

S12226 - Telopea Masterplan

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DRAWING LIST

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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.

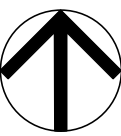
TELOPEA RTS 2 S4.55 SCHEDULE OF DESIGN CHANGES

- 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)

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		
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Drawn	BS	Checked	BS
Project No.	S12226		
Plot Date	2/11/2022 4:55:38 PM		

BIM	
Drawing no.	Revision
DA00.001	4

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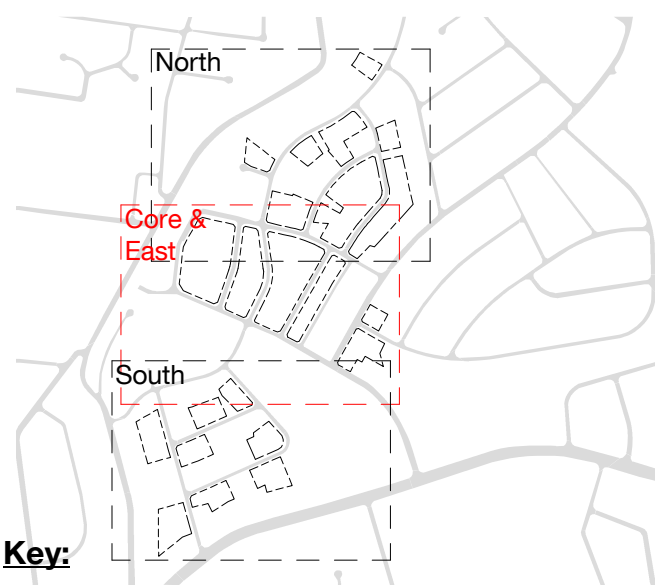




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- Key:**
- Market
 - Social
 - Affordable

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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

Indicative Scheme
Core & East Precincts - Public
Domain Plan



Status	For Information
Scale	1 : 750 @ A1
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Plot Date	2/11/2022 5:16:34 PM
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Drawing no.	Revision
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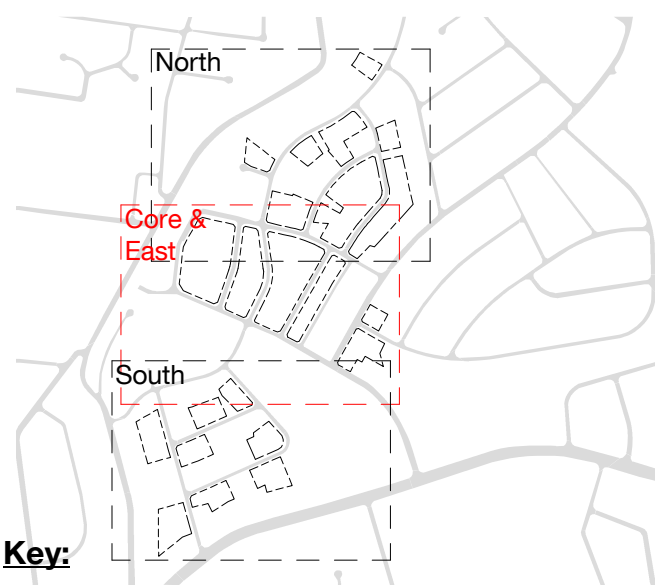
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Telopea Masterplan

Indicative Scheme
Core & East Precincts - Low-rise
Typical Floor Plan



Status	For Information		
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Drawing no. **DA02.MP.1103** Revision

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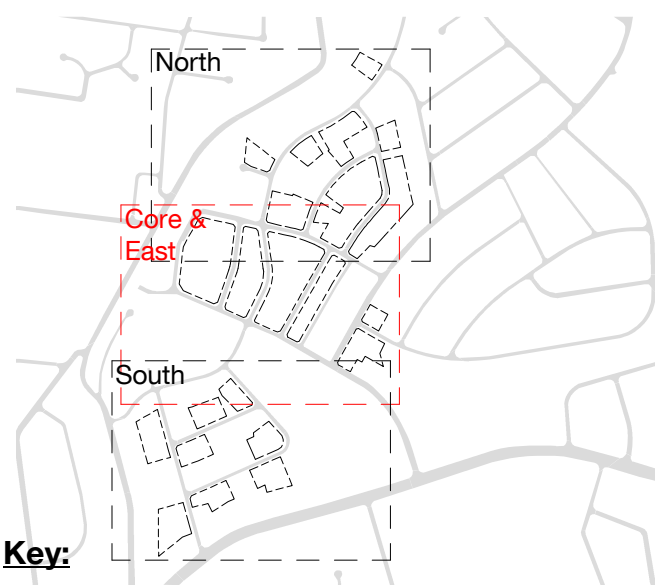
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- Affordable

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Indicative Scheme
Core & East Precincts - Mid-rise
Typical Floor Plan



Status	For Information		
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Plot Date	2/11/2022 5:17:28 PM		
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Drawing no.	Revision
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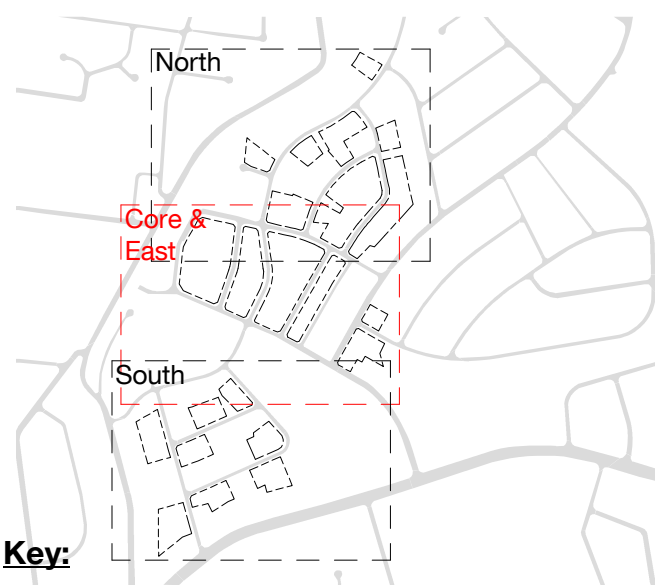
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1	27.10.20	Stage 1 SSDA Drawings	CC	WM
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Indicative Scheme
Core & East Precincts - High-rise
Typical Floor Plan



Status	For Information
Scale	1 : 750 @ A1
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Project No.	S12226
Plot Date	2/11/2022 5:17:55 PM
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DA02.MP.1123

