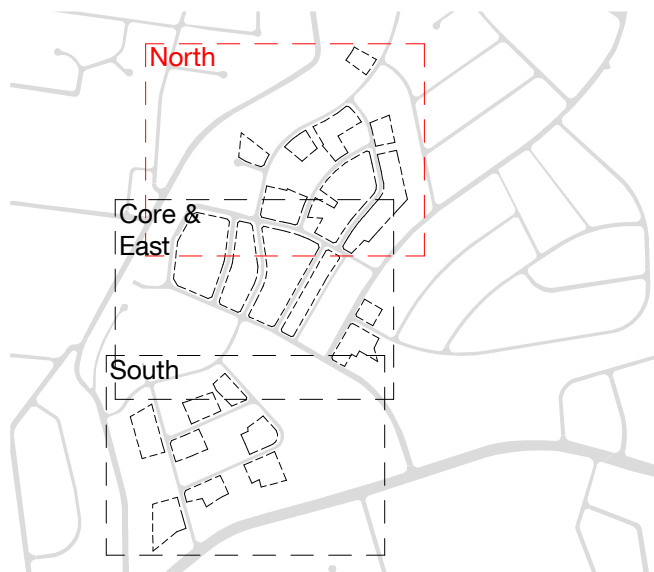




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Key:

- Site Boundaries
- Existing Buildings to be demolished
- Roads to be removed
- Trees intended for retention
- 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
North Precinct - Existing Condition
& Demolition Plan**



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

Drawing no.	Revision
DA01.MP.2004	

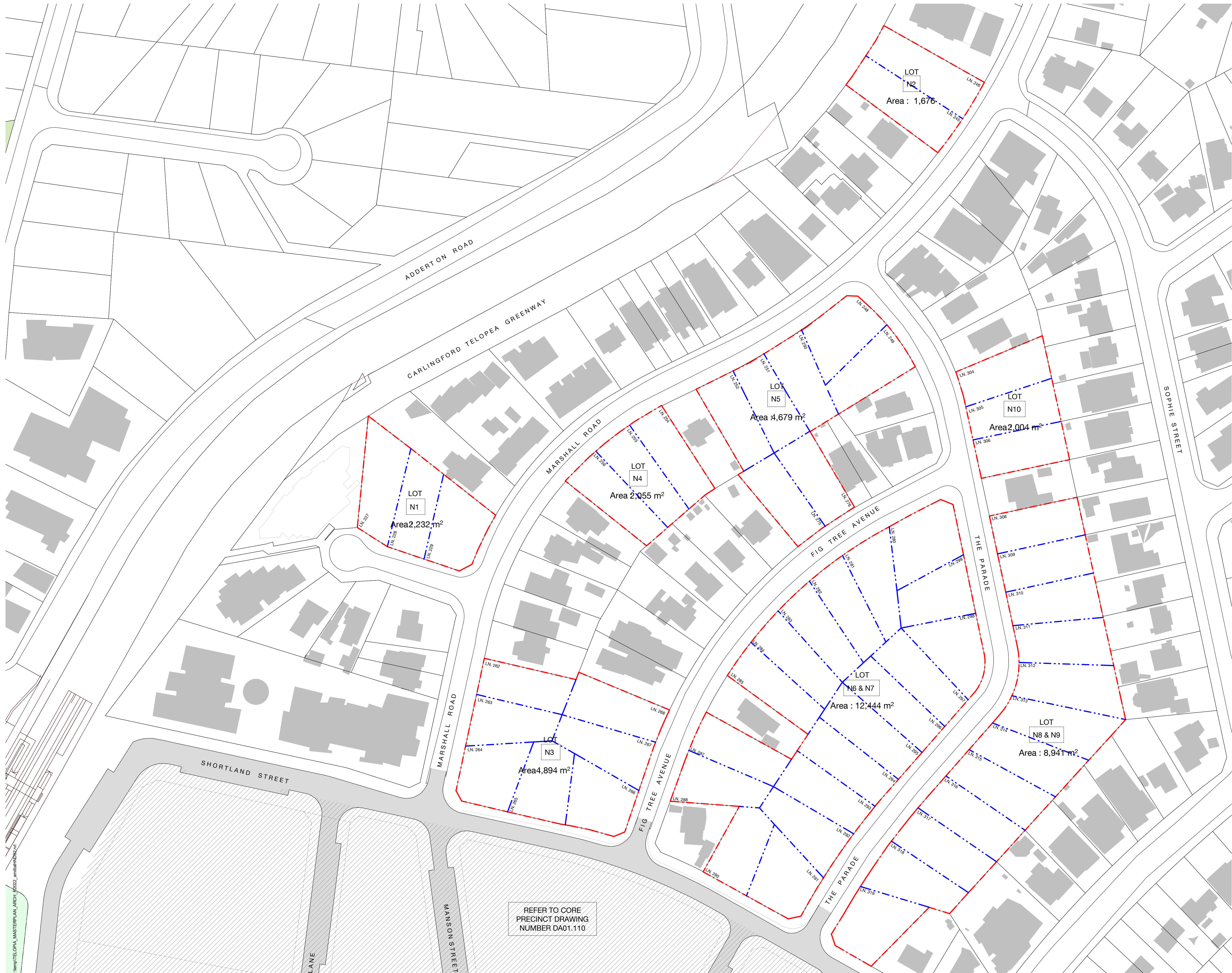
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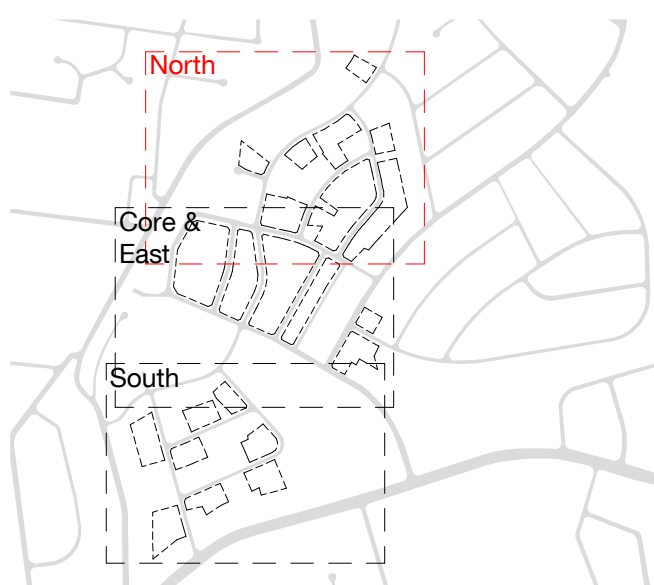
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Key:

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

3	11.12.23	Response to Submission 4	AM	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 - Lot Subdivision
Plan



Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:13:37 PM		
BIM			

Drawing no.	Revision
DA01.MP.2103	

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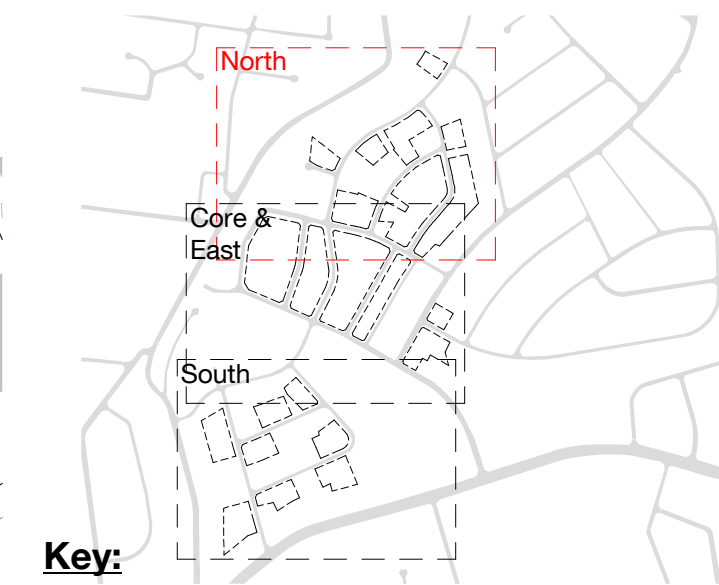
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Key:

- 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

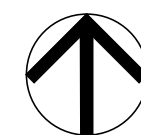
Sum of deep soil areas:

- 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%)**

5	11.12.23	Response to Submission 4	AM	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

