

PUBLIC OPEN SPACE
2,763 m²

COMMUNAL OPEN SPACE
626 m²

~~COMMUNAL OPEN SPACE~~
447 m²

COMMUNAL OPEN SPACE
309 m²

COMMUNAL OPEN SPACE
260 m²

COMMUNAL OPEN SPACE
514 m²

LANDSCAPE TO
UPDATED

STURT STREET

STURT STREET

MANSON STREET

LEGEND

TOTAL OPEN SPACE - 5,810m²

COMMUNAL OPEN SPACE - 3,047m²

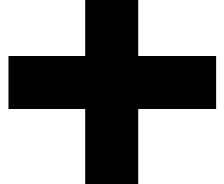
PUBLIC OPEN SPACE - 2,763m²

* SITE AREA EXCLUDES RE1 PUBLIC RECREATION ZONE

DEVELOPMENT APPLICATION

DATE	Issue Name	BY	CHK	N
19/08/2020	DEVELOPMENT APPLICATION			A
28/03/2022	DEVELOPMENT APPLICATION			B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
10/07/2023	DEVELOPMENT APPLICATION	AH	RP	E
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	AH	RP	G
20/10/2025	DEVELOPMENT APPLICATION	AH	RP	H

CONSULTANTS		
MASTERPLAN	☐	BATES SMART T: 02 8584
URBAN & LANDSCAPE	☐	HASSELL T: 02 9191
CIVIL ENGINEER	☐	J WYNDENHAM PRICE T: 02 4720
CP/ED / HERITAGE / TOWN PLANNING	☐	URBIS T: 02 8233
TRAFFIC ENGINEER	☐	ASON GROUP T: 02 9083
FIRE ENGINEER	☐	AFFINITY FIRE T: 02 9194
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SERVICES T: 02 9822
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS T: 02 9868
MIP SERVICES	☐	DSE T: 02 9416
BCA-PCA	☐	CITY PLAN T: 02 8270

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Level 4, 222 Clarence St
Sydney NSW 2000 Australia

Plus Architecture Pty. Ltd
ACN 600506303



plus
architecture

Melbourne Sydney
Brisbane Western Australia
Christchurch Auckland

Telephone +61 2 8823 7000
Instagram #plusarchitecture

Nom. Registered
Architect (NSW): Amit Julka 100022

arch@plusarchitecture.com.au
www.plusarchitecture.com

PROJECT
**Teloepa Masterplan
Lot 5-7 Teloepa 2117
Stage 1A Residential**

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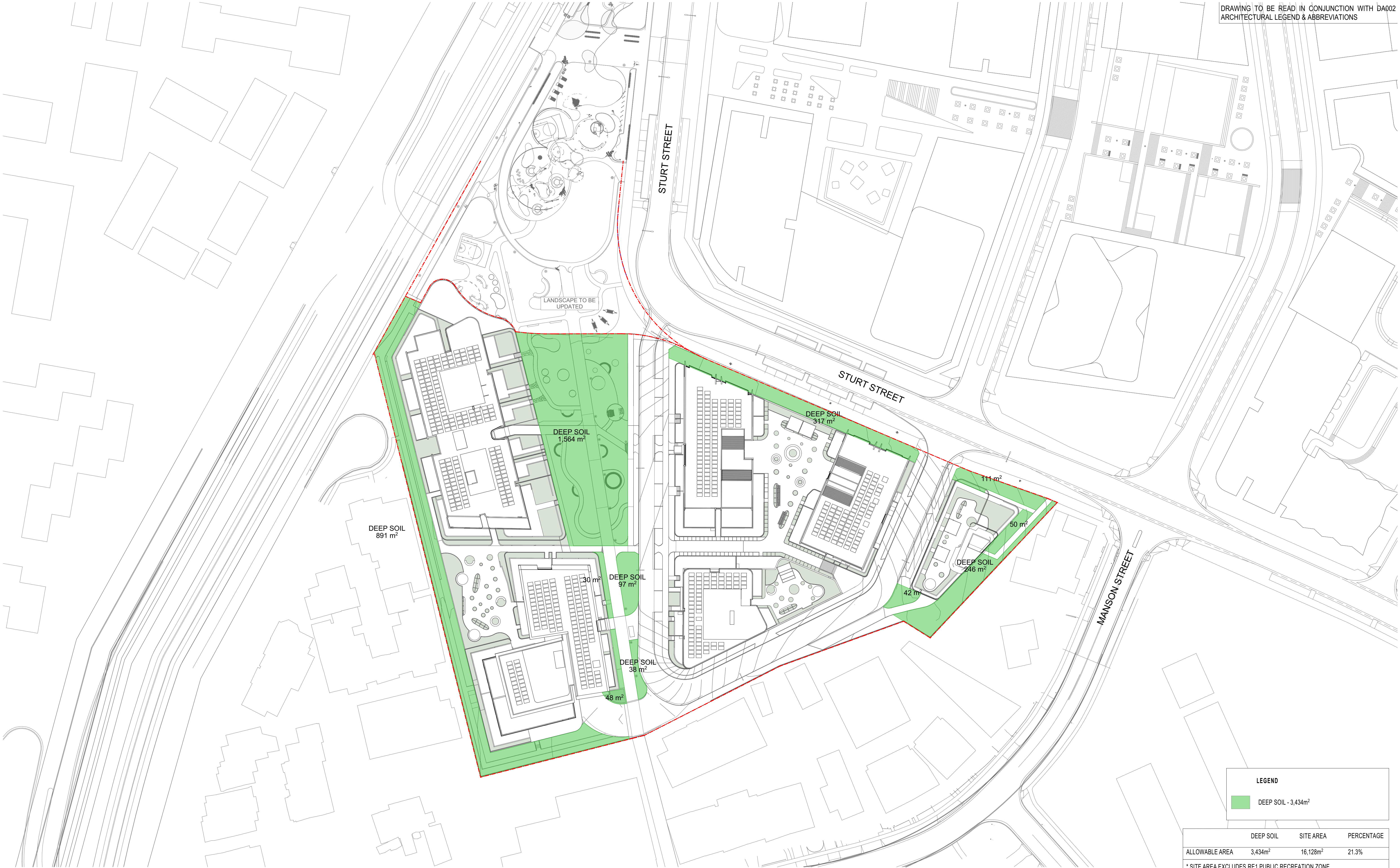
DRAWING TITLE
**OPEN SPACE
CALCULATION**

