

# BUILDING B - NORTH-EAST CORNER CONDITION

---

STAGE 1A - RTS3 ADDENDUM

BEFORE



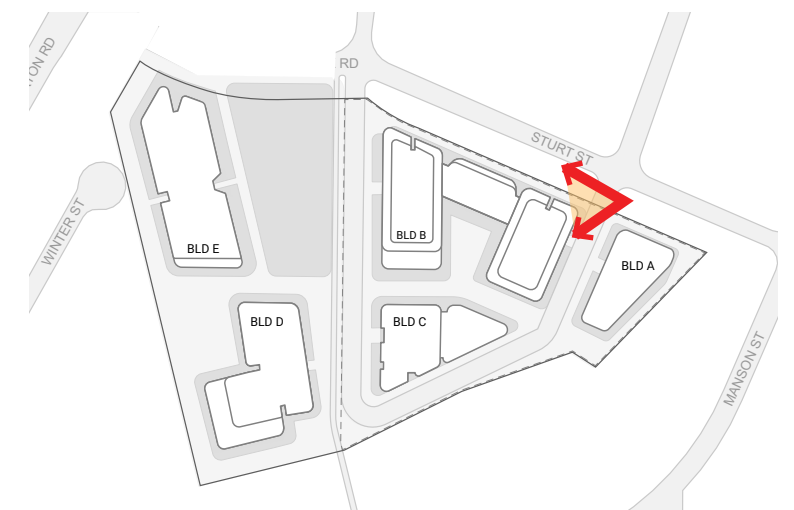
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



AFTER



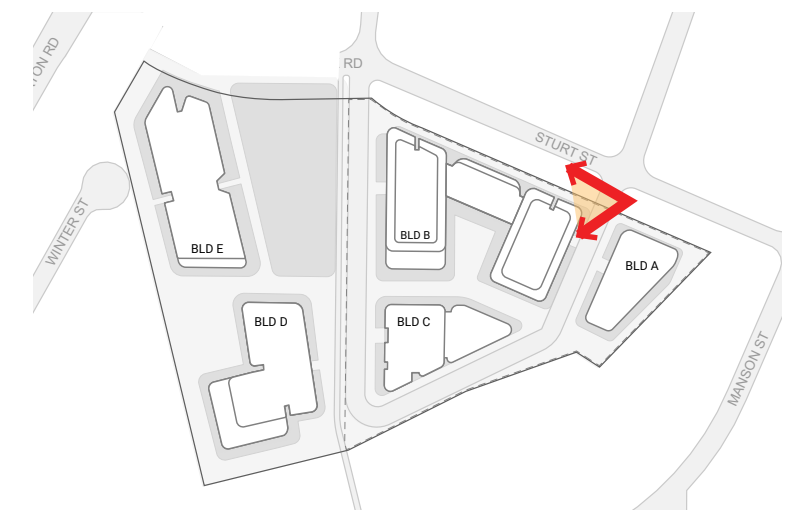
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

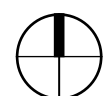
- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



BEFORE



## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



AFTER



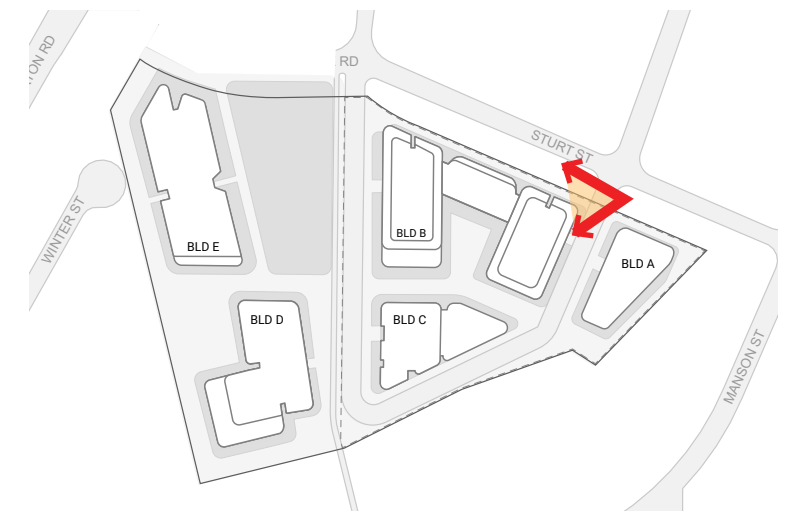
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture







# BUILDING B - PODIUM CONDITION

---

STAGE 1A - RTS3 ADDENDUM

BEFORE



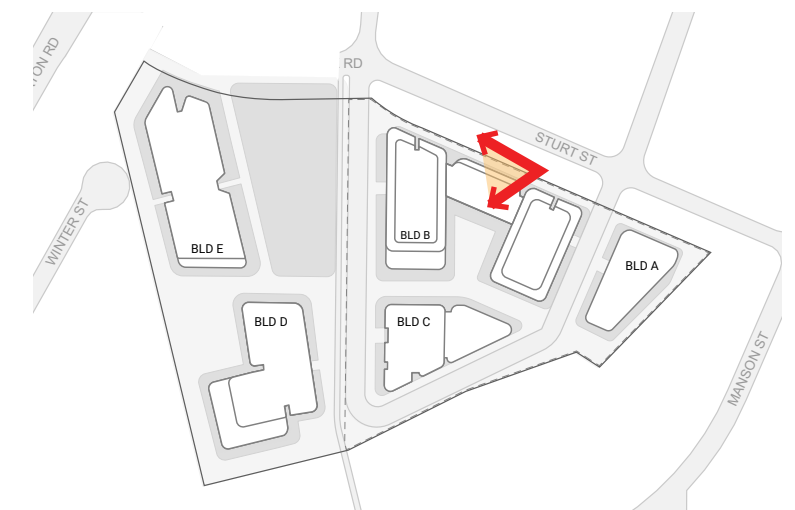
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



