SJB Architects



Location Map

	Thermal Performance Specifications		
Glazing	Aluminium framed single clear glazing to all units:		
Doors/windows	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	75 mm Hebel power panel wall – acoustic insulation as required		
walls			
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	Not required to pass BASIX		
rainwater			
storage			
Fire sprinkler	Fire sprinkler test water contained in a closed loop system		
system			
Hot water	Central gas-fired boiler with R0.6 (~25mm) insulation to ring main		
system	and supply risers		
Alternative	No BASIX requirement for alternative energy		
energy			

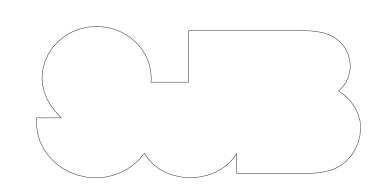
BASIX Requirements

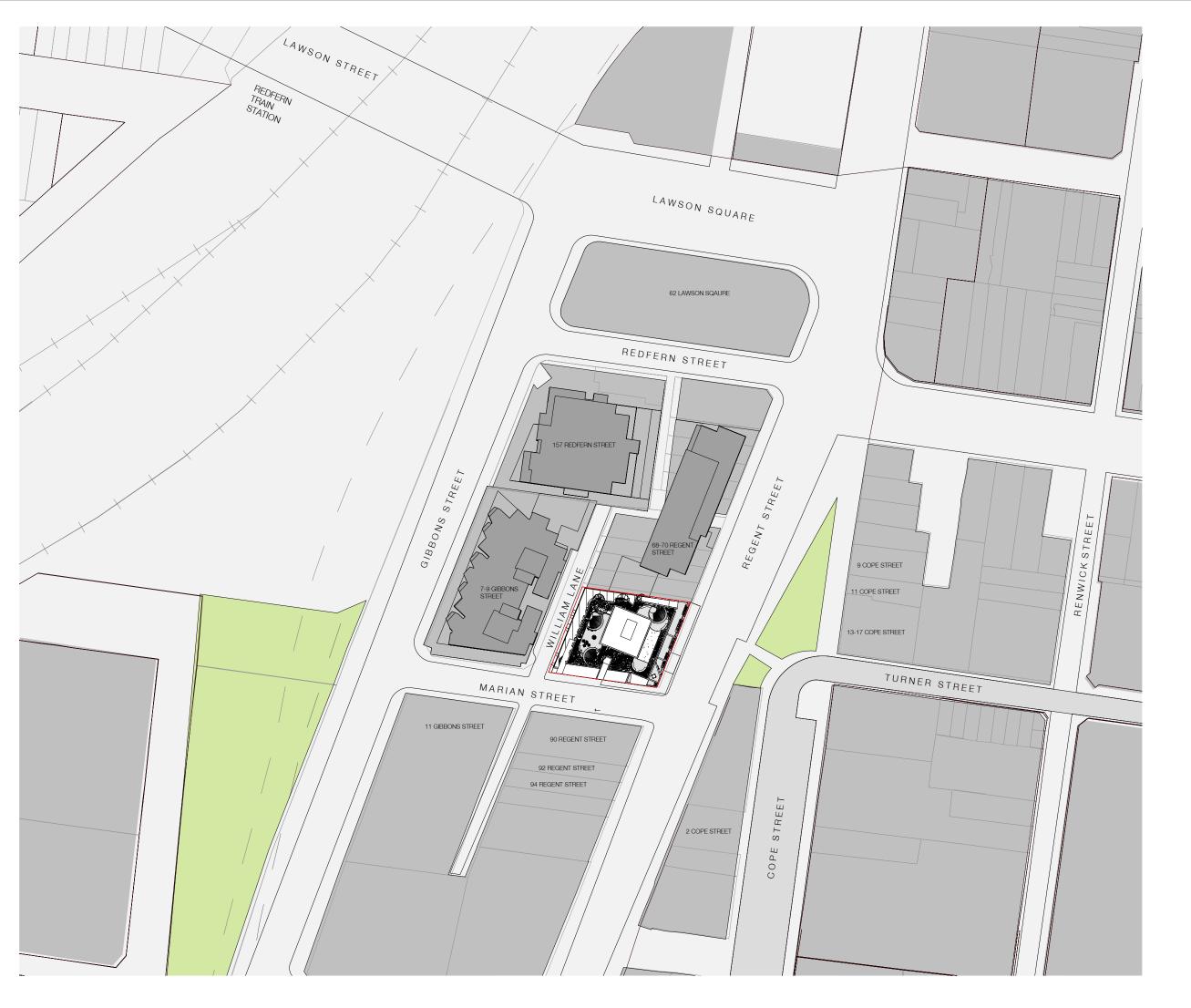
88 Regent 80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

SJB Architects Level 2, 490 Crown Street Surry Hills NSW 2010 Australia T 61 2 9380 9911 F 61 2 9380 9922

Project Number: 5359
Date: 11.11.2016
Client: Sunny Thirdi Regent St Pty Ltd
Revision: 08

Co	ontents	
	Sheet Number	Sheet Name
wt	10001	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 9am-3pm Sheet 1
DA	3204	Analysis - Solar Access 9am-3pm Sheet 2
DA	3205	Analysis - Cross Ventilation Sheet1
DA	3206	Analysis - Cross Ventilation Sheet 2
DA	3207	Analysis - GFA
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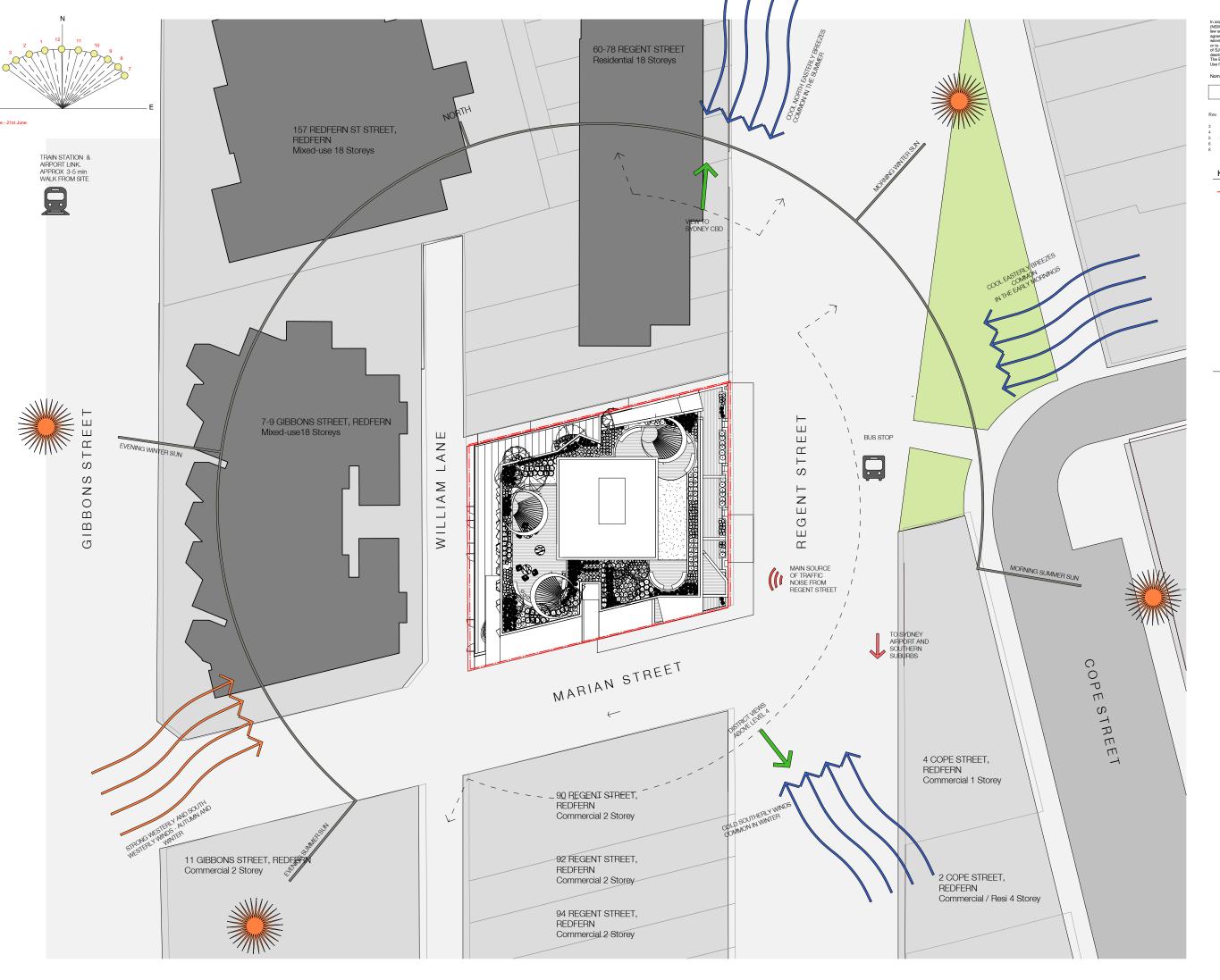
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---- Boundary Line

Primary views from site



Noise Source



Bus Stops



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Drawing Name

Demolition Plan



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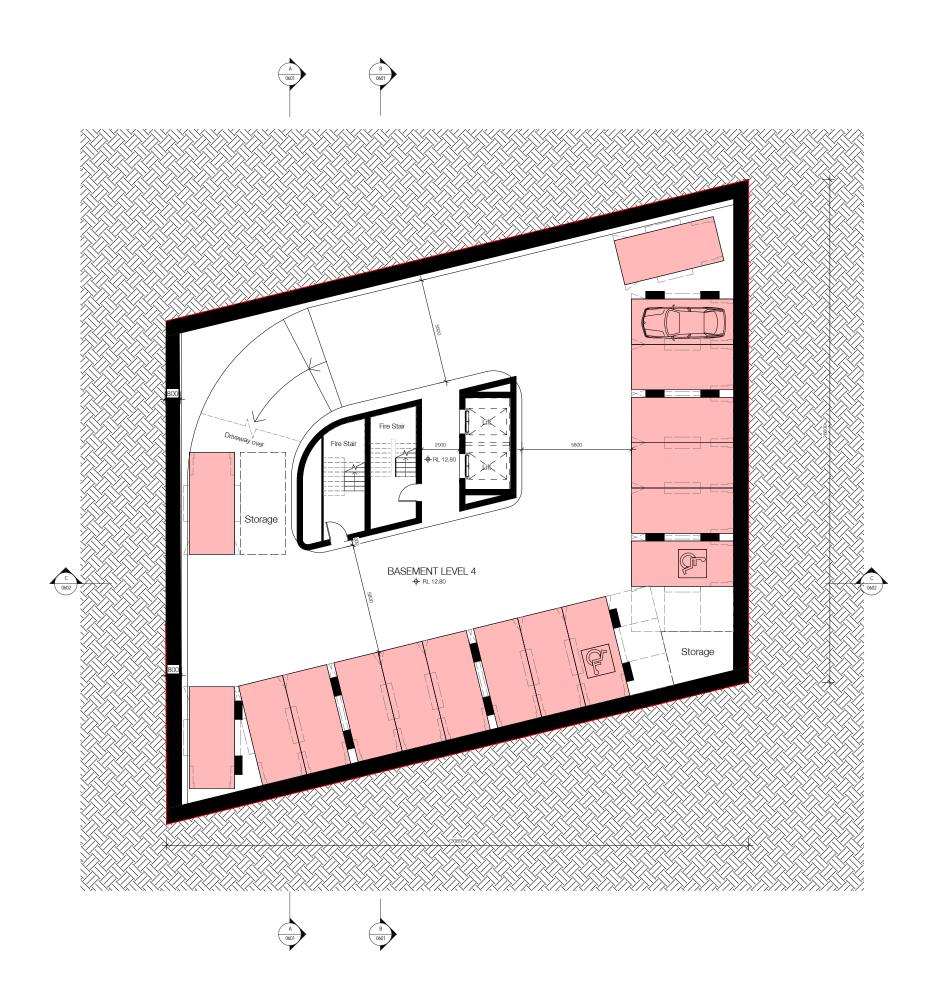
NOTE: This drawing has been prepared on behalf of the client, and reflects the design by Sunny Thirdi Regent St Pty Ltd.

Legend
Site Access

Category A + Loading

Category B + Loading
Proposed Construction Zone

Proposed Crane
Site Offices & Toilets



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Carparking Legend

Residential Carparking

Residential Visitor Carparking

Retail Carparking

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Childcare Carparking



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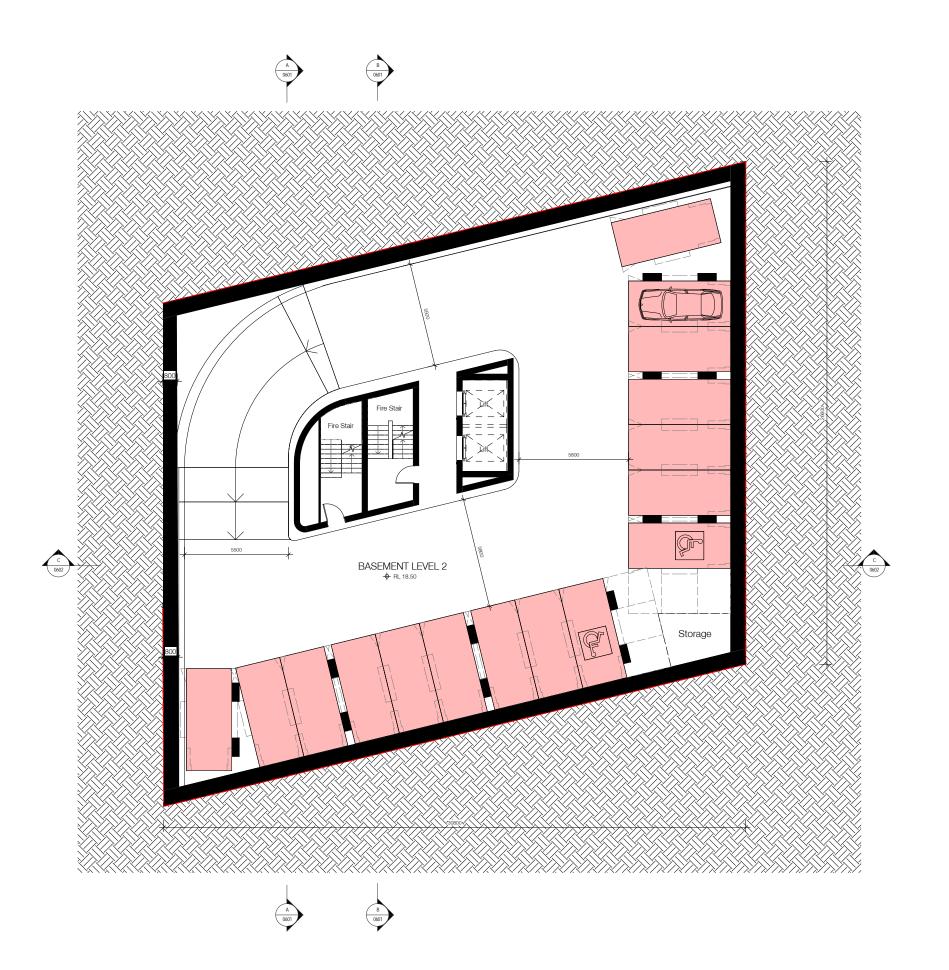
Floor Plan - Basement 04



