

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
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
- 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
1. C1.2 Envelope length amended to 45m

2. Note B Amended to 9m wide

3. 9m wide open to sky building break added to Lot C6.2

4. 9m wide open to sky building break added to Lot C8

5. Upper level setbacks adjusted to C6.1a, C6.2 and C7.1 to maintain ADG compliance
- North Precinct
- General
- a. GFA and Envelopes reduced to sites which were previously above individual lot permissible GFA

b. ADG compliance and amenity to neighbours has been maximised
- N1
- c. Western side boundary setback increased from 4m to 4.5m
- N2
- d. Northern side boundary setback increased from 6m to 9m
- N3
- e. Northern side boundary setbacks increased from 4m to 4.5m
- f. Northern upper level setbacks increased to 12m above 25m
- N4
- g. Southern side boundary setback increased from 4m to 4.5m
- N5
- h. Southern side boundary setback increased from 4m to 4.5m
- i. Eastern side boundary setback increased from 4.5m to 6m
- N6 + N7
- j. N6.2 Southern side boundary setback increased from 4m to 6m
- k. N6.1 Western side boundary setback increased from 4m to 9m
- l. N6.1 upper level roof extents reduced (setbacks increased)
- m. Deep soil increased from 23% to 30%
- n. N7 through site link increased from 6m to 9m
- o. N7.1 and 7.2 separation increased from 8m to 9m.
- N8 + N9
- p. N8 Southern side boundary setback increased from 4m to 4.5m
- q. N8 upper level roof extents reduced (setbacks increased)
- r. N8-N9 separation increased from 6m to 9m, aligning with N6-N7 through site link
- N10
- a. Northern side boundary setback increased from 4m to 4.5m
- b. Deep soil increased from 28 to 34%
- South Precinct
- General
- s. GFA and Envelopes reduced to sites which were previously above individual lot permissible GFA

t. ADG compliance and amenity to neighbours has been maximised
- S1;
- u. Northern Side boundary setback increased to 4m to 6m
- S2;
- v. Northern Rear boundary setback steps above 12m height from 3m to 4.5m.
- w. Southern Side boundary setback increased from 4m to 4.5m.
- x. Deep Soil increased from 26% to 30%.
- S3;
- y. Side boundary setbacks increased from 4m to 4.5m
- z. Deep soil increased from 28% to 30%
- S4;
- aa. Eastern side boundary setback steps above 12m height from 3m to 4.5m.
- bb. Southern side boundary setback increased from 4 to 4.5m
- S5;
- cc. Eastern side boundary setback partially increased from 4.5m to 6m.
- dd. Southern rear boundary setback increased from 5m to 6m.
- ee. Western side boundary setback increased from 3m to 4.5m
- S6;
- ff. Eastern side boundary setback increased from 3m to 4.5m.
- gg. Southern side boundary setback increased from 4m to 4.5m
- S7
- hh. Western rear boundary setback increased from 3m to 6m
- ii. Deep soil increased from 25% to 31%
- S8
- jj. Western rear boundary setback increased from 3m to 6m
- kk. Southern side boundary setback increased from 5.5m to 6m
- ll. South Western corner setback increased to maximise open space near existing trees

Telopea RTS 4 S4.55 Schedule of Design Changes (December 2023)

- Stage 1a
1. Link Rd removed between Addison Rd and Sturt Street

2. Stage 1a updated to reflect redesign including Envelopes, Lot Subdivision, Deep Soil, Open Space, Tree Retention.

3. Refer to Stage 1a Drawings and s4.55 amendments for detailed design updates
- Core + East Precincts
4. New link road removed from concept plans

