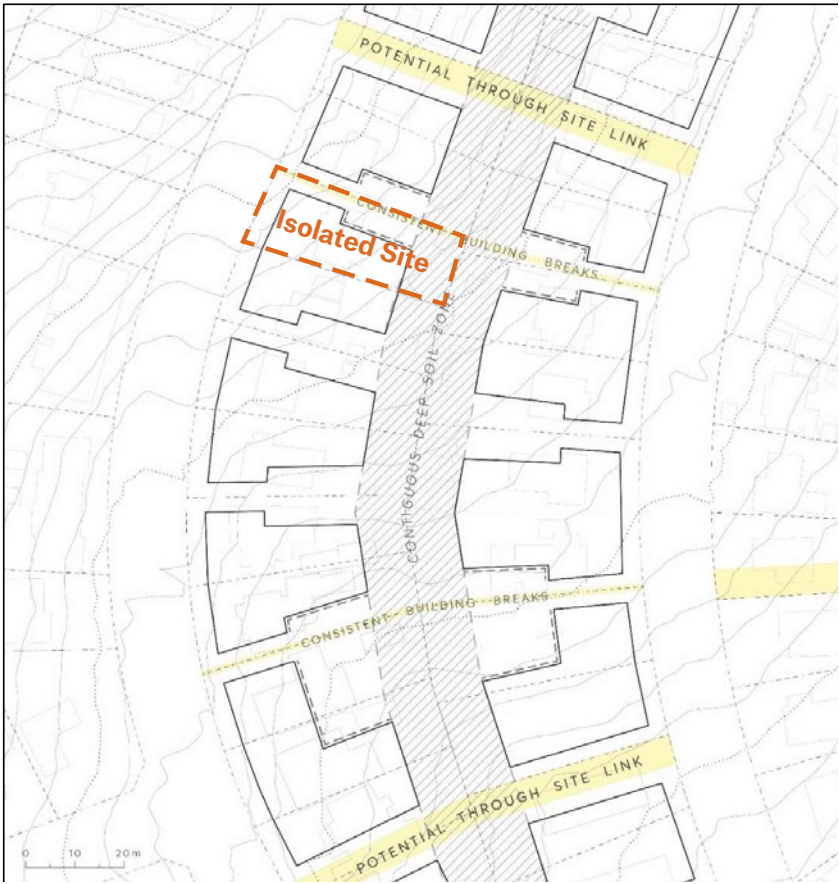


Isolated Lots Study

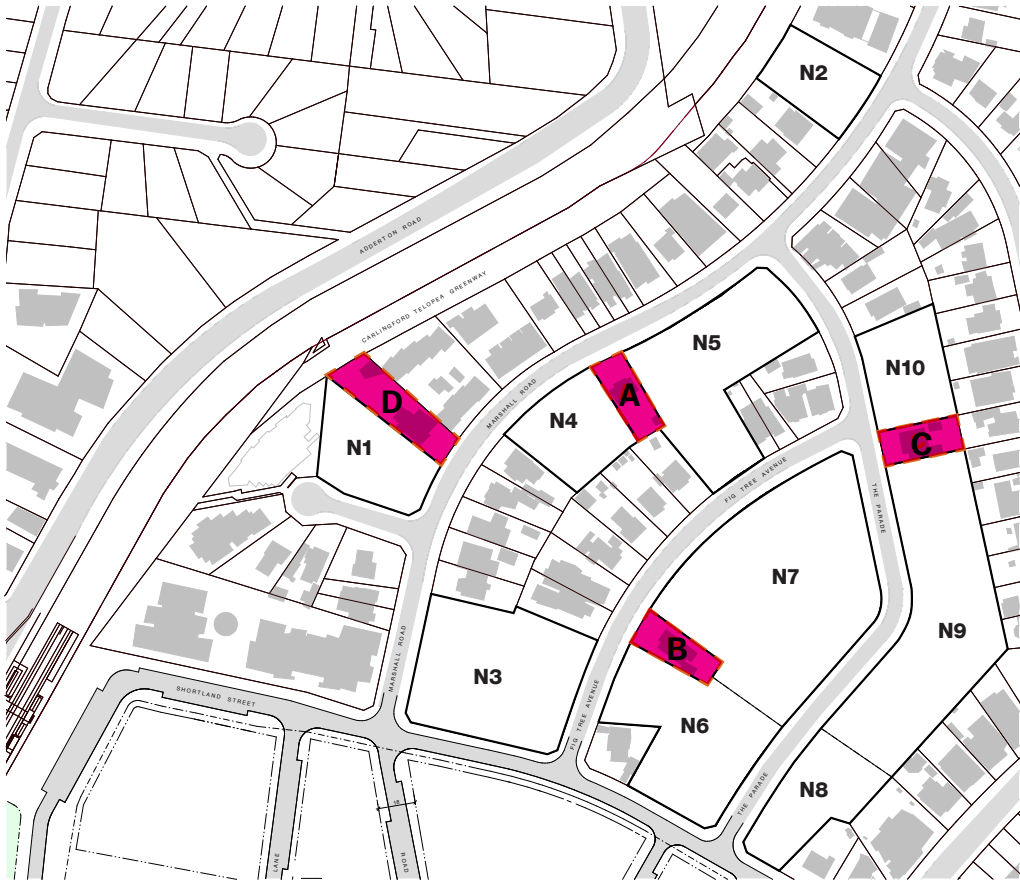
The proposed masterplan sets up the framework to deal with isolated sites consistent with the Draft Telopea DCP. The proposed envelopes propose nil setback to the southern boundary of an isolated site and 6m setback to the Northern boundary of an isolated site to maximise amenity to neighbours. The following pages display two development scenario's that could be contemplated

