

600-660 ELIZABETH STREET, REDFERN

Series S3 - S3 Building

S3 - NatHERS Thermal Comfort Inclusions:

- Floors:**
- Concrete slab on ground no insulation
 - Suspended concrete floor with R2.0 insulation (insulation only value) to open and enclosed suspended areas
 - Concrete between levels, no insulation required where habitable rooms are above and below
 - Suspended timber with R2.0 insulation (insulation only value) to bay windows

- External Walls:**
- Precast concrete wall with R2.0 insulation (insulation only value)
 - FC cladding with R2.0 insulation (insulation only value) to bay windows
 - 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 + hinged glazed doors
U-value: 3.42 (equal to or lower than) SHGC: 0.45 (±5%)
 - Group B** – sliding doors/windows
U-value: 3.04 (equal to or lower than) SHGC: 0.47 (±5%)
 - Group B** – fixed glazing
U-value: 2.71 (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
 - Metal roof with reflective foil and R2.0 insulation (insulation only value) to bay windows
 - Plasterboard ceiling with R3.0 insulation (insulation only value) where concrete roof or balcony above
 - R2.0 insulation (insulation only value) to basement carpark ceiling where habitable rooms 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
 - 1200mm diameter ceiling fans to kitchen/ living rooms 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

S3 - 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

S3 - 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

| NO | SHEET NAME |
|-----------|--|
| S3.A00.01 | COVER SHEET |
| S3.A02.00 | S3 PLAN - GROUND FLOOR |
| S3.A02.01 | S3 PLAN - LEVEL 1-3 |
| S3.A02.04 | S3 PLAN - LEVEL 4 |
| S3.A02.05 | S3 PLAN - LEVEL 5-6 |
| S3.A02.07 | S3 PLAN - LEVEL 7-9 |
| S3.A02.10 | S3 PLAN - ROOF |
| S3.A06.01 | BUILDING ELEVATIONS |
| S3.A06.02 | BUILDING SECTIONS |
| S3.A06.03 | BUILDING SECTIONS |
| S3.A09.01 | DA APARTMENT TYPES - ADG+SILVER |
| S3.A09.02 | DA APARTMENT TYPES - ADG+GOLD+ADP |
| S3.A40.20 | ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM |
| S3.A40.21 | ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM - NOISE UNAFFECTED |
| S3.A40.30 | AREA SCHEDULE - S3 GFA |

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



WALKER STREET

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

Sheet drawn by: **hayball**

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|--|---|--|---|
| Melbourne Level 1, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9600 3644 | Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329 | Brisbane Level 5, 290 Queen Street, Brisbane QLD 4000 T +61 7 3211 8621 | Canberra Level 1, 31 Alara Street, Canberra ACT 2601 T +61 2 9660 9329 |
|--|---|--|---|

ABN: 84006384261 NSW Nominated Architects: David Toroff 6028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTER&JULIUS — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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| Rev | Date | Description |
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| A | 19/06/2024 | SSDA |

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION
 Drawing Title: S3 PLAN - GROUND FLOOR

Project No. **2610**
 Drawing No. **S3.A02.00**
 Revision **A**

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

31320

4610

1200 3020

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WALKER STREET

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

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| A | 19/06/2024 | SSDA |

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
S3 PLAN - LEVEL 1-3

Project No. 2610
Drawing No. S3.A02.01
Revision A

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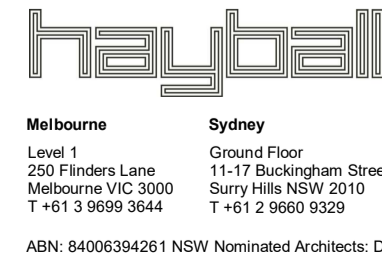
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Redfern (Redfern Place)

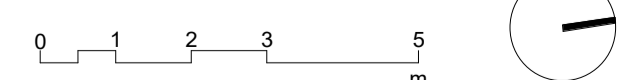
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Status:
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DEVELOPMENT APPLICATION
Drawing Title:
S3 PLAN - LEVEL 4

Project No. 2610
Revision A
Drawing No. S3.A02.04

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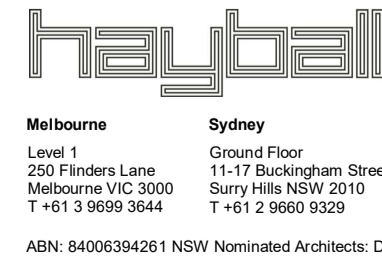
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DEVELOPMENT APPLICATION
Drawing Title:
S3 PLAN - LEVEL 5-6

Project No. 2610
Revision A
Drawing No. S3.A02.05

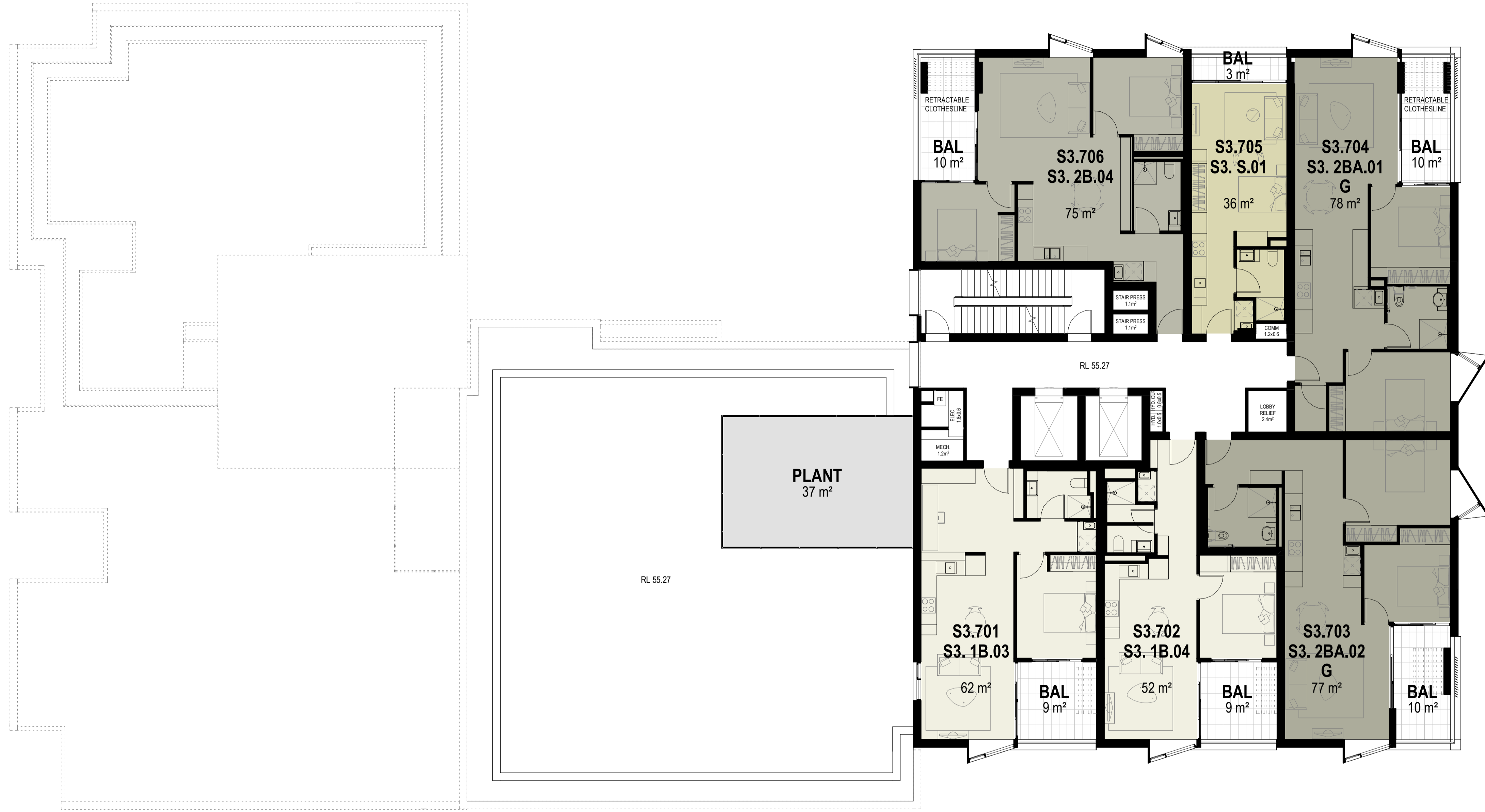
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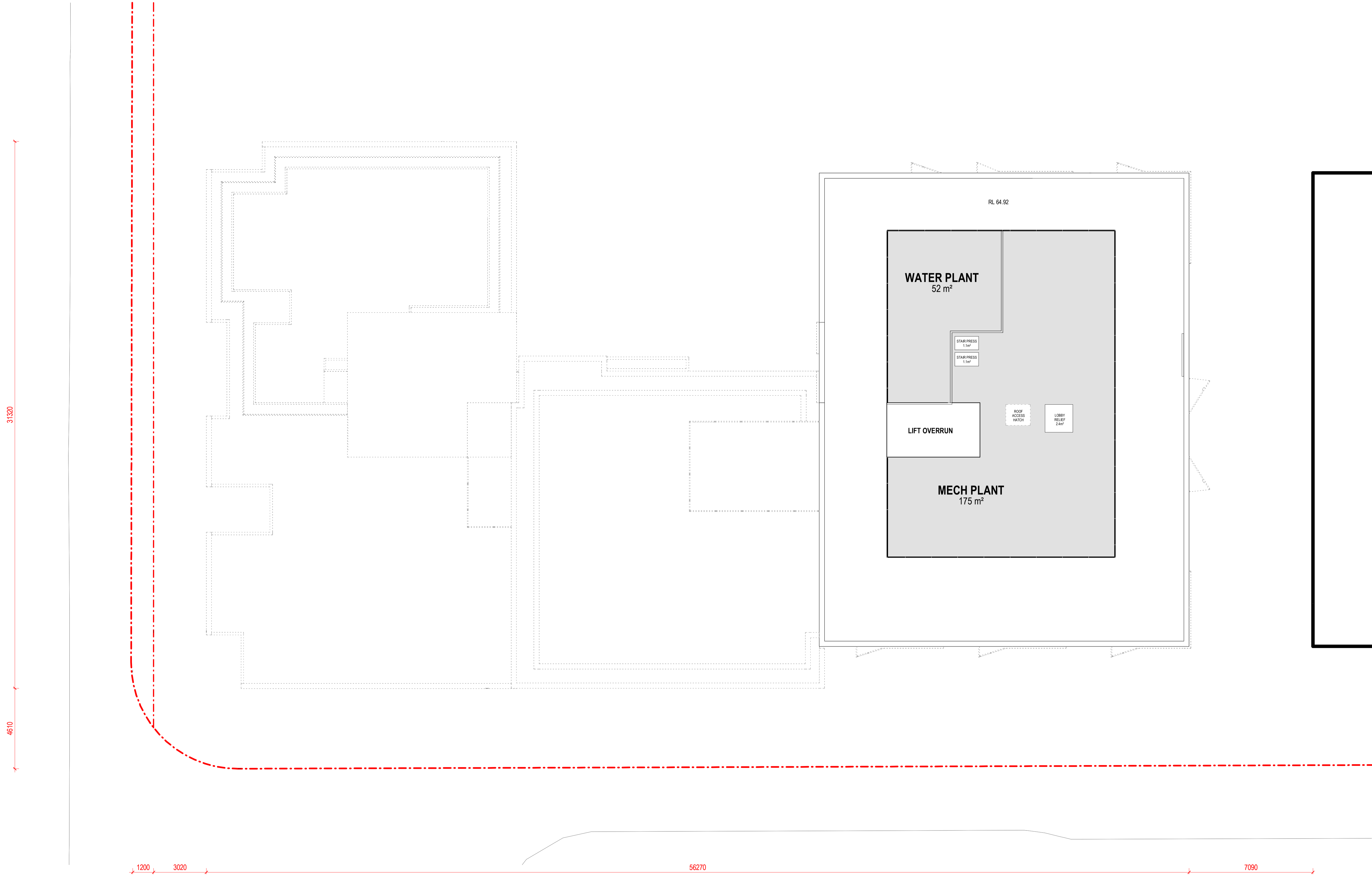
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DEVELOPMENT APPLICATION
Drawing Title:
S3 PLAN - LEVEL 7-9

Project No. 2610
Revision A
Drawing No. S3.A02.07



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

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Status:
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DEVELOPMENT APPLICATION
Drawing Title:
S3 PLAN - ROOF

Project No. 2610
Revision A
Drawing No. S3.A02.10



S3 EAST ELEVATION



SOUTH ELEVATION



COURTYARD S3 WEST ELEVATION



S3_NORTH ELEVATION

MATERIAL LEGEND

| | | | | | | | | | | | |
|---|---|--------------------------------------|---|---|---|--|--|--|---|--|----------------------------------|
| S3-CON-01 CONCRETE LIGHT GREY | S3-CON-02 TEXTURED CONCRETE WITH VERTICAL RIB PROFILE | S3-CON-03 STAINED CONCRETE | S3-CON-04 TEXTURED STAINED CONCRETE WITH VERTICAL RIB PROFILE | S3-AL-01 POWDERCOATED ALUMINIUM WINDOW FRAMES - GOLD COLOUR | S3-AL-02 POWDERCOATED ALUMINIUM WINDOW FRAMES & SHROUDS - GOLD COLOUR | S3-AL-03 POWDERCOATED ALUMINIUM SLAB EDGES - GOLD COLOUR | S3-AL-04 ALUMINIUM ACOUSTIC PANELS | S3-MT-01 METAL FIN SCREEN / BALUSTRADE ELECTRO POWDER COAT - GOLD COLOUR | S3-FC-01 LIGHTWEIGHT FIBRE CEMENT BOARD - GOLD COLOUR | S3-BR-01 RECYCLED BRICK (REFER TO LANDSCAPE) | S3-GL-01 CLEAR GLAZING |
| | | | | | | | | | | | |

