

Attachment B

Concept Envelope Drawings



Rev	Date	By	Chk	Description
A	10/20/2014	JF	DP	For Council DA Submission
B	10/20/2015	KMS	DP	RP Requests

Notes:
1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
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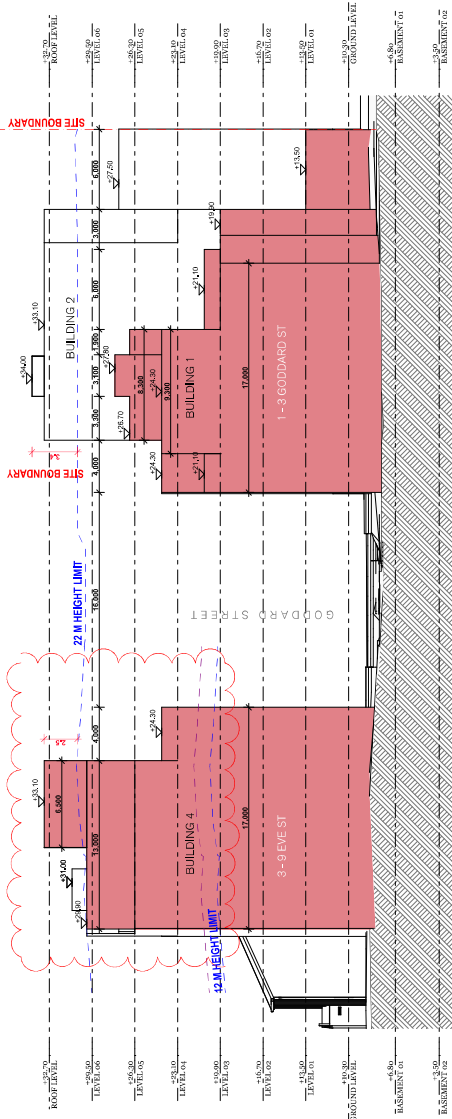
CONCEPT DEVELOPMENT APPLICATION



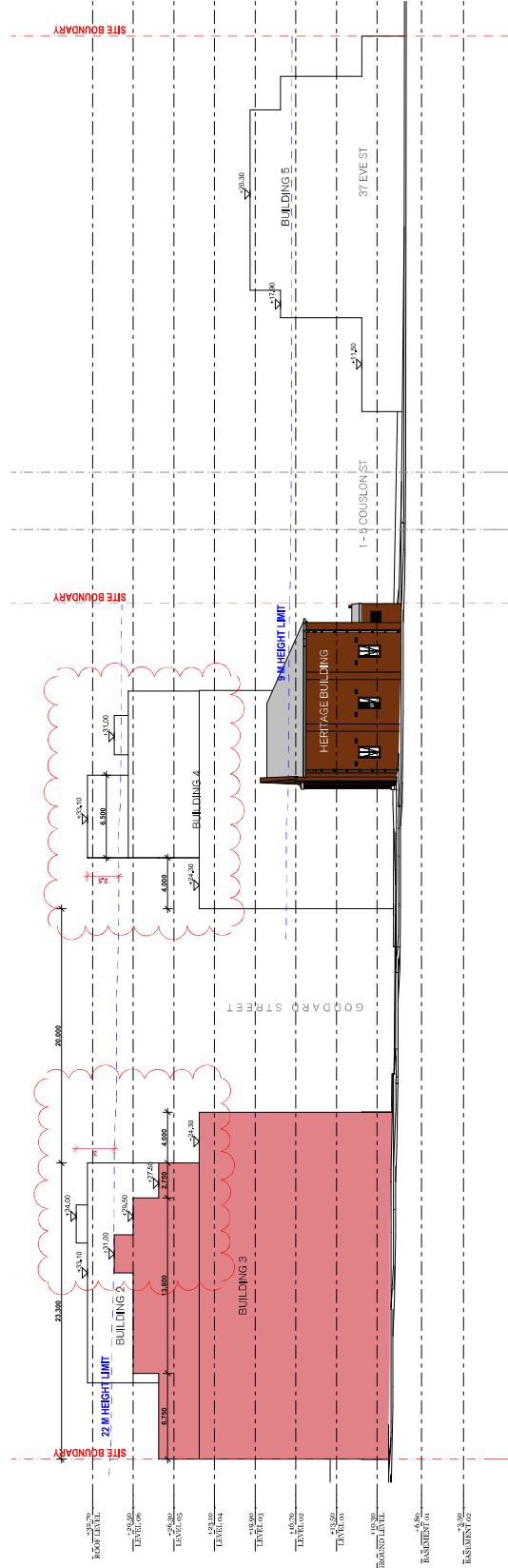
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ACT: 5166761666
Tas: 5166761666
NZ: 5166761666

Project Name: Coulson Street Stage 1A
Project Number: 10/20/2014
Project Address: 10/20/2014
Client: NSW Council

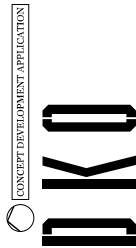
Drawn By: JF
Checked By: KMS
Reviewed By: DP
Drawing Series: RP Requests
Drawing Name: RP Requests
Drawing Number: DA200
Revision: B



