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

4	11.12.23	Response to Submission 4	AM	WM
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	11/12/2023 5:14:48 PM		
BIM			

Drawing no.	Revision
DA01.MP.3004	

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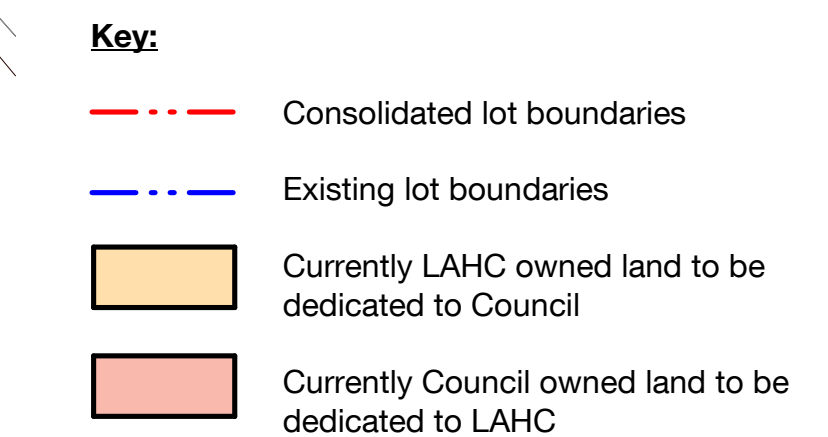
**Bates Smart Architects Pty Ltd** ABN 68 094 740 986

0 5 10 20 30 50 75m

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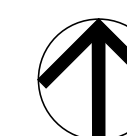


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2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Masterplan  
South Precinct - Lot Subdivision  
Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:15:13 PM		
BIM			

Drawing no. Revision

**DA01.MP.3103**

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PRECINCT DRAWING  
NUMBER DA01.120

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

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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	11/12/2023 5:15:36 PM
BIM	

Drawing no. DA01.MP.3204

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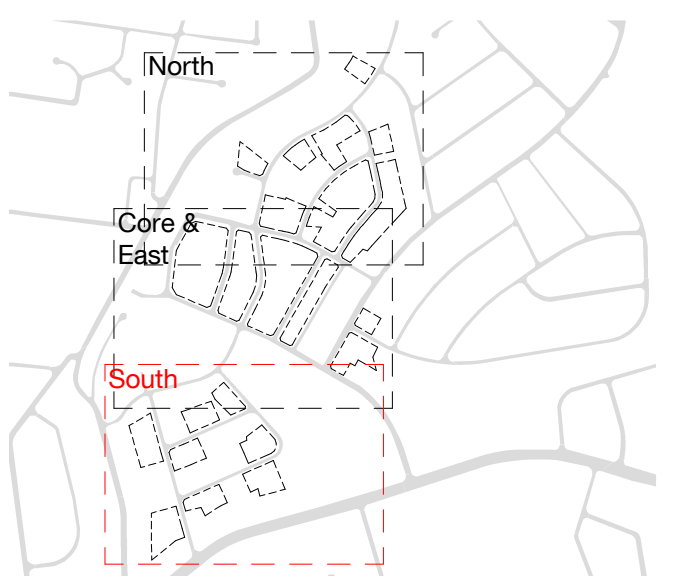


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PRECINCT DRAWING  
NUMBER DA01.130

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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
  - Rear Boundary Separation; Habitable to habitable; 6m up to four storeys, 9m above four storeys

5	11.12.23	Response to Submission 4	AM	WM
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3	07.10.22	Response to Submission 2	WM	MA
2	14.03.22	Response to Submissions	CC	WM
1	27.10.20	Stage 1 SSDA Drawings		
Rev	Date	Description	Initial	Checked

## Telopea Masterplan

### Masterplan South Precinct - Envelope Control Plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	AM	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:54:22 PM		
BIM			

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DA01.MP.330 5	

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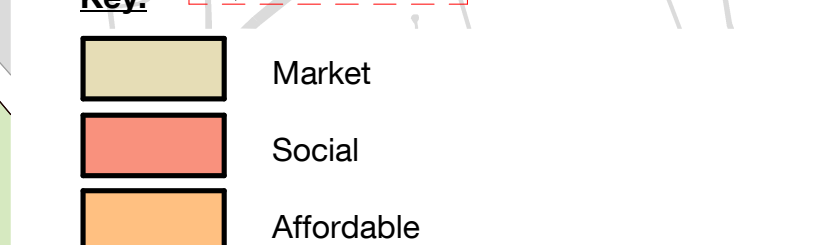
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0 5 10 20 30 50 75m

