



80-88 REGENT ST REDFERN

DEVELOPMENT APPLICATION DESIGN REPORT
FOR IGLU STUDENT ACCOMMODATION
DOCUMENT NO. S11798

SEPTEMBER 2018

CLIENT

Iglu Pty Ltd



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PROJECT NUMBER

S12174

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1.0 INTRODUCTION

This Design Report has been prepared by Bates Smart Pty Ltd for Iglu Student Accommodation and forms part of the State Significant Development Application submission to the NSW Department of Planning & Environment. It describes the design of a proposed 18 storey student accommodation facility located at 80-88 Regent Street, Redfern.

The tower will accommodate 265 students in a range of studio and 6 bed cluster units located over 16 floors. Within the two story podium is a retail and commercial space that provide an active frontage to Regent Street and Marian Street while student communal facilities are located on Level 1. They form an extension of the existing Iglu Student Accommodation facility located immediately to the north of the site. Facilities include a lounge area, games and study rooms, laundry and an external courtyard. A communal roof terrace is located at the top of the tower.

1.1 PROPOSED DEVELOPMENT SUMMARY

Site Area	821.7sqm
Allowable FSR	7.0:1
Allowable GFA	5752sqm
Allowable storeys	18
Proposed GFA	7169sqm
Proposed FSR	8.72:1
Proposed storeys (excl. mezzanine)	18
Retail NLA	401sqm
Commercial NLA	438sqm

TOTAL BEDS

Loft Studios	6
Accessible Studios	3
Typical Studios	160
Single cluster rooms	96
Total beds	265

TOTAL UNITS

6 bed cluster	16
Studio	166
Accessible studio	3
Total units	185

1.2 DELIVERING DESIGN EXCELLENCE

Iglu Student Accommodation have five existing student accommodation facilities in Sydney, two in Brisbane and one in Melbourne. Working in collaboration with architects Bates Smart they aim to deliver design excellence on all their projects. Their buildings located at 1 Regent St, Chippendale and 73 Albert Ave, Chatswood have been recognised for their design excellence through numerous industry awards including AIA (NSW) Residential Architecture - Multiple Housing, AIA (NSW) Colourbond Award for Steel Architecture, Australian Steel Institute Awards, Steel Excellence in Steel Clad Structures (National Award).

Iglu 80-88 Regent St, Redfern, builds on the knowledge and experience gained on these projects as well as the recently completed facility in the adjoining 66 Regent St. It aims to deliver an outstanding student accommodation facility with an active ground plane that engages the broader community.

The submission has gone through a state design review panel process and has used this process to drive the project further in achieving design excellence.



Our aim is to create a vibrant student community located in the heart of Redfern with excellent access to public transport. A 2-storey podium maintains the scale and character of the existing terraces while new retail and commercial uses expand the active street frontage realised through the recently completed Iglu development. A slender 'L shaped' tower form improves separation to the adjoining residential tower while reinforcing the corner of Regent and Marian Street. The use of concrete and masonry differentiates the new tower from the adjoining Iglu facility ensuring architectural diversity.



2.0 LOCATION & CONTEXT



2.1 LOCATION

80-88 Regent Street is located in Redfern, at the intersection of Regent Street and Marian Street. It is approximately 150m east of Redfern Station and in close proximity to Sydney University and UTS. Redfern Station is one stop from Central Station and together they offer residents excellent access to Sydney's public transport network. The area is characterised by a mix of uses including commercial, residential, and public use buildings ranging from two to 18 stories in height.

The site is an amalgamation of 5 lots currently occupied by two storey retail terraces. The southern part of the site has a frontage to Marian Street while the eastern frontage faces Regent Street. A secondary frontage faces an existing service lane along William Lane.

Bounding the site to the north is the existing 18 storey Iglu Redfern located in 60-78 Regent Street. Further north on the other side of Redfern Street are two 19 storey mixed use towers under construction. On the western side of the service lane is a recently completed 18 storey apartment building with a 4-storey podium accommodation retail and club facilities. Further south on the western side of William Lane is a 18 storey apartment building with a supermarket accessed of Gibbons Street. Immediately to the south, at 90-102 Regent Street, an 18 storey residential building has been proposed.



1/ Marian St and Regent St intersection



2/ Iglu Redfern by Bates Smart

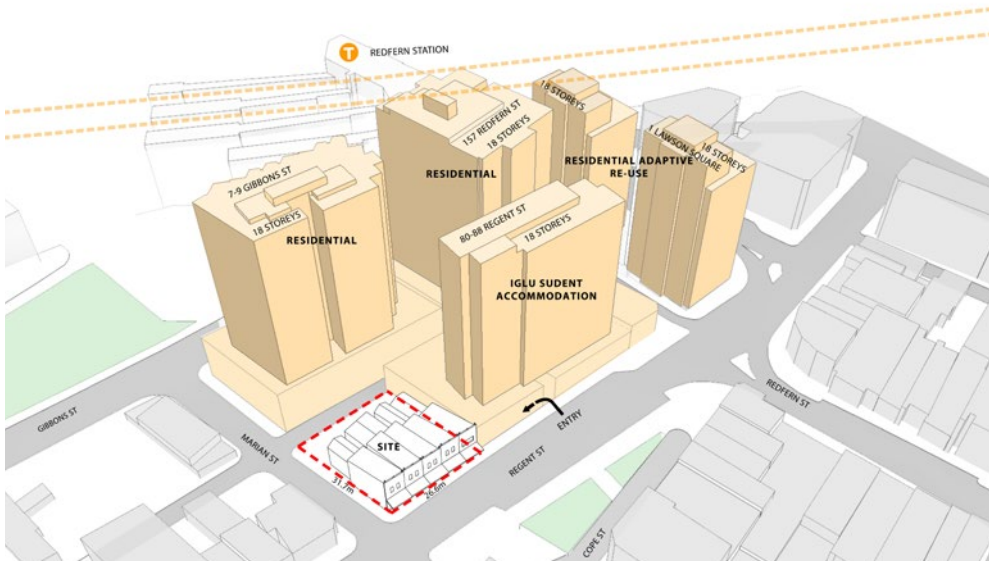




SITE PLAN



3/ Regent St frontage



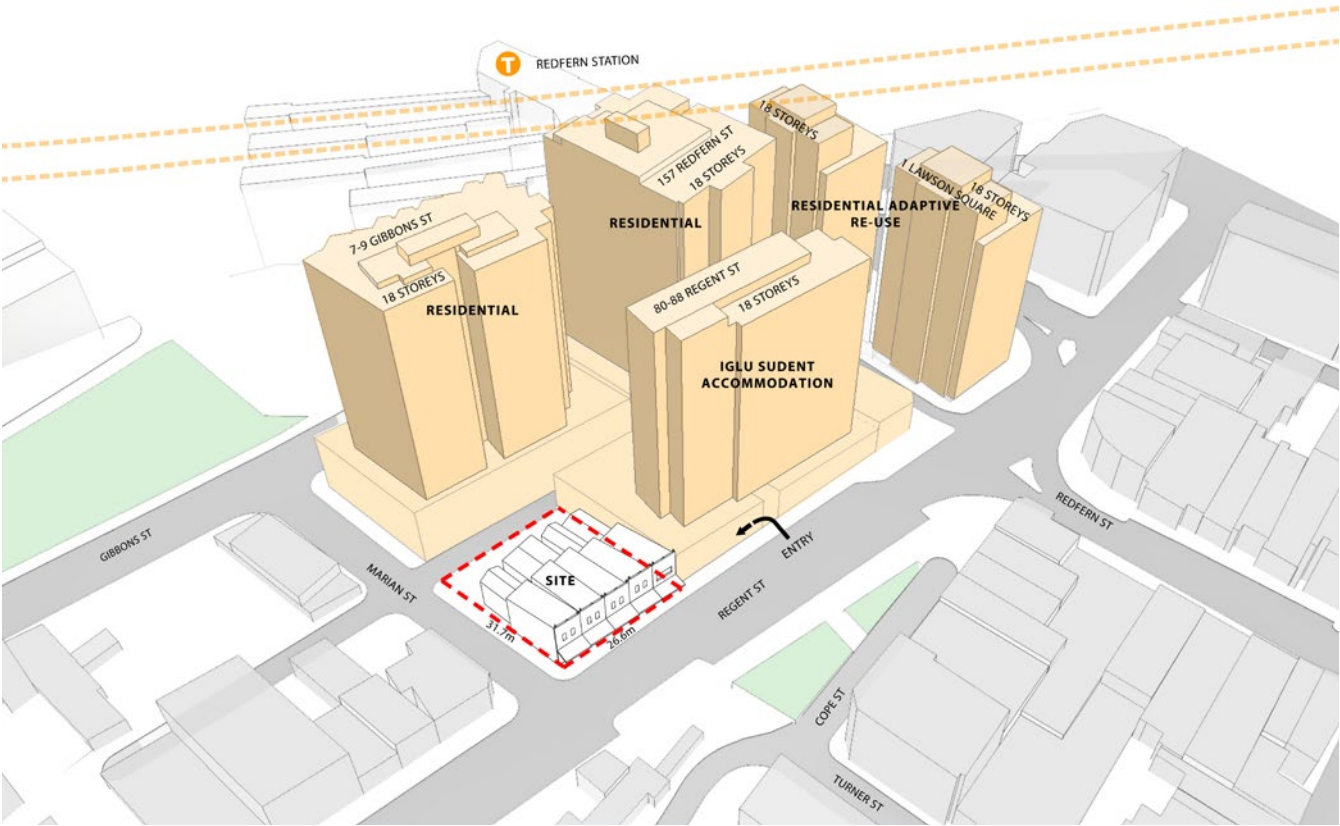
4/ Site diagram

3.0 SITE ANALYSIS

3.1 SITE

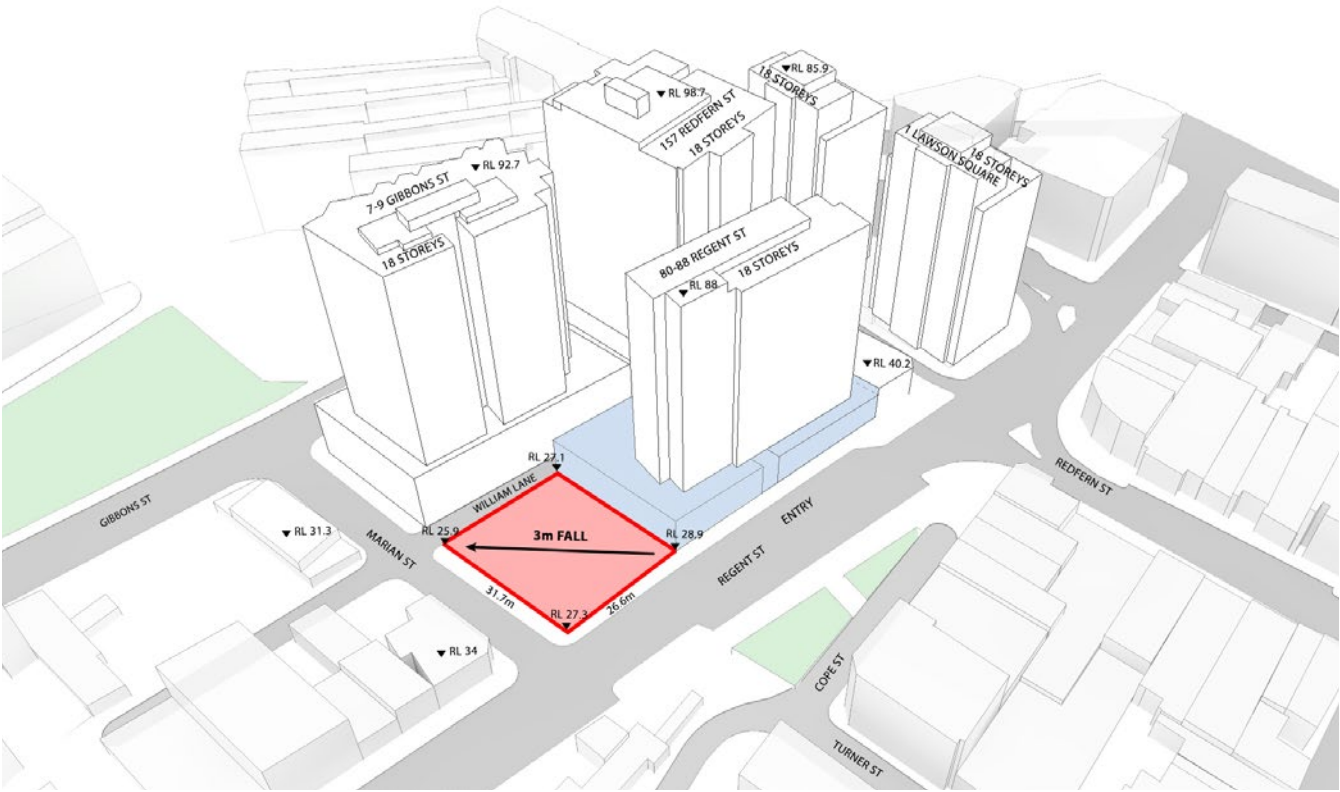
80-88 Regent Street is located in Redfern on the corner of Marion Street and forms part of the Redfern town centre. The site is located approximately 150m from Redfern Station and in close proximity to the University of Sydney and UTS. The site is currently occupied by five two-storey 19th century individual terraces with shopfronts to Regent Street and shop-top housing. We have investigated the retention of the existing terraces as we did at 60-78 Regent Street, however the buildings occupying the site are deemed to be in a poor state and the brickwork of poor quality. As such they are proposed to be demolished, as per the existing approved SSDA 7080.

Surrounding the site to the west and northwest of William Lane are two 18 storey apartment buildings with 3-4 storey podium levels. Immediately to the north is the recently completed 18 storey Iglu Student accommodation facility, consisting of ground level retail and level 1 communal facilities accommodated behind existing terrace facades. Immediately to the south, at 90-102 Regent Street, a 18 storey residential building has been proposed.



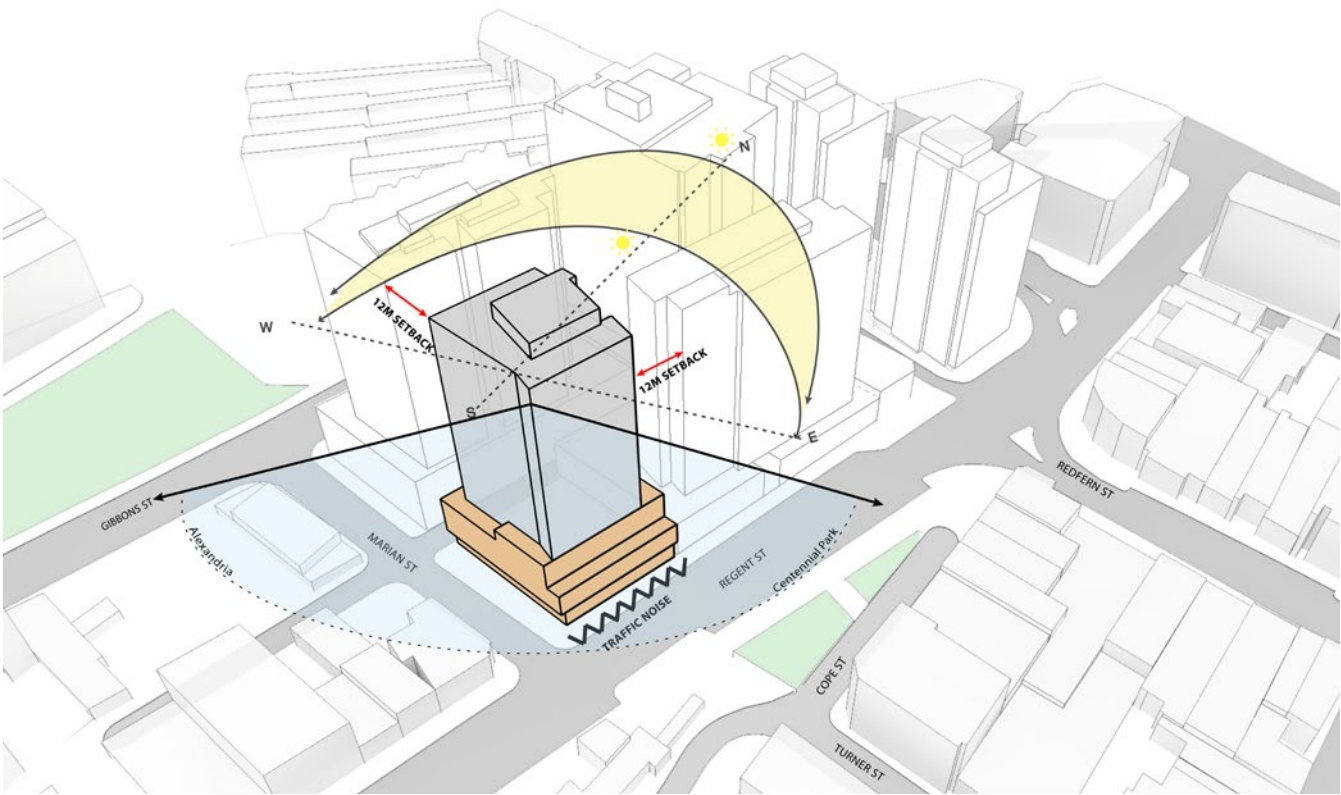
3.2 SITE PARAMETERS

The site is rectangular in shape with a frontage of 26m to Regent Street and 31.7m to Marion Street. It also has a frontage to the west to William Lane. The site slopes down 1.6m from north to south along Regent Street and a further 1.4m along Marion Street.



3.3 ENVIRONMENTAL CONSIDERATIONS

The site is bounded to the north and west by 18 storey residential buildings that significantly restrict solar access and views. Windows and balconies to 7-9 Gibbons Street overlook the site requiring careful consideration of building separation and privacy. To the east the presence of a wide street frontage and low buildings will ensure unrestricted outlook and access to morning sun.



3.4 PLANNING PARAMETERS/
APPROVED DA ENVELOPE

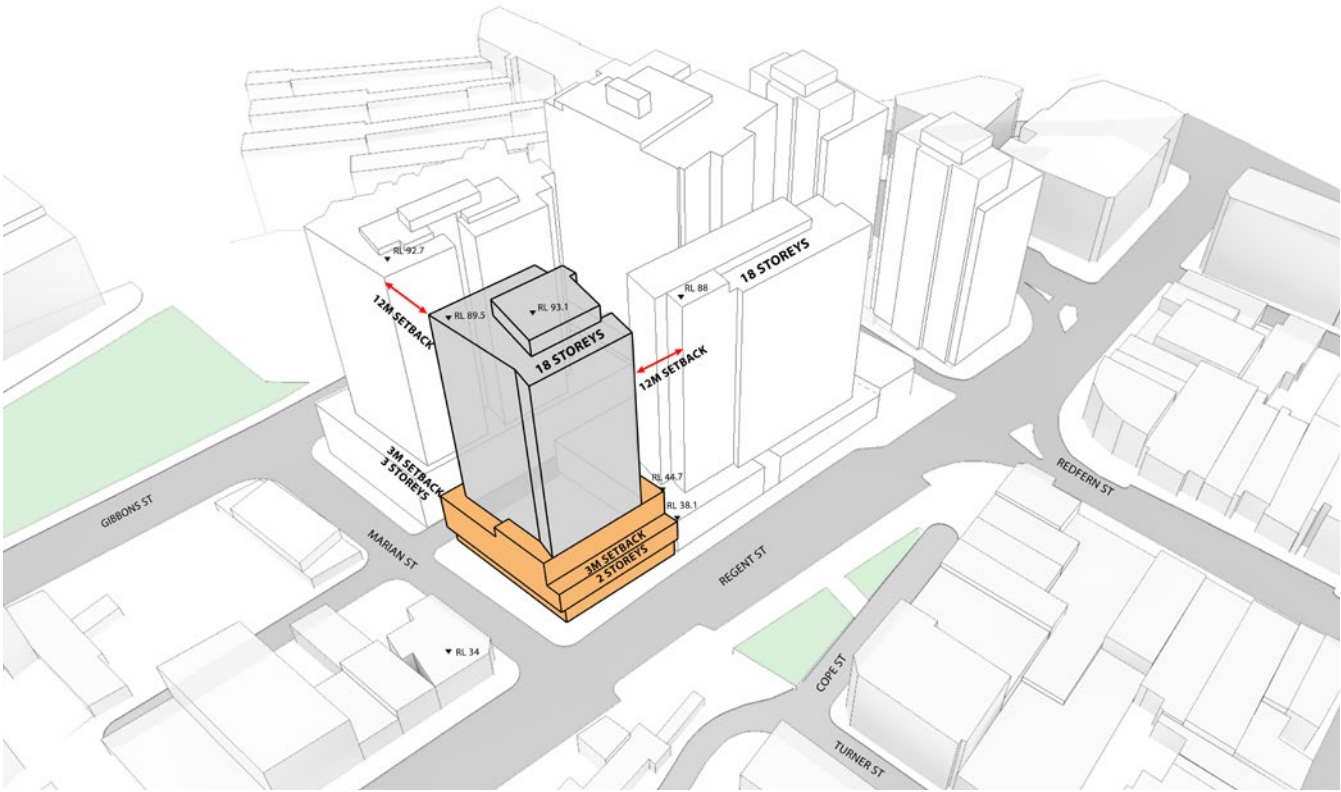
The site is located on land to which the State Environmental Planning Policy (State Significant Precincts) 2005 applies. Specifically, the site is within the Redfern-Waterloo Authority Sites'. The State Significant Precincts SEPP prescribes an FSR of 7:1 and a maximum building height of 18 storeys with a 2 storey street frontage height at Regent Street and a 3 storey street frontage height at Marian Street

The Redfern Centre DRAFT Urban Design Principles contains the same controls; however, they include additional setback requirements at ground level, including:

- / Zero setback on Regent street to activate streetscape
- / 1.5m setback from Marian Street to the boundary
- / 0.8m setback to eastern side of William Lane to provide for footpath widening.

The current approval proposed an 18-storey residential building with four levels of basement parking, retail elements at ground level, child care facilities at first floor level and 16 levels of residential apartments above. The DA was approved with:

- /Zero setback along Marion Street ground level
- / Three-meter setback from Regent Street above podium
- /Three-meter setback from Marion Street above podium



3.5 EXISTING DA

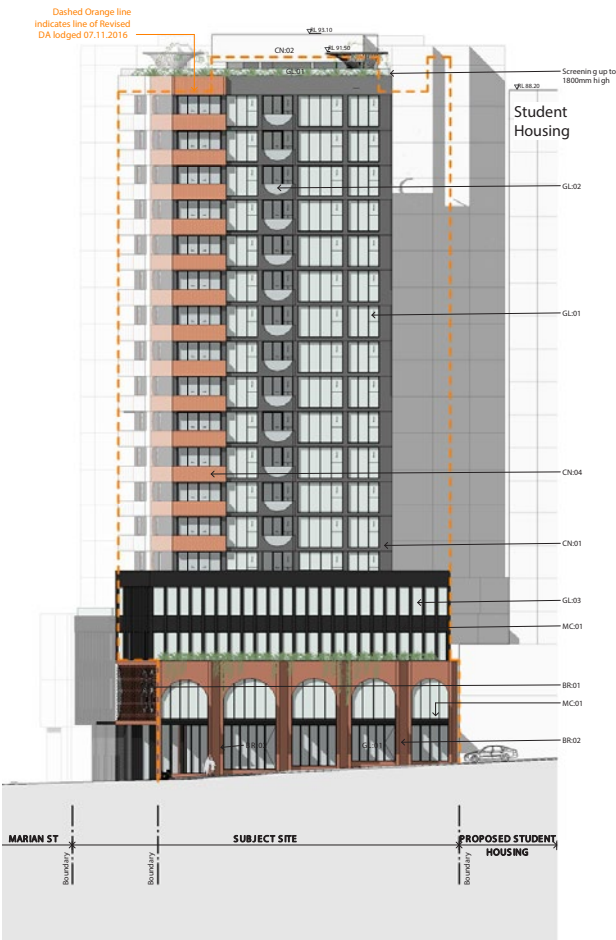
EXISTING DA

A DA for a mixed-use residential scheme by SJB for Thirdi/ Milligan Group has recently been approved for the site (SSD 7080). The approved development comprised:

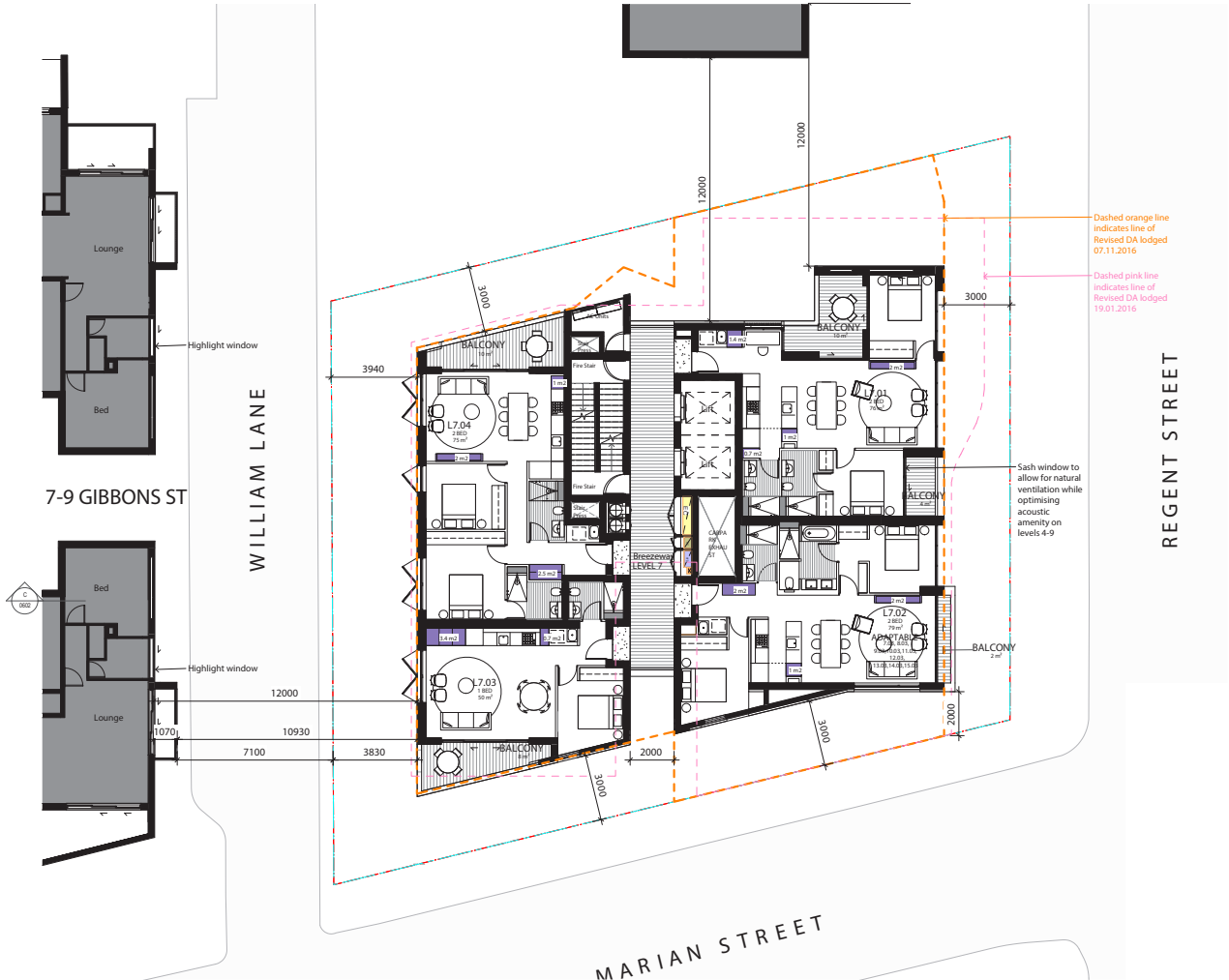
- Demolition of all existing structures on site;
- Construction of an 18-storey mixed use residential and retail building comprising 56 residential apartments, child care on level three, commercial offices on level one and two, and retail on ground.
- Four level basement car park for 65 car parking spaces;
- Residential communal space on the roof top; and
- Extension of services and infrastructure.



SJB / Approved DA CGI



SJB / Approved DA Elevation East



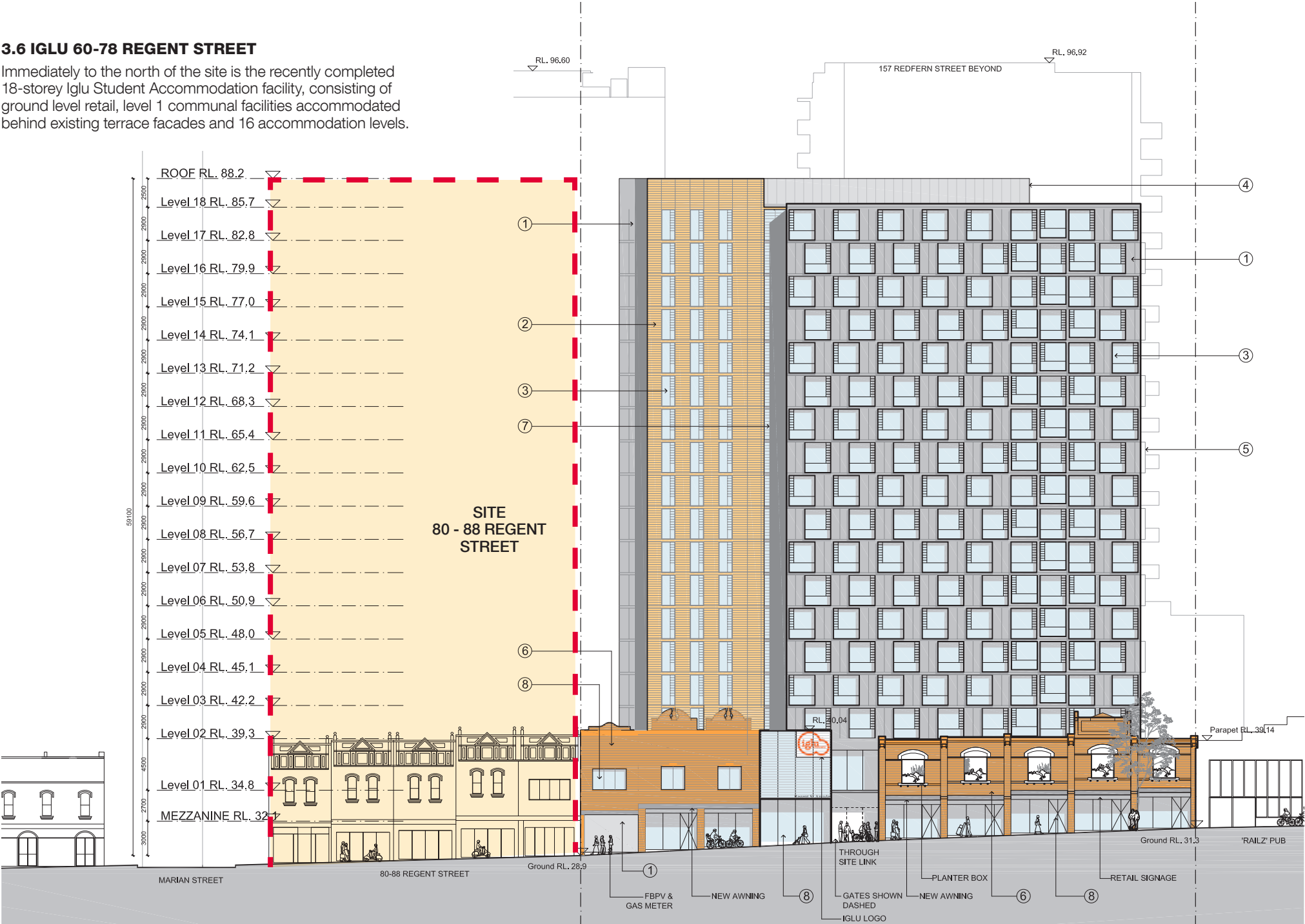
SJB/ Approved DA Typical floor plan



3.6 IGLU / 60 - 78 REGENT STREET

3.6 IGLU 60-78 REGENT STREET

Immediately to the north of the site is the recently completed 18-storey Iglu Student Accommodation facility, consisting of ground level retail, level 1 communal facilities accommodated behind existing terrace facades and 16 accommodation levels.



