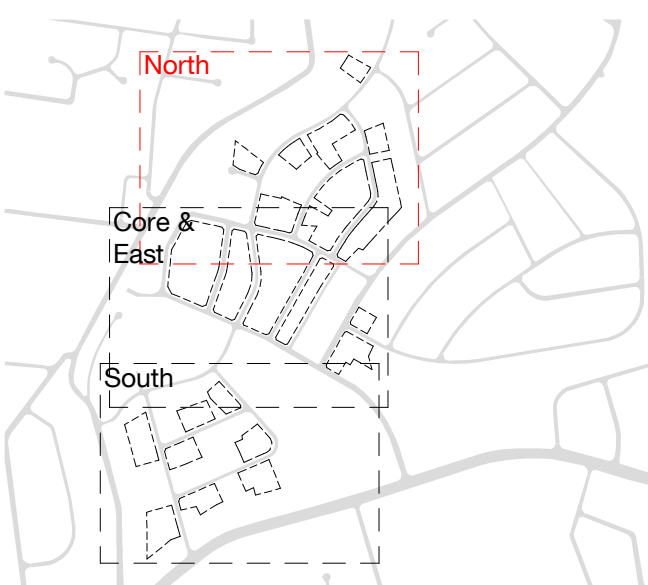




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- Key:**
- Site Boundaries
 - Existing Buildings to be demolished
 - Roads to be removed
 - Trees intended for retention
 - Trees intended for removal

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 North Precinct - Existing Condition & Demolition Plan

Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	22/03/2023 5:09:31 PM
BIM	

Drawing no. DA01.MP.200 3

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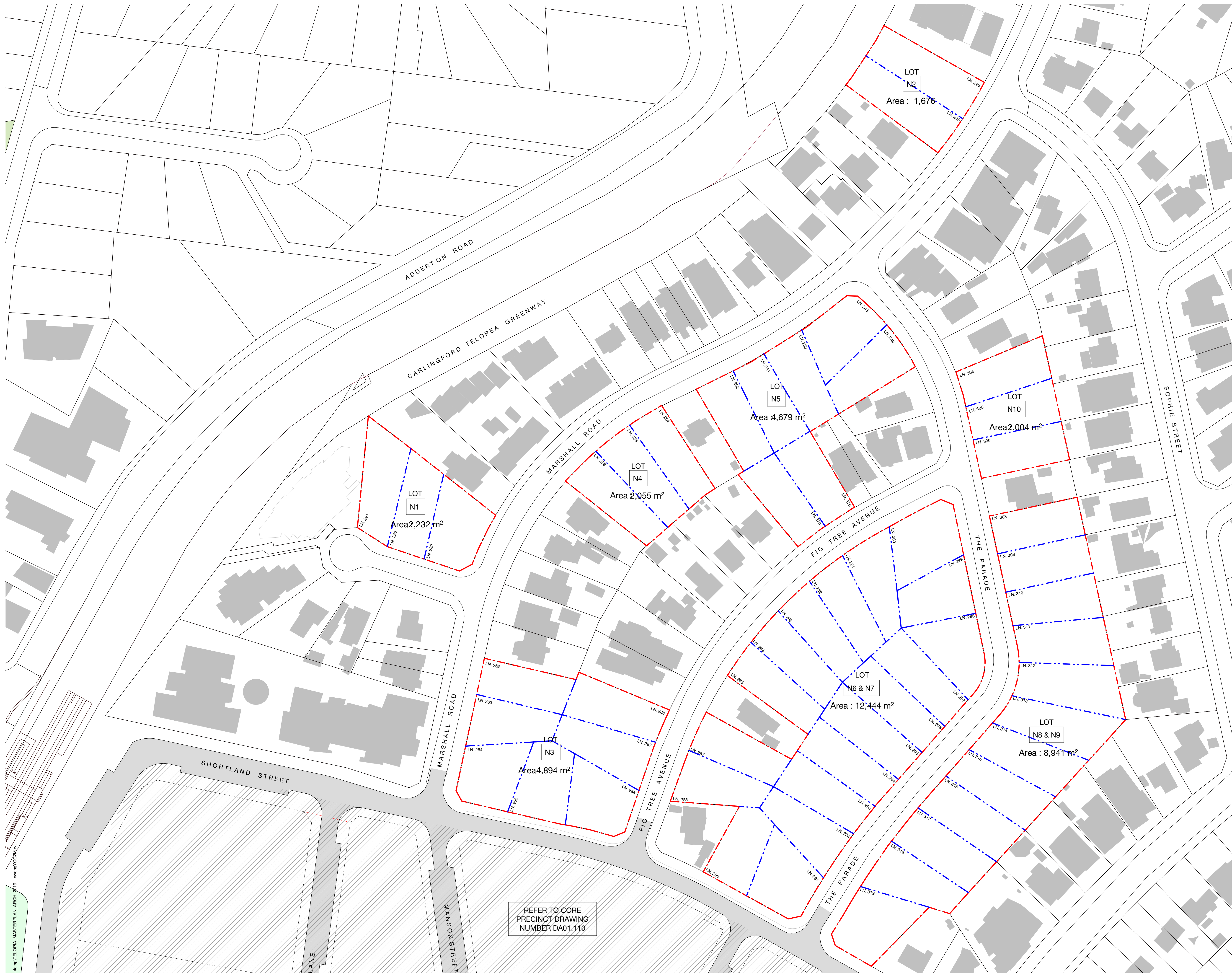
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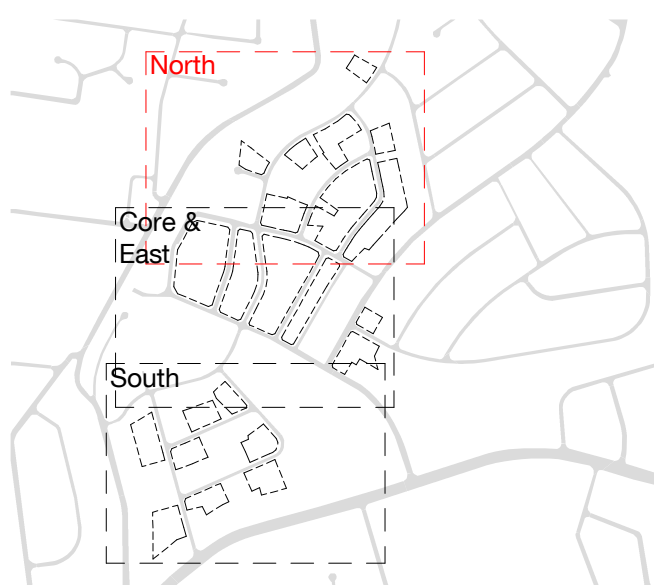
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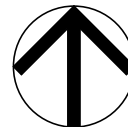
Key:

