DRAWING SCHEDULE

000 COVER SHEET
001 DRAWING SCHEDULE

010 LOCATION PLAN
011 CONTEXT PLAN
020 SITE ANALYSIS
040 DEMOLITION PLAN
050 NOTIFICATION PLANS - ROOF PLAN
051 NOTIFICATION PLANS - ELEVATIONS

100 BASEMENT 2 FLOOR PLAN
101 BASEMENT 1 FLOOR PLAN
102 LOWER GROUND FLOOR PLAN
103 GROUND FLOOR PLAN
104 LEVEL 1 FLOOR PLAN
105 LEVEL 2 FLOOR PLAN
106 LEVEL 3 FLOOR PLAN
107 LEVEL 4 FLOOR PLAN
108 LEVEL 5 FLOOR PLAN
109 LEVEL 6 FLOOR PLAN
110 LEVEL 7 FLOOR PLAN
111 LEVEL 8 FLOOR PLAN
112 ROOF PLAN

200 ELEVATION - NORTHWEST
201 ELEVATION- EAST
202 ELEVATION- SOUTH
203 INTERNAL ELEVATIONS - A1 AND A2
204 INTERNAL ELEVATIONS - B1 AND B2

251 CHILDCARE LAYOUT
252 CHILDCARE CENTRE EVACUATION PLAN
253 KITCHEN DETAIL
254 LIGHT & VENTILATION

320 SECTION W
321 SECTION X
322 SECTION Y AND Z

430 RAMP LONGITUDINAL SECTIONS

500 SHADOW DIAGRAMS
501 SHADOW DIAGRAMS
502 SHADOW DIAGRAMS
510 CHILDCARE SHADOW STUDY

550 HEIGHT PLANE
551 HEIGHT PLANE

600 MATERIALS AND FINISHES

650 SIGNAGE

700 GFA CALCULATION SHEET 1
701 GFA CALCULATION SHEET 2
702 GFA CALCULATION SHEET 3

750 LOADING PLAN

800 3D STREETSCAPE - APPROACH FROM NORTH
801 3D STREETSCAPE - APPROACH FROM SOUTH

810 VISUALISATIONS
811 VISUALISATIONS
812 VISUALISATIONS
813 VISUALISATIONS

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
DRAWING SCHEDULE

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
ISSUE FOR DA

JOB No.		ISSUE DATE:
18107.3		27.06.2023
DWG. NO:	SCALE:	REV:
DA 001	NTS	A

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

CAR PARKING :	187
ACCESSIBLE CAR PARKING :	2
B99 LOADING BAYS :	1
MOTORBIKES :	10
BICYCLE SPACES :	5

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
BASEMENT 2 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO: DA 100	SCALE: 1:250 AT A1 1:500 AT A3	REV: B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

CAR PARKING :	180
ACCESSIBLE CAR PARKING :	2
B99 LOADING BAYS :	2
MOTORBIKES :	5
BICYCLE SPACES :	32

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
BASEMENT 1 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 101	1:250 AT A1 1:500 AT A3	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

the HUB @ LIDCOMBE

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LOWER GROUND FLOOR

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

LEGEND

- SELF STORAGE 392 m²
- RECREATION FACILITY (INDOOR) GYM 596 m²

NOTE: CCC - CHILDCARE CENTRE PARKING
27 CAR SPACES PROVIDED

CAR PARKING :	109
ACCESSIBLE CAR PARKING :	7
SRV LOADING BAYS :	6
B99 LOADING BAYS :	5
RIDE SHARE SPACE :	1
CAR SHARE SPACES :	2
BICYCLE SPACES :	45

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 102	1:250 AT A1 1:500 AT A3	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
GROUND FLOOR

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 103	1:250 AT A1 1:500 AT A3	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

LEGEND

SPECIALISED RETAIL PREMISES	904 m^2	RECREATION FACILITY (INDOOR) GYM	267 m^2	NEIGHBOURHOOD SHOP	28 m^2
FOOD AND DRINK INDUSTRIES	1167 m^2	WORKSPACES (LIGHT INDUSTRY)	753 m^2		

AMBULANCE BAY :	1
MRV LOADING BAYS :	4

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 1 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

LEGEND

SPECIALISED RETAIL PREMISES	1115 m^2	HEALTH & COMMUNITY	525 m^2
FOOD AND DRINK INDUSTRIES	1359 m^2		

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 104	1:250 AT A1 1:500 AT A3	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

LEGEND

SPECIALISED RETAIL PREMISES	803 m²	HIGH TECHNOLOGY INDUSTRY	2216 m²
WORKSPACES (LIGHT INDUSTRY)	926 m²		

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

PROJECT: THE HUB @ LIDCOMBE

DRAWING: LEVEL 2 FLOOR PLAN

ADDRESS: 2 BACHELL AVENUE LIDCOMBE

CLIENT: PACIFIC PLANNING

STATUS: RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO: DA 105	SCALE: 1:250 AT A1 1:500 AT A3	REV: B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

LEGEND

SPECIALISED RETAIL PREMISES	610 m^2	HIGH TECHNOLOGY INDUSTRY	1621 m^2
WORKSPACES (LIGHT INDUSTRY)	66 m^2	HEALTH & COMMUNITY	1005 m^2

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 3 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 106	1:250 AT A1 1:500 AT A3	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

LEGEND

HIGH TECHNOLOGY INDUSTRY 3275 m²

HEALTH & COMMUNITY 1005 m²

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 4 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 107	1:250 AT A1 1:500 AT A3	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

LEGEND

CENTRE-BASED CHILDCARE FACILITY	711 m^2	FOOD AND DRINK INDUSTRIES	159 m^2
OFFICE	1487 m^2		

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 5 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 108	1:250 AT A1 1:500 AT A3	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

LEGEND

OFFICE 2191 m²

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 6 FLOOR PLAN

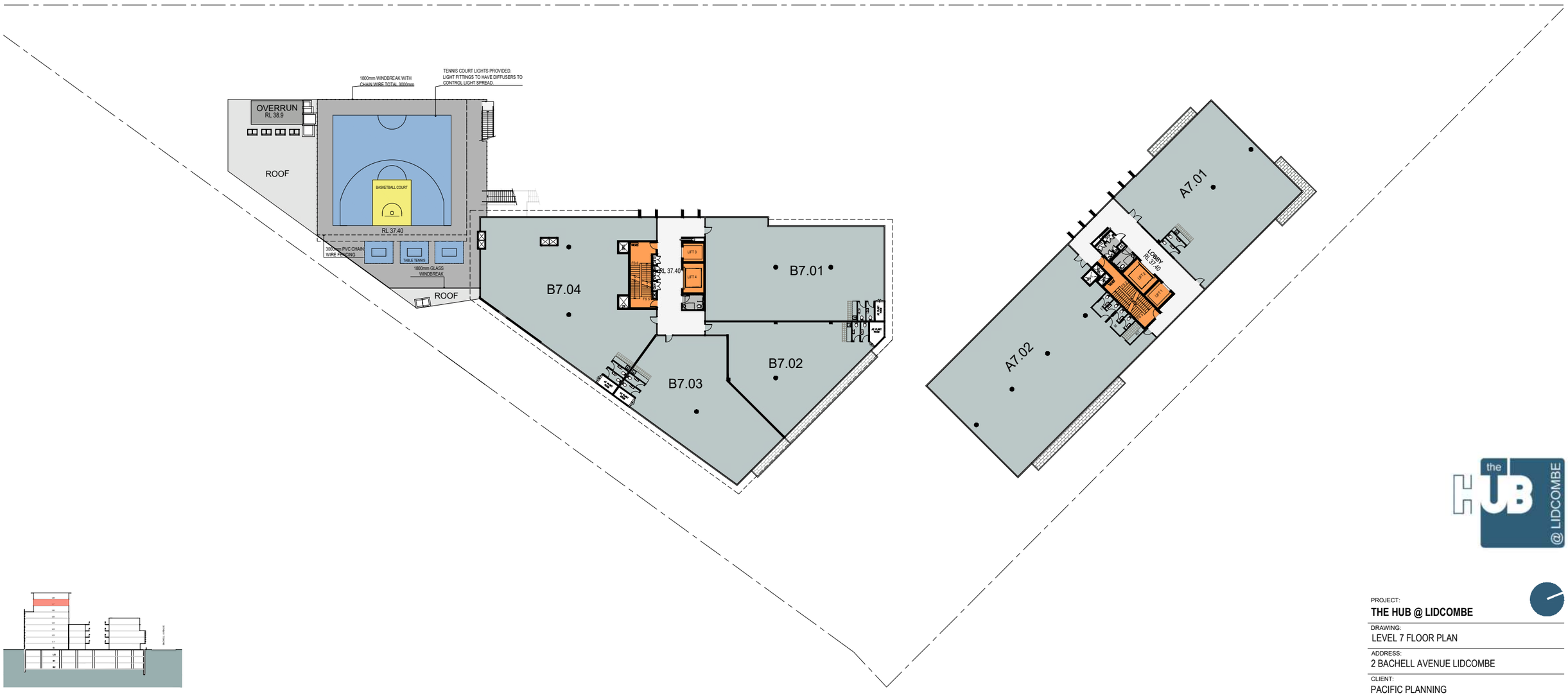
ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 109	1:250 AT A1 1:500 AT A3	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

LEGEND

OFFICE 1680 m^2

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 7 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 110	1:250 AT A1 1:500 AT A3	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 8 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

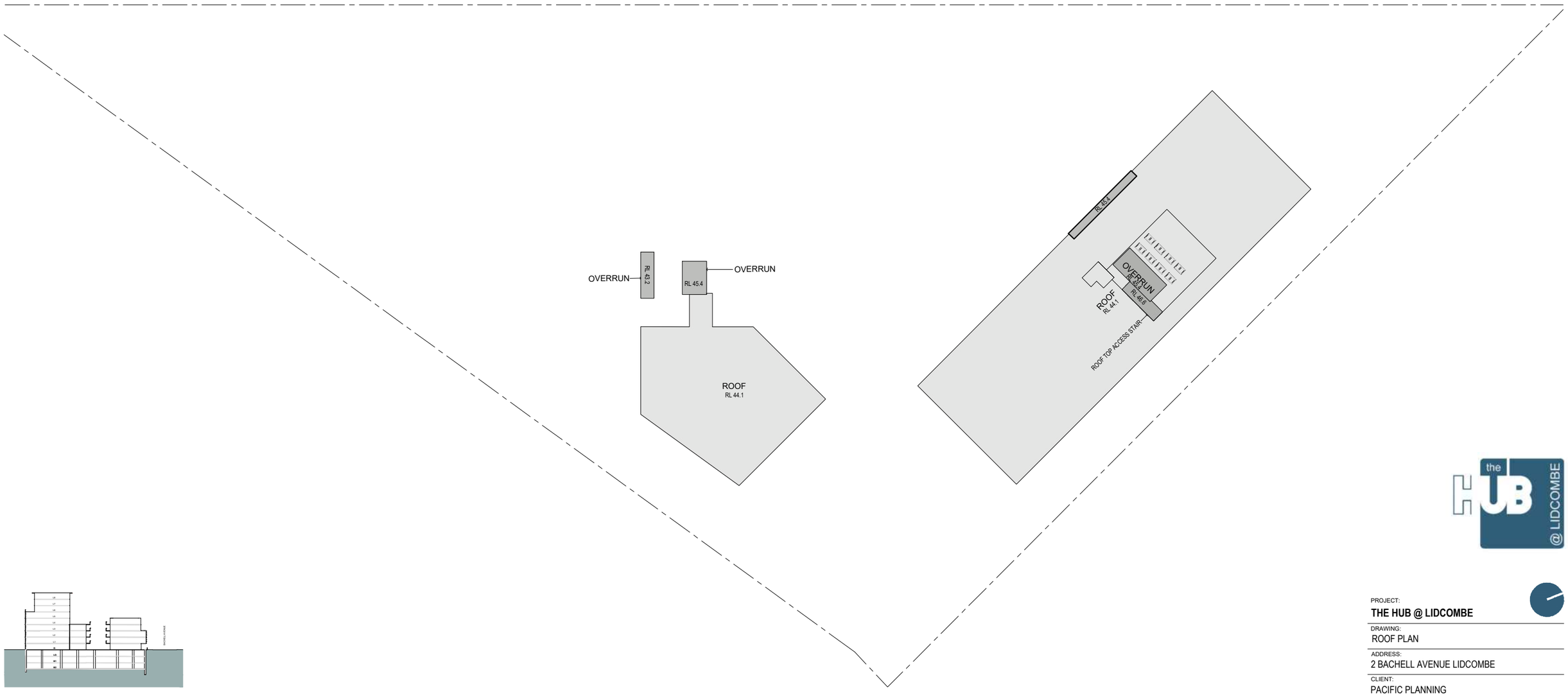
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 111	1:250 AT A1 1:500 AT A3	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

LEGEND

OFFICE	683 m^2
DOG DAYCARE	303 m^2

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
ROOF PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 112	1:250 AT A1 1:500 AT A3	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

NORTHWEST ELEVATION - BACHELL AVENUE

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
ELEVATION - NORTHWEST

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 200	1:250 AT A1 1:500 AT A3	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

EAST ELEVATION - ALONG PROPERTY BOUNDARY

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
ELEVATION - EAST

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 201	1:250 AT A1 1:500 AT A3	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

SOUTH ELEVATION - ALONG PROPERTY BOUNDARY

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
ELEVATION - SOUTH

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

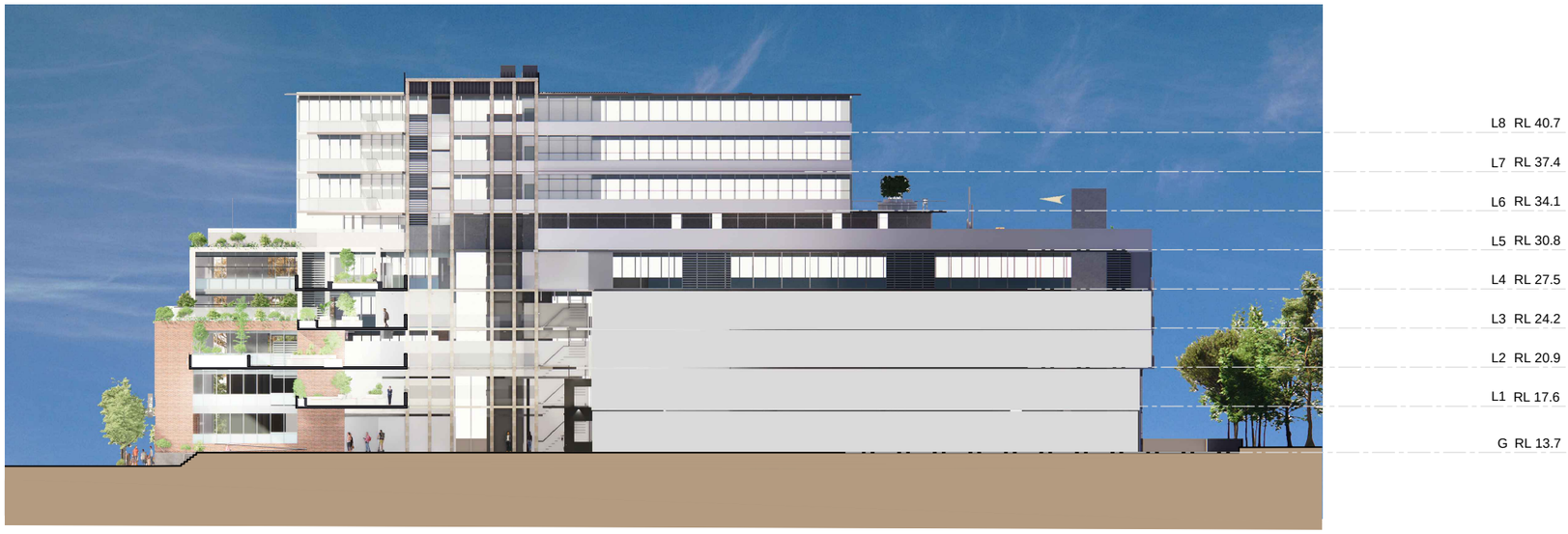
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 202	1:250 AT A1 1:500 AT A3	B

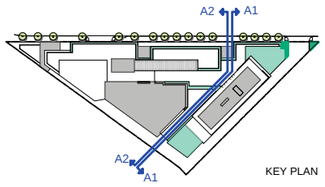
two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



INTERNAL ELEVATION A1
CAR PARKING OMITTED

INTERNAL ELEVATION A2
CAR PARKING OMITTED

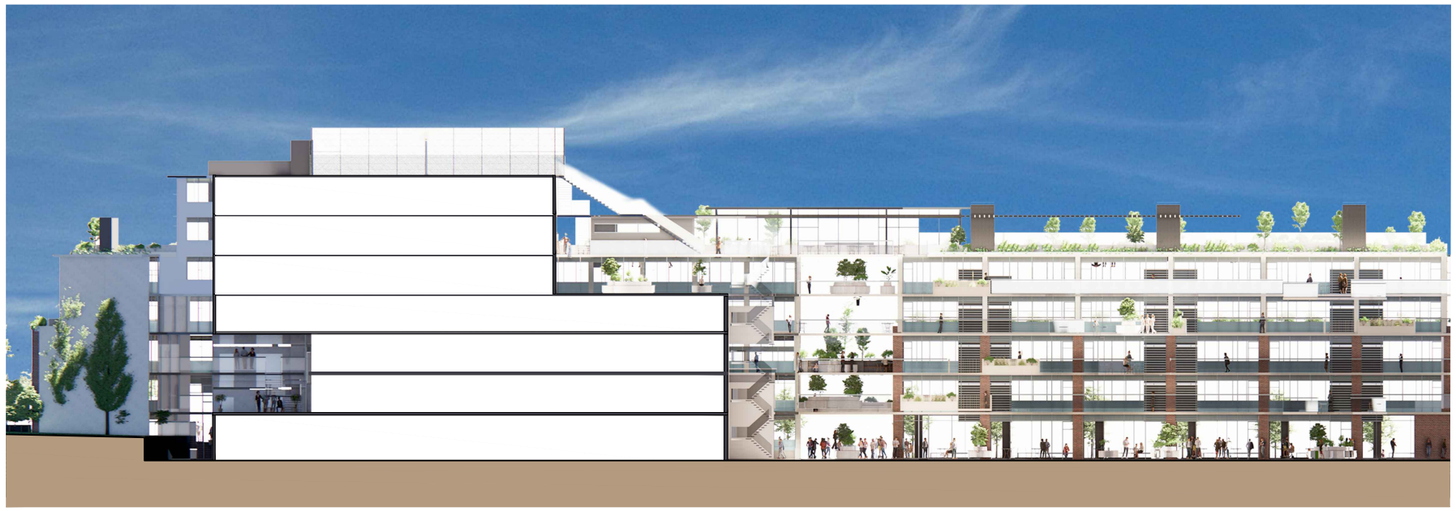


KEY PLAN

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

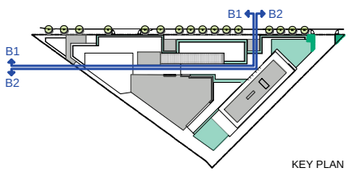
PROJECT:	THE HUB @ LIDCOMBE
DRAWING:	INTERNAL ELEVATIONS - A1 AND A2
ADDRESS:	2 BACHELL AVENUE LIDCOMBE
CLIENT:	PACIFIC PLANNING
STATUS:	RFI RESPONSE
JOB No.	18107.3
ISSUE DATE:	18.09.2024
DWG. NO:	DA 203
SCALE:	1:250 AT A1 1:500 AT A3
REV:	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



INTERNAL ELEVATION B1
CAR PARKING OMITTED

INTERNAL ELEVATION B2
CAR PARKING OMITTED



KEY PLAN

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
INTERNAL ELEVATIONS - B1 AND B2

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

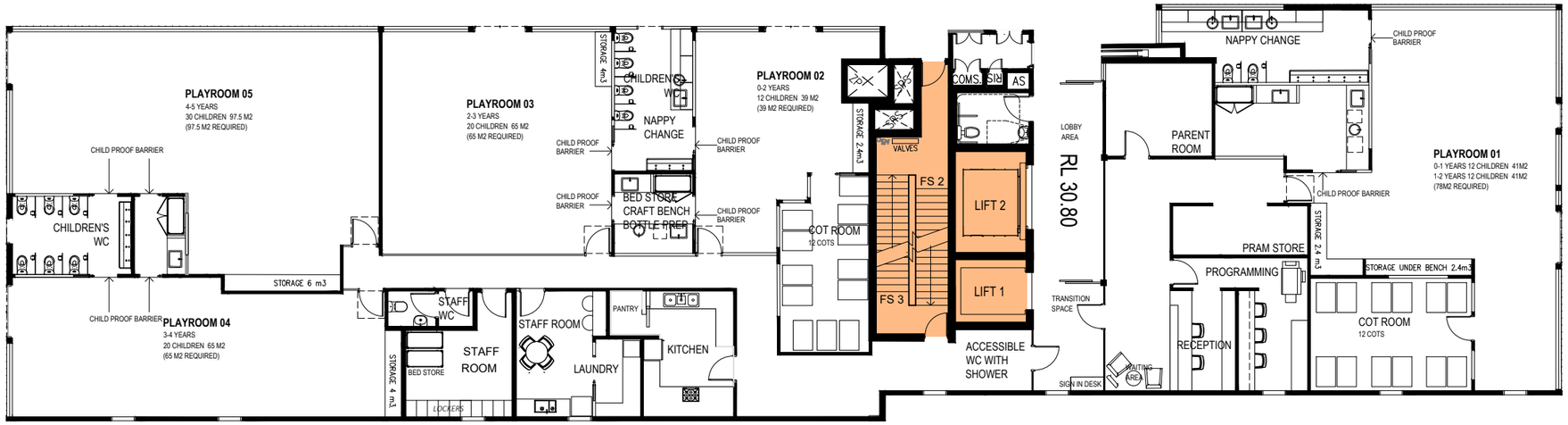
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 204	1:250 AT A1 1:500 AT A3	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

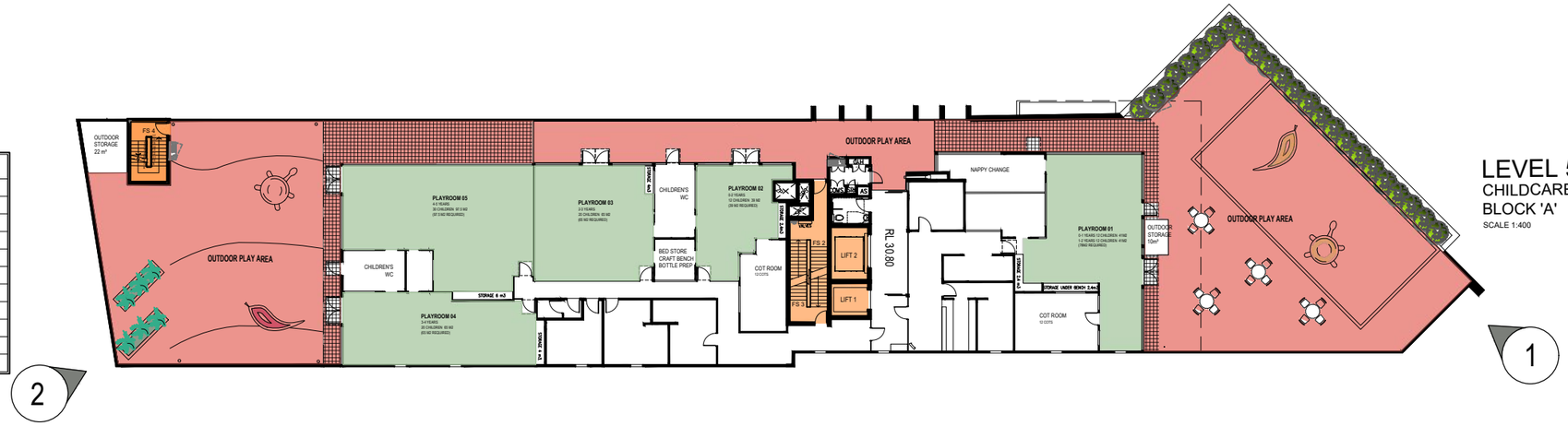


DETAILED FLOOR PLAN
CHILDCARE CENTRE
UNIT A5.01
SCALE 1:200

OUTDOOR PLAY AREA
PLAY ROOM AREA

PLAYROOM #	AGE	CHILDREN	INDOOR AREA REQUIRED	INDOOR AREA PROVIDED	INTERNAL STORAGE REQUIRED	INTERNAL STORAGE PROVIDED	COMPLIES
1	0-2	24	78 m²	80 m²	4.8 m³	4.8 m³	YES
2	0-2	12	39 m²	39 m²	2.4 m³	2.4 m³	YES
3	2-3	20	65 m²	65 m²	4 m³	4 m³	YES
4	3-4	20	65 m²	65 m²	4 m³	4 m³	YES
5	4-5	30	97.5 m²	97.5 m²	6 m³	6 m³	YES
TOTAL		106		346.5 m²			
OUTDOOR AREA REQUIRED			7 m² \ CHILD	742 m2			
OUTDOOR AREA PROVIDED			7 m² \ CHILD	764 m2			YES
OUTDOOR STORAGE AREA			0.3 m³ \ CHILD	32 m³			YES

TABLE



LEVEL 5 FLOOR PLAN
CHILDCARE CENTRE
BLOCK 'A'
SCALE 1:400

VIEW 1

VIEW 2

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
CHILDCARE LAYOUT

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

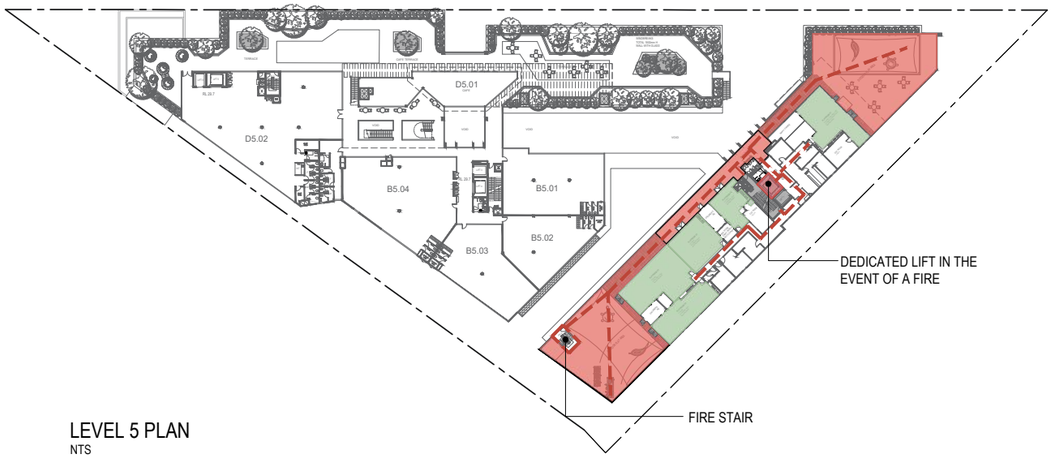
STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 251		B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

