

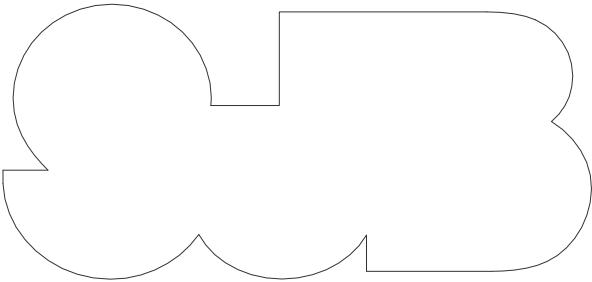


Location Map

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

BASIX Requirements

Contents		
	Sheet Number	Sheet Name
DA 0001		Cover Sheet
DA 0101		Location Plan
DA 0102		Site Analysis
DA 0103		Demolition Plan
DA 0201		Floor Plan - Basement 04
DA 0202		Floor Plan - Basement 02-03
DA 0203		Floor Plan - Basement 01
DA 0204		Floor Plan - Lower Ground
DA 0205		Floor Plan - Ground Floor
DA 0206		Floor Plan - Level 01
DA 0207		Floor Plan - Level 02
DA 0208		Floor Plan - Level 03
DA 0209		Floor Plan - Level 04
DA 0210		Floor Plan - Level 05-17
DA 0211		Roof Plan
DA 0212		Roof Top Plant Plan
DA 0501		Elevations - East & West
DA 0502		Elevations - North & South
DA 0550		External Finishes
DA 0601		Sections - A & B
DA 0602		Sections - C
DA 0701		Retail Wall Sections
DA 0702		Retail Detail Elevation
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 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 3031		Preliminary Analysis - View Impact Sheet 1
DA 3032		Preliminary Analysis - View Impact Sheet 2
DA 3033		Preliminary Analysis - Visual Impact Sheet 3
DA 3201		Analysis - Solar Access 9am-3pm Sheet 1
DA 3202		Analysis - Solar Access 9am-3pm Sheet 2
DA 3203		Analysis - Solar Access 9am-3pm Sheet 3
DA 3205		Analysis - Cross Ventilation Sheet1
DA 3206		Analysis - Cross Ventilation Sheet 2
DA 3207		Analysis - GFA
DA 3301		Analysis - Massing Study
DA 3302		Analysis - Street Views



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

FOR APPROVAL

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6	15.07.2016	Revised DA Issue	SH	SH
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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Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Location Plan

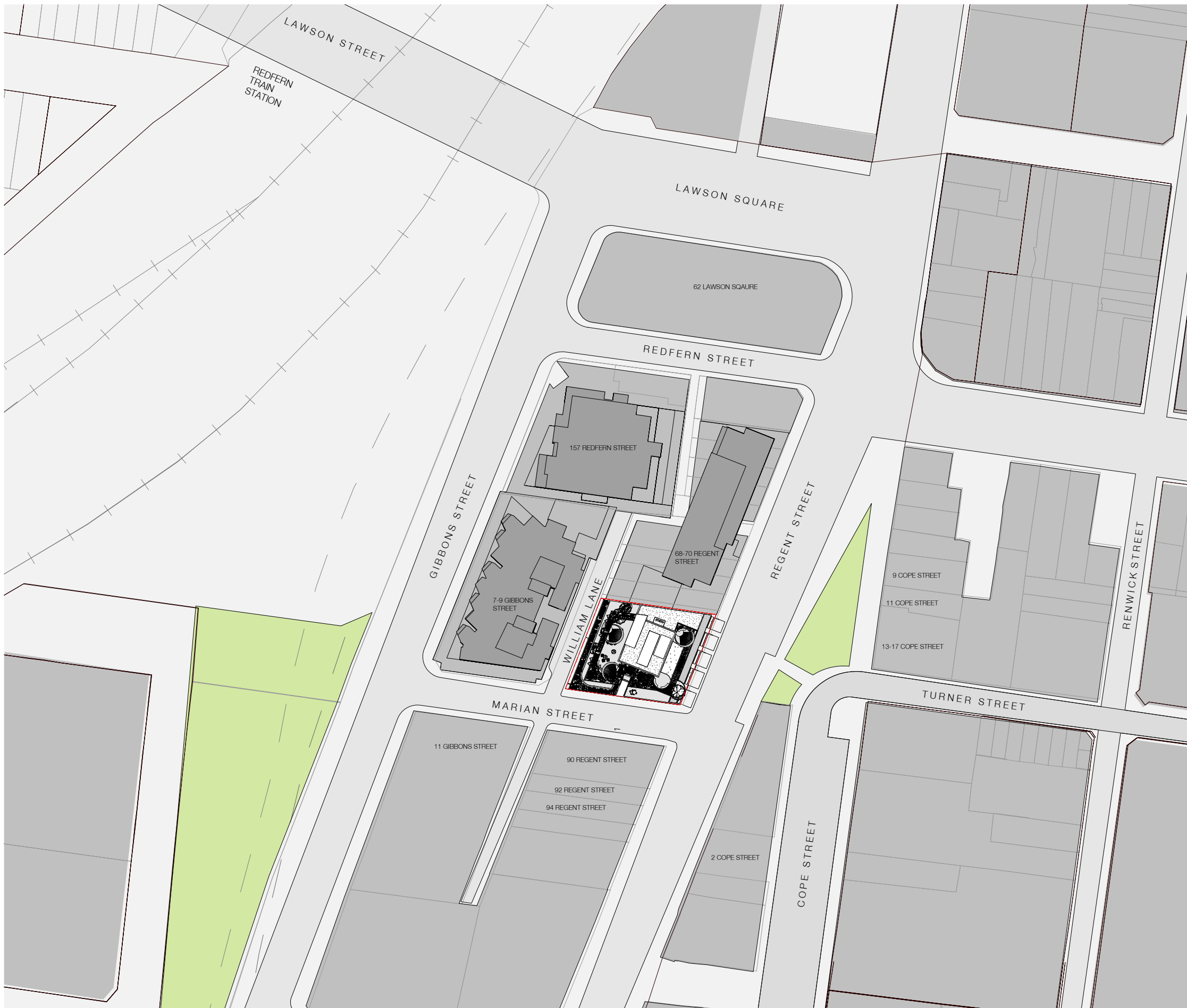


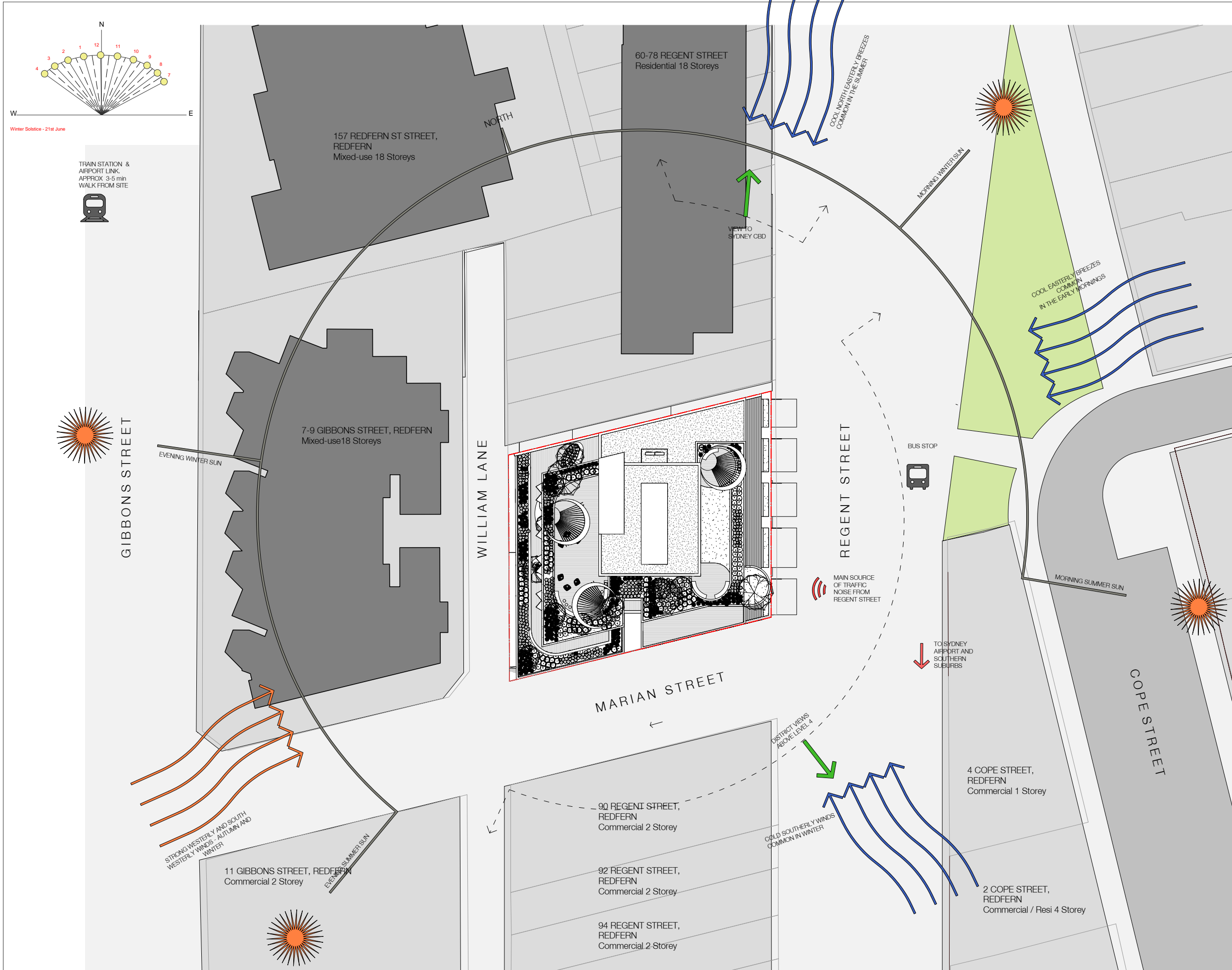
Date	Scale	Sheet Size
07.04.2017	1 : 500	@ A1

Drawn	Chk.
NK	SH

Job No.	Drawing No.	Revision
5359	DA-0101	/ 11

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KEY

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

Client



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MILLIGAN - Regent Street, Redfern

80-88 Regent St, Redfern for
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Drawing Name

Site Analysis



Date 07.04.2017 Scale 1:200 Sheet Size @ A1

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-0102 Revision 11

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80-88 Regent St, Redfern for
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Drawing Name

Demolition Plan



Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-0103 Revision / 11

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11	07.04.2017	Revised DA Issue	SH	SH

Carparking Legend

Residential Carparking

Residential Visitor Carparking

Commercial / Retail Carparking

Commercial / Retail Carparking

Childcare Carparking

Residential Service Bay

Car Parking Summary

Maximum Residential (Including 5 Accessible at 15% of Units)	Total
0 x Studios @ 0.2 spaces per dwelling	0
14 x 1 Bed @ 0.4 spaces per dwelling	5.6
42 x 2 Bed @ 0.8 spaces per dwelling	33.6
0 x 3 Bed @ 1.1 spaces per dwelling	0
	39

Maximum Commercial
(Including 1 Accessible)

M is the maximum number of parking spaces, and
G is the gross floor area of all office premises and business premises in the building in square metres, and
T is the total gross floor area of all buildings on the site in square metres

G = 1,250 sqm

A = 822 sqm

T = 5,754 sqm

M = (G x A) / (50 x T)

M = (1,250 x 822) / (50 x 5,754) = 1,027,500 / 287,700 = 3.57

Maximum Childcare Staff
(Including 1 Accessible)

(Including 2 Drop-off)

Childcare Centre

1 space plus 1 per 100sqm GFA

1 + 2.5 = 3.5

Maximum Retail Staff
(Including 1 Accessible)

Retail

1 space per 60sqm GFA

214sqm / 60sqm = 3.57

Visitor Parking
(Including 1 Accessible)

Residential Visitor

0.167 spaces for each dwelling up to 30 = 5

0.1 space for each dwelling >30 and <75 = 2.6

Service Bay

Residential Service Bay

No of Car Spaces across the development

60

Bicycle Parking Summary

Class 1 Residential Bicycle parking	1 per dwelling	56 Spaces
Class 2 Staff Bicycle parking		
Office or Business Premises	1 per 150sqm GFA	8 Spaces
Shop, Restaurant or Cafe	1 per 250sqm GFA	1 Spaces
Class 3 Visitor Bicycle parking		
Residential	1 per 10 dwellings	6 Spaces
Office or Business Premises	1 per 400sqm GFA	3 Spaces
Shop, Restaurant or Cafe	2 plus 1 per 100sqm over 100sqm	3 Spaces

For non-residential uses, the following facilities for bike parking are to be provided at the following rates:

(a) 1 personal locker for each bike parking space;

(b) 1 shower and change cubicle for up to 10 bike parking spaces;

(c) 2 shower and change cubicles for 11 to 20 or more bike parking spaces are provided;

(d) 2 additional showers and cubicles for each additional 20 bike parking spaces or part thereof;

(e) showers and change facilities may be provided in the form of shower and change cubicles in a unisex area in both female and male change rooms; and

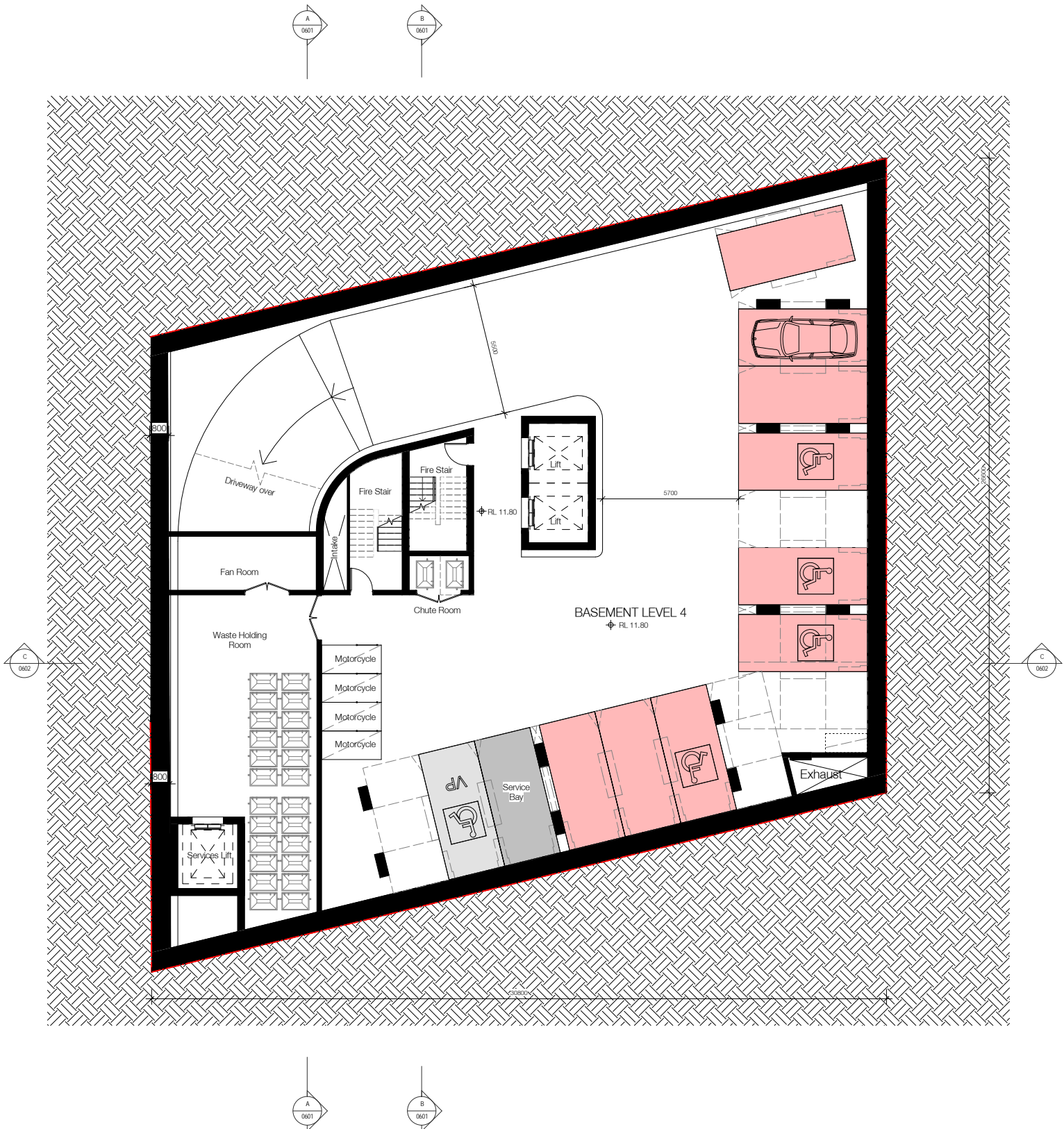
(f) locker, change room and shower facilities are to be located close to the bike parking area, entry and exit points and within an area of security camera surveillance where there are such building security systems.

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 - Visitor Bicycle Parking (Double Racks located on GF)	6
	72



Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Floor Plan - Basement 04



Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-0201 Revision / 11

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11	07.04.2017	Revised DA Issue	SH	SH

Carparking Legend

Residential Carparking



Residential Visitor Carparking



Commercial / Retail Carparking



Commercial / Retail Carparking



Childcare Carparking



Residential Service Bay



Car Parking Summary

Maximum Residential (Including 5 Adaptable at 15% of Units)	Total
0 x Studios @ 0.2 spaces per dwelling	0
14 x 1 Bed @ 0.4 spaces per dwelling	5.6
42 x 2 Bed @ 0.8 spaces per dwelling	33.6
0 x 3 Bed @ 1.1 spaces per dwelling	0
	39

Maximum Commercial
(Including 1 Accessible)

M is the maximum number of parking spaces, and
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G = 1,250 sqm

A = 822 sqm

T = 5,754 sqm

M = (G x A) / (50 x T)

M = (1,250 x 822) / (50 x 5,754) = 1,027,500 / 287,700 = 3.57

4

Maximum Childcare Staff
(Including 1 Accessible)

(Including 2 Drop-off)

Childcare Centre

1 space plus 1 per 100sqm GFA

4

1 + 2.5 = 3.5

Maximum Retail Staff
(Including 1 Accessible)

Retail

1 space per 60sqm GFA

4

214sqm / 60sqm = 3.57

Visitor Parking
(Including 1 Accessible)

Residential Visitor

0.167 spaces for each dwelling up to 30= 5

0.1 space for each dwelling >30 and <7= 2.6

8

Service Bay

Residential Service Bay

1

No of Car Spaces across the development

60

Bicycle Parking Summary

Class 1 Residential Bicycle parking	1 per dwelling	56 Spaces
Class 2 Staff Bicycle parking		
Office or Business Premises	1 per 150sqm GFA	8 Spaces
Shop, Restaurant or Cafe	1 per 250sqm GFA	1 Spaces
Class 3 Visitor Bicycle parking		
Residential	1 per 10 dwellings	6 Spaces
Office or Business Premises	1 per 400sqm GFA	3 Spaces
Shop, Restaurant or Cafe	2 plus 1 per 100sqm over 100sqm	3 Spaces

For non-residential uses, the following facilities for bike parking are to be provided at the following rates:

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2 shower and change cubicles for 11 to 20 or more bike parking spaces are provided;

(d) 2 additional showers and cubicles for each additional 20 bike parking spaces or part thereof;

(e) showers and change facilities may be provided in the form of shower and change cubicles in a unisex area in both female and male change rooms; and

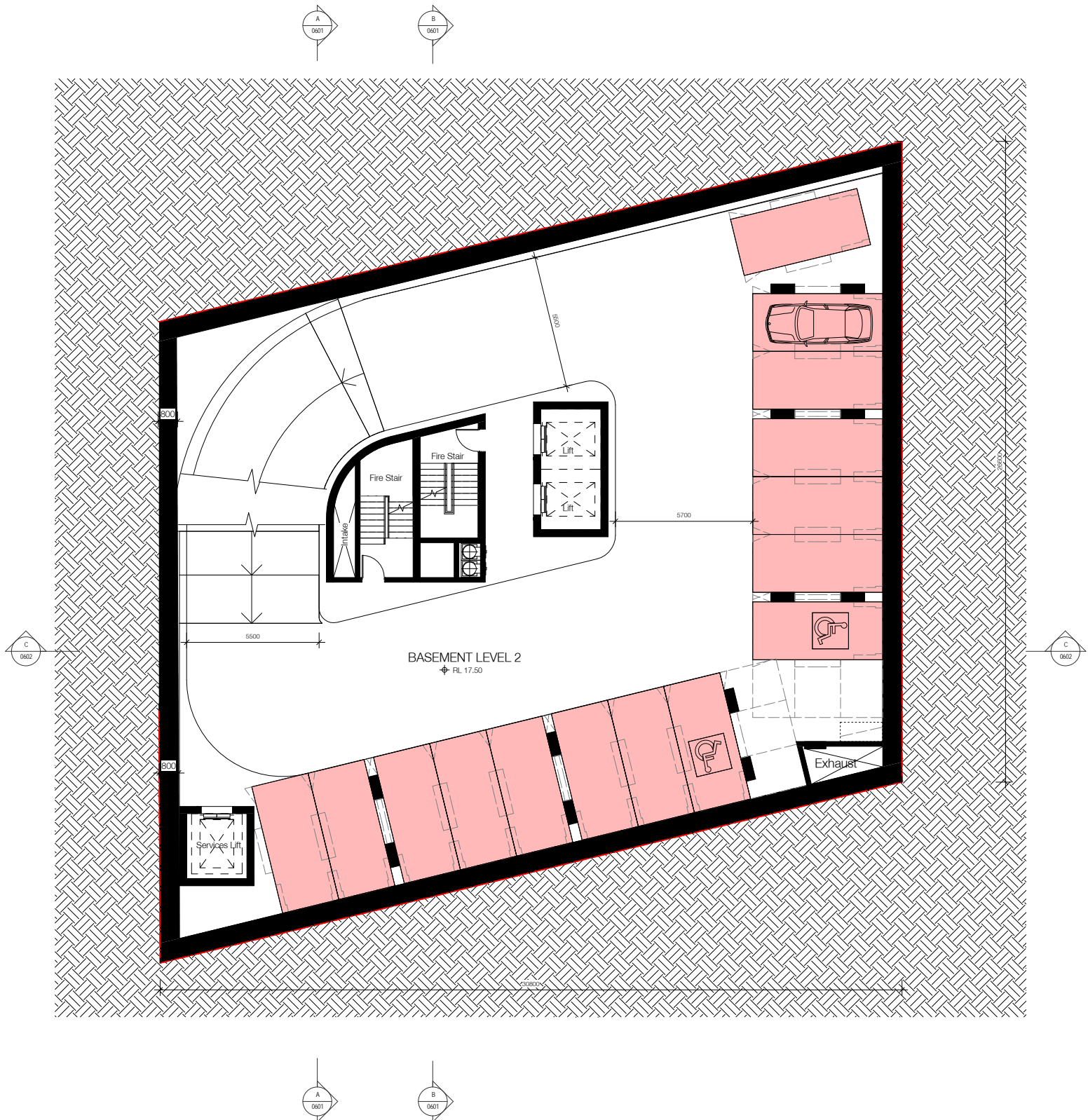
(f) locker, change room and shower facilities are to be located close to the bike parking area, entry and exit points and within an area of security camera surveillance where there are such building security systems.

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 - Visitor Bicycle Parking (Double Racks located on GF)	6
	72



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Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Floor Plan - Basement 02-03



Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn DS / NK Chk. SH

Job No. 5359 Drawing No. DA-0202 Revision / 11

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11	07.04.2017	Revised DA Issue	SH	SH

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MILLIGAN GROUP
THIRD GROUP

Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Floor Plan - Basement 01

Date

07.04.2017

Scale

1 : 100

Sheet Size

@ A1

Drawn

NK

Chk.

AH

Job No.

5359

Drawing No.

DA-0203

Revision

/ 11

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Carparking Legend

Residential Carparking

Residential Visitor Carparking

Commercial / Retail Carparking

Commercial / Retail Carparking

Childcare Carparking

Residential Service Bay

Car Parking Summary

Maximum Residential (Including 5 Accessible at 15% of Units)	Total
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Maximum Commercial (Including 1 Accessible)	
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$G = 1,250 \text{ sqm}$ $A = 822 \text{ sqm}$ $T = 5,754 \text{ sqm}$	
$M = (G \times A) / (50 \times T)$ $M = (1,250 \times 822) / (50 \times 5,754) = 1,027,500 / 287,700 = 3.57$	4
Maximum Childcare Staff (Including 1 Accessible) (Including 2 Drop-off)	
Childcare Centre 1 space plus 1 per 100sqm GFA 1 + 2.5 = 3.5	4
Maximum Retail Staff (Including 1 Accessible) Retail	
214sqm / 60sqm = 3.57	4
Visitor Parking (Including 1 Accessible)	
Residential Visitor 0.167 spaces for each dwelling up to 30= 5 0.1 space for each dwelling >30 and <7= 2.6	8
Service Bay Residential Service Bay	1
No of Car Spaces across the development	60

Bicycle Parking Summary

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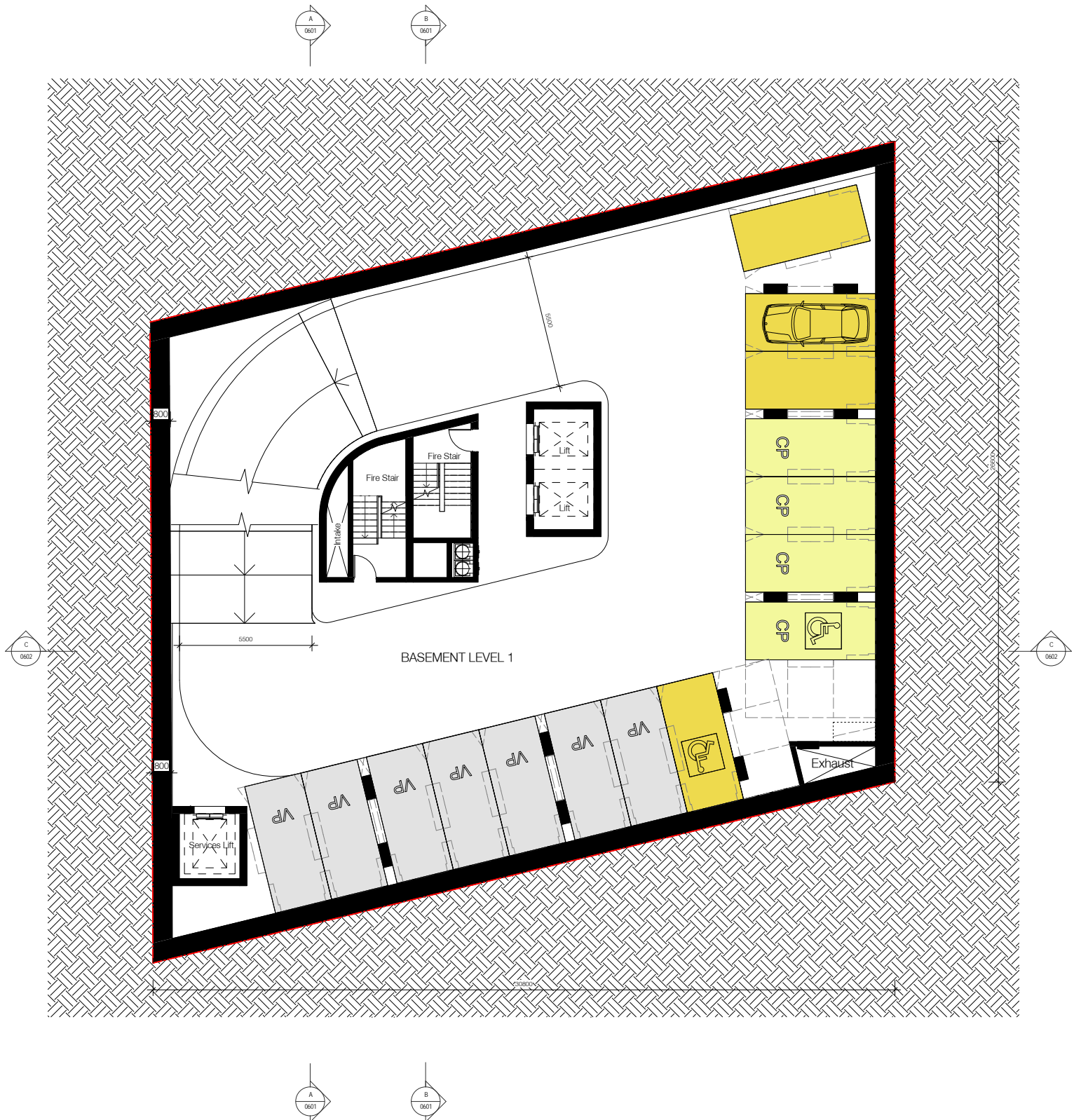
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Accessible Visitor Parking	1
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Carparking Legend

