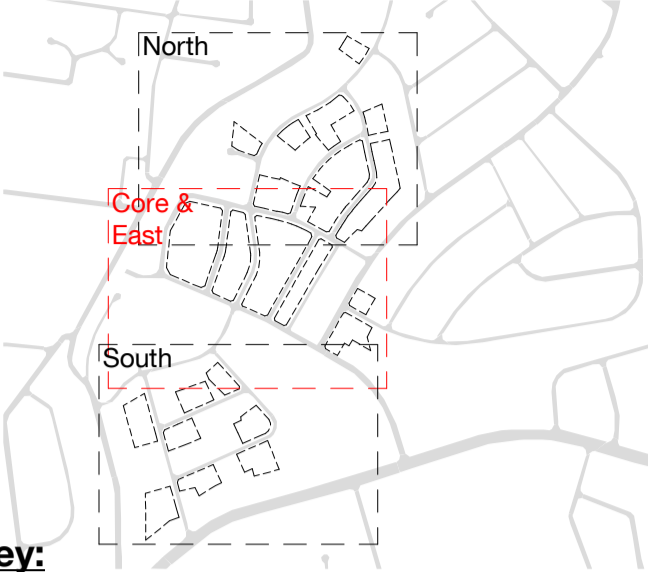


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Key:

- 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:

A. Core Precinct

- Deep Soil areas located on LAHC land: 12,344m² (14.2% of LAHC owned land)
- Deep Soil areas located on LAHC owned land & dedicated Council land: 19,813m² (80% of the sum of LAHC owned land & Dedicated Council Land excluding proposed new streets)

B. East Precinct

- Deep soil areas with a minimum dimension of 4m: 1,737m² (30.4%)
- Deep soil areas with a minimum dimension of 6m: 1,402m² (24.5%)

6	06.09.23	Design Update	EYB	WM
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
Core & East Precincts - Deep Soil
Areas**

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	15/09/2023 2:28:08 PM		
BIM			
Drawing no.	Revision		

DA01.MP.1206

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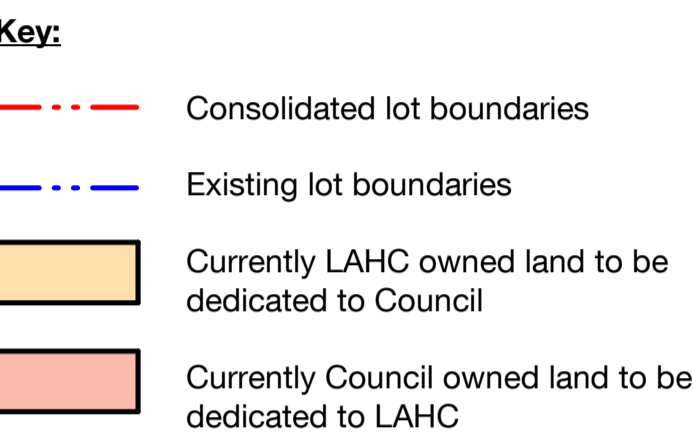
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NOTE A : 6m wide open to sky through site link. Position within block may vary

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

6	06.09.23	Design Update	EYB	WM
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

Core & East Precincts - Envelope Control Plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	8/09/2023 10:52:15 AM		
BIM			

