

MIXED USE _RESIDENTIAL FLAT & CHILD CARE CENTRE

9-11 FIG TREE AVE., TELOPEA NSW

STAGE 1 - CONCEPT PLAN

GENERAL NOTES
© FUSE ARCHITECTURE.
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE.
-THIS DRAWING IS NOT FOR CONSTRUCTION.
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK.
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK.
-DRAWINGS ARE NOT TO BE SCALED.
-USE ONLY FIGURED DIMENSIONS.
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION.
file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:10 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND

NO.	DESCRIPTION	SCALE	REVISION
CP 000	COVER SHEET	NTS	D
CP 002	LOCATION PLAN	1:2000	D
CP 003	CONTEXT PLAN	1:2000	D
CP 004	SITE ANALYSIS	1:250	D
CP 009	DIAGRAM - EXISTING LAND USE + BUILT FORM 1	NTS	D
CP 010	DIAGRAM - EXISTING LAND USE + BUILT FORM 2	NTS	D
CP 011	DIAGRAM - RECREATION AND AMMENITY	NTS	D
CP 012	DIAGRAM - MOVEMENT	NTS	D
CP 013	DIAGRAM - DCP CONTROLS	NTS	D
CP 014	SURVEY	1:100	D
CP 101	TYPICAL BASEMENT 2-3 PLAN	1:100	D
CP 101A	BASEMENT 1 PLAN	1:100	D
CP 102	GROUND FLOOR PLAN	1:100	D
CP 103	BUILDING ENVELOPE PLAN LEVEL 1-5	1:100	D
CP 104	BUILDING ENVELOPE PLAN LEVEL 6	1:100	D
CP 105	BUILDING ENVELOPE PLAN ROOF PLAN	1:100	D
CP 106	BUILDING REFERENCE PLAN LEVEL 1-5	1:100	D
CP 107	BUILDING REFERENCE PLAN LEVEL 6	1:100	D
CP 108	BUILDING REFERENCE PLAN LEVEL 7	1:100	D
CP 201	EAST ELEVATION	1:100	D
CP 202	NORTH ELEVATION	1:100	D
CP 203	SOUTH ELEVATION	1:100	D
CP 204	WEST ELEVATION	1:100	D
CP 301	SECTION DD	1:100	D
CP 302	SECTION BB	1:100	D
CP 303	SITE SECTION	1:100	D
CP 401	SHADOW DIAGRAMS SHEET 1	NTS	D
CP 402	SHADOW DIAGRAMS SHEET 2	NTS	D
CP 403	SHADOW DIAGRAMS SHEET 3	NTS	D
CP 404	SHADOW DIAGRAMS SHEET 4	NTS	D
CP 405	ELEVATION SHADOW DIAGRAMS SHEET 1	NTS	D
CP 406	ELEVATION SHADOW DIAGRAMS SHEET 2	NTS	D
CP 601	SEPP 65 DIAGRAMS - LANDSCAPE	1:250	D
CP 602	LEP HEIGHT DIAGRAM		D

NO. AMENDMENTS IN ISSUE

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD

PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED SM DRAWN JW
DATE 08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
COVER SHEET

SHEET NO. CP 000 REVISION: D



GENERAL NOTES
© FUSE ARCHITECTURE
NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
THIS DRAWING IS NOT FOR CONSTRUCTION
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_Post DA
print date and time: Thursday, 16 September 2021 @ 12:10 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND

SITE

FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 943
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
FIG TREE 888 PTY LTD

0 5 10 20m
PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TeloPea NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
LOCATION PLAN
SHEET NO.
CP 002
REVISION
D



GENERAL NOTES
© FUSE ARCHITECTURE
NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
THIS DRAWING IS NOT FOR CONSTRUCTION
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TELOPEA_POST.DA
print date and time: Thursday, 16 September 2021 @ 12:10 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

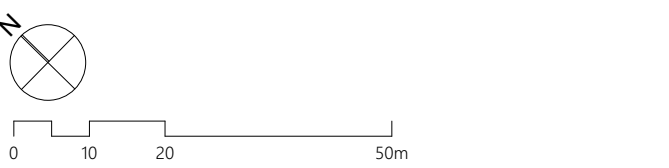
- LEGEND
- SITE
 - HOSPITAL
 - EDUCATION
 - ACTIVE RETAIL
 - GREEN SPACE
 - TRAIN STATION
 - BUS STOP

FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 943
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
CONTEXT PLAN

SHEET NO.
CP 003
REVISION
D



GENERAL NOTES

© FUSE ARCHITECTURE

NO REPRODUCTION WITHOUT PERMISSION

UNLESS NOTED OTHERWISE

THIS DRAWING IS NOT FOR CONSTRUCTION

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

PRIOR TO THE COMMENCEMENT OF WORK

INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR

CLARIFICATION BEFORE PROCEEDING WITH WORK

DRAWINGS ARE NOT TO BE SCALED

USE ONLY FIGURED DIMENSIONS

REFER TO CONSULTANT DOCUMENTATION FOR FURTHER

INFORMATION

file: 1928_Teloepa_Post DA

print date and time: Thursday, 16 September 2021 @ 12:10 PM

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR

COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF

THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR

THE BASIS OF MARKETING SALES OR CONSTRUCTION

QUOTATION

LEGEND

- SITE
- STREET PARKING ZONE
- EASEMENT
- FALL OF TERRAIN
- VEHICULAR ACCESS
- TRAFFIC DIRECTION AND LANES
- EXISTING TREES
- CROSSING
- LIGHT POLE
- POWER POLE - POWER LINES
- SPEED HUMP
- SERVICE PIT
- PREVAILING BREEZES
- NOISE SOURCE
- PEDESTRIAN CROSSING
- UNDERGROUND ELECTRICITY
- NBN
- GAS MAIN
- WATER MAIN
- SEWER MAIN
- BUS STOP
- HYDRANT
- MAINTENANCE HOLE
- MAINTENANCE SHAFT
- TELSTRA PIT
- STORMWATER PIPE
- STORMWATER PIT

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64

61 MARLBOROUGH STREET

SURRY HILLS NSW 2010

MAIL@FUSEARCHITECTURE.COM.AU

ABN 91 612 046 843

NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

FIG TREE 888 PTY LTD

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., Teloepa NSW

JOB NO

1928

CHECKED	DRAWN
SM	JW
DATE	SCALE
08/05/20	1:250 @ A1 A3@50%

PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

SITE ANALYSIS

SHEET NO.

CP 004

REVISION

D



FIG 1: Telopea Master Plan
'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017 (Graphics credit: PBD Architects & Urbis)



FIG 2: Land Use Strategy Map
'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017
(Graphics credit: PBD Architects & Urbis)

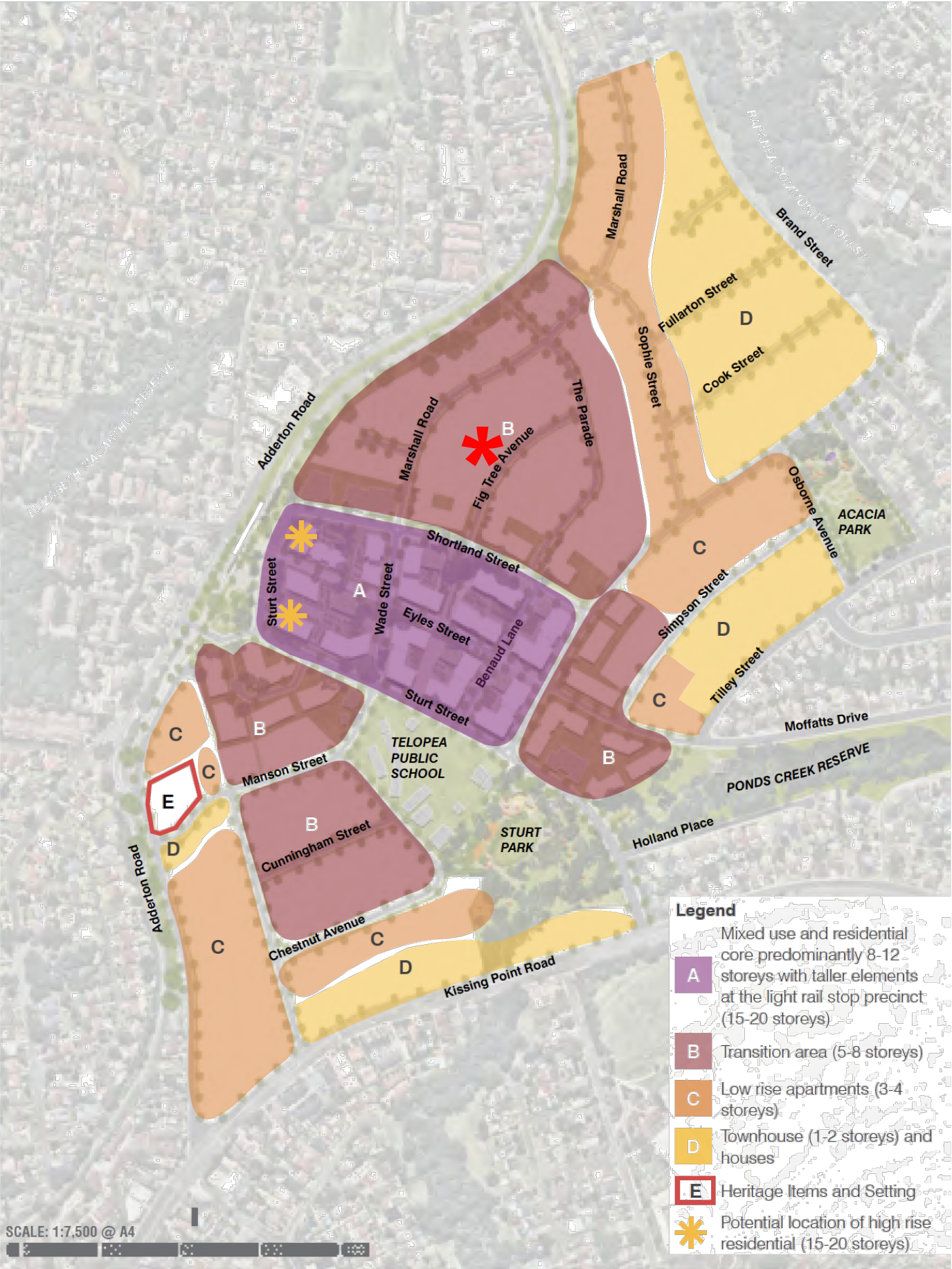


FIG 3: Building Height and Typology Map
'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017
(Graphics credit: PBD Architects & Urbis)

GENERAL NOTES
© FUSE ARCHITECTURE
NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
THIS DRAWING IS NOT FOR CONSTRUCTION
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND
* SITE - 9 - 11 Fig Tree Ave

FOR ILLUSTRATIVE
PURPOSES ONLY

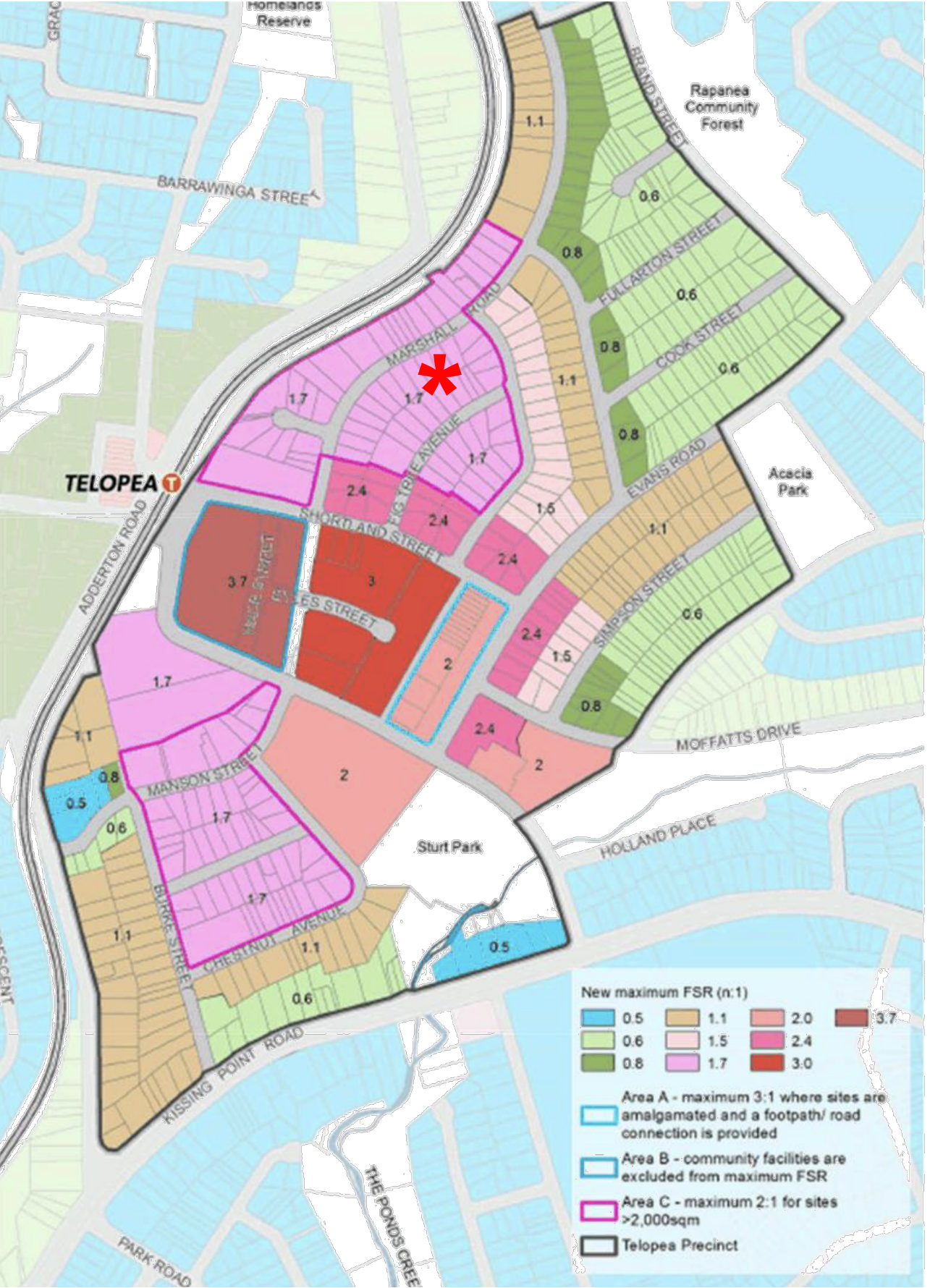
REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD

PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
@ A1
A3@50%
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
DIAGRAM - EXISTING LAND USE + BUILT FORM 1
SHEET NO.
CP 009
REVISION
D



FIG 1: Telopea Master Plan
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021



GENERAL NOTES
© FUSE ARCHITECTURE
NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
THIS DRAWING IS NOT FOR CONSTRUCTION
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND
* SITE - 9 - 11 Fig Tree Ave

FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD

PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
DIAGRAM - EXISTING LAND USE + BUILT FORM 2
SHEET NO.
CP 010
REVISION
D

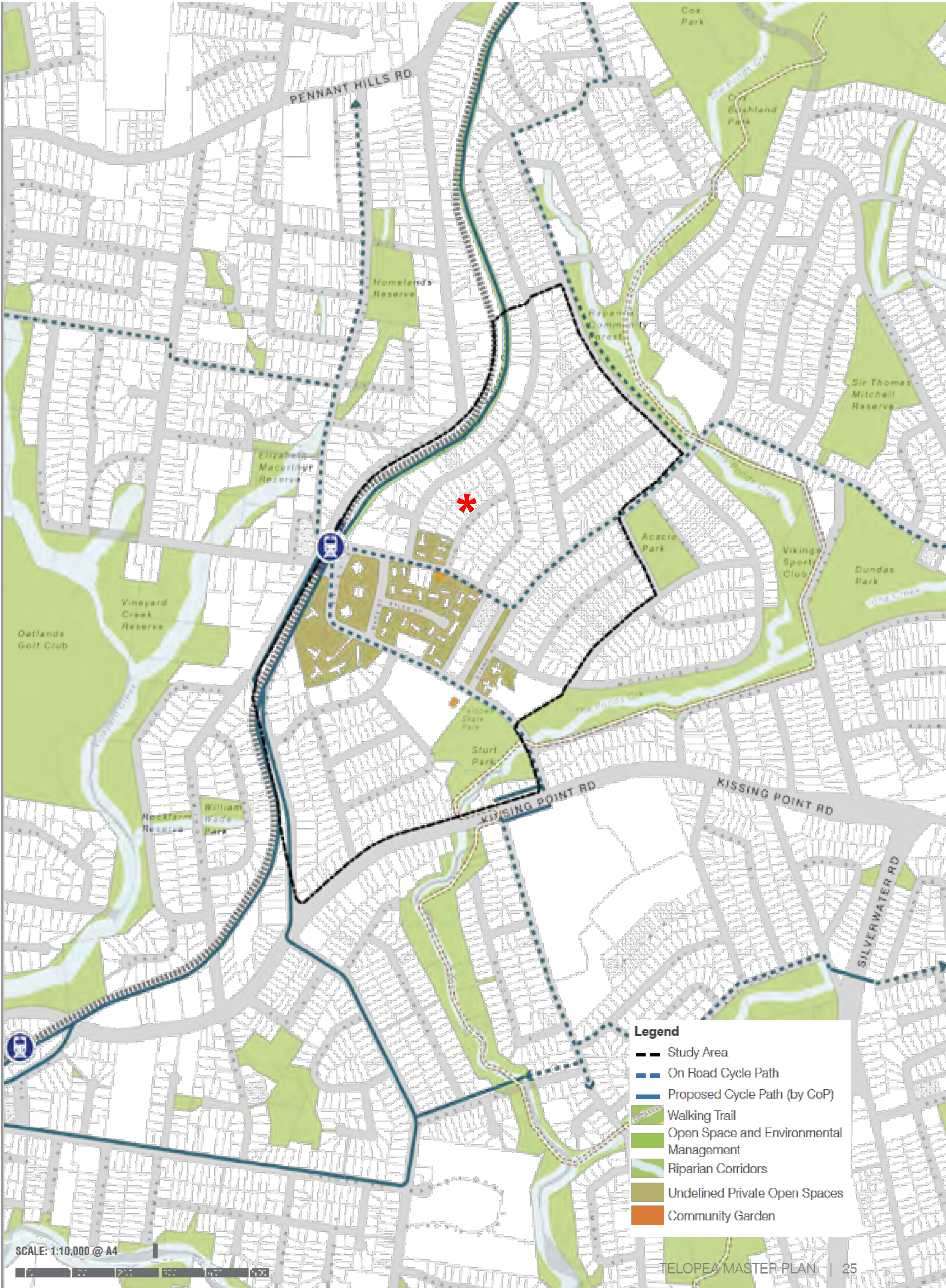


FIG 1: Telopea Master Plan
'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017 (Graphics credit: PBD Architects & Urbis)



FIG 2: Open Space Strategy Map
'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017 (Graphics credit: PBD Architects & Urbis)



FIG 3: Community and Social Facilities Strategy Map
'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017 (Graphics credit: PBD Architects & Urbis)

GENERAL NOTES
© FUSE ARCHITECTURE
NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
THIS DRAWING IS NOT FOR CONSTRUCTION
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND
* SITE - 9 - 11 Fig Tree Ave

FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD

PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
@ A1
A3@50%
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
DIAGRAM - RECREATION AND AMMENITY

SHEET NO.
CP 011
REVISION
D

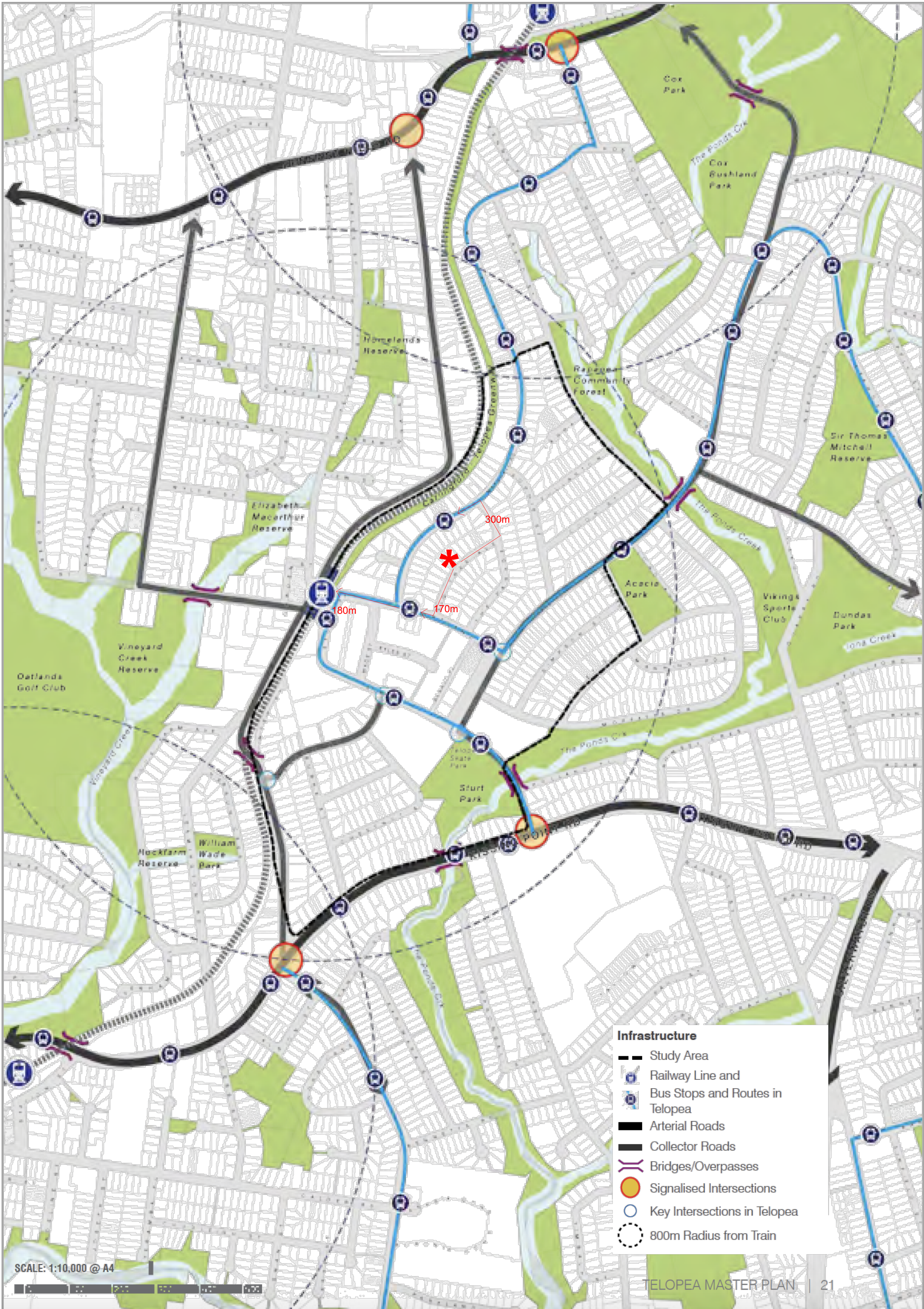


FIG 1: Telopea Master Plan
'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017 (Graphics credit: PBD Architects & Urbis)