GROUND FLOOR PLAN
NTS



LEVEL 5 PLAN
NTS

LOCATION PLAN
NTS

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
CCC - EVACUATION PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

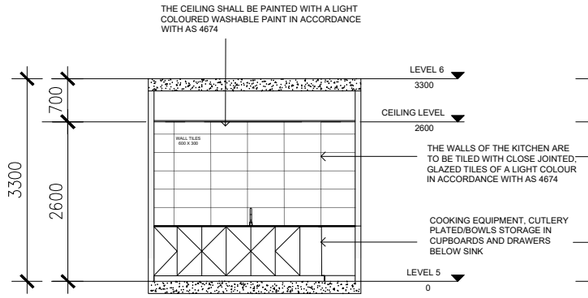
CLIENT:
PACIFIC PLANNING

STATUS:
ISSUE FOR DA

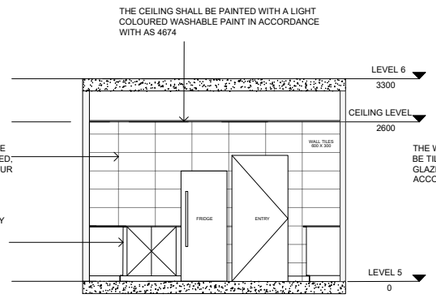
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 252	NTS	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

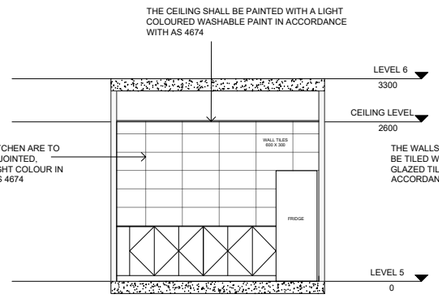
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



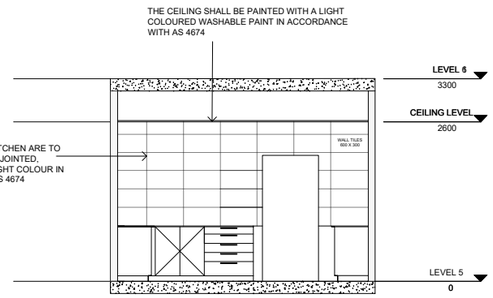
2 KITCHEN – View 1
1:50



3 KITCHEN – View 2
1:50

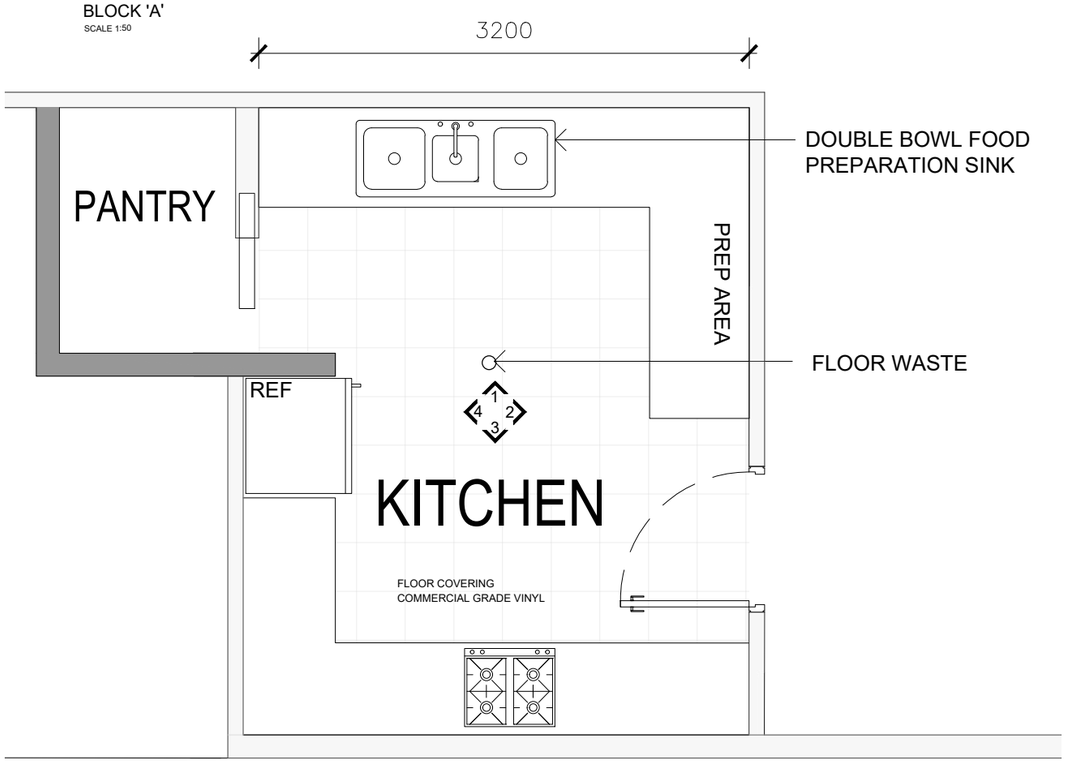


4 KITCHEN – View 3
1:50



5 KITCHEN – View 4
1:50

WALL ELEVATIONS
CHILDCARE CENTRE
BLOCK 'A'
SCALE 1:50



DETAIL PLAN
CHILDCARE CENTRE
BLOCK 'A'
SCALE 1:20

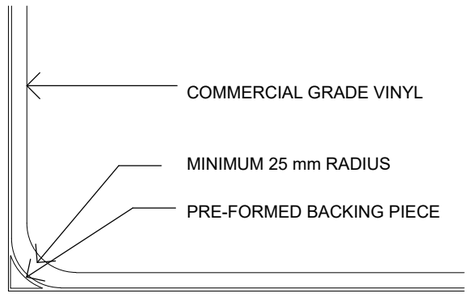


FIGURE 1 TYPICAL COVERING DETAIL

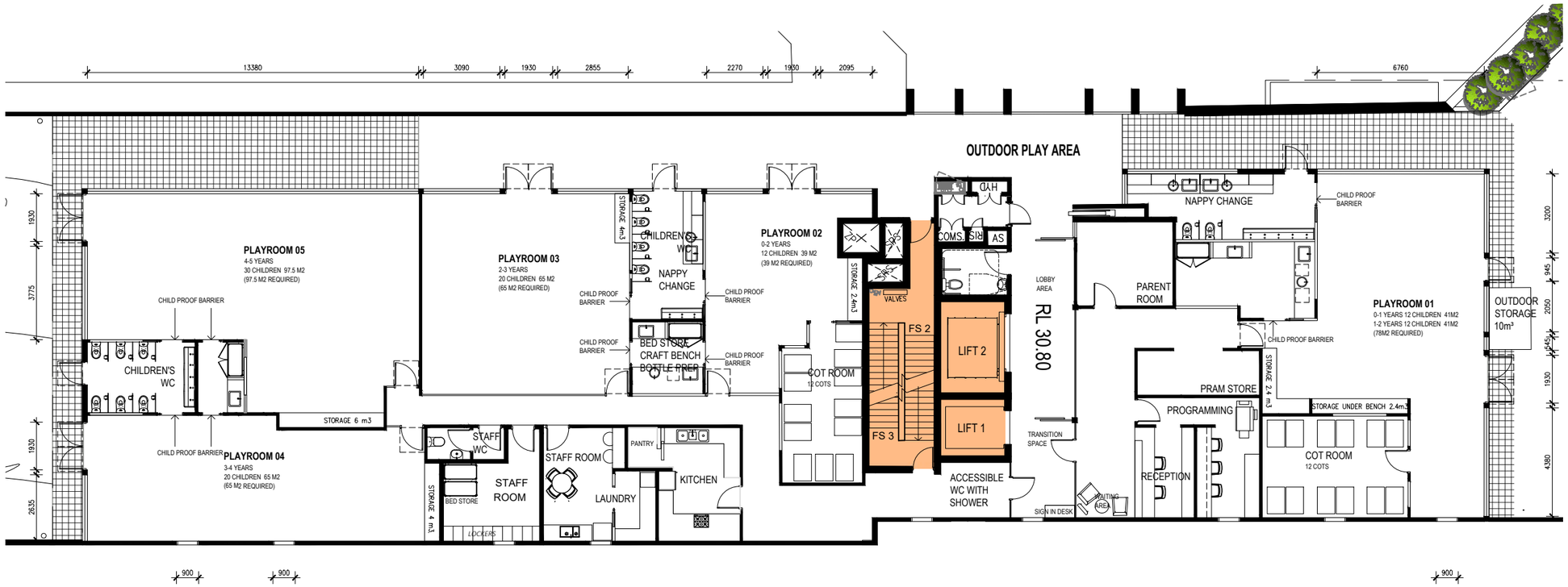
THE FLOOR IS TO BE CONSTRUCTED OF CONCRETE OR OTHER MATERIAL IMPERVIOUS TO MOISTURE IN ACCORDANCE WITH AS 4674

NOTE:
ALL WASTEWATER TO BE CONNECTED TO GREASE ARRESTOR LOCATED IN BASEMENT

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

PROJECT:	THE HUB @ LIDCOMBE
DRAWING:	CHILDCARE LAYOUT- KITCHEN
ADDRESS:	2 BACHELL AVENUE LIDCOMBE
CLIENT:	PACIFIC PLANNING
STATUS:	RFI RESPONSE
JOB No.	18107.3
ISSUE DATE:	18.09.2024
DWG. NO:	DA 253
SCALE:	
REV:	A

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



DETAILED FLOOR PLAN

CHILDCARE CENTRE
UNIT A5.01
SCALE 1:200

NATURAL LIGHT (AS PER NCC F6D3)

PLAYROOM #	ROOMS AREA	GLAZING AREA	REQUIRED GLAZING AREA	COMPLIES
1	80 m²	45.44 m²	8.42 m²	YES
2	39 m²	11.20 m²	4.05 m²	YES
3	65 m²	15.25 m²	6.60 m²	YES
4	65 m²	11.38 m²	6.68 m²	YES
5	97.5 m²	44.00m²	10.15 m²	YES

GLAZING AREA IS THE TOTAL AREA OF THE WINDOWS AND DOORS LESS 5% ALLOWANCE FOR FRAMING

REQUIRED GLAZING AREA IS THE 10% REQUIRED BY F6D3 CLAUSE (1)(a)(i)

NATURAL VENTILATION (AS PER NCC F6D7)

PLAYROOM #	ROOMS AREA	OPENABLE AREA	REQUIRED OPENABLE AREA	COMPLIES
1	80 m²	18.18 m²	4.21 m²	YES
2	39 m²	4.48 m²	2.03 m²	YES
3	65 m²	6.10 m²	3.30 m²	YES
4	65 m²	4.55 m²	3.34 m²	YES
5	97.5 m²	17.60m²	5.07 m²	YES

OPENABLE AREA IS CALCULATED AS 40% OF THE WINDOW GLAZING AREA AS AN ALLOWANCE FOR OPENABLE WINDOWS AT DETAILED DESIGN STAGE

REQUIRED OPENABLE AREA IS THE 5% REQUIRED BY F6D7 CLAUSE (1)(a)(i)

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
CHILDCARE LAYOUT

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

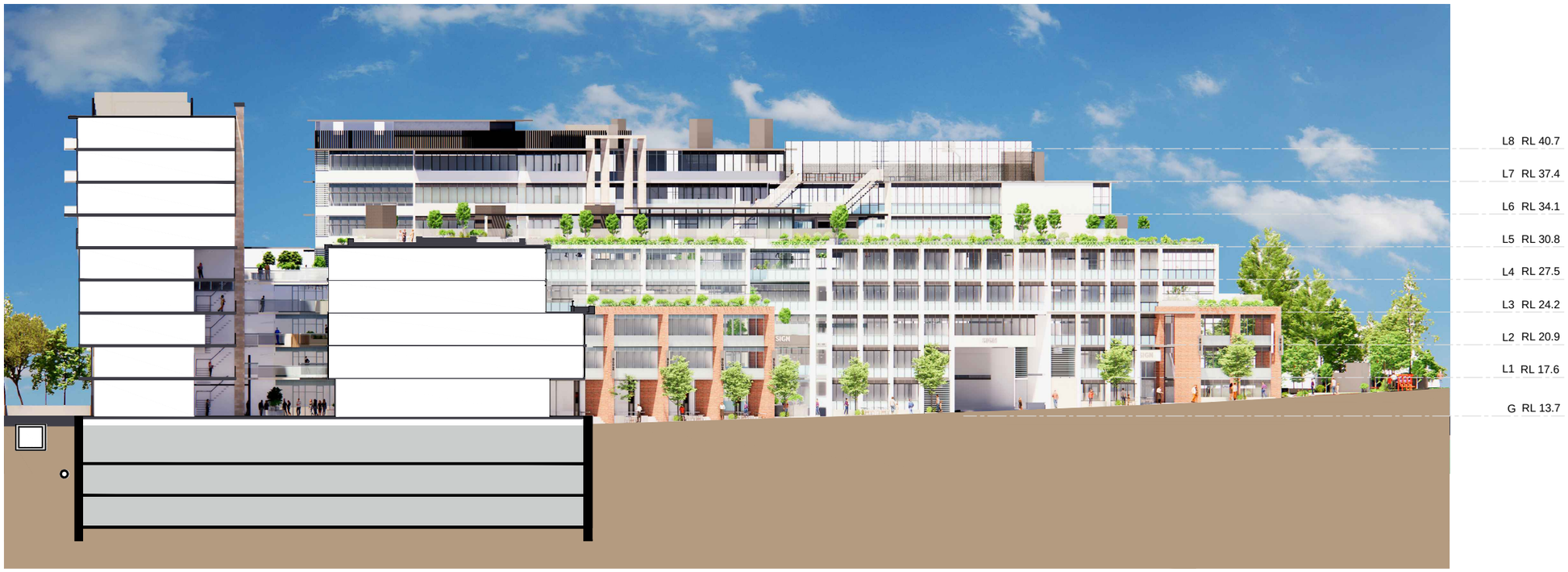
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

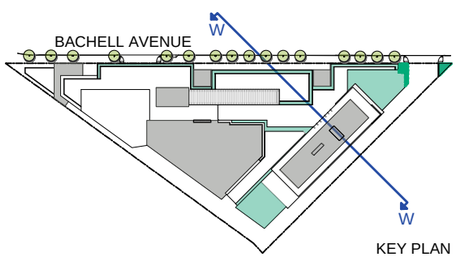
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 254		A

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



SECTION W-W



KEY PLAN

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
SECTION W

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

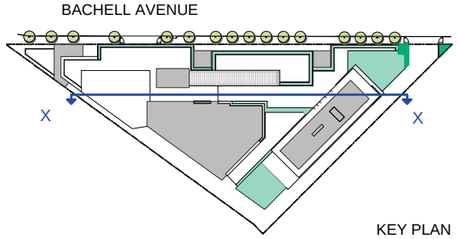
STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 320	1:250 AT A1 1:500 AT A3	B

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

SECTION X

BACHELL AVENUE



KEY PLAN

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
SECTION X

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

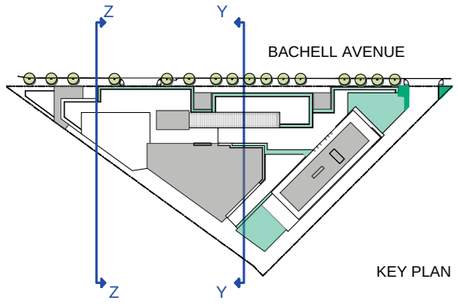
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 321	1:250 AT A1 1:500 AT A3	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

SECTION Y

SECTION Z



KEY PLAN

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
SECTION Y & Z

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

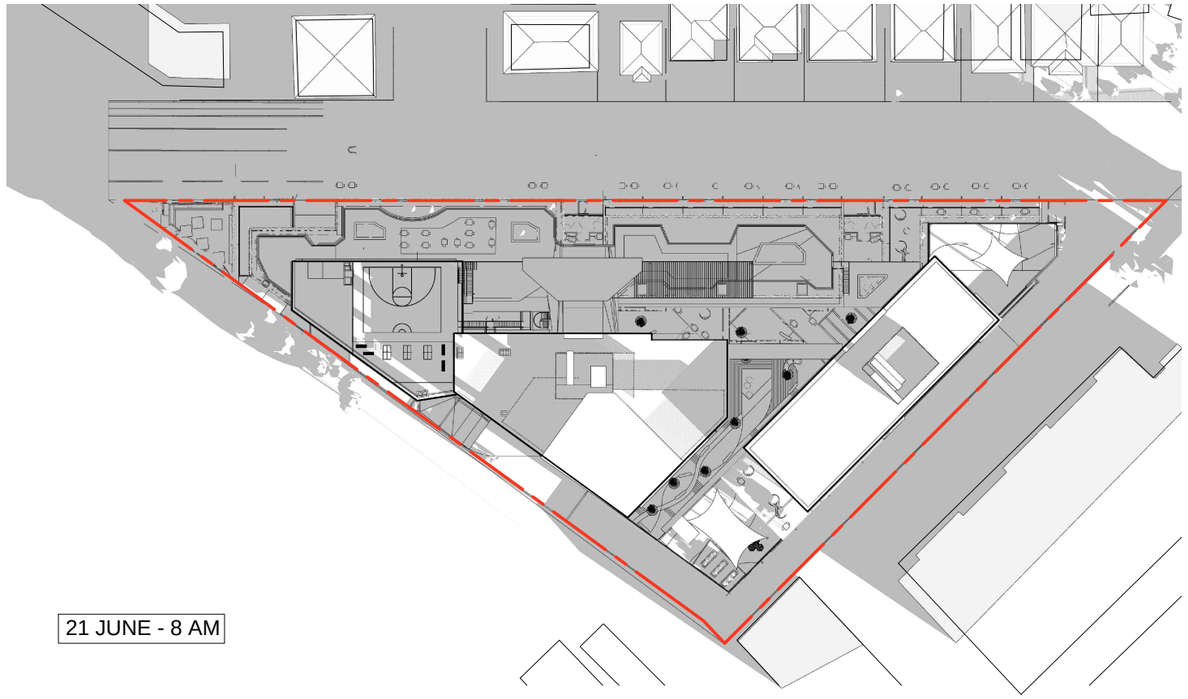
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

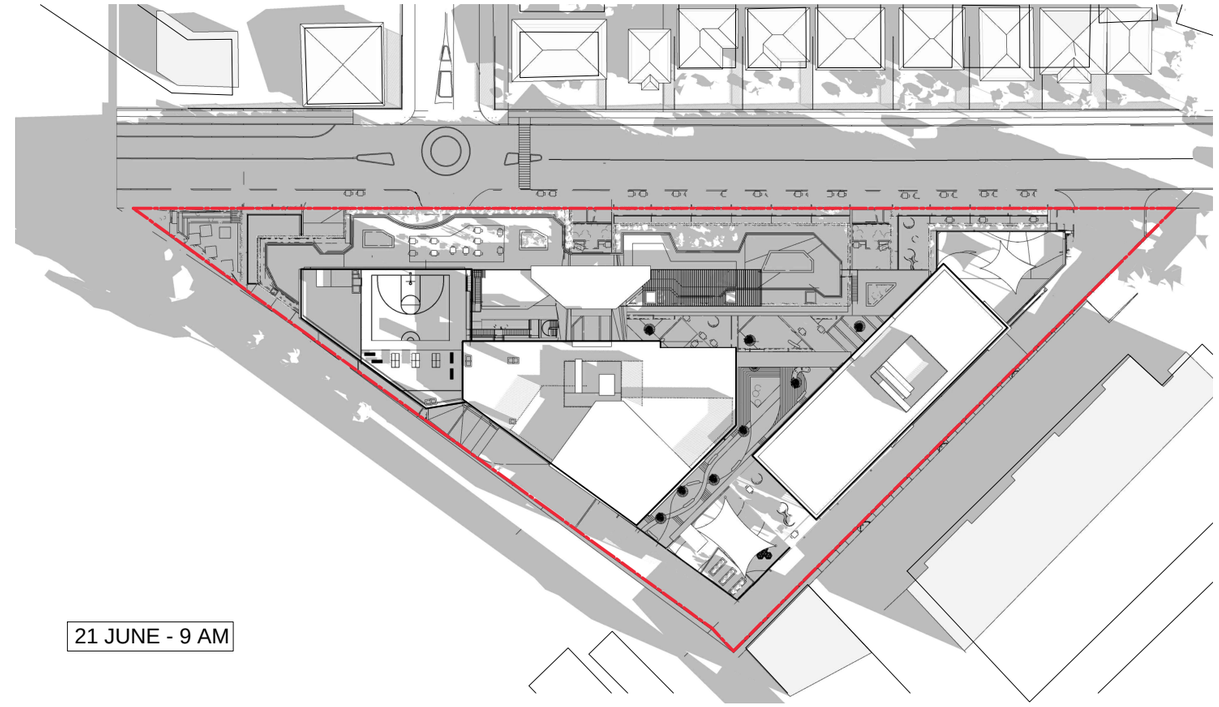
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 322	1:250 AT A1 1:500 AT A3	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

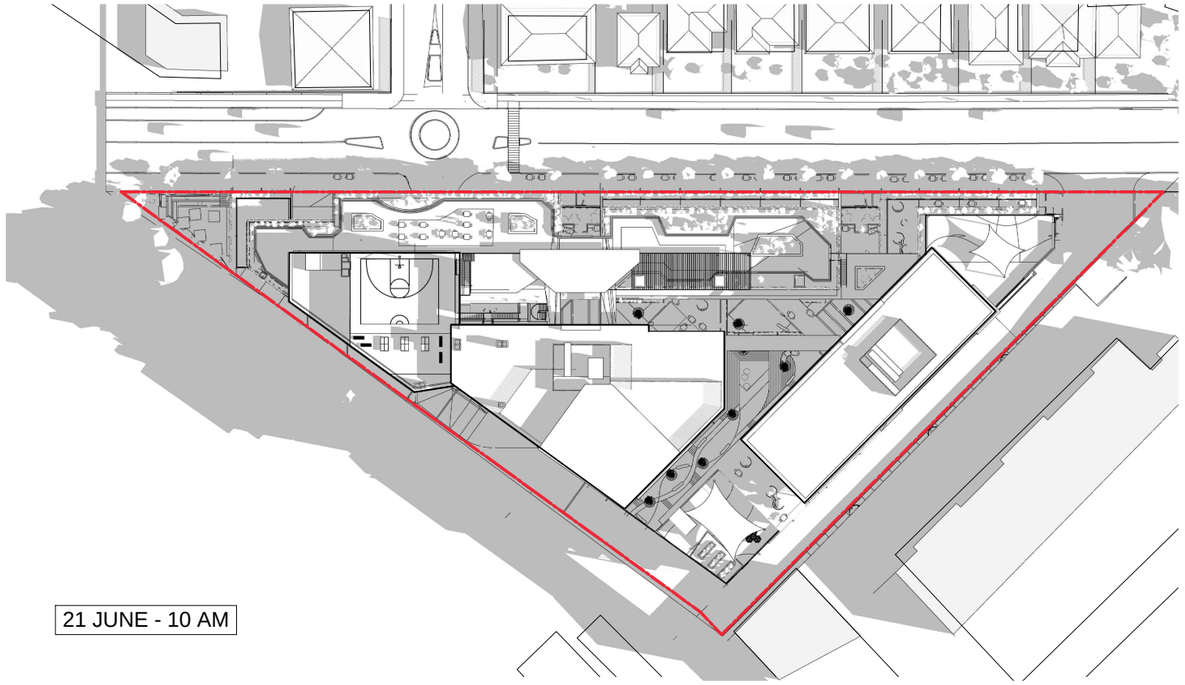
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



