

600-660 ELIZABETH STREET, REDFERN

Series S4 - S4 Building

NO	SHEET NAME
S4.A00.01	COVER SHEET
S4.A02.00	S4 PLAN - GROUND FLOOR
S4.A02.01	S4 PLAN - LEVEL 1
S4.A02.02	S4 PLAN - LEVEL 2-3
S4.A02.04	S4 PLAN - LEVEL 4
S4.A02.05	S4 PLAN - ROOF
S4.A06.01	BUILDING ELEVATIONS
S4.A06.01A	BUILDING ELEVATIONS_CLEAN
S4.A06.02	BUILDING SECTIONS
S4.A09.01	DA APARTMENT TYPES - ADG+SILVER
S4.A09.02	DA APARTMENT TYPES - ADG+GOLD+ADP+SDA
S4.A40.20	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM
S4.A40.21	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM - NOISE UNAFFECTED
S4.A40.30	AREA SCHEDULE - S4 GFA

S4 - NatHERS Thermal Comfort Inclusions

Floors:

- Suspended concrete floor with R2.0 insulation (insulation only value) to external open areas
- Suspended concrete floor with R1.0 insulation (insulation only value) to S4101 floor adjacent to lobby area
- Concrete between levels, no insulation required where habitable rooms are above and below

External Walls:

- Brick veneer with R2.50 insulation (insulation only value)
- Precast concrete walls with R2.0 insulation (insulation only value)
- Concrete walls to basement carpark
- Note: No insulation is required to external basement carpark walls

External Colour:

- Default medium (0.475 < SA < 0.7)

Walls between dwellings:

- Part wall system, with R2.0 insulation (insulation only value) to walls to neighbours
- Concrete walls with plasterboard lining to stairs and lifts with R1.13 insulation (insulation only value)

Walls within dwellings:

- Plasterboard on studs, no insulation required

Glazing Doors/Windows:

Glazed windows and doors:

- **Group A** – awning + bifold + casement windows
U-value: 3.51 (equal to or lower than) SHGC: 0.45 (±5%)
- **Group A** –hinged glazed doors
U-value: 4.81 (equal to or lower than) SHGC: 0.40 (±5%)
- **Group B** – sliding doors/windows
U-value: 3.79 (equal to or lower than) SHGC: 0.47 (±5%)
- **Group B** –fixed glazing
U-value: 4.89 (equal to or lower than) SHGC: 0.41 (±5%)

Given values are AFRC total window system values (glass and frame)

Roof and Ceilings:

- Concrete roof, with waterproof membrane
- Plasterboard ceiling with R3.0 insulation (insulation only value) where concrete roof or balcony above

External Colour:

- Medium (0.475 < SA < 0.7)

Ceiling Penetrations:

- Sealed LED downlights, one every 5.0m², modelled as 150mm diameter.
- Sealed externally ducted exhaust fans, modelled as 250mm diameter, not to exceed NatHERS certificate
- 1400mm/1500mm diameter ceiling fans to kitchen/ living rooms and bedrooms as shown on plan

Floor coverings:

- Carpet with rubber underlay to bedrooms, tiles elsewhere

External Shading:

- Shading as per stamped drawings
- Fixed shading modelled as 60% shading

Ventilation:

- All external doors have weather seals, all exhaust fans to have dampers, and down lights proposed will have capped fittings

S4 - BASIX Water Commitments:

Fixtures:

- Install showerheads minimum rating of 4 stars-mid flow (>6 and <= 7.5 Litres/min)
- Install toilet flushing system with a minimum rating of 4 stars in each toilet
- Install tap with minimum rating of 6 stars in the kitchen
- Install taps with minimum rating of 6 stars in each bathroom

Alternative Water:

- Install rainwater tank, minimum 10,000L capacity collected from min. 3,800m² roof area across all buildings. Tank connected to – common area landscape irrigation

S4 - BASIX Energy Commitments:

Hot water system:

- Centralized electric heat pump – air sourced; COP 3.0 -3.5
- R1.0 insulation to piping

Cooling System:

- 1-phase non-ducted air conditioning to living areas and bedrooms: EER 3.0-3.5

Heating System:

- 1-phase non-ducted air conditioning to living areas and bedrooms: EER 3.0-3.5

Ventilation:

- Kitchen – Individual fan, externally ducted to roof or façade, manual on/off switch
- Bathrooms – Individual fan, externally ducted to roof or façade, interlocked to light
- Laundry – Individual fan, externally ducted to roof or façade, manual on/off switch

Common Areas Ventilation:

- Undercover carpark – ventilation supply and exhaust, CO2 monitor and VSD fan
- Lift motor rooms – ventilation supply only, interlocked to light
- Switch rooms – ventilation supply only, interlocked to light
- Garbage room – ventilation exhaust only
- Plant rooms – ventilation supply only, interlocked to light
- Community rooms – Air conditioning system, time clock or BMS controlled
- Hallway, lobbies – Ventilation (supply only), continuous
- Ground floor lobby – no mechanical ventilation

Common Areas Lighting:

- Undercover carpark – LED lighting, zoned switching with motion sensor
- Lift banks – LED lighting, connected to call button
- Lift motor rooms – LED lighting, manual on/off
- Switch rooms – LED lighting, manual on/off
- Garbage room – LED lighting, manual on/off
- Plant rooms – LED lighting, manual on/off
- Community rooms – LED lighting, manual on/off
- Hallway, lobbies – LED lighting, daylight sensor and motion sensor
- Ground floor lobby – LED lighting, daylight sensor and motion sensor

Lifts:

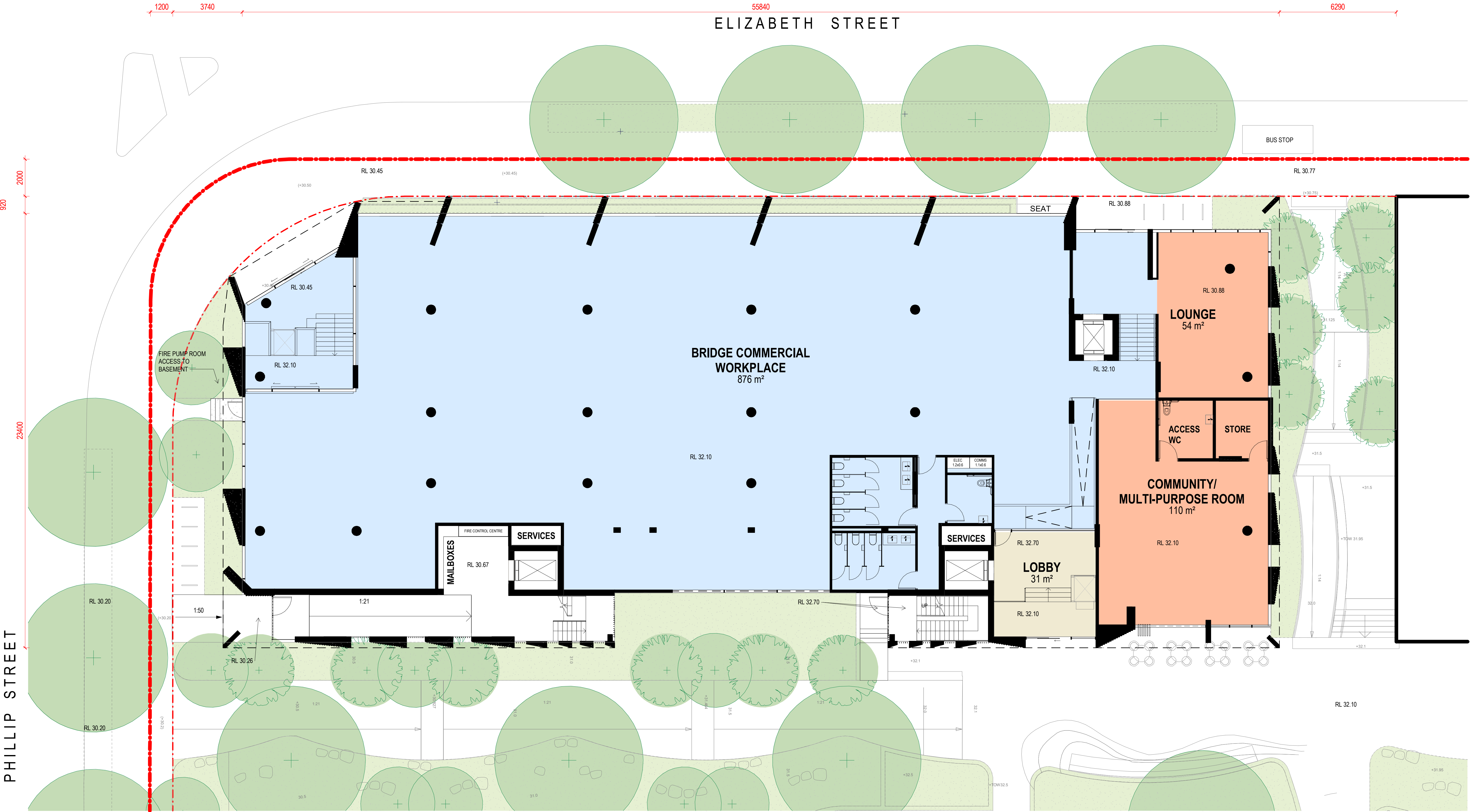
- Gearless traction with VVVF motor

Other:

- Induction cooktop & electric oven
- Outdoor clothes drying line

Alternative Energy:

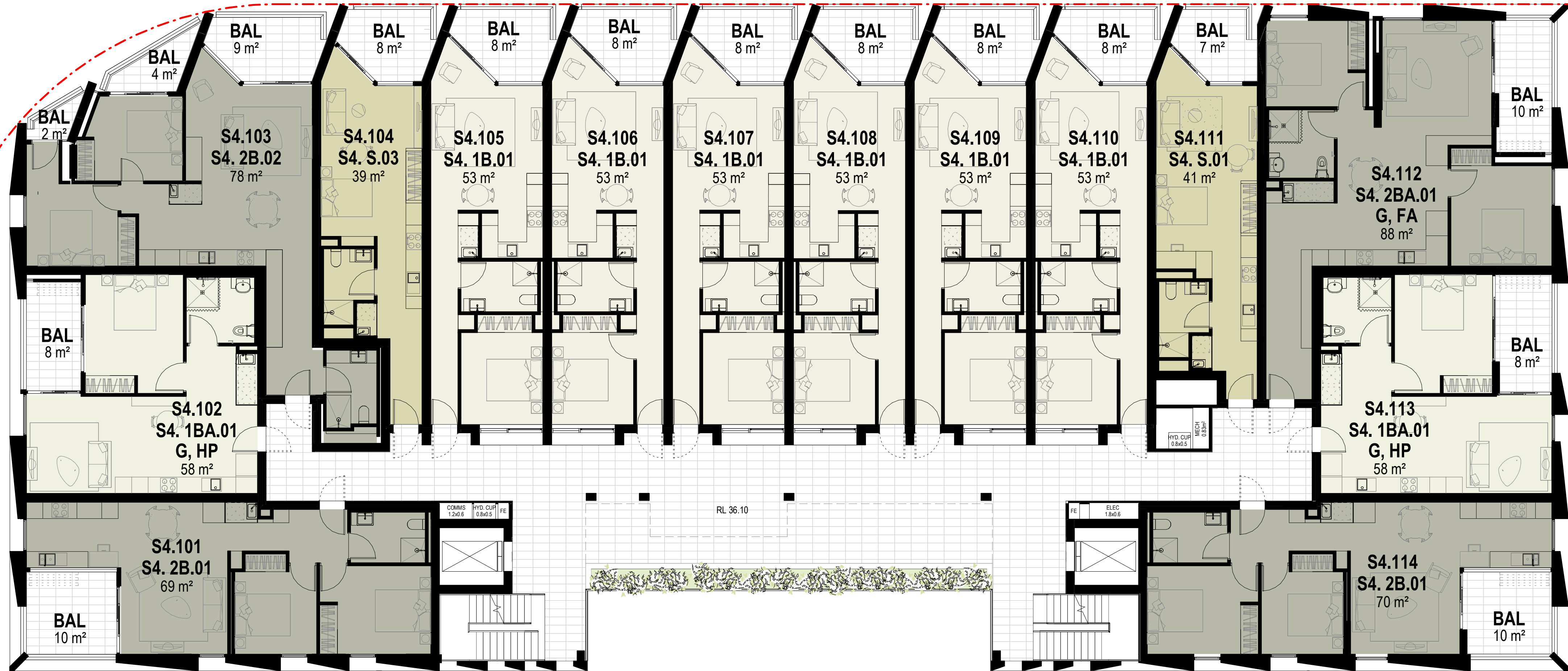
- 240 kW solar Photovoltaic system



1200 3740 55840 6290

ELIZABETH STREET

920 2000 23400 PHILLIP STREET

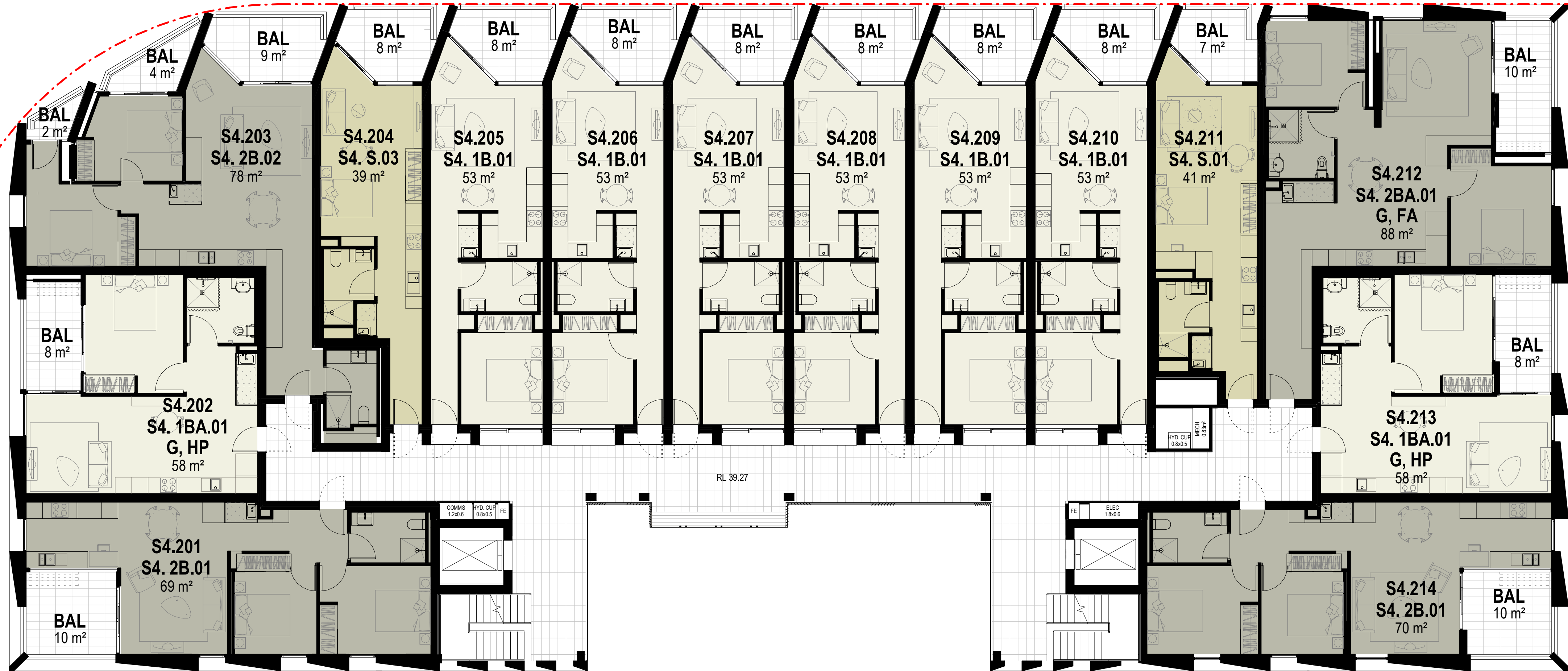


1200 3740 55840 6290

ELIZABETH STREET

PHILLIP STREET

920 2000 23400



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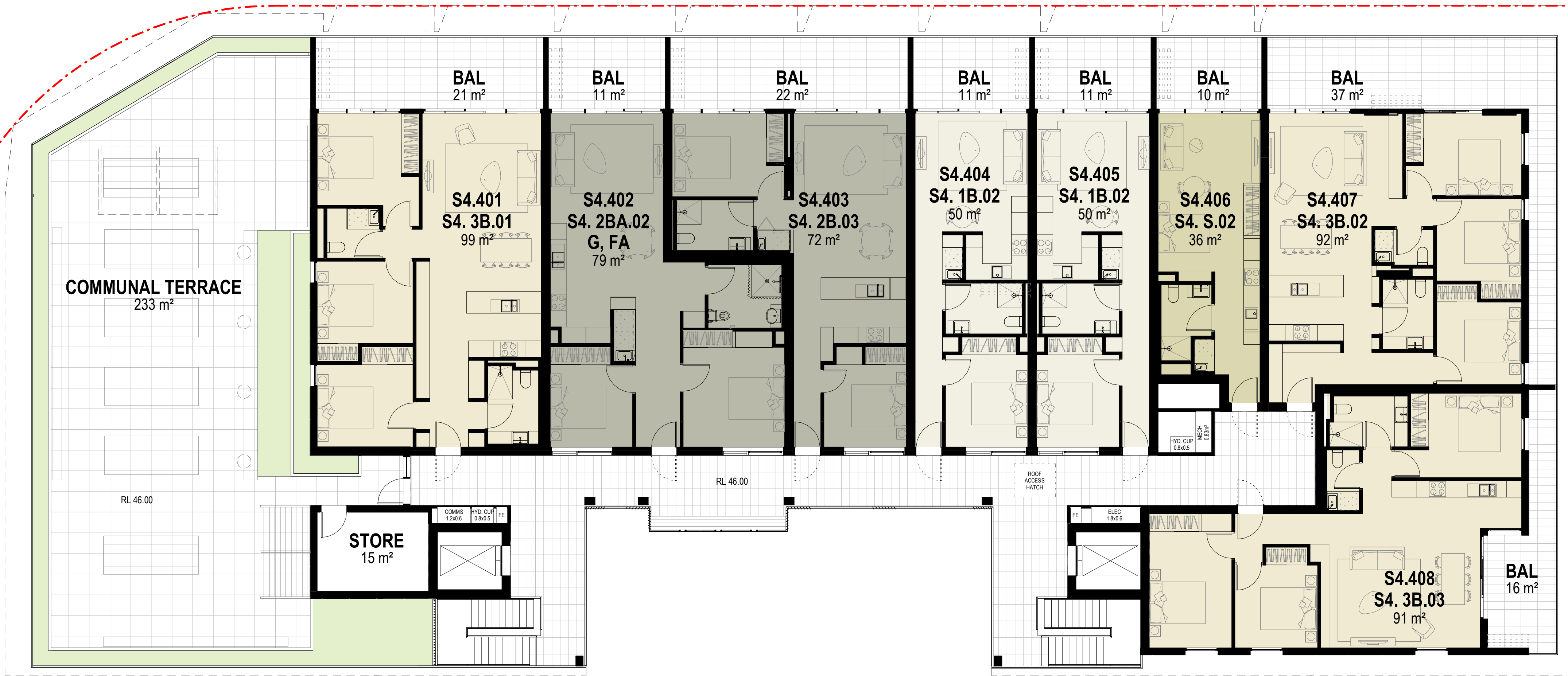
ELIZABETH STREET

