

LANDSCAPE ARCHITECTURAL DESIGN REPORT  
DEVELOPMENT APPLICATION [REV 2]

23.07.21

# LIDCOMBE CENTRAL

4-12 RAILWAY ST, LIDCOMBE NSW

LAND  
FORM  
Studios



Prepared for

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Development Application  
23/07/2021

This report 2020117-LD-DR000[2] should be read in conjunction with  
Landform Studios Landscape Development Application drawings (Appendix  
A) 2020117-LD-DA000-500[Rev 2], dated July 2021.  
Prepared by Landform Studios

This Design Report provides an explanation that verifies how the  
development addresses how design quality principles are achieved, and  
demonstrates how the objectives and relevant sections have been achieved.

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Sydney NSW 2017 Australia

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# Contents

<b>Context &amp; Site</b>	<b>4</b>
Introduction	5
Project Objectives	6
Local Context	7
Key Site Opportunities	8
<b>Vision &amp; Strategy</b>	<b>10</b>
Design Principles	11
Vision	12
<b>The Design</b>	<b>14</b>
Design Statement	15
Ground Plane & Public Domain	16
Through Site Link & Retail Walk	17
Level 1 Podium	18
Rooftop Garden	21
Site Section	22
<b>Planting &amp; Materials</b>	<b>24</b>
Planting List	25
Materials & Finishes	26
<b>Appendix A - DA Drawing Set</b>	<b>28</b>



# Context & Site

CONTEXT & SITE

# INTRODUCTION

## Project Overview

The project involves the re-development of 4-12 Railway Street in Lidcombe Town Centre for Development Application (DA) to Cumberland Council. The site is to be developed for mixed residential and commercial use including extensive public domain upgrades. This design report demonstrates the quality of the public domain and private open space provisions and embellishments.

## Design Process

The current design was developed over a series of collaborative workshops with Loucas Architects, Pheonix Builders & Cumberland Council with further refinement and improvements included from the Pre-DA scheme. This design is also a result of an initial Design Review Process as facilitated by Council.

## Public Domain

The Lidcombe Central site area is approximately 5920m<sup>2</sup> and is to be developed to incorporate a total public domain upgrade of approximately 1800m<sup>2</sup> which is made up of approximately 600m<sup>2</sup> of public footpath upgrades and 1200m<sup>2</sup> of activated retail plaza & ground plane area.

This document provides an outline of the context, the brief, concepts and principles that have played a role in the preparation of the overall design and public domain works. Access and placemaking to and from the site and key landmarks such as Lidcombe Train Station has been a significant consideration in which the overall design solution aims to improve through the breaking down of physical barriers and promotion of a highly pedestrianised environment within the nominated extent of works. The redevelopment of Lidcombe Central is an important design challenge in itself and this design report expresses the carefully considered principles + solutions to some of the site's key challenges and what we believe provides a much more significant public domain offering for the local community.

## The Offer (Snapshot)

- Public Domain (Footpath) Upgrade of 600m<sup>2</sup>
- Additional Retail Plaza & Ground Plane of 1800m<sup>2</sup>
- Additional 64 trees included in the development including 5 new street trees to Raphael St and 9 street trees to Railway St.
- 1 large communal podium with 400mm setback for plant health and growing ability.
- 1 communal rooftop space and bookable garden pavilion with city views
- Improved site wide pedestrian permeability & connectivity



# PROJECT OBJECTIVES

## The Public Realm

A high quality and attractive public realm is an integral component of an prosperous and socially vibrant hub. The 'public realm' includes upgrades to internal streets, pedestrian links, footpaths, street verges and other urban spaces. It also includes elements such as street trees and landscaping, paving, lighting, street furniture and possible opportunities for public art.

## Key Strategic Objectives

- To stimulate the economic and social vibrancy of the Lidcombe town centre through a high quality public realm
- To create attractive and welcoming retail arcades, streets and public spaces
- To facilitate the 'greening' of the town centre to improve visual and environmental amenity
- To support greater social use of public spaces and street life through high quality urban elements, public art and cultural activities
- To improve pedestrian connectivity and safety within the public realm; and
- Improve the connectivity for all users across the rail line and within the town centre to achieve a cohesive functioning town centre in the future for Lidcombe



CONTEXT & SITE

# LOCAL CONTEXT

## Local Context & Landscape Character

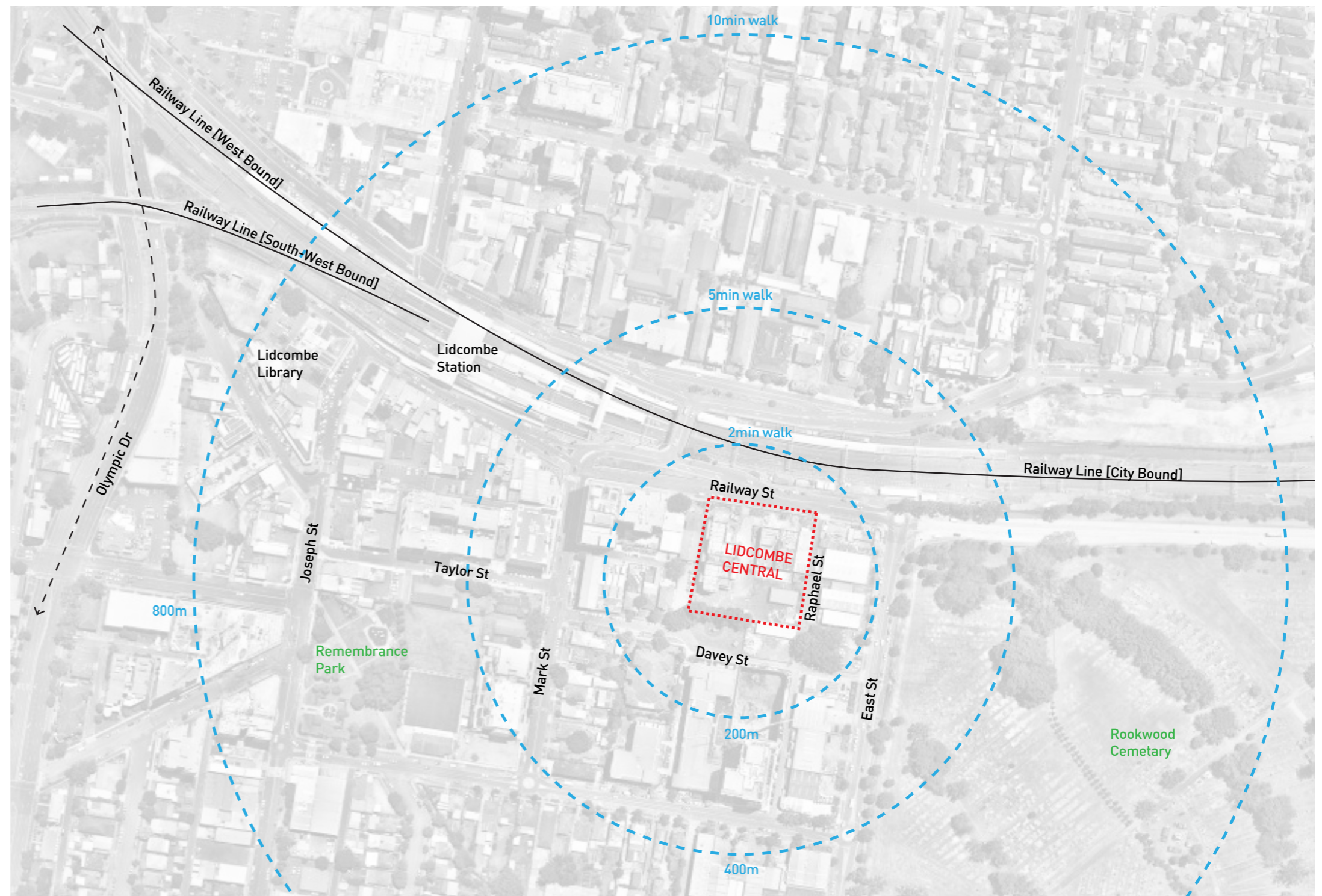
Lidcombe Town Centre is located at the eastern end of the LGA, approximately 8 kilometres from the CBD of Parramatta and 18 kilometres from Sydney CBD, on the main western rail line. The town centre is located beside Olympic Drive, a major north-south regional road artery.

## Parks & Open Space

The project site is anchored by a number of important open green spaces such as Rookwood Cemetary (Australia's largest cemetary park), Remembrance Park to the South-West of the site and is within 2.5km of Bicentennial Park and the Sydney Olympic Park precinct.

## Public Transport

Public Transport is a significant presence in the Lidcombe Town Centre. A bus interchange is located adjoining the main railway station and includes stops for Metrobus and local buses. Lidcombe Station is also a key interchange for the South-West rail line as well as facilitating the important transport link to Sydney Olympic Park Station for major events & festivals.



# KEY SITE OPPORTUNITIES

## Fine Grain Pedestrian Connectivity

There is a key opportunity to provide finer grain pedestrian connections through the site from Railway St to the existing park at Davey St whilst also facilitating wider precinct connectivity to Lidcombe Station. In addition there is also an opportunity to allow for future connections East-West to adjacent sites and streets.

