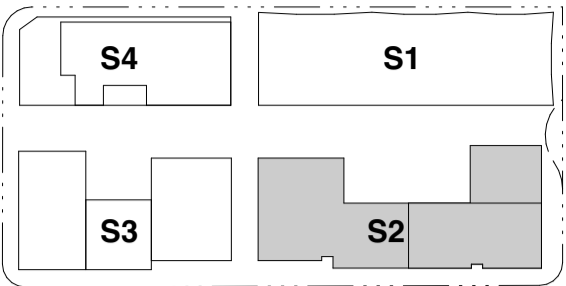


S2 - Affordable

600-660 Elizabeth St, Redfern



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

External Walls
Brick veneer and precast concrete wall 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
Parti 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 – sliding doors/windows as indicated on the thermal comfort upgrades table
U-value: 3.04 (equal to or lower than) SHGC: 0.35 (±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
Plasterboard ceiling with R3.0 insulation (insulation only value) where concrete roof terrace or green roof above on level 9
Plasterboard ceiling with R4.0 insulation (insulation only value) where concrete roof above on level 13
Plasterboard ceiling with R2.0 insulation 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 1500mm/1400mm diameter ceiling fans to bedrooms and 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 have dampers, and down lights proposed will have capped fittings

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

BASIX Energy Commitments
Hot water system
Centralised 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 – Natural ventilation only
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

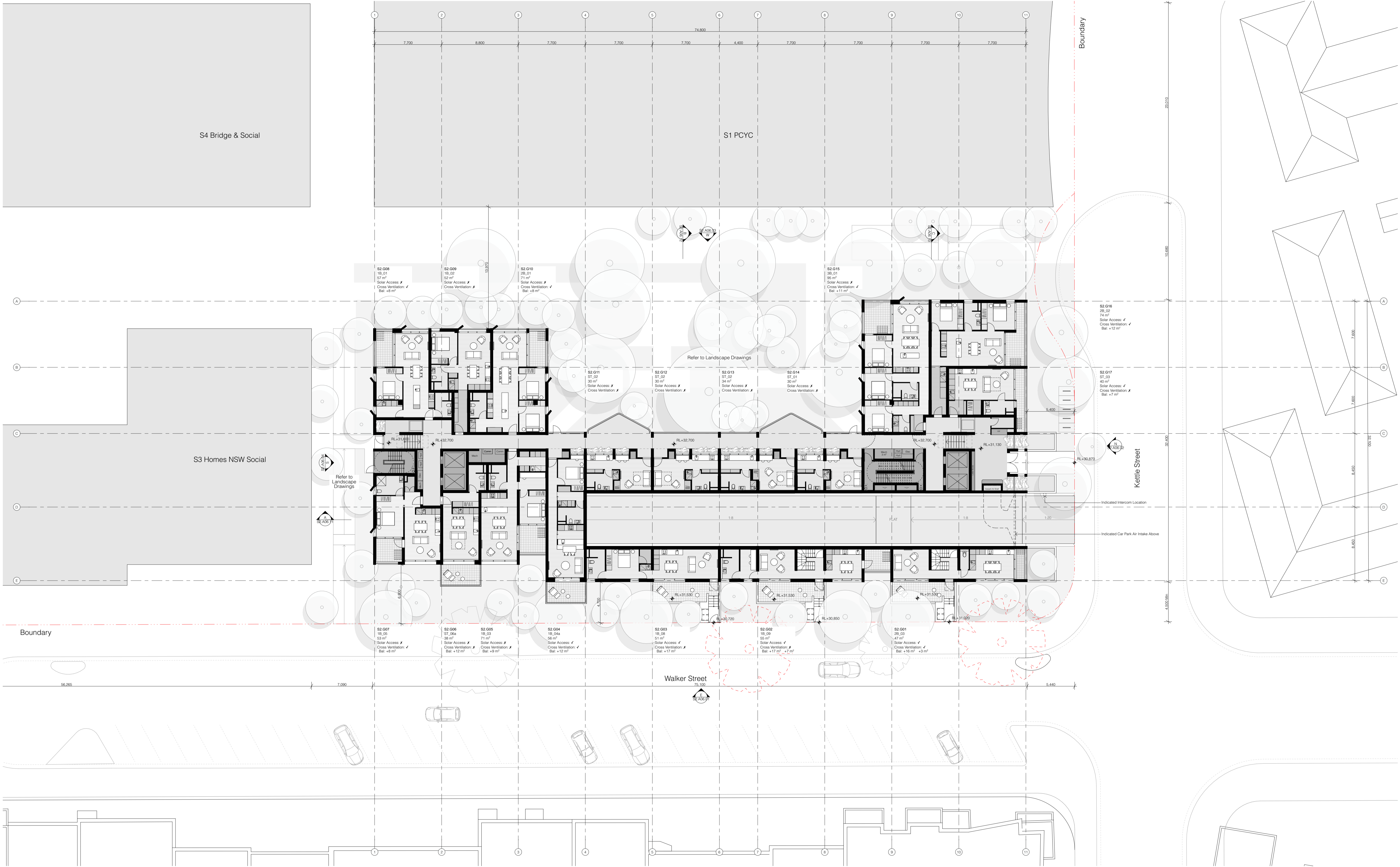
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S2.A02 GA Plan				
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	S2.A02.02	Level 1	1:200	A
	S2.A02.03	Level 2	1:200	A
	S2.A02.04	Level 3	1:200	A
	S2.A02.05	Level 4	1:200	A
	S2.A02.06	Level 5	1:200	A
	S2.A02.07	Level 6	1:200	A
	S2.A02.08	Level 7	1:200	A
	S2.A02.09	Level 8	1:200	A
	S2.A02.10	Level 9	1:200	A

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	S2.A02.13	Level 12	1:200	A
	S2.A02.14	Level 13	1:200	A
	S2.A02.16	Roof	1:200	A
S2.A06 Elevation				
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	S2.A06.02	North	1:200	A
	S2.A06.03	West	1:200	A
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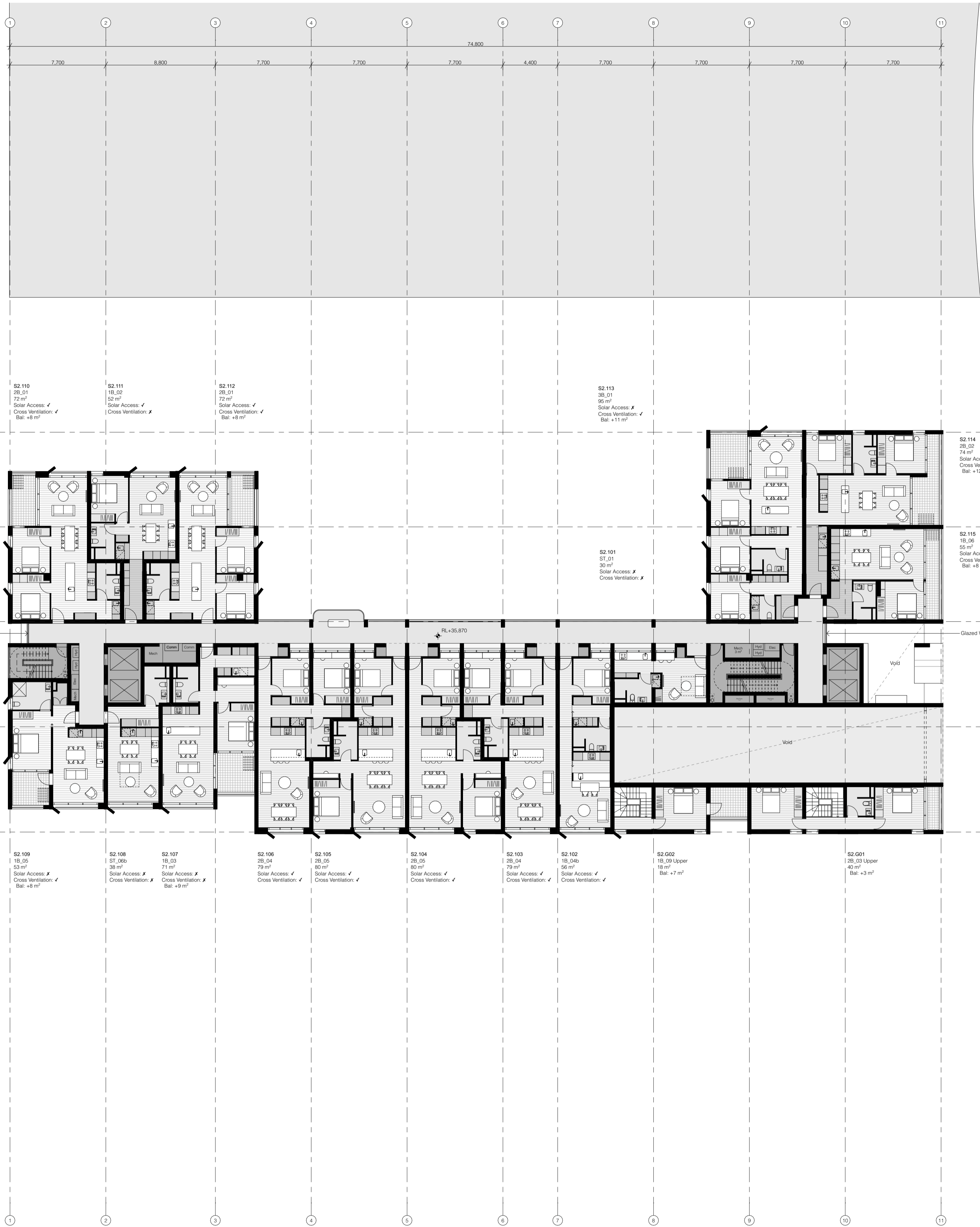
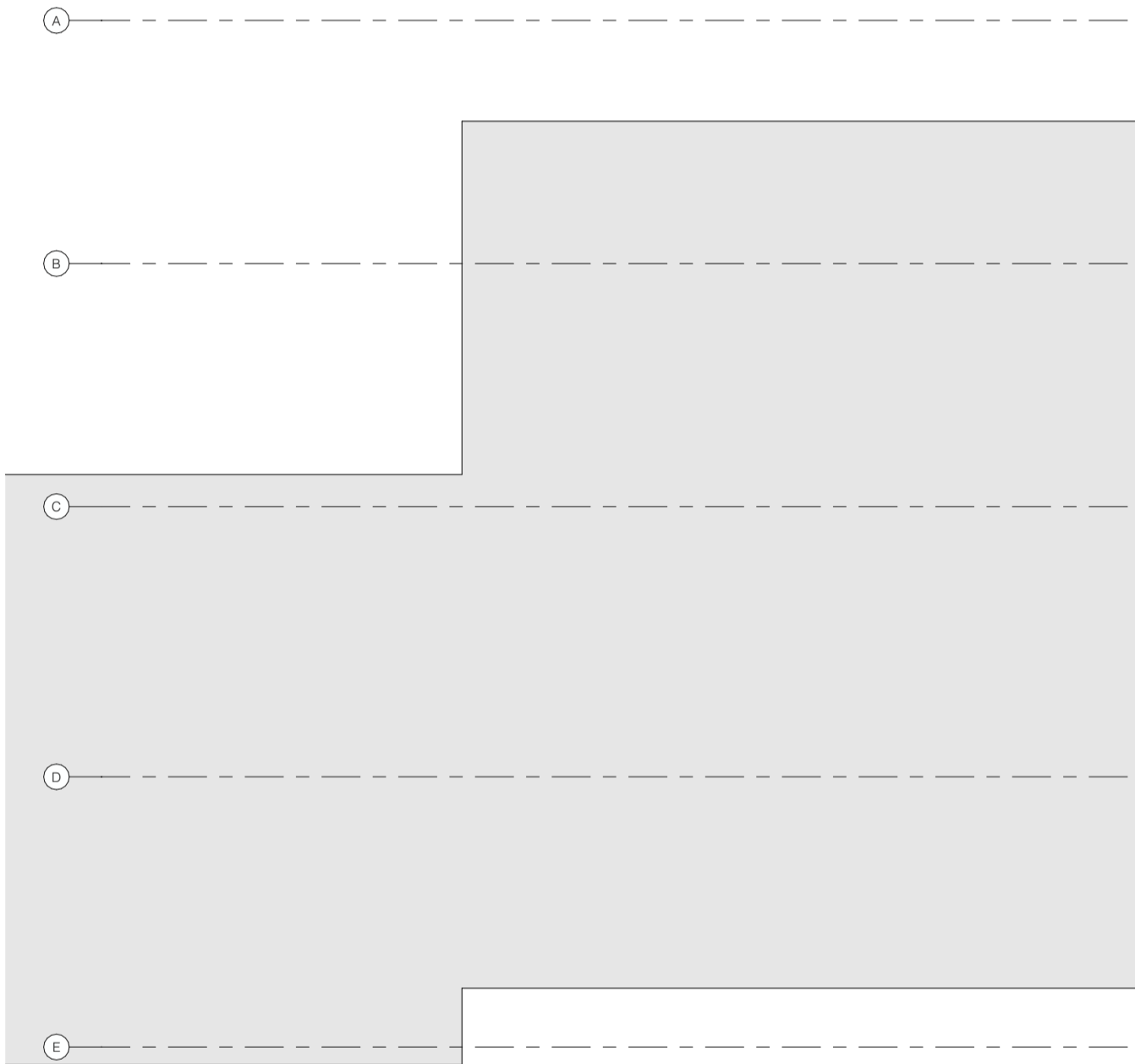
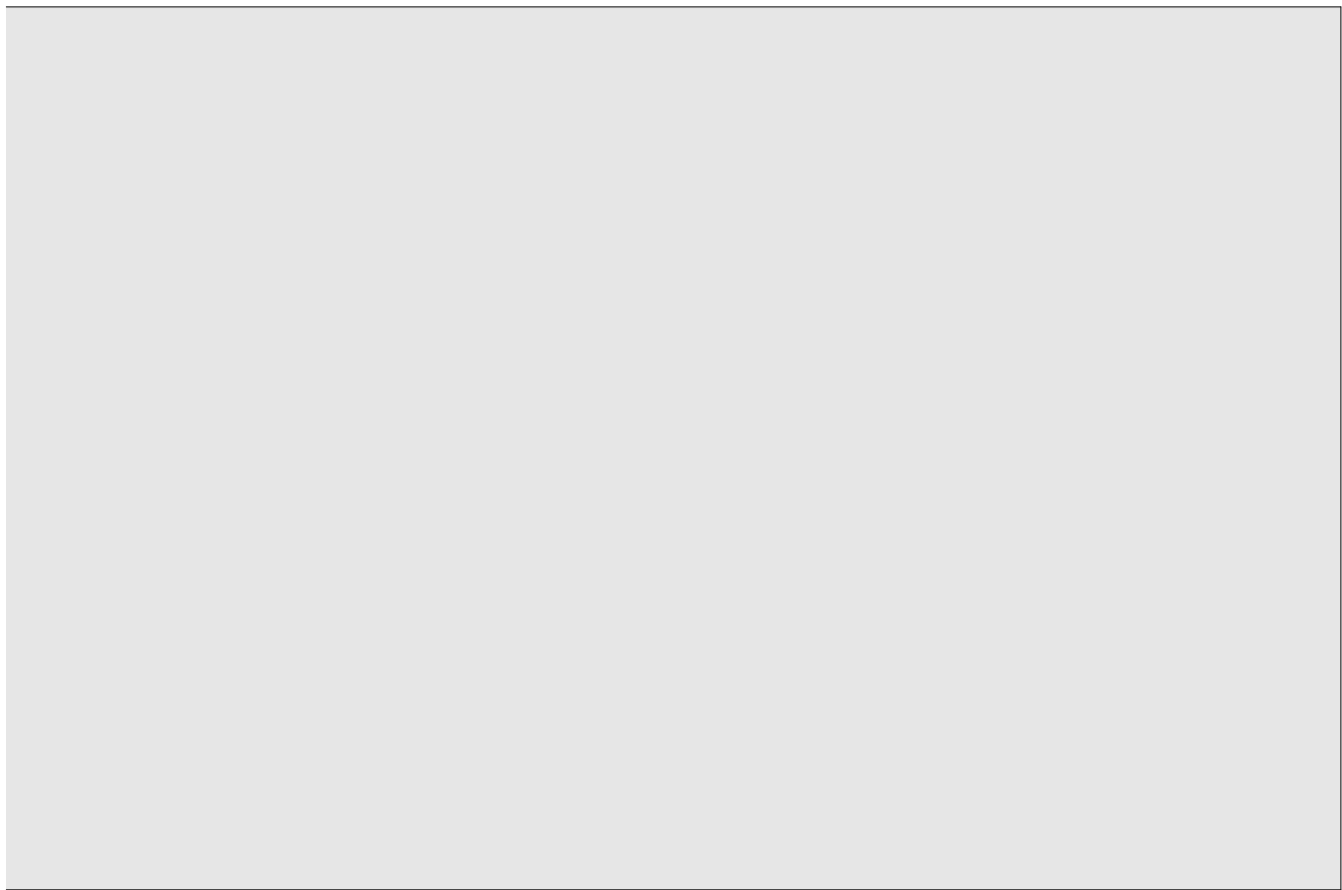
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	S2.A14.12	1 Bed 1/2	1:50	A
	S2.A14.13	1 Bed 2/2	1:50	A
	S2.A14.14	2 Bed	1:50	A
	S2.A14.15	3 Bed	1:50	A
	S2.A14.16	Adaptable	1:50	A
S2.A40 Area Schedule				
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	S2.A40.12	GFA		A
S2.A40 Compliance				
	S2.A40.21	Cross Ventilation		A

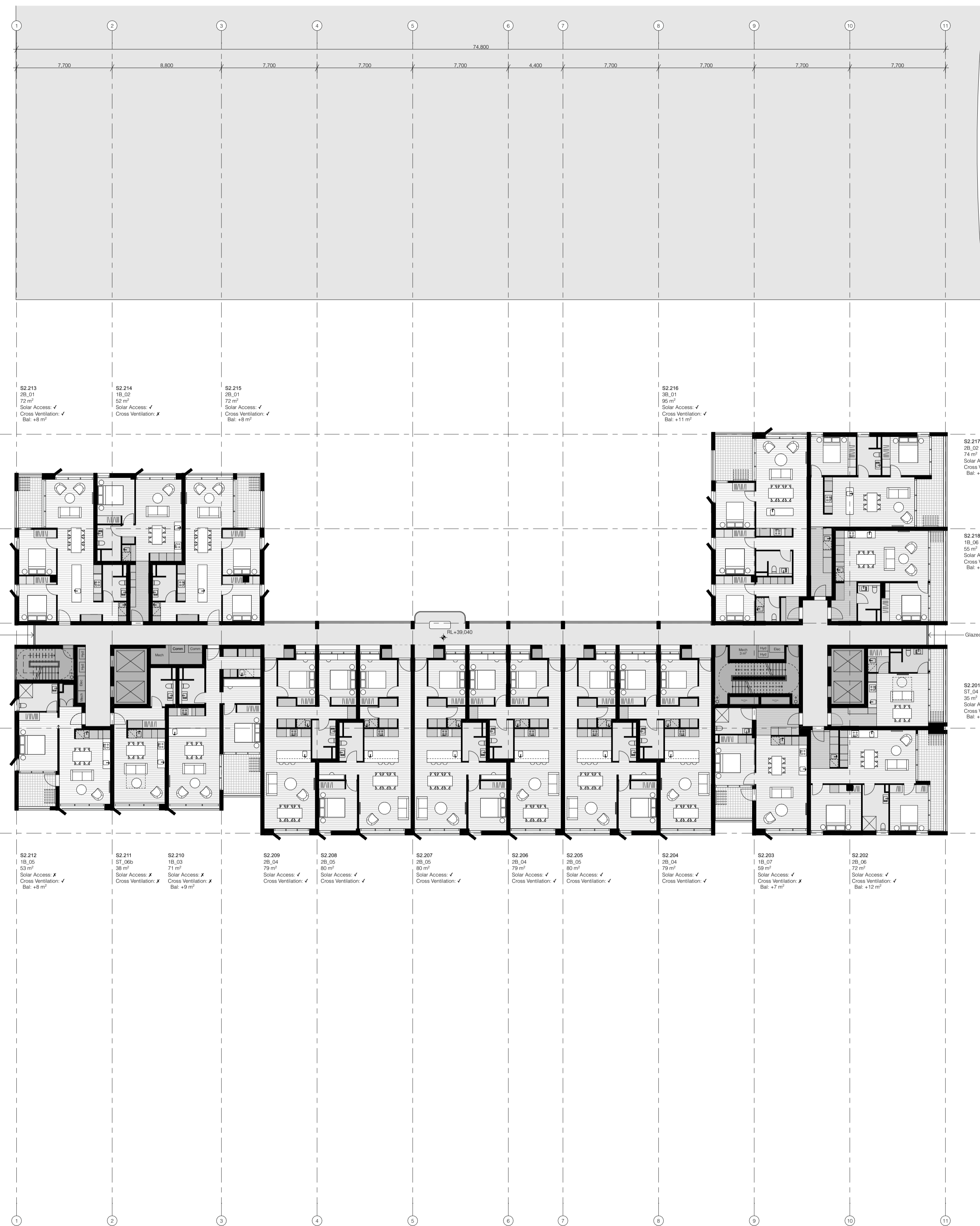
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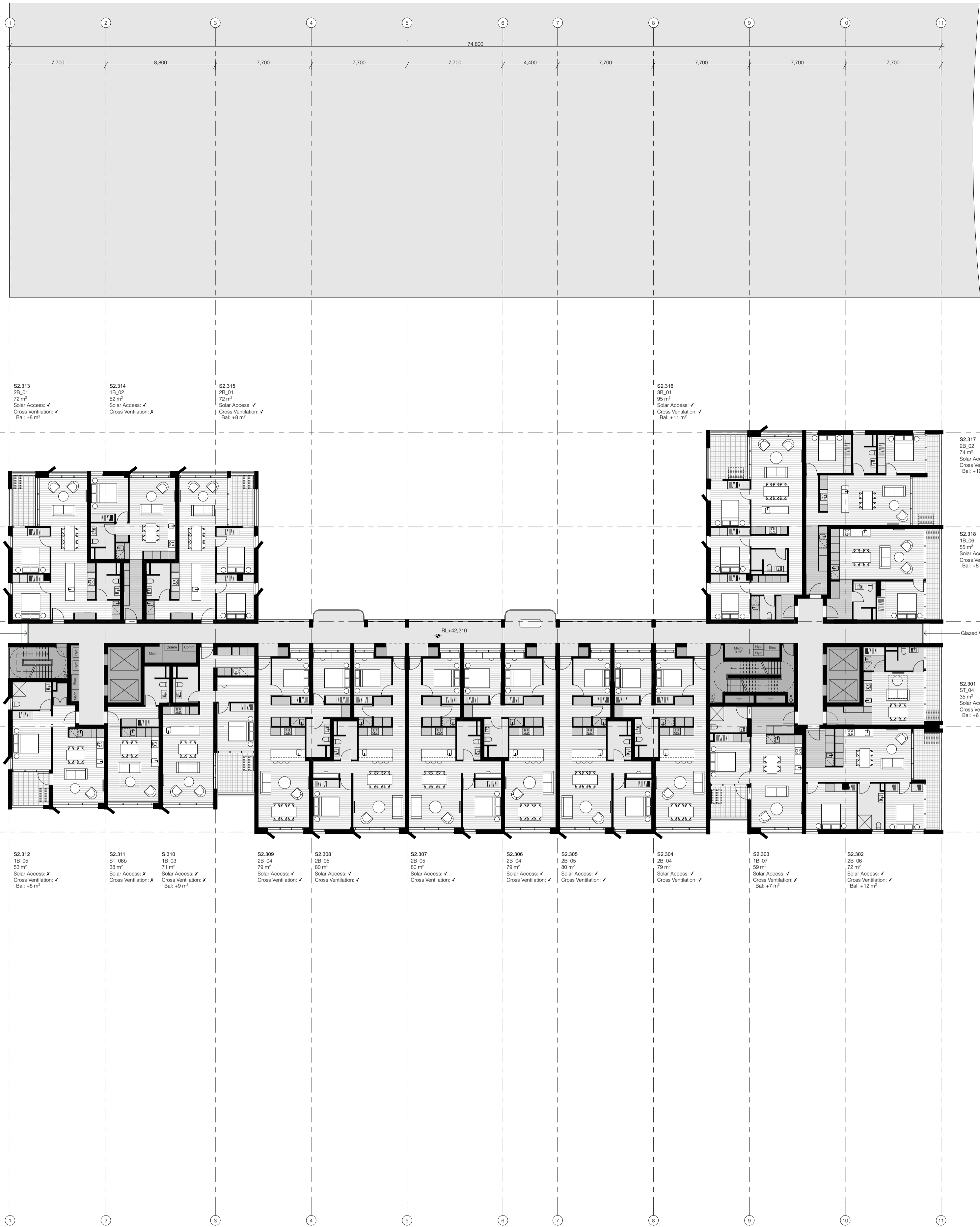
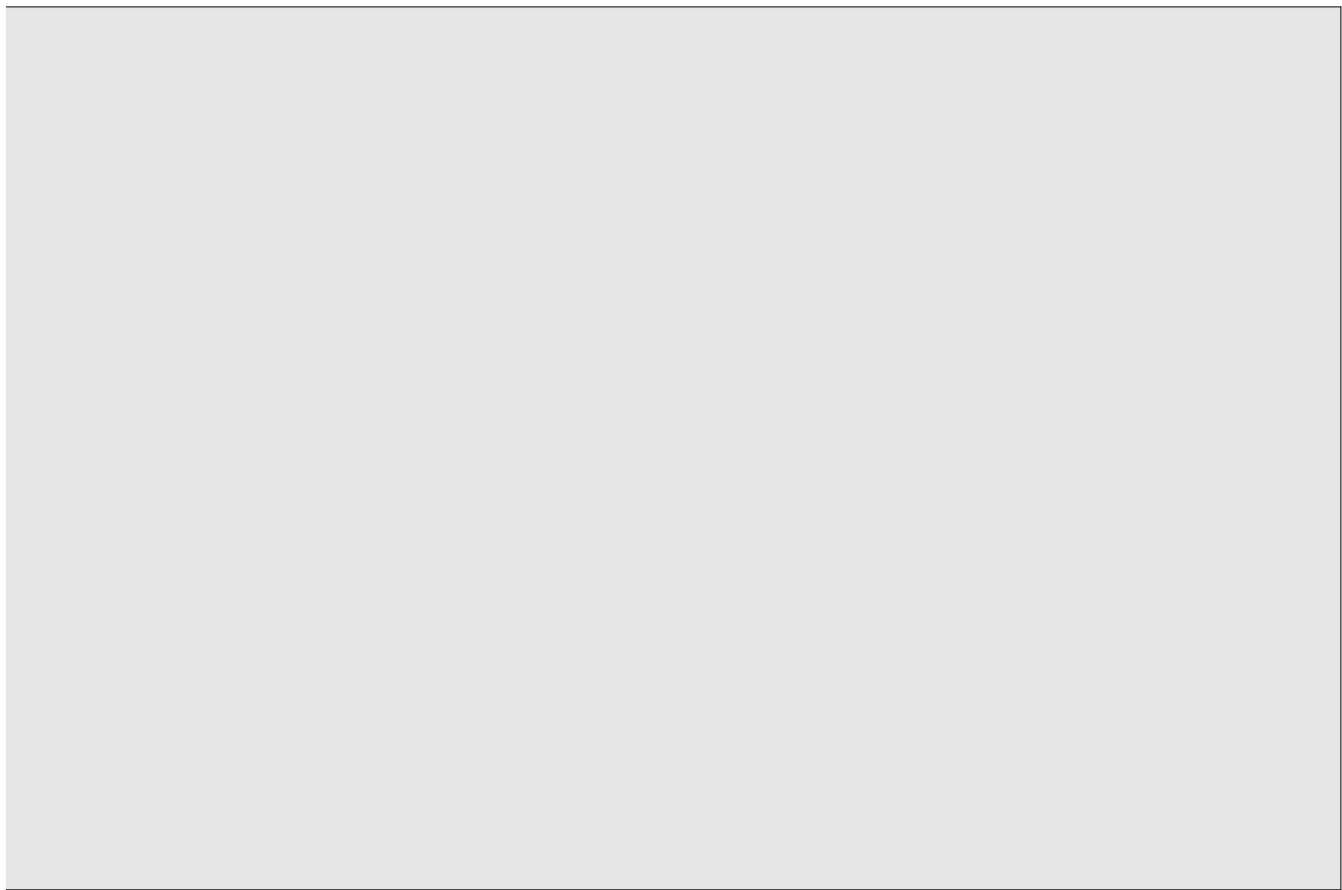
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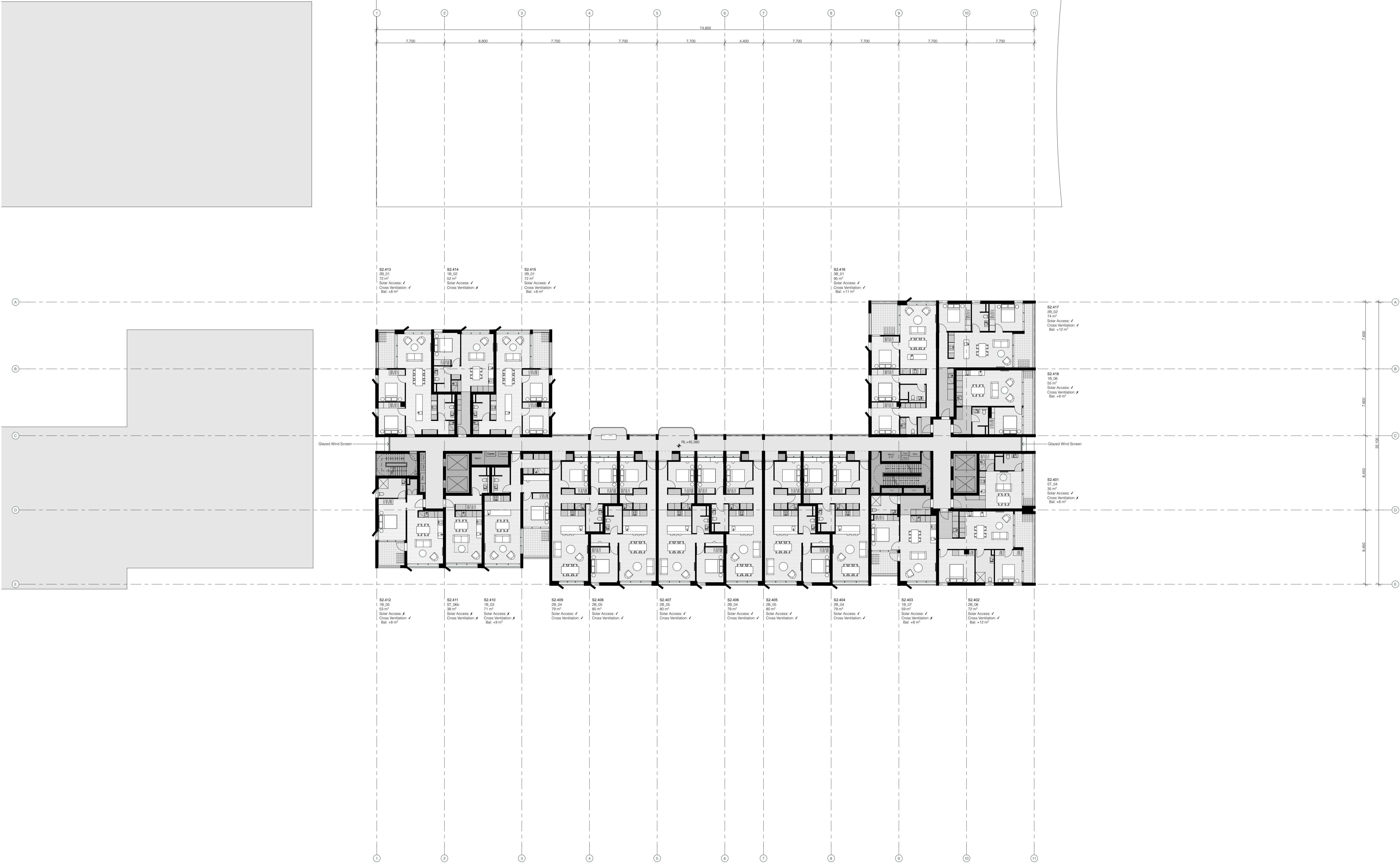
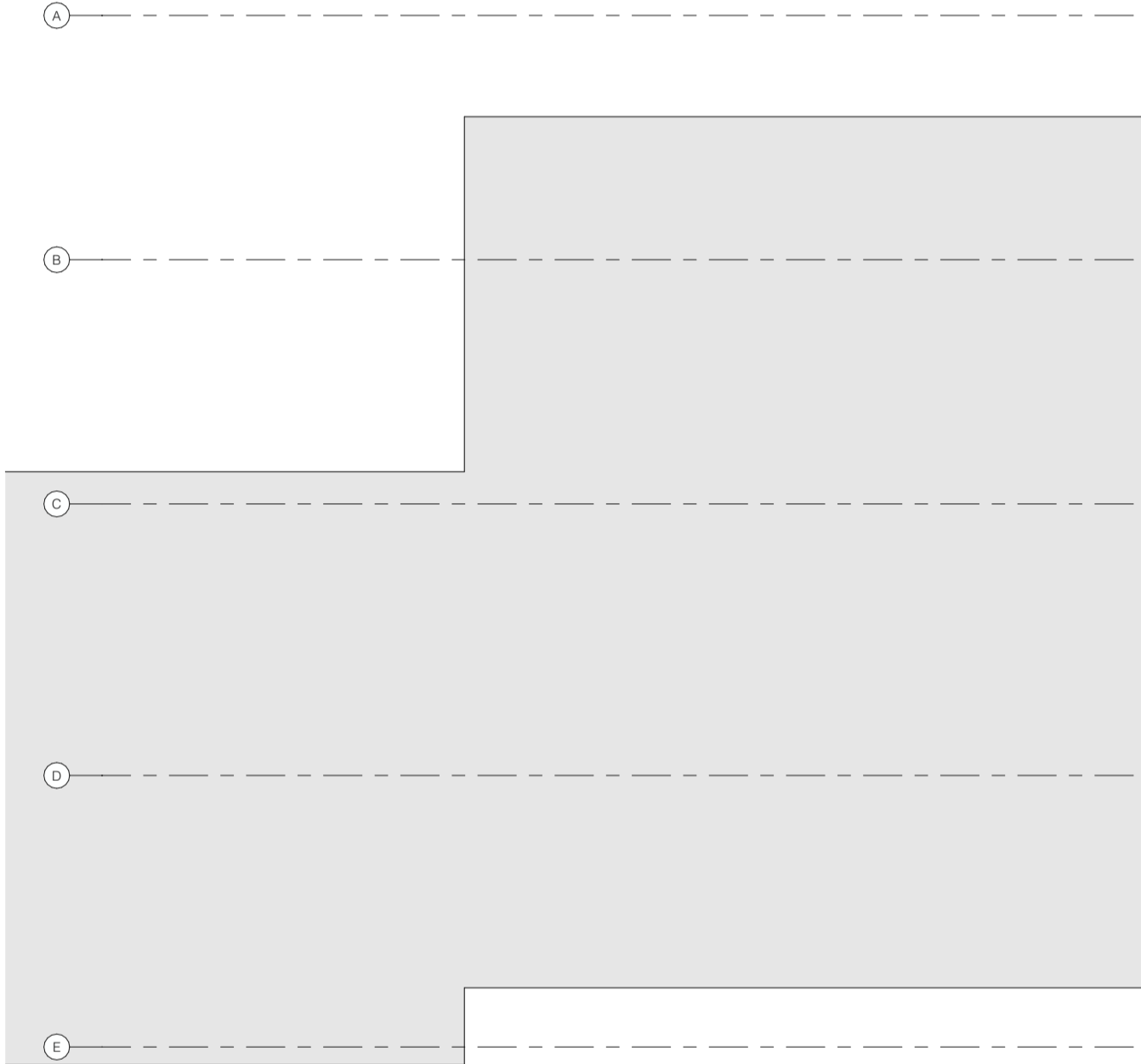
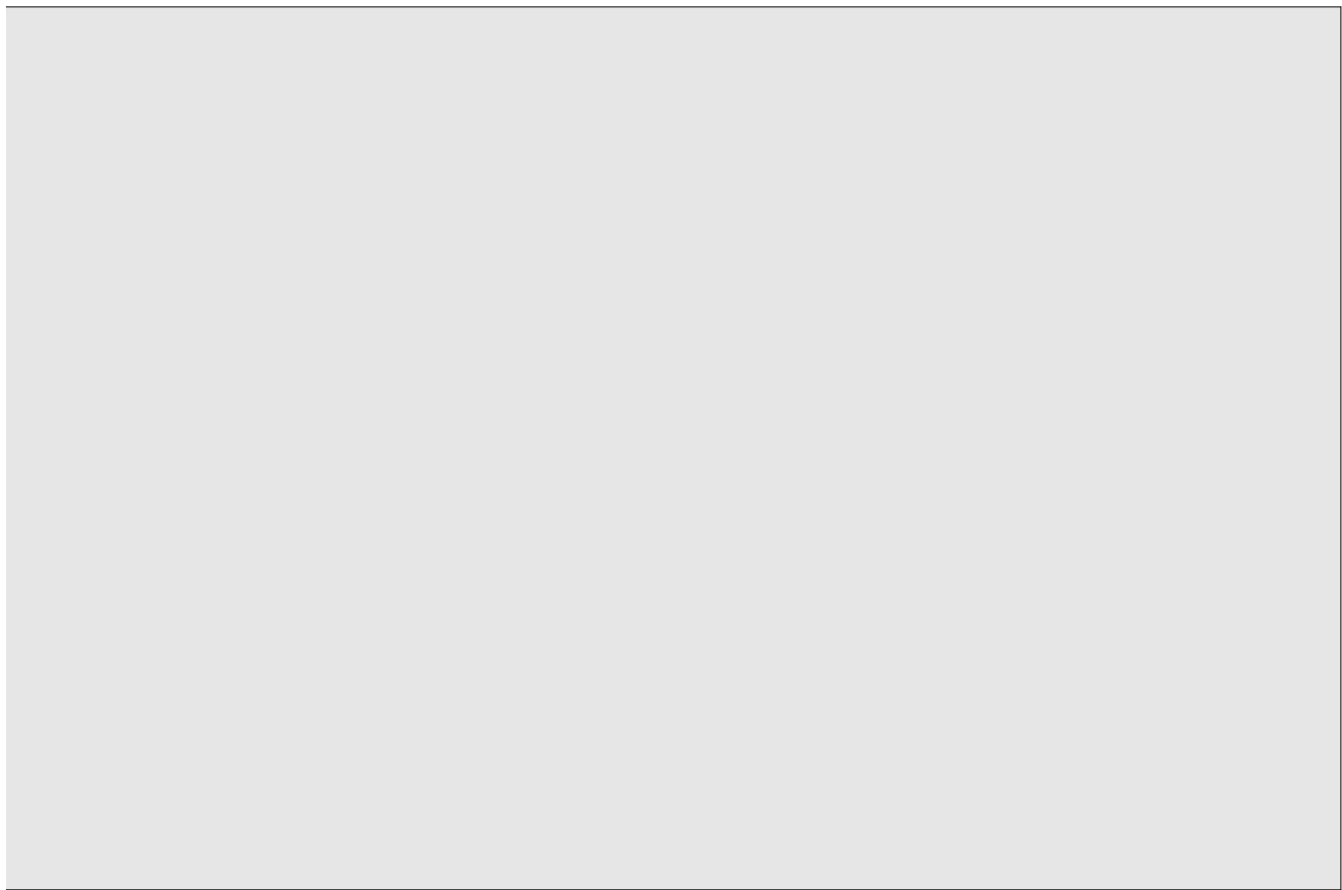


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Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

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Project Architectural Team:

Architecture AND
SILVESTER

hayball

— S1 Lead Architect
— S2 Lead Architect

— Precinct + S3 + S4 Lead Architect

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Project No.

