

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**
 - 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
 - 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
- 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;**
 - 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;**
 - Eastern side boundary setback steps above 12m height from 3m to 4.5m.
 - 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**
 - Link Rd removed between Addison Rd and Sturt Street
 - Stage 1a updated to reflect redesign including Envelopes, Lot Subdivision, Deep Soil, Open Space, Tree Retention.
 - Refer to Stage 1a Drawings and s4.55 amendments for detailed design updates
- Core + East Precincts**
 - New link road removed from concept plans
 - E1 and E2 Street setbacks increased to 4m to be consistent with neighbouring precinct controls.
 - Lot subdivision and deep soil plan updated to remove land transfer to Eyles link between C7 and C8
- North Precinct**
 - 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**
 - 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]
 - 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**
 - Indicative reference designs have been updated to reflect the above amendments to demonstrate that the scheme is capable of complying.

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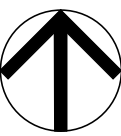
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6	06.09.23	Design Update	JC	WM
5	22.03.23	Response to Submission 3	CW	WM
4	07.10.22	Response to Submission 2	DM	WM
3	14.03.22	Response to Submissions	WM	MA
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	Cc	WM
Rev	Date	Description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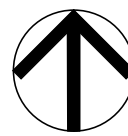
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5	06.09.23	Design Update	EYB	WM
4	22.03.23	Response to Submission 3	OW	WM
3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme Telopea - Key Plan



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

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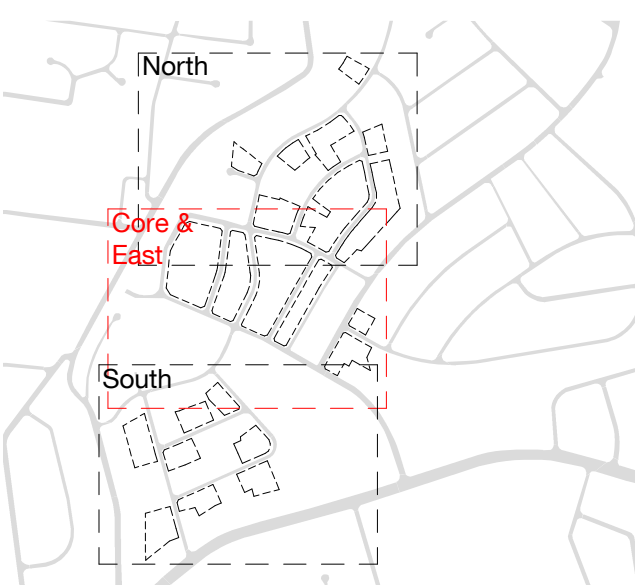
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- Key:**
- Site Boundaries
 - Existing Buildings to be demolished
 - Roads to be removed
 - Trees intended for retention
 - Trees intended for removal

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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

Teloepa Masterplan

Masterplan
Core & East Precints - Existing
Condition & Demolition Plan

Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:10:59 PM		
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Drawing no.	Revision
DA01.MP.1006	

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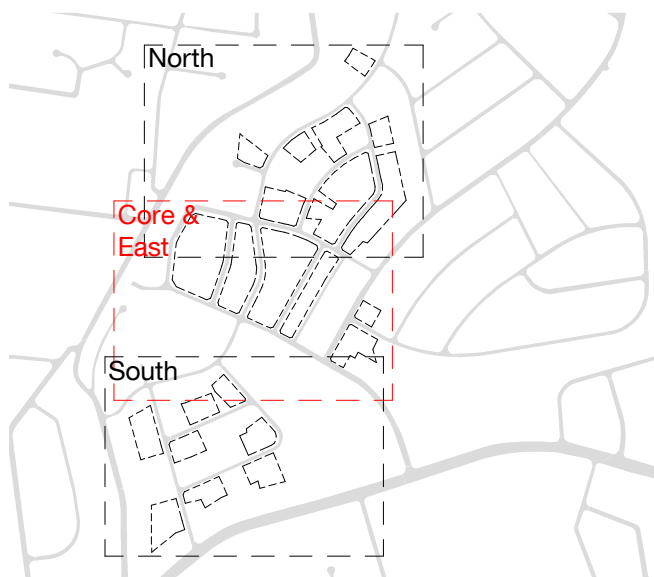


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Key:

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

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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	11/12/2023 5:11:35 PM		
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Drawing no.	Revision
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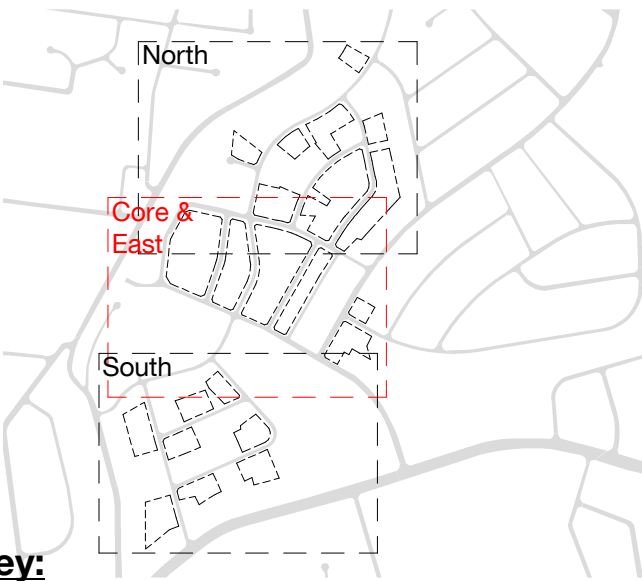


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Key:

- 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: 12,418m² (14.2% of LAHC owned land)
 - Deep Soil areas located on LAHC owned land & dedicated Council land: 20,085m² (30.3% 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%)

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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	11/12/2023 5:12:02 PM
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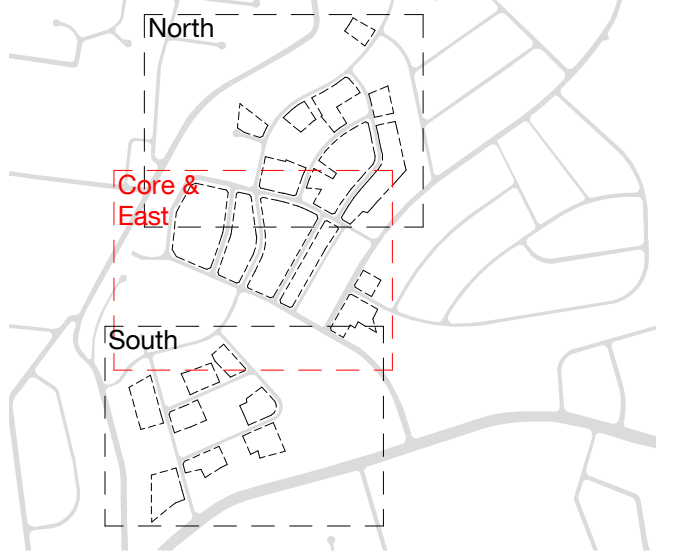


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NOTE A : 6m wide open to sky through site link. Position within block may vary

NOTE B : 9/12m wide open to sky through site link. Position within block may vary

NOTE C : Minimum 8.5m wide by maximum 3m deep building break. Position within block may vary.

NOTE D : Minimum 6m wide by maximum 3m deep building break. Position within block may vary.

NOTE E : Minimum 3m wide by maximum 3m deep building break. Position within block may vary.

Building Separation

Habitable to Non Habitable; windows must be screened or angled non perpendicular to boundary

Non habitable to Non habitable; no windows permitted

Nil Boundary separation to isolated lot to facilitate future continuation of streetwall and maximise amenity; no windows permitted

Upper level windows above to habitable; Windows must be screened or angled non perpendicular to boundary

Rear Boundary Separation; Habitable to habitable; 6m up to four storeys, 9m above four storeys

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Telopea Masterplan

Core & East Precincts - Envelope Control Plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	AM	Checked	WM
Project No.	S12226		
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Drawing no. **DA01.MP.1307** Revision

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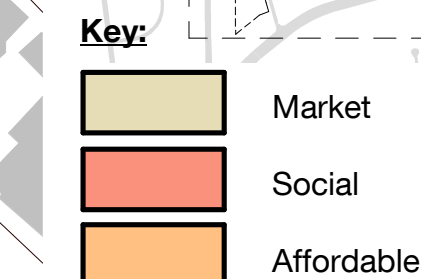
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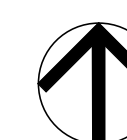
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Rev	Date	Description	Initial	Checked