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Carparking Legend

Residential Carparking

Residential Visitor Carparking

Retail Carparking

Childcare Carparking

Client



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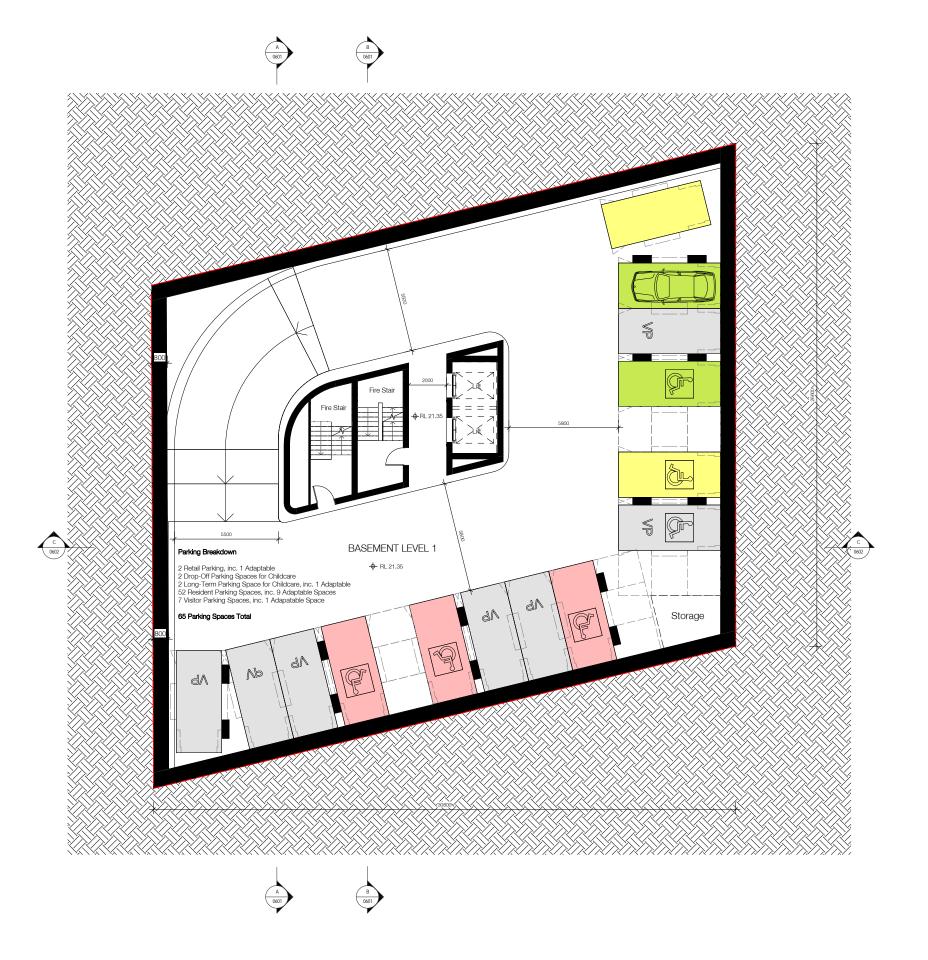
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Floor Plan - Basement 02-03



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Carparking Legend

Residential Carparking
Residential Visitor Carparking
Retail Carparking

Childcare Carparking



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Drawing I

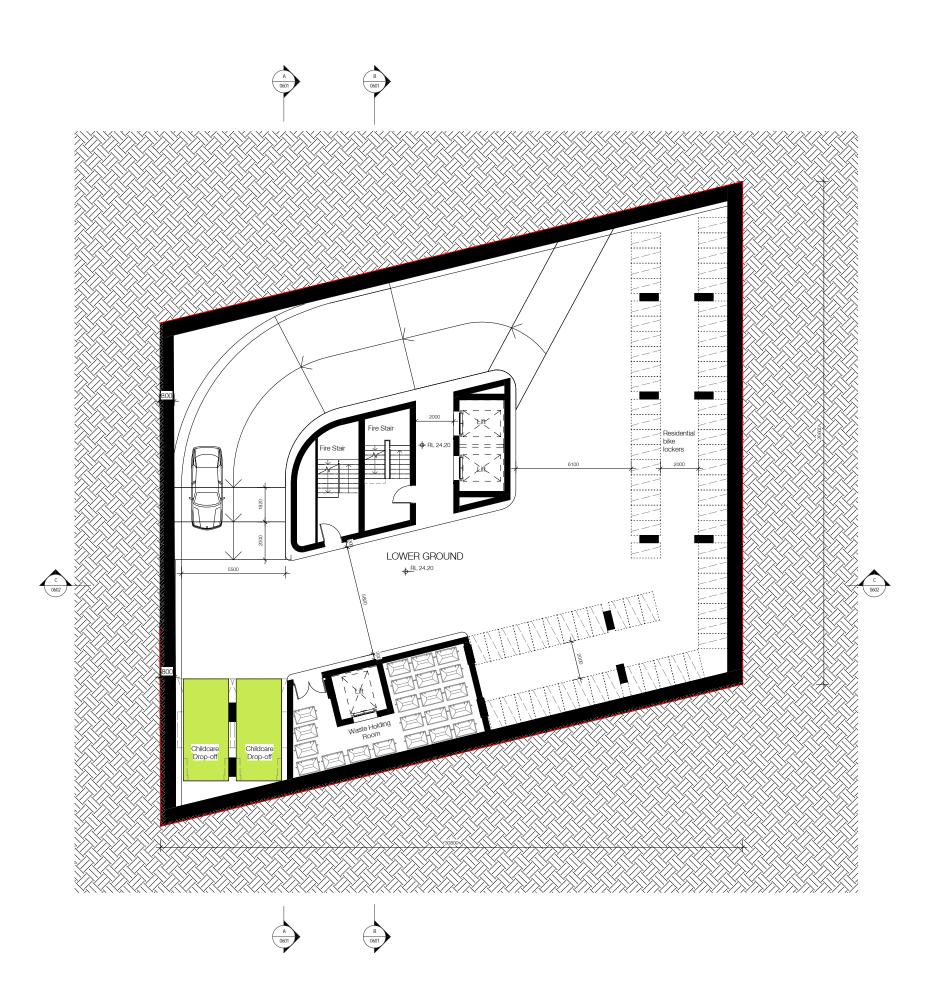
Floor Plan - Basement 01



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Carparking Legend

Residential Carparking

Residential Visitor Carparking

Retail Carparking

Childcare Carparking



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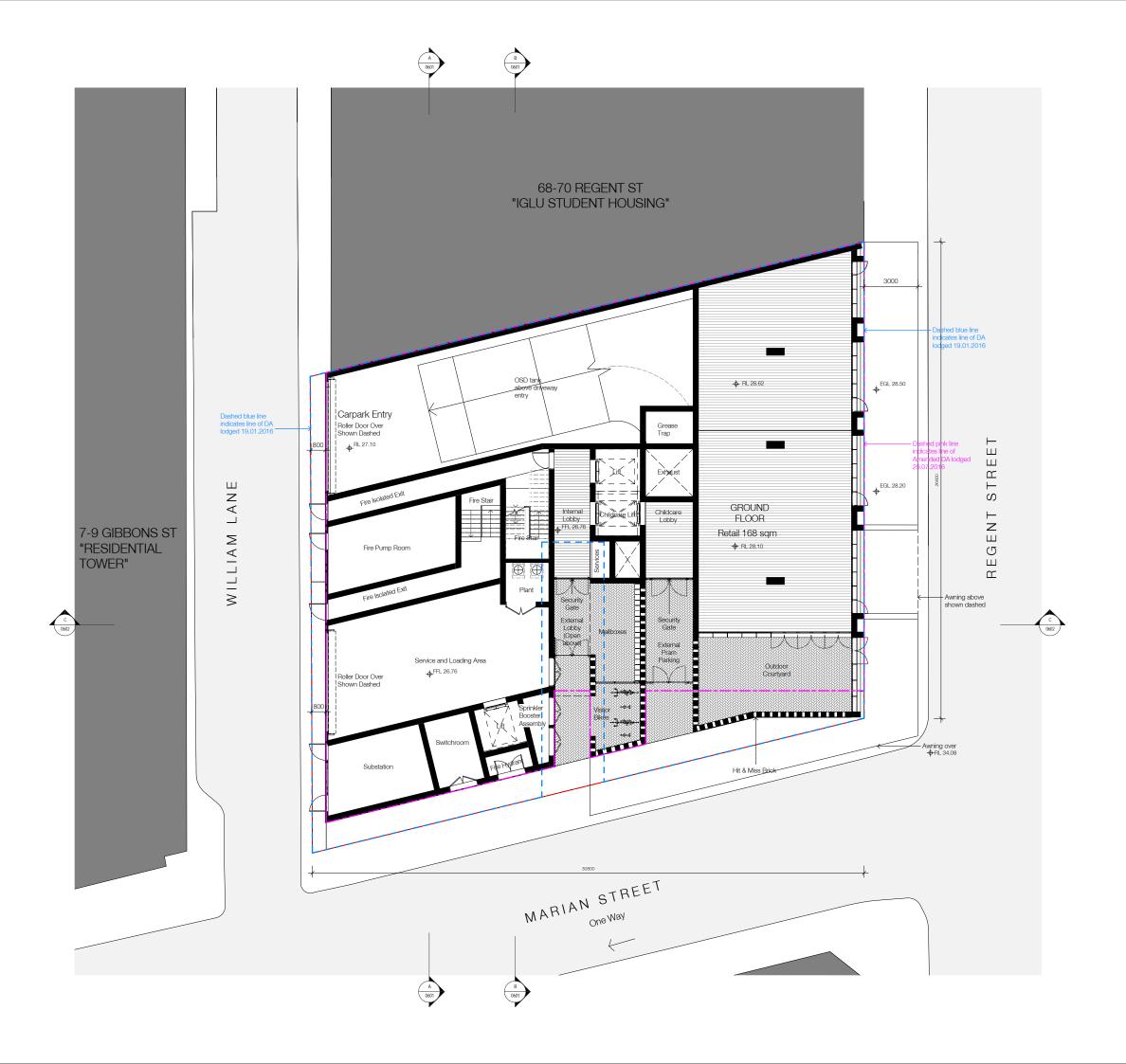
Floor Plan - Lower Ground



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Line of building - DA as lodged 19.01.2016

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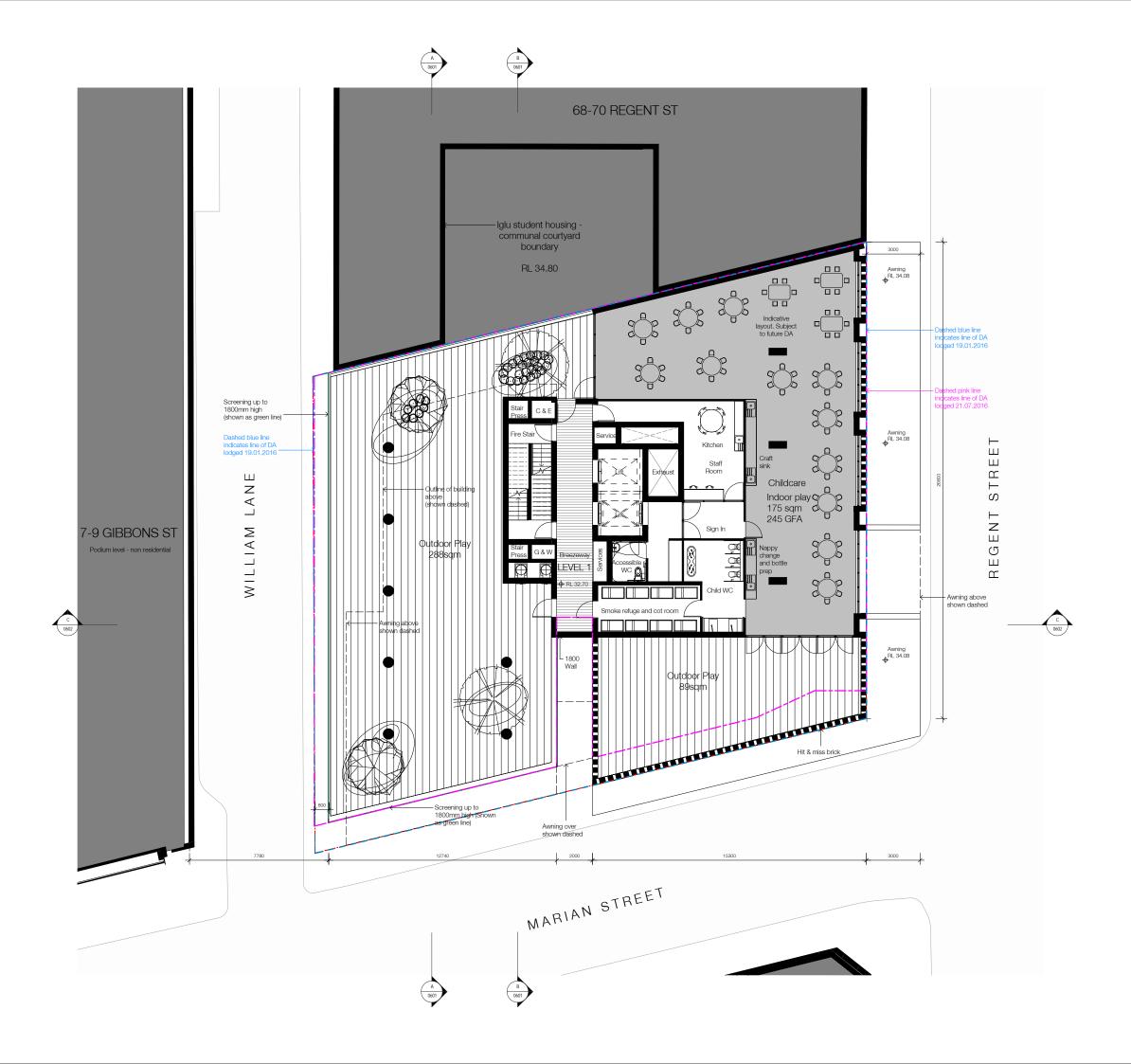
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Floor Plan - Ground Floor