Site	Site Area	Storeys	FSR	Max GFA
Site A: 22 Marshall Road	653 SQM	6 Storeys	1.7	1,110m²
Site B: 8 Figtree Avenue	670 SQM	6 Storeys	1.7	1,139m²
Site C: 26 The Parade	651 SQM	5 Storeys	1.5	976.5m²
Site D: 3 Marshall Road	1,147 SQM	6 Storeys	1.7	1,950m²
Site E: 11 Cunningham Street	657 SQM	6 Storeys	1.7	1,117m²

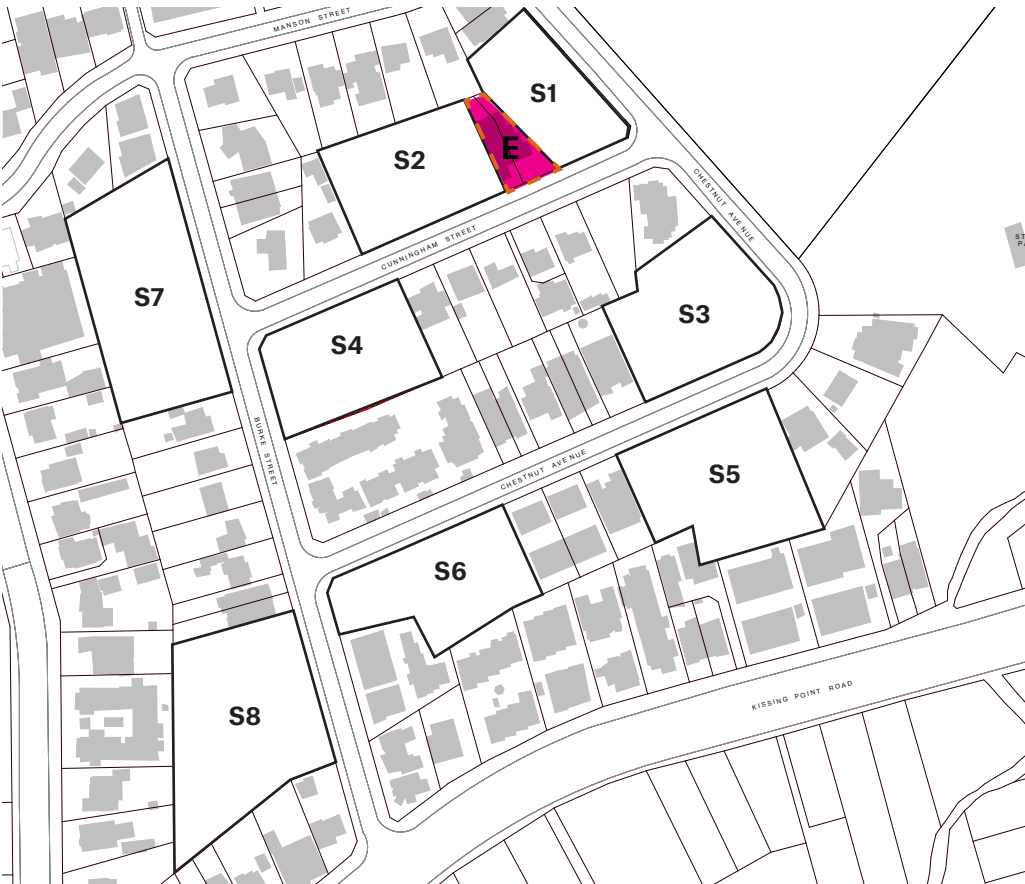
Figure 3: Indicative Block Plan and Building Layout



