

20009DA - 104-116 REGENT STREET, REDFERN

Development Application

WEE HUR
DECEMBER 2021
Council City of Sydney
Lot & DP DP 1026349
Zoning B3
Site Area 1366m²

Drawing Schedule

Sheet Number	Sheet Name	Revision	Rev Date
DA1.00	Cover Page	B	13.12.2021
DA1.01	Site Analysis	B	13.12.2021
DA1.03	Setbacks - Site Plan	B	13.12.2021
DA1.04	Setbacks - Levels	B	13.12.2021
DA2.01	Demolition Plan - Ground Floor	B	13.12.2021
DA3.01	Site Plan	C	13.12.2021
DA3.02	Level 01/Level 02	C	13.12.2021
DA3.03	Level 03/ Level 04	C	13.12.2021
DA3.04	Level 05 to 08/ Level 09 to 15	C	13.12.2021
DA3.05	Level 16/Level 17 to 18	C	13.12.2021
DA3.06	Roof Level / Plant Level	C	13.12.2021
DA4.01	Long Section + Short Section	B	13.12.2021
DA5.01	Regent St - Elevation	C	13.12.2021
DA5.02	Northern Elevation + Southern Elevation	C	13.12.2021
DA5.03	William Ln - Elevation	C	13.12.2021
DA6.01	Project Data Schedule	E	13.12.2021
DA6.02	Shadow Diagrams - 21 JUNE 2021	B	13.12.2021
DA6.05	Gross Building Area Calculation	A	13.12.2021
DA7.01	CGIs	A	13.12.2021
DA7.02	Material Board	C	13.12.2021
DA7.03	Signage Details	B	13.12.2021
DA8.01	Notification Plan	A	13.12.2021
Total: 22			



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	ENERGY COMMITMENTS
<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 table below, 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>- 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>- 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>- 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>	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>- 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>- 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>

Refer to BASIX certificate for more information

NOT FOR CONSTRUCTION

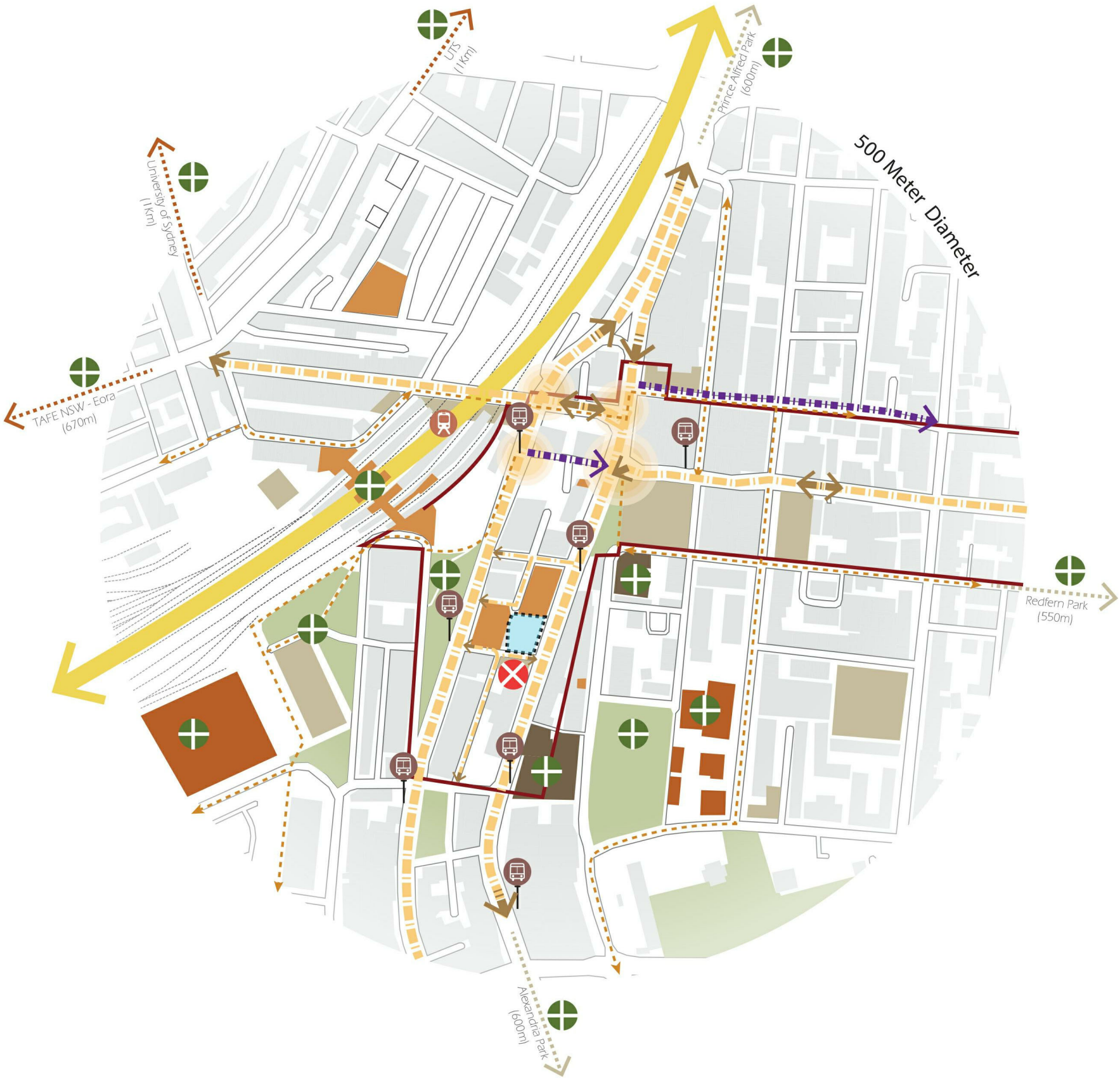
<div>NOTES:</div> <div><div><div>(C) Antoniades Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniades Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniades Architects Pty Ltd and the instructing party.</div><div>All dimensions in millimeters unless otherwise shown.</div><div>Use figured dimensions only.</div><div>Do not scale from drawings.</div><div>Check all dimensions on site prior to construction.</div><div>To be read in conjunction with all other documents.</div><div>Report any discrepancies to Antoniades Architects Pty Ltd.</div><div>All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.</div></div></div>		<table><tr><th>REV</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td>A</td><td>Issued for coordination</td><td></td><td>25.11.2021</td></tr><tr><td>B</td><td>Issued for DA Submission</td><td></td><td>13.12.2021</td></tr></table>	REV	DESCRIPTION	BY	DATE	A	Issued for coordination		25.11.2021	B	Issued for DA Submission		13.12.2021	<div>ANTONIADES ARCHITECTS</div> <div><div><div>www.antoniades.com.au</div><div>ACN 129 731 559</div></div><div><div>Nominated Architect: Andreas Antoniades</div><div>NSW Registration 7954</div></div></div>	<table><tr><td>PROJECT PHASE</td></tr><tr><td>DEVELOPMENT APPLICATION</td></tr><tr><td>STATUS</td></tr><tr><td>FOR SUBMISSION</td></tr></table>	PROJECT PHASE	DEVELOPMENT APPLICATION	STATUS	FOR SUBMISSION	<table><tr><td>PROJECT NO.</td></tr><tr><td>20009DA</td></tr><tr><td>PROJECT</td></tr><tr><td>REGENT STREET</td></tr><tr><td>ADDRESS</td></tr><tr><td>104-116 REGENT STREET</td></tr><tr><td>CLIENT</td></tr><tr><td>WEE HUR</td></tr></table>	PROJECT NO.	20009DA	PROJECT	REGENT STREET	ADDRESS	104-116 REGENT STREET	CLIENT	WEE HUR	<table><tr><td>DRAWING SERIES</td></tr><tr><td>Overall Plans</td></tr><tr><td>DRAWING TITLE</td></tr><tr><td>Cover Page</td></tr></table>	DRAWING SERIES	Overall Plans	DRAWING TITLE	Cover Page	<table><tr><td>DRAWING NO.</td></tr><tr><td>DA1.00</td></tr><tr><td>SCALE</td></tr><tr><td>NTS</td></tr><tr><td>@A3</td></tr></table>	DRAWING NO.	DA1.00	SCALE	NTS	@A3	<table><tr><td>REVISION</td></tr><tr><td>B</td></tr></table>	REVISION	B	<table><tr><td>DRAWN BY</td></tr><tr><td>ZD</td></tr><tr><td>CHECKED BY</td></tr><tr><td>AA</td></tr></table>	DRAWN BY	ZD	CHECKED BY	AA
REV	DESCRIPTION	BY	DATE																																													
A	Issued for coordination		25.11.2021																																													
B	Issued for DA Submission		13.12.2021																																													
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																																																
Cover Page																																																
DRAWING NO.																																																
DA1.00																																																
SCALE																																																
NTS																																																
@A3																																																
REVISION																																																
B																																																
DRAWN BY																																																
ZD																																																
CHECKED BY																																																
AA																																																

LEGEND

THE URBAN CONTEXT

OPPORTUNITIES

- 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



CONSTRAINTS

- 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
- Close to the church (heritage) + 2 storey
 - Proposed and approved neighbouring build- ings 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

NOT FOR CONSTRUCTION

REFER TO DESIGN REPORT FOR MORE INFORMATION

NOTES:	REV	DESCRIPTION	BY	DATE
<ul style="list-style-type: none">• (C) Antoniadis Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniadis Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniadis Architects Pty Ltd and the instructing party.• All dimensions in millimeters unless otherwise shown.• Use figured dimensions only.• Do not scale from drawings.• Check all dimensions on site prior to construction.• To be read in conjunction with all other documents.• Report any discrepancies to Antoniadis Architects Pty Ltd.• All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.	A	Issued for coordination		25.11.2021
	B	Issued for DA Submission		13.12.2021

ANTONIADES
ARCHITECTS

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
Site Information

DRAWING TITLE
Site Analysis

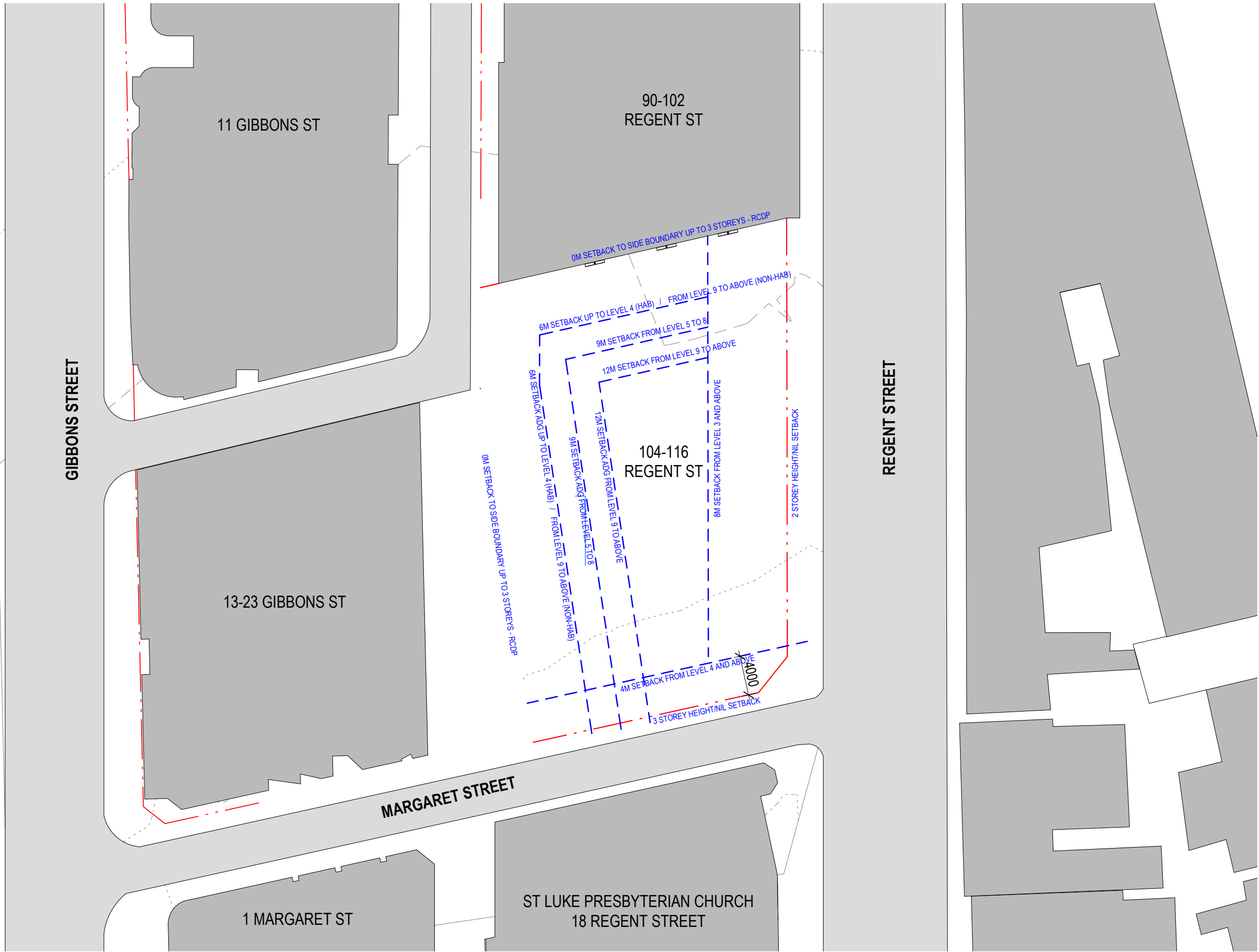
DRAWING NO.
DA1.01

SCALE
NTS

REVISION
B

DRAWN BY
ZD
CHECKED BY
AA

@A3



NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniaades Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniaades Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniaades Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniaades Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

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

ANTONIADES
ARCHITECTS

www.antoniaades.com.au
ACN 129 731 559

• • •

Nominated Architect: Andreas Antoniaades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

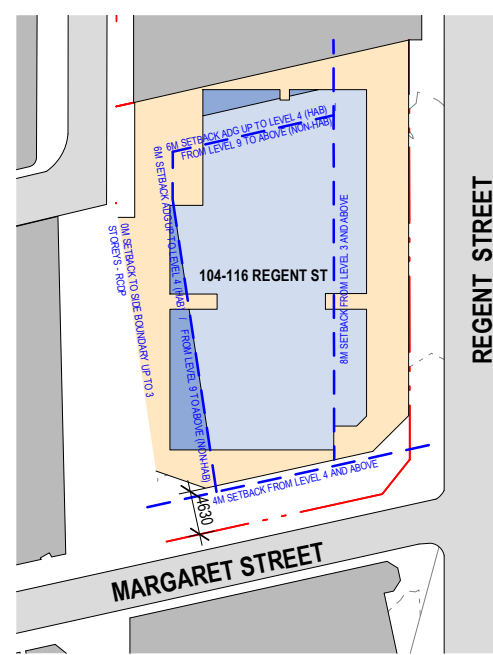
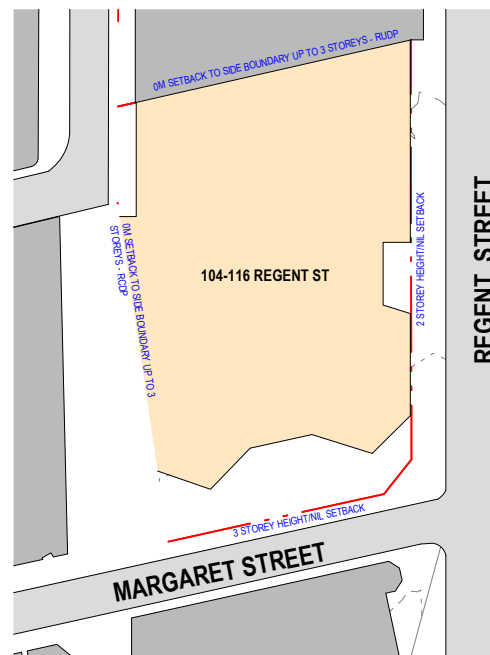
PROJECT NO.
20009DA
PROJECT
REGENT STREET
ADDRESS
104-116 REGENT STREET
CLIENT
WEE HUR