NORTH ELEVATION



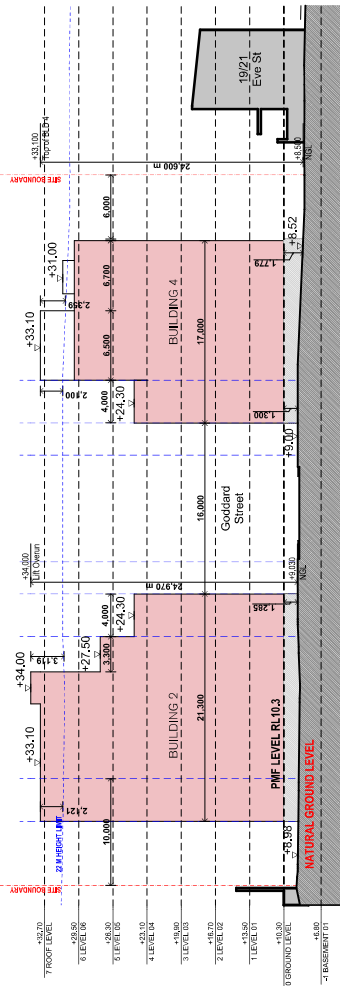
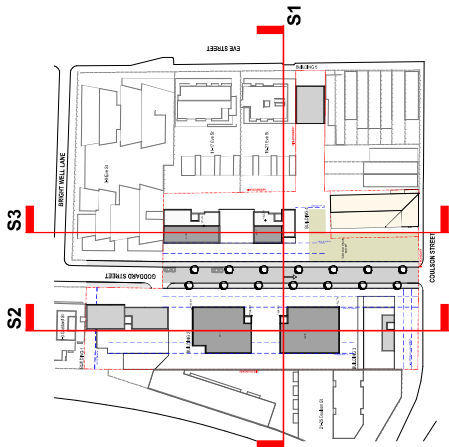
SOUTH ELEVATION

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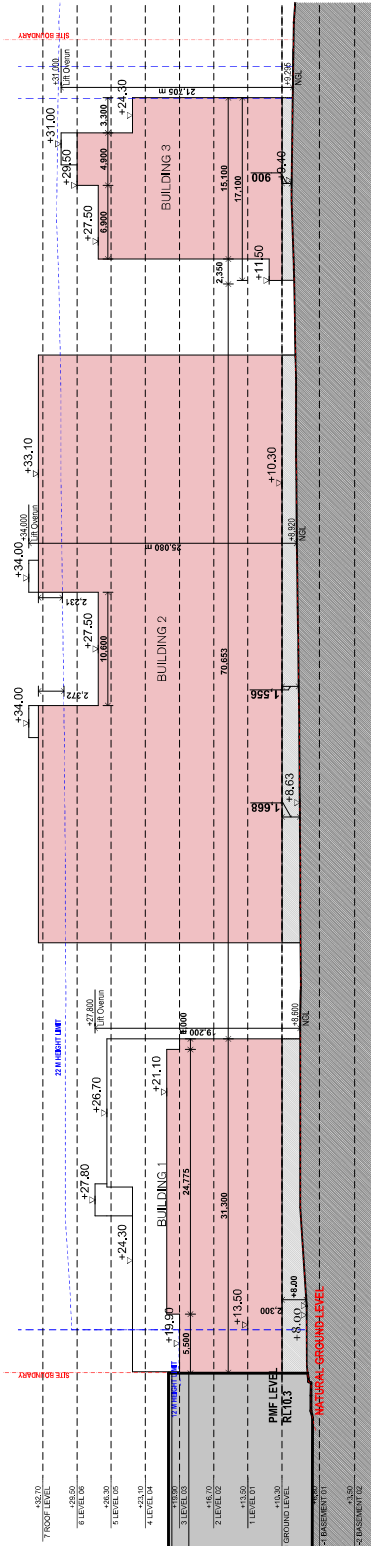
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David Randsderson 8542

Project Name	Coulson Street Stage 1 DA
Project Number	13162
Project Address	7-19 Coulson St Erskinnerille NSW 2043 Aust.
Client	Brightwell Transport

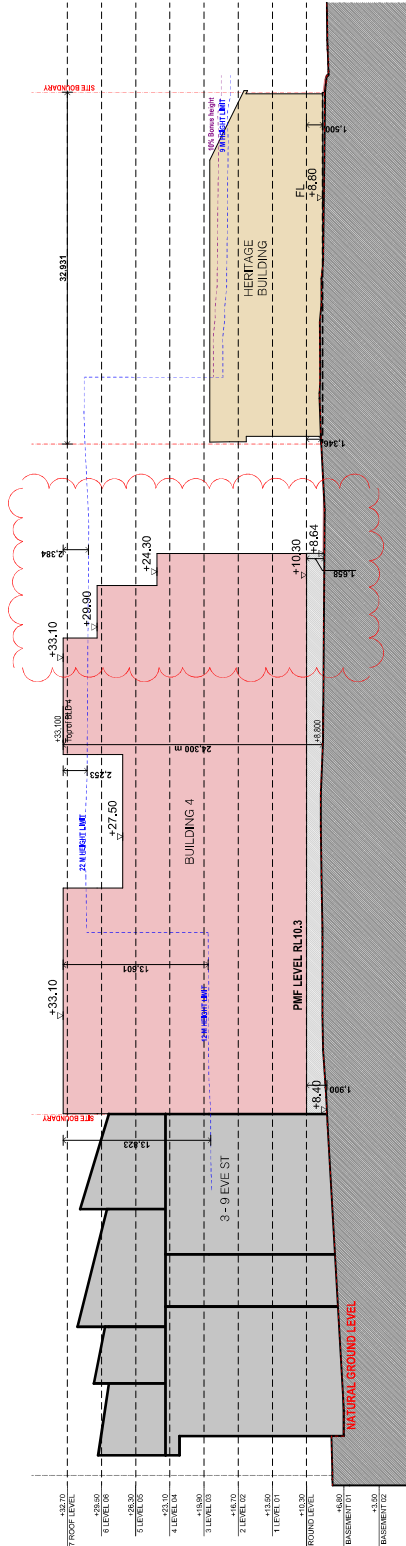
Date
 Scale
 May 2024
 1:200@ A1
 Drawing Series
 Drawing Name
 Elevations & Sections
 E & W Elevations
 Drawing Number
 DA301
 Revision
 B



SECTION 01



SECTION 02



SECTION 03

Rev	Date	By	Chk	Description
A	2023/04/10	DP	DP	For Council DA submission
B	2023/05/25	KSH	DP	RP Response