Draft Telopea DCP - May 2021



North Precinct Isolated Sites Plan



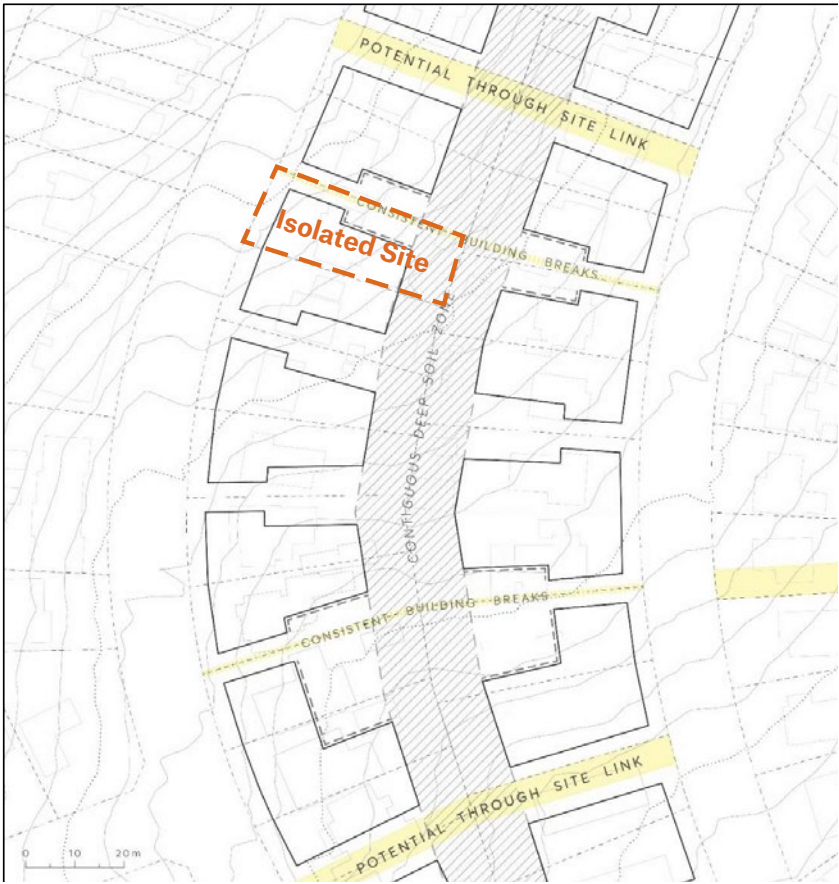
South Precinct Isolated Sites Plan

Isolated Lots Study

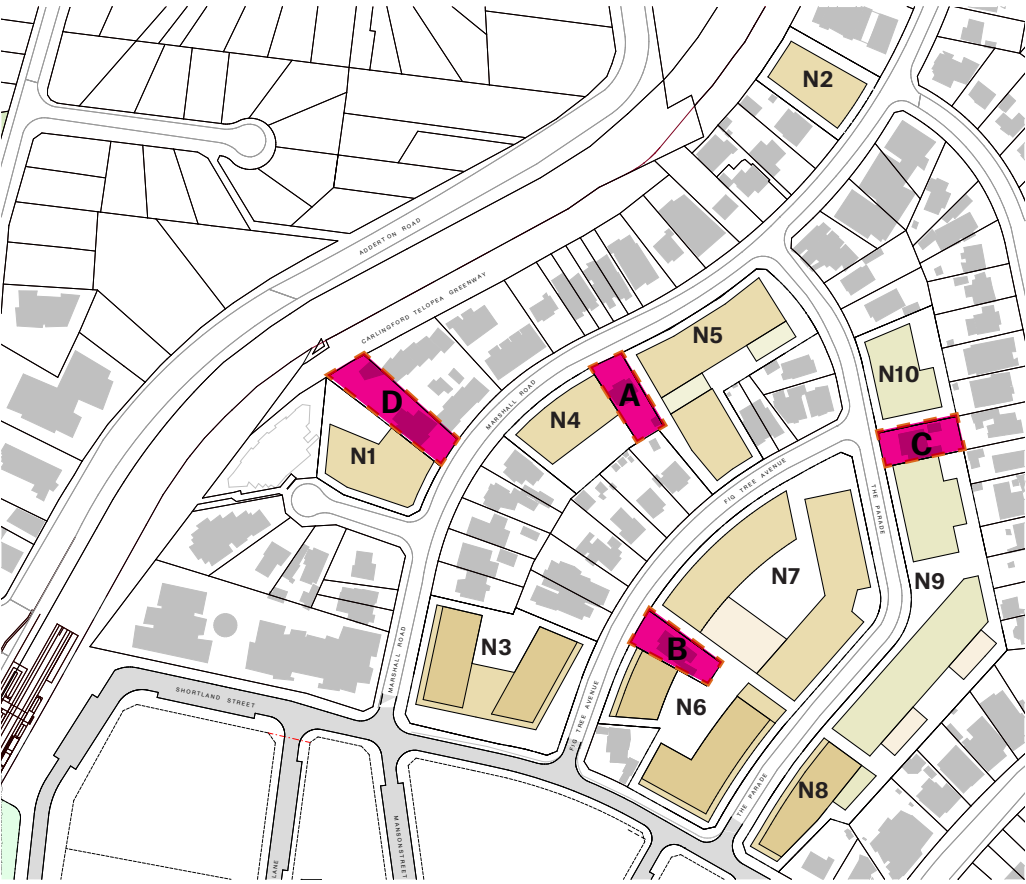
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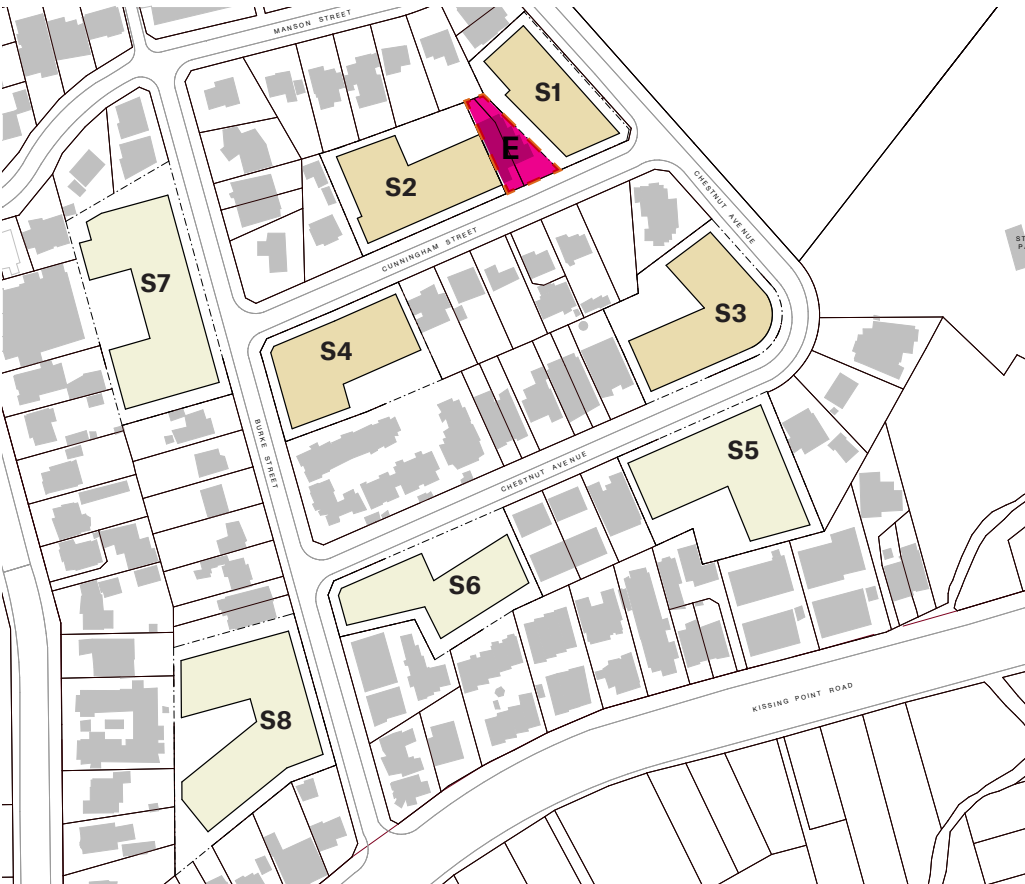
Figure 3: Indicative Block Plan and Building Layout



