

DKO

# Central Coast Quarter 26 Mann Street Gosford

CONDITION B1 RESPONSE PACK

### ***Amendments to the concept proposal***

#### **Condition B1**

*Prior to the lodgement of any future development application(s) \, revised concept proposal drawings shall be submitted to, and approved by, The Planning Secretary that include the following amendments:*

#### **Condition B1(a)**

*The concept envelope amended in plan and in elevation, but not in height, to show a zone within the envelope that represents 85% of the volumetric fill of the envelope, plus an additional 5% zone beyond that which is the 'articulation zone'. The articulation zone represents the outer permissible limit for any built form. This condition only applies to the 'Southern Building' and 'Northern Building' component of the envelope, as identified in the Proposed Concept Master Plan for Approval Yield Table, Drawing TP606, prepared by DKO Architecture, Revision P2, dated March 2020. The Eastern (Hotel) Building component is approved as shown in the Plan referred to in ToA A3.*

#### **Condition B1(b)**

*A minimum additional 3m setback for the Northern Tower building envelope (both halves) from the western podium street-wall edge, providing for the following minimum setbacks:*

- 5.7m setback (northern half of the Northern Tower envelope)*
- 8.7m setback (southern half of the Northern Tower envelope)*

#### **Condition B1(c)**

*The chamfering of the south-west corner of the Northern Tower podium as shown at page 10 of the Applicant's document titled 'Central Coast Quarter 26 Mann Street Gosford' prepared by DKO Architecture and dated 26 June 2020.*

#### **Condition B1(d)**

*Increased solar access to the southern through-site link (i.e. the north-west oriented component, located between the Eastern Tower and the Southern Tower) in mid-winter (having regard to any visual, view and heritage impacts of any proposed change), which may include:*

- re-orientation, chamfering and/or setback of the Northern Tower envelope above podium level*
- reduction of the height of the western end of the Eastern Tower envelope podium from three to one storey*
- other option(s) that may achieve the aim of increasing solar access to the through-site link as may be agreed with the Planning Secretary*

#### **Condition B1(e)**

*Amendment to the northern through site link or to the building envelope to show that a view line directly to the Waterfront/Leagues Club Field is retained from when standing at the boundary of the site on the footpath on Mann Street.*

*The reason for condition B1 is to ensure that the future built form of the towers will be more slender to improve impacts of views from the public domain, to improve private views, and to improve environmental impacts including wind, overshadowing, and solar access to the public domain and public open space. The condition is also imposed to increase the width of the through site links and to ensure important view corridors are retained.*



**CONDITION B1 (a)**

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26-32 MANN STREET, GOSFORD

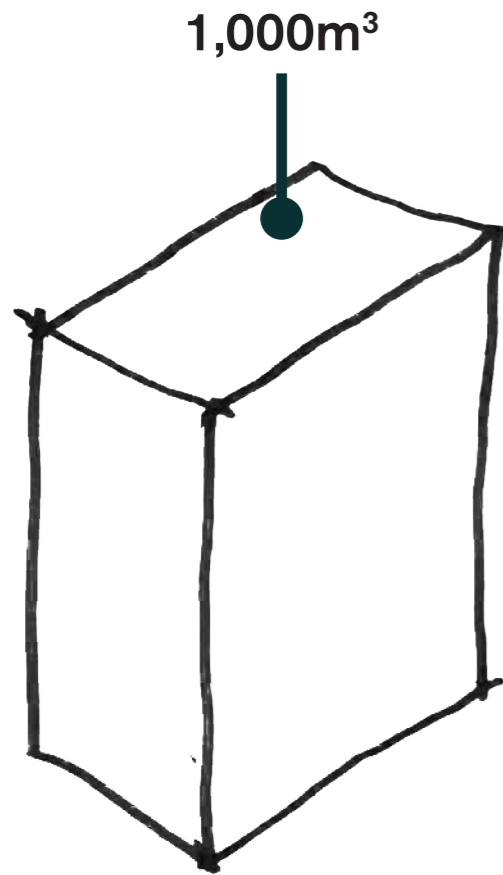
COMMENT

The concept envelope amended in plan and in elevation, but not in height, to show a zone within the envelope that represents 85% of the volumetric fill of the envelope, plus an additional 5% zone beyond that which is the 'articulation zone'. The articulation zone represents the outer permissible limit for any built form.

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DKO RESPONSE

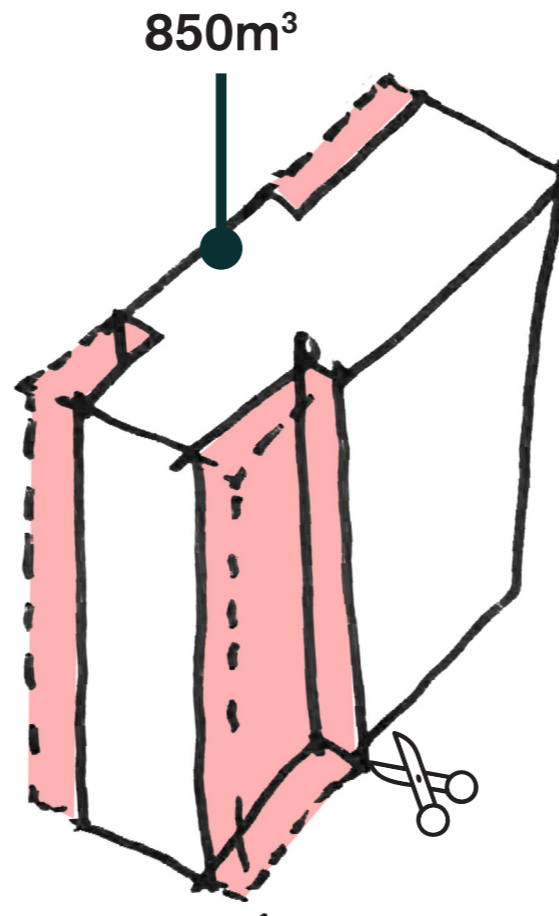
It is important to note that the reference scheme supplied with the concept DA only partially filled the envelope of Northern and Southern building (95% and 97% respectively). It is our understanding that the purpose of the volumetric fill is to reduce it further to 85% with an additional 5% articulation zone for architectural elements (as described in the diagrams below).



1. BUILDING ENVELOPE

Approved Volumetric Fill:

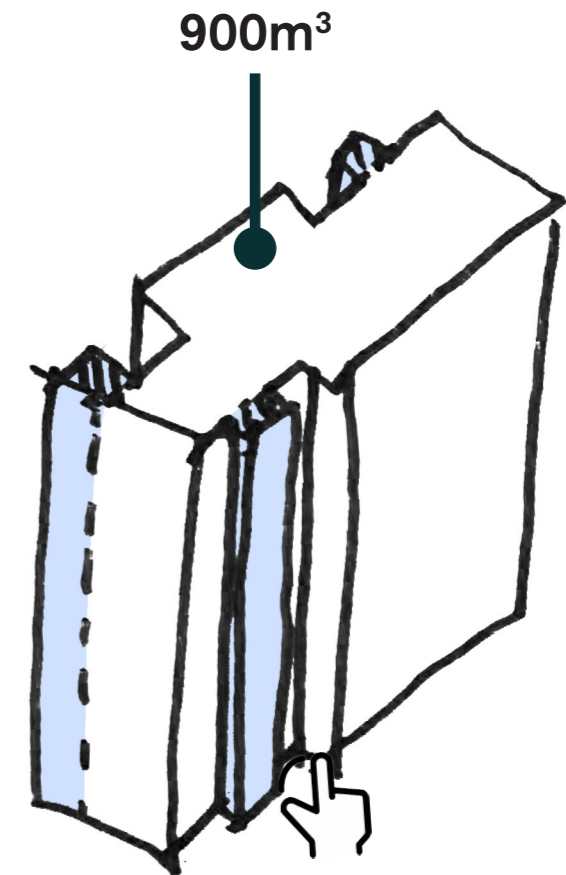
Northern Tower:	95%
Southern Tower:	97%
Eastern Tower:	98%



2. 85% VOLUMETRIC FILL

Approval Condition:

B1. a) the concept envelope amended in plan and elevation, but not in height, to show a zone within the envelope that represents 85% of the volumetric fill of the envelope, plus an additional 5% zone beyond that which is the "articulation zone". The articulation zone represents the outer permissible limit for any built form.



3. 5% ARTICULATION ZONE

Proposed Volumetric Fill:

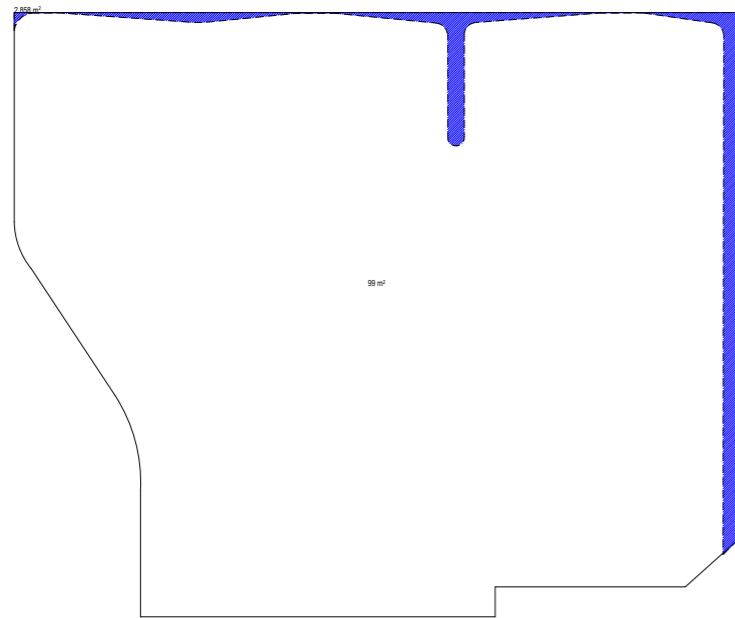
Northern Tower:	-5% from Approved GFA
Southern Tower:	-7% from Approved GFA
Eastern Tower:	-8% from Approved GFA

CONDITION B1 (a)  
VOLUMETRIC FILLS

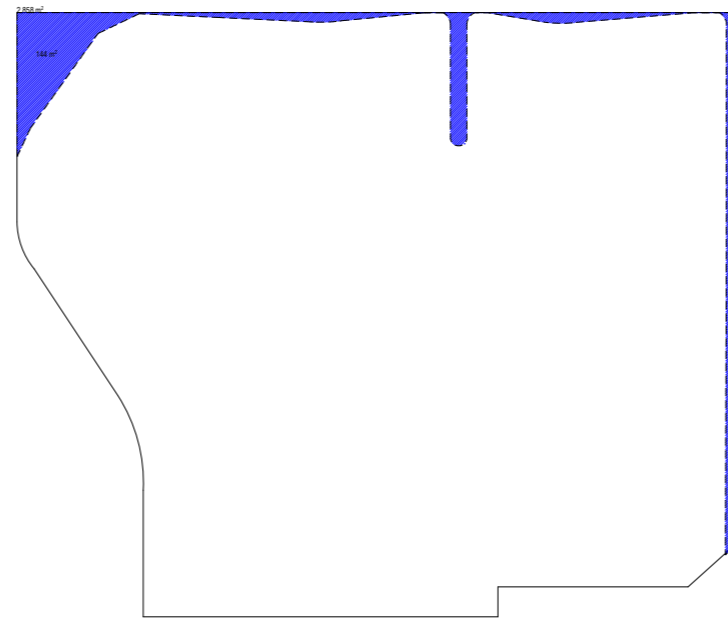
COMMENT

The concept envelope amended in plan and in elevation, but not in height, to show a zone within the envelope that represents 85% of the volumetric fill of the envelope, plus an additional 5% zone beyond that which is the 'articulation zone'. The articulation zone represents the outer permissible limit for any built form.

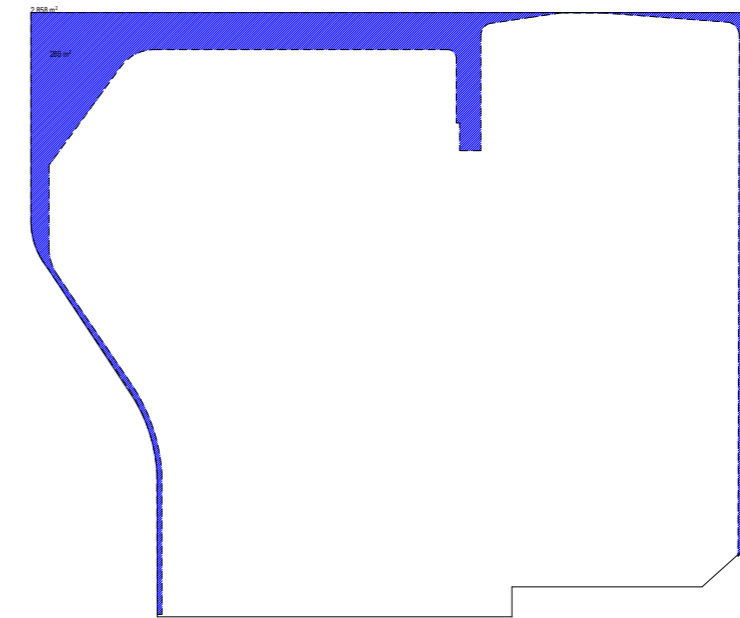
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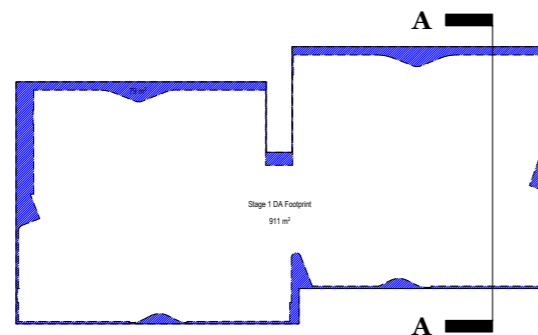
**Level G-1**  
Stage 1 DA Footprint: **2858m<sup>2</sup>**  
Stage 2 Proposed Floor Plate: **2759m<sup>2</sup>**



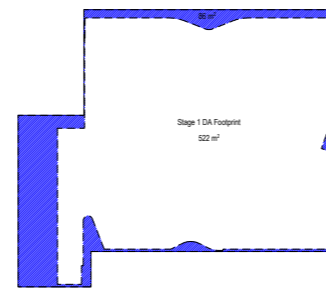
**Level 2**  
Stage 1 DA Footprint: **2858m<sup>2</sup>**  
Stage 2 Proposed Floor Plate: **2714m<sup>2</sup>**



**Level 3**  
Stage 1 DA Footprint: **2858m<sup>2</sup>**  
Stage 2 Proposed Floor Plate: **2570m<sup>2</sup>**



**Level 4-20**  
Stage 1 DA Footprint: **911m<sup>2</sup>**  
Stage 2 Proposed Floor Plate: **832m<sup>2</sup>**



**Level 21-24**  
Stage 1 DA Footprint: **522m<sup>2</sup>**  
Stage 2 Proposed Floor Plate: **436m<sup>2</sup>**



**Section A-A**

- - - Building Envelope
- Articulation Zone
- Slab Edge Articulation

CONDITION B1 (a)  
VOLUMETRIC FILLS

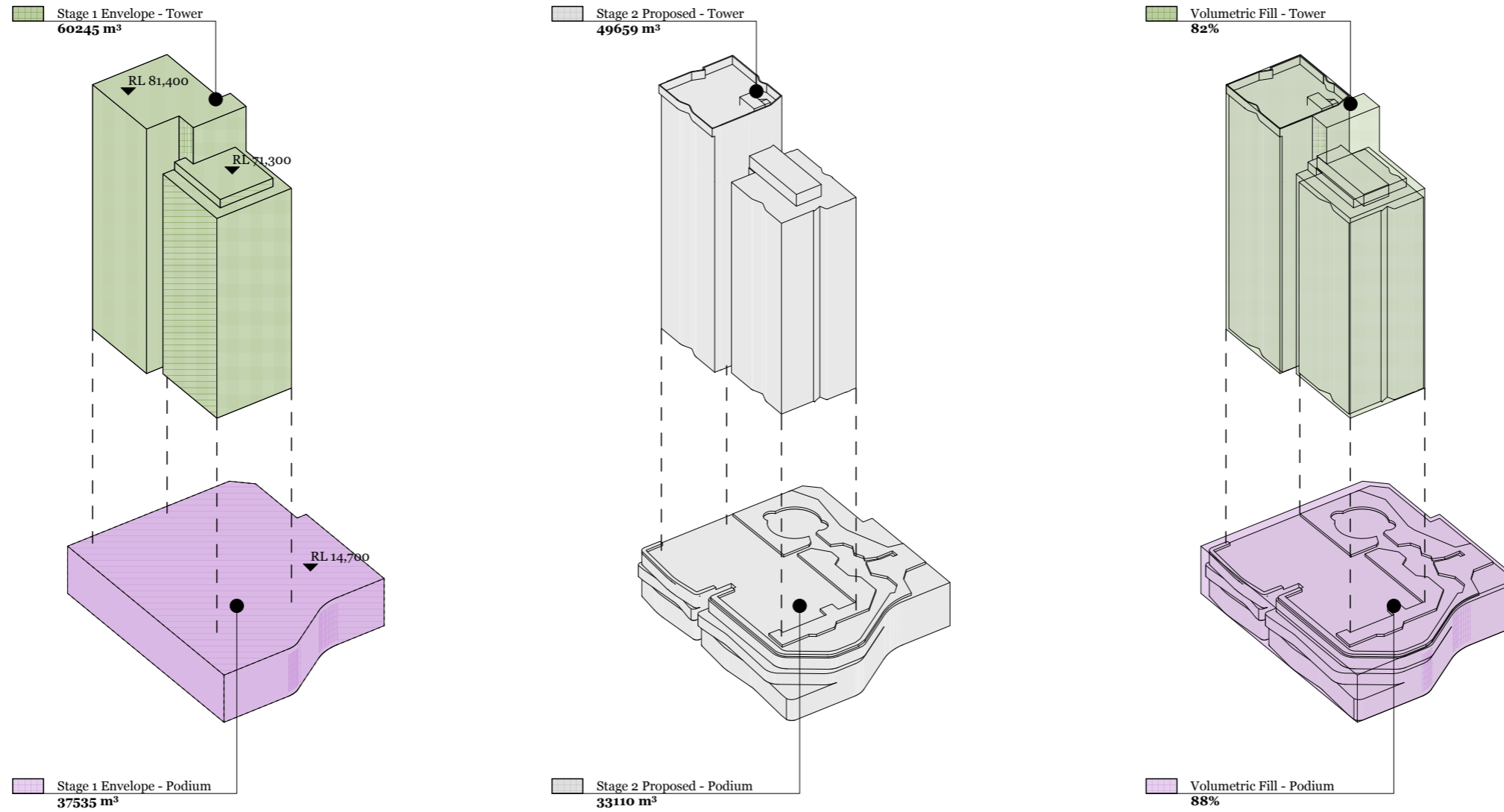
COMMENT

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DKO RESPONSE

The developed scheme has been amended to show the Northern and Southern envelope containing a reduced building footprint of up to 85% with balconies and architectural elements extending out a further 5% into the articulation zone.