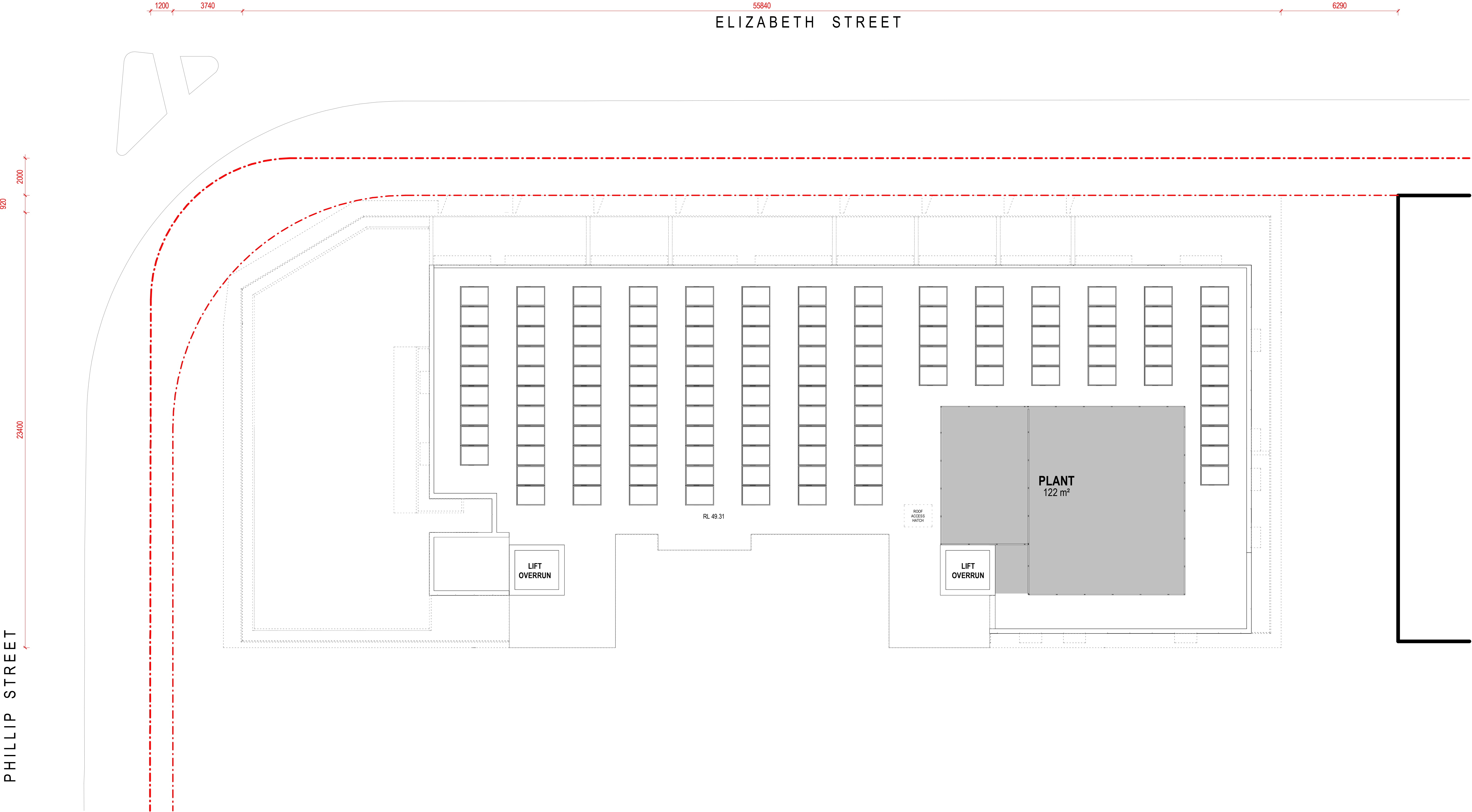
PHILLIP STREET

920

2000

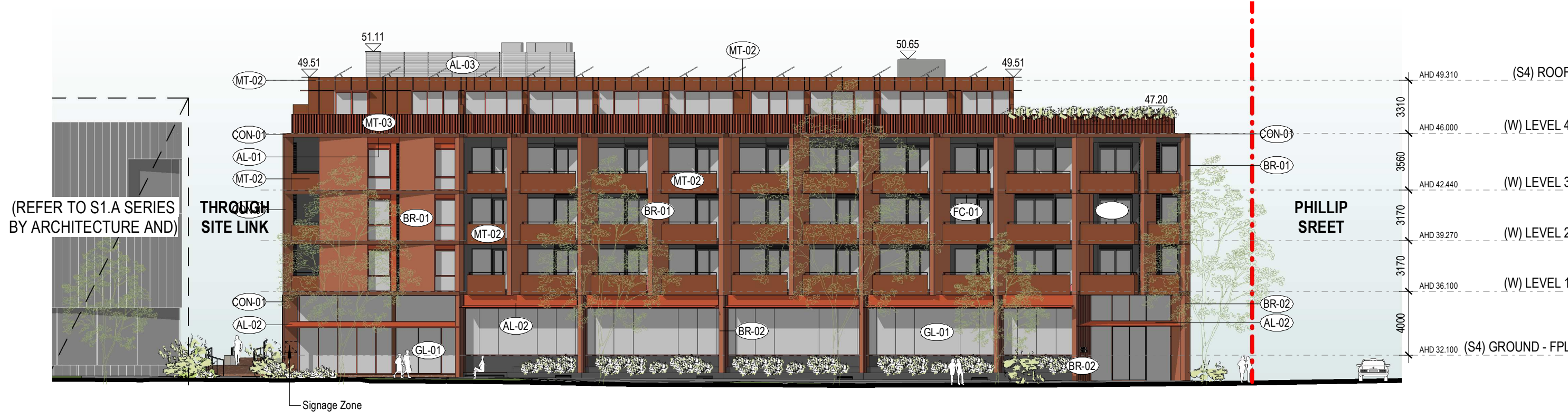
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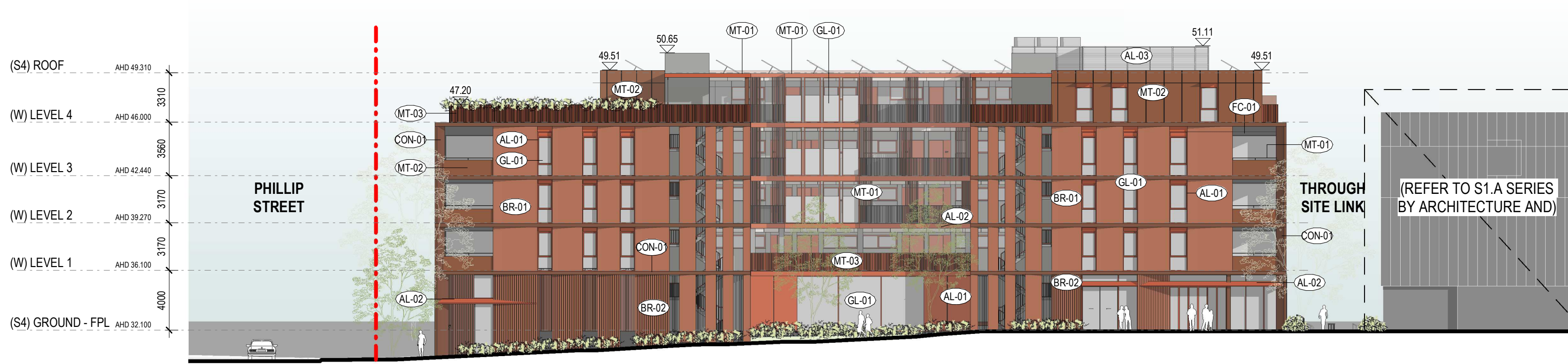




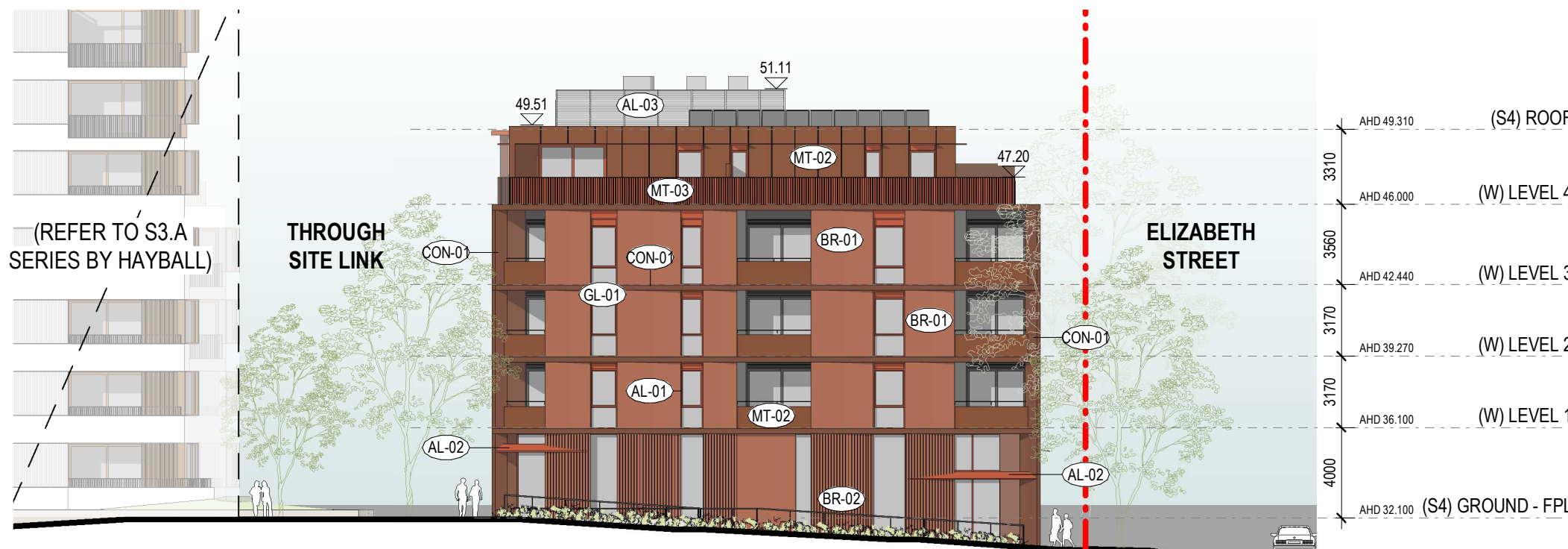
SOUTH ELEVATION



S4 WEST ELEVATION



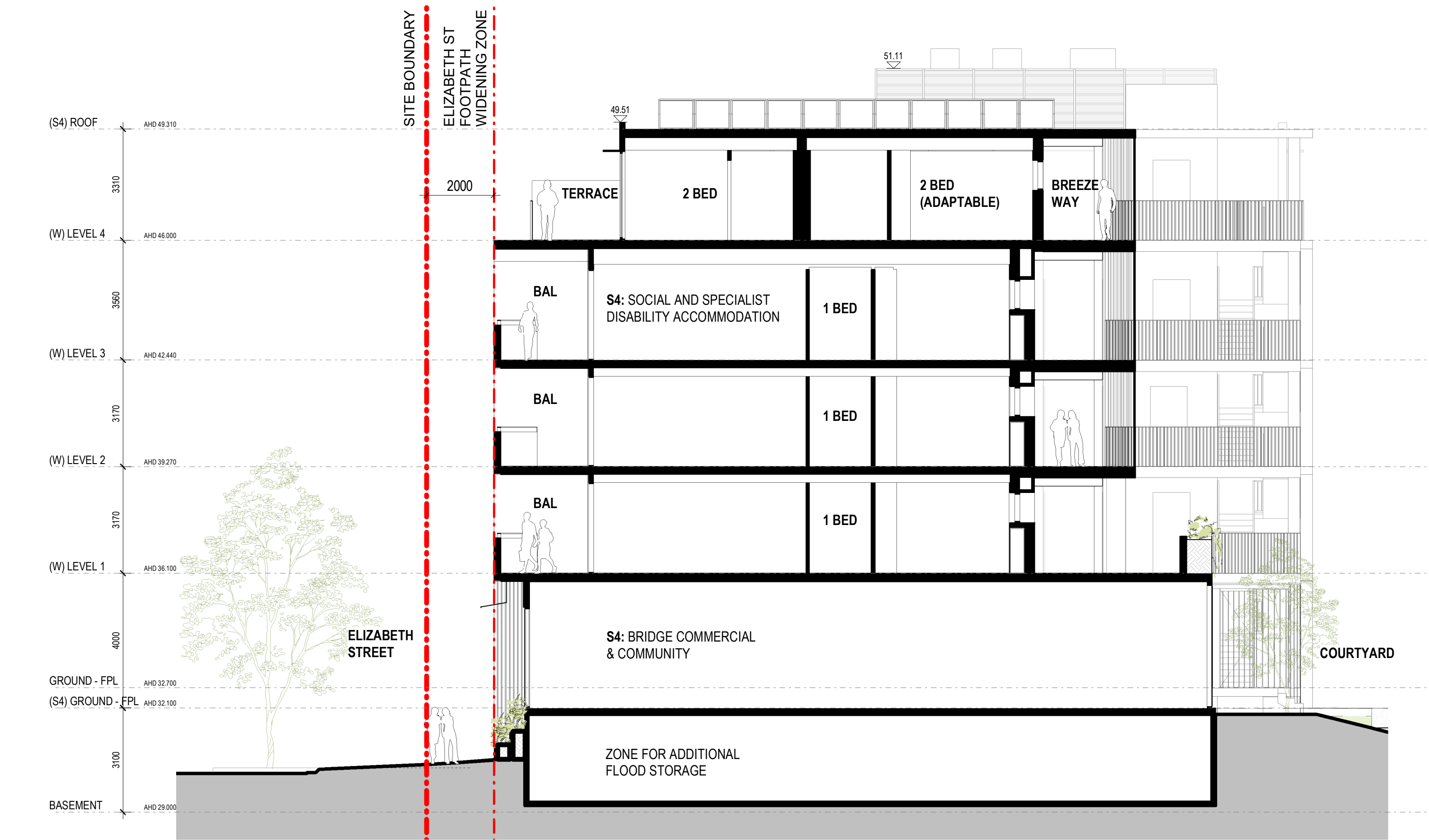
COURTYARD S4 EAST ELEVATION



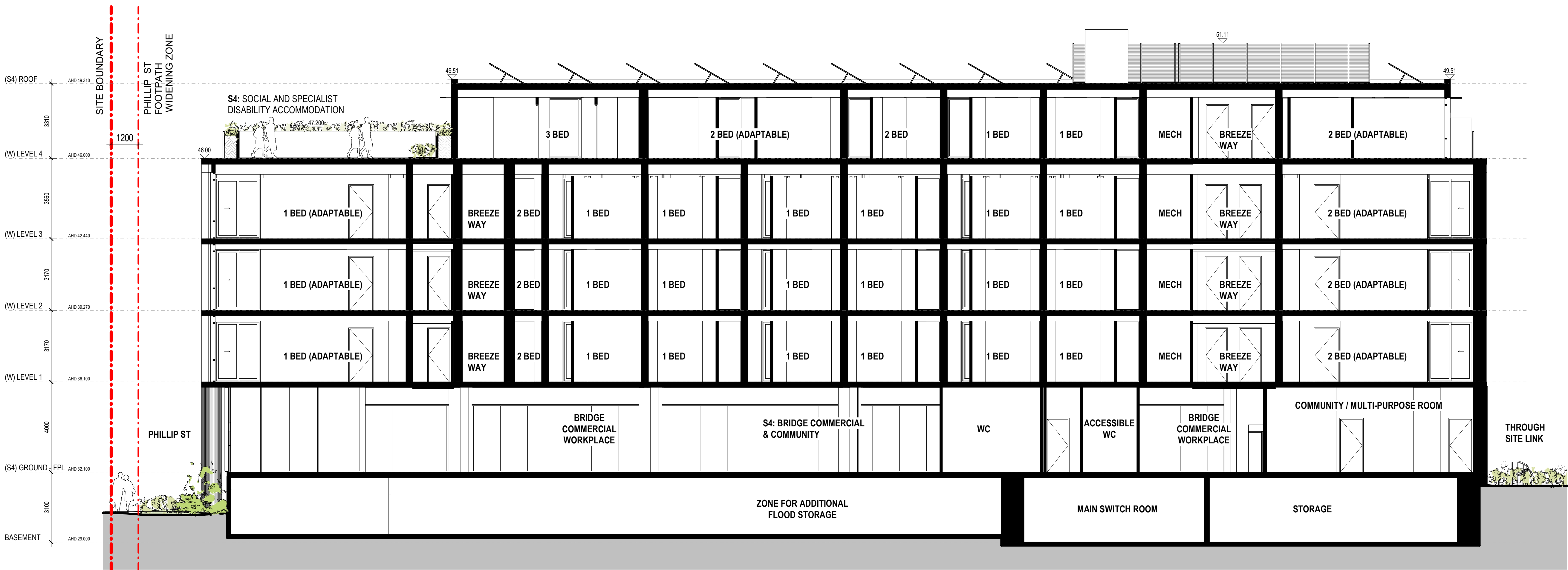
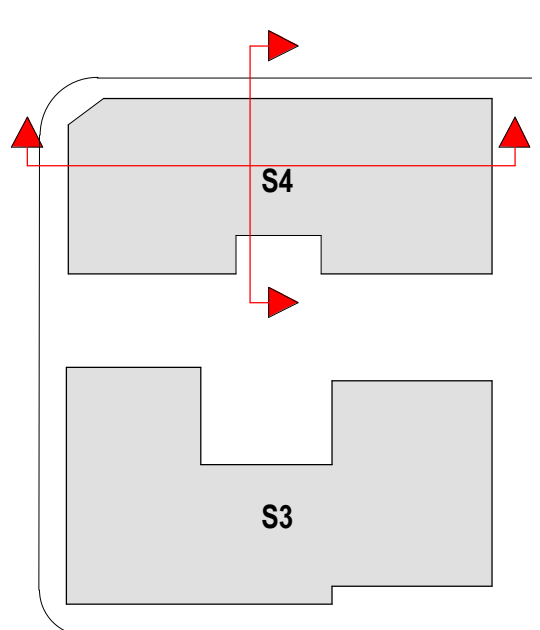
S4 NORTH ELEVATION

MATERIAL LEGEND

S4-BR-01 DRY PRESSED BRICK	S4-BR-02 CORBELLED BRICK	S4-BR-03 DRY PRESSED MASONRY	S4-FC-01 LIGHTWEIGHT FIBRE CEMENT BOARD - CHARCOAL	S4-AL-01 POWDERCOATED ALUMINIUM WINDOW FRAMES IN CHARCOAL COLOUR	S4-AL-02 POWDER COATED ALUMINIUM WINDOWS / AWNING IN REDDISH-BROWN COLOUR	S4-AL-03 ALUMINIUM ACOUSTIC PANELS	S4-MT-01 METAL FIN SCREEN / BALUSTRADE POWDER COATED IN REDDISH-BROWN COLOUR	S4-MT-02 METAL CLADDING IN REDDISH-BROWN COLOUR	S4-MT-03 METAL FIN BALUSTRADE WITH SOLID METAL BACK PLATE	S4-GL-01 CLEAR GLAZING	S4-CON-01 STAINED CONCRETE

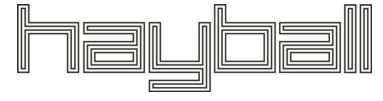


S4 CROSS SECTION



S4 LONG SECTION

Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by:

Melbourne
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9600 3644
ABN: 84008394261 NSW Nominated Architects: David Tordoff 8028
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Surry Hills NSW 2010
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Brisbane Qld 4000
T +61 7 3211 8621
Canberra
Level 1,
32 Alinga Street,
Canberra ACT 2601
T +61 2 9660 9329

Project Architectural Team:
Architecture AND
SILVESTER&JULI
 — Precinct + S3 + S4 Lead Architect

Project Architectural Team:
— S1 Lead Architect
— S2 Lead Architect

Notes:

Drawn By
Checked By
Date Printed
Scale

Author
Checker
19/06/2024 6:09:11 PM
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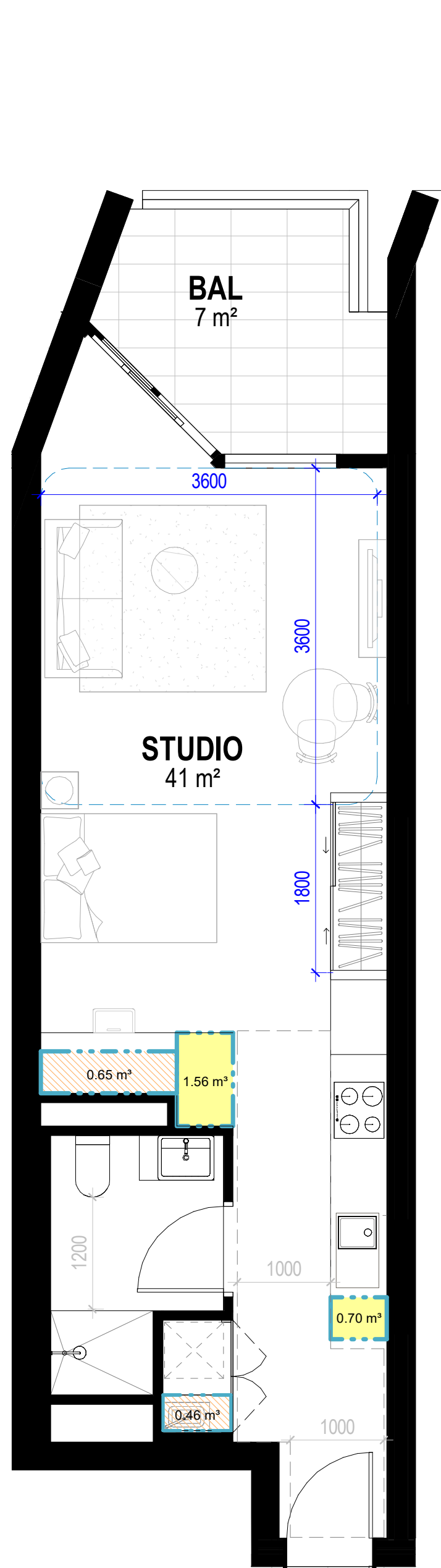
Rev	Date	Description
A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
BUILDING SECTIONS

Project No.
2610
Drawing No.
S4.A06.02

Revision
A

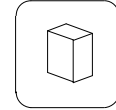
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



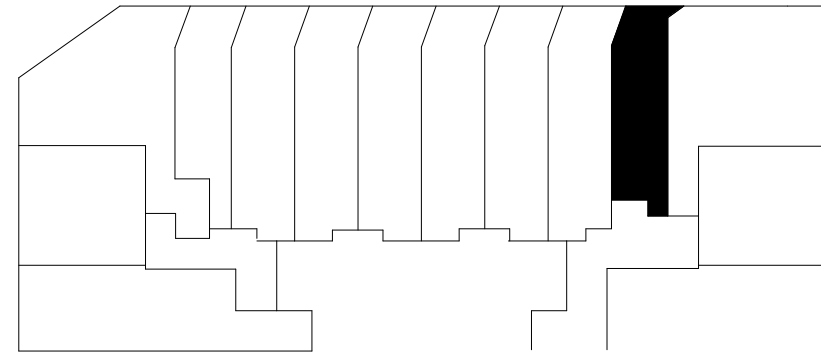
S4.S.01



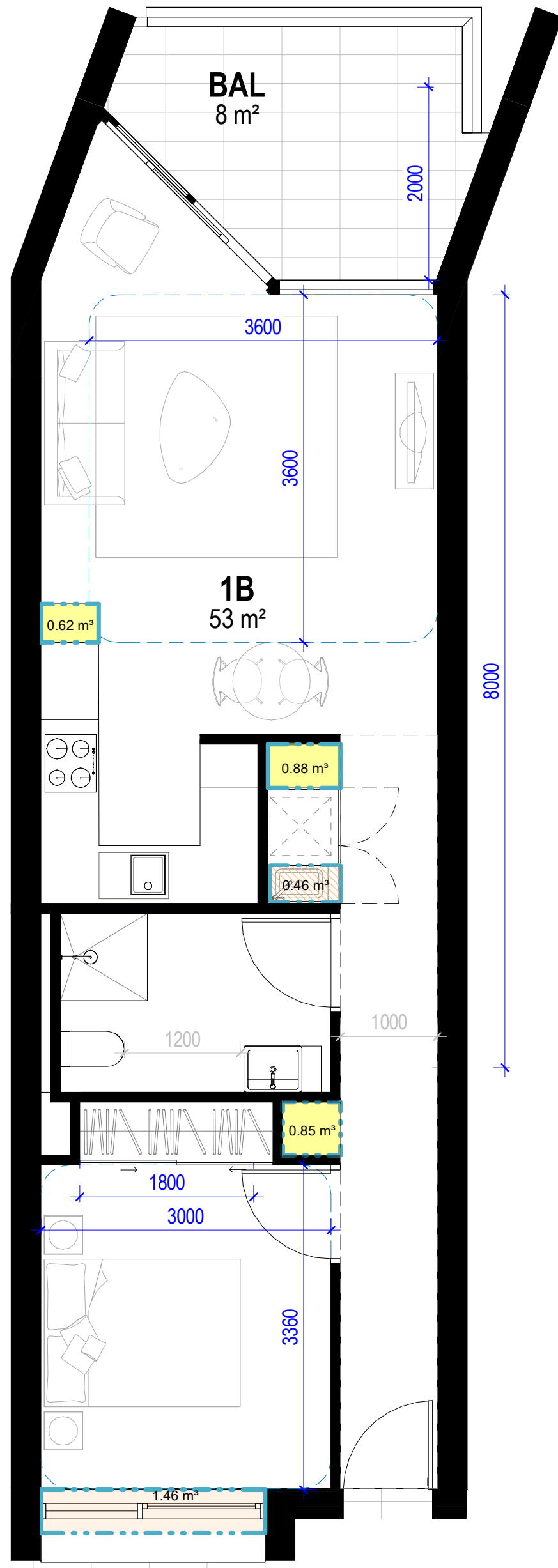
STUDIO
ADG+LHA SILVER



SEPP 65 REQUIRED STORAGE	4m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



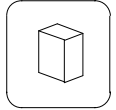
APARTMENT TYPE LOACTION KEY PLAN - S4 LEVELS 1-3