Residential Carparking

Residential Visitor Carparking

Commercial / Retail Carparking

Commercial / Retail Carparking

Childcare Carparking

Residential Service Bay

Car Parking Summary

	Total
Maximum Residential (Including 5 Adaptable at 15% of Units)	
0 x Studios @ 0.2 spaces per dwelling	0
14 x 1 Bed @ 0.4 spaces per dwelling	5.6
42 x 2 Bed @ 0.8 spaces per dwelling	33.6
0 x 3 Bed @ 1.1 spaces per dwelling	0
	39
Maximum Commercial (Including 1 Accessible)	
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$M = (G \times A) / (50 \times T)$ $M = (1,250 \times 822) / (50 \times 5,754) = 1,027,500 / 287,700 = 3.57$	4
Maximum Childcare Staff (Including 1 Accessible) (Including 2 Drop-off)	
Childcare Centre 1 space plus 1 per 100sqm GFA 1 + 2.5 = 3.5	4
Maximum Retail Staff (Including 1 Accessible) (Including 2 Drop-off)	
Retail 1 space per 60sqm GFA 214sqm / 60sqm = 3.57	4
Visitor Parking (Including 1 Accessible)	
Residential Visitor 0.167 spaces for each dwelling up to 30= 5 0.1 space for each dwelling >30 and <7= 2.6	8
Service Bay	
Residential Service Bay	1
No of Car Spaces across the development	60

Bicycle Parking Summary

Class 1 Residential Bicycle parking	1 per dwelling	56 Spaces
Class 2 Staff Bicycle parking		
Office or Business Premises	1 per 150sqm GFA	8 Spaces
Shop, Restaurant or Cafe	1 per 250sqm GFA	1 Spaces
Class 3 Visitor Bicycle parking		
Residential	1 per 10 dwellings	6 Spaces
Office or Business Premises	1 per 400sqm GFA	3 Spaces
Shop, Restaurant or Cafe	2 plus 1 per 100sqm over 100sqm	3 Spaces

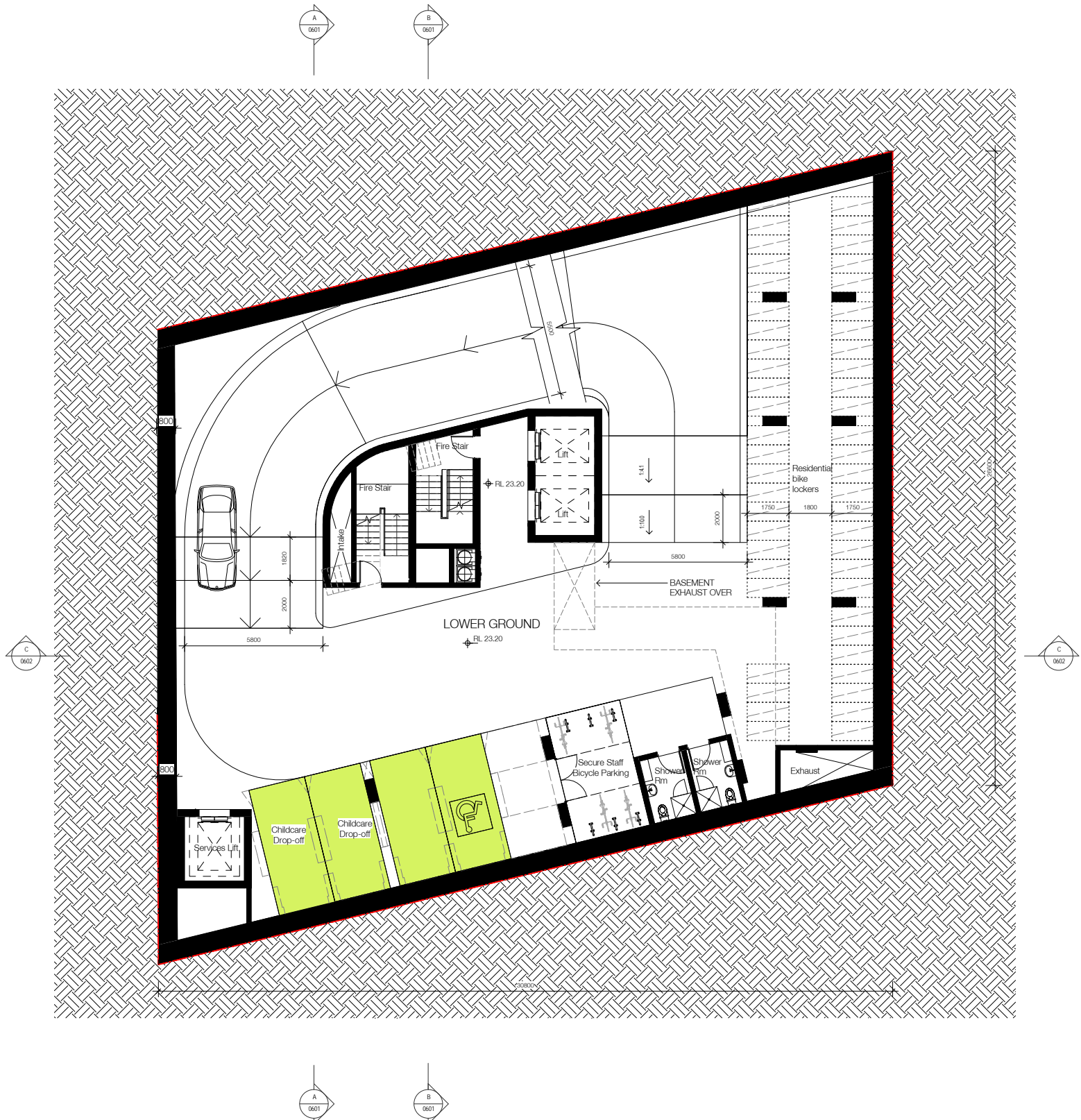
For non-residential uses, the following facilities for bike parking are to be provided at the following rates:
(a) 1 personal locker for each bike parking space;
(b) 1 shower and change cubicle for up to 10 bike parking spaces;
(c) 2 shower and change cubicles for 11 to 20 or more bike parking spaces are provided;
(d) 2 additional showers and cubicles for each additional 20 bike parking spaces or part thereof;
(e) showers and change facilities may be provided in the form of shower and change cubicles in a unisex area in both female and male change rooms; and
(f) locker, change room and shower facilities are to be located close to the bike parking area, entry and exit points and within an area of security camera surveillance where there are such building security systems.

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 - Visitor Bicycle Parking (Double Racks located on GF)	6
	72



Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Floor Plan - Lower Ground



Date Scale Sheet Size
07.04.2017 1 : 100 @ A1

Drawn Chk.
NK AH

Job No. Drawing No. Revision
5359 DA-0204 / 11

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

FOR APPROVAL

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

KEY

Line of building - DA as lodged 07.11.2016

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Floor Plan - Ground Floor



Date

07.04.2017

Scale

1 : 100

Sheet Size

@ A1

Drawn

NK

Chk.

AH

Job No.

5359

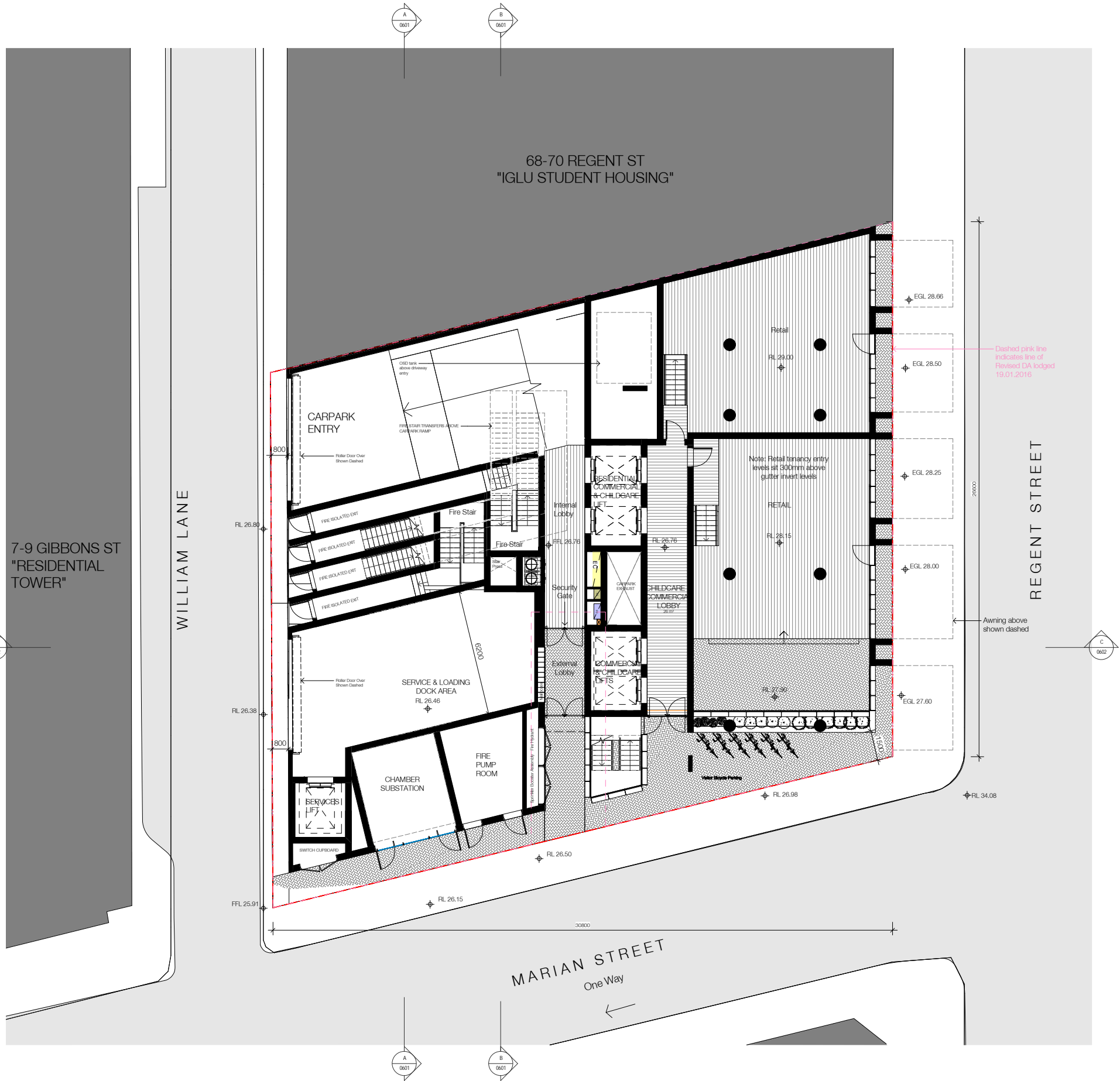
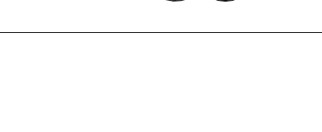
Drawing No.

DA-0205

Revision

/ 11

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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

KEY

Line of building - DA as lodged 07.11.2016

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Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Floor Plan - Level 01

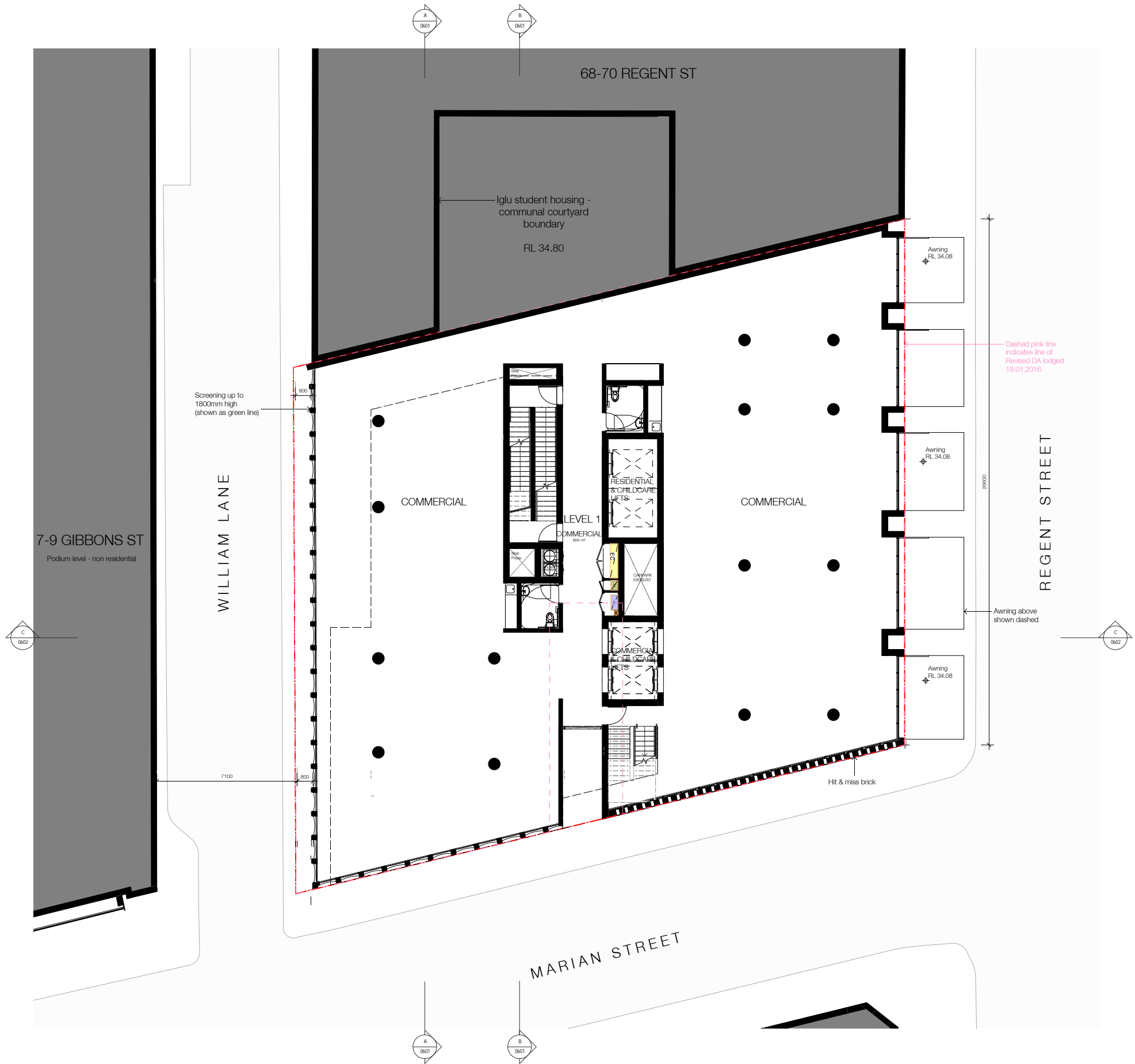


Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn DS / NK Chk. SH

Job No. 5359 Drawing No. DA-0206 Revision / 11

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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



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Floor Plan - Level 02

Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn DS / NK Chk. SH

Job No. 5359 Drawing No. DA-0207 Revision / 11

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

FOR APPROVAL

Rev	Date	Revision	By	Chk.
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
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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



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

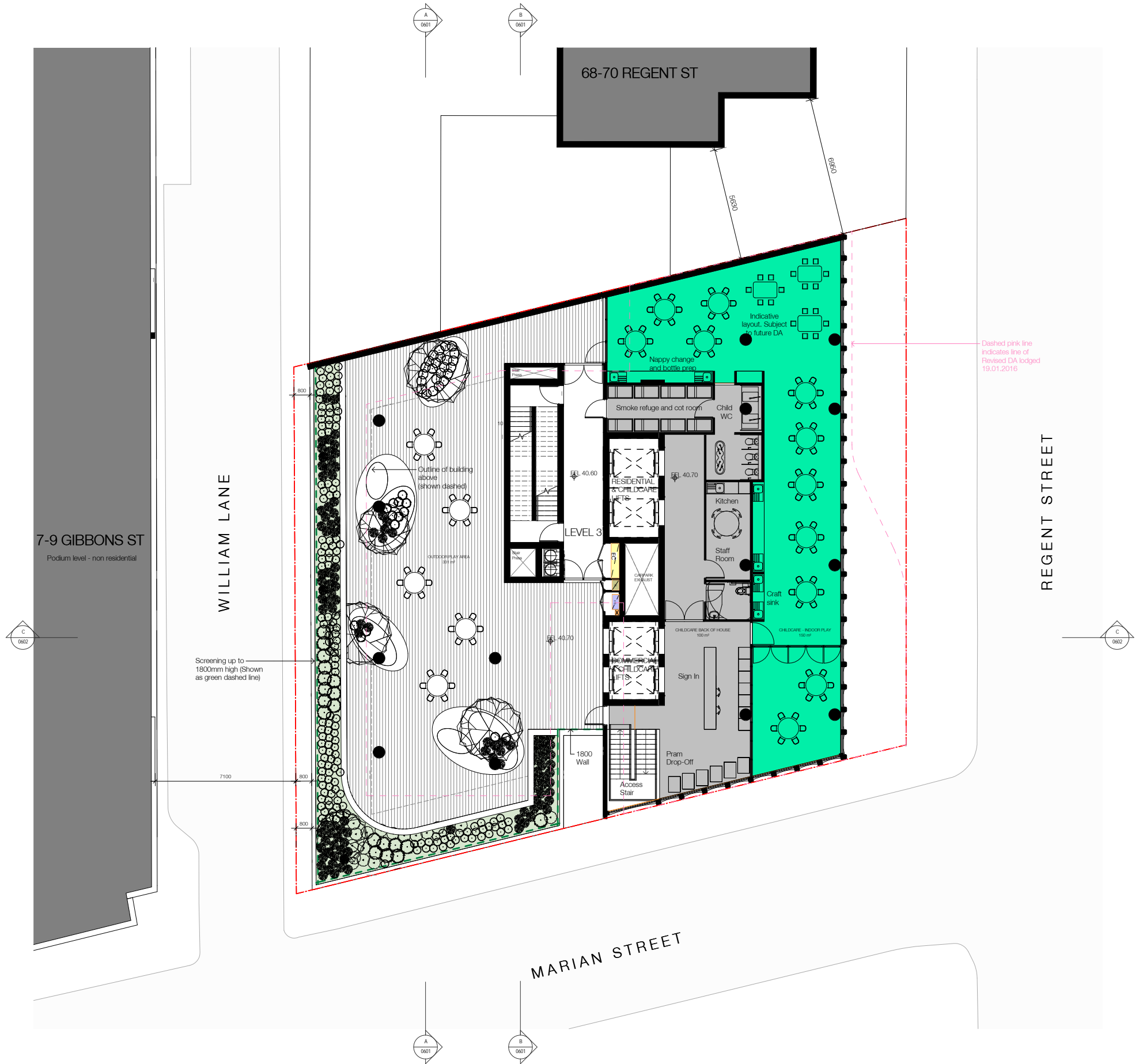
Floor Plan - Level 03

Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. SH

Job No. 5359 Drawing No. DA-0208 Revision / 11

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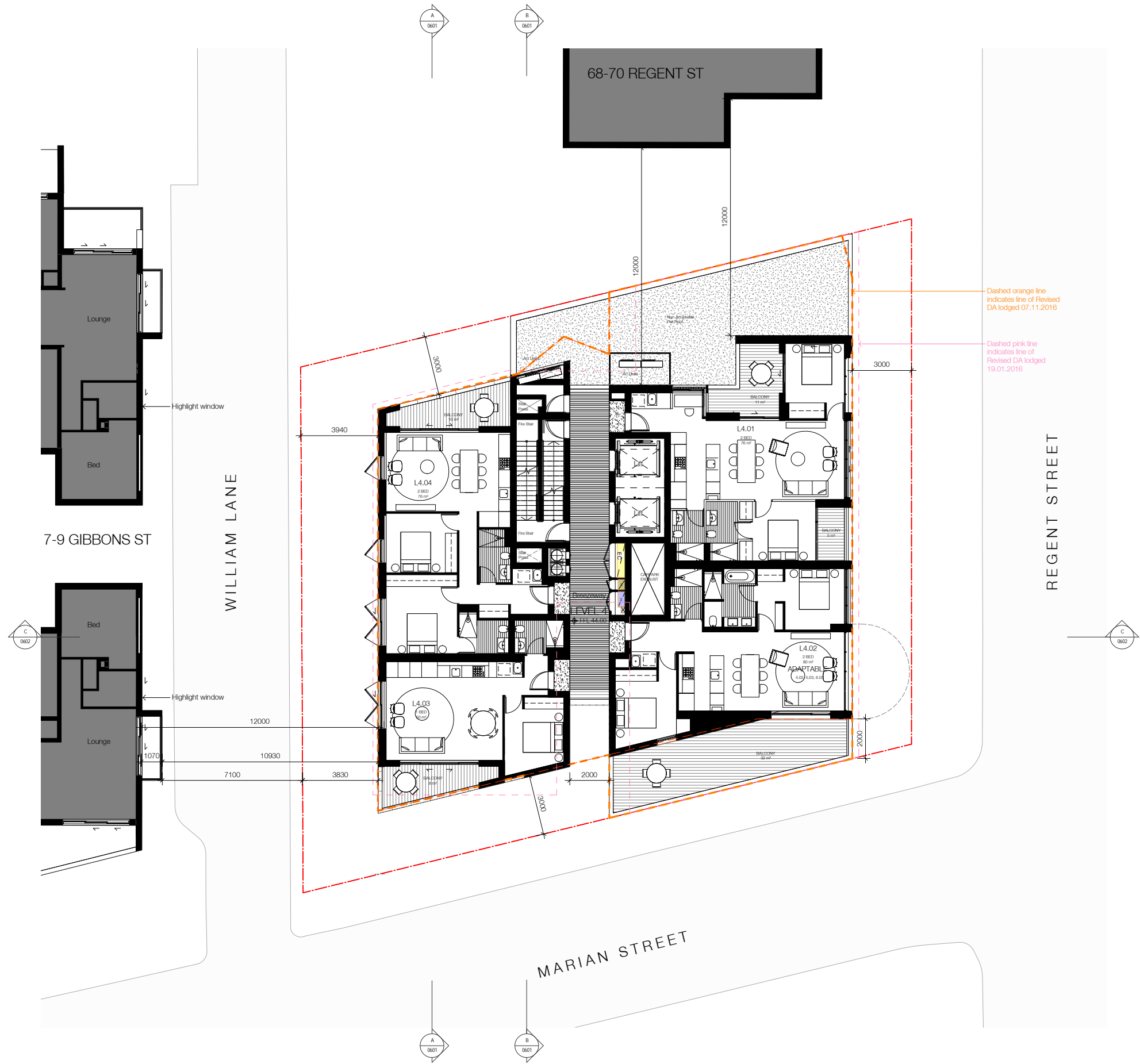


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision	By	Chk.
11	07.04.2017	Revised DA Issue	SH	SH



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Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Floor Plan - Level 04



Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. SH

Job No. 5359 Drawing No. DA-0209 Revision / 11

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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

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Project

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

Drawing Name

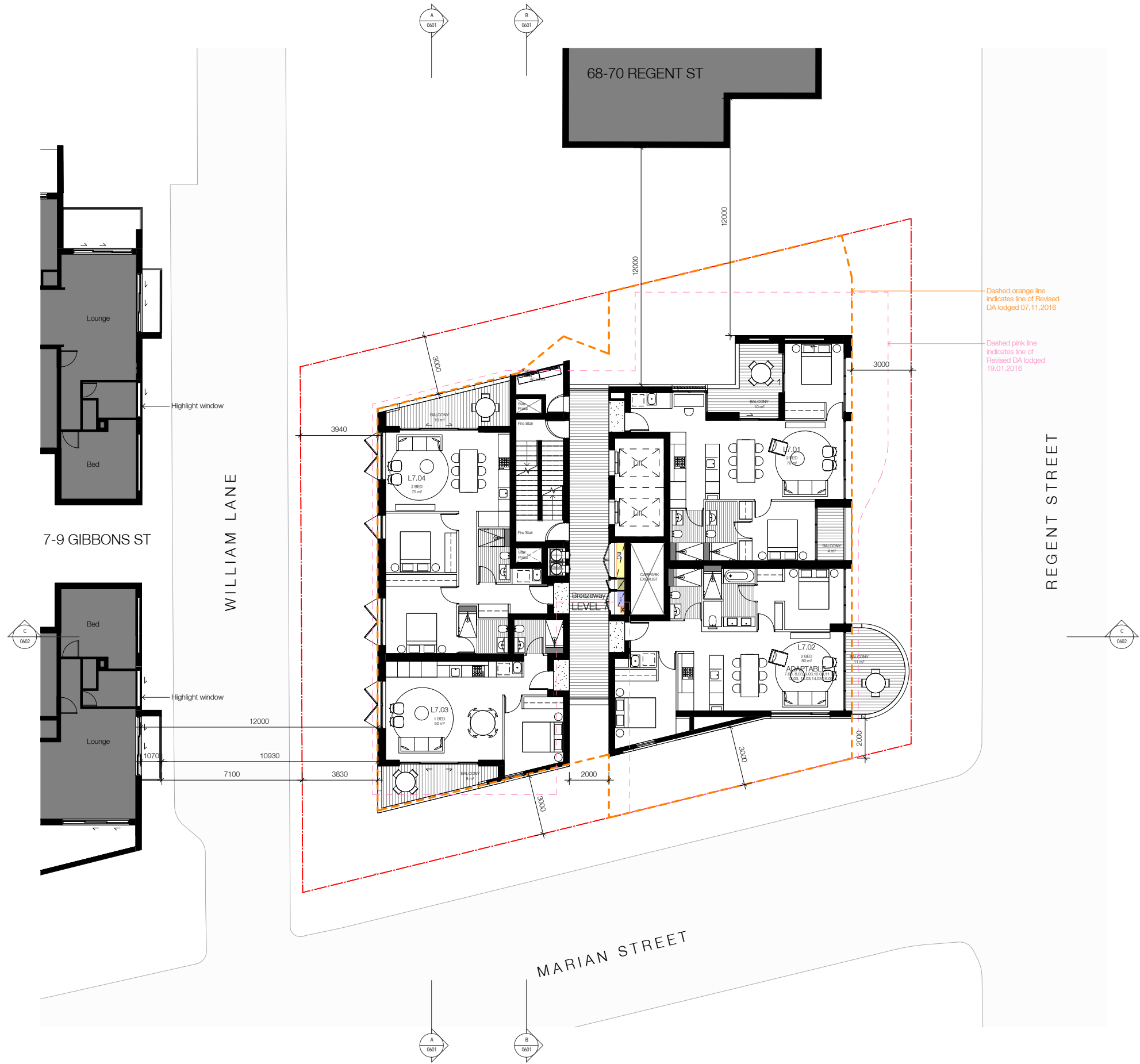
Floor Plan - Level 05-17

Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn DS / NK Chk. SH

Job No. 5359 Drawing No. DA-0210 Revision / 11

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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	SH
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



