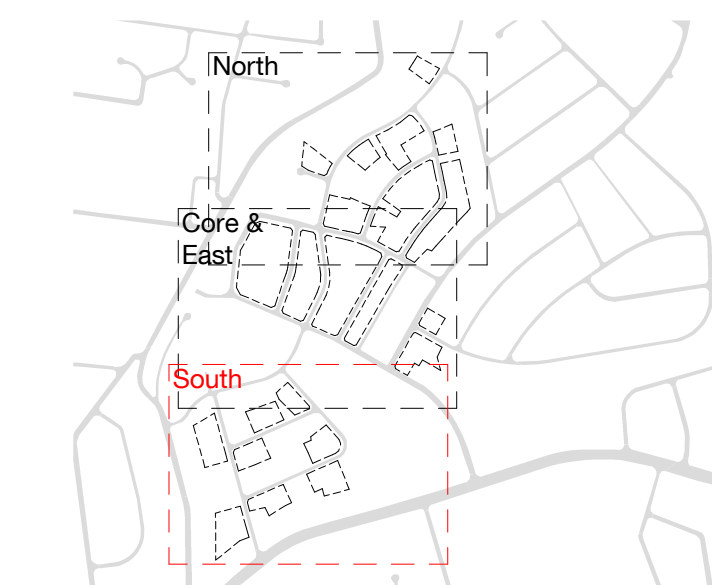




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- Key:**
- Site Boundaries
  - Existing Buildings to be demolished
  - Roads to be removed
  - Trees intended for retention
  - Trees intended for removal

3	22.03.23	Response to Submission 3	CW	WM
2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

## Telopea Masterplan

### Masterplan South Precinct - Existing Condition & Demolition Plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 5:07:55 PM		
BIM			

Drawing no.	Revision
DA01.MP.300 3	

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0 5 10 20 30 50 75m

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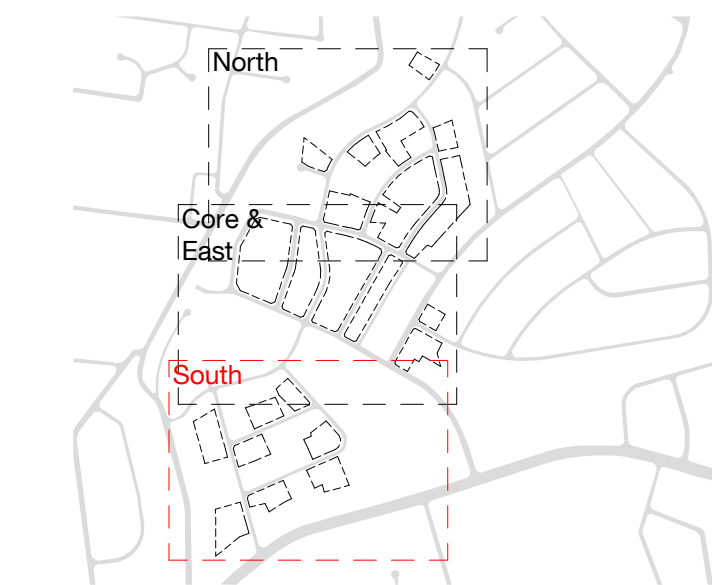




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- Key:**
- Consolidated lot boundaries
  - Existing lot boundaries
  - Currently LAHC owned land to be dedicated to Council
  - Currently Council owned land to be dedicated to LAHC

