

S12226 - Telopea Masterplan

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*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.

TELOPEA RTS 2 S4.55 SCHEDULE OF DESIGN CHANGES

- General**
 - Typical Floor to floor heights increased from 3100mm to 3150mm
 - Envelopes refined to show ADG building separation criteria (non-habitable)
 - Reference design plans updated to show relationship to envelopes
 - GFA drawings describe typical floorplan areas
 - Reference design and mix updates to accommodate increased street setbacks, built form changes etc.
- Stage 1a**
 - Refer to Stage 1a DA Report & s4.55 amendments
 - Street Setbacks increased to 4m
 - Additional Storey to Building B setback from rooftop level
 - Envelope Heights increased by 3m to building B
- Core + East Precincts**
 - Envelope heights adjusted to capture increased building heights
 - Lot c1.1 Increased from 70m to 72m
 - Lot c1.2 and c2.1 Increased from 86m to 87m
 - Lot c6.1a Increased from 35m to 36m
 - Envelope heights adjusted to capture increased number of levels
 - Lot c5.1c Increased from 24m to 30m
 - Lot e1 (Moffats) Increased from 12m to 15m
 - Building breaks (Articulation zones) added to;
 - c1.1, c2.1, c5.1b, c6.1b, c8, e1
 - Building Height increases to recapture lost yield from the precincts
 - Building c5.1c increased by two storeys
 - Building e1 Moffats drive wing removed 2-3 storey terraces and replaced with 4 storey apartments
 - Ground level through site links removed from lots c8 and c6.2
- North Precinct**
 - Street setbacks increased from 3m to 4m
 - Deep soil increased from 25% to 30%
 - Basements setback from streets to maximise deep soil opportunities to street (50% assumed true deep soil)
 - Upper level setbacks provided to 8 storey buildings (n3, n5 and n8)
 - Building breaks (Articulation zones) added to;
 - n3, n4, n7.2, n9.1 and n9.2
 - N6.1 redesigned to regain lost yield
 - 1x AA1 tree removed
 - Courtyard building with consistent streetwall to Shortland Street (previously stepped around tree)
 - Rear Boundary Setbacks
 - N8, N9, N10 rear boundary setbacks increased from 3- 4m to 6m to maximise amenity to Southern neighbours
 - Building Height increases to recapture lost yield from the precincts
 - N6.1 level 7 part-storey, upper level setback
 - N9 rear wings increased from 3 to 4 storeys
 - N9 streetwall height increased from 4 to 5 storeys
 - N10 stepped height (4-5 storeys) increased to 5 storeys
 - Ground level through site links removed from lots c8 and c6.2
 - Building Height increases to recapture lost yield from the precincts
- South Precinct**
 - Street setbacks increased from 3m to 4m
 - Deep soil increased from 25% to 30%
 - Basements setback from streets to maximise deep soil opportunities to street (50% assumed true deep soil)
 - Building breaks (Articulation zones) added to;
 - s2
 - s3 redesigned to regain lost yield
 - 1x AA1 tree removed
 - Courtyard building with consistent streetwall to Chestnut Avenue (previously stepped around tree)
 - 4 storey streetwall to Southern wing with upper level setbacks increased to 5 storey streetwall with upper level setbacks
 - s1 and s2 redesigned to treat 11 Cunningham Street as an isolated lot
 - S1 redesigned with 6m boundary setback to 11 Cunningham street
 - S2 redesigned as 21.5m deep building with nil boundary setback to 11 Cunningham Street (to enable future streetwall extension)

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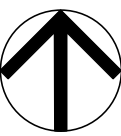
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4	07.10.22	Response to Submission 2	DM	WM
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Telopea Masterplan Drawing List



Status	For Information		
Scale	@ A1		
Drawn	BS	Checked	BS
Project No.	S12226		
Plot Date	2/11/2022 4:55:38 PM		
BIM			