5. E1 and E2 Street setbacks increased to 4m to be consistent with neighbouring precinct controls.

6. Lot subdivision and deep soil plan updated to remove land transfer to Eyles link between C7 and C8
- North Precinct
7. Rear setbacks increased from 6m to 9m above 16m to lots N8, N9 and N10, refer to envelopes DA01.MP.230[6] and DA03.MP.500[1]
- South Precinct
8. S5 Rear setbacks increased from 6m to 9m to comply with adjacent r3 zone requirements and improve transition in scale to neighbouring developments. Refer DA03.MP.500[1]

9. S6 Rear setbacks increased by 3m to top floor only to improve transition in scale to neighbouring development in the r3 zone. Refer DA03.MP.500[1]
- Solar Access and ADG Compliance
10. Indicative reference designs have been updated to reflect the above amendments to demonstrate that the scheme is capable of complying.

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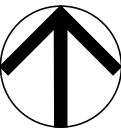
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6	06.09.23	Design Update	JC	WM
5	22.03.23	Response to Submission 3	CW	WM
4	07.10.22	Response to Submission 2	DM	WM
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	Cc	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Telopea Masterplan Drawing List



Status	For Information
Scale	@ A1
Drawn	BS
Checked	BS
Project No.	S12226
Plot Date	12/12/2023 4:51:58 PM
BIM	
Drawing no.	Revision
DA00.001	7

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A map of the study area, divided into three regions by dashed lines: North, Core & East, and South. The map shows a network of roads and building footprints. The North region is at the top, the Core & East region is in the center, and the South region is at the bottom. A road runs horizontally across the bottom of the map, below the South region.

6	11.12.23	Response to Submission 4	AM	WM
5	06.09.23	Design Update	EVB	WM
4	22.03.23	Response to Submission 3	CW	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

Indicative Scheme Teloepa - Key Plan



Status	For Information		
Scale	As indicated	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:16:00 PM		
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Drawing no.	Revision		

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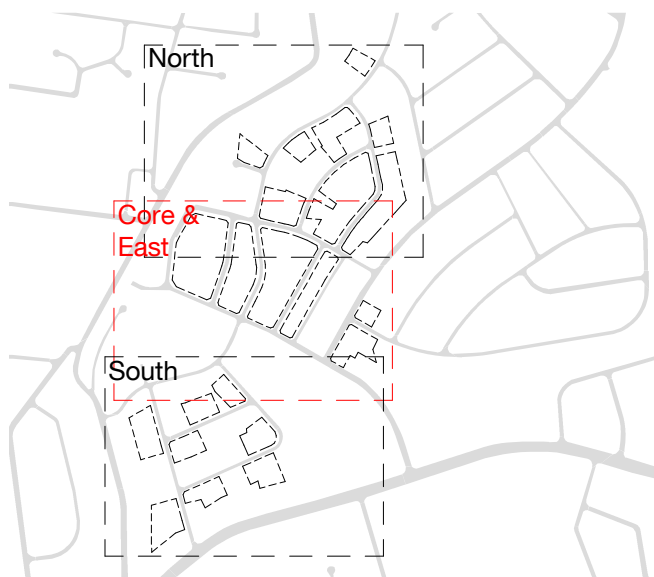
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Key:

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

6	19.12.23	Response to Submission 4	AM	WM
5	06.09.23	Design Update	JC	WM
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

Masterplan
Core & East Precincts - Lot
Subdivision plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	19/12/2023 3:59:26 PM		
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Drawing no. Revision
DA01.MP.1106

