

# Isolated Sites Study

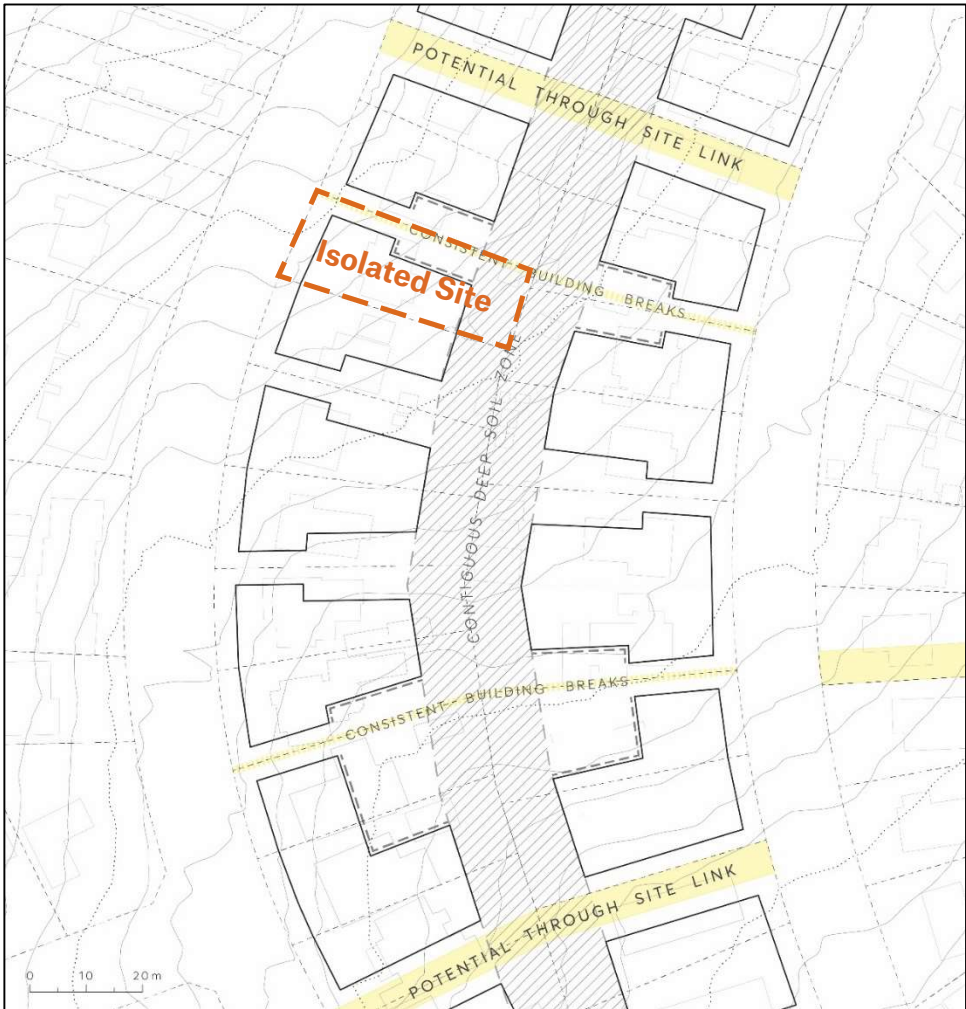
## North Precinct

### SDRP Follow Up (Email from Angus Bell)

#### Isolated Sites

- Doubtless the Core is the focus – however the design approach/principles applied to these sites coupled with sufficient detail should be included in your presentation. There will likely be interest on how the design responds to the LGA (draft) DCP – i.e. what's guiding an isolated site towards an integrated outcome.

Figure 3: Indicative Block Plan and Building Layout



Draft Telopea DCP - May 2021

The proposed masterplan sets up the framework to deal with isolated sites consistent with the Draft Telopea DCP. The proposed envelopes propose nil setback to the southern boundary of an isolated site. The following pages display two development scenario's that could be contemplated.