Bates Smart / Iglu 60 - 78 Regent St (from Redfern Street)



Bates Smart / Iglu 60 - 78 Regent St Communal Terrace



Bates Smart / Iglu 60 - 78 Regent St Communal Lounge



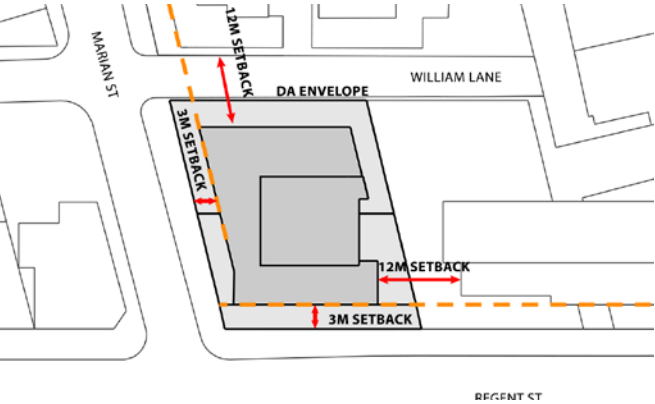
4.0 DESIGN APPROACH

4.1 AMENDMENT TO BUILDING FORM

APPROVED

The approved DA massing has a stepped podium of 2-4 storeys

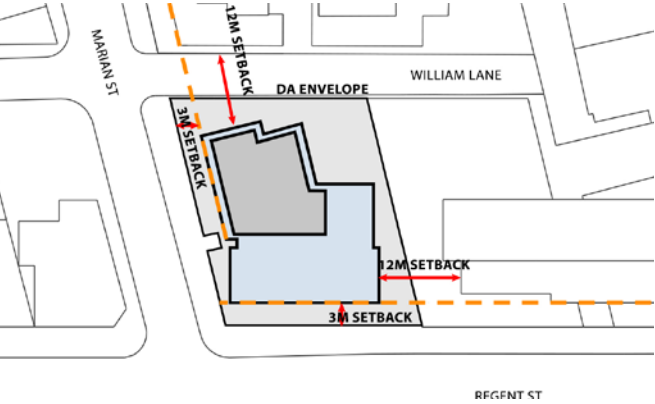
The tower form is setback 3m above a 2 storey podium along Regent Street. Along Marian Street it is setback 3m above a 3-4 storey podium. The tower is expressed as two volumes when viewed from Marian Street with the southern façade of the wider primary volume splayed in response to the geometry of the site.



PROPOSED

The proposed massing has a 2-3 storey podium to Regent and Marian Street. The podium steps at regular intervals along Regent Street in sympathy with the sloping footpath to define an expression of 2-storey terraces. The podium is broken down into two separate volumes along Marian Street to reinforce the finer grain character of the Redfern context and reinforce the separate identity of the commercial office component.

The tower form is setback 3m from the podium and expressed as two slender volumes, one aligned with Regent and the other with Marian Street. The taller Regent Street volume serves to reinforce the corner.



4.2 COMPARISON
APPROVED DA / PROPOSED DA

In seeking approval for an amended tower form we have assessed the various built form principles within the Redfern Centre DRAFT Urban Design Principles. The key controls affecting the proposal, within clause 4.2 Design Principles: high rise development, are as follows:

- A. Tower design Setbacks
- Setbacks on ground floor are:
- Nil setback along Regent Street
 - 1.5 m for footpath widening along Marian Street
 - 0.8 m for footpath widening along William Lane
- Setbacks above street level are:
- 8 meters to Regent Street
 - 4 meters to Marian Street
- B. Building separation
- Whilst SEPP 65 does not apply to student accommodation developments, it has been used as a reference for separation of residential buildings.

The DA proposal remains materially within the approved DA envelope, however reduces both building height and the overall volume towards the north western part of the tower.

Setbacks – The 3m setback along Regent Street is consistent with the tower setback provided by the existing Iglu development to the north. The 3m setback is also consistent with the approved DA. The 3m setback along Marian Street retains the architectural treatment around the corner from Regent Street.

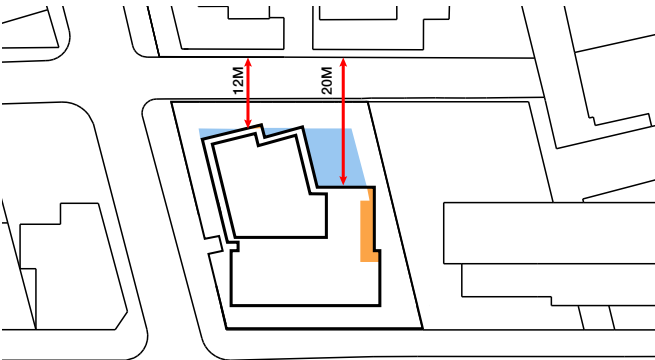
Streetscape & view corridors – The 3 m setback poses limited impacts when viewed along Regent Street, and results in a consistent streetscape relationship. A stepping of the two-storey podium along Regent street reinforces the urban grain of the block.

Building separation –The proposal materially retains the approved DA building separation towards 7-9 Gibbons of 12 meters. It also comparatively seeks to improve the privacy of the apartments in 7-9 Gibbons by orienting windows away from the building. The reduced volume towards the north west vastly improves the building separation of the neighbouring building.

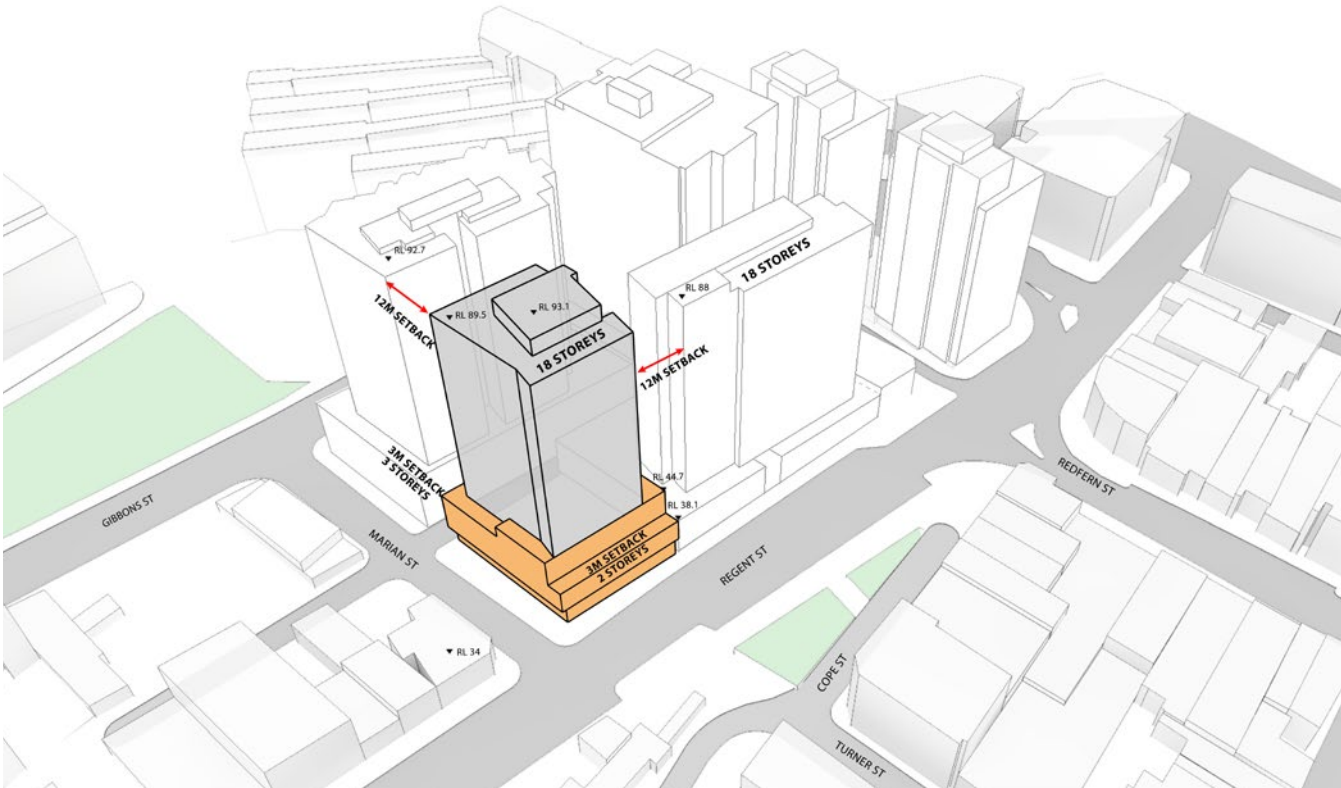
A slight addition to the northern part of the tower volume has a minimal impact on the view corridor from the apartments in 7-9 Gibbons Street.

Overshadowing –The proposals reduction in both bulk and height will significantly reduce the overshadowing impact on the surrounding buildings, when compared to the approved DA.

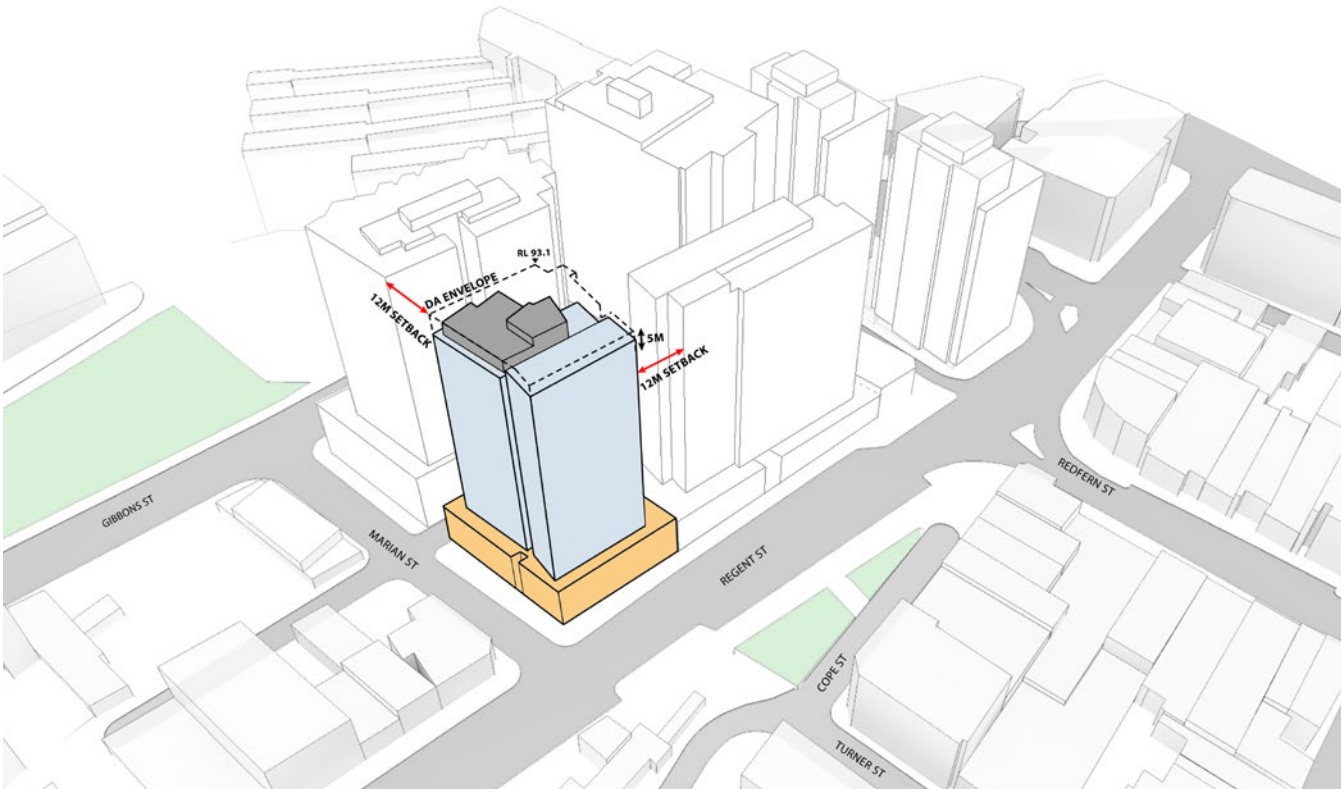
AMENDED TOWER FOOTPRINT



- Decreased tower footprint
- Increased tower footprint



APPROVED DA ENVELOPE



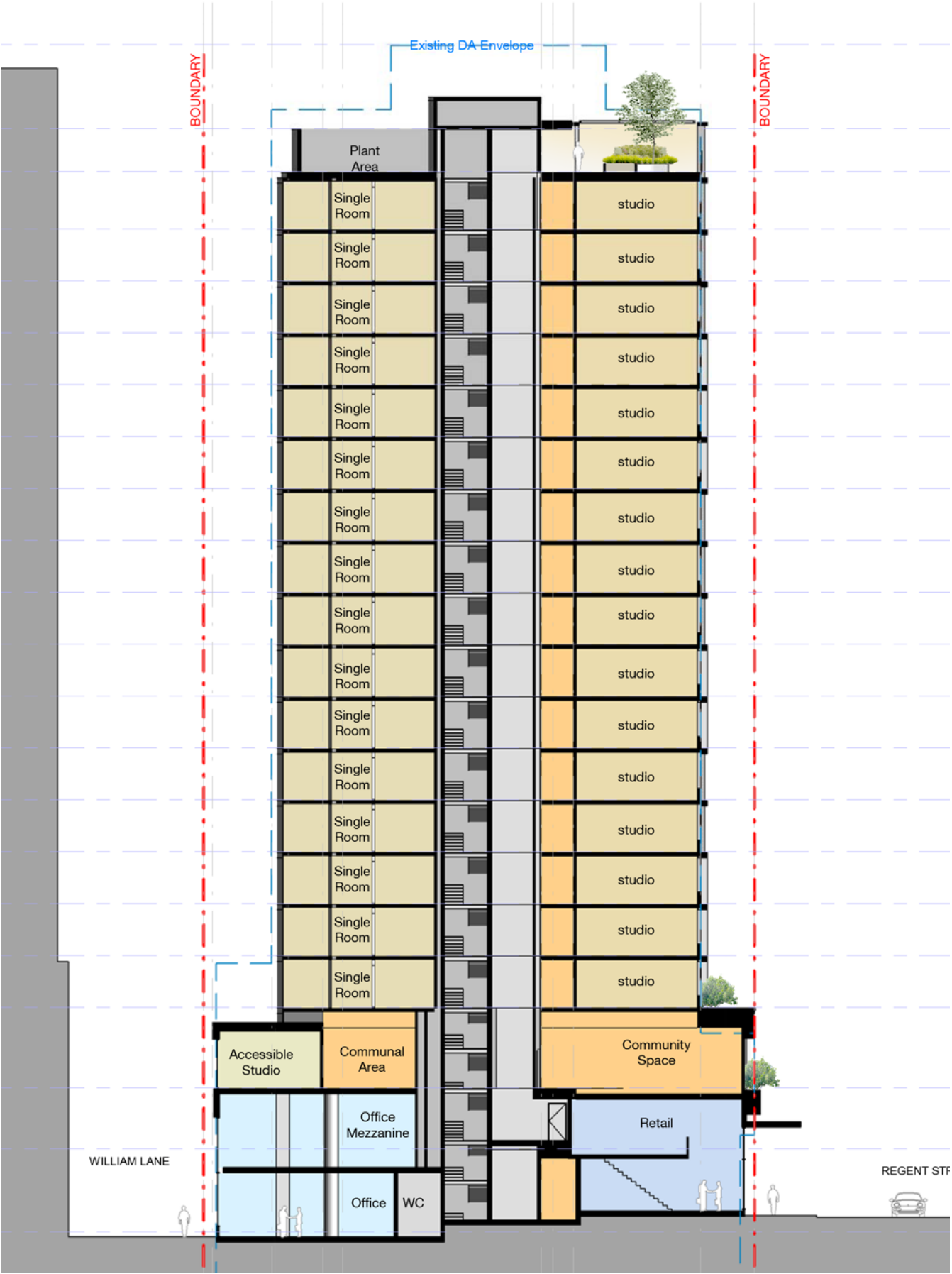
PROPOSED DA ENVELOPE

5.0 DESIGN DESCRIPTION

Our proposal integrates and expands the adjoining Iglu facility to complete the block and deliver a vibrant student community located in the heart of Redfern. The 18-storey building has a 2-storey podium with a setback tower that sits within the footprint of the recently approved residential DA. At ground level retail terraces and boutique office space provides an active frontage to Regent and Marian Street, with the student accommodation accessed via the existing double height entry in 66 Regent St. Level 1 extends the communal 'ground plane' to deliver a diverse range of indoor and outdoor facilities.

The 16-storey 'L shaped' tower form is articulated into two slender volumes aligned with Regent St and Marion St. Each floor accommodates 16 beds in studio and cluster apartment units with ensuite bathrooms. The tower has been planned to largely eliminate overlooking to the adjoining residential buildings. Communal corridors are naturally lit and ventilated. A communal rooftop terrace and garden with BBQ facilities takes advantage of the available views and solar access. New brick and concrete facades to the 2-storey podium draw on the scale and character of the existing brick terraces fronting Regent Street. They reinforce the identity of the individual retail tenancies at ground level while providing a level of privacy to the communal student accommodation facilities on Level 1. Street awnings to Regent Street provide good pedestrian amenity.

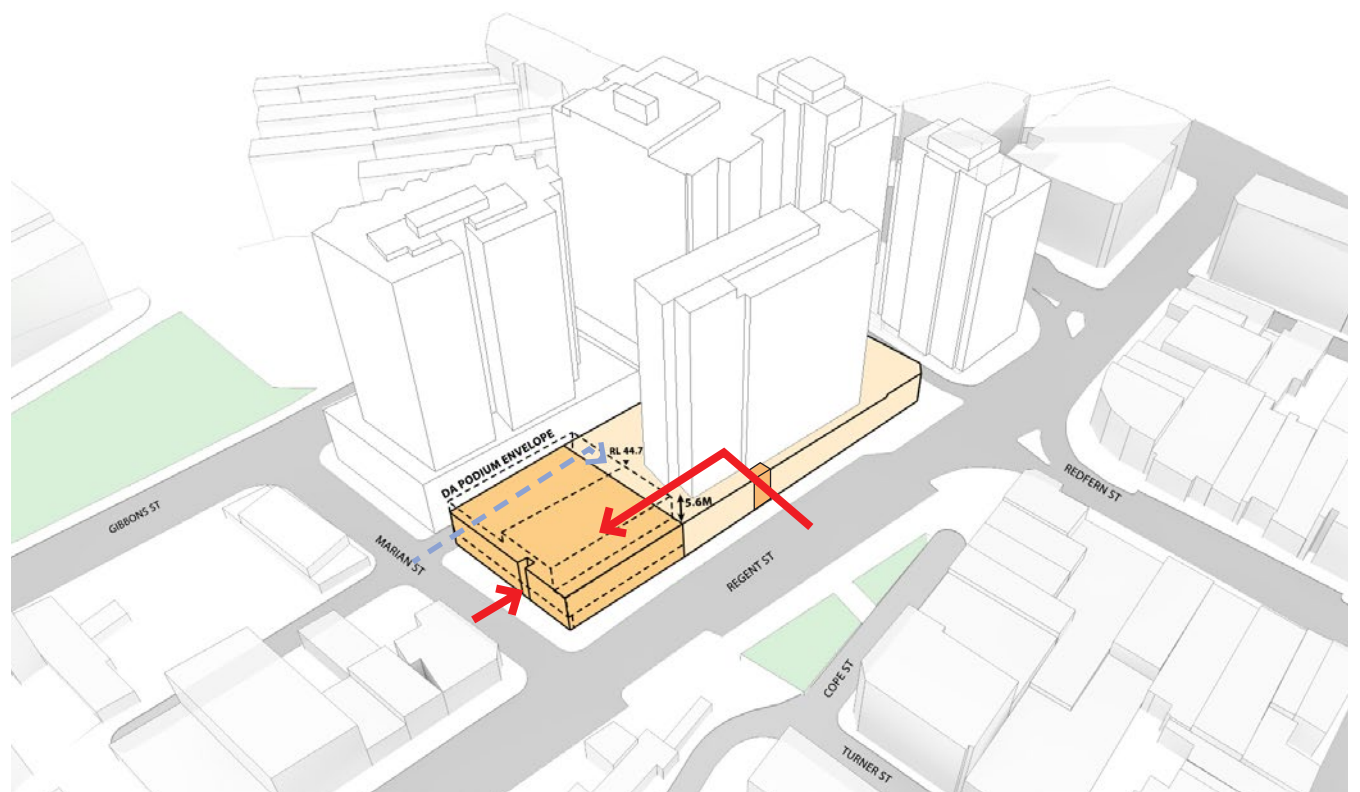
The tower façade is defined by expressed concrete slabs and brick piers which express the break-up of the bedrooms and studios. Large format picture windows are recessed to provide depth and sun shading. Natural ventilation is optimized through the use of full height glass louvres, which combine with an internal casement window to enhance acoustic performance. The two operable window components are integrated and expressed as vertical bay windows within the brick and masonry frame.



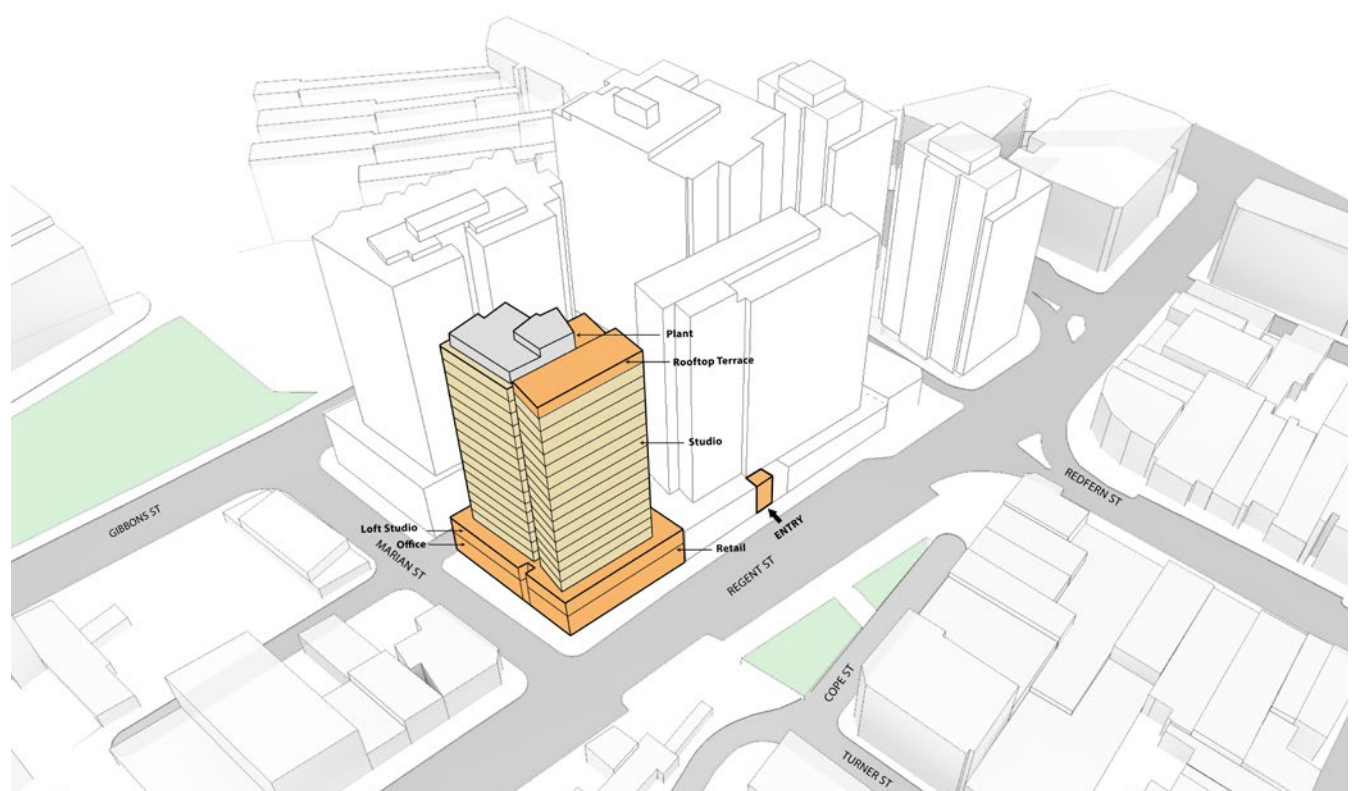
MARIAN ST SECTION

The 2-3 storey podium along Regent Street and Marian Street continues the traditional terrace scale and rhythm and provides a consistent character along Regent Street. Retail units with mezzanine space face the street and provide an active frontage..

The student accommodation is entered via the recently completed double height lobby located midway along the Regent Street frontage. Services vehicles access the building via William Lane and the existing loading dock located in 60-78 Regent Street. There is no carparking provided on site.



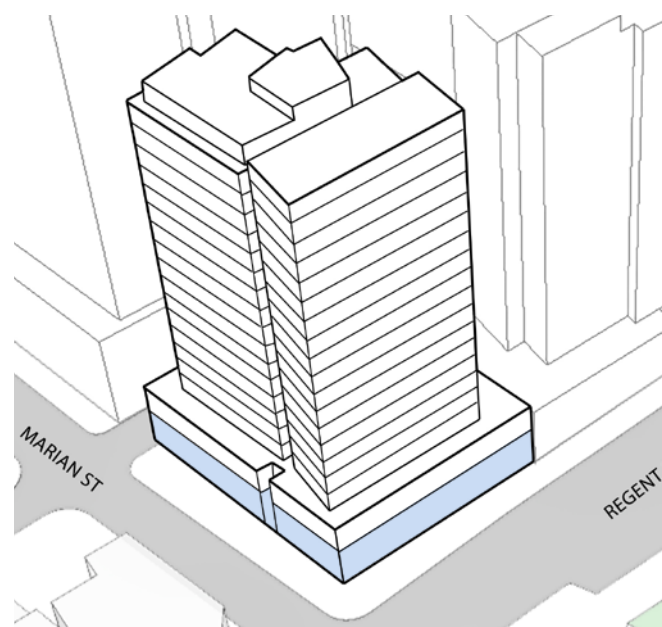
Above the podium, a 16 storey tower houses 265 studios and single cluster rooms. On the upper level, a communal roof terrace provides students with a high quality outdoor space with unhindered eastern views.







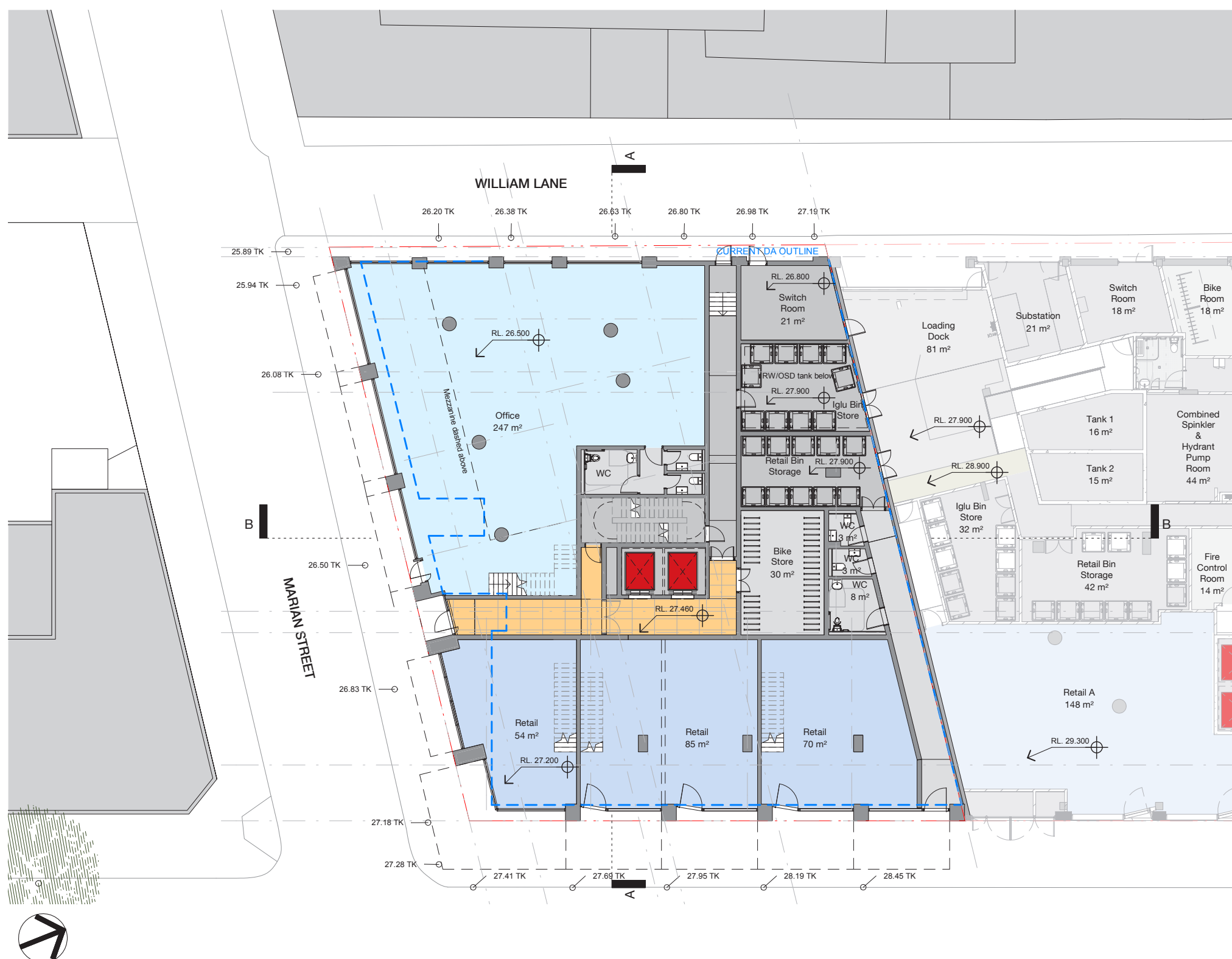
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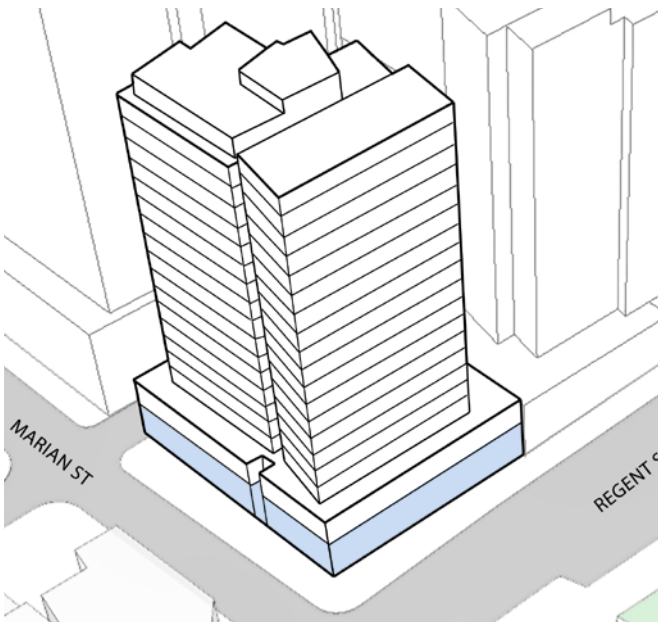


The development aims to maximise the retail frontage to Regent Street. The space is flexible and able to be subdivided into a range of different tenancies. The Iglu Student Accommodation entry lobby is centrally located within the existing facility with a frontage centrally on Regent Street. The entrance is clearly indicated through its expression and materiality with a contemporary glass and steel façade providing a highly visible address for the facility. A secondary entrance leading to ground floor bicycle parking and lifts is easily accessible off Marian Street.

