

S12226 - Telopea Masterplan

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DRAWING LIST

No.	Title	Latest Revision
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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.

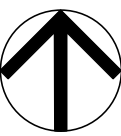
TELOPEA RTS 2 S4.55 SCHEDULE OF DESIGN CHANGES

General	
1.	Typical Floor to floor heights increased from 3100mm to 3150mm
2.	Envelopes refined to show ADG building separation criteria (non-habitable)
3.	Reference design plans updated to show relationship to envelopes
4.	GFA drawings describe typical floorplan areas
5.	Reference design and mix updates to accommodate increased street setbacks, built form changes etc.
Stage 1a	
6.	Refer to Stage 1a DA Report & s4.55 amendments
7.	Street Setbacks increased to 4m
8.	Additional Storey to Building B setback from rooftop level
9.	Envelope Heights increased by 3m to building B
Core + East Precincts	
10.	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
11.	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
12.	Building breaks (Articulation zones) added to; c1.1, c2.1, c5.1b, c6.1b, c8, e1
13.	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
14.	Ground level through site links removed from lots c8 and c6.2
North Precinct	
15.	Street setbacks increased from 3m to 4m
16.	Deep soil increased from 25% to 30%
17.	Basements setback from streets to maximise deep soil opportunities to street (50% assumed true deep soil)
18.	Upper level setbacks provided to 8 storey buildings (n3, n5 and n8)
19.	Building breaks (Articulation zones) added to; n3, n4, n7.2, n9.1 and n9.2
20.	N6.1 redesigned to regain lost yield 1x AA1 tree removed - Courtyard building with consistent streetwall to Shortland Street (previously stepped around tree)
21.	Rear Boundary Setbacks N8, N9, N10 rear boundary setbacks increased from 3- 4m to 6m to maximise amenity to Southern neighbours
22.	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	
23.	Street setbacks increased from 3m to 4m
24.	Deep soil increased from 25% to 30%
25.	Basements setback from streets to maximise deep soil opportunities to street (50% assumed true deep soil)
26.	Building breaks (Articulation zones) added to; s2
27.	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
28.	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		
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

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Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
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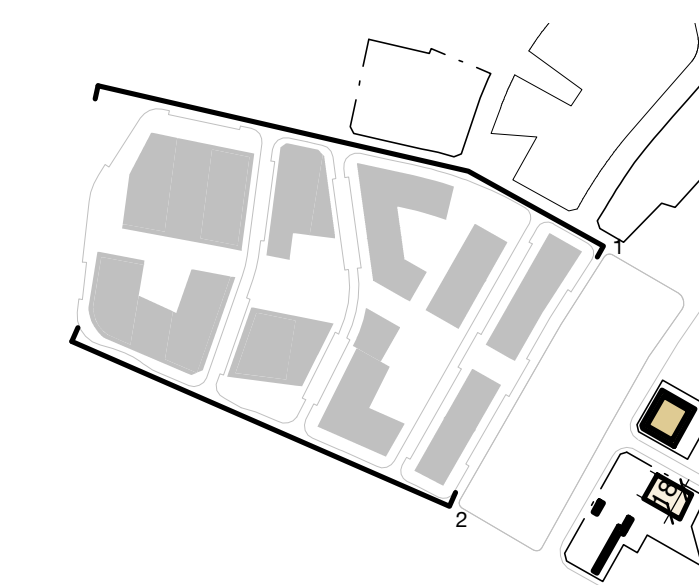
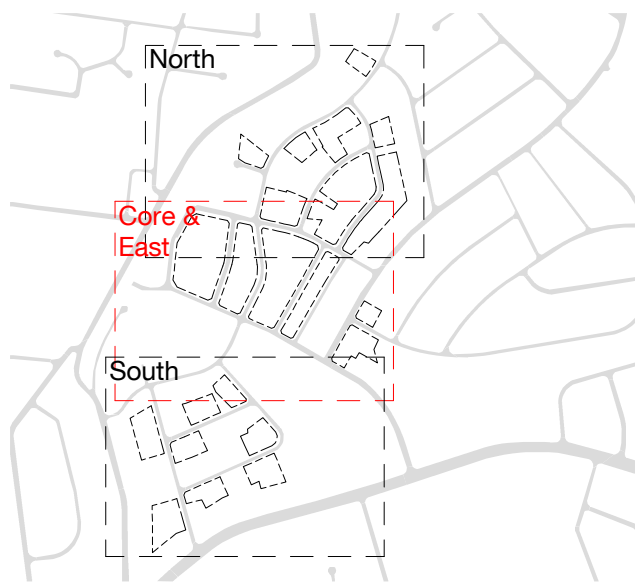
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Teloopa Masterplan

Street Elevations Street Elevations A

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Plot Date	2/11/2022 5:25:14 PM
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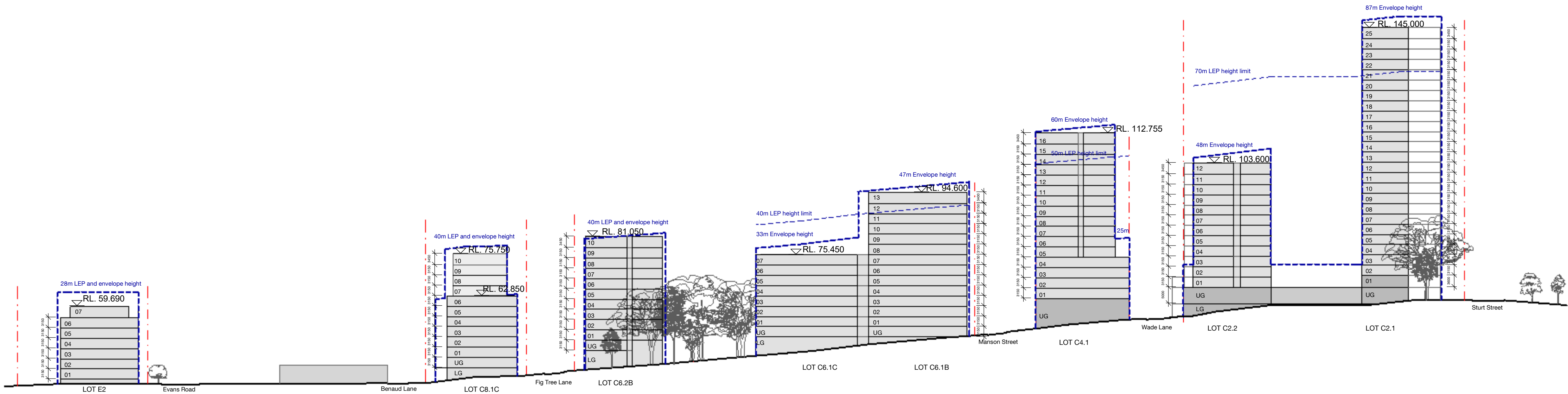
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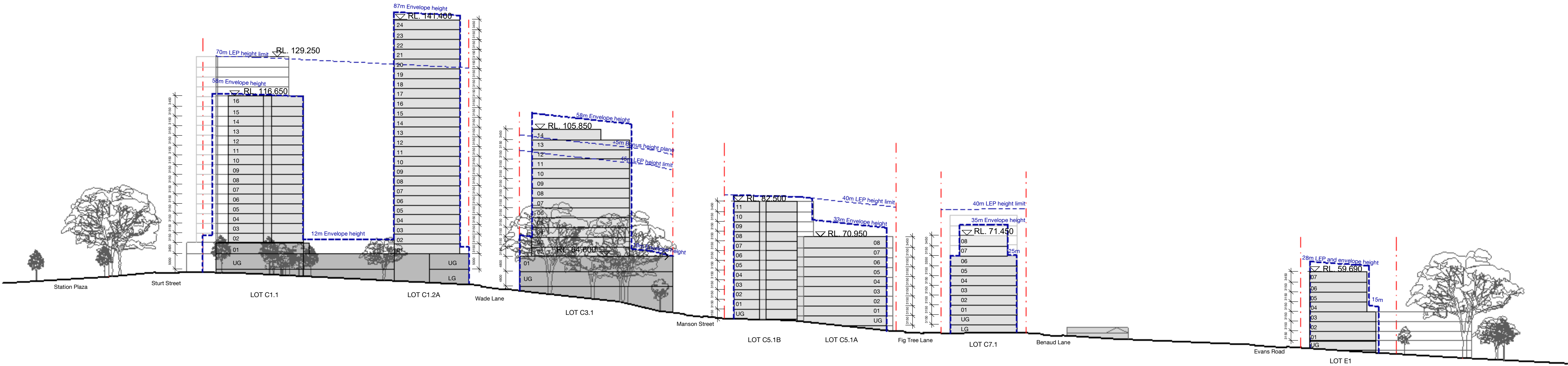
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1 Elevation 1 - Shortland Street Looking South
Elevation 1 : 750

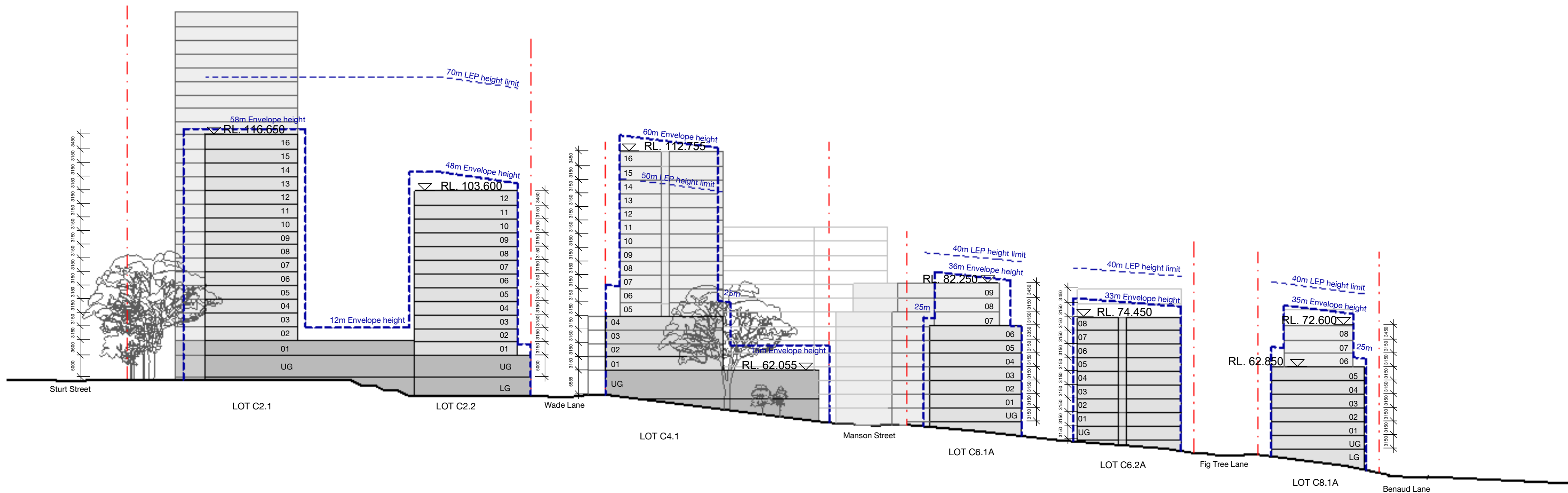


2 Elevation 2 - Sturt Street Looking North
Elevation 1 : 750

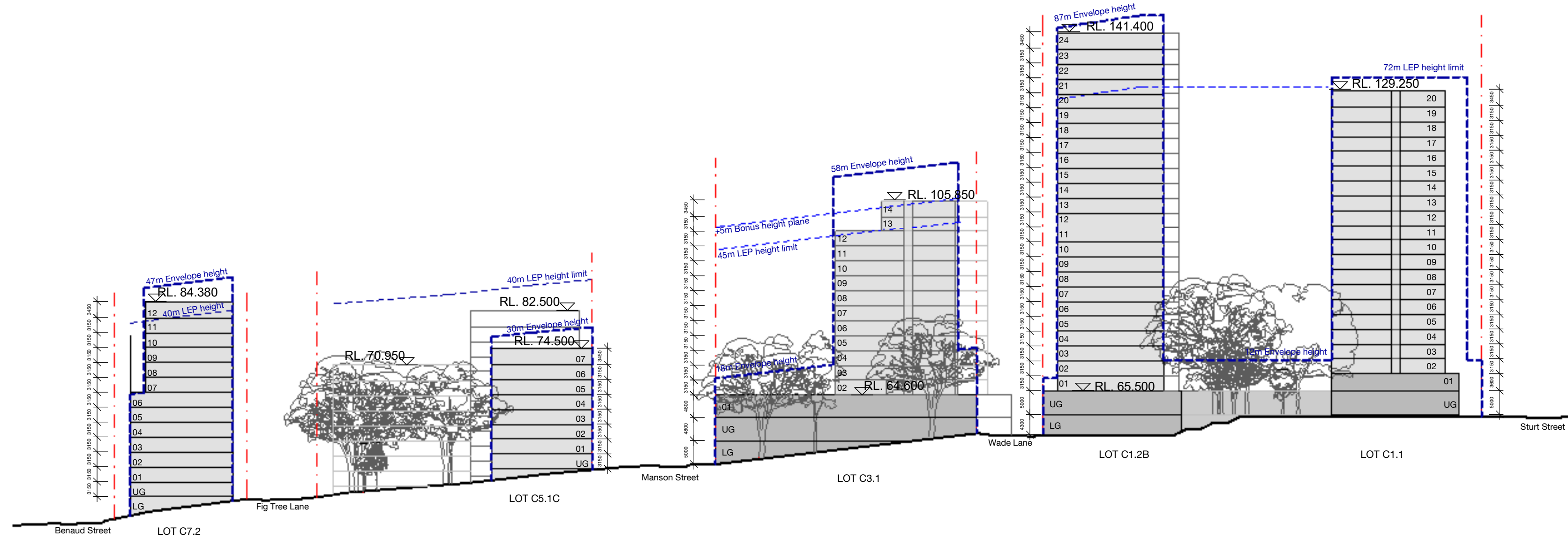
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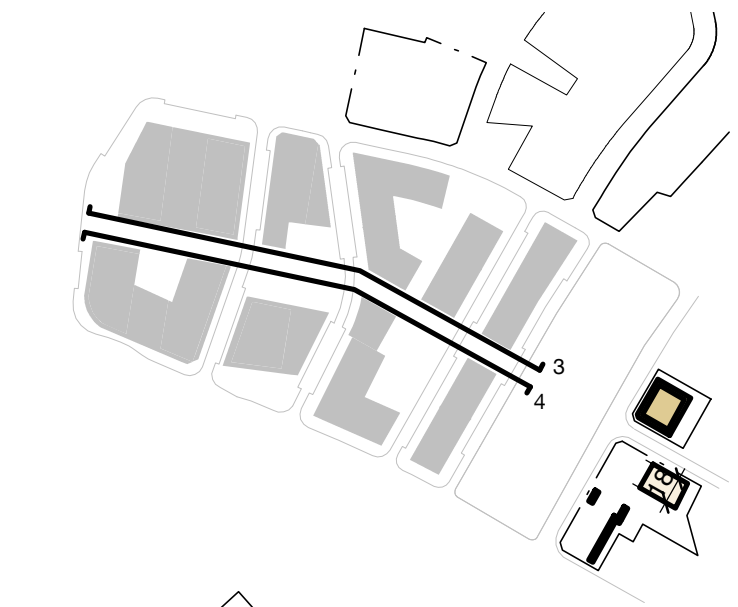
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1 Elevation 3 - Eyles Link Looking North
Elevation 1 : 750