SCALE
1:500 @A1
DATE
10/15/2025
DRAWN
AH
JOB NO.
2032

PLOT DATE 11/4/2025
CHECKED RP
DRAWING NO. PLA-AR-DA035

REVISION

H

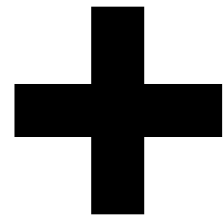


DEEP SOIL CALCULATION
SCALE: 1:500@A1

DATE	Issue Name	BY	CHK	NO.
19/08/2020	DEVELOPMENT APPLICATION			A
28/03/2022	DEVELOPMENT APPLICATION			B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
10/07/2023	DEVELOPMENT APPLICATION	AH	RP	E
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	AH	RP	G
20/10/2025	DEVELOPMENT APPLICATION	AH	RP	H

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WINDENHAM PRINCE	T: 02 4720 5360
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9888 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 503
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2300
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



Level 4, 223 Clarence St
Sydney NSW 2000 Australia
ACN 600506303

plus
architecture
Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Telephone
Instagram
+61 2 8823 7000
#plusarchitecture
Nom. Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
DEEP SOIL CALCULATION

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SCALE
1:500 @A1
DATE
10/15/2025
DRAWN
AH
JOB NO.
20320

PLOT DATE
11/4/2025
CHECKED
RP
DRAWING NO.
PLA-AR-DA0351

REVISION
H

LEGEND

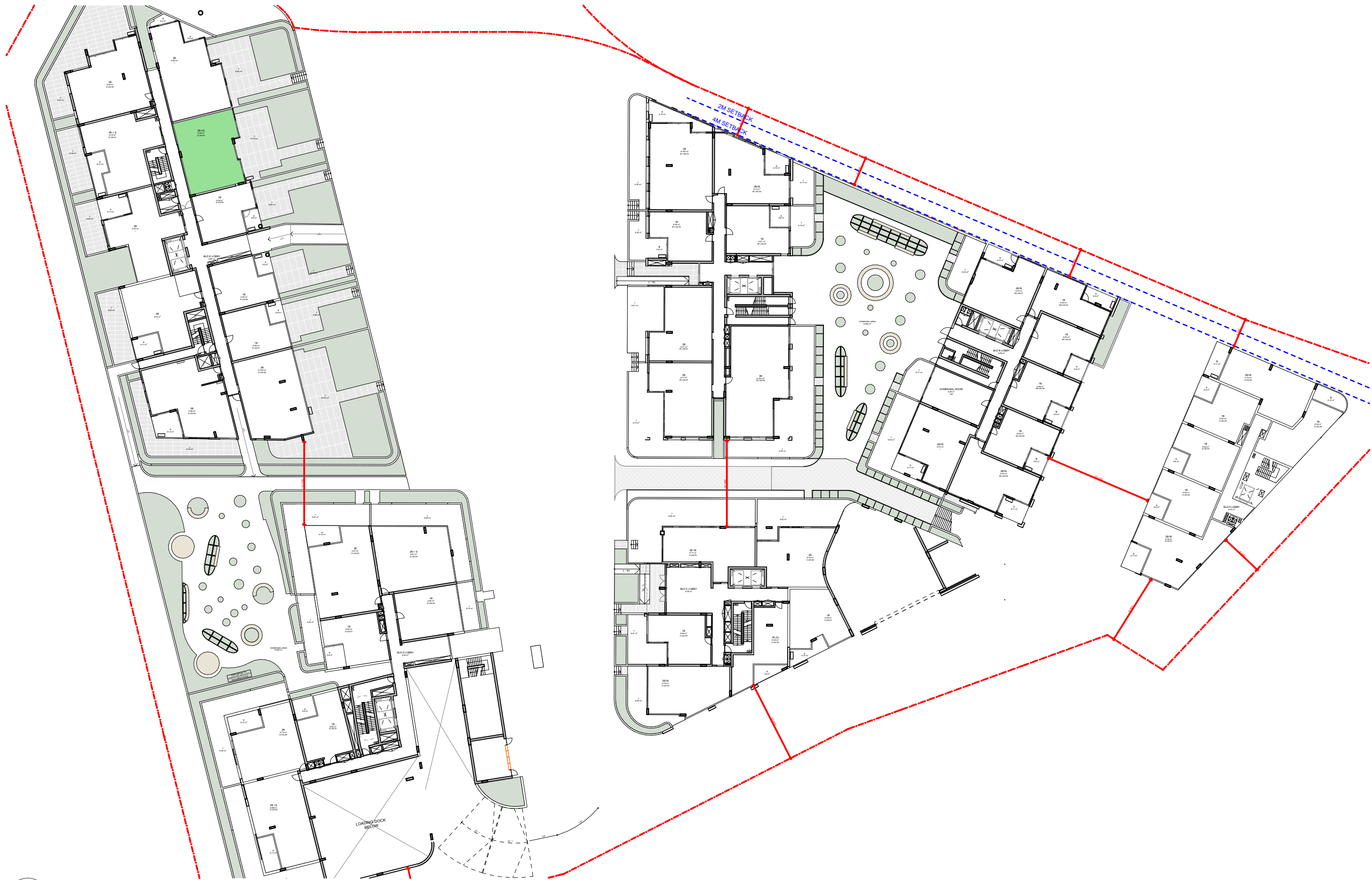
