



Regent Street, Redfern

80-88 Regent Street

SJB Architects



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80-88 Regent Street
Redfern, NSW, 2016

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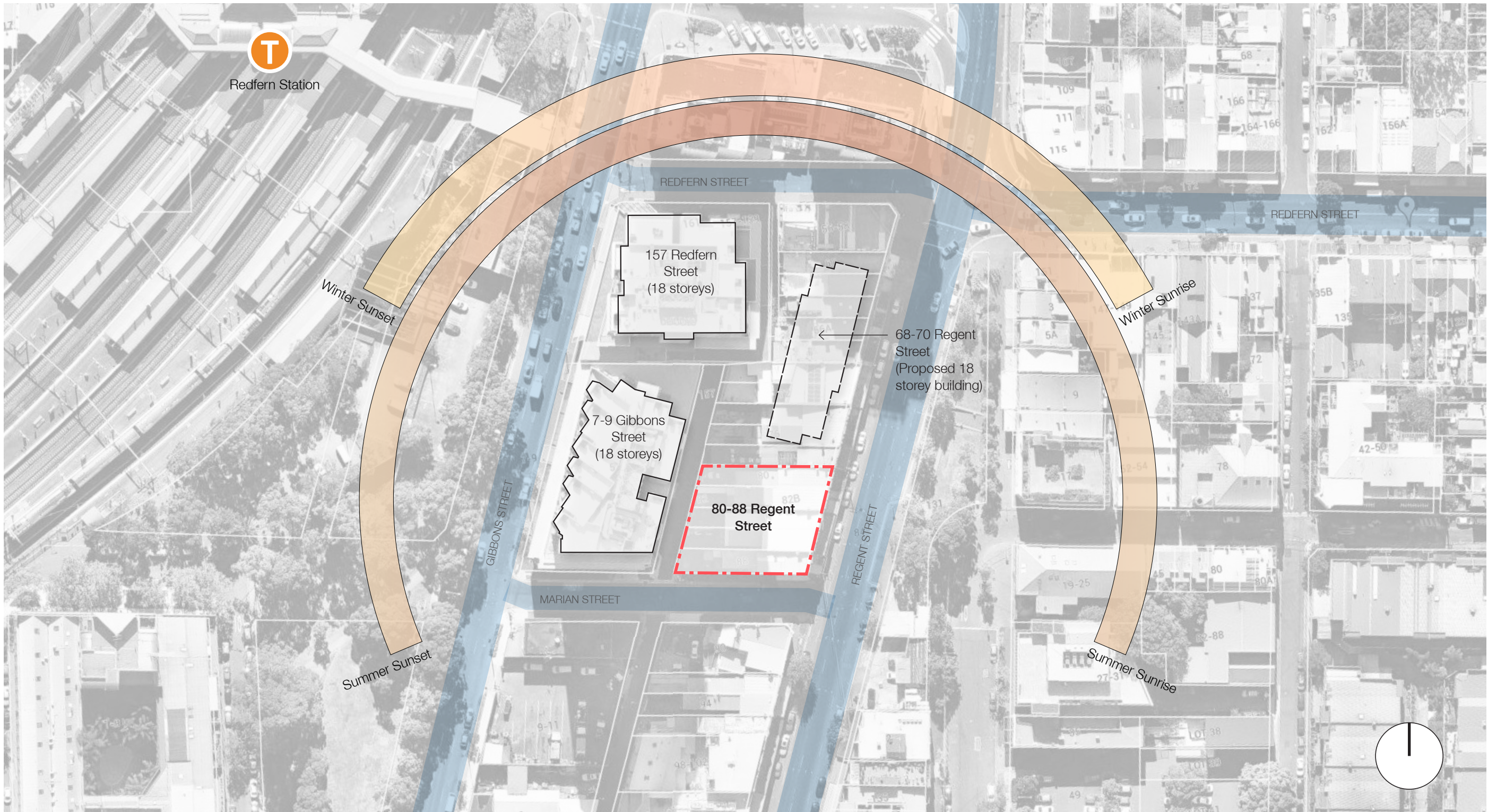
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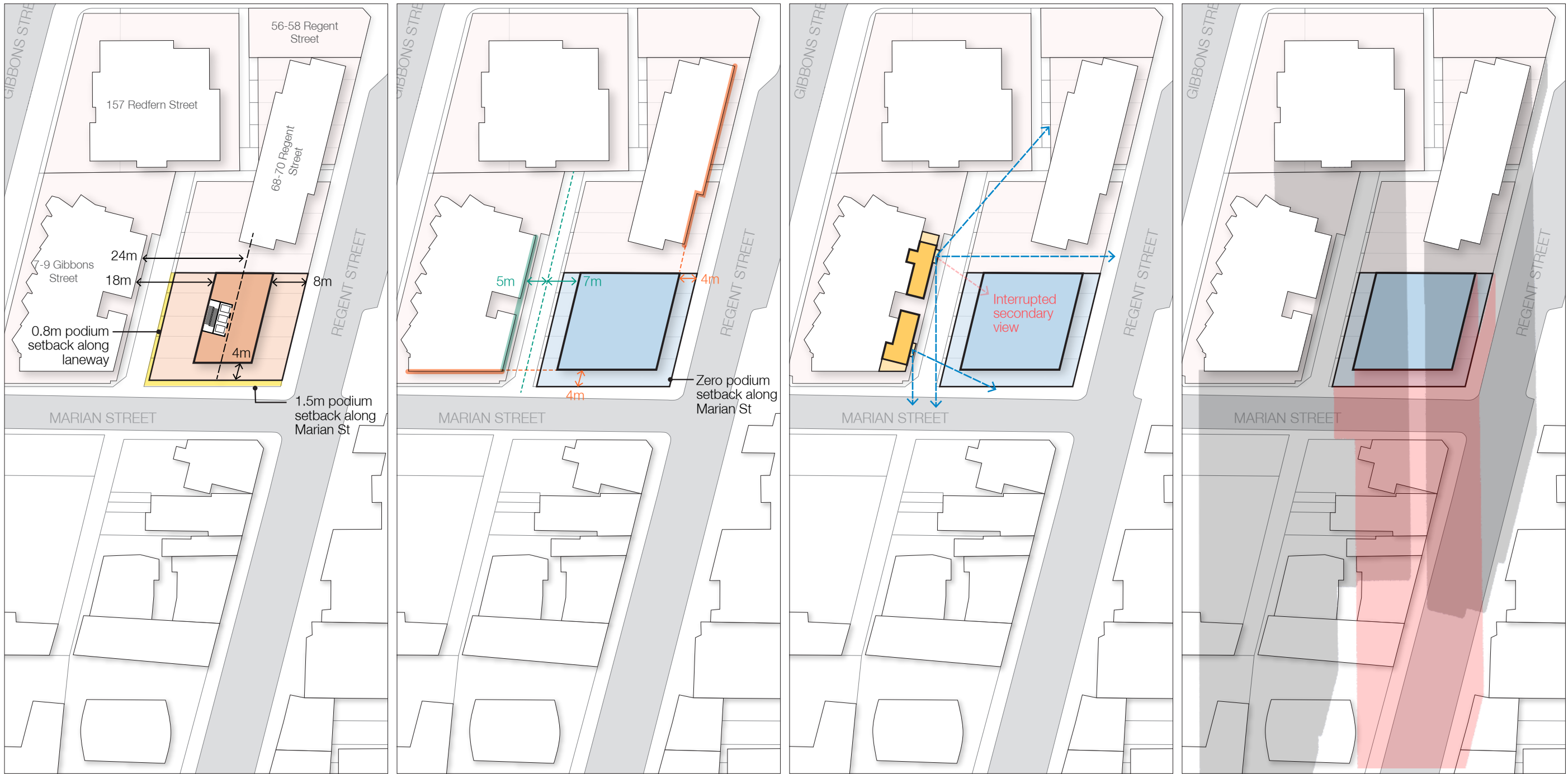
The image features a solid teal background. On the left side, there is a white decorative element consisting of a vertical rectangle and a curved shape at the top, resembling a stylized 'L' or a corner cutout.