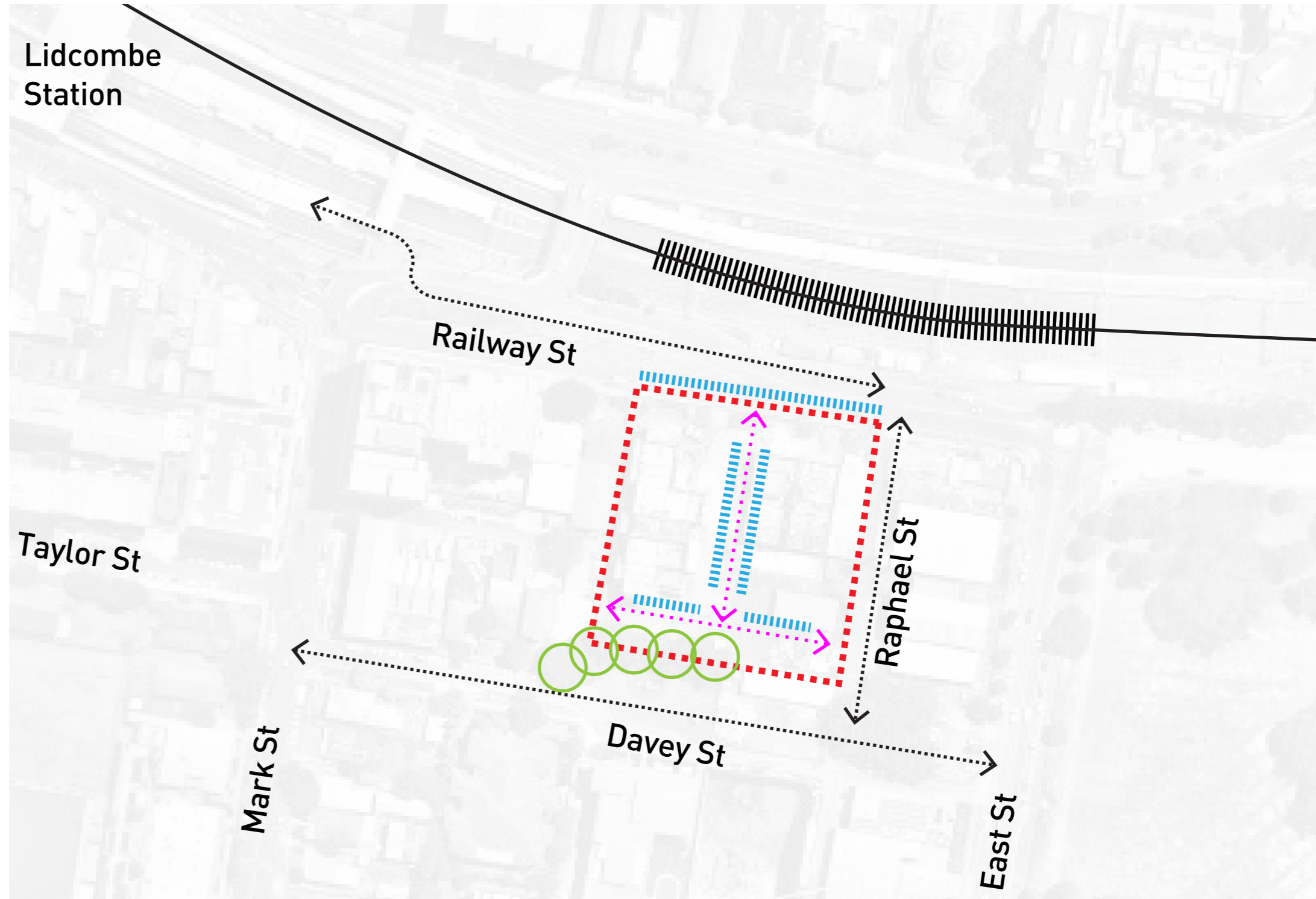
## Ground Floor & Retail Activation

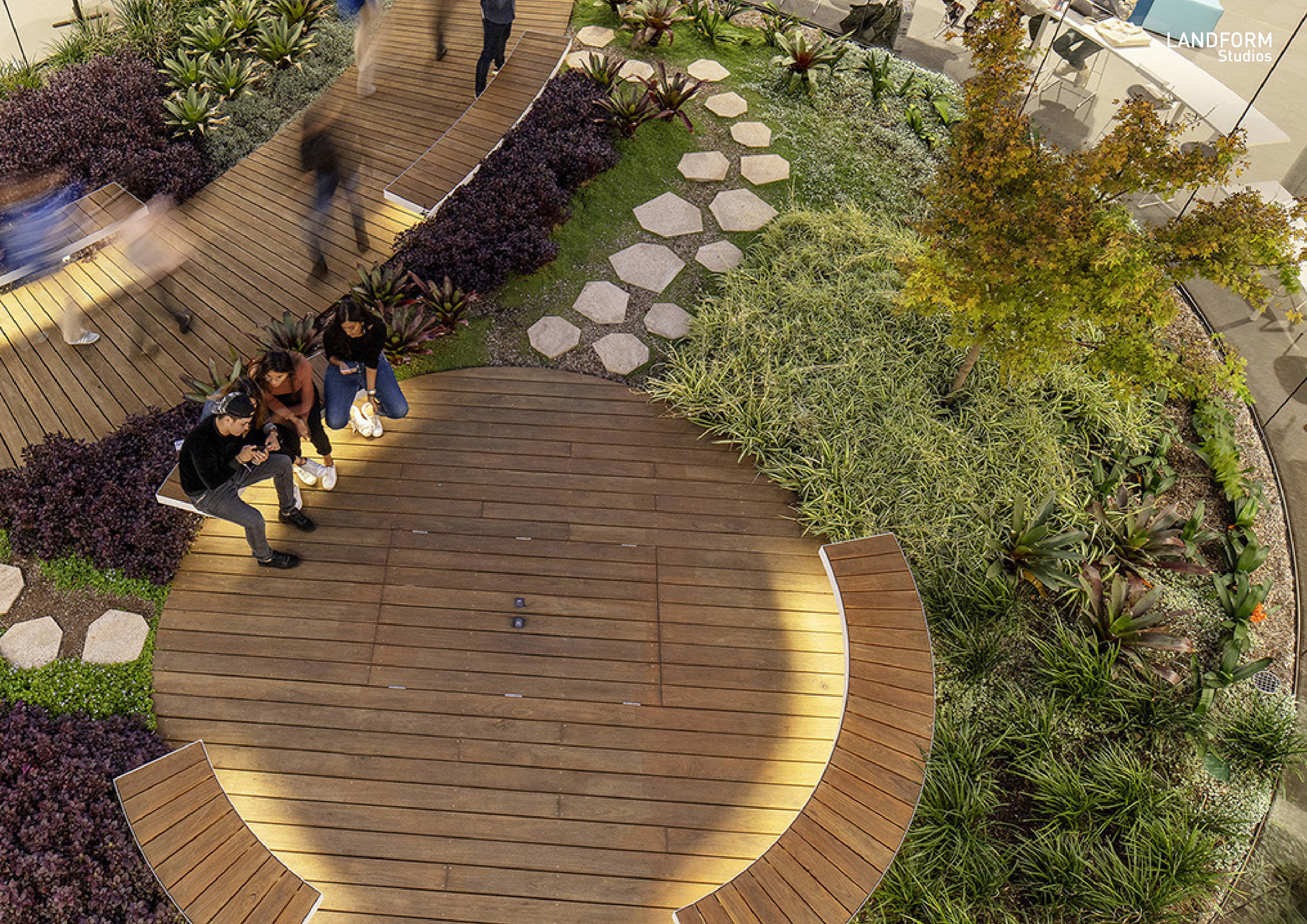
There is a major opportunity for ground floor activation particularly along Railway St. With the site being within 5 minutes walking distance from Lidcombe Station, retail and ground floor activation will be essential and accessibly amenity for the local community whilst also contributing to the overall vibrancy of the Town Centre.

The key challenge of the site is being disconnected from the northern section of the Town Centre due to the alignment of the railway line putting additional importance on activating Railway St.

## Existing Trees

There is an opportunity to retain and protect the large existing trees to the Southern boundary of the site. These significant trees provide great amenity and shade coverage for the ground floor and the users of the existing park to Davey St.





# Vision & Strategy

VISION & STRATEGY

# DESIGN PRINCIPLES



## Landscape Sanctuary

The landscape proposal has a strong focus on providing an abundant landscaped environment which residents can engage with on a sensory level, activating the many health benefits of being in a natural setting.

The proposal seeks to create a landscape sanctuary, a place which provides tranquillity and calm for residents acting as natural escape from their day to day routine.



## Connected

The public domain presents an opportunity to balance the urban with the natural, where the landscape and built form will act in a complimentary manner allowing for a high quality development.

The landscape masterplan seeks to draw from the sites existing connectivity in particular with Railway St & Lidcombe Station. The design aims to maintain clear sight-lines across the public domain and enhance movement and universal access.



## Place & Identity

To create a high quality mixed use development involving a lively ground floor retail arcade which is appropriate to the local urban setting.

The sense of place of the site will restore, reinforce and forge a new community identity and sense of ownership. This will be achieved by the implementation of interpretive elements in the public domain and feature paving throughout the ground plane which is open to the public.

## VISION

“

TO CREATE AN **ACTIVATED & ENGAGING HUB** IN LIDCOMBE  
TOWN CENTRE WHERE RESIDENTS CAN **CONNECT** IN A  
**UNIQUE LANDSCAPE SETTING**”



LIDCOMBE  
CENTRAL

# The Design

THE DESIGN

# DESIGN STATEMENT

## Public Domain & Streetscapes

An upgrade and make-good of the public domain and associated streetscapes along Railway St & Raphael St is included as part of the development offer to ensure seamless transitions throughout the ground plane. The ground plane is publicly accessible and offers a high quality pedestrian environment with active retail frontages to Railway St and internal pedestrian arcades.

## Access, Egress & Connectivity

The through site link acts as the central connectivity spine with finer grain permeability promoted throughout the ground plane maximising access and circulation. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

## CPTED, Safety & Visibility

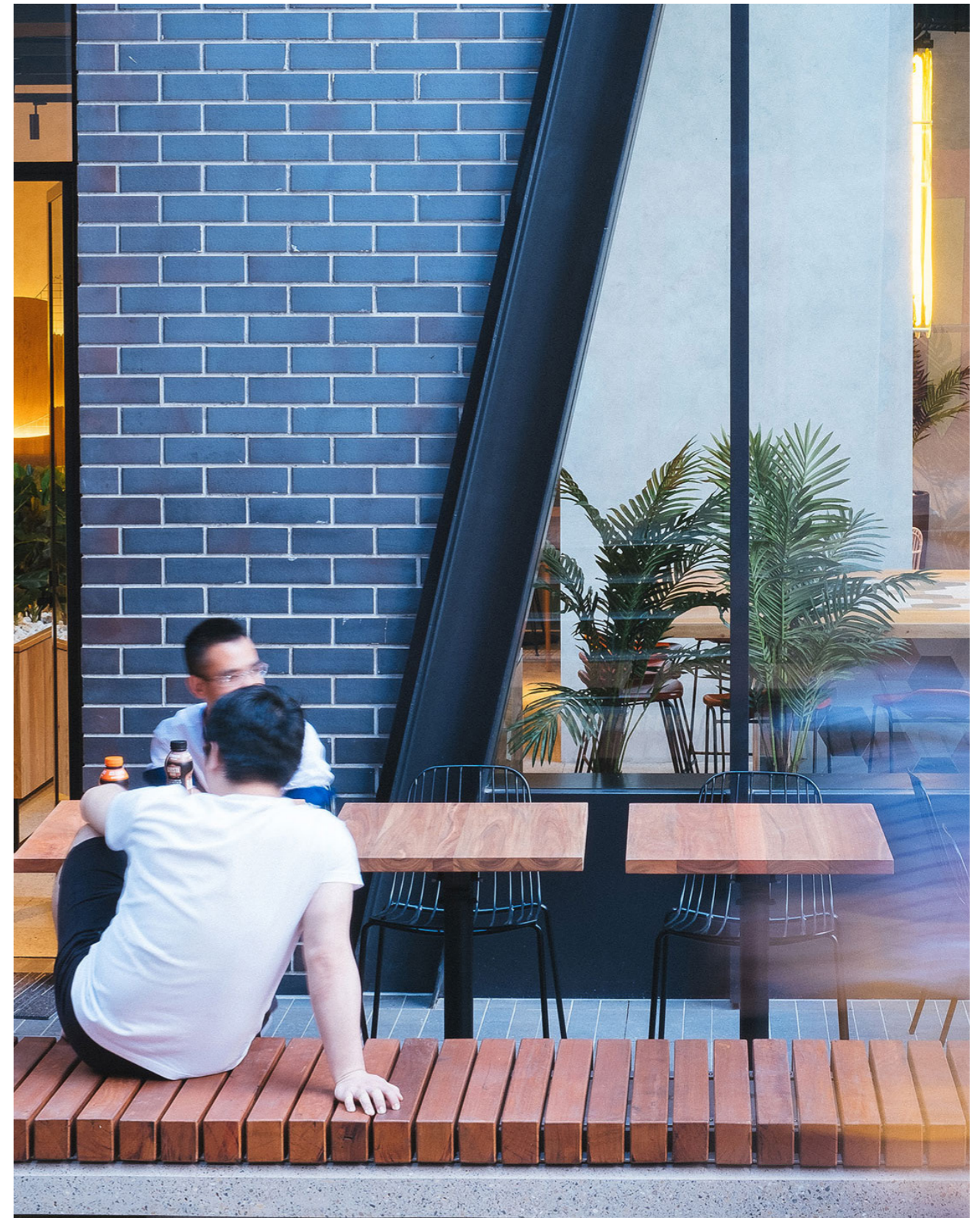
All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

## Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:20 grades reducing the amount of handrails and clutter in the public realm.

## Deep Soil, Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 450-600mm with a minimum 400mm slab setdown achieved on the Level 1 Communal Podium. This allows planter walls to be at seating height with additional 1:3 mounding to achieve soil depth for trees where shown on plan.