2 Elevation 4 - Eyles Link Looking South
Elevation 1 : 750



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Street Elevations Street Elevations B

Status	For Information
Scale	As indicated @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:25:49 PM

BIM	
Drawing no.	Revision
DA03.MP.101	4

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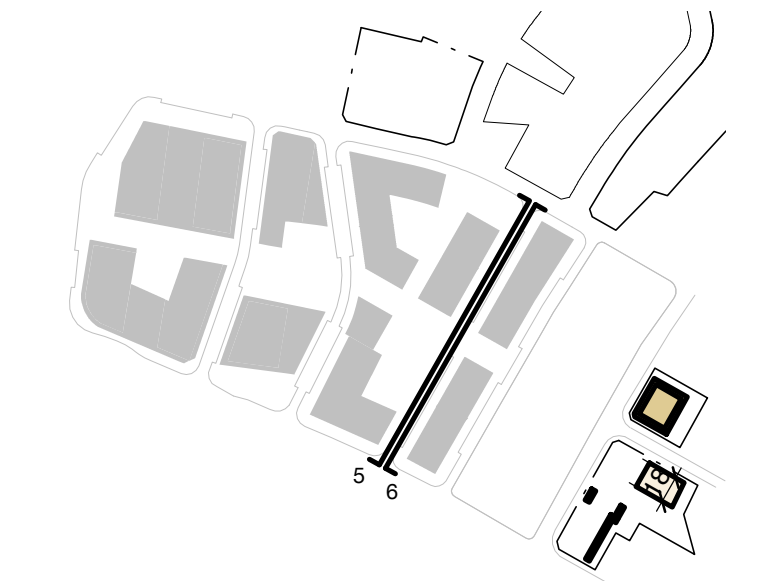
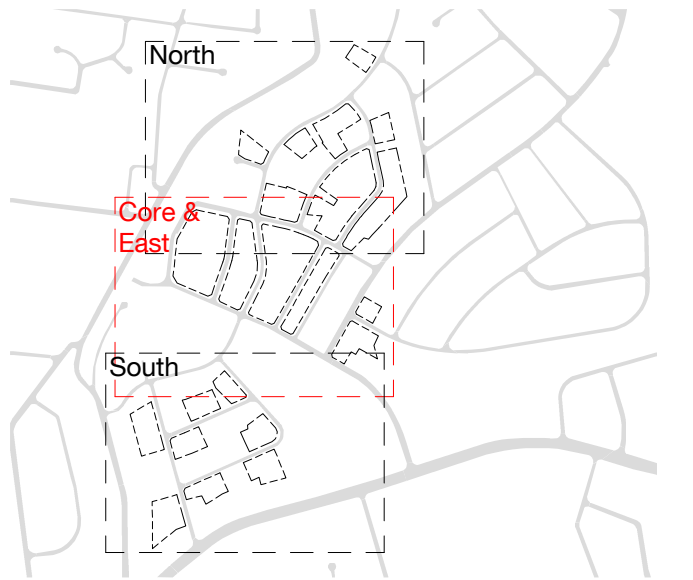
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1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Teloopa Masterplan

Street Elevations Street Elevations C

Status	For Information
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Drawn	CC Checked WM
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Plot Date	2/11/2022 5:26:04 PM

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Drawing no.	Revision

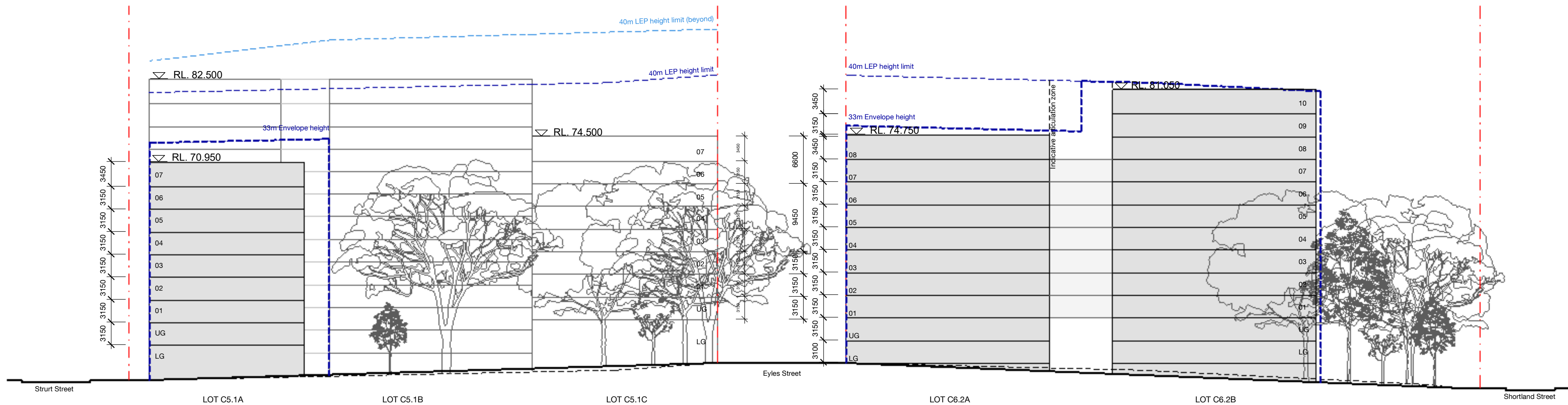
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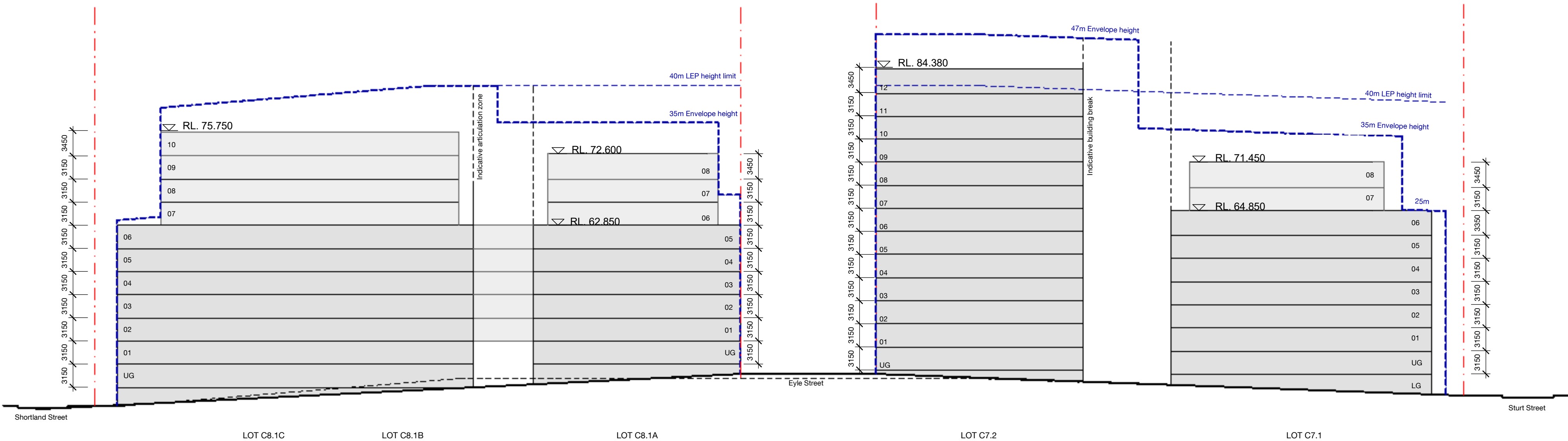
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1 Street Elevation 5 - Fig Tree Lane Looking West
Elevation 1 : 400

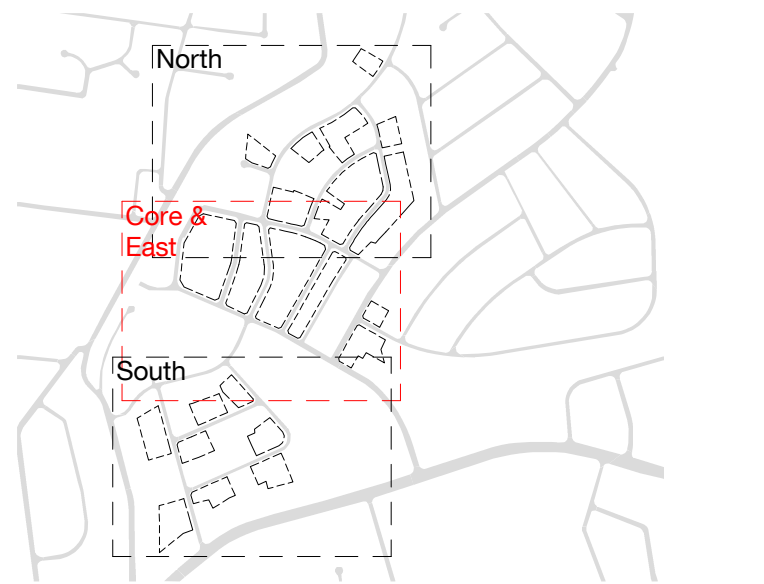


2 Street Elevation 6 - Fig Tree Lane Looking East
Elevation 1 : 400

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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