Drawing no. **DA01.MP.1306** Revision

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0 5 10 20 30 50 75m

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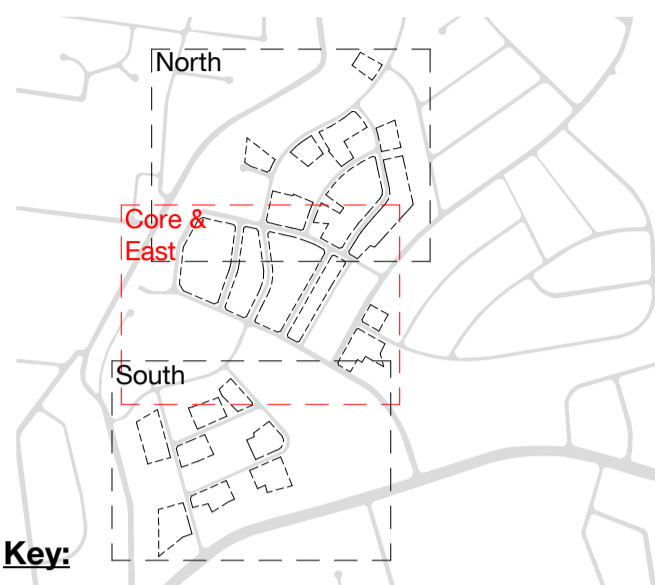




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Key:

Market

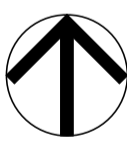
Social

Affordable

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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
Core & East Precincts - Low-rise
Typical Floor Plan



Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 5:05:32 PM		
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Drawing no. **DA02.MP.1104** Revision

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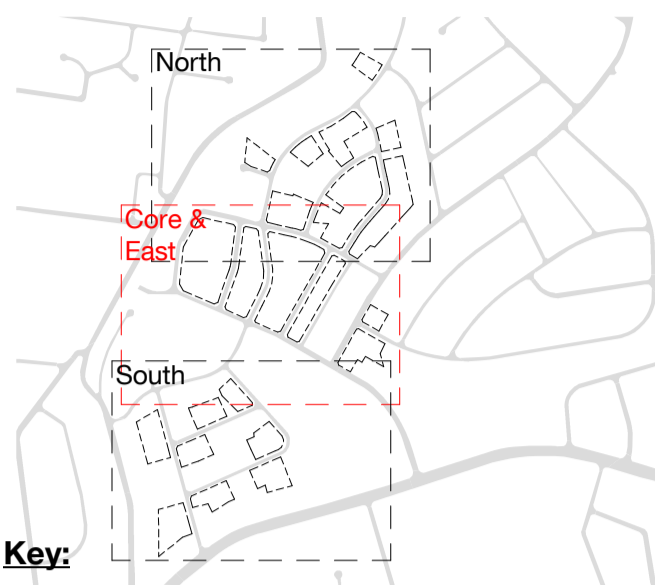
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Key:

Market

Social

Affordable

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
Core & East Precincts - Mid-rise
Typical Floor Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 5:04:59 PM		
BIM			

Drawing no.	Revision
DA02.MP.1114	

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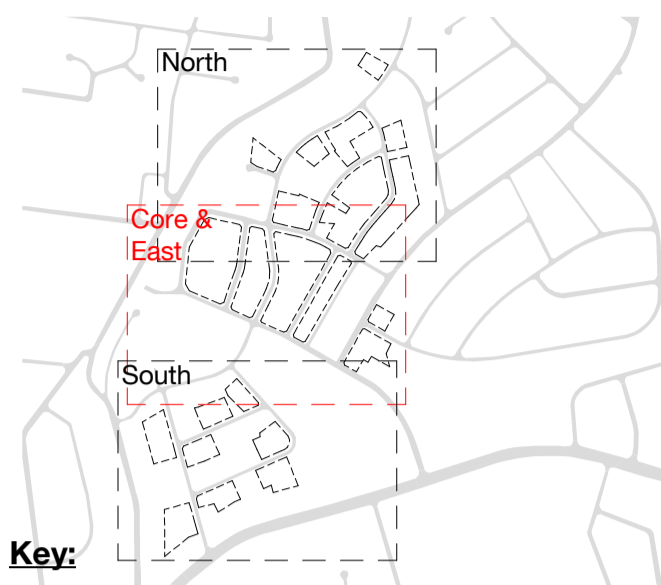
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Key:

- Market
- Social
- Affordable

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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
Core & East Precincts - High-rise
Typical Floor Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 5:04:27 PM		
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Drawing no.	Revision
DA02.MP.1124	