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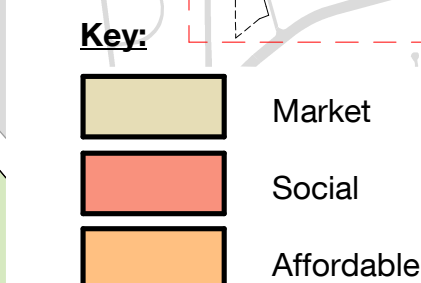


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Indicative Scheme  
South Precinct - Typical Floor Plan



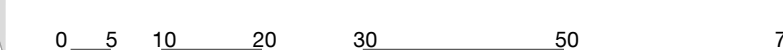
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Plot Date	11/12/2023 5:27:24 PM		
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**DA02.MP.3104**

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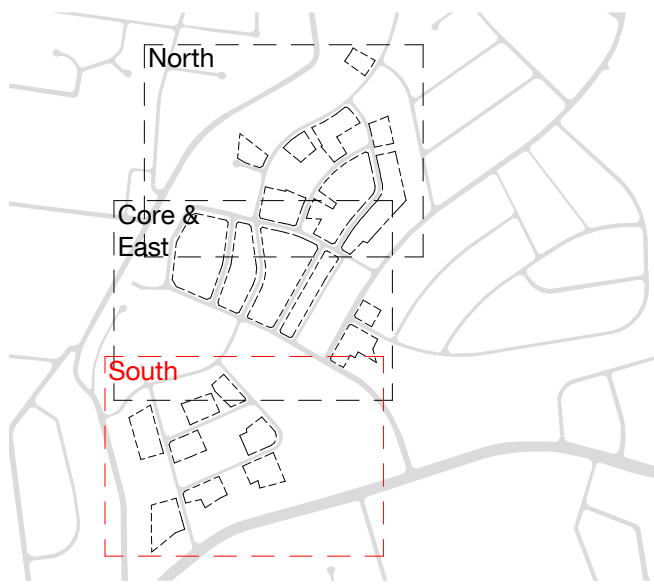
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Rev	Date	Description	Initial	Checked

## Telopea Masterplan

### Indicative Scheme South Precinct - Roof Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:27:51 PM		
BIM			

Drawing no.	Revision
DA02.MP.320 4	

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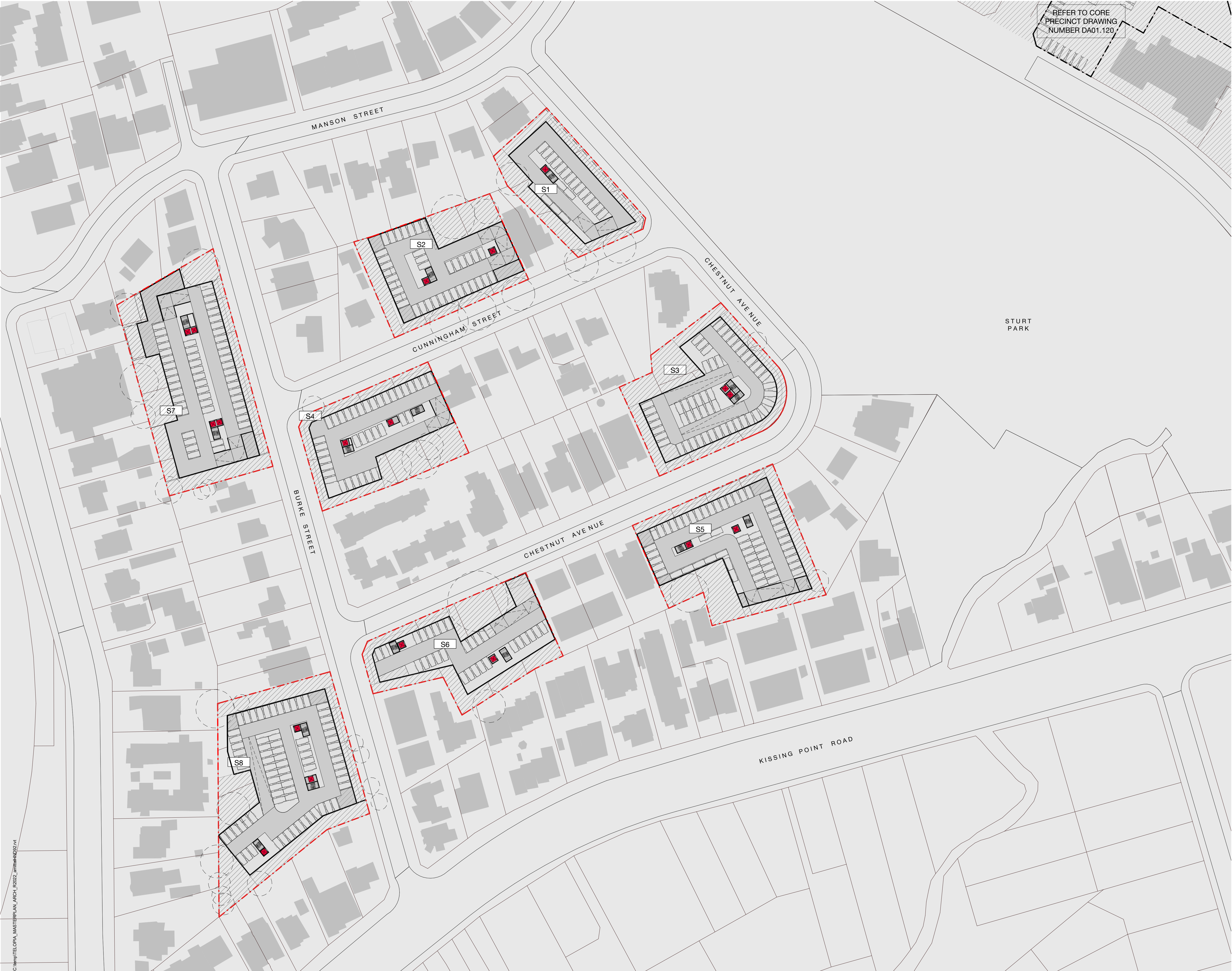
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0 5 10 20 30 50 75m