2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

## Telopea Masterplan

Masterplan  
South Precinct - Lot Subdivision  
Plan

Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	22/03/2023 5:07:28 PM
BIM	
Drawing no.	Revision
DA01.MP.3102	
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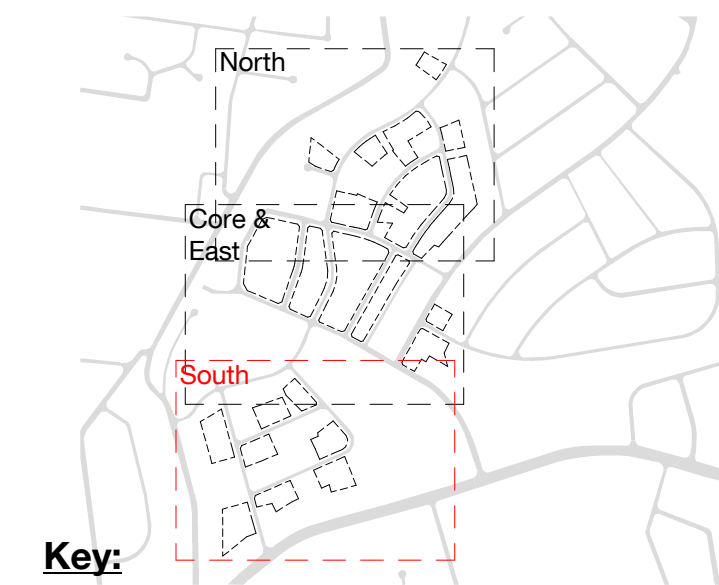




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**Key:**

- Lot Boundaries
- Proposed Deep Soil >6m
- Proposed Deep Soil between 4-6m
- Precincts 4m Street setback zone generally unencumbered by basements, 50% of which is considered impacted by non-soil zones, footpaths and driveways etc.
- Land to be dedicated to council, unencumbered by basements. Extent of pervious and impervious surfaces subject to detailed design
- Note A: Deep Soil zone can be repositioned within site boundaries to achieve the same amount of deep soil area
- TPZ Zone
- Tree Number
- Percentage of TPZ impacted by proposed envelopes.

\*\* Note: Trees intended for retention, subject to detailed design development

- Sum of deep soil areas:**
- 1. Deep soil areas with a minimum dimension of **4m**: 8,147 m<sup>2</sup> (**31%**)
  - 2. Deep soil areas with a minimum dimension of **6m**: 5,634 m<sup>2</sup> (**22%**)

3	22.03.23	Response to Submission 3	CW	WM
2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

**Telopea Masterplan**

Masterplan  
South Precinct - Deep Soil Areas

Status: For Information

Scale: 1 : 750 @ A1

Drawn: CC Checked: WM

Project No: S12226

Plot Date: 22/03/2023 5:07:11 PM

BIM

Drawing no. DA01.MP.320 3 Revision

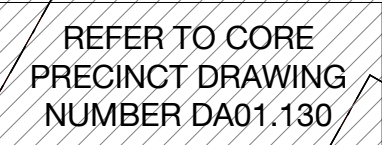
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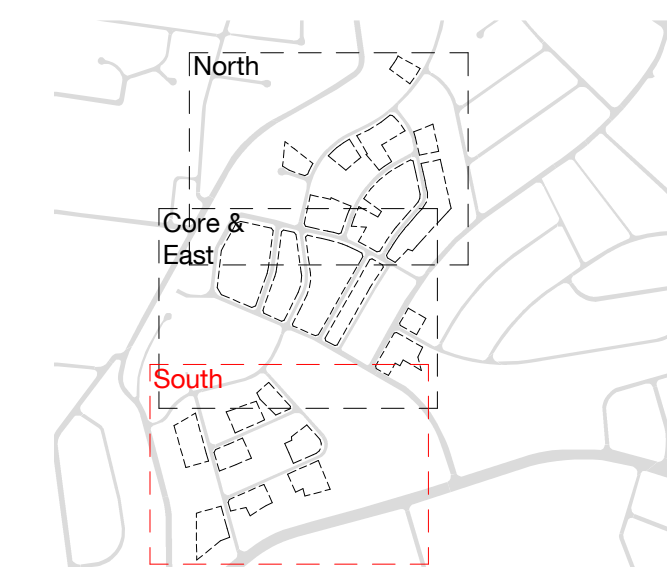
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-  Habitable to Non Habitable; windows must be screened or angled non perpendicular to boundary
-  Non habitable to Non habitable; no windows permitted
-  Nil Boundary separation to isolated lot to facilitate future continuation of streetwall and maximise amenity; no windows permitted
-  Upper level windows above to habitable; Windows must be screened or angled non perpendicular to boundary

4	22.03.23	Response to Submission 3	CW	WM
3	07.10.22	Response to Submission 2	DM	WM
2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Masterplan  
South Precinct - Envelope Control  
Plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	13/04/2023 1:50:43 PM		
BIM			

Drawing no.	Revision
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DA01.MP.3304