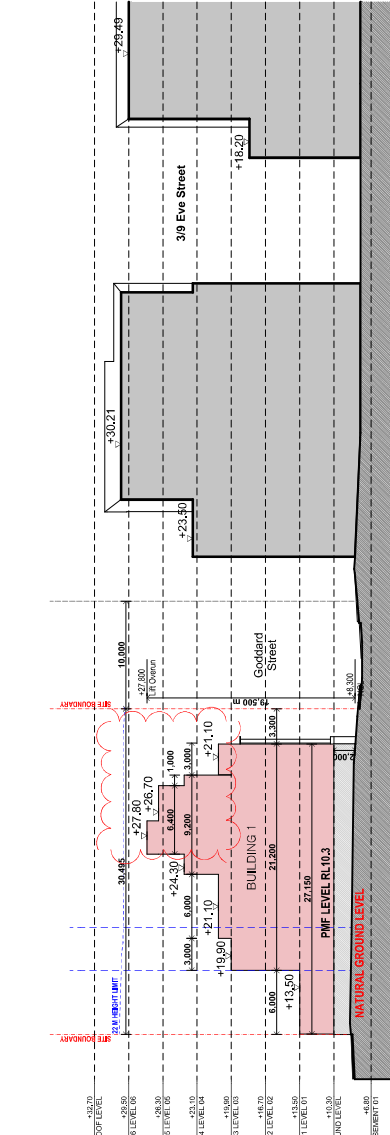
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1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
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4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
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8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

CONCEPT DEVELOPMENT APPLICATION



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Number 123456789
Director: [Name]
Director: [Name]

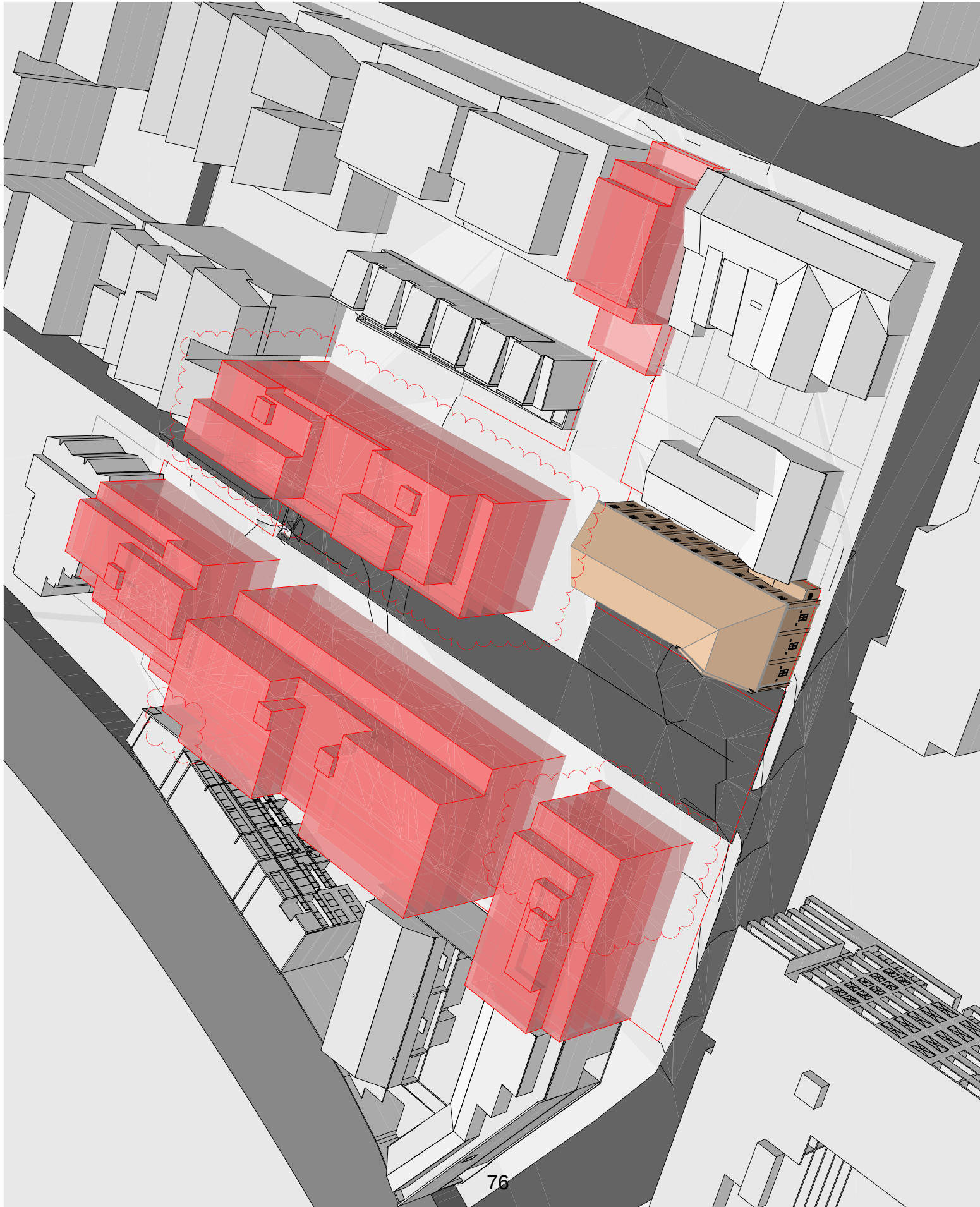
Project Name: Custom Street Stage 1A
Project Number: 230401
Project Address: 19/21 Eve St, NSW 2015
Client: Highwell Transport
Design: [Name]
Drawn: [Name]
Checked: [Name]
Drawing Series: Elevations & Sections
Drawing Name: Section
Drawing Number: DA302
Revision: B



