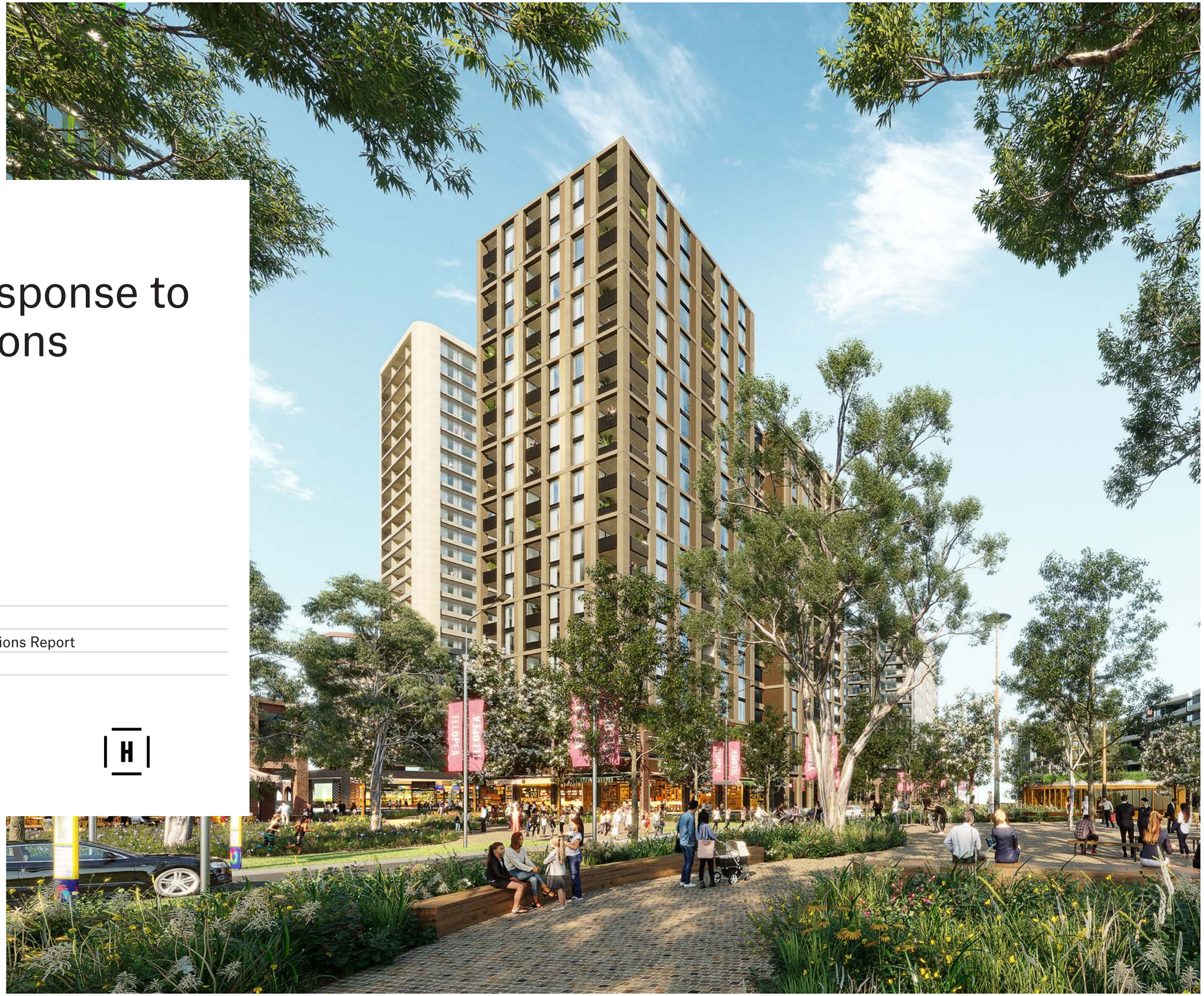
Telopea
SSDA Response to Submissions



Frasers Property Australia

SSDA Response to Submissions Report

13 April 2022

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Client

Frasers Property Australia

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Project Number S12226

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Contents

This document and associated planning report from Urbis respond to feedback from received submissions and should be read in conjunction

1.0 Summary of Feedback

Council Comments

Building Heights and SDRP Advice

The Clause 4.6 seeks variation to the maximum permissible heights. The request to increase in height ranges from 70 metres to 86 metres for buildings C1 and C2; from 50 metres to 58 metres in C3; from 50 metres to 60 metres in C4; and from 40 metres to 47 metres in C6 and C7.

Subsequently, the SDRP advised in their July meeting that “Core Precinct option for GFA redistribution - the option as presented of revised building envelopes with reduced footprints and additional height was generally supported, on the premise of improved public domain and amenity outcomes for the ground plane and building envelopes. For example, providing:

- Increased space between buildings and greater openness to the sky

- Clear amenity benefits including; increased solar access, improved landscape design outcomes (increased capacity for canopy & gathering/ social interaction)

- Greater diversity of buildings -form and architectural expression.

Justification for LEP Non-Compliances

In addition to the SDRP advice, Council has assessed the variation in accordance with objectives contained in Clause 4.3 Height of Buildings of the Parramatta LEP 2011. These include - is the proposal reasonable or necessary; does it transition in built form, does it minimise visual impact and loss of solar access and maintain satisfactory sky exposure and daylight to key areas of the public domain.

Council considers that there is inadequate rationale and technical analysis presented to ensure that the exceedance in heights address the benefits as advised by the SDRP and that meet the objectives of Clause 4.3 of the Parramatta LEP 2011.

Consistency with 2017 Masterplan

Council disputes that the height variation creates ‘interest’ and ‘variation’, as this will be naturally created by virtue of being a hilly suburb. The proposed height variation is not considered to be consistent with the Telopea Master Plan 2017 and subsequent rezoning which permits tall towers at the top of the hill that transition out to a lower scale the further away sites are from the Light Rail Station. Council believes that the proposal for The Core, building height has been arbitrarily reallocated. The tallest towers and 14-storey perimeter block buildings are not consistent with the desired height transition and visibly ‘stick-out’ from their context.

In relation to visual impact, whilst the proposed ‘offset’ of towers in the upper Core may offer some views from the new development, this arrangement increases the overall perceived density of The Core and limits views to sky from the public domain. This can be seen in the applicant’s Visual Impact assessment where buildings in the Core read together as one large mass, rather than defining any views or spaces between buildings. Furthermore, the height variation does not lead to better built form outcomes and the building footprints and tower lengths are excessive.

Tower Floorplates

As per Council’s DCP for Telopea Precinct, the maximum length of tower is 50 metres, and maximum residential tower floorplate 1000sqm. Preferably, building depths should not exceed 24m to deliver the greatest residential amenity. Table 1 demonstrates that tower floorplates have not been adequately reduced as a result of a Clause 4.6 Height Variation, and therefore does not serve as an appropriate justification to vary the control.

Amenity

The reallocation of height has not addressed objectives of residential or open space amenity. The tower footprints are still excessive and there has been demonstration by the application that there is a net increase in public space as a result of the variation. A comparative overshadowing analysis should be provided as part of the Clause 4.6 assessment as it is unclear that any proposed reallocation of height would have material difference in providing better solar access to public open spaces, including the retail plaza. Furthermore, there is no apparent additional public open space or public benefit being provided as a result of the height variation.

FSR Bonuses

Furthermore, Council is concerned that by allowing additional height sets an undesirable precedent for the remainder of the Telopea precinct. The Telopea Master Plan 2017 and the recent rezoning never envisaged the FSR bonuses of the SEPP (ARH) 2009 to be applied broadly across the LAHC lands. The SEPP does not allow for bonus height to accommodate the distribution of additional FSR, for potentially improved built form outcomes. Council asks that DPIE only consider the bonus floor space if the applicant can provide a more detailed and well-reasoned request. The request should provide a comparison of what a compliant scheme allows. Furthermore, from a policy point of view, the ability to provide for bonus heights need to be considered within the SEPP (ARH) 2009 if that is the intent.

Public Domain

The proposed street layout for the core is not well integrated into the surrounding street network and does not preserve any existing street sightlines, view corridors and connections across the site.

- All proposed streets are undersized in relation to the intensity of future development and do not respond to or reveal the topography.

- Council considers that successful retention and sustained longevity of the trees is at risk under the proposed concept plan due to basement encroachment, changes to the water table and soil levels, and loss of sunlight and increases in wind downdraft. The existing trees play an important role to define the street network and built form and reduce the impact of perceived density.

- The pedestrianisation of Eyles Street does not offer clear address to adjacent buildings and it affects precinct accessibility. Nor does it contribute legibility to a future public open space network as it is not visibly delineated from private development.

Street Walls

- The 14 storey street wall buildings are too excessive to be considered a perimeter block typology, which is typical between 6- to 8-storeys. These buildings, setback at a maximum of 3m on street reservations that are typically less than 18m, do not provide for a human scale to the street, adequate solar access to the public domain, or views to sky.

- The length and depth of buildings and towers proposed on site are excessive. Towers in The Core exceed the maximum building length and floorplate controls of the DCP, with tower facades measuring up to 70 metres in length.

GFA Validity

Council has tested the validity of the GFA calculations against the envelope plans presented in the application. As shown in Table 3 below, there is a significant discrepancy between the gross floor area (GFA) stated in the EIS and GFA calculation from the Envelope Plan in Appendix J of the EIS. Council can only assume the applicant is using a very low efficiency rate.

Council has used a standard efficiency rate to calculate the GFA from the Envelope Plan (75% for residential, 85% for commercial and ground floors are often calculated on a case-by-case basis as they can range from 30%-60%).

Building Typologies

The Telopea Master Plan (2017) envisions a balance of ‘perimeter-block’ and ‘podium-tower’ typologies, whereas the Concept Plan does not provide a clear definition of coherent building typologies in the Core. Namely, the 14 storey street wall buildings are too excessive to be considered a perimeter block typology, which is typical between 6- to 8-storeys. These buildings, setback at a maximum of 3m on street reservations that are typically less than 18m, do not provide for a human scale to the street, adequate solar access to the public domain, or views to sky.

Key Sites Analysis

Building Separation

Provide justification/further information regarding any proposed variations to Apartment Design Guide (ADG) minimum building separation distances. These include:

1. Building C1 to C3: 19.6 m instead of 21 m between the 86 m C1 tower and the 18 m C3 podium

2. Building C2 to C4: 19.6 m instead of 21 m/24 m between the 48 m C2 tower and the 28 m C4 podium

3. Building C7 to C8: 18 m instead of 24 m (above height of 25 m)

4. Building E2 to No.4 Moffats Drive: 4 m instead of 6 m/12 m

5. Building E1 to No.17 Sturt Street: 6 m instead of 6 m/12 m.

6. Provide further information regarding the proposed setbacks of Buildings C7 and C8 to the centre of Benaud Lane and the provision of building separation distances that satisfy ADG recommendations, noting the adjacent block containing the Waratah Shops is zoned B4 Mixed Use.

7. Reconsider the Envelope Control Plan to ensure proposed minimum setbacks to upper storeys are included and dimensioned.

North and South Setbacks

Reconsider the proposed setbacks in the north and south precincts, noting these are not consistent with the following DCP provisions, where neighbouring sites (including isolated lots) will need to comply with and therefore may result in a poor visual, amenity and deep soil/landscape outcomes: - 4 m to 6 m front setback control - 3 m to 4 m side setback control - 10 m (or 15% of the total length of the site) rear setback control.

2.0 Heights Summary
Consistency with 2017 Masterplan

The key principles of the built form strategy are:

The proposed masterplan and height adjustments respect and enhance these principles

1
Density

Place density where there is best access to public transport, retail and community services to maximise convenience and opportunities for activity and surveillance. This corresponds with the area in greatest need of urban renewal.

2
Transitioning Heights

The transition area allows for a change in height between the high rise core and the low rise outer areas of Telopea.

3
Urban Structure

Encourage an urban structure that works with the topography transitioning down in scale as distance increases from the core. This structure and form maximises solar access and retention, and creation of views.

Enhanced by height amendments

4
Tall Buildings

Locate taller buildings on the ridge line to frame the arrival plaza as a visual marker, and support activation and surveillance.

Enhanced by height amendments

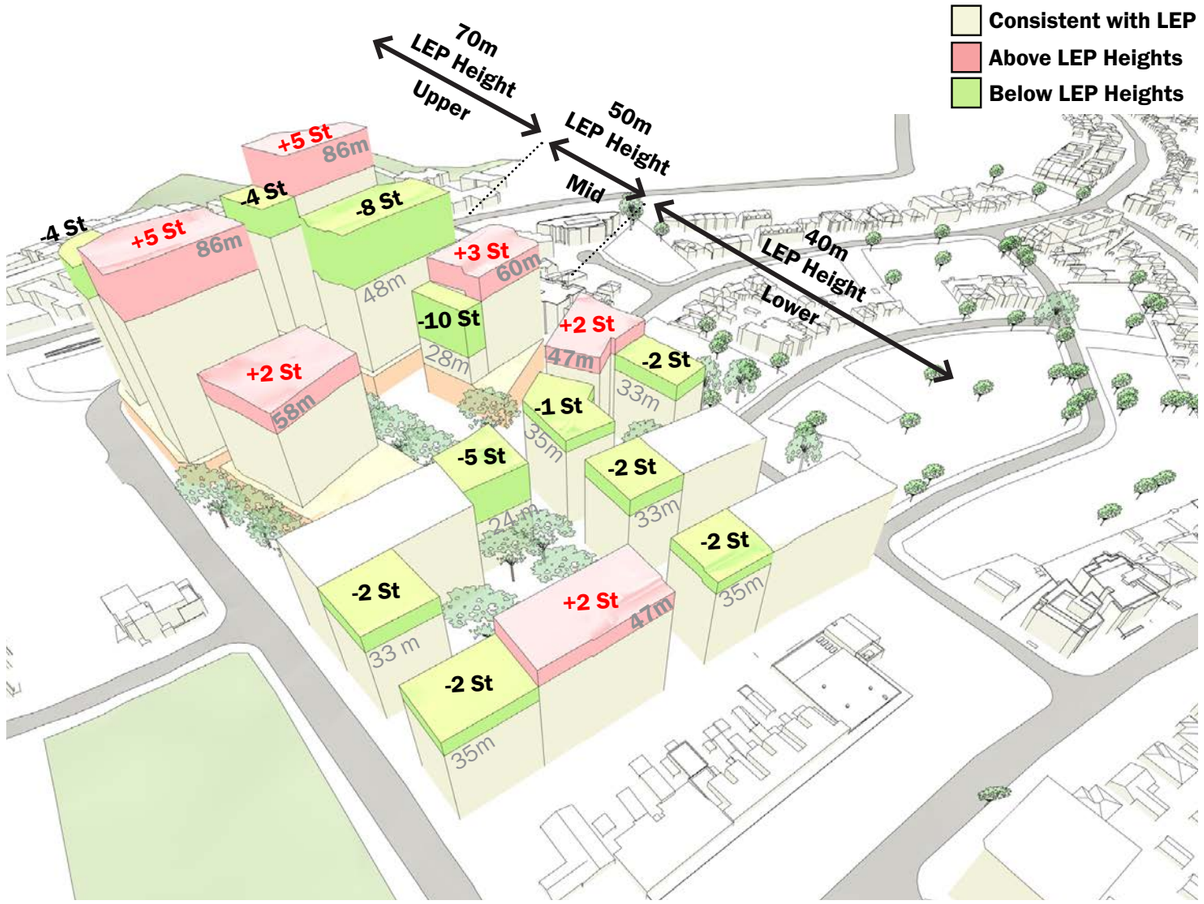
5
Setbacks

Setbacks should balance activation, surveillance and retention of existing trees.

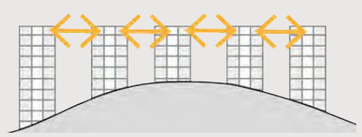
6
Streetscapes

Create consistent streetscapes where possible.

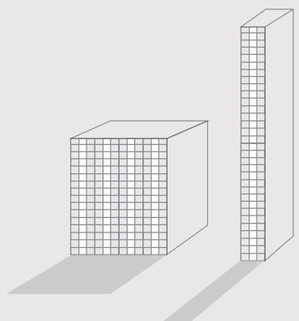
In comparison to an LEP compliant scheme, the additional height proposal better celebrates the built form principles established in the 2017 Telopea masterplan.



Taller built form on the ridge gives better views, reinforces land form and balances solar access



Homogeneous height built form will obstruct views and solar access



Thinner and taller built form casts longer fast moving

2017 Telopea Masterplan - Built for Principles

The proposed envelope heights deviate from the LEP height controls. The adjacent diagram represents in green where the proposed envelope height is less than the LEP height control and in pink where the proposed envelope height is greater than the LEP height control for any given site.

It is noted that 1,000m2 of the height increase is to accommodate an increase in the library from 3,000m2 to 4,150m2 as requested by council.

Unutilised GFA below LEP Heights:
22,000m2 GFA

Approximate GFA above LEP Heights:
16,000m2 GFA

Building Heights
The above diagram summarises the building heights proposed in the previous submission.

The following Chapter 3.0 establishes how the building envelopes have amended in response to feedback received

3.0 Envelope Refinements

We have refined the built form envelopes in response to received SDRP submissions, improving residential amenity and compliance.

The refinements to the envelope are described on the following page and Chapters 4.0 and 5.0 describe how we have responded and amended our envelopes to the feedback received, and provide further justification of LEP Non-Compliances

3.0 Envelope Refinements: Response to Feedback

1. Improved Building Separation
2. Reduced Street Wall Heights
3. Improved Visual Connectivity to Open Spaces

4.0 Further Justification of LEP Non-Compliance

This chapter compares the proposed reference design to an LEP compliant design, analysing the benefits of additional height.

1. Building Height and Massing
   - Taller but Fewer towers
   - Slenderness Ratio
   - Fewer Apartments per Core
   - Reduced Tower Footprints
2. Residential Amenity
   - Solar Access
   - Views
3. Public Domain Improvements
   - Mid Block link added to Lower Core
   - Additional Open Space
   - Sunlight to Open Space

The proposed envelopes and reference design establishes the potential to achieve an improved design, increasing diversity and creating a better built form and urban structure, improving residential amenity and the public domain.

LEP Compliant Envelopes

Proposed Envelopes

3.0 Envelope Refinements
Response to Feedback

We have refined the built form envelopes in response to received SDRP submissions, improving residential amenity and compliance.

1

Improved Building Separation

We have rectified non-compliances, improving building separation;

Refer items; 5, 7, 8, 9, 10, 11 and 12

2

Reduced Streetwall Heights

We have committed to upper level setbacks in the lower core, consistent with the reference design, improving street scale diversity and improving solar access to open spaces

Refer items; 6 ,7 ,8 ,9 and 12

3

Improved Visual Connectivity to Open Spaces

The envelopes in the upper core have been refined to improve visual connectivity to open spaces, create more space around tree canopies, improve openness to sky, reduce bulk and scale, and increase articulation.

Refer items; 1 and 2

4

Envelope Efficiency & Articulation

The envelopes in the upper core have been refined to improve envelope efficiency, reduce bulk and scale and increase oppeness to sky. An additional articulation has been added to the 12-14 storey streetwall building in the upper core to clearly articulate as two separate forms, consistent with the reference design.

Refer item; 1,2,3 and 4

Amended Envelopes Diagram

Schedule of Amendments

1. **Reduce Depth of c1.1**
   Reduced from 29m to 27m, increasing open space, improving efficiency ,openness to sky, building separation and relationship to trees
2. **Reduce Length of c1.2**
   Reduced by 3m, improving efficiency and openness to sky
3. **Reduce Length of c2.1b**
   Reduced by 3m, improving efficiency and openness to sky
4. **Add Articulation Note 'C' to c2.2**
   Reducing perceived building length
5. **Reduce Height of c4 Lower Floorplate**
   From 28m to 25m, improving building separation to c2.2, ensuring compliance
6. **c6.1a Upper levels setback above 25m**
   From 35m to 25m, increasing openness to sky
7. **c7.1 Upper levels setback above 25m**
   From 28m to 25m, improving building separation to c2.2, ensuring compliance
8. **c7.2 Upper levels setback above 25m**
   Ensuring 24m building separation to future developments across Benaud Lane
9. **c8 Upper levels setback above 25m**
   From 40m and 35m to 25m, improving building separation to c6.2, ensuring compliance.
10. **Benaud Lane Setbacks**
    Upper floorplates fronting Benaud lane are setback 3m above 25m (12m to centreline), ensuring compliance.
11. **E1 Setbacks**
    Southern Boundary setback increased from 6m to 9m from level 5 to level 9, ensuring compliance.
12. **E2 Setbacks**
    Northern Boundary setback increased from 4m to 6m up to 25m and 9m above 25m, Upper level setback to Moffats drive, ensuring compliance.

4.0

Further Justification of LEP Non-Compliance

4.1 Building Height and Massing

Taller But Fewer Towers

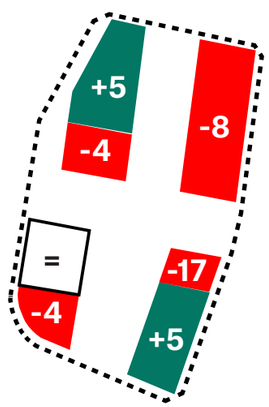
The number of tall buildings in the upper core has reduced from 4 to 3. Two towers have increased in height by 5 storeys, to enable one of the tower forms to reduce in height by half, introducing a new street Wall mid-rise typology into the upper core, maximising solar access and improving amenity to both the public domain and residential compliance.

The building heights schedule articulates that the proposed adjustments to the envelopes create a greater diversity and range of building heights and types.

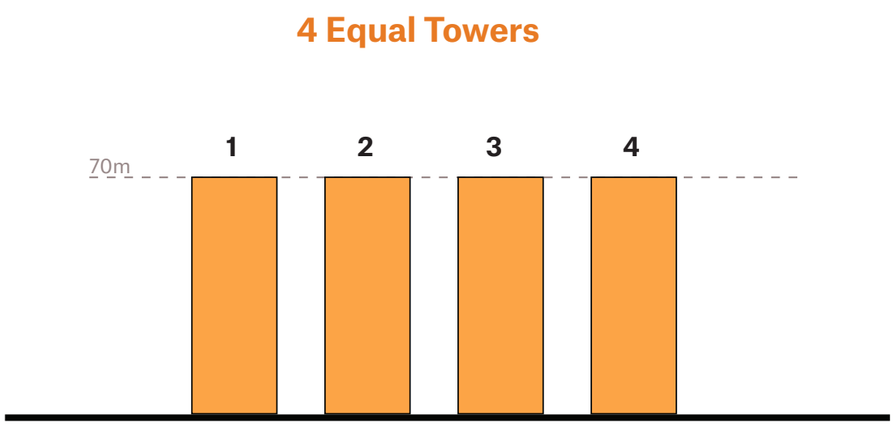
Building Height	Number Of Buildings	Mix
> 65m	4	21%
40 - 65m	2	11%
35 - 40m	12	63%
< 35m	1	5%

Compliant Building Heights Schedule

LEP Compliant Envelopes



Amended Tower Heights

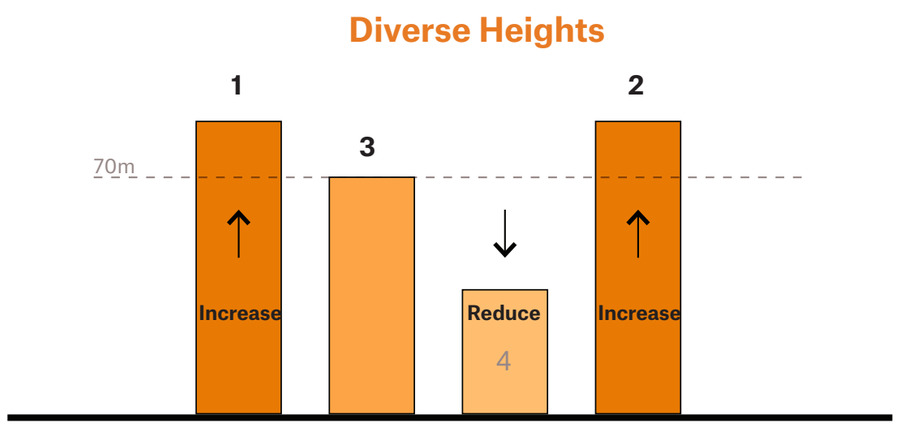


LEP Upper Core Skyline

Building Height	Number Of Buildings	Mix
> 65m	3	16%
40 - 65m	5	26%
35 - 40m	4	21%
< 35m	7	37%

Proposed Building Heights Schedule

Proposed Envelopes



Proposed Upper Core Skyline

4.1
Slenderness Ratio

The LEP compliant scheme proposed four towers at the top of the hill that had similar proportions to one another and each was maximised in height.

The proposed proportions of three of the four upper core buildings have changed, celebrating diversity and tower form variation;

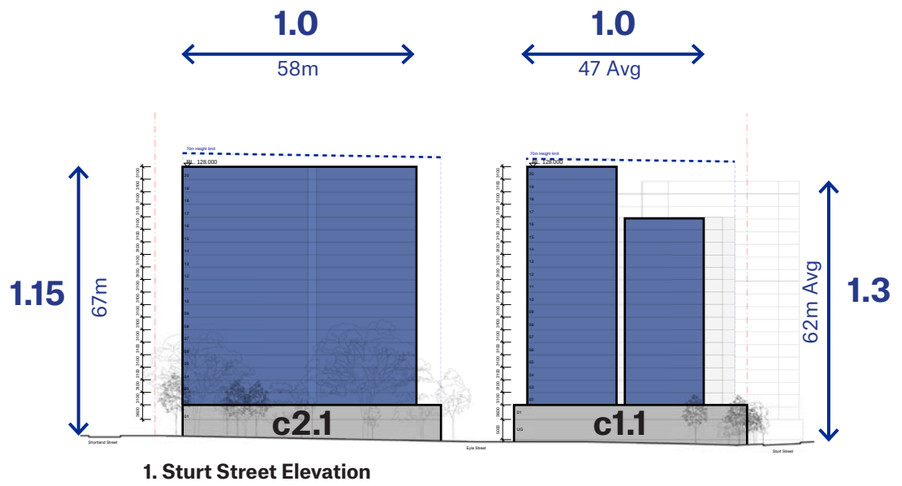
— c1.1 is unchanged and has a four storey skyline step

— c2.1 has partially increased in height and partially reduced in height, the secondary form is expressed as a setback 'shoulder' from the primary tower volume.

