

S12226 - Telopea Masterplan

DRAWING LIST

No.	Title	Latest Revision
DA00.001	Drawing List	7
DA01.MP.100	Core & East Precints - Existing Condition & Demolition Plan	6
DA01.MP.110	Core & East Precincts - Lot Subdivision plan	6
DA01.MP.120	Core & East Precincts - Deep Soil Areas	7
DA01.MP.130	Core & East Precincts - Envelope Control Plan	7
DA01.MP.200	North Precinct - Existing Condition & Demolition Plan	4
DA01.MP.210	North Precinct - Lot Subdivision Plan	3
DA01.MP.220	North Precinct - Deep Soil Areas	5
DA01.MP.230	North Precinct - Envelope Control Plan	6
DA01.MP.300	South Precinct - Existing Condition & Demolition Plan	4
DA01.MP.310	South Precinct - Lot Subdivision Plan	3
DA01.MP.320	South Precinct - Deep Soil Areas	4
DA01.MP.330	South Precinct - Envelope Control Plan	5
DA02.MP.000	Telopea - Key Plan	6
DA02.MP.100	Core & East Precincts - Public Domain Plan	6
DA02.MP.110	Core & East Precincts - Low-rise Typical Floor Plan	5
DA02.MP.111	Core & East Precincts - Mid-rise Typical Floor Plan	5
DA02.MP.112	Core & East Precincts - High-rise Typical Floor Plan	5
DA02.MP.120	Core & East Precincts - Roof Plan	5
DA02.MP.130	Core & East Precinct Basement Parking	6
DA02.MP.140	Core & East Precincts - Open Space	6
DA02.MP.150	Core & East Precincts - GFA Plans	3
DA02.MP.190	Lower Ground Manson St Non-Resi	4
DA02.MP.191	Lower Ground Non-Resi	4
DA02.MP.192	Upper Ground Non-Resi	4
DA02.MP.193	Level 01	4
DA02.MP.200	North Precinct - Ground Floor Plan	4
DA02.MP.211	North Precinct - Typical Floor Plan	4
DA02.MP.220	North Precinct - Roof Plan	4
DA02.MP.230	North Precinct - Basement	5
DA02.MP.240	North Precinct - Open Space	3
DA02.MP.250	North Precinct - GFA Plans	4
DA02.MP.300	South Precinct - Ground Floor Plan	4
DA02.MP.310	South Precinct - Typical Floor Plan	4
DA02.MP.320	South Precinct - Roof Plan	4
DA02.MP.330	South Precinct - Basement	4
DA02.MP.340	South Precinct - Open Space	4
DA02.MP.350	South Precinct -GFA Plans	3
DA03.MP.100	Street Elevations A	5
DA03.MP.101	Street Elevations B	6
DA03.MP.102	Street Elevations C	6
DA03.MP.103	Street Elevations D	6
DA03.MP.104	Street Elevations E	5
DA03.MP.105	Street Elevations F	6
DA03.MP.110	Street Elevations Station Plaza	2
DA03.MP.200	Street Elevations G	5
DA03.MP.201	Street Elevations H	5
DA03.MP.202	Street Elevations I	5
DA03.MP.203	Street Elevations J	5
DA03.MP.300	Street Elevations K	5
DA03.MP.301	Street Elevations L	5
DA03.MP.400	Street Elevations M	4
DA03.MP.500	Sections	1

*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;**
 - 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**
 - 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.

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.

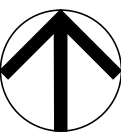
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

7	11.12.23	Response to Submission 4	AM	WM
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		

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

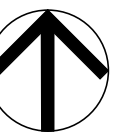
BATESSMART

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

A map of the study area showing the location of the study site (Core & East) relative to North and South directions. The map is divided into three main sections by dashed lines. The top section is labeled 'North' and contains a cluster of buildings. The middle section is labeled 'Core & East' and contains a cluster of buildings. The bottom section is labeled 'South' and contains a cluster of buildings. A road or path runs horizontally across the bottom of the map, separating the 'South' section from the 'Core & East' section.