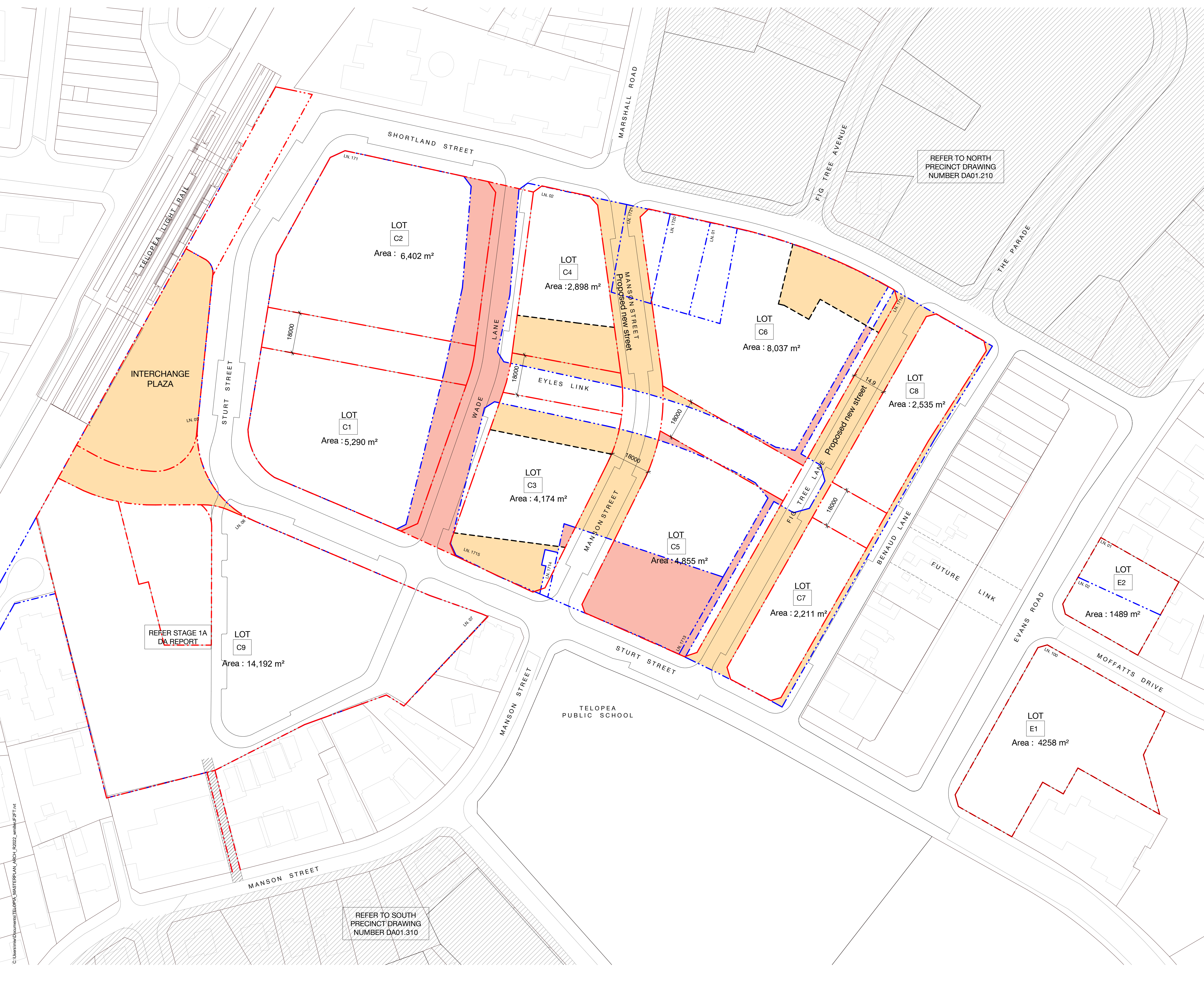
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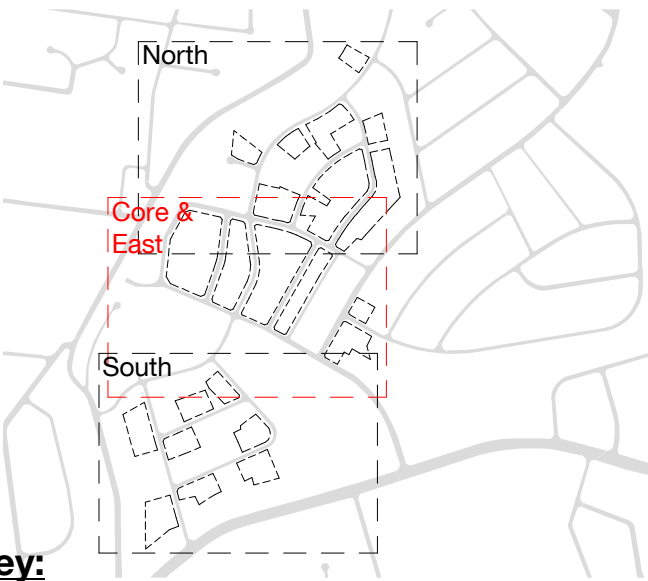