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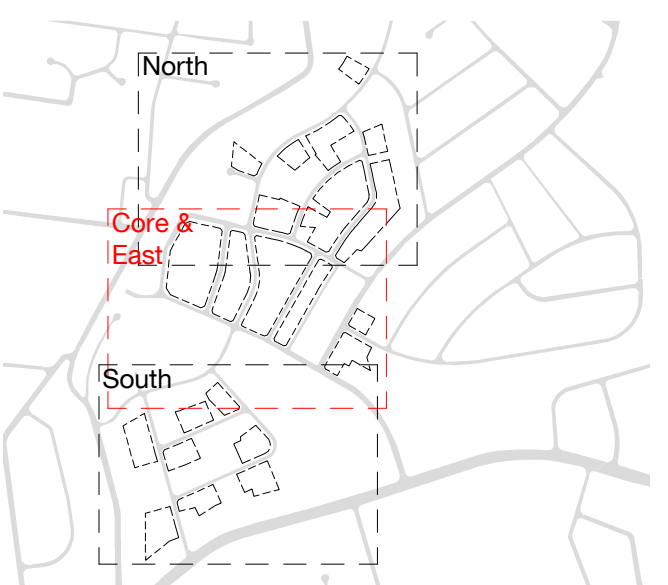
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1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

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Indicative Scheme
Core & East Precincts - Roof Plan

Status	For Information
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Project No.	S12226
Plot Date	2/11/2022 5:18:21 PM
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Drawing no. DA02.MP.1203

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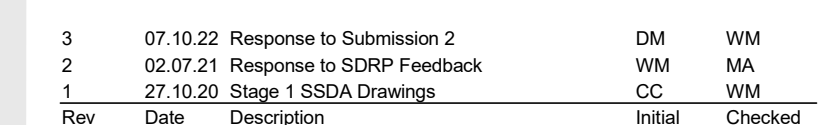
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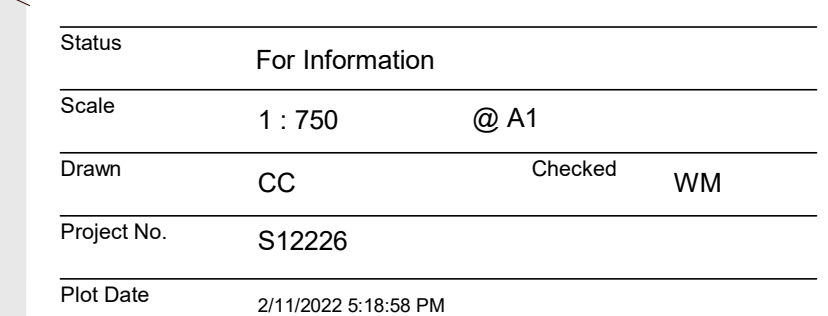
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Telopea Masterplan

Indicative Scheme
Core & East Precinct Basement
Parking



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DA02.MP.130 3

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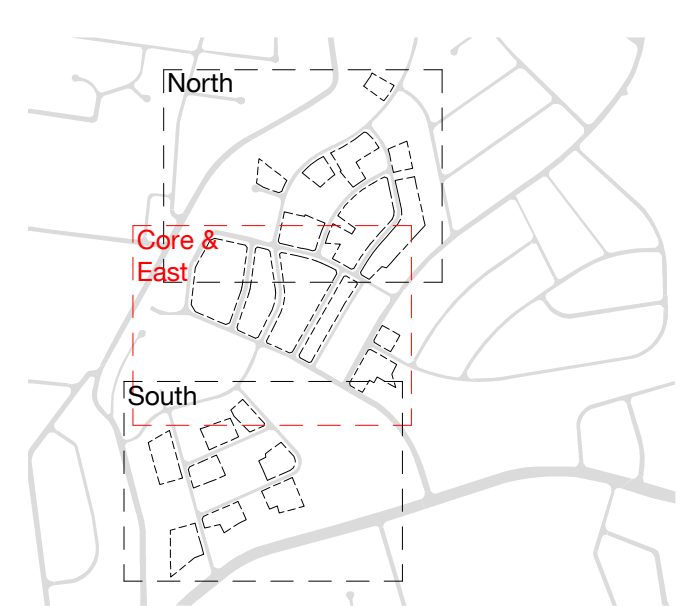




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- Key:**
- Lot Boundaries
 - Ground Communal Open Space
 - Roof Communal Open Space
 - Public Open Space
 - Pedestrian Through Site Links
 - Childcare Garden

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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

Indicative Scheme
Core & East Precincts - Open Space

Status	For Information		
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Project No.	S12226		
Plot Date	2/11/2022 5:19:23 PM		
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Drawing no.	Revision		

DA02.MP.140 3

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GFA - Standard Instrument LEP, Department of Planning

The GFA (NSW) the sum of the floor area of each floor of a building measured from the internal face of the external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 meters above the floor and includes: - the area of a mezzanine, and; habitable rooms in a basement or an attic, and; - any shop, auditorium, cinema, and the like, in a basement or attic, but excludes: - any area for common vertical circulation, such as lifts and stairs, and; - any basement; storage, and; vehicular access, loading areas, garbage and services, and; - plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and; - car parking to meet any requirements of the consent authority (including access to that car parking), and; - any space used for the loading or unloading of goods (including access to it), and; - terraces and balconies with outer walls less than 1.4 meters high, and; - voids above a floor at the level of a storey or storey above.