21 JUNE - 8 AM



21 JUNE - 9 AM



21 JUNE - 10 AM

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
SHADOW DIAGRAMS

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

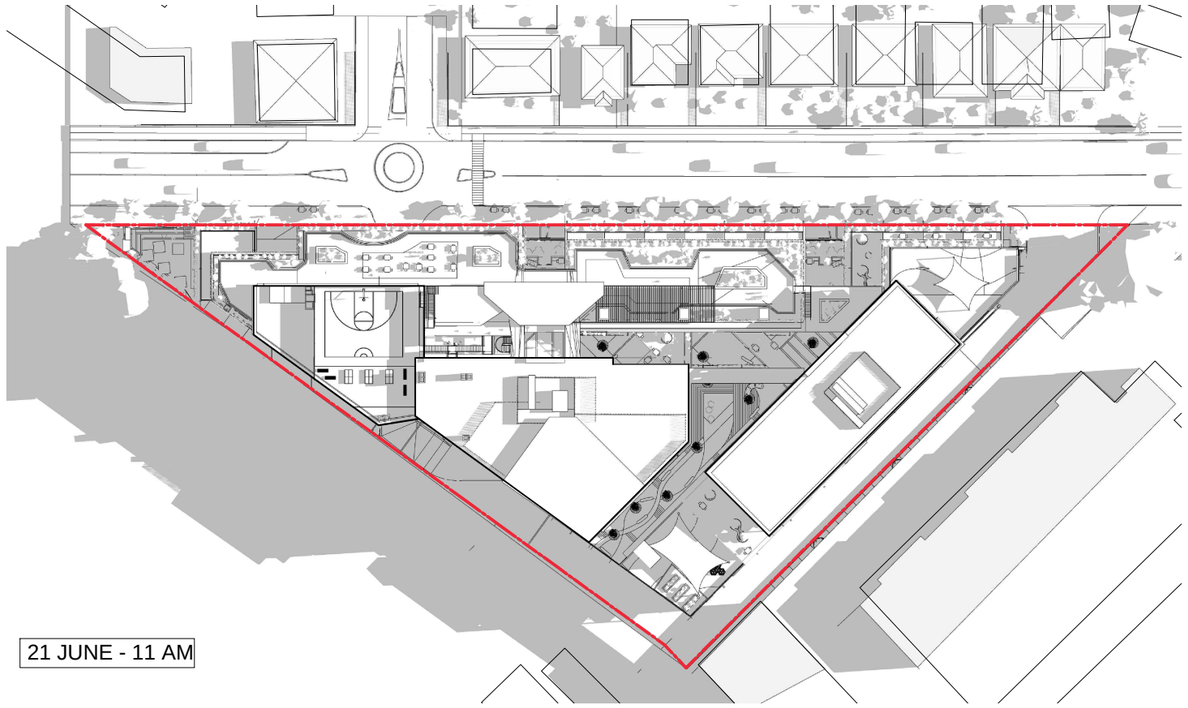
CLIENT:
PACIFIC PLANNING

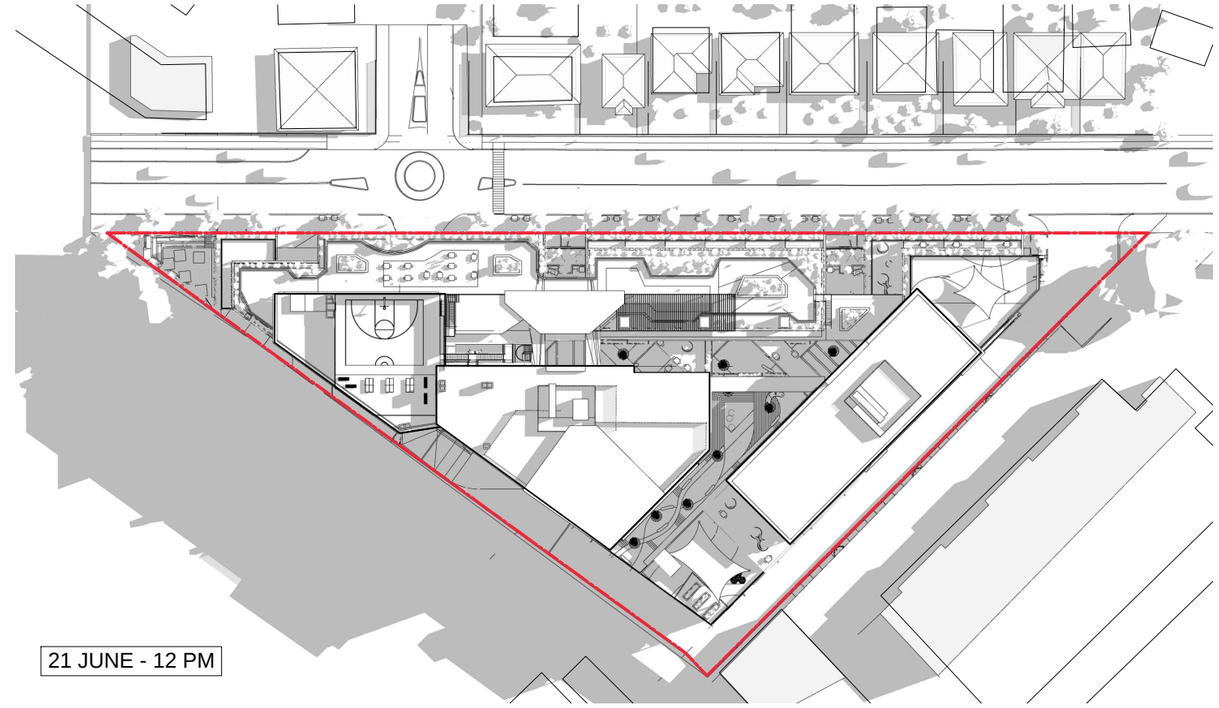
STATUS:
RFI RESPONSE

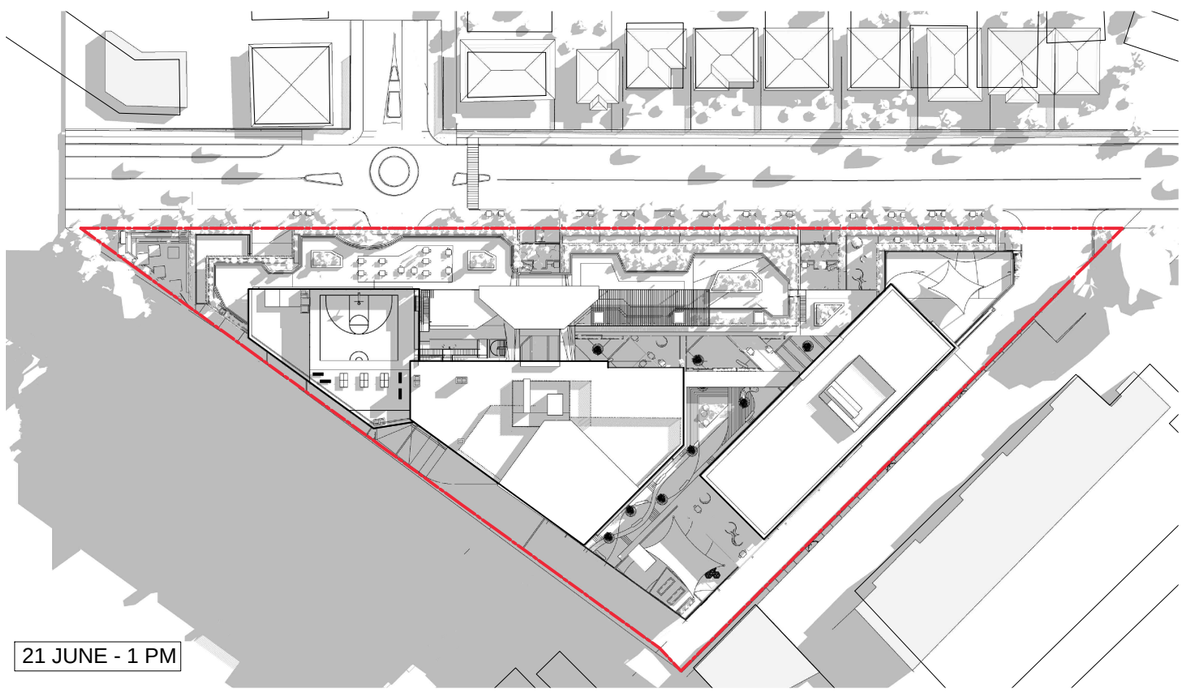
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 500	NTS	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024







PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
SHADOW DIAGRAMS

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

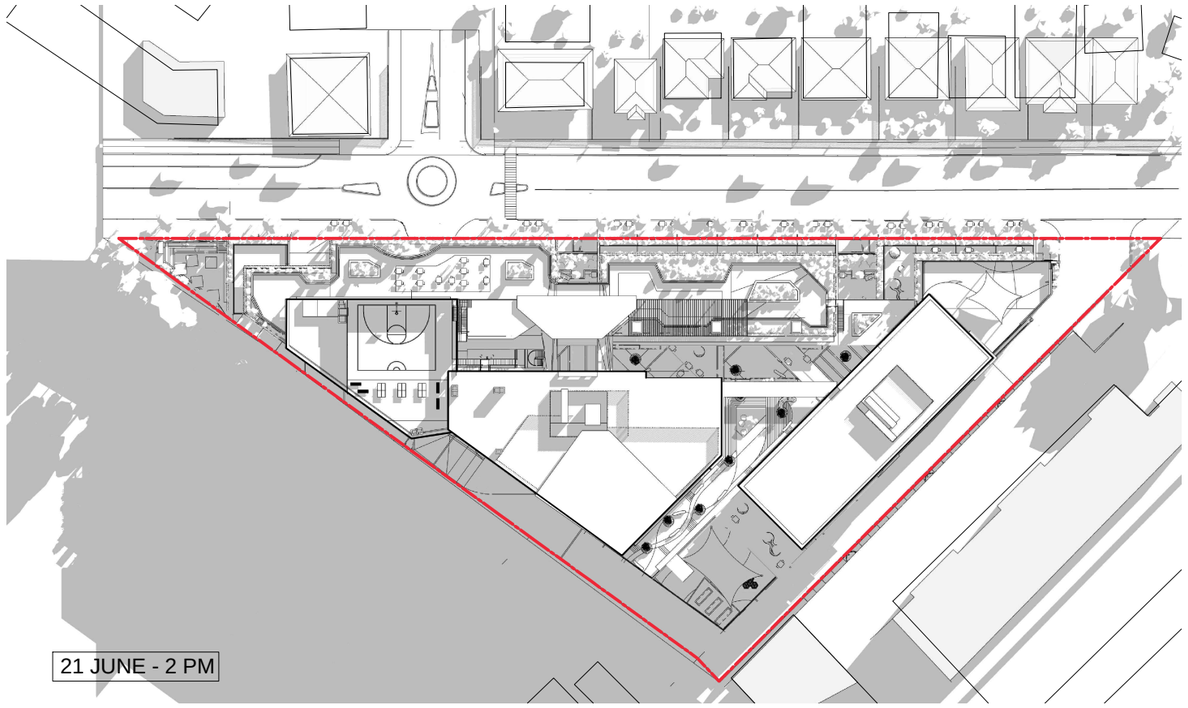
CLIENT:
PACIFIC PLANNING

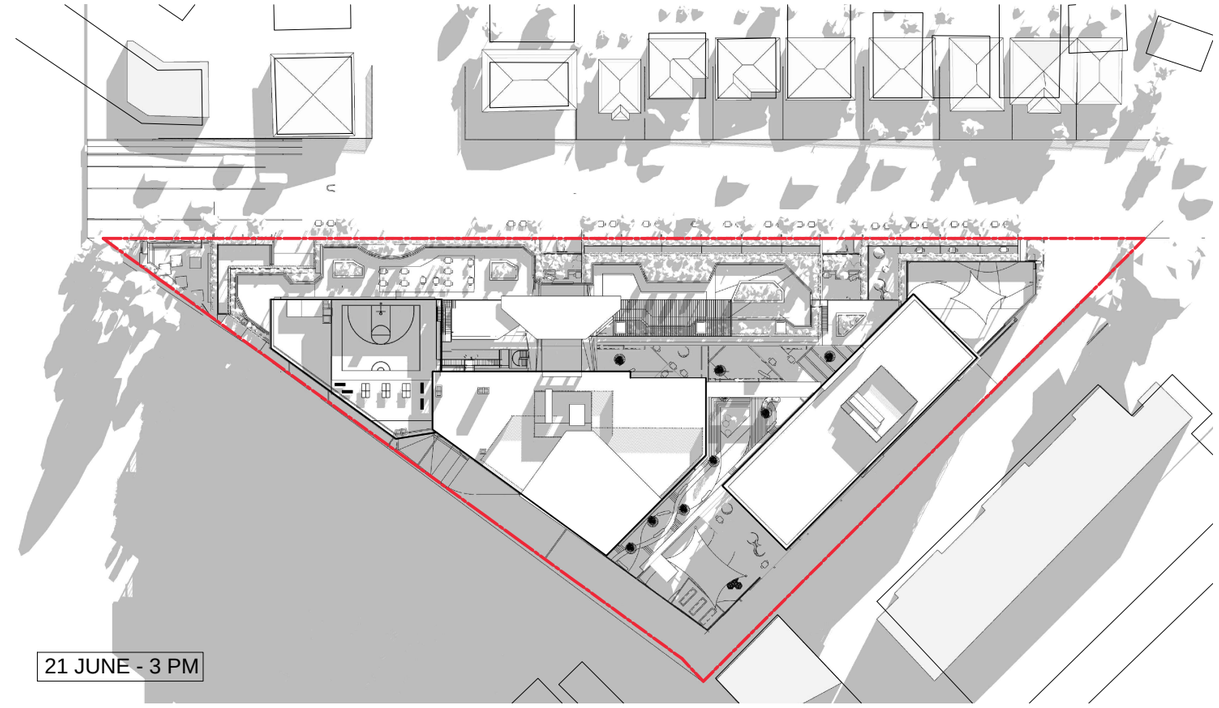
STATUS:
RFI RESPONSE

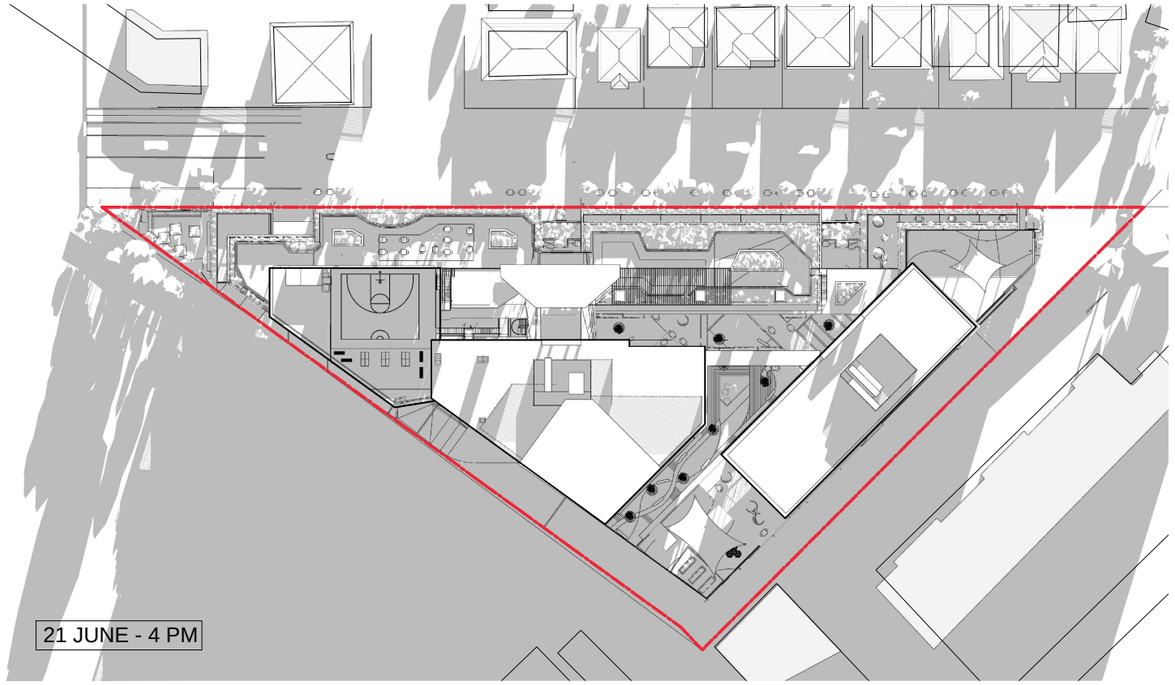
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 501	NTS	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024







PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
SHADOW DIAGRAMS

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

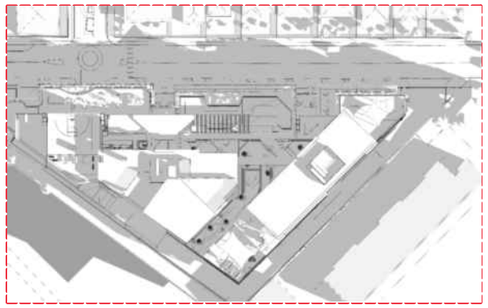
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

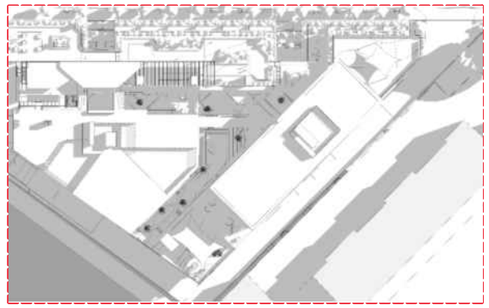
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 502	NTS	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

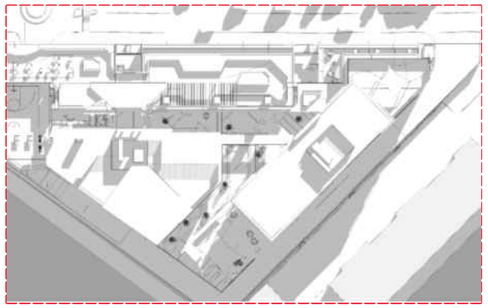
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



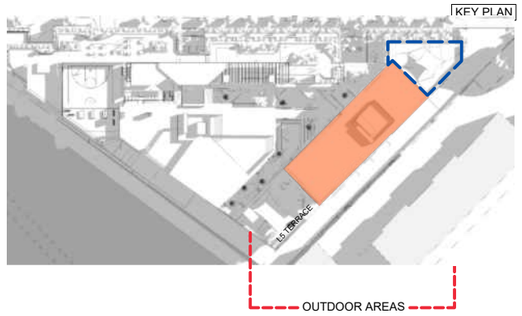
21 JUNE - 9 AM



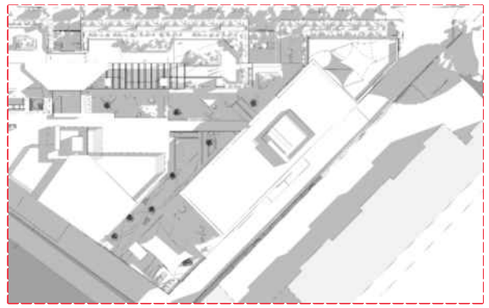
21 JUNE - 12 PM



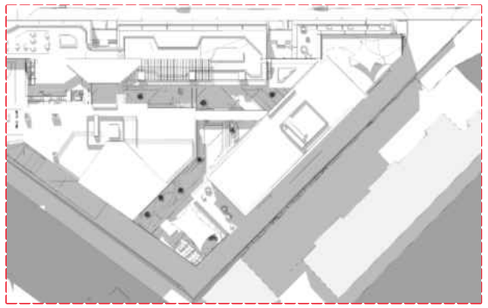
21 JUNE - 3 PM



21 DEC - 9 AM



21 DEC - 12 PM



21 DEC - 3 PM

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
CHILDCARE SHADOW STUDY

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

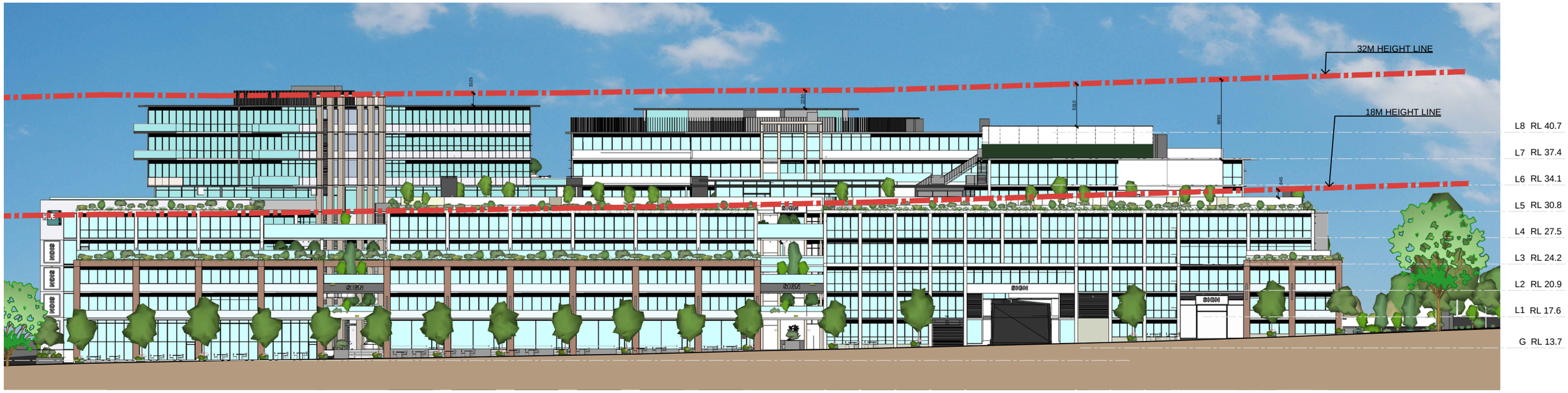
CLIENT:
PACIFIC PLANNING

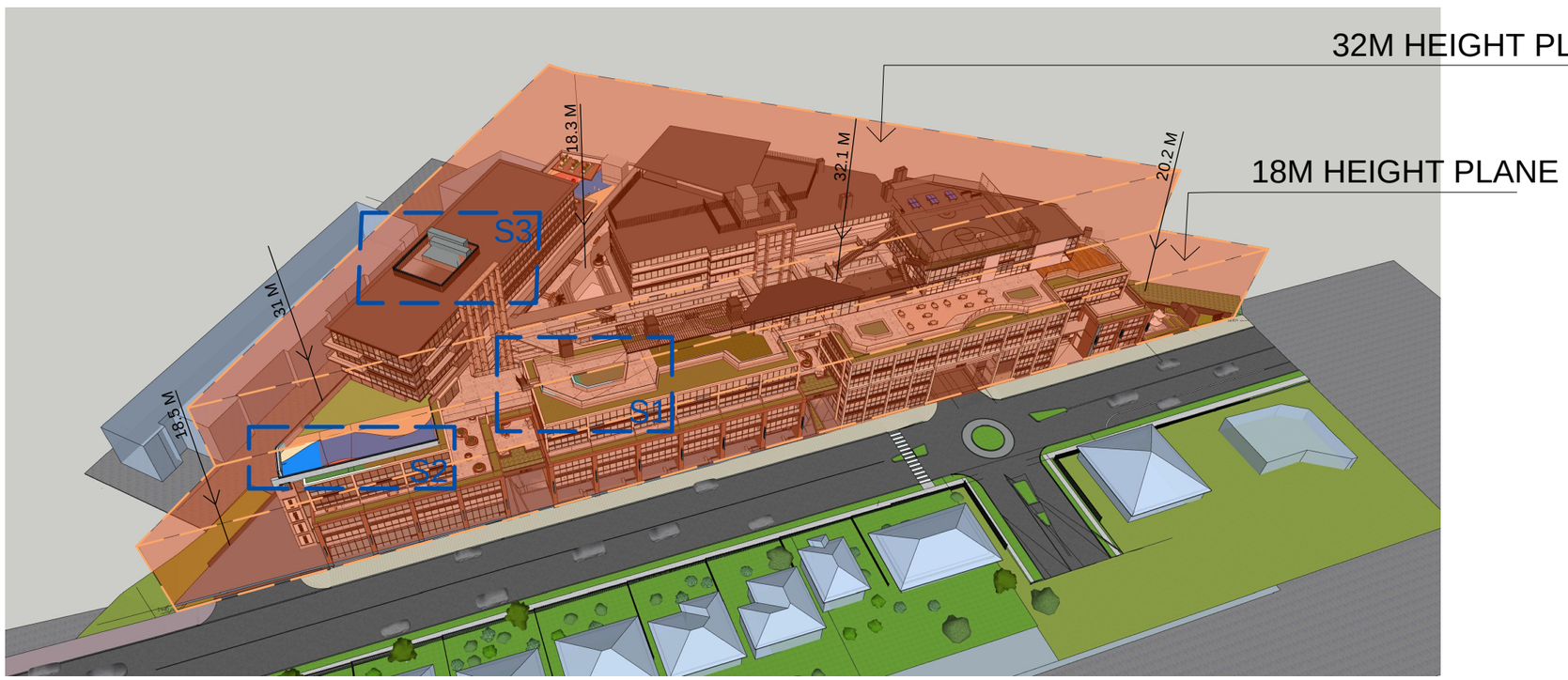
STATUS:
ISSUE FOR DA

JOB No.		ISSUE DATE:
18107.3		27.06.2023
DWG. NO:	SCALE:	REV:
DA 510	NTS	A

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024





PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
HEIGHT PLANE

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

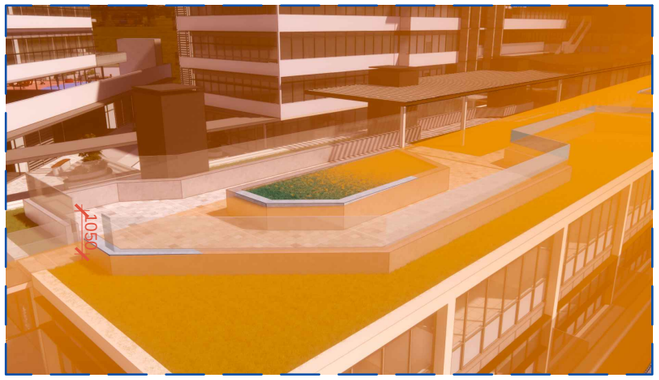
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

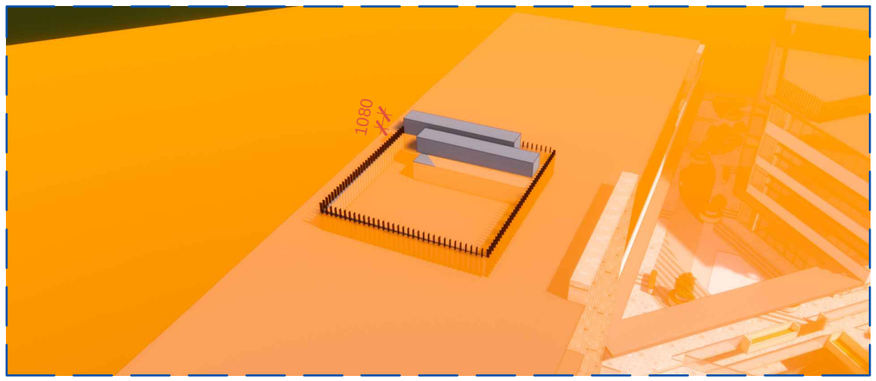
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO: DA 550	SCALE:	REV: B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

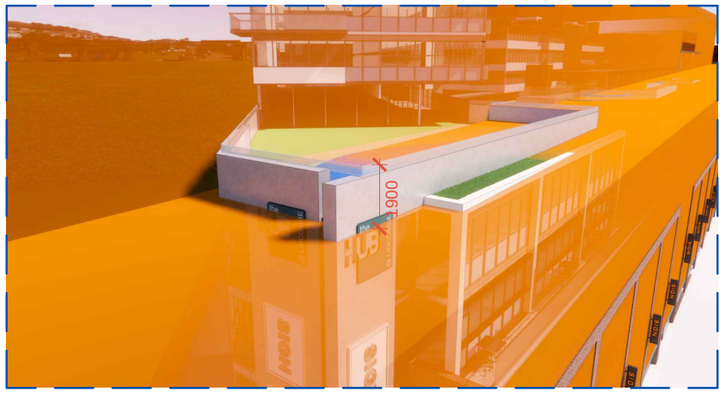
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