Project

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

Drawing Name

Roof Plan

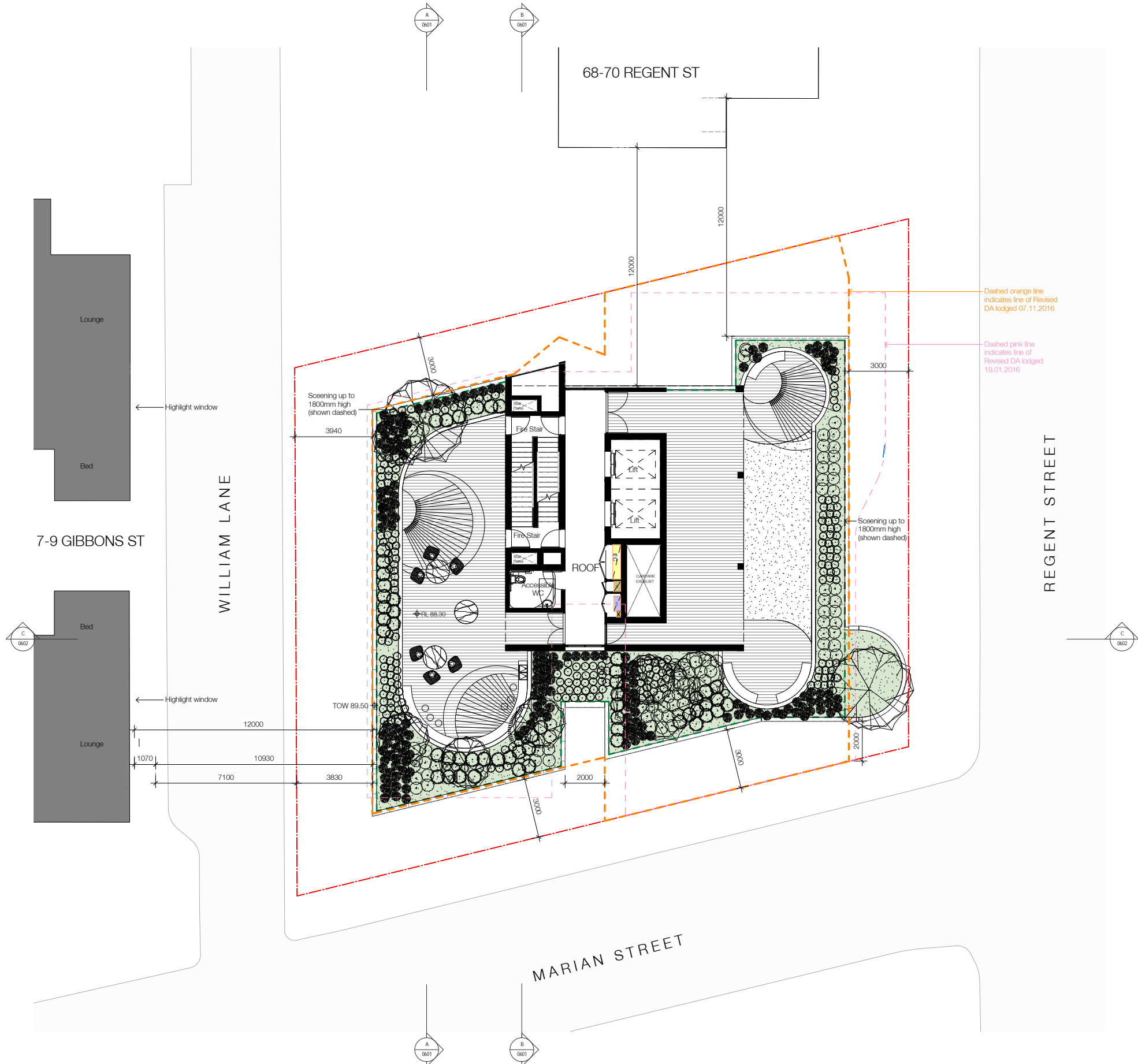


Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. AH

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

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6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	SH
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



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Roof Top Plant Plan

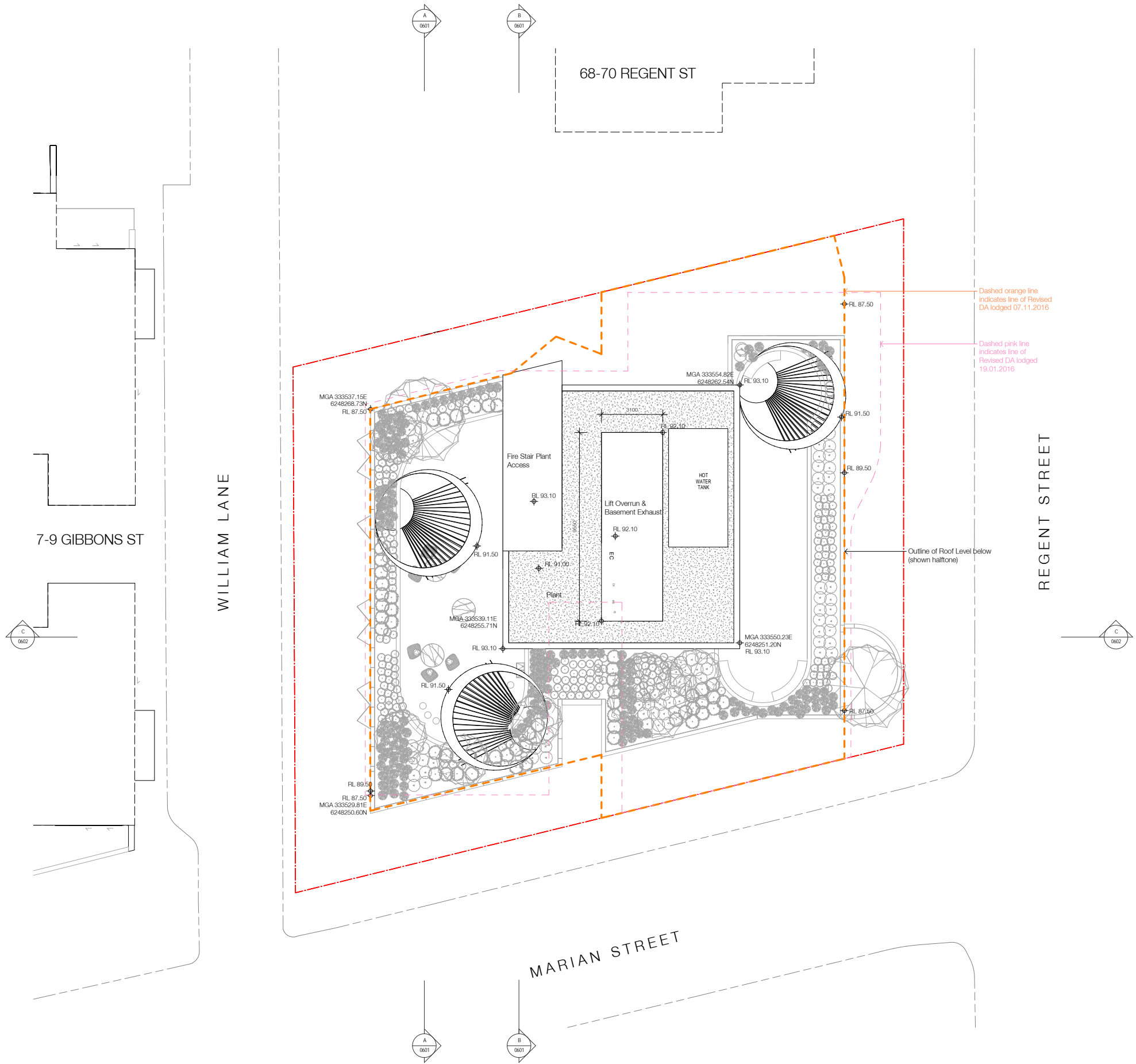


Date 07.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-0212 Revision / 11

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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

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	-	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	-	Glass Type 03-Tinted (grey)
PT:01	-	Paint Finish - White
PT:02	-	Paint Finish - Black
TB:01	-	Timber Cladding

KEY

--- Line of building - DA as lodged 07.11.2016

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

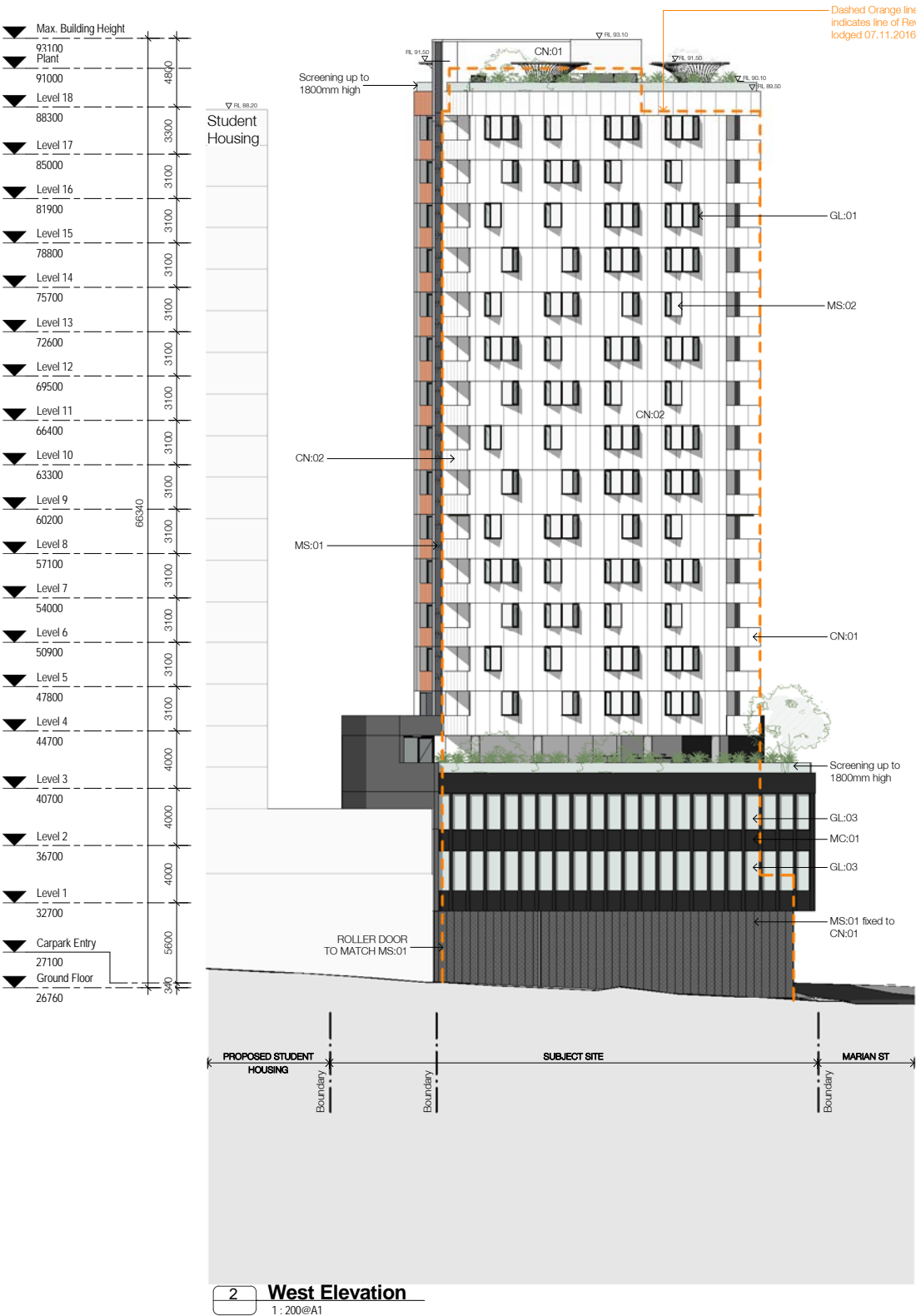
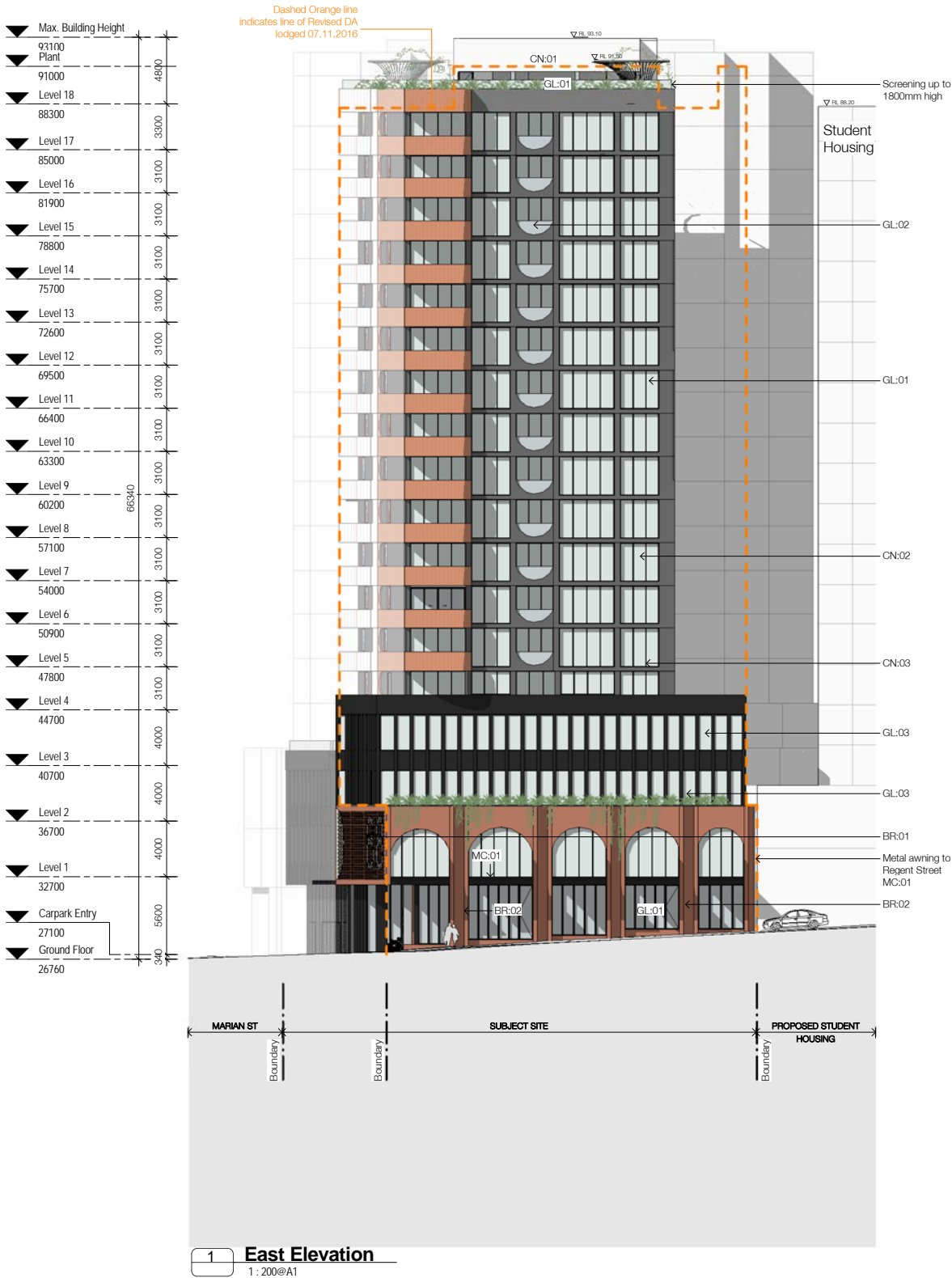
Elevations - East & West

Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-0501 Revision / 11

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8	11.11.2016	Revised DA Issue	NK	SH
11	07.04.2017	Revised DA Issue	SH	SH

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

KEY

--- Line of building - DA as lodged 07.11.2016

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Elevations - North & South

Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

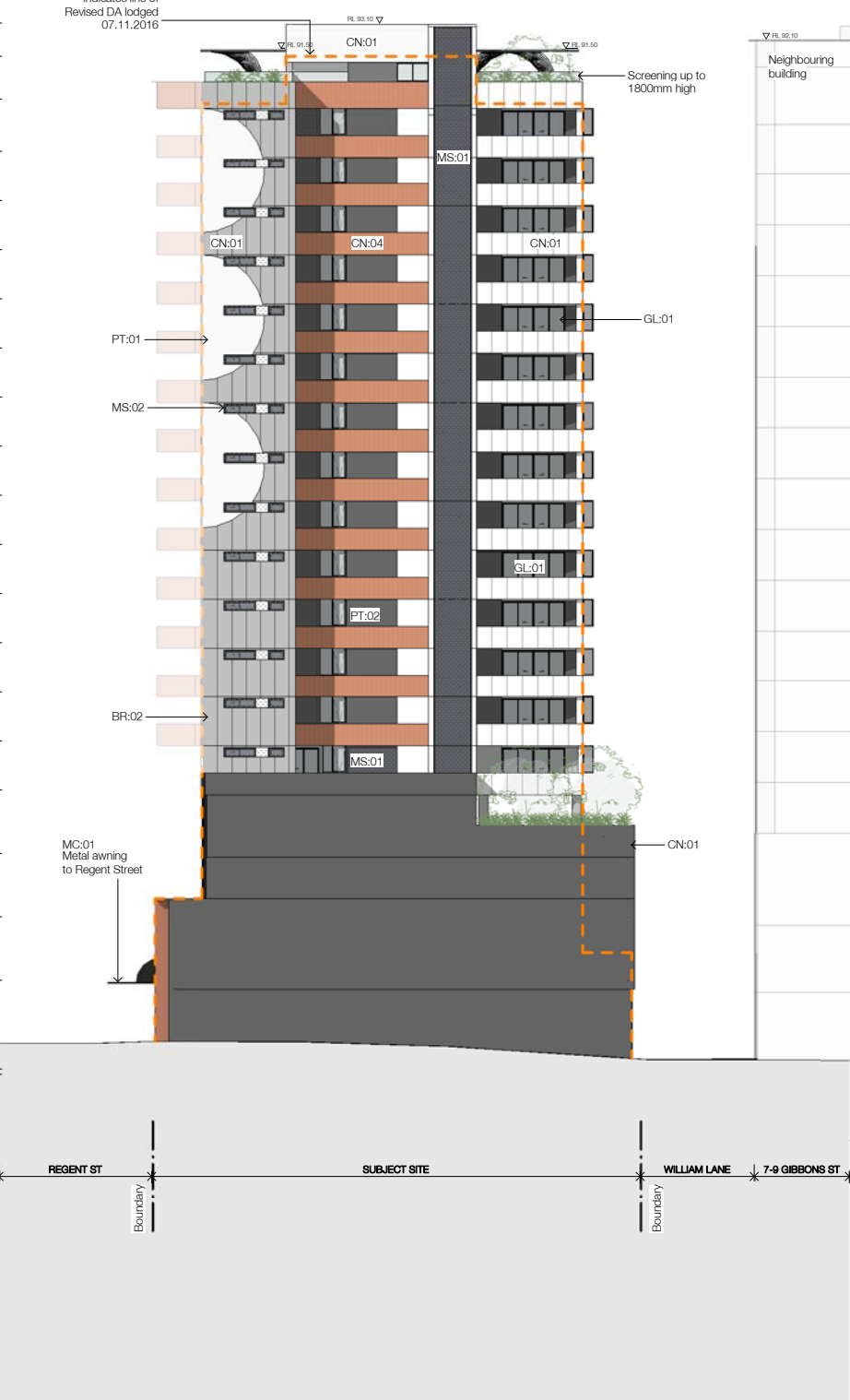
Job No. 5359 Drawing No. DA-0502 Revision / 11

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Max. Building Height	
93100 Plant	4800
91000	
Level 18	88300
Level 17	85000
Level 16	81900
Level 15	78800
Level 14	75700
Level 13	72600
Level 12	69500
Level 11	66400
Level 10	63300
Level 9	60200
Level 8	57100
Level 7	54000
Level 6	50900
Level 5	47800
Level 4	44700
Level 3	40700
Level 2	36700
Level 1	32700
Carpark Entry	27100
Ground Floor	26760

Dashed orange line indicates line of Revised DA lodged 07.11.2016



1 North Elevation
1: 200@A1

Max. Building Height	
93100 Plant	4800
91000	
Level 18	88300
Level 17	85000
Level 16	81900
Level 15	78800
Level 14	75700
Level 13	72600
Level 12	69500
Level 11	66400
Level 10	63300
Level 9	60200
Level 8	57100
Level 7	54000
Level 6	50900
Level 5	47800
Level 4	44700
Level 3	40700
Level 2	36700
Level 1	32700
Carpark Entry	27100
Ground Floor	26760



2 South Elevation
1: 200@A1

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

FOR APPROVAL

Rev	Date	Revision	By	Chk.
11	07.04.2017	Revised DA Issue	SH	SH

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

Client

MILLIGAN GROUP

THIRD GROUP

Project

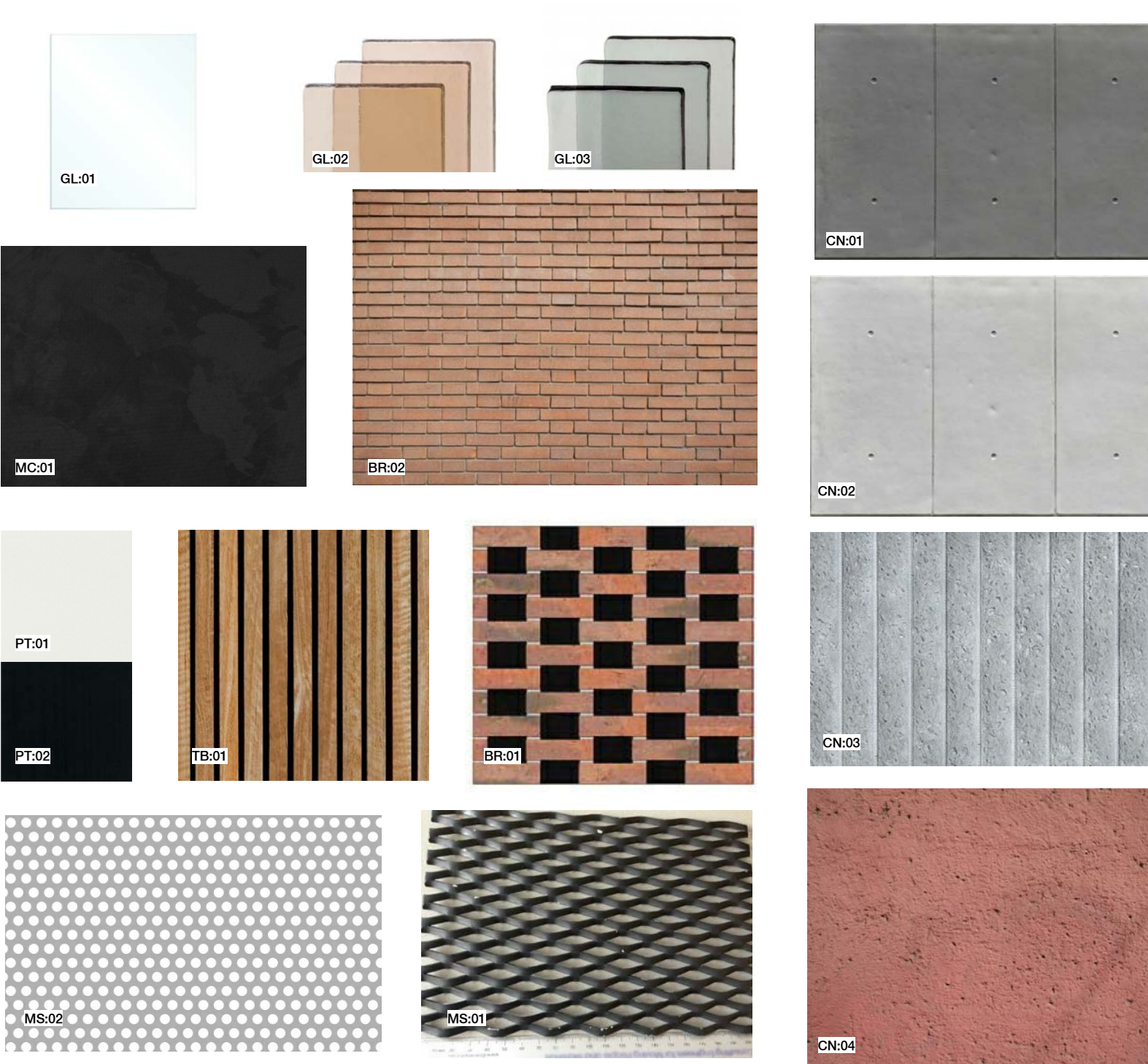
MILLIGAN - Regent Street, Redfern

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

Drawing Name

External Finishes

Date	Scale	Sheet Size
07.04.2017	1 : 200	@ A1
Drawn	Chk.	
NK	AH	
Job No.	Drawing No.	Revision
5359	DA-0550	/ 11



