

REDFERN PRECINCT DRAWING SERIES

600-660 ELIZABETH STREET, REDFERN

Series A - Precinct Wide

## Full Drawing List - Project Wide

NO	SHEET NAME	NO	SHEET NAME
A00.00	COVER SHEET	S3.A00.01	COVER SHEET
A01.00	SITE PLAN - LOCALITY PLAN	S3.A02.00	S3 PLAN - GROUND FLOOR
A01.01	SITE PLAN - EXISTING & DEMOLITION	S3.A02.01	S3 PLAN - LEVEL 1-3
A01.05	SITE PLAN	S3.A02.04	S3 PLAN - LEVEL 4
A02.00	BASEMENT PLAN	S3.A02.05	S3 PLAN - LEVEL 5-6
A02.01	MASTERPLAN	S3.A02.07	S3 PLAN - LEVEL 7-9
A06.01	SITE SECTIONS	S3.A02.10	S3 PLAN - ROOF
A06.02	SITE SECTIONS	S3.A06.01	BUILDING ELEVATIONS
A06.20	SITE ELEVATIONS	S3.A06.02	BUILDING SECTIONS
A40.04	SOLAR STUDIES - SHADOW DIAGRAM - VIEWS FROM SUN	S3.A06.03	BUILDING SECTIONS
A40.05.01	SOLAR STUDIES - SHADOW DIAGRAM - PLAN - WINTER SOLSTICES	S3.A09.01	DA APARTMENT TYPES - ADG+SILVER
A40.05.02	SOLAR STUDIES - SHADOW DIAGRAM - PLAN - SUMMER SOLSTICES	S3.A09.02	DA APARTMENT TYPES - ADG+GOLD+ADP
A40.05.03	SOLAR STUDIES - SHADOW DIAGRAM - PLAN - EQUINOX	S3.A40.20	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM
A40.06	SOLAR STUDIES - REDFERN PARK	S3.A40.21	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM - NOISE UNAFFECTED
A40.07	SOLAR STUDIES - WALKER ST	S3.A40.30	AREA SCHEDULE - S3 GFA
A40.08	SOLAR STUDIES - PHILLIP ST		
A40.09	SOLAR STUDIES - COMMUNAL OPEN SPACE		
S1.A02.00	COVER PAGE / REGISTER / MATERIAL SCHEDULE / VISUALISATIONS	S4.A00.01	COVER SHEET
S1.A02.01	GROUND FLOOR PLAN / LEVEL 1 FLOOR PLAN	S4.A02.00	S4 PLAN - GROUND FLOOR
S1.A02.02	LEVEL 2 FLOOR PLAN / ROOF PLAN	S4.A02.01	S4 PLAN - LEVEL 1
S1.A02.03	SECTIONS	S4.A02.02	S4 PLAN - LEVEL 2-3
S1.A02.04	ELEVATIONS	S4.A02.04	S4 PLAN - LEVEL 4
S1.A02.05	AREA SCHEDULE / DIAGRAMS	S4.A02.05	S4 PLAN - ROOF
		S4.A06.01	BUILDING ELEVATIONS
		S4.A06.01A	BUILDING ELEVATIONS_CLEAN
		S4.A06.02	BUILDING SECTIONS
S2.A00.01	COVER PAGE	S4.A09.01	DA APARTMENT TYPES - ADG+SILVER
S2.A02.01	GROUND	S4.A09.02	DA APARTMENT TYPES - ADG+GOLD+ADP+SDA
S2.A02.02	LEVEL 1	S4.A40.20	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM
S2.A02.03	LEVEL 2	S4.A40.21	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM - NOISE UNAFFECTED
S2.A02.04	LEVEL 3	S4.A40.30	AREA SCHEDULE - S4 GFA
S2.A02.05	LEVEL 4		
S2.A02.06	LEVEL 5		
S2.A02.07	LEVEL 6		
S2.A02.08	LEVEL 7		
S2.A02.09	LEVEL 8		
S2.A02.10	LEVEL 9		
S2.A02.11	LEVEL 10		
S2.A02.12	LEVEL 11		
S2.A02.13	LEVEL 12		
S2.A02.14	LEVEL 13		
S2.A02.16	ROOF		
S2.A06.01	EAST		
S2.A06.02	NORTH		
S2.A06.03	WEST		
S2.A06.04	SOUTH		
S2.A06.11	A		
S2.A06.12	B		
S2.A06.13	C		
S2.A14.11	STUDIO		
S2.A14.12	1 BED 1/2		
S2.A14.13	1 BED 2/2		
S2.A14.14	2 BED		
S2.A14.15	3 BED		
S2.A14.16	Adaptable		
S2.A40.11	APARTMENT MIX		
S2.A40.12	GFA		
S2.A40.21	CROSS VENTILATION		
S2.A40.22	SOLAR ACCESS		
S2.A40.23	NO SUN		
S2.A40.31	MATERIALS		

NO	SHEET NAME
A00.00	COVER SHEET
A01.00	SITE PLAN - LOCALITY PLAN
A01.01	SITE PLAN - EXISTING & DEMOLITION
A01.05	SITE PLAN
A02.00	BASEMENT PLAN
A02.01	MASTERPLAN
A06.01	SITE SECTIONS
A06.02	SITE SECTIONS
A06.20	SITE ELEVATIONS
A40.04	SOLAR STUDIES - SHADOW DIAGRAM - VIEWS FROM SUN
A40.05.01	SOLAR STUDIES - SHADOW DIAGRAM - PLAN - WINTER SOLSTICES
A40.05.02	SOLAR STUDIES - SHADOW DIAGRAM - PLAN - SUMMER SOLSTICES
A40.05.03	SOLAR STUDIES - SHADOW DIAGRAM - PLAN - EQUINOX
A40.06	SOLAR STUDIES - REDFERN PARK
A40.07	SOLAR STUDIES - WALKER ST
A40.08	SOLAR STUDIES - PHILLIP ST
A40.09	SOLAR STUDIES - COMMUNAL OPEN SPACE

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

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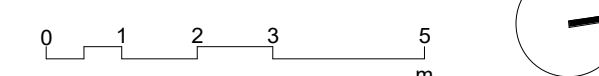


Project Architectural Team:

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

Notes:

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Checked By: DT  
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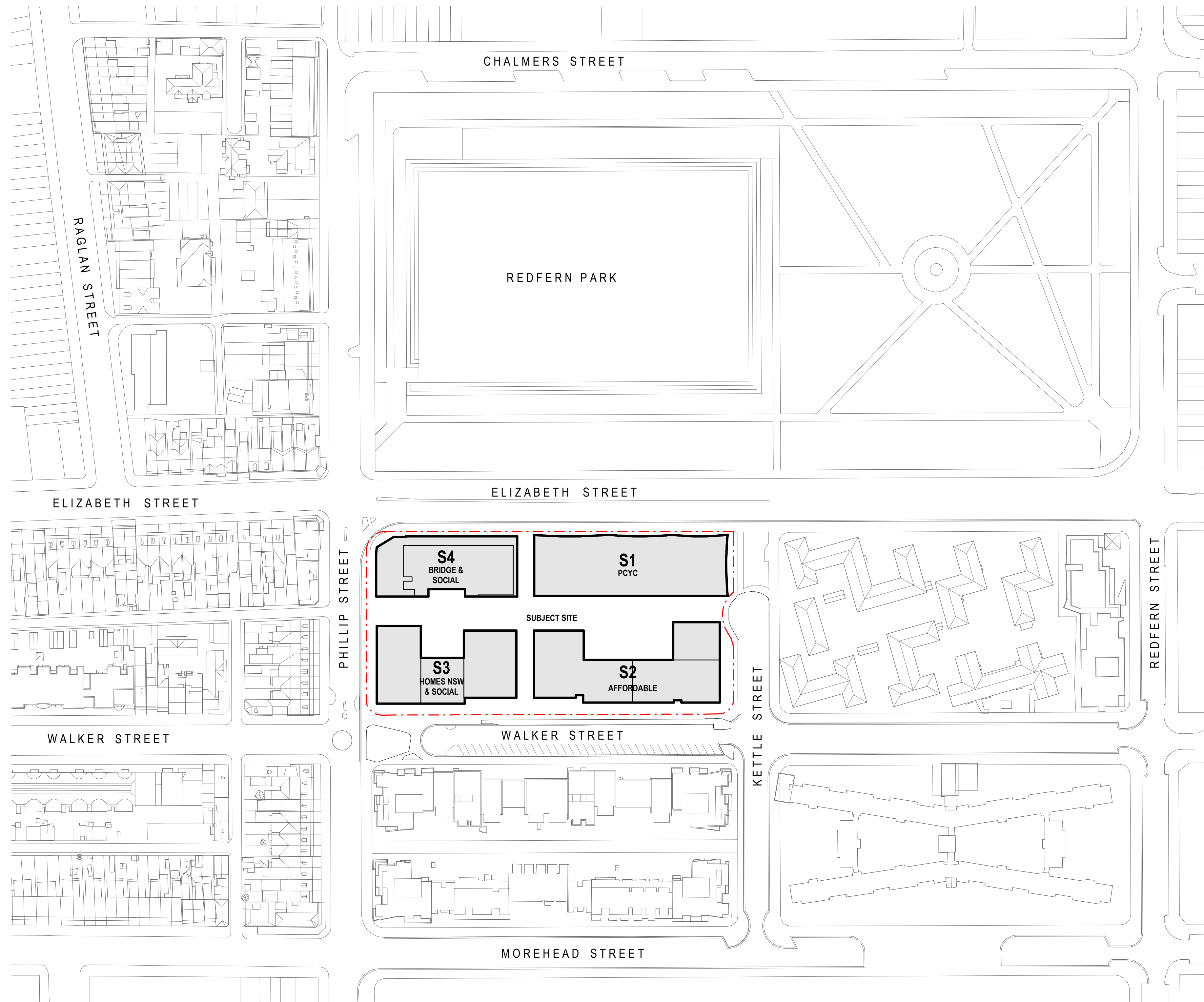


Rev	Date	Description
A	19/06/2024	SSDA

Status:  
STATE SIGNIFICANT  
DEVELOPMENT APPLICATION  
Drawing Title:  
COVER SHEET

Project No.  
**2610**  
Drawing No.  
**A00.00**

Revision  
**A**



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

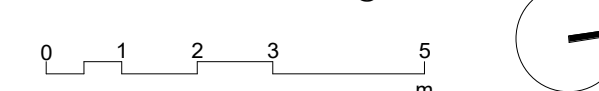
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Project Architectural Team:  
Architecture AND — S1 Lead Architect  
SILVESTERÆJJUJ — S2 Lead Architect  
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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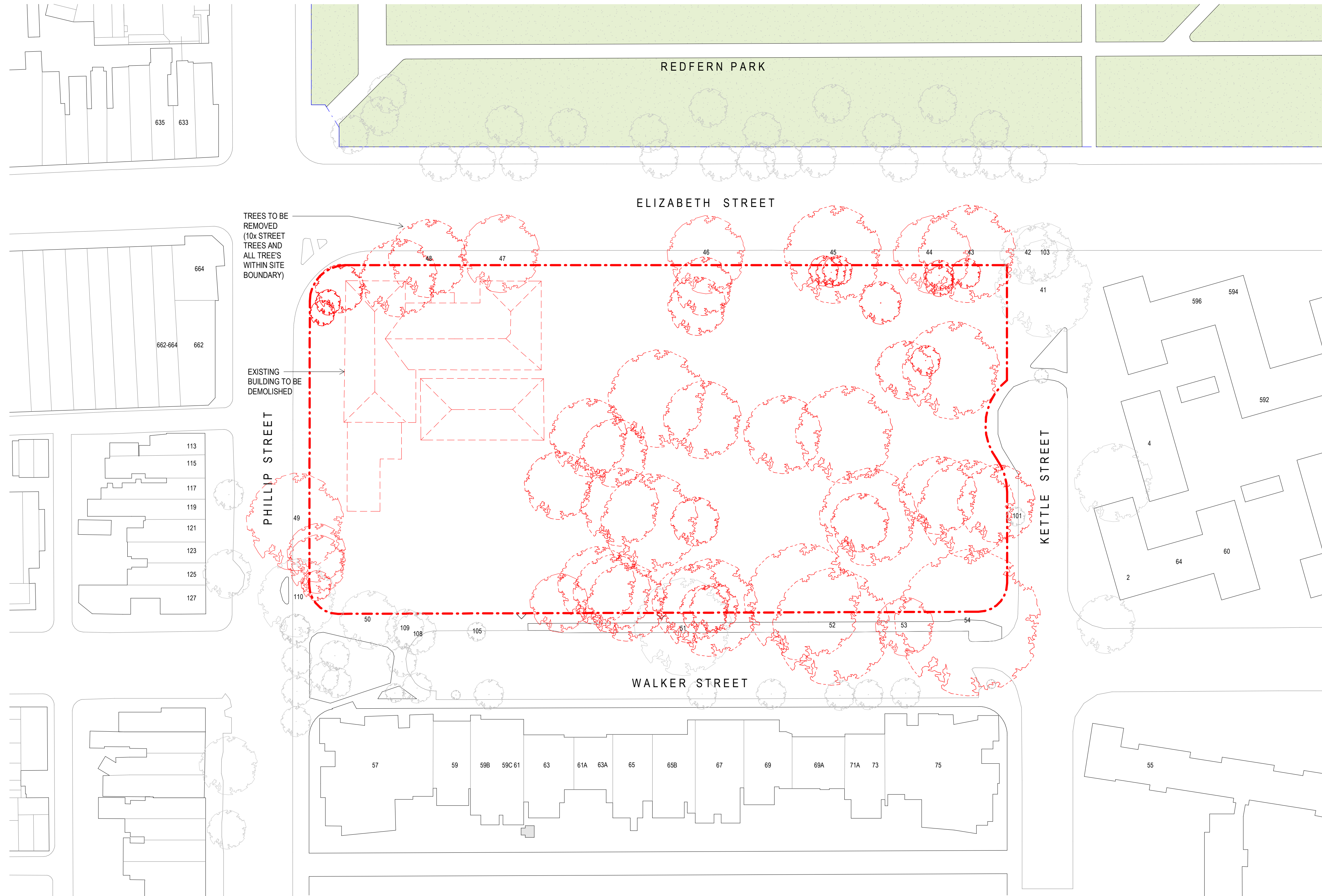


Rev	Date	Description
A	19/06/2024	SSDA

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION  
Drawing Title: SITE PLAN - LOCALITY PLAN

Project No. 2610  
Drawing No. A01.00  
Revision A





DEMOLITION SHOWN IN RED

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

Sheet drawn by:



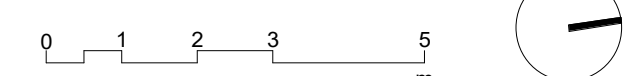
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Sydney Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010  
Brisbane Level 5, 290 Queen Street, Brisbane QLD 4000  
Canberra Level 1, 31 Alinga Street, Canberra ACT 2601

Project Architectural Team:

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

Notes:

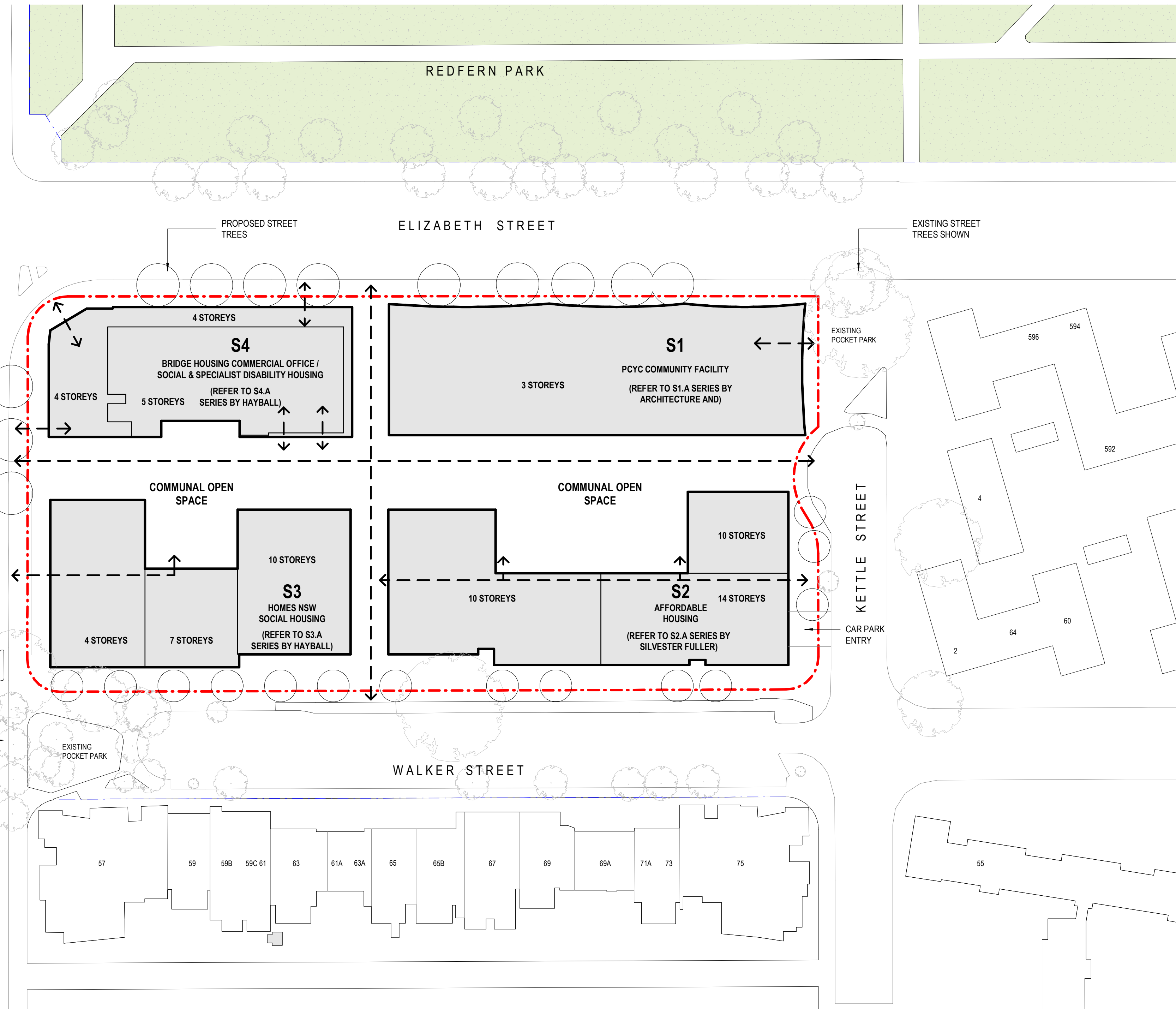
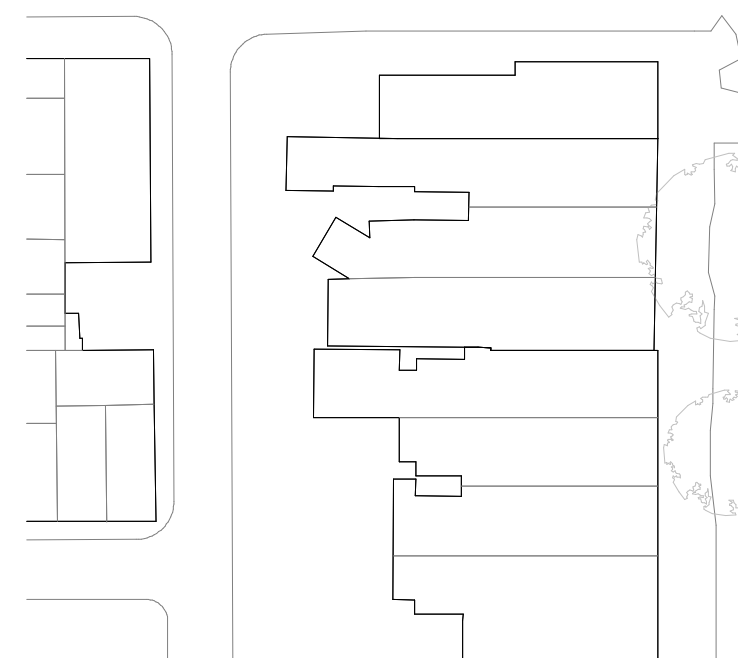
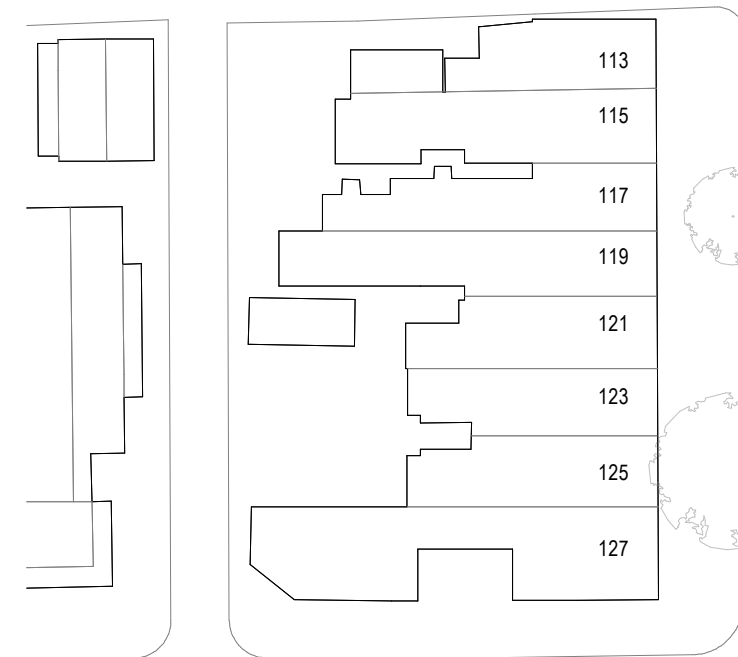
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Rev	Date	Description
A	19/06/2024	SSDA