S1-PARAPET WALL AND BALUSTRADE



S3-LIFT OVERRUN



S2-PARAPET WALL AND BALUSTRADE

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
HEIGHT PLANE

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

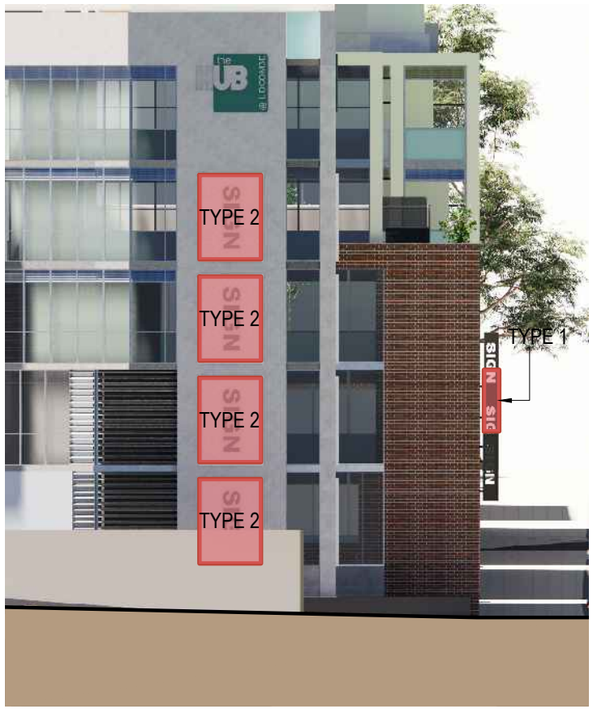
STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO: DA 551	SCALE:	REV: B

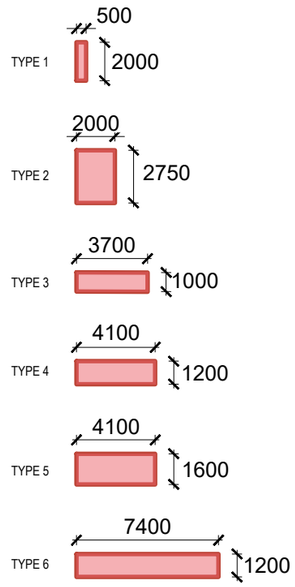
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

A NORTHWEST ELEVATION
BACHELL FRONTAGE

A SECTIONAL VIEW
BACHELL FRONTAGE



A SIDE VIEW
BACHELL APPROACH



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
SIGNAGE

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 650	NTS	B

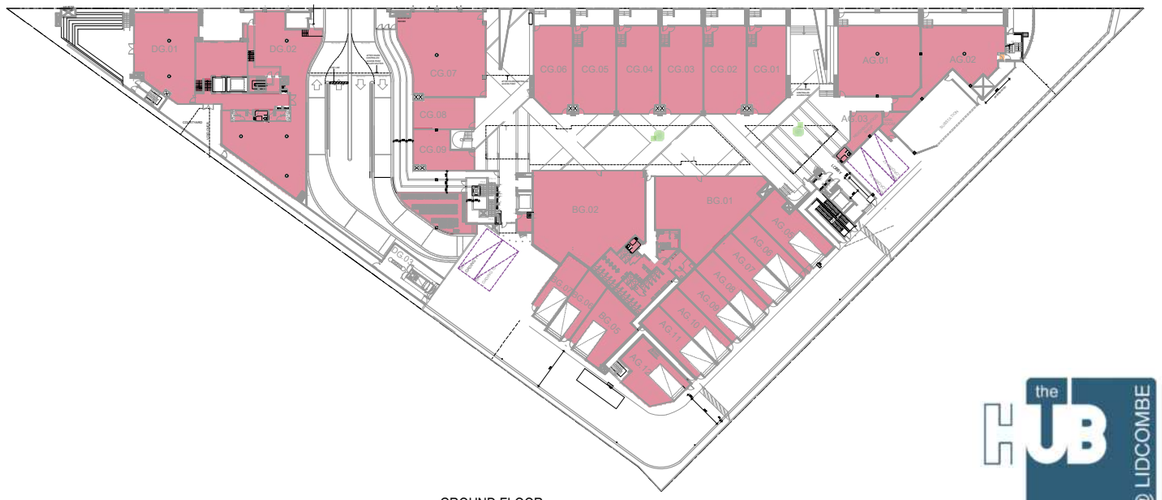
two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

LEVEL	OFFICE	OTHERS	GFA
LOWER GROUND		1248	1248
GROUND FLOOR		3333	3333
LEVEL 1		3287	3287
LEVEL 2		4770	4770
LEVEL 3		3457	3457
LEVEL 4		3163	4430
LEVEL 5	934	1529	2463
LEVEL 6	2216	130	2346
LEVEL 7	1699	146	1845
LEVEL 8	999	89	1088
TOTAL GFA (sqm)	5848	22424	28272
SITE AREA (sqm)			8738
FSR (x:1)			3.24

*OFFICE TENANCIES SHOWN HATCHED

LOWER GROUND FLOOR



GROUND FLOOR

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
GFA CALCULATION SHEET 1

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

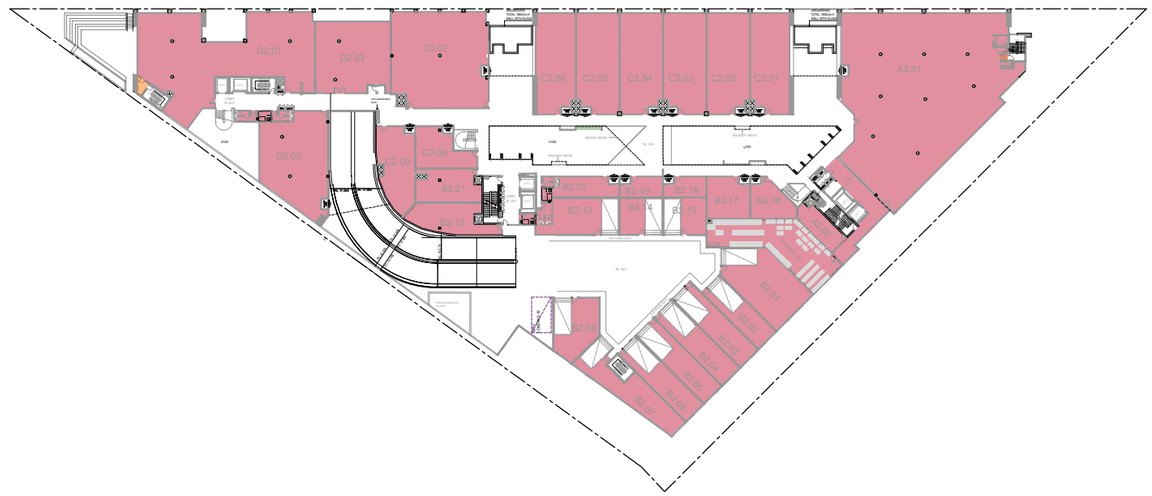
STATUS:
RFI RESPONSE

JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 700	NTS	B

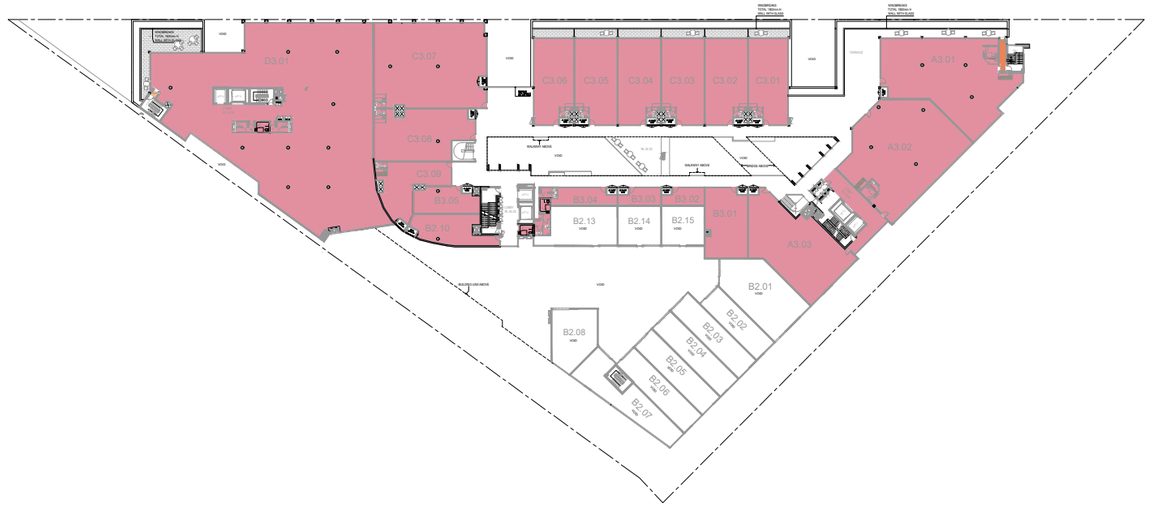
two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

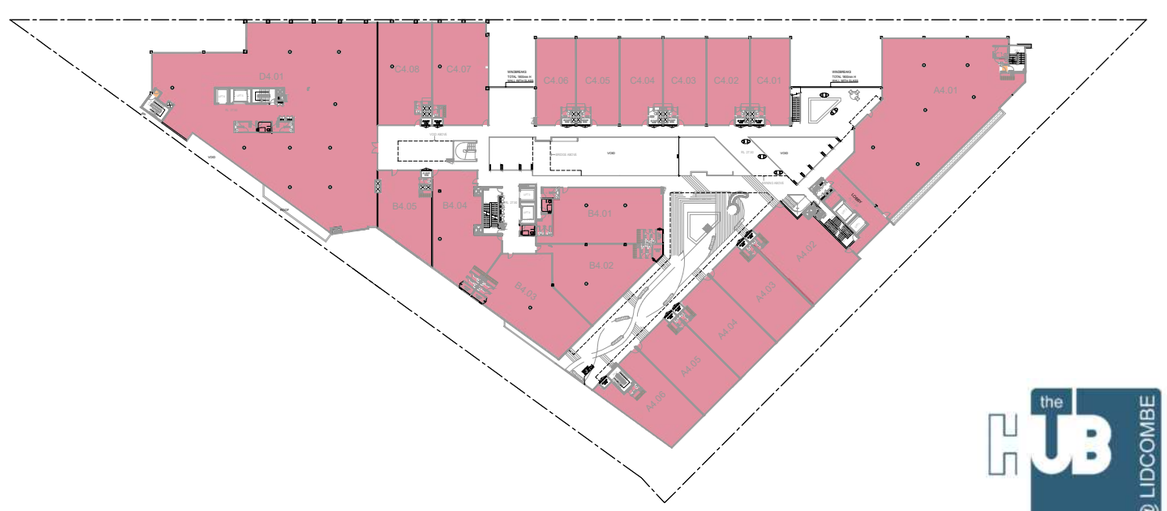
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
GFA CALCULATION SHEET 2

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

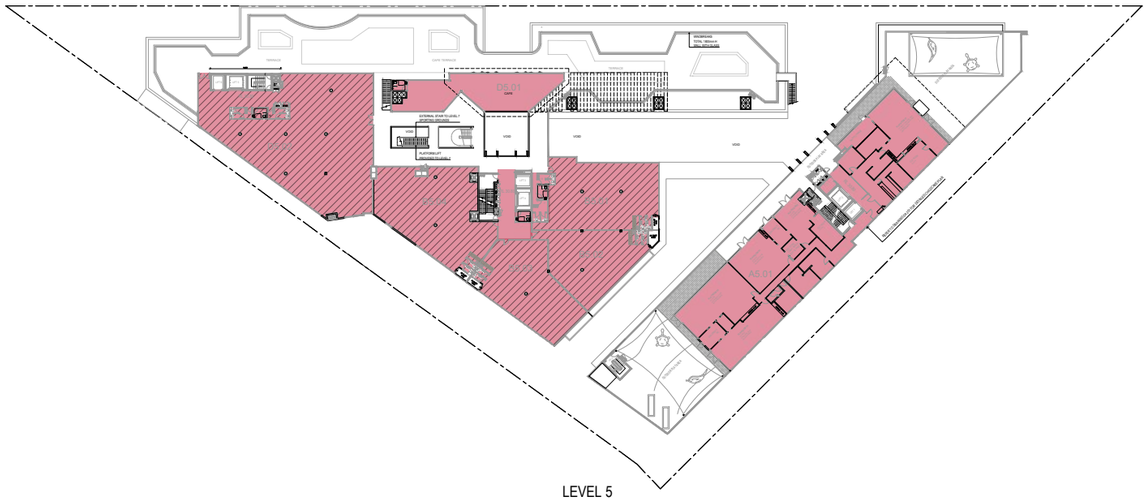
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

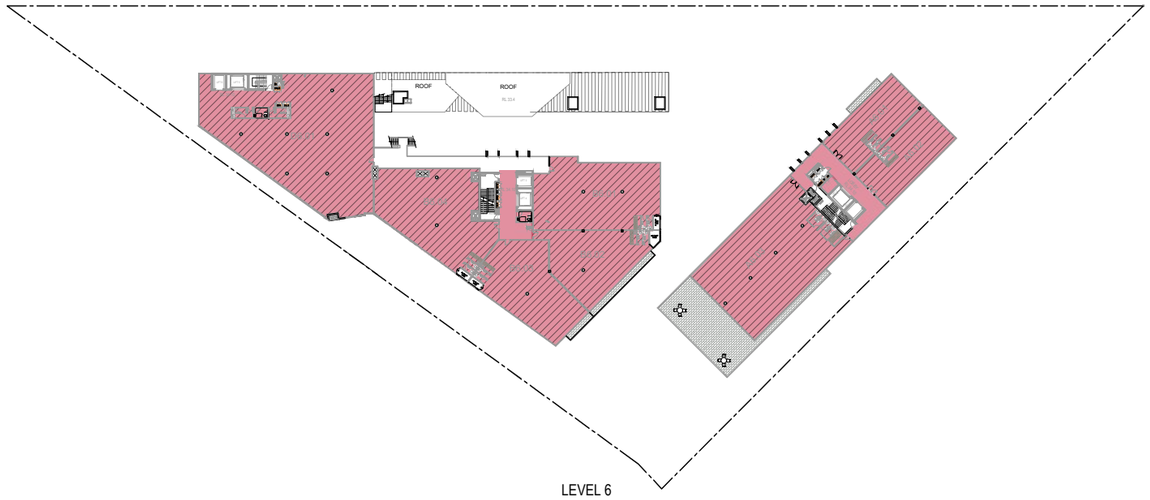
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 701	NTS	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

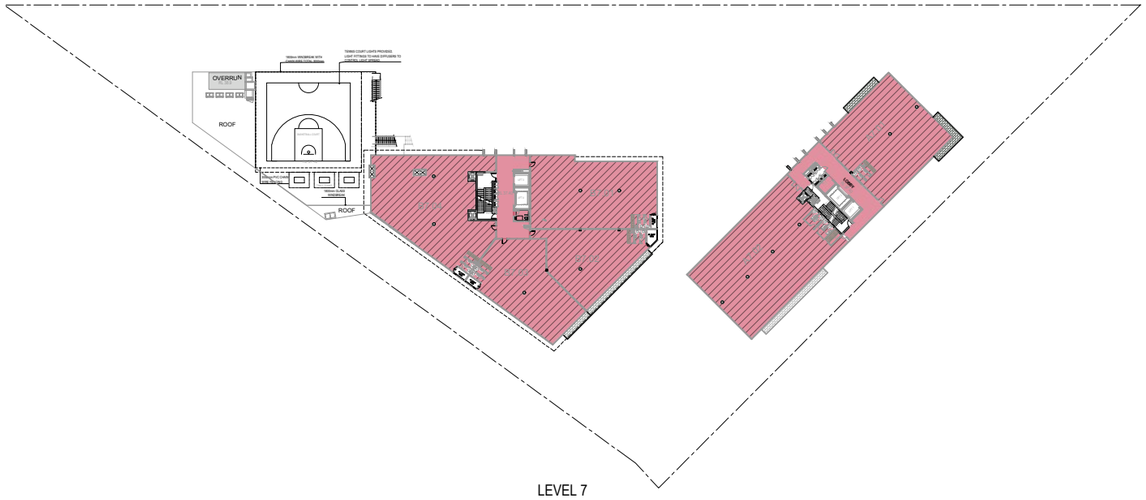
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



LEVEL 5



LEVEL 6



LEVEL 7

LEVEL 8

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
GFA CALCULATION SHEET 3

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

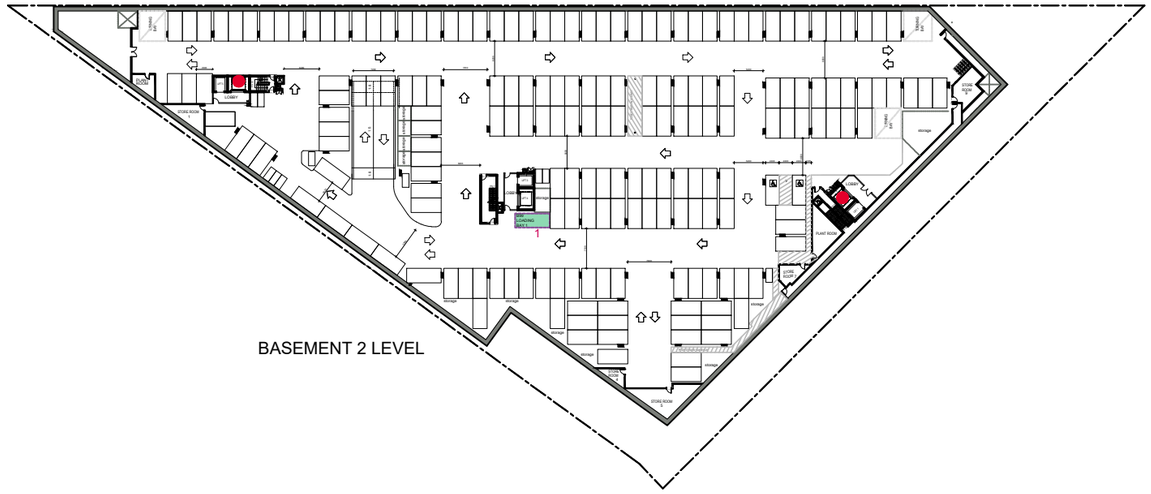
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

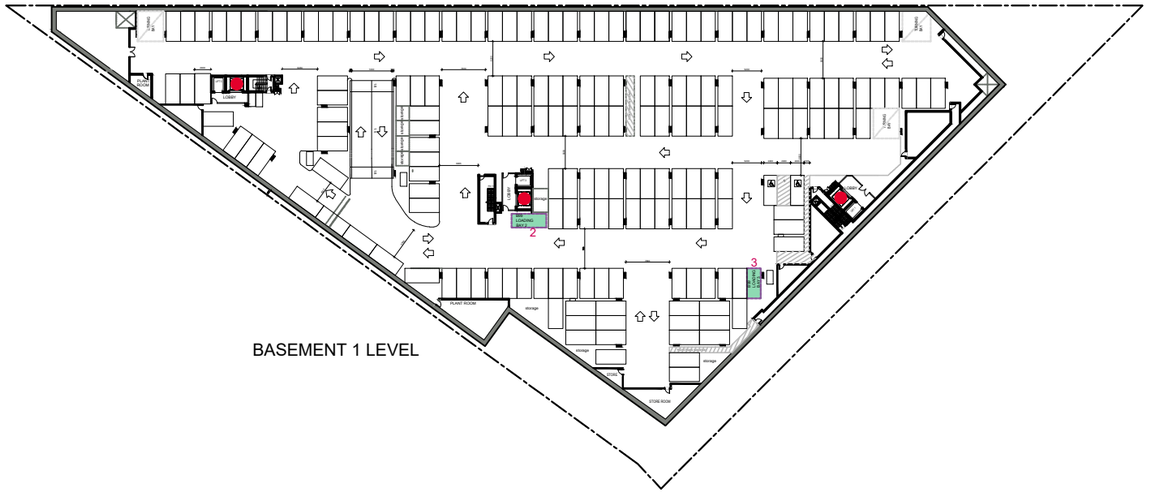
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 702	NTS	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

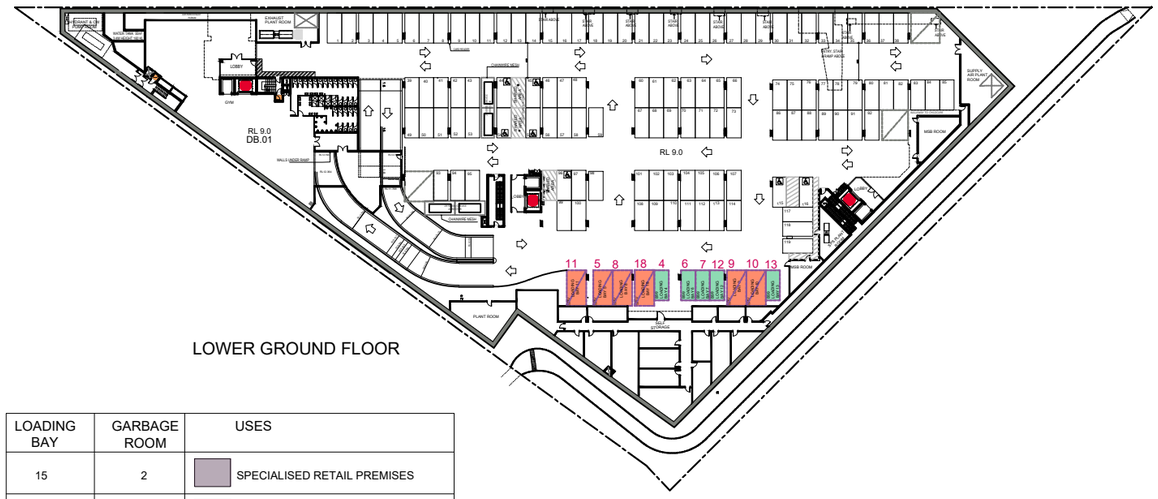
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



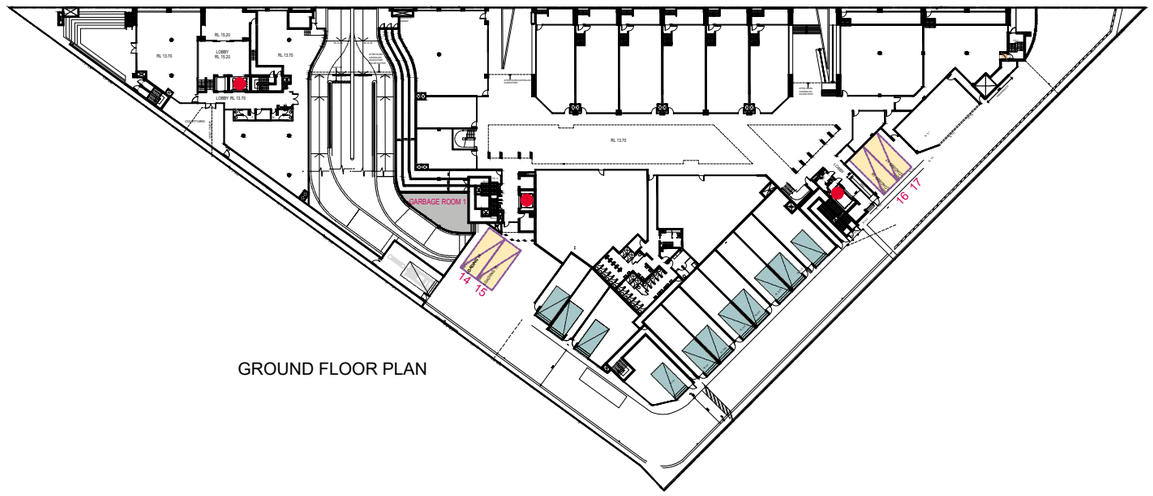
BASEMENT 2 LEVEL



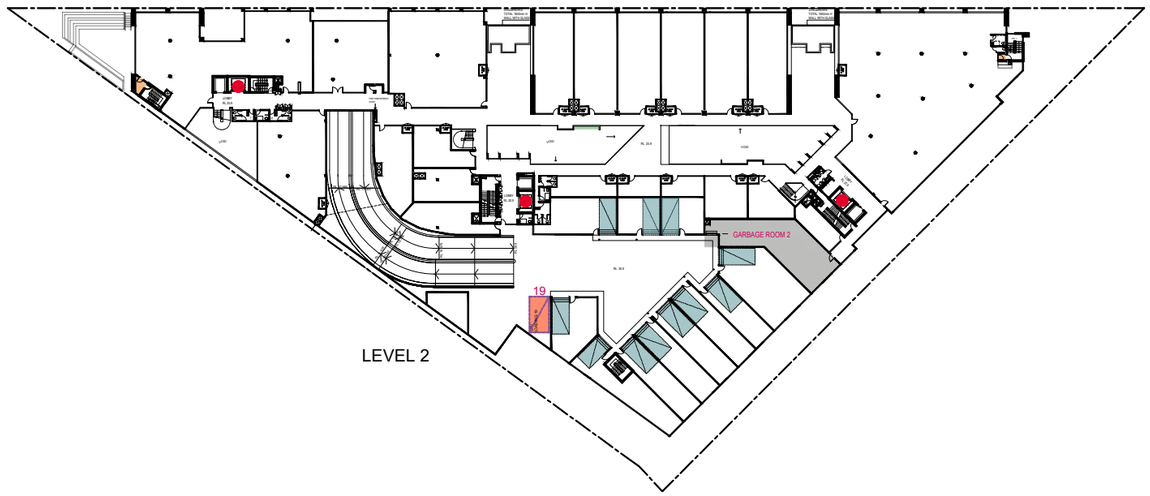
BASEMENT 1 LEVEL



LOWER GROUND FLOOR



GROUND FLOOR PLAN



LEVEL 2

LOADING BAY	GARBAGE ROOM	USES
15	2	SPECIALISED RETAIL PREMISES
8,9,10,11,12,13	1	FOOD AND DRINK INDUSTRIES
INTERNALLY	1 & 2	WORKSPACES
5,6	1	RECREATION FACILITY (INDOOR) GYM
3,4	2	CENTRE-BASED CHILDCARE FACILITY
5,6	1	HEALTH & COMMUNITY
1,2,16,17,18,19	2	HIGH TECHNOLOGY INDUSTRY
1,2,16,17,18,19	2	OFFICE
12,13	1	DOG DAYCARE
3,4,12,13	NO PROVISION FOR GARBAGE	SELF-STORAGE
7	2	BUILDING MAINTENANCE
14		MULTI-USE SUBJECT TO BOOKING WITH BUILDING MANAGEMENT