**Masterplan
North Precinct - Deep Soil Areas**



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:13:59 PM		
BIM			
Drawing no.	Revision		
DA01.MP.2205			

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REFER TO CORE
PRECINCT DRAWING
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

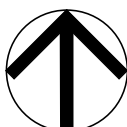
Upper level windows above to habitable; Windows must be screened or angled non perpendicular to boundary

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

6	11.12.23	Response to Submission 4	AM	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 North Precinct - Envelope Control Plan



Status	For Information		
Scale	1 : 750	@	A1
Drawn	AM	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:14:23 PM		
BIM			
Drawing no.	Revision		

DA01.MP.2306

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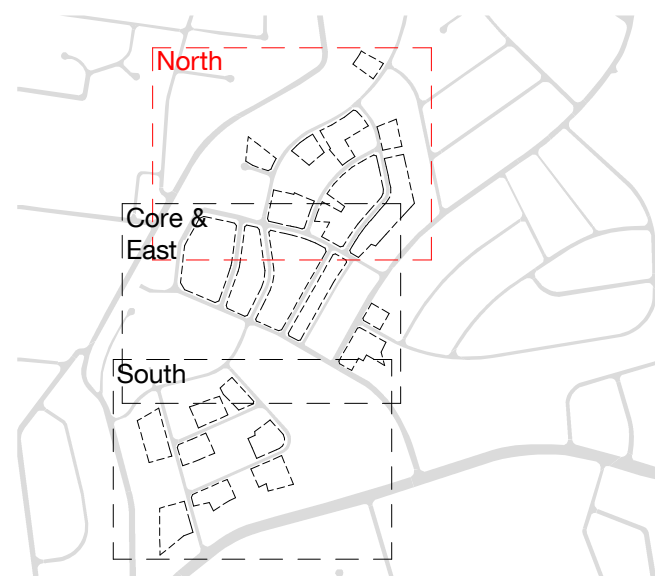
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Key:

- Market
- Social
- Affordable

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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	11/12/2023 5:24:03 PM		
BIM			

Drawing no. Revision
DA02.MP.200 4

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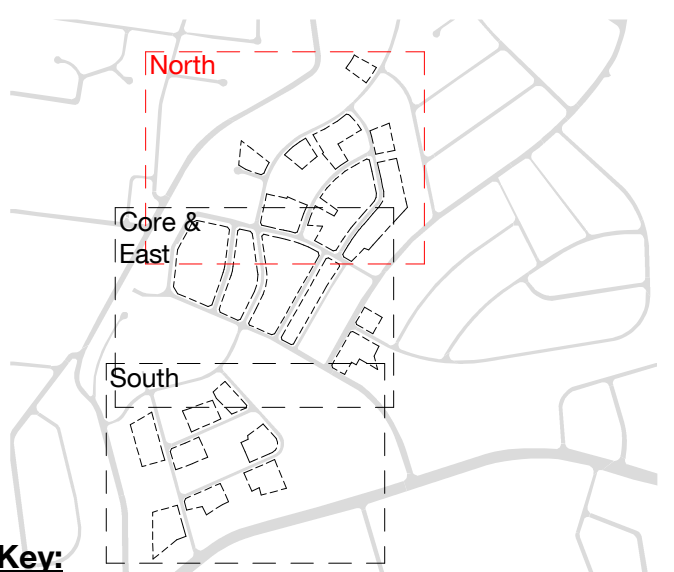
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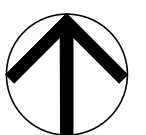
Key:

- Market
- Social
- Affordable

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

Indicative Scheme
North Precinct - Typical Floor Plan



Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	11/12/2023 5:24:34 PM
BIM	

Drawing no. Revision
DA02.MP.2114

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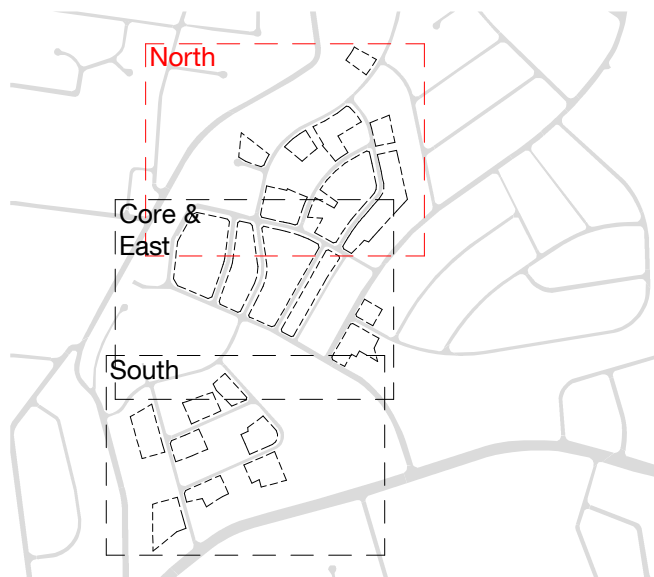
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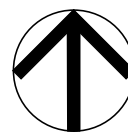
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3	22.03.23	Response to Submission 3	CW	WM
2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme North Precinct - Roof Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:25:05 PM		
BIM			

Drawing no.	Revision
DA02.MP.220 4	

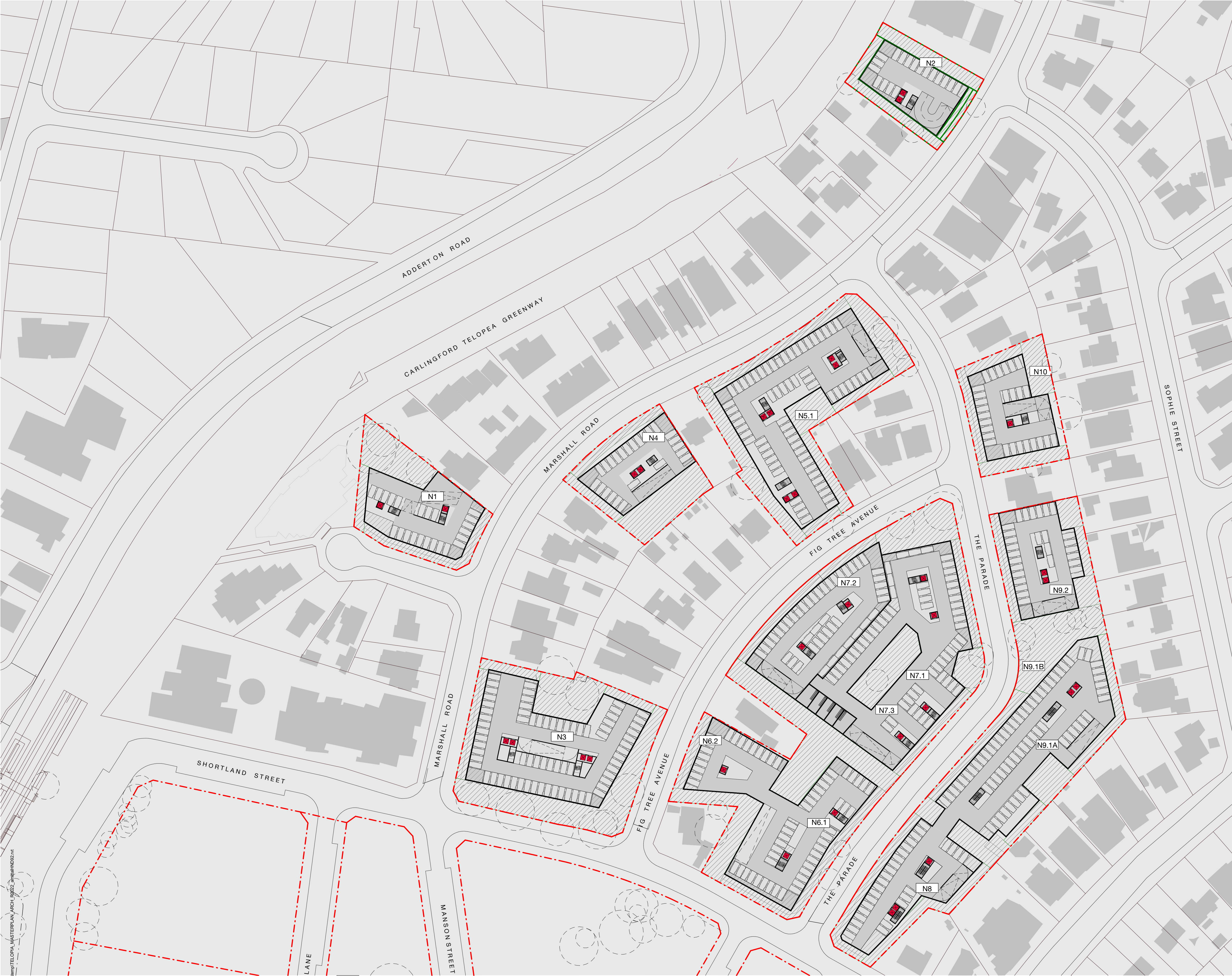
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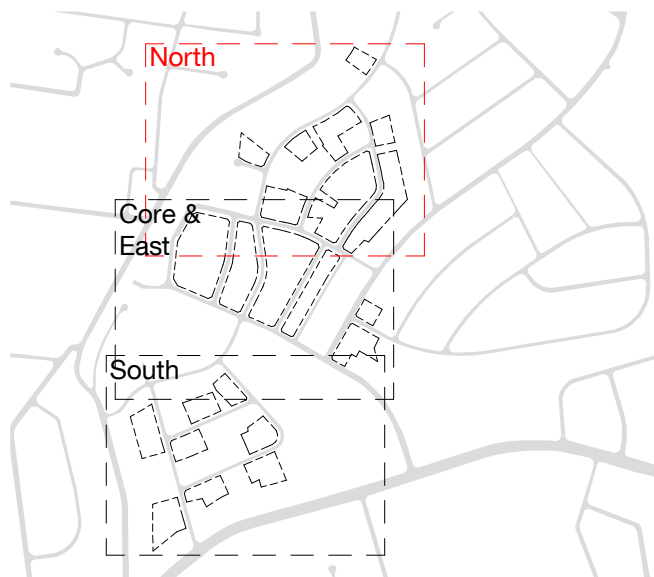
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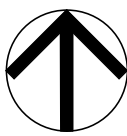
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4	22.03.23	Response to Submission 3	CW	WM
3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme North Precinct - Basement