Along the Marian Street frontage, a Boutique office is proposed, incorporating a mezzanine space..

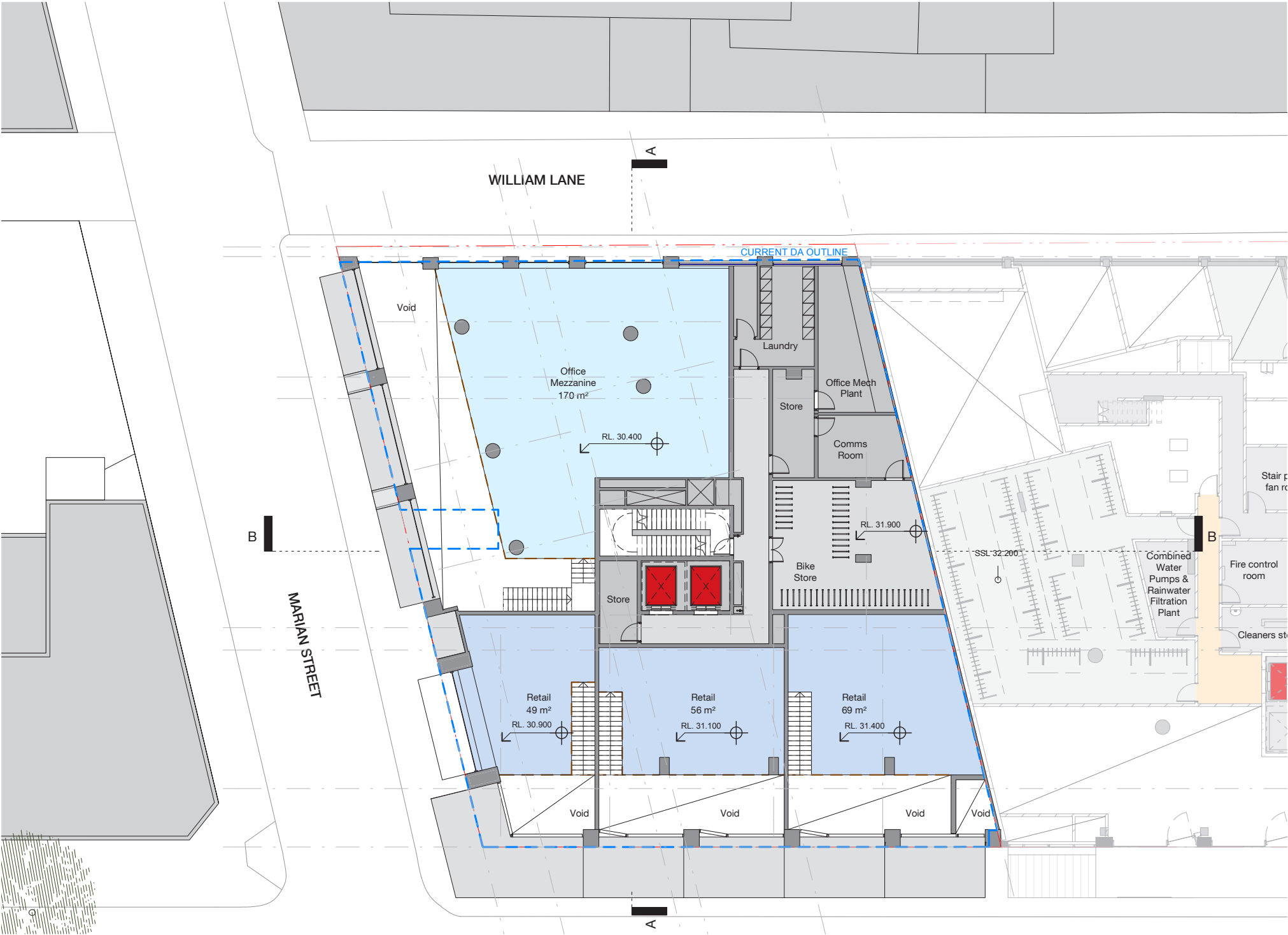
Integration with the existing Iglu facility allows for the co-location of services. Both Loading bay, bicycle facilities and communal areas are proposed as shared facilities.





5.4 MEZZANINE PLAN

Retail and commercial tenancies along Regent and Marian Street have mezzanines located within double height spaces. The space to the north east of the core accommodates laundry and storage facilities for the Student Accommodation.







5.5 LEVEL 01 PLAN

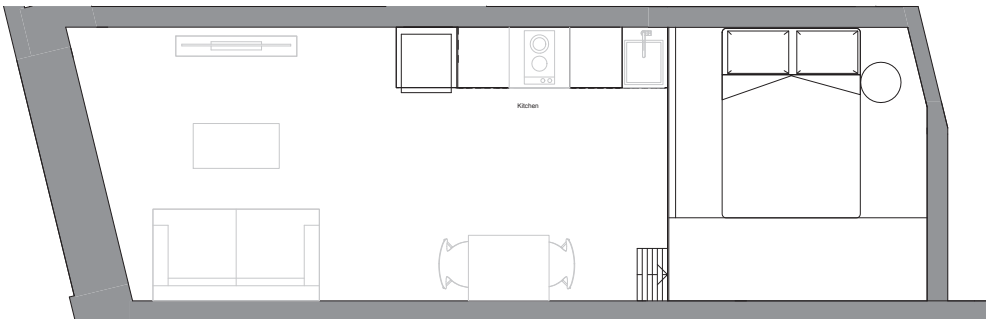
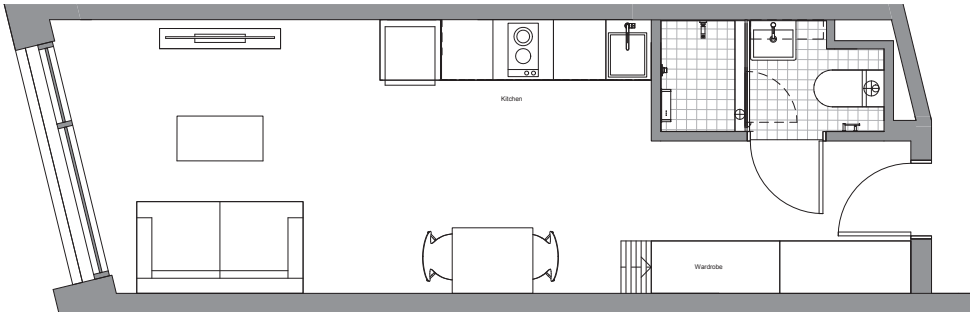
Level 1 provides dedicated indoor and outdoor communal recreation and study facilities for students. Primary access is via the existing open stair located within the existing Iglu facility. The new floor space forms an extension of the existing communal facilities and will provide a diverse range of indoor and outdoor facilities for students.

A series of double height loft studies are located towards Marian Street, whilst accessible studios are located towards William Lane. Located between these rooms is a study area/lounge. To the north of the site is a large landscaped courtyard forms an extension of the existing Iglu Facility.





LOFT STUDIO LOCATION



LOFT STUDIO PLANS



PERSPECTIVE LOFT STUDIO



PERSPECTIVE COURTYARD



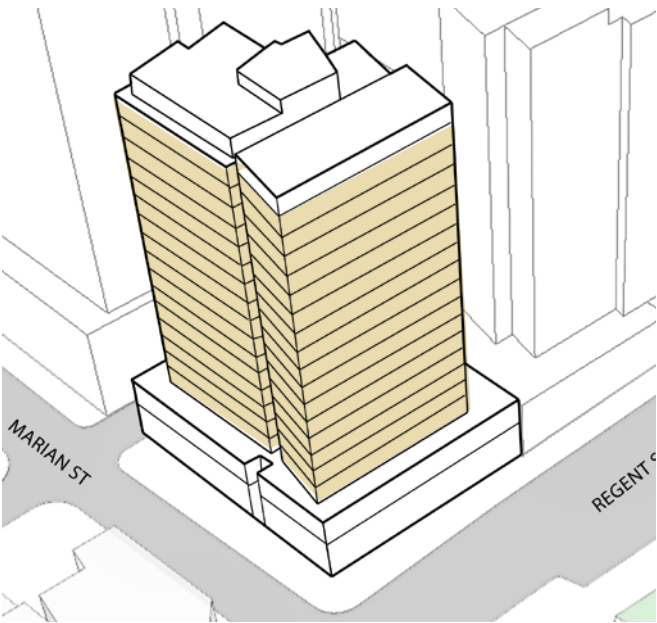
Widen + Kennedy in New York



Widen + Kennedy in New York



Maddocks Melbourne



5.6 TYPICAL FLOOR LEVELS 2-17

A slender massing along Regent Street provides a continuation of the existing Iglu Redfern to the north. The proposed 3m setback ensures that separation with 7-9 Gibbons Street is maximised whilst allowing for a consistent setback along the street. The southern part of the tower along Marian Street is separated from the tower along Regent Street through a continuous gap in the facade, breaking up the bulk and scale of the massing.

Each floor accommodates 10 studios and a 6-bed cluster unit. The cluster unit is located within the western wing and has a dual aspect living space with no windows directly overlooking the adjoining residential building.

Studios occupy the eastern wing with the majority orientated towards Regent Street to take advantage of the abundant views and sunlight.

Two lifts and a scissor stair are centrally located with the communal circulation enjoying access to natural light on both sides.

All cluster units have a communal open plan kitchen, dining and living room and bedrooms have ensuite bathrooms. Studios have their own kitchenette, dining facilities and ensuite bathrooms.





CLUSTER ROOM IGLU REDFERN



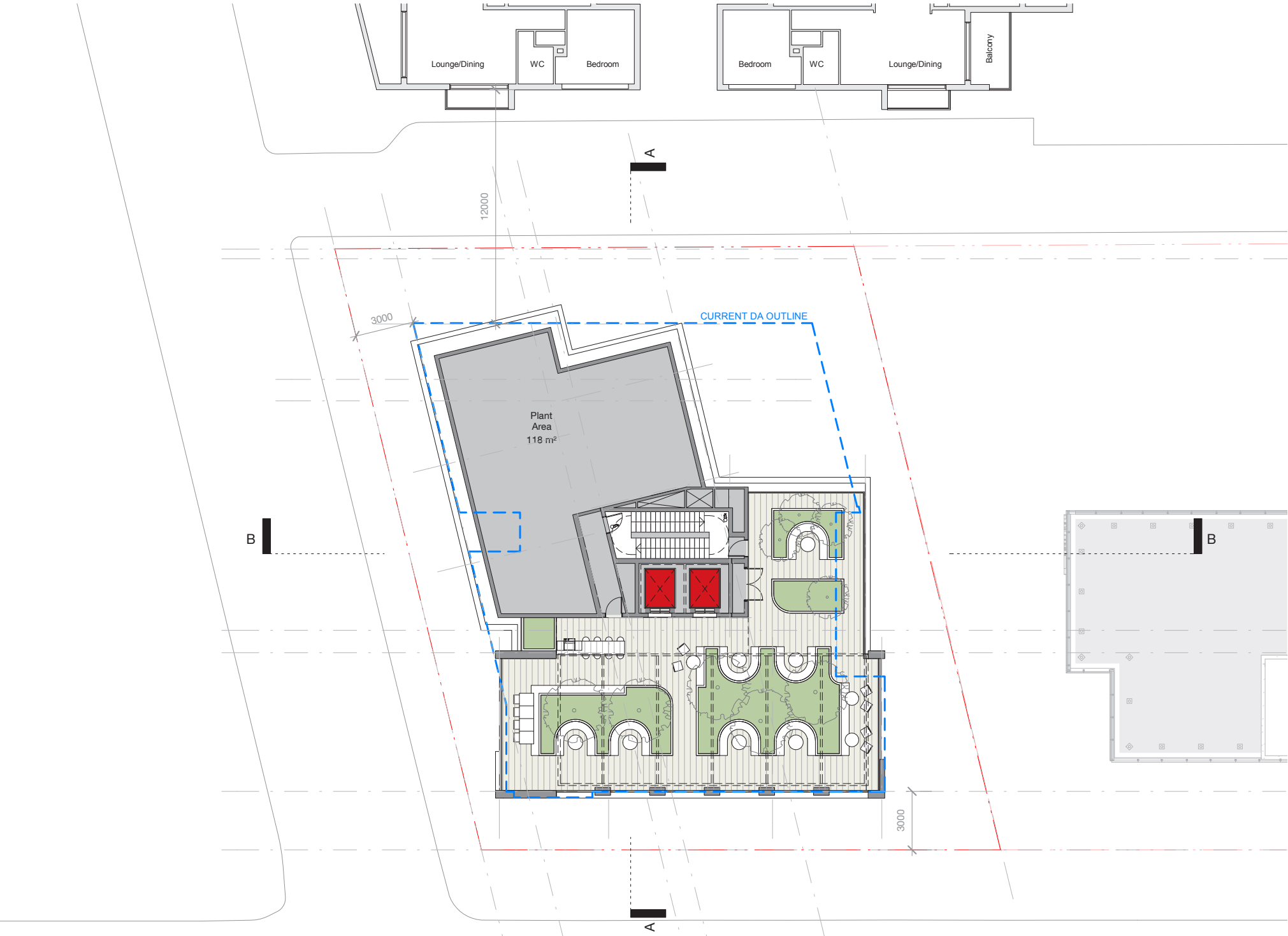
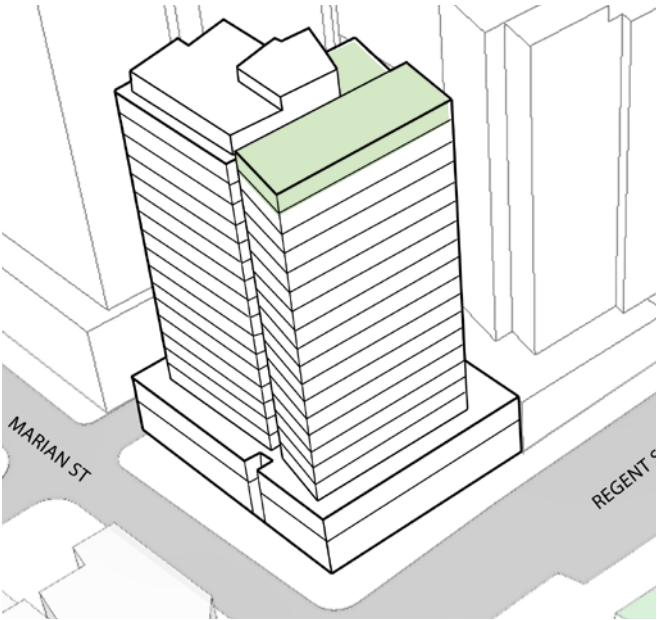
TYPICAL STUDIO PERSPECTIVE

5.7 ROOFTOP TERRACE

The top level accommodates a communal roof terrace. It's north easterly position allows for excellent access to views and sunlight.

The roof terrace accommodates a range of different seating, barbeque facilities and a communal garden.

The roof terrace is an active landscape offering students a series of seating areas and paths, nestled amongst dense gardens, set out to engage view lines. The roof terrace ultimately provides a garden oasis with direct solar access and sweeping city and suburban views.





360 ° / PERSPECTIVE ROOF TERRACE



Oxley + Stirling Residences



Kinghorn Cancer Centre



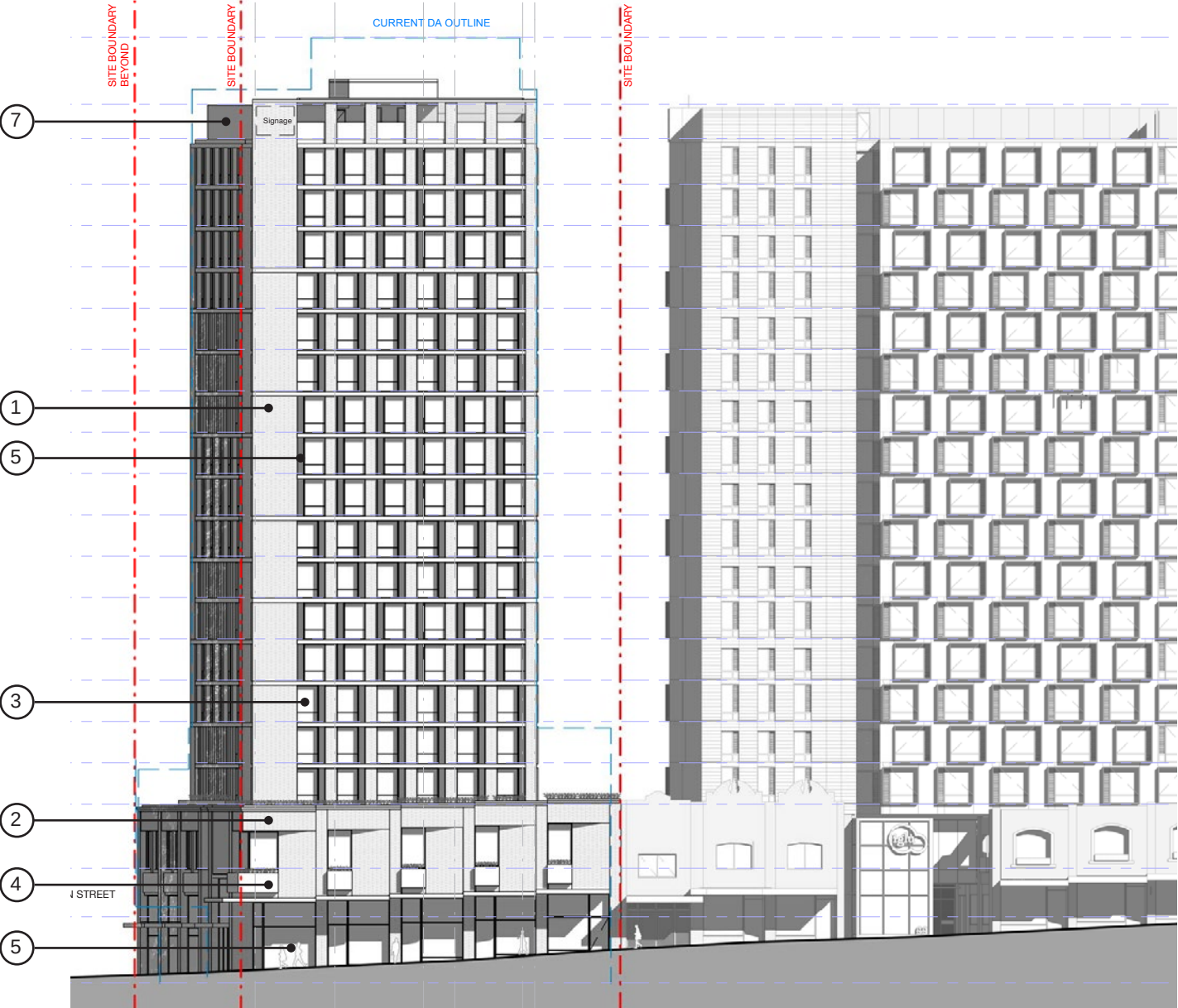
Crown Towers Perth

6.0 FAÇADE & MATERIALS

6.1 TOWER FACADE

The tower façade is defined by expressed concrete slabs and brick piers which express the break-up of the bedrooms and studios. Large format picture windows are recessed to provide depth and sun shading. Windows shift in position over 2 to 4 floors to break up the modularity and introduce a horizontal scale. This shifting window position references the existing Iglu tower drawing it into the composition.

Natural ventilation is optimized through the use of full height glass louvres, which combine with an internal casement window to enhance acoustic performance. The two operable window components are integrated and expressed as vertical bay windows within the brick and masonry frame.



- MATERIALS LEGEND**
- 1/ Light grey face brick
 - 2/ Red brick
 - 3/ Window System (vision glass, glass louvres & spandrel)
 - 4/ Expressed concrete
 - 5/ Expressed aluminium window box
 - 6/ Shopfront glass
 - 7/ Aluminium louvre screen

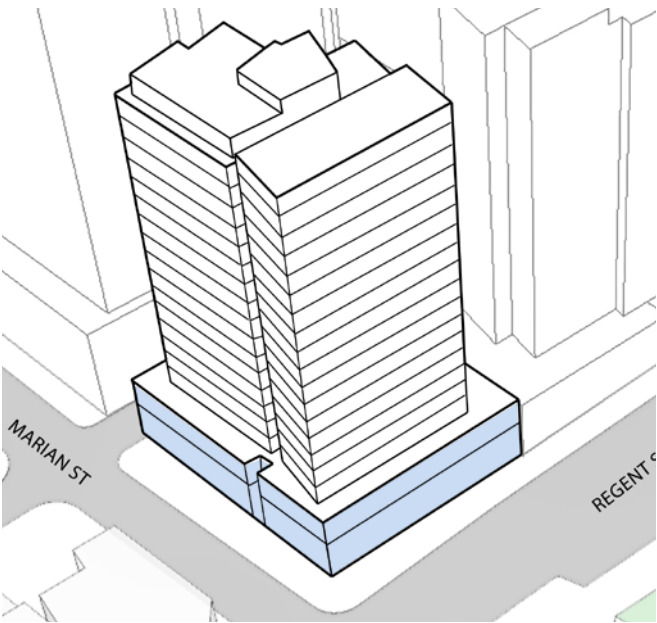
REGENT ST ELEVATION



VISUALISATION ON REGENT ST



BATESSMART™



6.2 PODIUM FAÇADE

The brick façade references the historic buildings within the Redfern area and defines the integrates with the existing facade of the adjoining Iglu facility. The rhythm, scale and detailing of the facades has been designed to reference the traditional Redfern terrace house.

At ground level brick piers spaced at 5.1m centres frame shopfront glazing and define the different retail tenancies. Shopfront windows with steel frame doors open the retail tenancies up to the public domain. On Level 1 a splayed brick face increases the solidity of the façade referencing the solidity of traditional terraces, and the geometry of the site. Full height windows provide glazing to internal spaces which overlook board marked concrete planter boxes.

Along Regent and Marian Street the shopfronts and commercial offices are protected by a series of footpath awnings that step in sympathy with the existing streetscape.

Along Marian Street the awning steps down, emphasizing the secondary Iglu entrance and the shift in programme from retail to commercial. Large shopfront windows provide good lighting and amenity to the office space.



VISUALISATION ON REGENT ST

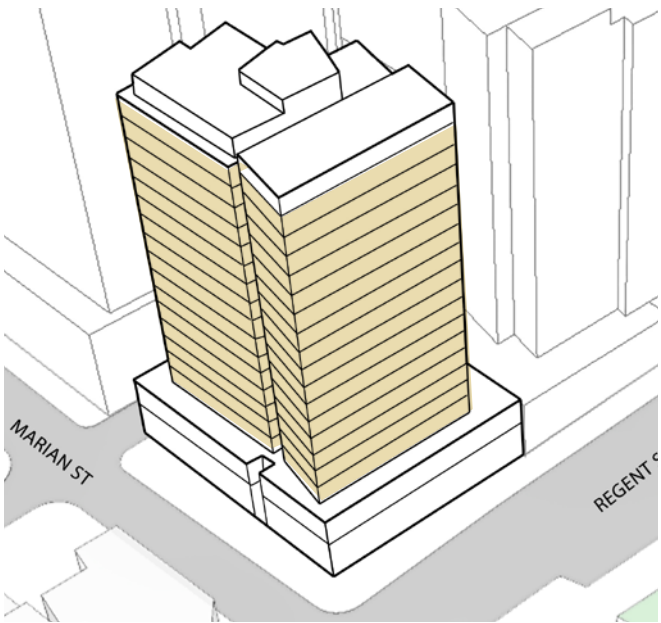




REGENT STREET FROM NORTH



6.3 MATERIALS AND FINISHES



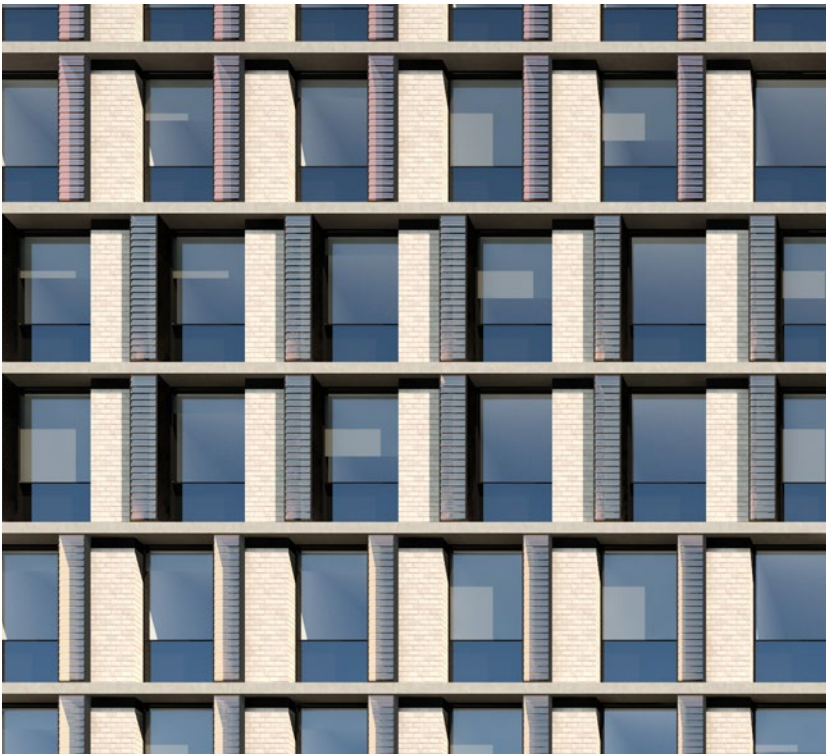
FIXED GLAZING

LIGHT GREY FACE BRICK

WINDOW BOX

EXPRESSED SLAB

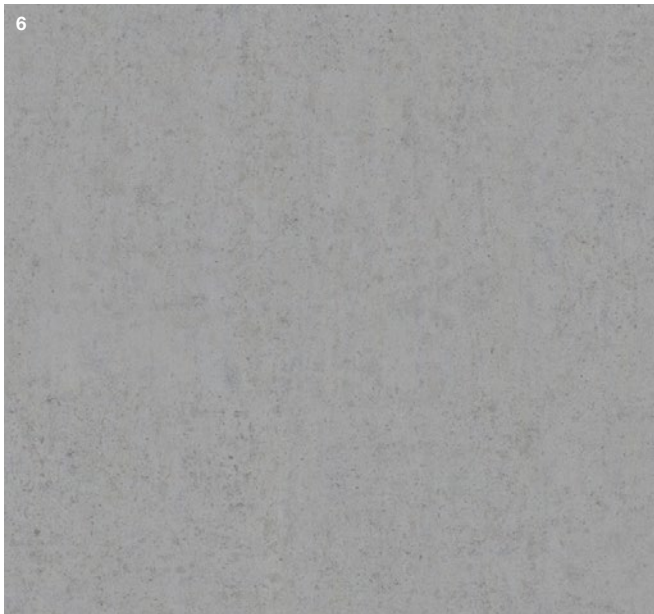
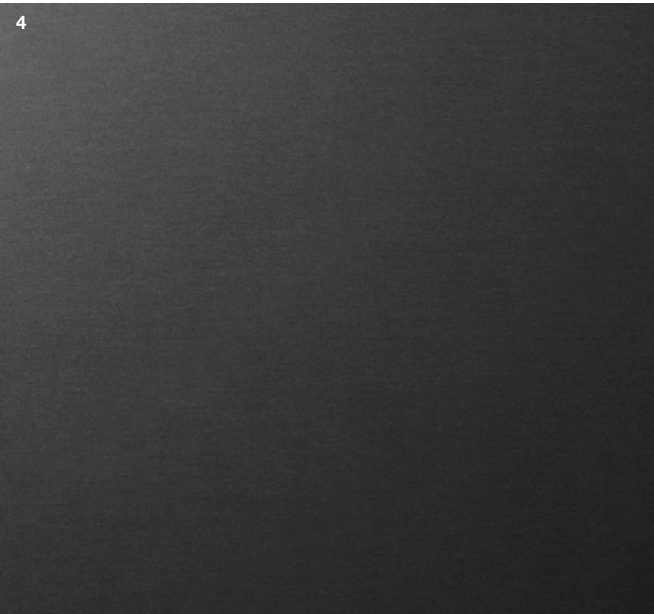
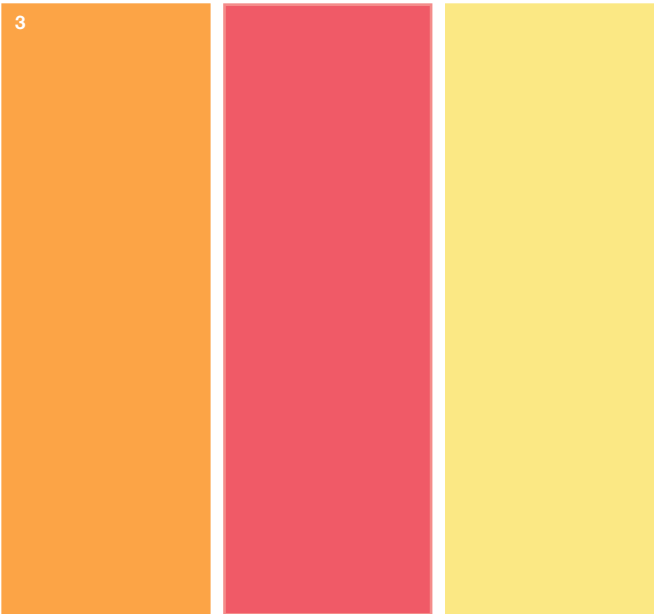
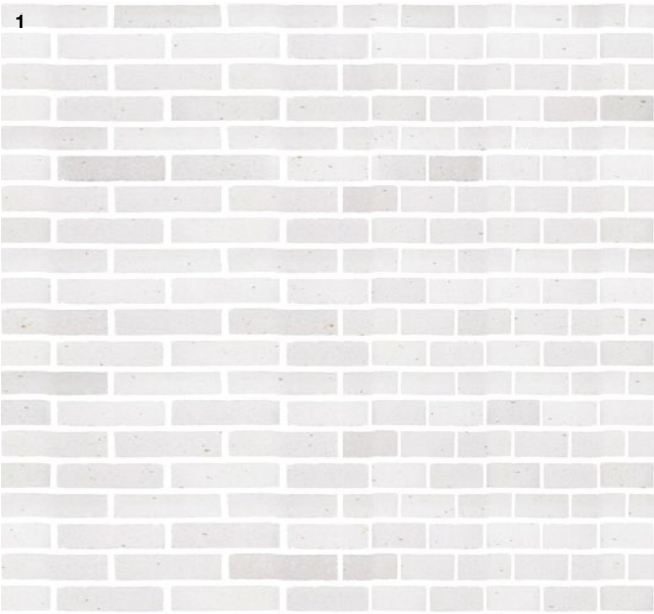
SHADOW BOX



