE
A	Issued for DA Submission		13.12.2021
B	Issued for Coordination		24.05.2022
C	Issued for revised DA submission		08.06.2022

PROJECT PHASE  
**DEVELOPMENT APPLICATION**

STATUS  
**PRELIMINARY**

PROJECT NO.  
**20009DA**

PROJECT  
**REGENT STREET**

ADDRESS  
104-116 REGENT STREET

CLIENT  
WEE HUR

DRAWING NO.  
**DA6.05**

REVISION  
**C**

DRAWN BY  
**DP**

CHECKED BY  
**Checker**

SCALE  
1 : 300

0m 2 4 5m  
Scale 1:100

@A1

NORTH

DRAWING SERIES  
**General Information**

DRAWING TITLE  
**Gross Building Area Calculation**

**NOT FOR CONSTRUCTION**

**ANTONIADES  
ARCHITECTS**

www.antoniadès.com.au  
ACN 129 731 559

Nominated Architect: Andreas Antoniadès  
NSW Registration 7354





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A	Issued for DA Submission		13.12.2021
B	Issued for Coordination		24.05.2022
C	Issued for revised DA submission		08.06.2022
D	Issued for revised DA submission		15.09.2022

ANTONIADES  
ARCHITECTS

www.antoniaades.com.au  
ACN 129 731 559

Nominated Architect: Andreas Antoniaades  
NSW Registration 7954

PROJECT PHASE  
DEVELOPMENT  
APPLICATION

STATUS  
FOR SUBMISSION

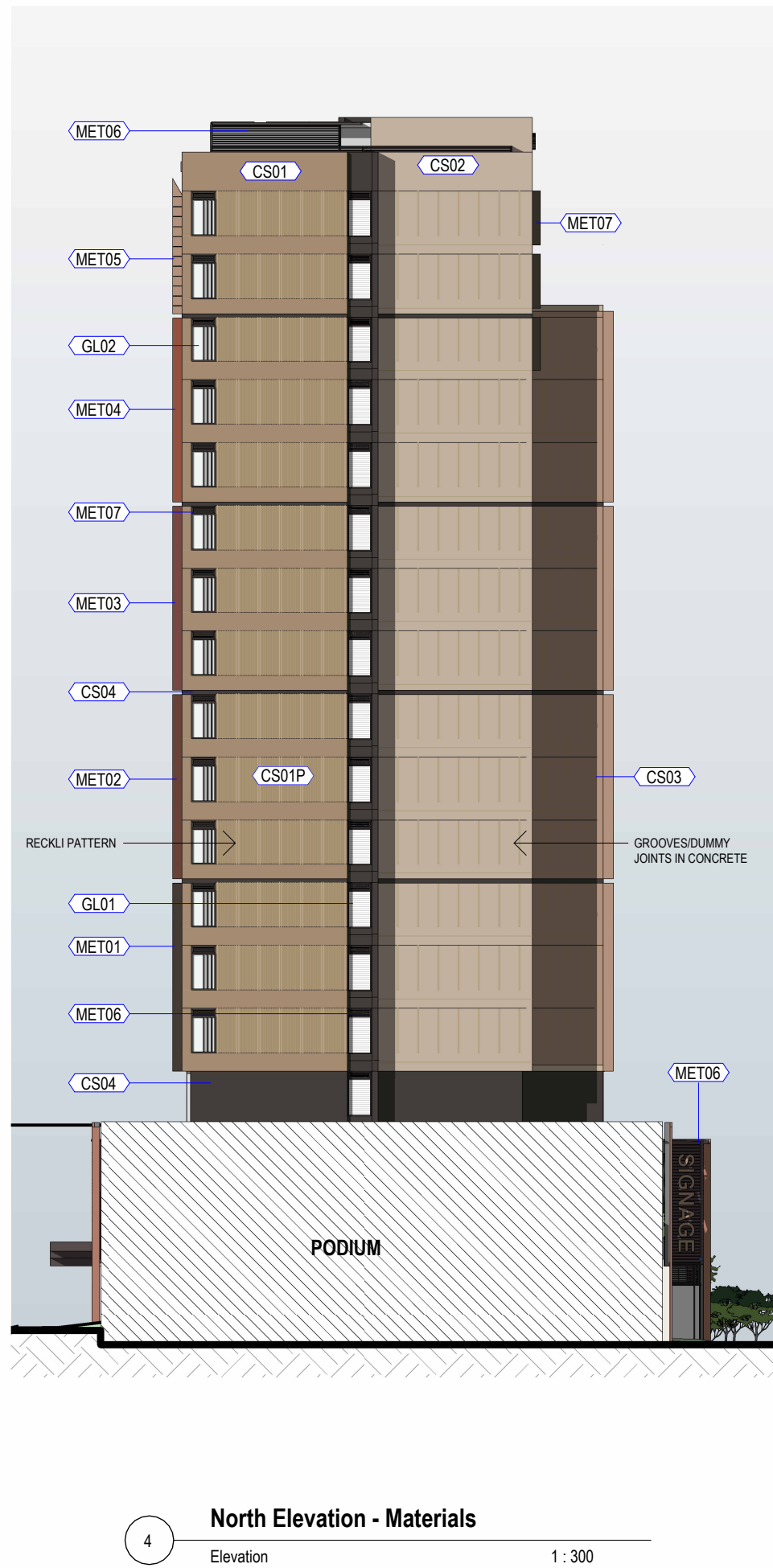
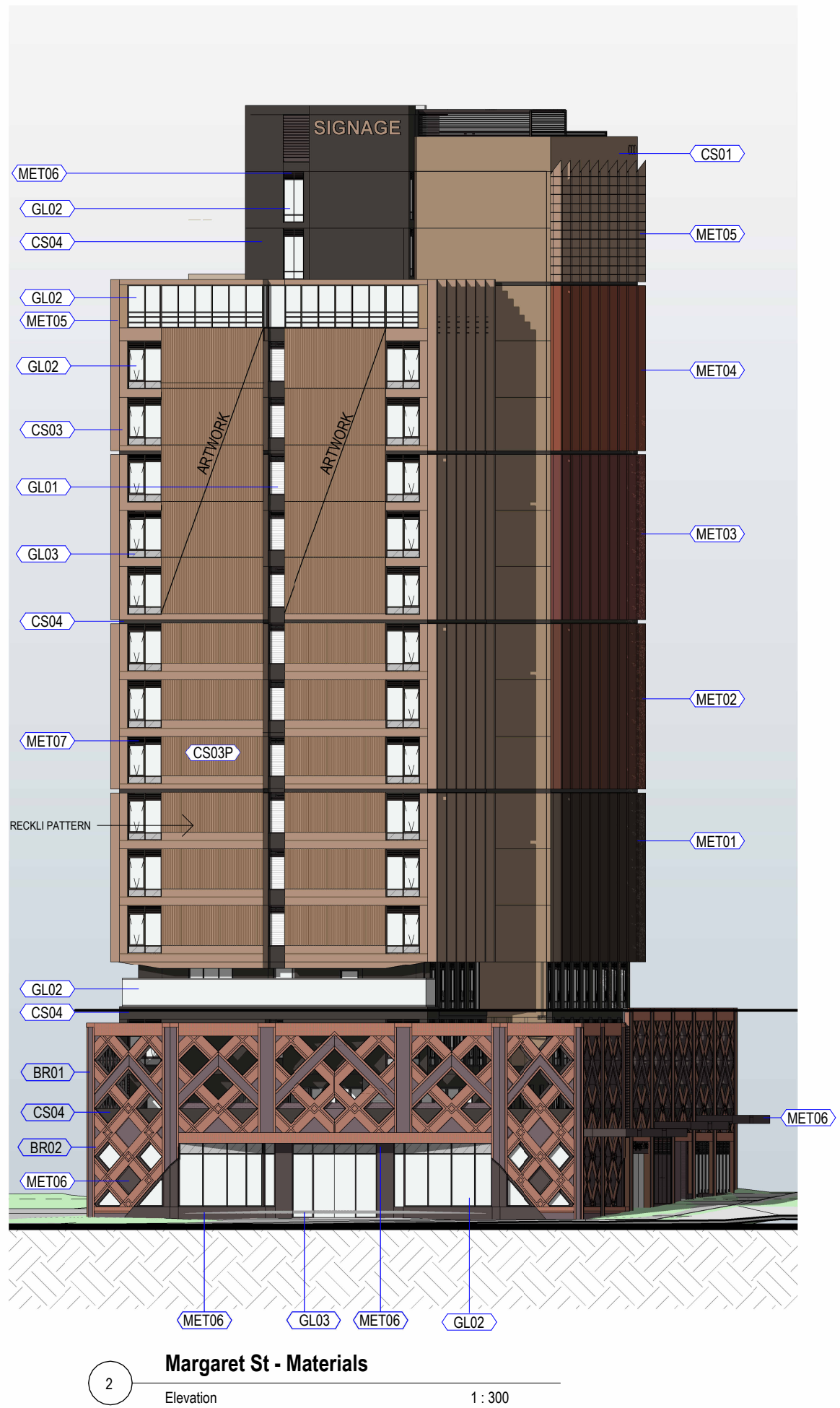
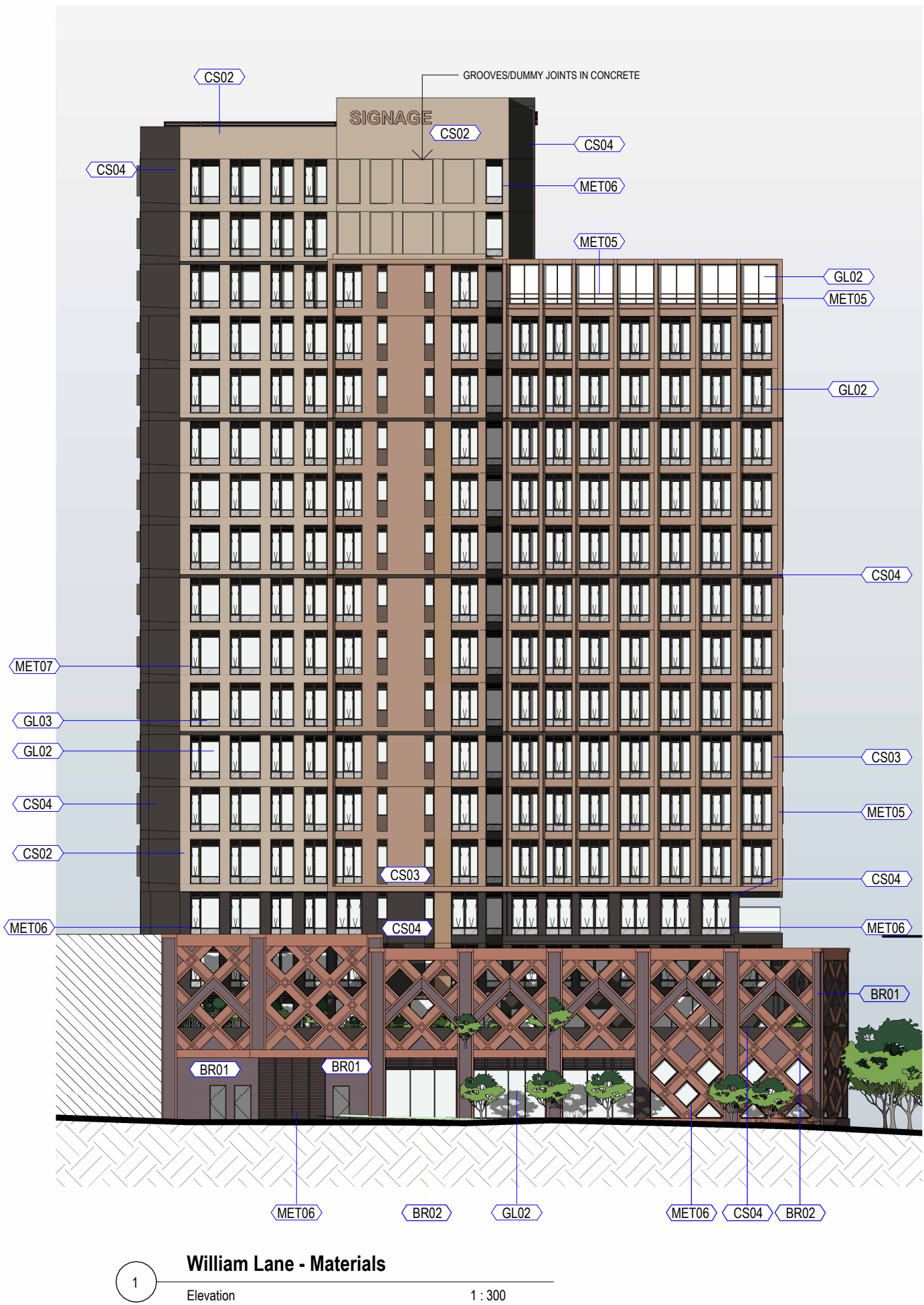
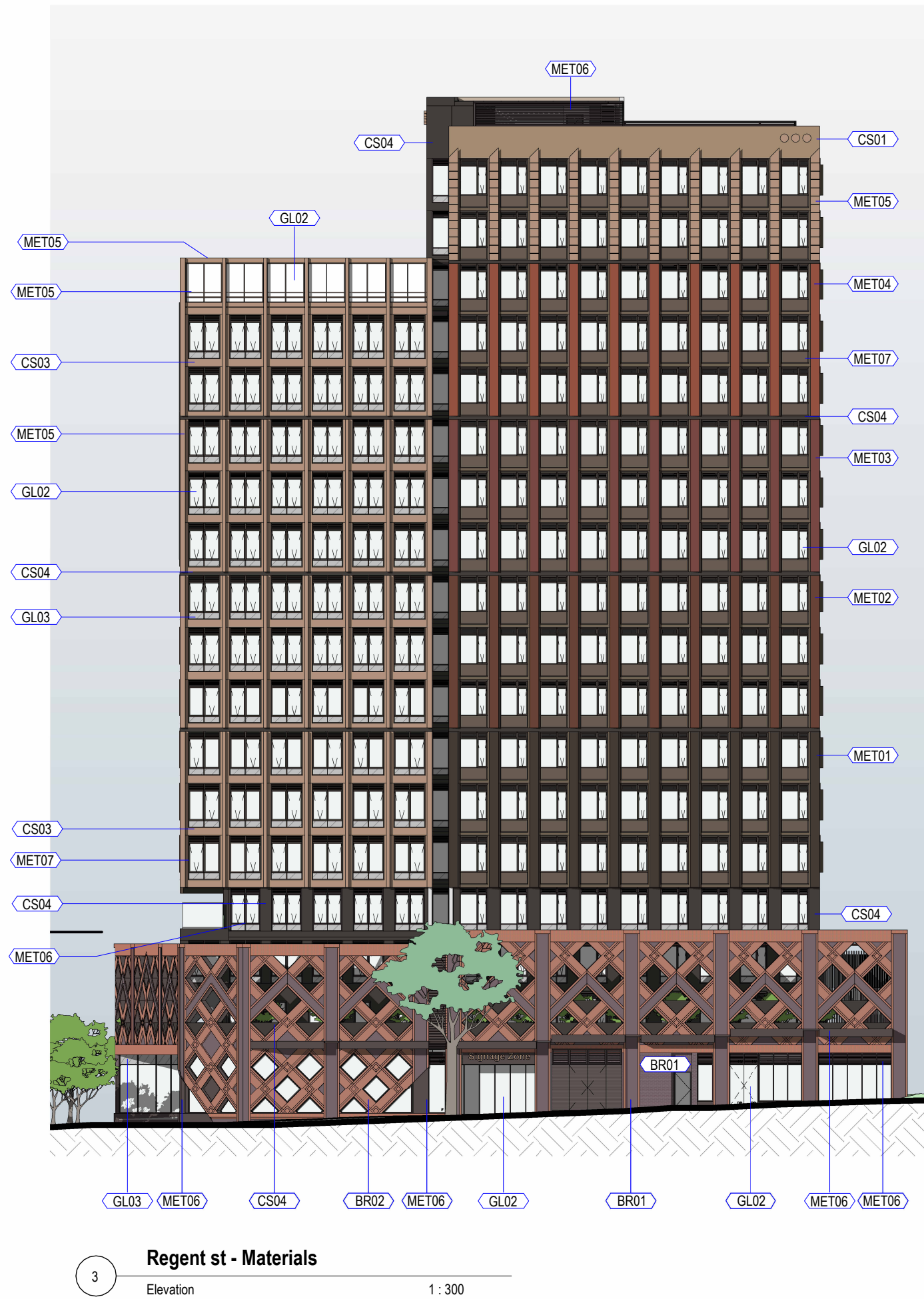
PROJECT NO.  
**20009DA**  
PROJECT  
**REGENT STREET**  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
**Photomontage**  
DRAWING TITLE  
**CGIs**