Status:  
STATE SIGNIFICANT  
DEVELOPMENT APPLICATION  
Drawing Title:  
SITE PLAN - EXISTING & DEMOLITION

Project No. 2610  
Drawing No. A01.01  
Revision A



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

Sheet drawn by:

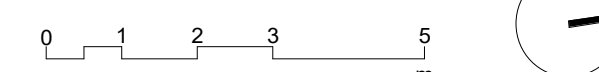


Project Architectural Team:

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

Notes:

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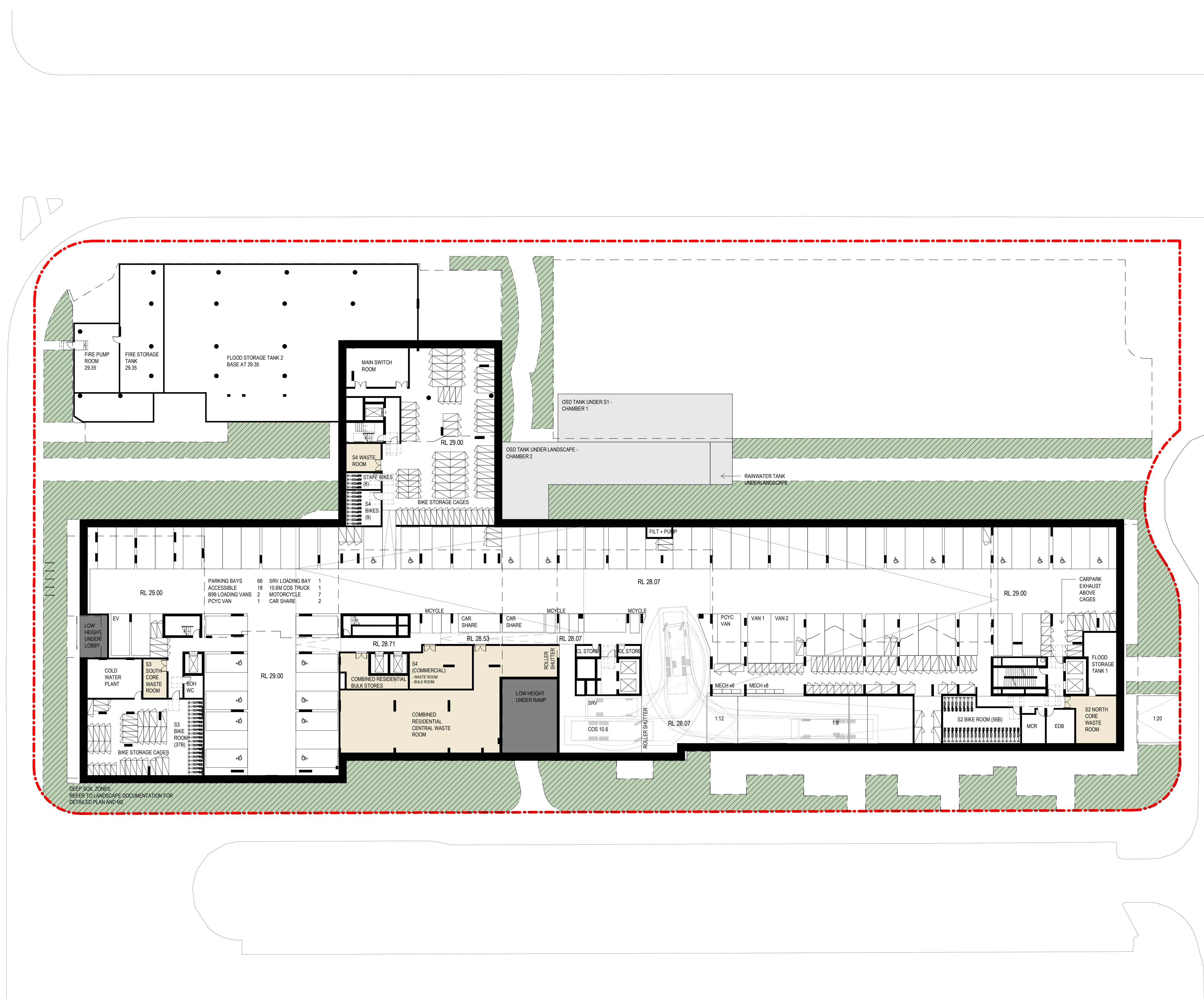


Rev	Date	Description
A	19/06/2024	SSDA

Status:  
STATE SIGNIFICANT  
DEVELOPMENT APPLICATION  
Drawing Title:  
SITE PLAN

Project No. 2610  
Drawing No. A01.05  
Revision A





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

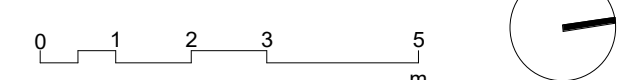
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Project Architectural Team:  
Architecture AND — S1 Lead Architect  
SILVESTERÆLLJUV — S2 Lead Architect  
hayball — Precinct + S3 + S4 Lead Architect

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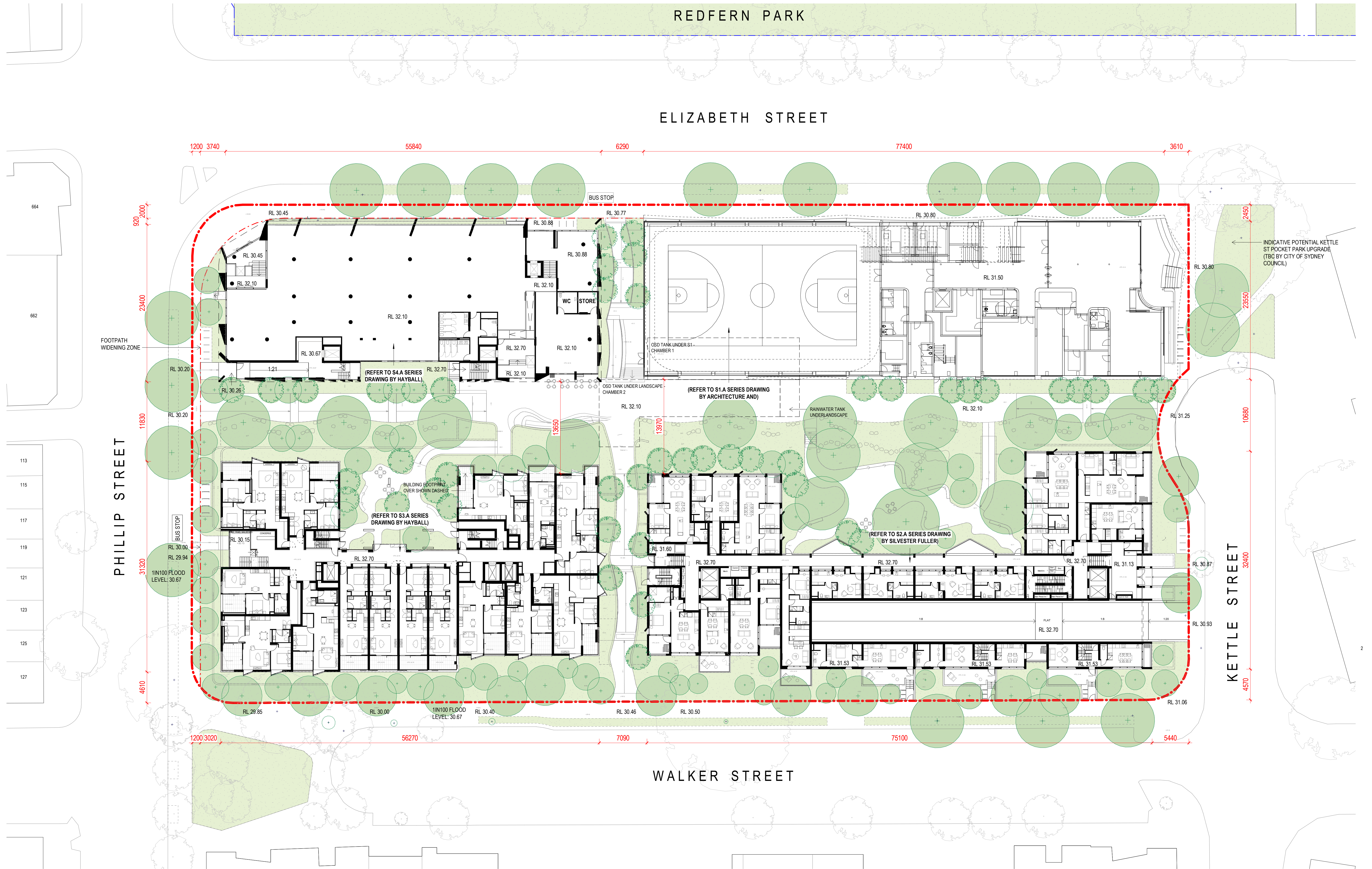


Rev	Date	Description
A	19/06/2024	SSDA

Status:  
STATE SIGNIFICANT  
DEVELOPMENT APPLICATION  
Drawing Title:  
BASEMENT PLAN

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





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:

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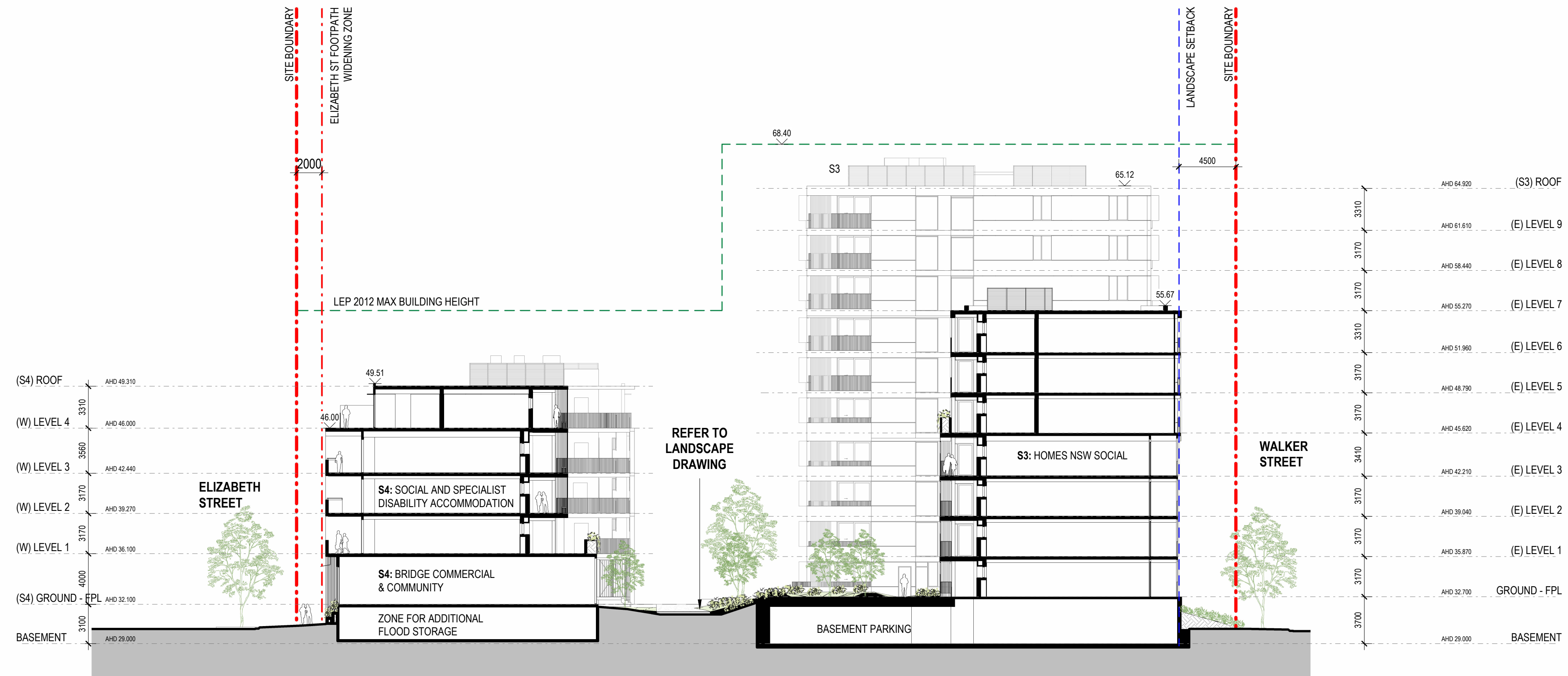
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A	19/06/2024	SSDA

Status:  
STATE SIGNIFICANT  
DEVELOPMENT APPLICATION  
 Drawing Title:  
MASTERPLAN

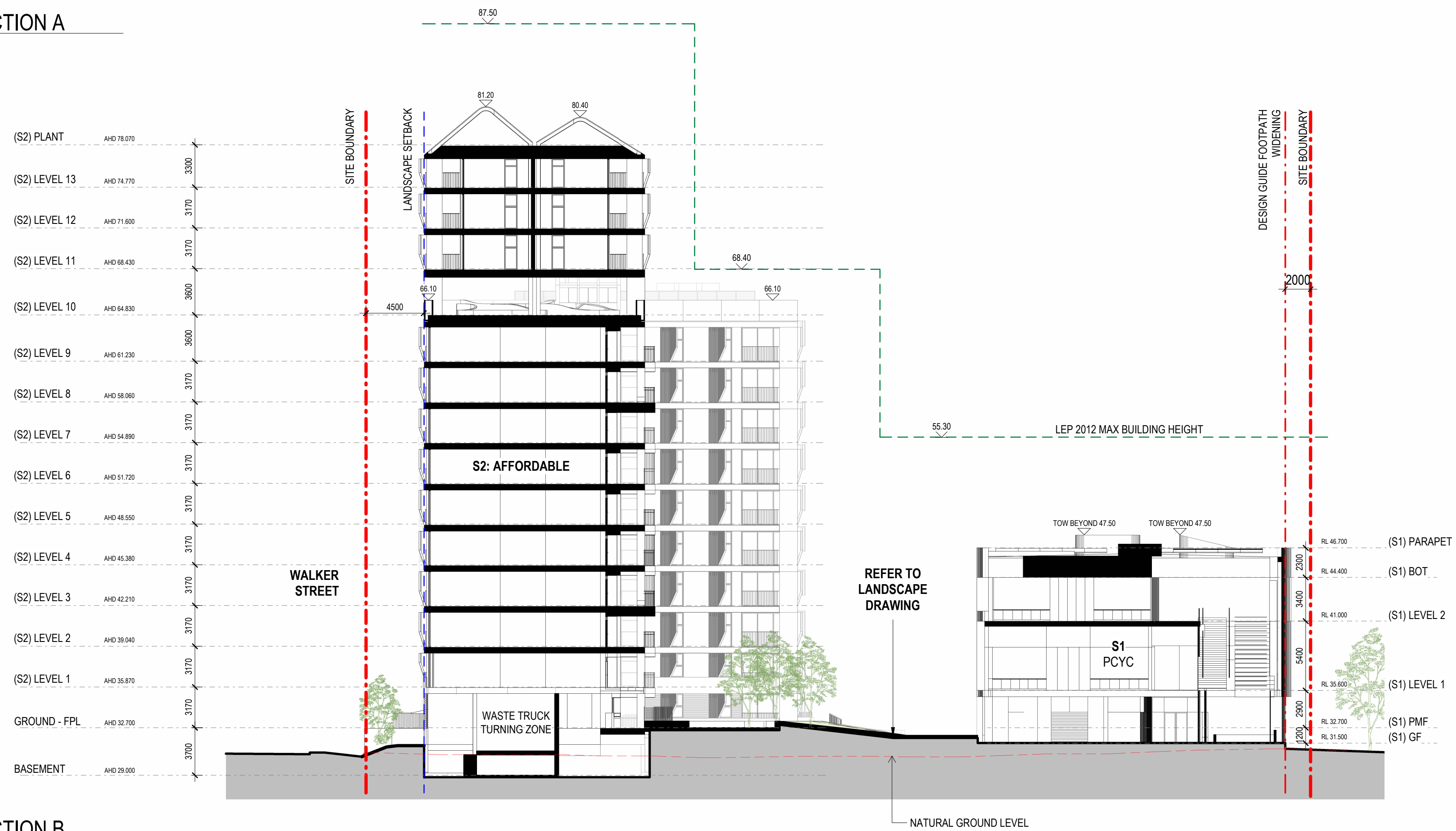
Project No.  
**2610**  
 Drawing No.  
**A02.01**

Revision  
**A**





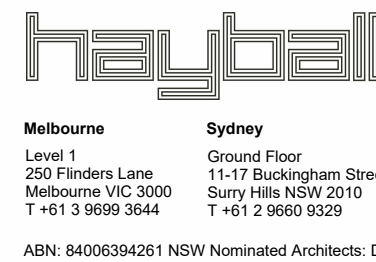
3 SECTION A  
1:250



2 SECTION B  
1:250

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

Sheet drawn by:



Project Architectural Team:  
Architecture AND  
SILVESTER REJLUJ  
S1 Lead Architect  
S2 Lead Architect  
Precinct + S3 + S4 Lead Architect

Notes:

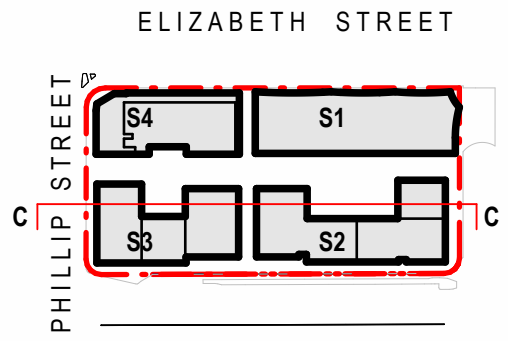
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Rev	Date	Description
A	19/06/2024	SSDA

Status:  
STATE SIGNIFICANT  
DEVELOPMENT APPLICATION  
Drawing Title:  
SITE SECTIONS

Project No.  
2610  
Drawing No.  
A06.01

Revision  
A



KEY PLAN



1 SECTION C  
1:250

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

Sheet drawn by: **hayball**

<b>Melbourne</b> Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9659 3644	<b>Sydney</b> Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	<b>Brisbane</b> Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 8821	<b>Canberra</b> Level 1, 33 Alara Street, Canberra ACT 2601 T +61 2 9660 9329
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ABN: 84006384261 NSW Nominated Architects: David Tordoff 8028

Project Architectural Team:

Architecture AND — S1 Lead Architect  
SILVESTER RÆJLJÚ — 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:  
SITE SECTIONS

Project No.  
**2610**  
Drawing No.  
**A06.02**

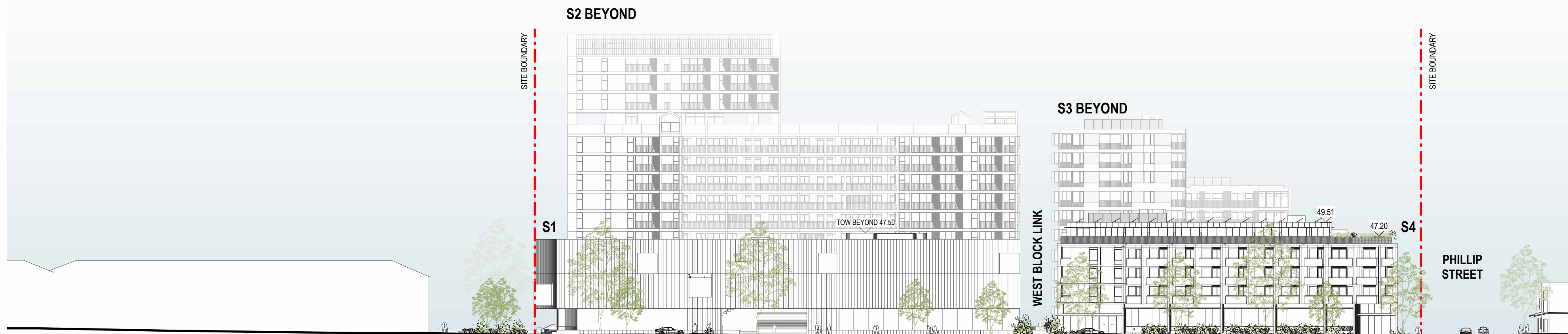
Revision  
**A**

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

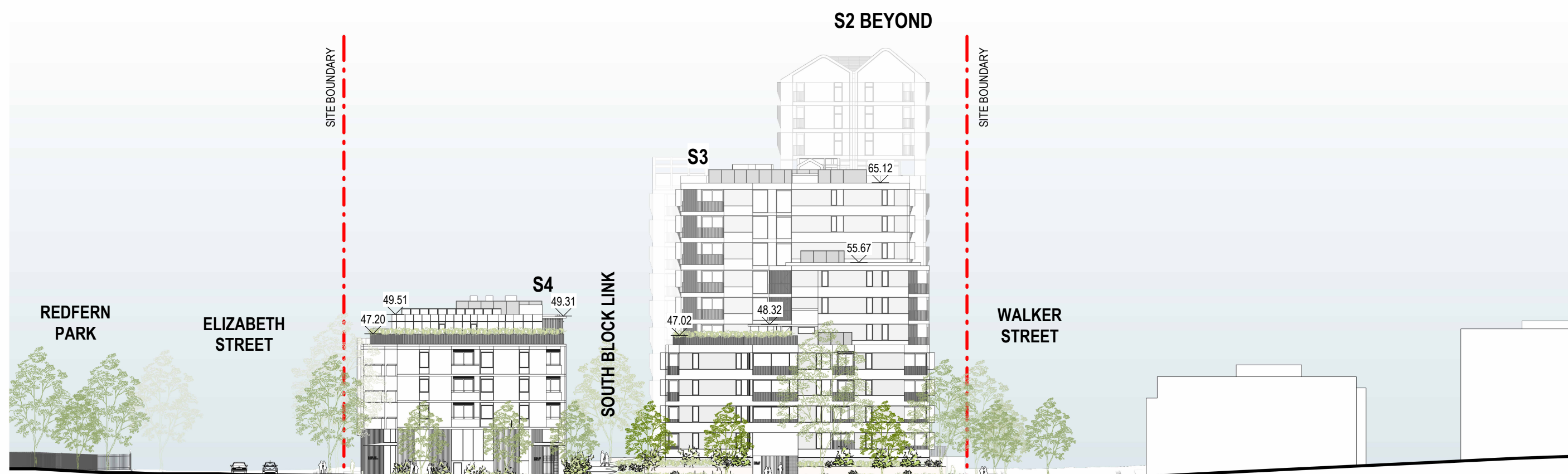




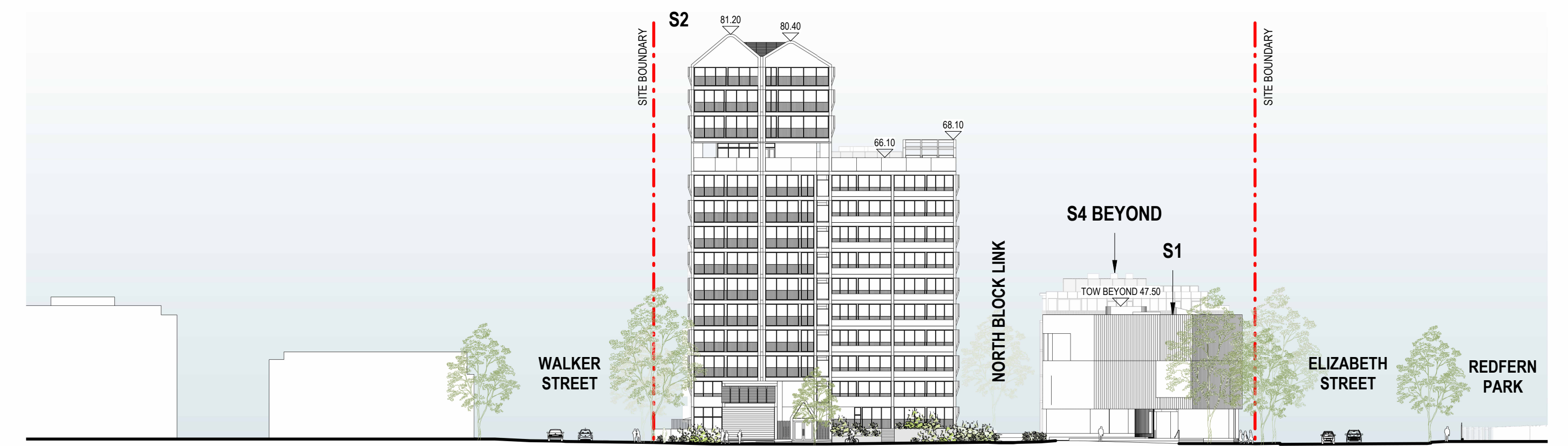
WALKER STREET ELEVATION



ELIZABETH STREET ELEVATION



PHILLIP STREET ELEVATION



KETTLE STREET ELEVATION

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, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 8621	Canberra Level 1, 33 Alara Street, Canberra ACT 2601 T +61 2 9660 9329
---	--	---	--

ABN: 84006384261 NSW Nominated Architects: David Tordoff 8028

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

Notes:

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Rev	Date	Description
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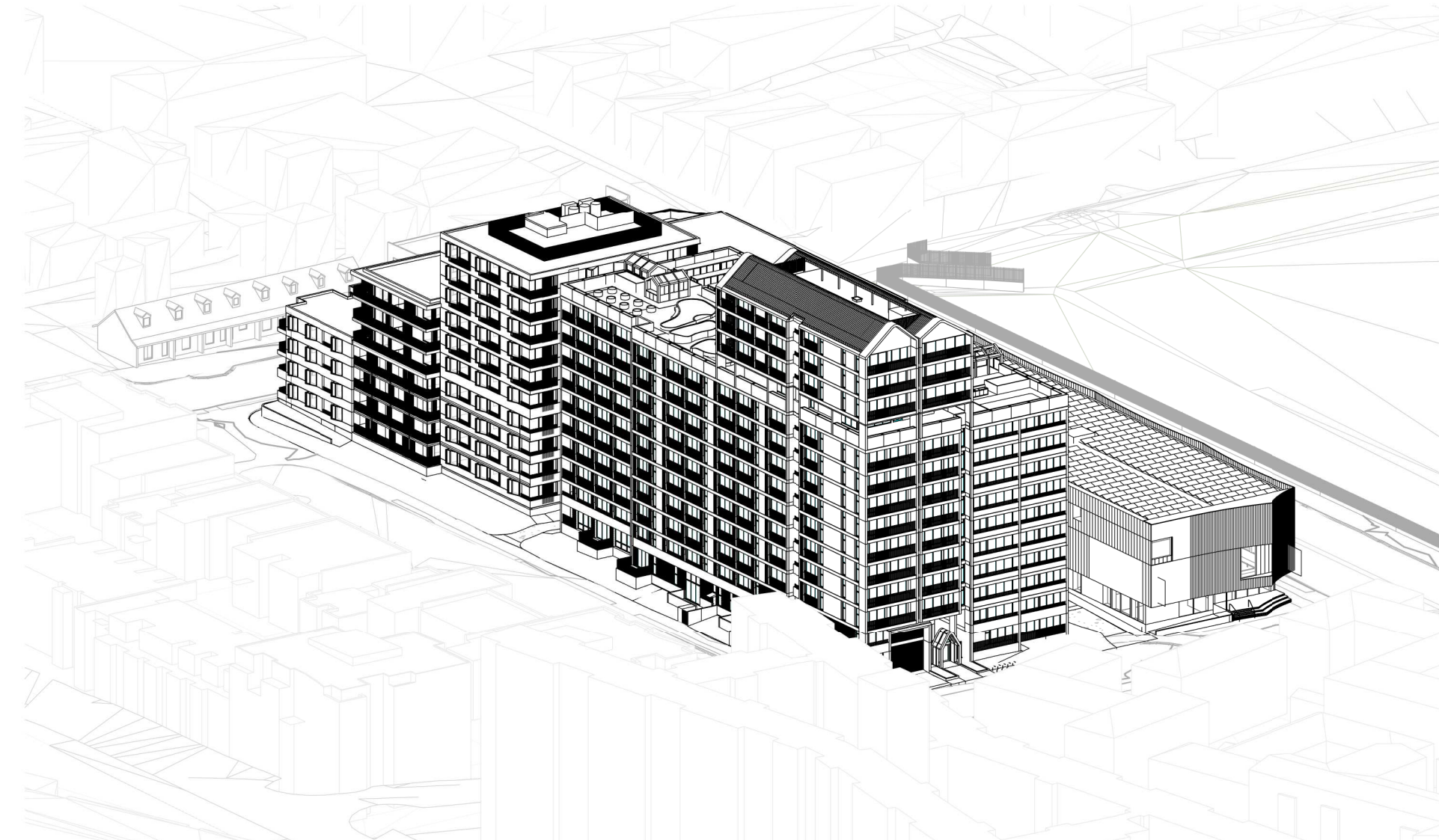
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DEVELOPMENT APPLICATION  
Drawing Title:  
SITE ELEVATIONS

