

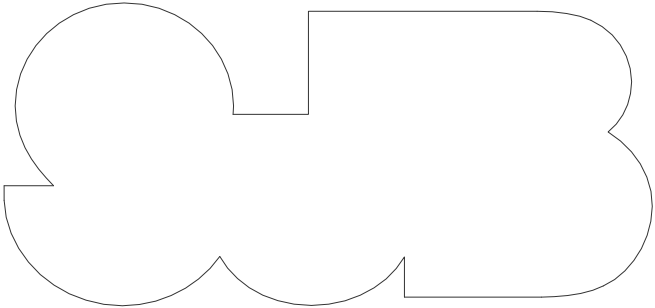


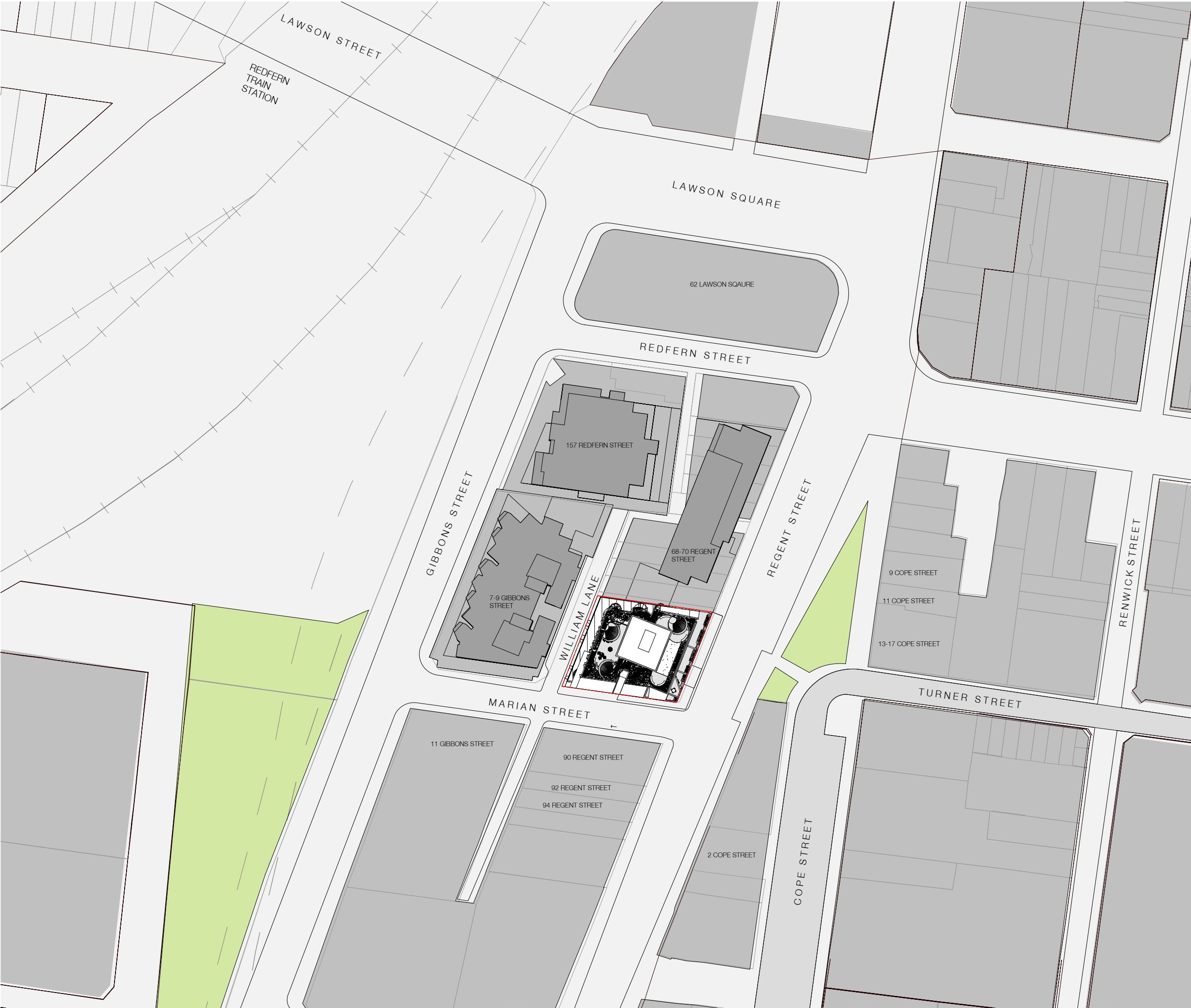
Location Map

Thermal Performance Specifications	
Glazing Doors/windows	Aluminium framed single clear glazing to all units: U-Value: 6.57 (equal to or lower than) SHGC: 0.74 (±10%) Given values are NFRC, total window values
Roof	Concrete roof no insulation Default light colour
Ceiling	Plasterboard ceiling, an R2.5 insulation where exposed roof above Plasterboard ceiling, an R1.0 insulation required where balcony above in unit 4.02 Plasterboard ceiling, no insulation where neighbouring units are above Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
External wall	Cavity brick with internal stud an R1.0 insulation throughout Default medium colour
Inter tenancy walls	75 mm Hebel power panel wall – acoustic insulation as required
Walls with-in dwellings	Plasterboard on studs – no insulation
Floors	Concrete – no insulation required to units with garage below Concrete – suspended open subfloor with an R1.2 insulation required to units 2.05 and 2.06 Concrete between levels no insulation
Floor coverings	Carpet to bedrooms, tiles to bathrooms and laundry timber elsewhere
Central rainwater storage	Not required to pass BASIX
Fire sprinkler system	Fire sprinkler test water contained in a closed loop system
Hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to ring main and supply risers
Alternative energy	No BASIX requirement for alternative energy

BASIX Requirements

Contents		
	Sheet Number	Sheet Name
wt	0001	Cover Sheet
DA	0101	Location Plan
DA	0102	Site Analysis
DA	0103	Demolition Plan
DA	0201	Floor Plan - Basement 04
DA	0202	Floor Plan - Basement 02-03
DA	0203	Floor Plan - Basement 01
DA	0204	Floor Plan - Lower Ground
DA	0205	Floor Plan - Ground Floor
DA	0206	Floor Plan - Level 01
DA	0207	Floor Plan - Level 02
DA	0208	Floor Plan - Level 03
DA	0209	Floor Plan - Level 04-06
DA	0210	Floor Plan - Level 07-15
DA	0211	Floor Plan - Level 16-17
DA	0212	Roof Plan
DA	0213	Roof Top Plant Plan
DA	0501	Elevations - East & West
DA	0502	Elevations - North & South
DA	0601	Sections - A & B
DA	0602	Sections - C
DA	1401	Apartment Types - Adaptable Sheet1
DA	3001	Shadow Analysis Sheet 1
DA	3002	Shadow Analysis Sheet 2
DA	3003	Shadow Analysis Sheet 3
DA	3004	Shadow Analysis Sheet 4
DA	3005	Shadow Analysis Sheet 5
DA	3006	Shadow Analysis Sheet 6
DA	3007	Shadow Analysis Sheet 7
DA	3011	View from the Sun - Sheet 1
DA	3012	View from the Sun - Sheet 2
DA	3013	View from the Sun - Sheet 3
DA	3014	View from the Sun - Sheet 4
DA	3015	View from the Sun - Sheet 5
DA	3016	View from the Sun - Sheet 6
DA	3017	View from the Sun - Sheet 7
DA	3101	Preliminary Analysis - View Impact Sheet 1
DA	3102	Preliminary Analysis - View Impact Sheet 2
DA	3103	Preliminary Analysis - Visual Impact Sheet 3
DA	3201	Analysis - Solar Access 8am-3pm Sheet 1
DA	3202	Analysis - Solar Access 8am-3pm Sheet 2
DA	3203	Analysis - Solar Access 8am-3pm Sheet 1
DA	3204	Analysis - Solar Access 8am-3pm Sheet 2
DA	3205	Analysis - Cross Ventilation Sheet1
DA	3206	Analysis - Cross Ventilation Sheet 2
DA	3207	Analysis - GFA





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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision	By	Chk.
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

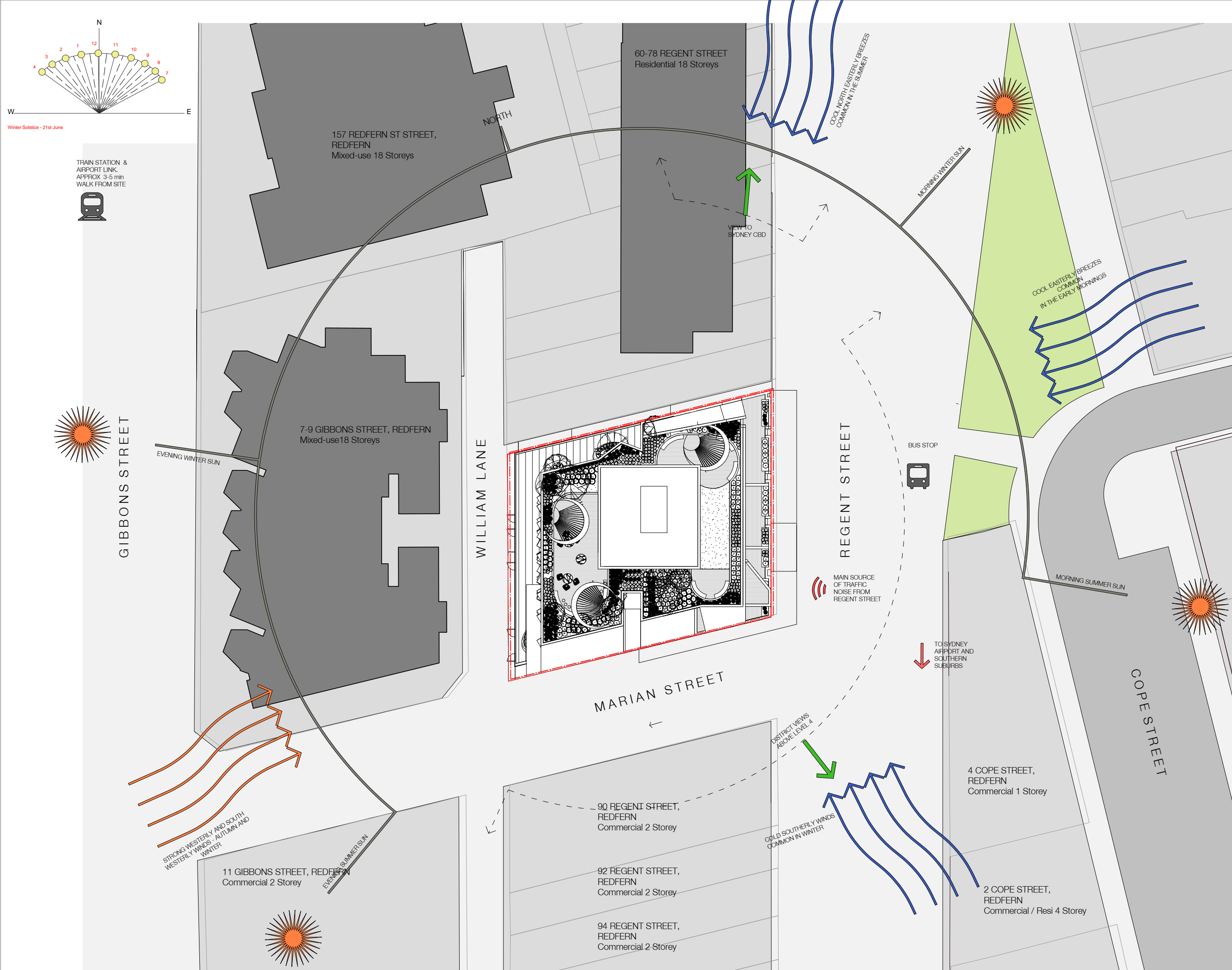
Location Plan



Date	Scale	Sheet Size
11.11.2016	1 : 500	@ A1

Drawn	Chk.
NK	SH

Job No.	Drawing No.	Revision
5359	DA-0101	/ 8



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KEY

- Boundary Line
- Primary views from site
- Prevailing wind directions
- Noise Source
- Train station
- Bus Stops

Client



Project

88 Regent
80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Site Analysis

Date Scale Sheet Size
11.11.2016 1:200 @ A1

Drawn Chk.
NK AH

Job No. Drawing No. Revision
5359 DA-0102 / 8

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Level 2
490 Crown Street
Sunny Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922
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8	11.11.2016	Revised DA Issue	NK	AH

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Demolition Plan



Date
11.11.2016

Scale
1 : 100

Sheet Size
@ A1

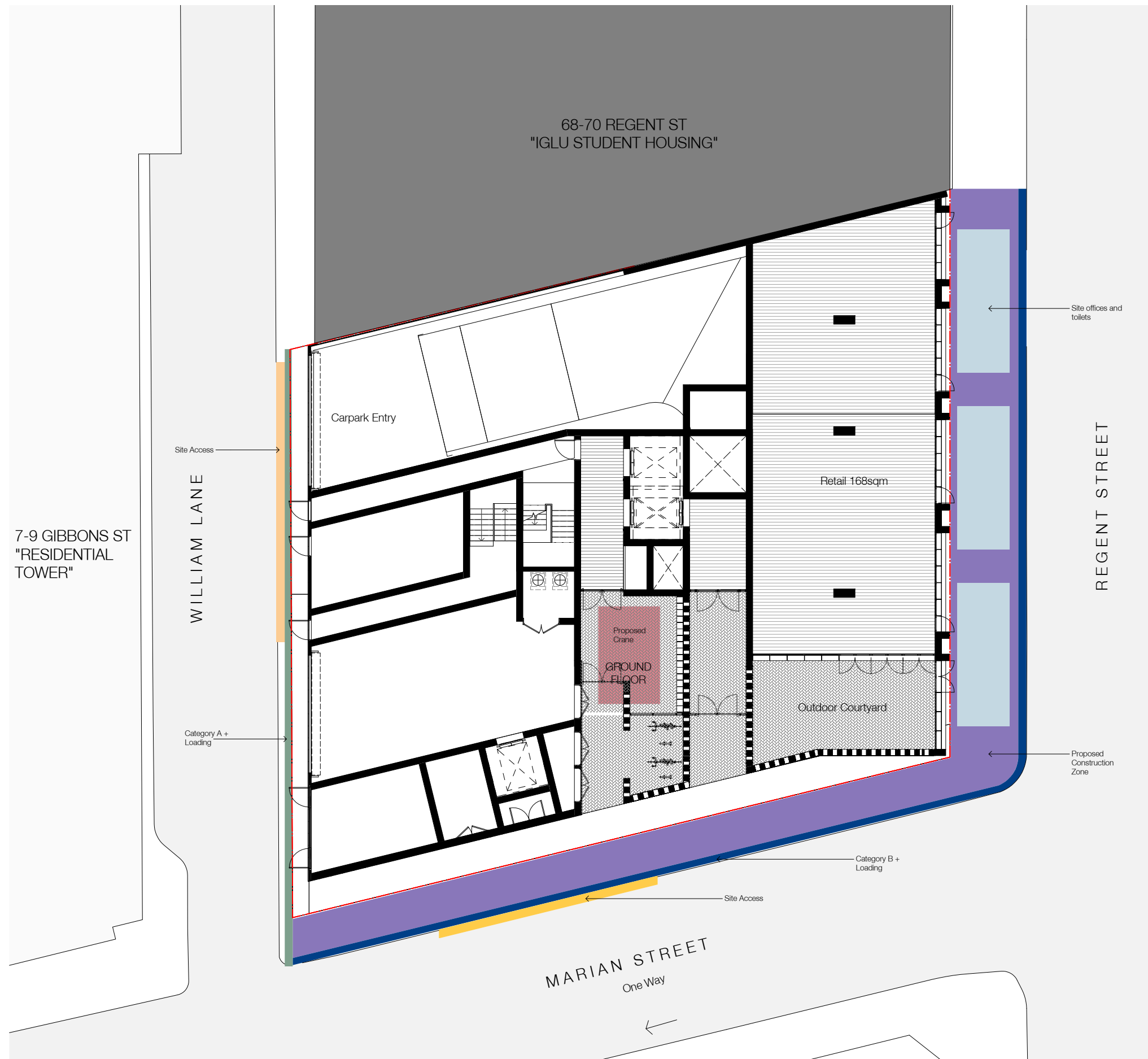
Drawn
NK

Chk.
AH


Job No.
5359

Drawing No.
DA-0103

Revision
/ 8



Legend

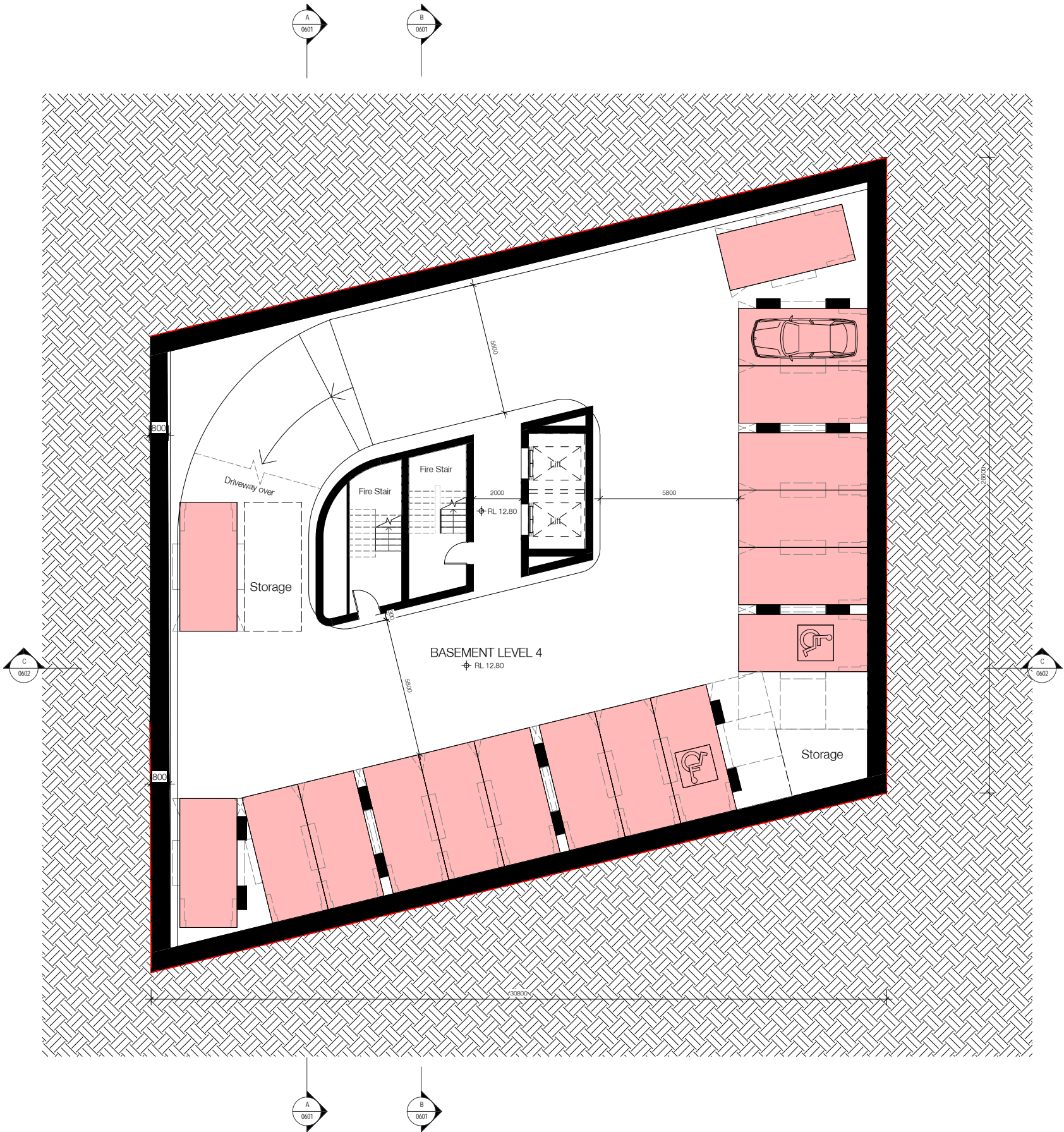
Site Access	
Category A + Loading	
Category B + Loading	
Proposed Construction Zone	
Proposed Crane	
Site Offices & Toilets	

NOTE: This drawing has been prepared on behalf of the client, and reflects the design by Sunny Thirdl Regent St Pty Ltd.

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Carparking Legend

Residential Carparking	
Residential Visitor Carparking	
Retail Carparking	
Childcare Carparking	

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Floor Plan - Basement 04

Date 11.11.2016 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-0201 Revision / 8

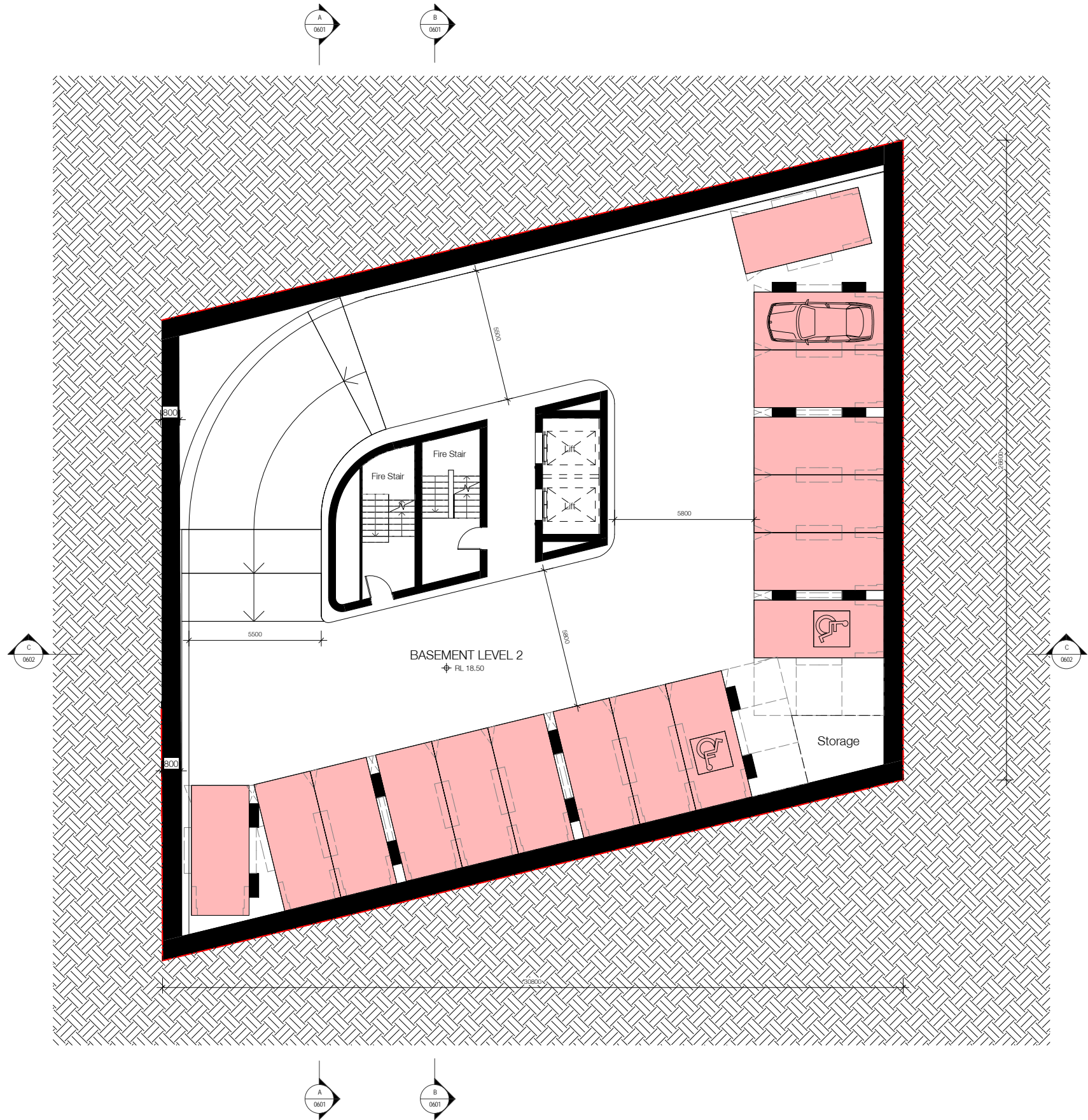
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490 Crown Street
Sunny Hills NSW
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8	11.11.2016	Revised DA Issue	NK	AH



Carparking Legend

Residential Carparking	
Residential Visitor Carparking	
Retail Carparking	
Childcare Carparking	

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Floor Plan - Basement 02-03

Date 11.11.2016 Scale 1 : 100 Sheet Size @ A1

Drawn DS / NK Chk. SH

Job No. 5359 Drawing No. DA-0202 Revision / 8

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8	11.11.2016	Revised DA Issue	NK	AH



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Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Floor Plan - Basement 01



Date	Scale	Sheet Size
11.11.2016	1 : 100	@ A1

Drawn	Chk.
NK	AH

Job No.	Drawing No.	Revision
5359	DA-0203	/ 8

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3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
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8	11.11.2016	Revised DA Issue	NK	AH



7

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Floor Plan - Lower Ground



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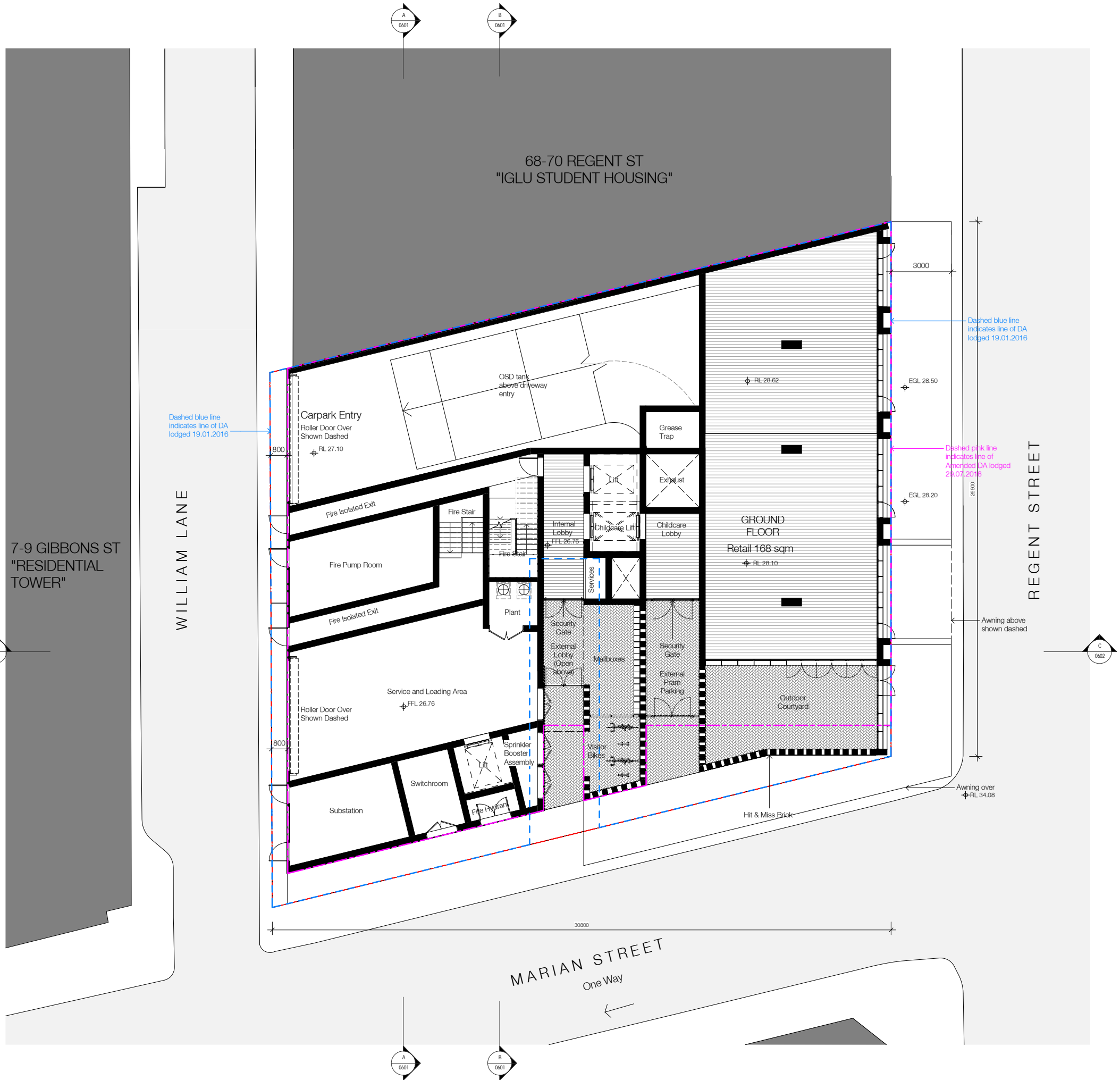
Drawn	Chk.
NK	AH

Job No.	Drawing No.	Revision
5359	DA-0204	/ 8

SD

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4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
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7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH



KEY

- Line of building - DA as lodged 19.01.2016
- Line of building - DA as lodged 21.07.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Floor Plan - Ground Floor

Date: 11.11.2016 Scale: 1 : 100 Sheet Size: @ A1

Drawn: NK Chk: AH

Job No. 5359 Drawing No. DA-0205 Revision / 8



FOR APPROVAL

Rev	Date	Revision	By	Chk.
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5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH

KEY

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- Line of building - DA as lodged 21.07.2016