DRAWING NO.  
**DA7.01**  
SCALE  
NTS

REVISION  
**D**  
DRAWN BY  
**ZD**  
CHECKED BY  
**RV**  
@A1





## FINISHES SCHEDULE



**BR - 01**  
PODIUM BRICKS : DRY  
PRESSED  
MACARTHUR MIX



**MET - 01**  
DULUX POWDERCOAT  
ANOTEC MID BRONZE  
MATT  
27251014 FOR :  
- REGENT ST BLADES



**MET - 02**  
DULUX POWDERCOAT  
TERRAIN\_MATT\_  
2608234M FOR :  
- TOWER RECESS 03  
- REGENT ST BLADES



**MET - 03**  
DULUX  
POWDERCOAT  
MANOR RED MATT  
959-52094 FOR:  
- REGENT ST BLADES



**MET - 04**  
DULUX  
POWDERCOAT  
HEADLAND MATT  
959-84615 FOR:  
- REGENT ST BLADES



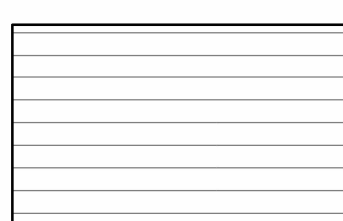
**MET - 05**  
DULUX POWDERCOAT  
STONE BEIGE MATT  
27232538 FOR :  
- WILLIAM LN WINDOW  
HOODS  
- REGENT ST BLADES



**CS - 01**  
CONCRETE MINERAL STAIN /  
INTEGRAL COLOUR TO  
CONCRETE :  
RGB 164/140/114 OR  
TO MATCH DULUX COLOUR -  
SNUGGLE PIE (P12D5)



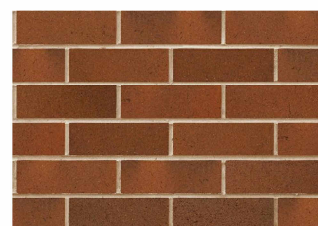
**CS-01P**  
RECKLI CS-01P RIB  
PATTERN (2/75 KOCHER)  
RGB 164/140/114 OR  
TO MATCH DULUX  
COLOUR -  
SNUGGLE PIE (P12D5)