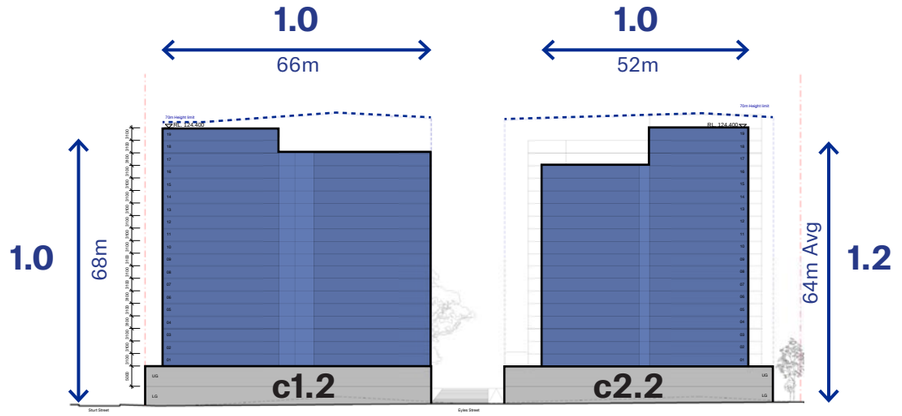
— c1.2 has reduced in length and depth and increased in height

— c2.2 has reduced significantly in height and increased in length, creating a new mid-rise street Wall typology in the upper core

Building	Location	Slenderness Ratio		
		LEP Compliant	Proposed	Variance
c1.1	Sturt South	1.30	1.30	100%
c2.1	Sturt North	1.15	1.90	165%
c1.2	Wade South	1.0	2.0	200%
c2.2	Wade North	1.2	0.7	58%

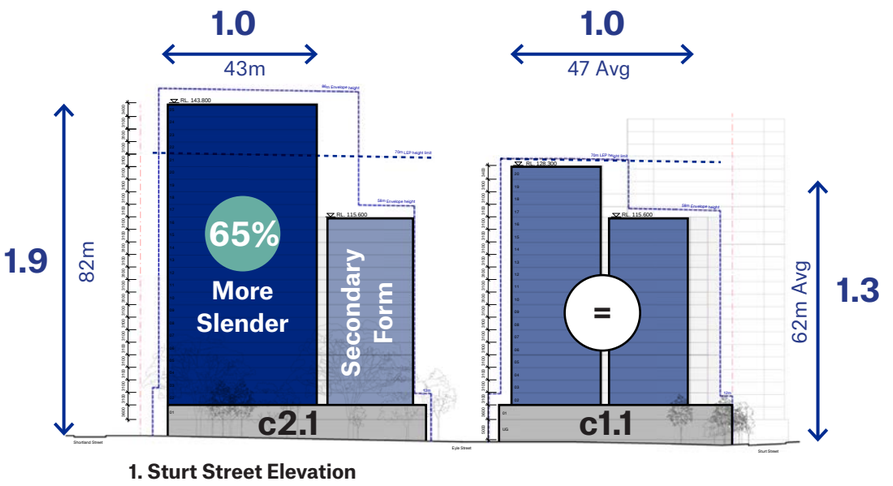


1. Sturt Street Elevation

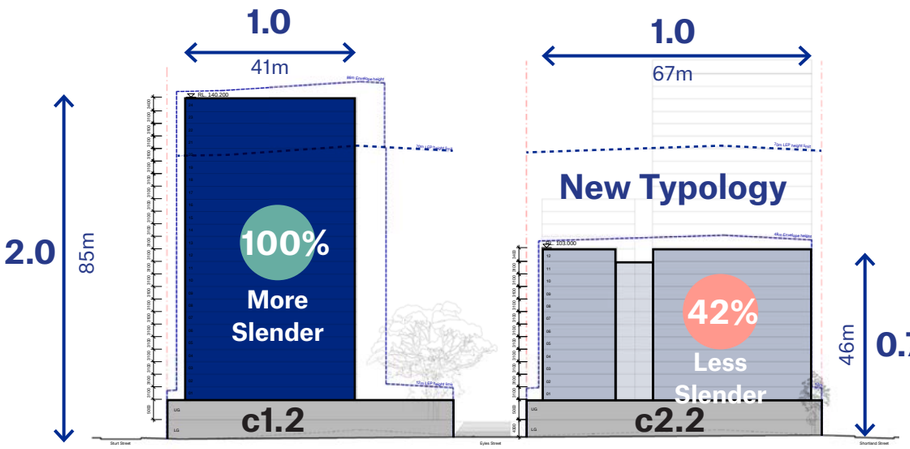


2. Wade Lane Elevation

LEP Compliant Envelopes



1. Sturt Street Elevation



2. Wade Lane Elevation

Proposed Envelopes

4.1
Reduced Tower Footprints

The proposed envelopes and reference design envisages reduced tower footprints that are further setback from the public domain, and increased in height in key locations.

The floorplates have reduced significantly in size.

An LEP compliant scheme included six large footprint towers in the upper core, all of which had typical floorplates larger than 1000sqm.

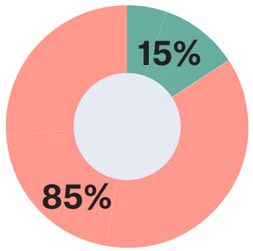
Significantly, three of the tower forms that were above 1,000sqm have been reduced to less than 1,000sqm, whilst one tower has reduced in height significantly, introducing a new mid-rise street Wall typology into the upper core.

LEP Compliant	Floorplates > 1000sqm	**85%**
Proposed	Floorplates > 1000sqm	**48%**

+ 31%

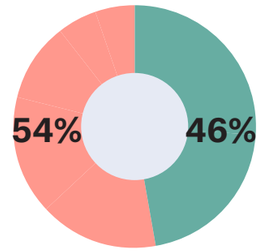
improvement

Building	Typical Envelope Area	Typical Footprint (GBA)	Number of Levels
c1.1 Lower	1390	1157	16
c1.1 Upper	1390	579	4
c1.2 Lower	1673	1456	17
c1.2 Upper	1673	702	2
c2.1 Lower	1610	1159	18
c2.1 Upper	1610	927	2
c2.2 Lower	1478	1260	15
c2.2 Upper	1100	680	5
c3	1216	1173	11
-	-	-	-
c4.1lower	1845	1814	4
c4.2 Lower	1241	1190	7
c4.2 Upper	1241	595	2
Total			**99**

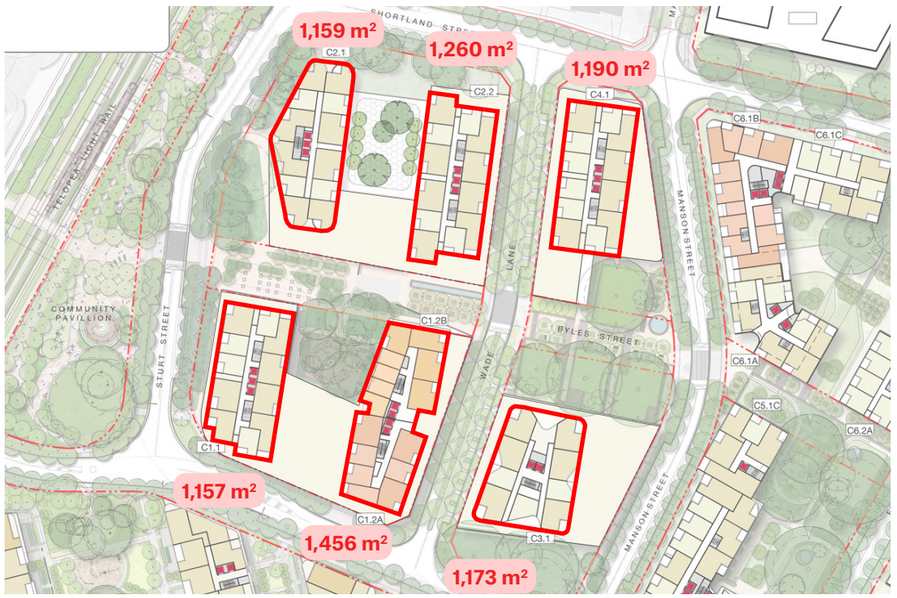


15 % Less than 1,000 sqm
85 % More than 1,000 sqm

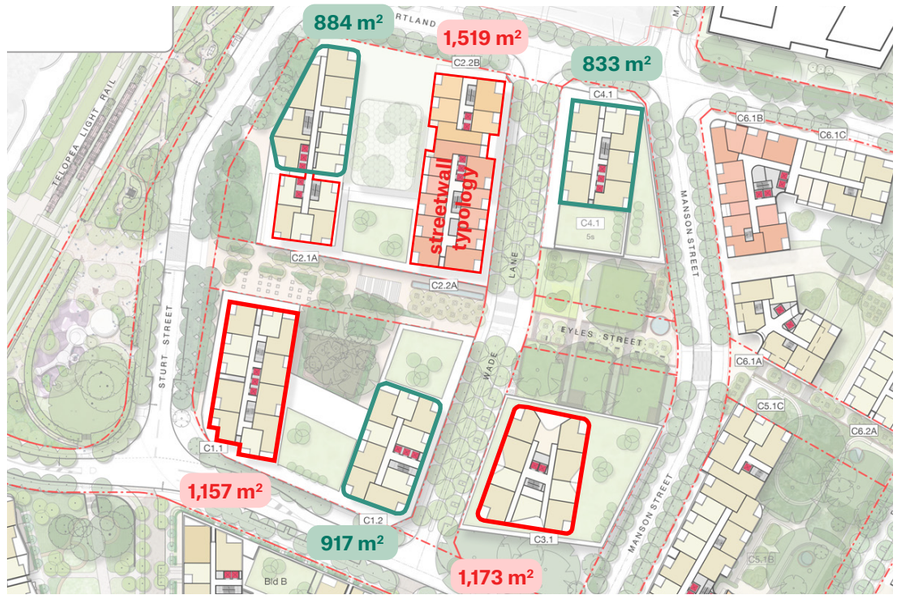
Building	Typical Envelope Area	Typical Footprint (GBA)	Number of Levels
c1.1 Lower	1282	1157	16
c1.1 Upper	769	579	4
c1.2	1012	917	24
-	-	-	-
c2.1 Lower	1728	1365	17
c2.1 Upper	1128	884	8
c2.2	1629	1519	12
-	-	-	-
c3 lower	1216	1173	11
c3 upper	608	587	2
c4.1lower	1727	1566	4
c4.2 Lower	988	833	11
c4.2 Upper	494	416.5	1
Total			**106**



52 % Less than 1,000 sqm
48 % More than 1,000 sqm



LEP Compliant Typical Level



Proposed Typical Level

Notes

c4 podium form (RACF) not included in total

Below 1000sqm floorplate

Above 1000 sqm floorplate

4.1
Fewer Apartments per Core

The reference design establishes the potential to achieve an improved built form outcome with smaller building footprints and fewer apartments per core. The proposed envelopes and building depths ensure a diverse range of floorplate and core typologies can be achieved in the upper core.

Fewer apartments per core improves the ability for residential compliance, smaller floorplates, better daylight to lift lobbies and shorter wait times for residents.

Greater diversity of core types and floorplates have been achieved as a result of the proposed additional heights. An LEP compliant scheme with larger floorplate equated to 6 towers with central cores, which has reduced to 3 central core towers, two multi-core buildings and 1 side core typology.

The number of lift cores in the upper and mid core has increased from **7 to 8 lift cores.**

The average apartments per lift core has reduced from **10.3 to 8.4 apartments per core**

20%

fewer apartments per floor

Building	Location	Core Type	Typical Apt's Per Core
c1.1	Sturt South	Central Core	11
c1.2a	Wade South	Central Cores	7
c1.2b	Wade South		8
c2.1	Sturt North	Central Core	12
-	-	-	-
c2.2	Wade North	Central Core	12
-	-	-	-
c3	Above Library	Central Core	10
c4	Above Church	Central Core	12
Total			**72**

10.3

Average Apartments Per Core

Building	Location	Core Type	Typical Apt's Per Core
c1.1	Sturt South	Central Core	11
c1.2	Wade South	Side Core	9
-	-	-	-
c2.1a	Sturt North	Multi Core	5
c2.1b	Sturt North		8
c2.2a	Wade North	Multi Core	11
c2.2b	Wade North		5
c3	Above Library	Central Core	10
c4	Above Church	Central Core	8
Total			**67**

8.4

Average Apartments Per Core

7 lift cores

LEP Compliant Typical Level

8 lift cores

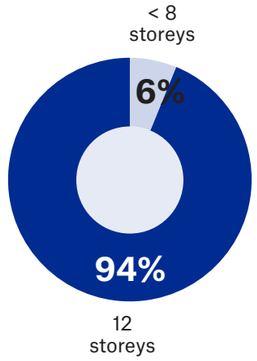
Proposed Typical Level

4.1
Reduced Street Wall Heights

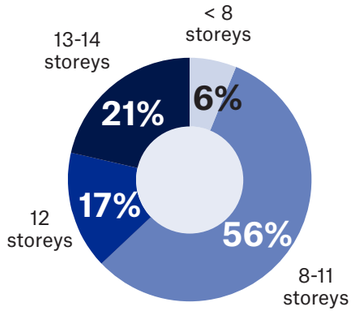
The revised envelopes have reduced in height, committing to a varied street wall approach consistent with the proposed reference design.

A greater mix of street Wall and building heights have been proposed to create a diverse neighbourhood with a range of building heights and types. Heights have been reduced to benefit the public domain and improve solar access to open space. Upper level setbacks are also proposed in key locations to further enhance streetscale diversity.

Streetwall Height	Length	Mix
< 8 storeys	52	6%
8-11 storeys	0	0%
12 storeys	780	94%
13-14 storeys	0	0%
Total	832	



Streetwall Height	Length	Mix
< 8 storeys	52	6%
8-11 storeys	466	56%
12 storeys	141	17%
13-14 storeys	173	21%
Total	832	



LEP Compliant Envelopes

Proposed Envelopes

4.2 Residential Amenity
Solar Access

Residential amenity has been improved and the ability to achieve compliance enhanced.

As a result of the increased building heights, solar access to residential apartments has improved from **71% to 76%**

+5%

improvement

Lot	Units	2 hours Sun %	2 hours Sun Lot Totals
C1.0			
C1.1	194	160 82.5%	69.9%
C1.2a	147	76 51.7%	
C1.2b	164	117 71.3%	
C2.0			
C2.1	227	214 94.3%	88.3%
C2.2	218	179 82.1%	
C3.0			
C3.1	110	78 70.9%	
C4.0			
C4.1	126		
C4.2	92	85 92.4%	
C5.1a	48	31 64.6%	70.4%
C5.1b	110	78 70.9%	
C5.1c	31	24 77.4%	
C6.1a	60	38 63.3%	75.2%
C6.1b	141	120 85.1%	
C6.1c	73	48 65.8%	
C6.2a	65	40 61.5%	70.4%
C6.2b	77	60 77.9%	
C7.1	73	51 69.9%	70.9%
C7.2	61	44 72.1%	
C8.1a	45	16 35.6%	70.2%
C8.1b	30	23 76.7%	
C8.1c	76	67 88.2%	

South

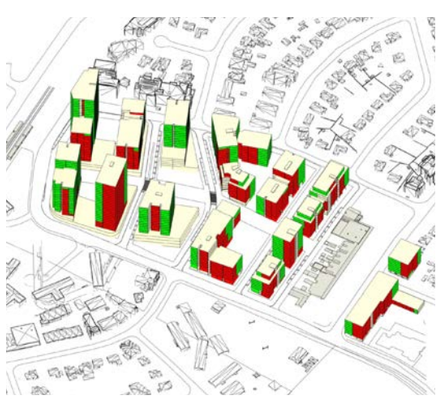
West

LEP Compliant Reference Design

71%

2 hours sun mid winter

Lot	Units	2 hours Sun %	2 hours Sun Lot Totals
C1.0			
C1.1	194	175 90.2%	75.9%
C1.2	216	136 63.0%	
C2.0			
C2.1a	84	65 77.4%	93.0%
C2.1b	189	189 100.0%	
C2.2a	137	126 92.0%	84.9%
C2.2b	62	43 69.4%	
C3.0			
C3.1	125	113 90.4%	
C4.0			
C4.1	97		
C4.2	96	96 100.0%	
C5.1a	48	33 68.8%	74.1%
C5.1b	110	85 77.3%	
C5.1c	31	22 71.0%	
C6.1a	61	27 44.3%	71.2%
C6.1b	161	135 83.9%	
C6.1c	73	48 65.8%	
C6.2a	65	36 55.4%	72.5%
C6.2b	77	67 87.0%	
C7.1	73	51 69.9%	71.5%
C7.2	71	52 73.2%	
C8.1a	45	18 40.0%	71.5%
C8.1b	30	23 76.7%	
C8.1c	76	67 88.2%	



South

West

Proposed Reference Design

76%

2 hours sun mid winter

4.2
Views

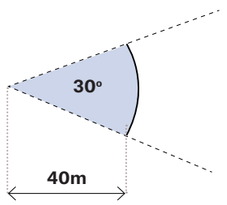
As a result of the increased building heights, the proportion of facades in the mid-upper core which have a view greater than 40m and within a 30 degree view cone has increased from **59% to 76%**

+ 17%

improvement
(facade length)

Assessment Criteria

The assessment criteria for view analysis has been established by measuring any frontage of a building that has a view angle of no less than 30 degrees perpendicular to its facade and minimum unobstructed view length of 40m, which improves on minimum building separation (24m) by 166%



Minimum View Angle
30°

Minimum Length
40m

Key

- Views to full height of frontage
- Views to partial height of frontage

Frontage

Building	Location	Facade Length (m)	Storeys	Total (m)
c1.1	Lower	150	16	2,400
	Upper	97	4	388
Total				2,788
c1.2	Lower	186	17	3,162
	Upper	110	2	220
Total				3,382
c2.1	Lower	151	18	2,718
	Upper	130	2	260
Total				2,978
c2.2	Lower	164	17	2,788
	Upper	104	3	312
Total				3,100
c3	Typical	131	11	1,441
Total				1,441
c4	Lower	200	4	800
	Upper	150	7	1,050
	Top	131	2	
Total				1,850
Grand Total				15,539

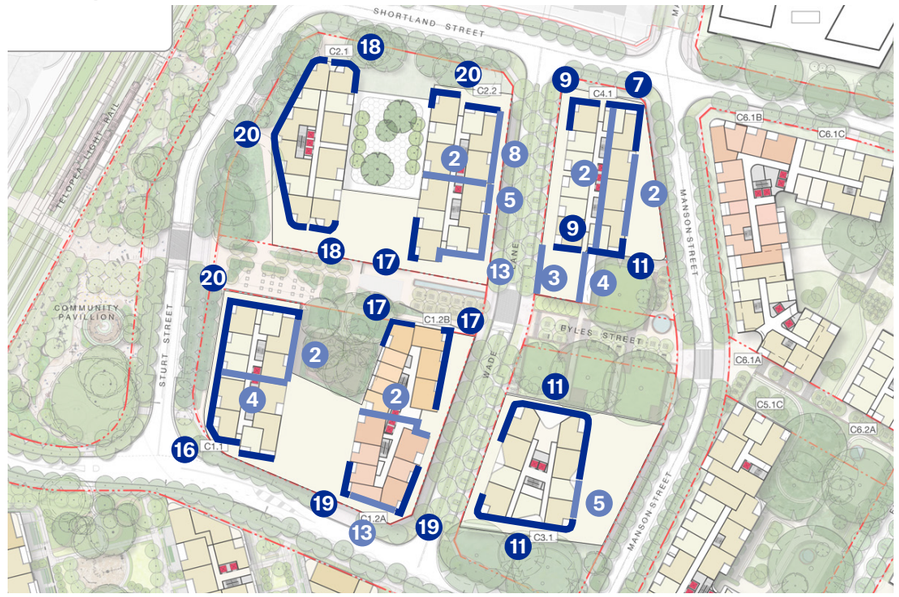
Frontage with Views

Building	Aspect	Facade Length (m)	Storeys	Total (m)	% with Views
c1.1	NE/NW	48	20	960	
	S / W	45	16	720	
	S	24	4	96	
	E	25	2	50	
Total				1,826	65%
c1.2	NE / NW	48	17	816	
	SE / SW	32	19	608	
	S	17	13	221	
	N	30	2	60	
Total				1,705	50%
c2.1	NE	20	18	360	
	SE	11	18	198	
	W	74	20	1,480	
				0	
Total				2,038	68%
c2.2	N	29	20	580	
	E	25	8	200	
	E	10	5	50	
	E / SE	30	13	390	
	W	15	17	255	
	S	24	2	48	
Total				1,523	49%
c3	N	60	11	660	
	E	13	5	65	
	S	40	11	440	
Total				1,165	81%
c4	NW	19	9	171	
	NE	29	7	203	
	E	30	2	60	
	SE	18	11	198	
	S high	11	9	99	
	E high	51	2	102	
	E low	18	4	72	
	W low	17	3	51	
Total				956	52%
Grand Total				9,213	59%

59%

of Frontage
with Views

LEP Compliant Views >40m



LEP Compliant Reference Design

Frontage

Building	Location	Facade Length (m)	Storeys	Total (m)
c1.1	Lower	150	16	2,400
	Upper	97	4	388
Total				2,788
c1.2	Typical	120	24	2,880
Total				2,880
c2.1	Lower	170	17	2,890
	Upper	125	8	1,000
Total				3,890
c2.2	Lower	180	12	2,160
Total				2,160
c3	Typical	131	13	1,703
Total				1,703
c4	Lower	164	4	656
	Upper	118	12	1,416
Total				2,072
Grand Total				15,493

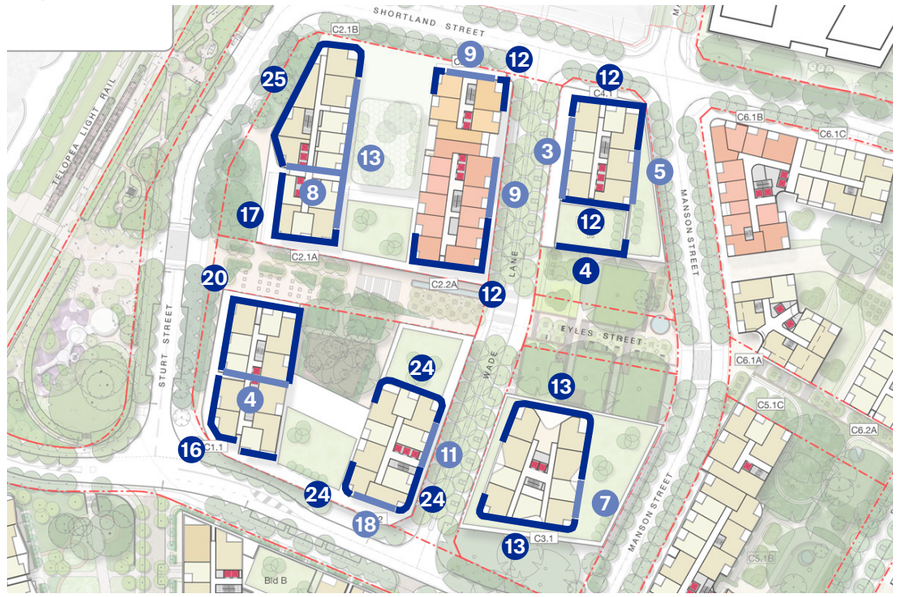
Frontage with Views

Building	Aspect	Facade Length (m)	Storeys	Total (m)	% with Views
c1.1	NE/NW	73	20	1,460	
	S / W	45	16	720	
	S	24	4	96	
Total				2,276	82%
c1.2	N	36	24	864	
	E	16	11	176	
	SE	19	24	456	
	S	16	18	288	
	W	11	24	264	
Total				2,048	71%
c2.1	N / W	73	25	1,825	
	E	52	13	676	
	S / W	57	17	969	
	S / W	15	8	120	
Total				3,590	92%
c2.2	NE / NW	24	12	288	
	N	18	9	162	
	E	21	9	189	
	SE / SW	52	12	624	
Total				1,263	58%
c3	N	60	13	780	
	E	13	7	91	
	S	40	13	520	
Total				1,391	82%
c4	N	43	12	516	
	E	20	5	100	
	S Low	37	4	148	
	S High	24	12	288	
	W	31	3	93	
Total				1,145	55%
Grand Total				11,713	76%

76%

of Frontage
with Views

Proposed Views >40m



Proposed Reference Design

4.3 Public Domain Improvements

Mid-Block Link Added to Lower Core

As a trade off for additional height, A new open-to-sky link is proposed in the lower core connecting Manson Street to the c6 lot residential courtyard and Shortland Street.