- 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
North Precinct - Lot Subdivision
Plan**



Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 5:09:06 PM		
BIM			

Drawing no. **Revision**
DA01.MP.2102

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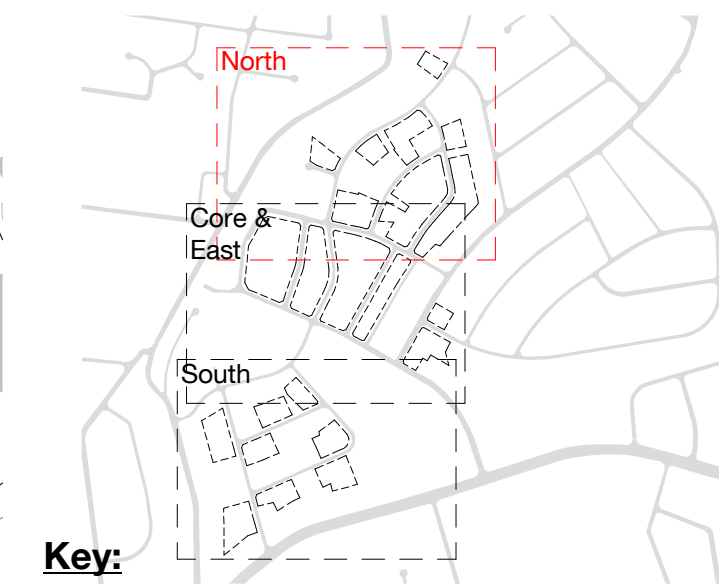
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PRECINCT DRAWING
NUMBER DA01.110