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Key:

- 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: 9,914m² (18.0% of LAHC owned land)
- Deep Soil areas located on LAHC owned land & dedicated Council land: 20,378m² (31.1% 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%)

7	15.01.24	Response to Submission 4	AM	WM
6	06.09.23	Design Update	EYB	WM
5	22.03.23	Response to Submission 3	CW	WM
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

**Masterplan
Core & East Precincts - Deep Soil
Areas**

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	15/01/2024 2:47:13 PM		
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Drawing no.	Revision		

DA01.MP.1207

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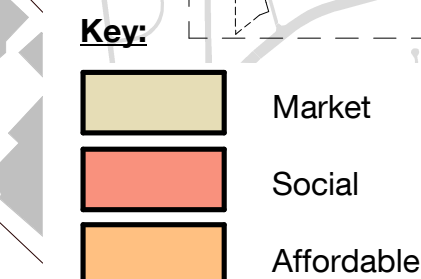
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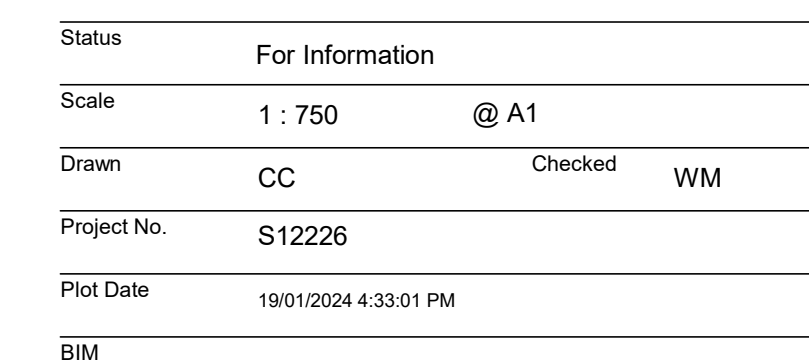
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Indicative Scheme
Core & East Precincts - Public
Domain Plan



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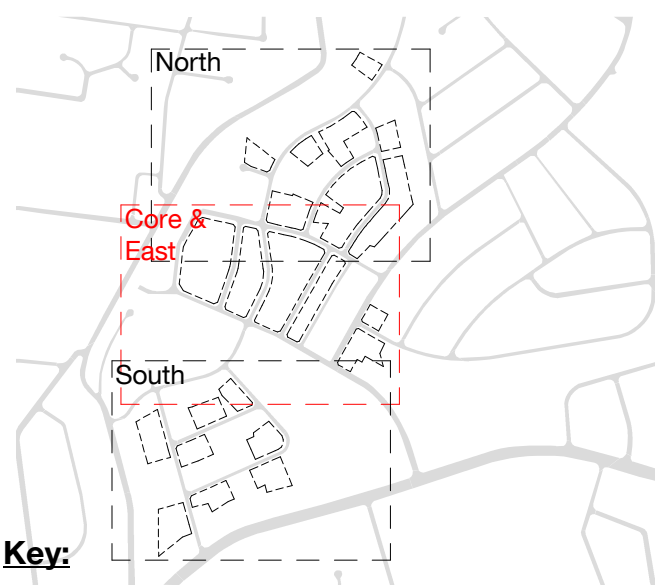
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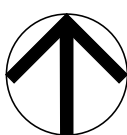
Key:

- 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 - Low-rise
Typical Floor Plan



Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	19/01/2024 4:34:03 PM		
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Drawing no.	Revision		

DA02.MP.1105

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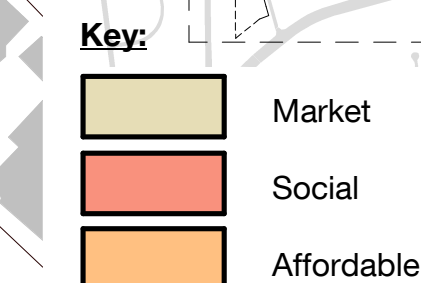
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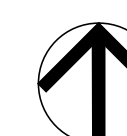
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1	27.10.20	Stage 1 SSDA Drawings	CC	WM	
	Rev	Date	Description	Initial	Checked

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



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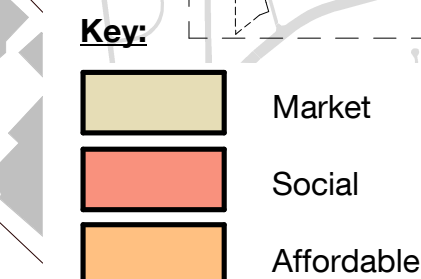
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1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

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

Status	For Information		
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Plot Date	19/01/2024 4:36:04 PM		
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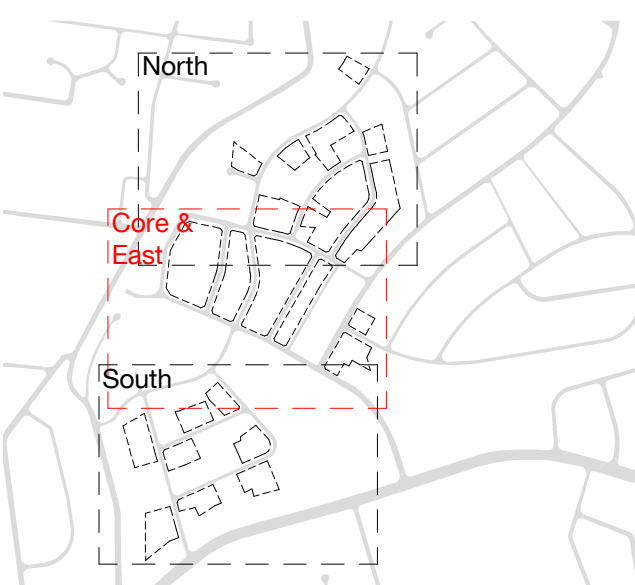
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Telopea Masterplan

Indicative Scheme
Core & East Precincts - Roof Plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	19/01/2024 4:37:05 PM		
BIM			

Drawing no. Revision
DA02.MP.1205

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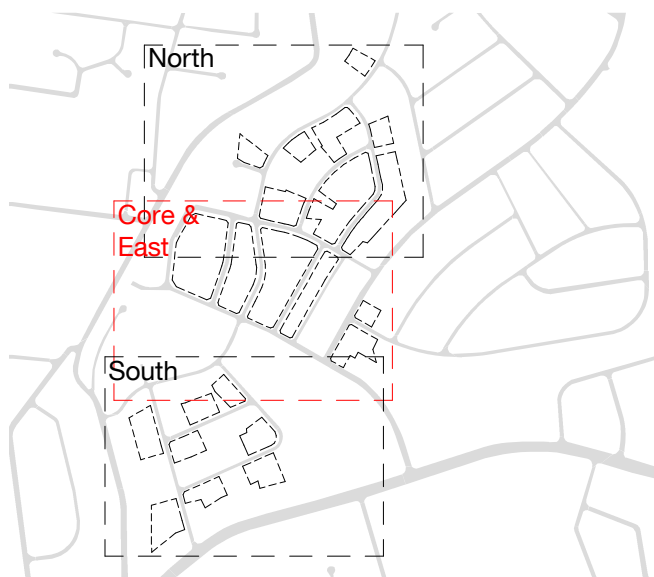
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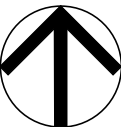
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6	15.01.24	Response to Submission 4	AM	WM
5	06.09.23	Design Update	JC	WM
4	22.03.23	Response to Submission 3	CW	WM
3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Teloepa Masterplan