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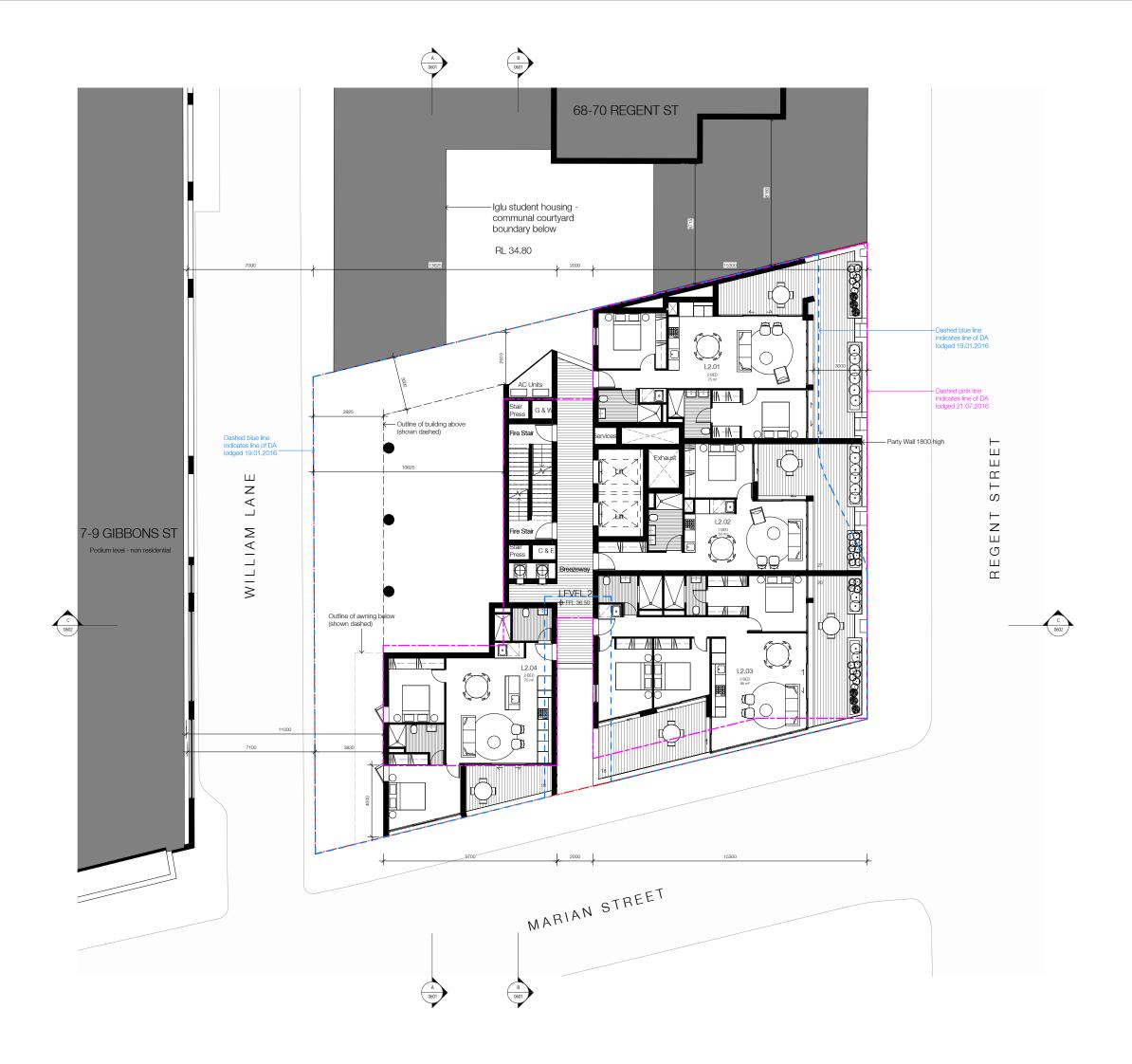
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Floor Plan - Level 01



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Floor Plan - Level 02



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19.10.2016 Issue for Information NK
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Floor Plan - Level 03



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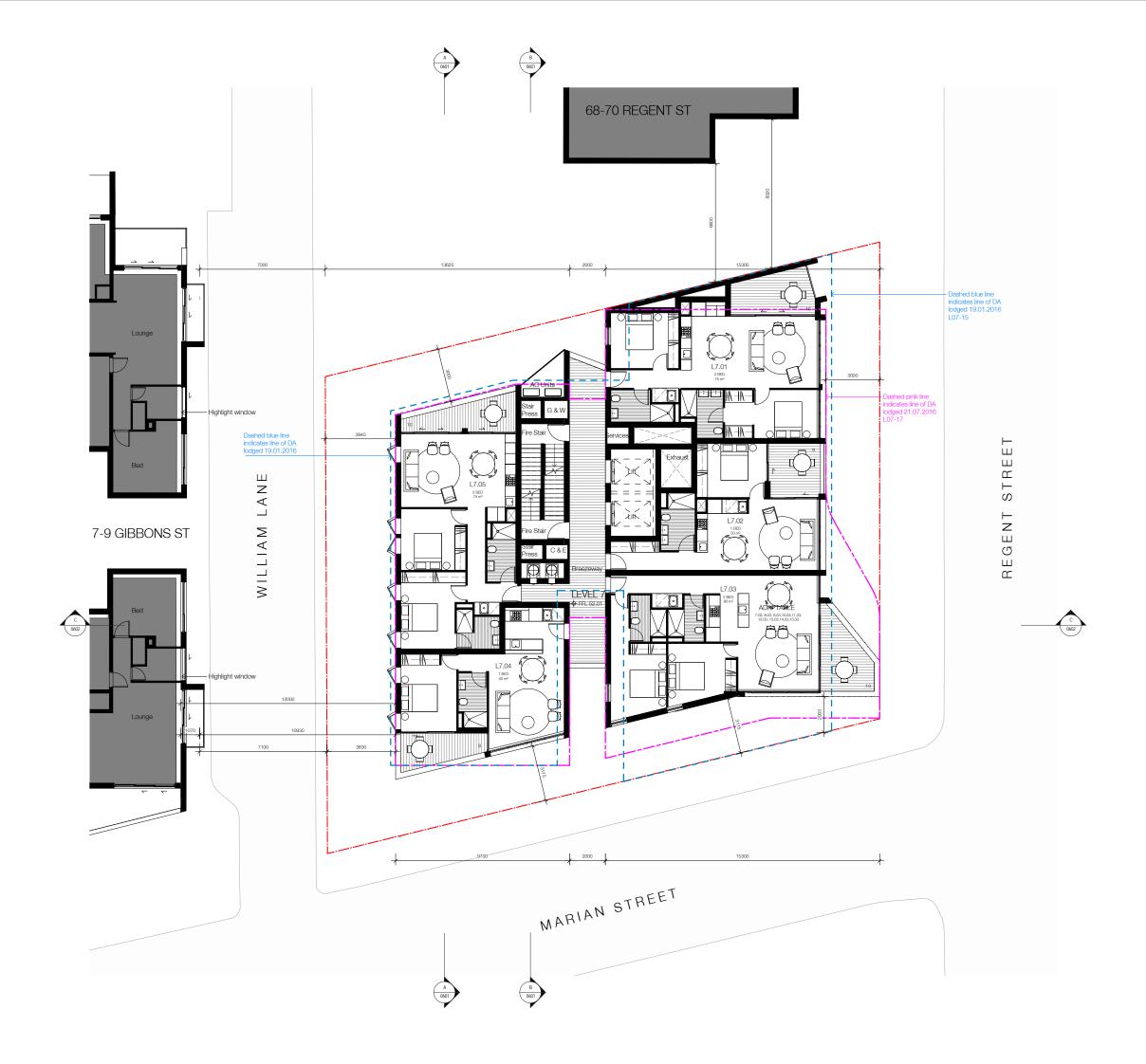
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Floor Plan - Level 04-06



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9.10.2016	Issue for Information	NK
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Floor Plan - Level 07-15



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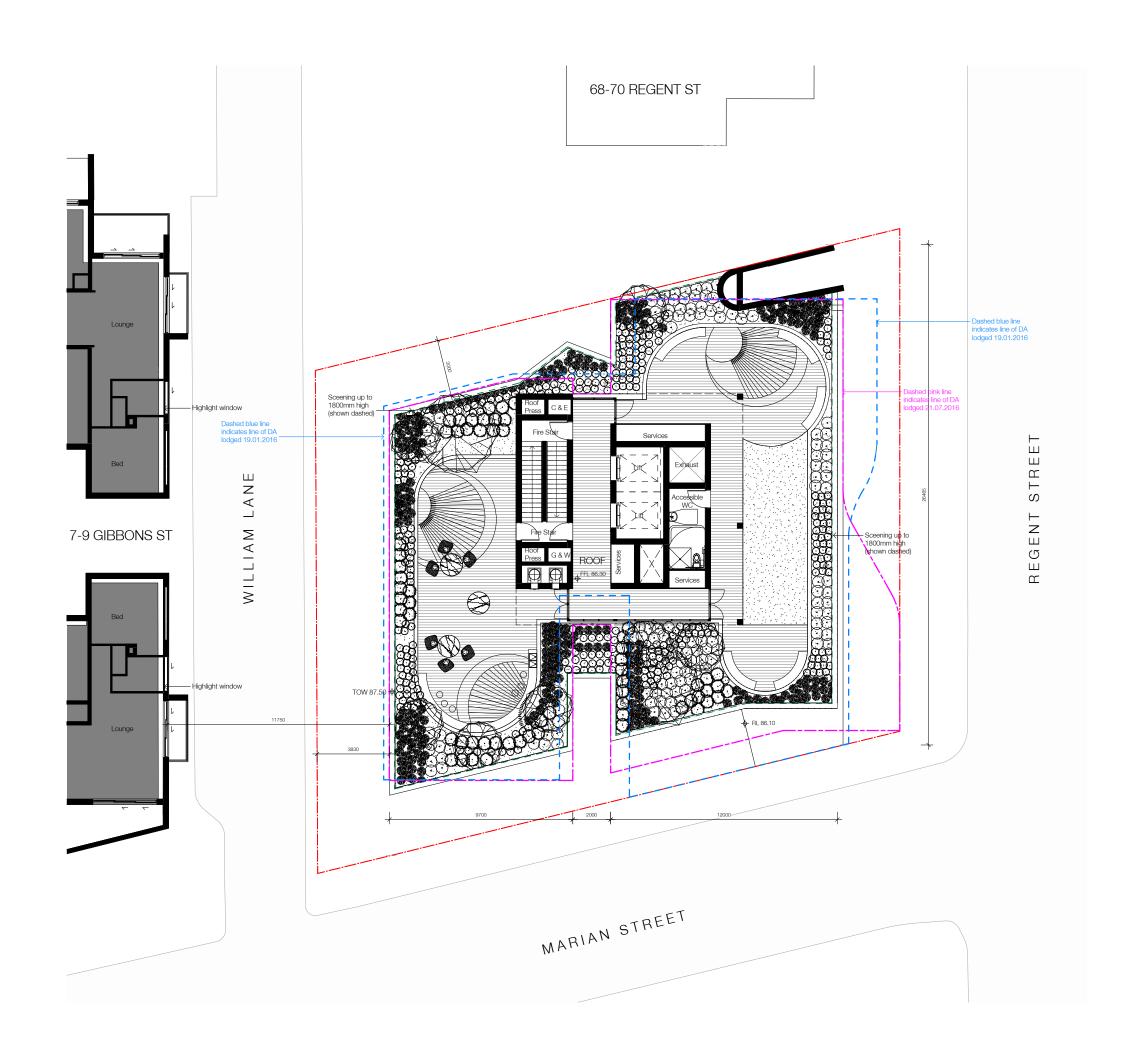
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Floor Plan - Level 16-17



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Drawing Na

Roof Plan



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

Roof Top Plant Plan



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21.05.2016	Revised DA Issue	SH	SH
15.07.2016	Revised DA Issue	SH	SH
11.11.2016	Revised DA Issue	NK	AH

Legend

BR:01

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

Hit & Miss

MC:01 - Metal Paint Finish -Black
GL:01 - Glass Type 01-Clear

GL:02 - Glass Type 02-Tinted (coppe

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



88 Regent

MC:01 to sculptural awning

TB:01 to underside of awning

Screening up to

MS:01 fixed to

CN:01

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

Drawing Name

Elevations - East & West

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





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

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	Revision	Ву	Cl
.2015	Consultant Issue	SH	
.2016	Draft DA Issue	DS	SH
.2016	DA Issue	NK	SH
.2016	Revised DA Issue	SH	SH
.2016	Revised DA Issue	SH	SH
.2016	Revised DA Issue	NK	AH

Legend

BR:02

CN:01 - Concrete Finish Type1

CN:02.1 - Concrete Finish Type2

CN:02.2 - Concrete Finish Type2 (texture

MS:01 - Perforated Metal Screening

MC:01 - Metal Paint Finish -Black

GL:01 - Glass Type 01-Clear

GL:02 - Glass Type 02-Tinted (copper)

Glass Type 03-Tinted (grey)

Paint Finish -Black

Timber Cladding

Hit & Miss

Face Brick

KEY

GL:03

PT:02

TB:01

— — — Line of building - DA as lodged 19.01.2016

Line of building - DA as lodged 21.07.2016



Project 88 Regent

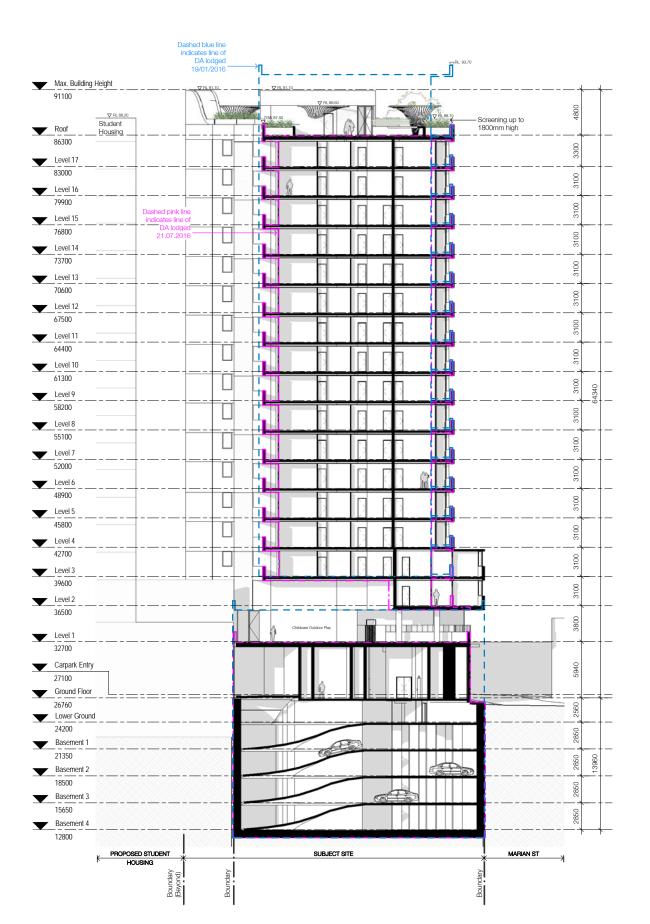
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

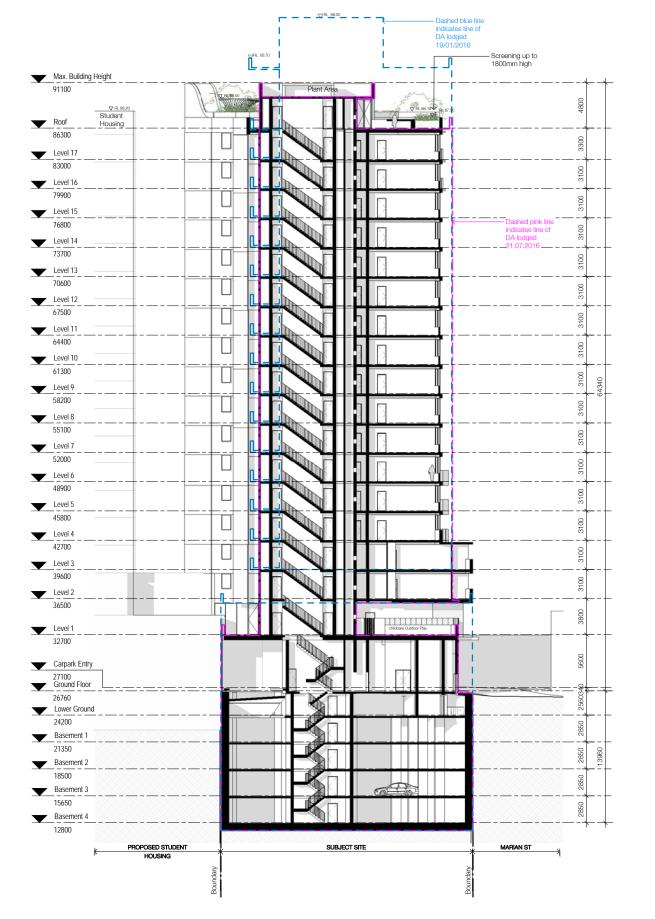
Drawing Name

Elevations - North & South

Date	Scale	Sheet Siz
11.11.2016	As indicated	@ A1
Drawn	Chk.	
DS	SH	
Job No.	Drawing No.	Revision
5359	DA-0502	/ 8











