

MIXED USE RESIDENTIAL FLAT & CHILD CARE CENTRE

9-11 FIG TREE AVE., TELOPEA NSW

STAGE 1 - CONCEPT PLAN

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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
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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

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COVER SHEET

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LEGEND
 [Red dashed box] SITE

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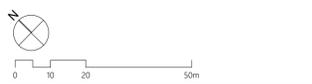
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 QUOTATION
- LEGEND
- SITE
 - HOSPITAL
 - EDUCATION
 - ACTIVE RETAIL
 - GREEN SPACE
 - M TRAIN STATION
 - B BUS STOP

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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
- NIN
- GAS MAIN
- WATER MAIN
- SEWER MAIN
- BUS STOP
- HYDRANT
- MAINTENANCE HOLE
- MAINTENANCE SHAFT
- TELSTRA PIT
- STORMWATER PIPE
- STORMWATER PIT

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 SITE ADDRESS
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 JOB NO
 1928

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

PROJECT STATUS
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 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)

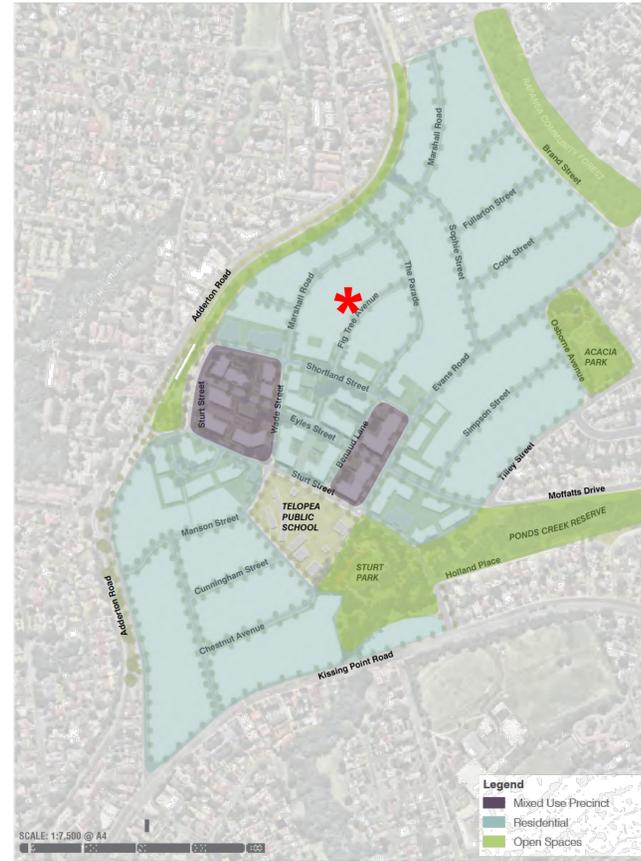


FIG 2: Land Use Strategy Map
 'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017
 (Graphics credit: PBD Architects & Urbis)

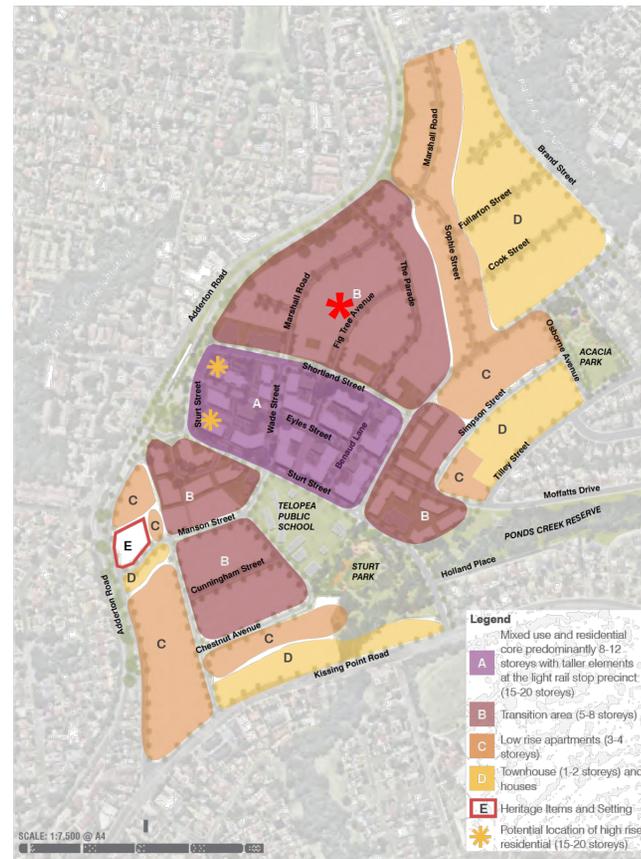


FIG 3: Building Height and Typology Map
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LEGEND
 * SITE - 9 - 11 Fig Tree Ave

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 A3@50%

PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
 DIAGRAM - EXISTING LAND USE + BUILT FORM 1

SHEET NO.
 CP 009
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FIG 1: Telopea Master Plan
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

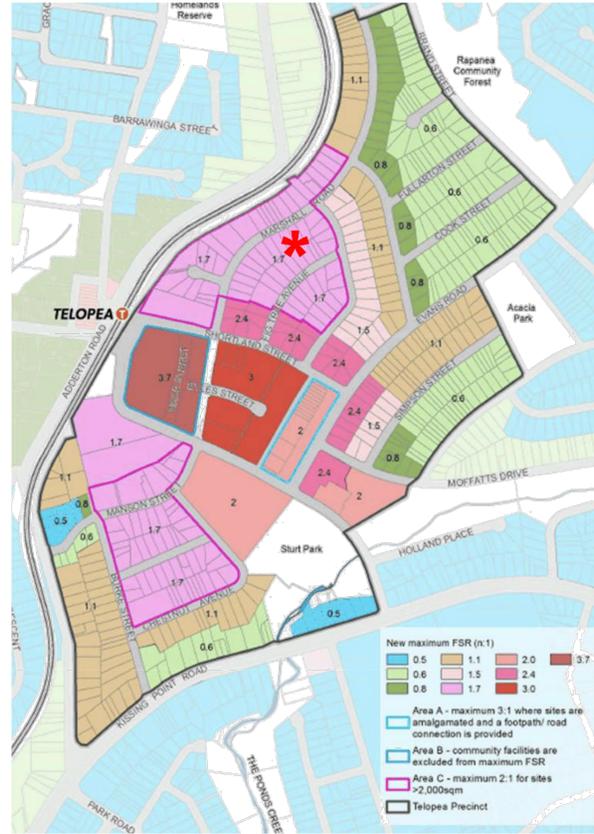


FIG 2: Summary Maximum Floor Space Ratio Map
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021



FIG 3: Summary Maximum Height of Building Map
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

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 * SITE - 9 - 11 Fig Tree Ave

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 DRAWN JW SCALE @ A1
 A3@50%

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 DRAWING TITLE
 DIAGRAM - EXISTING LAND USE + BUILT FORM 2

SHEET NO. CP 010
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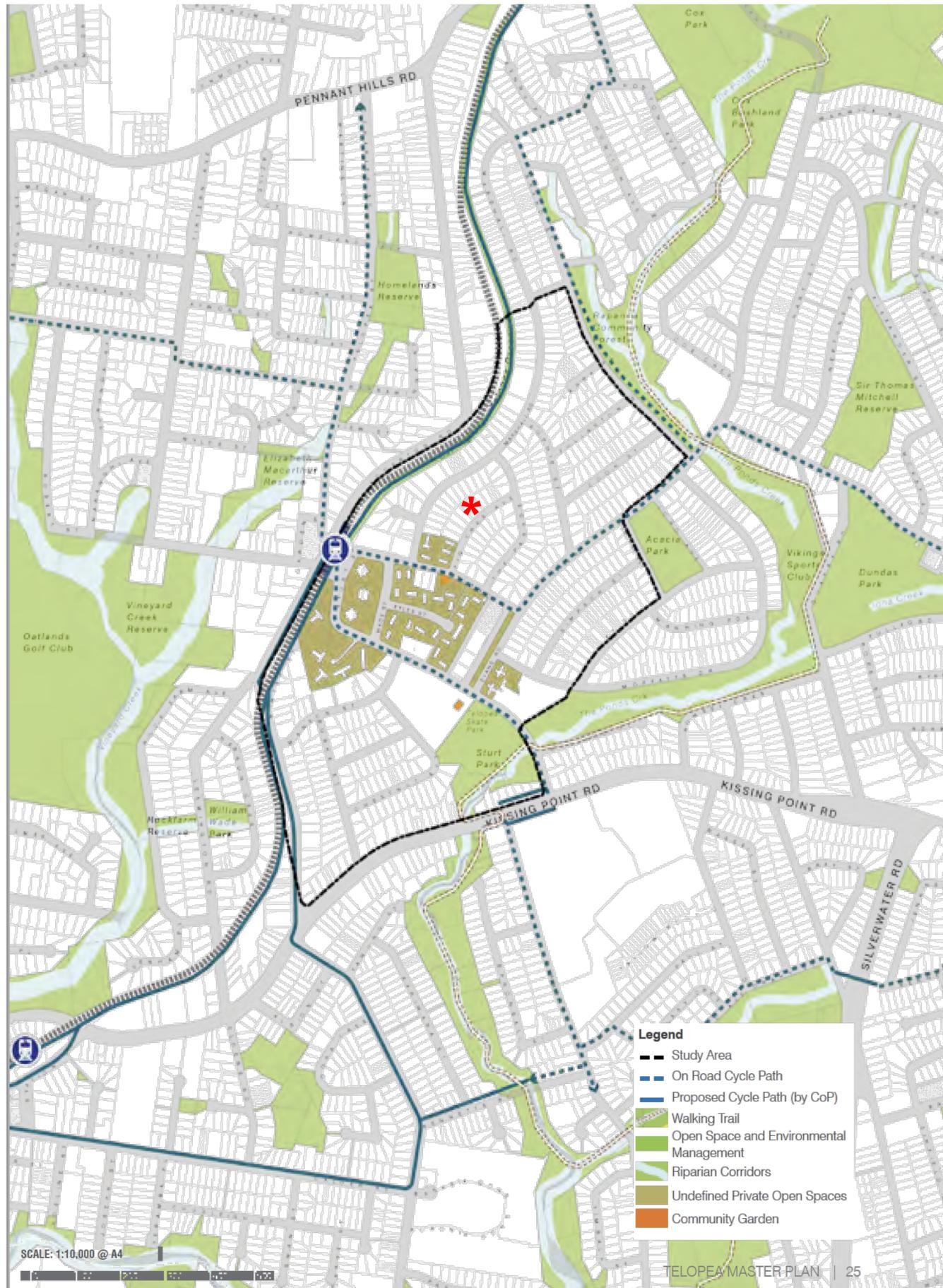


FIG 1: Telopea Master Plan
'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017 (Graphics credit: PBD Architects & Urbis)



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
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 SCALE
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CONCEPT PLAN
 DRAWING TITLE
DIAGRAM - RECREATION AND AMMUNITY

SHEET NO.
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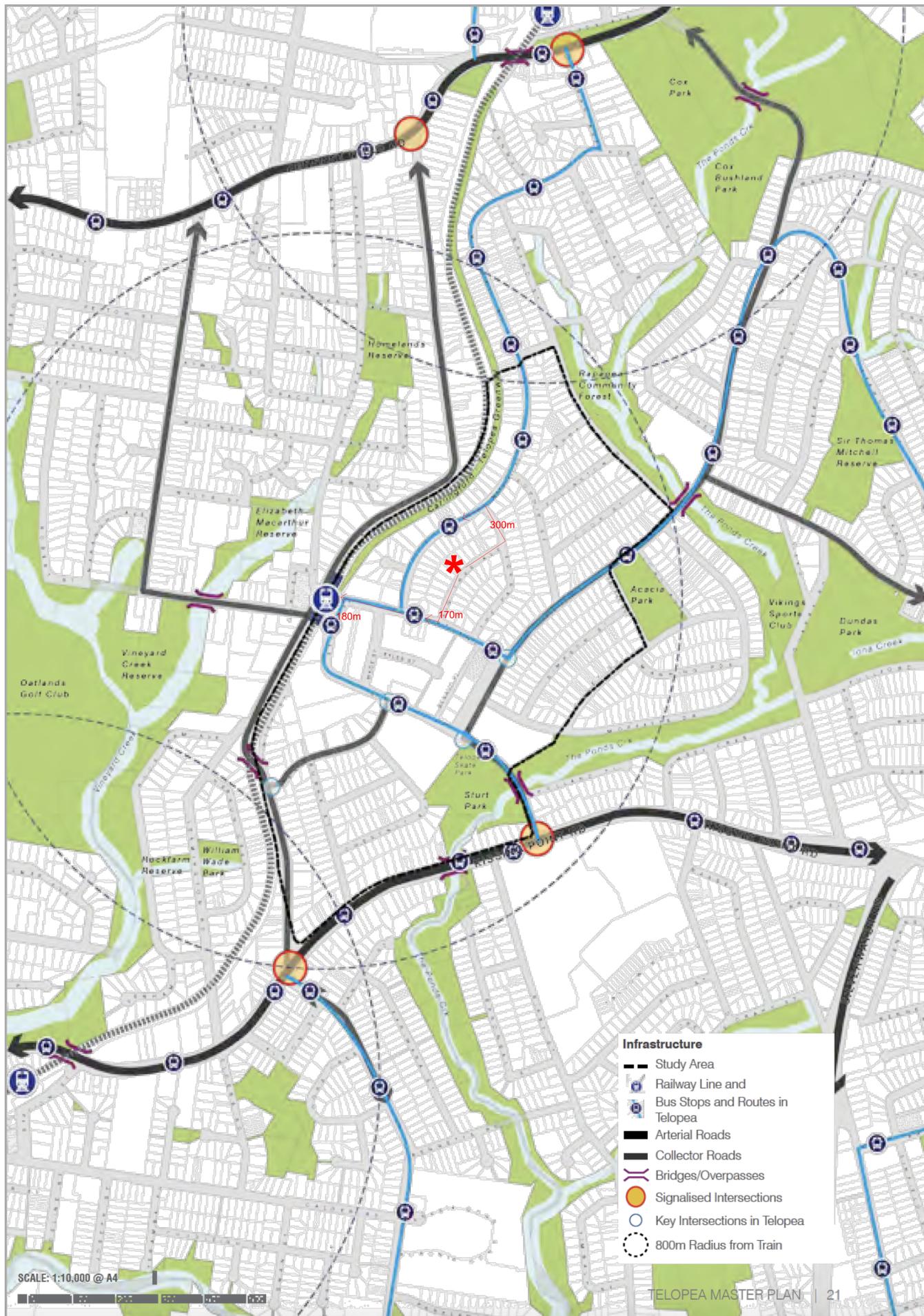