FIG 2: Access and Movement Strategy Map
'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017 (Graphics credit: PBD Architects & Urbis)



FIG 3: Road and Transport Connections
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

GENERAL NOTES
© FUSE ARCHITECTURE
NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
THIS DRAWING IS NOT FOR CONSTRUCTION
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND
* SITE - 9 - 11 Fig Tree Ave

**FOR ILLUSTRATIVE
PURPOSES ONLY**

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD

PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
DIAGRAM - MOVEMENT

SHEET NO.
CP 012
REVISION
D



FIG 1: Indicative Block Plan and Building Layout
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

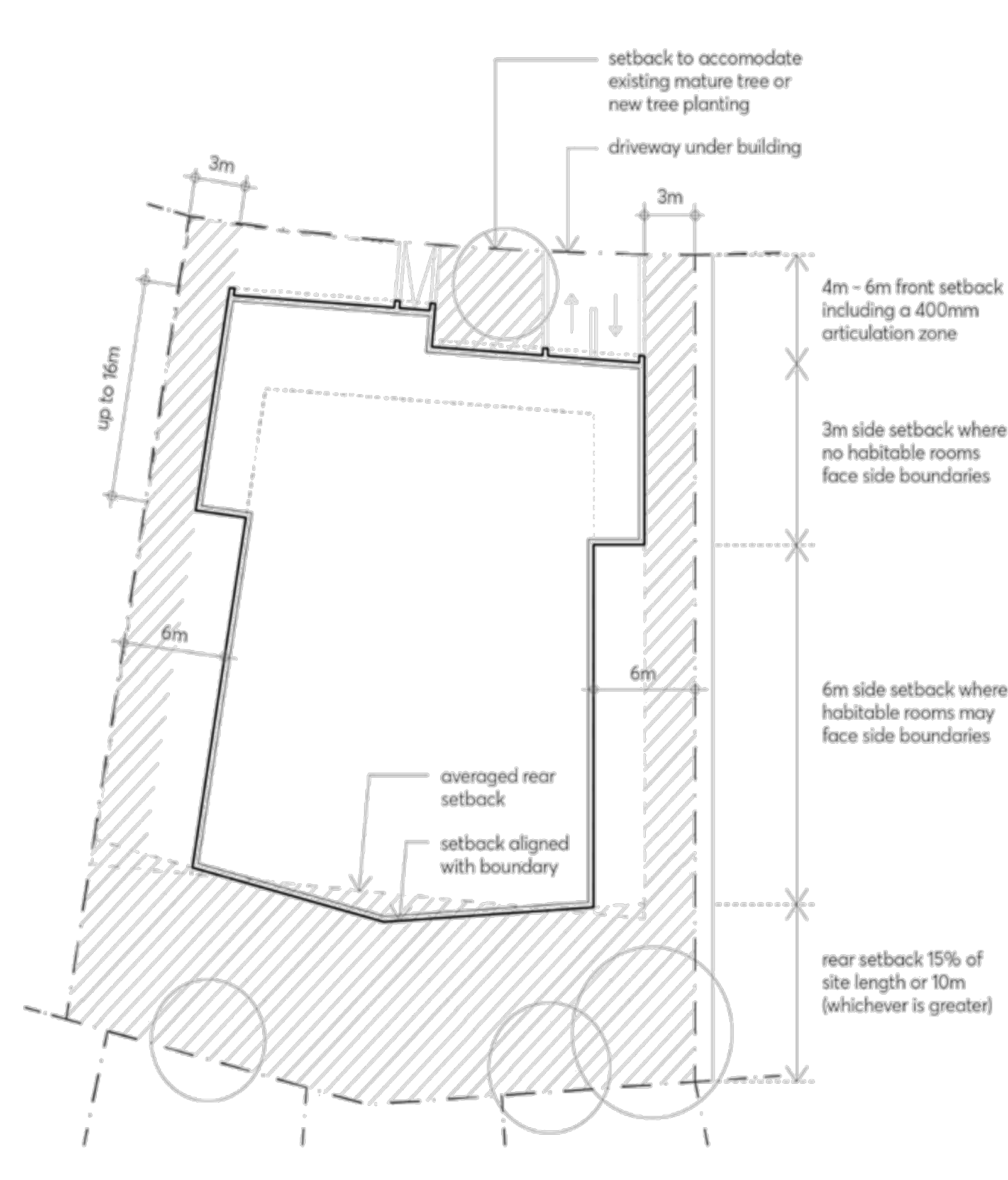


FIG 2: Building Setback Plan
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

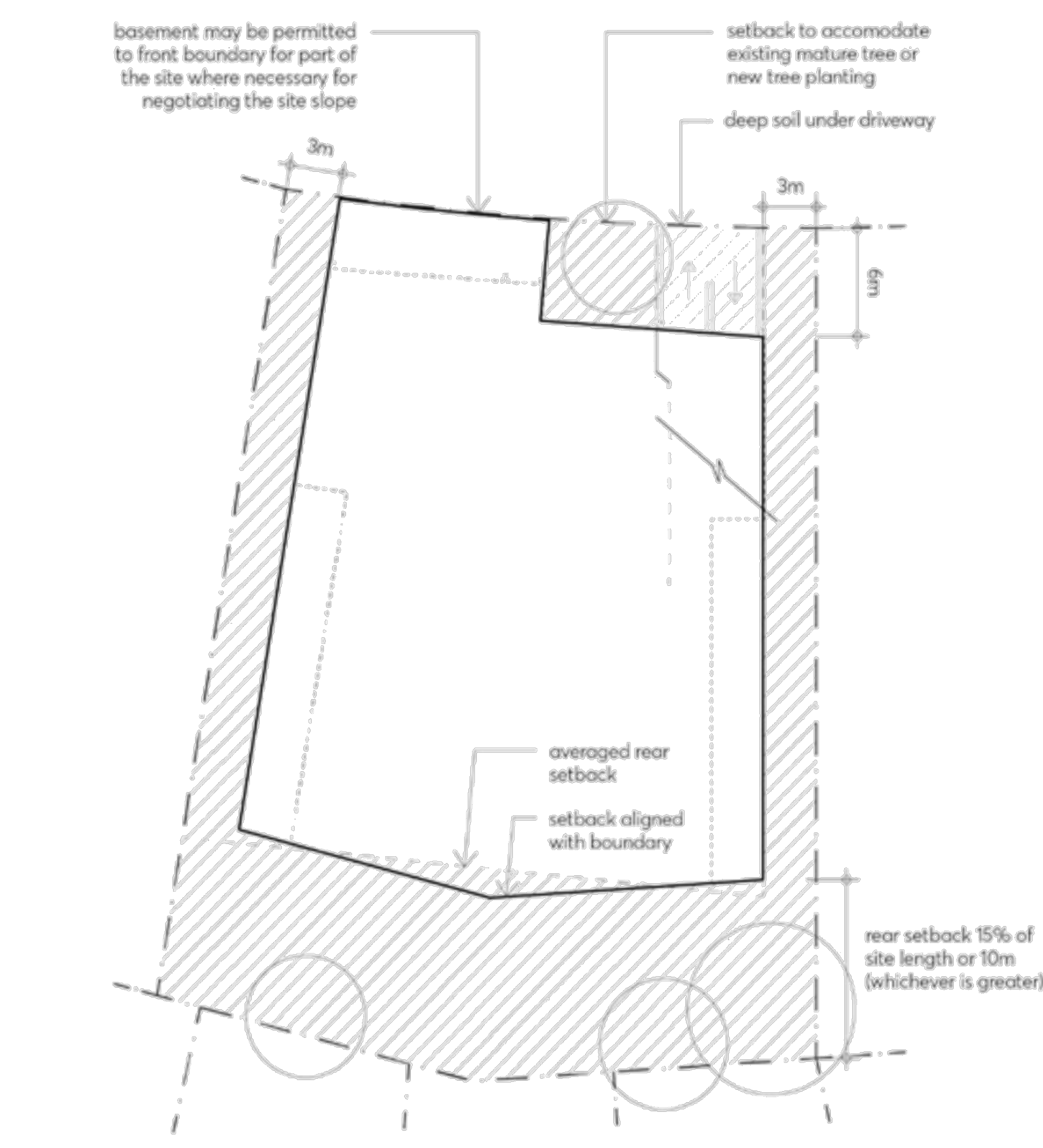


FIG 3: Indicative Basement and Deep Soil Plan
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

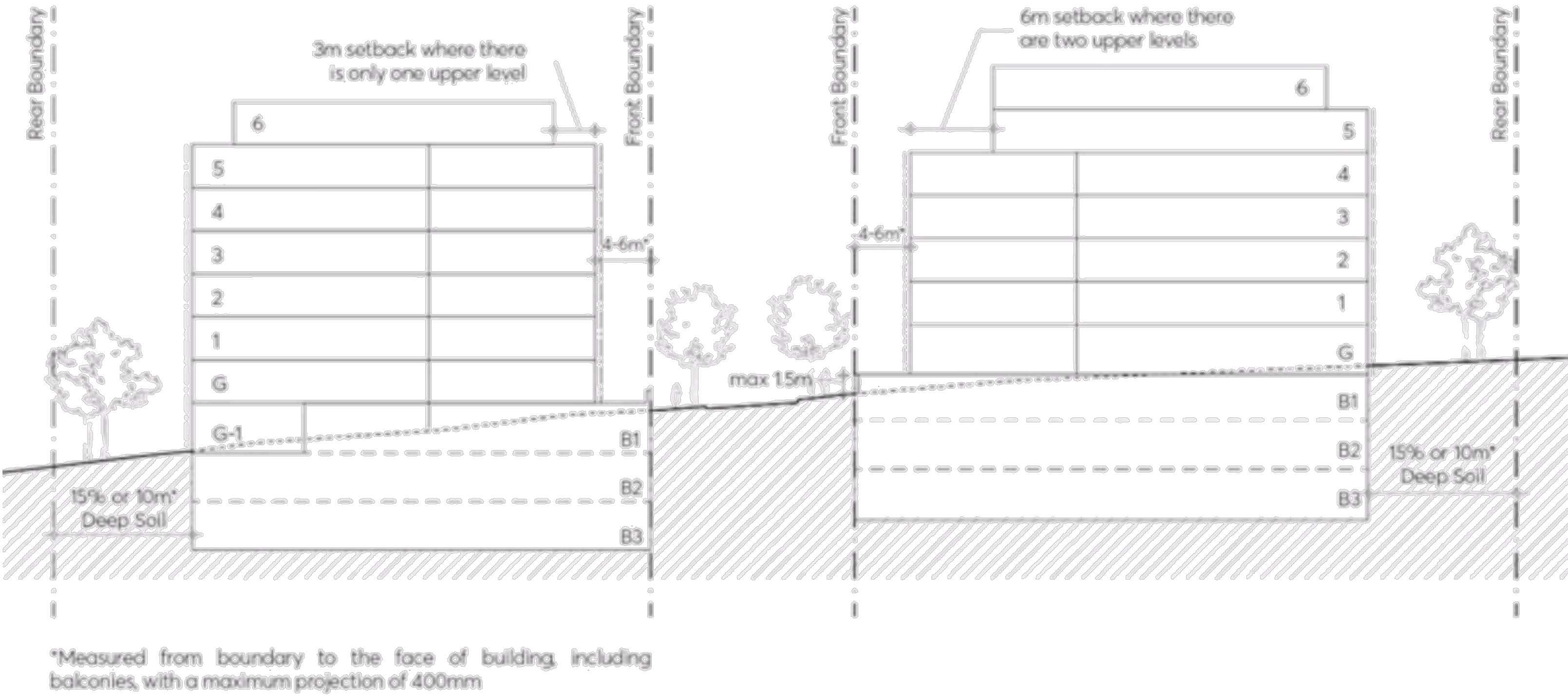


FIG 4: Indicative Street Section
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

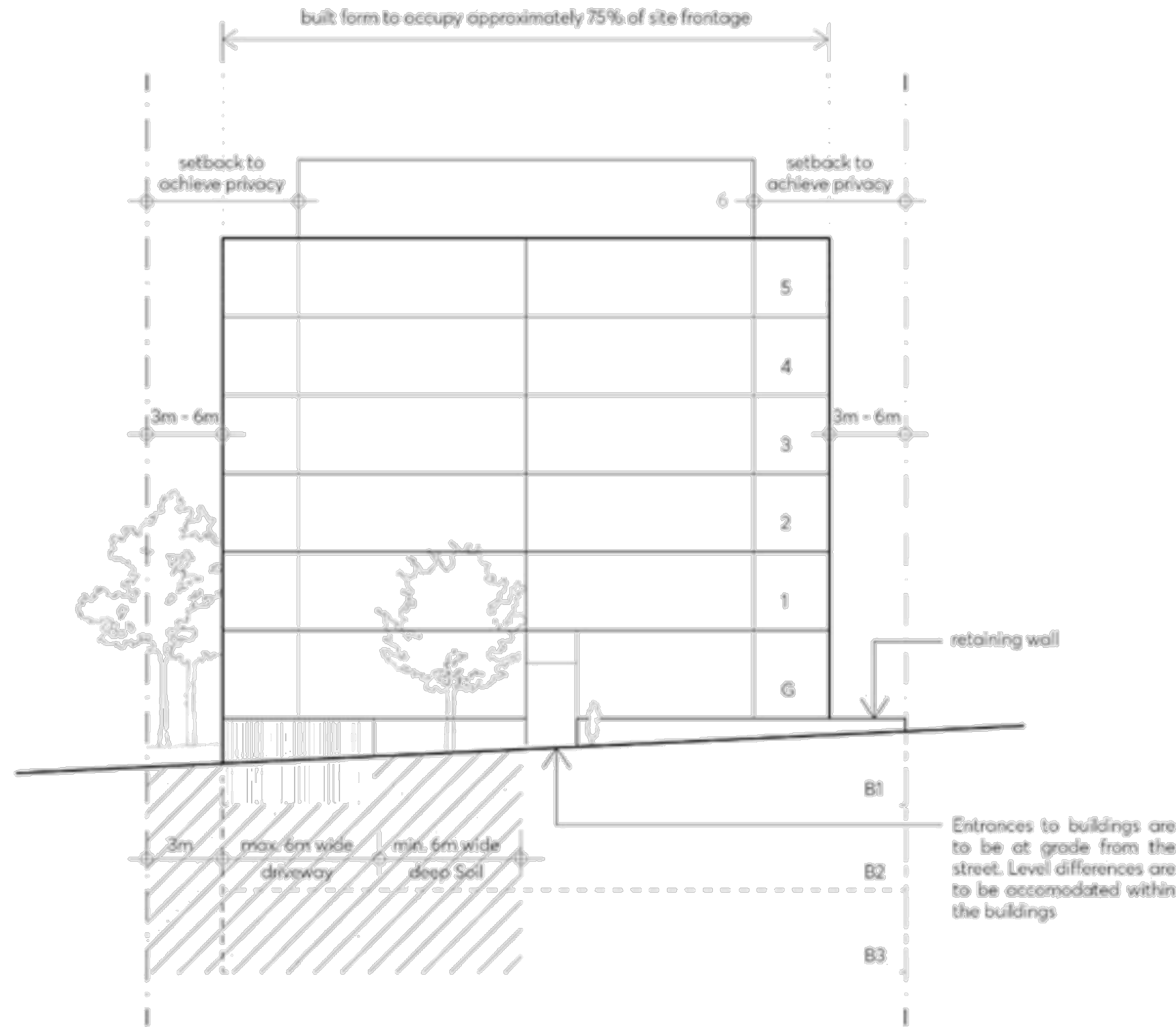


FIG 5: Indicative Street Frontage
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

GENERAL NOTES
© FUSE ARCHITECTURE
NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
THIS DRAWING IS NOT FOR CONSTRUCTION
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND

FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD

PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
@ A1
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
DIAGRAM - DCP CONTROLS

SHEET NO.	REVISION
CP 013	D

GENERAL NOTES
© FUSE ARCHITECTURE
NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
THIS DRAWING IS NOT FOR CONSTRUCTION
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND

PERMITS ILLU IN THE ACTUATION ZONE.

FOR ILLUSTRATIVE
PURPOSES ONLY

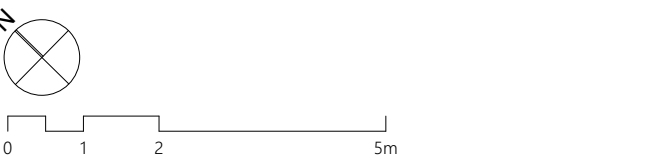
REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

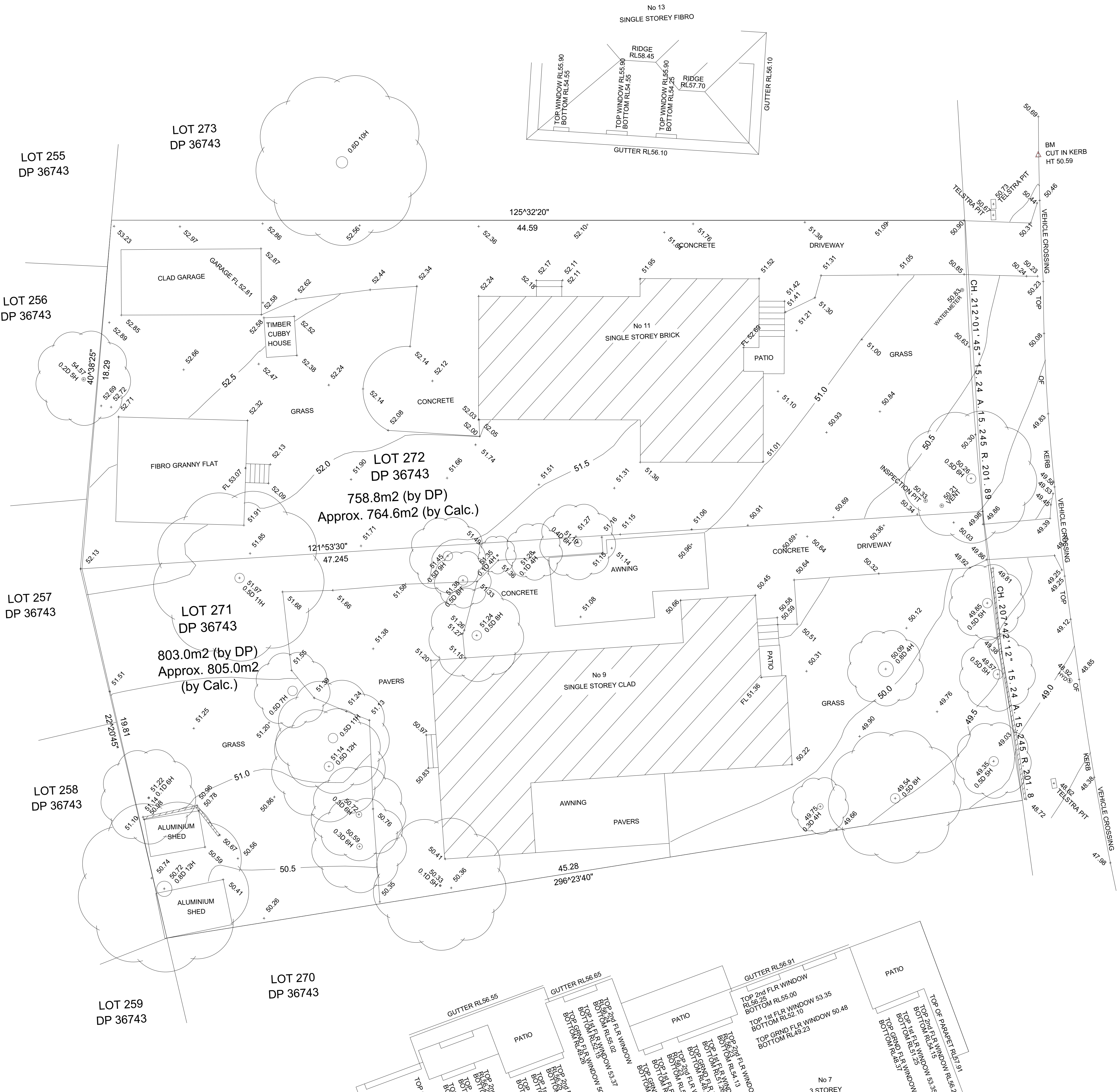
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627

