



1	29.09.14	SEAR's submission	JH	BD
Revision	Date	Description	Initial	Checked

A01.001[1]

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Revision Date	Description	Initial	Checked

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60-78 Regent St
Redfern
Basement Plan



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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Scale	1:250 @ A3		
Drawn	JH	Checked	BD
Project No.	S11798		
Status	Concept Design		
Plot Date	29/9/2014 2:33:24 PM		
Plot File	S:\11700-11798\11798_iglu_regentsredfern\00_main\cad\plots\... ...DA\A02.B01[3].dwg		
Drawing No.	[Revision]		

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60-78 Regent St
Redfern
Ground Floor Plan



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Drawing No.	A02.000[3]		[Revision]

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3	29.09.14	SEAR's submission	JH BD
2	23.09.14	Consultant Issue	JH BD
1	19.09.14	SEAR's submission	JH BD
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60-78 Regent St
Redfern
Podium plan
Level 01



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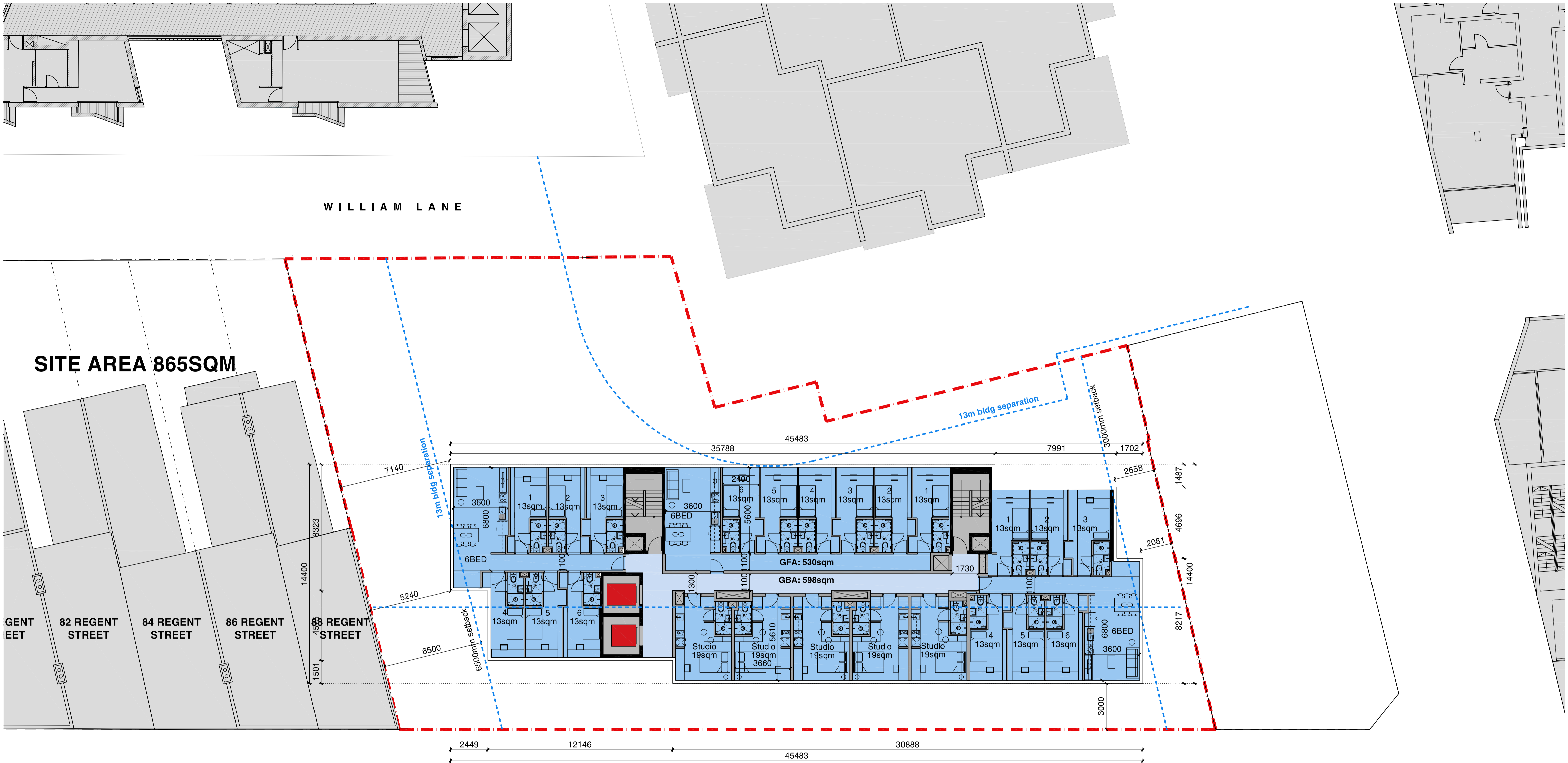
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23 BEDS
-5 STUDIOS
-18 SINGLE ROOMS

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2	23.09.14	Consultant Issue	JH	BD
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60-78 Regent St
Redfern
Typical Plan
Levels 06-17