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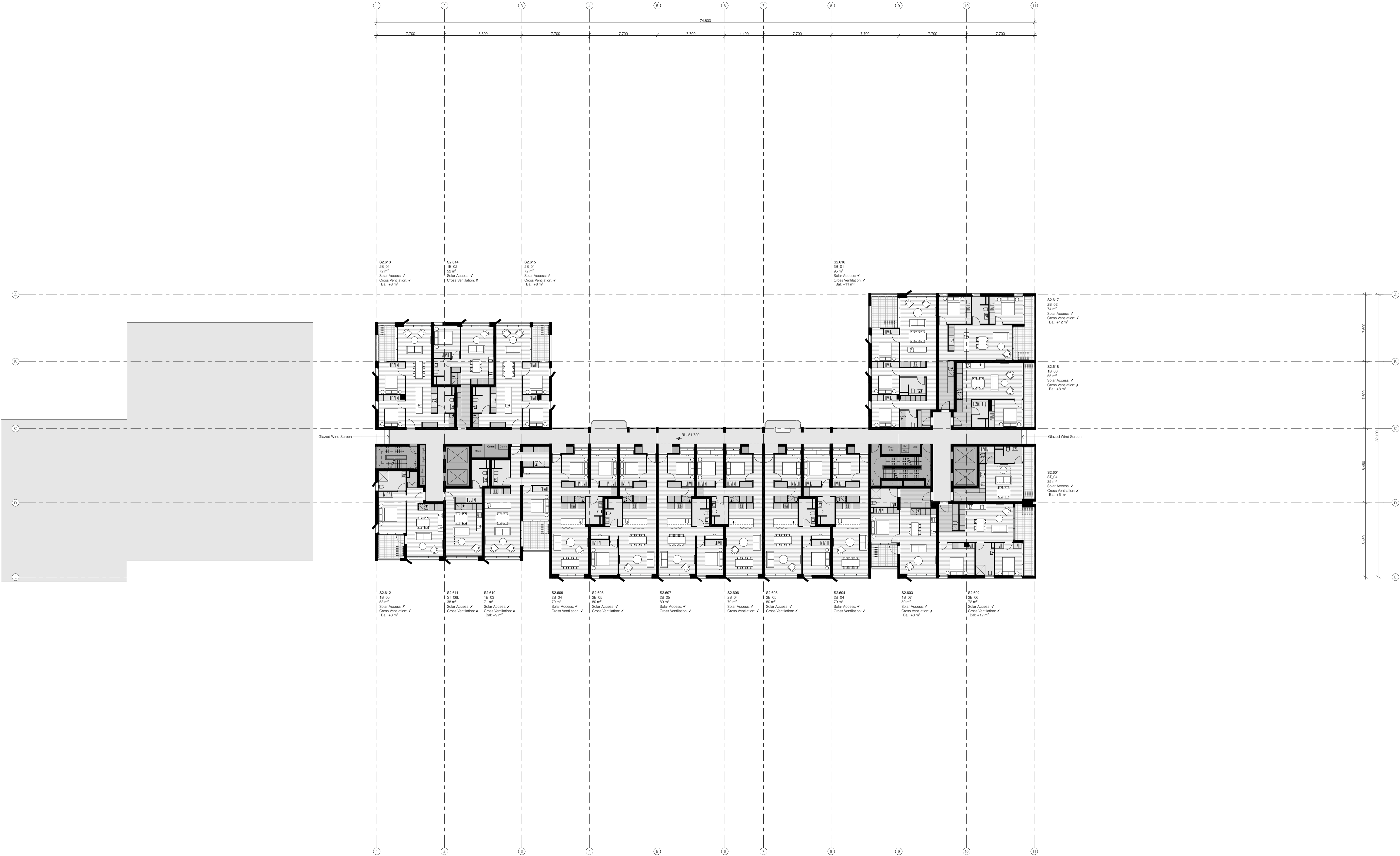
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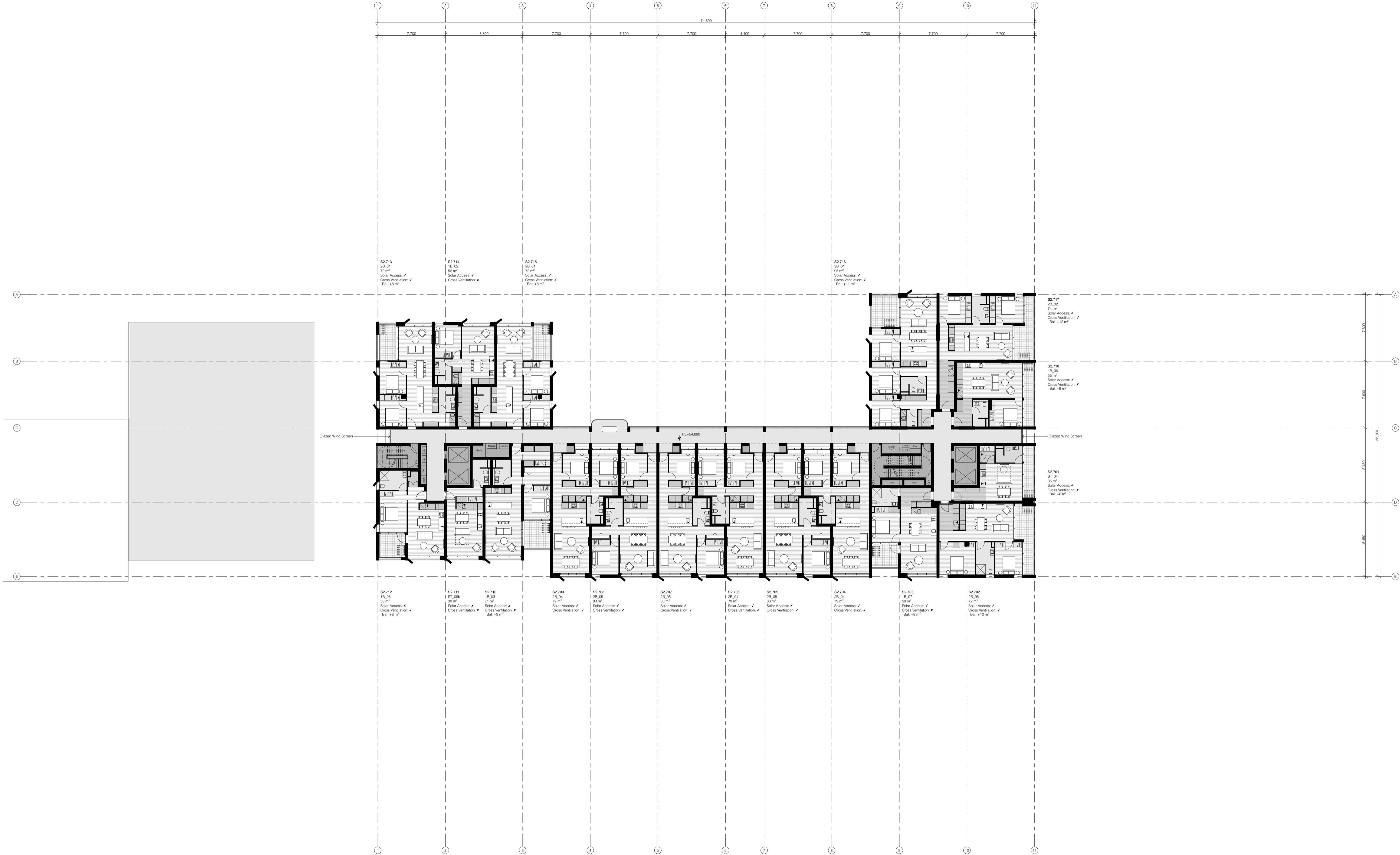
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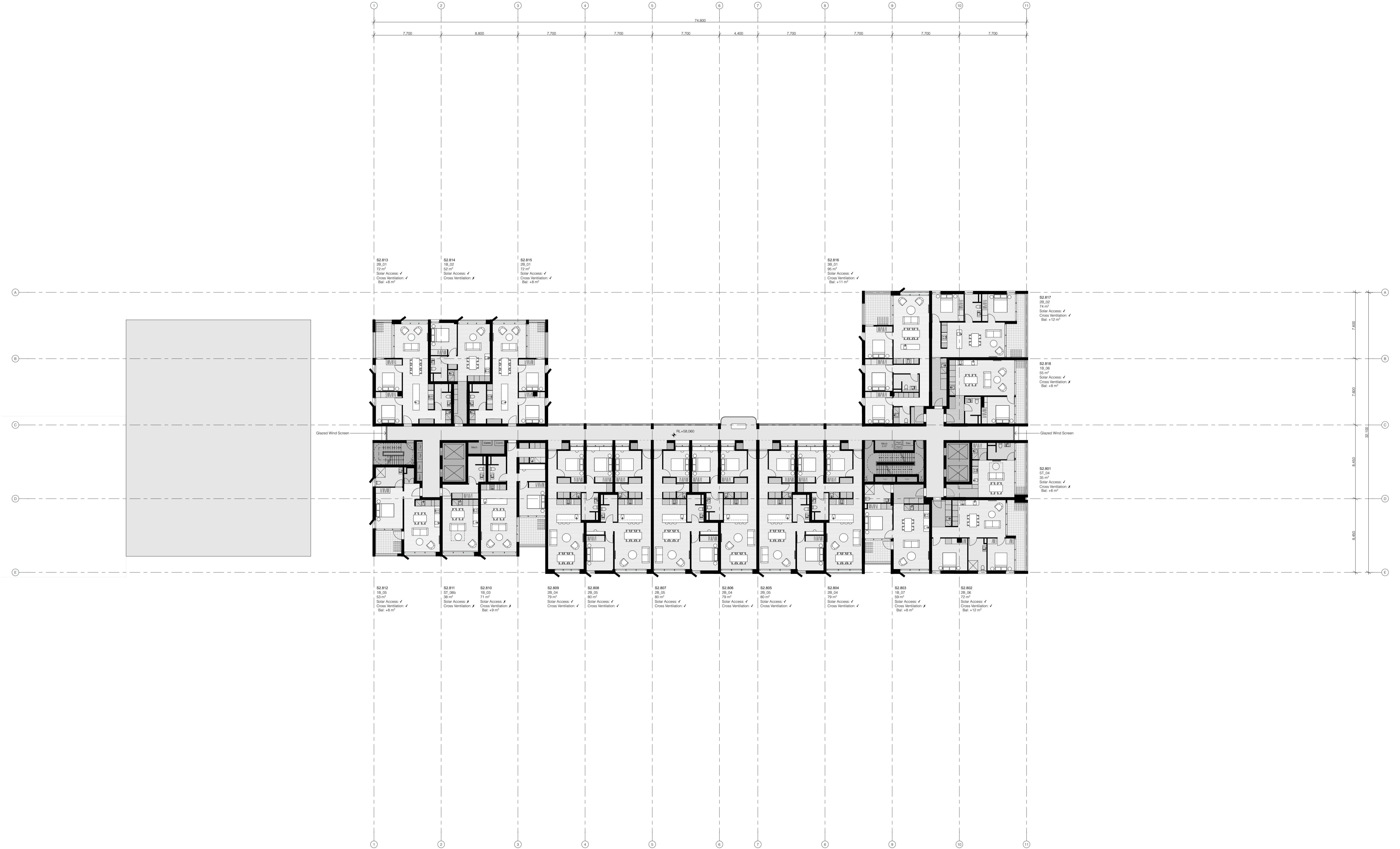
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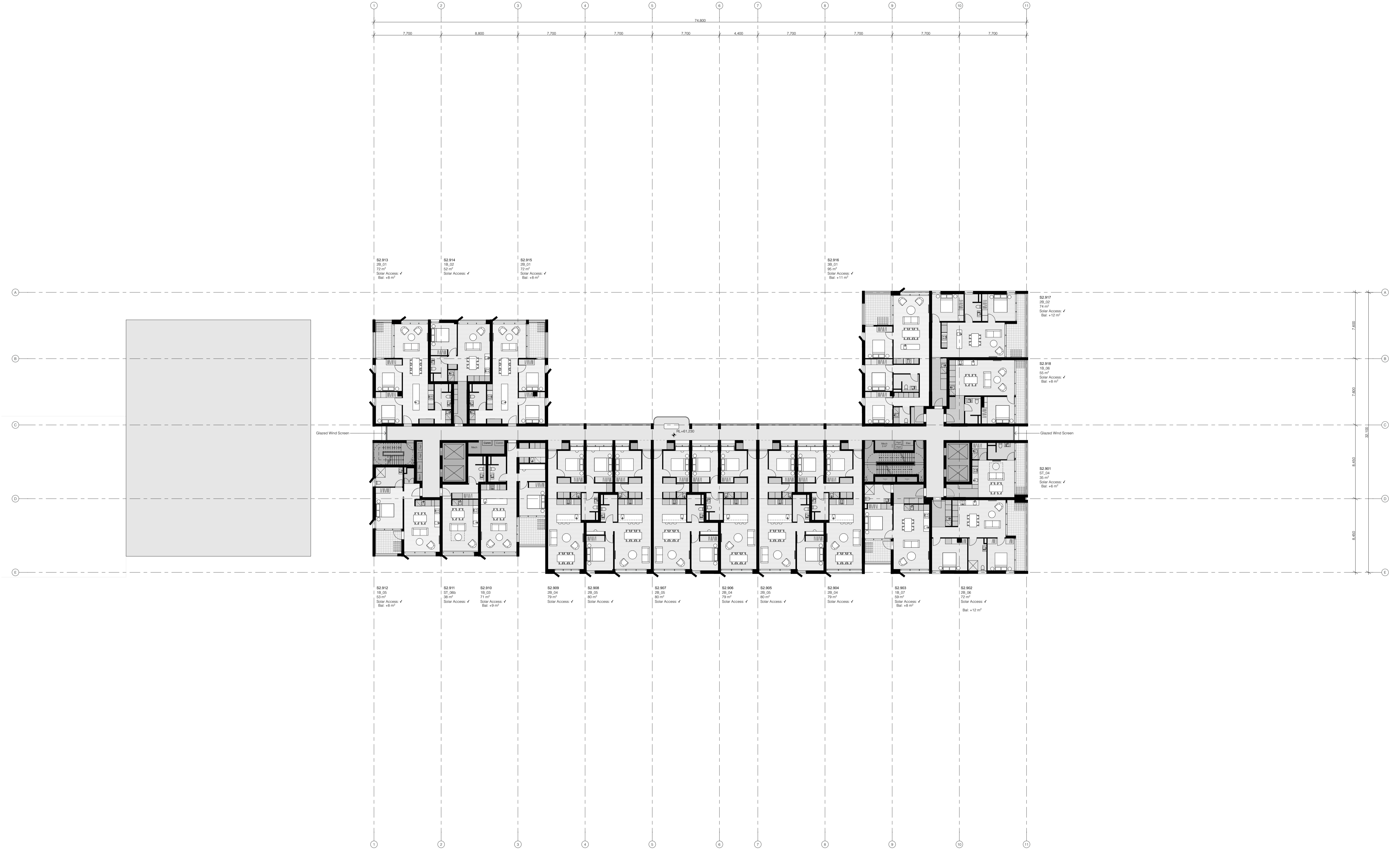




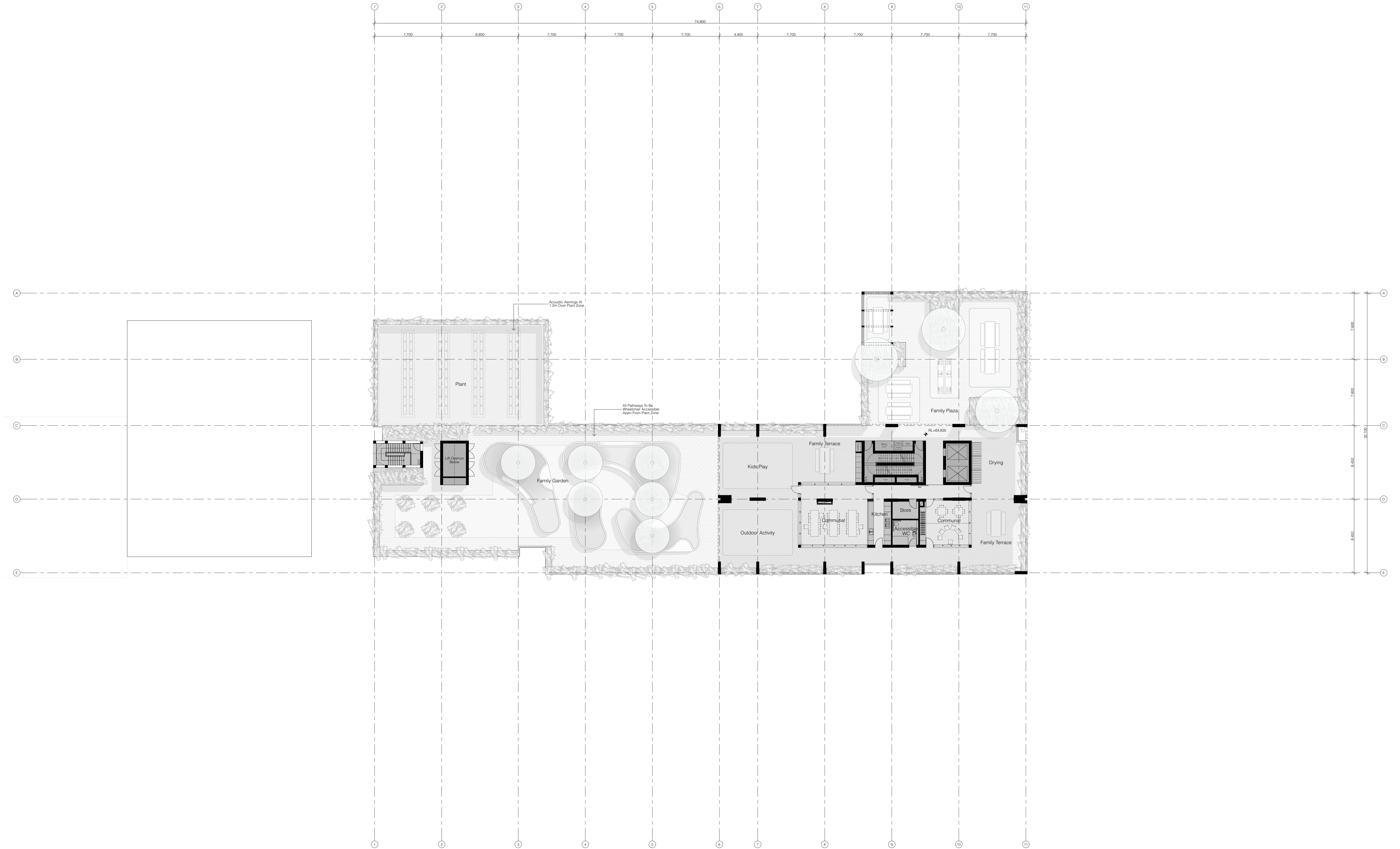
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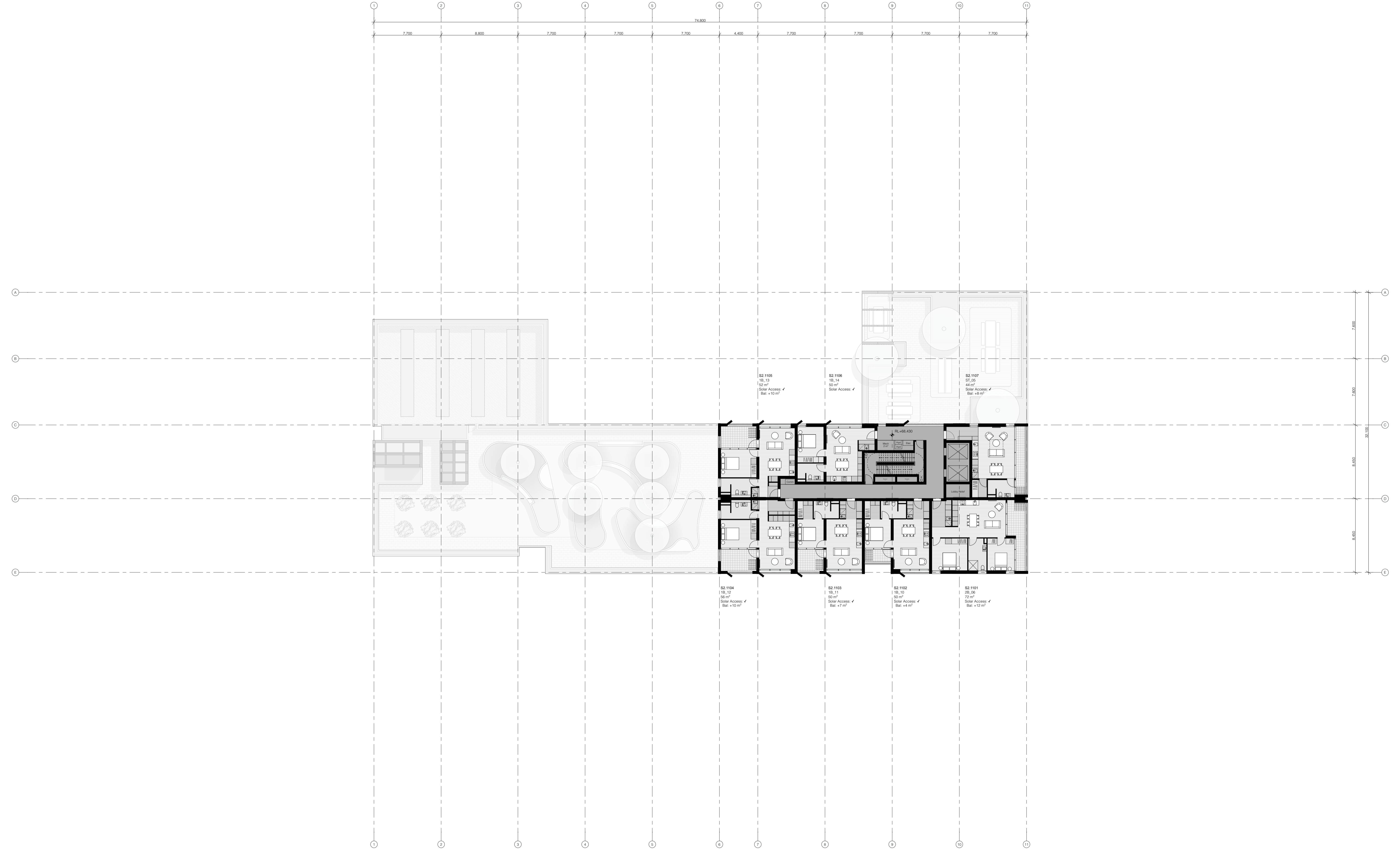


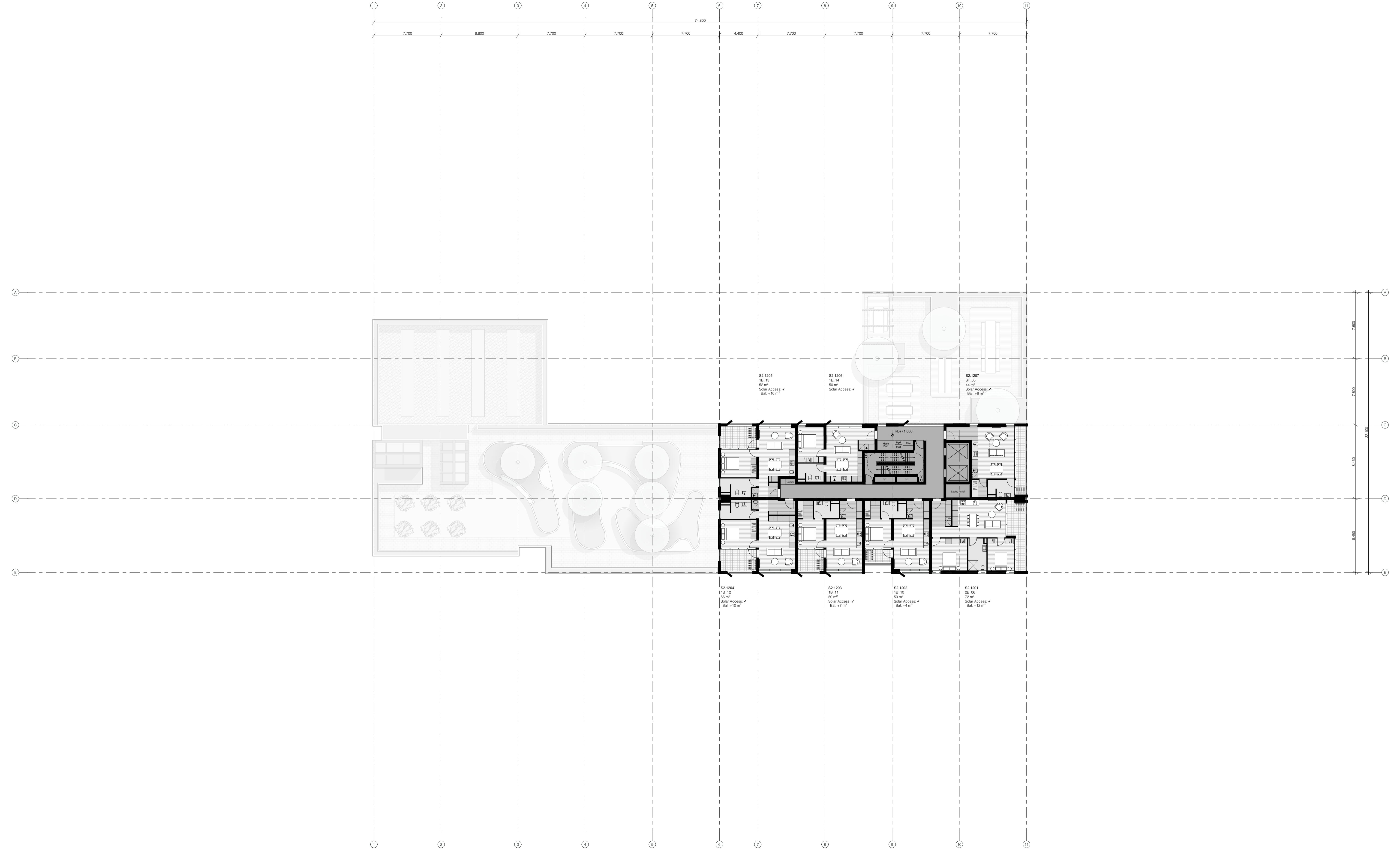


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				— Precinct + S3 + S4 Lead Architect											