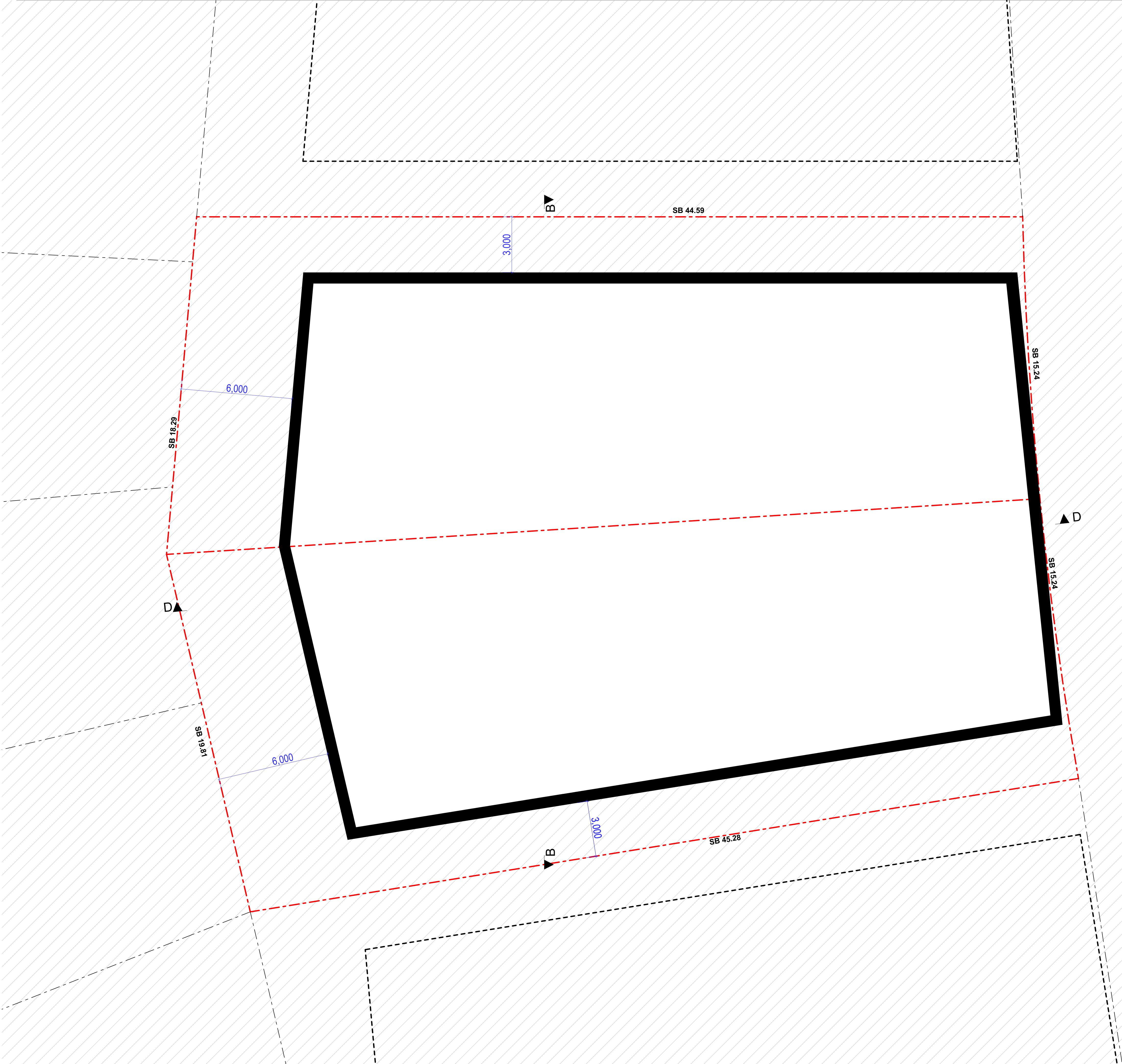
CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TeloPea NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
SURVEY
DRAWN
JW
SCALE
1:100 @ A1 A3@50%
SHEET NO.
CP 014
REVISION
D

FIG TREE AVENUE





GENERAL NOTES

© FUSE ARCHITECTURE

NO REPRODUCTION WITHOUT PERMISSION

UNLESS NOTED OTHERWISE

THIS DRAWING IS NOT FOR CONSTRUCTION

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

PRIOR TO THE COMMENCEMENT OF WORK

INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK

DRAWINGS ARE NOT TO BE SCALED

USE ONLY FIGURED DIMENSIONS

REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

file:

1928_TeloPea_Post DA

@ 12:11 PM

print date and time:

Thursday, 16 September 2021

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION

LEGEND

SITE

SOIL

FOOTPRINT BELOW GROUND

FOOTPRINT ABOVE GROUND

NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE

400mm ARTICULATION ZONE

INDICATIVE CORE

SHADOW OUTLINE FROM PROPOSED BUILT FORM

SHADOW CAST BY POTENTIAL LIFT CORE FORM

REFERENCE UNITS

COMMUNAL CORE, SERVICE, CIRCULATION ZONE

POSSIBLE FOOTPRINT

DEEP SOIL ZONE

400mm ARTICULATION ZONE PERMITTED FORWARD OF THE SETBACK. BUILDING ELEMENTS MAY OCCUPY A MAXIMUM OF ONE THIRD OF THE AREA OF FACADE. SERVICES OR LIFT SHAFTS ARE NOT PERMITTED IN THE ARTICULATION ZONE.

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

FIG TREE 888 PTY LTD

A north arrow pointing towards the top-left corner of the page. Below it is a scale bar marked from 0 to 5 meters.

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., TELOPEA NSW

JOB NO

1928

CHECKED	DRAWN	
SM	JW	
DATE	SCALE	
08/05/20	1:100 @ A1	A3@50%

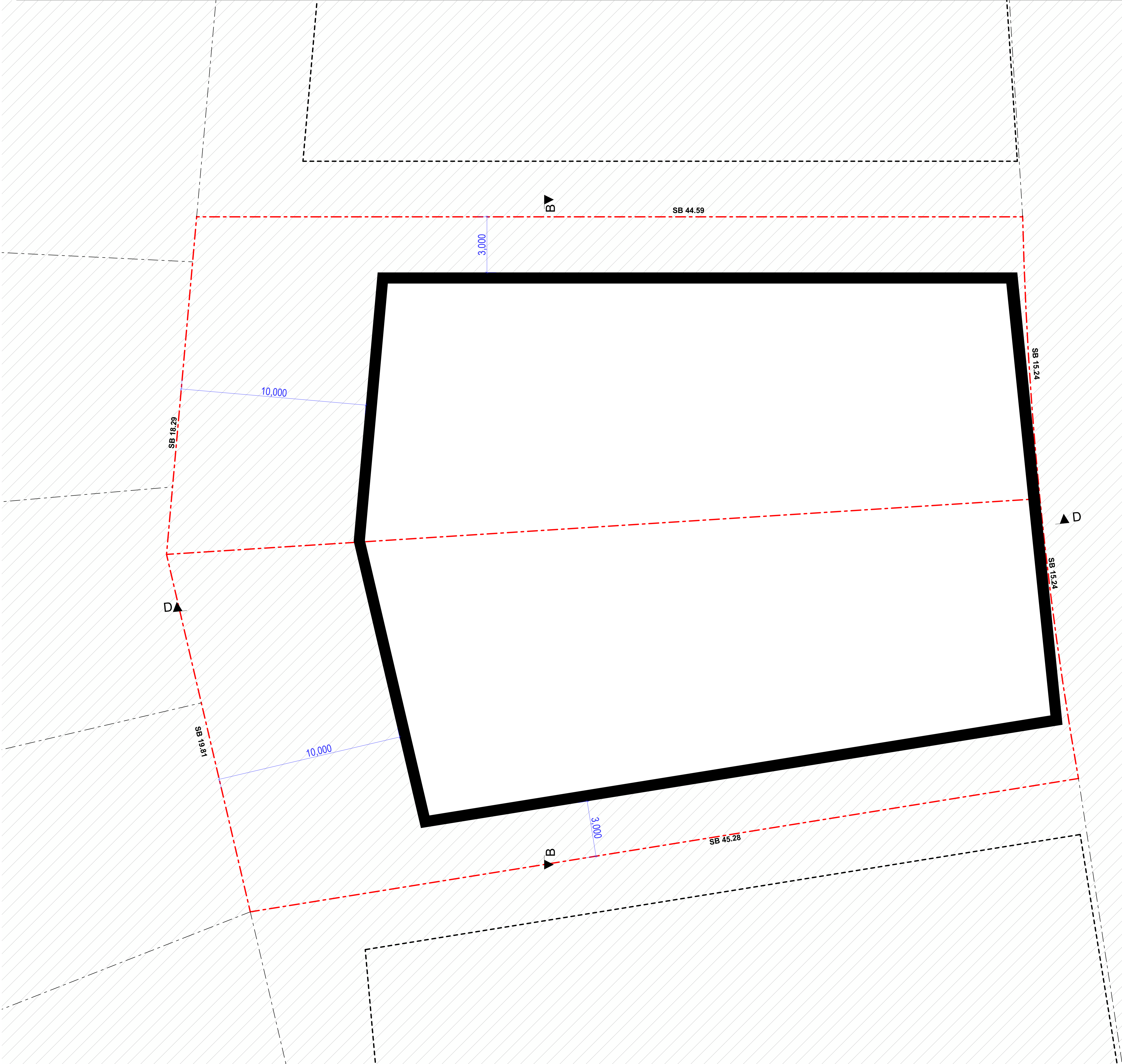
PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

TYPICAL BASEMENT 2-3 PLAN

SHEET NO.	REVISION:
CP 101	D



GENERAL NOTES

- © FUSE ARCHITECTURE
- NO REPRODUCTION WITHOUT PERMISSION
- UNLESS NOTED OTHERWISE
- THIS DRAWING IS NOT FOR CONSTRUCTION
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
- PRIOR TO THE COMMENCEMENT OF WORK
- INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK
- DRAWINGS ARE NOT TO BE SCALED
- USE ONLY FIGURED DIMENSIONS
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION

LEGEND

- SITE
- SOIL
- FOOTPRINT BELOW GROUND
- FOOTPRINT ABOVE GROUND
- NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
- 400mm ARTICULATION ZONE
- INDICATIVE CORE
- SHADOW OUTLINE FROM PROPOSED BUILT FORM
- SHADOW CAST BY POTENTIAL LIFT CORE FORM
- REFERENCE UNITS
- COMMUNAL CORE, SERVICE, CIRCULATION ZONE
- POSSIBLE FOOTPRINT
- DEEP SOIL ZONE

400mm ARTICULATION ZONE PERMITTED FORWARD OF THE SETBACK. BUILDING ELEMENTS MAY OCCUPY A MAXIMUM OF ONE THIRD OF THE AREA OF FACADE. SERVICES OR LIFT SHAFTS ARE NOT PERMITTED IN THE ARTICULATION ZONE.

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU

ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

FIG TREE 888 PTY LTD

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., TELOPEA NSW

JOB NO

1928

CHECKED	DRAWN
SM	JW
DATE	SCALE
08/05/20	1:100 @ A1 A3@50%

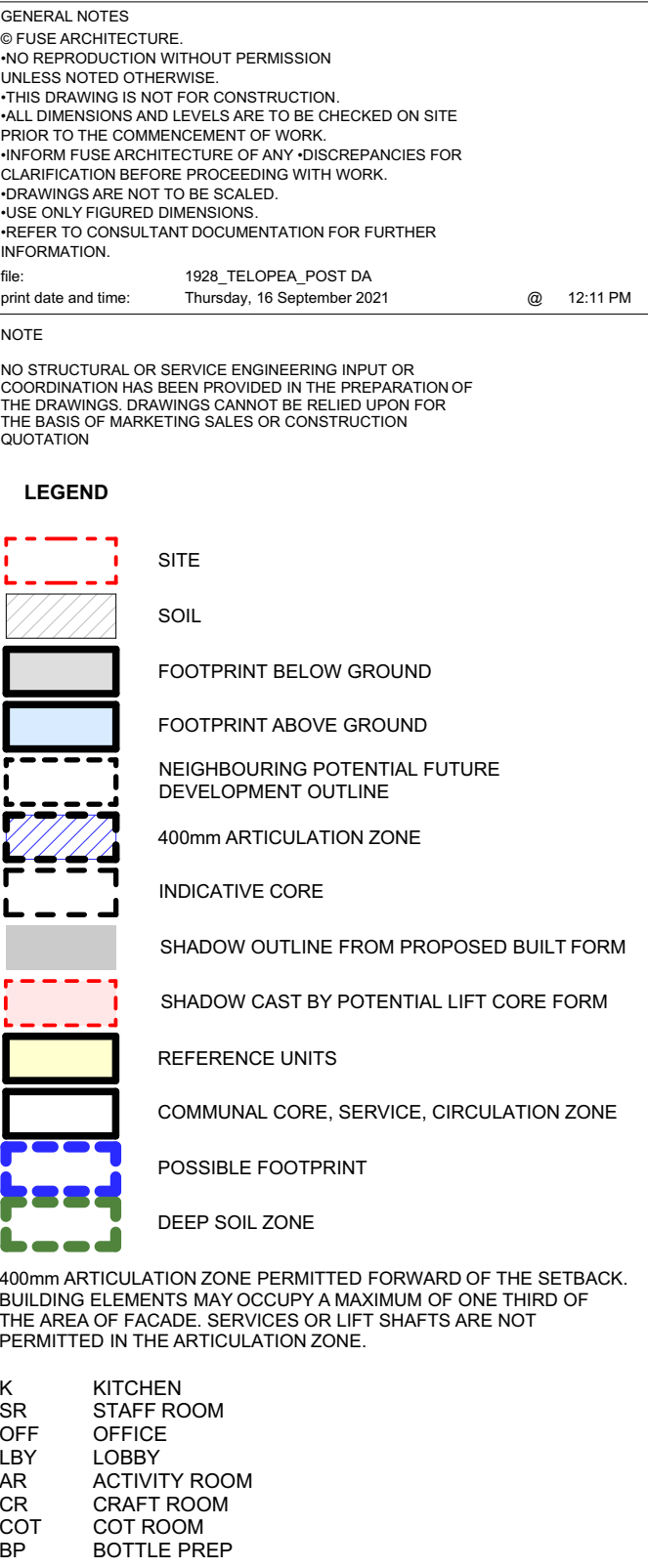
PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

BASEMENT 1 PLAN

SHEET NO.	REVISION
CP 101A	D



REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE—ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
617 MARLBOROUGH STREET
SURREY HILLS NSW 2010

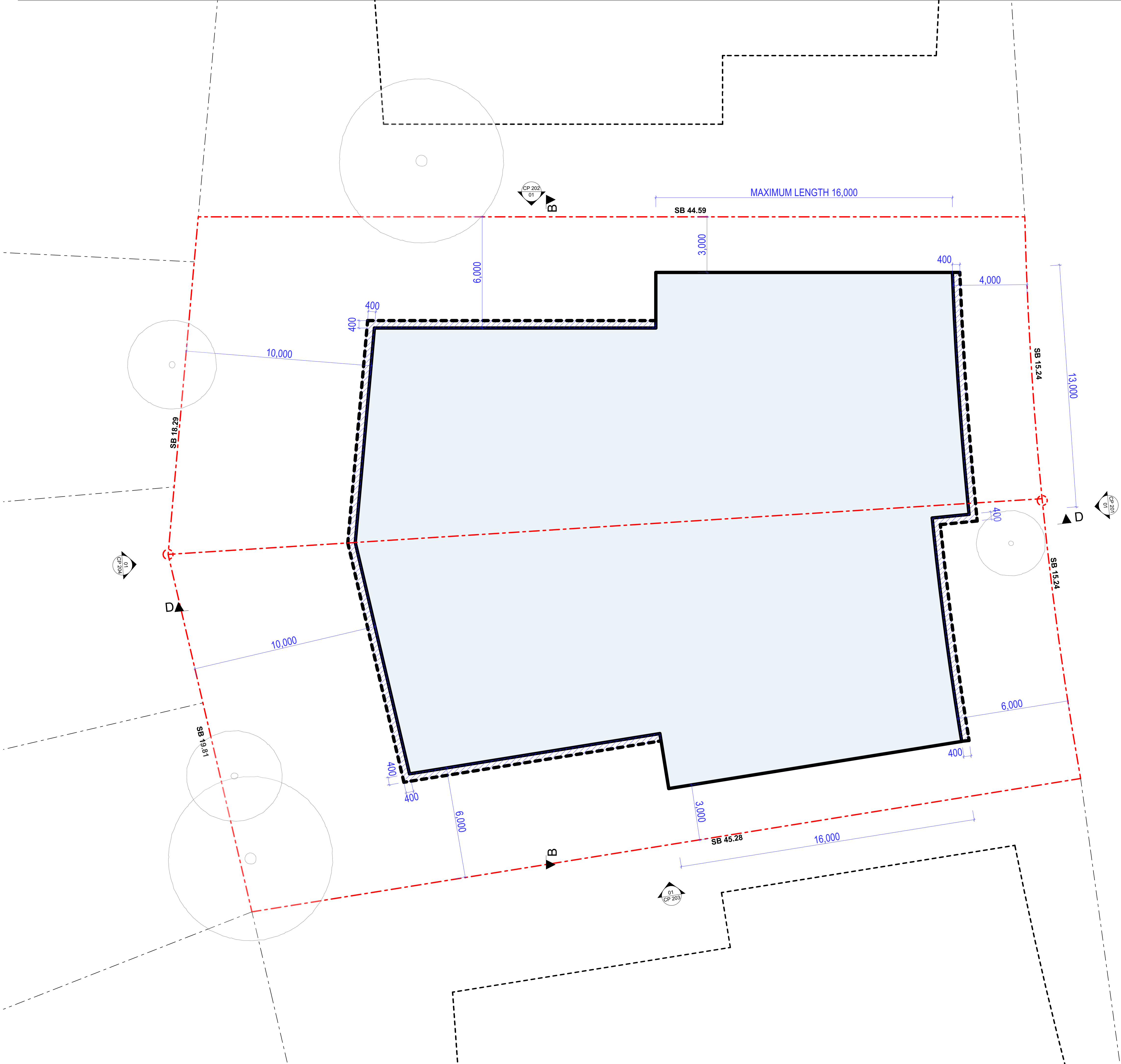
MAIL@FUSEARCHITECTURE.COM.AU

ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLEMENT

FIG TREE 888 PTY LTD





GENERAL NOTES

- © FUSE ARCHITECTURE
- NO REPRODUCTION WITHOUT PERMISSION
- UNLESS NOTED OTHERWISE
- THIS DRAWING IS NOT FOR CONSTRUCTION
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
- PRIOR TO THE COMMENCEMENT OF WORK
- INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK
- DRAWINGS ARE NOT TO BE SCALED
- USE ONLY FIGURED DIMENSIONS
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

file: 1928_TeloPea_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION

LEGEND

- SITE
- SOIL
- FOOTPRINT BELOW GROUND
- FOOTPRINT ABOVE GROUND
- NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
- 400mm ARTICULATION ZONE
- INDICATIVE CORE
- SHADOW OUTLINE FROM PROPOSED BUILT FORM
- SHADOW CAST BY POTENTIAL LIFT CORE FORM
- REFERENCE UNITS
- COMMUNAL CORE, SERVICE, CIRCULATION ZONE
- POSSIBLE FOOTPRINT
- DEEP SOIL ZONE

400mm ARTICULATION ZONE PERMITTED FORWARD OF THE SETBACK. BUILDING ELEMENTS MAY OCCUPY A MAXIMUM OF ONE THIRD OF THE AREA OF FACADE. SERVICES OR LIFT SHAFTS ARE NOT PERMITTED IN THE ARTICULATION ZONE.