1	07.10.22	Response to Submission 2	DM	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Core Masterplan Core & East Precincts - GFA Plans

Status	For Information			
Scale	1 : 750	@ A1		
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Project No.	S12226			
Plot Date	2/11/2022 5:19:40 PM			
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Drawing no.	Revision
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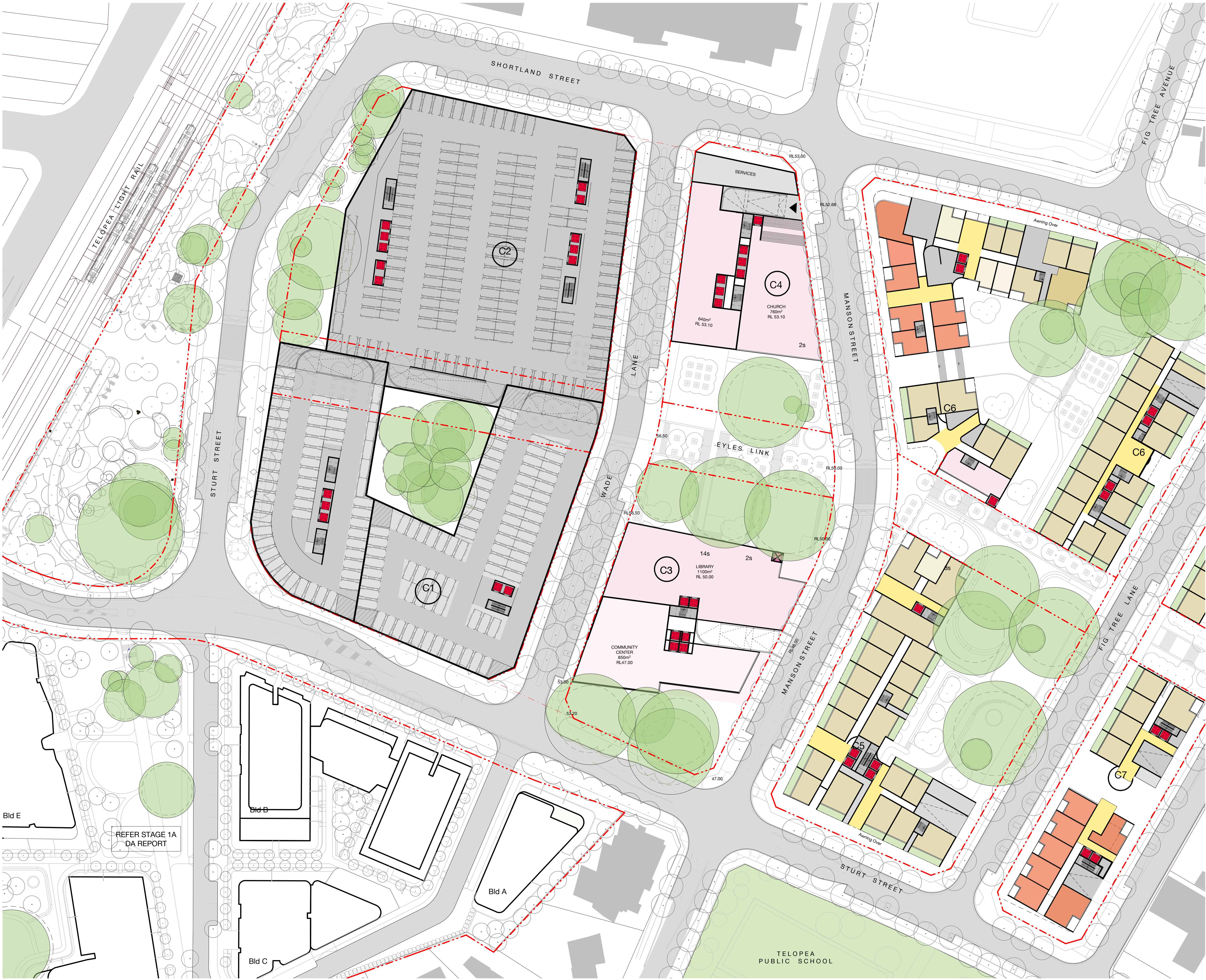
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1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Lower Ground Manson St
Non-Resi



Status	For Information
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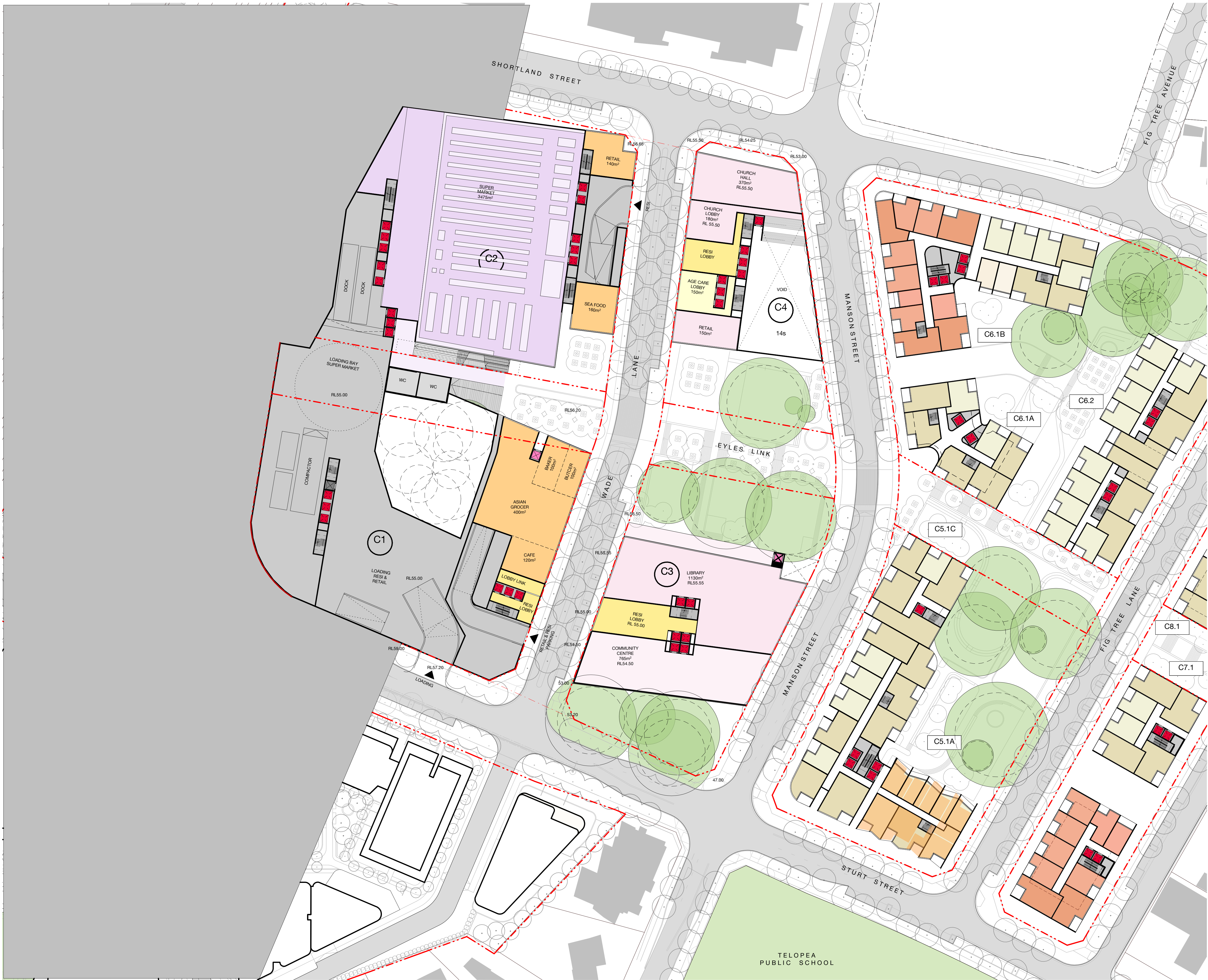
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Telopea Masterplan