THE DESIGN

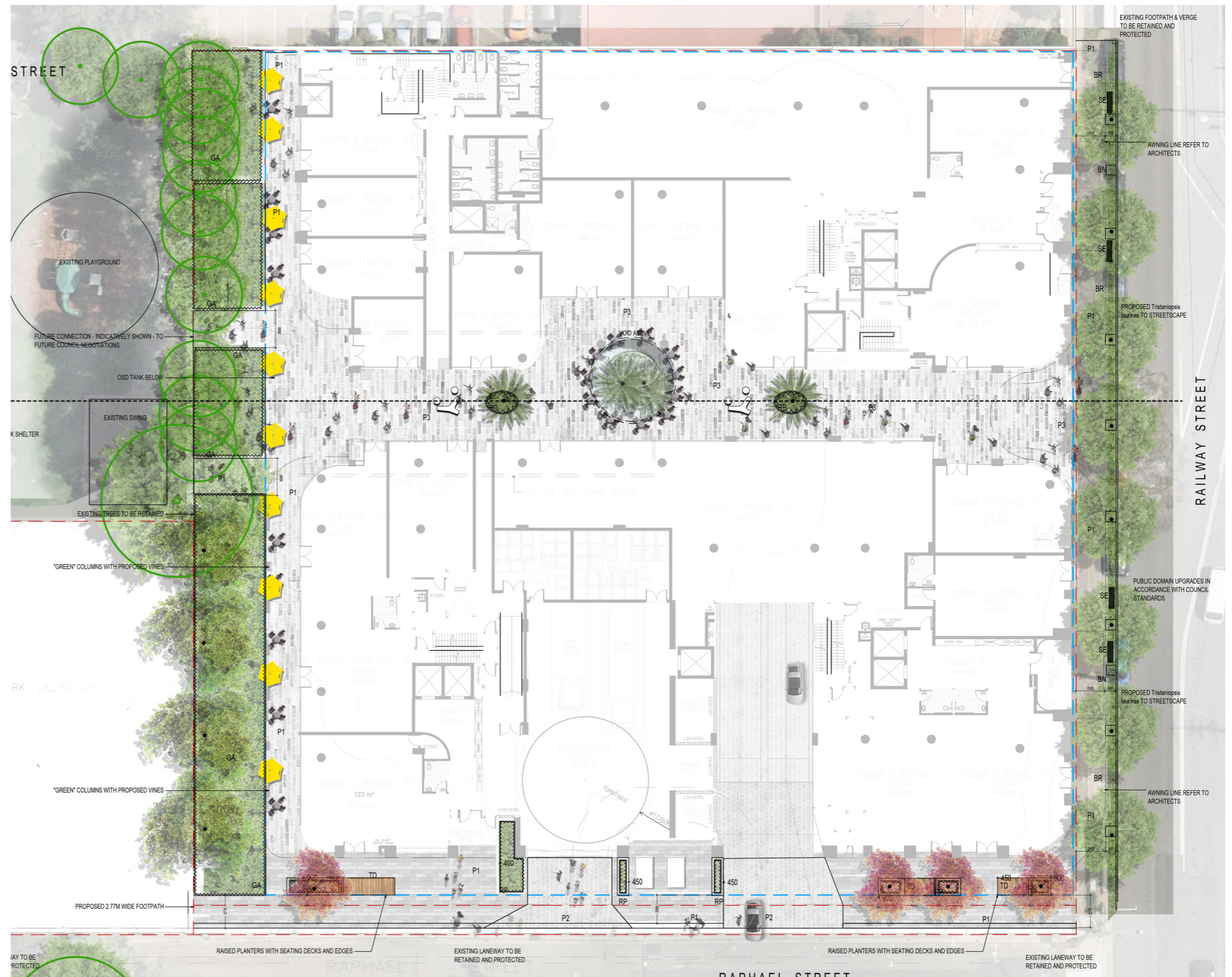
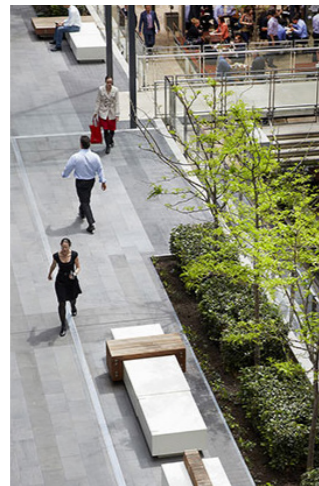
# GROUND PLANE & PUBLIC DOMAIN

The ground plane is an open and permeable environment providing a high quality retail and urban experience for the local community

With active retail frontages to Railway St, the site provides a strong human scaled address to its context and allows access and circulation through fine grain pedestrian links within the site.

The central skylight from the level 1 podium above and two strong pedestrian links help anchor the ground plane and allow clear sightlines to adjacent streets and sites.

Deep soil zones and existing trees coincide to create a "Green" buffer to the park.



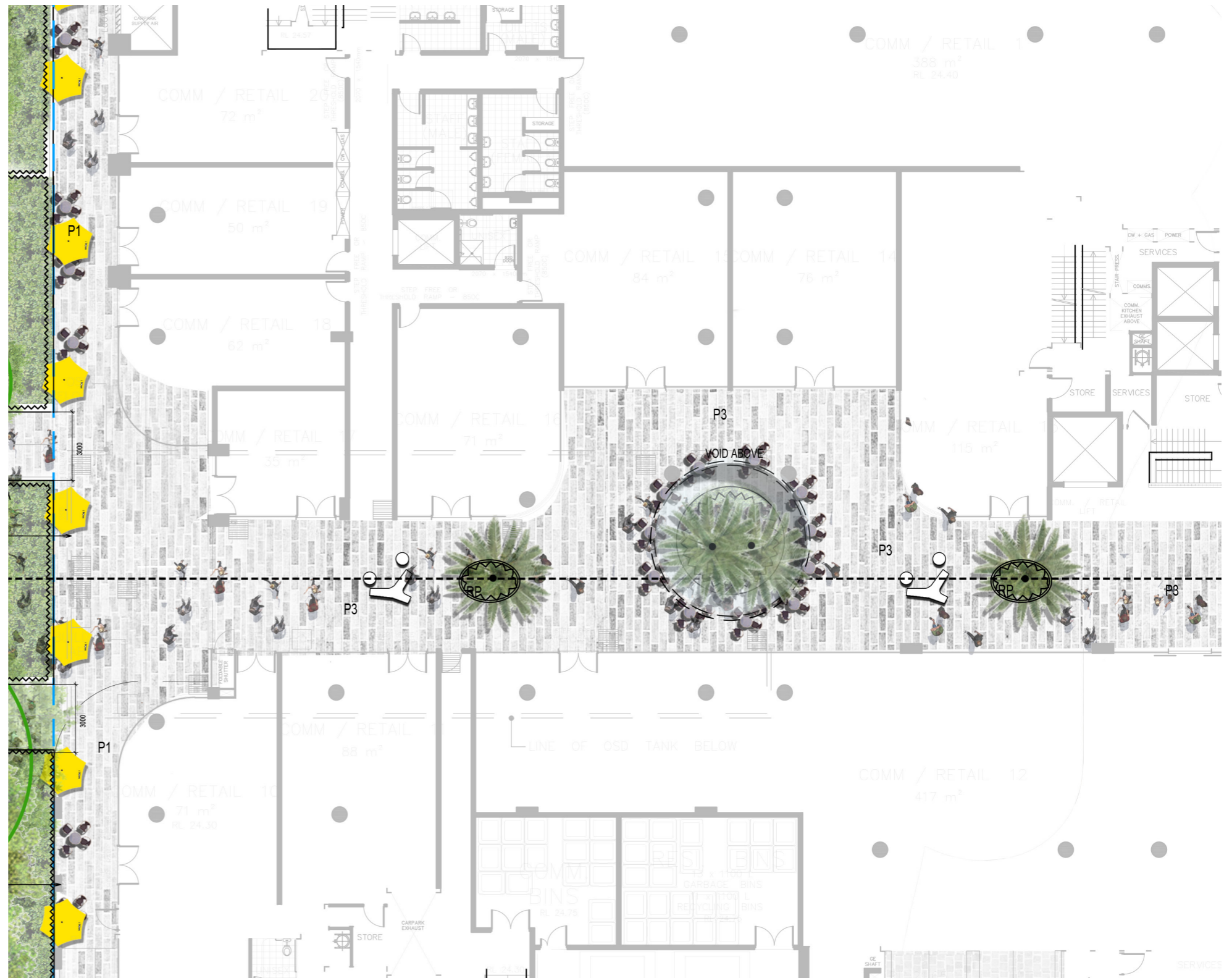
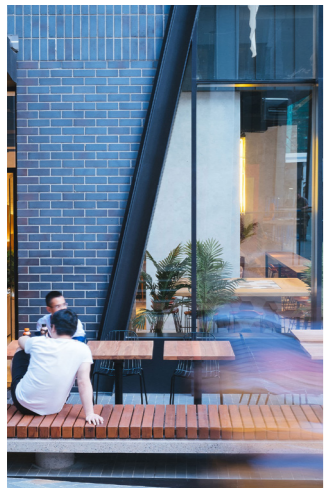
Plan indicative only. Refer to Appendix A drawing LD-DA100 for more information.

THE DESIGN

# THROUGH SITE LINK & RETAIL WALK

The through site link is a fine grain pedestrian & retail link connecting the site to its context. This fine grain environment provides generous spill-out encouraging residents and visitors to stay and engage with the precinct.

The space has varied frontages, access and egress points allowing people to be connected with the built form in a number of ways.



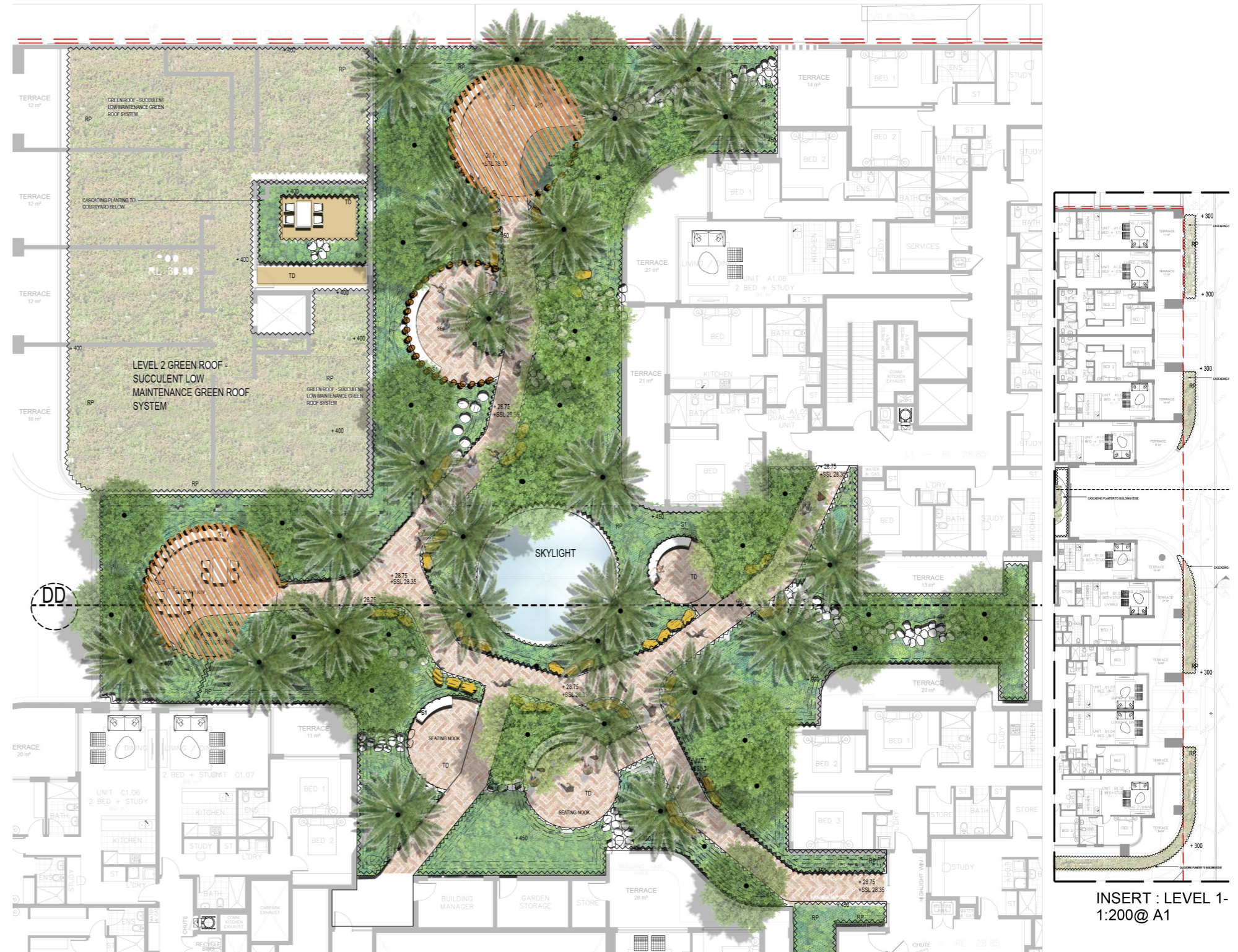
Plan indicative only. Refer to Appendix A drawing LD-DA100 for more information.