Indicative Scheme
Core & East Precincts - Public
Domain Plan



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:16:32 PM		
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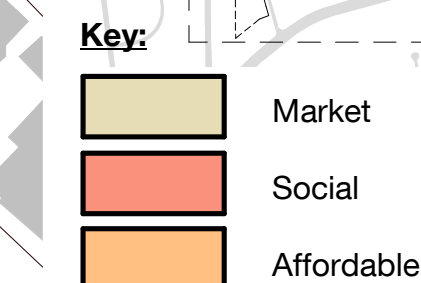
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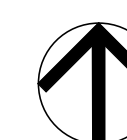
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4	22.03.23	Response to Submission 3	CW	WM
3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

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



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	12/12/2023 4:45:07 PM		
BIM			

Drawing no. Revision
DA02.MP.1105

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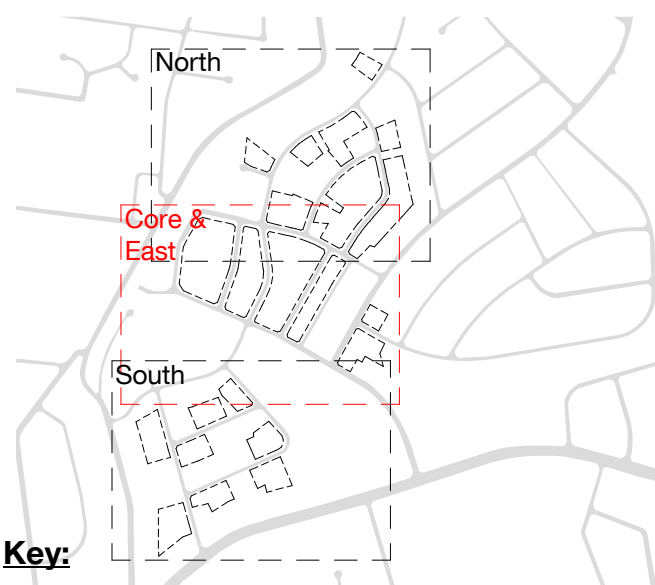
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Key:

Market

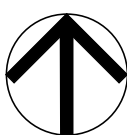
Social

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

Teloepa Masterplan

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



Status	For Information		
Scale	1 : 750	@	A1
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	12/12/2023 4:45:52 PM		
BIM			

Drawing no.	Revision
DA02.MP.1115	

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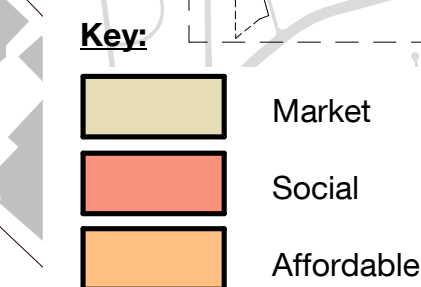
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Indicative Scheme
Core & East Precincts - High-rise
Typical Floor Plan

Drawing no.	Revision
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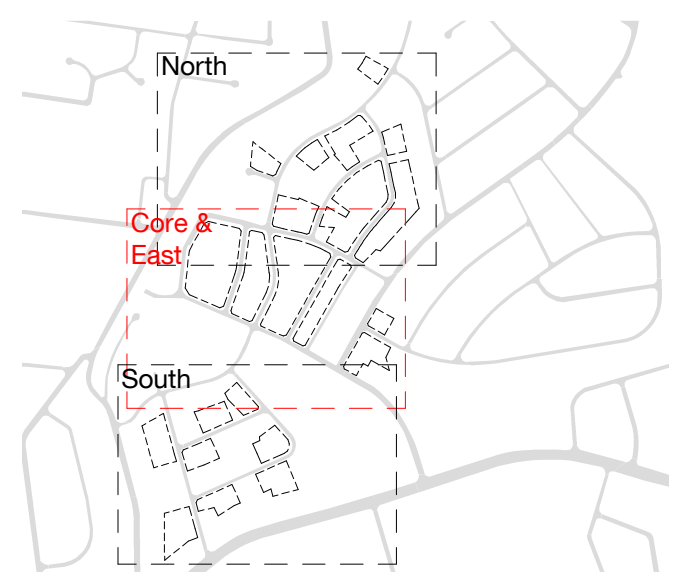
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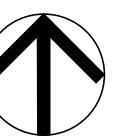
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3	07.10.22	Response to Submission 2	DM	WM
2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Core & East Precincts - Roof Plan



