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 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	Central gas-fired boiler with R0.6 (~25mm) insulation to ring main	
system	and supply risers	
Alternative energy	No BASIX requirement for alternative energy	

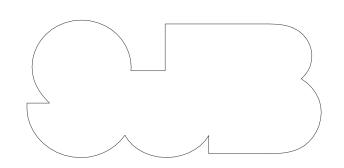
BASIX Requirements

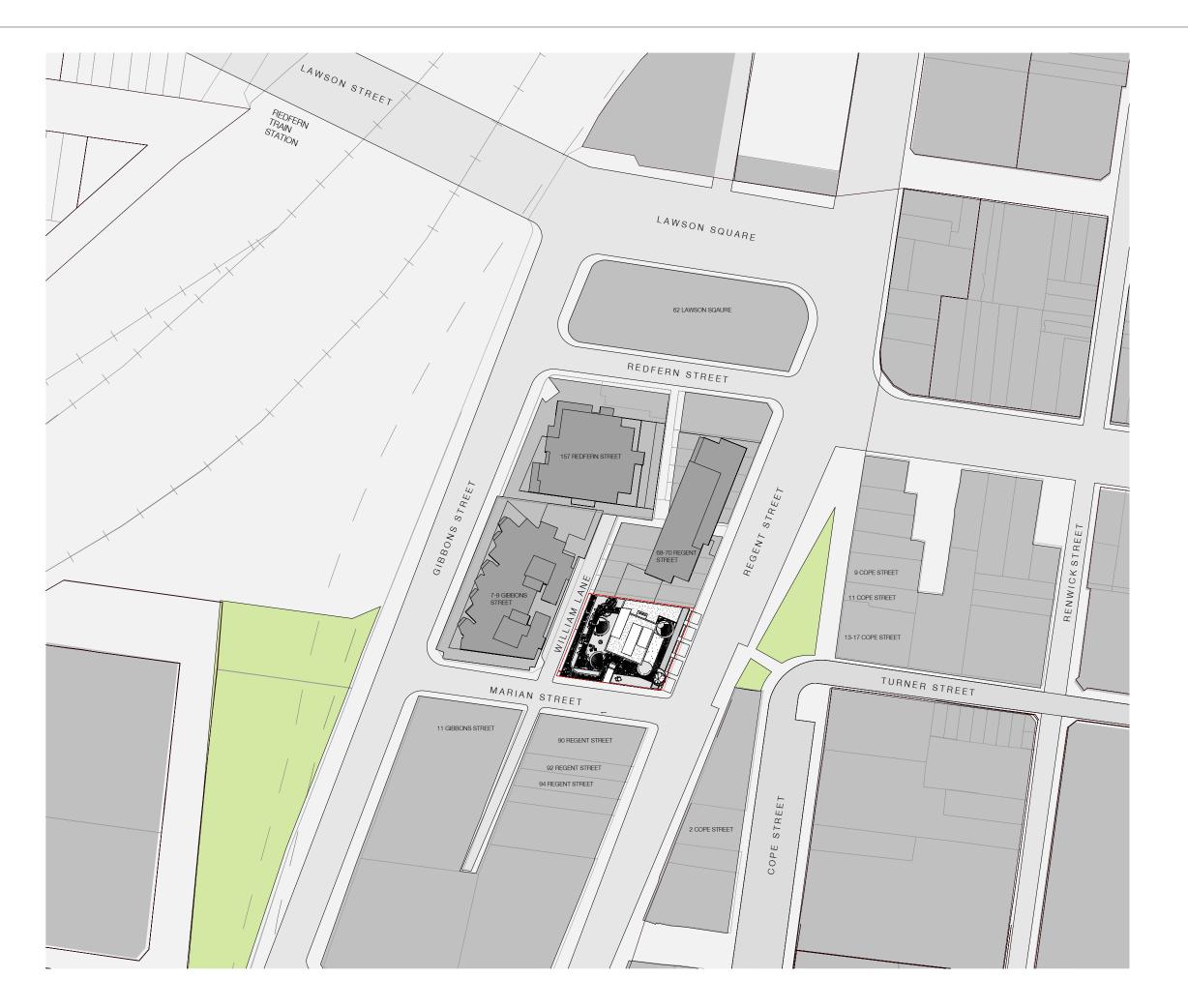
MILLIGAN - Regent 80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

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: 07.04.2017
Client: Sunny Thirdi Regent St Pty Ltd
Revision: 11

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DA	3207	Analysis - GFA		
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DA	3302	Analysis - Street Views		





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Location Plan

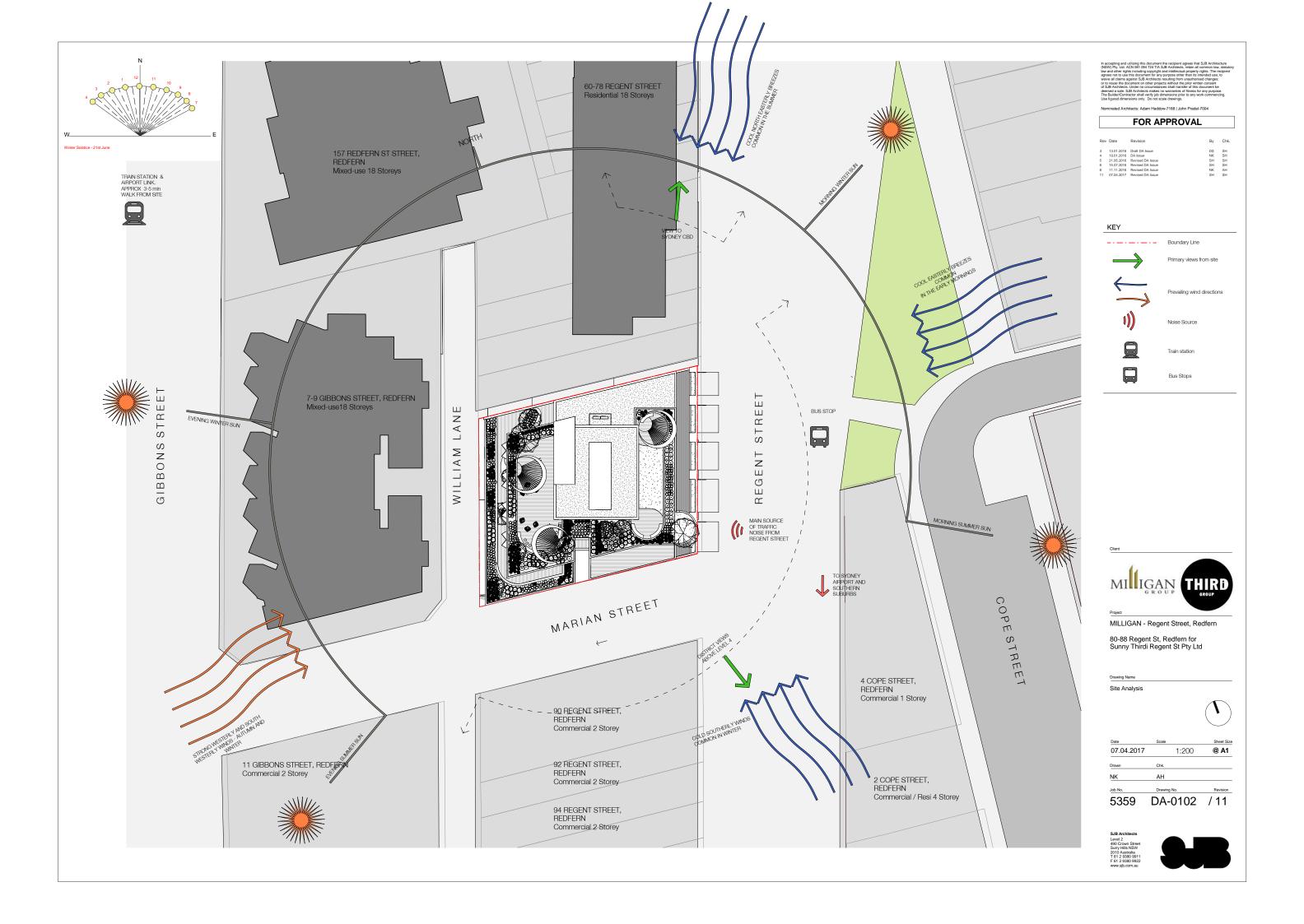


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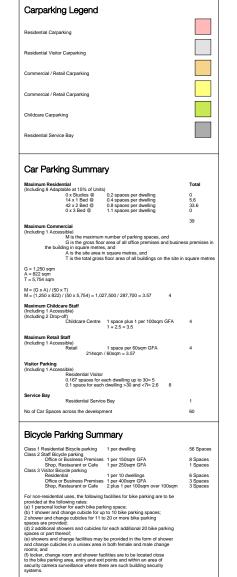
Demolition Plan



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5359	DA-0103	/ 11



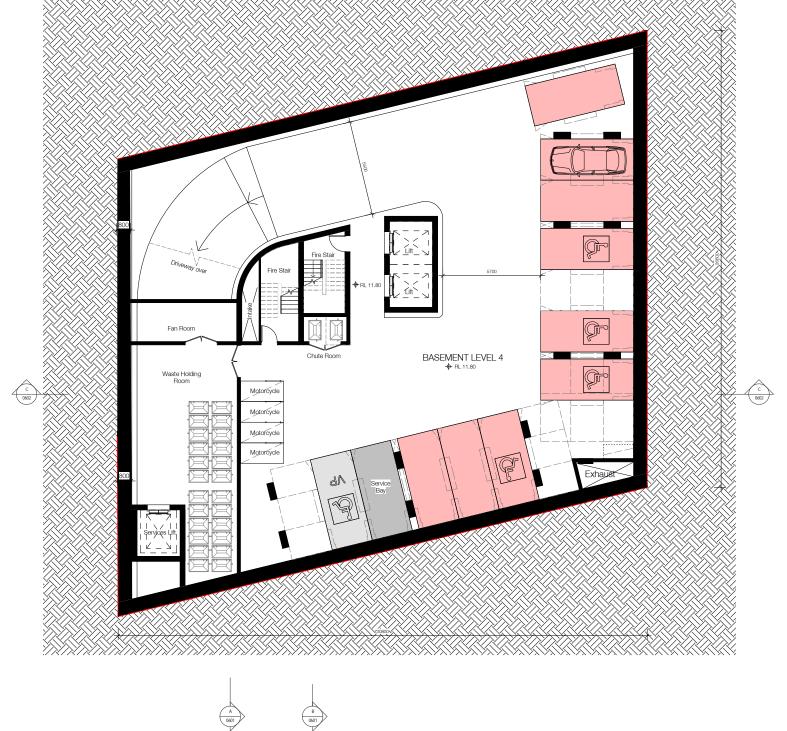




# Carparking Provisions nmercial Adaptable Carpari ail Carparking essible Retail Carparking tor Parking essible Visitor Parking

Bicycle /	Storage	Provisions

Dioyolo / Otorago i Tovidiorio	
Description	Total
Class 1 Bicycle Storage - Residential	4
Class 1 - Residential Bicycle Storage	56
Class 2 - Staff Bicycle Parking (Double Racks located on LGF)	6
Class 3 - Vlisitor Bicycle Parking (Double Racks located on GF)	6



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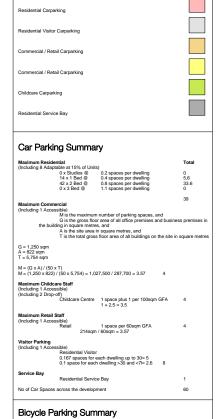
Floor Plan - Basement 04



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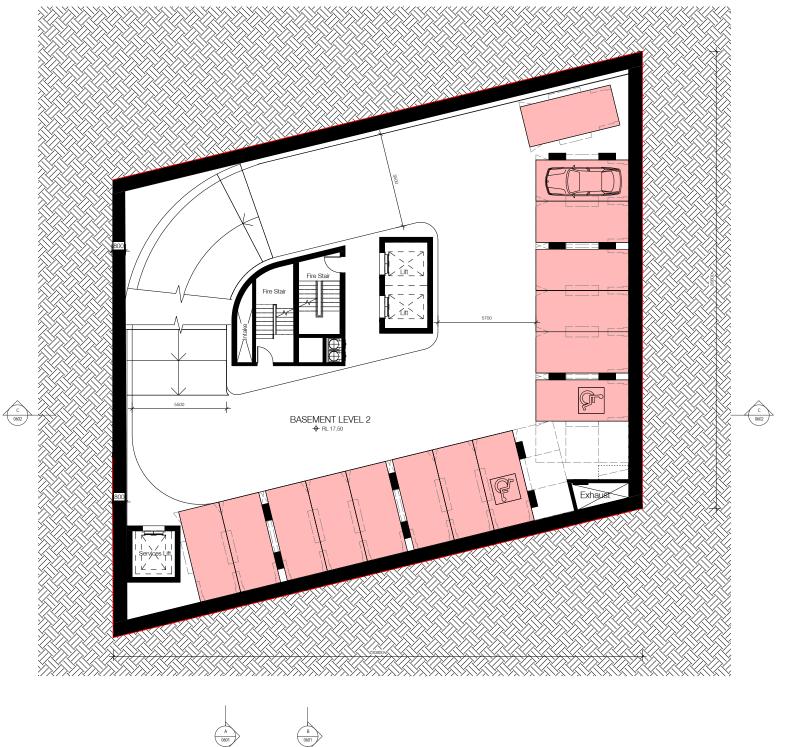
Carparking Legend

	•	
Class 1 Residential Bicycle parking Class 2 Staff Bicycle parking	1 per dwelling	56 Space
Office or Business Premises	1 per 150sam GFA	8 Space
Shop, Restaurant or Cafe	1 per 250sam GFA	1 Space
Class 3 Visitor Bicycle parking		
Residential	1 per 10 dwellings	6 Space
Office or Business Premises	1 per 400sqm GFA	3 Space
Shop, Restaurant or Cafe	2 plus 1 per 100sqm over 100sqm	3 Space
For non-residential uses, the following raprovided at the following rates: (a) 1 personal locker for each bike part (b) 1 shower and change cubicle for up 2 shower and change cubicles for 11 tc spaces are provided; (d) 2 additional showers and cubicles fir spaces are provided; (e) showers and change facilities may 1) and change cubicles in a unisex area ir rooms; and (f) locker, change room and shower fac	ting space; to 10 blike parking spaces; 20 or more blike parking or each additional 20 blike parking be provided in the form of shower a both female and male change	

Carparking Provisions	
Description	Total
Residential Carparking	31
Adaptable Carpark + Shared Adjacent Space (AS2890.6)	8
Childcare Drop-off Parking	2
Childcare Staff Parking	1
Childcare Accessible Parking	1
Commercial Car parking	3
Commercial Adaptable Carpark + Shared Adjacent Space (AS2890.6)	1
Retail Carparking	3
Accessible Retail Carparking	1
Visitor Parking	7
Accessible Visitor Parking	1
	59