Site Layout

1.1 Site Analysis



1.2 Site Layout



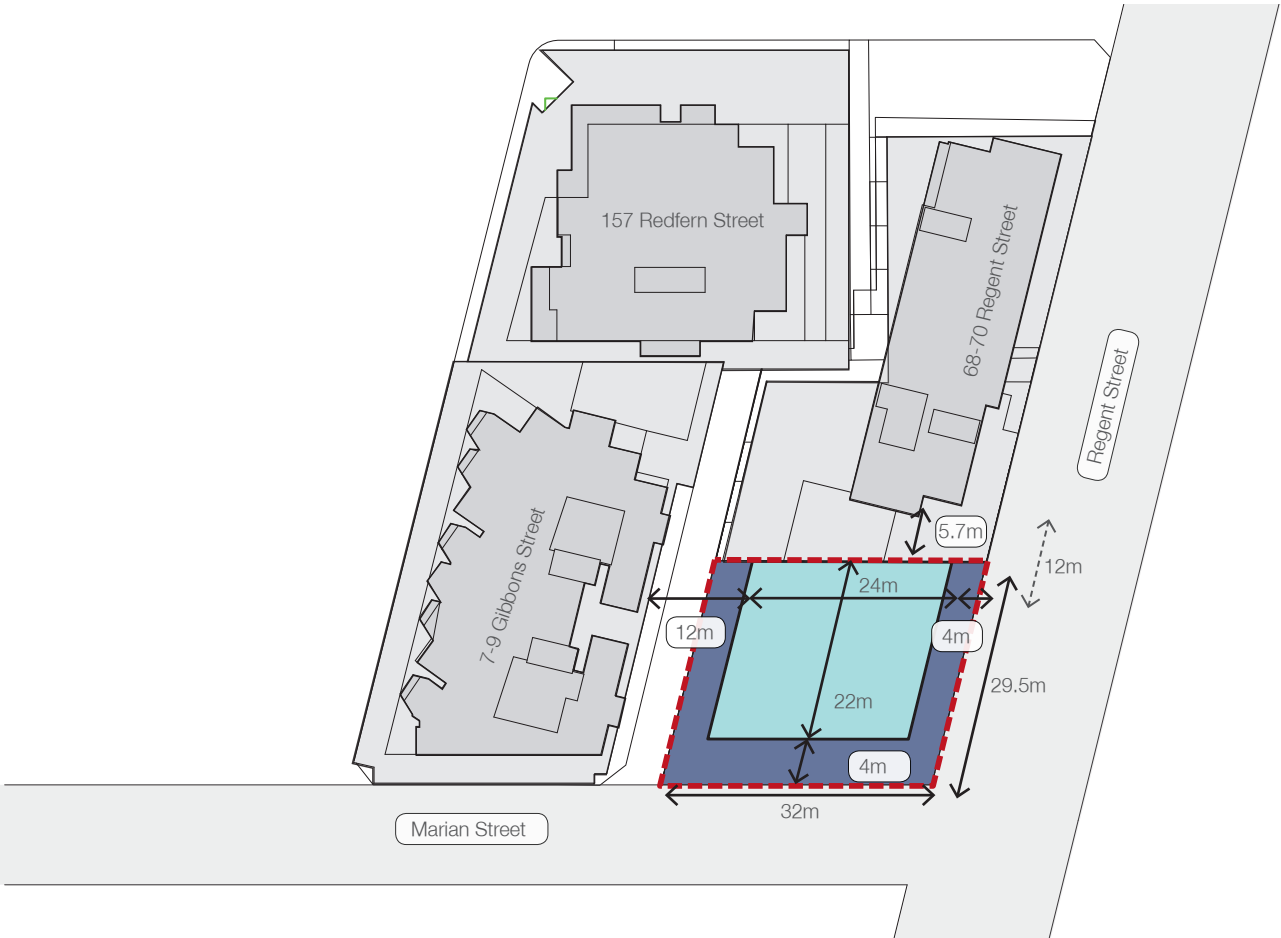
01. Existing podium and tower setbacks as per SEPP (Major Developments) and SEPP 65 results in non-developable floor plate.