AFTER



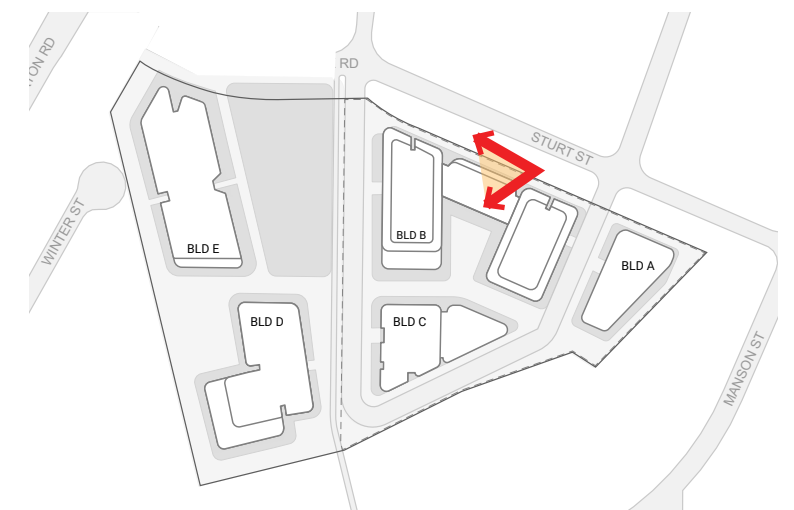
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



BEFORE



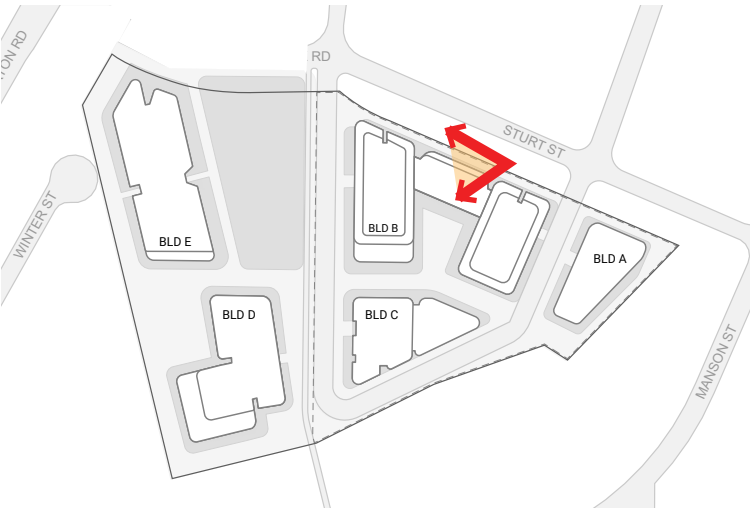
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



AFTER



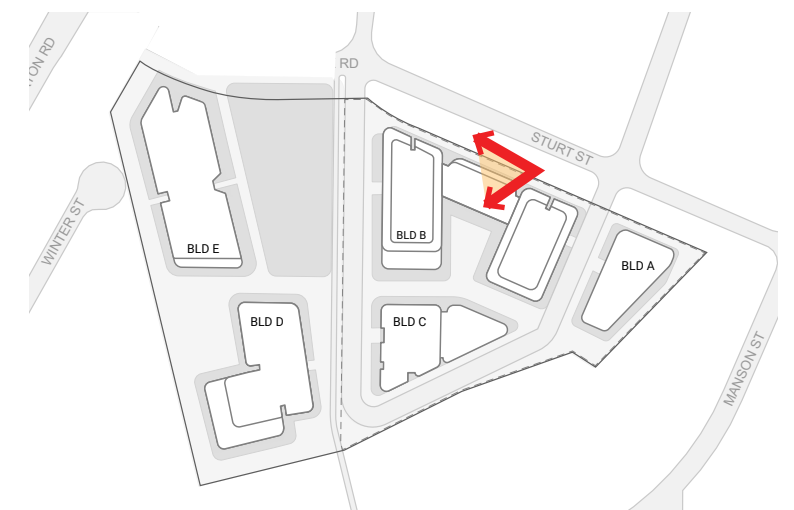
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture

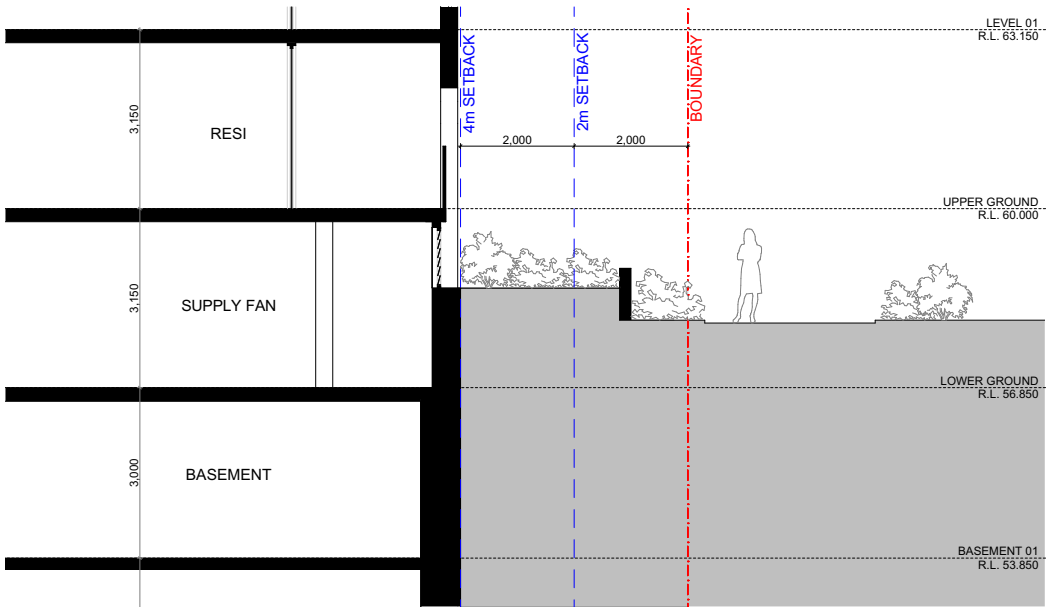


# 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

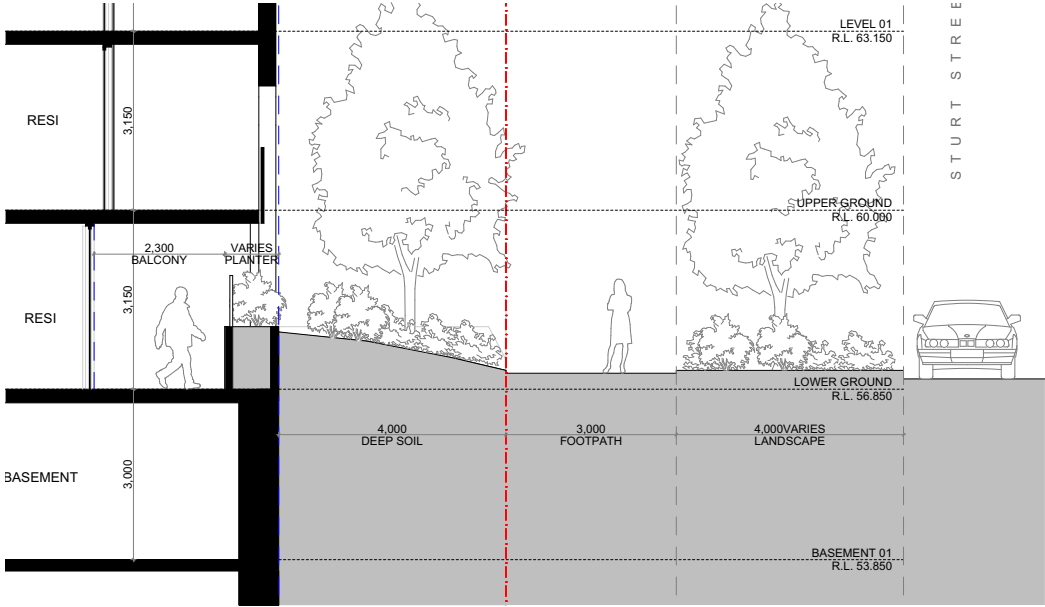
CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