Bicycle / Storage Provisions	
------------------------------	--

Description	Total
Class 1 Bicycle Storage - Residential	4
Class 1 - Residential Bicycle Storage	56
Class 2 - Staff Bicycle Parking (Double Racks located on LGF)	6
Class 3 - Vlisitor Bicycle Parking (Double Racks located on GF	) 6
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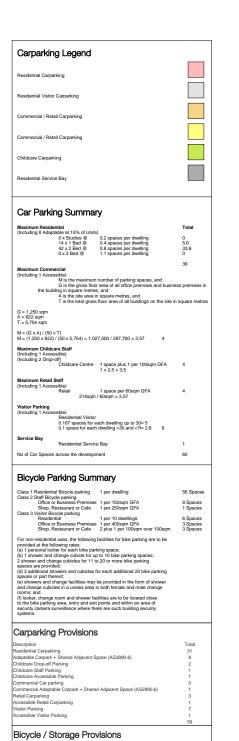
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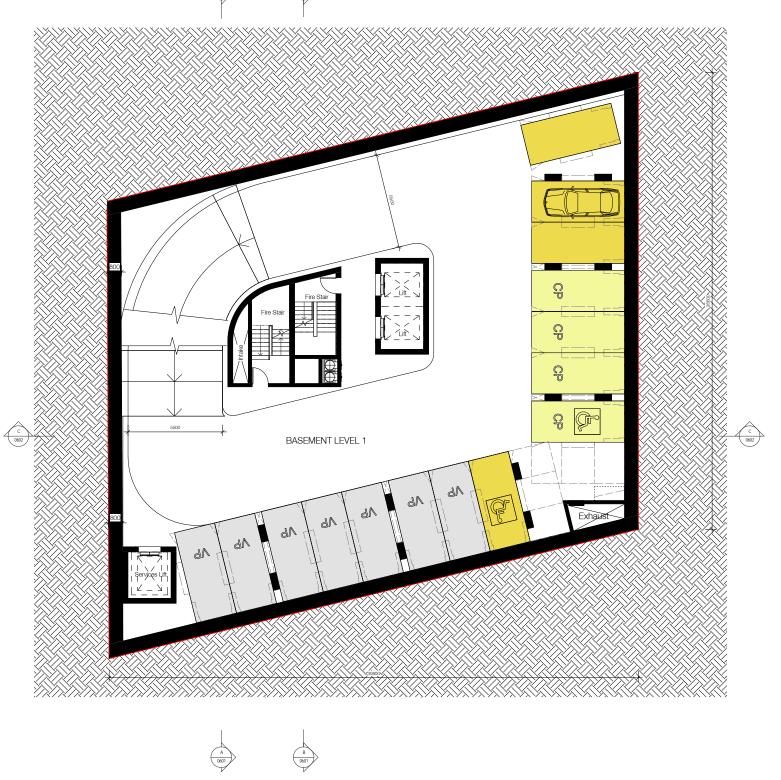


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5359	DA-0202	/ 11

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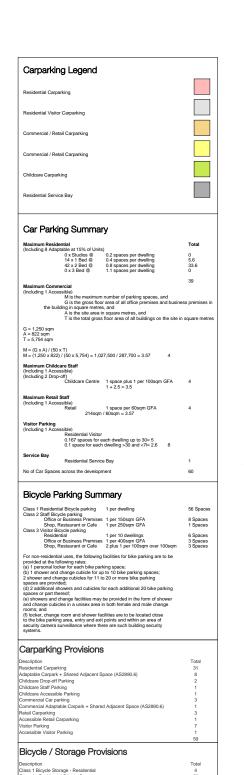
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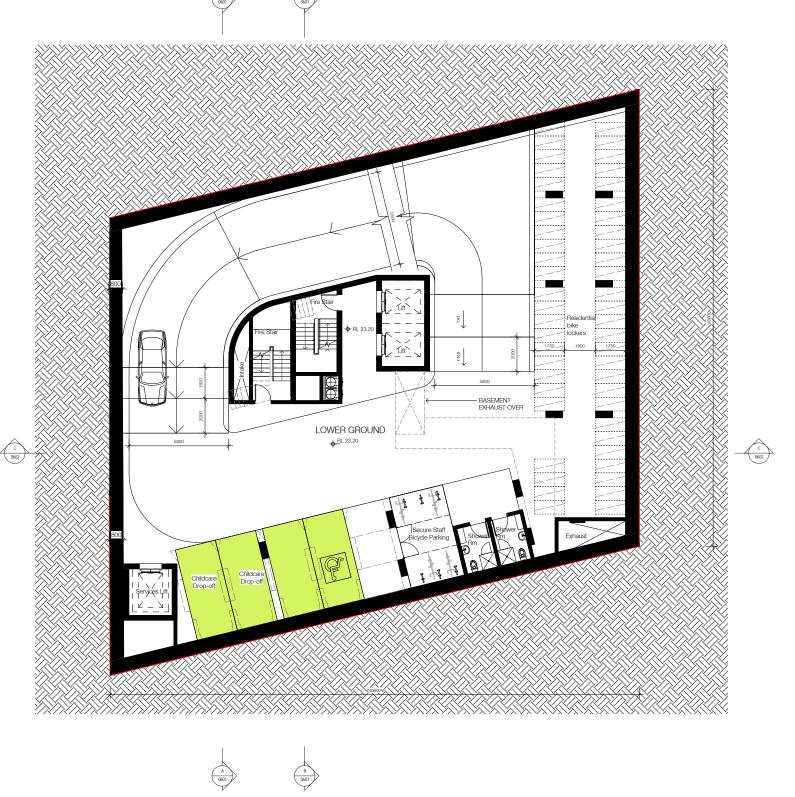
Floor Plan - Basement 01



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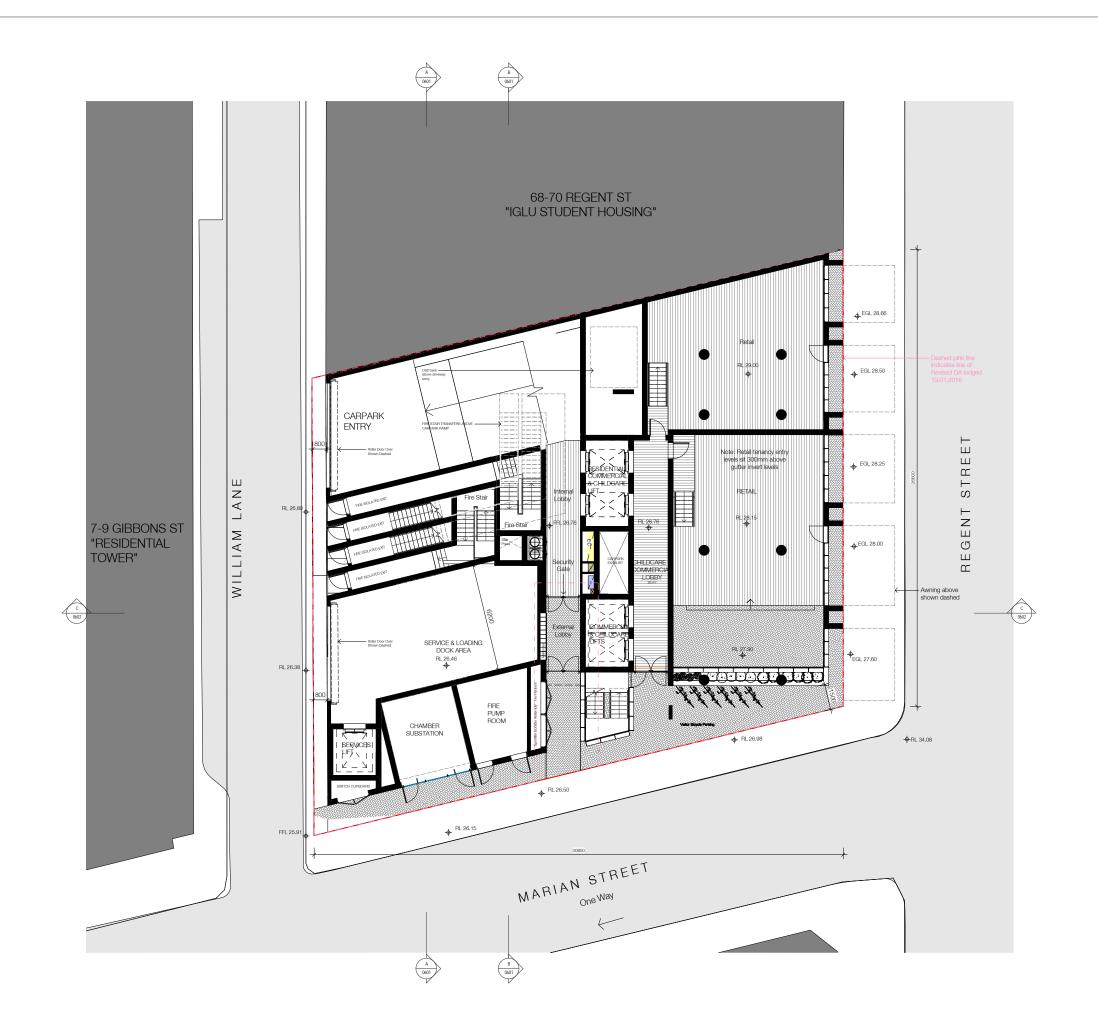
Floor Plan - Lower Ground



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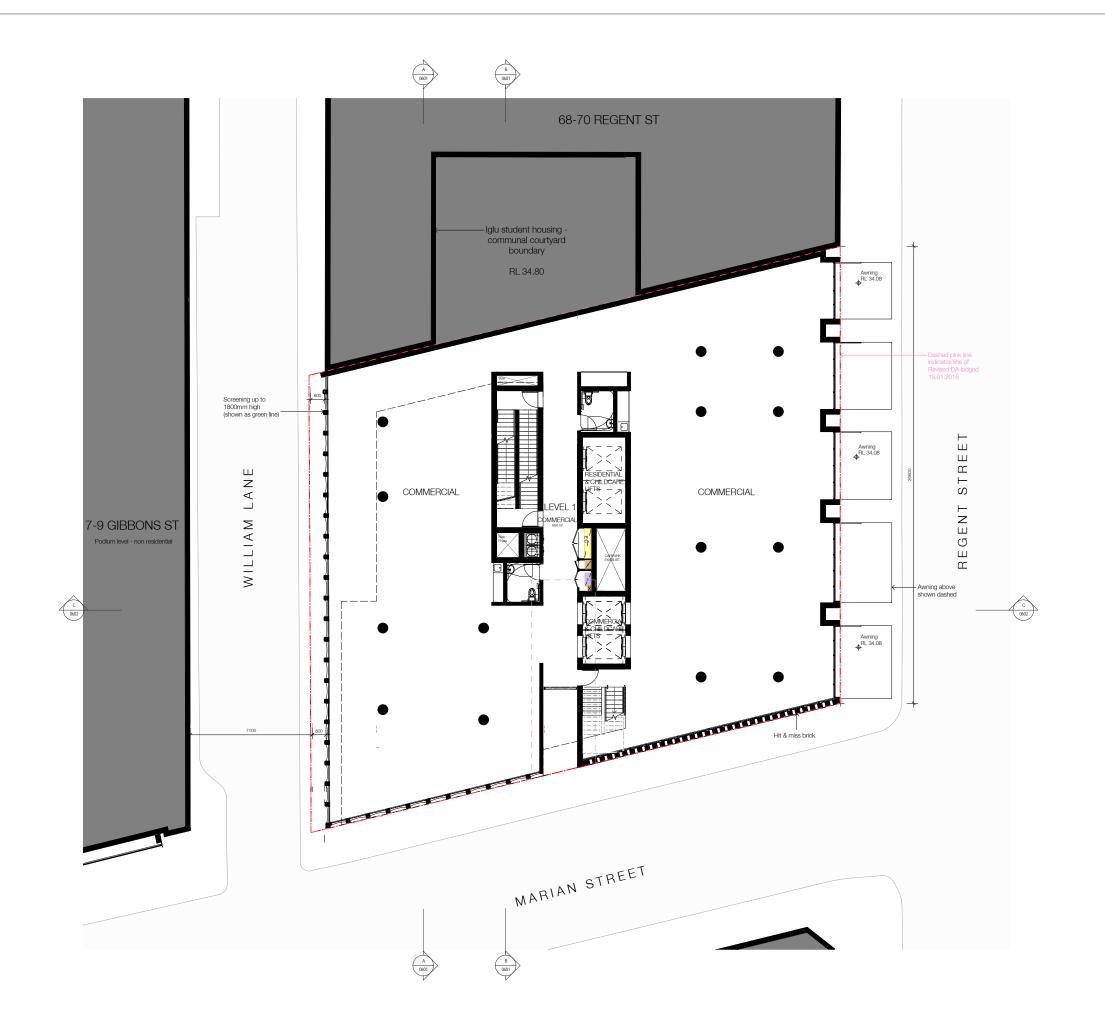
Floor Plan - Ground Floor



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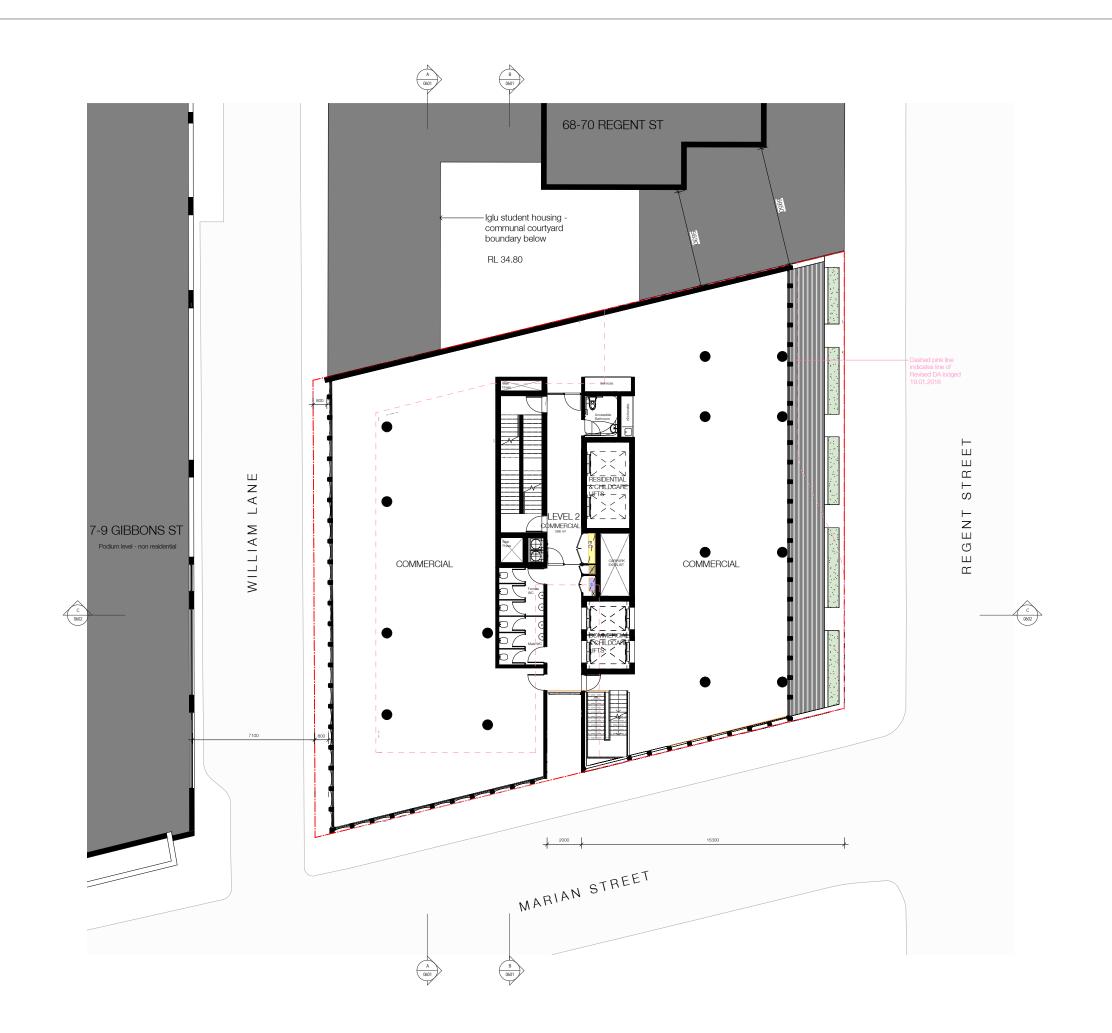
Floor Plan - Level 01