02. Proposed podium and tower setbacks

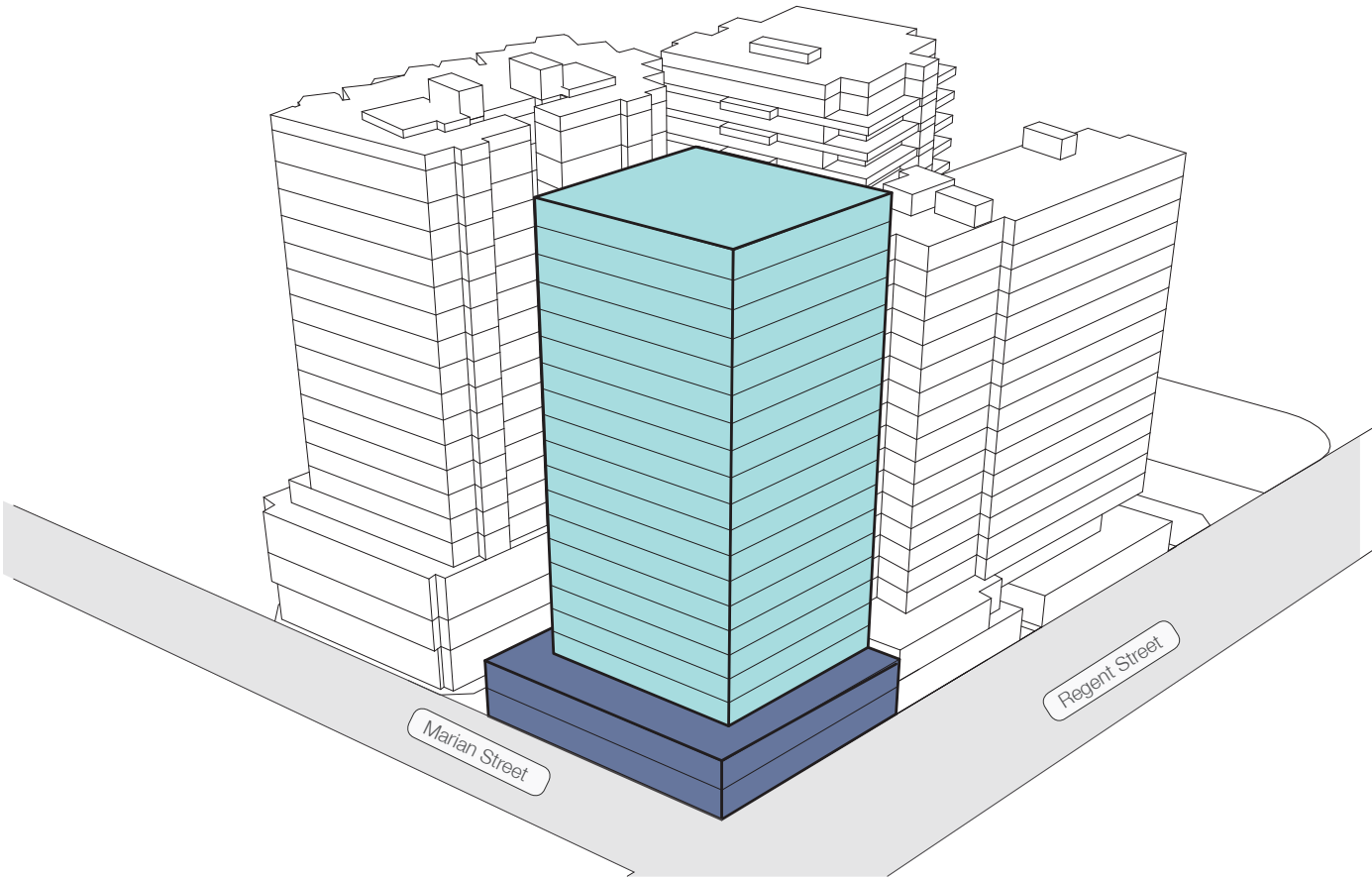
03. Neighbouring unit views

04. Shadow at 12 noon on 21 June

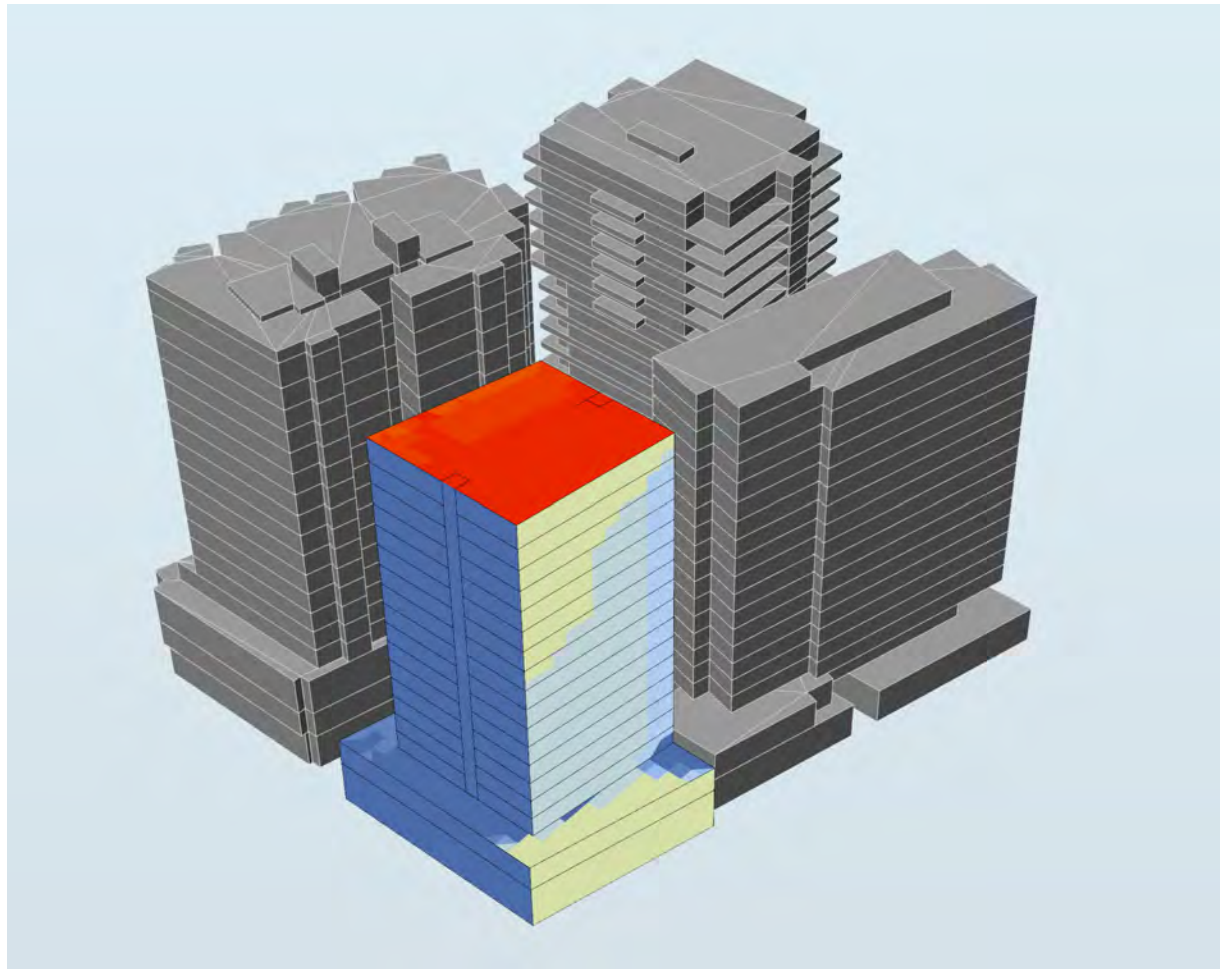
1.3 Site Layout: 12m separation 18 storeys