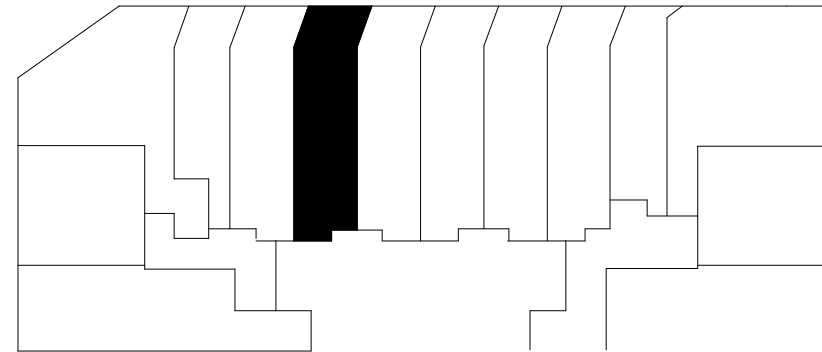
S4.1B.01



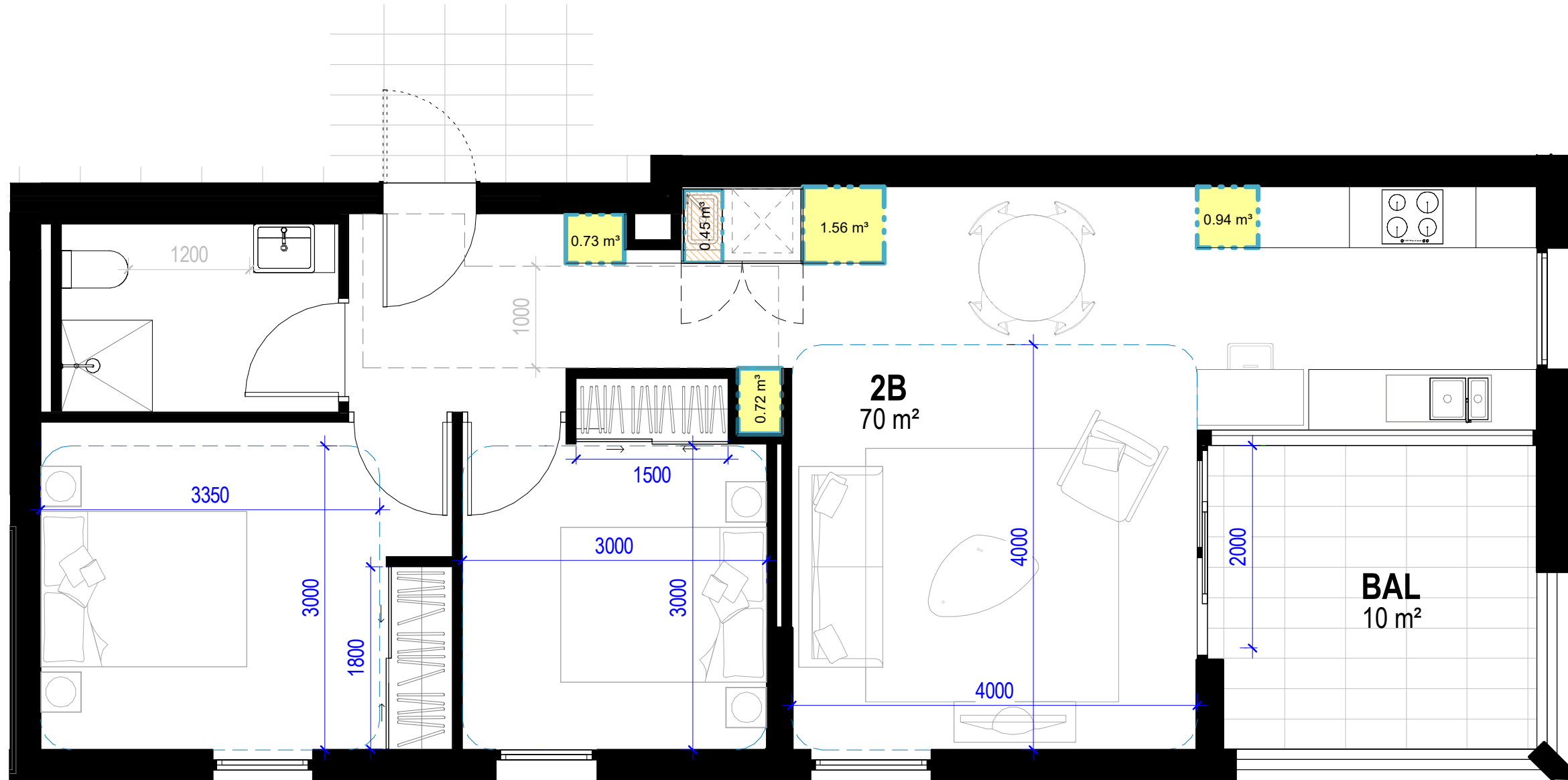
1 BED
ADG+LHA SILVER



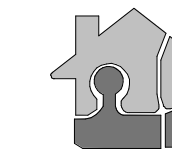
SEPP 65 REQUIRED STORAGE	6m3
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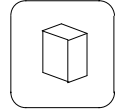
APARTMENT TYPE LOACTION KEY PLAN - S4 LEVELS 1-3



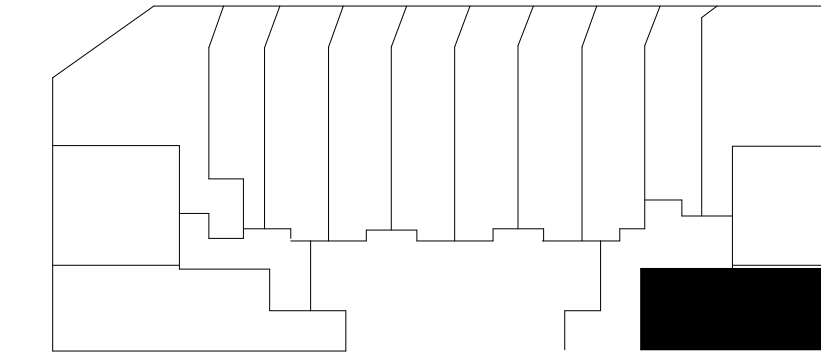
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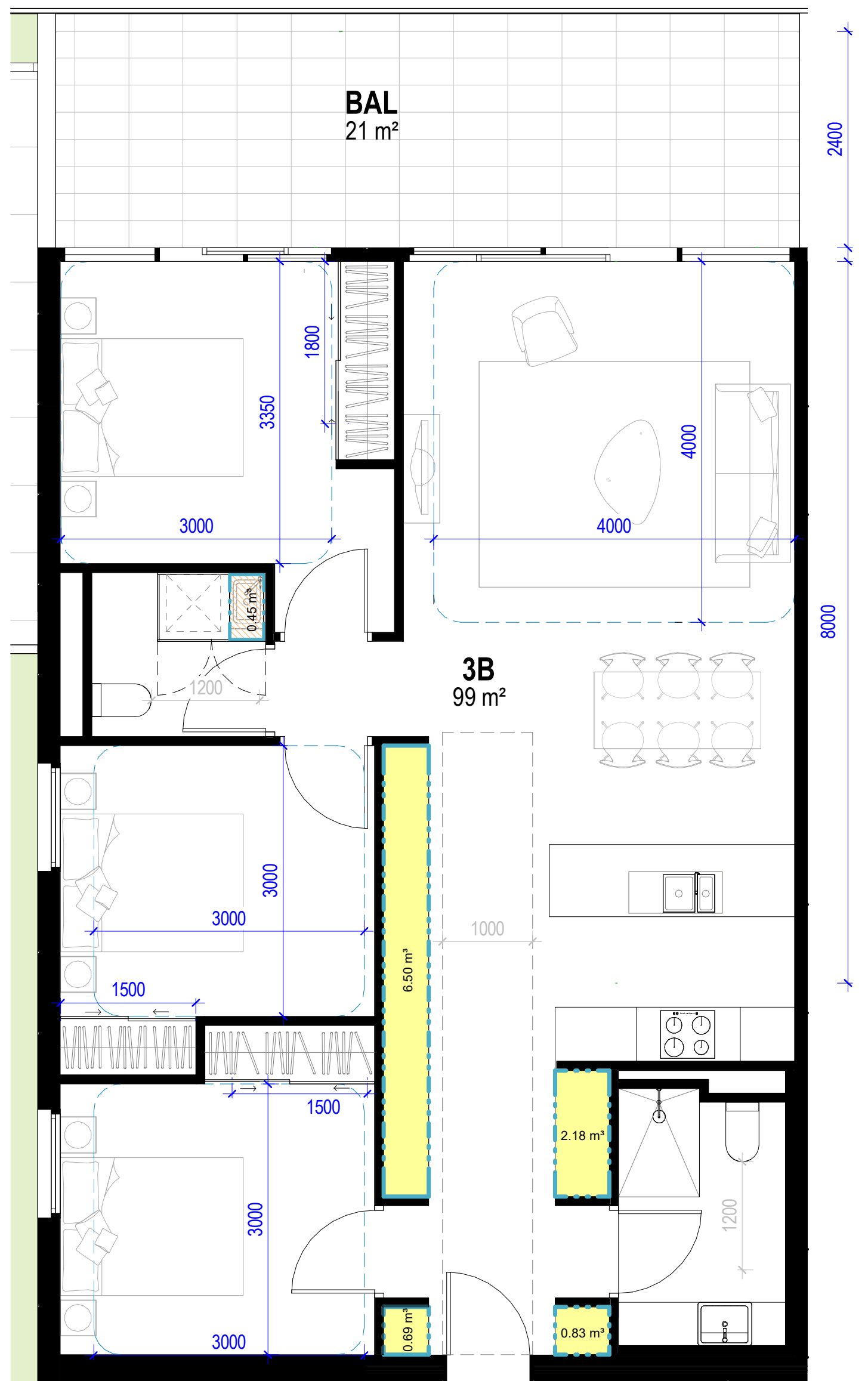
2 BED
ADG+ LHA SILVER



SEPP 65 REQUIRED STORAGE	8m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



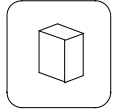
APARTMENT TYPE LOACTION KEY PLAN - S4 LEVELS 1-3