FIG 1: Telopea Master Plan
 'A VISION FOR TELOPEA' - MASTER PLAN REPORT FEBRUARY 2017 (Graphics credit: PBD Architects & Urbis)



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

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LEGEND
 * SITE - 9 - 11 Fig Tree Ave

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DIAGRAM - MOVEMENT

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

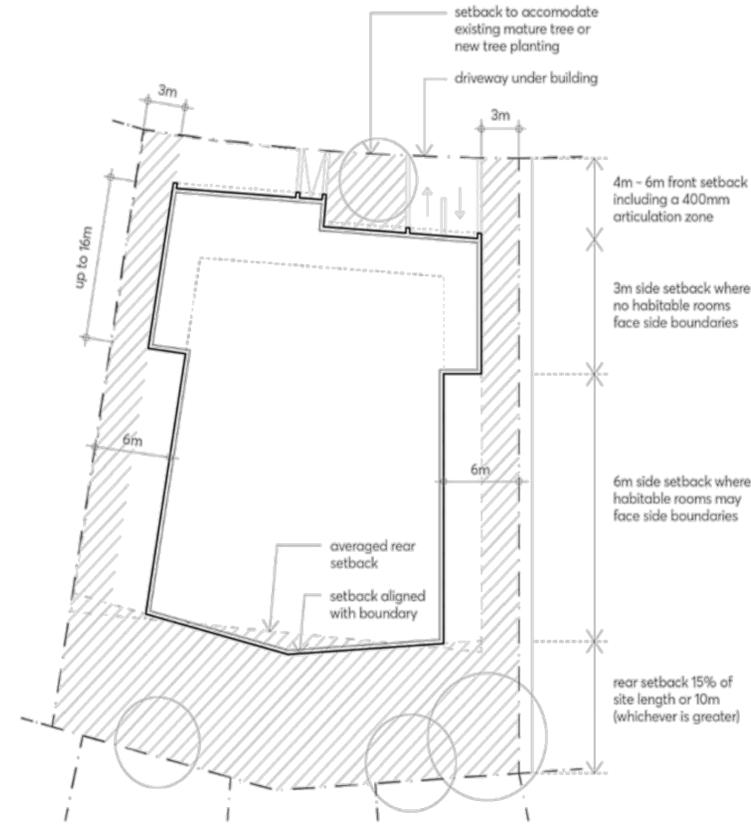


FIG 2: Building Setback Plan
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

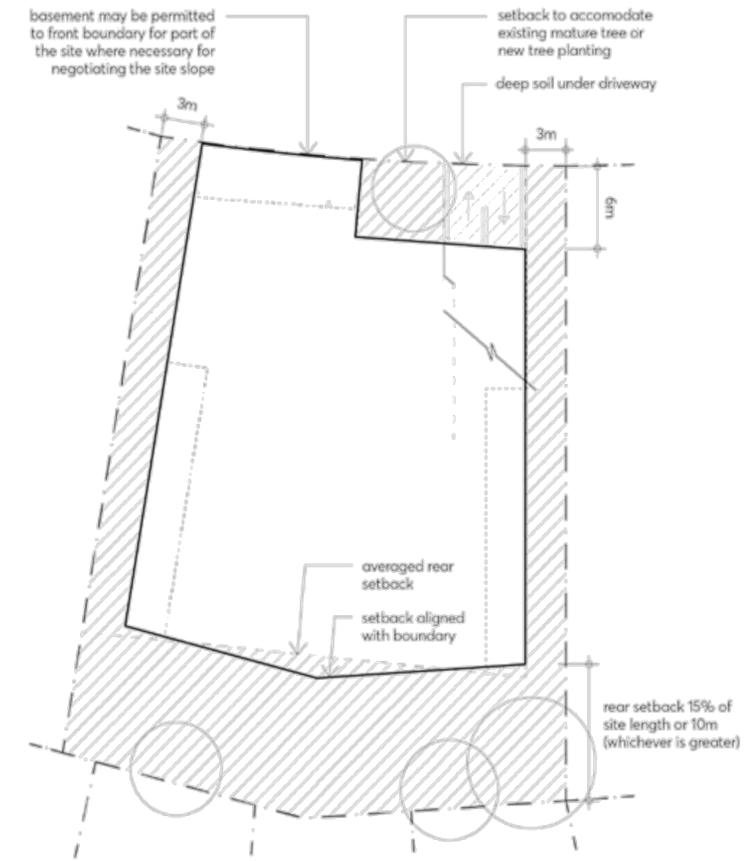


FIG 3: Indicative Basement and Deep Soil Plan
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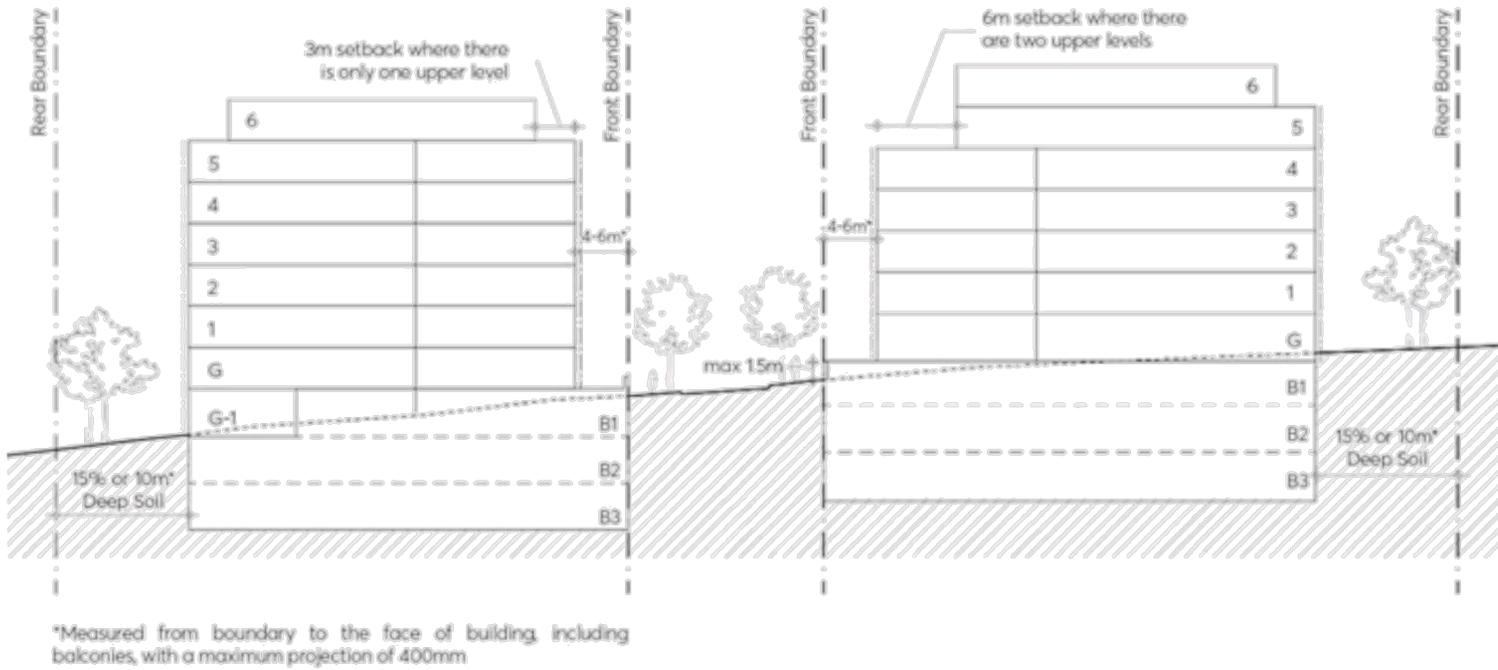


FIG 4: Indicative Street Section
DRAFT DEVELOPMENT CONTROL PLAN - TELOPEA PRECINCT MAY 2021

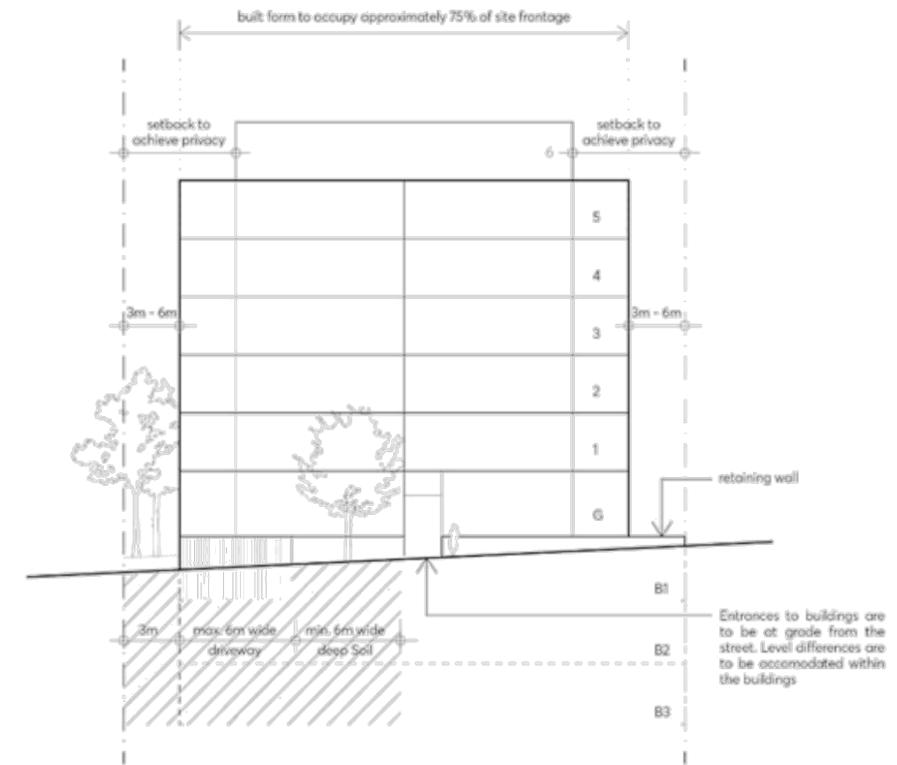


FIG 5: Indicative Street Frontage
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FIG TREE AVENUE

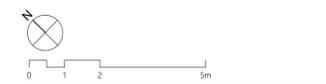
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C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2010
 MAIL@FUSEARCHITECTURE.COM.AU
 ABN 51 612 046 843
 NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
 FIG TREE 888 PTY LTD



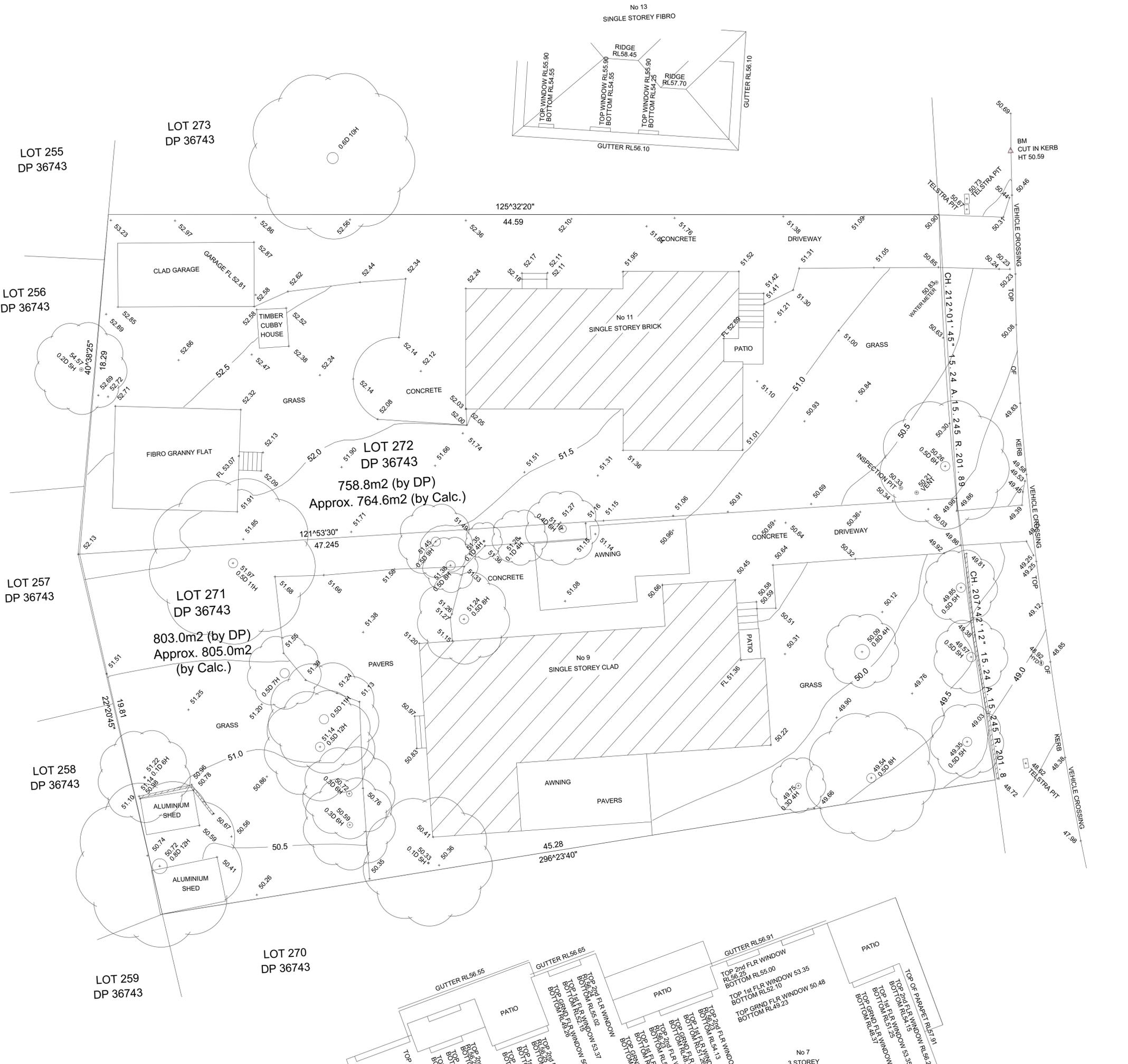
PROJECT
 MIXED USE
 SITE ADDRESS
 9-11 FIG TREE AVE., TELOPEA NSW

JOB NO
 1928

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

PROJECT STATUS
 CONCEPT PLAN
 DRAWING TITLE
 SURVEY

SHEET NO: CP 014
 REVISION: D



LOT 273
 DP 36743

LOT 255
 DP 36743

LOT 256
 DP 36743

LOT 257
 DP 36743

LOT 271
 DP 36743

LOT 258
 DP 36743

LOT 259
 DP 36743

LOT 270
 DP 36743

LOT 272
 DP 36743
 758.8m² (by DP)
 Approx. 764.6m² (by Calc.)