The site plan shows a rectangular building footprint on a lot bounded by Coulson St to the north, the 'NATURAL GROUND LEVEL' to the south, and the 'RFE BOUNDARY' to the east. The building is divided into two main sections: a larger rear section and a smaller front section. Elevation markers are provided for various points on the building and lot. Setback lines are indicated by dashed blue lines, and the 'RFE BOUNDARY' is shown as a dashed red line. The plan also shows the 'RFE BOUNDARY' to the west and the 'NATURAL GROUND LEVEL' to the south. The building is labeled 'BUILDING 3' and 'PMF LEVEL RL10.3'. The lot is bounded by Coulson St to the north, the 'NATURAL GROUND LEVEL' to the south, and the 'RFE BOUNDARY' to the east. The building is divided into two main sections: a larger rear section and a smaller front section. Elevation markers are provided for various points on the building and lot. Setback lines are indicated by dashed blue lines, and the 'RFE BOUNDARY' is shown as a dashed red line. The plan also shows the 'RFE BOUNDARY' to the west and the 'NATURAL GROUND LEVEL' to the south. The building is labeled 'BUILDING 3' and 'PMF LEVEL RL10.3'. The lot is bounded by Coulson St to the north, the 'NATURAL GROUND LEVEL' to the south, and the 'RFE BOUNDARY' to the east.

Feature / Boundary	Elevation (RL)
0' GROUND LEVEL	+10.30
1' BASEMENT 01	+11.50
2' BASEMENT 02	+12.50
3' BASEMENT 03	+13.50
4' BASEMENT 04	+14.50
5' BASEMENT 05	+15.50
6' BASEMENT 06	+16.50
7' BASEMENT 07	+17.50
8' BASEMENT 08	+18.50
9' BASEMENT 09	+19.50
10' BASEMENT 10	+20.50
11' BASEMENT 11	+21.50
12' BASEMENT 12	+22.50
13' BASEMENT 13	+23.50
14' BASEMENT 14	+24.50
15' BASEMENT 15	+25.50
16' BASEMENT 16	+26.50
17' BASEMENT 17	+27.50
18' BASEMENT 18	+28.50
19' BASEMENT 19	+29.50
20' BASEMENT 20	+30.50
21' BASEMENT 21	+31.50
22' BASEMENT 22	+32.50
23' BASEMENT 23	+33.10
24' BASEMENT 24	+33.10
25' BASEMENT 25	+33.10
26' BASEMENT 26	+33.10
27' BASEMENT 27	+33.10
28' BASEMENT 28	+33.10
29' BASEMENT 29	+33.10
30' BASEMENT 30	+33.10
31' BASEMENT 31	+33.10
32' BASEMENT 32	+33.10
33' BASEMENT 33	+33.10
34' BASEMENT 34	+33.10
35' BASEMENT 35	+33.10
36' BASEMENT 36	+33.10
37' BASEMENT 37	+33.10
38' BASEMENT 38	+33.10
39' BASEMENT 39	+33.10
40' BASEMENT 40	+33.10
41' BASEMENT 41	+33.10
42' BASEMENT 42	+33.10
43' BASEMENT 43	+33.10
44' BASEMENT 44	+33.10
45' BASEMENT 45	+33.10
46' BASEMENT 46	+33.10
47' BASEMENT 47	+33.10
48' BASEMENT 48	+33.10
49' BASEMENT 49	+33.10
50' BASEMENT 50	+33.10
51' BASEMENT 51	+33.10
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57' BASEMENT 57	+33.10
58' BASEMENT 58	+33.10
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90' BASEMENT 90	+33.10
91' BASEMENT 91	+33.10
92' BASEMENT 92	+33.10
93' BASEMENT 93	+33.10
94' BASEMENT 94	+33.10
95' BASEMENT 95	+33.10
96' BASEMENT 96	+33.10
97' BASEMENT 97	+33.10
98' BASEMENT 98	+33.10
99' BASEMENT 99	+33.10
100' BASEMENT 100	+33.10

Project Name	Coulson Street Stage 1 DA
Project Number	13182
Project Address	7-91 Coulson St Erskineville NSW 2043 Aussie.
Client	Brightwell Transport
Date	May 2024
Scale	1:250 @ A1
Drawing Series	Elevations & Sections
Drawing Name	Sections
Drawing Number	DA303
Revision	B



Rev	Date	By	Chk	Description
	3/05/2024	JF	DF	For Concept DA submission
	12/02/2025	KMS	DF	RFI Response