PART ELEVATION



FACADE CLOSEUP

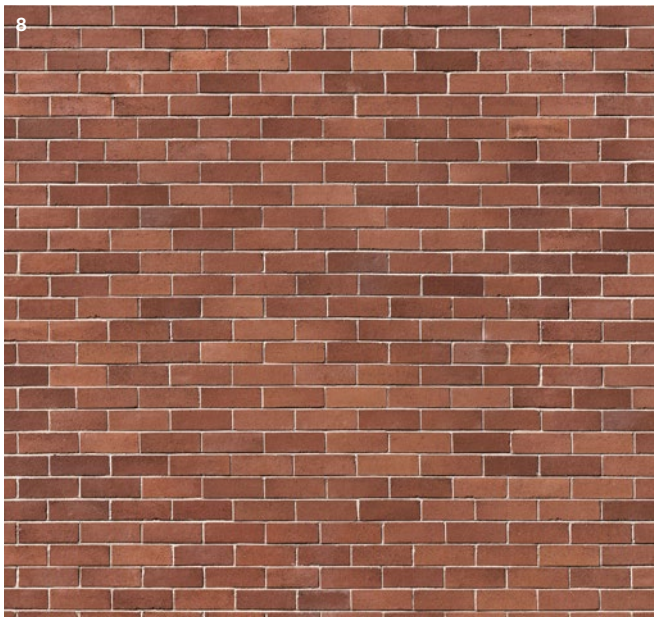


6.4 MATERIALITY

- 1/ Light brick finish to tower towards Marian and Regent Street
- 2/ Insulated charcoal panels to north east part of tower
- 3/ Coloured Metal finish to interior of hoods
- 4/ Dark metal finish to exterior of hoods and window frames
- 5/ DGU Glazing
- 6/ Plant louvre grilles
- 7/ Concrete planters and slabs
- 8/ Red brick

6.5 REFLECTIVITY

Light reflectivity from all building materials used on façades, including glazing, will not exceed 20%





VISUALISATION ON REGENT ST



BATESSMART™



7.0

LANDSCAPE

DESIGN

LANDSCAPE DESIGN PHILOSOPHY

The proposed landscape offers a complete design response and holistic design solution for the nature of the development. It presents a co-operative environment, triggered by the need to respond to an evolving student housing design approach and a broadening social ecology. Anticipating the developments nodal significance and broad student population, the design accommodates flexibility of use and clear legibility of space. The landscape encourages social interaction and private respite, and will become a functional part of student life.

The union of existing student accommodation facilities and new build presents a versatile environment supportive of student needs, fostering positive interaction. The landscape design process and resulting design outcomes were guided by the following principles, ideals and philosophies:

- Connectivity – both visual and physical
- Access – equitable and unimpaired
- Variety and Flexibility
- Adaptability and Versatility
- Environmental Sensitivity
- Sustainability
- Social Responsibility

The design is not only localised to the site but is sensitive to its role within the broader student community. The objectives for the proposed landscape are to:

- Create a development with an inherently strong community identity.
- Manipulate scale and space to provide areas of high social legibility and community opportunity.
- Ensure the design including materiality and function complements the existing facilities of the adjoining Student Accommodation.
- Consider the future sustainability of the development in terms of ecological, economic, social and cultural needs.
- Support the building functions and promote student well being.

DESIGN STATEMENT

Three distinct landscapes have been organized to respond to the site situation and architecture to create landscapes which inhabit the building and provide activated spaces and social student retreats. These landscapes include;

- Level 01 internal Courtyard
- Rooftop Terrace
- Façade Planters

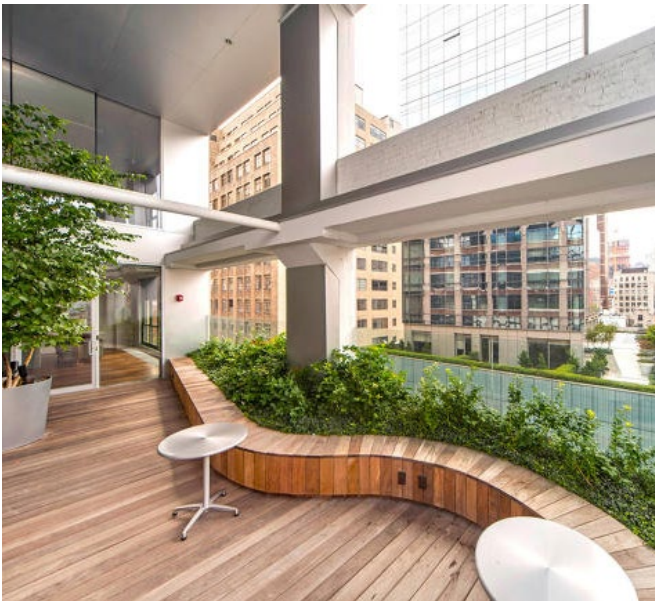
The landscape is conceived as a holistic urban garden. It is both elevated and vertical, and being integral to the architecture, demonstrates a progressive whole-of-building approach to the urban landscape creating a cohesive, environmental and socially sustainable landscape and living community. A sense of the greater gardens that lie within and atop the building are eluded to through a series of planters integrated within the façade design of level 01 + level 02. Visible from the street, these planters offer a public contribution of green in a hostile urban environment, providing visual interest and softening the hard built form which currently dominates Regent Street.

The level 01 courtyard provides a passive retreat for students, engaging quite social interaction, study, or personal reflection. Adjoining the existing student accommodation at 66 Regent St, the space is a shared garden, comprised of perimeter planters with Bambusa lako to breakdown the scale of the interior wall, and free standing tree planters with integrated tables housing Largestromia indica ‘Natchez’, a deciduous tree to provide shaded canopy in summer and solar access in winter.

The roof terrace is an active landscape offering students a series of seating areas and paths, nestled amongst dense gardens, set out to engage view lines. The tapestry of pocketed seating spaces are supported by BBQ facilities located adjacent the lift lobby under a weather protected awning, while a produce garden to the north provides edibles plants and citrus orchid for student harvest and use. The roof terrace ultimately provides a garden oasis with direct solar access, sweeping city and suburban views, which enables students to escape their daily pressures, and improve their mental health. The studied benefits of access to landscape and gardens on mental and physical health are widely published. Within an urban environment, Iglu Student Accommodation promotes access to the environment within its development and supports the development of its student population.



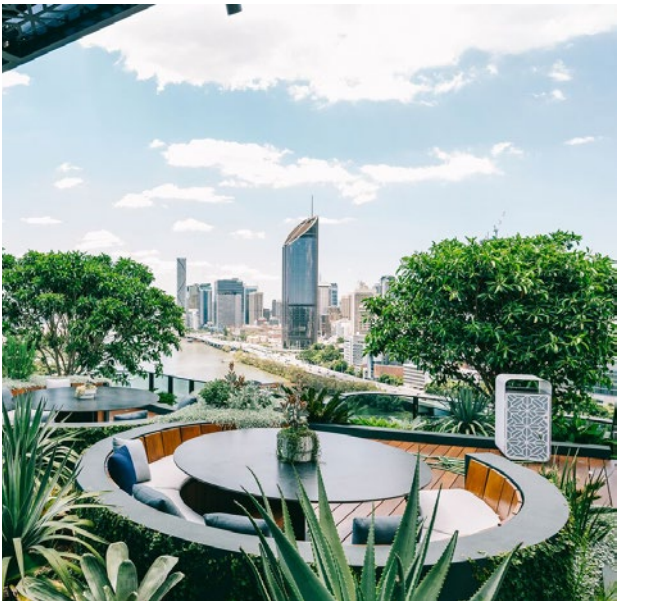
Social pocket



Seating edge to gardens



Raised tree planters in deck



Banquet seating booths (intimate social space)



Banquet with arbour over



Garden seating edges view views



8.0

SCHEDULE OF AREAS

Iglu Redfern

Area Calculations

Job No: s12174

Iglu Redfern	
Site area	821.7 sqm
Allowable height	18 Storeys
Permitted FSR	7

Level	Function	GFA	6 Bed Cluster	Studio	Accessible Studio	Loft Studio	No of Beds
Ground Floor	Retail/Commercial/Services	536	0	0	0	0	0
Mezzanine	Plant/Mezzanine	362	0	0	0	0	0
Level 01	Communal/Student accomodation	607	0	0	3	6	9
Level 02	Student accomodation	354	1	10	0	0	16
Level 03	Student accomodation	354	1	10	0	0	16
Level 04	Student accomodation	354	1	10	0	0	16
Level 05	Student accomodation	354	1	10	0	0	16
Level 06	Student accomodation	354	1	10	0	0	16
Level 07	Student accomodation	354	1	10	0	0	16
Level 08	Student accomodation	354	1	10	0	0	16
Level 09	Student accomodation	354	1	10	0	0	16
Level 10	Student accomodation	354	1	10	0	0	16
Level 11	Student accomodation	354	1	10	0	0	16
Level 12	Student accomodation	354	1	10	0	0	16
Level 13	Student accomodation	354	1	10	0	0	16
Level 14	Student accomodation	354	1	10	0	0	16
Level 15	Student accomodation	354	1	10	0	0	16
Level 16	Student accomodation	354	1	10	0	0	16
Level 17	Student accomodation	354	1	10	0	0	16
Level 18	Roof Terrace / Plant	0	0	0	0	0	0
Total		7169	16	160	3	6	265

The GFA definition is as follows:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

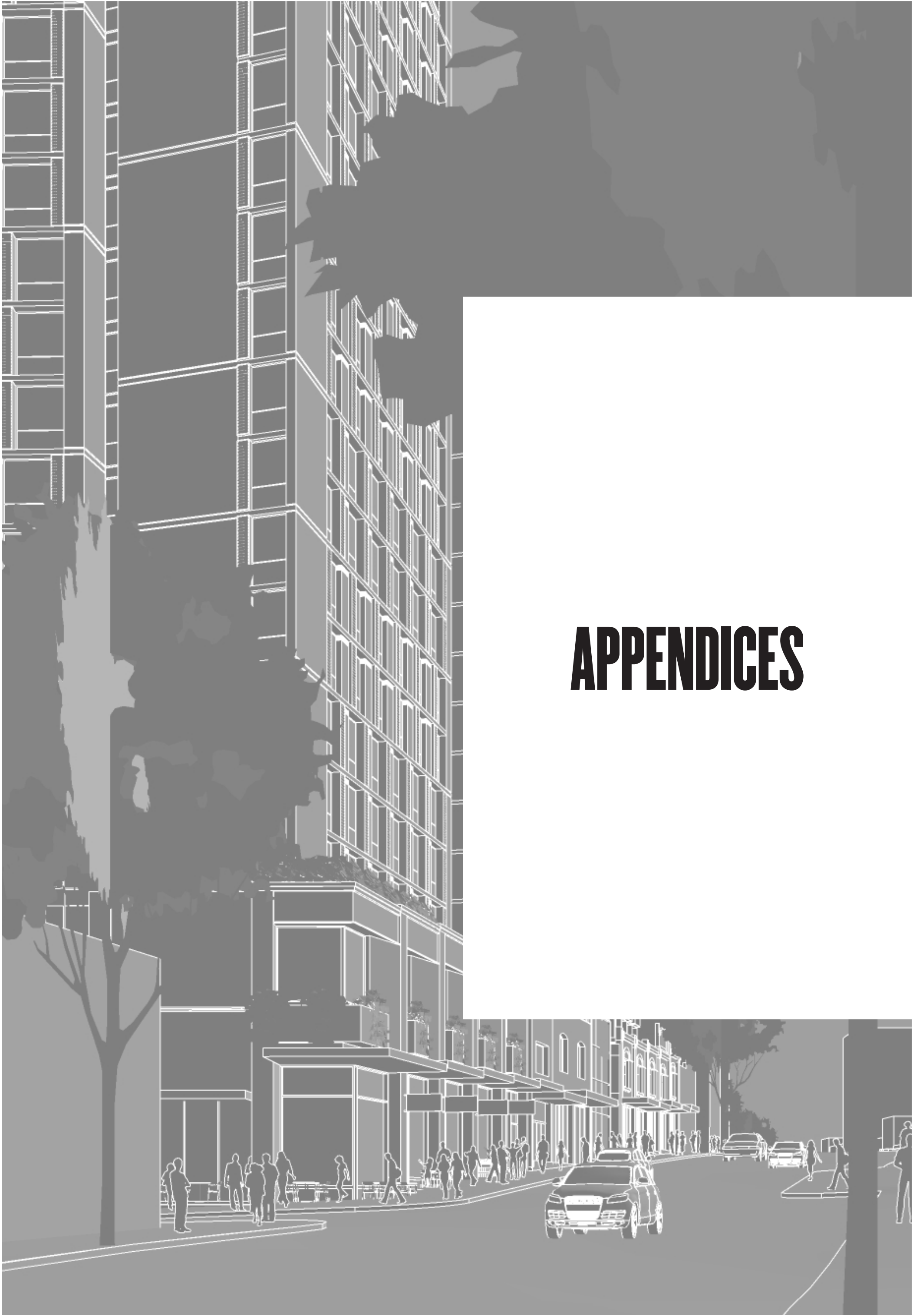
The GFA definition is as follows:

The sum of the floor area of each floor of a building measured to external face of exterior walls and excluding balconies and any projections.

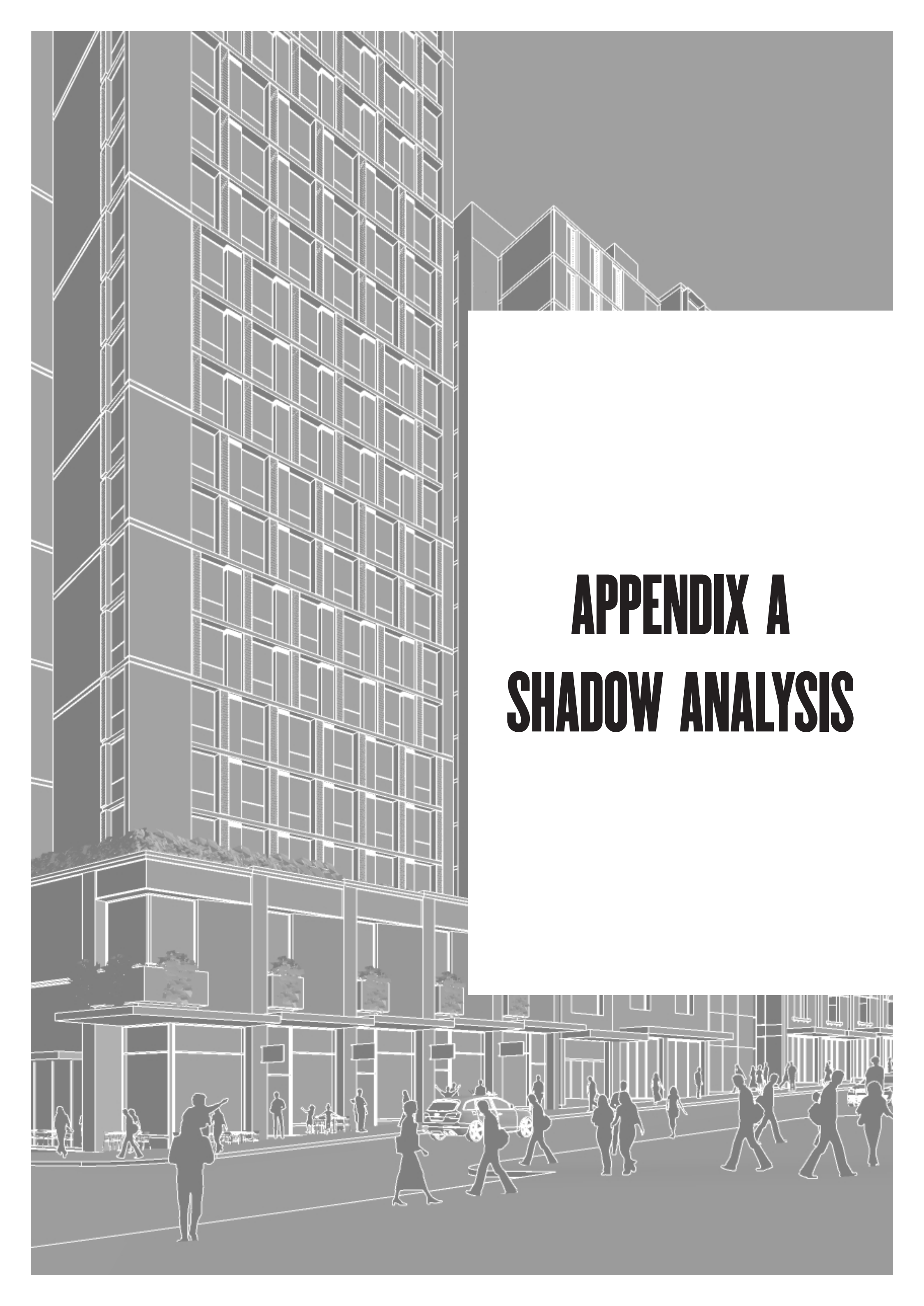
Unit Area- GFA unit area measurement of apartment area. Measured to the centreline of party walls and inside face of external

All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.





APPENDICES

An architectural rendering of a modern, multi-story building with a grid-like facade of windows. The building is shown in a perspective view, with a street scene in the foreground. The street features several silhouetted figures of people walking, a car, and a small kiosk. The sky is a solid light gray. The title 'APPENDIX A SHADOW ANALYSIS' is overlaid on the right side of the image.

APPENDIX A

SHADOW ANALYSIS

APPENDIX A

SHADOW DIAGRAMS

WINTER SOLSTICE

- Existing shadows
- Additional overshadowing
- Reduced overshadowing
Compared with Approved DA
- Proposed footprint



June 9am



June 12pm



June 3pm



SUMMER SOLSTICE

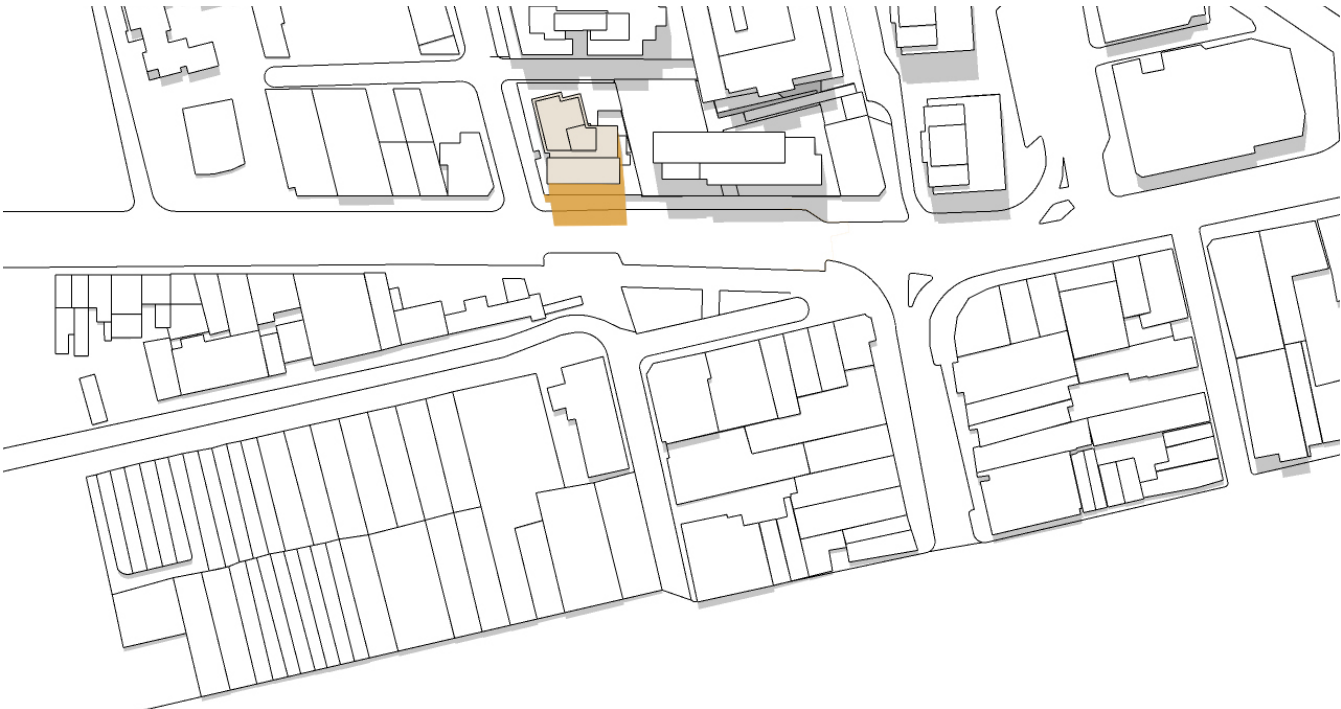
- Existing shadows
- Additional overshadowing
- Reduced overshadowing
Compared with Approved DA
- Proposed footprint



Dec 21 9am



Dec 21 12pm



Dec 21 3pm



EQUINOX

- Existing shadows
- Additional overshadowing
- Reduced overshadowing
Compared with Approved DA
- Proposed footprint



Sept 21 9am



Sept 21 12pm



Sept 21 3pm



APPENDIX A

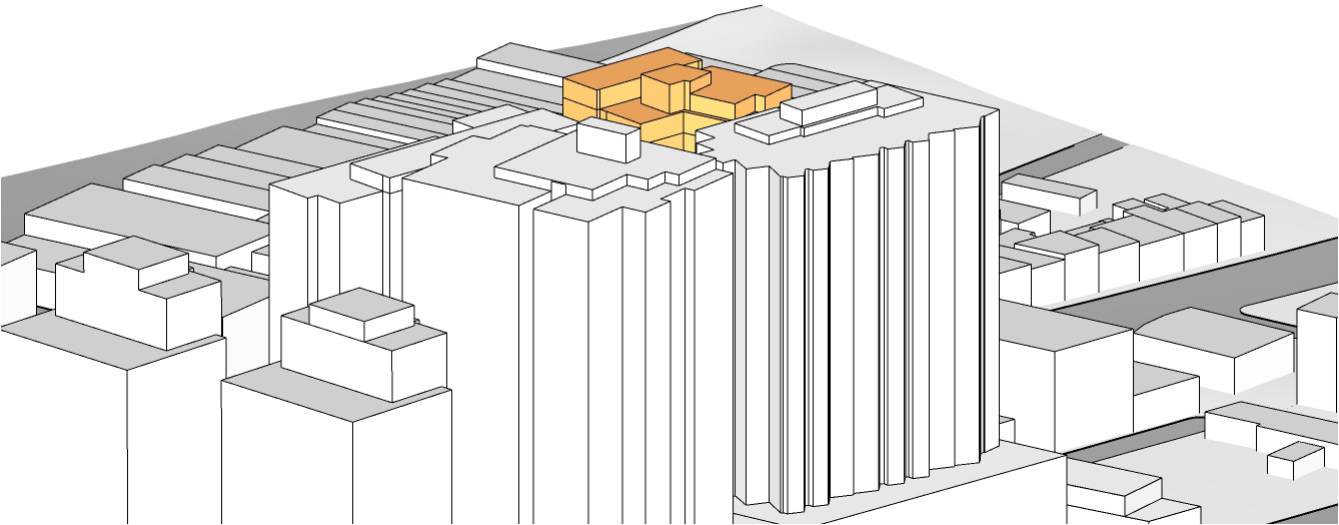
VIEW FROM SUN

WINTER SOLSTICE

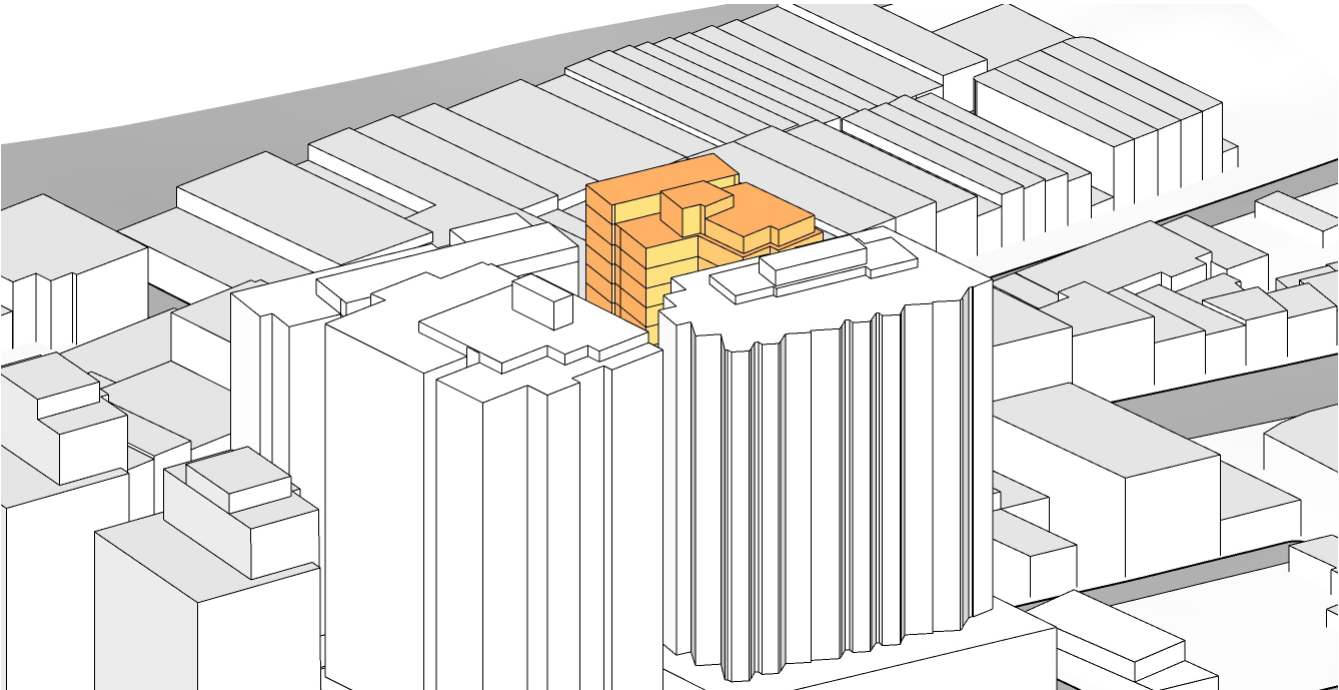
 Proposed Tower footprint



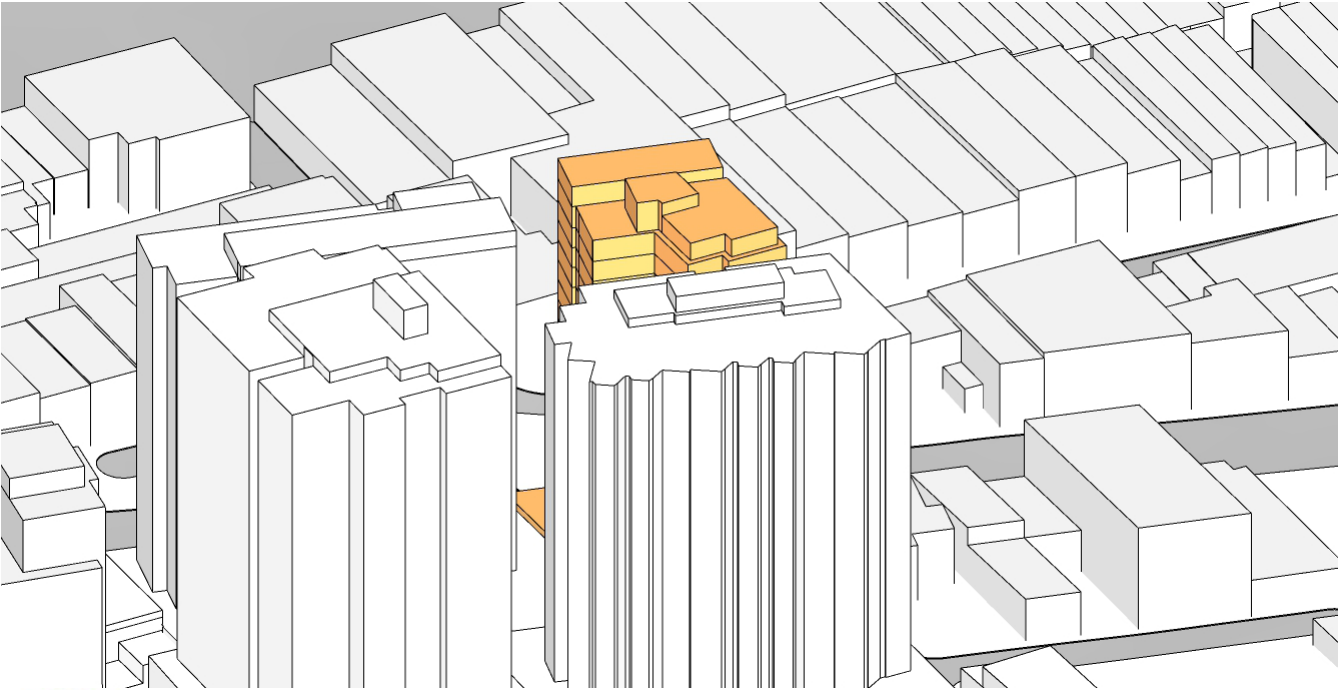
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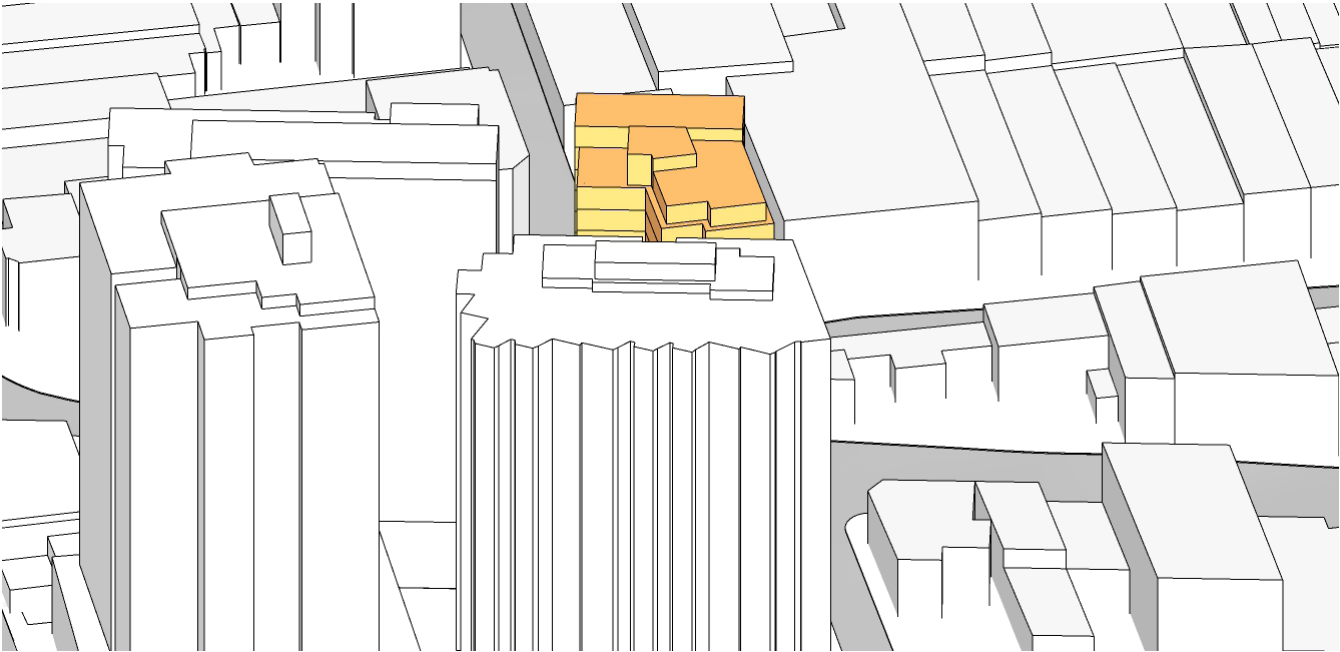
10 am