Project No.  
**2610**  
Drawing No.  
**A06.20**

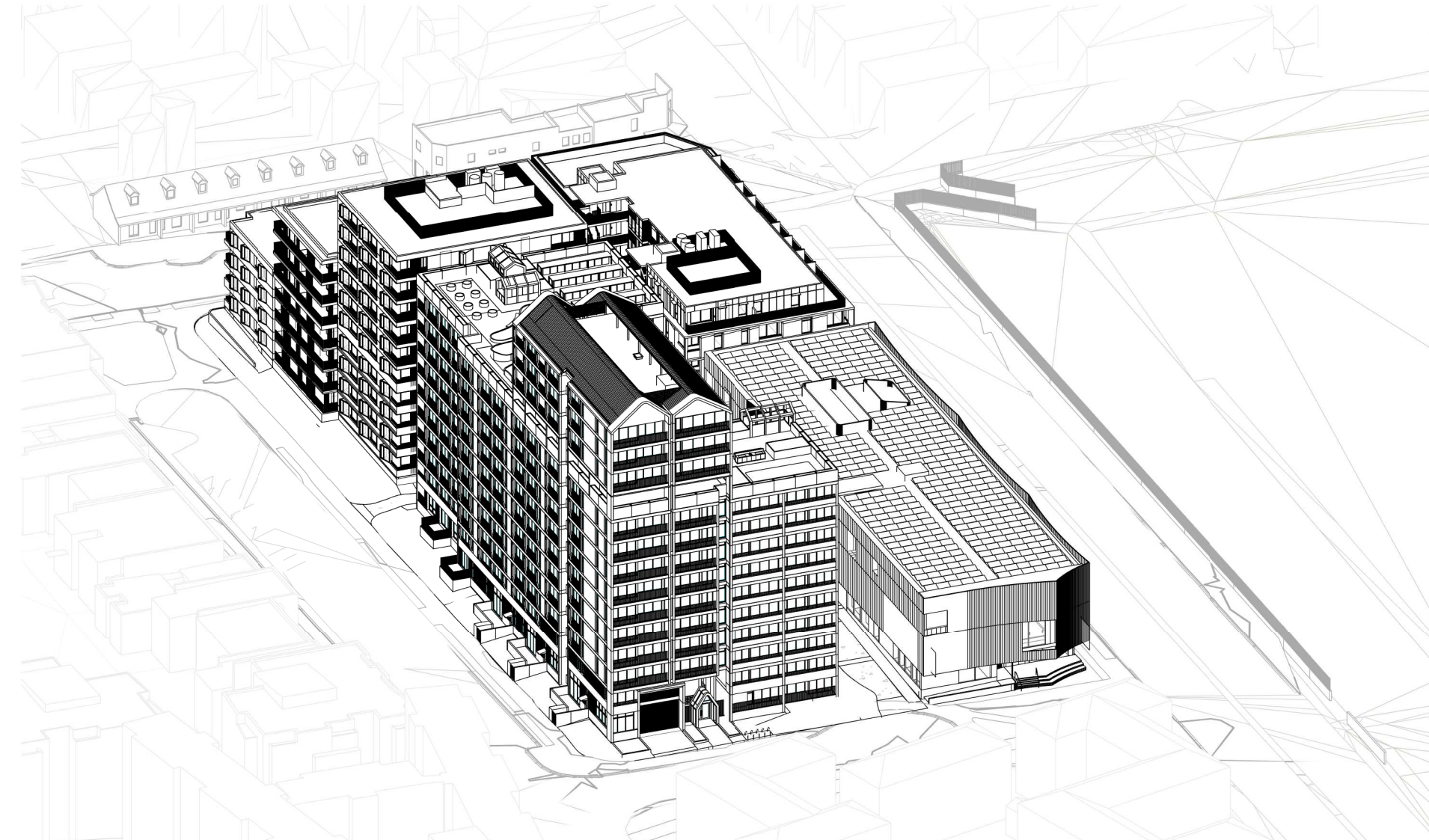
Revision  
**A**

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

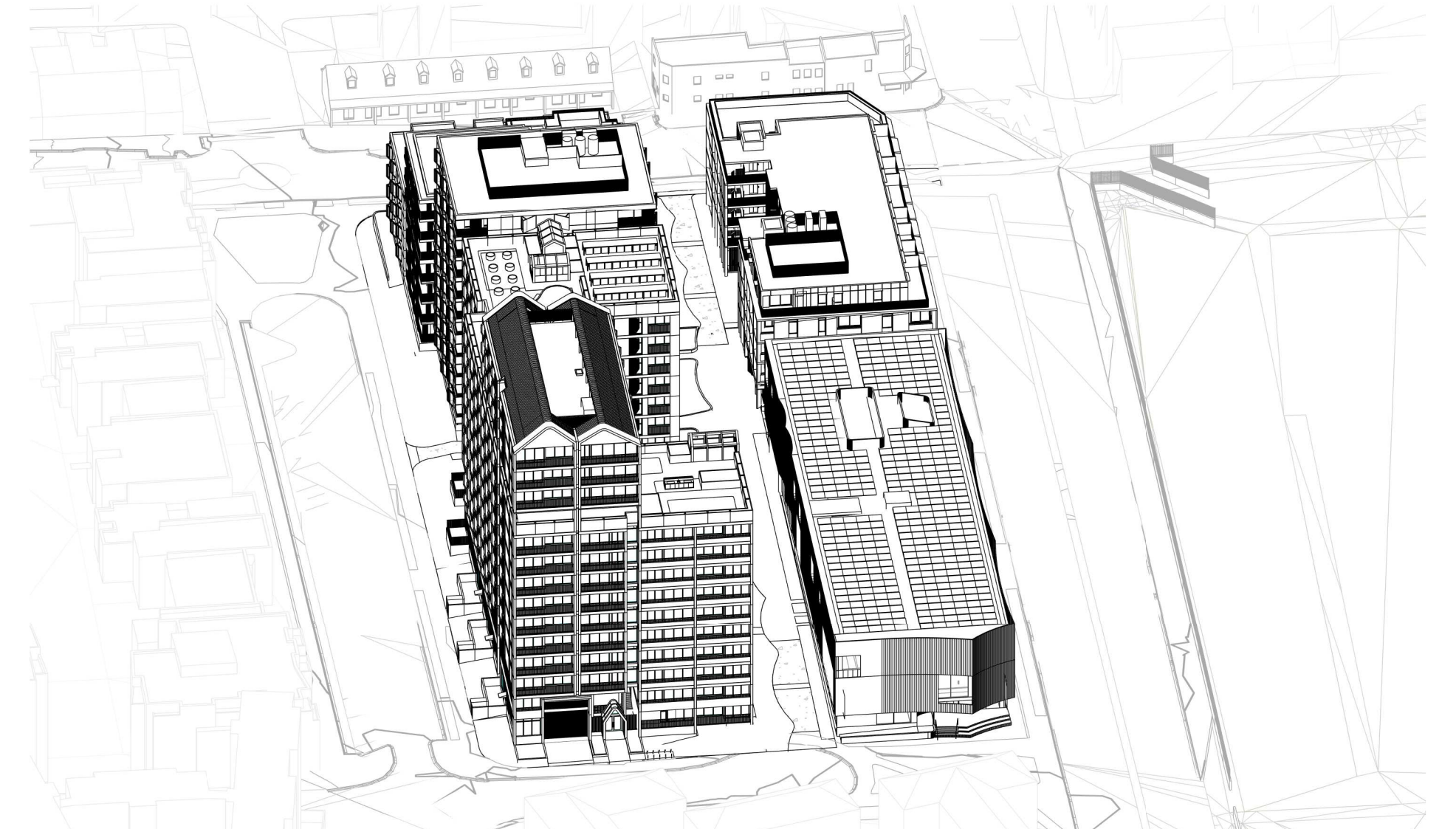




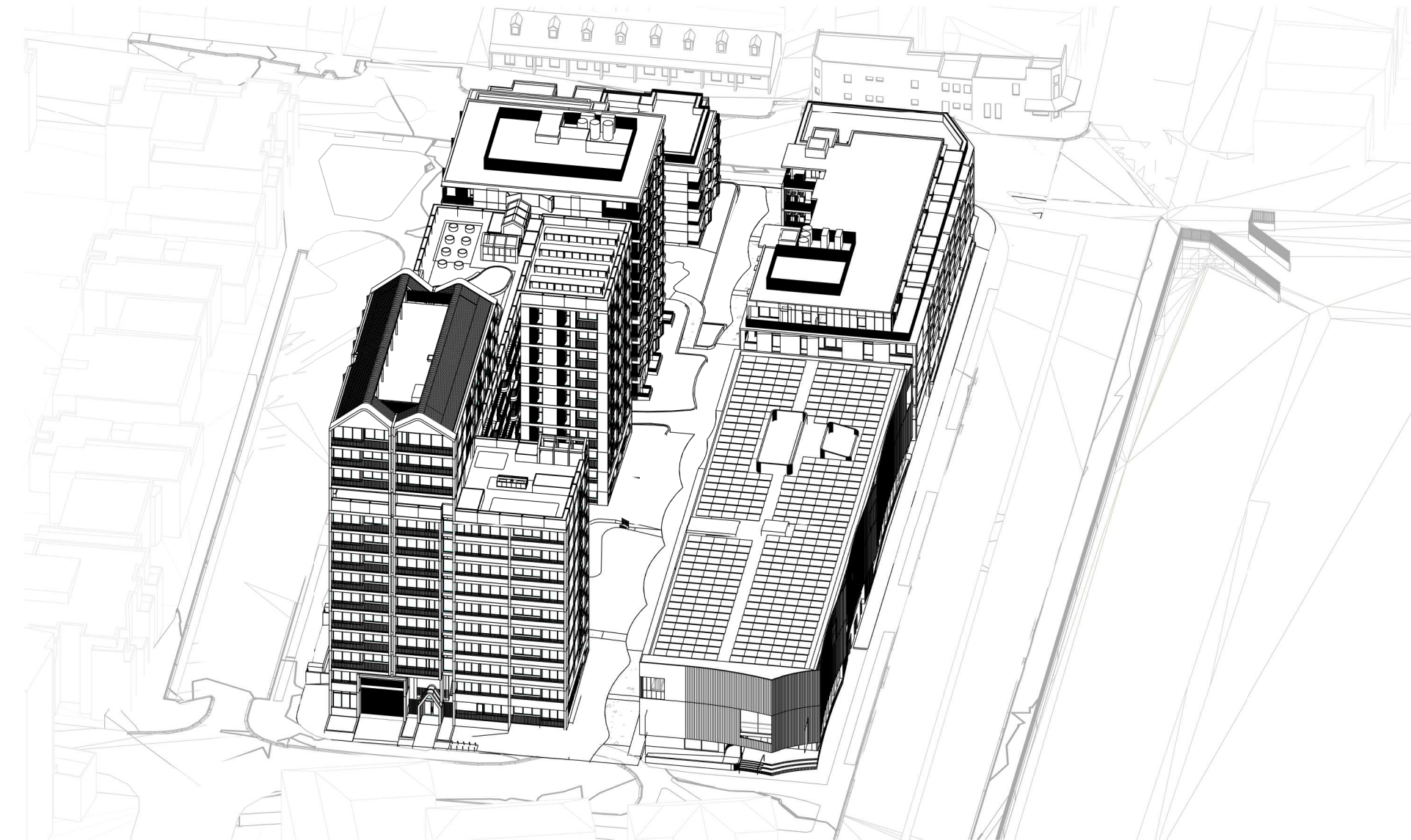
9AM WINTER SOLSTICE



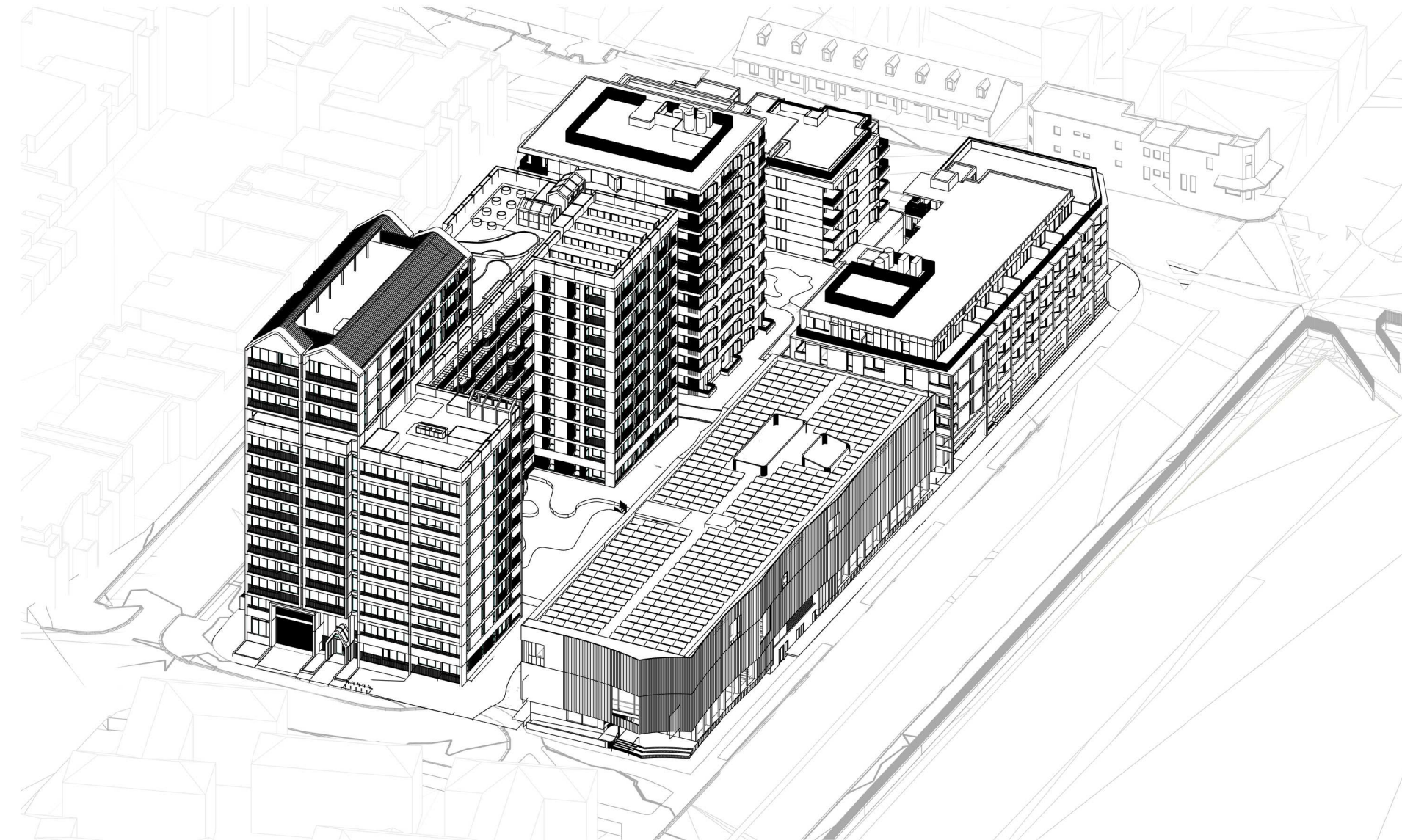
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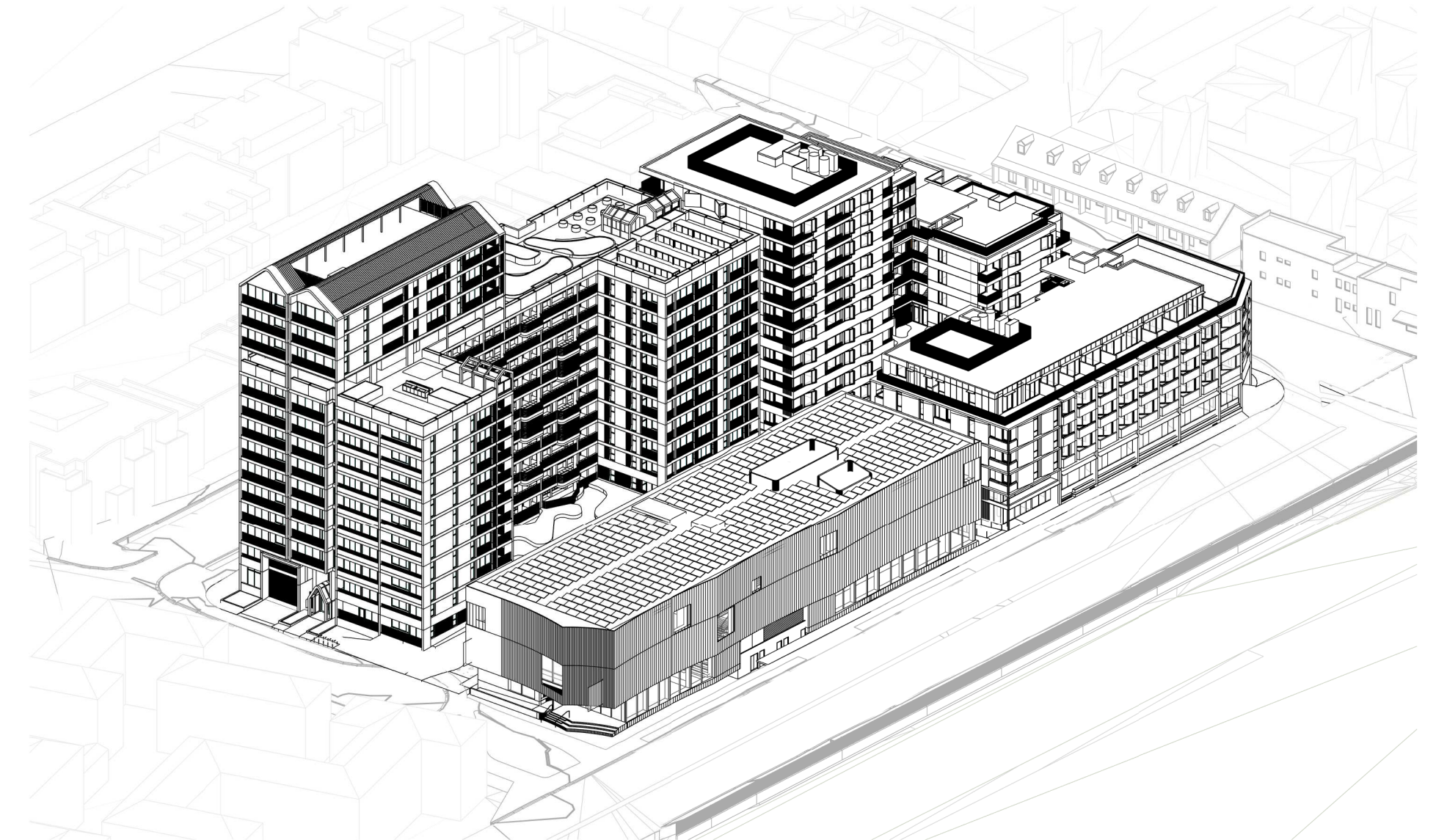
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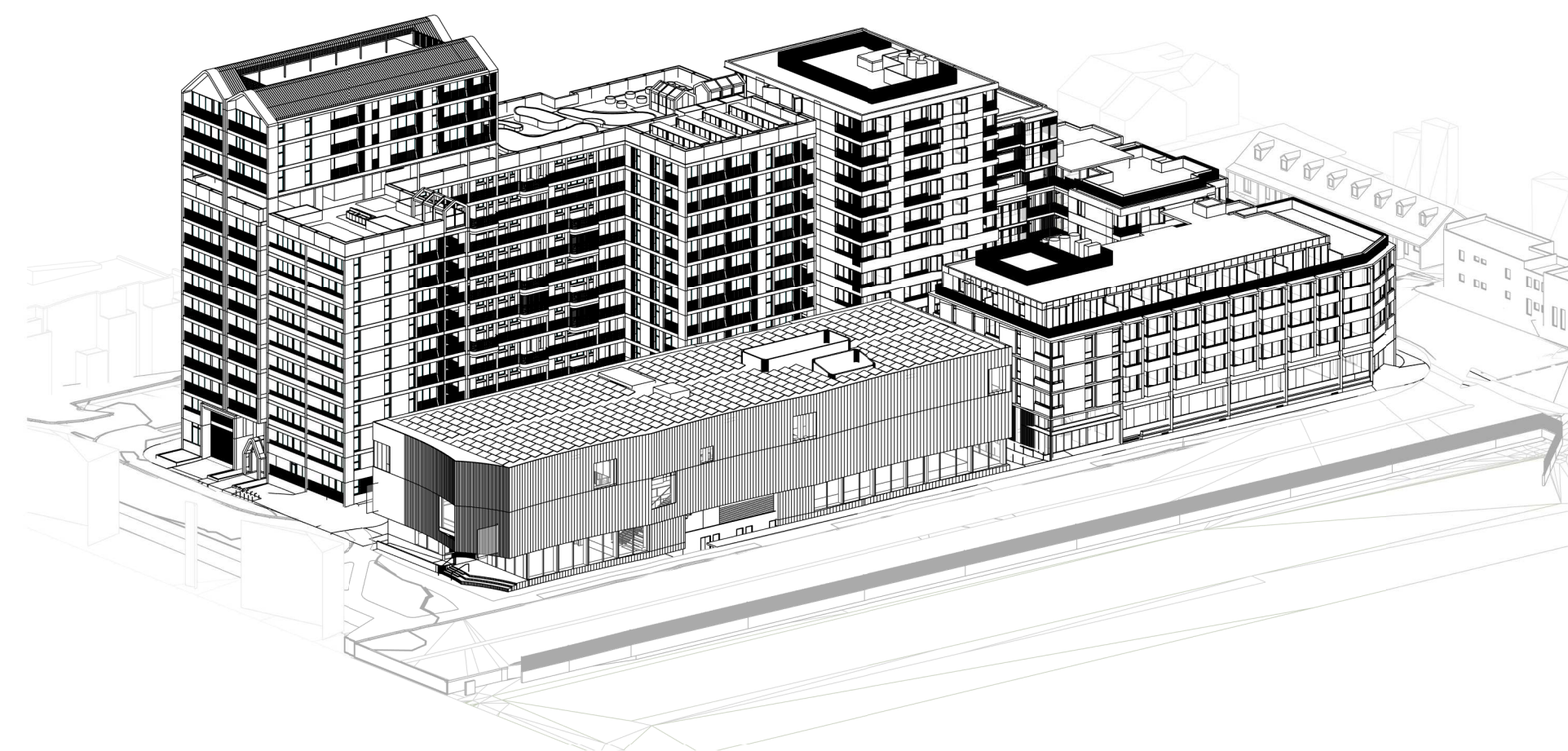
12PM WINTER SOLSTICE



1PM WINTER SOLSTICE



2PM WINTER SOLSTICE



3PM WINTER SOLSTICE

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: JC  
Checked By: DT  
Date Printed: 19/06/2024 5:32:22 PM  
Scale: @ A1

Rev	Date	Description
A	19/06/2024	SSDA

Status:  
STATE SIGNIFICANT  
DEVELOPMENT APPLICATION  
Drawing Title:  
SOLAR STUDIES - SHADOW DIAGRAM -  
VIEWS FROM SUN

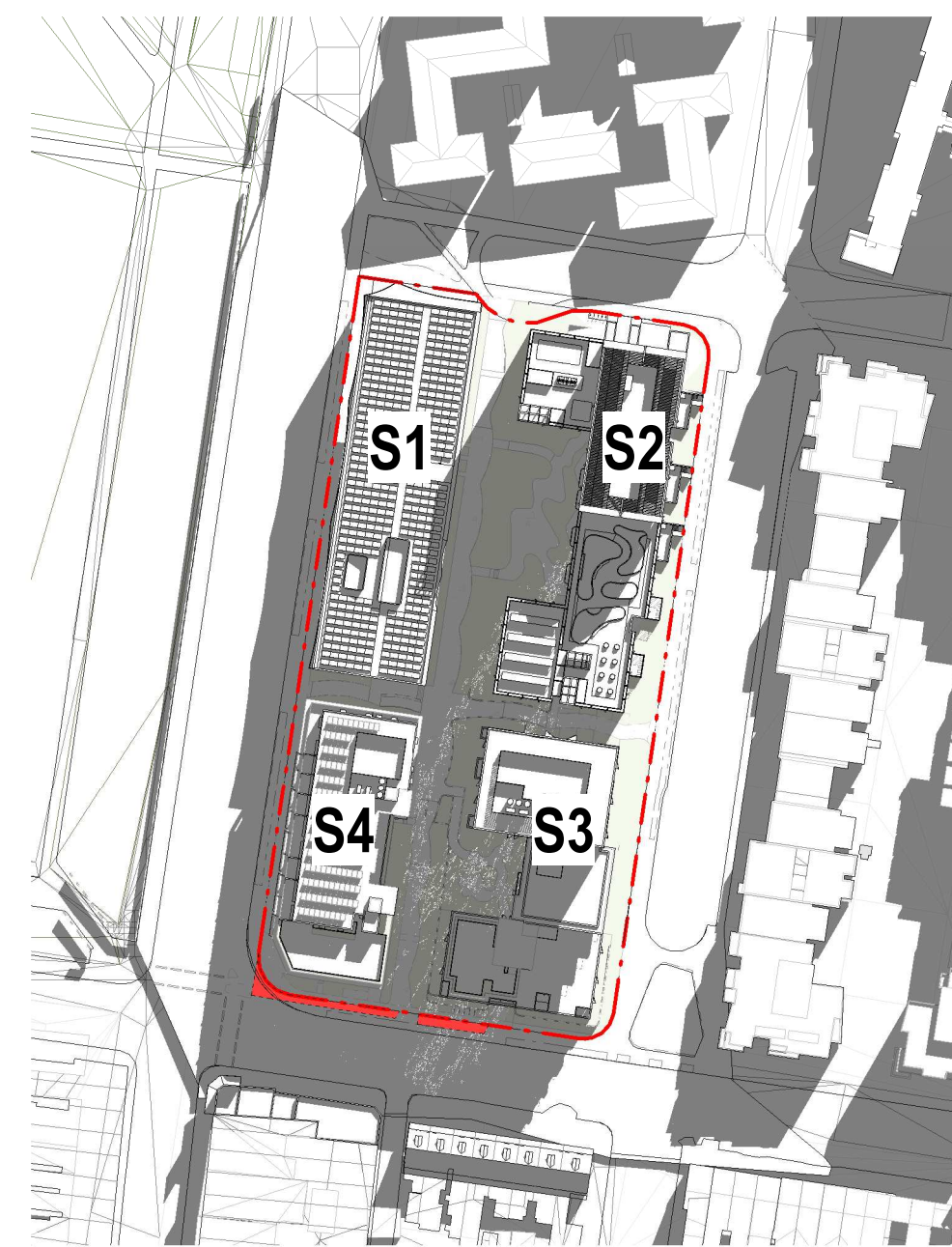
Project No. 2610  
Drawing No. A40.04  
Revision A