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Project

88 Regent

80-88 Regent St, Redfern for
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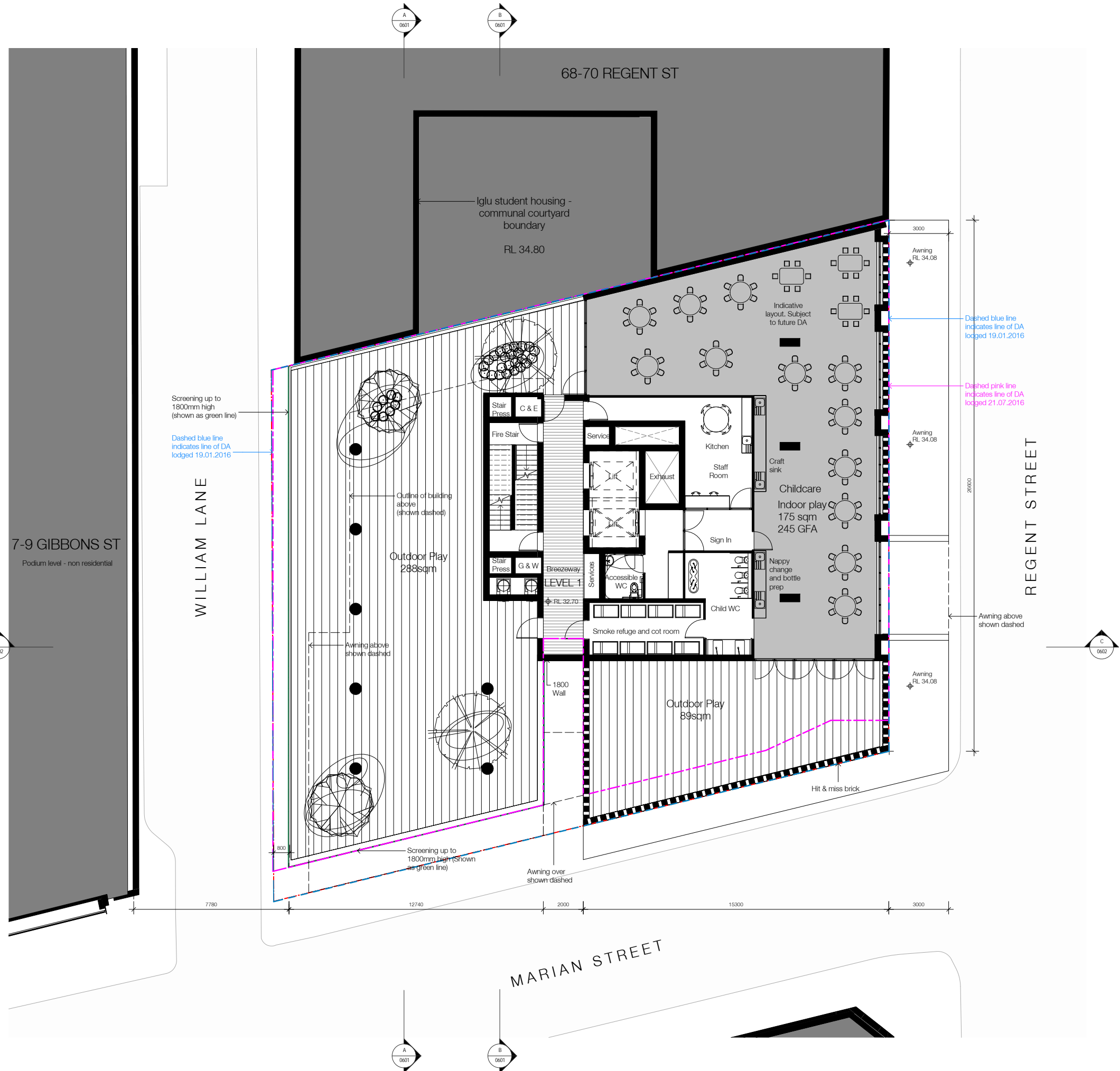
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Floor Plan - Level 01

Date 11.11.2016 Scale 1 : 100 Sheet Size @ A1

Drawn DS / NK Chk. SH

Job No. 5359 Drawing No. DA-0206 Revision / 8



FOR APPROVAL

Rev	Date	Revision	By	Chk.
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5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH



KEY

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- Line of building - DA as lodged 21.07.2016

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Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Floor Plan - Level 02

Date 11.11.2016 Scale 1 : 100 Sheet Size @ A1

Drawn DS / NK Chk. SH

Job No. 5359 Drawing No. DA-0207 Revision / 8



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Rev	Date	Revision	By	Chk.
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH

KEY

- Line of building - DA as lodged 19.01.2016
- Line of building - DA as lodged 21.07.2016

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Project

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80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Floor Plan - Level 03

Date 11.11.2016 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. SH

Job No. 5359 Drawing No. DA-0208 Revision / 8



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH

— — — — — Line of building - DA as lodged
19.01.2016

— — — — — Line of building - DA as lodged
21.07.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Floor Plan - Level 04-06

Date	Scale	Sheet Size
11.11.2016	1 : 100	@ A1

Drawn	Chk.
DS / NK	SH

Job No.	Drawing No.	Revision
5359	DA-0209	/ 8

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3	13.01.2016	Draft DA Issue	DS	SH
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6	15.07.2016	Revised DA Issue	SH	SH
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8	11.11.2016	Revised DA Issue	NK	AH

KEY

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Project

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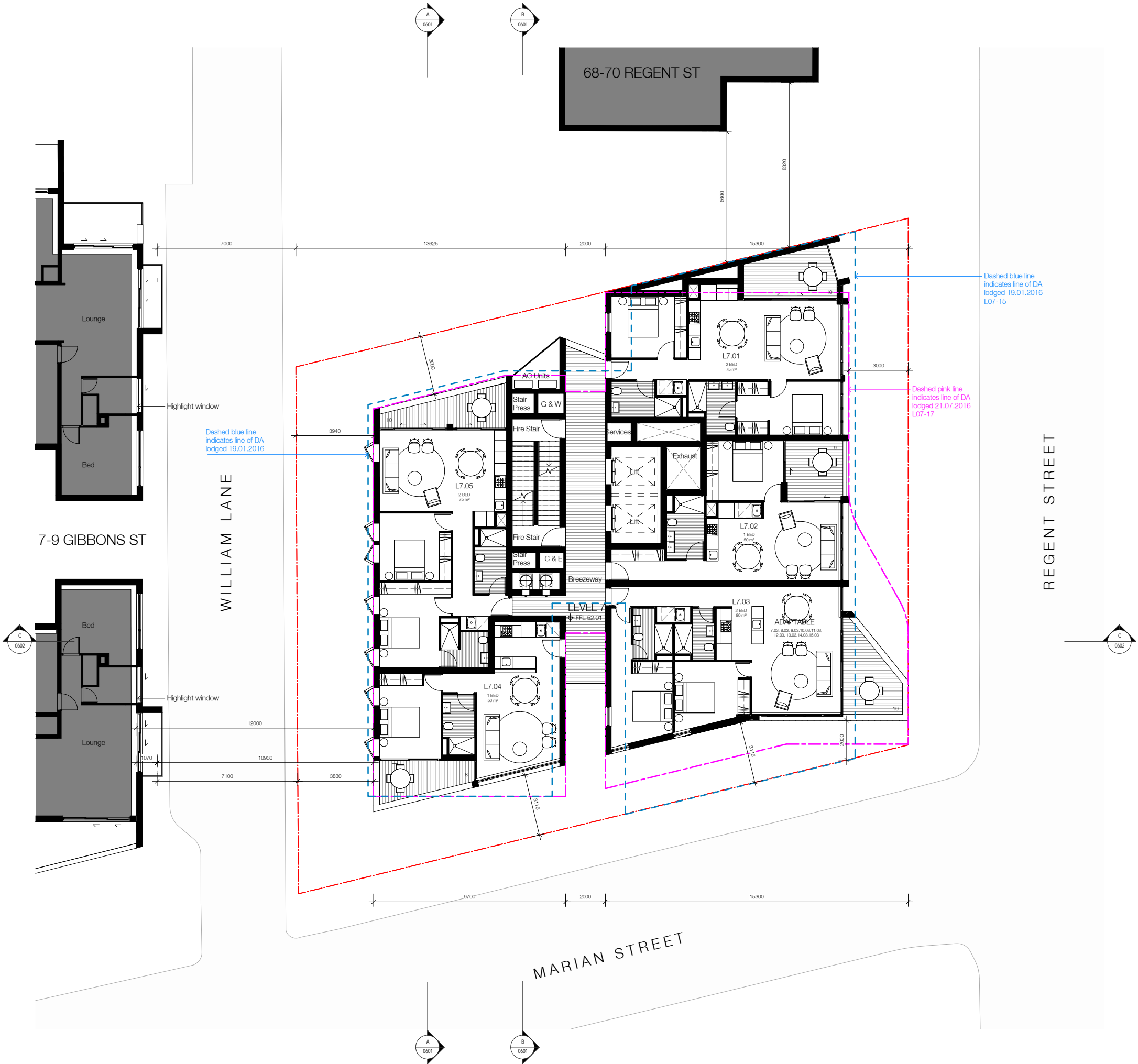
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Floor Plan - Level 07-15

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DS / NK	SH

Job No.	Drawing No.	Revision
5359	DA-0210	/ 8



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5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH

KEY

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Client



Project

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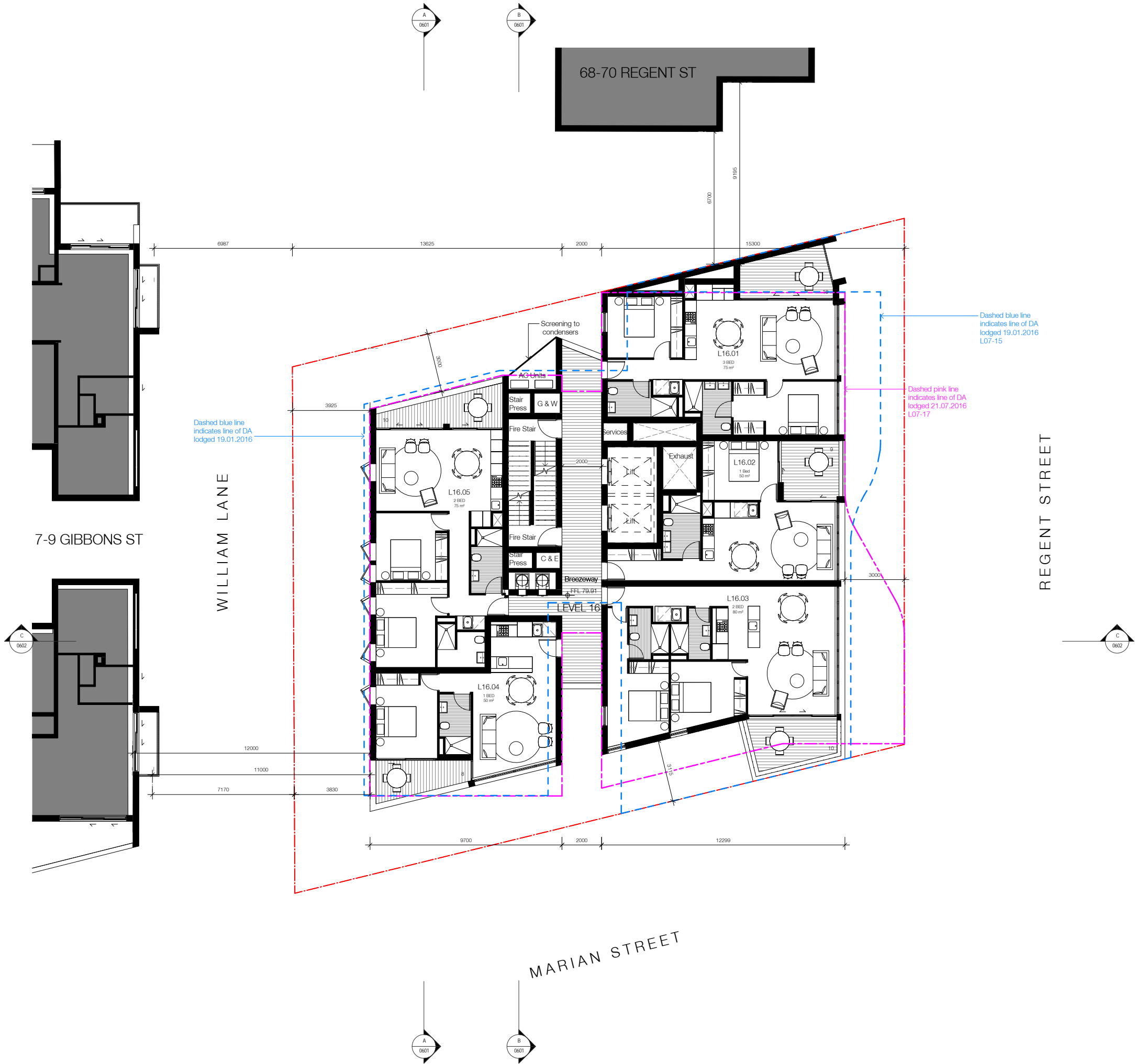
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Floor Plan - Level 16-17

Date 11.11.2016 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. SH

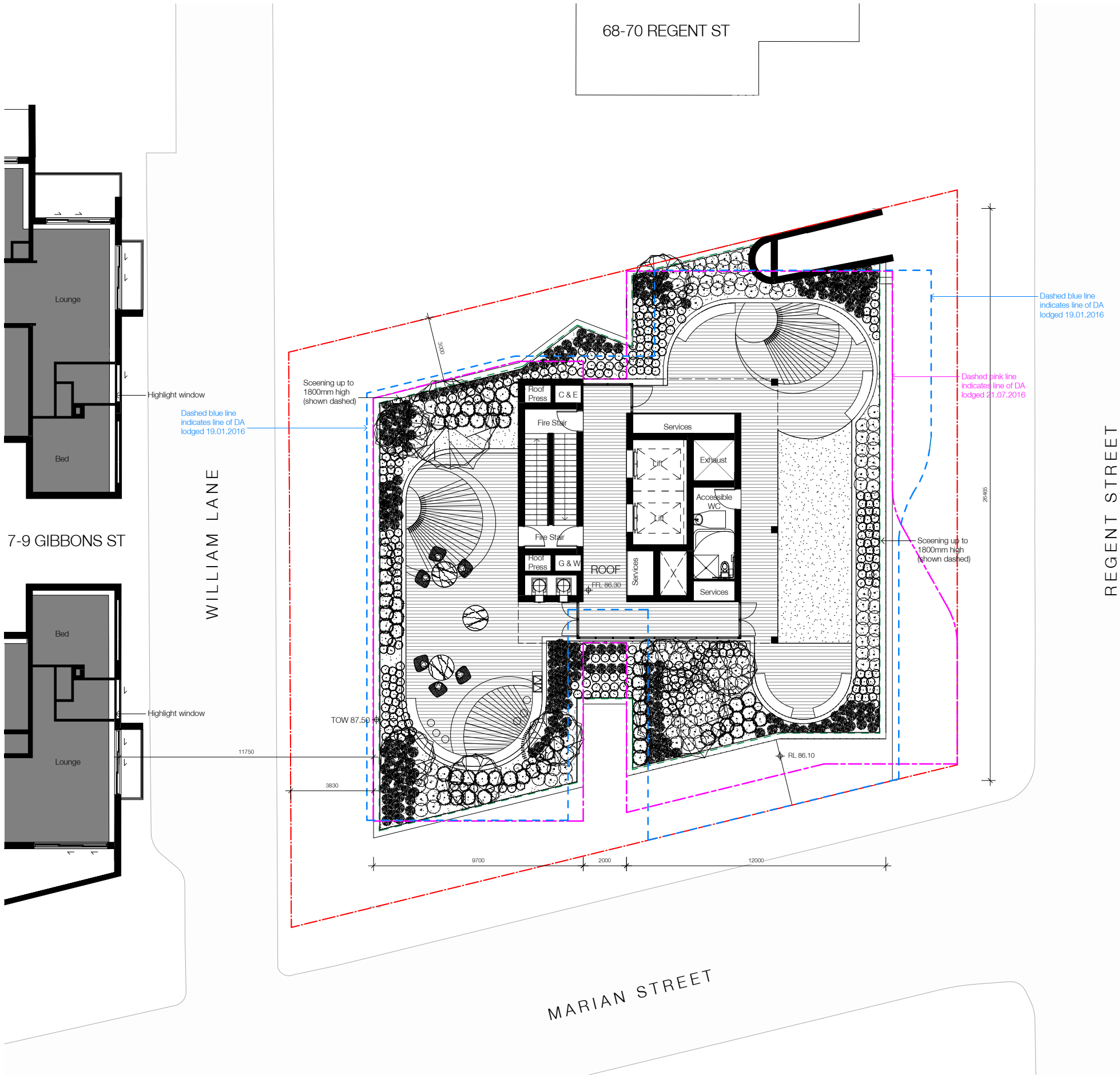
Job No. 5359 Drawing No. DA-0211 Revision / 8



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8	11.11.2016	Revised DA Issue	NK	AH



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Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Roof Plan



Date	Scale	Sheet Size
11.11.2016	1 : 100	@ A1

Drawn	Chk.
NK	AH

Job No.	Drawing No.	Revision
5359	DA-0212	/ 8



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KEY

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Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Roof Top Plant Plan

Date 11.11.2016 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-0213 Revision / 8

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2010 Australia
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F 61 2 9380 9922
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1	23.11.2015	Consultant Issue	SH	
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6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH

Legend

BR:01	-	Hit & Miss
BR:02	-	Face Brick
CN:01	-	Concrete Finish Type1
CN:02.1	-	Concrete Finish Type2
CN:02.2	-	Concrete Finish Type2 (textured)
MS:01	-	Perforated Metal Screening
MC:01	-	Metal Paint Finish -Black
GL:01	-	Glass Type 01-Clear
GL:02	-	Glass Type 02-Tinted (copper)
GL:03	-	Glass Type 03-Tinted (grey)
PT:01	-	Paint Finish - White
PT:02	-	Paint Finish -Black
TB:01	-	Timber Cladding

KEY

- Line of building - DA as lodged 19.01.2016
- Line of building - DA as lodged 21.07.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

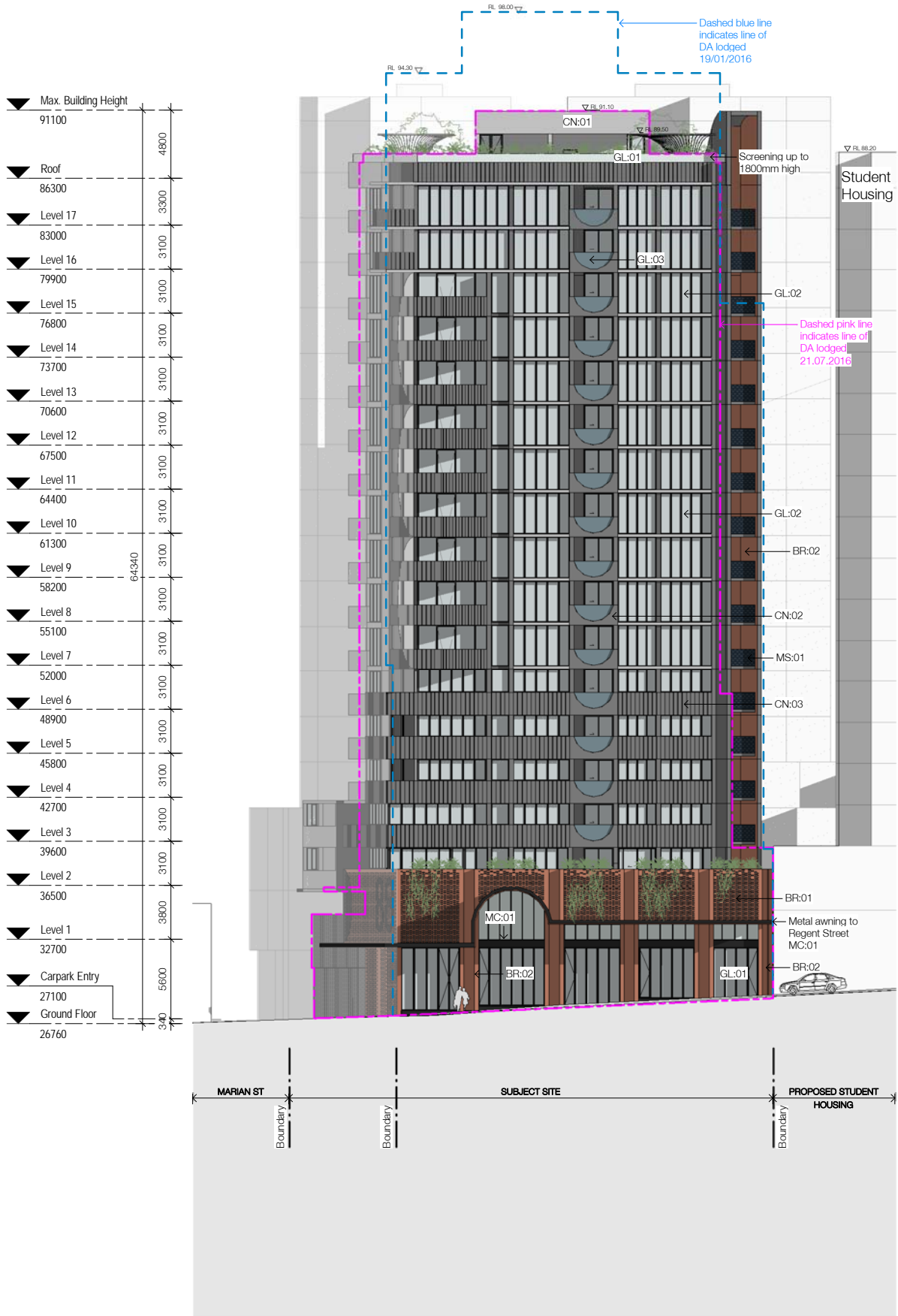
Drawing Name

Elevations - East & West

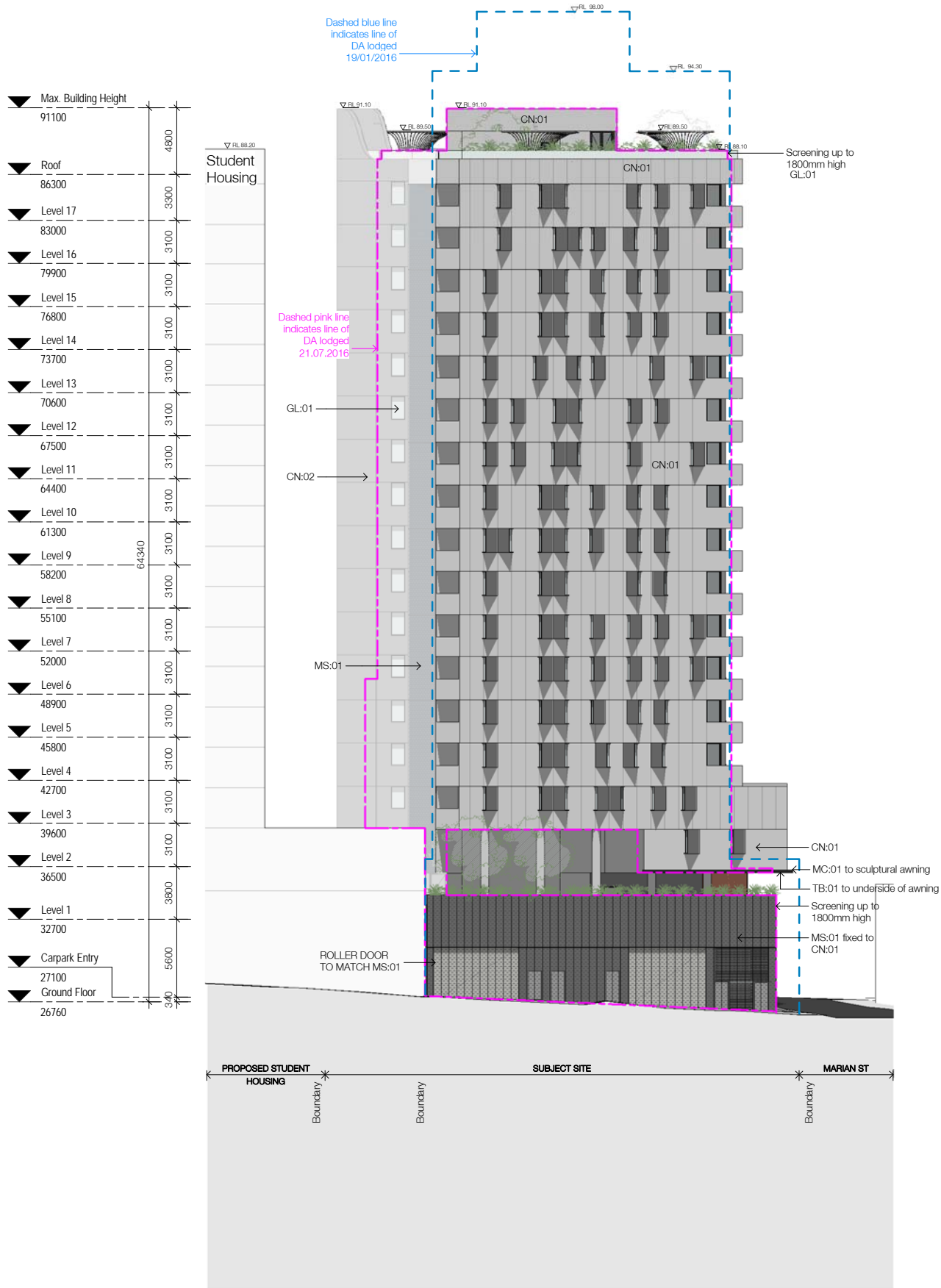
Date	Scale	Sheet Size
11.11.2016	As indicated	@ A1

Drawn	Chk.
NK	AH

Job No.	Drawing No.	Revision
5359	DA-0501	/ 8



1 East Elevation
1 : 200@A1



2 West Elevation
1 : 200@A1

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	23.11.2015	Consultant Issue	SH	
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GL:02	-	Glass Type 02-Tinted (copper)
GL:03	-	Glass Type 03-Tinted (grey)
PT:01	-	Paint Finish - White
PT:02	-	Paint Finish -Black
TB:01	-	Timber Cladding

— — — — — Line of building - DA as lodged
19.01.2016

— — — — — Line of building - DA as lodged
21.07.2016

Client 21.07.2010

MI IGHAN GROUP

THIRD GROUP

Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Elevations - North & South

Date	Scale	Sheet Size
11.11.2016	As indicated	@ A1

Drawn	Chk.
DS	SH

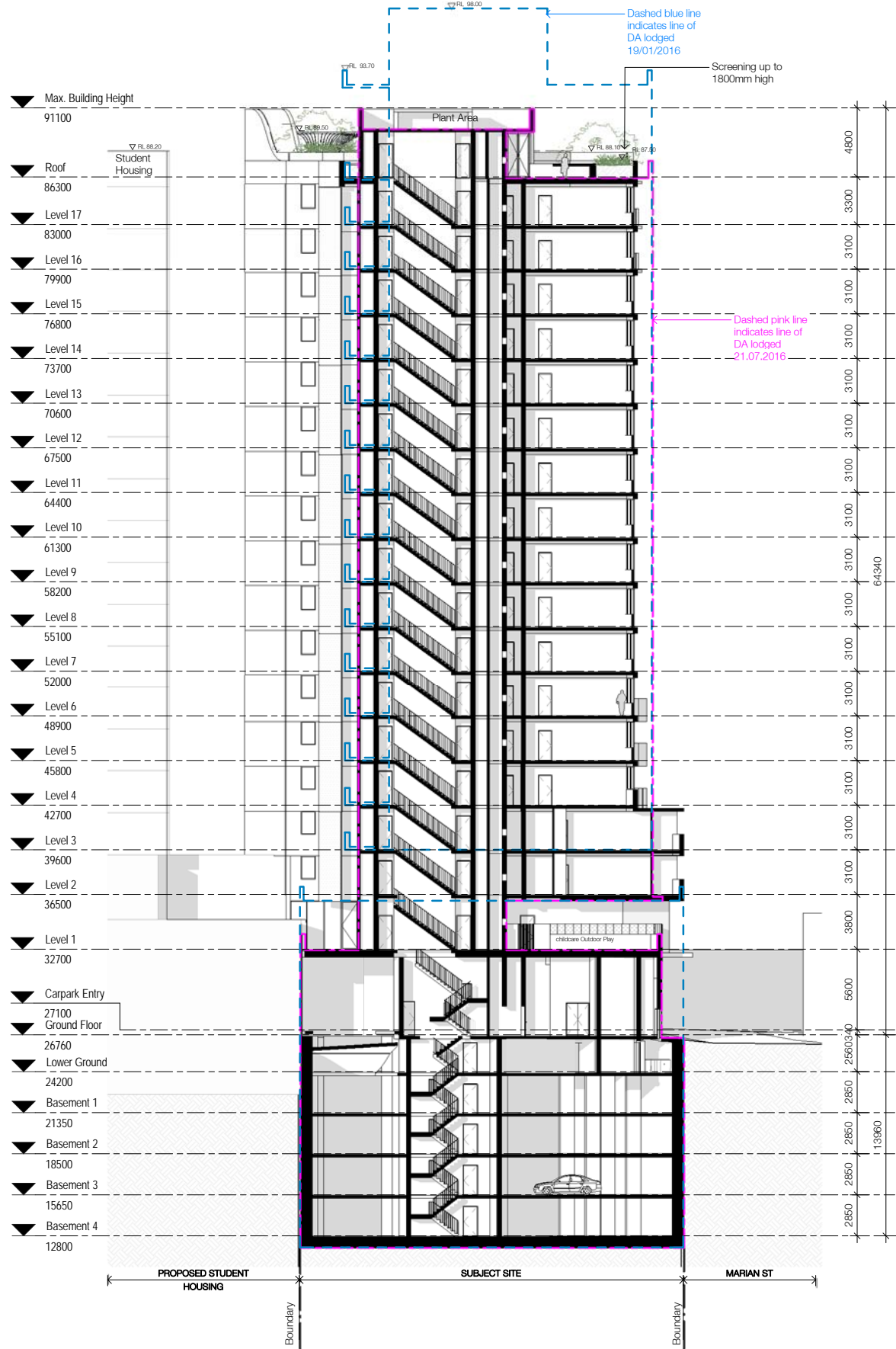
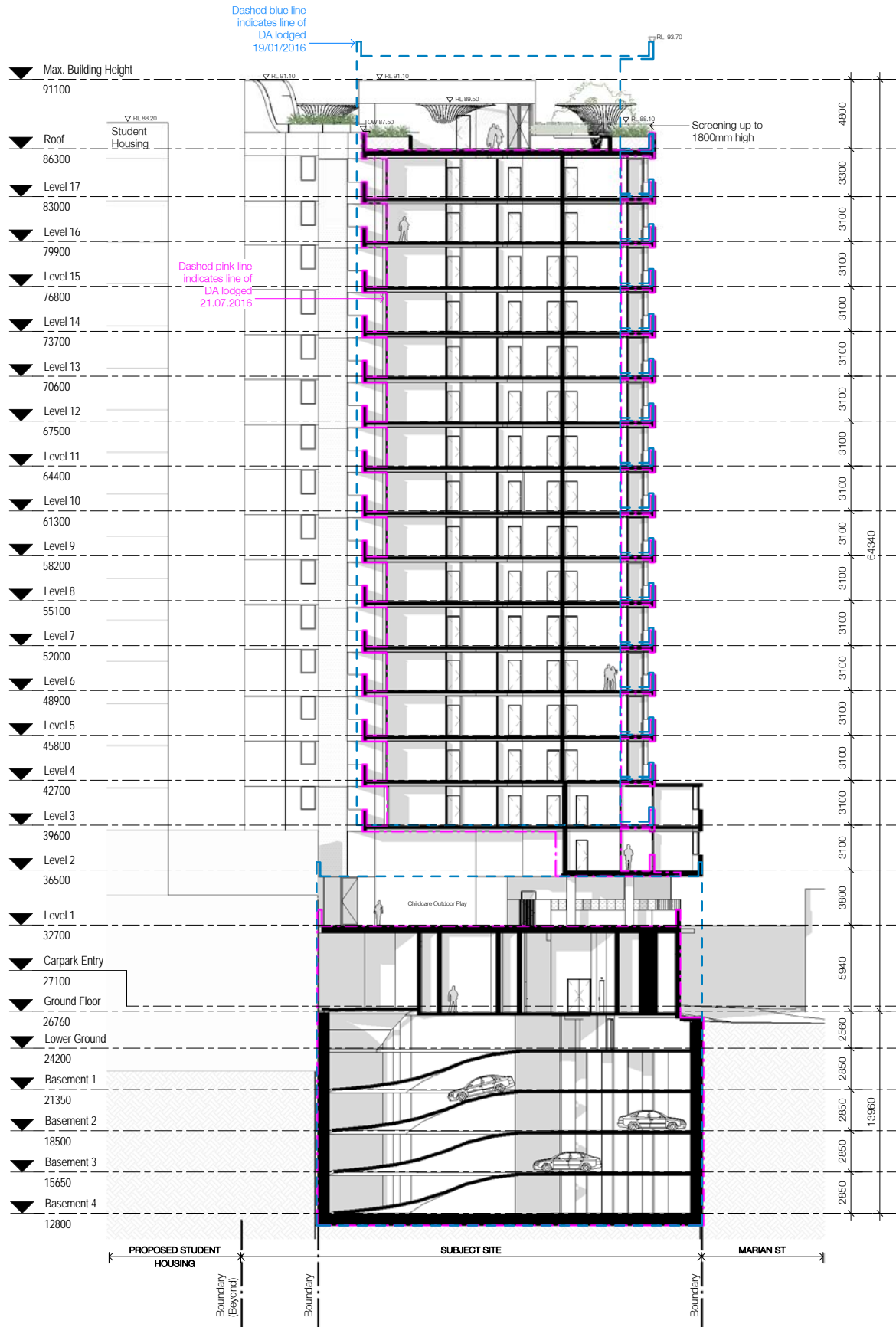
Job No. Drawing No. Revision

