

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
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Project Number: 5359
Date: 19.01.2016
Client: Sunny Thirdi Regent St Pty Ltd
Revision: 04



Location Map

**Energy Rating**

☐ single-dwelling rating

☒ multi-unit development (each listing of ratings)

☒ recessed downlights confirmation: ☒ rated with ☐ rated without

Certificate Number: 14733851

heating 51 °Min°
cooling 12 °Min°

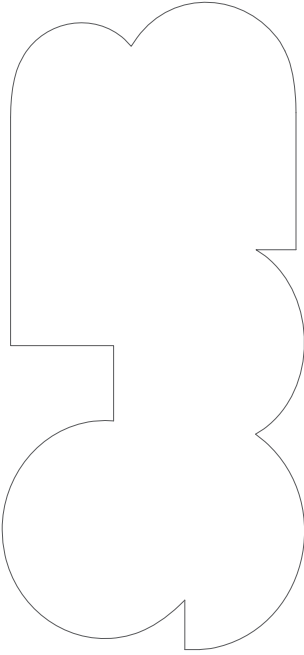
Assessor Name/Number: Tereza Costa MCBDA/121073

Assessor Signature:  Date: 01.02.16

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
Floor coverings	Concrete between levels no insulation 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
DA 0001		Cover Sheet
DA 0101		Site Analysis
DA 0102		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 - Ground Mezzanine
DA 0205		Floor Plan - Level 01
DA 0206		Floor Plan - Level 02-04
DA 0207		Floor Plan - Level 05
DA 0208		Floor Plan - Level 06-10
DA 0209		Floor Plan - Level 11-13
DA 0210		Floor Plan - Level 14
DA 0211		Floor Plan - Level 15-16
DA 0212		Floor Plan - Level 17
DA 0213		Floor Plan - Level 17 Mezzanine
DA 0214		Roof Plan
DA 0215		Section - East & West
DA 0501		Elevations - North & South
DA 0502		Elevations - East & West
DA 0601		Sections - 1 & 2
DA 0602		Sections - 3
DA 1401		Apartment Types - Adaptable
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 3101		Analysis - GFA Plan Sheet 1
DA 3102		Analysis - GFA Plan Sheet 2
DA 3201		Analysis - Solar Access Sheet 1
DA 3202		Analysis - Solar Access Sheet 2
DA 3203		Analysis - Cross Ventilation Sheet 1
DA 3204		Analysis - Cross Ventilation Sheet 2



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Nominated Architects: Adam Haddow 7188 | John Priddle 7004

FOR APPROVAL

Rv	Date	Revision	By	CHK.
4	19.01.2016	Callisee	NK	SH



**Energy Rating**

☐ single-dwelling rating

☒ multi-unit development (attach listing if ratings)

☒ Reassess dwellings confirmation

Rating: 5.0 stars

Listing: 5.0 stars

Reassess dwellings confirmation: ☒ Reassess with ☐ Reassess without

Certificate Number: 14733851

Assessor Name/Number: Tracy Cook/1128DAW12/1473

Date: 01.02.16

Client



Project

88 Regent

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

Drawing Name

Location Plan



Date

19.01.2016

Scale

1 : 500

Sheet Size

@ A1

Drawn

CHK.

NK

SH

Job No.

DA-0101

Revision

/ 4

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Nominated Architects: Adam Haddow 7188 | John Pradler 7004

FOR APPROVAL

Rev	Date	Revision	By	CHK.
3	13.01.2016	Crat DA Issue	DS	SH
4	13.01.2016	DA Issue	DS	SH

KEY

Boundary Line

Primary views from site

Prevailing wind directions

Noise Source

Tram station

Bus Stops

Winter Solstice - 21st June

TRAIN STATION & AIRPORT LINK APPROX 55 METRE WALK FROM SITE

GIBBONS STREET

STRONG WESTERLY AND SOUTH WESTERLY WINDS - AUTUMN AND WINTER

Certificate Number

14733851

single-dwelling rating

5.0 stars

multi-unit development (description of ratings)

heating 51 kWm²

cooling 12 kWm²

Reassessed downwards confirmation

☒ Rated with

☐ Rated without

Assessor Name/Number

Tracey Cooks VICBDAV/101473

Assessor Signature

Date

01.02.16

11 GIBBONS STREET, REDFERN
Commercial 2 Storey

90 REGENT STREET, REDFERN
Commercial 2 Storey

92 REGENT STREET, REDFERN
Commercial 2 Storey

94 REGENT STREET, REDFERN
Commercial 2 Storey

TO SYDNEY AIRPORT AND SOUTHERN SUBURBS

COLD SOUTHERLY WINDS COMMON IN WINTER

DISTRICT VIEWS ABOVE LEVEL 4

MARIAN STREET

REGENT STREET

MAIN SOURCE OF TRAFFIC NOISE FROM KENT ROAD

BUS STOP

WILLIAM LANE

7-9 GIBBONS STREET, REDFERN
Mixed-use 18 Storeys

157 REDFERN ST STREET, REDFERN
Mixed-use 18 Storeys

NORTH

68-70 REGENT STREET
Residential 18 Storeys

COPE STREET

4 COPE STREET, REDFERN
Commercial 1 Storey

2 COPE STREET, REDFERN
Commercial / Resi 4 Storey

COOL EASTERLY BREEZES COMMON IN THE EARLY MORNINGS

MORNING SUMMER SUN

VIEW TO SYDNEY CBD

COOL NORTH EASTERLY BREEZES COMMON IN THE SUMMER

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FOR APPROVAL

Rev	Date	Revision	By	Chk.
3	13.01.2016	Crack DA Issue	DS	SH
4	13.01.2016	DA Issue	DS	SH



**Energy Rating**

☐ single-dwelling rating

☒ multi-unit development (rated by sign of energy efficiency)

☐ assessed the quality of the energy across the entire development

Recognised dwellings compliance

☒ Rated with

☐ Rated without

Certificate Number 14733851

5.0 stars

Energy 51

Water 12

Assessor Name/Number Tracy Cooks/VC-BDM/121173

Assessor Signature 

Date 01.02.16

Client



Project

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

Drawing Name

Demolition Plan



Date	Scale	Sheet Size
19.01.2016	1 : 100	@ A1
Drawn	Chk.	
DS	SH	
Job No.	Drawing No.	Revision
5359	DA-0103	/ 4

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