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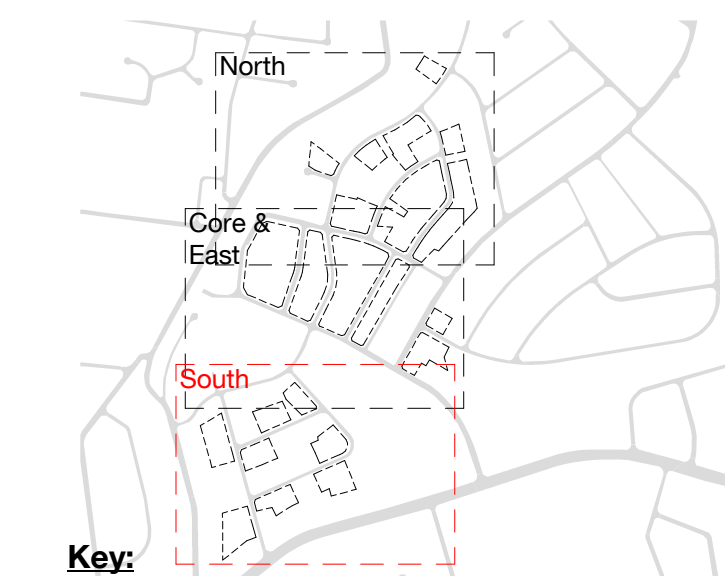




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**Key:**

Market

Social

Affordable

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2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Teloopa Masterplan

Indicative Scheme  
South Precinct - Ground Floor Plan

Status

For Information

Scale

1 : 750

@ A1

Drawn

CC

Checked

WM

Project No.

S12226

Plot Date

22/03/2023 4:57:22 PM

BIM

Drawing no.

Revision

DA02.MP.300 3

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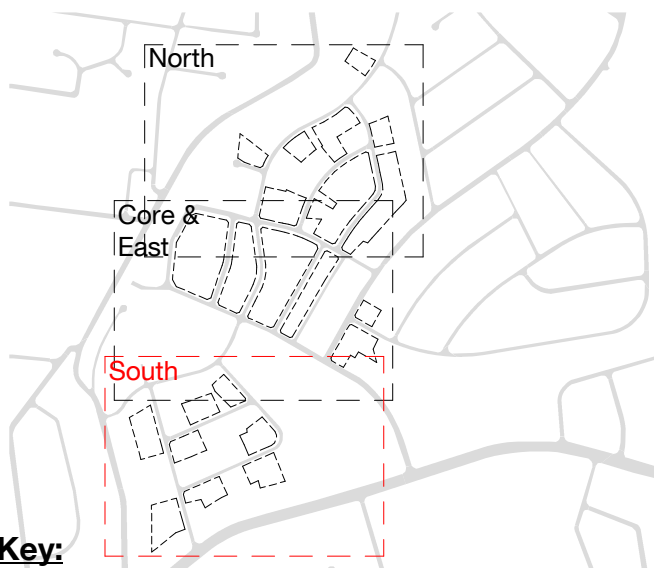
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**Key:**

Market

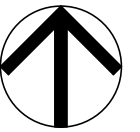
Social

Affordable

3	22.03.23	Response to Submission 3	CW	WM
2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme  
South Precinct - Typical Floor Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 4:56:55 PM		
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Drawing no.	Revision		

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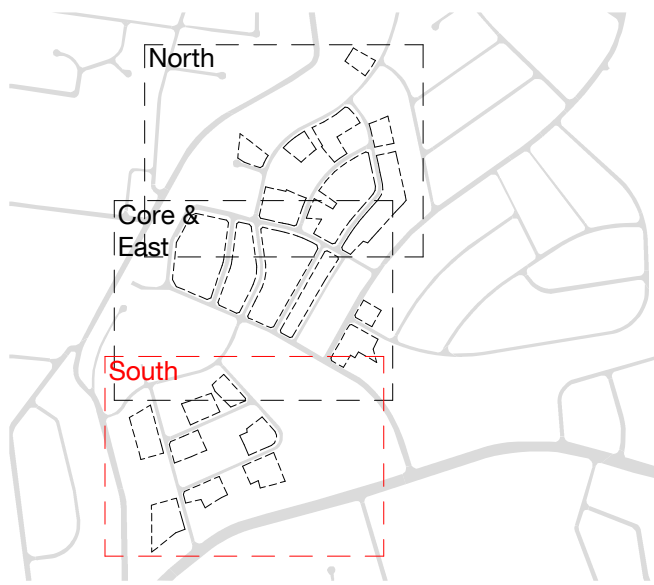
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2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