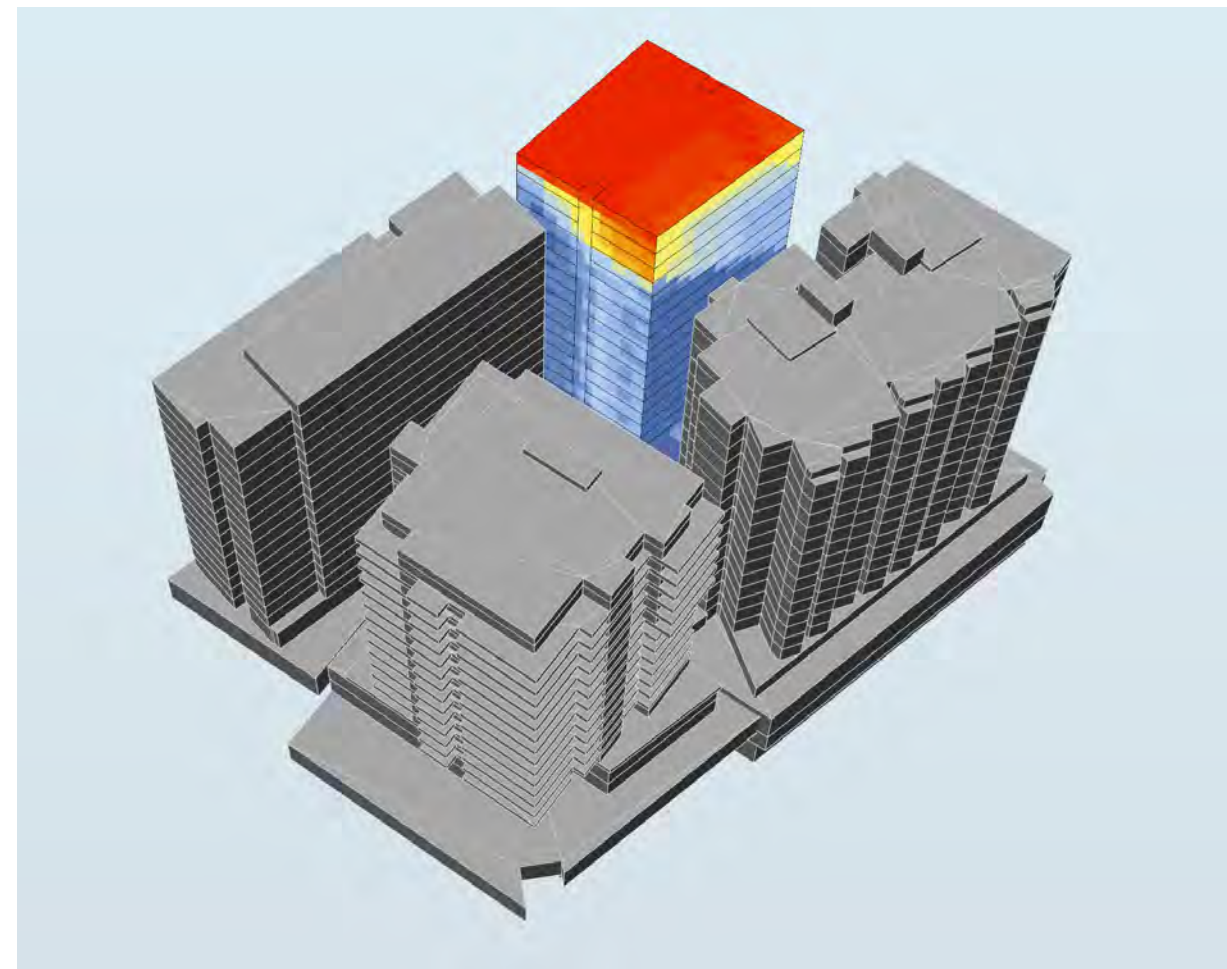
- Legend
- Tower
 - Podium
 - Site boundary



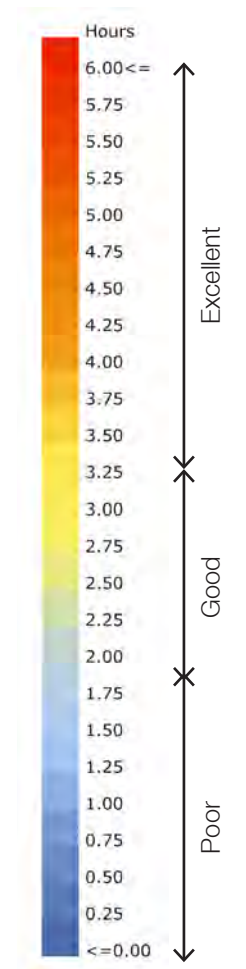
1.4 Site Layout: Solar exposure



Solar exposure on east and south facing facades, indicating good exposure on the eastern facade, and poor exposure on the southern facade.