Indicative Scheme
Lower Ground Non-Resi



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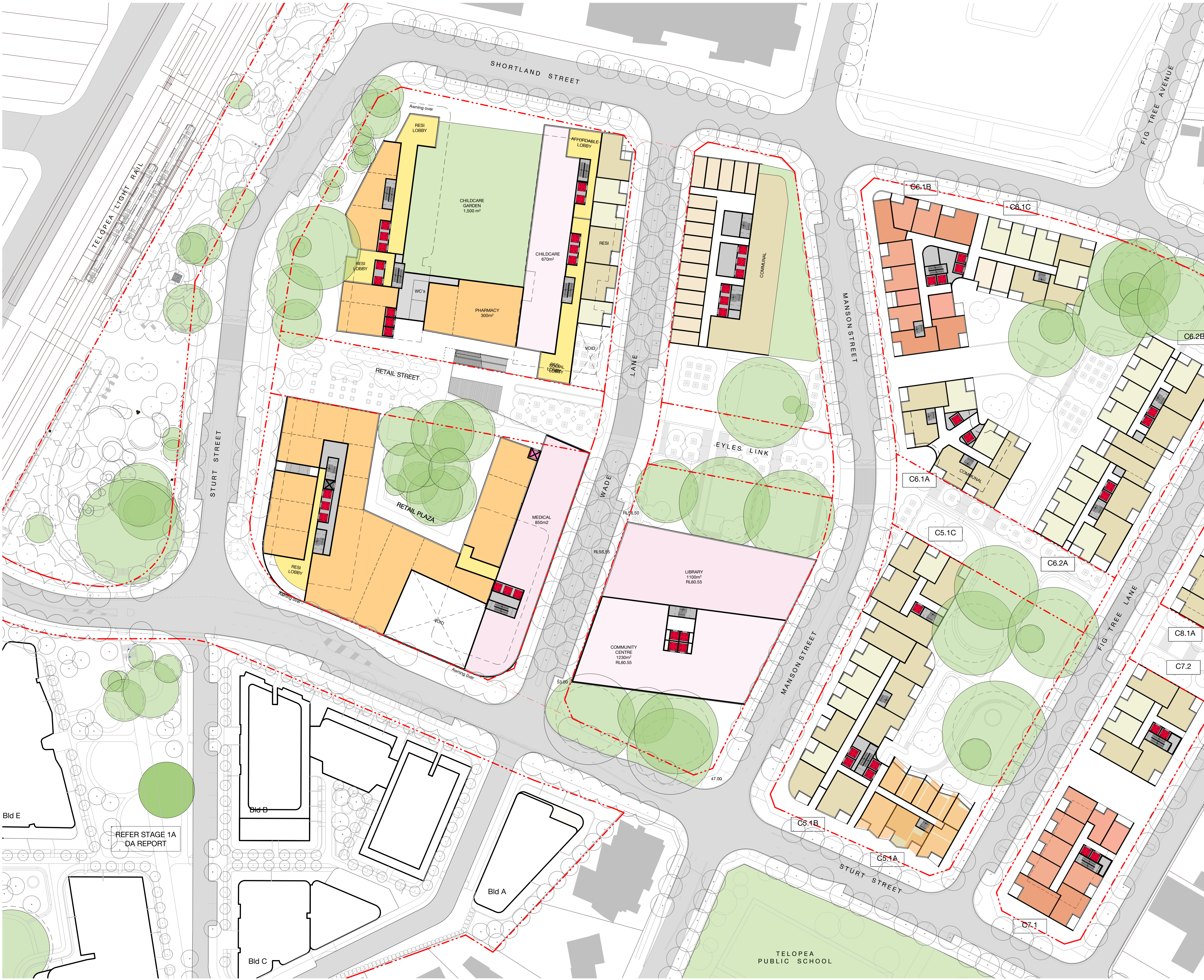
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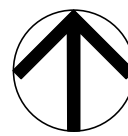
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Telopea Masterplan

Indicative Scheme
Upper Ground Non-Resi



Status	For Information		
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BIM			