Indicative Scheme
Core & East Precinct Basement
Parking



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	15/01/2024 3:10:19 PM		
BIM			

Drawing no.	Revision
DA02.MP.1306	

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0 5 10 20 30 50 75m

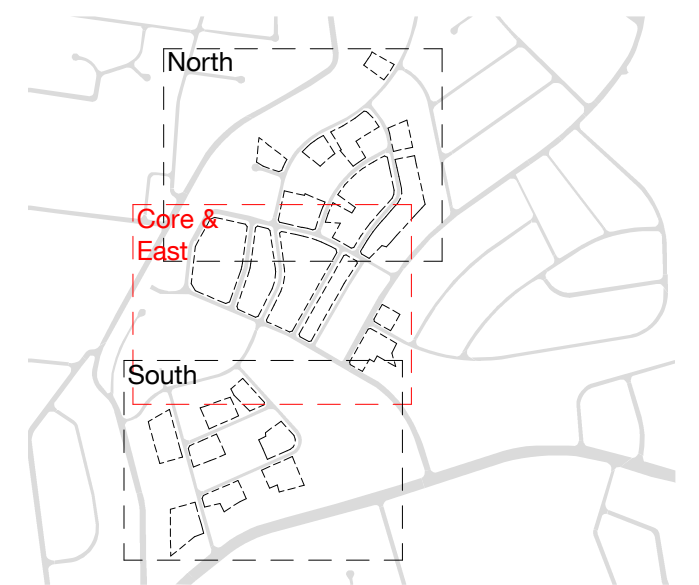
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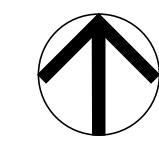


- Key:**
- Lot Boundaries
 - Ground Communal Open Space
 - Roof Communal Open Space
 - Public Open Space
 - Pedestrian Through Site Links
 - Childcare Garden

6	19.12.23	Response to Submission 4	AM	WM
5	06.09.23	Design Update	ETB	WM
4	22.03.23	Response to Submission 3	CW	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
Core & East Precincts - Open Space



Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	19/12/2023 4:00:05 PM		
BIM			
Drawing no.	Revision		

DA02.MP.1406

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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.

3	11.12.23	Response to Submission 4	AM	WM
2	22.03.23	Response to Submission 3	CW	WM
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	
Drawn	Author	Checked	Checker
Project No.	S12226		
Plot Date	11/12/2023 5:21:53 PM		
BIM			