**GL-01**  
GLASS - LOUVRES



**GL-02**  
GLASS - CLEAR



**BR - 02**  
PODIUM BRICKS : DRY  
PRESSED MCKINLAY  
BROWN



**MET - 06**  
DULUX POWDERCOAT DARK  
BRONZE 729067S FOR :  
- WINDOW/DOOR FRAME  
- AWNING  
- COLUMN CLADDING (GF)  
- LOUVRES



**MET - 07**  
DULUX POWDERCOAT  
JASPER MATT  
2608252M FOR:  
- WINDOWS  
FRAME/LOUVRES  
- WILLIAM LANE FINS



**CS - 02**  
CONCRETE MINERAL STAIN /  
INTEGRAL COLOUR TO  
CONCRETE :  
RGB 193/176/158 OR  
TO MATCH DULUX COLOUR -  
WARM NEUTRAL (P13D3)



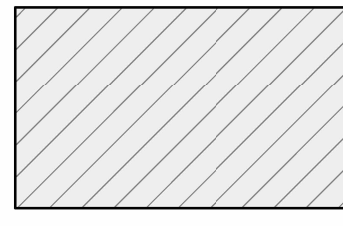
**CS - 03**  
CONCRETE MINERAL STAIN /  
INTEGRAL COLOUR TO  
CONCRETE :  
RGB 174/143/115 OR  
TO MATCH DULUX COLOUR -  
SMOOTH CARAMEL (S11D5)



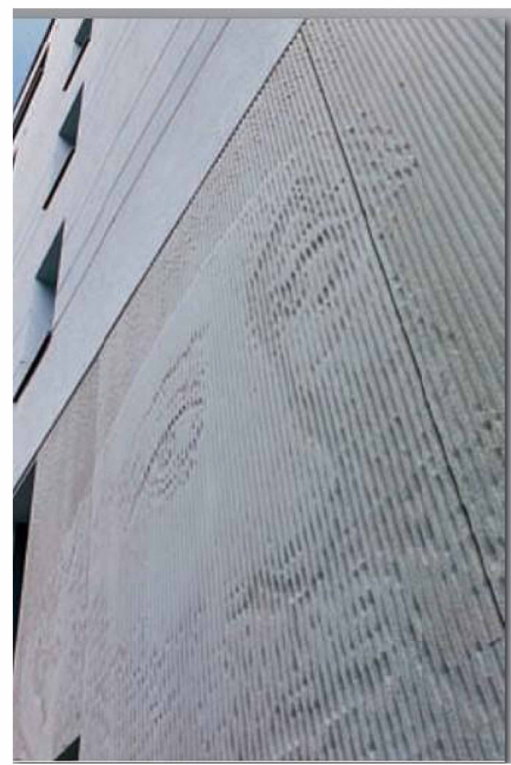
**CS-03P**  
RECKLI CS-03P RIB  
PATTERN (2/75 KOCHER)  
RGB 174/143/115 OR  
TO MATCH DULUX COLOUR -  
SMOOTH CARAMEL (S11D5)



**CS - 04**  
CONCRETE MINERAL STAIN /  
INTEGRAL COLOUR TO  
CONCRETE :  
- L3/L4/L16-ROOF LEVEL WALL  
COLOR  
- GRC PODIUM WALL PLANTER  
BOXES  
RGB 67/63/59 OR  
TO MATCH DULUX COLOUR -  
NAMADJI (PN2E9)



**GL-03**  
GLASS - COLORBACK



Examples of artwork in Reckli

Artwork - TBA

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REV	DESCRIPTION	BY	DATE
A	Issued for information		22.10.2021
B	Issued for coordination		25.11.2021
C	Issued for DA Submission		13.12.2021
D	Issued for Coordination		24.05.2022
E	Issued for revised DA submission		08.06.2022
F	Issued for revised DA submission		15.09.2022