DRAWING SERIES
Site Information

DRAWING TITLE
Setbacks - Site Plan

DRAWING NO.
DA1.03
SCALE
1 : 400
0m 3.2 6.4 8m
Scale 1:400

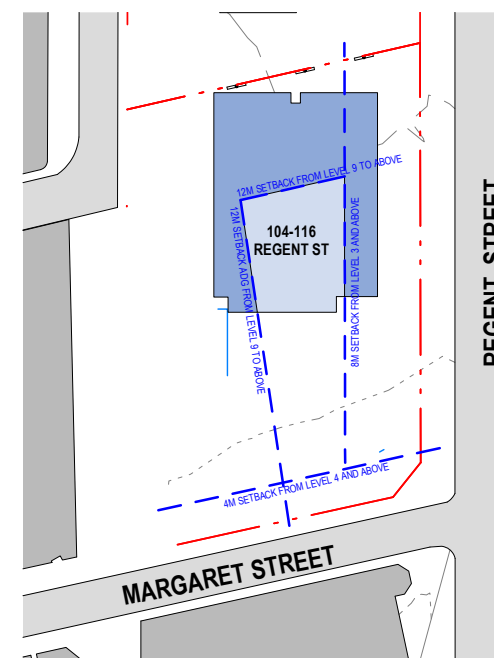
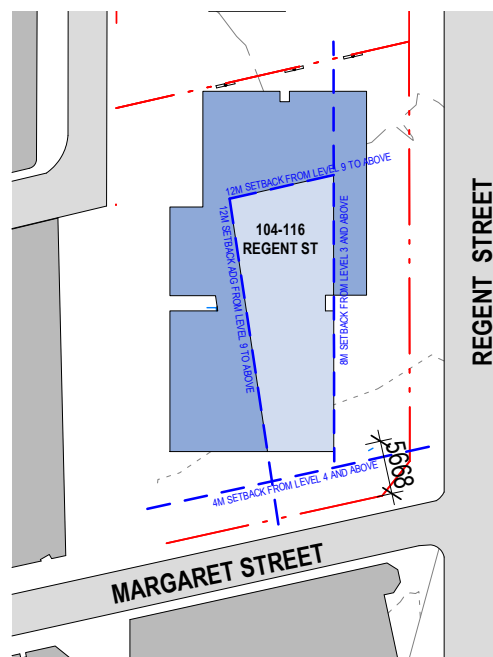
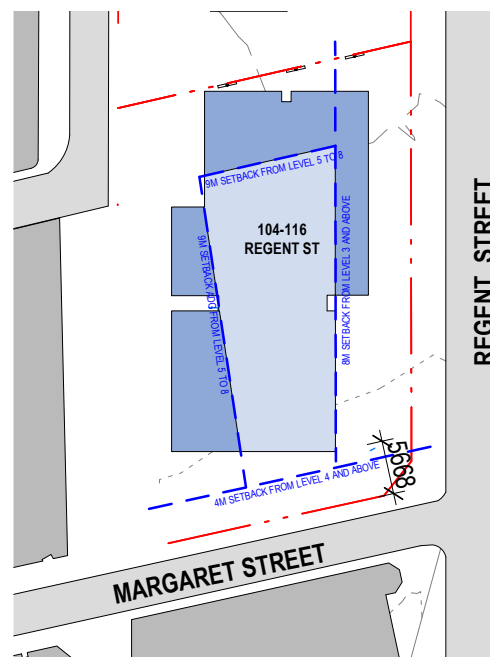
REVISION
B
DRAWN BY
ZD
CHECKED BY
AA
NORTH



1 Setbacks - Level 01

2 **Setbacks- Level 02 to 04**

Floor Plan 1 : 800



Setbacks - Level 05 to 08

4 Floor Plan 1 : 800

5 **Setbacks - Level 09 to 16**

Floor Plan 1 : 800

6 **Setbacks - Level 17 and Above** Floor Plan 1 : 800

SETBACKS LEGEND

 PODIUM

 PODIUM OVER SETBACKS

 TOWER

 TOWER OVER SETBACKS

NOT FOR CONSTRUCTION

NOTES:

- * (C) Antonios Architects Pty Ltd at all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antonios Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antonios Architects Pty Ltd and the instructing party.
- * All dimensions in millimeters unless otherwise shown.
- * Use figured dimensions only.
- * Do not scale from drawings.
- * Check all dimensions on site prior to construction.
- * To be read in conjunction with all other documents.
- * Report any discrepancies to Antonios Architects Pty Ltd.
- * All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with NBN.

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

ANTONIADES
ARCHITECTS

www.antoniades.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

Site Information

DRAWING TITLE

Setbacks - Levels

DRAWING NO.

DA1.04

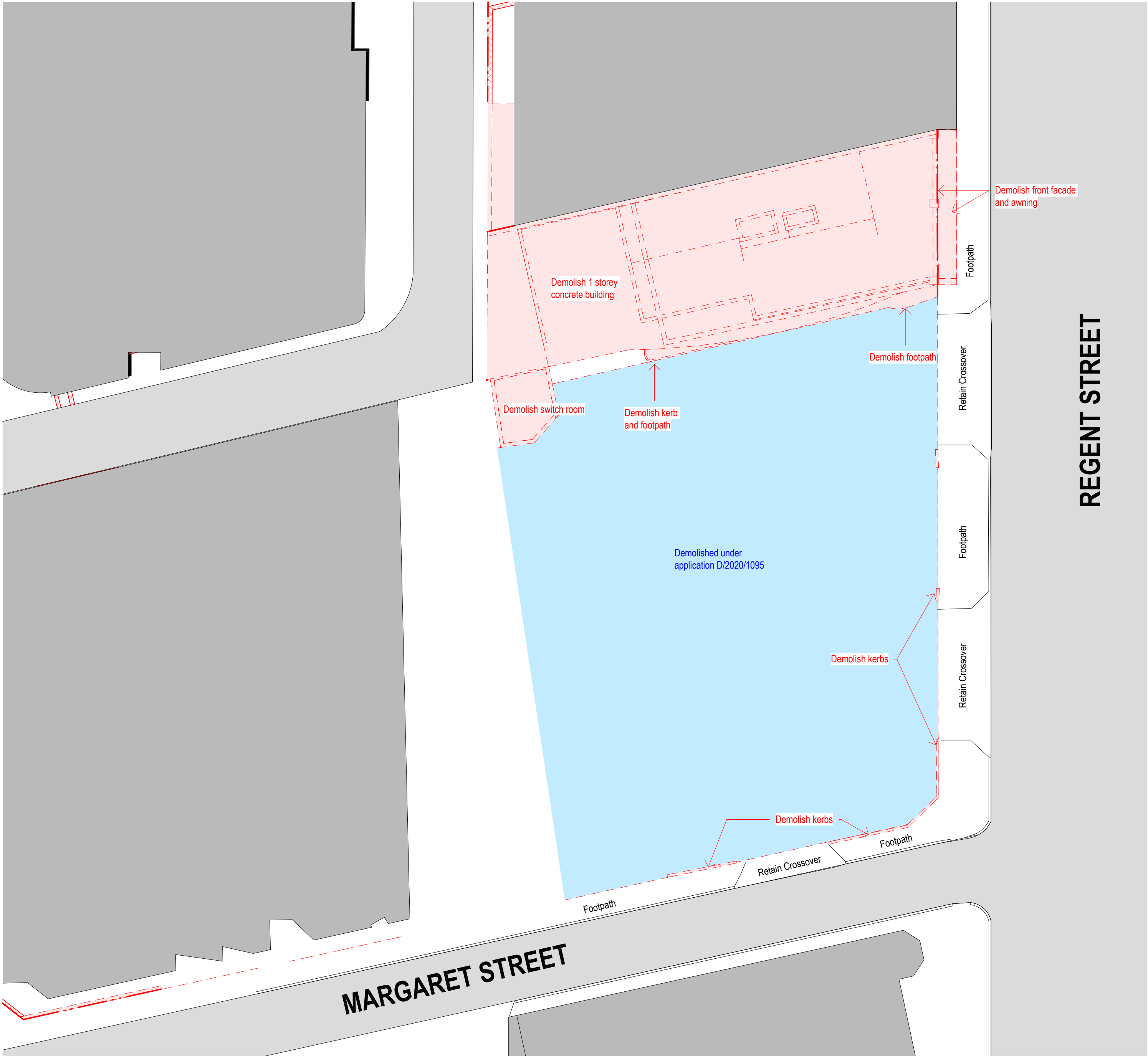
SCALE
As indicated @A3
0m 6.4 12.8 16m
Scale 1:800

REVISION

B

DRAWN BY
ZD
CHECKED BY
AA





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

NOT FOR CONSTRUCTION

- NOTES:
- (C) Antoniaades Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniaades Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniaades Architects Pty Ltd and the instructing party.
 - All dimensions in millimeters unless otherwise shown.
 - Use figured dimensions only.
 - Do not scale from drawings.
 - Check all dimensions on site prior to construction.
 - To be read in conjunction with all other documents.
 - Report any discrepancies to Antoniaades Architects Pty Ltd.
 - All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for Information	AA	23.10.2020
B	Issued for DA Submission		13.12.2021

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
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
O/S =	Oil Separator
OSD =	On-Site Detention (Tank)
RF =	Mechanical Refrigerant Riser
SP =	Stair Pressurisation Shaft
TH =	Tower Main Hydraulic Riser
WC =	Water Closet



NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniadès Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniadès Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniadès Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniadès Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for information		29.10.2021
B	Issued for coordination		25.11.2021
C	Issued for DA Submission		13.12.2021

ANTONIADES
ARCHITECTS

www.antonlades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniadès
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
Overall Plans
DRAWING TITLE
Site Plan

DRAWING NO.
DA3.01

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

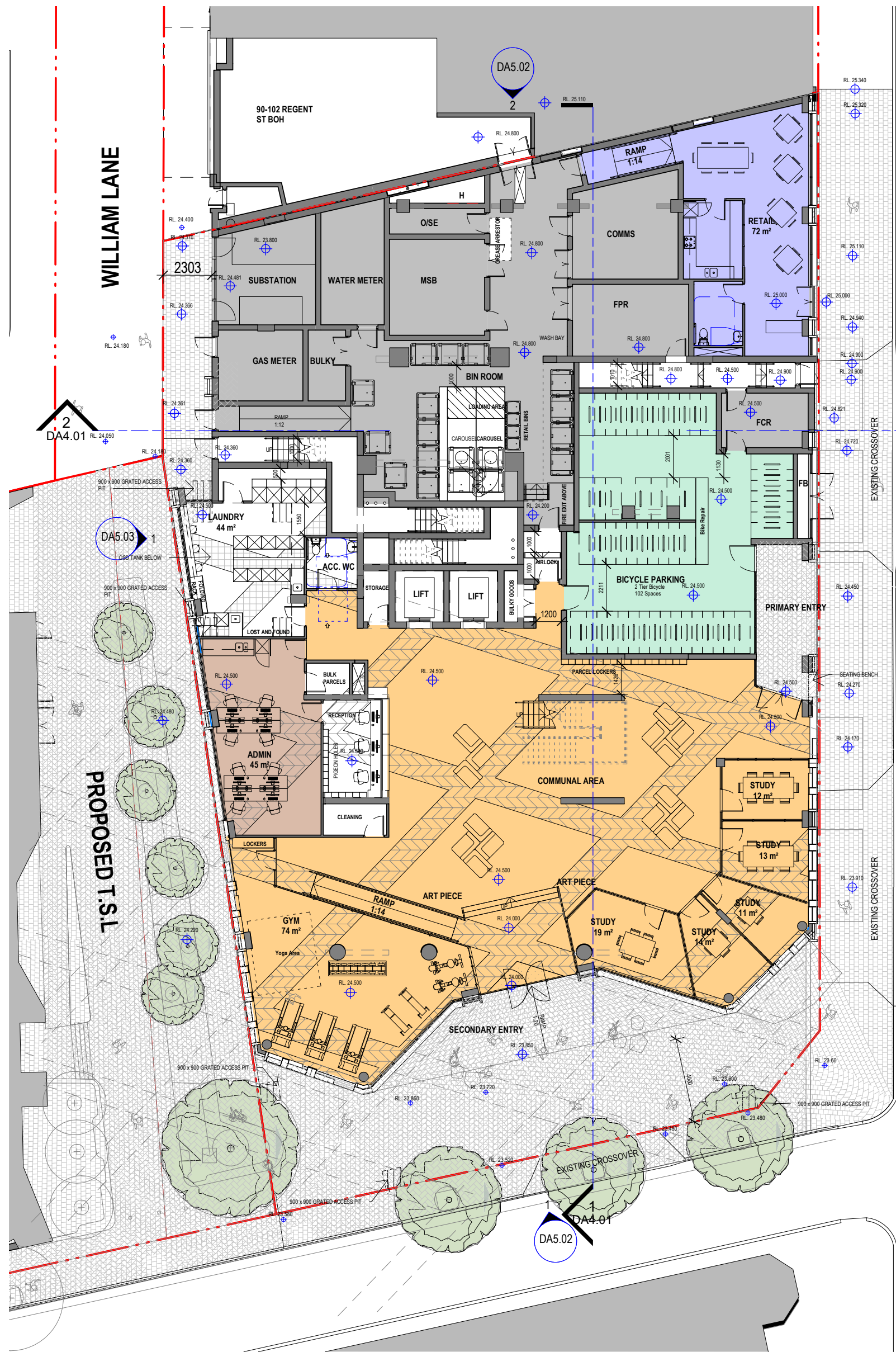
REVISION
C
DRAWN BY
ZD
CHECKED BY
AA
NORTH

ABBREVIATIONS LEGEND

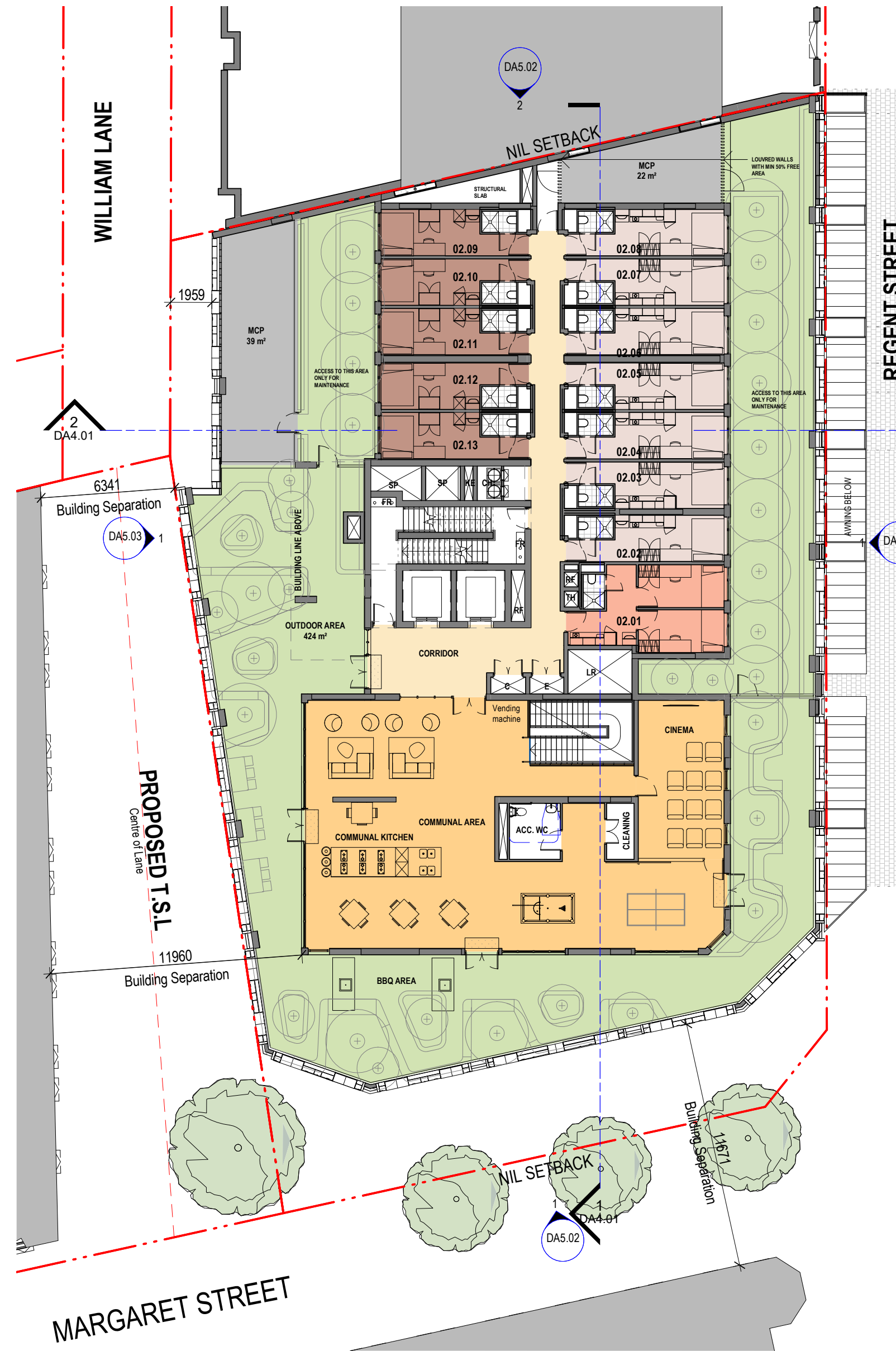
- ACC. = Accessible
C = Comms Cupboard/Riser
CH = Garbage Chute
COMMS = Communication Services
E = Electrical Cupboard/Riser
FB = Fire Brigade Booster Assembly
FCR = Fire Control Room
FPR = Fire Pump Room
FR = Fire Sprinkler Riser
H = Hydraulic Riser
KE = Kitchen Exhaust
LR = Stair Pressurisation Relief Shaft
MCP = Mechanical Condenser Plant
MSB Room = Main SwitchBoard Room
OSE = 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



