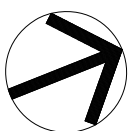


PRELIMINARY
NOT FOR CONSTRUCTION

C	24.03.16	Section 96	JL	AW
B	20.03.15	Preferred Project Report Issue	EO	BD
A	26.11.14	Issue for DA	JH	BD
Revision	Date	Description	Initial	Checked

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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Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
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Scale	1:200 @ A3		
Drawn	JH	Checked	BD
Project No.	S11798		
Status	DA		
Plot Date	8/4/2016 3:04:41 PM		
Plot File	S:\11700-11799\11798_iglu_regentstredfern\00_main\cad\plots'DA\A02.B01[C].dwg		
Drawing No.			[Revision]

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WILLIAM LANE

REDFERN STREET LANEWAY

REDFERN RSL
157 REDFERN STREET
RL. 96.10

'RAILZ' PUB
56-58 REGENT STREET
2 STOREY BRICK
RENDERED TERRACE
BUILDING
RL. 39.14

REGENT STREET

PRELIMINARY
NOT FOR CONSTRUCTION

C	01.04.16	Section 96	JL	AW
C	20.03.15	Preferred Project Report Issue	EO	BD
B	24.02.15	Revised DA Issue	EO	BD
A	26.11.14	Issue for DA	JH	BD
Revision Date	Description	Initial	Checked	

Revision Date Description Initial Checked

60-78 Regent St
Redfern
Podium plan
Level 01



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Scale	1:200 @ A3		
Drawn	JH	Checked	BD
Project No.	S11798		
Status	DA		
Plot Date	8/4/2016 2:33:15 PM		
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Drawing No.			[Revision]

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MATERIALS LEGEND

- | | |
|---|----------------------------|
| 1. Aluminium cladding panel | 8. Vision glass |
| 2. Terracotta cladding panel | 9. New brickwork |
| 3. Window system (Vision glass, glass louvres & spandrel) | 10. Precast concrete panel |
| 4. Aluminium screen | 11. Aluminium louvres |
| 5. Expressed aluminium sunshade | |
| 6. Existing face brickwork | |
| 7. Glass louvres | |

D	28.08.15	For Information	DL	BD
C	20.03.15	Preferred Project Report Issue	EO	BD
B	26.02.15	Revised DA Issue	JH	BD
A	26.11.14	Issue for DA	JH	BD
Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
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60-78 Regent St
Redfern
East Elevation



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	1:400 @ A3		
Drawn	JH	Checked	BD
Project No.	S11798		
Status	DA		
Plot Date	8/4/2016 2:23:01 PM		
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Drawing No.	[Revision]		

A07.001[D]

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PRELIMINARY
NOT FOR CONSTRUCTION

MATERIALS LEGEND

1. Aluminium cladding panel

2. Terracotta cladding panel

3. Window system (Vision glass, glass louvres & spandrel)

4. Aluminium screen

5. Expressed aluminium sunshade

6. Existing face brickwork

7. Glass louvres
8. Vision glass

9. New brickwork

10. Precast concrete panel

11. Aluminium louvres

E	01.04.16	Section 96	JL	AW
D	28.08.15	For Information	DL	BD
C	20.03.15	Preferred Project Report Issue	EO	BD
B	26.02.15	Revised DA Issue	JH	BD
A	26.11.14	Issue for DA	JH	BD
Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
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60-78 Regent St
Redfern
North Elevation



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	1:400 @ A3		
Drawn	JW	Checked	BD
Project No.	S11798		
Status	DA		
Plot Date	8/4/2016 3:03:11 PM		
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Drawing No.	[Revision]		