803.0m² (by DP)
 Approx. 805.0m²
 (by Calc.)

No 13
 SINGLE STOREY FIBRO

No 11
 SINGLE STOREY BRICK

No 9
 SINGLE STOREY CLAD

No 7
 3 STOREY

GENERAL NOTES
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- 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.

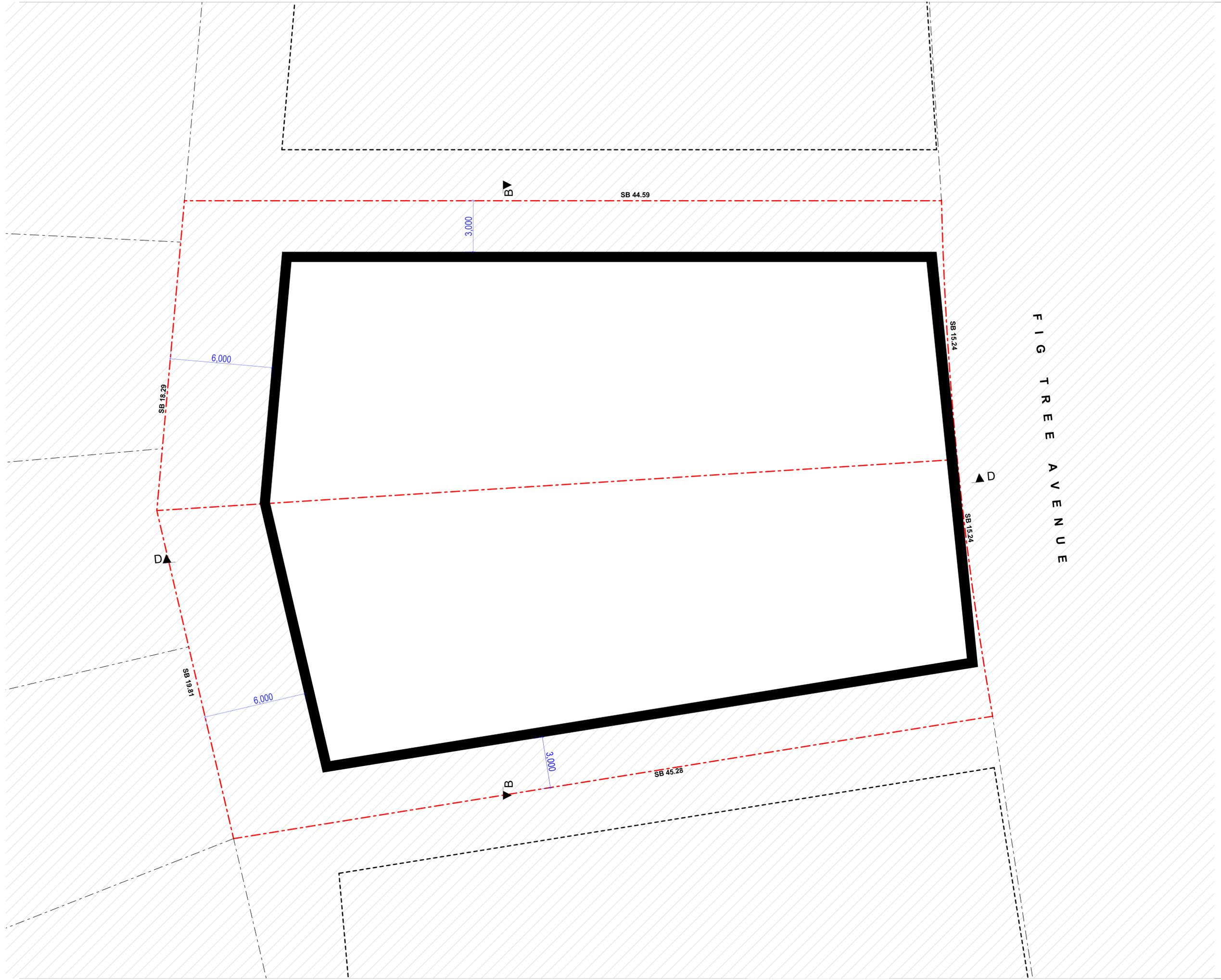


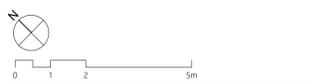
FIG TREE AVENUE

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
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 ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2010
 MAIL@FUSEARCHITECTURE.COM.AU
 ABN 51 612 046 843
 NOMINATED ARCHITECT RACHID ANDARIY 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	SCALE	1:100 @ A1 A3@50%

PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
TYPICAL BASEMENT 2-3 PLAN

SHEET NO
CP 101
 REVISION
D

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NOTE
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- 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.

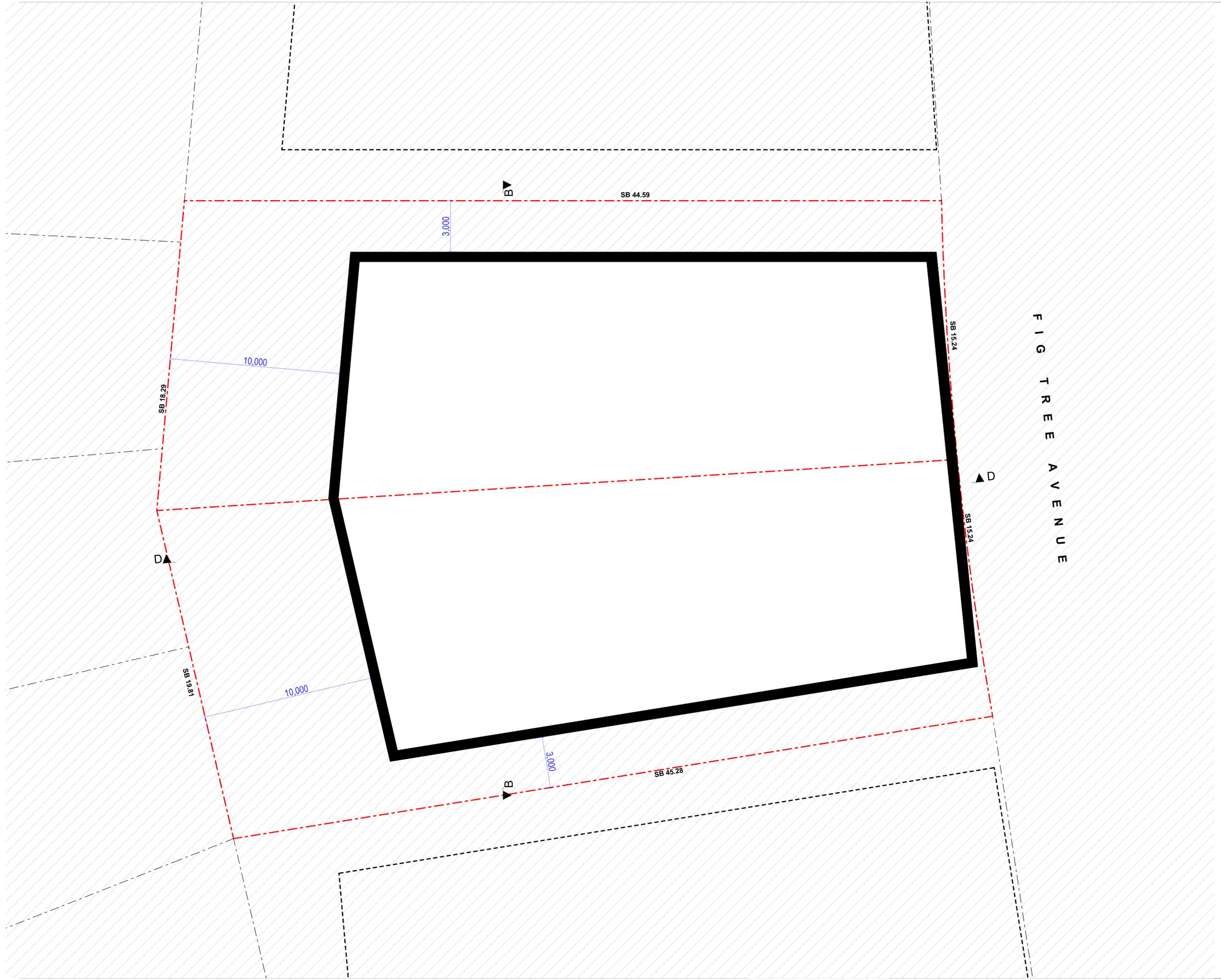


FIG TREE AVENUE

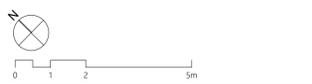
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REVISION ID	AMENDMENT	DATE
D	SUBMISSION	16/09/2021

ARCHITECT
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 STUDIO 64
 61 MARLBOROUGH STREET
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PROJECT
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 SITE ADDRESS
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JOB NO
1928

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

PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
BASEMENT 1 PLAN

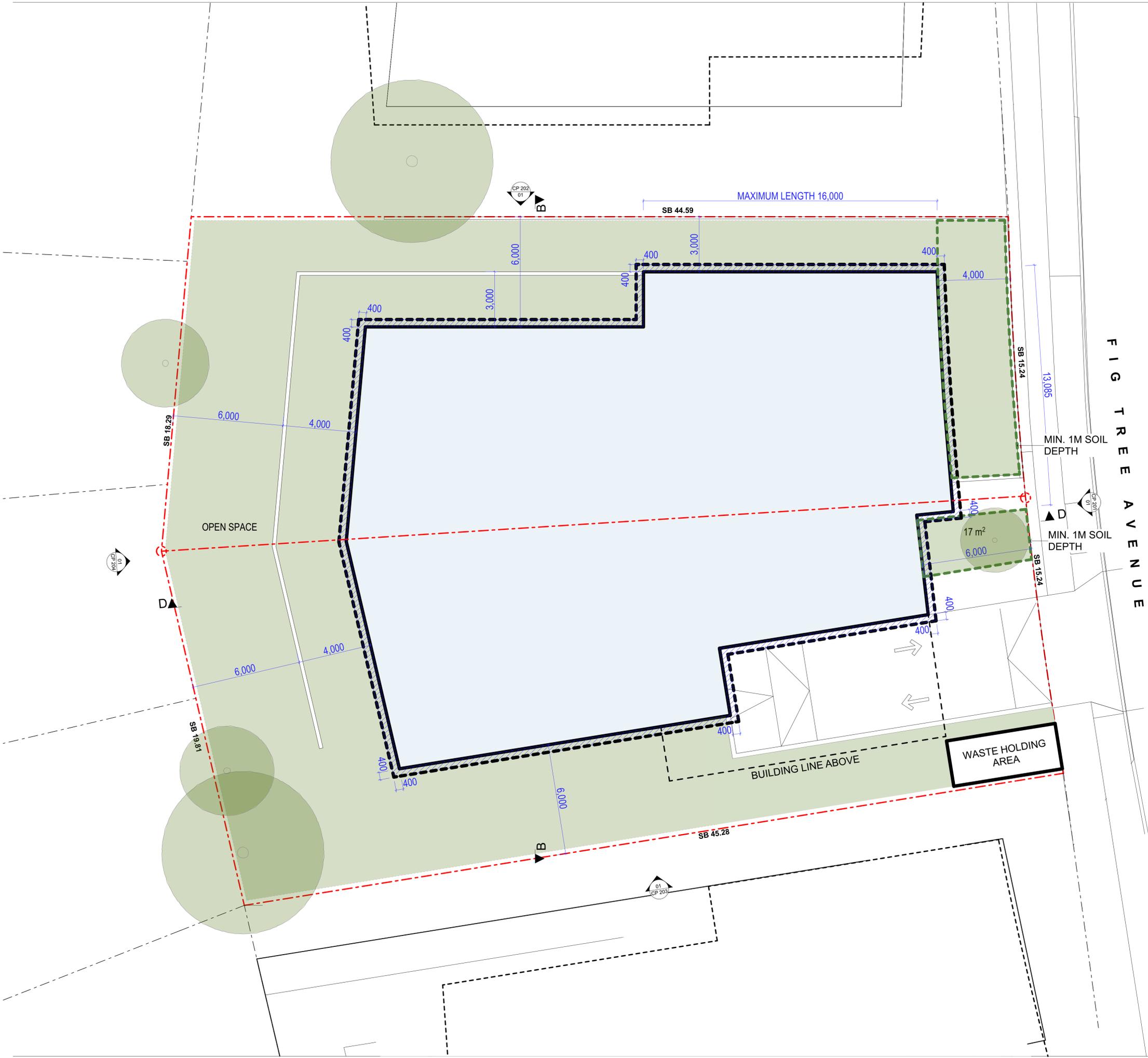
SHEET NO	REVISION
CP 101A	D

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- K KITCHEN
 SR STAFF ROOM
 OFF OFFICE
 LBY LOBBY
 AR ACTIVITY ROOM
 CR CRAFT ROOM
 COT COT ROOM
 BP BOTTLE PREP



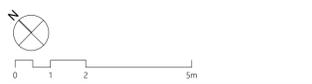
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C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

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 MAIL@FUSEARCHITECTURE.COM.AU
 ABN 51 612 046 843
 NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
 FIG TREE 888 PTY LTD