1 Level 1 (Ground)
Floor Plan
1 : 200



2 Level 02
Floor Plan
1 : 200

NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniaades Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniaades Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniaades Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniaades Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for information		29.10.2021
B	Issued for coordination		25.11.2021
C	Issued for DA Submission		13.12.2021

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
Overall Plans

DRAWING TITLE
Level 01/Level 02

DRAWING NO.
DA3.02

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

REVISION
C

DRAWN BY
ZD

CHECKED BY
AA

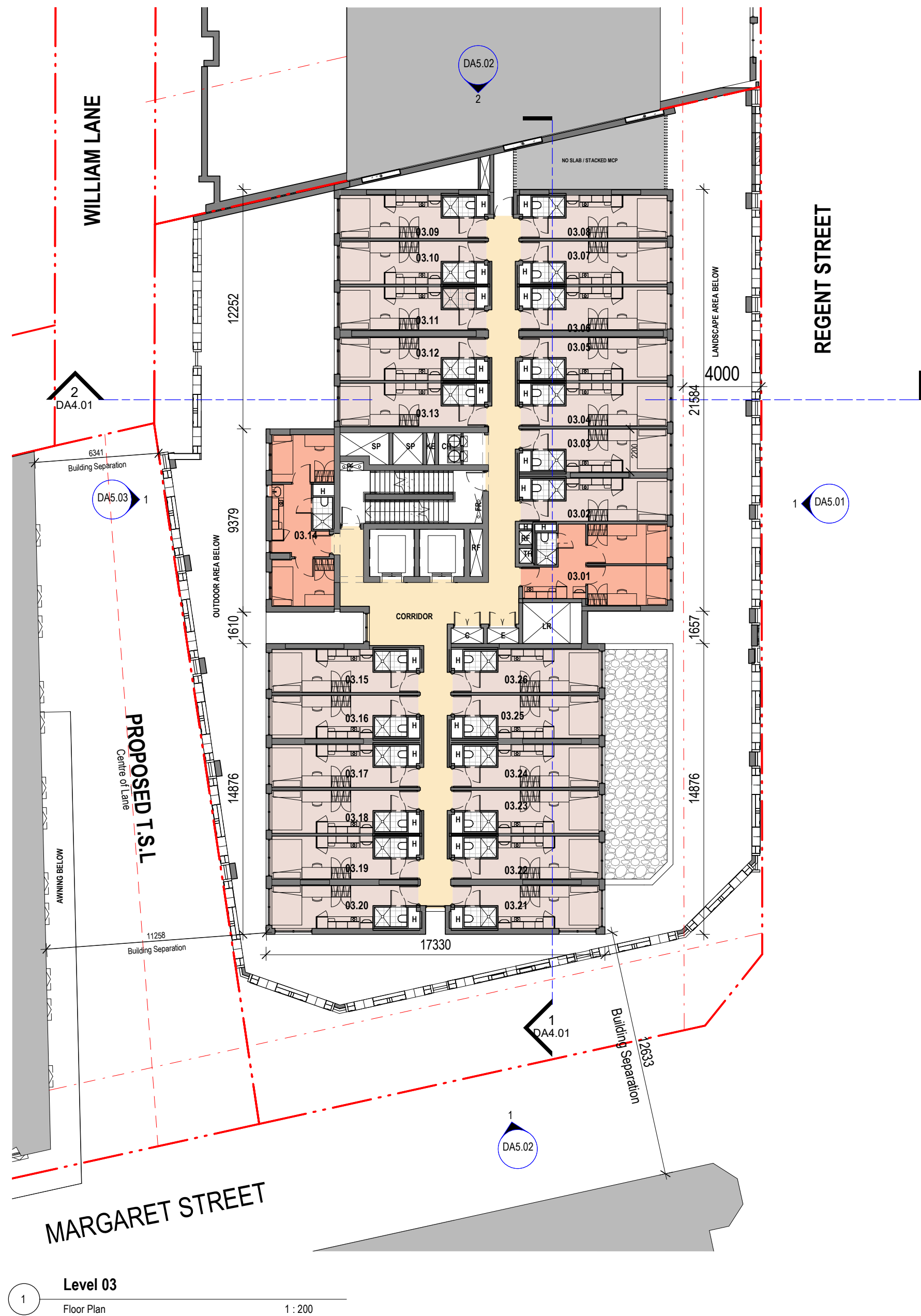
NORTH

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
OSE = 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



NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniadis Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniadis Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniadis Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniadis Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for information		29.10.2021
B	Issued for coordination		25.11.2021
C	Issued for DA Submission		13.12.2021

ANTONIADES
ARCHITECTS

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
Overall Plans
DRAWING TITLE
Level 03/ Level 04

DRAWING NO.
DA3.03

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

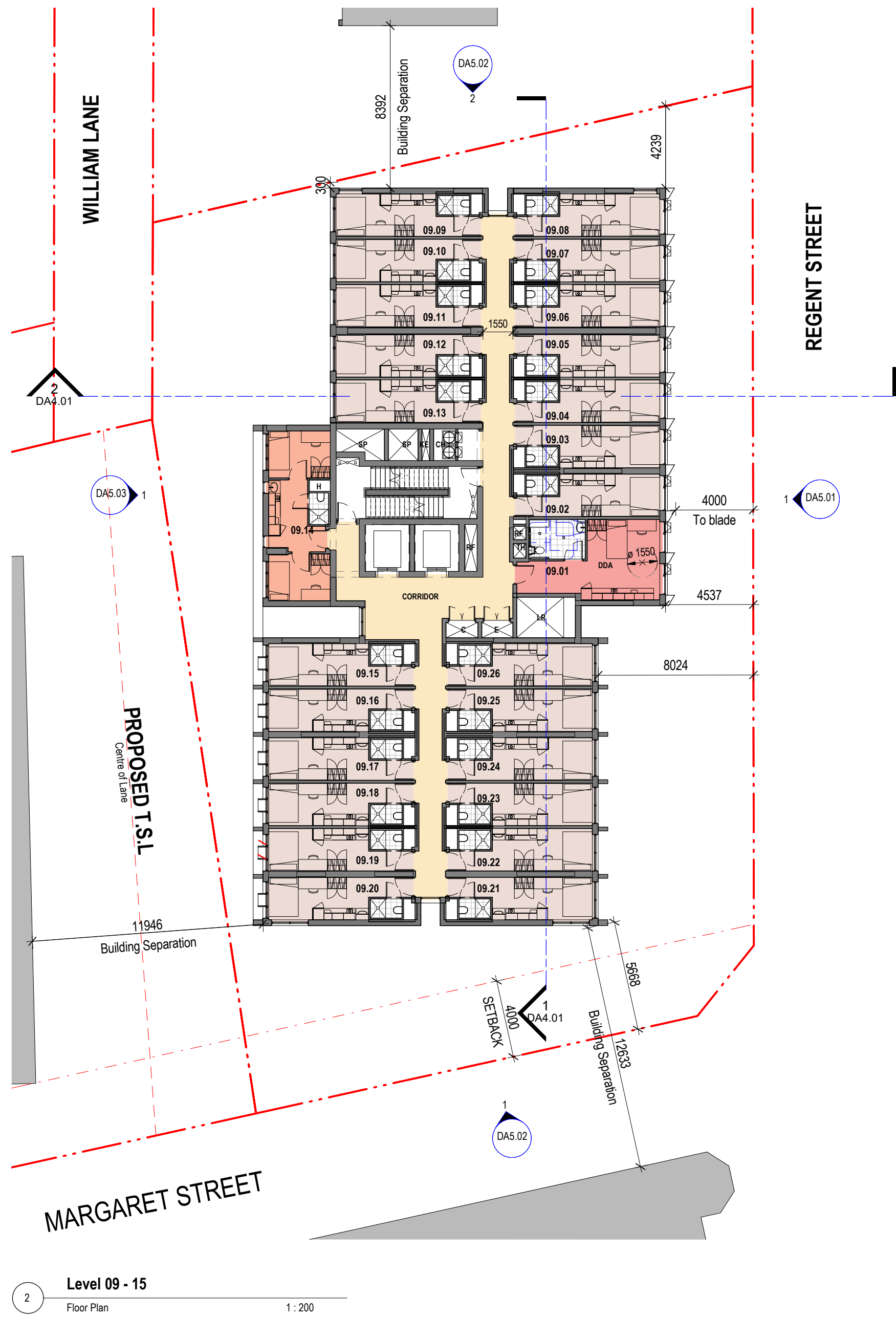
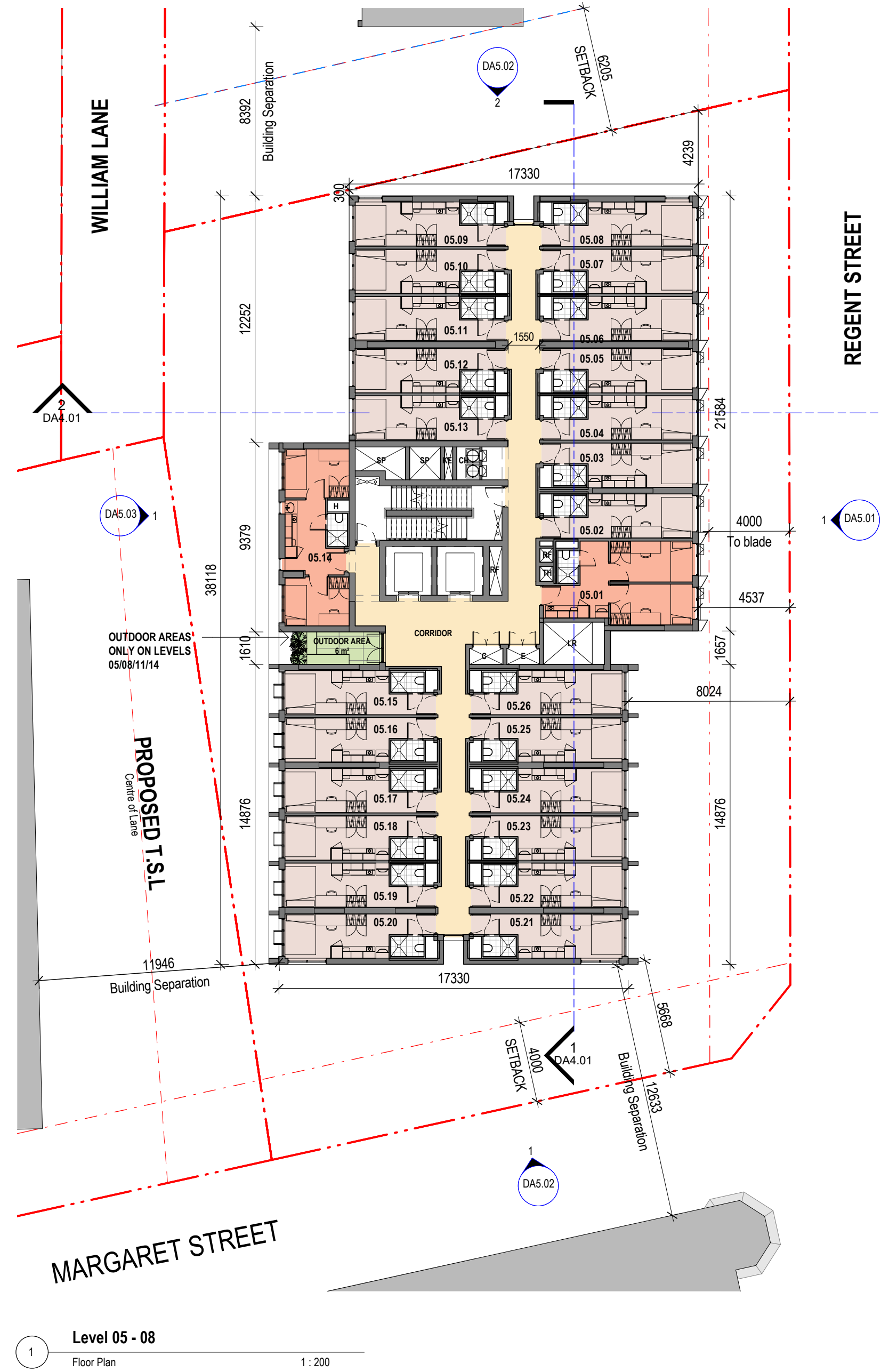
REVISION
C
DRAWN BY
ZD
CHECKED BY
AA
NORTH

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
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



NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniadis Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniadis Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniadis Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniadis Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for information		29.10.2021
B	Issued for coordination		25.11.2021
C	Issued for DA Submission		13.12.2021