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:25:39 PM		
BIM			

Drawing no.	Revision
DA02.MP.230 5	

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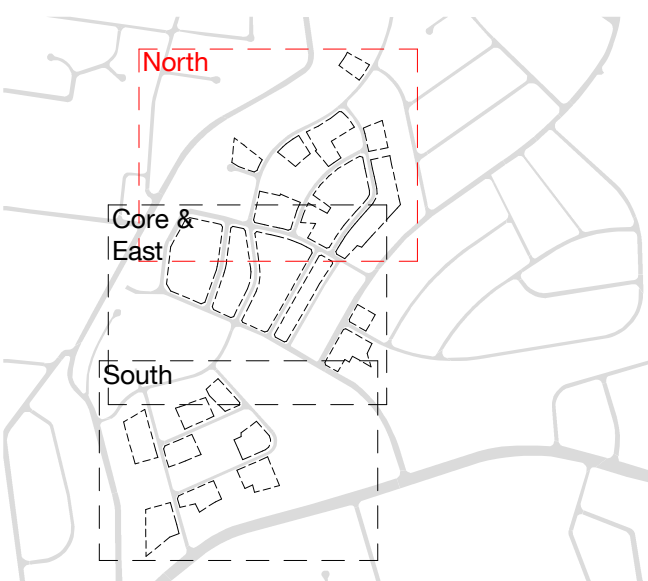
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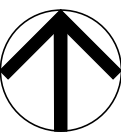


- Key:**
- Lot Boundaries
 - Ground Communal Open Space
 - Roof Communal Open Space
 - Public Open Space
 - Pedestrian Through Site Links
 - Childcare Garden

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

Indicative Scheme
North Precinct - Open Space



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	12/12/2023 4:46:59 PM		
BIM			
Drawing no.	Revision		

DA02.MP.240 4

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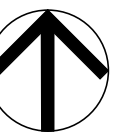
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GFA - Standard Instrument LEP, Department of Planning

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

Masterplan
North Precinct - GFA Plans



Drawing no. Revision

DA02.MP.250 3

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