

S12226 - Telopea Masterplan

DRAWING LIST

No.	Title	Latest Revision
DA00.001	Drawing List	6
DA01.MP.100	Core & East Precincts - Existing Condition & Demolition Plan	5
DA01.MP.110	Core & East Precincts - Lot Subdivision plan	5
DA01.MP.120	Core & East Precincts - Deep Soil Areas	6
DA01.MP.130	Core & East Precincts - Envelope Control Plan	6
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DA01.MP.210	North Precinct - Lot Subdivision Plan	2
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DA02.MP.111	Core & East Precincts - Mid-rise Typical Floor Plan	4
DA02.MP.112	Core & East Precincts - High-rise Typical Floor Plan	4
DA02.MP.120	Core & East Precincts - Roof Plan	4
DA02.MP.130	Core & East Precinct Basement Parking	5
DA02.MP.140	Core & East Precincts - Open Space	5
DA02.MP.150	Core & East Precincts - GFA Plans	2
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DA02.MP.191	Lower Ground Non-Resi	3
DA02.MP.192	Upper Ground Non-Resi	3
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DA02.MP.240	North Precinct - Open Space	3
DA02.MP.250	North Precinct - GFA Plans	2
DA02.MP.300	South Precinct - Ground Floor Plan	3
DA02.MP.310	South Precinct - Typical Floor Plan	3
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DA03.MP.203	Street Elevations J	4
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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)

TELOPEA RTS 3 S4.55 SCHEDULE OF DESIGN CHANGES

- Core + East Precincts**
 - C1.2 Envelope length amended to 45m
 - Note B Amended to 9m wide
 - 9m wide open to sky building break added to Lot C6.2
 - 9m wide open to sky building break added to Lot C8
 - Upper level setbacks adjusted to C6.1a, C6.2 and C7.1 to maintain ADG compliance
- North Precinct**
 - General**
 - GFA and Envelopes reduced to sites which were previously above individual lot permissible GFA
 - ADG compliance and amenity to neighbours has been maximised
 - N1**
 - Western side boundary setback increased from 4m to 4.5m
 - N2**
 - Northern side boundary setback increased from 6m to 9m
 - N3**
 - Northern side boundary setbacks increased from 4m to 4.5m
 - Northern upper level setbacks increased to 12m above 25m
 - N4**
 - Southern side boundary setback increased from 4m to 4.5m
 - N5**
 - Southern side boundary setback increased from 4m to 4.5m
 - Eastern side boundary setback increased from 4.5m to 6m
 - N6 + N7**
 - N6.2 Southern side boundary setback increased from 4m to 6m
 - N6.1 Western side boundary setback increased from 4m to 9m
 - N6.1 upper level roof extents reduced (setbacks increased)
 - Deep soil increased from 23% to 30%
 - N7 through site link increased from 6m to 9m
 - N7.1 and 7.2 separation increased from 8m to 9m.
 - N8 + N9**
 - N8 Southern side boundary setback increased from 4m to 4.5m
 - N8 upper level roof extents reduced (setbacks increased)
 - N8-N9 separation increased from 6m to 9m, aligning with N6-N7 through site link
 - N10**
 - Northern side boundary setback increased from 4m to 4.5m
 - Deep soil increased from 28 to 34%
- South Precinct**
 - General**
 - GFA and Envelopes reduced to sites which were previously above individual lot permissible GFA
 - ADG compliance and amenity to neighbours has been maximised
 - S1;**
 - Northern Side boundary setback increased to 4m to 6m
 - S2;**
 - Northern Rear boundary setback steps above 12m height from 3m to 4.5m.
 - Southern Side boundary setback increased from 4m to 4.5m.
 - Deep Soil increased from 26% to 30%.
 - S3;**
 - Side boundary setbacks increased from 4m to 4.5m
 - Deep soil increased from 28% to 30%
 - S4;**
 - Eastern side boundary setback steps above 12m height from 3m to 4.5m.
 - Southern side boundary setback increased from 4 to 4.5m
 - S5;**
 - Eastern side boundary setback partially increased from 4.5m to 6m.
 - Southern rear boundary setback increased from 5m to 6m.
 - Western side boundary setback increased from 3m to 4.5m
 - S6;**
 - Eastern side boundary setback increased from 3m to 4.5m.
 - Southern side boundary setback increased from 4m to 4.5m
 - S7**
 - Western rear boundary setback increased from 3m to 6m
 - Deep soil increased from 25% to 31%
 - S8**
 - Western rear boundary setback increased from 3m to 6m
 - Southern side boundary setback increased from 5.5m to 6m
 - South Western corner setback increased to maximise open space near existing trees

DESIGN UPDATES (SEPTEMBER 2023)

- Lot Subdivision and Deep soil updates to reflect current Stage 1a DA design
- Lot Subdivision and Deep soil plan updated to remove land transfer to Eyles link between C7 and C8
- Link Rd removed between Addison Road and Sturt Street
- Telopea Light Rail Plaza Public Open Space increased to Stage 1a Boundary (to occupy previous Link Road position)

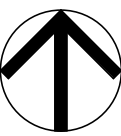
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Telopea Masterplan

Telopea Masterplan Drawing List



Status	For Information		
Scale	@ A1		
Drawn	BS	Checked	BS
Project No.	S12226		
Plot Date	8/09/2023 10:50:07 AM		
BIM			
Drawing no.	Revision		
DA00.001	6		

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5	06.09.23	Design Update	EYB	WM
4	22.03.23	Response to Submission 3	OW	WM
3	07.10.22	Response to Submission 2	DM	WM
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 Telopea - Key Plan



Status	For Information
Scale	As indicated @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	8/09/2023 10:53:23 AM
BIM	

Drawing no. Revision
DA02.MP.000 5

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