The new open-to-sky link benefits the public domain by;

— Visually connecting open spaces and existing trees

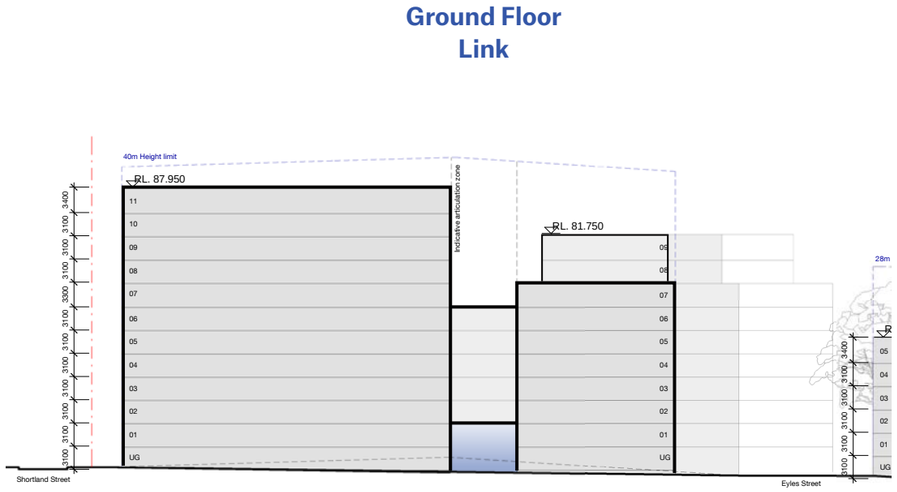
— Reducing streetwall lenghts

— Improving daylight to the ground floor link

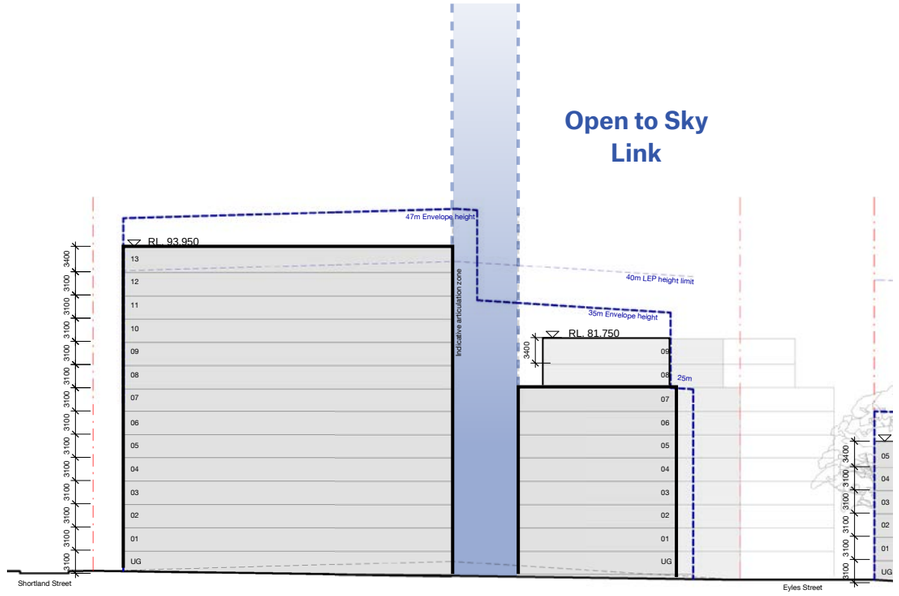
And improves residential amenity by;

— Increasing solar access to residential apartments

— Reducing building footprints



Manson Street Elevation - LEP Compliant Scheme



Manson Street Elevation - Proposed

LEP Compliant Envelopes - c6 Block

Proposed Envelopes - c6 Block

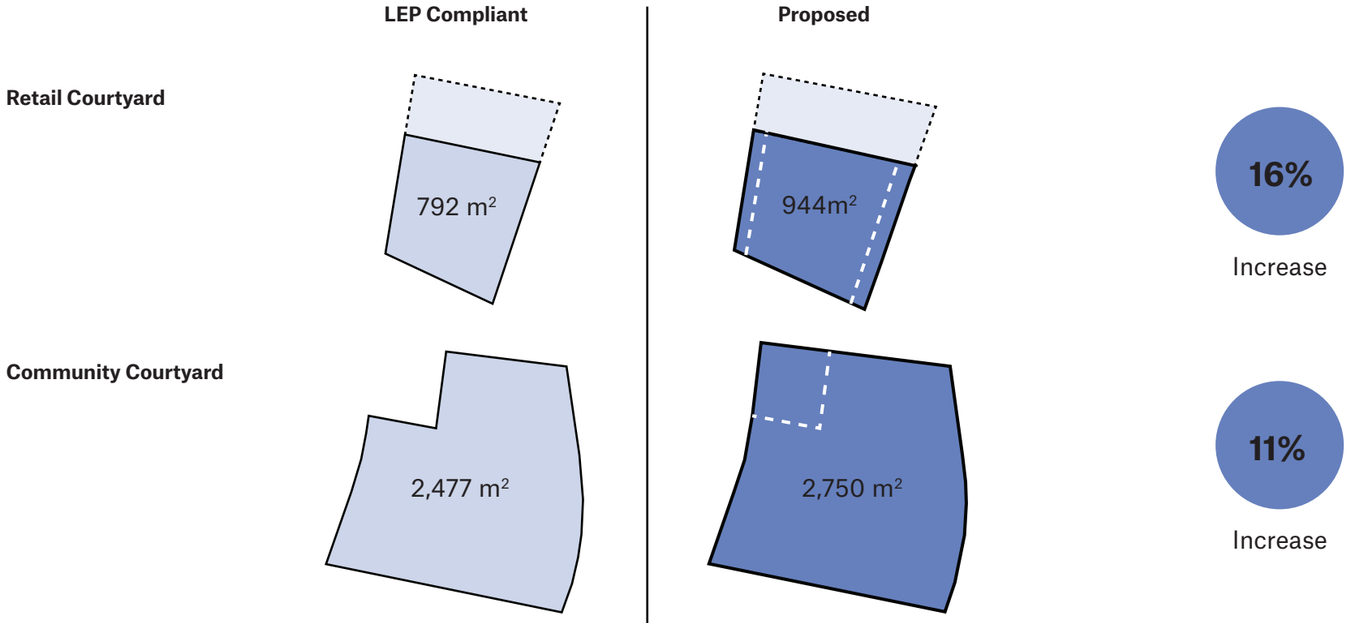
4.3
Additional Open Space

The community courtyard has increased in size by 250sqm and adjacent building setbacks increased, creating a more contiguous open space that increases open-to-sky areas around existing tree's, improves solar access and improves the visual connectivity within the public domain.

As a result of the increased building heights, additional open space has been provided to the retail courtyard in the upper core and to the Community Courtyard adjacent the library and church.

Visual connectivity has also been improved between these two open spaces, resulting from the c2.2 floorplate reducing in size

Retail Courtyard Increase	**16%**
Community Courtyard Increase	**11%**



LEP Compliant Envelopes

Proposed Envelopes

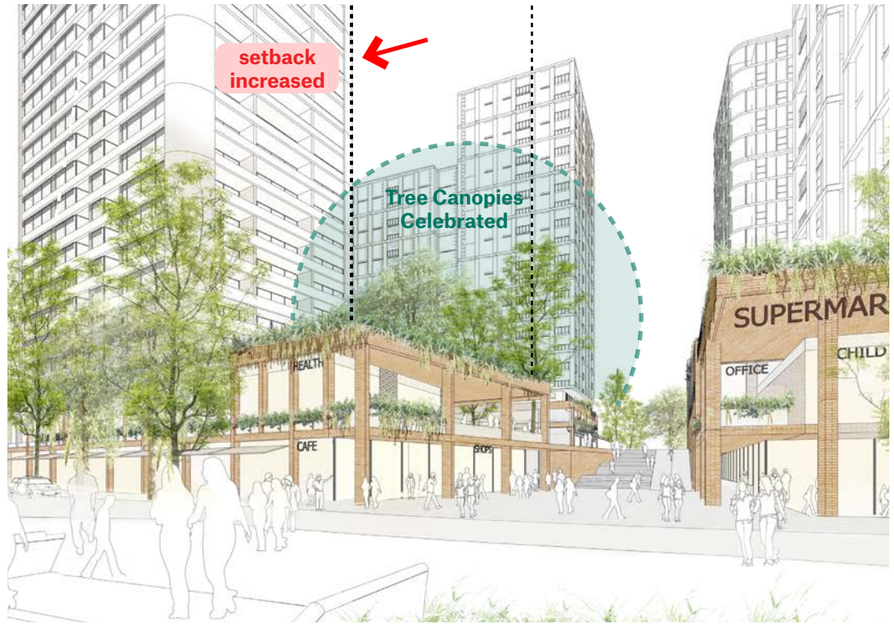
4.3
Visual Connectivity of Open Spaces

The retail courtyard has increased in size by 150sqm and adjacent building setbacks increased, visually connecting open spaces, improving solar access, providing more space around tree canopy's and enhancing flexibility in it's detailed design

Visual Connectivity between Eyles Link, the community courtyard and the retail courtyard has been enhanced by reducing the building footprint of c1.2 tower and increasing it's Northern setback from Eyles Link.

By doing so, visual connectivity between the open spaces has been enhanced, opening up views between two key open spaces and improving sight lines to significant existing tree canopies.

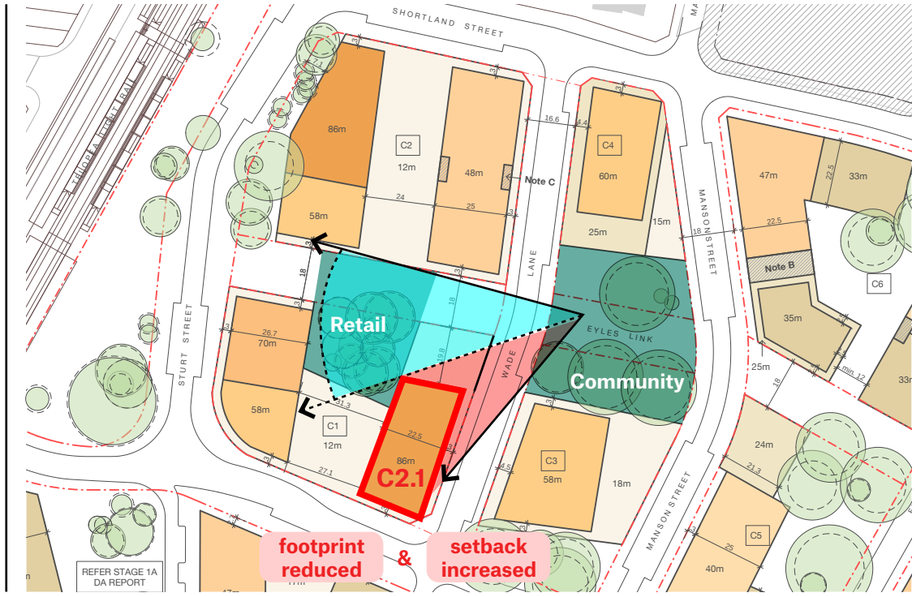
View to Courtyard Obstructed



View to Courtyard Enhanced

Retained Trees frame Retail Courtyard

LEP Compliant Envelopes



Proposed Envelopes

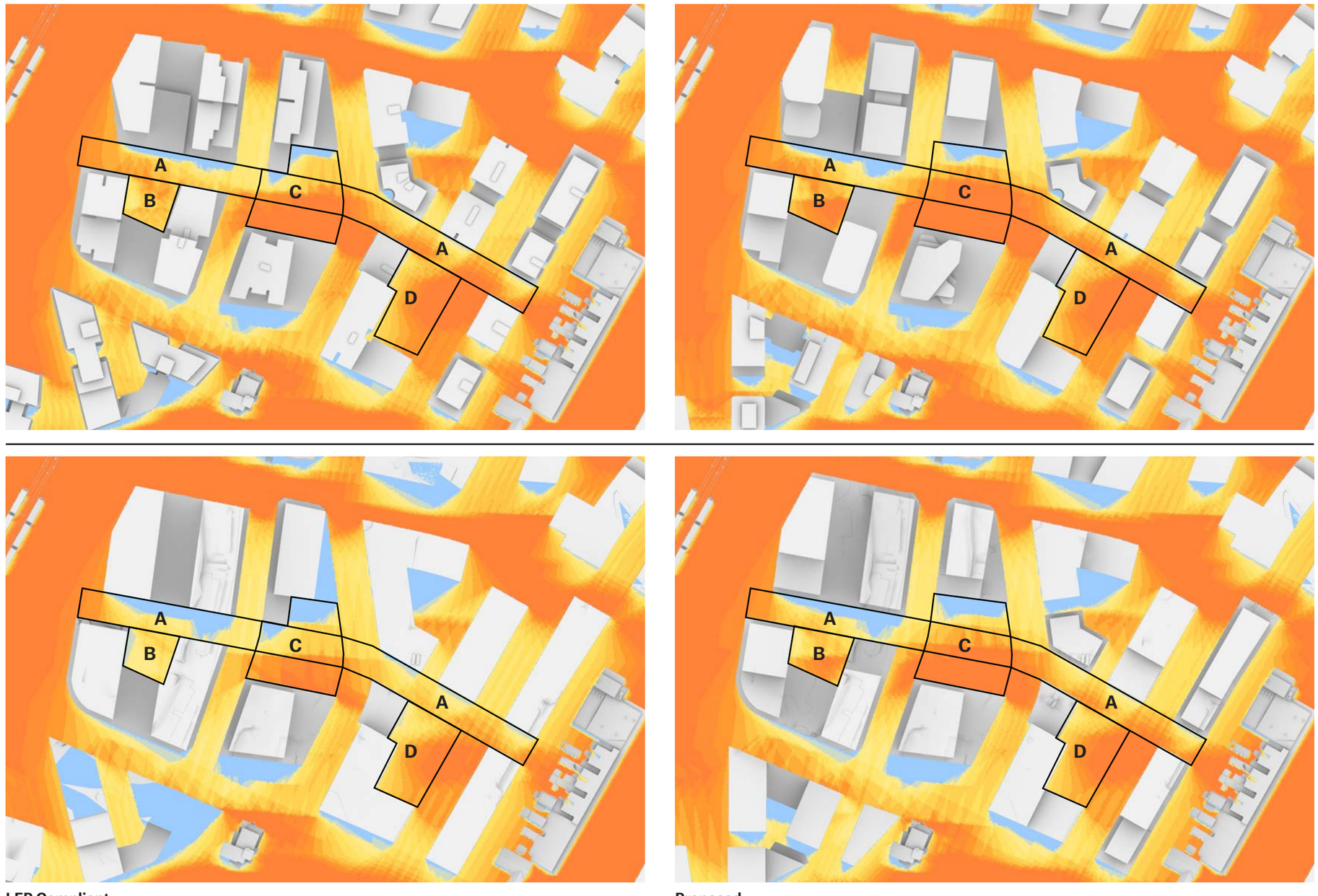
4.3
Sunlight To Open Space

Solar access to the public domain has increased. Significant improvement can be seen during the Equinox or yearly average

Equinox (9-3pm)

The following pages compare the quantity of sunlight to key open spaces along Eyles Link during the Winter Solstice and the Spring/Autumn Equinox

A Eyles Link
B Retail Courtyard
C Community Courtyard
D The Greens



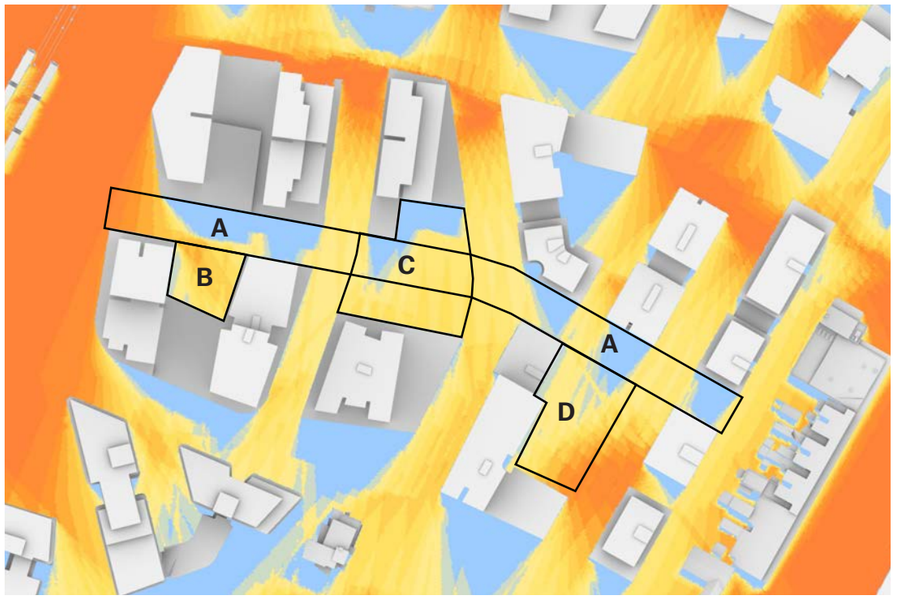
4.3
Sunlight To Open Space

Winter sun is either equally performing or has moderate improvements to key areas

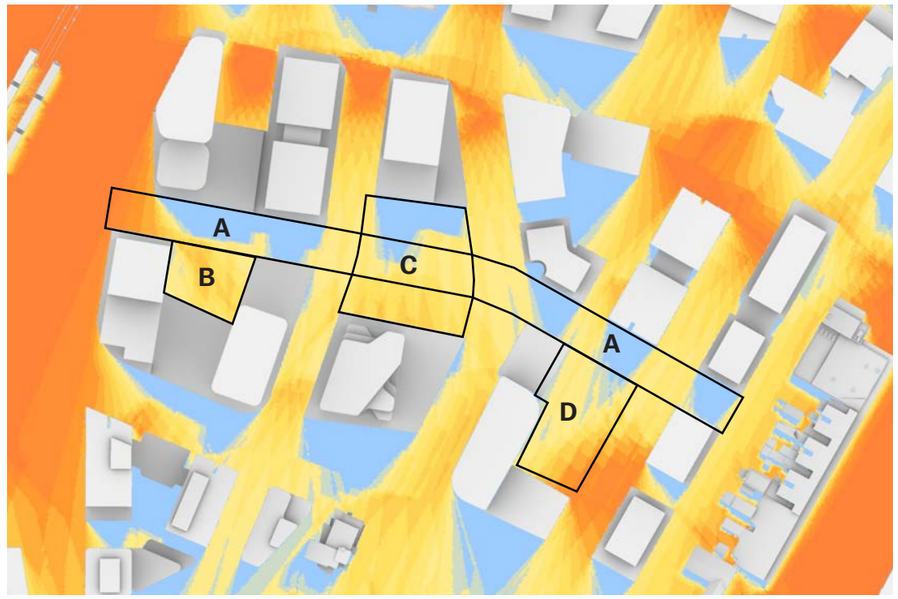
Winter Solstice (9-3pm)

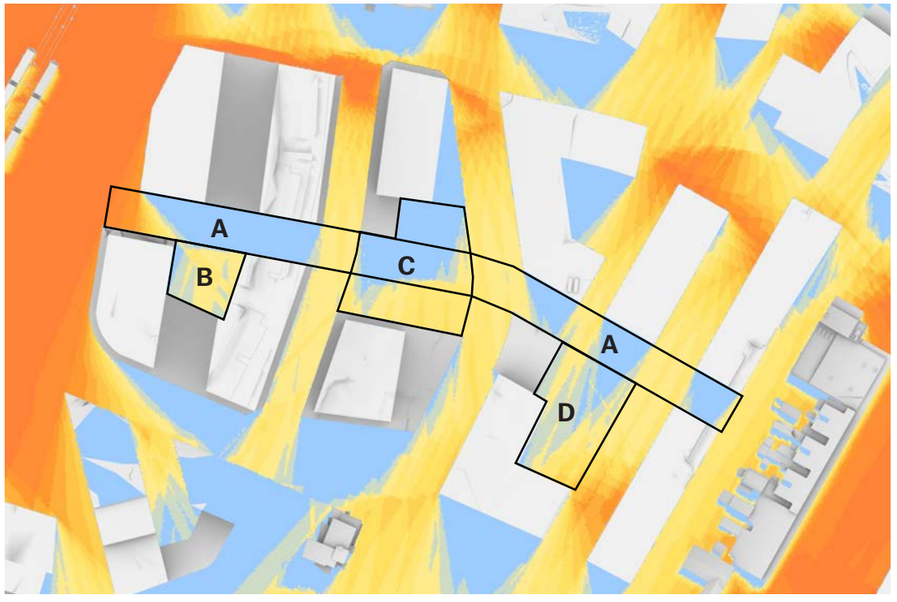
The following pages compare the quantity of sunlight to key open spaces along Eyles Link during the Winter Solstice and the Spring/Autumn Equinox

A Eyles Link
B Retail Courtyard
C Community Courtyard
D The Greens



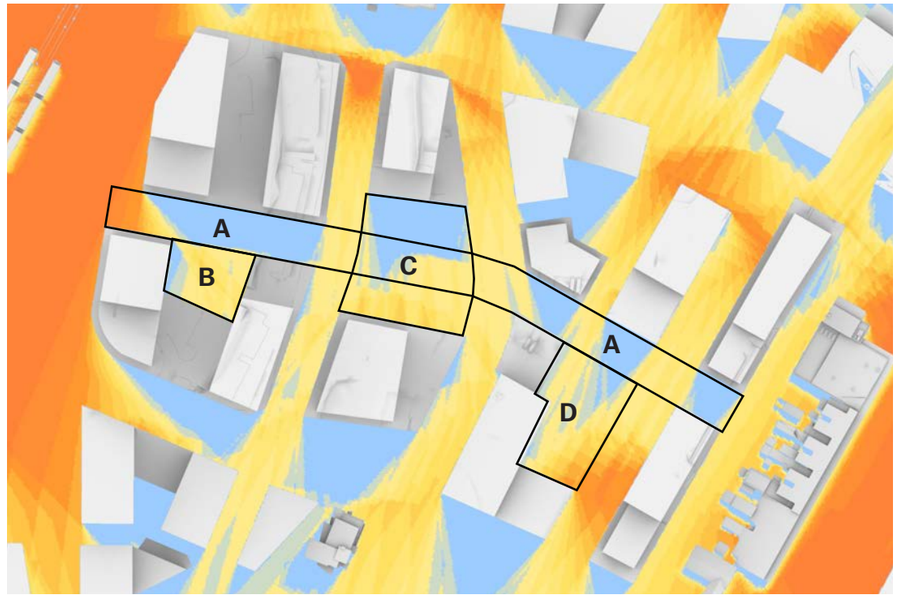
Reference Design





Envelopes

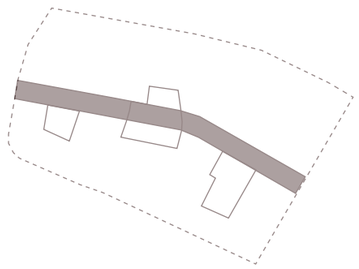
LEP Compliant



Proposed

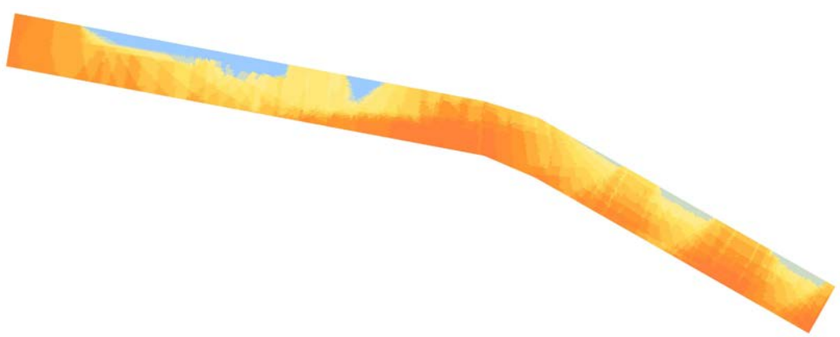
Key
5-6 hours
4-5 hours
3-4 hours
2-3 hours
1-2 hours
0-1 hours

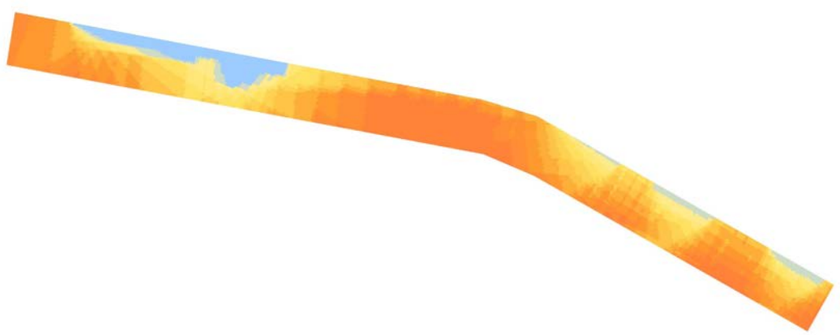
A. Eyles Link
Equinox

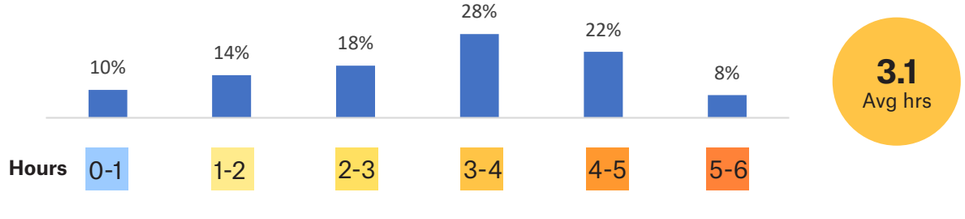


The key area of improvement to Eyles link is focused to the community courtyard along its central spine, where additional open space has been provided, buildings further setback and existing tree's have been prioritised.