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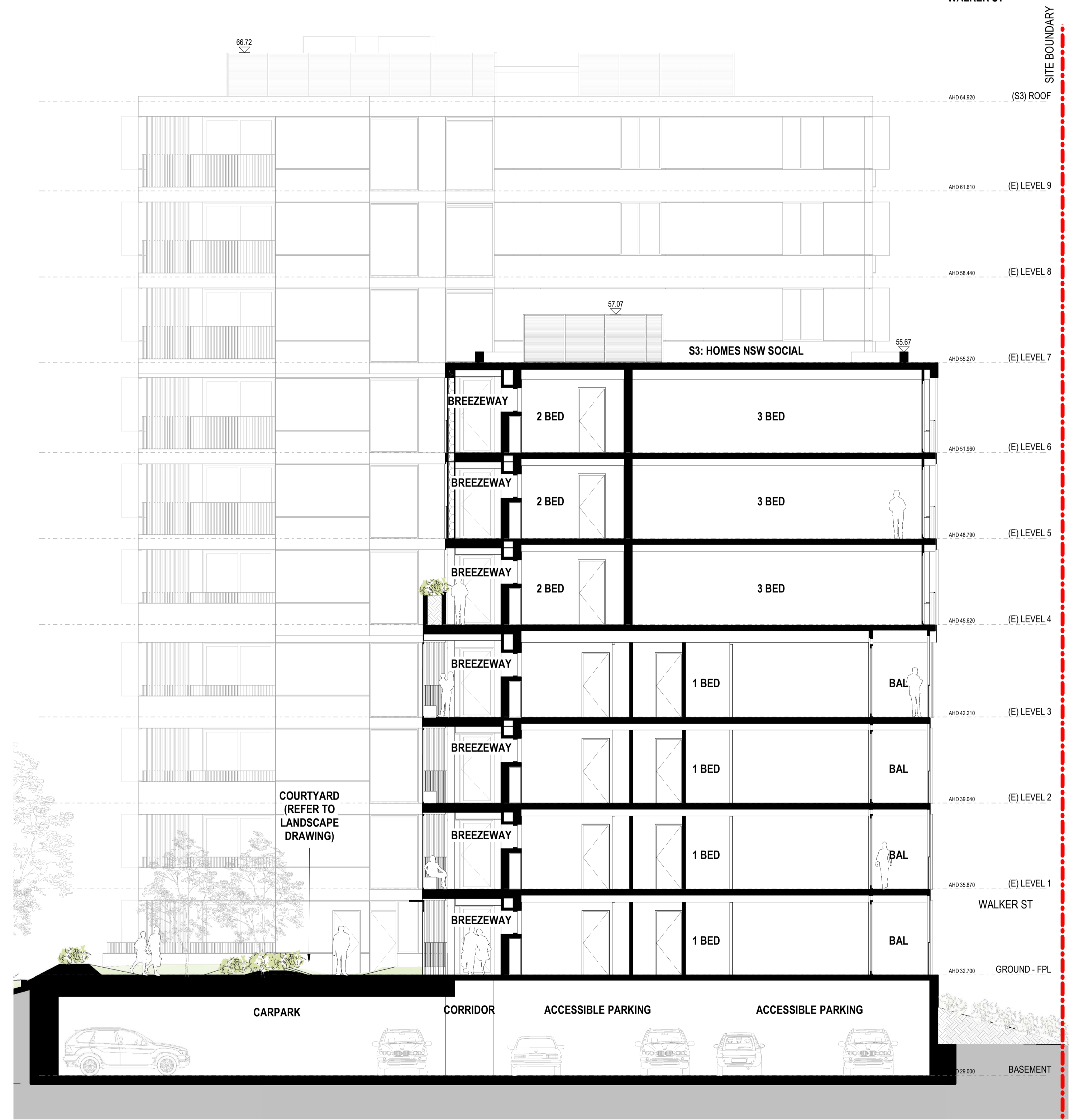
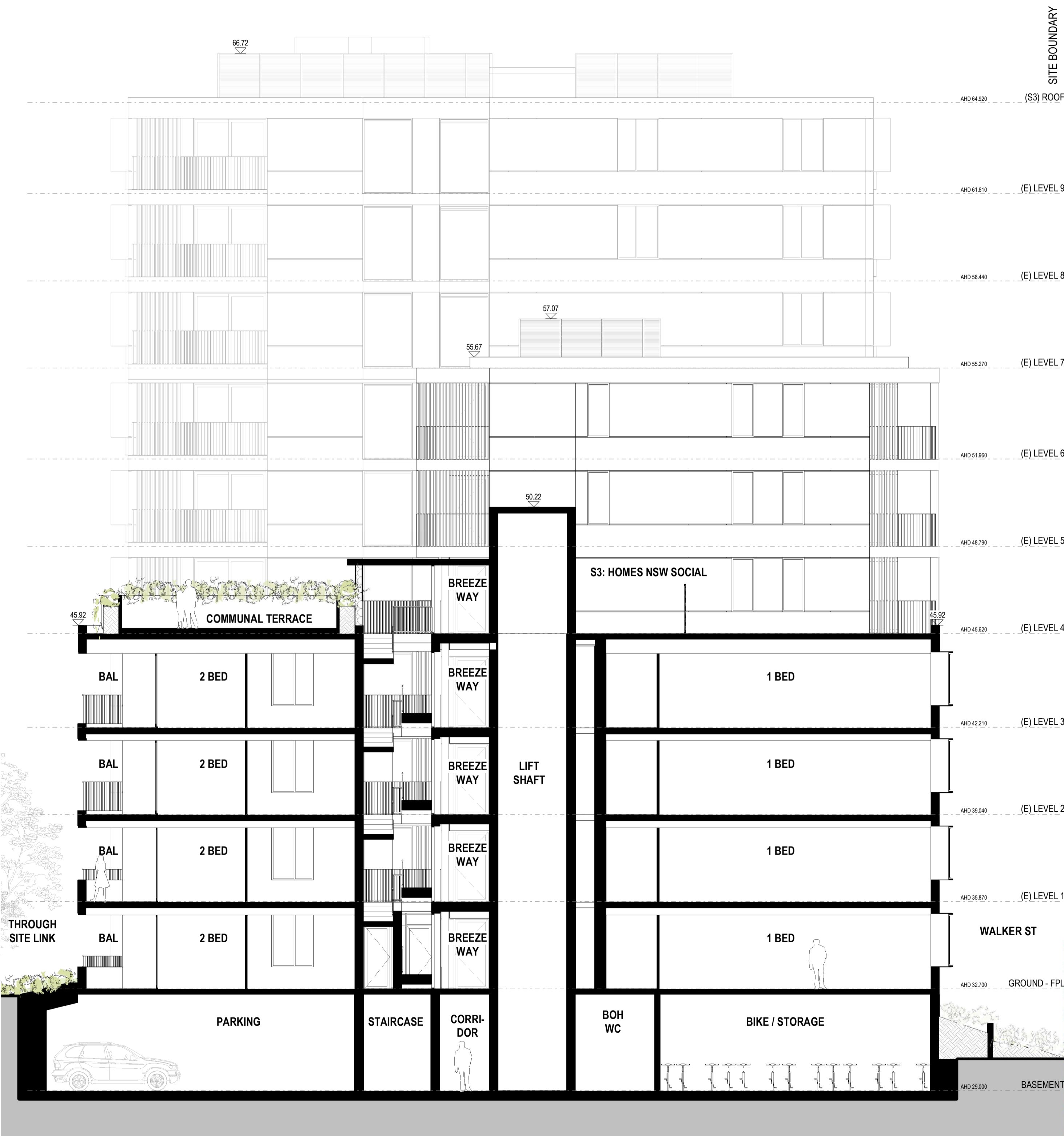
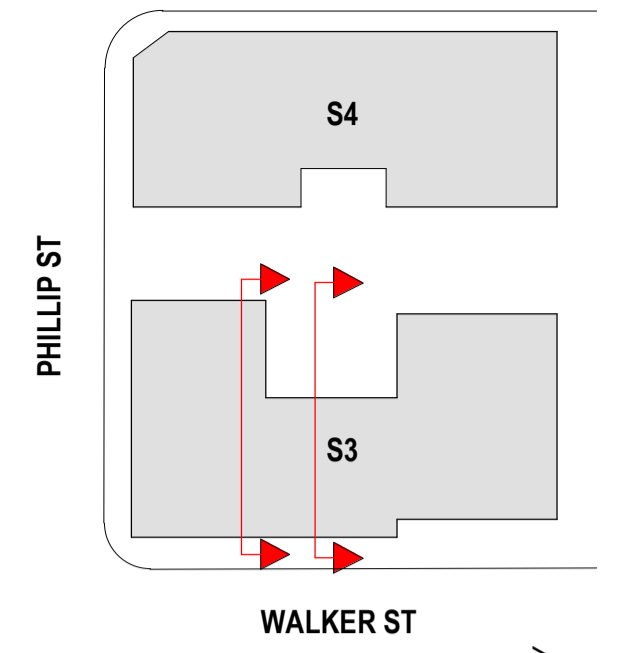
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Status:
STATE SIGNIFICANT DEVELOPMENT APPLICATION
Drawing Title:
BUILDING ELEVATIONS

Project No. **2610**
Drawing No. **S3.A06.01**
Revision **A**

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S3 CROSS SECTION 1

S3 CROSS SECTION 2

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

Sheet drawn by: **hayball**

Melbourne: Level 1, 250 Flinders Lane, Melbourne VIC 3000
Sydney: Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010
Brisbane: Level 5, 290 Queen Street, Brisbane QLD 4000
Canberra: Level 1, 31 Alinga Street, Canberra ACT 2601

ABN: 84006384261 NSW Nominated Architects: David Torralba 6028

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Notes:

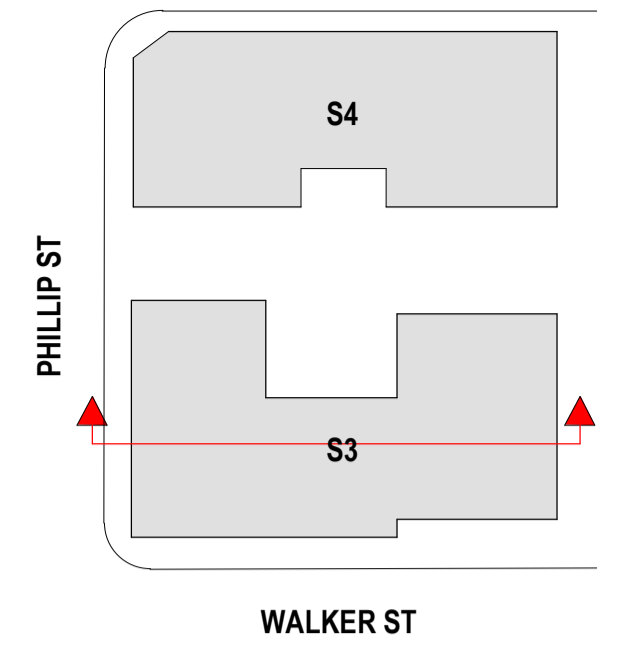
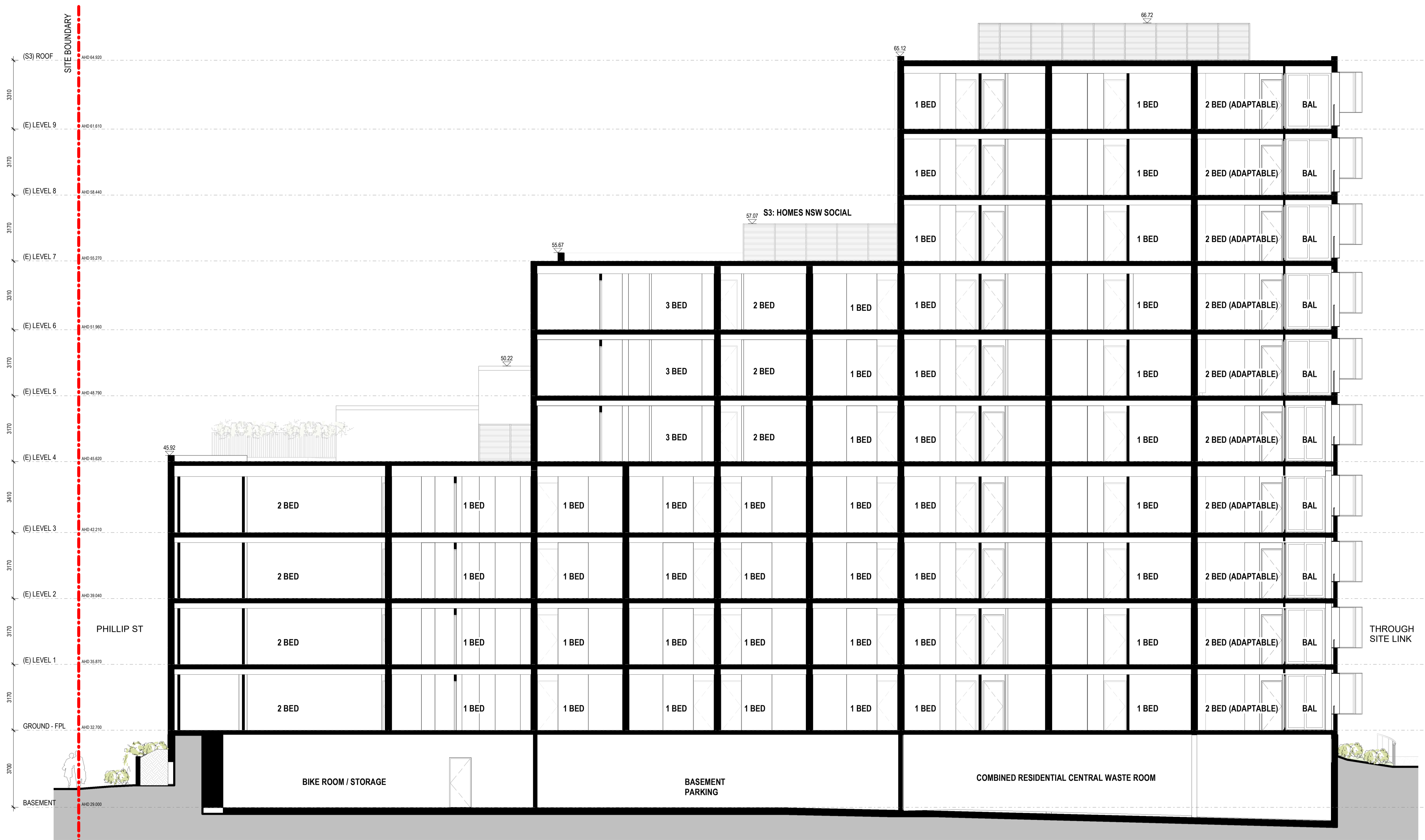
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Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION
Building Title: BUILDING SECTIONS