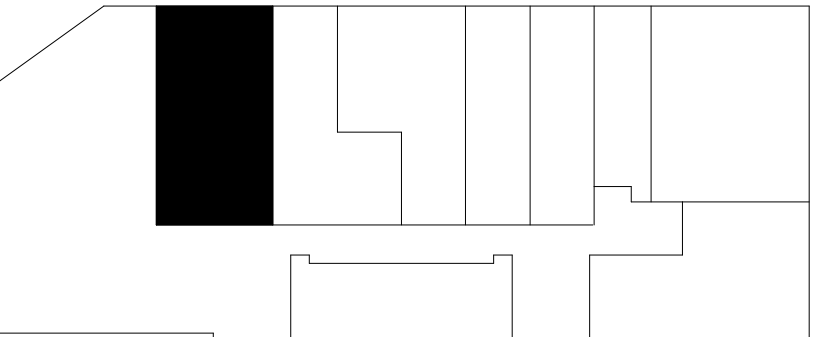
S4.3B.01



3 BED
ADG+SILVER



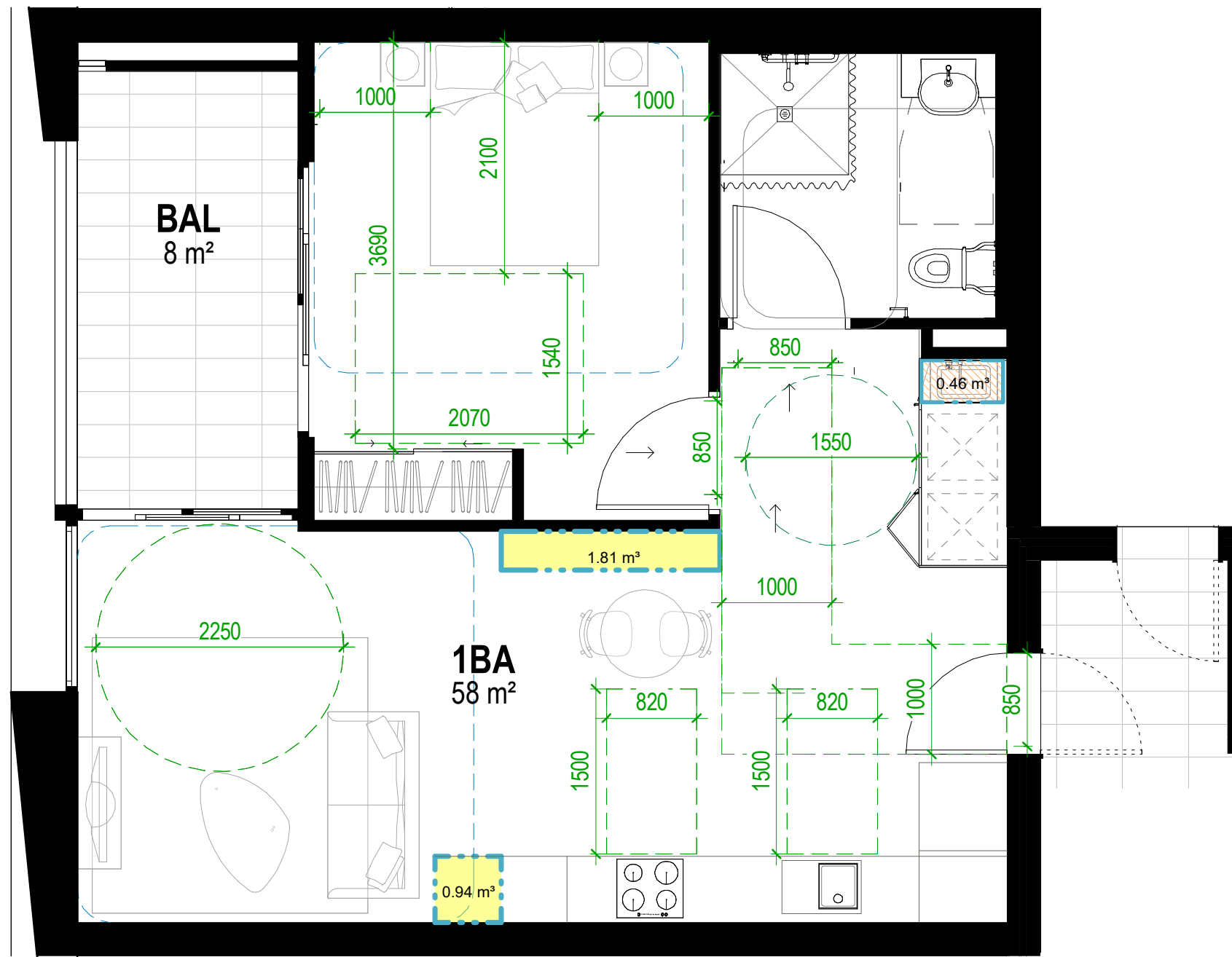
SEPP 65 REQUIRED STORAGE	10m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



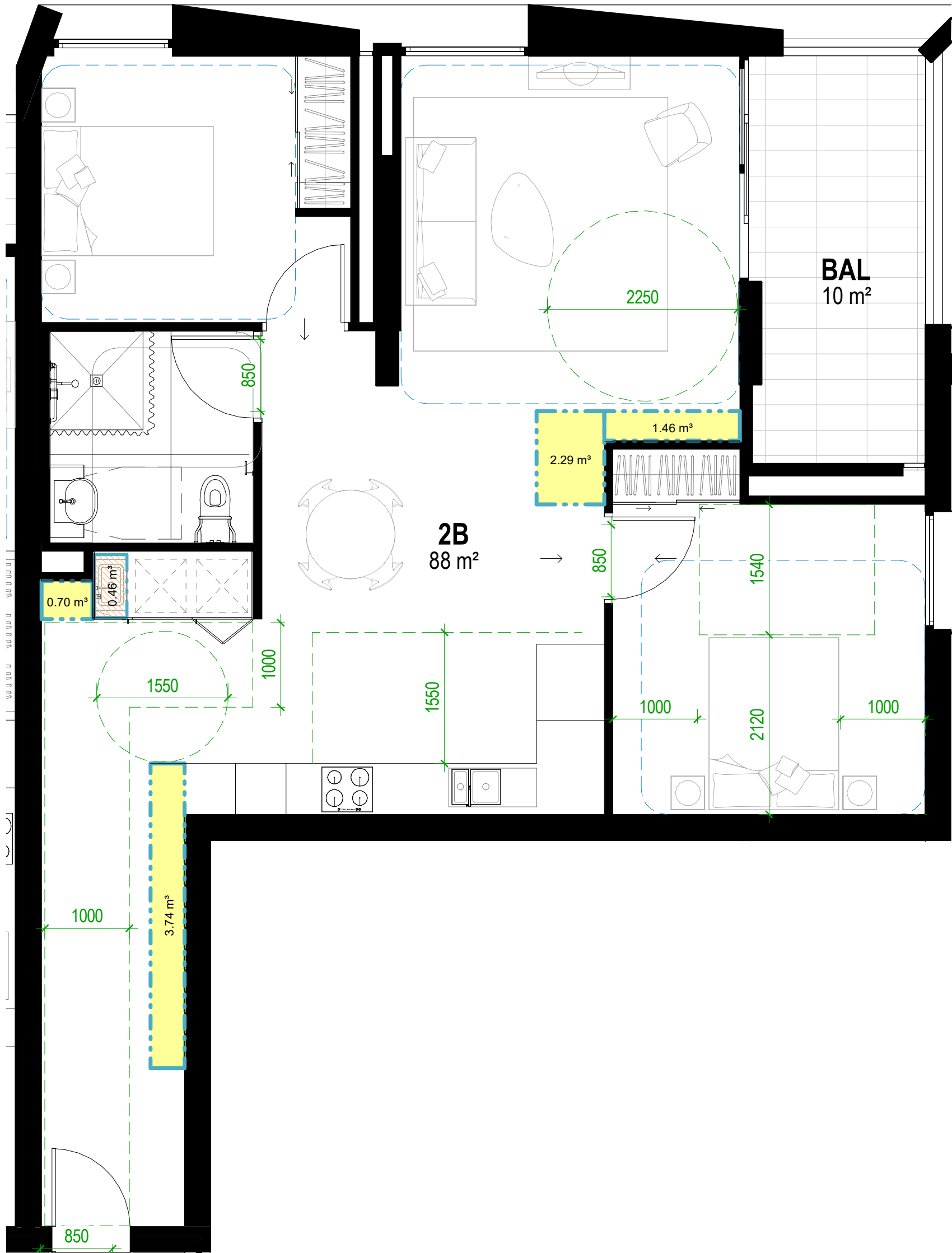
APARTMENT TYPE LOACTION KEY PLAN - S4 LEVEL 4

APARTMENT TYPE	STORAGE WITHIN APT
S4.1B.01	4.28 m³
S4.2B.01	4.39 m³
S4.3B.01	10.65 m³
S4.S.01	3.37 m³

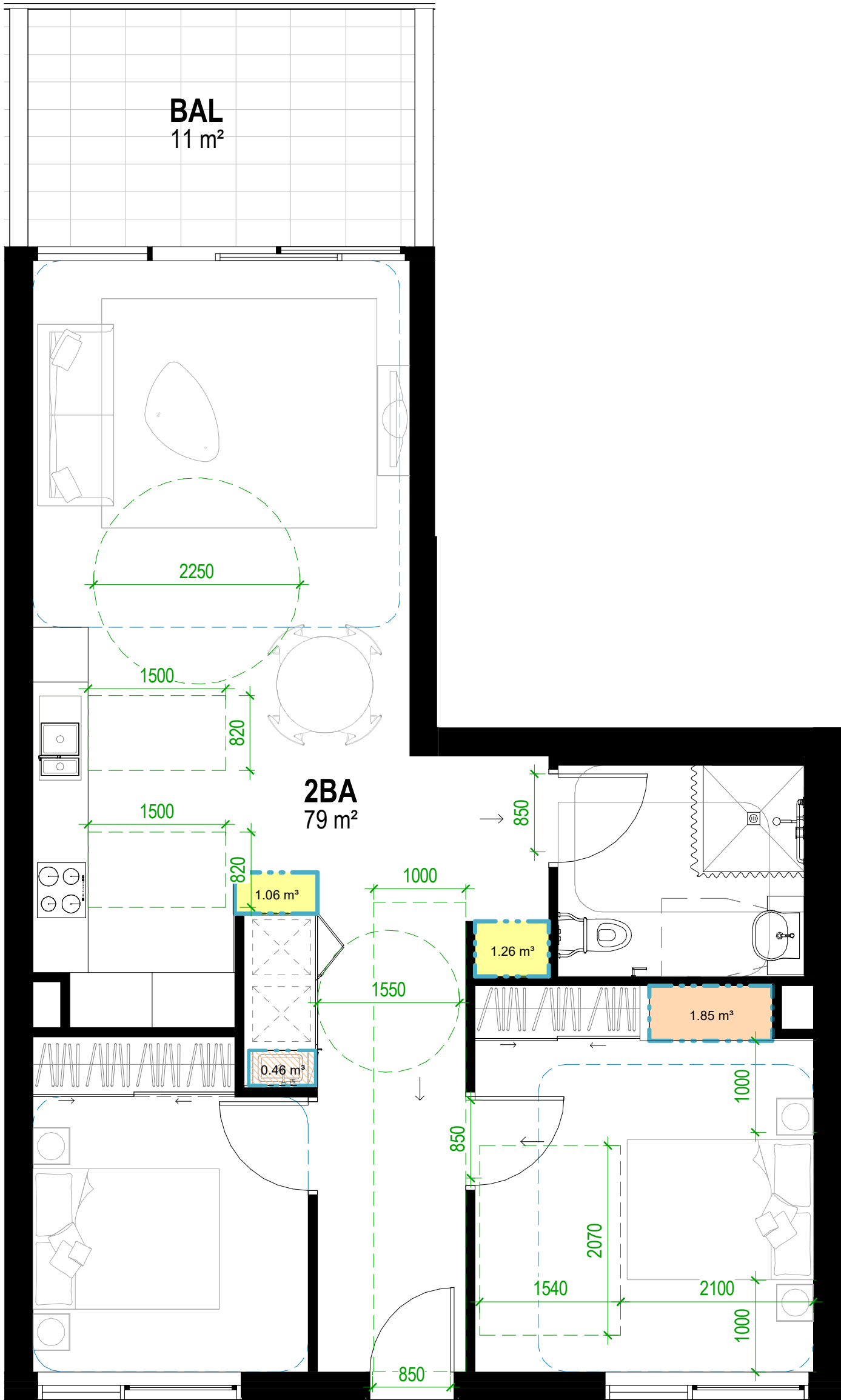
□ LHA Silver Compliance
□ ADG Compliance