THE DESIGN

# THE GULLY FOREST (LEVEL 1)

The level 1 podium or 'Gully Forest' is a feature landscape sanctuary for the residents of Lidcombe Central. The podium slab has a min 400mm setback allowing for substantial soil depths and volumes. Accompanied with 400-600mm of mounding within the large allocated planting areas allows for sufficient and healthy growth of numerous small-medium trees resulting in a unique and abundant forested environment.

In addition a series of smaller breakout and seating spaces have also been included along with a feature outdoor kitchen and series garden pavilions. The level 1 podium caters for many needs and provides respite for people to relax in their very own landscape sanctuary.

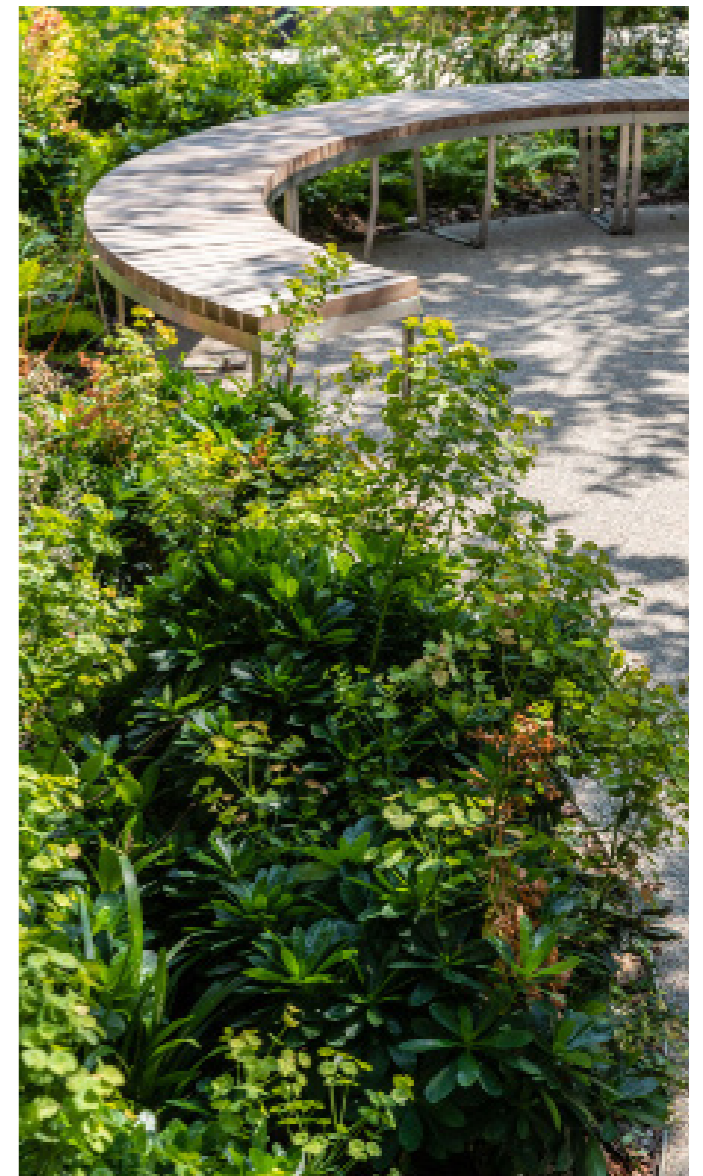
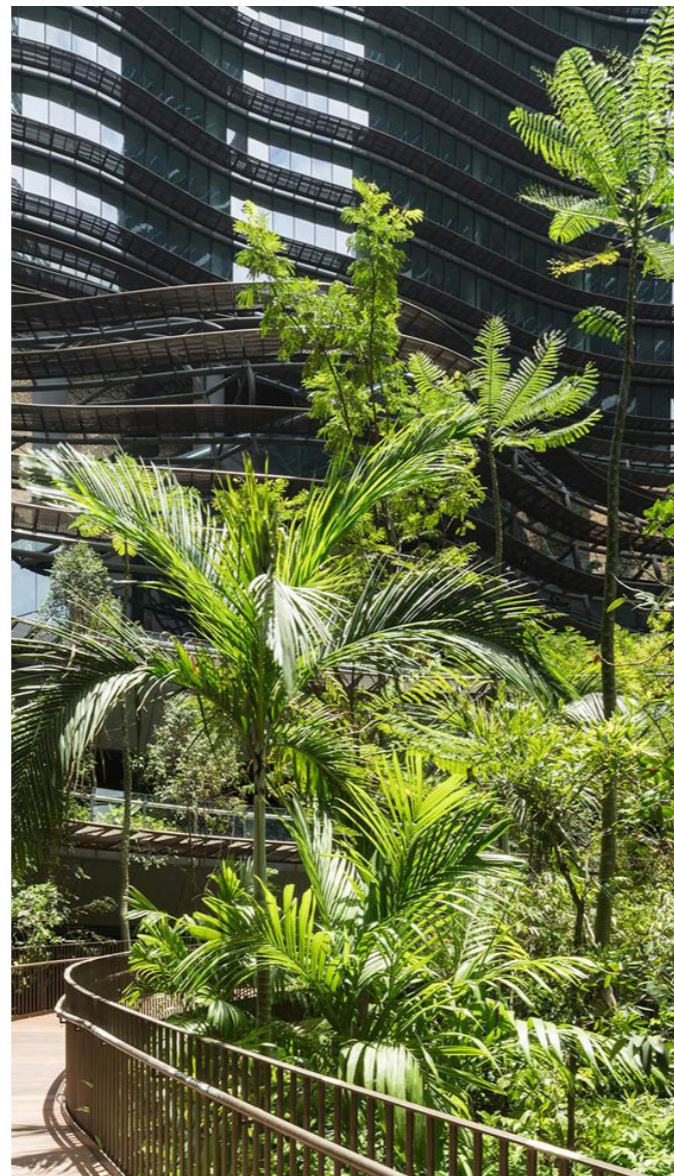


INSERT : LEVEL 1- 1:200@ A1

Plan indicative only. Refer to Appendix A drawing LD-DA200 for more information.

THE DESIGN

# THE GULLY FOREST (LEVEL 1) CHARACTER



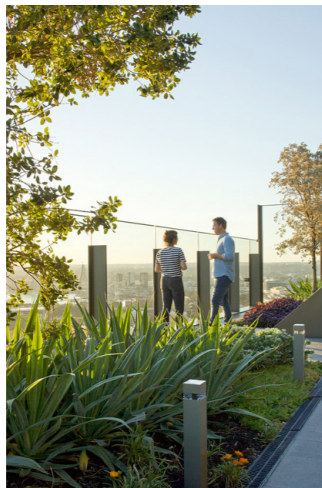
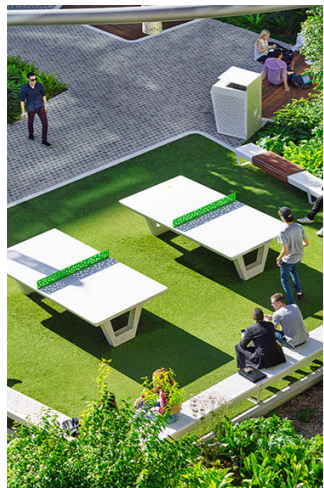


THE DESIGN

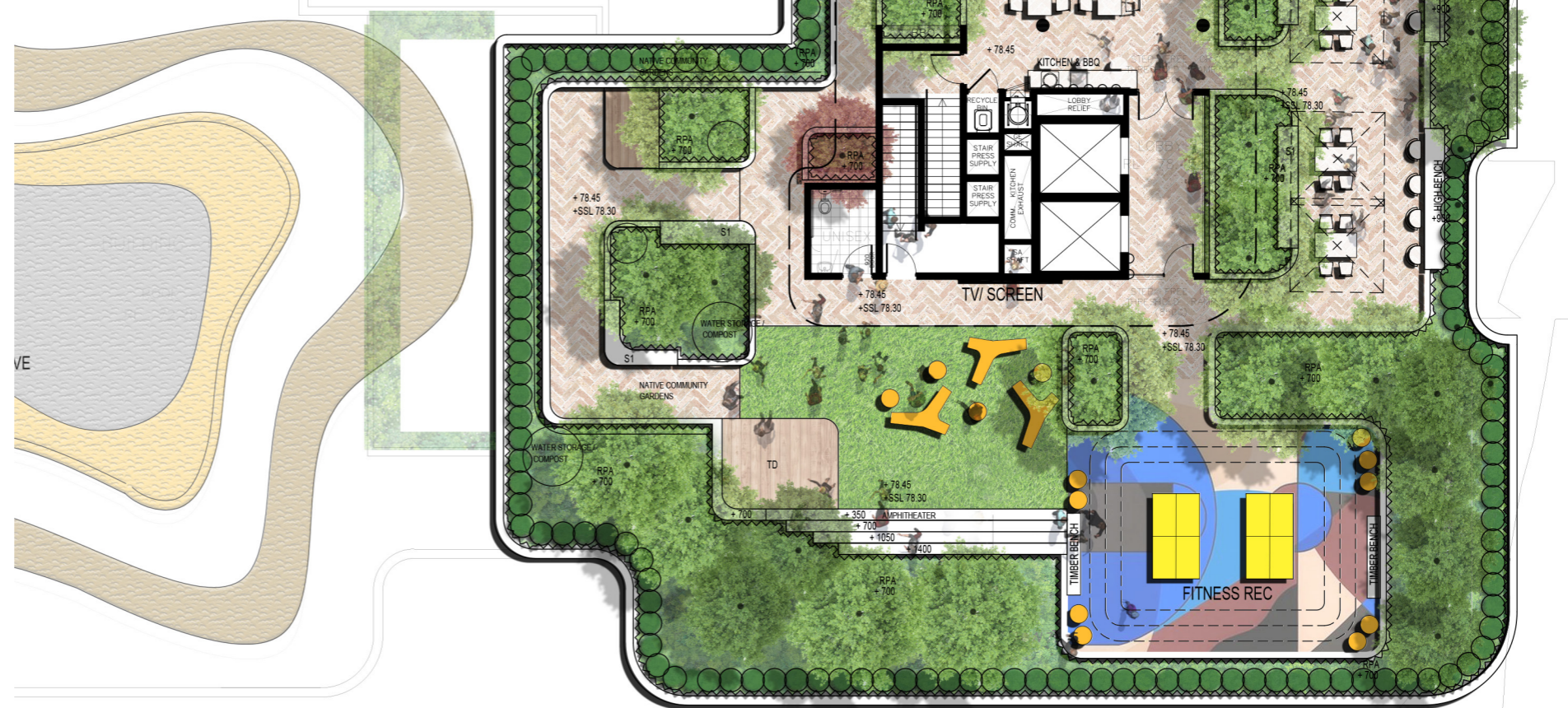
# ROOFTOP GARDEN

The rooftop garden is based on creating a series of outdoor rooms with stunning panoramic views for residents to enjoy. Comprising of a feature outdoor cinema and amphitheatre style seating space and a central garden pavilion which is bookable for residents, these spaces help anchor the various programs of the rooftop garden.