Drawing no. Revision
DA02.MP.192 3

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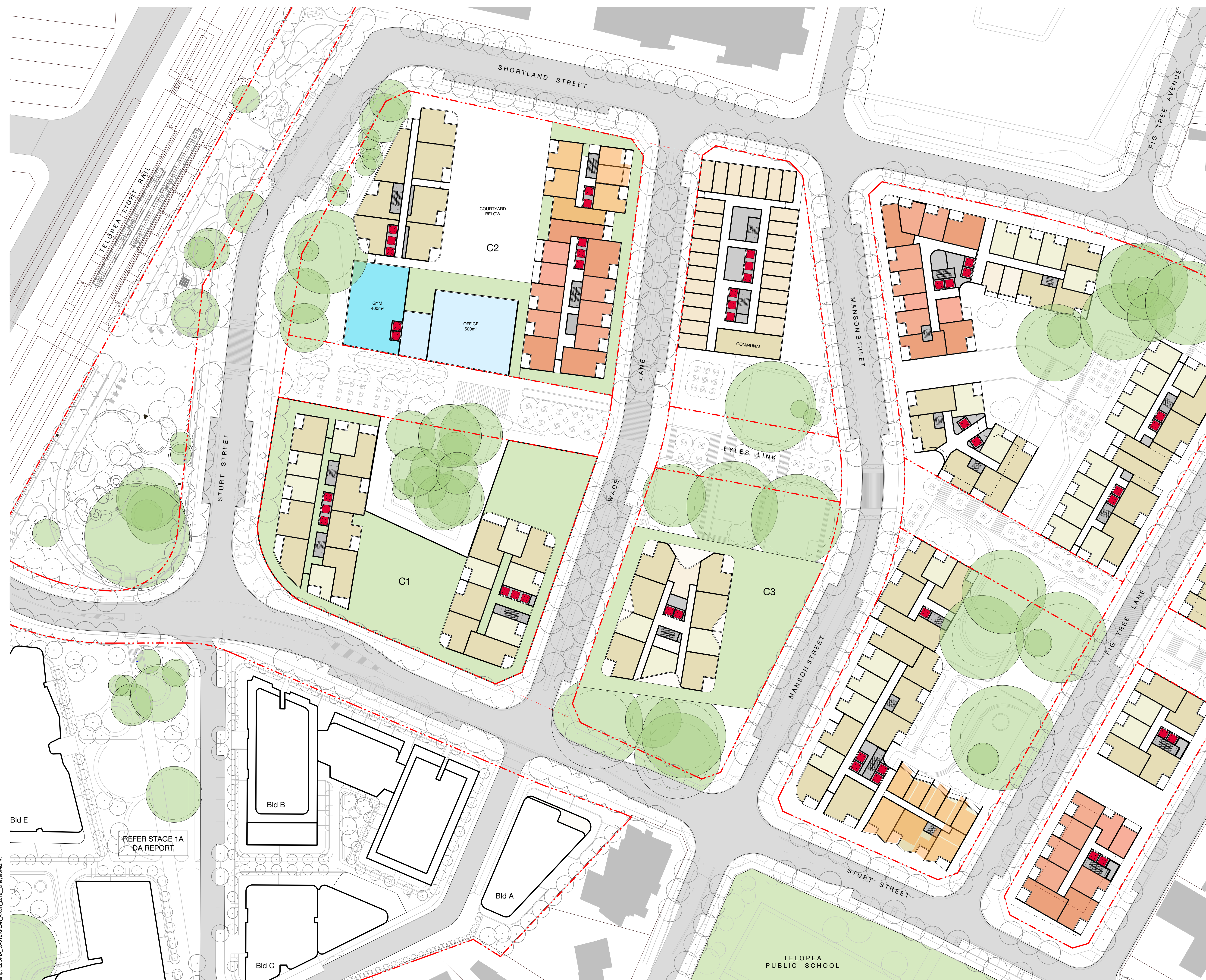
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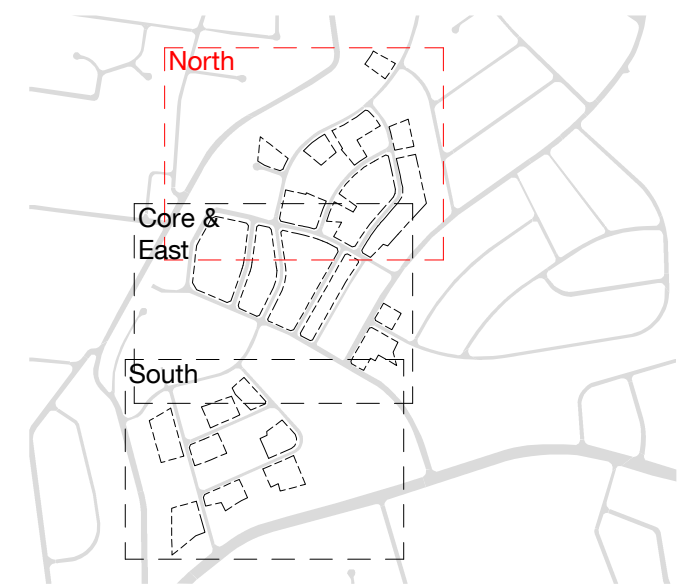


CLIMATELOPEA MASTERPLAN ARCH 2019 GREENWAVE 12

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Key:

Market

Social

Affordable

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

Indicative Scheme
North Precinct - Ground Floor Plan

Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:21:26 PM
BIM	
Drawing no.	Revision
DA02.MP.200 2	
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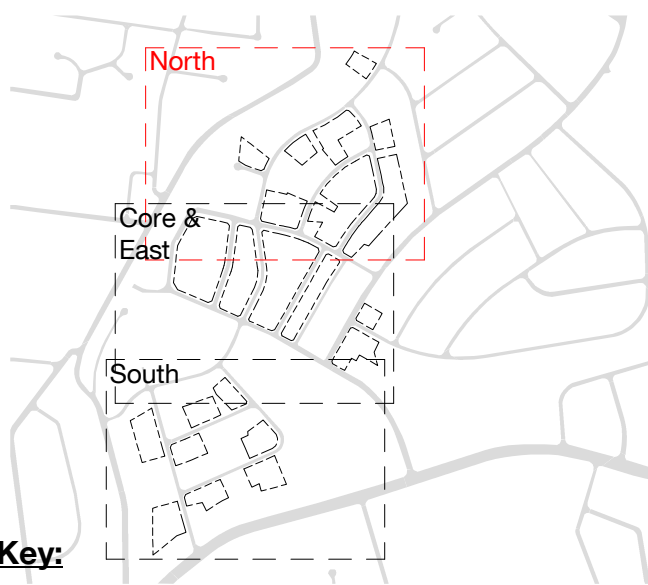
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Key:

Market

Social

Affordable

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

Indicative Scheme
North Precinct - Typical Floor Plan



Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:21:49 PM		
BIM			

Drawing no.	Revision
DA02.MP.2112	

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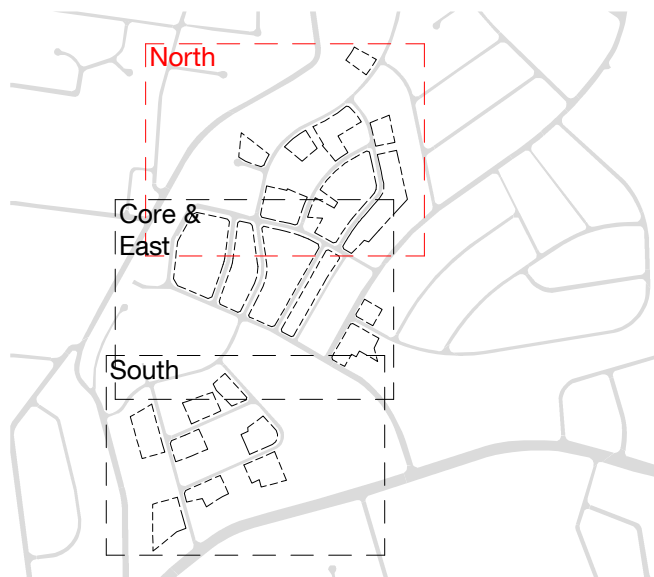
Client: TELPEA MASTERPLAN ARCH 2019 - 2020