BUILDING\_B BEFORE

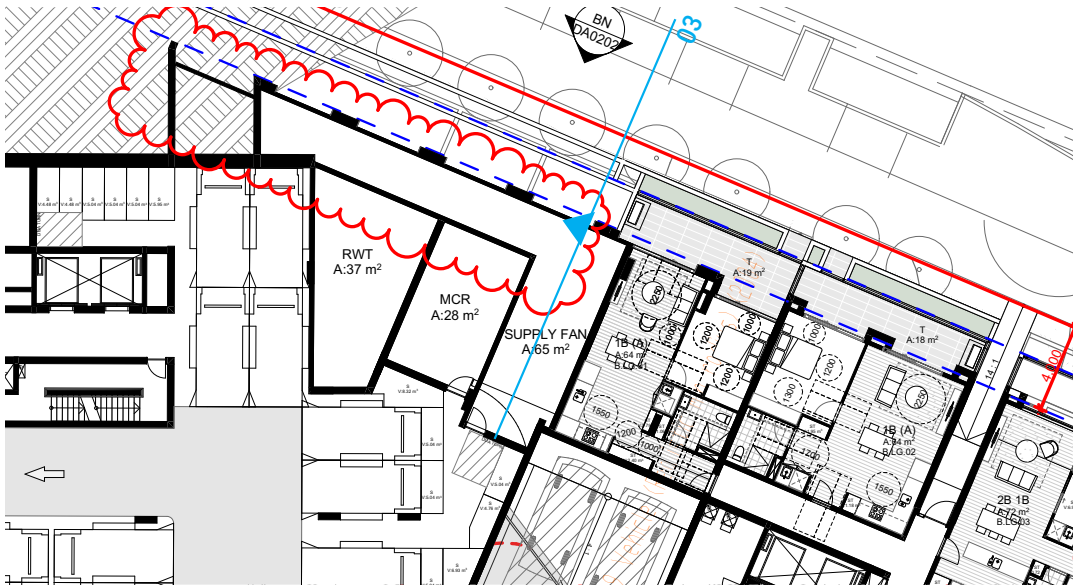


BUILDING\_B AFTER

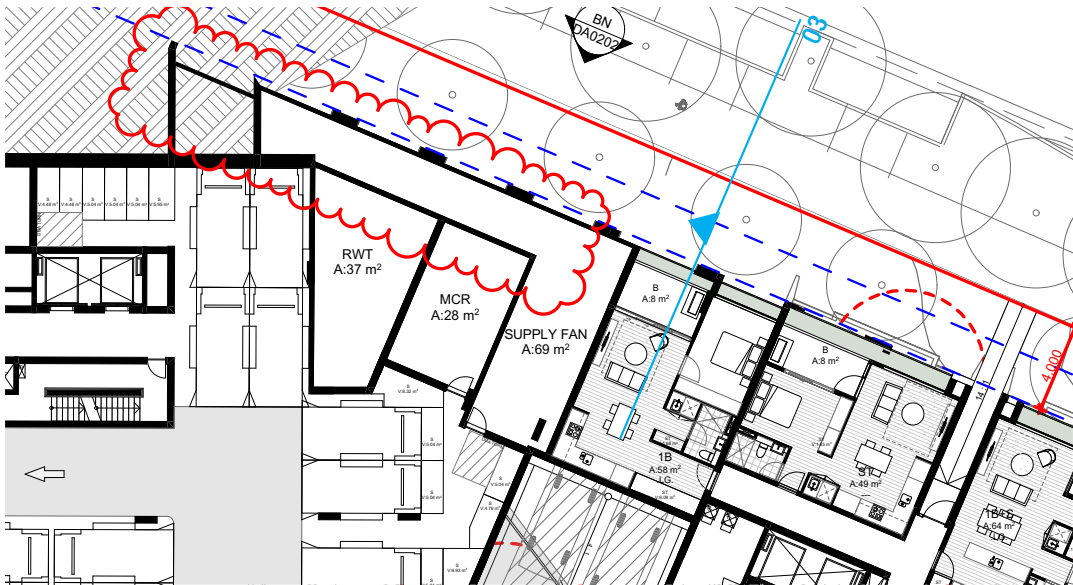


## RESPONSE

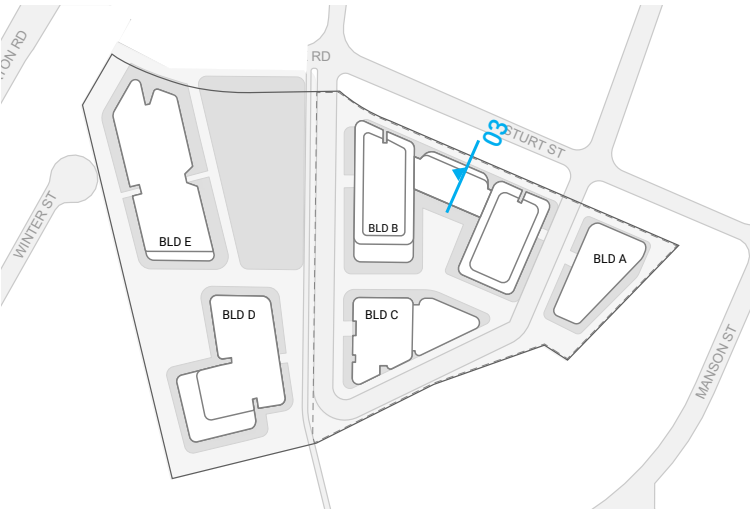
- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yard, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Lower Ground (Before)



Lower Ground (Current)





# BUILDING B - NORTH-WEST CORNER CONDITION

---

STAGE 1A - RTS3 ADDENDUM



BEFORE



Streetscape Experience

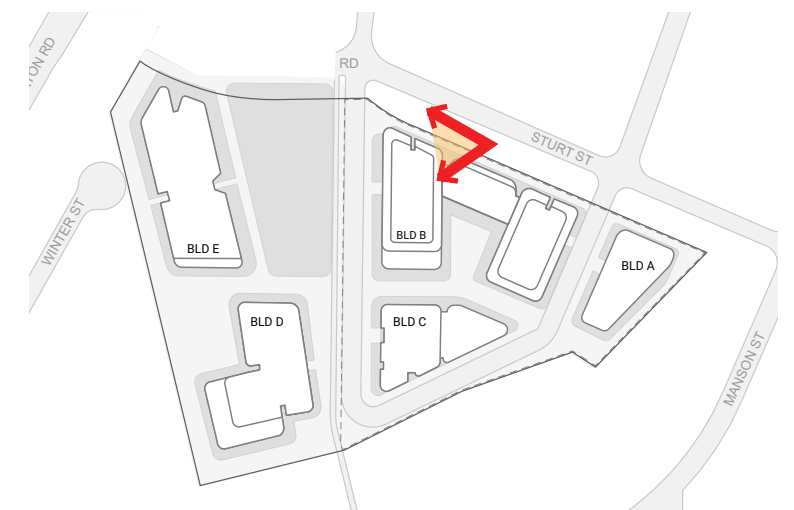
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.