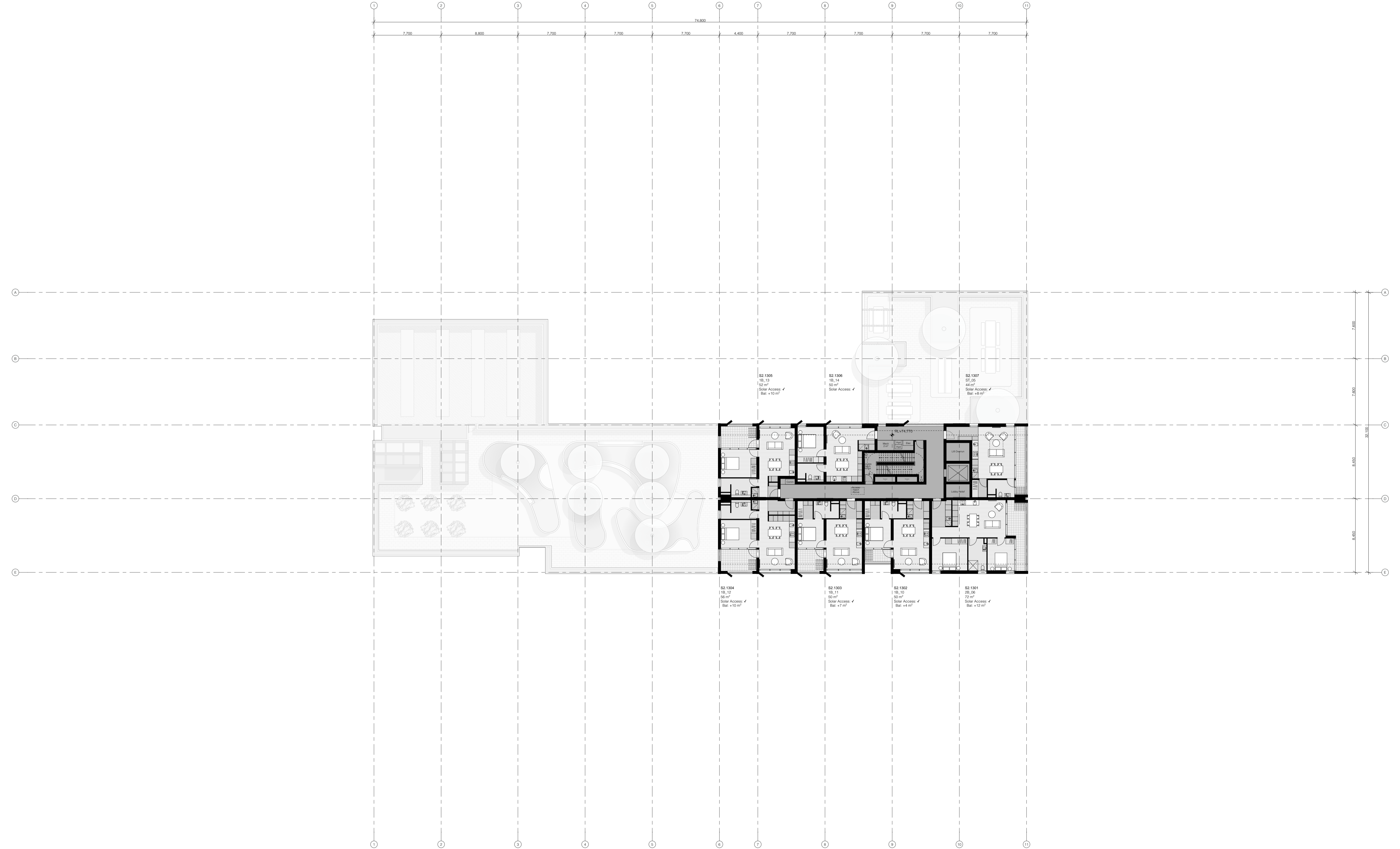


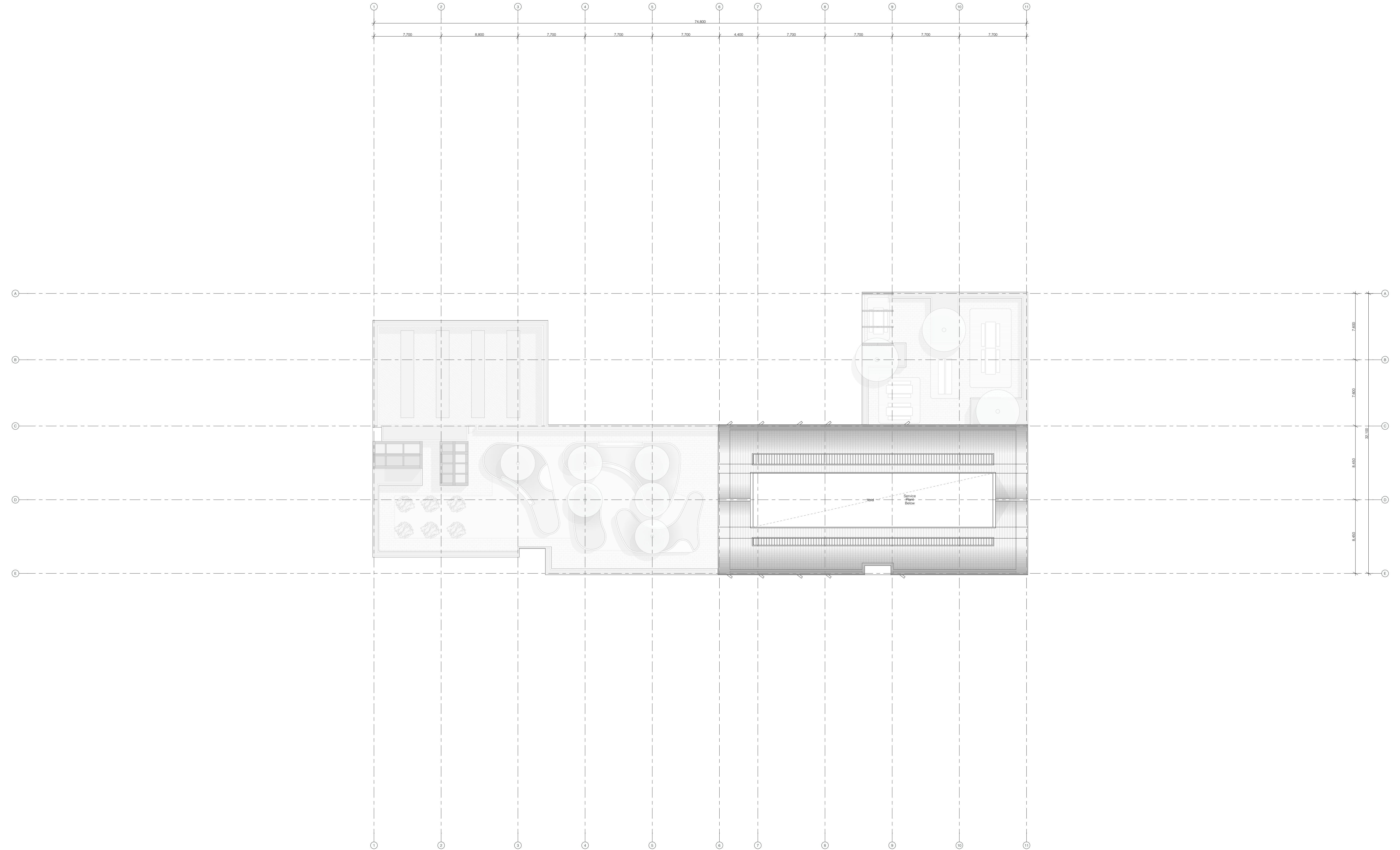
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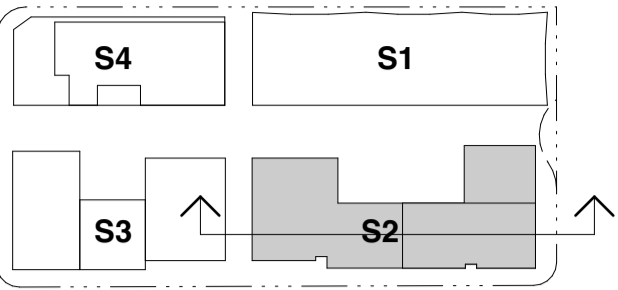
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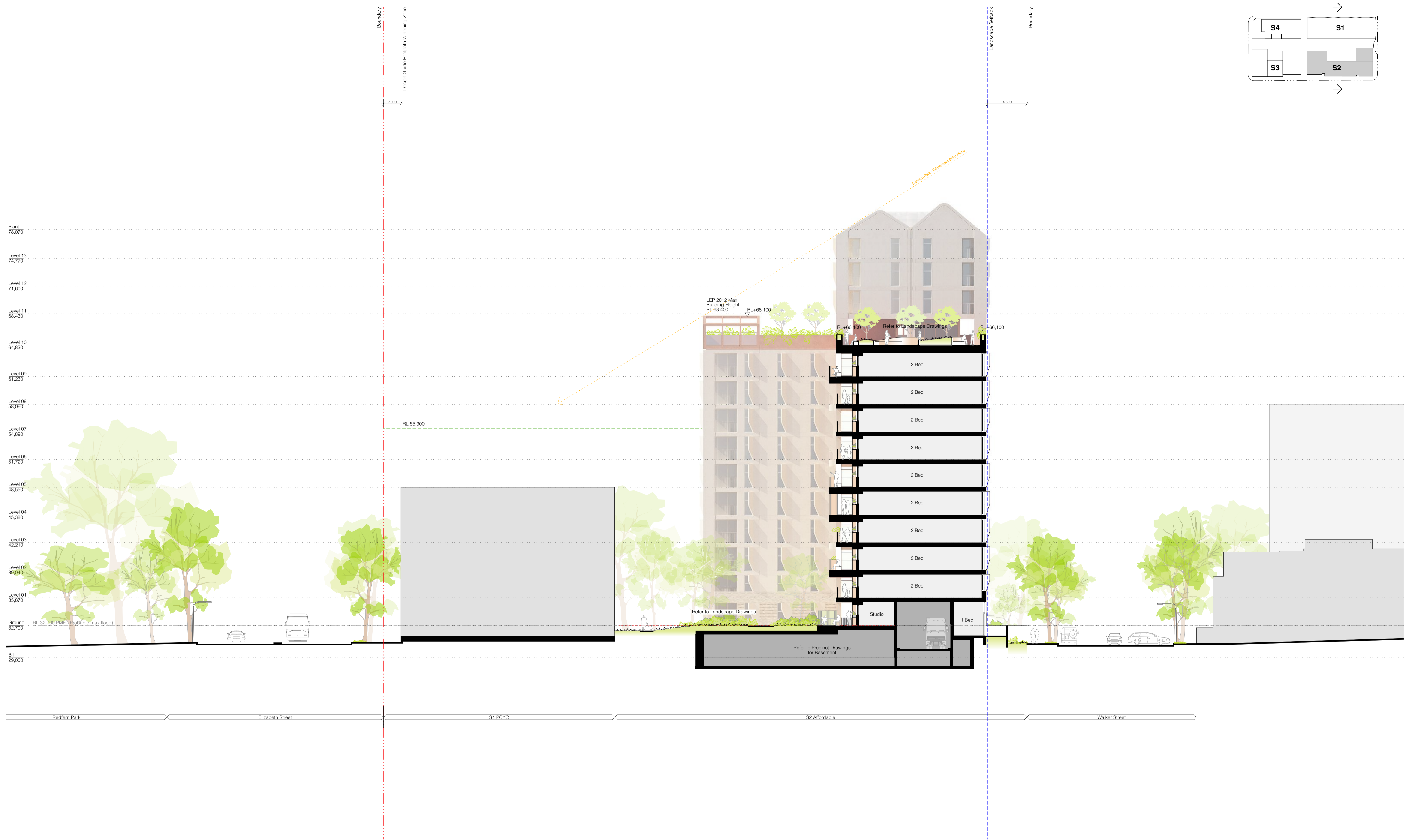
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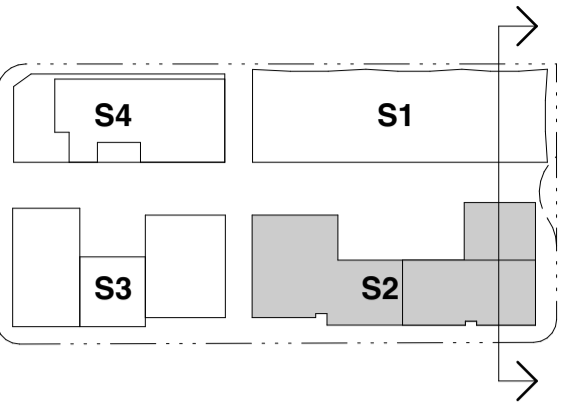


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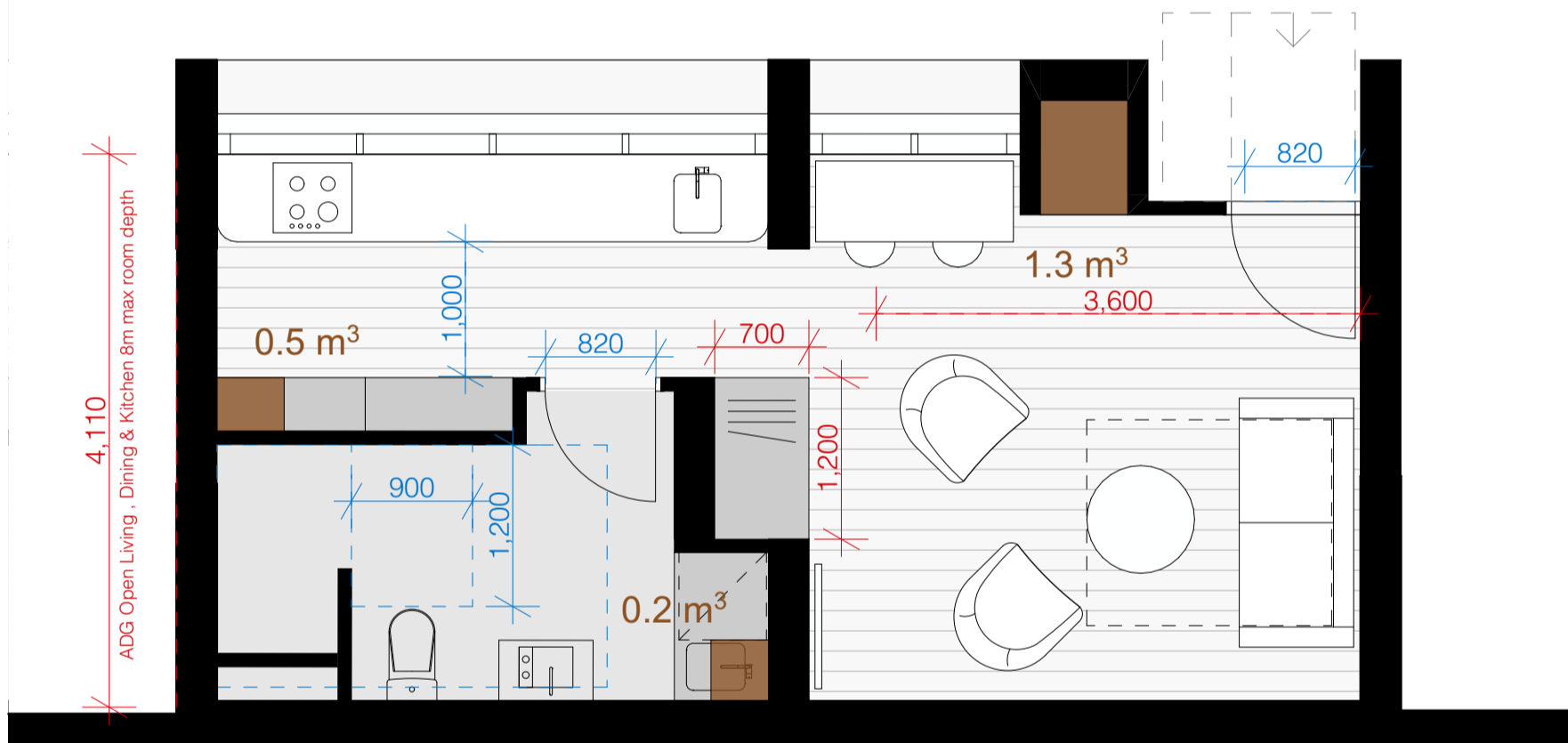


Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings





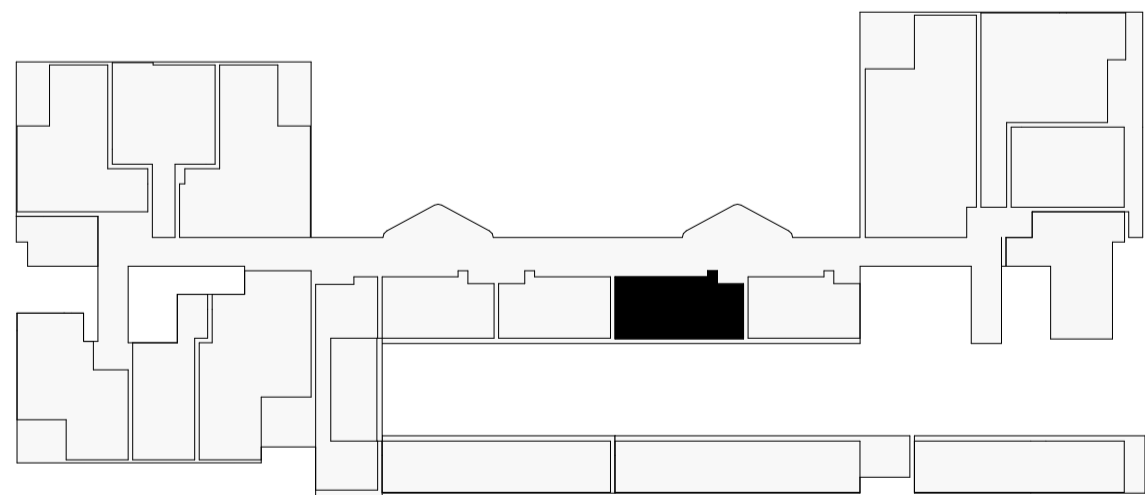
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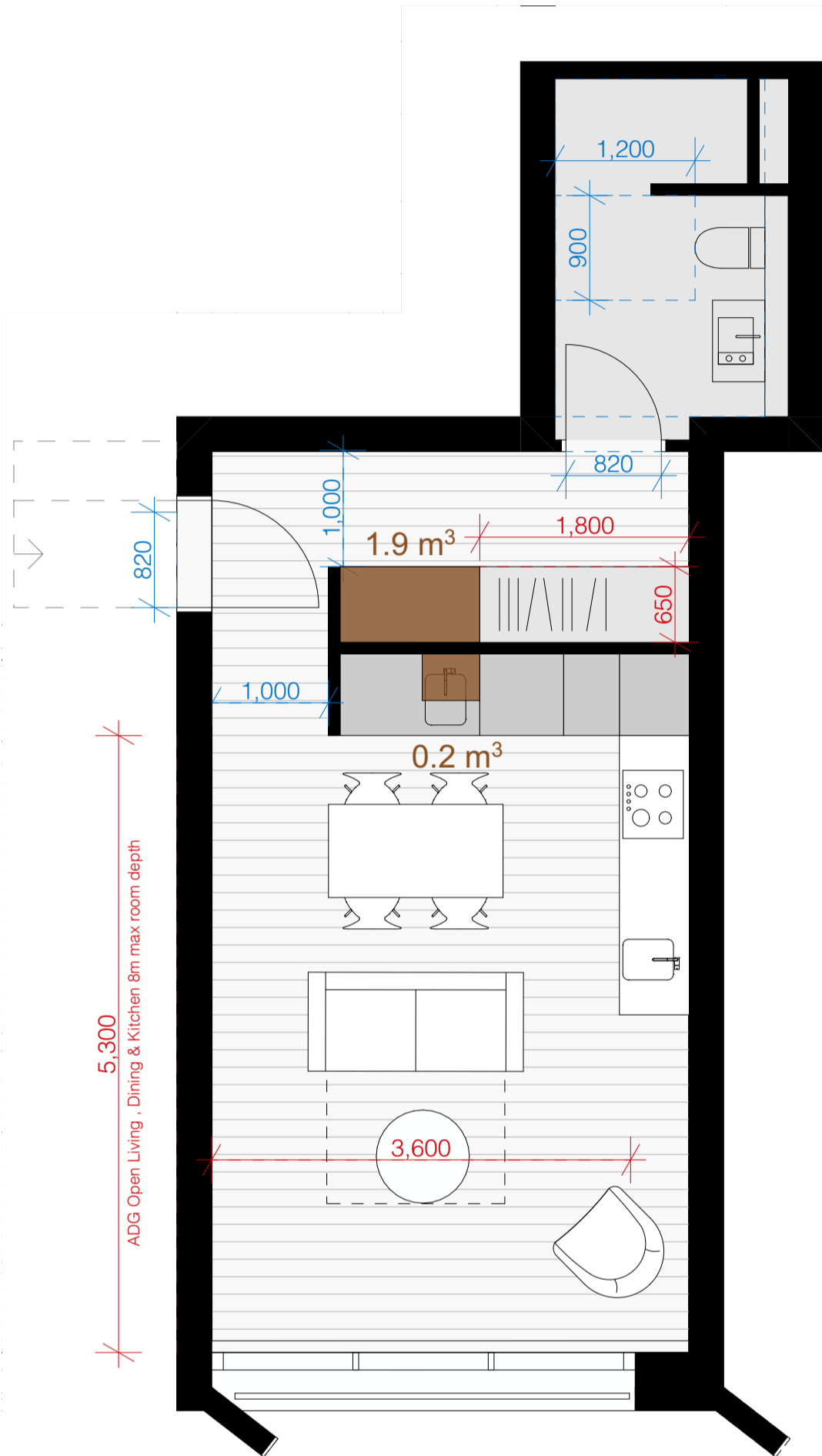
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Studio
ADG + LHA Silver
34m²
Apartment Internal Storage:
SEPP 65 Required Storage:
Storage Above Required:
50% required storage achieved within the Apt:
100 % required storage achieved within the Apt:

2 m³
4 m³
YES
YES
-



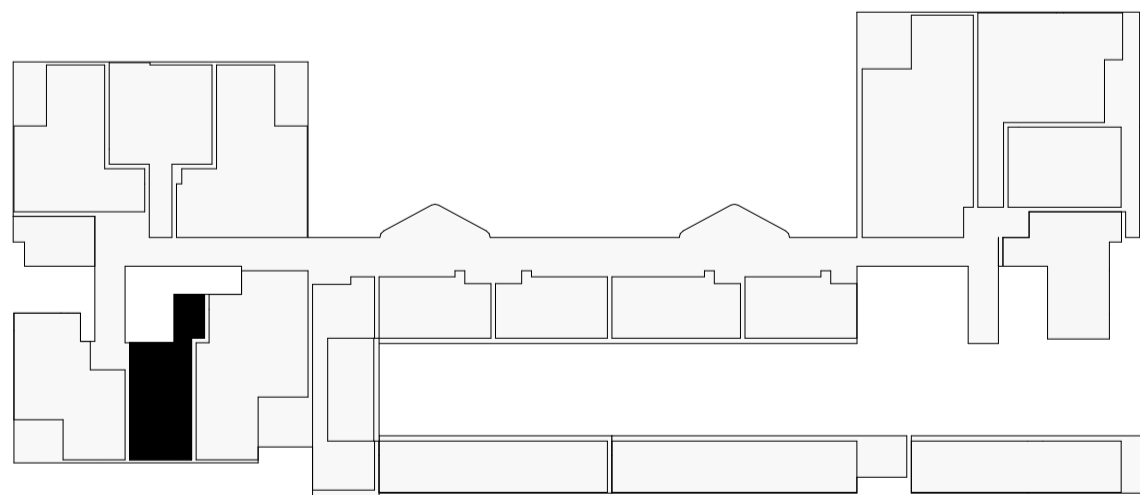
Apartment Type - Location Plan - Lv 01 - 02



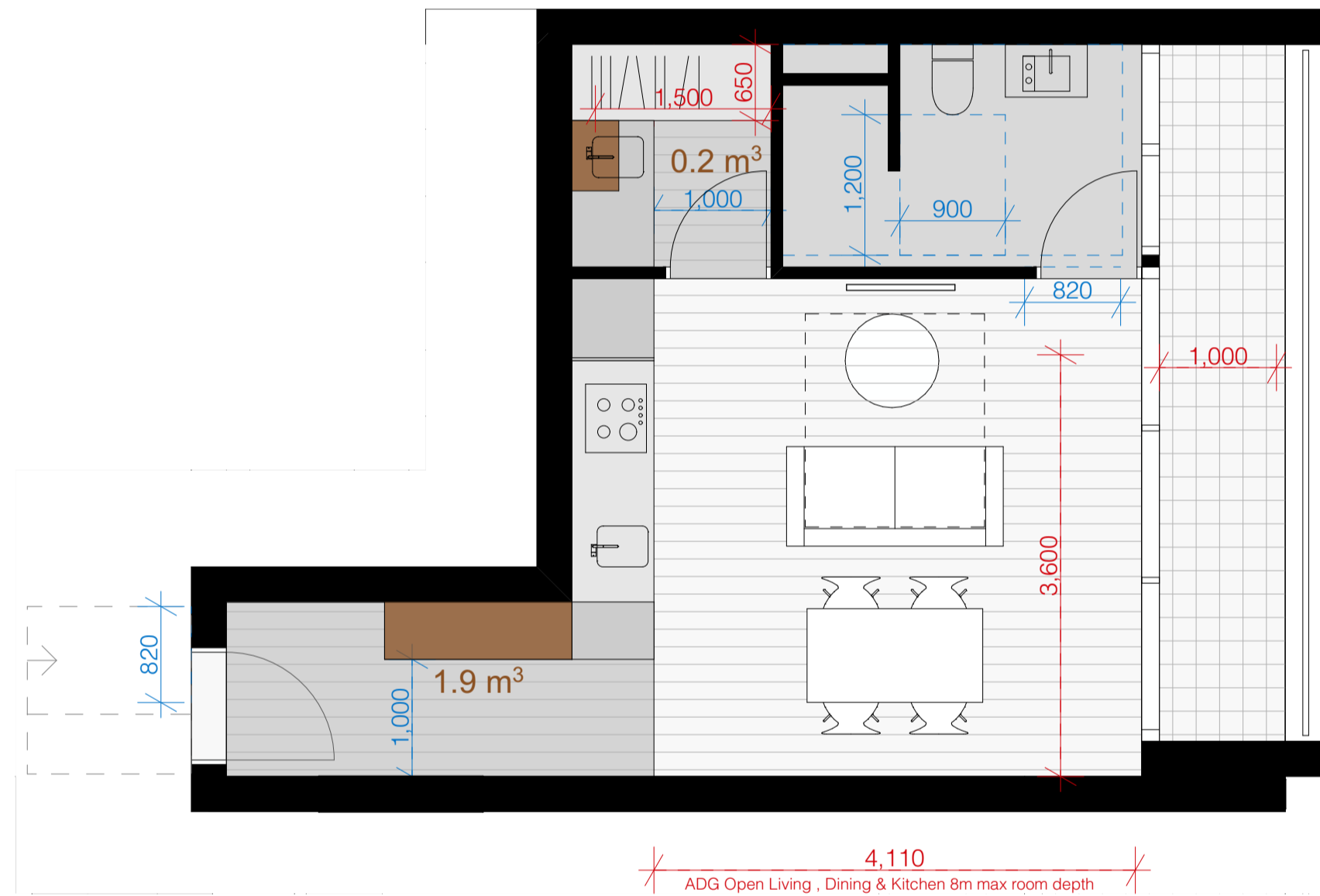
2 S2.ST_06b
1:50

Studio
ADG + LHA Silver
38m²
Apartment Internal Storage:
SEPP 65 Required Storage:
Storage Above Required:
50% required storage achieved within the Apt:
100 % required storage achieved within the Apt:

2 m³
4 m³
YES
YES
-



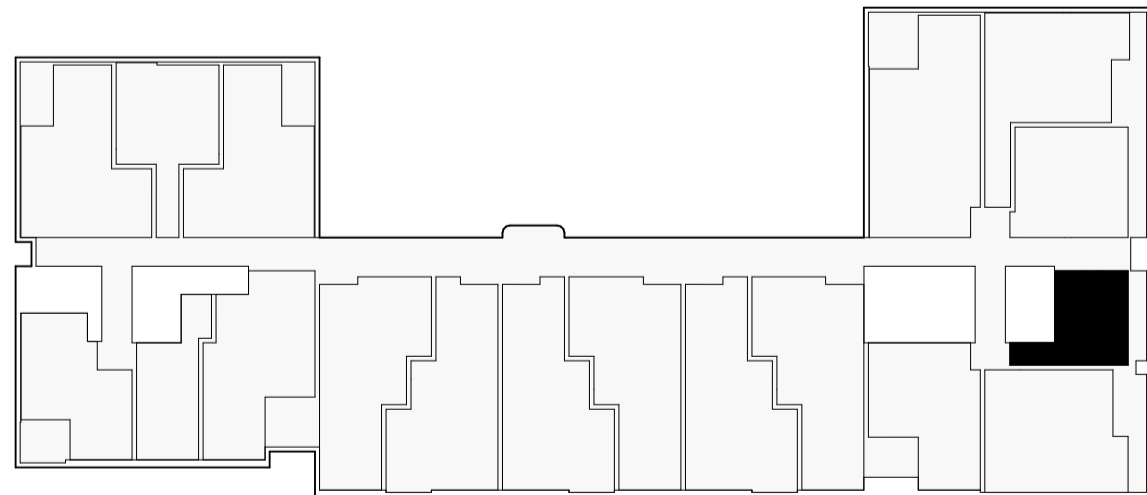
Apartment Type - Location Plan - Lv GL - 09



3 S2.ST_04
1:50

Studio
ADG + LHA Silver
35m² + 6m²
Apartment Internal Storage:
SEPP 65 Required Storage:
Storage Above Required:
50% required storage achieved within the Apt:
100 % required storage achieved within the Apt:

2 m³
4 m³
YES
YES
-



Apartment Type - Location Plan - Lv 02 - 09

LHA Compliance
ADG Compliance
ADG Storage

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

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Project Architectural Team:

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SILVESTER — S2 Lead Architect

hayball

— Precinct + S3 + S4 Lead Architect

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Description

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Status:

STATE SIGNIFICANT
DEVELOPMENT APPLICATION

Drawing Title:

SSDA Apartment Type - Studio

Project No.

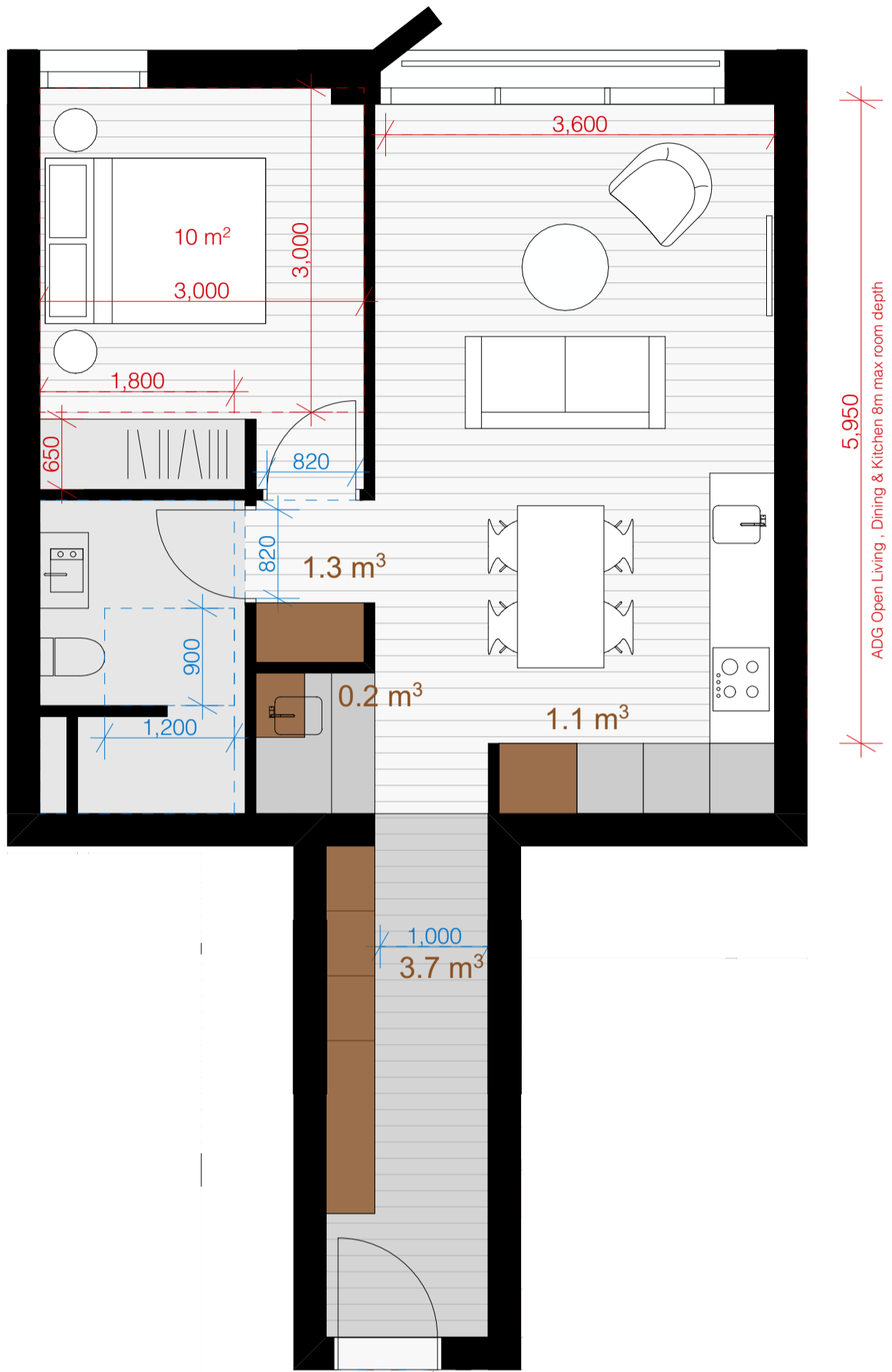
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Drawing No.