5359 DA-0502 / 8



FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



KEY

- Line of building - DA as lodged 19.01.2016
- Line of building - DA as lodged 21.07.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Sections - A & B

Date 11.11.2016 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

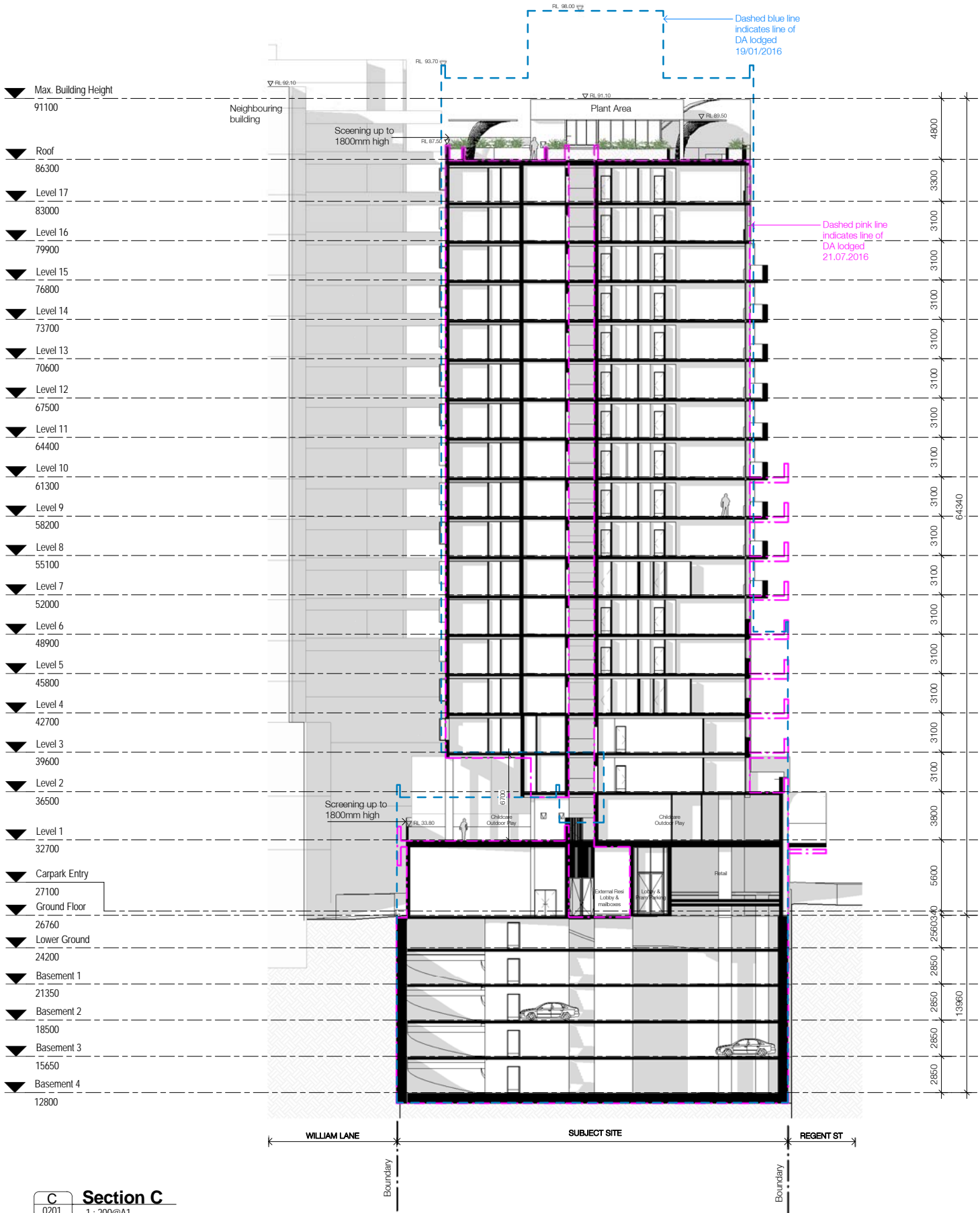
Job No. 5359 Drawing No. DA-0601 Revision / 8



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



KEY

- Line of building - DA as lodged 19.01.2016
- Line of building - DA as lodged 21.07.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

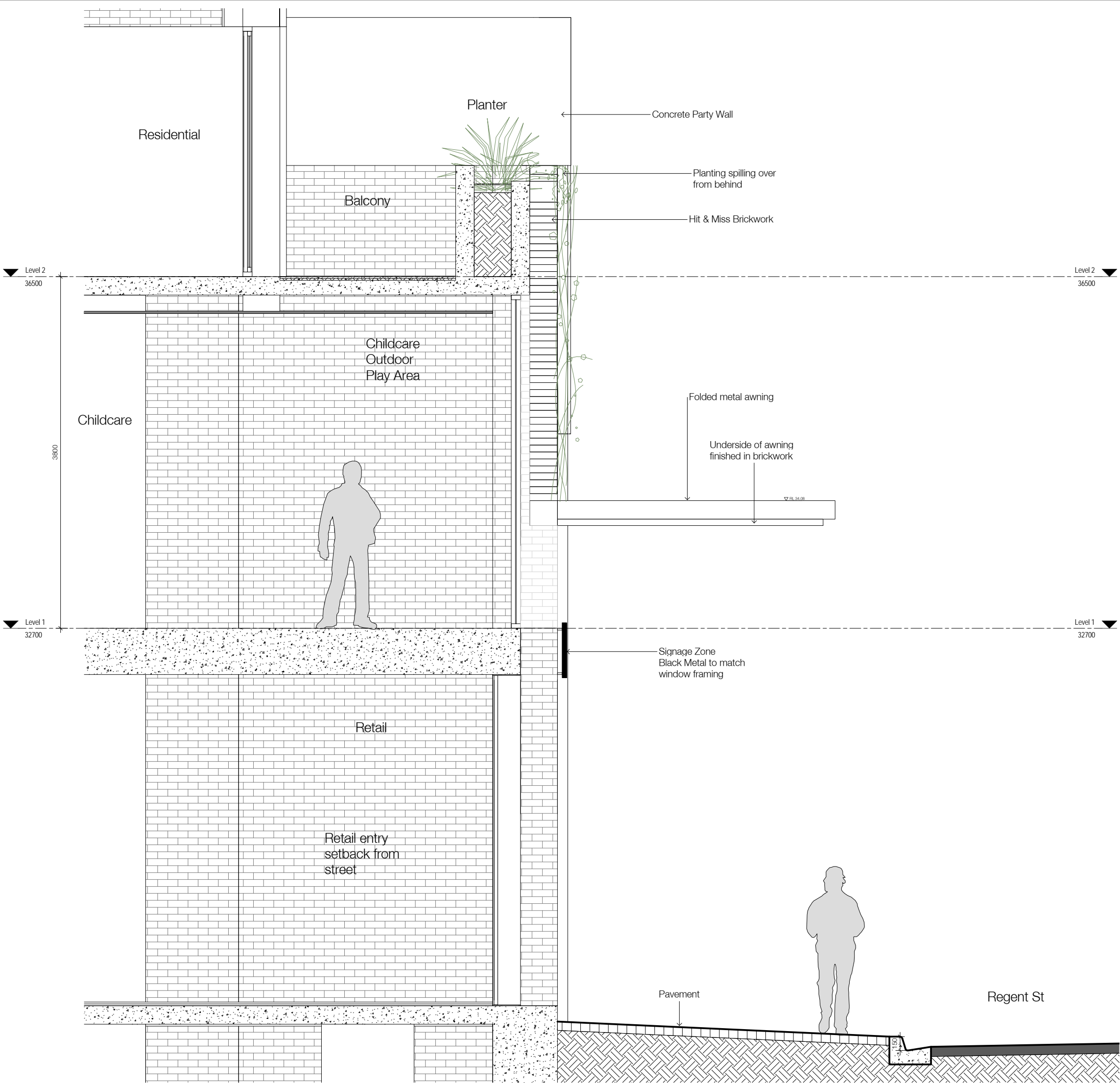
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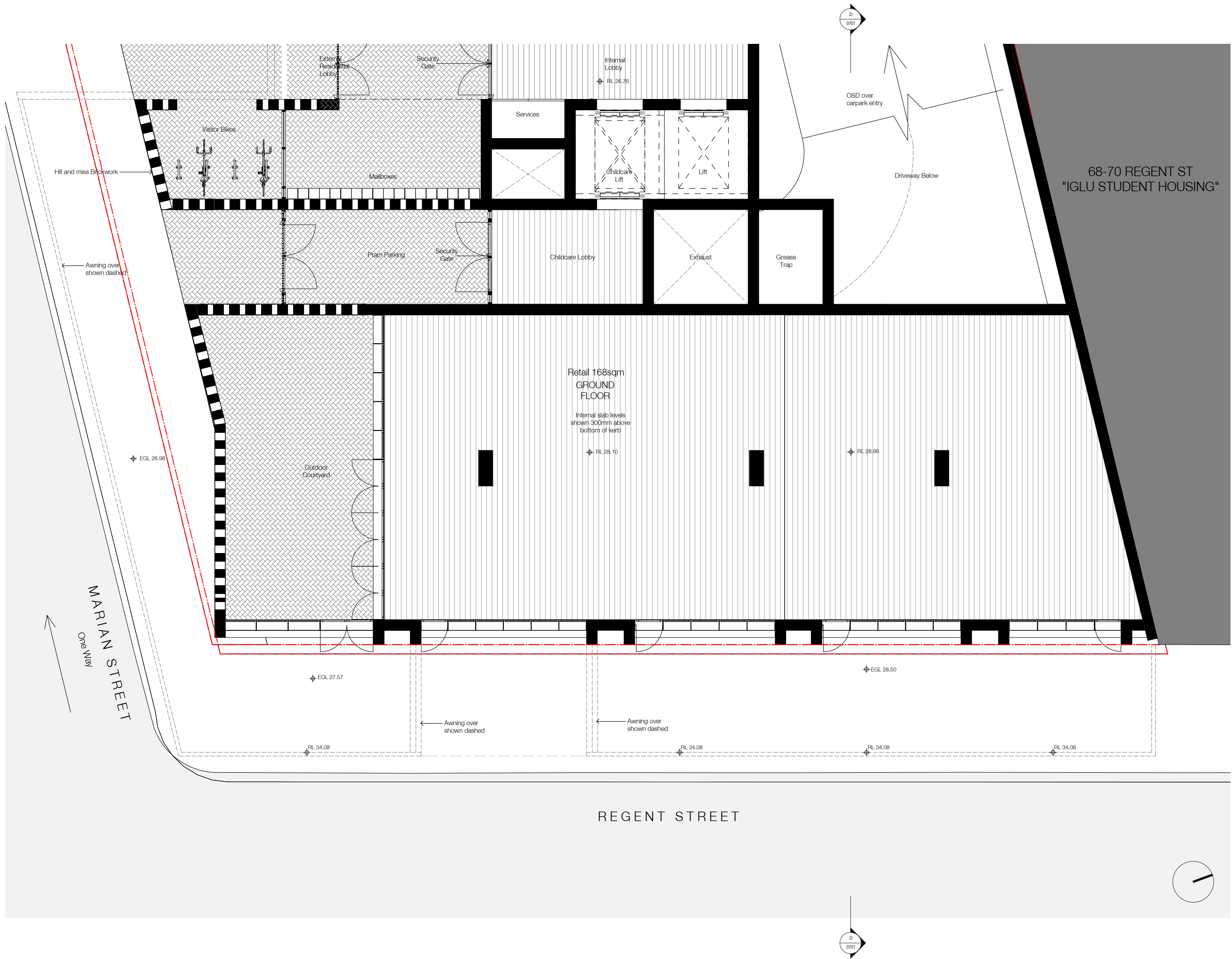
Date 11.11.2016 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-0602 Revision / 8



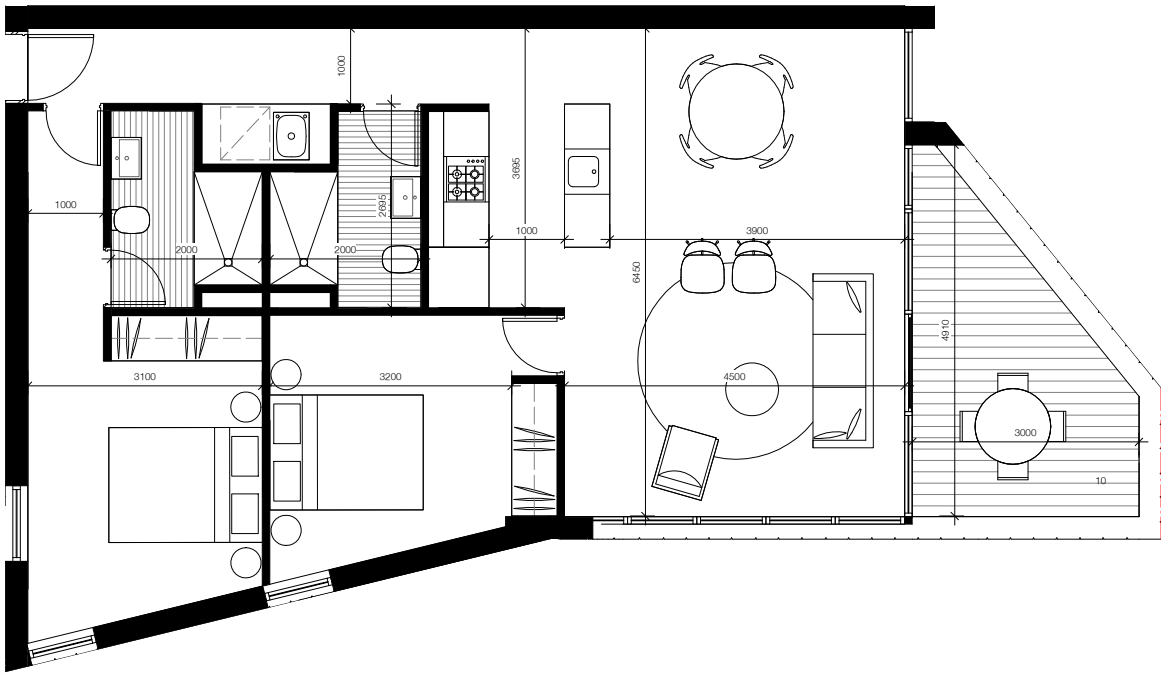




Nominated Architects: Adam Haddow-7188 | John Pradel-7004

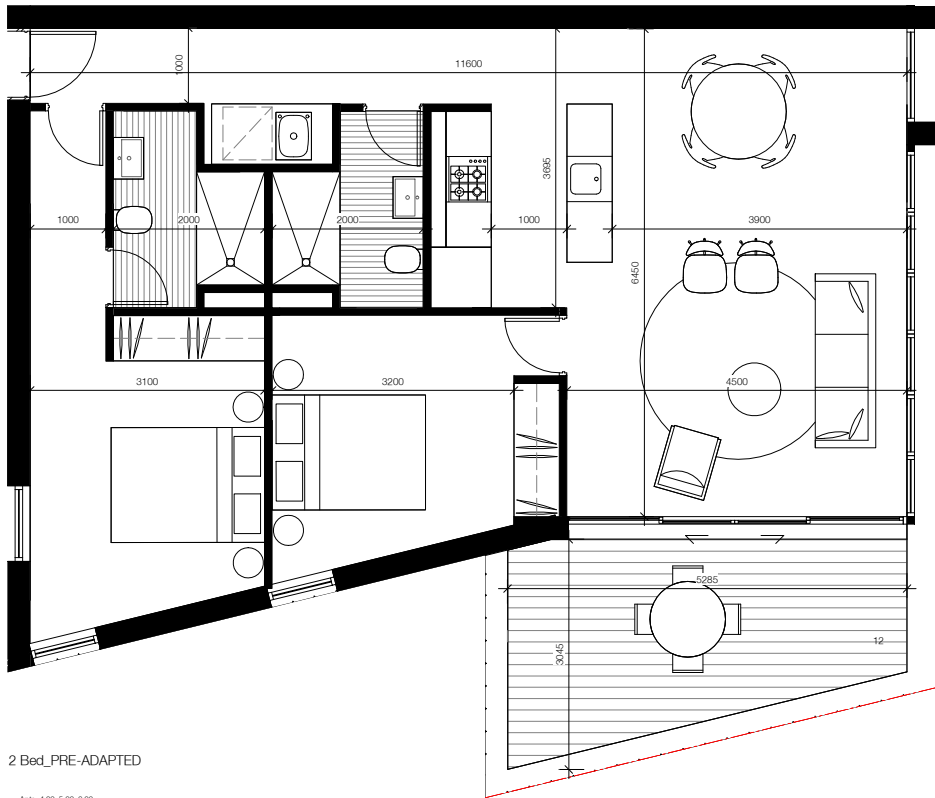
FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



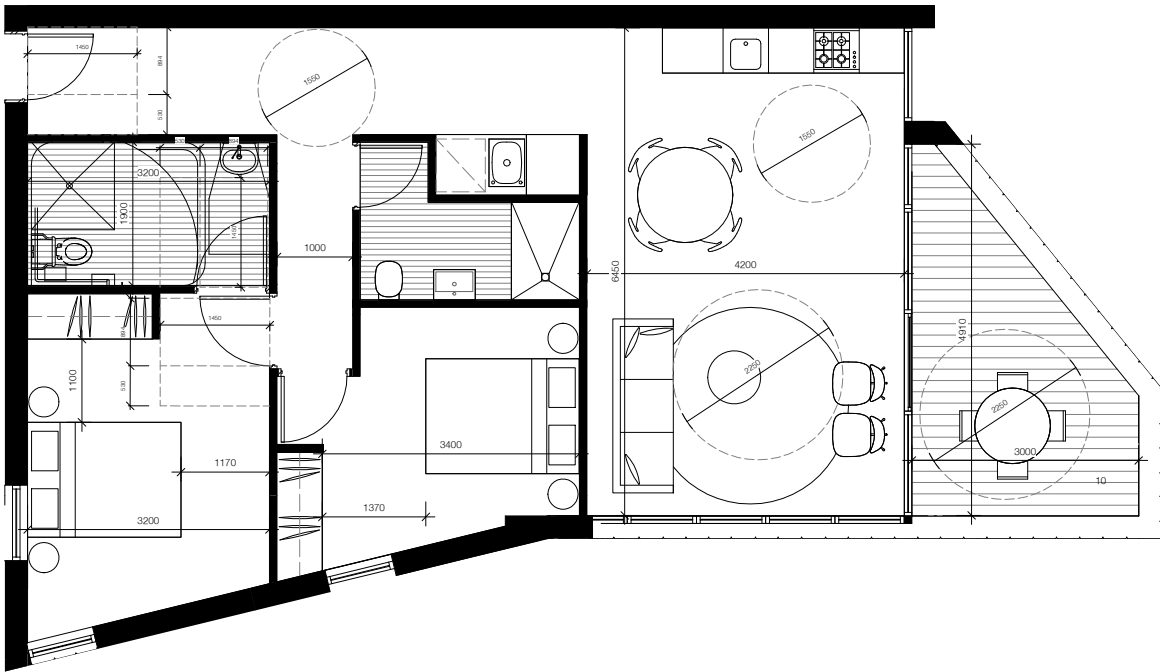
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Apts: 7.03, 8.03, 9.03, 10.03,
11.03, 12.03, 13.03, 14.03, 15.03



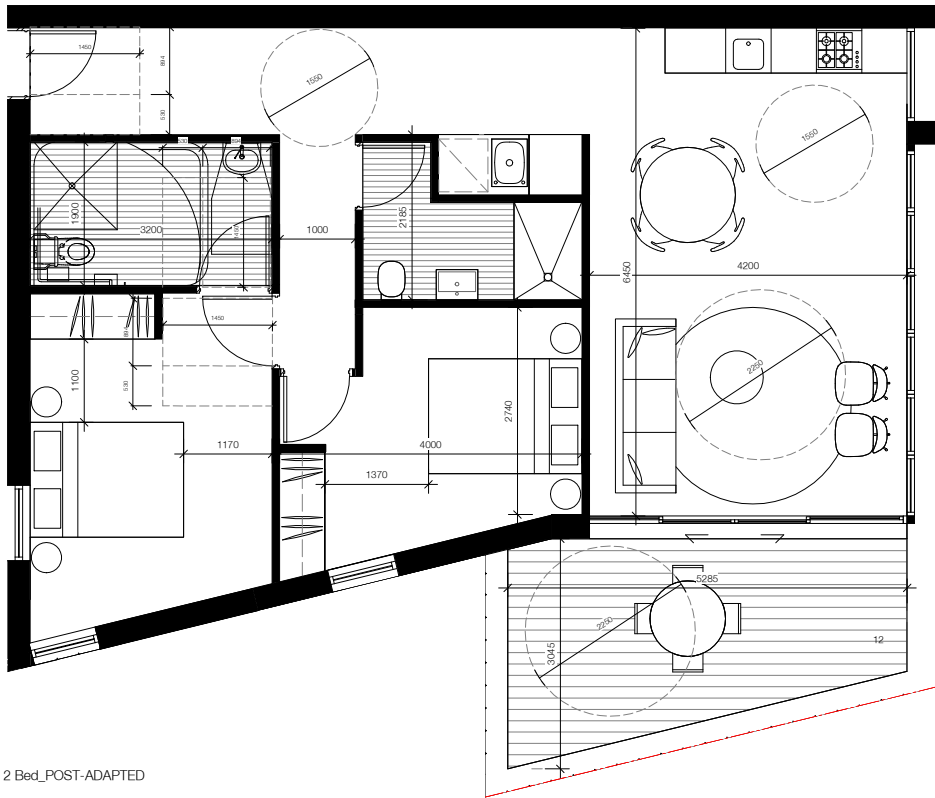
2 Bed_PRE-ADAPTED

Apts: 4.03, 5.03, 6.03



2 Bed_POST-ADAPTED

Apts: 7.03, 8.03, 9.03, 10.03, 11.03,
12.03, 13.03, 14.03, 15.03



2 Bed_POST-ADAPTED

Apts: 4.03, 5.03, 6.03

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Apartment Types - Adaptable
Sheet1

Date Scale Sheet Size
11.11.2016 1 : 50 @ A1

Drawn Chk.
DS SH

Job No. Drawing No. Revision
5359 DA-1401 / 8

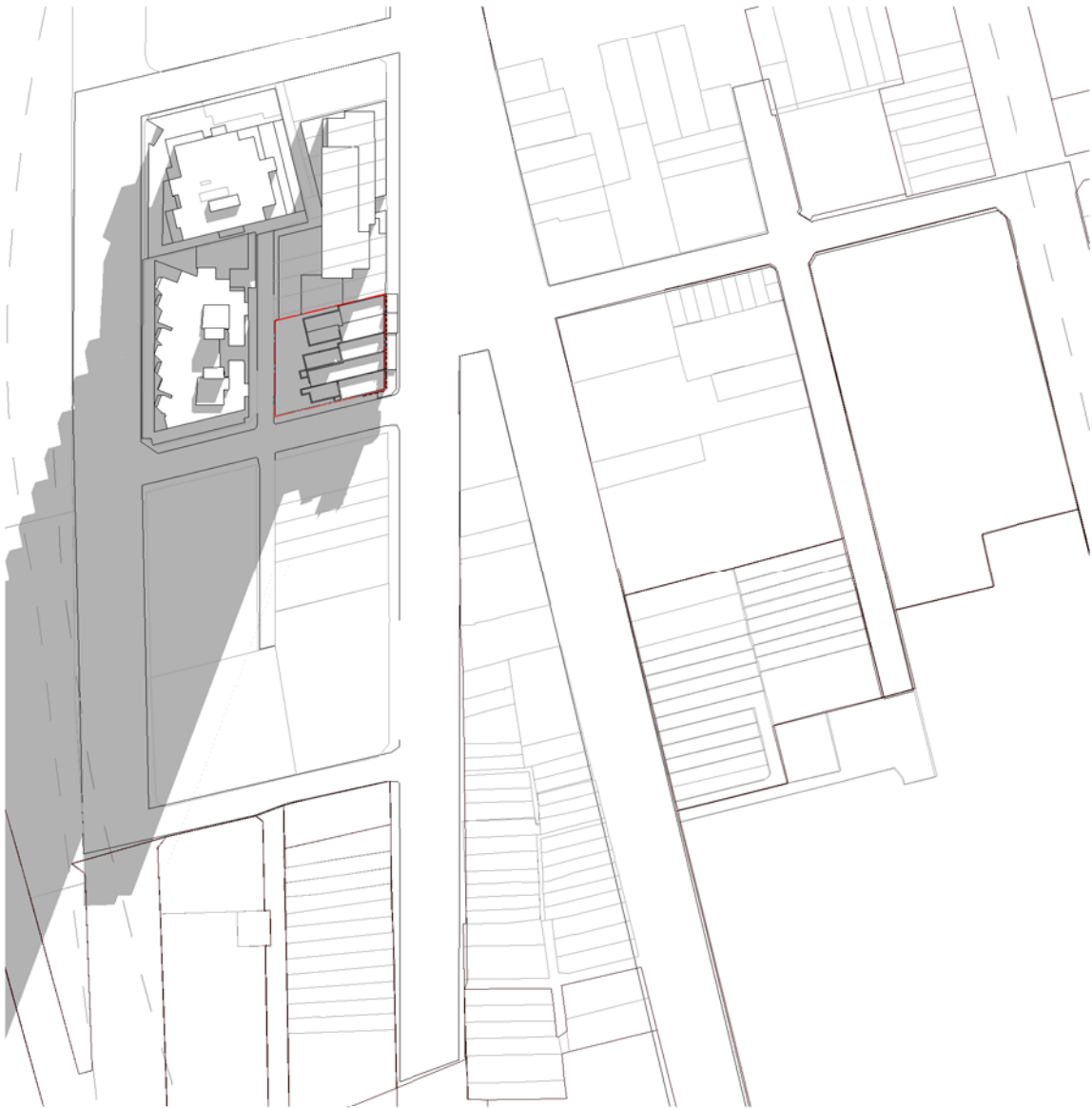
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Sunny Hills NSW
2010 Australia
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www.sjb.com.au



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



01 Winter 9am Existing
0501 1 : 1000@A1



02 Winter 9am Proposed
0501 1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_ 19.01.2016
- Revised DA scheme additional shadow_21.07.2016
- Current DA additional shadow_04.11.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Shadow Analysis Sheet 1