ANTONIADES
ARCHITECTS

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
Overall Plans

DRAWING TITLE
Level 05 to 08/ Level 09 to 15

DRAWING NO.
DA3.04

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

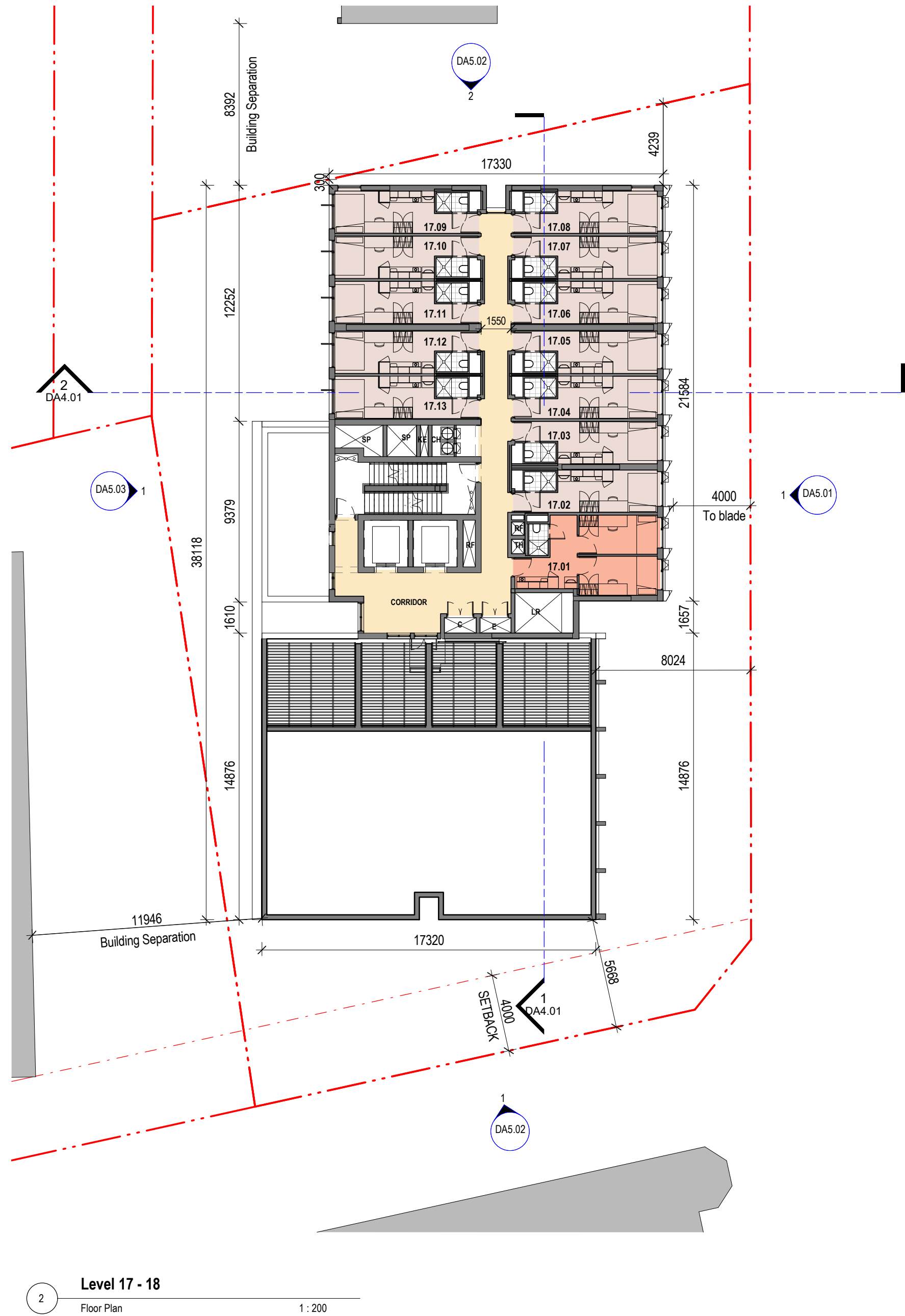
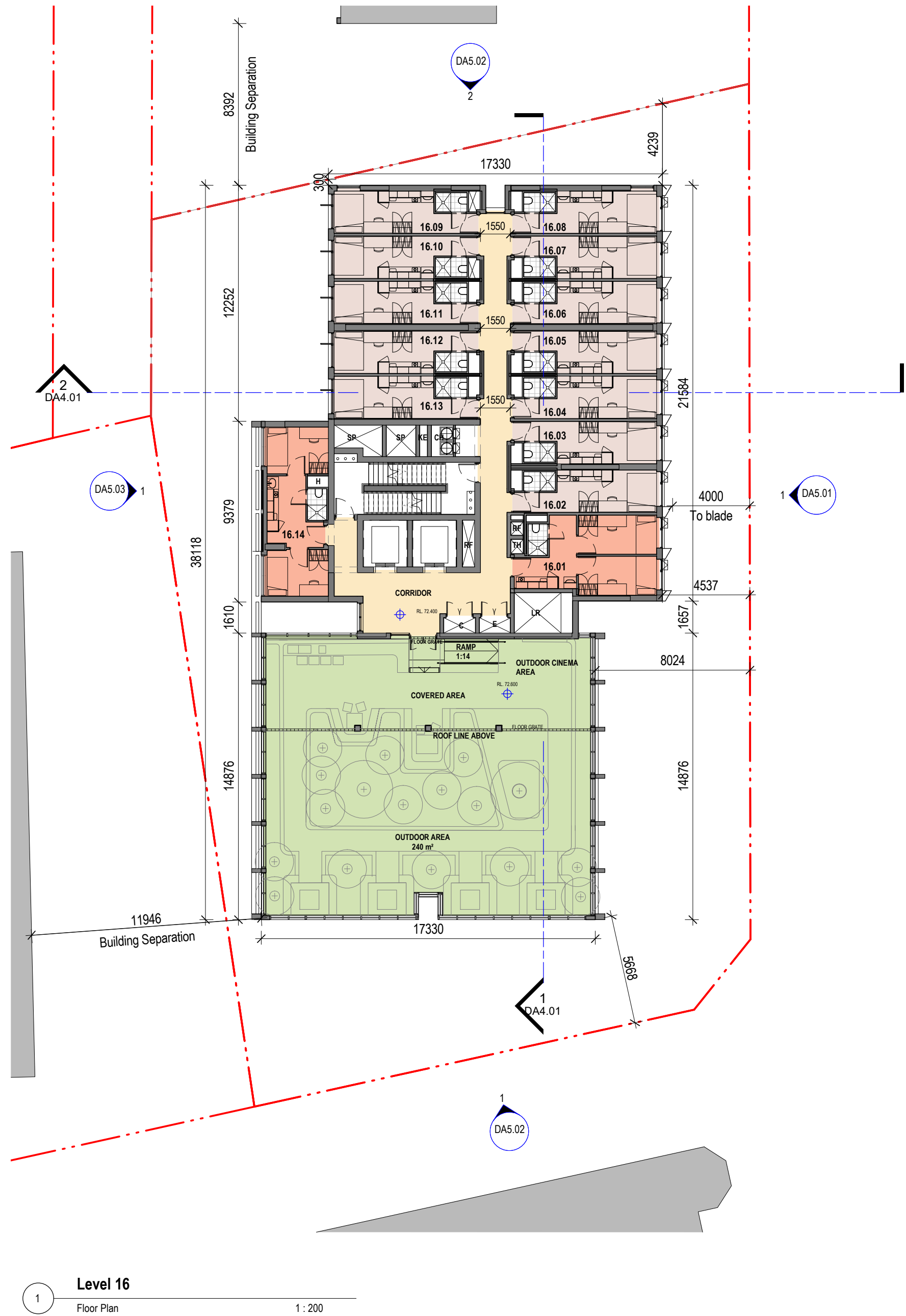
REVISION
C
DRAWN BY
ZD
CHECKED BY
AA
NORTH

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
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



NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniadis Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniadis Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniadis Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniadis Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

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

ANTONIADES
ARCHITECTS

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
Overall Plans
DRAWING TITLE
Level 16/Level 17 to 18

DRAWING NO.
DA3.05

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

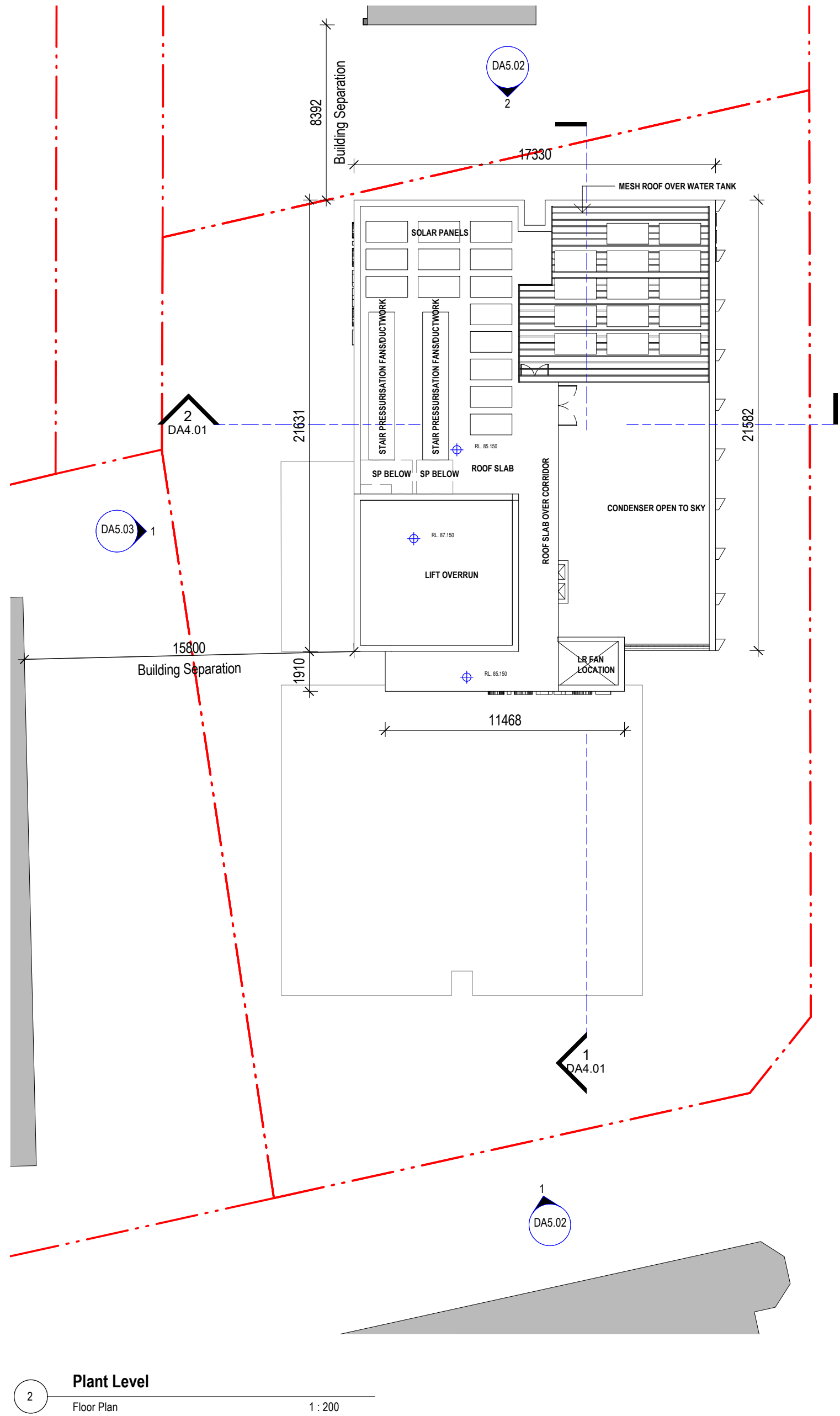
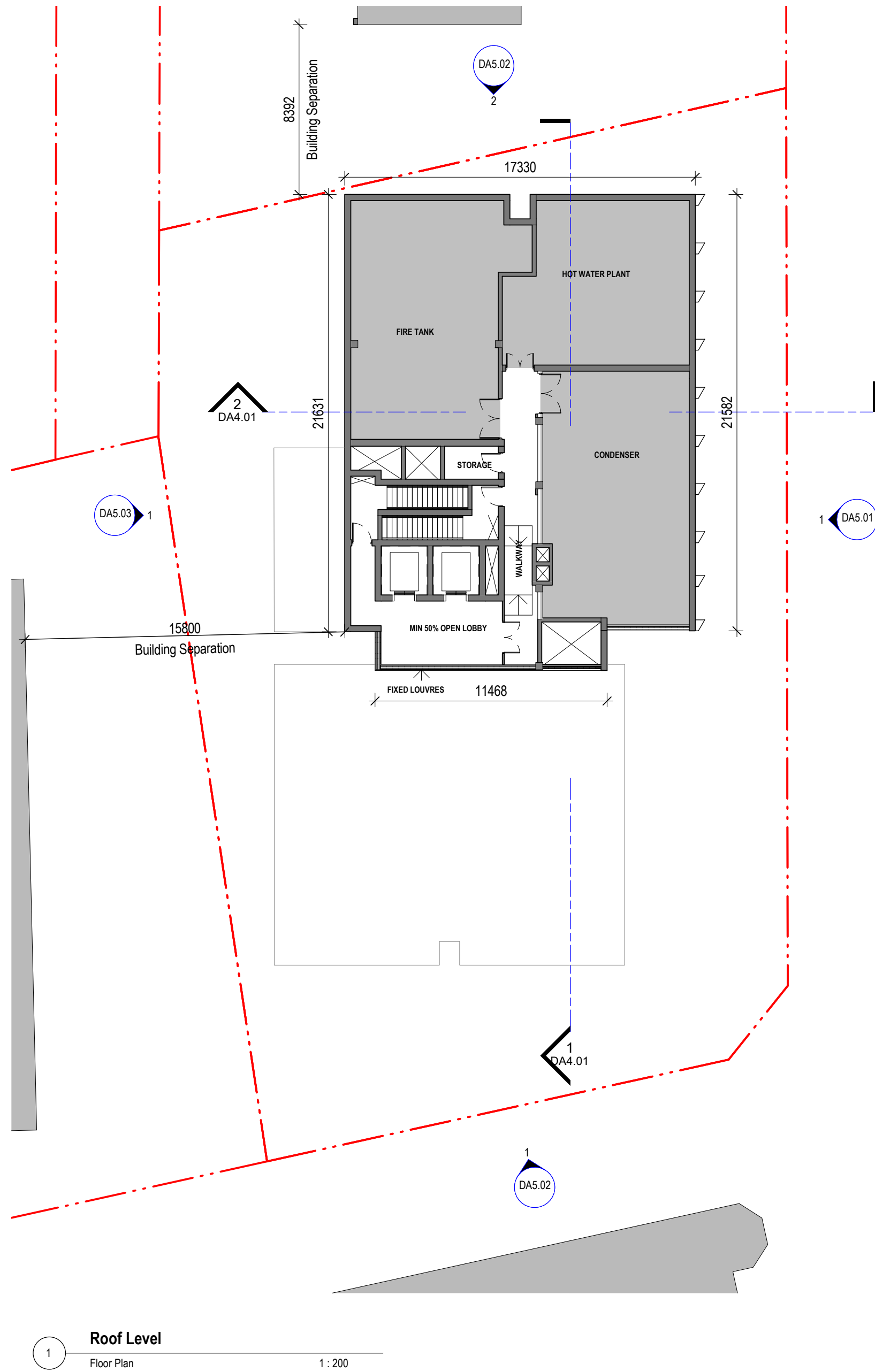
REVISION
C
DRAWN BY
ZD
CHECKED BY
AA
NORTH

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
OSE = Oil Separator
OSD = On-Site Detention (Tank)
RF = Mechanical Refrigerant Riser
SP = Stair Pressurisation Riser
TH = Tower Main Hydraulic Riser
WC = Water Closet

ROOMS LEGEND:

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



NOT FOR CONSTRUCTION

- NOTES:
- (C) Antoniades Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniades Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniades Architects Pty Ltd and the instructing party.
 - All dimensions in millimeters unless otherwise shown.
 - Use figured dimensions only.
 - Do not scale from drawings.
 - Check all dimensions on site prior to construction.
 - To be read in conjunction with all other documents.
 - Report any discrepancies to Antoniades Architects Pty Ltd.
 - All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for information		29.10.2021
B	Issued for coordination		25.11.2021
C	Issued for DA Submission		13.12.2021

ANTONIADES
ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
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
Overall Plans
DRAWING TITLE
Roof Level / Plant Level