Street Elevations Street Elevations D

Status	For Information		
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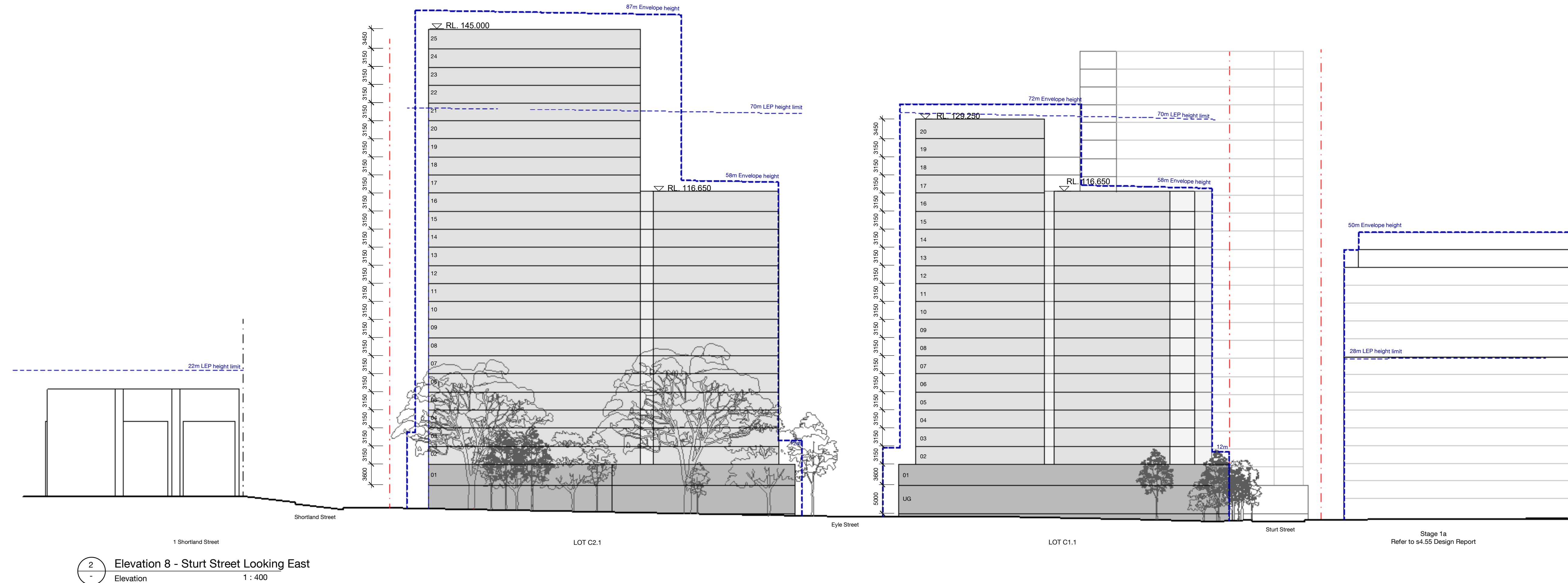
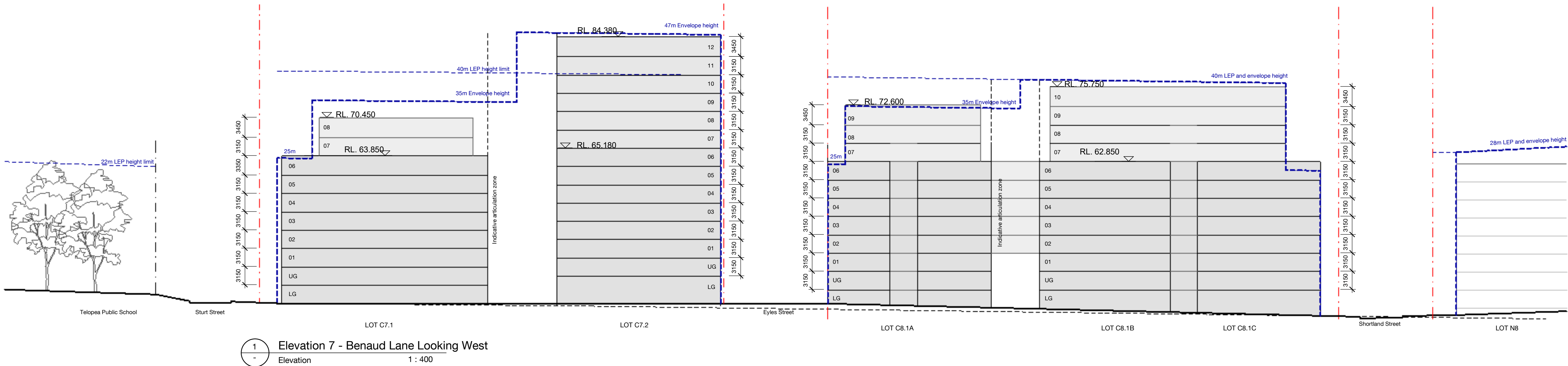
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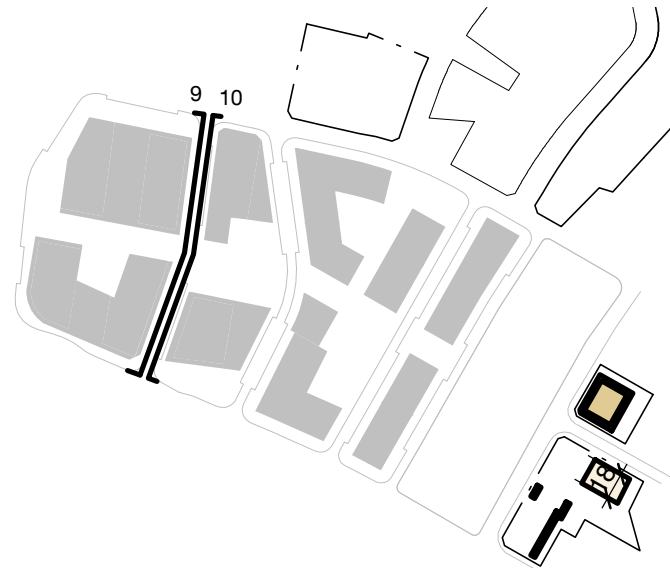
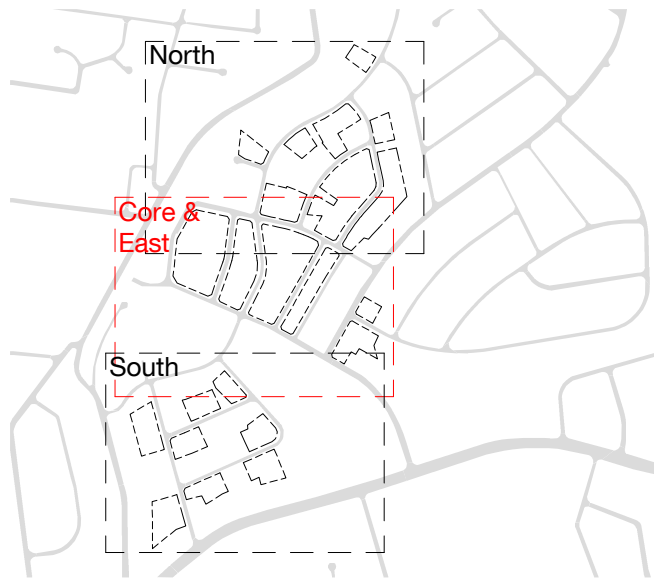
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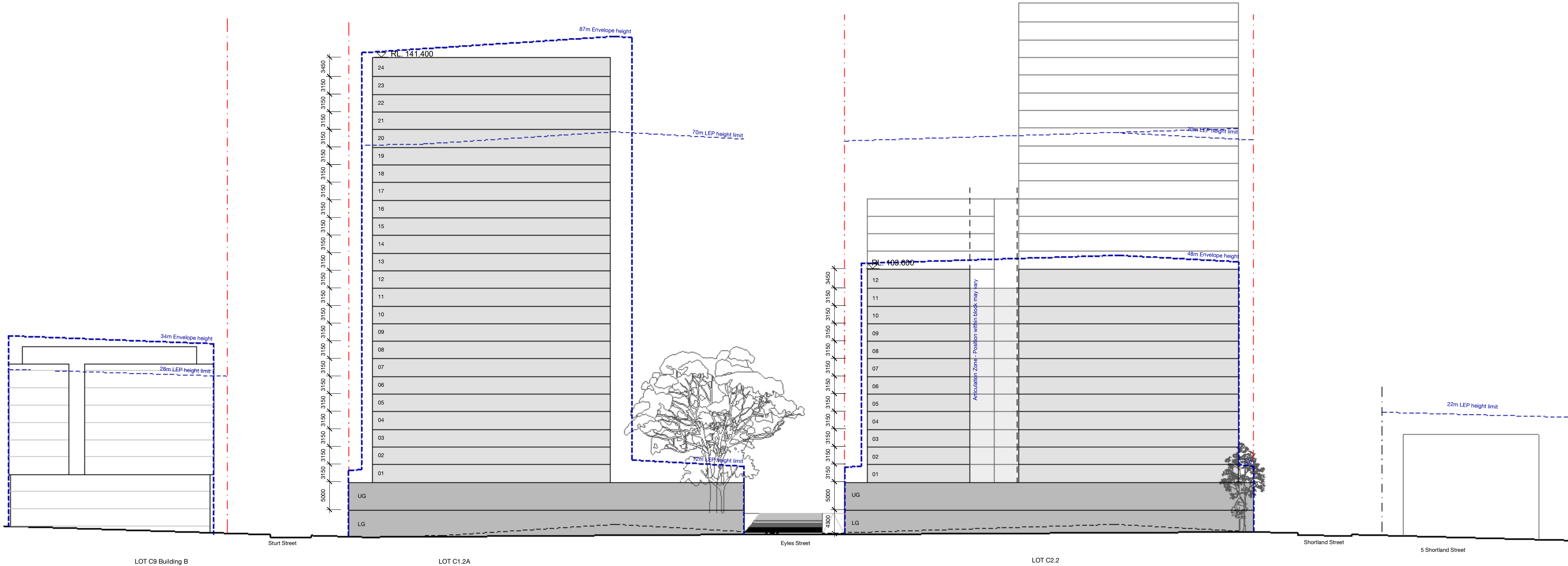
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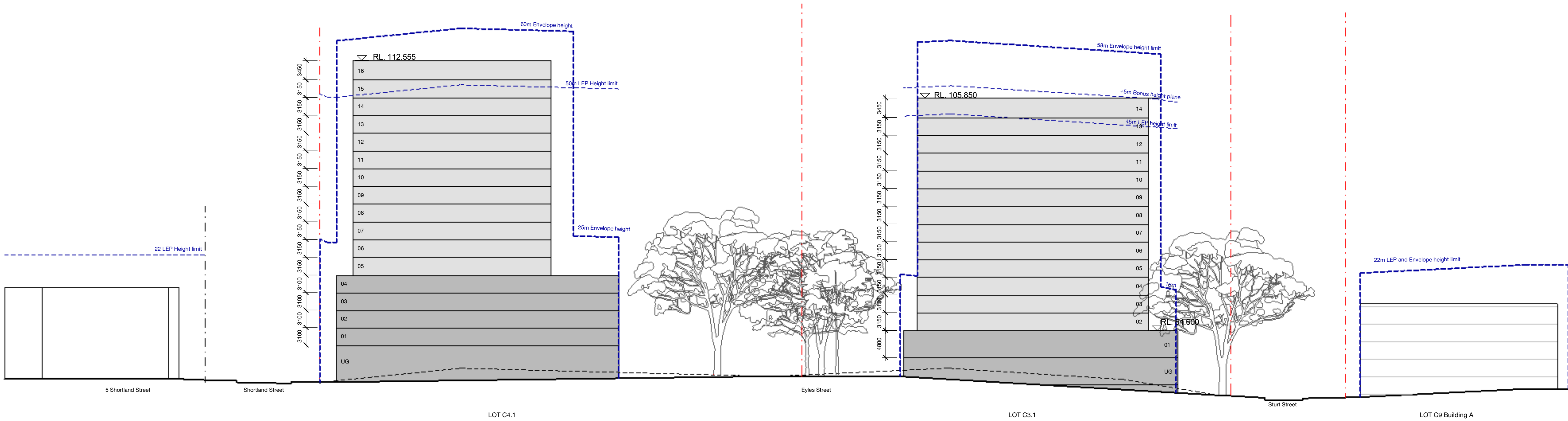


Key:

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- Proposed ground
- Existing ground



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



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

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

Street Elevations
Street Elevations E

Status	For Information
Scale	As indicated @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:26:38 PM
BIM	
Drawing no.	Revision
DA03.MP.104 4	

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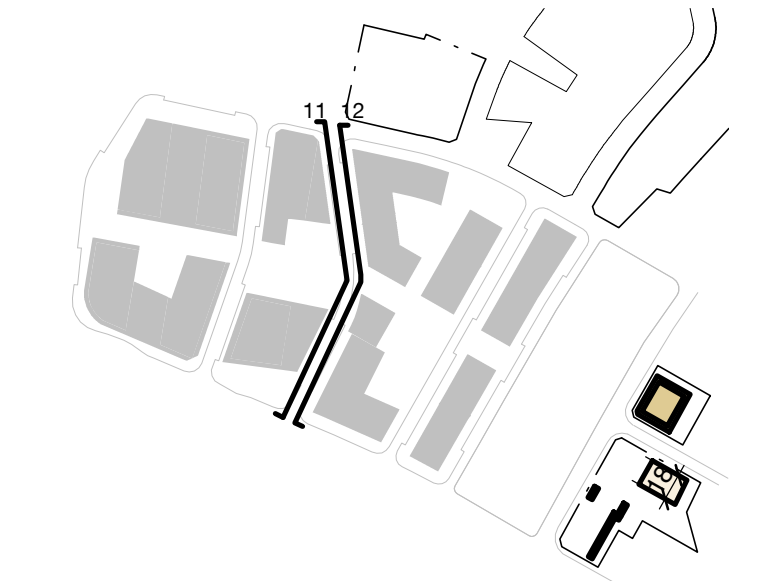
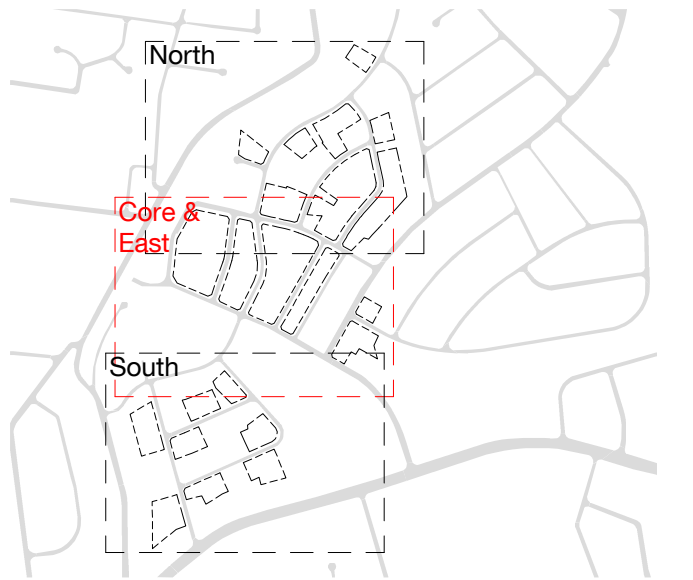
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1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Street Elevations Street Elevations F

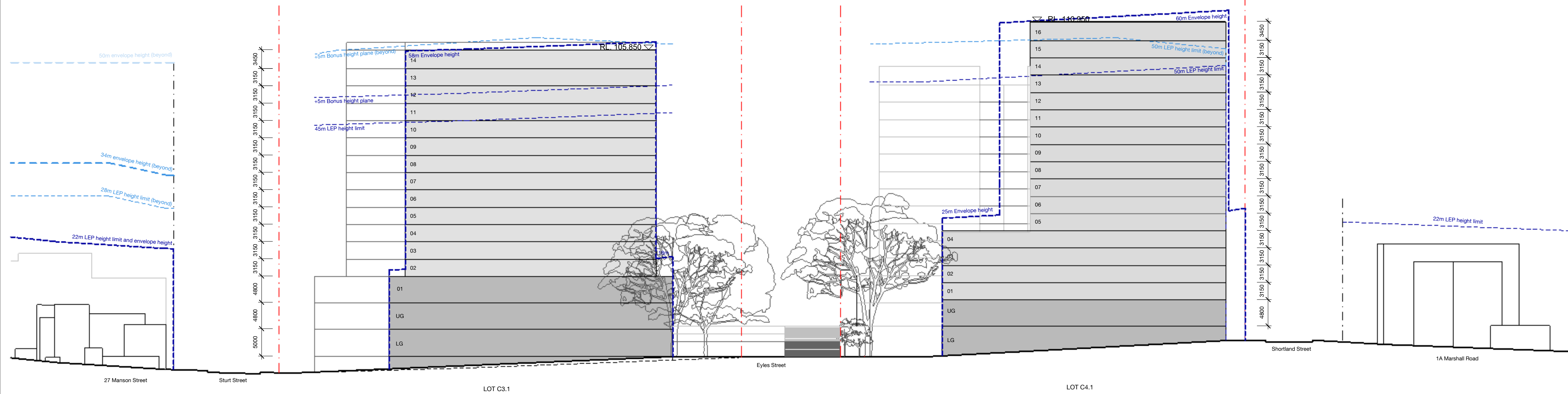
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DA03.MP.1054			