Telopea Masterplan

Indicative Scheme
Teloepa - Key Plan

DA02.MP.0006

Bates Smart Architects Pty Ltd ABN 68 094 740 986

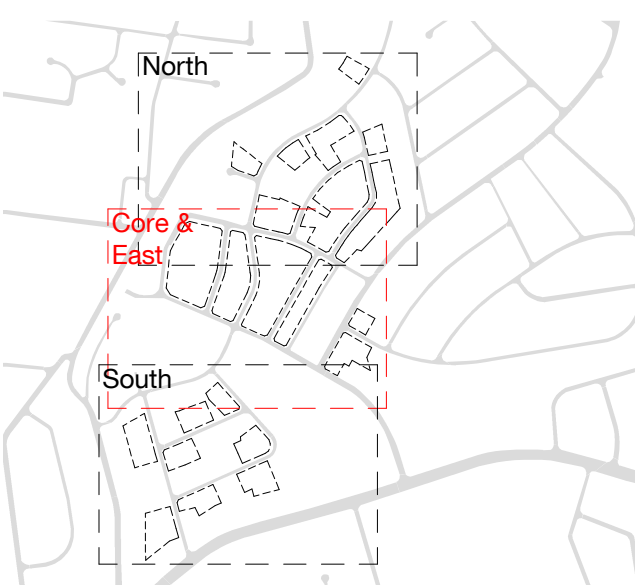


BATESSMART™

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.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.



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

6	11.12.23	Response to Submission 4	AM	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 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		
BIM			

Drawing no.	Revision
DA01.MP.1006	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

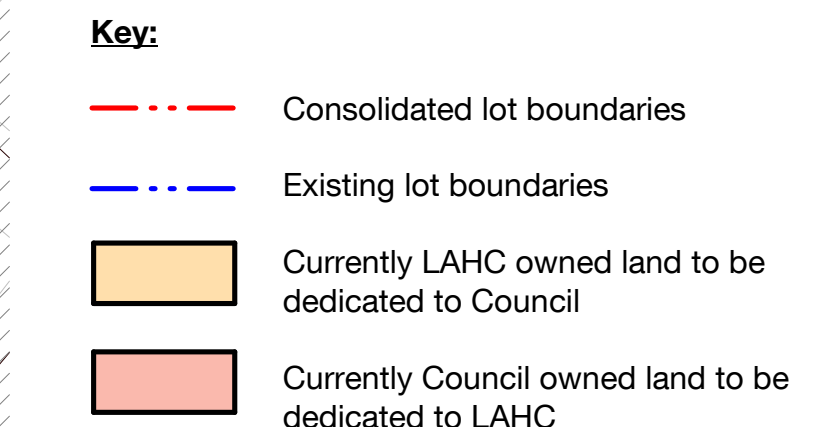


BATESSMART



C:\projects\TELOPEA_MASTERPLAN_ARCH_P0202_aml\aml\N02.vrt

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.



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

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		
BIM			
Drawing no.			Revision

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
<http://www.batesmart.com.au>

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5195
email syd@batesmart.com.au
<http://www.batesmart.com.au>

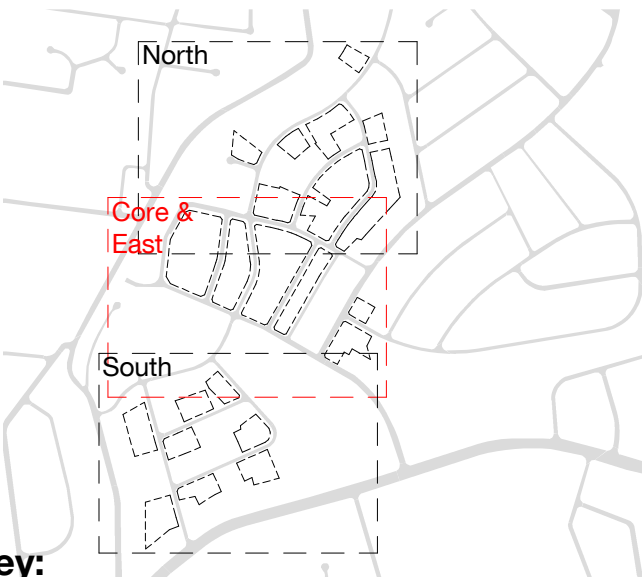
0 5 10 20 30 50 75m

BATES SMART™

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.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.