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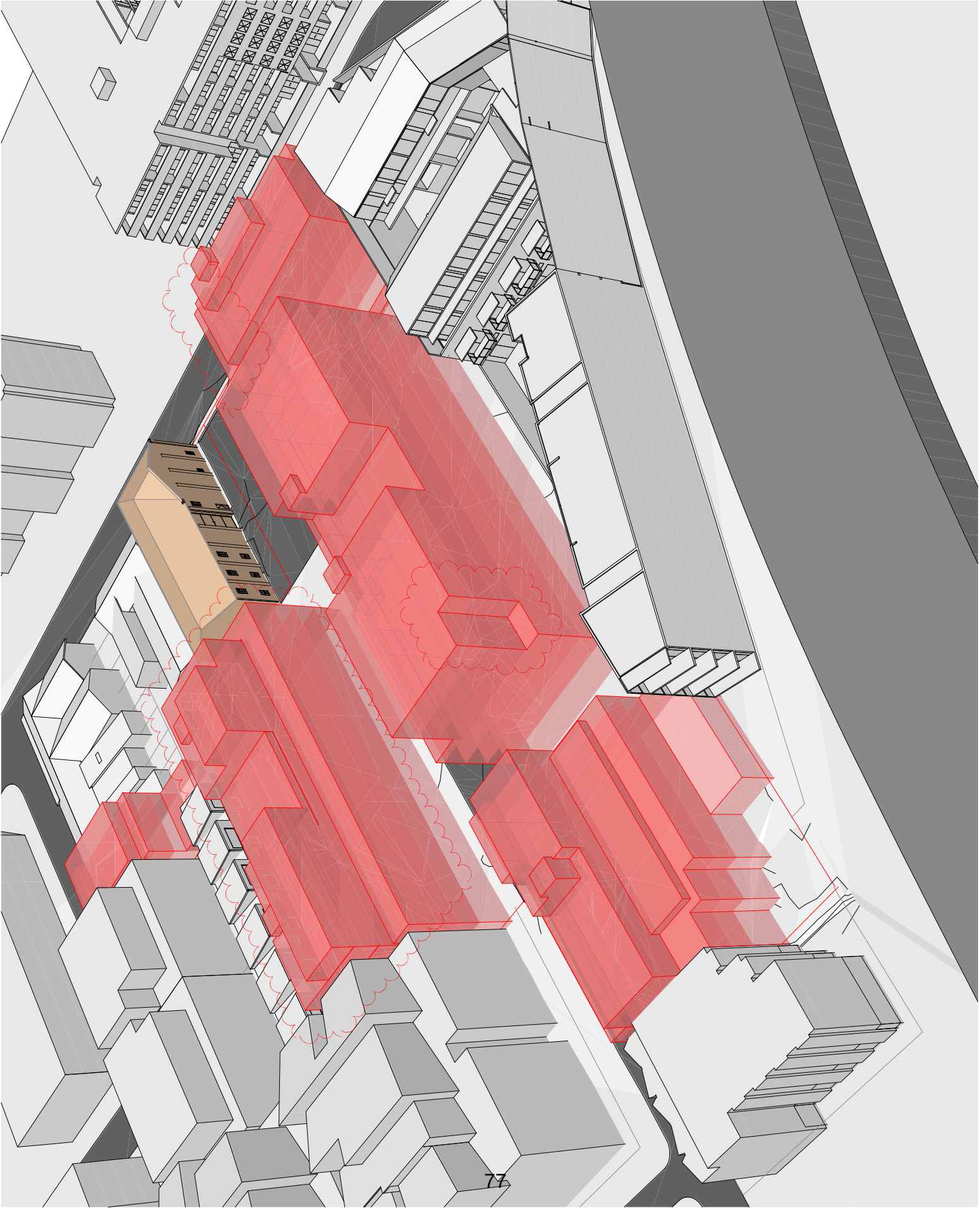
CONCEPT DEVELOPMENT APPLICATION

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David Randerson 8542

Project Name	Coulson Street Stage 1 DA
Project Number	13162
Project Address	7-19 Coulson St Erskineville NSW 2043 Aust.
Client	Brightwell Transport

Date _____
Page _____Drawing Series
Drawing Name

Drawing Number **DA308**
Revision **B**



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Rev	Date	By	Chk	Description
A	2024-01-15	JL	DP	For Council DA Submission
B	2024-02-01	JL	DP	Revisions

Notes:

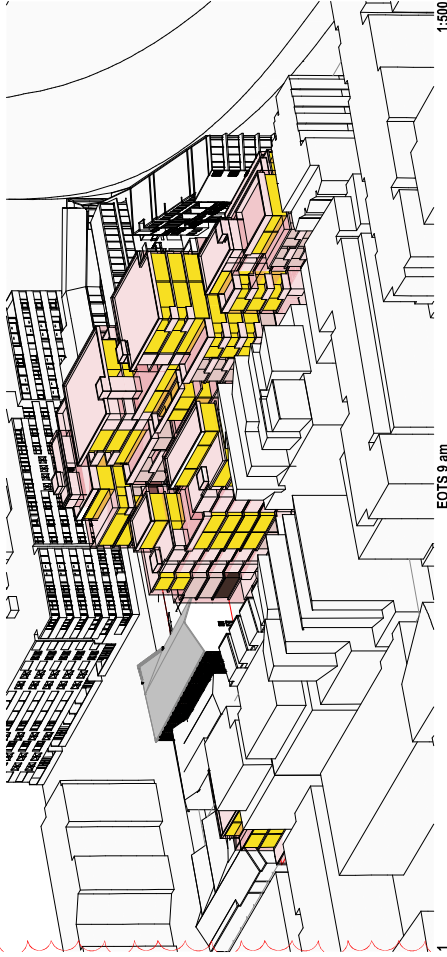
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- 2. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BYLAW AND THE VARIOUS ZONING ORDINANCES.
- 3. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BYLAW AND THE VARIOUS ZONING ORDINANCES.
- 4. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BYLAW AND THE VARIOUS ZONING ORDINANCES.
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- 8. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BYLAW AND THE VARIOUS ZONING ORDINANCES.
- 9. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BYLAW AND THE VARIOUS ZONING ORDINANCES.
- 10. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BYLAW AND THE VARIOUS ZONING ORDINANCES.

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Project Name	Cadogan Street Stage 1 DA
Project Number	2302
Project Address	45 Traralgon Street, Sydney NSW 1585
Client	Highwell Transport
Drawn	DP
Scale	1:200
Drawing Series	Explanations & Sections
Drawing Name	Stage 1 Envelope
Drawing Number	DA309
Revision	B



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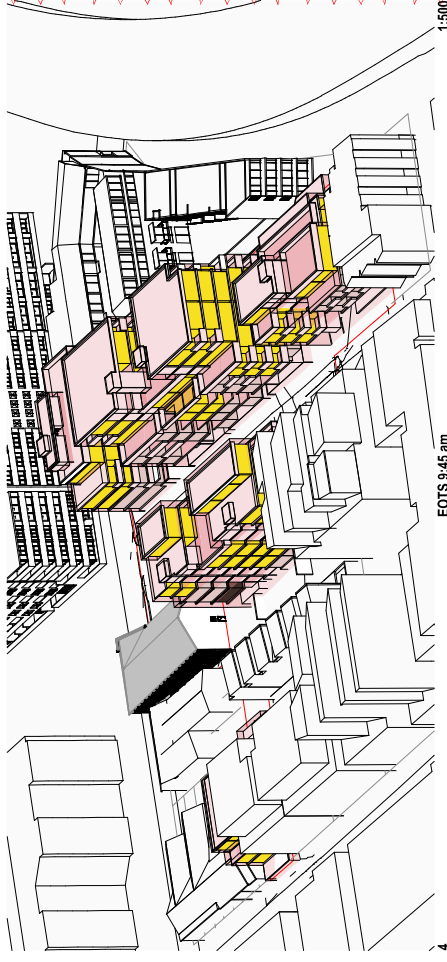
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1:500