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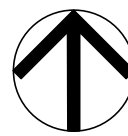
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2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme North Precinct - Roof Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:22:10 PM		
BIM			

Drawing no.	Revision
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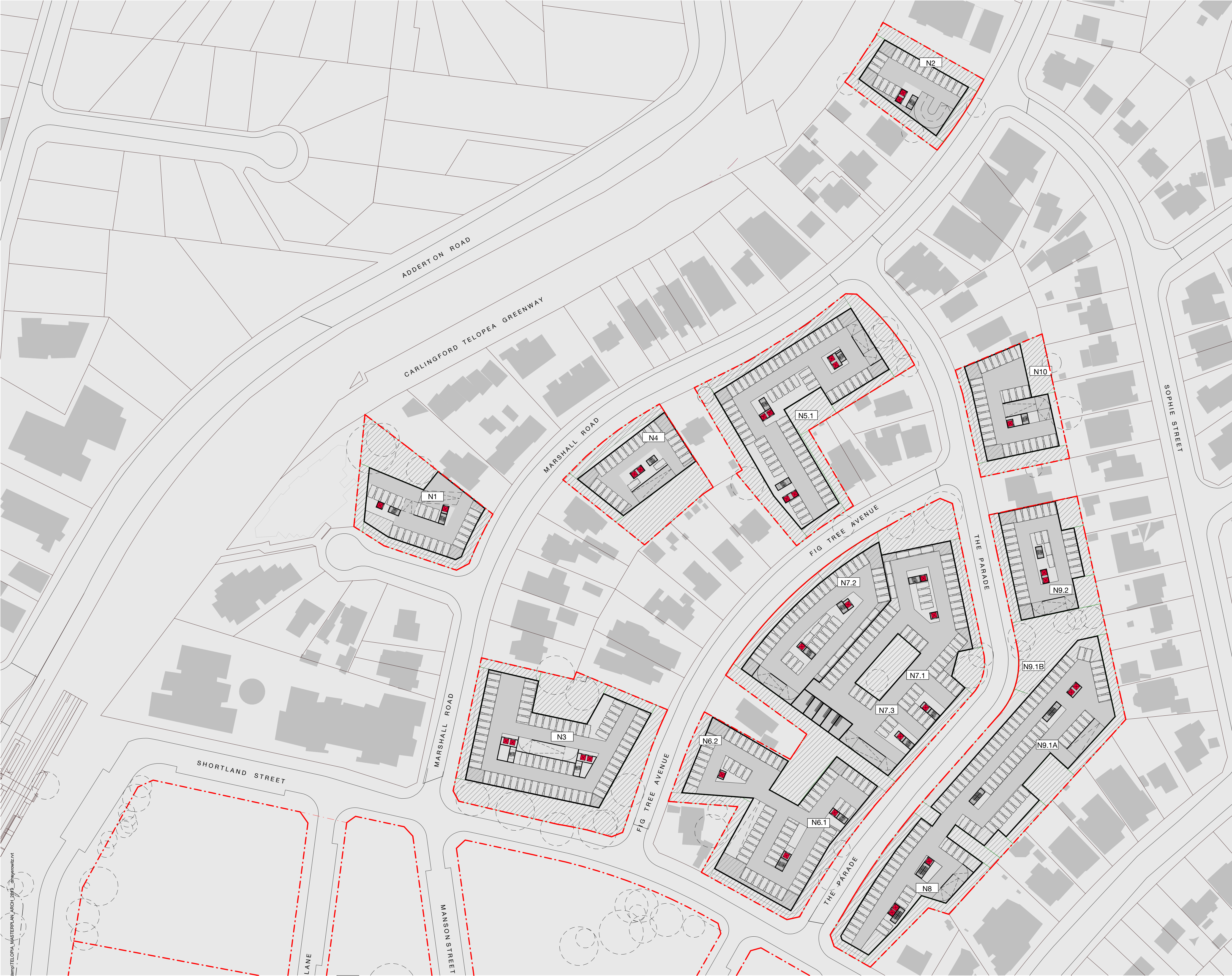
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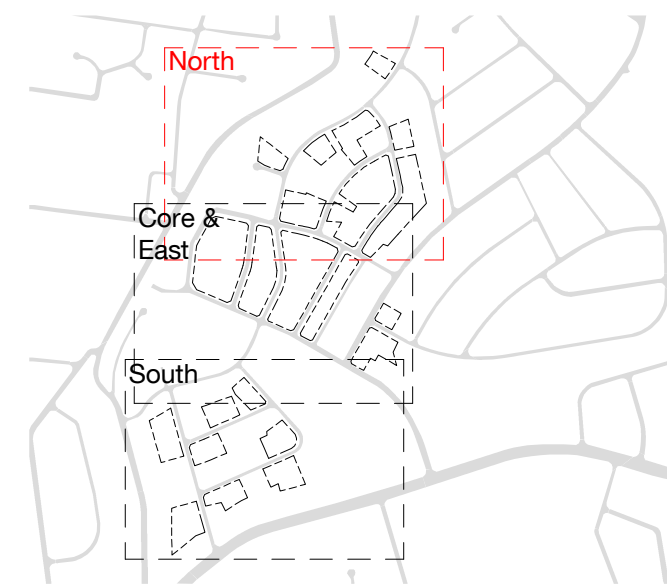
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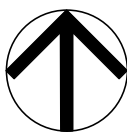
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2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
North Precinct - Basement



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:22:35 PM		
BIM			

Drawing no.	Revision
DA02.MP.230 3	

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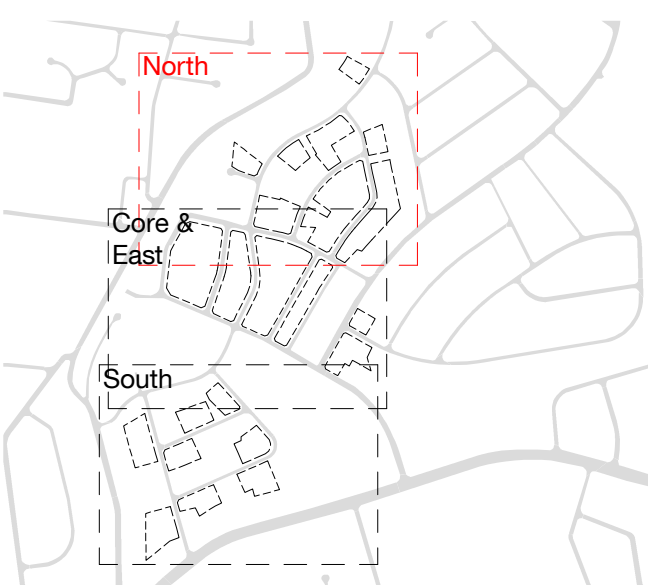
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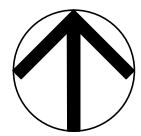