Project No. 2610
Drawing No. S3.A06.02
Revision A

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600-660 Elizabeth Street,
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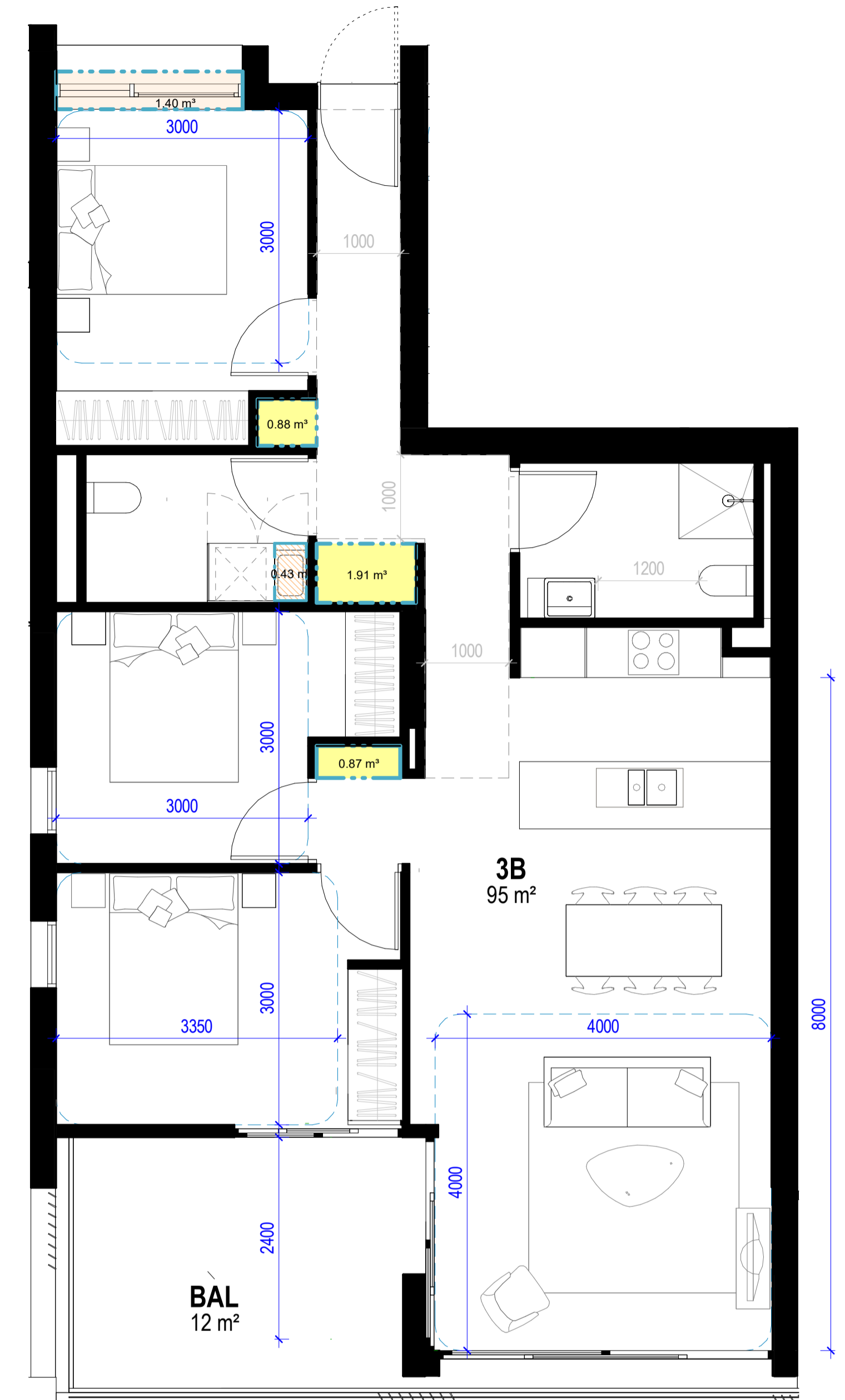
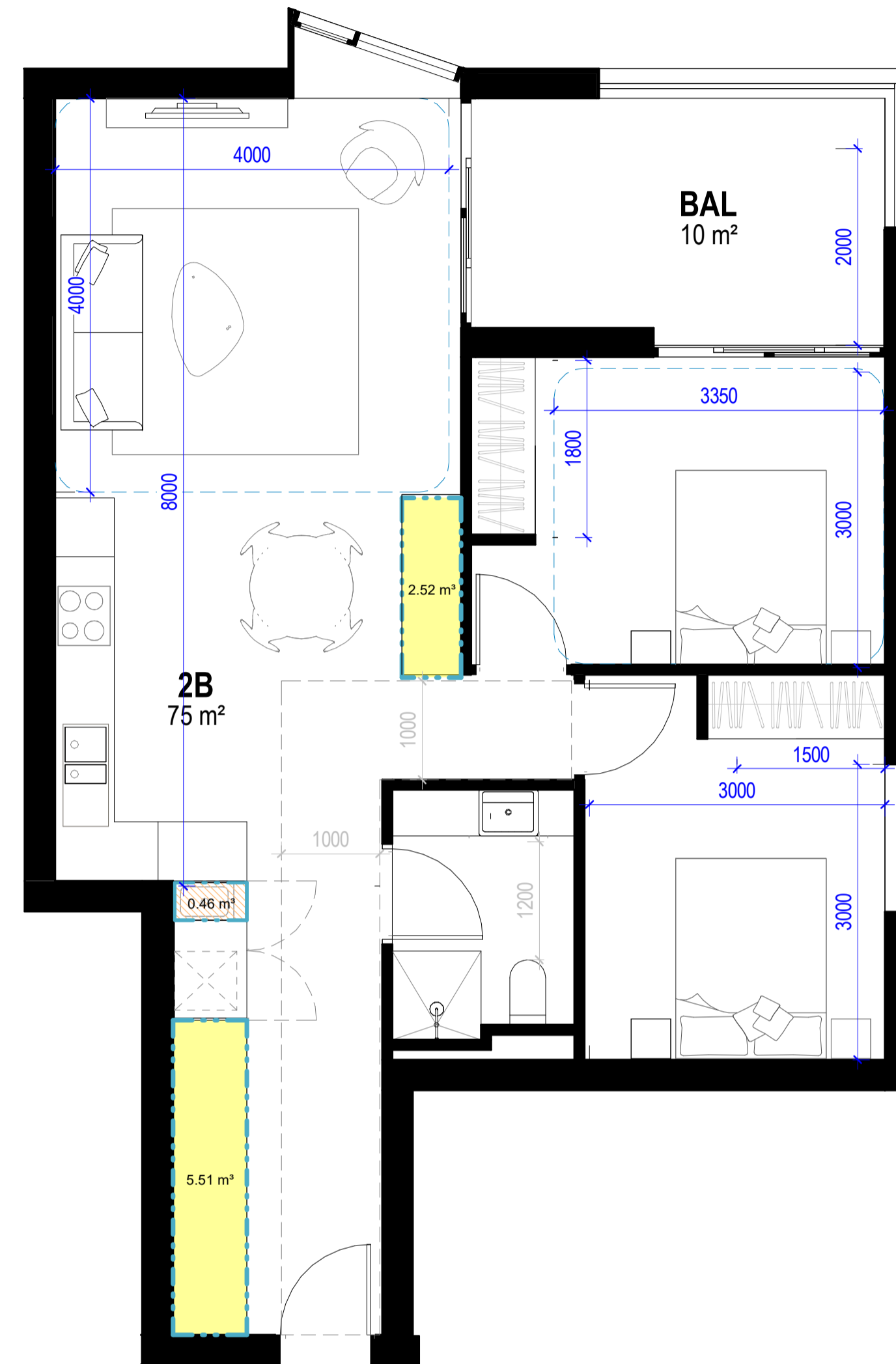
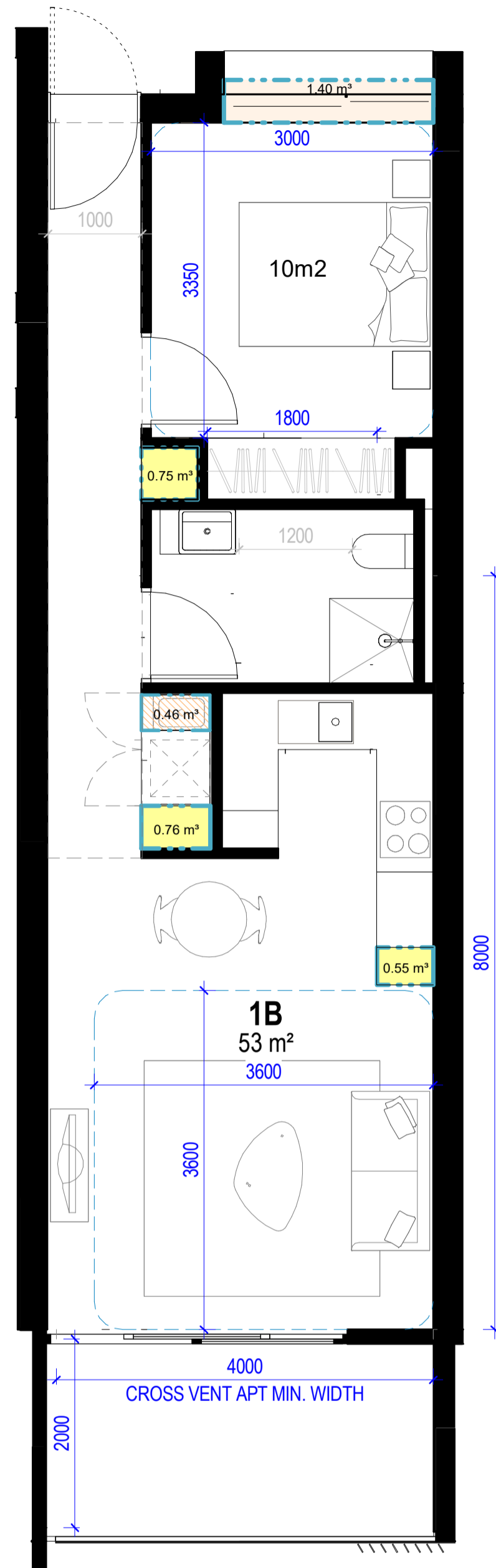
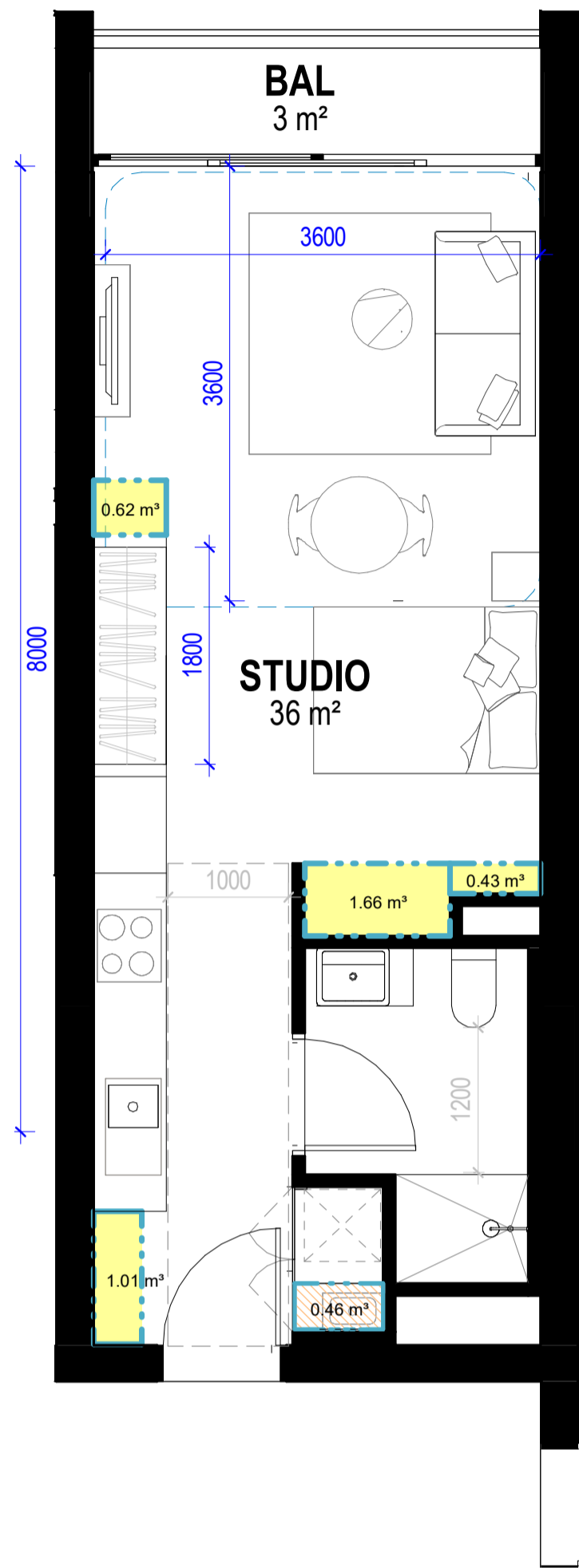
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Status:
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DEVELOPMENT APPLICATION
Drawing Title:
BUILDING SECTIONS