EOTS 9:30 am

1:500



EOTS 9:45 am

1:500



EOTS 10 am

1:500



EOTS 10:15 am

1:500

Rev	Date	By	Chk	Description
A	2023/04/14	DP	DP	For Council DA submission
B	2023/05/23	608	DP	By Request

LEGEND

INDICATIVE PLANNED UNITS
ACHIEVING 24RS SOLAR
ACCESS

PROPOSED MASSING ENVELOPE

Notes:
1. All buildings shown in this development application are subject to a detailed architectural design and construction process.
2. The proposed development is subject to a detailed architectural design and construction process.
3. The proposed development is subject to a detailed architectural design and construction process.
4. The proposed development is subject to a detailed architectural design and construction process.
5. The proposed development is subject to a detailed architectural design and construction process.

ALL BUILDINGS TO BE BUILT IN CONFORMANCE WITH:
1. ALL BUILDINGS TO BE BUILT IN CONFORMANCE WITH:
2. ALL BUILDINGS TO BE BUILT IN CONFORMANCE WITH:
3. ALL BUILDINGS TO BE BUILT IN CONFORMANCE WITH:
4. ALL BUILDINGS TO BE BUILT IN CONFORMANCE WITH:

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UNITS TO BE BUILT TO A MINIMUM OF 4.0m TO THE TOP OF THE BUILDING.
UNITS TO BE BUILT TO A MINIMUM OF 4.0m TO THE TOP OF THE BUILDING.
UNITS TO BE BUILT TO A MINIMUM OF 4.0m TO THE TOP OF THE BUILDING.

CONCEPT DEVELOPMENT APPLICATION

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Australian Business Number
1546967066

Project Name

Project Number

Project Address

Client

Date

Drawing Series

Eye of the Sun

Compliance Drawing

Drawing Number

Revision

Custom Street Stage 1A

1546967066

45 Dwyer Street

Sydney NSW 2000

Highwell Transport

June 2024

Compliance Drawing

Eye of the Sun

Drawing Number

DA400

Revision

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1:500 2
EOTS 0:45AM



1:500 2
EOTS 0:30AM



1:500 4
EOTS 1:15AM



1:500 4
EOTS 11 am



1:500 6
EOTS 11:45 am



1:500 5
EOTS 11:30 am

Rev	Date	By	Chk	Description
A	20/02/24	DP	DP	For Council DA submission
B	12/02/25	608	DP	By Request

- LEGEND**
- INDICATIVE PLANNED UNITS
 - ACHIEVING 2HR5 SOLAR ACCESS
 - PROPOSED MASSING ENVELOPE

Notes:
1. All units are to be constructed within the proposed development envelope.
2. The units are to be constructed within the proposed development envelope.
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9. The units are to be constructed within the proposed development envelope.
10. The units are to be constructed within the proposed development envelope.

CONCEPT DEVELOPMENT APPLICATION

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Project Name: Custom Street Stage 1A
Project Number: 123456
Project Address: 123456 Custom Street, Sydney NSW 2000
Client: Highwell Transport
Date: 20/02/24
Drawing Series: Compliance Drawing
Drawing Name: Elevation of the Sun
Drawing Number: DA401
Revision: B

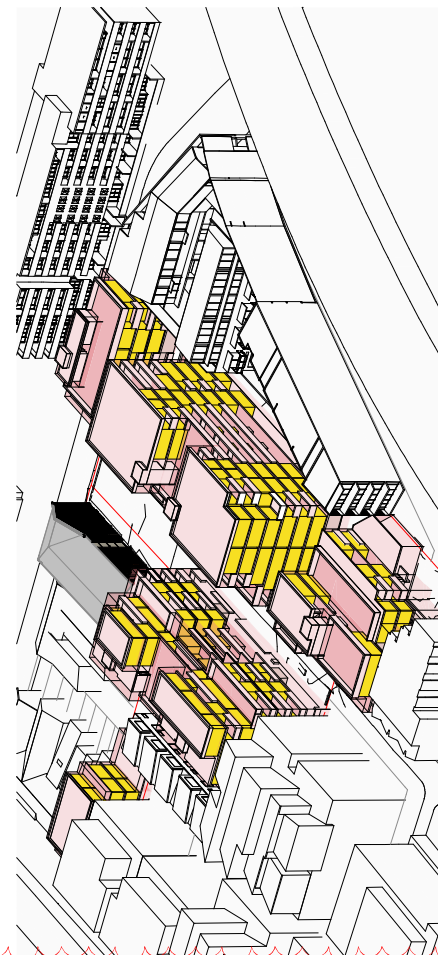
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1:500 2
EOTS 12:00 pm



1:500 3
EOTS 12:30 pm



1:500 5
EOTS 1:00 pm



1:500 2
EOTS 12:15 pm



1:500 4
EOTS 12:45 pm



1:500 6
EOTS 1:15 pm

Rev	Date	By	Chk	Description
A	2023/04/14	JF	DP	For Council DA submission
B	2023/05/23	AKS	DP	By Request