Status	For Information
Scale	1 : 750 @ A1
Drawn	CC Checked WM
Project No.	S12226
Plot Date	11/12/2023 5:19:57 PM
BIM	

Drawing no. Revision
DA02.MP.1205

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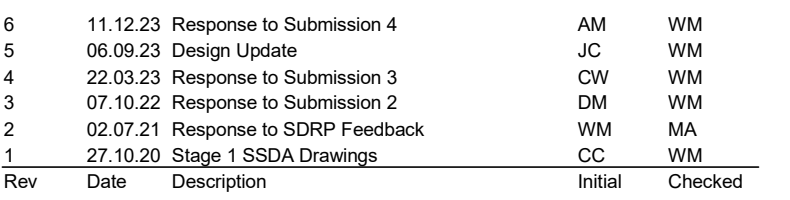
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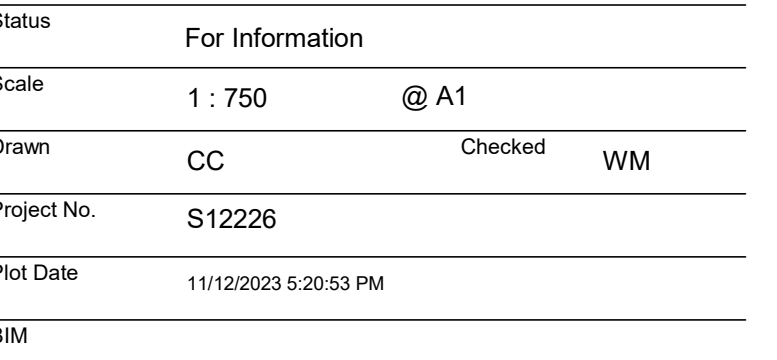
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Indicative Scheme
Core & East Precinct Basement
Parking



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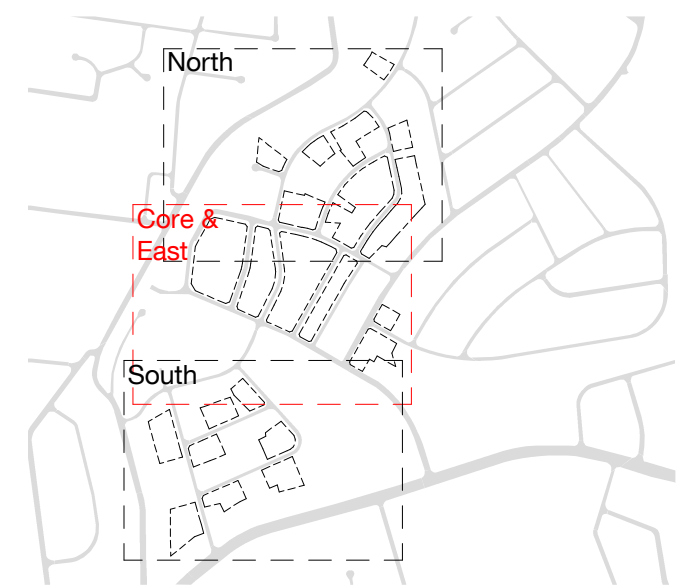
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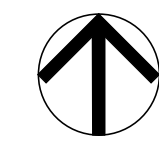


- Key:**
- Lot Boundaries
 - Ground Communal Open Space
 - Roof Communal Open Space
 - Public Open Space
 - Pedestrian Through Site Links
 - Childcare Garden

6	11.12.23	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	12/12/2023 4:46:35 PM		
BIM			
Drawing no.	Revision		