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

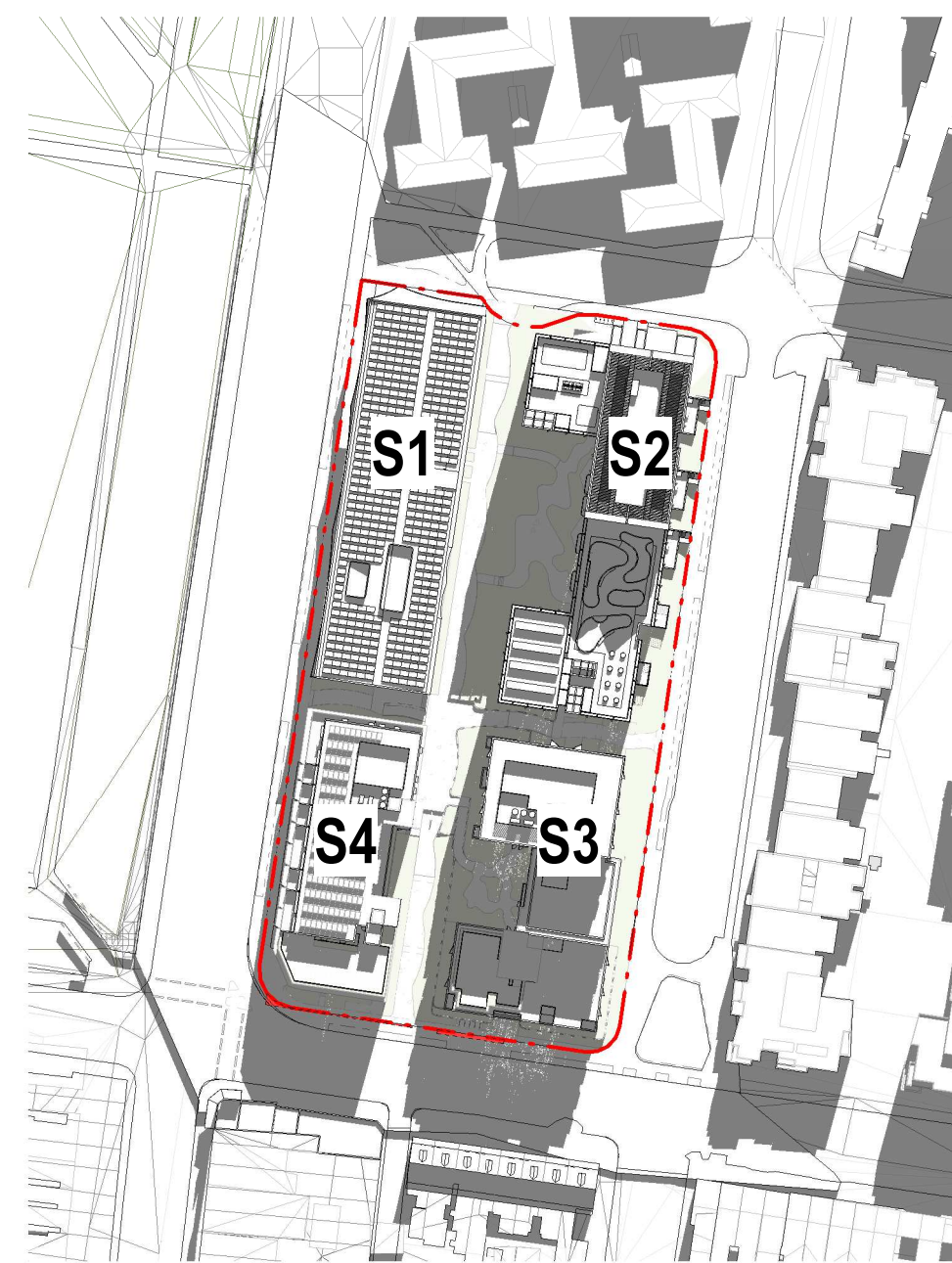




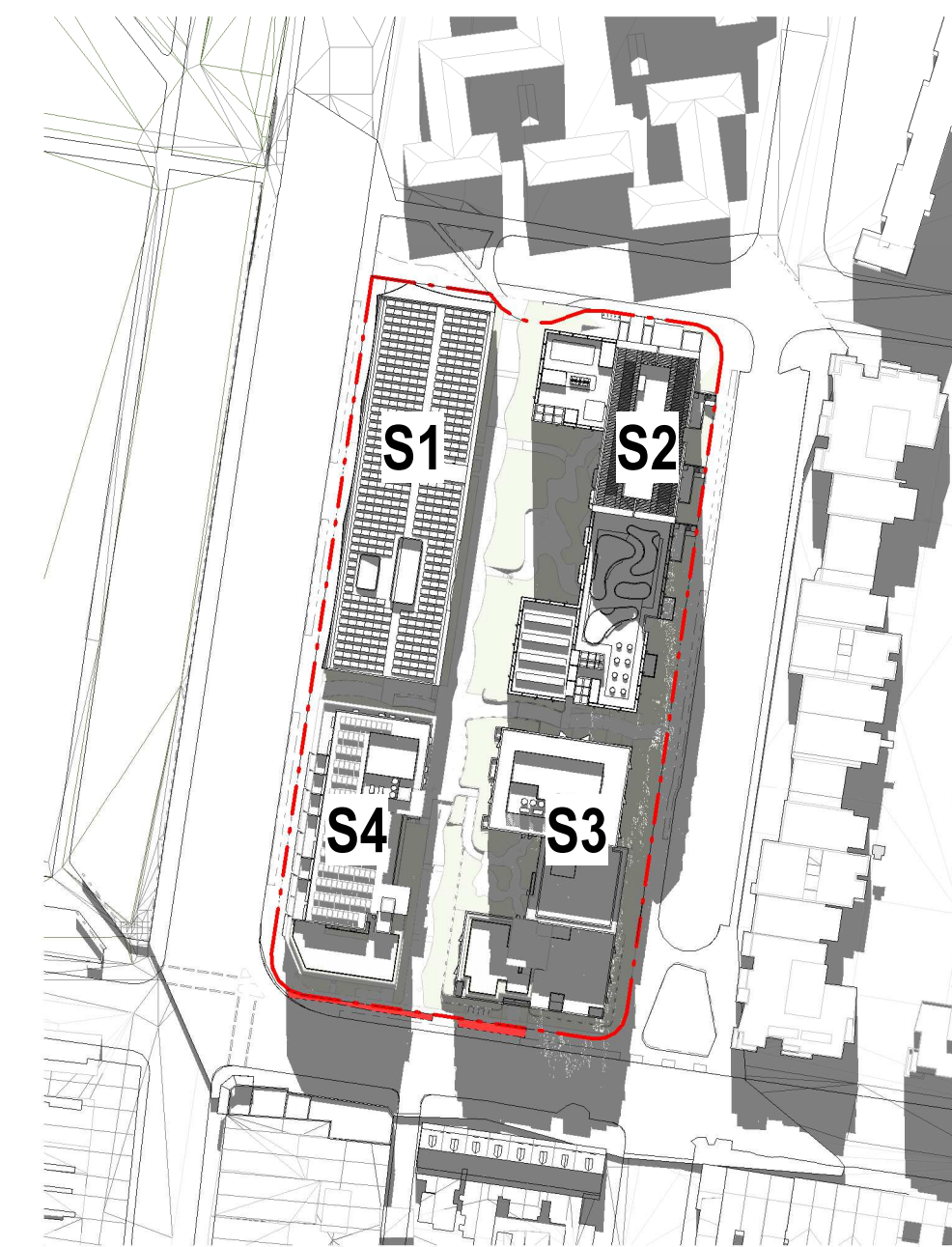
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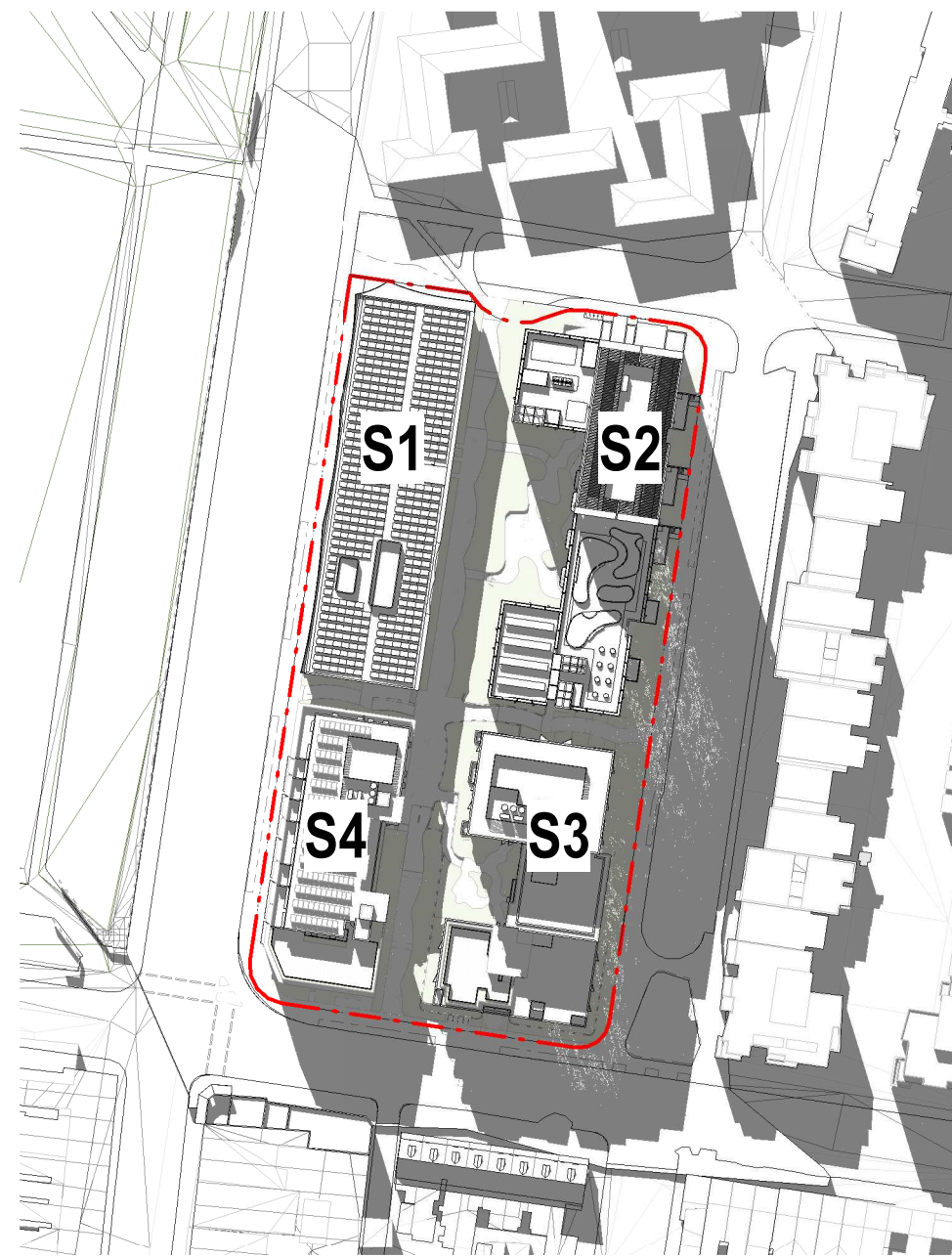
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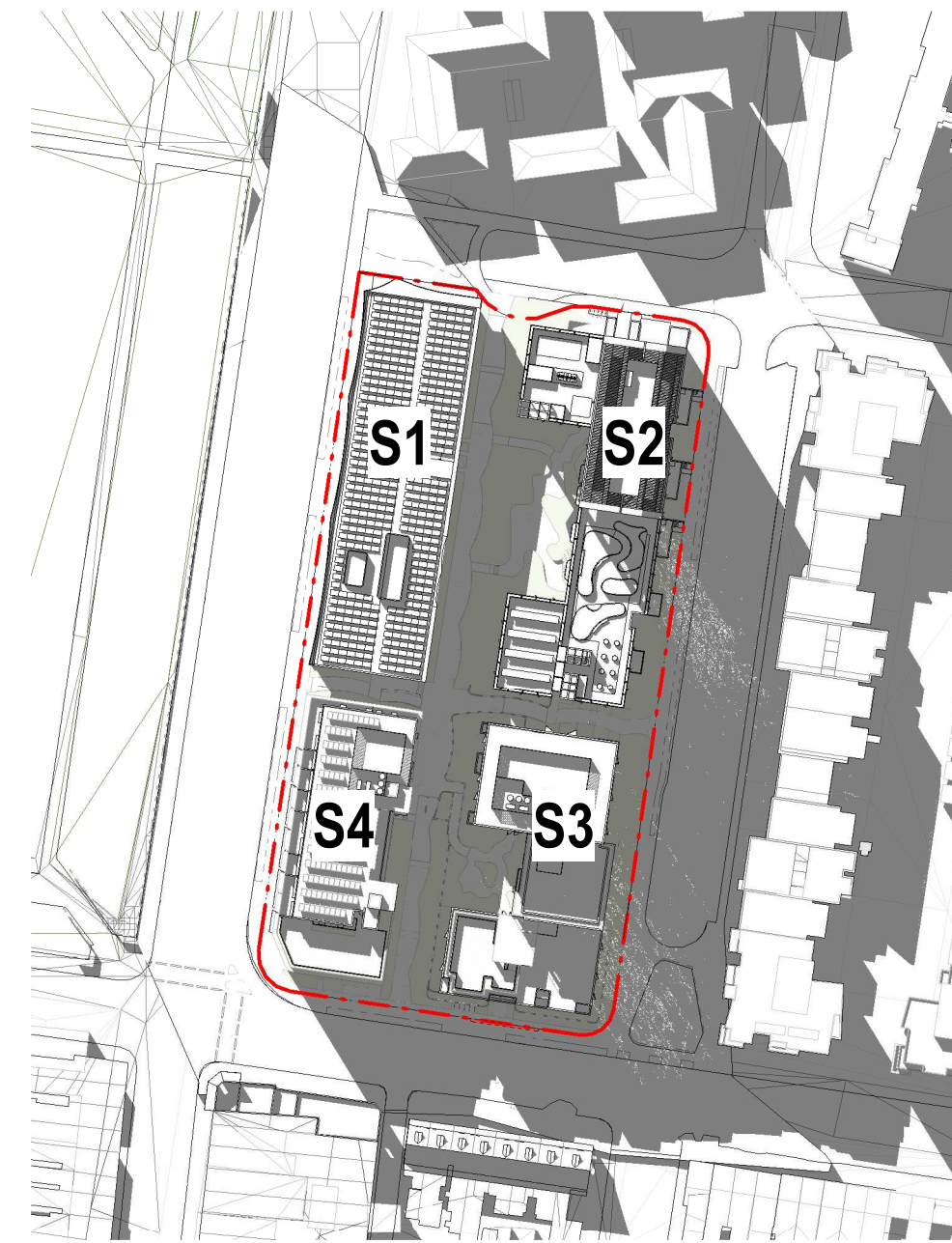
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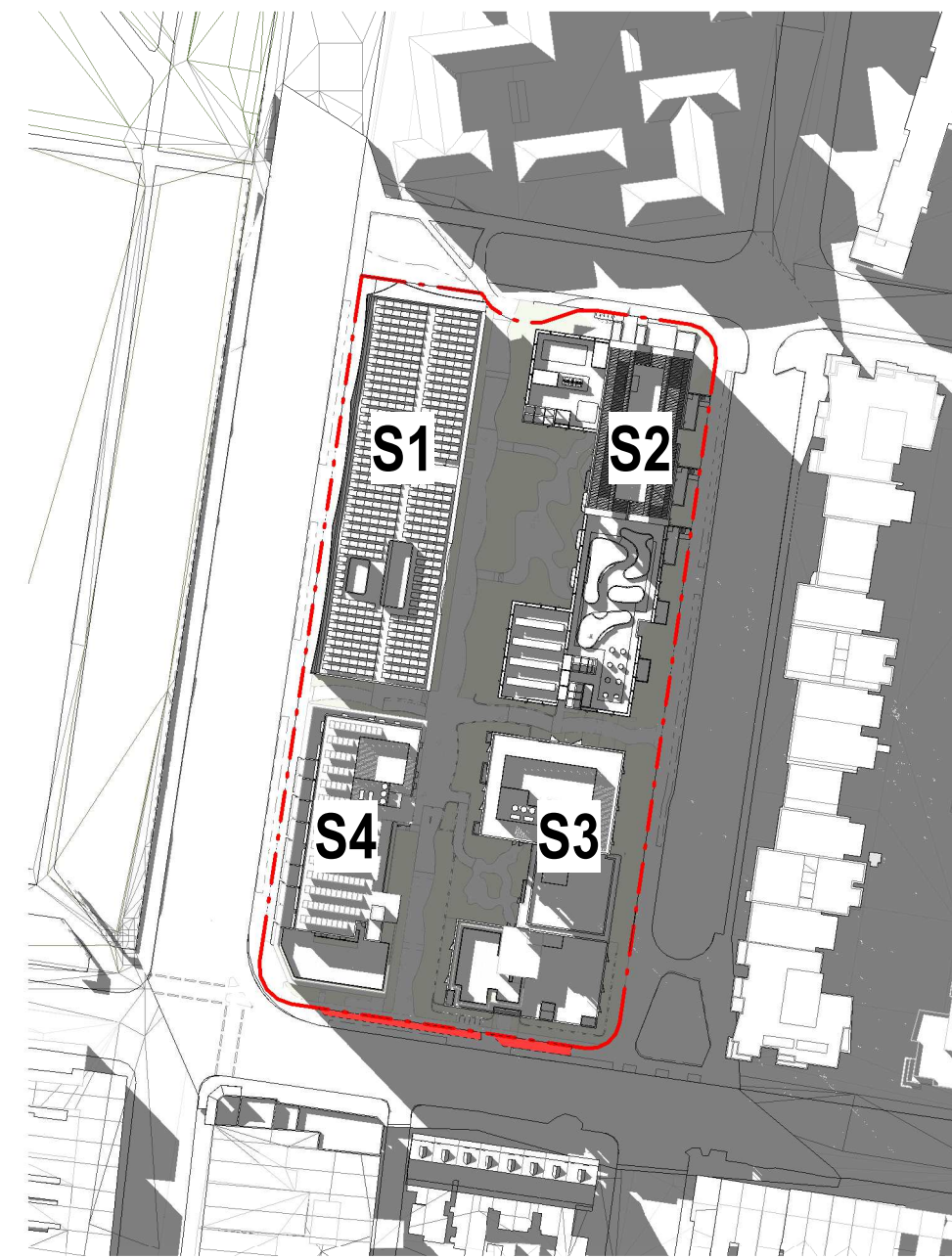
12 PM