- LEGEND**
- INDICATIVE PLANNED UNITS
 - ACHIEVING 40% SOLAR ACCESS
 - PROPOSED MASSING ENVELOPE

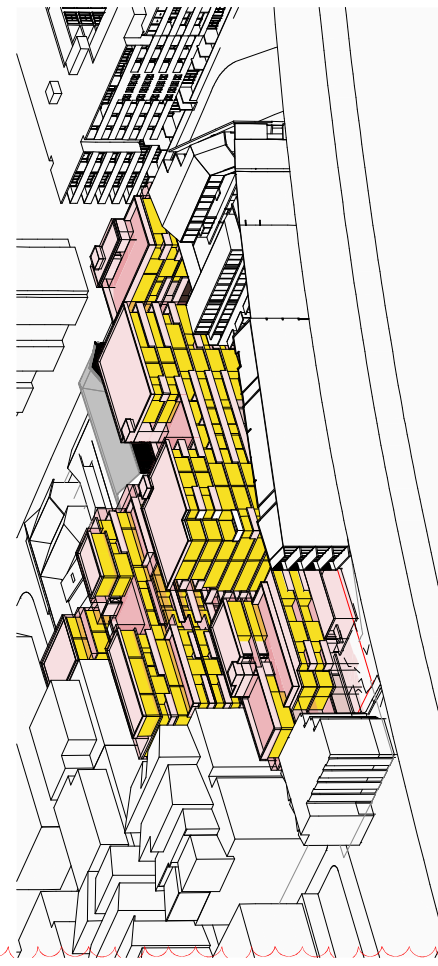
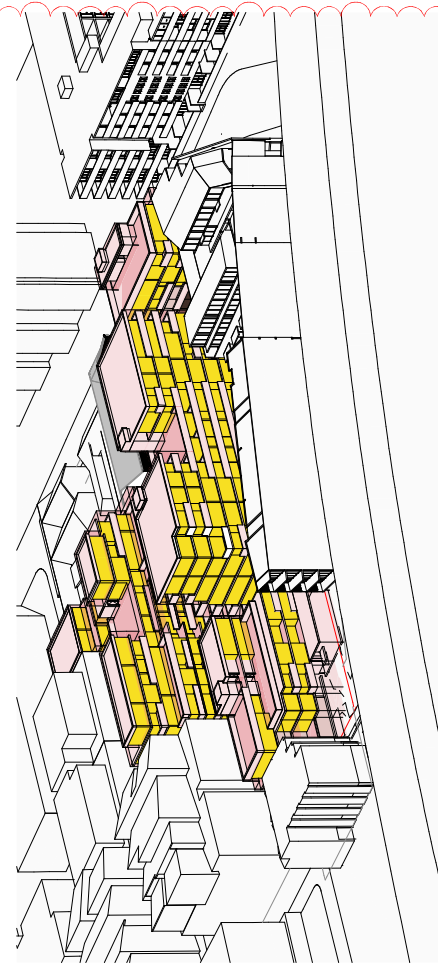
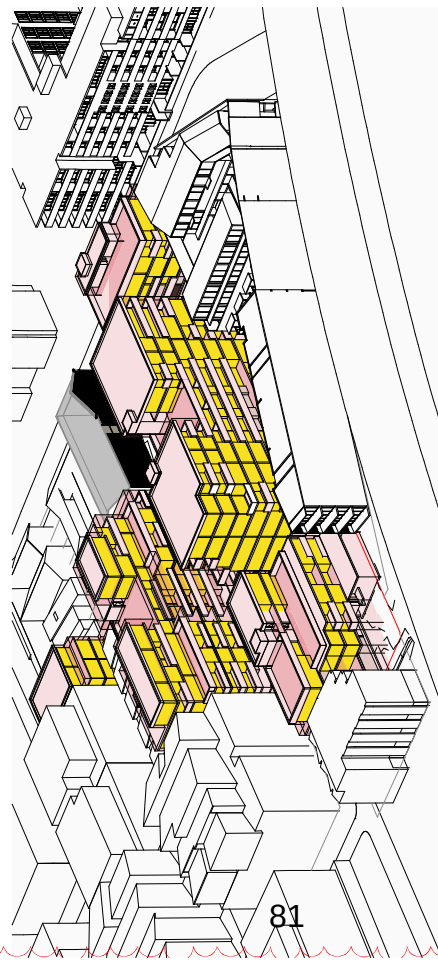
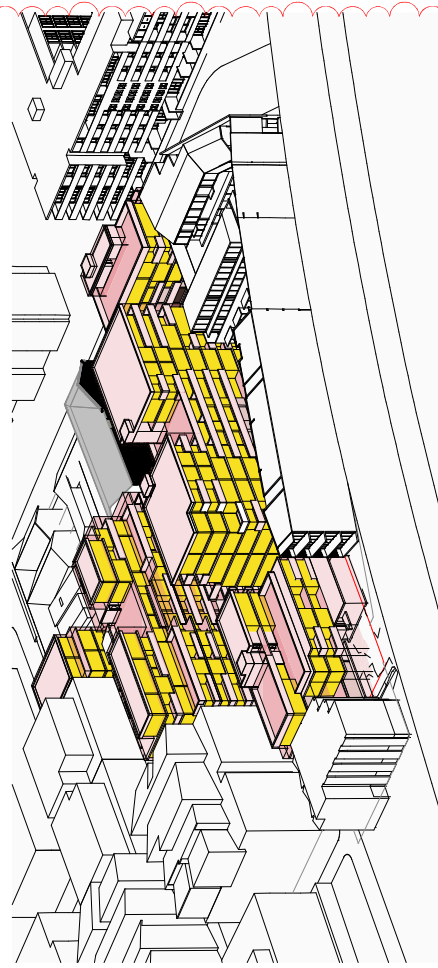
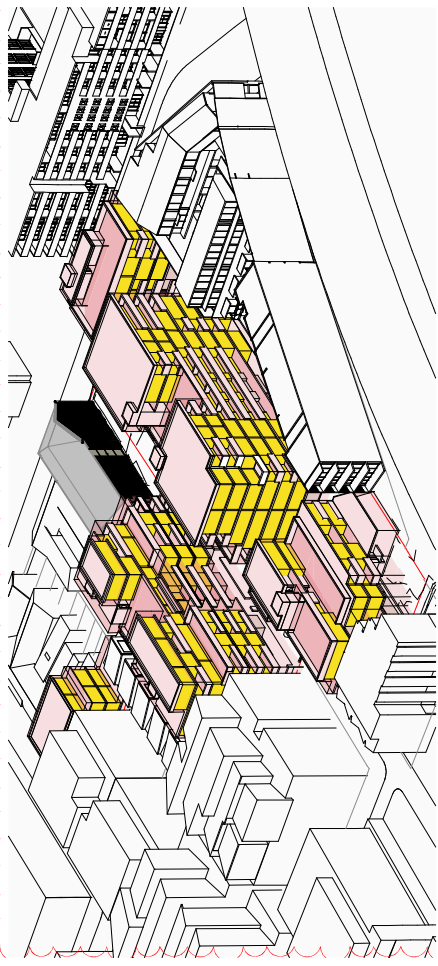
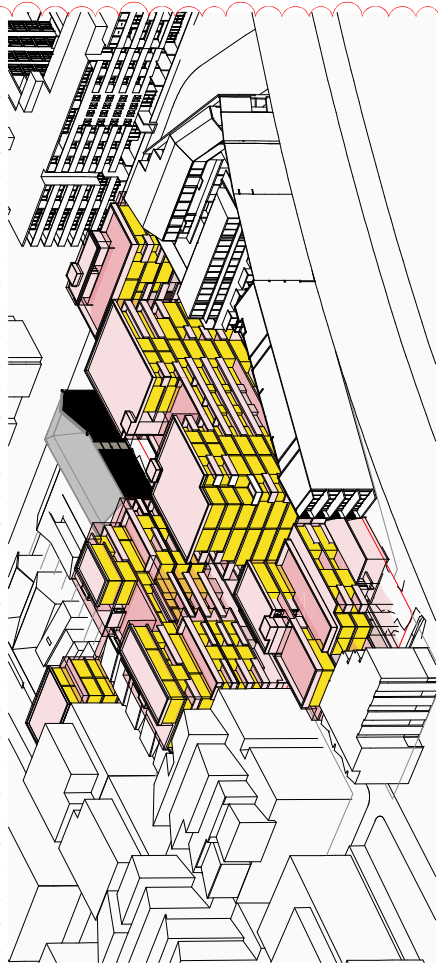
Notes:
1. THIS DRAWING IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
3. ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH THE SITE PLAN AND THE MASSING ENVELOPE.
4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL AND THE NSW GOVERNMENT.