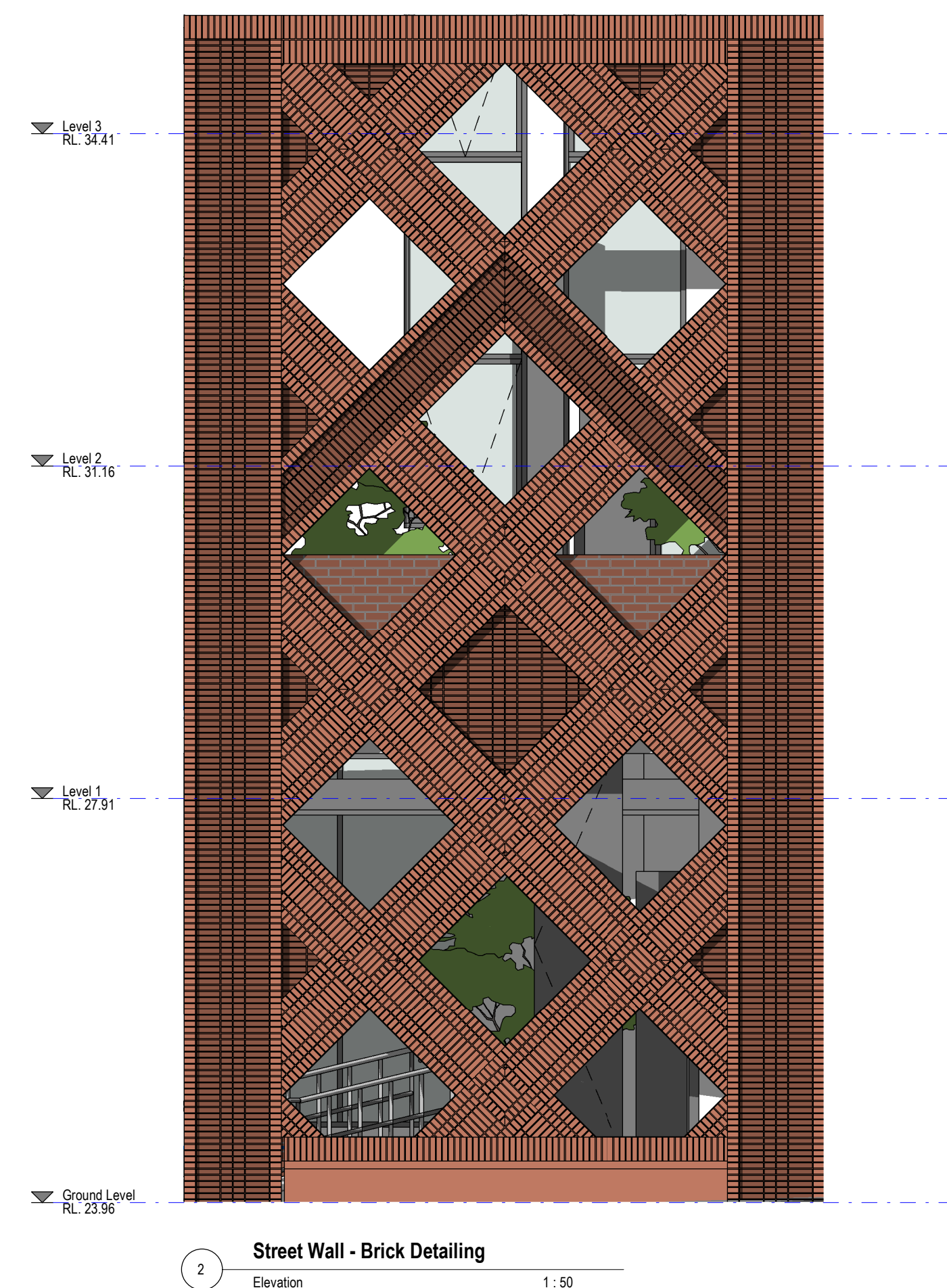
DRAWING NO.
DA3.06

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

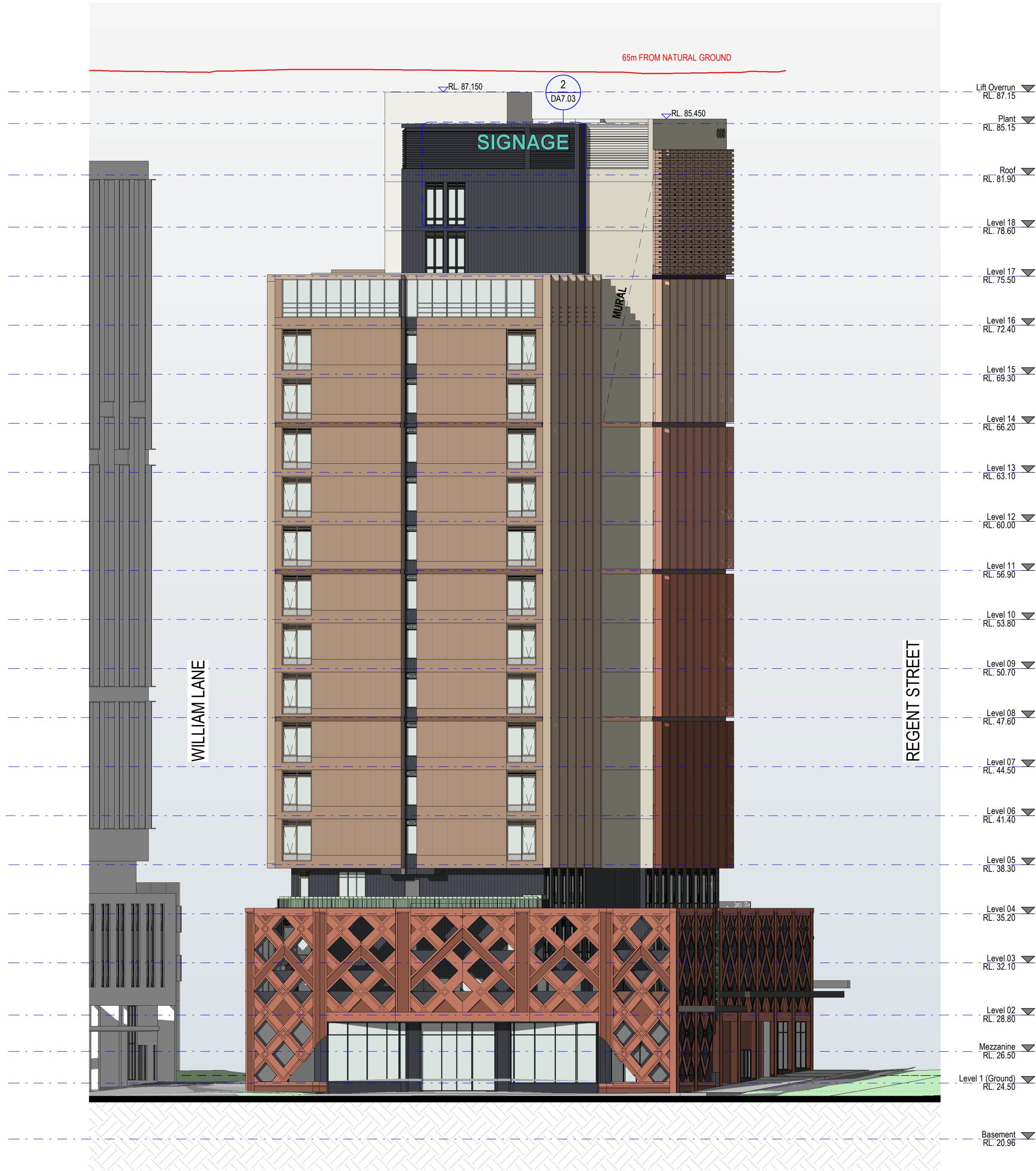
REVISION
C
DRAWN BY
ZD
CHECKED BY
AA
NORTH



- 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
OSE = 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



REVISION **C** DRAWN BY **ZD**
CHECKED BY **AA**



1 Margaret St Elevation
Elevation 1 : 200



2 North Elevation
Elevation 1 : 200

NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniaades Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniaades Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniaades Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniaades Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for information		29.10.2021
B	Issued for coordination		25.11.2021
C	Issued for DA Submission		13.12.2021

ANTONIAADES
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

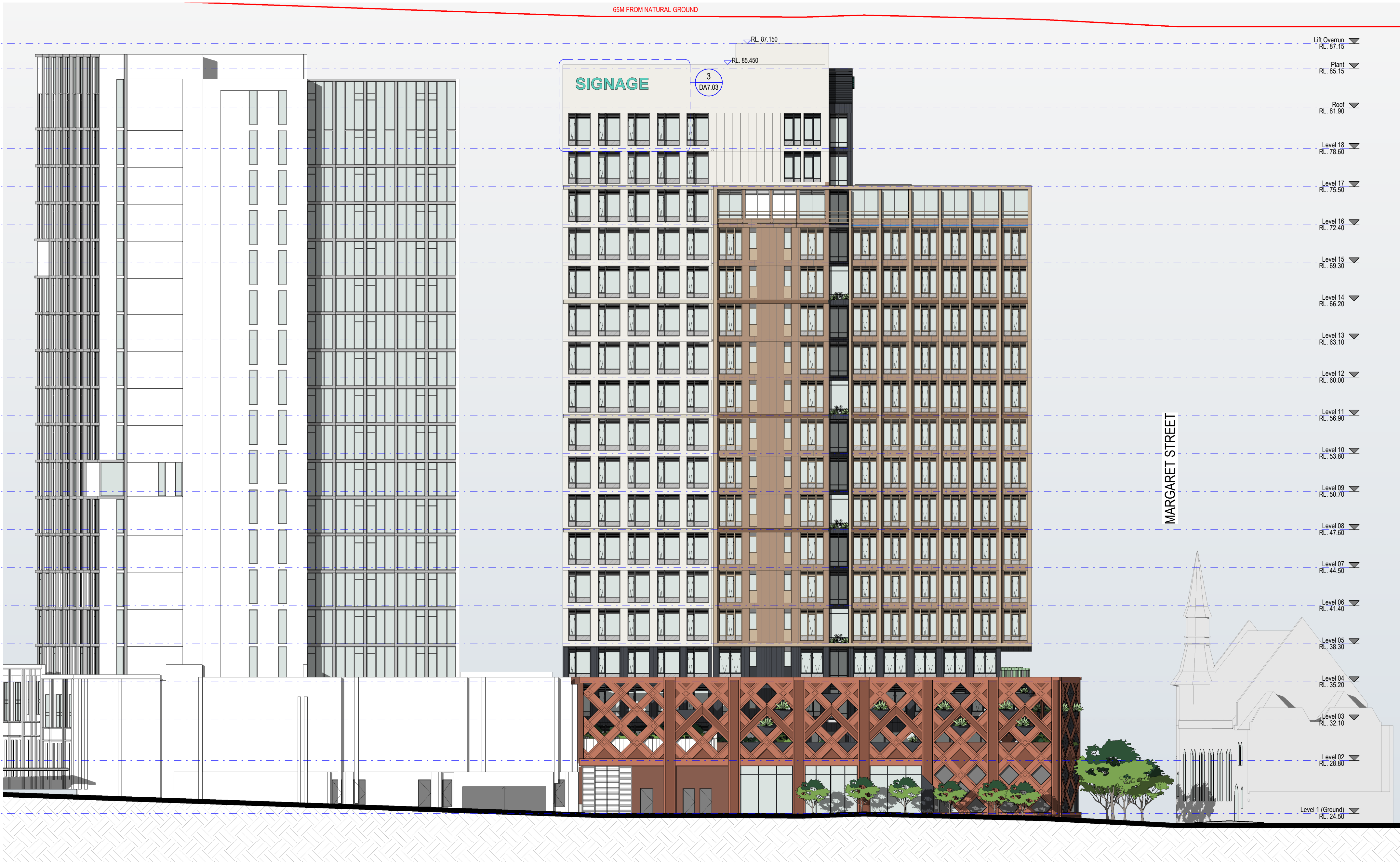
DRAWING SERIES
Elevations

DRAWING TITLE
Northern Elevation + Southern
Elevation

DRAWING NO.
DA5.02

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

REVISION
C
DRAWN BY
ZD
CHECKED BY
AA



NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniadès Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniadès Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniadès Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniadès Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for information		29.10.2021
B	Issued for coordination		25.11.2021
C	Issued for DA Submission		13.12.2021

ANTONIADES
ARCHITECTS

...

www.antonιάdes.com.au
ACN 129 731 559

Nominated Architect: Andreas Antonιάdes
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
Elevations