ANTONIADES  
ARCHITECTS

www.antoniaades.com.au  
ACN 129 731 559

Nominated Architect, Andreas Antoniaades  
NSW Registration 7954

PROJECT PHASE  
DEVELOPMENT  
APPLICATION  
  
STATUS  
FOR SUBMISSION

PROJECT NO.  
20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

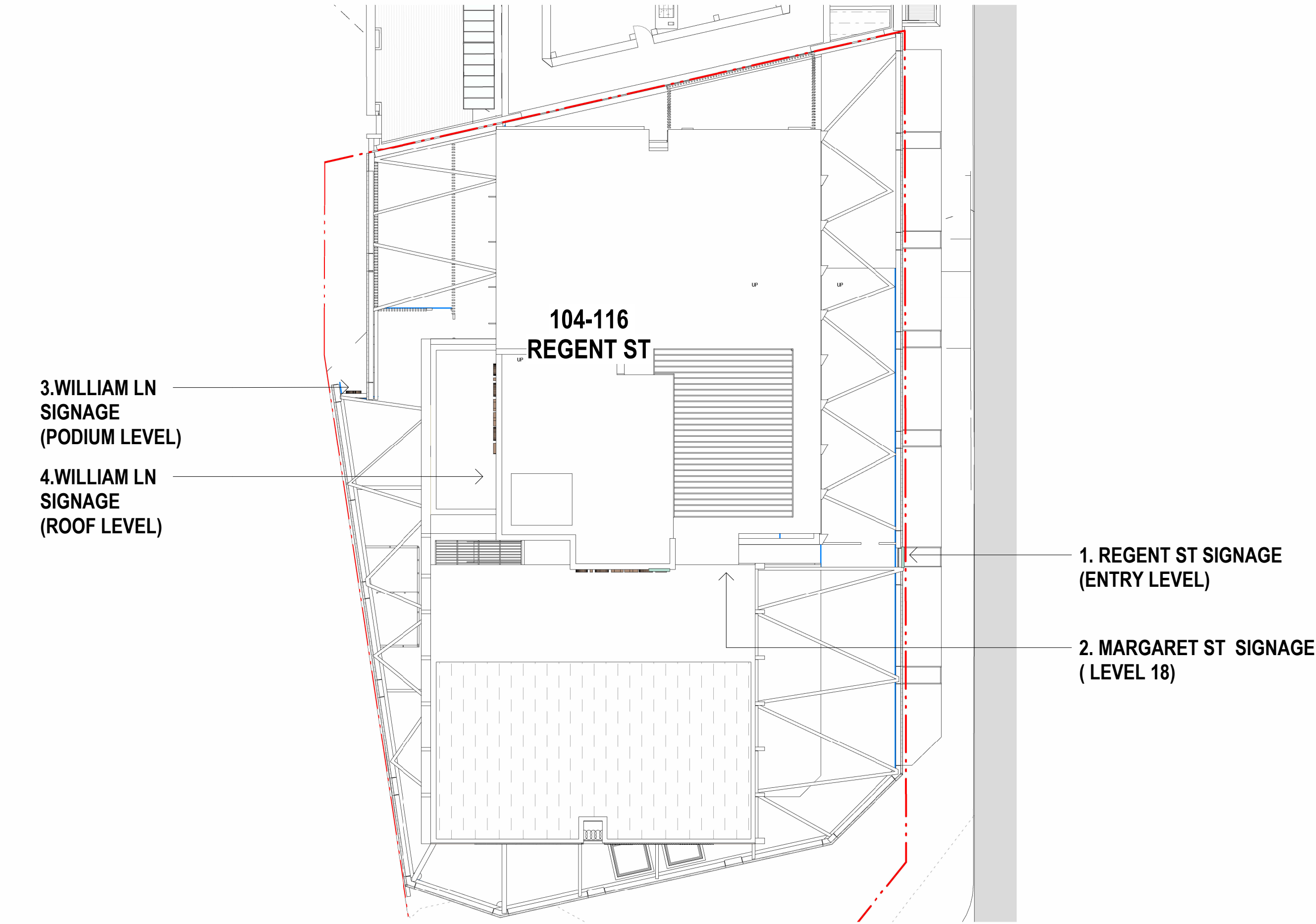
DRAWING SERIES  
Materials & Finishes  
  
DRAWING TITLE  
Material Board

DRAWING NO.  
DA7.02

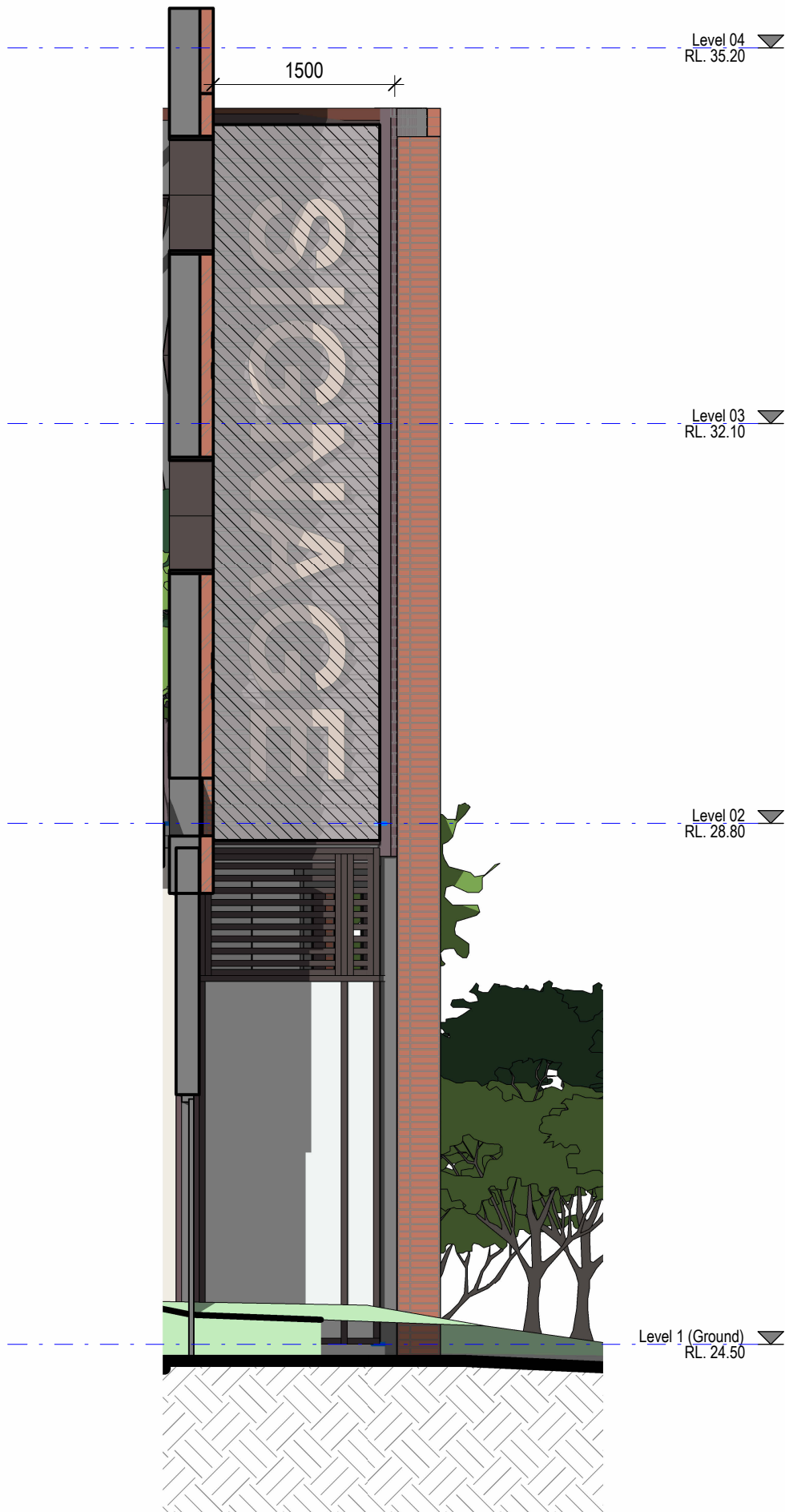
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0m 6 12 15m  
Scale 1:300