LEGEND

WORKSPACE LOADING BAYS

VAN LOADING BAYS

SRV LOADING BAYS

MRV LOADING BAYS

GOODS LIFTS

PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LOADING PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

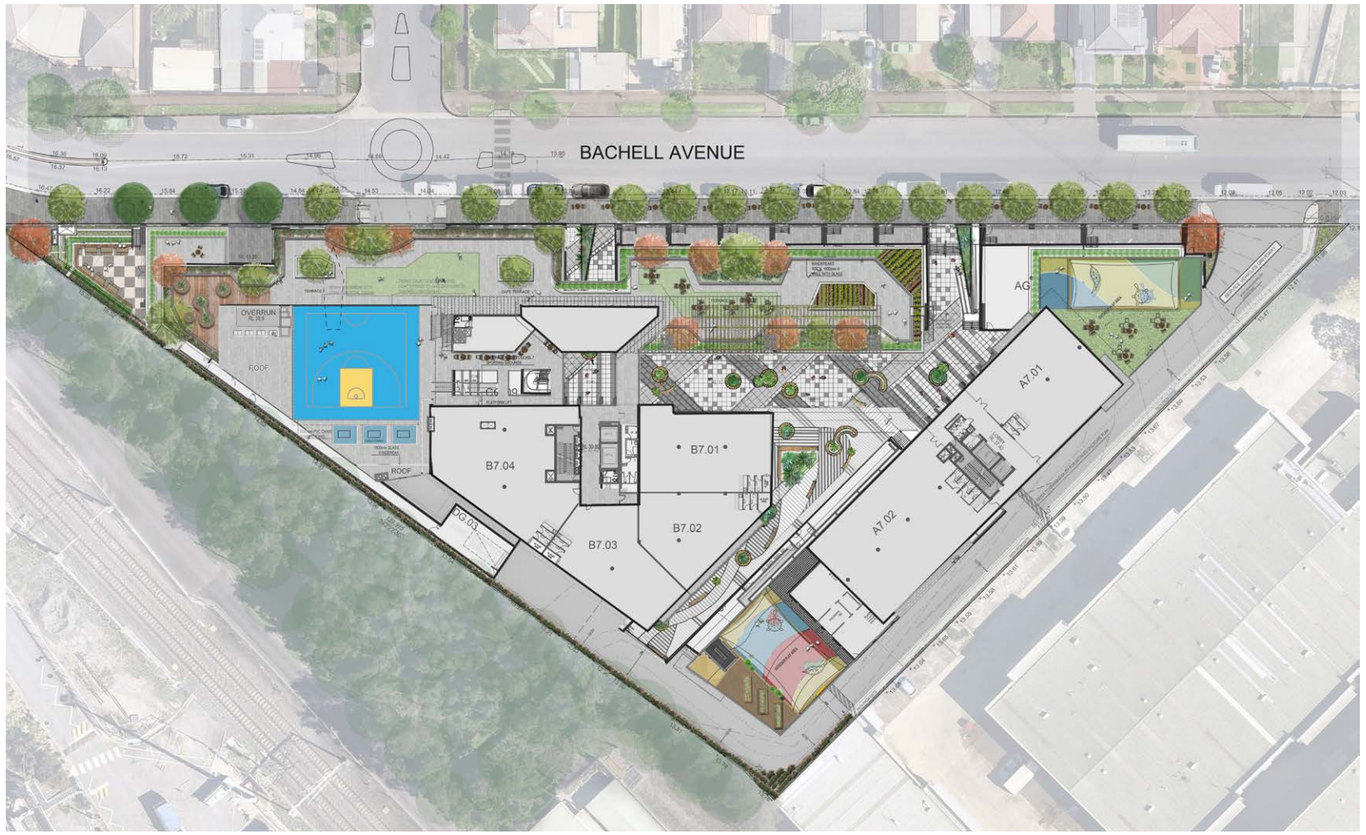
JOB No.		ISSUE DATE:
18107.3		18.09.2024
DWG. NO:	SCALE:	REV:
DA 750	NTS	B

two form
ARCHITECTURE + INTERIOR DESIGN
Suite 203 level 2 34 Charles Street Parramatta NSW 2150
p 02 9098 8921 e info@twoform.com.au twoform.com.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

THE HUB - Lidcombe

2 Bachell Avenue, Lidcombe



LANDSCAPE SHEET REGISTER

DRAWING	TITLE	REVISION
55-20.01	LOCATION & CONTEXT PLAN	D
55-20.10	LANDSCAPE MASTERPLAN	D
55.20.11	DEEP SOIL PLAN	D
55-20.12	CANOPY COVER PLAN	D
55-20.13	MOOD IMAGERY - GROUND FLOOR	D
55-20.14	SPATIAL PROGRAMMING - GROUND FLOOR	D
55-20.15	LANDSCAPE PLAN - GROUND FLOOR	D
55-20.16	DETAIL PLANS - GROUND FLOOR	D
55-20.20	MOOD IMAGERY - LEVELS 1-4	D
55-20.21	SPATIAL PROGRAMMING - LEVEL 1	D
55-20.22	LANDSCAPE PLAN - LEVEL 1	D
55-20.23	SPATIAL PROGRAMMING - LEVEL 2	D
55-20.24	LANDSCAPE PLAN - LEVEL 2	D
55-20.25	SPATIAL PROGRAMMING -LEVEL 3	D
55-20.26	LANDSCAPE PLAN - LEVEL 3	D
55-20.27	SPATIAL PROGRAMMING - LEVEL 4	D
55-20.28	LANDSCAPE PLAN - LEVEL 4	D
55-20.29	DETAIL PLAN - LEVEL 4	D
55-20.30	MOOD IMAGERY - LEVELS 5-8	D
55-20.31	SPATIAL PROGRAMMING - LEVEL 5	D
55-20.32	LANDSCAPE PLAN - LEVEL 5	D
55-20.33	DETAIL PLAN - LEVEL 5	D
55-20.34	ELEVATIONS - LEVEL 5	D
55-20.35	SPATIAL PROGRAMMING - LEVEL 6	D
55-20.36	LANDSCAPE PLAN - LEVEL 6	D
55-20.37	SPATIAL PROGRAMMING - LEVEL 7	D
55-20.38	LANDSCAPE PLAN - LEVEL 7	D
55-20.39	SPATIAL PROGRAMMING - LEVEL 8	D
55-20.40	LANDSCAPE PLAN - LEVEL 8	D
55-20.41	SECTION AA - BACHELL AVENUE	D
55-20.42	PLANT PALETTE	D
55-20.43	PLANTER BOX DETAILS	D
55-20.44	DETAILS, NOTES & SCHEDULES	D
55-20.45	LANDSCAPE DETAILS	D

LANDSCAPE DA (Development Application) - Revised

SEPTEMBER 2024

distinctive

the HUB @ LIDCOMBE

two form
ARCHITECTURE + INTERIOR DESIGN

Client: Road Property Acquisition No 10 Pty Ltd

Project No: 55-20

Revsision: D

Date: 27.09.24

distinctive Living Design
Landscape & Interior Architecture - Design - Consultancy
56 John St, Camden NSW 2570
PH: 02 4655 1881
www.distinctive.net.au

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

PHILLIPS PARK

MARTIN STREET

BIRNIE AVENUE

PRINCESS STREET

DALLEY STREET

LOW DENSITY
RESIDENTIAL DWELLINGS

GENERAL INDUSTRIAL (IN1)
BUILDINGS

BACHELL AVENUE

LOW DENSITY
RESIDENTIAL DWELLINGS

RAWSON STREET

MEDIUM DENSITY
RESIDENTIAL DWELLINGS

RAIL MAINTENANCE
ROAD

FLEMINGTON MAINTENANCE
CENTRE

650m TO LIDCOMBE
TRAIN STATION

CHURCH STREET

LEGEND

- THE SUBJECT SITE
- ARTERIAL ROAD CONNECTIONS
- COLLECTOR ROAD CONNECTIONS
- LOCAL ROAD CONNECTIONS
- MAJOR INTERSECTIONS
- MINOR INTERSECTIONS
- BUS STOPS
- RAILWAY

BACHELL AVENUE FRONTAGE
NORTHBOUND

BACHELL AVENUE FRONTAGE
SOUTHBOUND

The HUB @ Lidcombe

LOCATION AND CONTEXT PLAN

Client:
Raad Property Acquisition
No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.01
Drawn:	PG/DB
Scale:	NTS
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

The HUB @ Lidcombe

LANDSCAPE MASTERPLAN

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.10
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

AREAS

Total Site Area (Incl. Streetscape) =	9507m2
Approx. Proposed Deep Soil =	108m2
Proposed Deep Soil % =	1.1%

LEGEND

- Extent of works
- Extent of basement
- Extent of Permeable pavement
- Building podium
- Deep soil area

The HUB @ Lidcombe

DEEP SOIL PLAN

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.11
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

AREAS

Total Site Area (Incl. Streetscape) =	9507m2
Approx. Existing Canopy Cover =	1.1%
Approx. Proposed Canopy Cover =	440m2
Proposed Canopy Cover % =	4.6%

PROPOSED TREES (incl Streetscape)

EXISTING TREES (to be retained)

The HUB @ Lidcombe

CANOPY COVER PLAN

Client:
Raad Property Acquisition
No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

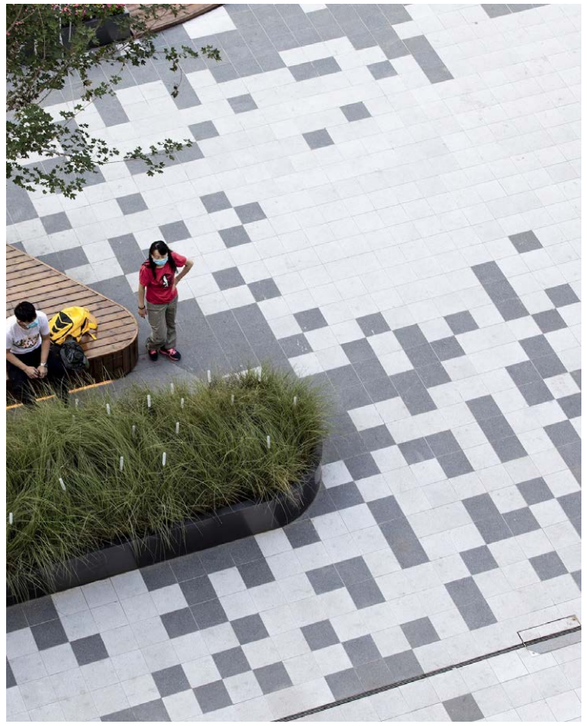
Sheet No:	55.20.12
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

RAISED INTERACTIVE PLANTER BOXES ACTIVATE INTERNAL PLAZA AREA WITH VOID



PASSIVE SEATING AREAS TESELATED PAVING DESIGN

KERB EXTENSION WITH OUTDOOR DINING

ACTIVATED STREETFRONT WITH DINING

AREAS FOR BOTH FIXED AND NON FIXED SEATING WITHIN PLAZA AREA

The HUB @ Lidcombe

MOOD IMAGERY - GROUND FLOOR

Client:
Raad Property Acquisition No 10 Pty Ltd

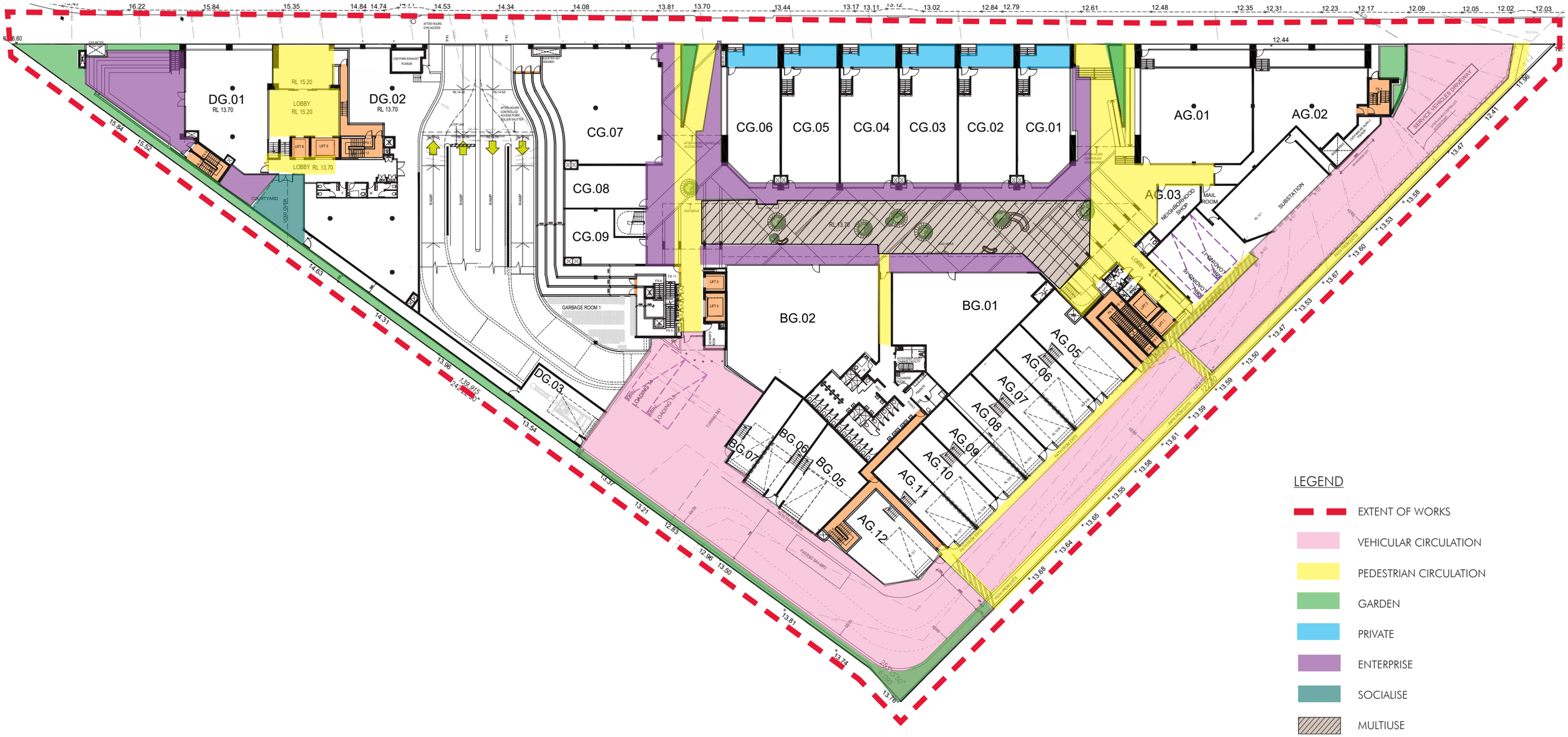
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.13
Drawn:	PG/DB
Scale:	
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



LEGEND

- EXTENT OF WORKS
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- GARDEN
- PRIVATE
- ENTERPRISE
- SOCIALISE
- MULTIUSE

The HUB @ Lidcombe

SPATIAL PROGRAMMING - GROUND FLOOR

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.14
Drawn:	PG/DB
Scale:	
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

LEGEND

- Sheet Directory/Match line
- Extent of Works
- Basement under/Limit of deep soil
- Proposed Evergreen Tree
- Proposed Deciduous Tree
- Proposed Synthetic Turf
- Proposed Bluestone Paver
- Proposed Timber Decking
- Proposed Tessellated Granite Pavers
- Proposed Feature Striped Paving
- Proposed Rubber Softfall (Child Care)
- Proposed Planting
- Proposed Outdoor Furniture Items/Planting
- Proposed Fixed Timber Bench Seating

The HUB @ Lidcombe

LANDSCAPE PLAN - GROUND FLOOR

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

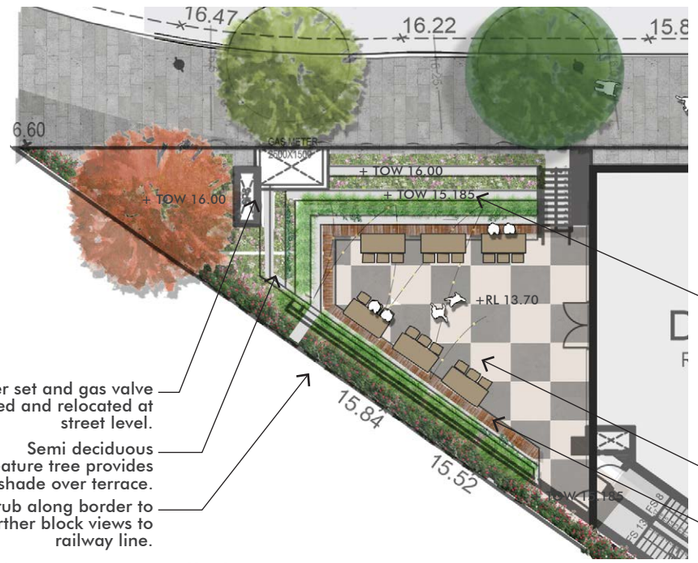
Sheet No:	55.20.15
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

Ground Floor Plaza Detail Plan - 1:200@A3

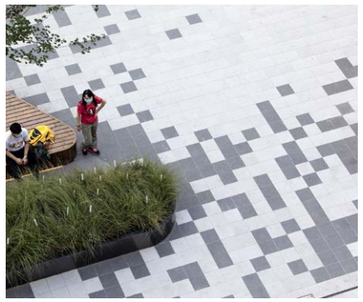


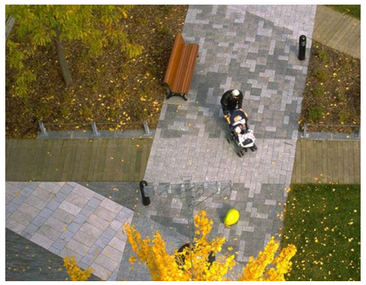
Cafe Terrace Detail Plan - 1:200@A3

BLUESTONE PAVER

GREY GRANITE PAVER

WHITE GRANITE PAVER





The HUB @ Lidcombe

DETAIL PLANS - GROUND FLOOR

Client:
Raad Property Acquisition
No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No: 55.20.16
Drawn: PG/DB
Scale:
Revision: D
Date: 27.09.24

the HUB @ LIDCOMBE

distinctive

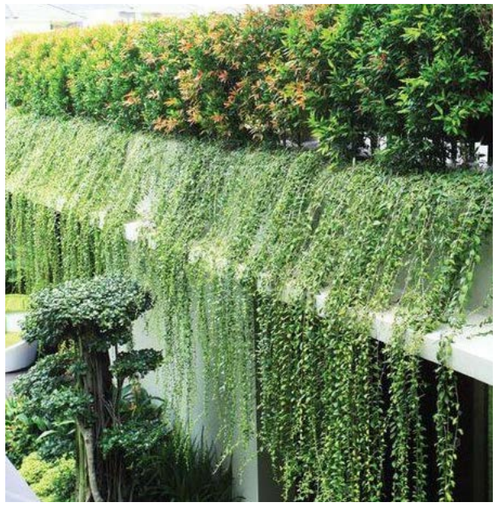
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

OUTDOOR FURNITURE FIXED AND INTEGRATED WITH RAISED CONCRETE PLANTERS.

FIXED RAISED CONCRETE PLANTERS - PLANTED WITH SMALL TREES, SHRUBS & GROUNDCOVERS, SPILLOVER SPECIES

FIXED RAISED CONCRETE PLANTERS - PLANTED WITH SMALL TREES, SHRUBS & GROUNDCOVERS, SPILLOVER SPECIES

SPILLOVER PLANTING & GREEN ARCHITECTURE



SPILLOVER PLANTING & GREEN ARCHITECTURE

SPILLOVER PLANTING & GREEN ARCHITECTURE

The HUB @ Lidcombe

MOOD IMAGERY - LEVELS 1-4

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No: 55.20.20
Drawn: PG/DB
Scale:
Revision: D
Date: 27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

The HUB @ Lidcombe

SPATIAL PROGRAMMING - LEVEL 1

Client:
Raad Property Acquisition
No 10 Pty Ltd

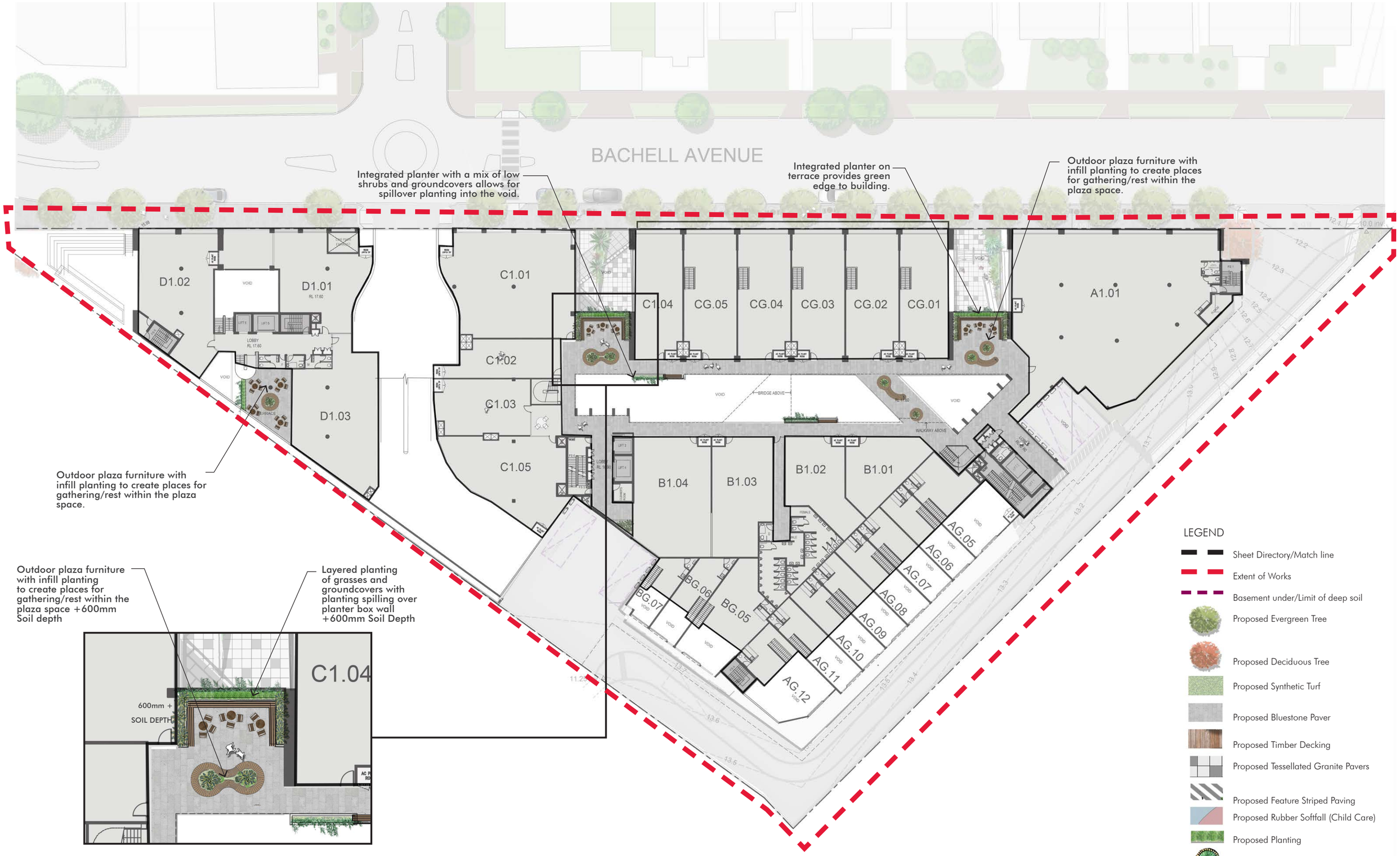
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.21
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



The HUB @ Lidcombe

LANDSCAPE PLAN - LEVEL 1

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.22
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

LEGEND

- EXTENT OF SITE
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- GARDEN
- PRIVATE
- ENTERPRISE
- SOCIALISE
- MULTIUSE

The HUB @ Lidcombe

SPATIAL PROGRAMMING - LEVEL 2

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.23
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

Integrated planter with a mix of low shrubs and groundcovers allows for spillover planting

Integrated planter on terrace provides green edge to building.

Outdoor plaza furniture with infill planting to create places for gathering/rest within the plaza space.