DA02.MP.1406

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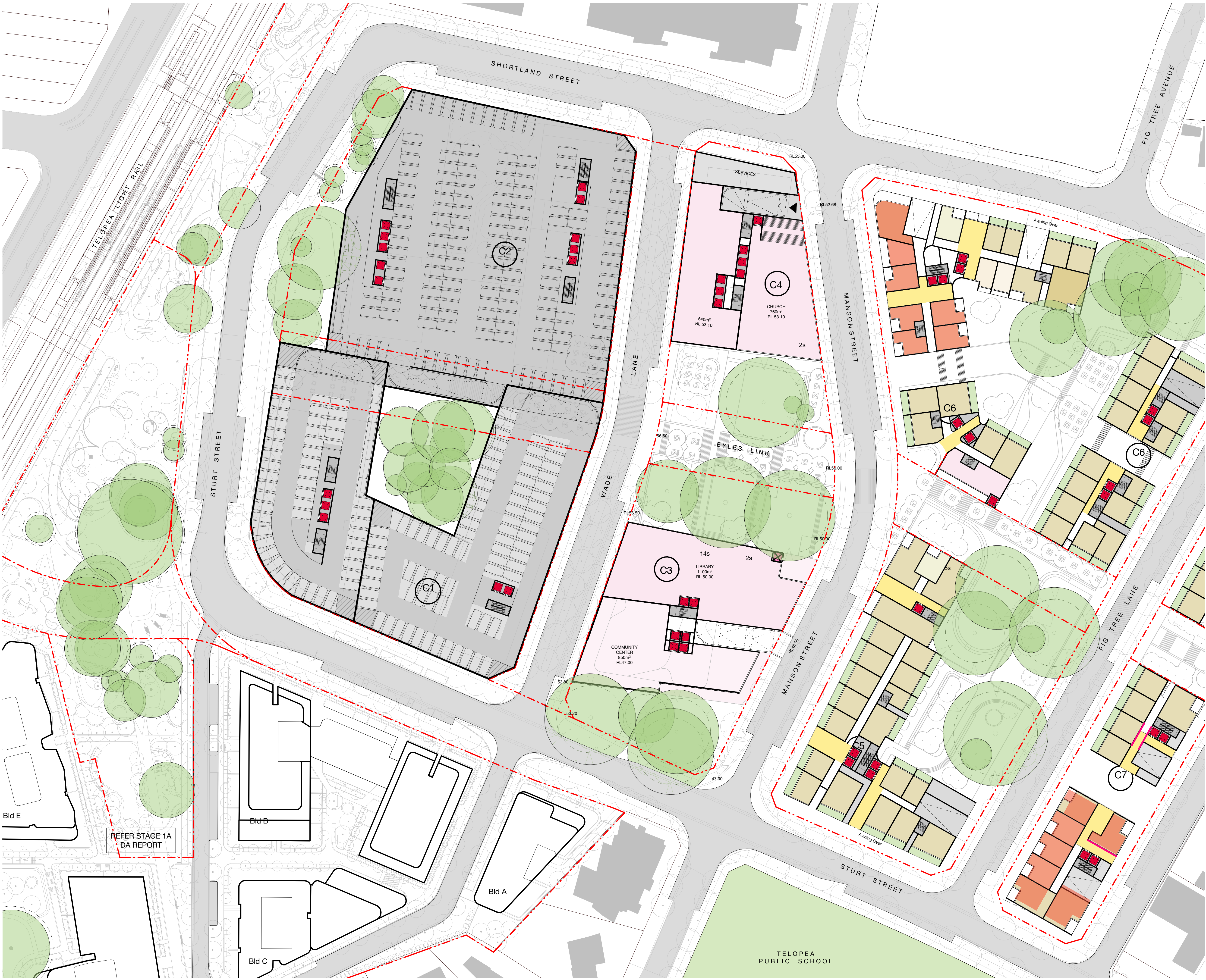


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The GFA (NSW) the sum of the floor area of each floor of a building measured from the internal face of the external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 meters above the floor and includes: – the area of a mezzanine, and; – habitable rooms in a basement or 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.



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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	11/12/2023 5:22:15 PM		
BIM			