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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:**
- Deep soil areas with a minimum dimension of **4m**: 12,942 m² **(33%)**
 - Deep soil areas with a minimum dimension of **6m**: 8,873 m² **(23%)**

4	22.03.23	Response to Submission 3	CW	WM
3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Masterplan North Precinct - Deep Soil Areas

Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 5:08:43 PM		
BIM			
Drawing no.	Revision		

DA01.MP.2204

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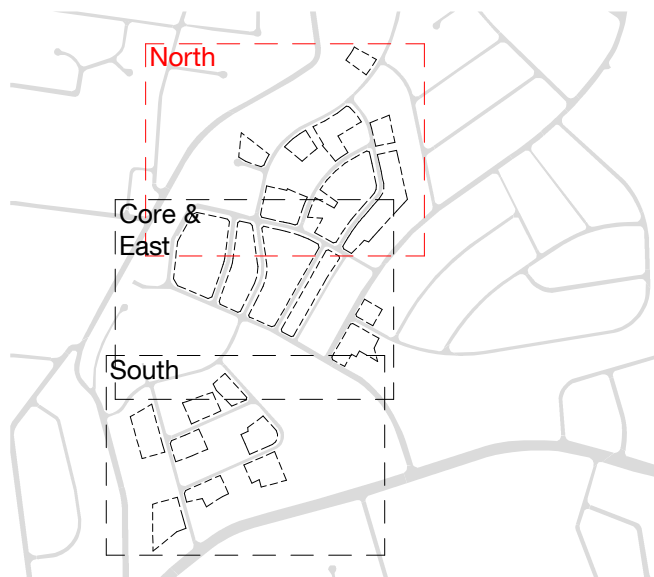
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NUMBER DA01.120



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NOTE A : 6m wide open to sky through site link. Position within block may vary

NOTE B : 9/12m wide open to sky through site link. Position within block may vary

NOTE C : Minimum 8.5m wide by maximum 3m deep building break. Position within block may vary.

NOTE D : Minimum 6m wide by maximum 3m deep building break. Position within block may vary.

NOTE E : Minimum 3m wide by maximum 3m deep building break. Position within block may vary.

Building Separation
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

5	22.03.23	Response to Submission 3	CW	WM
4	07.10.22	Response to Submission 2	DM	WM
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Masterplan
North Precinct - Envelope Control
Plan



Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	13/04/2023 1:49:58 PM		
BIM			
Drawing no.	Revision		

DA01.MP.2305

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0 5 10 20 30 50 75m

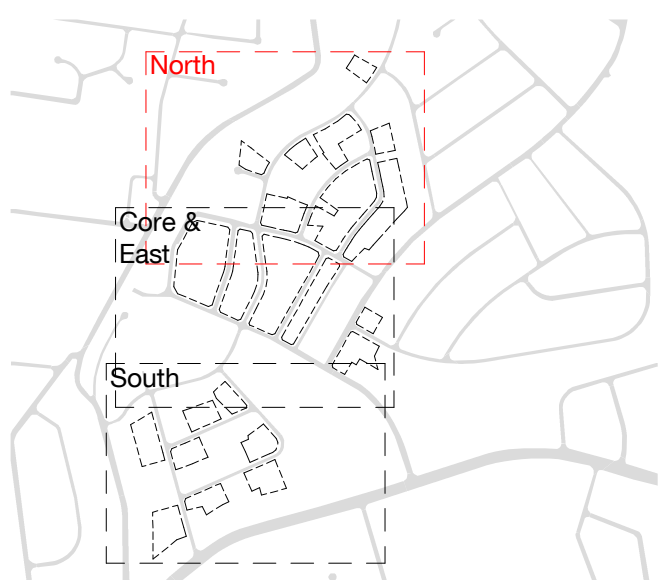
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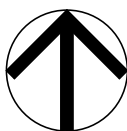
Key:

- 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
North Precinct - Ground Floor Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 5:00:03 PM		
BIM			

Drawing no. Revision
DA02.MP.200 3

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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
North Precinct - Typical Floor Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 4:59:36 PM		
BIM			