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%)

7	11.12.23	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	11/12/2023 5:12:02 PM		
BIM			
Drawing no.	Revision		

DA01.MP.1207

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

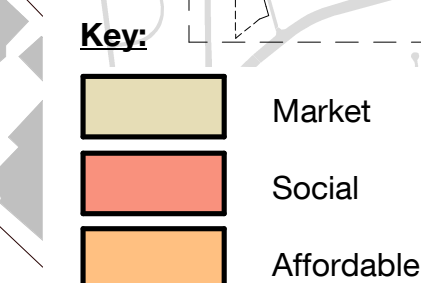
0 5 10 20 30 50 75m

BATESSMART

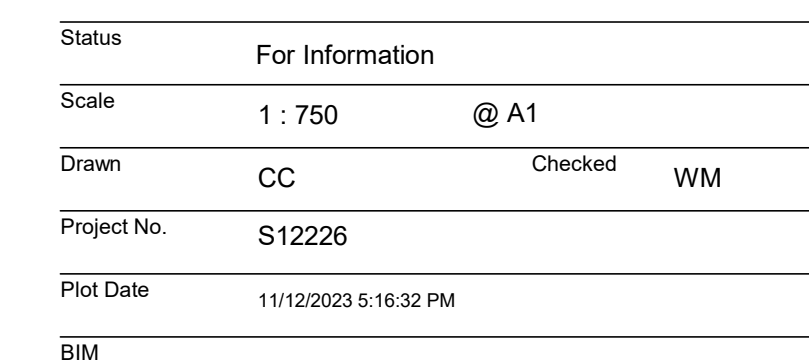


C:\temp\TELOPEA_MASTERPLAN_ARCH_F2022_melmainD92.vrt

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.



Indicative Scheme
Core & East Precincts - Public
Domain Plan

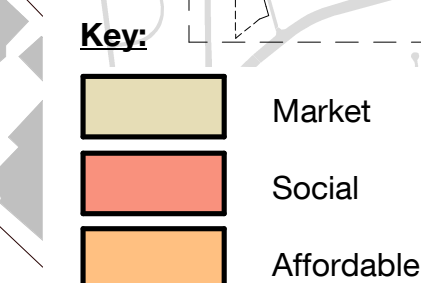


Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
<http://www.batesmart.com.au>

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
<http://www.batesmart.com.au>

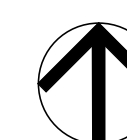
0 5 10 20 30 50 75n

All drawings may not be reproduced or distributed without prior permission from the architect.



5	11.12.23	Response to Submission 4	AM	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
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

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batessmart.com.au
<http://www.batessmart.com.au>

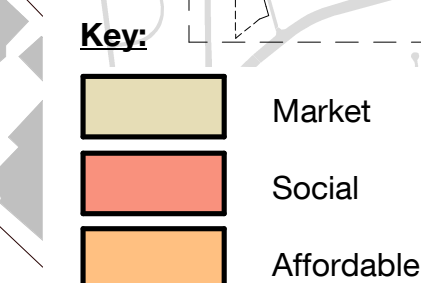
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
<http://www.batessmart.com.au>

Bates Smart Architects Pty Ltd ABN 68 094 740 986



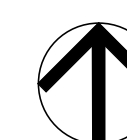
BATES SMART™

All drawings may not be reproduced or distributed without prior permission from the architect.