Drawing no. **DA02.MP.190 4** Revision

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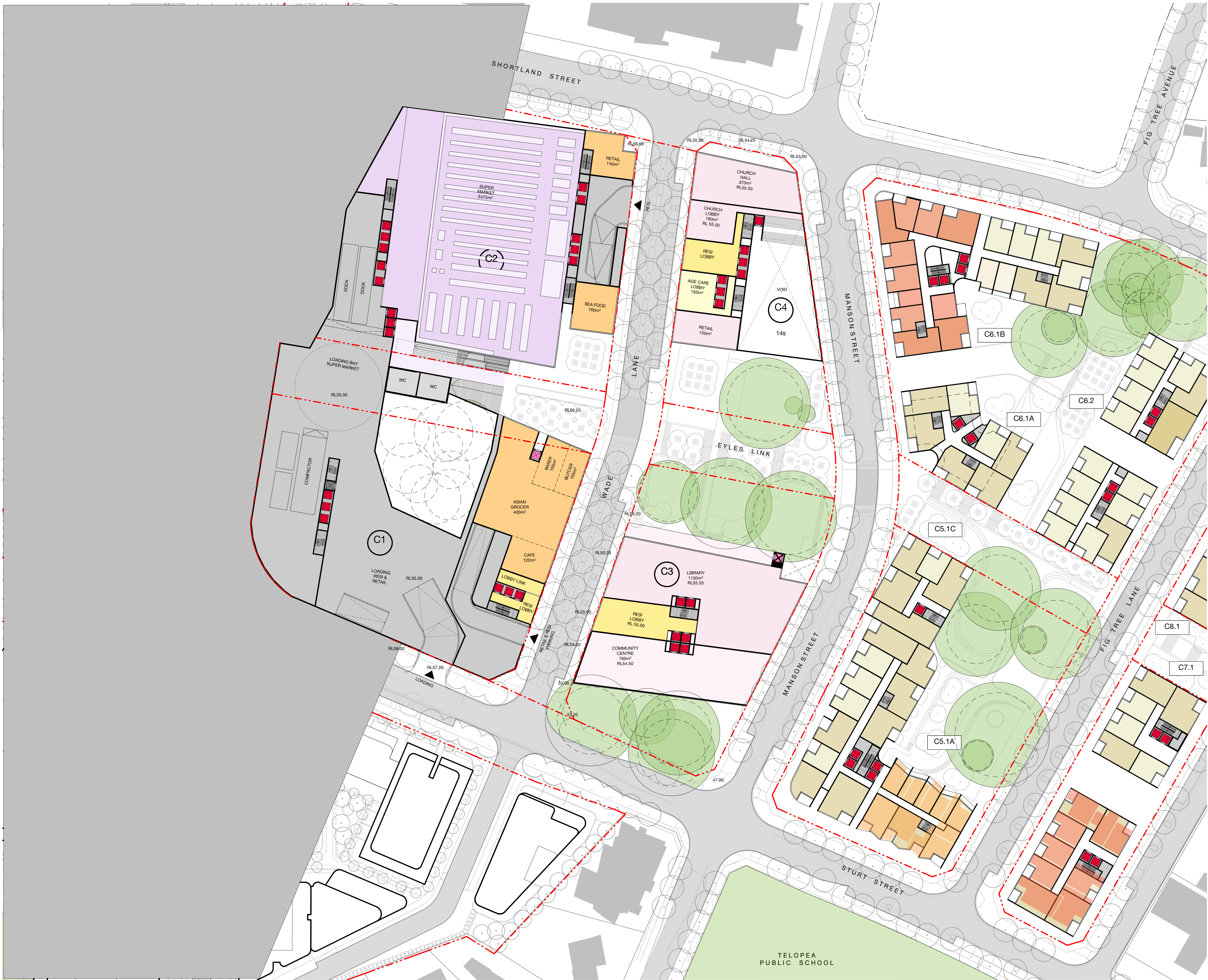
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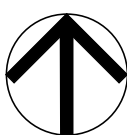
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2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Lower Ground Non-Resi



Status	For Information		
Scale	1 : 500	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:22:42 PM		
BIM			

Drawing no. **DA02.MP.191 4** Revision

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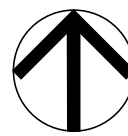
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2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Upper Ground Non-Resi



Status	For Information		
Scale	1 : 500	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:23:04 PM		
BIM			

Drawing no. Revision
DA02.MP.192 4

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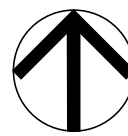
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2	02.07.21	Response to SDRP Feedback	WM	MA
1	27.10.20	Stage 1 SSDA Drawings	CC	WM
Rev	Date	Description	Initial	Checked

Telopea Masterplan

Indicative Scheme
Level 01



Status	For Information		
Scale	1 : 500	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:23:32 PM		
BIM			

Drawing no. **DA02.MP.1934** Revision

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