REVISION  
F  
DRAWN BY  
ZD  
CHECKED BY  
AA





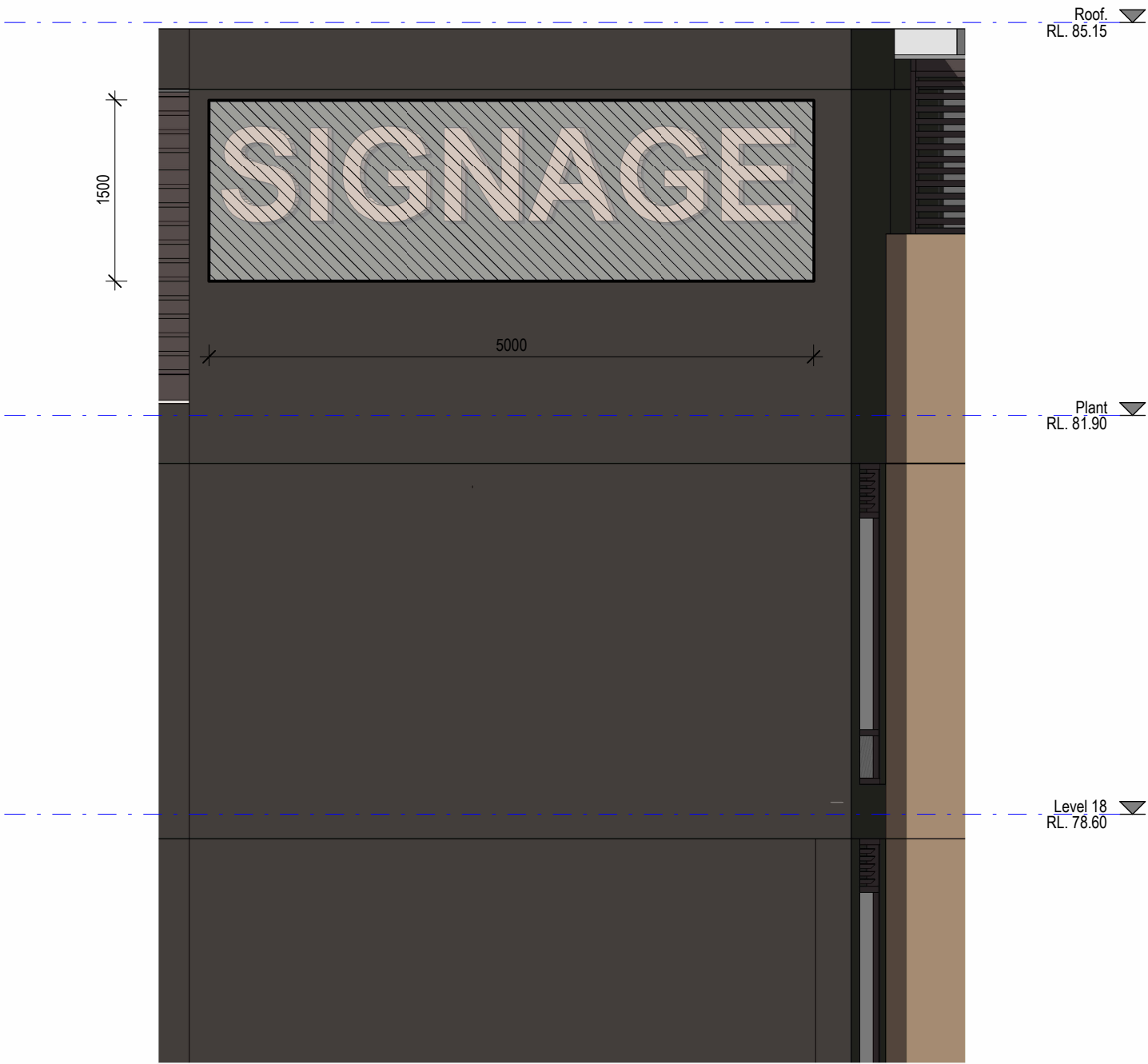
5 Signage location  
Floor Plan 1:200



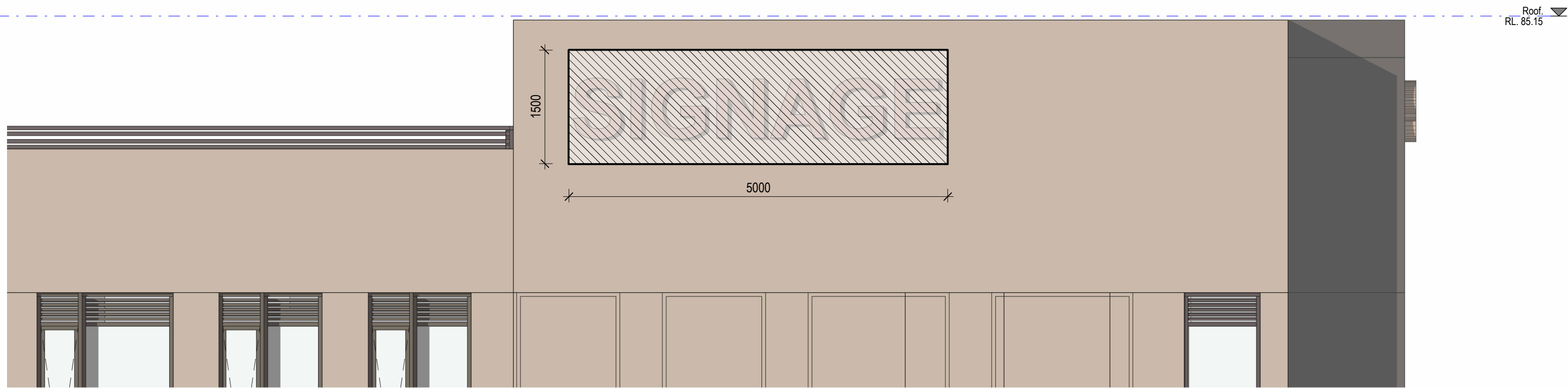
3 William Ln - Podium Signage  
Elevation 1:50



1 Regent st - Signage  
Elevation 1:50



2 Margaret St - Signage  
Elevation 1:50



4 William Ln - Roof Signage  
Elevation 1:50

WORK IN PROGRESS

LEGEND

 Signage Zone

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A	Issued for coordination		25.11.2021
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C	Issued for Coordination		24.05.2022
D	Issued for revised DA submission		08.06.2022

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ARCHITECTS

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ACN 129 731 559

Nominated Architect Andraas Antoniaades  
NSW Registration 7954

PROJECT PHASE  
DEVELOPMENT  
APPLICATION  
STATUS  
FOR SUBMISSION

PROJECT NO.  
20009DA  
PROJECT  
REGENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
Photomontage  
DRAWING TITLE  
Signage Details

DRAWING NO.  
DA7.03

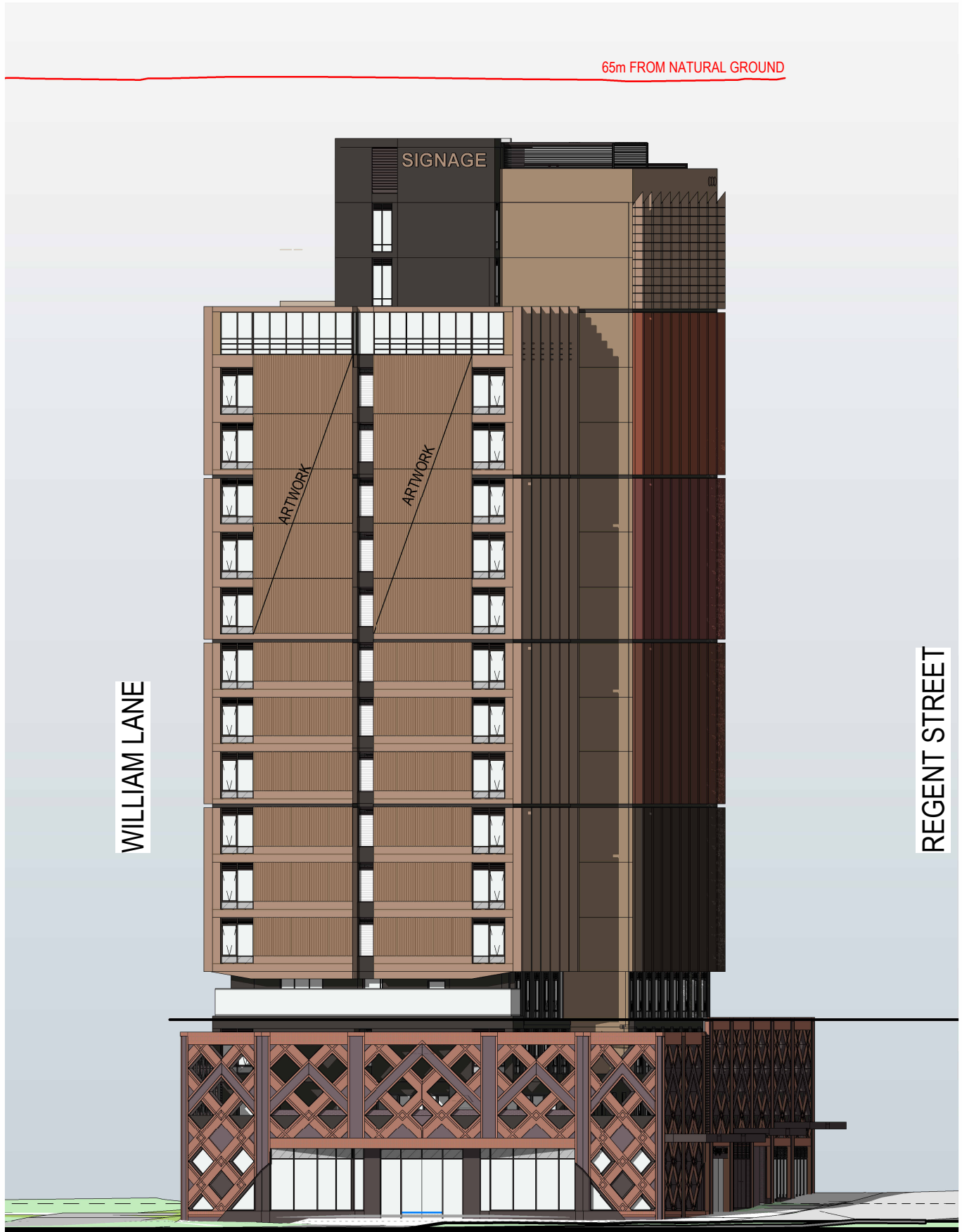
SCALE  
As indicated  
0m 1 2 2.5m  
Scale 1:50