DEEP SOIL - 3,434m²

	DEEP SOIL	SITE AREA	PERCENTAGE
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ALLOWABLE AREA	3,434m ²	16,128m ²	21.3%
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* SITE AREA EXCLUDES RE1 PUBLIC RECREATION ZONE

DEVELOPMENT APPLICATION



UPPER GROUND
SCALE: 1:500@A1



LEVEL 02 L2
SCALE: 1:500@A1



LEVEL 01 L1
SCALE: 1:500@A1

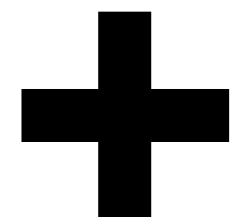


LEVEL 03 L3
SCALE: 1:500@A1

DATE	Issue Name	BY	CHK	NO.
11/08/2020	FOR INFORMATION			01
19/08/2020	DEVELOPMENT APPLICATION			A
04/11/2020	DEVELOPMENT APPLICATION			B
28/03/2022	DEVELOPMENT APPLICATION			C
10/10/2022	DRAFT DEVELOPMENT APPLICATION			D
14/10/2022	DEVELOPMENT APPLICATION	GH	GH	E
10/12/2023	FOR INFORMATION	AH	RP	F
20/10/2025	DEVELOPMENT APPLICATION	AH	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 4720 5360
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9822 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9888 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



Level 4, 223 Clarence St
Sydney NSW 2000 Australia
Plus Architecture Pty. Ltd
ACN 600506303

plus
architecture
Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Telephone
Instagram
+61 2 8823 7000
#plusarchitecture
Non-Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
DDA DIAGRAMS -
LEVELS UG - 03