11am



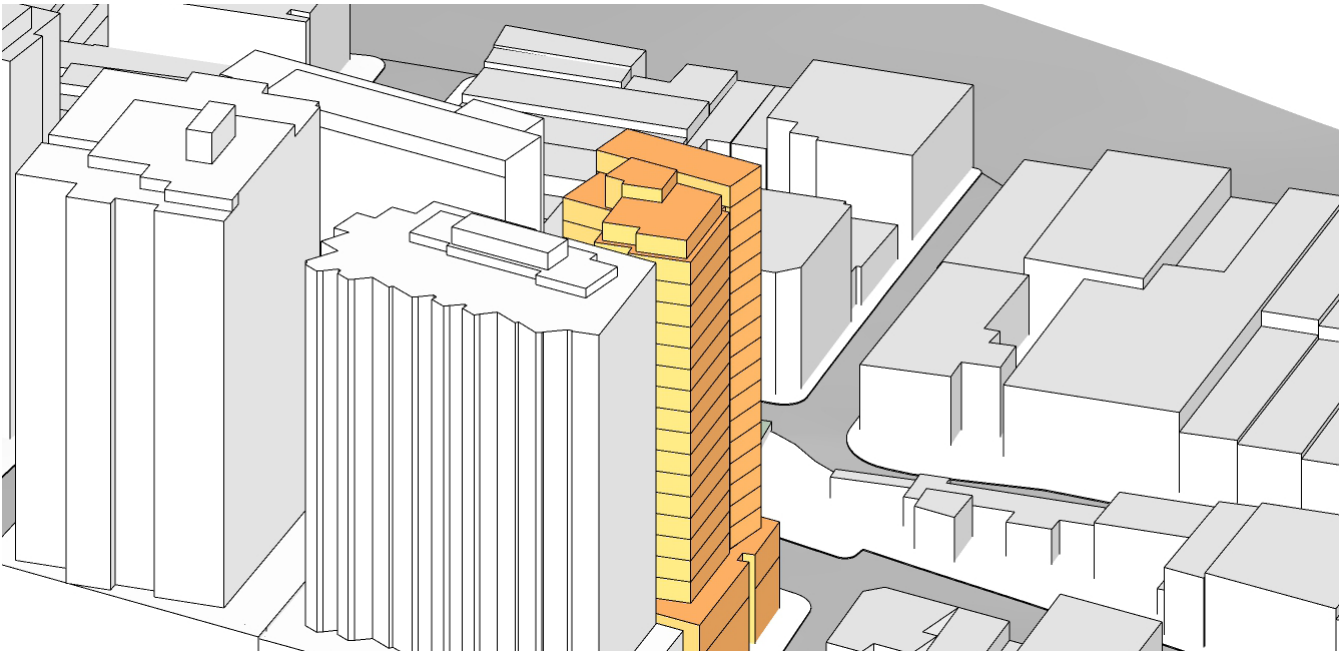
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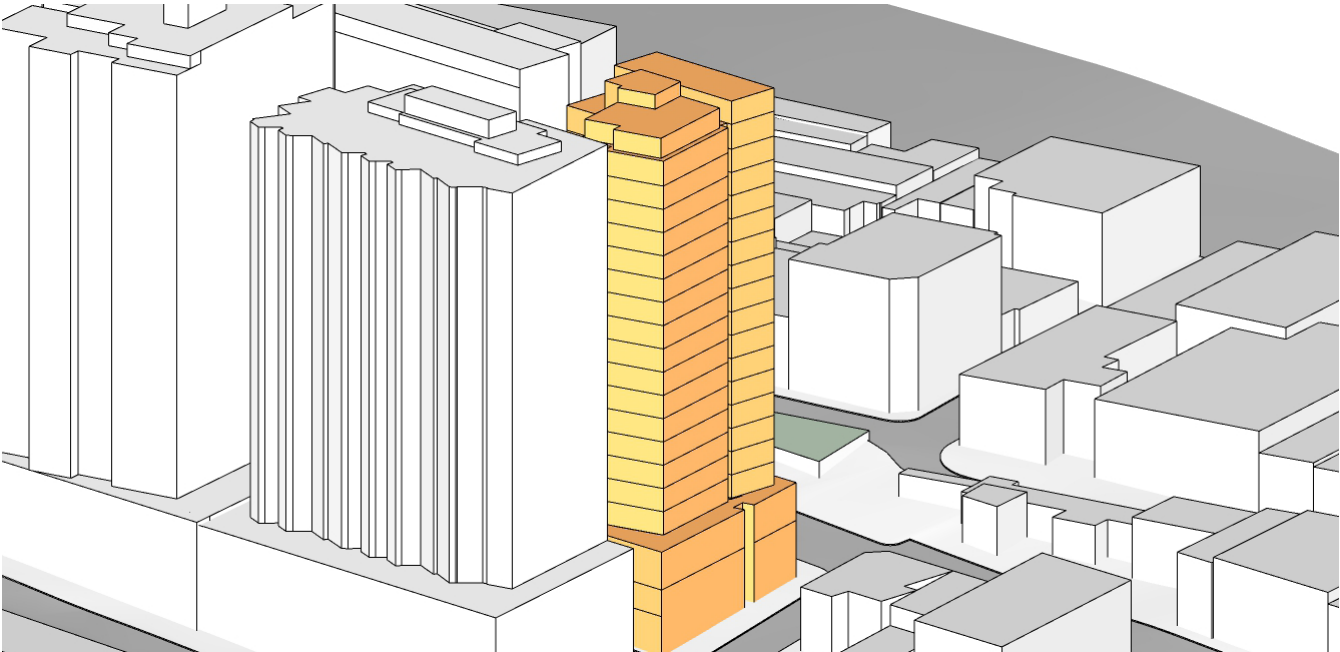
1 pm



2pm



3pm

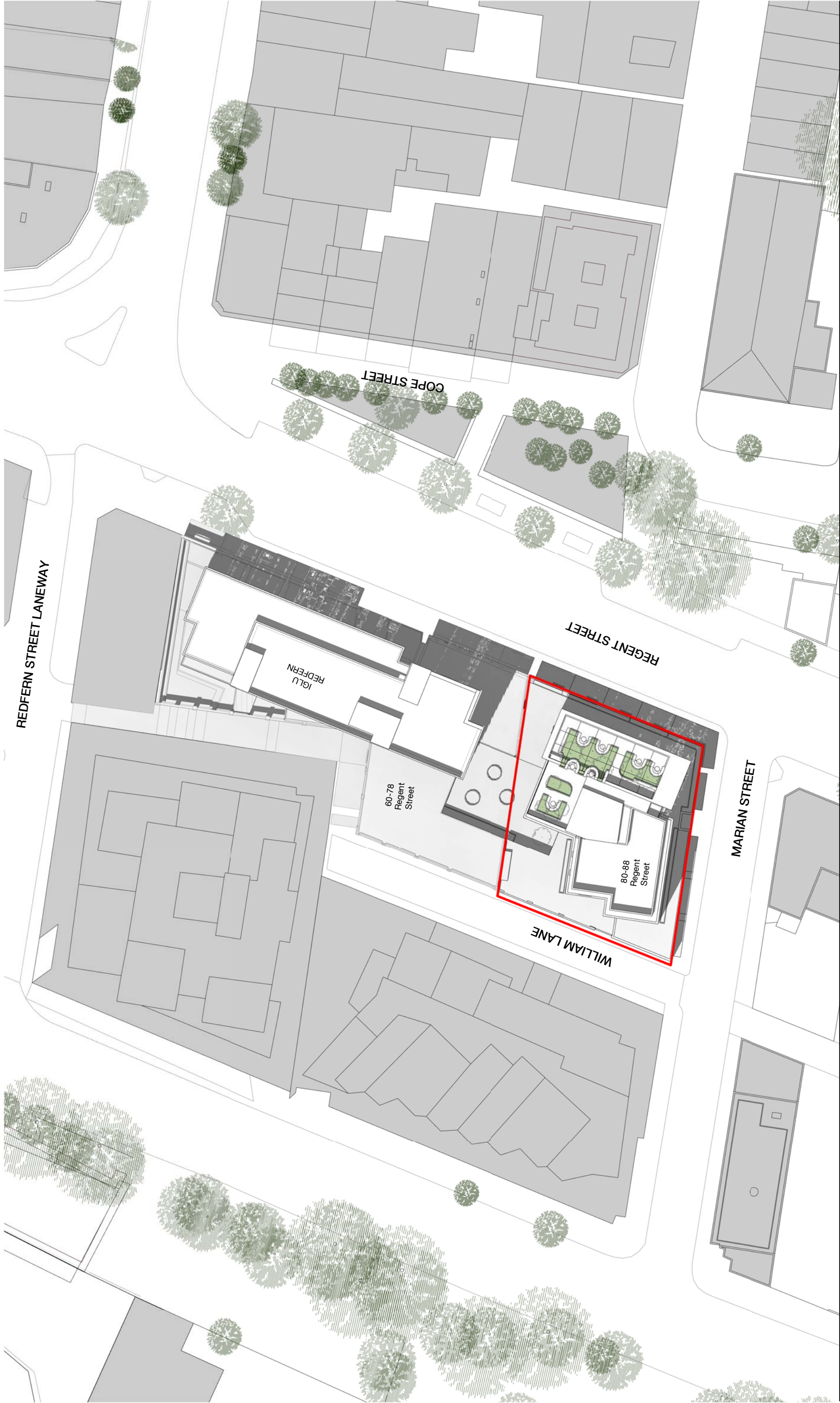




APPENDIX B

ARCHITECTURAL

DRAWINGS



Iglu Regent St



Scale 1 : 500 @ A3

Drawn	JC	Checked	MH
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Site Plan

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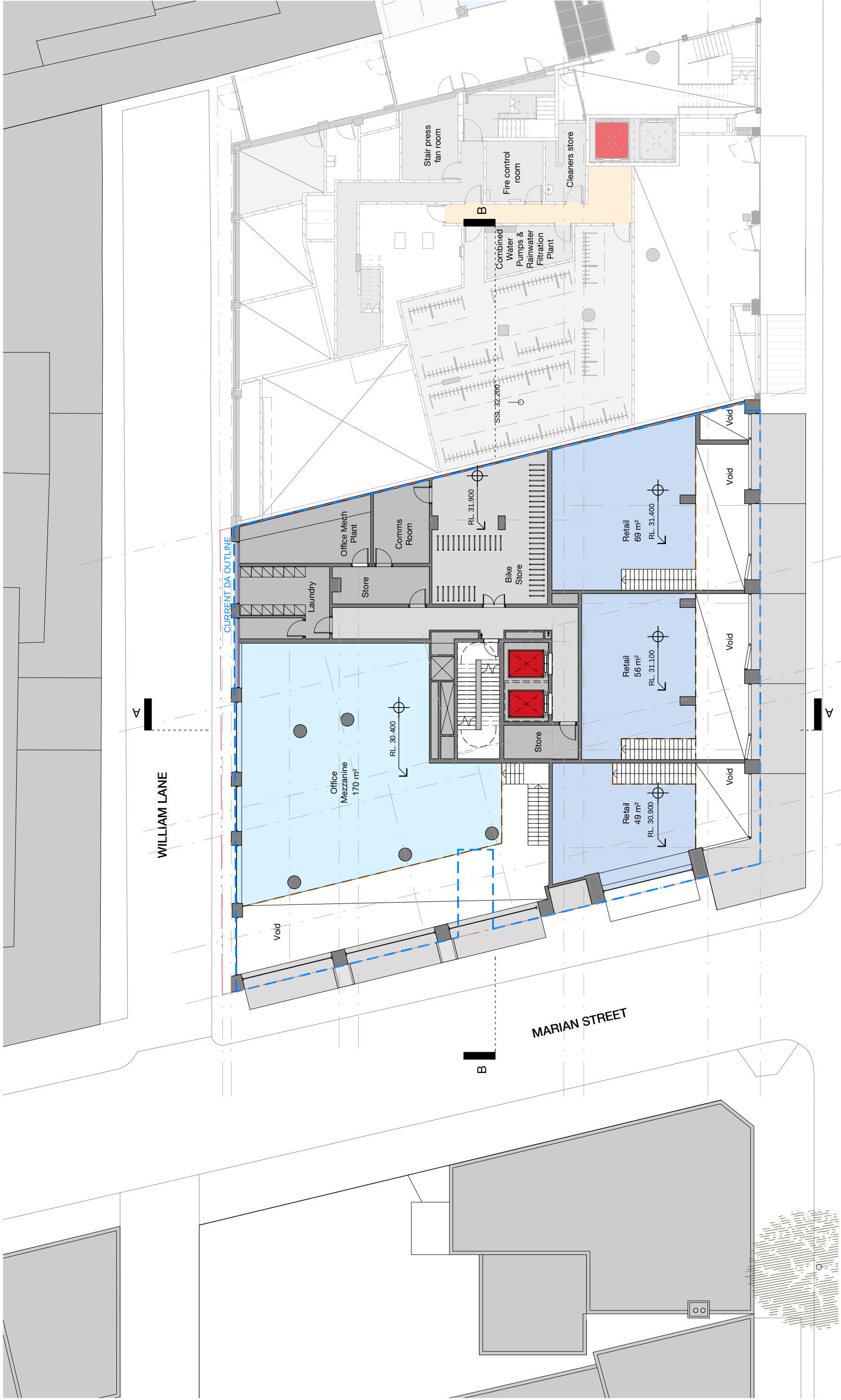
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Scale

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@ A3

Drawn

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Level 00 Mezzanine

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WILLIAM LANE

MARIAN STREET

Iglu Regent St

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Drawn

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MH

Level 01

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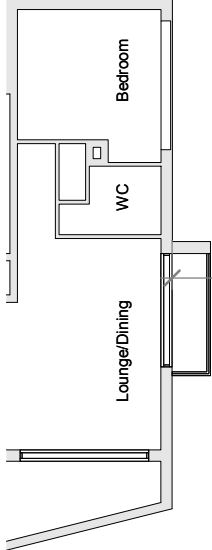
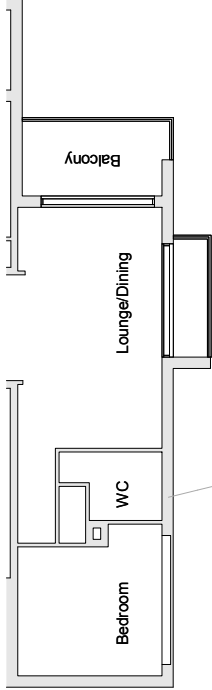
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20.08.2018



Iglu Regent St



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Drawn	JC	Checked	MH
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Level 02

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Floorplate Level 03, 07, 12, 13

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Iglu Regent St



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Floorplate Level 04, 08 , 14

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@ A3

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Plot Date	23/08/2018 4:08:27 PM		



Floorplate Level 05, 09, 10, 15, 16, 17

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Floorplate Level 06, 11

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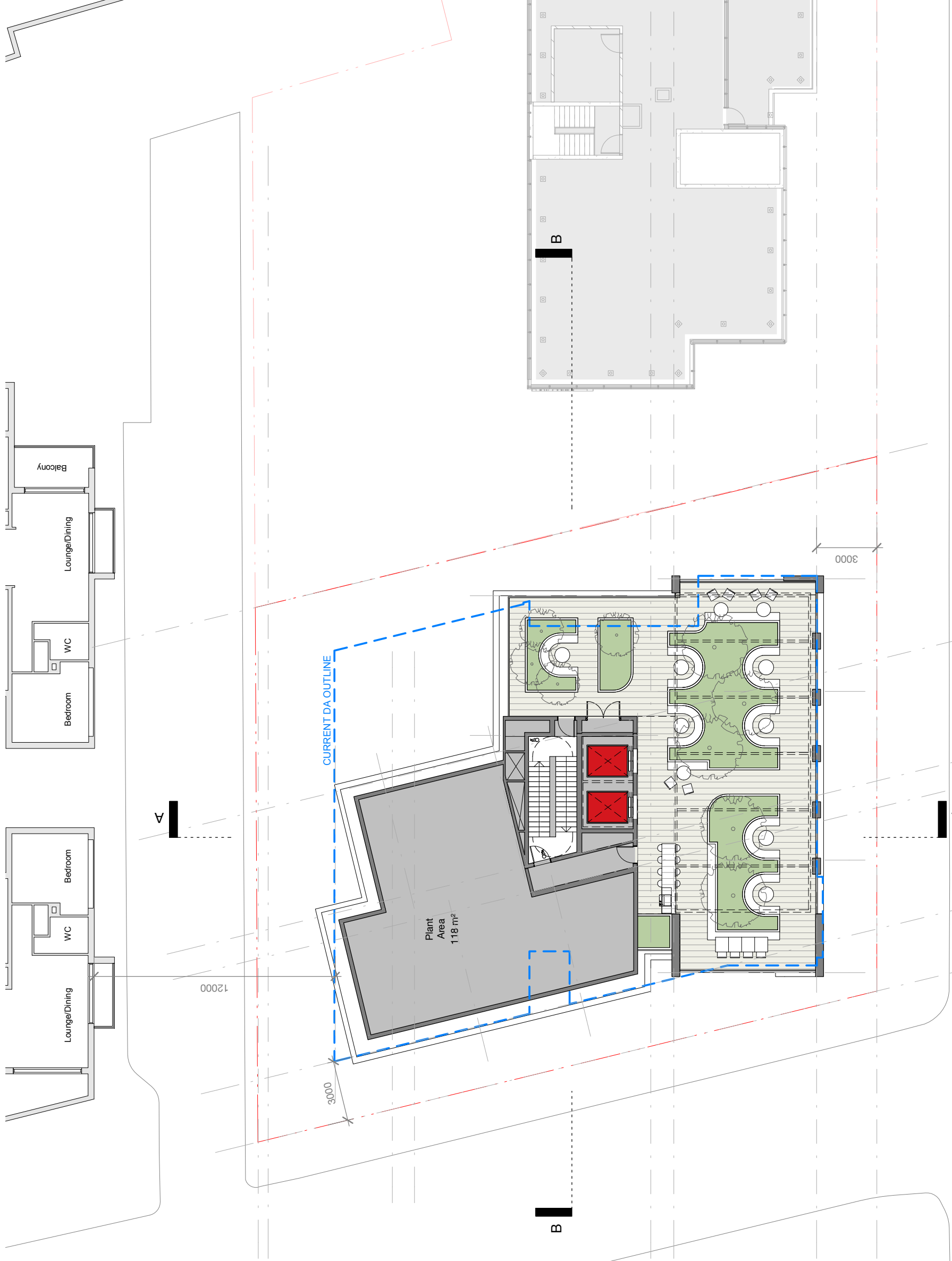
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Roof Terrace level

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Revision

Date

Description

Initial

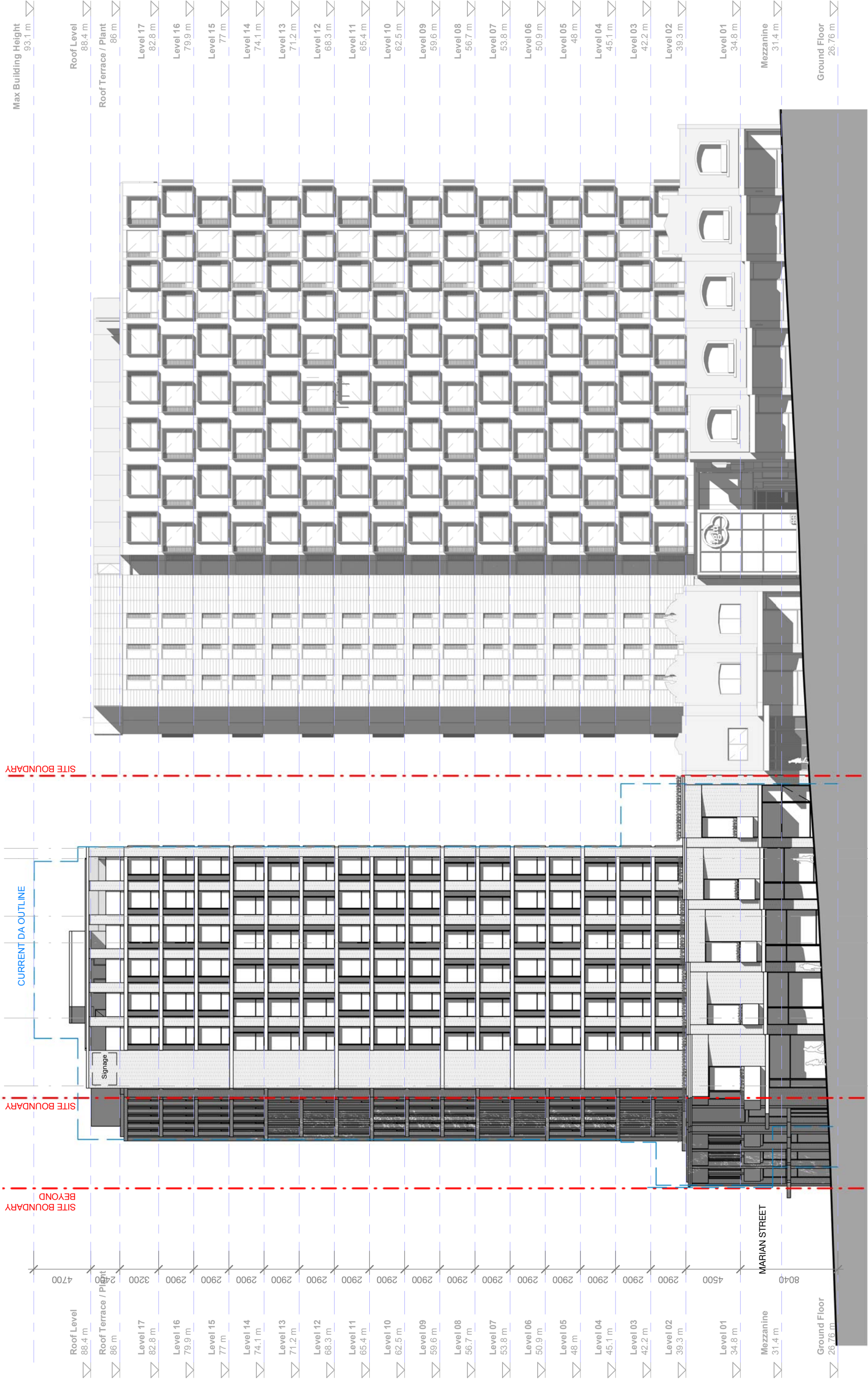
Checked

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http://www.batesmart.com.au

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email syd@batesmart.com.au
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Iglu Regent St

Scale 1 : 300 @ A3

Elevation East

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Revision Date Description

Initial Checked

A09.001

Revision A

Plot Date 23/08/2018 4:10:40 PM

Status

Development Application

Project no.

s12174

Checked

MH

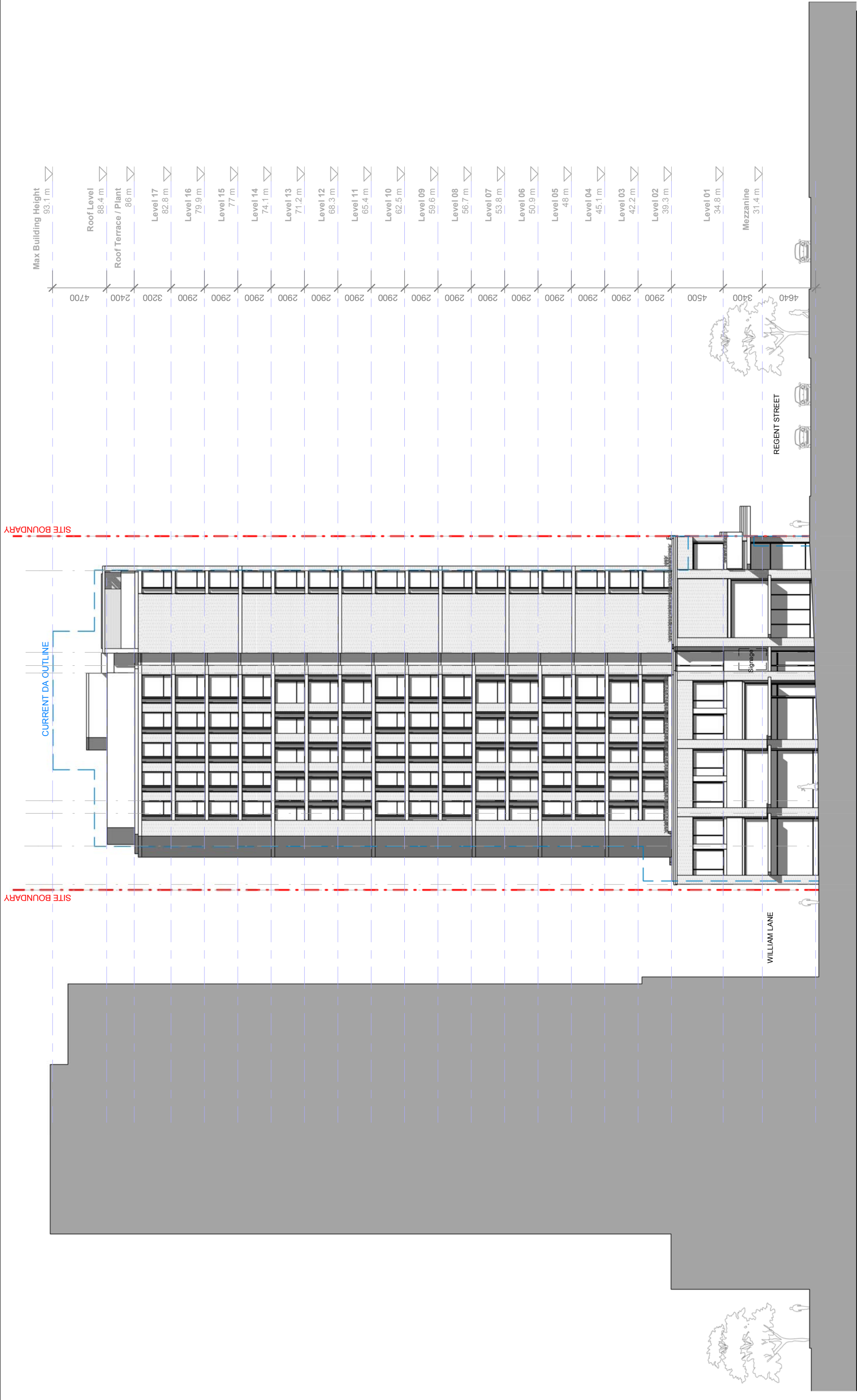
Drawn

JC

Scale

1 : 300

@ A3



Iglu Regent St

Scale 1 : 300 @ A3

Elevation South

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Revision

A

23/08/2018 4:11:19 PM

A09.002

20.08.2018 Development Application

Date

Description

Initial

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23/08/2018 4:11:19 PM

A

Revision

23/08/2018 4:11:19 PM

A09.002

20.08.2018 Development Application

Date

Description

Initial

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23/08/2018 4:11:19 PM

A

Revision

23/08/2018 4:11:19 PM

A09.002

20.08.2018 Development Application

Date

Description

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23/08/2018 4:11:19 PM

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A

Revision

23/08/2018 4:11:19 PM

A09.002

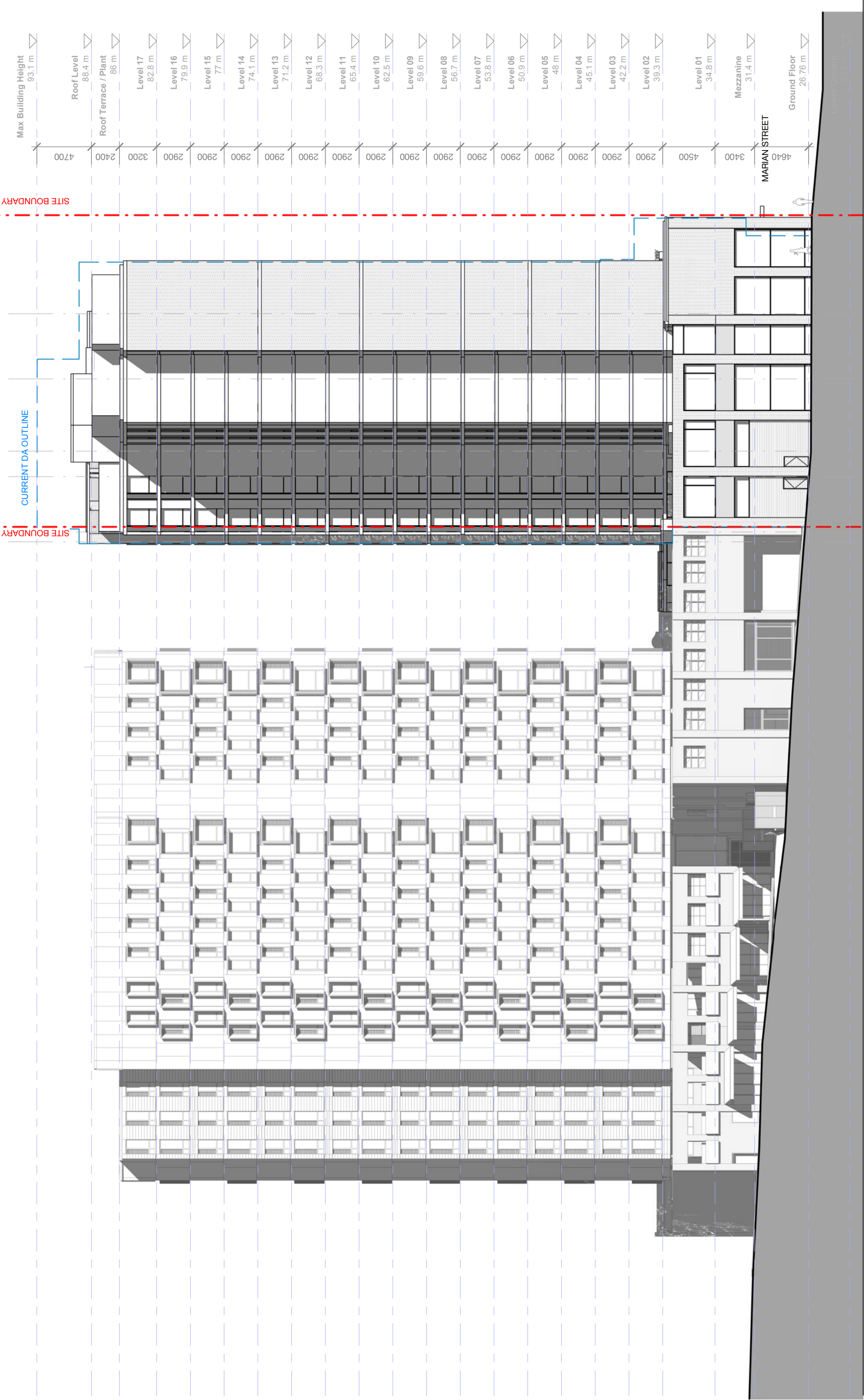
20.08.2018 Development Application

Date

Description

Initial

<



Iglu Regent St

Scale

1 : 300

@ A3

Elevation West

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Drawn

JC

Checked

MH

Project no.