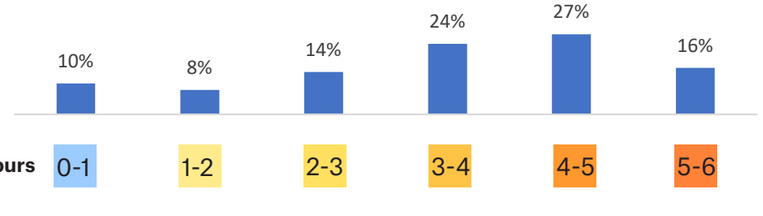
Reference Design







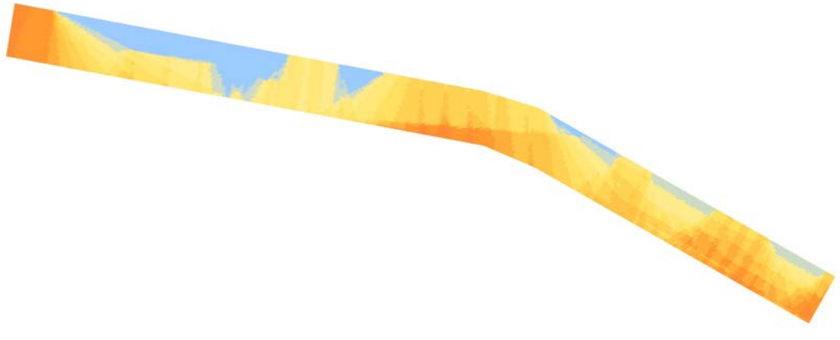
3.1 Avg hrs

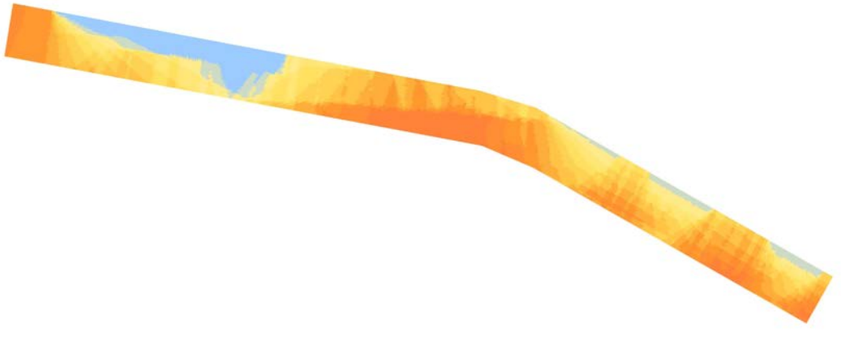


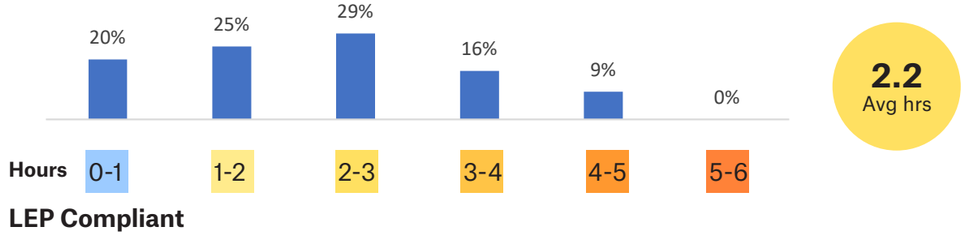
3.5 Avg hrs

+11%

Envelopes

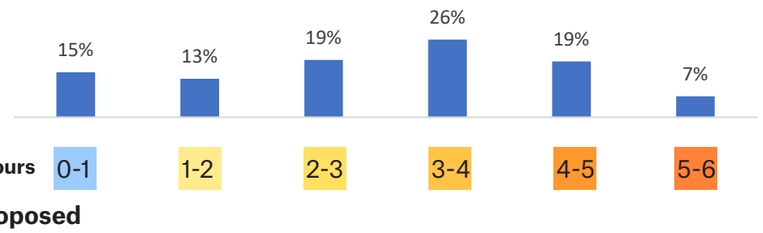






2.2 Avg hrs

LEP Compliant

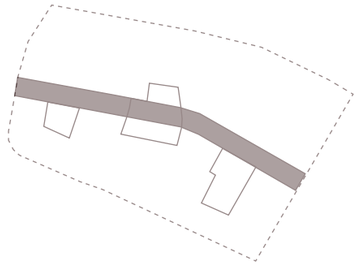


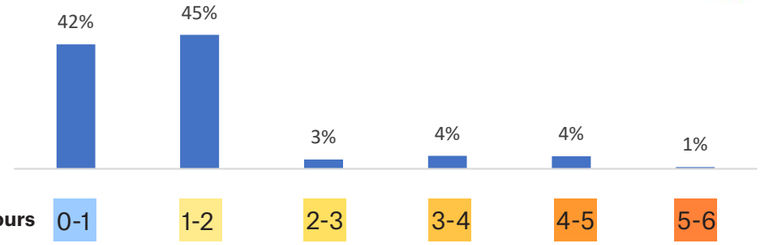
2.9 Avg hrs

+33%

Proposed

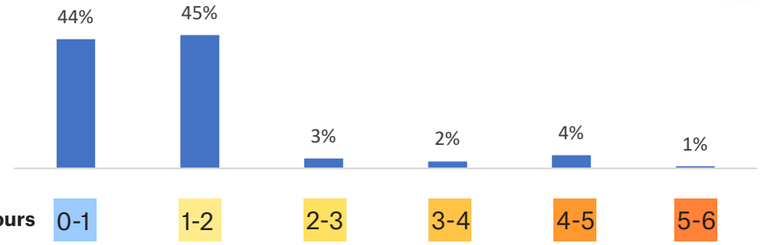
A. Eyles Link
Winter Solstice





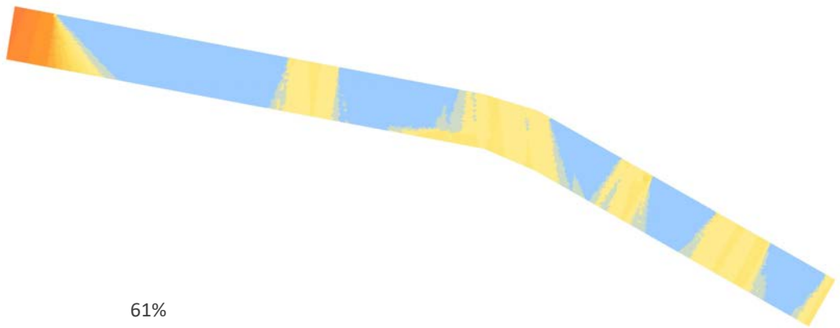
1.4
Avg hrs

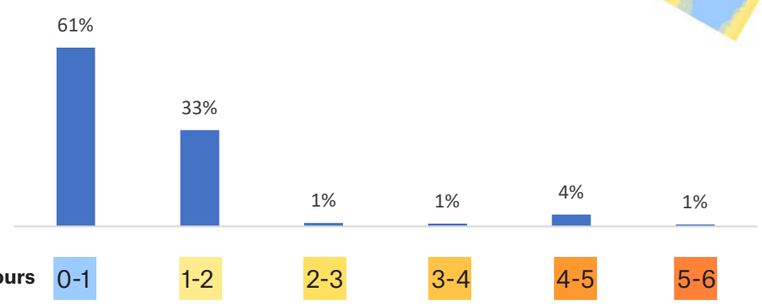
Reference Design



1.4
Avg hrs

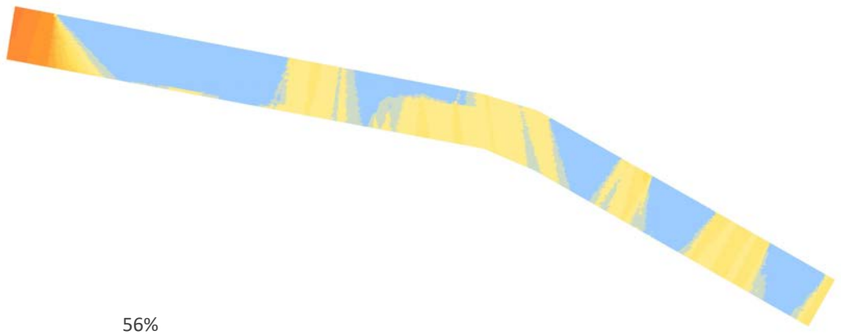
+0%

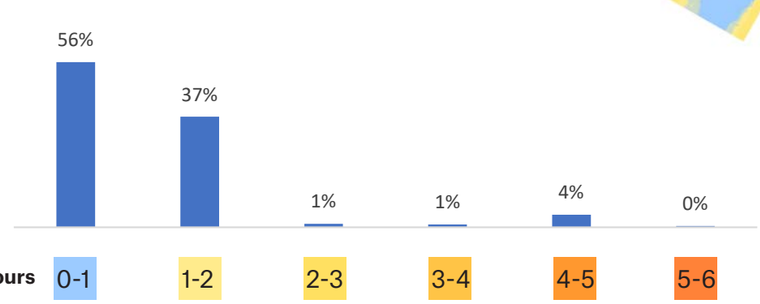




1.1
Avg hrs

Envelopes
LEP Compliant





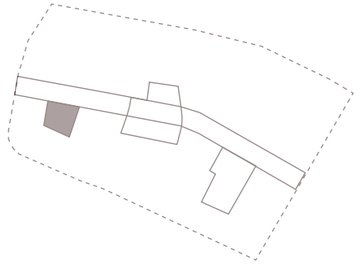
1.1
Avg hrs

+0%

Proposed

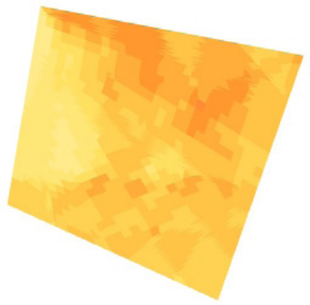
B. Retail Courtyard
Equinox

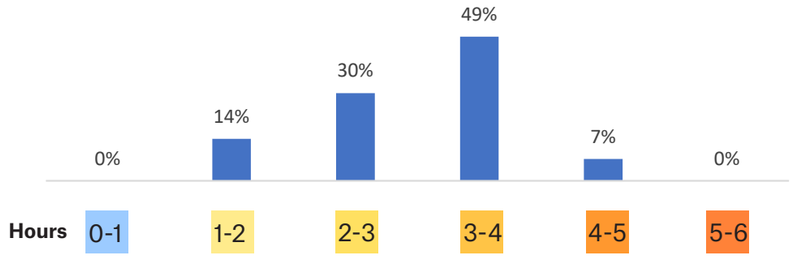
Analysed data compares like for like areas, shown dashed to provide a reasonable comparison of impacts



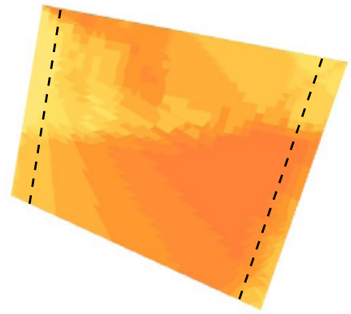
Solar access to the retail courtyard has significantly improved, maximising the opportunity for tree retention, improving the quality of light to public areas and retail shopfronts.

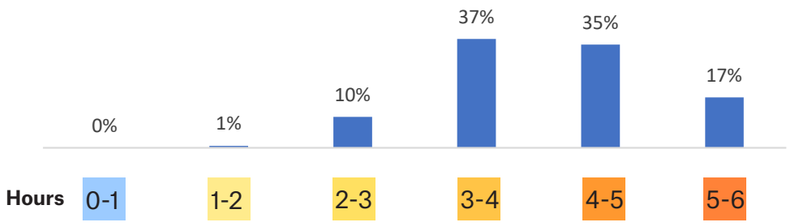
Reference Design





3.0 Avg hrs

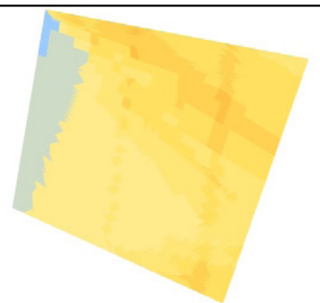


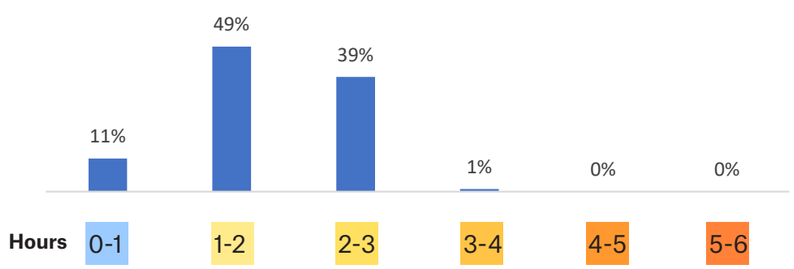


4.1 Avg hrs

+36%

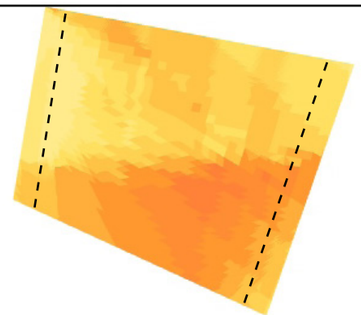
Envelopes

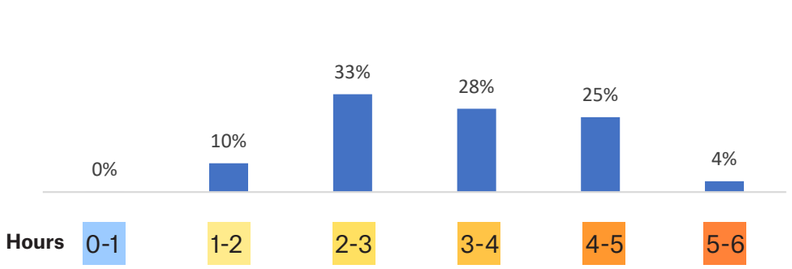




1.8 Avg hrs

LEP Compliant





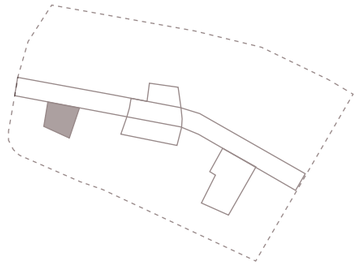
3.3 Avg hrs

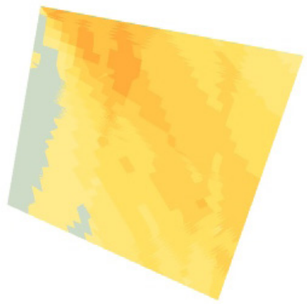
+84%

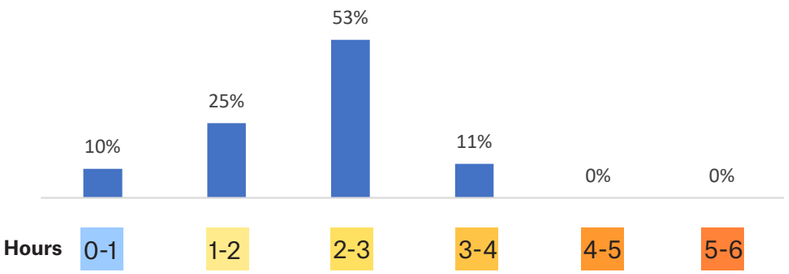
Proposed

B. Retail Courtyard
Winter Solstice

Analysed data compares like for like areas, shown dashed to provide a reasonable comparison of impacts

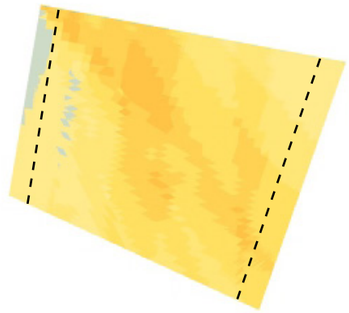


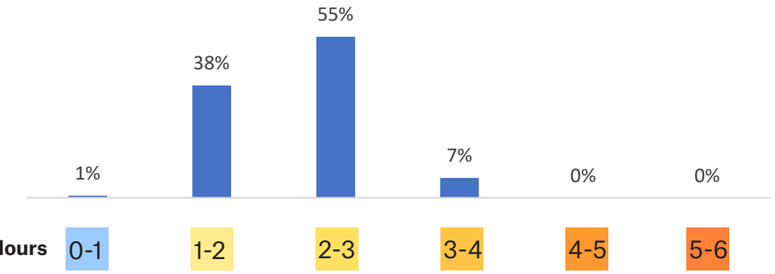




2.2 Avg hrs

Reference Design





2.2 Avg hrs

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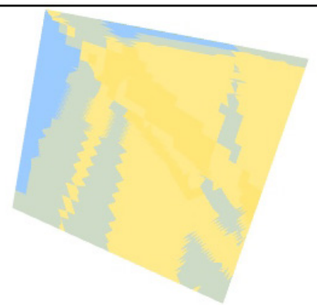
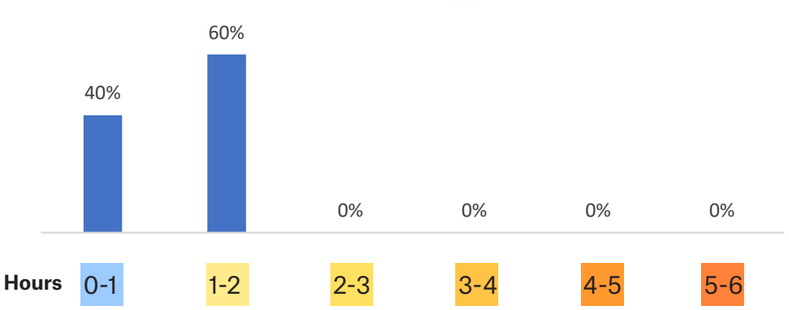
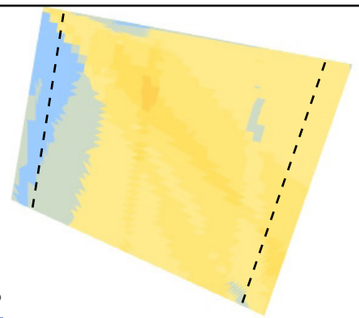


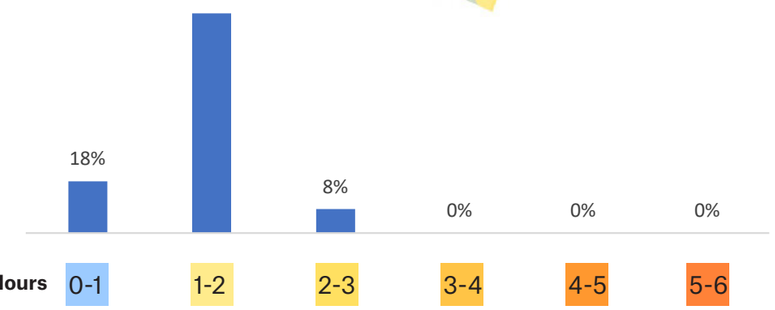


1.1 Avg hrs

Envelopes

LEP Compliant





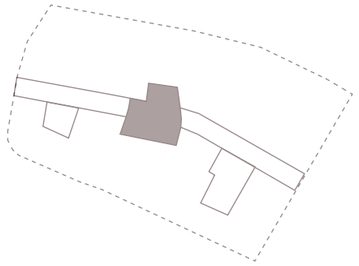
1.4 Avg hrs

+27%

Proposed

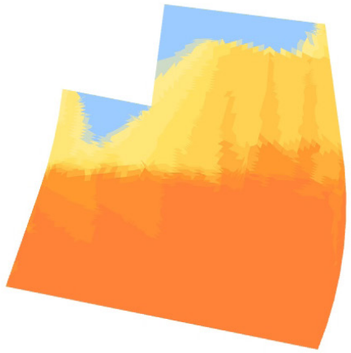
C. Community Courtyard
Equinox

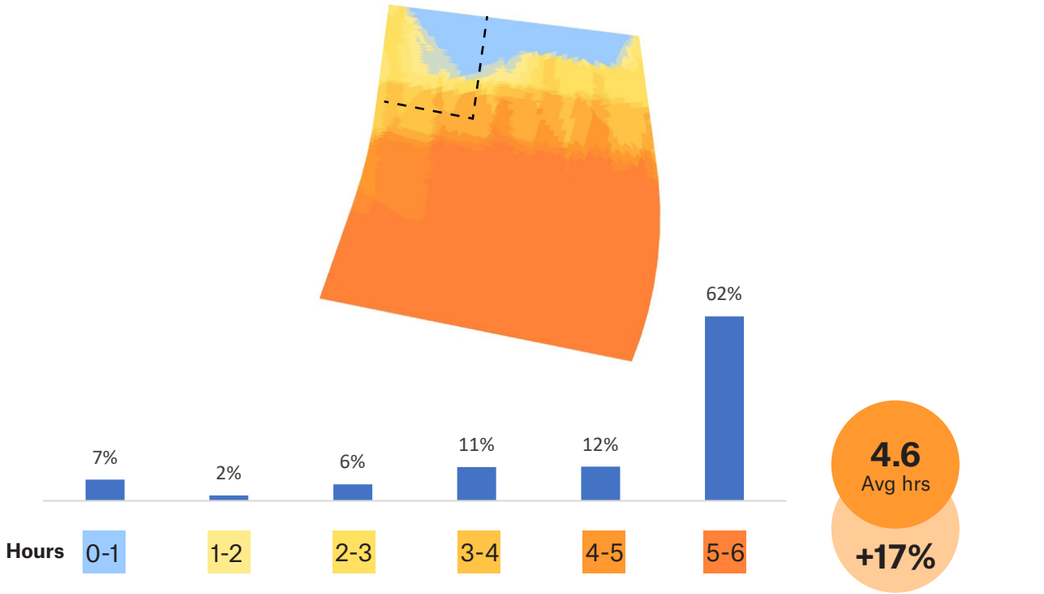
Analysed data compares like for like areas, shown dashed to provide a reasonable comparison of impacts



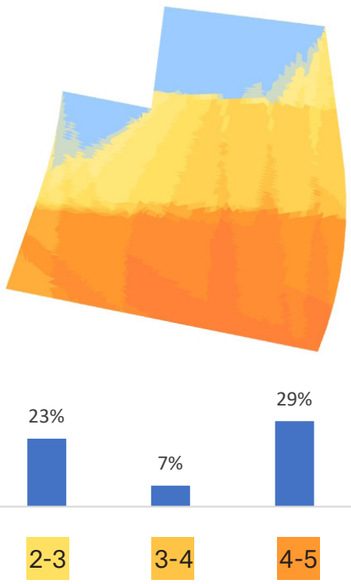
Solar access to the community courtyard has significantly improved, improving the quality of light to the Library interface, central stair and to existing trees.

Reference Design





Envelopes



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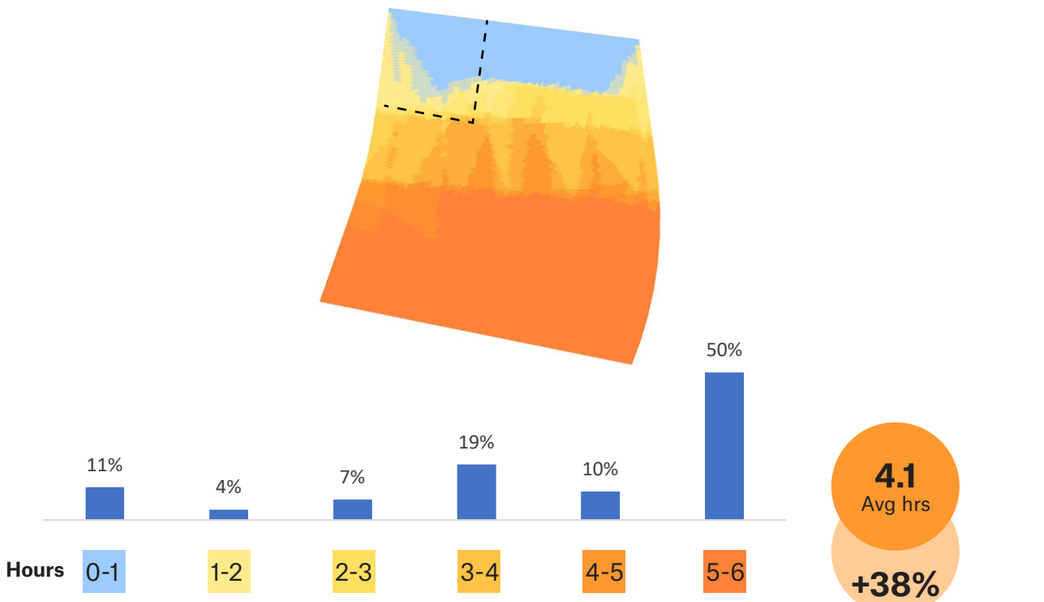
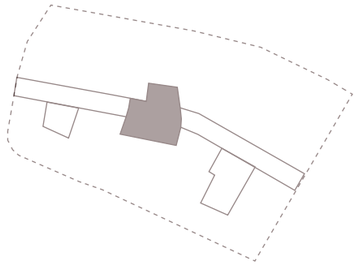


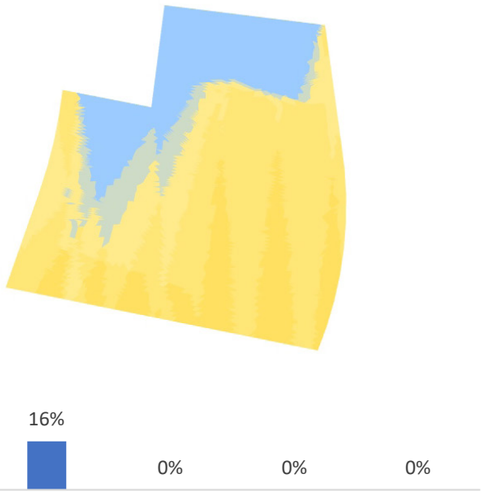
Proposed

C. Community Courtyard
Winter Solstice

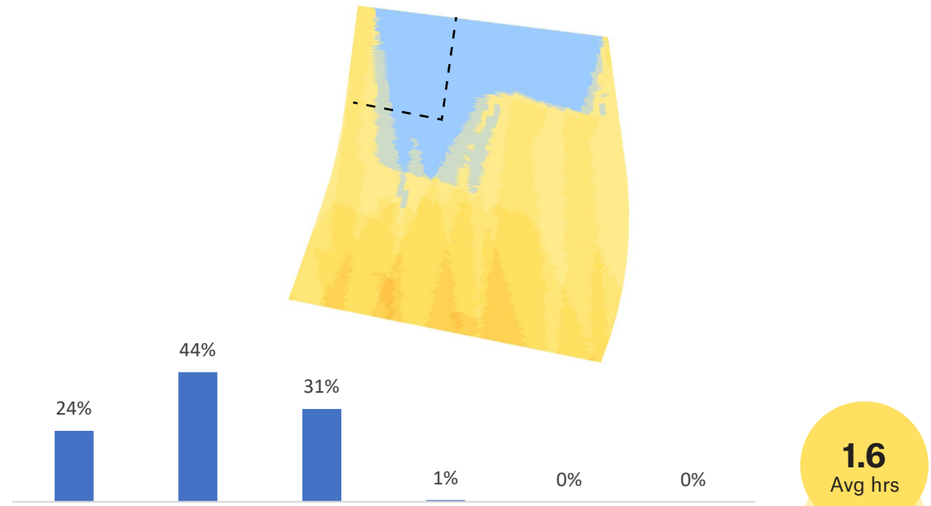


Analysed data compares like for like areas, shown dashed to provide a reasonable comparison of impacts

Reference Design



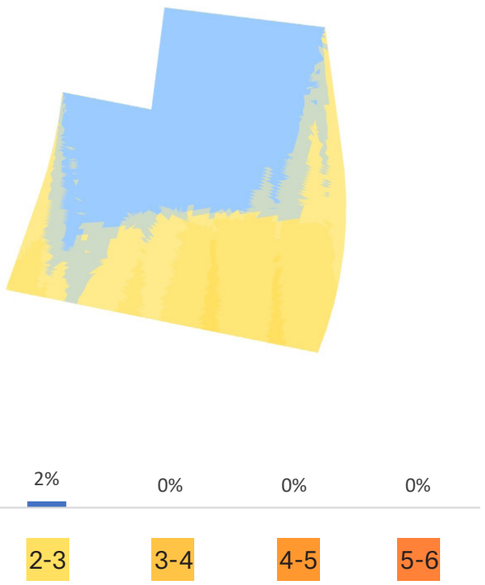
1.4 Avg hrs



1.6 Avg hrs

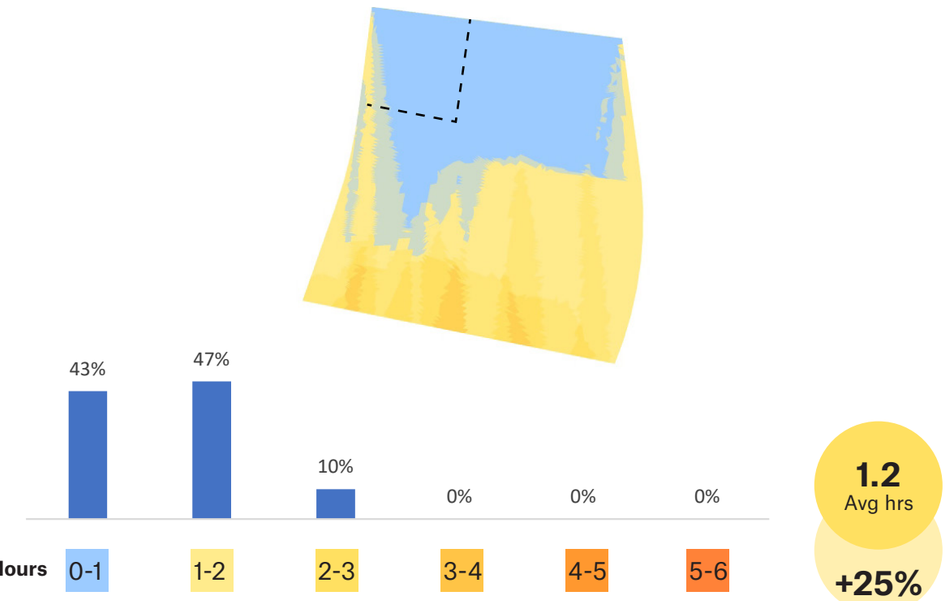
+15%

Envelopes



0.9 Avg hrs

LEP Compliant

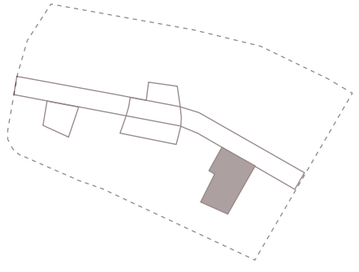


1.2 Avg hrs

+25%

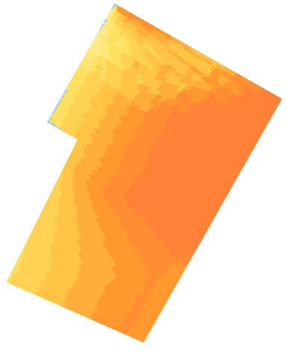
Proposed

D. Residential Courtyard
Equinox

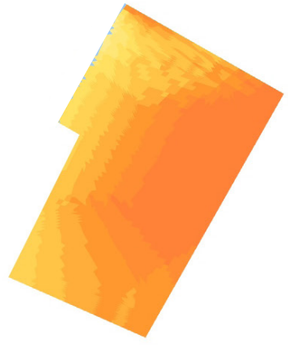


Refining the envelopes and reducing height in key areas has improved the available daylight to the residential courtyard along Fig Tree Avenue, maximising the potential for tree retention and benefiting adjacent landscape areas.