S2.A14.11

Revision

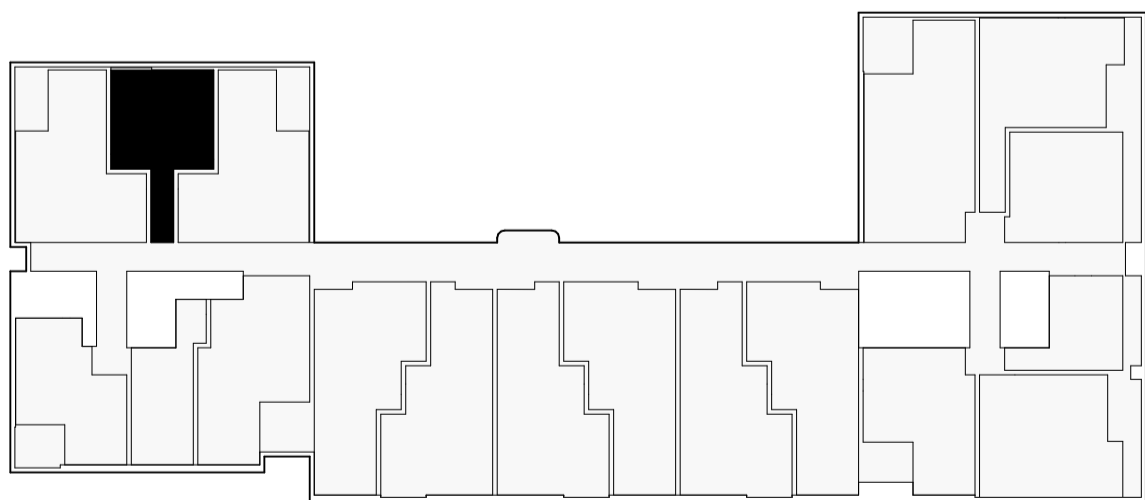
A



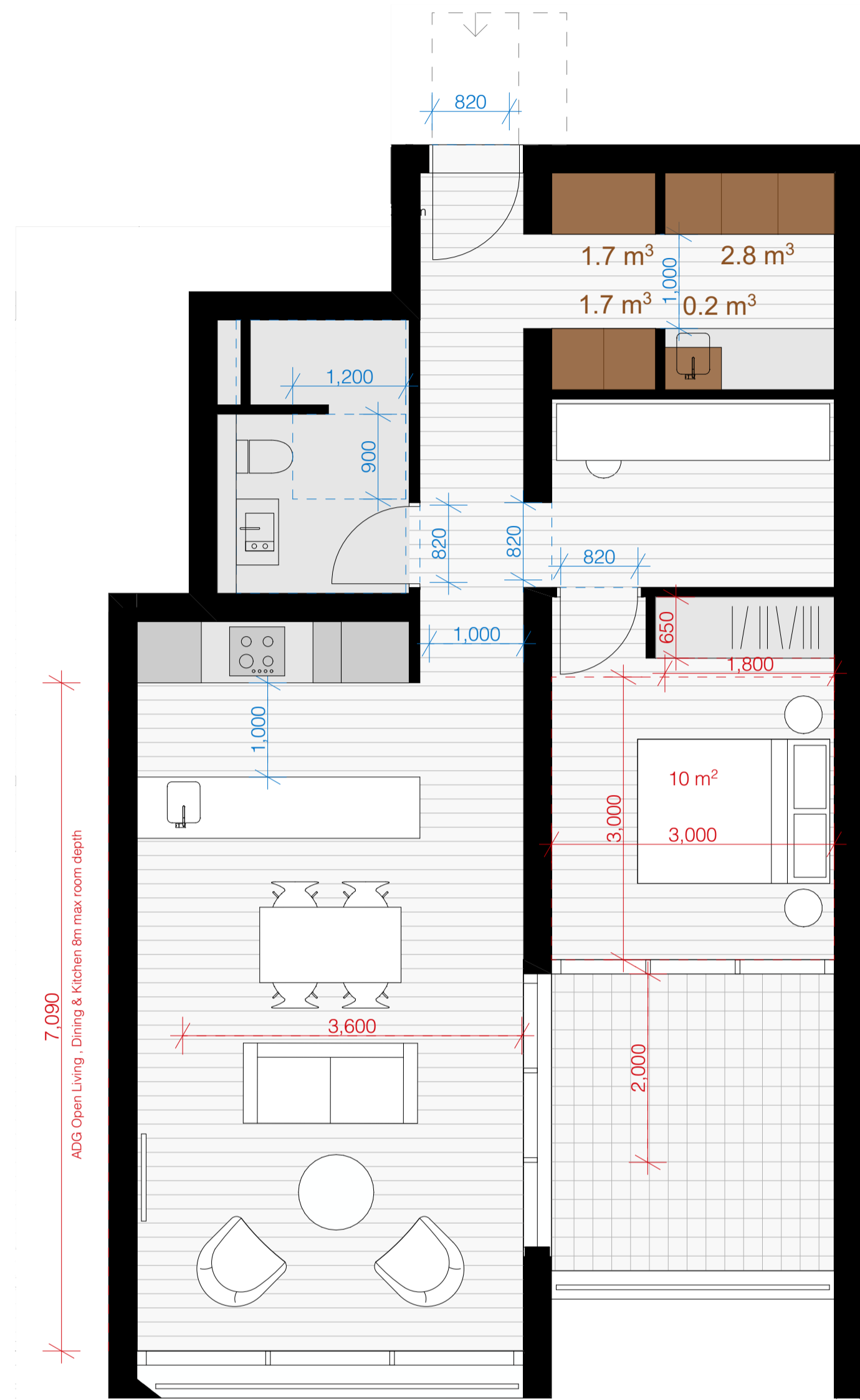
1 Bed
ADG + LHA Silver
52m²

Apartment Internal Storage:
SEPP 65 Required Storage: 6 m³
6 m³

Storage Above Required:
50% required storage achieved within the Apt: YES
100 % required storage achieved within the Apt: YES



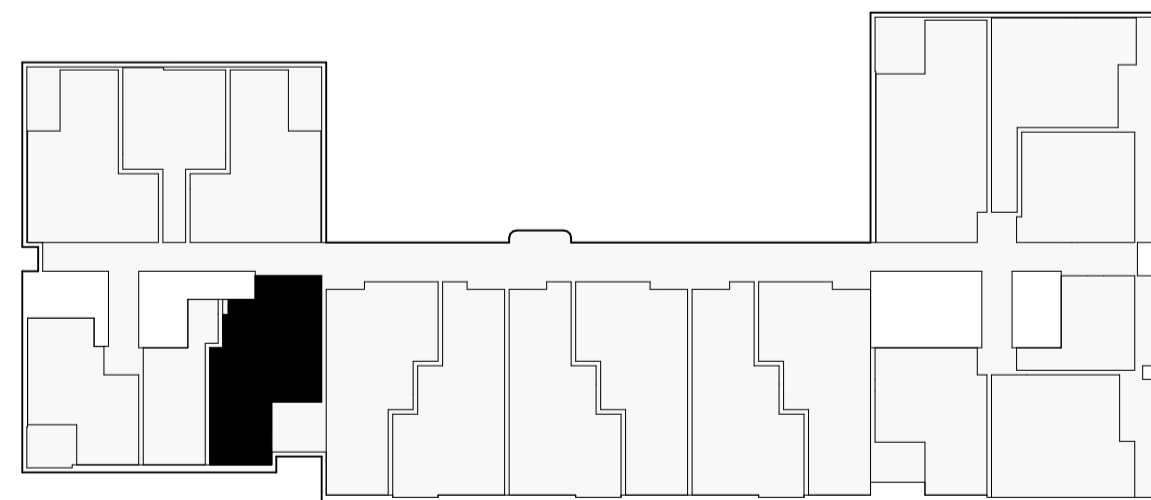
Apartment Type - Location Plan - Lv GL - 09



1 Bed
ADG + LHA Silver
71m² + 9m²

Apartment Internal Storage:
SEPP 65 Required Storage: 6 m³
6 m³

Storage Above Required:
50% required storage achieved within the Apt: YES
100 % required storage achieved within the Apt: YES



Apartment Type - Location Plan - Lv GL - 09

LHA Compliance
ADG Compliance
ADG Storage

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

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SILVESTER — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

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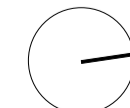
Scale

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Rev

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Date

19.06.2024

Description

Issued For SSDA

Status:

STATE SIGNIFICANT
DEVELOPMENT APPLICATION

Drawing Title:

SSDA Apartment Type - 1 Bed 1/2

Project No.

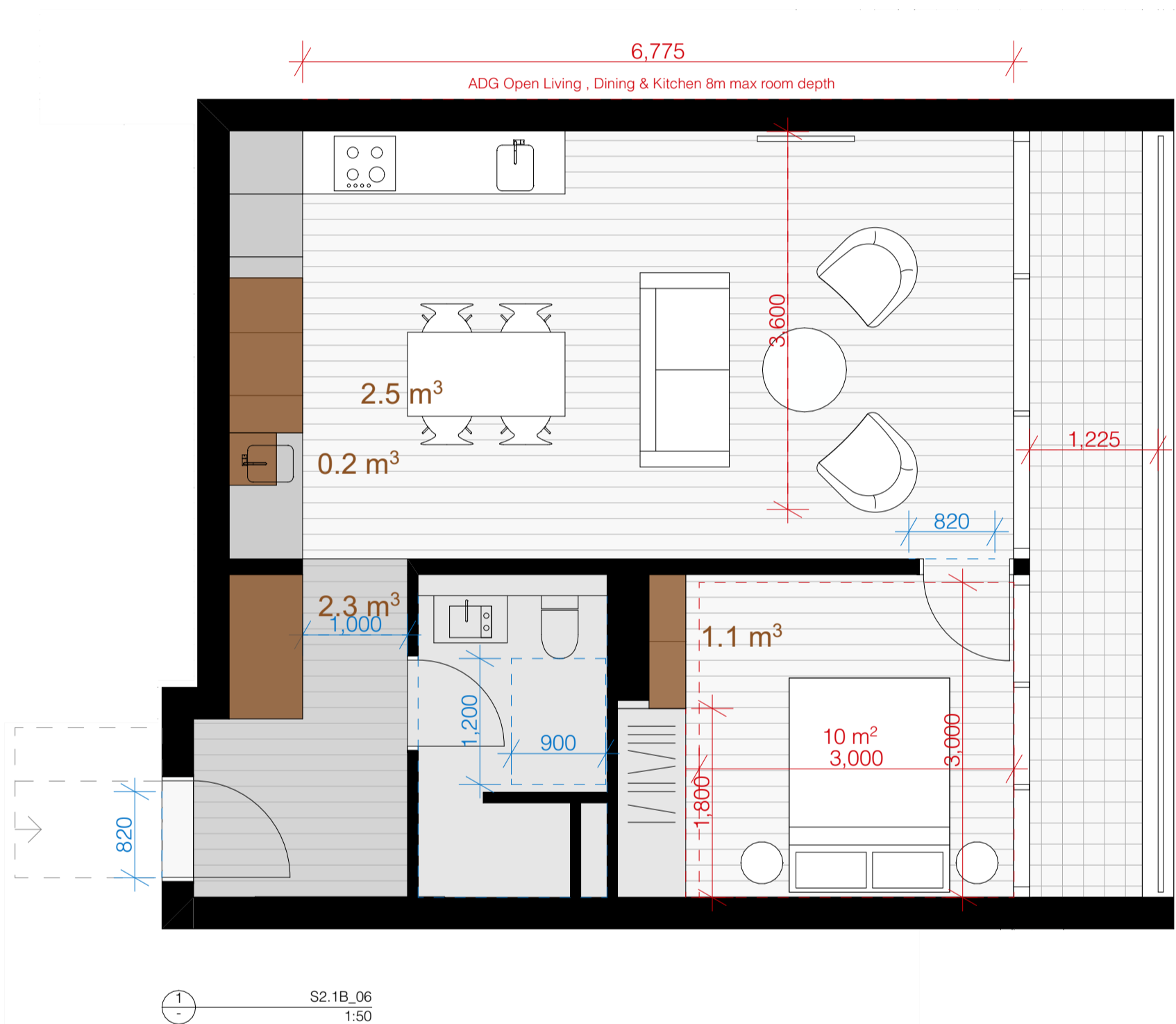
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Drawing No.

S2.A14.12

Revision

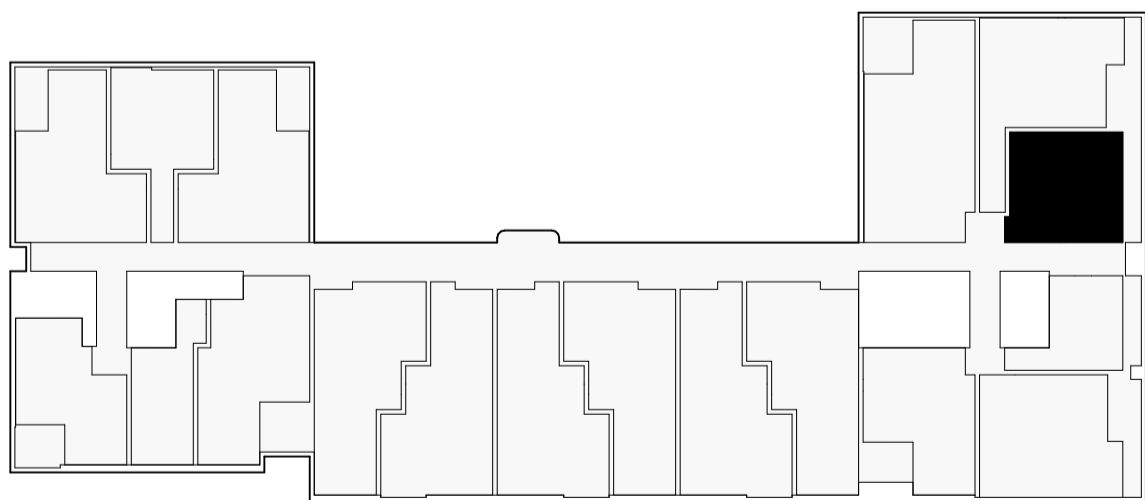
A



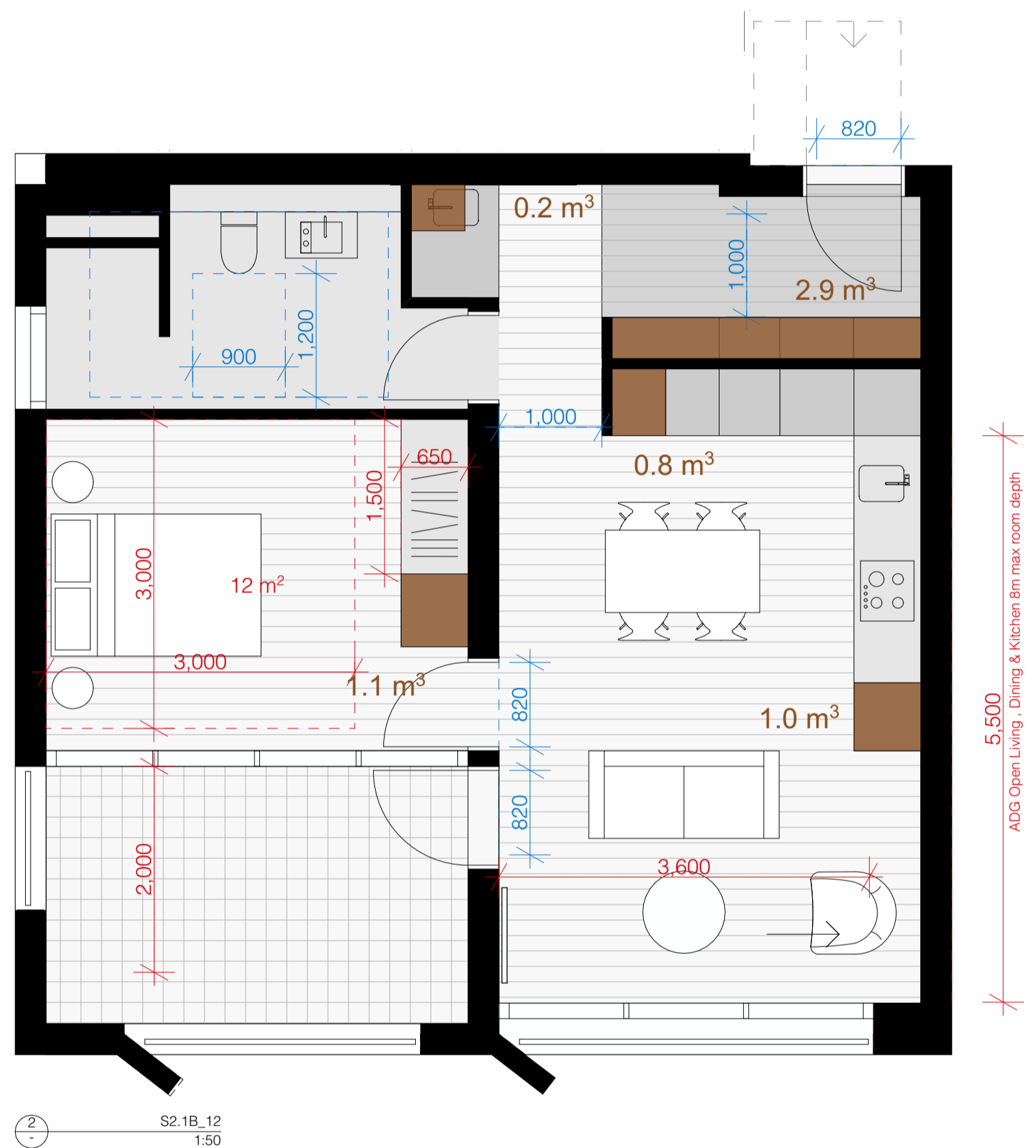
1 Bed
ADG + LHA Silver
55m² + 8m²

Apartment Internal Storage: 6 m³
SEPP 65 Required Storage: 6 m³

Storage Above Required:
50% required storage achieved within the Apt: YES
100 % required storage achieved within the Apt: YES



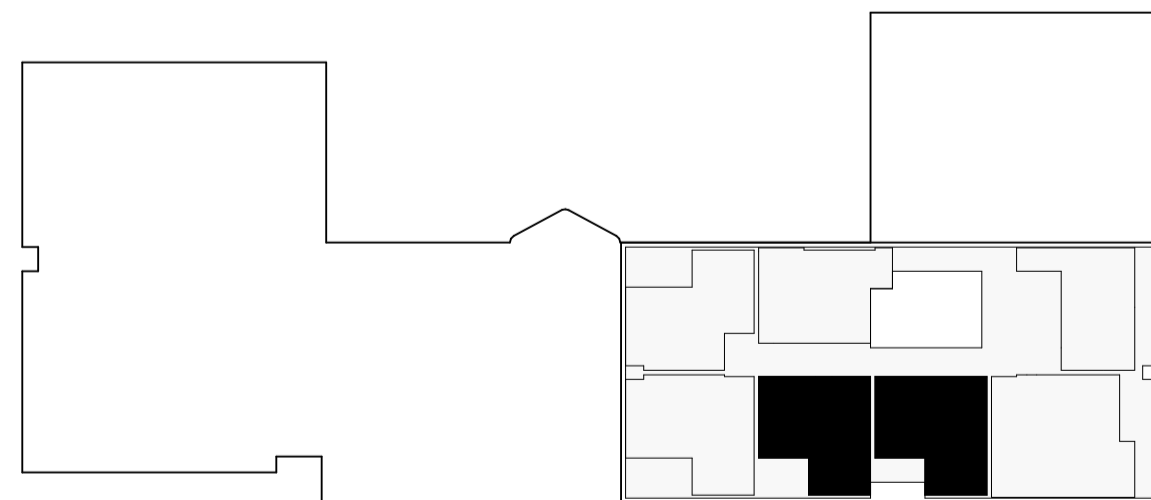
Apartment Type - Location Plan - Lv 01 - 09



1 Bed
ADG + LHA Silver
56m² + 10m²

Apartment Internal Storage: 6 m³
SEPP 65 Required Storage: 6 m³

Storage Above Required:
50% required storage achieved within the Apt: YES
100 % required storage achieved within the Apt: YES



Apartment Type - Location Plan - Lv 11 - 13

LHA Compliance
ADG Compliance
ADG Storage

Project Title:

Redfern Place
600-660 Elizabeth St,
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SILVESTERFULLER — S2 Lead Architect

hayball

— Precinct + S3 + S4 Lead Architect

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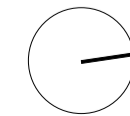
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Date

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Status:

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DEVELOPMENT APPLICATION

Drawing Title:

SSDA Apartment Type - 1 Bed 2/2

Project No.

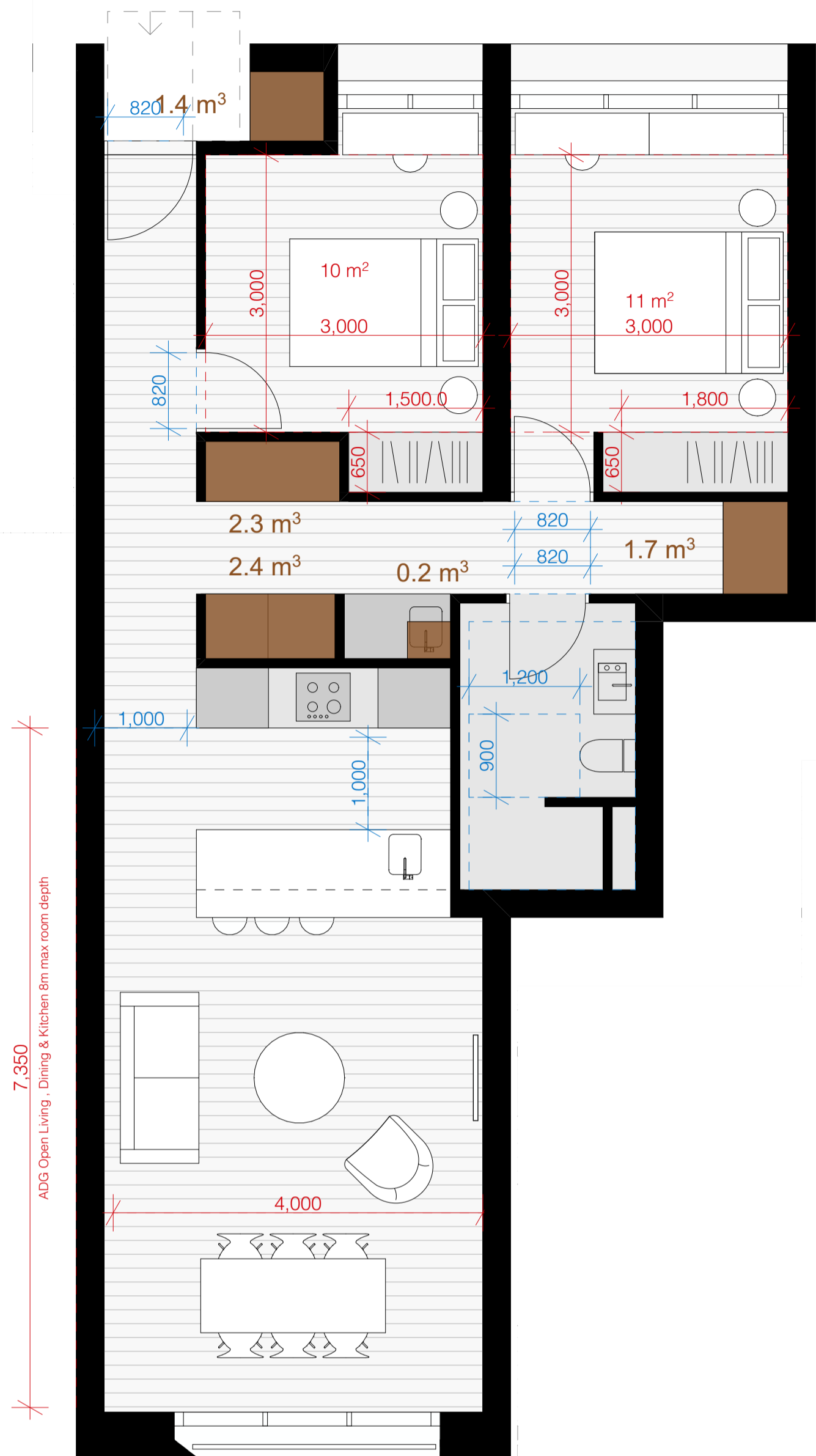
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Drawing No.

S2.A14.13

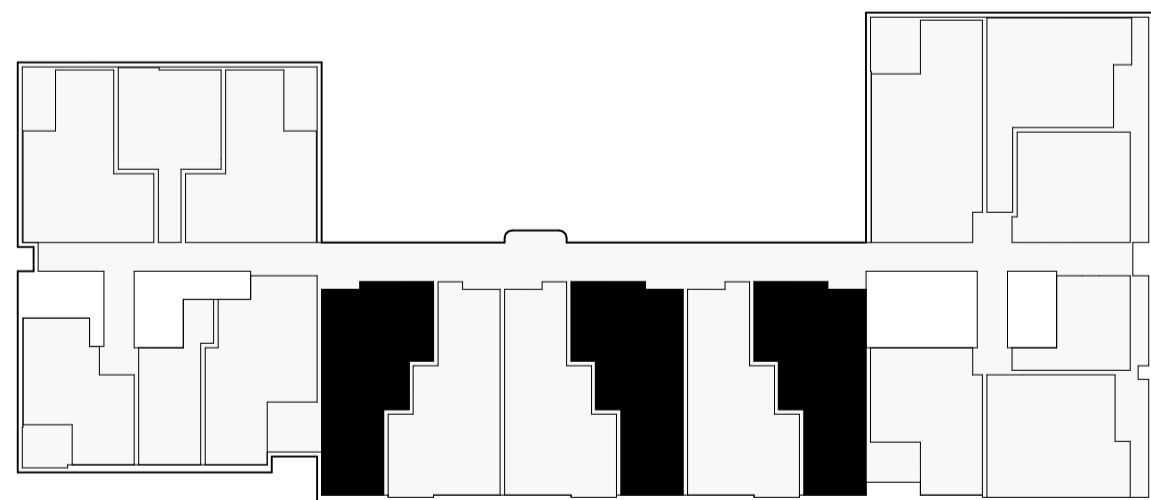
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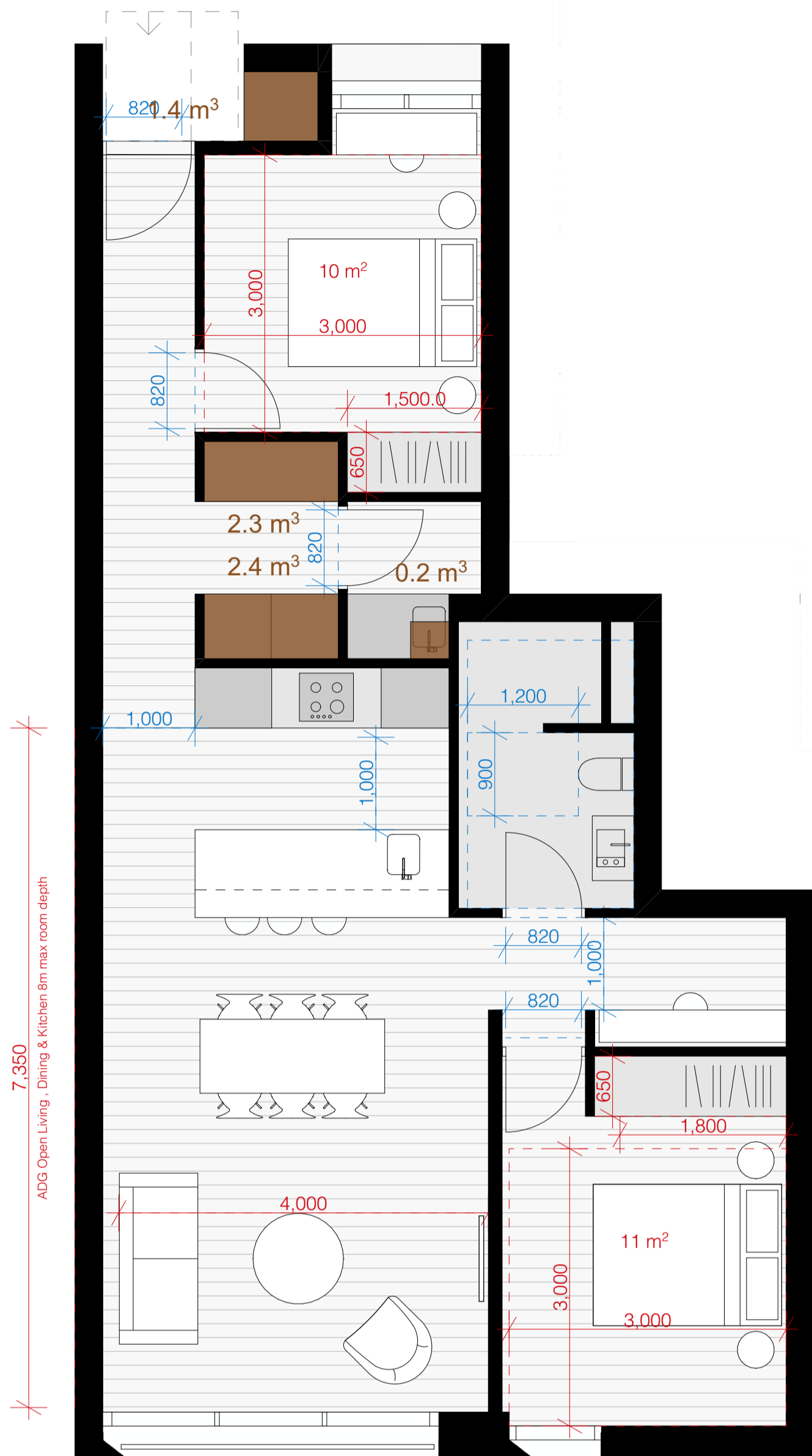


1 S2.2B_04
1:50

2 Bed
ADG + LHA Silver
79m²
Apartment Internal Storage: 8 m³
SEPP 65 Required Storage: 8 m³
Storage Above Required: YES
50% required storage achieved within the Apt: YES
100 % required storage achieved within the Apt: YES

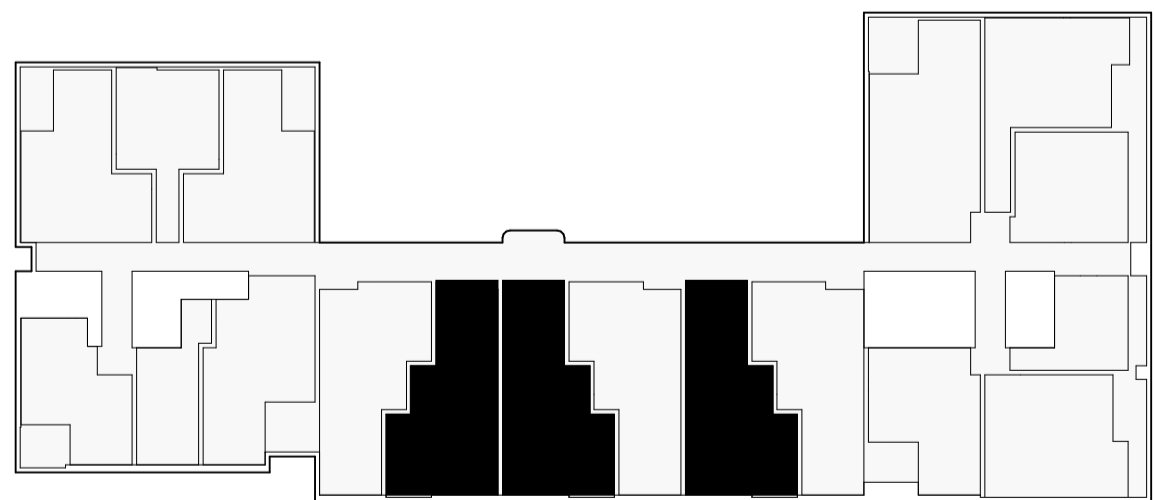


Apartment Type - Location Plan - Lv 01 - 09

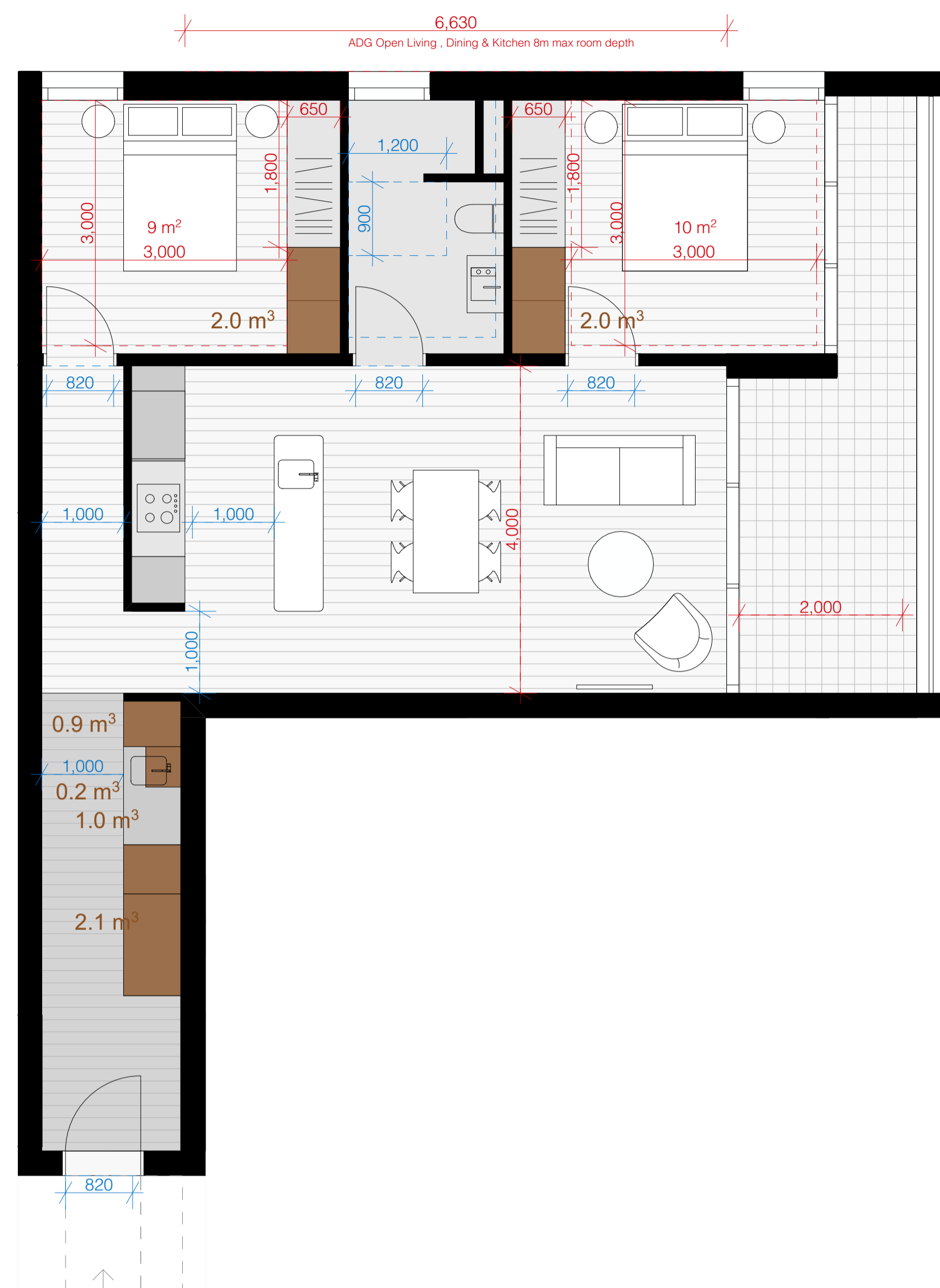


2 S2.2B_05
1:50

2 Bed
ADG + LHA Silver
80m²
Apartment Internal Storage: 6 m³
SEPP 65 Required Storage: 8 m³
Storage Above Required: YES
50% required storage achieved within the Apt: YES
100 % required storage achieved within the Apt: YES

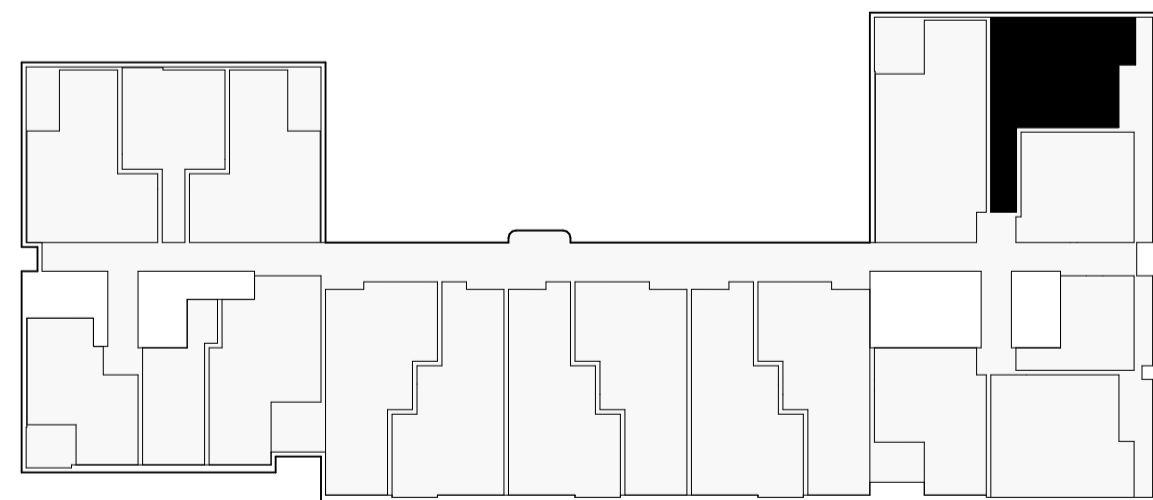


Apartment Type - Location Plan - Lv 01 - 09



3 S2.2B_02
1:50

2 Bed
ADG + LHA Silver
74m² + 12m²
Apartment Internal Storage: 8 m³
SEPP 65 Required Storage: 8 m³
Storage Above Required: YES
50% required storage achieved within the Apt: YES
100 % required storage achieved within the Apt: YES



Apartment Type - Location Plan - Lv GL - 09

LHA Compliance
ADG Compliance
ADG Storage

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

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Architecture AND — S1 Lead Architect
SILVESTER — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

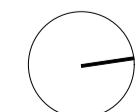
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Drawing Title:

SSDA Apartment Type - 2 Bed

Project No.