Project No. 2610
Revision A
Drawing No. S3.A06.03

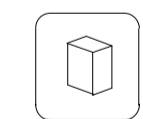
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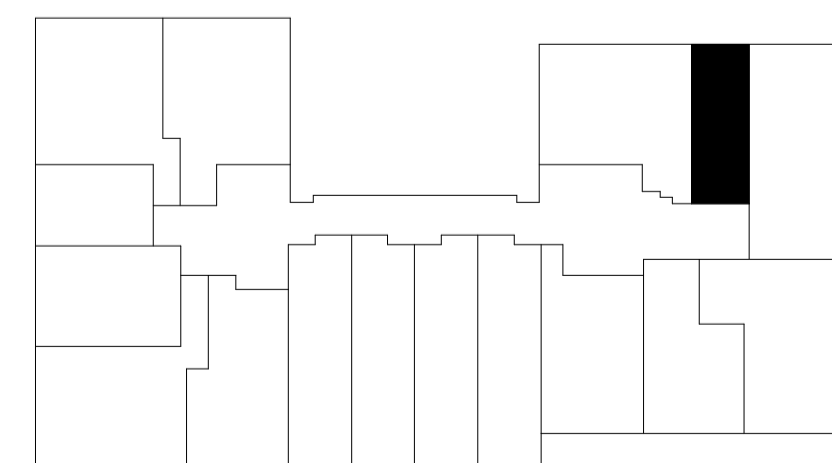
S3.S.01



**STUDIO
ADG+LHA SILVER**



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

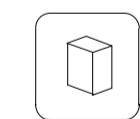


APARTMENT TYPE LOCATION KEY PLAN - S3 LEVELS 1-3

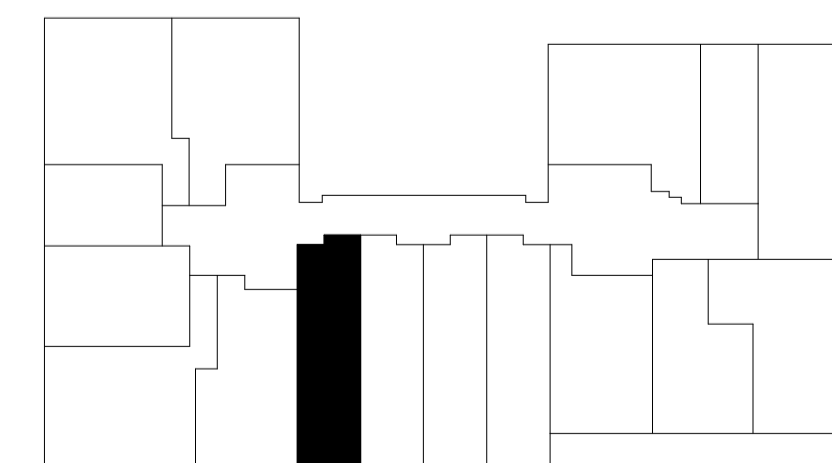
S3.1B.01



**1 BED
ADG+LHA SILVER**



| | |
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| MIN. 50% LOCATED WITHIN THE APARTMENT | YES |

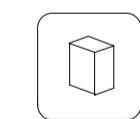


KEY PLAN - S3 LEVEL 1

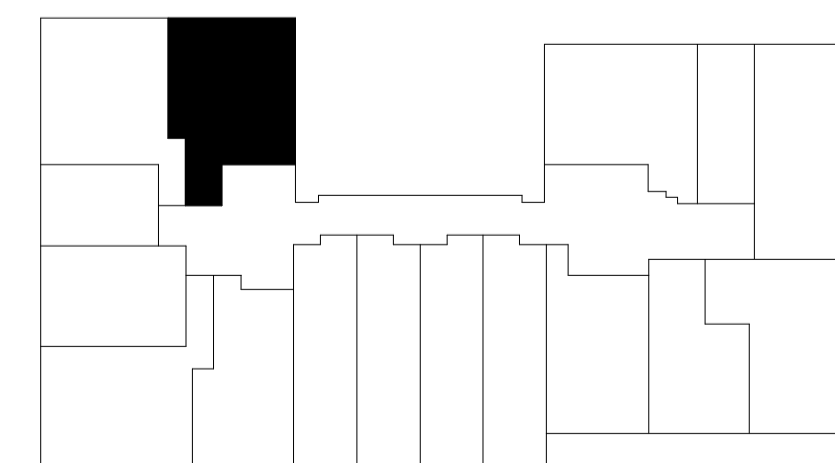
S3.2B.01



**2 BED
ADG+LHA SILVER**



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

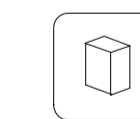


KEY PLAN - S3 LEVEL 1

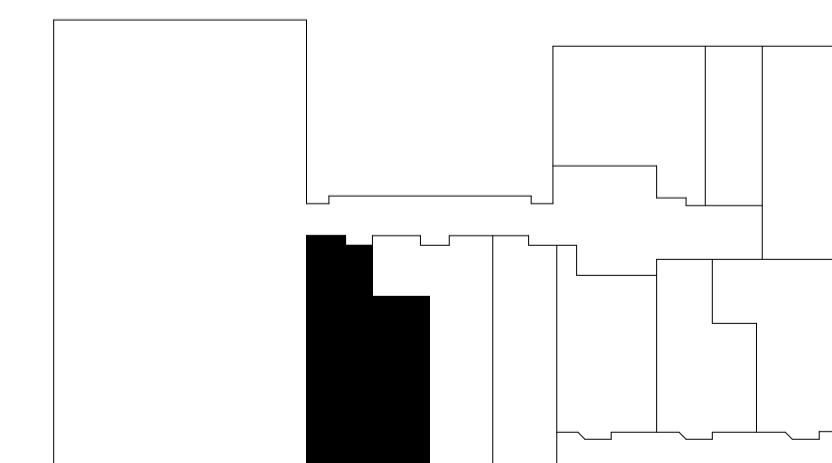
S3.3B.01



**3 BED
ADG+LHA SILVER**



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



KEY PLAN - S3 LEVEL 4

| APARTMENT TYPE | STORAGE WITHIN APT |
|----------------|--------------------|
| S3.1B.01 | 3.92 m³ |
| S3.2B.01 | 8.49 m³ |
| S3.3B.01 | 5.48 m³ |
| S3.S.01 | 4.18 m³ |

□ LHA Silver Compliance
□ ADG Compliance

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

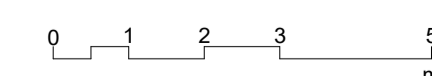
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Notes:

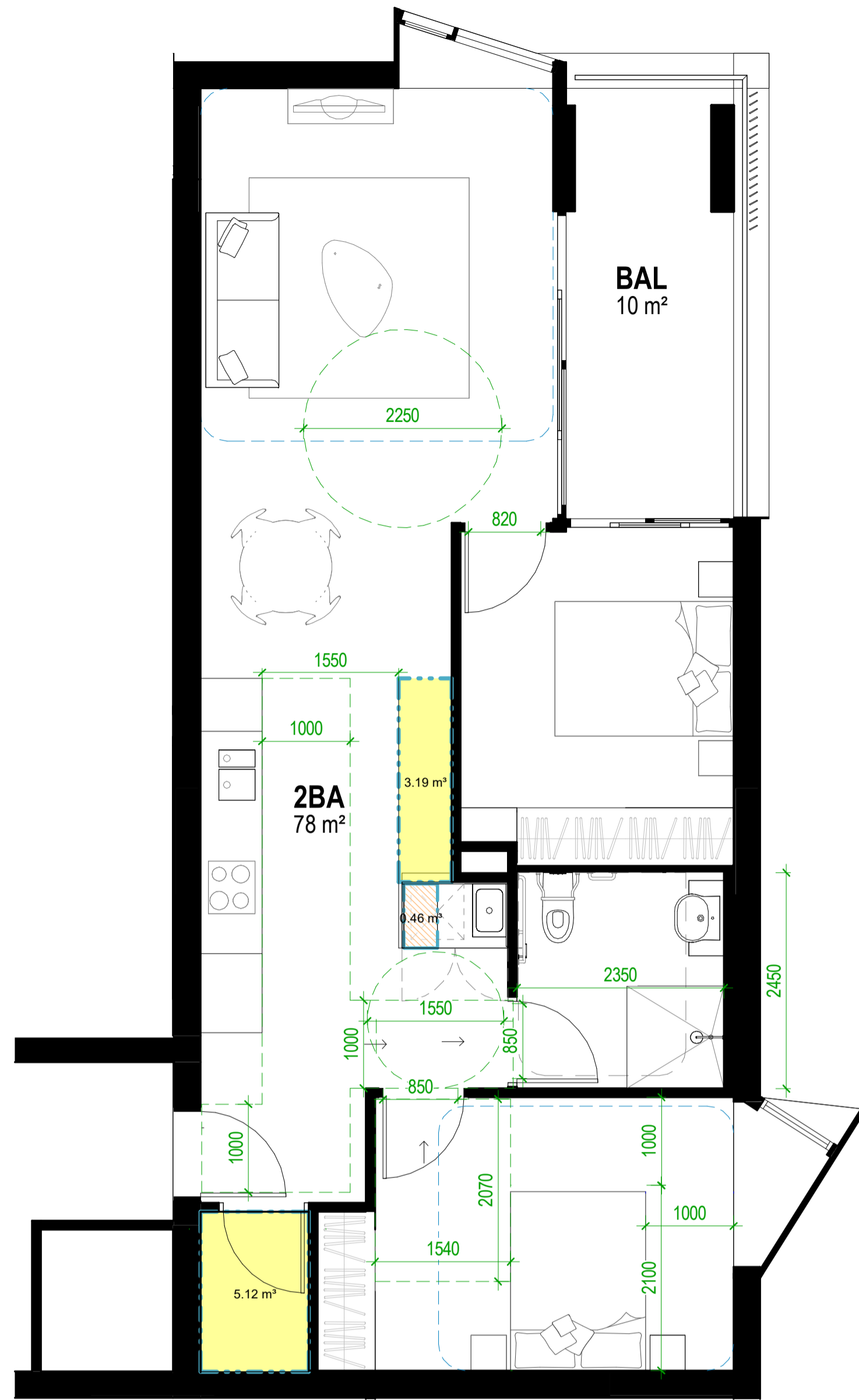
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Status:
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Drawing Title:
DA APARTMENT TYPES - ADG+SILVER

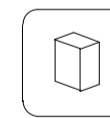
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Revision **A**
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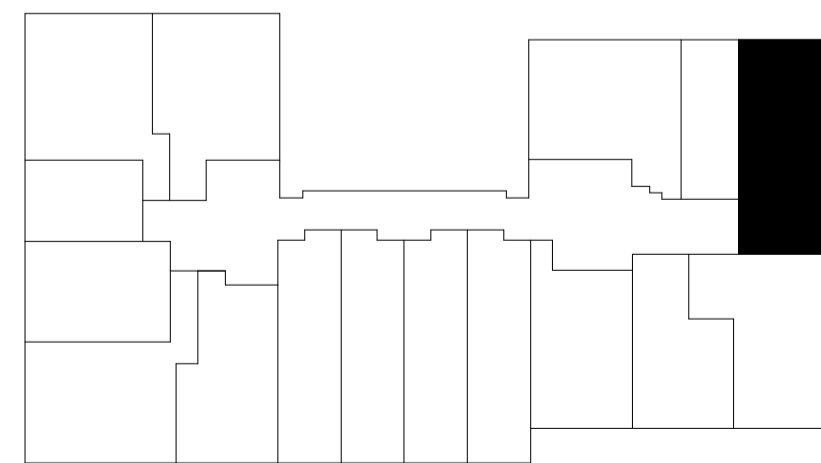
S3.2BA.01(G)