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Ref	Date	Description	Initial	Checked

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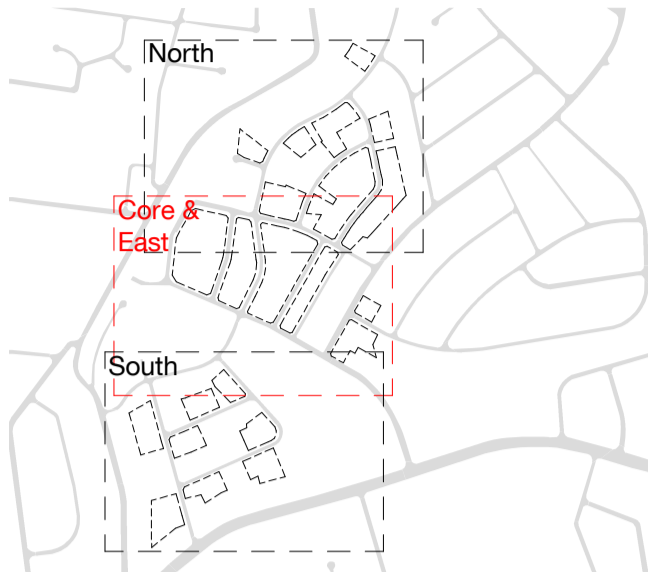




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5	21.07.23	Stage 01a Update	JC	WM
4	22.03.23	Response to Submission 3	CW	WM
3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Core & East Precinct Basement
Parking



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	21/07/2023 2:57:10 PM		

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DA02.MP.130 5

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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

Core Masterplan Core & East Precincts - GFA Plans



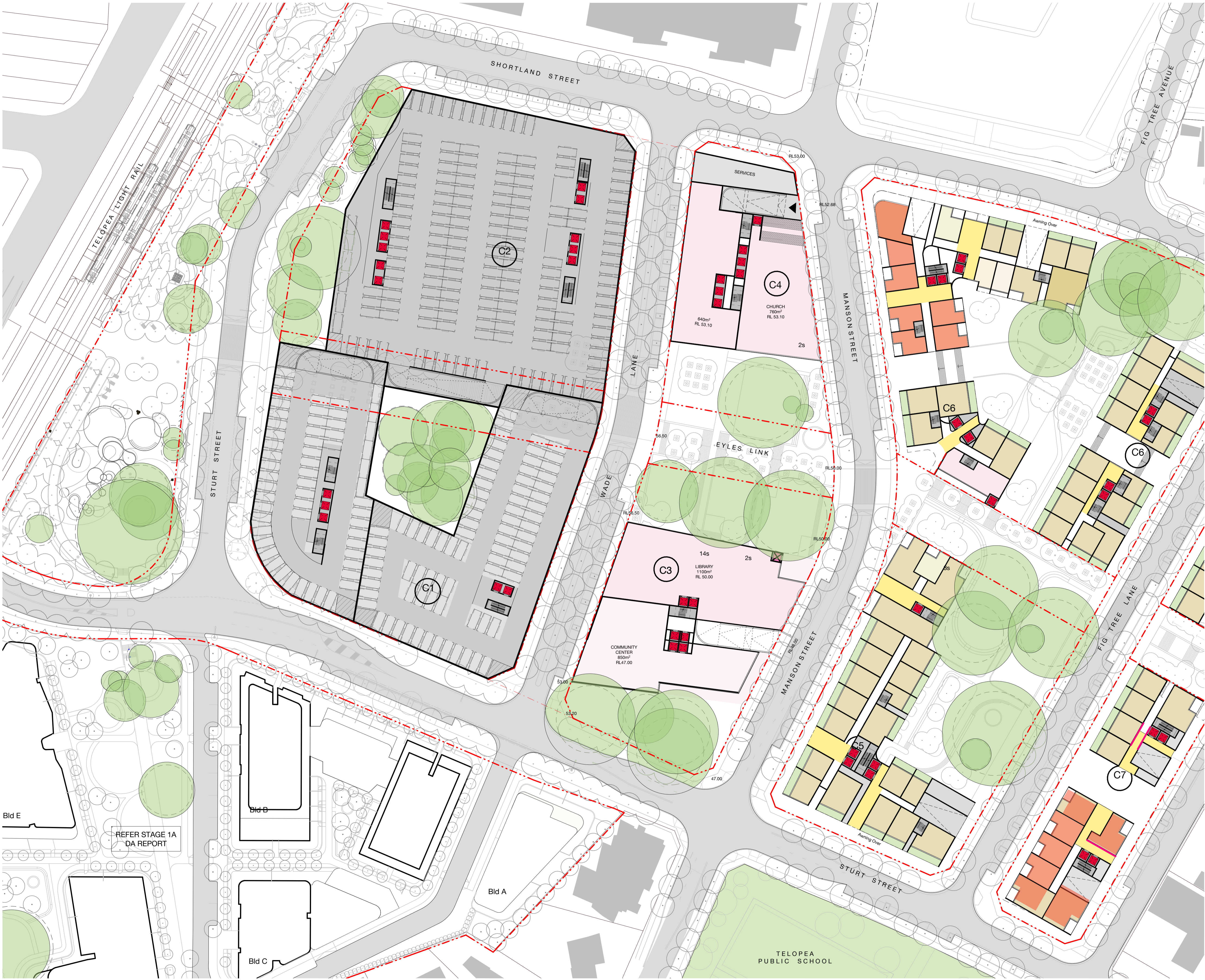
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Drawn	Author Checked Checker
Project No.	S12226
Plot Date	22/03/2023 5:02:12 PM
BIM	