Date 11.11.2016 Scale As indicated Sheet Size @ A1

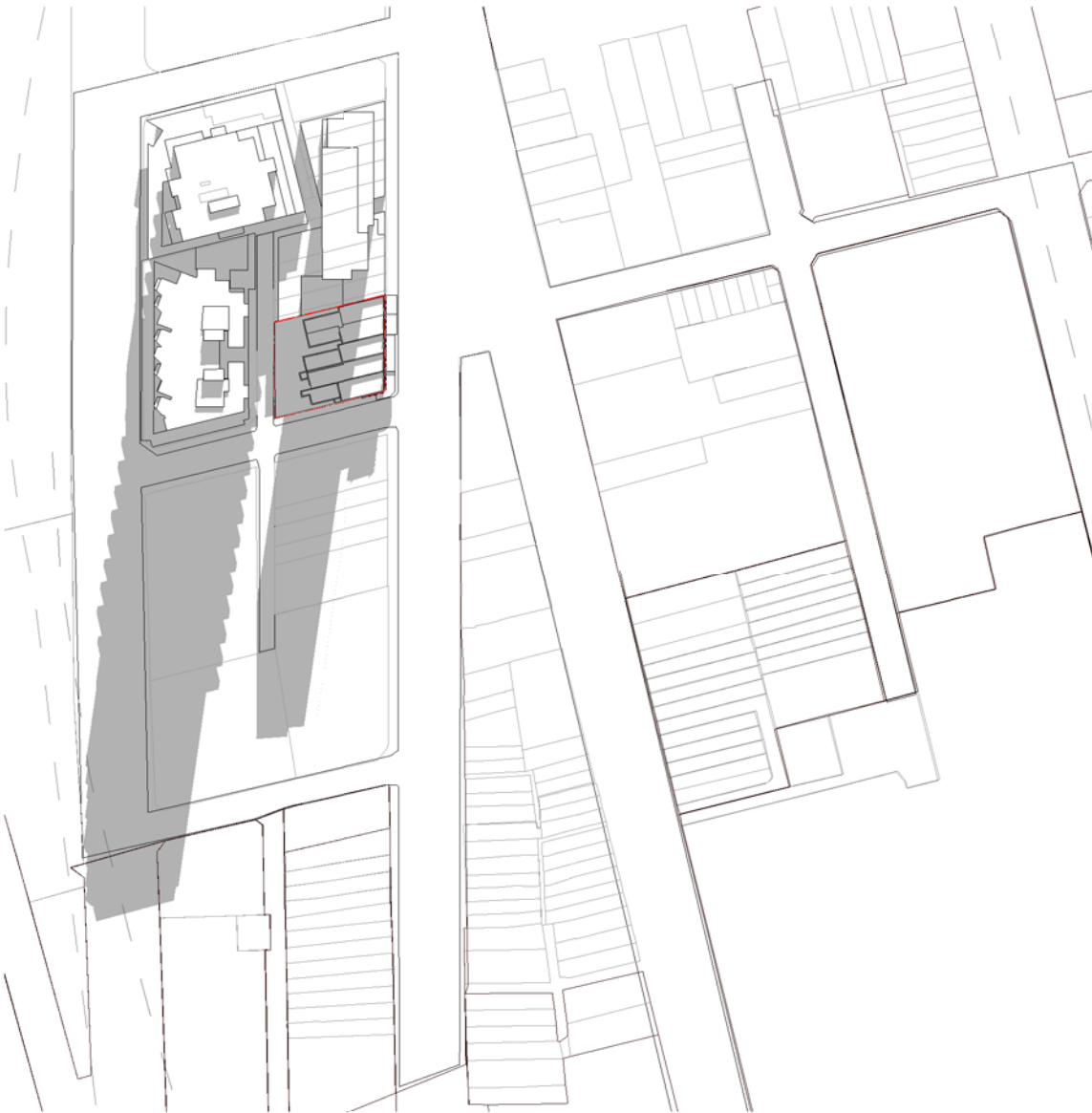
Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3001 Revision / 8

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



1 Winter 10am Existing
0501 1 : 1000@A1



2 Winter 10am Proposed
0501 1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_ 19.01.2016
- Revised DA scheme additional shadow_21.07.2016
- Current DA additional shadow_04.11.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Shadow Analysis Sheet 2



Date 11.11.2016 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3002 Revision / 8

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



1 Winter 11am Existing
0501 1 : 1000@A1



2 Winter 11am Proposed
0501 1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_ 19.01.2016
- Revised DA scheme additional shadow_21.07.2016
- Current DA additional shadow_04.11.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Shadow Analysis Sheet 3



Date 11.11.2016 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3003 Revision / 8

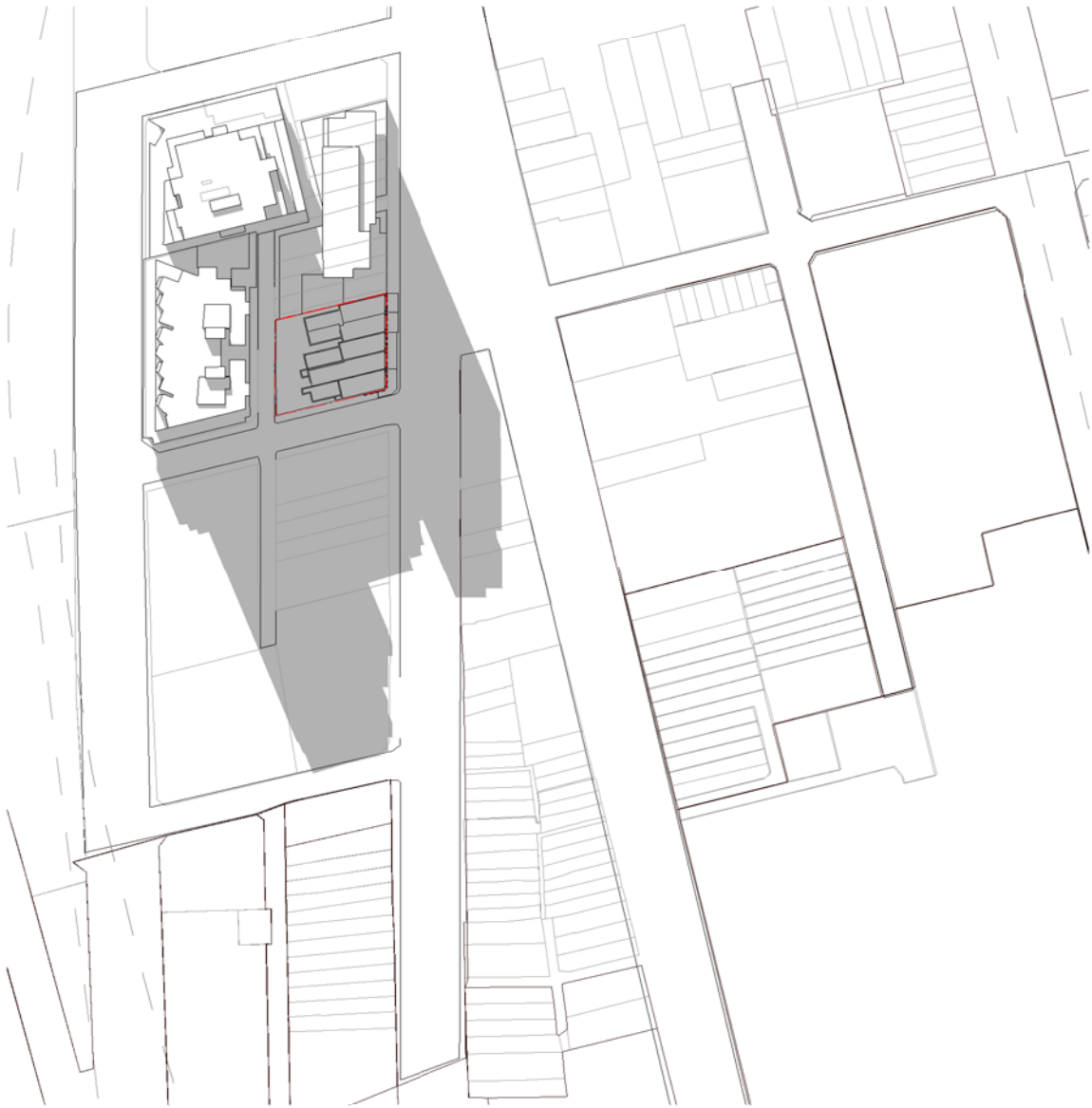
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Sunny Hills NSW
2010 Australia
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F 61 2 9380 9922
www.sjb.com.au



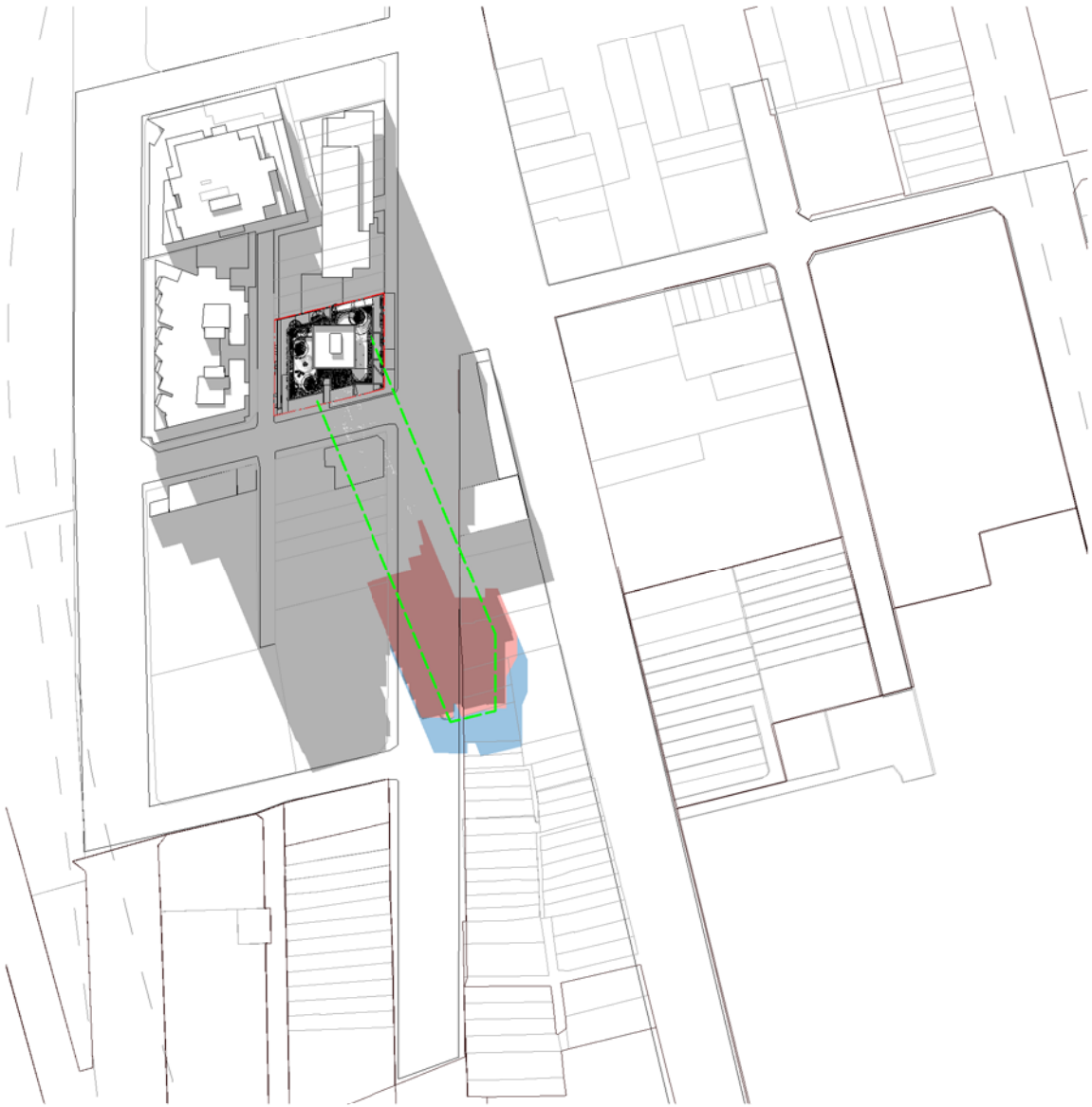
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



1 Winter 12pm Existing
0501 1 : 1000@A1



2 Winter 12pm Proposed
0501 1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_ 19.01.2016
- Revised DA scheme additional shadow_21.07.2016
- Current DA additional shadow_04.11.2016



Client
Project
88 Regent
80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name
Shadow Analysis Sheet 4



Date
11.11.2016

Scale
As indicated

Sheet Size
@ A1

Drawn
DS

Chk.
SH

Job No.
5359

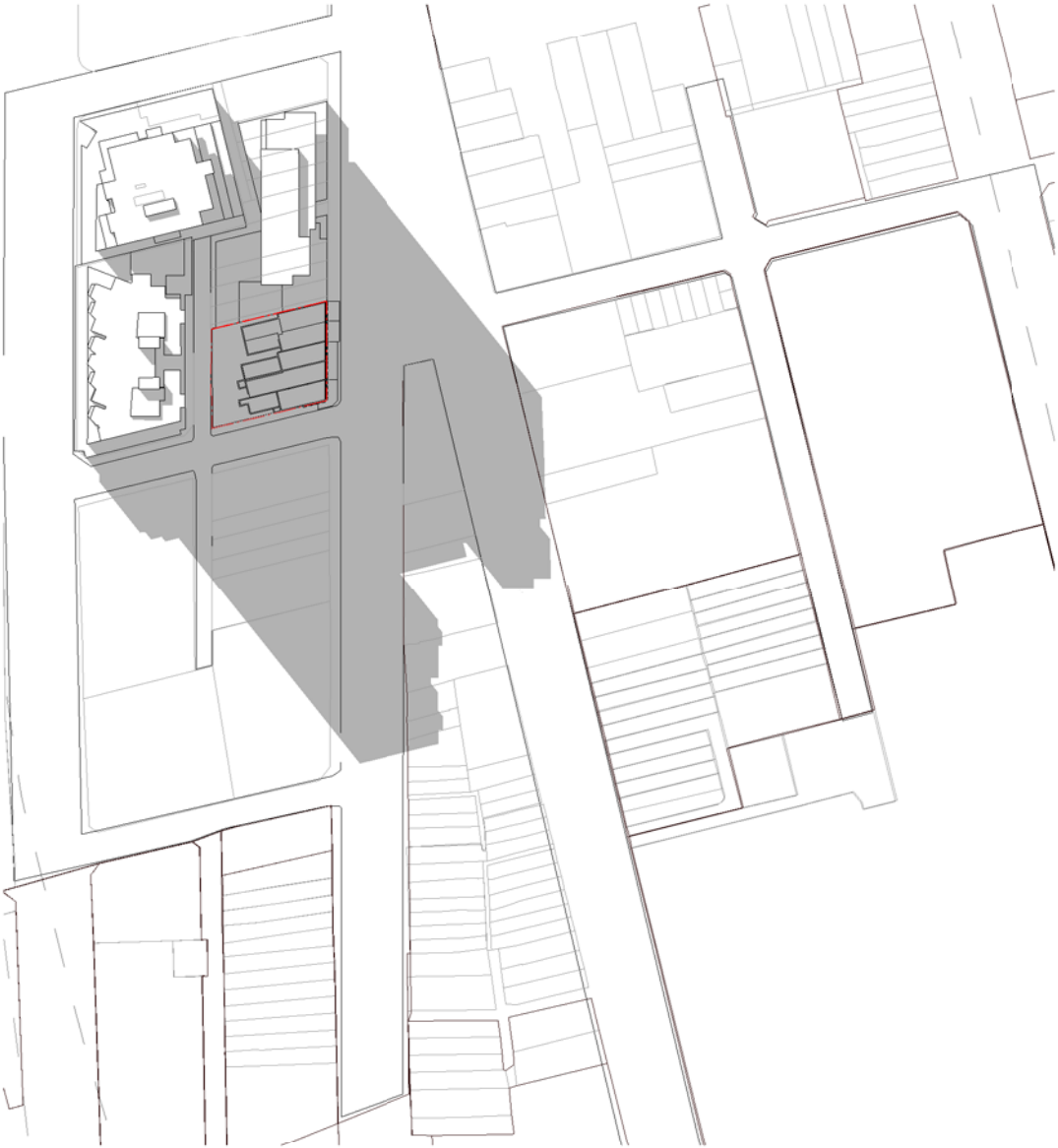
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DA-3004

Revision
/ 8

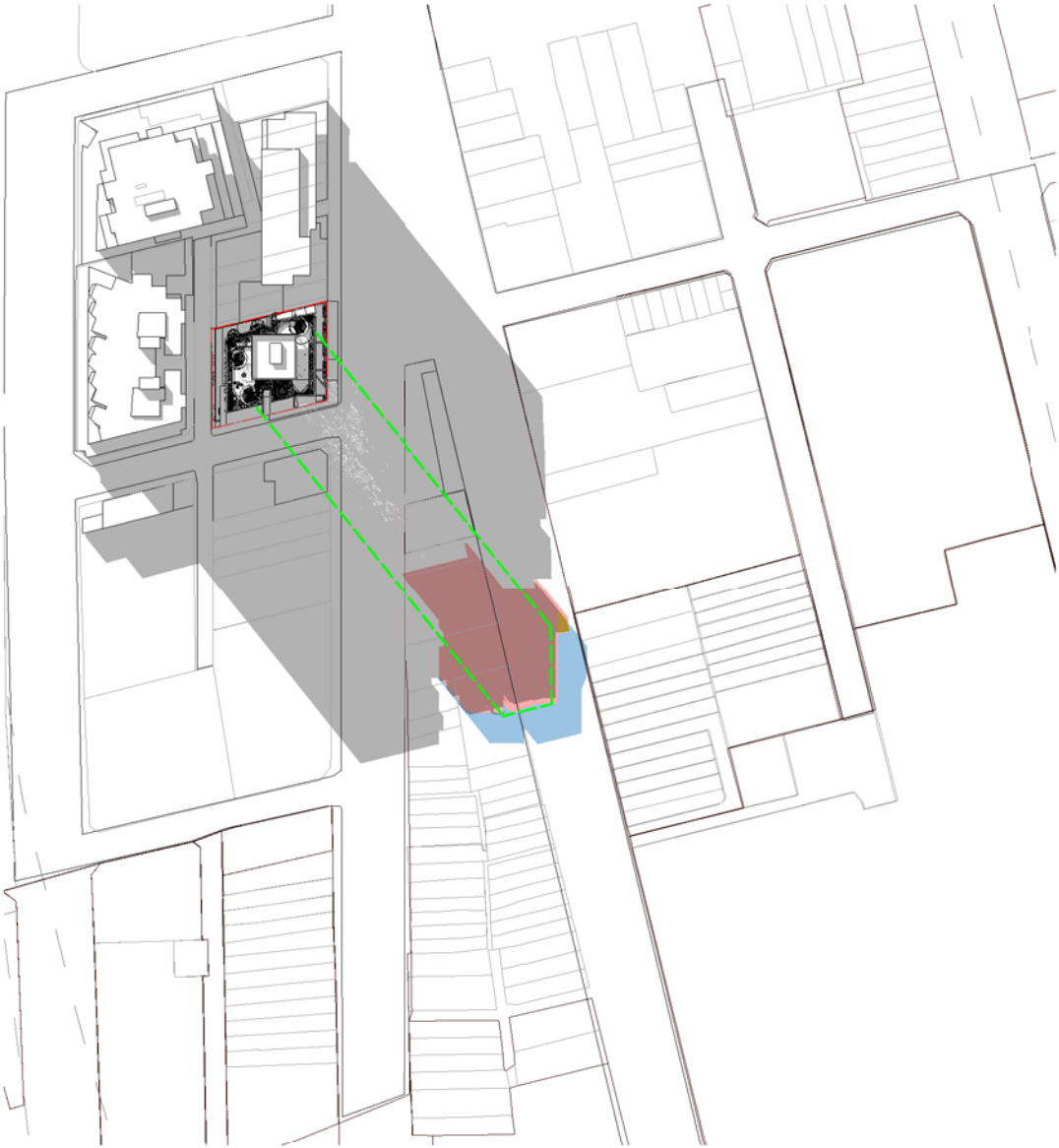
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



1 Winter 1pm Existing
0501 1 : 1000@A1



2 Winter 1pm Proposed
0501 1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_19.01.2016
- Revised DA scheme additional shadow_21.07.2016
- Current DA additional shadow_04.11.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Shadow Analysis Sheet 5



Date 11.11.2016 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3005 Revision / 8

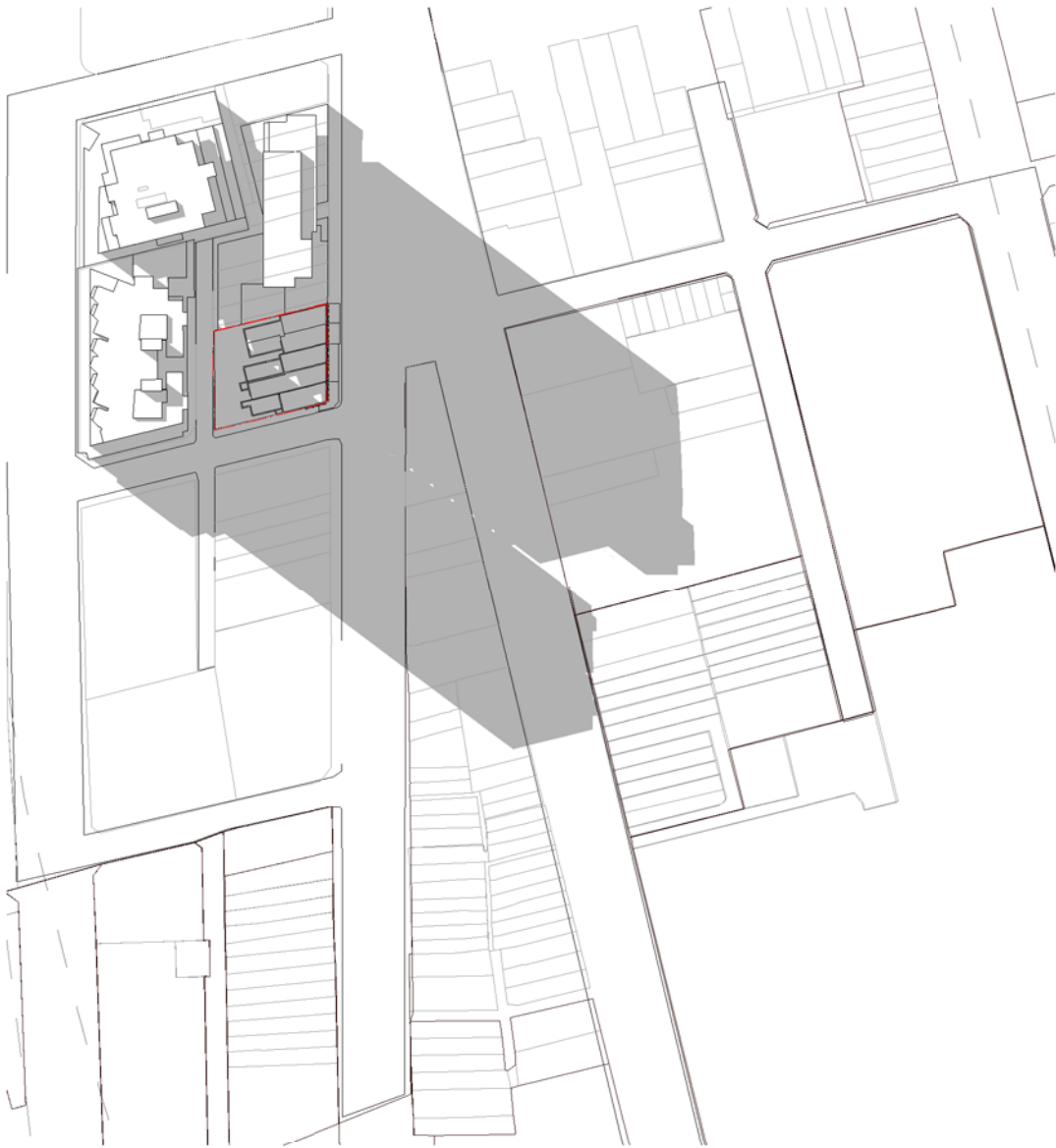
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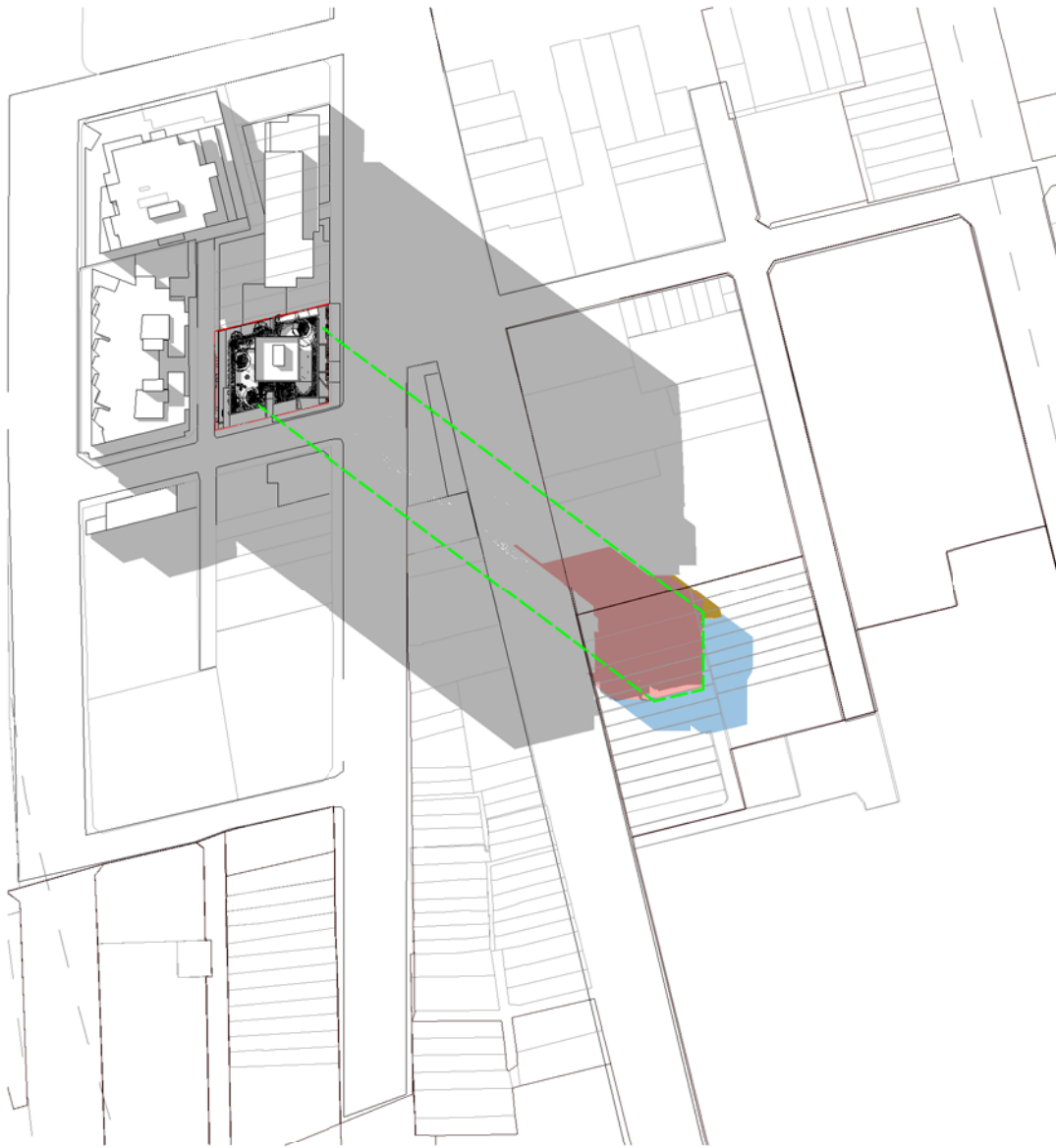
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



1 Winter 2pm Existing
0501 1 : 1000@A1



2 Winter 2pm Proposed
0501 1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_19.01.2016
- Revised DA scheme additional shadow_21.07.2016
- Current DA additional shadow_04.11.2016



Client
Project
88 Regent
80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name
Shadow Analysis Sheet 6