Reference Design



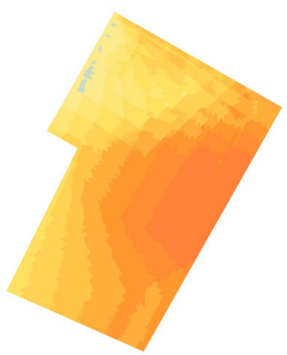
4.2 Avg hrs



4.2 Avg hrs

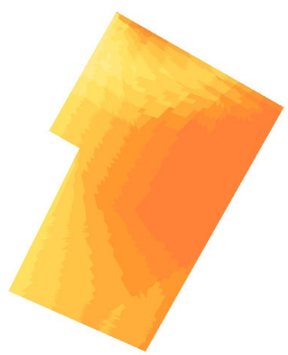
+0%

Envelopes



3.6 Avg hrs

LEP Compliant

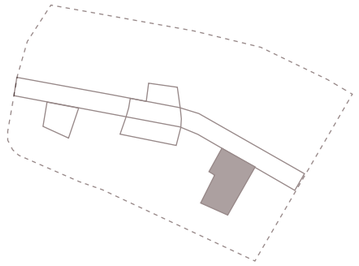


3.9 Avg hrs

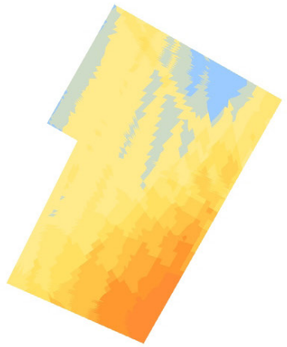
+9%

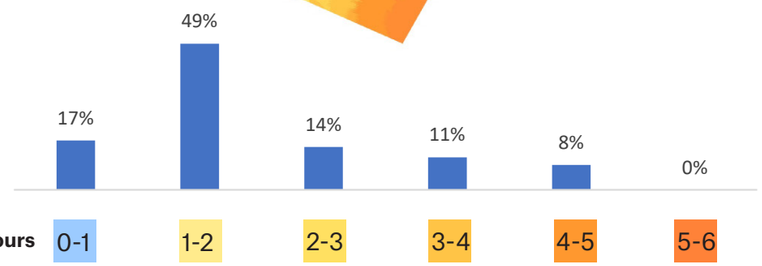
Proposed

D. Residential Courtyard
Winter Solstice

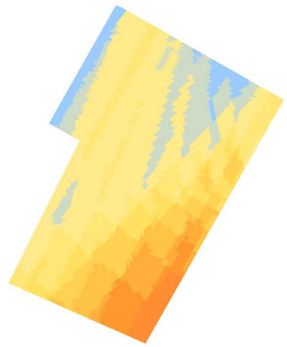


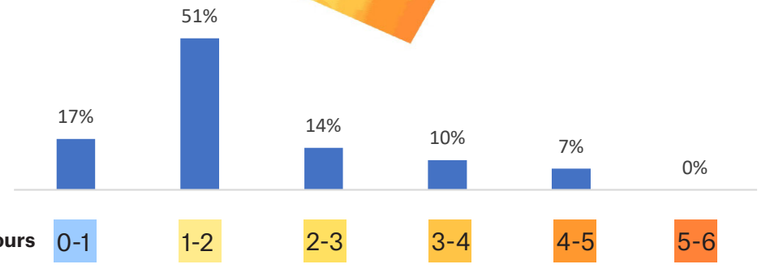
Reference Design





1.9 Avg hrs

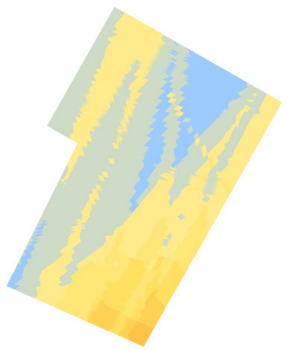


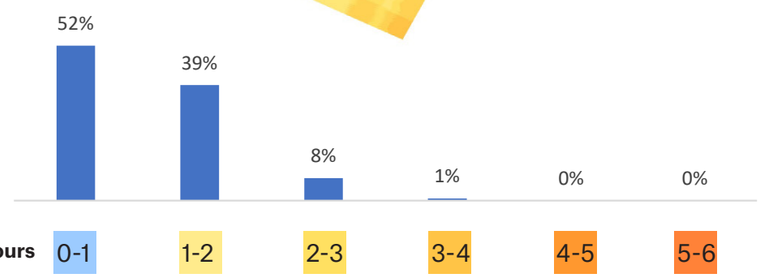


1.9 Avg hrs

+0%

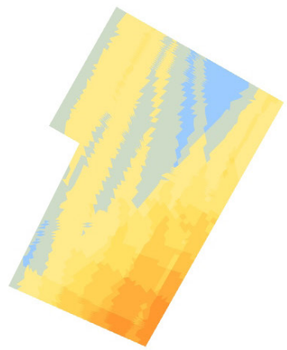
Envelopes

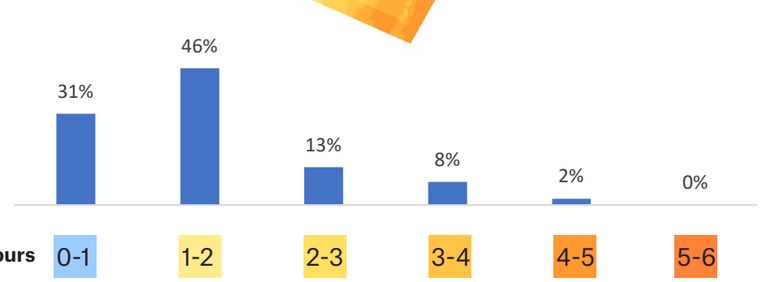




1.1 Avg hrs

LEP Compliant





1.5 Avg hrs

+45%

Proposed

Shadow Analysis - Winter Solstice
Overall

The proposed design provides a balance of building heights which are both above and below the LEP height limits, creating increased shadow (above the LEP height plane) in some areas, and reduced shadow (below the LEP height plane) in others.

Thinner and taller built form casts longer and fast moving shadows.

Key
- Shadow Cast by Existing Building
- Shadow Cast by Indicative Design Scheme
- Shadow Cast by Proposed Envelope
- Indicative Design Scheme Building Massing
- LEP Height Plane

9am

10am

11am

12pm

1pm

2pm

3pm

Shadow Analysis - Winter Solstice
Telopea Public School and Sturt Park

Envelopes (9-3pm)

The proposed envelopes have a small amount of shadow cast above LEP heights relative to below

Below LEP - Envelopes **5,528m²**
Above LEP - Envelopes **6,380m²**

Envelope Above LEP **+852m²**

Reference Design (9-3pm)

The proposed reference design has a significantly less amount of shadow cast above LEP heights relative to below

Below LEP - Reference Design **10,208m²**
Above LEP - Reference Design **4,834m²**

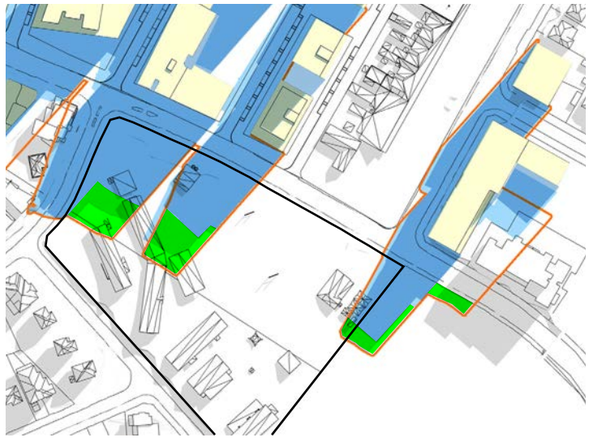
Reference Design Below LEP **-5,372m²**

The existing sloping terrain equates to a large portion of the envelopes at the top of buildings unlikely to be built out, making the reference design a more reliable or likely source of shadow impact

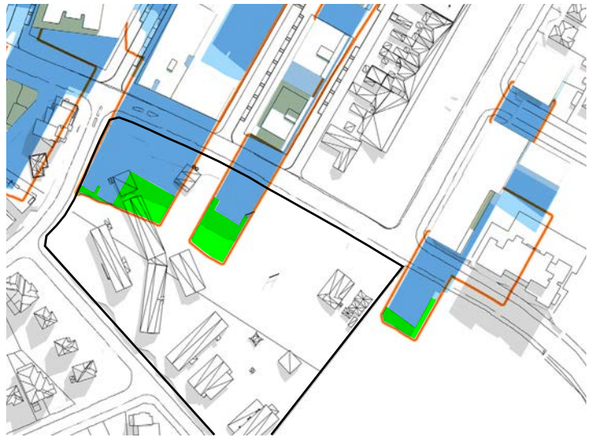
	9am	10am	11am	12pm	1pm	2pm	3pm	Total
Below LEP - Envelopes	847	583	709	694	708	689	1,298	5,528
Above LEP - Envelopes	-	-	-	-	980	1,808	3,592	6,380
Below LEP - Reference Design	1,786	1,354	1,357	1,295	1,422	1,136	1,856	10,206
Above LEP - Reference Design	-	-	-	-	790	1,392	2,652	4,834

Shadow Below LEP Height (envelopes)
Shadow Below LEP Height (reference design)
Shadow Above LEP Height (envelopes)
Shadow Above LEP Height (reference design)

Key
Shadow Cast by Existing Building
Shadow Cast by Indicative Design Scheme
Shadow Cast by Proposed Envelope
Indicative Design Scheme Building Massing
LEP Height Plane



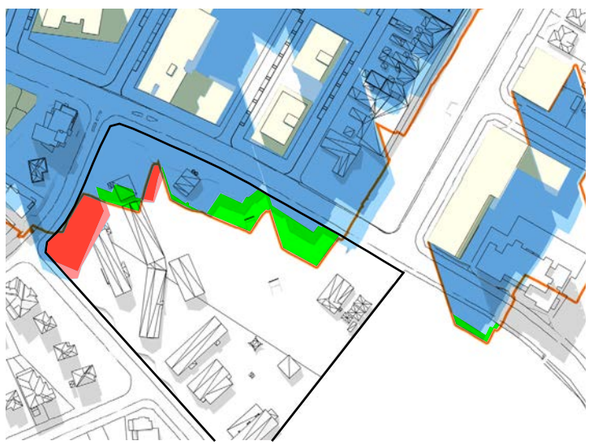
9am



10am

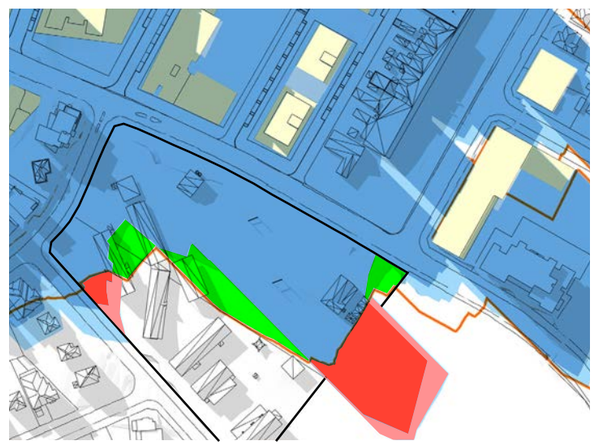
11am

12pm



1pm

2pm



3pm

5.0 Gross Floor Area
Residential
Envelope Efficiency

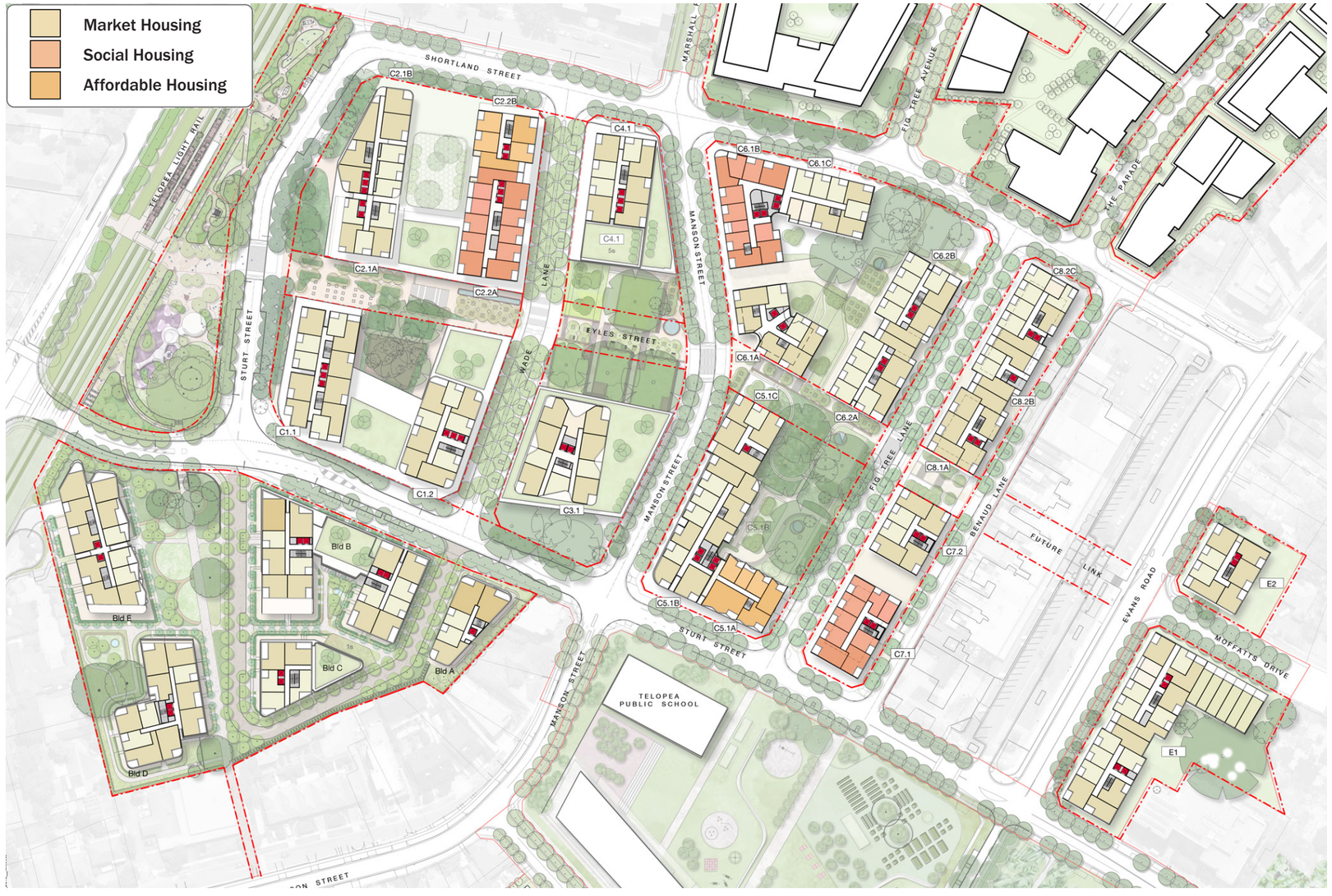
The typical residential levels measure to an efficiency of 73% in the mid-lower core and 69% in the upper core. There is slightly more unused envelope area in the upper core towers to provide more flexibility in the planning of the tall towers.

72% Residential Efficiency

	Typical GFA	Typical GEA	Efficiency
c1	1,607	2,294	70%
c2	1,884	2,757	68%
c3	912	1,216	75%
c4	663	988	67%
c5	1,904	2,645	72%
c6	3,147	4,298	73%
c7	1,064	1,417	75%
c8	1,349	1,873	72%
total	**12,530**	**17,488**	**72%**

69% Upper Core

73% Mid-Lower Core



5.0
The Core Envelope Efficiency

The envelopes have refined in key locations, (refer to Chapter 3) increasing the efficiency by approximately;

2-3% Efficiency Increase

Factors Contributing to efficiencies being less than 75% (councils assumed rate)

Upper Core

— Multiple Ground Levels

— Large Retail Envelopes for maximised flexibility

— Steep terrain impacting usability of deep envelopes on the bottom-most level

— Additional 1m depth in residential planning for facade articulation and siting flexibility (i.e. 24m residential footprint, 25m deep envelope)

Mid and Lower Core

— Steep terrain impacting usability of deep envelopes on the bottom-most level

— Position of through site links (Notes A & B) shown 4m South of reference design positions to provide flexibility.

— Additional 1m depth in residential planning for facade articulation and siting flexibility (i.e. 21.5m residential footprint, 22.5m deep envelope)

SSDA Lodged Envelopes

	Indicative GFA (EIS)	GEA	Efficiency
c1	36,951	60,278	61%
c2	45,435	72,164	63%
c3	16,150	22,496	72%
c4	16,266	22,866	71%
c5	18,637	25,853	72%
c6	34,395	48,056	72%
c7	11,360	16,570	69%
c8	12,742	19,938	64%
total	**191,936**	**288,221**	**67%**

62% Upper Core

70% Mid-Lower Core

Amended Envelopes

	Indicative GFA (EIS)	GEA	Efficiency
c1	36,951	56,568	65%
c2	45,435	71,057	64%
c3	16,150	22,496	72%
c4	16,266	22,866	71%
c5	18,637	25,853	72%
c6	34,395	47,506	72%
c7	11,360	15,200	75%
c8	12,742	17,530	73%
total	**191,936**	**279,076**	**69%**

65% Upper Core

72% Mid-Lower Core

6.0 North and South Precincts

Feedback Received

Reconsider the proposed setbacks in the north and south precincts, noting these are not consistent with the following DCP provisions, where neighbouring sites (including isolated lots) will need to comply with and therefore may result in a poor visual, amenity and deep soil/landscape outcomes: - 4 m to 6 m front setback control - 3 m to 4 m side setback control - 10 m (or 15% of the total length of the site) rear setback control.

Street Setbacks

The building envelopes and design guidelines have been reviewed to ensure street setbacks are designed to provide the optimal urban design outcome.

Building setbacks must be selected appropriately to be suitable for the a given density. In a CBD location one would expect to find high rise buildings with zero setback, while in a suburban location one find low rise buildings with a large landscaped setback.

We have researched a range of different planning controls to assess how height, density and setbacks are related. The City of Sydney is particularly helpful as it sets out a range of different urban densities, each with associated FSR range, typical maximum building height and Landscaped street setback. These range from one extreme – Sydney CBD – which proposed no street setback and buildings 15-50 storeys, to the much lower density Ashmore Precinct – which proposes 3m landscaped setbacks for buildings 5-9 storeys.

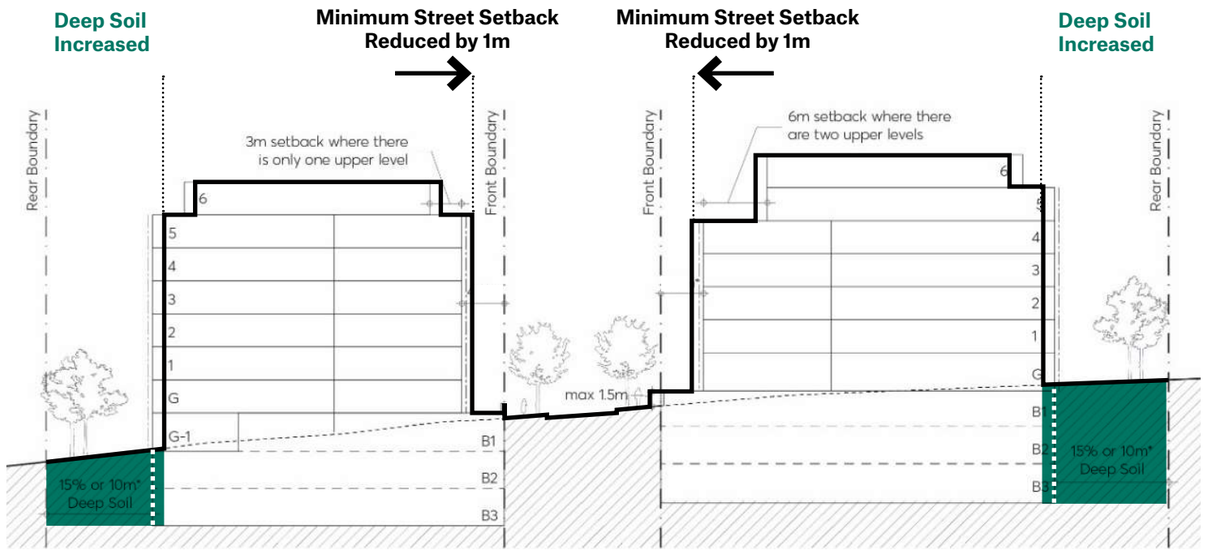
We have tabulated three different examples from the Sydney DCP, to compare with the proposed Telopea envelopes in the north and south precincts.

While we believe a 3m minimum setback is appropriate for the density we have revised the design guidelines to emphasise the importance of aligning with setbacks on adjacent developments.

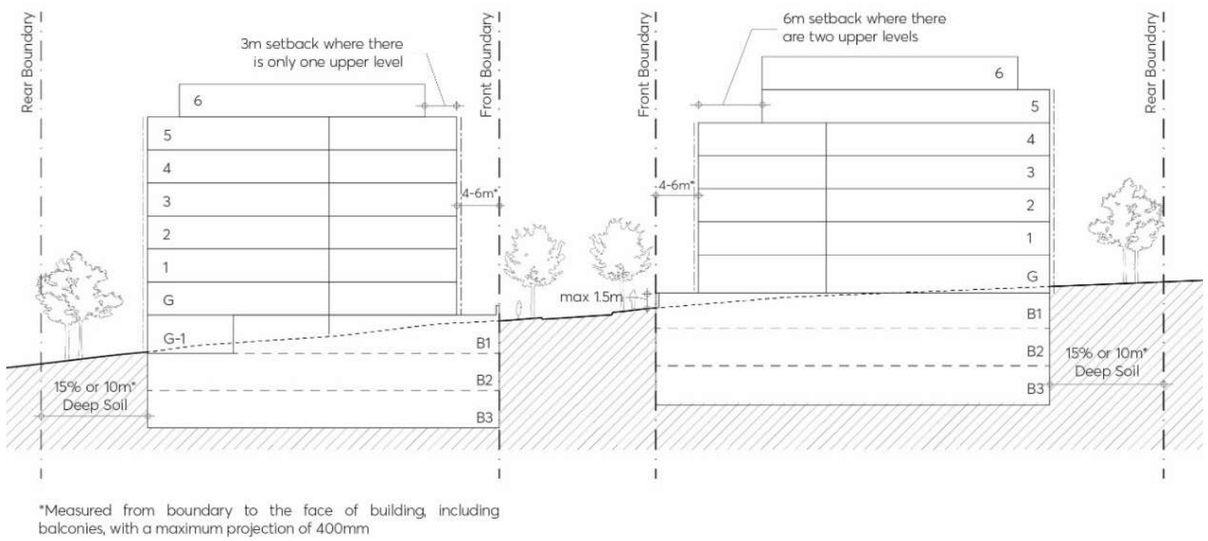
Revised DG1.1.5 reads as follows:

Street setbacks within the non-core areas should be between 3 and 6 metres. The setback must demonstrate that it adequately considers: setbacks on adjacent properties; Site levels; existing vegetation; topography; surrounding built form; and footpaths and boundaries.

	Green Square Town Centre	Epsom Park Green Square	Ashmore Precinct	Telopea North and South Precincts
Landscaped Setback	0m	1.5 - 2m	3m	3 - 6m
Urban Condition	Urban	High Density Residential	Medium Density Residential	Medium Density Residential
Typical FSR	6.0 +	1.5 - 2.5	1.0 - 1.75	1.1 - 2.4 (Mainly 1.7)
Typical Maximum Building Height	15 - 30 Storeys	6 - 20 Storeys	5 - 9 Storeys	4 - 8 Storeys



Comparison of Proposed Setbacks to Draft DCP



Telopea Draft DCP: Figure 5. Indicative Street Section

Rear Setbacks and Contiguous Deep Soil
The North precinct prioritises the retention of significant trees and significantly improves deep soil area

Feedback Received

Reconsider the proposed setbacks in the north and south precincts, noting these are not consistent with the following DCP provisions, where neighbouring sites (including isolated lots) will need to comply with and therefore may result in a poor visual, amenity and deep soil/landscape outcomes: - 4 m to 6 m front setback control - 3 m to 4 m side setback control - 10 m (or 15% of the total length of the site) rear setback control.

A consistent 10m deep or 15% site length rear setback does not consider a precinct wide tree retention strategy. The below factors have informed the proposed planning approach;

- Significant clusters of existing substantial trees have been retained to create local pocket parks, celebrating the sites existing terrain and landscape.
- Through site links (N5 and N6) and increased side boundary setbacks adjacent to Isolated lots also prioritise deep soil zones in areas that benefit neighbouring developments.
- All sites provide some deep soil along rear setbacks, but generally in a stepped form, forming smaller courtyards rather than one large continuous 10m deep soil zone to rear boundaries.
- The proposed deep soil provisions are consistent with the minimum DCP requirements.