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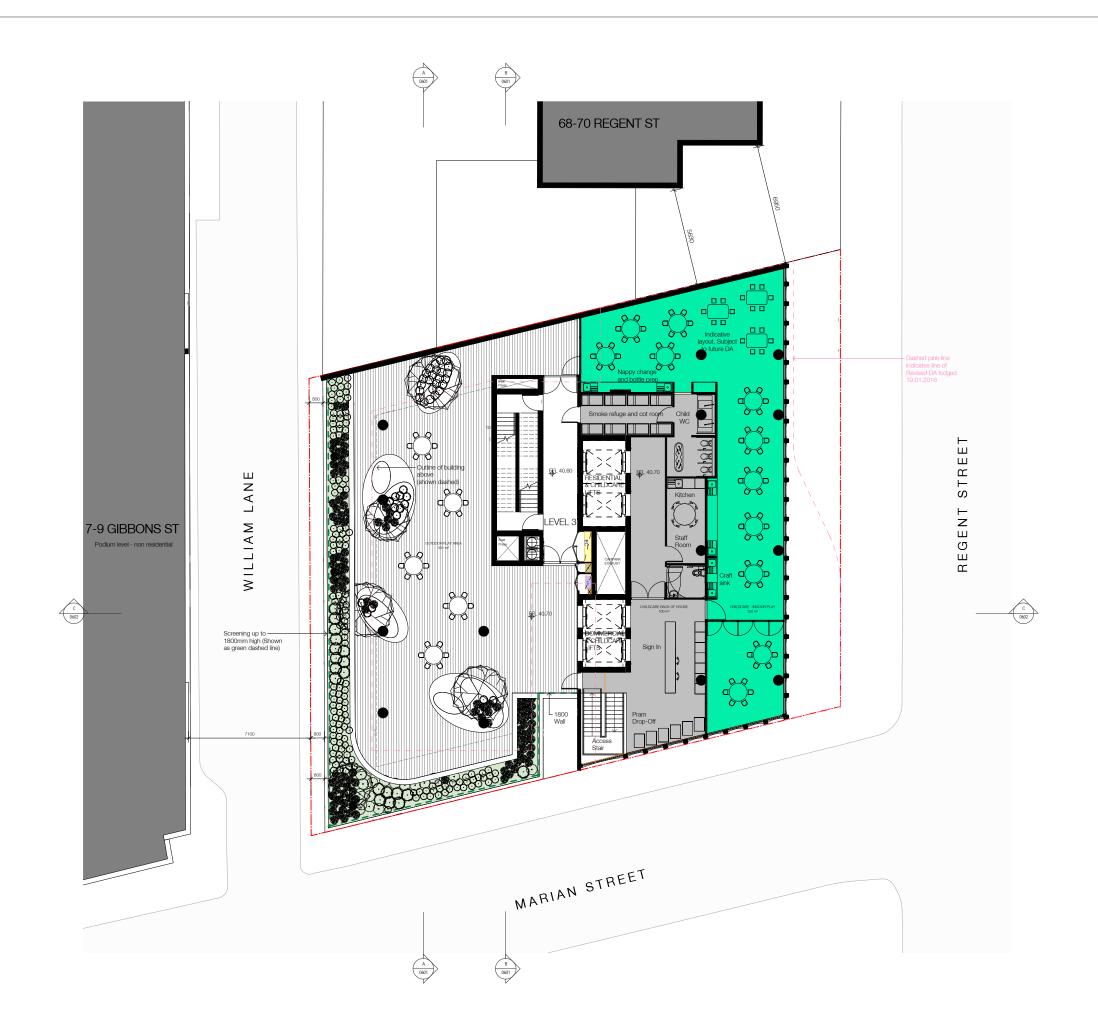
Floor Plan - Level 02



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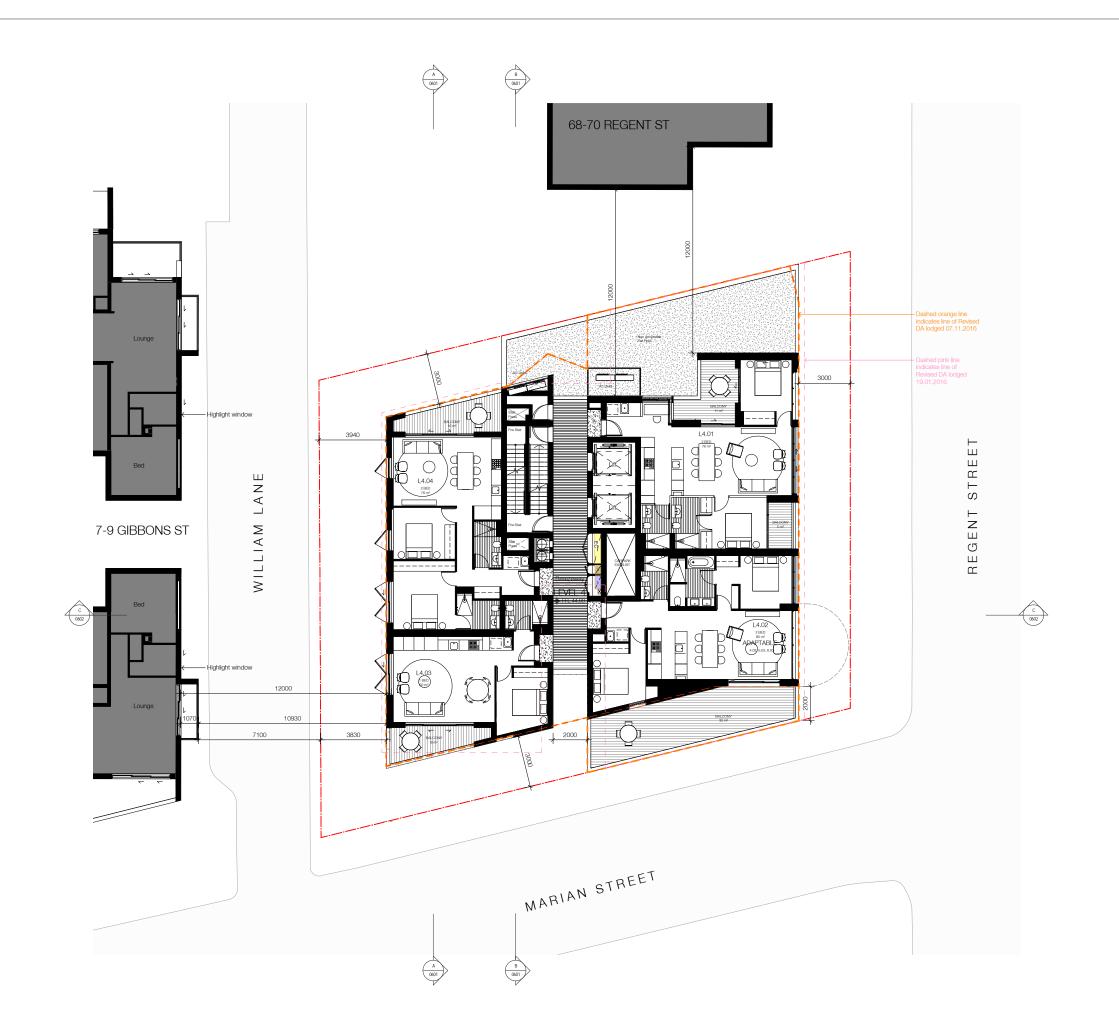
Floor Plan - Level 03



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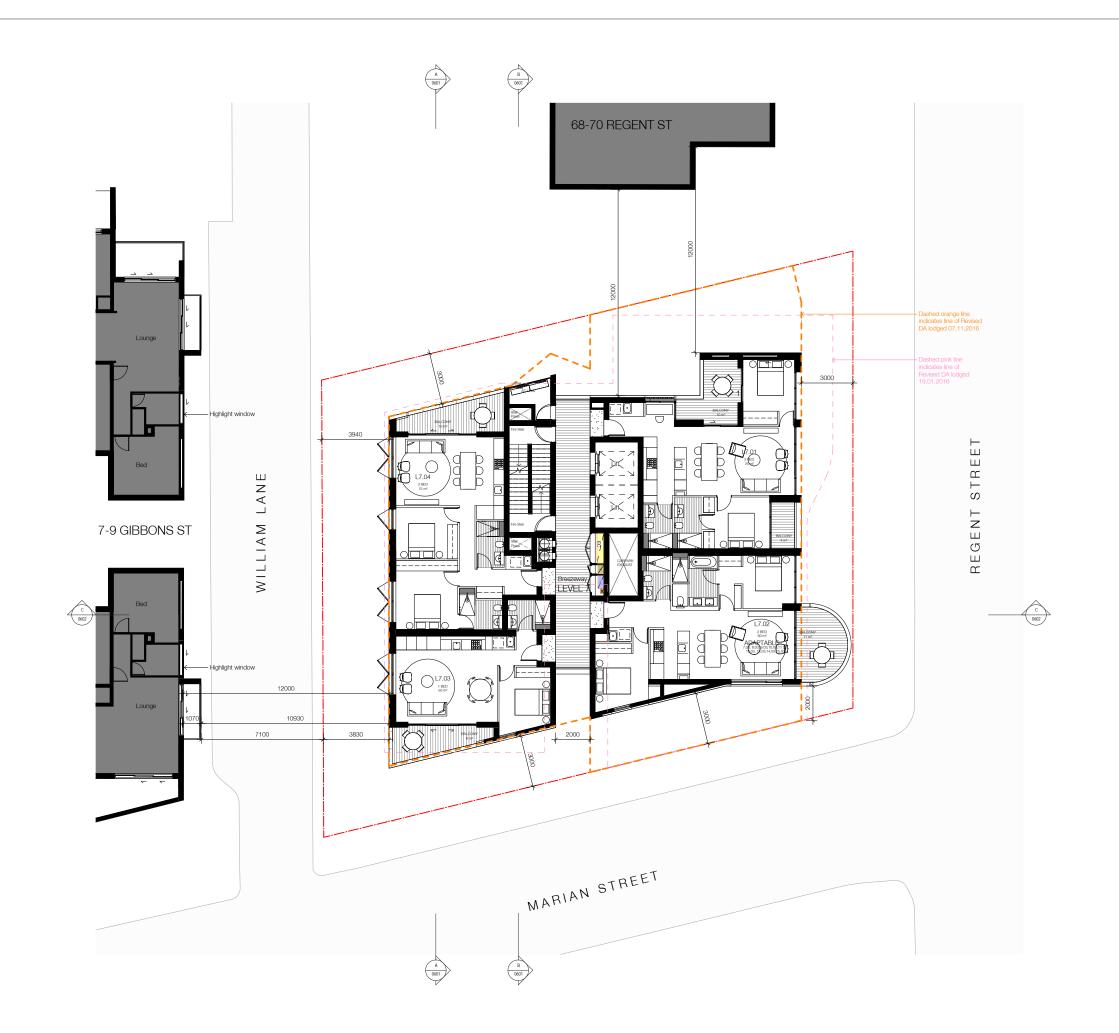
Floor Plan - Level 04



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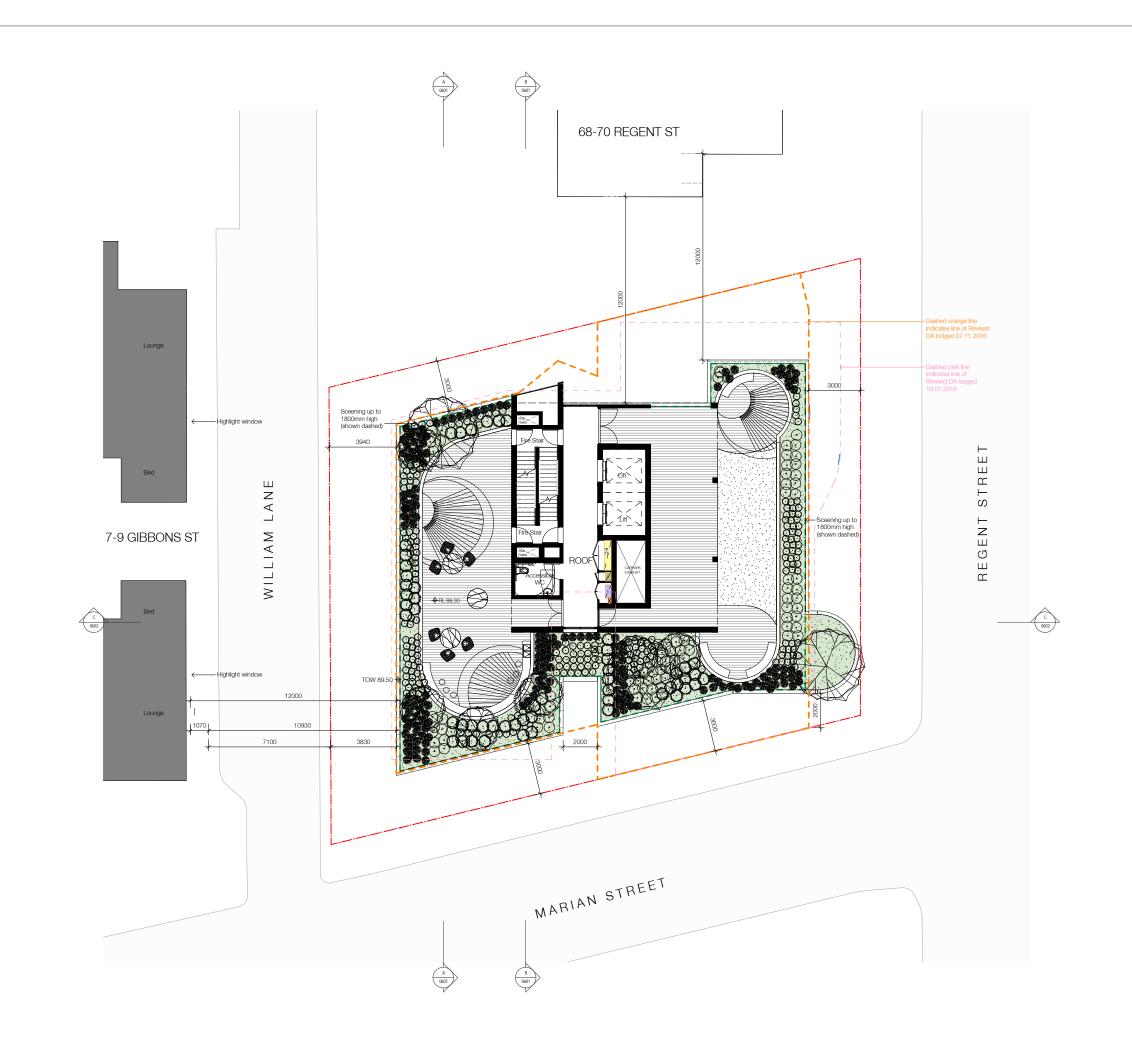
Floor Plan - Level 05-17



Date	Scale	Sheet Size
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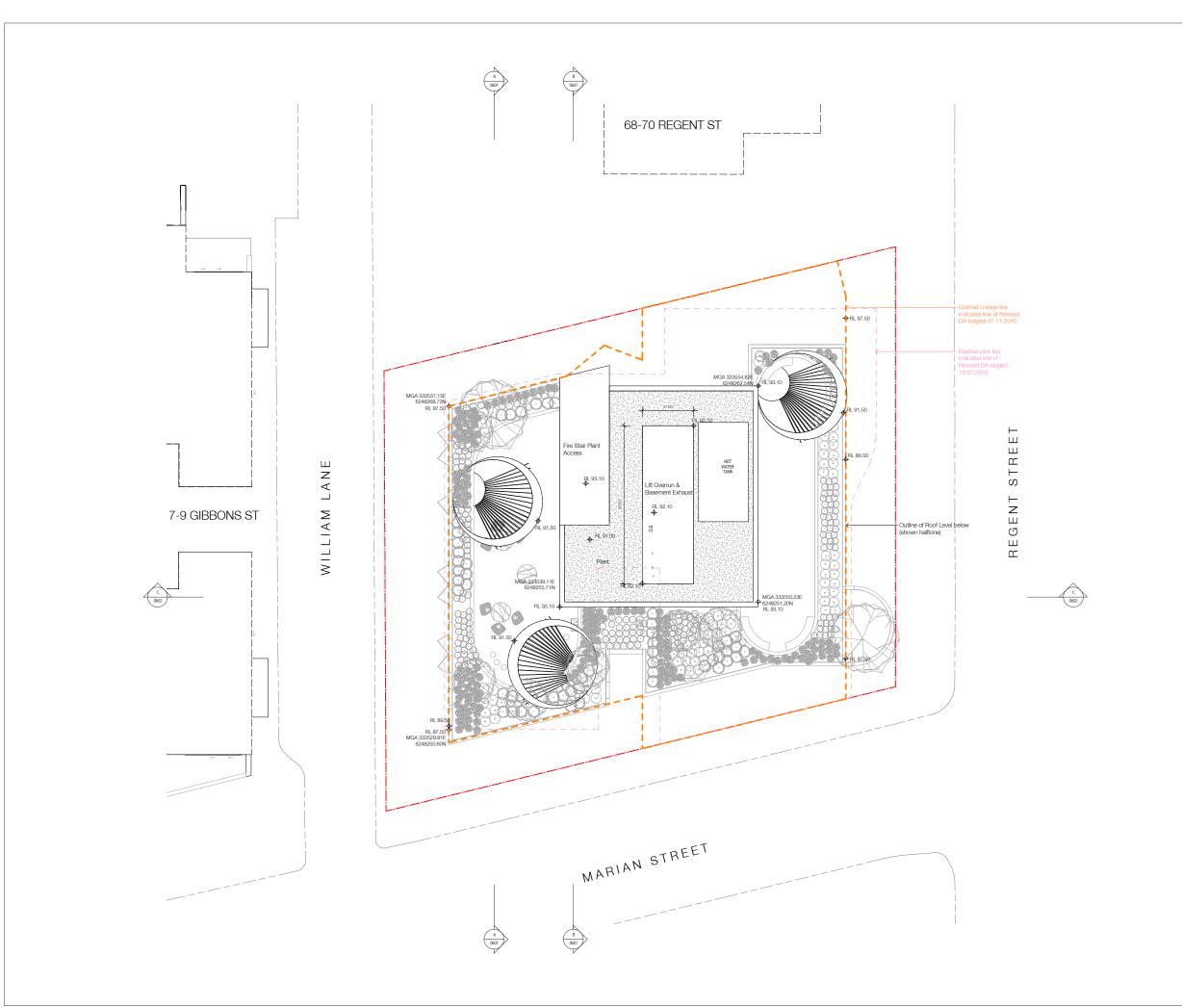
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Roof Plan