SCALE
1:500 @A1
DATE
10/15/2025
DRAWN
AH
JOB NO.
20320

DRAWING NO.
PLA-AR-DA0501

REVISION
G



LEVEL 04 L4
SCALE: 1:500@A1



LEVEL 06 L6
SCALE: 1:500@A1



LEVEL 05 L5
SCALE: 1:500@A1

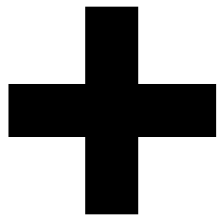


LEVEL 07 L7
SCALE: 1:500@A1

DATE	Issue Name	BY	CHK	NO.
11/08/2020	FOR INFORMATION			01
19/08/2020	DEVELOPMENT APPLICATION			A
04/11/2020	DEVELOPMENT APPLICATION			B
28/03/2022	DEVELOPMENT APPLICATION			C
10/10/2022	DRAFT DEVELOPMENT APPLICATION			D
14/10/2022	DEVELOPMENT APPLICATION	GH	GH	E
20/10/2025	DEVELOPMENT APPLICATION	AH, AS	RP	F

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 4720 5360
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9888 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2300
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Level 4, 223 Clarence St
Sydney NSW 2000 Australia
Plus Architecture Pty. Ltd
ACN 600506303

plus
architecture

Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland

Telephone
Instagram

+61 2 8823 7000
#plusarchitecture

Nom. Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential

DRAWING TITLE DDA DIAGRAMS - LEVELS 04 - 07

SCALE 1:500 @A1
DATE 10/15/2025
DRAWN AH, AS
CHECKED RP
JOB NO. 20320

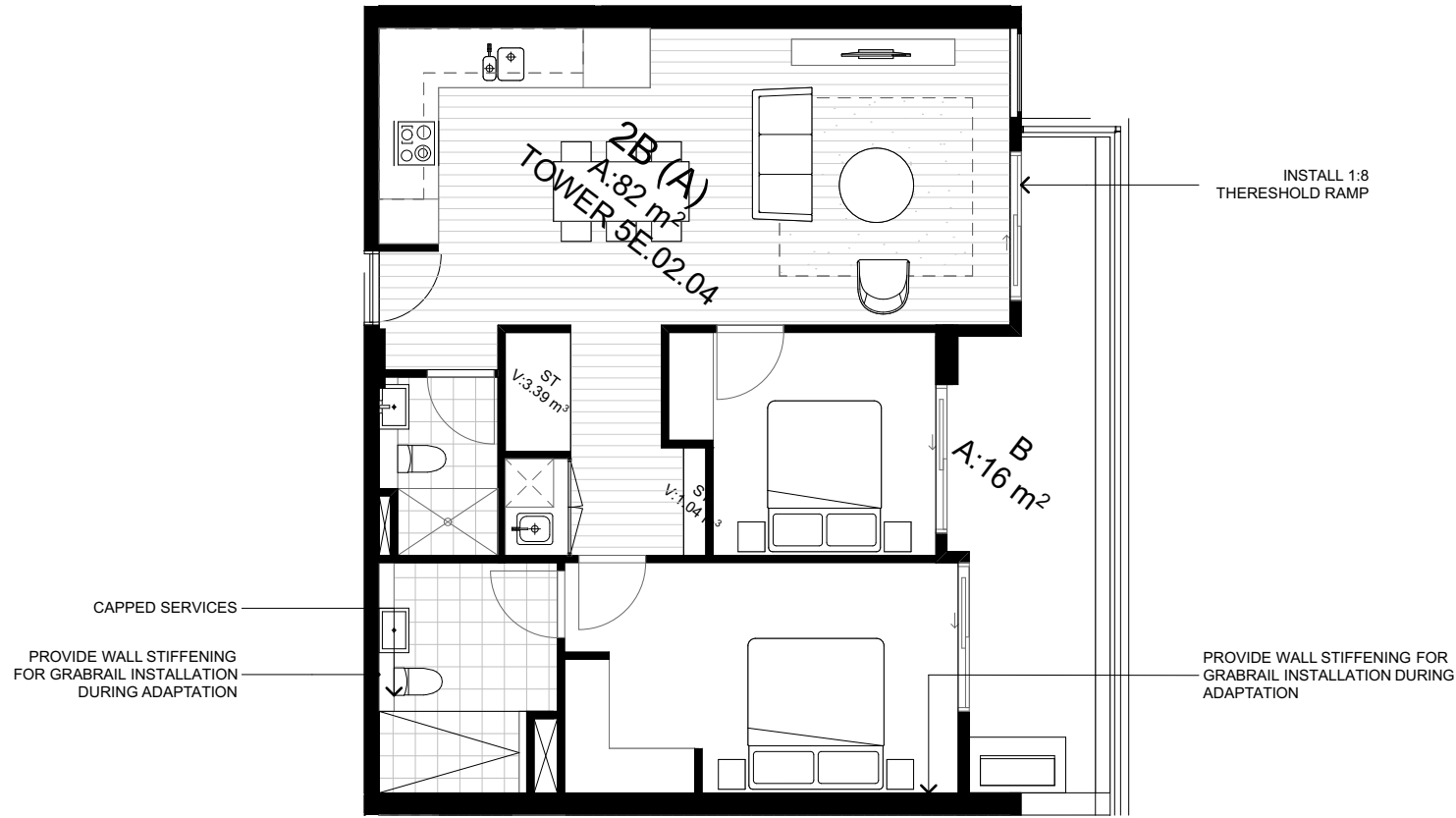
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REVISION F