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

FOR APPROVAL

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

KEY

Line of building - DA as lodged 07.11.2016

Client



Project

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

Drawing Name

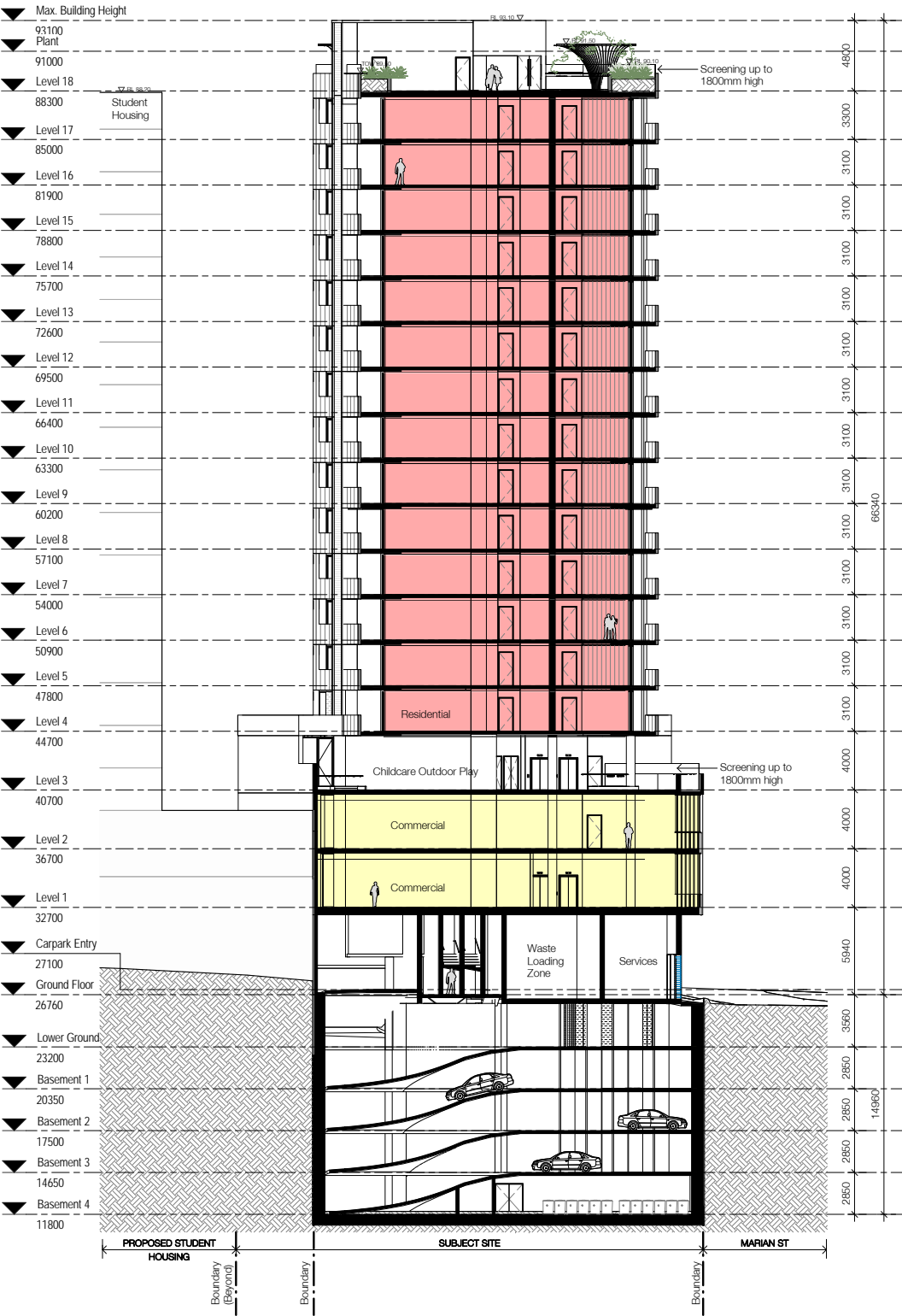
Sections - A & B

Date 07.04.2017 Scale As indicated Sheet Size @ A1

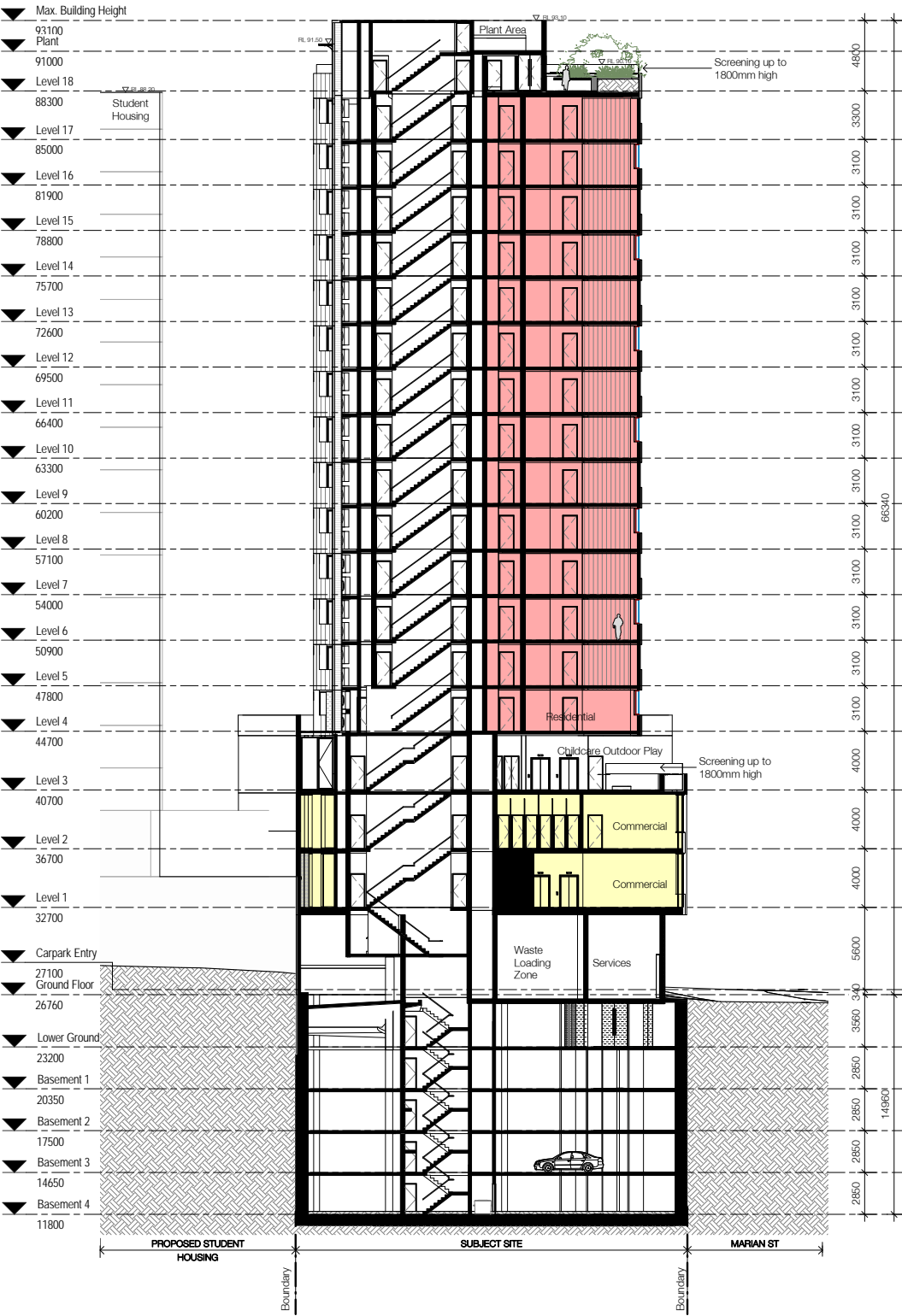
Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-0601 Revision 11

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A Section A
1 : 200@A1



B Section B
1 : 200@A1

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

KEY

Line of building - DA as lodged 07.11.2016

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

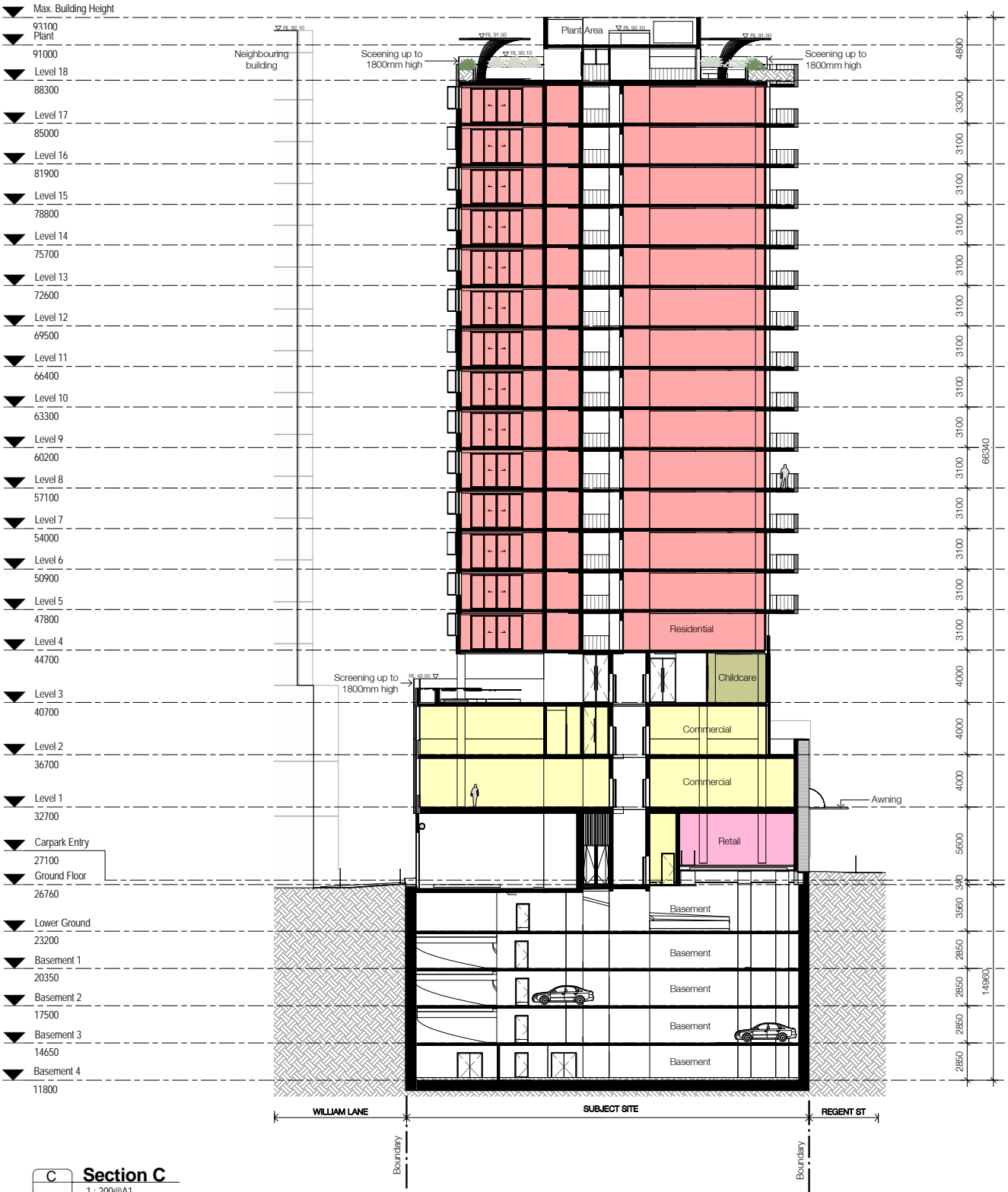
Sections - C

Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-0602 Revision / 11

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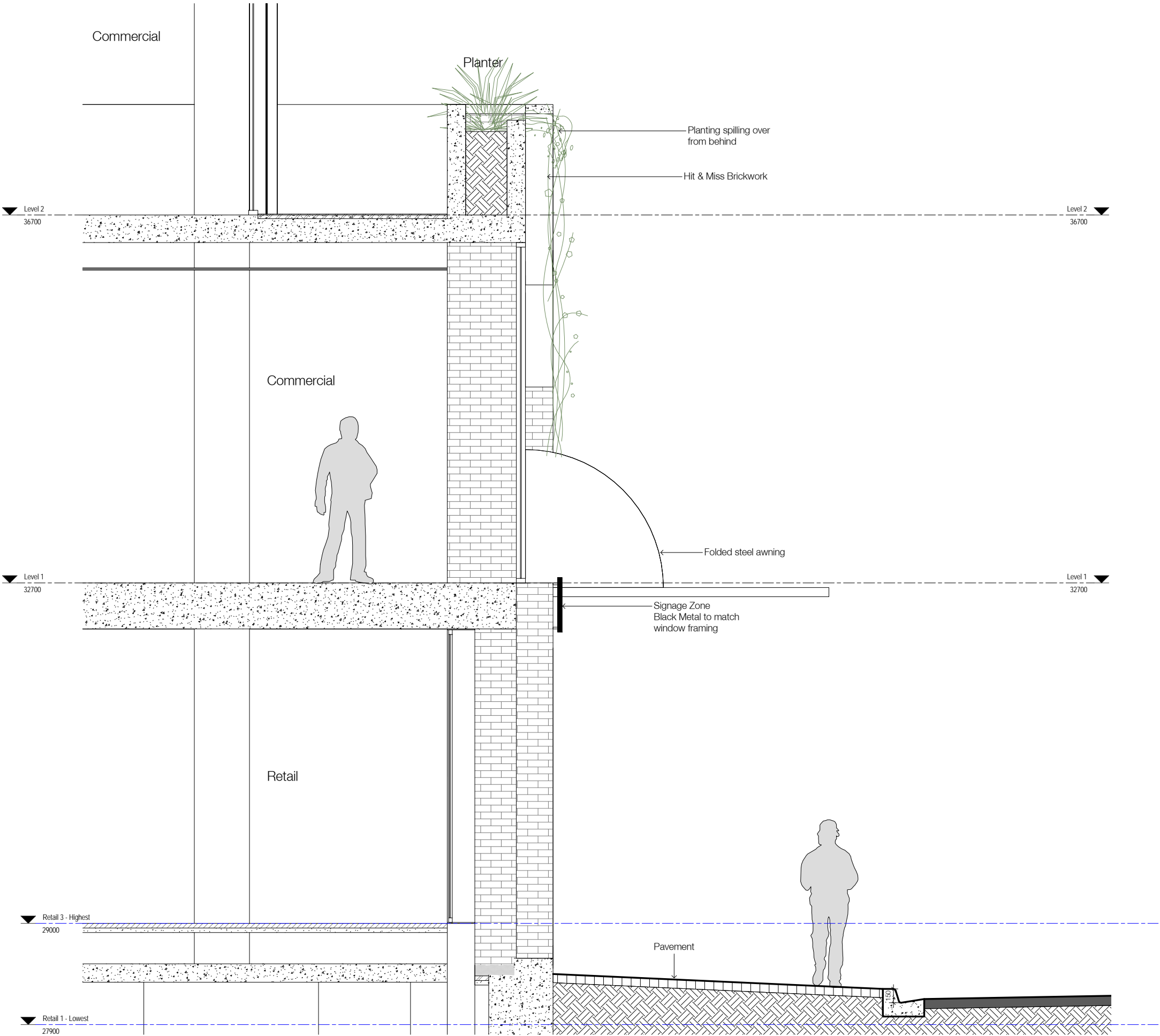


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
11	07.04.2017	Revised DA Issue	SH	SH



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Project
MILLIGAN - Regent Street, Redfern

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

Drawing Name

Retail Wall Sections

Date 07.04.2017 Scale 1 : 20 Sheet Size @ A1

Drawn JTG Chk. SH

Job No. 5359 Drawing No. DA-0701 Revision / 11

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1 Detail East Elevation - Retail
1 : 50@A1



2 Detail South Elevation - Retail
1 : 50@A1

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FOR APPROVAL

Rev	Date	Revision	By	Chk.
11	07.04.2017	Revised DA Issue	SH	SH

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	-	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	-	Glass Type 03-Tinted (grey)
PT:01	-	Paint Finish - White
PT:02	-	Paint Finish -Black
TB:01	-	Timber Cladding

Client



Project

MILLIGAN - Regent Street, Redfern

80-88 Regent St, Redfern for
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Drawing Name

Retail Detail Elevation

Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn NK Chk. SH

Job No. 5359 Drawing No. DA-0702 Revision / 11

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FOR APPROVAL

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



01 Winter 9am Existing
1 : 1000@A1



02 Winter 9am Proposed
1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_19.01.2016
- Revised DA scheme additional shadow_15.11.2016
- Current DA additional shadow_10.03.2017

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Shadow Analysis Sheet 1



Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3001 Revision / 11

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



1 Winter 10am Existing
1: 1000@A1



2 Winter 10am Proposed
1: 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_19.01.2016
- Revised DA scheme additional shadow_15.11.2016
- Current DA additional shadow_10.03.2017

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Shadow Analysis Sheet 2



Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3002 Revision / 11

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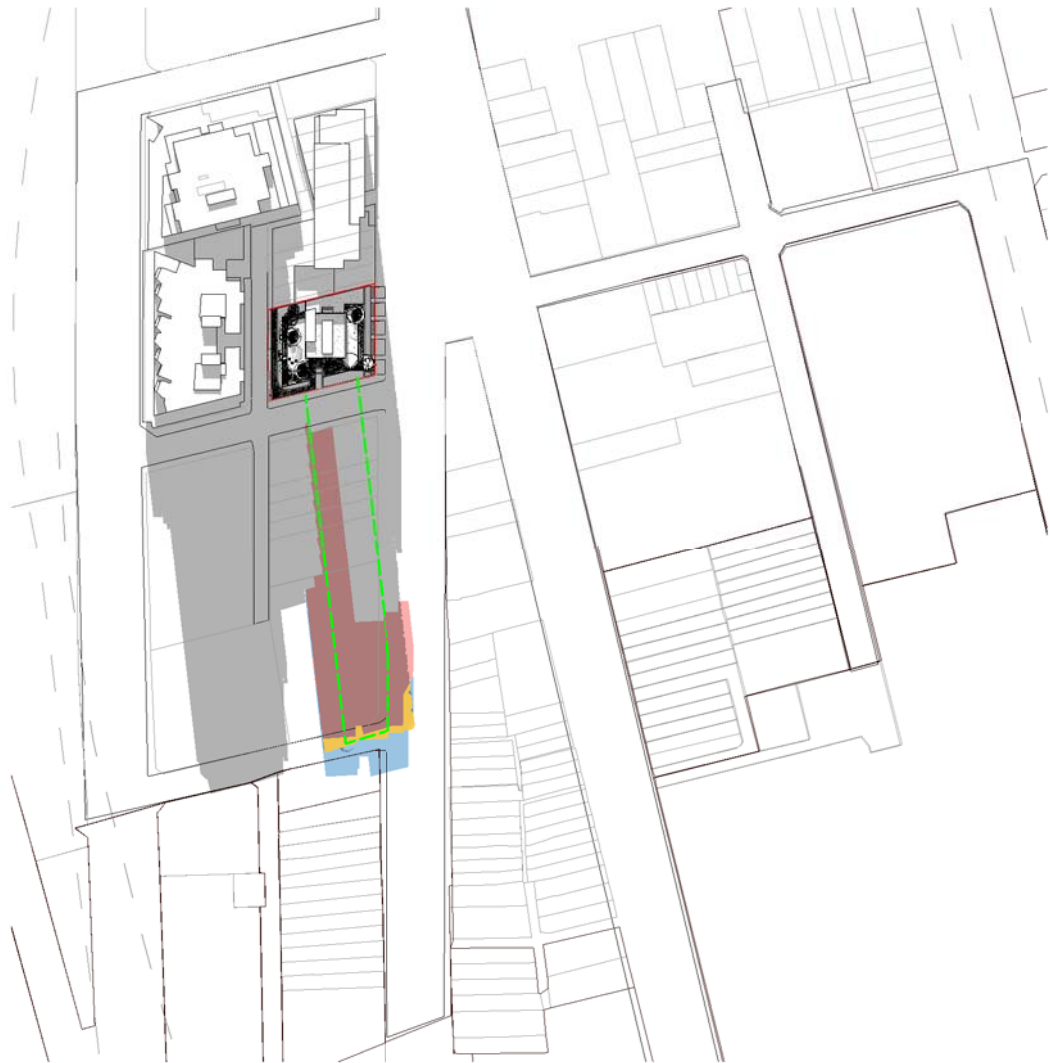
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Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	SH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised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



1 Winter 11am Existing
1 : 1000@A1



2 Winter 11am Proposed
1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_19.01.2016
- Revised DA scheme additional shadow_15.11.2016
- Current DA additional shadow_10.03.2017

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Shadow Analysis Sheet 3



Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3003 Revision / 11

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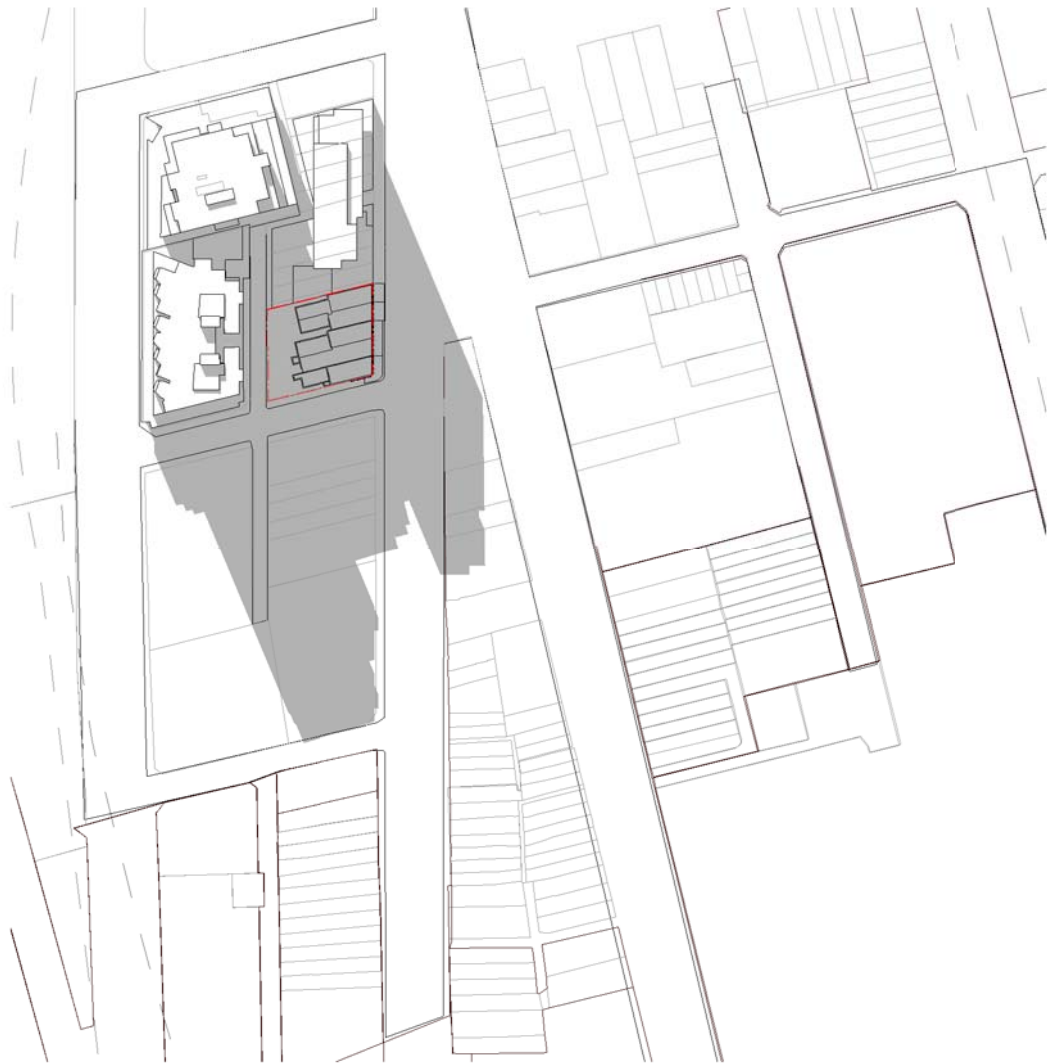


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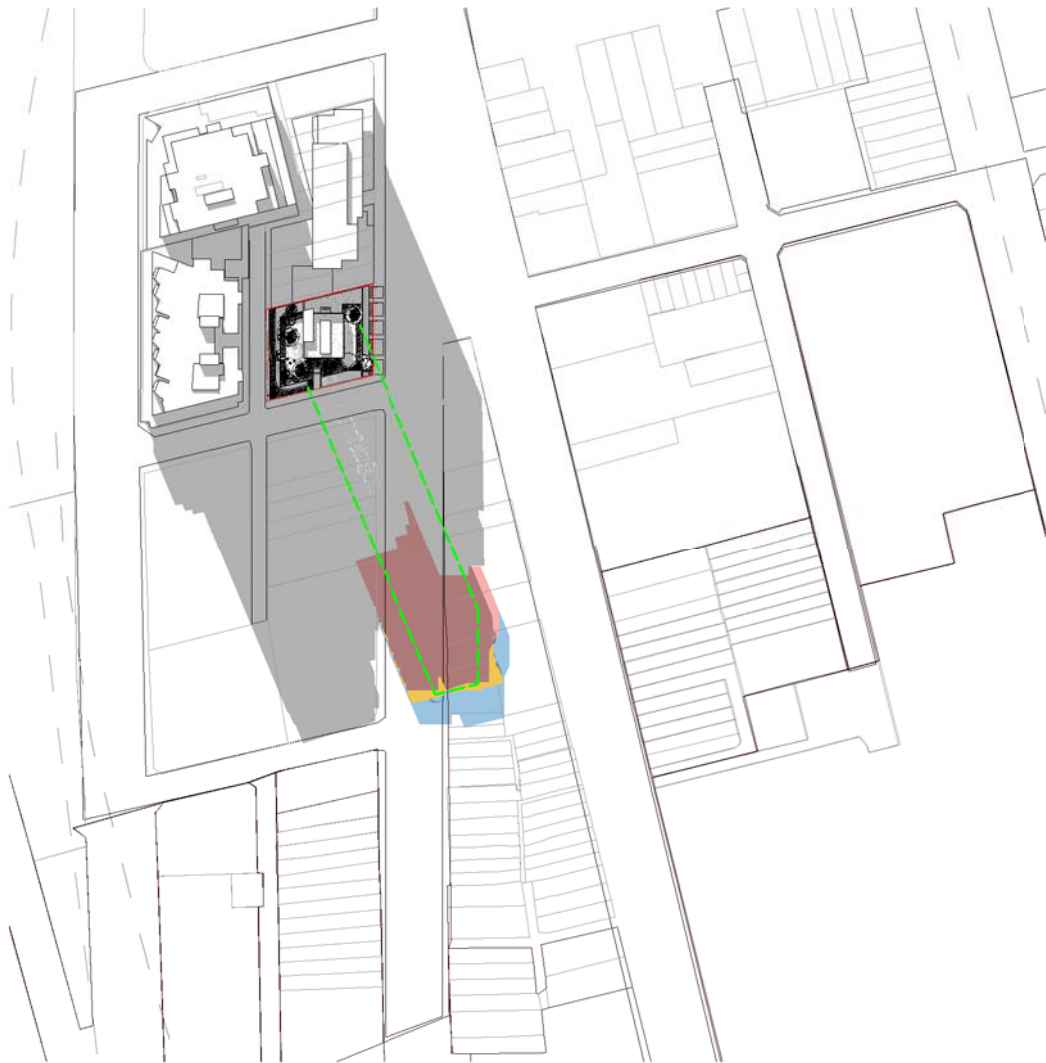
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Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	SH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised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



1 Winter 12pm Existing
1: 1000@A1



2 Winter 12pm Proposed
1: 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_19.01.2016
- Revised DA scheme additional shadow_15.11.2016
- Current DA additional shadow_10.03.2017

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Shadow Analysis Sheet 4



Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3004 Revision / 11

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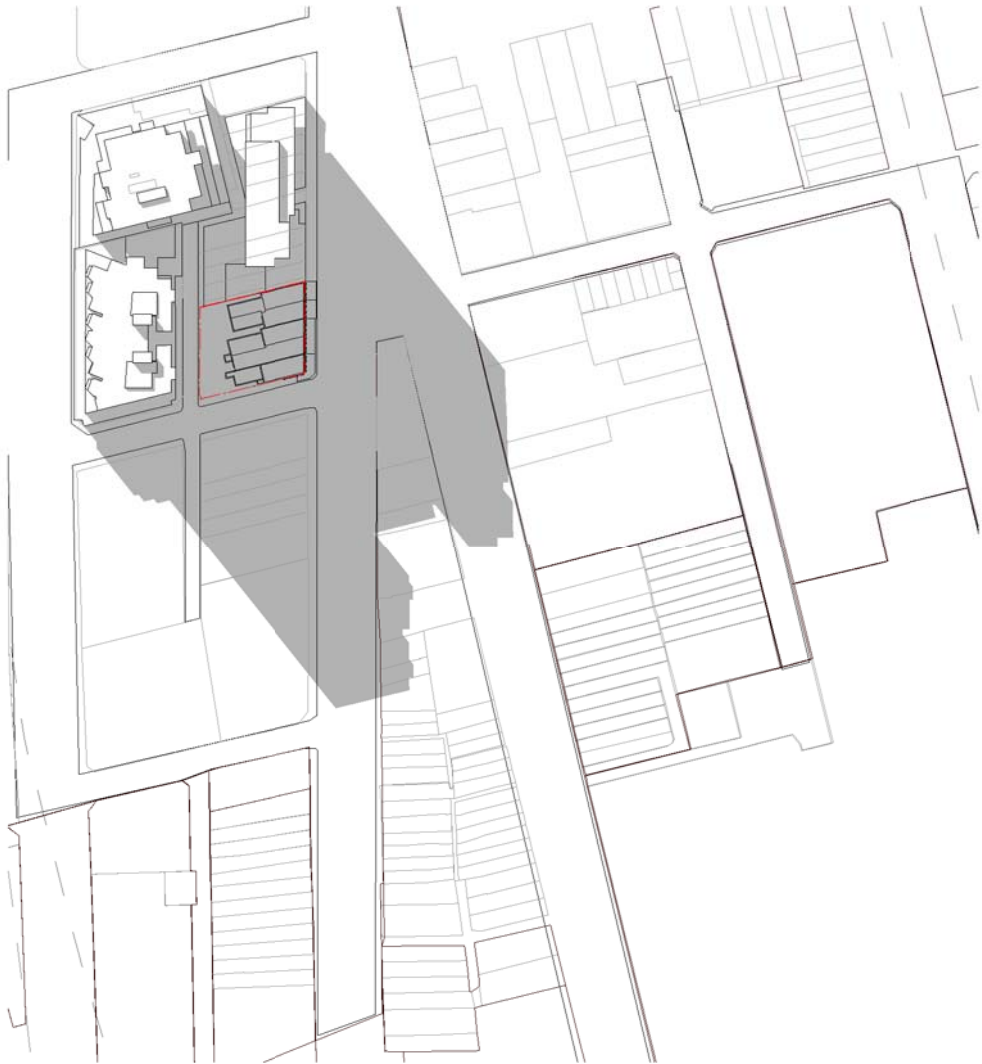


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5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	SH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



1 Winter 1pm Existing
1 : 1000@A1



2 Winter 1pm Proposed
1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_19.01.2016
- Revised DA scheme additional shadow_15.11.2016
- Current DA additional shadow_10.03.2017