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Job No.	Drawing No.	Revision
5359	DA-0211	/ 11





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Rev	Date	Revision	Ву	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
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH

KEY

Line of building - DA as lodged 07.11.2016

Client



MILLIGAN - Regent Street, Redfern

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

Drawing Name

Roof Top Plant Plan



Date	Scale	Sheet Size
07.04.2017	1 : 100	@ A1
Drawn	Chk.	
NK	AH	
Job No.	Drawing No.	Revision
5359	DA-0212	/ 11

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 Dashed Orange line indicates line of Revised DA lodged 07.11.2016 Max. Building Height CN:01 91000 Level 18 88300 Student Housing 85000 81900 78800 75700 Level 13 Level 12 69500 Level 11 66400 Level 10 54000 Level 6 50900 47800 Level 4 Level 3 36700 - Metal awning to Regent Street MC:01 - MS:01 fixed to CN:01 ROLLER DOOR TO MATCH MS:01 Carpark Entry Ground Floor SUBJECT SITE MARIAN ST 2 West Elevation

▼ RL 88.20

PROPOSED STUDENT
HOUSING

SUBJECT SITE

1 East Elevation

Student

Housing

Max. Building Height

88300

81900

75700

Level 13

Level 12 69500

Level 11

66400

54000

47800 Level 4

44700 Level 3

40700

36700

Carpark Entry

27100 Ground Floor

Level 1

Level 6 50900

Level 15

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23.11.2015	Consultant Issue	SH	
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	AH

#### External Finishes Schedule

E	3R:01	-	Hit & Miss
E	3R:02	-	Face Brick
(	CN:01	-	Concrete Finish Type1
(	ON:02	-	Concrete Finish Type2
(	CN:03	-	Concrete Finish Type 3 (textured)
(	CN:04	-	Concrete Finish Type 4 (tinted)
1	MS:01	-	Perforated Metal Screening
1	MS:02	-	Expanded Metal Screening
1	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)
F	PT:01	-	Paint Finish - White
F	PT:02	-	Paint Finish -Black
7	TB:01	-	Timber Cladding
	KEY		

#### Line of building - DA as lodged 07.11.2016



MILLIGAN - Regent Street, Redfern

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

Elevations - East & West

Date	Scale	Sheet Size
07.04.2017	As indicated	@ A1
Drawn	Chk.	
NK	AH	
Job No.	Drawing No.	Revision
5359	DA-0501	/ 11

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23.11.2015	Consultant Issue	SH	
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	AH
07 04 2017	Revised DA Issue	SH	SH

#### External Finishes Schedule

BR:01 - Hit & Miss

DI 1.0 I		THE G. IVIIGO
BR:02	-	Face Brick
CN:01	-	Concrete Finish Type1
CN:02	-	Concrete Finish Type2
CN:03	-	Concrete Finish Type 3 (texture
CN:04	-	Concrete Finish Type 4 (tinted)
MS:01	-	Expanded Metal Screening
MS:02	-	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



Client



MILLIGAN - Regent Street, Redfern

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

Drawing Nar

Elevations - North & South

Date	Scale	Sheet Size
07.04.2017	As indicated	@ A1
Drawn	Chk.	
DS	SH	
Job No.	Drawing No.	Revision
5359	DA-0502	/ 11

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# External Finishes Schedule

BR:01	-	Hit & Miss
BR:02	-	Face Brick
CN:01	-	Concrete Finish Type1
CN:02	-	Concrete Finish Type2
CN:03	-	Concrete Finish Type 3 (textured)
CN:04	-	Concrete Finish Type 4 (tinted)
MS:01	-	Expanded Metal Screening
MS:02	-	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



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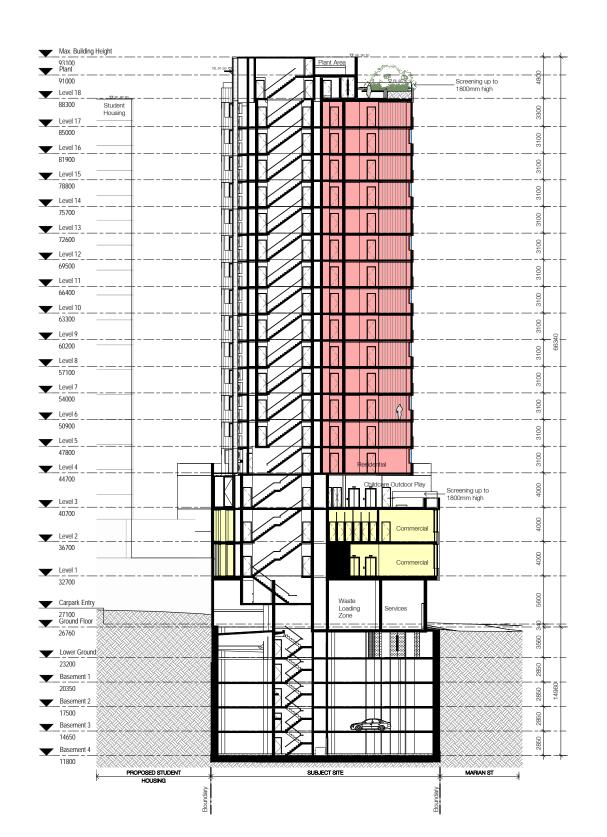
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

External Finishes

Date	Scale	Sheet Size
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NK	AH	
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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
8	11.11.2016	Revised DA Issue	NK	AH
11	07.04.2017	Revised DA Issue	SH	SH

KEY

Line of building - DA as lodged 07.11.2016

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

Drawing Name

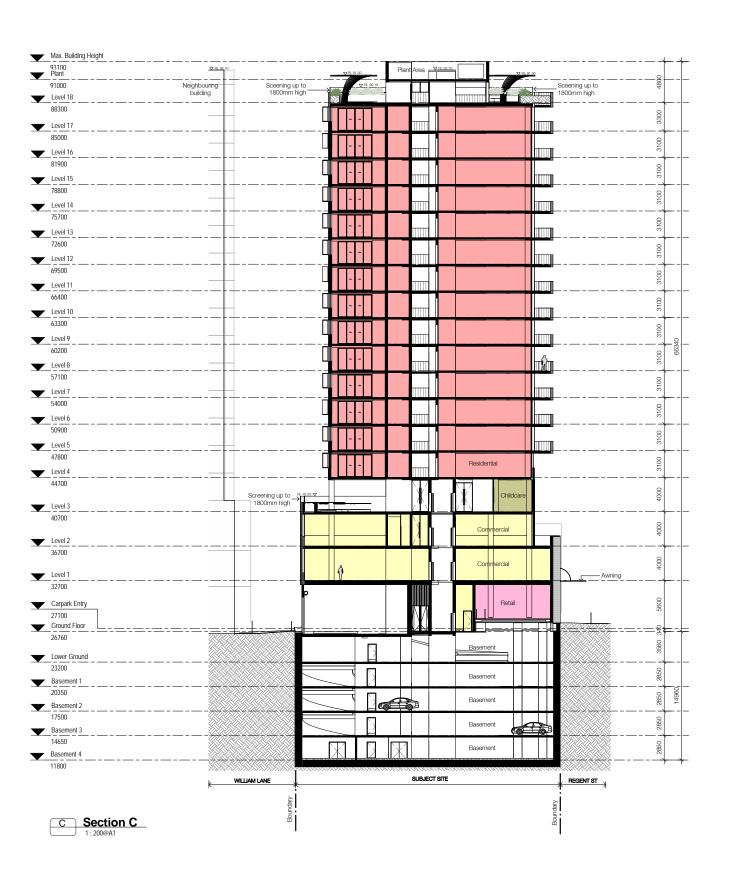
Sections - A & B



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DS	SH	
Job No.	Drawing No.	Revision
5359	DA-0601	/ 11

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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
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH
11	07.04.2017	Revised DA Issue	SH	SH

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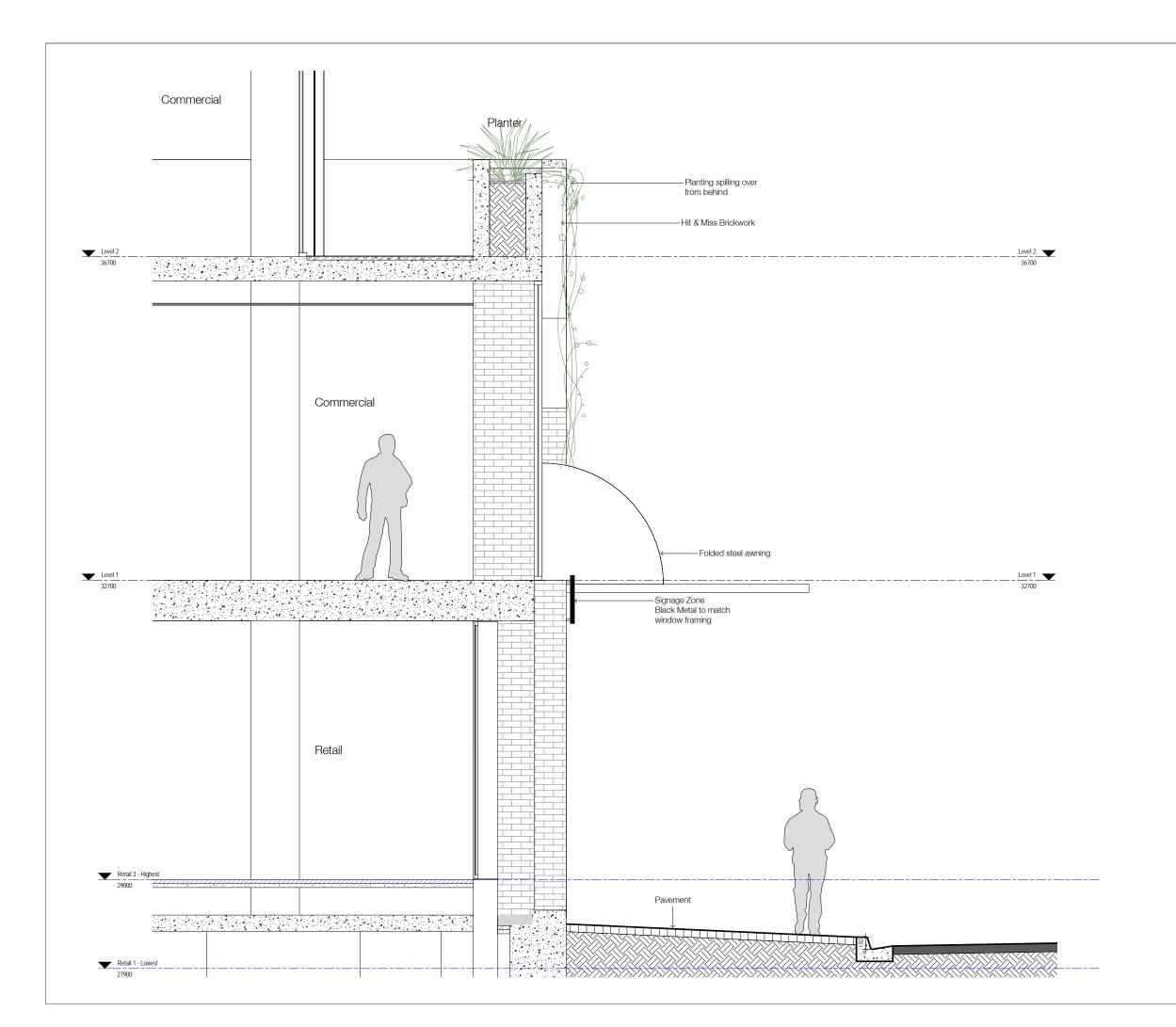
Drawing Name

Sections - C

Date	Scale	Sheet Siz
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DS	SH	
Job No.	Drawing No.	Revision
5359	DA-0602	/ 11

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Project

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Drawing Name

Retail Wall Sections

Date	Scale	Sheet Size
07.04.2017	1:20	@ A1
Drawn	Chk.	
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Job No.	Drawing No.	Revision
5359	DA-0701	/ 11

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#### External Finishes Schedule

BR:02 - Face Brick CN:01 -Concrete Finish Type1 CN:02 -Concrete Finish Type2 CN:03 -Concrete Finish Type 3 (textured) CN:04 -Concrete Finish Type 4 (tinted) MS:01 -Perforated Metal Screening MS:02 -Expanded Metal Screening MC:01 -Metal Paint Finish -Black GL:01 -Glass Type 01-Clear GL:02 -Glass Type 02-Tinted (copper) GL:03 -PT:01 -PT:02 -Paint Finish -Black Timber Cladding



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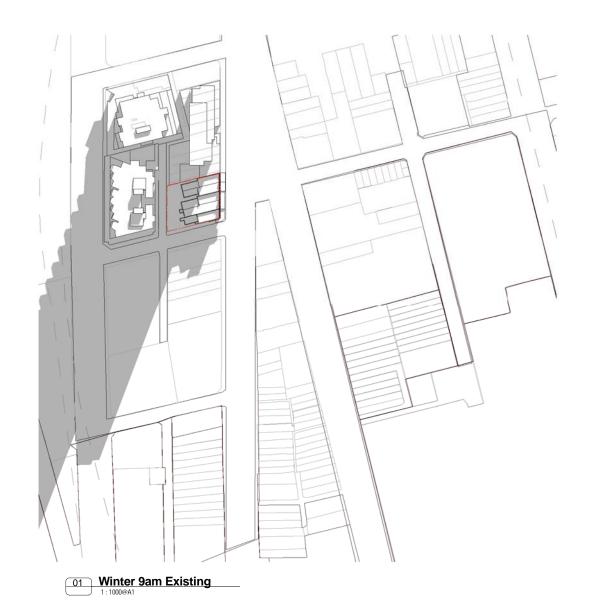
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Retail Detail Elevation

Date	Scale	Sheet Size
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Drawn	Chk.	
NK	SH	
Job No.	Drawing No.	Revision
5359	DA-0702	/ 11



ev.	Date	Revision	Ву	Chk.
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	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	AH
	10.03.2017	Revised DA Issue	MY	SH
	07 04 2017	Revised DA Issue	SH	SH