Date
11.11.2016

Scale
As indicated

Sheet Size
@ A1

Drawn
DS

Chk.
SH

Job No.
5359

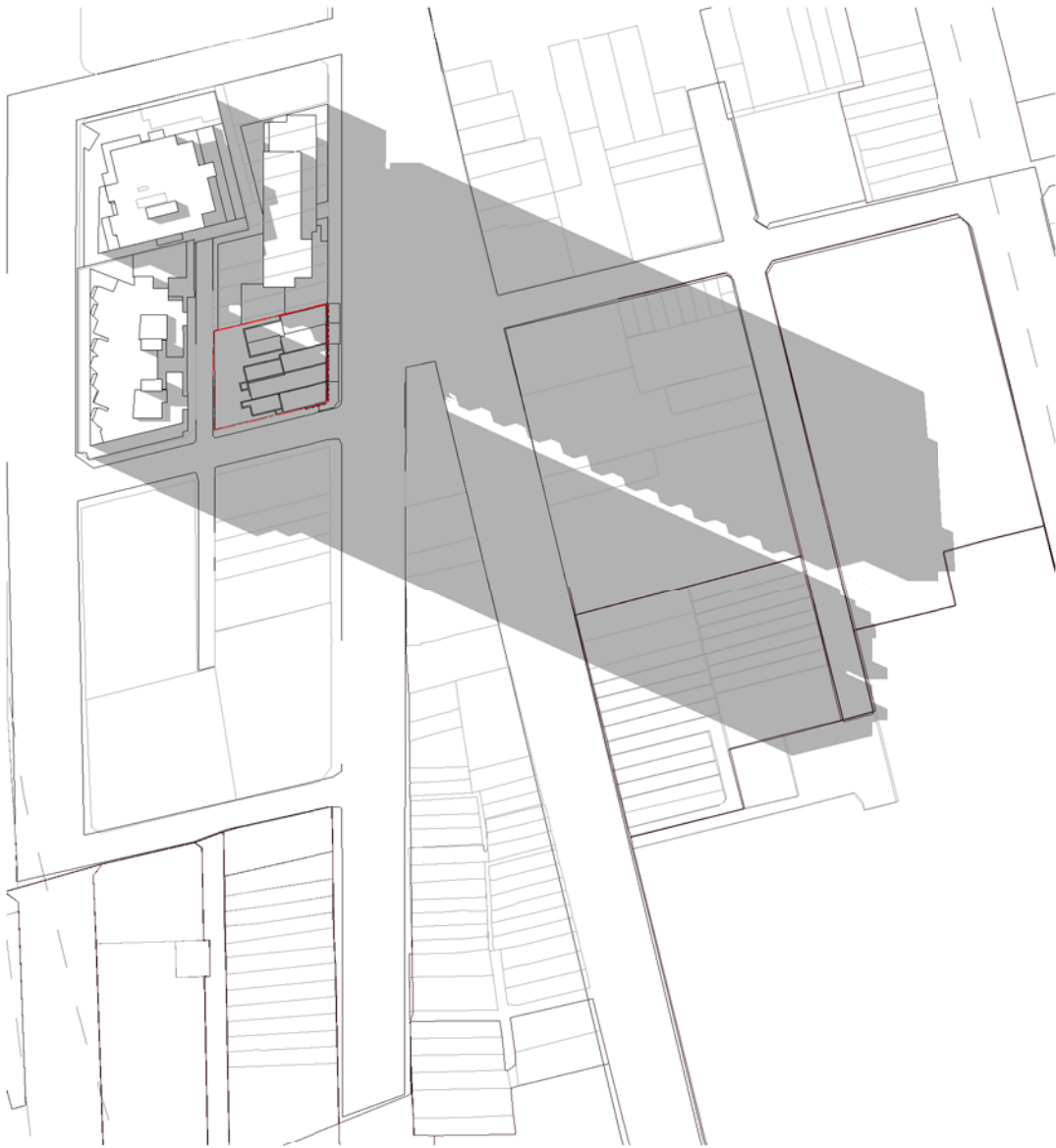
Drawing No.
DA-3006

Revision
/ 8

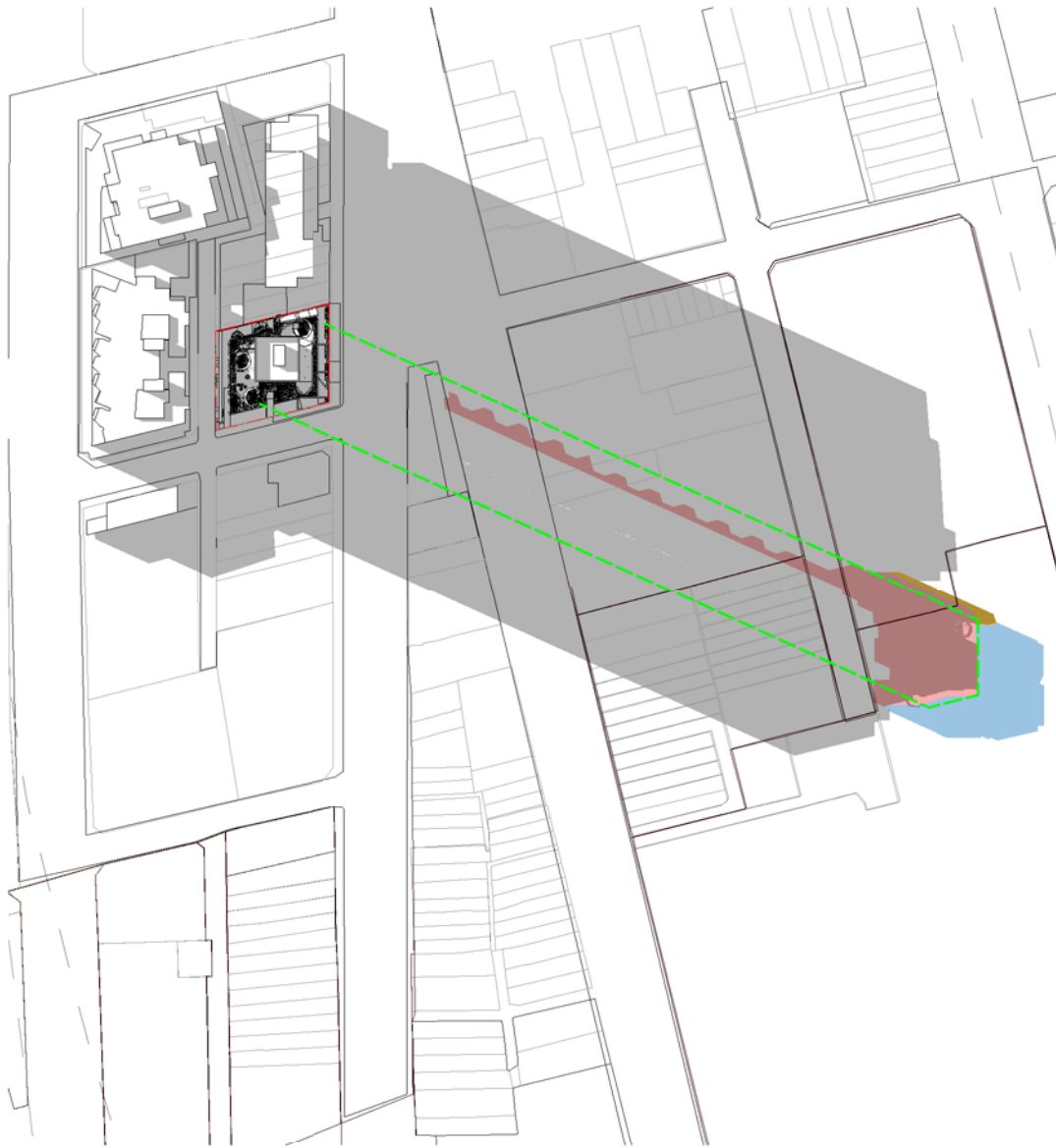
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH



1 Winter 3pm Existing
0501 1: 1000@A1



2 Winter 3pm Proposed
0501 1: 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_ 19.01.2016
- Revised DA scheme additional shadow_21.07.2016
- Current DA additional shadow_04.11.2016

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Shadow Analysis Sheet 7



Date 11.11.2016 Scale As indicated Sheet Size @ A1

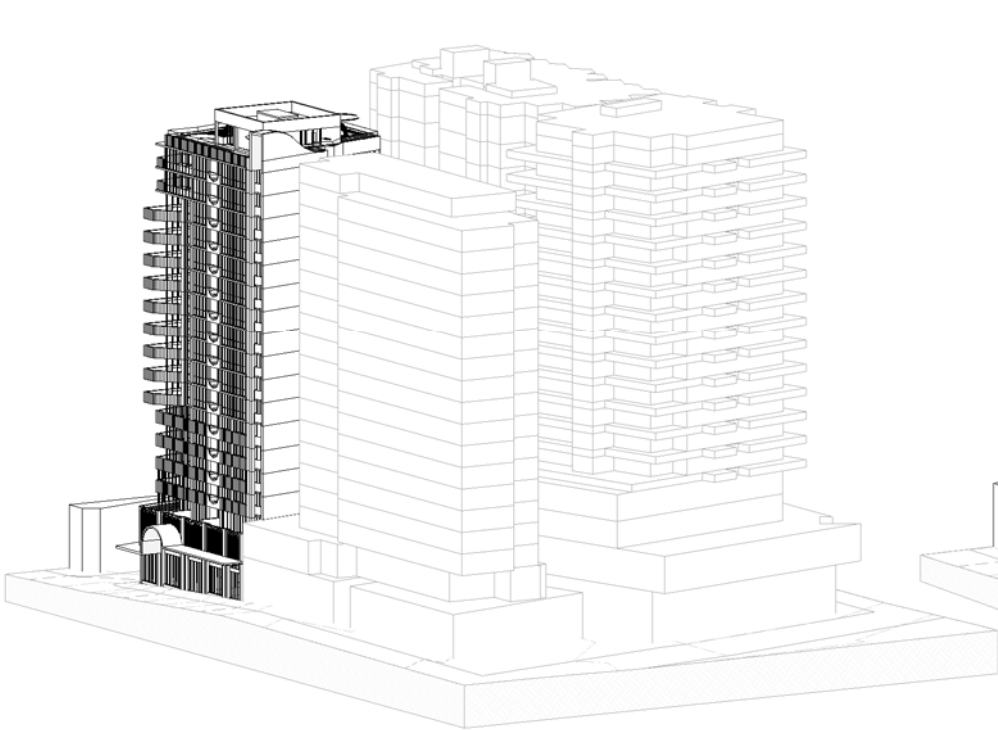
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Job No. 5359 Drawing No. DA-3007 Revision / 8

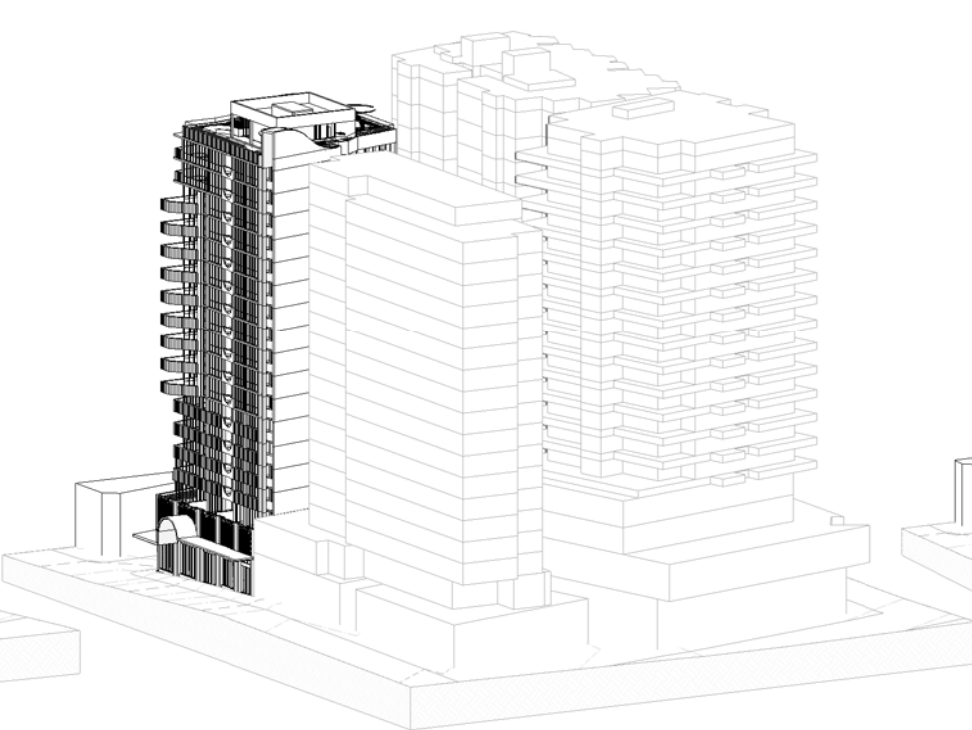
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

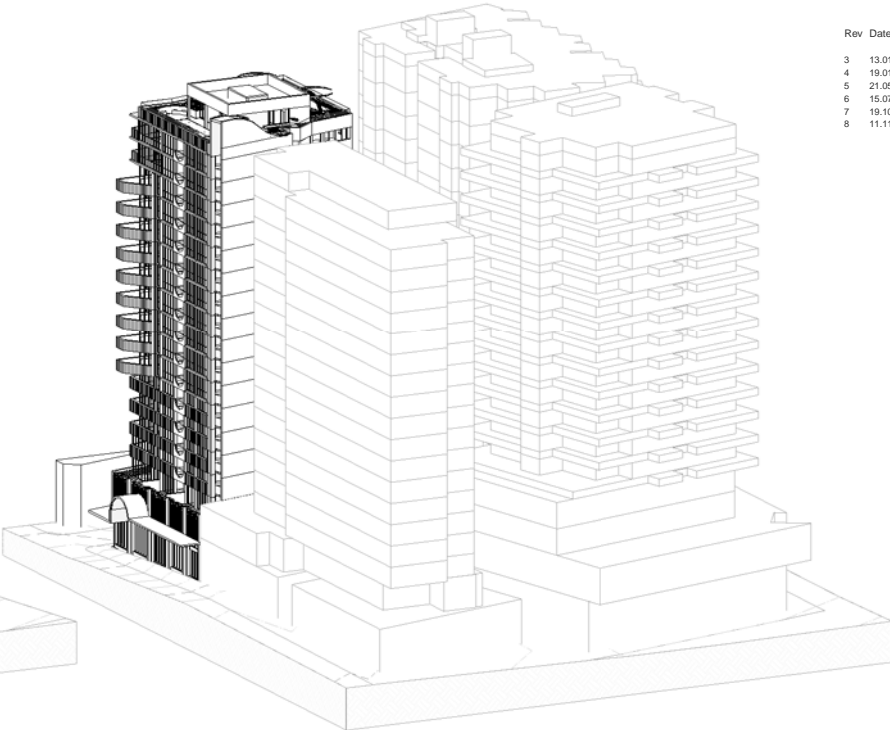
Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH



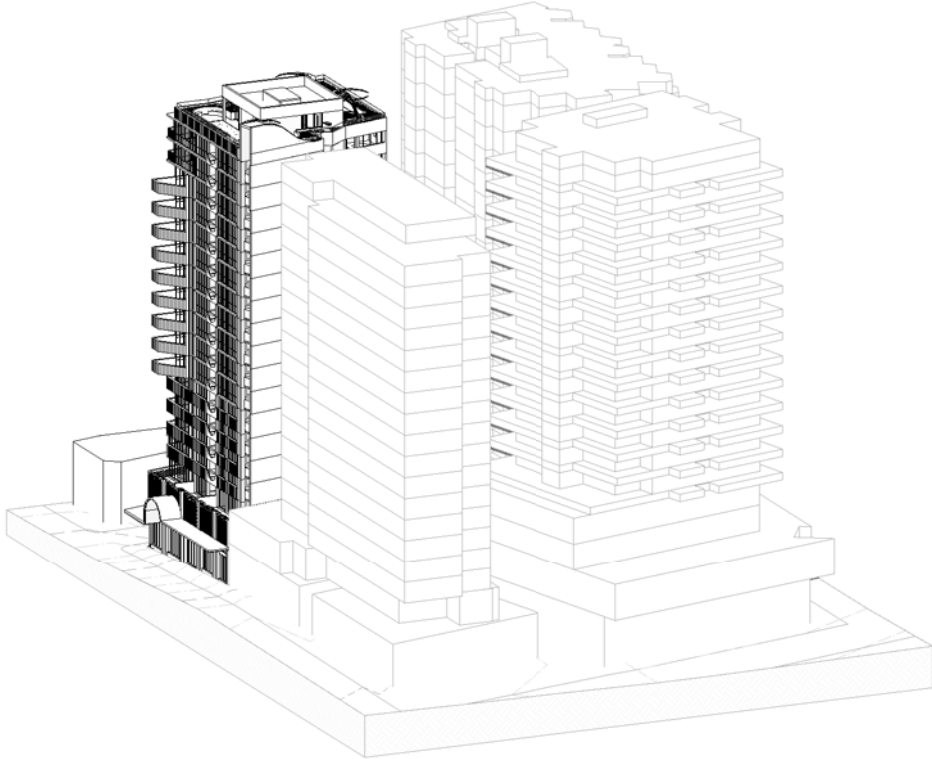
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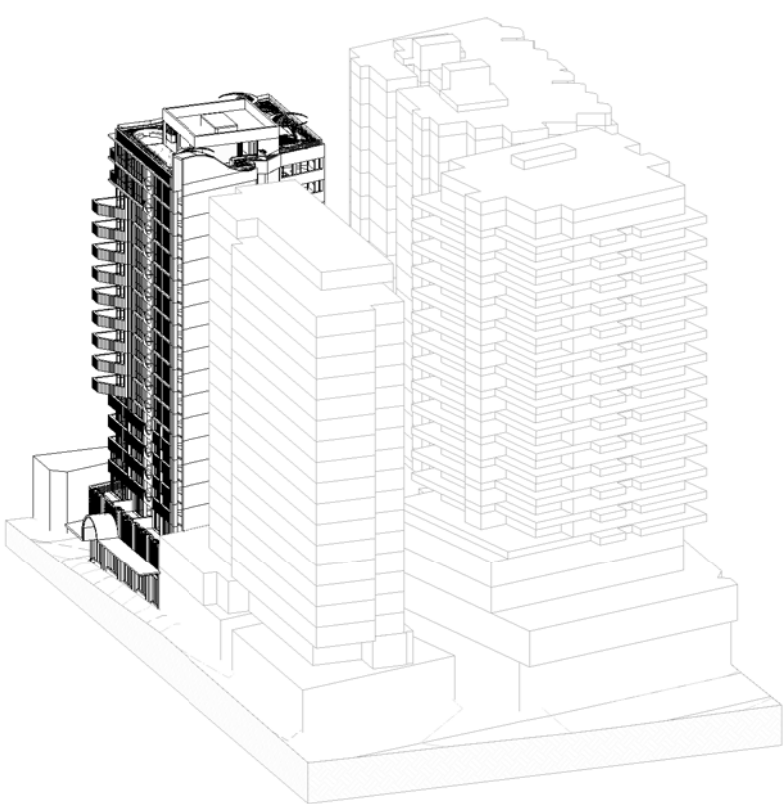
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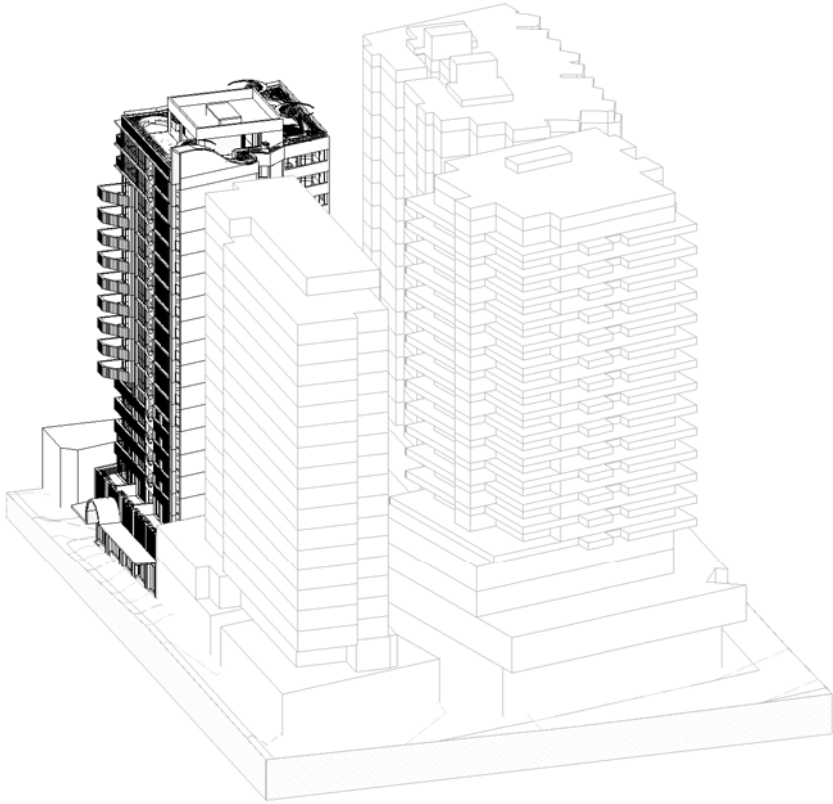
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WINTER 8:45AM



WINTER 9AM



WINTER 9:15AM

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

View from the Sun - Sheet 1

Date Scale Sheet Size

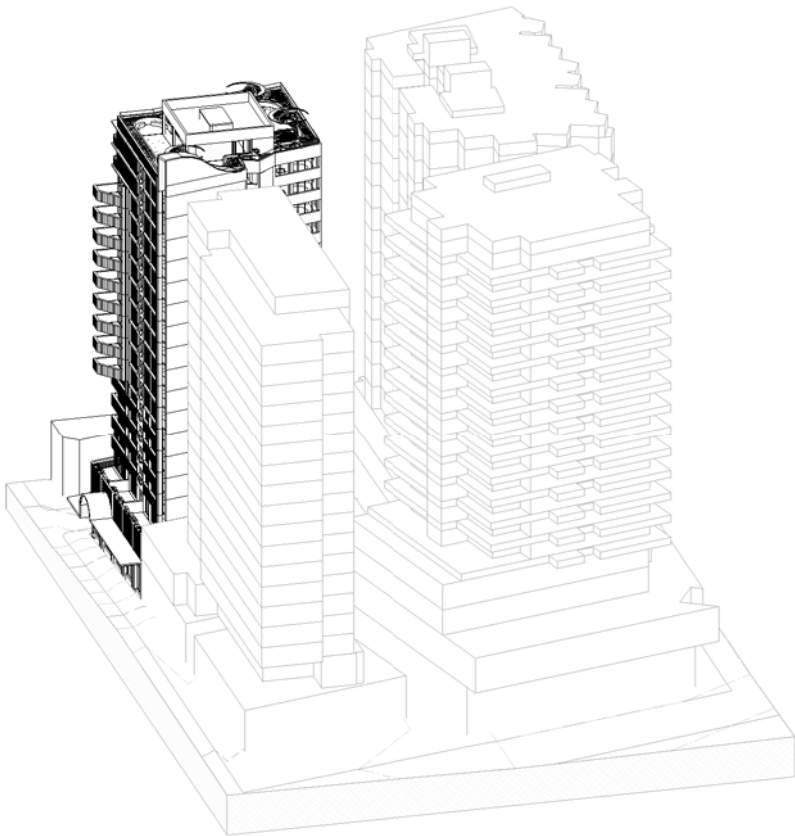
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Drawn Chk.

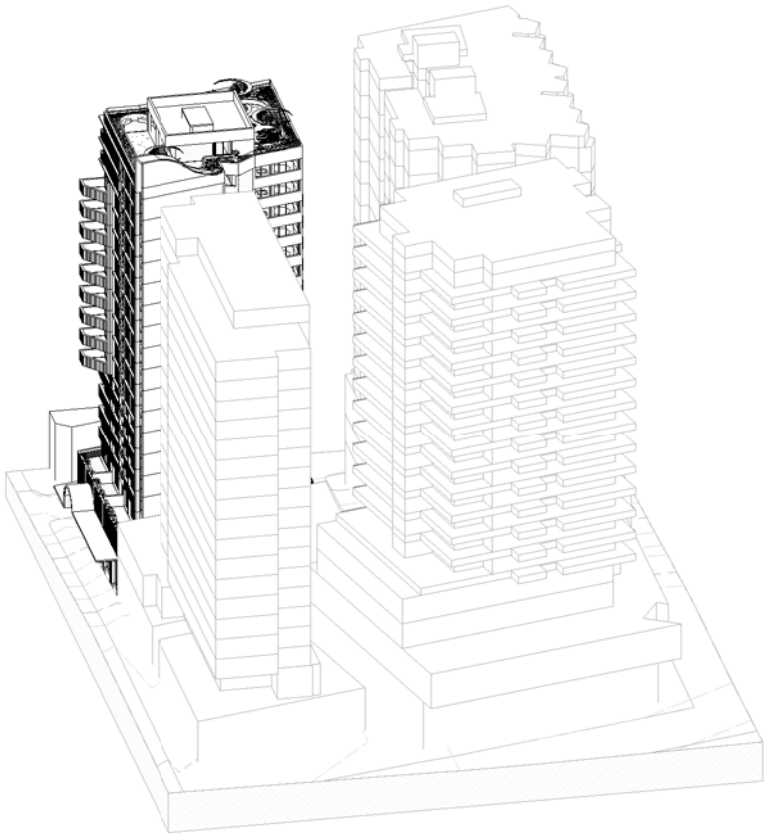
DS SH

Job No. Drawing No. Revision

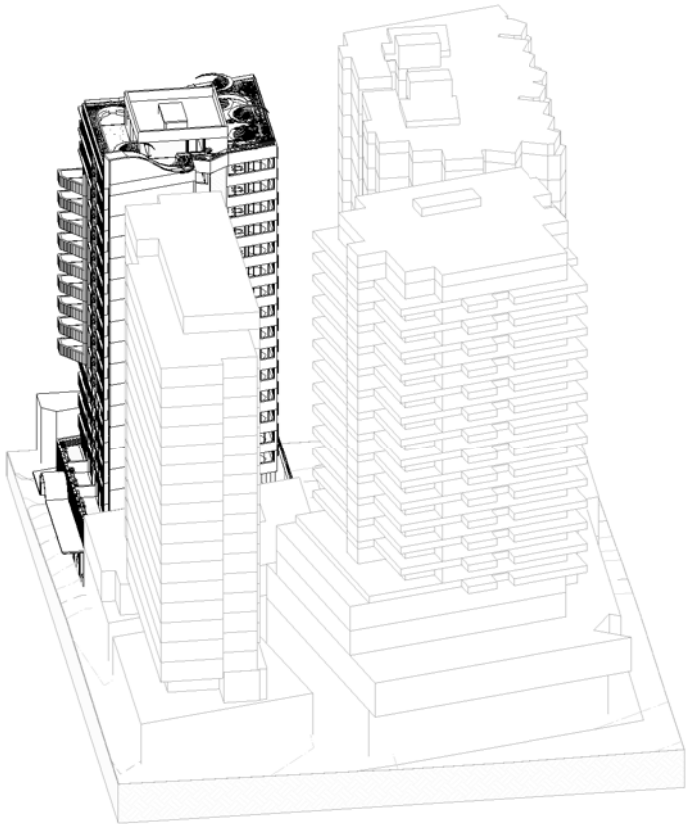
5359 DA-3011 / 8



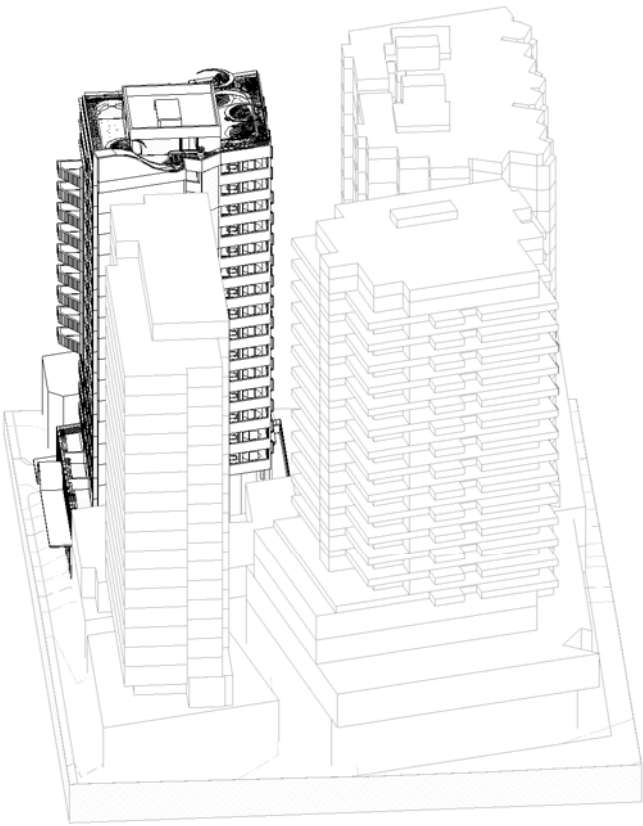
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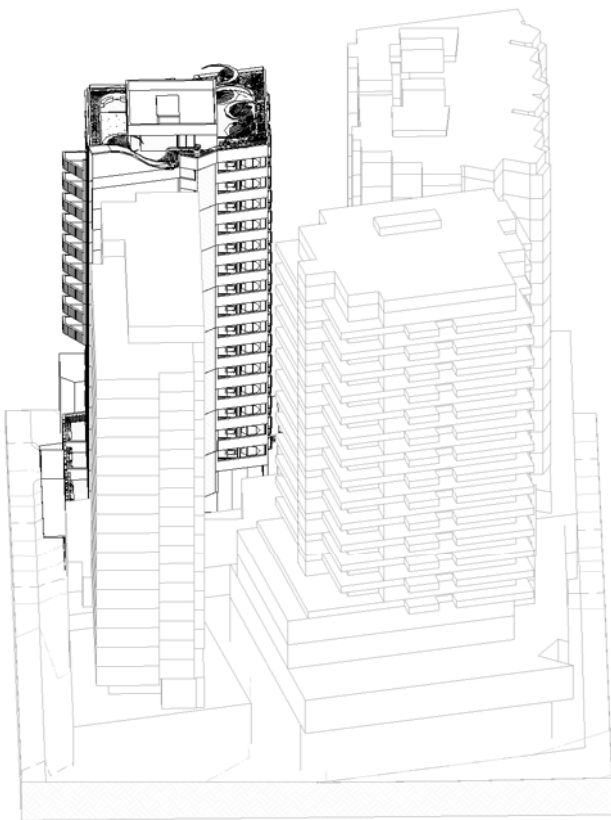
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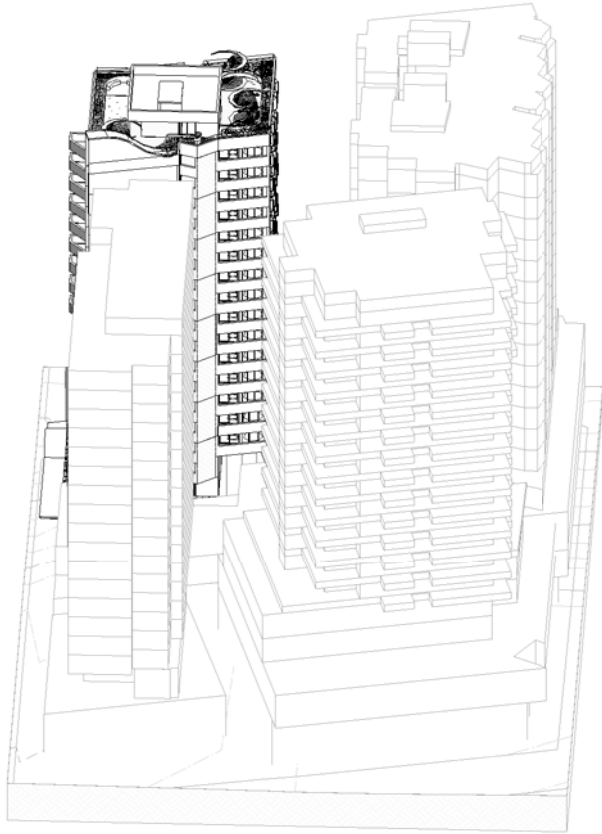
WINTER 10AM



WINTER 10:15AM



WINTER 10:30AM



WINTER 10:45AM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

View from the Sun - Sheet 2

Date

11.11.2016

Scale

Sheet Size

@ A1

Drawn

DS

Chk.

SH

Job No.

5359

Drawing No.