There is a number of decked lounge areas, informal seating and gathering spaces which help provide passive recreation and seclusion from the primary gathering spaces. There is also a space for passive recreation with an outdoor fitness area and table tennis for more passive based recreation.



Non-Accessible Rooftop Treatment [Precedent]  
Refer to Materials (Page 26) for more information



Plan indicative only. Refer to Appendix A drawing LD-DA300 & LD-400 for more information.



THE DESIGN

SITE SECTION



Section DD 1:300 @ A3 Section indicative only. Refer to Appendix A drawing LD-DA500 for more information.

THE DESIGN

# SITE SECTION [DETAIL]



Section zoom in taken at central skylight in retail walk, level 1 podium above



Section zoom in taken at East-West pedestrian link connecting to Raphael St



Section zoom in taken on rooftop communal podium

# Planting & Materials

PLANTING & MATERIALS

# PLANTING LIST

## Ground Floor & Public Domain

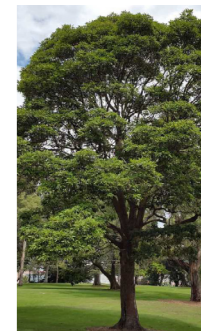
Botanic Name	Common Name	Native/ Exotic	Size	Position
<b>Trees</b>				
Lophostemon confertus	Brush Box	Native	200L	Full Sun / Part Shade
Livistona australis	Cabbage Palm	Native	400L	Full Sun
Waterhousea floribunda	Weeping Lilly Pilly	Native	200L	Full Sun / Part Shade
Lagerstroemia indica	Crepe Myrtle	Exotic	200L	Shade Tolerant
Tristaniopsis laurina	Water Gum	Native	200L	Full Sun / Part Shade
<b>Shrubs / Ferns &amp; Accents</b>				
Zamia furfuracea	Cardboard Palm	Exotic	300mm	Shade Tolerant
Philodendron xanadu	Philodendron	Exotic	300mm	Shade Tolerant
Clivia miniata	Bush Lily	Exotic	150mm	Shade Tolerant
Aspidistra elatior	Cast Iron Plan	Exotic	300mm	Shade Tolerant
Agapanthus 'Queen Mum'	Agapanthus	Native	300mm	Full Sun / Part Shade
Blechnum gibbum	Dwarf Tree Fern	Exotic	300mm	Shade Tolerant
Alpinia caerulea	Native Ginger	Native	300mm	Full Sun / Part Shade
<b>Grasses &amp; Groundcovers</b>				
Liriope muscari	Lily Turf	Exotic	150mm	Full Sun / Part Shade
Dianella Caerulea	Gold Mine	Native	150mm	Full Sun / Part Shade
Viola hederacea	Native Violet	Native	150mm	Shade Tolerant
Trachelospermum jasminoides	Star Jasmine	Exotic	150mm	Full Sun / Part Shade
Dichondra repens	Kidney Weed	Native	150mm	Shade Tolerant
<b>WSUD Rain garden Mix</b>				
Carex appressa	Tall Sedge	Native	150mm	Full Sun
Ficinia nodosa	Knotted Club Rush	Native	150mm	Full Sun
Lomandra longifolia	Basket Grass	Native	150mm	Full Sun
<b>Indoor Retail shade mix</b>				
Spathiphyllum	Peace Lilly	Exotic	150mm	Shade
Calathea Orbifolia	Prayer Plant	Exotic	150mm	Shade
Rhapis excelsa	Rhapis Palm	Native	200L	Shade

## Communal Rooftops & Green Roofs

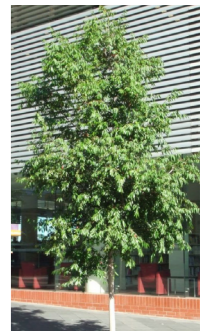
Botanic Name	Common Name	Native/ Exotic	Size	Position
<b>Trees</b>				
Livistona australis	Cabbage Palm	Native	400L	Full Sun
Waterhousea floribunda	Weeping Lilly Pilly	Native	200L	Full Sun / Part Shade
Magnolia grandiflora	Little Gem	Exotic	200L	Full Sun / Part Shade
Plumeria rubra	Frangiapani	Exotic	200L	Full Sun
Dracaena Draco	Dragon Tree	Exotic	400L	Full Sun
Lagerstroemia indica	Crepe Myrtle	Exotic	200L	Full Sun
Tristaniopsis laurina	Water Gum	Native	200L	Full Sun / Part Shade
<b>Shrubs &amp; Accents</b>				
Syzygium 'Pinnacle'	Cardboard Palm	Native	300mm	Full Sun / Part Shade
Agave attenuata	Foxtail Agave	Exotic	300mm	Full Sun
Westringia fruticosa	Grey Box	Native	300mm	Full Sun
Crinum pedunculatum	Swamp Lilly	Native	300mm	Full Sun / Part Shade
Agapanthus 'Queen Mum'	Agapanthus	Native	300mm	Full Sun / Part Shade
Helichrysum petiolare	Licorice Plant	Exotic	300mm	Full Sun / Part Shade
Rhagodia spinescens	Aussie Flat Bush	Native	300mm	Full Sun / Part Shade
<b>Grasses &amp; Groundcovers</b>				
Pennisetum nafray	Foxtail Grass	Native	150mm	Full Sun / Part Shade
Poa labillardieri	Tussock Grass	Native	150mm	Full Sun / Part Shade
Senecio serpens	Blue Chalk Stick	Native	150mm	Full Sun
Casuarina Glauca	Cousin It	Native	150mm	Full Sun
Myoporum parvifolium	Creeping Myporum	Native	150mm	Full Sun / Part Shade
<b>Green Roof Mix</b>				
Poa poiformis	Blue Tussock Grass	Native	150mm	Full Sun
Themeda triandra	Kangaroo Grass	Native	150mm	Full Sun
Dictycthis distochophylla	Australian Salt-Grass	Native	150mm	Full Sun
Spinifex sericeus	Hariy Spinifex	Native	150mm	Full Sun



Platanus acerifolia



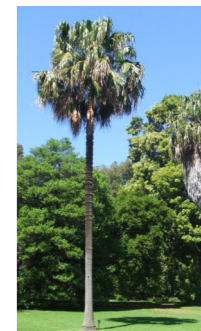
Lophostemon confertus



Waterhousea floribunda



Cyathea cooperi



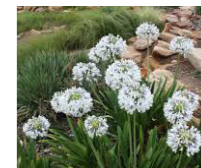
Livistona australis



Lagerstroemia indica



Philodendron xanadu



Agapanthus 'Queen Mum'



Alpinia caerulea



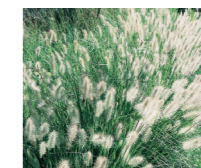
Agave attenuata



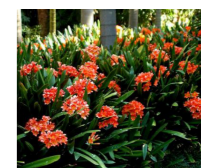
Westringia fruticosa



Helichrysum petiolare



Pennisetum 'nafray'



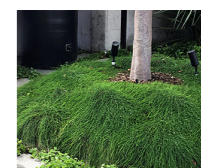
Clivia miniata



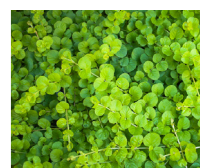
Trachelospermum jasminoides



Senecio serpens



Casuarina glauca 'Cousin It'



Dichondra repens



Themeda triandra



Poa poiformis



Lomandra longifolia

# MATERIALS & FINISHES



## General Materiality to Accessible Spaces

The materiality compliments the architectural palette with the use of a range of brick paving & walls, class 1 & 2 concrete seating walls and planters, high quality hardwood timber and the subtle use of corten steel for planter pots to provide an urban and fine grain experience.

The materiality provides a level of urban warmth and rustic charm to the site with the feature material being brick reinforcing a homely and fine grain aesthetic for people. The combination of brick, concrete and timber will also age well and consistently together to ensure the quality of the spaces long lasting

## Non-Accessible Rooftop Treatments

Proposed gravel patterning and low maintenance & water usage green roofs are used to break up the mass and view from the apartments above. The light tones of gravel and low water planting have been proposed to avoid and deflect heat absorption and bring energy costs down. Both treatments will also help protect the underlying roof layers and slow down rainwater runoff.

The material palette has been prepared in conjunction with the following appendices:

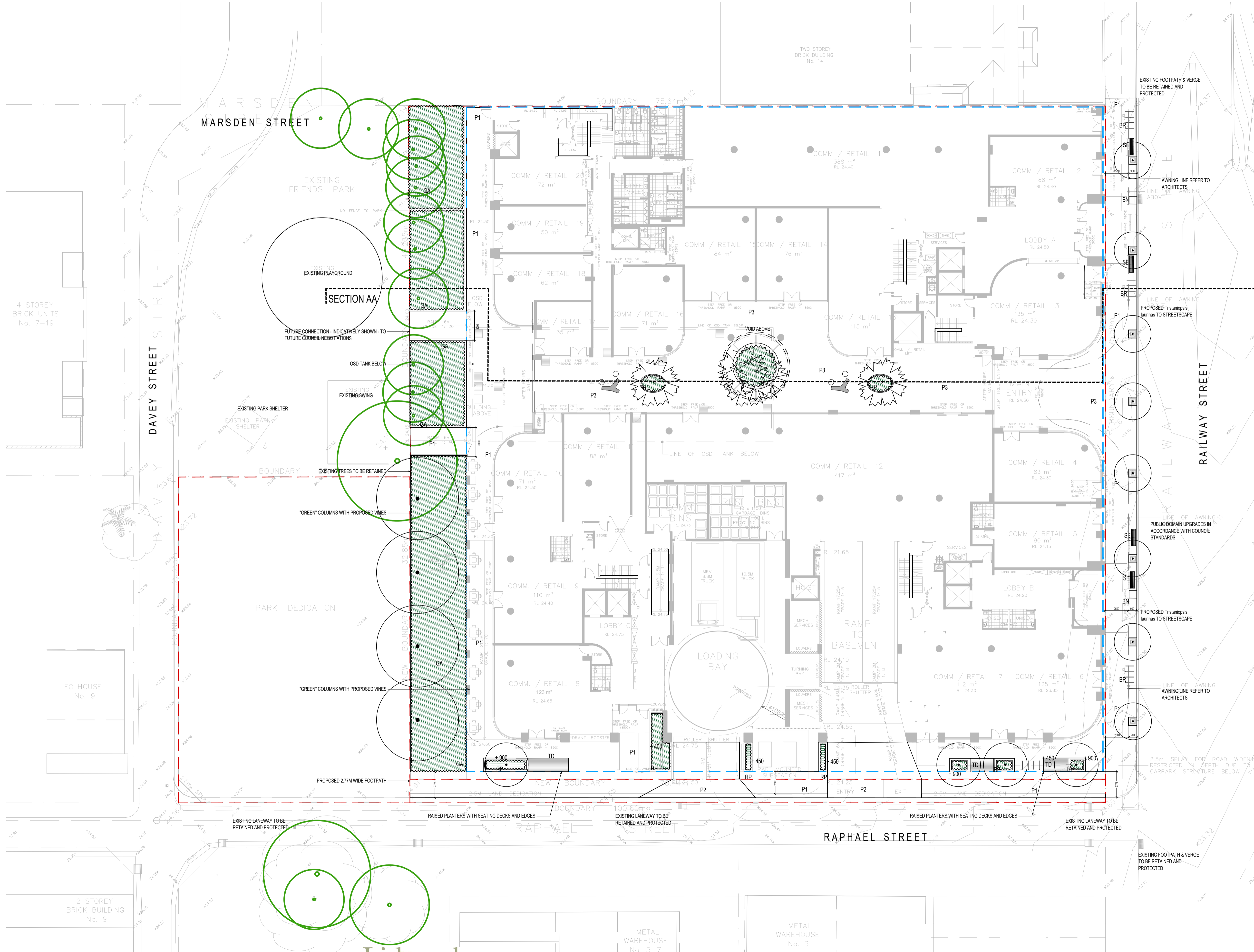
- Cumberland Council DCP



# Appendix A

[Rev#]	[Description]	[Date]
1	DEVELOPMENT APPLICATION	18.01.2021
2	DEVELOPMENT APPLICATION	21.07.2021