1 PM



2 PM



3 PM

 Existing site structure shadow over boundary

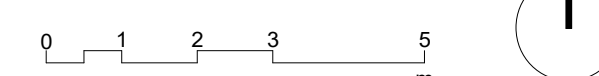
Project Title:  
600-660 Elizabeth Street,  
Redfern (Redfern Place)

Sheet drawn by:  
**hayball**  
Melbourne Sydney Brisbane Canberra  
Level 1, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9609 3644  
Ground Floor, 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329  
Level 5, 290 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821  
Level 1, 32 Albra Street, Canberra ACT 2601 T +61 2 9660 9329  
ABN: 84006384261 NSW Nominated Architects: David Torzoff #028

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

Notes:

Drawn By: JC  
Checked By: DT  
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Scale: As indicated @ A1



Rev	Date	Description
A	19/06/2024	SSDA

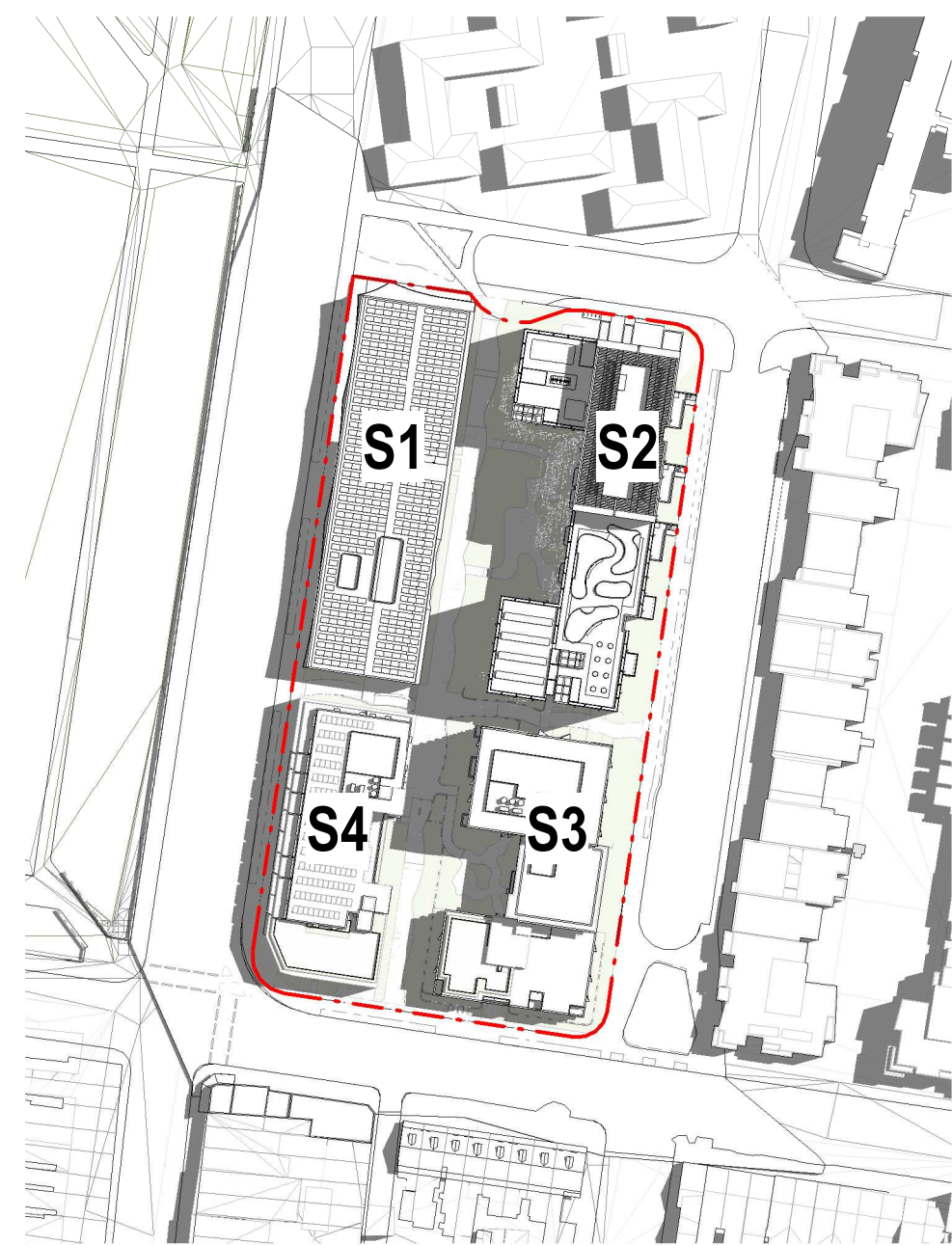
Status:  
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DEVELOPMENT APPLICATION  
Drawing Title:  
SOLAR STUDIES - SHADOW DIAGRAM -  
PLAN - WINTER SOLSTICES

Project No. 2610  
Revision A  
Drawing No. A40.05.01

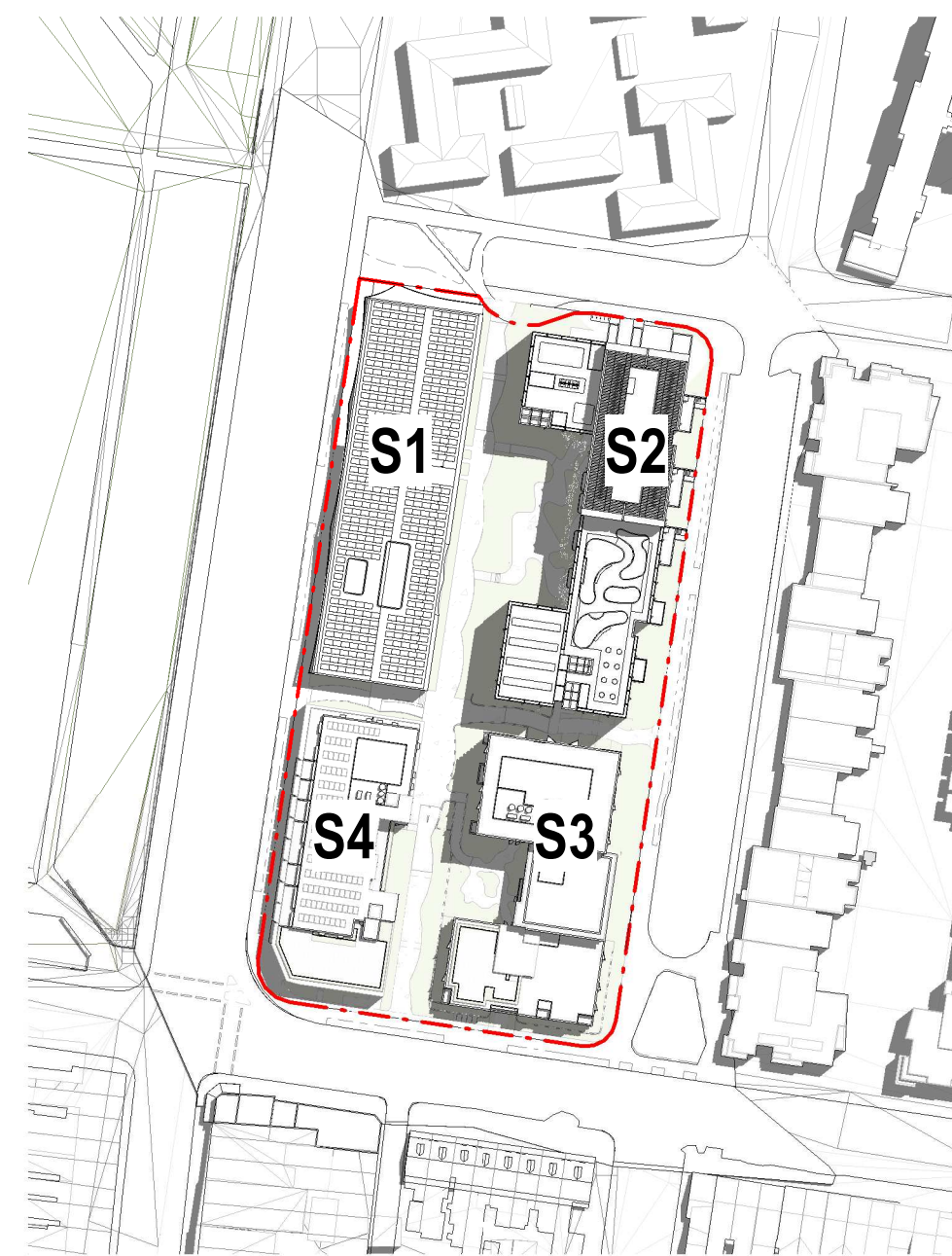




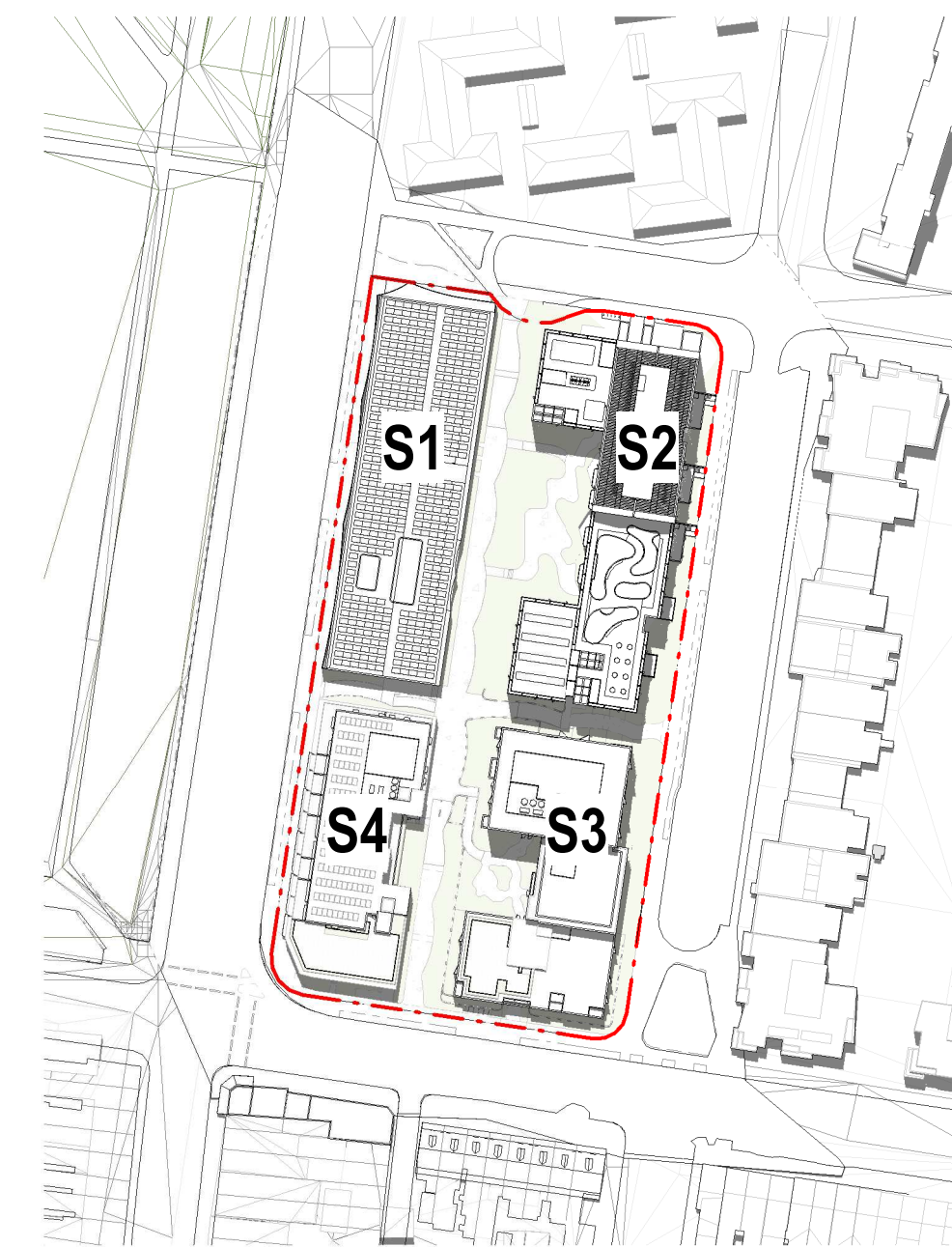
9 AM



10 AM



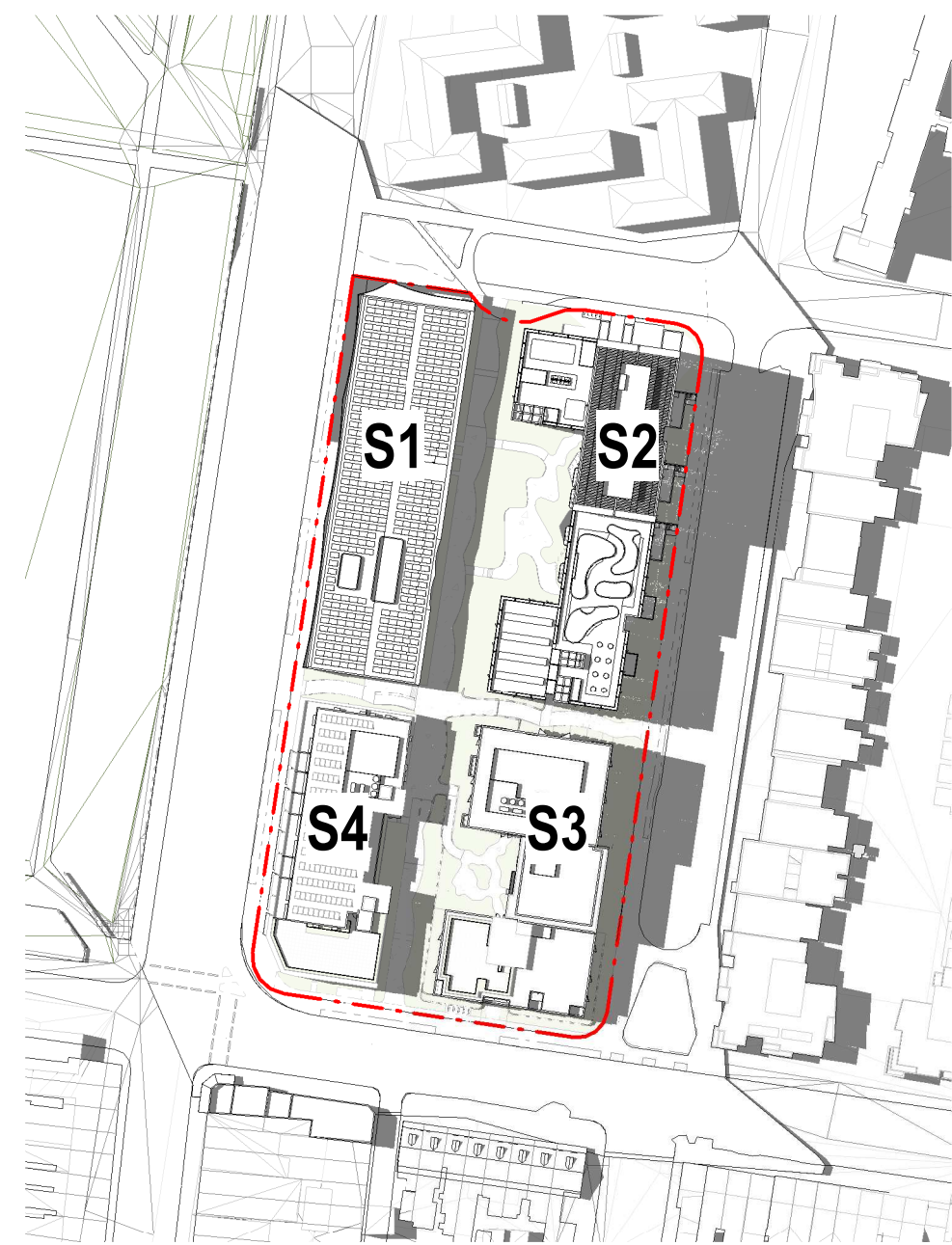
11 AM



12 PM




1 PM



2 PM



3 PM

 Existing site structure shadow over boundary

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

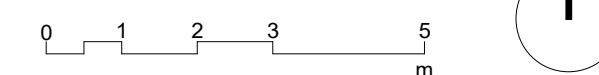
Sheet drawn by:



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

Notes:

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Status:  
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DEVELOPMENT APPLICATION  
Drawing Title:  
SOLAR STUDIES - SHADOW DIAGRAM -  
PLAN - SUMMER SOLSTICES