s12174

Status

Development Application

Plot Date

23/08/2018 4:12:54 PM

Revision

Date

Description

Initial

Checked

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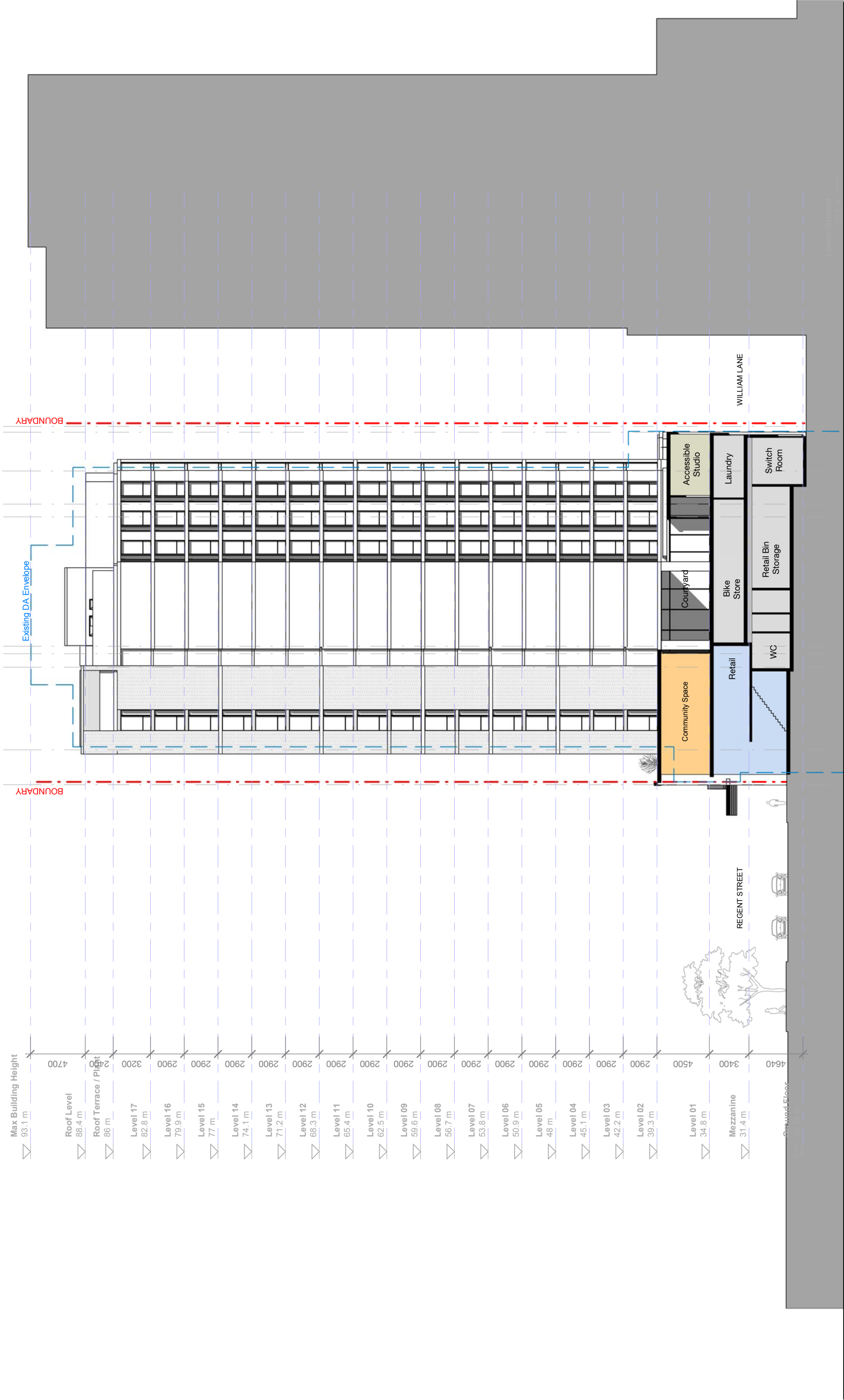
Bates Smart Pty Ltd ABN 70 004 999 400

A09.003

Revision

A

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Scale	1 : 300	@ A3
Drawn	JC	Checked MH
Project no.	s12174	Status Development Application
Plot Date	23/08/2018 4:13:33 PM	

Iglu Regent St

Elevation North

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

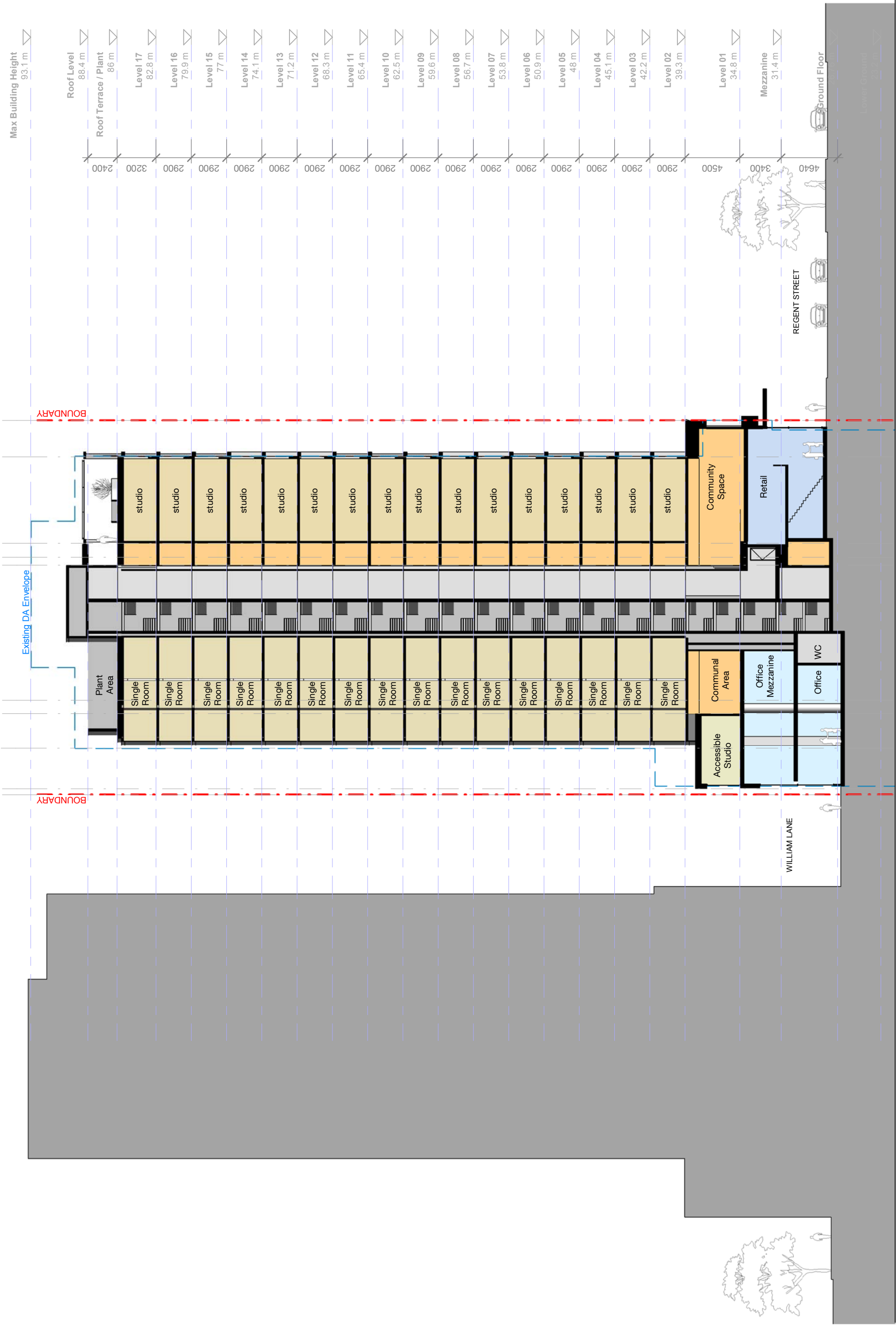
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Iglu Regent St

Scale

1 : 300

@ A3

Section A

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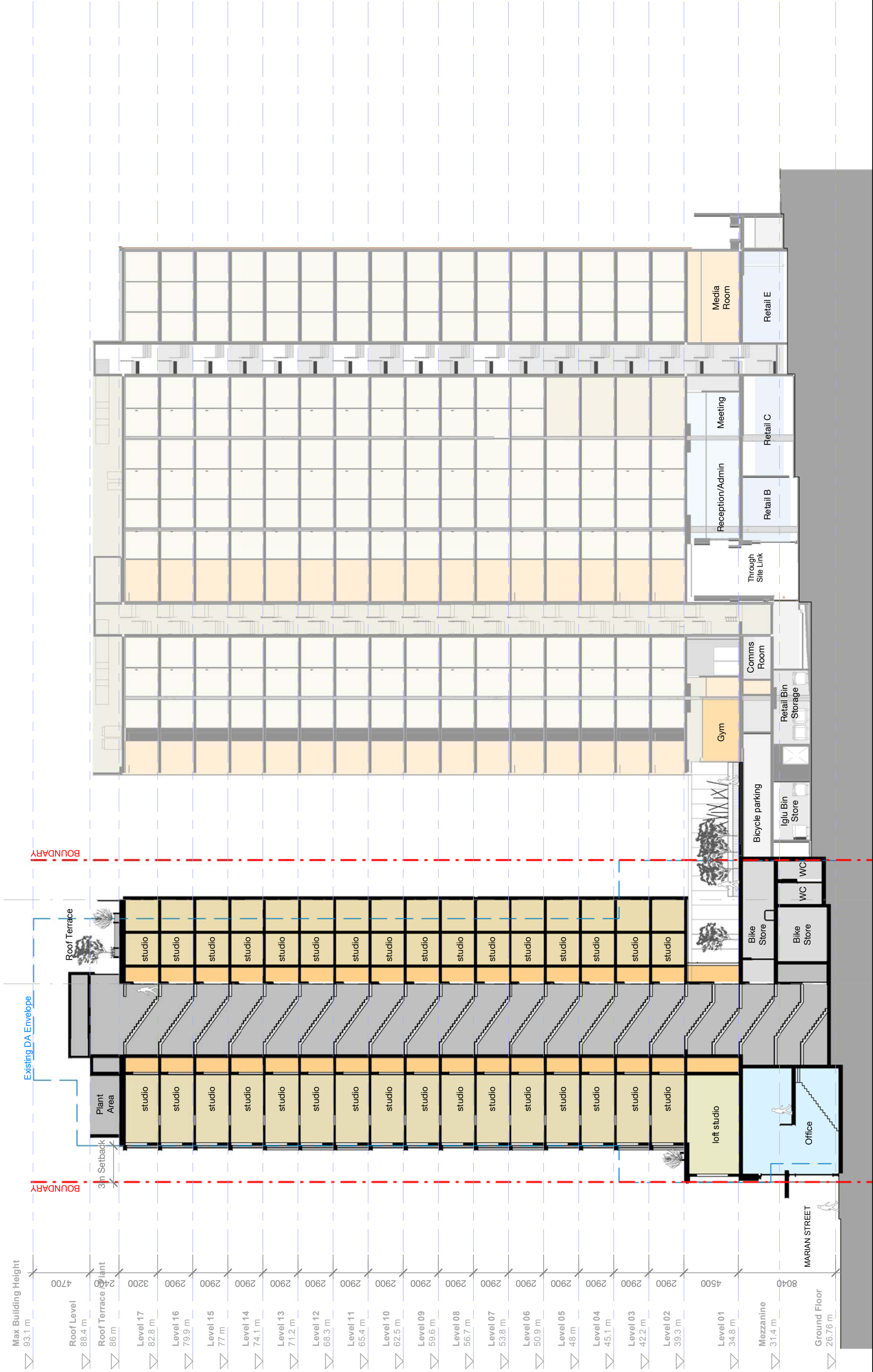
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Drawn	JC	Checked	MH
Project no.	s12174	Status	Development Application
Plot Date	23/08/2018 4:13:43 PM	Revision	A

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Iglu Regent St

Scale

1 : 300

@ A3

Drawn

JC

Checked

MH

Section B

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Initial

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Description

Revision

Date

A10.002

Revision

A

23/08/2018 4:14:07 PM

Plot Date

Project no.

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Development Application

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BATESSMARTTM

Iglu Redfern
Area Calculations

Job No: s12174

Iglu Redfern

Site area

Allowable height

Permitted FSR



Level 01

1 : 500



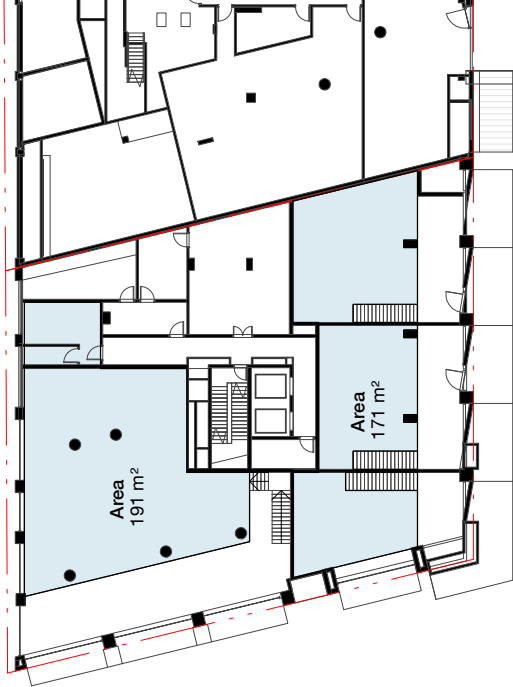
Typical Floor 2-17 GFA

1 : 500



Ground Floor GFA

1 : 500



Mezzanine GFA

1 : 500

Level	Function	GFA
Ground Floor	Retail/Commercial/Services	536
Mezzanine	Plant/Mezzanine	362
Level 01	Communal/Student accommodation	607
Level 02	Student accommodation	354
Level 03	Student accommodation	354
Level 04	Student accommodation	354
Level 05	Student accommodation	354
Level 06	Student accommodation	354
Level 07	Student accommodation	354
Level 08	Student accommodation	354
Level 09	Student accommodation	354
Level 10	Student accommodation	354
Level 11	Student accommodation	354
Level 12	Student accommodation	354
Level 13	Student accommodation	354
Level 14	Student accommodation	354
Level 15	Student accommodation	354
Level 16	Student accommodation	354
Level 17	Student accommodation	354
Level 18	Roof Terrace / Plant	0

Total

7169

Iglu Regent St



GFA plans

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Drawn	JC	Checked	MH
Project no.	s12174	Status	Development Application
Plot Date	23/08/2018 4:14:24 PM		

Revision A

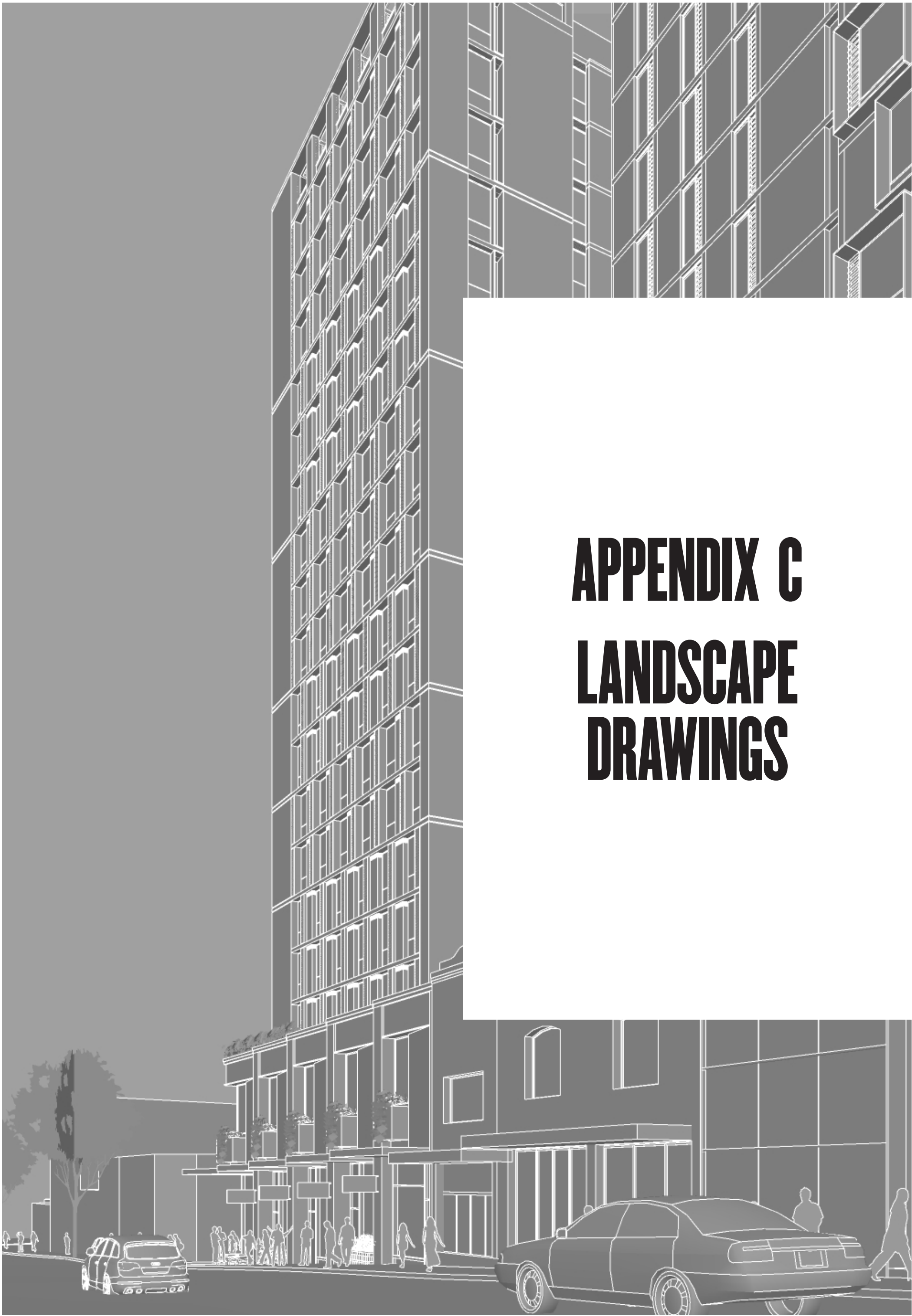
A22.001

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APPENDIX C

LANDSCAPE

DRAWINGS

LEGEND

- 1
- EXISTING GRANITE PAVERS TO FOOTPATH
- 2
- NEW GRANITE PAVERS TO CITY OF SYDNEY SPECIFICATION
- 3
- NEW GRANITE PAVING WITHIN PROPERTY BOUNDARY TO MATCH CITY OF SYDNEY PUBLIC DOMAIN PAVEMENT
- 4
- EXISTING ASPHALT FOOTPATH TO BE RETAINED
- 5
- NEW ASPHALT FOOTPATH WITHIN PROPERTY BOUNDARY BOUNDARY
- 6
- PRAM RAMP TO CITY OF SYDNEY GUIDELINES AND CIVIL DOCUMENTATION
- 7
- EXISTING BIKE RACKS TO BE RETAINED
- 8
- EXISTING SEAT TO BE REINSTATED
- 9
- EXISTIGN STREET PARKING SIGN AND POLE WITH BIKE LOOP TO BE RETAINED
- 10
- EXISTING POWER AND LIGHT POLE TO BE RETAINED
- 11
- EXISTING STREET SIGN TO BE RETAINED



ISS		AMENDMENT		DATE	BY
A	DRAFT DA			17.08.18	GF
B	DA			24.08.18	GF

DATE	BY
17.08.18	GF
24.08.18	GF



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CLIENT	ARCHITECT	CHECKED	DWG. TITLE
Iglu Pty Ltd	BATESMARTI	LB	Landscape Plan - Ground Floor
SCALE	DRAWN	ISSUE	PROJECT
			80 - 88 REGENT ST. REDFERN (GLU II)

LEGEND

- 1 1000MM HIGH RAISED PLANTERS IN DECK WITH ULMUS PARVIFOLIA 'TODD' TREE PLANTING
- 2 TIMBER DECKING
- 3 LOOSE FURNITURE (TABLES AND CHAIRS)
- 4 800MM HIGH GARDEN WALL WITH 450MM SEATING EDGE TO GARDEN
- 5 BAMBOO PLANTING TO SCREEN WALL (BAMBUSA TEXTILLIS GRACILLIS)
- 6 FLUSH PLANTER WITH FEATURE TREE (CHAMEROPS HUMILLIS) TO CAPTURE VIEWS FROM INTERNAL COMMUNITY SPACE. REFER TO PLANTING LIST FOR FULL LIST OF SHRUBS AND GROUNDCOVERS
- 7 LARGE COMMUNAL TABLE UNDER COVER
- 8 PLANTERS INTEGRATED WITHIN FACADE. REPLANTING TO COPRISE *Asparagus densiflorus 'Myersii'*, *Viola odorata*, *Solandra grandiflora*, REFER TO PLANTING SCHEDULE



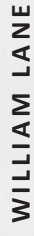
ISS.	AMENDMENT	DATE	BY
A	DRAFT DA	17.08.18	GF
B	DA	24.08.18	GF

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CLIENT	ARCHITECT	CHECKED
Iglu Pty Ltd	BATESMART.	LB

DWG. TITLE
Landscape Plan - Level 01
PROJECT

1 PLANTERS INTEGRATED WITHIN FACADE. REPLANTING TO COPRISE *Asparagus densiflorus 'Myersii'*, *Viola odorata*, *Solandra grandiflora*, REFER TO PLANTING SCHEDULE



REGENT STREET

ISS.	AMENDMENT	DATE	BY
A	DRAFT DA	17.08.18	GF
B	DA	24.08.18	GF

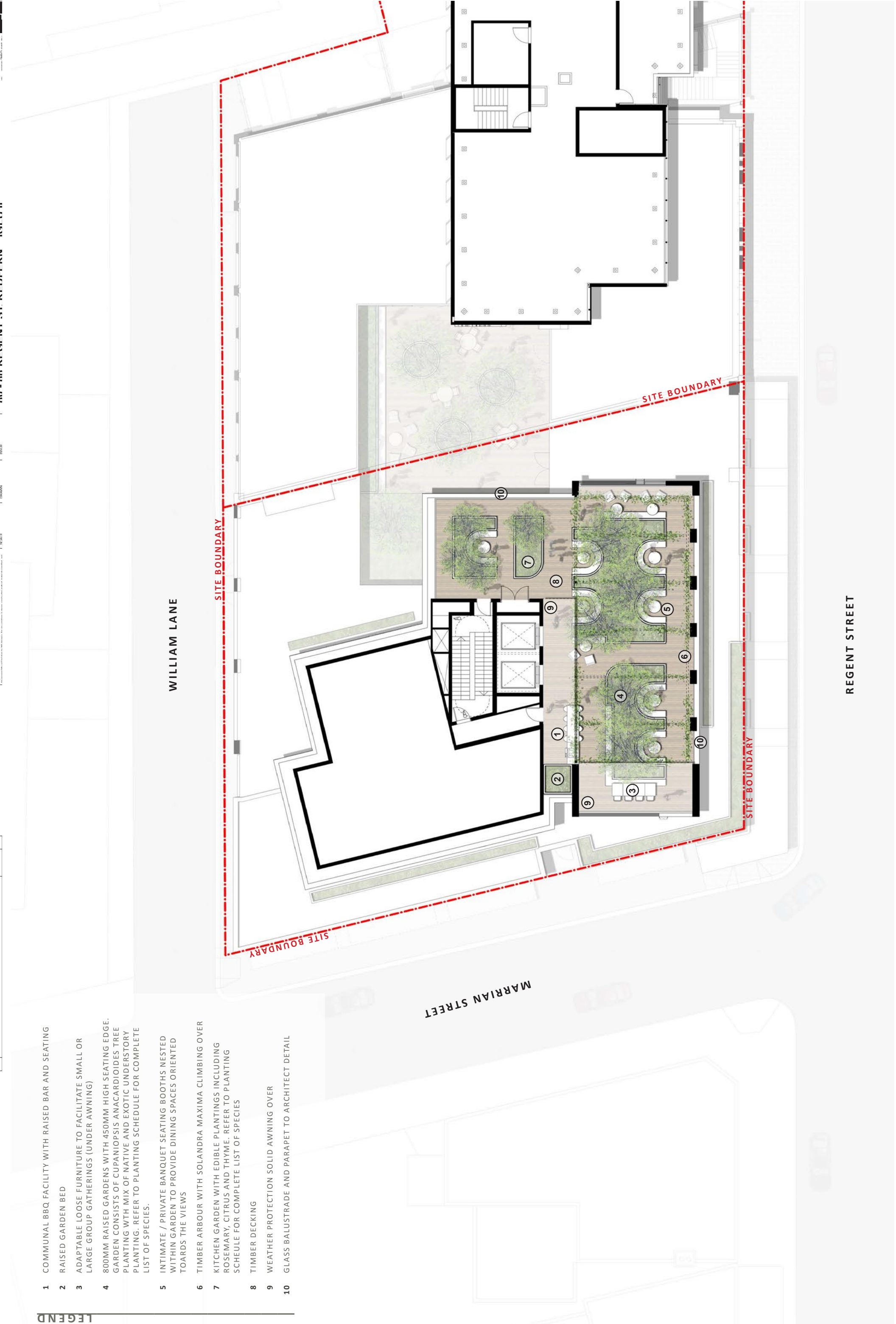
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CHECKED	ARCHITECT	CUSTOMER
LB	BATESMART.	Iglu Pty Ltd

DWG. TITLE
Landscape Plan - Level 02

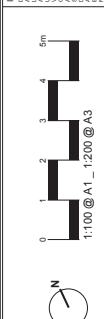
LEGEND

- 1 COMMUNAL BBQ FACILITY WITH RAISED BAR AND SEATING
- 2 RAISED GARDEN BED
- 3 ADAPTABLE LOOSE FURNITURE TO FACILITATE SMALL OR LARGE GROUP GATHERINGS (UNDER AWNING)
- 4 800MM RAISED GARDENS WITH 450MM HIGH SEATING EDGE. GARDEN CONSISTS OF CUPANIOPSIS ANACARDIOIDES TREE PLANTING WITH MIX OF NATIVE AND EXOTIC UNDERSTORY PLANTING. REFER TO PLANTING SCHEDULE FOR COMPLETE LIST OF SPECIES.
- 5 INTIMATE / PRIVATE BANQUET SEATING BOOTHS NESTED WITHIN GARDEN TO PROVIDE DINING SPACES ORIENTED TOWARDS THE VIEWS
- 6 TIMBER ARBOUR WITH SOLANDRA MAXIMA CLIMBING OVER
- 7 KITCHEN GARDEN WITH EDIBLE PLANTINGS INCLUDING ROSEMARY, CITRUS AND THYME. REFER TO PLANTING SCHEULE FOR COMPLETE LIST OF SPECIES
- 8 TIMBER DECKING
- 9 WEATHER PROTECTION SOLID AWNING OVER
- 10 GLASS BALUSTRADE AND PARAPET TO ARCHITECT DETAIL