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DA as lodged additional shadow_ 19.01.2016	DS	SH	
Revised DA scheme additional shadow_15.11.2016	Job No.	Drawing No.	Revision
Current DA additional shadow_10.03.2017	5359	DA-3001	/ 11



ev	Date	Revision	Ву	Chk.
	13.01.2016	Draft DA Issue	DS	SH
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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
)	10.03.2017	Revised DA Issue	MY	SH
	07.04.2017	Revised DA Issue	SH	SH





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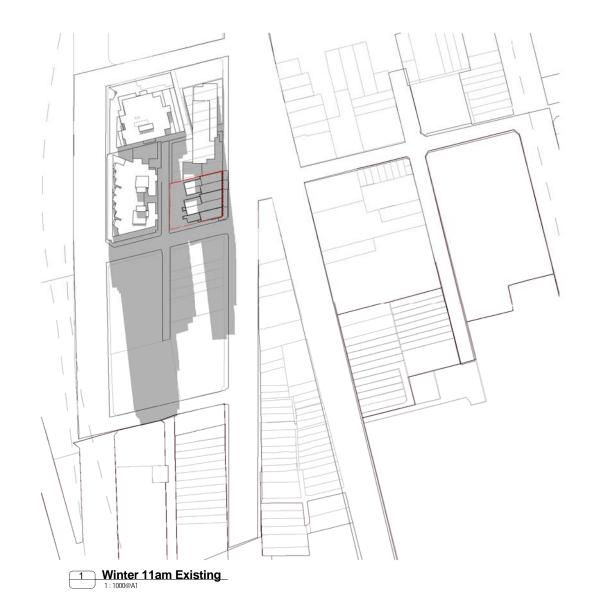
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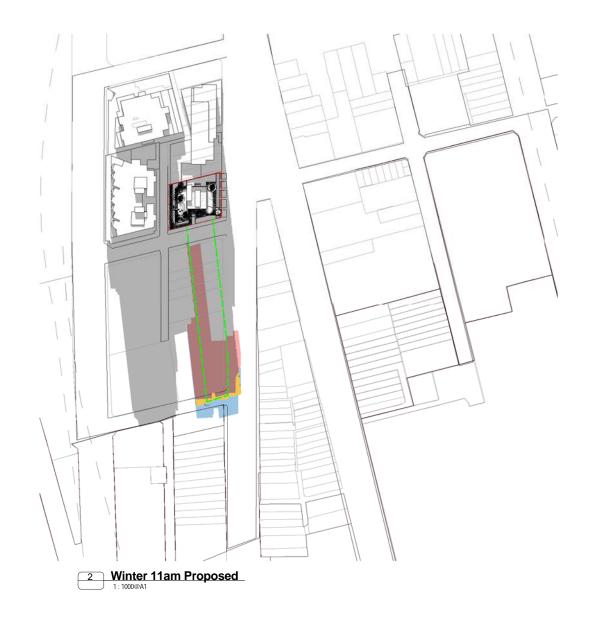


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Revised DA scheme additional shadow_15.11.2016	Job No.	Drawing No.	Revision
Current DA additional shadow_10.03.2017	5359	DA-3002	/ 11



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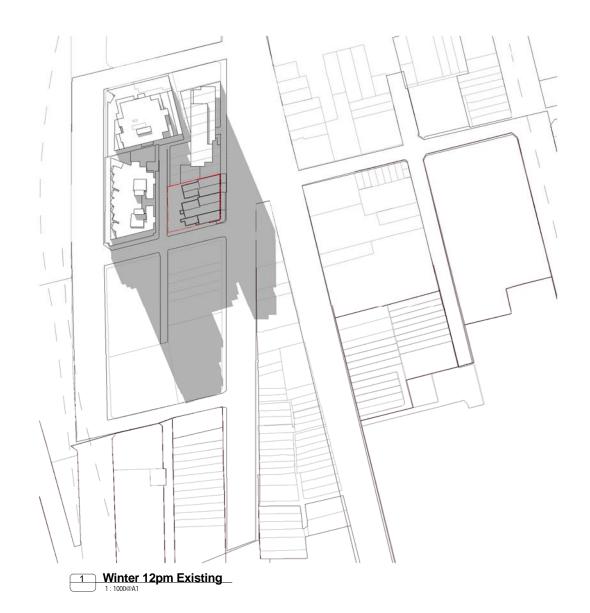
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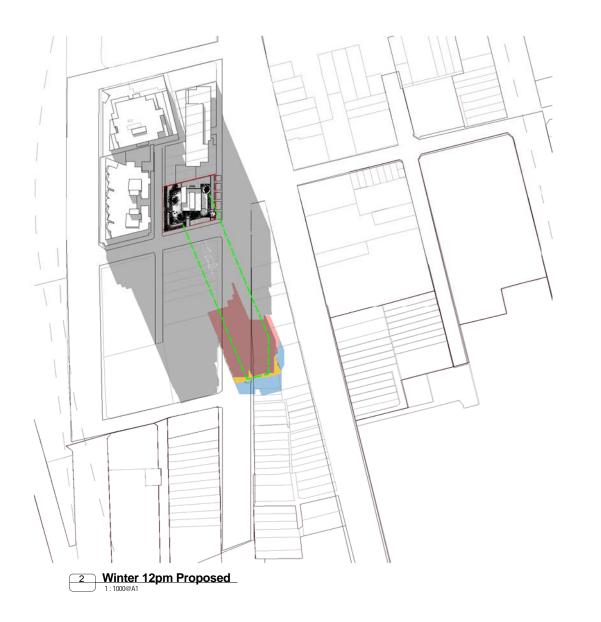


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	13.01.2016	Draft DA Issue	DS	SH
	19.01.2016	DA Issue	NK	SH
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	11.11.2016	Revised DA Issue	NK	AH
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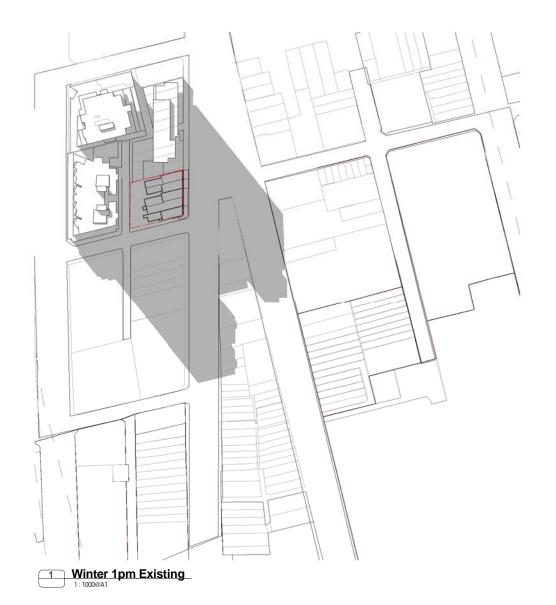
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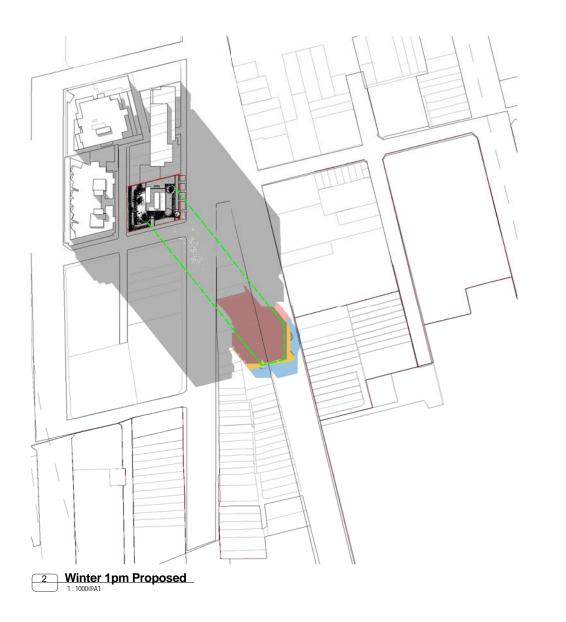


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Revised DA scheme additional shadow_15.11.2016	Job No.	Drawing No.	Revision
Current DA additional shadow_10.03.2017	5359	DA-3004	/ 11



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	15.07.2016	Revised DA Issue	SH	SH
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	07.04.2017	Revised DA Issue	SH	SH





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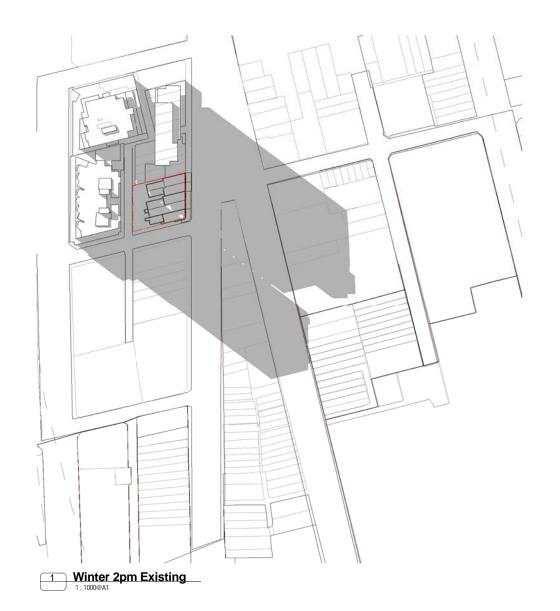
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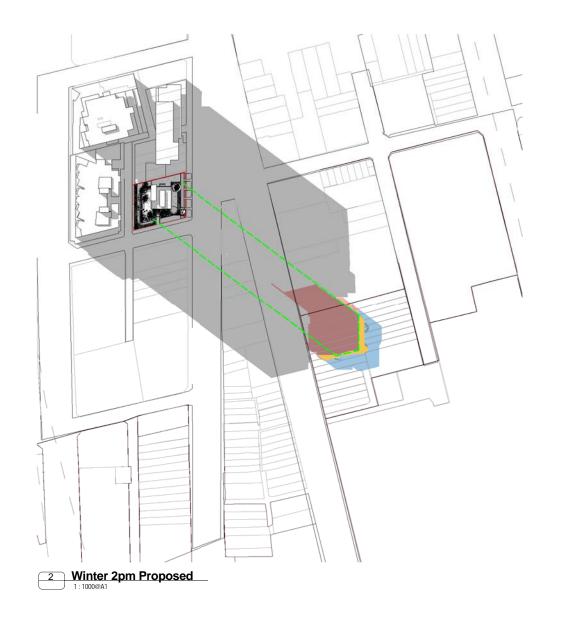


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Revised DA scheme additional shadow_15.11.2016	Job No.	Drawing No.	Revision
Current DA additional shadow 10.03.2017	5359	DA-3005	/ 11



tev	Date	Revision	Ву	Chk.
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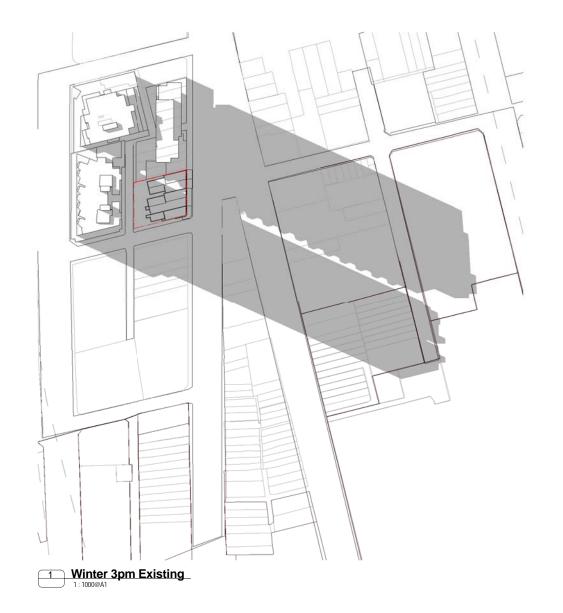
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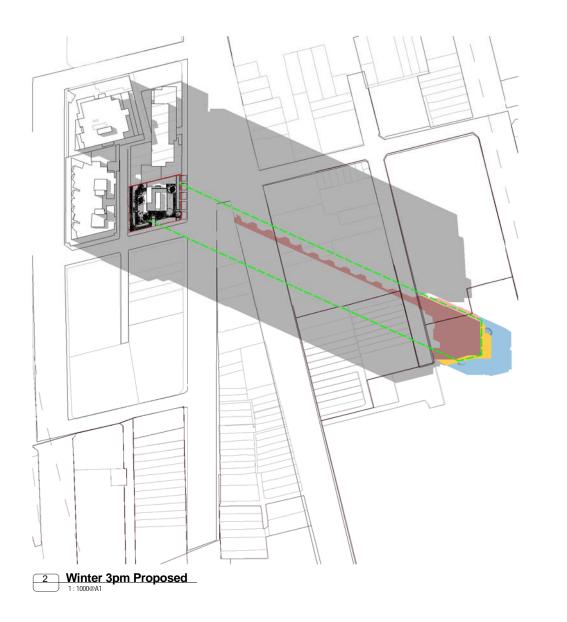


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Current DA additional shadow_10.03.2017	5359	DA-3006	/ 11



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	11.11.2016	Revised DA Issue	NK	AH
)	10.03.2017	Revised DA Issue	MY	SH
	07.04.2017	Revised DA Issue	SH	SH





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DA as lodged additional shadow\_ 19.01.2016 Revised DA scheme additional shadow\_15.11.2016 Current DA additional shadow\_10.03.2017



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



	Date	Scale	Sheet Size
	07.04.2017	As indicated	@ A1
Shadow cast by a complying envelope - 4m Setback Marian Street	Drawn	Chk.	
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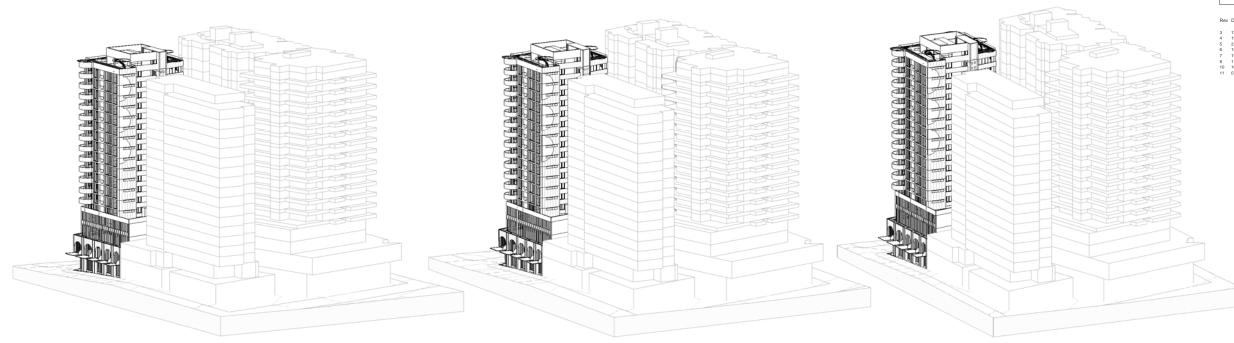