Drawing no. Revision DA02.MP.1502

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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
Lower Ground Manson St
Non-Resi



Status	For Information		
Scale	1 : 500	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 5:01:48 PM		
BIM			

Drawing no. DA02.MP.190 3

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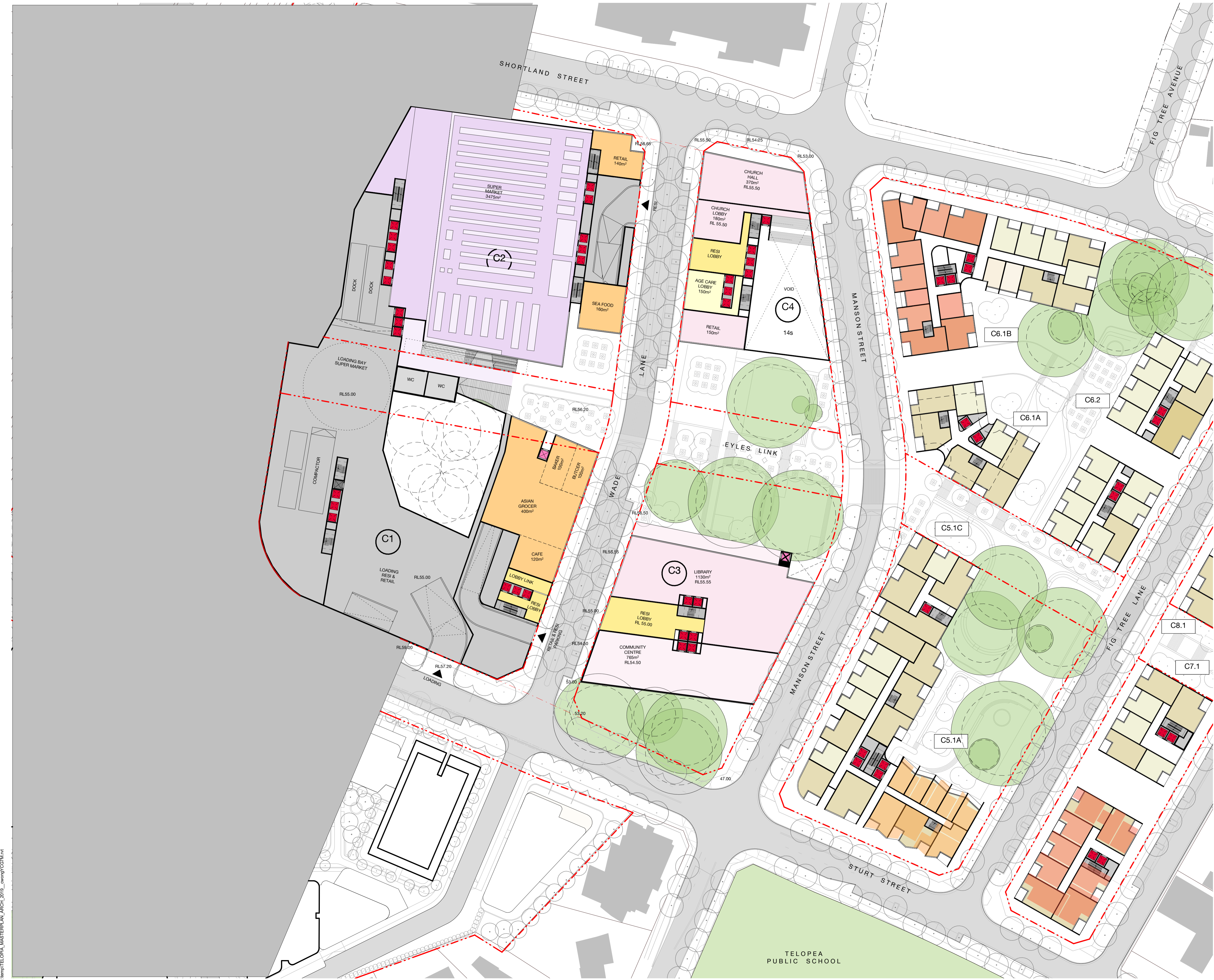
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3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Lower Ground Non-Resi