REGENT STREET

ISS	AMENDMENT		DATE	BY
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	B	DA	24.08.18	GF

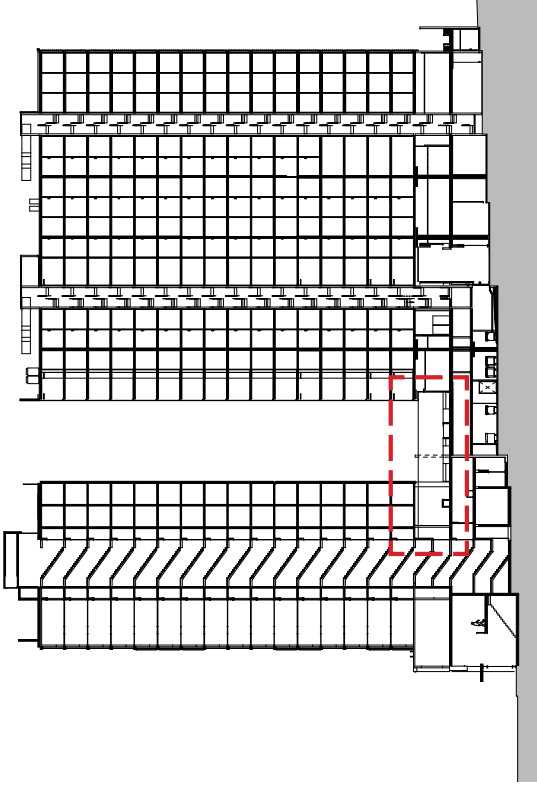


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CLIENT	ARCHITECT	CHECKED	DWG. TITLE	
			LB	ISSUE
Iglu Pty Ltd	BATESMARTI	LB	Landscape Plan - Roof Terrace	
			PROJECT	
			80 - 88 REGENT ST. REDFERN (GLU II	

LEGEND

- 1 100MM HIGH RAISED PLANTERS IN DECK WITH ULMUS PARVIFOLIA 'TODD' TREE PLANTING
- 2 TIMBER DECKING
- 3 LOOSE FURNITURE (TABLES AND CHAIRS)
- 4 800MM HIGH GARDEN WALL WITH 450MM SEATING EDGE TO GARDEN
- 5 BAMBOO PLANTING TO SCREEN WALL (BAMBUSA TEXTILLIS GRACILLIS)
- 6 FLUSH PLANTER WITH FEATURE TREE (CHAMEROPS HUMILLIS) TO CAPTURE VIEWS FROM INTERNAL COMMUNITY SPACE. REFER TO PLANTING LIST FOR FULL LIST OF SHRUBS AND GROUNDCOVERS
- 7 LARGE COMMUNAL TABLE UNDER COVER



KEY PLAN - SECTION 1



KEY PLAN - LEVEL 01



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A	DRAFT DA	17.08.18	GF
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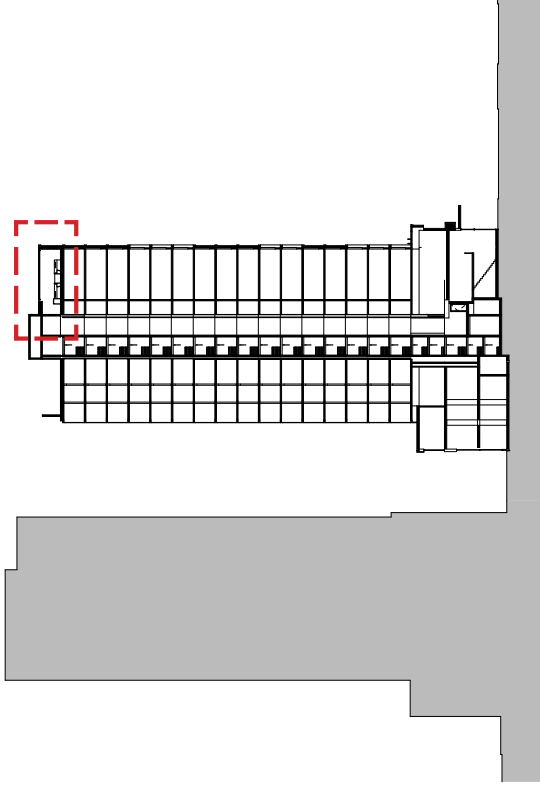
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DWG. TITLE
Landscape Section 1

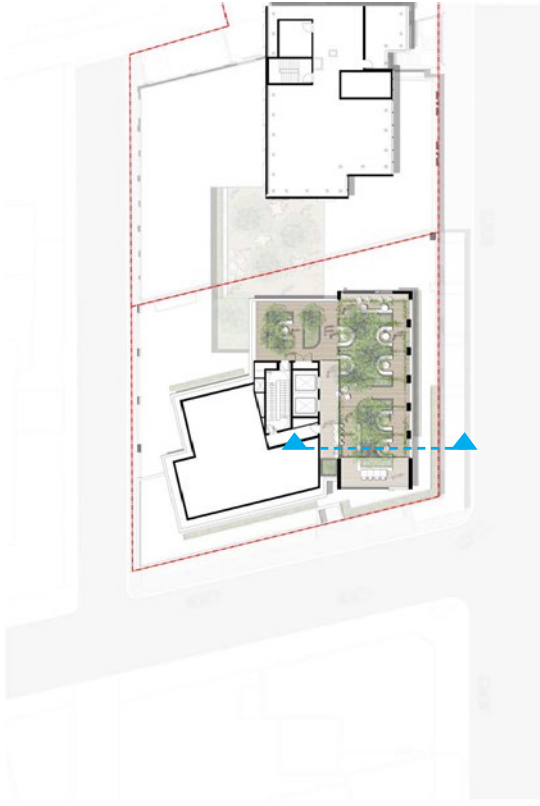
PROJECT
80 - 88 REGENT ST,

LEGEND

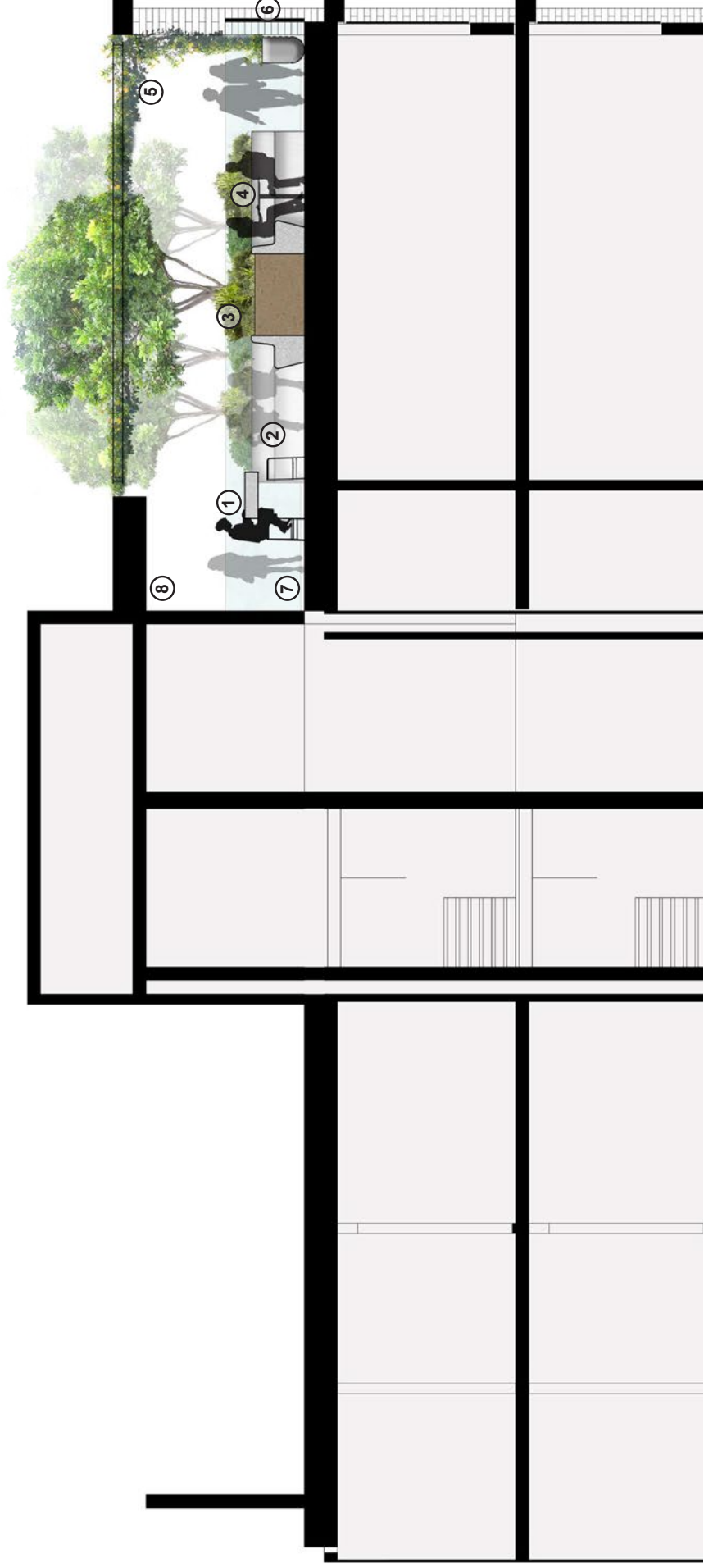
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- 2 ADAPTABLE LOOSE FURNITURE TO FACILITATE SMALL OR LARGE GROUP GATHERINGS (UNDER AWNING)
- 3 800MM RAISED GARDENS WITH 450MM HIGH SEATING EDGE GARDEN CONSISTS OF CUPANIOPSIS ANACARDIOIDES TREE PLANTING WITH MIX OF NATIVE AND EXOTIC UNDERSTORY PLANTING .REFER TO PLANTING SCHEDULE FOR COMPLETE LIST OF SPECIES.
- 4 INTIMATE/ PRIVATE BANQUET SEATING BOOTHS NESTED WITHIN GARDEN TO PROVIDE DINING SPACES ORIENTED TOWARDS THE VIEWS
- 5 TIMBER ARBOUR WITH SOLANDRA MAXIMA CLIMBING OVER
- 6 GLASS BALUSTRADE AND PARAPET TO ARCHITECT DETAIL
- 7 TIMBER DECKING
- 8 WEATHER PROTECTION SOLID AWNING OVER



KEY PLAN - SECTION 2



KEY PLAN - ROOF TERRACE



ISS.	AMENDMENT	DATE	BY
A	DRAFT DA	17.08.18	GF
B	DA	24.08.18	GF

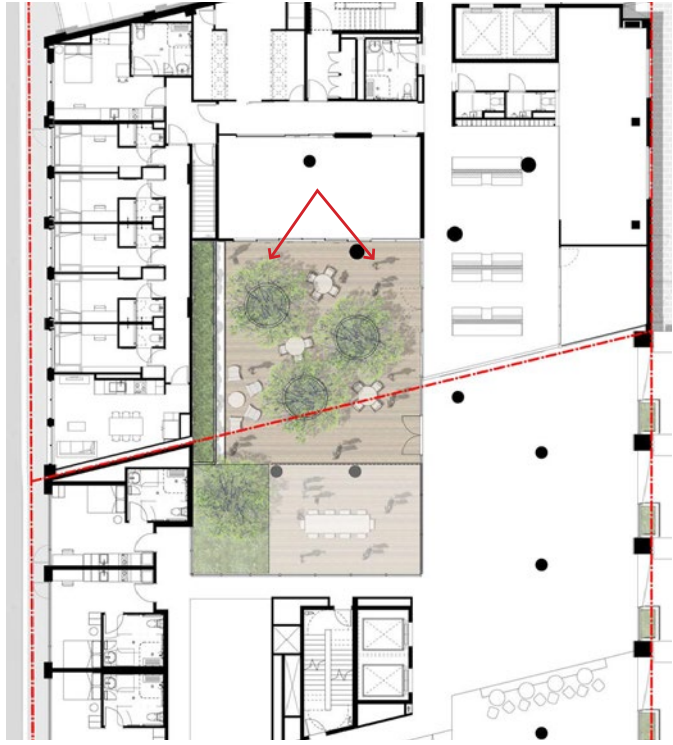
IMPORTANT NOTES:

- Do not use this product on plants or animals.
- It is recommended to wear the standard eye and hand protection.
- Large scale cleanings and water treatment take preference. All clean lines in room unless chemical is stated.
- Do not use on plants or animals.
- Use proper disinfection only.
- Verify all directions before the before the commencement of any work.
- Do not use on plants or animals.
- At work, wear eye and hand protection.
- At work, wear eye and hand protection.
- Standard OSHA shall be subject to Employer's Specifications.
- Orange Water Vaporization should be subject to Hydration of Employer's Specifications.
- Engineer's Specifications.

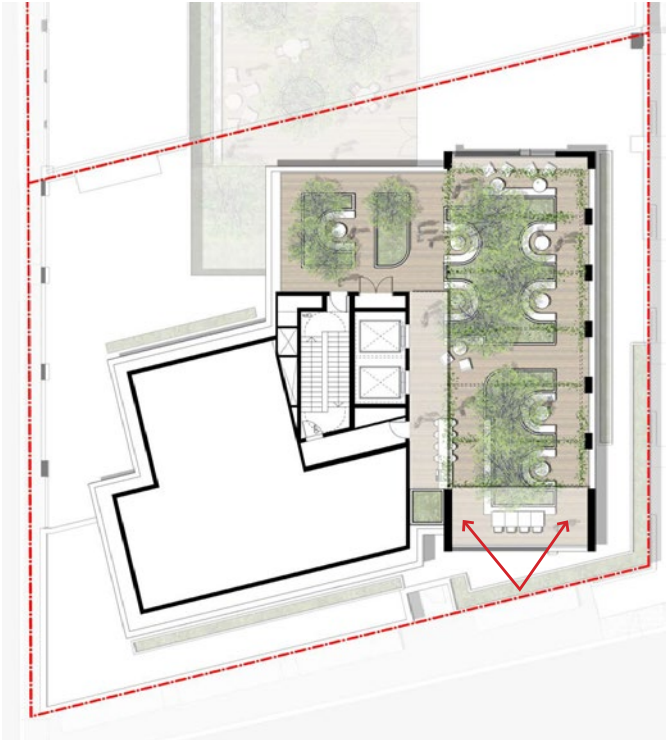
CLIENT	ARCHITECT	CHECKED
Iglu Pty Ltd	BATESMART	LB
SCALE	NO. DRAWN	NO. DATE

DWG. TITLE
Landscape Section 2

PROJECT
80 - 88 REGENT ST REDEERN | G I I I I I I



KEY PLAN - LEVEL 01 COURTYARD PERSPECTIVE



KEY PLAN - ROOFTOP TERRACE PERSPECTIVE



ISS.	AMENDMENT	DATE	BY
A	DRAFT DA	17.08.18	GF
B	DA	24.08.18	GF

IMPORTANT NOTES:
1. All dimensions are given in millimetres unless otherwise stated.
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9. All dimensions are given in millimetres unless otherwise stated.
10. All dimensions are given in millimetres unless otherwise stated.

CLIENT	ARCHITECT	CHECKED	DWG. TITLE
Igu Pty Ltd	BATESWART.	LB	Landscape Perspectives
SCALE	DRAWN	ISSUE	PROJECT
1:50 @ A1	GF	DA	80 - 88 REGENT ST, REDFERN _ IGLU II

PLANTING PALETTE
LEVEL 01 COURTYARD



Bambusa textilis gracilis
Slender Weavers Bamboo



Ulmus Parvifolia 'Todd'
Chinese Elm



Acanthus mollis
Oyster Plant



Plectranthus argentatus
Silver Spurflower



Plectranthus nico
Swedish Ivy



Neomarica gracilis
Walking Iris



Ligularia dentata
Leopard Plant



Ophiopogon jaburan
Giant Mondo Grass



Cissus antarctica
Native Violet



Viola hederacea
Native Violet



Solandra grandiflora
Cup of Gold



Foxtail Fern



Viola odorata
English Violet



Solandra grandiflora
Cup of Gold

PLANTING SCHEDULE

Botanical NameCommon NamePot Size

LEVEL 01 COURTYARD		
TREES		
Lagerstroemia indica 'Natchez'	Crepe Myrtle	400L
BAMBOO		
Bambusa textilis gracilis	Slender Weavers Bamboo	300mm
SHRUBS & PERENNIALS		
Acanthus mollis	Oyster Plant	200mm
Plectranthus argentatus	Silver Spurflower	200mm
Plectranthus nico	Swedish Ivy	200mm
GRASSES & LILIES		
Neomarica gracilis	Walking Iris	150mm
Ligularia dentata	Leopard Plant	150mm
Ophiopogon jaburan	Giant Mondo Grass	150mm
GROUNDCOVERS		
Cissus antarctica	Kangaroo Vine	150mm
Viola hederacea	Native Violet	150mm
CLIMBERS		
Parthenocissus tricuspidata	Boston Ivy	200mm
BALCONY PLANTERS (LEVEL 01 & LEVEL 02)		
FERNS		
Asparagus densiflorus 'Myersii'	Foxtail Fern	150mm
GROUNDCOVERS		
Viola odorata	English Violet	150mm
CLIMBERS		
Solandra grandiflora	Cup of Gold	200mm
ROOF TERRACE		
TREES		
Citrus hystrix	Kaffir Lime	200L
Cupaniopsis anacardioides	Tuckeroo	400L
SHRUBS & PERENNIALS		
Adenanthos sericeus	Wooly Bush	200mm
Baeckea imbricata	Heath Myrtle	200mm
Euonymus japonicus (Green)	Japanese Spindle	200mm
Gardenia augusta 'Florida'	Fragrant Gardenia	200mm
Lavandula	Lavender	200mm
Phormium tenax	New Zealand Flax	200mm
Pittosporum 'Miss Muffet'	Miss Muffet	200mm
Plectranthus argentatus 'Mona Lavender'	Mona Lavender	200mm
GRASSES & LILIES		
Neomarica gracilis	Walking Iris	150mm
Ligularia dentata	Leopard Plant	150mm
Lomandra 'Lime Tuff'	Lime Tuff Mat Rush	150mm
GROUNDCOVERS		
Dichondra argentata 'Silver Falls'	Silver Falls	150mm
Myoporum parvifolium	Creeping Boobiala	150mm
Rosmarinus officinalis 'Irene'	Prostrate Rosemary	150mm
Viola hederacea	Native Violet	150mm
CLIMBERS		
Thunbergia grandiflora 'Alba'	White Sky Vine	200mm
EDIBLES		
Citrus hystrix	Kaffir Lime	150mm
Coriandrum sativum	Coriander	150mm
Mentha	Mint	150mm
Ocimum basilicum	Basil	150mm
Origanum vulgare	Oregano	150mm
Petroselinum crispum	Parsley	150mm
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	150mm
Salvia officinalis	Sage	150mm
Thymus vulgaris	Common Thyme	150mm

ISS.	AMENDMENT	DATE	BY
A	DRAFT DA	17.06.18	GF
B	DA	24.06.18	GF

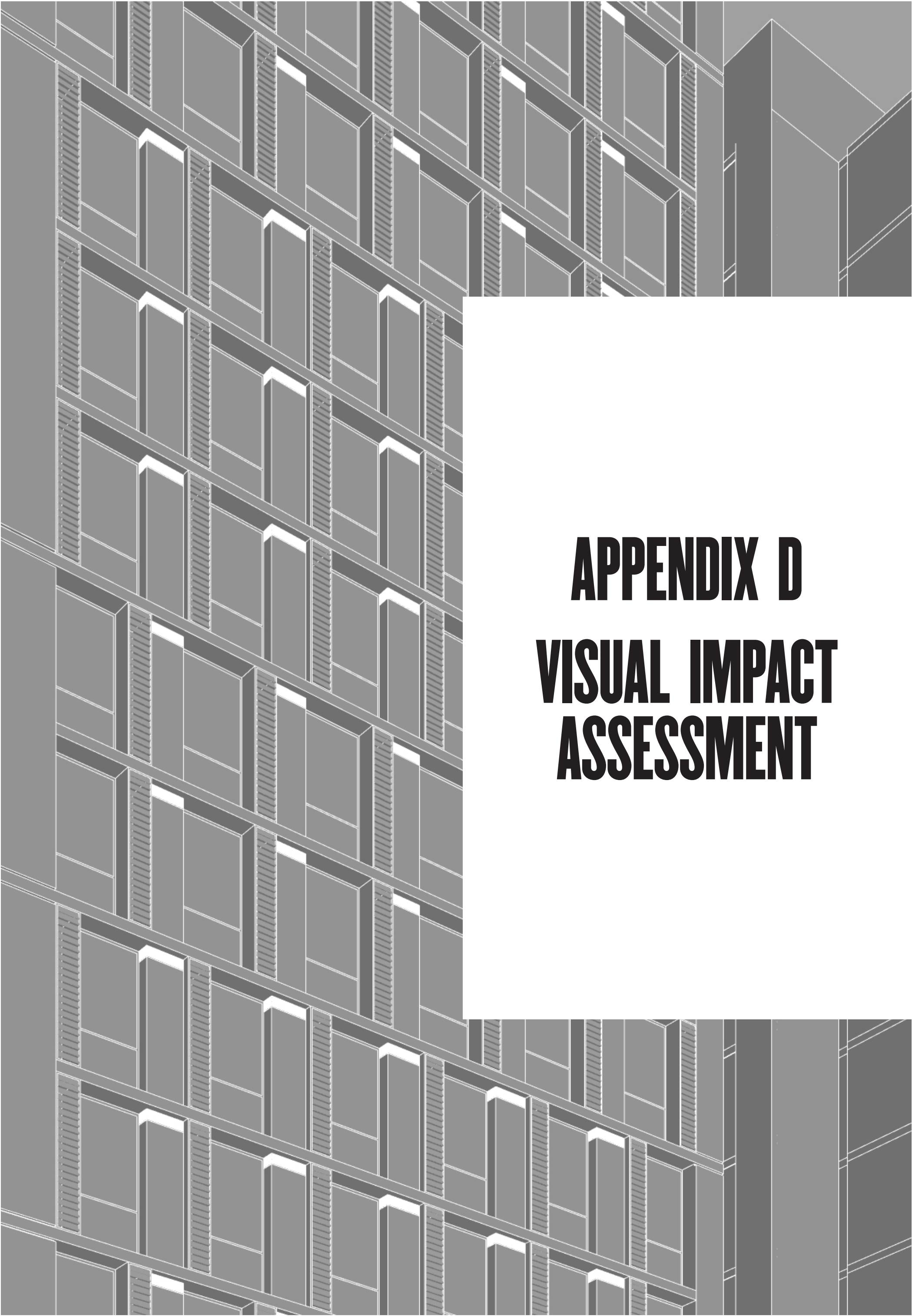
IMPORTANT NOTES:
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CLIENT	ARCHITECT	CHECKED	DWG. TITLE
Iglu Pty Ltd	BATESMAH	LB	Planting Palette (sheet 1)
SCALE	DRAWN	ISSUE	PROJECT
N/A	GF	DA	80 - 88 REGENT ST, REDFERN - IGLU II



A close-up photograph of a dense, bushy plant. The plant is covered in numerous small, bright green leaves. Interspersed among the foliage are many small, white, five-petaled flowers. The flowers appear to be in various stages of bloom. The overall appearance is that of a healthy, flowering shrub or groundcover.

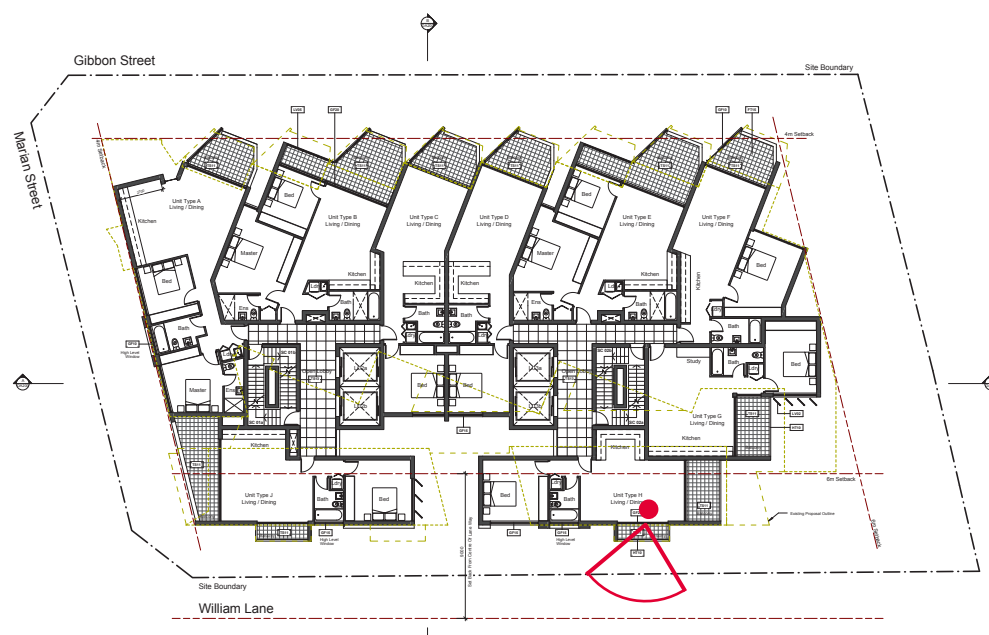
A photograph showing a field of lavender plants with purple flowers and green foliage.[illegible]



APPENDIX D

VISUAL IMPACT ASSESSMENT

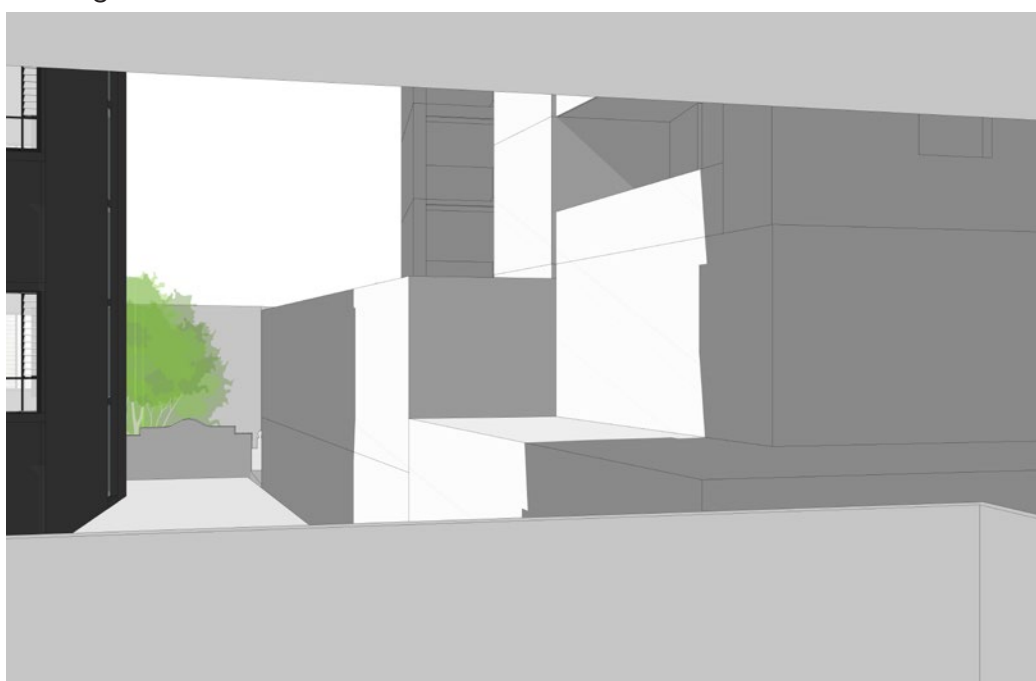
VIEWS FROM 7-9 GIBBONS STREET / UNIT H



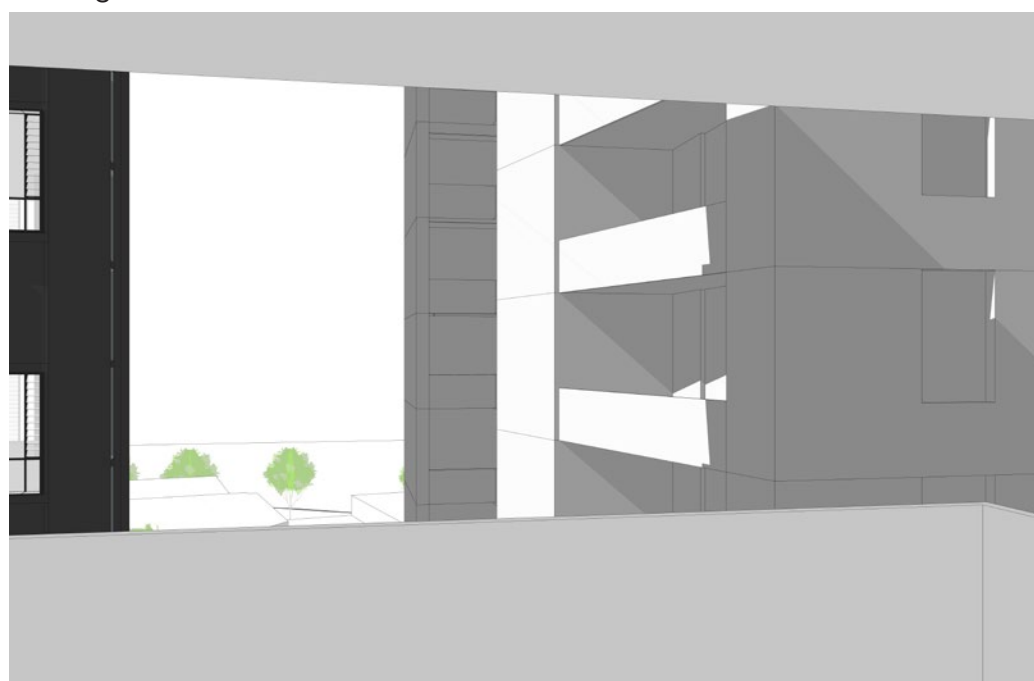
View from 7-9 Gibbons Street Unit H - Level 05
Existing view