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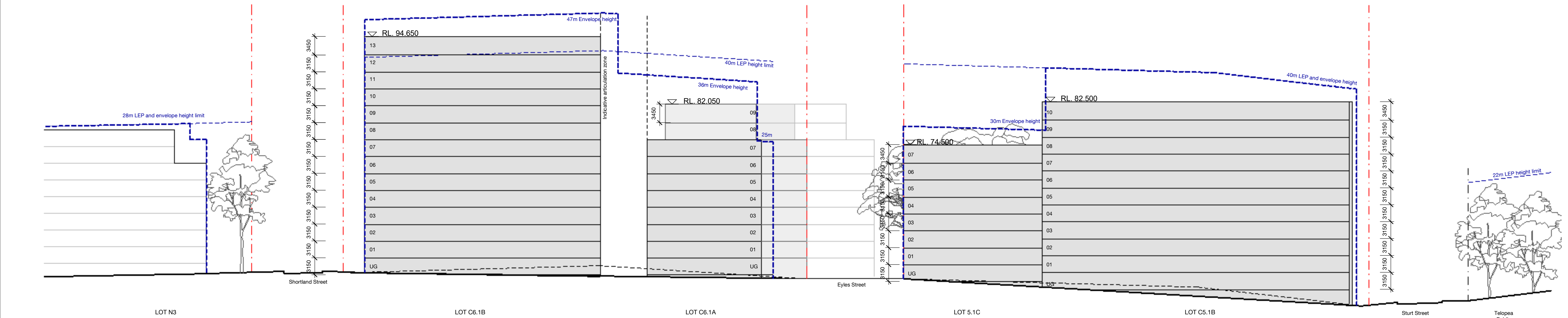
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1 Street Elevation 11 - Manson Street Looking West
Elevation 1 : 400

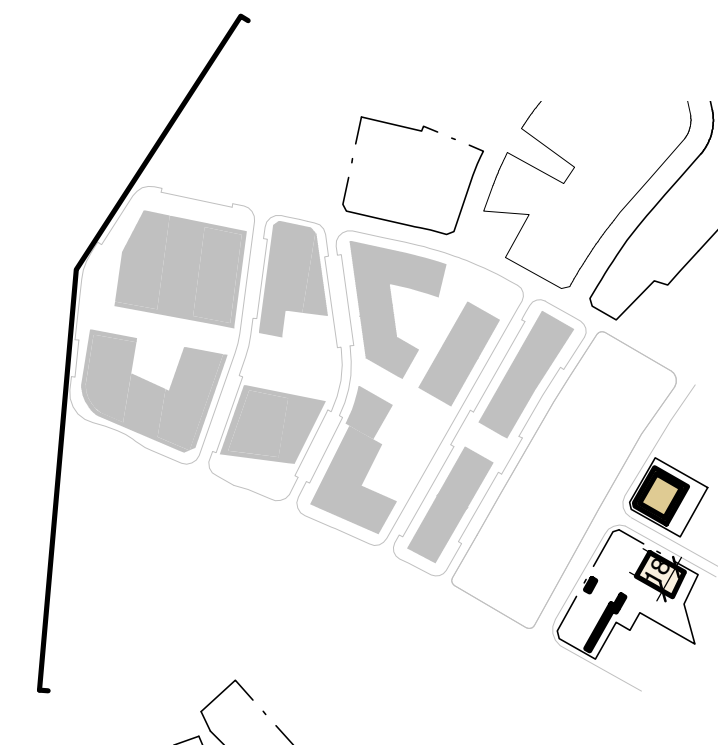
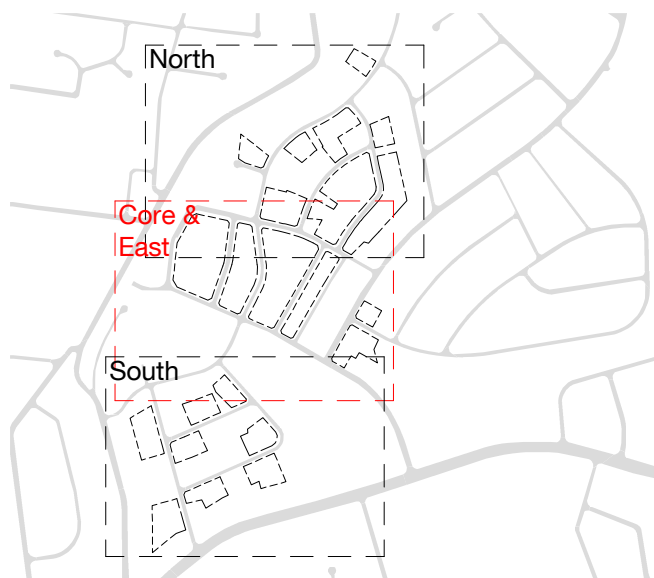


2 Street Elevation 12 - Manson Street Looking East
Elevation 1 : 400

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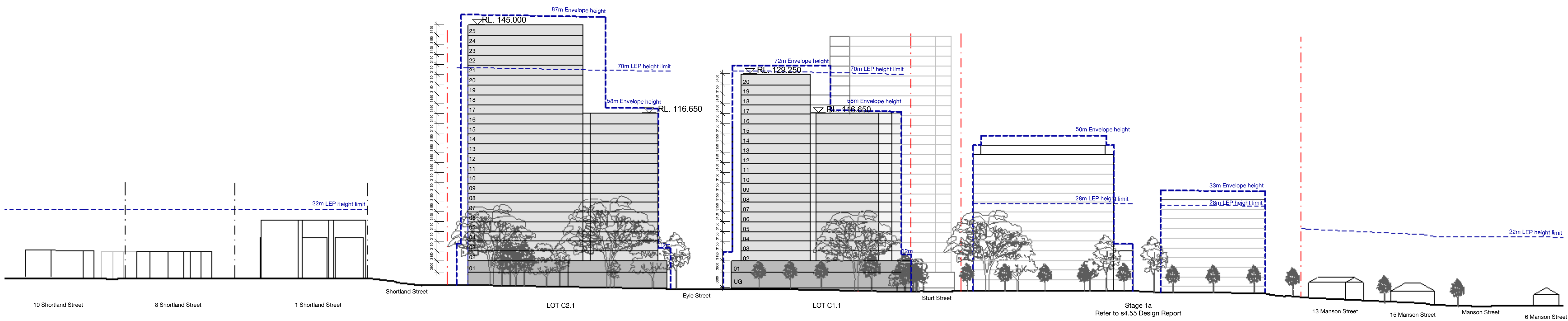
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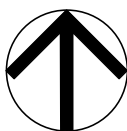
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- LEP height limit (beyond)
- Proposed ground
- Existing ground



1	07.10.22	Response to Submission 2	DM	WM
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Teloopa Masterplan

Street Elevations Station Plaza



Status	For Information		
Scale	As indicated	@	A1
Drawn	Author	Checked	Checker
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BIM			

Drawing no.	Revision
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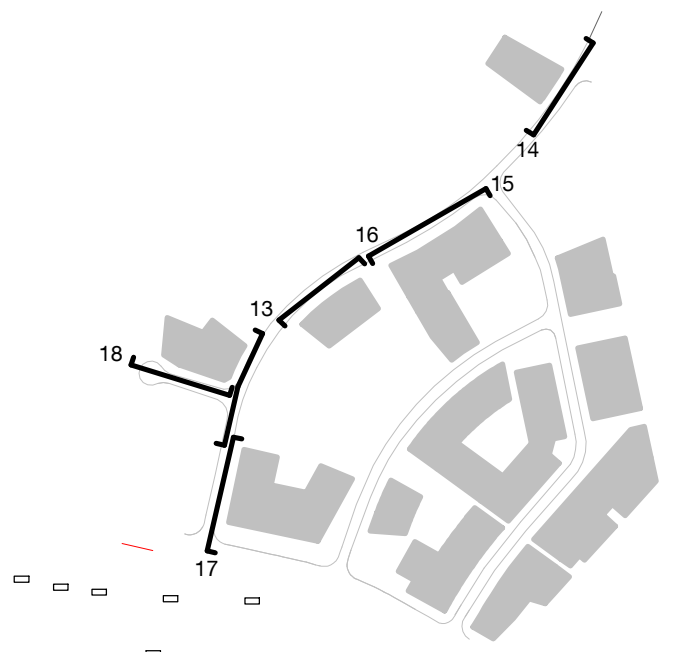
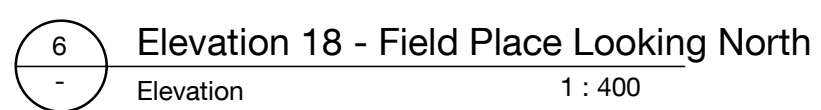
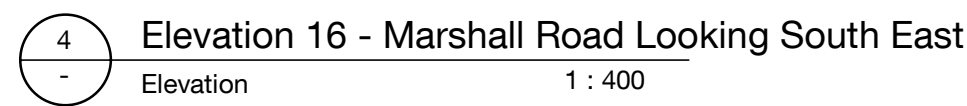
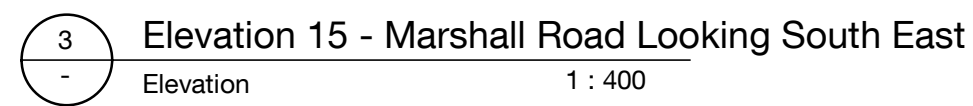
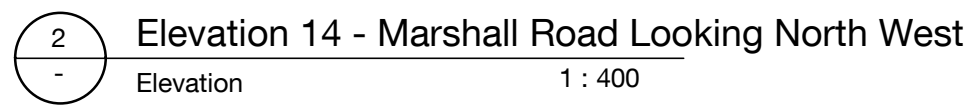
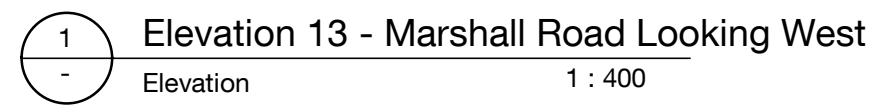
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 Site boundary
 LEP height limit
 Envelope height
 LEP height limit (beyond)
 Proposed ground
 Existing ground

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

Street Elevations
Street Elevations G

Status	For Information		
Scale	As indicated	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:27:30 PM		
BIM			

Drawing no.	Revision
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DA03.MP.200 3

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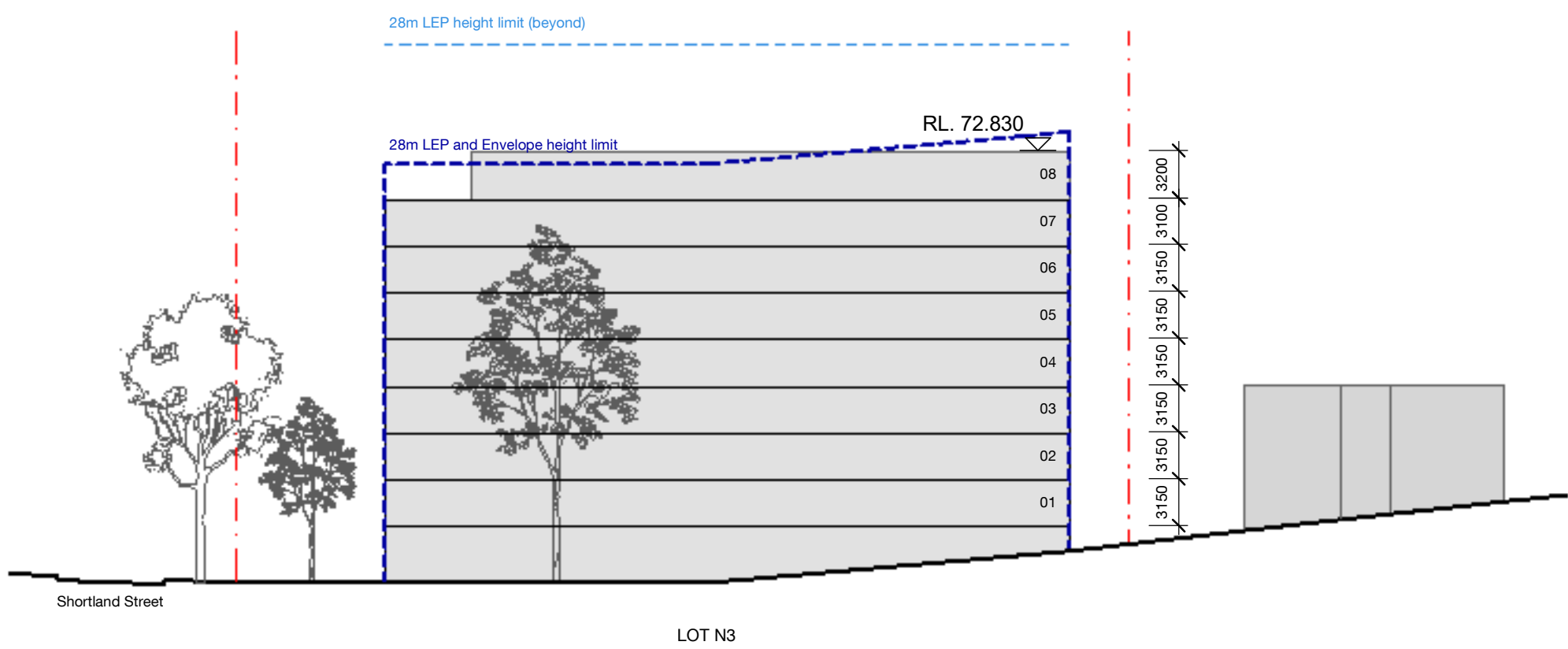
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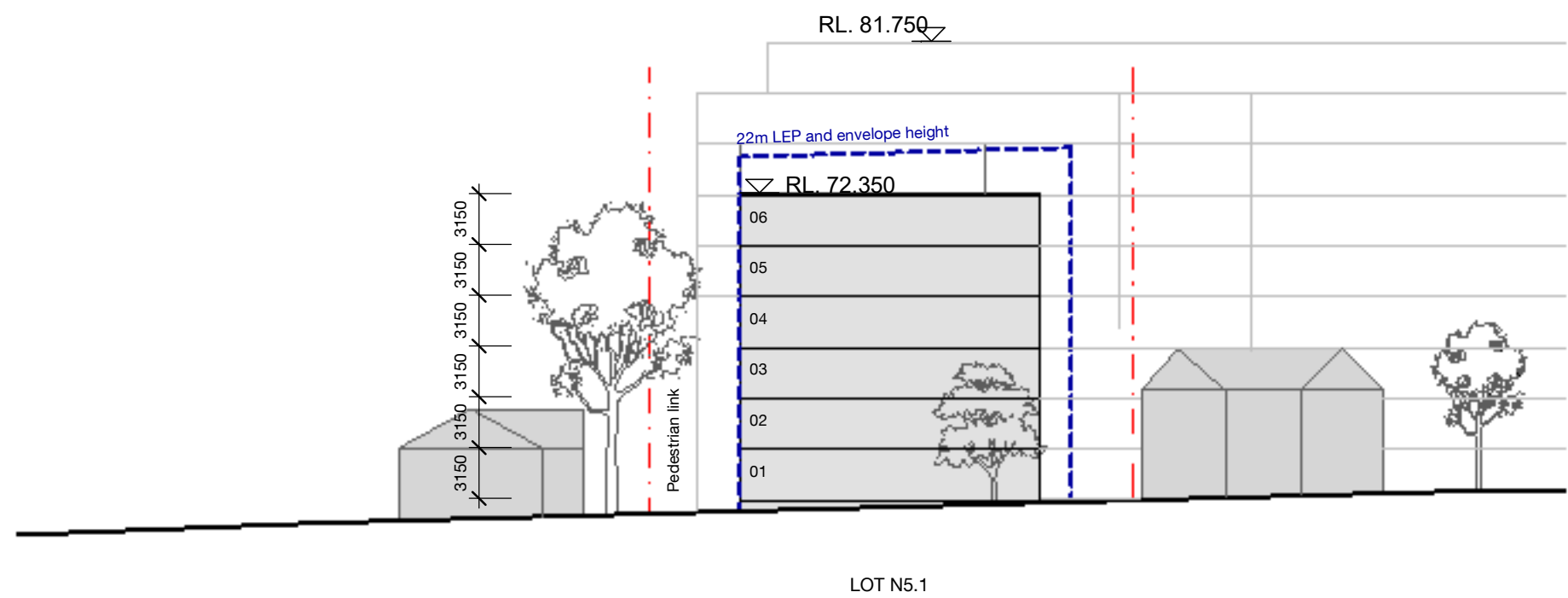
Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