## Telopea Masterplan

### Indicative Scheme South Precinct - Roof Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 4:56:29 PM		
BIM			

Drawing no.	Revision
DA02.MP.320 3	

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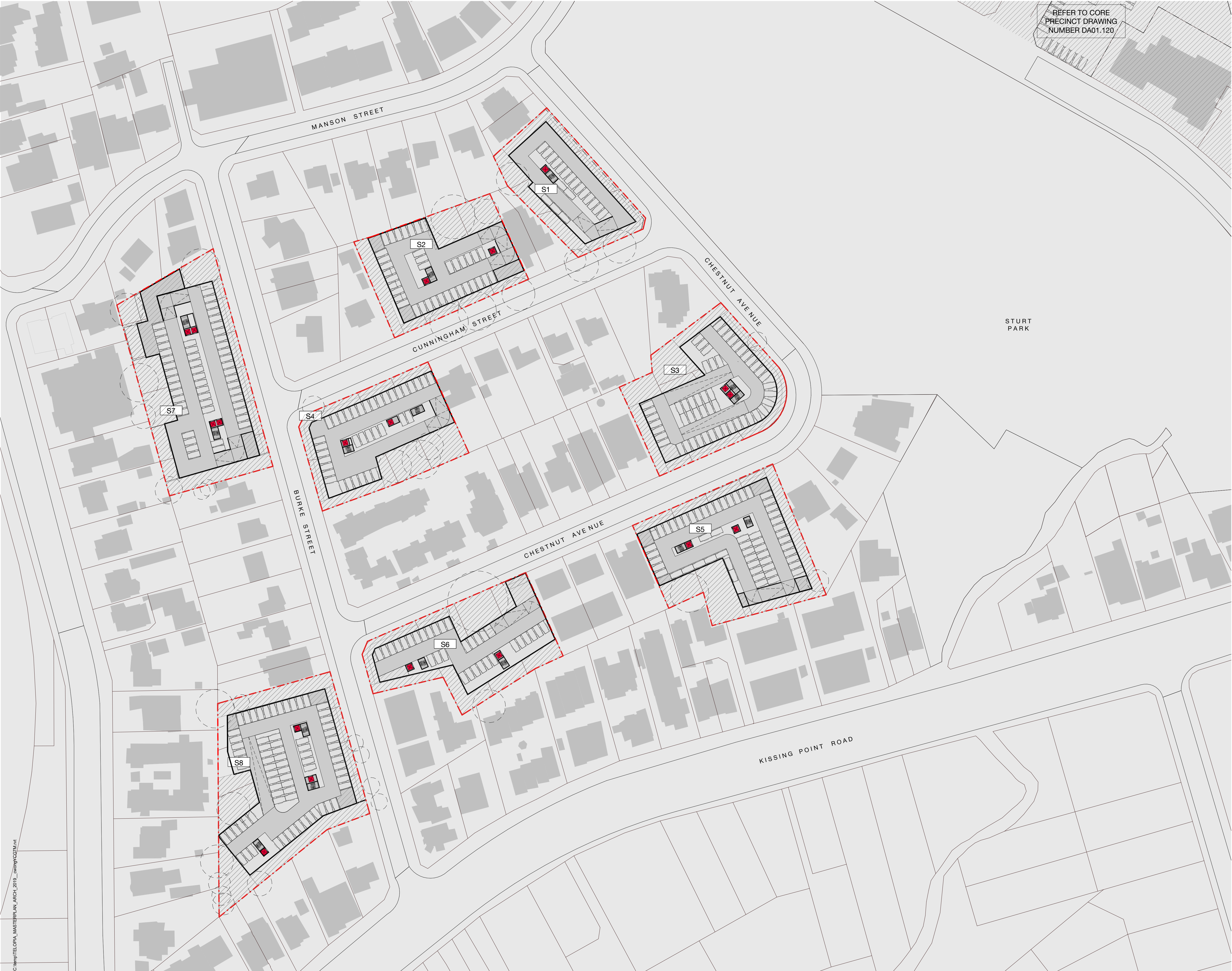
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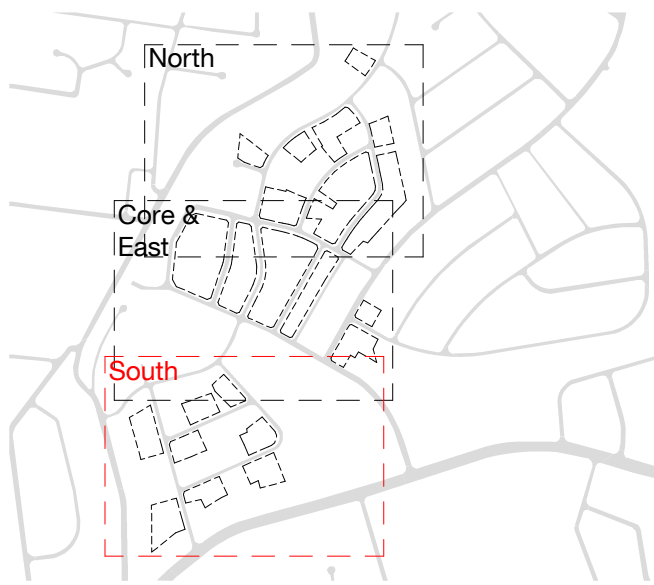