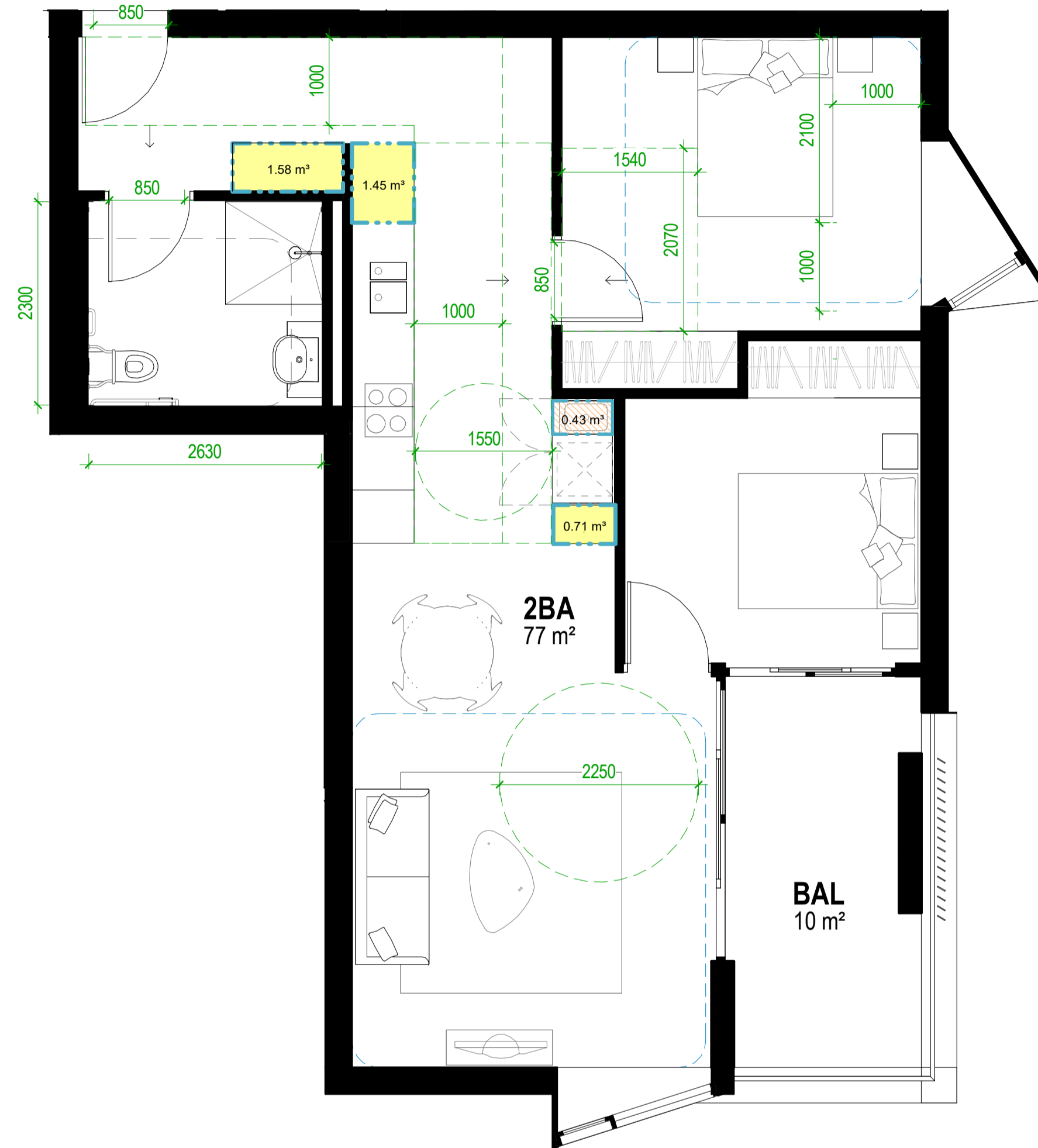
2 BED
ADG+LHA GOLD+ADAPTABLE



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



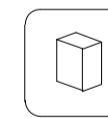
APARTMENT TYPE LOCATION KEY PLAN - S3 LEVELS 1-3



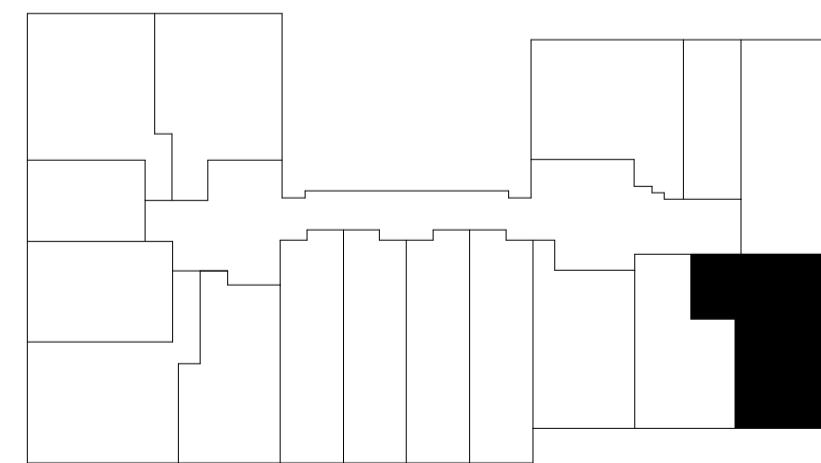
S3.2BA.02(G)



2 BED
ADG+LHA GOLD+ADAPTABLE



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



APARTMENT TYPE LOCATION KEY PLAN - S3 LEVELS 1-3

| APARTMENT TYPE | STORAGE WITHIN APT |
|----------------|---------------------|
| S3.2BA.01 | 8.77 m ³ |
| S3.2BA.02 | 4.16 m ³ |

Adaptable Compliance

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

Sheet drawn by:



Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTERÆJJUJ — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

Drawn By: Author
Checked By: Checker
Date Printed: 19/06/2024 6:05:25 PM
Scale: 1 : 50@ A1

| Rev | Date | Description |
|-----|------------|-------------|
| A | 19/06/2024 | SSDA |

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
DA APARTMENT TYPES -
ADG+GOLD+ADP

Project No. 2610
Revision A
Drawing No. S3.A09.02



S3-SOLAR+CV - GROUND



S3-SOLAR+CV - LEVEL 1

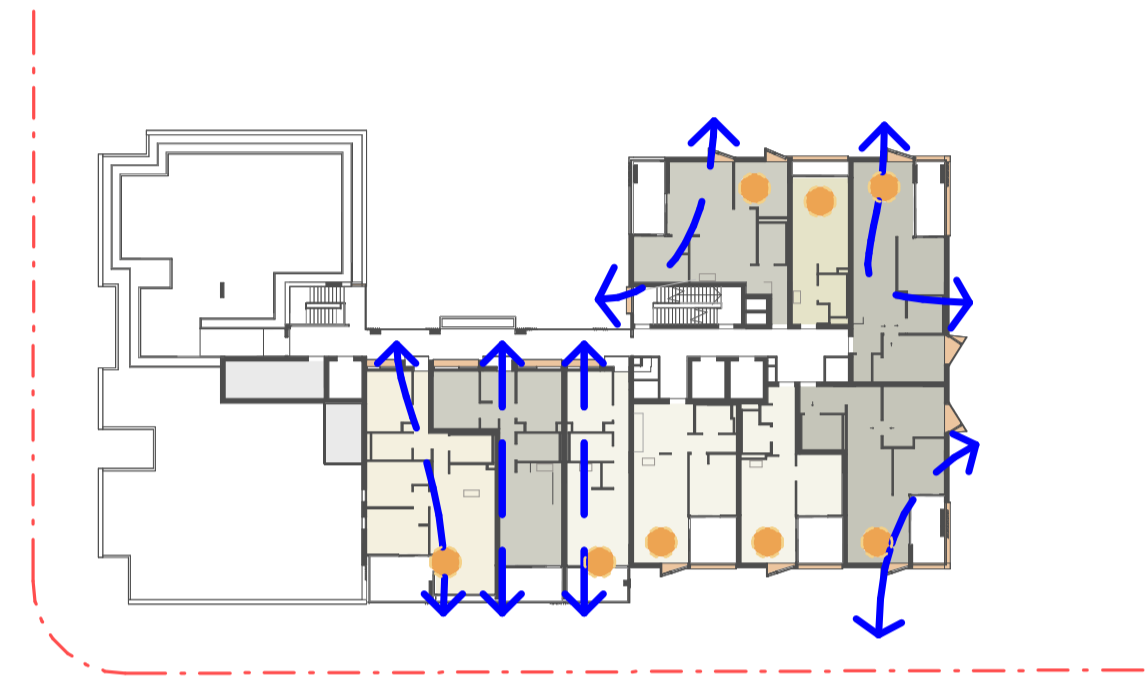


S3-SOLAR+CV - LEVEL 2

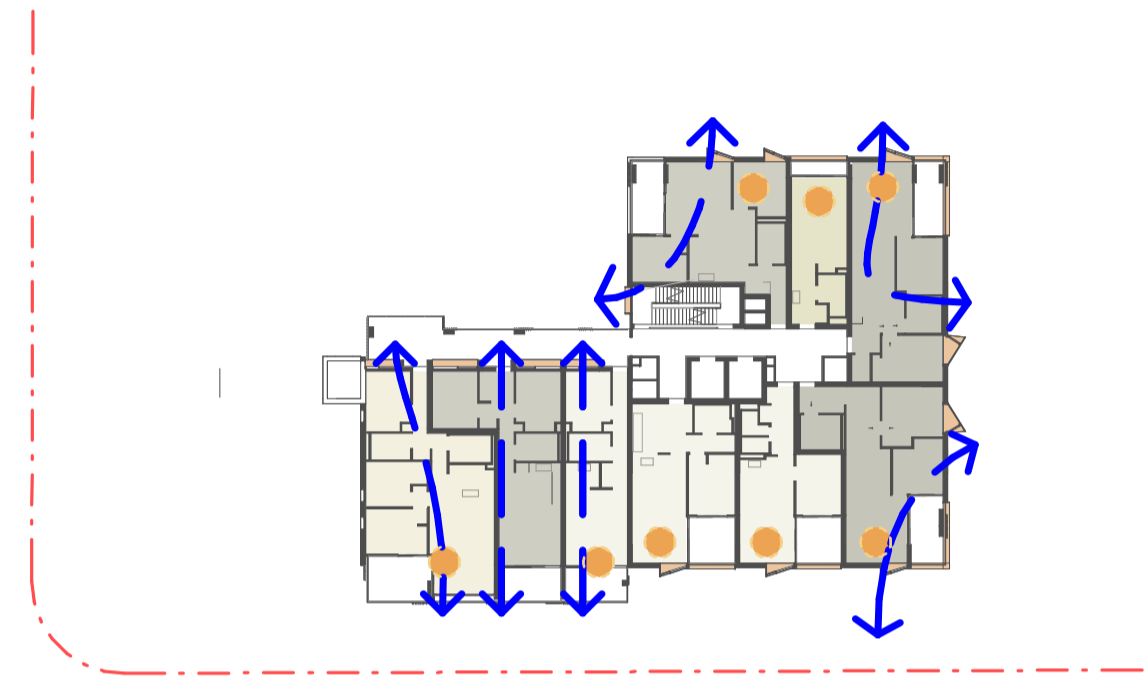


S3-SOLAR+CV - LEVEL 3

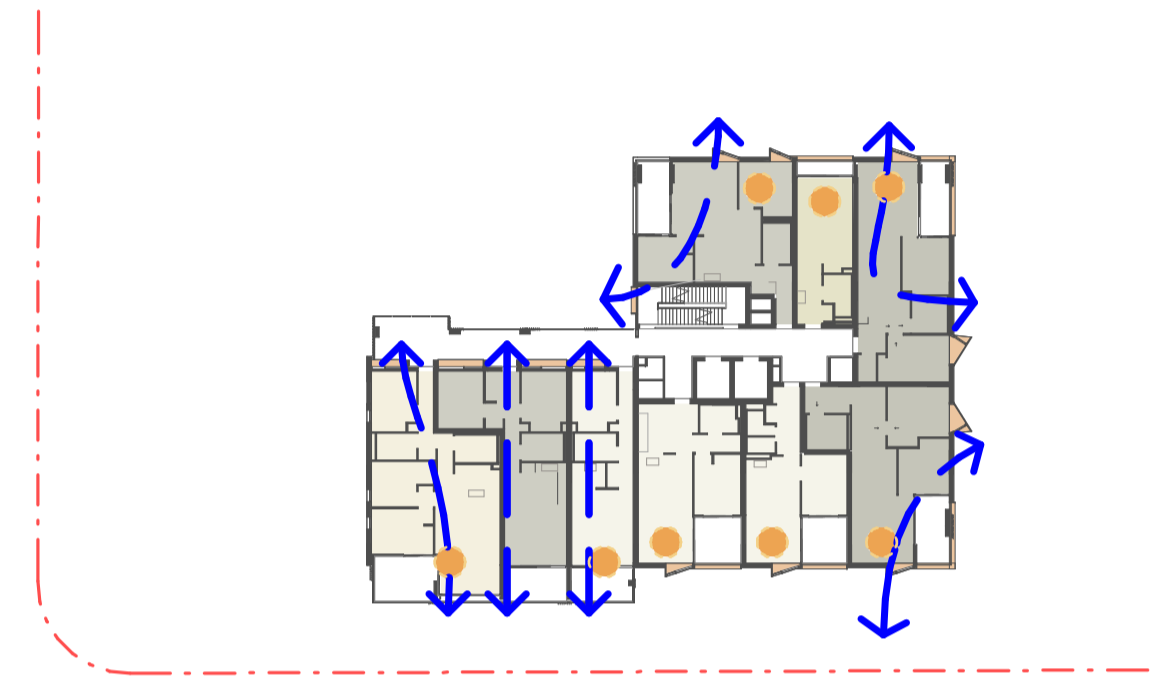
● DWELLINGS RECEIVING AT LEAST 2 HOURS OF DIRECT SUNLIGHT (BETWEEN 9AM AND 3PM AT MID WINTER)
 ↔ DWELLINGS WITH NATURAL CROSS VENTILATION