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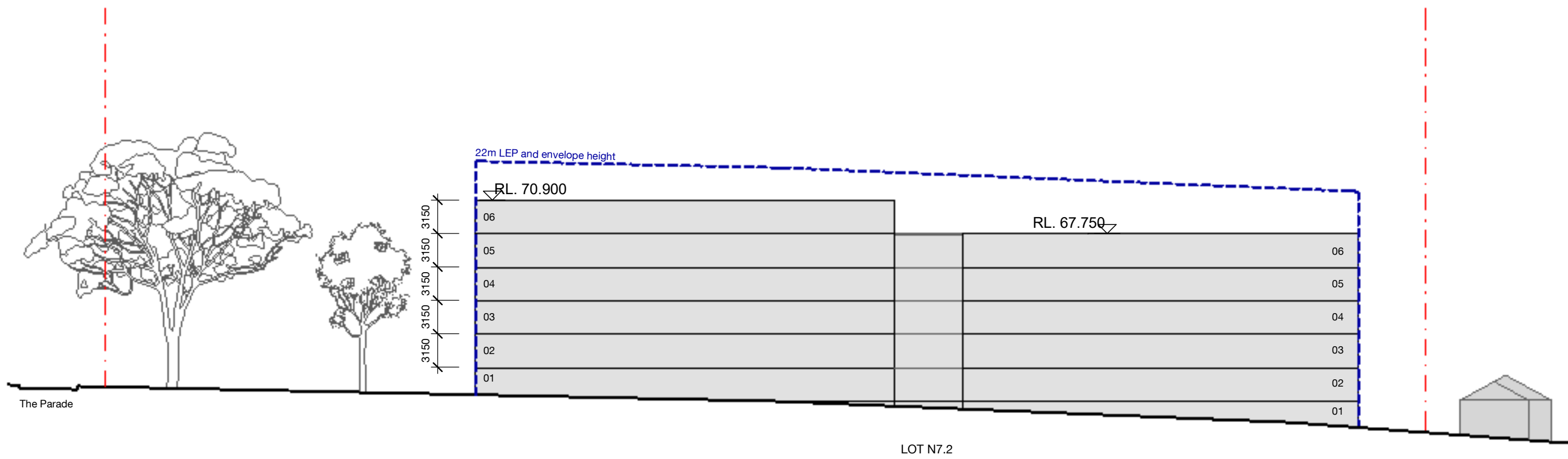
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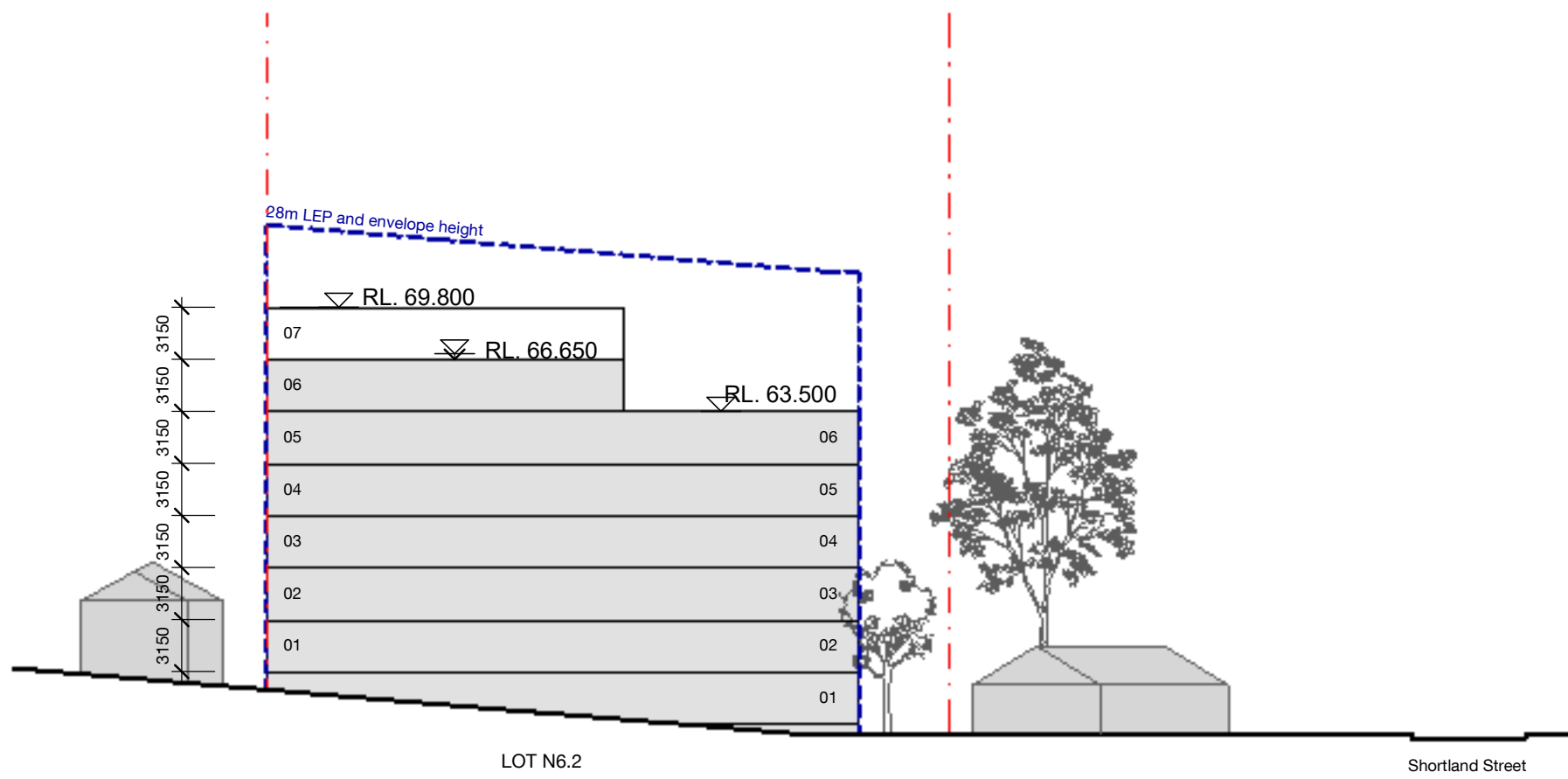
1 Elevation 19 - Fig Tree Avenue Looking West
Elevation 1 : 400



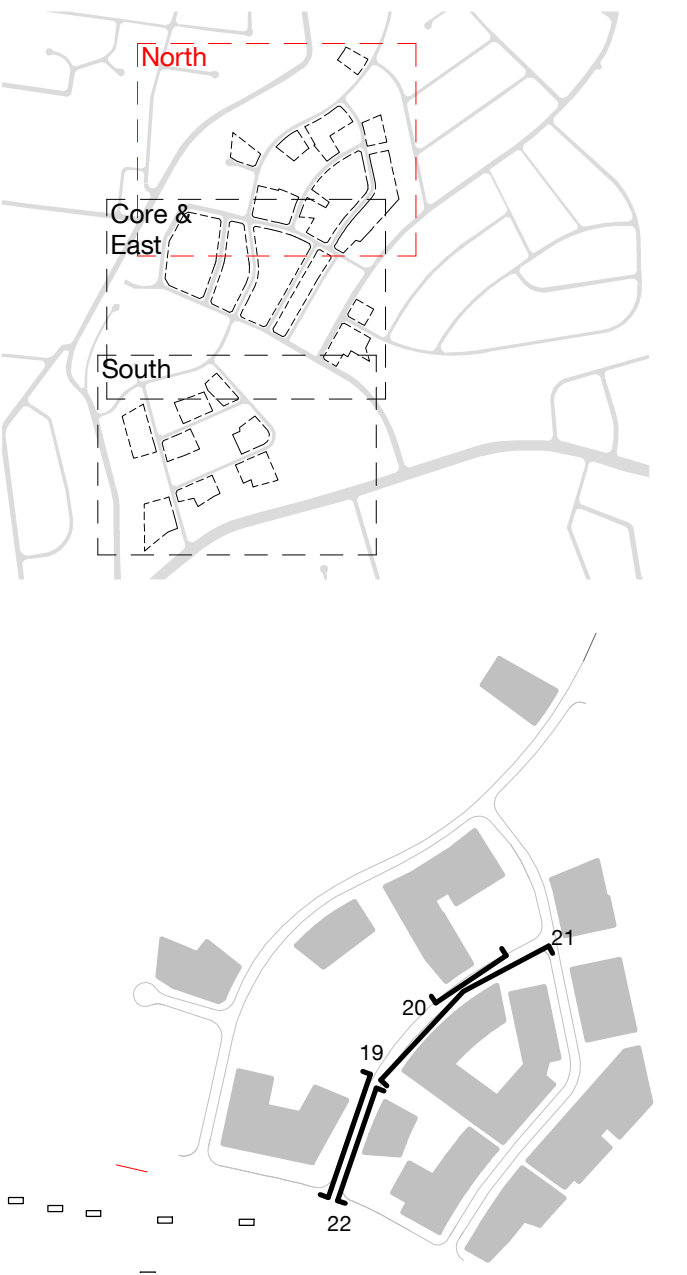
2 Elevation 20 - Fig Tree Avenue Looking North West
Elevation 1 : 400



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

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

Teloopa Masterplan

Street Elevations Street Elevations H

Status	For Information
Scale	As indicated @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:27:47 PM
BIM	

Drawing no.	Revision
DA03.MP.201	3

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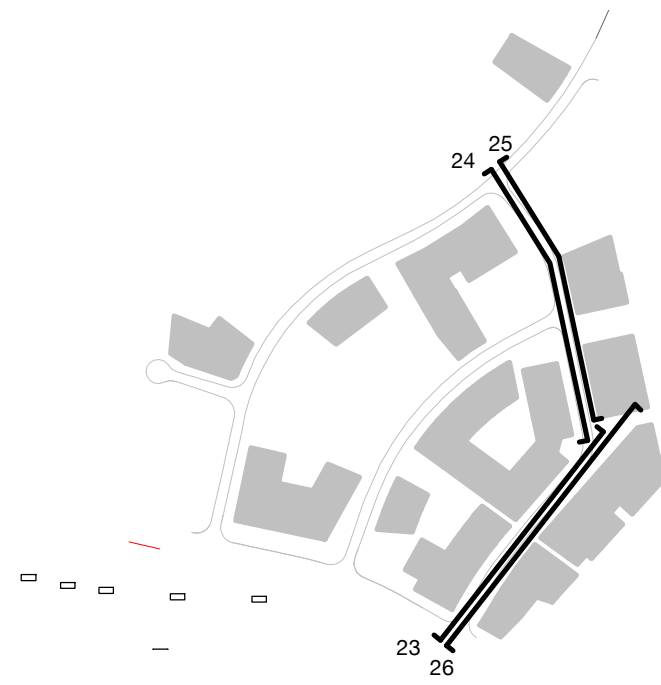
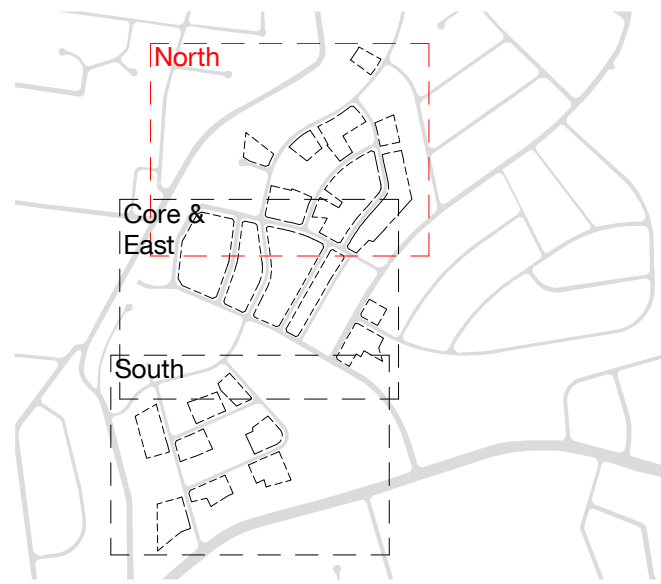
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2	14.03.22	Response to Submissions	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Street Elevations
Street Elevations I

Status	For Information
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Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:28:05 PM

BIM	
Drawing no.	Revision

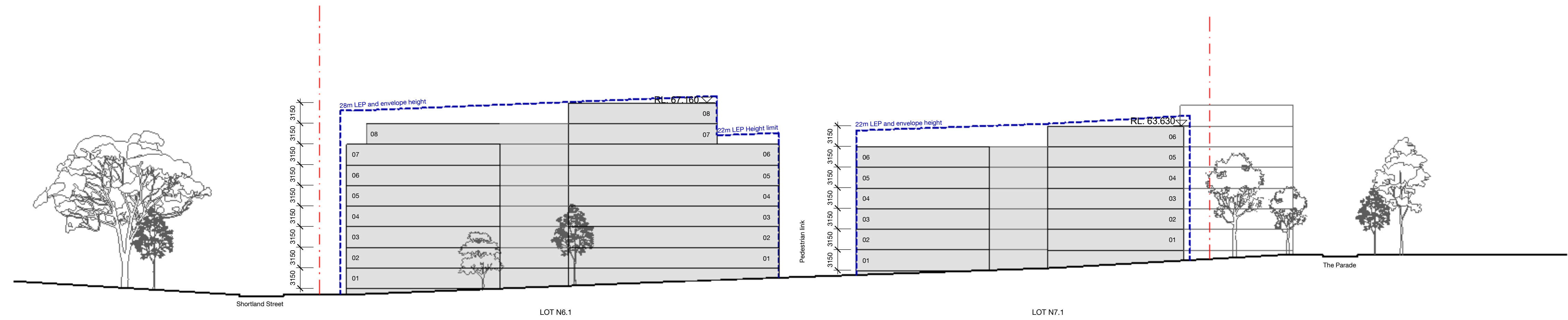
DA03.MP.2023

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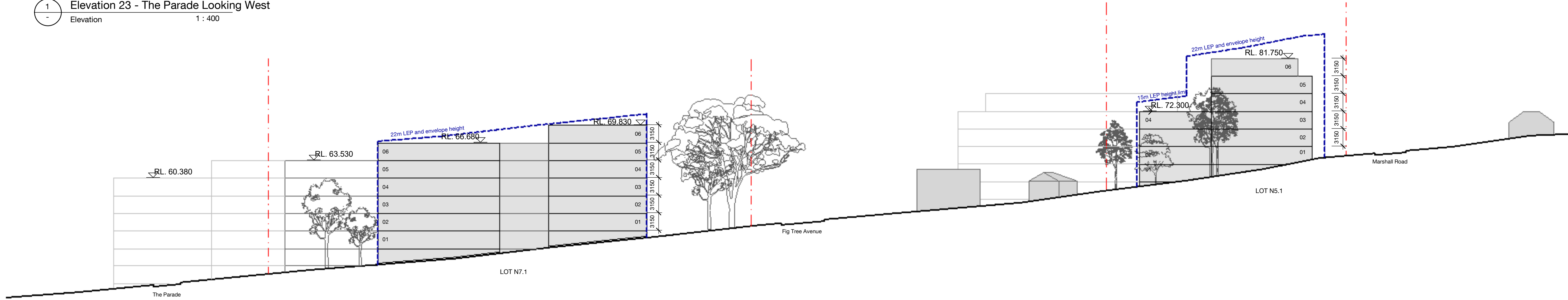
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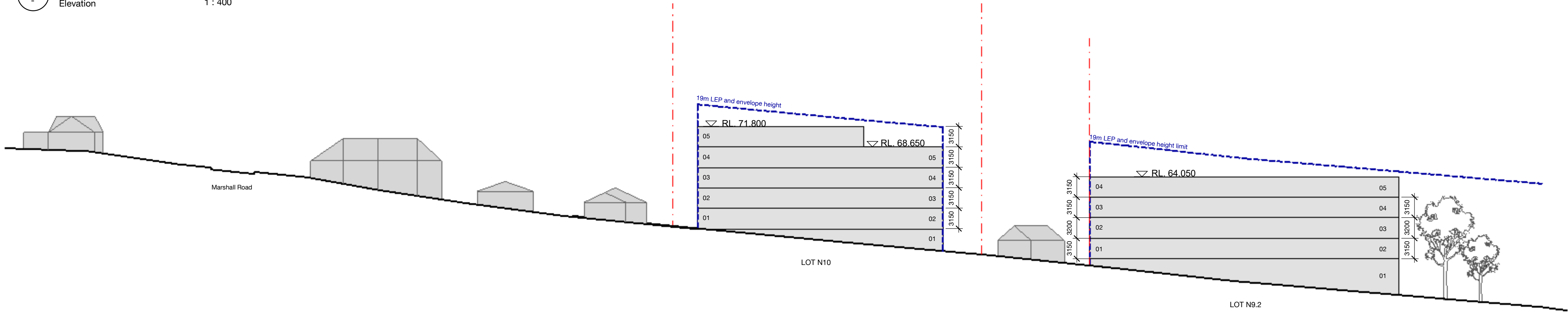
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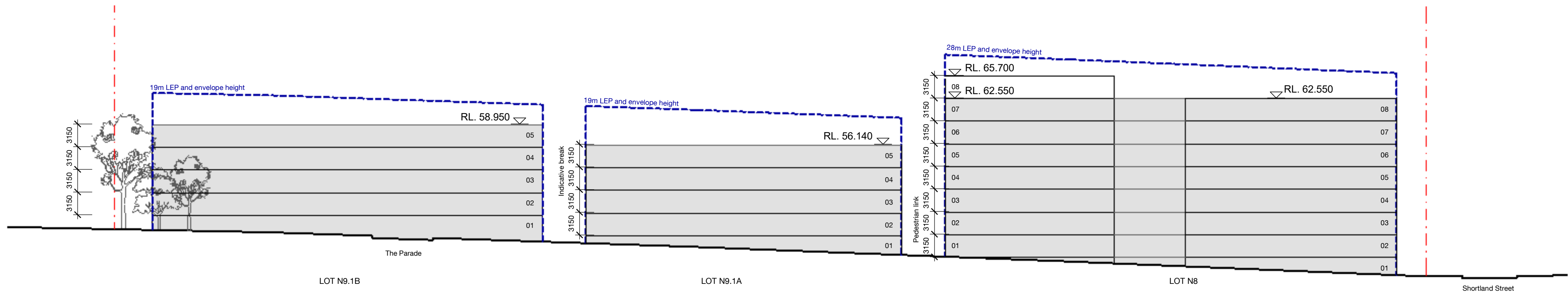
1 Elevation 23 - The Parade Looking West
Elevation 1 : 400



2 Elevation 24 - The Parade Looking South West
Elevation 1 : 400



3 Elevation 25 - The Parade Looking North East
Elevation 1 : 400

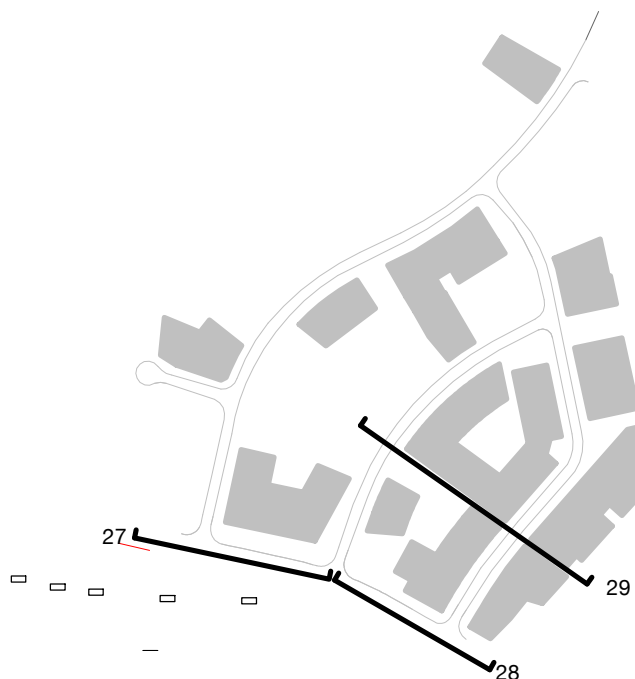
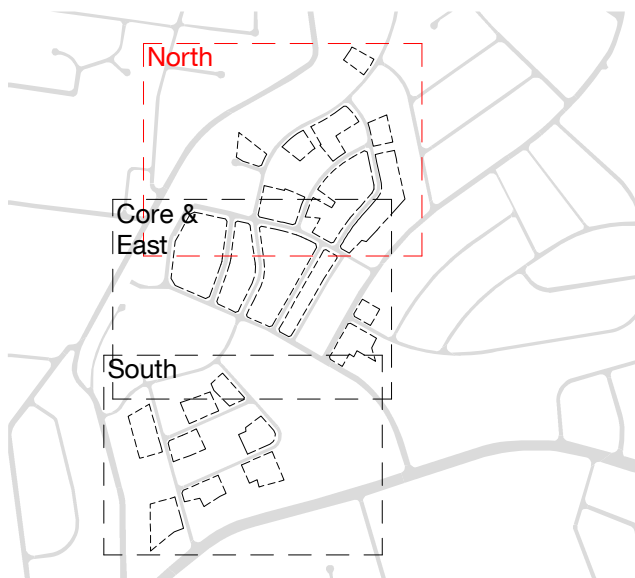


4 Elevation 26 - The Parade Looking South East
Elevation 1 : 400

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- Proposed ground
- Existing ground

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

Telopea Masterplan

Street Elevations Street Elevations J

Status	For Information
Scale	As indicated @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	2/11/2022 5:28:21 PM
BIM	

Drawing no.	Revision
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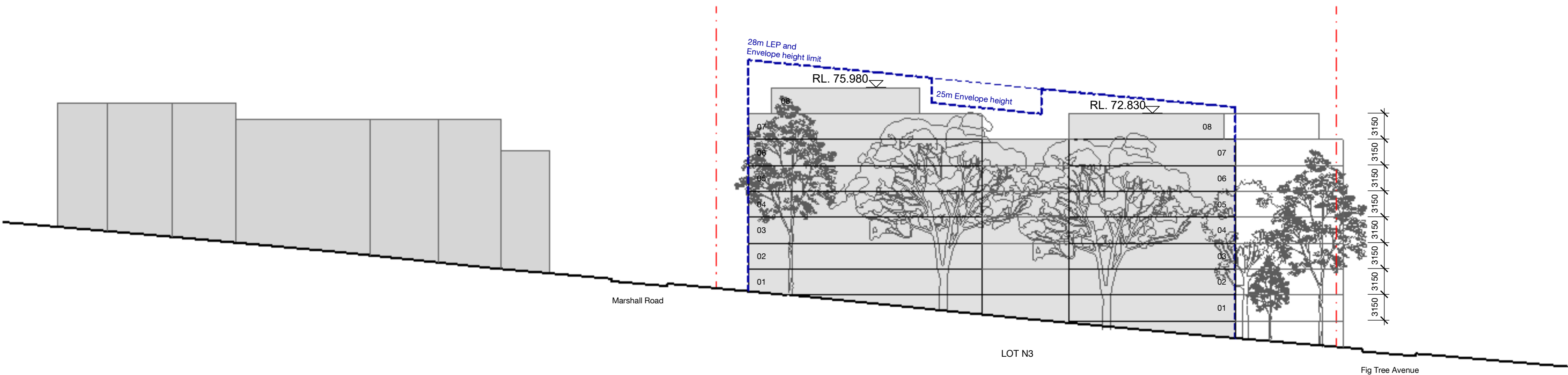
DA03.MP.203 3