Drawing no.	Revision
DA00.001	4

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
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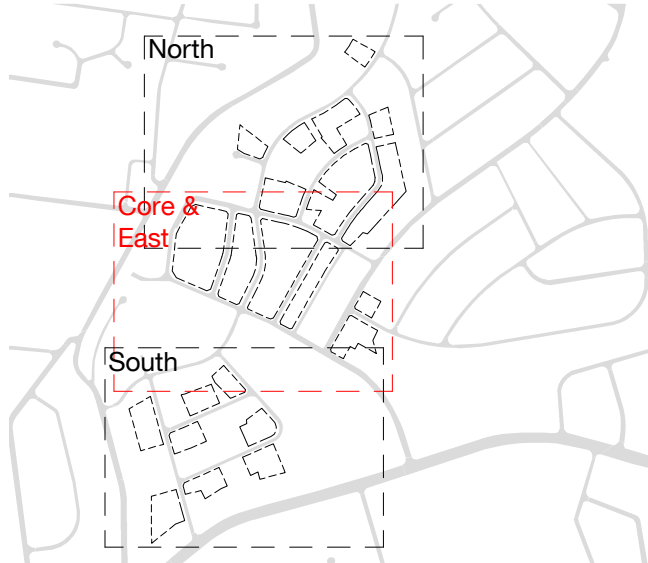
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- Key:**
- Site Boundaries
 - Existing Buildings to be demolished by others under separate application
 - Roads to be removed
 - Trees intended for retention
 - Trees intended for removal

4	07.10.22	Response to Submission 2	DM	WM
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2	02.07.21	Response to SDRP Feedback	WM	MA
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Rev	Date	Description	Initial	Checked

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	2/11/2022 4:56:12 PM		
BIM			

Drawing no.	Revision
DA01.MP.1004	

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email mel@batesmart.com.au
http://www.batesmart.com.au

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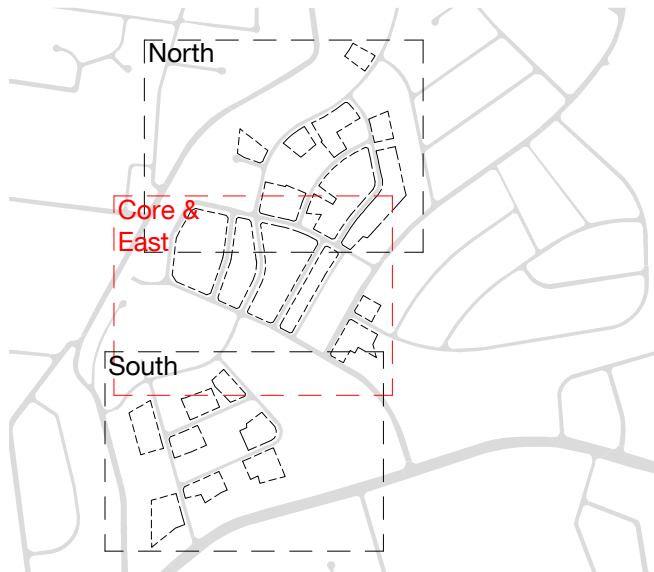
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Key:

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

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Telopea Masterplan

Masterplan Core & East Precincts - Lot Subdivision plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
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Plot Date	8/11/2022 6:32:20 PM		
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Drawing no.	Revision
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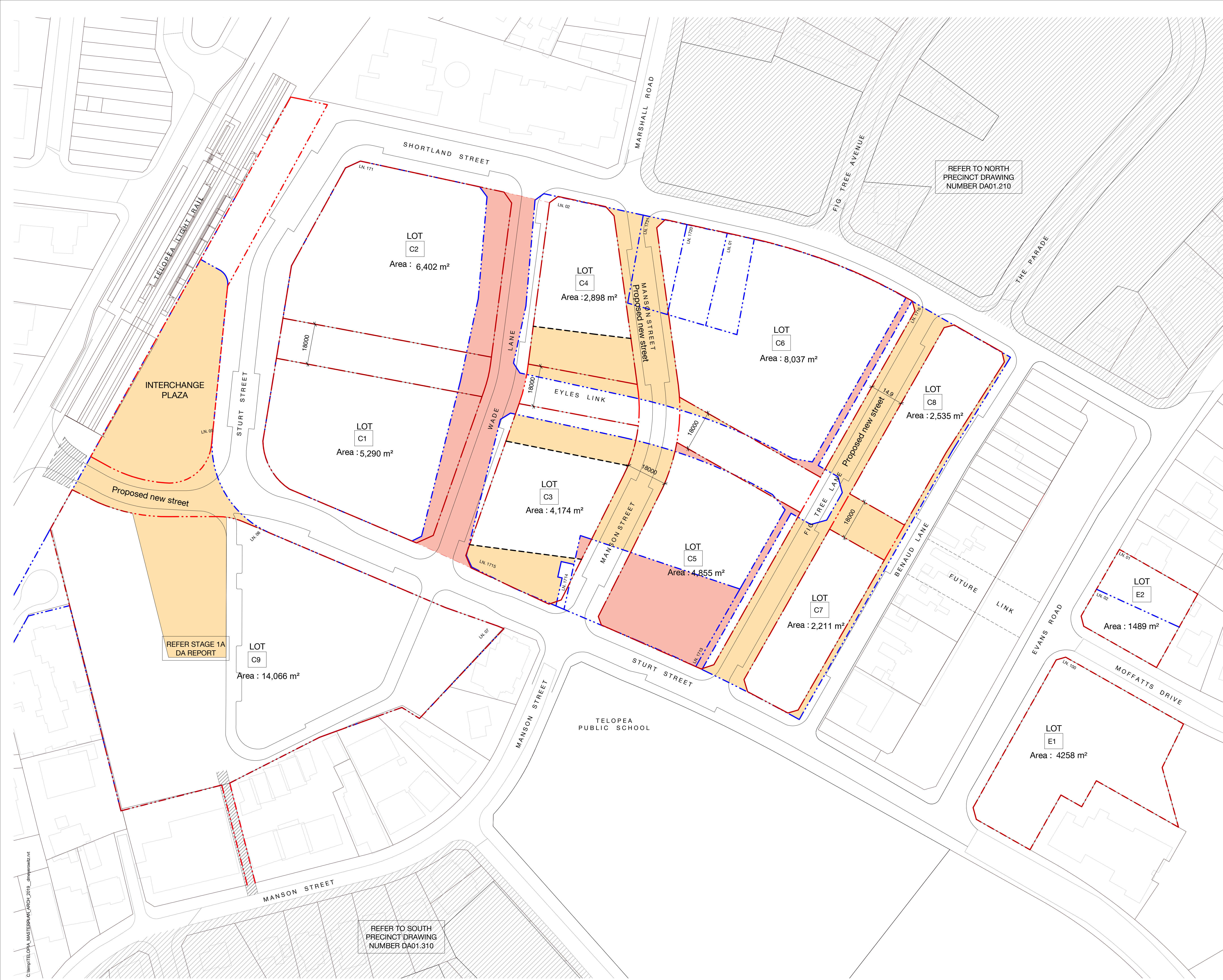
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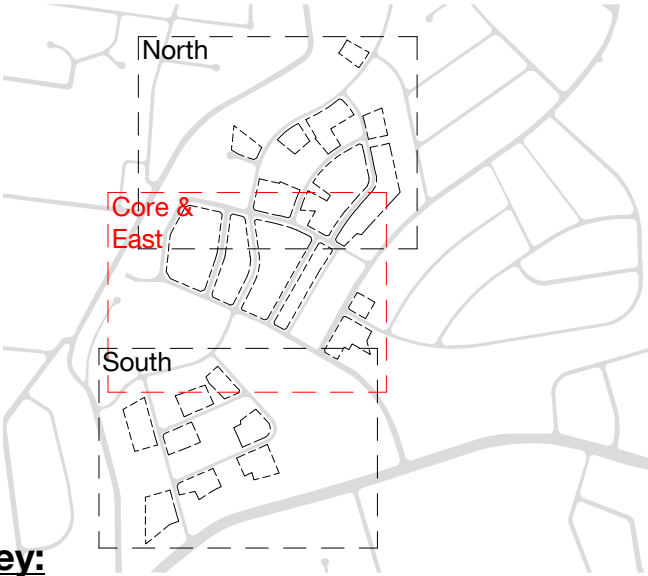