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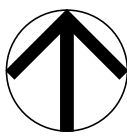
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1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Teloopa Masterplan

Indicative Scheme  
South Precinct - Basement



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 4:56:05 PM		
BIM			

Drawing no.	Revision
DA02.MP.330 3	

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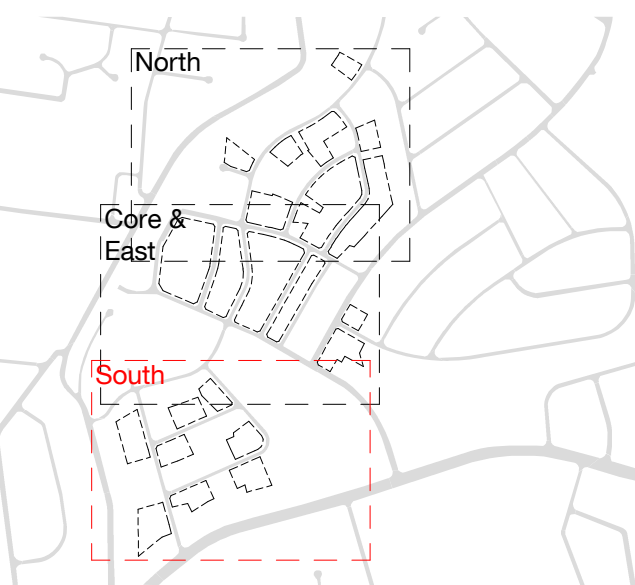




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- Key:**
- Lot Boundaries
  - Ground Communal Open Space
  - Roof Communal Open Space
  - Public Open Space
  - Public Pedestrian Through Site Links
  - Childcare Garden

3	22.03.23	Response to Submission 3	CW	WM
2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