REVISION  
D  
DRAWN BY  
ZD  
CHECKED BY  
AA  
NORTH

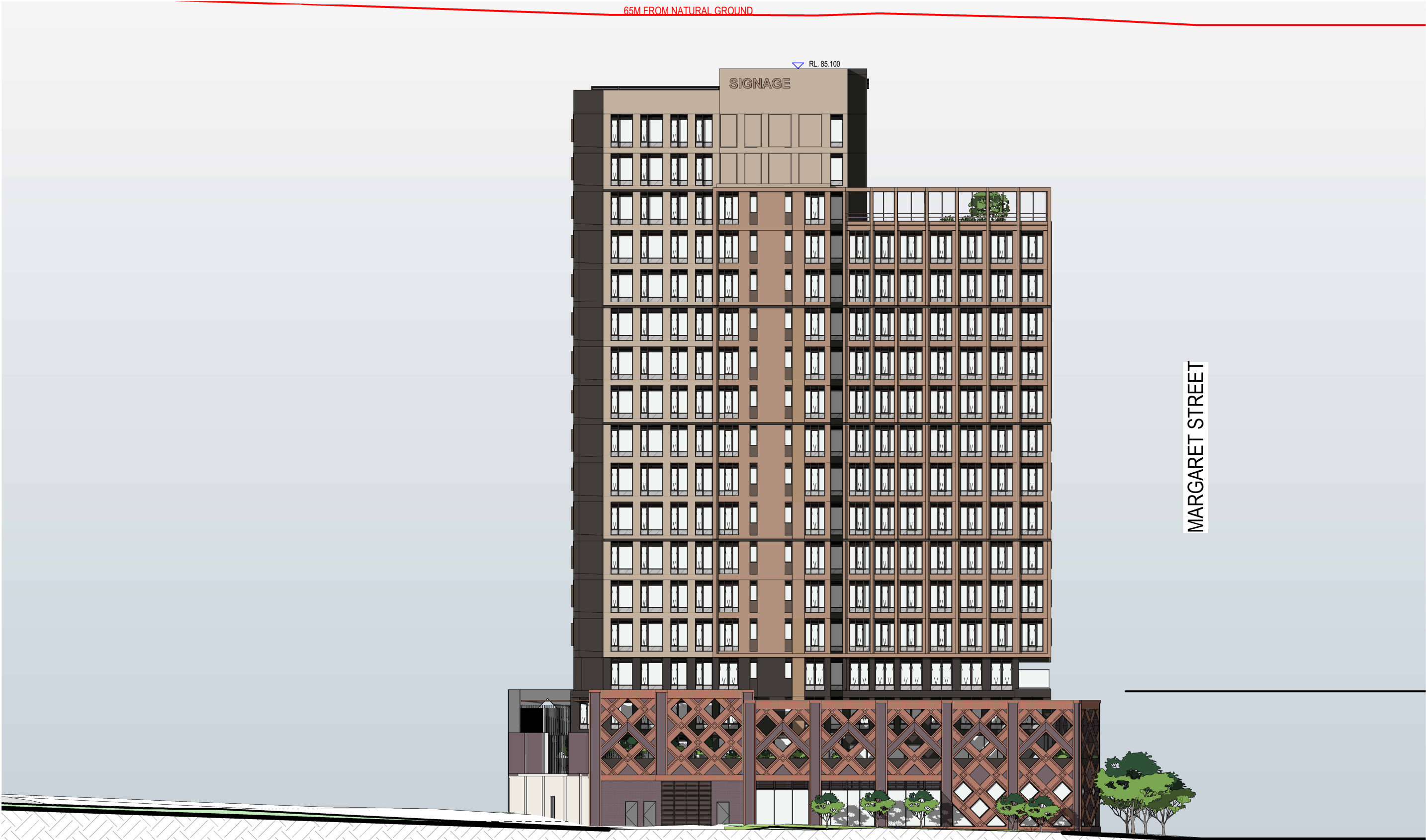




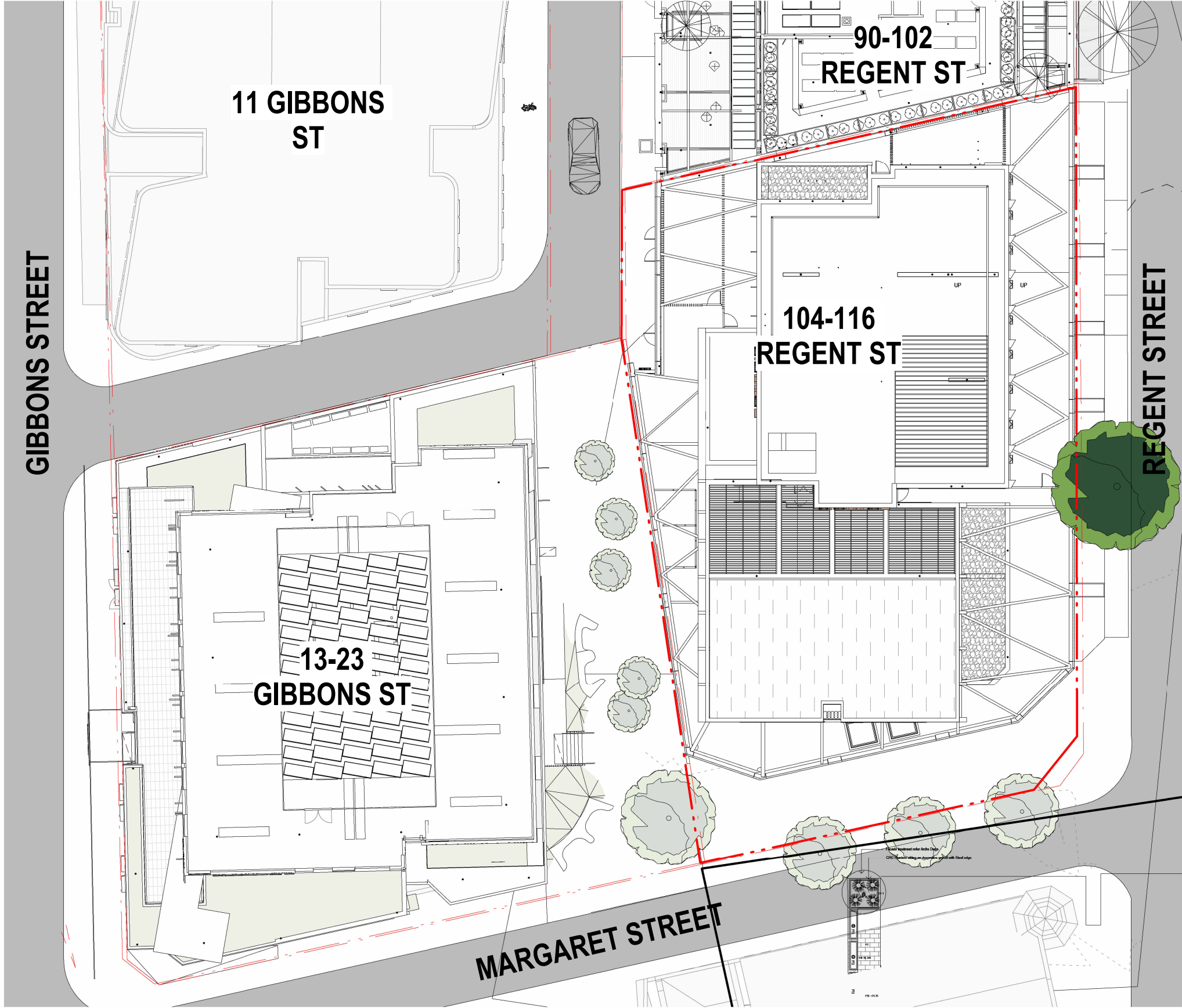
1 Regent st Elevation  
Elevation 1:300



2 South Elevation - Margaret St  
Elevation 1:300



3 William Lane - Notification  
Elevation 1:300



4 Site Plan - Notification  
Floor Plan 1:300

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REV	DESCRIPTION	BY	DATE
A	Issued for DA Submission		13.12.2021

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Nominated Architect, Andreas Antoniadis  
NSW Registration 7954

PROJECT PHASE  
DEVELOPMENT  
APPLICATION

STATUS  
FOR SUBMISSION

PROJECT NO.  
20009DA  
PROJECT  
RECENT STREET  
ADDRESS  
104-116 REGENT STREET  
CLIENT  
WEE HUR

DRAWING SERIES  
Notification Plans  
Notification Plan

DRAWING TITLE  
Notification Plan

DRAWING NO.  
DA8.01

SCALE  
1:300  
0m 6 12 15m  
Scale 1:300

REVISION  
A

DRAWN BY  
ZD  
CHECKED BY  
AA

NORTH