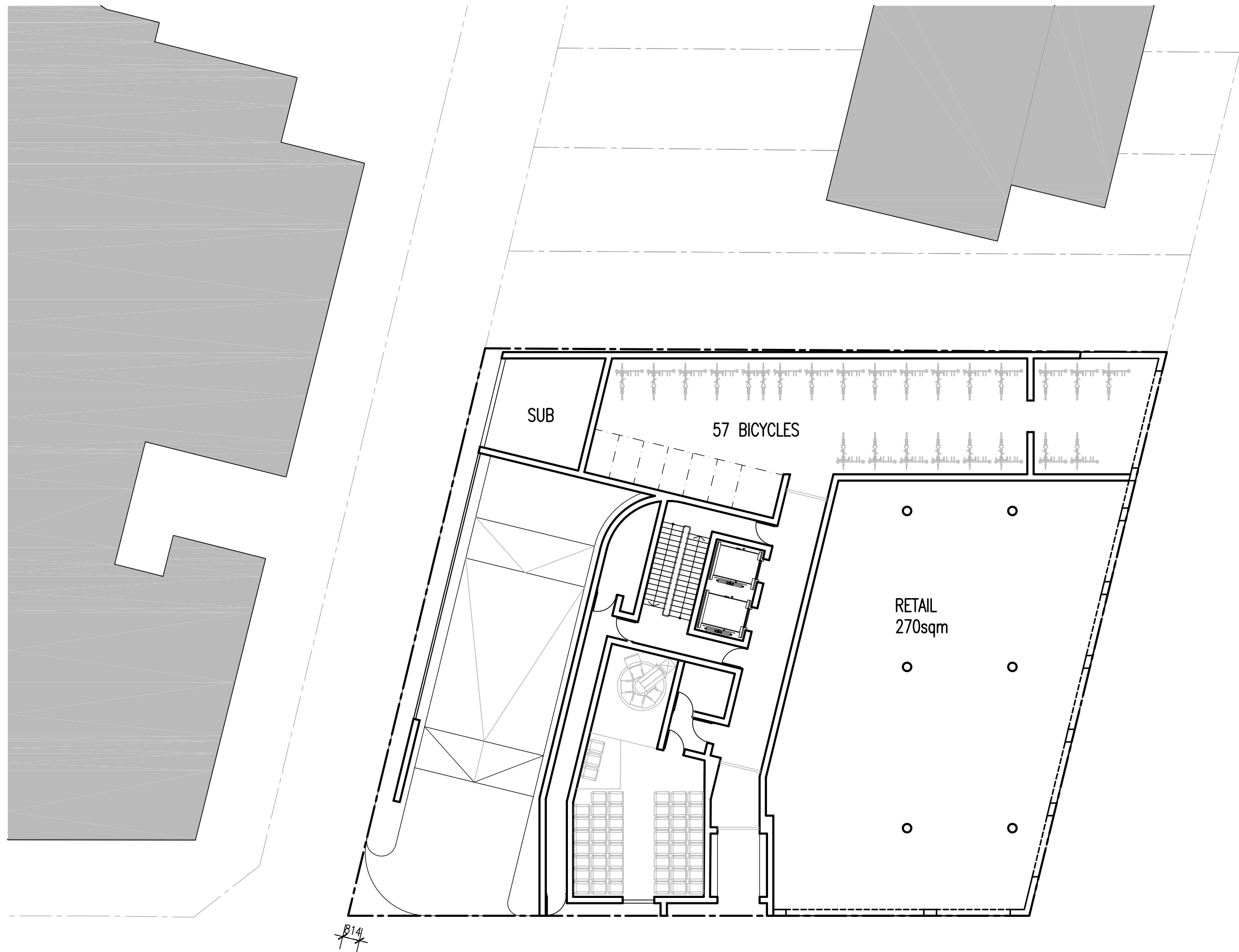


Solar exposure on west and north facing facades, indicating good to excellent exposure on both sides on upper levels.





Architecturals





Project

80-88 Regent Street,
Redfern

Drawing

Basement Typical

Date 09.04.15

Rev 03

Scale

1:200 @ A3



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Project

80-88 Regent Street,
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Drawing

Level 2-6

Date 09.04.15

Rev 03

Scale

1:200 @ A3



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Project

80-88 Regent Street,
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Drawing

Level 7

Date 09.04.15

Rev 03

Scale

1:200 @ A3



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Project

80-88 Regent Street,
Redfern

Drawing

Level 10, 13, 16

Date 09.04.15

Rev 03

Scale

1:200 @ A3



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Project

80-88 Regent Street,
Redfern

Drawing

Level 8, 9, 11, 12, 14, 15, 17

Date 09.04.15

Rev 03

Scale

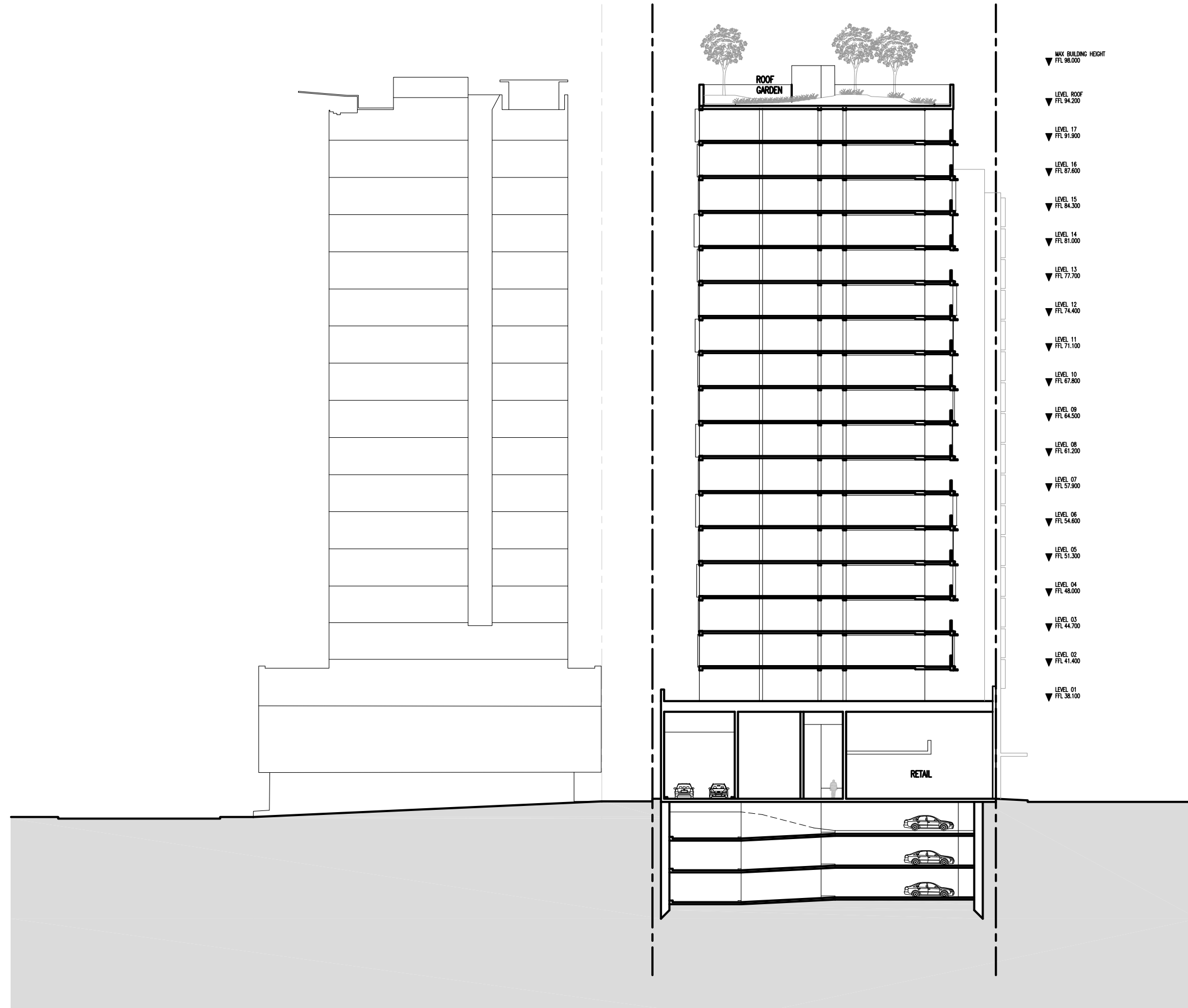
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- ▼ MAX. BUILDING HEIGHT
FFL 98.000
- ▼ LEVEL ROOF
FFL 94.200
- ▼ LEVEL 17
FFL 91.900
- ▼ LEVEL 16
FFL 87.600
- ▼ LEVEL 15
FFL 84.300
- ▼ LEVEL 14
FFL 81.000
- ▼ LEVEL 13
FFL 77.700
- ▼ LEVEL 12
FFL 74.400
- ▼ LEVEL 11
FFL 71.100
- ▼ LEVEL 10
FFL 67.800
- ▼ LEVEL 09
FFL 64.500
- ▼ LEVEL 08
FFL 61.200
- ▼ LEVEL 07
FFL 57.900
- ▼ LEVEL 06
FFL 54.600
- ▼ LEVEL 05
FFL 51.300
- ▼ LEVEL 04
FFL 48.000
- ▼ LEVEL 03
FFL 44.700
- ▼ LEVEL 02
FFL 41.400
- ▼ LEVEL 01
FFL 38.100