S4.1BA.01 (G,HP)



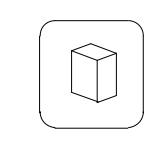
S4.2BA.01 (G,FA)




S4.2BA.02 (G,FA)



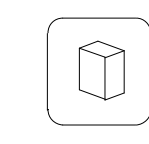
1 BED
ADG+LHA GOLD+ADAPTABLE+SDA-HP



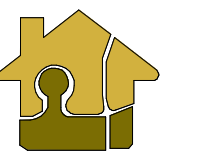
SEPP 65 REQUIRED STORAGE	6m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



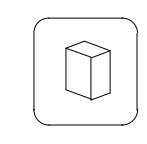
2 BED
ADG+LHA GOLD+ADAPTABLE+SDA-FA



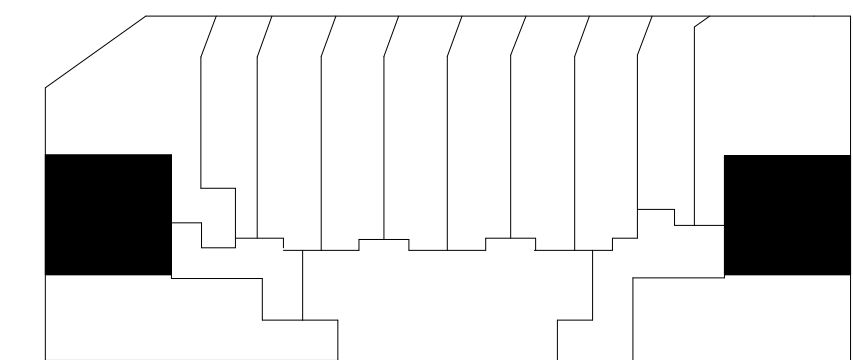
SEPP 65 REQUIRED STORAGE	8m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



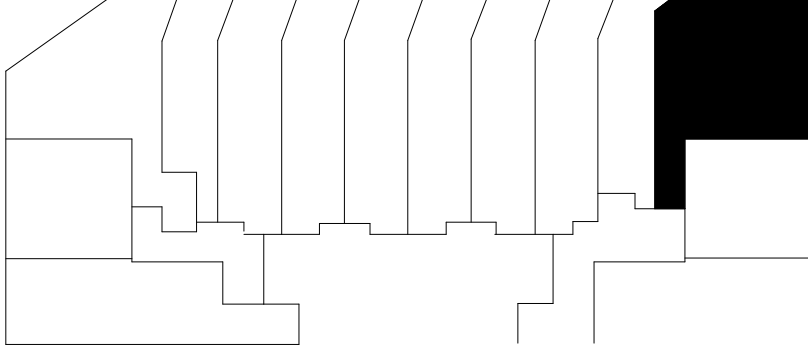
2 BED
ADG+LHA GOLD+ADAPTABLE+SDA-FA



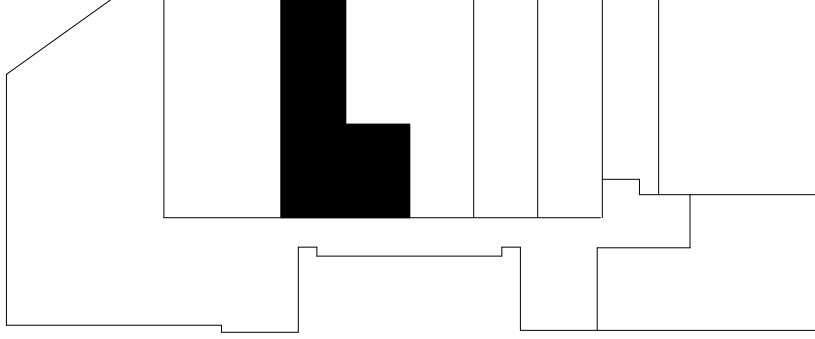
SEPP 65 REQUIRED STORAGE	8m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



APARTMENT TYPE LOACTION KEY PLAN - S4 LEVELS 1-3



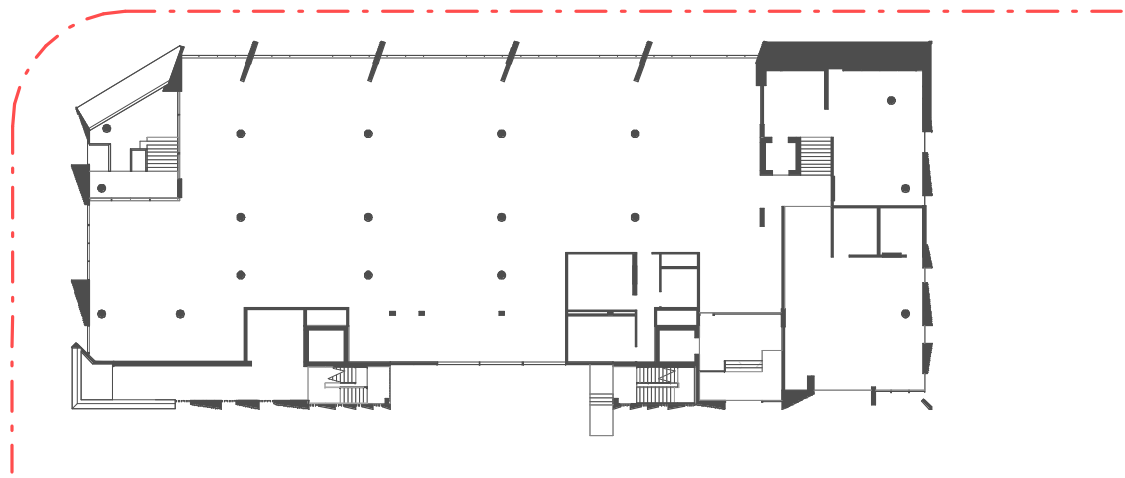
APARTMENT TYPE LOACTION KEY PLAN - S4 LEVELS 1-3



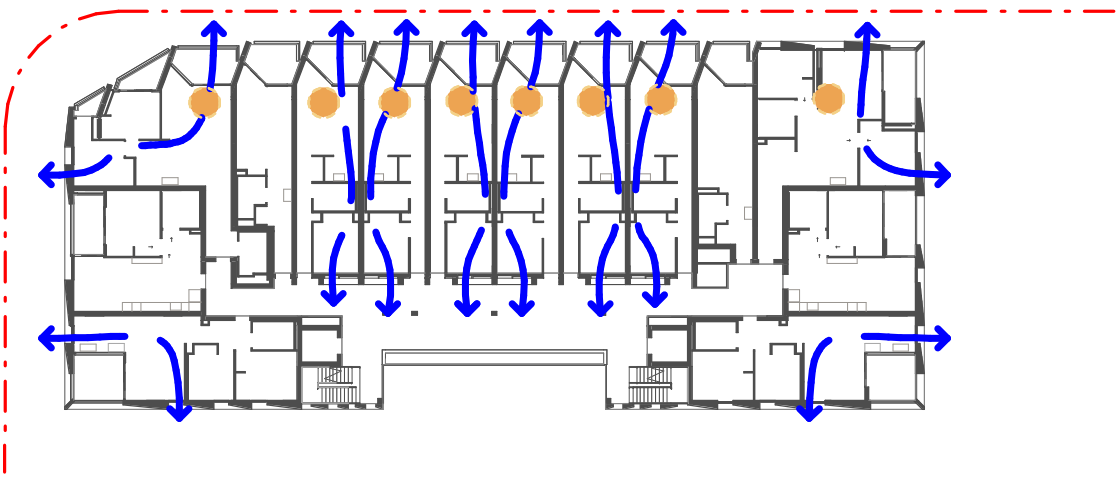
APARTMENT TYPE LOCATION KEY PLAN - S4 LEVEL 4