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Key:

- Lot Boundaries
- Proposed Deep Soil >6m
- Proposed Deep Soil between 4-6m
- Precincts 4m Street setback zone generally unencumbered by basements, 50% of which is considered impacted by non-soil zones, footpaths and driveways etc.
- 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
- 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

- Deep Soil areas located on LAHC land: 11,904m² (14.1% of LACH owned land)
- Deep Soil areas located on LAHC owned land & dedicated Council land: 19,528m² (29.7% of the sum of LAHC owned land & Dedicated Council Land excluding proposed new streets)

B. East Precinct

- Deep soil areas with a minimum dimension of 4m: 1,737m² (30.4%)
- Deep soil areas with a minimum dimension of 6m: 1,402m² (24.5%)

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

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	2/11/2022 4:57:52 PM
BIM	

Drawing no.	Revision
DA01.MP.1204	

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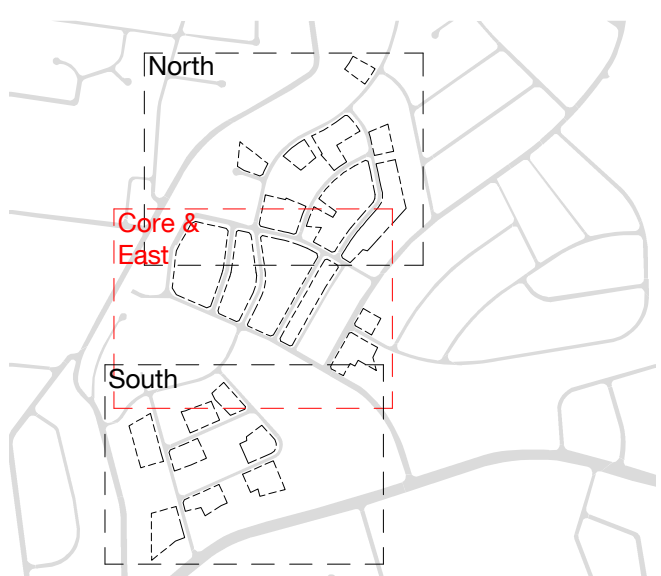


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NOTE A : Removed

NOTE B : 6/12m wide open to sky through site link. Position within block may vary

NOTE C : Minimum 8.5m wide by maximum 3m deep building break. Position within block may vary.

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

NOTE E : Minimum 3m wide by maximum 3m deep building break. Position within block may vary.

Building Separation
Habitable to Non Habitable; windows must be screened or angled non perpendicular to boundary

Non habitable to Non habitable; no windows permitted

Nil Boundary separation to isolated lot to facilitate future continuation of streetwall and maximise amenity; no windows permitted

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

Telopea Masterplan

Core & East Precincts - Envelope Control Plan

Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	1/12/2022 10:02:05 AM		
BIM			

Drawing no. **DA01.MP.1304** Revision

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http://www.batesmart.com.au

Sydney 43 Brisbane Street
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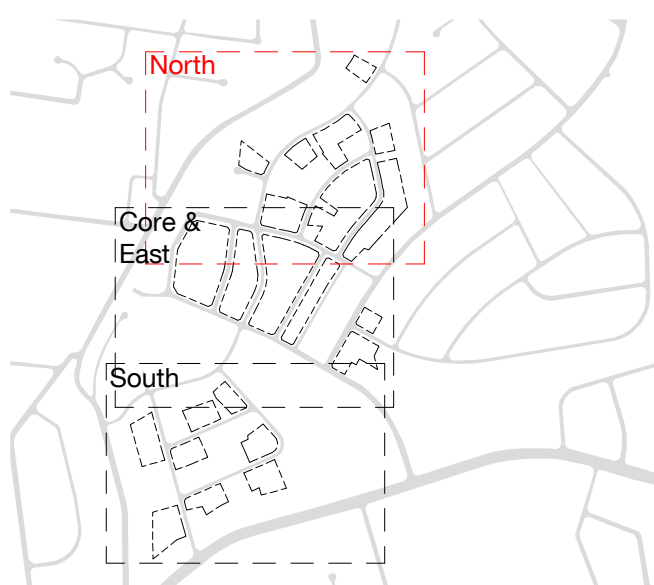