- Key:**
- Lot Boundaries
 - Ground Communal Open Space
 - Roof Communal Open Space
 - Public Open Space
 - Pedestrian Through Site Links
 - Childcare Garden

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

Indicative Scheme
North Precinct - Open Space



Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:22:55 PM
BIM	

Drawing no. Revision
DA02.MP.240 2

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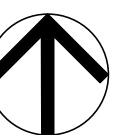
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GFA - Standard Instrument LEP, Department of Planning

1	07.10.22	Response to Submission 2	DM	WM
Rev	Date	Description	Initial	Checked

Masterplan
North Precinct - GFA Plans



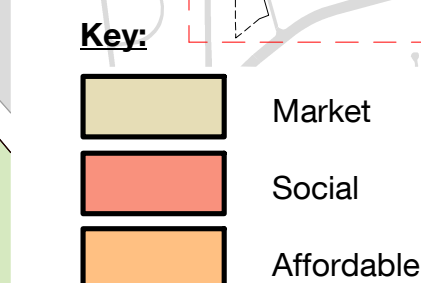
Drawing no. Revision

DA02.MP.250 1

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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

Indicative Scheme
South Precinct - Ground Floor Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:23:33 PM		
BIM			

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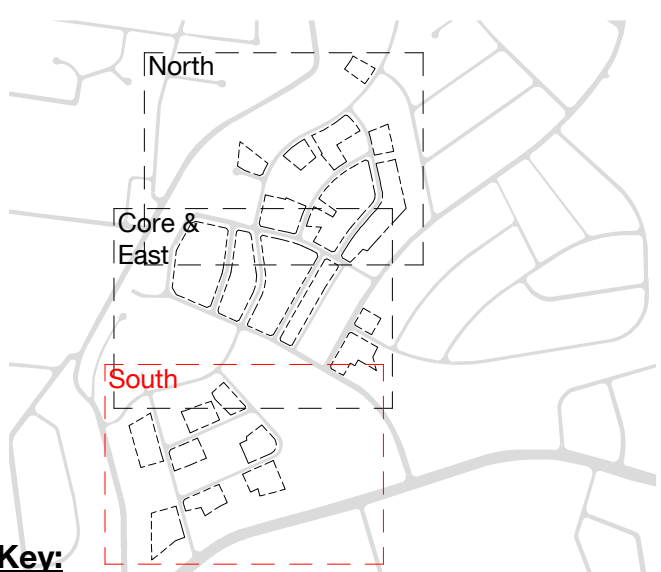


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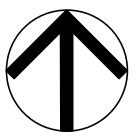
Key:

- Market
- Social
- Affordable

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

Indicative Scheme
South Precinct - Typical Floor Plan



Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:23:53 PM
BIM	

Drawing no. Revision
DA02.MP.3102

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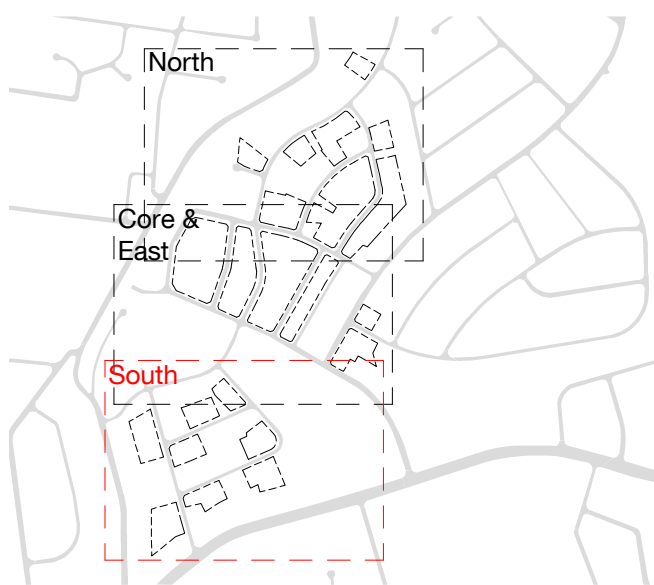


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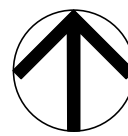
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2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme South Precinct - Roof Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:24:12 PM		
BIM			

Drawing no.	Revision
DA02.MP.320 2	

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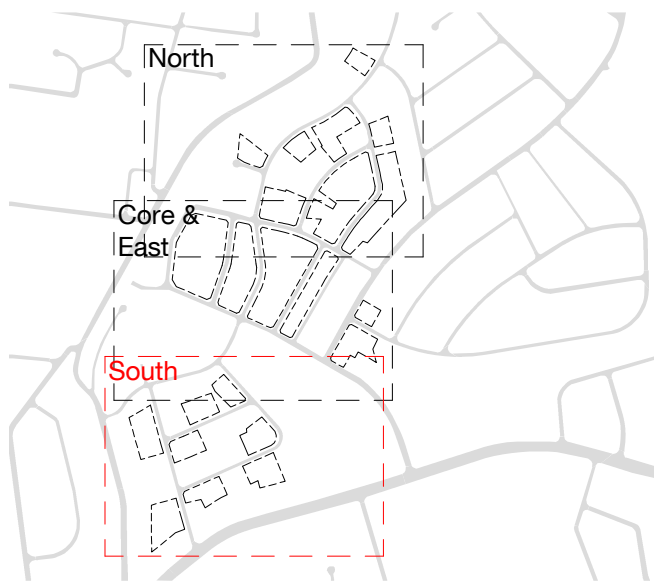
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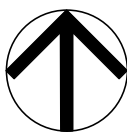
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2	07.10.22	Response to Submission 2	DM	WM
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Teloopa Masterplan