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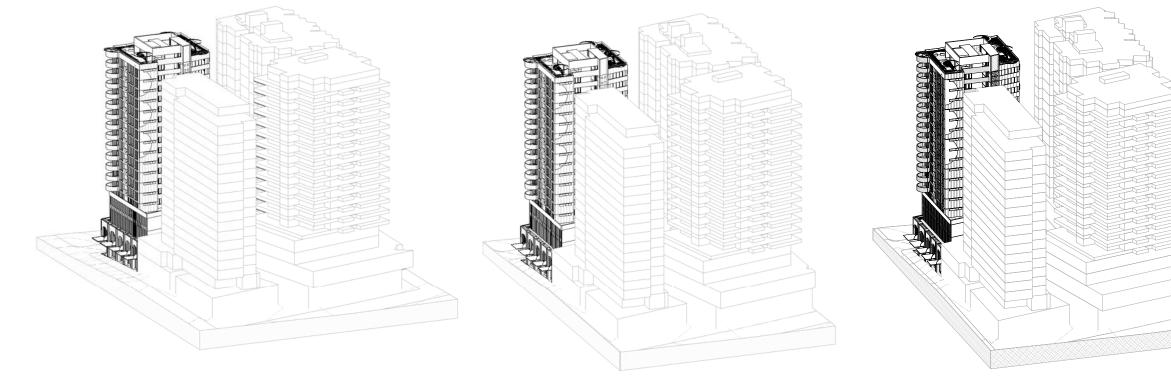
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	19.10.2016	Issue for Information	NK	AH
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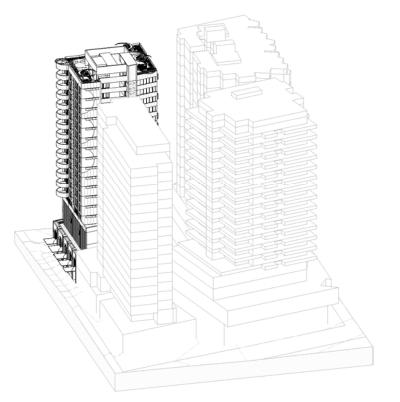
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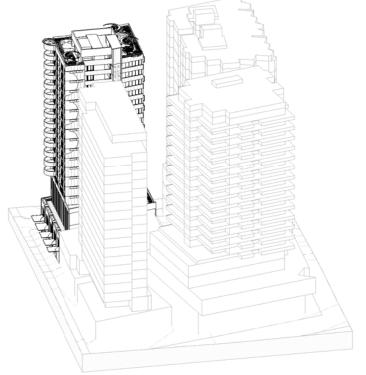
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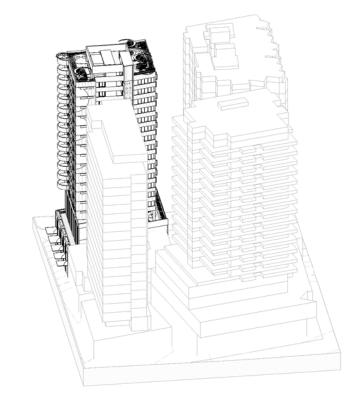
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5359	DA-3011	/ 11

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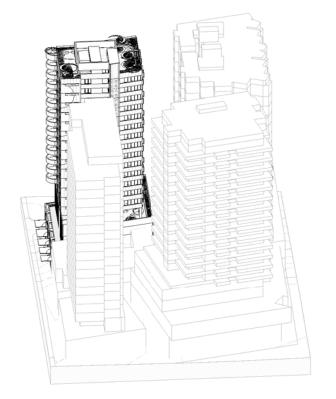
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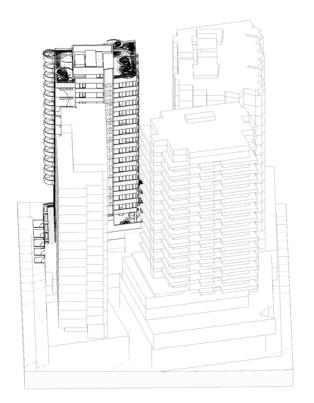
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10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH

WINTER 9:30AM

WINTER 10:15AM



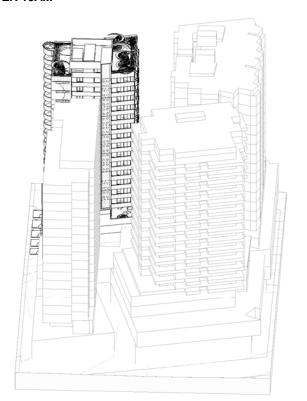
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WINTER 10:30AM

**WINTER 10AM** 

WINTER 10:45AM



View from the Sun - Sheet 2

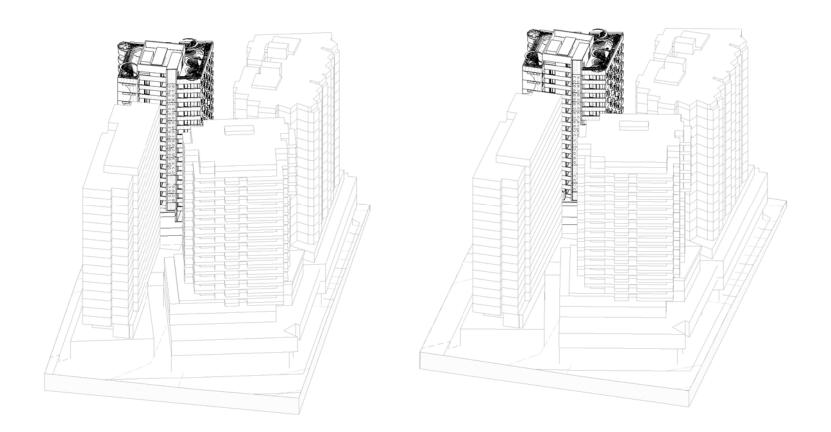
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07.04.201	7	@ A1
Drawn	Chk.	
DS	SH	
Job No.	Drawing No.	Revision
5359	DA-3012	/ 11

MILIGAN THIRD

MILLIGAN - Regent Street, Redfern 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 www.sjb.com.au



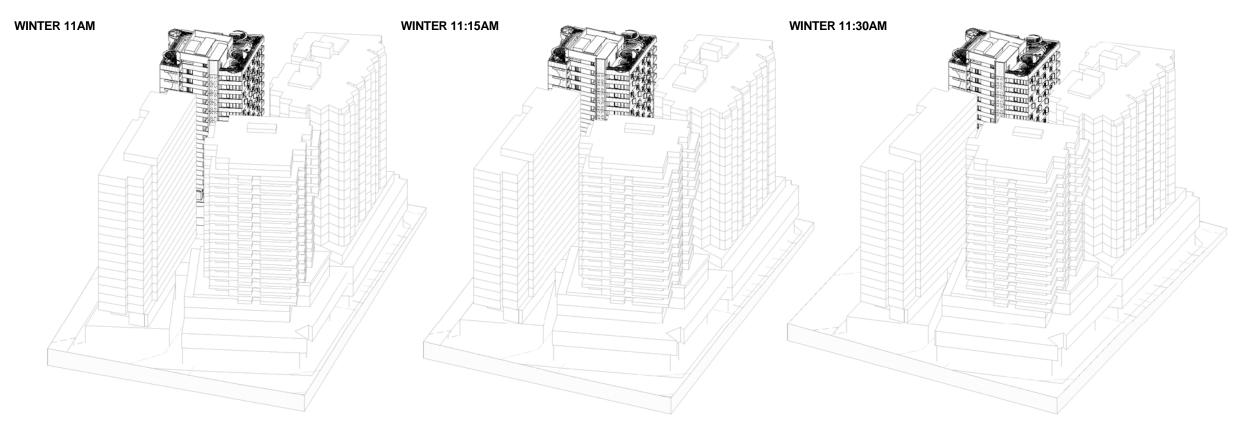


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Nominated Architects: Adam Haddow-7188 | John Pradel

# FOR APPROVAL

ev.	Date	Revision	Ву	Chk.
	15.07.2016	Revised DA Issue	SH	SH
	19.10.2016	Issue for Information	NK	AH
	11.11.2016	Revised DA Issue	NK	AH
	10.03.2017	Revised DA Issue	MY	SH
	07.04.2017	Paviend DA Issue	SH	SH



Client



MILLIGAN - Regent Street, Redfern

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

Drawing Name

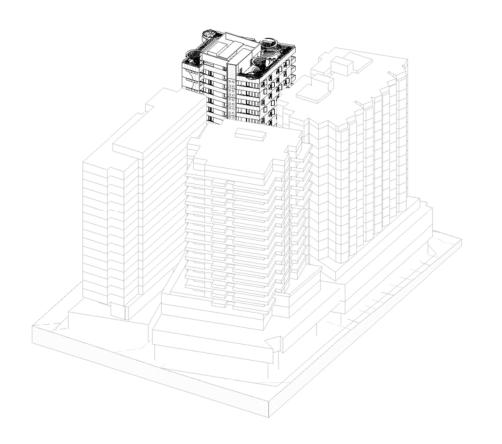
View from the Sun - Sheet 3

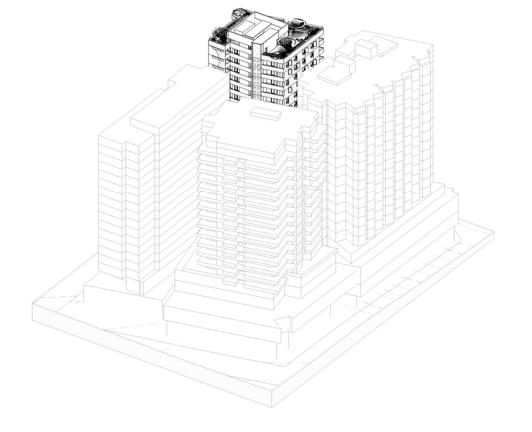
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Drawn	Chk.	
NK	SH	
Job No.	Drawing No.	Revision
5359	DA-3013	/ 11

SJB Architects Level 2 490 Crown Street Surry Hills NSW 2010 Australia T 61 2 9380 9911 F 61 2 9380 9922 www.sjb.com.au



WINTER 11:45AM WINTER 12PM WINTER 12:15PM



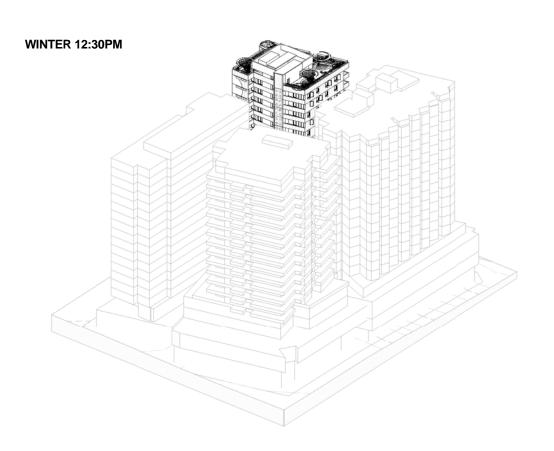


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Naminated Architecte: Adam Haddow 7199 Llohn Pra

# FOR APPROVAL

lev	Date	Revision	Ву	Chk.
	15.07.2016	Revised DA Issue	SH	SH
	19.10.2016	Issue for Information	NK	AH
	11.11.2016	Revised DA Issue	NK	AH
0	10.03.2017	Revised DA Issue	MY	SH
1	07 04 2017	Revised DA Issue	SH	SH





Client



MILLIGAN - Regent Street, Redfern

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

Drawing Name

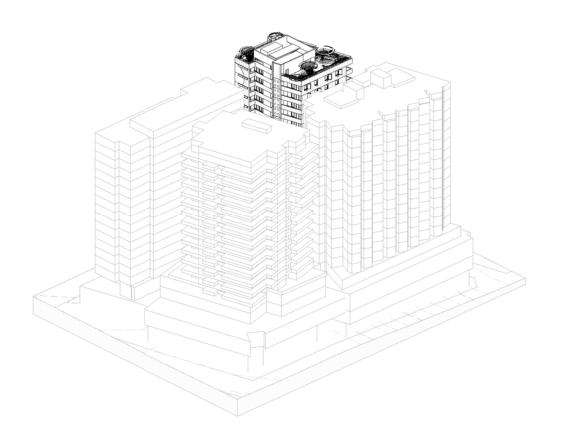
View from the Sun - Sheet 4

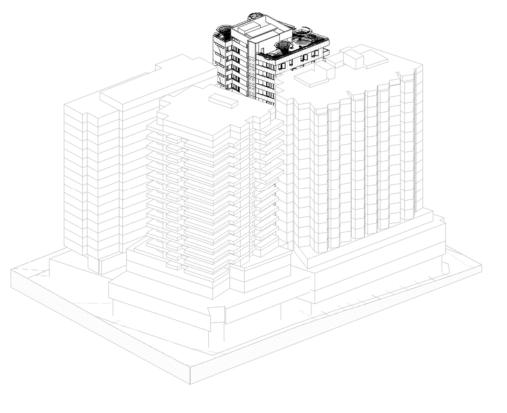
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Drawn	Chk.	
NK	SH	
Job No.	Drawing No.	Revision
5359	DA-3014	/ 11

WINTER 1PM WINTER 1:15PM

SJB Architects Level 2 490 Crown Street Surry Hills NSW 2010 Australia T 61 2 9380 9911 F 61 2 9380 9922 www.sib.com.gu

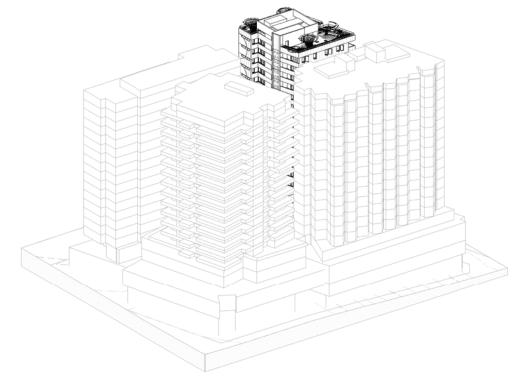




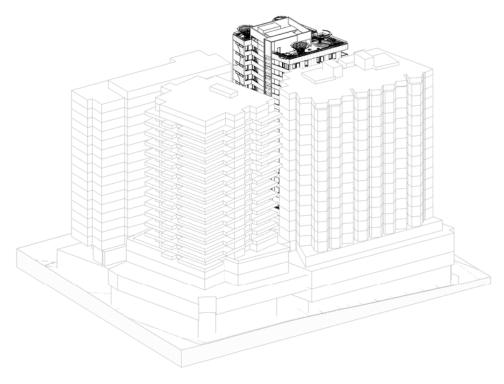


lev	Date	Revision	Ву	Chk.
	15.07.2016	Revised DA Issue	SH	SH
	19.10.2016	Issue for Information	NK	AH
	11.11.2016	Revised DA Issue	NK	AH
0	10.03.2017	Revised DA Issue	MY	SH
1	07.04.2017	Revised DA Issue	SH	SH

WINTER 1:30PM



WINTER 1:45PM



WINTER 2PM WINTER 2:15PM





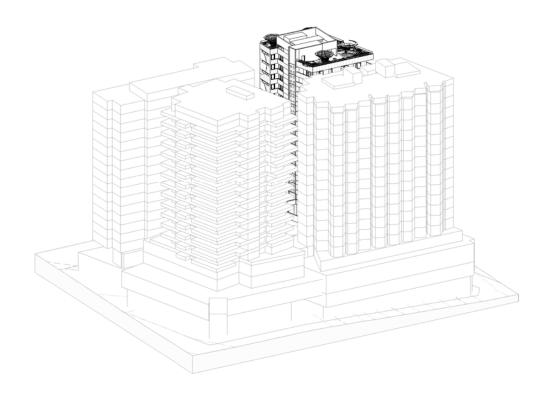
MILLIGAN - Regent Street, Redfern

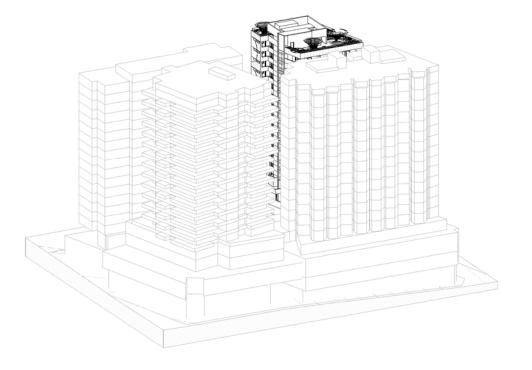
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

View from the Sun - Sheet 5

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Drawn	Chk.	
NK	AH	
Job No.	Drawing No.	Revision
5359	DA-3015	/ 11