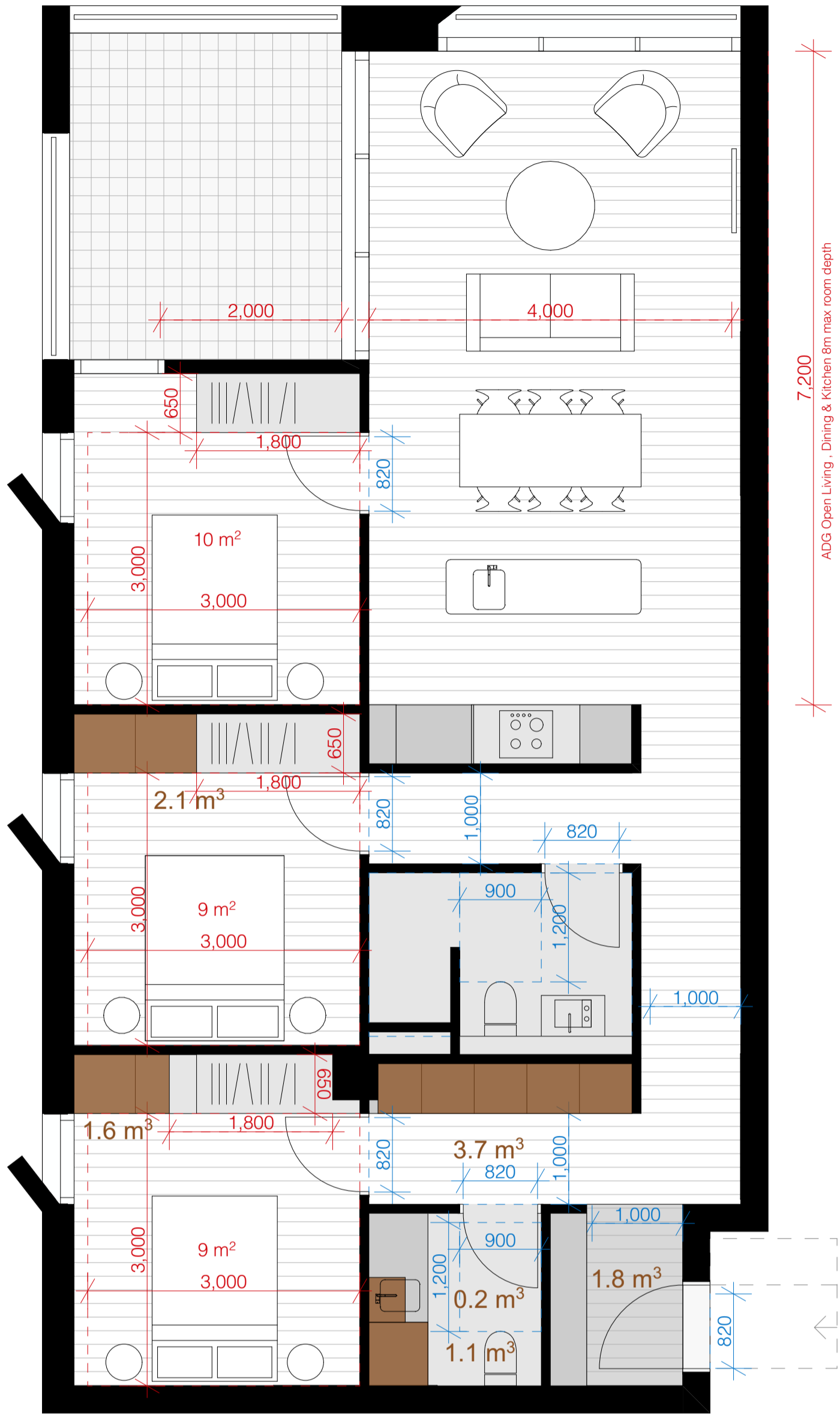
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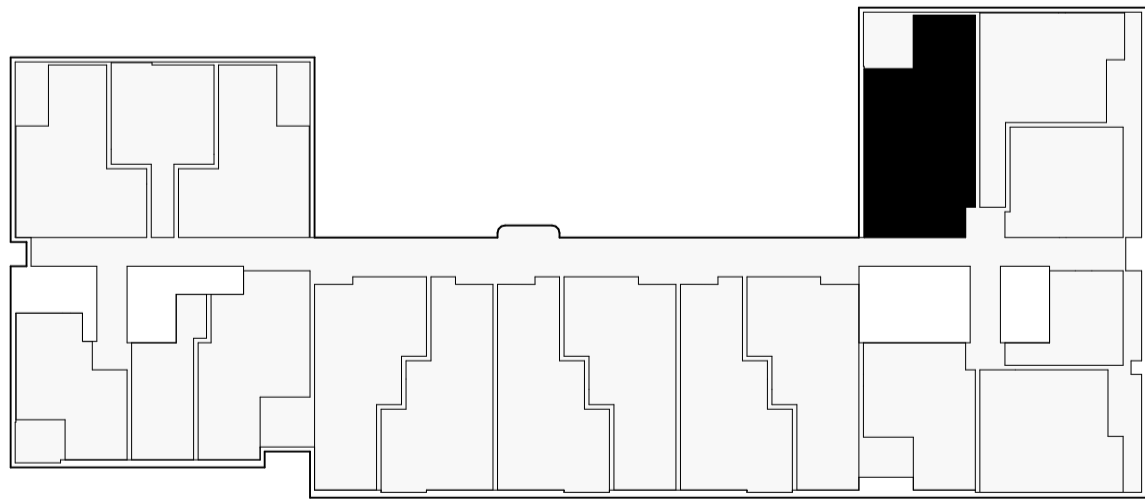
Drawing No.

S2.A14.14



1
-
S2.3B_01
1:50

2 Bed
ADG + LHA Silver
96m² + 11m²
Apartment Internal Storage: 10 m³
SEPP 65 Required Storage: 10 m³
Storage Above Required: YES
50% required storage achieved within the Apt: YES
100 % required storage achieved within the Apt: YES



Apartment Type - Location Plan - Lv GL - 09

LHA Compliance
ADG Compliance
ADG Storage

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

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Project Architectural Team:

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SILVESTERÆJJUJ

hayball

— S1 Lead Architect
— S2 Lead Architect

— Precinct + S3 + S4 Lead Architect

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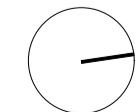
Scale

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Description

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Status:

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DEVELOPMENT APPLICATION

Drawing Title:

SSDA Apartment Type - 3 Bed

Project No.

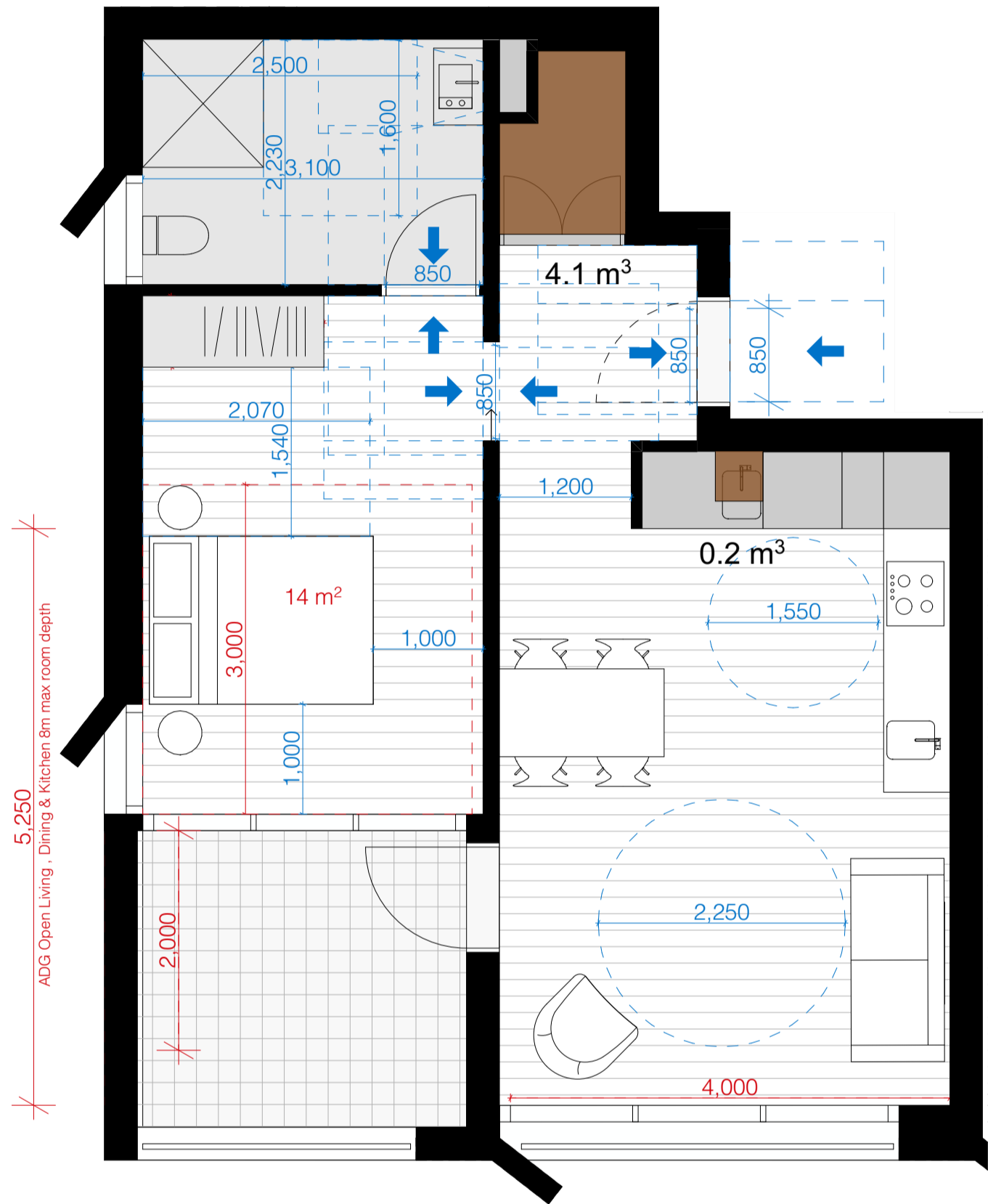
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Drawing No.

S2.A14.15

Revision

A



S2.1B_05
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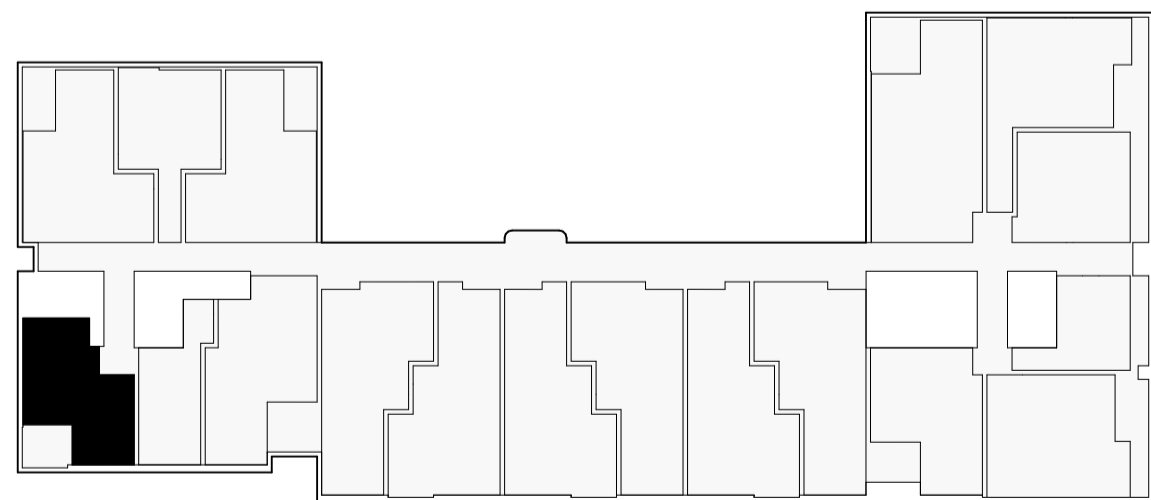
1 Bed
ADG + Adaptable
59m² + 7m²

Apartment Internal Storage:
SEPP 65 Required Storage:

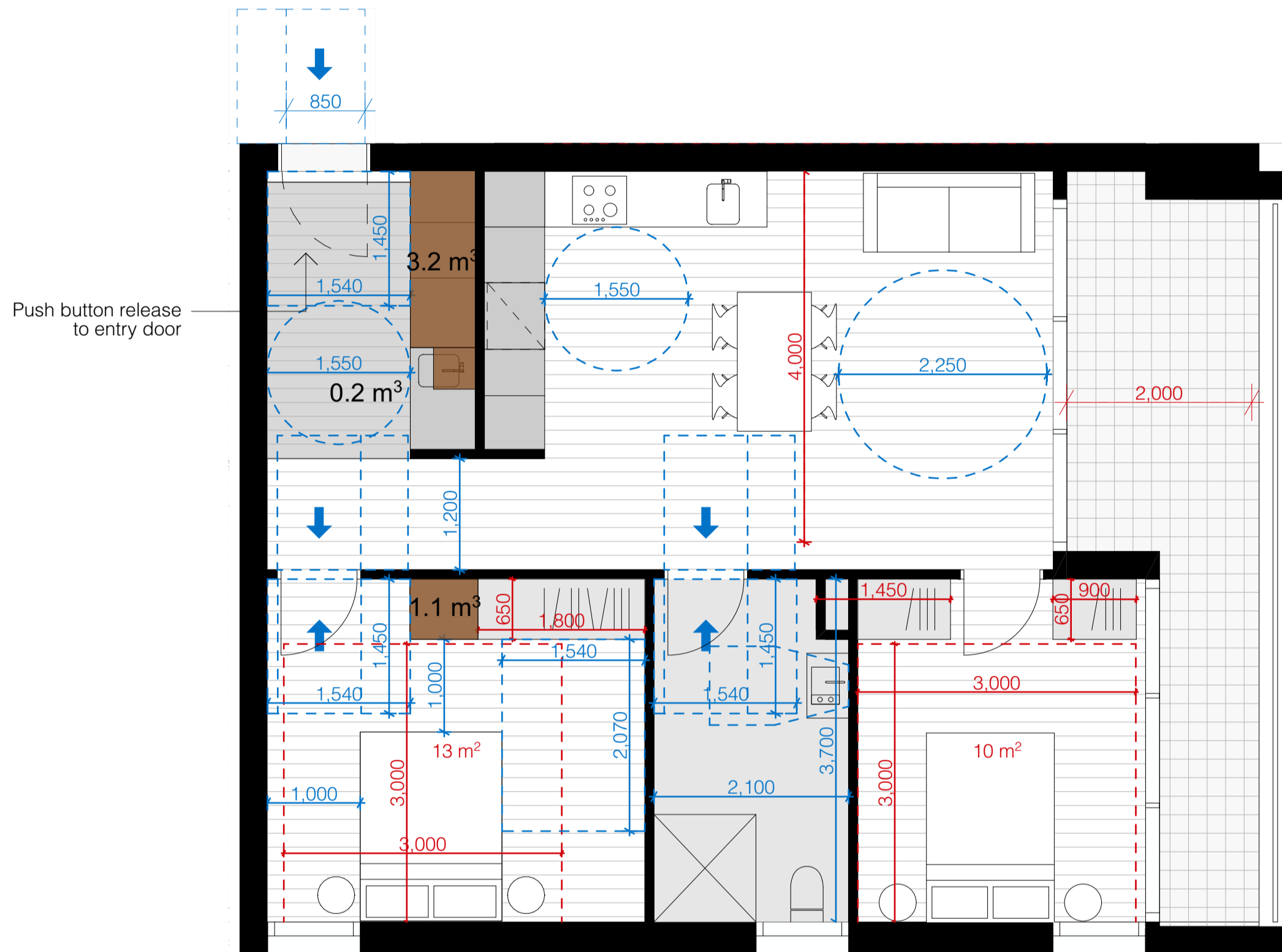
4 m³
6 m³

Storage Above Required:
50% required storage achieved within the Apt:
100 % required storage achieved within the Apt:

YES
YES
-



Apartment Type - Location Plan - Lv GL - 09



S2.2B_06
1:50

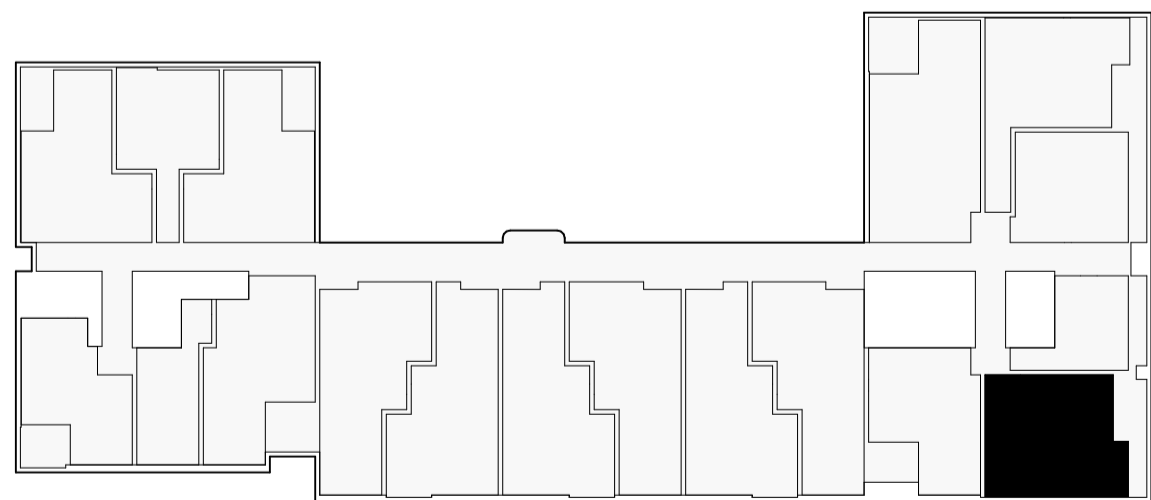
2 Bed
ADG + Adaptable
72m² + 7m²

Apartment Internal Storage:
SEPP 65 Required Storage:

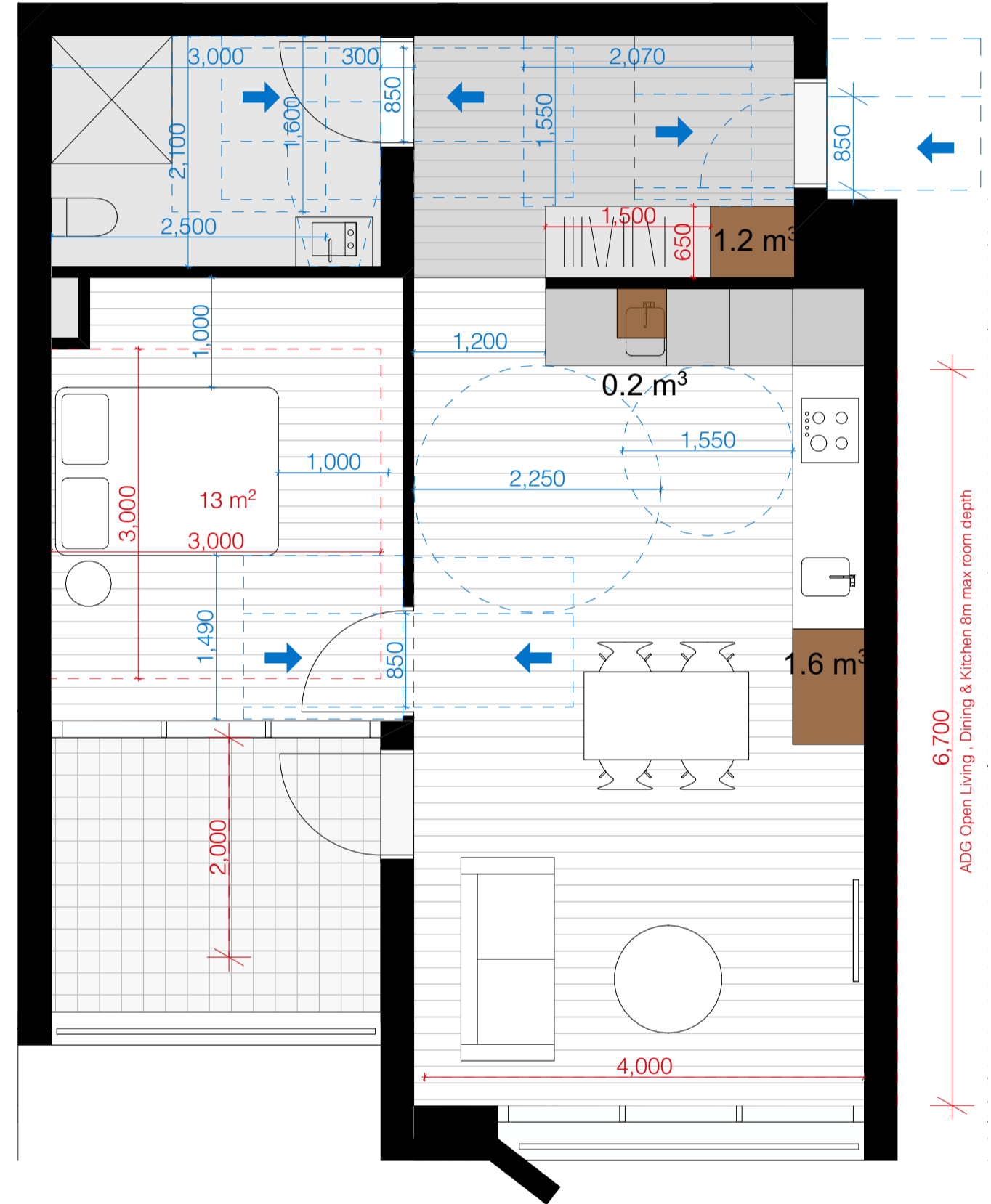
4 m³
8 m³

Storage Above Required:
50% required storage achieved within the Apt:
100 % required storage achieved within the Apt:

YES
YES
-



Apartment Type - Location Plan - Lv 02 - 09



S2.1B_07
1:50

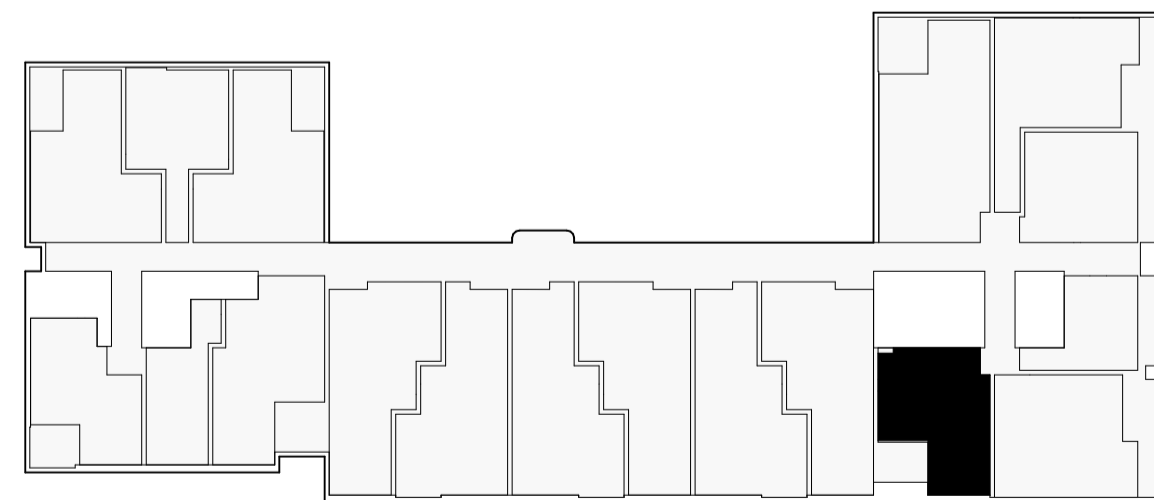
1 Bed
ADG + Adaptable
59m² + 8m²

Apartment Internal Storage:
SEPP 65 Required Storage:

3 m³
6 m³

Storage Above Required:
50% required storage achieved within the Apt:
100 % required storage achieved within the Apt:

YES
YES
-



Apartment Type - Location Plan - Lv 02 - 09

Adaptable Compliance
ADG Compliance
ADG Storage

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

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Description
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Status:

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DEVELOPMENT APPLICATION

Drawing Title:

SSDA Apartment Type - Adaptable

Project No.

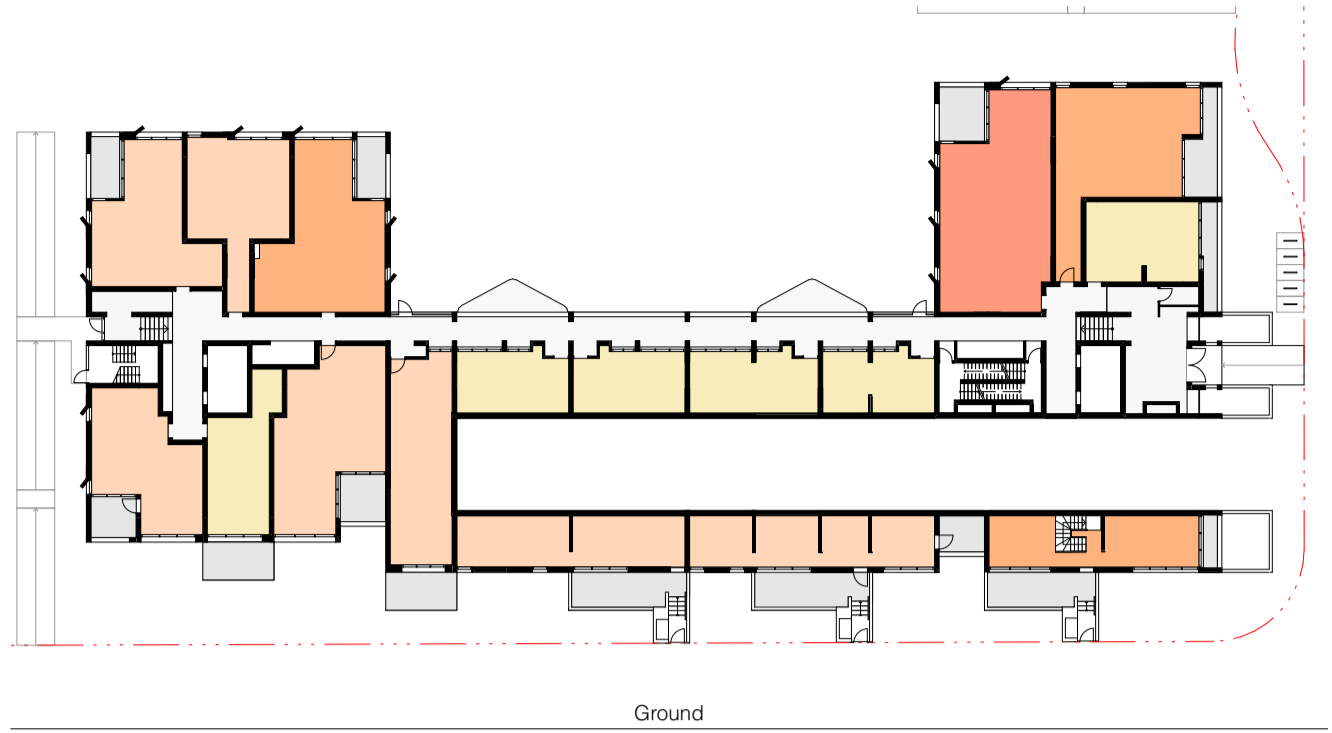
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Drawing No.

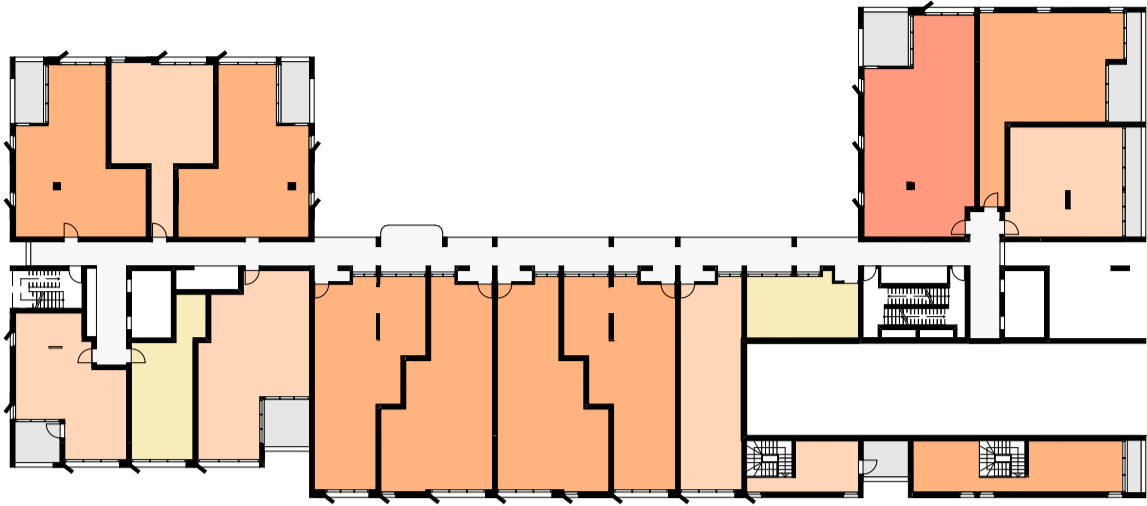
S2.A14.16

Revision

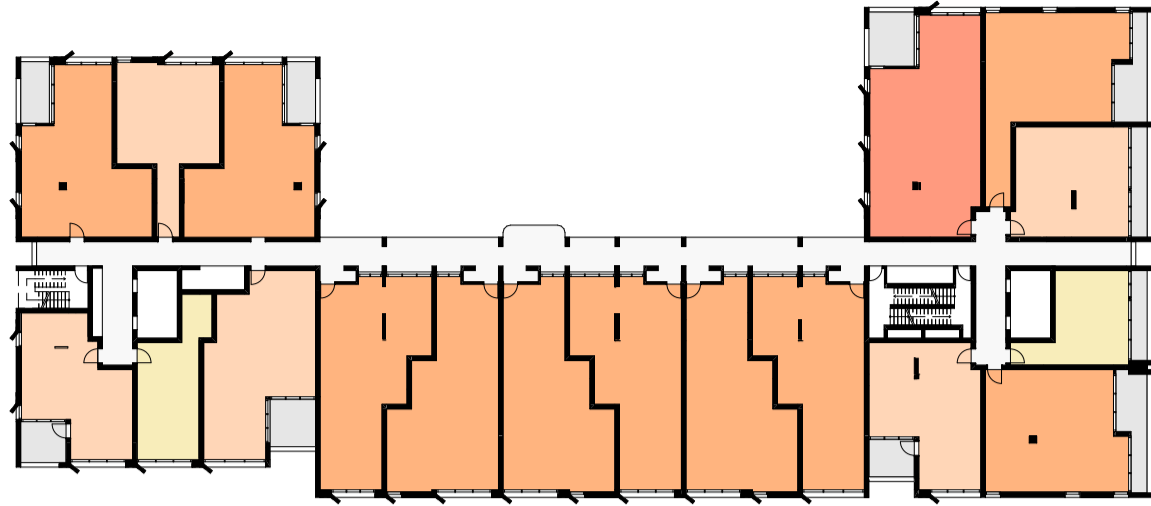
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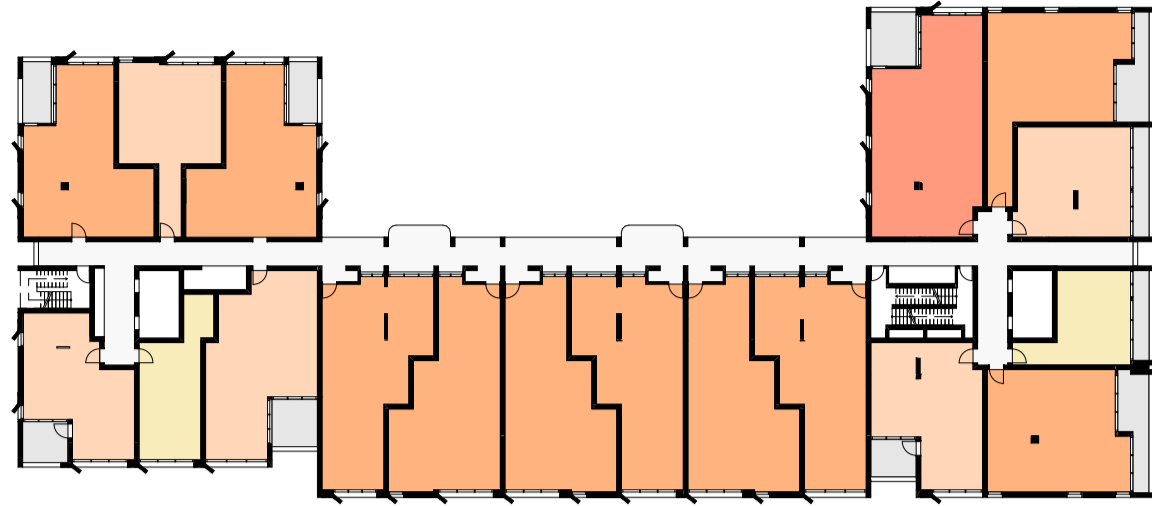
Ground



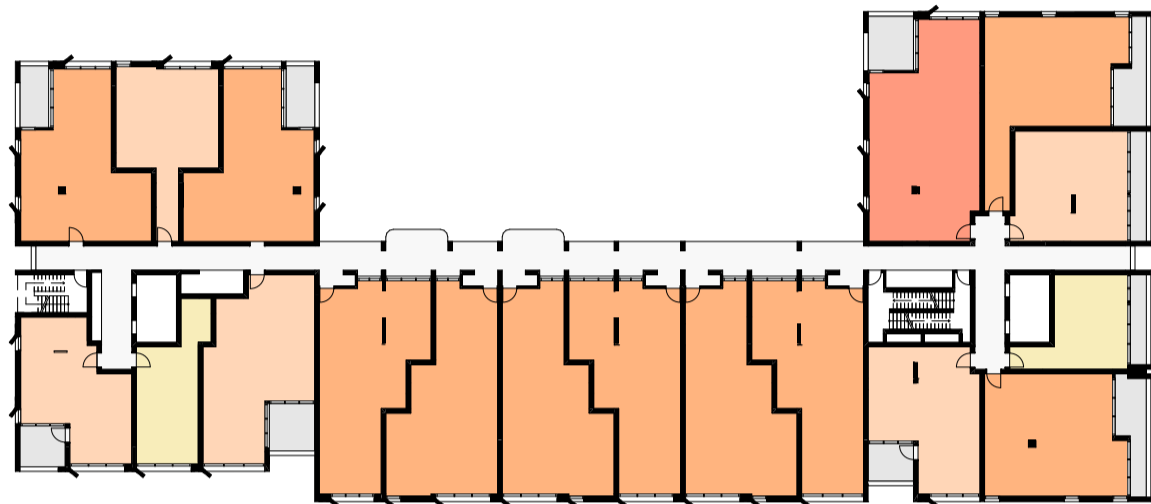
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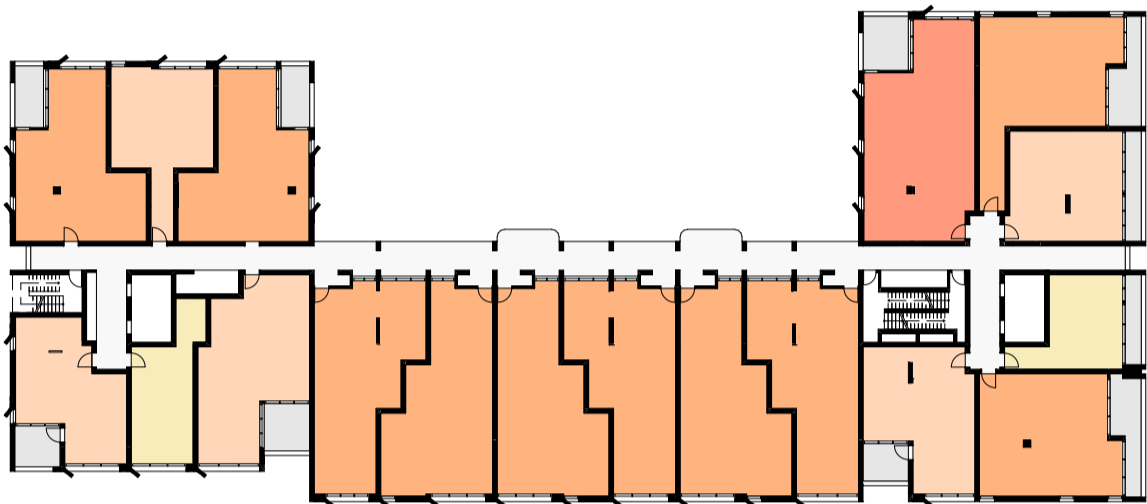
Level 02