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Shadow Analysis Sheet 5



Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3005 Revision / 11

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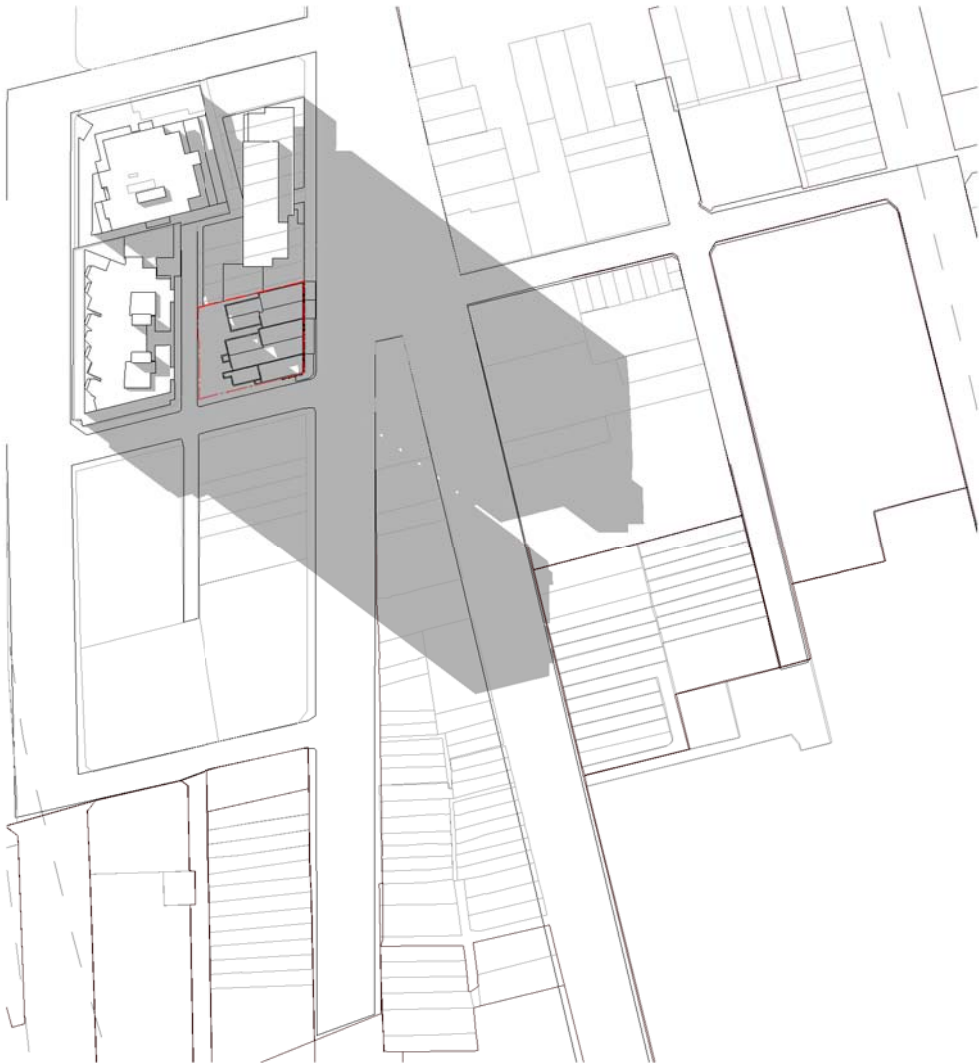


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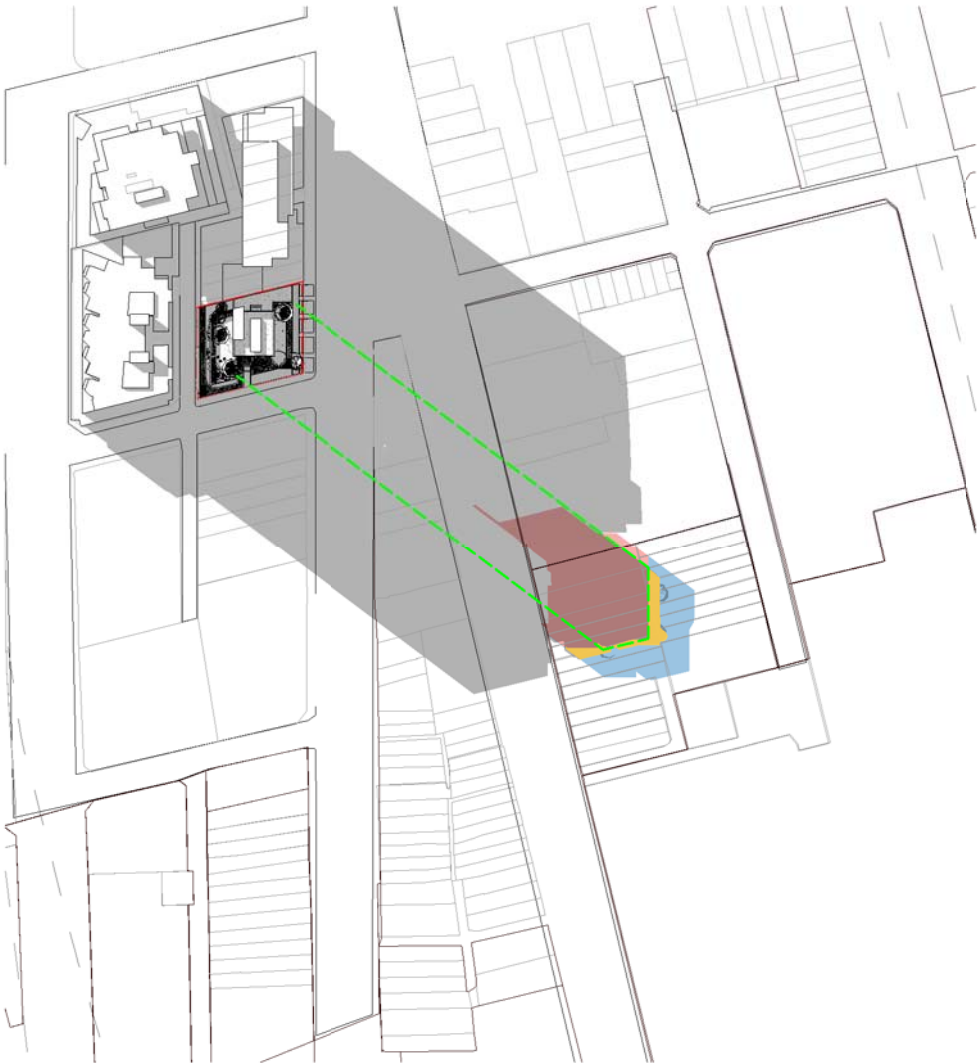
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6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	SH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



1 Winter 2pm Existing
1 : 1000@A1



2 Winter 2pm Proposed
1 : 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_19.01.2016
- Revised DA scheme additional shadow_15.11.2016
- Current DA additional shadow_10.03.2017

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Shadow Analysis Sheet 6



Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3006 Revision / 11

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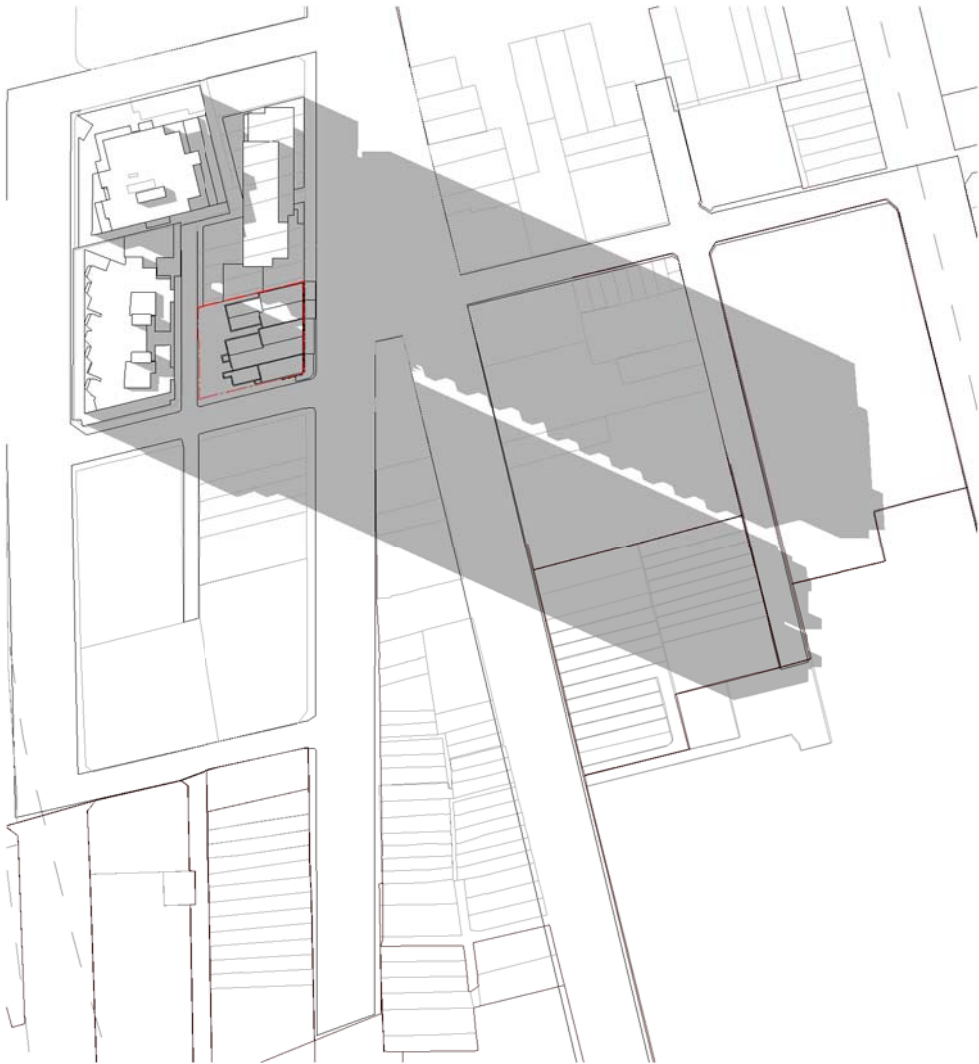


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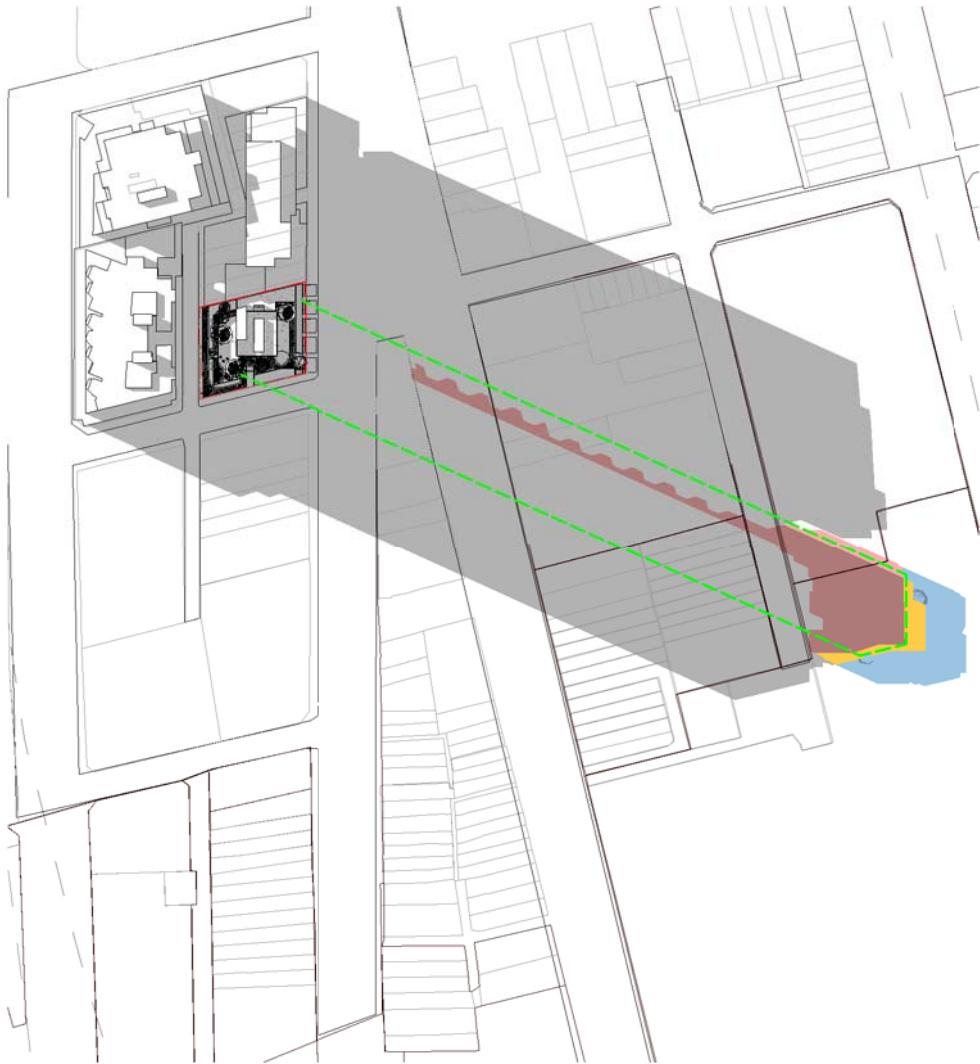
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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3	13.01.2016	Draft DA Issue	DS	SH
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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	SH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



1 Winter 3pm Existing
1: 1000@A1



2 Winter 3pm Proposed
1: 1000@A1

KEY

- Shadow cast by a complying envelope - 4m Setback Marian Street
- DA as lodged additional shadow_19.01.2016
- Revised DA scheme additional shadow_15.11.2016
- Current DA additional shadow_10.03.2017

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Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Shadow Analysis Sheet 7



Date 07.04.2017 Scale As indicated Sheet Size @ A1

Drawn DS Chk. SH

Job No. 5359 Drawing No. DA-3007 Revision / 11

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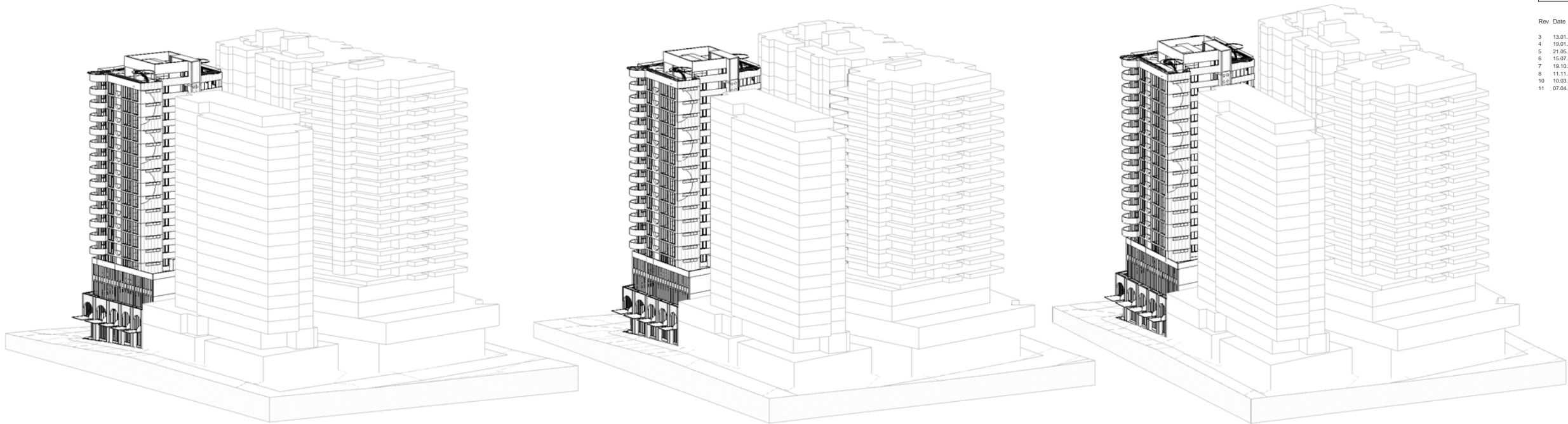


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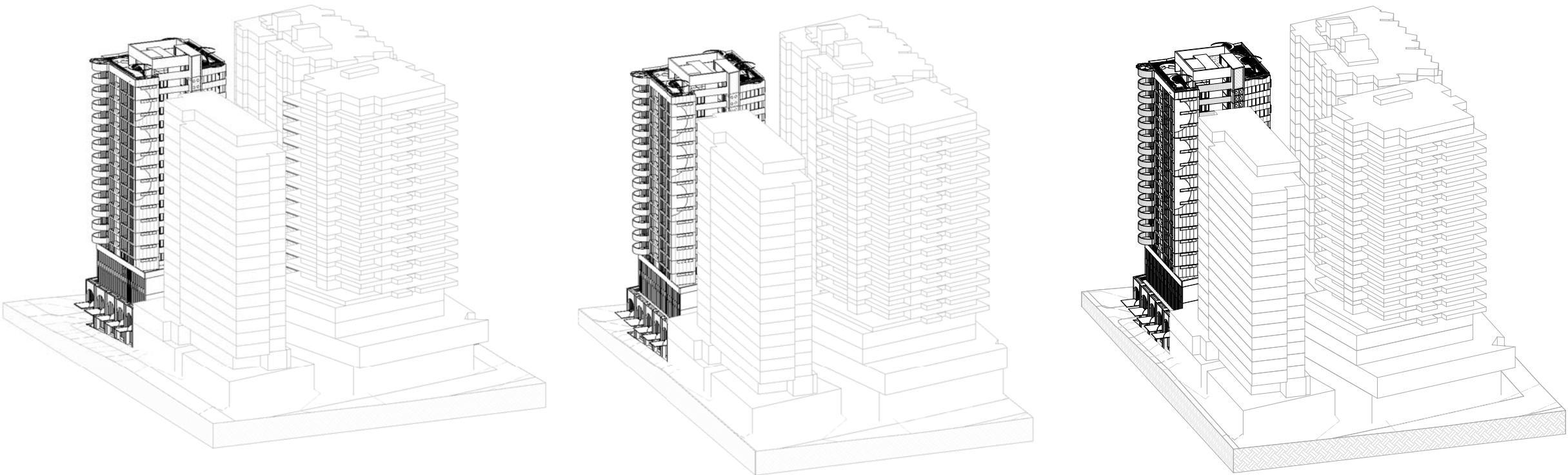
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3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



WINTER 8AM

WINTER 8:15AM

WINTER 8:30AM



WINTER 8:45AM

WINTER 9AM

WINTER 9:15AM

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

View from the Sun - Sheet 1

Date Scale Sheet Size

07.04.2017 @ A1

Drawn Chk.

DS SH

Job No. Drawing No. Revision

5359 DA-3011 / 11

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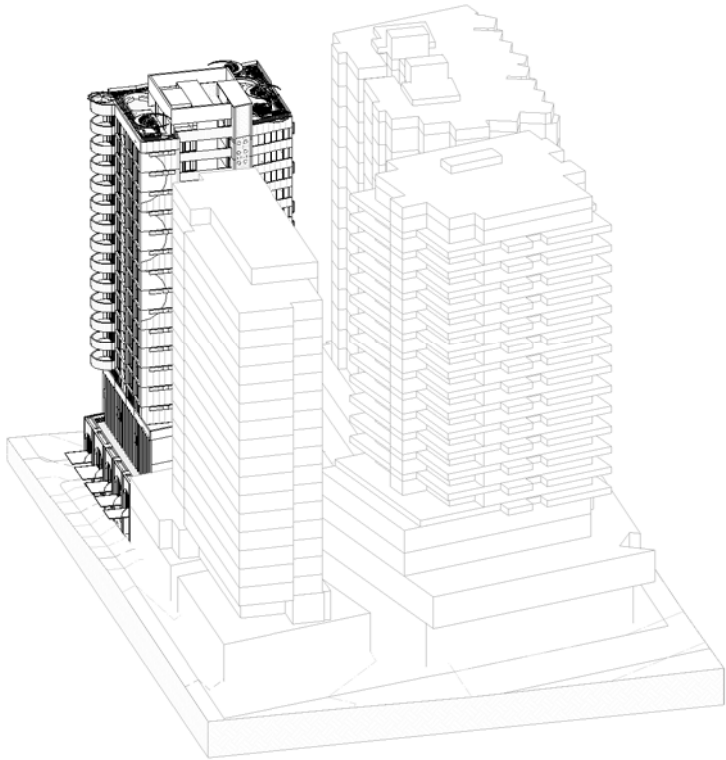


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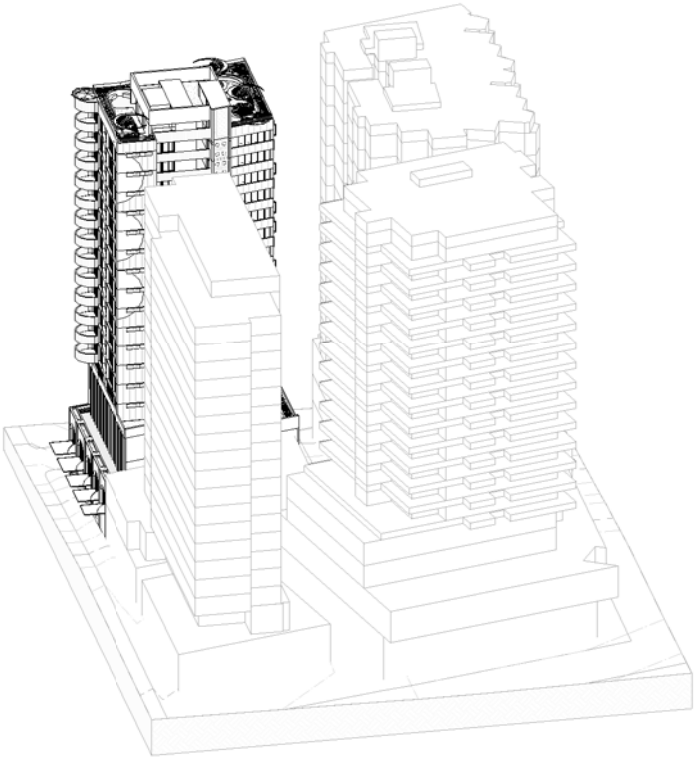
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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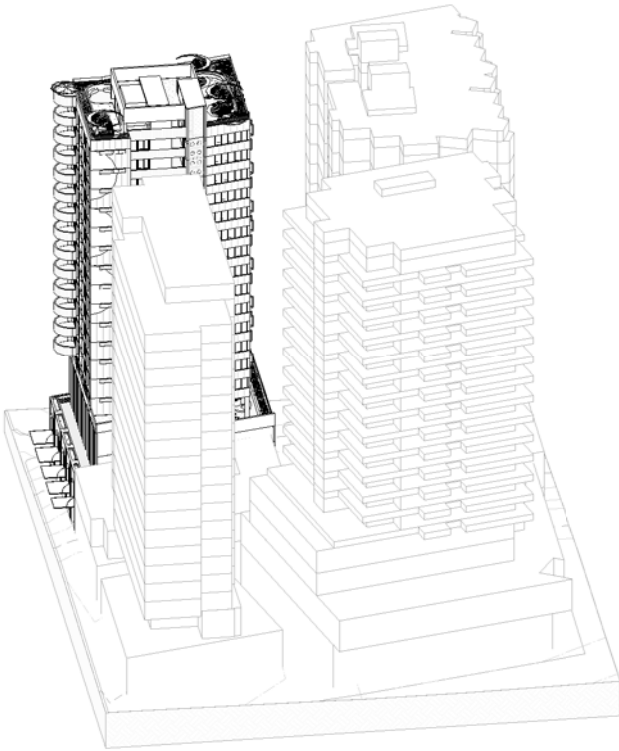
Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



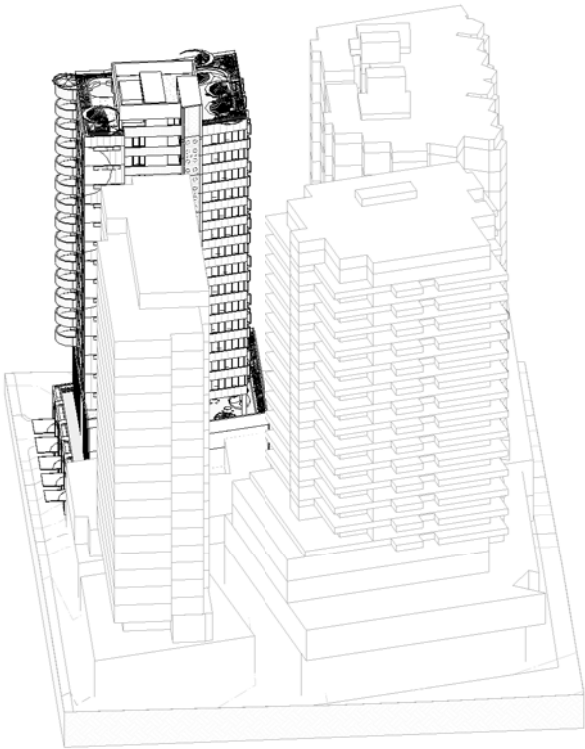
WINTER 9:30AM



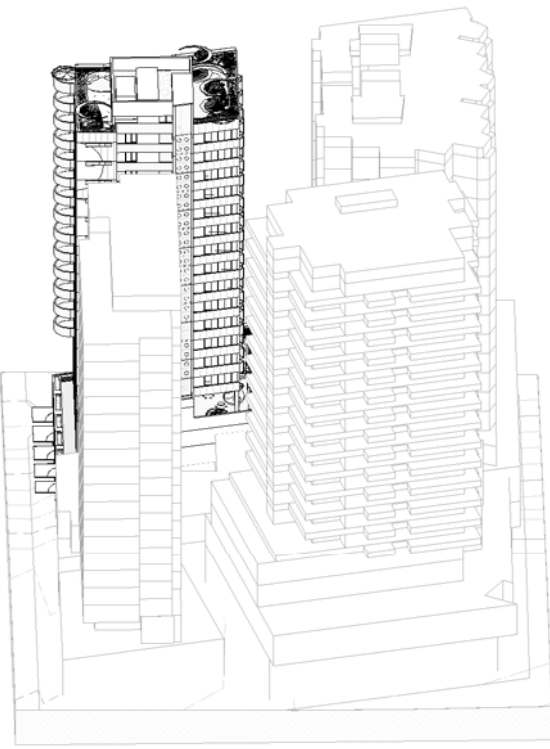
WINTER 9:45AM



WINTER 10AM



WINTER 10:15AM



WINTER 10:30AM



WINTER 10:45AM

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

View from the Sun - Sheet 2

Date Scale Sheet Size

07.04.2017 @ A1

Drawn Chk.