Draft Telopea DCP - May 2021



North Precinct Envelope Control Plan



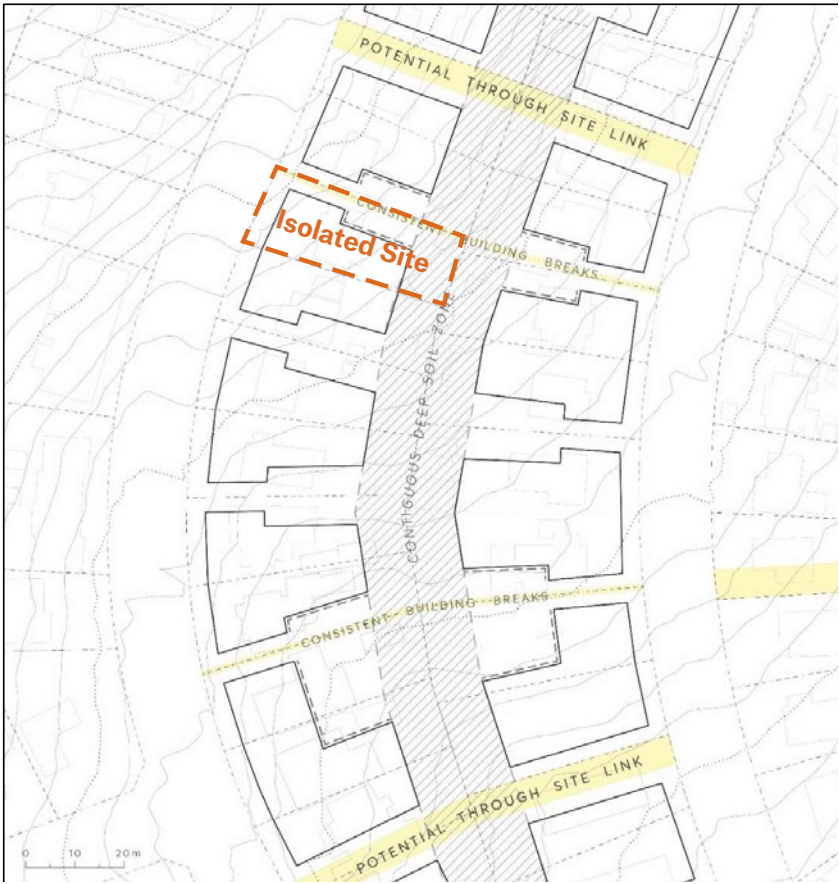
South Precinct Envelope Control Plan

Isolated Lots Study

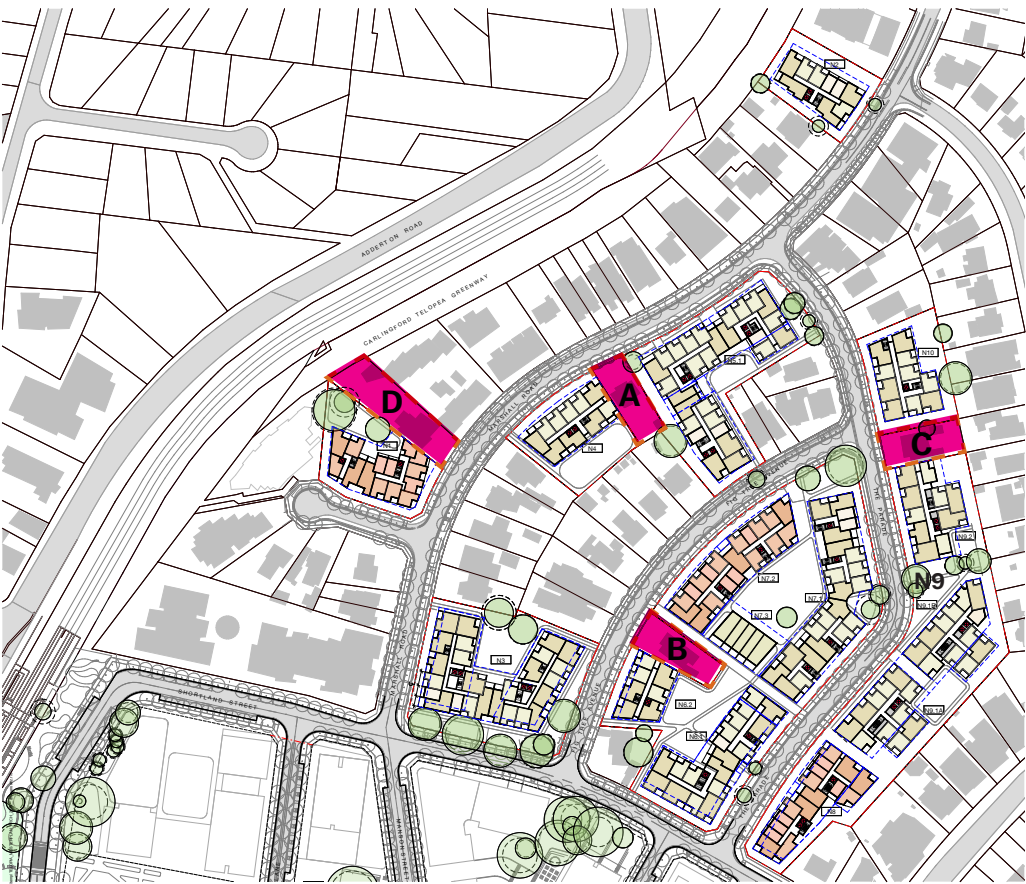
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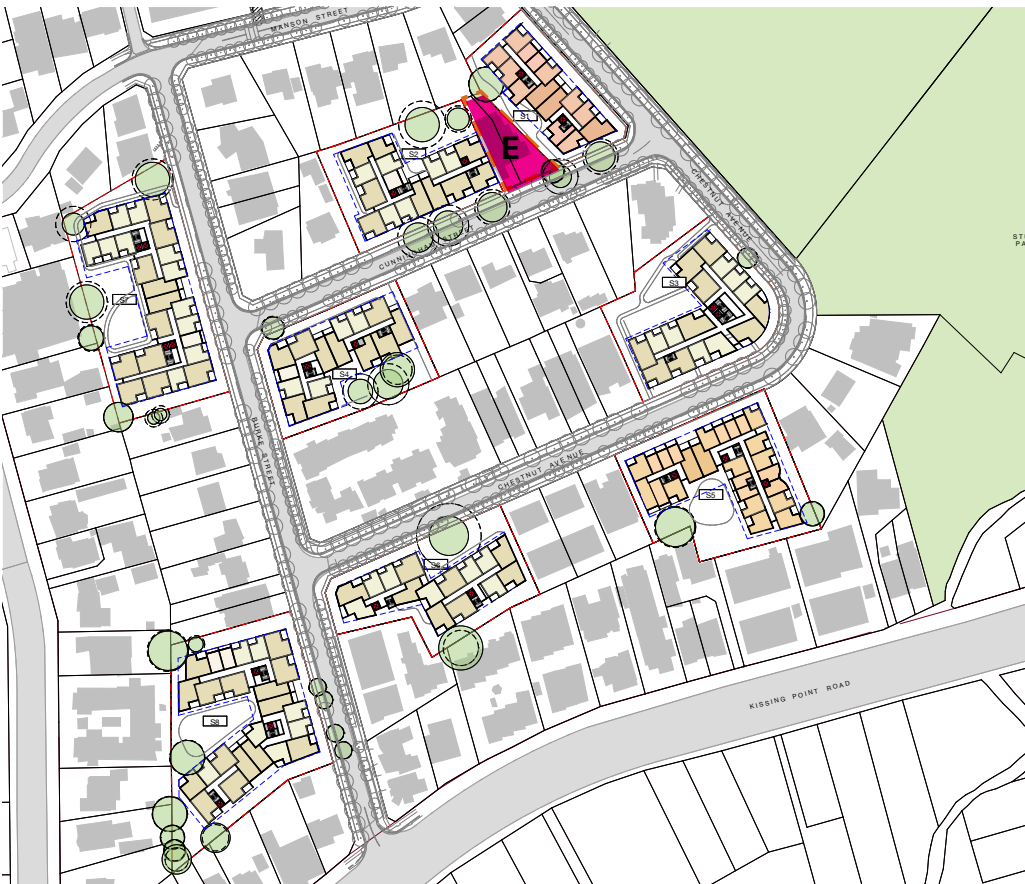
Figure 3: Indicative Block Plan and Building Layout



Draft Telopea DCP - May 2021



North Precinct Typical Plan



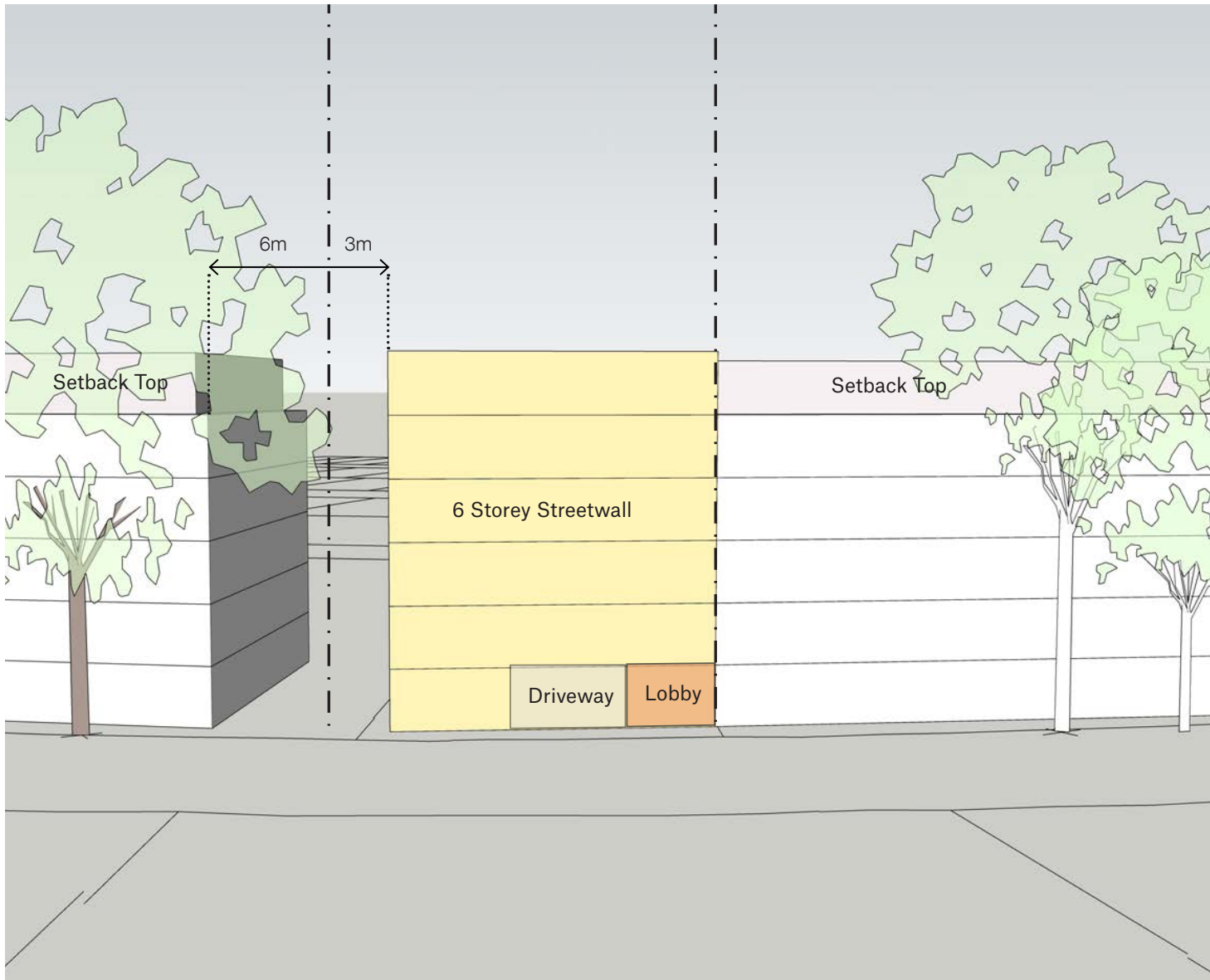
South Precinct Typical Envelope Control Plan