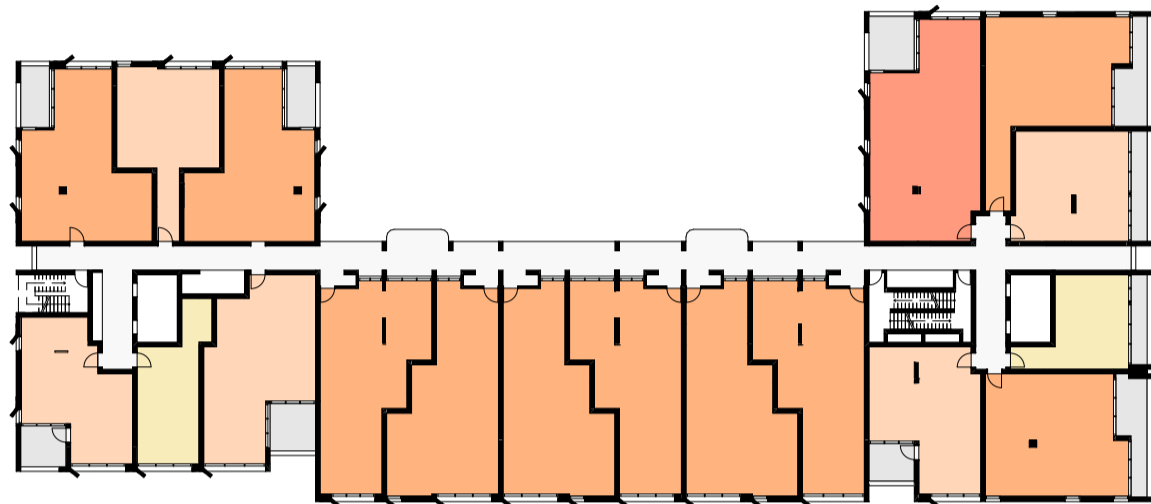
Level 03



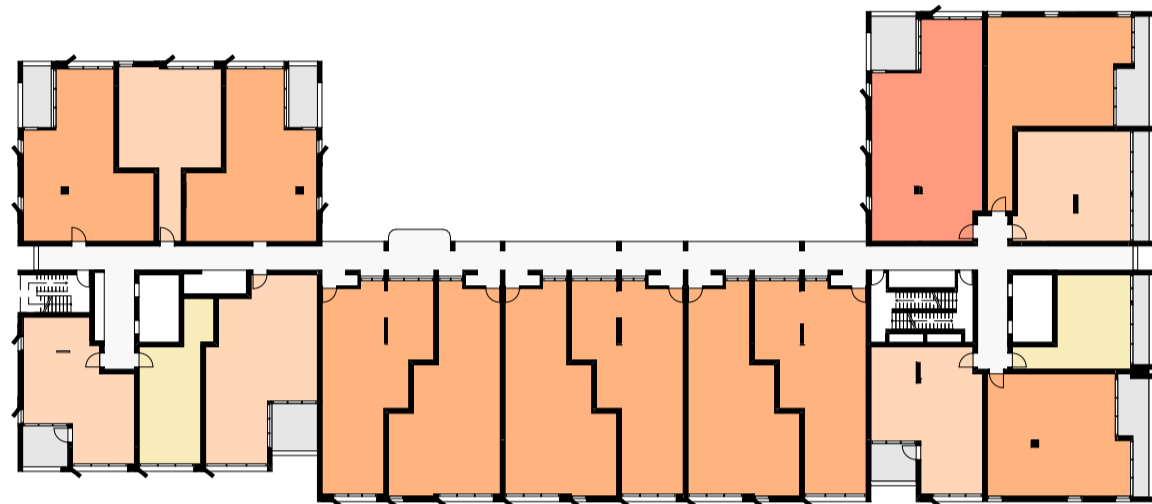
Level 04



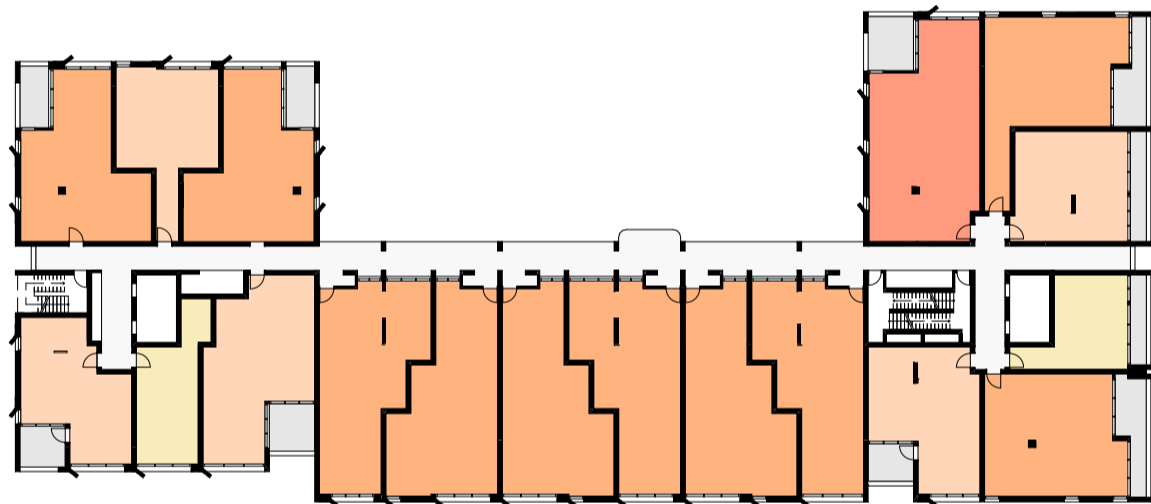
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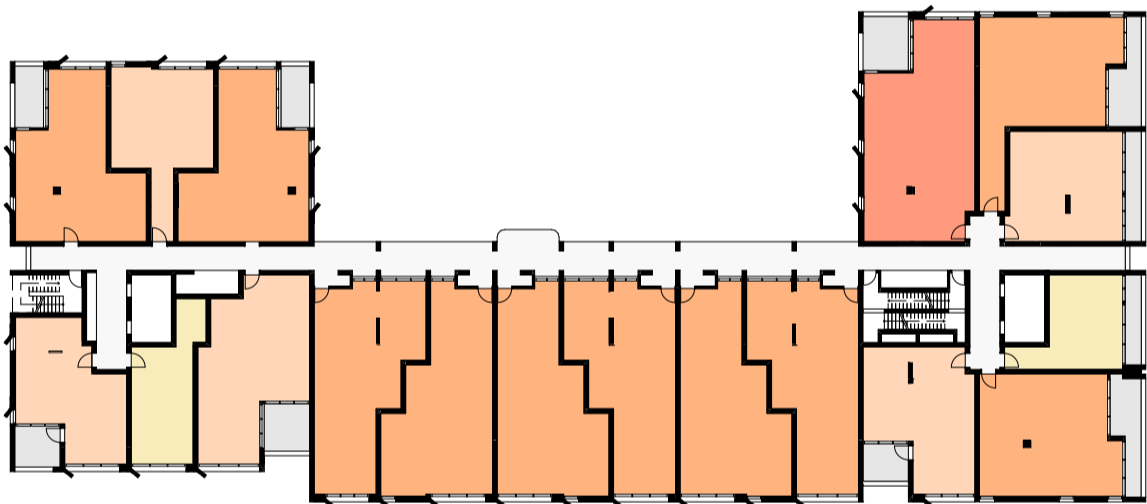
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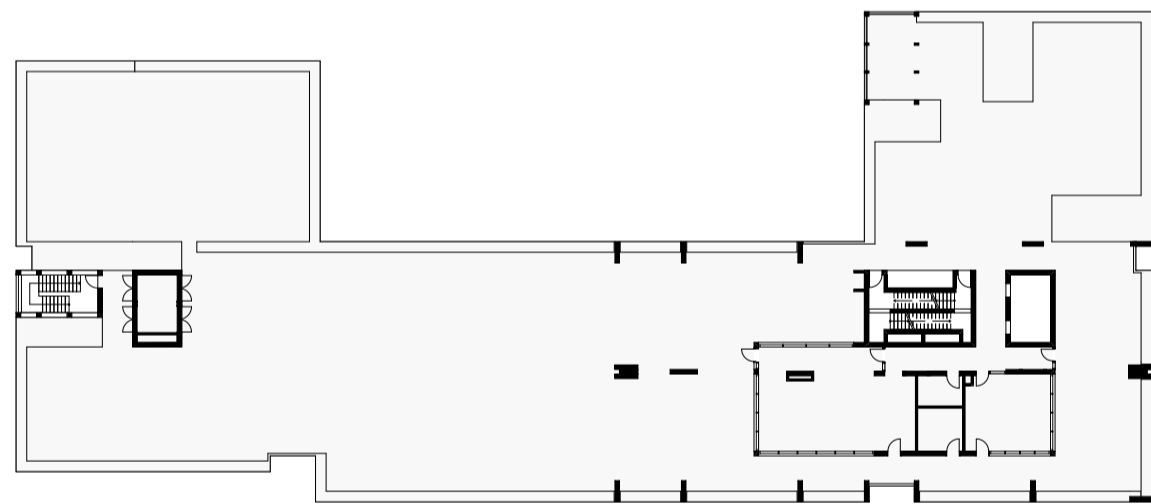
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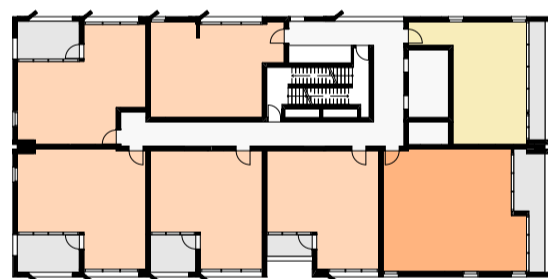
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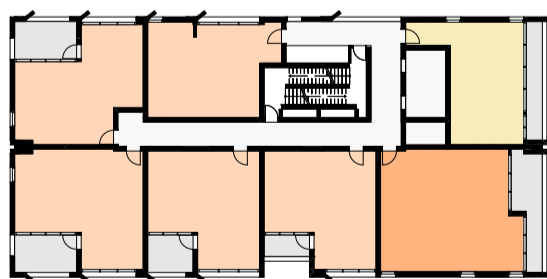
Level 09



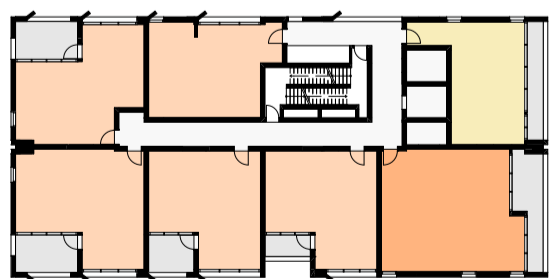
Level 10



Level 11



Level 12



Level 13

- Studio
- 1 Bed
- 2 Bed
- 2 Bed

Apartment Mix	
Type	Quantity
1 Bed	67
2 Bed	93
3 Bed	10
Studio	27
197	

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

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SILVESTER FULLER — S2 Lead Architect

hayball

— Precinct + S3 + S4 Lead Architect

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Date

19.06.2024

Description

Issued For SSDA

Status:

STATE SIGNIFICANT
DEVELOPMENT APPLICATION

Drawing Title:

Area Schedule - Apartment Mix

Project No.

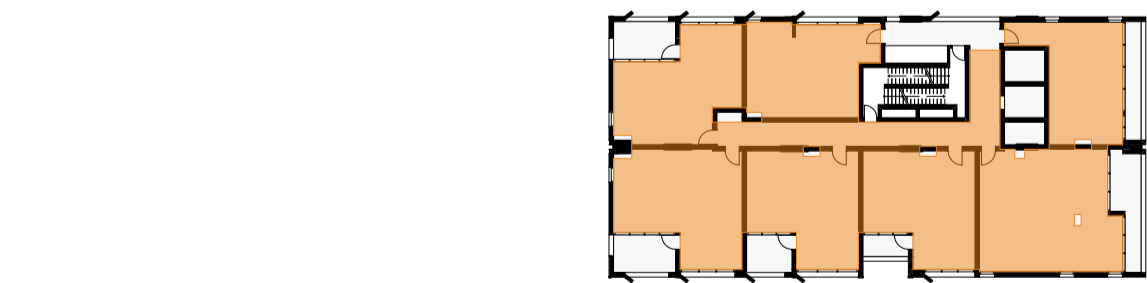
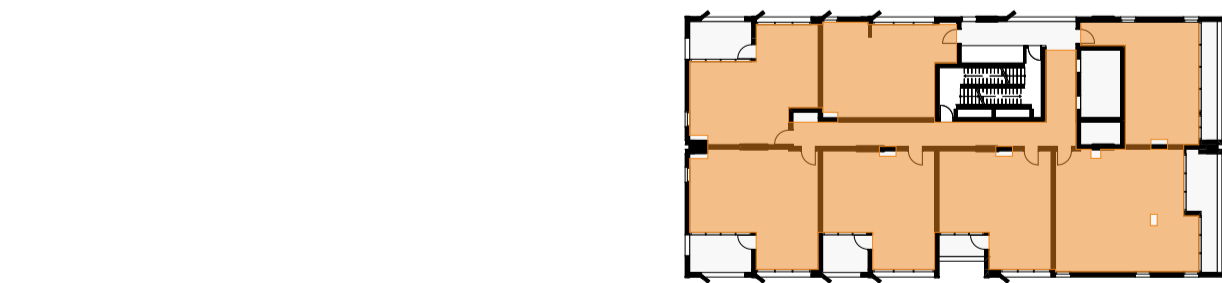
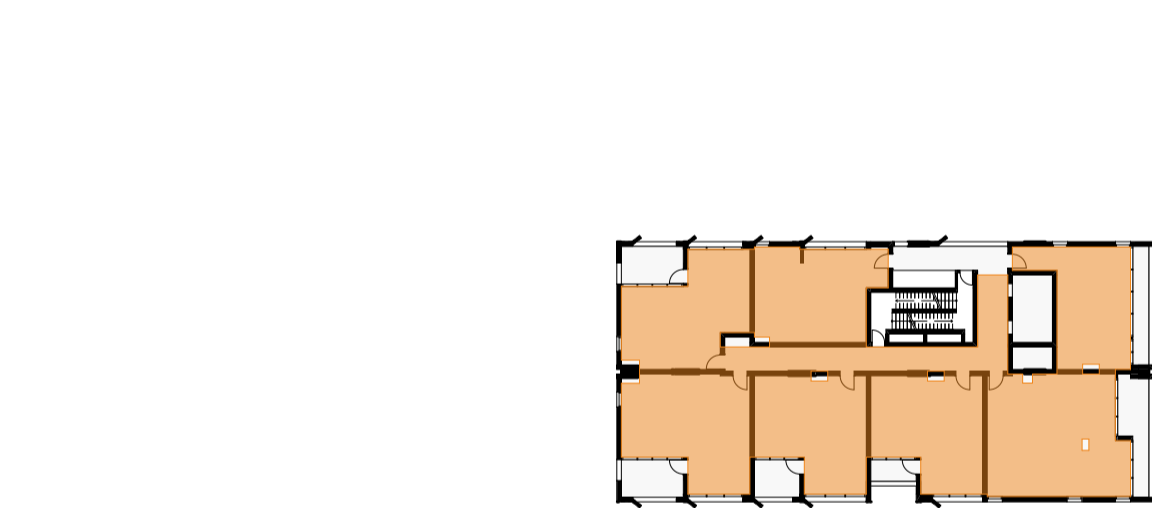
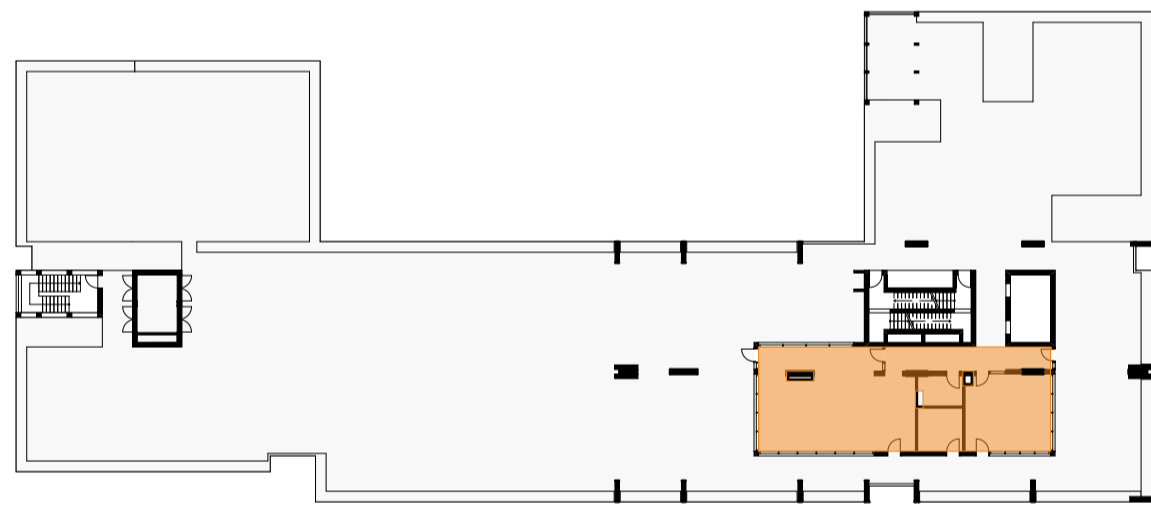
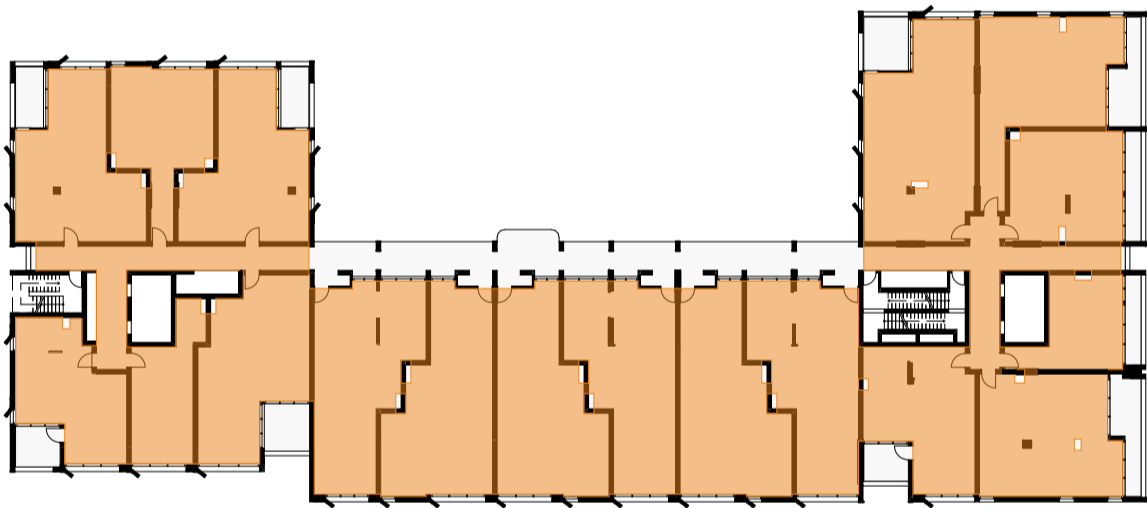
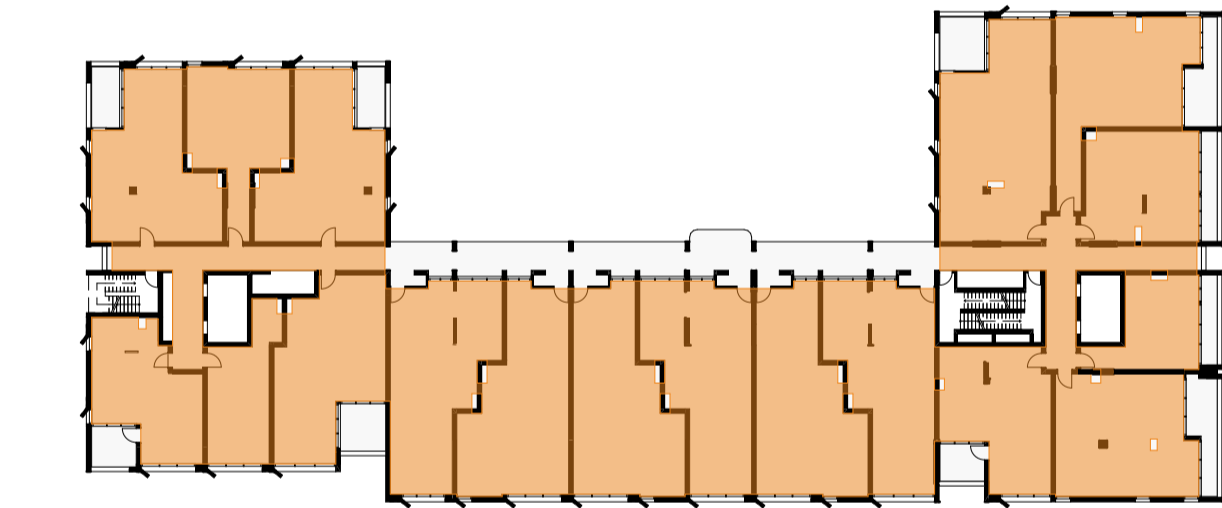
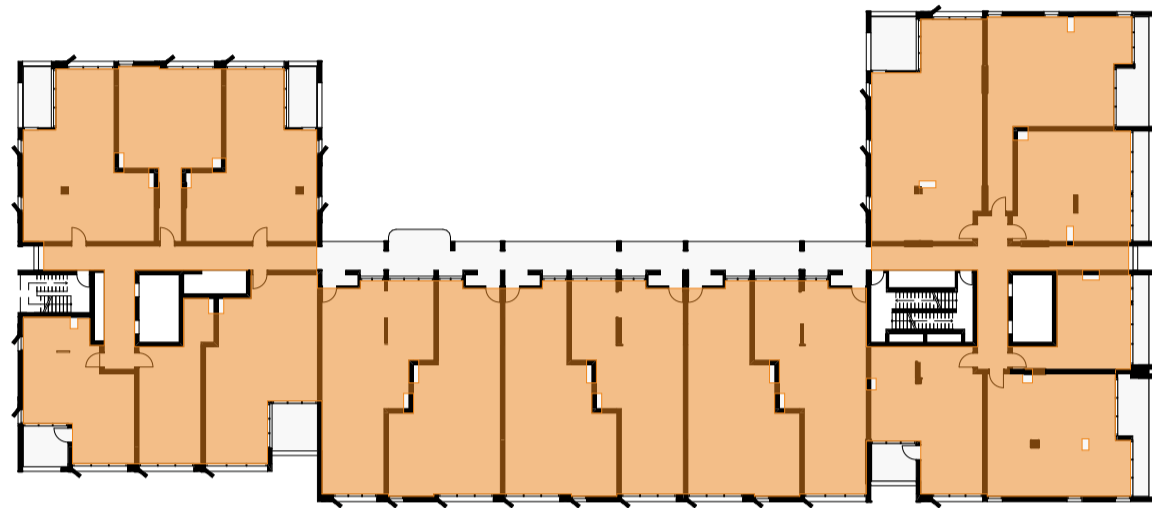
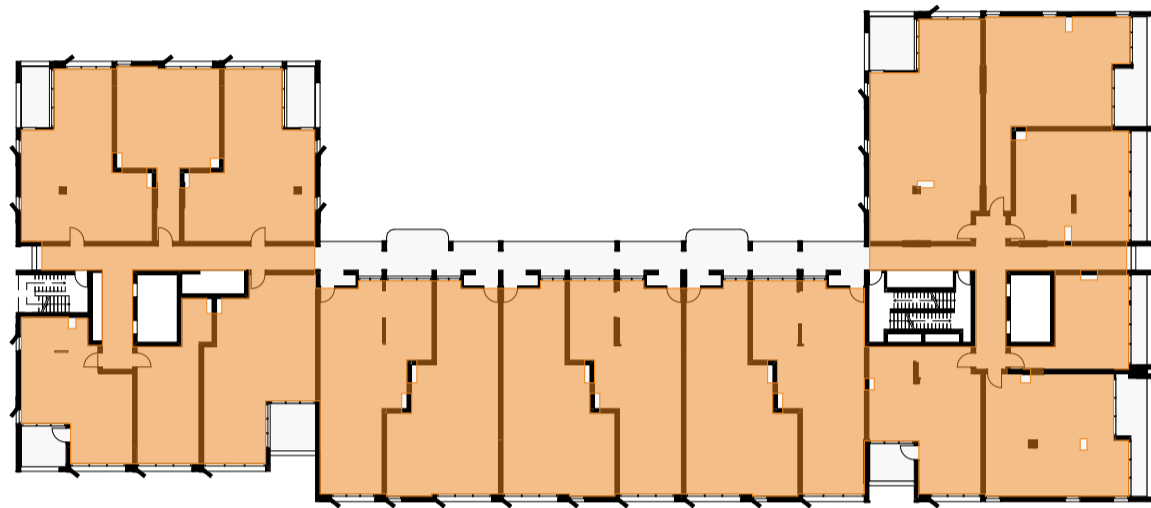
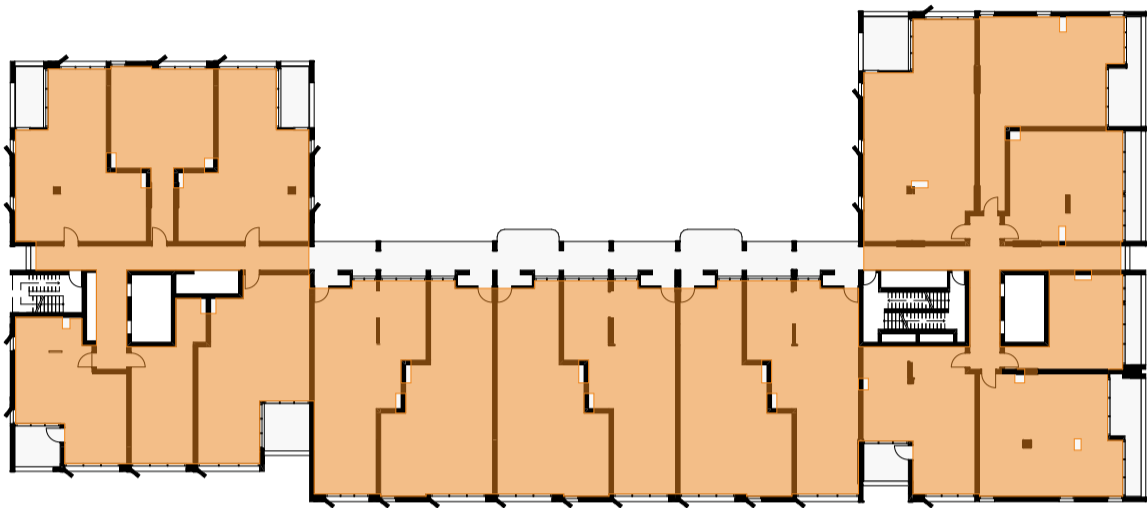
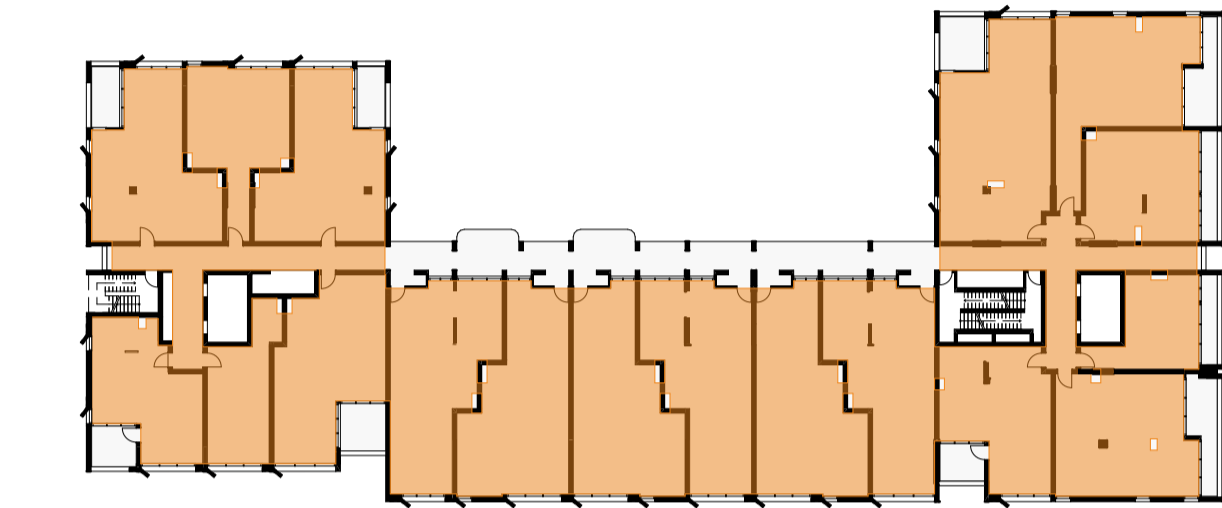
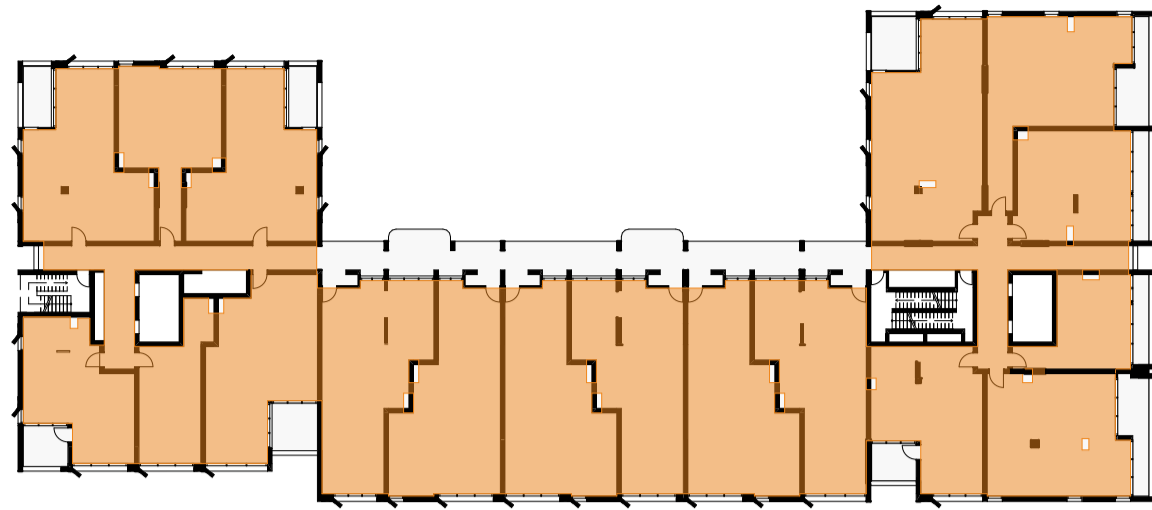
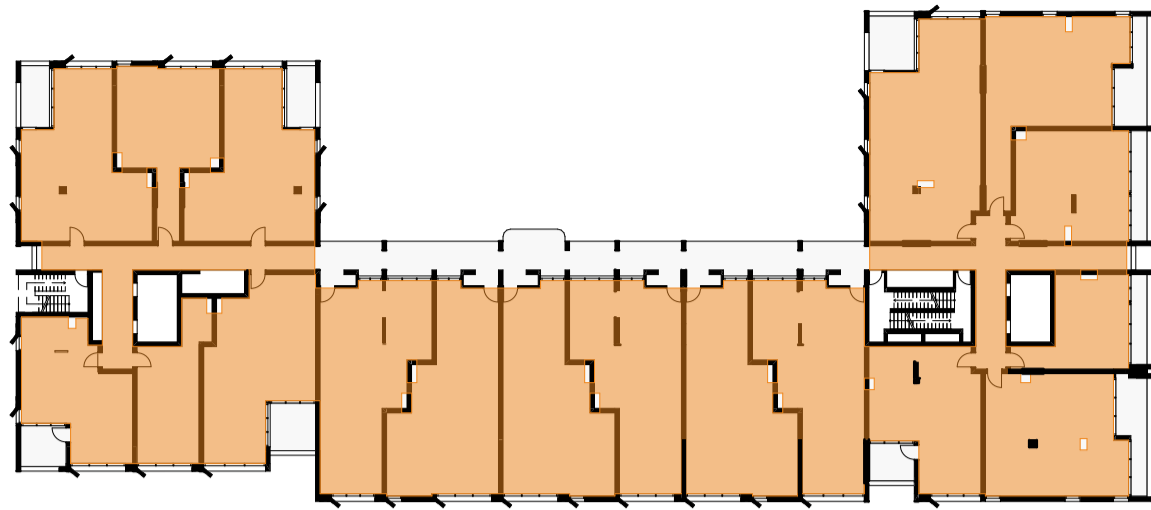
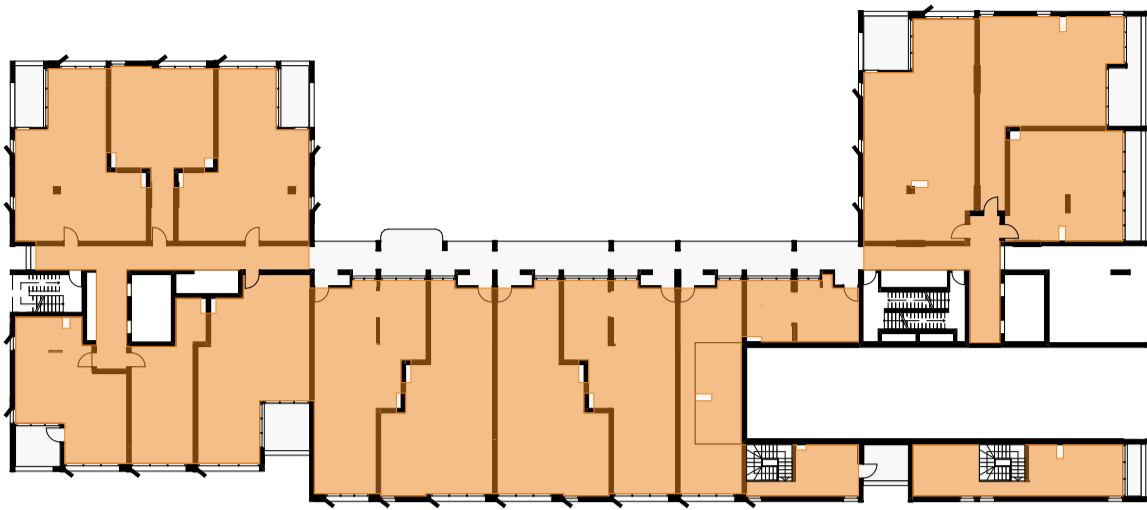
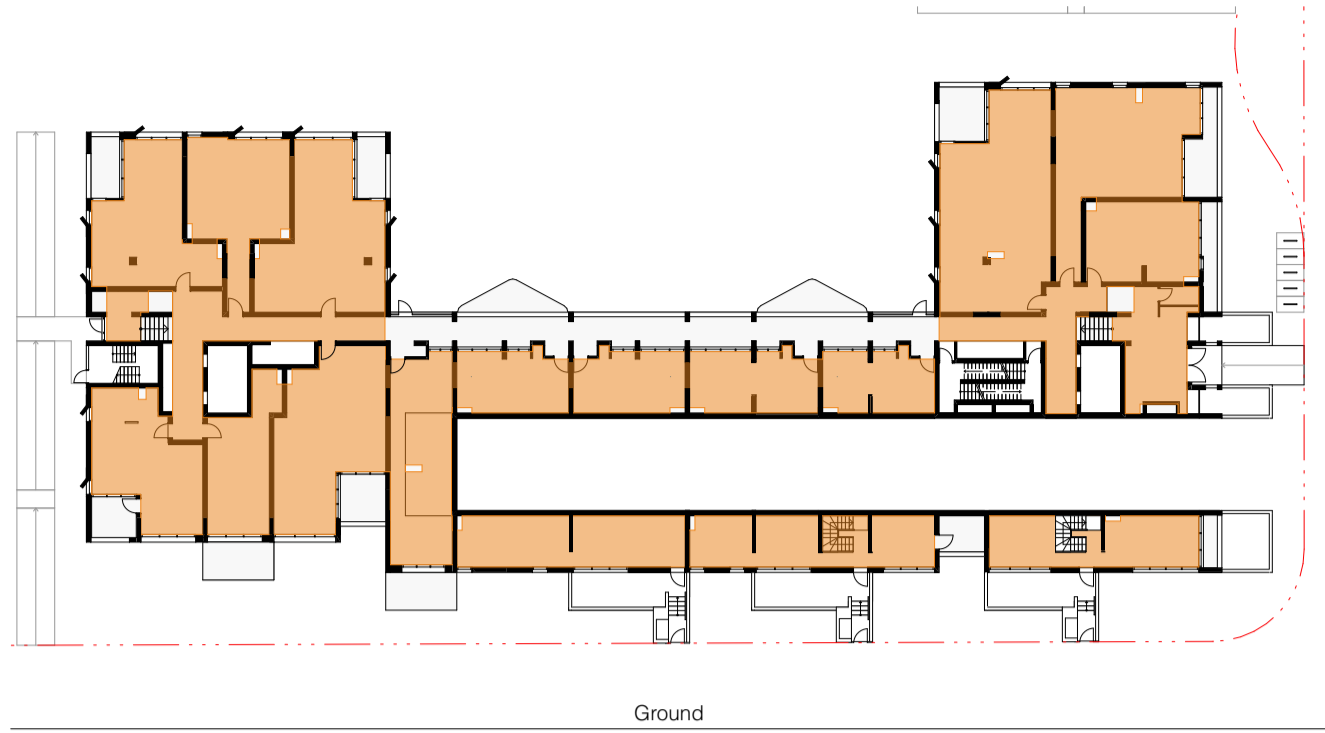
180

Drawing No.