DS SH

Job No. Drawing No. Revision

5359 DA-3012 / 11

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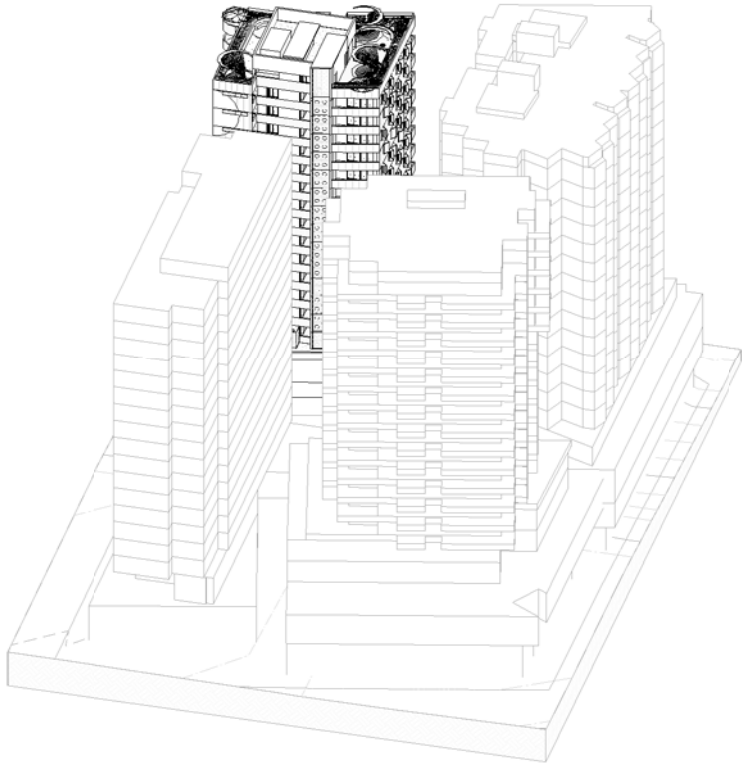
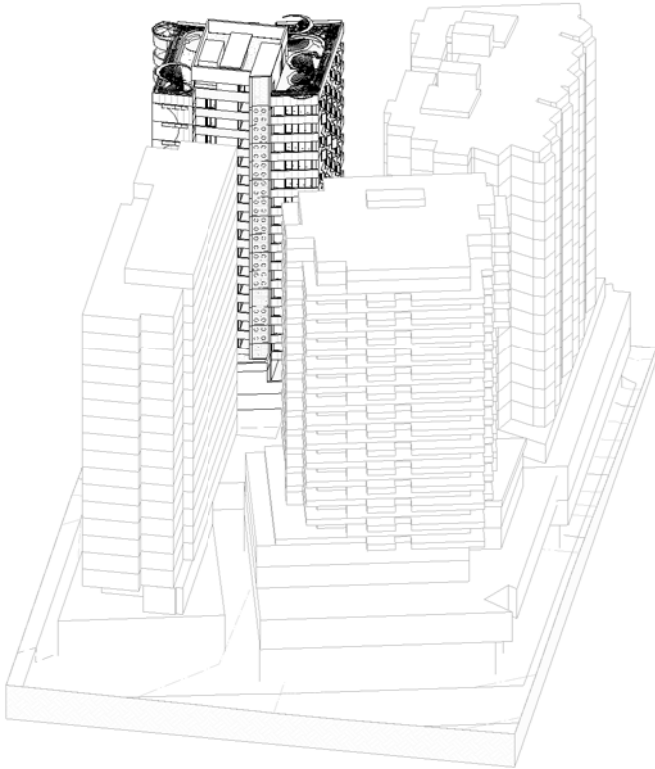
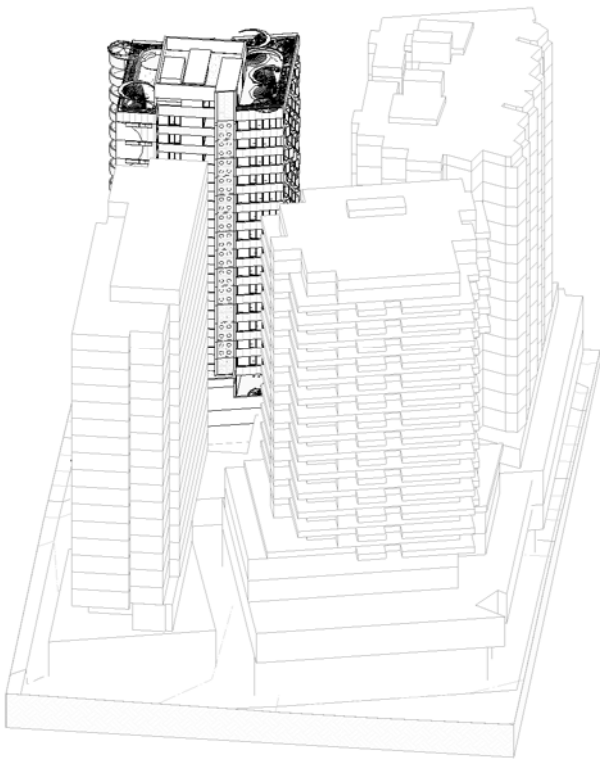


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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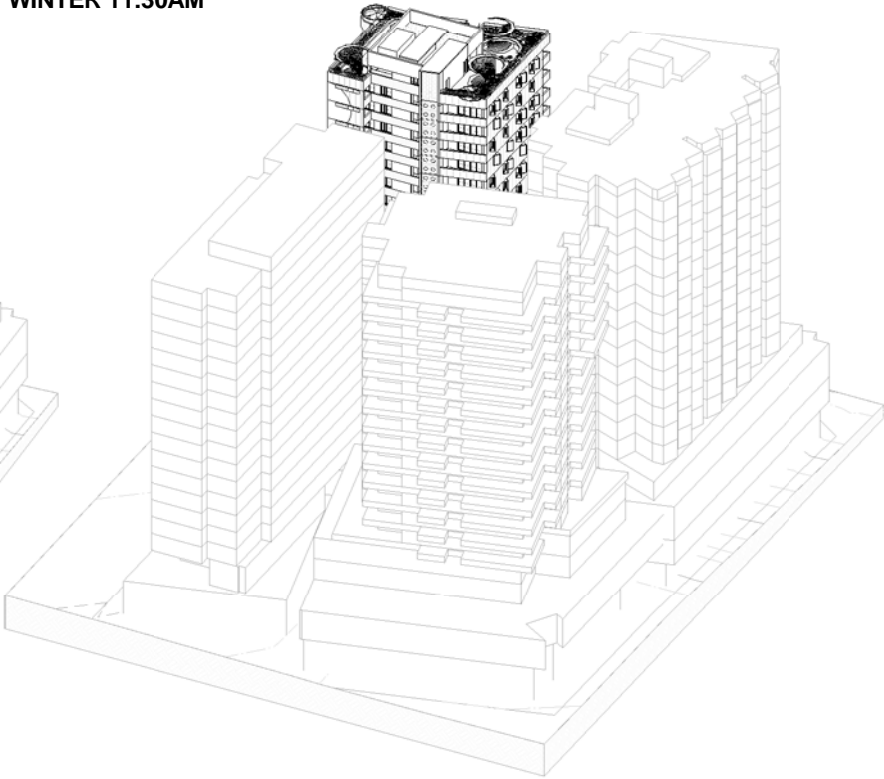
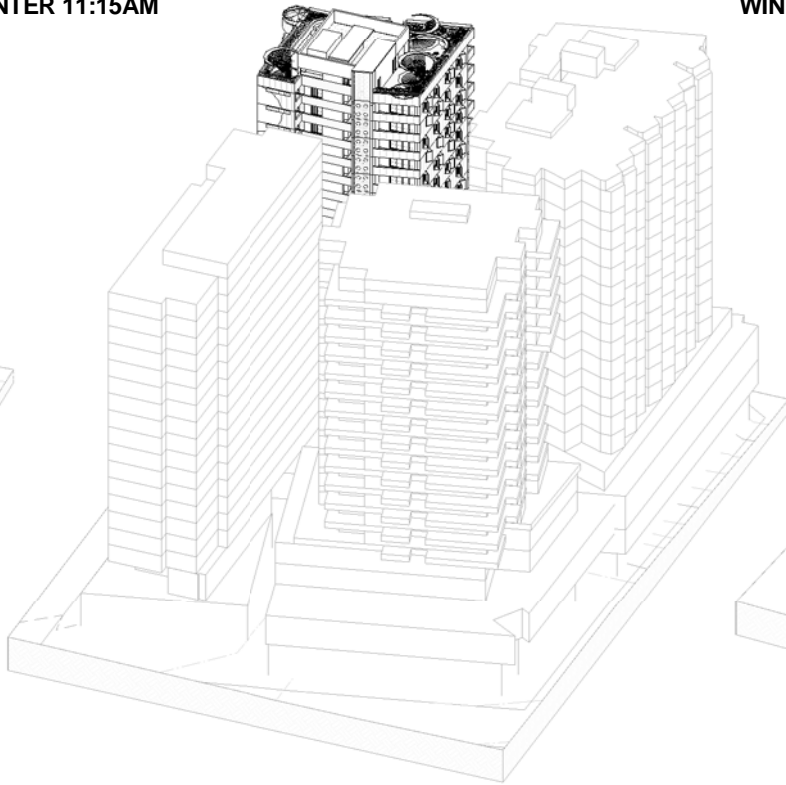
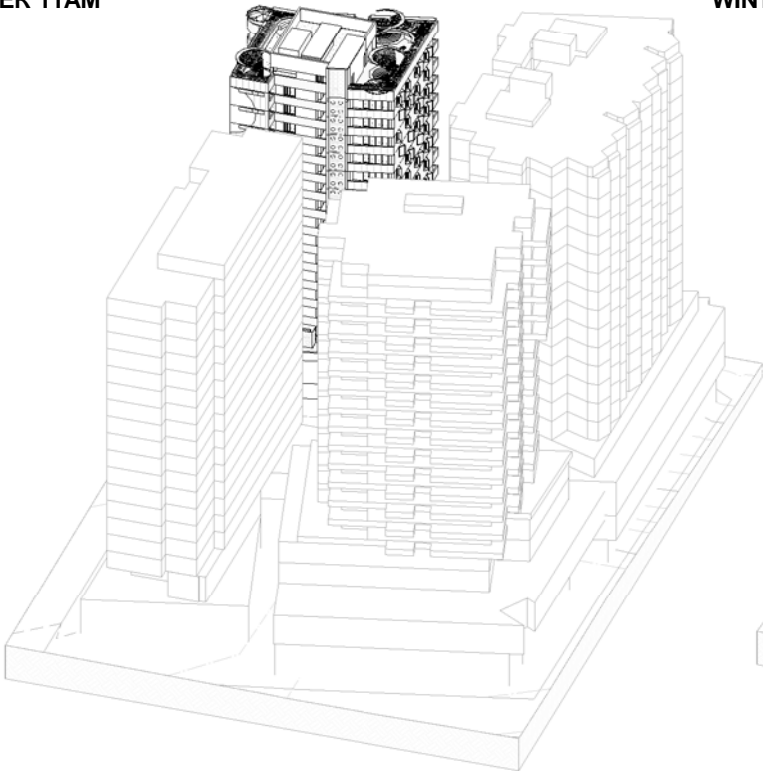
Rev	Date	Revision	By	Chk.
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



WINTER 11AM

WINTER 11:15AM

WINTER 11:30AM



WINTER 11:45AM

WINTER 12PM

WINTER 12:15PM

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

View from the Sun - Sheet 3

Date

07.04.2017

Scale

Sheet Size

@ A1

Drawn

NK

Chk.

SH

Job No.

5359

Drawing No.

DA-3013

Revision

/ 11

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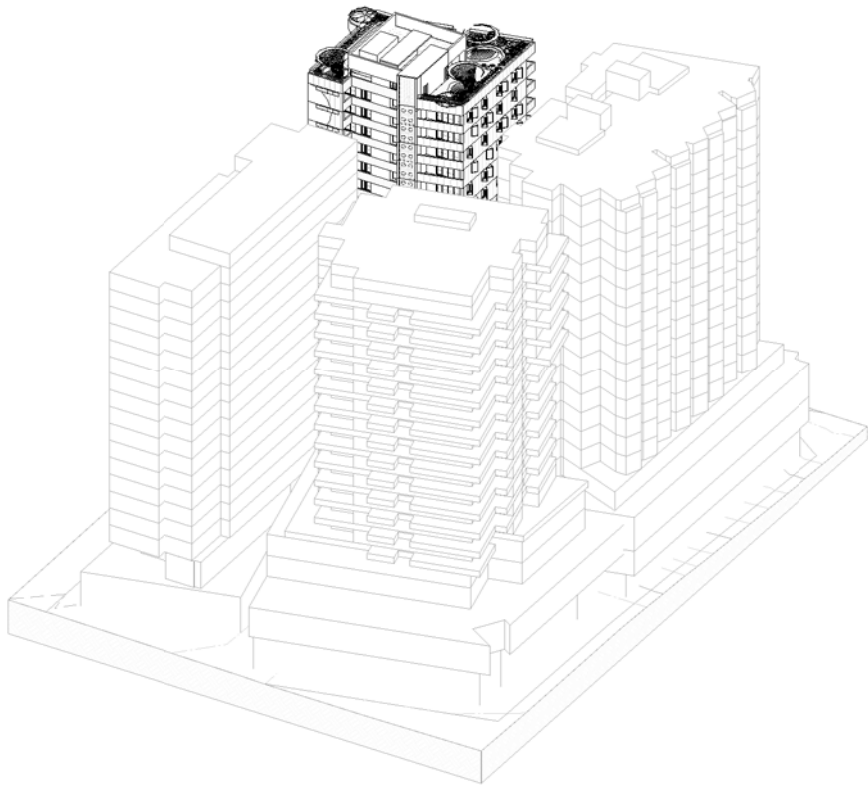


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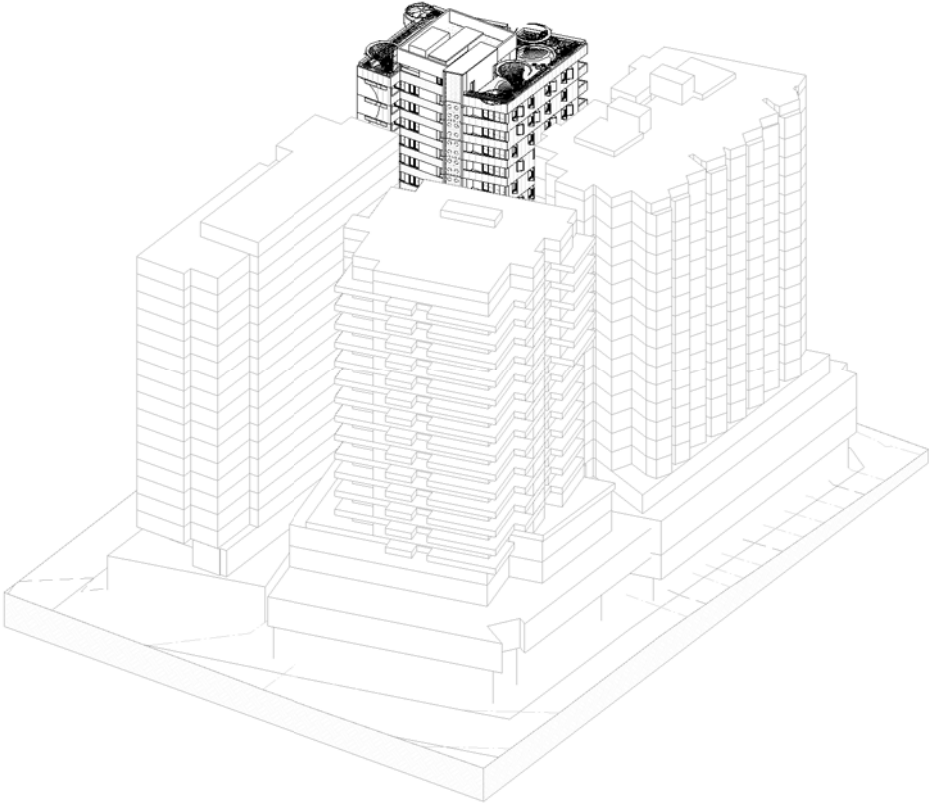
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

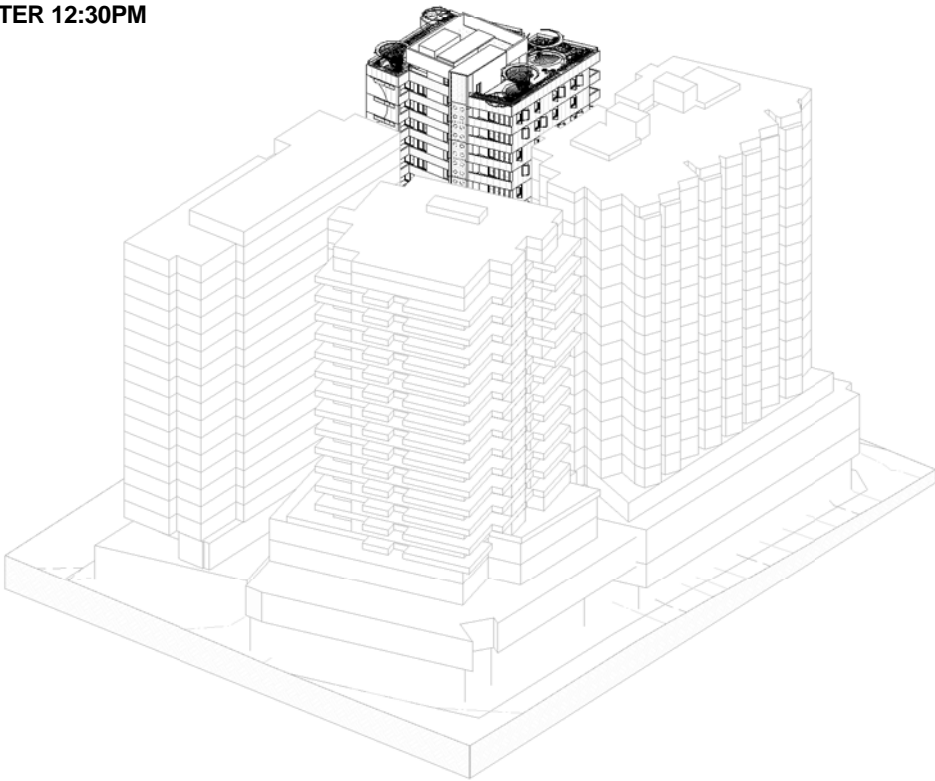
Rev	Date	Revision	By	Chk.
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7	19.10.2016	Issue for Information	NK	AH
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10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



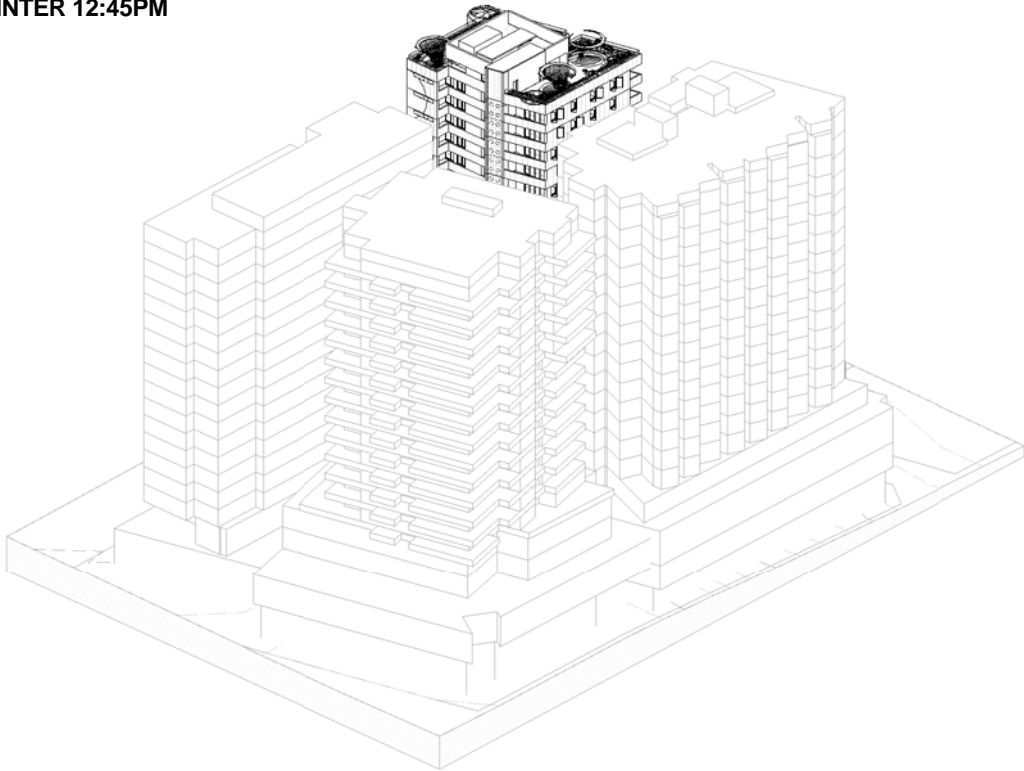
WINTER 12:30PM



WINTER 12:45PM



WINTER 1PM



WINTER 1:15PM

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

View from the Sun - Sheet 4

Date 07.04.2017 Scale Sheet Size @ A1

Drawn NK Chk. SH

Job No. 5359 Drawing No. DA-3014 Revision / 11

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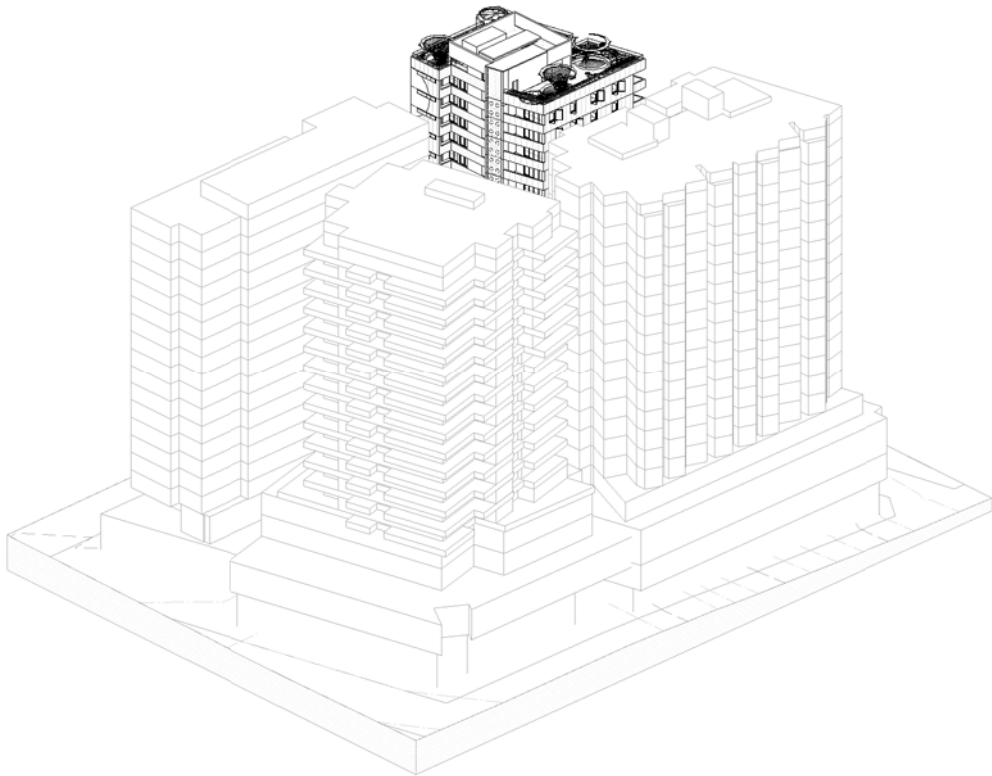


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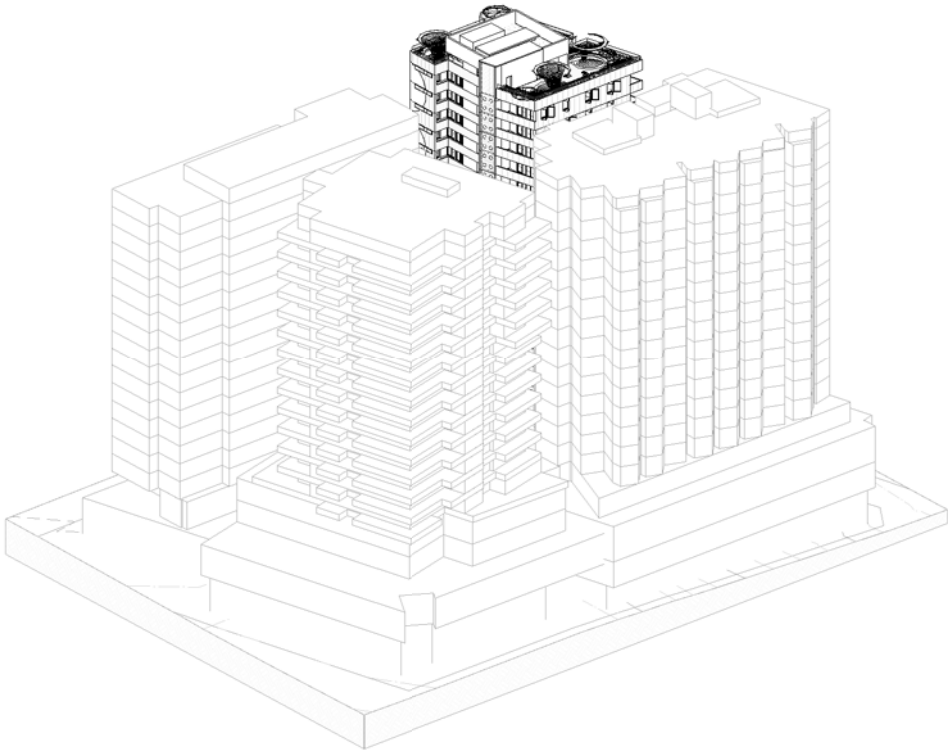
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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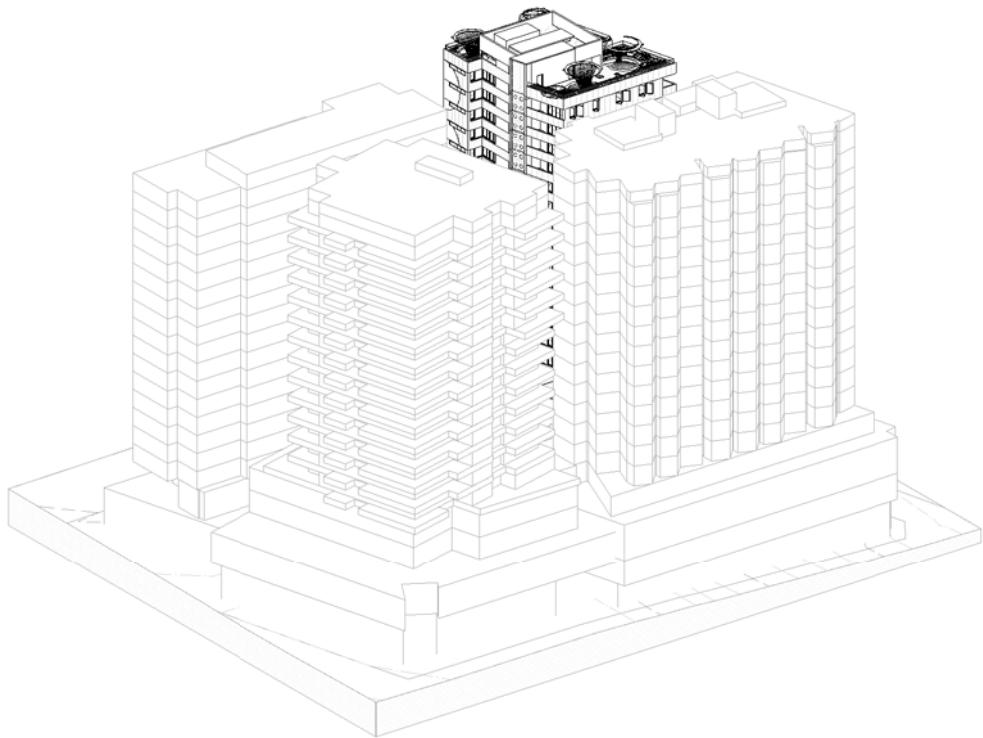
Rev	Date	Revision	By	Chk.
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



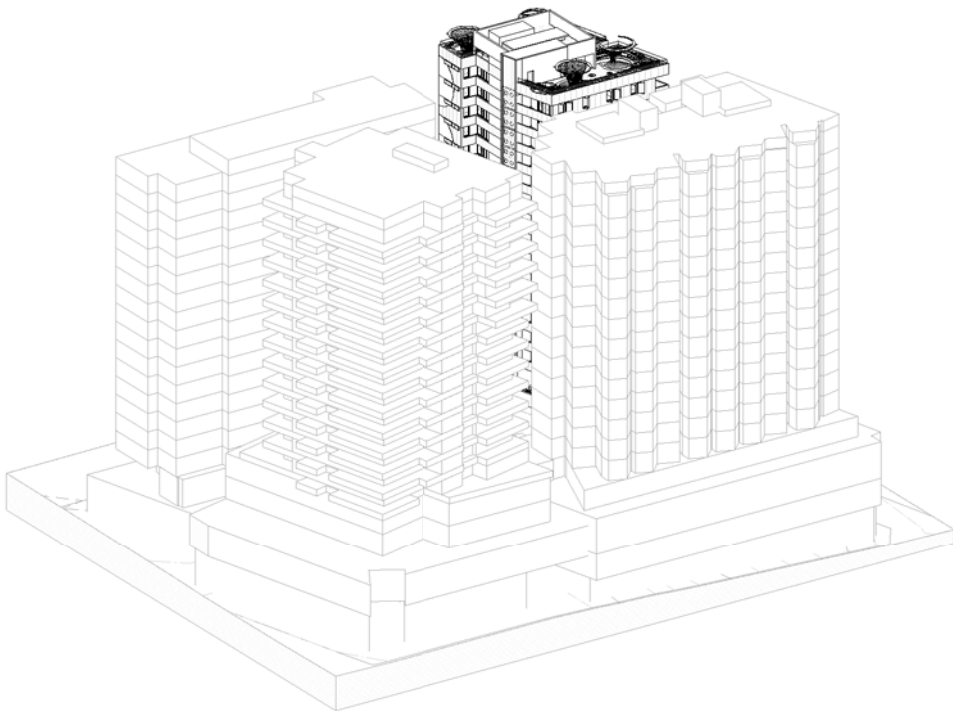
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WINTER 1:45PM



WINTER 2PM



WINTER 2:15PM

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

View from the Sun - Sheet 5

Date Scale Sheet Size

07.04.2017 @ A1

Drawn Chk.