Outdoor plaza furniture with infill planting to create places for gathering/ rest within the plaza space. +600mm Soil Depth

Layered planting of grasses and groundcovers with planting spilling over planter box wall +1000mm Soil Depth

LEGEND

- Sheet Directory/Match line
- Extent of Works
- Basement under/Limit of deep soil
- Proposed Evergreen Tree
- Proposed Deciduous Tree
- Proposed Synthetic Turf
- Proposed Bluestone Paver
- Proposed Timber Decking
- Proposed Tessellated Granite Pavers
- Proposed Feature Striped Paving
- Proposed Rubber Softfall (Child Care)
- Proposed Planting
- Proposed Outdoor Furniture Items/Planting
- Proposed Fixed Timber Bench Seating

The HUB @ Lidcombe

LANDSCAPE PLAN - LEVEL 2

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.24
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

The HUB @ Lidcombe

SPATIAL PROGRAMMING - LEVEL 3

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.25
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

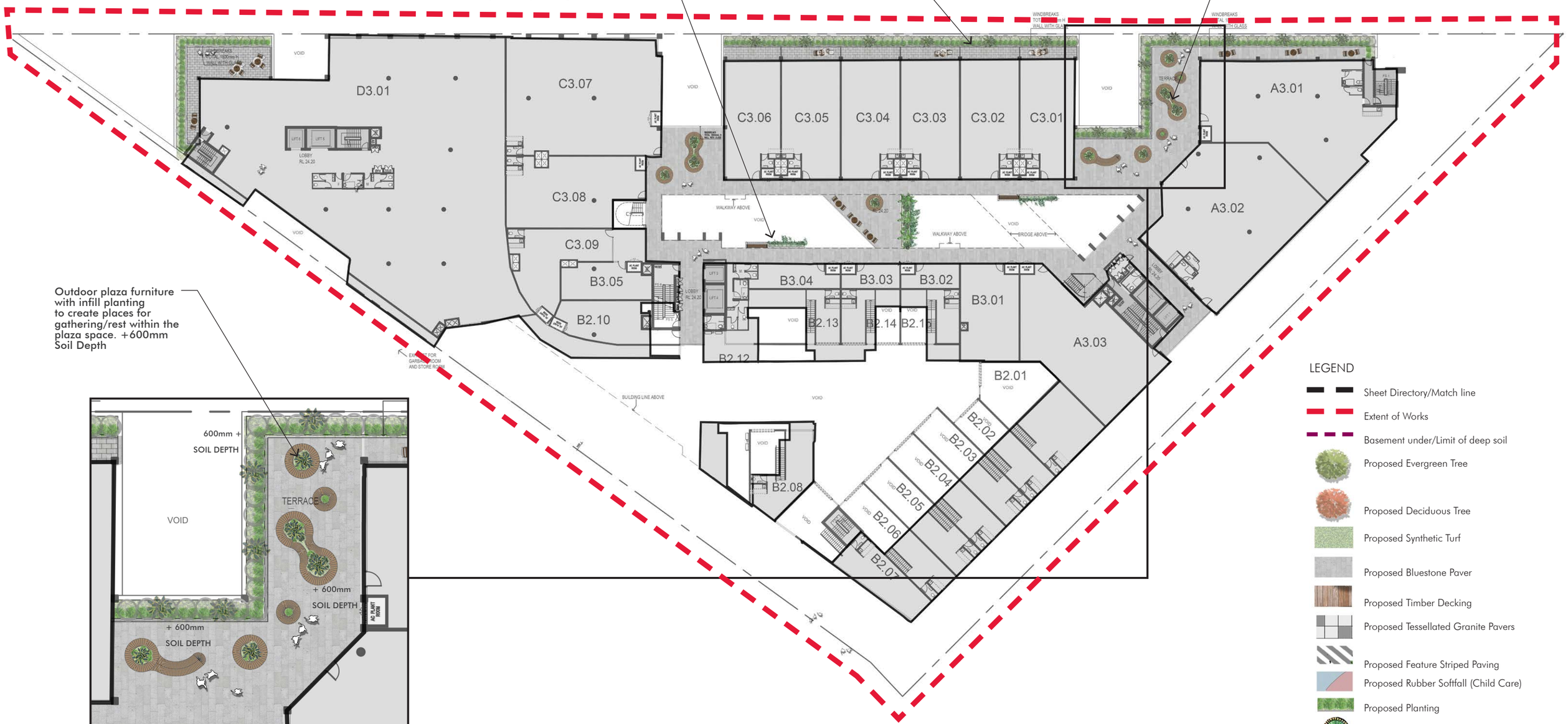
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

Integrated planter with a mix of low shrubs and groundcovers allows for spillover planting into the void.

Integrated planter on terrace provides green edge to building.

Outdoor plaza furniture with infill planting to create places for gathering/rest within the plaza space.

Outdoor plaza furniture with infill planting to create places for gathering/rest within the plaza space. +600mm Soil Depth



LEGEND

- Sheet Directory/Match line
- Extent of Works
- Basement under/Limit of deep soil
- Proposed Evergreen Tree
- Proposed Deciduous Tree
- Proposed Synthetic Turf
- Proposed Bluestone Paver
- Proposed Timber Decking
- Proposed Tessellated Granite Pavers
- Proposed Feature Striped Paving
- Proposed Rubber Softfall (Child Care)
- Proposed Planting
- Proposed Outdoor Furniture Items/Planting
- Proposed Fixed Timber Bench Seating

The HUB @ Lidcombe

LANDSCAPE PLAN - LEVEL 3

Client:
Raad Property Acquisition No 10 Pty Ltd

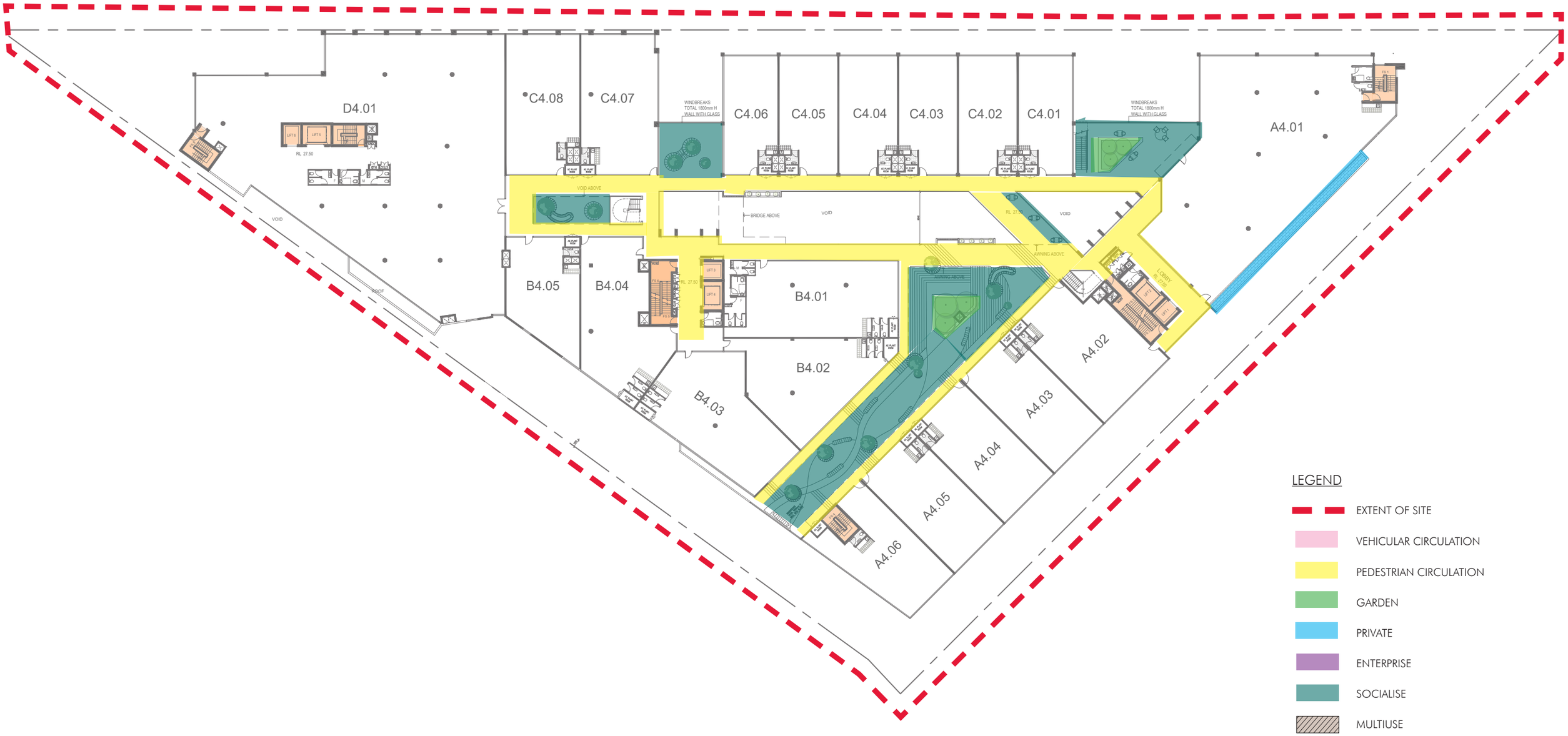
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.26
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



The HUB @ Lidcombe

SPATIAL PROGRAMMING - LEVEL 4

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.27
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

Integrated planter with a mix of low shrubs and groundcovers allows for spillover planting into the void.

Outdoor plaza furniture with infill planting to create places for gathering/rest within the plaza space.

Layered planting of grasses and groundcovers with planting spilling over planter box wall +600mm Soil Depth

LEGEND

- Sheet Directory/Match line
- Extent of Works
- Basement under/Limit of deep soil
- Proposed Evergreen Tree
- Proposed Deciduous Tree
- Proposed Synthetic Turf
- Proposed Bluestone Paver
- Proposed Timber Decking
- Proposed Tessellated Granite Pavers
- Proposed Feature Striped Paving
- Proposed Rubber Softfall (Child Care)
- Proposed Planting
- Proposed Outdoor Furniture Items/Planting
- Proposed Fixed Timber Bench Seating

The HUB @ Lidcombe

LANDSCAPE PLAN - LEVEL 4

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.28
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

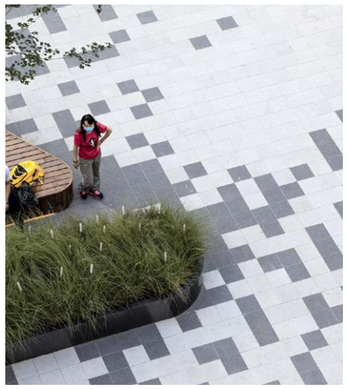
distinctive

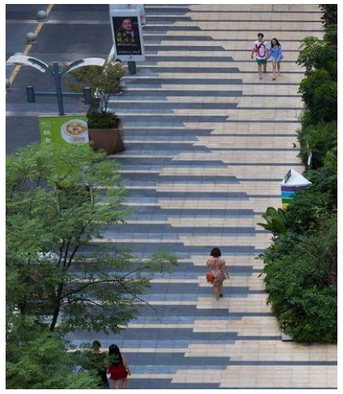
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

BLUESTONE PAVER

GREY GRANITE PAVER

WHITE GRANITE PAVER





The HUB @ Lidcombe

DETAIL PLAN - LEVEL 4

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

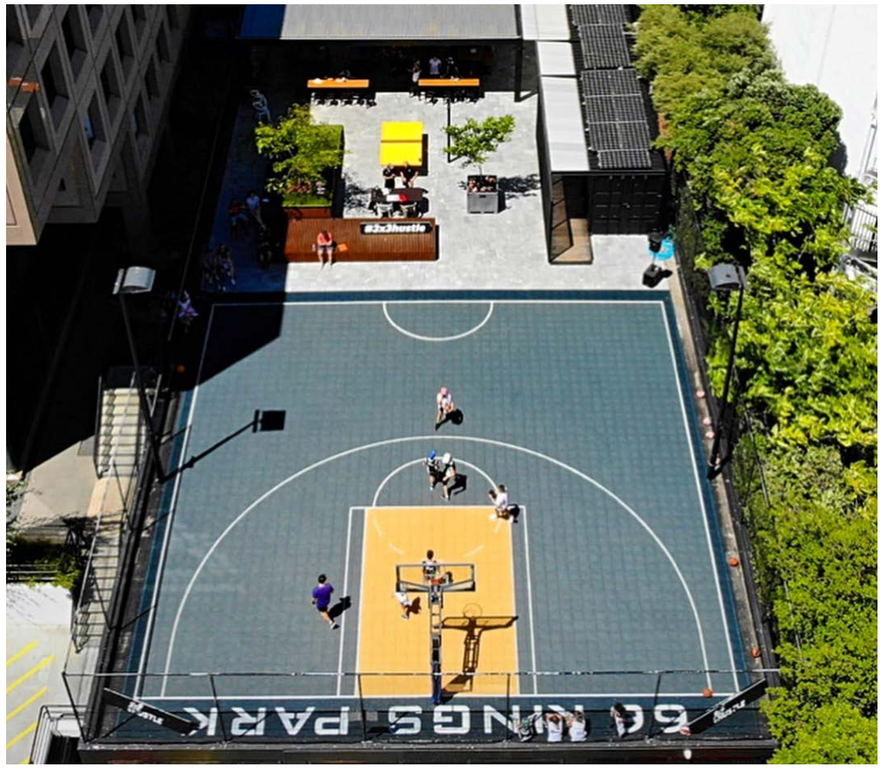
Sheet No:	55.20.29
Drawn:	PG/DB
Scale:	
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11253876
Version: 1, Version Date: 21/11/2024

CHILDCARE WITH VIBRANT RUBBER SOFTFALL PATTERNS

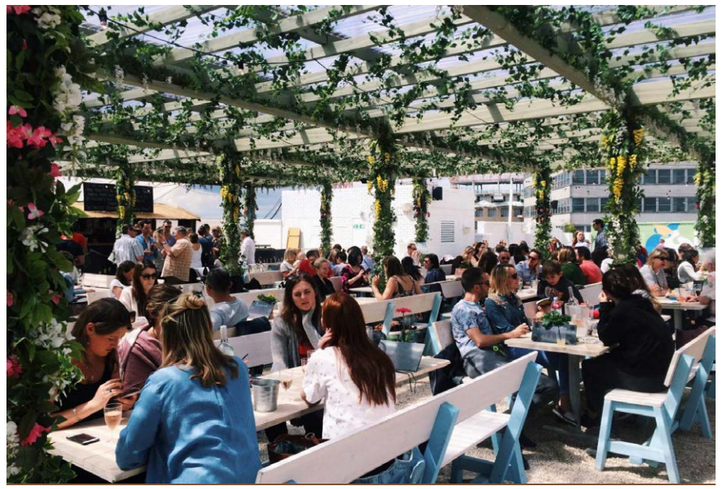


ROOFTOP BASKETBALL COURT CONNECTED TO FOOD & BEVERAGE TENANCY

PRECEDENT: DONNIE TACO PERTH, WA

HTTPS://DONNIETACO.COM/

ACTIVATED ROOFTOP WITH PASSIVE AND ACTIVE SPACES & LANDSCAPE



OUTDOOR CAFE SEATING

ACTIVATED ROOFTOP WITH PASSIVE AND ACTIVE RECREATION

The HUB @ Lidcombe

MOOD IMAGERY - LEVELS 5-8

Client:
Raad Property Acquisition No 10 Pty Ltd

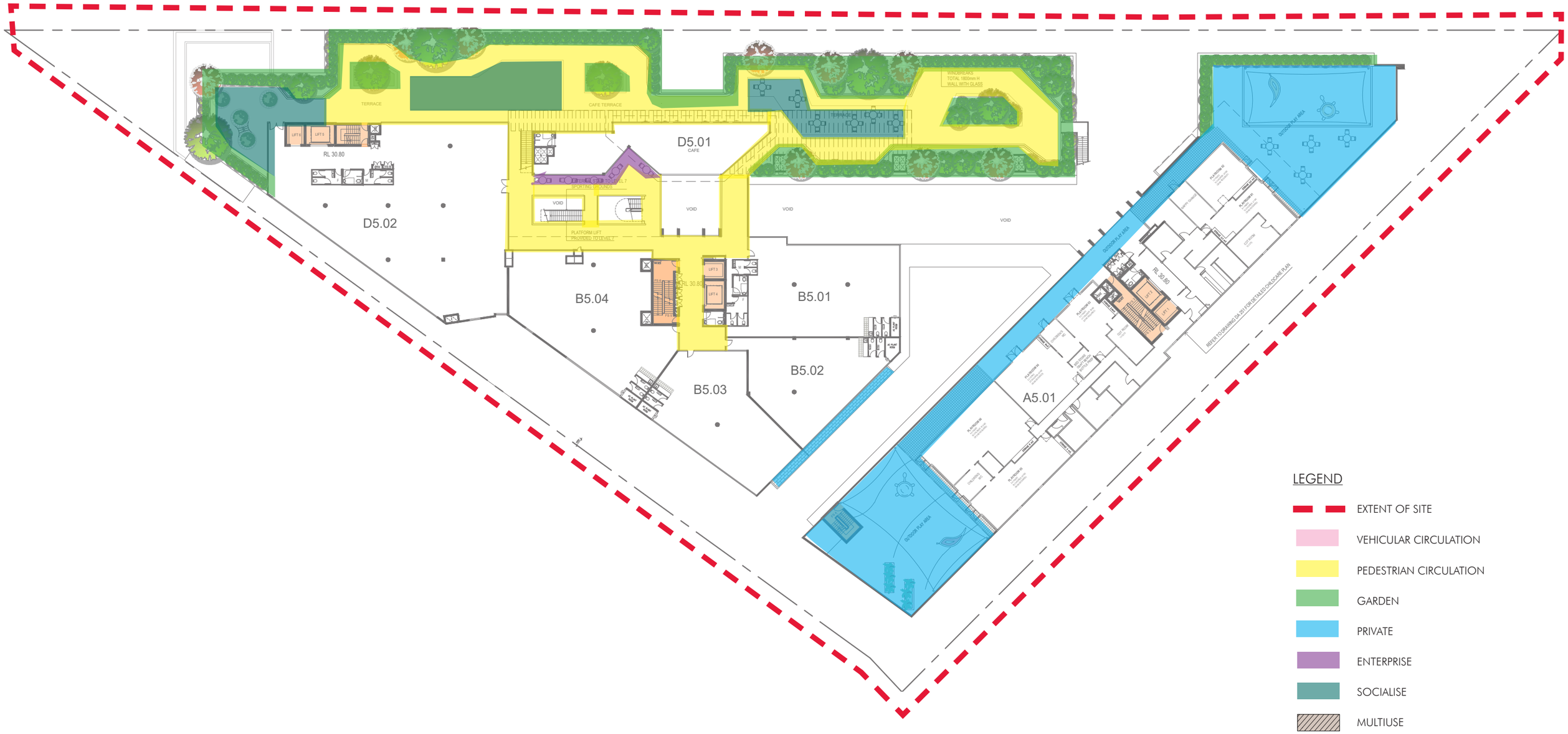
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No: 55.20.30
Drawn: PG/DB
Scale:
Revision: D
Date: 27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



The HUB @ Lidcombe

SPATIAL PROGRAMMING - LEVEL 5

Client:
Raad Property Acquisition
No 10 Pty Ltd

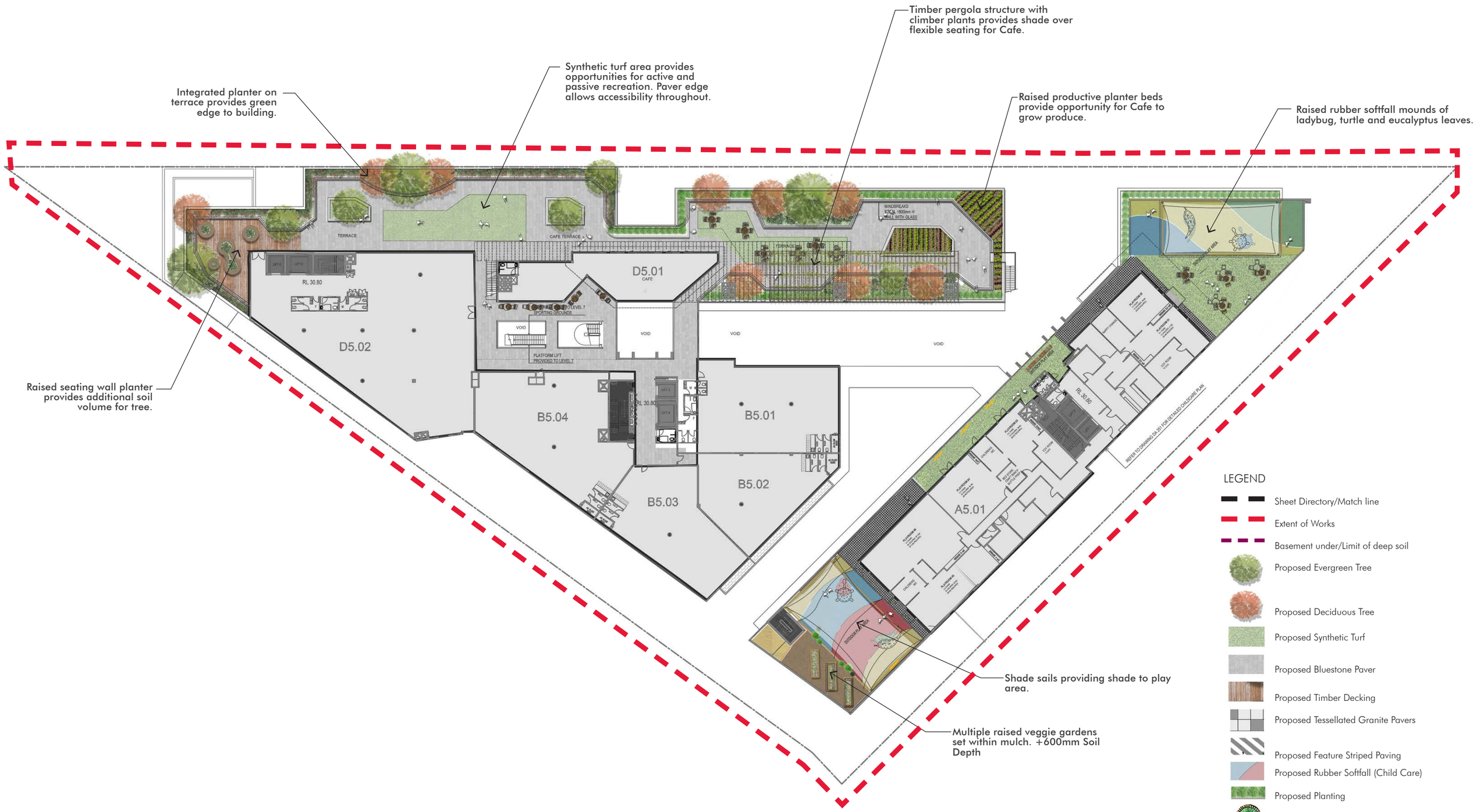
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No: 55.20.31
Drawn: PG/DB
Scale:
Revision: D
Date: 27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



LEGEND

- Sheet Directory/Match line
- Extent of Works
- Basement under/Limit of deep soil
- Proposed Evergreen Tree
- Proposed Deciduous Tree
- Proposed Synthetic Turf
- Proposed Bluestone Paver
- Proposed Timber Decking
- Proposed Tessellated Granite Pavers
- Proposed Feature Striped Paving
- Proposed Rubber Softfall (Child Care)
- Proposed Planting
- Proposed Outdoor Furniture Items/Planting
- Proposed Fixed Timber Bench Seating

The HUB @ Lidcombe

LANDSCAPE PLAN - LEVEL 5

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.32
Drawn:	PG/DB
Scale:	1:500 @ A3
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

Timber Decking rooftop gathering space with outdoor furniture seating and planting +600mm Soil Depth

Raised Planter Box with infill planting and small trees to enahnce Rooftop open space +1000mm Soil Depth

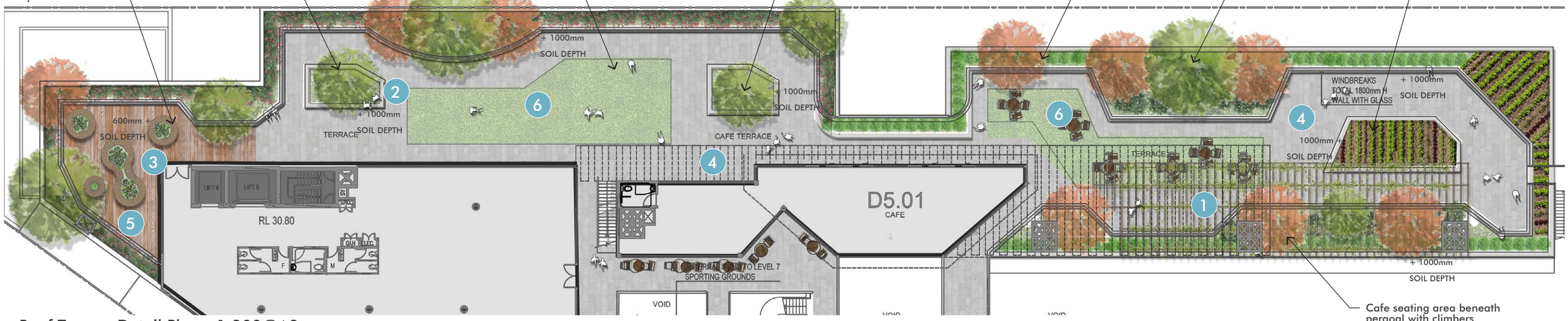
Synthetic turf active space for workers refuge/workout space for outdoor classes

Raised Planter Box with infill planting and small trees to enahnce Rooftop open space. +1000mm Soil Depth

Integrated planter on terrace provides green edge to building. +1000mm Soil Depth

Layered planting of grasses and groundcovers with planting spilling over planter box wall +1000mmm Soil Depth

Raised productive planter beds provide opportunity for Cafe to grow produce. +1000mm Soil Depth



Cafe seating area beneath pergoal with climbers allowed to grow to enhance greenery on rooftop. +1000mm Soil Depth

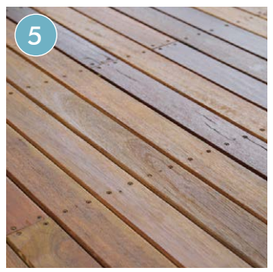
Roof Terrace Detail Plan - 1:200@A3

Cafe seating area

Raised Landscape planters

Rasied decking area

Bluestone Pavers
Eco outdoor - Heron
https://www.ecooutdoor.com.au/



Timber decking
Spotted Gum

SyntheticTurf
Summer prestige

The HUB @ Lidcombe

DETAIL PLAN - LEVEL 5

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No: 55.20.33
Drawn: PG/DB
Scale:
Revision: D
Date: 27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255876
Version: 1, Version Date: 21/11/2024