Volumetric Fill Summary

	Podium	Tower	Total
Stage 1 Envelope	37535 m <sup>3</sup>	60245 m <sup>3</sup>	97780 m <sup>3</sup>
Stage 2 Proposed	33110 m <sup>3</sup>	49659 m <sup>3</sup>	82769 m <sup>3</sup>
	88%	82%	85%

Northern Tower Volumes

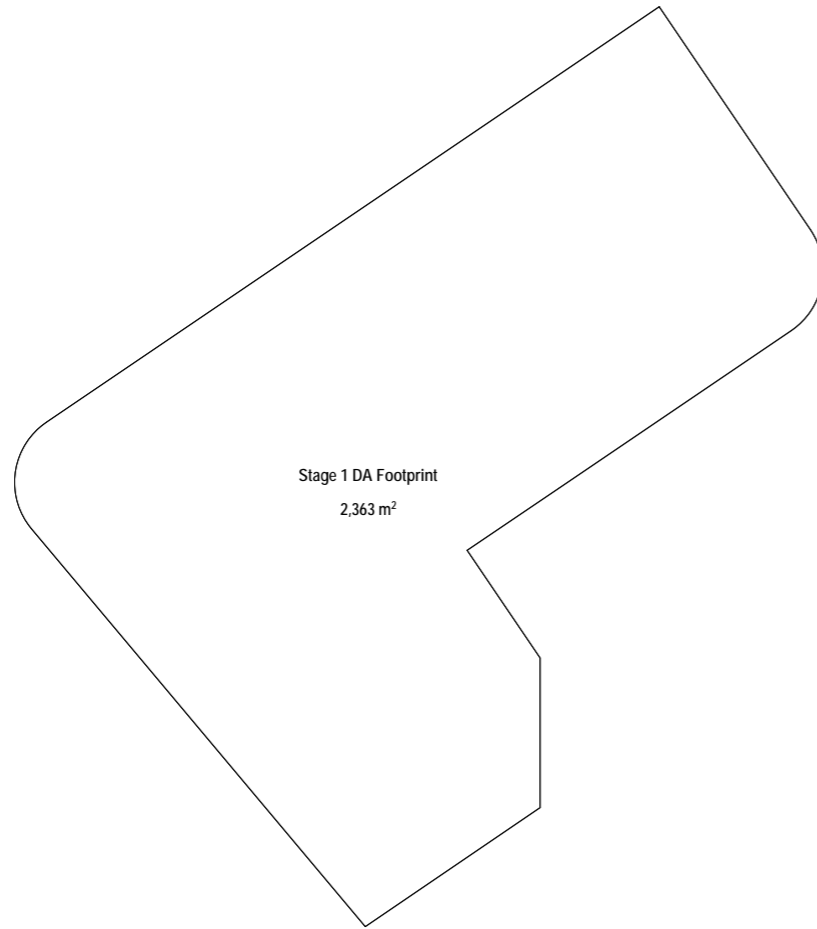
COMMENT

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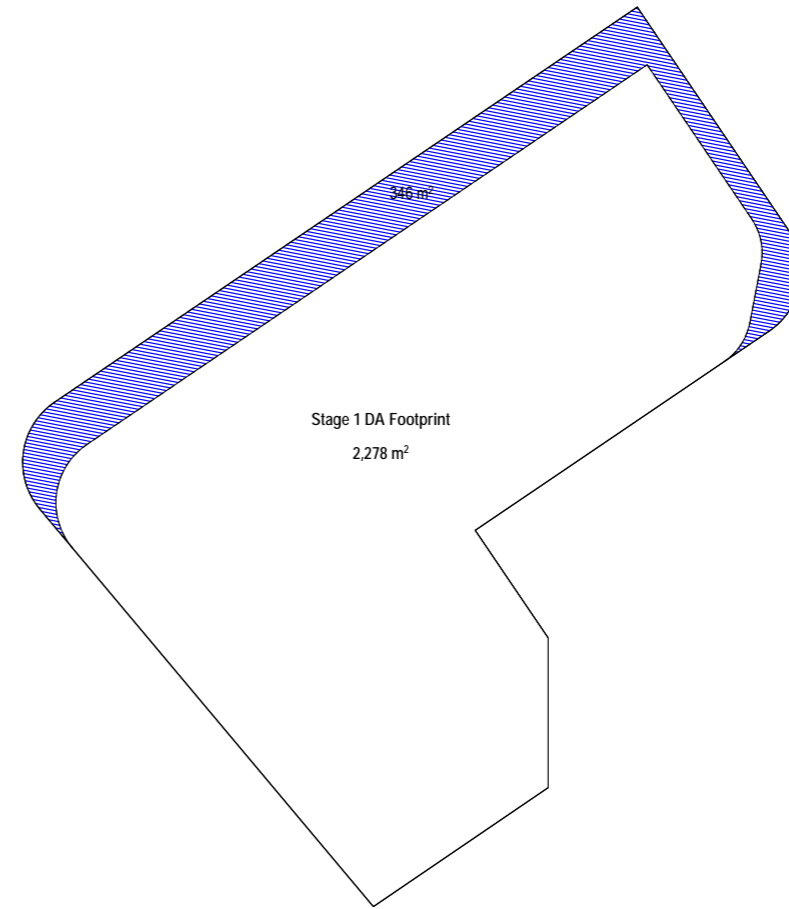
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DKO RESPONSE

The southern building is yet to be developed and therefore a standard approach to the volumetric fill has been applied to the existing envelope. We note that this will need to be amended once the scheme is fully developed (when the detailed DA is available for this stage).



**Level G-1**  
Stage 1 DA Footprint: **2363 m²**  
Stage 2 Proposed Floor Plate: **2363 m²**



**Level 2-3**  
Stage 1 DA Footprint: **2278 m²**  
Stage 2 Proposed Floor Plate: **1932 m²**

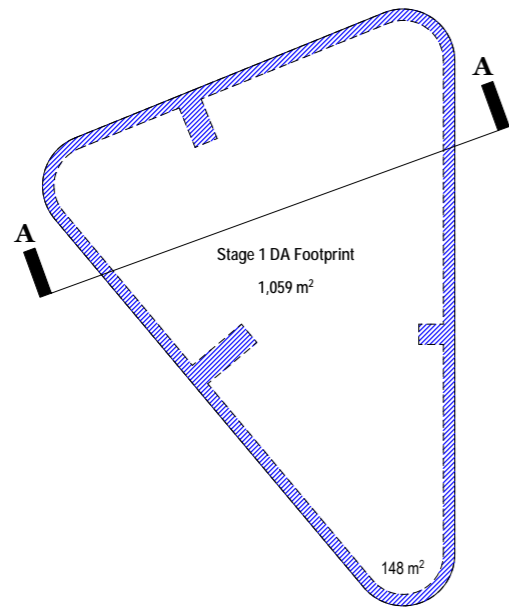


CONDITION B1 (a)  
VOLUMETRIC FILLS

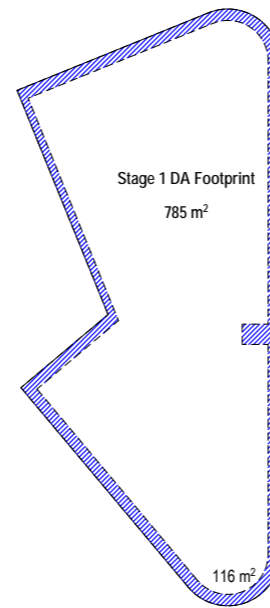
COMMENT

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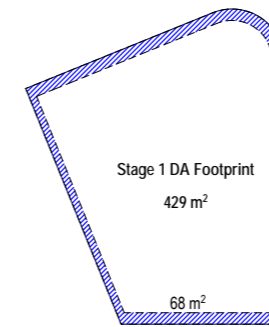
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**Level 4 - 15**  
Stage 1 DA Footprint: **1059 m<sup>2</sup>**  
Stage 2 Proposed Floor Plate: **911 m<sup>2</sup>**




**Level 16 - 17**  
Stage 1 DA Footprint: **785 m<sup>2</sup>**  
Stage 2 Proposed Floor Plate: **669 m<sup>2</sup>**



**Level 18**  
Stage 1 DA Footprint: **429 m<sup>2</sup>**  
Stage 2 Proposed Floor Plate: **361 m<sup>2</sup>**



--- Building Envelope  
 Articulation Zone

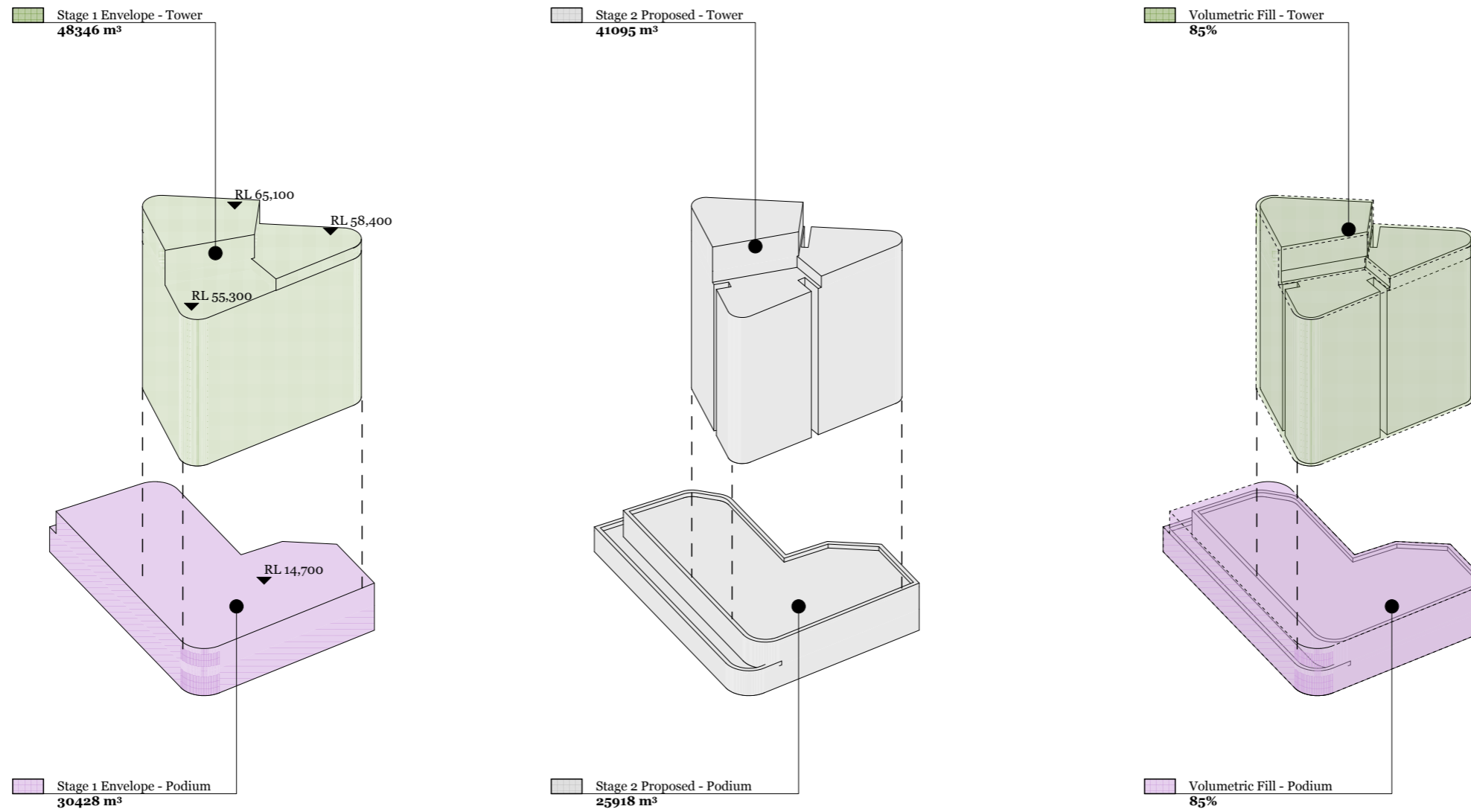


CONDITION B1 (a)  
VOLUMETRIC FILLS

COMMENT

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**Volumetric Fill Summary**

	Podium	Tower	Total
<b>Stage 1 Envelope</b>	30428 m <sup>3</sup>	48346 m <sup>3</sup>	78774 m <sup>3</sup>
<b>Stage 3 Proposed</b>	25918 m <sup>3</sup>	41095 m <sup>3</sup>	67013 m <sup>3</sup>
	<b>85%</b>	<b>85%</b>	<b>85%</b>

Southern Tower Volumes

26-32 Mann Street, Gosford  
Yield Table

1/04/2021

PROPOSED CONCEPT MASTER PLAN YIELD

	TOTAL
Site Area	8884
FSR	3.92
<b>Total GFA</b>	<b>34861</b>
<b>GFA (Residential)</b>	<b>22414</b>
<b>GFA (Hotel)</b>	<b>9660</b>
<b>GFA (Retail/Commercial)</b>	<b>2787</b>

	Car Parking	EASTERN (HOTEL) BUILDING			SOUTHERN BUILDING			NORTHERN BUILDING		
		GFA Hotel	GFA Retail/Comm.	GFA Total	GFA Residential	GFA Retail/Comm.	GFA Total	GFA Residential	GFA Retail/Comm.	GFA Total
Ground		0	0	0	0	617	617	52	295	339
Level 1		0	0	0	0	0	0	0	0	0
Level 2		0	350	350	312	1220	1532	424	228	652
Level 3		1067	0	1067	0	0	0	422	77	499
Level 4		789	0	789	642	0	642	681	0	681
Level 5		0	0	0	642	0	642	656	0	656
Level 6		446	0	446	642	0	642	656	0	656
Level 7		0	0	0	642	0	642	656	0	656
Level 8		566	0	566	642	0	642	656	0	656
Level 9		566	0	566	642	0	642	656	0	656
Level 10		566	0	566	642	0	642	656	0	656
Level 11		566	0	566	642	0	642	656	0	656
Level 12		566	0	566	642	0	642	656	0	656
Level 13		566	0	566	642	0	642	652	0	652
Level 14		566	0	566	642	0	642	652	0	652
Level 15		566	0	566	642	0	642	652	0	652
Level 16		566	0	566	484	0	484	652	0	652
Level 17		566	0	566	484	0	484	652	0	652
Level 18		566	0	566	252	0	252	652	0	652
Level 19		566	0	566	0	0	0	652	0	652
Level 20		566	0	566	0	0	0	652	0	652
Level 21		0	0	0	0	0	0	287	0	287
Level 22		0	0	0	0	0	0	287	0	287
Level 23		0	0	0	0	0	0	287	0	287
Level 24		0	0	0	0	0	0	278	0	278
<b>Subtotal</b>	<b>0</b>	<b>9660</b>	<b>350</b>	<b>10010</b>	<b>9240</b>	<b>1837</b>	<b>11077</b>	<b>13174</b>	<b>600</b>	<b>13774</b>

**CONDITION B1 (b) & (C)**

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26-32 MANN STREET, GOSFORD

CONDITION B1 (b) & (C)  
NORTHERN TOWER BUILDING ENVELOPE

COMMENT

A minimum additional 3m setback for the Northern Tower building envelope (both halves) from the western podium street-wall edge, providing for the following minimum setbacks:

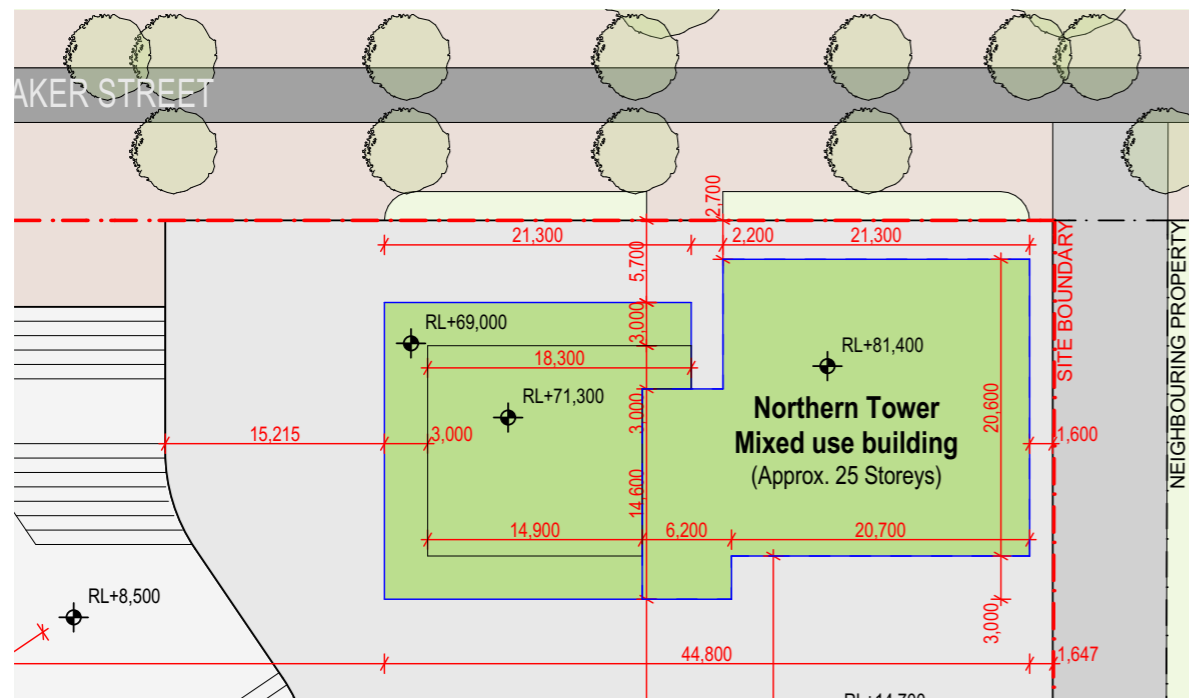
- 5.7m setback (northern half of the Northern Tower envelope)
- 8.7m setback (southern half of the Northern Tower envelope)

the chamfering of the south-west corner of the Northern Tower podium as shown at page 10 of the Applicant's document titled 'Central Coast Quarter 26 Mann Street Gosford' prepared by DKO Architecture and dated 26 June 2020

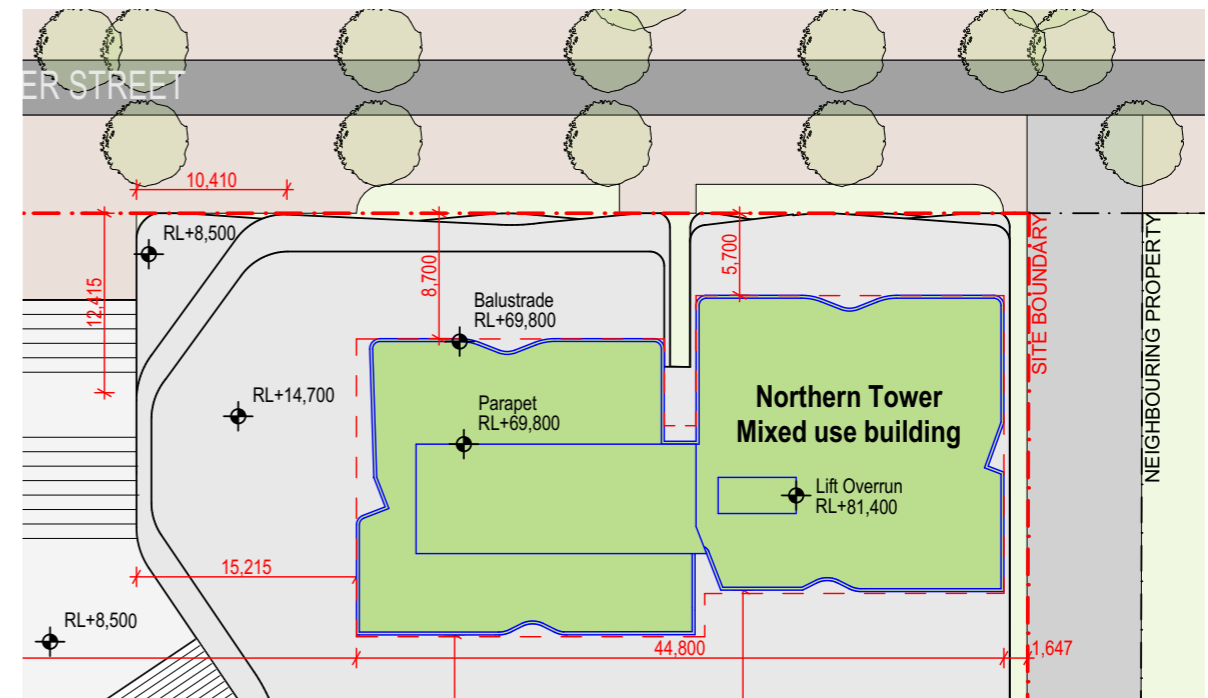
DKO RESPONSE

The Northern Tower envelope is setback an additional 3m from the edge of the Western Podium street wall to a new setback of 5.7m setback (northern half of the Northern Tower envelope) and 8.7m setback (southern half of the Northern Tower envelope).

The South-West corner of the Northern-Tower podium is chamfered, increasing solar access into the through-site link during mid winter. The Envelope Plan and Envelope Elevations are updated for approval.