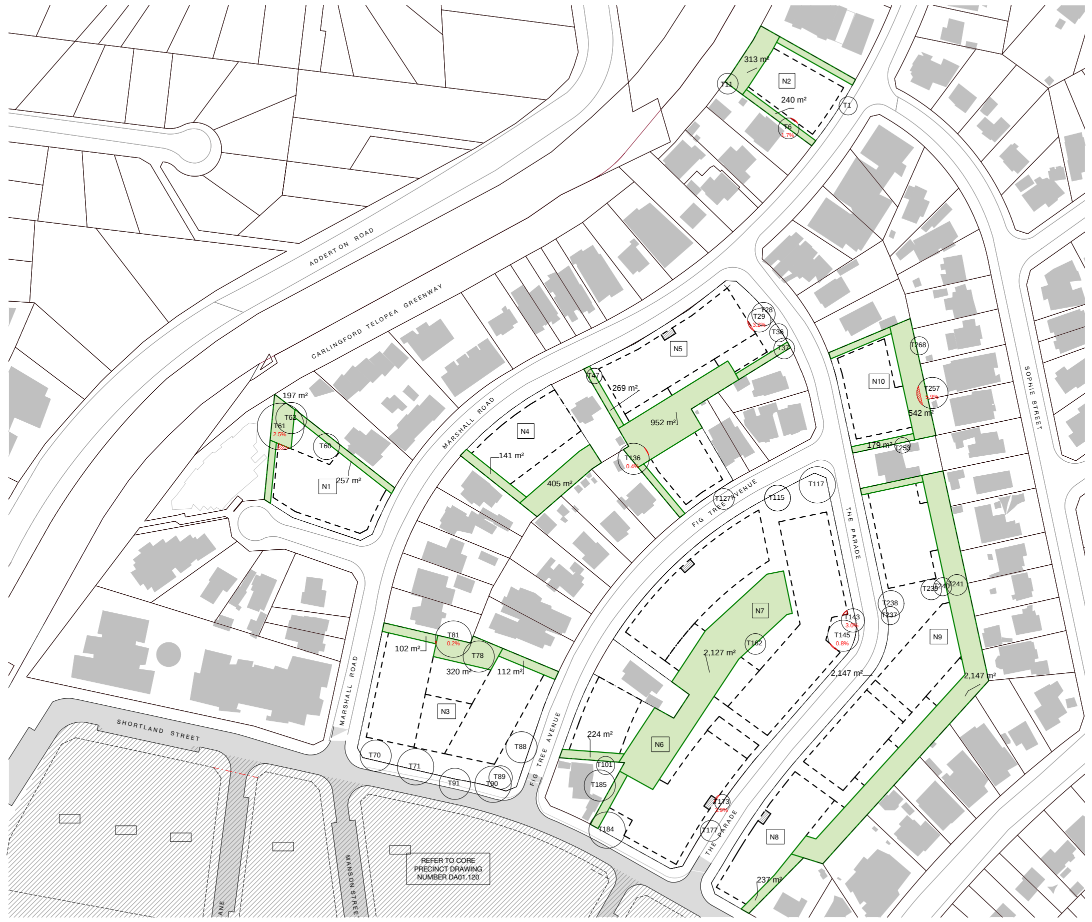
The proposed rear setbacks are consistent with the minimum DCP requirements, outperforming the DCP required 10m rear setback and deep soil area by 19% in comparison

19% Deep Soil Improvement

	DCP			
Lot	3-4m	4-6m	>6m	Total
N1	257	-	197	454
N2	240	-	313	553
N3	214	-	320	534
N4	141	-	405	546
N5	269	-	952	1,221
N6+N7	224	-	2,127	2,351
N8+N9	237	-	2,146	2,383
N10	179	-	542	721
Total	1,761	-	7,002	8,763

	Proposed				DCP	%
Lot	3-4m	4-6m	>6m	Total	Total	Increase
N1	-	112	508	620	454	37%
N2	-	306	301	607	553	10%
N3	-	193	1,708	1,901	534	256%
N4	-	114	629	743	546	36%
N5	-	271	1,128	1,399	1,221	15%
N6+N7	-	226	2,109	2,335	2,351	-1%
N8+N9	-	758	1,558	2,316	2,383	-3%
N10	-	-	510	510	721	-29%
Total	-	1,980	8,451	10,431	8,763	19%
% Increase		12%	21%			

DCP Comparative deep soil diagram with consistent 10m deep soil to rear boundaries and 3m to side boundaries



DCP Deep Soil (10m rear boundary)

Proposed Deep Soil

Rear Setbacks and Contiguous Deep Soil

The South precinct prioritises the retention of significant trees and acheives an equivalent deep soil area

The proposed rear setbacks have an equivalent area and are consistent with the minimum DCP requirements.

= Equal Deep Soil

	DCP			
Lot	3-4m	4-6m	>6m	Total
S1	193	-	210	403
S2	198	-	632	830
S3	180	-	334	514
S4	185	-	399	584
S5	242	-	843	1,085
S6	183	-	611	794
S7	226	-	873	1,099
S8	324	-	905	1,229
Total	1,731	-	4,807	**6,538**

DCP Comparative deep soil diagram with consistent 10m deep soil to rear boundaries and 3m to side boundaries

DCP Deep Soil (10m rear boundary)

	Proposed				DCP	%
Lot	3-4m	4-6m	>6m	Total	Total	Increase
S1	-	259	160	419	403	4%
S2	-	293	416	709	830	-15%
S3	-	319	499	818	514	59%
S4	-	144	481	625	584	7%
S5	-	403	561	964	1,085	-11%
S6	-	124	792	916	794	15%
S7	-	281	593	874	1,099	-20%
S8	-	696	451	1,147	1,229	-7%
Total	-	2,519	3,953	6,472	6,538	-1%
% Increase		46%	-18%			

Proposed Deep Soil

Envelope Refinement
Articulation Zones

We have refined the envelopes to include articulation zones in both the North and South precincts.

The proposed locations (5 in South Precinct, 4 in North precinct) are consistent with the reference design and promote articulation to frontages that are longer than 50m.

The additional articulation zones build on the built form principles incorporated into the envelopes, namely; retaining existing tree's, creating publicly accessible open spaces defined by existing landscape, creating new through site links, stepping heights down the hill, preserving amenity to neighbours

The proposed additional articulation zones are defined by;

— Minimum width of 6m which allows for either two adjacent bedrooms or a wide living room

— Maximum depth of 3m which relates to the proposed 3-6m front setbacks

Refined Envelopes - South Precinct

Refined Envelopes - North Precinct

Appendices

S12226 - Telopea Masterplan

DRAWING LIST

No.	Title	Latest Revision
DA00.001	Drawing List	3
DA01.MP.100	Core & East Precints - Existing Condition & Demolition Plan	3
DA01.MP.110	Core & East Precincts - Lot Subdivision plan	3
DA01.MP.120	Core & East Precincts - Deep Soil Areas	3
DA01.MP.130	Core & East Precincts - Envelope Control Plan	3
DA01.MP.200	North Precinct - Existing Condition & Demolition Plan	1
DA01.MP.210	North Precinct - Lot Subdivision Plan	1
DA01.MP.220	North Precinct - Deep Soil Areas	2
DA01.MP.230	North Precinct - Envelope Control Plan	3
DA01.MP.300	South Precinct - Existing Condition & Demolition Plan	1
DA01.MP.310	South Precinct - Lot Subdivision Plan	1
DA01.MP.320	South Precinct - Deep Soil Areas	1
DA01.MP.330	South Precinct - Envelope Control Plan	2
DA02.MP.000	Telopea - Key Plan	2
DA02.MP.100	Core & East Precincts - Public Domain Plan	2
DA02.MP.110	Core & East Precincts - Low-rise Typical Floor Plan	2
DA02.MP.111	Core & East Precincts - Mid-rise Typical Floor Plan	2
DA02.MP.112	Core & East Precincts - High-rise Typical Floor Plan	2
DA02.MP.120	Core & East Precincts - Roof Plan	2
DA02.MP.130	Core & East Precinct Basement Parking	2
DA02.MP.140	Core & East Precincts - Open Space	2
DA02.MP.190	Lower Ground Manson St Non-Resi	2
DA02.MP.191	Lower Ground Non-Resi	2
DA02.MP.192	Upper Ground Non-Resi	2
DA02.MP.193	Level 01	2
DA02.MP.200	North Precinct - Ground Floor Plan	1
DA02.MP.211	North Precinct - Typical Floor Plan	1
DA02.MP.220	North Precinct - Roof Plan	1
DA02.MP.230	North Precinct - Basement	2
DA02.MP.240	North Precinct - Open Space	1
DA02.MP.300	South Precinct - Ground Floor Plan	1
DA02.MP.310	South Precinct - Typical Floor Plan	1
DA02.MP.320	South Precinct - Roof Plan	1
DA02.MP.330	South Precinct - Basement	1
DA02.MP.340	South Precinct - Open Space	1
DA03.MP.100	Street Elevations A	3
DA03.MP.101	Street Elevations B	3
DA03.MP.102	Street Elevations C	3
DA03.MP.103	Street Elevations D	3
DA03.MP.104	Street Elevations E	3
DA03.MP.105	Street Elevations F	3
DA03.MP.200	Street Elevations G	2
DA03.MP.201	Street Elevations H	2
DA03.MP.202	Street Elevations I	2
DA03.MP.203	Street Elevations J	2
DA03.MP.300	Street Elevations K	2
DA03.MP.301	Street Elevations L	2
DA03.MP.400	Street Elevations M	2

*Note: Drawings DA02.MP.101 and DA02.MP.102 are no longer in use. Upper-core Podium plans can be found in Drawings No. DA02.MP.190, DA02.MP.191, DA02.MP.192 and DA02.MP.193.

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Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Telopea Masterplan
Drawing List

Status	For Information
Scale	@ A1
Drawn	BS
Checked	BS
Project No.	S12226
Plot Date	13/04/2022 10:25:45 AM
BIM	
Drawing no.	DA00.001
Revision	3

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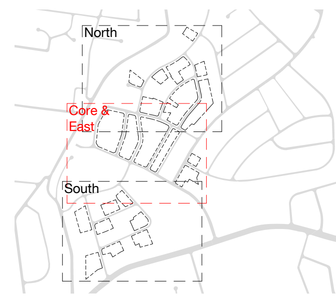

Key:

- Site Boundaries
- Existing Buildings to be demolished by others under separate application
- Roads to be removed
- Trees intended for retention
- Trees intended for removal

Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Masterplan
Core & East Precincts - Existing Condition & Demolition Plan

Status: For Information
Scale: 1 : 750 @ A1
Drawn: CC
Checked: WM
Project No.: S12226
Plot Date: 14/03/2022 2:11:28 PM
BIM

Drawing no.: DA01.MP.100
Revision: 3

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0 5 10 20 30 50 75m

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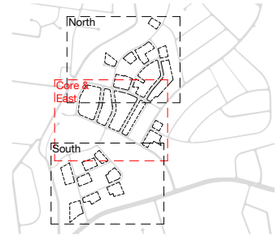

Key:

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

Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Masterplan
Core & East Precincts - Lot Subdivision plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:12:14 PM		
BIM			

Drawing no. DA01.MP.110 Revision 3

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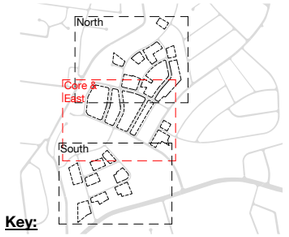

Key:

- Lot Boundaries
- Proposed Deep Soil Zone
- Land to be dedicated to council, unencumbered by basements. Extent of pervious and impervious surfaces subject to detailed design
- Note A: Deep Soil zone can be repositioned within site boundaries to achieve the same amount of deep soil area

X — TPZ Zone
Tree Number
-% — Percentage of TPZ impacted by proposed envelopes.

*** Note: Trees intended for retention, subject to detailed design development*

Sum of deep soil areas:

A. Core Precinct

1. Deep Soil areas located on LAHC land:
11,890m² **(22.0%** of LACH owned land)

2. Deep Soil areas located on LAHC owned land & dedicated Council land:
23,794m² **(36.1%** of the sum of LAHC owned land & Dedicated Council Land excluding proposed new streets)

B. East Precinct

1. Deep soil areas with a minimum dimension of **4m**:
1,737m² **(30.4%)**

2. Deep soil areas with a minimum dimension of **6m**:
1,402m² **(24.5%)**

Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Masterplan
Core & East Precincts - Deep Soil Areas

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:12:56 PM		
BIM			
Drawing no.		Revision	

DA01.MP.120 3

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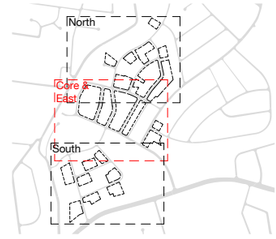

NOTE A : 8.5m wide articulation & ground floor link. Position within block may vary.

NOTE B : 6/12m wide building break. Position within block may vary

NOTE C : 8.5m wide articulation zone. Position within block may vary.

NOTE D : Minimum 6m wide by maximum 3m deep articulation zone. Position within block may vary.

Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Core & East Precincts - Envelope Control Plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:13:47 PM		
BIM			
Drawing no.	DA01.MP.130	Revision	3

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NOTE A : 8.5m wide articulation & ground floor link. Position within block may vary.

NOTE B : 6/12m wide building break. Position within block may vary

NOTE C : 8.5m wide articulation zone. Position within block may vary.

NOTE D : Minimum 6m wide by maximum 3m deep articulation zone. Position within block may vary.

ADDERTON ROAD
CARLINGFORD TELOPEA GREENWAY
MARSHALL ROAD
SOPHIE STREET
FIG TREE AVENUE
THE PARADE
SHORTLAND STREET
MANSON STREET
LANE
Note D
Note B
N1 22m
N2 22m
N3 28m
N4 22m
N5 22m
N6 28m
N7 22m
N8 28m
N9 19m
N10 19m
REFER TO CORE PRECINCT DRAWING NUMBER DA01.130

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Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Masterplan
North Precinct - Envelope Control Plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:14:28 PM		
BIM			
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DA01.MP.230 3

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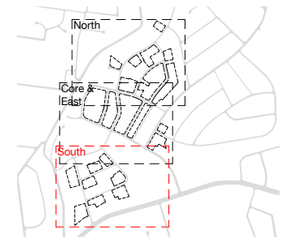

NOTE A : 8.5m wide articulation & ground floor link. Position within block may vary.

NOTE B : 6/12m wide building break. Position within block may vary

NOTE C : 8.5m wide articulation zone. Position within block may vary.

NOTE D : Minimum 6m wide by maximum 3m deep articulation zone. Position within block may vary.

Rev	Date	Description	Initial	Checked
2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Masterplan
South Precinct - Envelope Control Plan

Status	For Information		
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Plot Date	14/03/2022 2:15:05 PM		
BIM			
Drawing no.		Revision	

DA01.MP.330 2

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0 5 10 20 30 50 75m

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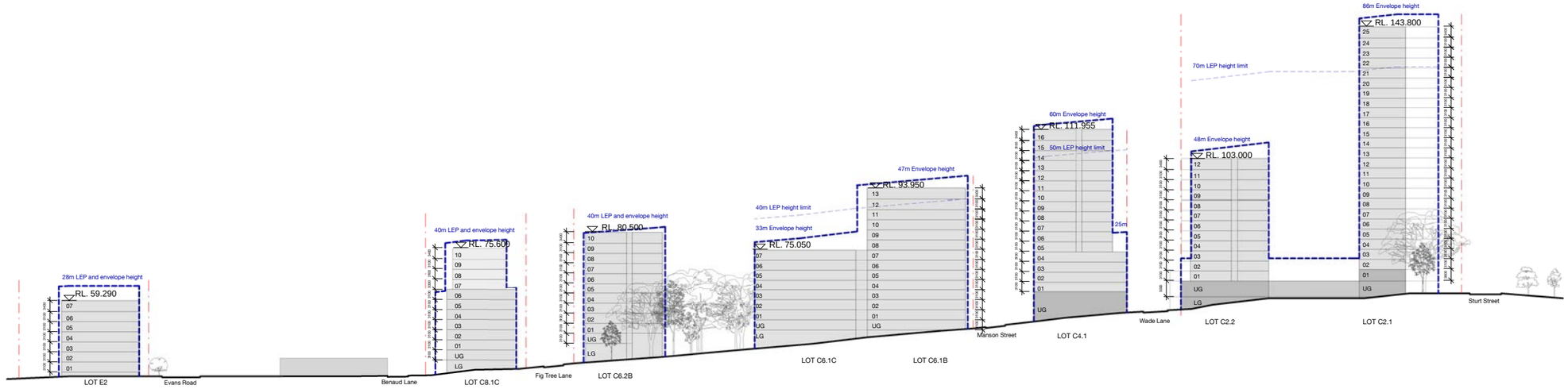
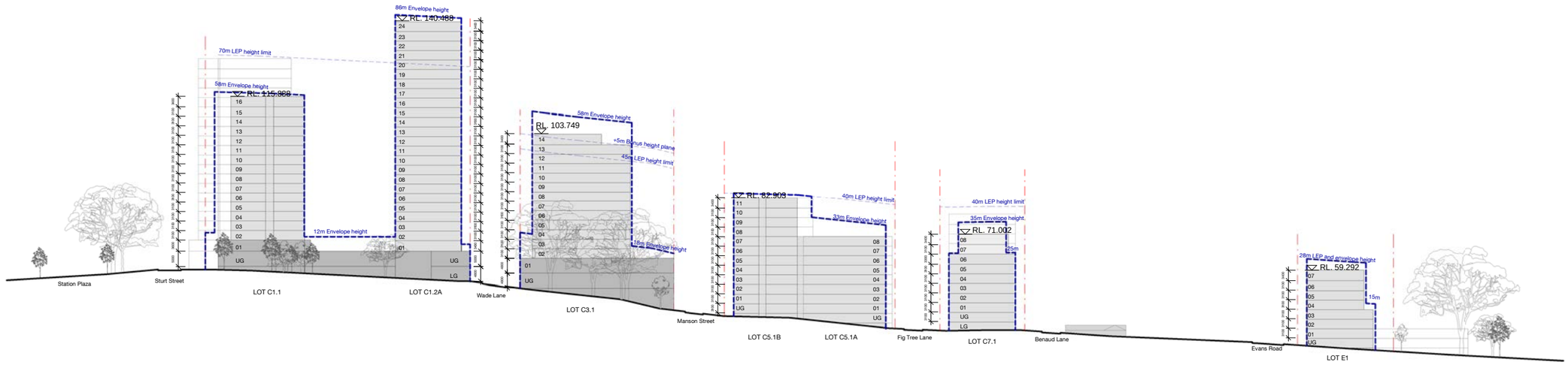


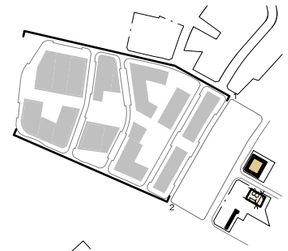
1 / - Elevation 1 - Shortland Street Looking South

Elevation 1 : 750



2 / - Elevation 2 - Sturt Street Looking North

Elevation 1 : 750



Key:

- Site boundary
- LEP height limit
- Envelope height
- LEP height limit (beyond)
- Proposed ground
- Existing ground

Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feetback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations A

Status	For Information		
Scale	As indicated	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:15:50 PM		
BIM			

Drawing no. DA03.MP.100 Revision 3

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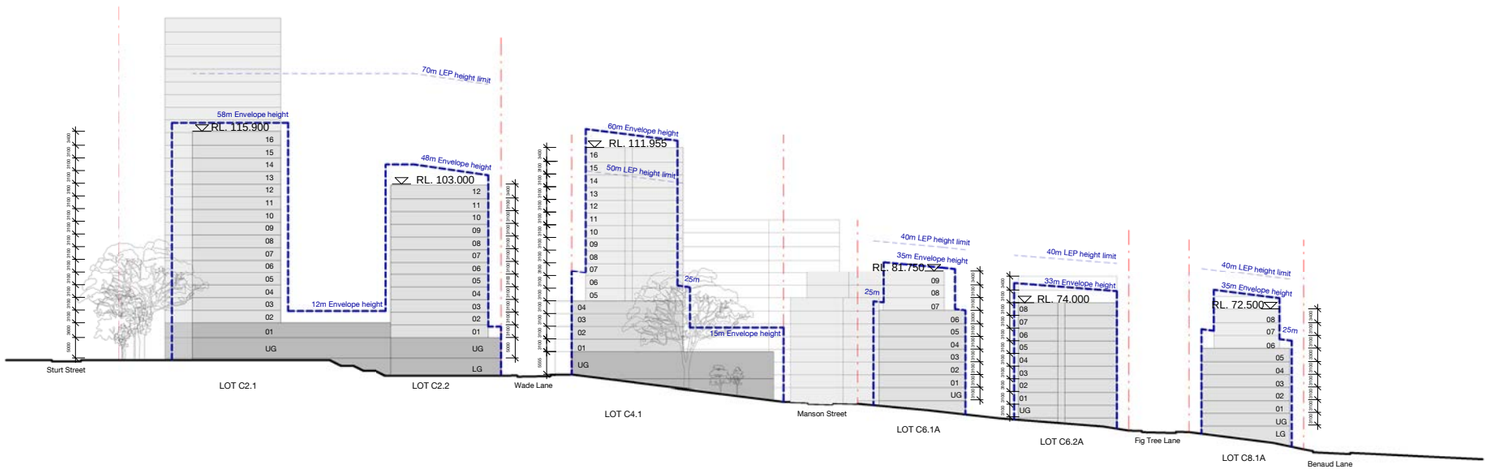
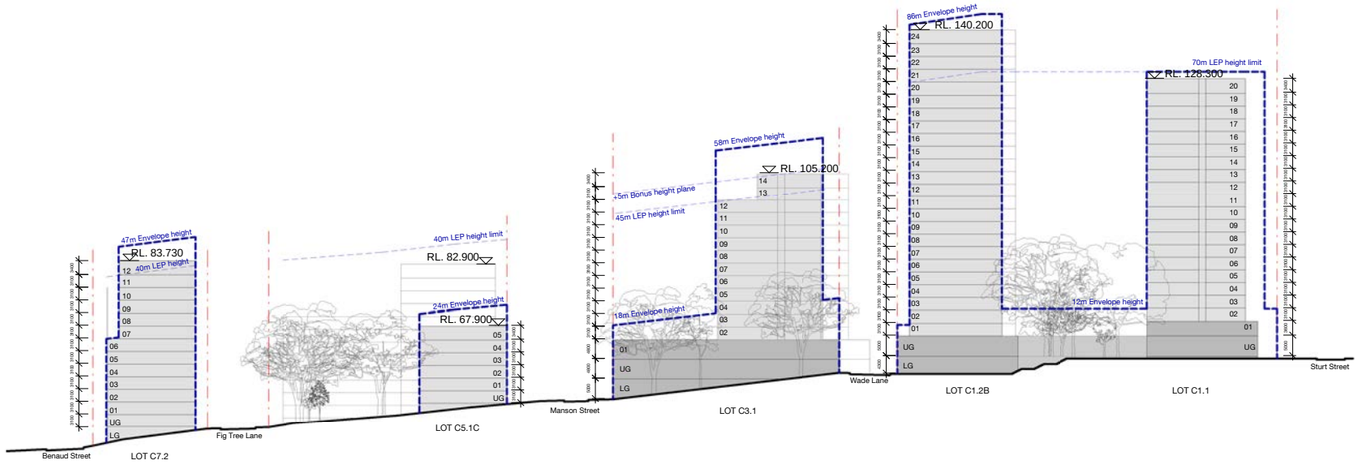


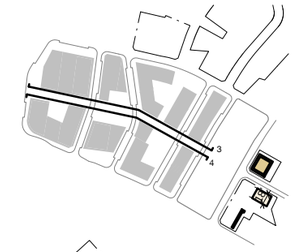
1 / - Elevation 3 - Eyles Link Looking North

Elevation 1 : 750



2 / - Elevation 4 - Eyles Link Looking South

Elevation 1 : 750



Key:

- Site boundary
- LEP height limit
- Envelope height
- LEP height limit (beyond)
- Proposed ground
- Existing ground

Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations B

Status	For Information		
Scale	As indicated @ A1		
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:16:27 PM		
BIM			

Drawing no. DA03.MP.101 Revision 3

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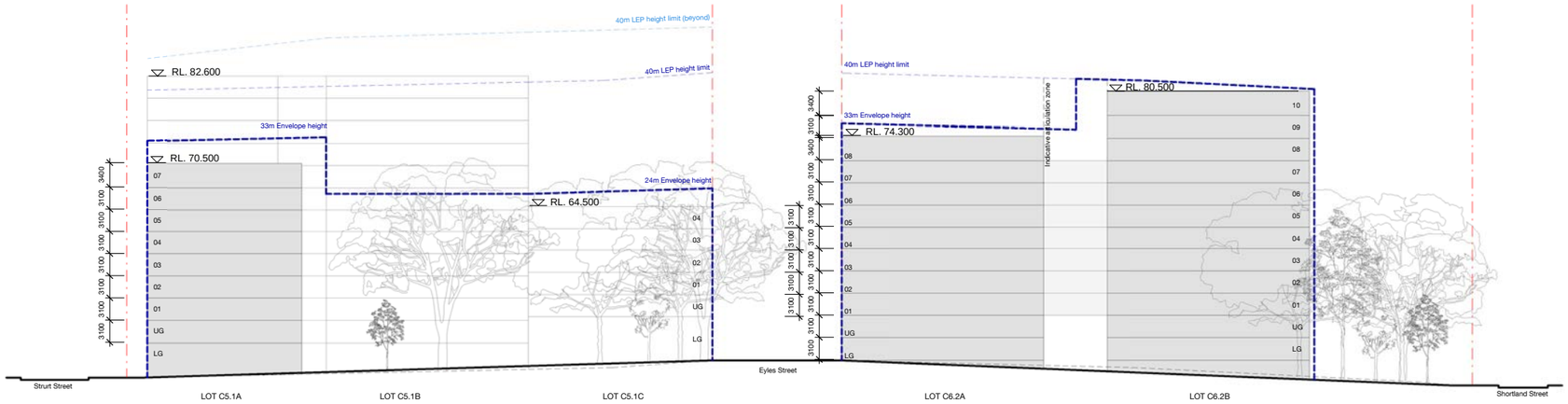
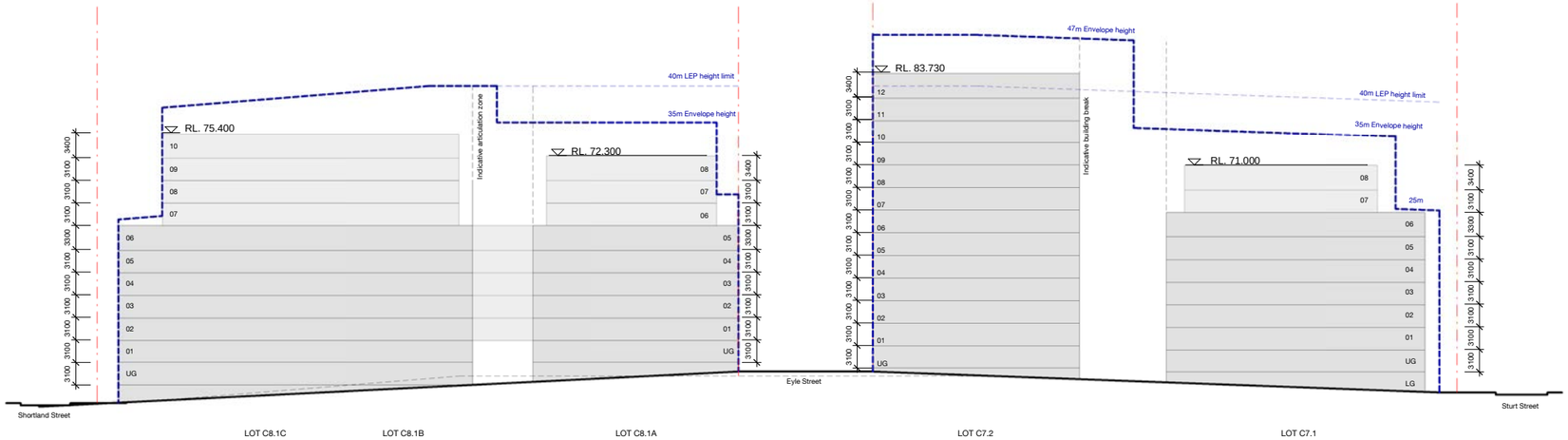
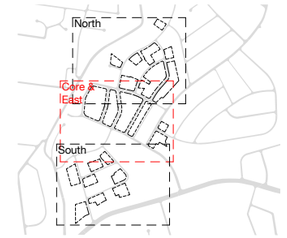
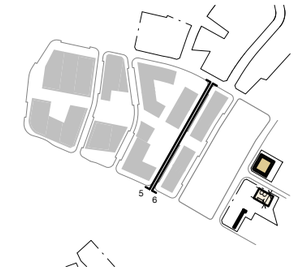


1 / - Street Elevation 5 - Fig Tree Lane Looking West
Elevation 1 : 400



2 / - Street Elevation 6 - Fig Tree Lane Looking East
Elevation 1 : 400





Key:

- Site boundary
- LEP height limit
- Envelope height
- LEP height limit (beyond)
- Proposed ground
- Existing ground

Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations C

Status	For Information		
Scale	As indicated @ A1		
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:17:02 PM		
BIM			

Drawing no. DA03.MP.102 Revision 3

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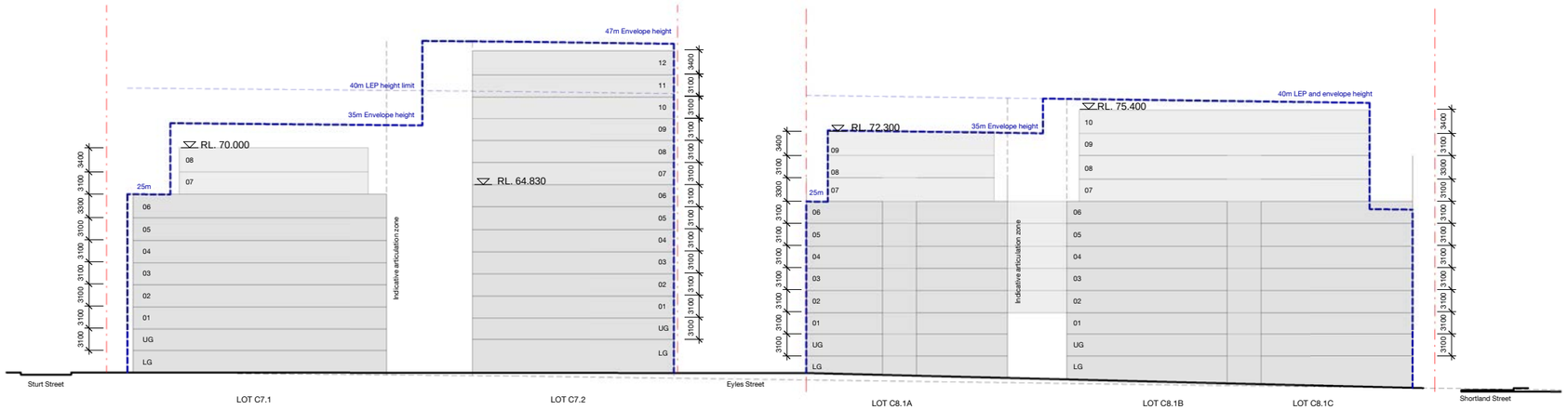
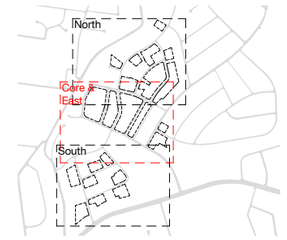
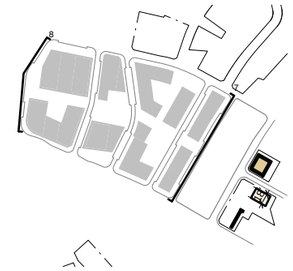


1 / - Elevation 7 - Benaud Lane Looking West
Elevation 1 : 400

2 / - Elevation 8 - Sturt Street Looking East
Elevation 1 : 400





Key:

- Site boundary
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- Envelope height
- LEP height limit (beyond)
- Proposed ground
- Existing ground

Rev	Date	Description	Initial	Checked
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations D

Status	For Information		
Scale	As indicated	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:17:38 PM		
BIM			
Drawing no.		Revision	

DA03.MP.103 3

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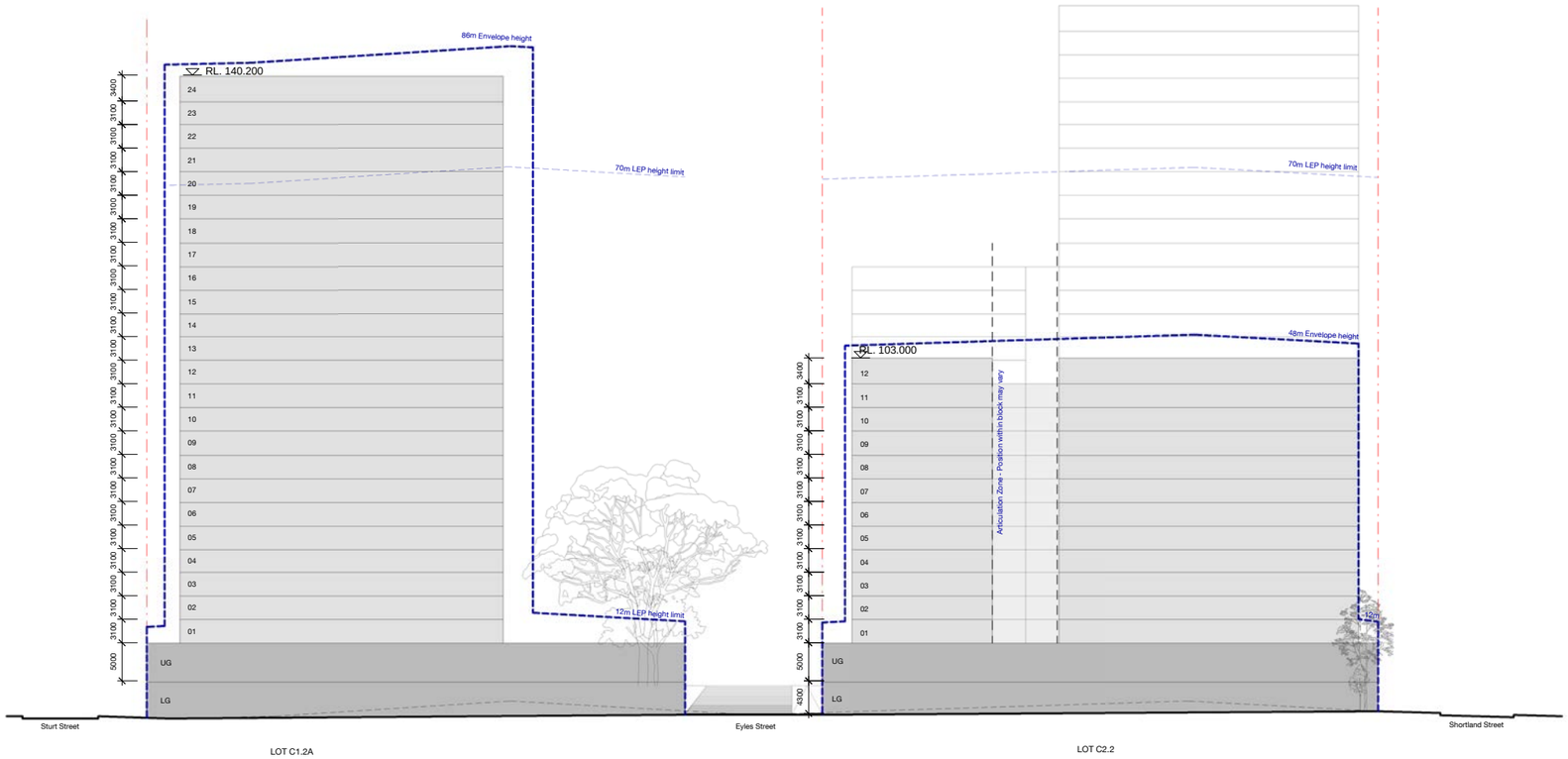
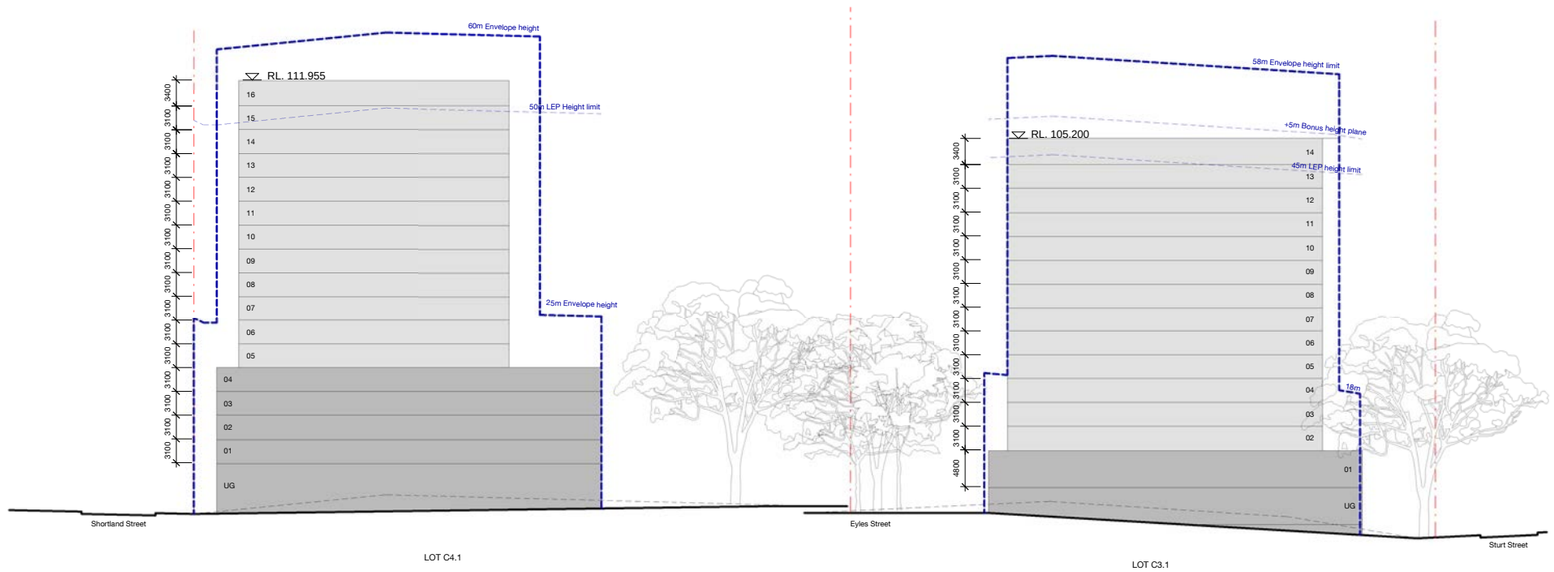
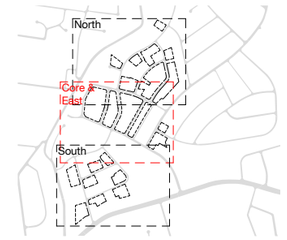
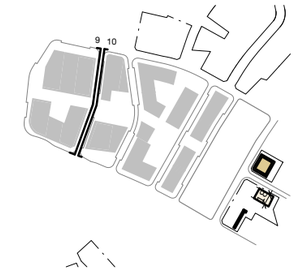


1 - Elevation 9 - Wade Lane Looking West
Elevation 1 : 400



2 - Elevation 10 - Wade Lane Looking East
Elevation 1 : 400





Key:

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Rev	Date	Description	Initial	Checked
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2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations E

Status	For Information		
Scale	As indicated @ A1		
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:18:14 PM		
BIM			

Drawing no. DA03.MP.104 Revision 3

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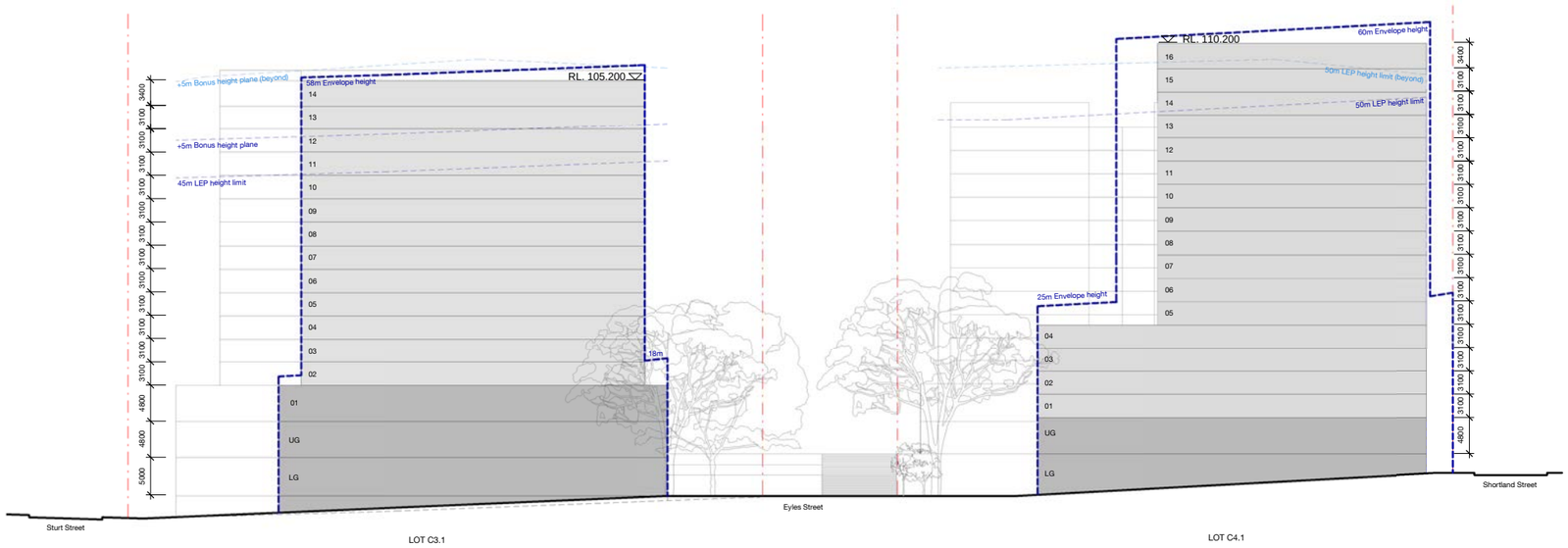
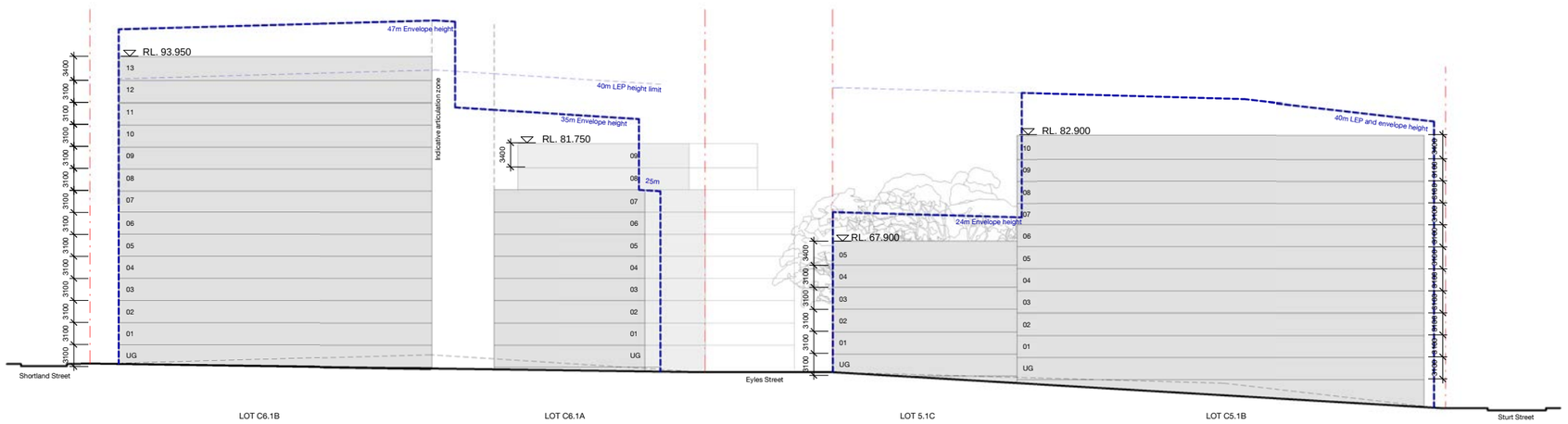


1 / - Street Elevation 11 - Manson Street Looking West

Elevation 1 : 400

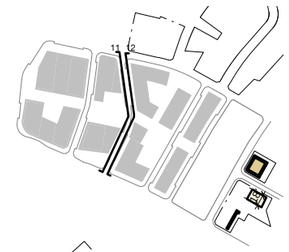


2 / - Street Elevation 12 - Manson Street Looking East

Elevation 1 : 400

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.



Key:

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- Proposed ground
- Existing ground

Rev	Date	Description	Initial	Checked
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2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations F

Status	For Information		
Scale	As indicated @ A1		
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	14/03/2022 2:18:49 PM		
BIM			

Drawing no. DA03.MP.105 Revision 3

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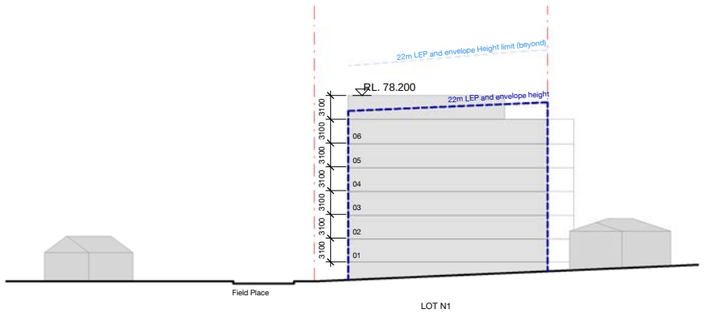
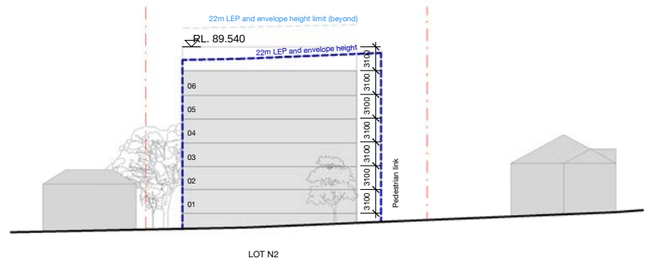
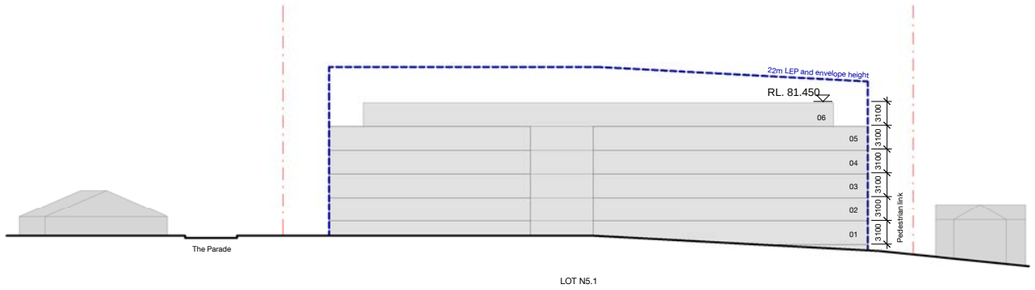


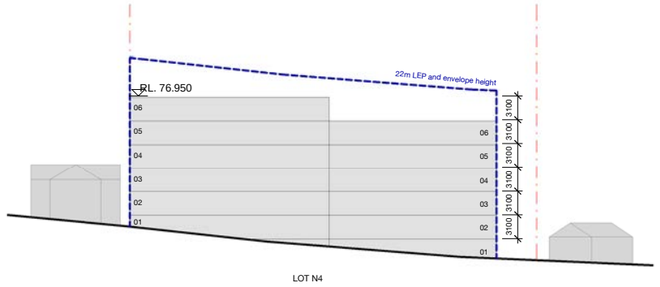
1 / - Elevation 13 - Marshall Road Looking West
Elevation 1 : 400



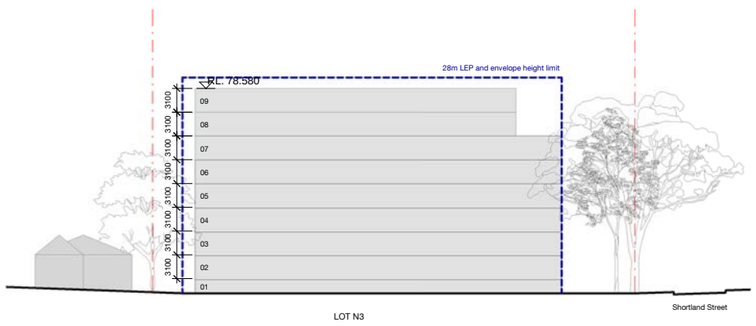
2 / - Elevation 14 - Marshall Road Looking North West
Elevation 1 : 400



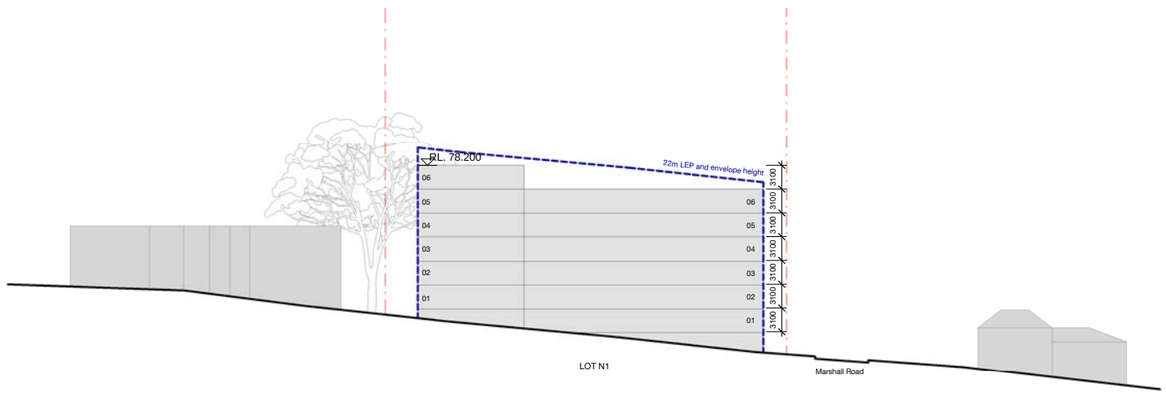
3 / - Elevation 15 - Marshall Road Looking South East
Elevation 1 : 400



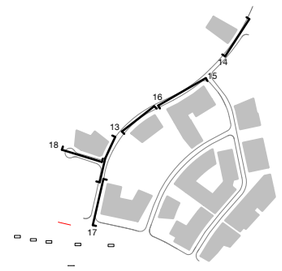
4 / - Elevation 16 - Marshall Road Looking South East
Elevation 1 : 400



5 / - Elevation 17 - Marshall Road Looking East
Elevation 1 : 400



6 / - Elevation 18 - Field Place Looking North
Elevation 1 : 400



Key:

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- Proposed ground
- Existing ground

Rev	Date	Description	Initial	Checked
2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations G

Status	For Information		
Scale	As indicated	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	13/04/2022 10:26:22 AM		
BIM			
Drawing no.		Revision	

DA03.MP.200 2

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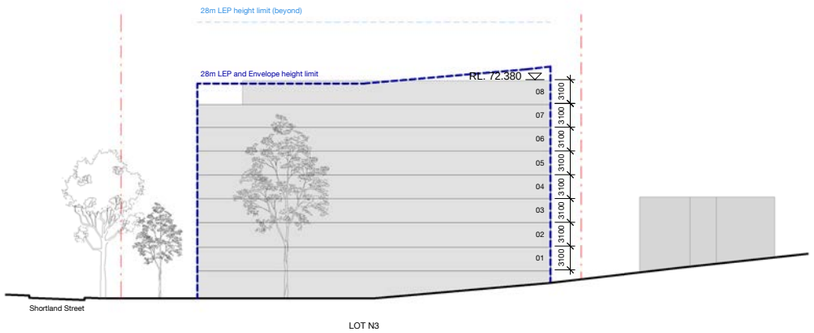
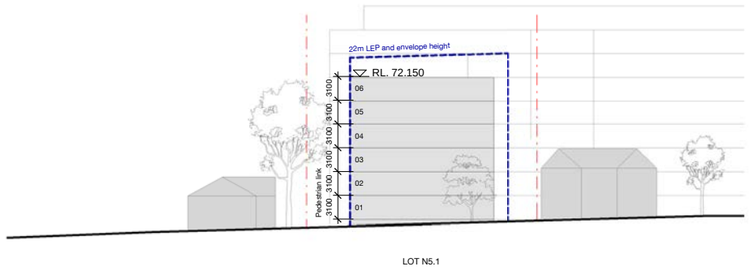


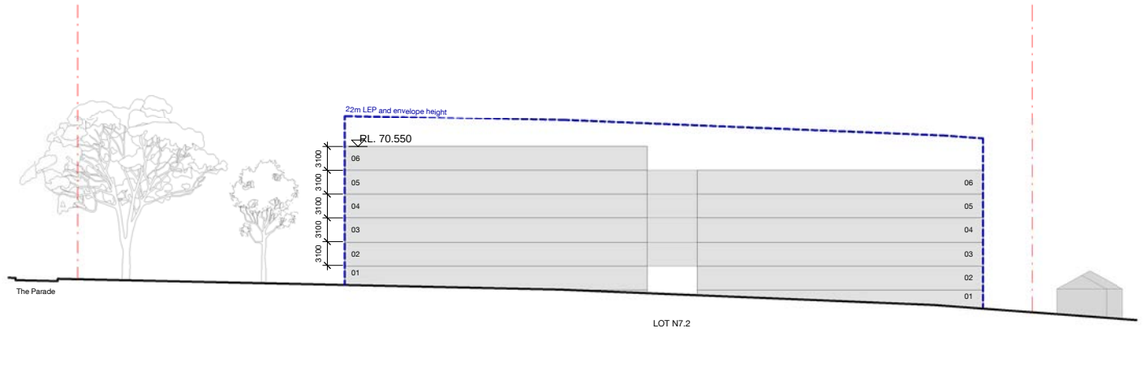
1 / - Elevation 19 - Fig Tree Avenue Looking West

Elevation 1 : 400



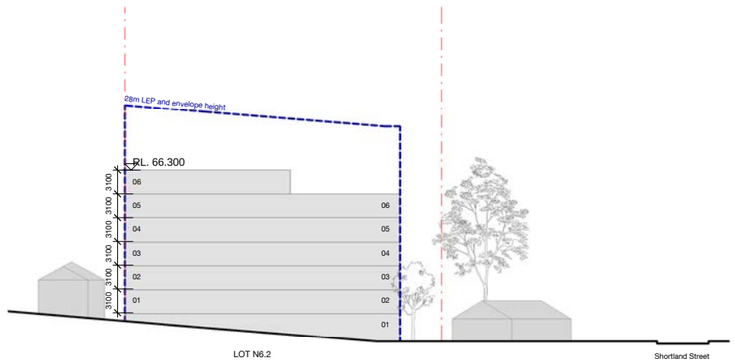
2 / - Elevation 20 - Fig Tree Avenue Looking North West

Elevation 1 : 400



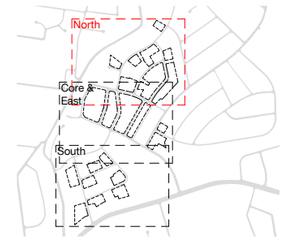
3 / - Elevation 21 - Fig Tree Avenue Looking South East