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

FIG TREE 888 PTY LTD

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., TELOPEA NSW

JOB NO

1928

CHECKED	DRAWN	
SM	JW	
DATE	SCALE	
08/05/20	1:100 @ A1	A3@50%

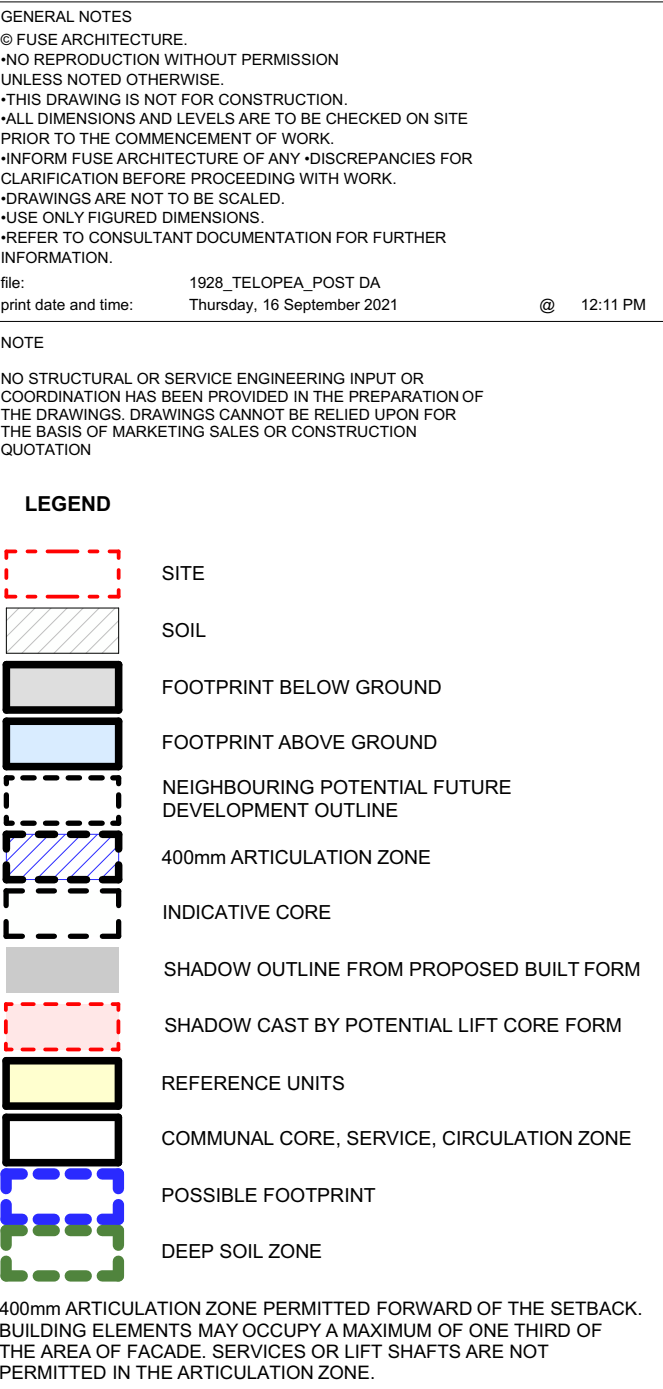
PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

BUILDING ENVELOPE PLAN LEVEL 1-5

SHEET NO.	REVISION:
CP 103	D



REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE—ARCHITECTS

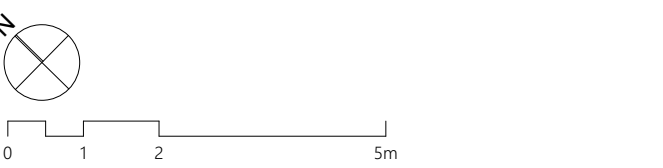
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
81 MARLBOROUGH STREET
SURRY HILLS NSW 2010

MAIL@FUSEARCHITECTURE.COM.AU

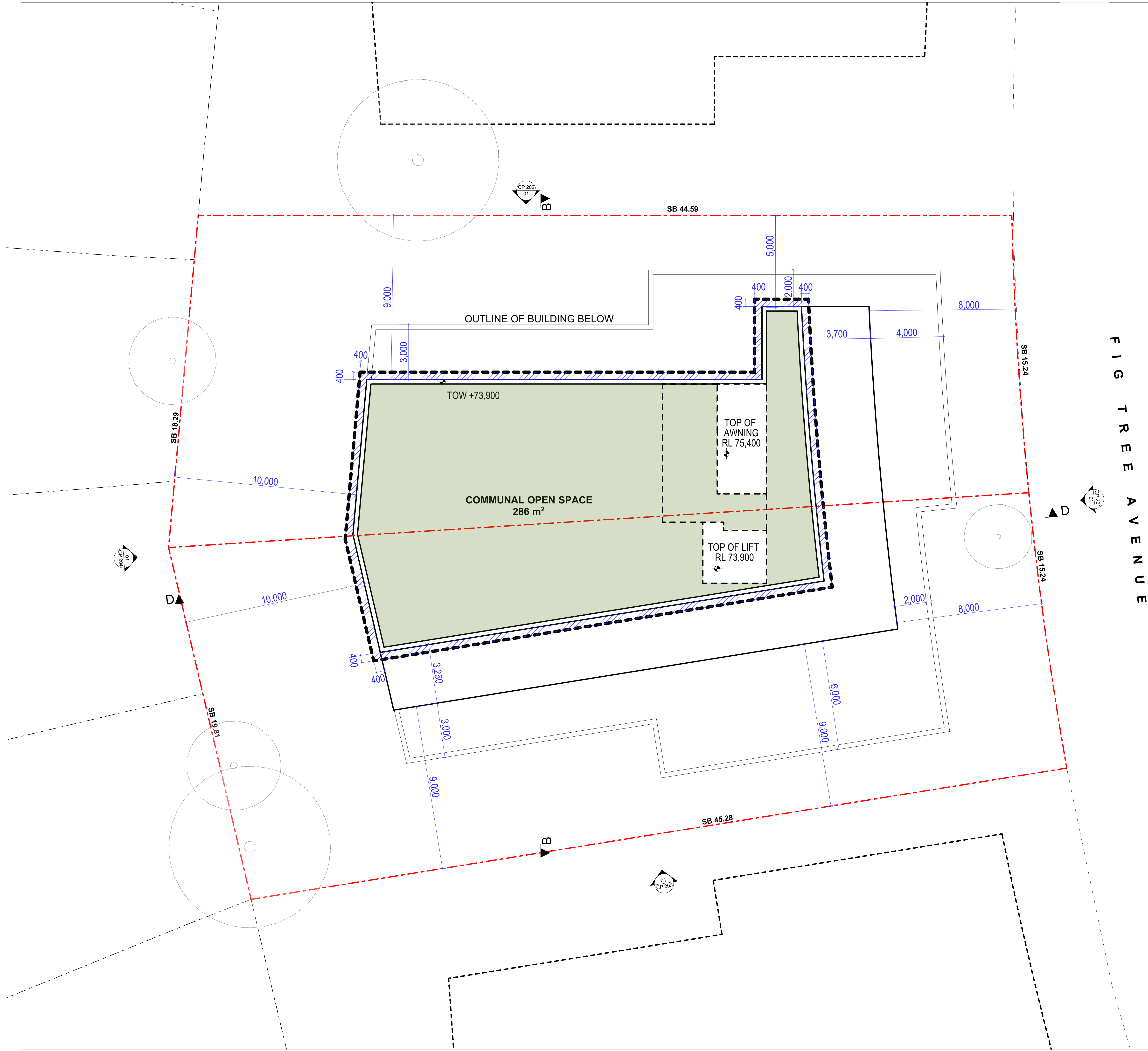
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
FIG TREE 888 PTY LTD



PROJECT		
MIXED USE		
SITE ADDRESS		
9-11 FIG TREE AVE., TELOPEA NSW		
JOB NO		
1928		
CHECKED	DRAWN	
SM	JW	
DATE	SCALE	
08/05/20	1:100 @ A1	A3@50%
PROJECT STATUS		
CONCEPT PLAN		
DRAWING TITLE		
BUILDING ENVELOPE PLAN LEVEL 6		

SHEET NO.	REVISION.
CP 104	D



GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

- LEGEND
- SITE
 - SOIL
 - FOOTPRINT BELOW GROUND
 - FOOTPRINT ABOVE GROUND
 - NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
 - 400mm ARTICULATION ZONE
 - INDICATIVE CORE
 - SHADOW OUTLINE FROM PROPOSED BUILT FORM
 - SHADOW CAST BY POTENTIAL LIFT CORE FORM
 - REFERENCE UNITS
 - COMMUNAL CORE, SERVICE, CIRCULATION ZONE
 - POSSIBLE FOOTPRINT
 - DEEP SOIL ZONE

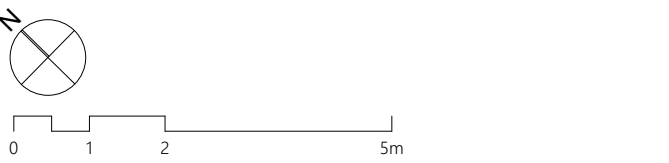
400mm ARTICULATION ZONE PERMITTED FORWARD OF THE SETBACK.
BUILDING ELEMENTS MAY OCCUPY A MAXIMUM OF ONE THIRD OF
THE AREA OF FACADE. SERVICES OR LIFT SHAFTS ARE NOT
PERMITTED IN THE ARTICULATION ZONE.

FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TeloPea NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
1:100 @ A1 A3@50%
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
BUILDING ENVELOPE PLAN ROOF PLAN

SHEET NO
CP 105
REVISION
D

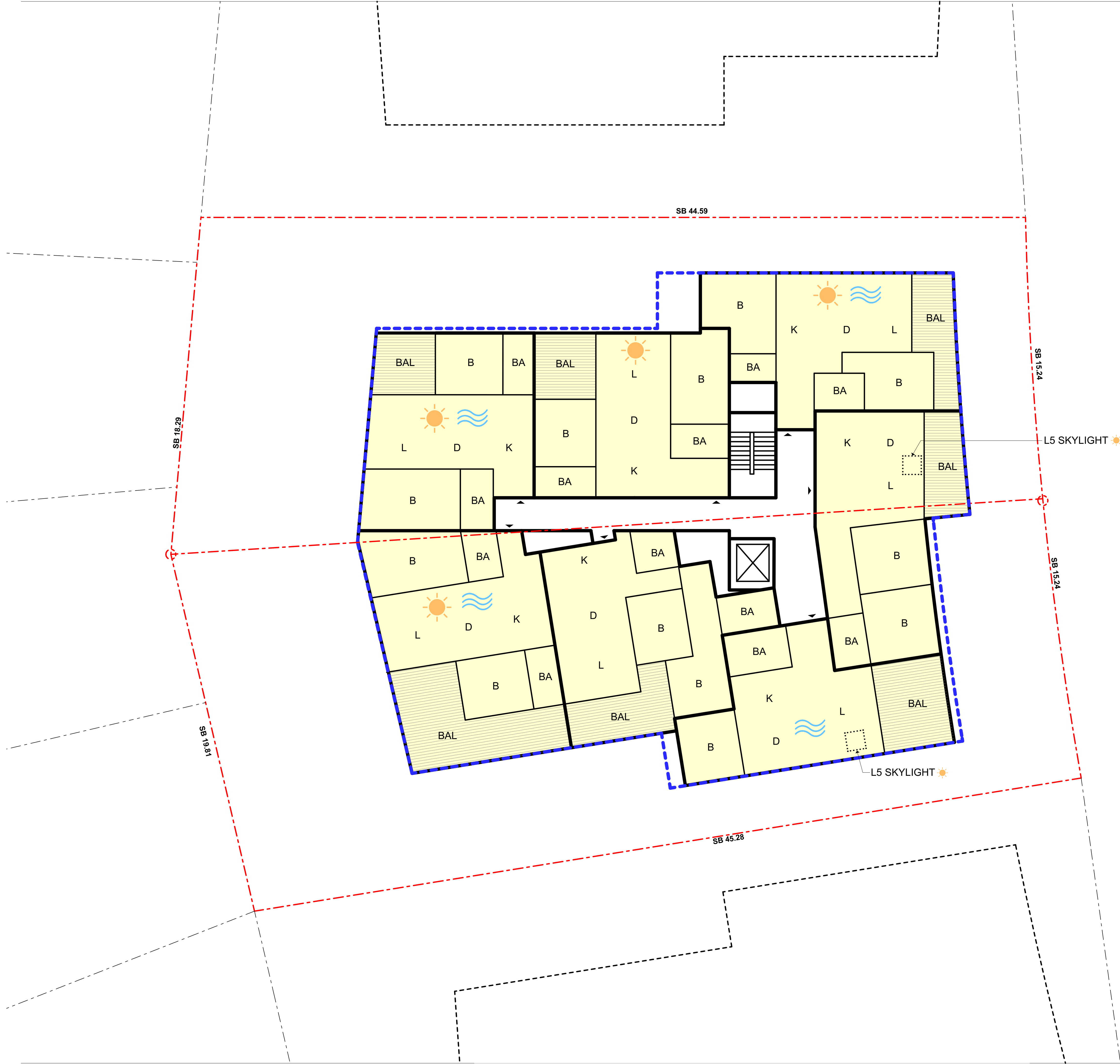


FIG TREE AVENUE

GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION
OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

- LEGEND
- SITE
 - SOIL
 - FOOTPRINT BELOW GROUND
 - FOOTPRINT ABOVE GROUND
 - NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
 - 400mm ARTICULATION ZONE
 - INDICATIVE CORE
 - SHADOW OUTLINE FROM PROPOSED BUILT FORM
 - SHADOW CAST BY POTENTIAL LIFT CORE FORM
 - REFERENCE UNITS
 - COMMUNAL CORE, SERVICE, CIRCULATION ZONE
 - POSSIBLE FOOTPRINT
 - DEEP SOIL ZONE

400mm ARTICULATION ZONE PERMITTED FORWARD OF THE SETBACK.
BUILDING ELEMENTS MAY OCCUPY A MAXIMUM OF ONE THIRD OF
THE AREA OF FACADE. SERVICES OR LIFT SHAFTS ARE NOT
PERMITTED IN THE ARTICULATION ZONE.

- B BEDROOM
BA BATHROOM
BAL BALCONY
D DINING
K KITCHEN
L LIVING
LDY LAUNDRY

- SOLAR ACCESS
CROSS VENTILATION
SOLAR ACCESS THROUGH SKYLIGHT

APARTMENTS RECEIVING 2 OR MORE HOURS OF SOLAR
ACCESS ON JUNE 21 BETWEEN 9AM-3PM

	SOLAR	CROSS VENTILATION
L1	4	4
L2	4	4
L3	4	4
L4	4	4
L5	6	4
L6	2	2
Total	24 65%	22 60%

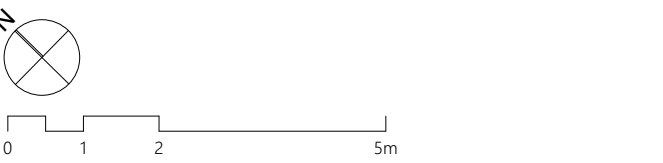
SUNLIGHT ACCESS
24/37 = 65%
MINIMUM REQUIREMENT: 70% = 26 UNITS
NATURAL CROSS VENTILATION
22/37 = 60%
MINIMUM REQUIREMENT: 60% = 23 UNITS

FOR ILLUSTRATIVE
PURPOSES ONLY

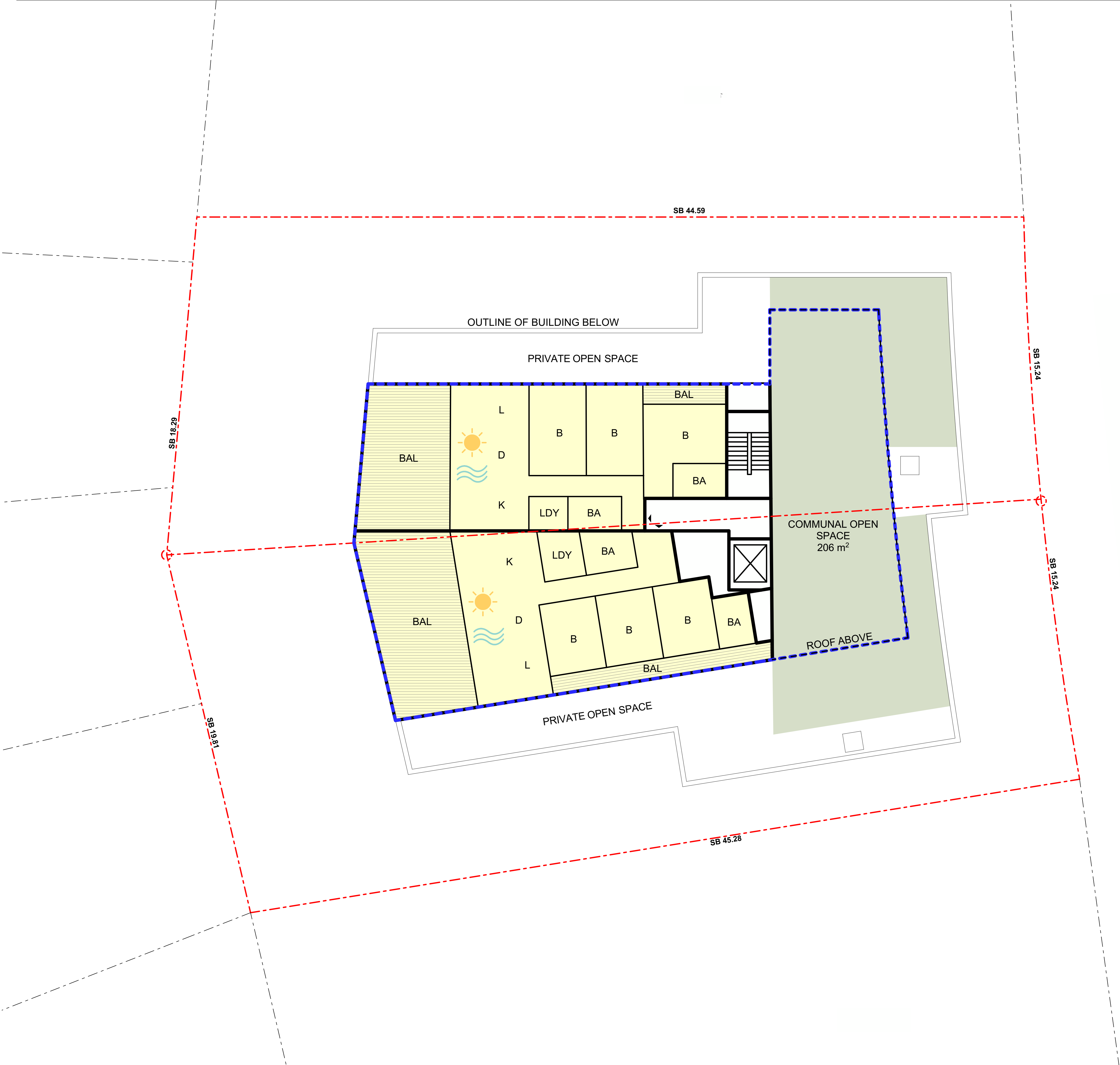
REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
1:100 @ A1 A3@50%
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
BUILDING REFERENCE PLAN LEVEL 1-5
SHEET NO
CP 106
REVISION
D



GENERAL NOTES

- © FUSE ARCHITECTURE
- NO REPRODUCTION WITHOUT PERMISSION
- UNLESS NOTED OTHERWISE
- THIS DRAWING IS NOT FOR CONSTRUCTION
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
- PRIOR TO THE COMMENCEMENT OF WORK
- INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK
- DRAWINGS ARE NOT TO BE SCALED
- USE ONLY FIGURED DIMENSIONS
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION

LEGEND

- SITE
- SOIL
- FOOTPRINT BELOW GROUND
- FOOTPRINT ABOVE GROUND
- NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
- 400mm ARTICULATION ZONE
- INDICATIVE CORE
- SHADOW OUTLINE FROM PROPOSED BUILT FORM
- SHADOW CAST BY POTENTIAL LIFT CORE FORM
- REFERENCE UNITS
- COMMUNAL CORE, SERVICE, CIRCULATION ZONE
- POSSIBLE FOOTPRINT
- DEEP SOIL ZONE

400mm ARTICULATION ZONE PERMITTED FORWARD OF THE SETBACK. BUILDING ELEMENTS MAY OCCUPY A MAXIMUM OF ONE THIRD OF THE AREA OF FACADE. SERVICES OR LIFT SHAFTS ARE NOT PERMITTED IN THE ARTICULATION ZONE.

- B BEDROOM
- BA BATHROOM
- BAL BALCONY
- D DINNING
- K KITCHEN
- L LIVING
- LDY LAUNDRY

- SOLAR ACCESS
- CROSS VENTILATION
- SOLAR ACCESS THROUGH SKYLIGHT

APARTMENTS RECEIVING 2 OR MORE HOURS OF SOLAR ACCESS ON JUNE 21 BETWEEN 9AM-3PM

	SOLAR	CROSS VENTILATION
L1	4	4
L2	4	4
L3	4	4
L4	4	4
L5	6	4
L6	2	2
Total	24 65%	22 60%

SUNLIGHT ACCESS
24/37 = 65%
MINIMUM REQUIREMENT: 70% = 26 UNITS

NATURAL CROSS VENTILATION
22/37 = 60%
MINIMUM REQUIREMENT: 60% = 23 UNITS

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

FIG TREE 888 PTY LTD

0 1 2 5m

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., TELOPEA NSW

JOB NO

1928

CHECKED	DRAWN
SM	JW
DATE	SCALE
08/05/20	1:100 @ A1 A3@50%

PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

BUILDING REFERENCE PLAN LEVEL 6

SHEET NO.	REVISION
CP 107	D

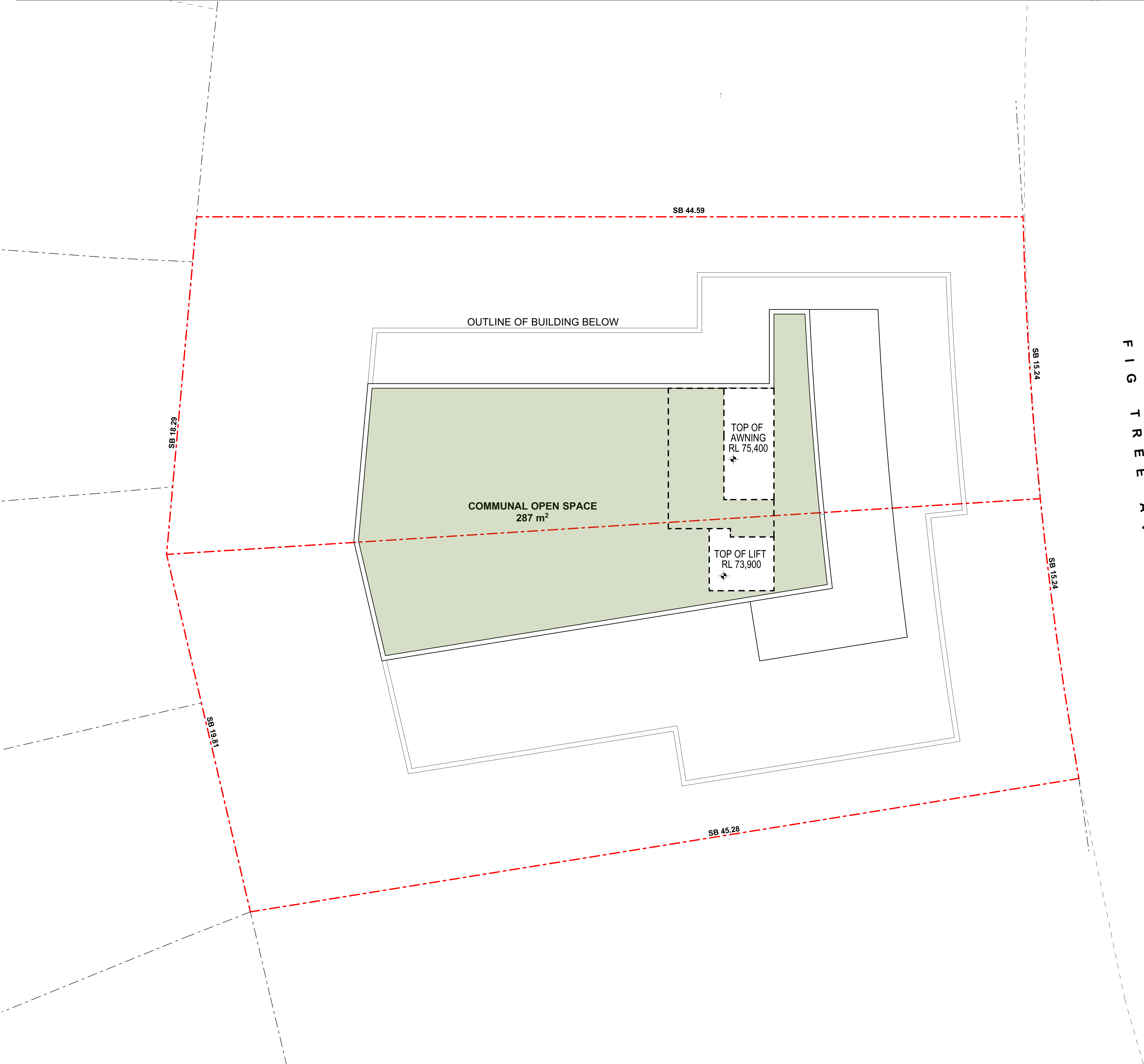


FIG TREE AVENUE

GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

- LEGEND
- SITE
 - SOIL
 - FOOTPRINT BELOW GROUND
 - FOOTPRINT ABOVE GROUND
 - NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
 - 400mm ARTICULATION ZONE
 - INDICATIVE CORE
 - SHADOW OUTLINE FROM PROPOSED BUILT FORM
 - SHADOW CAST BY POTENTIAL LIFT CORE FORM
 - REFERENCE UNITS
 - COMMUNAL CORE, SERVICE, CIRCULATION ZONE
 - POSSIBLE FOOTPRINT
 - DEEP SOIL ZONE

400mm ARTICULATION ZONE PERMITTED FORWARD OF THE SETBACK.
BUILDING ELEMENTS MAY OCCUPY A MAXIMUM OF ONE THIRD OF
THE AREA OF FACADE. SERVICES OR LIFT SHAFTS ARE NOT
PERMITTED IN THE ARTICULATION ZONE.