Approved Northern Tower Envelope



Adjusted Northern Tower Envelope

- Northern Building envelope adjusted 3m away from podium
- Southern portion of Podium at the base of the Northern Tower chamfered

Envelope Drawings adjusted

Original Scheme

DKO ARCHITECTURE

CENTRAL COAST QUARTER  
GOSFORD

SH GOSFORD  
RESIDENTIAL PTY  
LTD

CONDITION B1  
RESPONSE PACK

25.03.21  
PAGE 13





**CONDITION B1 (d)**

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26-32 MANN STREET, GOSFORD

CONDITION B1 (d)  
SOLAR ACCESS AT THE THROUGH SITE LINK

COMMENT

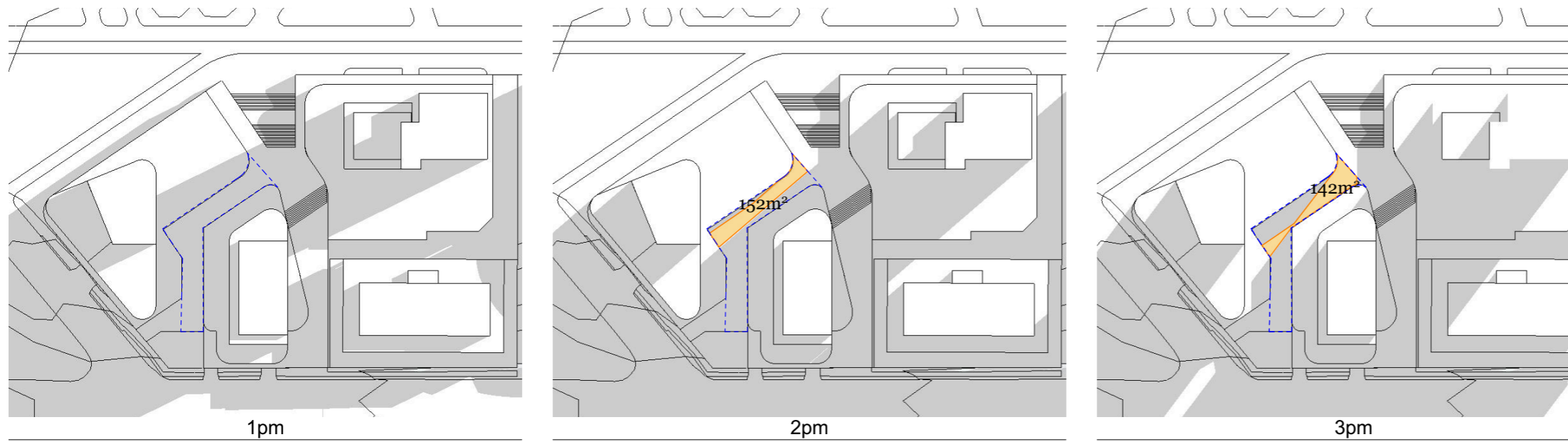
Increased solar access to the southern through-site link (i.e. the north-west oriented component, located between the Eastern Tower and the Southern Tower) in mid-winter (having regard to any visual, view and heritage impacts of any proposed change), which may include:

- re-orientation, chamfering and/or setback of the Northern Tower envelope above podium level
- reduction of the height of the western end of the Eastern Tower envelope podium from three to one storey
- other option(s) that may achieve the aim of increasing solar access to the through-site link as may be agreed with the Planning Secretary

DKO RESPONSE

We understand the intent of this condition is to provide additional solar access to the northern portion of the southern through site link. The diagrams below illustrate the area of solar access achieved between 1pm and 3pm (when the through site link achieves solar access in mid winter). Some of the options below are required under other conditions, and some are additional options DKO have examined to meet the intent of the condition.

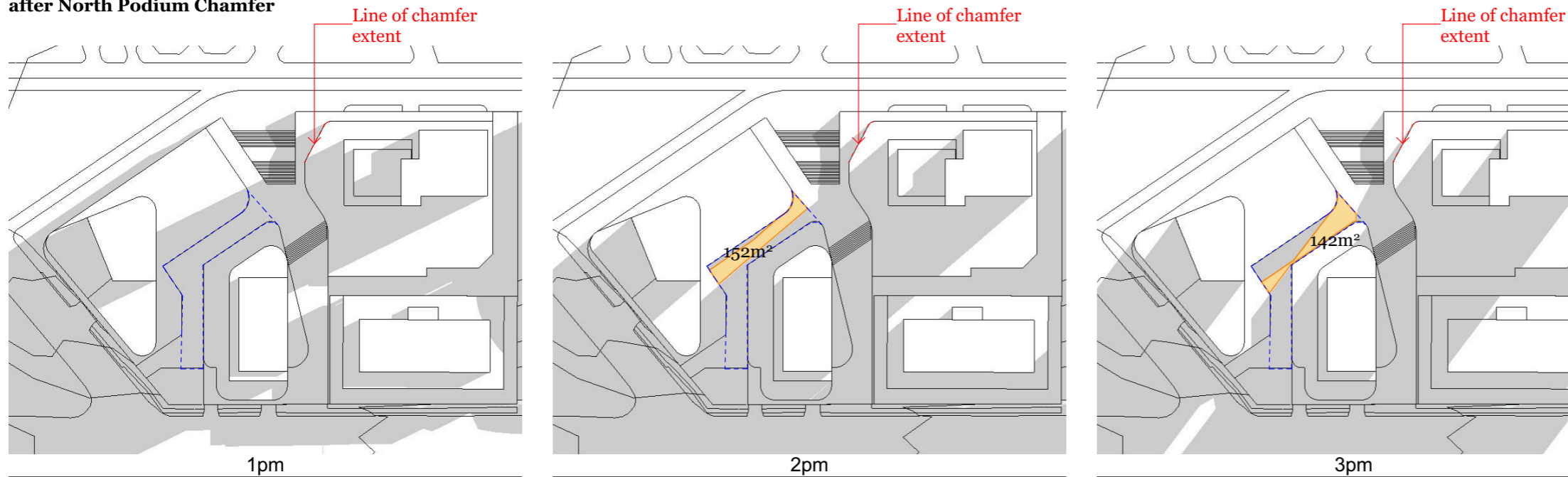
Original Scheme- Solar to Through Site Link



Original Scheme:  
Northern Tower Podium Chamfer

Time	Area of solar to through site link
1pm on 21stJun	0m <sup>2</sup>
2pm on 21stJun	152m <sup>2</sup>
3pm on 21stJun	142m <sup>2</sup>

Step 1- Solar to Through Site Link after North Podium Chamfer



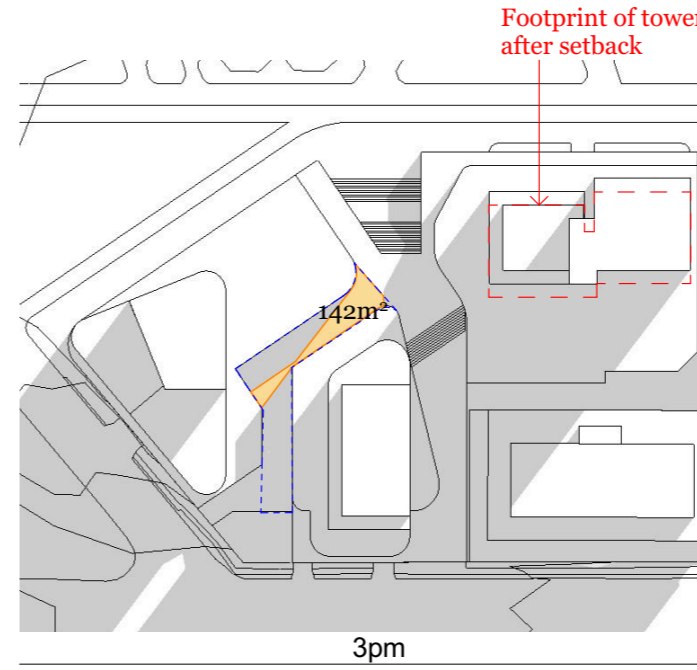
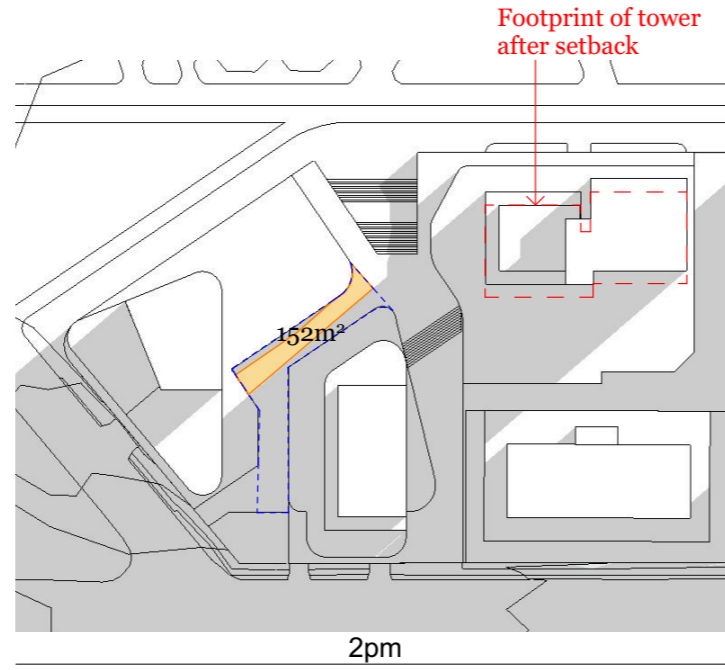
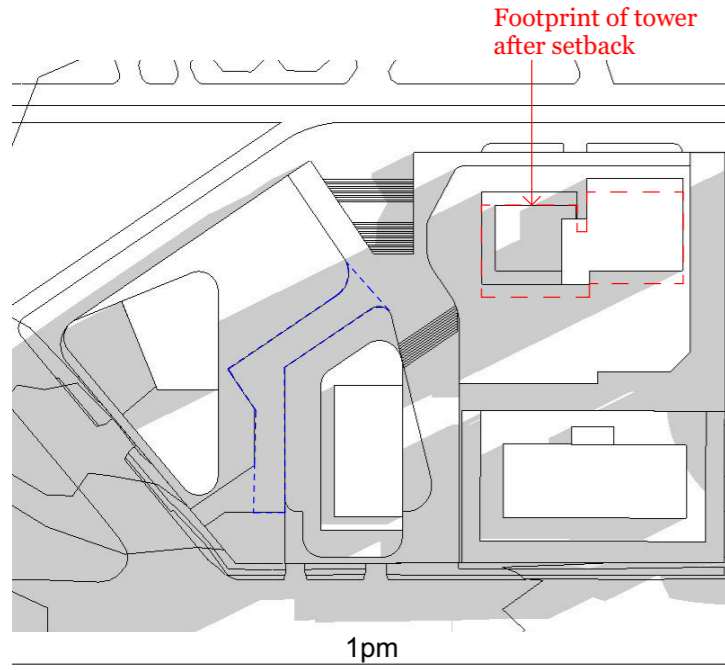
Adjustment 1:  
Northern Tower Podium Chamfer

Time	Area of solar to through site link
1pm on 21stJun	0m <sup>2</sup>
2pm on 21stJun	152m <sup>2</sup>
3pm on 21stJun	142m <sup>2</sup>

The chamfering (required by condition) provides additional solar access to the steps but not to the link.



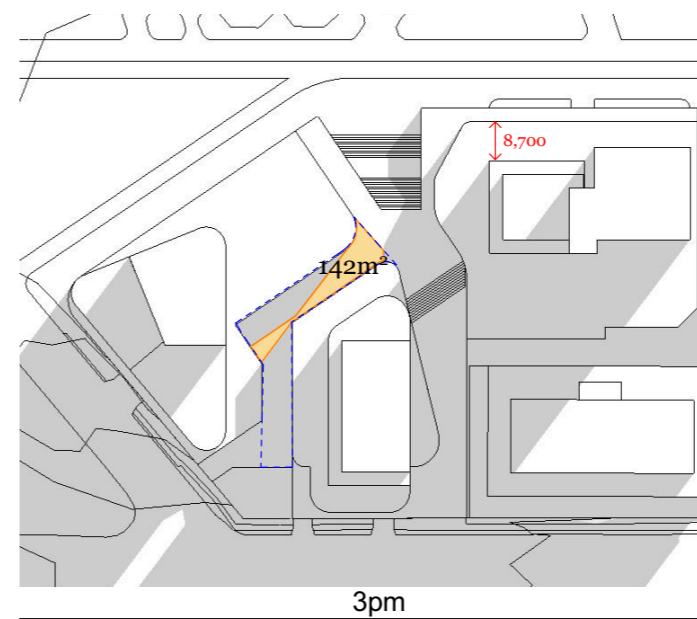
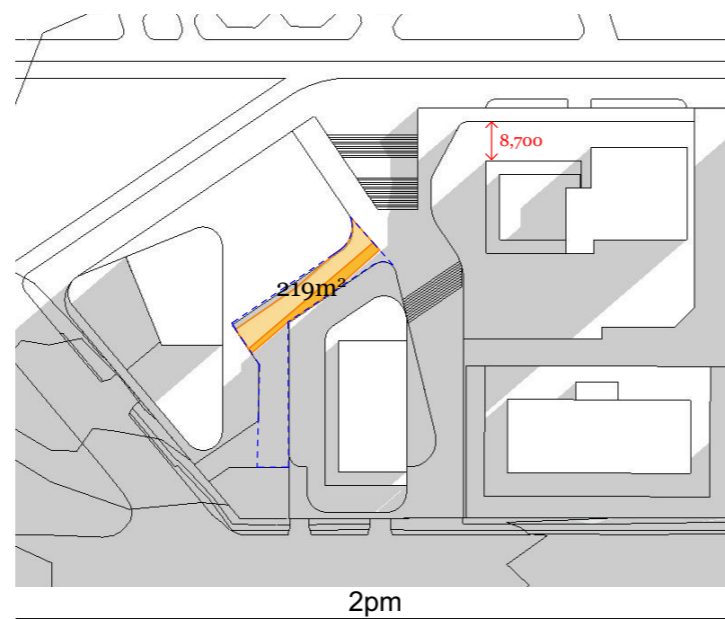
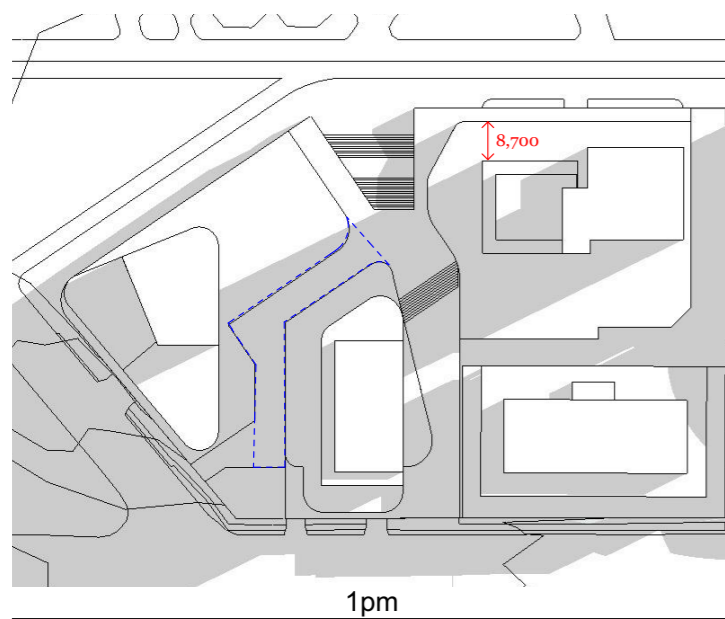
**Solar to Laneway  
before Tower Setback**



**Adjustment 1:  
Northern Tower Podium Chamfer**

Time	Area of solar to through site link
1pm on 21stJun	0m <sup>2</sup>
2pm on 21stJun	152m <sup>2</sup>
3pm on 21stJun	142m <sup>2</sup>

**Step 2 - Solar to Laneway after  
North Tower Setback**



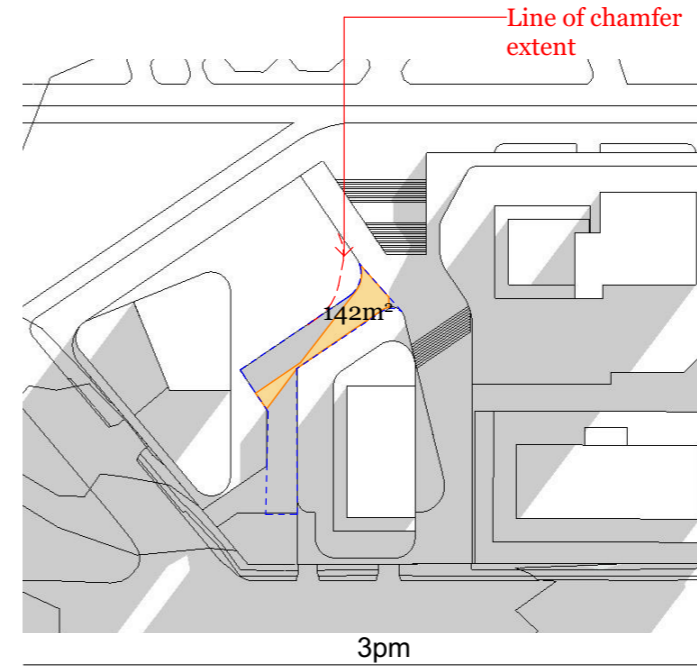
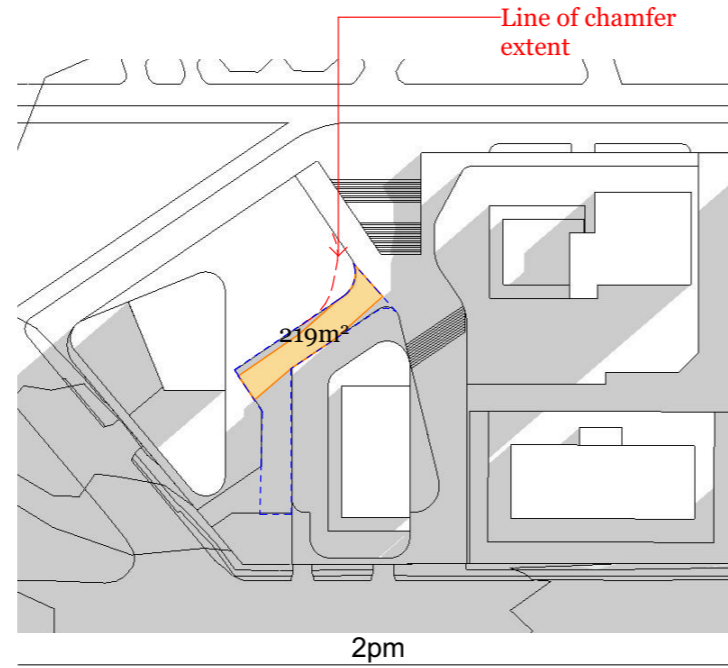
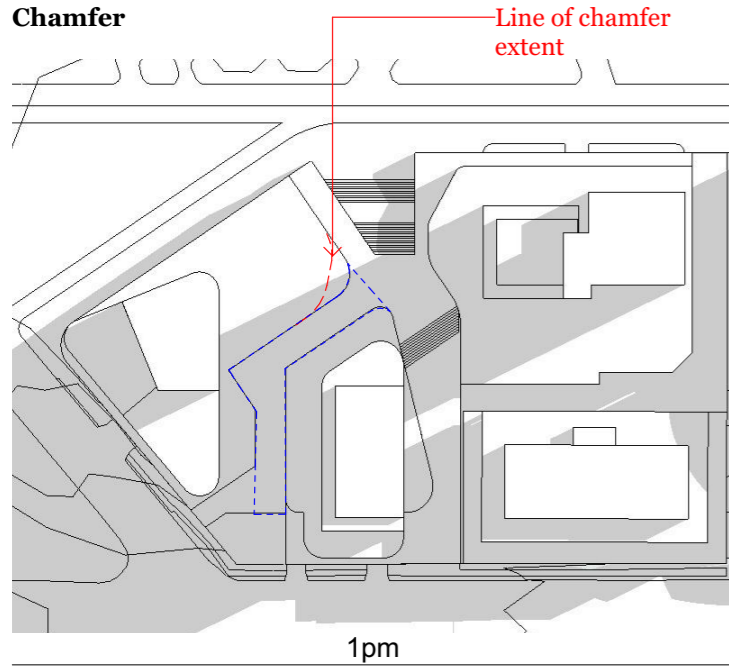
**Adjustment 2 (Base Option):  
Northern Tower Setback**

Time	Area of solar to through site link
1pm on 21stJun	0m <sup>2</sup>
2pm on 21stJun	219m <sup>2</sup>
3pm on 21stJun	142m <sup>2</sup>