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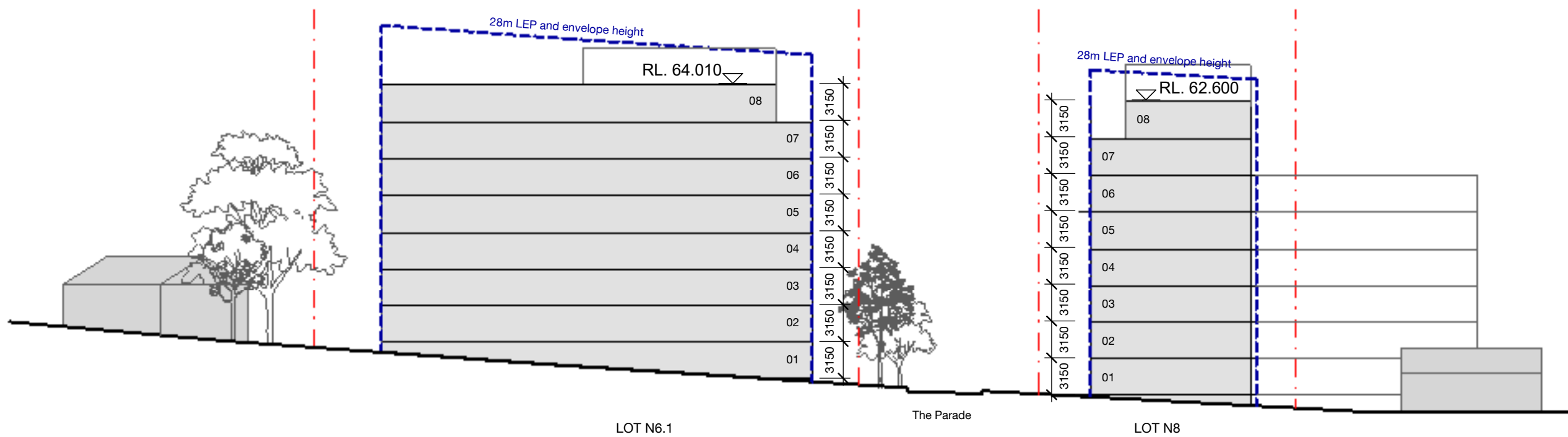
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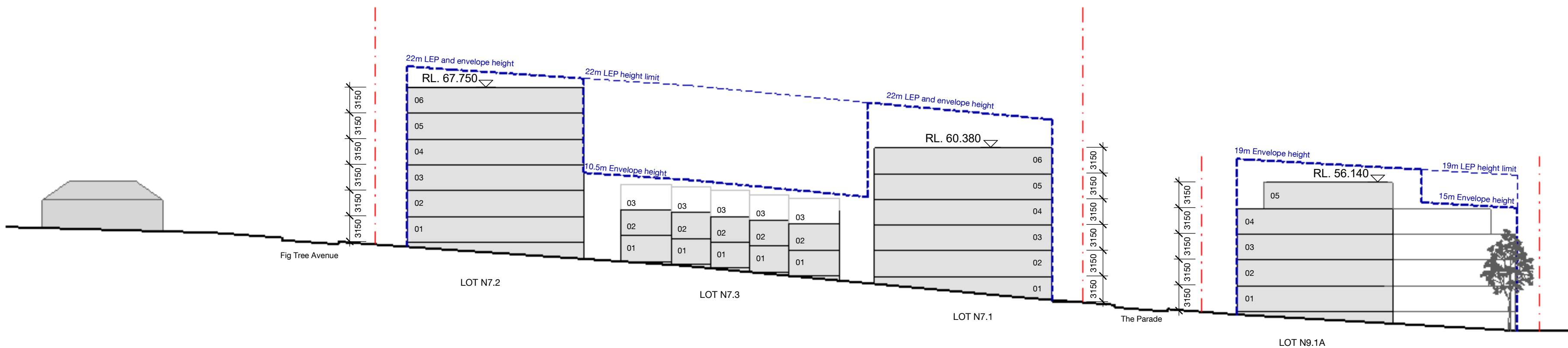
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1 Elevation 27 - Shortland Street Looking North
Elevation 1 : 400

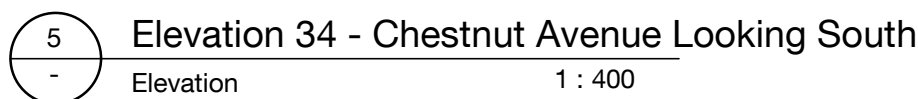
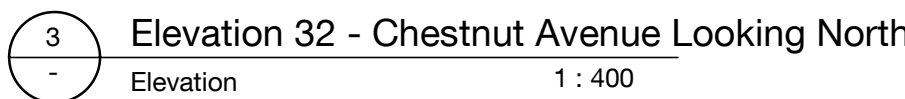
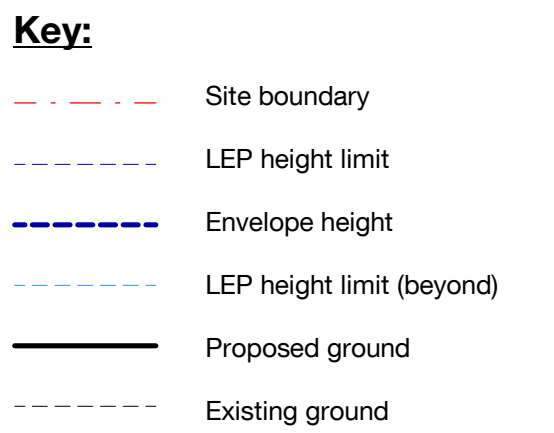
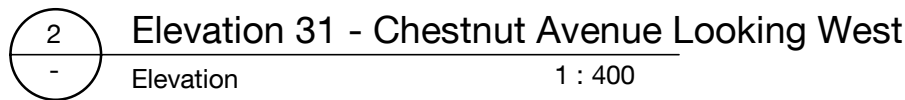
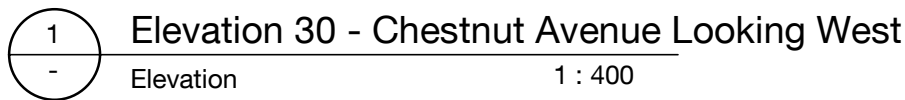


2 Elevation 28 - Shortland Street Looking North
Elevation 1 : 400



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

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Status	For Information		
Scale	As indicated	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	2/11/2022 5:28:39 PM		
BIM			

Drawing no.	Revision
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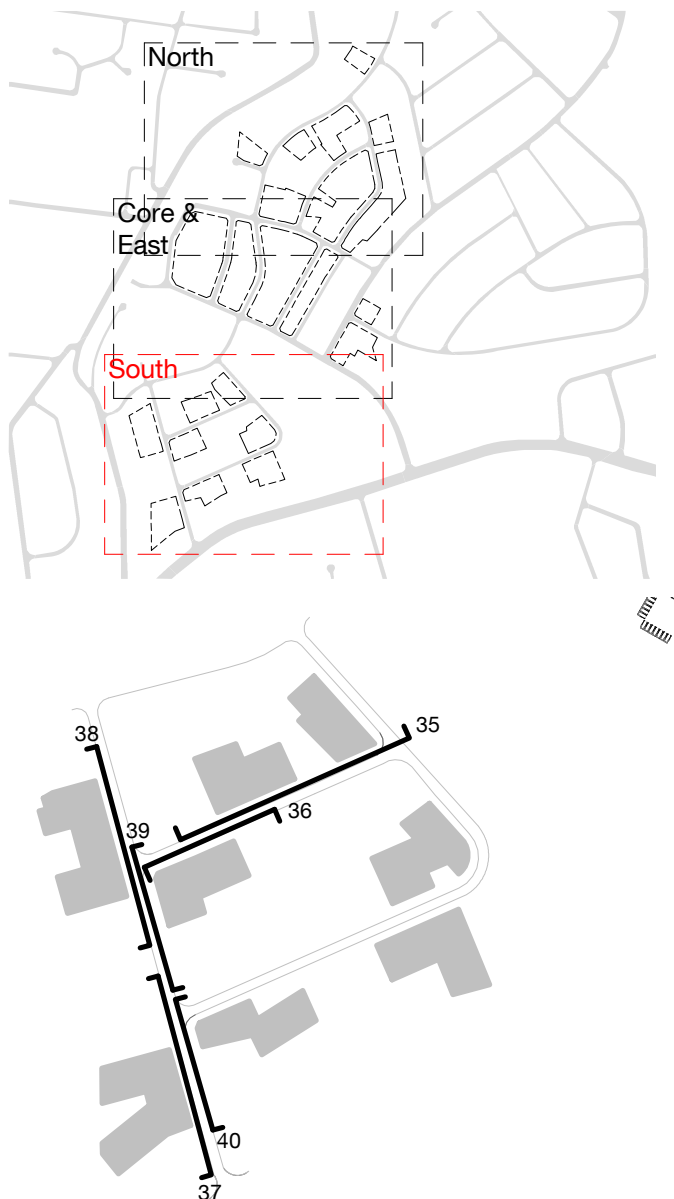
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- LEP height limit
- Envelope height
- LEP height limit (beyond)
- Proposed ground
- Existing ground

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

Telopea Masterplan

Street Elevations Street Elevations L

Status	For Information		
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Project No.	S12226		
Plot Date	2/11/2022 5:28:57 PM		
BIM			

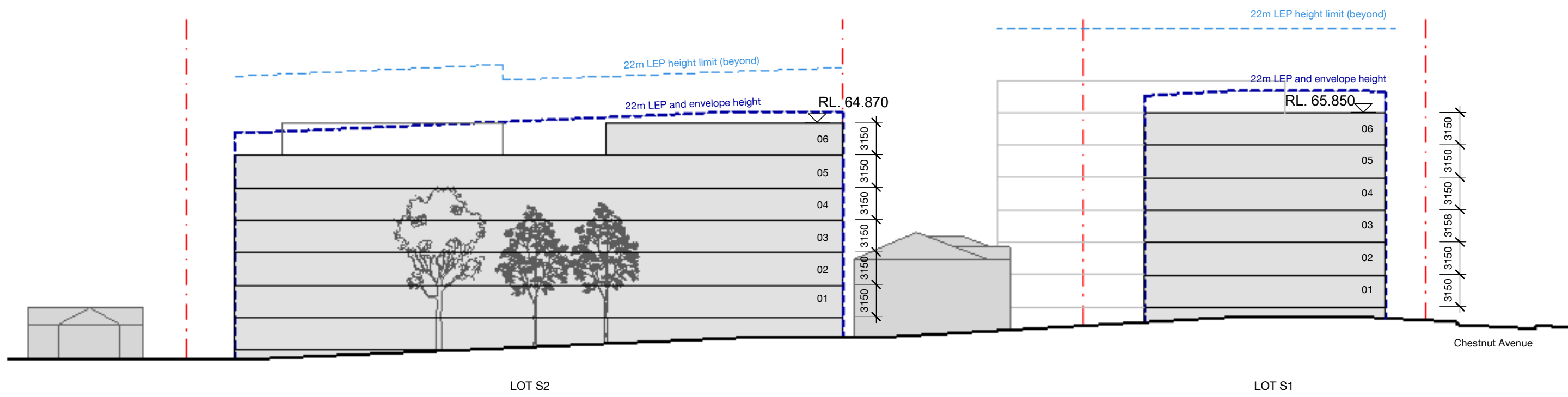
Drawing no.	Revision
DA03.MP.301	3

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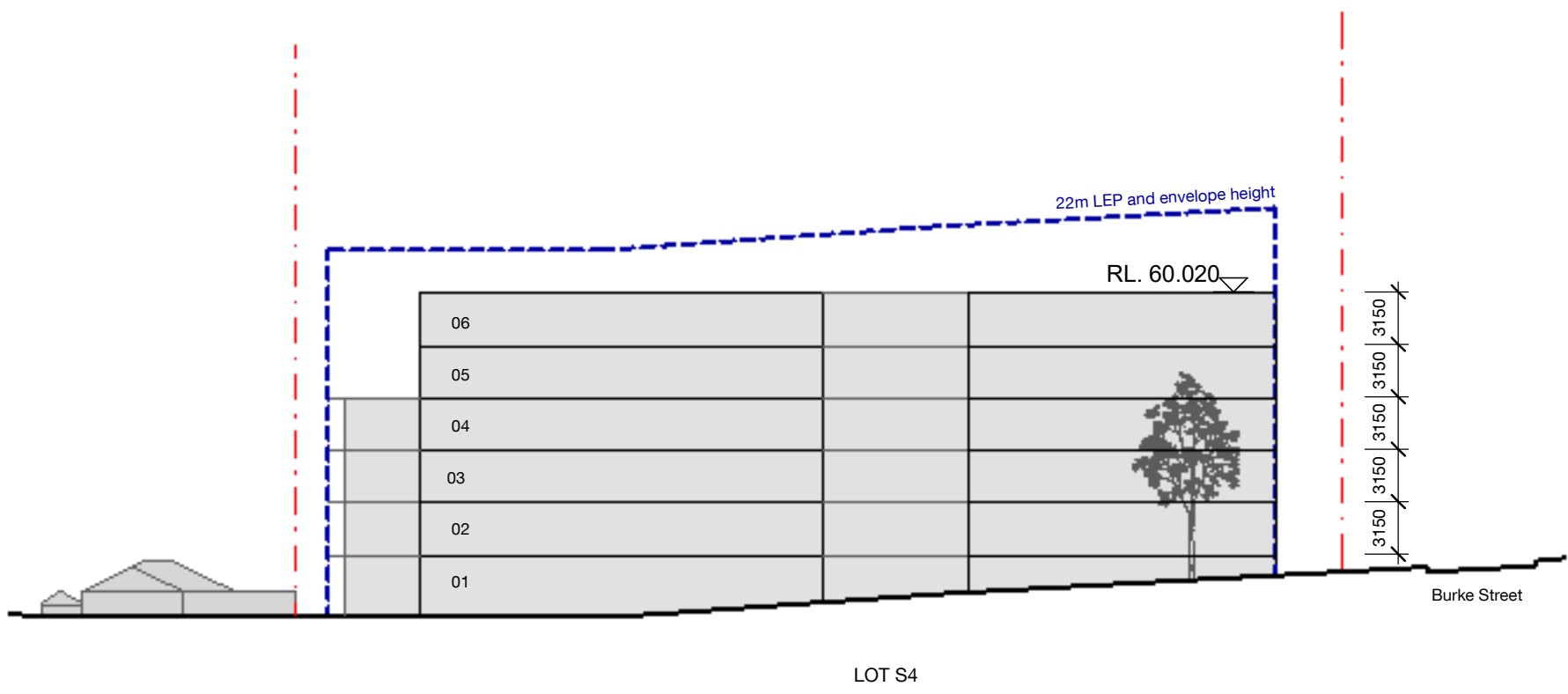
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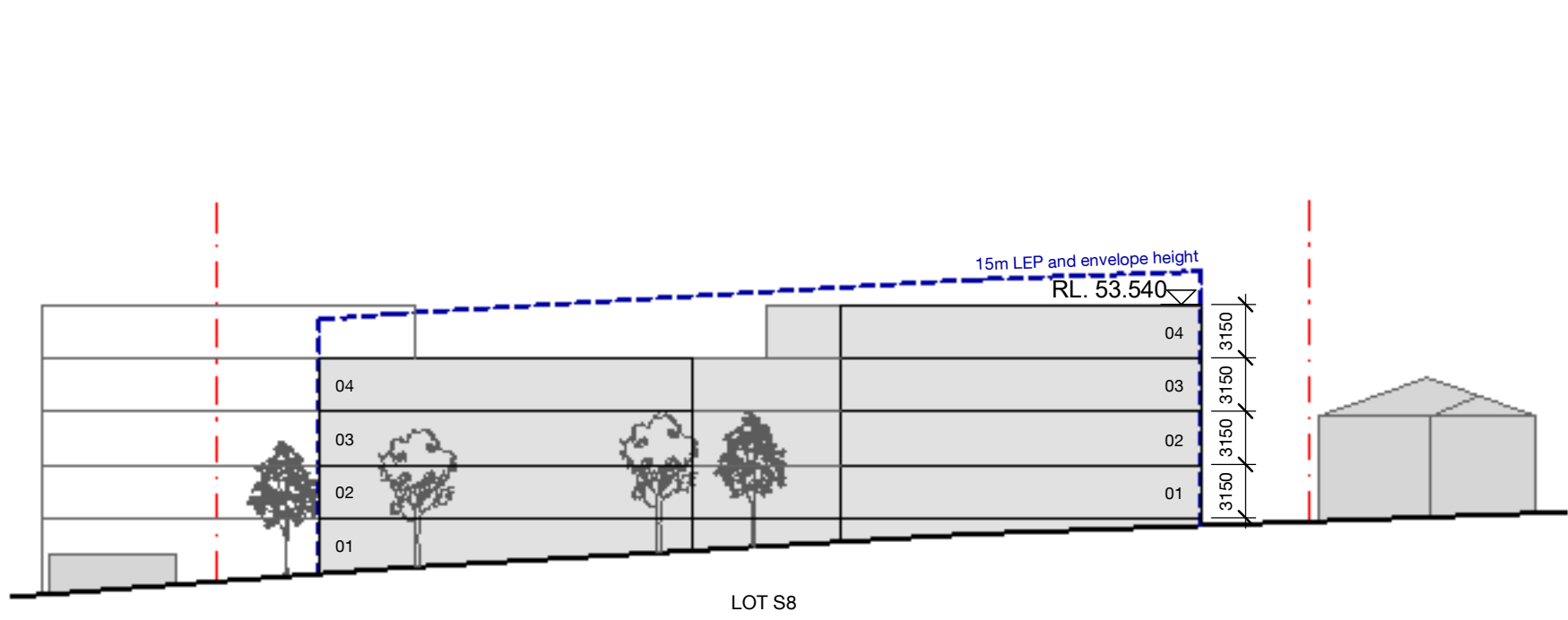
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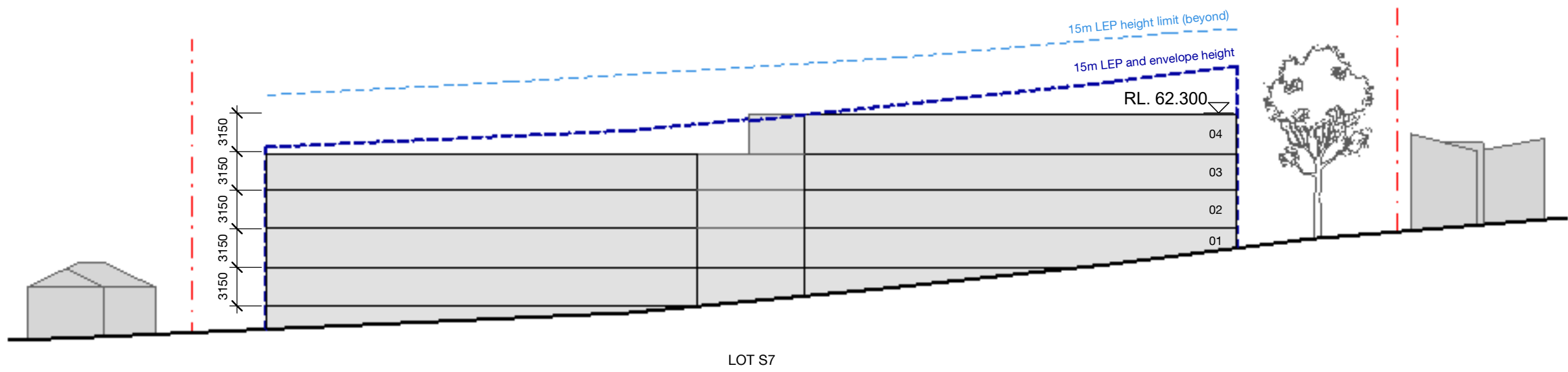
1 Elevation 35 - Cunningham Street Looking North
Elevation 1 : 400