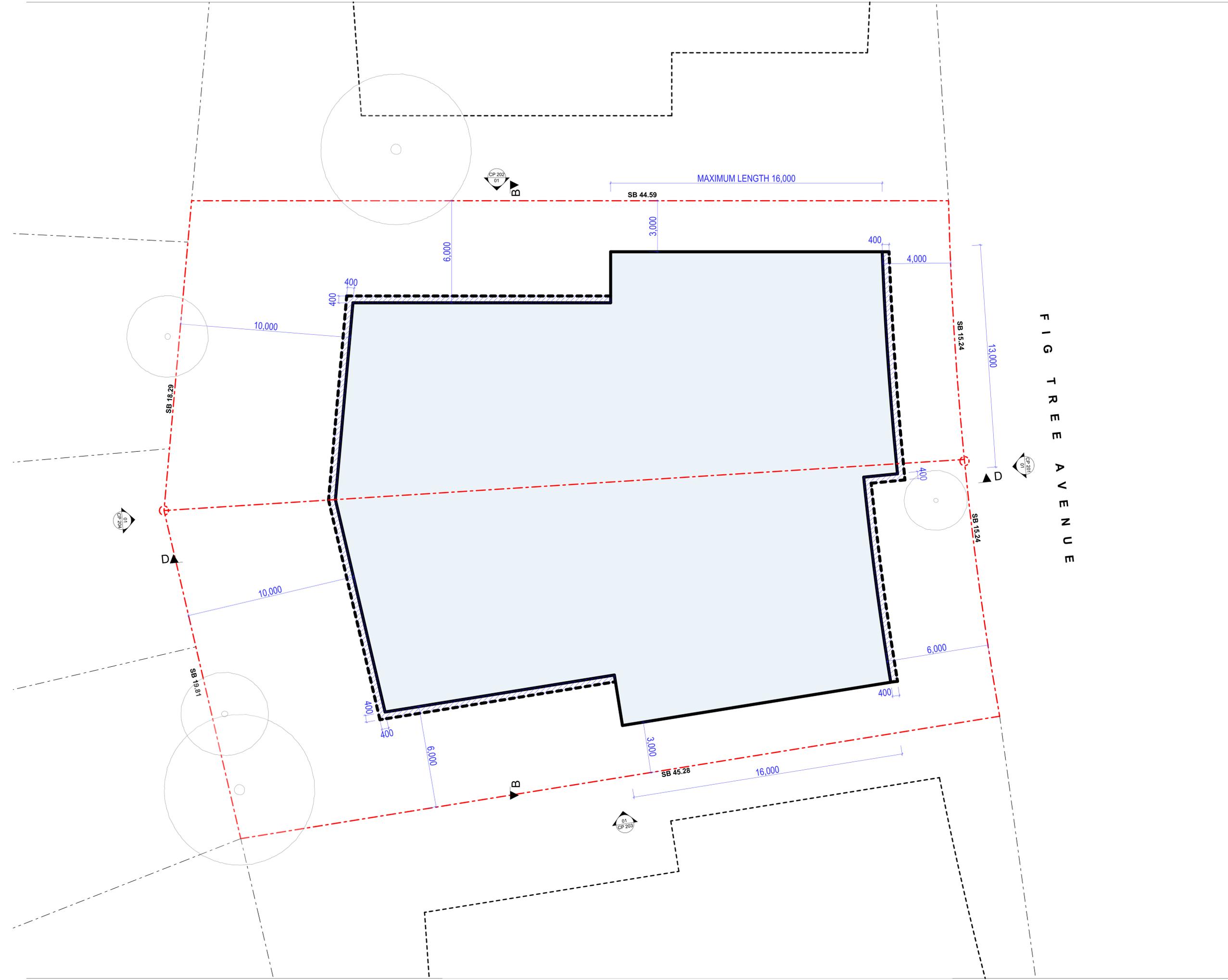
PROJECT
MIXED USE
 SITE ADDRESS
 9-11 FIG TREE AVE., TELOPEA NSW

JOB NO
 1928

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

PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
GROUND FLOOR PLAN

SHEET NO	CP 102	REVISION	D
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 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.

FIG TREE AVENUE

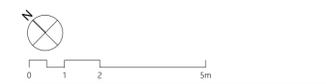
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REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
D	SUBMISSION	16/09/2021

ARCHITECT
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 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2010
 MAIL@FUSEARCHITECTURE.COM.AU
 ABN 51 612 046 843
 NOMINATED ARCHITECT RACHID ANDARIY 8627

CLIENT
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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 LEVEL 1-5

SHEET NO	CP 103	REVISION	D
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 QUOTATION

- LEGEND
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 - FOOTPRINT ABOVE GROUND
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 - 400mm ARTICULATION ZONE
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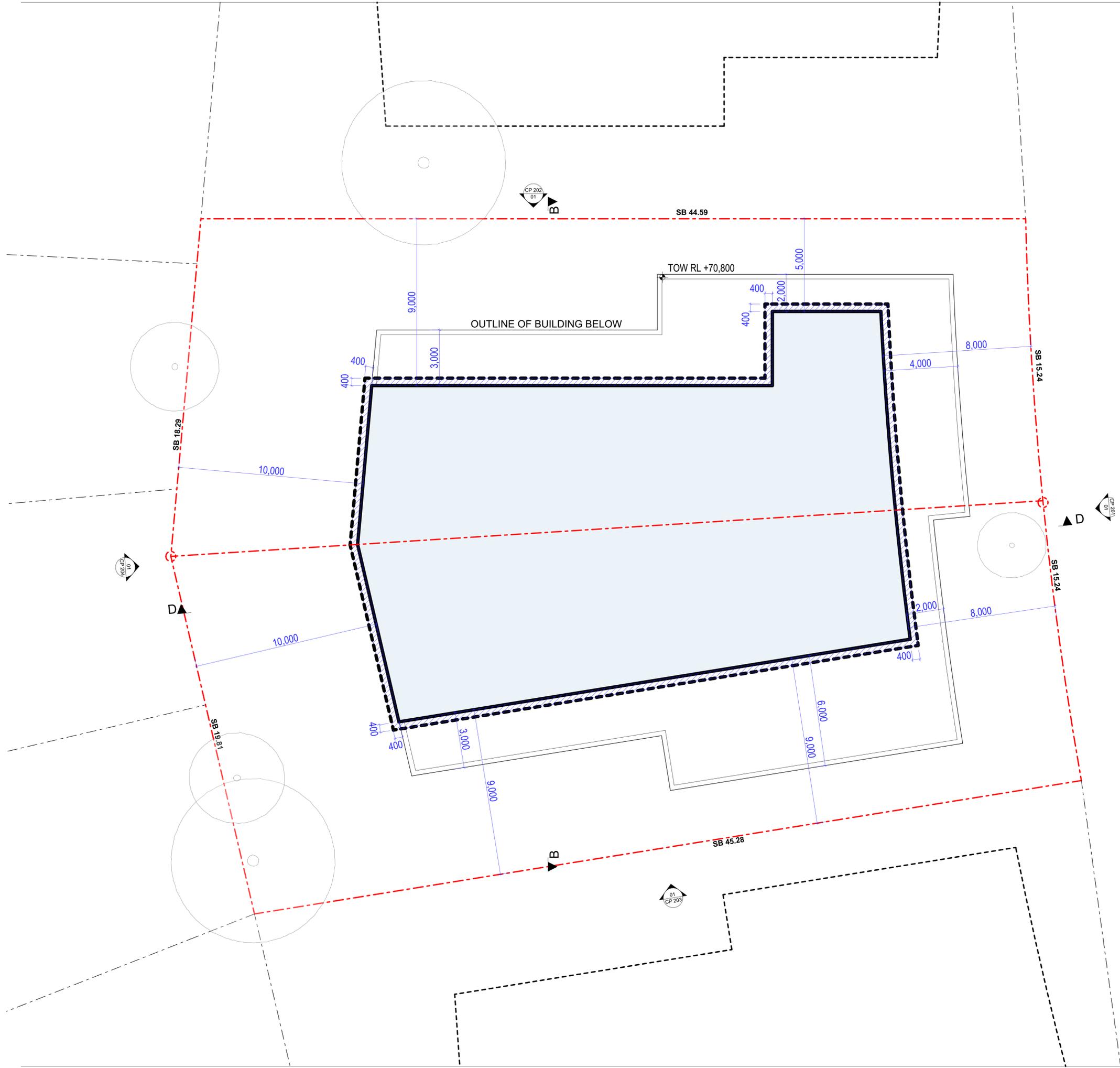


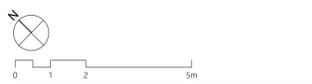
FIG TREE AVENUE

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REVISION ID	AMENDMENT	DATE
A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
C	SUBMISSION	23/06/2021
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 ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2019
 MAIL@FUSEARCHITECTURE.COM.AU
 ABN 51 612 046 843
 NOMINATED ARCHITECT RACHID ANDARIY 8627

CLIENT
 FIG TREE 888 PTY LTD

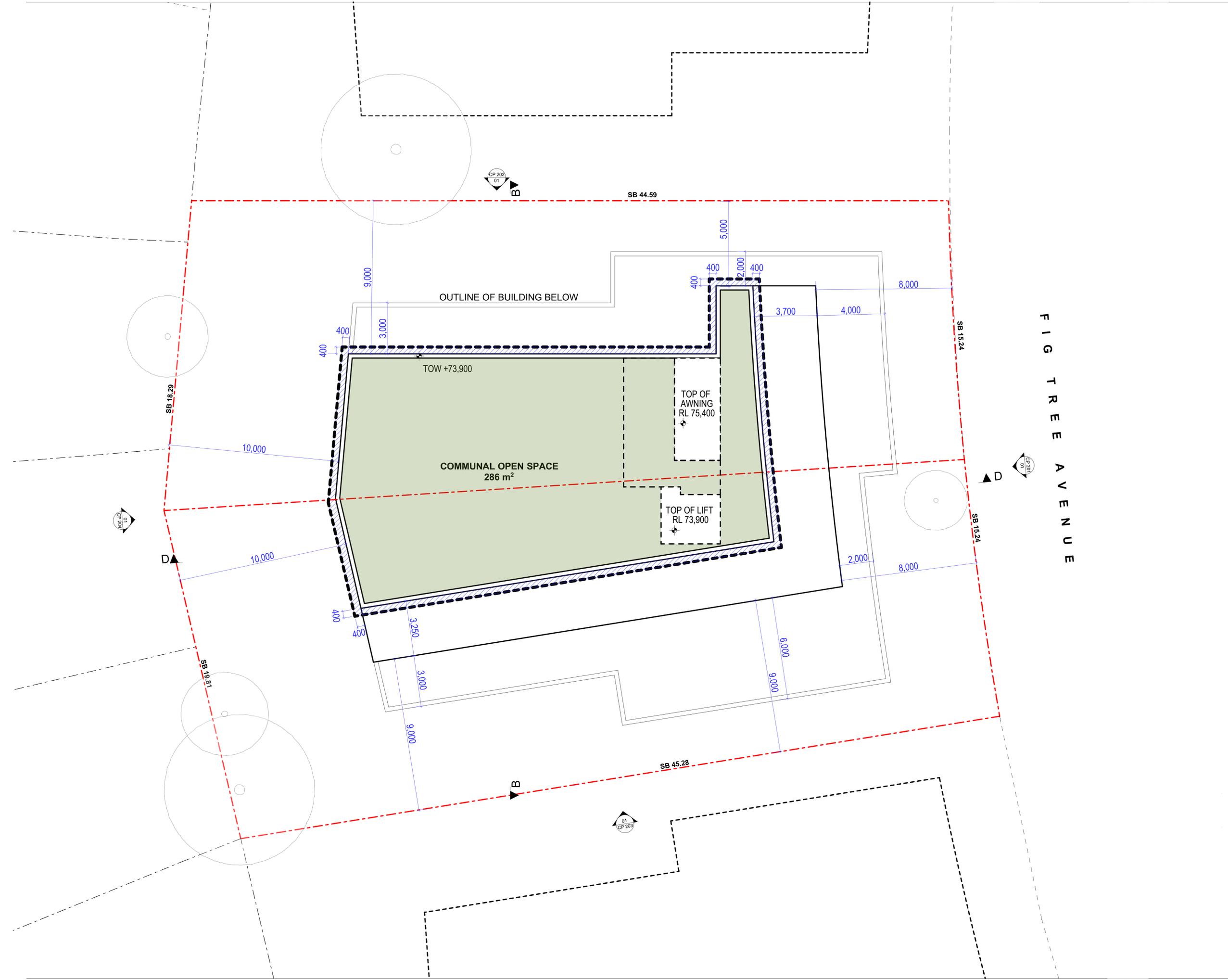


PROJECT
MIXED USE
 SITE ADDRESS
 9-11 FIG TREE AVE., TELOPEA NSW

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 LEVEL 6



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- 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
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 - 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.