- B BEDROOM
- BA BATHROOM
- BAL BALCONY
- D DINING
- K KITCHEN
- L LIVING
- LDY LAUNDRY

- SOLAR ACCESS
- CROSS VENTILATION
- SOLAR ACCESS THROUGH SKYLIGHT

APARTMENTS RECEIVING 2 OR MORE HOURS OF SOLAR
ACCESS ON JUNE 21 BETWEEN 9AM-3PM

	SOLAR	CROSS VENTILATION
L1	4	4
L2	4	4
L3	4	4
L4	4	4
L5	6	4
L6	2	2
Total	24 65%	22 60%

SUNLIGHT ACCESS
24/37 = 65%
MINIMUM REQUIREMENT: 70% = 26 UNITS

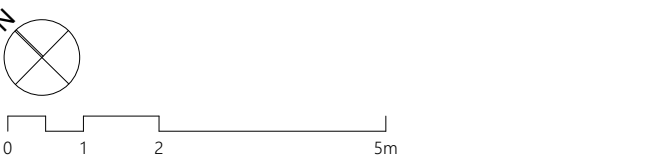
NATURAL CROSS VENTILATION
22/37 = 60%
MINIMUM REQUIREMENT: 60% = 23 UNITS

FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TeloPea NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
1:100 @ A1 A3@50%
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
BUILDING REFERENCE PLAN LEVEL 7
SHEET NO
CP 108
REVISION
D

LEGEND	
	SITE
	SOIL
	FOOTPRINT BELOW GROUND
	FOOTPRINT ABOVE GROUND
	NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
	400mm ARTICULATION ZONE
	INDICATIVE CORE
	SHADOW OUTLINE FROM PROPOSED BUILT FORM
	SHADOW CAST BY POTENTIAL LIFT CORE FORM
	REFERENCE UNITS
	COMMUNAL CORE, SERVICE, CIRCULATION ZONE
	POSSIBLE FOOTPRINT
	DEEP SOIL ZONE



FOR ILLUSTRATIVE
PURPOSES ONLY

ARCHITECT

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

CLIENT
FIG TREE 888 PTY LTD



MIXED USE

9-11 FIG TREE AVE TEL OPEA NSW

30010

CHECKED _____ DRAWN _____

SM SW

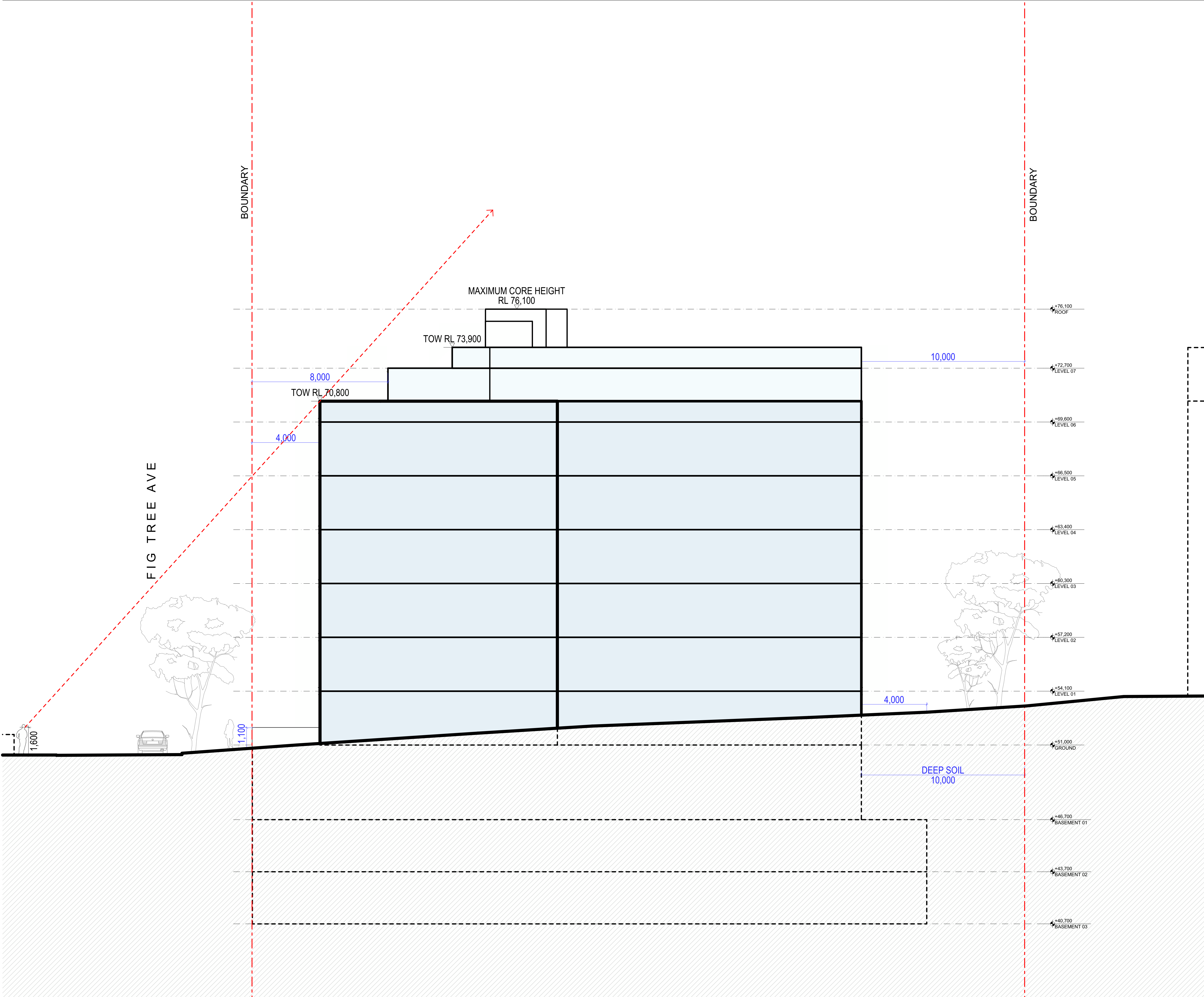
08/05/20 1:100 @ A1 A3@50%

CONCERT PLAN

DRAWING TITLE

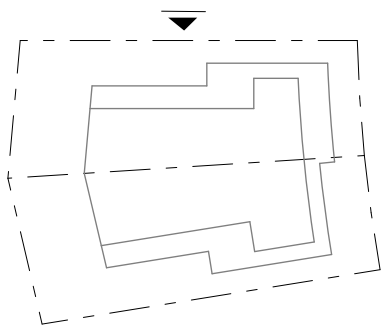
EAST ELEVATION

CB 201 D



GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_POST DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

- LEGEND
- SITE
 - SOIL
 - FOOTPRINT BELOW GROUND
 - FOOTPRINT ABOVE GROUND
 - NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
 - 400mm ARTICULATION ZONE
 - INDICATIVE CORE
 - SHADOW OUTLINE FROM PROPOSED BUILT FORM
 - SHADOW CAST BY POTENTIAL LIFT CORE FORM
 - REFERENCE UNITS
 - COMMUNAL CORE, SERVICE, CIRCULATION ZONE
 - POSSIBLE FOOTPRINT
 - DEEP SOIL ZONE



KEY PLAN

FIG TREE AVE

FOR ILLUSTRATIVE
PURPOSES ONLY

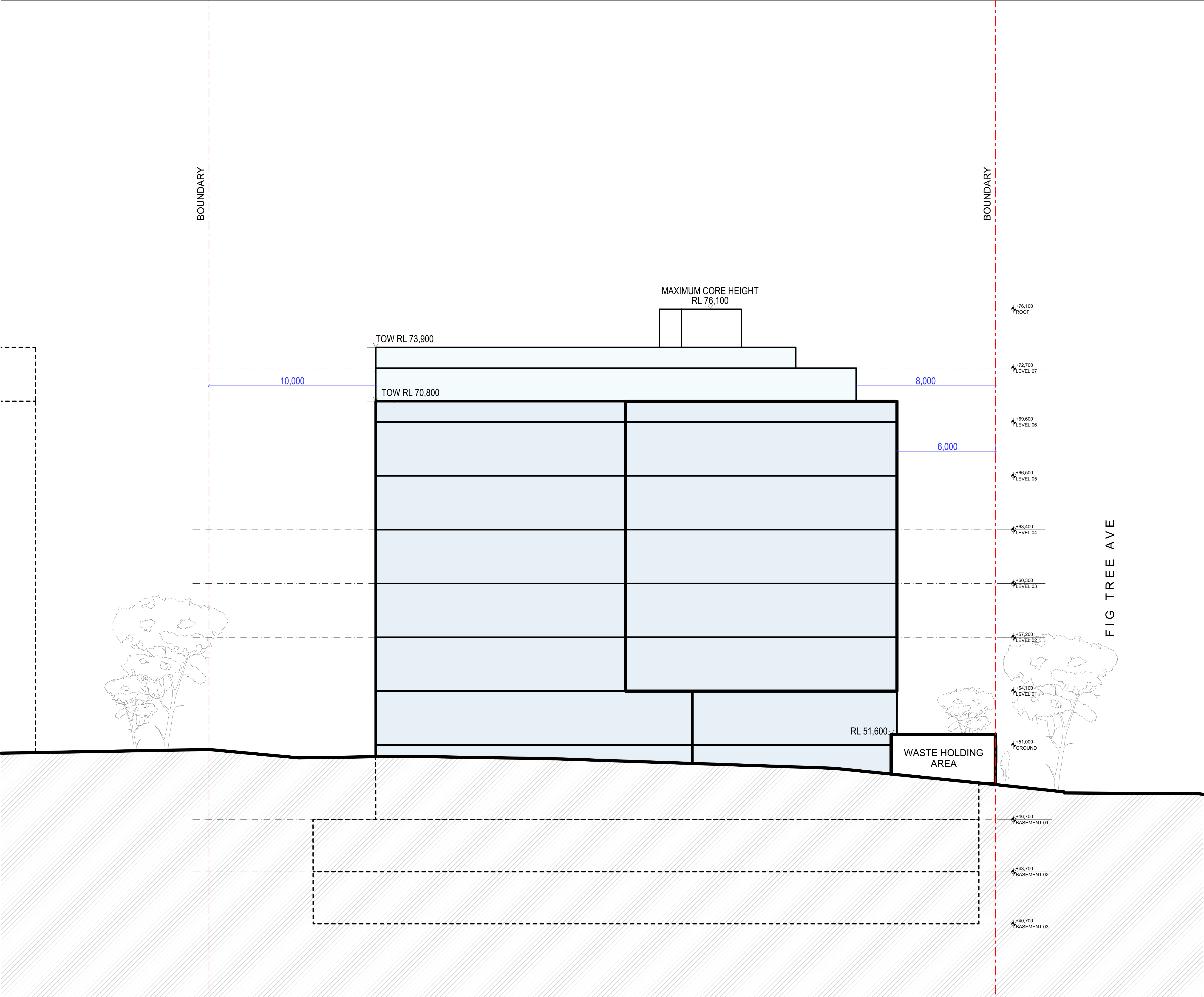
REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
1:100 @ A1 A3@50%
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
NORTH ELEVATION

SHEET NO.
CP 202
REVISION
D



GENERAL NOTES

- © FUSE ARCHITECTURE
- NO REPRODUCTION WITHOUT PERMISSION
- UNLESS NOTED OTHERWISE
- THIS DRAWING IS NOT FOR CONSTRUCTION
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
- PRIOR TO THE COMMENCEMENT OF WORK
- INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK
- DRAWINGS ARE NOT TO BE SCALED
- USE ONLY FIGURED DIMENSIONS
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

file: 1928_TeloPea_Post DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION

LEGEND

- SITE
- SOIL
- FOOTPRINT BELOW GROUND
- FOOTPRINT ABOVE GROUND
- NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
- 400mm ARTICULATION ZONE
- INDICATIVE CORE
- SHADOW OUTLINE FROM PROPOSED BUILT FORM
- SHADOW CAST BY POTENTIAL LIFT CORE FORM
- REFERENCE UNITS
- COMMUNAL CORE, SERVICE, CIRCULATION ZONE
- POSSIBLE FOOTPRINT
- DEEP SOIL ZONE

FIG TREE AVE

KEY PLAN

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU

ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

FIG TREE 888 PTY LTD

0 1 2 5m

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., TeloPea NSW

JOB NO

1928

CHECKED

SM

DATE

08/05/20

DRAWN

JW

SCALE

1:100 @ A1 A3@50%

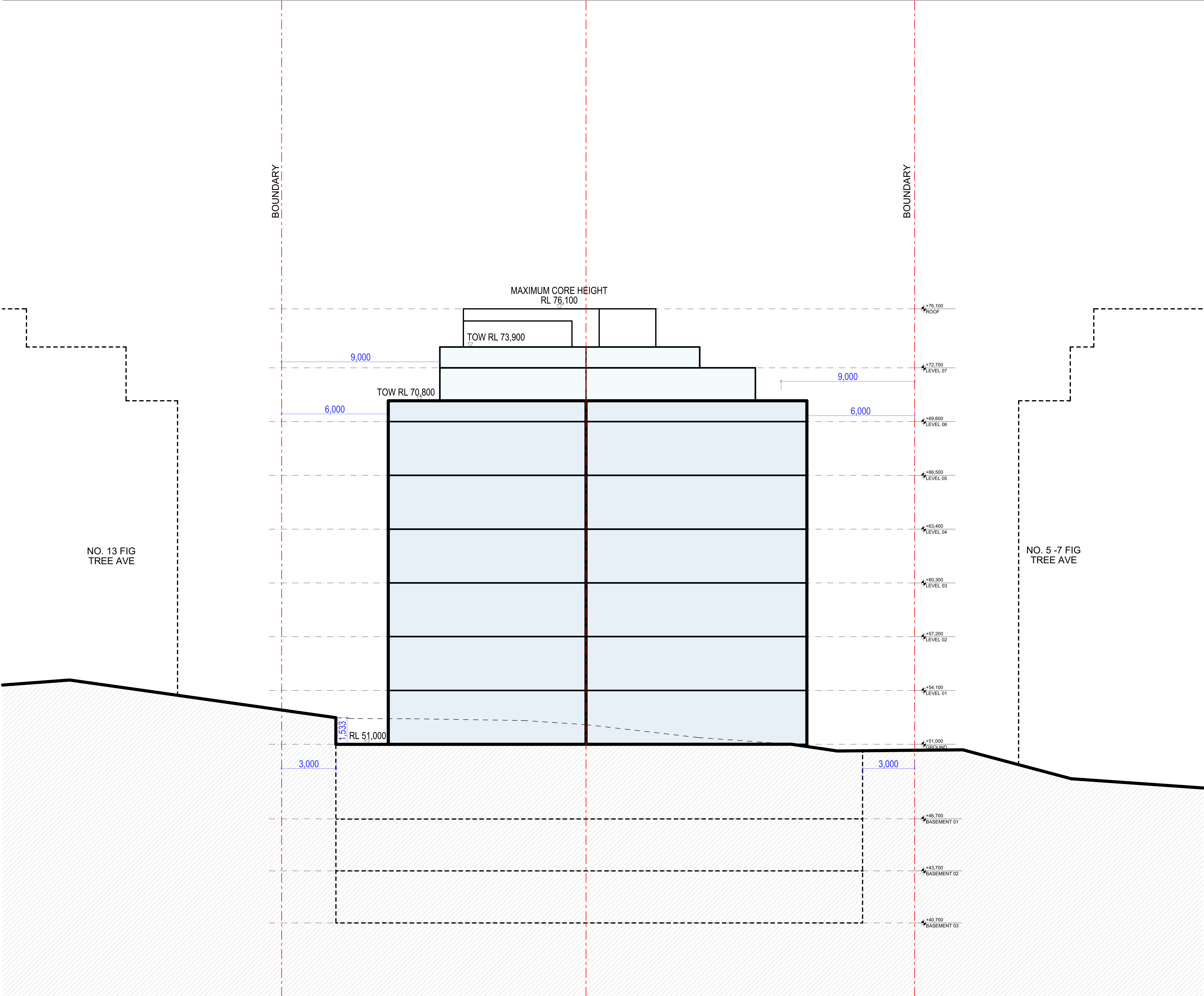
PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

SOUTH ELEVATION

SHEET NO.	REVISION
CP 203	D



GENERAL NOTES

- © FUSE ARCHITECTURE
- NO REPRODUCTION WITHOUT PERMISSION
- UNLESS NOTED OTHERWISE
- THIS DRAWING IS NOT FOR CONSTRUCTION
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
- PRIOR TO THE COMMENCEMENT OF WORK
- INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK
- DRAWINGS ARE NOT TO BE SCALED
- USE ONLY FIGURED DIMENSIONS
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

file: 1928_TeloPea_Post DA
print date and time: Thursday, 16 September 2021 @ 12:11 PM

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION

LEGEND

- SITE
- SOIL
- FOOTPRINT BELOW GROUND
- FOOTPRINT ABOVE GROUND
- NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
- 400mm ARTICULATION ZONE
- INDICATIVE CORE
- SHADOW OUTLINE FROM PROPOSED BUILT FORM
- SHADOW CAST BY POTENTIAL LIFT CORE FORM
- REFERENCE UNITS
- COMMUNAL CORE, SERVICE, CIRCULATION ZONE
- POSSIBLE FOOTPRINT
- DEEP SOIL ZONE

FIG TREE AVE

KEY PLAN

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 943
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

FIG TREE 888 PTY LTD

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., TeloPea NSW

JOB NO

1928

CHECKED	DRAWN
SM	JW
DATE	SCALE
08/05/20	1:100 @ A1 A3@50%

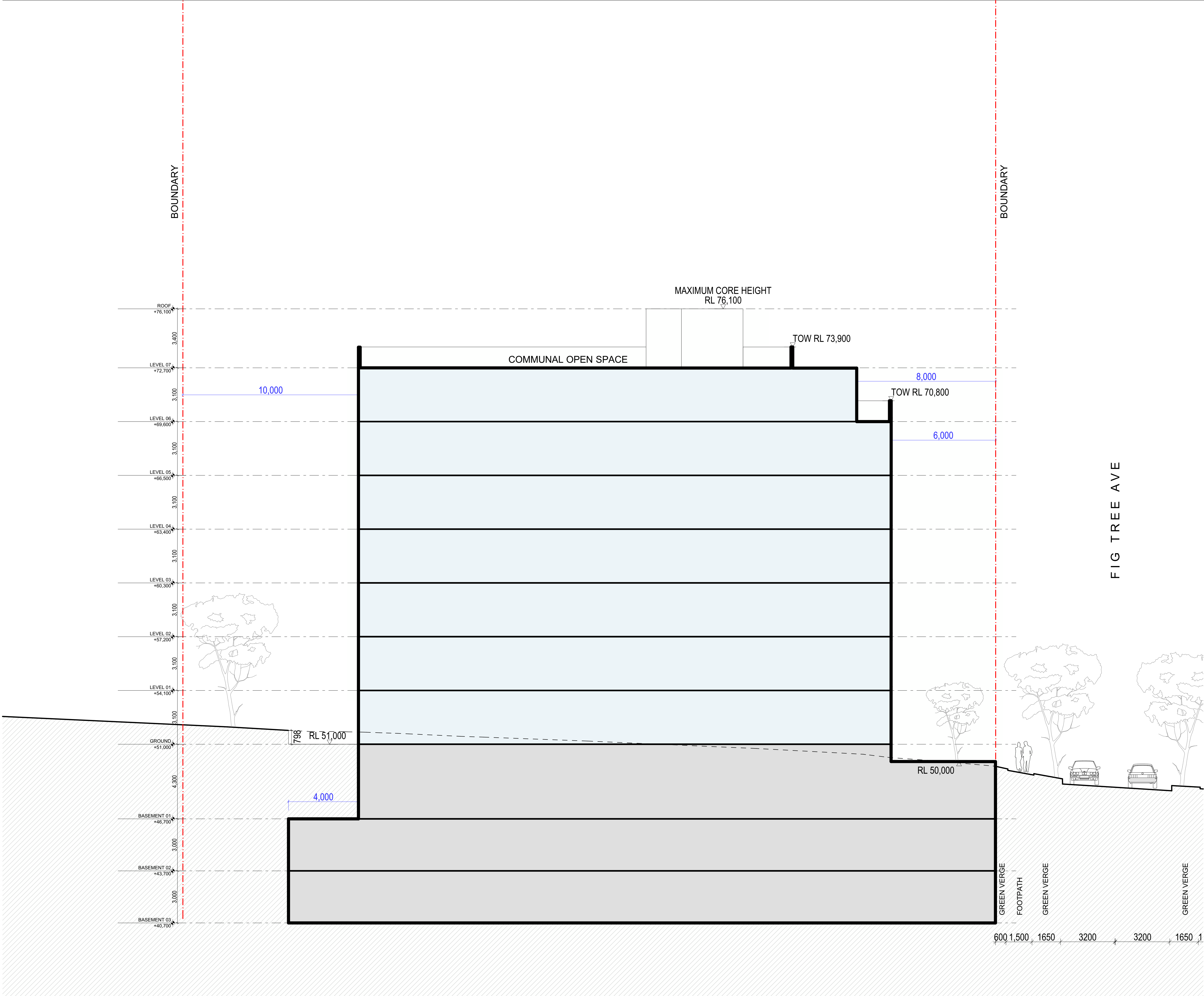
PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