CONCEPT DEVELOPMENT APPLICATION

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NSW: 15067960000
NSW: 15067960000

Project Name: Custom Street Stage 1A
Project Number: 15067960000
Project Address: 45 Sydney Street, Sydney NSW 2000
Client: NSW Council
Date: 2024
Drawing Series: Compliance Drawing
Drawing Name: Eye of the Sun
Drawing Number: DA402
Revision: B



Rev	Date	By	Chk	Description
A	20/02/24	JF	DP	For Council DA submission
B	12/02/25	MS	DP	By Request

- LEGEND**
- INDICATIVE PLANNED UNITS
 - ACHIEVING 2HRS SOLAR ACCESS
 - PROPOSED MASSING ENVELOPE

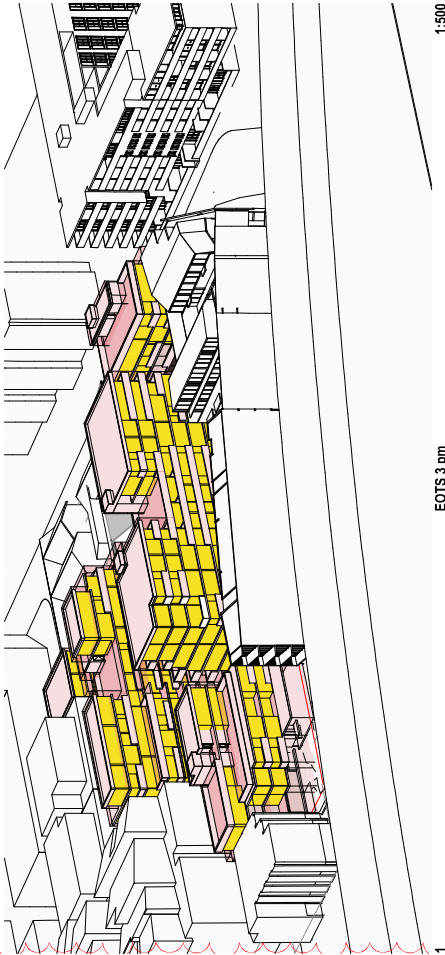
Notes:
 1. ALL BUILDINGS TO BE CONSTRUCTED WITHIN THE PROPOSED MASSING ENVELOPE.
 2. ALL BUILDINGS TO BE CONSTRUCTED WITHIN THE PROPOSED MASSING ENVELOPE.
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 10. ALL BUILDINGS TO BE CONSTRUCTED WITHIN THE PROPOSED MASSING ENVELOPE.

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 SA: 500676606
 TAS: 500676606
 ACT: 500676606
 NT: 500676606

Project Name: Custom Street Stage 1 DA
 Project Number: 2402
 Project Address: 100-110 Custom Street, Sydney NSW 2000
 Client: Highwell Transport
 Date: May 2024
 Drawing Series: Compliance Drawing
 Drawing Name: Eye of the Sun
 Drawing Number: DA403
 Revision: B



Rev	Date	By	Chk	Description
A	20/02/24	JF	DP	For Council Submission
B	12/02/25	KSB	DP	RP Response

LEGEND

INDICATIVE PLANNED UNITS
ACHIEVING 2HRS SOLAR
ACCESS

PROPOSED MASSING ENVELOPE

Notes:
1. THIS DRAWING IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL AND THE NSW GOVERNMENT.
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10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL AND THE NSW GOVERNMENT.

CONCEPT DEVELOPMENT APPLICATION

DKO

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Project Name: Custom Street Stage 1 DA
Project Number: 23042
Project Address: 100-110 Custom Street, Sydney NSW 2000
Client: NSW 2000 Aust.
Highwell Transport

Date: 2024

Drawing Series: Compliance Drawing
Drawing Name: Eyal de laun

Drawing Number: DA404

Revision: B