S2.A40.11

Revision

A



Gross Floor Area

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
(f) storage, and
(g) any area for common vertical circulation, such as lifts and stairs, and
(h) any area for common vertical circulation, such as lifts and stairs, and
(i) any area for common vertical circulation, such as lifts and stairs, and
(j) any area for common vertical circulation, such as lifts and stairs, 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

GFA Residential	
Level	Area
Level 13	427
Level 12	427
Level 11	427
Level 10	131
Level 09	1,369
Level 08	1,369
Level 07	1,369
Level 06	1,369
Level 05	1,369
Level 04	1,369
Level 03	1,369
Level 02	1,369
Level 01	1,159
Ground	1,034
14,557 m ²	

NOTE: GFA to be refined following final servicing, structure and facade coordination.

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

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STATE SIGNIFICANT
DEVELOPMENT APPLICATION

Drawing Title:

Area Schedule - GFA

Project No.

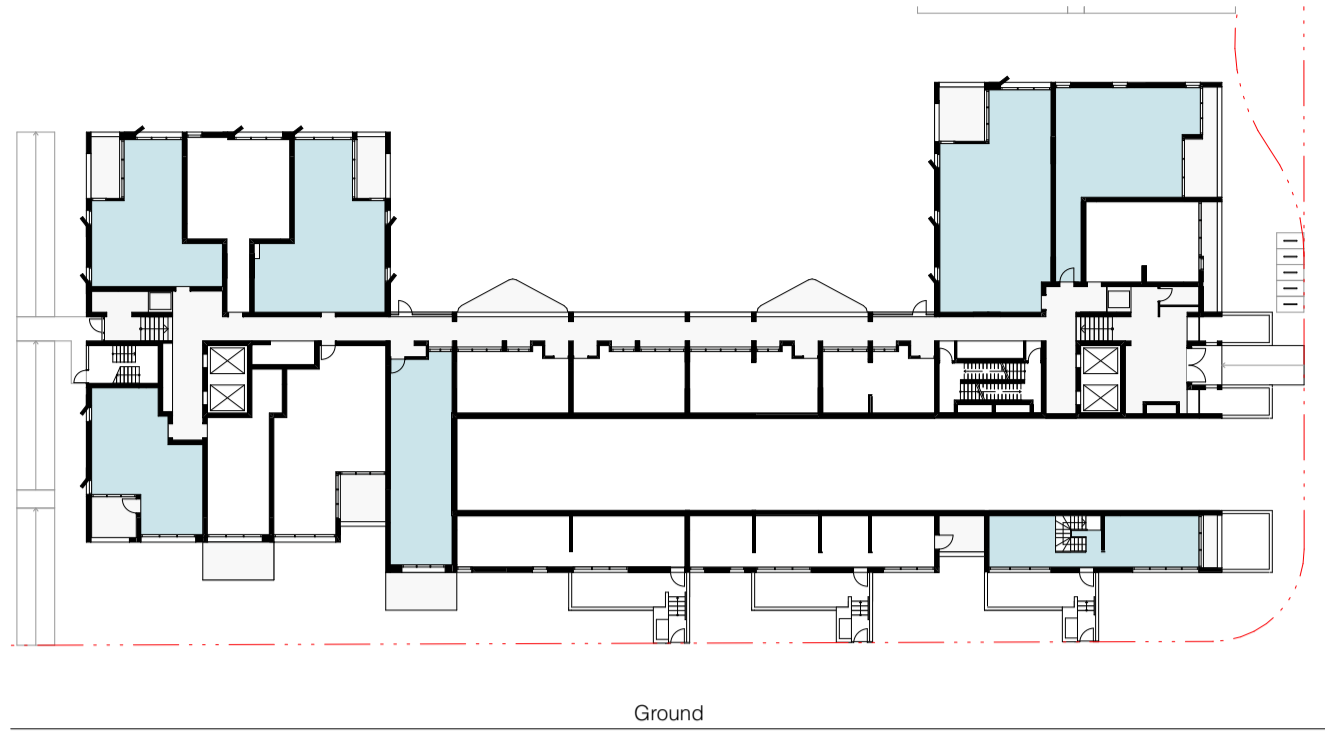
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Drawing No.

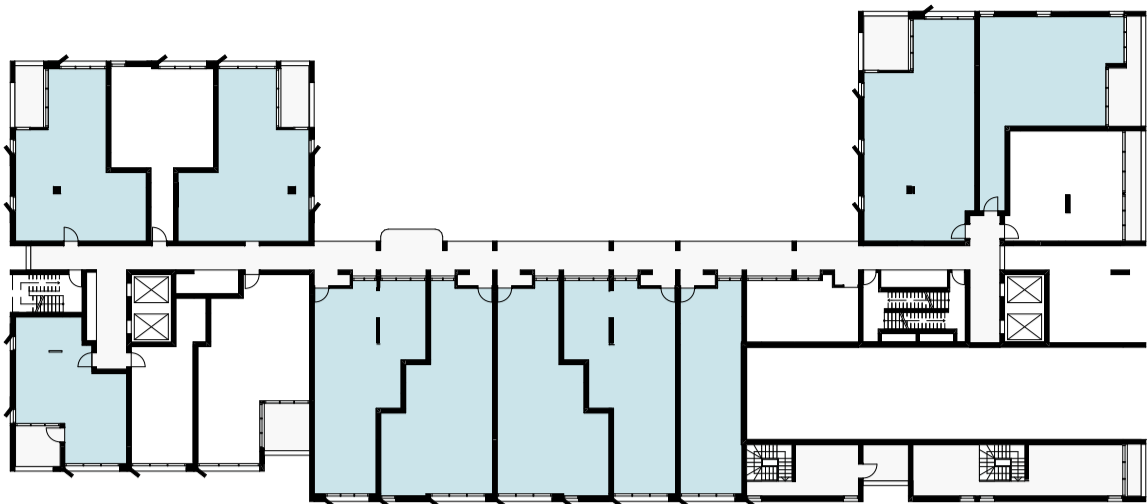
S2.A40.12

Revision

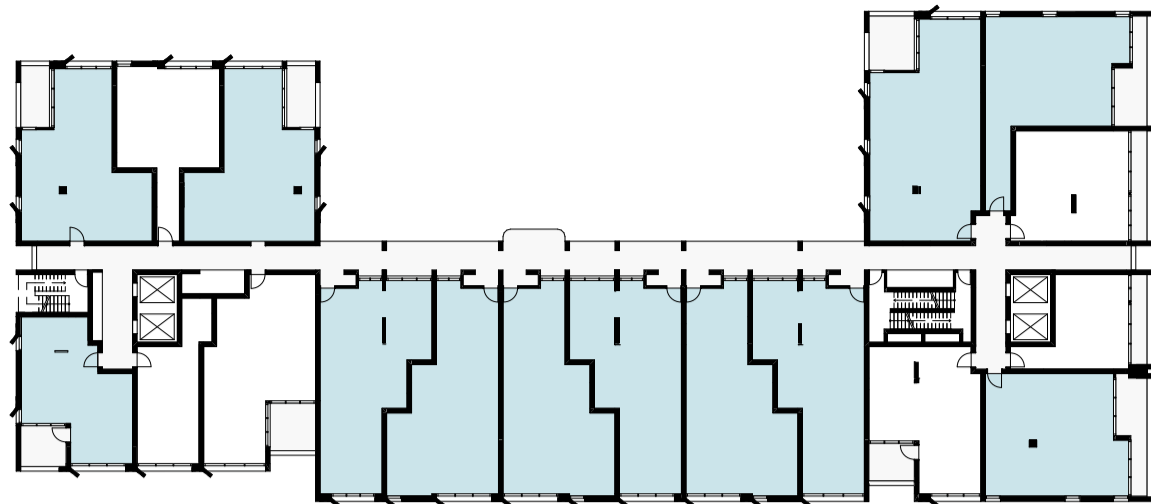
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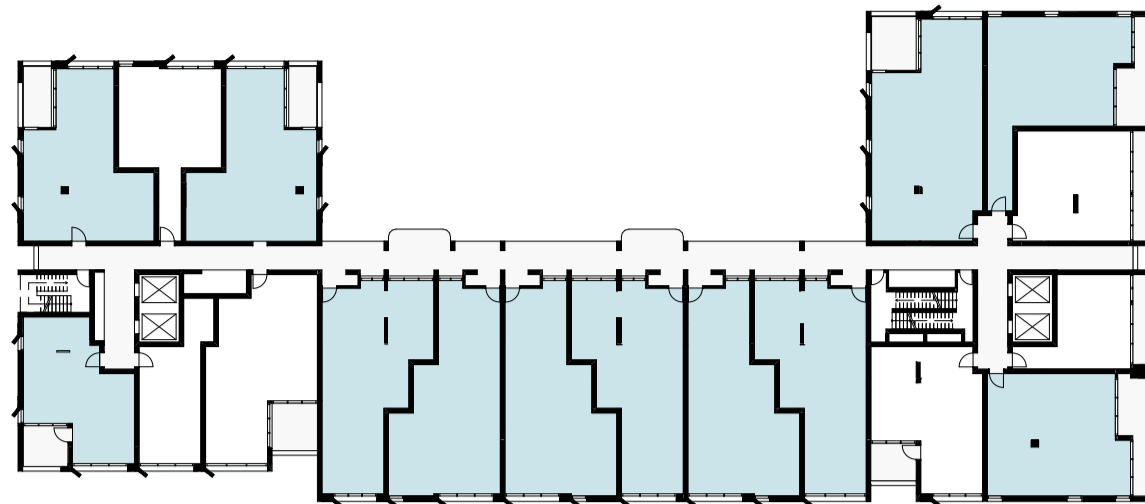
Ground



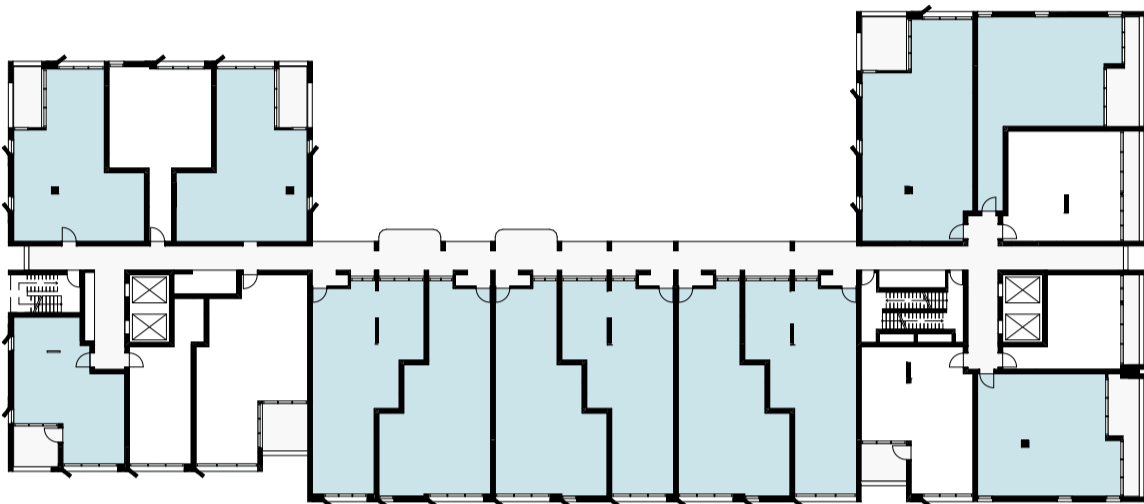
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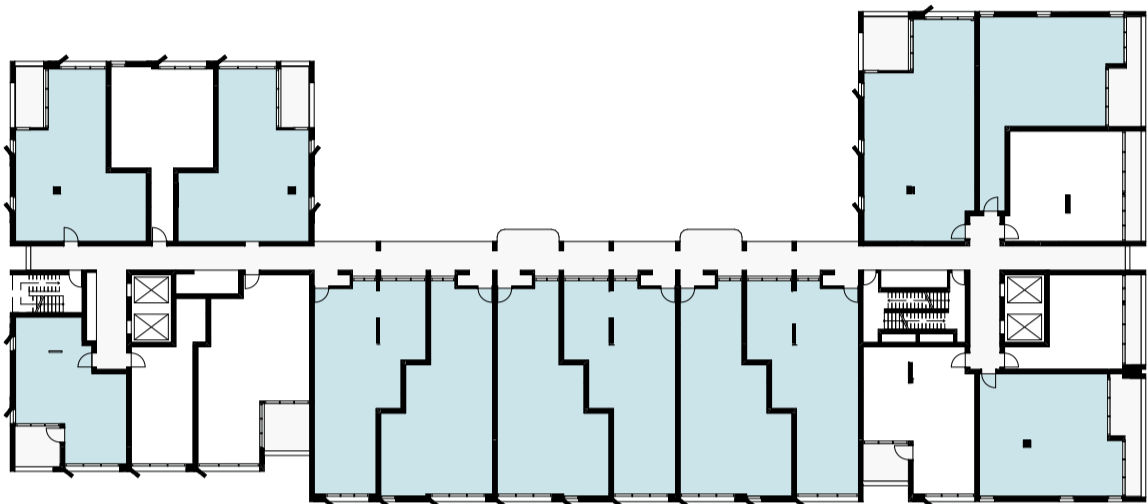
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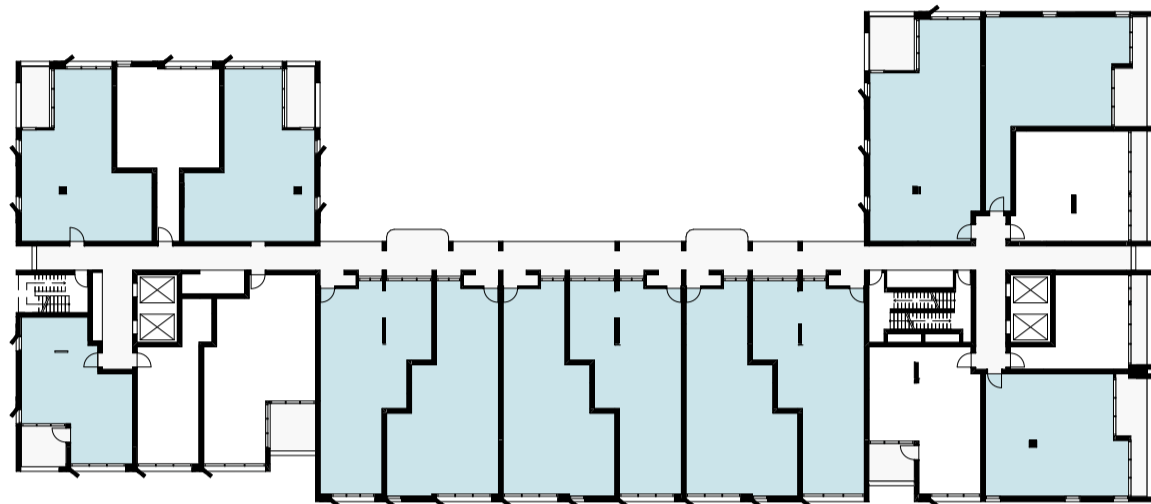
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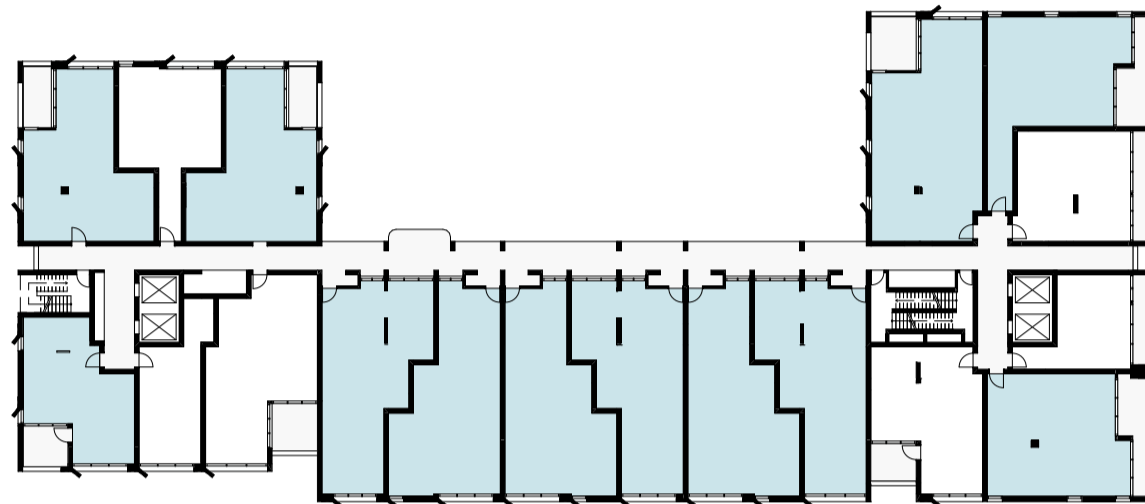
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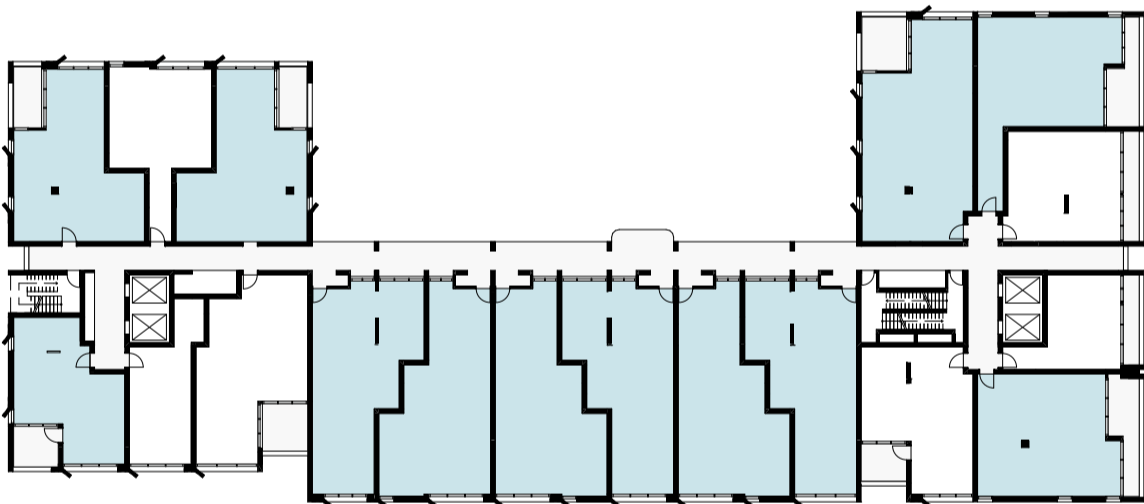
Level 05



Level 06



Level 07



Level 08

● Cross Ventilation

Cross Ventilation	
Level	Quantity
Ground	7
Level 01	10
Level 02	12
Level 03	12
Level 04	12
Level 05	12
Level 06	12
Level 07	12
Level 08	12
101	
Total Apt < 9 Storey	
158	
X Vent %	64% (Target >60%)

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

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SILVESTER — S2 Lead Architect

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Drawing Title:

Compliance - Cross Ventilation

Project No.

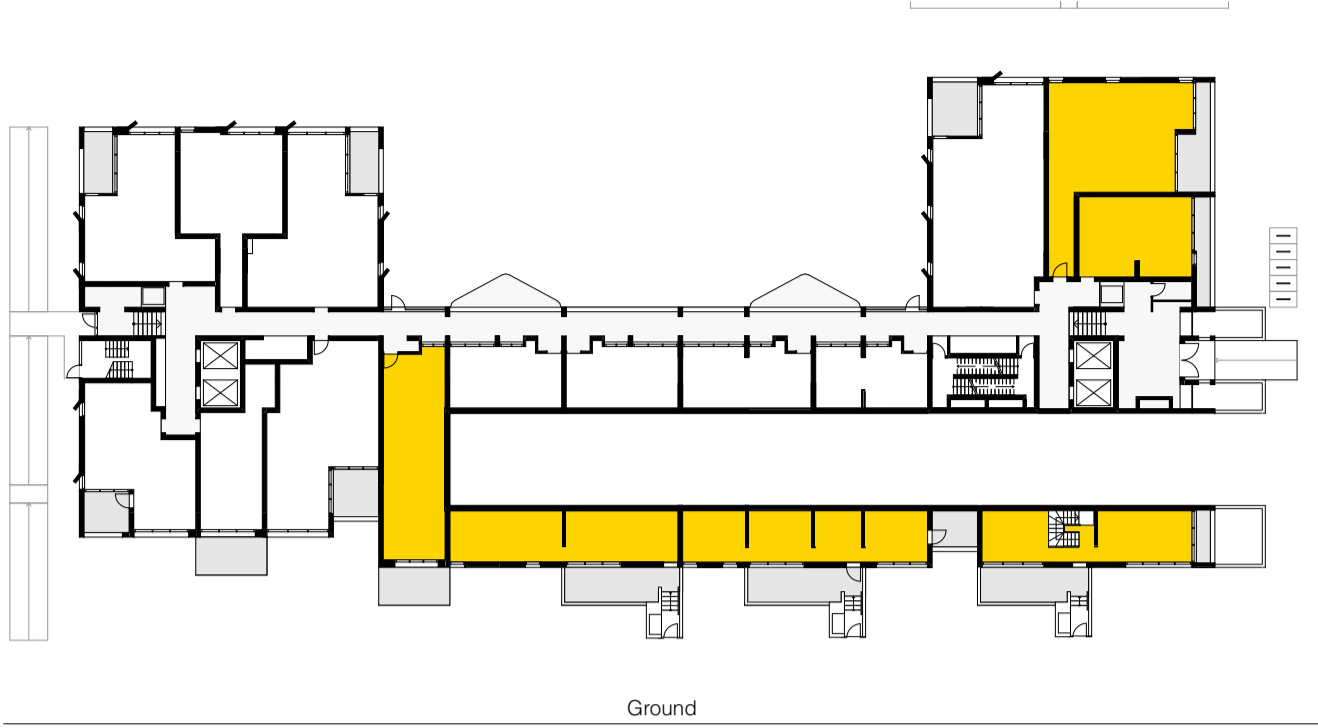
180

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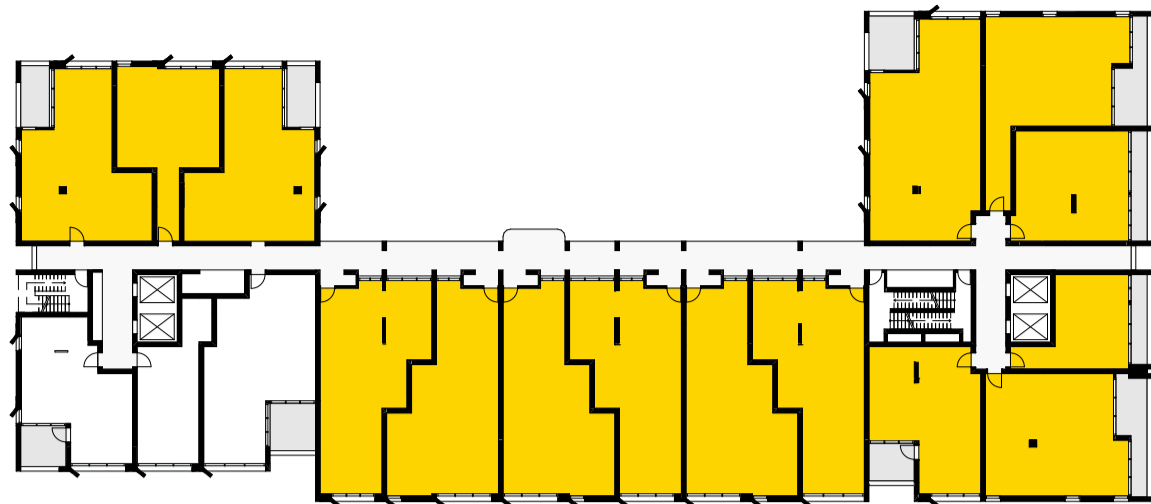
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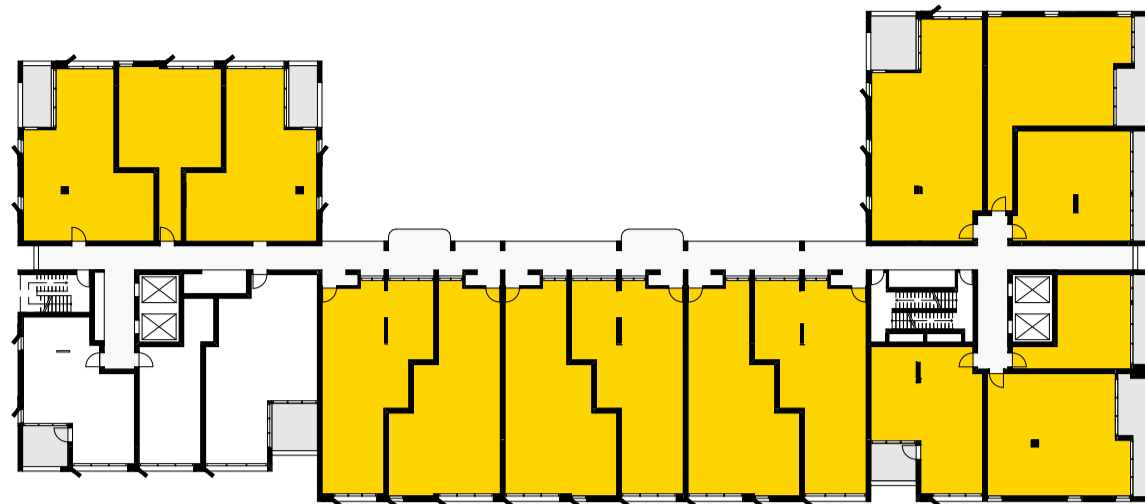
Ground