AFTER



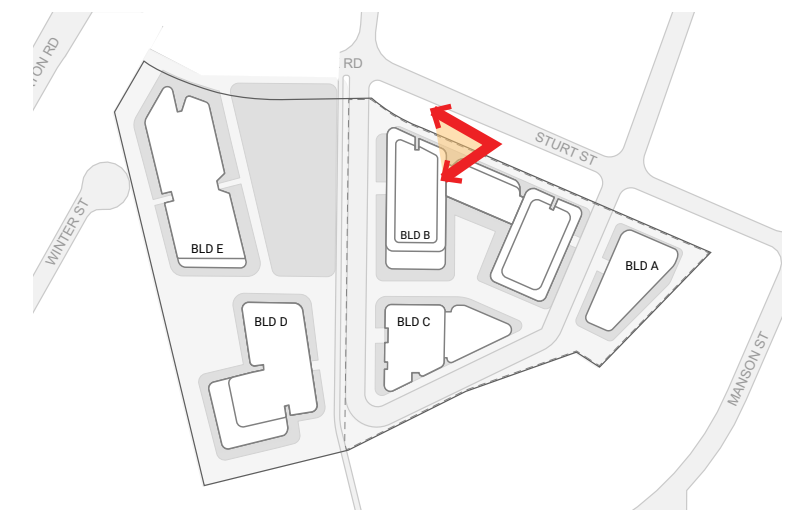
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



BEFORE



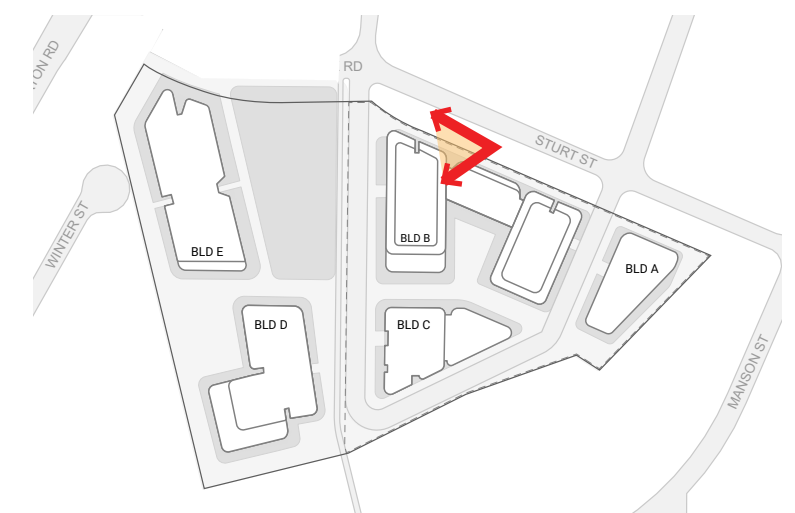
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

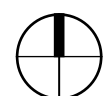
- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



AFTER



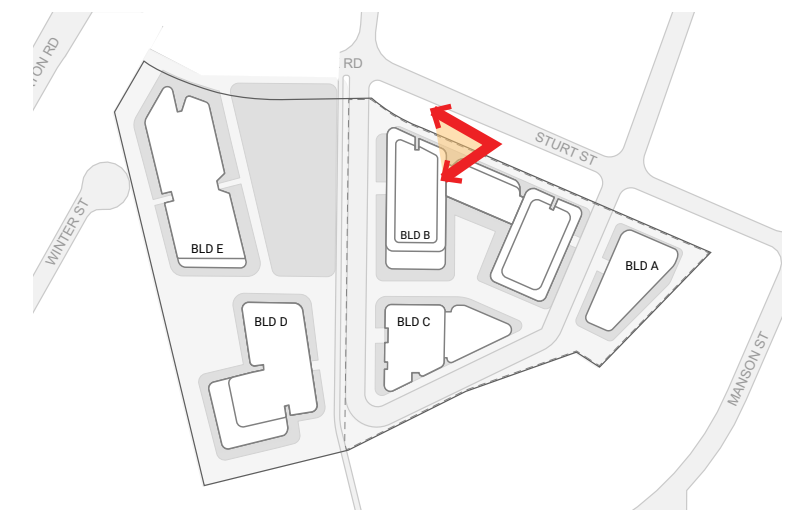
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

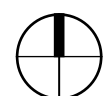
- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture

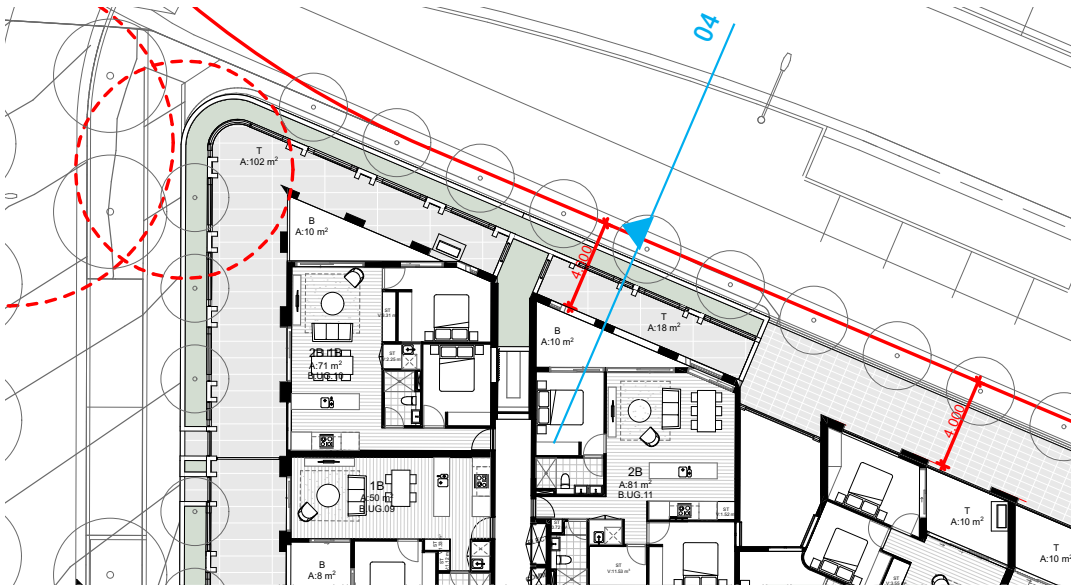
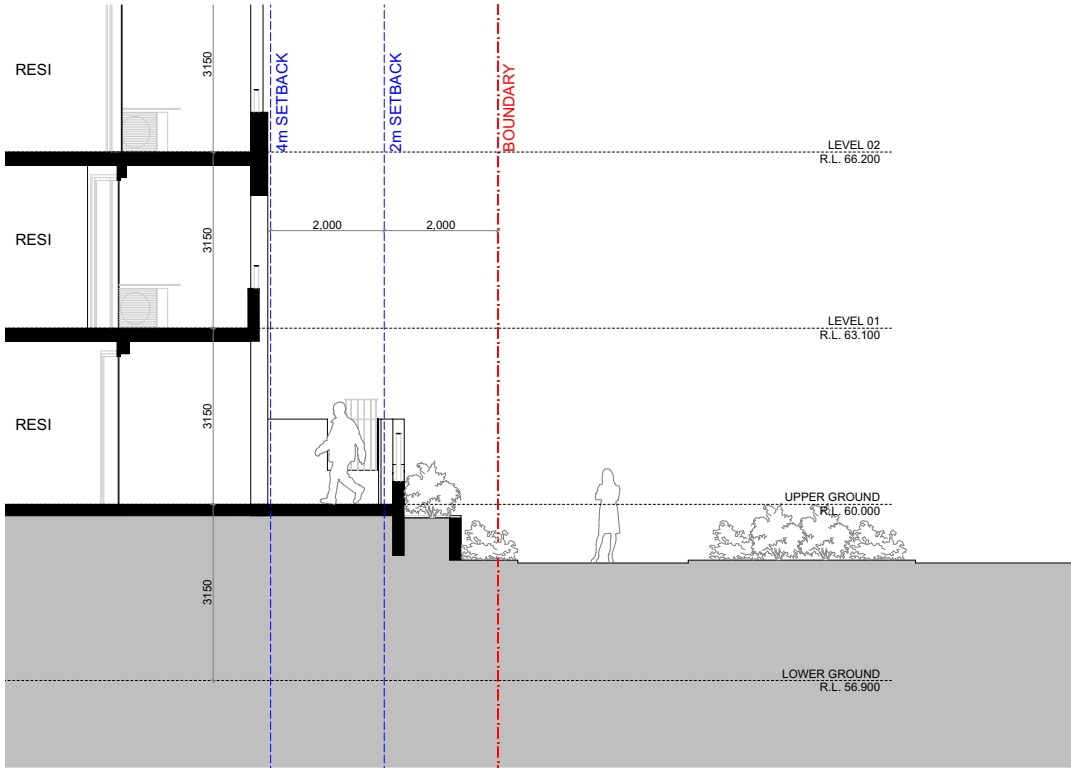