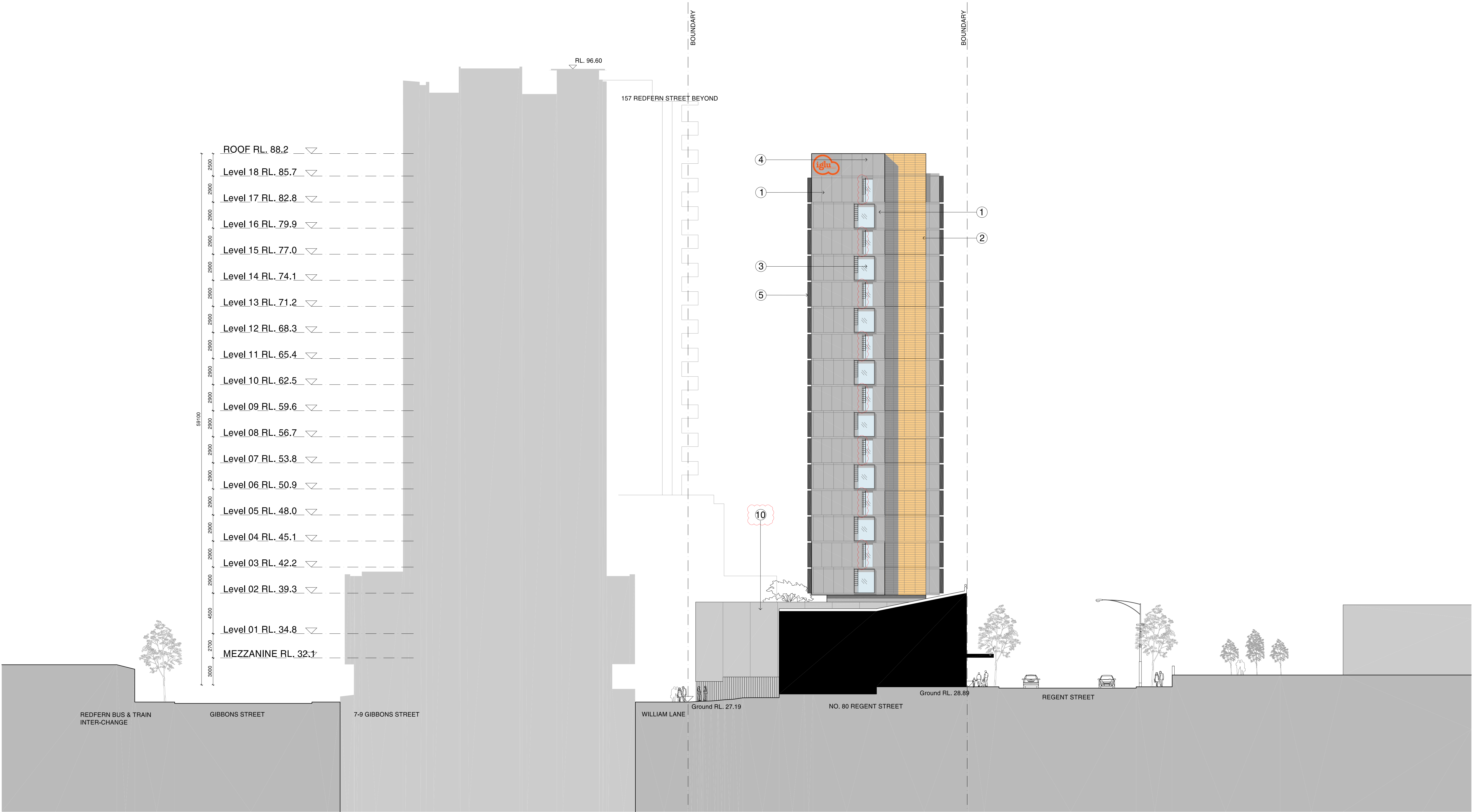
A07.003[D]

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PRELIMINARY
NOT FOR CONSTRUCTION

MATERIALS LEGEND

- | | |
|---|----------------------------|
| 1. Aluminium cladding panel | 8. Vision glass |
| 2. Terracotta cladding panel | 9. New brickwork |
| 3. Window system (Vision glass, glass louvres & spandrel) | 10. Precast concrete panel |
| 4. Aluminium screen | 11. Aluminium louvres |
| 5. Expressed aluminium sunshade | |
| 6. Existing face brickwork | |
| 7. Glass louvres | |

Revision	Date	Description	Initial	Checked
E	01.04.16	Section 96	JL	AW
D	28.08.15	For Information	DL	BD
C	20.03.15	Preferred Project Report Issue	EO	BD
B	26.02.15	Revised DA Issue	JH	BD
A	26.11.14	Issue for DA	JH	BD

Revision	Date	Description	Initial	Checked

60-78 Regent St
Redfern
South Elevation



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	1:400 @ A3		
Drawn	JW	Checked	BD
Project No.	S11798		
Status	DA		
Plot Date	8/4/2016 3:02:40 PM		
Plot File	S:\11700-11799\11798_iglu_regentstredferm\00_main\cad\plots\... ... DA\A07.004[D].dwg		
Drawing No.	[Revision]		

A07.004[D]

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Site Areas & Calculations									
Site Area	1427.5								
GFA (maximum allowable)	9992.5								
FSR (maximum allowable)	7	:1							
Proposed Areas									
GBA	11815								
GFA	9856								
FSR	6.9	:1							
Measured Areas									
Bed Mix									
Floor Areas	GBA	GFA	Retail NLA	6Bed Cluster	5Bed Cluster	4Bed Cluster	Studio	Studio (accessible)	Total Beds
Level 18 Plant									
Level 17	588	523		3			5		23
Level 16	588	523		3			5		23
Level 15	588	523		3			5		23
Level 14	588	523		3			5		23
Level 13	588	523		3			5		23
Level 12	588	523		3			5		23
Level 11	588	523		3			5		23
Level 10	588	523		3			5		23
Level 9	588	523		3			5		23
Level 8	588	523		3			5		23
Level 7	588	523		3			5		23
Level 6	588	523		3			5		23
Level 5	588	522		2		1	5	1	22
Level 4	588	522		2		1	5	1	22
Level 3	588	522		2		1	5	1	22
Level 2	588	522		2		1	5	1	22
Level 1	878	740			1			1	6
Mezzanine Level	324								
Ground Level	1205	752	626						
8001									
Total	11815	9856	626	44	1	4	80	5	370
Unit Mix									
Percentage				No. Units					
6Bed	33%			44					
5Bed	1%			1					
4Bed	3%			4					
Studio	60%			85					
Total				134					
Definitions									

gross floor area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

gross building area (GBA) -The sum of the floor area of each floor of a building measured to external face of exterior walls and excluding 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.