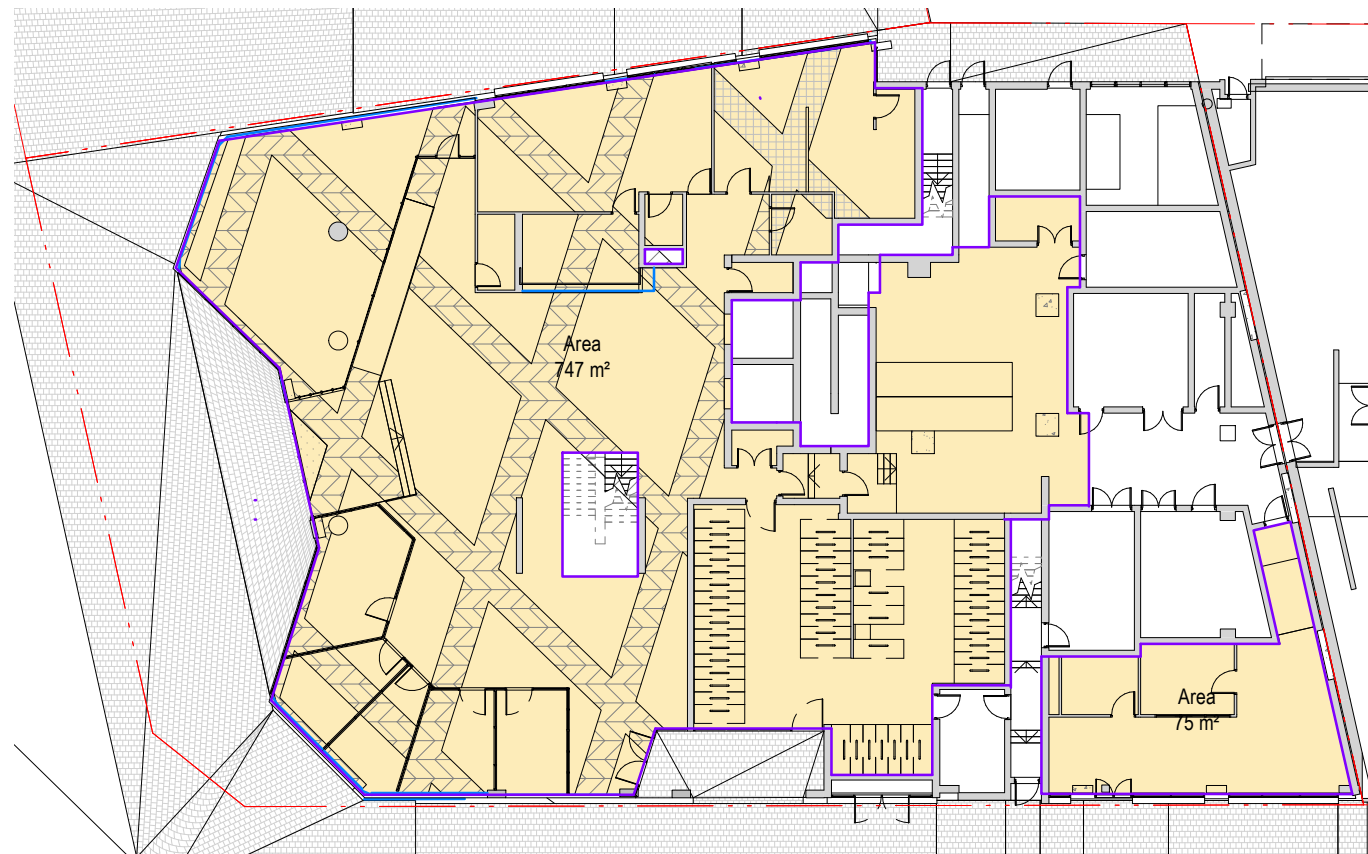
DRAWING TITLE
William Ln - Elevation

DRAWING NO.
DA5.03

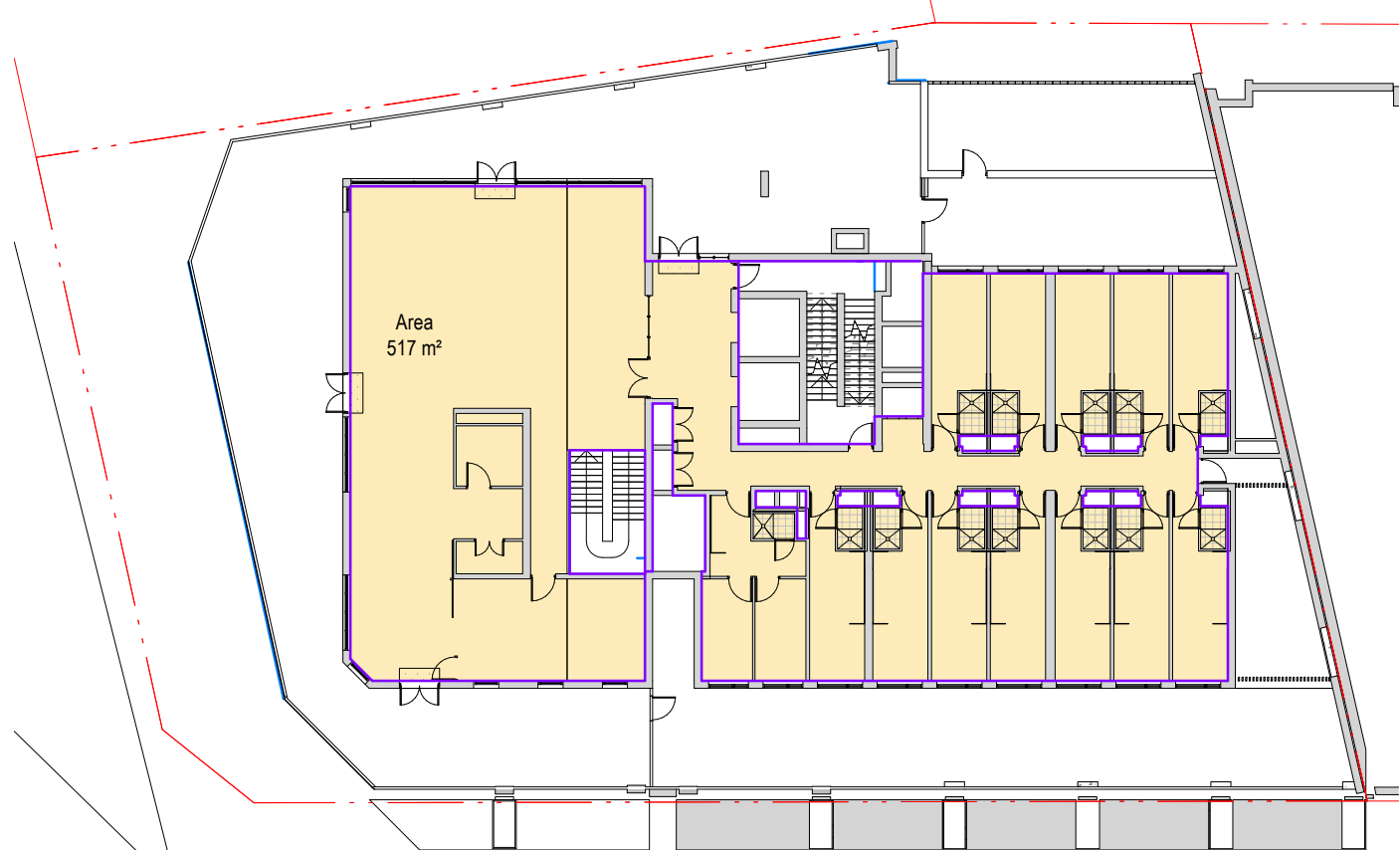
SCALE
1 : 200
0m 4 8 10m
Scale 1:200

REVISION
C

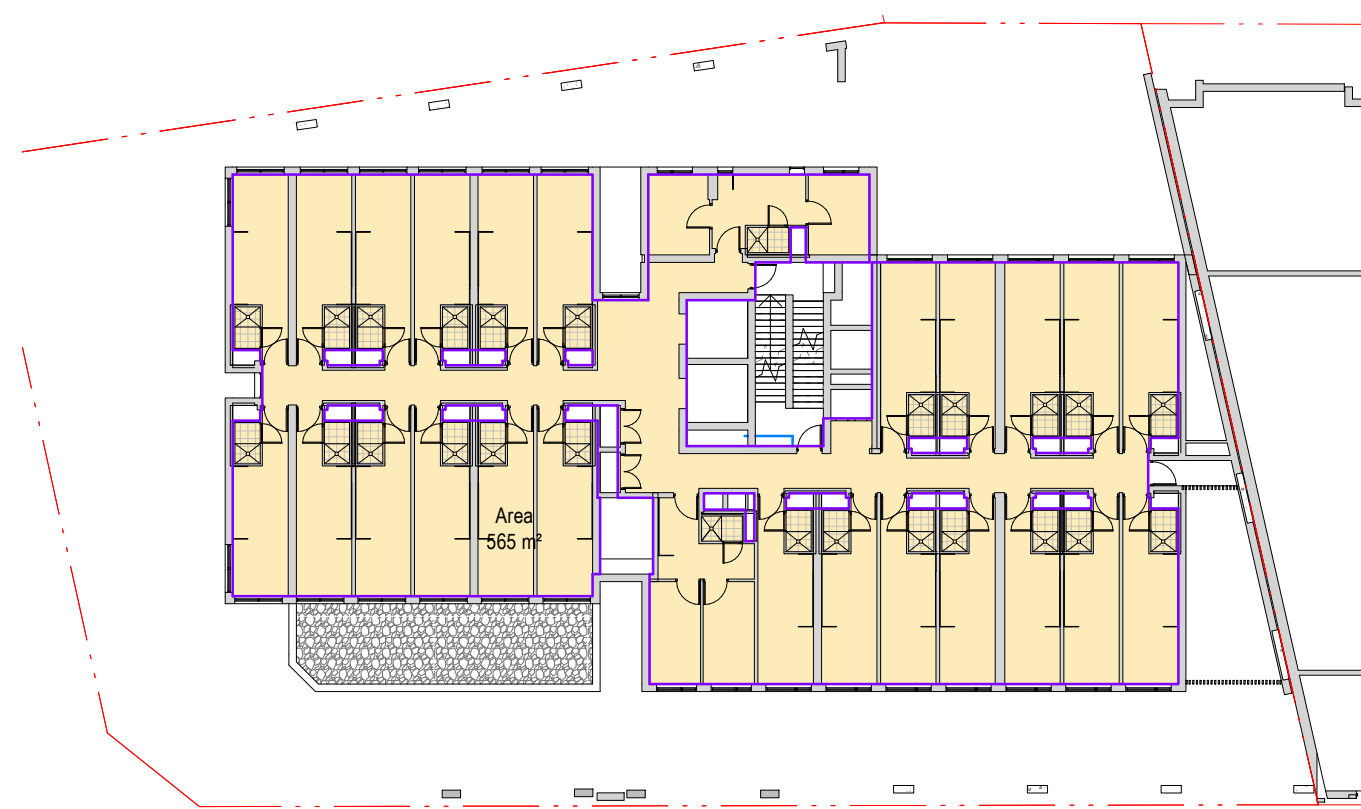
DRAWN BY
ZD
CHECKED BY
AA



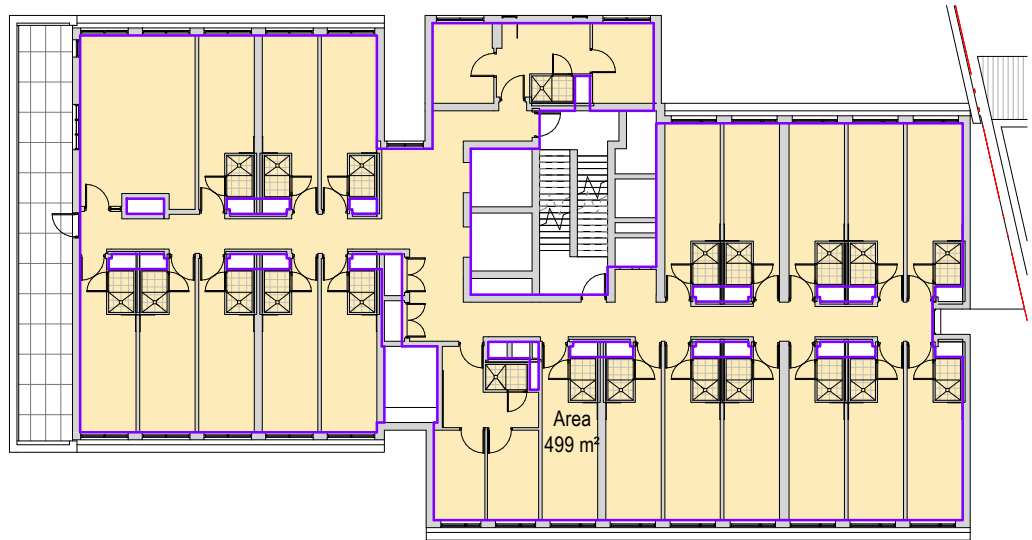
1 Level 1 (Ground)
Area Plan 1:300



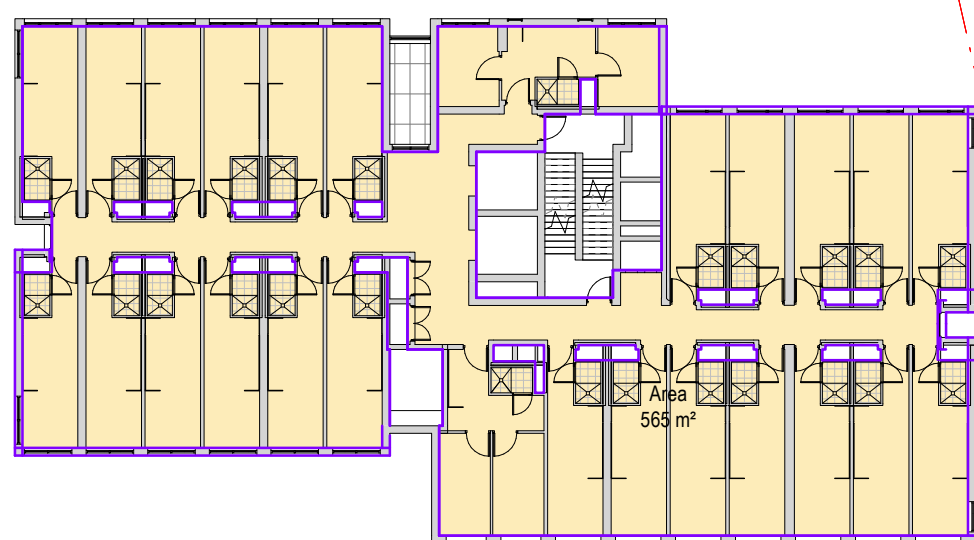
2 Level 02
Area Plan 1:300



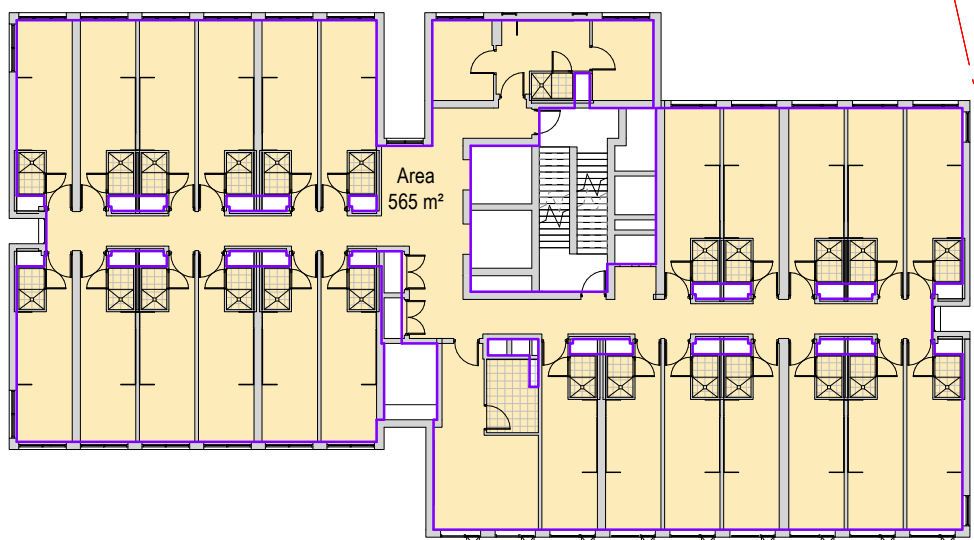
3 Level 03
Area Plan 1:300



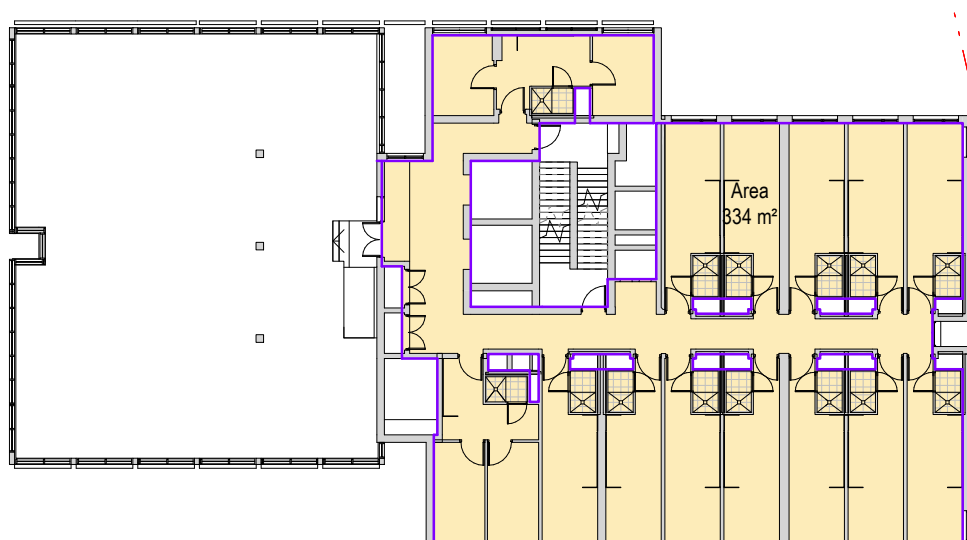
4 Level 04
Area Plan 1:300



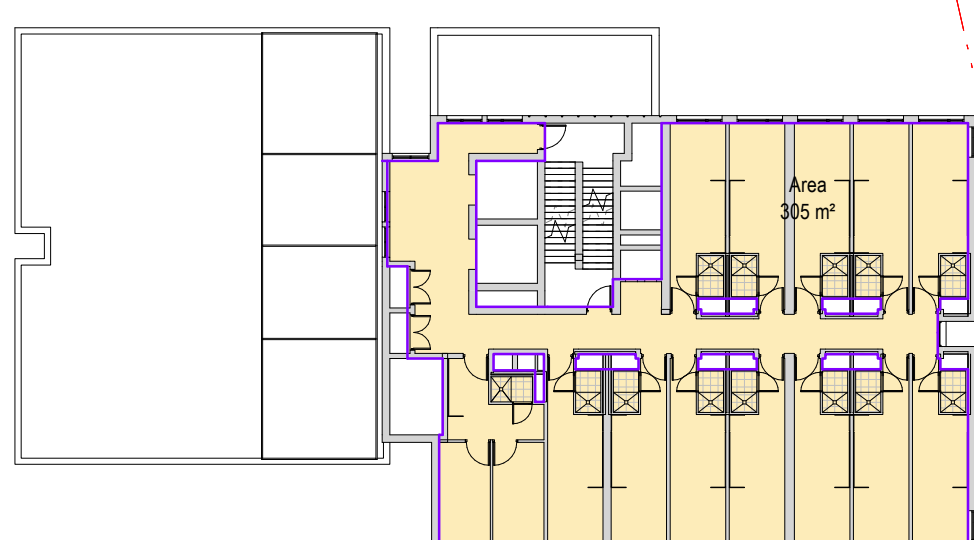
5 Level 05 - 08 - Typical
Area Plan 1:300



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	822							394		
Level 02	517	7	5	1	0	14	186	237	424	157
Level 03	565	24	0	2	0	28				
Level 04	499	0	20	2	0	24	30			37
Level 05	565	24	0	2	0	28				6
Level 06	565	24	0	2	0	28				
Level 07	565	24	0	2	0	28				
Level 08	565	24	0	2	0	28				6
Level 09	565	24	0	1	1	27				
Level 10	565	24	0	1	1	27				
Level 11	565	24	0	1	1	27				6
Level 12	565	24	0	1	1	27				
Level 13	565	24	0	1	1	27				
Level 14	565	24	0	1	1	27				6
Level 15	565	24	0	1	1	27				
Level 16	334	12	0	2	0	16		240	240	
Level 17	305	12	0	1	0	14				
Level 18	305	12	0	1	0	14				
Total							610	477	725	157

Total Rooms	331	25	24	7
Beds	331	25	48	7
Total Beds %	81%	6%	12%	2%
Total Beds	411			

Total per bed 1.5

Proposed		Control	
GFA	9562	GFA	9562
FSR	7	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

NOTES:

- (C) Antoniades Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniades Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniades Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniades Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for coordination		19.05.2021
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

ANTONIADES
ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
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
General Information
DRAWING TITLE
Project Data Schedule

DRAWING NO.
DA6.01

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

REVISION
E
DRAWN BY
ZD
CHECKED BY
AA



1 SD-JUNE 9AM
Floor Plan 1 : 1000



2 SD-JUNE 10AM
Floor Plan 1 : 1000



3 SD-JUNE 11AM
Floor Plan 1 : 1000



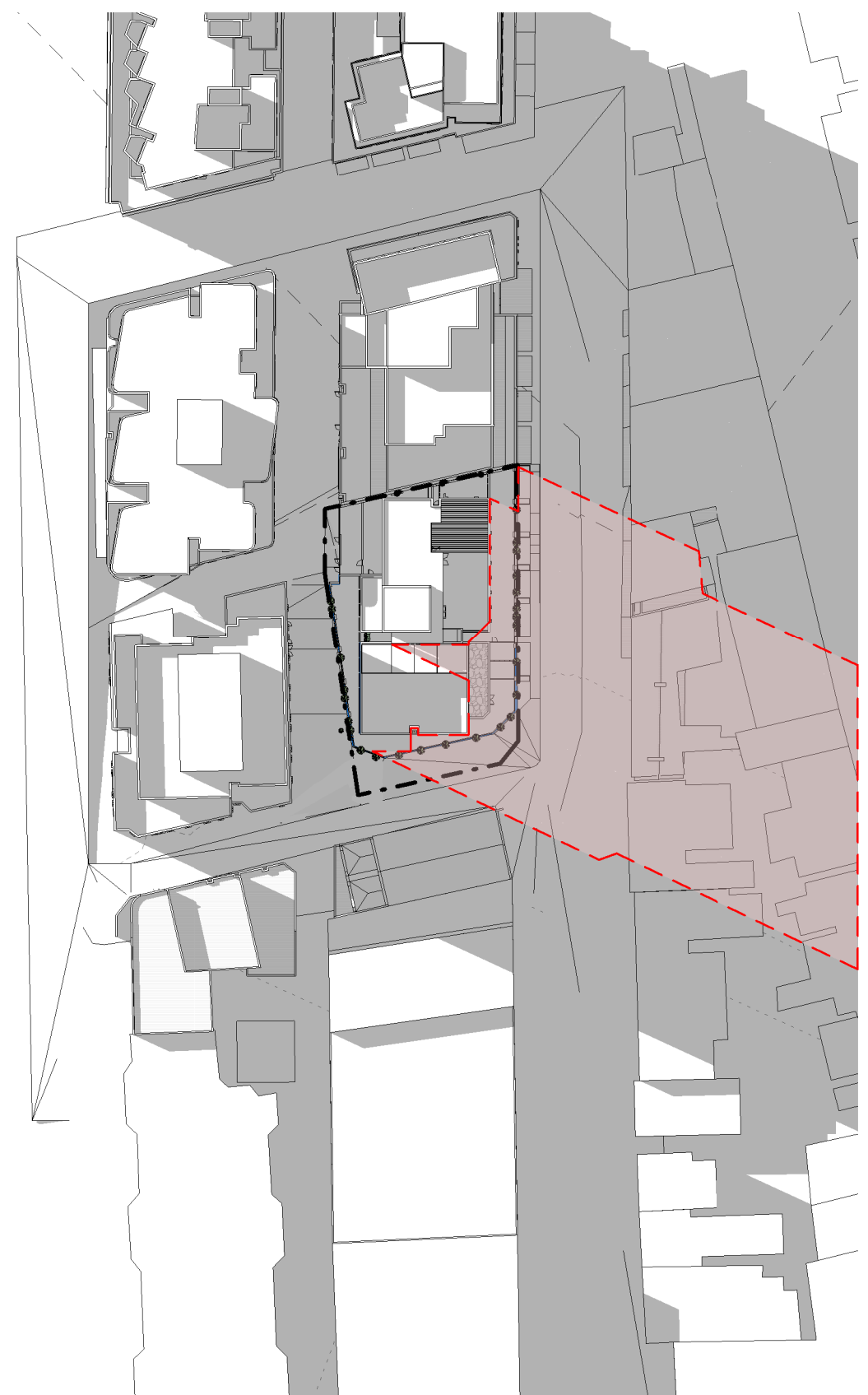
4 SD-JUNE 12PM
Floor Plan 1 : 1000



5 SD-JUNE 01PM
Floor Plan 1 : 1000



6 SD-JUNE 02PM
Floor Plan 1 : 1000



7 SD-JUNE 03PM
Floor Plan 1 : 1000

NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniades Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniades Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniades Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniades Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION
A	Issued for coordination
B	Issued for DA Submission