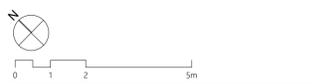
FIG TREE AVENUE

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

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 ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2010
 MAIL@FUSEARCHITECTURE.COM.AU
 ABN 51 612 046 843
 NOMINATED ARCHITECT RACHID ANDARIY 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 SCALE 1:100 @ A1 A3@50%
 PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
BUILDING ENVELOPE PLAN ROOF PLAN
 SHEET NO CP 105 REVISION D

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 THE BASIS OF MARKETING SALES OR CONSTRUCTION
 QUOTATION

- LEGEND**
- SITE
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 - 400mm ARTICULATION ZONE
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 BUILDING ELEMENTS MAY OCCUPY A MAXIMUM OF ONE THIRD OF
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- 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

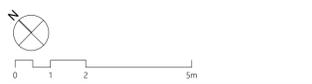
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REVISION ID	AMENDMENT	DATE
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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
 STUDIO 64
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 MAIL@FUSEARCHITECTURE.COM.AU
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CLIENT
 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 REFERENCE PLAN LEVEL 1-5

SHEET NO.	REVISION
CP 106	D

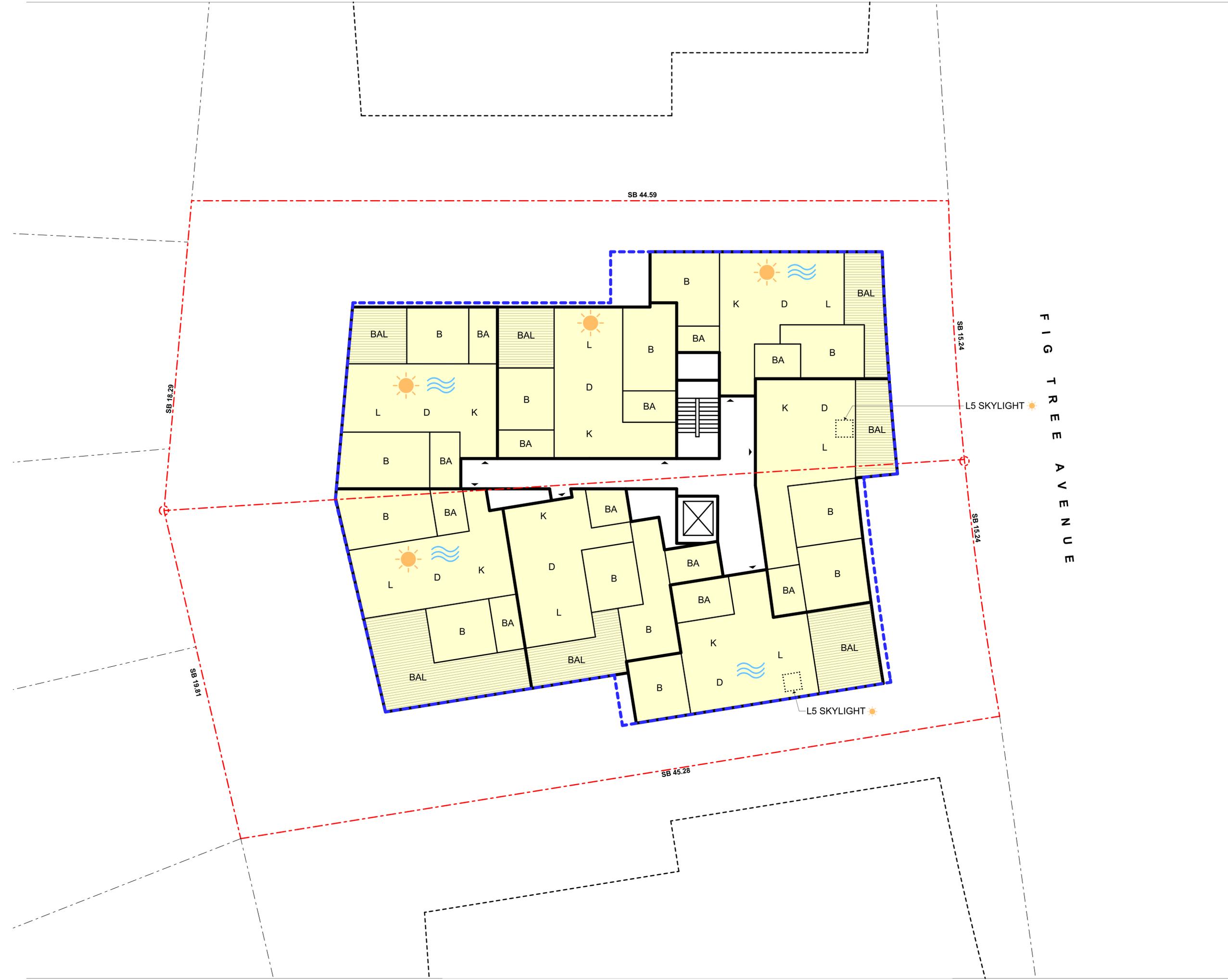


FIG TREE AVENUE

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- LEGEND**
- SITE
 - SOIL
 - FOOTPRINT BELOW GROUND
 - FOOTPRINT ABOVE GROUND
 - NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
 - 400mm ARTICULATION ZONE
 - INDICATIVE CORE
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- 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

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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%
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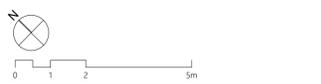
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REVISION ID	AMENDMENT	DATE
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 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2010
 MAIL@FUSEARCHITECTURE.COM.AU
 ABN 51 612 046 843
 NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
 FIG TREE 888 PTY LTD



PROJECT
MIXED USE
 SITE ADDRESS
 9-11 FIG TREE AVE., TELOPEA NSW

JOB NO
1928

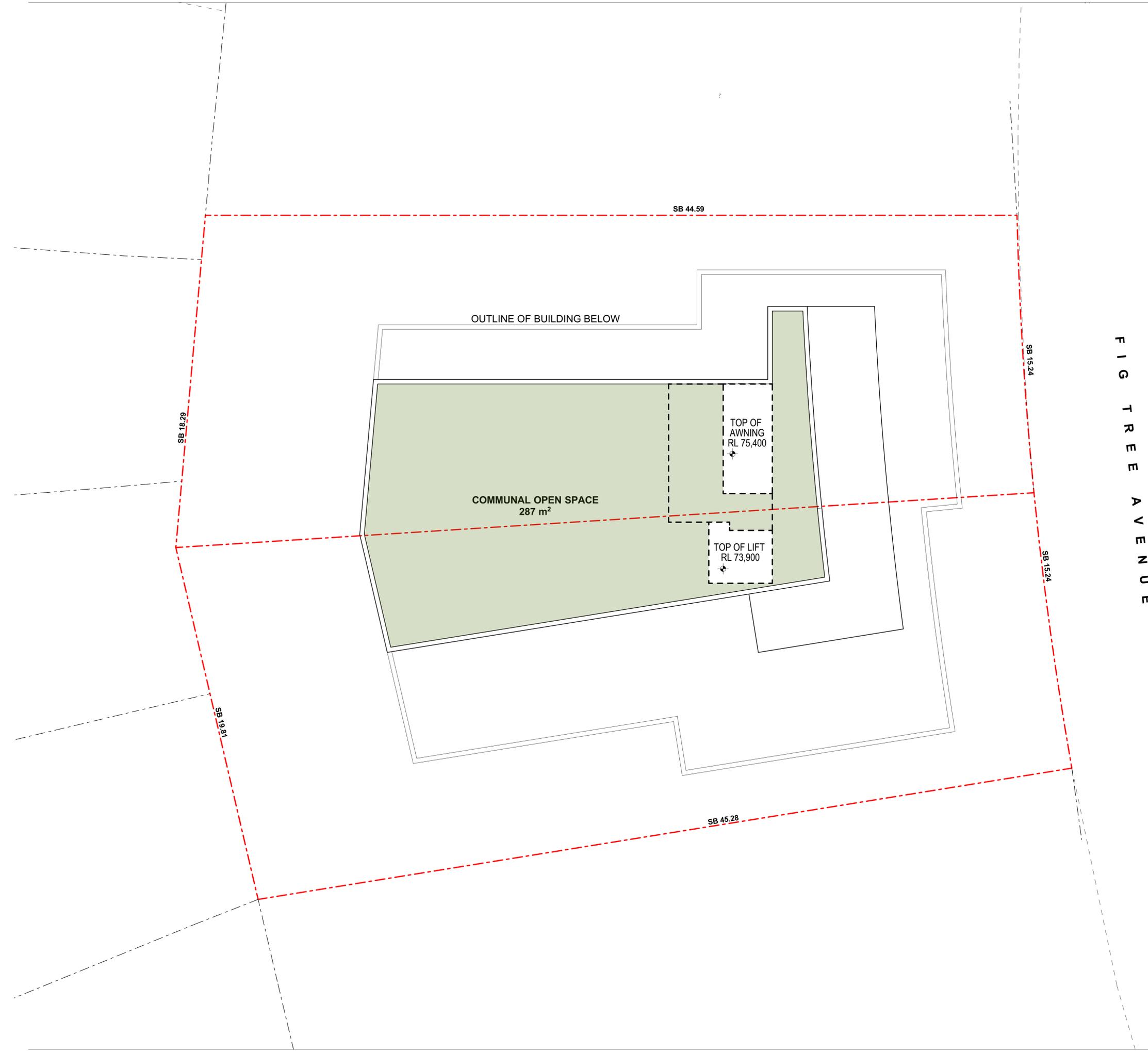
CHECKED **SM** DRAWN **JW**
 DATE **08/05/20** SCALE **1:100 @ A1 A3@50%**

PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
BUILDING REFERENCE PLAN LEVEL 6

SHEET NO **CP 107** REVISION **D**



FIG TREE AVENUE



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 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 51 612 046 843
 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

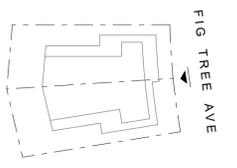
CHECKED	DRAWN
SM	JW
DATE	SCALE
08/05/20	1:100 @ A1 A3@50%

PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
BUILDING REFERENCE PLAN LEVEL 7

SHEET NO.	REVISION
CP 108	D

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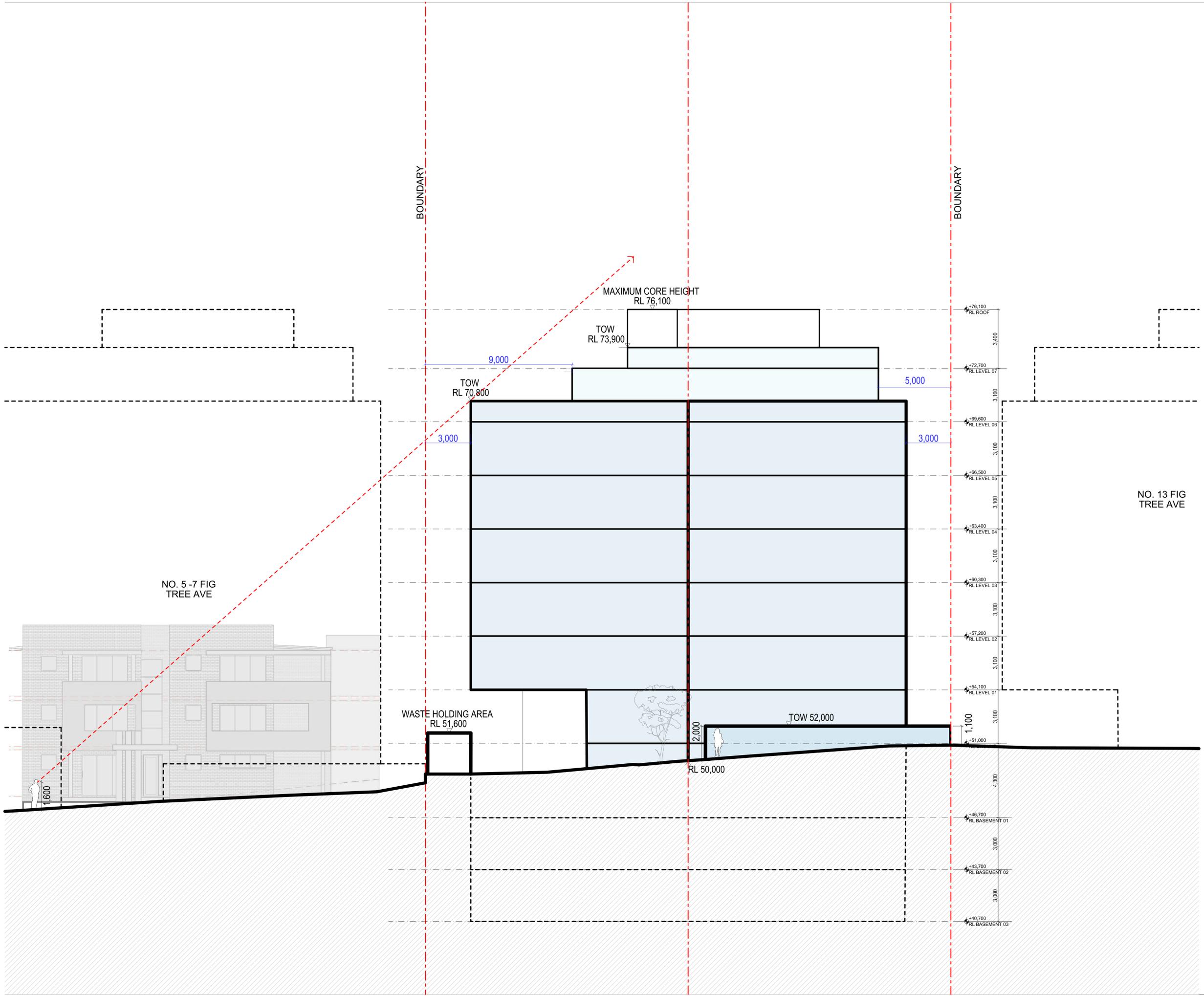
- LEGEND
- SITE
 - SOIL
 - FOOTPRINT BELOW GROUND
 - FOOTPRINT ABOVE GROUND
 - NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
 - 400mm ARTICULATION ZONE
 - INDICATIVE CORE
 - SHADOW OUTLINE FROM PROPOSED BUILT FORM
 - SHADOW CAST BY POTENTIAL LIFT CORE FORM
 - REFERENCE UNITS
 - COMMUNAL CORE, SERVICE,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



KEY PLAN

NO. 13 FIG TREE AVE

NO. 5-7 FIG TREE AVE



FOR ILLUSTRATIVE PURPOSES ONLY

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D	SUBMISSION	16/09/2021

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 61 MARLBOROUGH STREET
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 ABN 51 612 046 843
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CLIENT
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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
EAST ELEVATION