Site Area	Stories	FSR	Max GFA
Site A: 653 SQM	6 Stories	1.7	1,110m <sup>2</sup>
Site B: 670 SQM	6 Stories	1.7	1,139m <sup>2</sup>
Site C: 651 SQM	5 Stories	1.5	976.5m <sup>2</sup>



North Precinct Isolated Sites Plan



# Isolated Sites Study

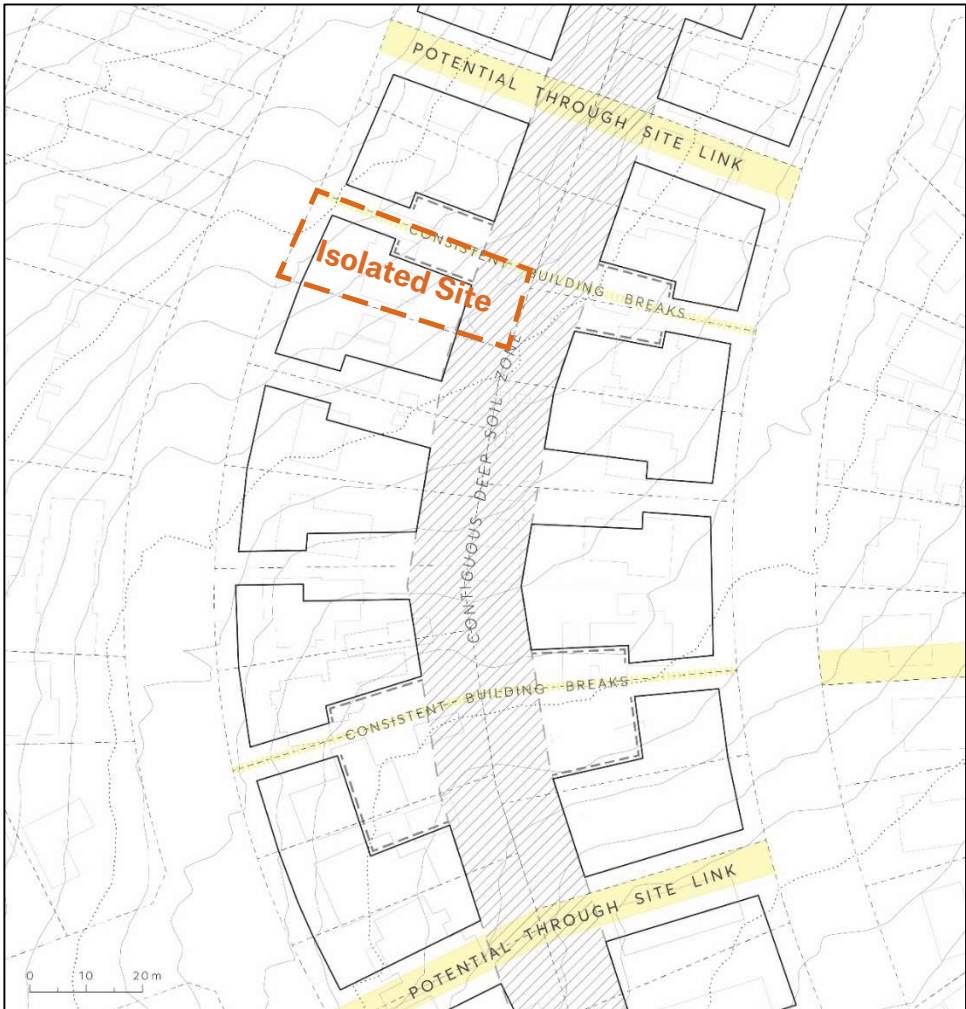
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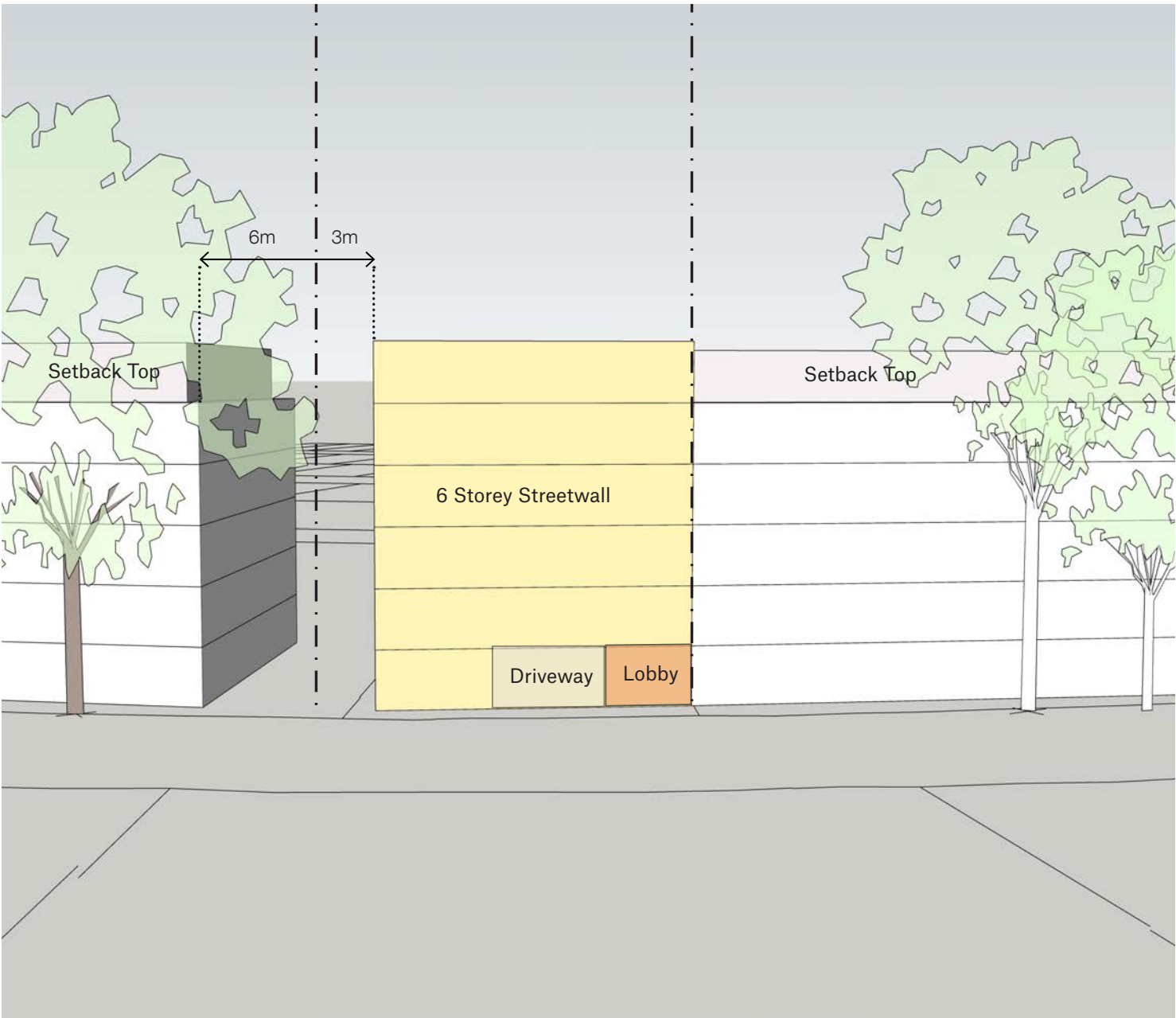
North Precinct Typical Plan