BY	DATE
	25.11.2021
	13.12.2021

ANTONIADES
ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
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 2021

DRAWING NO.
DA6.02

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

REVISION
B

DRAWN BY
ZD
CHECKED BY
AA

NORTH



NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniadēs Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniadēs Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniadēs Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniadēs Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for DA Submission		13.12.2021

ANTONIADES
ARCHITECTS

...

www.antoniadēs.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniadēs
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

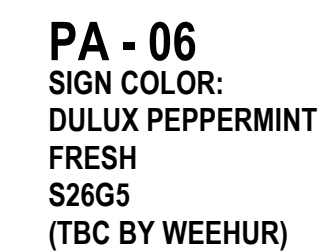
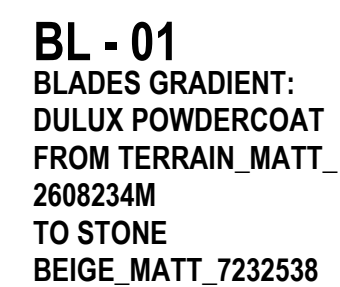
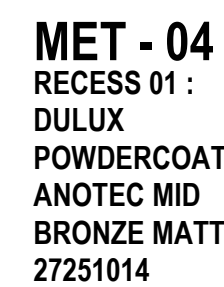
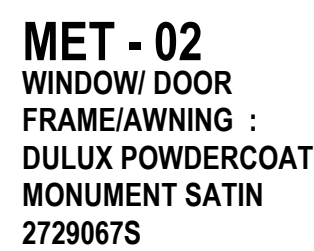
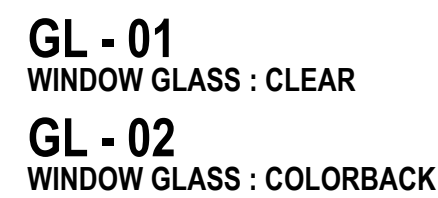
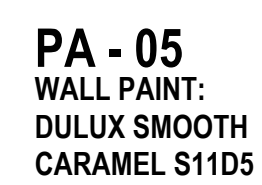
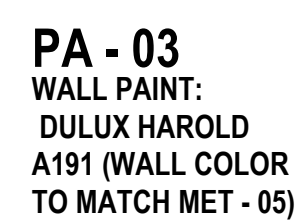
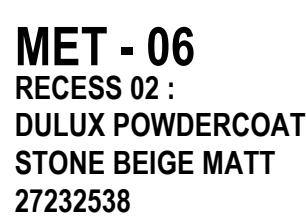
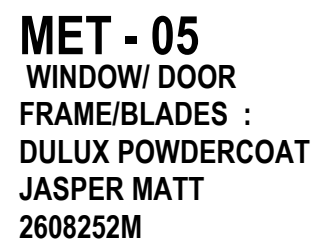
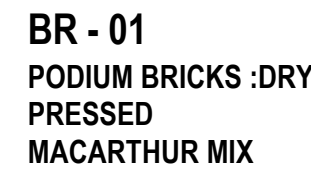
PROJECT NO.
20009DA
PROJECT
REGENT STREET
ADDRESS
104-116 REGENT STREET
CLIENT
WEE HUR

DRAWING SERIES
Photomontage
DRAWING TITLE
CGIs

DRAWING NO.
DA7.01
SCALE
NTS

REVISION
A
DRAWN BY
ZD
CHECKED BY
AA
NORTH

@A1



3. WILLIAM LN
SIGNAGE
(ROOF LEVEL)

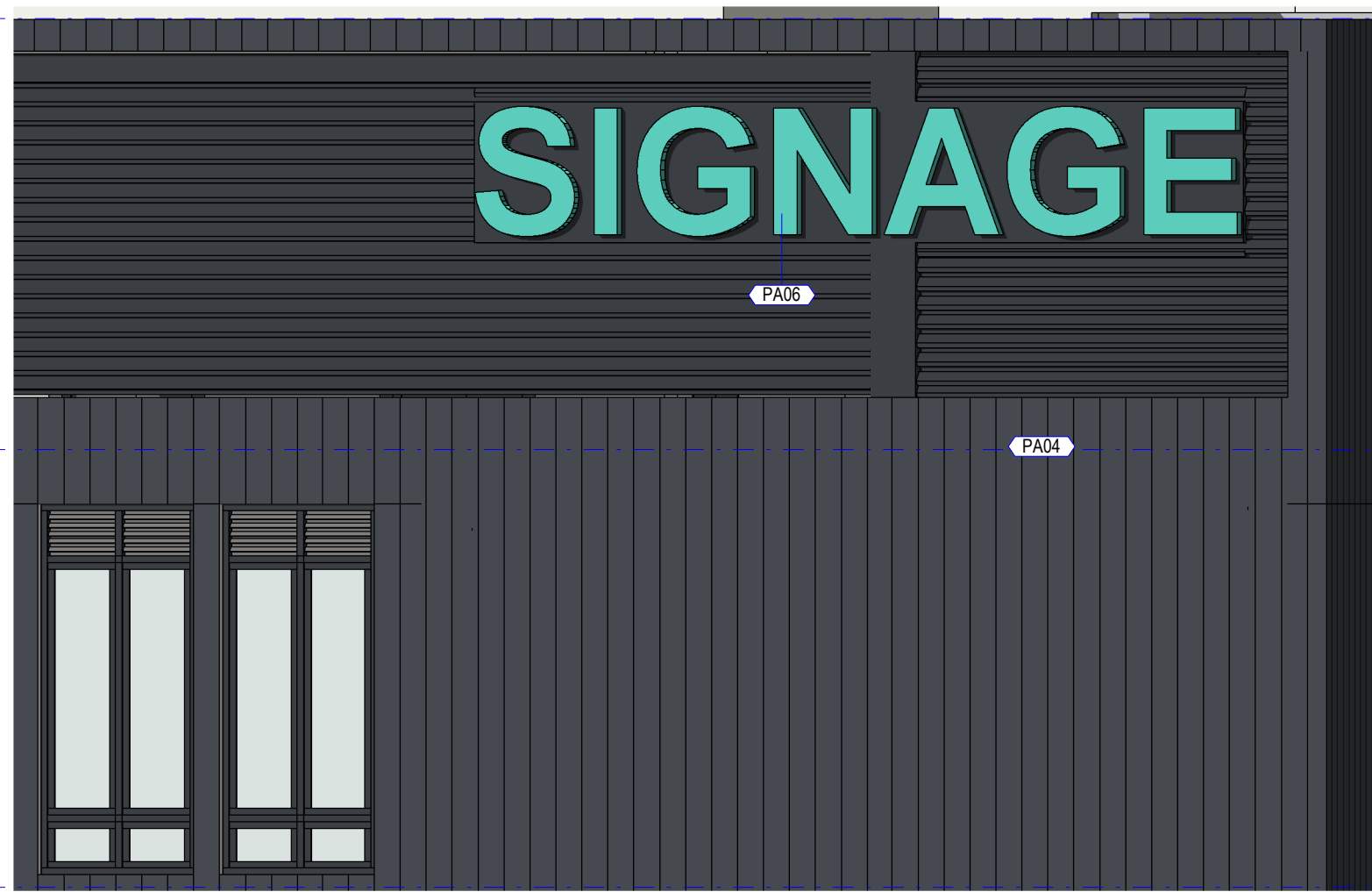
104-116
REGENT ST

1. REGENT ST SIGNAGE
(ENTRY LEVEL)

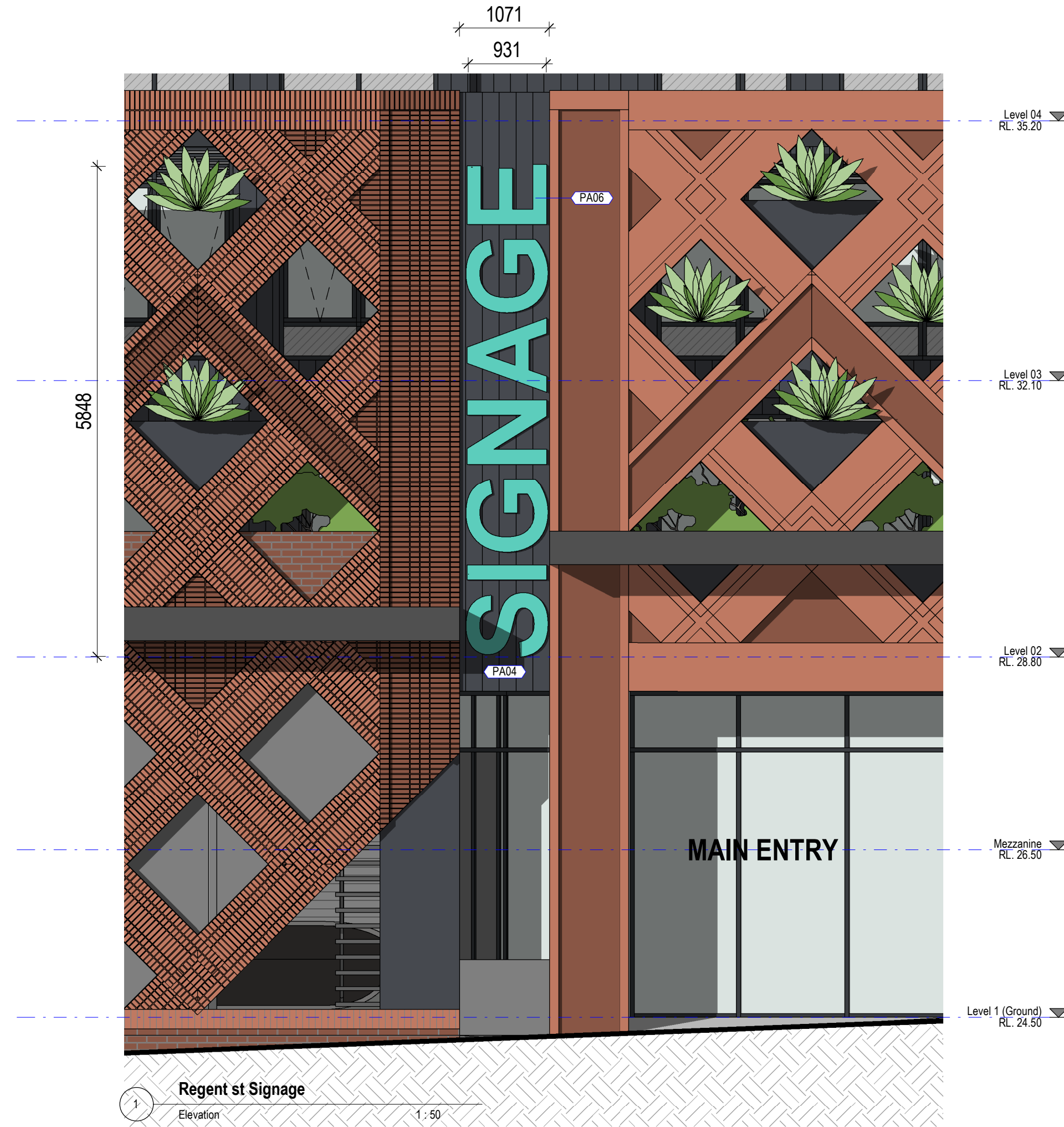
2. MARGARET ST SIGNAGE
(LEVEL 18)

5 Signage location
Floor Plan 1:200

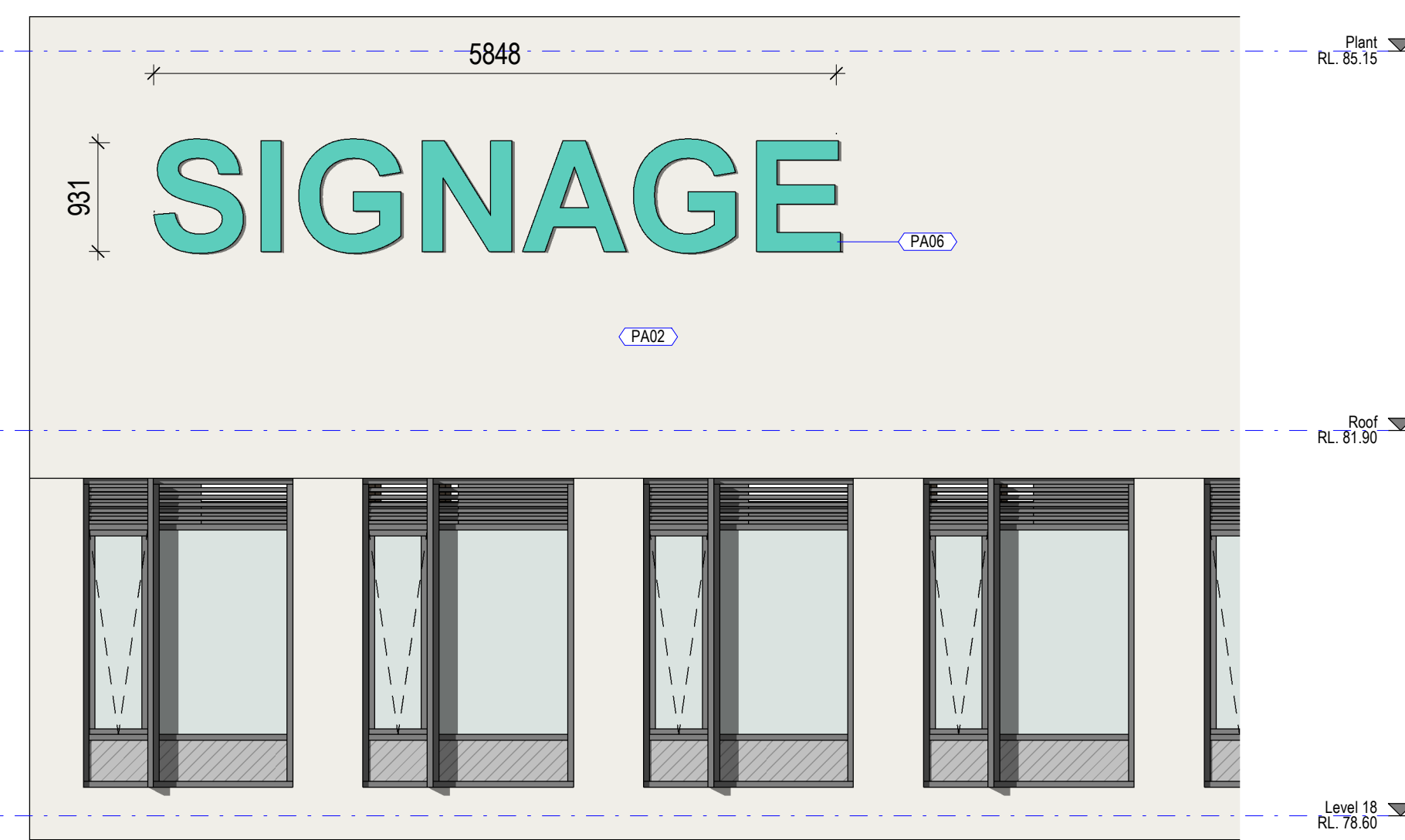
5848



2 Margaret St Signage
Elevation 1:50



1 Regent st Signage
Elevation 1:50



3 William Lane Signage
Elevation 1:50

WORK IN PROGRESS

NOTES:

- (C) Antoniadès Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniadès Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniadès Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniadès Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

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

ANTONIADES
ARCHITECTS

www.antoniadès.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniadès
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

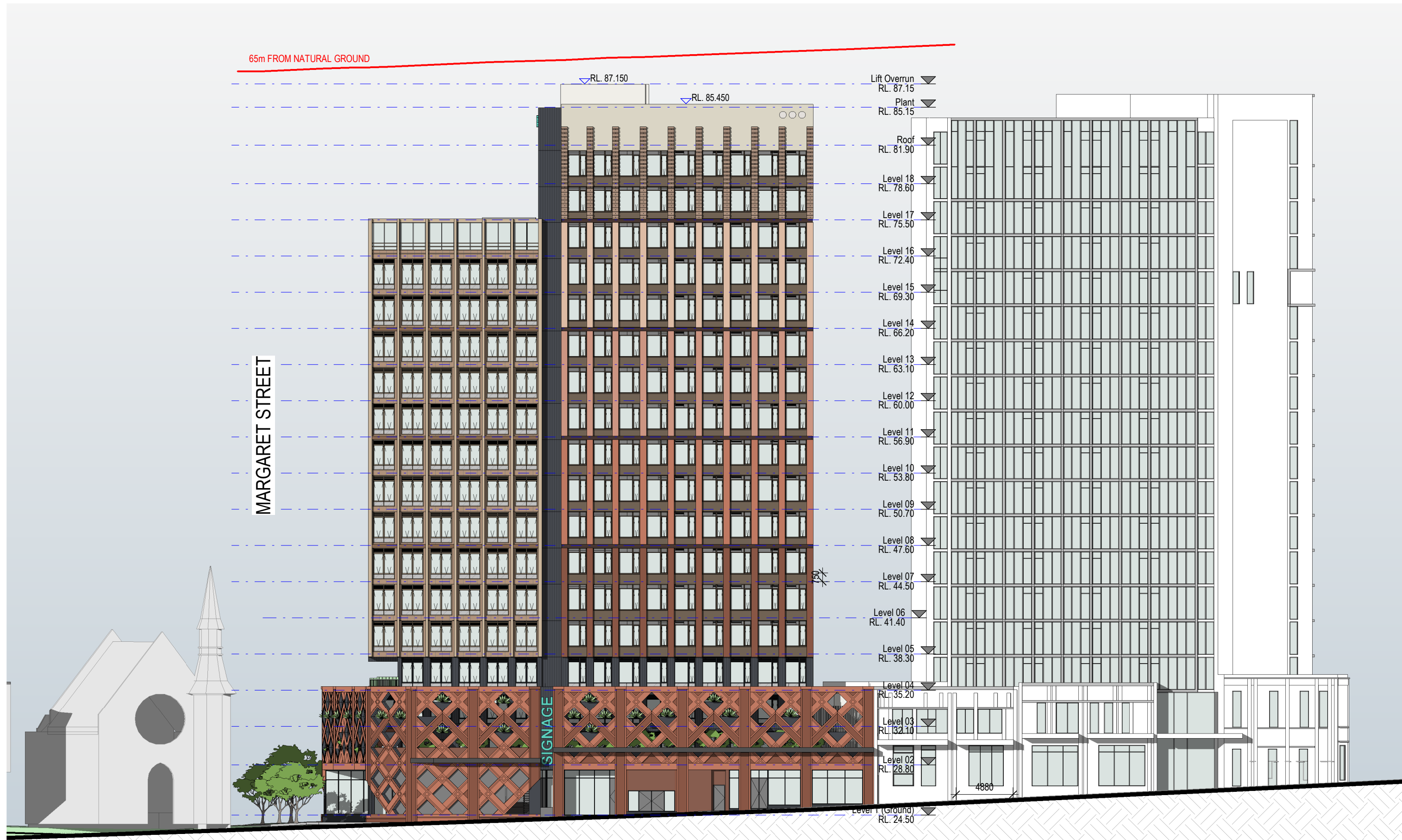
0m 1 2 2.5m
Scale 1:50

REVISION
B

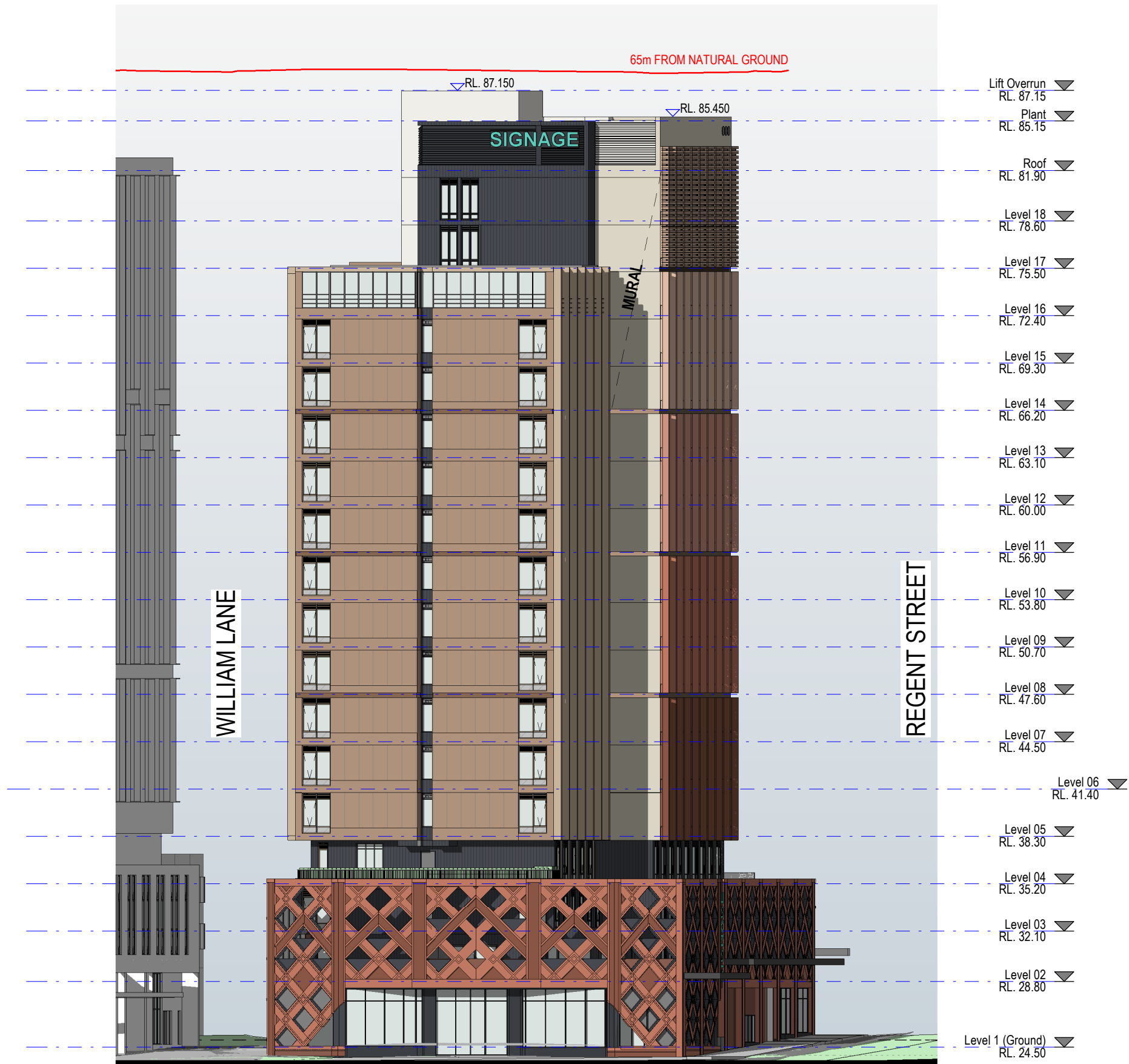
DRAWN BY
ZD

CHECKED BY
AA

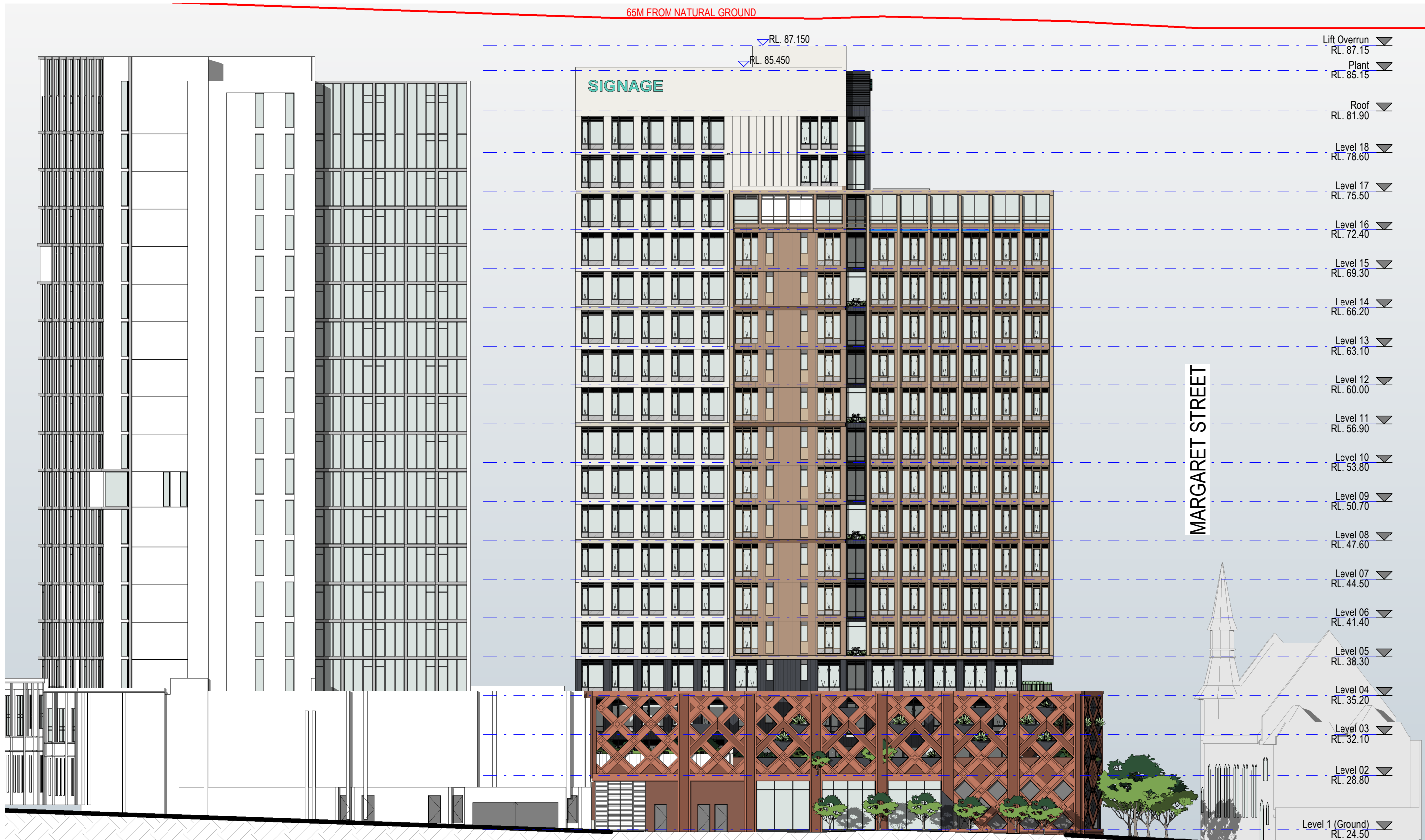
NORTH



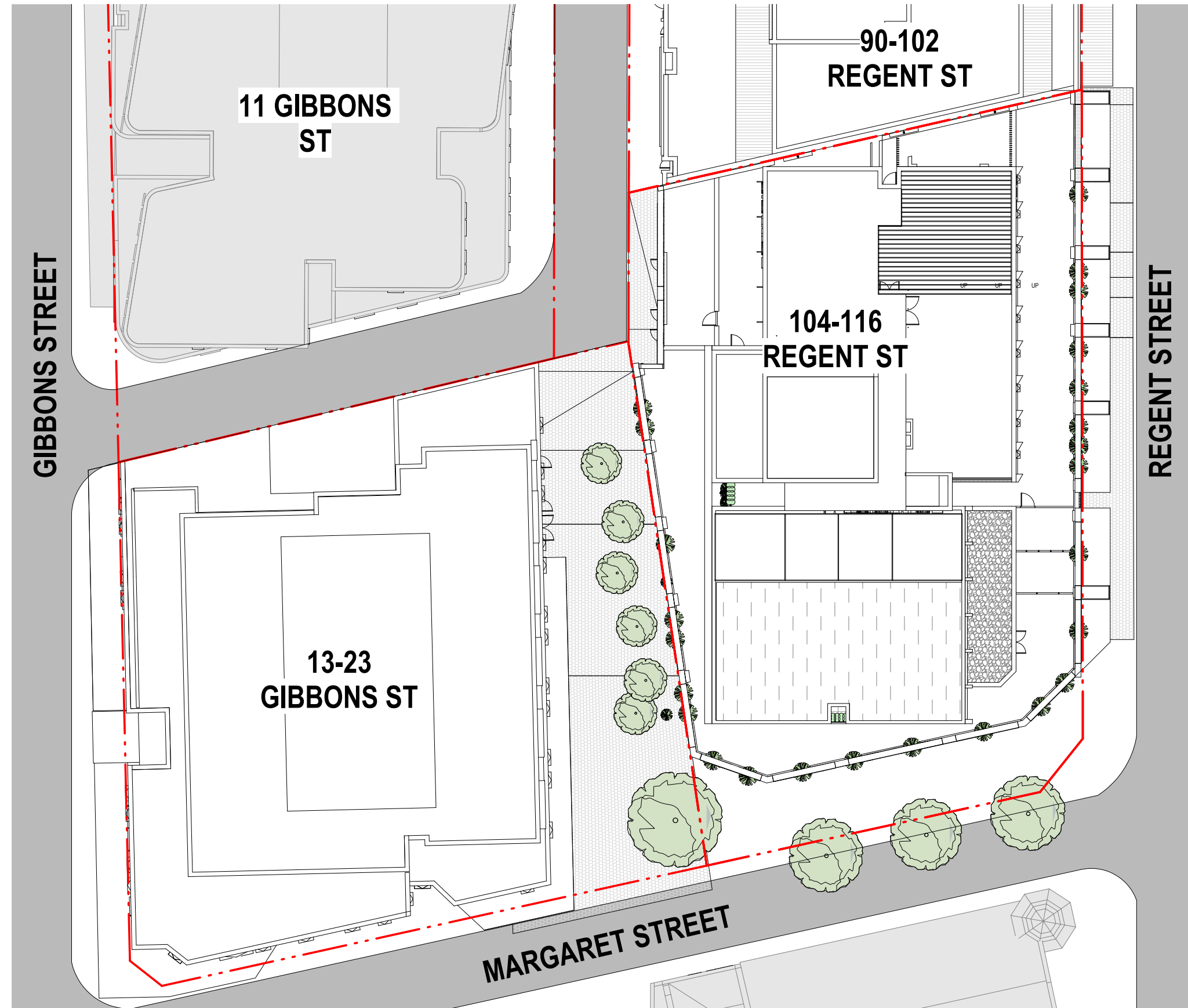
1
Regent st Elevation
Elevation
1:300



2
South Elevation - Margaret St
Elevation
1:300



3
William Lane - Notification
Elevation
1:300



4
Site Plan - Notification
Floor Plan
1:300

NOT FOR CONSTRUCTION

NOTES:

- (C) Antoniaades Architects Pty Ltd all rights reserved. This work is copyright and cannot be reproduced or copied in any form or by any means without the written permission of Antoniaades Architects. Any license to use this document, whether expressed or implied is restricted to the terms of the agreement or implied agreement between Antoniaades Architects Pty Ltd and the instructing party.
- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniaades Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issued for DA Submission		13.12.2021

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
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