View from 7-9 Gibbons Street Unit H - Level 10
Existing view



View from 7-9 Gibbons Street Unit H - Level 05
View with currently approved DA



View from 7-9 Gibbons Street Unit H - Level 10
View with currently approved DA



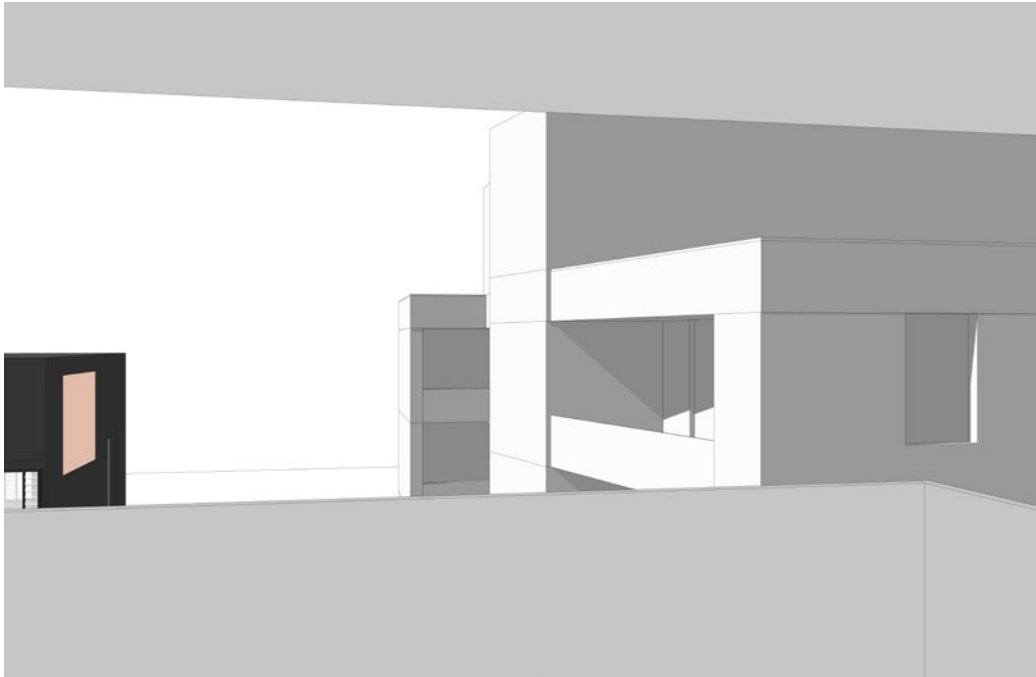
View from 7-9 Gibbons Street Unit H - Level 05
View with proposed DA



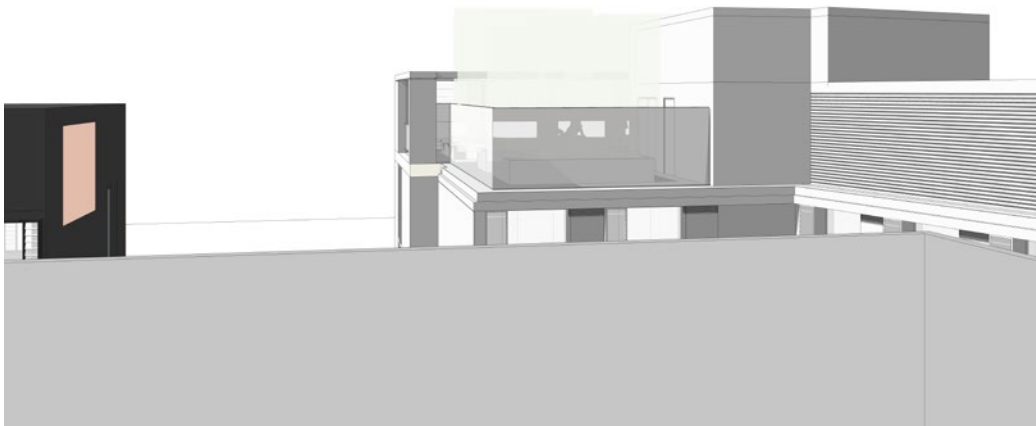
View from 7-9 Gibbons Street Unit H - Level 10
View with proposed DA



View from 7-9 Gibbons Street Unit H - Level 18
Existing view



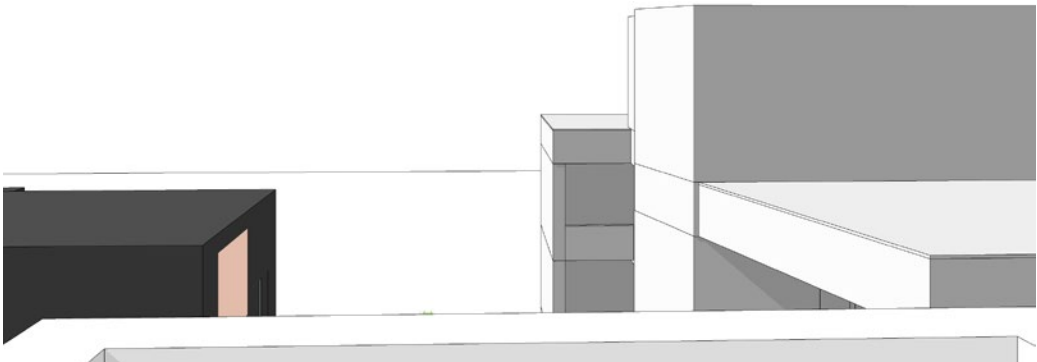
View from 7-9 Gibbons Street Unit H - Level 18
View with currently approved DA



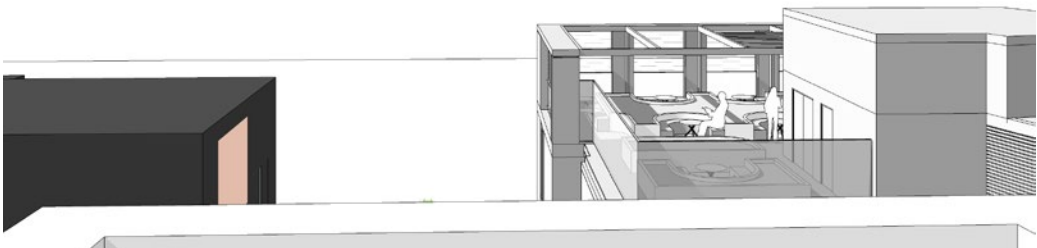
View from 7-9 Gibbons Street Unit H - Level 18
View with proposed DA



View from 7-9 Gibbons Street Unit H - Roof level
Existing view

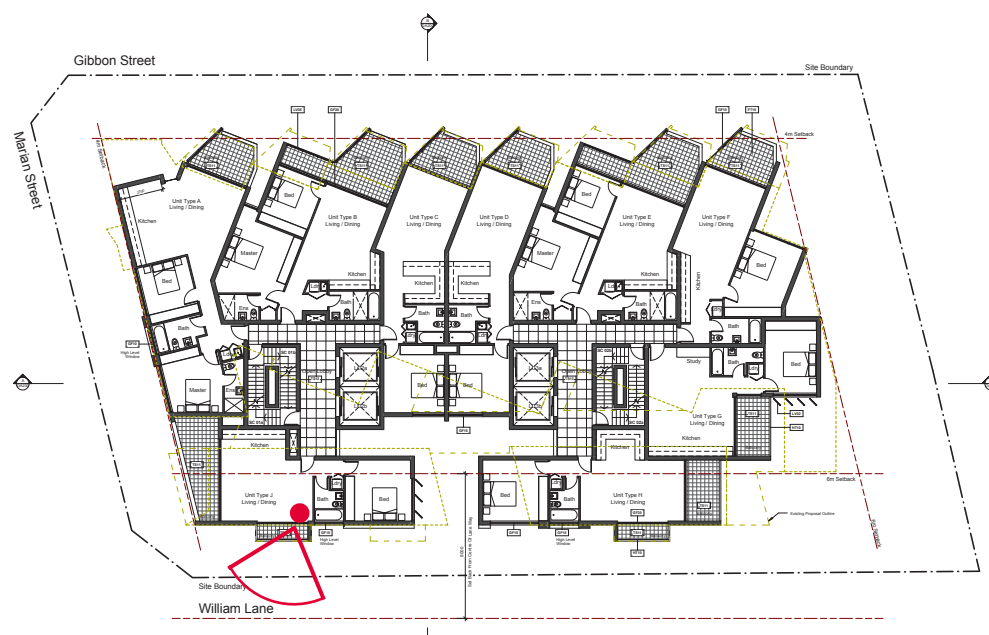


View from 7-9 Gibbons Street Unit H - Roof level
View with currently approved DA



View from 7-9 Gibbons Street Unit H - Roof level
View with proposed DA

VIEWS FROM 7-9 GIBBONS STREET / UNIT J



View from 7-9 Gibbons Street Unit J - Level 05
Existing view



View from 7-9 Gibbons Street Unit J - Level 10
Existing view



View from 7-9 Gibbons Street Unit J - Level 05
View with currently approved DA



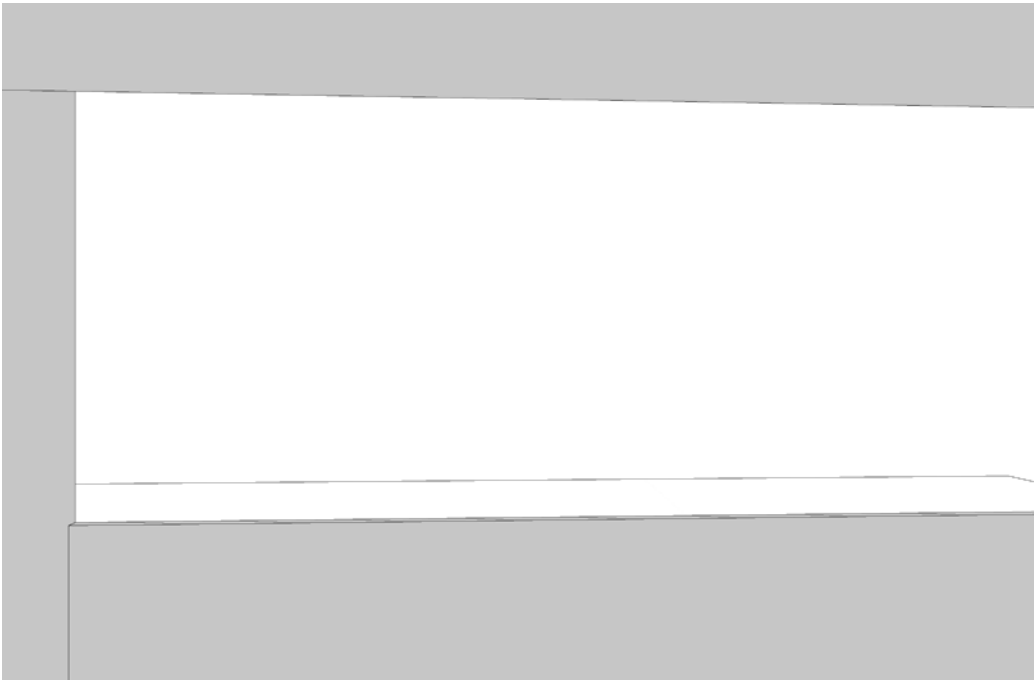
View from 7-9 Gibbons Street Unit J - Level 10
View with currently approved DA



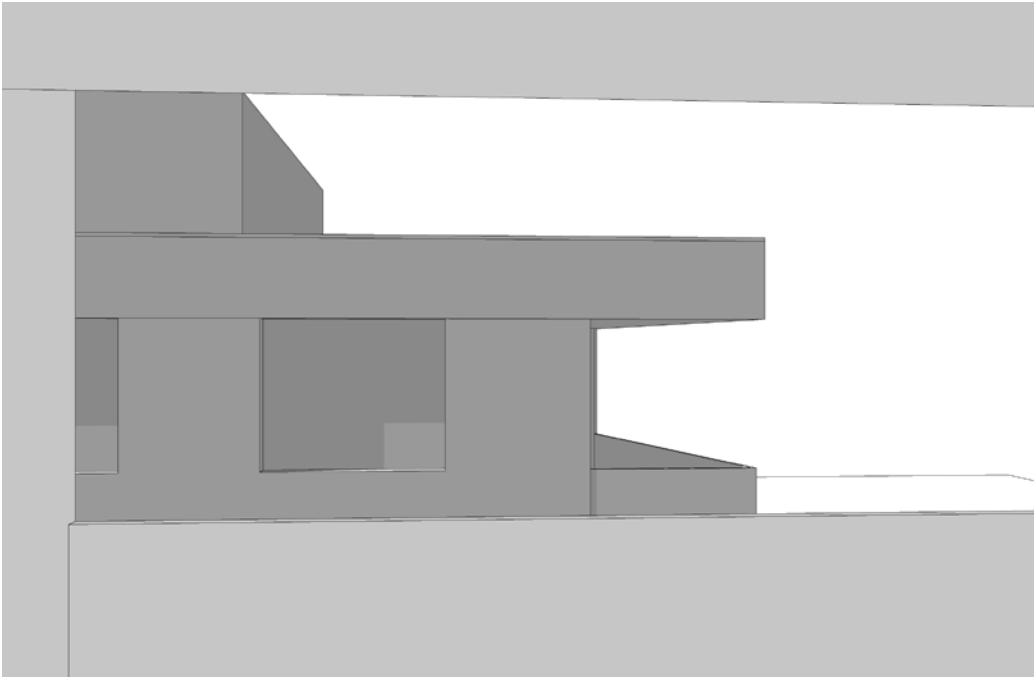
View from 7-9 Gibbons Street Unit J - Level 05
View with proposed DA



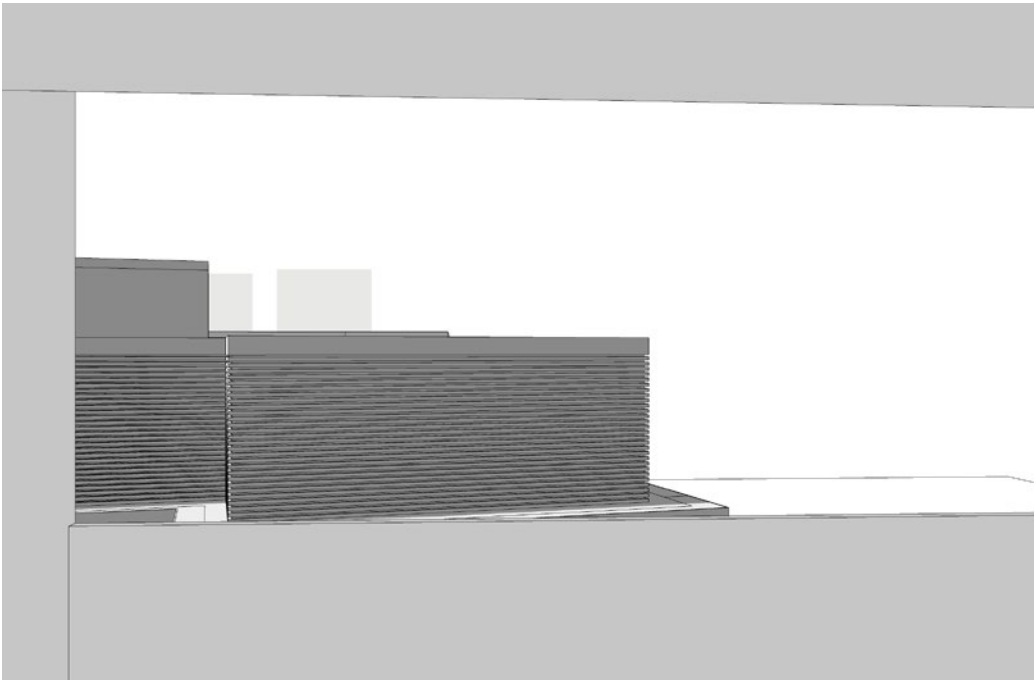
View from 7-9 Gibbons Street Unit J - Level 10
View with proposed DA



View from 7-9 Gibbons Street Unit J - Level 18
Existing view

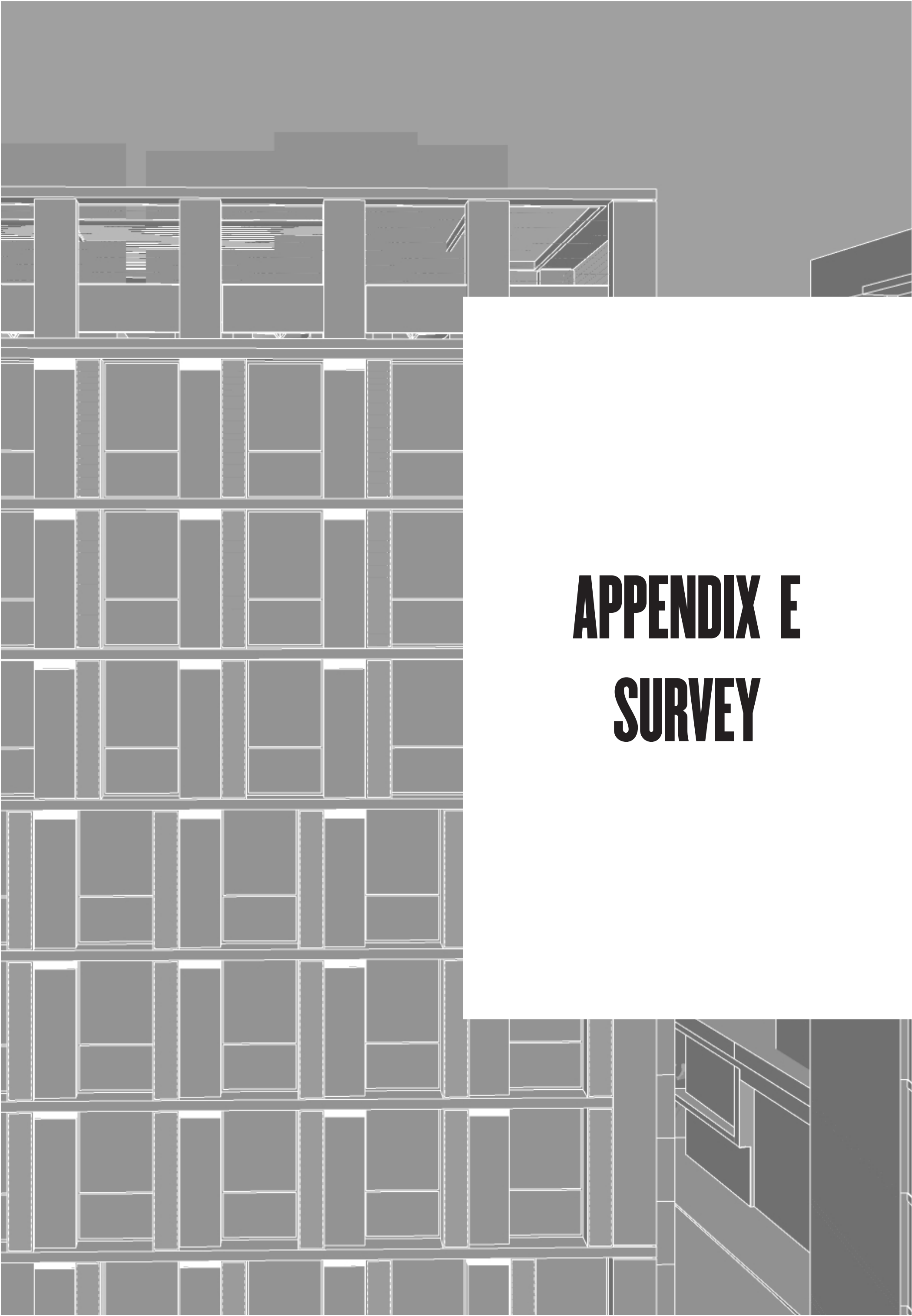


View from 7-9 Gibbons Street Unit J - Level 18
View with currently approved DA



View from 7-9 Gibbons Street Unit J - Level 18
View with proposed DA



The image features a detailed architectural line drawing of a building facade. The facade is composed of a grid of rectangular windows of varying sizes, separated by vertical and horizontal mullions. The drawing is rendered in a minimalist style using only black lines on a white background. A large, solid white rectangular area is positioned on the right side of the image, partially overlapping the building's facade. The title 'APPENDIX E SURVEY' is printed in a bold, black, sans-serif font within this white area. The overall composition is clean and modern, typical of architectural or academic publications.

APPENDIX E

SURVEY

- BOUNDARY SURVEY NOTES
1. THE BOUNDARIES SHOWN ON THIS PLAN ARE TITLE BOUNDARIES THAT HAVE BEEN SURVEYED FOR IDENTIFICATION PURPOSES ONLY.
 2. THE BOUNDARIES SHOULD BE CONFIRMED BY THE PREPARATION AND LOGGMENT OF A PLAN OF SURVEY AT THE LAND TITLE OFFICE.
 3. LANDS UNDER THE PROPERTY STANDS IN RELATION TO THE BOUNDARIES AS SHOWN ON THE SKETCH.
 4. IF WORKS ARE PROPOSED TO BE CONSTRUCTED ON OR NEAR THE BOUNDARIES THEN A SURVEY TO MARK THE BOUNDARIES SHOULD BE CARRIED OUT.

- DETAIL SURVEY NOTES
1. LEVELS ON AUSTRALIAN HEIGHT DATUM (AHD). ORIGIN OF LEVELS PM 53328 RL 28.866.
 2. ONLY SERVICES CLEARLY VISIBLE AT THE TIME OF THE SURVEY HAVE BEEN SHOWN. NO SERVICES SEARCH HAS BEEN CARRIED OUT.

LEGEND

Door Schedule	No	RL Top	RL Bottom
1	29.38	26.96	
15	29.98	27.26	
16	29.74	27.66	

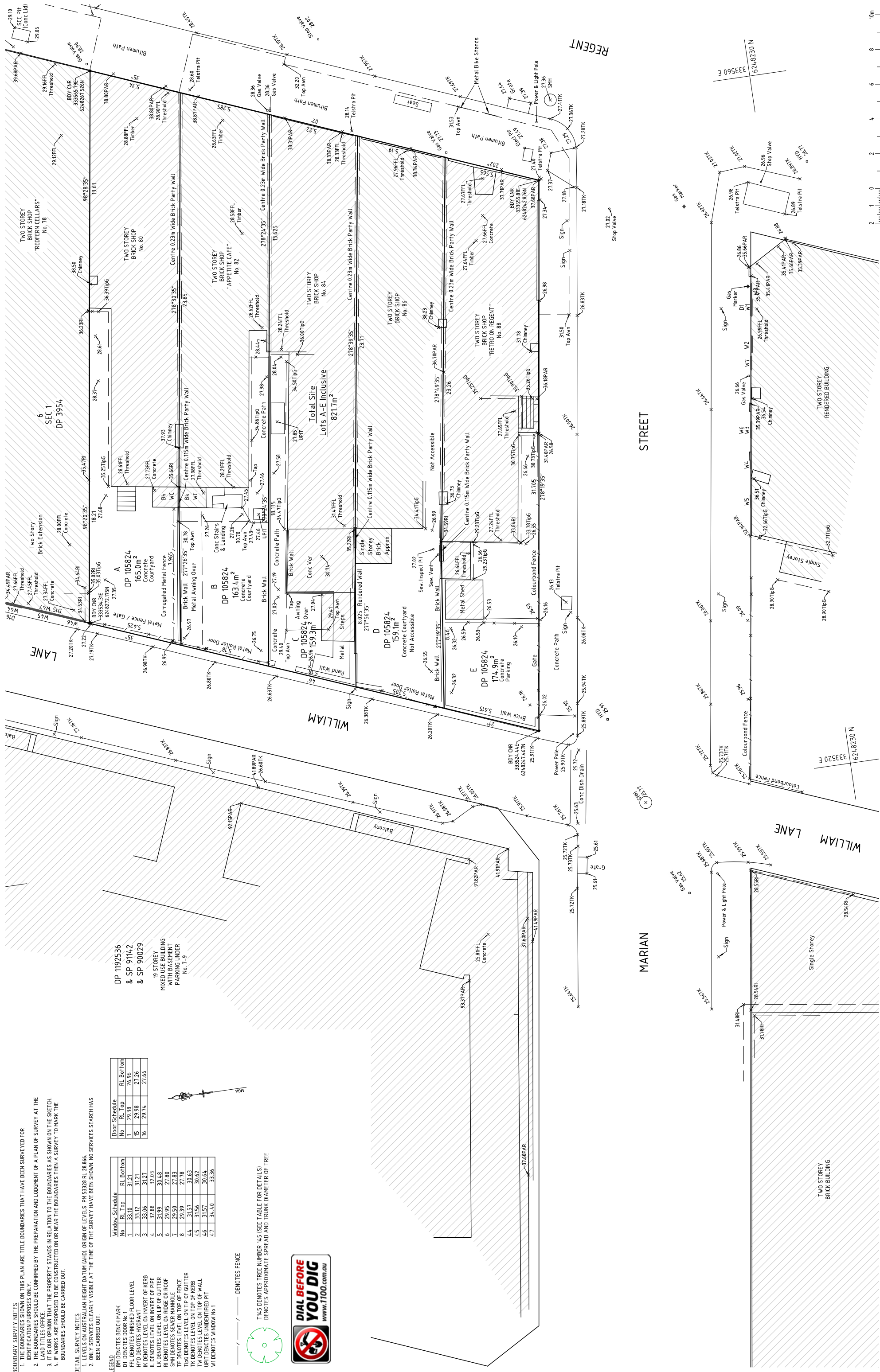
Window Schedule	No	RL Top	RL Bottom
1	33.10	31.21	
2	33.12	31.21	
3	33.06	31.27	
4	32.88	32.03	
5	31.99	30.48	
6	29.95	27.80	
7	29.50	27.83	
8	29.39	27.78	
44	31.57	30.63	
45	31.56	30.62	
46	31.57	30.64	
47	34.40	33.36	

- Legend
- BH DENOTES BENCH MARK
 - FEL DENOTES FINISHED FLOOR LEVEL
 - HYD DENOTES HYDRANT
 - IK DENOTES LEVEL ON INVERT OF KERB
 - IL DENOTES LEVEL ON INVERT OF PIPE
 - LK DENOTES LEVEL ON LIP OF GUTTER
 - RI DENOTES LEVEL ON RIDGE OR ROOF
 - SHH DENOTES SEWER MANHOLE
 - TF DENOTES LEVEL ON TOP OF FENCE
 - TPG DENOTES LEVEL ON TOP OF GUTTER
 - TRB DENOTES LEVEL ON TOP OF BRICK
 - TM DENOTES LEVEL ON TOP OF WALL
 - UPIT DENOTES UNIDENTIFIED PIT
 - WT DENOTES WINDOW No 1

--- / --- / --- DENOTES FENCE



T145 DENOTES TREE NUMBER 145 (SEE TABLE FOR DETAILS)
DENOTES APPROXIMATE SPREAD AND TRUNK DIAMETER OF TREE



MARIAN

STREET

REGENT

WILLIAM LANE

WILLIAM

WILLIAM LANE

REV	DATE	DESCRIPTION
00	14/9/15	ORIGINAL ISSUE



ABN 49 129 632 391
Mitchell Land Surveyors Pty Ltd
4/629 Kingsway Miranda
NSW 2228
e: enquiries@mitchellsurveying.com.au

PO Box 59
Miranda NSW 1490
t: 02 9531 0060
f: 02 9531 0068

Client

No 80-88 Regent Street, Redfern
Being Lots A-E in DP 105824

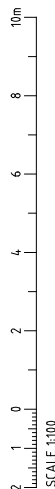
James Milligan

Title

Detail Survey

Drawing No.	Revision
1241AA	00
Date	Drawn
14 SEPT 2015	SJM
Sheets	Scale
1 of 5	1:100

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ELEVATION NOTES

1. ELEVATIONS HAVE BEEN GENERATED FROM THE SELECTED SURVEY SHOTS AND MAY NOT REPRESENT THE EXACT POSITION OF BUILDING AT A PARTICULAR POINT. PREFERENCE SHOULD BE GIVEN TO THE SURVEY SHOWN ON SHEETS 1 & 2 OF THIS PLAN.
2. SELECTED INFORMATION ONLY HAS BEEN SHOWN ON THE ELEVATIONS.
3. ELEVATIONS ARE SHOWN SQUARE TO THE SITE BOUNDARIES. BUILDINGS THAT ARE NOT SQUARE TO SITE BOUNDARIES MAY APPEAR DISTORTED IN THE ELEVATION.

LEGEND
D DENOTES DOOR
W DENOTES WINDOW

REV	DATE	DESCRIPTION
00	14/9/15	ORIGINAL ISSUE



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Project

Client

No 80-88 Regent Street, Redfern
Being Lots A-E in DP 105824

James Milligan

Title

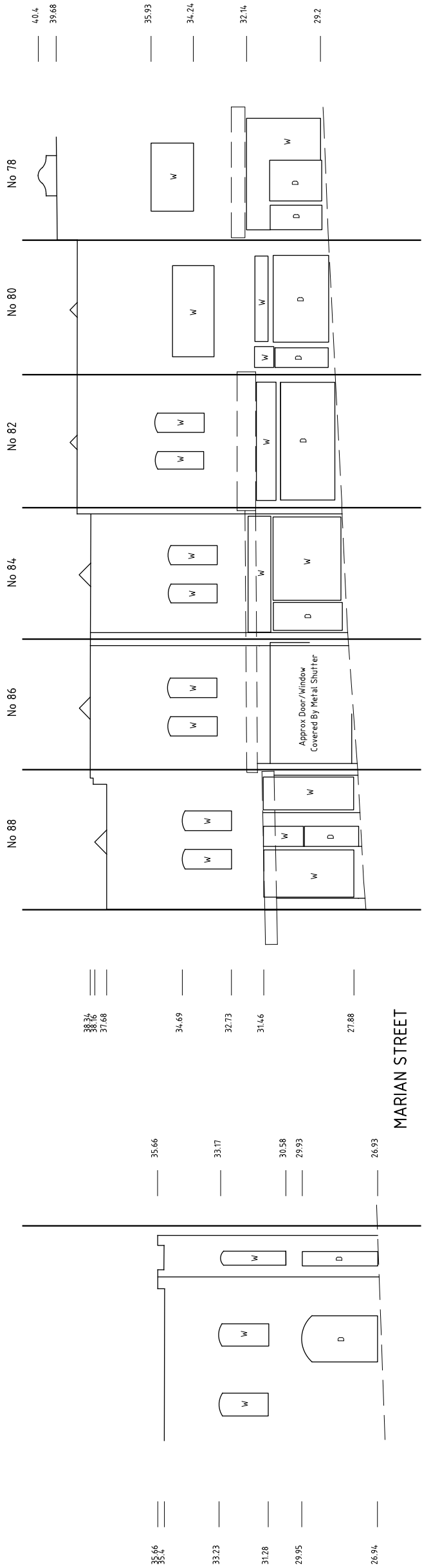
Detail Survey

Drawing No.

1241AA

Drawn

Drawn

Scale
1:100Scale
1:100

REGENCY STREET ELEVATION