Drawing no. **DA02.MP.2113** Revision

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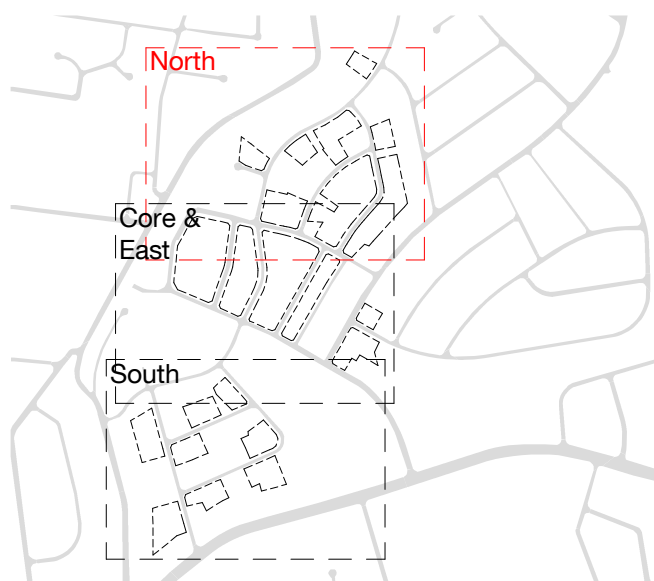
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2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme North Precinct - Roof Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 4:59:08 PM		
BIM			

Drawing no.	Revision
DA02.MP.220 3	

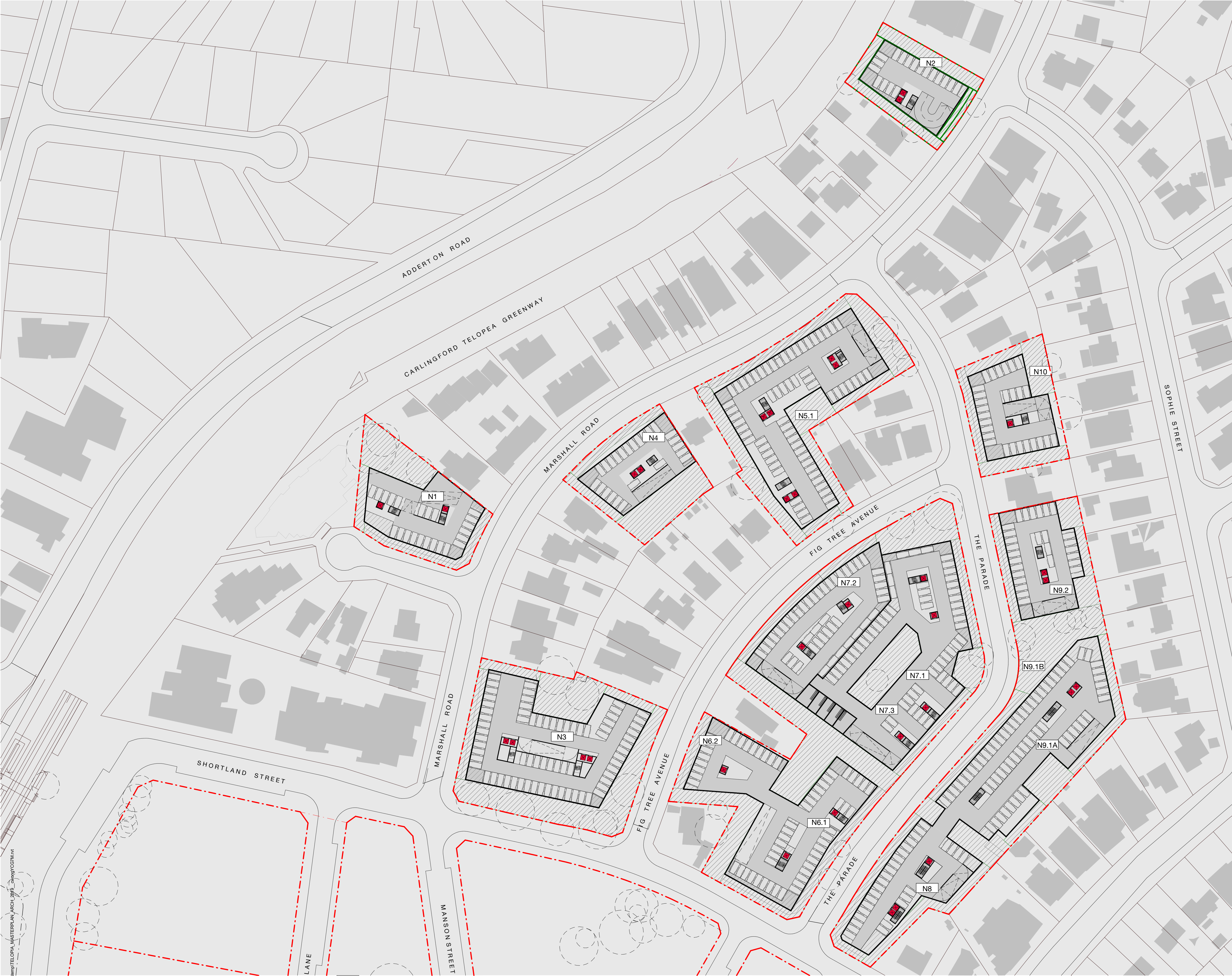
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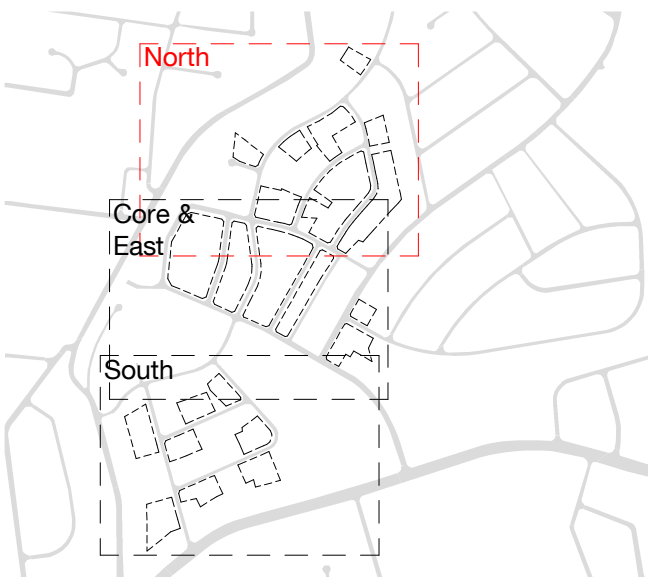
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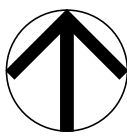
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4	22.03.23	Response to Submission 3	CW	WM
3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
North Precinct - Basement