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ev	Date	Revision	Ву	(
	13.01.2016	Draft DA Issue	DS	5
	19.01.2016	DA Issue	NK	5
	21.05.2016	Revised DA Issue	SH	5
	15.07.2016	Revised DA Issue	SH	5
	11.11.2016	Revised DA Issue	NK	F

KEY

Line of building - DA as lodged 19.01.2016

Line of building - DA as lodged 21.07.2016

Client



88 Regent

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

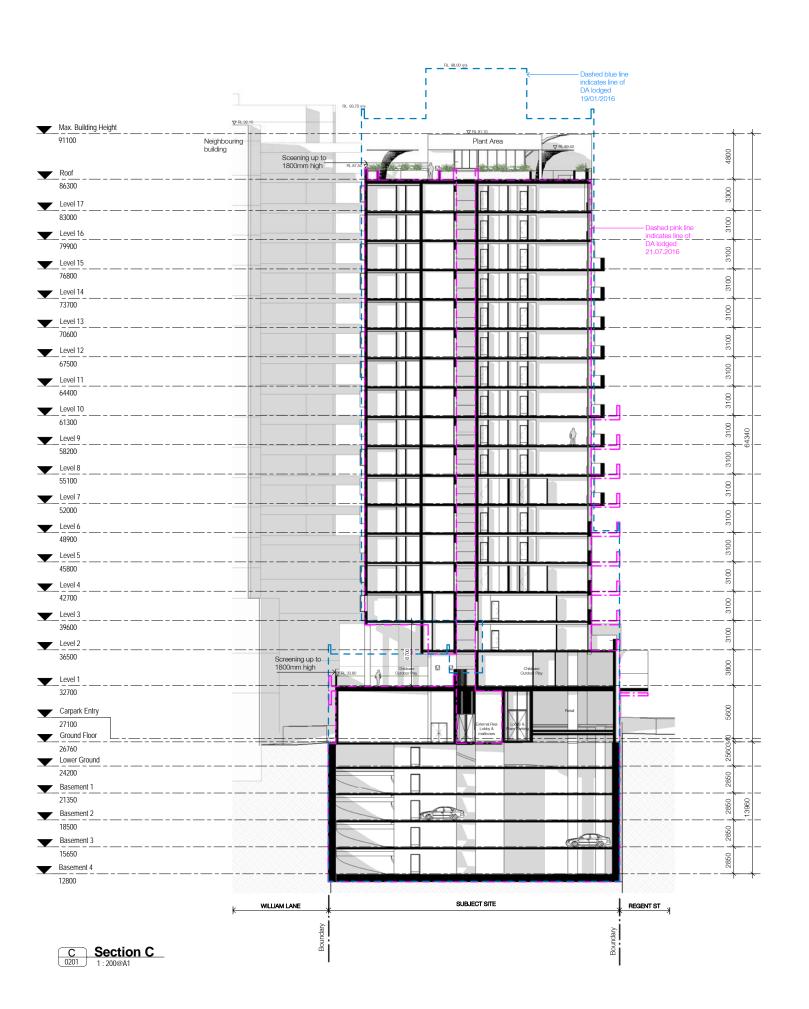
Drawing Name

Sections - A & B



Date	Scale	Sheet Siz
11.11.2016	As indicated	@ A1
Drawn	Chk.	
DS	SH	
Job No.	Drawing No.	Revision
5359	DA-0601	/ 8





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

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Rev	Date	Revision	Ву	(
3	13.01.2016	Draft DA Issue	DS	S
4	19.01.2016	DA Issue	NK	S
5	21.05.2016	Revised DA Issue	SH	S
6	15.07.2016	Revised DA Issue	SH	S
8	11.11.2016	Revised DA Issue	NK	Α

KEY

 Line of building - DA as lodged 19.01.2016

Line of building - DA as lodged 21.07.2016

Client



88 Regent

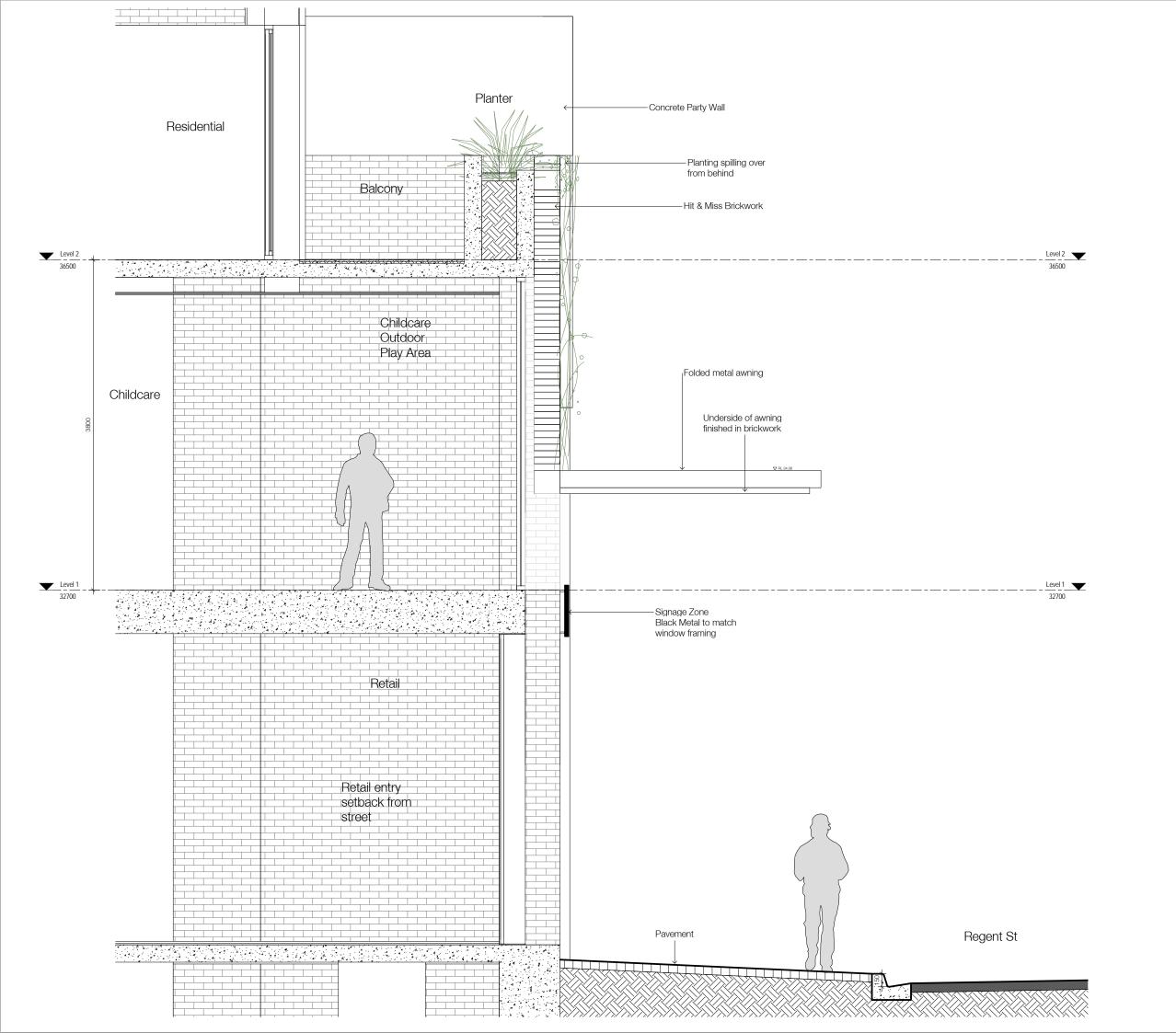
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

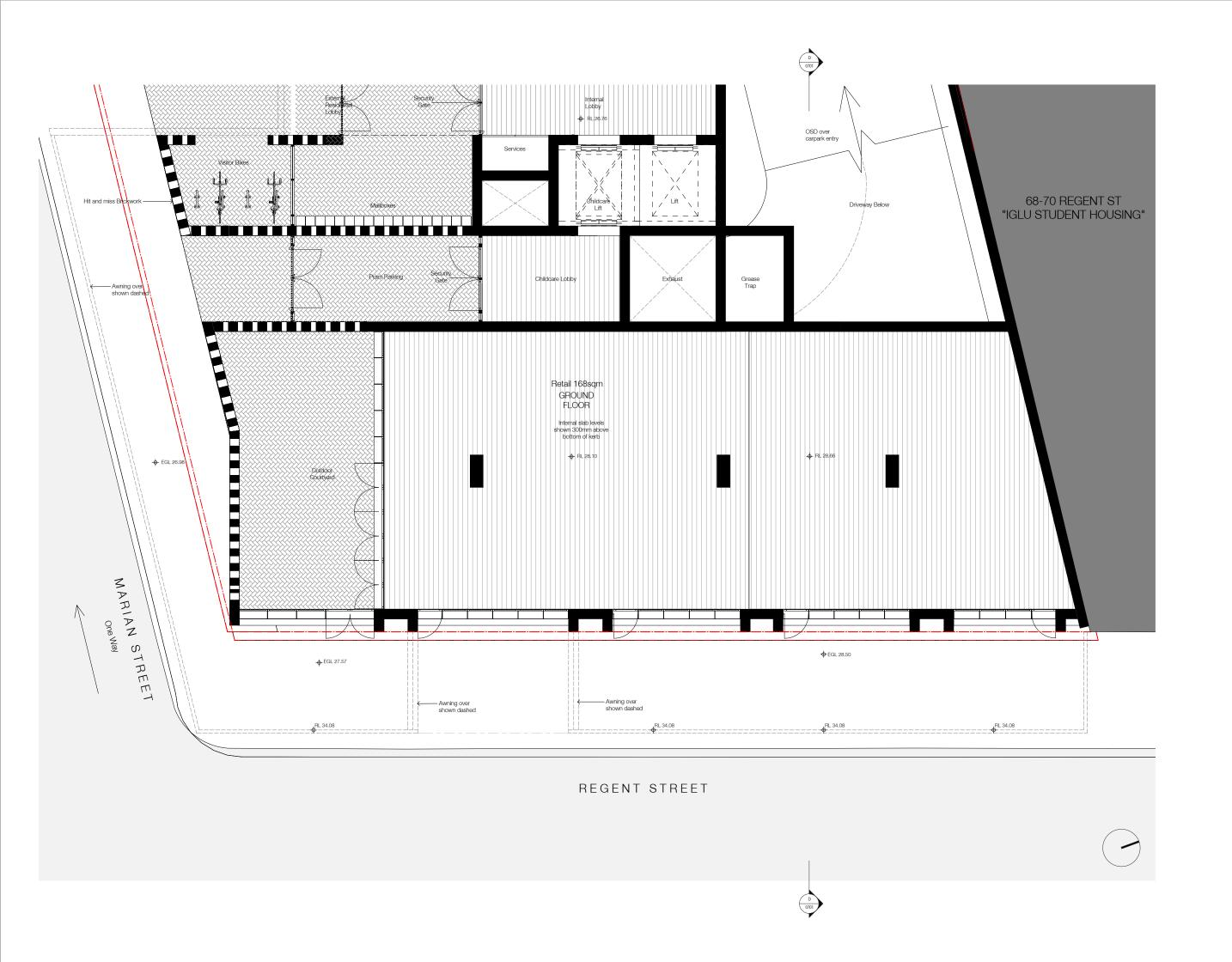
Drawing Name

Sections - C

Job No. 5359	DA-0602	/ 8
I-b No	Decide a No	Revisio
DS	SH	
Drawn	Chk.	
11.11.2016	As indicated	@ A
Date	Scale	Sheet





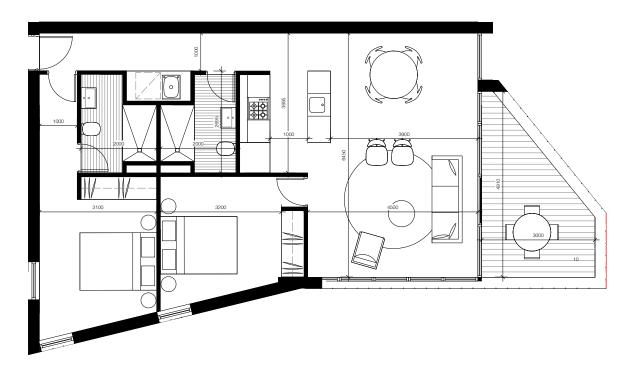




Legend

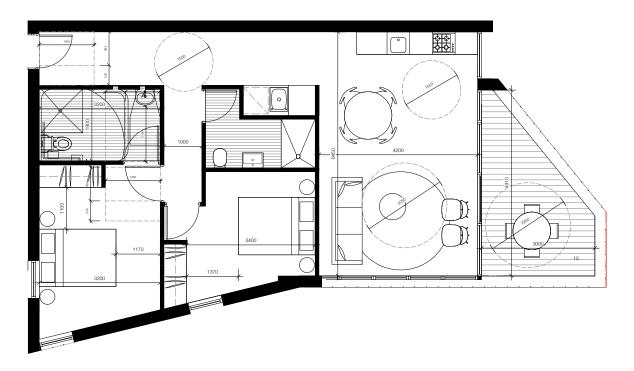
BR:01 - Hit & Miss
BR:02 - Face Brick
CN:01 - Concrete Finish Type1
CN:02.1 - Concrete Finish Type2
CN:02.2 - Concrete Finish Type2 (textured MS:01 - Perforated Metal Screening MC:01 - Metal Paint Finish -Black
GL:01 - Glass Type 01-Clear
GL:02 - Glass Type 02-Tinted (copper)
GL:03 - Glass Type 03-Tinted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

Paint Finish -Black
Timber Cladding



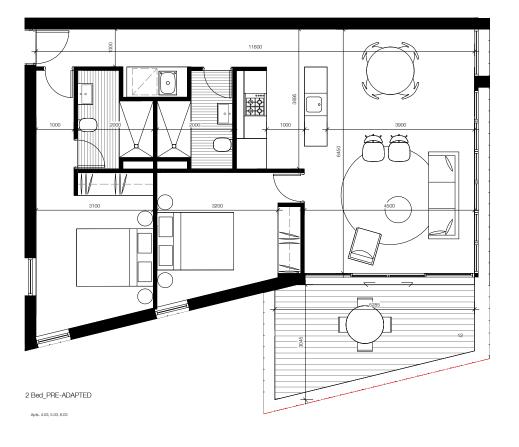
2 Bed_PRE-ADAPTED

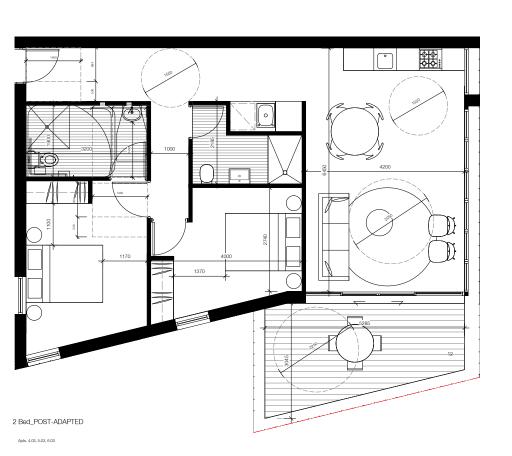
Apts. 7.03, 8.03, 9.03, 10.03, 11.03, 12.03, 13.03, 14.03, 15.03