Project No. 2610  
Revision A  
Drawing No. A40.05.02

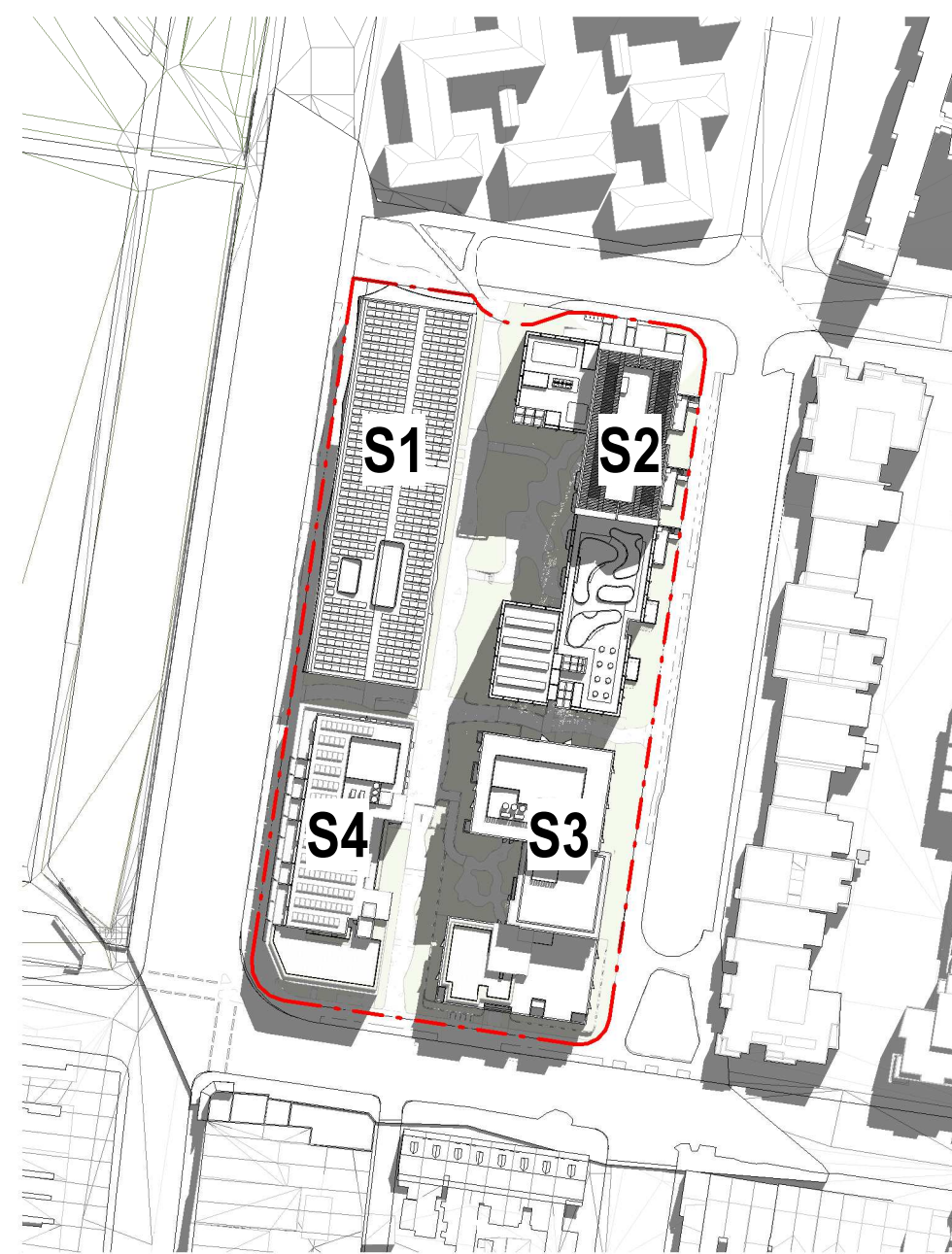




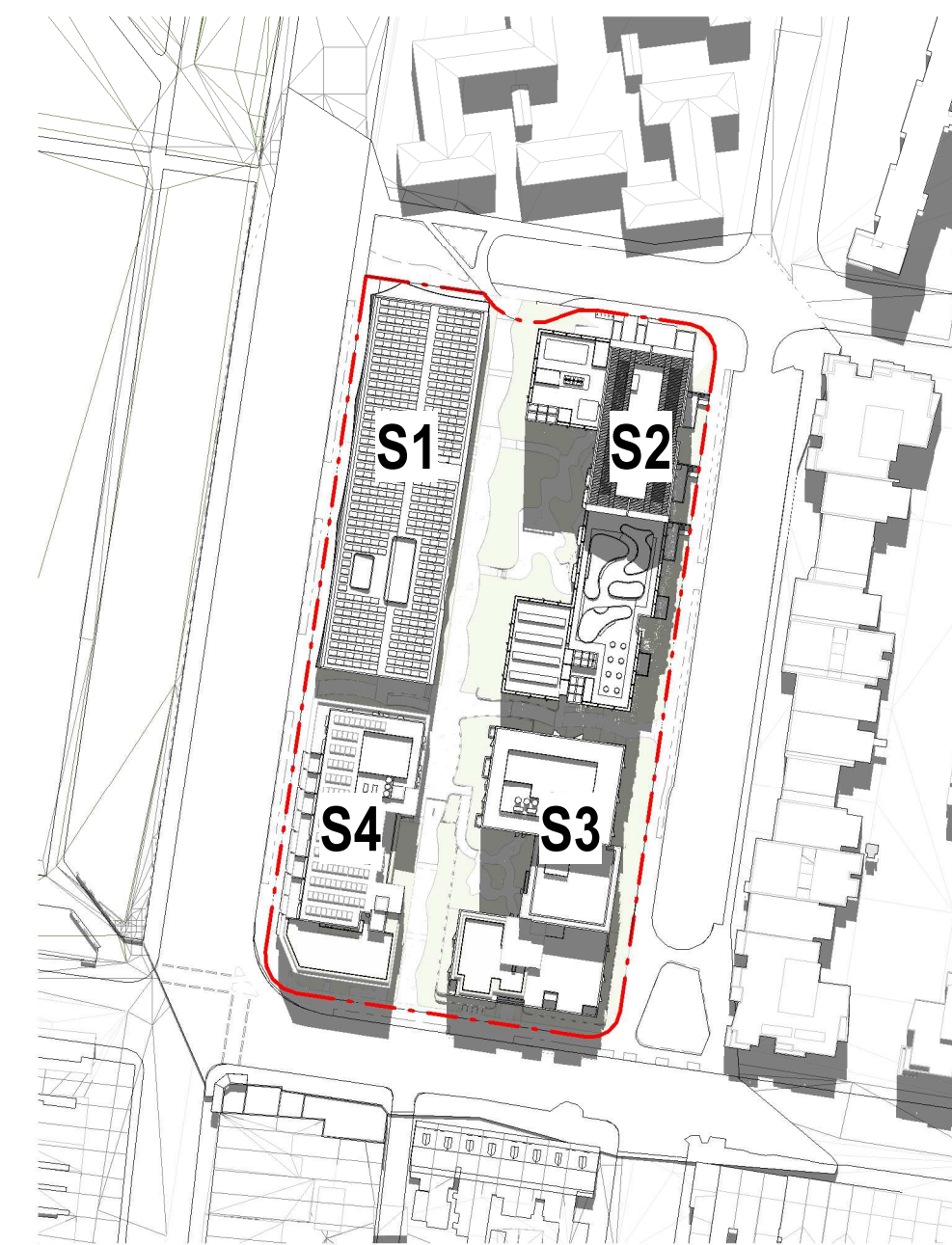
9 AM



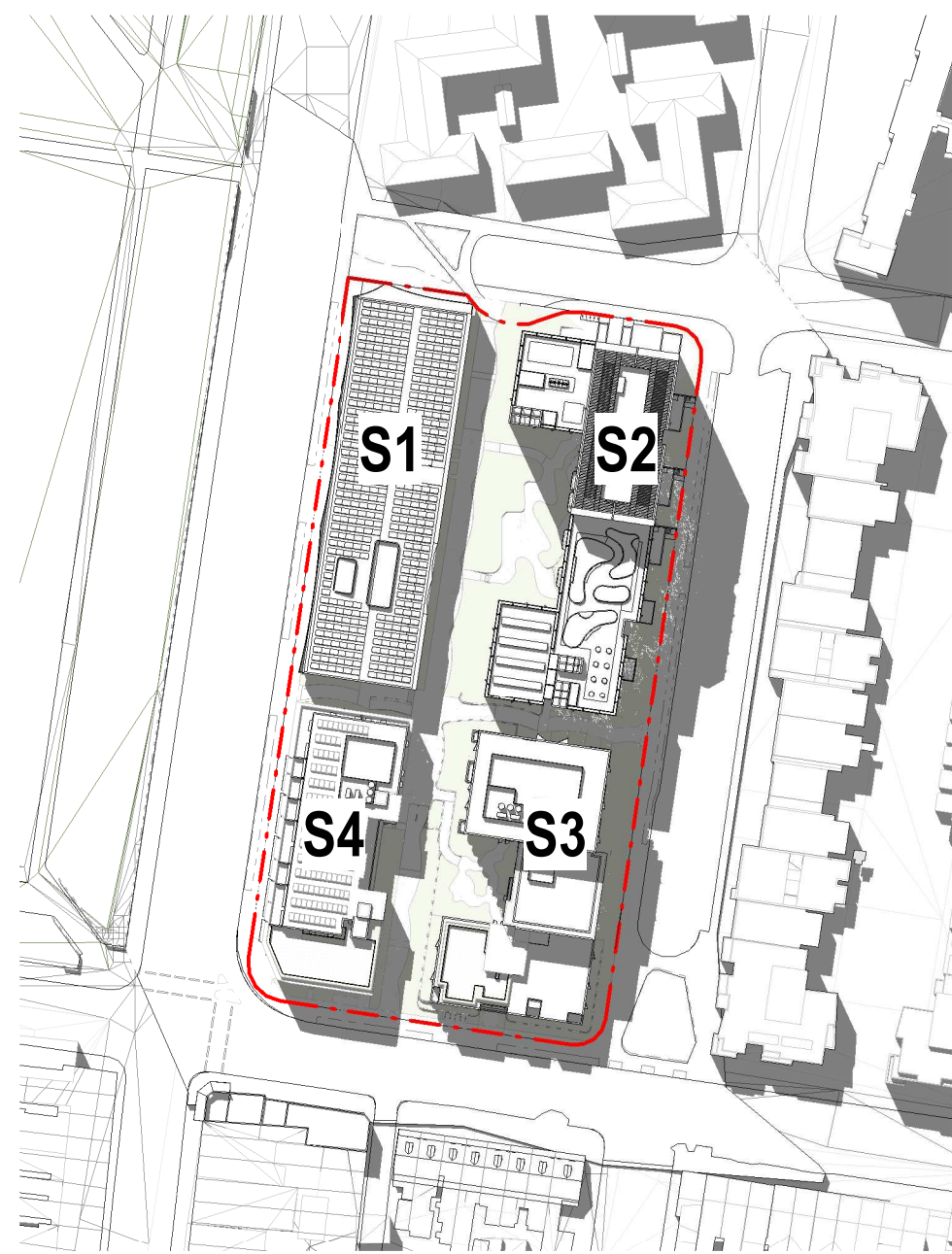
10 AM



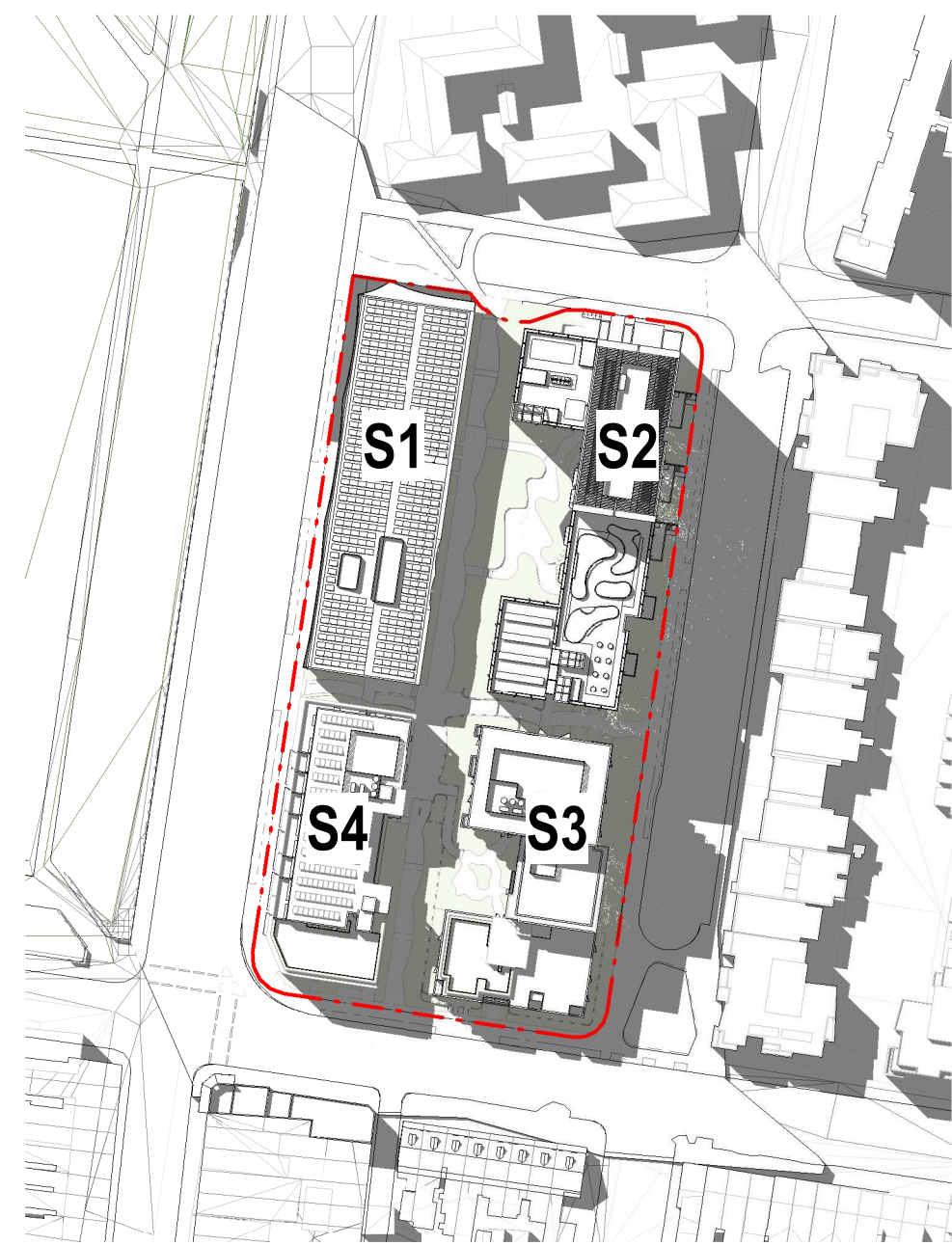
11 AM



12 PM




1 PM



2 PM



3 PM

 Existing site structure shadow over boundary

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

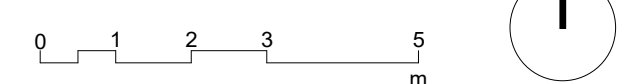
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Project Architectural Team:  
Architecture AND — S1 Lead Architect  
SILVESTERÆLLJUF — S2 Lead Architect  
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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Drawing Title:  
SOLAR STUDIES - SHADOW DIAGRAM -  
PLAN - EQUINOX

Project No. 2610  
Revision A  
Drawing No. A40.05.03





**SUN STUDY - REDFERN PARK - 9AM WINTER SOLSTICE**

**Endorsed Design Guide October 2023**  
 3.7 (1)  
 Development must result in no additional  
 overshadowing of Redfern Park, 51 Redfern  
 Street, Redfern (Lot 1 DP 135313 and Lot 1  
 DP 724757) shown in **Figure 9: Redfern Park**  
 from 9am- 3pm all year round.

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

Sheet drawn by:



<b>Melbourne</b>	<b>Sydney</b>	<b>Brisbane</b>	<b>Canberra</b>
Level 5, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9609 3644	Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	Level 1, 33 Alara Street, Canberra ACT 2601 T +61 2 9660 9329

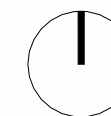
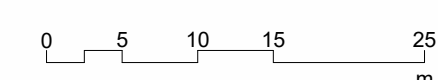
ABN: 84006384261 NSW Nominated Architects: David Tordoff #028

Project Architectural Team:

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

Notes:

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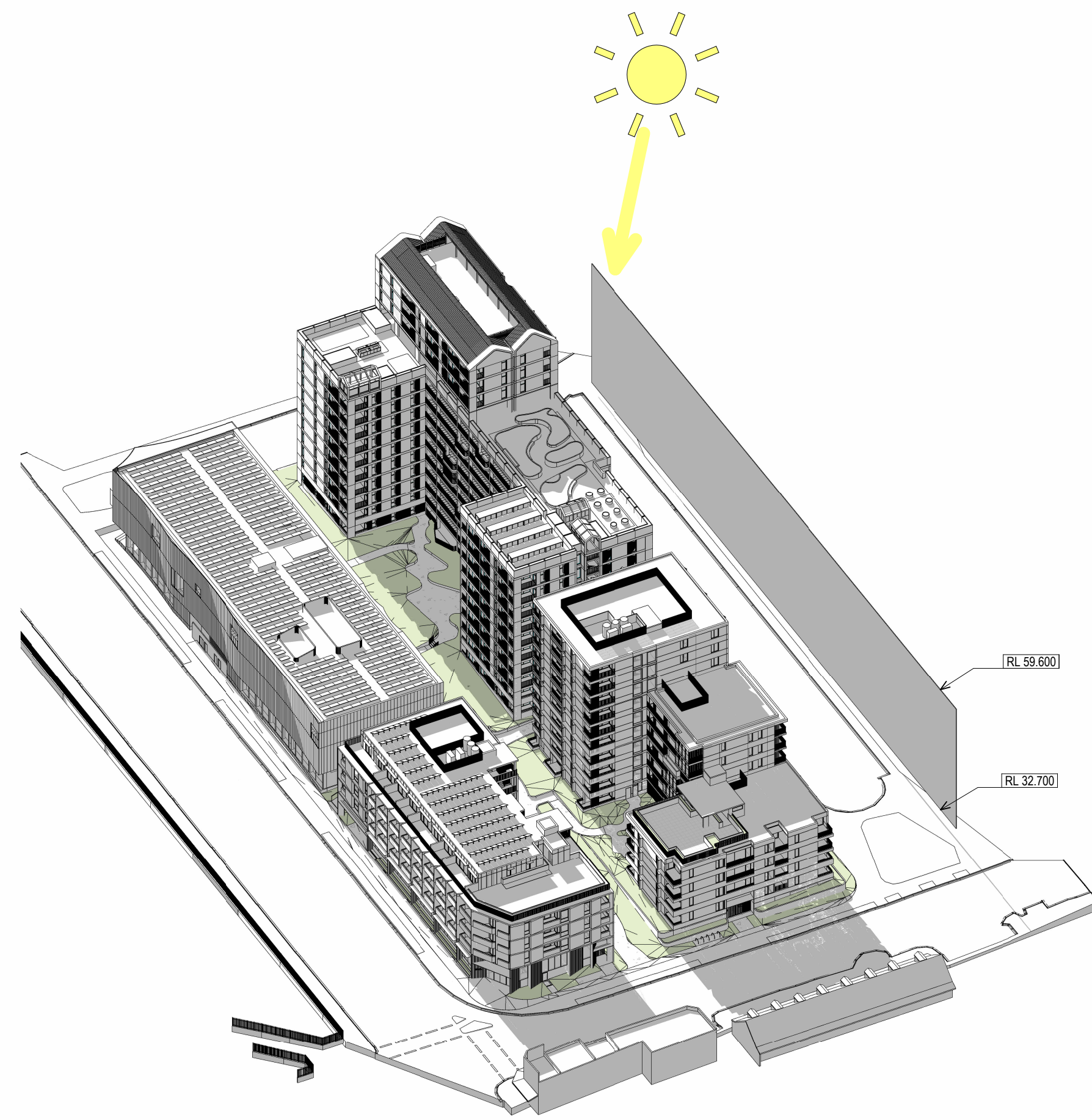