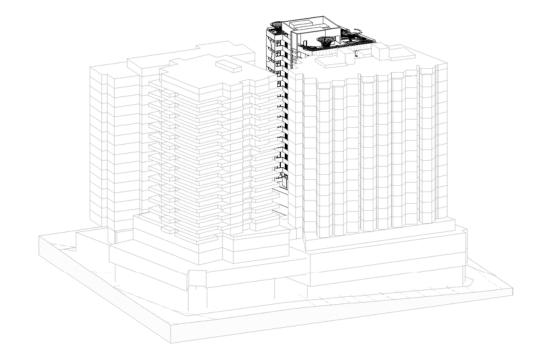






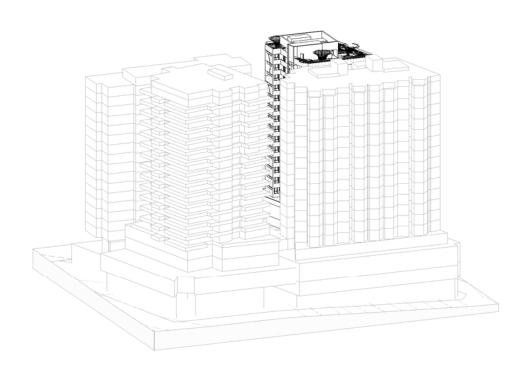
Rev	Date	Revision	Ву	Chk.
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07 04 2017	Revised DA Issue	SH	SH

WINTER 2:30PM



WINTER 3PM

# WINTER 2:45PM



WINTER 3:15PM



MILLIGAN - Regent Street, Redfern

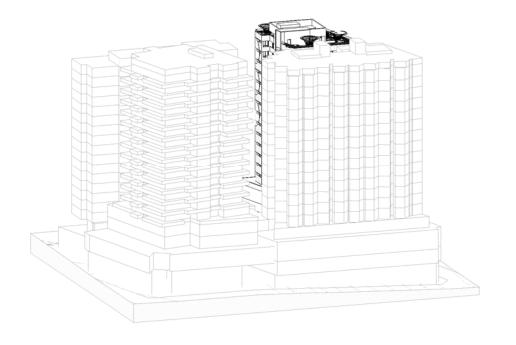
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

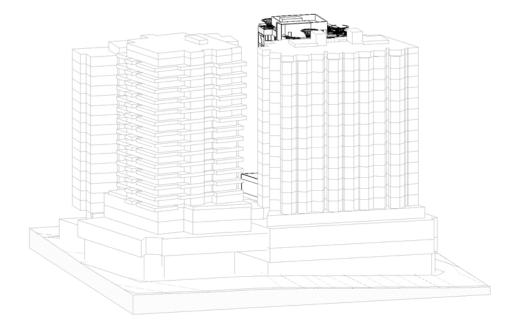
View from the Sun - Sheet 6



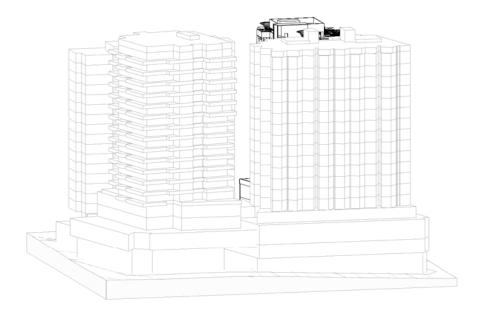
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Drawn	Chk.		
NK	AH		
Job No.	Drawing No.	Revision	
5359	DA-3016	/ 11	







WINTER 3:30PM WINTER 3:45PM



WINTER 4PM

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Nominated Architects: Adam Haddow-7188 | John Pradel-7

#### FOR APPROVAL

Rev	Date	Revision	Ву	Chk.
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
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MILLIGAN - Regent Street, Redfern

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

Drawing Name

View from the Sun - Sheet 7



Date	Scale	Sheet Size
07.04.201	7	@ A1
Drawn	Chk.	
NK	AH	
Job No.	Drawing No.	Revision
5359	DA-3017	/ 11

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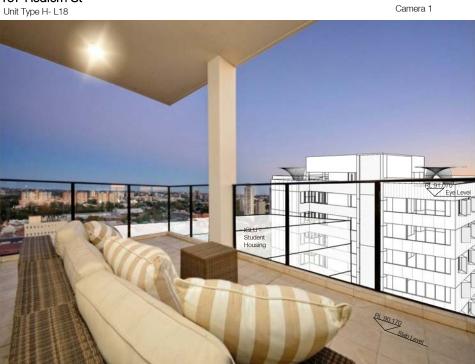
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6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH

#### 157 Redfern St Camera 1 Unit Type H- L18

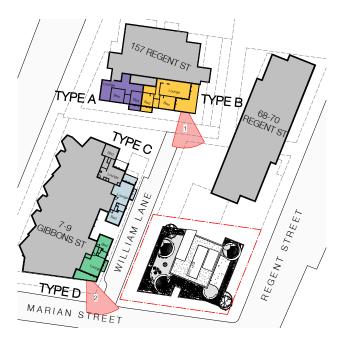


Existing including approved Iglu development

## 157 Redfern St Unit Type H- L18



Proposed



Approximate Camera Locataion

#### 7-9 Gibbons St



## 7-9 Gibbons St



Proposed

### Camera 2



MILLIGAN - Regent Street, Redfern

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

Preliminary Analysis - View Impact Sheet 1



5359 DA-3031 / 11



#### FOR APPROVAL

tev	Date	Revision	Ву	Chk.
	21.05.2016	Revised DA Issue	SH	SH
	15.07.2016	Revised DA Issue	SH	SH
	11.11.2016	Revised DA Issue	NK	AH
0	10.03.2017	Revised DA Issue	MY	SH

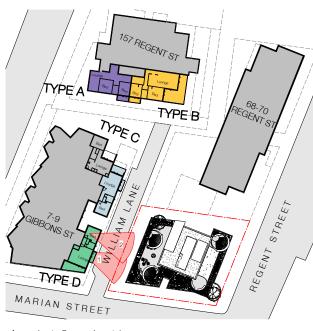
#### 7-9 Gibbons St

Camera 1



#### 7-9 Gibbons St





Approximate Camera Locataion

Existing

Existing



7-9 Gibbons St

Proposed



Proposed



MILLIGAN - Regent Street, Redfern

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

Preliminary Analysis - View Impact Sheet 2



Date	Scale	Sheet Siz
07.04.2017	1:500	@ A1
Drawn	Chk.	
JTG	SH	
Job No.	Drawing No.	Revision
5359	DA-3032	/ 11



#### FOR APPROVAL

Rev	Date	Revision	Ву	Chk.
5	21.05.2016	Revised DA Issue	SH	SH
3	15.07.2016	Revised DA Issue	SH	SH
3	11.11.2016	Revised DA Issue	NK	AH
0	10.03.2017	Revised DA Issue	MY	SH

## 7-9 Gibbons St

Camera 1

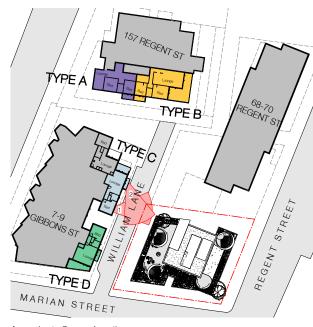


Existing including proposed Iglu development

## 7-9 Gibbons St



Proposed



Approximate Camera Location

Camera 2

#### 7-9 Gibbons St

Camera 2



Existing

#### 7-9 Gibbons St



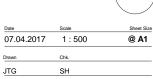
Proposed

# MILIGAN THIRD

MILLIGAN - Regent Street, Redfern

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

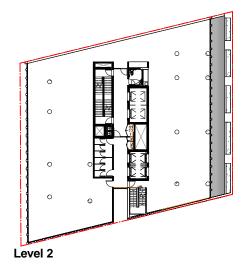
Preliminary Analysis - Visual Impact Sheet 3

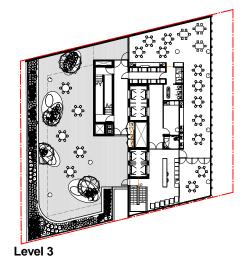


 Job No.
 Drawing No.
 Revision

 5359
 DA-3033
 / 11











9am - 3pm SOLAR ACCESS SUMMARY

TOTAL NUMBER OF APARTMENTS 56
APARTMENTS RECEIVING SOLAR ACCESS 30
53

Schedule of Solar Access - June 21st (9am - 3pm)		
DESCRIPTION	TOTAL	
	12	
2 HOURS SOLAR BETWEEN 8am - 4pm	9	
2 HOURS SOLAR BETWEEN 9am - 3pm	30	
LESS THAN 2Hr BETWEEN 9am - 3pm	17	
	68	

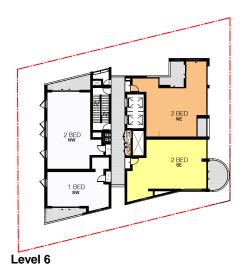
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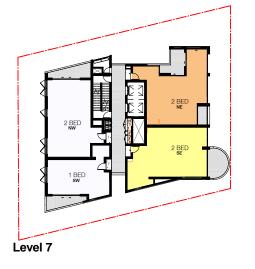
Nominated Architects: Adam Haddow-7188 | John Pradel-70

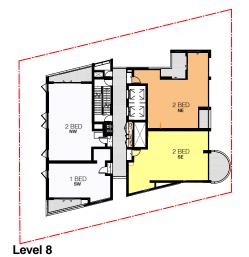
#### FOR APPROVAL

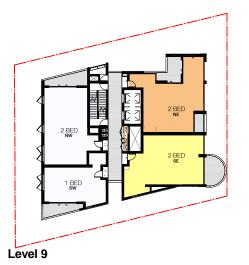
Rev	Date	Revision	Ву	Ch
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH

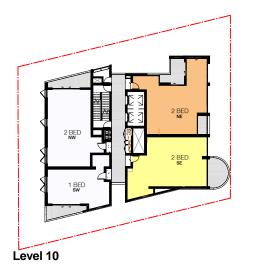
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<b>\</b>		2 BED SE	
1	1 BED sw		
Level 5	_		













MILLIGAN - Regent Street, Redfern

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

Drawing Nan

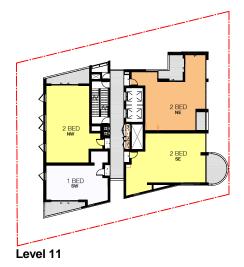
Analysis - Solar Access 9am-3pm Sheet 1

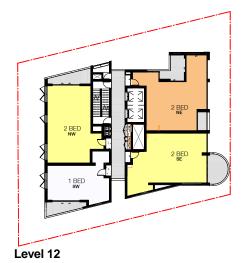


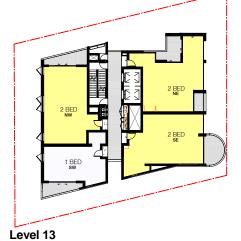
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Drawn	Chk.	
NK	AH	
Job No.	Drawing No.	Revision
5359	DA-3201	/ 11

SJB Architects Level 2









Apartment gets 2 hrs of solar to living area between 9am and 3pm Apartment gets 2 hrs of solar to living area between 8am and 4pm

9am - 3pm SOLAR ACCESS SUMMARY

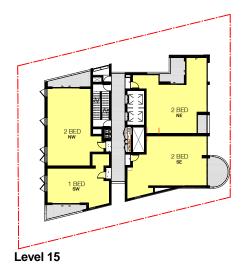
TOTAL NUMBER OF APARTMENTS APARTMENTS RECEIVING SOLAR ACCESS

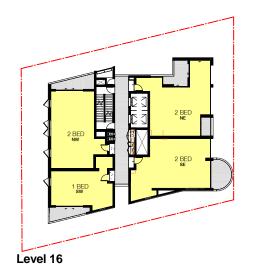
Schedule of Solar Access - June 21st (9am - 3pm)			
TOTAL			
12			
9			
30			
17			
68			

#### FOR APPROVAL

Rev	Date	Revision	Ву	Chk
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH

4 2 BED NW	2 BED
NW NW	2 BED SE
1 BED sw	
Level 14	





MILIGAN THIRD

MILLIGAN - Regent Street, Redfern

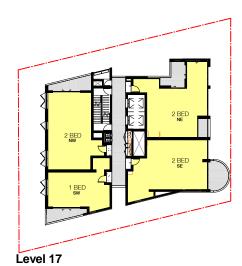
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

Analysis - Solar Access 9am-3pm Sheet 2



Date	Scale	Sheet Size
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Drawn	Chk.	
NK	AH	
Job No.	Drawing No.	Revision
5359	DA-3202	/ 11





Location		Apartmer	nt Numbers											
	L01			L02			L03			L04				
	Northeast 2 Bed	8ат-4рт	9ат-3рт	Southeast 2 Bed	8am-4pm	9ат-3рт	Southwest 1 Bed	8ат-4рт	9ат-3рт	Northwest 2 Bed	8am-4pm	9ат-3рт	Total Per Level 8am-4pm	Total Per Level 9am-3pm
Level				,, <u>_</u>			<b>7</b> , 1			_ (1				0,
Level 4	8:00-10:30 2:45-3:30	3 hrs 15 mins	1 hrs 45 mins	8:00-10:45	2 hrs 45 mins	2 hrs 45 mins	10:30-10:45	15 mins	15 mins	10:00-11:15	1 hr 15 mins	1 hr 15 mins	2	1
Level 5	8:00-10:30 2:45-3:30	3 hrs 15 mins	1 hrs 45 mins	8:00-10:45	2 hrs 45 mins	2 hrs 45 mins	10:30-10:45	15 mins	15 mins	10:00-11:15	1 hr 15 mins	1 hr 15 mins	2	1
Level 6	8:00-10:30 2:45-3:30	3 hrs 15 mins	1 hrs 45 mins	8:00-11:00	3 hrs	3 hrs	10:30-10:45	15 mins	15 mins	10:00-11:15	1 hr 15 mins	1 hr 15 mins	2	1
Level 7	8:00-10:30 2:45-3:30	3 hrs 15 mins	1 hrs 45 mins	8:00-11:00	3 hrs	3 hrs	10:30-10:45	15 mins	15 mins	10:00-11:15	1 hr 15 mins	1 hr 15 mins	2	1
Level 8	8:00-10:30 2:45-3:30	3 hrs 15 mins	1 hrs 45 mins	8:00-11:00	3 hrs	3 hrs	10:30-10:45	15 mins	15 mins	10:00-11:15	1 hr 15 mins	1 hr 15 mins	2	1
Level 9	8:00-10:30 2:45-3:30	3 hrs 15 mins	1 hrs 45 mins	8:00-11:00	3 hrs	3 hrs	10:30-10:45	15 mins	15 mins	10:00-11:15	1 hr 15 mins	1 hr 15 mins	2	1
Level 10	8:00-10:30 2:45-3:30	3 hrs 15 mins	1 hrs 45 mins	8:00-11:00	3 hrs	3 hrs	10:30-12:00	1 hr 30 mins	1 hr 30 mins	10:00-11:15	1 hr 15 mins	1 hr 15 mins	2	1
Level 11	8:00-10:30 2:45-3:30	3 hrs 15 mins	1 hrs 45 mins	8:00-11:15	3 hrs 15 mins	3 hrs 15 mins	10:30-12:00	1 hr 30 mins	1 hr 30 mins	9:45-12:15	2 hrs 30 mins	2 hrs 30 mins	3	2
Level 12	8:00-10:30 2:45-3:30	3 hrs 15 mins	1 hrs 45 mins	8:00-11:15	3 hrs 15 mins	3 hrs 15 mins	10:30-12:00	1 hr 30 mins	1 hr 30 mins	9:45-12:15	2 hrs 30 mins	2 hrs 30 mins	3	2
Level 13	8:00-10:30 1:00-3:30	5 hrs	3 hrs 30 mins	8:00-11:15	3 hrs 15 mins	3 hrs 15 mins	10:30-12:00	1 hr 30 mins	1 hr 30 mins	9:30-2:30	5 hrs	5 hrs	3	3
Level 14	8:00-10:30 1:00-3:30	5 hrs	3 hrs 30 mins	8:00-11:15	3 hrs 15 mins	3 hrs 15 mins	10:30-12:30	2 hrs	2 hrs	9:15-2:30	5 hrs 15 mins	5 hrs 15 mins	4	4
Level 15	8:00-10:30 11:00-3:30	7 hrs	5 hrs 30 mins	8:00-11:30	3 hrs 30 mins	3 hrs 30 mins	10:30-1:00	2 hrs 30 mins	2 hrs 30 mins	9:00-2:30	5 hrs 30 mins	5 hrs 30 mins	4	4
Level 16	8:00-10:30 11:00-3:30	7 hrs	5 hrs 30 mins	8:00-12:00	4 hrs	4 hrs	10:30-1:45	3 hrs 15 mins	3 hrs 15 mins	8:30-2:30	6 hrs	5 hrs 30 mins	4	4
Level 17	8:00-10:30 11:00-3:30	7 hrs	5 hrs 30 mins	8:00-2:00	6 hrs	6 hrs	10:30-3:00	4 hrs 15 mins	4 hrs 15 mins	8:00-3:00	7 hrs	6 hrs 30 mins	4	4
Sub Total		14	5		14	14		4	4			7 7		30
<b>Total Num</b>	ber of Units	56											69.64%	53.57%
Total	Units achieving	2+ Hours of	Solar Access	s between 8am-4	4pm		39/56 Units							