Isolated Lots Study

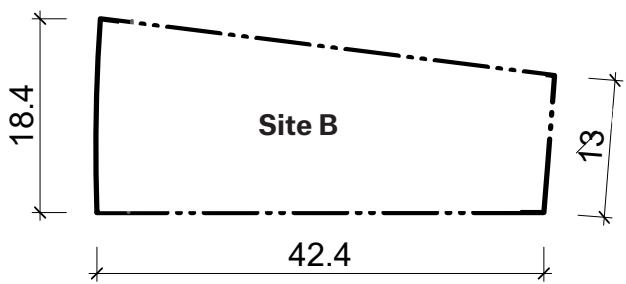
Scenario 1

3m setback to northern boundary
0m setback to southern boundary

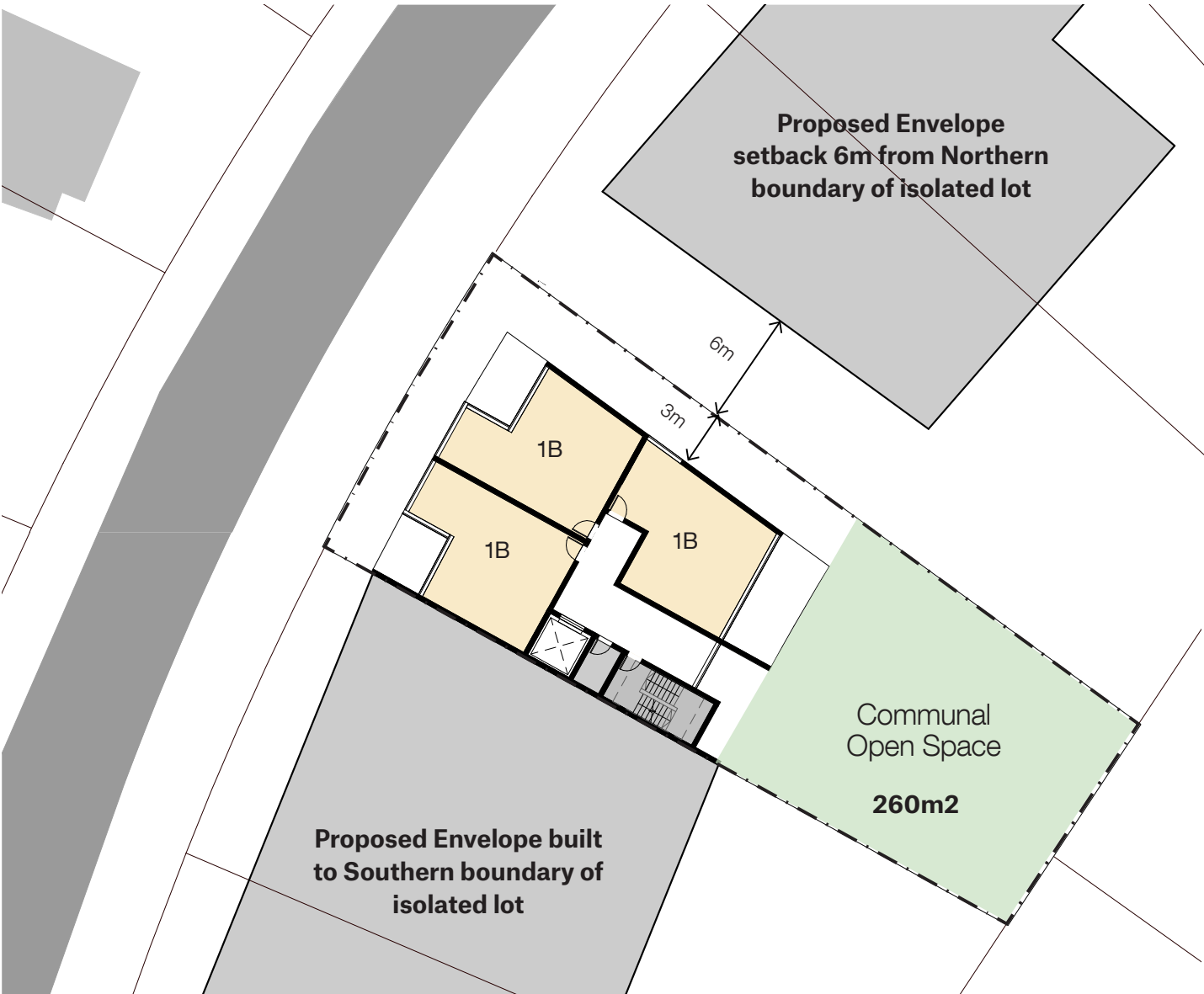
6 storey streetwall with setback top



Street Elevation



Site	Storeys	FSR	Max GFA	Proposed GFA
Site A: 653 SQM	6 Storeys	1.7	1,110m ²	
Site B: 670 SQM	6 Storeys	1.7	1,139m ²	1,094m ²
Site C: 651 SQM	5 Storeys	1.5	976.5m ²	
Site D: 1,147 SQM	6 Storeys	1.7	1,950m ²	
Site E: 657 SQM	6 Storeys	1.7	1,117m ²	