DA-3012

Revision

/ 8

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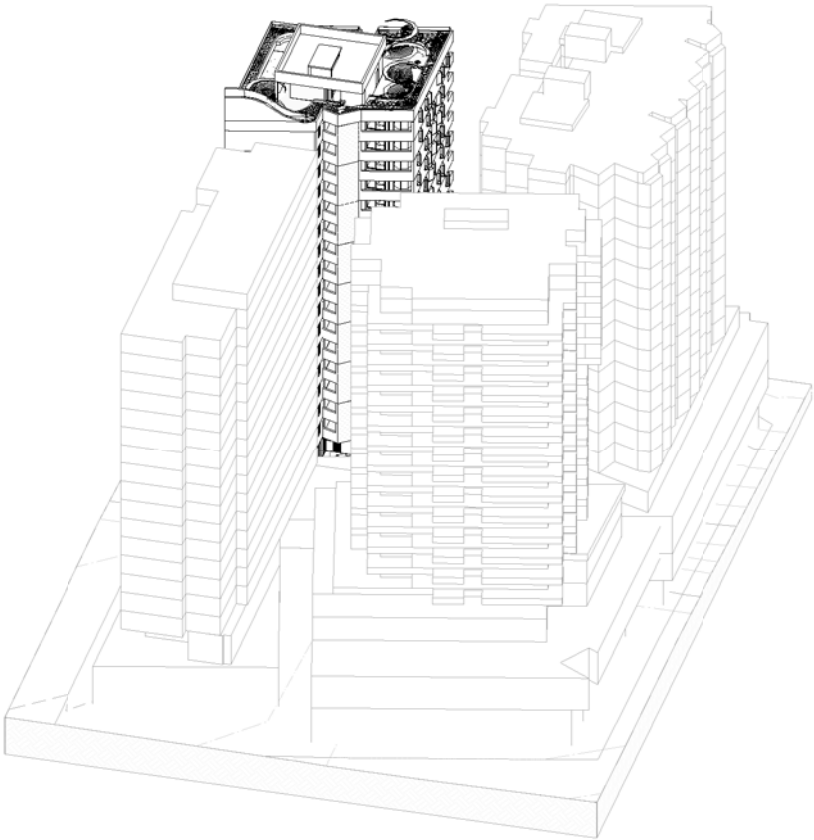
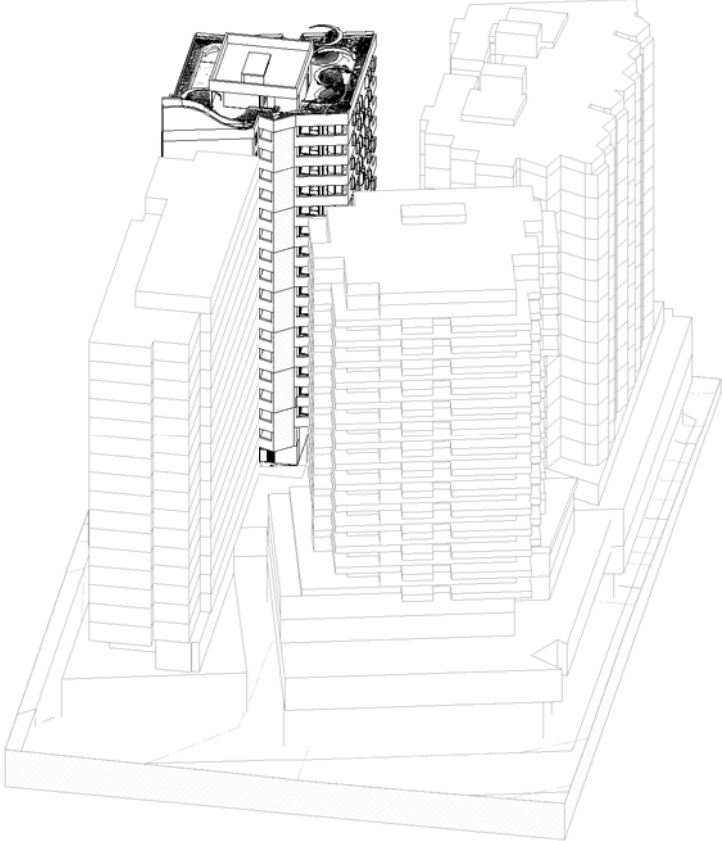
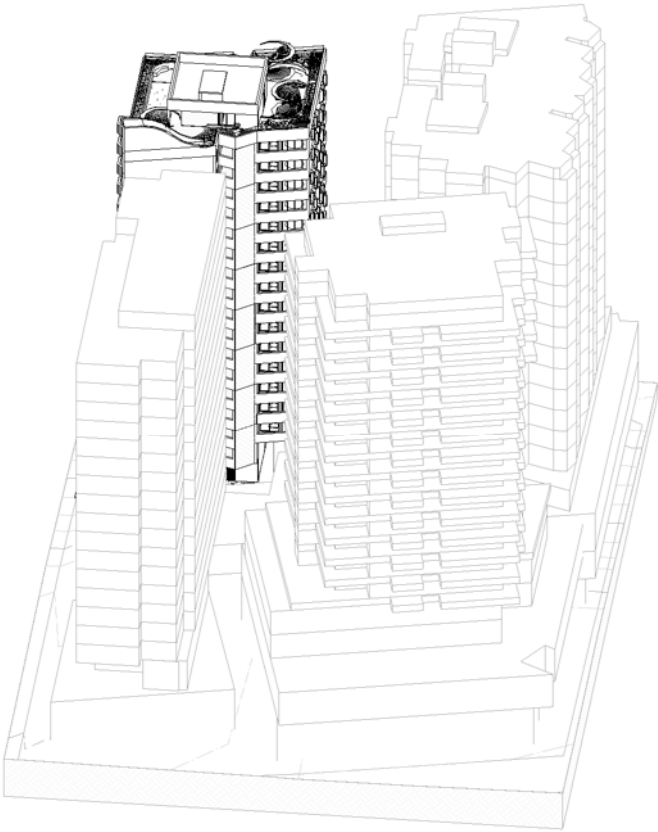


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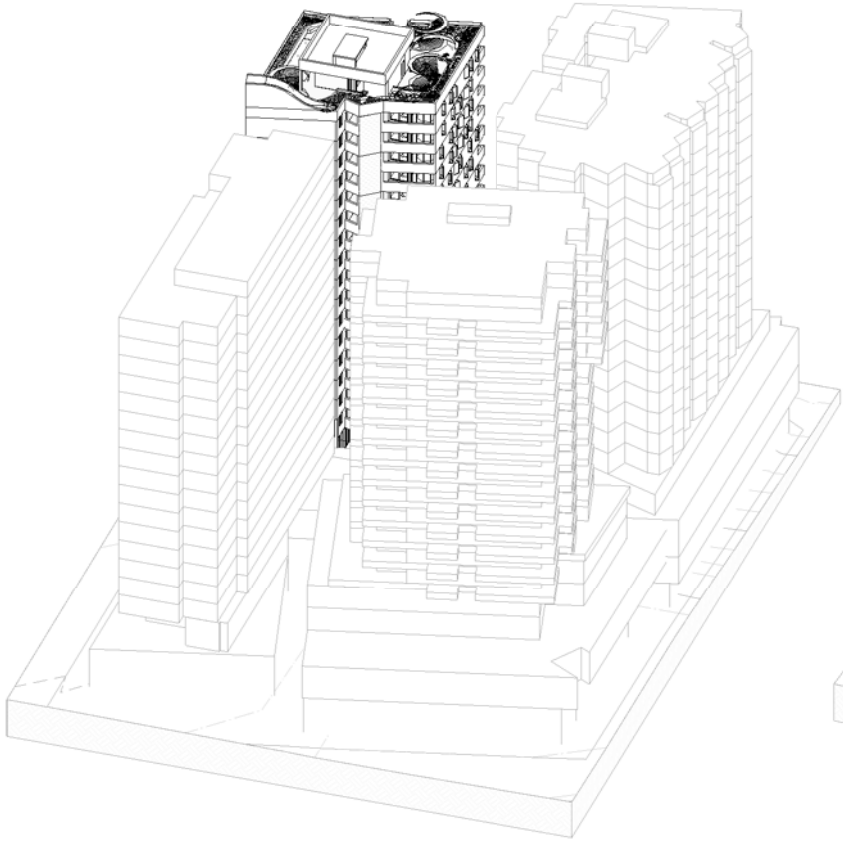
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

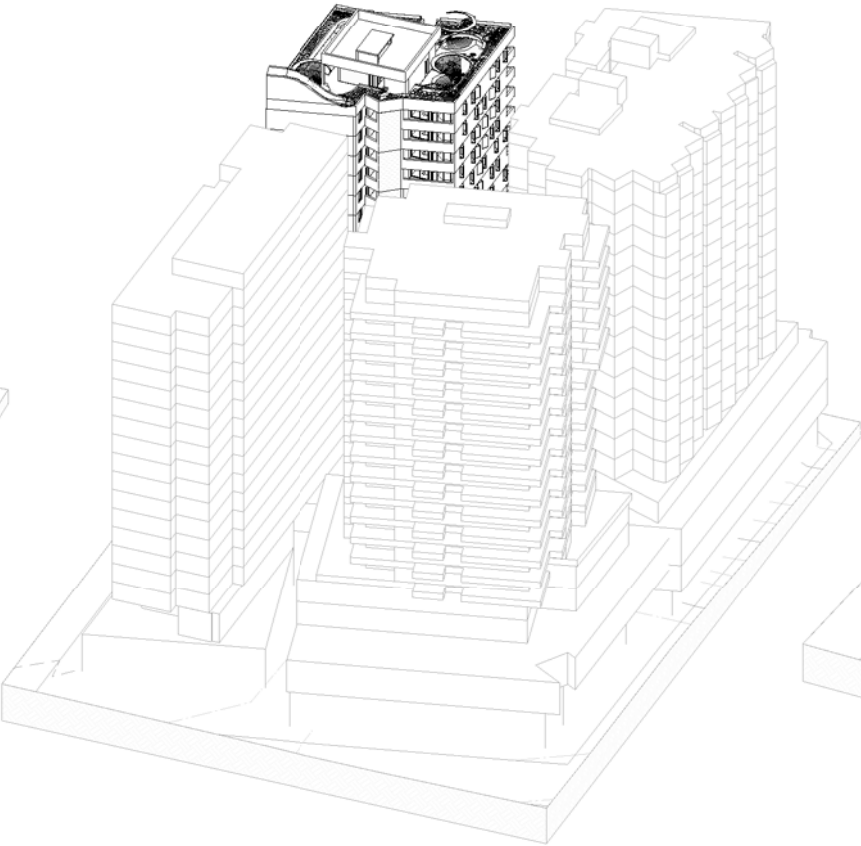
Rev	Date	Revision	By	Chk.
6	15.07.2016	Revised DA Issue	SH	SH
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8	11.11.2016	Revised DA Issue	NK	AH



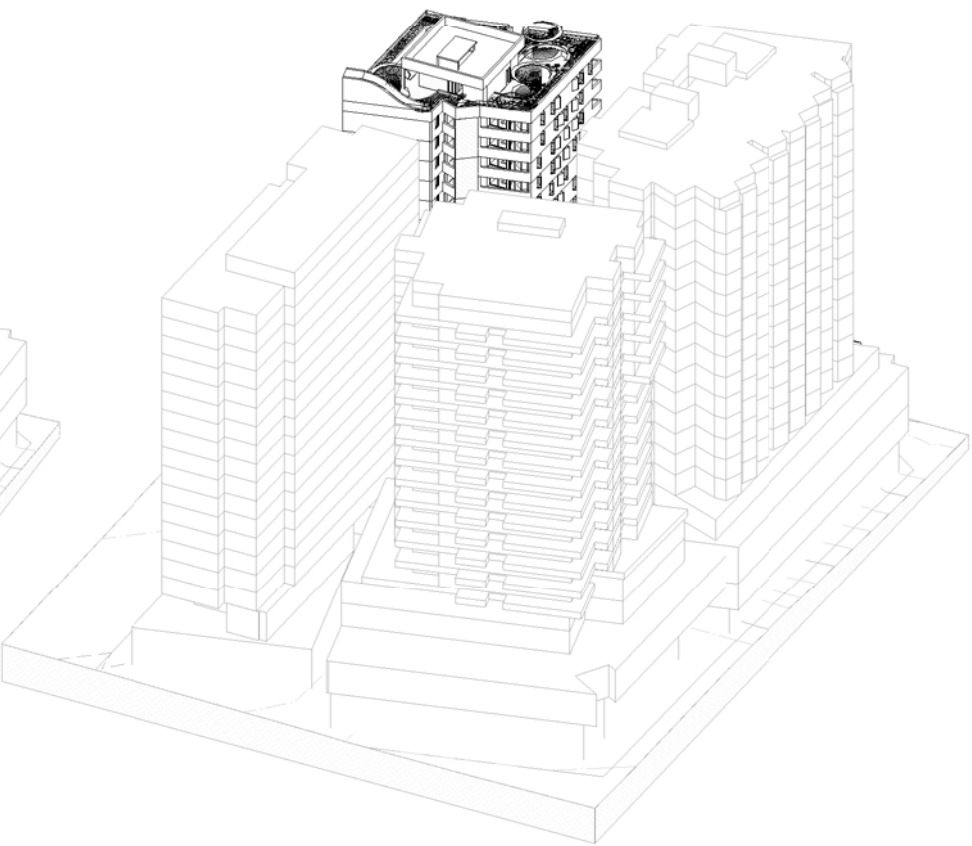
WINTER 11AM



WINTER 11:15AM



WINTER 11:30AM



WINTER 11:45AM

WINTER 12PM

WINTER 12:15PM

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

View from the Sun - Sheet 3

Date Scale Sheet Size

11.11.2016 @ A1

Drawn Chk.

NK SH

Job No. Drawing No. Revision

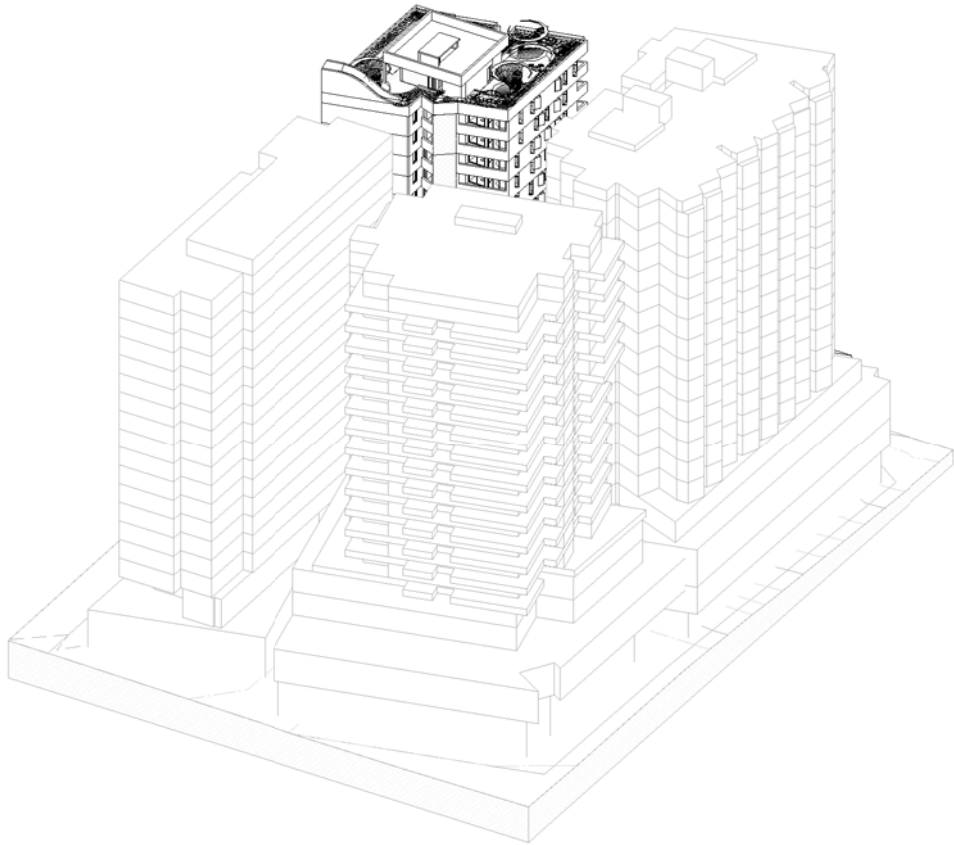
5359 DA-3013 / 8

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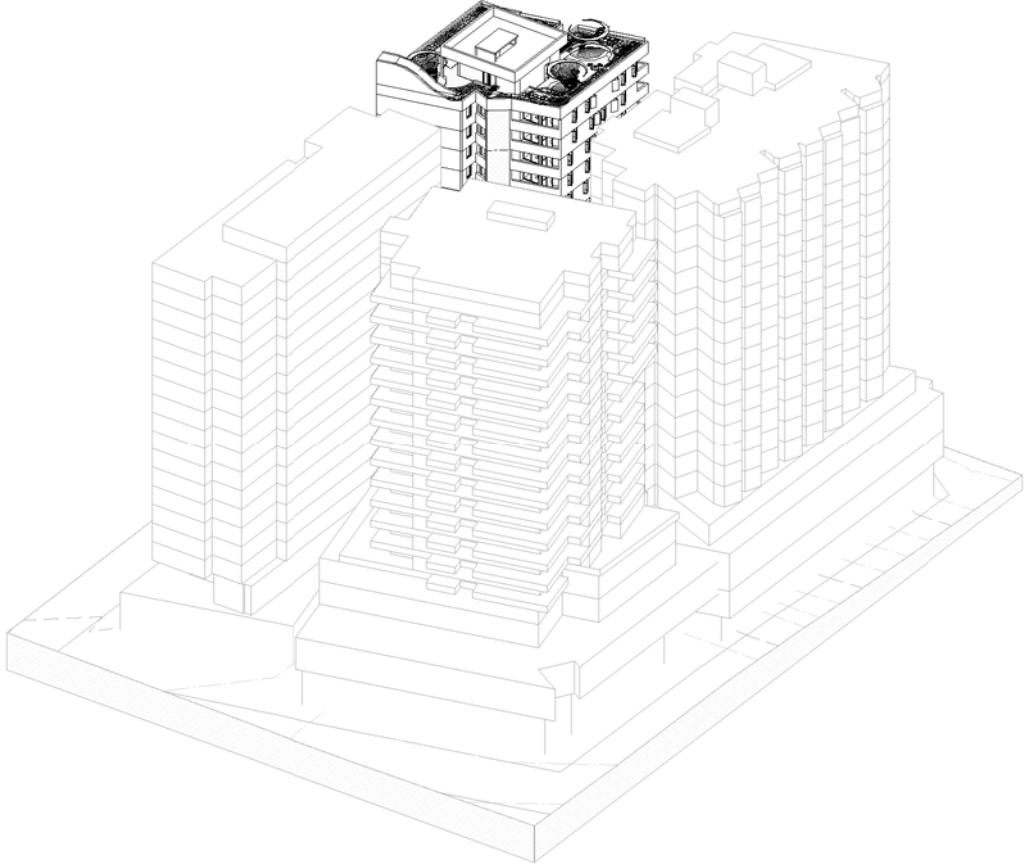
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

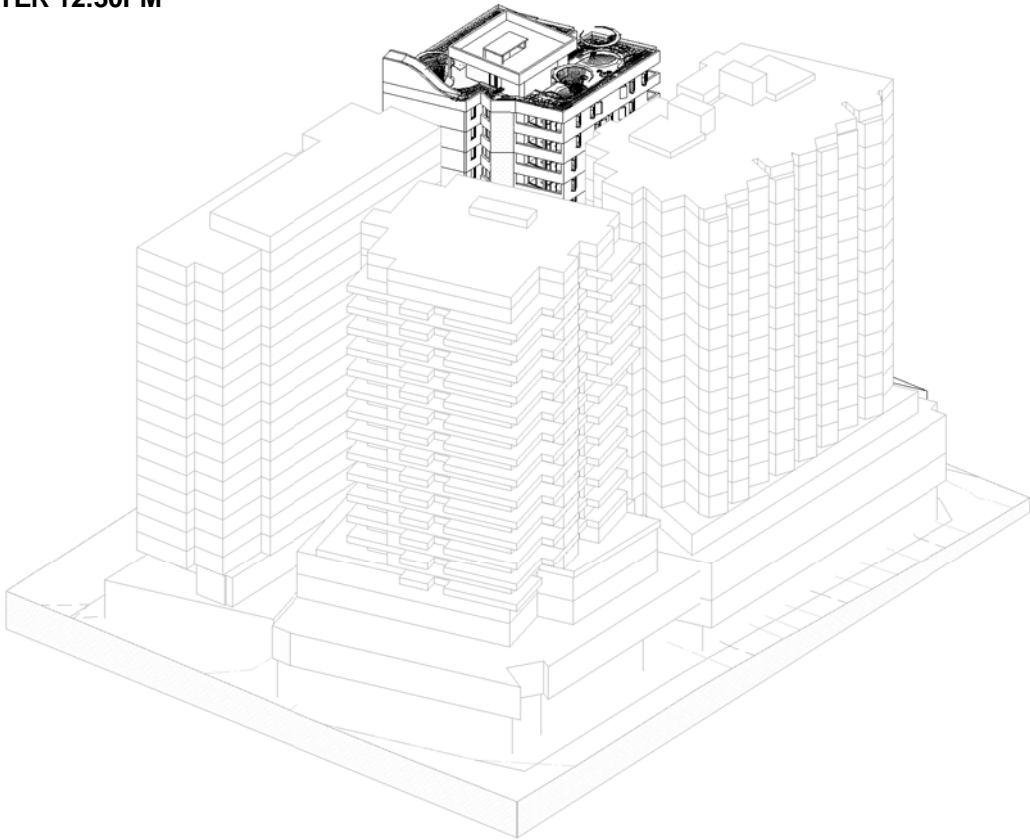
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6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH



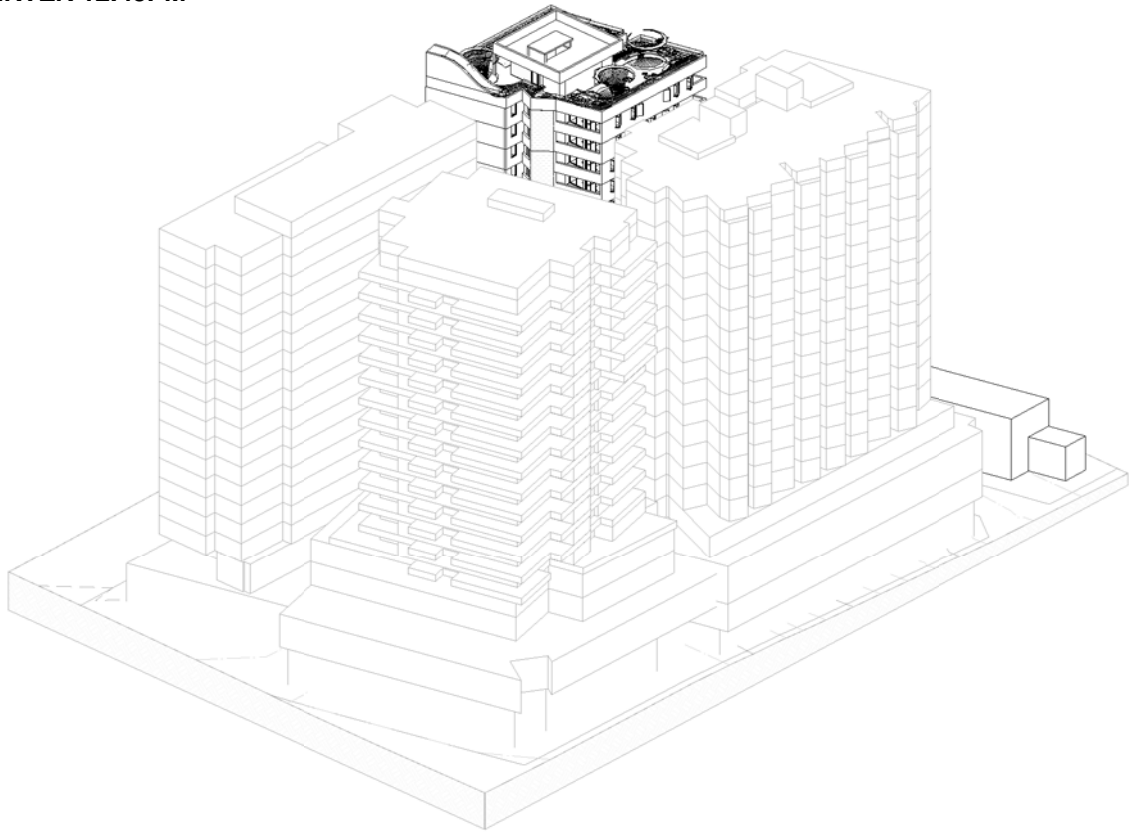
WINTER 12:30PM



WINTER 12:45PM



WINTER 1PM



WINTER 1:15PM

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

View from the Sun - Sheet 4

Date 11.11.2016 Scale Sheet Size @ A1

Drawn NK Chk. SH

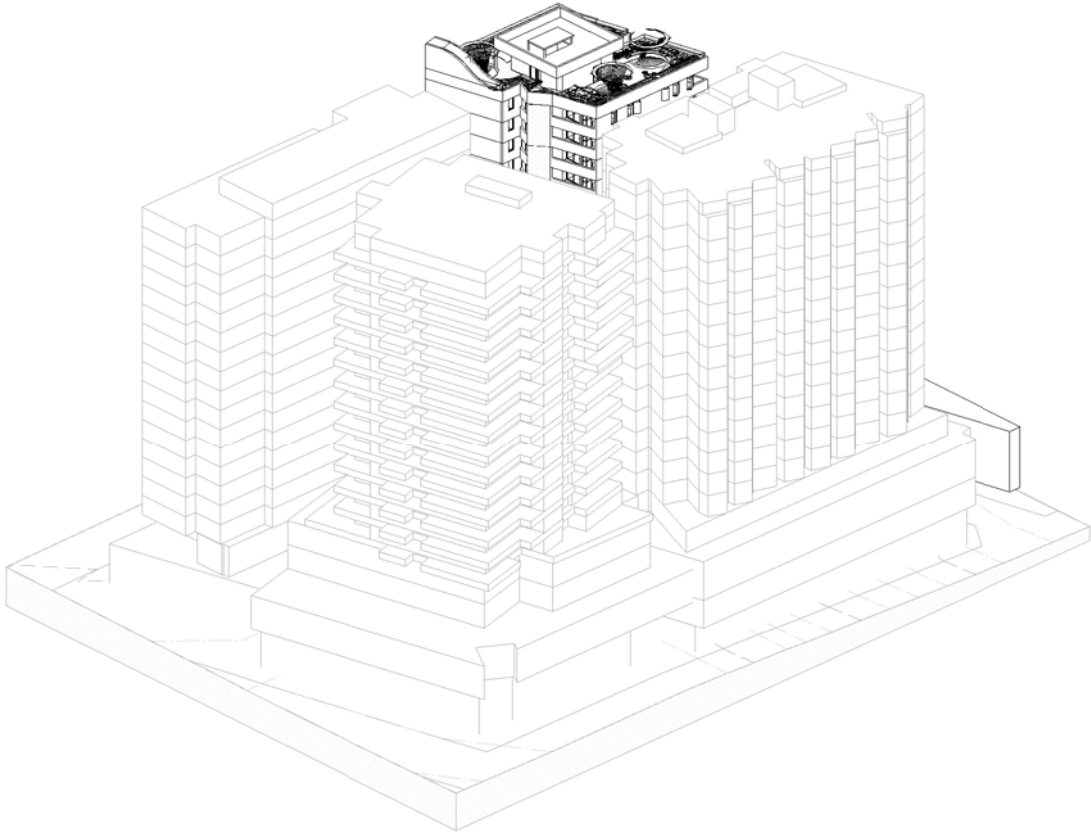
Job No. 5359 Drawing No. DA-3014 Revision / 8

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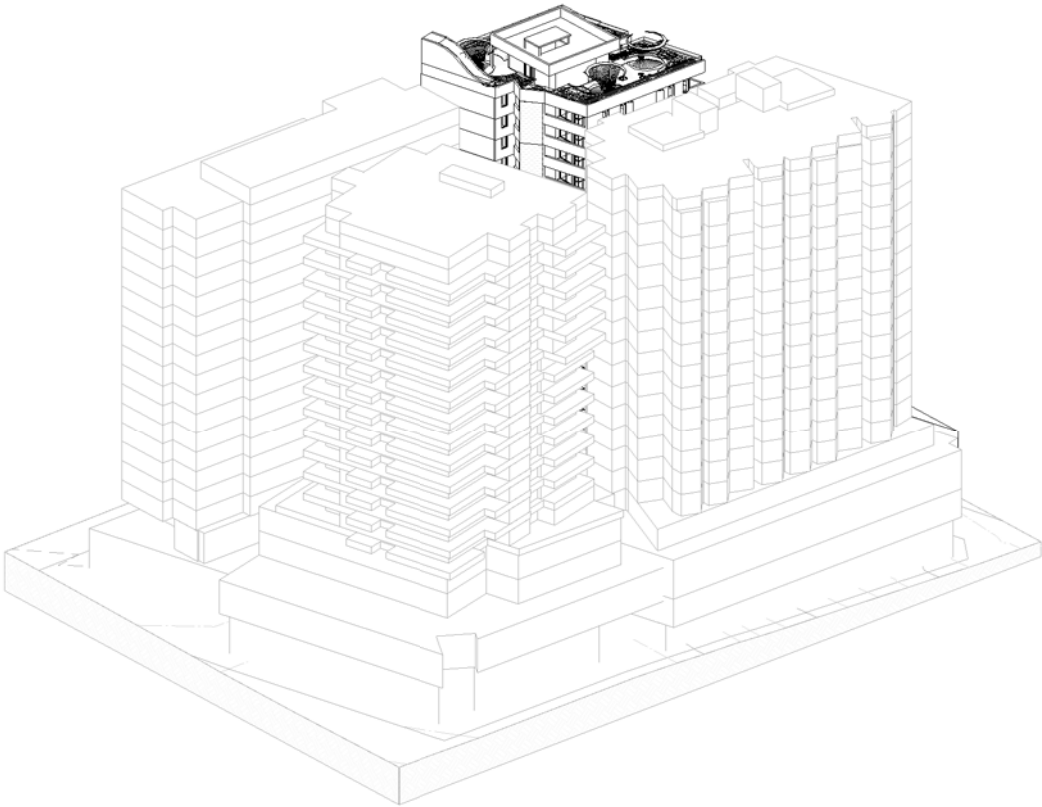
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