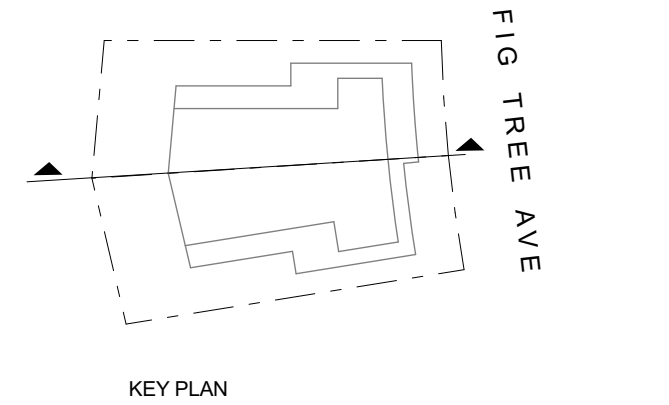
WEST ELEVATION

SHEET NO.	REVISION
CP 204	D



GENERAL NOTES
© FUSE ARCHITECTURE
NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
THIS DRAWING IS NOT FOR CONSTRUCTION
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
DRAWINGS ARE NOT TO BE SCALED
USE ONLY FIGURED DIMENSIONS
REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_Post DA
print date and time: Thursday, 16 September 2021 @ 12:12 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

- LEGEND
- SITE
 - SOIL
 - FOOTPRINT BELOW GROUND
 - FOOTPRINT ABOVE GROUND
 - NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
 - 400mm ARTICULATION ZONE
 - INDICATIVE CORE
 - SHADOW OUTLINE FROM PROPOSED BUILT FORM
 - SHADOW CAST BY POTENTIAL LIFT CORE FORM
 - REFERENCE UNITS
 - COMMUNAL CORE, SERVICE, CIRCULATION ZONE
 - POSSIBLE FOOTPRINT
 - DEEP SOIL ZONE



FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

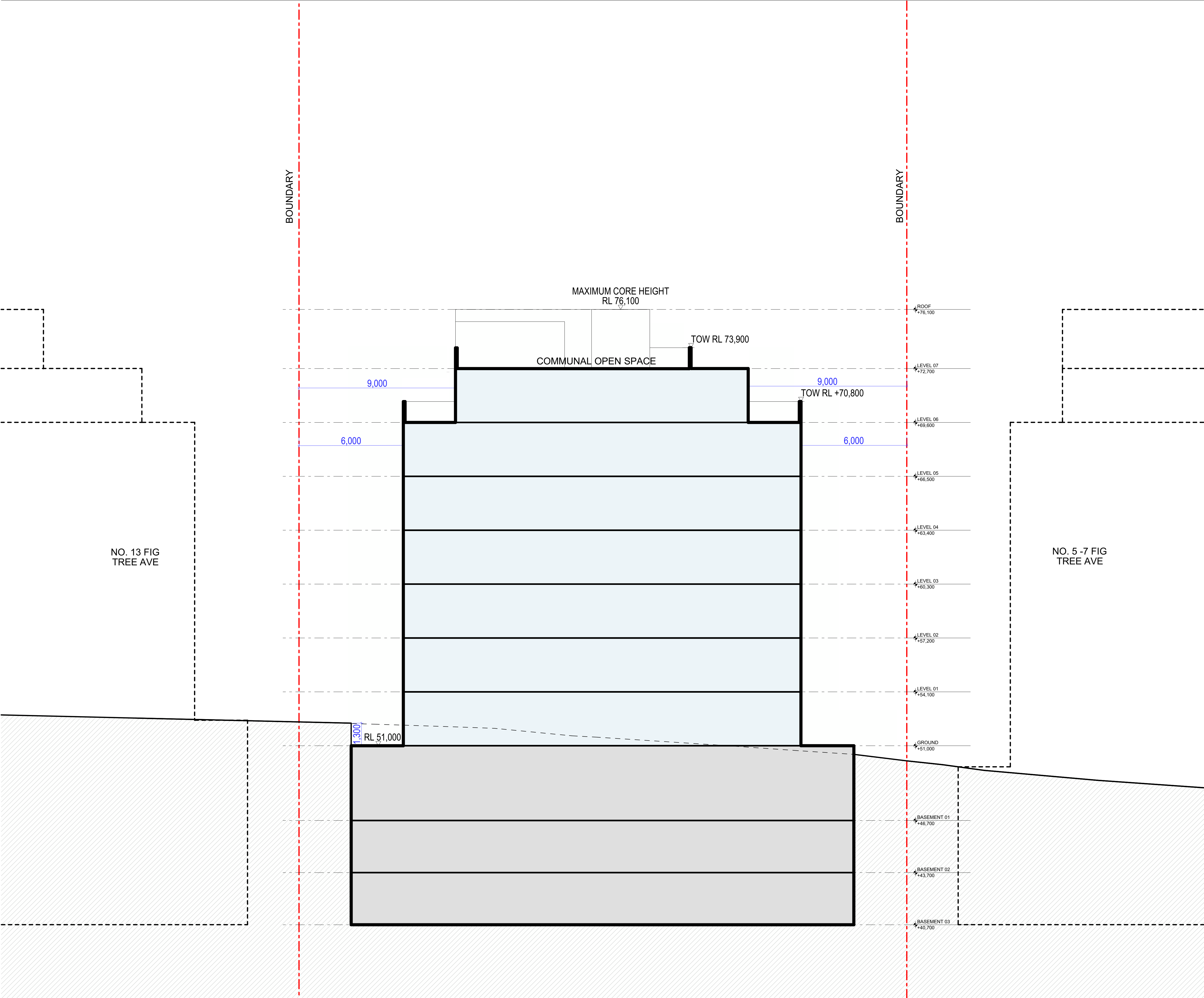
ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TeloPea NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
SECTION DD

SHEET NO.
CP 301
REVISION
D



GENERAL NOTES

- © FUSE ARCHITECTURE
- NO REPRODUCTION WITHOUT PERMISSION UNLESS NOTED OTHERWISE
- THIS DRAWING IS NOT FOR CONSTRUCTION
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK
- INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK
- DRAWINGS ARE NOT TO BE SCALED
- USE ONLY FIGURED DIMENSIONS
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION

file: 1928_TeloPea_Post DA
print date and time: Thursday, 16 September 2021 @ 12:12 PM

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR THE BASIS OF MARKETING SALES OR CONSTRUCTION QUOTATION

LEGEND

- SITE
- SOIL
- FOOTPRINT BELOW GROUND
- FOOTPRINT ABOVE GROUND
- NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
- 400mm ARTICULATION ZONE
- INDICATIVE CORE
- SHADOW OUTLINE FROM PROPOSED BUILT FORM
- SHADOW CAST BY POTENTIAL LIFT CORE FORM
- REFERENCE UNITS
- COMMUNAL CORE, SERVICE, CIRCULATION ZONE
- POSSIBLE FOOTPRINT
- DEEP SOIL ZONE

FIGURE 12

KEY PLAN

FIG TREE AVE

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

FIG TREE 888 PTY LTD

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., TELOPEA NSW

JOB NO

1928

CHECKED	DRAWN
SM	JW
DATE	SCALE
08/05/20	1:100 @ A1 A3@50%

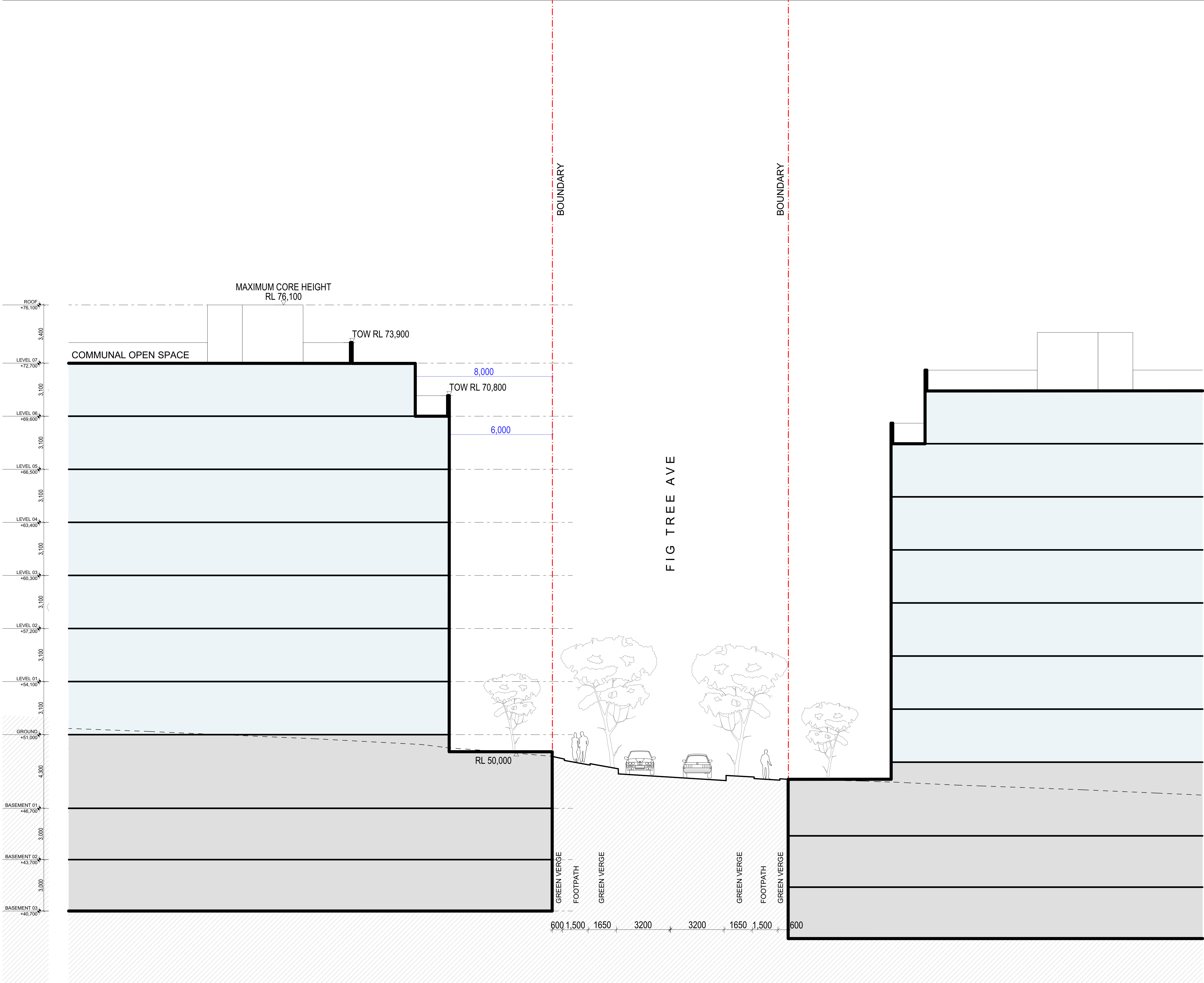
PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

SECTION BB

SHEET NO.	REVISION
CP 302	D



GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:12 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION



FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD

PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
1:100 @ A1 A3@50%
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
SITE SECTION

SHEET NO.
CP 303
REVISION
D



01 JUNE 21 9AM



02 JUNE 21 10AM

GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_POST DA
print date and time: Thursday, 16 September 2021 @ 12:12 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

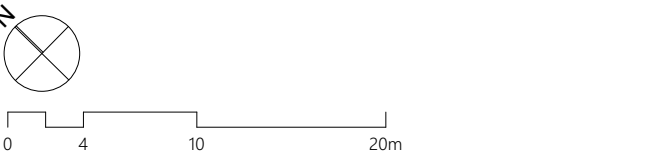
- LEGEND
- SHADOW OUTLINE FROM PROPOSED BUILT FORM
 - SHADOW CAST BY PROPOSED HABITABLE SPACE ABOVE MAXIMUM HEIGHT
 - SHADOW CAST BY LIFT FORM AND ANCILLARY ITEMS SERVICING THE COMMUNAL OPEN SPACE
 - SHADOW OUTLINE FROM COMPLIANT BUILT FORM EXCLUDING ANCILLARY ITEMS TO SERVE COMMUNAL OPEN SPACE

FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TeloPea NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
NTS
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
SHADOW DIAGRAMS SHEET 1
SHEET NO.
CP 401
REVISION
D



03 JUNE 21 11AM



04 JUNE 21 12PM

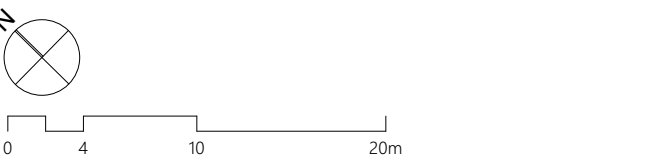
GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_POST DA
print date and time: Thursday, 16 September 2021 @ 12:12 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

- LEGEND
- SHADOW OUTLINE FROM PROPOSED BUILT FORM
 - SHADOW CAST BY PROPOSED HABITABLE SPACE ABOVE MAXIMUM HEIGHT
 - SHADOW CAST BY LIFT FORM AND ANCILLARY ITEMS SERVICING THE COMMUNAL OPEN SPACE
 - SHADOW OUTLINE FROM COMPLIANT BUILT FORM EXCLUDING ANCILLARY ITEMS TO SERVE COMMUNAL OPEN SPACE

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

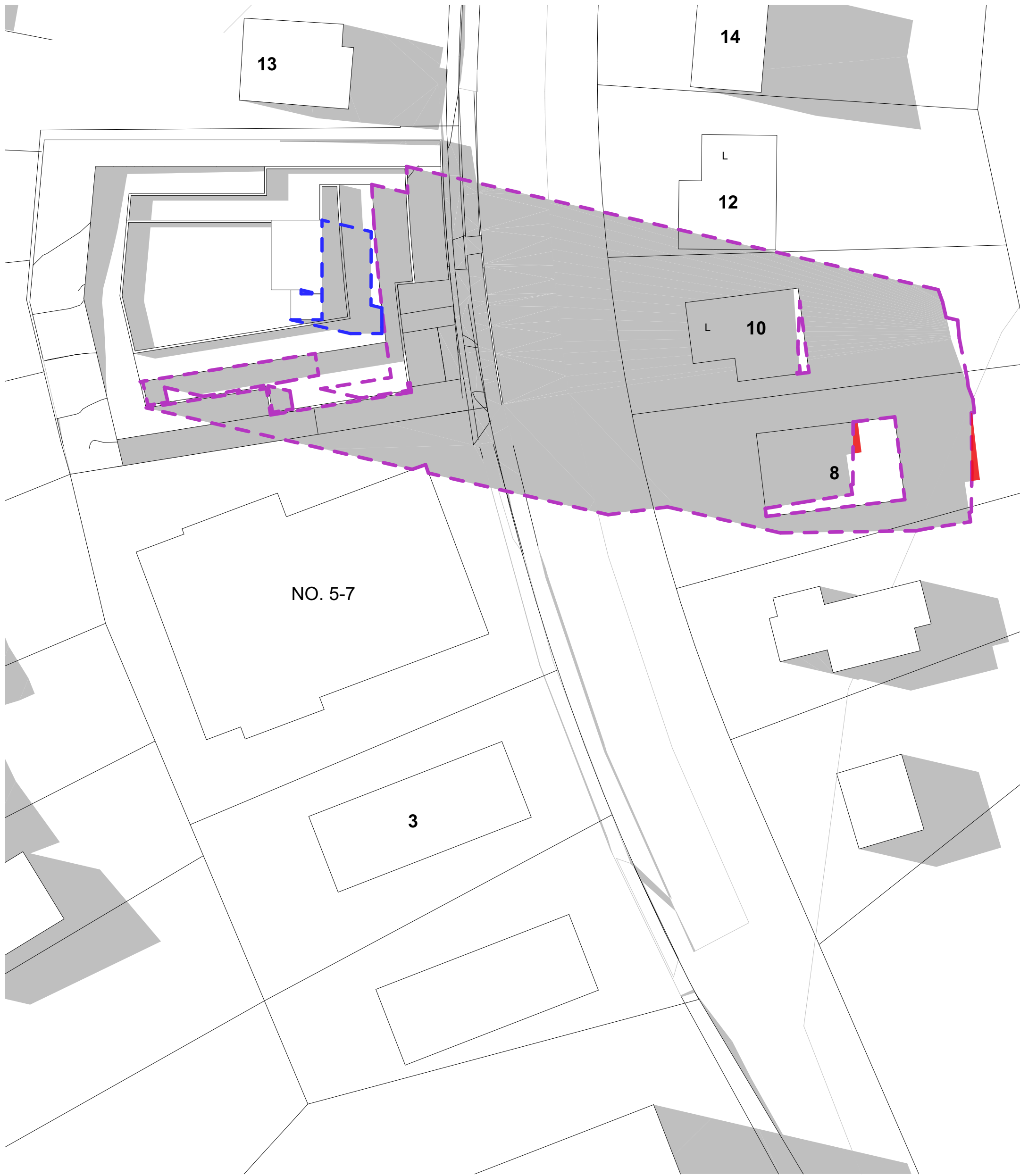
ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TeloPea NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
NTS
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
SHADOW DIAGRAMS SHEET 2
SHEET NO.
CP 402
REVISION
D



05 JUNE 21 1PM



06 JUNE 21 2PM

GENERAL NOTES

© FUSE ARCHITECTURE.

NO REPRODUCTION WITHOUT PERMISSION

UNLESS NOTED OTHERWISE.

THIS DRAWING IS NOT FOR CONSTRUCTION.

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

PRIOR TO THE COMMENCEMENT OF WORK.

INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR

CLARIFICATION BEFORE PROCEEDING WITH WORK.

DRAWINGS ARE NOT TO BE SCALED.

USE ONLY FIGURED DIMENSIONS.

REFER TO CONSULTANT DOCUMENTATION FOR FURTHER

INFORMATION.

file:

1928_TeloPea_POST DA

print date and time:

Thursday, 16 September 2021

@ 12:12 PM

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR

COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF

THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR

THE BASIS OF MARKETING SALES OR CONSTRUCTION

QUOTATION

LEGEND

SHADOW OUTLINE FROM PROPOSED BUILT FORM

SHADOW CAST BY PROPOSED HABITABLE SPACE ABOVE MAXIMUM HEIGHT

SHADOW CAST BY LIFT FORM AND ANCILLARY ITEMS SERVICING THE COMMUNAL OPEN SPACE

SHADOW OUTLINE FROM COMPLIANT BUILT FORM EXCLUDING ANCILLARY ITEMS TO SERVE COMMUNAL OPEN SPACE

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64

61 MARLBOROUGH STREET

SURRY HILLS NSW 2010

MAIL@FUSEARCHITECTURE.COM.AU

ABN 91 612 046 843

NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT

FIG TREE 888 PTY LTD

0420

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., TELOPEA NSW

JOB NO

1928

CHECKED

DRAWN

SM

JW

DATE

SCALE

08/05/20

NTS

A3@50%

PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

SHADOW DIAGRAMS SHEET 3

SHEET NO.