APARTMENT TYPE	STORAGE WITHIN APT
S4.1BA.01	3.21 m³
S4.2BA.01	8.66 m³
S4.2BA.02	4.62 m³

Adaptable Compliance



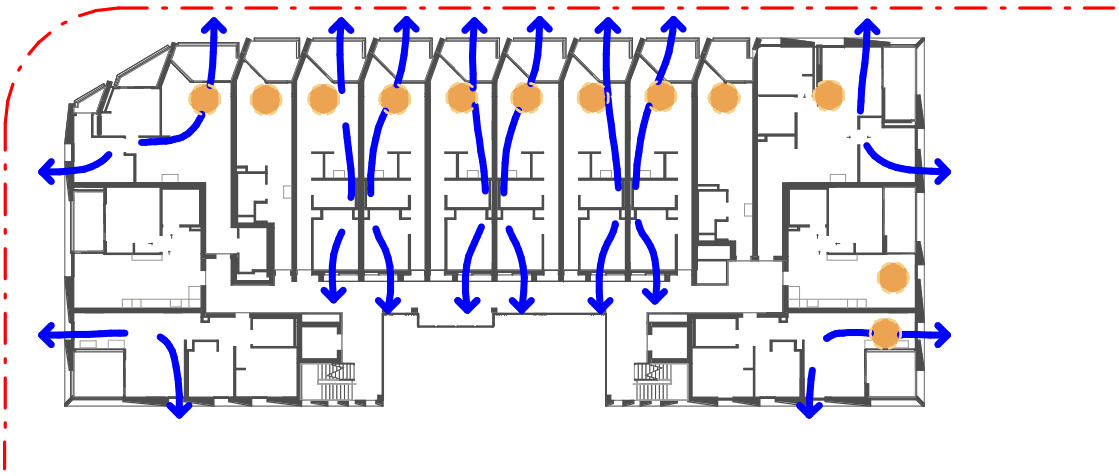
S4-SOLAR+CV - GROUND



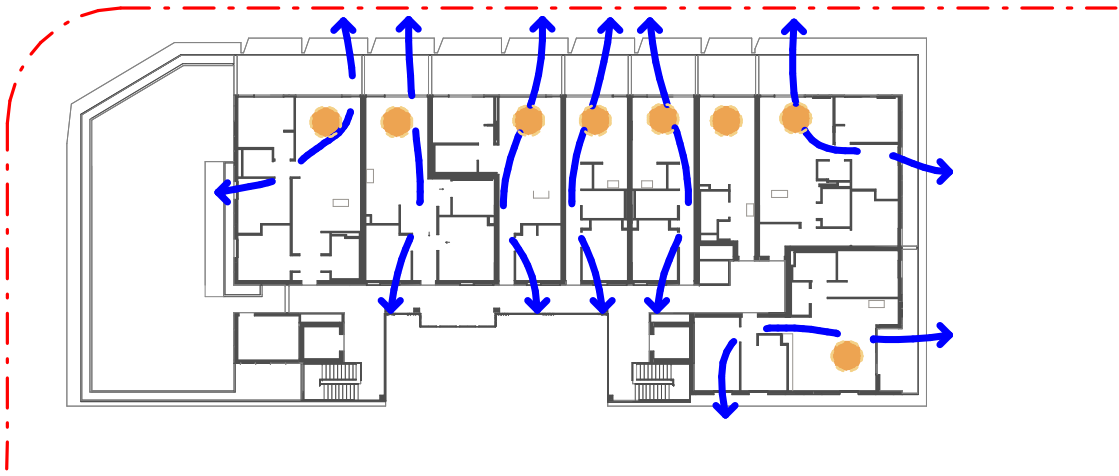
S4-SOLAR+CV - LEVEL 1



S4-SOLAR+CV - LEVEL 2



S4-SOLAR+CV - LEVEL 3

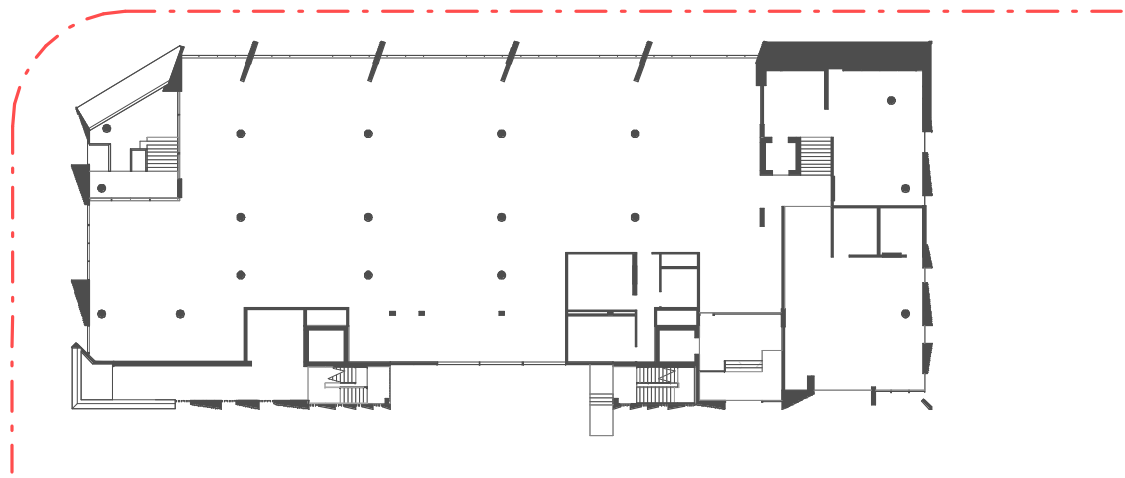


S4-SOLAR+CV - LEVEL 4

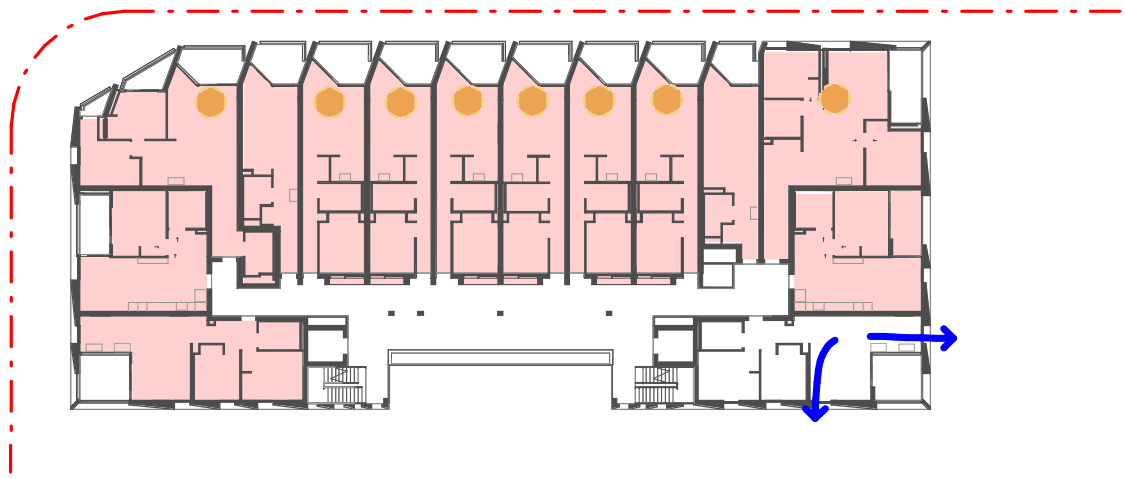
S4 AMENITY	TOTAL DWELLINGS	SOLAR	NIL SOLAR	X-VENT
1	14	8	1	10
2	14	8	1	10
3	14	12	1	10
4	8	8		7
TOTAL	50	36	3	37
		72%	8%	74%

● DWELLINGS RECEIVING AT LEAST 2 HOURS OF DIRECT SUNLIGHT
(BETWEEN 9AM AND 3PM AT MID WINTER)

↔ DWELLINGS WITH NATURAL CROSS VENTILATION



S4-SOLAR+CV - GROUND



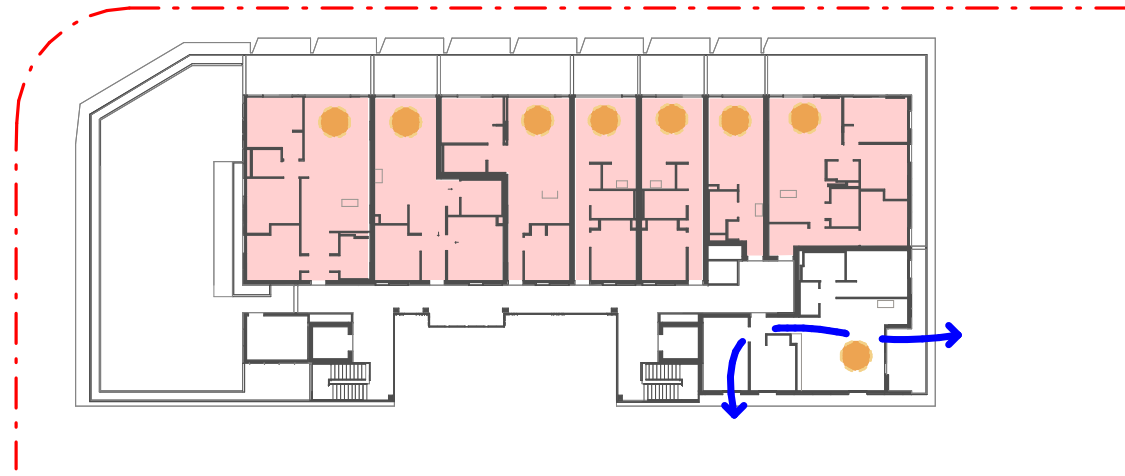
S4-SOLAR+CV - LEVEL 1



S4-SOLAR+CV - LEVEL 2



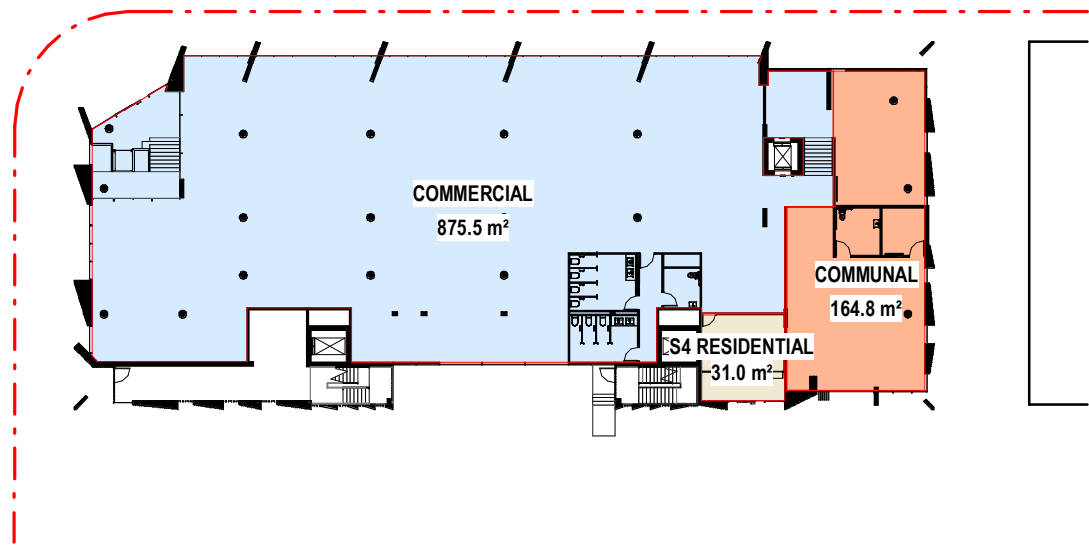
S4-SOLAR+CV - LEVEL 3



S4-SOLAR+CV - LEVEL 4

S3 AMENITY	TOTAL DWELLINGS	SOLAR	NIL SOLAR	TOTAL DWELLINGS (REMOVING NOISE IMPACTED APARTMENTS)	PROPOSED X- VENT (REMOVING NOISE IMPACTED APARTMENTS)
1	14	8	1	1	1
2	14	8	1	1	1
3	14	12	1	1	1
4	8	8		1	1
TOTAL	50	36	3	4	4
		72%	6%		100%

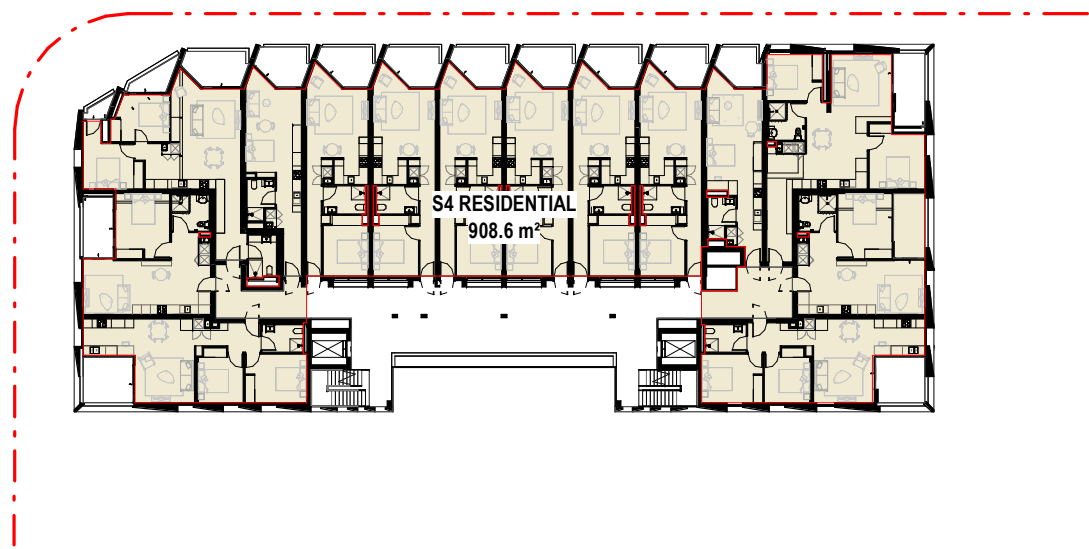
- NOISE-AFFECTED DWELLINGS
- DWELLINGS RECEIVING AT LEAST 2 HOURS OF DIRECT SUNLIGHT
(BETWEEN 9AM AND 3PM AT MID WINTER)
- DWELLINGS WITH NATURAL CROSS VENTILATION



GFA - S4 - GROUND



GFA - S4 - LEVEL 04



GFA - S4 - LEVEL 01-3

GFA SUMMARY

LEVEL	GFA
	S4
GROUND - GFA (FSR)	875.5 + 31.0
GROUND - GFA (NON - FSR)*	(164.8)
LEVEL 1	908.6
LEVEL 2	908.6
LEVEL 3	908.6
LEVEL 4	620.7
LEVEL 5	/
LEVEL 6	/
LEVEL 7	/
LEVEL 8	/
LEVEL 9	/
TOTAL GFA	4253.0m²

Gross Floor Area Calculation Rules

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.

* Community facility - NON-FSR GFA; GFA not counted