- LEGEND:**
- Site Boundary
  - Basement Extents
  - Existing tree to be retained and protected (Significant Trees Numbered as per Arborists Report)
  - Tree Protection Zone - Refer to Arborists Report
  - Tree removed - Refer to Arborists Report
  - +EX 67.85 Existing levels: refer to site survey
  - +RL 67.85 Proposed nominal design levels: refer to engineers drawings
  - Proposed trees - refer to planting schedule
  - Proposed planting - refer to planting schedule
  - Raised planter area - Planter Depths to ADG standards
  - P1 Paving type 1: To public domain to Council standards
  - P2 Paving Type 2: To Driveways to Council standards
  - P3 Paving Type 3: Granite tiles to match public domain
  - TD Hardwood Timber Deck
  - SE Seating to Council standards
  - BN Bin to Council standards
  - BR Bike Racks to Council standards



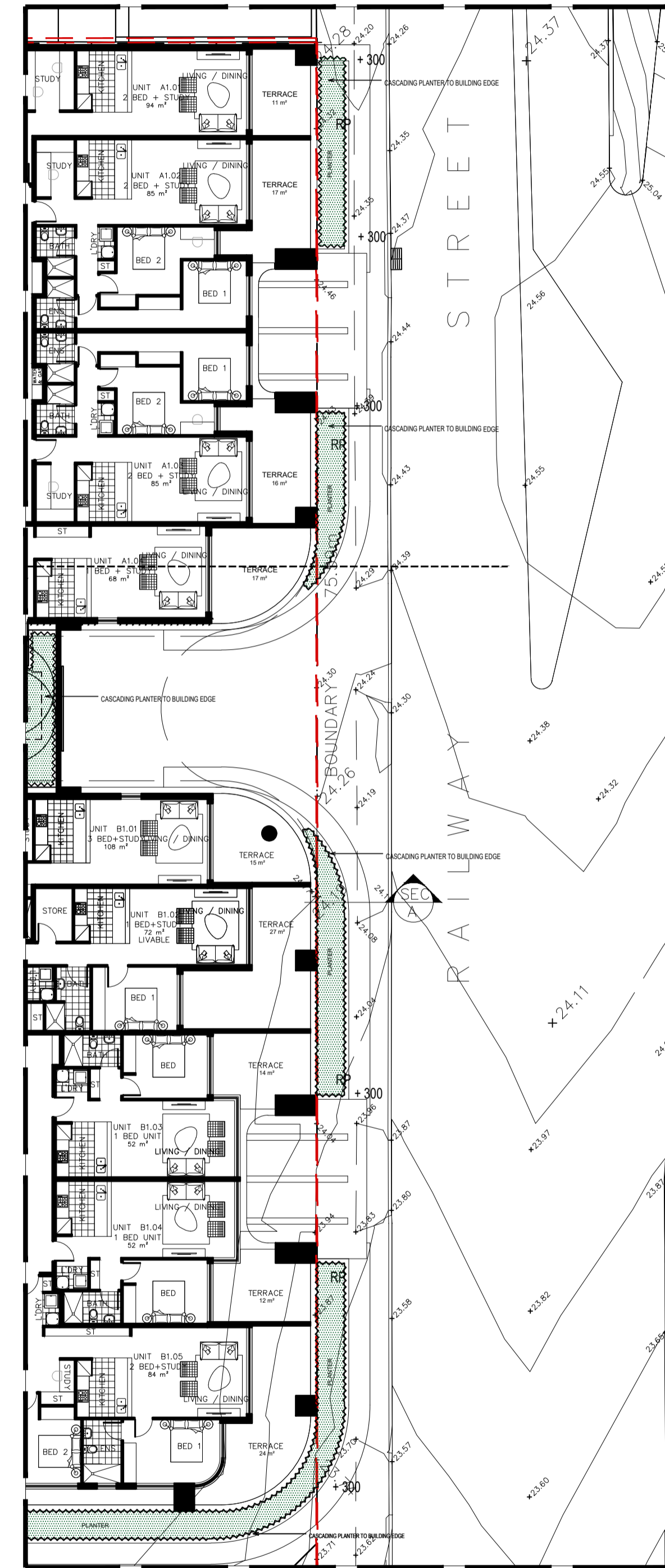
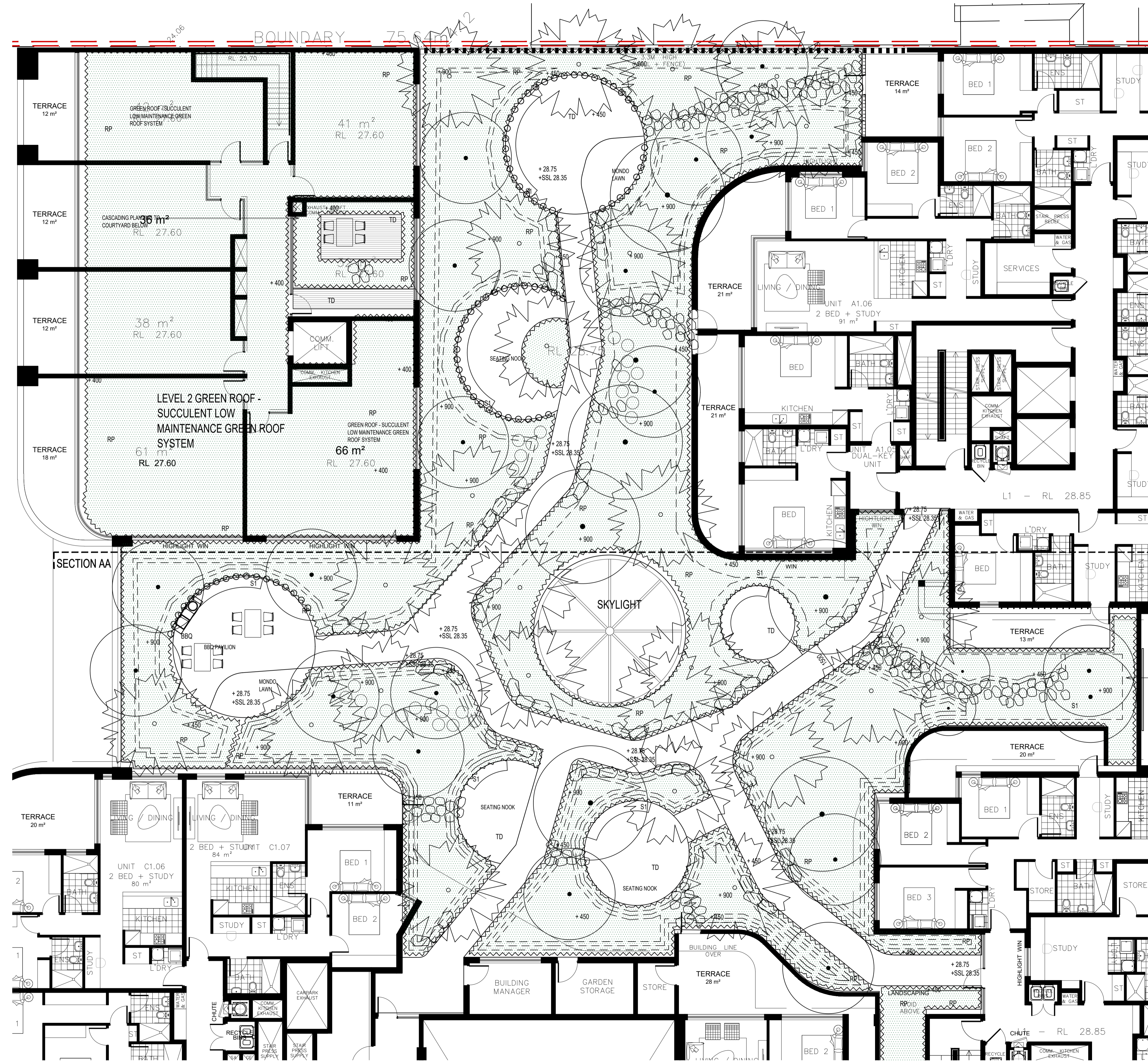
[Rev#]	[Description]	[Date]
1	DEVELOPMENT APPLICATION	04.02.2021
2	DEVELOPMENT APPLICATION	21.07.2021

- LEGEND:**
- Site Boundary
  - Basement Extents
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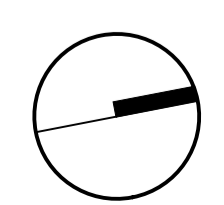


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  - BN Bin to Council standards
  - BR Bike Racks to Council standards