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1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Masterplan
North Precinct - Existing Condition & Demolition Plan

Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 4:59:21 PM
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Drawing no.	Revision
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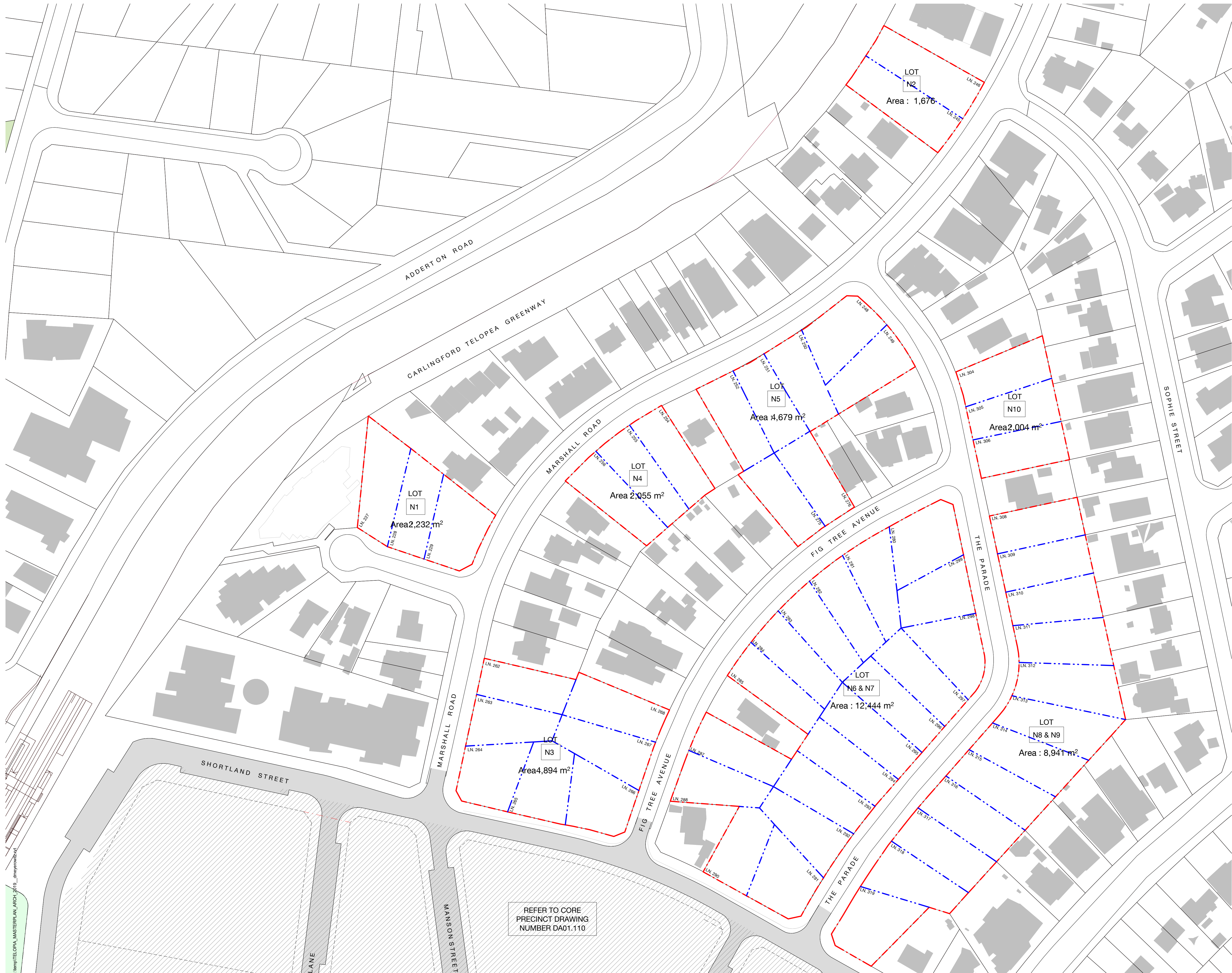
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Surry Hills NSW 2010 Australia
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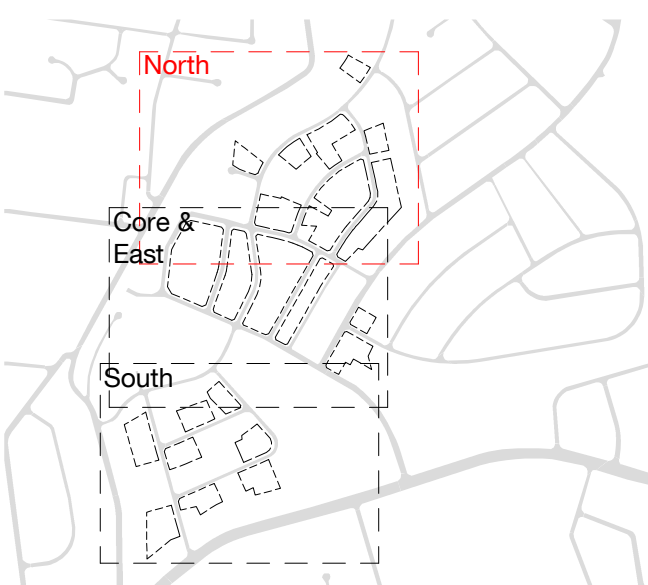
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Rev	Date	Description	Initial	Checked