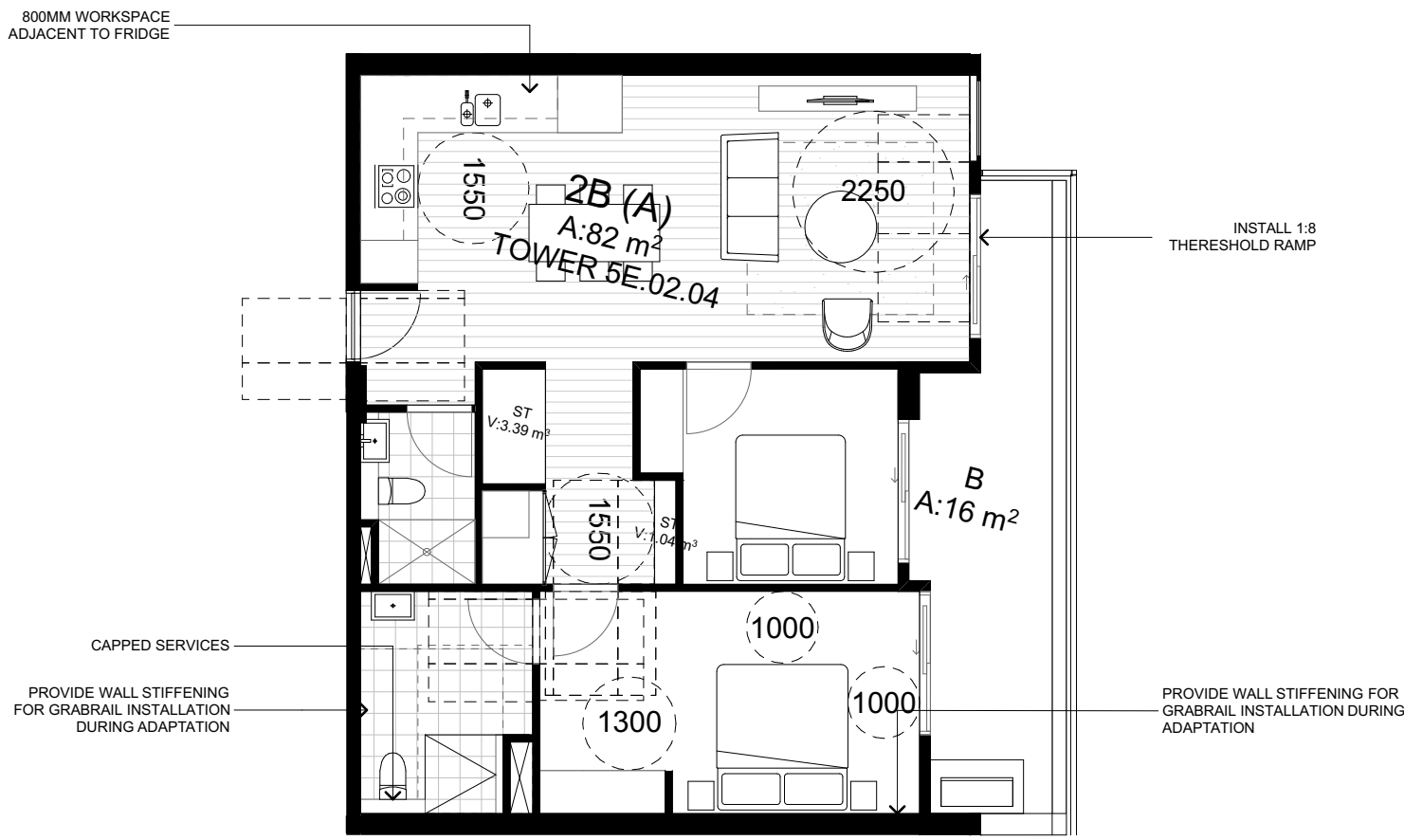
2 BED

Type - 1

Unit E.UG.04
Unit E.01.04
Unit E.02.04
Unit E.03.04
Unit E.04.04
Unit E.05.04
Unit E.06.04
Unit E.07.04