S3-SOLAR+CV - LEVEL 4

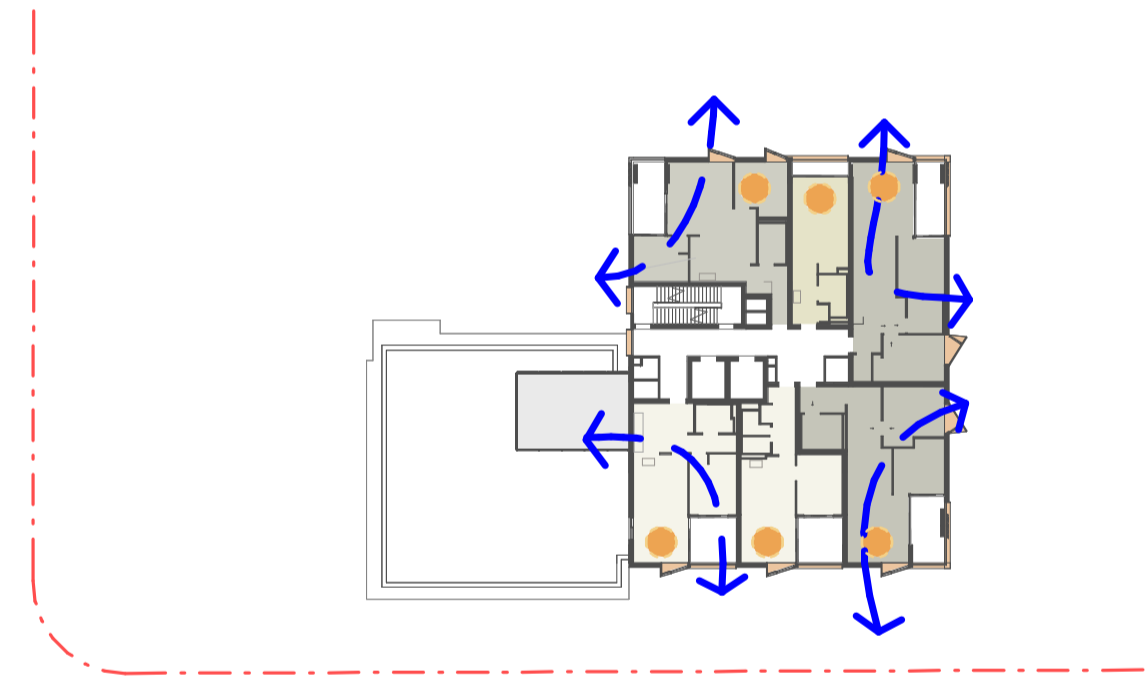


S3-SOLAR+CV - LEVEL 5

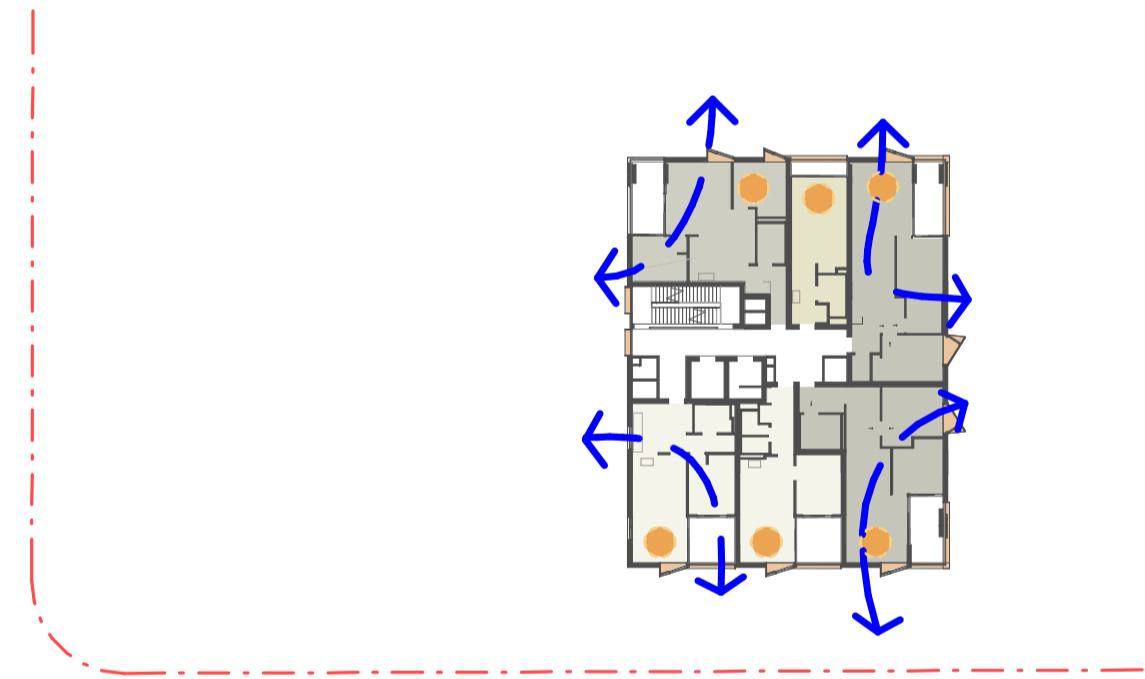


S3-SOLAR+CV - LEVEL 6

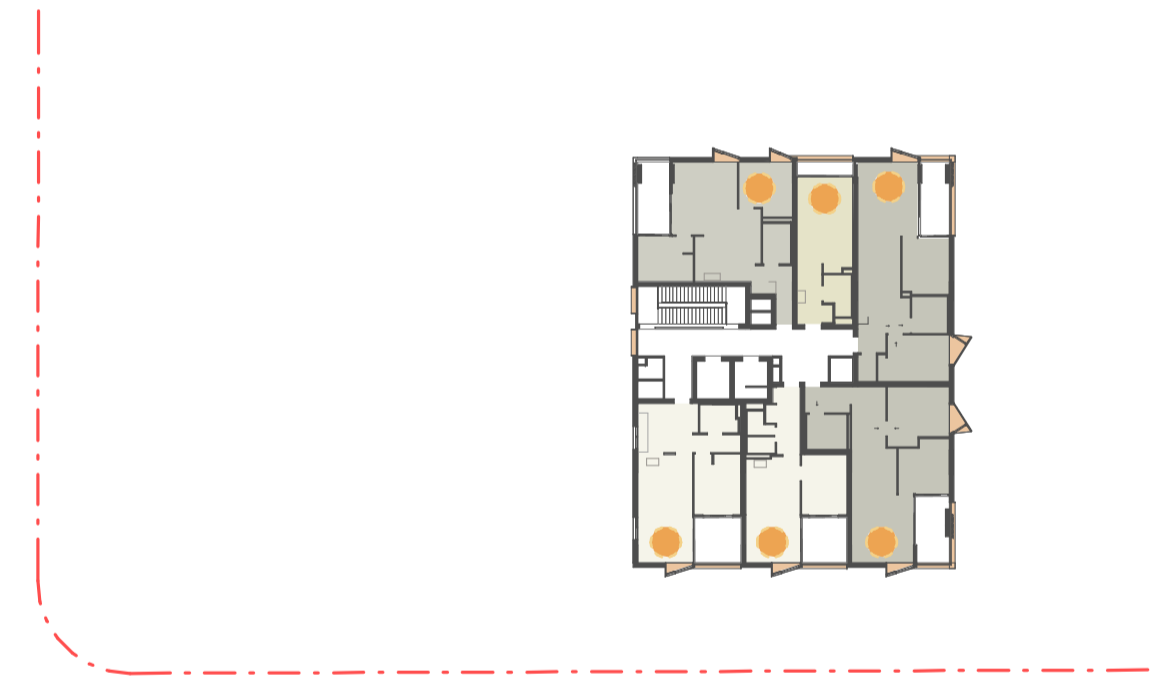
| S3 AMENITY | TOTAL DWELLINGS | SOLAR | NIL SOLAR | X-VENT |
|--------------|-----------------|-----------|-----------|-----------|
| G | 15 | 6 | 1 | 10 |
| 1 | 16 | 8 | 2 | 10 |
| 2 | 16 | 10 | 2 | 10 |
| 3 | 16 | 11 | | 10 |
| 4 | 9 | 8 | | 6 |
| 5 | 9 | 8 | | 6 |
| 6 | 9 | 8 | | 6 |
| 7 | 6 | 6 | | 4 |
| 8 | 6 | 6 | | 4 |
| 9 | 6 | 6 | | |
| TOTAL | 108 | 77 | 5 | 66 |
| | | 71% | 5% | 65% |



S3-SOLAR+CV - LEVEL 7



S3-SOLAR+CV - LEVEL 8



S3-SOLAR+CV - LEVEL 9

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

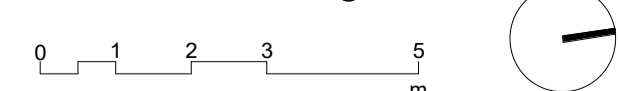
Sheet drawn by:



Project Architectural Team:
 Architecture AND — S1 Lead Architect
 SILVESTER RÆJLJUF — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

Notes:

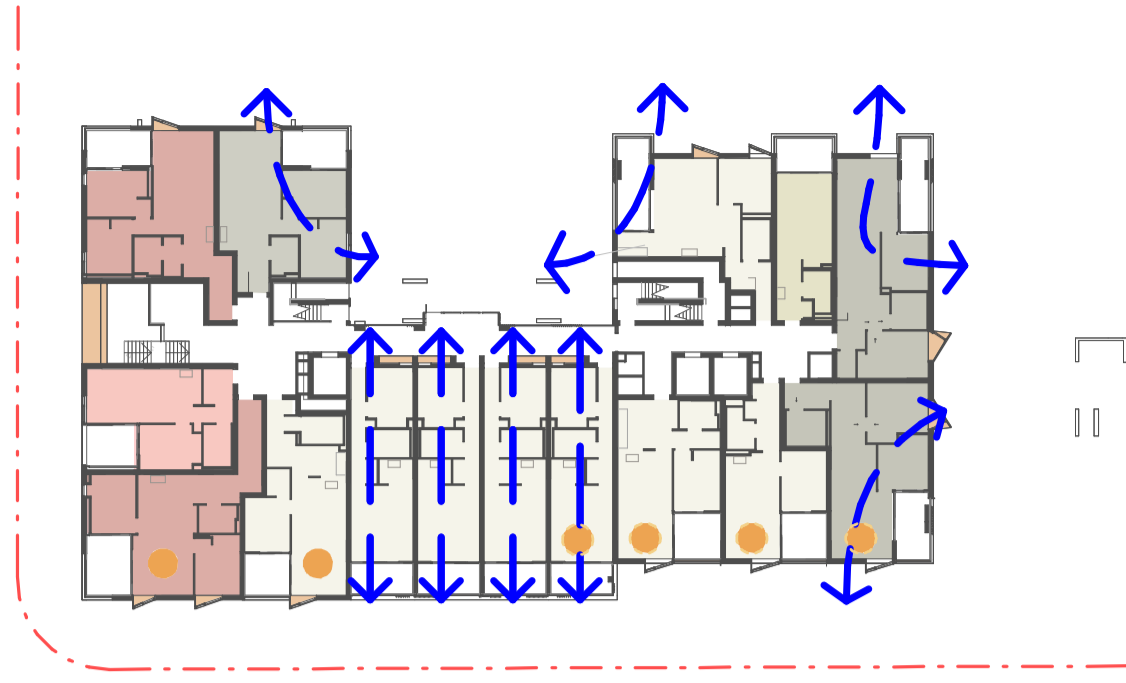
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 Checked By: DT
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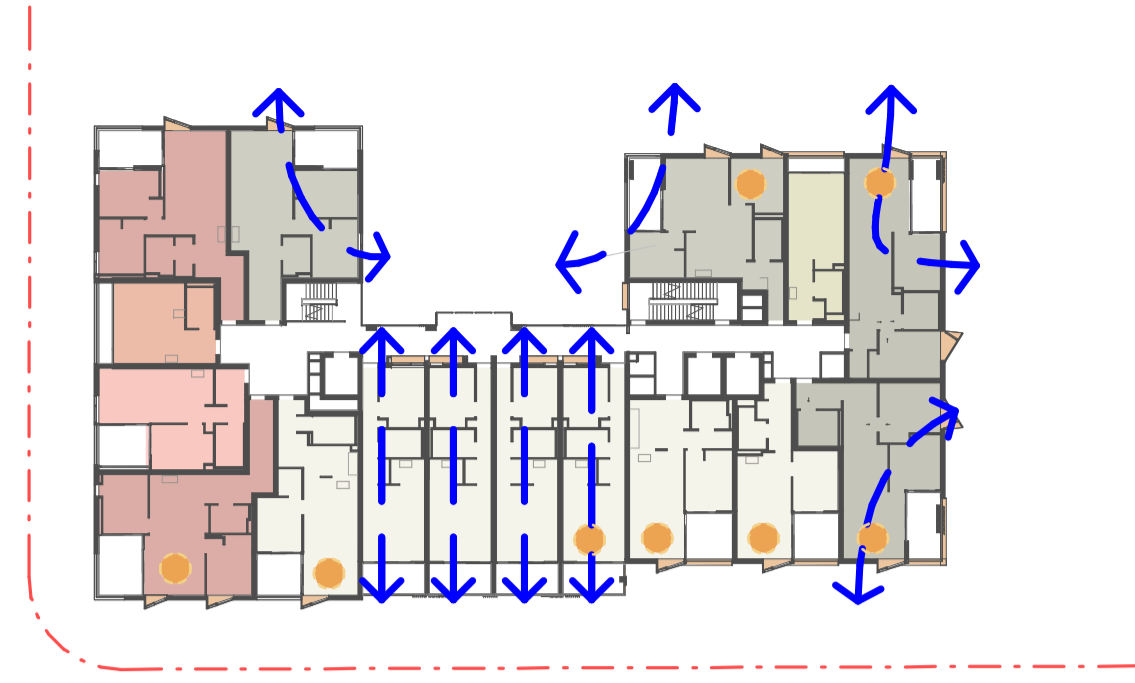
| Rev | Date | Description |
|-----|------------|-------------|
| A | 19/06/2024 | SSDA |

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
 Drawing Title:
ADG COMPLIANCE (X VENT + SOLAR)
DIAGRAM