Telopea Masterplan

Masterplan North Precinct - Lot Subdivision Plan



Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	10/11/2022 10:42:41 AM		
BIM			

Drawing no.	Revision
DA01.MP.2102	

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PRECINCT DRAWING
NUMBER DA01.110

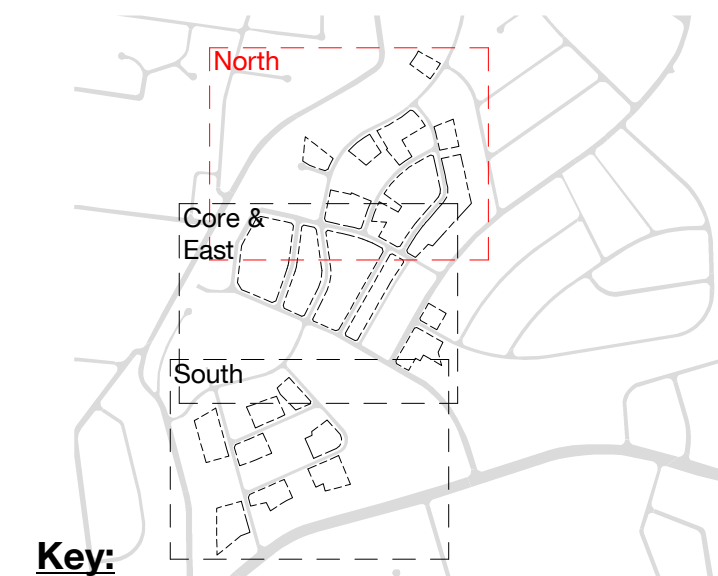
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- Land to be dedicated to council, unencumbered by basements. Extent of pervious and impervious surfaces subject to detailed design
- Note A: Deep Soil zone can be repositioned within site boundaries to achieve the same amount of deep soil area
- TPZ Zone
- X Tree Number
- % Percentage of TPZ impacted by proposed envelopes.

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

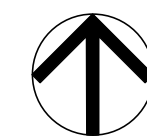
Sum of deep soil areas:

- Deep soil areas with a minimum dimension of **4m**: 12,004 m² **(31%)**
- Deep soil areas with a minimum dimension of **6m**: 8,273 m² **(21%)**

3	07.10.22	Response to Submission 2	DM	WM
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Telopea Masterplan