30/56 Units

Units achieving 2+ Hours of Solar Access between 9am-3pm

#### FOR APPROVAL

Rev Date Revision 11 07.04.2017 Revised DA Issue



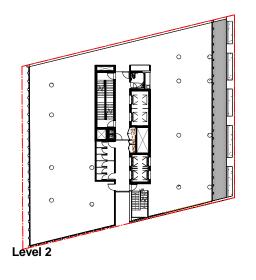
MILLIGAN - Regent Street, Redfern

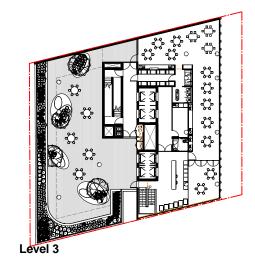
80-88 Regent St, Redfern for Sunny Thirdi Regent St Pty Ltd

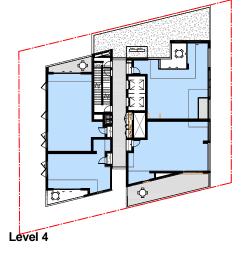
Analysis - Solar Access 9am-3m Sheet 3

Date	Scale	Sheet Size
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Drawn	Chk.	
Author	Checker	
Job No.	Drawing No.	Revision
5359	DA-3203	/ 11













Apartment gets 2 hrs of solar to living area between 9am and 3pm

#### CROSS VENTILATION SUMMARY

TOTAL NUMBER OF APARTMENTS 56
APARTMENTS RECEIVING CROSS VENTILATION 56

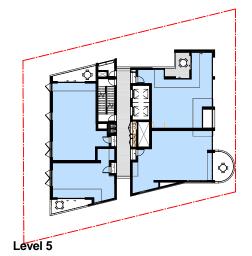
Schedule of Cross Ventilation					
Cross Vent	TOTAL				
	12				
Cross Ventilated	56				
	68				

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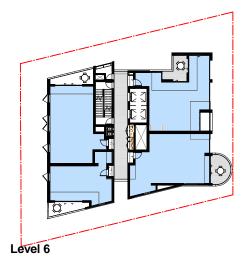
Nominated Architects: Adam Haddow-7188 | John Pradel-700

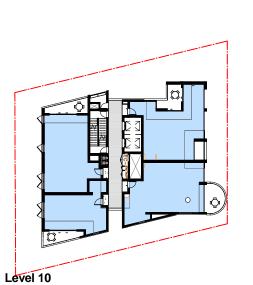
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Rev	Date	Revision	Ву	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH

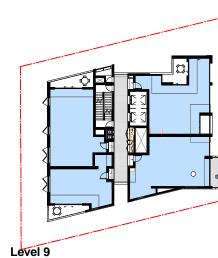


Level 8





Level 7





MILLIGAN - Regent Street, Redfern

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

Drawing Nan

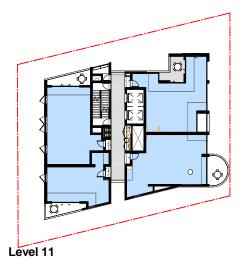
Analysis - Cross Ventilation Sheet1

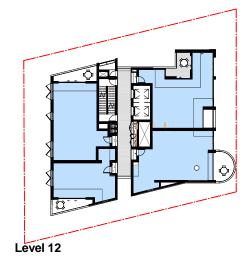


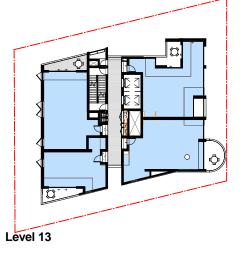
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#### KEY:



Apartment gets 2 hrs of solar to living area between 9am and 3pm

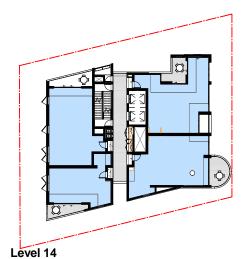
#### CROSS VENTILATION SUMMARY

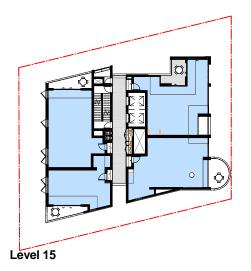
TOTAL NUMBER OF APARTMENTS APARTMENTS RECEIVING CROSS VENTILATION

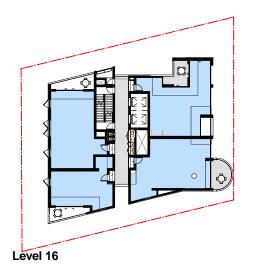
Schedule of Cross Ventilation				
Cross Vent	TOTAL			
	12			
Cross Ventilated	56			
	68			

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ev	Date	Revision	Ву	Chk.
	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	AH
)	10.03.2017	Revised DA Issue	MY	SH
	07.04.2017	Revised DA Issue	SH	SH









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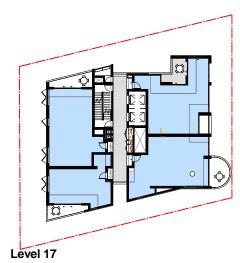
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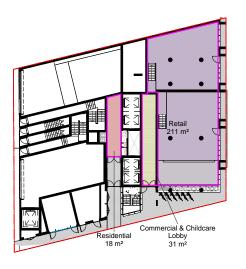
Analysis - Cross Ventilation Sheet 2

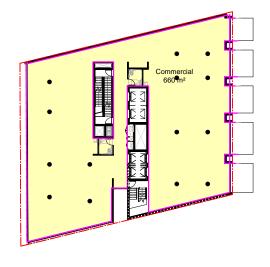


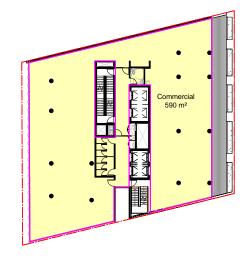
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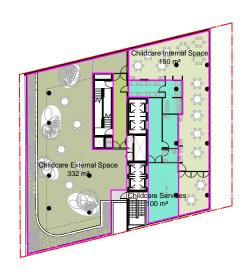




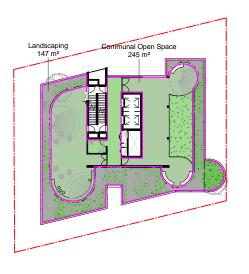




Ground Floor Level 1 Level 2







Level 3 Level 4-17 Roof

Ground Floor         Commercial & Childcare Lobby         31 m²           Fround Floor         Residential         18 m²           Fround Floor         Retail         211 m²           evel 1         Commercial         660 m²           evel 2         Commercial         590 m²           evel 3         Childcare External Space         150 m²           evel 3         Childcare Internal Space         150 m²           evel 4         Residential         285 m²           evel 5         Residential         285 m²           evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential	evel	Туре	Area	
A margin   A margin   A margin   A margin	lot Placed	Childcare External Space	0 m <sup>2</sup>	
Bround Floor         Retail         211 m²           ewel 1         Commercial         660 m²           ewel 2         Commercial         590 m²           evel 3         Childcare External Space         332 m²           ewel 3         Childcare Foreios         150 m²           ewel 3         Childcare Services         100 m²           evel 4         Residential         285 m²           evel 5         Residential         285 m²           evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 16         Residential         285 m²	around Floor	Commercial & Childcare Lobby	31 m²	
evel 1         Commercial         660 m²           evel 2         Commercial         590 m²           evel 3         Childcare External Space         332 m²           evel 3         Childcare Internal Space         150 m²           evel 3         Childcare Services         100 m²           evel 4         Residential         285 m²           evel 5         Residential         285 m²           evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 16         Residential         285 m² </td <td>around Floor</td> <td>Residential</td> <td>18 m²</td> <td></td>	around Floor	Residential	18 m²	
evel 2         Commercial         590 m²           evel 3         Childcare External Space         332 m²           evel 3         Childcare Internal Space         150 m²           evel 3         Childcare Services         100 m²           evel 4         Residential         285 m²           evel 5         Residential         285 m²           evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²	around Floor	Retail	211 m <sup>2</sup>	
evel 3         Childcare External Space         332 m²           evel 3         Childcare Internal Space         150 m²           evel 3         Childcare Services         100 m²           evel 4         Residential         285 m²           evel 5         Residential         285 m²           evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 14         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²	evel 1	Commercial	660 m <sup>2</sup>	
evel 3         Childcare Internal Space         150 m²           evel 3         Childcare Services         100 m²           evel 4         Residential         285 m²           evel 5         Residential         285 m²           evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²	evel 2	Commercial	590 m <sup>2</sup>	
evel 3         Childcare Services         100 m²           evel 4         Residential         285 m²           evel 5         Residential         285 m²           evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²	evel 3	Childcare External Space	332 m <sup>2</sup>	
evel 4         Residential         285 m²           evel 5         Residential         285 m²           evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²	evel 3	Childcare Internal Space	150 m <sup>2</sup>	
evel 5         Residential         285 m²           evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²	evel 3	Childcare Services	100 m <sup>2</sup>	
evel 6         Residential         285 m²           evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 112         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²	evel 4	Residential	285 m²	
evel 7         Residential         285 m²           evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 5	Residential	285 m <sup>2</sup>	
evel 8         Residential         285 m²           evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²	evel 6	Residential	285 m <sup>2</sup>	
evel 9         Residential         285 m²           evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 7	Residential	285 m²	
evel 10         Residential         285 m²           evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 8	Residential	285 m²	
evel 11         Residential         285 m²           evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 9	Residential	285 m <sup>2</sup>	
evel 12         Residential         285 m²           evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 10	Residential	285 m²	
evel 13         Residential         285 m²           evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 11	Residential	285 m²	
evel 14         Residential         285 m²           evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 12	Residential	285 m <sup>2</sup>	
evel 15         Residential         285 m²           evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 13	Residential	285 m²	
evel 16         Residential         285 m²           evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 14	Residential	285 m²	
evel 17         Residential         285 m²           evel 18         Communal Open Space         245 m²	evel 15	Residential	285 m <sup>2</sup>	
evel 18 Communal Open Space 245 m <sup>2</sup>	evel 16	Residential	285 m²	
	evel 17	Residential	285 m²	
evel 18 Landscaping 147 m <sup>2</sup>	evel 18	Communal Open Space	245 m <sup>2</sup>	
	evel 18	Landscaping	147 m²	

Area Schedule Breakdown

GFA Area Sub-totals	
Childcare Internal Space	150 m <sup>2</sup>
Childcare Services	100 m <sup>2</sup>
Commercial	1250 m <sup>2</sup>
Commercial & Childcare Lobby	31 m <sup>2</sup>
Residential	4012 m <sup>2</sup>
Retail	211 m <sup>2</sup>
	5754 m²

AREA SUMMARY	
SITE AREA	822 sqm
TOTAL GFA	5754
PROPOSED FSR	7:1
TOTAL LANDSCAPE	143 sqm (17.4%)
TOTAL COMMUNAL OPEN SPACE	237 sqm (28.9%)

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	15.07.2016	Revised DA Issue	SH	SH
	19.10.2016	Issue for Information	NK	AH
	11.11.2016	Revised DA Issue	NK	AH
	0803.2017	Consultant Issue	MY	SH
	10.03.2017	Revised DA Issue	MY	SH
	07.04.2017	Revised DA Issue	SH	SH

Client



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

Drawing Name

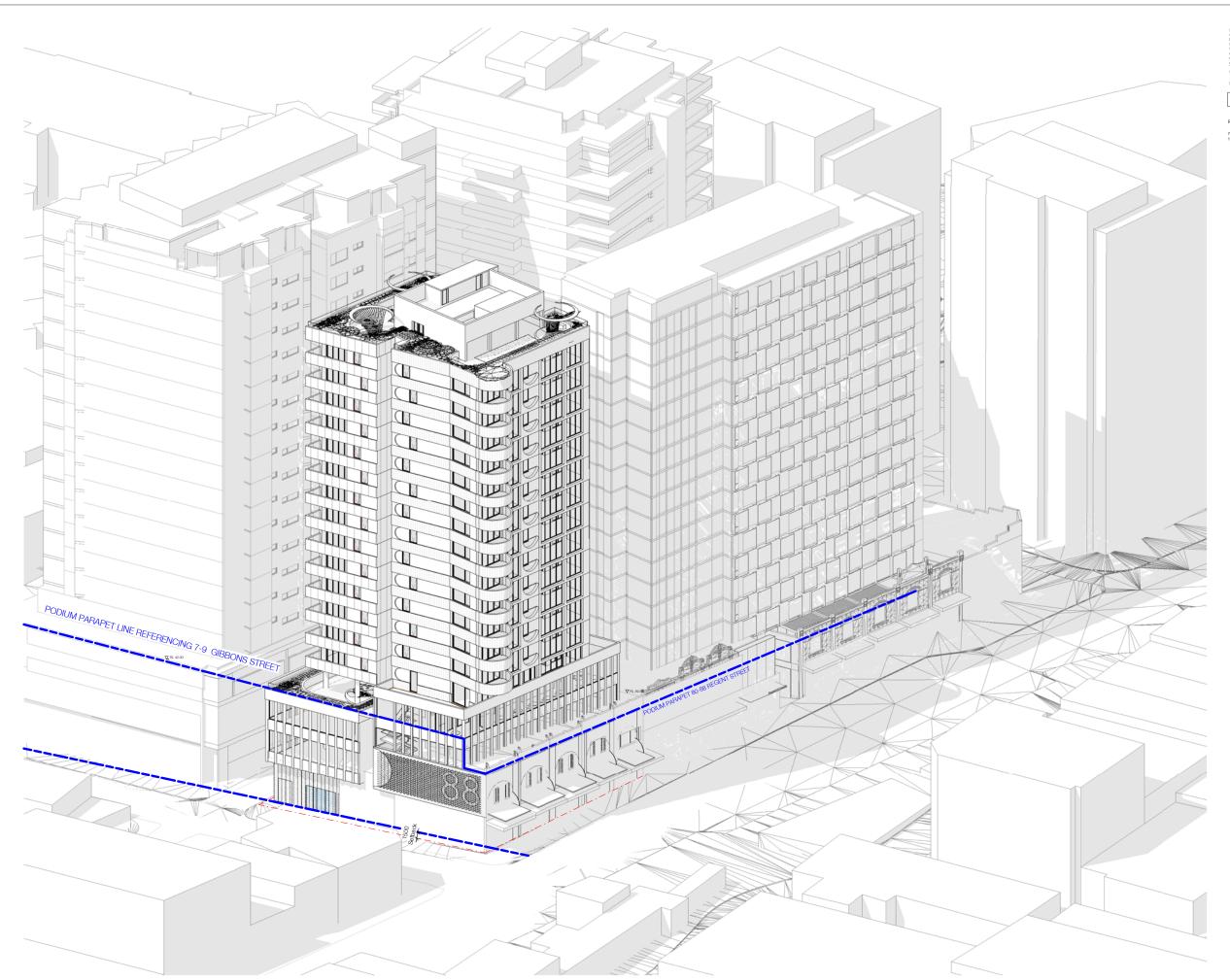
Analysis - GFA



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Analysis - Massing Study

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View\_Regent Looking North



View\_Marion Looking Northeast



View\_Regent Looking South



View\_Redfern St Looking West



Artists Impression - Corner of Regent and Marion Streets

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Drawing Nar

Analysis - Street Views

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