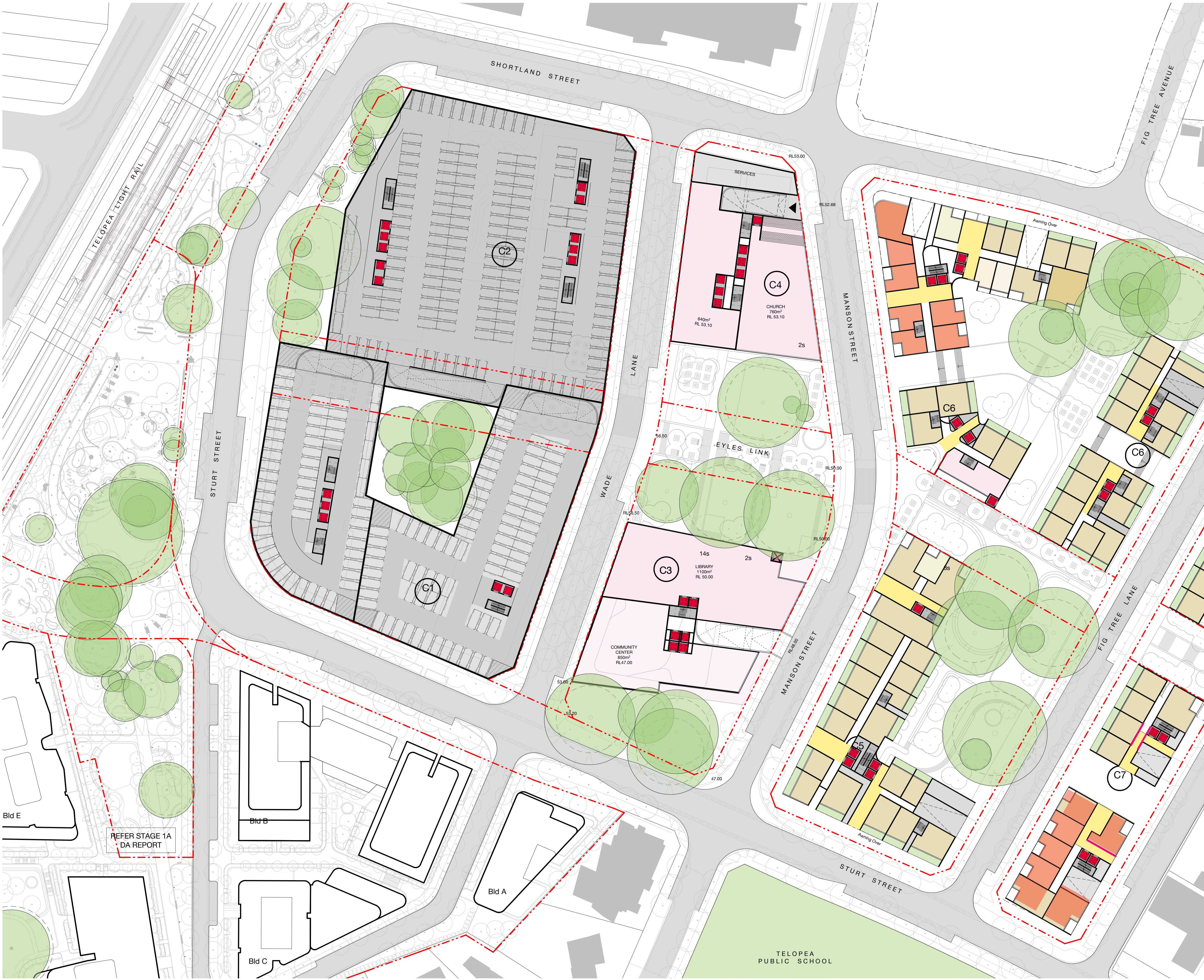
DA02.MP.150 3

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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
Lower Ground Manson St
Non-Resi



Status	For Information		
Scale	1 : 500	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	19/01/2024 4:37:58 PM		
BIM			