**The setback to the northern tower (required by condition) provides additional solar access at 2pm (67m<sup>2</sup>).**



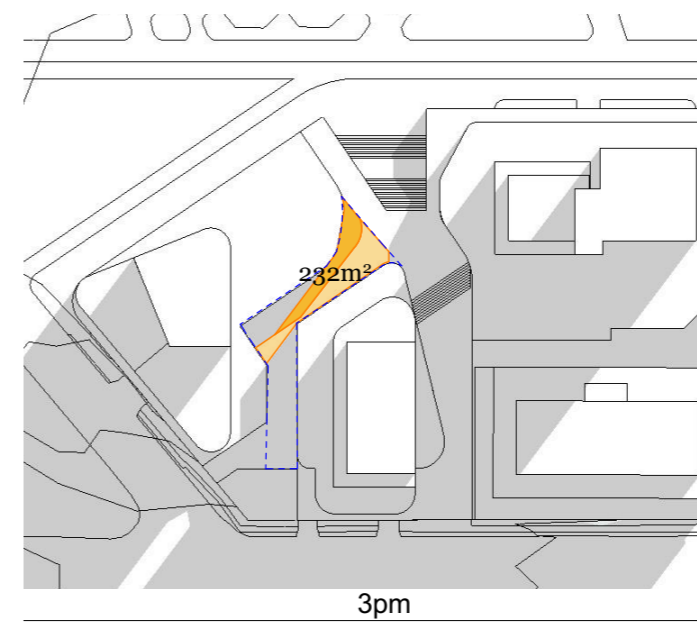
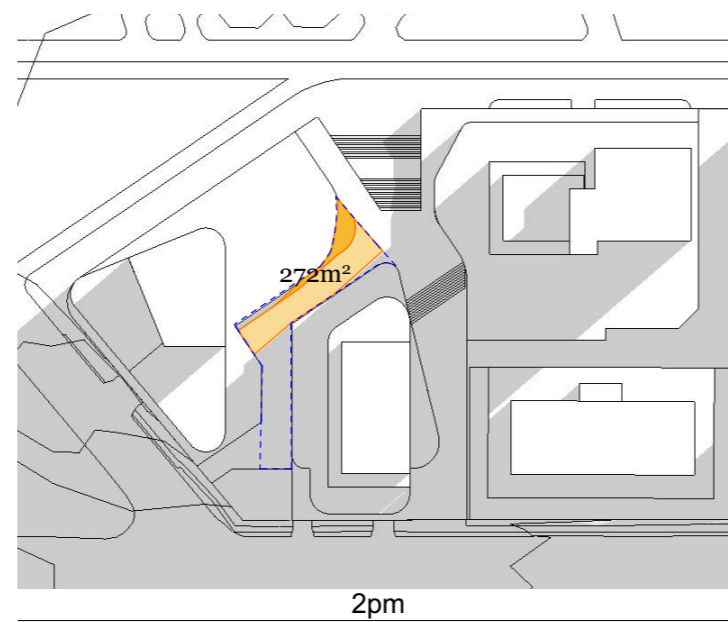
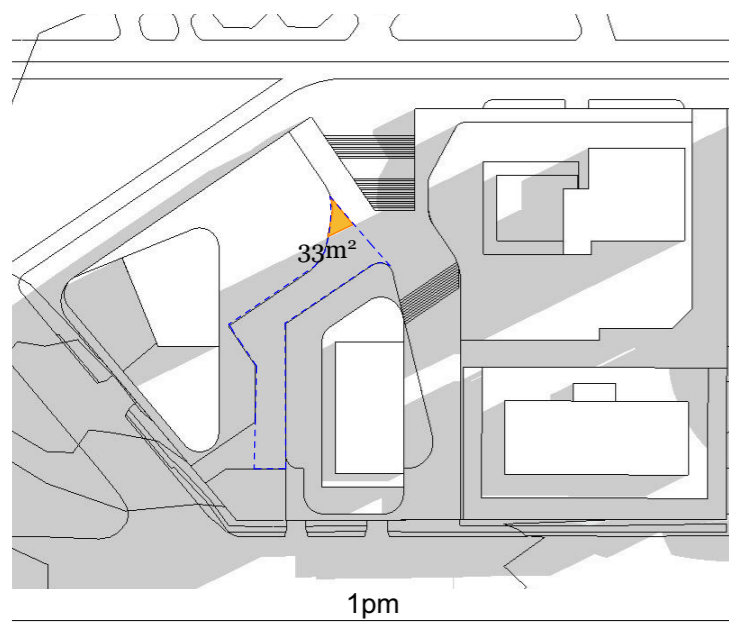
**Solar to Laneway  
before Podium  
Chamfer**



**Adjustment 2(Base Option):  
Northern Tower Setback**

Time	Area of solar to through site link
1pm on 21stJun	0m <sup>2</sup>
2pm on 21stJun	219m <sup>2</sup>
3pm on 21stJun	142m <sup>2</sup>

**Option 1 - Solar to Laneway  
after South Podium Chamfer**



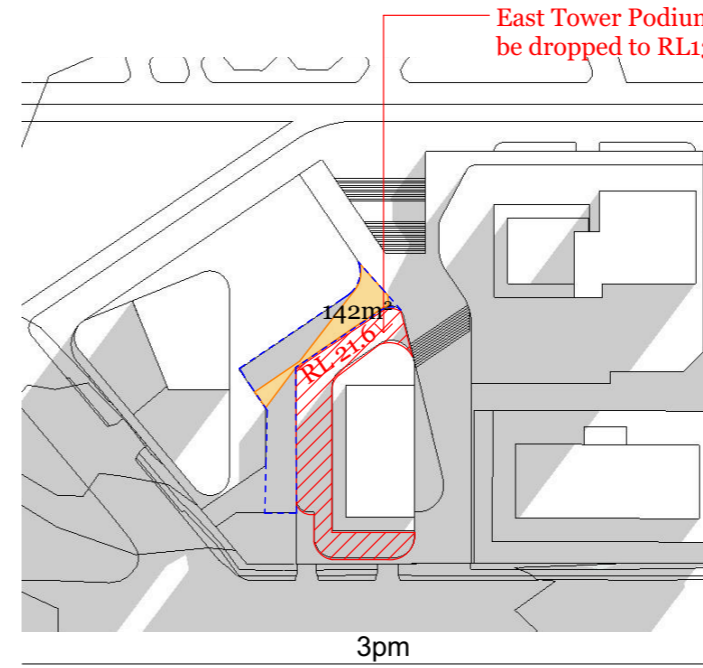
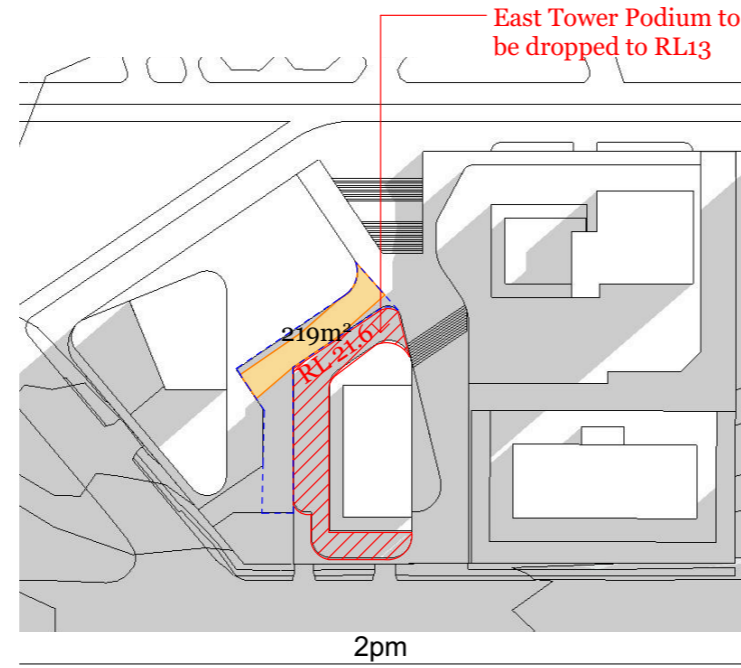
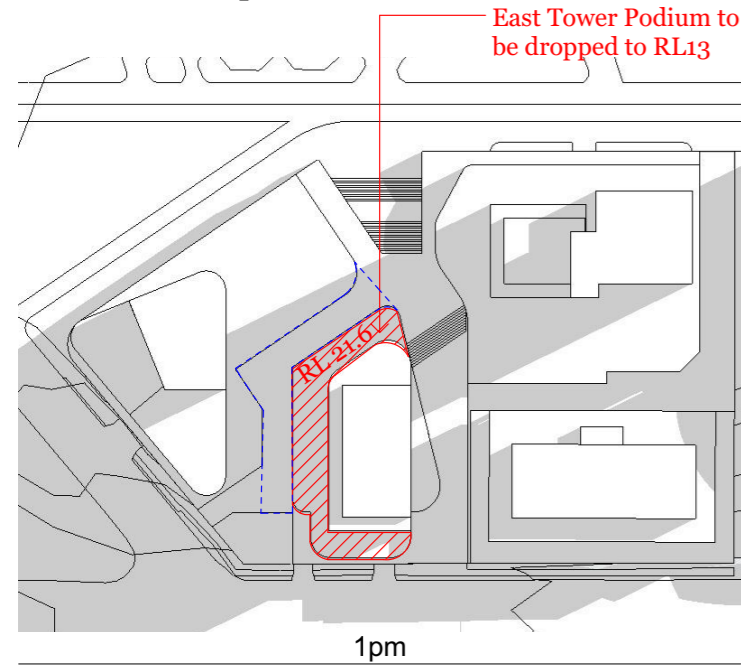
**Adjustment Test Option 1:  
Southern Tower Podium Chamfer**

Time	Area of solar to through site link
1pm on 21stJun	33m <sup>2</sup>
2pm on 21stJun	272m <sup>2</sup>
3pm on 21stJun	232m <sup>2</sup>

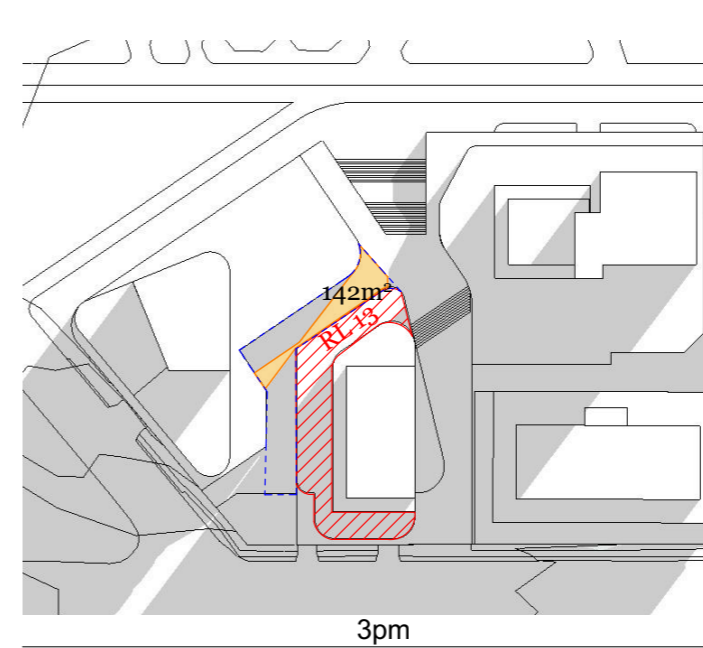
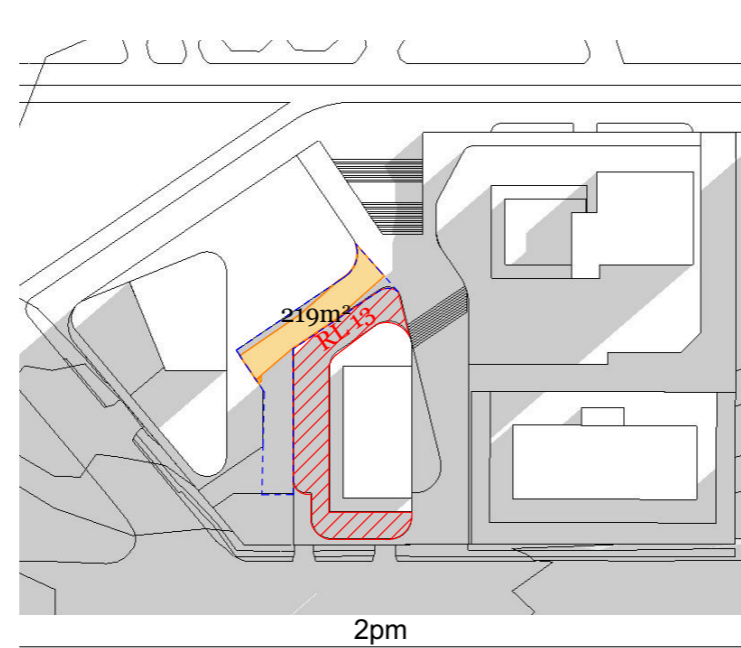
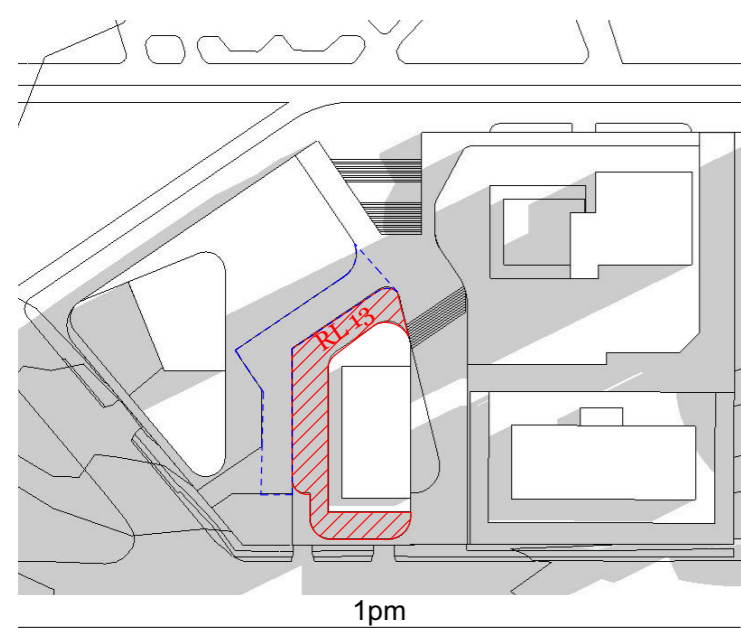
**The widening to the entrance of the through site link ensures additional solar access from 1pm till 3pm (176m<sup>2</sup>). This provides a meaningful level of solar access and meets the intent of the condition.**



**Solar to Laneway before East Podium Drop**



**Option 2 - Solar to Laneway after East Podium Drop**



**Adjustment 2(Base Option):  
Northern Tower Setback**

Time	Area of solar to through site link
1pm on 21stJun	0m <sup>2</sup>
2pm on 21stJun	219m <sup>2</sup>
3pm on 21stJun	142m <sup>2</sup>

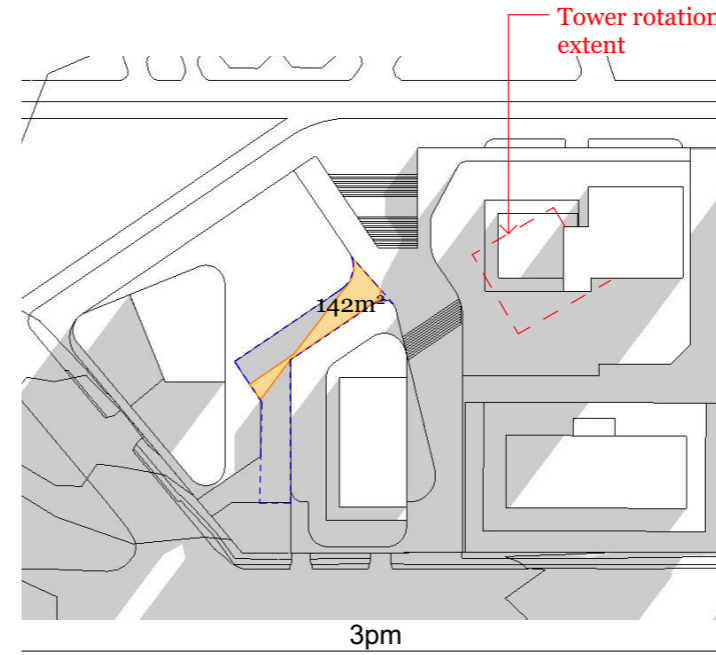
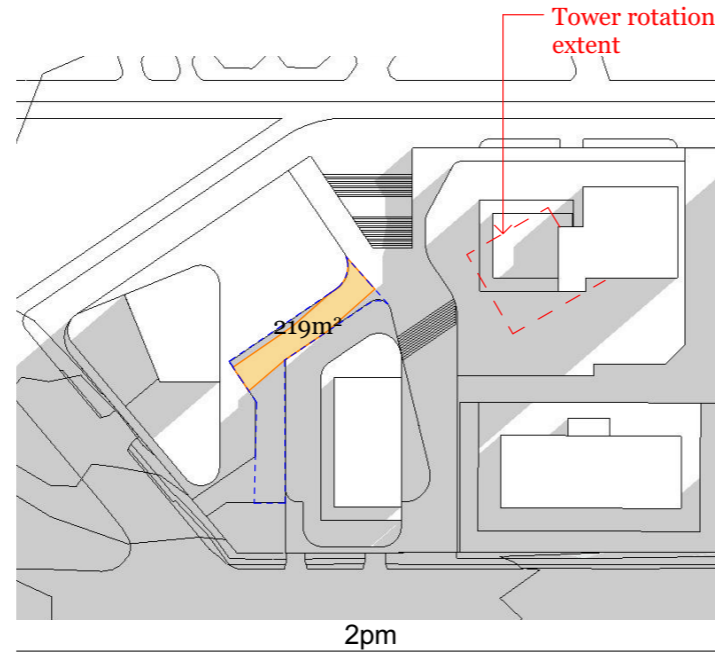
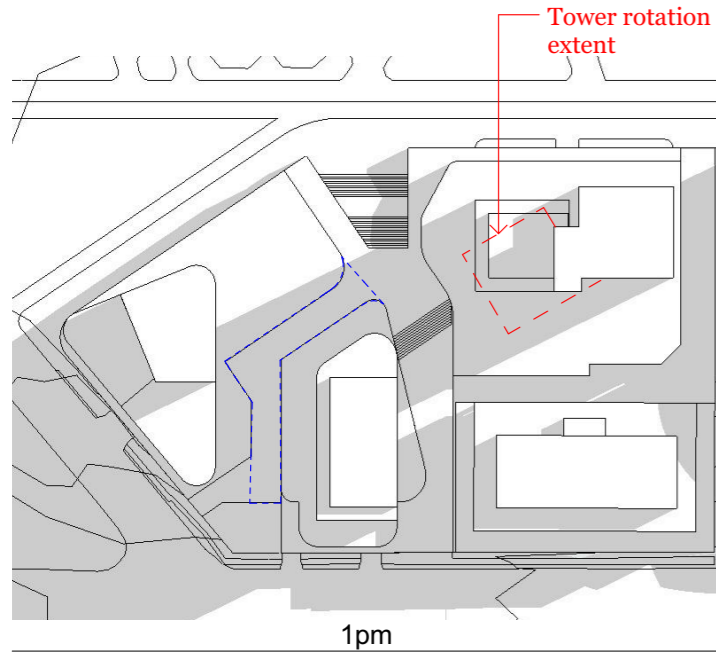
**Adjustment Test Option 2:  
Eastern Tower Podium Height Reduction**

Time	Area of solar to through site link
1pm on 21stJun	0m <sup>2</sup>
2pm on 21stJun	219m <sup>2</sup>
3pm on 21stJun	142m <sup>2</sup>

Reducing the eastern tower podium to a single storey yields no additional solar access to the southern link.