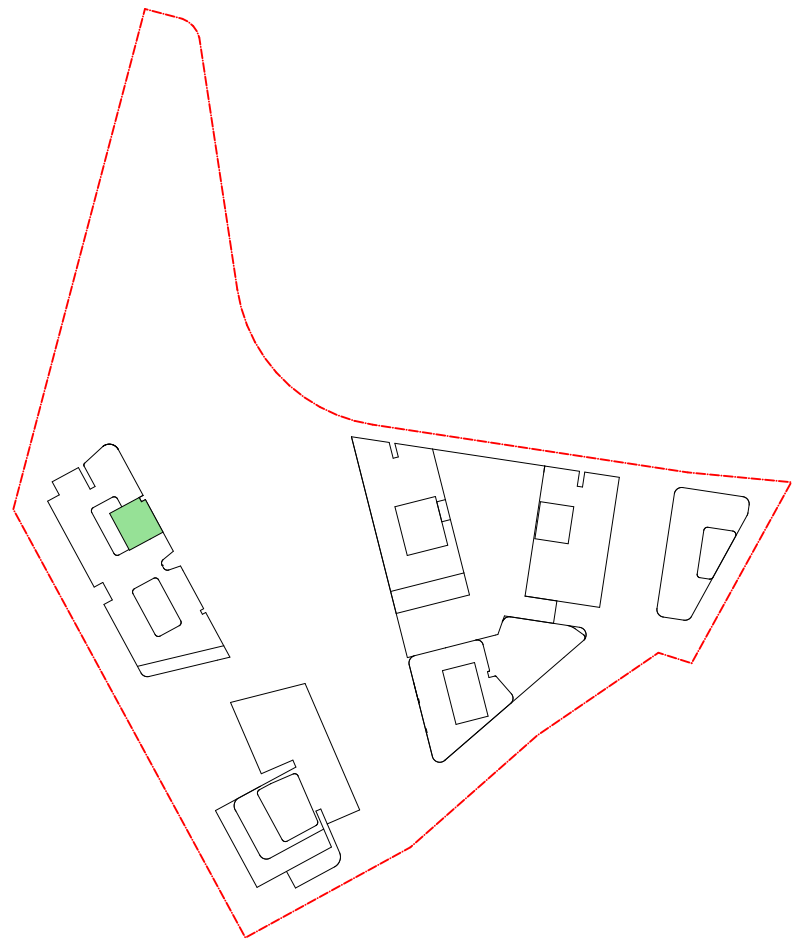


TYPE 1 - PRE ADAPTATION



TYPE 1 - POST ADAPTATION

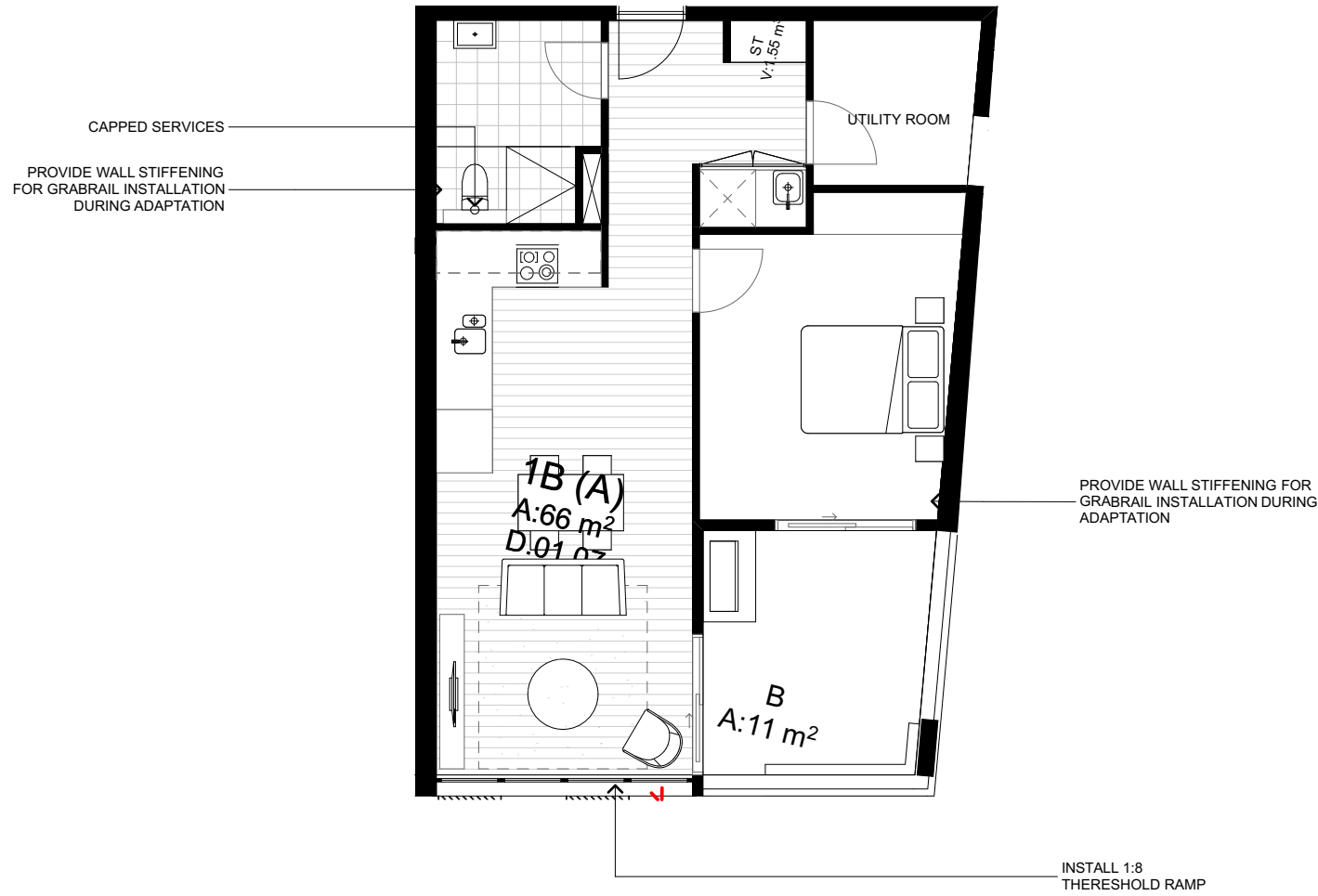
TYPE 2 - BUILDING D



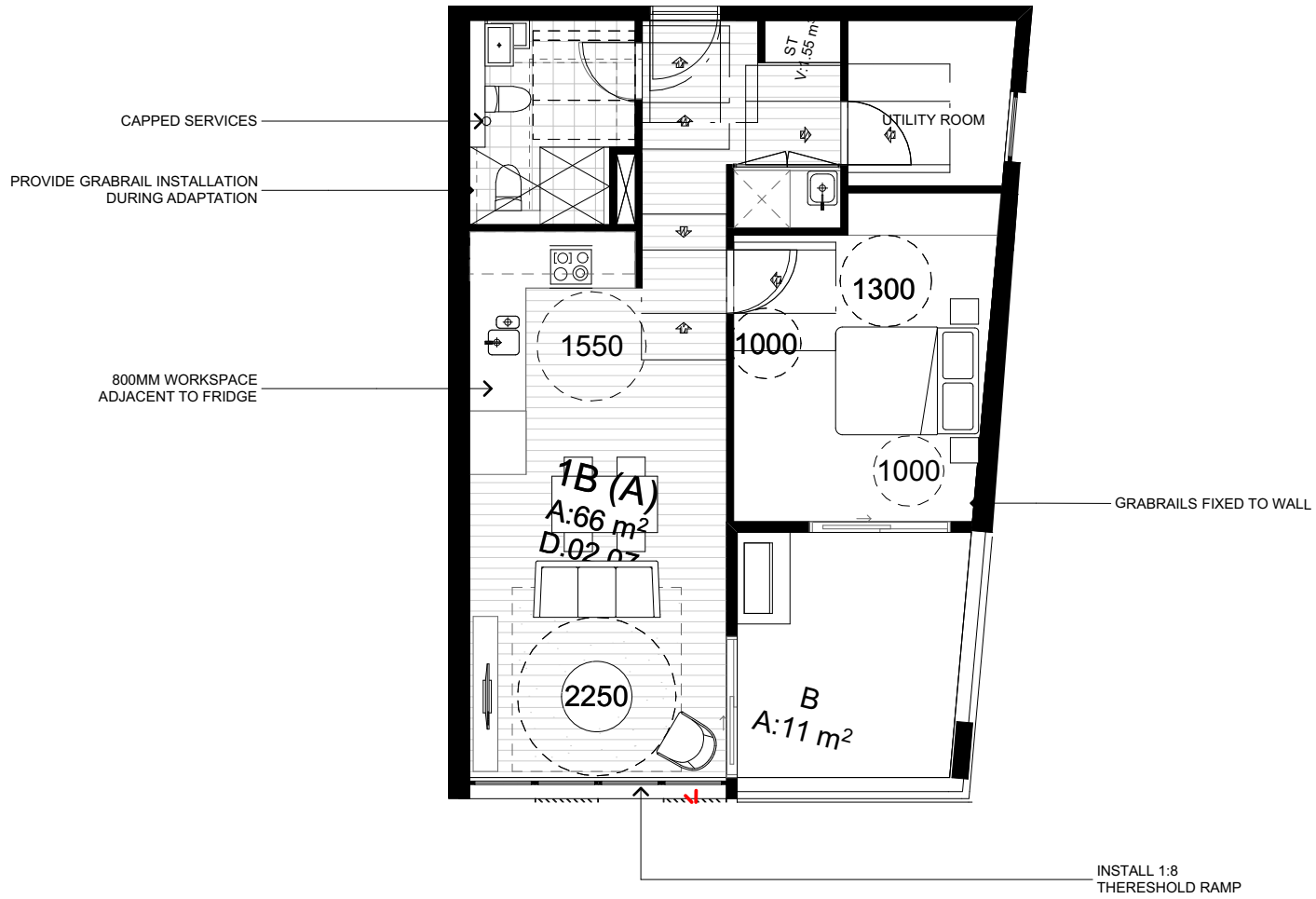
1 BED

Type - 2

Unit D.01.07
Unit D.02.07
Unit D.03.07
Unit D.04.07
Unit D.05.07
Unit D.06.07

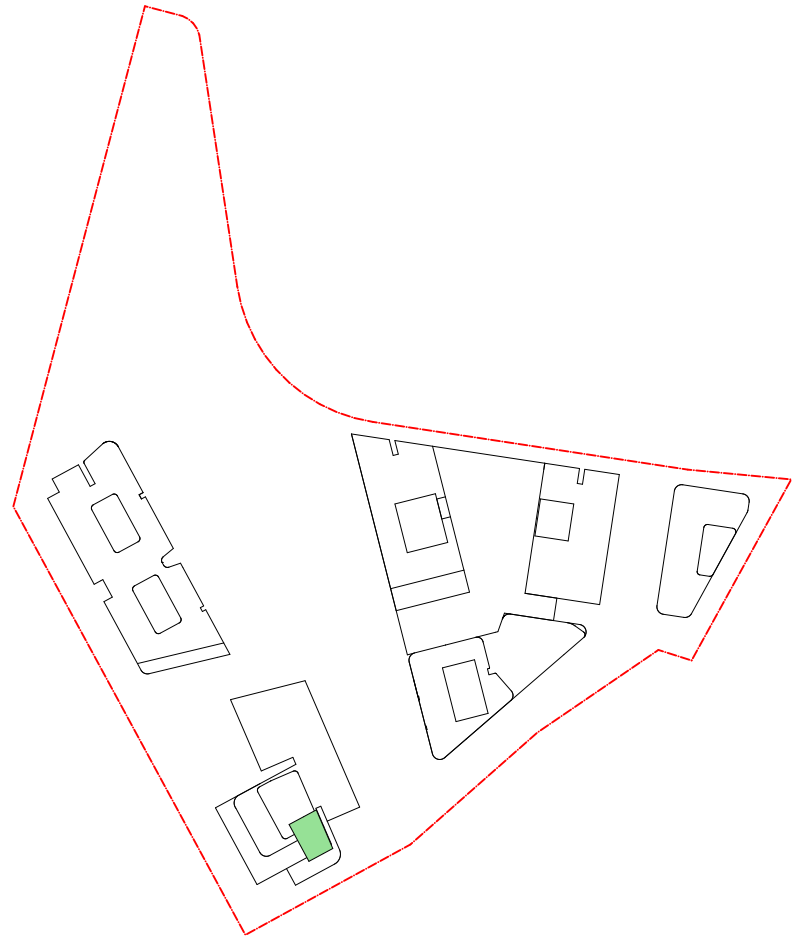


TYPE 2 - PRE ADAPTATION



TYPE 2 - POST ADAPTATION

TYPE 2 - BUILDING D



DATE	Issue Name	BY	CHK	NO.
03/08/2020	FOR INFORMATION			01
12/08/2020	FOR INFORMATION			02
19/08/2020	DEVELOPMENT APPLICATION			A
04/11/2020	DEVELOPMENT APPLICATION			B
28/03/2022	DEVELOPMENT APPLICATION			C
10/10/2022	DRAFT DEVELOPMENT APPLICATION			D
14/10/2022	DEVELOPMENT APPLICATION	GH	GH	E
20/10/2025	DEVELOPMENT APPLICATION	AH, AS	RP	F

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WINDENHAM PRINCE	T: 02 4720 5366
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASDN GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9688 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 9244 5000
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



Level 4, 222 Clarence St
Sydney NSW 2000 Australia
ACN 600506303



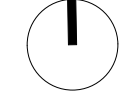
PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
PRE & POST ADAPTATION
TYPOLOGIES 01

SCALE
1:100, 1:2000 @A1

DATE
10/15/2025

PLOT DATE
11/4/2025



REVISION

F