Masterplan North Precinct - Deep Soil Areas



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:14:16 PM		
BIM			

Drawing no.	Revision
DA01.MP.2203	

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email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
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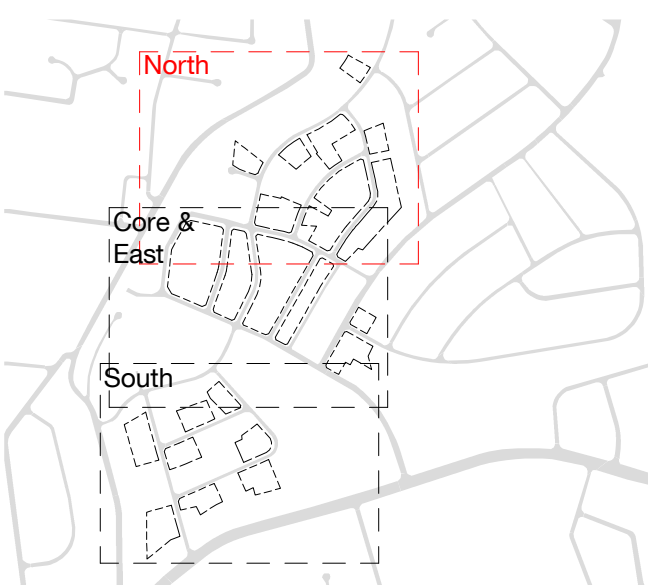
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NOTE A : Removed

NOTE B : 6/12m wide open to sky through site link. Position within block may vary

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Building Separation
Habitable to Non Habitable; windows must be screened or angled non perpendicular to boundary

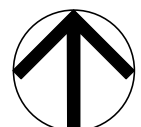
Non habitable to Non habitable; no windows permitted

Nil Boundary separation to isolated lot to facilitate future continuation of streetwall and maximise amenity; no windows permitted

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Telopea Masterplan

Masterplan North Precinct - Envelope Control Plan



Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	1/12/2022 10:02:28 AM
BIM	

Drawing no.	Revision
DA01.MP.230 4	

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email mel@batesmart.com.au
http://www.batesmart.com.au

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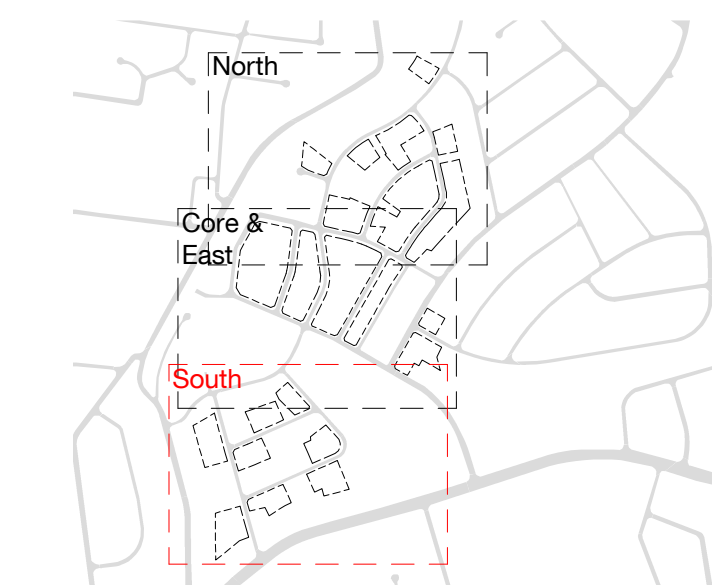
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Telopea Masterplan

Masterplan South Precinct - Existing Condition & Demolition Plan

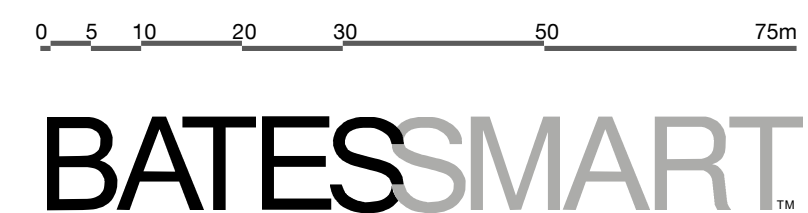
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Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:15:14 PM
BIM	

Drawing no.	Revision
DA01.MP.3002	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