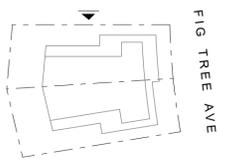
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- LEGEND
- SITE
 - SOIL
 - FOOTPRINT ABOVE GROUND
 - FOOTPRINT ABOVE GROUND
 - NEIGHBOURING POTENTIAL FUTURE DEVELOPMENT OUTLINE
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 SURRY HILLS NSW 2010
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CLIENT
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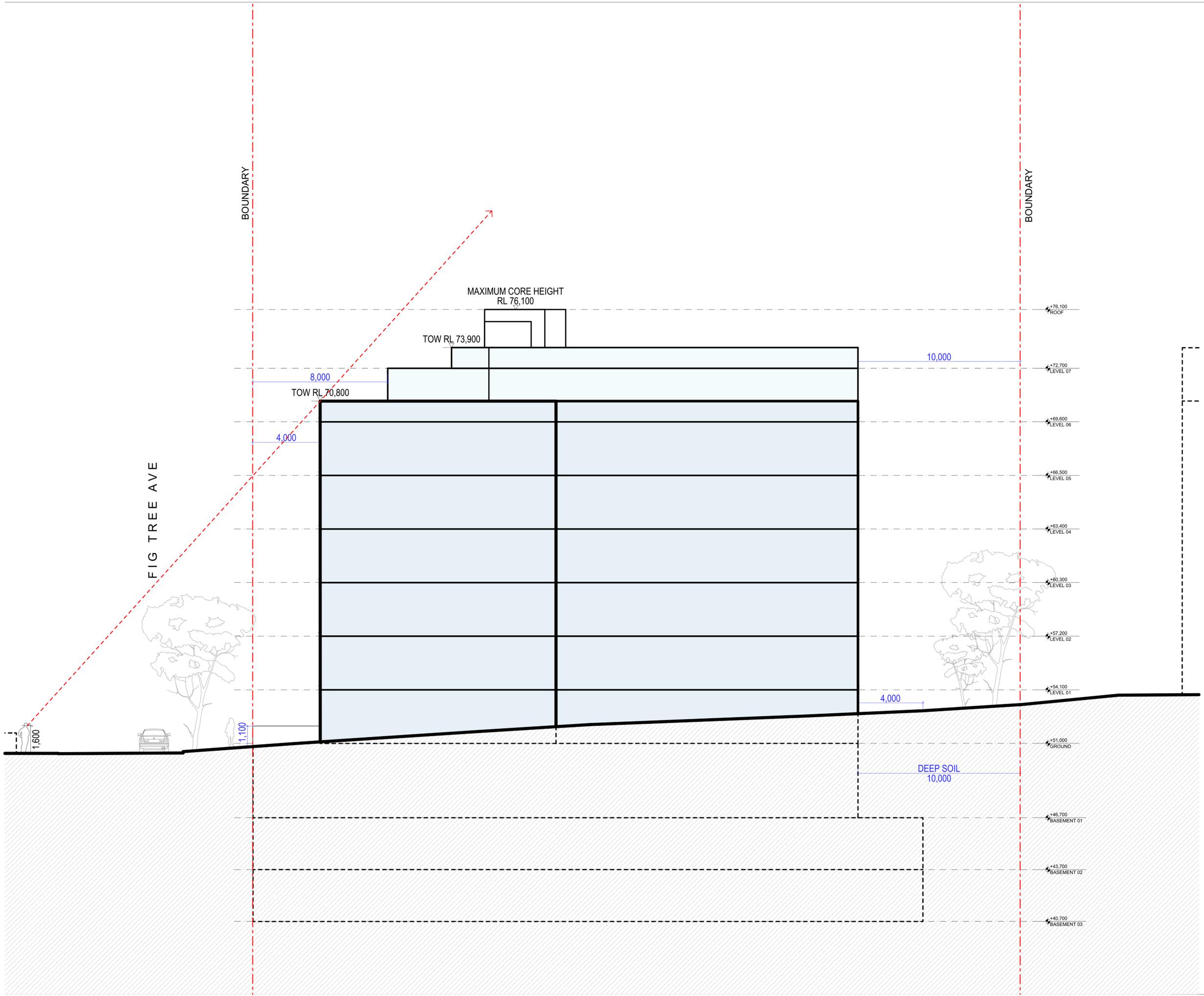
PROJECT
MIXED USE
 SITE ADDRESS
 9-11 FIG TREE AVE., TELOPEA NSW

JOB NO
1928

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

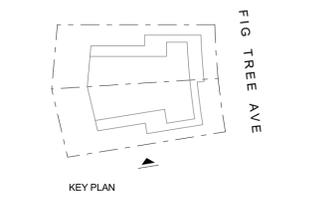
PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
NORTH ELEVATION

SHEET NO.	CP 202	REVISION	D
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ARCHITECT
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 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2019
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 ABN 51 612 046 843
 NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
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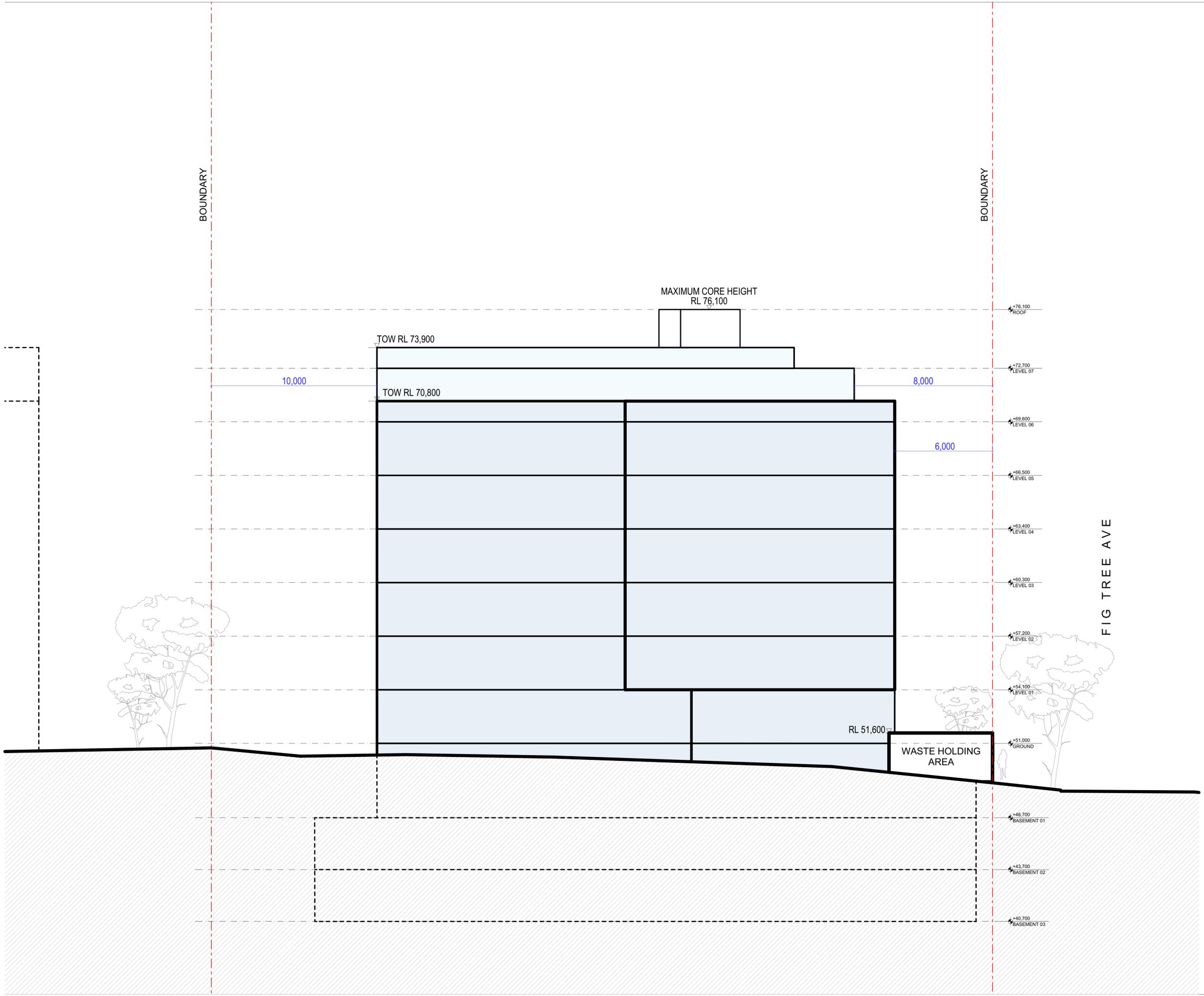
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 SITE ADDRESS
 9-11 FIG TREE AVE., TELOPEA NSW

JOB NO
 1928

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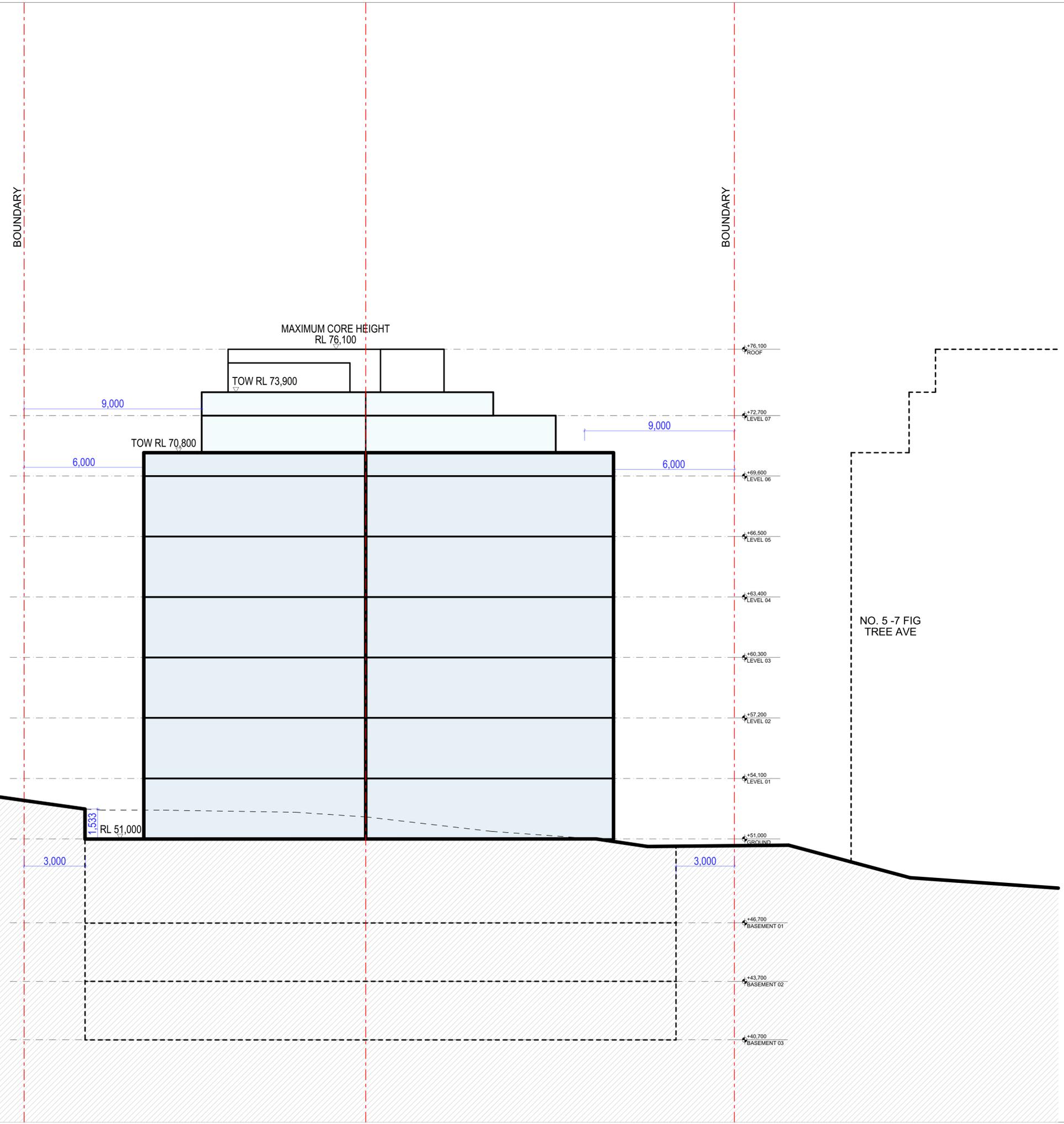
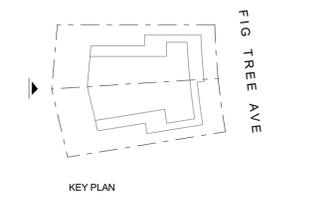
PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
SOUTH ELEVATION

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PROJECT
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JOB NO
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DATE
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SCALE
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PROJECT STATUS
CONCEPT PLAN

DRAWING TITLE
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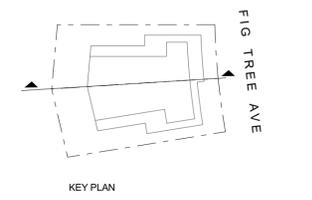
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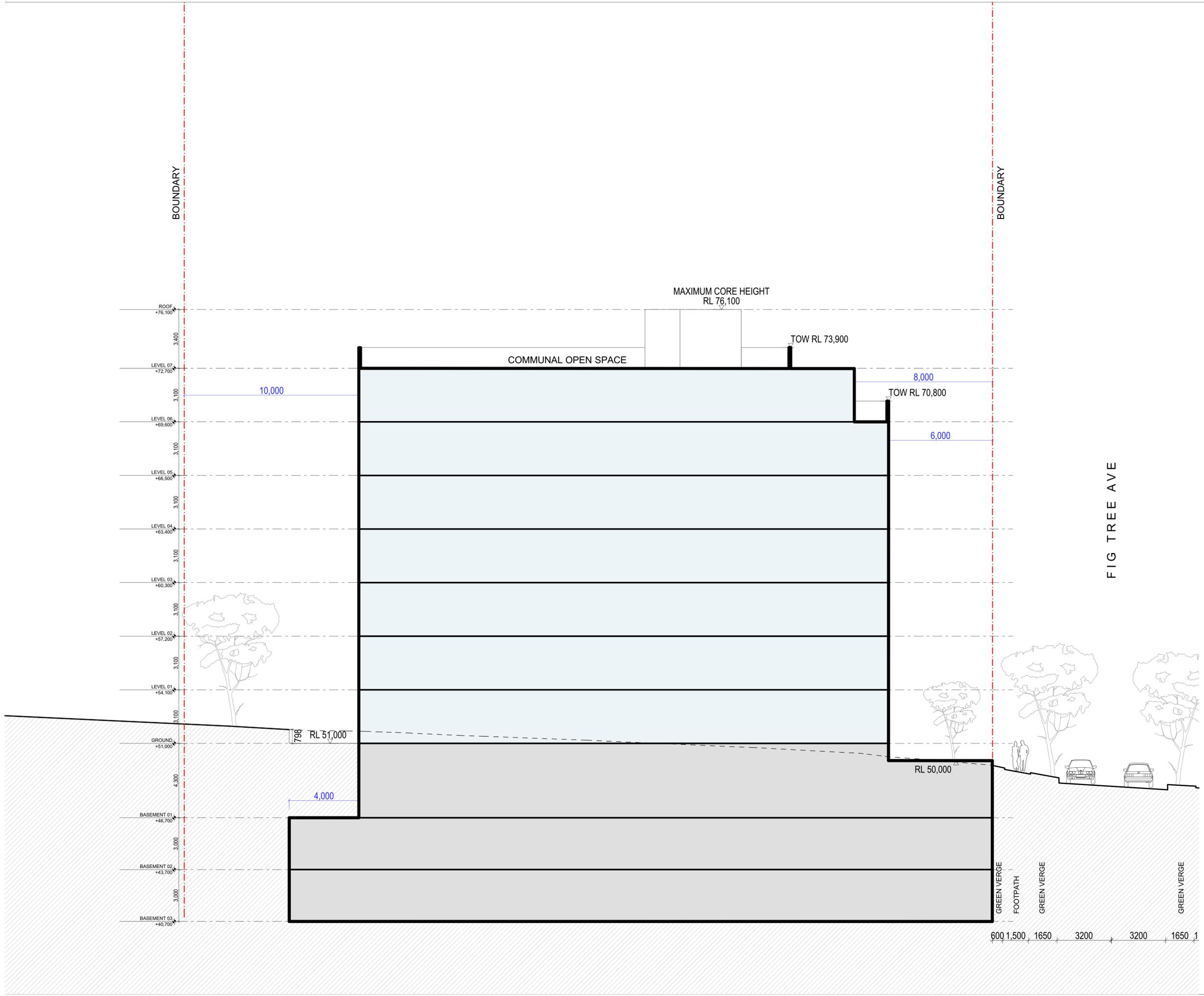