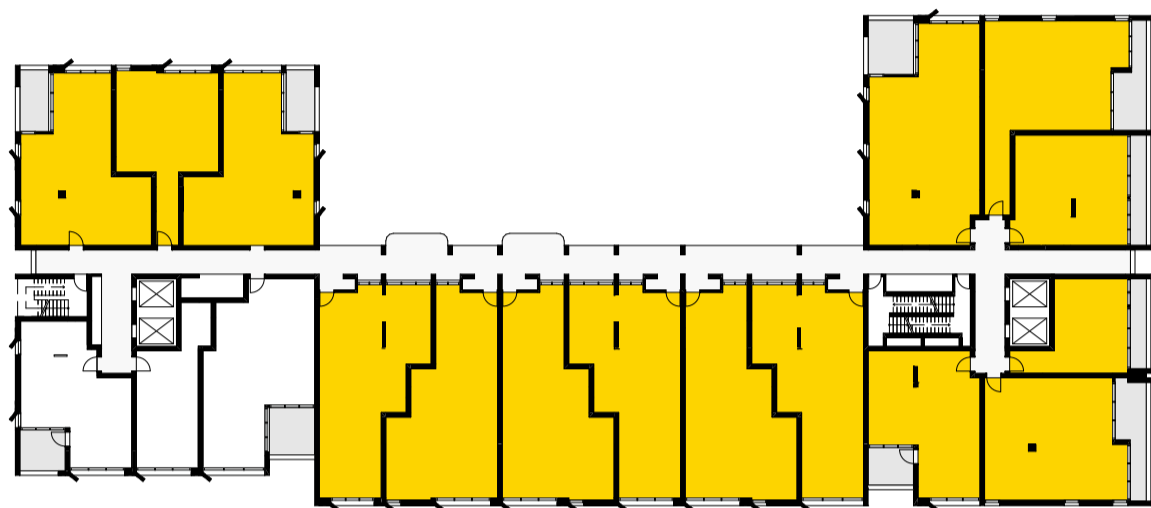
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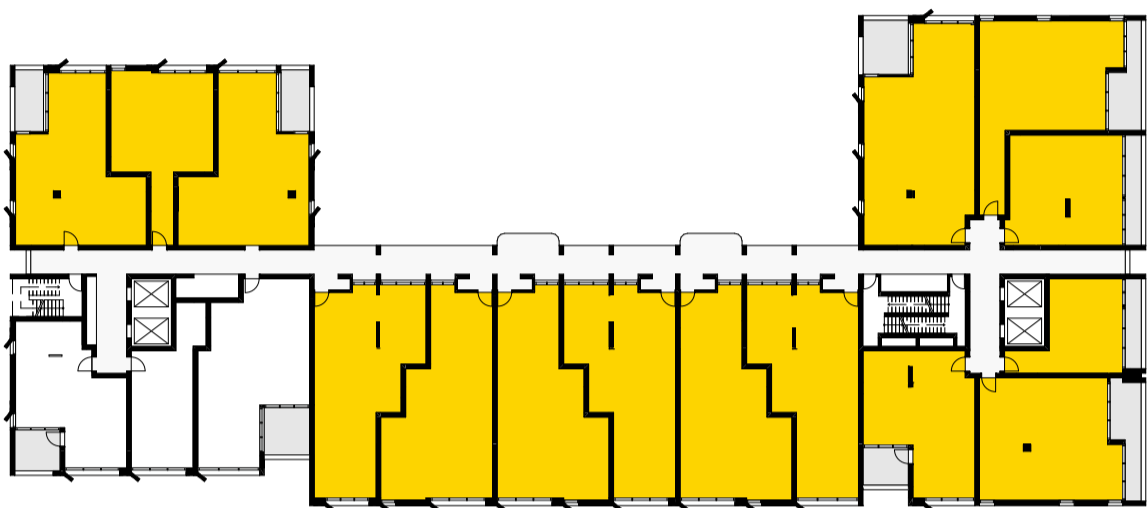
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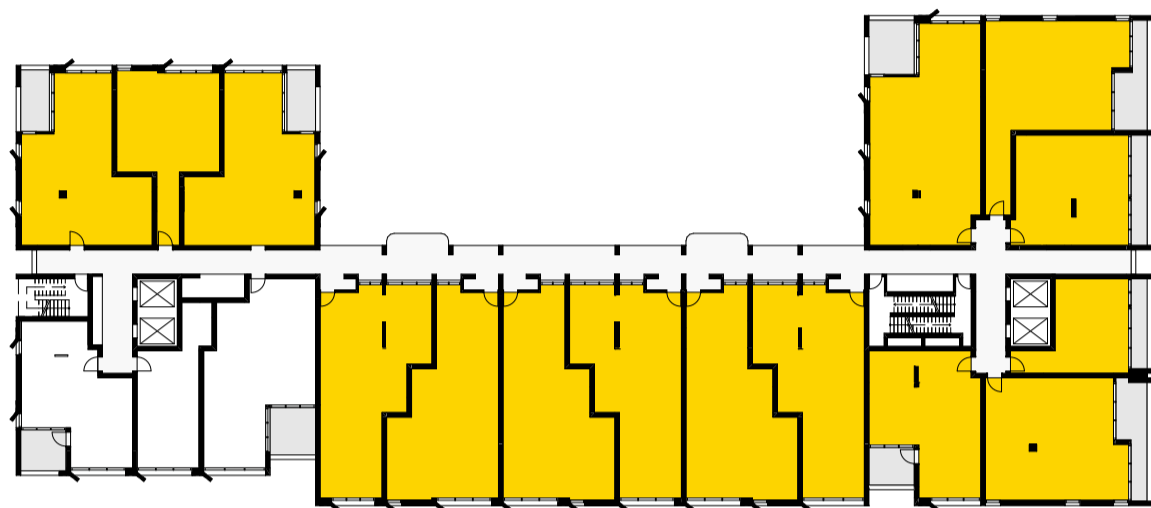
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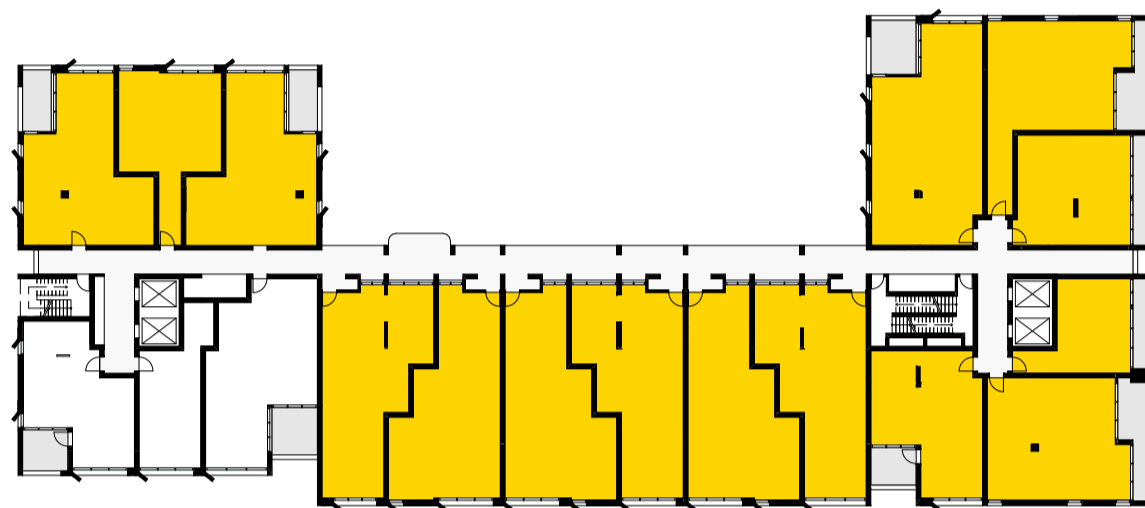
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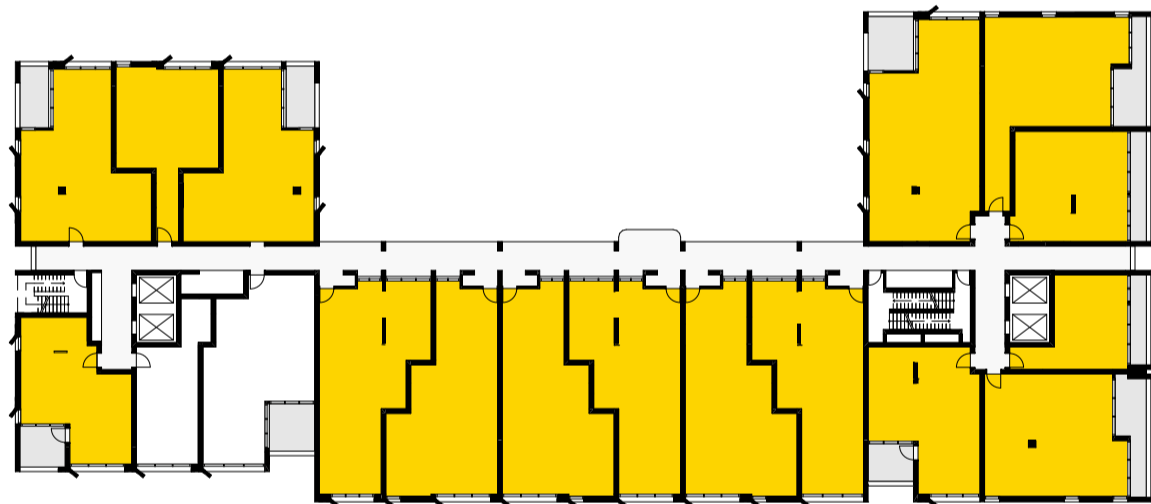
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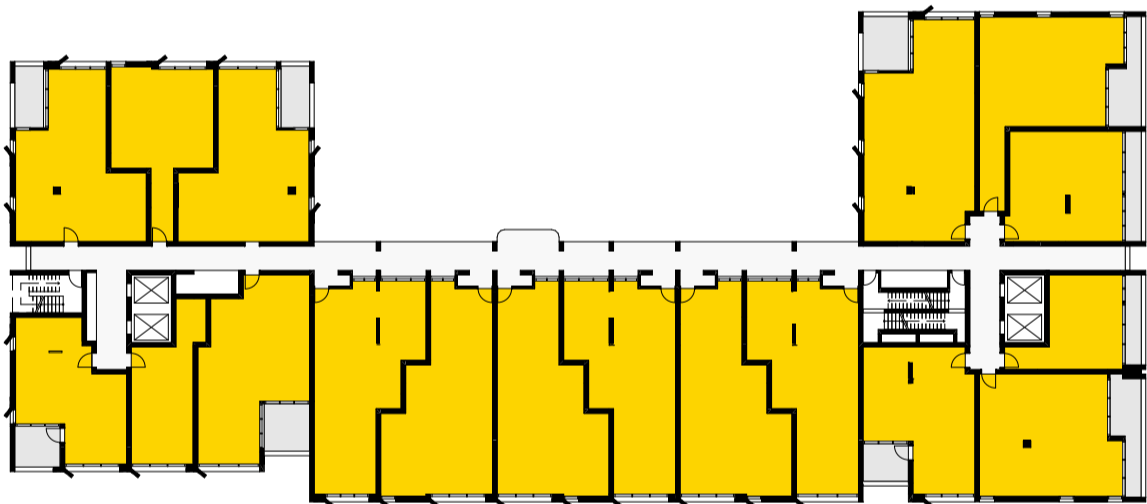
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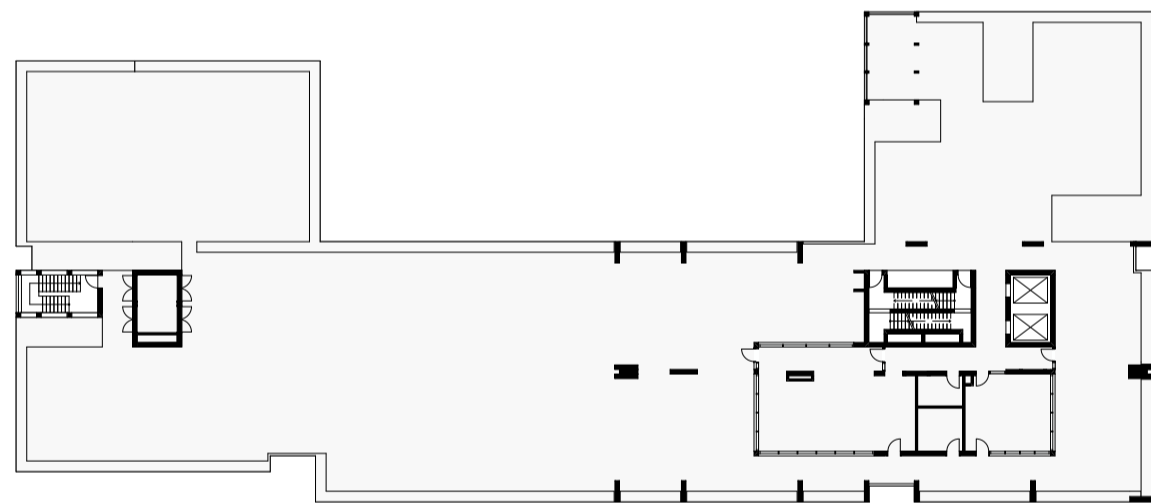
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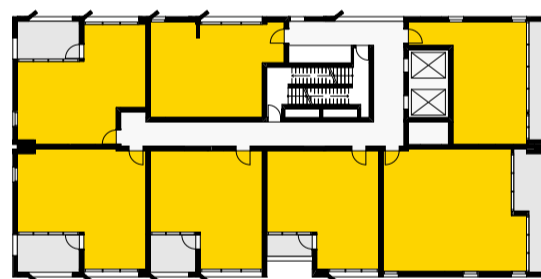
Level 08



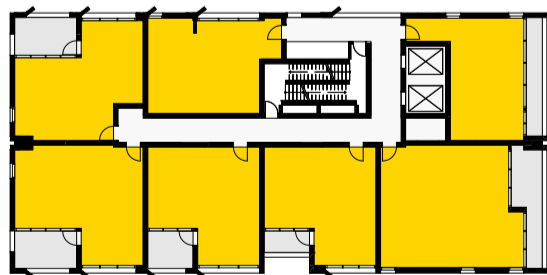
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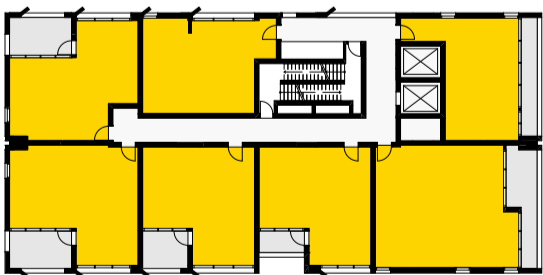
Level 10



Level 11



Level 12



Level 13

● Solar Access

Solar Access	
Level	Quantity
Ground	6
Level 01	10
Level 02	15
Level 03	15
Level 04	15
Level 05	15
Level 06	15
Level 07	15
Level 08	16
Level 09	18
Level 11	7
Level 12	7
Level 13	7
161	
Total Apt	
197	
Solar Access %	
81.7%	
(Target >70%)	

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

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SILVESTER FULLER — S2 Lead Architect

hayball

— Precinct + S3 + S4 Lead Architect

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Status:

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Drawing Title:

Compliance - Solar Access

Project No.

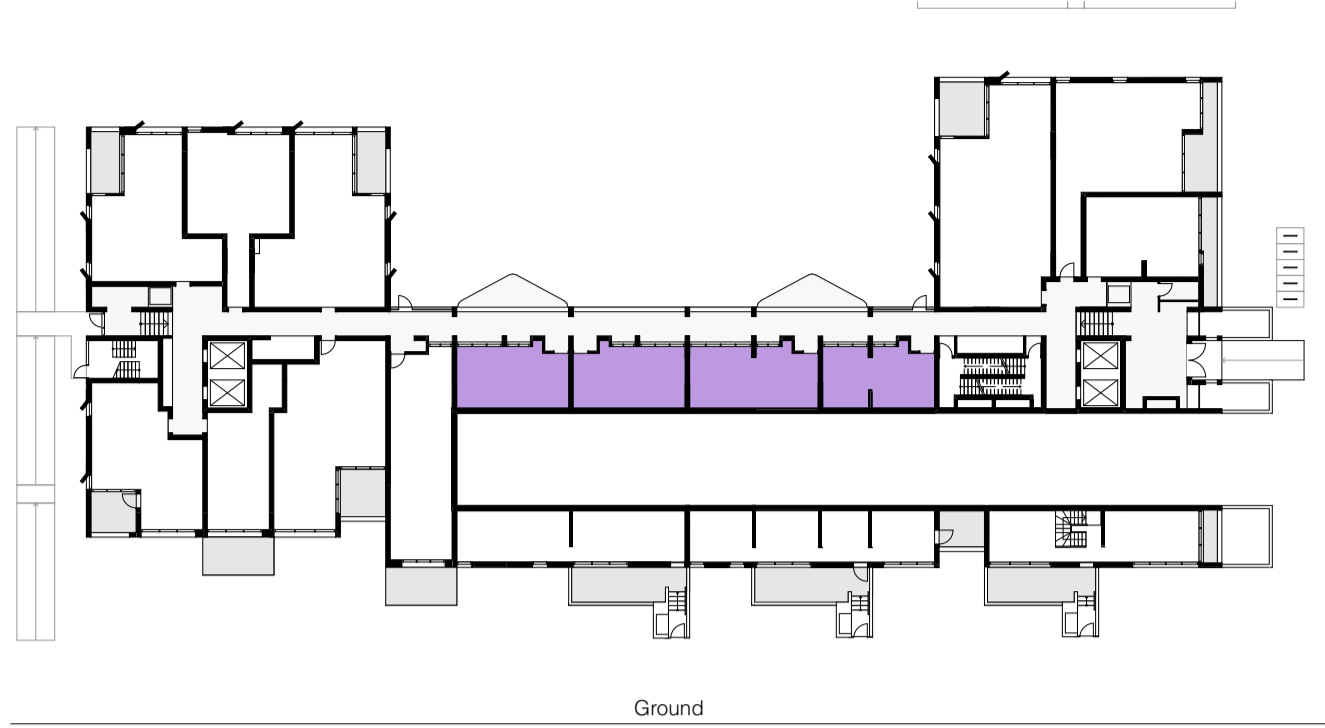
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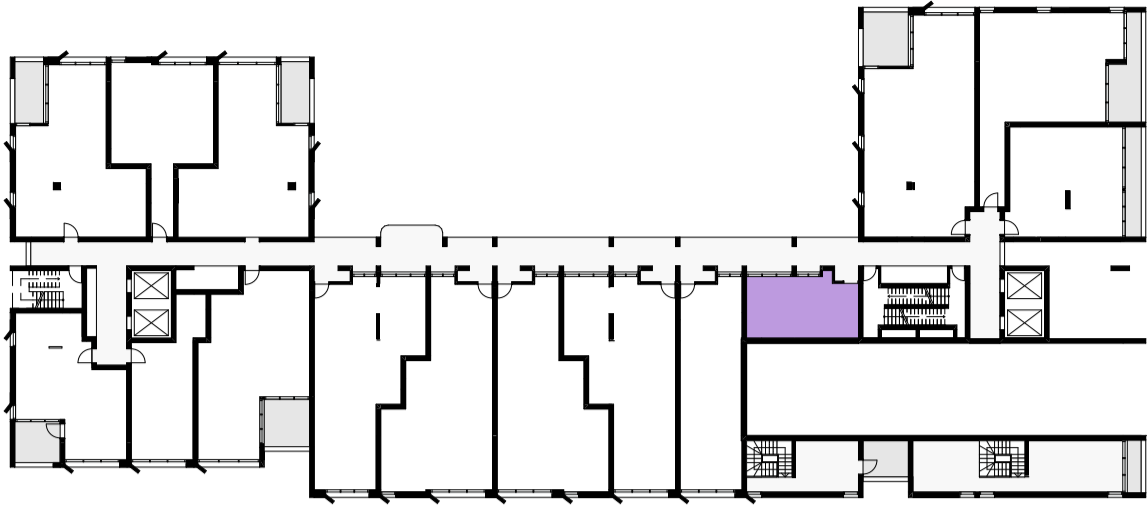
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Drawing No.

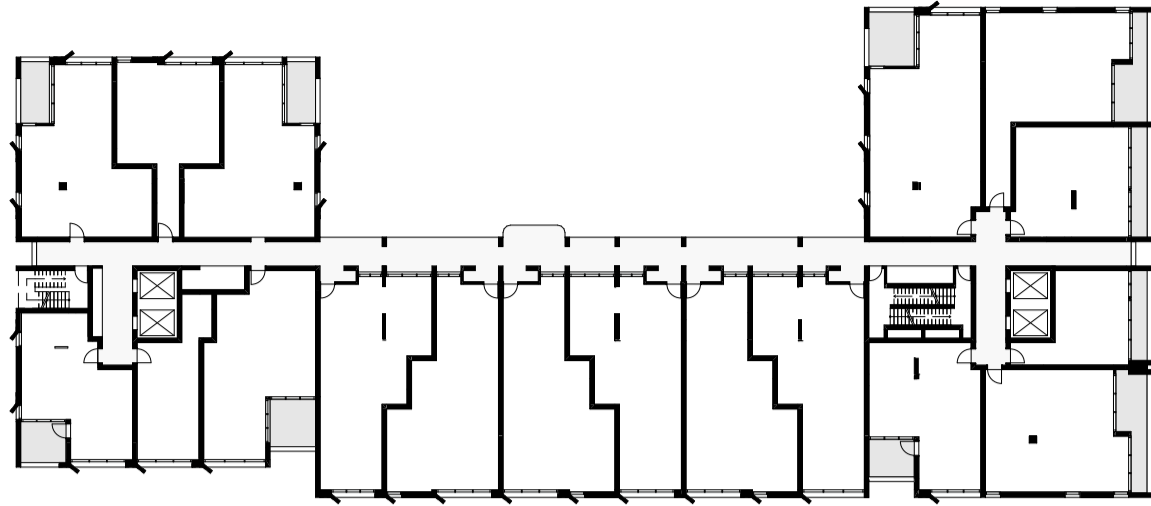
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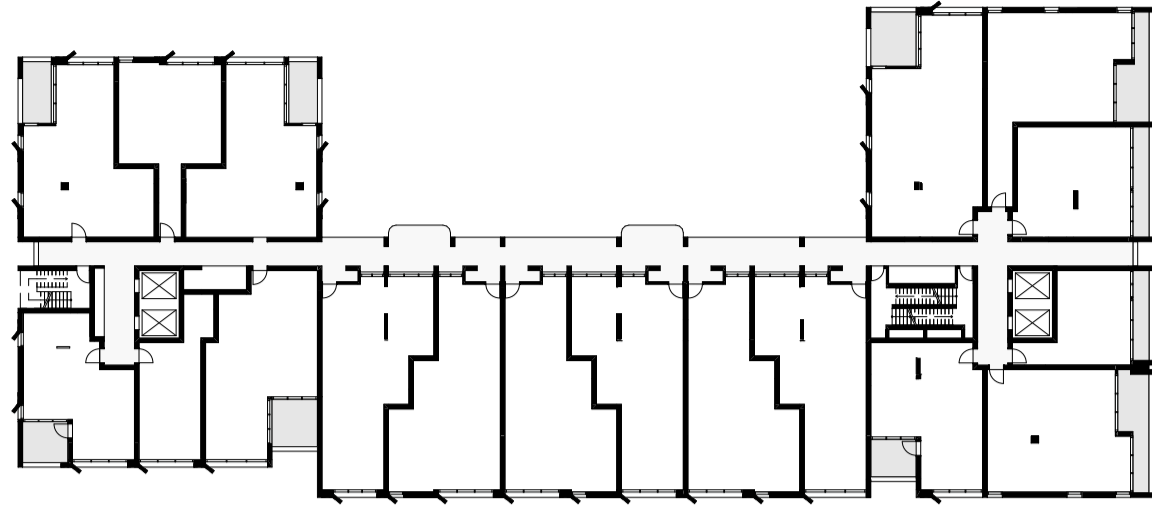
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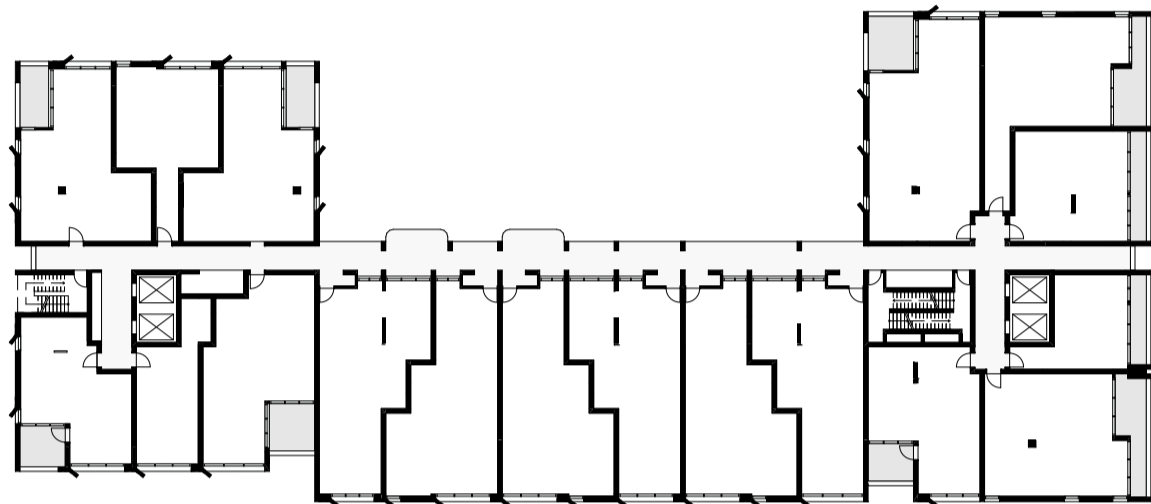
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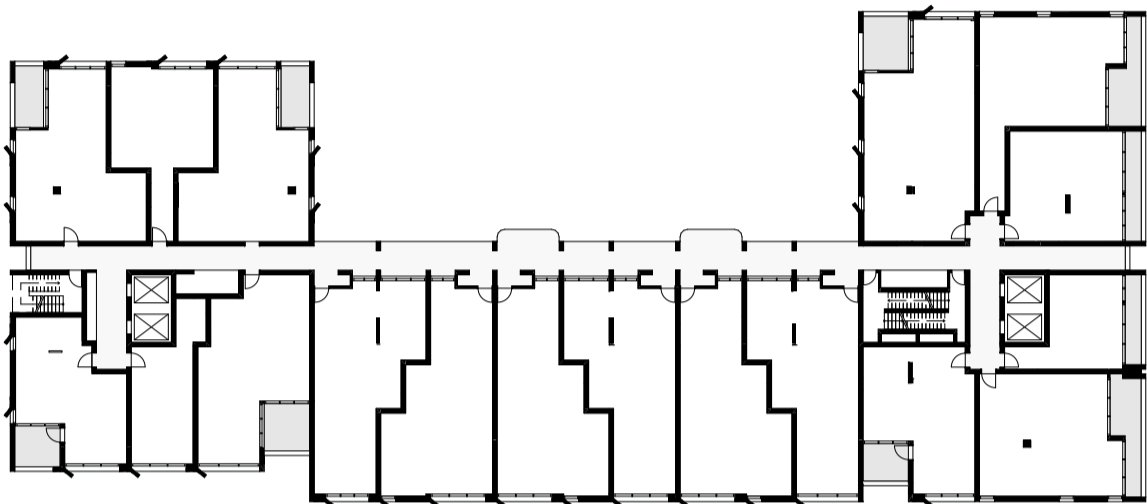
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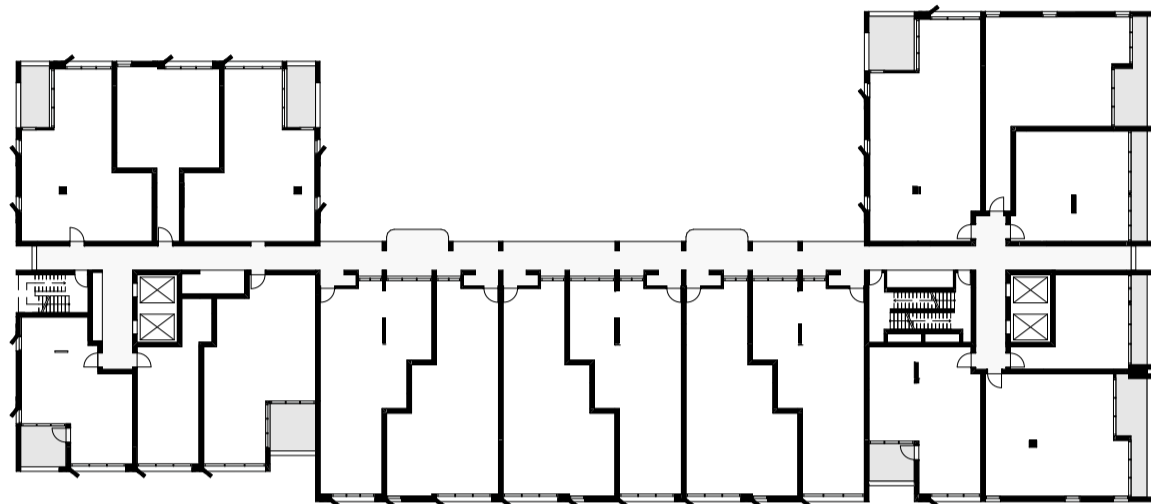
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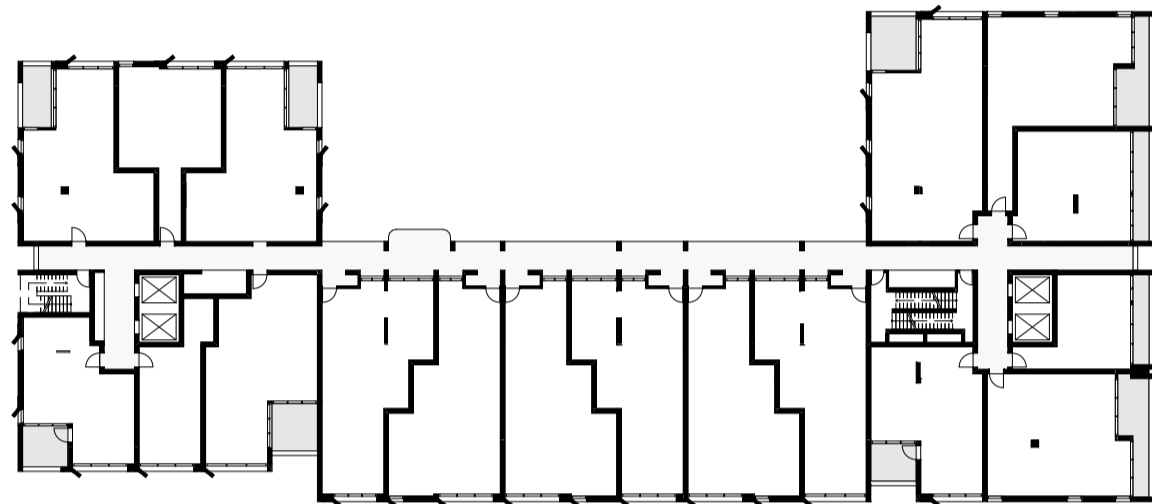
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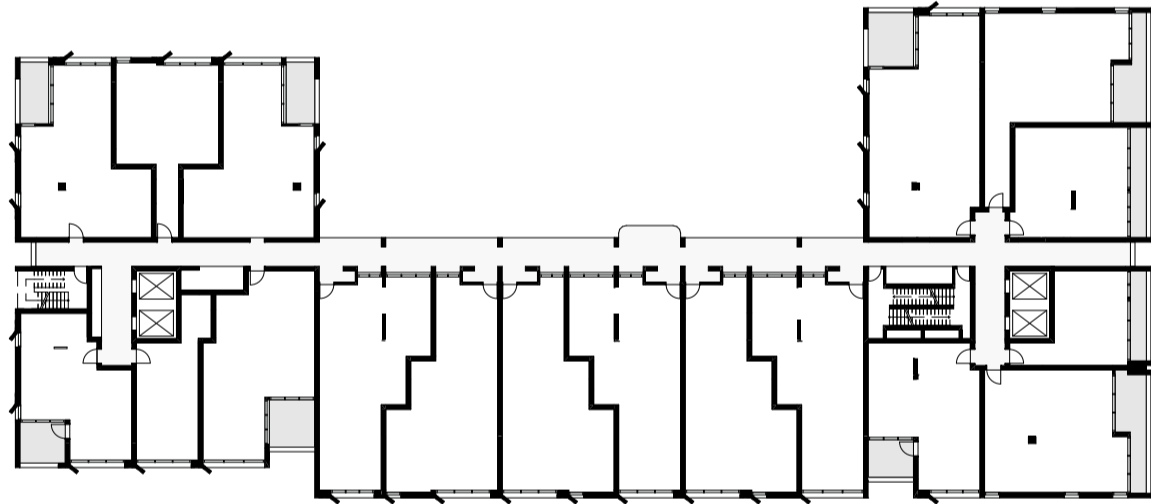
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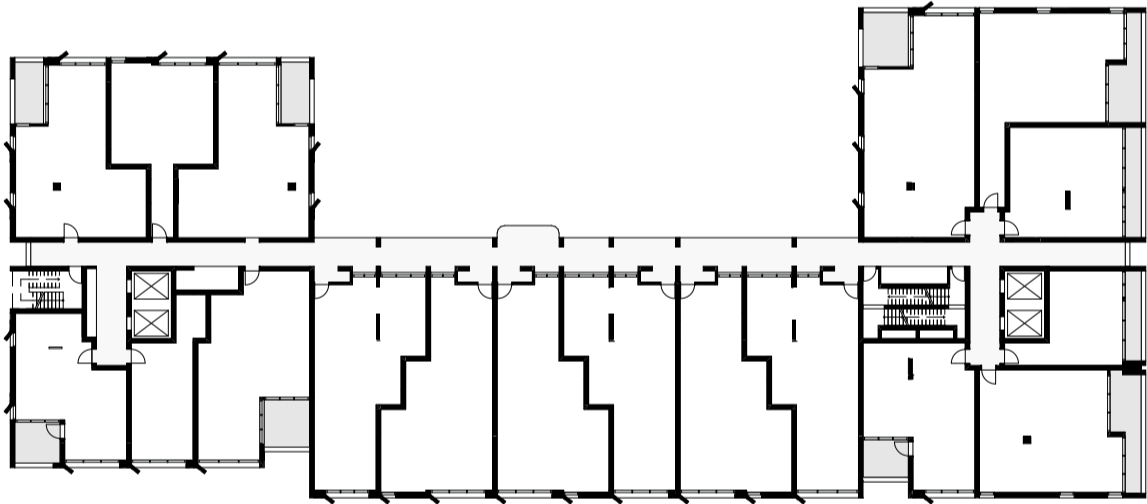
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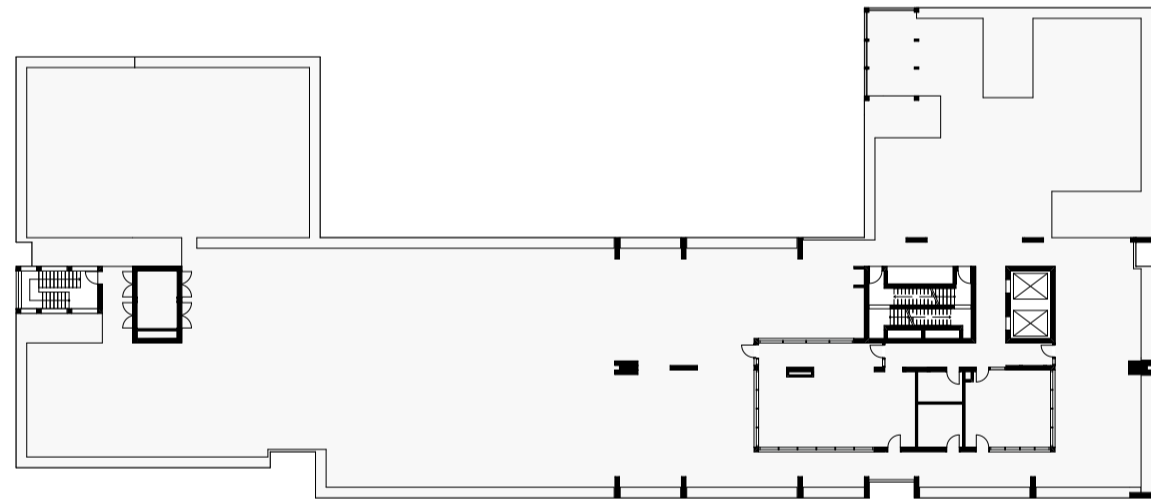
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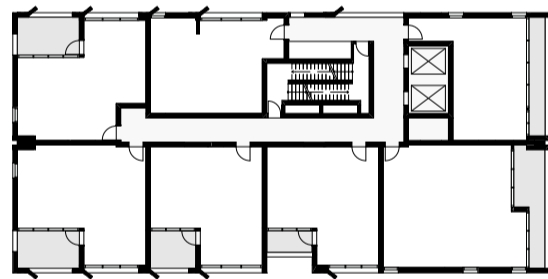
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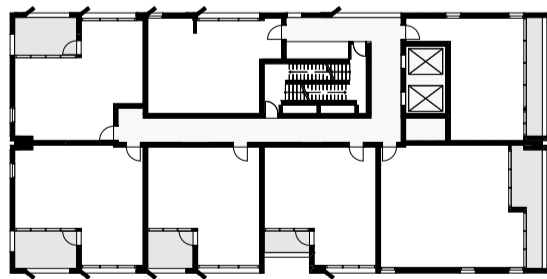
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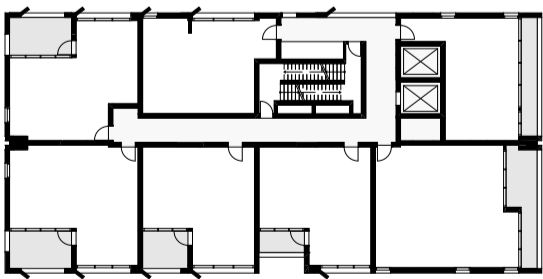
Level 10



Level 11



Level 12



Level 13

● No Sun	
APT No Sun by zone	
Level	Quantity
Ground	4
Level 01	1
	5
Total Apt	197
No Sun %	3% (Target <15%)

Project Title:

Redfern Place
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Sheet drawn by:

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Project Architectural Team:

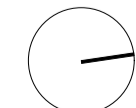
Architecture AND — S1 Lead Architect
SILVESTER FULLER — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

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Status:

STATE SIGNIFICANT
DEVELOPMENT APPLICATION

Drawing Title:

Compliance - No Sun

Project No.

180

Drawing No.

S2.A40.23

Revision

A



01. Brickwork
Warm coloured brickwork



02. Pre-Cast Concrete
Warm coloured concrete



03. Pre-Cast Concrete
Terracotta coloured concrete



04. Metal Work / Glazing Frame
Mid bronze coloured powdercoat metal work



05. Metal Work
Light bronze coloured powdercoat metal work



06. Metal Work / Glazing Frame
Terracotta coloured powdercoat metal work



07. Paving
Warm coloured paving to match brickwork



08. Paving
Terracotta coloured paving



09. Planter
Terracotta coloured modular planter

Walker Street Rendered View