REVISION

CP 403

D



07 JUNE 21 3PM

GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_POST DA
print date and time: Thursday, 16 September 2021 @ 12:12 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

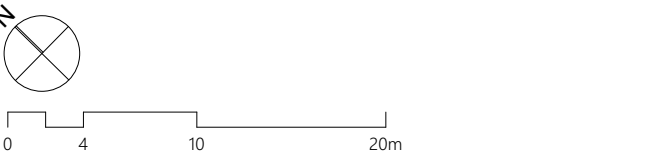
- LEGEND
- SHADOW OUTLINE FROM PROPOSED BUILT FORM
 - SHADOW CAST BY PROPOSED HABITABLE SPACE ABOVE MAXIMUM HEIGHT
 - SHADOW CAST BY LIFT FORM AND ANCILLARY ITEMS SERVICING THE COMMUNAL OPEN SPACE
 - SHADOW OUTLINE FROM COMPLIANT BUILT FORM EXCLUDING ANCILLARY ITEMS TO SERVE COMMUNAL OPEN SPACE

FOR ILLUSTRATIVE PURPOSES ONLY

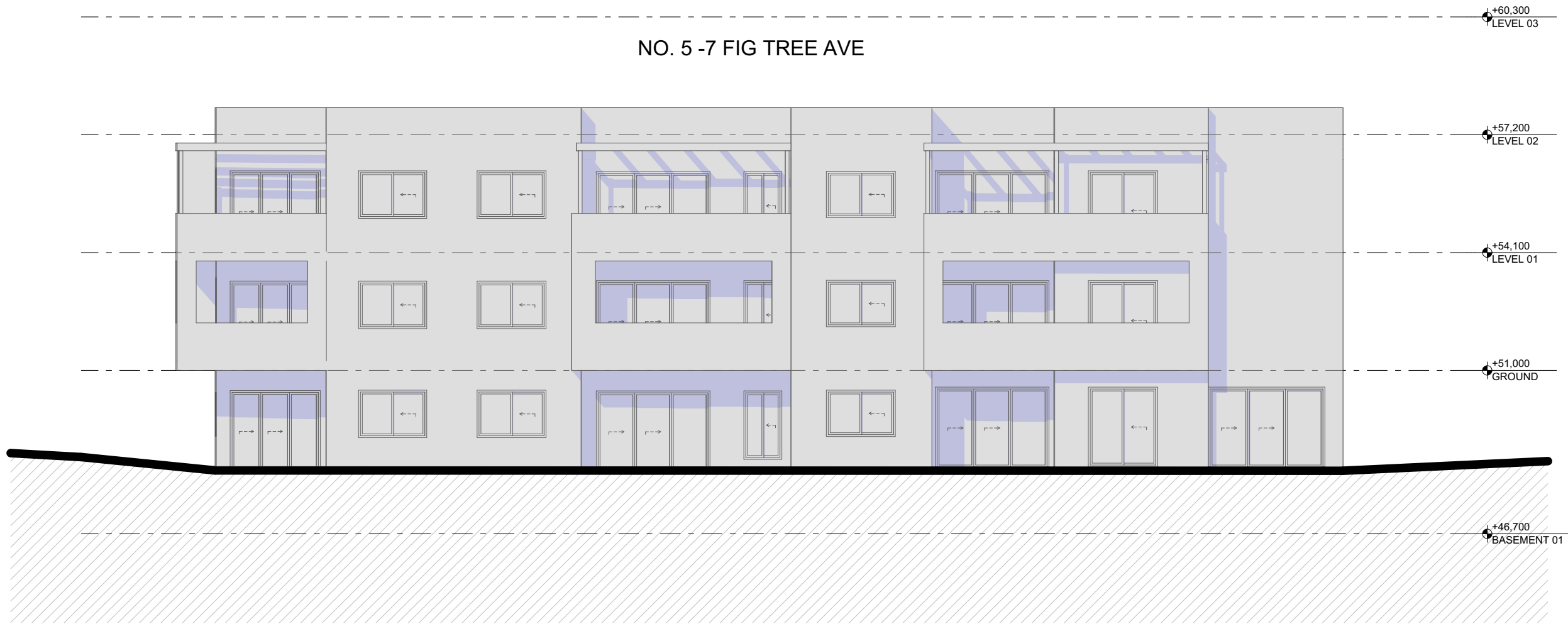
REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627

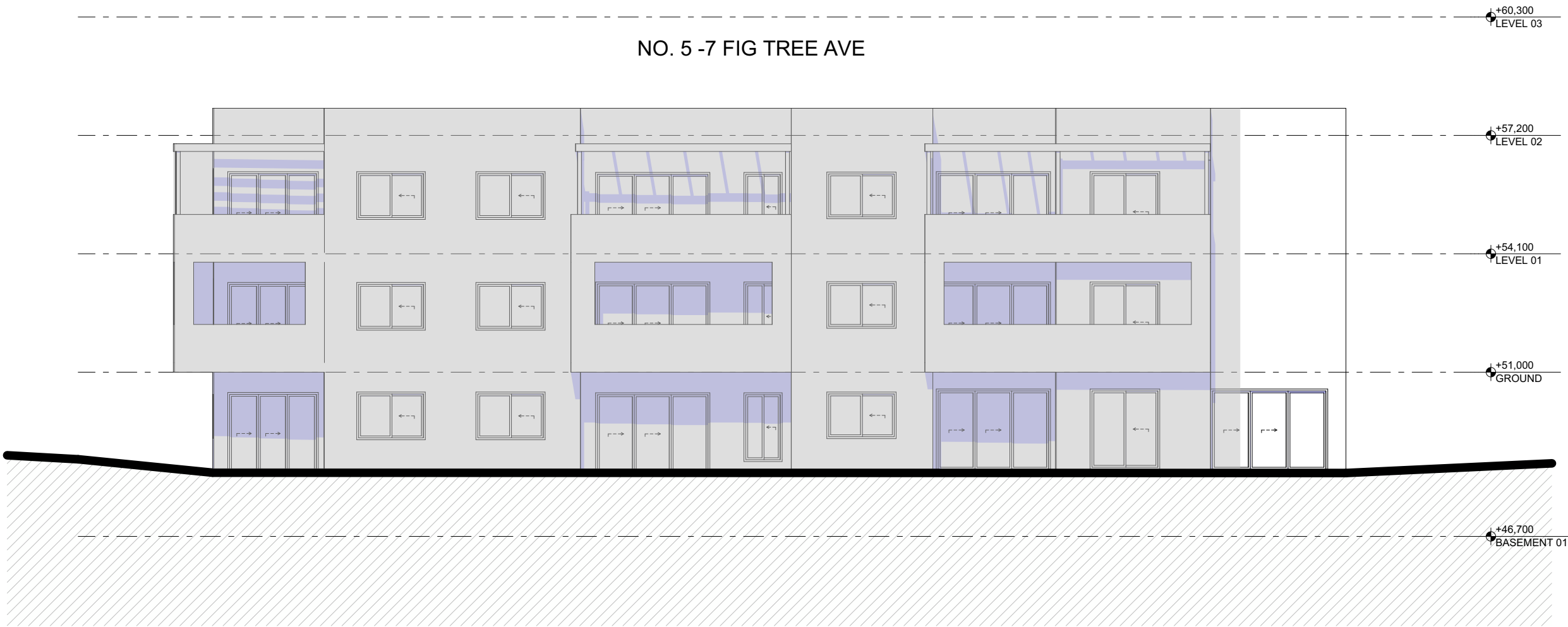
CLIENT
FIG TREE 888 PTY LTD



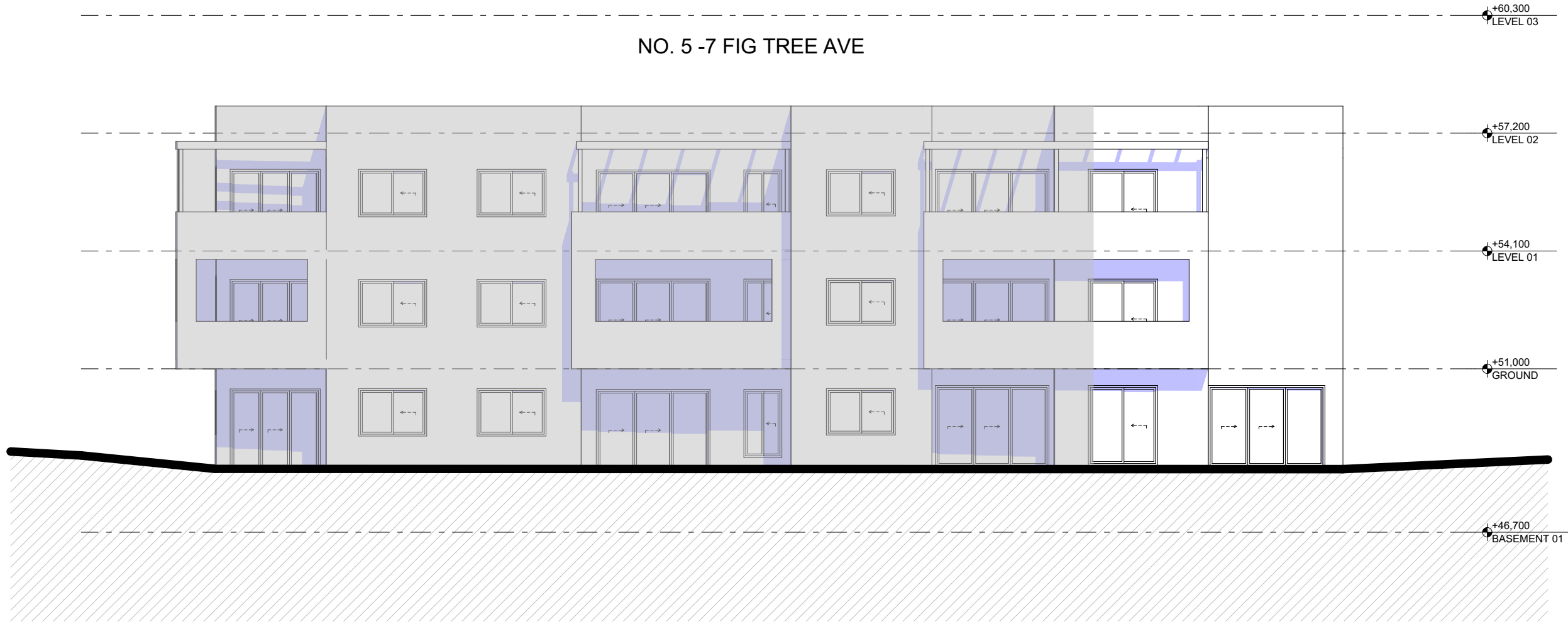
PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
DRAWN
JW
SCALE
NTS
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
SHADOW DIAGRAMS SHEET 4
SHEET NO.
CP 404
REVISION
D



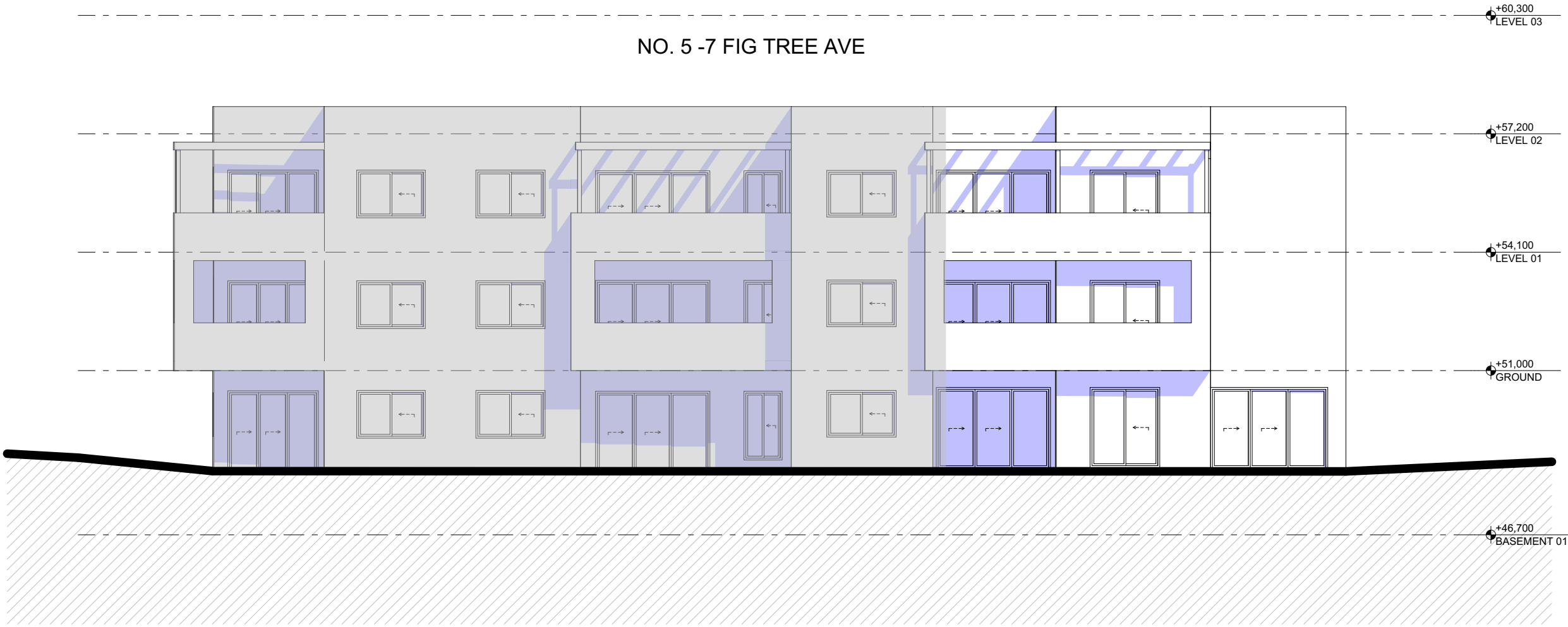
01 JUNE 21 9AM



02 JUNE 21 10AM



03 JUNE 21 11AM



04 JUNE 21 12PM

GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_POST DA
print date and time: Thursday, 16 September 2021 @ 12:12 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND
SHADOW CAST BY PROPOSAL
SHADOW CAST BY BUILDING ON ITSELF

FOR ILLUSTRATIVE
PURPOSES ONLY

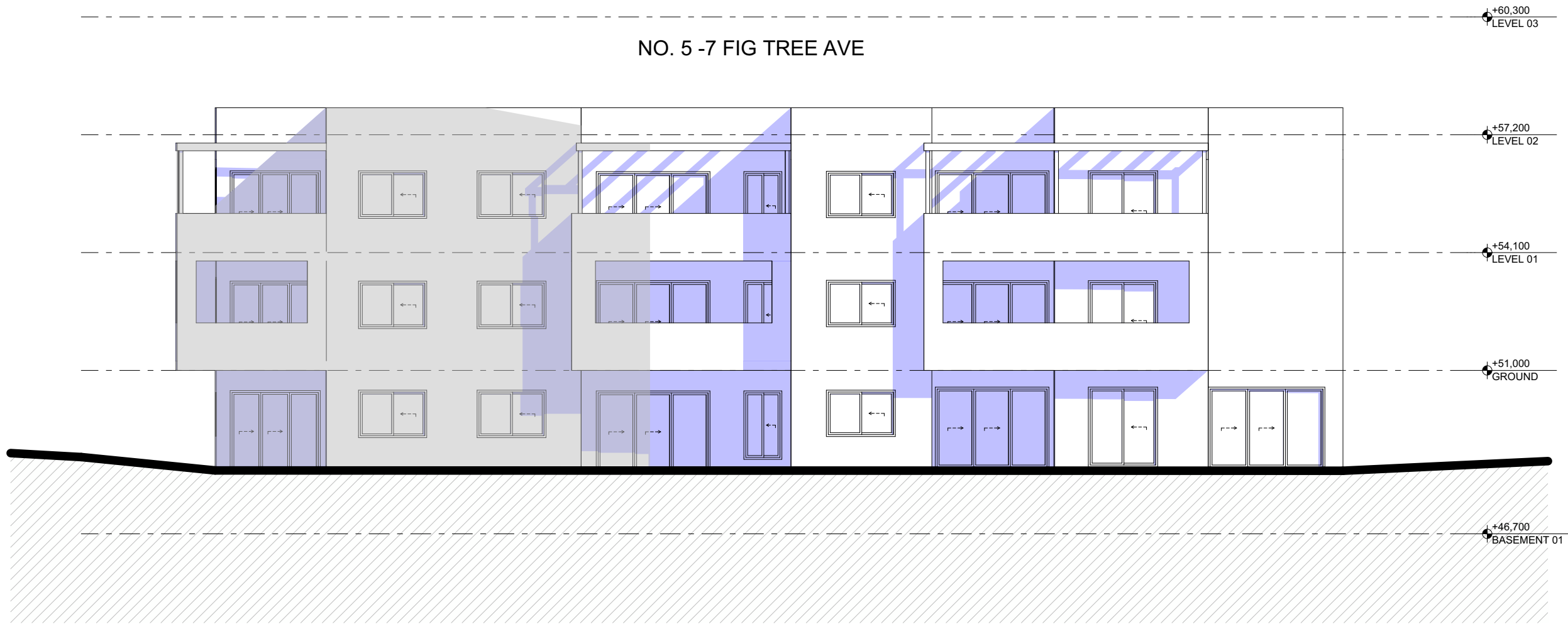
REVISION ID	AMENDMENT	DATE
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 543
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD

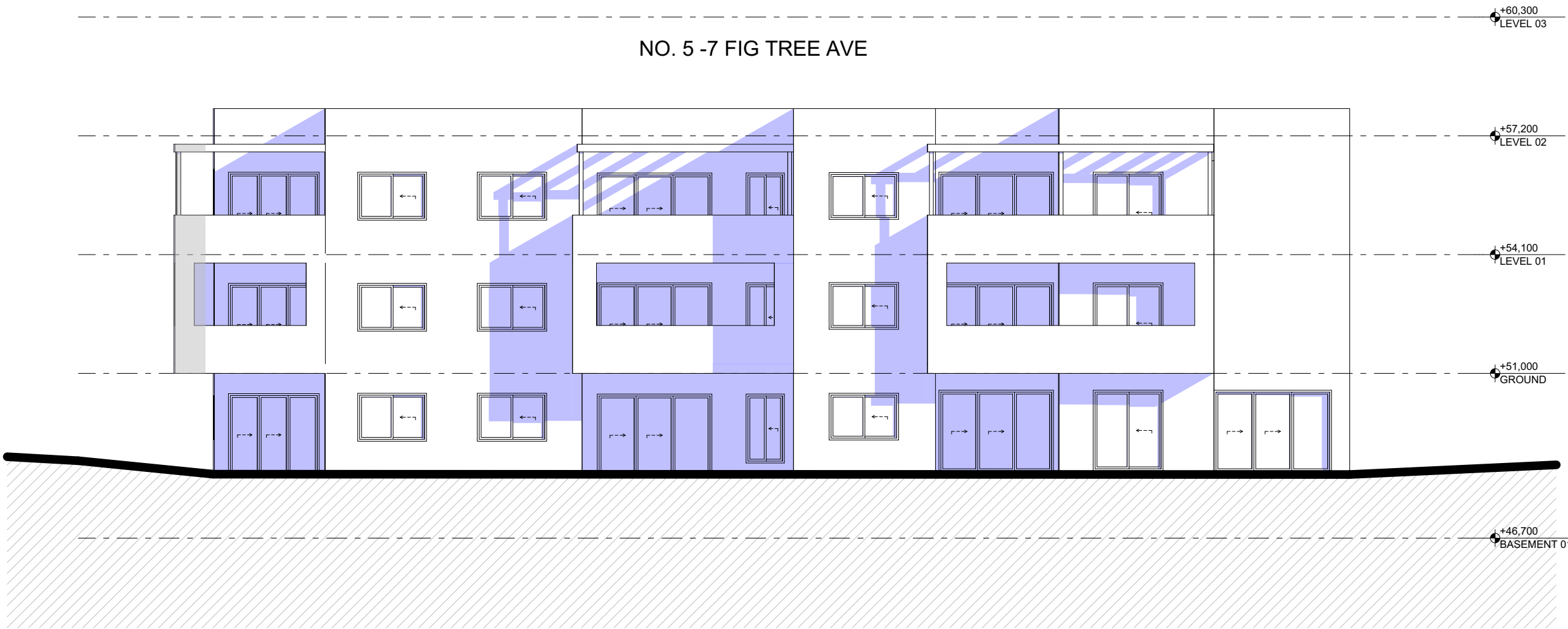


PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TeloPea NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
ELEVATION SHADOW DIAGRAMS SHEET 1
DRAWN
JW
SCALE
@ A1
A3@50%

SHEET NO.
CP 405
REVISION
D



01 JUNE 21 1PM



02 JUNE 21 2PM



03 JUNE 21 3PM

GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TELOPEA_POST DA
print date and time: Thursday, 16 September 2021 @ 12:12 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND
SHADOW CAST BY PROPOSAL
SHADOW CAST BY BUILDING ON ITSELF