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JOB NO
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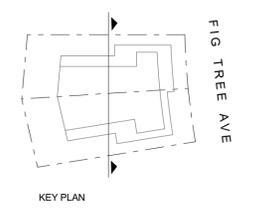
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SECTION DD

SHEET NO. CP 301 REVISION D



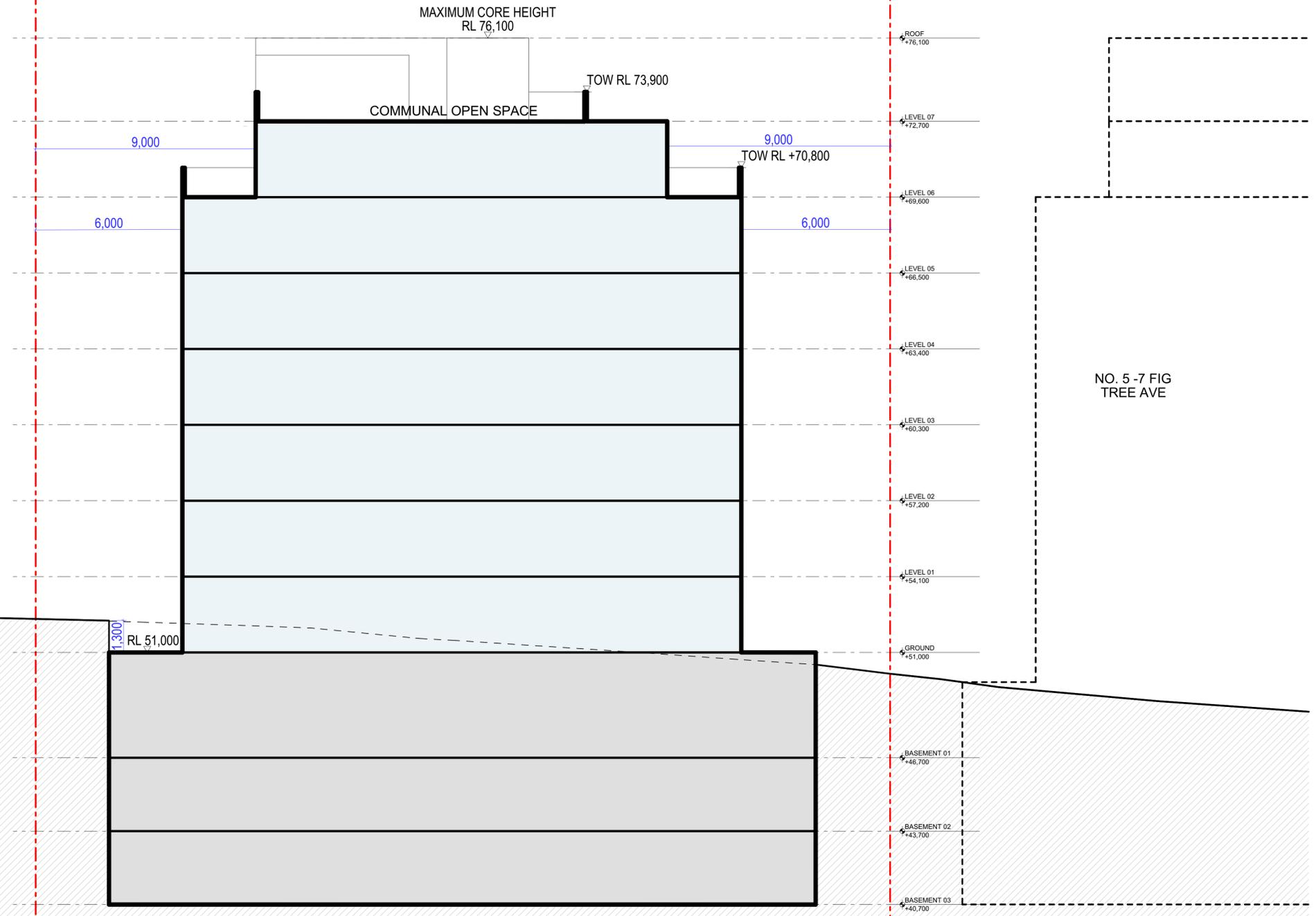
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BOUNDARY

BOUNDARY



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 ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2010
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 ABN 51 612 046 843
 NOMINATED ARCHITECT RACHID ANDARY 8627

CLIENT
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PROJECT
MIXED USE
 SITE ADDRESS
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JOB NO
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CHECKED
 SM

DATE
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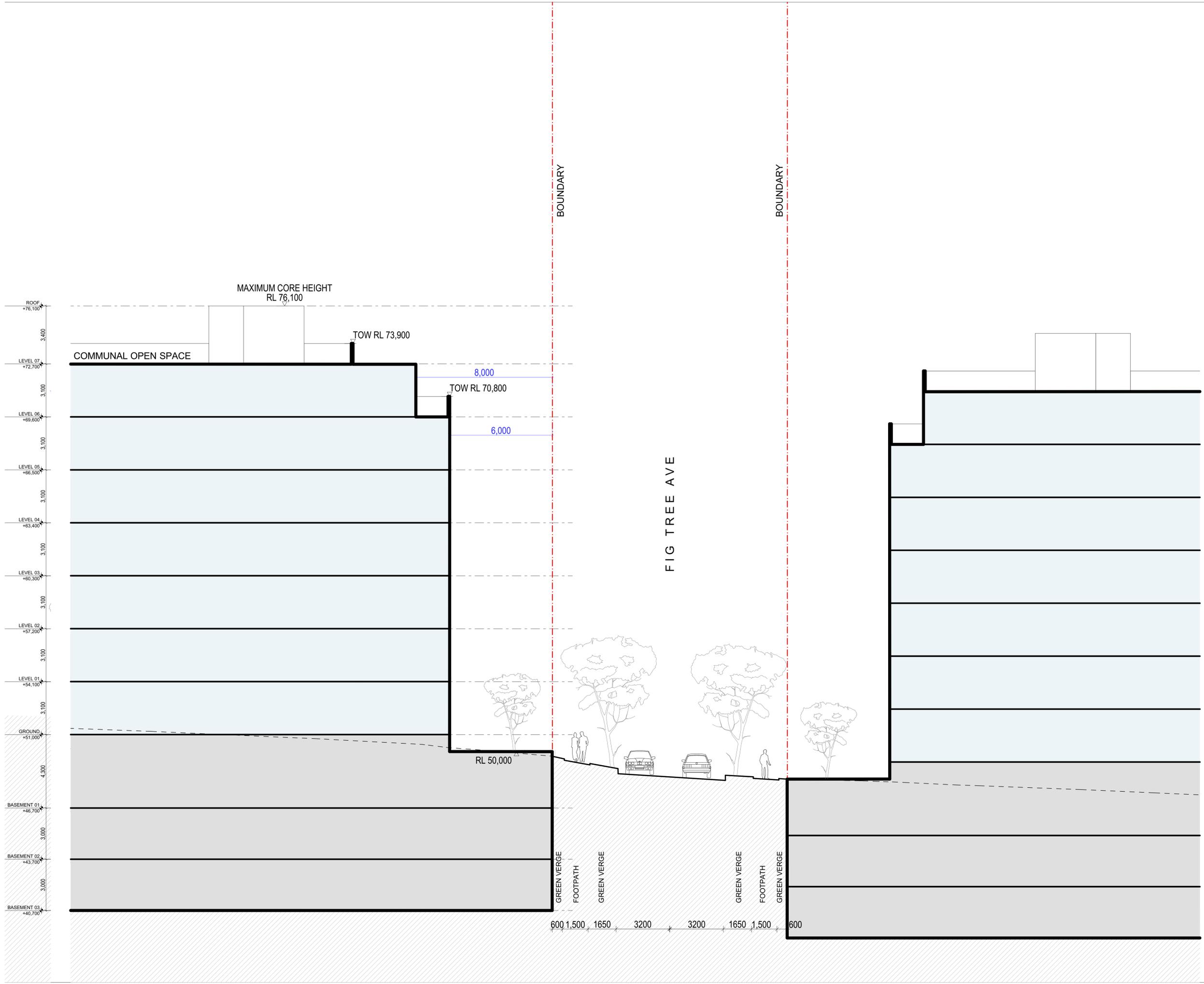
PROJECT STATUS
CONCEPT PLAN

DRAWING TITLE
SECTION BB

SHEET NO
 CP 302

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PROJECT
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 SITE ADDRESS
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JOB NO
 1928

CHECKED	SM	DRAWN	JW
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PROJECT STATUS
 CONCEPT PLAN
 DRAWING TITLE
 SITE SECTION

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 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



01 JUNE 21 9AM



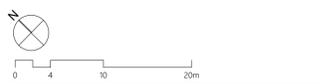
02 JUNE 21 10AM

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A	SUBMISSION	27/05/2021
B	SUBMISSION	1/06/2021
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 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2010
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 ABN 51 612 046 843
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CLIENT
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PROJECT
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 JOB NO
 1928

CHECKED	DRAWN
SM	JW
DATE	SCALE
08/05/20	NTS
PROJECT STATUS	A3@50%

CONCEPT PLAN
 DRAWING TITLE
 SHADOW DIAGRAMS SHEET 1

SHEET NO.	REVISION
CP 401	D

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03 JUNE 21 11AM



04 JUNE 21 12PM

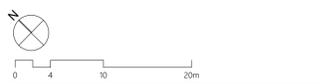
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FUSE ARCHITECTS

ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
 STUDIO 64
 61 MARLBOROUGH STREET
 SURRY HILLS NSW 2010
 MAIL@FUSEARCHITECTURE.COM.AU
 ABN 51 612 046 843
 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	NTS

A3@50%

PROJECT STATUS
CONCEPT PLAN
 DRAWING TITLE
SHADOW DIAGRAMS SHEET 2

SHEET NO. CP 402 REVISION D

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- LEGEND
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 -  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



05 JUNE 21 1PM



06 JUNE 21 2PM

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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 51 612 046 843
 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	SCALE	NTS
PROJECT STATUS	CONCEPT PLAN		
DRAWING TITLE	SHADOW DIAGRAMS SHEET 3		

SHEET NO.	CP 403	REVISION	D
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07 JUNE 21 3PM

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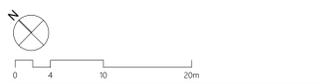
- LEGEND
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JOB NO
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PROJECT STATUS
CONCEPT PLAN

DRAWING TITLE
SHADOW DIAGRAMS SHEET 4

SHEET NO.	CP 404	REVISION	D
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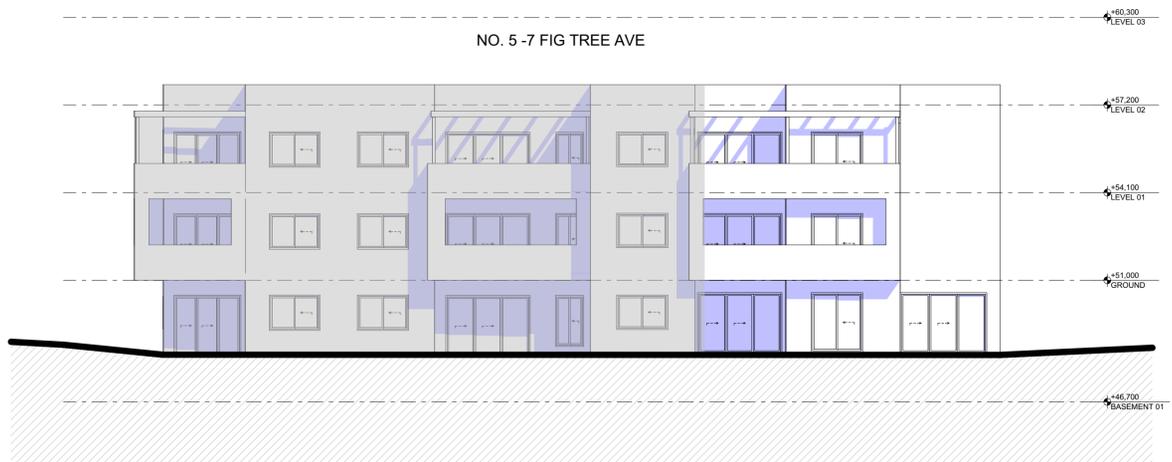

01 JUNE 21 9AM



02 JUNE 21 10AM



03 JUNE 21 11AM



04 JUNE 21 12PM

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REVISION ID	AMENDMENT	DATE
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D	SUBMISSION	18/09/2021

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CLIENT
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PROJECT
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 SITE ADDRESS
 9-11 FIG TREE AVE., TELOPEA NSW

JOB NO
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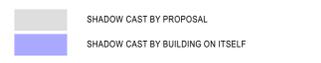
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SM	JW
DATE	SCALE
08/05/20	@ A1 A3@50%

PROJECT STATUS
 CONCEPT PLAN

DRAWING TITLE
 ELEVATION SHADOW DIAGRAMS SHEET 1

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01 JUNE 21 1PM



02 JUNE 21 2PM



03 JUNE 21 3PM

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D	SUBMISSION	18/09/2021

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PROJECT
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 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
ELEVATION SHADOW DIAGRAMS SHEET 2