2 Bed_POST-ADAPTED

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





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Nominated Architects: Adam Haddow-7188 | John Pradel-700

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ev	Date	Revision	Ву	
	13.01.2016	Draft DA Issue	DS	5
	19.01.2016	DA Issue	NK	
	21.05.2016	Revised DA Issue	SH	:
	15.07.2016	Revised DA Issue	SH	:
	11.11.2016	Revised DA Issue	NK	

MILIGAN THIRD GROUP

Project

88 Regent

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

Drawing Name

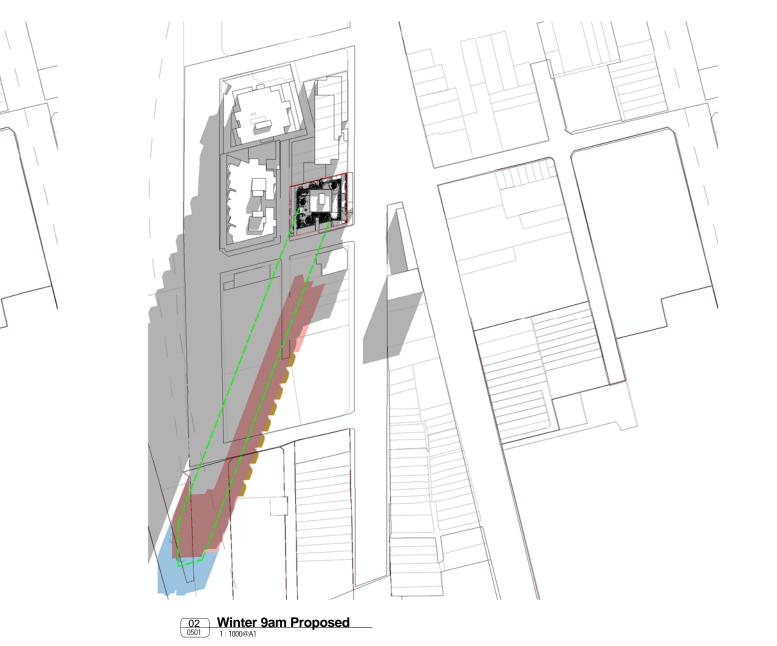
Apartment Types - Adaptable Sheet1



Date	Scale	Sheet Size
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Drawn	Chk.	
DS	SH	
Job No.	Drawing No.	Revision
5359	DA-1401	/ 8



3V	Date	Revision	Ву
	13.01.2016	Draft DA Issue	DS
	19.01.2016	DA Issue	NK
	21.05.2016	Revised DA Issue	SH
	15.07.2016	Revised DA Issue	SH
	11.11.2016	Revised DA Issue	NK



KEY

01 Winter 9am Existing
0501 1:1000@A1



88 Regent

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

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



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Scale	Shee
As indicated	@ #
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DA-3001	/ 8
	As indicated Chk. SH Drawing No.



3V	Date	Revision	Ву
	13.01.2016	Draft DA Issue	DS
	19.01.2016	DA Issue	NK
	21.05.2016	Revised DA Issue	SH
	15.07.2016	Revised DA Issue	SH
	11.11.2016	Revised DA Issue	NK





88 Regent

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

KEY

Current DA additional shadow_04.11.2016



			\sim
	Date	Scale	Sheet S
	11.11.2016	As indicated	@ A1
Shadow cast by a complying envelope - 4m Setback Marian S	Street	Chk.	
DA as lodged additional shadow_ 19.01.2016	DS	SH	
Revised DA scheme additional shadow 21.07.2016	Job No.	Drawing No.	Revision
_	5359	DA-3002	/ 8
Current DA additional chadow 04.11.2016			



Date	Revision	Ву	
13.01.2016	Draft DA Issue	DS	
19.01.2016	DA Issue	NK	:
21.05.2016	Revised DA Issue	SH	:
15.07.2016	Revised DA Issue	SH	:
11.11.2016	Revised DA Issue	NK	
	19.01.2016 21.05.2016 15.07.2016	13.01.2016 Draft DA Issue 19.01.2016 DA Issue 21.05.2016 Revised DA Issue 15.07.2016 Revised DA Issue	13.01.2016 Draft DA Issue DS 19.01.2016 DA Issue NK 21.05.2016 Revised DA Issue SH 15.07.2016 Revised DA Issue SH



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Current DA additional shadow_04.11.2016



88 Regent

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

Shadow Analysis Sheet 3



			\sim	
	Date	Scale	Sheet Si	
	11.11.2016	As indicated	@ A1	
Shadow cast by a complying envelope - 4m Setback Marian Street	Drawn	Chk.		
DA as lodged additional shadow_ 19.01.2016	DS	SH		
Revised DA scheme additional shadow 21.07.2016	Job No.	Drawing No.	Revision	
Trevised DA scrience additional shadow_21.07.2010	5359	DA-3003	/ 8	
Current DA additional abaday 04.11.2016				

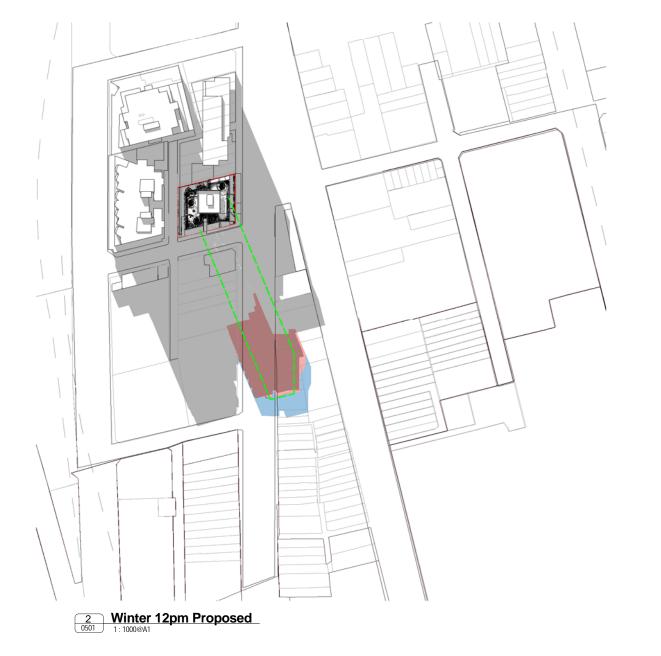




1 Winter 11am Existing 1:1000@A1

2 Winter 11am Proposed 1:1000@A1

BV.	Date	Revision	Ву
	13.01.2016	Draft DA Issue	DS
	19.01.2016	DA Issue	NK
	21.05.2016	Revised DA Issue	SH
	15.07.2016	Revised DA Issue	SH
	11.11.2016	Revised DA Issue	NK



KEY

Current DA additional shadow_04.11.2016

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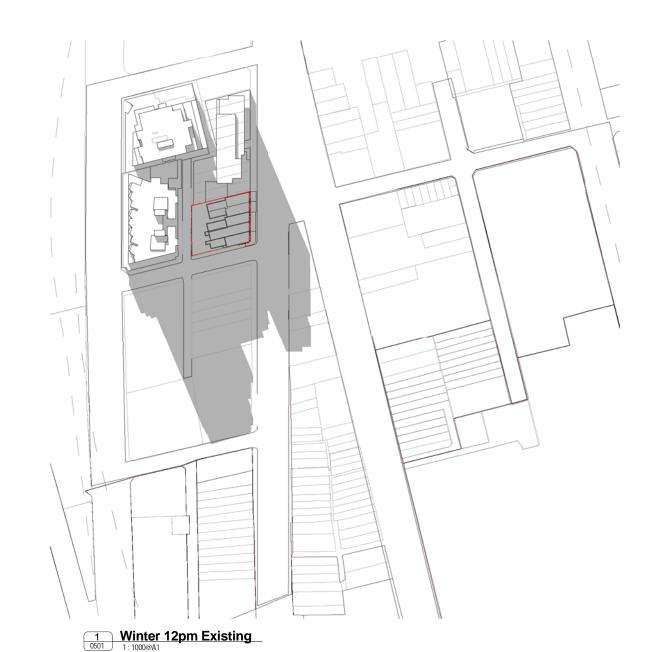
88 Regent

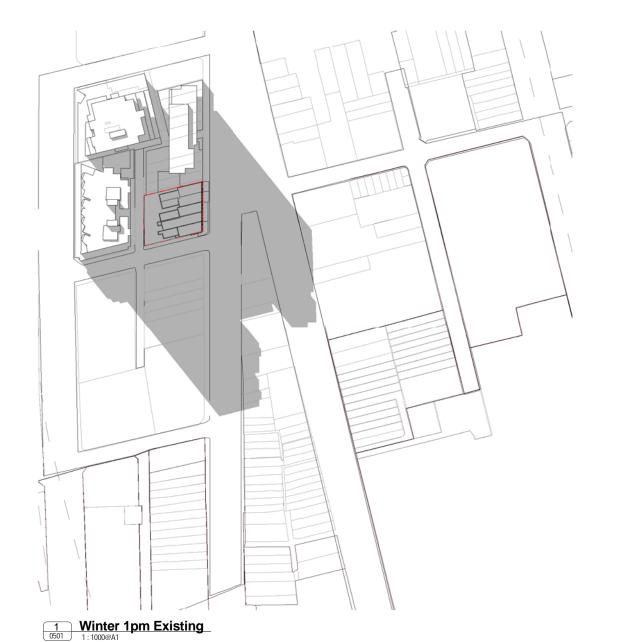
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

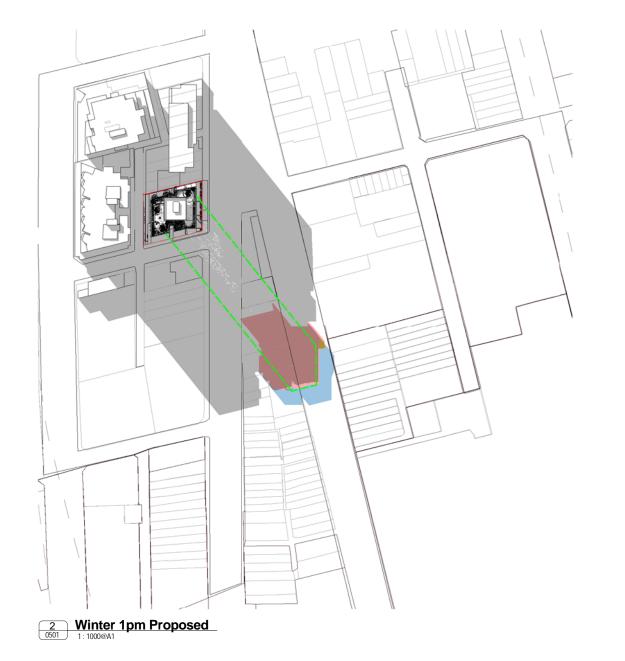


	Date	Scale	Sheet S	
	11.11.2016	As indicated	@ A1	
Shadow cast by a complying envelope - 4m Setback Marian Street	Drawn	Chk.		
DA as lodged additional shadow_ 19.01.2016	DS	SH		
Revised DA scheme additional shadow 21.07.2016	Job No.	Drawing No.	Revision	
_	5359	DA-3004	/ 8	









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Current DA additional shadow_04.11.2016

FOR APPROVAL

BV.	Date	Revision	Ву
	13.01.2016	Draft DA Issue	DS
	19.01.2016	DA Issue	NK
	21.05.2016	Revised DA Issue	SH
	15.07.2016	Revised DA Issue	SH
	11.11.2016	Revised DA Issue	NK

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88 Regent

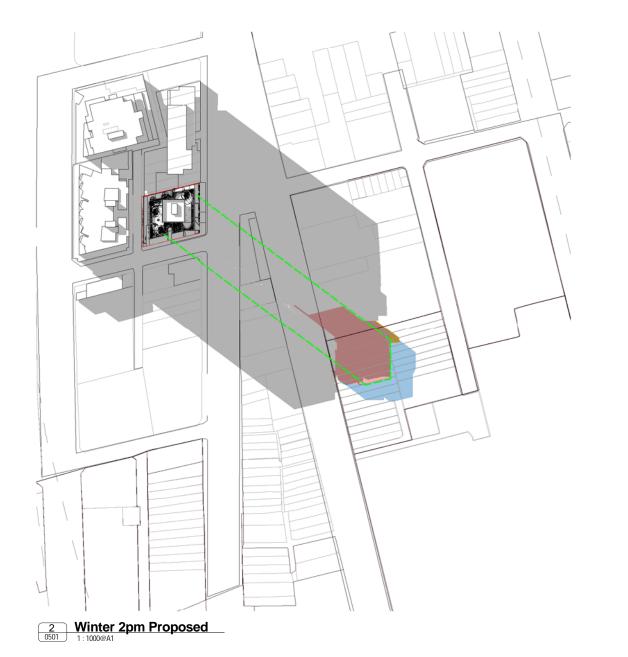
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd



			\sim	
	Date	Scale	Sheet S	
	11.11.2016	As indicated	@ A1	
Shadow cast by a complying envelope - 4m Setback Marian Street	Drawn	Chk.	-	
DA as lodged additional shadow_ 19.01.2016	DS	SH		
Revised DA scheme additional shadow 21.07.2016	Job No.	Drawing No.	Revision	
Trevised DA scrience additional stradow_2 1.07.2010	5359	DA-3005	/ 8	
Compant DA additional abadeus 04.11.0010				



1 Winter 2pm Existing
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Current DA additional shadow_04.11.2016

FOR APPROVAL

Date	Revision	Ву	CI
13.01.2016	Draft DA Issue	DS	SH
19.01.2016	DA Issue	NK	SH
21.05.2016	Revised DA Issue	SH	SH
15.07.2016	Revised DA Issue	SH	SH
11.11.2016	Revised DA Issue	NK	Al-

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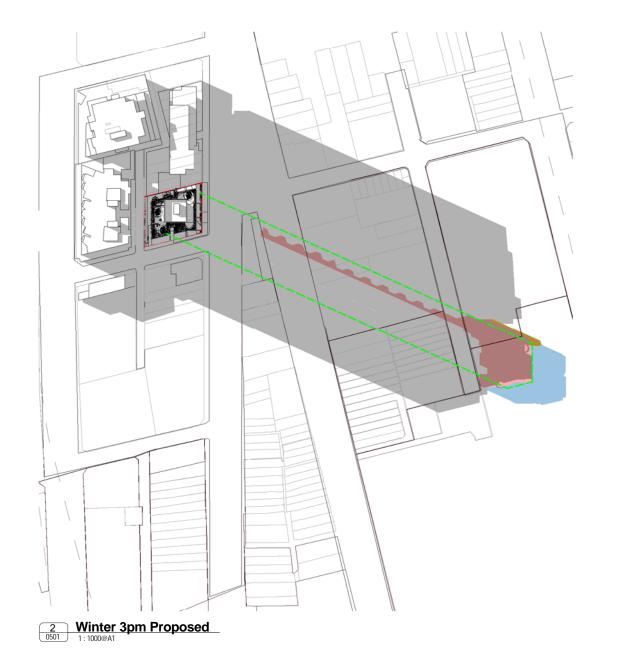
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd



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	Date	Scale	Sheet Siz
	11.11.2016	As indicated	@ A1
Shadow cast by a complying envelope - 4m Setback Marian Street	Drawn	Chk.	
DA as lodged additional shadow_ 19.01.2016	DS	SH	
Revised DA scheme additional shadow 21.07.2016	Job No.	Drawing No.	Revision
Current DA additional abadous 04.11.2016	5359	DA-3006	/ 8



1 Winter 3pm Existing
1: 1000@A1



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88 Regent

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

Drawing Nan

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

Shadow Analysis Sheet 7

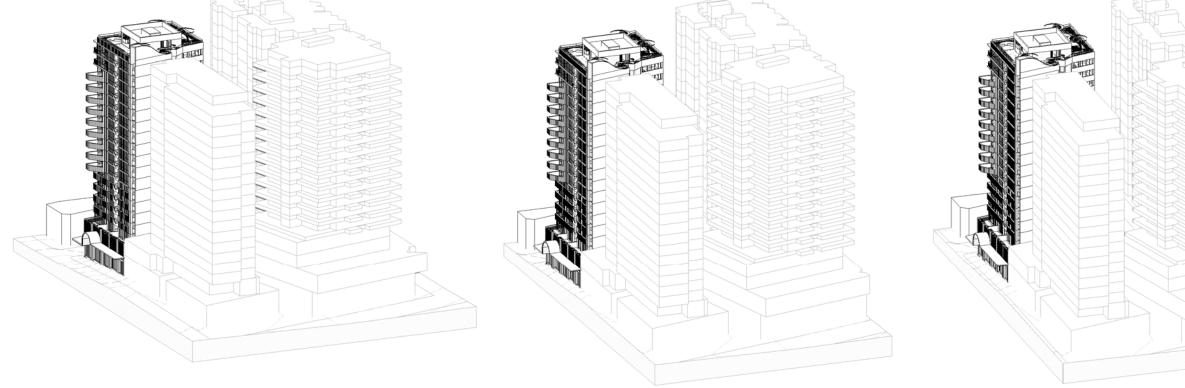


Date	Scale	Sheet
11.11.2016	As indicated	@ A
Drawn	Chk.	
DS	SH	
Job No.	Drawing No.	Revisi
5359	DA-3007	/8



,	Date	Revision	Ву
	13.01.2016	Draft DA Issue	DS
	19.01.2016	DA Issue	NK
	21.05.2016	Revised DA Issue	SH
	15.07.2016	Revised DA Issue	SH
	19.10.2016	Issue for Information	NK

WINTER 8AM WINTER 8:15AM WINTER 8:30AM



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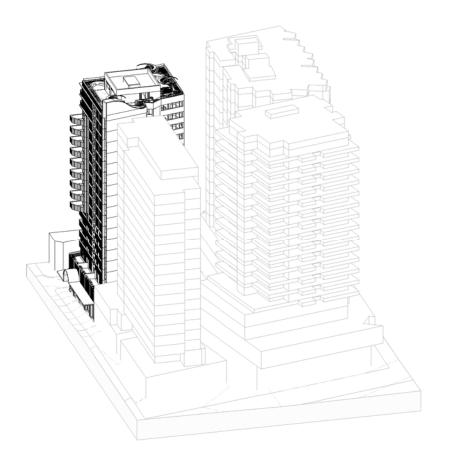
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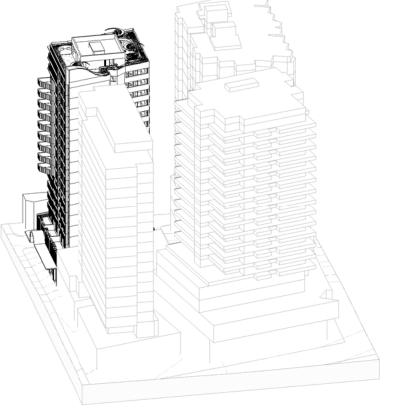
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

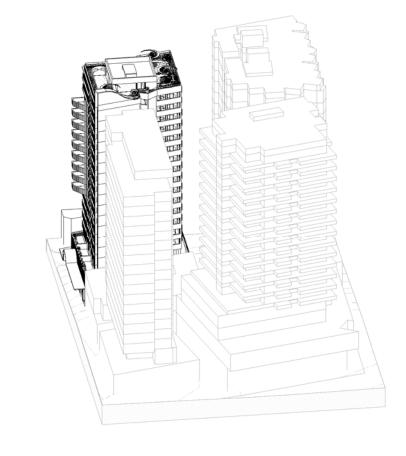
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DS	SH	
Job No.	Drawing No.	Revision
5359	DA-3011	/ 8



WINTER 8:45AM **WINTER 9AM** WINTER 9:15AM





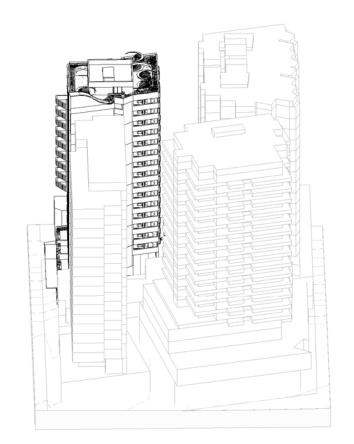


ev	Date	Revision	Ву	(
	13.01.2016	Draft DA Issue	DS	5
	19.01.2016	DA Issue	NK	5
	21.05.2016	Revised DA Issue	SH	5
	15.07.2016	Revised DA Issue	SH	5
	19.10.2016	Issue for Information	NK	F
	11.11.2016	Revised DA Issue	NK	F

WINTER 9:30AM

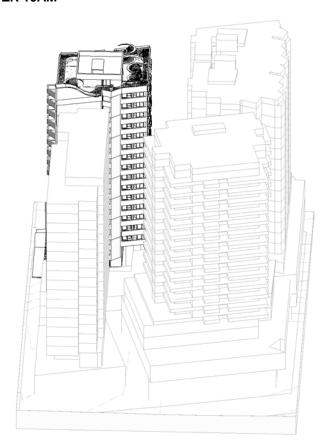


WINTER 9:45AM



WINTER 10AM

WINTER 10:45AM





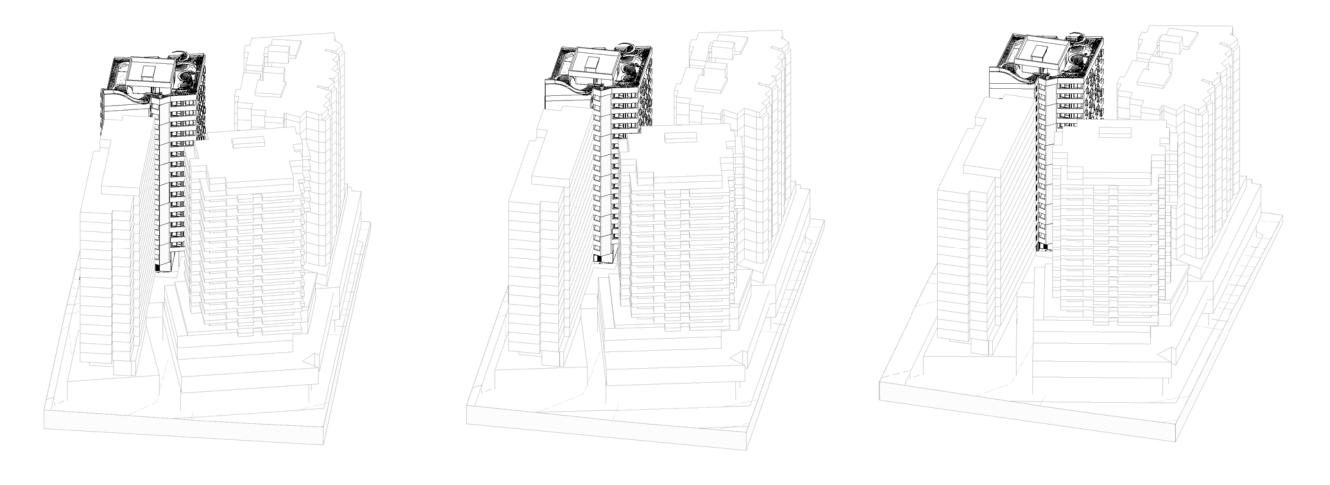
88 Regent

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

Date	Scale	Sheet S
11.11.201	6	@ A
Drawn	Chk.	
DS	SH	
Job No.	Drawing No.	Revisio
5359	DA-3012	/ 8

WINTER 10:15AM WINTER 10:30AM





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Rev	Date	Revision	Ву	Chl
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

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Project

88 Regent

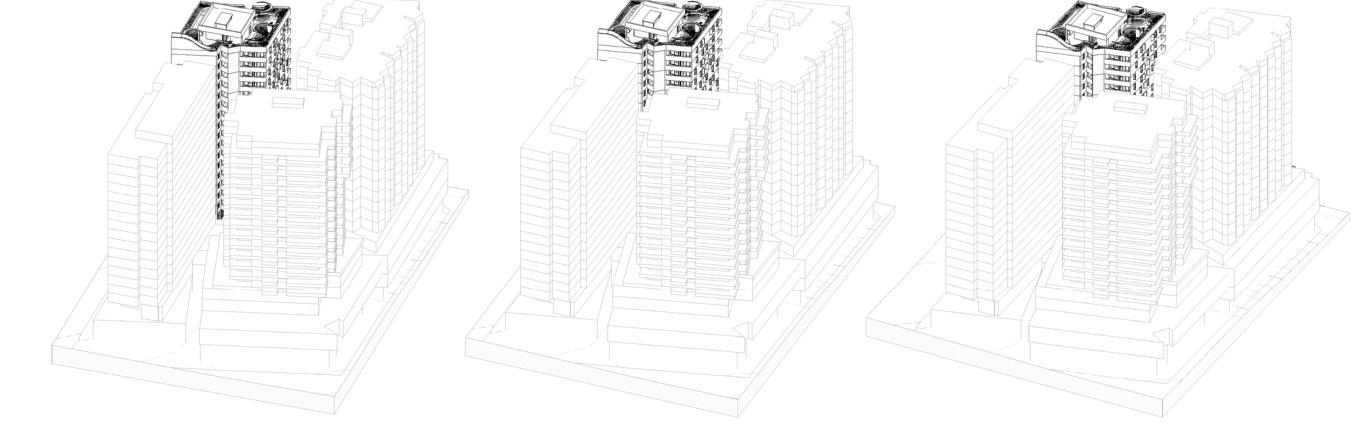
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

Drawing Name

View from the Sun - Sheet 3

Date	Scale	Sheet Siz
11.11.2016	3	@ A1
Drawn	Chk.	
NK	SH	
Job No.	Drawing No.	Revision
5359	DA-3013	/ 8

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rry Hills NSW
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WINTER 11:15AM

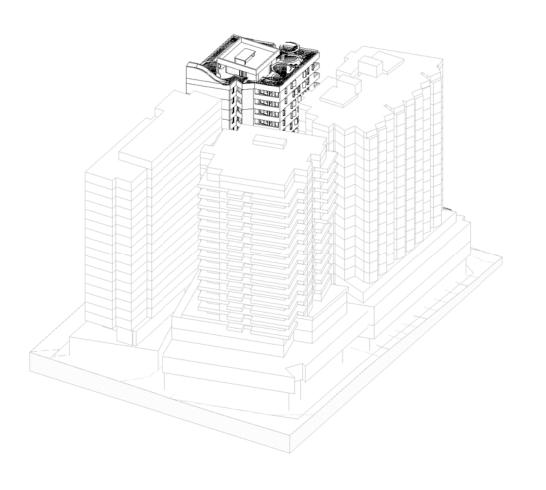
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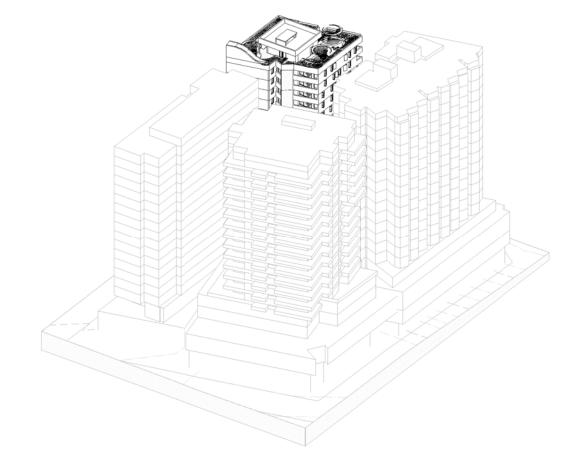
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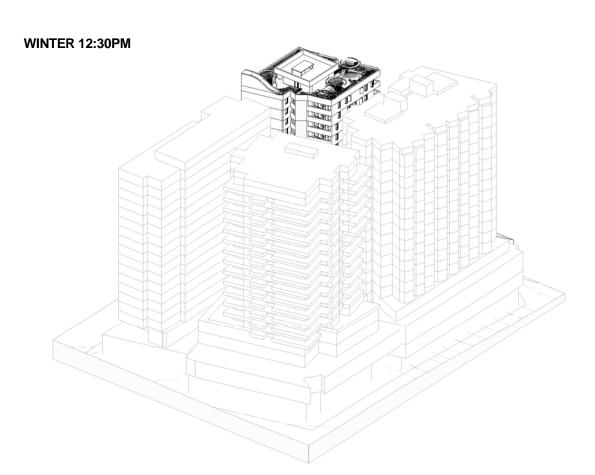
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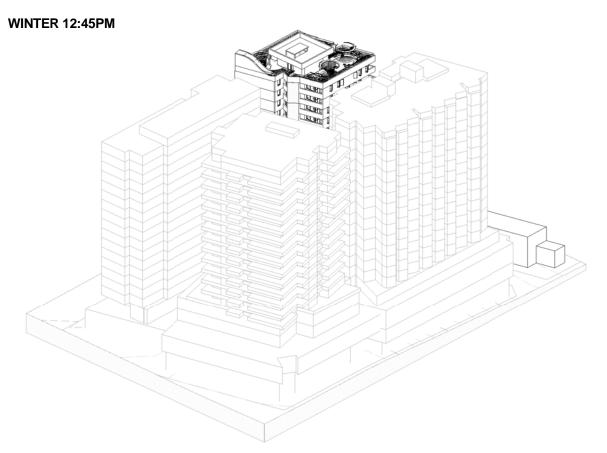
WINTER 11:30AM

WINTER 12:15PM









WINTER 1PM WINTER 1:15PM

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Rev	Date	Revision	Ву	(
6	15.07.2016	Revised DA Issue	SH	S
7	19.10.2016	Issue for Information	NK	F
8	11.11.2016	Revised DA Issue	NK	Α

MI IGAN THIRD

88 Regent

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

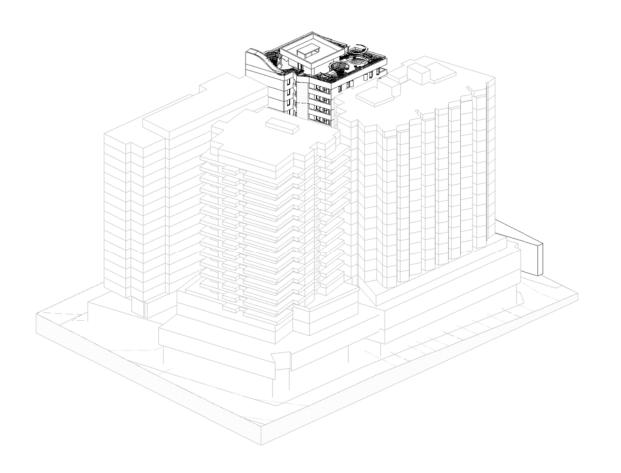
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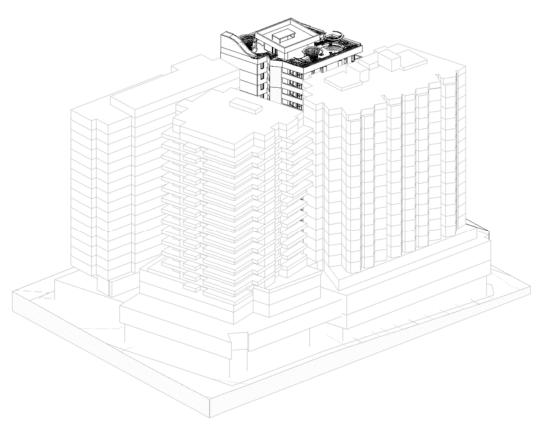
View from the Sun - Sheet