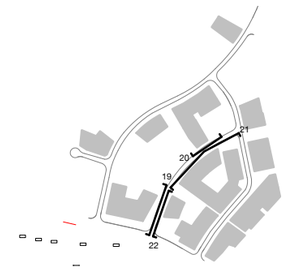
Elevation 1 : 400



4 / - Elevation 22 - Fig Tree Ave Looking South East

Elevation 1 : 400





Key:

- Site boundary
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- Proposed ground
- Existing ground

Rev	Date	Description	Initial	Checked
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1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations H

Status	For Information		
Scale	As indicated	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	13/04/2022 10:26:58 AM		
BIM			
Drawing no.		Revision	

DA03.MP.201 2

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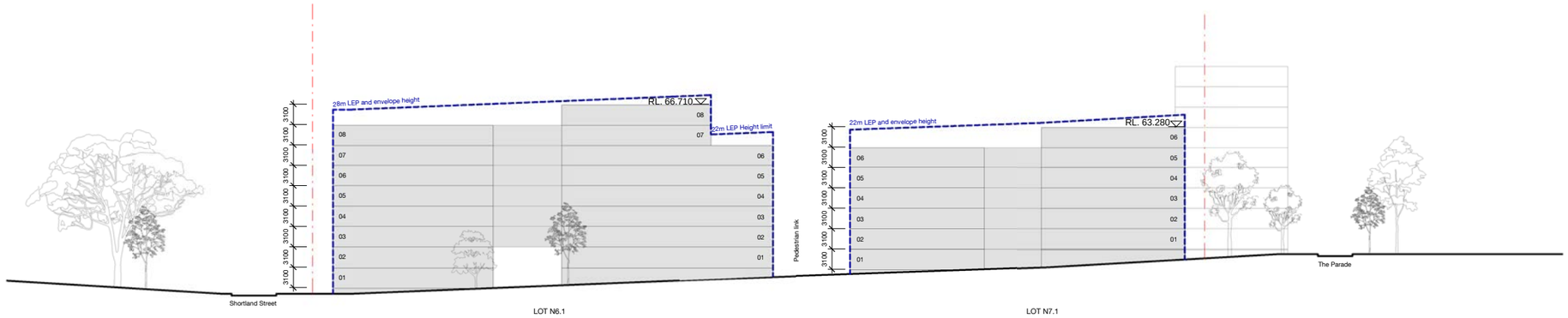
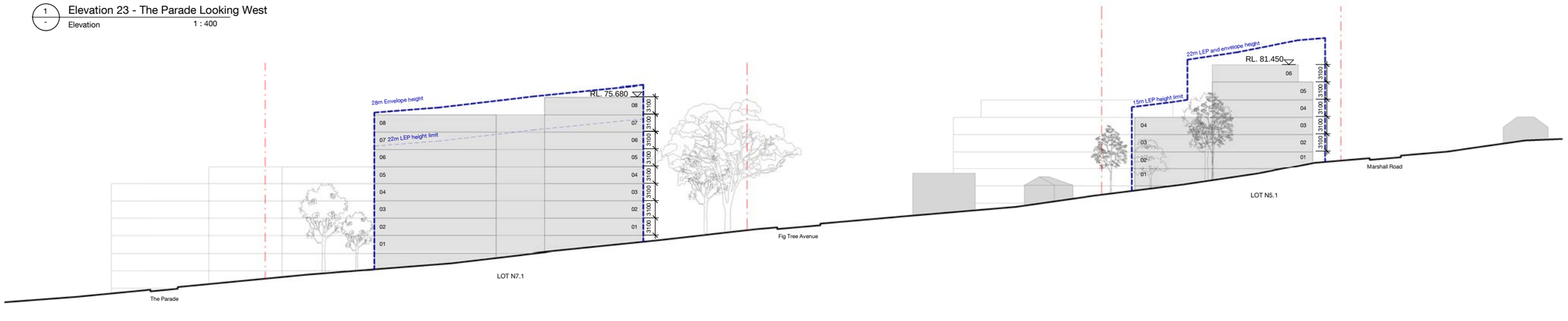


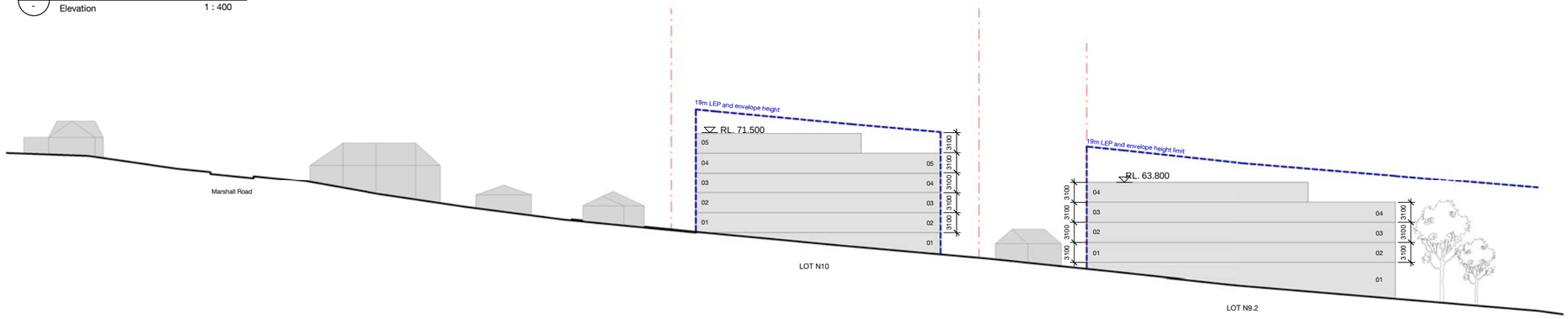
1 - Elevation 23 - The Parade Looking West

Elevation 1 : 400



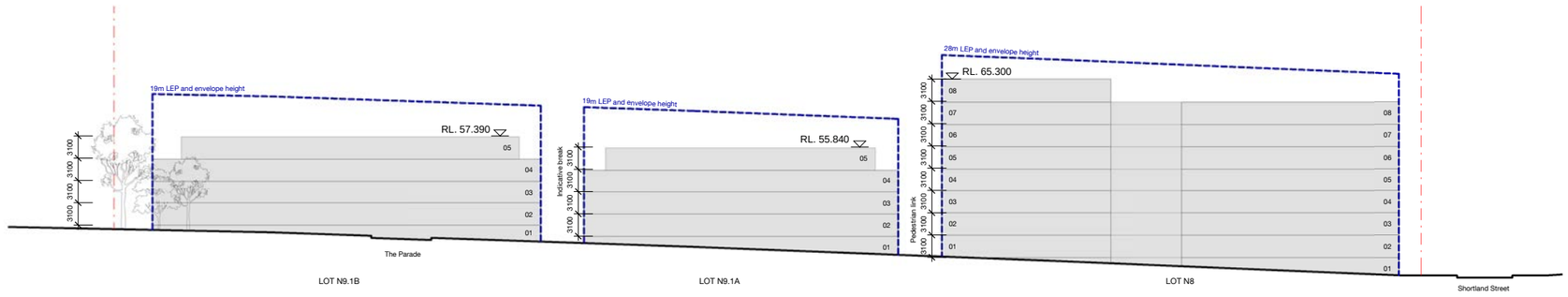
2 - Elevation 24 - The Parade Looking South West

Elevation 1 : 400



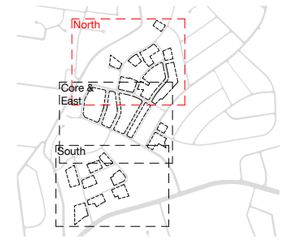
3 - Elevation 25 - The Parade Looking North East

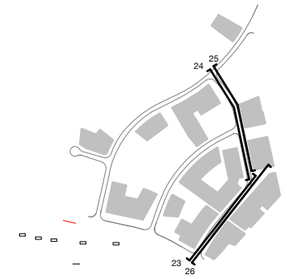
Elevation 1 : 400



4 - Elevation 26 - The Parade Looking South East

Elevation 1 : 400





Key:

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Rev	Date	Description	Initial	Checked
2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations I

Status	For Information
Scale	As indicated @ A1
Drawn	CC
Checked	WM
Project No.	S12226
Plot Date	13/04/2022 10:27:26 AM
BIM	
Drawing no.	DA03.MP.202
Revision	2

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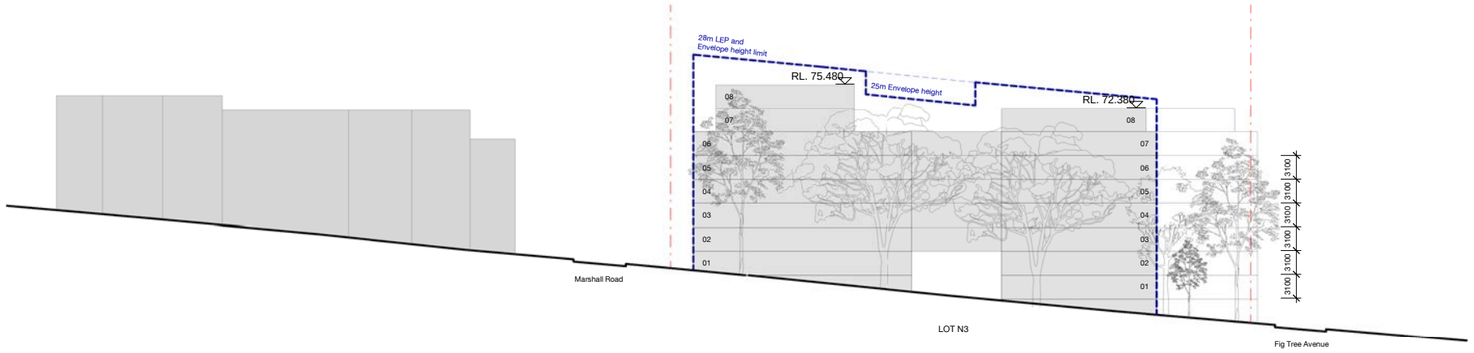
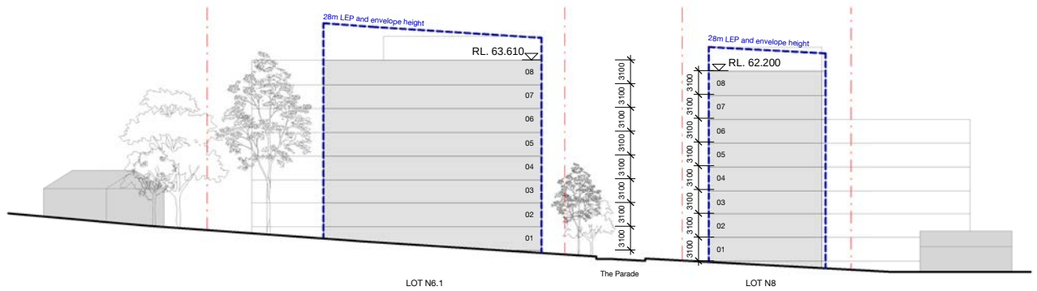
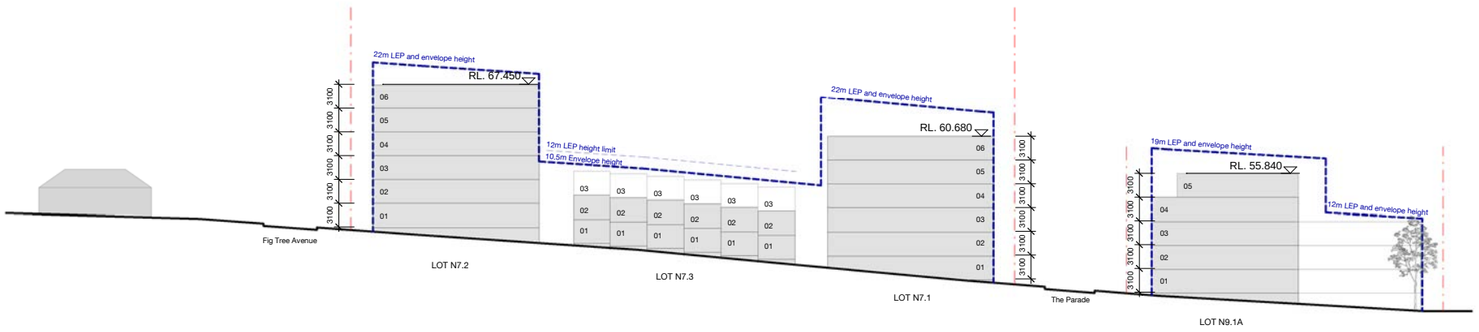


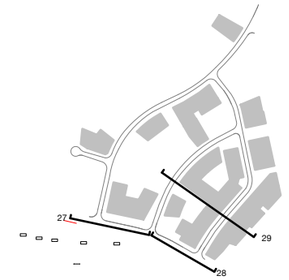
1 / - Elevation 27 - Shortland Street Looking North
Elevation 1 : 400



2 / - Elevation 28 - Shortland Street Looking North
Elevation 1 : 400



3 / - Elevation 29 - Cross Links Looking North
Elevation 1 : 400



Key:

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Rev	Date	Description	Initial	Checked
2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations J

Status	For Information		
Scale	As indicated @ A1		
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	13/04/2022 10:27:53 AM		
BIM			
Drawing no.	DA03.MP.203	Revision	2

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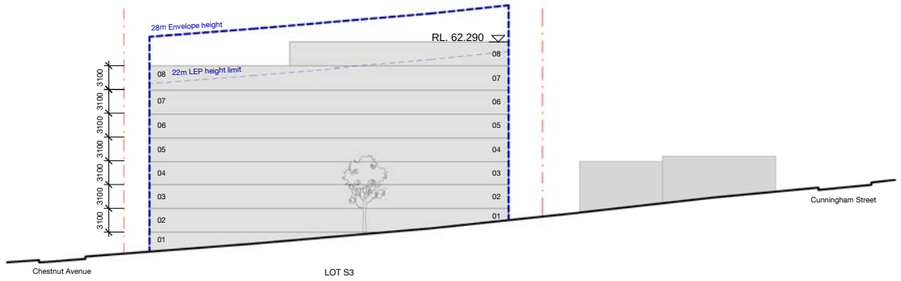
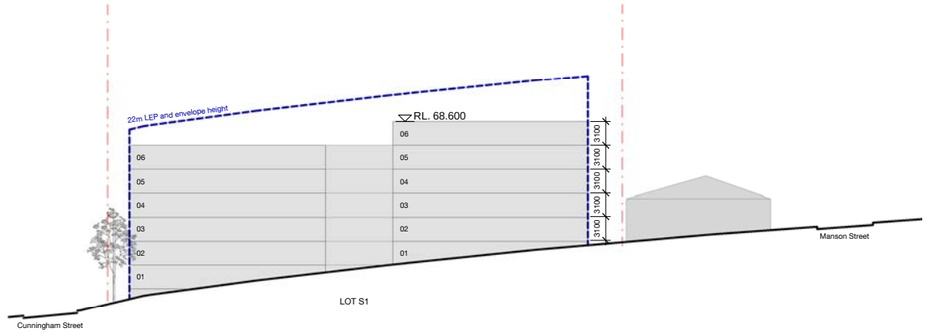
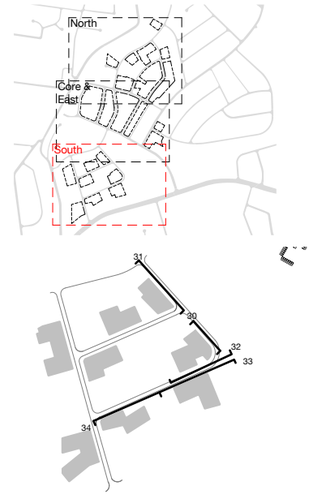
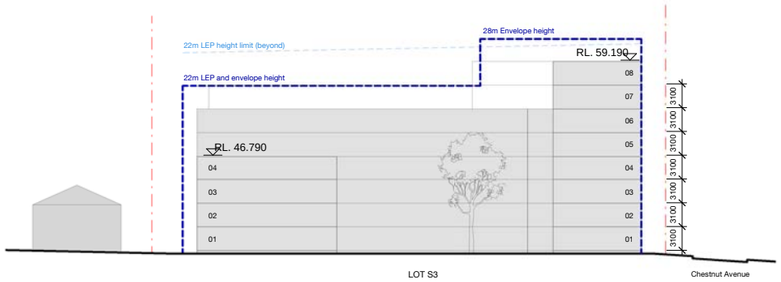


1 - Elevation 30 - Chestnut Avenue Looking West
Elevation 1 : 400

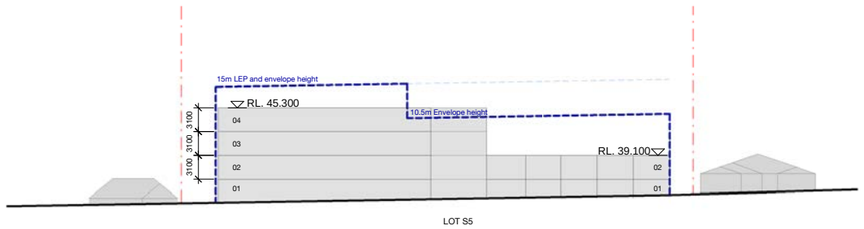


2 - Elevation 31 - Chestnut Avenue Looking West
Elevation 1 : 400

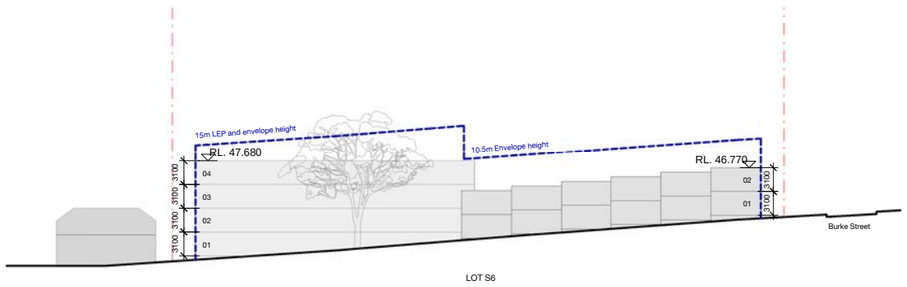




3 - Elevation 32 - Chestnut Avenue Looking North
Elevation 1 : 400



4 - Elevation 33 - Chestnut Avenue Looking South
Elevation 1 : 400



5 - Elevation 34 - Chestnut Avenue Looking South
Elevation 1 : 400

Key:

- Site boundary
- LEP height limit
- Envelope height
- LEP height limit (beyond)
- Proposed ground
- Existing ground

Rev	Date	Description	Initial	Checked
2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations K

Status	For Information		
Scale	As indicated @ A1		
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	13/04/2022 10:28:19 AM		
BIM			

Drawing no. DA03.MP.300 Revision 2

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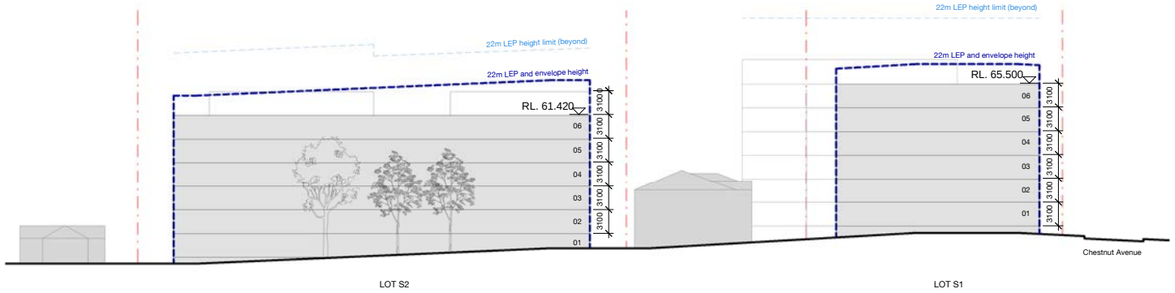
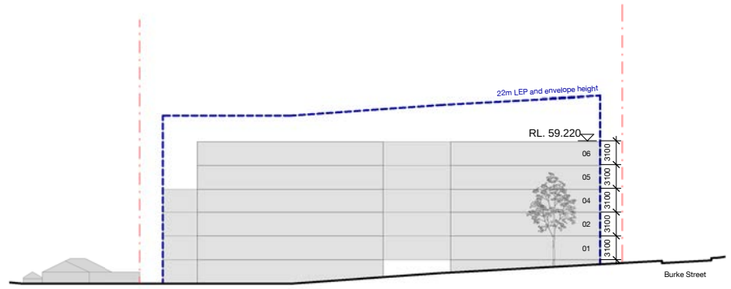
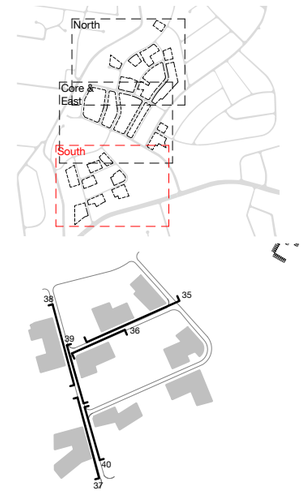


1 - Elevation 35 - Cunningham Street Looking North
Elevation 1 : 400



2 - Elevation 36 - Cunningham Street Looking South
Elevation 1 : 400



Key:

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- Proposed ground
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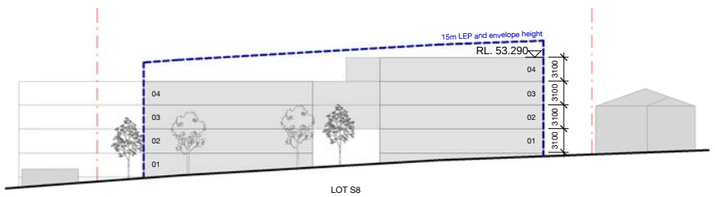
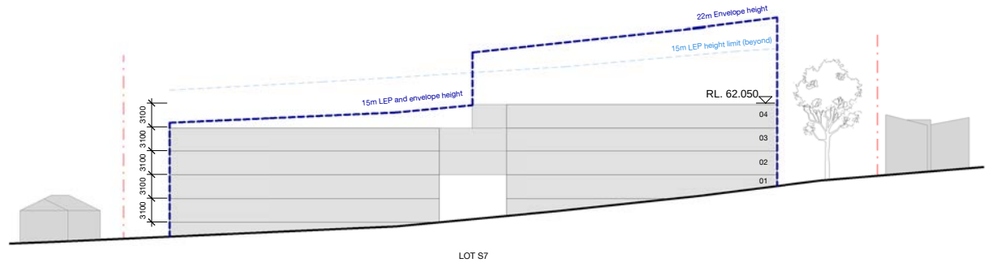
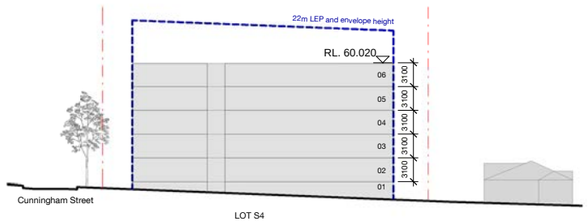


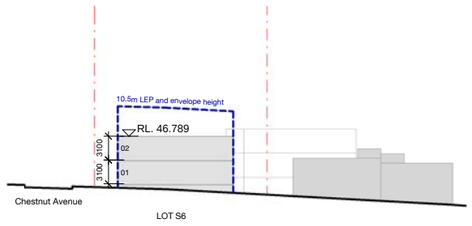
3 - Elevation 37 - Burke Street Looking West
Elevation 1 : 400



4 - Elevation 38 - Burke Street Looking West
Elevation 1 : 400



5 - Elevation 39 - Bourke Street Looking East
Elevation 1 : 400



6 - Elevation 40 - Bourke Street Looking East
Elevation 1 : 400

Rev	Date	Description	Initial	Checked
2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations L

Status	For Information		
Scale	As indicated	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	13/04/2022 10:28:46 AM		
BIM			
Drawing no.		Revision	

DA03.MP.301 2

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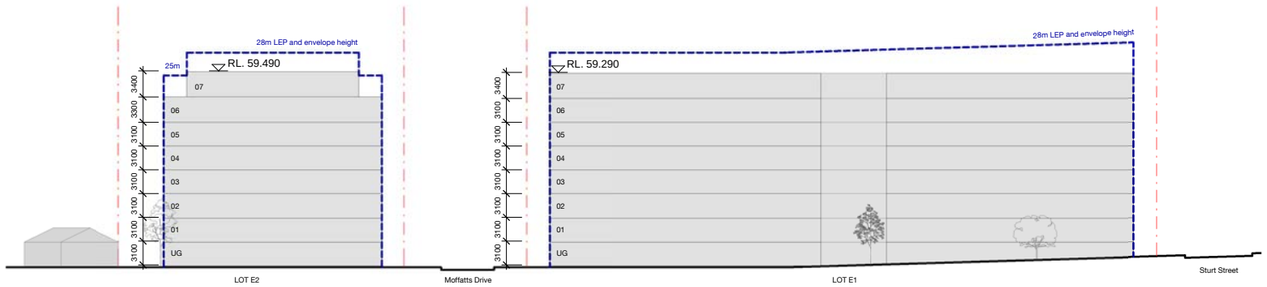
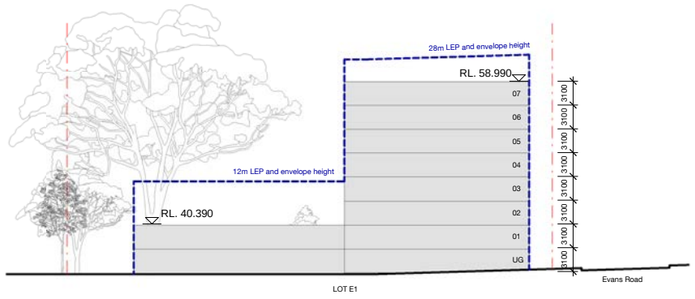
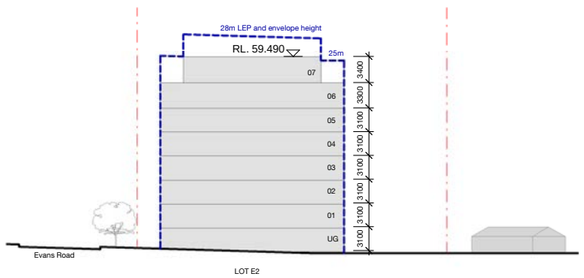


1 / - Elevation 41 - Evans Road Looking East

Elevation 1 : 400





2 / - Elevation 42 - Moffatts Drive Looking South

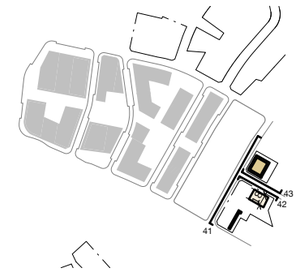
Elevation 1 : 400

3 / - Elevation 43 - Moffatts Drive Looking North

Elevation 1 : 400

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.



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Rev	Date	Description	Initial	Checked
2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM

Telopea Masterplan

Street Elevations
Street Elevations M

Status	For Information		
Scale	As indicated @ A1		
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	13/04/2022 10:29:23 AM		
BIM			
Drawing no.	DA03.MP.400	Revision	2

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