Typical Plan

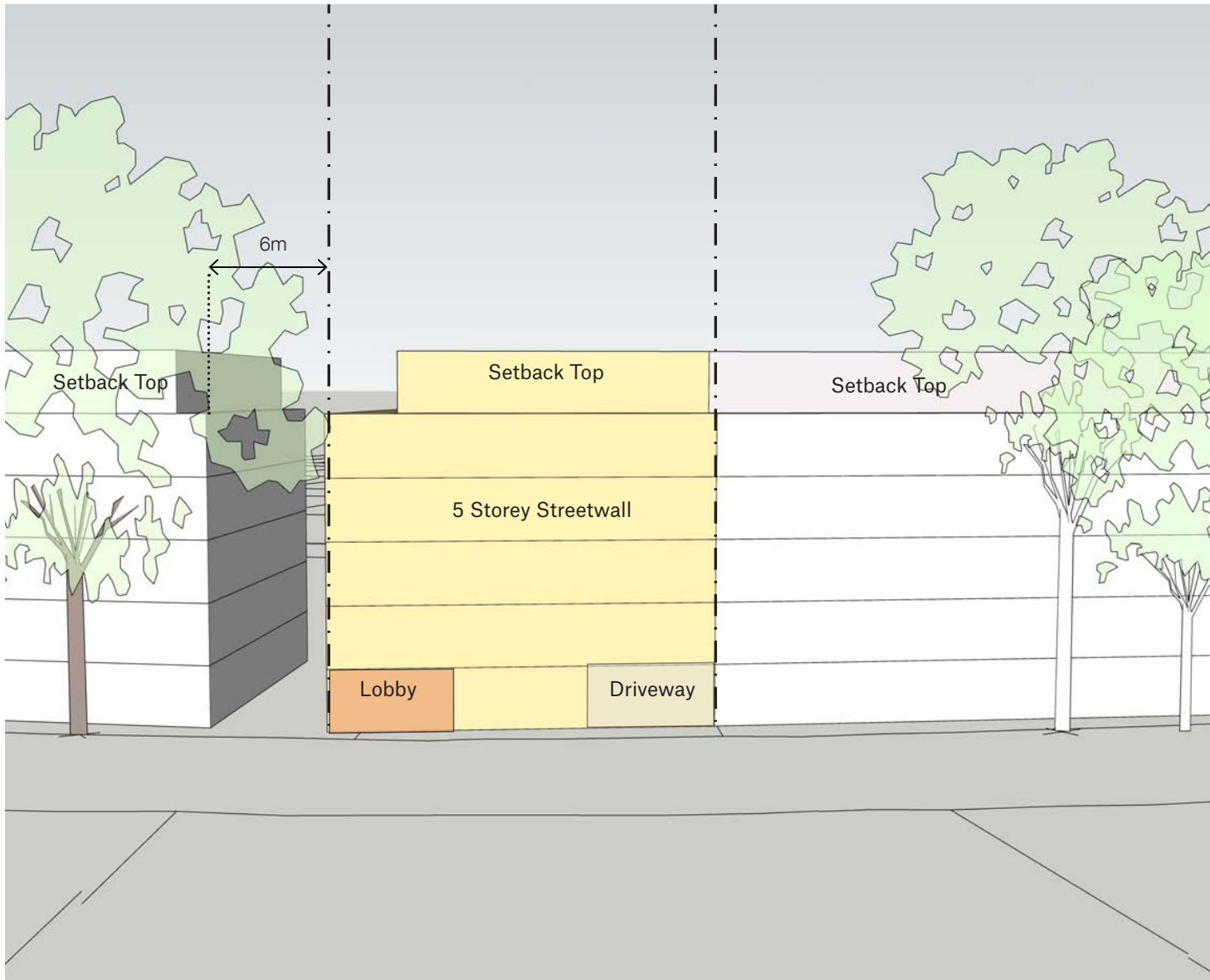
Isolated Lots Study

Scenario 2

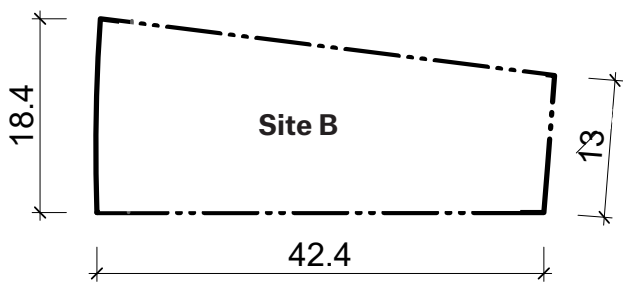
0m setback to northern boundary

0m setback to southern boundary

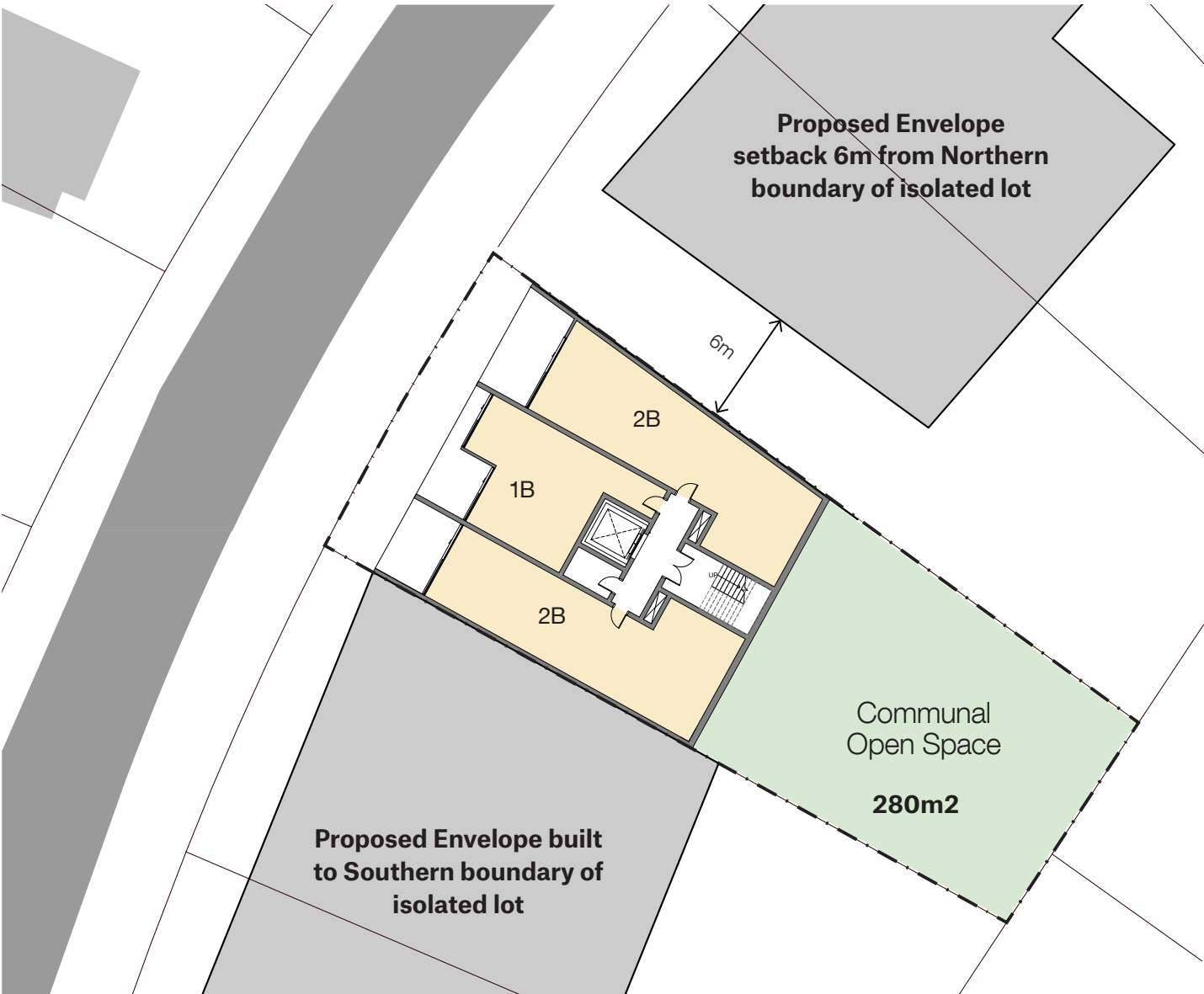
5 storey streetwall with setback top



Street Elevation



Site	Storeys	FSR	Max GFA	Proposed GFA
Site A: 653 SQM	6 Storeys	1.7	1,110m²	
Site B: 670 SQM	6 Storeys	1.7	1,139m²	1,139m²
Site C: 651 SQM	5 Storeys	1.5	976.5m²	
Site D: 1,147 SQM	6 Storeys	1.7	1,950m²	
Site E: 657 SQM	6 Storeys	1.7	1,117m²	



Typical Plan