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A	19/06/2024	SSDA

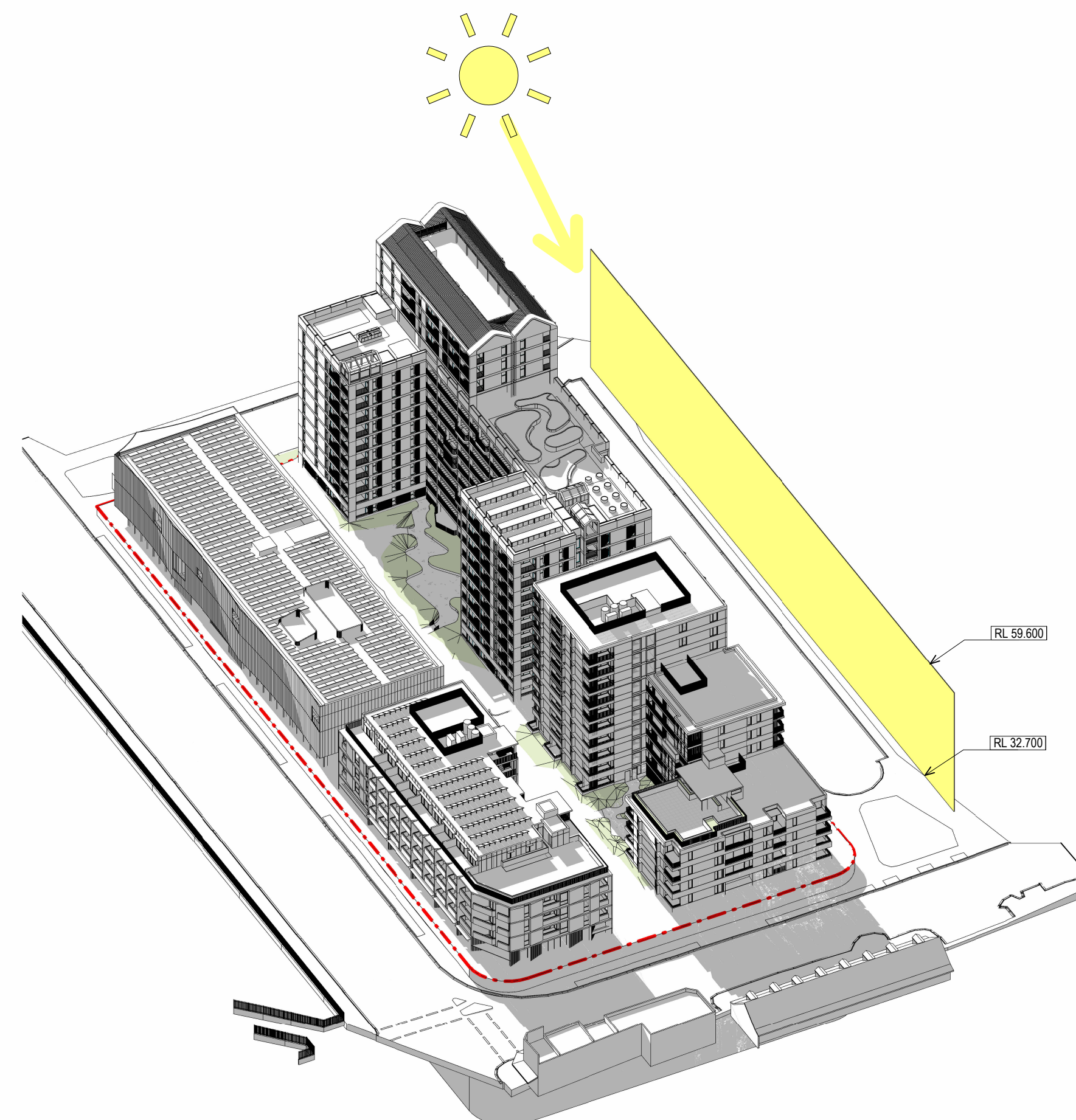
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 STATE SIGNIFICANT  
 DEVELOPMENT APPLICATION  
 Drawing Title:  
 SOLAR STUDIES - REDFERN PARK

Project No.	Revision
<b>2610</b>	<b>A</b>
Drawing No.	
<b>A40.06</b>	



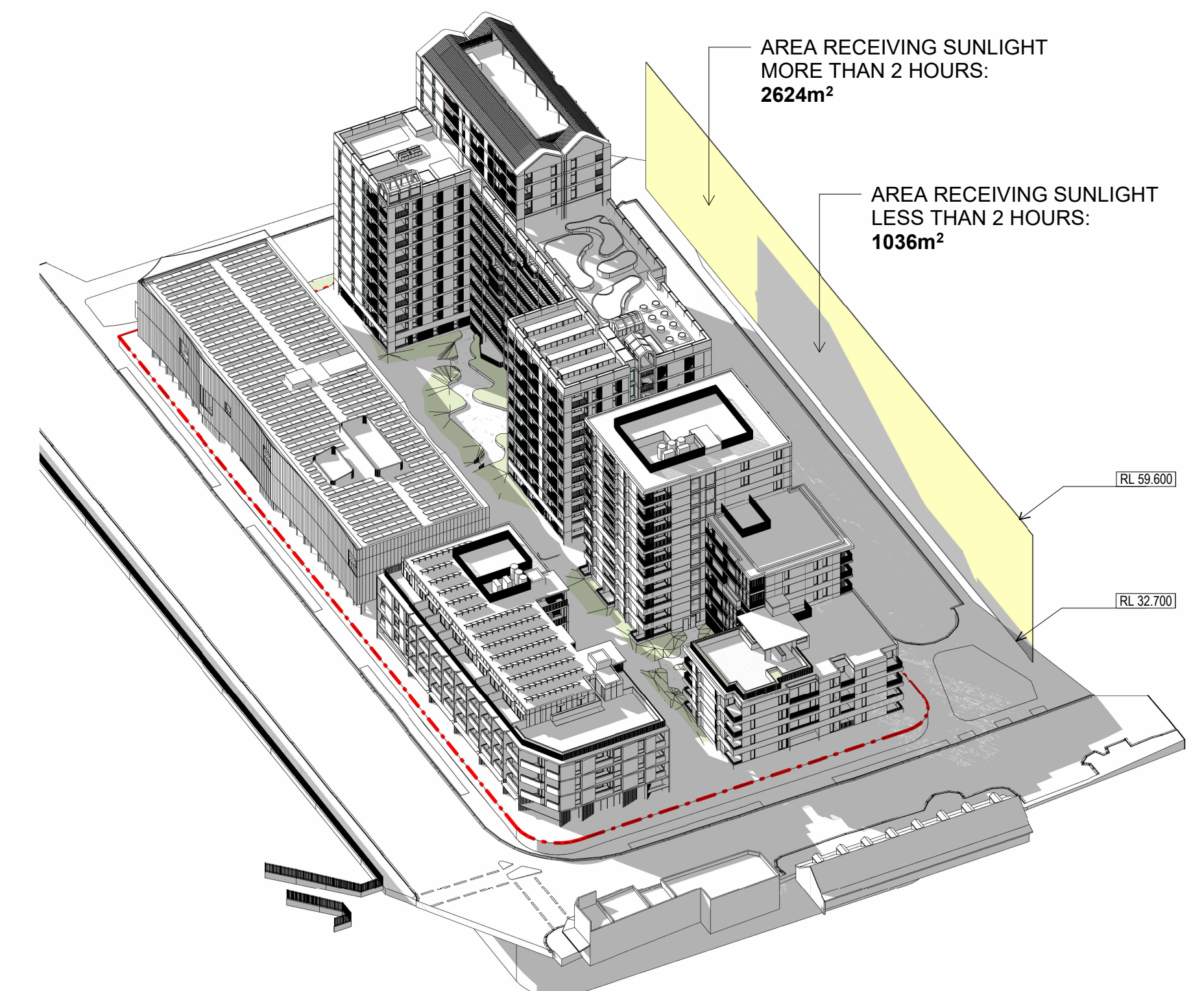


21 JUNE, 11:26 AM - NO SUN HITTING REFERENCE PLANE



21 JUNE, 11:27 AM - FULL SUN HITS REFERENCE PLANE

AREA RECEIVING SUN



11:27 AM - 3:00 PM - REFERENCE PLANE RECEIVES SUN

LESS THAN 2 HOURS OF SUNLIGHT 1036m<sup>2</sup>  
 MORE THAN 2 HOURS OF SUNLIGHT 2624m<sup>2</sup>  
 PERCENTAGE WITH 2-HOUR SUNLIGHT 71.7%

CURRENT PROPOSAL = 71.1%

Endorsed Design Guide October 2023

3.7 (2)

Overshadowing of the land on the eastern side of Walker Street must ensure that at least 70% of the western face of a plane formed on the alignment of the western boundary of 57 Walker Street Redfern (Lot 100 DP 1168202) for its entire length between RL 32.7 and RL 59.6 receives 2 hours of sunlight on 21 June between 9am and 3pm.

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

Sheet drawn by:

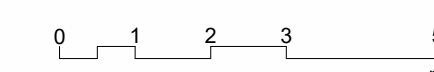


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 hayball — Precinct + S3 + S4 Lead Architect

Notes:

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Status:  
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DEVELOPMENT APPLICATION  
 Drawing Title:  
SOLAR STUDIES - WALKER ST

Project No. 2610  
 Drawing No. A40.07  
 Revision A



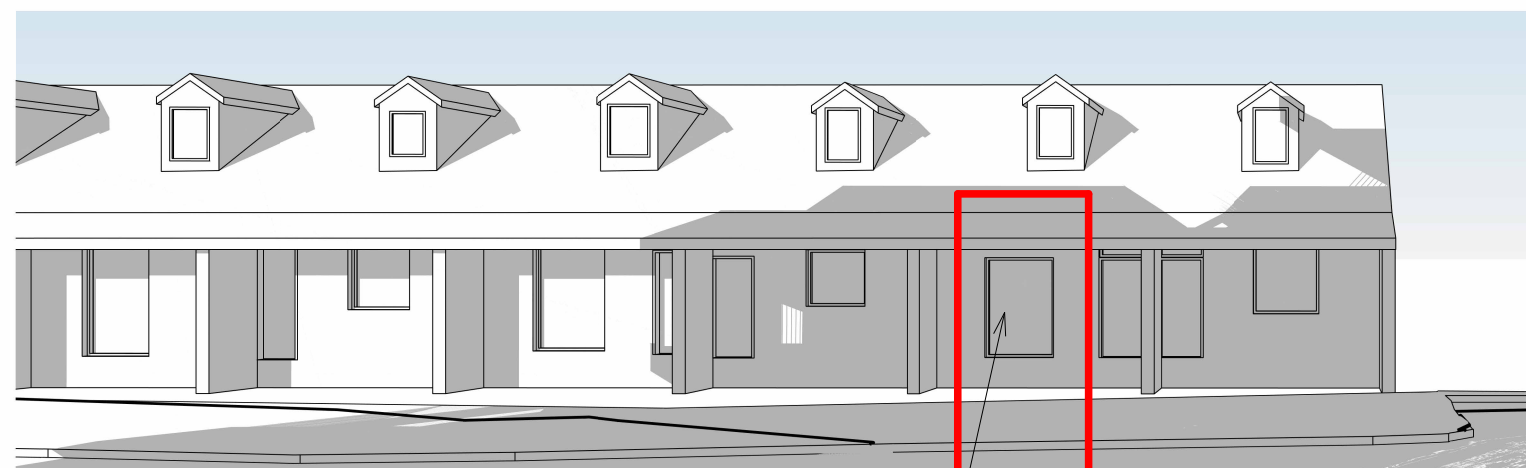


- Time where window receives 1m2 or more of light = 6 hours
- 20% of 6 hours = 72 minutes
- Minutes allowed to overshadow affected window = 72 minutes

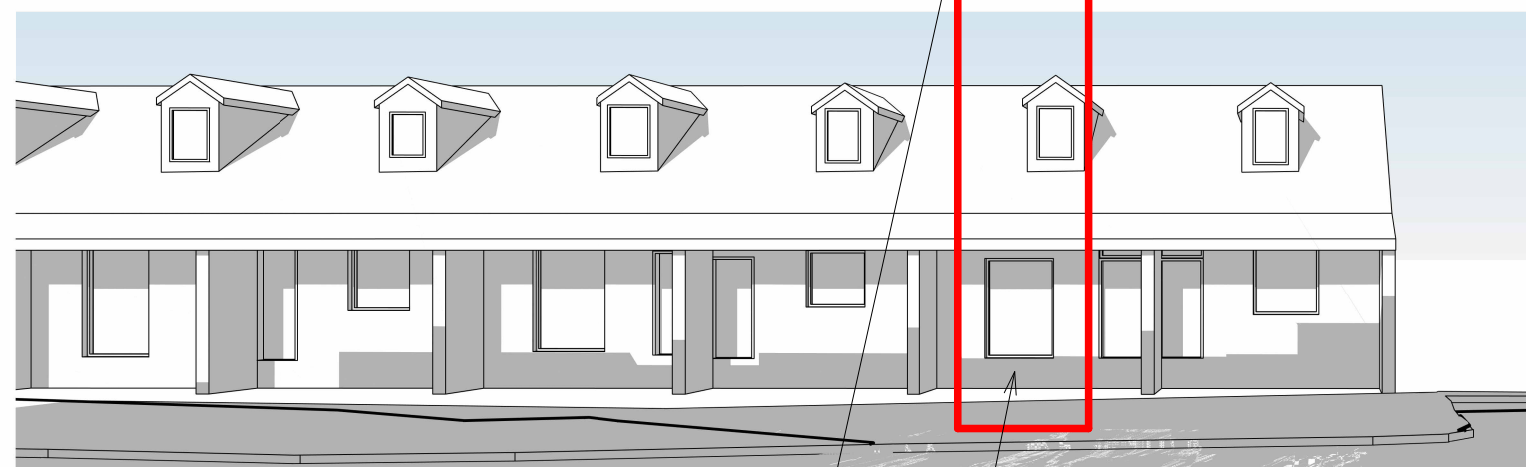
**Endorsed Design Guide October 2023**

3.7 (3)

Sunlight received on 21 June between 9am and 3pm is not to be reduced by more than 20% of the time that the window receives at least 1sqm of sunlight for more than 15 minutes, for properties on the south side of Phillip Street, with windows to living spaces at the rear that face their principle private open space.



PHILLIP ST SHADOW STUDY - 9.00AM



PHILLIP ST SHADOW STUDY - 10.12AM

72 minutes shadow allowed

First minute of shadow occurring on affected door

Shadow position 72 minutes later displaying no shadow on affected door

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

Sheet drawn by:



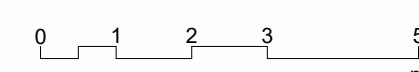
Melbourne Sydney Brisbane Canberra  
Level 5, 250 Flinders Lane, Melbourne VIC 3000  
Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010  
Level 5, 203 Queen Street, Brisbane Qld 4000  
Level 1, 33 Alara Street, Canberra ACT 2601  
T +61 3 9609 3644 T +61 2 9660 9329 T +61 7 3211 8621 T +61 2 9660 9329  
ABN: 84006384261 NSW Nominated Architects: David Tordoff #028

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SILVESTERÆJJUJ — S2 Lead Architect  
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Notes:

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Status:  
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DEVELOPMENT APPLICATION  
Drawing Title:  
SOLAR STUDIES - PHILLIP ST

Project No. 2610  
Drawing No. A40.08  
Revision A

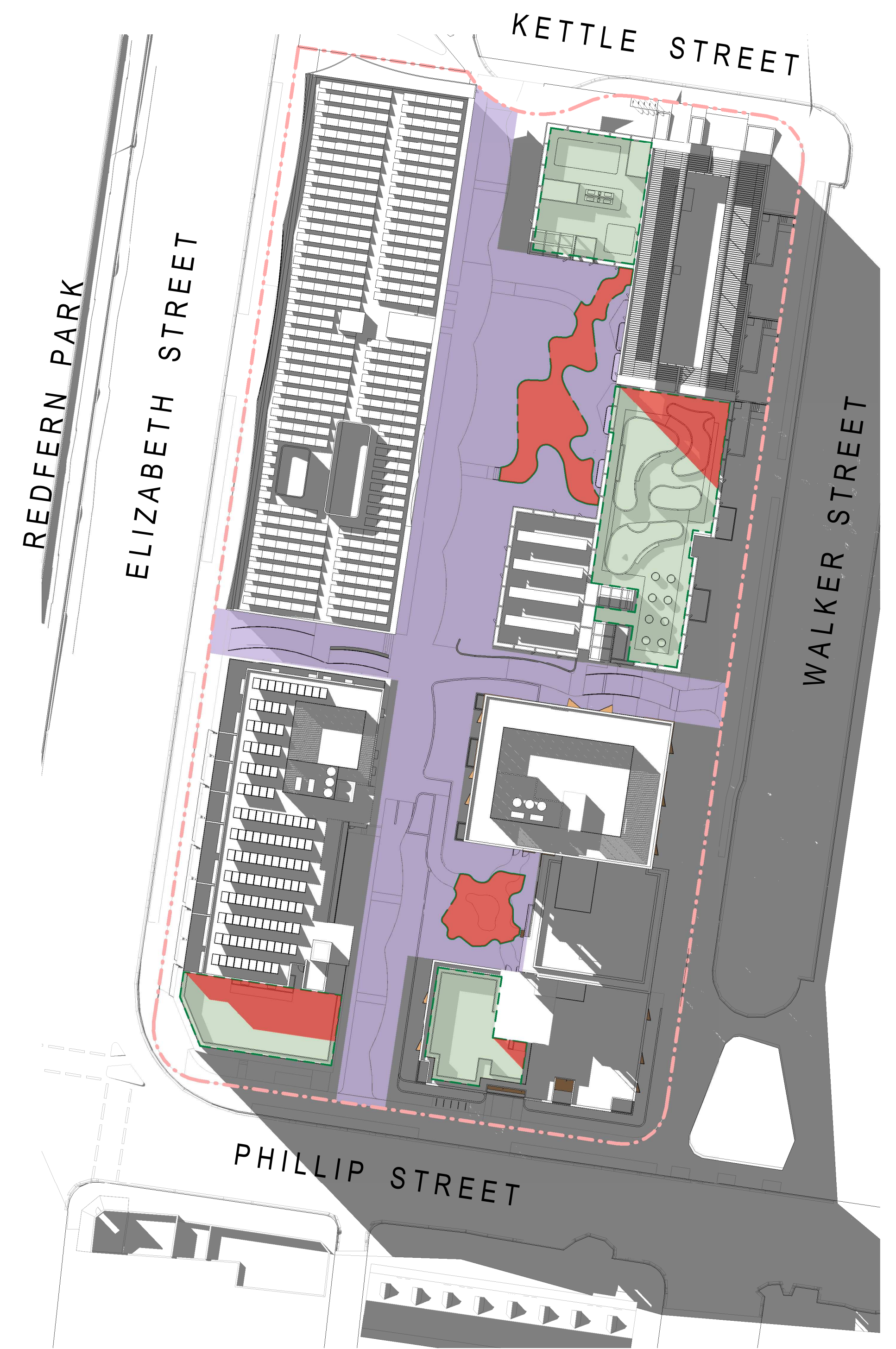




COMMUNAL OPEN SPACE - 1PM - 70% DAYLIGHT



COMMUNAL OPEN SPACE - 2PM - 66% DAYLIGHT



COMMUNAL OPEN SPACE - 3PM - 65% DAYLIGHT

**COMMUNAL OPEN SPACE**

- +
- SITE AREA: 10,850m<sup>2</sup>
- TOTAL C.O.S AREA: 3,792m<sup>2</sup> (34.9% OF SITE)
- PRINCIPAL C.O.S AREA: 1,431m<sup>2</sup>
- SHADOW AREA (21<sup>ST</sup> JUNE)

**EQUITABLE PRINCIPAL C.O.S ACCESS**

PRINCIPAL C.O.S IN GROUND COURTYARDS: 276m<sup>2</sup>

PRINCIPAL C.O.S ON ROOFTOP S2: 769m<sup>2</sup>  
 PRINCIPAL C.O.S ON ROOFTOP S3: 169m<sup>2</sup>  
 PRINCIPAL C.O.S ON ROOFTOP S4: 217m<sup>2</sup>

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

Sheet drawn by:

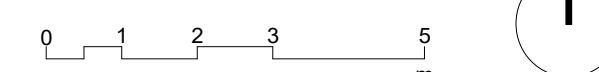


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Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION  
 Drawing Title: SOLAR STUDIES - COMMUNAL OPEN SPACE

Project No. 2610  
 Drawing No. A40.09  
 Revision A