FOR ILLUSTRATIVE
PURPOSES ONLY

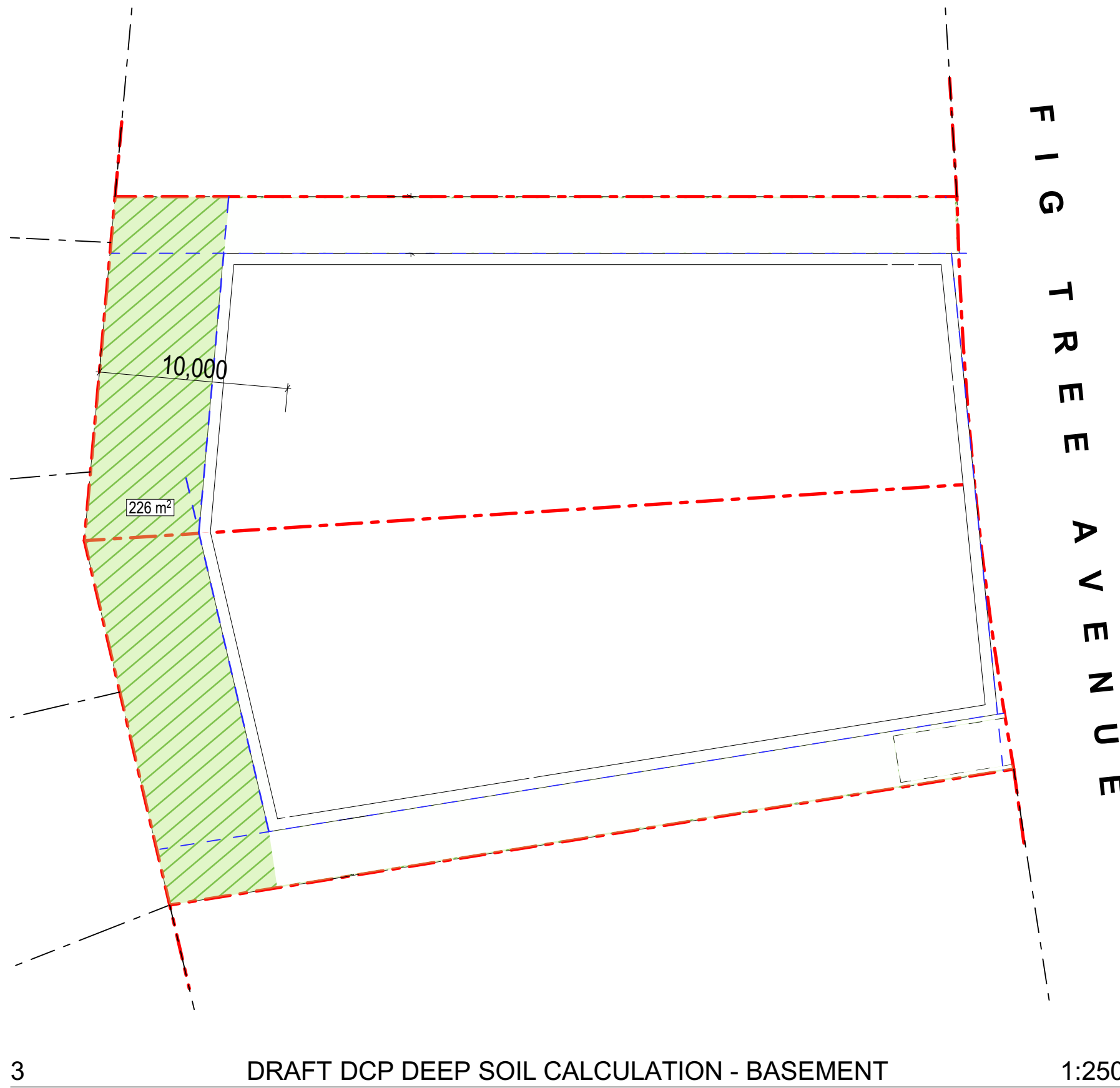
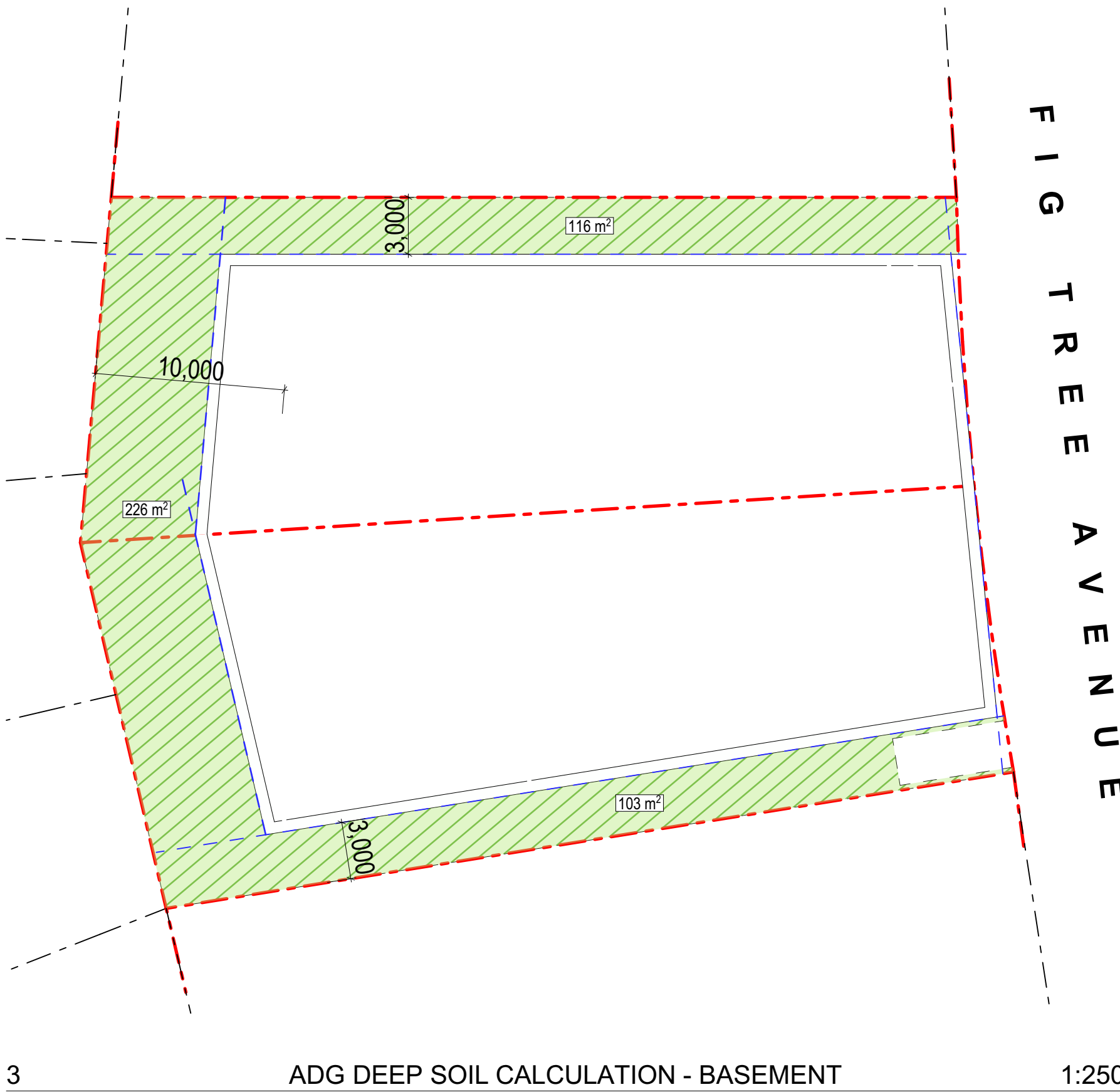
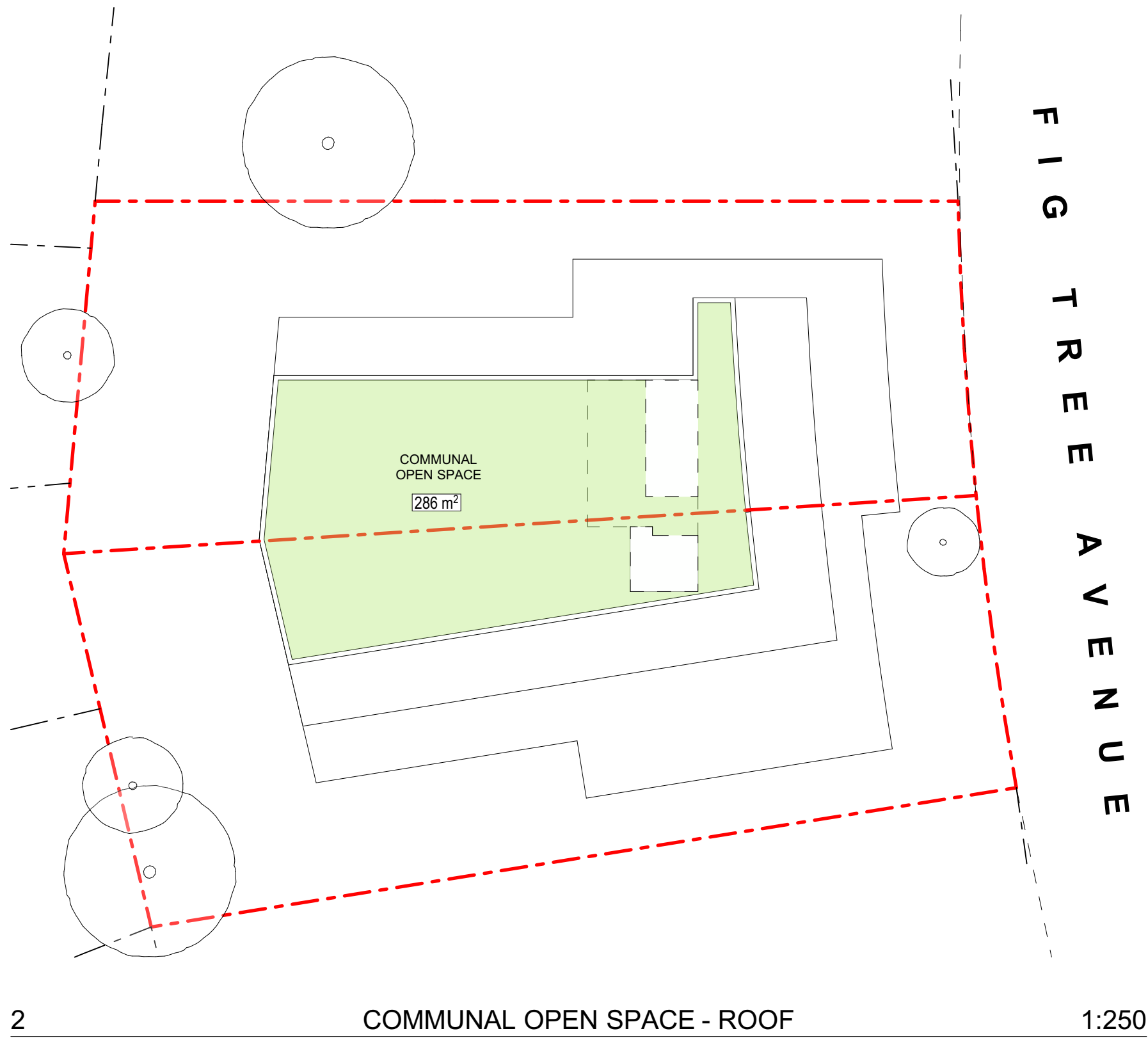
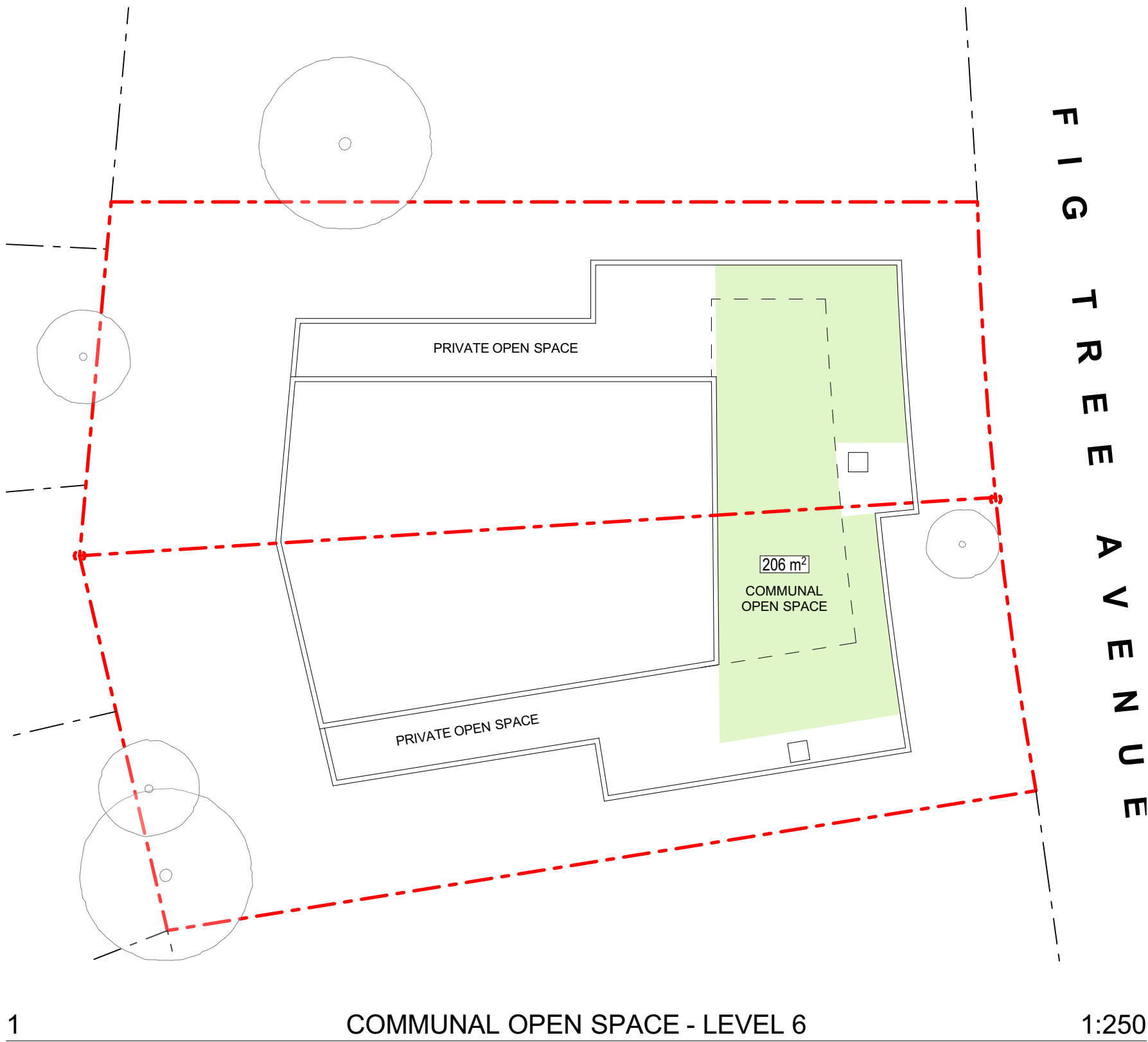
REVISION ID	AMENDMENT	DATE
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 843
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD



PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TELOPEA NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
ELEVATION SHADOW DIAGRAMS SHEET 2
DRAWN
JW
SCALE
@ A1
A3@50%

SHEET NO.
CP 406
REVISION
D



GENERAL NOTES

© FUSE ARCHITECTURE.

NO REPRODUCTION WITHOUT PERMISSION

UNLESS NOTED OTHERWISE.

THIS DRAWING IS NOT FOR CONSTRUCTION.

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

PRIOR TO THE COMMENCEMENT OF WORK.

INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR

CLARIFICATION BEFORE PROCEEDING WITH WORK.

DRAWINGS ARE NOT TO BE SCALED.

USE ONLY FIGURED DIMENSIONS.

REFER TO CONSULTANT DOCUMENTATION FOR FURTHER

INFORMATION.

file:

1928_TeloPea_POST DA

print date and time:

Thursday, 16 September 2021

@

12:12 PM

NOTE

NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR

COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF

THE DRAWINGS. DRAWINGS CANNOT BE RELED UPON FOR

THE BASIS OF MARKETING SALES OR CONSTRUCTION

QUOTATION

LEGEND

COMMUNAL OPEN SAPCE

DEEP SOIL ZONE

OUTDOOR PLAY AREA

SITE AREA:

1570m²

COMMUNAL OPEN SPACE (ADG)

COMMUNAL OPEN SPACE - LEVEL 6

206m²

COMMUNAL OPEN SPACE - ROOF

286m²

TOTAL COMMUNAL OPEN SPACE %

31.3%

ADG REQTS: MIN. 25% = 392.5 m²

DEEP SOIL ZONE (ADG)

BASEMENT (6m)

226m²

BASEMENT (<6m)

219m²

TOTAL ADG DEEP SOIL ZONE %

28.3%

ADG REQTS: MIN. 7 % = 110 m²

DEEP SOIL ZONE (DRAFT DCP)

BASEMENT (6m)

226m²

TOTAL DRAFT DCP DEEP SOIL ZONE %

14.3%

DRAFT DCP REQTS: MIN. 30% = 471 m²

TELOPEA PRECINCT DRAFT DCP 2021

DEEP SOIL ZONE:

C.6 Provide a minimum of 30% of deep soil zone on the site area, with the following requirements:

a) A minimum of half of the total deep soil area is located at the rear of the site.

b) A minimum of 7% of the total site area which is provided as deep soil area shall be designed to have a minimum dimensions of 6 metres (or greater).

The remaining deep soil areas shall provide minimum dimensions of 4 metres (or greater). Noting that a deep soil with a minimum dimension of less than 4 metres does not contribute to the deep soil calculation.

COMMUNAL OPEN SPACE:

C.1 Where surfaces on roof tops or podia are used for communal open space or other active purposes, the development must demonstrate at least 50% of the accessible roof area complies with one or a combination of the following:

a) Be shaded by a shade structure;

b) Be covered by vegetation consistent with the controls on Green Roofs or Walls;

c) Provide shading through canopy tree planting, to be measured on extent of canopy cover 2 years after planting.

APARTMENT DESIGN GUIDE (JULY 2015)

COMMUNAL OPEN SPACE:

Outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only, or to the public.

ADG DEEP SOIL REQUIREMENT

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m ²	-	7%
650m ² - 1,500m ²	3m	
greater than 1,500m ²	6m	
greater than 1,500m ² with significant existing tree cover	6m	

FOR ILLUSTRATIVE PURPOSES ONLY

REVISION ID

AMENDMENT

DATE

A

SUBMISSION

27/05/2021

B

SUBMISSION

1/06/2021

C

SUBMISSION

23/06/2021

D

SUBMISSION

16/09/2021

ARCHITECT

FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN

STUDIO 64

61 MARLBOROUGH STREET

SURRY HILLS NSW 2010

MAIL@FUSEARCHITECTURE.COM.AU

ABN 91 612 046 843

NOMINATED ARCHITECT RACHID ANDARIY 8627

CLIENT

FIG TREE 658 PTY LTD

N

0

4

10

20m

PROJECT

MIXED USE

SITE ADDRESS

9-11 FIG TREE AVE., TELOPEA NSW

JOB NO

1928

CHECKED

SM

DRAWN

JW

DATE

08/05/20

SCALE

1:250 @ A1

A3@50%

PROJECT STATUS

CONCEPT PLAN

DRAWING TITLE

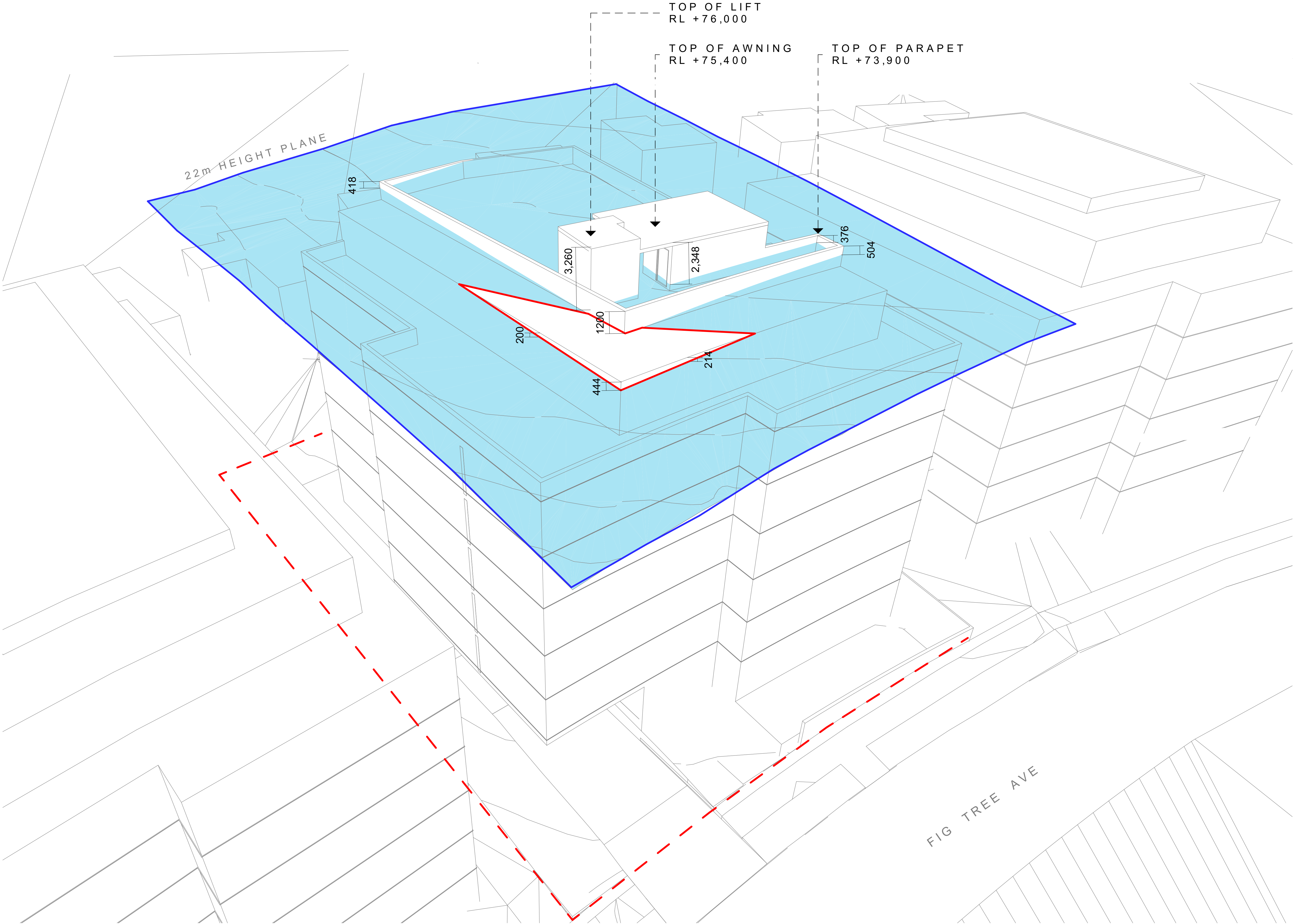
SEPP 65 DIAGRAMS - LANDSCAPE

SHEET NO.

CP 601

REVISION.

D



GENERAL NOTES
© FUSE ARCHITECTURE
-NO REPRODUCTION WITHOUT PERMISSION
UNLESS NOTED OTHERWISE
-THIS DRAWING IS NOT FOR CONSTRUCTION
-ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
PRIOR TO THE COMMENCEMENT OF WORK
-INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR
CLARIFICATION BEFORE PROCEEDING WITH WORK
-DRAWINGS ARE NOT TO BE SCALED
-USE ONLY FIGURED DIMENSIONS
-REFER TO CONSULTANT DOCUMENTATION FOR FURTHER
INFORMATION
file: 1928_TeloPea_Post DA
print date and time: Thursday, 16 September 2021 @ 12:12 PM
NOTE
NO STRUCTURAL OR SERVICE ENGINEERING INPUT OR
COORDINATION HAS BEEN PROVIDED IN THE PREPARATION OF
THE DRAWINGS. DRAWINGS CANNOT BE RELIED UPON FOR
THE BASIS OF MARKETING SALES OR CONSTRUCTION
QUOTATION

LEGEND
 HABITABLE SPACE STRUCTURE

FOR ILLUSTRATIVE
PURPOSES ONLY

REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 91 612 046 943
NOMINATED ARCHITECT RACHID ANDARY 8627
CLIENT
FIG TREE 888 PTY LTD

PROJECT
MIXED USE
SITE ADDRESS
9-11 FIG TREE AVE., TeloPea NSW
JOB NO
1928
CHECKED
SM
DATE
08/05/20
PROJECT STATUS
CONCEPT PLAN
DRAWING TITLE
LEP HEIGHT DIAGRAM
DRAWN
JW
SCALE
@ A1
A3@50%

SHEET NO.
CP 602
REVISION
D