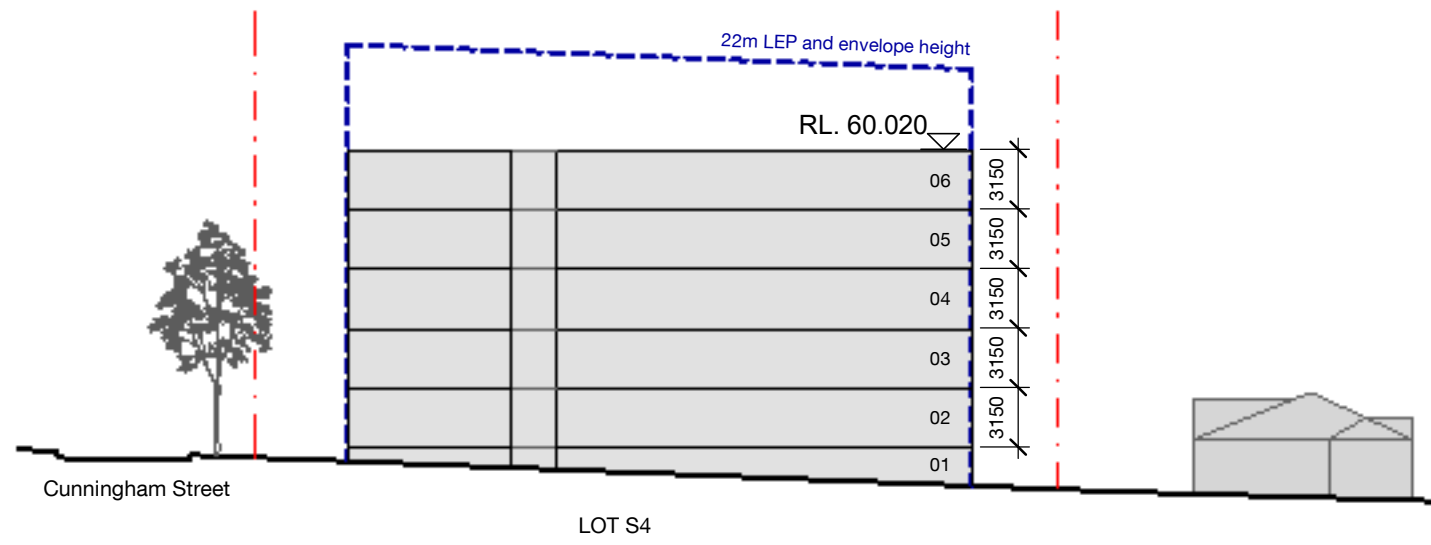
2 Elevation 36 - Cunningham Street Looking South
Elevation 1 : 400



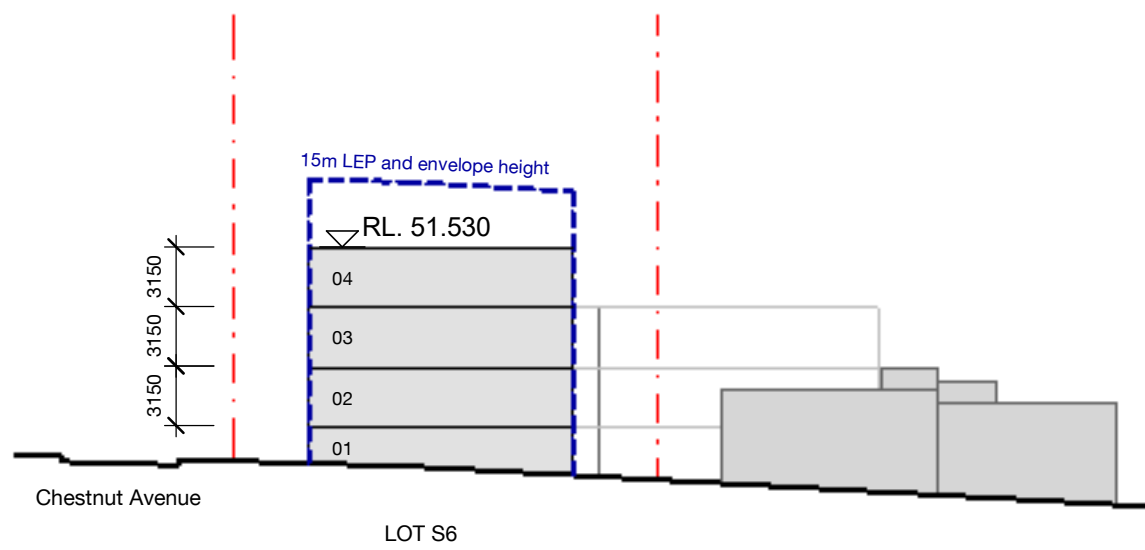
3 Elevation 37 - Burke Street Looking West
Elevation 1 : 400



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

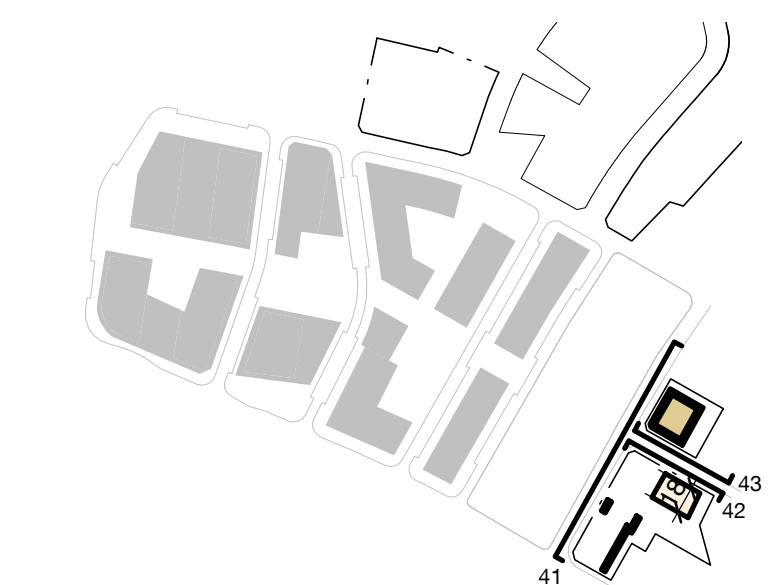


5 Elevation 39 - Bourke Street Looking East
Elevation 1 : 400

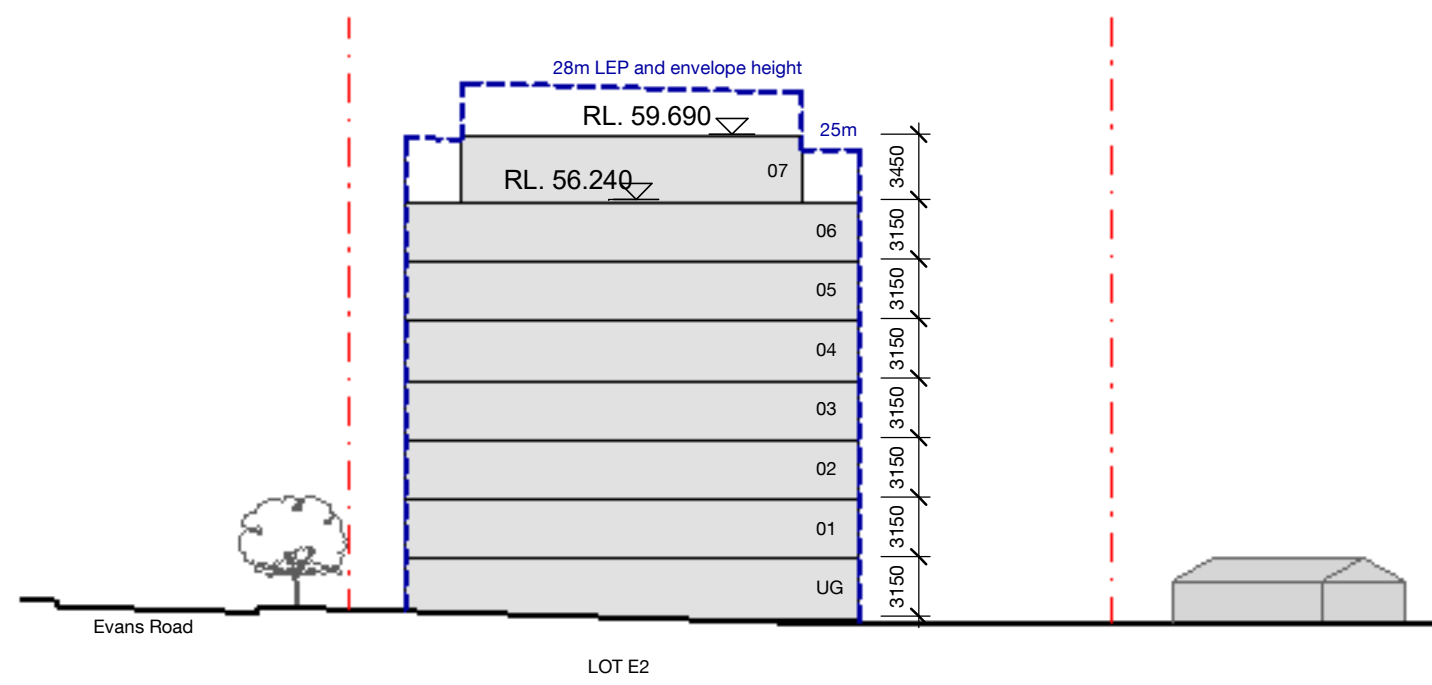
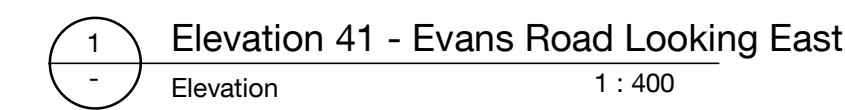


6 Elevation 40 - Bourke Street Looking East
Elevation 1 : 400

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



Telopea Masterplan

Status	For Information		
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Project No.	S12226		
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BIM			

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