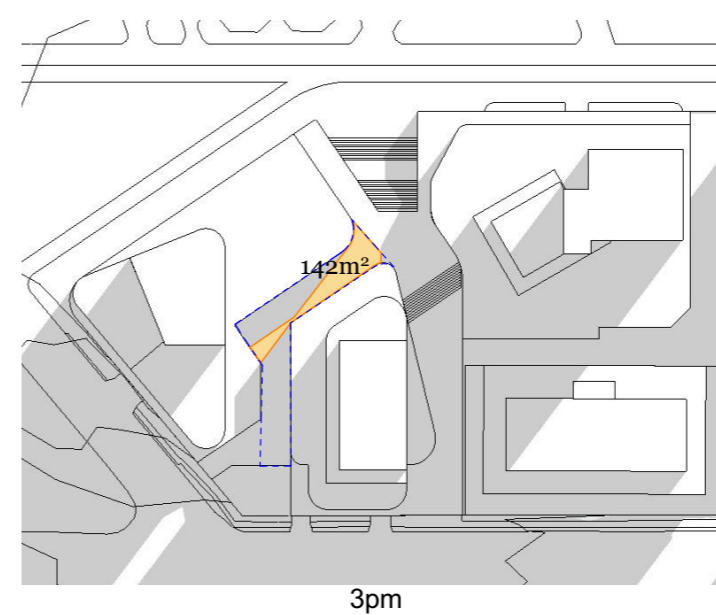
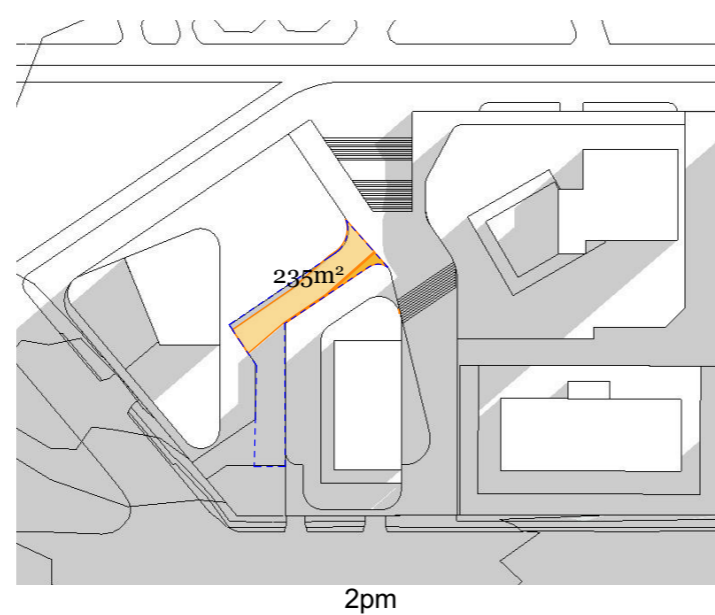
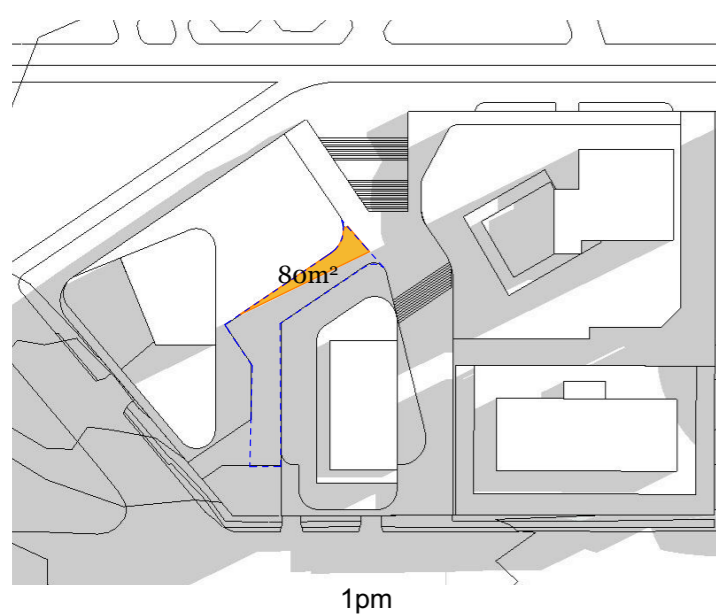
**Solar to Laneway before Tower Rotation**



**Adjustment 2 (Base Option):  
Northern Tower Setback**

Time	Area of solar to through site link
1pm on 21stJun	0m <sup>2</sup>
2pm on 21stJun	219m <sup>2</sup>
3pm on 21stJun	142m <sup>2</sup>

**Option 3 - Solar to Laneway after Tower Rotation**



**Adjustment Test Option 3:  
Northern Tower Re-orientation**

Time	Area of solar to through site link
1pm on 21stJun	80m <sup>2</sup>
2pm on 21stJun	235m <sup>2</sup>
3pm on 21stJun	142m <sup>2</sup>

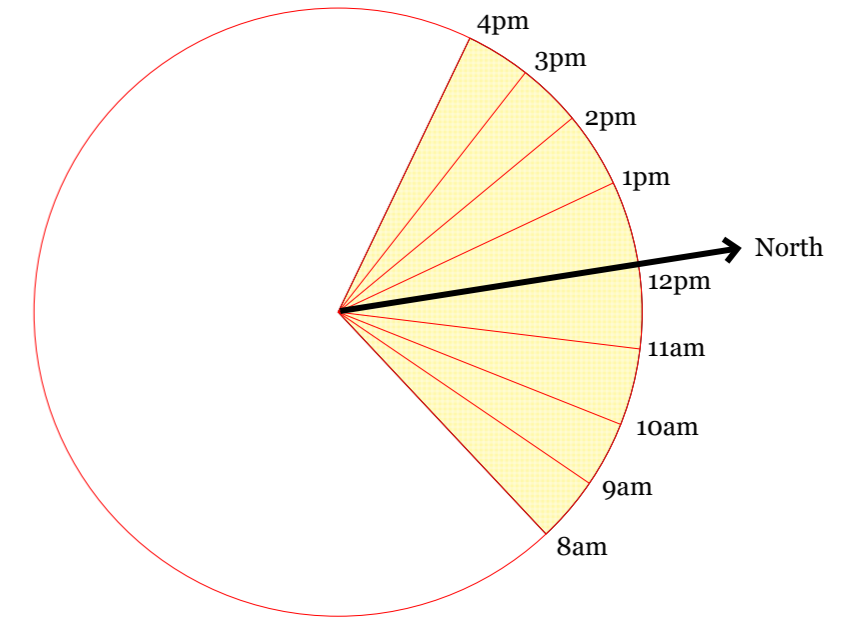
Reorienting the southern portion of the northern tower does provide additional solar access to the link (96m<sup>2</sup>) but this ultimately comes at the cost of compliance where this portion of the building does not receive adequate solar access and drops compliance to approximately 30%.



CONDITION B1 (d)  
SOLAR ACCESS AT THE THROUGH SITE LINK






Typical Floor Plate



June 21st Sun Path Diagram

KEY

-  >2hrs Solar 4/7
-  0-2 hrs Solar 2/7
-  0 hrs Solar 1/7

Solar Access (above 2 hours)

No Solar (0 hours)

8am - 4pm = 75/136 (55%) ✗

No solar = 17/136 (13%)

9am - 3pm = 51/136 (38%) ✗



CONDITION B1 (d)  
SOLAR ACCESS AT THE THROUGH SITE LINK

COMMENT

Increased solar access to the southern through-site link (i.e. the north-west oriented component, located between the Eastern Tower and the Southern Tower) in mid-winter (having regard to any visual, view and heritage impacts of any proposed change), which may include:

- re-orientation, chamfering and/or setback of the Northern Tower envelope above podium level
- reduction of the height of the western end of the Eastern Tower envelope podium from three to one storey
- other option(s) that may achieve the aim of increasing solar access to the through-site link as may be agreed with the Planning Secretary

**DKO RESPONSE**

The studies conducted by this condition examine the intent to provide additional solar access to the northern portion of the southern through site link. Some of the adjustments made to the envelope, by way of condition, concurrently provide additional solar access to the link. We have examined 3 additional options (some of which mentioned in the consent) and prefer option one due to the increase throughout the afternoon on June 21.

Option 2 ultimately does not yeild any additional solar access, and option 3 has a series of planning trade offs and increased non-compliance with solar access.

**Adjustments**

Area of solar to through site link Time	Option	Original Scheme	Adjustment 1: Northern Tower Podium Chamfer	Adjustment 2 : Northern Tower Setback
<b>1pm on 21st Jun</b>		0m <sup>2</sup>	0m <sup>2</sup>	0m <sup>2</sup>
Additional Area		-	-	-
<b>2pm on 21st Jun</b>		152m <sup>2</sup>	152m <sup>2</sup>	219m <sup>2</sup>
Additional Area		-	-	<b>67m<sup>2</sup></b>
<b>3pm on 21st Jun</b>		142m <sup>2</sup>	142m <sup>2</sup>	142m <sup>2</sup>
Additional Area		-	-	-
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**Required by condition.**

**Required by condition.**

**Further Adjustment Options  
(Option 1 Preferred)**

Option 1: Sourthern Tower Podium Chamfer	Option 2: Eastern Tower Podium Height Reduction	Option 3: Northern Tower Re-orientation
33m <sup>2</sup>	0m <sup>2</sup>	80m <sup>2</sup>
<b>33m<sup>2</sup></b>	-	<b>80m<sup>2</sup></b>
272m <sup>2</sup>	219m <sup>2</sup>	235m <sup>2</sup>
<b>120m<sup>2</sup></b>	<b>67m<sup>2</sup></b>	<b>83m<sup>2</sup></b>
232m <sup>2</sup>	142m <sup>2</sup>	142m <sup>2</sup>
<b>90m<sup>2</sup></b>	-	-
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**\*Preferred\***





**CONDITION B1 (e)**

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26-32 MANN STREET, GOSFORD

COMMENT

Amendment to the northern through site link or to the building envelope to show that a view line directly to the Waterfront/Leagues Club Field is retained from when standing at the boundary of the site on the footpath on Mann Street.

Option 1 - IPC Consent



DKO RESPONSE

The original scheme for the through site link had an RL of +10.500. This allowed views to the tree canopies in the park as well as the totems but did not provide a sight line to the waterfront. The following schemes aim to improve this condition.



COMMENT

Amendment to the northern through site link or to the building envelope to show that a view line directly to the Waterfront/Leagues Club Field is retained from when standing at the boundary of the site on the footpath on Mann Street.

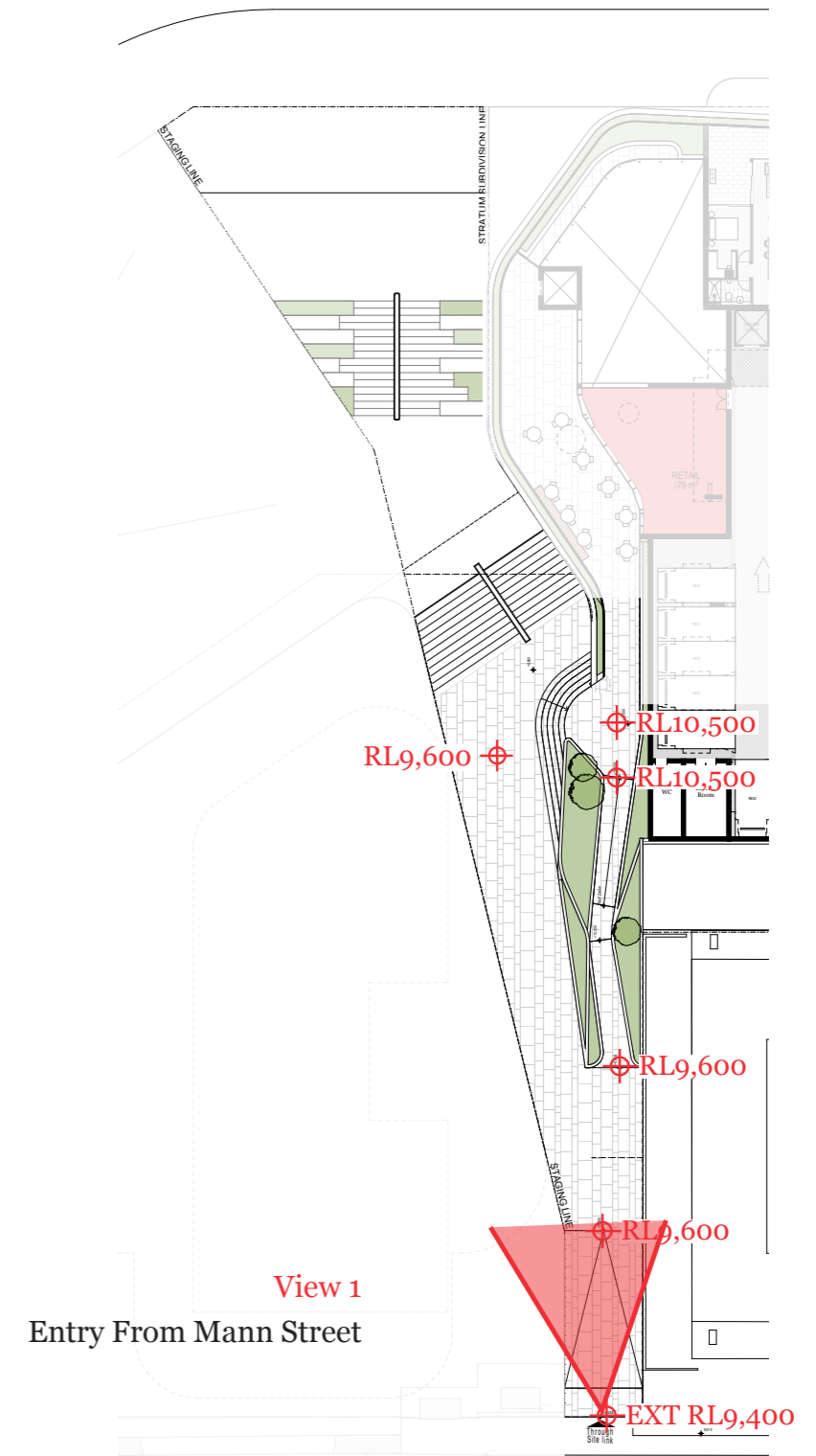
Option 2 - Drop link to RL 9.6  
View 1 (at Mann Street)



View 1 - Entry From Mann Street

DKO RESPONSE

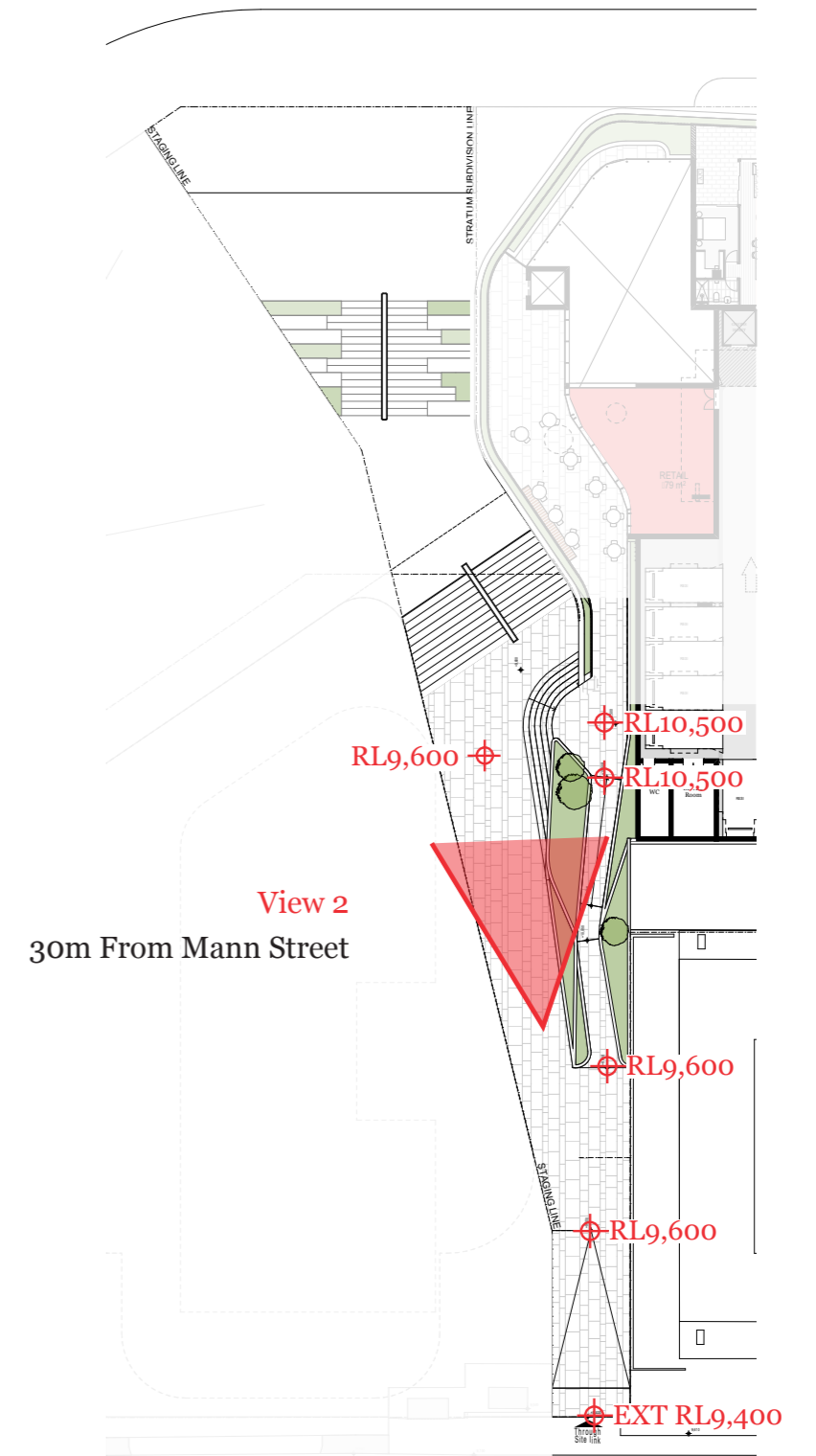
As an alternative option to improve the view line towards the Waterfront/Leagues Club Field, the design team has studied adjusting the through site link level to RL +9.600 which allowed a view of the water. It does require additional ramping to ensure continued accessibility through to leagues club field. This option provides water views and hides the Central Coast Highway).