NK AH

Job No. Drawing No. Revision

5359 DA-3015 / 11

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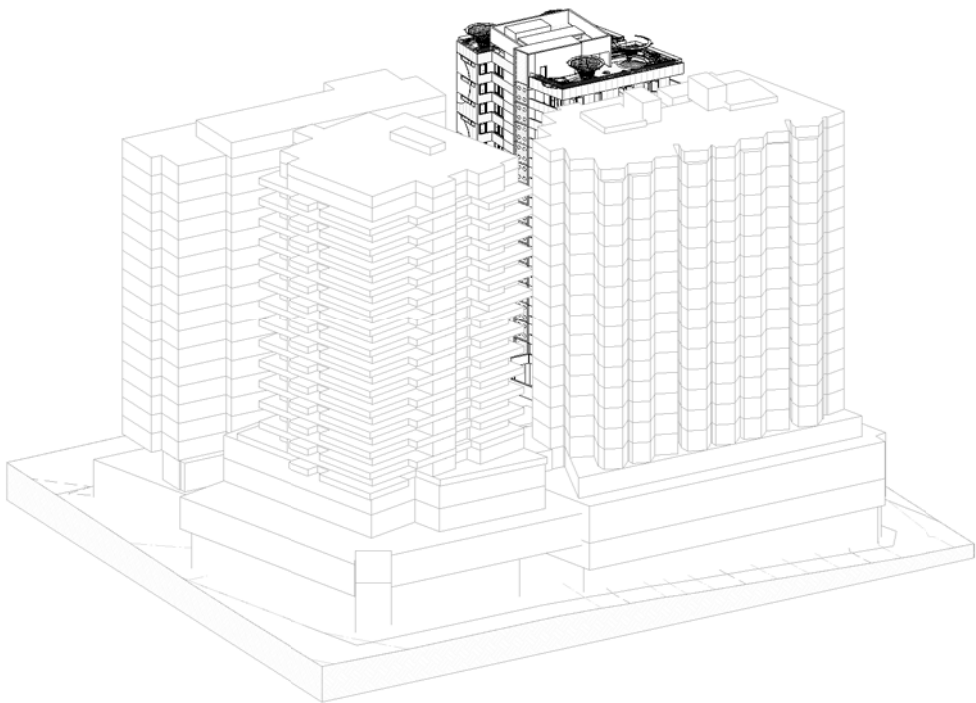


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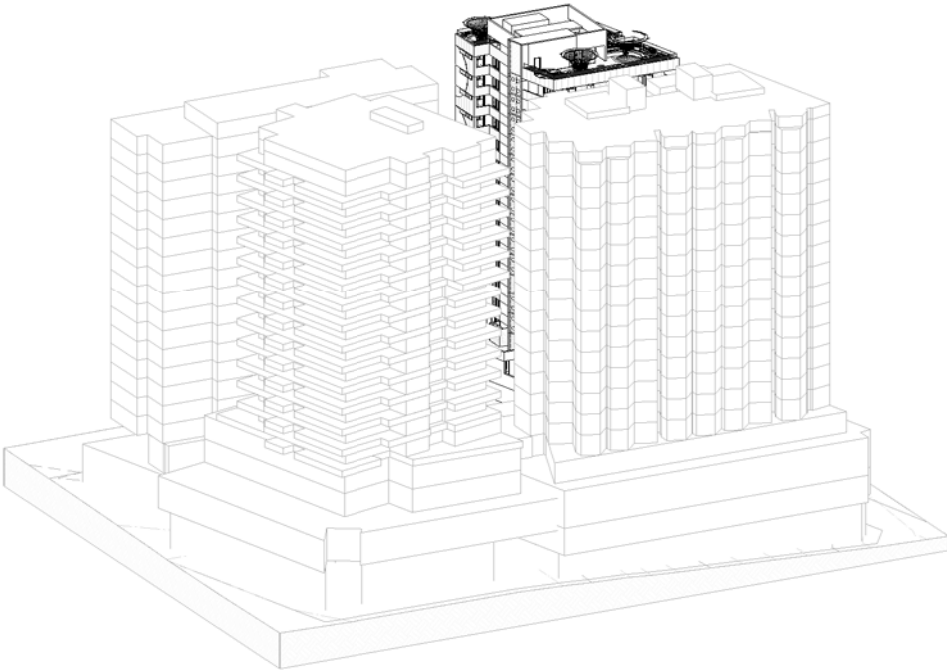
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

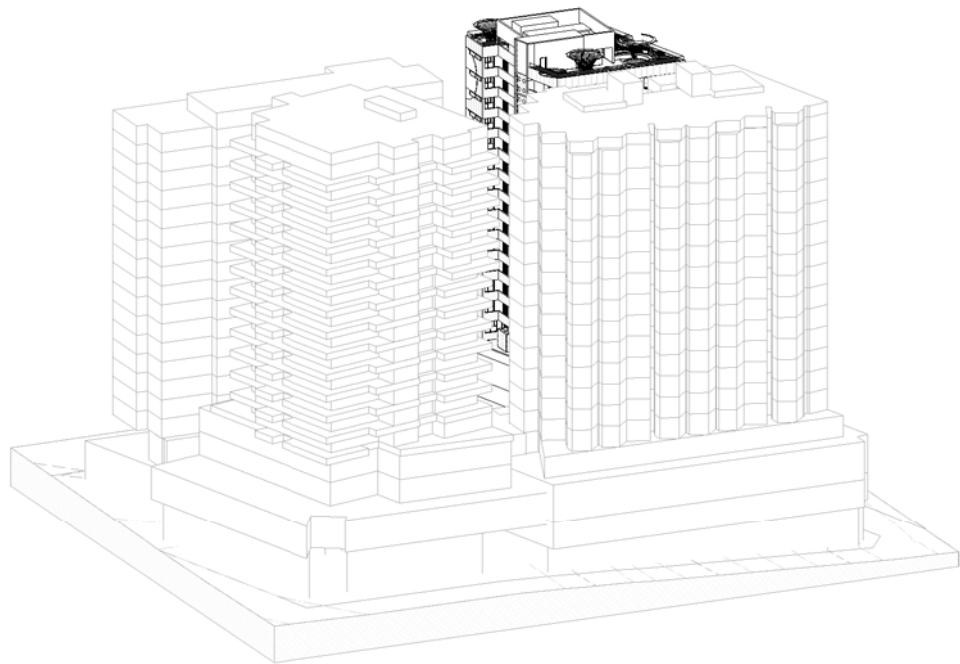
Rev	Date	Revision	By	Chk.
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



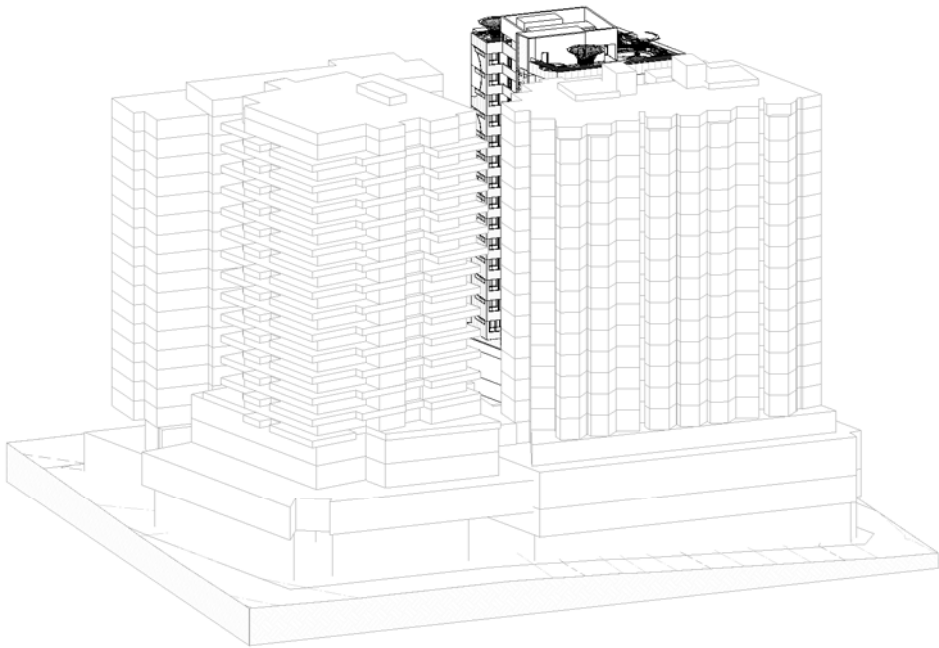
WINTER 2:30PM



WINTER 2:45PM



WINTER 3PM



WINTER 3:15PM

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

View from the Sun - Sheet 6



Date 07.04.2017 Scale Sheet Size @ A1

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-3016 Revision / 11

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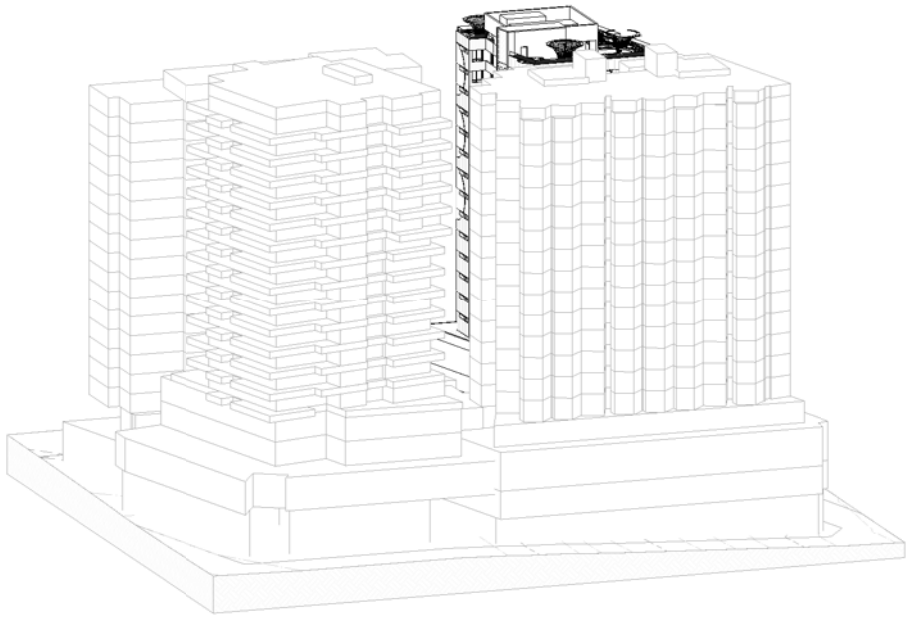


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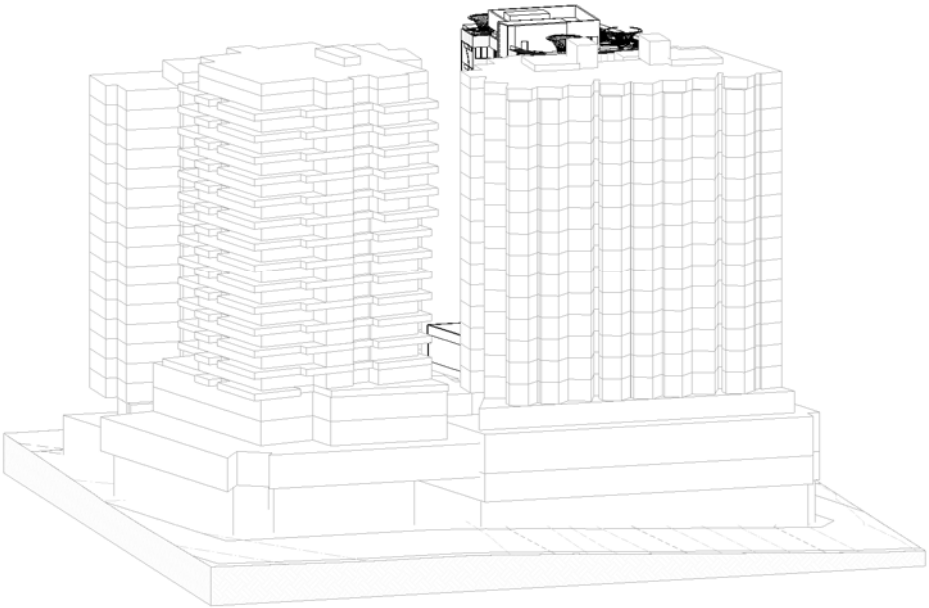
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

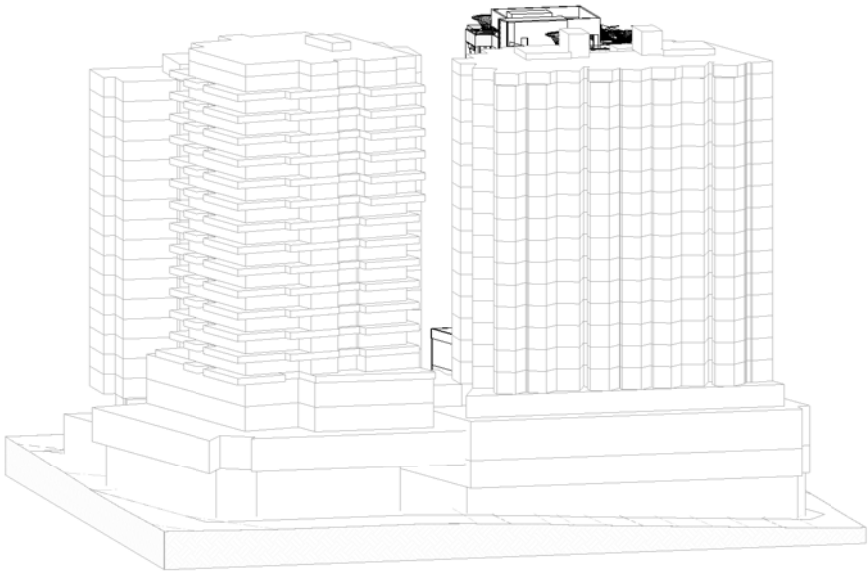
Rev	Date	Revision	By	Chk.
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



WINTER 3:30PM



WINTER 3:45PM



WINTER 4PM

Client



Project

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 07.04.2017 Scale @ A1 Sheet Size

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-3017 Revision / 11

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

FOR APPROVAL

Rev	Date	Revision	By	Chk.
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
8	11.11.2016	Revised DA Issue	NK	AH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH

157 Redfern St
Unit Type H- L18

Camera 1



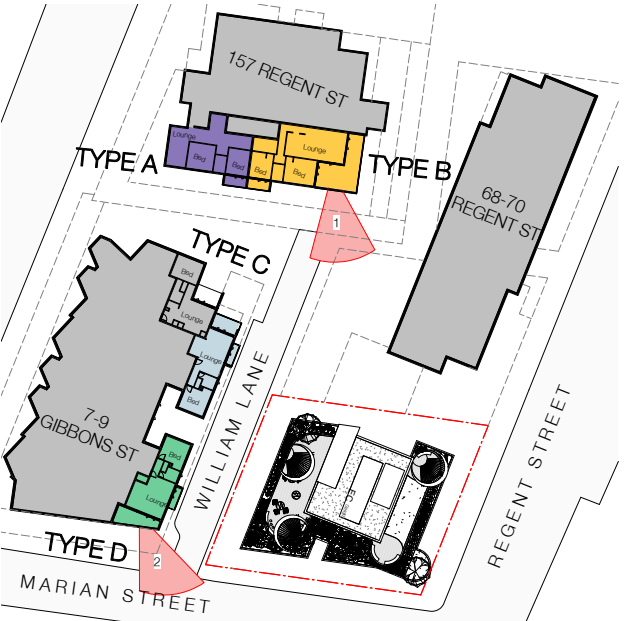
Existing including approved Iglu development

157 Redfern St
Unit Type H- L18

Camera 1



Proposed



Approximate Camera Locataion

7-9 Gibbons St
L8

Camera 2



Existing

7-9 Gibbons St
L8

Camera 2



Proposed

Client



Project

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

Drawing Name

Preliminary Analysis - View Impact
Sheet 1



Date 07.04.2017 Scale 1 : 500 Sheet Size @ A1

Drawn JTG Chk. SH

Job No. 5359 Drawing No. DA-3031 Revision 1 / 11

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

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Rev	Date	Revision	By	Chk.
5	21.06.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
9	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

7-9 Gibbons St
L8

Camera 1



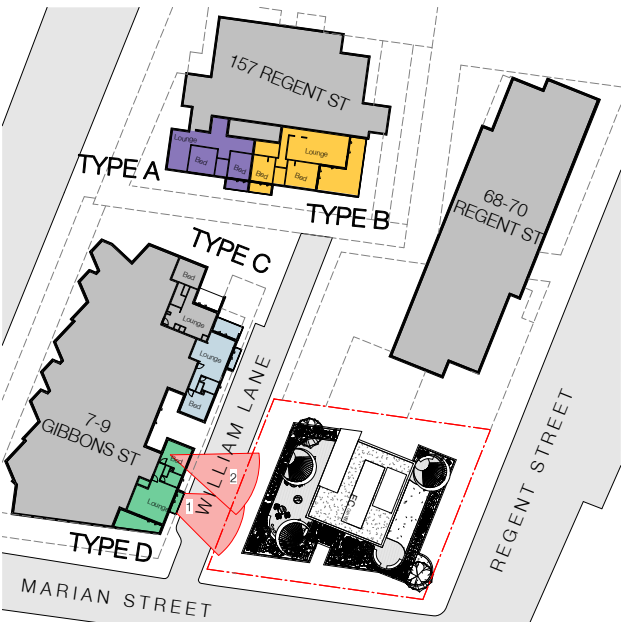
Existing

7-9 Gibbons St
L8

Camera 1



Proposed



Approximate Camera Locataion

7-9 Gibbons St
L8

Camera 2



Existing

7-9 Gibbons St
L8

Camera 2



Proposed

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Preliminary Analysis - View Impact
Sheet 2



Date Scale Sheet Size

07.04.2017 1 : 500 @ A1

Drawn Chk.

JTG SH

Job No. Drawing No. Revision

5359 DA-3032 / 11

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

FOR APPROVAL

Rev	Date	Revision	By	Chk.
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
9	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

7-9 Gibbons St
L14

Camera 1



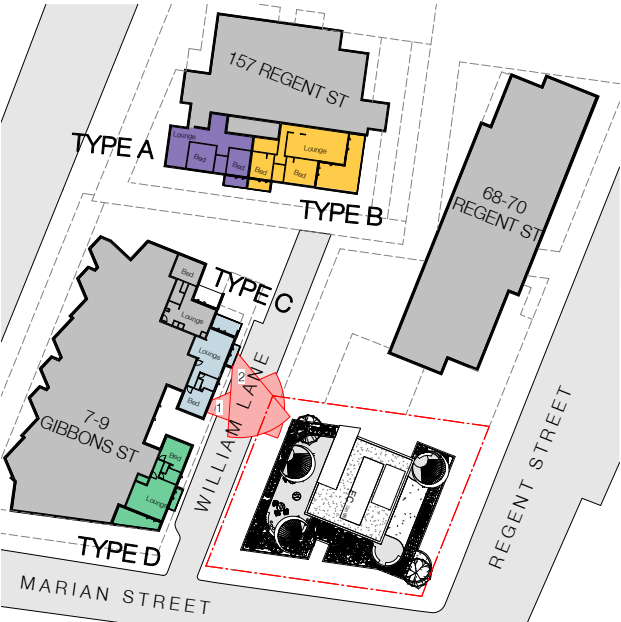
Existing including proposed Iglu development

7-9 Gibbons St
L14

Camera 1



Proposed



Approximate Camera Location

7-9 Gibbons St
L14

Camera 2



Existing

7-9 Gibbons St
L14

Camera 2



Proposed

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Preliminary Analysis - Visual Impact
Sheet 3



Date Scale Sheet Size

07.04.2017 1 : 500 @ A1

Drawn Chk.

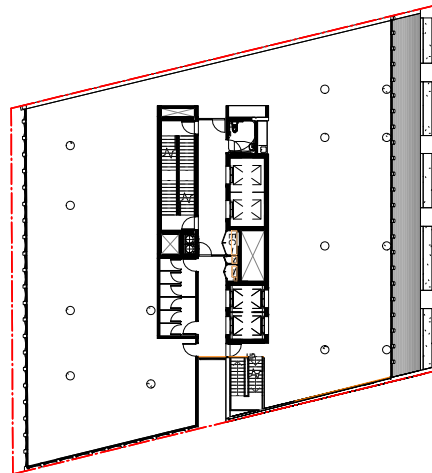
JTG SH

Job No. Drawing No. Revision

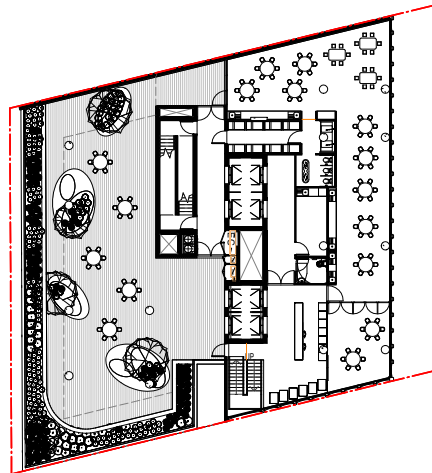
5359 DA-3033 / 11

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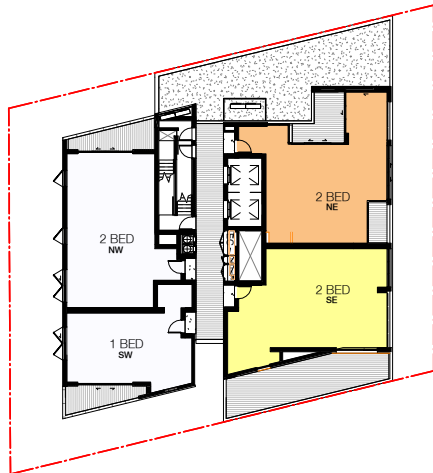




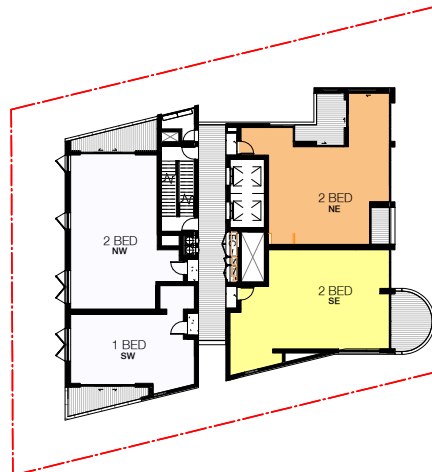
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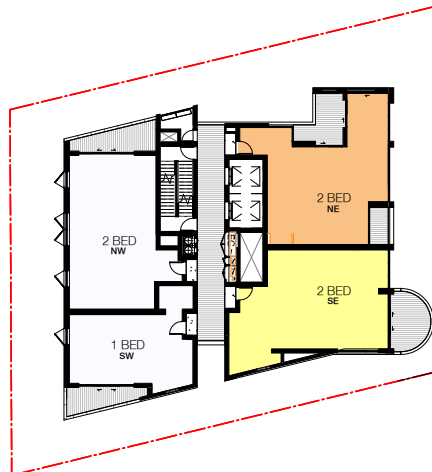
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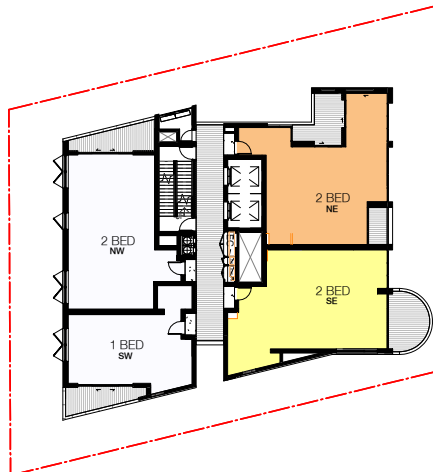
Level 4



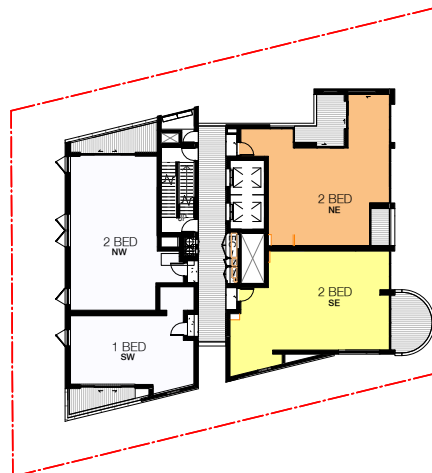
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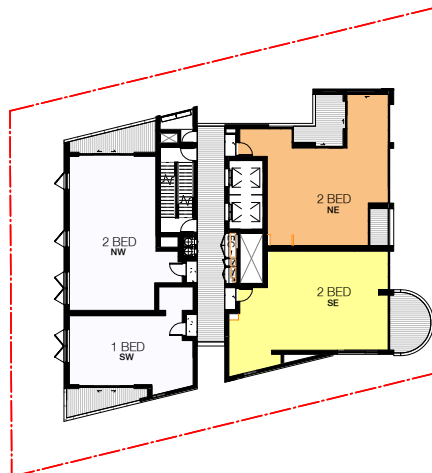
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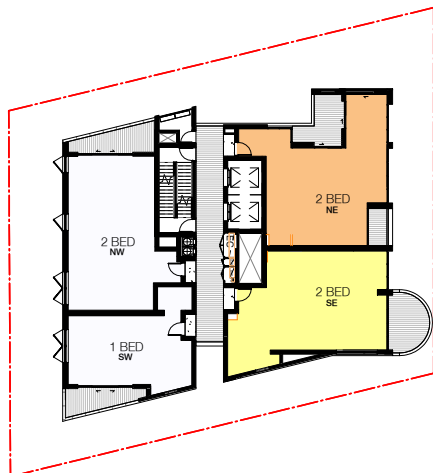
Level 7



Level 8



Level 9



Level 10

KEY:

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	56
APARTMENTS RECEIVING SOLAR ACCESS	30
	53.5%

Schedule of Solar Access - June 21st (9am - 3pm)

DESCRIPTION	TOTAL
2 HOURS SOLAR BETWEEN 8am - 4pm	12
2 HOURS SOLAR BETWEEN 9am - 3pm	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-7004