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 4:58:42 PM		
BIM			

Drawing no.	Revision
DA02.MP.230 4	

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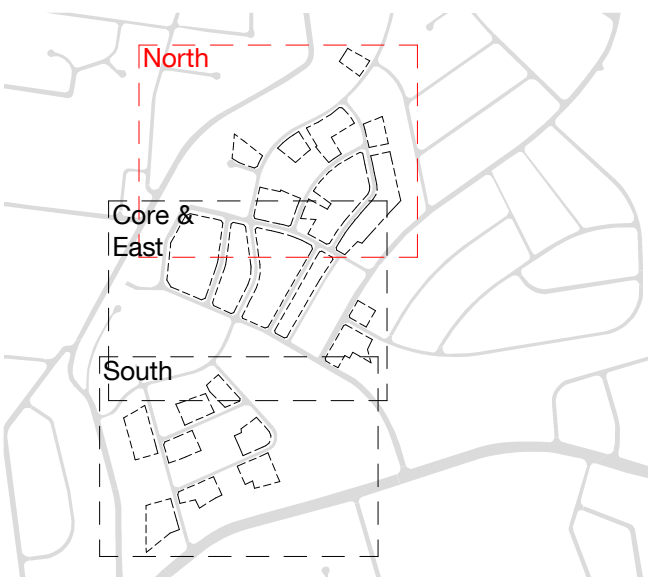
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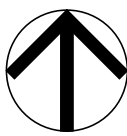


- Key:**
- Lot Boundaries
 - Ground Communal Open Space
 - Roof Communal Open Space
 - Public Open Space
 - Pedestrian Through Site Links
 - Childcare Garden