**Option 2 - Drop link to RL 9.6**  
**View 2 (30m in from Mann Street)**



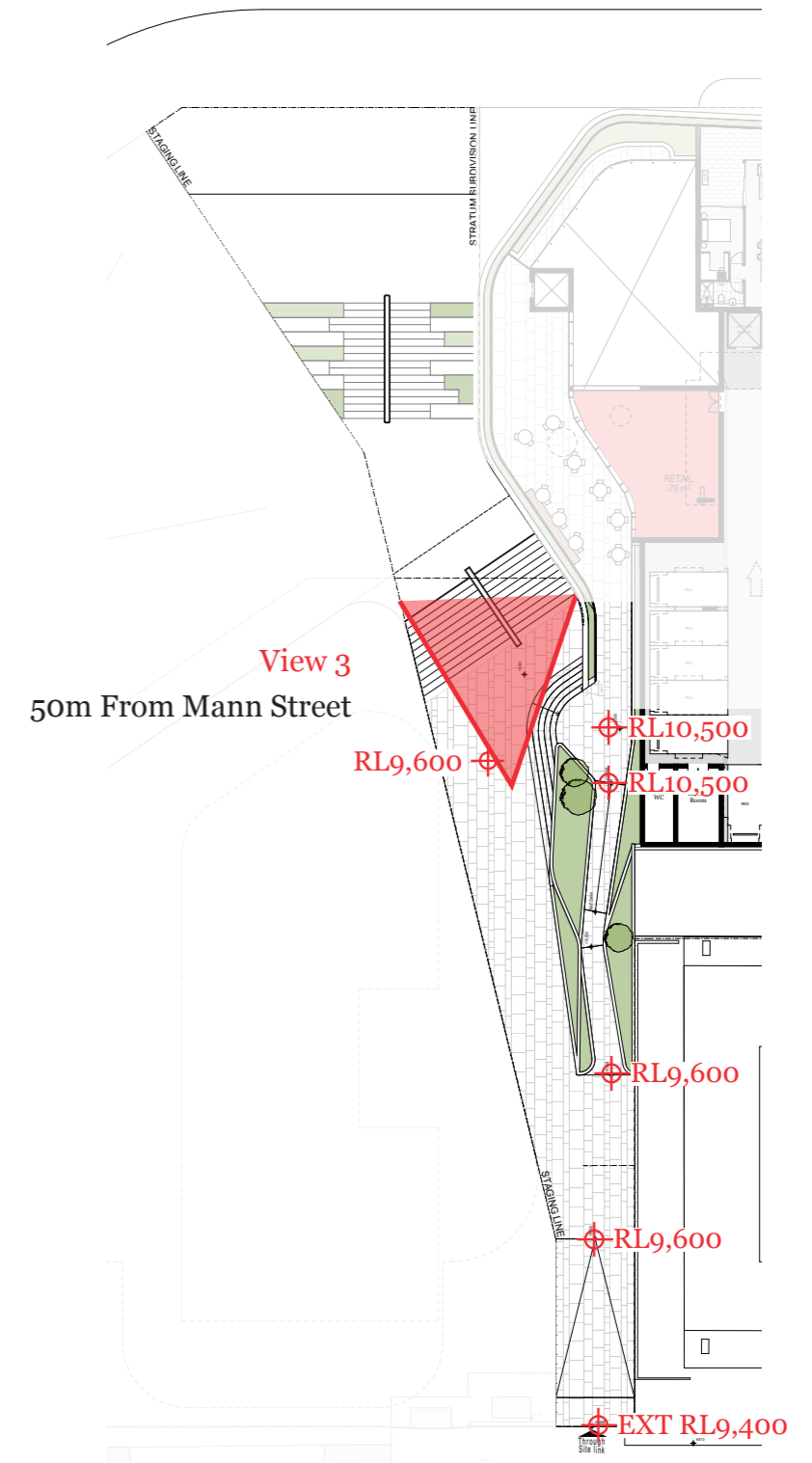
View 2 -30m From Mann Street



**Option 2 - Drop link to RL 9.6**  
**View 3 (50m in from Mann Street)**



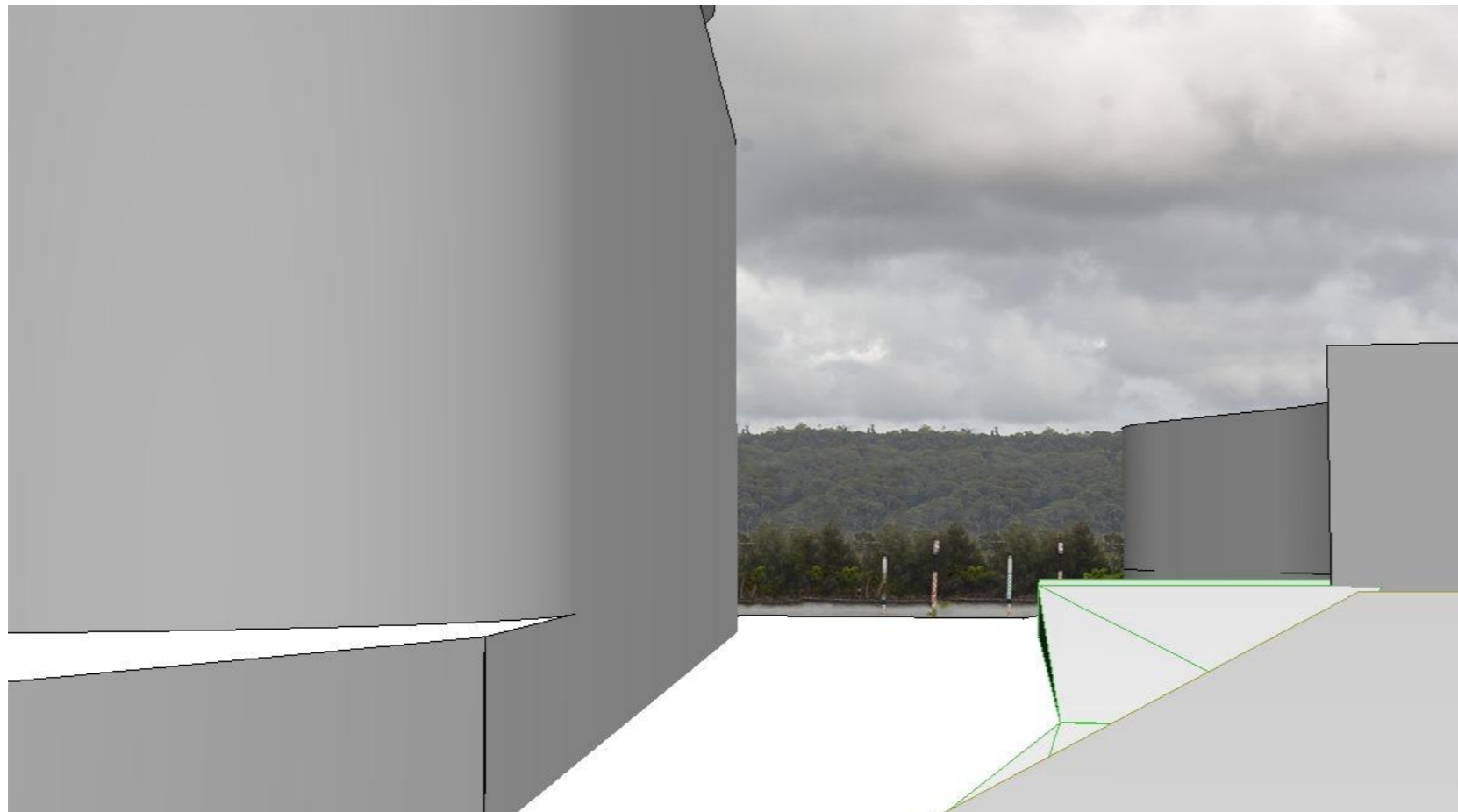
View 3 -50m From Mann Street



COMMENT

Amendment to the northern through site link or to the building envelope to show that a view line directly to the Waterfront/Leagues Club Field is retained from when standing at the boundary of the site on the footpath on Mann Street.

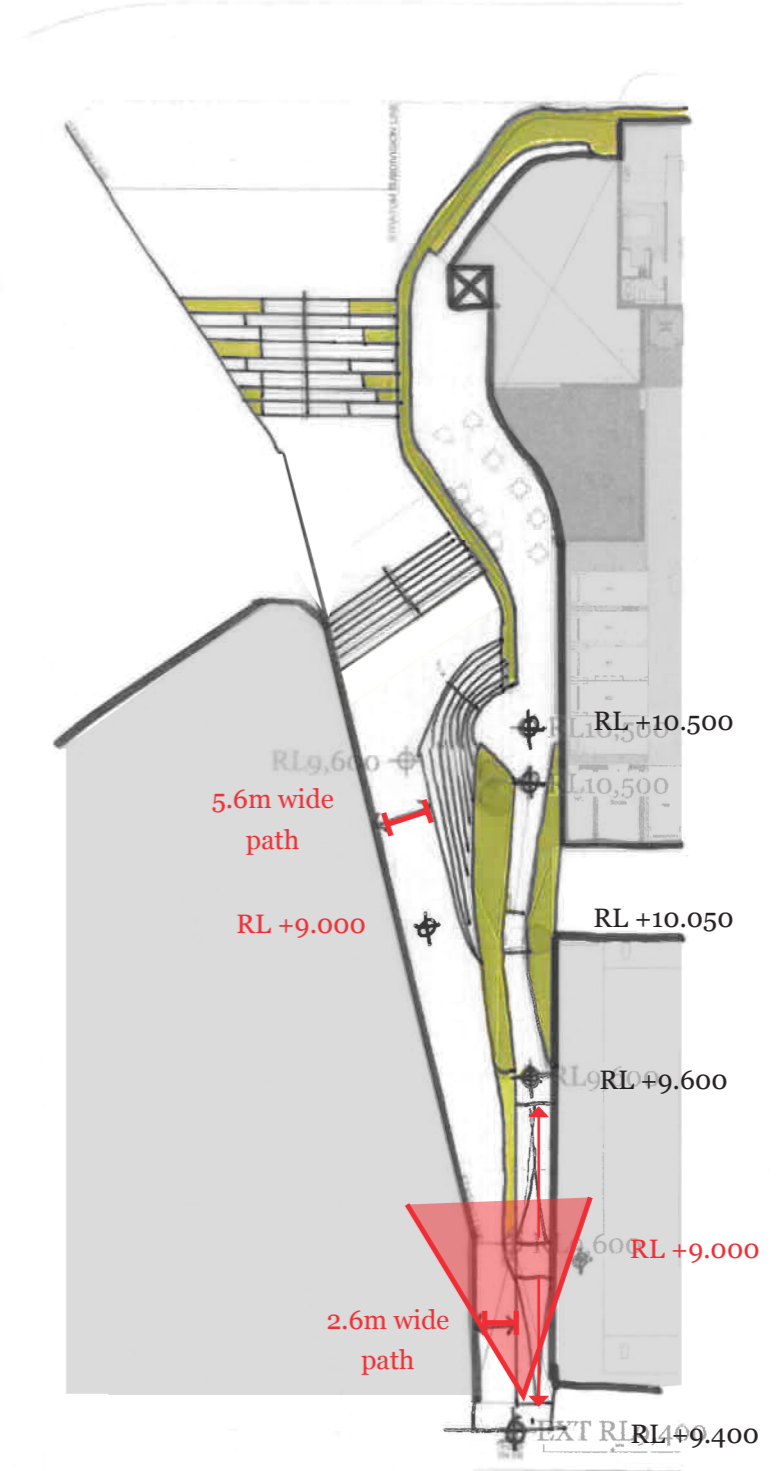
Option 3 - Drop link to RL 9.0



View 1 - Entry From Mann Street

DKO RESPONSE

As an alternative option to improve the view line towards the Waterfront/Leagues Club Field, the design team has studied adjusting the through site link level to RL +9.000 and found that this resulted in a reduction of the entry path width due to additional ramping; ascending/descending complications due to existing street level at RL +9.400; and reduced pathway width due to additional steps required. In addition dropping the link down an additional 600mm provide limited additional view to the field. (when compared to option 2).

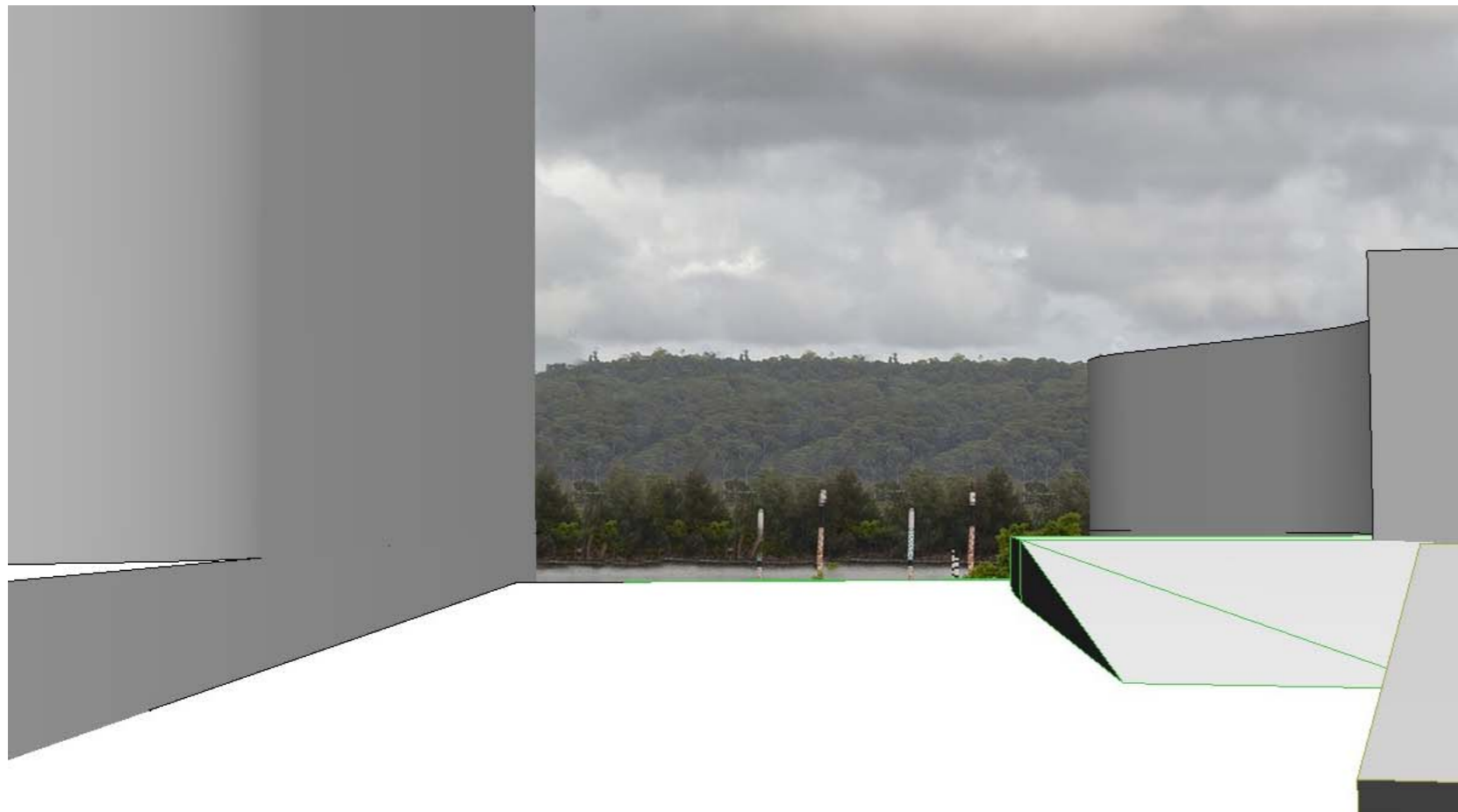


COMMENT

Amendment to the northern through site link or to the building envelope to show that a view line directly to the Waterfront/Leagues Club Field is retained from when standing at the boundary of the site on the footpath on Mann Street.

Option 4 - Eastern Tower Podium Widening (2m)

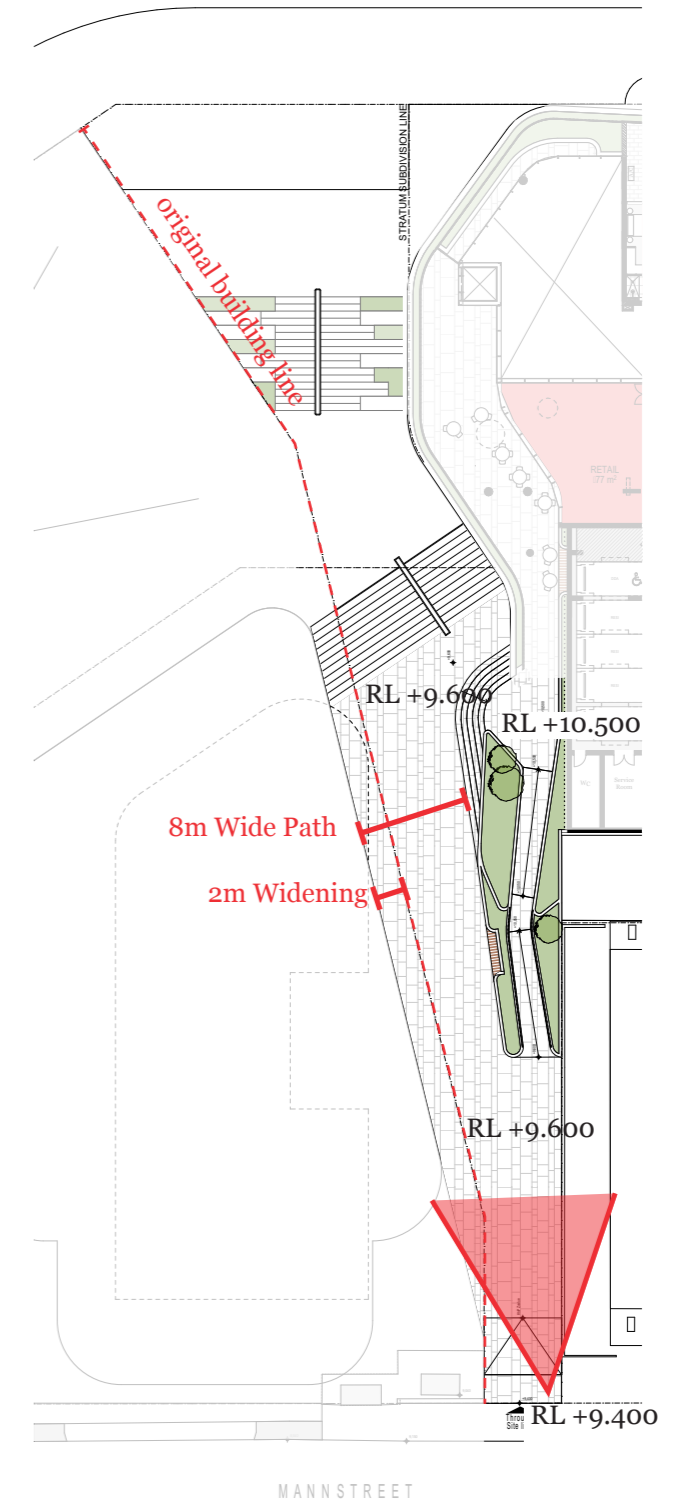
\*Preferred\*



View 1 - Entry From Mann Street

DKO RESPONSE

As an alternative option to improve the view line towards the Waterfront/Leagues Club Field, the design team has setback the facade of the Eastern Tower Podium an additional 2m. This allows a wider view and more comfortable walking path with additional expansive views of league club field and the waterfront. DKO believes this to be the most appropriate option and meets the intent of the condition.

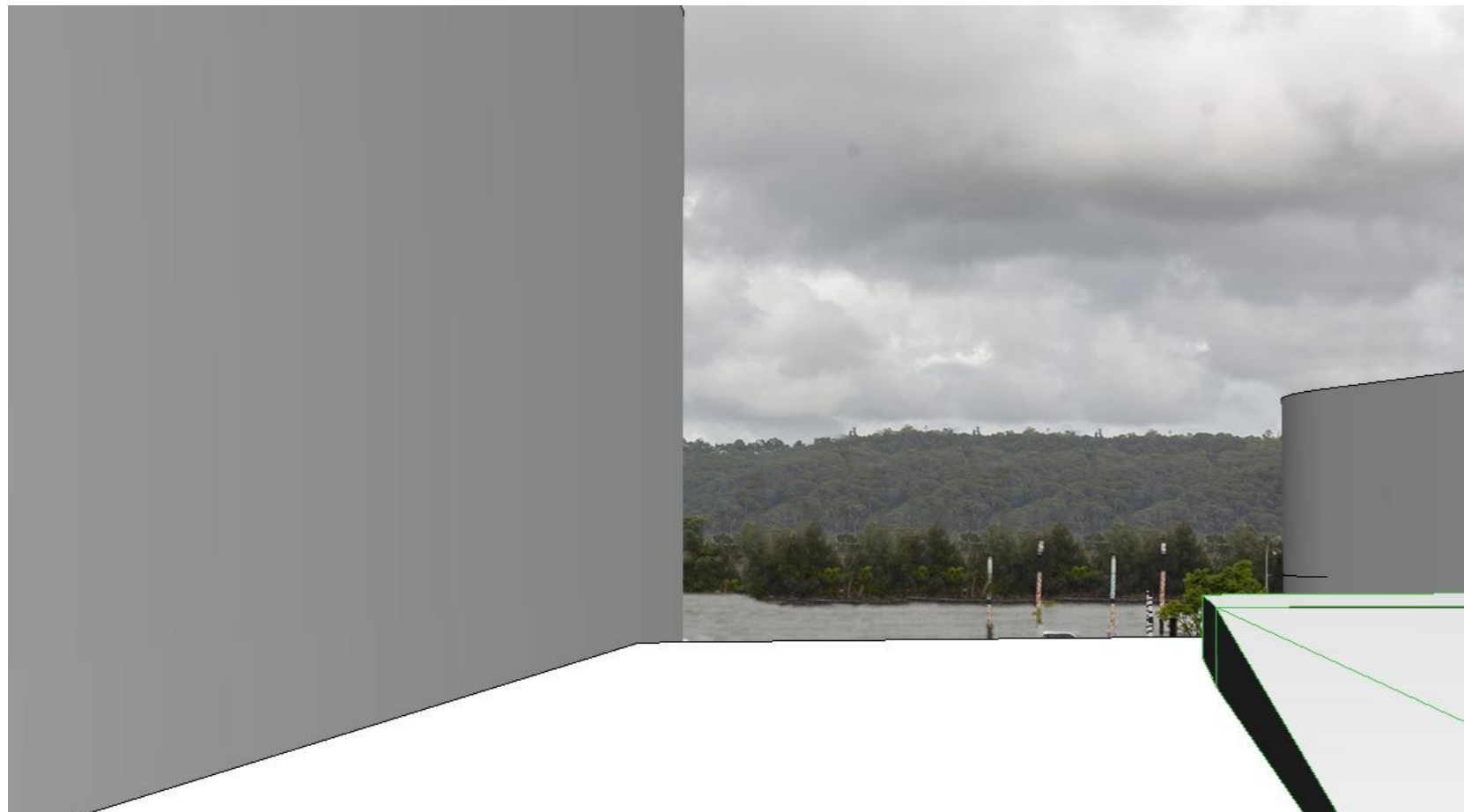


**DKO RESPONSE**

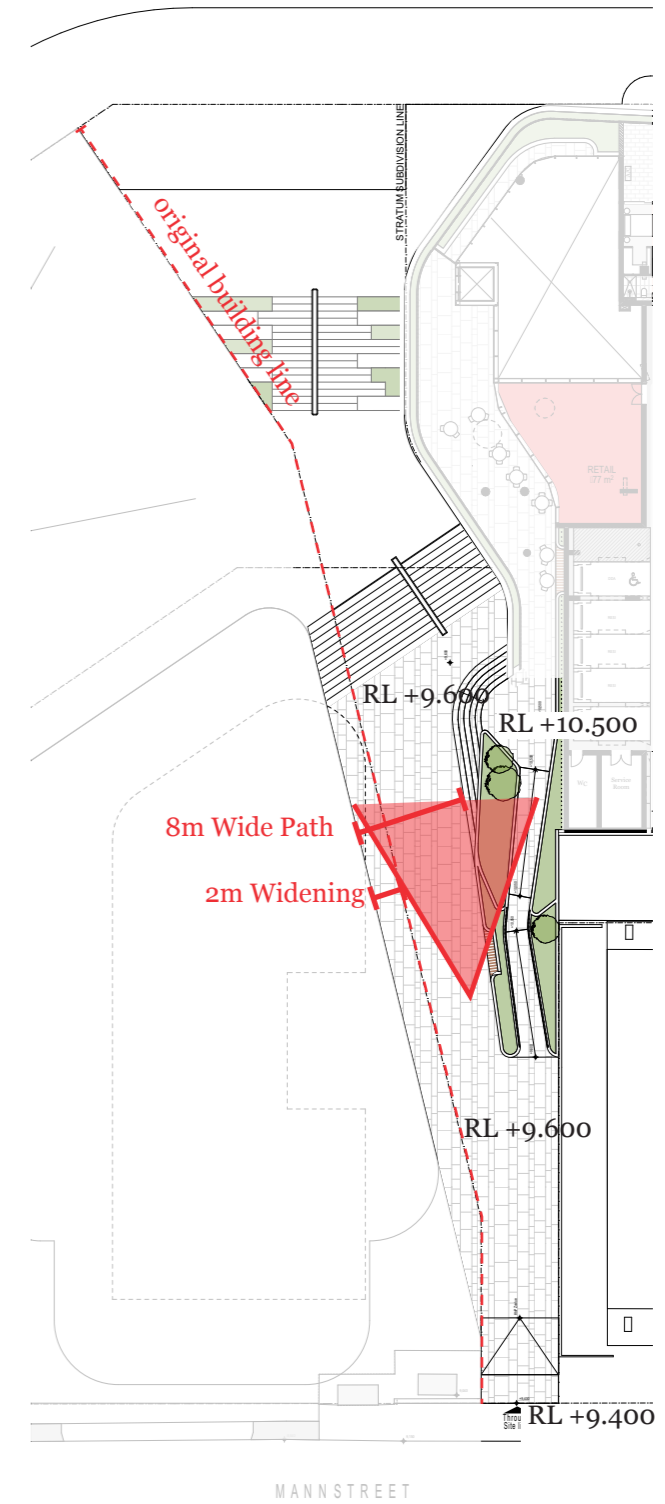
As you transition through the site the view to the park and water is further exposed. At this point (30m in) the water views are expansive and the highway still hidden).