SHEET NO.	REVISION
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LEGEND

	COMMUNAL OPEN SPACE
	DEEP SOIL ZONE
	OUTDOOR PLAY AREA

SITE AREA: 1570m²

COMMUNAL OPEN SPACE (ADG)	206m ²
COMMUNAL OPEN SPACE - LEVEL 6	206m ²
COMMUNAL OPEN SPACE - ROOF	286m ²
TOTAL COMMUNAL OPEN SPACE %	31.3%
ADG REQTS: MIN. 25% = 392.5 m ²	

DEEP SOIL ZONE (ADG)	226m ²
BASEMENT (6m)	226m ²
BASEMENT (<6m)	219m ²
TOTAL ADG DEEP SOIL ZONE %	28.3%
ADG REQTS: MIN. 7% = 110 m ²	

DEEP SOIL ZONE (DRAFT DCP)	226m ²
BASEMENT (6m)	226m ²
TOTAL DRAFT DCP DEEP SOIL ZONE %	14.3%
DRAFT DCP REQTS: MIN. 30% = 471 m ²	

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 area 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 podium 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

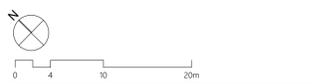
Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m ²	-	-
650m ² - 1,500m ²	3m	7%
greater than 1,500m ²	6m	
greater than 1,500m ² with significant existing tree cover	6m	

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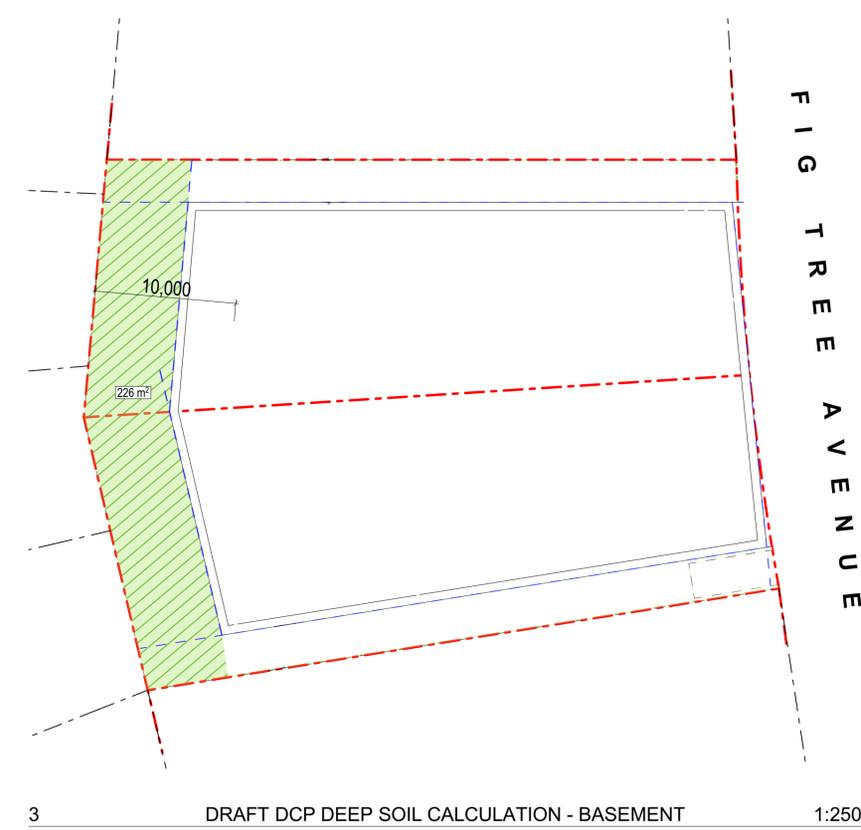
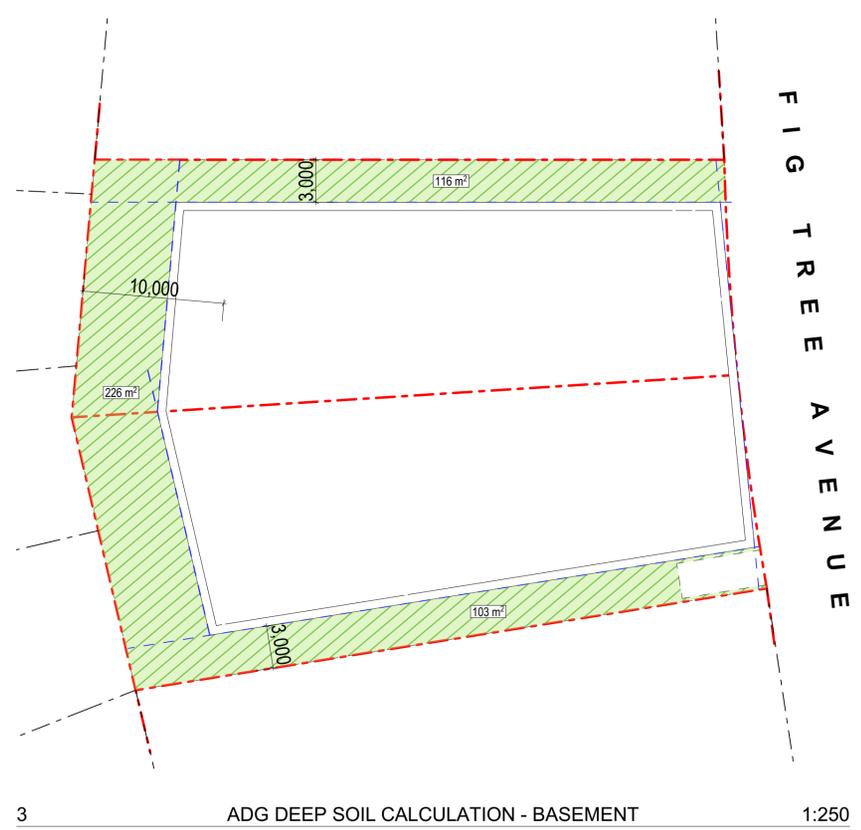
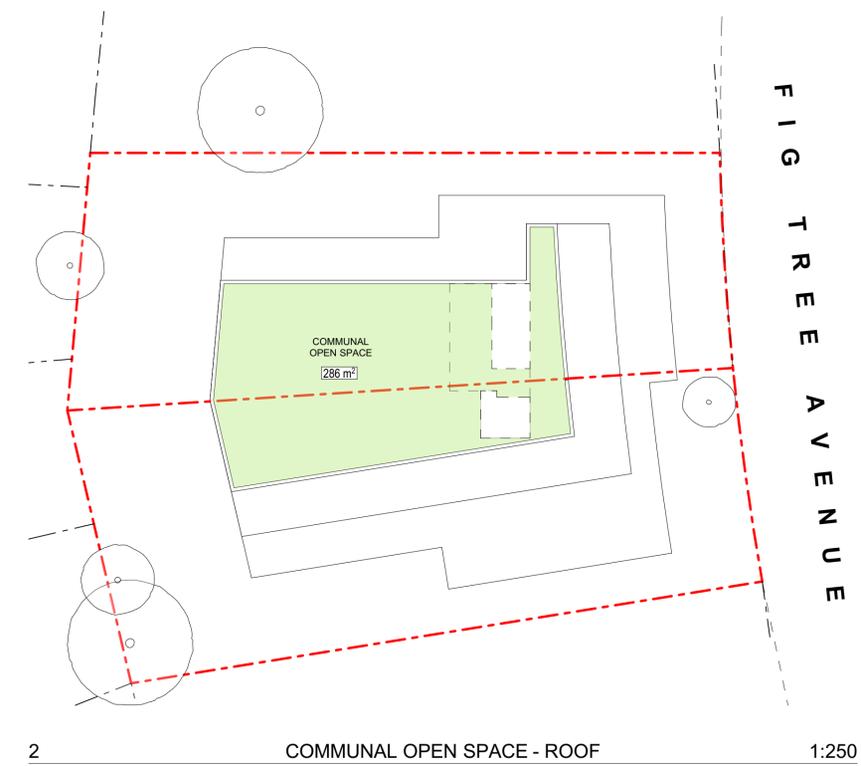
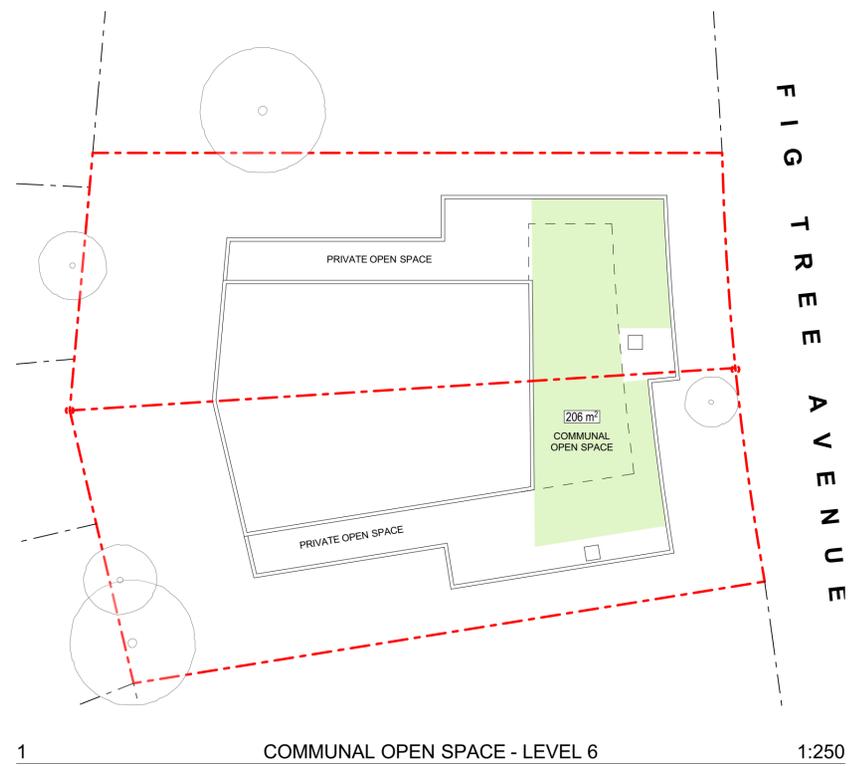
CLIENT
 FIG TREE 888 PTY LTD



PROJECT
MIXED USE
 SITE ADDRESS
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CONCEPT PLAN
 DRAWING TITLE
SEPP 65 DIAGRAMS - LANDSCAPE

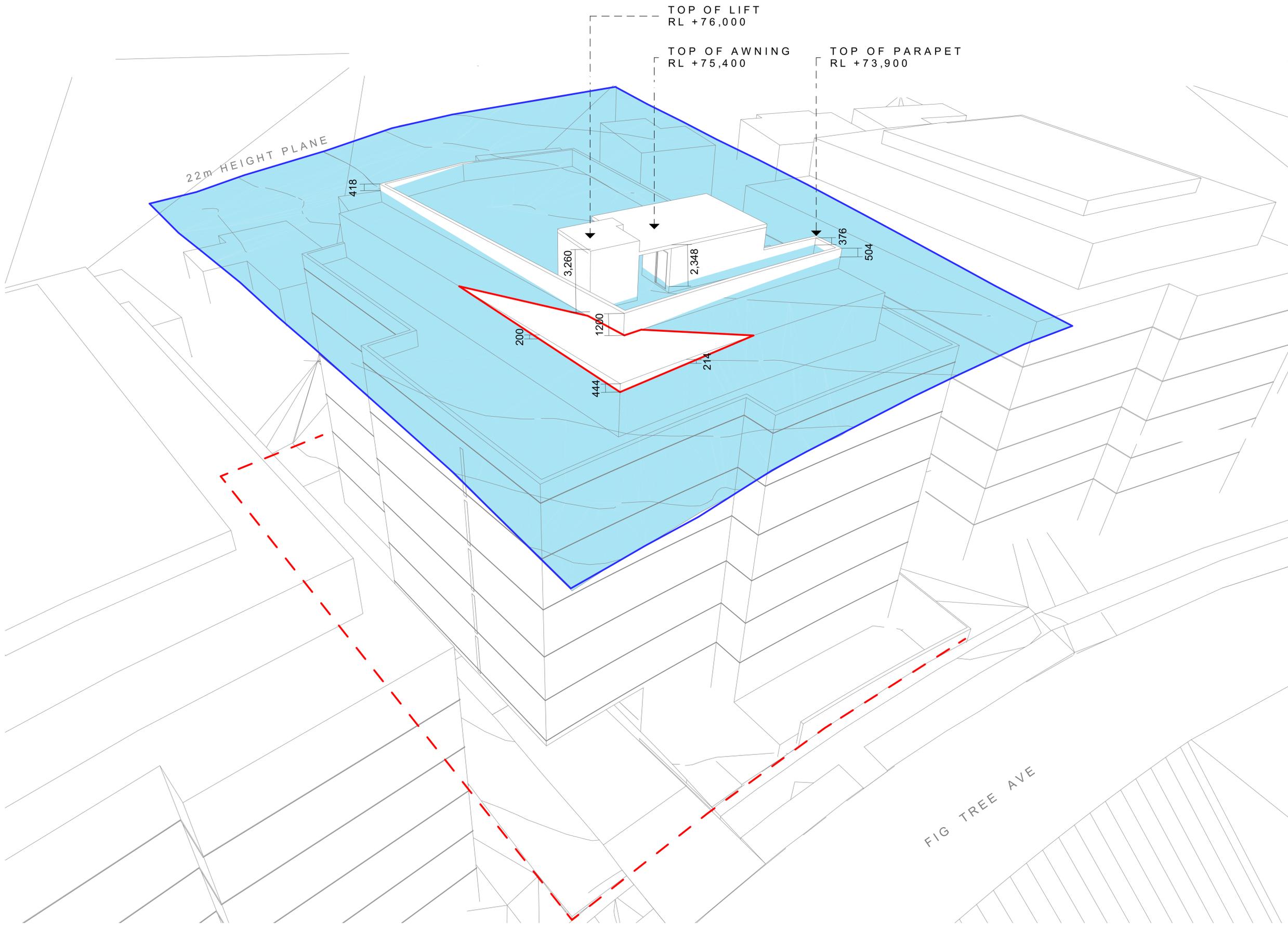
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LEGEND
 HABITABLE SPACE STRUCTURE



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PROJECT STATUS
CONCEPT PLAN

DRAWING TITLE
LEP HEIGHT DIAGRAM

SHEET NO
CP 602

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