5	11.12.23	Response to Submission 4	AM	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
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

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batessmart.com.au
<http://www.batessmart.com.au>

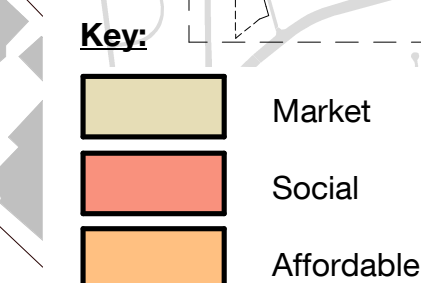
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
<http://www.batessmart.com.au>

Bates Smart Architects Pty Ltd ABN 68 094 740 986



BATES SMART™

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.



5	11.12.23	Response to Submission 4	AM	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
Core & East Precincts - High-rise
Typical Floor Plan

Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:19:13 PM		
BIM			

Drawing no. Revision

DA02.MP.1125

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
<http://www.batesmart.com.au>

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5195
email syd@batesmart.com.au
<http://www.batesmart.com.au>

Bates Smart Architects Pty Ltd ABN 68 094 740 986



BATES SMART™



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.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

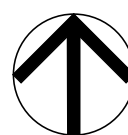
All drawings may not be reproduced or distributed without prior permission from the architect.



5	11.12.23	Response to Submission 4	AM	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 - 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

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

0 5 10 20 30 50 75m

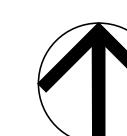
BATESSMART

All drawings may not be reproduced or distributed without prior permission from the architect.



6	11.12.23	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

Indicative Scheme
Core & East Precinct Basement
Parking



Status	For Information		
Scale	1 : 750	@ A1	
Drawn	CC	Checked	WM
Project No.	S12226		
Plot Date	11/12/2023 5:20:53 PM		
BIM			

Drawing no.	Revision
-------------	----------

DA02.MP.130 6

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batessmart.com.au
<http://www.batessmart.com.au>

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesSMART.com.au
<http://www.batesSMART.com.au>

Bates Smart Architects Pty Ltd ABN 68 094 740 986



BATES SMART

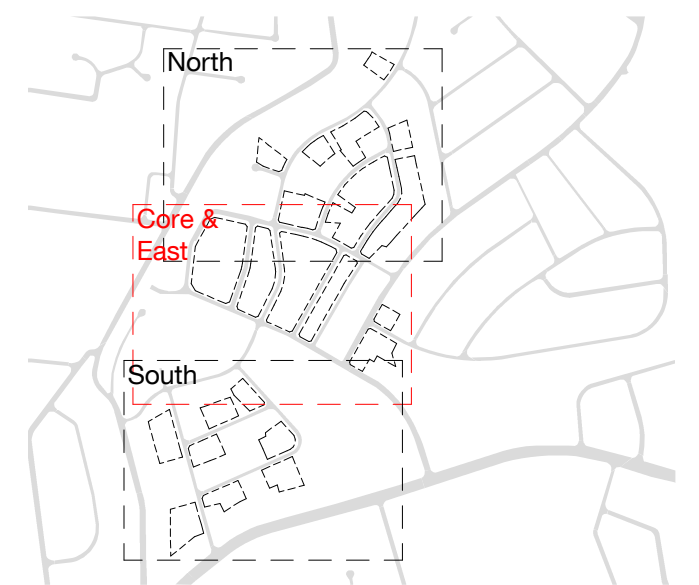
C:\temp\TELOPIA MASTERPLAN ARCH R2022 amittal\HND92.mt



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.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

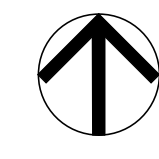


- Key:**
- Lot Boundaries
 - Ground Communal Open Space
 - Roof Communal Open Space
 - Public Open Space
 - Pedestrian Through Site Links
 - Childcare Garden

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

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986



BATESSMART

C:\Users\m\Documents\TELOPEA_MASTERPLAN_ARCH_F2022_williams\F2011.txd



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.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

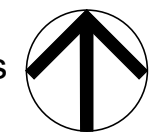
GFA - Standard Instrument LEP, Department of Planning