# 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

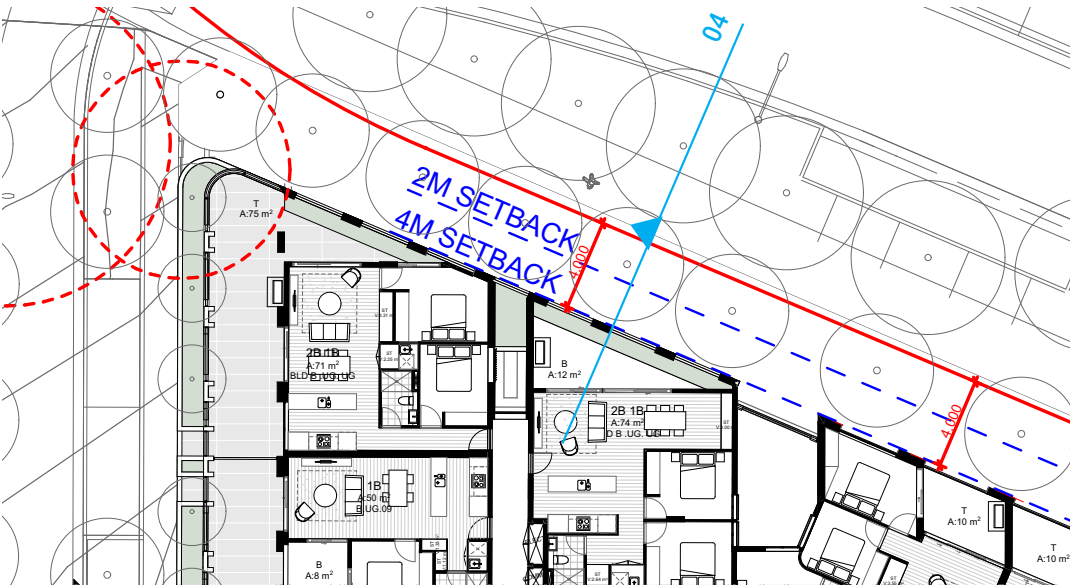
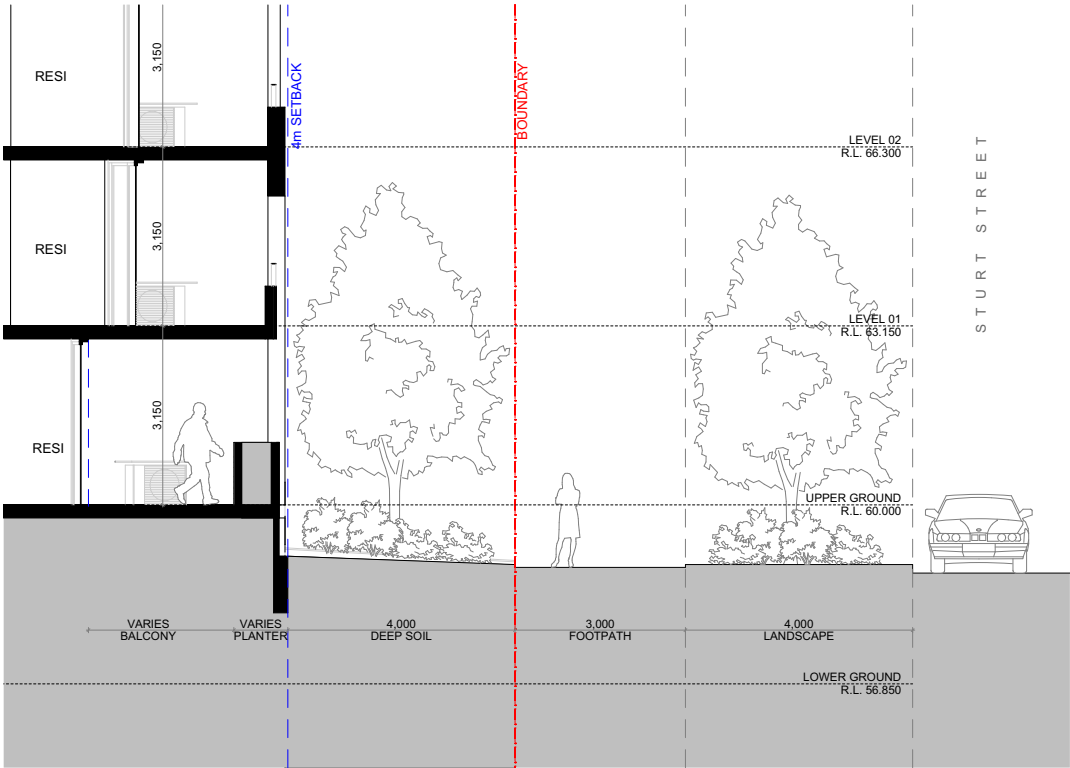
CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

BUILDING\_B BEFORE



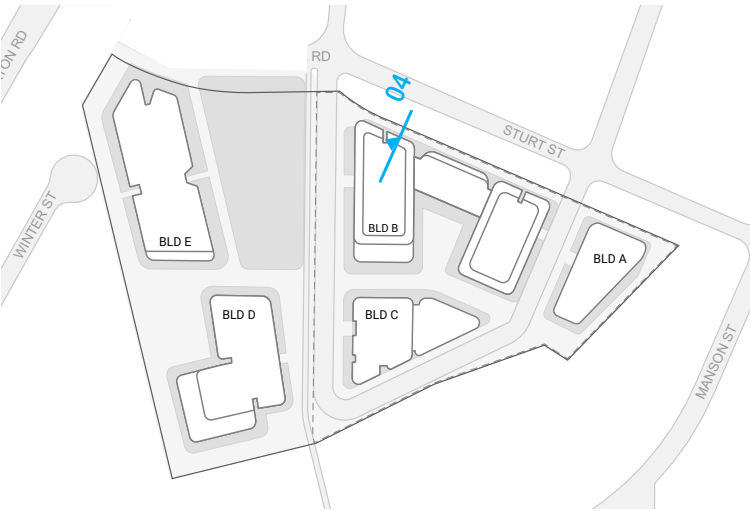
BUILDING\_B AFTER



Upper Ground (Current)

## RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yield, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.





# BEFORE



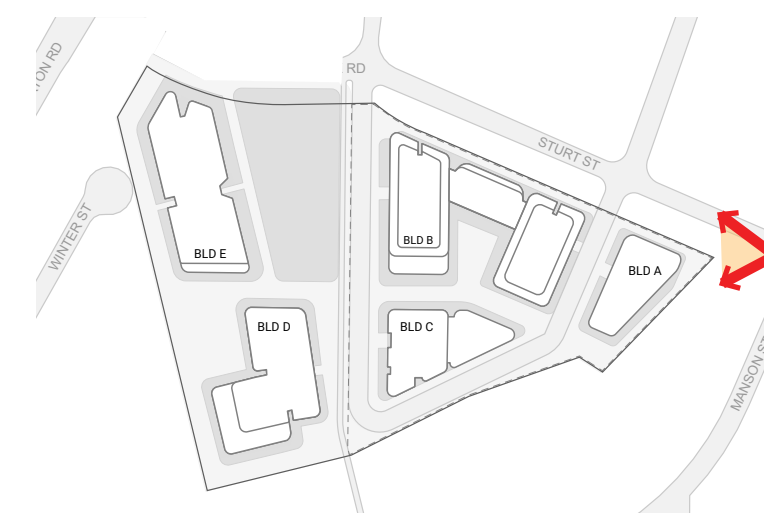
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yard, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



AFTER



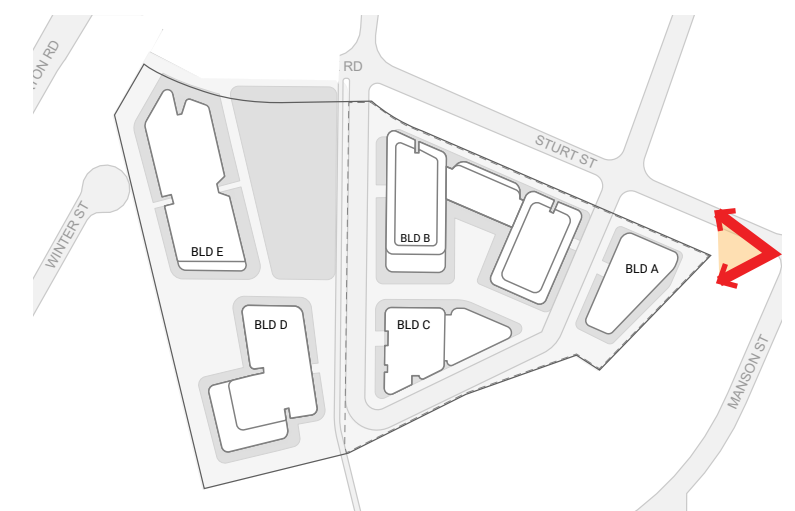
## 2.1.b.) STURT STREET STREETSCAPE EXPERIENCE

### CoP

The ground level setback along Sturt Street should be a minimum of 4 metres and be **free of basement structure in order to establish thriving trees and landscaping.**

### RESPONSE

- a.) Setback of ground levels, 4m setback to facade/private open space line including a metre of planting buffer to ensure privacy screening. 3m of private open space on ground levels will still be achieved (ADG).
- b.) 1m of landscape planting has been provided across the podium to further increase visual privacy.
- b.) Minor amendments to mix/yard, GFA reduced.
- c.) Removed previously proposed unit from building A (basement 01)
- d.) Basement structure remains within 4m setback - ensures 4m of clear deep soil planting.



Streetscape Experience

TELOPEA RESIDENTIAL - STAGE 1A  
COUNCIL PRESENTATION

JOB NO. 20320  
DATE 13/12/2023  
SCALE NTS



**plus**  
architecture



Suite 602, L6, 150 Karangahape Road  
**AUCKLAND** 1010  
New Zealand

Tel +64 9 281 3800  
auckland@plusarchitecture.com.au

Ground Floor, 102 Adelaide Street  
**BRISBANE** QLD 4000  
Australia

Tel +61 7 3067 3599  
brisbane@plusarchitecture.com.au

Level 1, 60 Cashel Street  
**CHRISTCHURCH** 8013  
New Zealand

Tel +64 3 337 9481  
christchurch@plusarchitecture.com.au

Suite 5, 18 Tedder Avenue  
**MAIN BEACH** QLD 4217  
Australia

Tel +61 7 5610 1913  
goldcoast@plusarchitecture.com.au

5/107 Elizabeth Street  
**MELBOURNE** VIC 3004  
Australia

Tel +61 3 8696 3999  
melbourne@plusarchitecture.com.au

160 Beaufort Street  
**PERTH** WA 6000  
Australia

Tel +61 8 6500 6490  
perth@plusarchitecture.com.au

Level 4, 222 Clarence Street  
**SYDNEY** NSW 2000  
Australia

Tel +61 2 8823 7000  
sydney@plusarchitecture.com.au

**NOMINATED ARCHITECT** (NSW)

Amit Julka \_10002, Rido Pin \_11286