**Option 4 - Eastern Tower Podium Widening (2m)**

**\*Preferred\***



View 2 - 30m From Mann Street



**DKO RESPONSE**

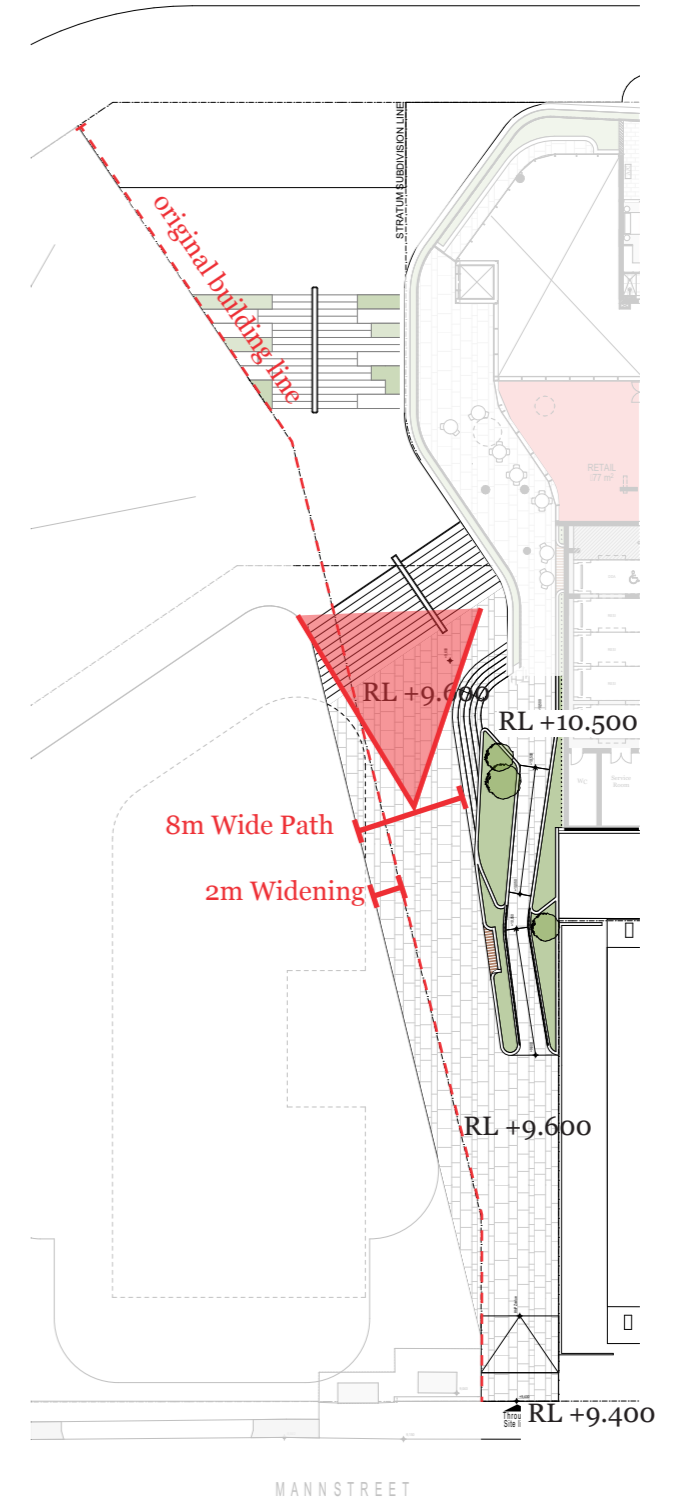
At the top of the first set of stairs an expansive view is revealed where the park and waterfront is fully exposed.

**Option 4 - Eastern Tower Podium Widening (2m)**

**\*Preferred\***

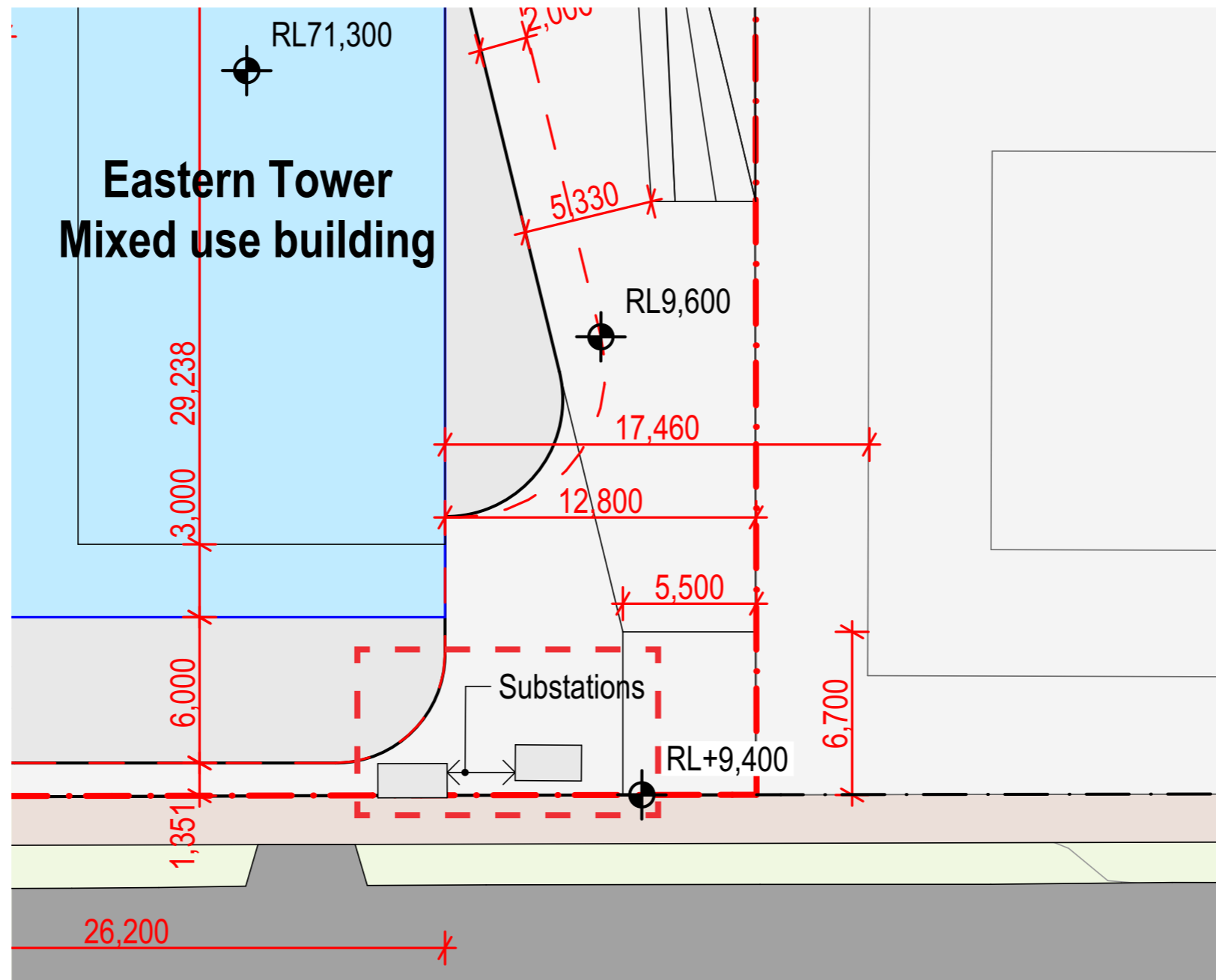


View 3 - 50m From Mann Street



**DKO RESPONSE**

Substation placed in location where it cannot be seen in the view line towards Brisbane Water.

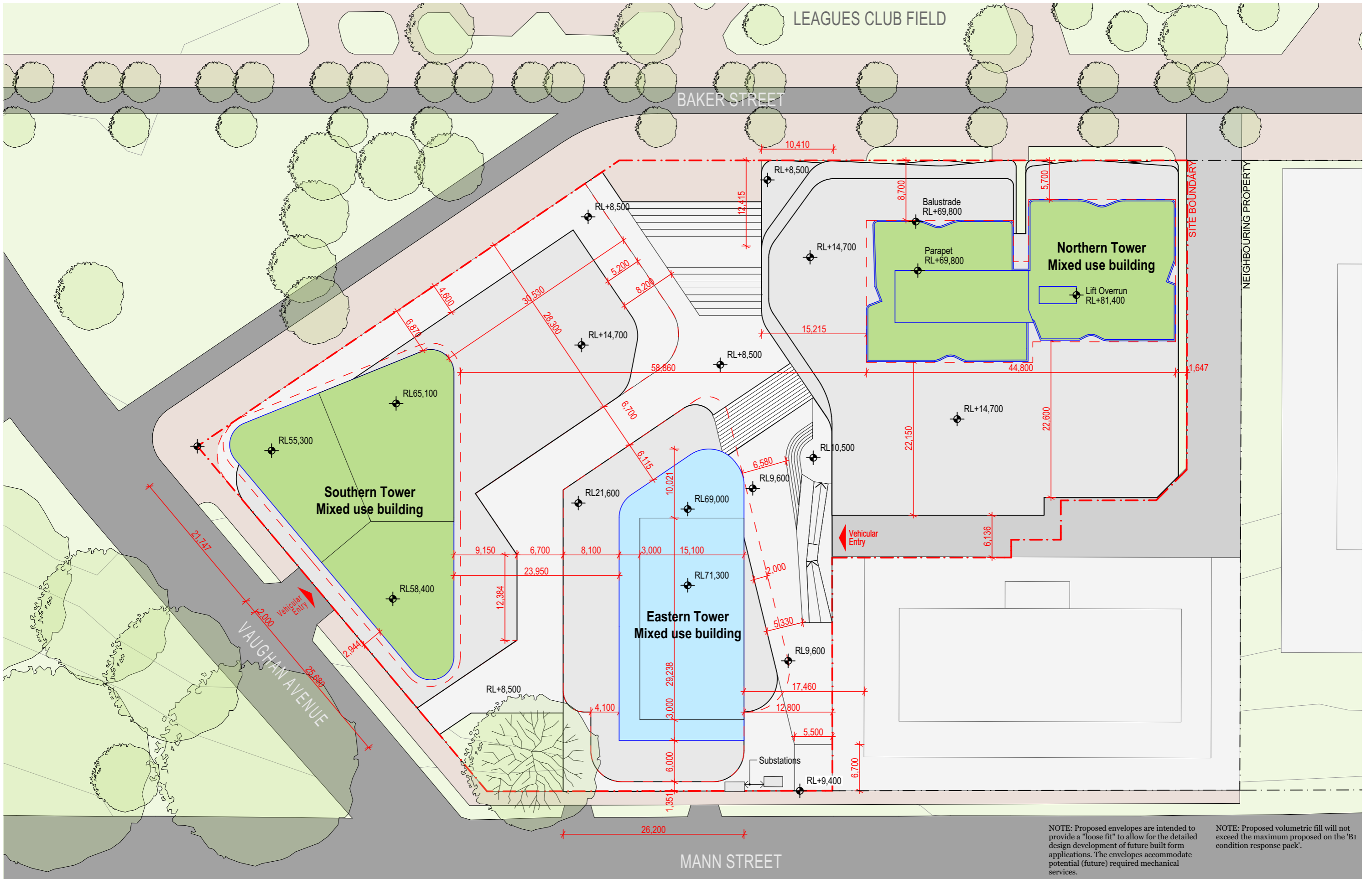




**FLOOR PLANS & ELEVATIONS**

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26-32 MANN STREET, GOSFORD



NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.



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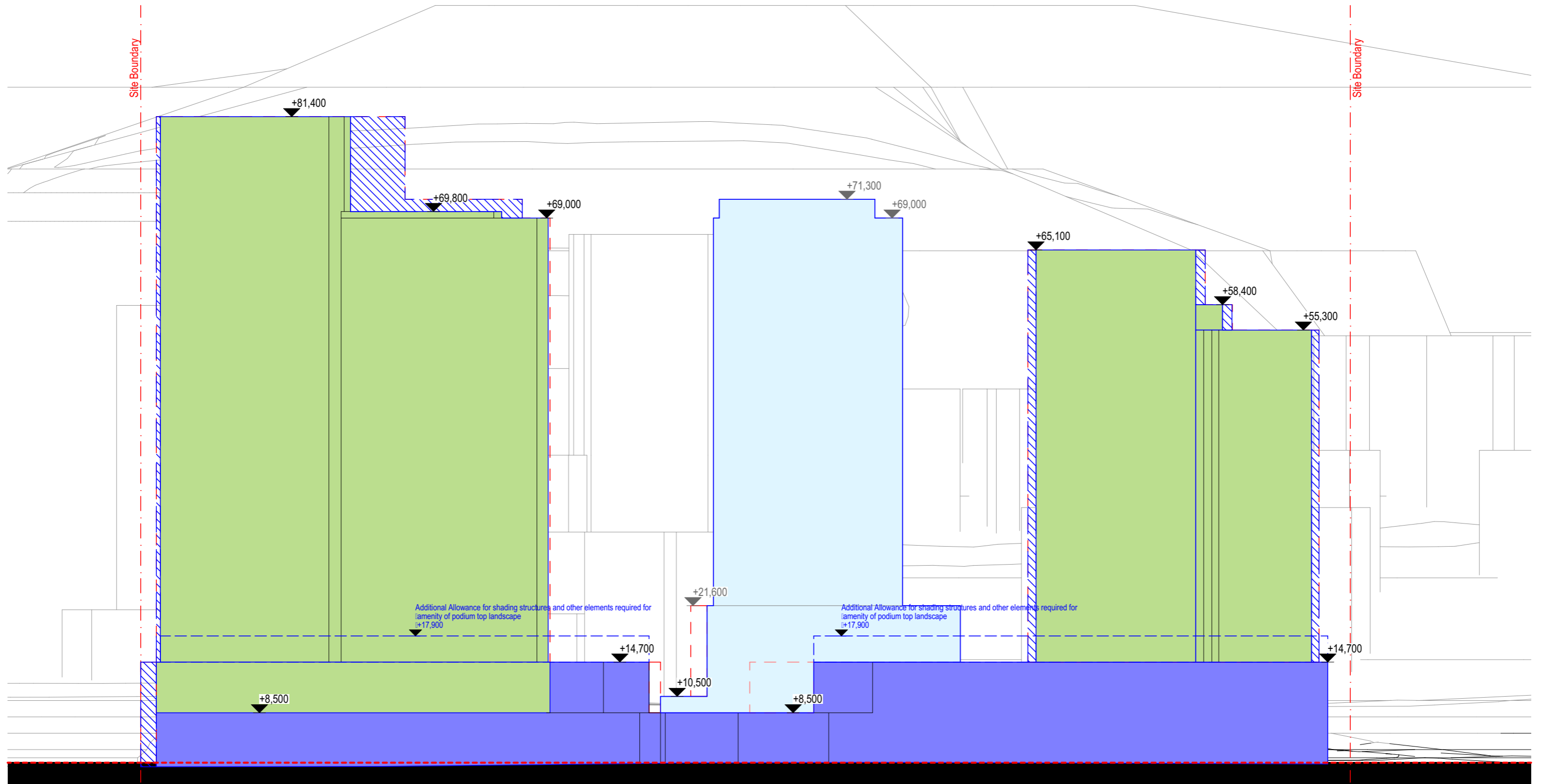
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Building Envelope Levels measured relative to AHD



Project Name 26-32 Mann Street  
 Project Number 11725  
 Date March 2021  
 Scale 1:500@A3

Drawing Name Envelope Plan  
 Drawing Number DA3  
 Revision P7



NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

- Residential Use
- Hotel Use
- Retail/Commercial Use
- Carpark
- Building Envelope
- Articulation Zone



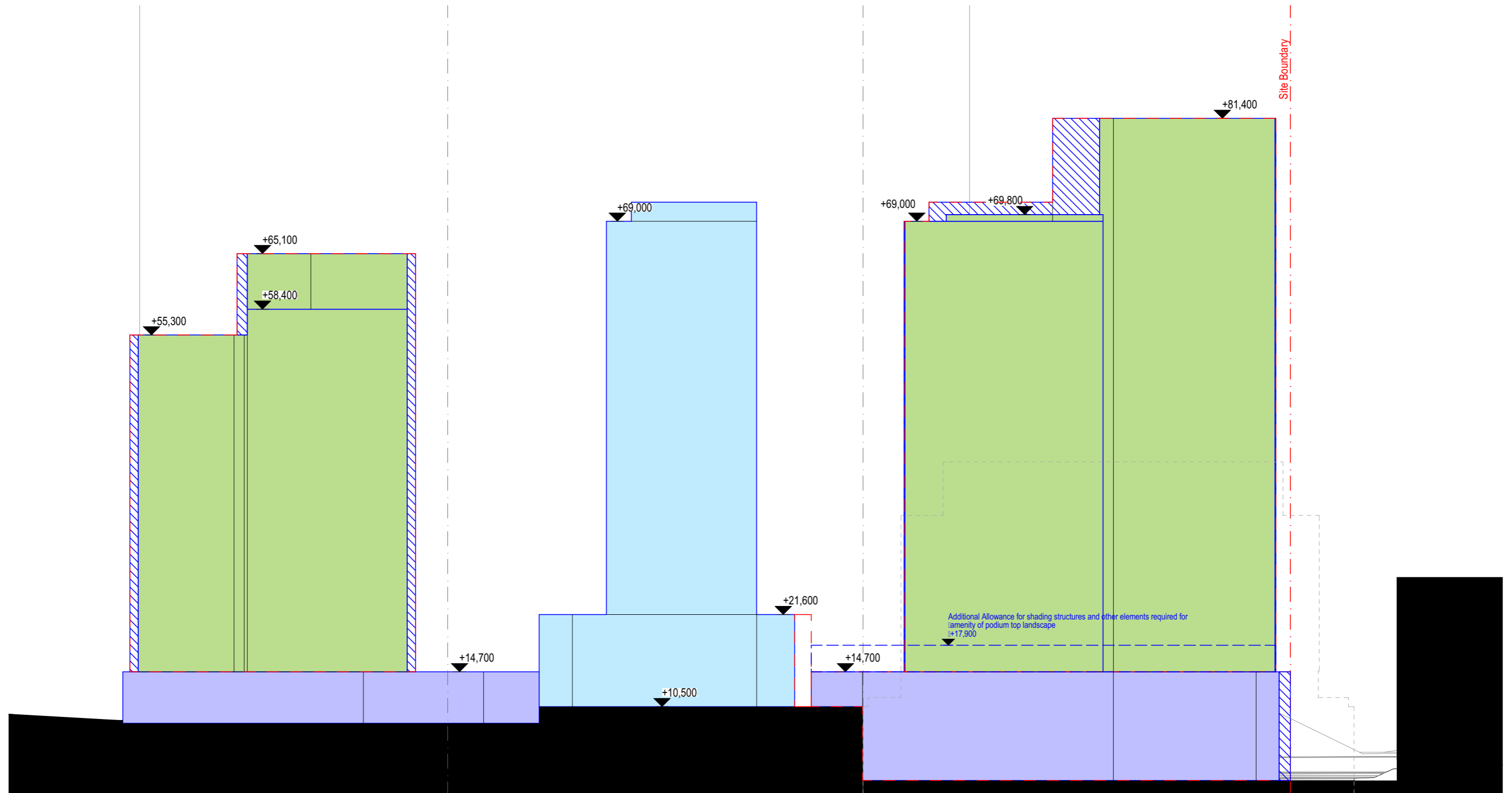
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 Project Number 11725  
 Date March 2021  
 Scale 1:500@A3