Date	Scale	Sheet Size
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Drawn	Chk.	
NK	SH	
Job No.	Drawing No.	Revision
5359	DA-3014	/ 8

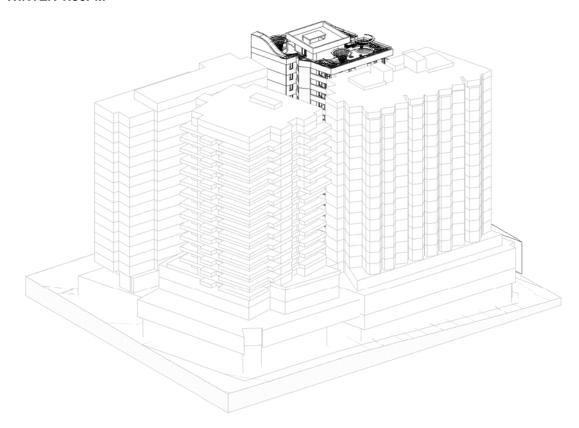
Architects
al 2
Crown Street
y Hills NSW
) Australia
2 9380 9911
2 9380 9922
.sjb.com.au



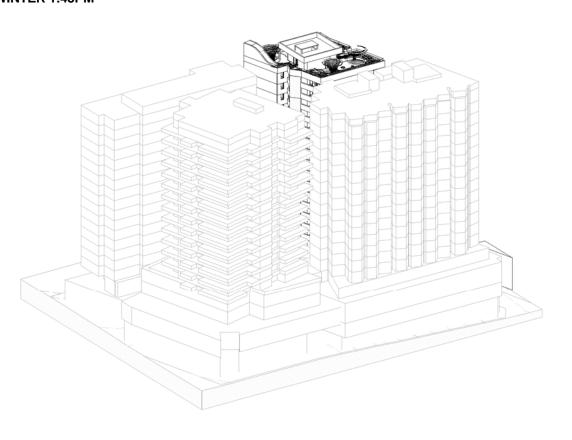




WINTER 1:30PM



WINTER 1:45PM



WINTER 2PM WINTER 2:15PM

FOR APPROVAL

Date	Revision	Ву	CI
15.07.2016	Revised DA Issue	SH	SH
19.10.2016	Issue for Information	NK	Αŀ
11.11.2016	Revised DA Issue	NK	Αŀ
	15.07.2016 19.10.2016	Date Revision 15.07.2016 Revised DA Issue 19.10.2016 Issue for Information 11.11.2016 Revised DA Issue	15.07.2016 Revised DA Issue SH 19.10.2016 Issue for Information NK

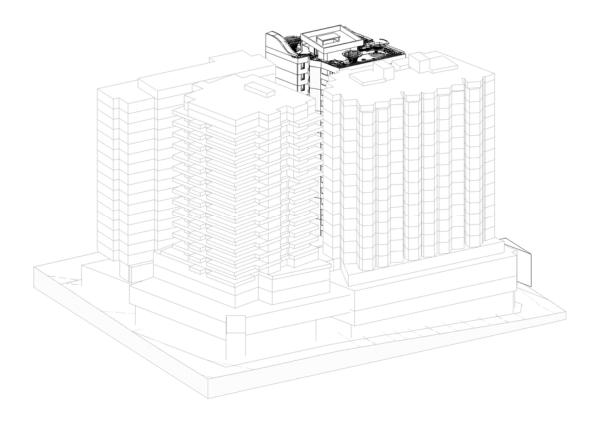


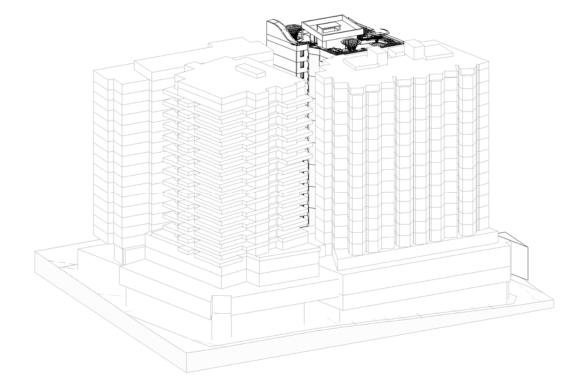
88 Regent

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

Date	Scale	Sheet Size
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Drawn	Chk.	
NK	AH	
Job No.	Drawing No.	Revision
5359	DA-3015	/ 8

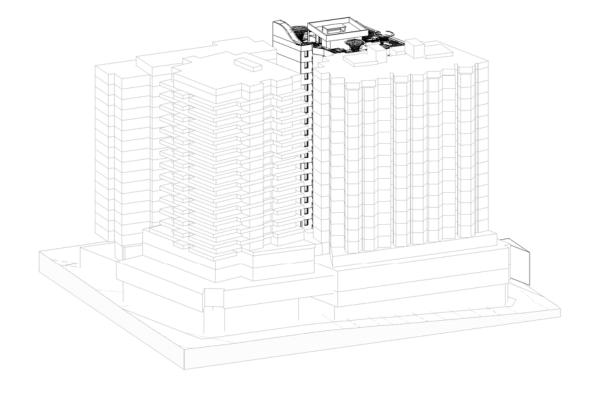






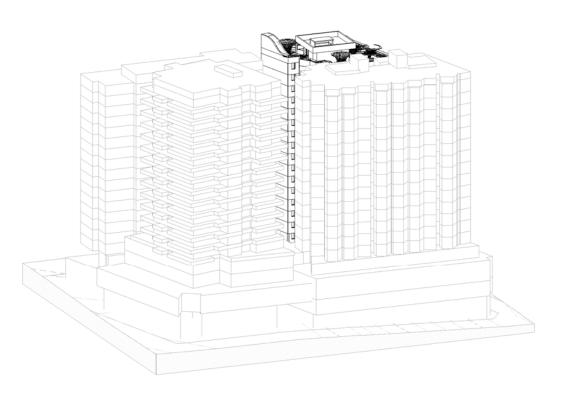
WINTER 2:30PM

WINTER 3PM



WINTER 3:15PM

WINTER 2:45PM



FOR APPROVAL



88 Regent

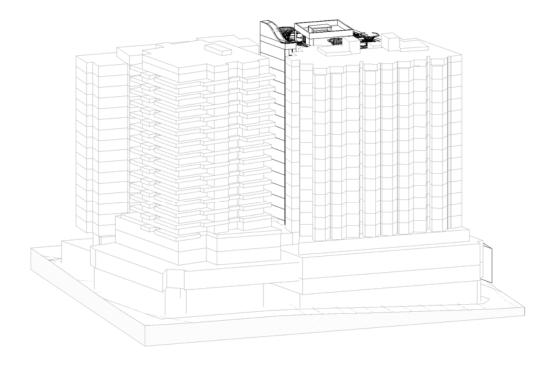
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

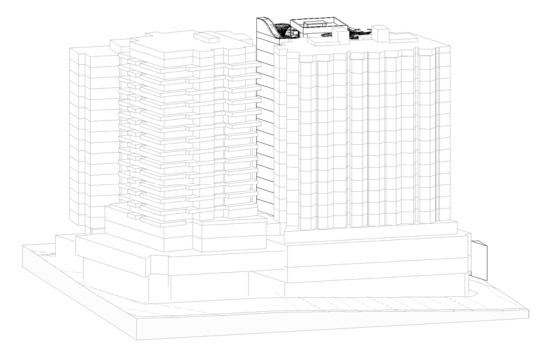
View from the Sun - Sheet 6



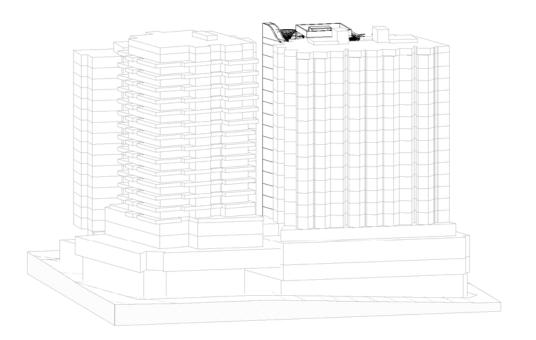
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11.11.201	6	@ A1
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NK	AH	
Job No.	Drawing No.	Revision
5359	DA-3016	/ 8







WINTER 3:30PM WINTER 3:45PM



WINTER 4PM

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

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Rev Date Revision By Cl

Client



88 Regent

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

Drawing Name

View from the Sun - Sheet 7



Date	Scale	Sheet :
11.11.2016	6	@ A
Drawn	Chk.	
NK	AH	
Job No.	Drawing No.	Revisio
5359	DA-3017	/ 8

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Rev	Date	Revision	By	y (Chk.
5	21.05.2016	Revised DA Issue	SH	4 8	SH
6	15.07.2016	Revised DA Issue	SH	H 8	SH
8	11 11 2016	Revised DA Issue	NI	< A	ΔH

157 Redfern St

Camera 1 Unit Type H- L18



Existing including approved Iglu development

157 Redfern St Unit Type H- L18



Proposed



Camera 1

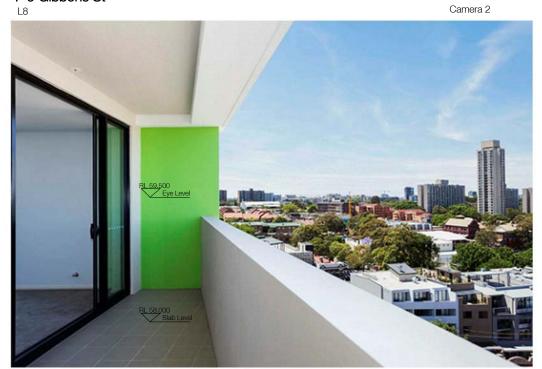
Approximate Camera Locataion

7-9 Gibbons St

Camera 2

Existing

7-9 Gibbons St



Proposed



88 Regent

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

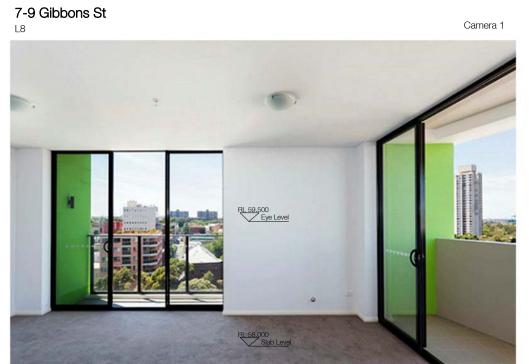
Preliminary Analysis - View Impact Sheet 1

Date	Scale	Sheet Size
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Drawn	Chk.	
JTG	SH	
Job No.	Drawing No.	Revision

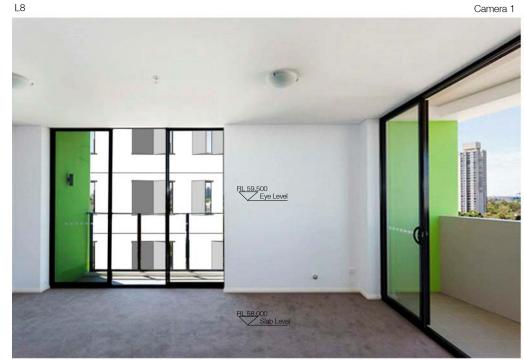
5359 DA-3101 / 8



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



7-9 Gibbons St



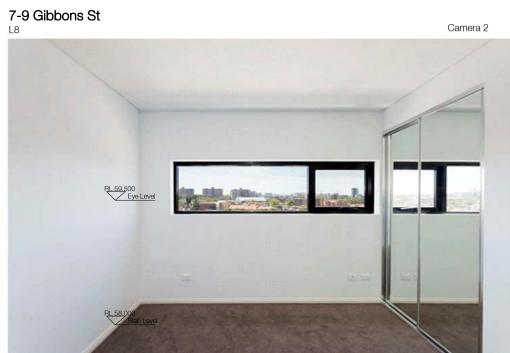
Proposed



Approximate Camera Locataion

Existing

Existing



7-9 Gibbons St



Proposed



Project 88 Regent

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

Preliminary Analysis - View Impact Sheet 2

Date	Scale	Sheet Size
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Drawn	Chk.	
JTG	SH	
Job No.	Drawing No.	Revision
5359	DA-3102	/ 8



Rev	Date	Revision	Ву	Chk.
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
		D. J. LDALL	A 11 4	

7-9 Gibbons St



Existing including proposed Iglu development

7-9 Gibbons St

Camera 1

Camera 1



Proposed



Approximate Camera Location

7-9 Gibbons St

Existing



7-9 Gibbons St



Proposed



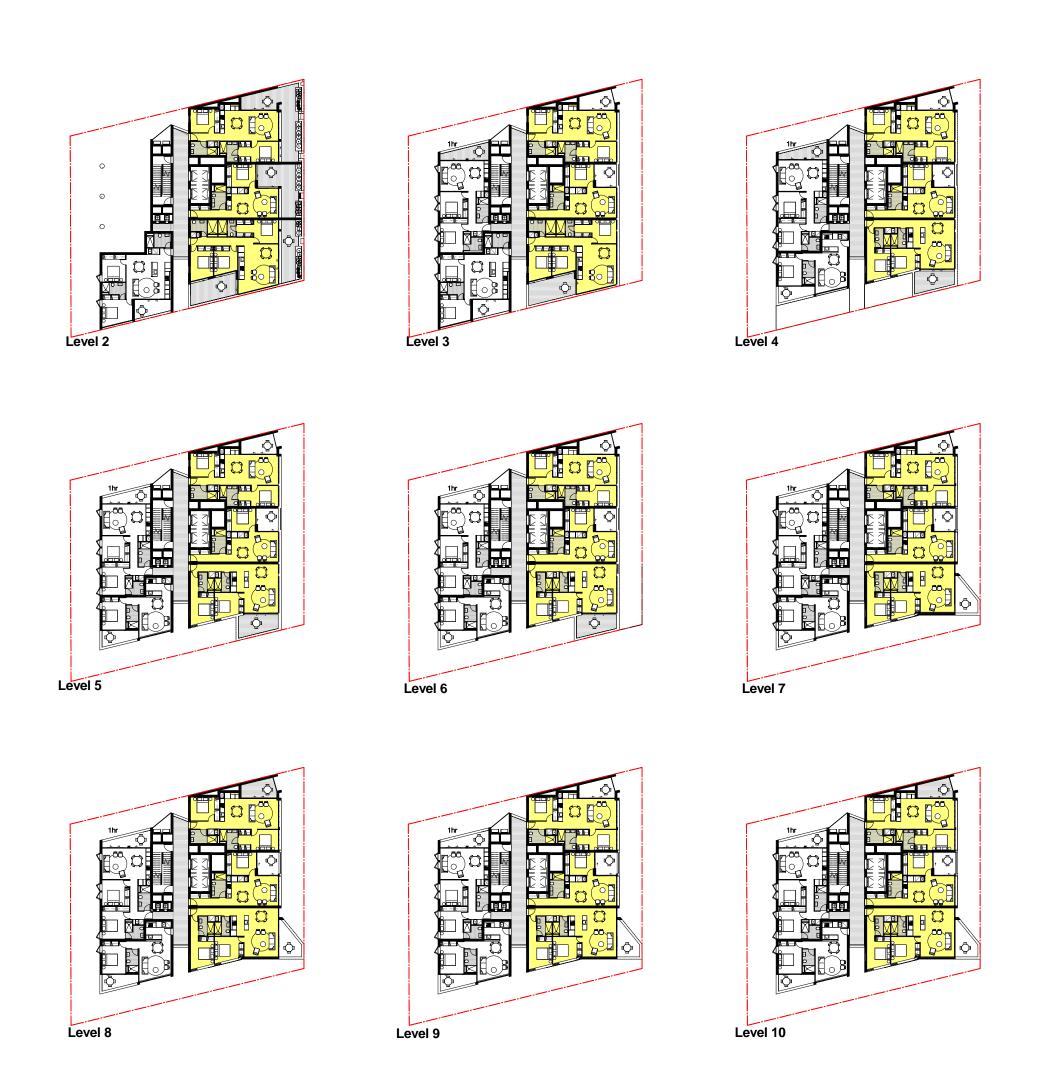
88 Regent

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

Preliminary Analysis - Visual Impact Sheet 3

Date	Scale	Sheet Siz
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Drawn	Chk.	
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Job No.	Drawing No.	Revision
5350	DΔ-3103	/ A