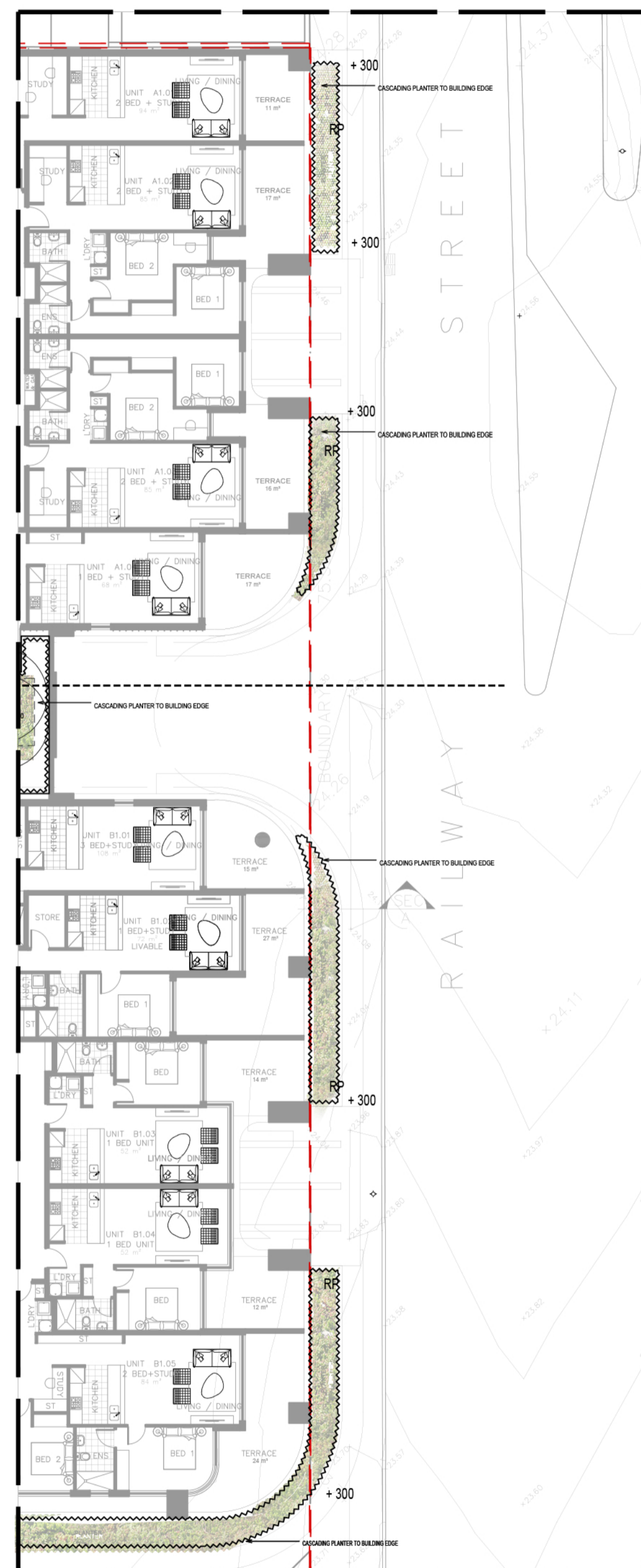
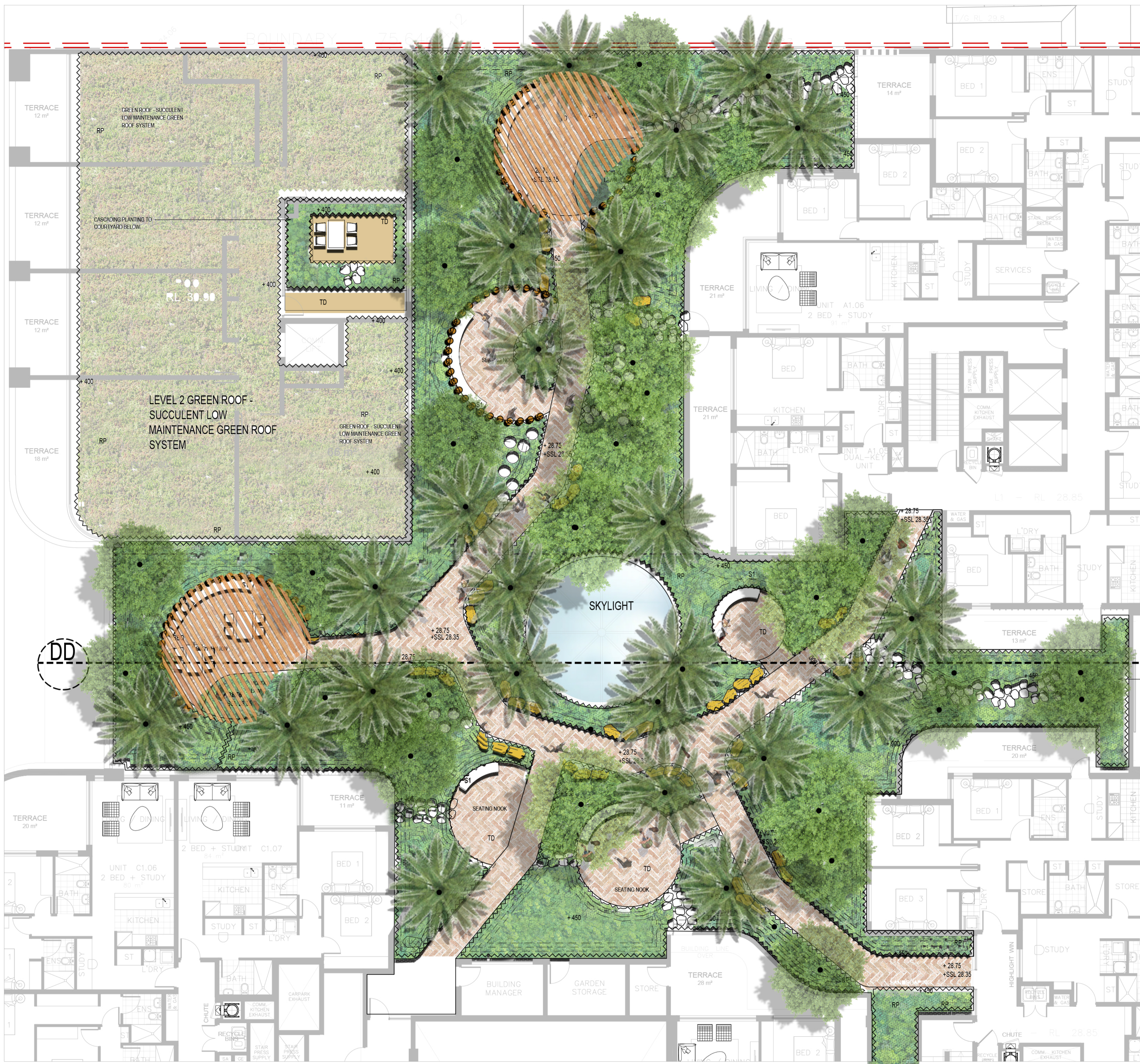


INSERT : LEVEL 1- AWNING PLANTER 1:200 @ A1

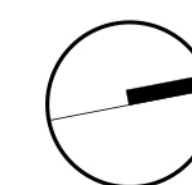


[Rev#]	[Description]	[Date]
1	DEVELOPMENT APPLICATION	04.02.2021
2	DEVELOPMENT APPLICATION	22.07.2021

- LEGEND:**
- Site Boundary
  - Basement Extents
  - Existing tree to be retained and protected (Significant Trees Numbered as per Arborists Report)
  - Tree Protection Zone - Refer to Arborists Report
  - Tree removed - Refer to Arborists Report
  - Proposed trees - refer to planting schedule
  - Proposed planting - refer to planting schedule
  - Raised planter area - Planter Depths to ADG standards
  - Paving type 1: To public domain to Council standards
  - Paving Type 2: To Driveways to Council standards
  - Paving Type3: Granite tiles to match public domain
  - Hardwood Timber Deck
  - Seating to Council standards
  - Bin to Council standards
  - Bike Racks to Council standards



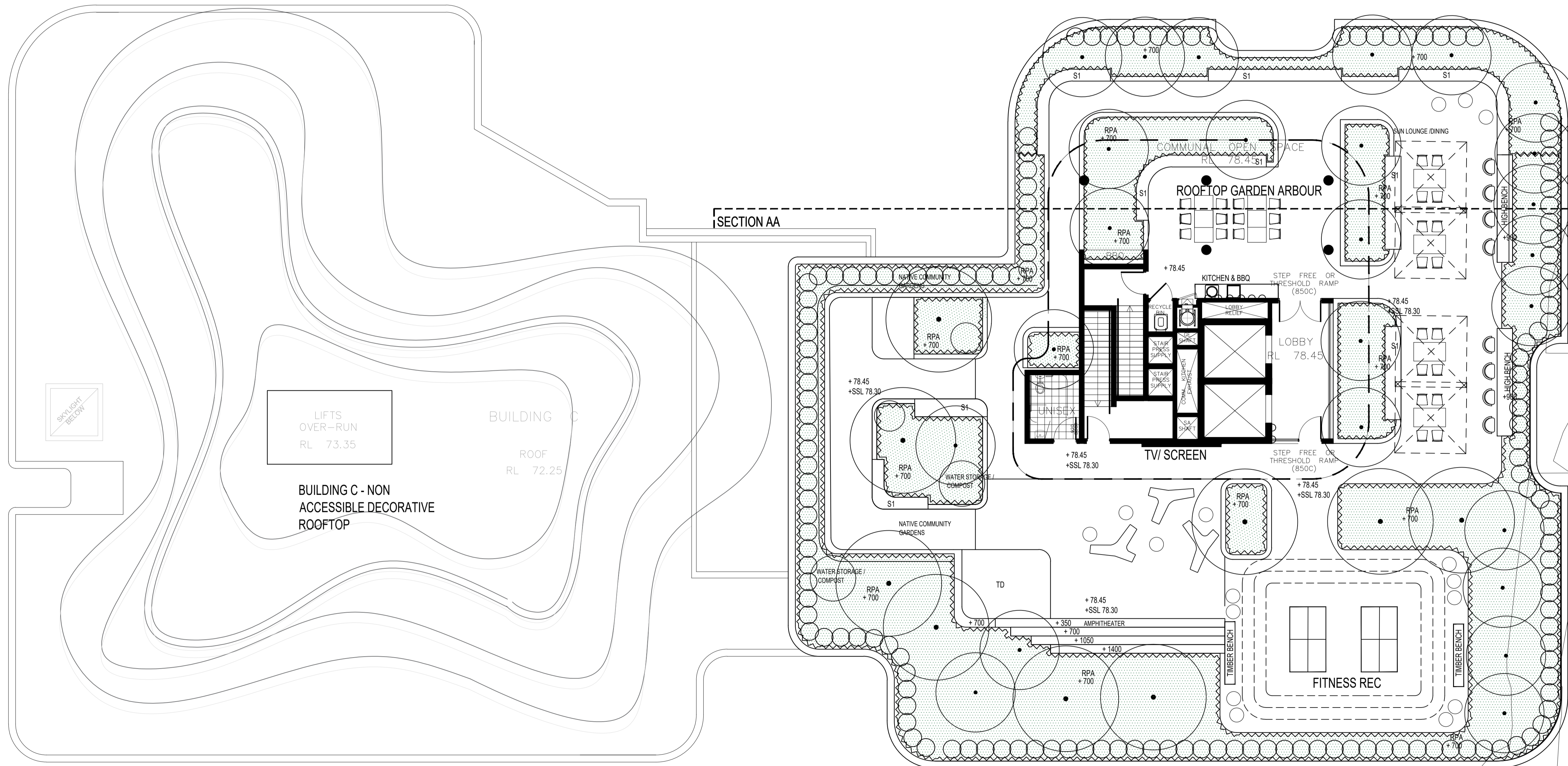
INSERT : LEVEL 1- AWNING PLANTER 1:200@ A1



[Rev#]	[Description]	[Date]
1	DEVELOPMENT APPLICATION	18.01.2021
2	DEVELOPMENT APPLICATION	21.07.2021

LEGEND:











- Site Boundary
- Basement Extents
- Existing tree to be retained and protected (Significant Trees Numbered as per Arborists Report)
- Tree Protection Zone - Refer to Arborists Report
- Tree removed - Refer to Arborists Report
- +EX 67.85 Existing levels: refer to site survey
- +RL 67.85 Proposed nominal design levels: refer to engineers drawings
- Proposed trees - refer to planting schedule
- Proposed planting - refer to planting schedule
- Raised planter area - Planter Depths to ADG standards
- P1 Paving type 1: To public domain to Council standards
- P2 Paving Type 2: To Driveways to Council standards
- P3 Paving Type 3: Granite tiles to match public domain
- TD Hardwood Timber Deck
- SE Seating to Council standards
- BN Bin to Council standards
- BR Bike Racks to Council standards