Drawing Name Western Elevation  
 Drawing Number **DA4**  
 Revision **P7**



NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

- Residential Use
  - Hotel Use
  - Building Envelope
  - Articulation Zone
- Retail/Commercial Use
  - Carpark



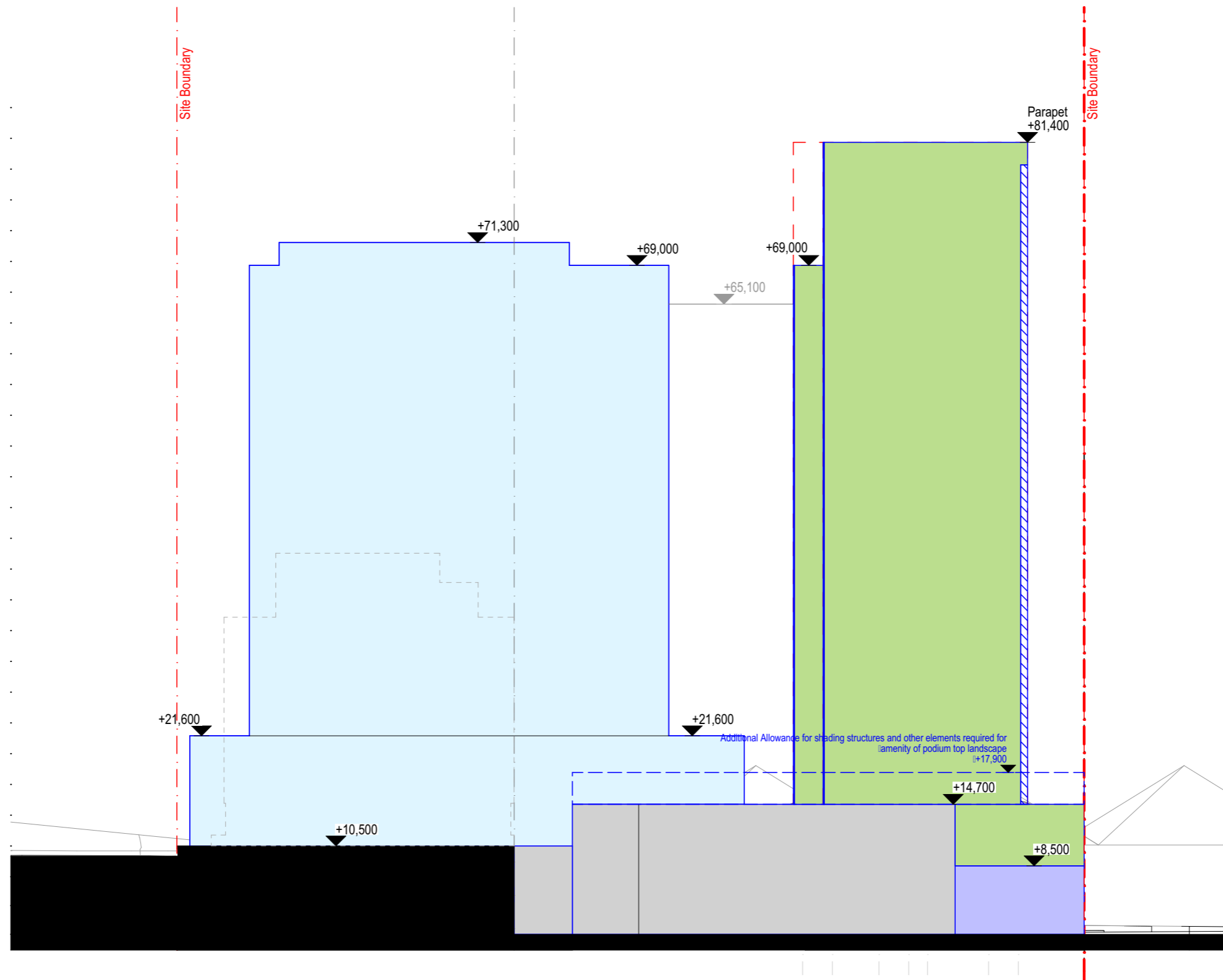
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Project Name 26-32 Mann Street  
 Project Number 11725  
 Date March 2021  
 Scale 1:500@A3

Drawing Name Eastern Elevation  
 Drawing Number DA5  
 Revision P7



NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

- Residential Use
- Hotel Use
- Retail/Commercial Use
- Carpark
- Building Envelope
- Articulation Zone



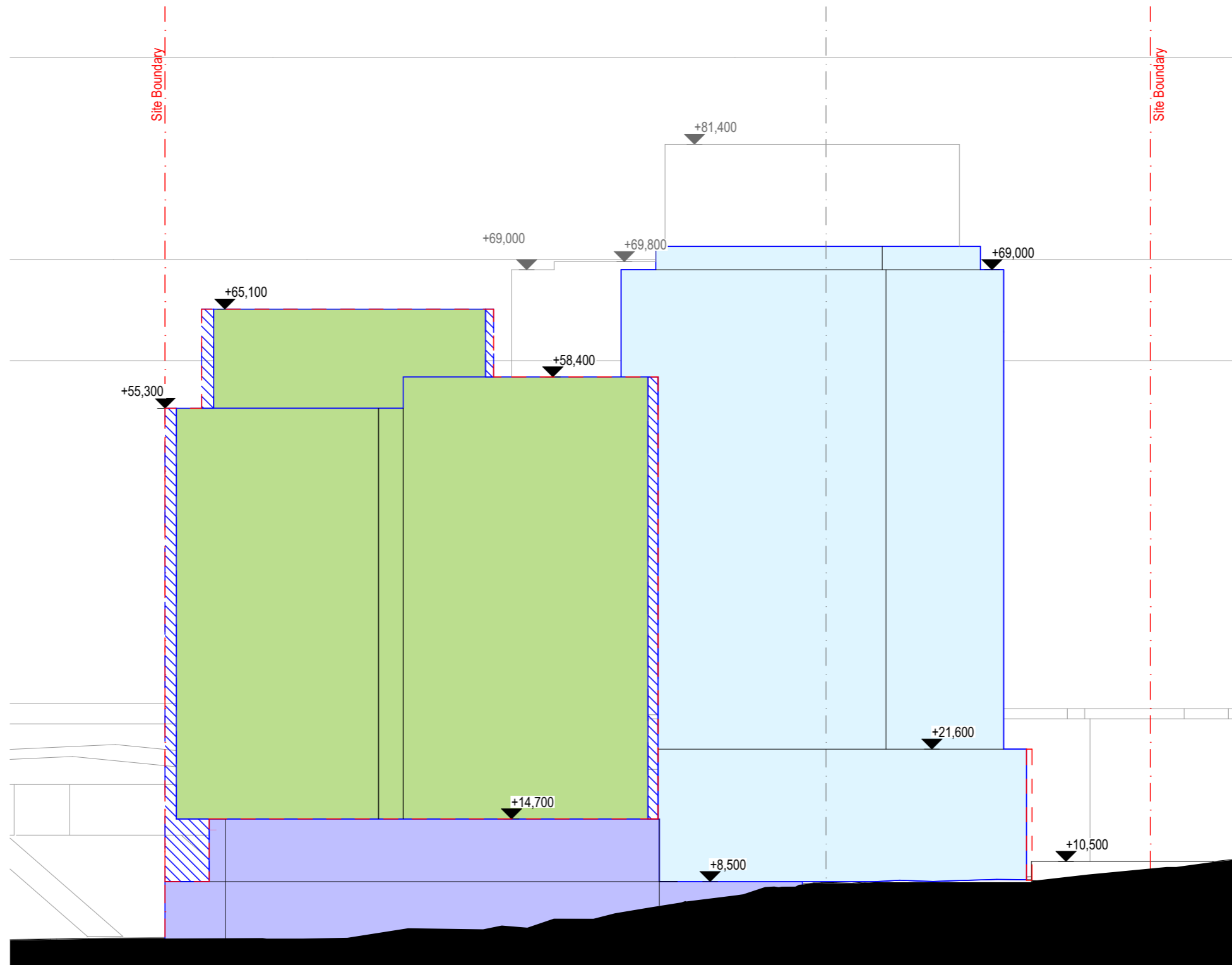
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Project Name 26-32 Mann Street  
 Project Number 11725  
 Date March 2021  
 Scale 1:500@A3

Drawing Name Northern Elevation  
 Drawing Number DA6  
 Revision P7



NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.

- Residential Use
- Hotel Use
- Building Envelope
- Articulation Zone
- Retail/Commercial Use
- Carpark



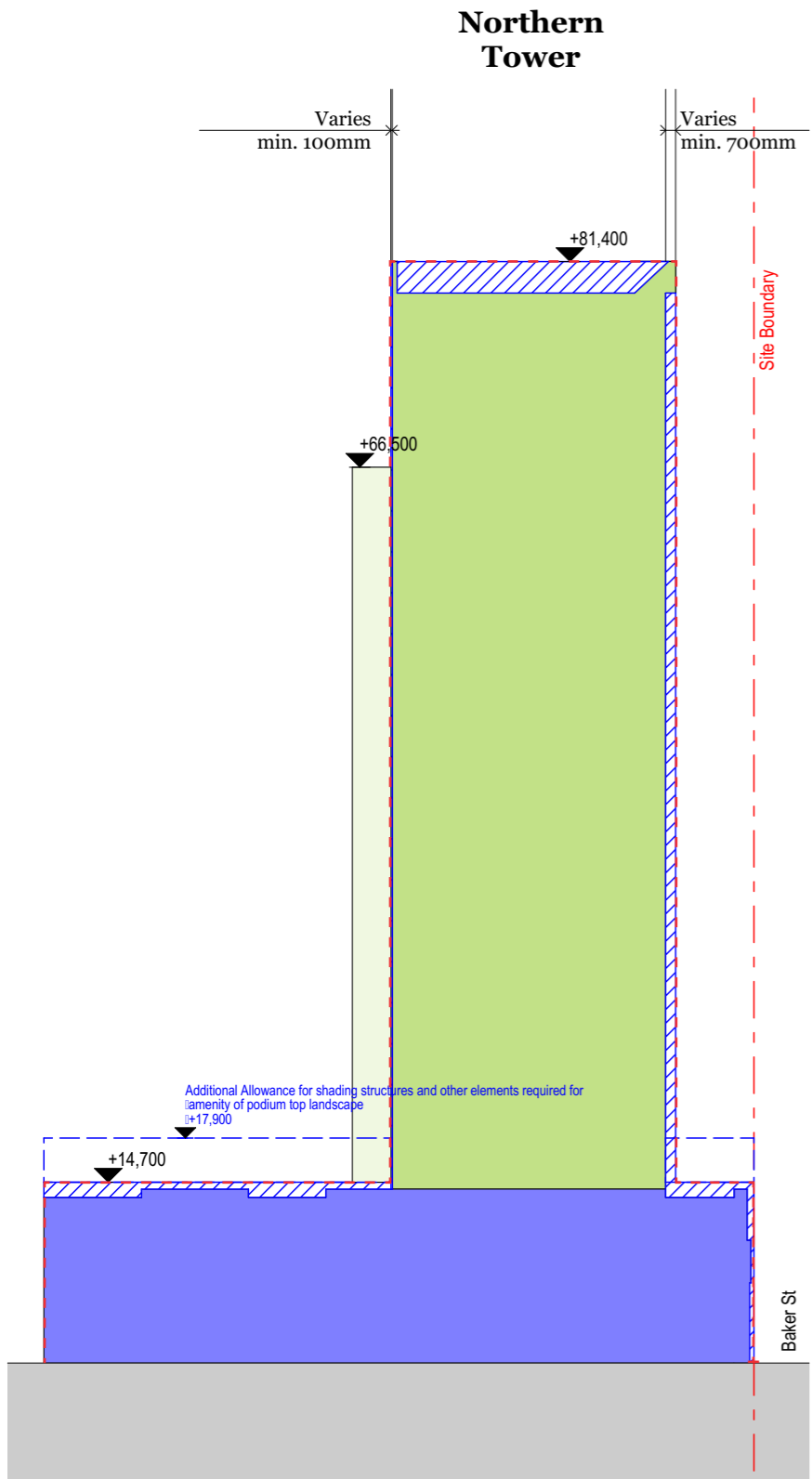
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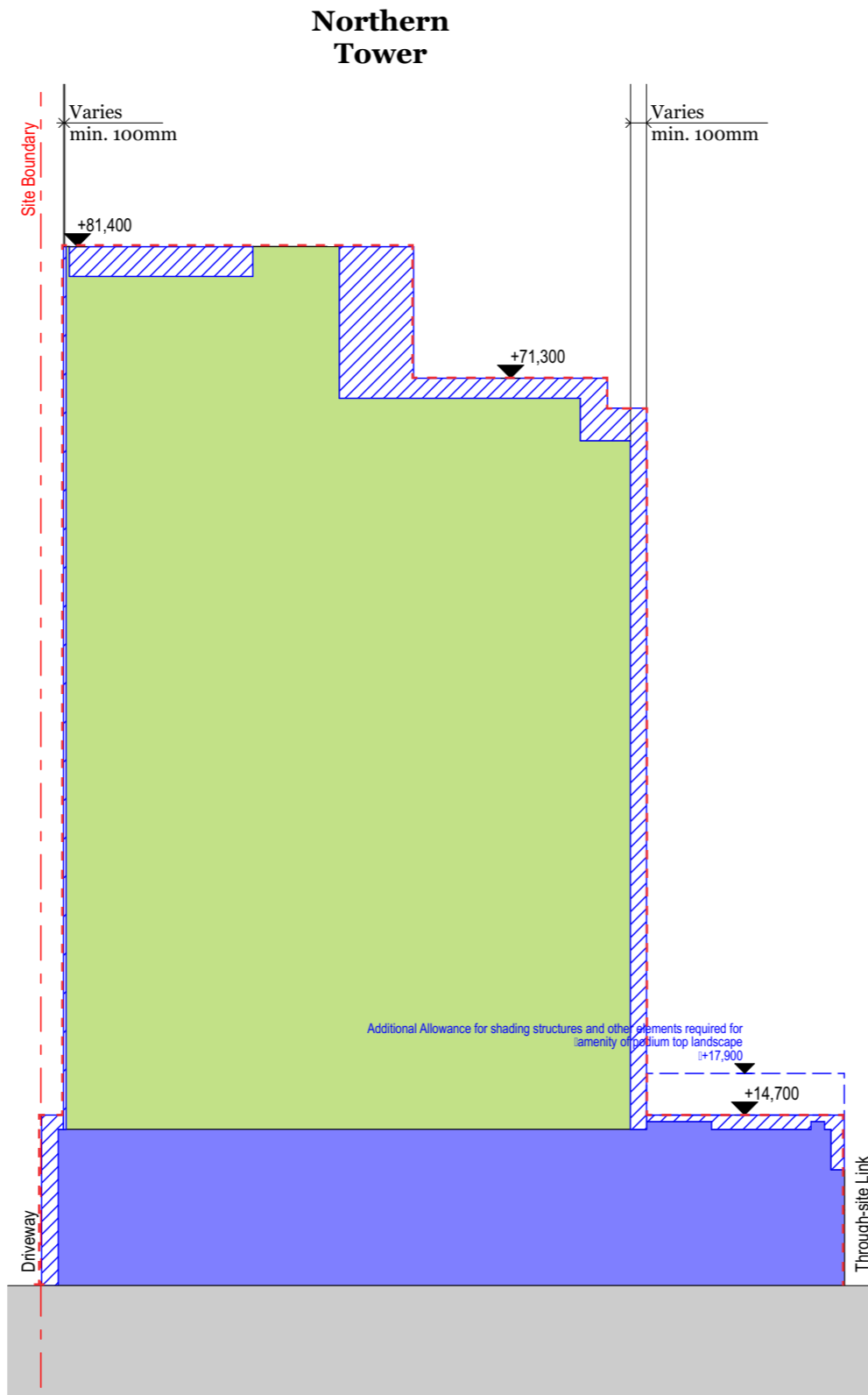
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Project Name 26-32 Mann Street  
 Project Number 11725  
 Date March 2021  
 Scale 1:500@A3

Drawing Name Southern Elevation  
 Drawing Number DA7  
 Revision P7



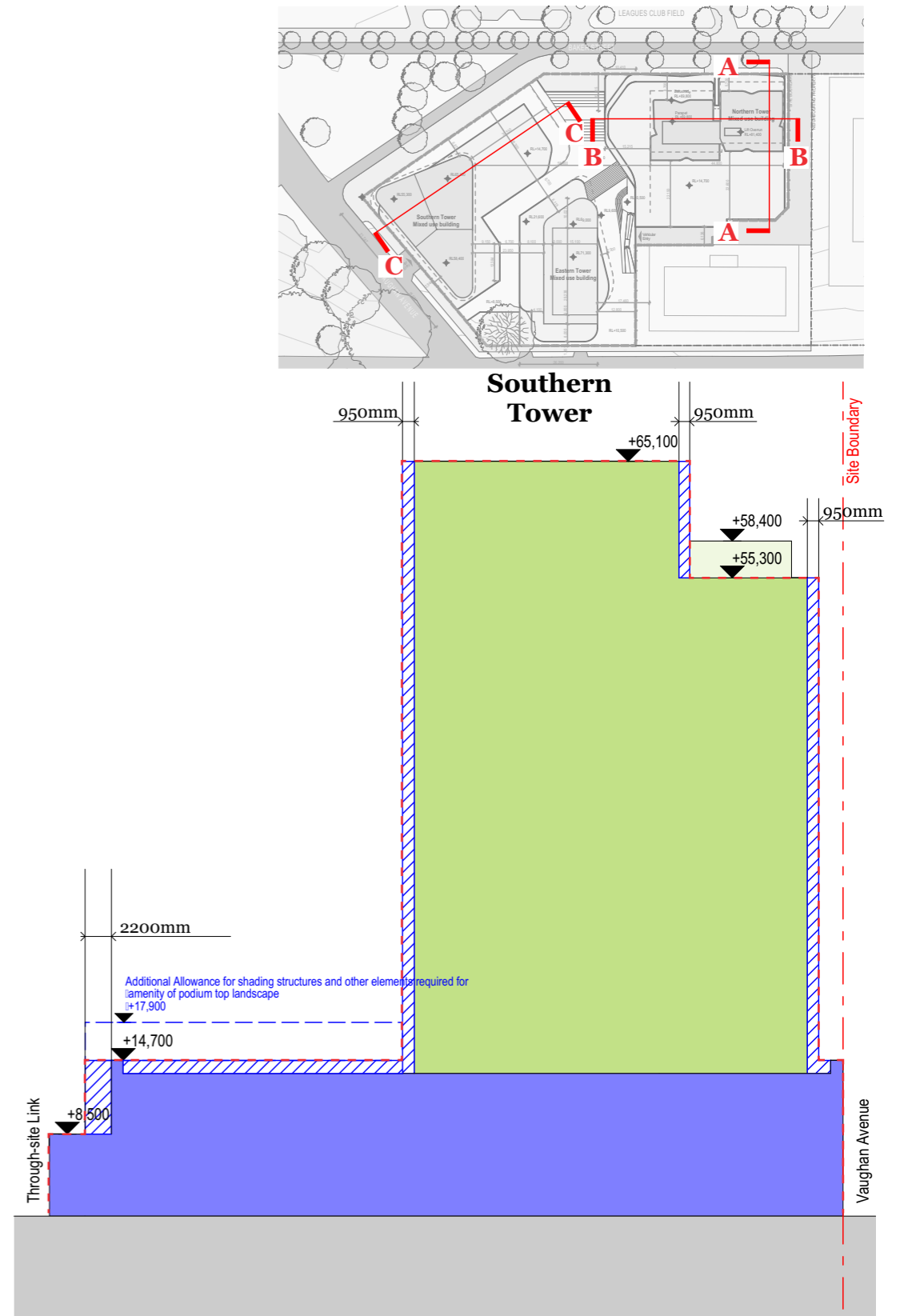
**Section A-A**



**Section B-B**

NOTE: Proposed envelopes are intended to provide a "loose fit" to allow for the detailed design development of future built form applications. The envelopes accommodate potential (future) required mechanical services.

NOTE: Proposed volumetric fill will not exceed the maximum proposed on the 'B1 condition response pack'.



**Section C-C**

- Residential Use
- Retail/Commercial Use
- Building Envelope
- Carpark
- Articulation Zone



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Project Name 26-32 Mann Street  
 Project Number 11725  
 Date March 2021  
 Scale 1:500, 1:2000@A3

Drawing Name Sections  
 Drawing Number DA11  
 Revision P1