Status	For Information		
Scale	1 : 500	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	22/03/2023 5:01:25 PM		
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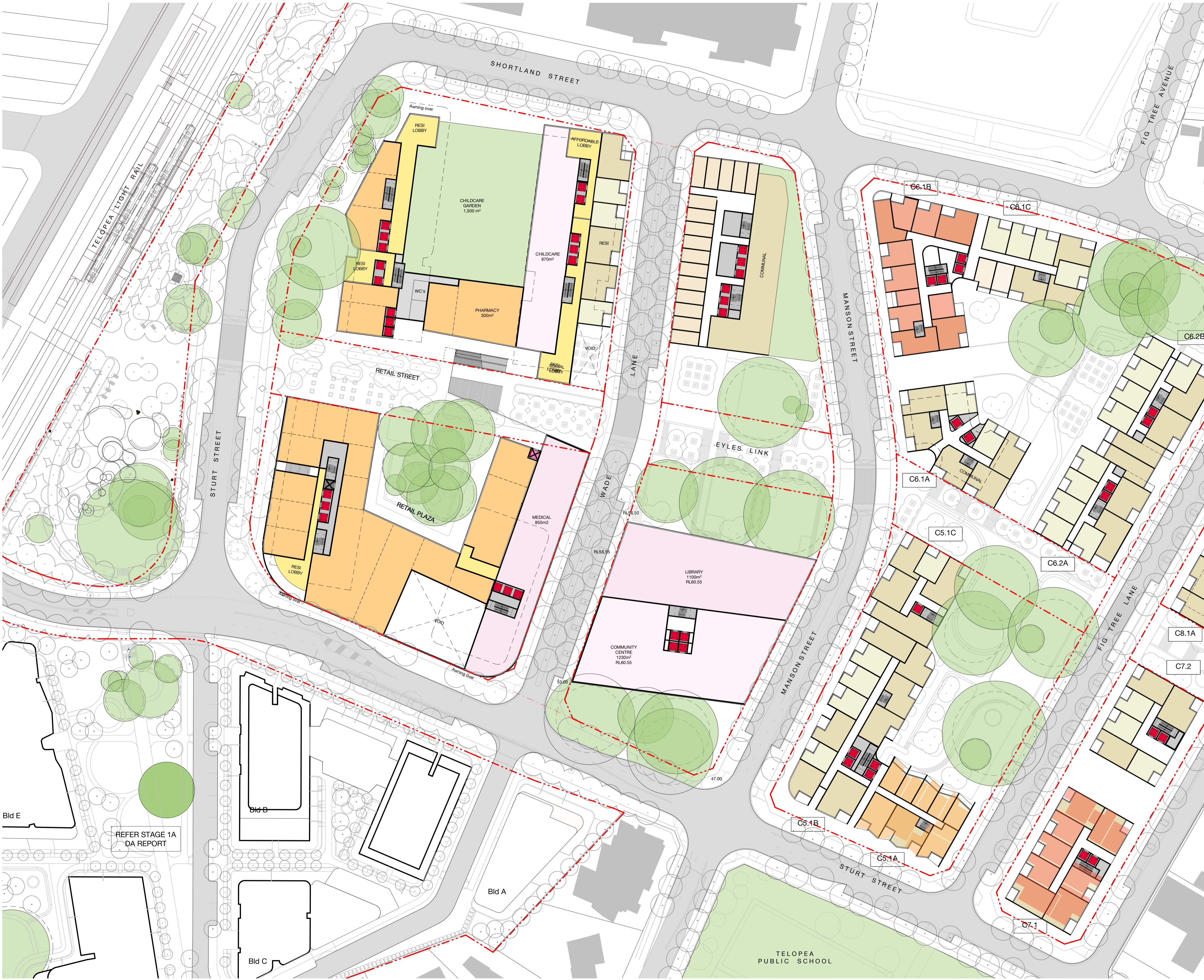
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2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Upper Ground Non-Resi