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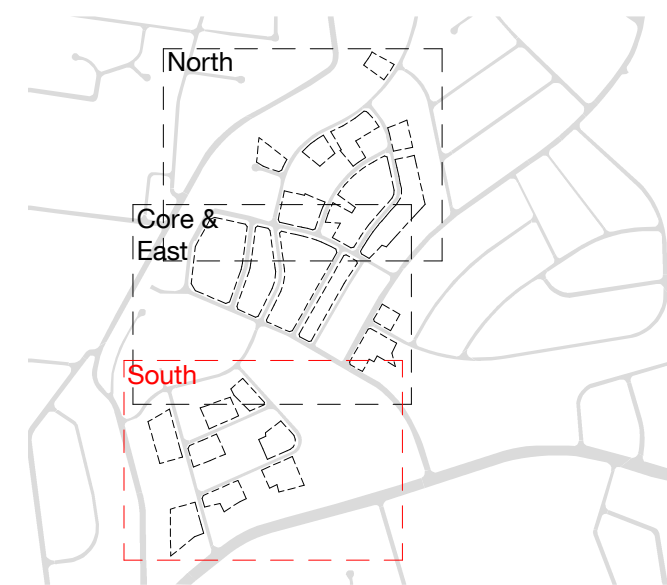




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Teloopa Masterplan

Indicative Scheme  
South Precinct - Basement



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:28:19 PM		
BIM			

Drawing no.	Revision
DA02.MP.330 4	

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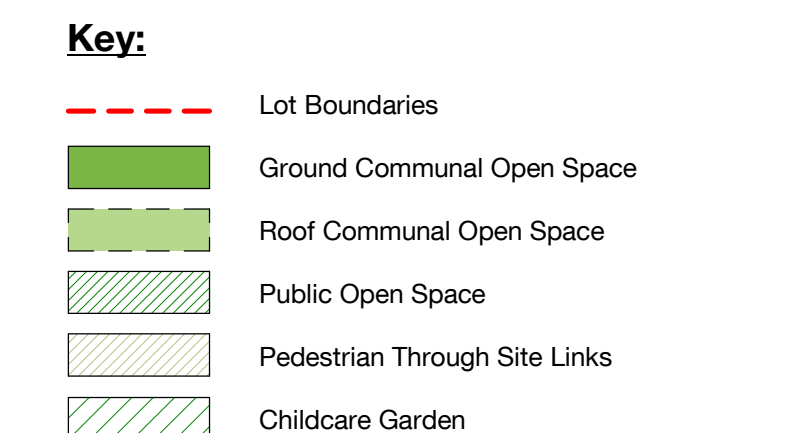
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Teloepa Masterplan

Drawing no. Revision

**DA02.MP.340 4**

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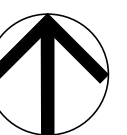
**GFA - Standard Instrument LEP, Department of Planning**

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.

3	11.12.23	Response to Submission 4	AM	WM
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	11/12/2023 5:29:07 PM		
BIM			

Drawing no. Revision

**DA02.MP.350 3**

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