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			

Drawing no. Revision
DA02.MP.150 3

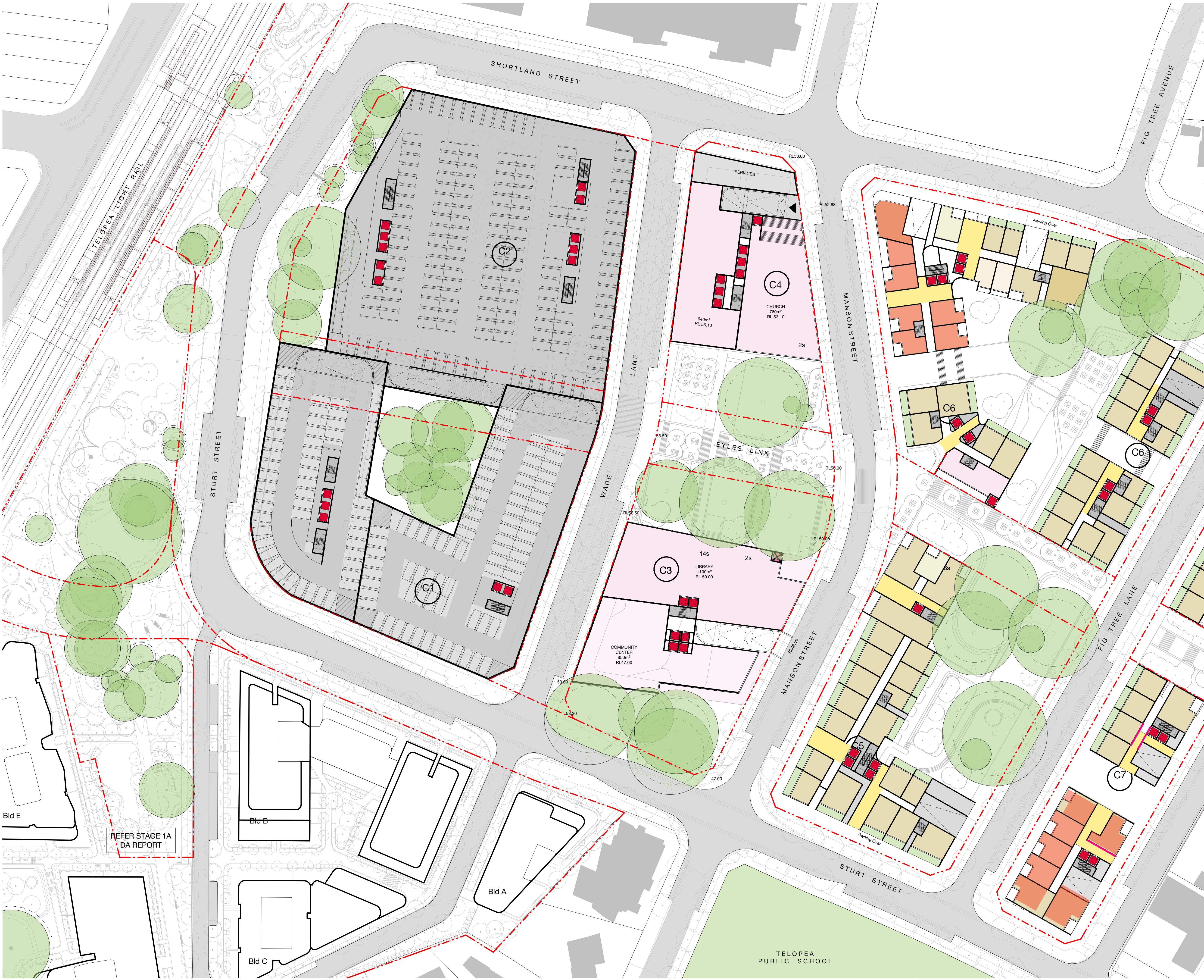
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986



C:\temp\TELOPEA_MASTERPLAN_ARCH\B2022_01\plan\N02.vrt



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.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

4	11.12.23	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
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. Revision
DA02.MP.190 4