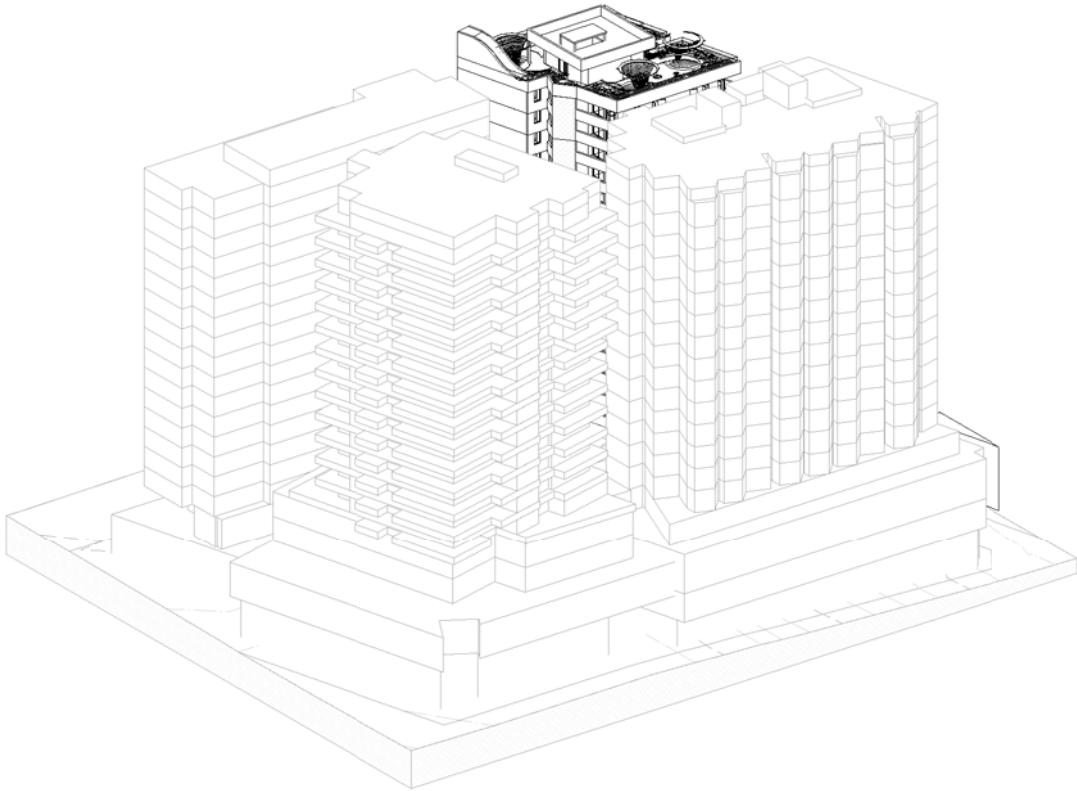
Rev	Date	Revision	By	Chk.
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH



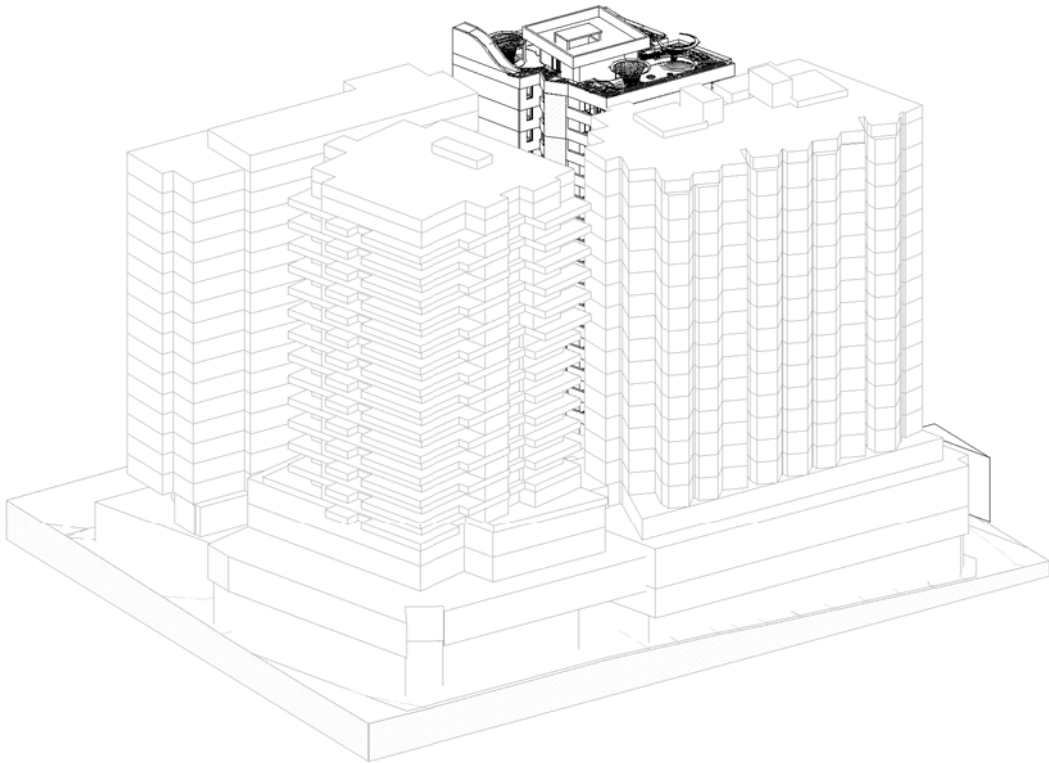
WINTER 1:30PM



WINTER 1:45PM



WINTER 2PM



WINTER 2:15PM

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

View from the Sun - Sheet 5

Date

11.11.2016

Scale

@ A1

Drawn

NK

Chk.

AH

Job No.

5359

Drawing No.

DA-3015

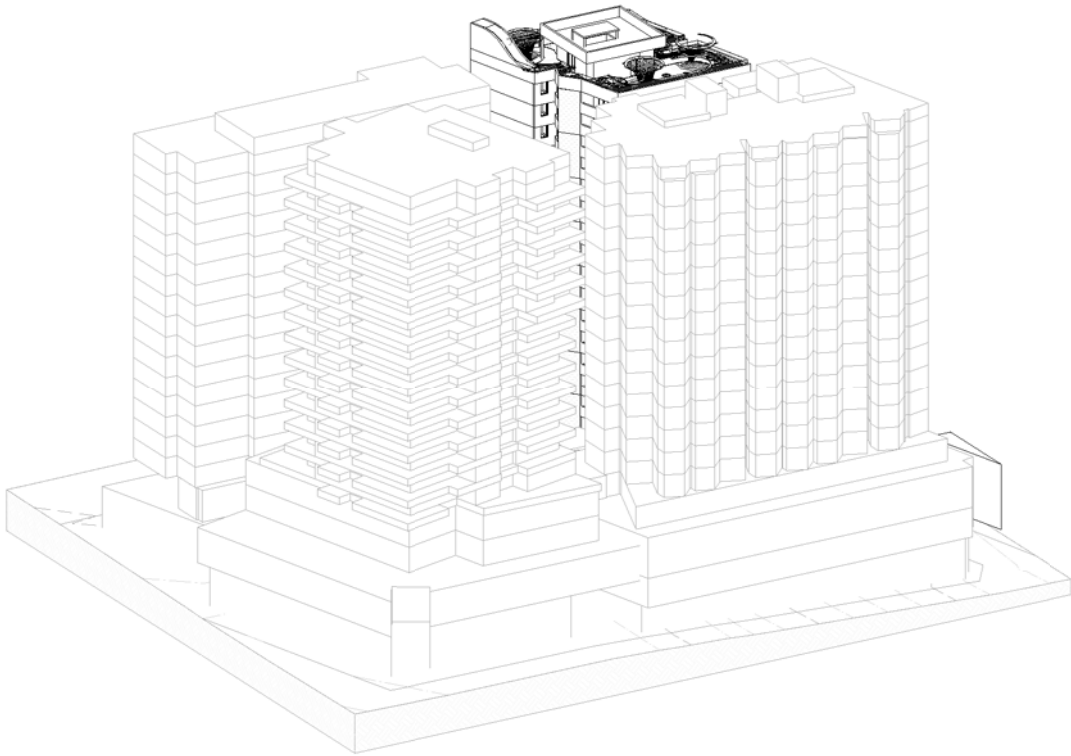
Revision

/ 8

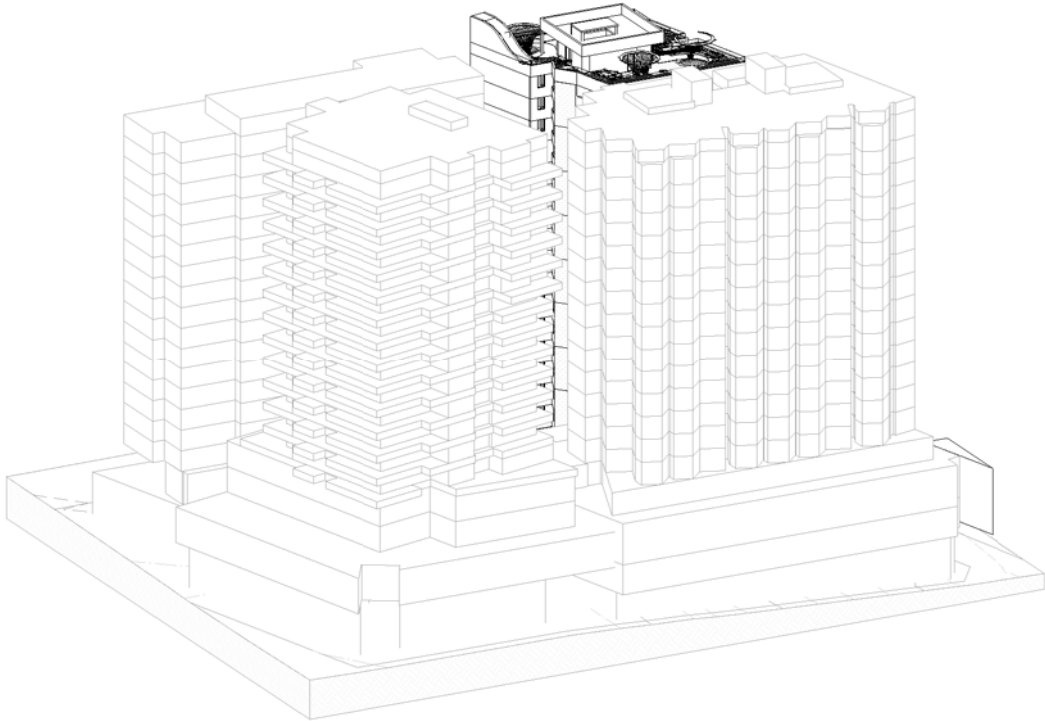
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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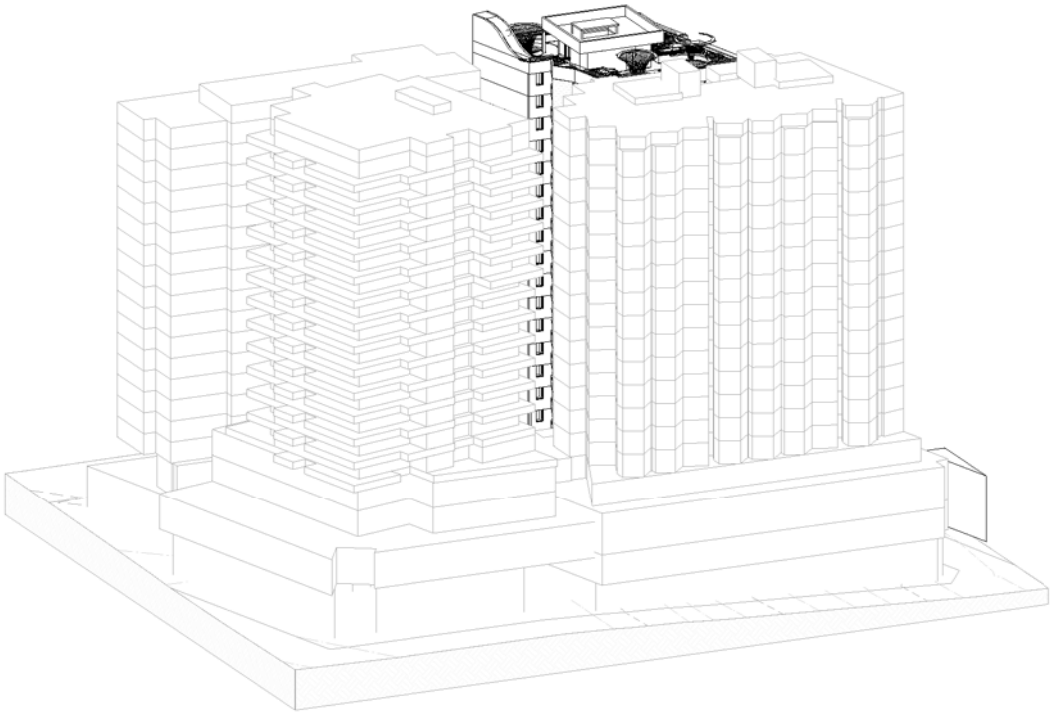
Rev	Date	Revision	By	Chk.
8	11.11.2016	Revised DA Issue	NK	AH



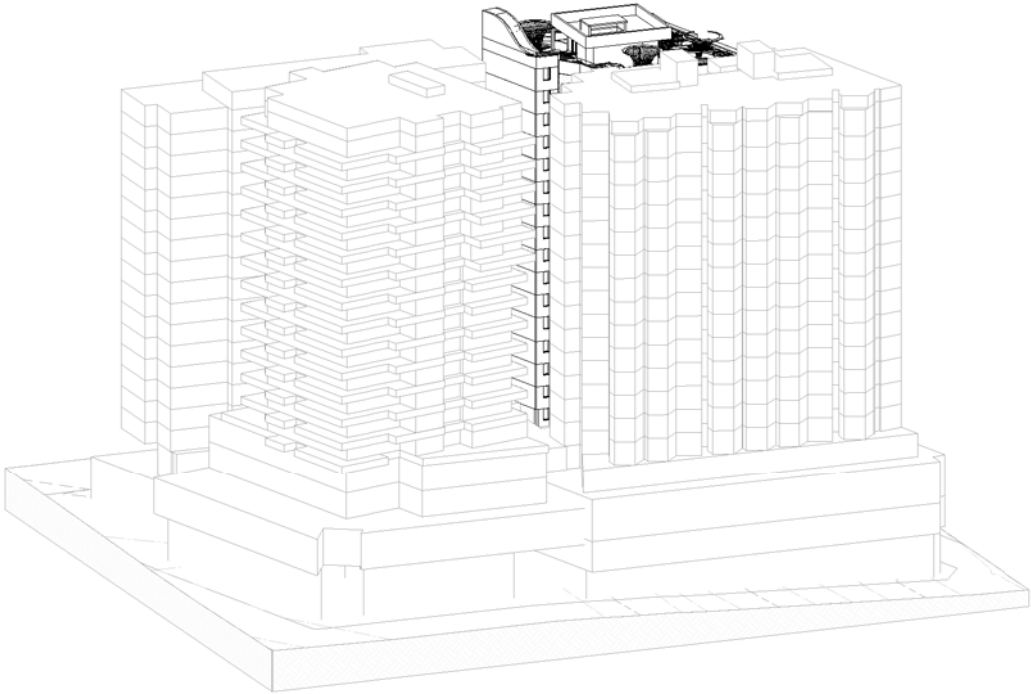
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WINTER 2:45PM



WINTER 3PM



WINTER 3:15PM

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

View from the Sun - Sheet 6



Date
11.11.2016

Scale

Sheet Size
@ A1

Drawn
NK

Chk.
AH

Job No.
5359

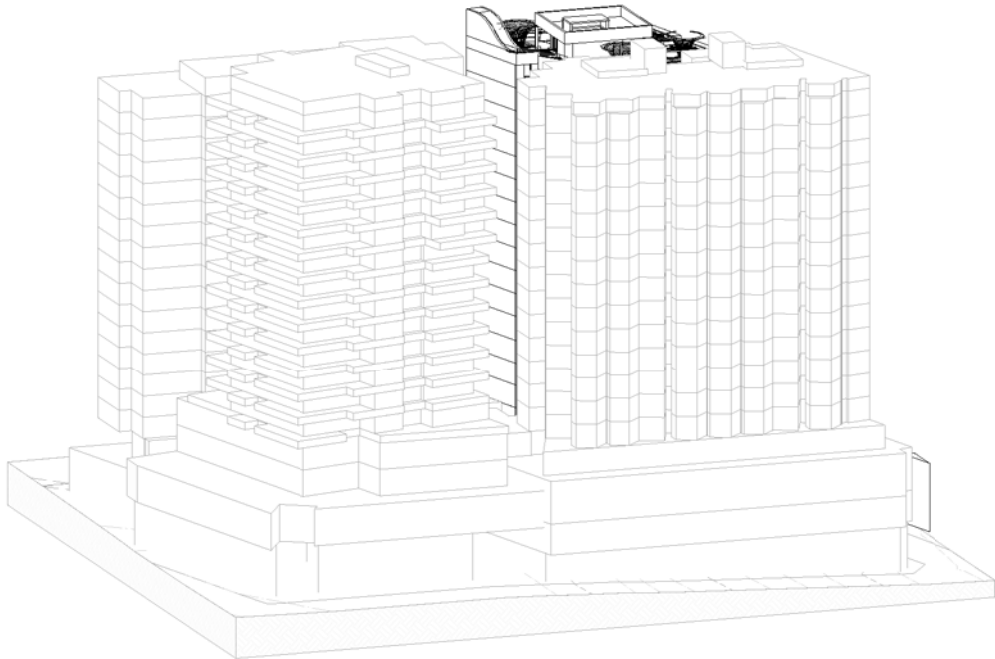
Drawing No.
DA-3016

Revision
/ 8

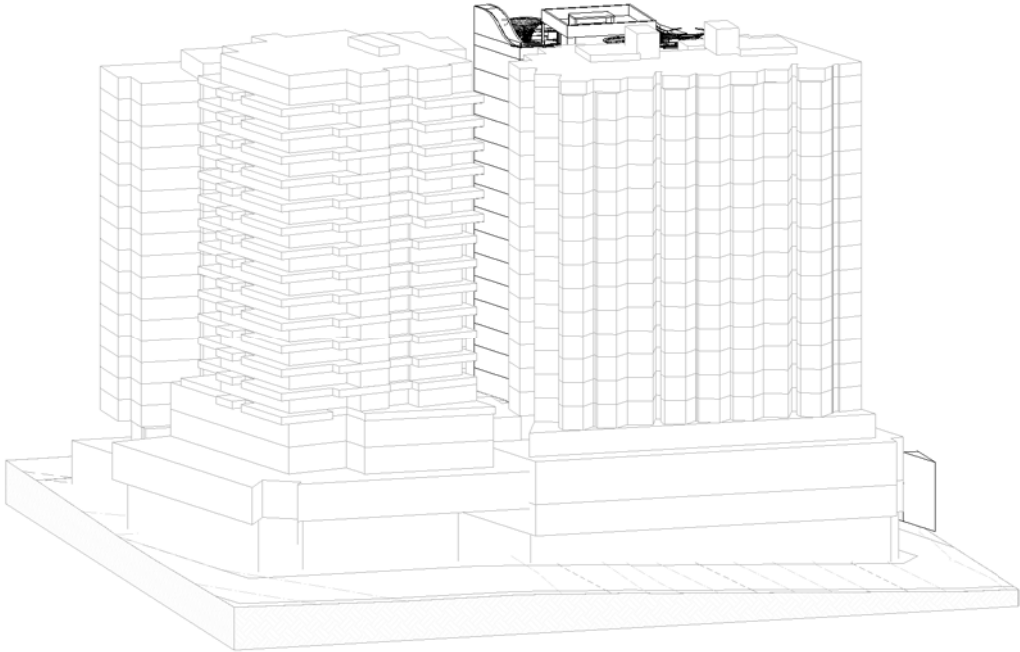
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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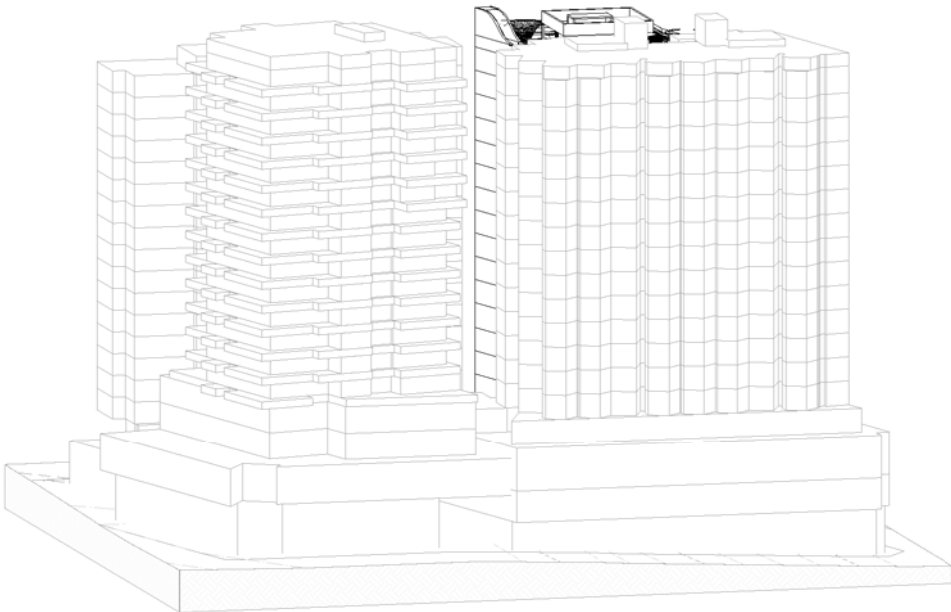
Rev	Date	Revision	By	Chk.
8	11.11.2016	Revised DA Issue	NK	AH



WINTER 3:30PM



WINTER 3:45PM



WINTER 4PM

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

View from the Sun - Sheet 7



Date
11.11.2016

Scale

Sheet Size
@ A1

Drawn
NK

Chk.
AH

Job No.
5359

Drawing No.
DA-3017

Revision
/ 8

157 Redfern St
Unit Type H- L18



Existing including approved Iglu development

157 Redfern St
Unit Type H- L18



Proposed

7-9 Gibbons St
L8



Existing

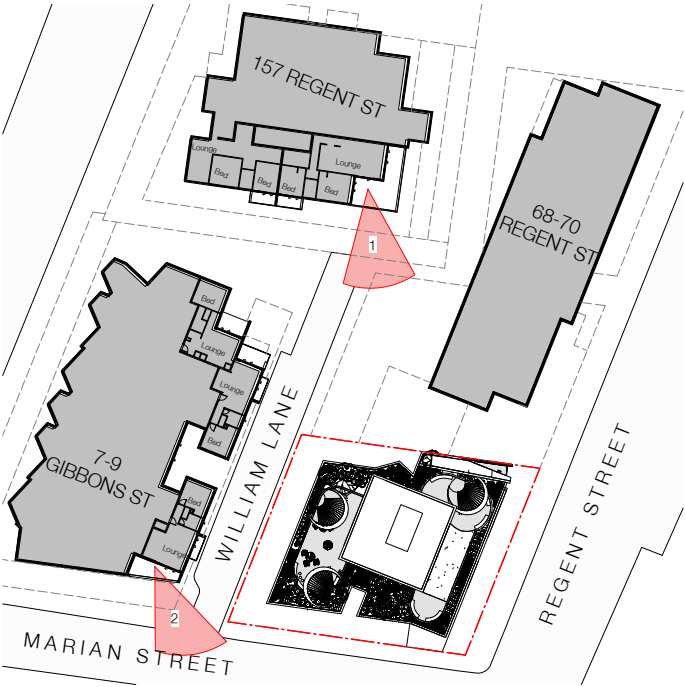
7-9 Gibbons St
L8



Proposed

Camera 1

Camera 2



Approximate Camera Locataion

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FOR APPROVAL

Rev	Date	Revision	By	Chk.
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Preliminary Analysis - View Impact
Sheet 1



Date	Scale	Sheet Size
11.11.2016	1 : 500	@ A1

Drawn	Chk.
JTG	SH

Job No.	Drawing No.	Revision
5359	DA-3101	/ 8

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7-9 Gibbons St
L8

Camera 1



Existing

7-9 Gibbons St
L8

Camera 1



Proposed



Approximate Camera Locataion

7-9 Gibbons St
L8

Camera 2



Existing

7-9 Gibbons St
L8

Camera 2



Proposed

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Rev	Date	Revision	By	Chk.
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Preliminary Analysis - View Impact
Sheet 2

Date	Scale	Sheet Size
11.11.2016	1 : 500	@ A1

Drawn	Chk.
JTG	SH

Job No.	Drawing No.	Revision
5359	DA-3102	/ 8

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Rev	Date	Revision	By	Chk.
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH

7-9 Gibbons St
L14

Camera 1



Existing including proposed Iglu development

7-9 Gibbons St
L14

Camera 1



Proposed



Approximate Camera Location

7-9 Gibbons St
L14

Camera 2



Existing

7-9 Gibbons St
L14

Camera 2



Proposed

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Preliminary Analysis - Visual Impact
Sheet 3



Date	Scale	Sheet Size
11.11.2016	1 : 500	@ A1

Drawn	Chk.
JTG	SH

Job No.	Drawing No.	Revision
5359	DA-3103	/ 8

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Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH

Solar Access Schedule

Level	No. of Apts	No. of Apts with 2hr Solar Access
Level 2	4	3
Level 3	5	3
Level 4	5	3
Level 5	5	3
Level 6	5	3
Level 7	5	3
Level 8	5	3
Level 9	5	3
Level 10	5	3
Level 11	5	3
Level 12	5	4
Level 13	5	4
Level 14	5	4
Level 15	5	4
Level 16	5	5
Level 17	5	5
TOTAL	79	56
PERCENTAGE		70%

KEY

Apartment gets solar between 8am and 3pm

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Analysis - Solar Access 8am-3pm
Sheet 1

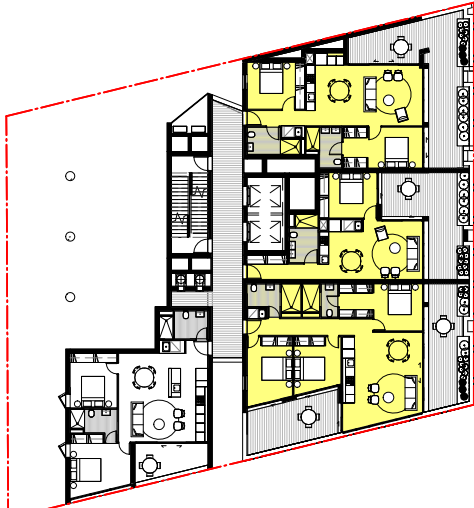


Date 11.11.2016 Scale 1 : 250 Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3201 Revision / 8

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Level 2



Level 3



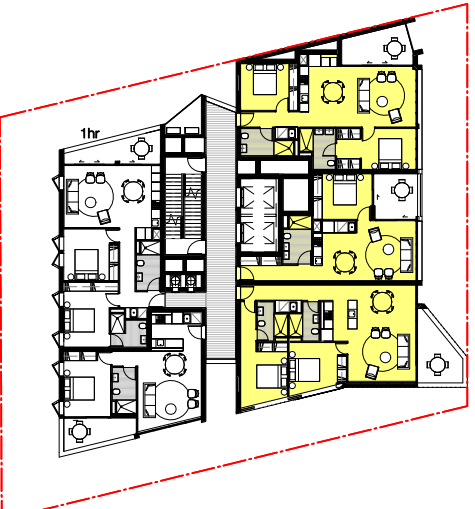
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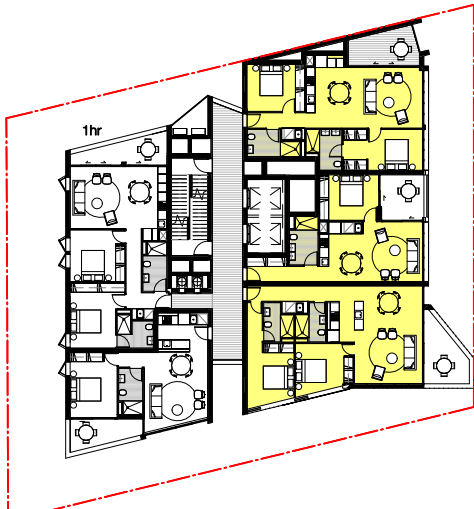
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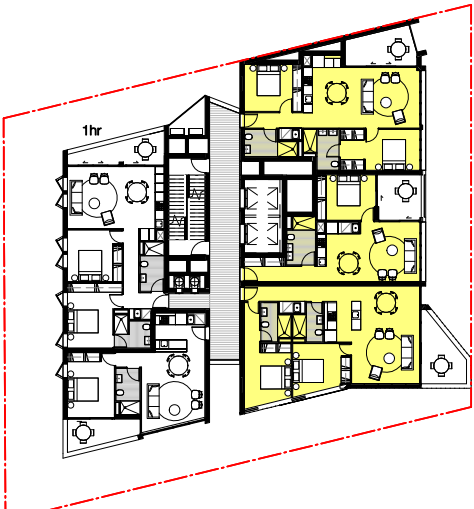
Level 6



Level 7



Level 8



Level 9



Level 10

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH

Solar Access Schedule

Level	No. of Apts	No. of Apts with 2hr Solar Access
Level 2	4	3
Level 3	5	3
Level 4	5	3
Level 5	5	3
Level 6	5	3
Level 7	5	3
Level 8	5	3
Level 9	5	3
Level 10	5	3
Level 11	5	3
Level 12	5	4
Level 13	5	4
Level 14	5	4
Level 15	5	4
Level 16	5	5
Level 17	5	5
TOTAL	79	56
PERCENTAGE		70%

KEY

Apartment gets solar between 8am and 3pm

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Analysis - Solar Access 8am-3pm
Sheet 2