Area Schedule

Area Schedule

Area Schedule															
Project		Job No.		File No.		Rev		Approved By		Date		By			
80-88 Regent Street, Redfern		5141		12.7		7		-		08.05.15		JL			
Location		Apartment Numbers					Building Areas								
Building	Studio	1 Bed	1 Bed+Study	2 Bed	2 Bed+Study	3 Bed	Retail/ Commercial	Ancillary Ground	Gross Building Area (sqm)	Gross Floor Area (sqm)	Nett Sale Area (sqm)	Lobby (sqm)	Balcony (sqm)	Solar	Crossflow
Level 0							274	134		465	293	27			
Level 1	1	2		2						355	302	40	39	3	4
Level 2	1	2		2						355	302	40	39	3	4
Level 3	1	2		2						355	302	40	39	3	4
Level 4	1	2		2						355	302	40	39	3	4
Level 5	1	2		2						355	302	40	39	3	4
Level 6	1	2		2						355	302	40	39	3	4
Level 7	1	3		1						317	273	34	36	3	4
Level 8		2		2						315	272	34	38	3	3
Level 9		2		2						315	272	34	38	3	3
Level 10	1	3		1						322	277	34	37	3	4
Level 11		2		2						315	272	34	38	3	3
Level 12		2		2						314	272	34	38	3	3
Level 13	1	3		1						322	277	34	37	4	4
Level 14		2		2						315	272	34	38	4	3
Level 15		2		2						315	272	34	38	4	3
Level 16	1	3		1						322	277	34	37	4	4
Level 17		2		2						315	272	34	38	4	3
Sub Total	10	38	0	30	0	0	274	134	0	6080	5111	645	649	56	61

Project Summary															
Totals	10	38	0	30	0	0	274	134	-	6,080	5,111	645	649	72%	78%
Total Apartments	78														
15% Adaptable	11.7														
% Mix	13%	49%	0%	38%	0%	0%									
		62%		38%		0%									

Floor Space Ratio Calculations															
										Site Area (sqm)	869				
										Proposed FSR	7.00	:1			
										NSA:GFA efficiency	84%				

Car Parking Requirements (Residential component)															
Rates	0.1	0.3	0.3	0.7	0.7	1									
Sub Total	1	11	0	21	0	0									
Total	33														
Visitors	0.20	0.125	12 additional												

Bicycle Parking Requirements (Residential component)															
Apartment Rates	1	1	1	1	1	1									
Sub Total	10	38	0	30	0	0									
Total	78														
Visitor Bicycles	0.1	7.8													