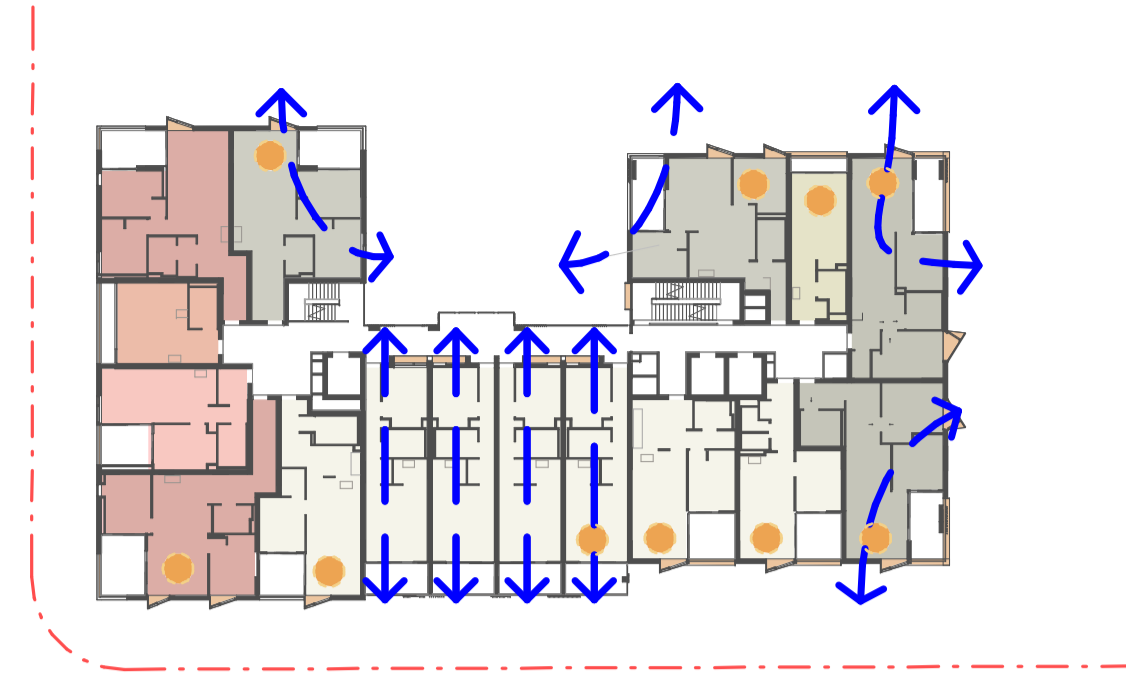
Project No. 2610
 Drawing No. S3.A40.20
 Revision A



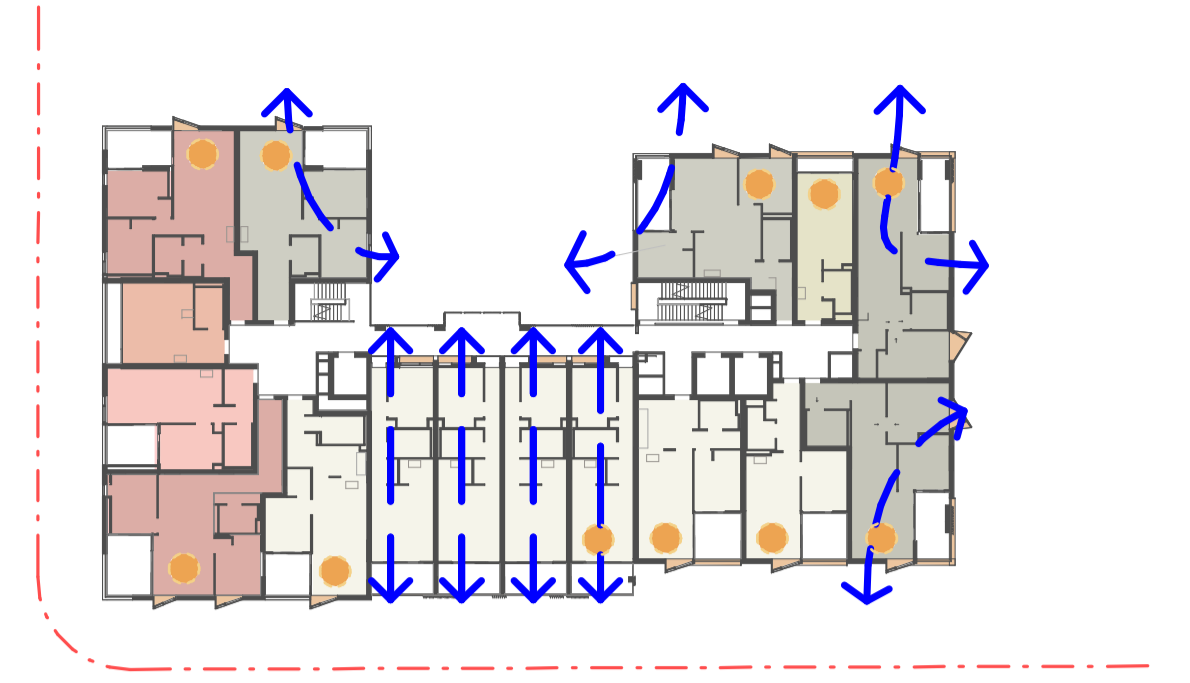
S3-SOLAR+CV - GROUND



S3-SOLAR+CV - LEVEL 1

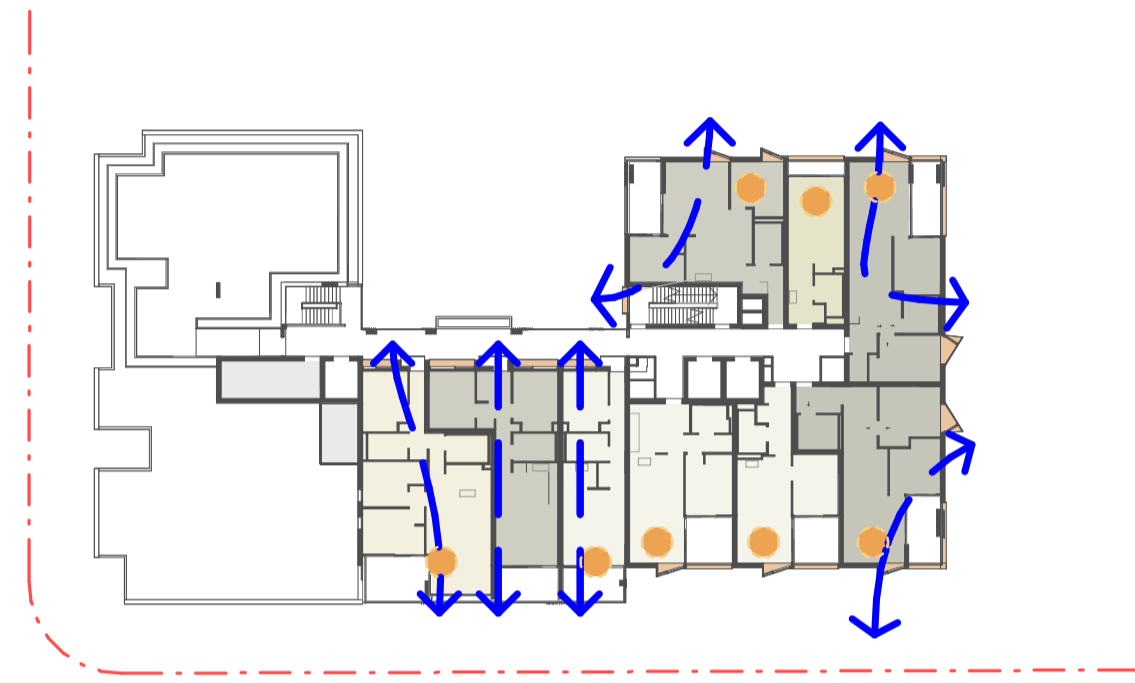


S3-SOLAR+CV - LEVEL 2

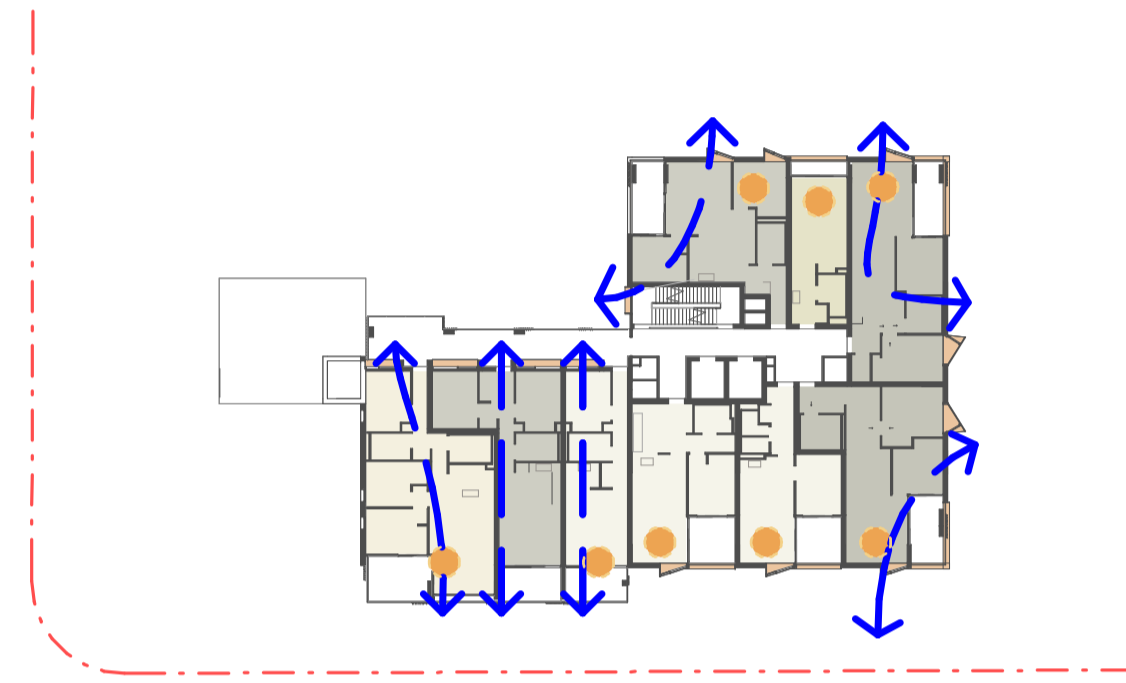


S3-SOLAR+CV - LEVEL 3

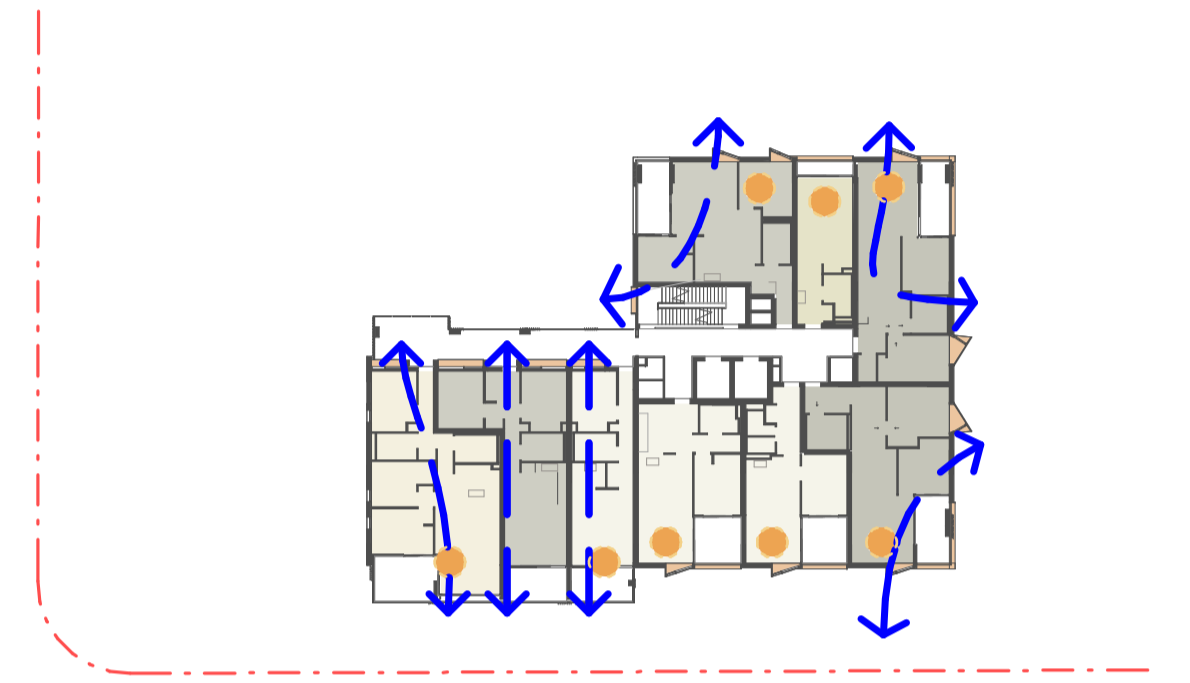
- NOISE-AFFECTED DWELLINGS
- DWELLINGS RECEIVING AT LEAST 2 HOURS OF DIRECT SUNLIGHT (BETWEEN 9AM AND 3PM AT MID WINTER)
- ↔ DWELLINGS WITH NATURAL CROSS VENTILATION