# Isolated Sites Study

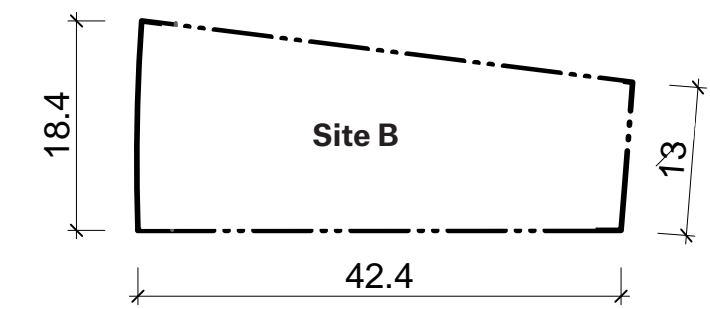
## Scenario 1

3m setback to northern boundary  
0m setback to Southern boundary

6 storey streetwall with setback top



Street Elevation



Site Area	Stories	FSR	Max GFA	Proposed GFA
Site A: 653 SQM	6 Stories	1.7	1,110m <sup>2</sup>	1,094m <sup>2</sup>
Site B: 670 SQM	6 Stories	1.7	1,139m <sup>2</sup>	
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Typical Plan

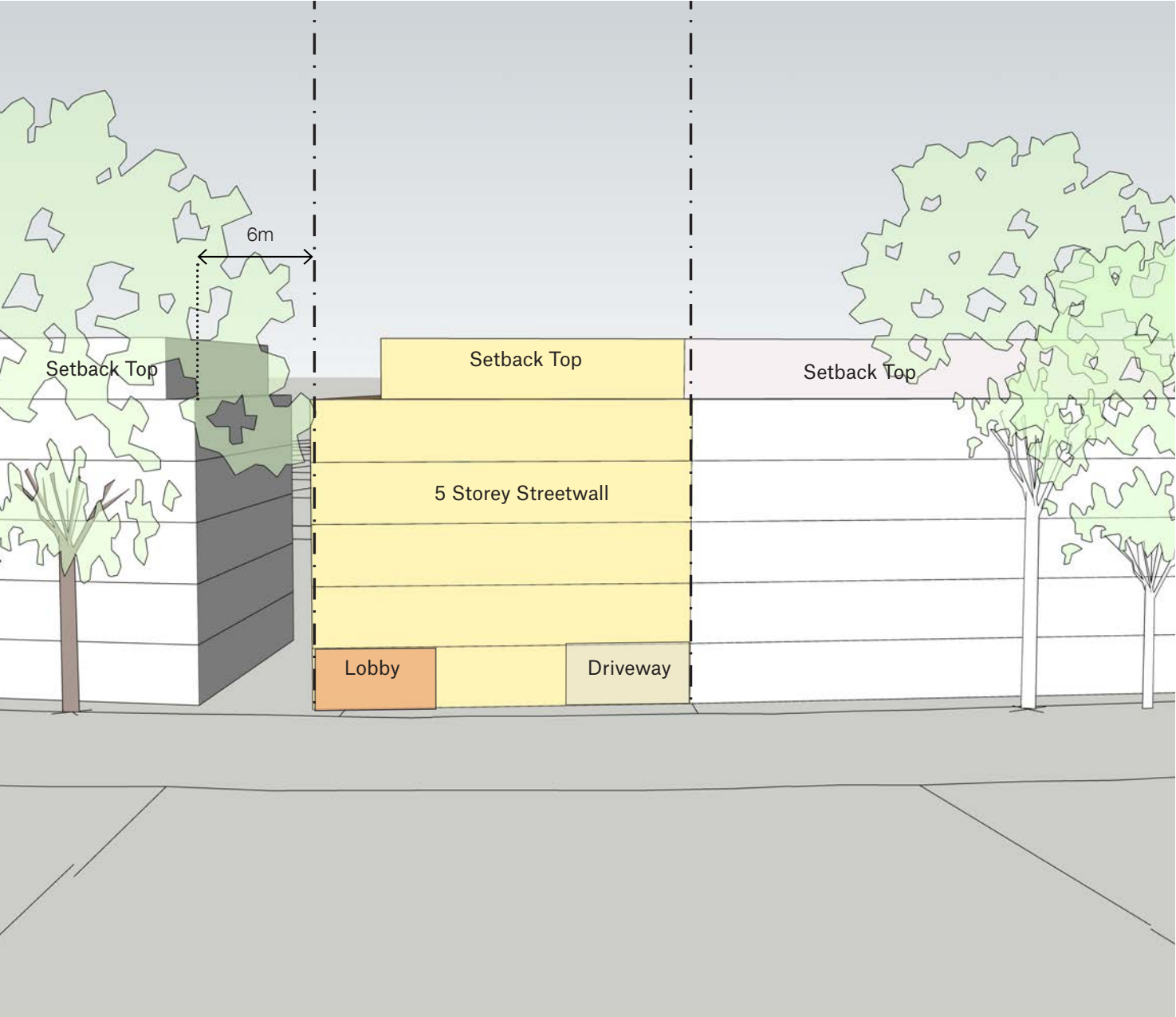


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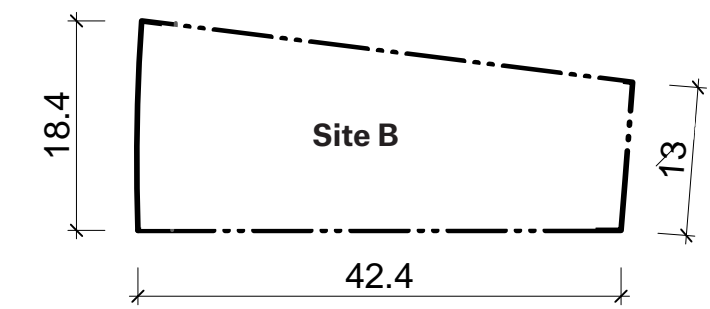
## Scenario 2

0m setback to northern boundary  
0m setback to Southern boundary

5 storey streetwall with setback top



Street Elevation



Site Area	Stories	FSR	Max GFA	Proposed GFA
Site A: 653 SQM	6 Stories	1.7	1,110m <sup>2</sup>	1,139m <sup>2</sup>
Site B: 670 SQM	6 Stories	1.7	1,139m <sup>2</sup>	
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Typical Plan