Car Parking Provided (Residential component)															
40															

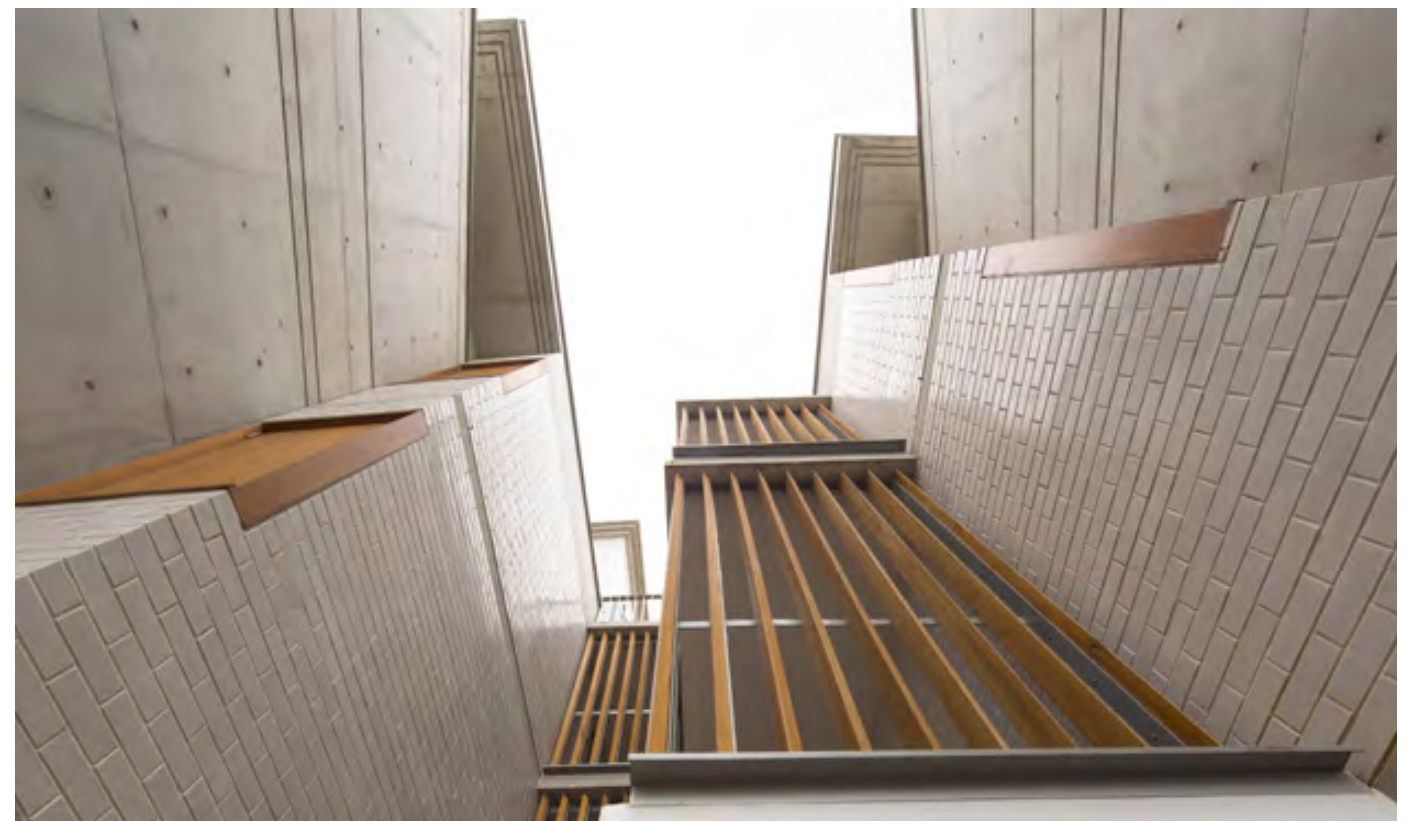
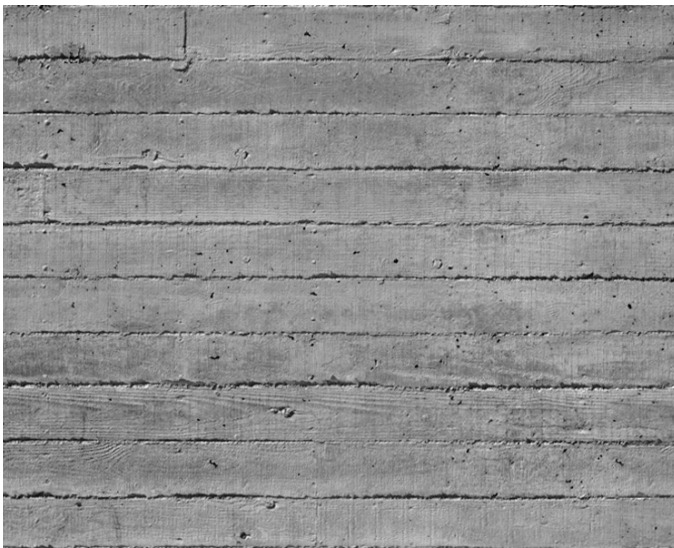
General Waste Requirements (Residential component)															
Rates	80	80	80	80	80	80									
Compaction	0.5	0.5	0.5	0.5	0.5	0.5									
Sub Total	400	1520	0	1200	0	0									
Total								3120	or	13.00	240L Bins				

Recycled Waste Requirements (Residential component)															
Rates	80	80	80	80	80	80									
Compaction	1.0	1.0	1.0	1.0	1.0	1.0									
Sub Total	800	3040	0	2400	0	0									
Total								6240	or	26.00	240L Bins				