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

Client

MILLIGAN GROUP **THIRD GROUP**

Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

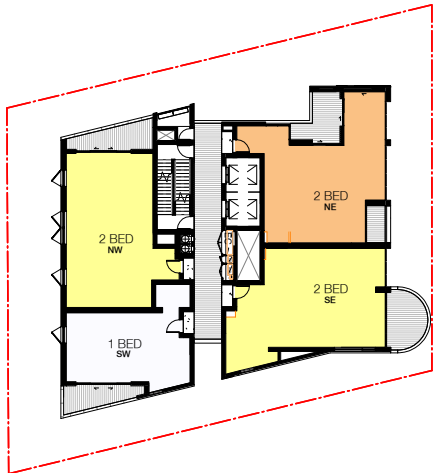
Analysis - Solar Access 9am-3pm
Sheet 1

Date: 07.04.2017 Scale: 1 : 250 Sheet Size: @ A1

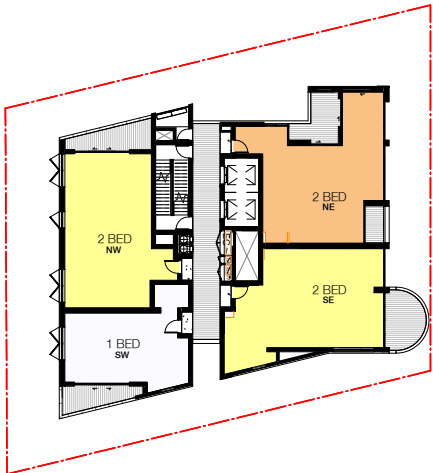
Drawn: NK Chk: AH

Job No: 5359 Drawing No: DA-3201 Revision: / 11

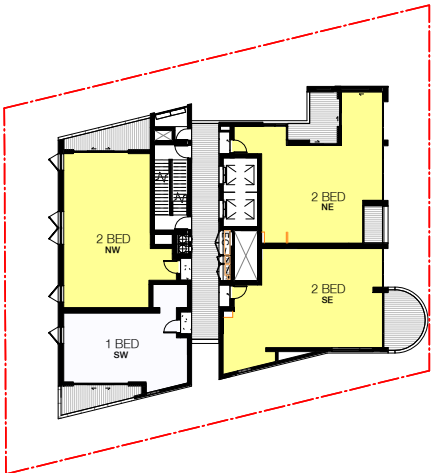
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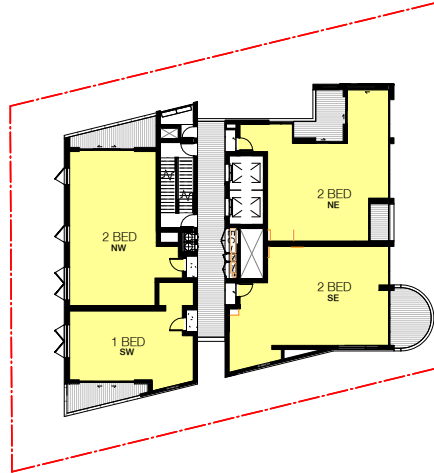
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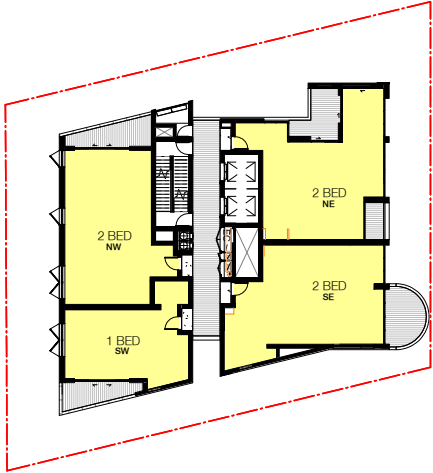
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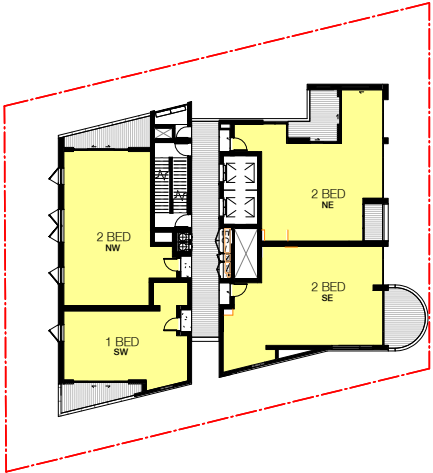
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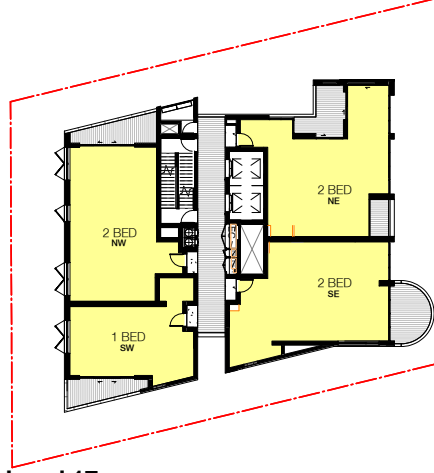
Level 14



Level 15





Level 16



Level 17

KEY:

 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	56
APARTMENTS RECEIVING SOLAR ACCESS	30
	53.5%

Schedule of Solar Access - June 21st (9am - 3pm)	
DESCRIPTION	TOTAL
2 HOURS SOLAR BETWEEN 8am - 4pm	12
2 HOURS SOLAR BETWEEN 9am - 3pm	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-7004

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

Client




Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Analysis - Solar Access 9am-3pm
Sheet 2



Date	Scale	Sheet Size
07.04.2017	1 : 250	@ A1

Drawn	Chk.
NK	AH

Job No.	Drawing No.	Revision
5359	DA-3202	/ 11

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

FOR APPROVAL

Rev Date Revision By Chk.
11 07.04.2017 Revised DA Issue SH SH

Location	Apartment Numbers												Total Per Level 8am-4pm	Total Per Level 9am-3pm	
	L -.01	L-.02		L-.03			L-.04								
Level	Northeast 2 Bed	8am-4pm	9am-3pm	Southeast 2 Bed	8am-4pm	9am-3pm	Southwest 1 Bed	8am-4pm	9am-3pm	Northwest 2 Bed	8am-4pm	9am-3pm			
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	39	30	
Total Number of Units		56												69.64%	53.57%
Total	Units achieving 2+ Hours of Solar Access between 8am-4pm						39/56 Units								
	Units achieving 2+ Hours of Solar Access between 9am-3pm						30/56 Units								

Client



Project

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

Drawing Name

Analysis - Solar Access 9am-3m
Sheet 3

Date Scale Sheet Size

07.04.2017 @ A1

Drawn Chk.

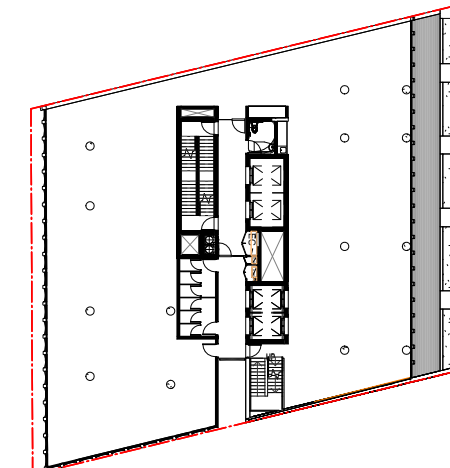
Author Checker

Job No. Drawing No. Revision

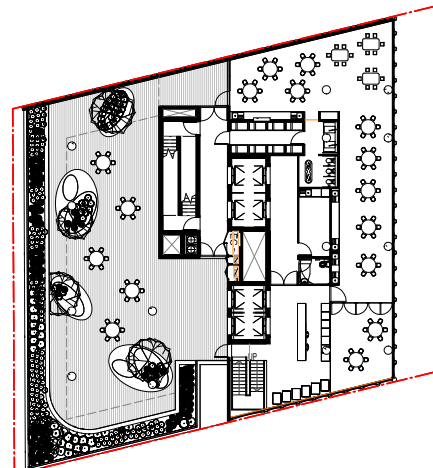
5359 DA-3203 / 11

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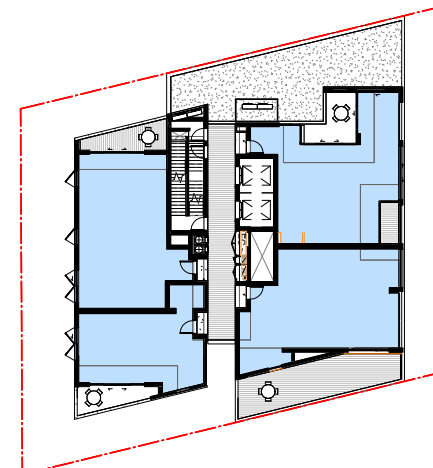




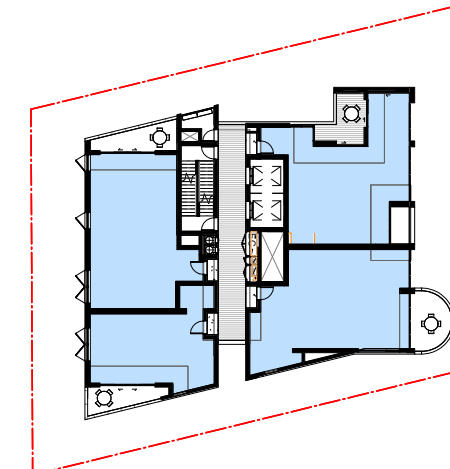
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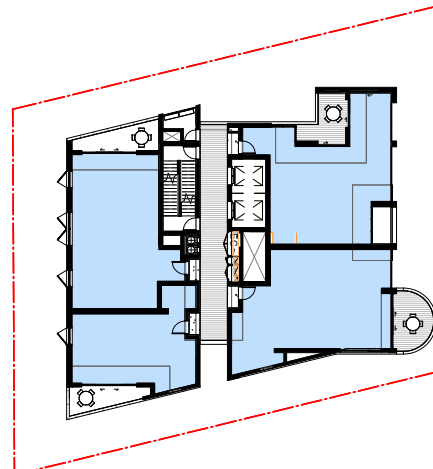
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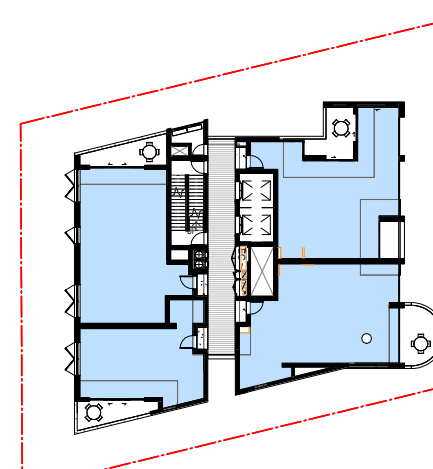
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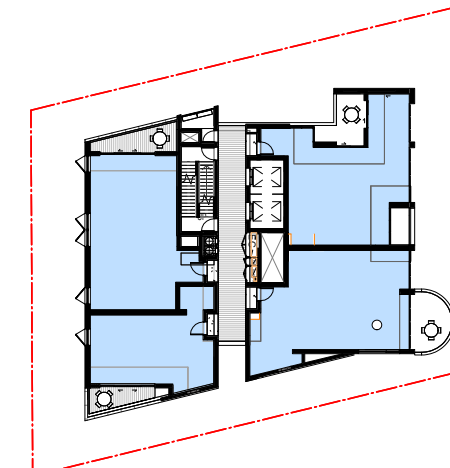
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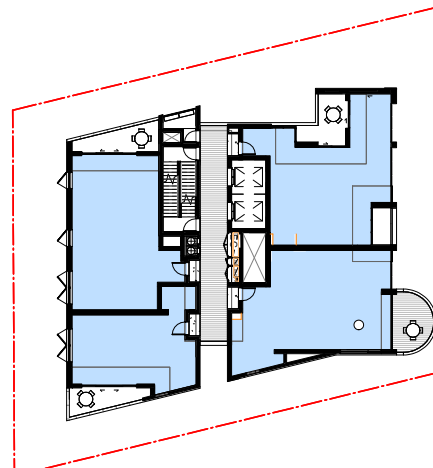
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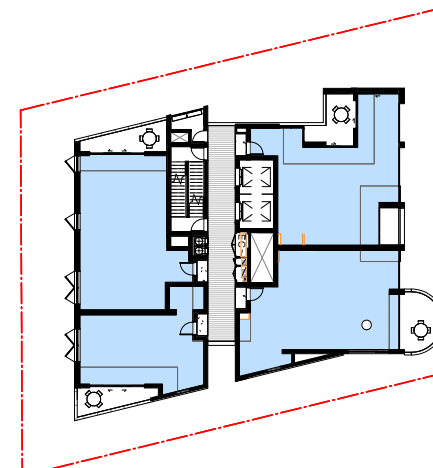
Level 7



Level 8



Level 9



Level 10

KEY:

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
100%

Schedule of Cross Ventilation

Cross Vent	TOTAL
	12
Cross Ventilated	56
	68

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

FOR APPROVAL

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

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Analysis - Cross Ventilation Sheet1



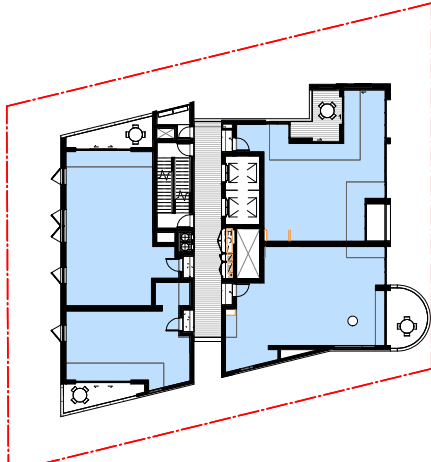
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Drawn NK Chk. AH

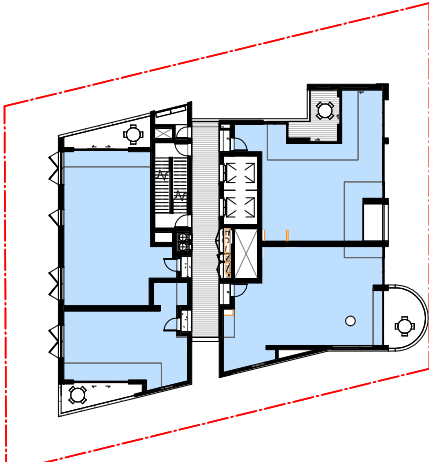
Job No. 5359 Drawing No. DA-3205 Revision / 11

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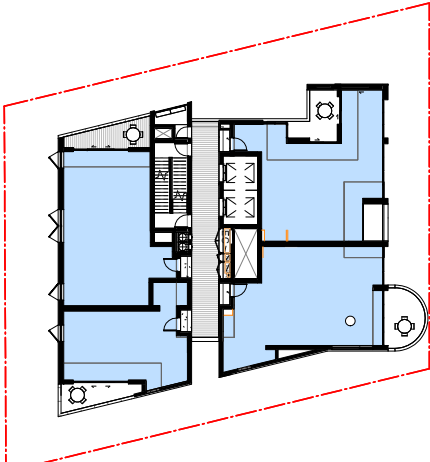




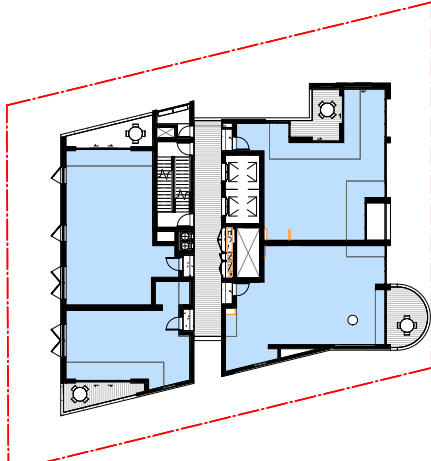
Level 11



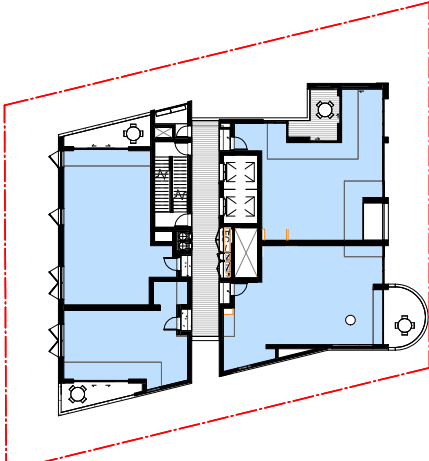
Level 12



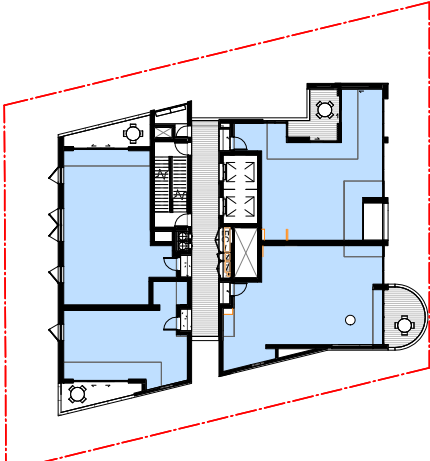
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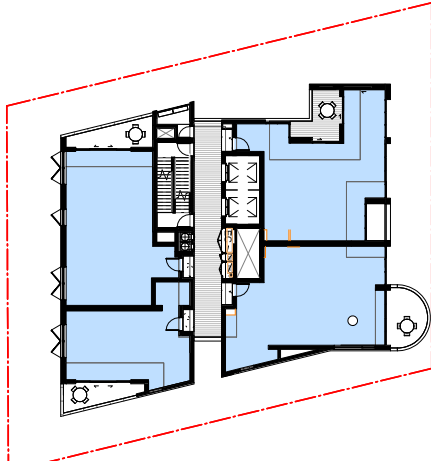
Level 14



Level 15



Level 16



Level 17

KEY:

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	100%

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

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

Client

MILLIGAN GROUP

THIRD GROUP

Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Analysis - Cross Ventilation Sheet 2

Date

07.04.2017

Scale

1 : 250

Sheet Size

@ A1

Drawn

DS

Chk.

SH

Job No.

5359

Drawing No.

DA-3206

Revision

/ 11

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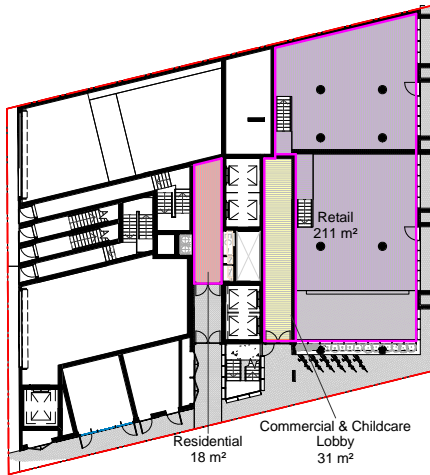
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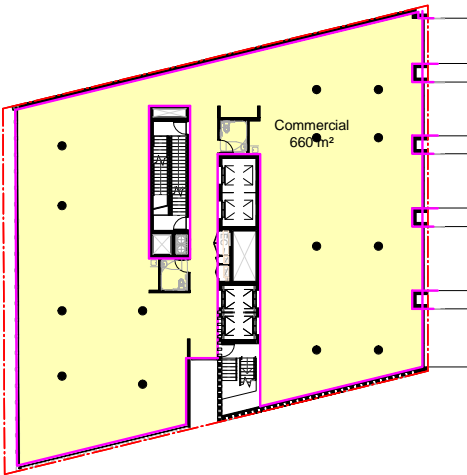
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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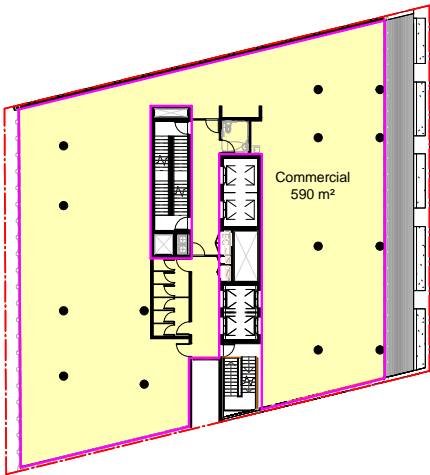
Rev	Date	Revision	By	Chk.
3	13.01.2016	Draft DA Issue	DS	SH
4	19.01.2016	DA Issue	NK	SH
5	21.05.2016	Revised DA Issue	SH	SH
6	15.07.2016	Revised DA Issue	SH	SH
7	19.10.2016	Issue for Information	NK	AH
8	11.11.2016	Revised DA Issue	NK	AH
9	08.03.2017	Consultant Issue	MY	SH
10	10.03.2017	Revised DA Issue	MY	SH
11	07.04.2017	Revised DA Issue	SH	SH



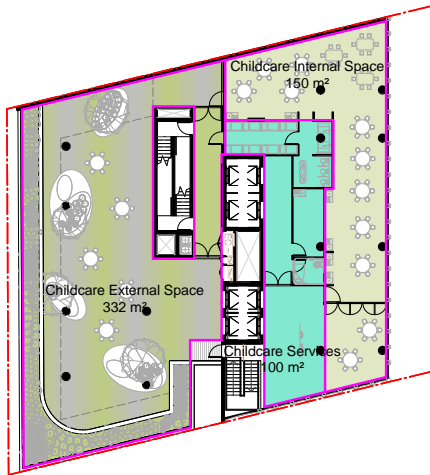
Ground Floor



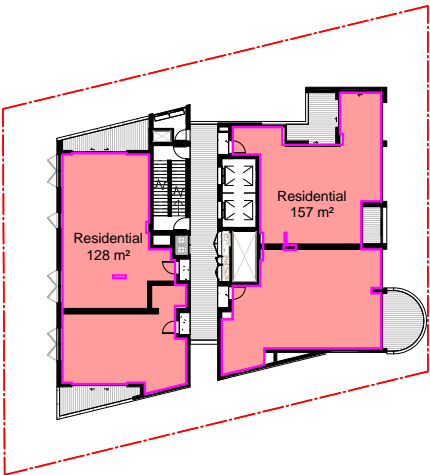
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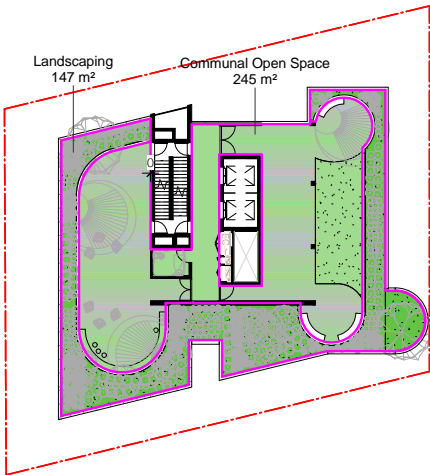
Level 2



Level 3



Level 4-17



Roof

Area Schedule Breakdown		
Level	Type	Area
Not Placed	Childcare External Space	0 m²
Ground Floor	Commercial & Childcare Lobby	31 m²
Ground Floor	Residential	18 m²
Ground Floor	Retail	211 m²
Level 1	Commercial	660 m²
Level 2	Commercial	590 m²
Level 3	Childcare External Space	332 m²
Level 3	Childcare Internal Space	150 m²
Level 3	Childcare Services	100 m²
Level 4	Residential	285 m²
Level 5	Residential	285 m²
Level 6	Residential	285 m²
Level 7	Residential	285 m²
Level 8	Residential	285 m²
Level 9	Residential	285 m²
Level 10	Residential	285 m²
Level 11	Residential	285 m²
Level 12	Residential	285 m²
Level 13	Residential	285 m²
Level 14	Residential	285 m²
Level 15	Residential	285 m²
Level 16	Residential	285 m²
Level 17	Residential	285 m²
Level 18	Communal Open Space	245 m²
Level 18	Landscaping	147 m²

GFA Area Sub-totals	
Childcare Internal Space	150 m²
Childcare Services	100 m²
Commercial	1250 m²
Commercial & Childcare Lobby	31 m²
Residential	4012 m²
Retail	211 m²
	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%)

Client

MILLIGAN GROUP **THIRD GROUP**

Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Analysis - GFA

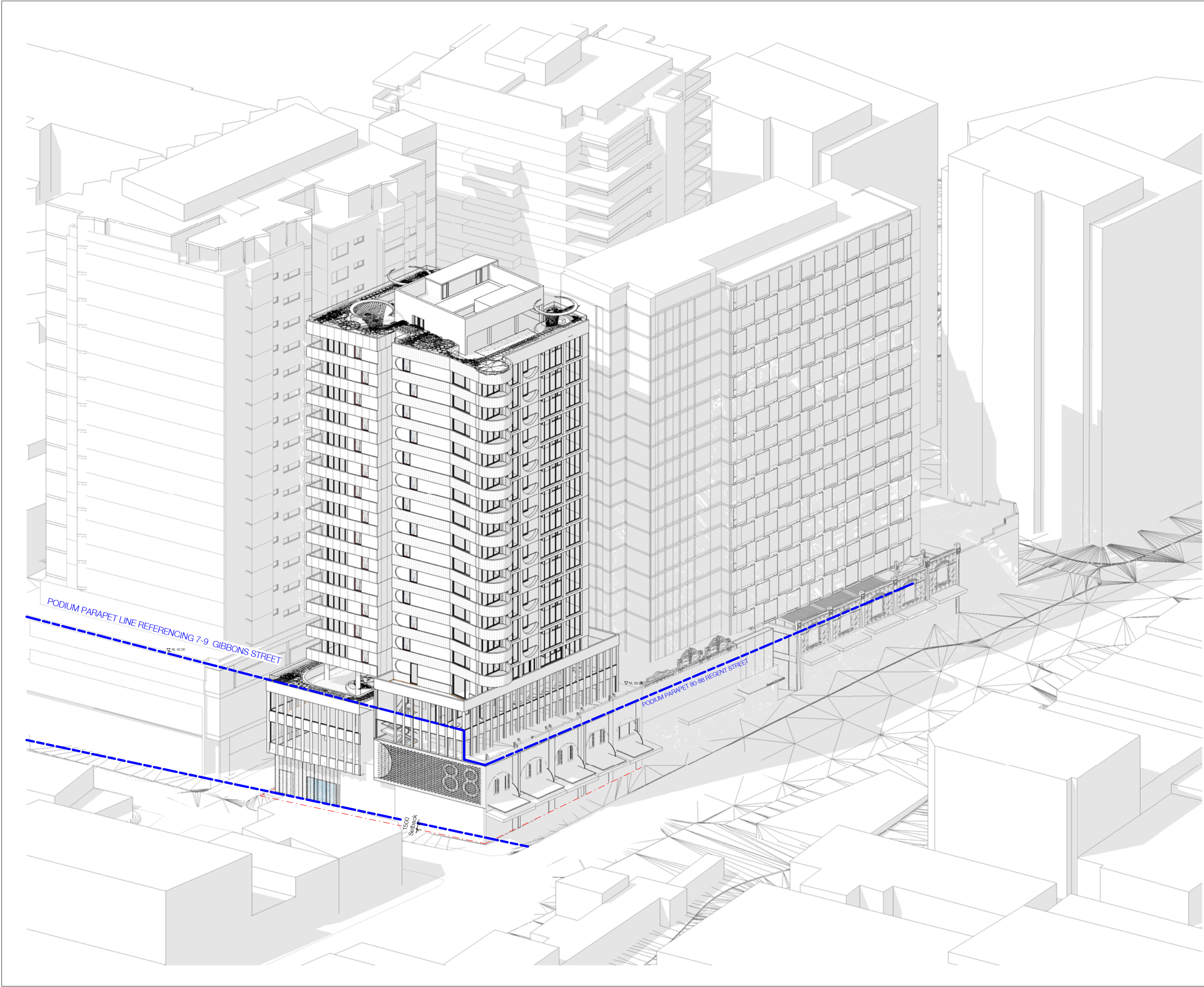
Date: 07.04.2017 Scale: 1 : 250 Sheet Size: @ A1

Drawn: NK Chk: SH

Job No: 5359 Drawing No: DA-3207 Revision: / 11

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

FOR APPROVAL

Rev	Date	Revision	By	Chk.
7	19.10.2016	Issue for Information	NK	AH
11	07.04.2017	Revised DA Issue	SH	SH

Client



Project

MILLIGAN - Regent Street, Redfern

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

Drawing Name

Analysis - Massing Study

Date 07.04.2017 Scale @ A1

Drawn NK Chk. AH

Job No. 5359 Drawing No. DA-3301 Revision 11

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View_Regent Looking North



View_Regent Looking South



View_Marion Looking Northeast



View_Redfern St Looking West



Artists Impression - Corner of Regent and Marion Streets

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FOR APPROVAL

Rev	Date	Revision	By	Chk.
11	07.04.2017	Revised DA Issue	SH	SH

Client



Project
MILLIGAN - Regent Street, Redfern

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

Drawing Name

Analysis - Street Views

Date 07.04.2017 Scale @ A1 Sheet Size

Drawn SH Chk. SH

Job No. 5359 Drawing No. DA-3302 Revision 11

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