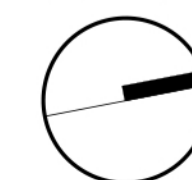
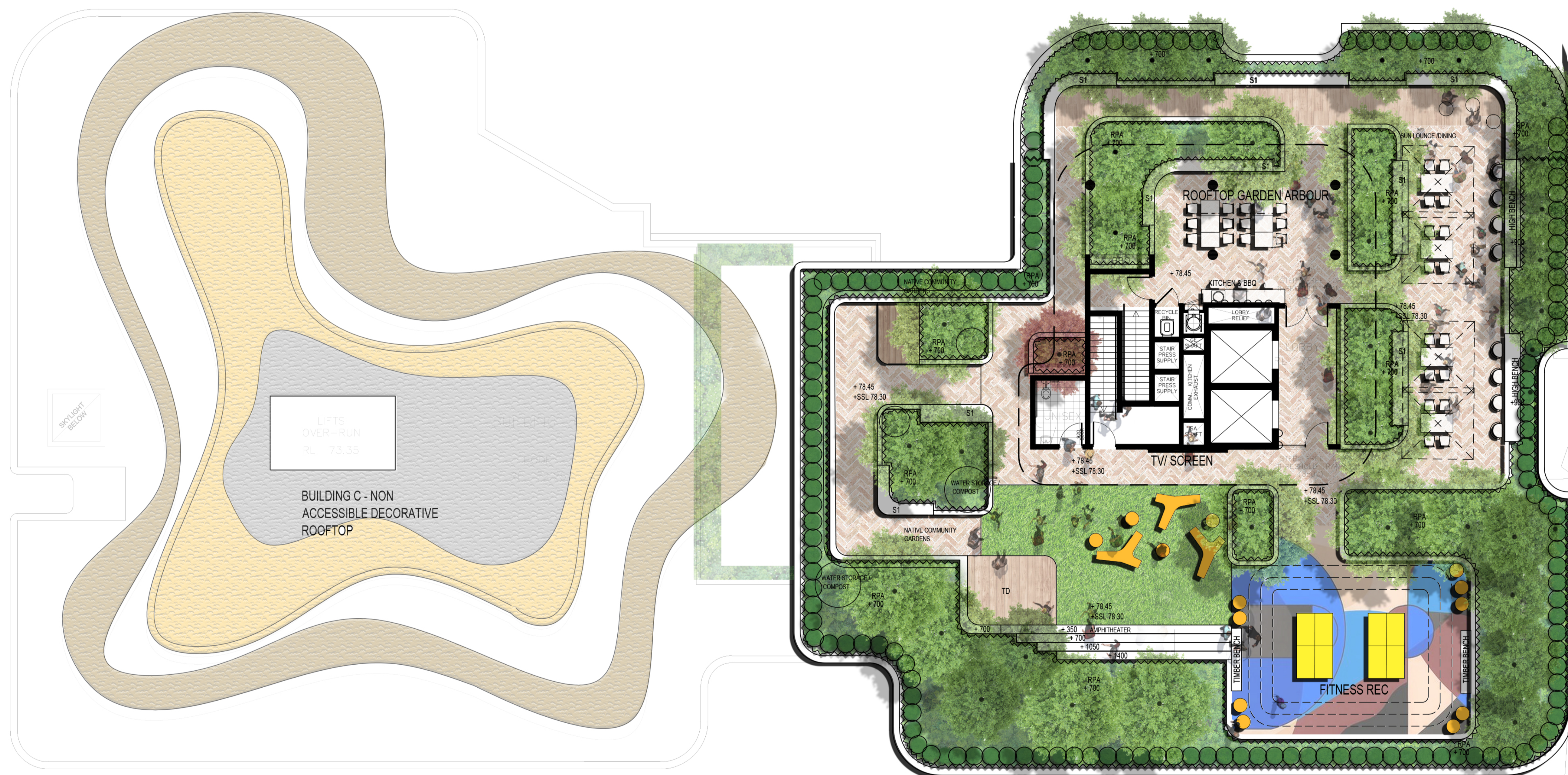


History

[Rev#]	[Description]	[Date]
1	DEVELOPMENT APPLICATION	04.02.2021
2	DEVELOPMENT APPLICATION	21.07.2021

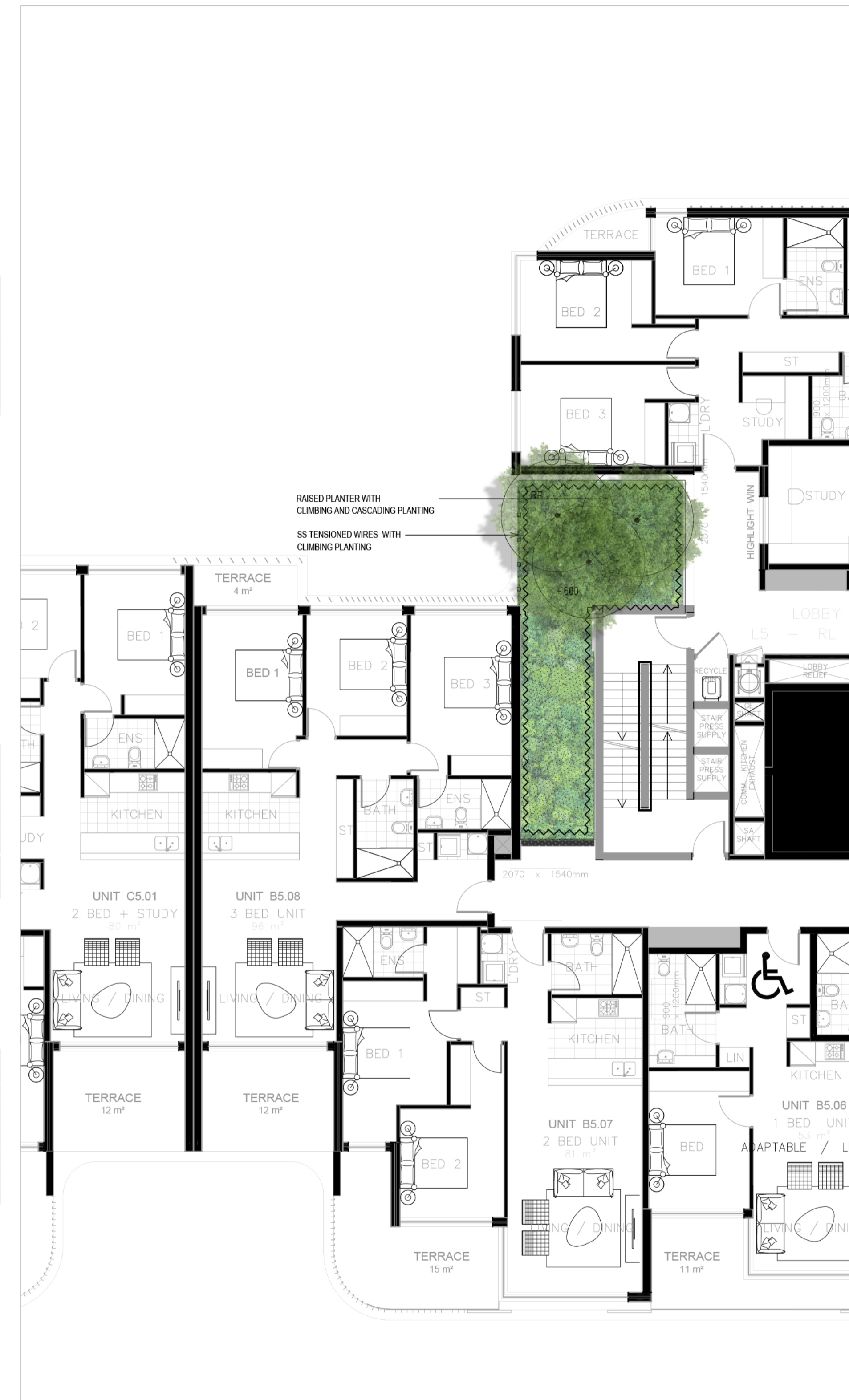
LEGEND:

-  Site Boundary
-  Basement Extents
-  Existing tree to be retained and protected (Significant Trees Numbered as per Arborists Report)
-  Tree Protection Zone - Refer to Arborists Report
-  Tree removed - Refer to Arborists Report
-  +EX 67.85 Existing levels: refer to site survey
-  +RL 67.85 Proposed nominal design levels: refer to engineers drawings
-  Proposed trees - refer to planting schedule
-  GA Proposed planting - refer to planting schedule
-  RP Raised planter area - Planter Depths to ADG standards
- P1 Paving type 1: To public domain to Council standards
- P2 Paving Type 2: To Driveways to Council standards
- P3 Paving Type3: Granite tiles to match public domain
- TD Hardwood Timber Deck
- SE Seating to Council standards
- BN Bin to Council standards
- BR Bike Racks to Council standards

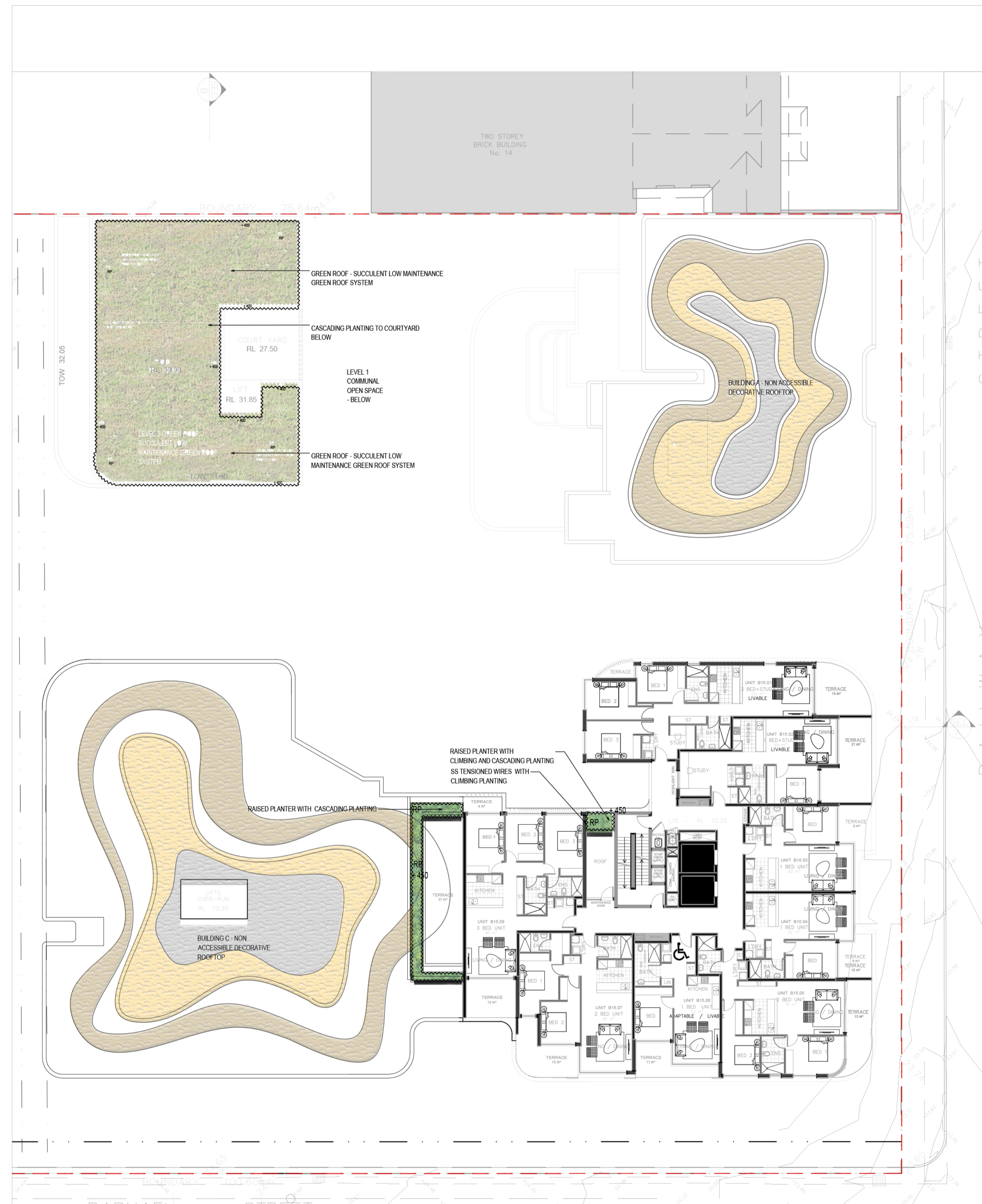


[Rev#]	[Description]	[Date]
1	DEVELOPMENT APPLICATION	04.02.2021
2	DEVELOPMENT APPLICATION	21.07.2021

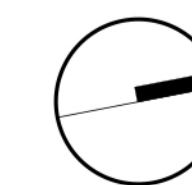
- LEGEND:**
- Site Boundary
  - Basement Extents
  - Existing tree to be retained and protected (Significant Trees Numbered as per Arborists Report)
  - Tree Protection Zone - Refer to Arborists Report
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  - P2 Paving Type 2: To Driveways to Council standards
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  - TD Hardwood Timber Deck
  - SE Seating to Council standards
  - BN Bin to Council standards
  - BR Bike Racks to Council standards



TYPICAL LEVELS 5,9 AND 13  
1:100@ A1



TYPICAL LEVELS 7,11 AND LEVEL 15 NON  
ACCESSIBLE ROOFTOPS  
1:200@ A1



[Rev#]	[Description]	[Date]
1	DEVELOPMENT APPLICATION	04.02.2021
2	DEVELOPMENT APPLICATION	21.07.2021