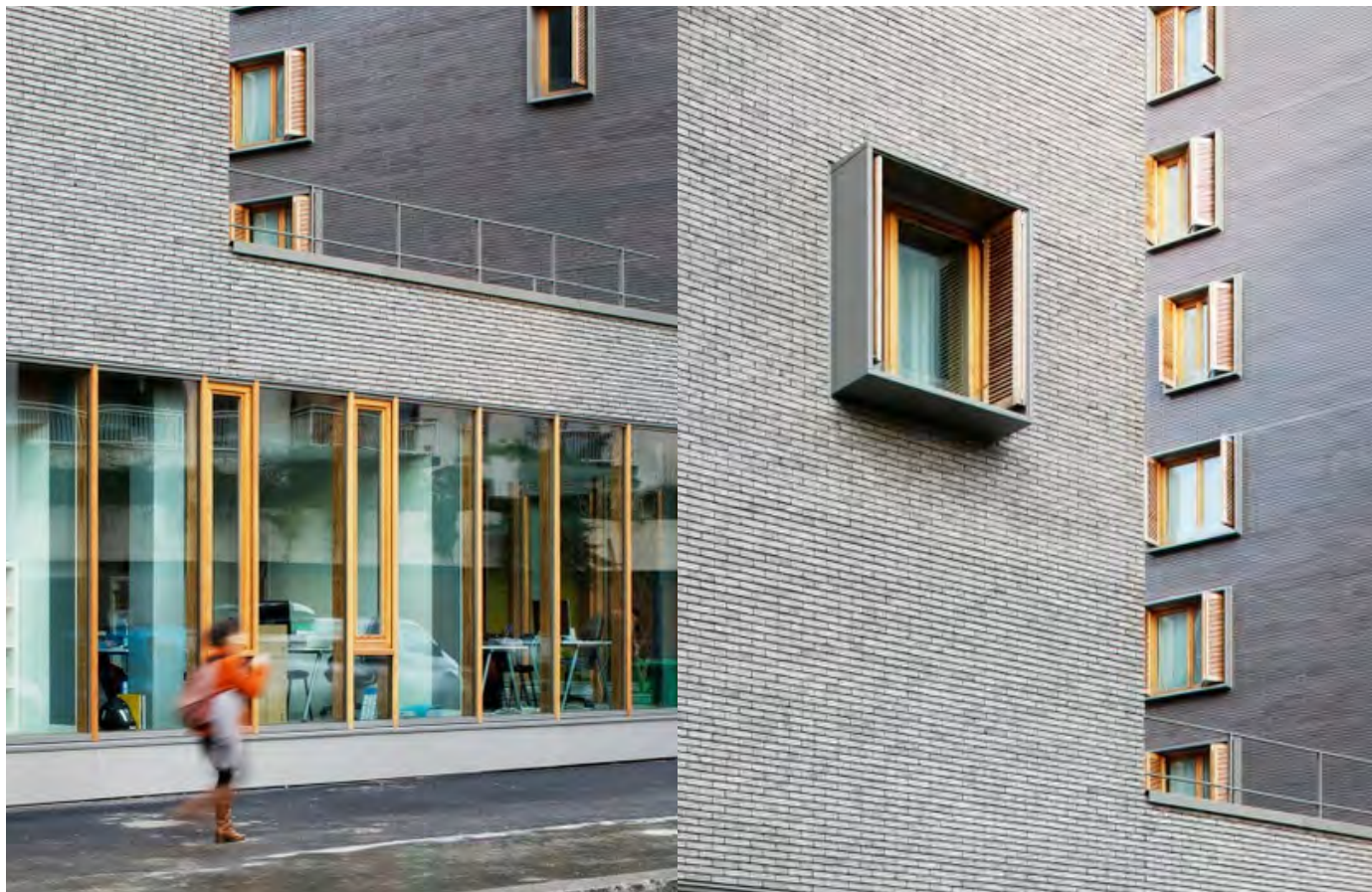


Materials

Concrete



Brick



'Boucicaut' in Paris by MG-AU Architects



'Kensington Colleges' in Sydney by Bates Smart Architects



'Muuratsalo Experimental House' in Finland by Alvar Alto



'Gerstaeckerstreet' in Hamburg by KBNK

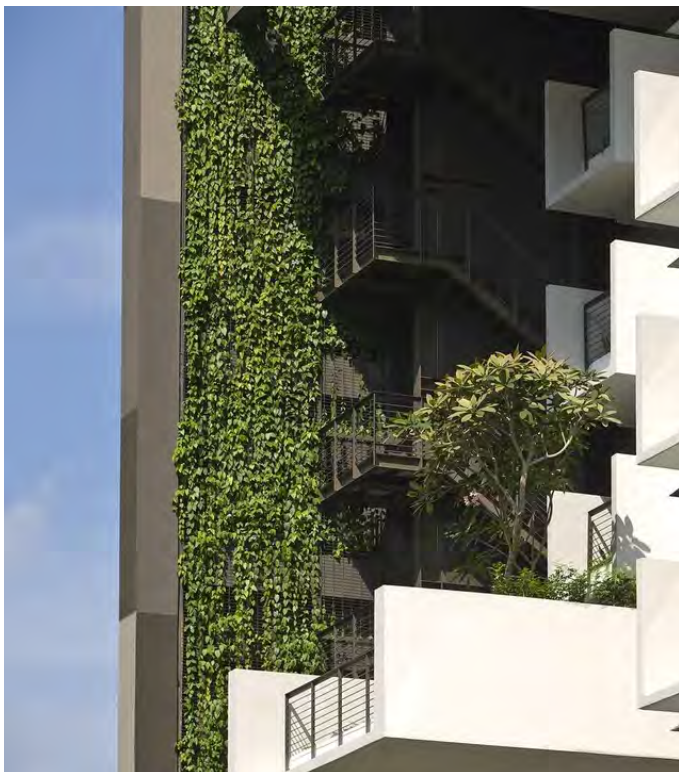
Landscape



'Five Dock Square' in Sydney by ASPECT Studios, Bates Smart



'Newton Suites' in Singapore by WOHA Architects



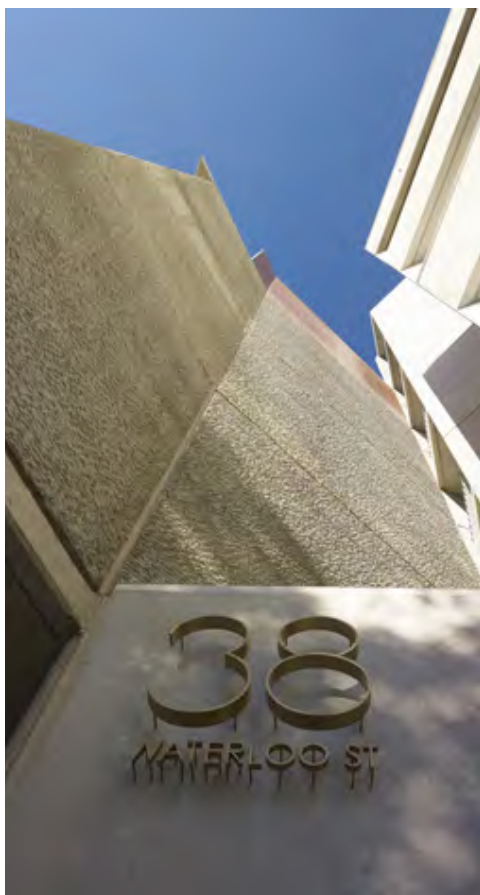
Metal



'U House' in Taipei, Taiwan by Hsuyuan Kup Architects & Associates



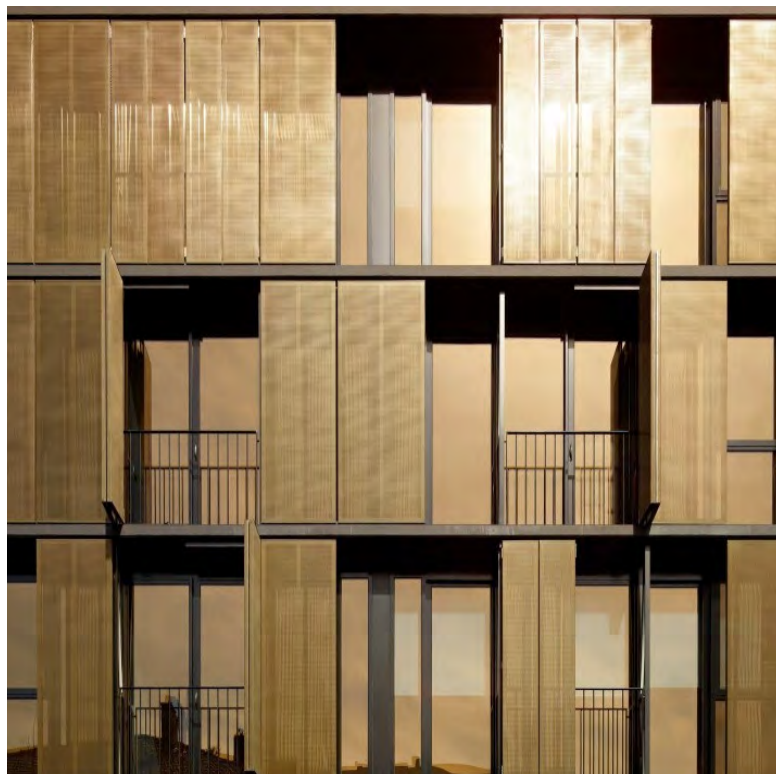
'Prato Lofts' in Prato, Italy by MDU Architects



'38 Waterloo Street' in Surry Hills



'DMB House' in Italy by act rome gall



'Lunar Apartments' in St Kilda by Elenberg Fraser



'Wilton Close' in Christchurch by Cymon Allfrey Architects



Perspectives







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