Date	Scale	Sheet Size
11.11.2016	1 : 250	@ A1

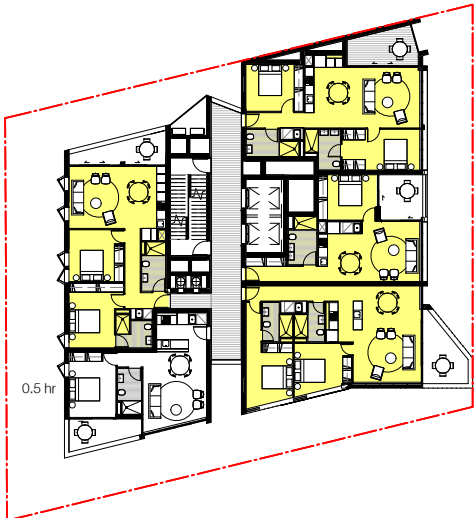
Drawn	Chk.
DS	SH

Job No.	Drawing No.	Revision
5359	DA-3202	/ 8

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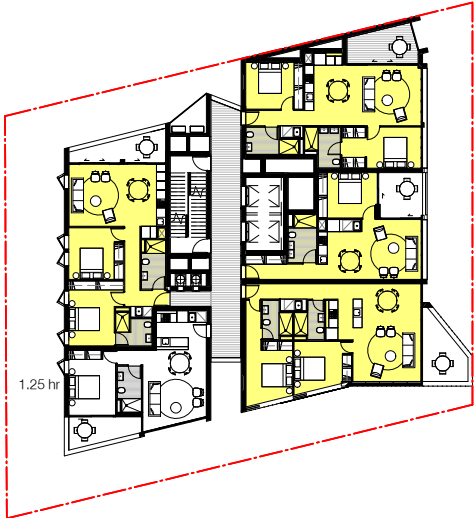
Level 11



Level 12



Level 13



Level 14



Level 15



Level 16



Level 17

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH

Solar Access Schedule

Level	No. of Apts	No. of Apts with 2hr Solar Access
Level 2	4	0
Level 3	5	0
Level 4	5	0
Level 5	5	0
Level 6	5	0
Level 7	5	0
Level 8	5	0
Level 9	5	0
Level 10	5	0
Level 11	5	1
Level 12	5	2
Level 13	5	2
Level 14	5	2
Level 15	5	2
Level 16	5	3
Level 17	5	3
TOTAL	79	14
PERCENTAGE		17%

KEY

Apartment gets 2hrs solar between 9am and 3pm

Client



Project

88 Regent

80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

Drawing Name

Analysis - Solar Access 9am-3pm
Sheet 1

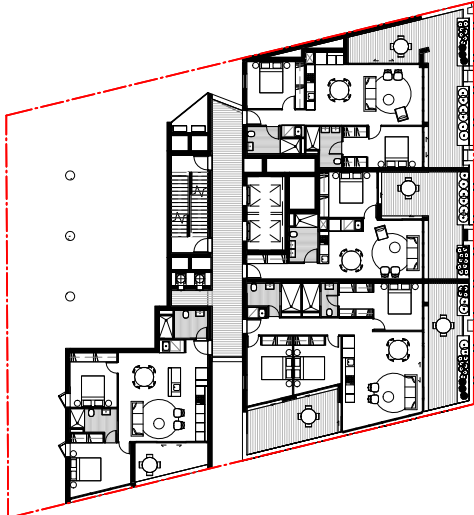


Date 11.11.2016 Scale 1 : 250 Sheet Size @ A1

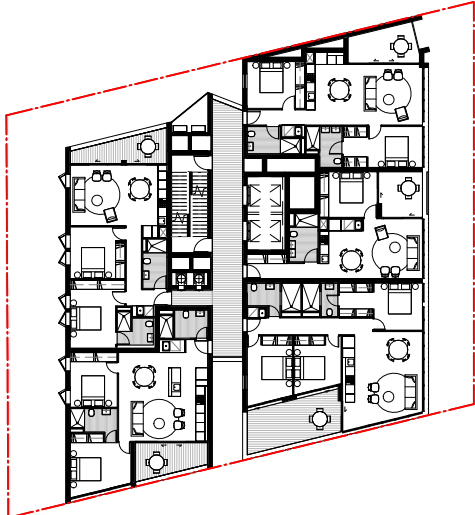
Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-3203 Revision / 8

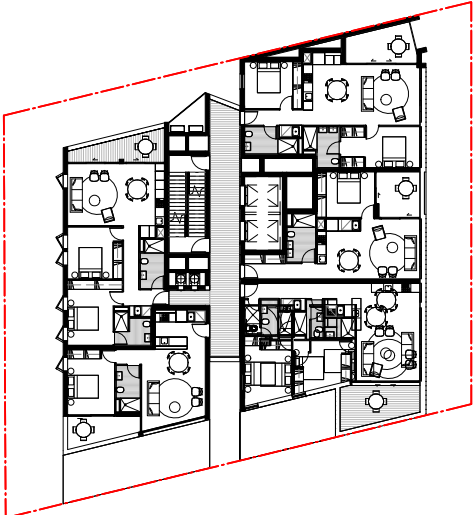
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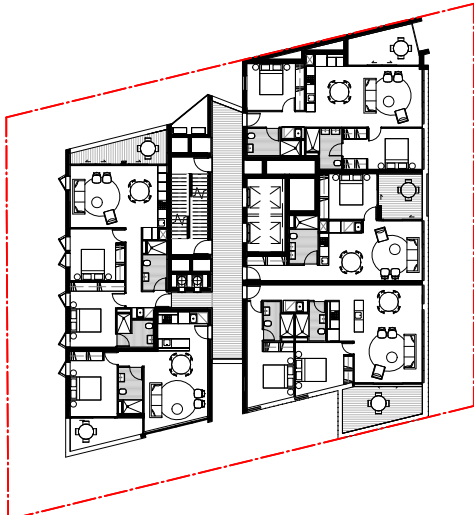
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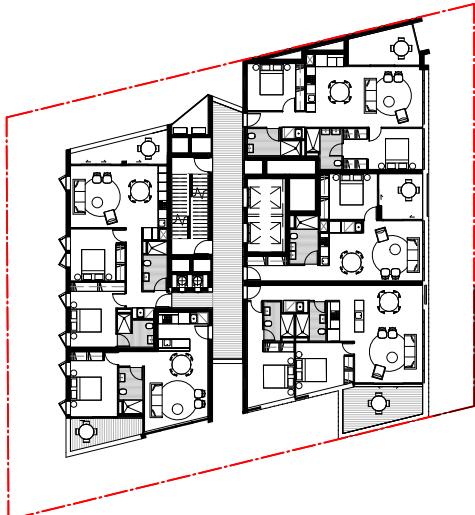
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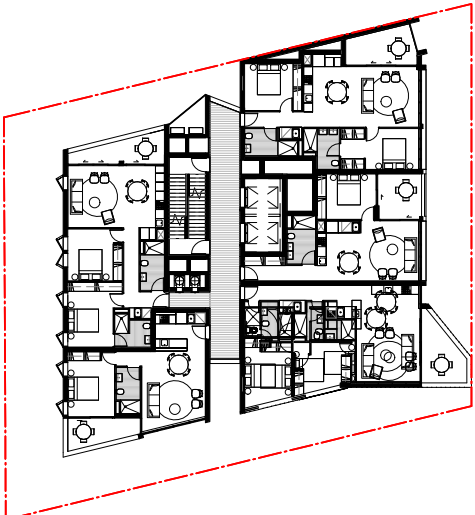
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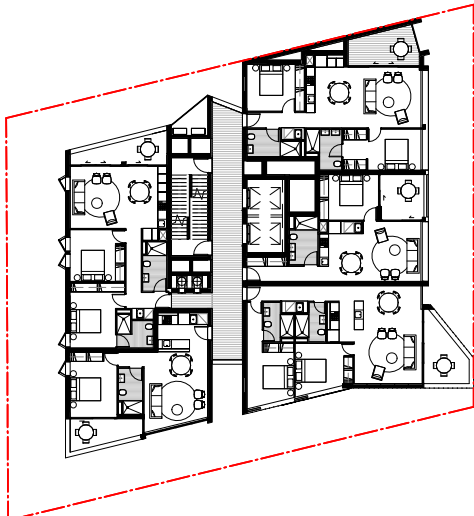
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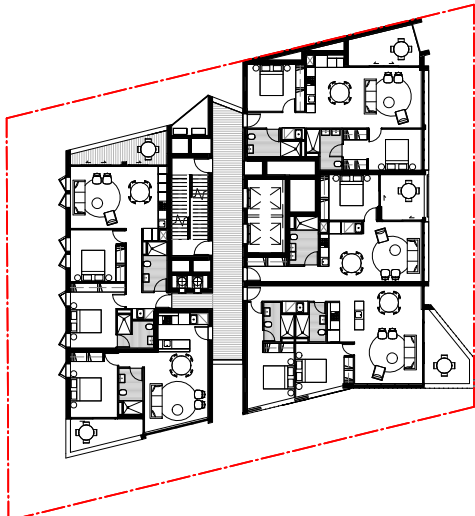
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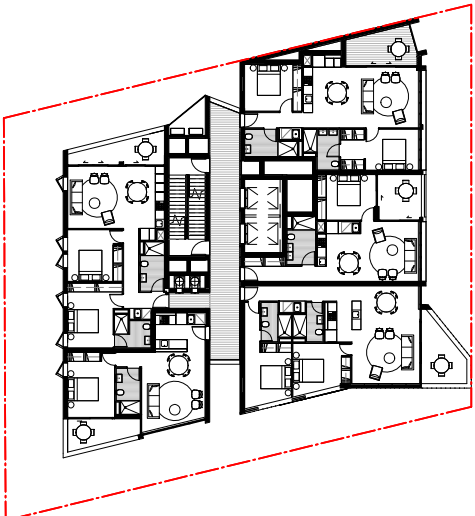
Level 7



Level 8



Level 9



Level 10

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH

Solar Access Schedule

Level	No. of Apts	No. of Apts with 2hr Solar Access
Level 2	4	0
Level 3	5	0
Level 4	5	0
Level 5	5	0
Level 6	5	0
Level 7	5	0
Level 8	5	0
Level 9	5	0
Level 10	5	0
Level 11	5	1
Level 12	5	2
Level 13	5	2
Level 14	5	2
Level 15	5	2
Level 16	5	3
Level 17	5	3
TOTAL	79	14
PERCENTAGE		17%

KEY

Apartment gets 2hrs solar between 9am and 3pm

Client



Project

88 Regent

80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

Drawing Name

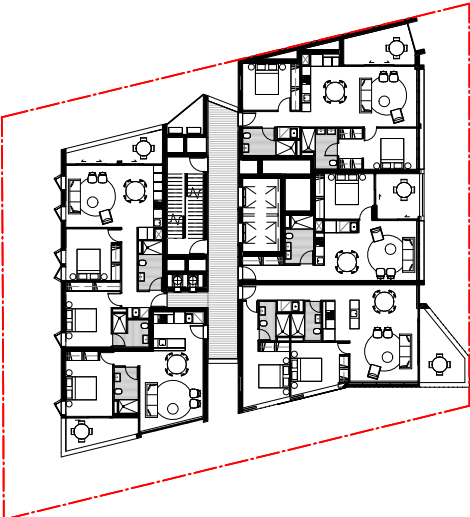
Analysis - Solar Access 9am-3pm
Sheet 2



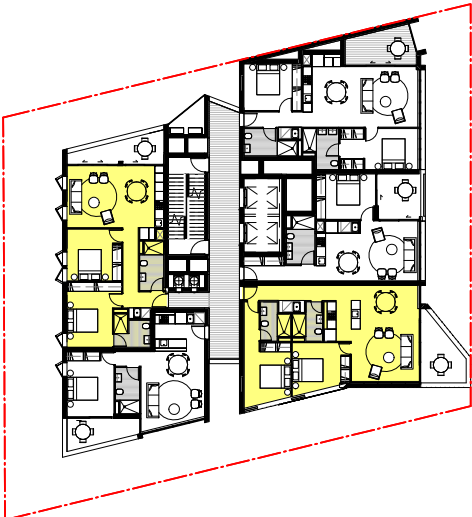
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Drawn	Chk.
NK	AH

Job No.	Drawing No.	Revision
5359	DA-3204	/ 8



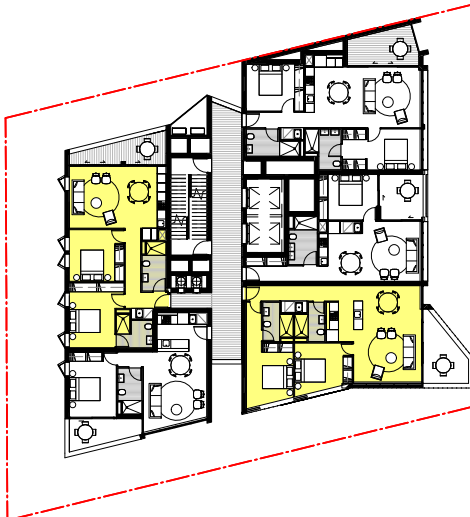
Level 11



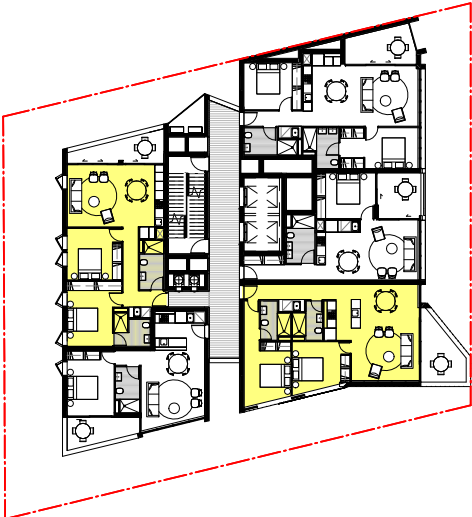
Level 12



Level 13



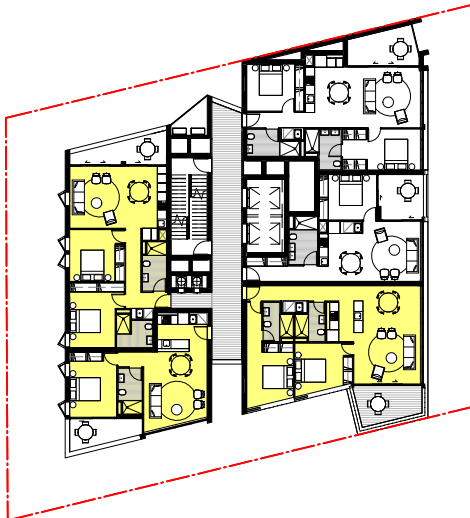
Level 14



Level 15



Level 16



Level 17

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH

Cross Ventilation Schedule

Level	No. of Apts	No. of Apts with Cross-Vent
Level 2	4	3
Level 3	5	4
Level 4	5	4
Level 5	5	4
Level 6	5	4
Level 7	5	4
Level 8	5	4
Level 9	5	4
Level 10	5	5
Level 11	5	5
Level 12	5	5
Level 13	5	5
Level 14	5	5
Level 15	5	5
Level 16	5	5
Level 17	5	5
TOTAL	79	71
PERCENTAGE		90%

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Analysis - Cross Ventilation Sheet1



Date	Scale	Sheet Size
11.11.2016	1 : 250	@ A1

Drawn	Chk.
NK	AH

Job No.	Drawing No.	Revision
5359	DA-3205	/ 8



Level 2



Level 3



Level 4



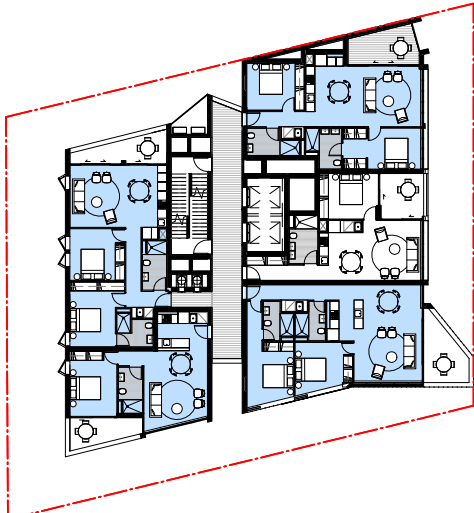
Level 5



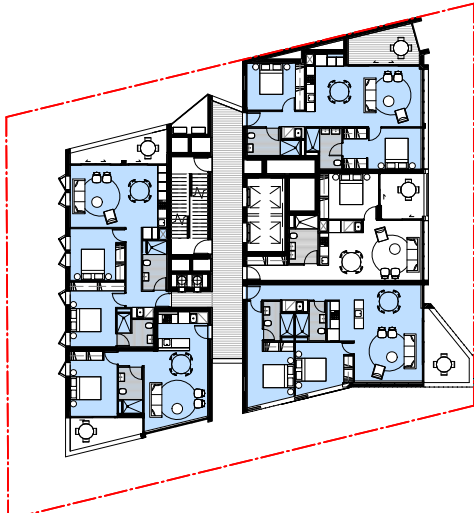
Level 6



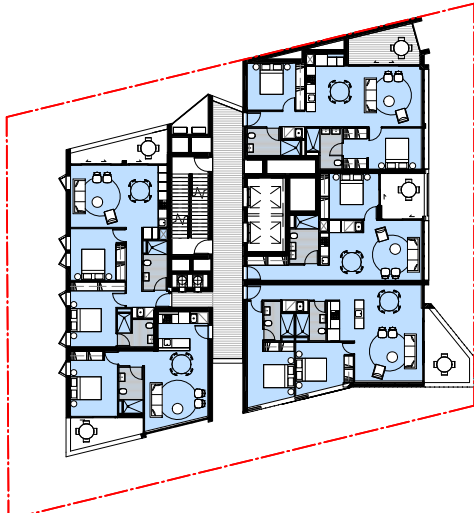
Level 7



Level 8



Level 9



Level 10

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH

Cross Ventilation Schedule

Level	No. of Apts	No. of Apts with Cross-Vent
Level 2	4	3
Level 3	5	4
Level 4	5	4
Level 5	5	4
Level 6	5	4
Level 7	5	4
Level 8	5	4
Level 9	5	4
Level 10	5	5
Level 11	5	5
Level 12	5	5
Level 13	5	5
Level 14	5	5
Level 15	5	5
Level 16	5	5
Level 17	5	5
TOTAL	79	71
PERCENTAGE		90%

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

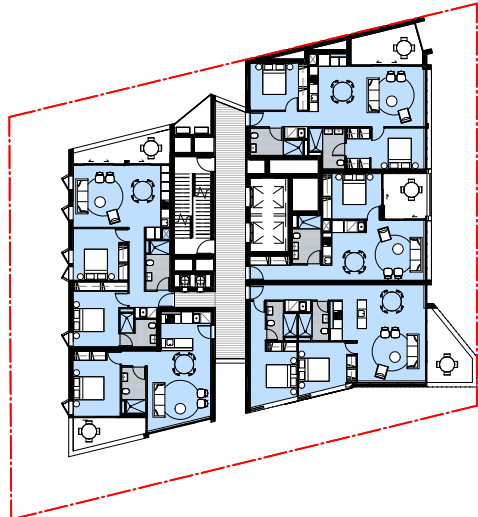
Analysis - Cross Ventilation Sheet 2



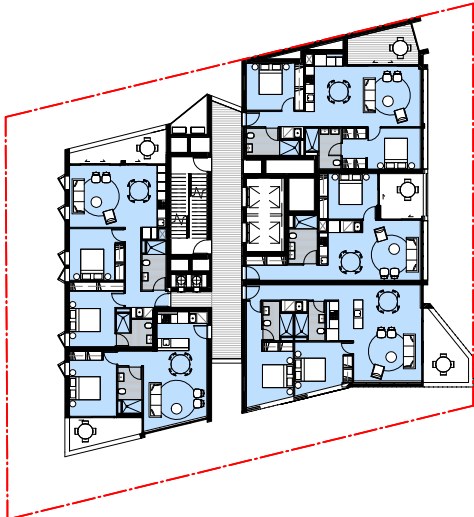
Date	Scale	Sheet Size
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Drawn	Chk.
DS	SH

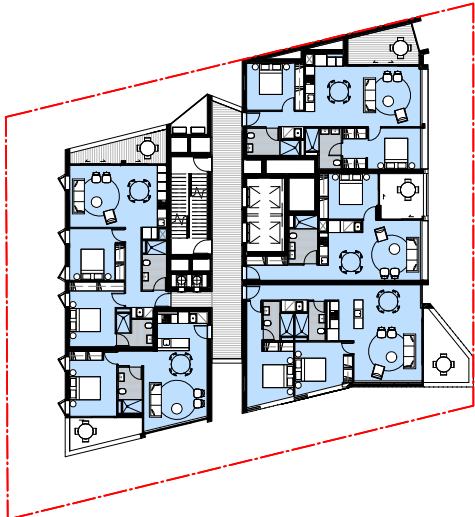
Job No.	Drawing No.	Revision
5359	DA-3206	/ 8



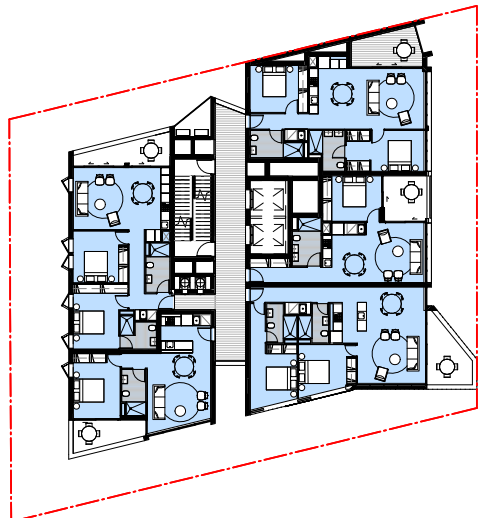
Level 11



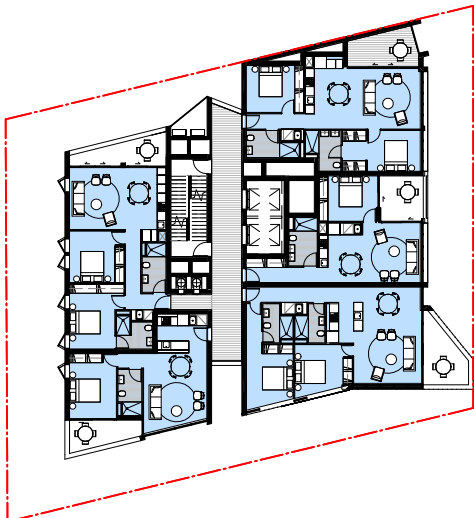
Level 12



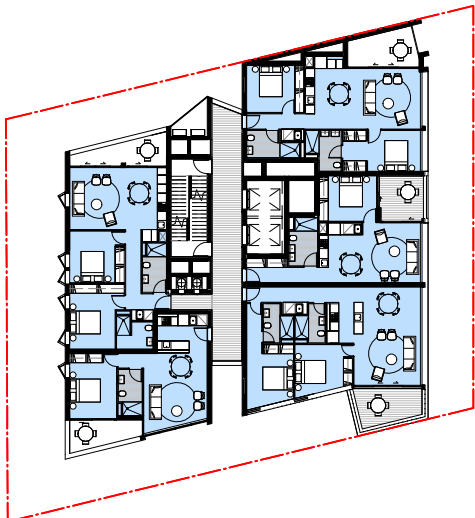
Level 13



Level 14



Level 15



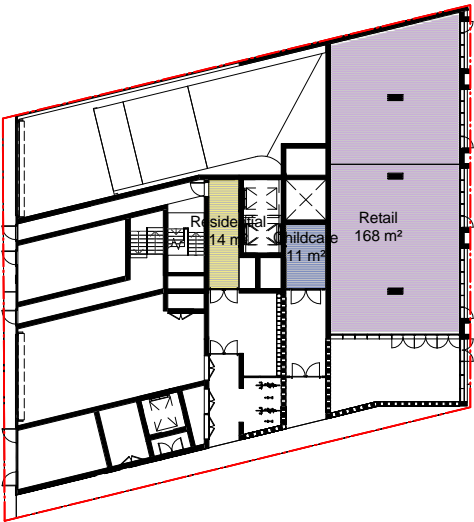
Level 16



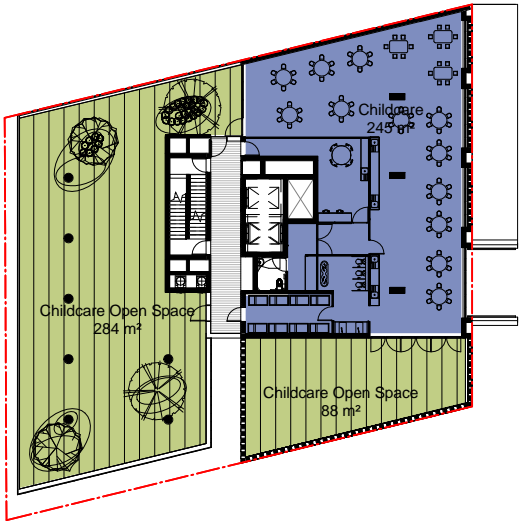
Level 17

FOR APPROVAL

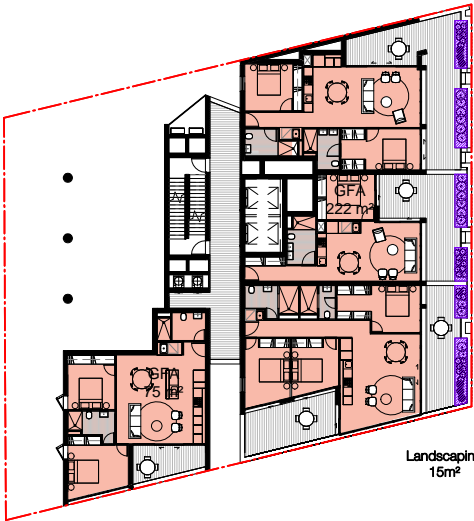
Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH



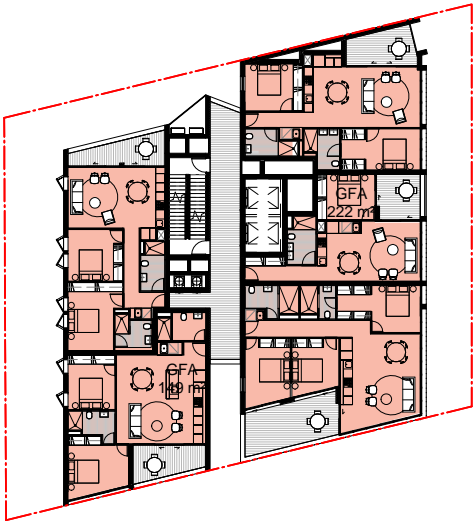
Ground Floor



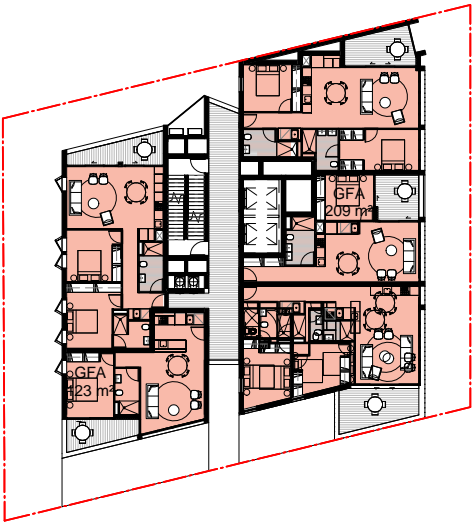
Level 1



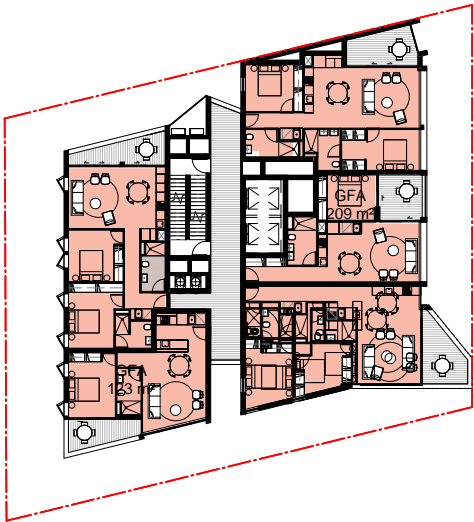
Level 2



Level 3



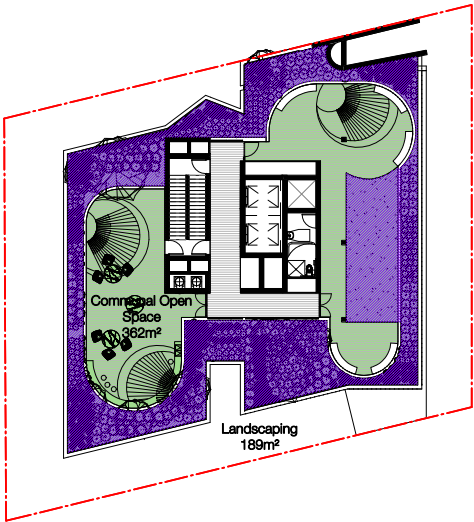
Level 4 - 6



Level 7-15



Level 16-17



Roof

Area Schedule

Level	Type	Area m²
Level Ground	GFA	193
Level 1	Childcare	245
	Childcare Open Space	372
Level 2	GFA	297
	Landscape	15
Level 3	GFA	371
Level 4	GFA	332
Level 5	GFA	332
Level 6	GFA	332
Level 7	GFA	332
Level 8	GFA	332
Level 9	GFA	332
Level 10	GFA	332
Level 11	GFA	332
Level 12	GFA	332
Level 13	GFA	332
Level 14	GFA	332
Level 15	GFA	332
Level 16	GFA	332
Level 17	GFA	332
Roof	Landscape	189
	Communal Open Space	362

Total	GFA	5754
	Proposed FSR	7 : 1
Total	Landscape	204 - 25%
Total	Communal Open Space	362 - 44%
Subtotals	Retail	168 m2
	Resi	5330 m2
	Childcare	256 m2

Site Area 822 m2

Client



Project

88 Regent

80-88 Regent St, Redfern for
Sunny Thirdi Regent St Pty Ltd

Drawing Name

Analysis - GFA



Date	Scale	Sheet Size
11.11.2016	1 : 250	@ A1

Drawn	Chk.
NK	SH

Job No.	Drawing No.	Revision
5359	DA-3207	/ 8