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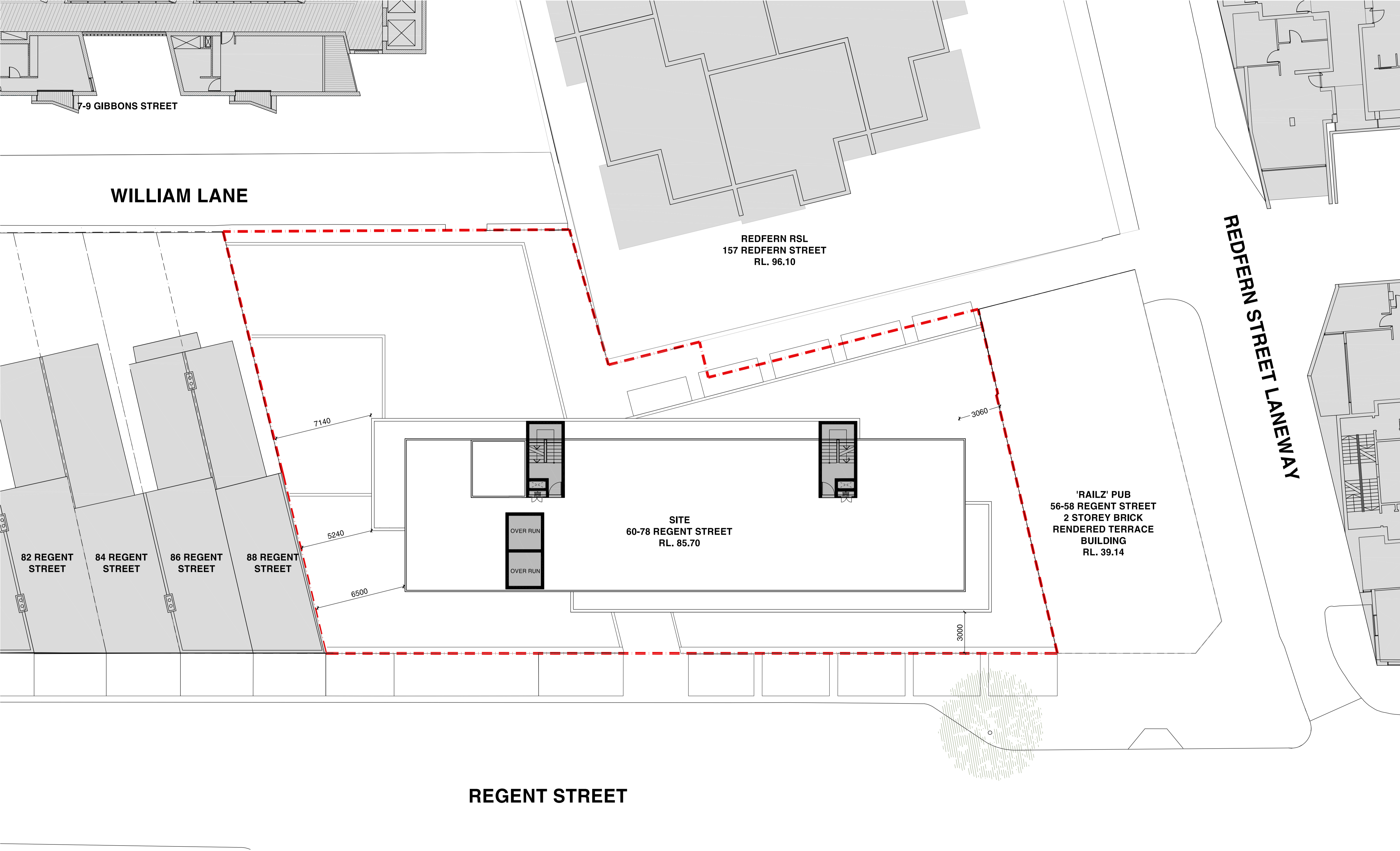
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60-78 Regent St
Redfern
Roof Terrace Plan



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Scale	1:400 @ A3	
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Status	Concept Design	
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Drawing No.	[Revision]	

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S11798 IGLU - Regent Street Area Schedule

29.09.14

Site Areas & Calculations	
Site Area	1427.5
GFA (maximum allowable)	9992.5
FSR	7:1

GBA
GFA
FSR

Measured Areas			Bed Mix						
Floor Areas	GBA	GFA	Retail NLA	6Bed Cluster	5Bed Cluster	4Bed Cluster	Studio	Studio (accessible)	Total Beds
Level 17	600	528		3			5		23
Level 16	600	528		3			5		23
Level 15	600	528		3			5		23
Level 14	600	528		3			5		23
Level 13	600	528		3			5		23
Level 12	600	528		3			5		23
Level 11	600	528		3			5		23
Level 10	600	528		3			5		23
Level 9	600	528		3			5		23
Level 8	600	528		3			5		23
Level 7	600	528		3			5		23
Level 6	600	528		3			5		23
Level 5	600	528		2		1	5	1	22
Level 4	600	528		2		1	5	1	22
Level 3	600	528		2		1	5	1	22
Level 2	600	528		2		1	5	1	22
Level 1	820	730			1			1	6
Ground Level	1260	847	655						
Total	11680	10025	655	44	1	4	80	5	370

Apartment Mix		
	Percentage	No. Units
6Bed	33%	44
5Bed	1%	1
4Bed	3%	4
Studio	60%	85
Total		134

Definitions

GFA- as per Council definition- in summary, the sum of the floor area of each floor of a building measured from the internal face of external walls excluding common vertical circulation and other items.

GBA -The sum of the floor area of each floor of a building measured to inside face of exterior walls and including balconies and the like but ignoring any projections.

Unit Area- GFA unit area measurement of apartment area. Measured to the centreline of party walls and inside face of external walls.

All Area measured is approximate only.