Indicative Scheme
South Precinct - Basement



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:24:35 PM		
BIM			

Drawing no.	Revision
DA02.MP.330 2	

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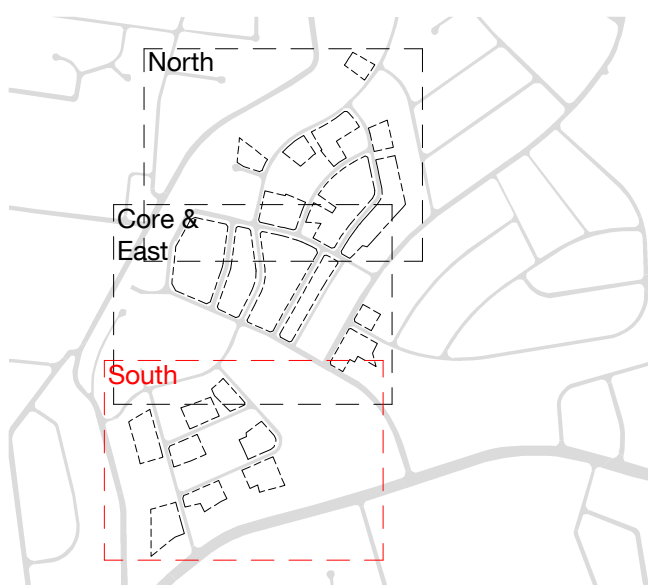
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- Key:**
- Lot Boundaries
 - Ground Communal Open Space
 - Roof Communal Open Space
 - Public Open Space
 - Pedestrian Through Site Links
 - Childcare Garden

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

Teloopa Masterplan

Indicative Scheme
South Precinct - Open Space



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:24:54 PM		
BIM			

Drawing no. Revision
DA02.MP.340 2

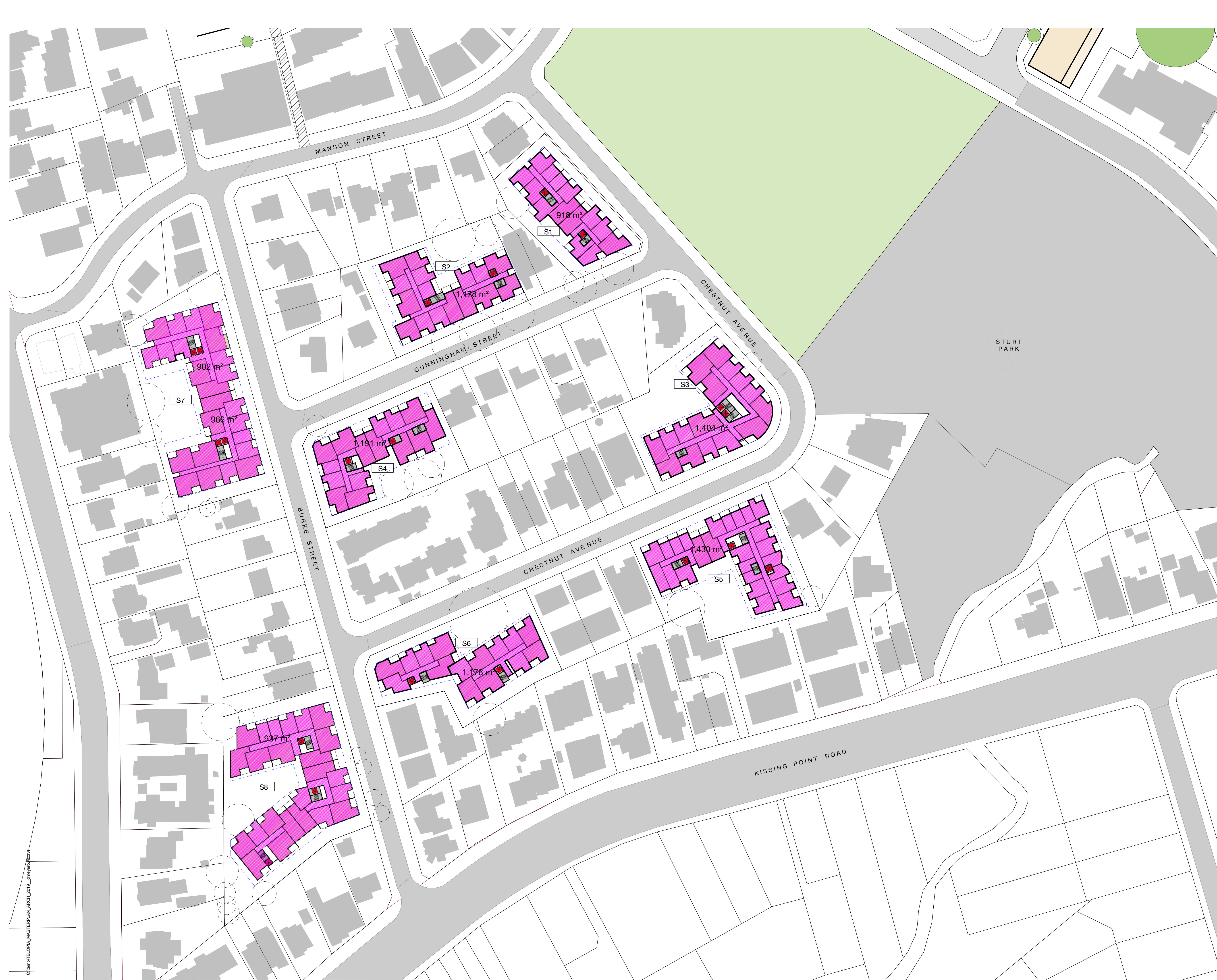
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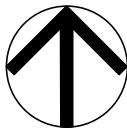
GFA - Standard Instrument LEP, Department of Planning

The GFA (NSW) the sum of the floor area of each floor of a building measured from the internal face of the external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 meters above the floor and includes: - the area of a mezzanine, and; habitable rooms in a basement or an attic, and; - any shop, auditorium, cinema, and the like, in a basement or attic, but excludes: - any area for common vertical circulation, such as lifts and stairs, and; - any basement;; storage, and; vehicular access, loading areas, garbage and services, and; - plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and; - car parking to meet any requirements of the consent authority (including access to that car parking), and; - any space used for the loading or unloading of goods (including access to it), and; - terraces and balconies with outer walls less than 1.4 meters high, and; - voids above a floor at the level of a storey or storey above.

1	07.10.22	Response to Submission 2	DM	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

**Masterplan
South Precinct -GFA Plans**



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	Author	Checked	Checker
Project No.	S12226		
Plot Date	2/11/2022 5:19:54 PM		
BIM			

Drawing no.	Revision
DA02.MP.350 1	

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