Section AA - 1:200@A3

Section BB - 1:200@A3

The HUB @ Lidcombe

ELEVATIONS- LEVEL 5

Client:
Raad Property Acquisition
No 10 Pty Ltd

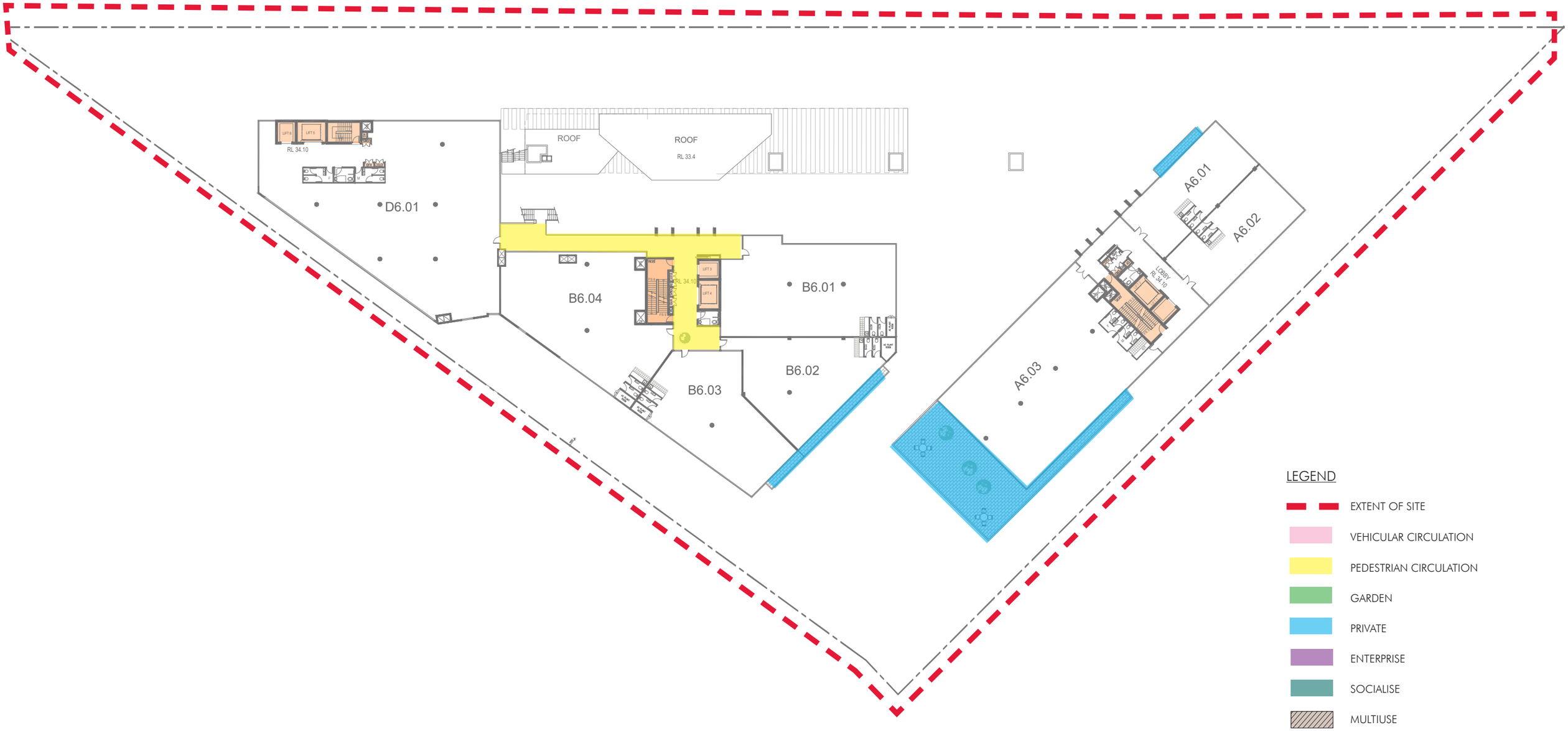
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.34
Drawn:	PG/DB
Scale:	
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11235870
Version: 1, Version Date: 21/11/2024



The HUB @ Lidcombe

SPATIAL PROGRAMMING - LEVEL 6

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No: 55.20.35
Drawn: PG/DB
Scale:
Revision: D
Date: 27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

LEGEND

- Sheet Directory/Match line
- Extent of Works
- Basement under/Limit of deep soil
- Proposed Evergreen Tree
- Proposed Deciduous Tree
- Proposed Synthetic Turf
- Proposed Bluestone Paver
- Proposed Timber Decking
- Proposed Tessellated Granite Pavers
- Proposed Feature Striped Paving
- Proposed Rubber Softfall (Child Care)
- Proposed Planting
- Proposed Outdoor Furniture Items/Planting
- Proposed Fixed Timber Bench Seating

The HUB @ Lidcombe

LANDSCAPE PLAN - LEVEL 6

Client:
Raad Property Acquisition No 10 Pty Ltd

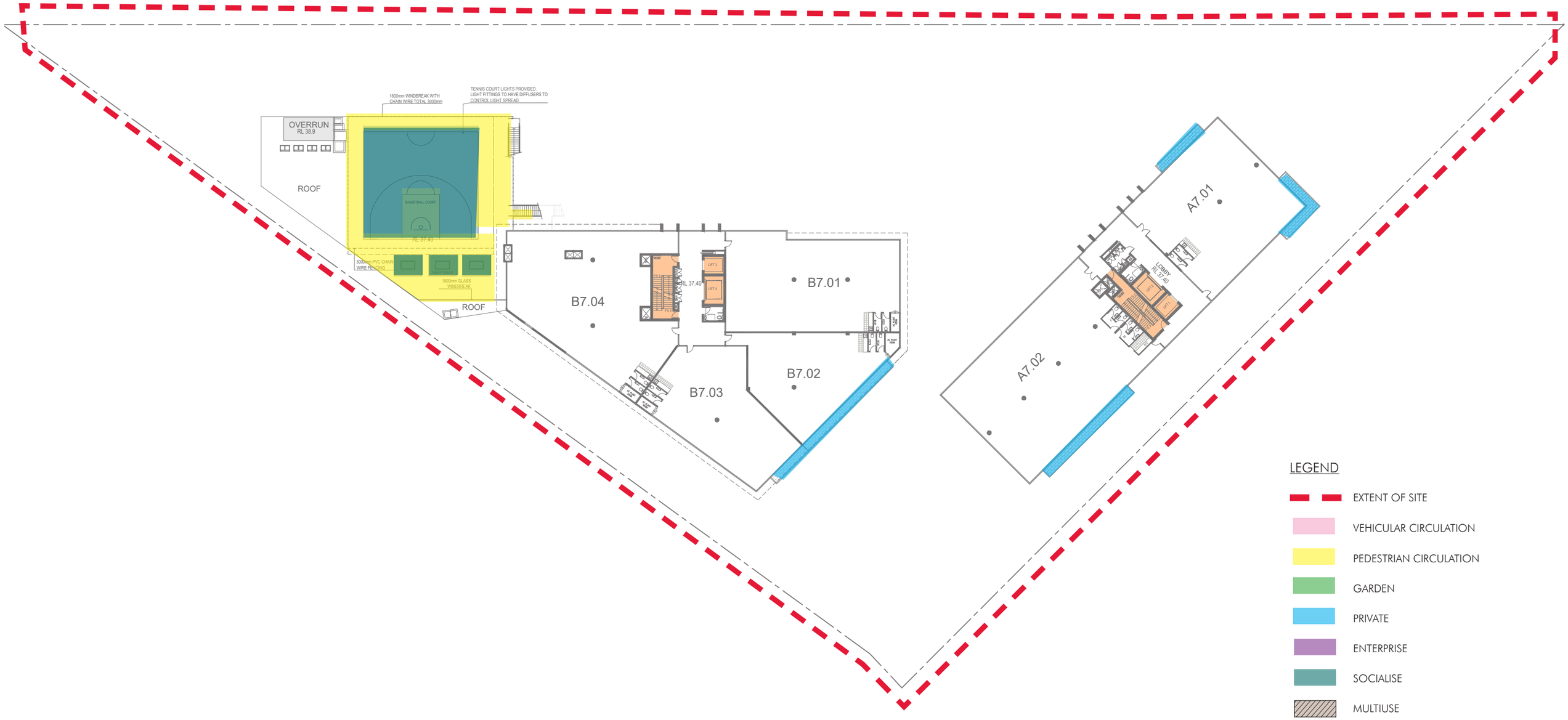
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.36
Drawn:	PG/DB
Scale:	
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



The HUB @ Lidcombe

SPATIAL PROGRAMMING - LEVEL 7

Client:
Raad Property Acquisition No 10 Pty Ltd

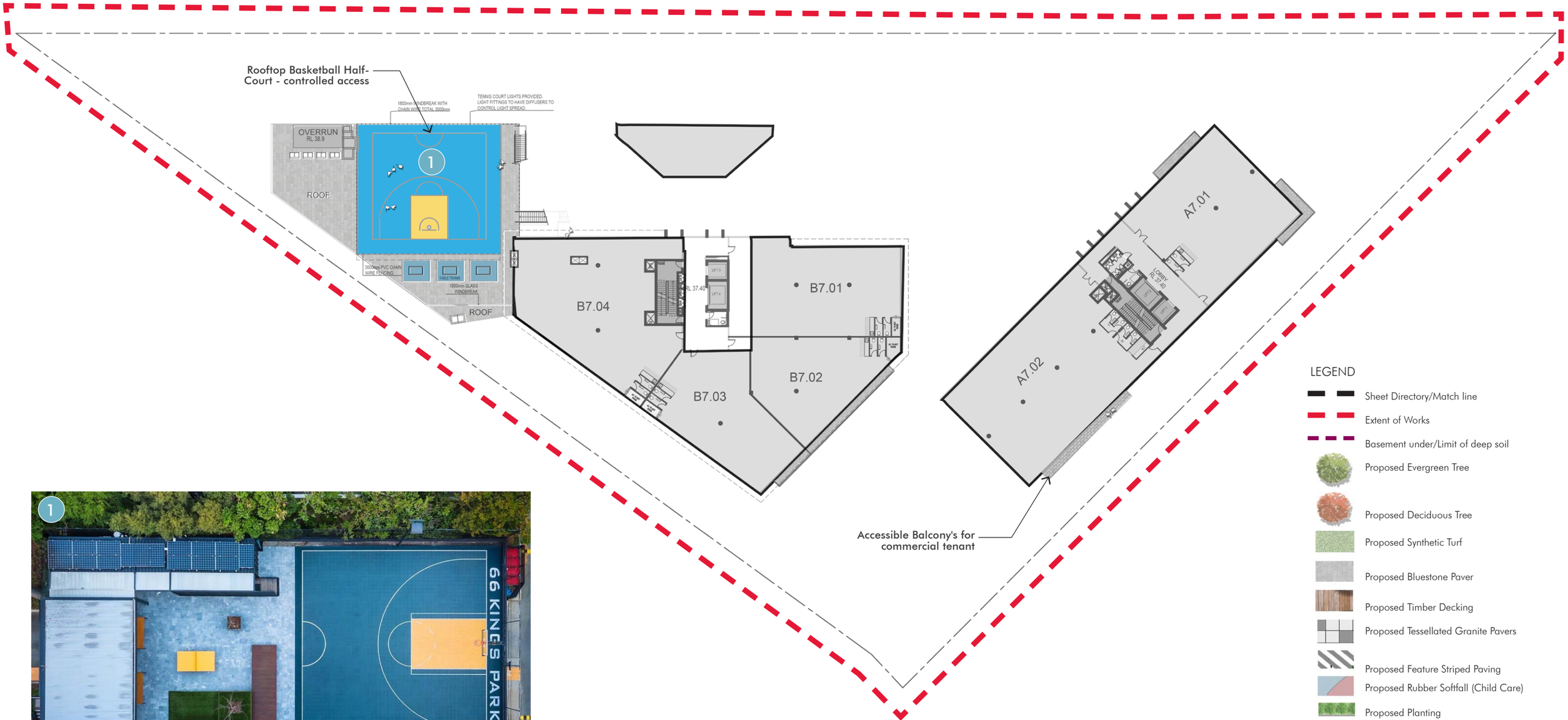
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No: 55.20.37
Drawn: PG/DB
Scale:
Revision: D
Date: 27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



LEGEND

- Sheet Directory/Match line
- Extent of Works
- Basement under/Limit of deep soil
- Proposed Evergreen Tree
- Proposed Deciduous Tree
- Proposed Synthetic Turf
- Proposed Bluestone Paver
- Proposed Timber Decking
- Proposed Tessellated Granite Pavers
- Proposed Feature Striped Paving
- Proposed Rubber Softfall (Child Care)
- Proposed Planting
- Proposed Outdoor Furniture Items/Planting
- Proposed Fixed Timber Bench Seating

The HUB @ Lidcombe

LANDSCAPE PLAN - LEVEL 7

Client:
Raad Property Acquisition No 10 Pty Ltd

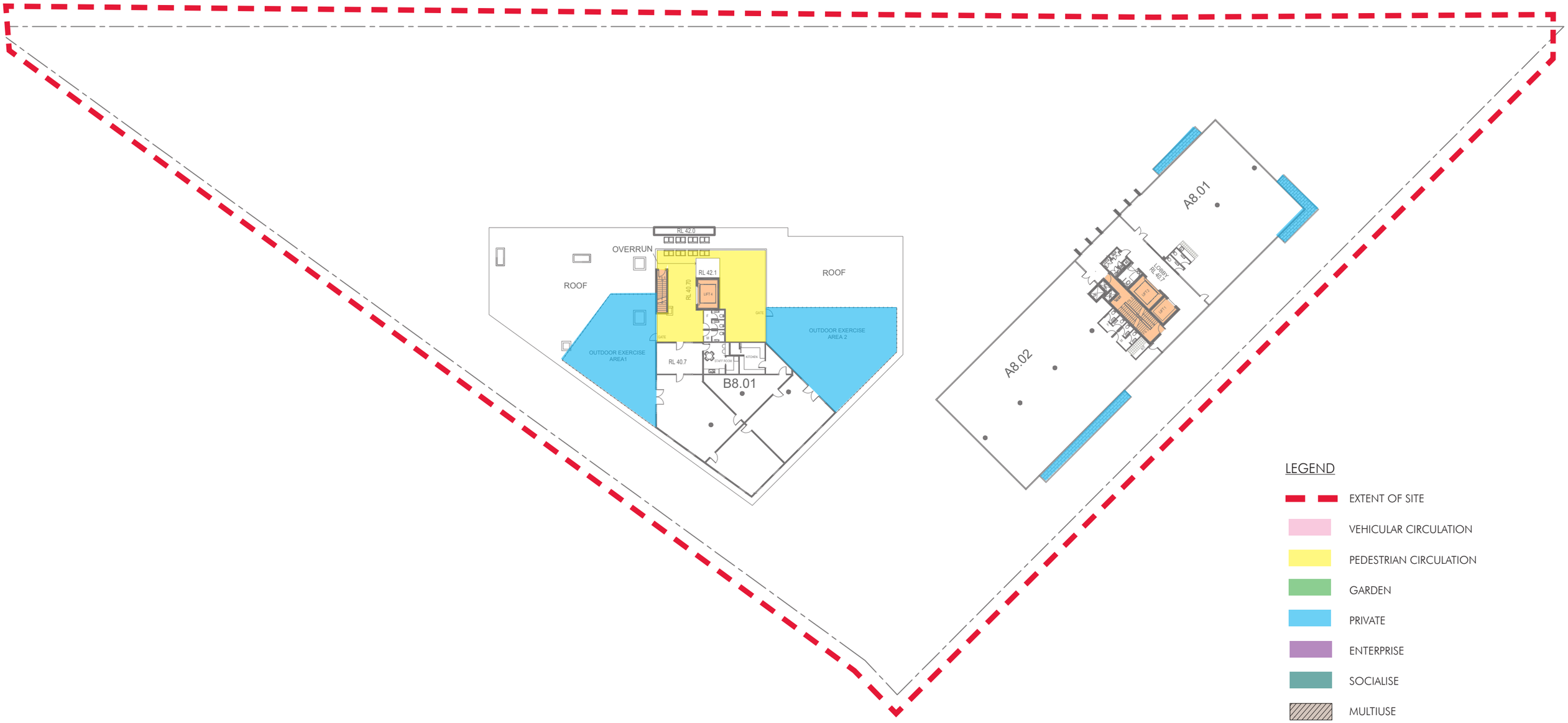
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.38
Drawn:	PG/DB
Scale:	
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



The HUB @ Lidcombe

SPATIAL PROGRAMMING - LEVEL 8

Client:
Raad Property Acquisition No 10 Pty Ltd

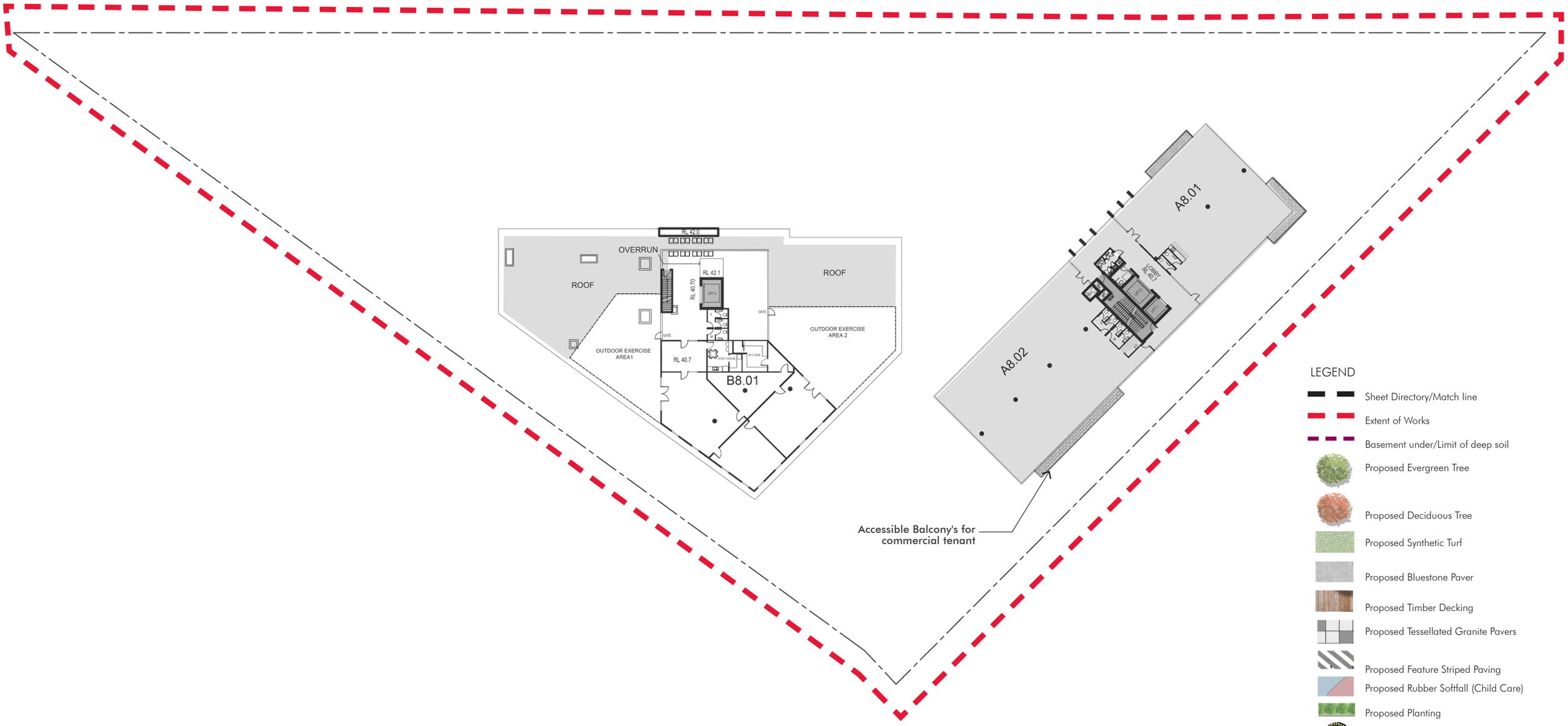
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.39
Drawn:	PG/DB
Scale:	
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



LEGEND

- Sheet Directory/Match line
- Extent of Works
- Basement under/Limit of deep soil
- Proposed Evergreen Tree
- Proposed Deciduous Tree
- Proposed Synthetic Turf
- Proposed Bluestone Paver
- Proposed Timber Decking
- Proposed Tessellated Granite Pavers
- Proposed Feature Striped Paving
- Proposed Rubber Softfall (Child Care)
- Proposed Planting
- Proposed Outdoor Furniture Items/Planting
- Proposed Fixed Timber Bench Seating

The HUB @ Lidcombe

LANDSCAPE PLAN - LEVEL 8

Client:
Raad Property Acquisition No 10 Pty Ltd

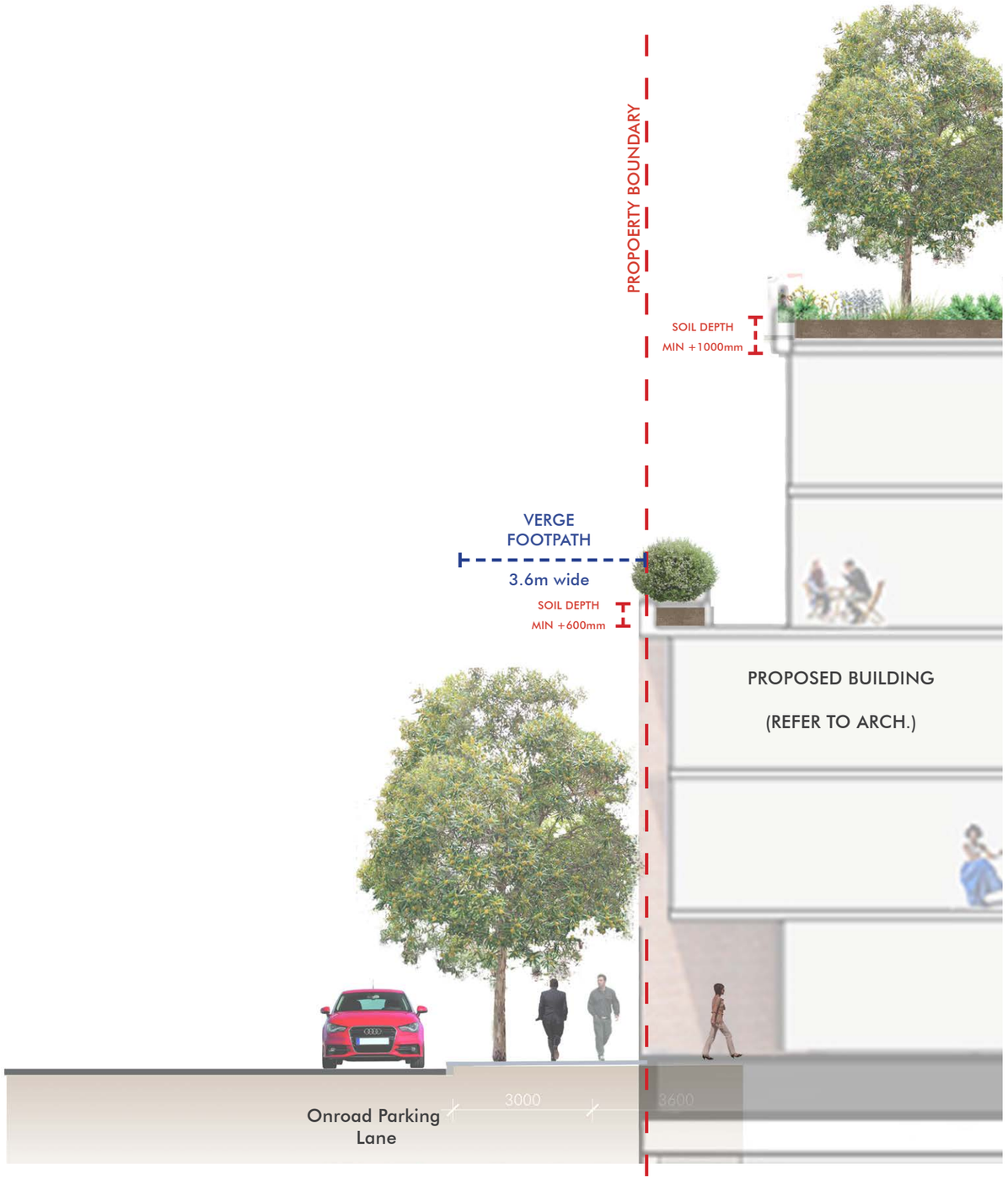
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.40
Drawn:	PG/DB
Scale:	
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



The HUB @ Lidcombe
SECTION AA' BACHELL AVENUE

Client:
Raad Property Acquisition
No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.41
Drawn:	PG/DB
Scale:	NTS
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

PLANTING PALETTE

(N) = Native Indigenous Species

STREET TREES

Tristaniopsis laurina 'Luscious'

PUBLIC DOMAIN TREES

Fraxinus excelsior Nana

Olea europaea

Lagerstroemia indica x fauriei 'Zuni'

Dracaena draco

Citrinus lemon

Calodendrum capense (N)

Ceratopetalum gummiferum

Buckinghamia celsissma(N)

SHRUBS

Westringia fruticosa 'Zena'

v

Asplenium australasicum 'Birds Nest'

Alocaisa macrorrhiza

Philodendron xanadu

Anigozanthos flavidus 'Orange Cross'

Anigozanthos flavidus 'Big Red'

Rhapiolepsis orientalis 'Snow Maiden'

Murraya paniculata

GROUNDCOVERS

Dichondra repens 'Silver Falls (N)'

Liriope muscari 'Isabella'

Lomandra longifolia 'Verday' (N)

Senecio serpens

Rosmarinus officinalis prostratus

Trachelospermum jasminoides

Acacia cognata 'Waterfall'

Acacia cognata 'Mini Cog'

Kalanchoe bracteata

GROUNDCOVERS

Dichelachne crinita (N)'

Lomandra fluviatilis (N)'

Myoporum parvifolium (N)'

Lomandra longifolia 'Tanika' (N)'

Dianella caerulea

Banksia spinulosa 'Birthday Candles'

Crassula ovata 'Sunset'

The HUB @ Lidcombe

PLANT PALETTE

Client:
Raad Property Acquisition No 10 Pty Ltd

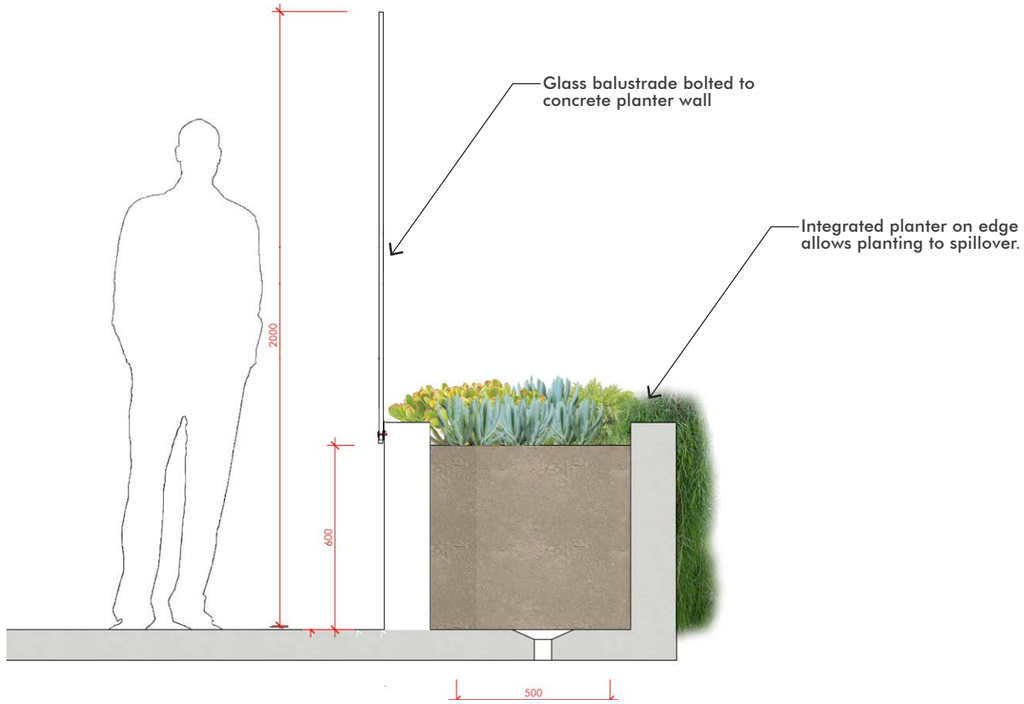
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.42
Drawn:	PG/DB
Scale:	NTS
Revision:	D
Date:	27.09.24