S3-SOLAR+CV - LEVEL 4

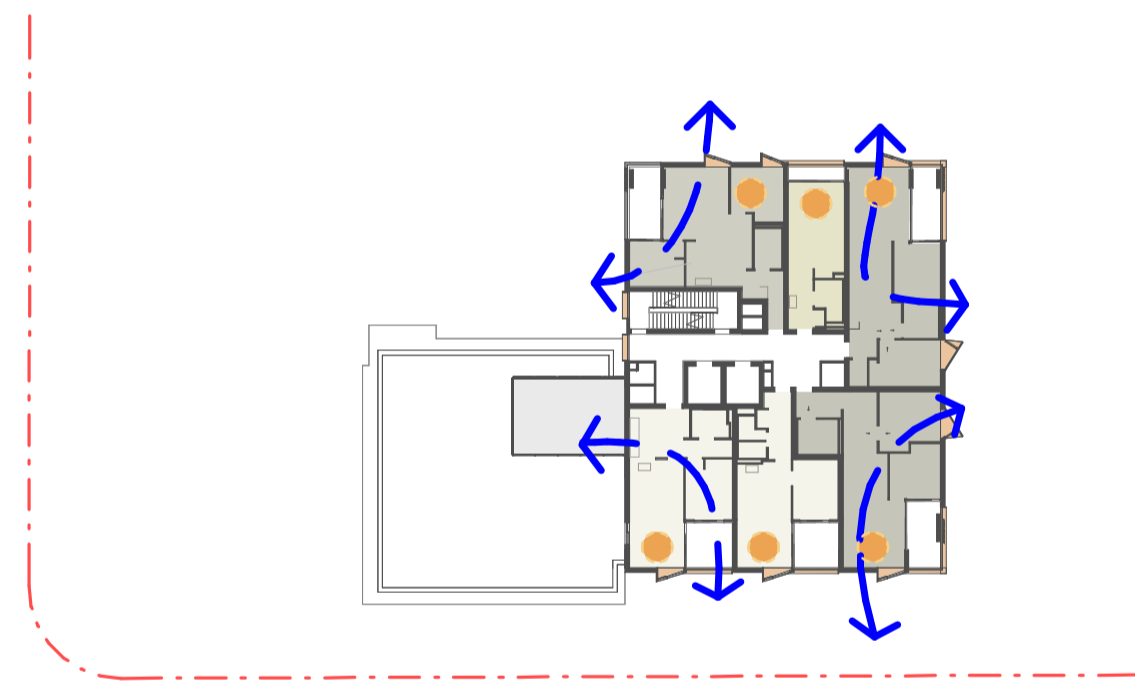


S3-SOLAR+CV - LEVEL 5

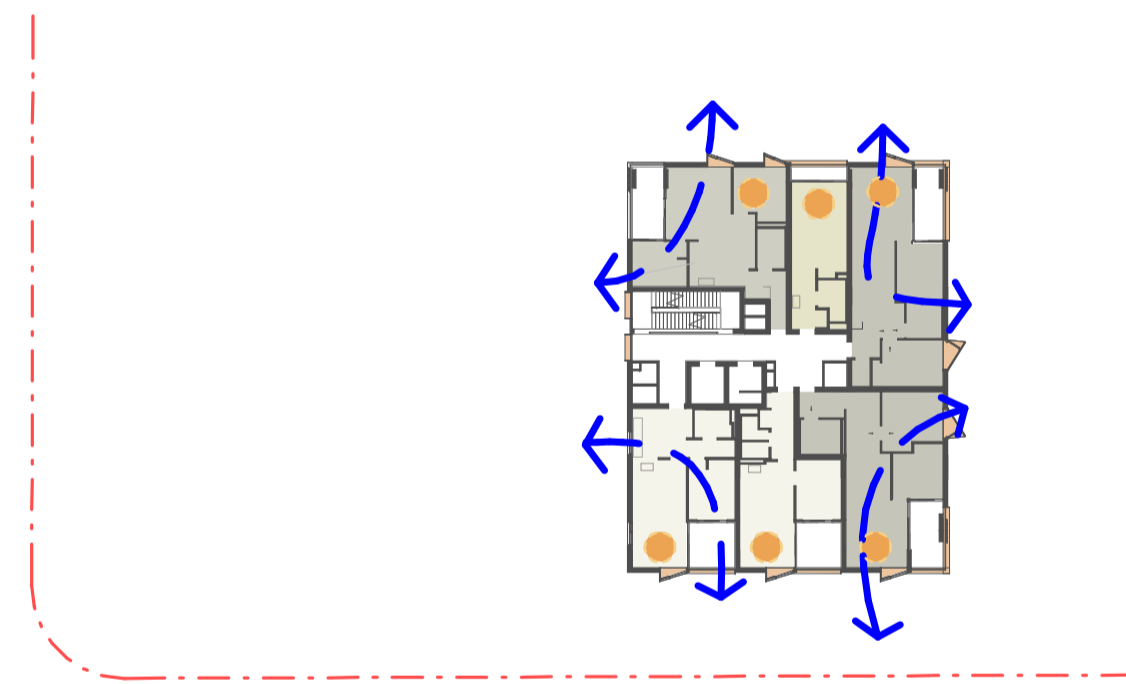


S3-SOLAR+CV - LEVEL 6

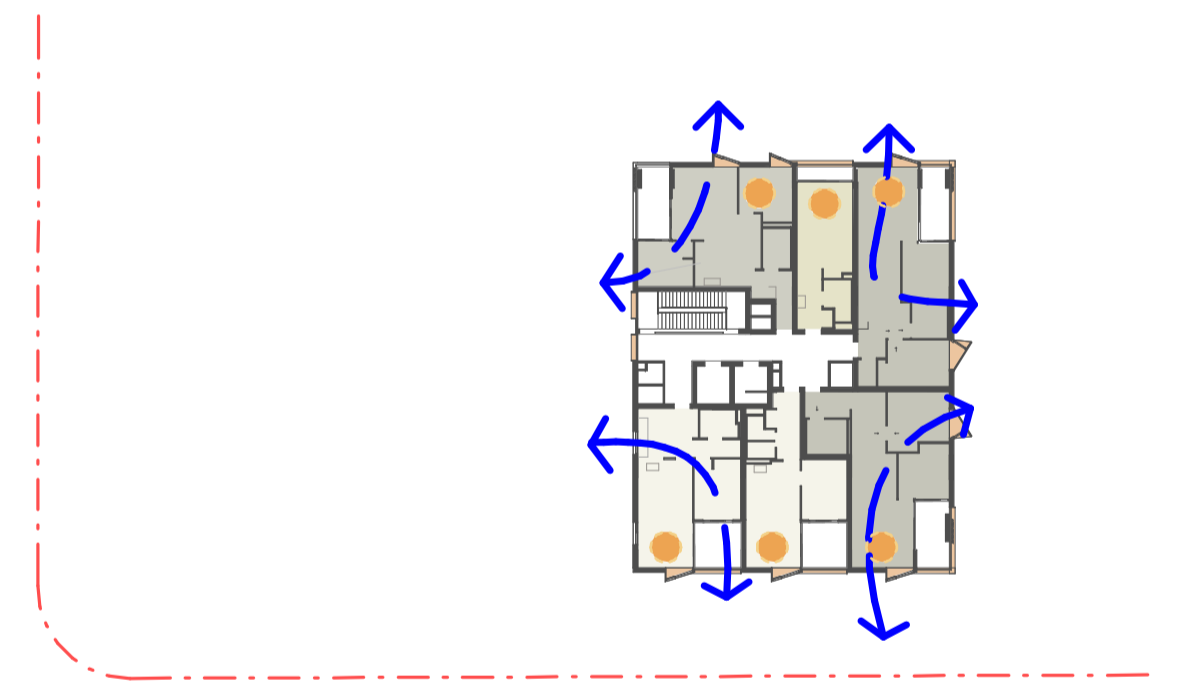
| S3 AMENITY | TOTAL DWELLINGS | SOLAR | NIL SOLAR | TOTAL DWELLINGS (REMOVING NOISE IMPACTED APARTMENTS) | PROPOSED X-VENT (REMOVING NOISE IMPACTED APARTMENTS) |
|--------------|-----------------|-----------|-----------|--|--|
| G | 15 | 6 | 1 | 12 | 8 |
| 1 | 16 | 8 | 2 | 12 | 8 |
| 2 | 16 | 10 | 2 | 12 | 8 |
| 3 | 16 | 11 | | 12 | 8 |
| 4 | 9 | 8 | | 9 | 6 |
| 5 | 9 | 8 | | 9 | 6 |
| 6 | 9 | 8 | | 9 | 6 |
| 7 | 6 | 6 | | 6 | 4 |
| 8 | 6 | 6 | | 6 | 4 |
| 9 | 6 | 6 | | 6 | |
| TOTAL | 108 | 77 | 5 | 87 | 58 |
| | | 71% | 5% | | 67% |



S3-SOLAR+CV - LEVEL 7



S3-SOLAR+CV - LEVEL 8



S3-SOLAR+CV - LEVEL 9

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

Sheet drawn by: **hayball**

| | | | |
|---|--|---|---|
| Melbourne Level 5, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9609 3644 | Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329 | Brisbane Level 5, 250 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821 | Canberra Level 1, 31 Alinga Street, Canberra ACT 2601 T +61 2 9660 9329 |
|---|--|---|---|

ABN: 84006384261 NSW Nominated Architects: David Torralba #028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTER RÆJLJU — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

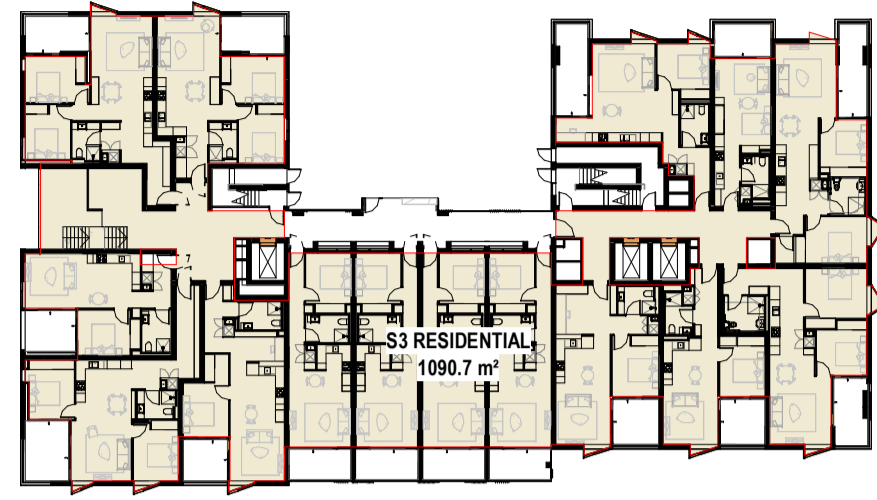
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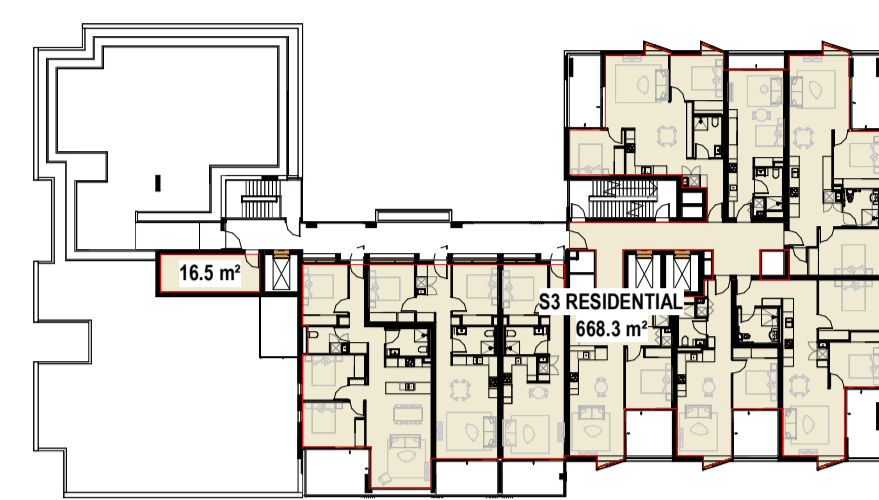
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|-----|------------|-------------|
| A | 19/06/2024 | SSDA |

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
ADG COMPLIANCE (X VENT + SOLAR)
DIAGRAM - NOISE UNAFFECTED

Project No. 2610
Revision A
Drawing No. S3.A40.21



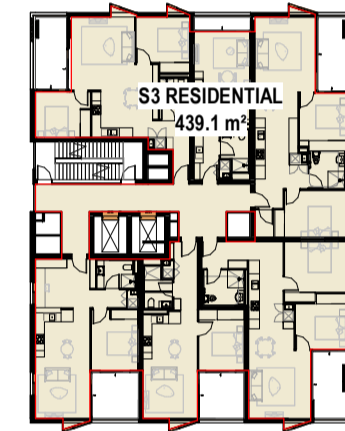
GFA - S3 - GROUND



GFA - S3 - LEVEL 04-6



GFA - S3 - LEVEL 01-3



GFA - S3 - LEVEL 07-9

GFA SUMMARY

| LEVEL | GFA |
|--|---------------|
| | S3 |
| GROUND - GFA (FSR) | 1090.7 |
| GROUND - GFA (NON - FSR)* | 0 |
| LEVEL 1 | 1103.0 |
| LEVEL 2 | 1103.0 |
| LEVEL 3 | 1103.0 |
| LEVEL 4 | 684.8 |
| LEVEL 5 | 668.3 |
| LEVEL 6 | 668.3 |
| LEVEL 7 | 439.1 |
| LEVEL 8 | 439.1 |
| LEVEL 9 | 439.1 |
| TOTAL GFA (EXCL. TOILET RISERS 53.4 m ²) | 7685.0 |

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

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

Sheet drawn by:



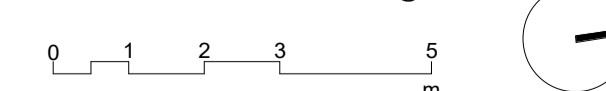
Melbourne Level 9, 220 Flinders Lane, Melbourne VIC 3000
Sydney Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010
Brisbane Level 5, 290 Queen Street, Brisbane QLD 4000
Canberra Level 1, 31 Alinga Street, Canberra ACT 2601

Project Architectural Team:

Architecture AND — S1 Lead Architect
SILVESTER R E J J U J — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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Rev Date Description

| | | |
|---|------------|------|
| A | 19/06/2024 | SSDA |
|---|------------|------|

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
AREA SCHEDULE - S3 GFA

Project No. 2610
Revision A
Drawing No. S3.A40.30