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

Telopea Masterplan

Indicative Scheme
North Precinct - Open Space



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 4:58:12 PM		
BIM			

Drawing no. **DA02.MP.240 3** Revision

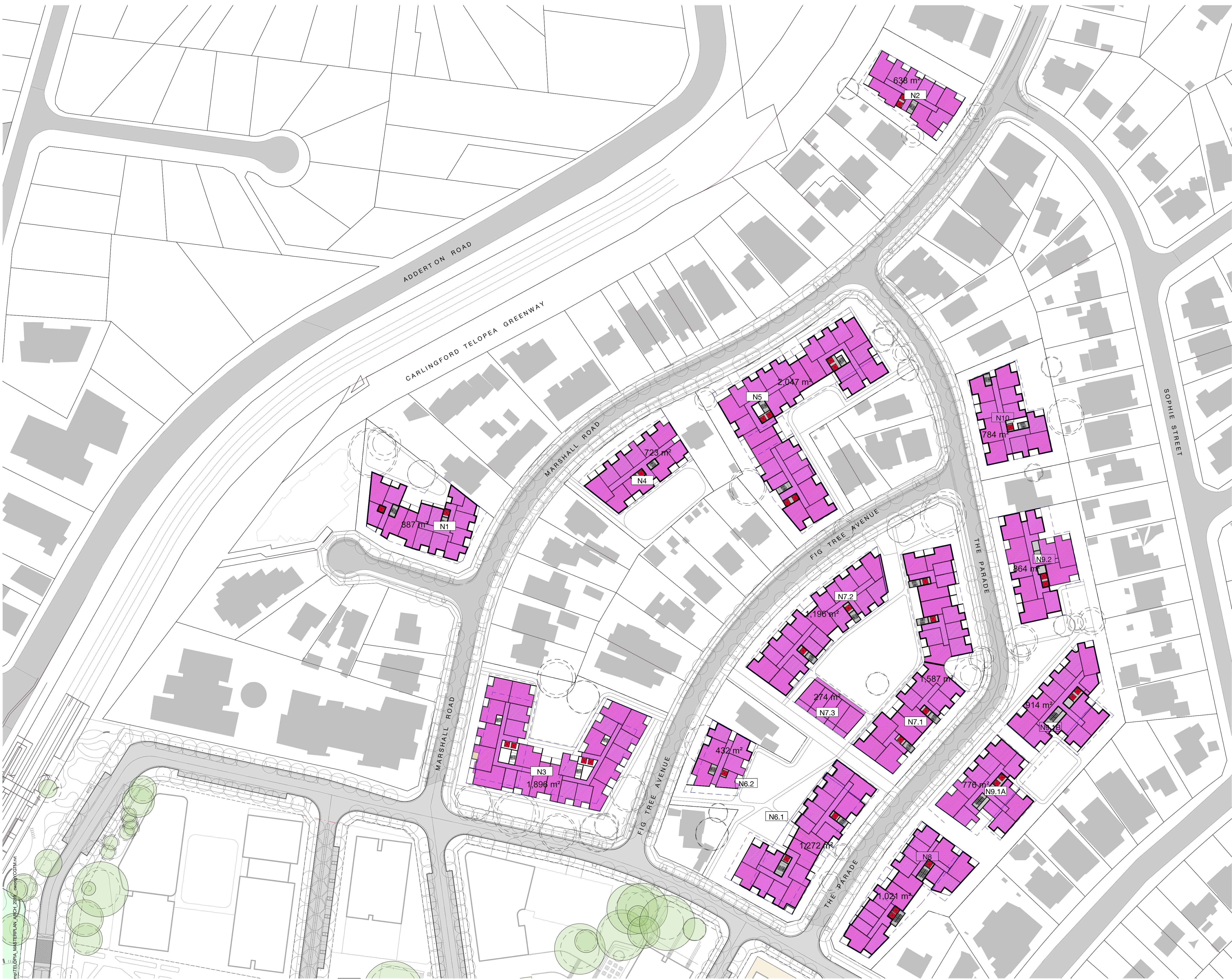
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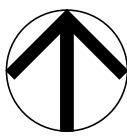
GFA - Standard Instrument LEP, Department of Planning

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
North Precinct - GFA Plans**



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	Author	Checked	Checker
Project No.	S12226		
Plot Date	22/03/2023 4:57:45 PM		
BIM			

Drawing no. Revision
DA02.MP.250 2

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