Status	For Information		
Scale	1 : 500	@ A1	
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Project No.	S12226		
Plot Date	22/03/2023 5:01:02 PM		
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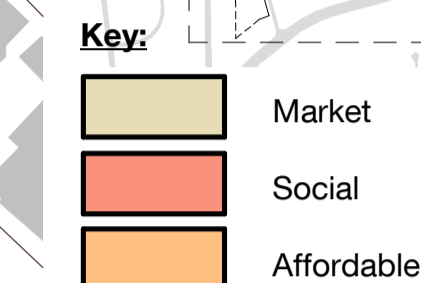
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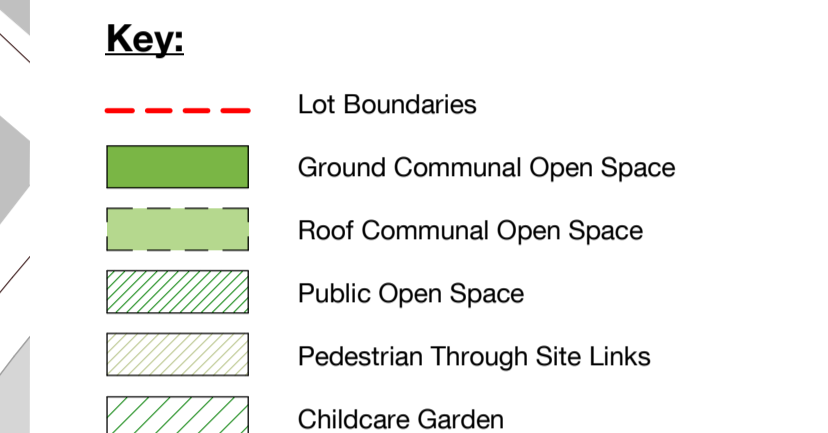
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3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Indicative Scheme
Core & East Precincts - Open
Space

Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	8/09/2023 10:54:52 AM		
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Drawn no			Revision

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