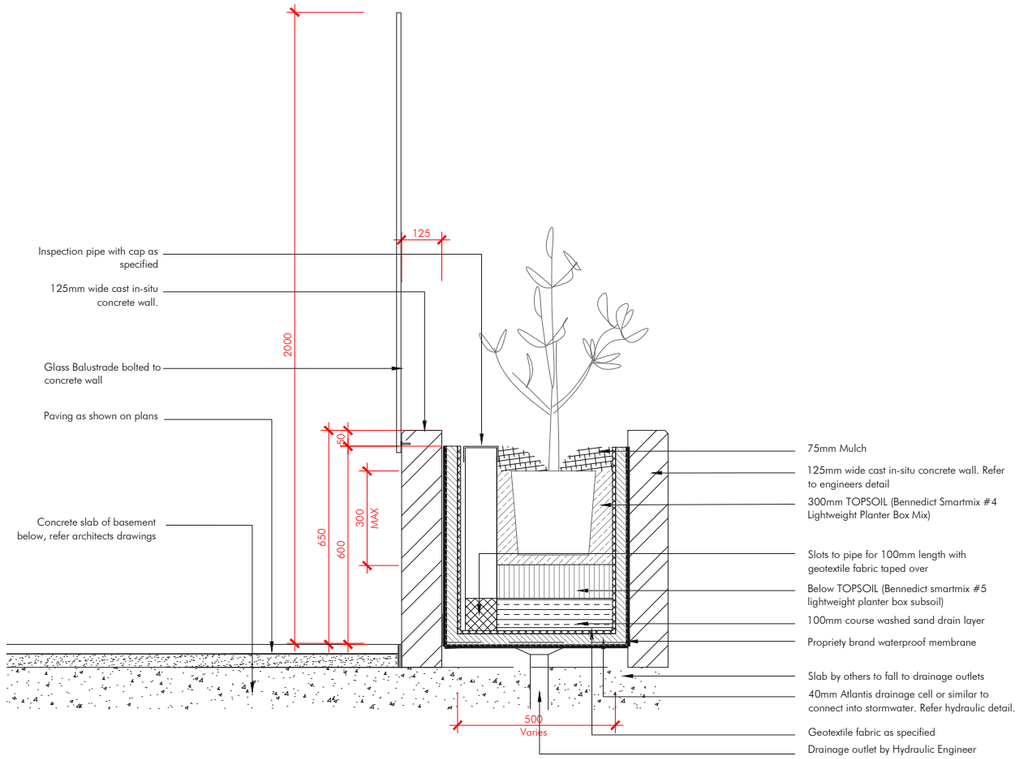
the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255876
Version: 1, Version Date: 21/11/2024



Typical Planter Edge - Indicative 1:20@A3



Typical Plant Edge - Details 1:20@A3

Planter Box Species

Matrix 1 (based on 5:1:2 ratio)

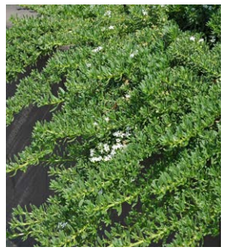
Dichondra repens 'Silver Falls

Rosmarinus officinalis prostratus

Trachelospermum jasminoides

Matrix 2 (based on 3:4:5 ratio)

Acacia cognata 'Waterfall'


Myoporum parvifolium

Myoporum parvifolium

Matrix 3

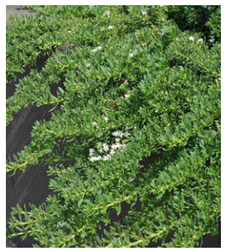
Dichondra repens 'Silver Falls

Rosmarinus officinalis prostratus

Trachelospermum jasminoides

Matrix 4

Acacia cognata 'Waterfall'


Myoporum parvifolium

Myoporum parvifolium

Matrix 5

Dichondra repens 'Silver Falls

Rosmarinus officinalis prostratus

Trachelospermum jasminoides

The HUB @ Lidcombe

EDGE PLANTER BOX DETAILS

Client:
Raad Property Acquisition No 10 Pty Ltd

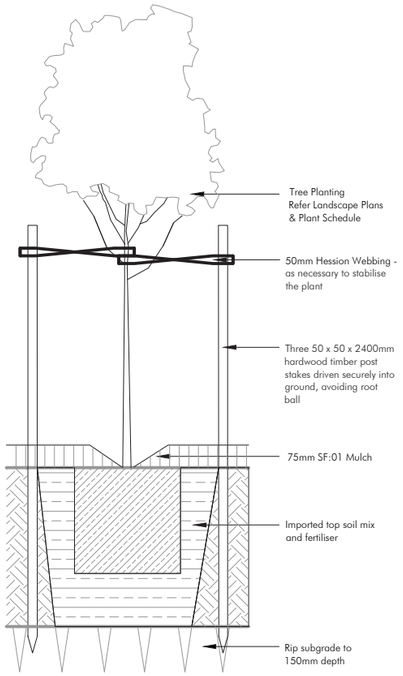
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.43
Drawn:	PG/DB
Scale:	
Revision:	D
Date:	27.09.24

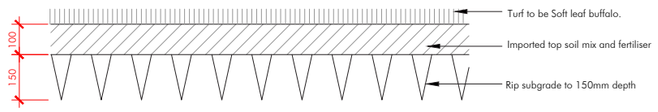
the HUB @ LIDCOMBE

distinctive

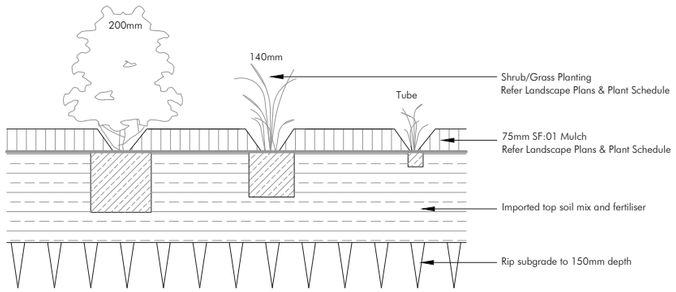
Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024



45L TREE PLANTING
SECTION 1:10



TURF
SECTION 1:10



SHRUB, ACCENT & NATIVE GRASS PLANTING
SECTION 1:10

55-20 Plant Schedule by distinctive

Code	Genus	species	Hybrids/Cultivars	Common Name	Pot Size	Height	Width	Spacing	Qty
Street Trees									
Tr la	Tristaniopsis	laurina		Water Gum	75L	12	10	As Shown	
Public Domain Trees									
Bu ce	Buckinghamia	celsissma		Ivory Curl Flower	100L	8	5	As Shown	
Ca mi	Caryota	mitis		Clustering Fishtail palm	45L	8	4	As Shown	
Ca ca	Calodendron	capense		Cape Chestnut	75L	10	6	As Shown	
Ce gu	Ceratopetalum	gummiferum		NSW Christmas Bush	75L	5	4	As Shown	
Ci li	Citrus	limon		Lemon	25L	4	3	As Shown	
Dr dr	Dracaena	draco		Dragon Tree	400mm	12	10	As Shown	
Fr NA	Fraxinus	excelsior	'Nana'	Designer Ash	45L	5	3	As Shown	
La Zu	Lagerstroemia	indica	x L. Fauriei 'Zuni'	Zuni (purple) Crepe Myrtle	75L	4	3	As Shown	
Ol eu	Olea	europea		Edible Olive	45L	5	3	As Shown	
Shrubs/Screen Planting									
An OC	Anigozanthos	flavidus	'Orange Cross'	Tall Orange Kangaroo Paw	200mm	2	1.5	As shown	
An BR	Anigozanthos	flavidus	'Big Red'	Tall Red Kangaroo Paw	200mm	2	1.5	As shown	
Al ma	Alocaisa	macrorrhiza		Elephant Ears	300mm	2	2.5	As shown	
As au	Asplenium	australasicum	'Birds Nest'	Birds Nest Fern	300mm	1.5	2	As Shown	
Bl nu	Blechnum	nudum		Fishbone Waterfern	140mm	1	1	As Shown	
Mu pa	Murraya	paniculata		Orange Jessamine	300mm	3	3	As Shown	
Rh SM	Rhaphiolepis	indica	'Snow Maiden'	Snow Maiden Indian Hawthorn	200mm	0.8	0.8	As Shown	
Ph Xa	Philodendron		'Xanadu'	Xanadu	200mm	0.8	0.8	3/m3	
We Ze	Westringia	fruticosa	'Zena'	Coastal Rosemary	200mm	1	1	1/m²	
Climbers									
Tr as	Trachelospermum	asiaticum		Asiatic jasmine	200mm	0.3	2	2/m²	
Groundcovers									
Ac MC	Acacia	cognata	'Mini Cog'	Dwarf Acacia	140mm	0.75	0.75	2/2m²	
Ac Wa	Acacia	cognata	'Waterfall'	River Wattle	140mm	0.3	2	2/m²	
Ba BC	Banksia	spinulosa	Birthday Candles'	Dwarf Banksia	200mm	0.5	0.5	2/m²	
Cr HS	Crassula	ovata	'Hummel's Sunset'	Sunset Jade Plant	140mm	0.6	0.6	3/m²	
Di SF	Dichondra	repens	'Silver Falls'	Silver Kidney Weed	200mm	0.5	0.6	5/m²	
Di LJ	Dianella	caerulea	'Little Jess'	Little JessParoo Lily	Tube	0.4	0.4	4/m²	
Di cr	Dichelachne	crinita		Long Hair Pumegrass	140mm	0.3	0.3	4/m²	
Ka ST	Kalanchoe	bracteata	'Silver Teaspoons'	Silver Teaspoons	140mm	0.2	1.5	3/m²	
Li Is	Liriope	muscari	'Isabella'	Hyacinth Liriope	140mm	0.6	0.6	5/m²	
Lo Ve	Lomandra	longifolia	'Verday'	Lomandra Verday	Tube	0.5	0.5	5/m²	
Lo Ta	Lomandra	longifolia	'Tanika'	Dwarf Lomandra	140mm	0.6	0.5	5/m²	
Lo Sh	Lomandra	fluviatilis	'Shara'	Shara Lomandra	140mm	0.5	0.5	5/m²	
My pa	Myoporum	parvifolium		Creeping Boobialla	140mm	0.2	1.5	3/m²	
Ro Pr	Rosmarinus	officinalis	'Prostratus'	Prostrate Rosemary	140mm	0.5	2	2/m²	
Se se	Senecio	serpens		Blue Chalk Sticks	140mm	0.2	0.5	5/m²	
Tr ja	Trachelospermum	jasminoides		Evergreen Jasmine	200mm	0.3	2	2/m²	
Matrix 1 (based on 5:1:2 ratio)									
Di SF	Dichondra	repens	'Silver Falls'	Silver Kidney Weed	200mm	0.5	0.6	5/m²	
Rh SM	Rhaphiolepis	indica	'Snow Maiden'	Snow Maiden Indian Hawthorn	200mm	0.8	0.8	As Shown	
Ac MC	Acacia	cognata	'Mini Cog'	Dwarf Acacia	140mm	0.75	0.75	2/2m²	
Matrix 2 (based on 3:4:5 ratio)									
Ro Pr	Rosmarinus	officinalis	'Prostratus'	Prostrate Rosemary	140mm	0.5	2	2/m²	
Cr HS	Crassula	ovata	'Hummel's Sunset'	Sunset Jade Plant	140mm	0.6	0.6	3/m²	
Se se	Senecio	serpens		Blue Chalk Sticks	140mm	0.2	0.5	5/m²	
Matrix 3 (based on 1:1:1 ratio)									
Ac Wa	Acacia	cognata	'Waterfall'	River Wattle	140mm	0.3	2	2/m²	
Ba BC	Banksia	spinulosa	Birthday Candles'	Dwarf Banksia	200mm	0.5	0.5	2/m²	
Ka ST	Kalanchoe	bracteata	'Silver Teaspoons'	Silver Teaspoons	140mm	0.2	1.5	3/m²	
Matrix 4 (based on 3:3:2 ratio)									
My pa	Myoporum	parvifolium		Creeping Boobialla	140mm	0.2	1.5	3/m²	
Ph Xa	Philodendron		'Xanadu'	Xanadu	200mm	0.8	0.8	3/m3	
Bl nu	Blechnum	nudum		Fishbone Waterfern	140mm	1	1	As Shown	
Matrix 5 (based on 1:3:1 ratio)									
Tr ja	Trachelospermum	jasminoides		Evergreen Jasmine	200mm	0.3	2	2/m²	
Cr HS	Crassula	ovata	'Hummel's Sunset'	Sunset Jade Plant	140mm	0.6	0.6	3/m²	
Bl nu	Blechnum	nudum		Fishbone Waterfern	140mm	1	1	As Shown	

	plants in matrix
	plants on roof level

GARDEN BEDS

Cultivate to a depth of 200mm so that soil can be worked freely. Apply gypsum at manufacturer's rates to add in de-compaction of site and breakdown of clay colloids. Spread premium blend garden bed mix to a depth of 200mm, when settled. Back filling shall be tampered progressively to match existing soil compaction, to avoid later subsidence. Mound all garden beds to centre. Allow for depth of mulch to finished levels when installing soil mix. Refer to Garden Bed Preparation Detail.

PLANTS

All plants which have been declared, pursuant to section 7 & 8 of the Noxious Weed Act 1993, to be Noxious Weeds within the area of Campbelltown City Council shall be removed on site and replaced with appropriate indigenous or native species.

All labels are to remain on plants and delivery receipts or copies of plant purchases, stating the species, amount, and container sizes of plants, shall be made available to Council's Construction Services or Private Certifier to facilitate certification that the landscape plan and conditions of consent have been implemented.

LAWN AREAS

Cultivate to a depth of 150mm, so that soil can be worked freely. Apply Gypsum at manufacturer's rates to add in de-compaction of site and breakdown of clay colloids. Spread 100mm layer of sandy loam topsoil blend. Rake over to form a smooth, even surface ready for lawn installation. New turf to all areas to be Sir Walter Buffalo. Lay with staggered and close-butted joints along contours, to prepared surface. Water immediately, top dress once established. Refer to Turf detail.

MULCH

Mulch shall be ANL 'Forest Blend' or similar; which is best suited to the plant type and clients needs. Variation from this can only be made with consultation with the project manager. Mulch shall be free of soil, weed growth or any other foreign matter. Spread mulch evenly to a depth of 75mm over all garden beds. Rake over mulch surface to create an even finish.

IRRIGATION SYSTEM

An irrigation system is to be installed to all garden beds, planter boxes, and turf areas shown on the landscape plans. Drip systems are recommended for all garden beds and planter boxes, and pop-up systems for turf areas to the manufactures guidelines. Water connection to mains and requirements for metering are to be installed by a licensed plumber or qualified irrigation contractor.

STREET NUMBER

A street number is to be placed on site in a readily visible location, (numbers having a height of not less than 75mm) prior to occupation of the building.

FENCE & GATE

To manufacturer's specification.
Refer architecturals for colour selection.

MAINTENANCE SCHEDULE

The consolidation program shall include, but not limited to, the following items:

Routine Maintenance. Provide routine maintenance for a period of six months after practical completion.
Program to include but not limited to plant establishment, watering, mowing, fertilising, weeding, staking , pruning, mulching, pest and disease control and generally maintaining the site in a neat and tidy condition.

Watering: Watering of plants and turf should be done in conjunction with current Sydney Water watering restrictions.

Fertilising. Apply an appropriate lawn fertiliser, at manufacturer's rates, after 6 weeks of installation. Ensure fertiliser is adequately watered and evenly dispersed for healthy even lawn growth.

Mulch of garden beds must adhere to Australian Standard AS4454.

Lawns. Repair lawns in all failed areas.

Disease and Pest Control. If pathological disease or insect pests appear, they are to be controlled using organic methods or pest and disease control. Failing this, chemical sprays may be used, at manufacturer's rates, with prior consent of client.

Replacement.
Defects including any dead or unhealthy plant must be replaced or treated within 3 weeks. Missing, dead or unhealthy plants are to replaced with plants of similar size and quality and identical species/variety, unless a substitution has been approved by Council.

Any Pruning must be carried out to meet Australian Standards AS4373 'Pruning of Amenity Trees' and shall comply with Councils Tree Preservation Order.

Making Good. The contractor shall make good erosion of soil or subsidence which may occur, at no contract variation.

The HUB @ Lidcombe

DETAILS, NOTES & SCHEDULES

Client:
Raad Property Acquisition
No 10 Pty Ltd

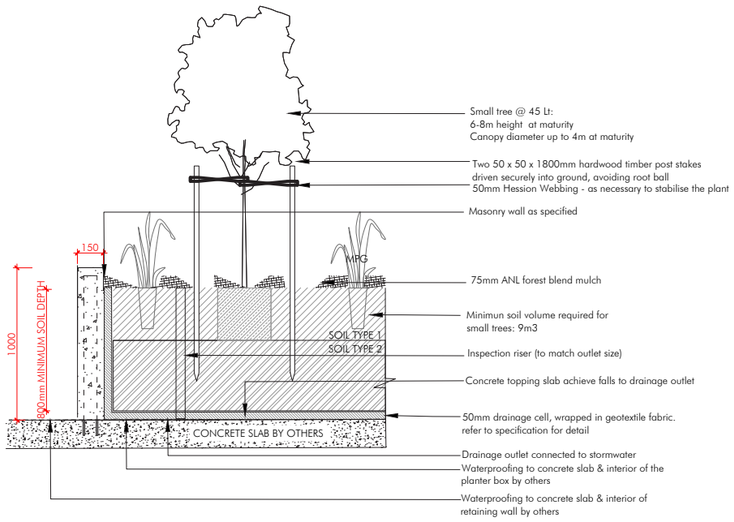
Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No: 55.20.44
Drawn: PG/DB
Scale: AS SHOWN
Revision: D
Date: 27.09.24

the HUB @ LIDCOMBE

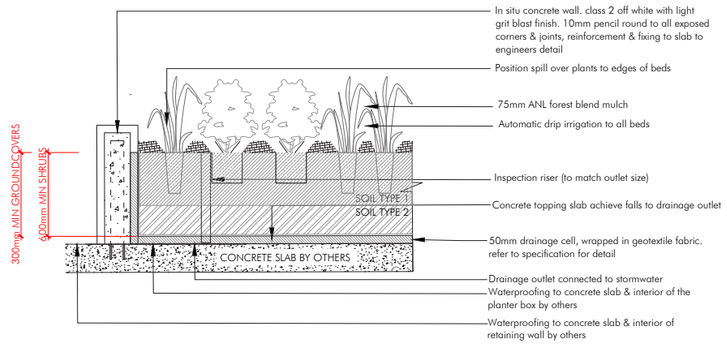
distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024

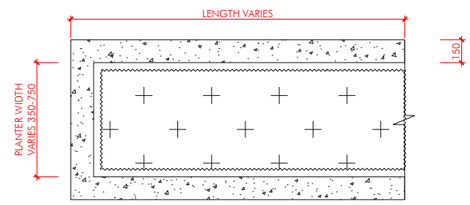


NOTE: MINIMUM SOIL VOLUME FOR SMALL TREES IS 9m3 & APPROXIMATE SOIL AREA 3.5m x 3.5m OR EQUIVALENT

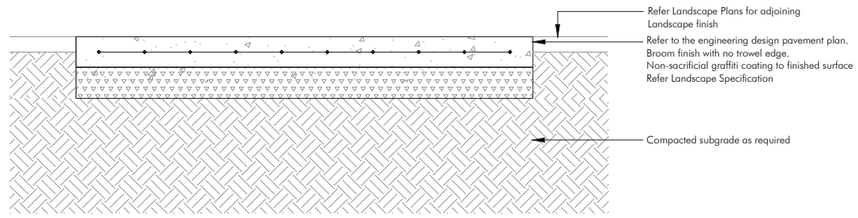
ADG GUIDELINE COMPLIANT
SMALL TREES IN PLANTER BOX DETAIL
1:20 - TYPICAL SECTION



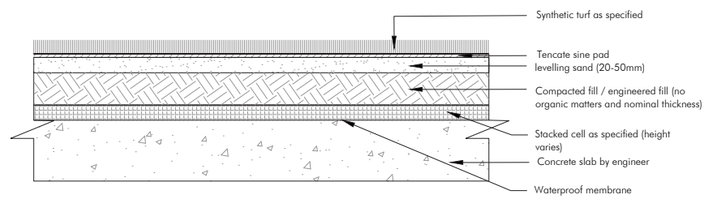
ADG GUIDELINE COMPLIANT
SHRUBS AND GROUNDCOVERS PLANTER BOX DETAIL
1:20 - TYPICAL SECTION



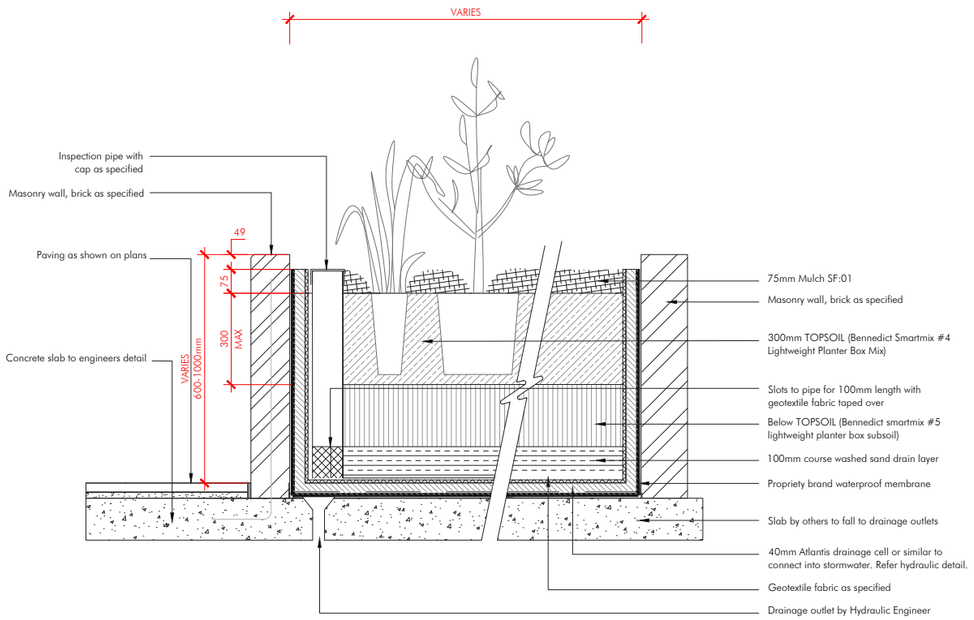
ADG GUIDELINE COMPLIANT
SHRUBS AND GROUNDCOVERS PLANTER BOX DETAIL
1:20 - TYPICAL PLAN



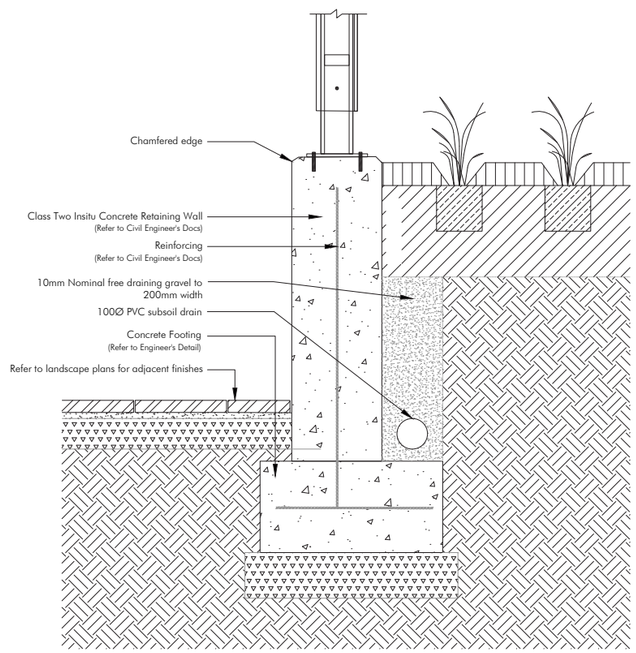
CONCRETE PAVING - 1.2M WIDE (PEDESTRIAN) PATH
SECTION 1:10



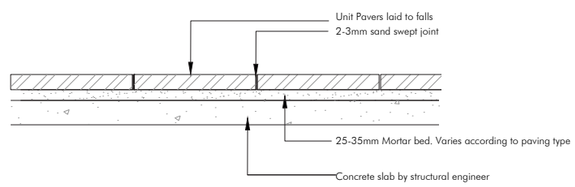
SYNTHETIC TURF DETAIL ON SLAB
1:10 TYPICAL SECTION



PLANTER BOX ON SLAB DETAIL
SCALE 1:10



INSITU CONCRETE WALL DETAIL (CURVED)
SCALE 1:10



TYPICAL PAVER DETAIL
SECTION 1:10

The HUB @ Lidcombe

LANDSCAPE DETAILS

Client:
Raad Property Acquisition No 10 Pty Ltd

Architect:
two form
ARCHITECTURE + INTERIOR DESIGN

Sheet No:	55.20.45
Drawn:	PG/DB
Scale:	AS SHOWN
Revision:	D
Date:	27.09.24

the HUB @ LIDCOMBE

distinctive

Document Set ID: 11255870
Version: 1, Version Date: 21/11/2024