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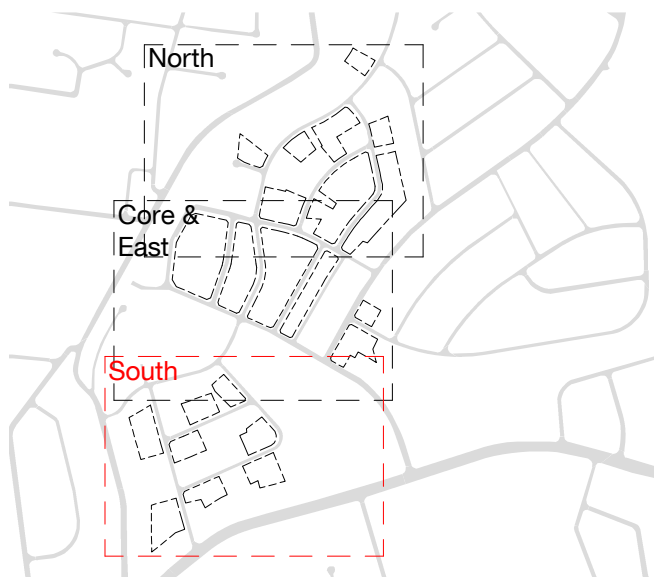


REFER TO CORE
PRECINCT DRAWING
NUMBER DA01.110

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.

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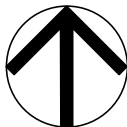
Key:

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

2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Masterplan
South Precinct - Lot Subdivision
Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	8/11/2022 6:33:21 PM		
BIM			

Drawing no.	Revision
DA01.MP.3102	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

0 5 10 20 30 50 75m

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North
Core & East
South

Key:

- Lot Boundaries
- Proposed Deep Soil >6m
- Proposed Deep Soil between 4-6m
- Precincts 4m Street setback zone generally unencumbered by basements, 50% of which is considered impacted by non-soil zones, footpaths and driveways etc.
- 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
- 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:**
- Deep soil areas with a minimum dimension of **4m**: 7,726 m² (**30%**)
 - Deep soil areas with a minimum dimension of **6m**: 5,311 m² (**20%**)

2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Masterplan
South Precinct - Deep Soil Areas

Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:15:49 PM
BIM	
Drawing no.	Revision

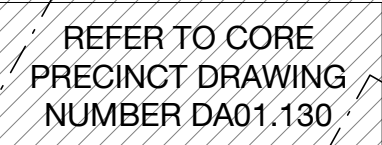
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Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

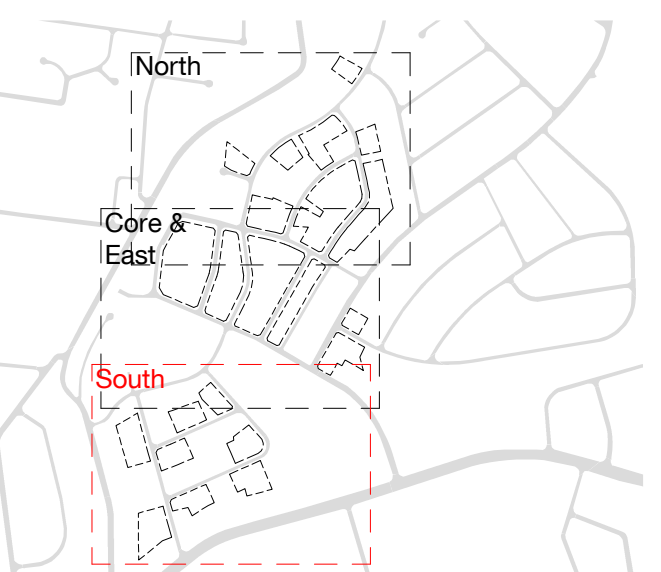
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au


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 Nil Boundary separation to isolated lot to facilitate future continuation of streetwall and maximise amenity; no windows permitted

3	07.10.22	Response to Submission 2	DM	WM
2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	1/12/2022 10:02:47 AM		
BIM			

A horizontal scale bar with markings at 0, 5, 10, 20, 30, 50, and 75m.

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