Drawing no. DA02.MP.190 4

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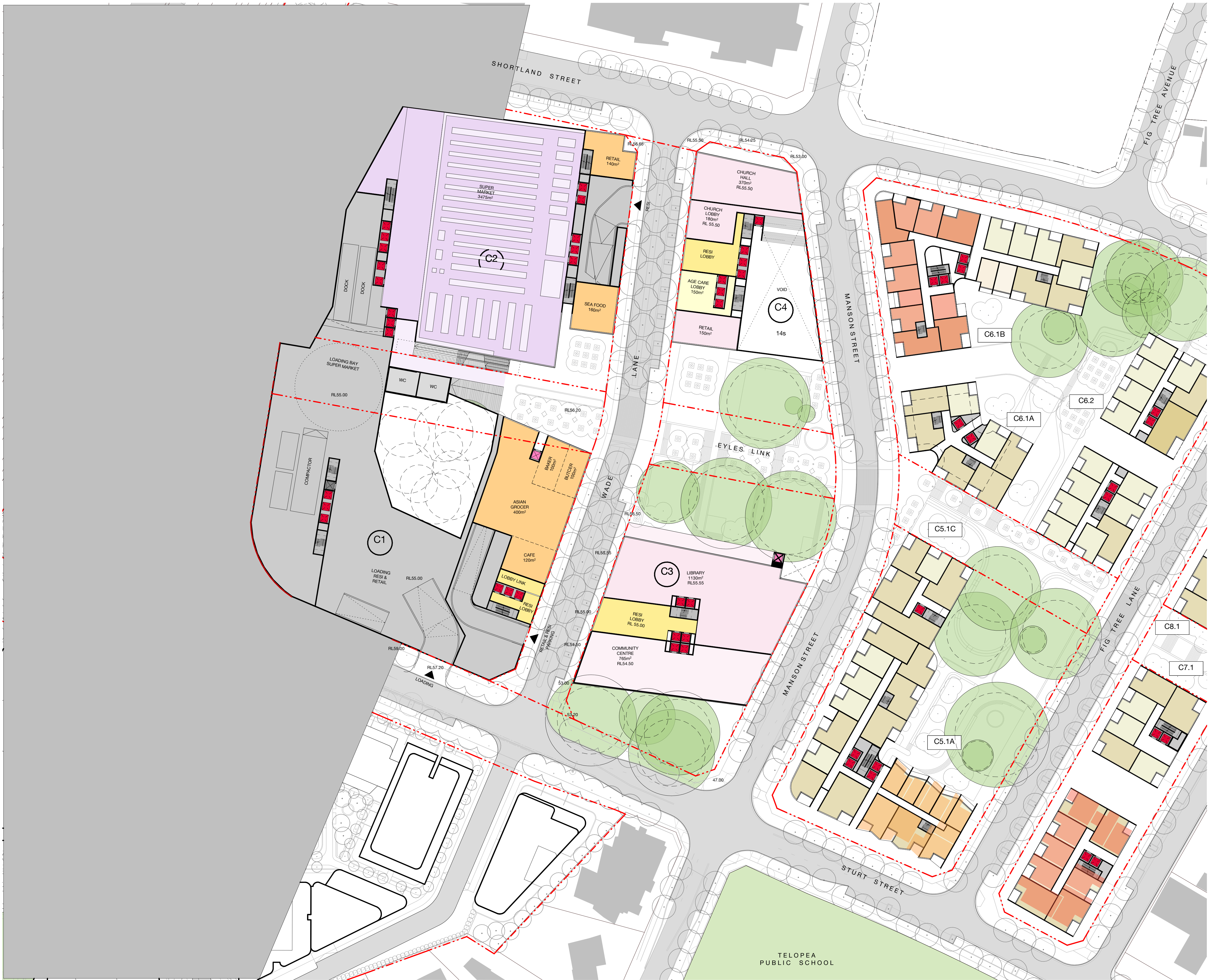
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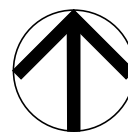
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3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Lower Ground Non-Resi



Status	For Information
Scale	1 : 500 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	19/01/2024 4:38:38 PM
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Drawing no. Revision
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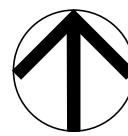
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4	15.01.24	Response to Submission 4	AM	WM
3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Upper Ground Non-Resi



Status	For Information		
Scale	1 : 500	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	19/01/2024 4:39:07 PM		
BIM			

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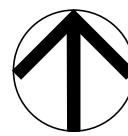
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2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Level 01



Status	For Information		
Scale	1 : 500	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	19/01/2024 4:39:50 PM		
BIM			

Drawing no. Revision
DA02.MP.1934

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