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

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
PERCENTA	GE	70%

KEY

Apartment gets solar between 8am and 3pm



88 Regent

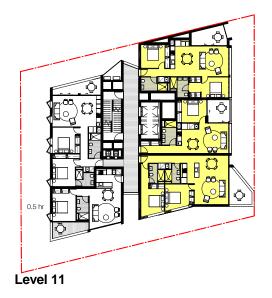
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

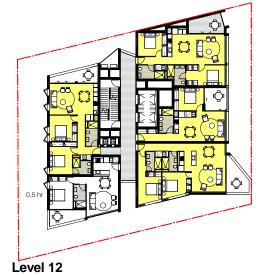
Analysis - Solar Access 8am-3pm Sheet 1

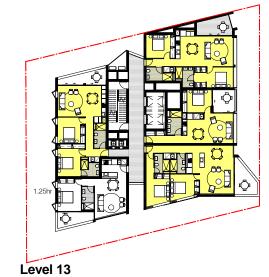


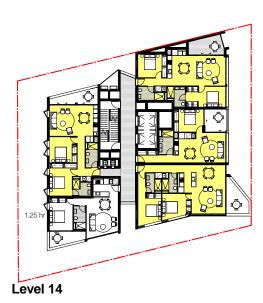
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Job No.	Drawing No.	Revision
5359	DA-3201	/ 8

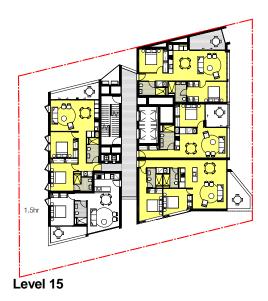




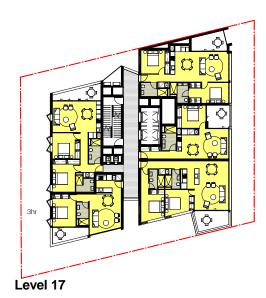












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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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3V	Date	Revision	Ву
	13.01.2016	Draft DA Issue	DS
	19.01.2016	DA Issue	NK
	21.05.2016	Revised DA Issue	SH
	15.07.2016	Revised DA Issue	SH
	19.10.2016	Issue for Information	NK
	11.11.2016	Revised DA Issue	NK

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
PERCENTA	GE	70%

KEY



Apartment gets solar between 8am and 3pm



Project

88 Regent

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

Describes No.

Analysis - Solar Access 8am-3pm Sheet 2



Date	Scale	Sheet Si
11.11.2016	1 : 250	@ A1
Drawn	Chk.	
DS	SH	
Job No.	Drawing No.	Revision
5359	DA-3202	/ 8

SJB Architects Level 2 490 Crown Street Surry Hills NSW 2010 Australia T 61 2 9380 9911 F 61 2 9380 9922





Rev	Date	Revision	Ву	Cl
7	19.10.2016	Issue for Information	NK	Αŀ
8	11.11.2016	Revised DA Issue	NK	Αŀ

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
PERCENTA	AGE	17%

KEY



Apartment gets 2hrs solar between 9am and 3pm



88 Regent

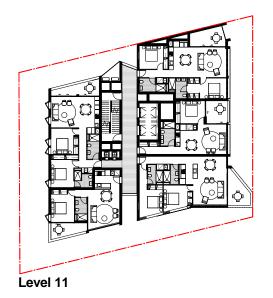
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

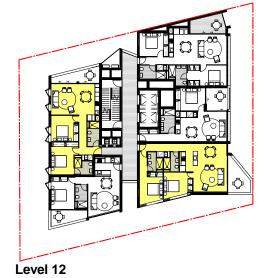
Analysis - Solar Access 9am-3pm Sheet 1

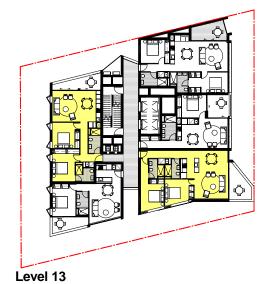


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Job No.	Drawing No.	Revision
5359	DA-3203	/ 8

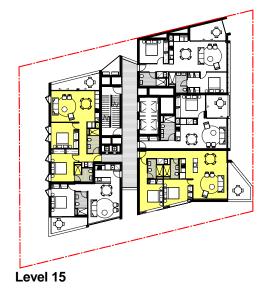


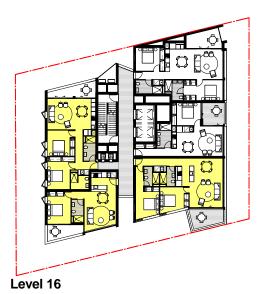














Rev	Date	Revision	Ву	Ch
7	19.10.2016	Issue for Information	NK	АН
8	11.11.2016	Revised DA Issue	NK	АН

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
PERCENTA	GE	17%

KEY



Apartment gets 2hrs solar between 9am and 3pm



88 Regent

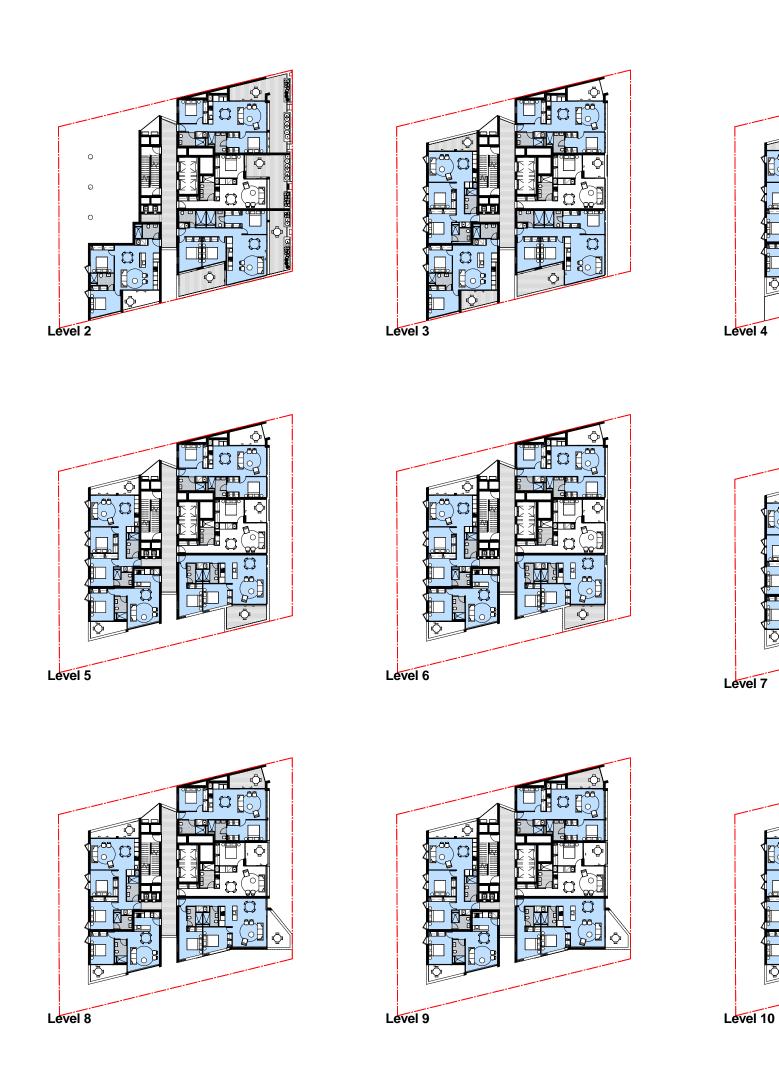
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

Analysis - Solar Access 9am-3pm Sheet 2



5359	DA-3204	/ 8
Job No.	Drawing No.	Revision
NK	AH	
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Date	Scale	Sheet Siz





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	13.01.2016	Draft DA Issue	DS
	19.01.2016	DA Issue	NK
	21.05.2016	Revised DA Issue	SH
	15.07.2016	Revised DA Issue	SH
	11.11.2016	Revised DA Issue	NK

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
PERCENTAG	E	90%

Client



88 Regent

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

Decide a New

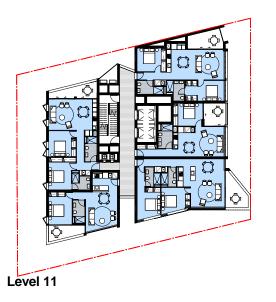
Analysis - Cross Ventilation Sheet1

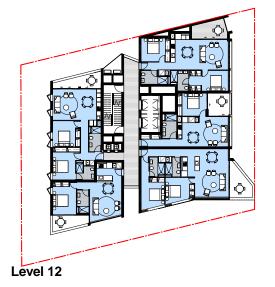


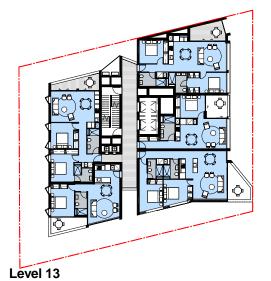
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Job No.	Drawing No.	Revision
5359	DA-3205	/ 8

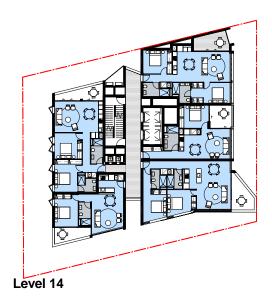
SJB Architects Level 2 490 Crown Street Surry Hills NSW 2010 Australia T 61 2 9380 9911 E 61 2 9390 9929

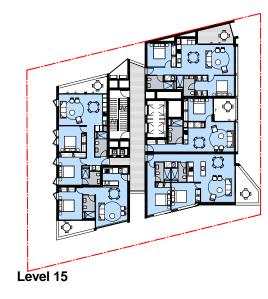


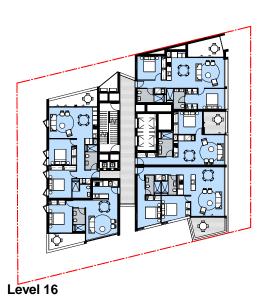














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	19.01.2016	DA Issue	NK	5
	21.05.2016	Revised DA Issue	SH	5
	15.07.2016	Revised DA Issue	SH	5
	11.11.2016	Revised DA Issue	NK	F

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
PERCENTAG	iΕ	90%

Client



88 Regent

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

Drawing Nar

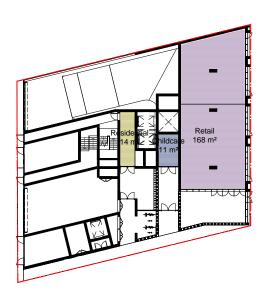
Analysis - Cross Ventilation Sheet 2



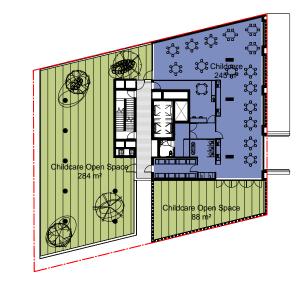
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Job No.	Drawing No.	Revision
5350	DA-3206	/ 8

JB Architects avel 2 10 Crown Street urry Hills NSW 110 Australia 61 2 9380 9911 61 2 9380 9922

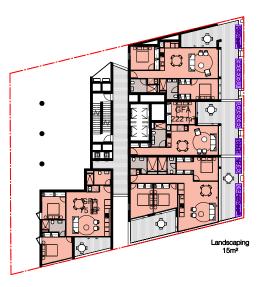


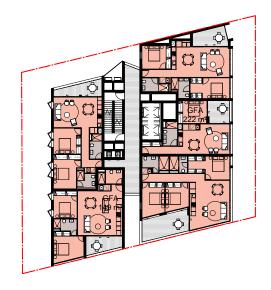


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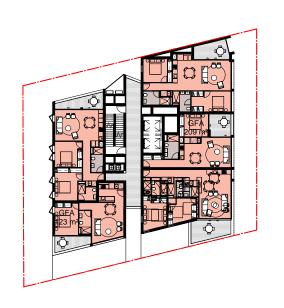


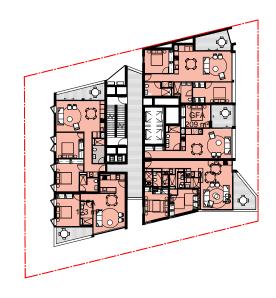
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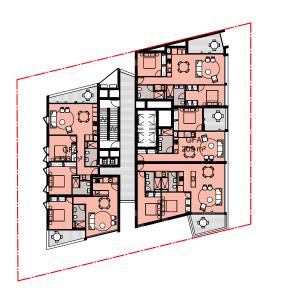


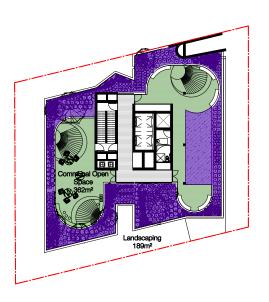


Level 2 Level 3









Level 4 - 6 Level 7-15 Level 16-17 Roof

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Rev	Date	Revision	Ву	Chl
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

Area Schedule

Total	GFA	5754
	Communal Open Space	362
Roof	Landscape	189
Level 17	GFA	332
Level 16	GFA	332
Level 15	GFA	332
Level 14	GFA	332
Level 13	GFA	332
Level 12	GFA	332
Level 11	GFA	332
Level 10	GFA	332
Level 9	GFA	332
Level 8	GFA	332
Level 7	GFA	332
Level 6	GFA	332
Level 5	GFA	332
Level 4	GFA	332
Level 3	GFA	371
	Landscape	15
Level 2	GFA	297
2010. 1	Childcare Open Space	372
Level 1	Childcare	245
Level Ground	GFA	193
Level	Туре	Area m2
Alea Scrie	dule	

Total	GFA		5754
	Proposed FSR		7 :1
Total	Landscape		204 - 2
Total	Communal Op	en Space	362-4
Subtotals	Retail	168 m2	
	Resi	5330 m2	
	Childcare	256 m2	

e Area 822 m2

Client



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

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