## Teloopa Masterplan

Indicative Scheme  
South Precinct - Open Space



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 4:55:36 PM		
BIM			

Drawing no.      Revision  
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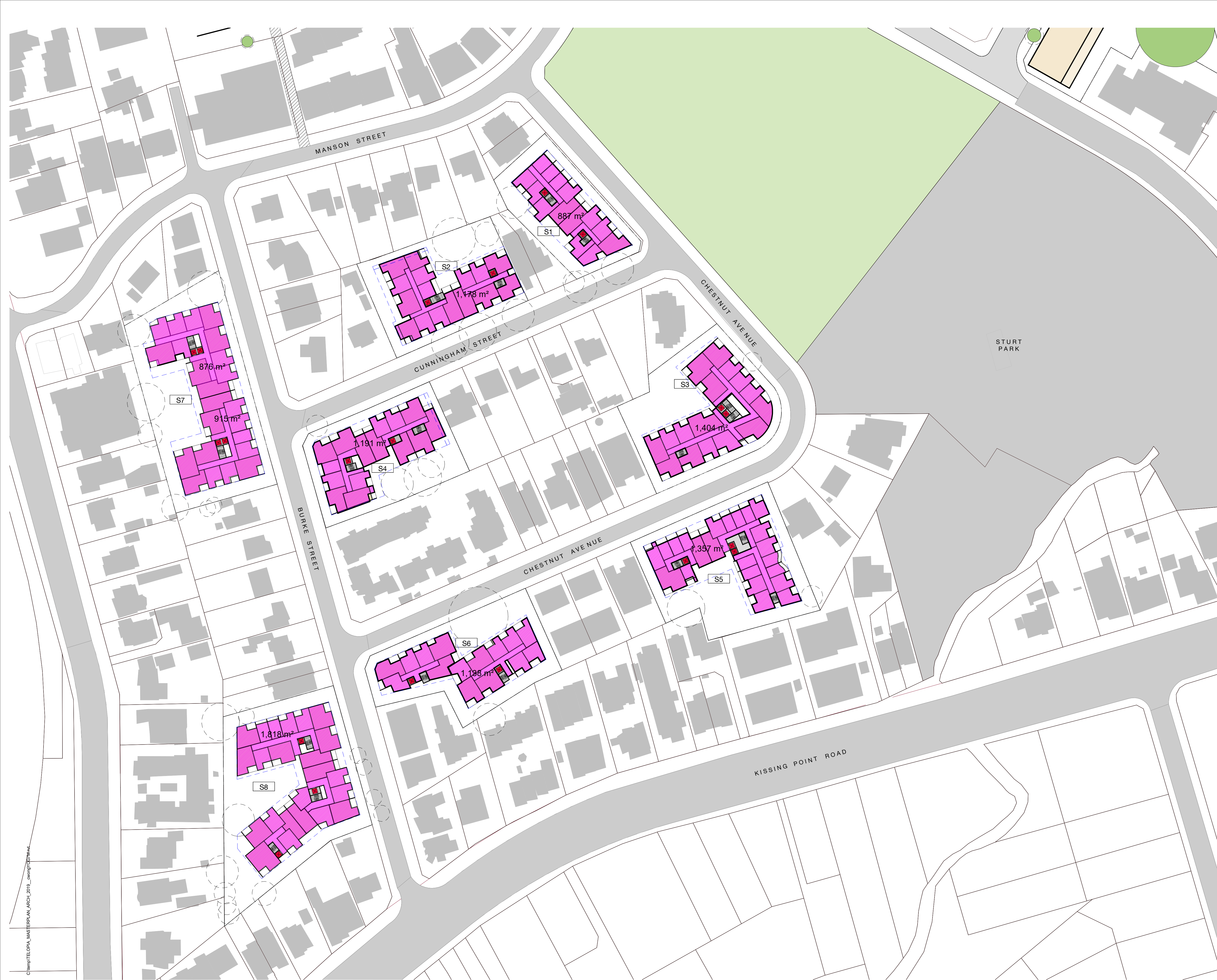
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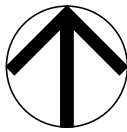
**GFA - Standard Instrument LEP, Department of Planning**

The GFA (NSW) the sum of the floor area of each floor of a building measured from the internal face of the external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 meters above the floor and includes: - the area of a mezzanine, and; habitable rooms in a basement or an attic, and; - any shop, auditorium, cinema, and the like, in a basement or attic, but excludes: - any area for common vertical circulation, such as lifts and stairs, and; - any basement;; storage, and; vehicular access, loading areas, garbage and services, and; - plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and; - car parking to meet any requirements of the consent authority (including access to that car parking), and; - any space used for the loading or unloading of goods (including access to it), and; - terraces and balconies with outer walls less than 1.4 meters high, and; - voids above a floor at the level of a storey or storey above.

2	22.03.23	Response to Submission 3	CW	WM
1	07.10.22	Response to Submission 2	DM	WM
Rev	Date	Description	Initial	Checked

**Telopea Masterplan**

**Masterplan  
South Precinct -GFA Plans**



Status	For Information		
Scale	1 : 750	@	A1
Drawn	Author	Checked	Checker
Project No.	S12226		
Plot Date	22/03/2023 4:55:10 PM		
BIM			

Drawing no. Revision

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