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

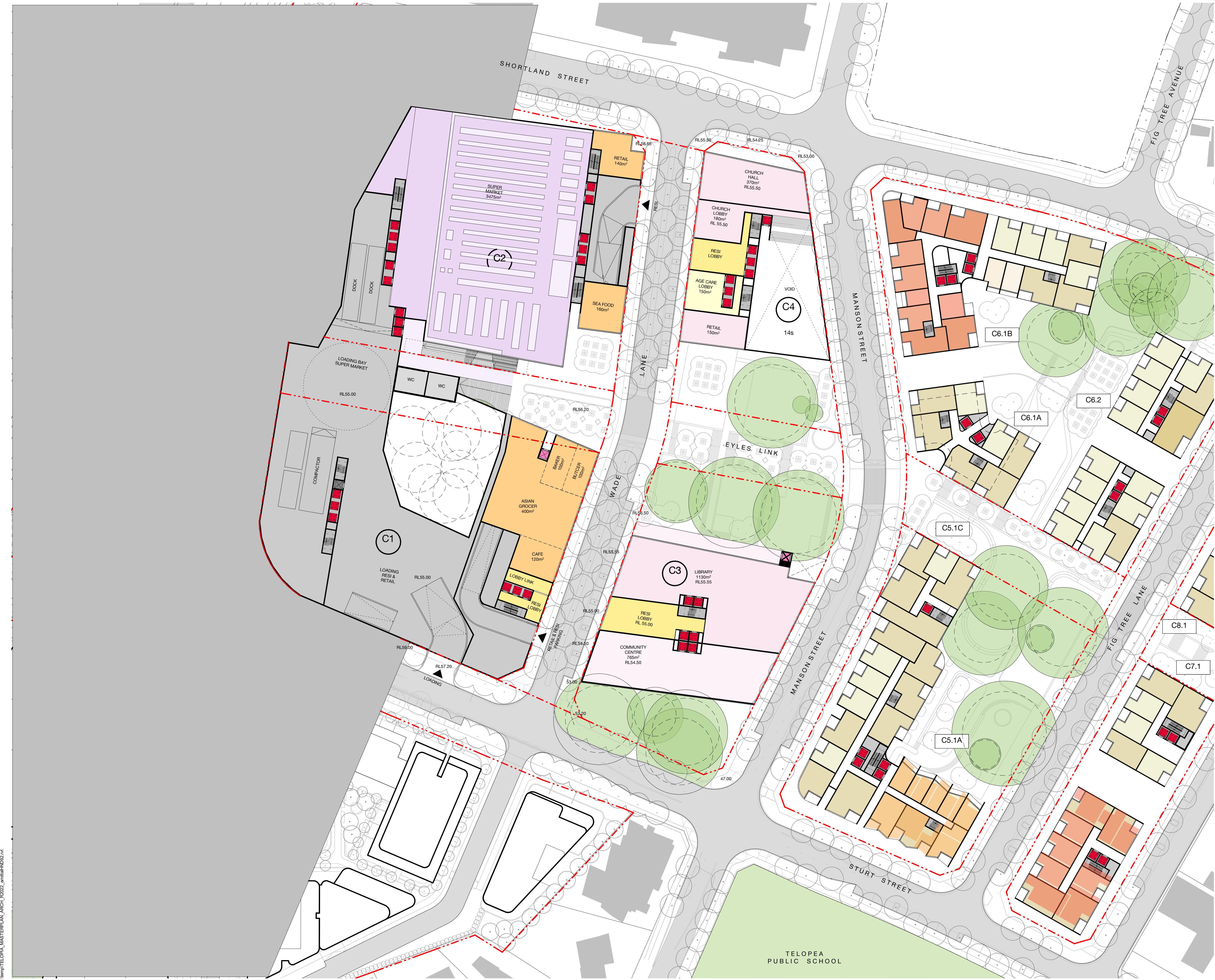
Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

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.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.



4	11.12.23	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
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.	Revision
DA02.MP.191 4	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART



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.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

4	11.12.23	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	11/12/2023 5:23:04 PM		
BIM			

Drawing no. Revision
DA02.MP.192 4

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART



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.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

4	11.12.23	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
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

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART