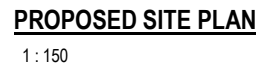
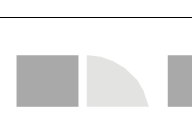


1. Car Parking Level amended to reduce Structural spans and added provisions.
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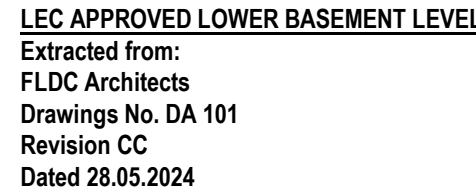
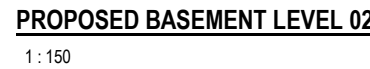


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 DESIGN INFORMATION ARCHITECTS	TRUE NORTH:	PROJECT STATUS: ISSUED FOR \$4.56 RE-SUBMISSION	PREPARED FOR: JOE NEHME	PROJECT ADDRESS: 73 LACHLAN STREET WARWICK FARM 2170 LOTS 1 & 2 IN DP 105859	SHEET NO: S 002	TITLE: SITE PLAN	GENERAL NOTES 1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. 2. PART C1 - FIRE RESISTING CONSTRUCTION 3. STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF 4. CONSENT 5. DO NOT SCALE OFF THIS DRAWING. ONLY DIMENSIONS PROVIDED 6. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK 7. DESIGN FORMATION DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS 8. CONTRACTOR TO NOTIFY DESIGN FORMATION OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING. 9. CONTRACTOR TO ENSURE COORDINATION BETWEEN MATERIALS IS MAINTAINED 7. DESIGN FORMATION TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION 8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE	ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH NCC 2022 CLAUSES & AUSTRALIAN STANDARDS CLAUSE B14 MATERIAL & FORMS CONSTRUCTIONS AUSTRALIAN STANDARDS TO COMPLY WITH BCA CLAUSE C4015 & AS3786 CLAUSE C2011 FIRE HAZARD PROPERTIES CLAUSE C2012 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C3013 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL CLAUSE C3014 SEPARATION OF EQUIPMENT CLAUSE C3015 ELECTRICITY SUPPLY SYSTEM CLAUSE C4016 PROTECTION OF OPENINGS CLAUSE C4017 SOUND INSULATION OF EXITS CLAUSE C414 OPENING FOR SERVICE INSTALLATIONS CLAUSE D014 DISCHARGE FROM EXITS CLAUSE D308 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL CLAUSE D014 DOWNWIND RISERS CLAUSE D011 LANDINGS CLAUSE D011 HEIGHT OF BARRIERS CLAUSE D002 HANDRAILS CLAUSE D028 OPERATION OF LATCH CLAUSE D028 SIGNS ON DOORS CLAUSE D402 GENERAL BUILDING ACCESS REQUIREMENTS CLAUSE D404 PARTS OF BUILDING TO BE ACCESSIBLE	CLAUSE D401 SIGNAGE CLAUSE A1401 FACILITY INDICATORS CLAUSE F292 WEET AREAS CLAUSE F292 WEET AREAS CLAUSE F405 CONSTRUCTION OF SANITARY COMPARTMENTS PART F1 LIGHTING AND VENTILATION CLAUSE F111 SOUND INSULATION OF FLOORS CLAUSE F112 SOUND INSULATION OF WALLS CLAUSE F107 SOUND INSULATION OF SERVICES CLAUSE F108 SOUND INSULATION OF PUMPS ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F065 & AS1680 BALUSTRADE HEIGHTS: TO COMPLY WITH AS2041-2020 DRAINAGE GUTTERS AND DOWNPIPES: TO COMPLY WITH AS2618 3500 32 ENERGY EFFICIENT GLAZING: TO COMPLY WITH 21 OF BCA FIRE SERVICES: TO COMPLY WITH SECTION 9 OF BCA HOT WATER: SYSTEMS TO COMPLY WITH PART J8 OF BCA MASONRY: TO COMPLY WITH AS3700 MECH/ELECTRICAL: BCA CLAUSE C4015 & AS1530 4-2005 MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART J6 OF BCA	MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1686 2 CLAUSE A1401 FACILITY INDICATORS PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ELECTRICAL SOUND TRANSMISSION: TO COMPLY WITH PART 5 OF BCA STAR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D012 WATERPROOFING OF WEET AREAS: TO COMPLY WITH AS2740 METAL ROOF SHEETING: TO COMPLY WITH AS1562 1 SARFING MATERIAL: TO COMPLY WITH AS2601 1 AND AS2402 2 EXTERNAL WALL CLADDING: MASONRY TO COMPLY WITH AS3700 METAL WALL CLADDING: TO COMPLY WITH AS1562 1 FIRE PORTAL - SPRINKLER SYSTEM: TO COMPLY WITH AS2418 1-2224 AND AS218 1 FLYASH HOSE REELS: TO COMPLY WITH AS2041-2020 HYDRANT FIRE EXTINGUISHERS: TO COMPLY WITH E1014 AND AS2241	ISSUE 3 AMENDED TO COUNCIL RF1 LETTER 2 SECTION 4.56 APPLICATION ISSUE 1 PRELIM. SECTION 4.56 APPLICATION	AMENDMENTS 22-05-2026 09-10-2025 12-09-2025	DATE 22-05-2026 09-10-2025 12-09-2025																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	CONTACT:	PROJECT NO: 1017	REV NO: 3	ORIGINAL ARCHITECT: FLDC ARCHITECTS 20 / 322 KINGS GROVE RD KINGS GROVE NSW 2218																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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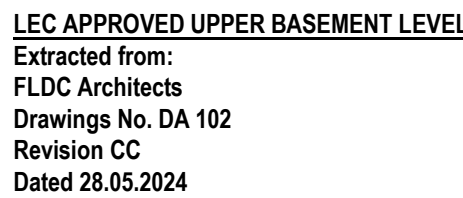
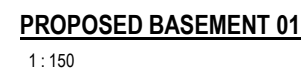
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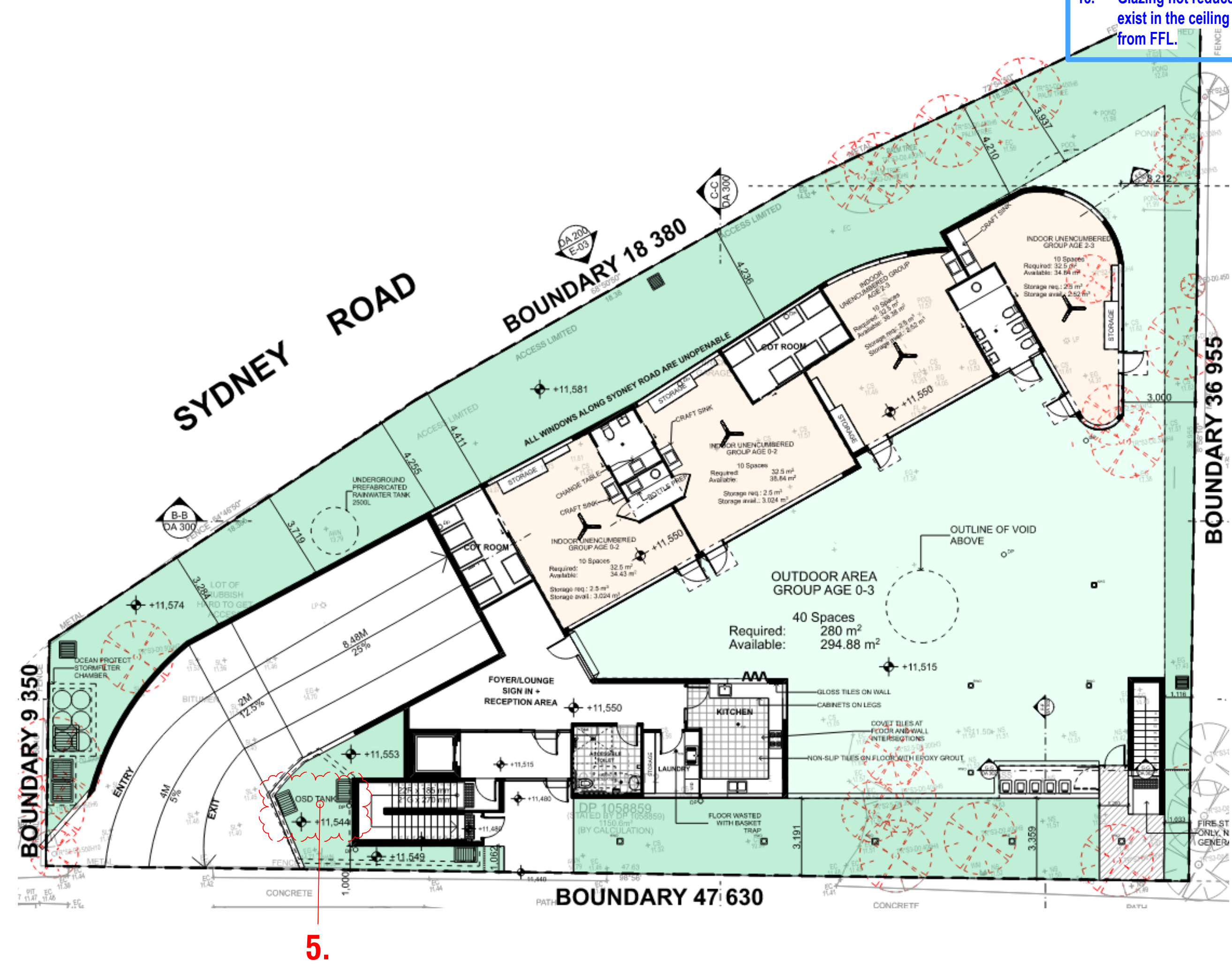
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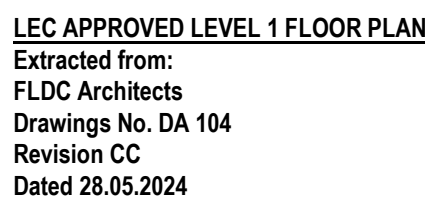
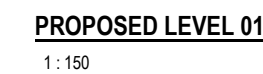
ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH NCC 2022 VARIANTS & AUSTRALIAN STANDARDS			
AUSTRALIA,	CLASE D46 MATERIAL & FORMS CONSTRUCTION	CLASE D47 SIGNAGE	
INCLUDING	PART C1 FIRE RESISTING CONSTRUCTION	CLASE D48 TACTILE	
CLASE D49	CLASE D49 HAZARD ZONES	CLASE D49 HAZARD ZONES	
CLASE D50	CLASE D50 PERFORMANCE OF EXTERNAL WALLS IN A FIRE	CLASE D50 FLOOD PROTECTION	
CLASE D51	CLASE D51 CERTIFICATES OF CONFORMANCE IN EXISTING WALL	CLASE D51 CERTIFICATES OF CONFORMANCE IN EXISTING WALL	
CLASE D52	CLASE D52 SEPARATION OF EQUIPMENT	PART F LIGHTING AND SOUND	
CLASE D53	CLASE D53 ELECTRICAL	CLASE D53 SOUND INSULATION	
CLASE D54	CLASE D54 PROTECTION OF OPENINGS	CLASE D54 SOUND INSULATION	
CLASE D55	CLASE D55 OPENING IN EXISTING WALLS AND EXITS	CLASE D55 SOUND INSULATION	
CLASE D56	CLASE D56 OPENING FOR SERVICE INSTALLATIONS	CLASE D56 SOUND INSULATION	
CLASE D57	CLASE D57 UNUSUAL CLIMATIC CONDITIONS	ARTIFICIAL LIGHTING	
CLASE D58	CLASE D58 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	CLASE D58 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL	
CLASE D59	CLASE D59 ACCESSIBLE	CLASE D59 ACCESSIBLE	
CLASE D60	CLASE D60 LANDINGS	CLASE D60 LANDINGS	
CLASE D61	CLASE D61 ACCESSIBLE	CLASE D61 ACCESSIBLE	
CLASE D62	CLASE D62 HANDRAILS	CLASE D62 HANDRAILS	
CLASE D63	CLASE D63 OPERATING OF LATCH	CLASE D63 OPERATING OF LATCH	
CLASE D64	CLASE D64 ACCESSIBLE	CLASE D64 ACCESSIBLE	
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CLASE D119	CLASE D119 OPERATING OF LATCH		

[illegible]

 DESIGN FORMATION ARCHITECTS	TRUE NORTH: 	PROJECT STATUS: ISSUED FOR S4.56 <u>RE-SUBMISSION</u>	PREPARED FOR: JOE NEHME		PROJECT ADDRESS: 73 LACHLAN STREET WARWICK FARM 2170 LOTS 1 & 2 IN DP 1068859		SHEET NO:	S 005
	CONTACT: A: 203/25-27 GROSE ST PARRAMATTA NSW 2150 M: +61 422 566 912 E: GEORGE@DESIGNFORMATION.COM.AU		PROJECT NO: 1017	REV NO: 3	ORIGINAL ARCHITECT: FLDC ARCHITECTS 2D / 322 KINGS GROVE RD KINGS GROVE NSW 2218		TITLE:	GROUND FLOOR LEVEL
NOM. ARCHITECT: GEORGE YOUSSEF NSW REGO: 11535			DRAWN BY: PDP	CHECKED BY:				

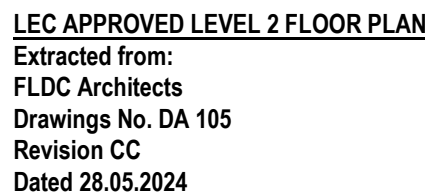
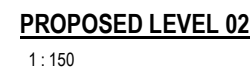
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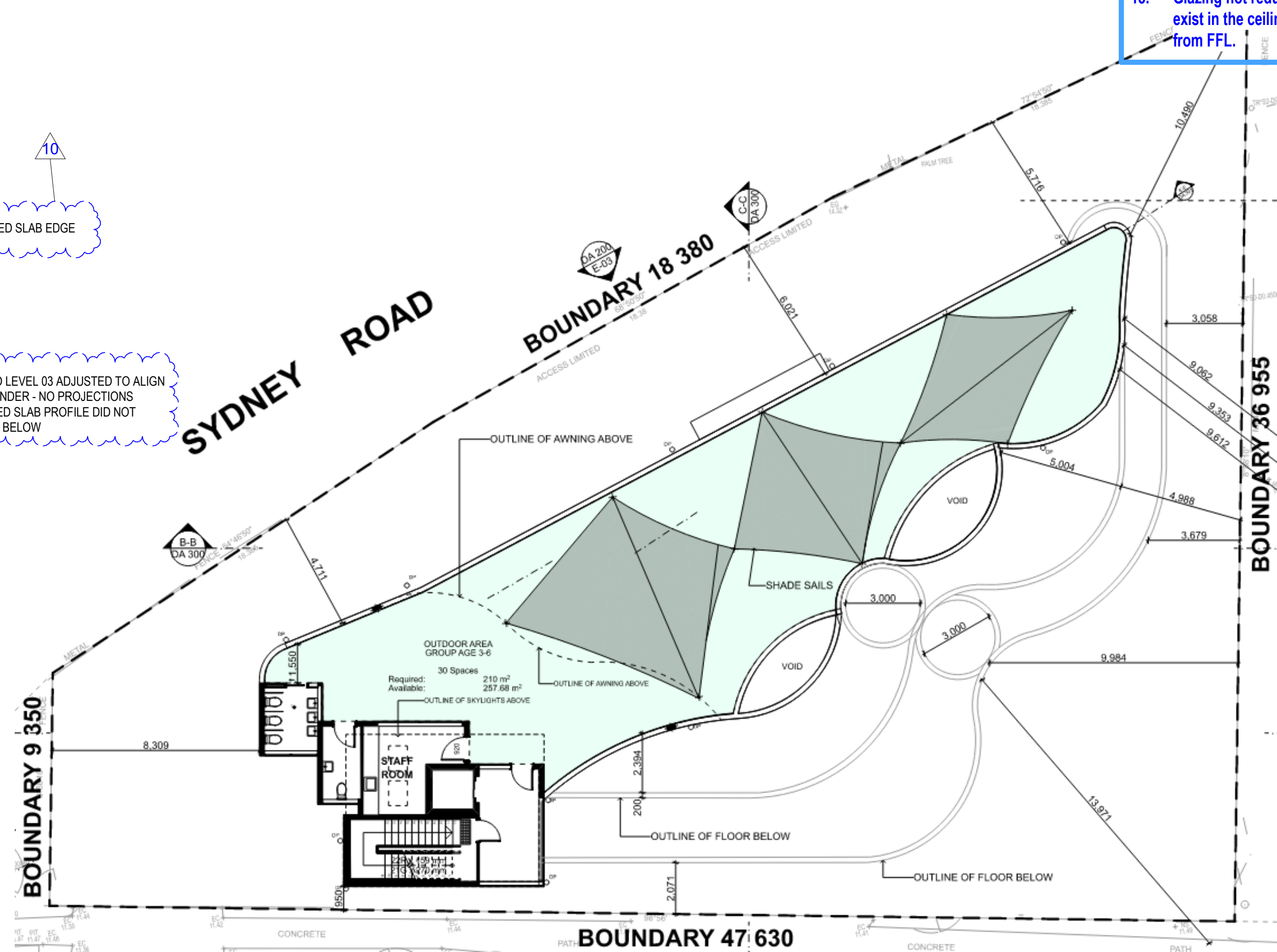
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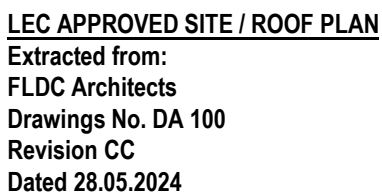


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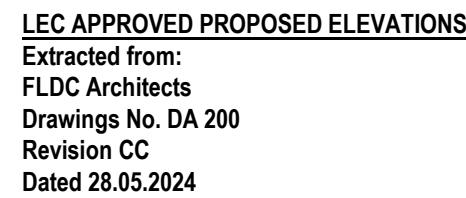


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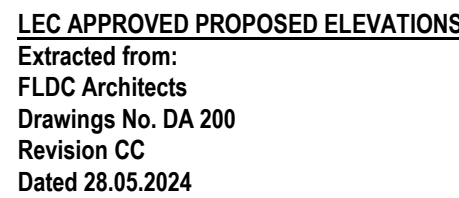


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DESIGN INFORMATION ARCHITECTS

NOM. ARCHITECT:

GEORGE YOUSSEF

NSW REGD:

11535

TRUE NORTH:

A:

20/25-27 GROSE ST

M:

PARANJALITA NSW 2150

E:

+61 422 566 912

GEORGE@DESIGNINFORMATION.COM.AU

PROJECT STATUS:

ISSUED FOR

\$4.56

RE-SUBMISSION

PREPARED FOR:

JOE NEHME

PROJECT TYPE:

CENTER-BASED CHILDCARE

PROJECT NO:

1017

REV NO:

3

DRAWN BY:

PDP

CHECKED BY:

PROJECT ADDRESS:

73 LACHLAN STREET
WARWICK FARM 2170
LOTS 1 & 2 IN DP 1058895

ORIGINAL ARCHITECT:

FLDC ARCHITECTS
20 / 322 KINGSGROVE RD
KINGSGROVE NSW 2218

SHEET NO:

S 011

TITLE:

ELEVATIONS

GENERAL NOTES

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONTRACT AND ANY SPECIAL REQUIREMENTS.

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2. DO NOT SCALE OFF THIS DRAWING. ONLY DIMENSIONS PROVIDED.

3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.

4. DESIGN FORMATION DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.

5. CONTRACTOR TO NOTIFY DESIGN FORMATION OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.

6. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.

7. DESIGN FORMATION TO REVIEW ALL CONTRACTORS' DETAILED DRAWINGS / SCHEDS BEFORE PROCEEDING TO MANUFACTURE.

8. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION OF EACH ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH NCC 2022 CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B104 MATERIAL & FORMS CONSTRUCTION

CLAUSE B105 FIRE RESISTING CONSTRUCTION

CLAUSE C212 PERFORMANCE OF EXTERNAL WALLS IN A FIRE

CLAUSE C217 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL

CLAUSE C314 ELECTRICITY SUPPLY SYSTEM

CLAUSE C414 OPENING FOR SERVICE INSTALLATIONS

CLAUSE D2015 DISCHARGE FROM EXITS

CLAUSE D3018 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL

CLAUSE D314 GROUNDING AND RISERS

CLAUSE D315 LANDINGS

CLAUSE D318 HEIGHT OF BARRIERS

CLAUSE D322 HANDRAILS

CLAUSE D328 OPERATION OF LATCH

CLAUSE D402 GENERAL BUILDING ACCESS REQUIREMENTS

CLAUSE D424 PARTS OF BUILDING TO BE ACCESSIBLE

CLAUSE D407 SIGNAGE

CLAUSE D410 FACILITY INDICATORS

CLAUSE F202 WEAT AREAS

CLAUSE F203 SOUND INSULATION OF WALLS

CLAUSE F405 CONSTRUCTION OF SANITARY COMPARTMENTS

CLAUSE F406 LIGHTING AND VENTILATION

CLAUSE F407 SOUND INSULATION OF FLOORS

CLAUSE F408 SOUND INSULATION OF WALLS

CLAUSE F409 SOUND INSULATION OF SERVICES

CLAUSE F708 SOUND INSULATION OF PUMPS

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1. Car Parking Level amended to reduce Structural spans and added provisions.
2. Passenger Lift size increased to allow for compliant Accessible Cart size. Lift Shop Drawings coordinated.
3. Building Services and Structure integrated i.e. Pump Room(s), Meter Cupboard(s), Switch/Comms Room, Mechanical Ducts added.
4. Shoring design integrated; Dry Walls added to Fire Exits and Plant Rooms for Waterproofing requirements.
5. O.S.D. Tank relocated due to Fire Pump Room non-compliance and basement headroom clearance issues.
6. Fire Sprinkler Pump Room and Booster Assemblies added as required and in accordance with NSW Fire Brigade requirements.
7. Fire Exit gate added to Sydney Road boundary as required by Fire Egress requirements.
8. Non-fire isolated Egress Stair added to building as required.
9. Fire Isolated Stairs amended to comply with BCA requirements and Mechanical / Fire Hydrant provisions added
10. Staff Room altered from Level 03; Storage added.
11. Building Element formed in Concrete (previously steel roof framing).
12. Level 03 Slab Outline adjusted to align with the building under.
13. Stacked Stone Tile Finish replaced with Cladding. Facebrick added partially to Ground Floor Level.
14. Planterbox added to allow Landscaping over Basement.
15. All Glazing reduced to 2500mm head height and Window Sills 1050mm above FFL.
16. Horizontal Exits added for Fire Compartments - Openings removed where required.



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1. Fire Stair shifted to comply with 900mm min. side setback.
2. Landscaping Calculation Diagrams added.
3. Staff Room reinstated at Level 03.
4. Lift Lobby / Foyer areas increased to improve circulation;
Basement Level 01 Lift Lobby area secured from parking manoeuvring.
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8. Fire Egress from Basement reduced in built form as recommended.
9. Awning Edge Detail provided showing Cladding fixed to Slab Edge demonstrating a good design outcome.
10. Outline of Level 03 Slab Profile added to show where it has been reduced and extended to ONLY align with Approved Building Envelope below and ease of construction.
11. Facebrick replacing the stacked stone does not diminish the quality of the materiality of the building. The application is only on partially located on Ground Floor Level; The approved Dark Cladding has been reduced where necessary. The "timber-look aluminium" is still retained.
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13. Glazing not reduced but shifted down to allow services to exist in the ceiling void; Sill Height amended to 1050mm high from FFL.

[illegible]

	TRUE NORTH:	PROJECT STATUS:	PREPARED FOR:	PROJECT ADDRESS:	SHEET NO:	GENERAL NOTES	ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH NCC 2022 CLAUSES & AUSTRALIAN STANDARDS	
		ISSUED FOR \$4.56 RE-SUBMISSION	JOE NEHME	73 LACHLAN STREET WARWICK FARM 2170 LOTS 1 & 2 DP 1058859	S012	1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSIST.	CLAUSE B104 MATERIAL & FORMS CONSTRUCTIONS PART C1 FIRE RESISTING CONSTRUCTION CLAUSE C201 FIRE HAZARD PROPERTIES CLAUSE C202 PERFORMANCE OF EXTERNAL WALLS IN A FIRE CLAUSE C307 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL PART C4 EXISTING TO COMPLY WITH AS3740 CLAUSE C414 ELECTRICITY SUPPLY SYSTEM CLAUSE C4 PROTECTION OF EXISTING WORK 4. DESIGN FORMATION DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.	
		PROJECT TYPE:	CENTER-BASED CHILDCARE	REVISION:		ORIGINAL ARCHITECT:	TITLE:	CLAUSE D407 SIGNAGE CLAUSE D409 TACTILE INDICATORS CLAUSE D292 WET AREAS CLAUSE F108 DAMP PROOFING CLAUSE F495 CONSTRUCTION OF SANITARY COMPARTMENTS PART F6 EXISTING TO COMPLY WITH AS3740 CLAUSE F709 SOUND INSULATION OF FLOORS CLAUSE F600 SHEETING TO COMPLY WITH AS1562.1 CLAUSE F709 SOUND INSULATION OF SERVICES CLAUSE F708 SOUND INSULATION OF PUMPS
		CONTRACT:	2023-05-27 GROSS ST PARRAMATTA NSW 2150 M: +61 2 566 912 E: GEORGE@DESIGNFORMATION.COM.AU	1017		3	FLDC ARCHITECTS 20 / 322 KINGS GROVE RD KINGS GROVE NSW 2218	ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART F406 & AS1680 BALUSTRADE HEIGHTS: TO COMPLY WITH BCA DIVISION 2 DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS2243 3000 x 125 ENERGY EFFICIENT GLAZING: TO COMPLY WITH AS2244 200 x 200 BCA FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA HOT WATER: SYSTEMS TO COMPLY WITH PART J8 OF BCA MASONRY: TO COMPLY WITH AS3700 MECH/ELECT/HYDRAULIC: TO COMPLY WITH CLAUSE C4015 & AS1530 4.005 MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART J3 OF BCA
DESIGN FORMATION ARCHITECTS					ELEVATIONS			
NOM. ARCHITECT:	GEORGE YOUSSEF							
NSW REGO:	11535							

1. Car Parking Level amended to reduce Structural spans and added provisions.
2. Passenger Lift size increased to allow for compliant Accessible Cart size. Lift Shop Drawings coordinated.
3. Building Services and Structure integrated i.e. Pump Room(s), Meter Cupboard(s), Switch/Comms Room, Mechanical Ducts added.
4. Shoring design integrated; Dry Walls added to Fire Exits and Plant Rooms for Waterproofing requirements.
5. O.S.D. Tank relocated due to Fire Pump Room non-compliance and basement headroom clearance issues.
6. Fire Sprinkler Pump Room and Booster Assemblies added as required and in accordance with NSW Fire Brigade requirements.
7. Fire Exit gate added to Sydney Road boundary as required by Fire Egress requirements.
8. Non-fire isolated Egress Stair added to building as required.
9. Fire Isolated Stairs amended to comply with BCA requirements and Mechanical / Fire Hydrant provisions added
10. Staff Room altered from Level 03; Storage added.
11. Building Element formed in Concrete (previously steel roof framing).
12. Level 03 Slab Outline adjusted to align with the building under.
13. Stacked Stone Tile Finish replaced with Cladding. Facebrick added partially to Ground Floor Level.
14. Planterbox added to allow Landscaping over Basement.
15. All Glazing reduced to 2500mm head height and Window Sills 1050mm above FFL.
16. Horizontal Exits added for Fire Compartments - Openings removed where required.



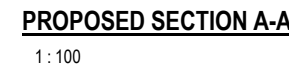
LEC APPROVED PROPOSED ELEVATIONS

Drawings No. DA 201
Revision CC
Dated 28.05.2024

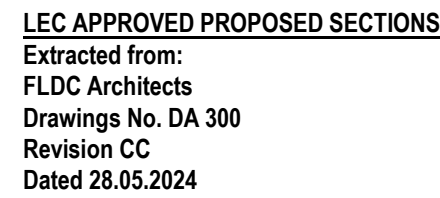
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[illegible]

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1. Fire Stair shifted to comply with 900mm min. side setback.
2. Landscaping Calculation Diagrams added.
3. Staff Room reinstated at Level 03.
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[illegible]

11

An architectural rendering of a modern building facade. The building features a mix of materials: dark grey vertical slats, light grey horizontal panels, and brown brickwork at the base. It has curved balconies and large windows. Numbered callouts in red boxes are placed on the facade: '1' on a brown vertical panel, '3' on dark grey slats, '4' on light grey panels, '5' on the brick base, and '6' on a dark grey base at the bottom right. Landscaping includes bamboo, agave plants, and trees. A few people are shown near the entrance for scale.

VIEW OF LACHLAN STREET FACADE

the 1990s, the number of people in the United States who are 65 years of age or older is projected to increase from 20 million to 35 million. The number of people 75 years of age or older is projected to increase from 10 million to 17 million. The number of people 85 years of age or older is projected to increase from 2 million to 4 million.

6
PAINT FINISH
DULUX MONUMENT
(replaces Eco Stone Cladding)

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DESIGN INFORMATION ARCHITECTS

NOM. ARCHITECT:

GEORGE YOUSSEF

NSW REGO:

11535

TRUE NORTH:



CONTACT:

A: 20325-27 GROUSE ST
PARRAMATTA NSW 2150
M: +61 422 566 912
E: GEORGE@DESIGNFORMATION.COM.AU

PROJECT STATUS:

ISSUED FOR \$4.56

RE-SUBMISSION

PROJECT TYPE:

CENTER-BASED CHILDCARE

PREPARED FOR:

JOE NEHME

PROJECT NO:

1017

REV NO:

3

DRAWN BY:

PDF

CHECKED BY:

PROJECT ADDRESS:

73 LACHLAN STREET
WARWICK FARMS 2170
LOTS 1 & 2 IN DP 106589

ORIGINAL ARCHITECT:

FLDC ARCHITECTS
2D | 332 KINGSGROVE RD
KINGSGROVE NSW 2218

SHEET NO:

S 015

TITLE:

SCHEDULE OF EXTERNAL FINISHES

GENERAL NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT.
2. I DO NOT SCALE OFF THIS DRAWING. ONLY USE DIMENSIONS PROVIDED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
4. DESIGN FORMATION DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS AND ANY DISCREPANCIES, OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
5. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
6. DESIGN FORMATION TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.
7. PROGRESS WORK TO BE VERIFIED AGAINST DRAWINGS FOLLOWING EXECUTION AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTRACTOR PROCEEDING WITH NEXT TRADE.

ALL CONSTRUCTION TO COMPLY AT MINIMUM WITH NCC 2022 CLAUSES & AUSTRALIAN STANDARDS

CLAUSET 8104 MATERIAL & FORMS CONSTRUCTIONS

CLAUSET 8105 FIRE RESISTING CONSTRUCTION

CLAUSET 8211 FIRE HAZARD PROPERTIES

CLAUSET 8212 SEPARATION OF EXTERNAL WALLS IN A FIRE

CLAUSET 8307 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL

CLAUSET 8313 SEPARATION OF EQUIPMENT

CLAUSET 8314 ELECTRICITY SUPPLY SYSTEM

CLAUSET 8410 PROTECTION OF OPENINGS

CLAUSET 8411 OPENING IN FIRE ISOLATED EXITS

CLAUSET 8414 OPENING FOR SERVICE INSTALLATIONS

CLAUSET 8501 DISCHARGE FROM EXITS

CLAUSET 8508 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL

CLAUSET 8509A CONVEYANCE AND RESERVE

CLAUSET 8511 LANDINGS

CLAUSET 8511H HEIGHT OF BARRIERS

CLAUSET 8512 HANDRAILS

CLAUSET 8538 OPERATION OF LATCH

CLAUSET 8539 SIGNS ON DOORS

CLAUSET 8602 GENERAL BUILDING ACCESS REQUIREMENTS

CLAUSET 8604 PARTS OF BUILDING TO BE ACCESSIBLE

CLAUSET 8407 SIGNAGE

CLAUSET 8408 FIRE RATING CLASSIFICATION INDICATORS

CLAUSET 8521 WEET AREAS

CLAUSET 8522 CONSTRUCTION TO COMPLY WITH BCA CLAUSE 8401.5 A1530-4-2005

CLAUSET 8523 CONSTRUCTION OF SANITARY COMPARTMENTS

CLAUSET 8524 SOUND INSULATION OF FLOORS

CLAUSET 8525 SOUND INSULATION OF WALLS

CLAUSET 8526 SOUND INSULATION OF SERVICES

CLAUSET 8527 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE 6B0 & AS16860

BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE 8501.4 AND AS2418.1-2021

DRAINAGE GUTTERS & DOWNPIPS: TO COMPLY WITH AS/NZS3 3500 3.2

ENERGY EFFICIENT GLAZING: TO COMPLY WITH J2 OF BCA

FIRE SERVICES: TO COMPLY WITH SECTION 5 OF BCA

HOT WATER: SYSTEMS TO COMPLY WITH PART 38 OF BCA

MASONRY: TO COMPLY WITH AS3700

MECH/ELECT/HYDRAULIC: BCA CLAUSE 8401.5 A1530-4-2005

MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART J8 OF BCA

ISSUE

3 AMENDED TO COUNCIL RFI LETTER

2 SECTION 4.56 APPLICATION ISSUE

1 PRELIM. SECTION 4.56 APPLICATION

AMENDMENTS

DATE

22-05-2026

09-10-2025

12-09-2025

SCHEDULE OF PLANT MATERIAL - GROUND FLOOR						
CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
AAm	<i>Acmena smithii</i> 'Allyn Magic'	Dwarf Lilli Pilli	24	1m	200mm	-
ASm	<i>Acmena smithii</i> 'Minor'	Dwarf Lilli Pilli	9	3m	200mm	-
AAu	<i>Ajuga australis</i>	Australian Bugle	27	0.5m	150mm	-
ARb	<i>Alpinia caerulea</i> 'Red Back'	Native Ginger	8	2m	200mm	-
AA	<i>Asplenium australasicum</i>	Birds Nest Fern	10	1m	200mm	-
BE	<i>Banksia ericifolia</i>	Heath Banksia	21	3m	200mm	-
BSp	<i>Banksia spinulosa</i>	Hairpin Banksia	19	1.5m	200mm	-
CVw	<i>Callistemon viminalis</i> 'Wildfire'	Bottlebrush	22	3m	200mm	-
CC	<i>Corymbia citriodora</i>	Lemon Scented Gum	3	30m	75 litre	2
CM	<i>Corymbia maculata</i>	Spotted Gum	5	25m	100 litre	2
DC	<i>Dianella caerulea</i>	Paroo Lily	144	0.4m	150mm	-
DSf	<i>Dichondra</i> 'Silver Falls'	Silver Kidney Weed	6	0.4m	150mm	-
DL	<i>Dyopsis lutescens</i>	Golden Cane Palm	2	3m	75 litre	-
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	2	5m	75 litre	2
EF	<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	3	25m	75 litre	2
ET	<i>Eucalyptus tereticornis</i>	Forest Red Gum	2	20m	75 litre	2
LP	<i>Leptospermum polygalifolium</i>	Yellow Tea-tree	3	3m	200mm	-
LLt	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	102	0.4m	150mm	-
RE	<i>Rhapis excelsa</i>	Lady Palm	8	3m	45 litre	-
RO	<i>Rosmarinus officinalis</i>	Rosemary	7	1.5m	200mm	-
SAe	<i>Syzygium australe</i> 'Elegance'	Dwarf Lilli Pilli	6	1.5m	200mm	-
SAP	<i>Syzygium australe</i> 'Pinnacle'	Dwarf Lilli Pilli	11	3m	200mm	-
TL	<i>Tristaniopsis laurina</i>	Water Gum	5	8m	75 litre	2
TS	<i>Triadica sebifera</i>	Chine Tallow	3	8m	100 litre	2
WF	<i>Waterhousea floribunda</i>	Weeping Lillypilly	2	15m	75 litre	2
WFr	<i>Westringia fruticosa</i>	Coastal Rosemary	14	2m	200mm	-

ITEM/ EQUIPMENT SCHEDULE	
NUMBER	DESCRIPTION
A.	Quatro 700 MEDIUM U BOWL 'Concrete Grey'
B.	Quatro 900 MEDIUM U BOWL 'Charcoal'
D.	Outdoor Bench Seat: 1200mm from Pre-school Equipment
E.	Proludic Diabolo Baby J38705-C
F.	Moduplay Bushwood Balance Trail 4 J-3218
J.	500 x 1500 x 400mm raised corrugated steel garden beds

DEEP SOIL & LANDSCAPE CALCULATIONS

SITE AREA: 1150.60 m²

	Previous	Achieved
Deep Soil Area	31.85% (366.51 m²)	20.31% (233.67 m²)
Liverpool DCP Requirement	15%	Complies
Landscape Area:	84.16% (968.34 m²)	46.44% (534.31 m²)
Liverpool DCP Requirement	45%	Complies

LEGEND

- +55.70 EXISTING LEVELS
- +65.20 PROPOSED LANDSCAPE LEVELS
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- PUBLIC DOMAIN PACING TO LIVERPOOL CITY COUNCIL'S TECHNICAL SPECIFICATION
- PAVING TO ARCHITECTS DETAILS
- SOFT FALL RUBBER
- DECKING
- MASONRY WALLS
- BRICK GARDEN EDGING
- STEPPING STONES

REVISIONS

A 01.06.26
1. Revisions to suit Council requirements and revised plans.

Verify all dimensions on site before commencing construction or ordering materials. Verify the dimensions of all manufactured products before installation. Use figured dimensions in preference to scaled dimensions. Report any discrepancies to the Landscape Architect for a decision before work commences.

NOTES

This plan is to be read in conjunction with all documentation prepared by **Design Formation Architects**.



office. 3/81 alexander street
crows nest nsw 2065
postal. po box 394
spit junction nsw 2088
ph 02 9416 4290
A.B.N 17 668 506 661
email admin@iscapela.com.au

project

Proposed Childcare

73 Lachlan Street, Warwick Farm

drawing

Ground Floor

Landscape Plan

client

Joe Nehme

date

June 2026

job.dwg no.

90.26(25)/135'A'

designed by

HL

scale

1:100 @ A1

1:200 @ A3

no. in set

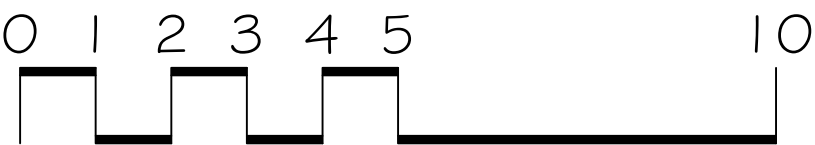
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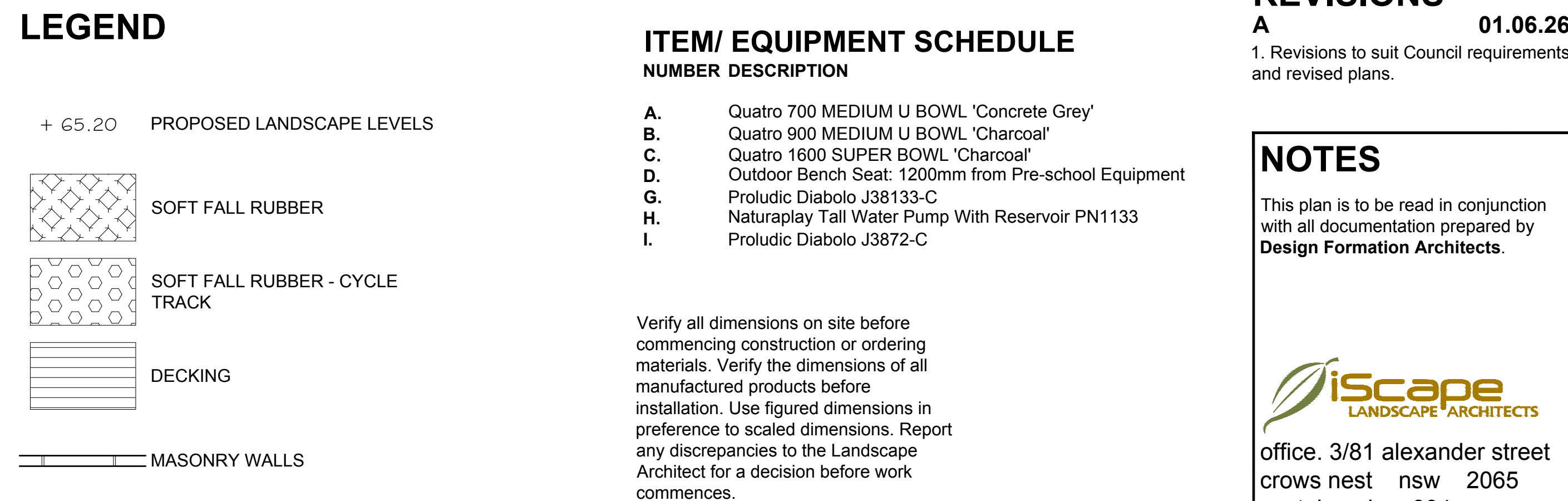
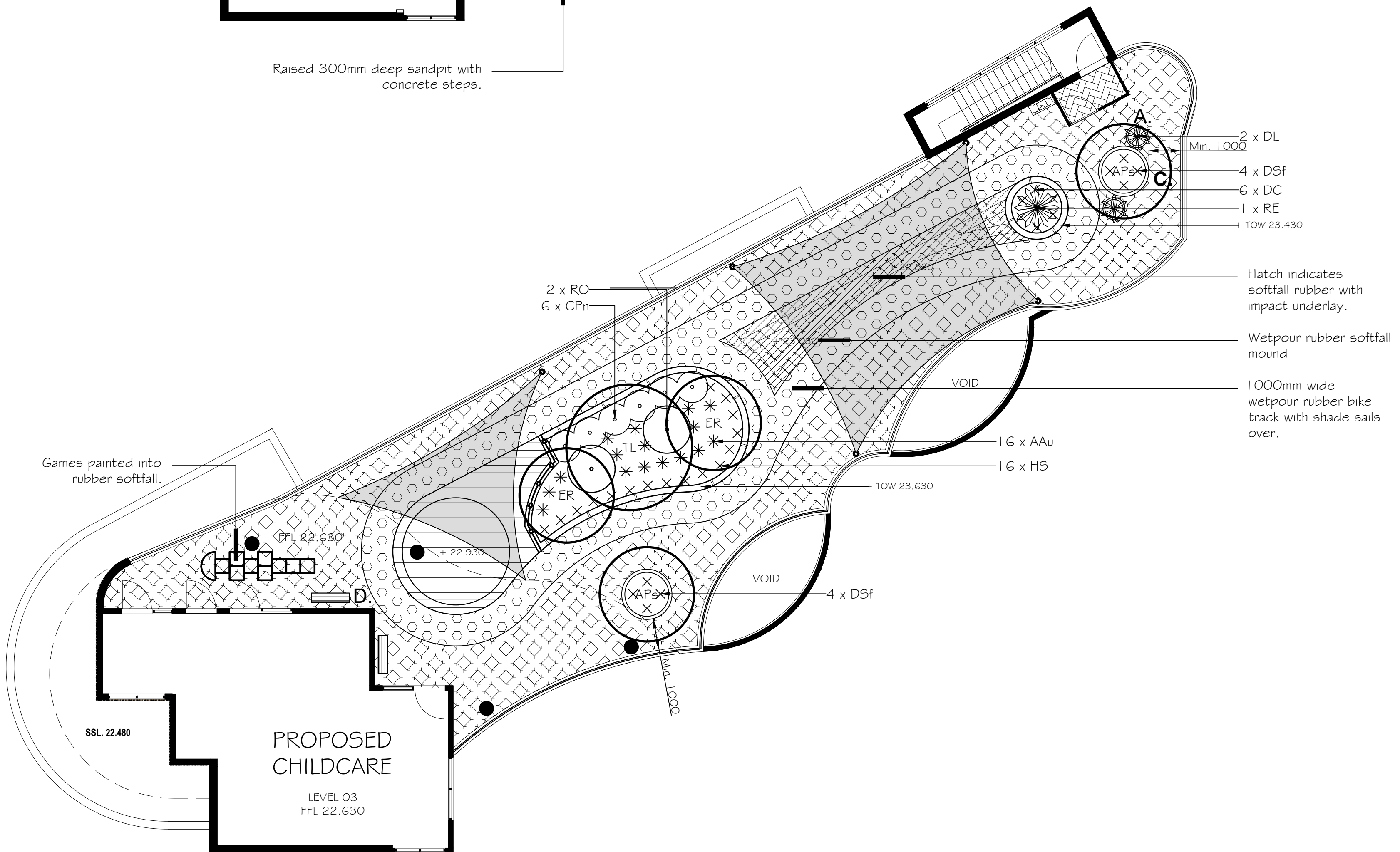
drawn by

HL

Footpath paving and Public Domain Landscaping works shall be strictly in accordance with the LIVERPOOL CITY CENTRE PUBLIC DOMAIN TECHNICAL MANUAL (2025-2035) 'FINAL'. Confirm public domain requirements with Council prior to construction of any public domain elements.

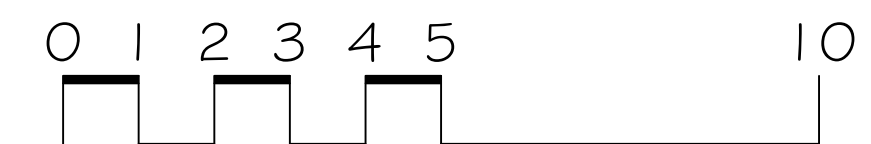
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CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
APs	<i>Acer palmatum</i> 'Senkaki'	Coral Barked Maple	2	4m	75 litre	2
AAu	<i>Agave australis</i>	Australian Bugle	16	0.5m	150mm	-
AE	<i>Aspidistra elatior</i>	Cast Iron Plant	18	0.6m	140mm	-
AA	<i>Asplenium australasicum</i>	Birds Nest Fern	3	1m	200mm	-
CPn	<i>Cenchrus purpurascens</i> 'Nafray'	Swamp Foxtail	6	0.8m	140mm	-
DC	<i>Dianella caerulea</i>	Paroo Lily	4	0.4m	150mm	-
DSf	<i>Dichondra</i> 'Silver Falls'	Silver Kidney Weed	8	0.4m	150mm	-
DL	<i>Dypsis lutescens</i>	Golden Cane Palm	10	3m	45 litre	-
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	2	5m	75 litre	2
HS	<i>Hibbertia scandens</i>	Guinea Flower	16	climber	140mm	-
LE	<i>Licuala elegans</i>	Fan Palm	1	6m	75 litre	-
RE	<i>Rhapis excelsa</i>	Lady Palm	4	3m	45 litre	-
RO	<i>Rosmarinus officinalis</i>	Rosemary	2	1.5m	200mm	-
TL	<i>Tristaniaopsis laurina</i>	Water Gum	1	8m	75 litre	2

Source: This landscape plan is based on the approved DA landscape plan prepared by Edible Kids Gardens. iScape Landscape Architects takes no ownership of elements Edible Kids Gardens designed



1. Revisions to suit Council requirements and revised plans.

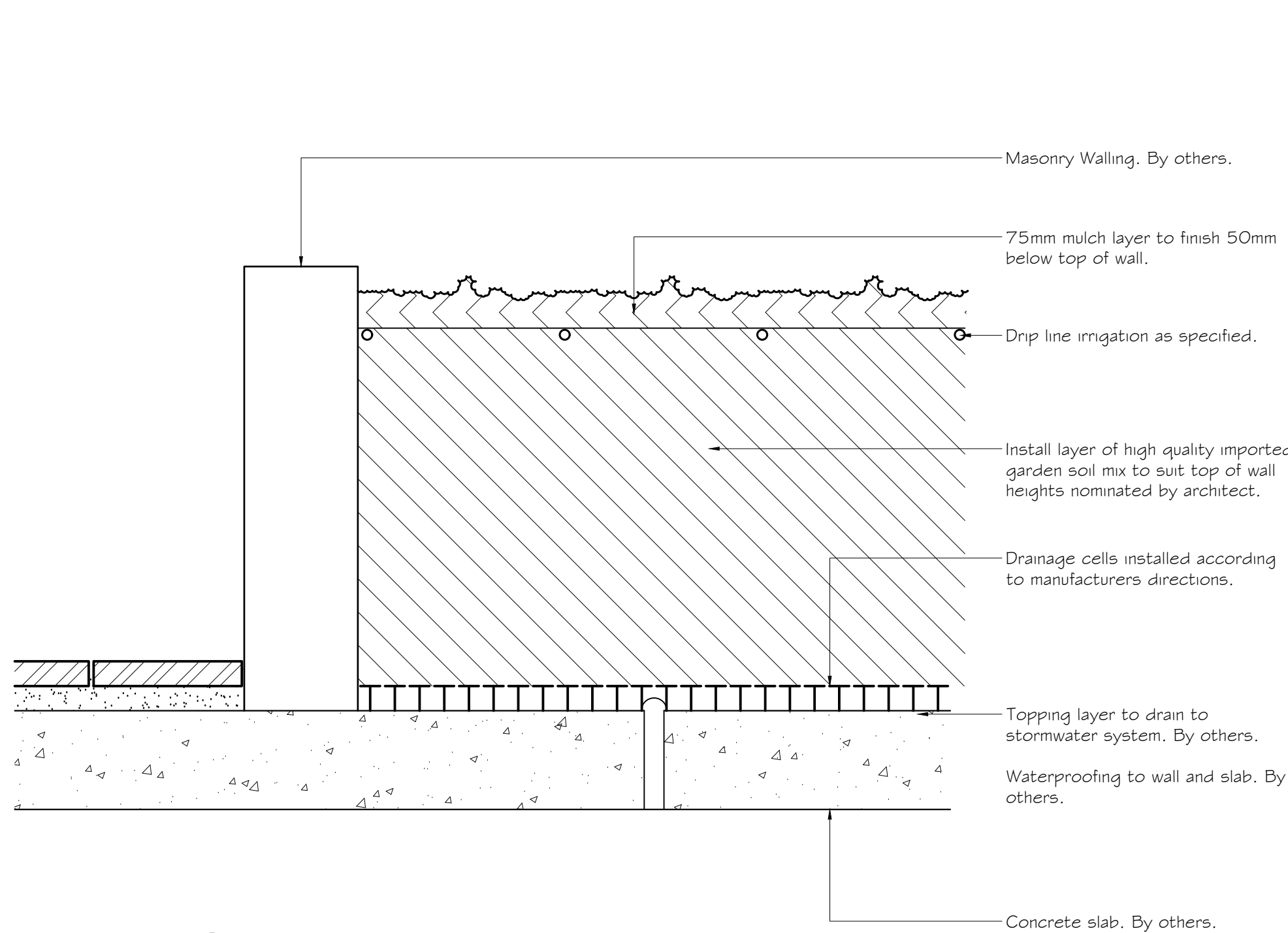
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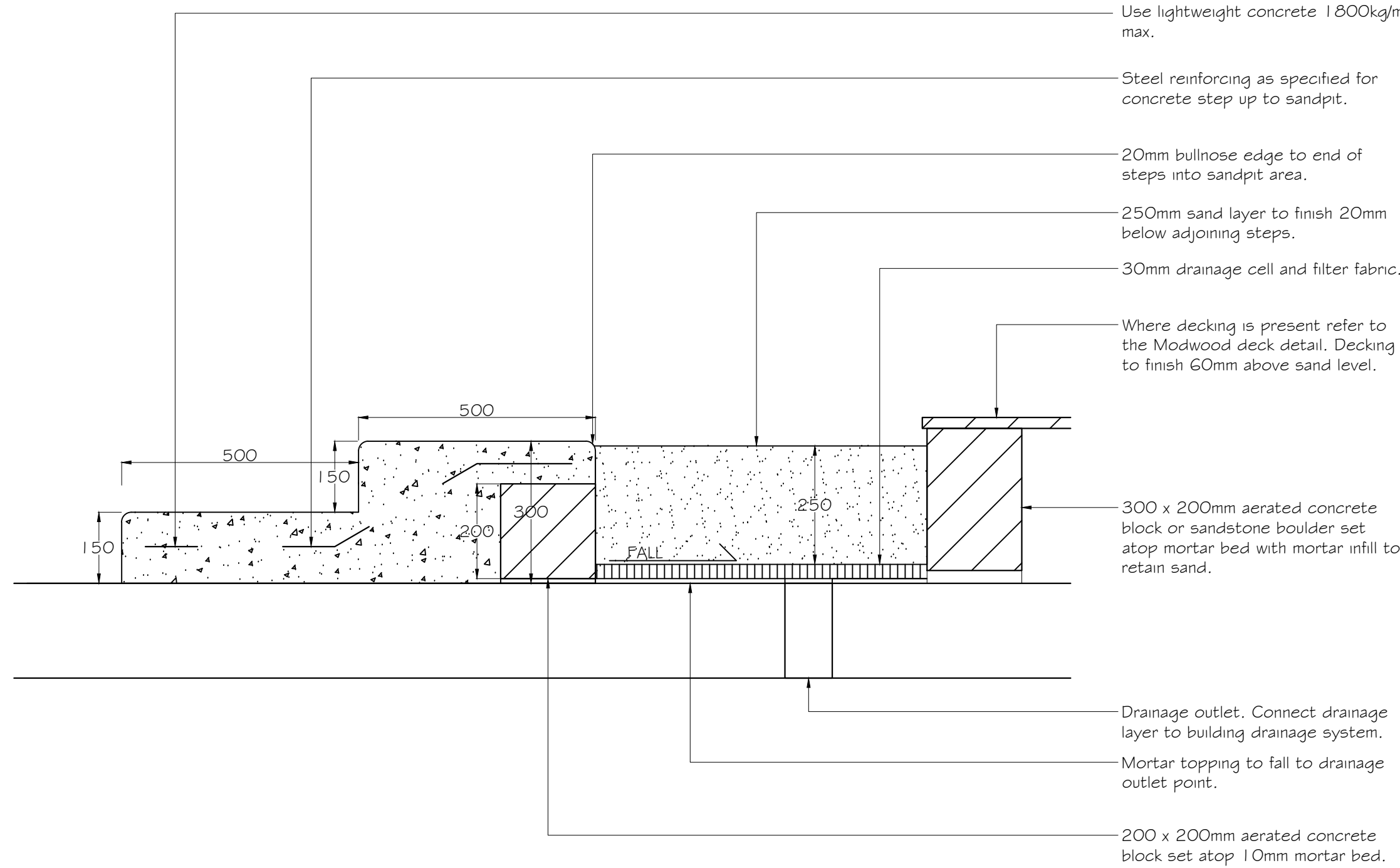
project
Proposed Childcare
73 Lachlan Street, Warwick Farm

drawing Level 1 - 3
Landscape Plan
client Joe Nehme

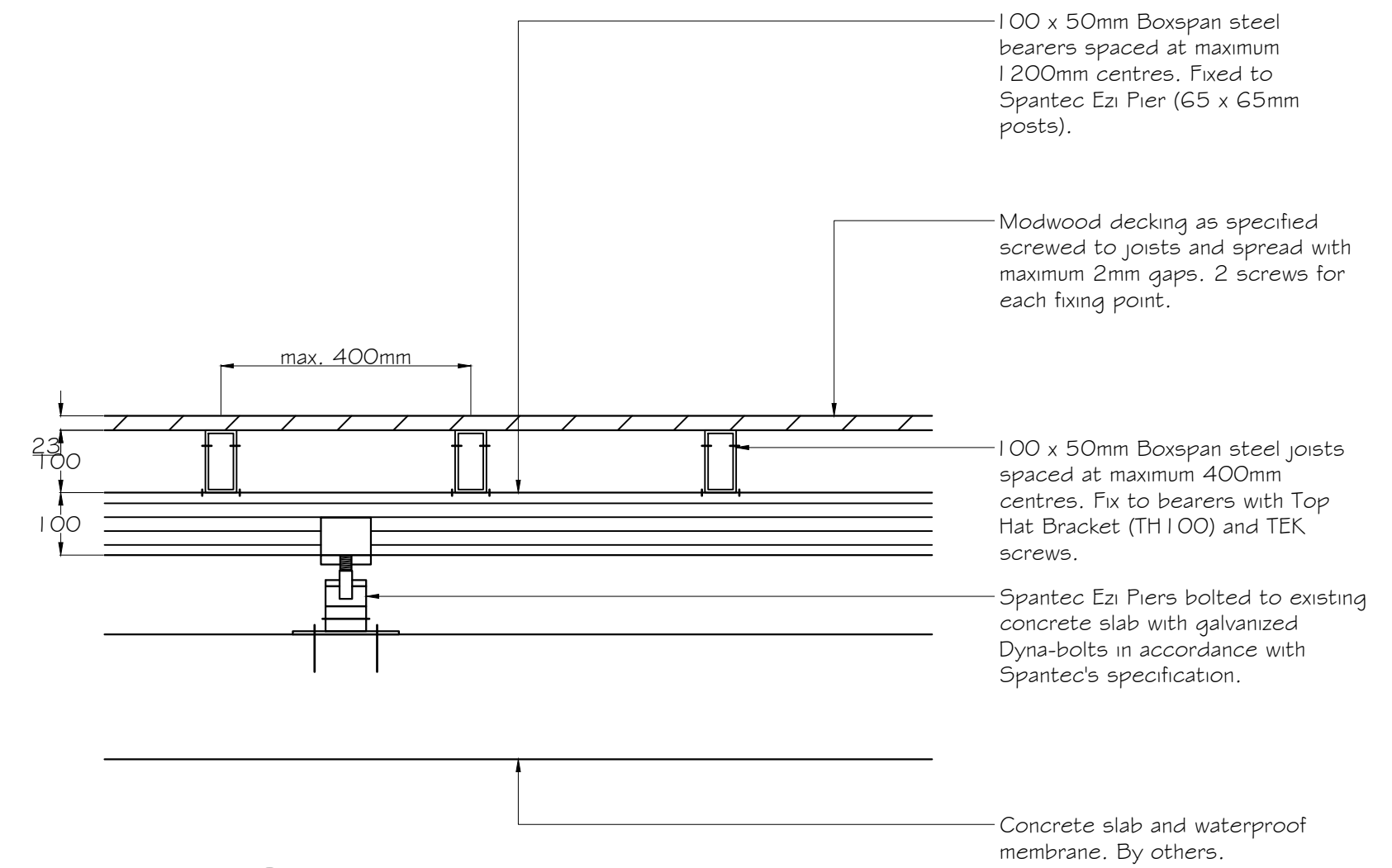
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June 2026	1:100 @ A1
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90.26(25)/136'A'	no. in set
designed by	TWO/FOUR
HL	drawn by
	HL



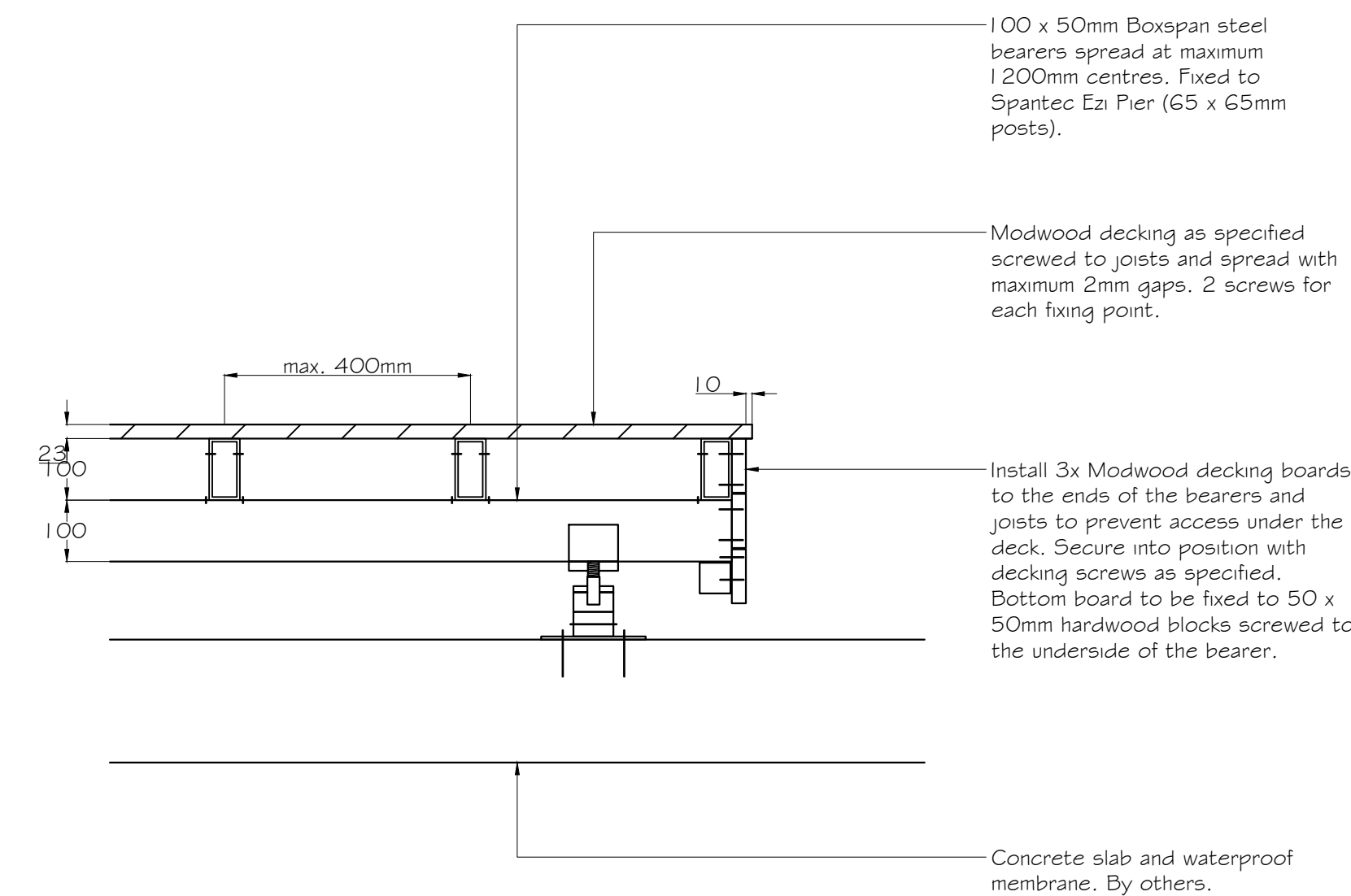
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TYPICAL SECTION.



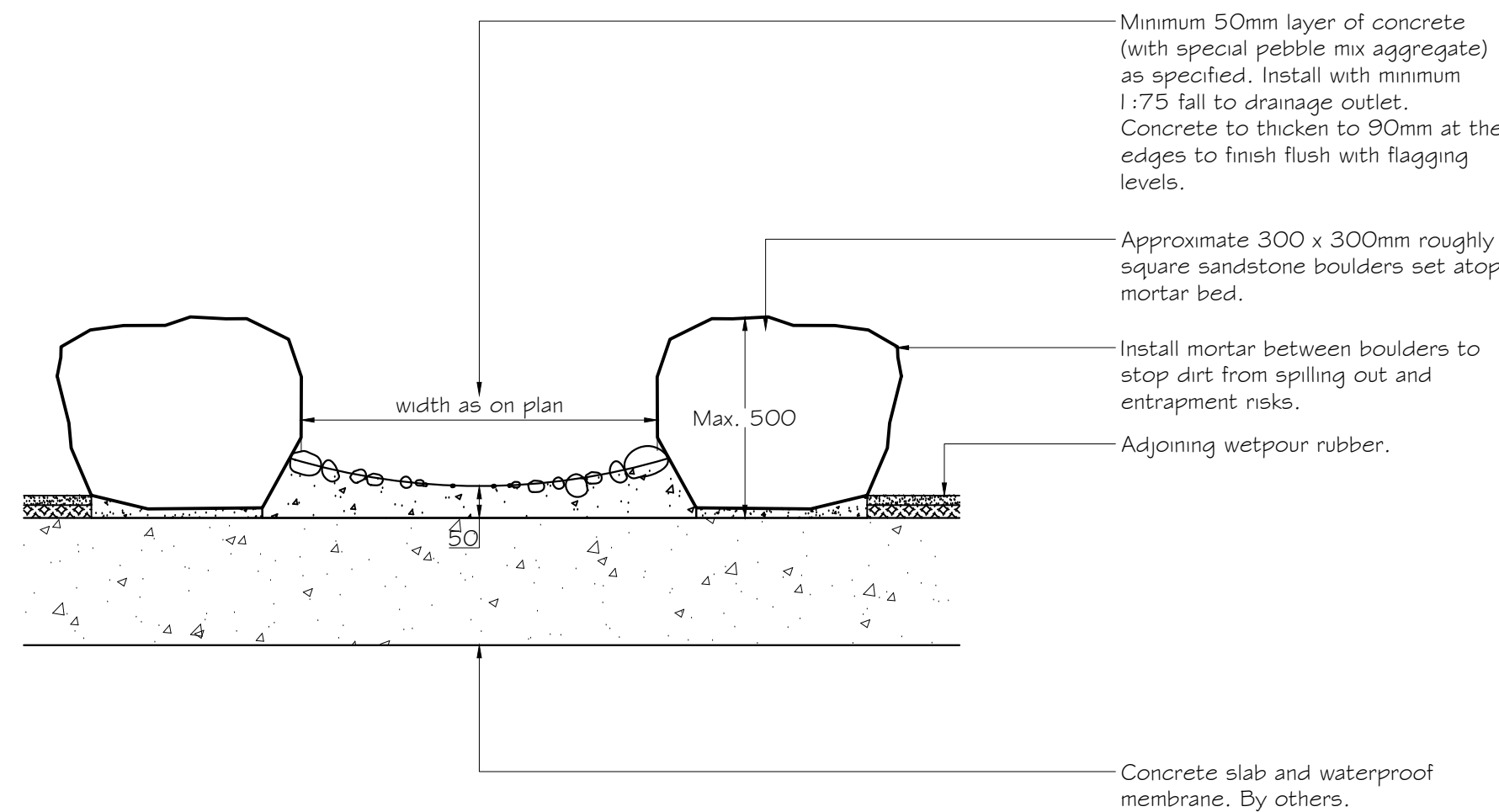
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SCALE 1:10
TYPICAL SECTION.



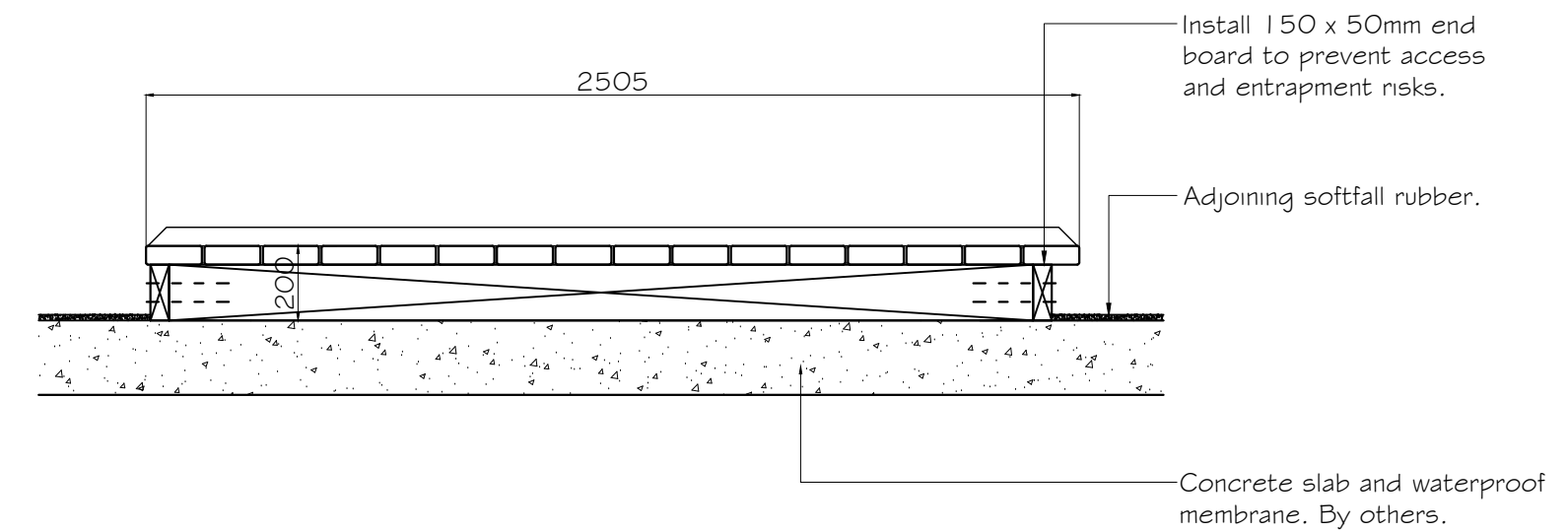
3 **MODWOOD DECK**
SCALE 1:10
TYPICAL SECTION.



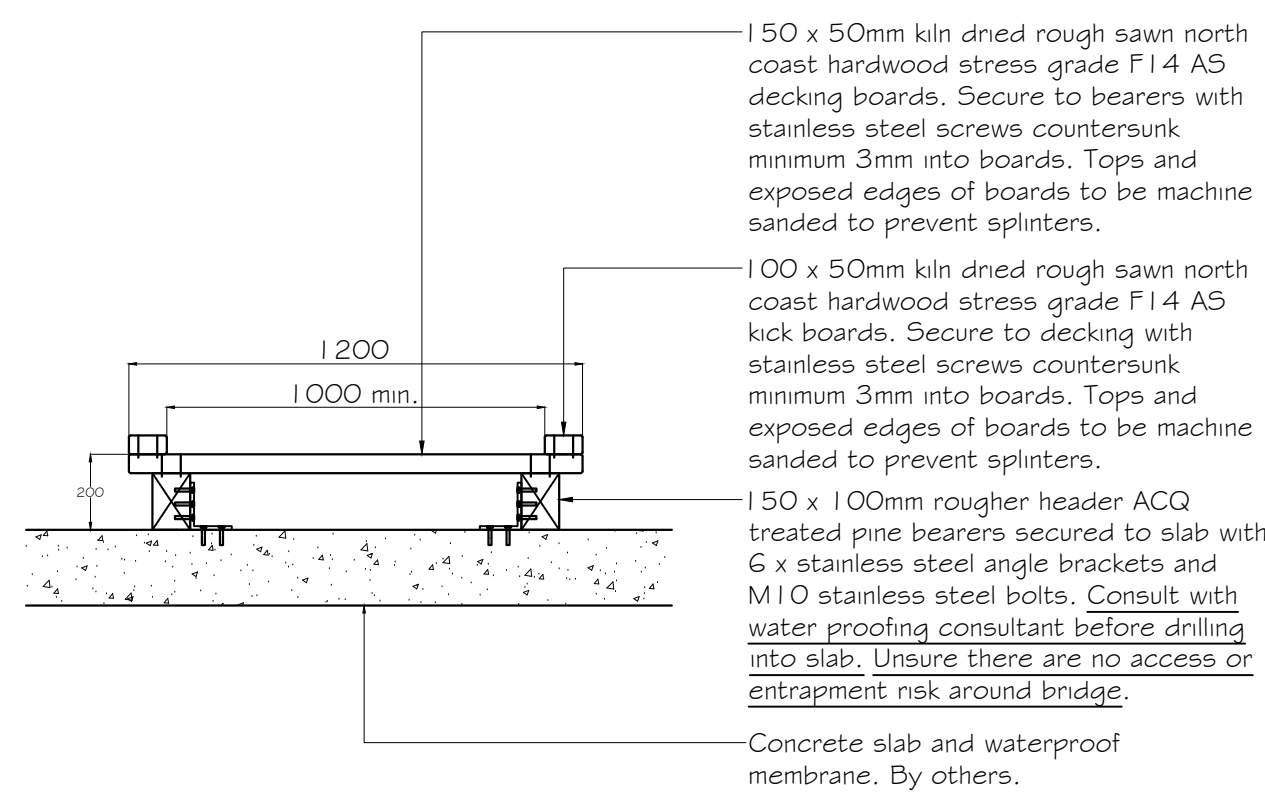
4 **MODWOOD DECK**
SCALE 1:10
STRAIGHT END DETAIL



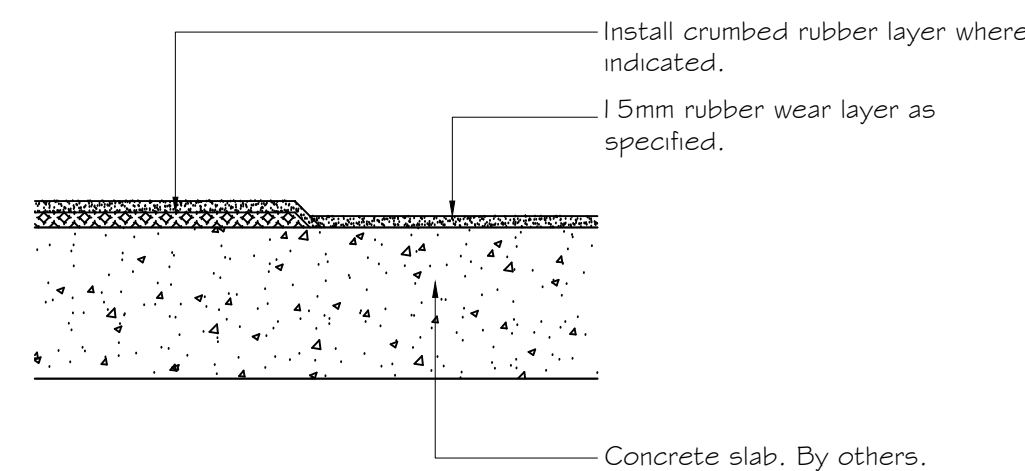
5 **DRY CREEK - ON SLAB**
SCALE 1:10
TYPICAL SECTION.



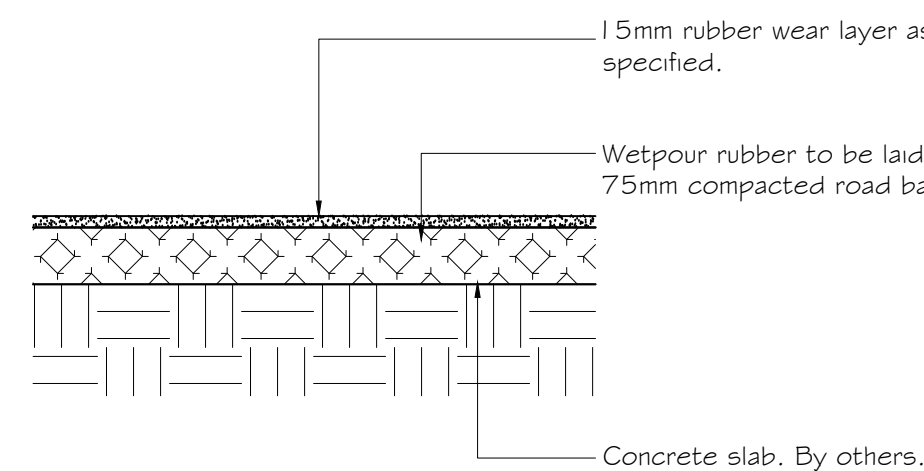
6 **TIMBER BRIDGE 1**
SCALE 1:20
TYPICAL SECTION.



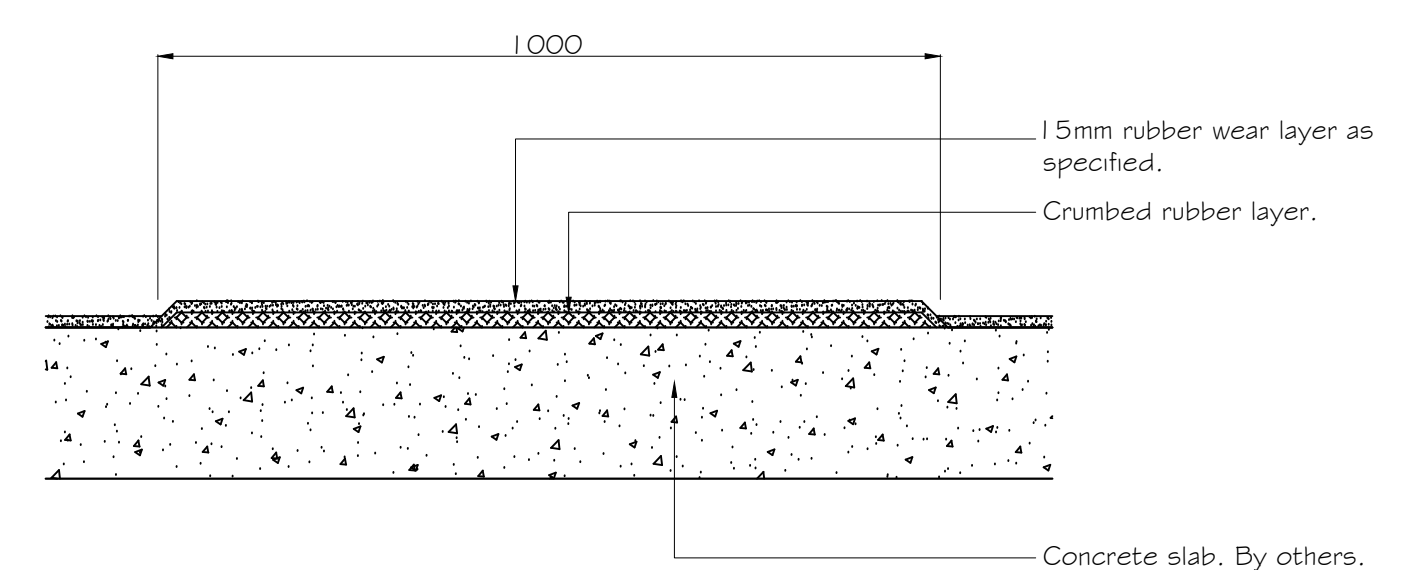
7 **TIMBER BRIDGE 2**
SCALE 1:20
TYPICAL SECTION.



8 **WETPOUR RUBBER - ON SLAB**
SCALE 1:10
TYPICAL SECTION.



9 **WETPOUR RUBBER - NATURAL GROUND**
SCALE 1:10
TYPICAL SECTION.



10 **WETPOUR RUBBER BIKE TRACK**
SCALE 1:10
TYPICAL SECTION.

REVISIONS

A **01.06.26**

1. Revisions to suit Council requirements and revised plans.

NOTES

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project

Proposed Childcare

73 Lachlan Street, Warwick Farm

drawing

Landscape Details 1

client

Joe Nehme

date

June 2026

job.dwg no.
90.26(25)/137'A'

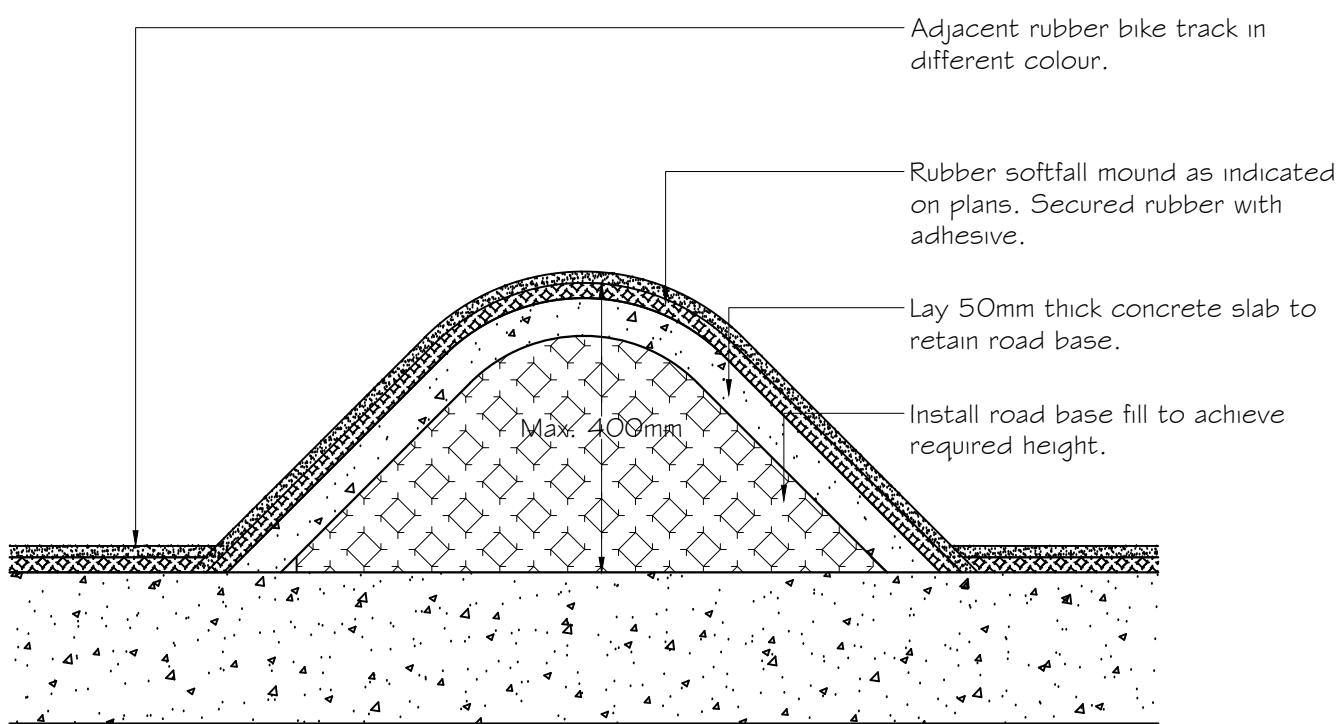
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HL

scale

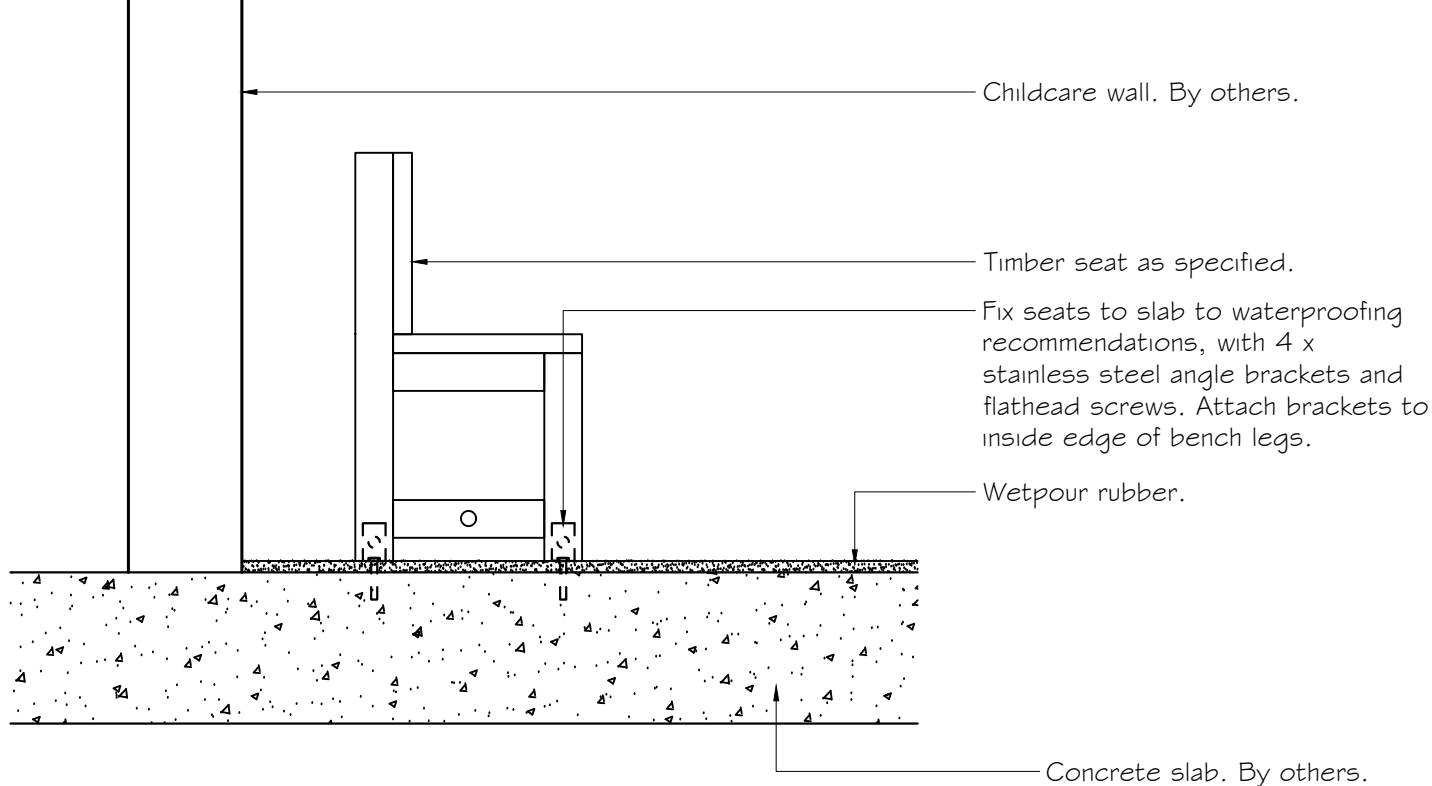
As shown
@ A1

no. in set
THREE/FOUR

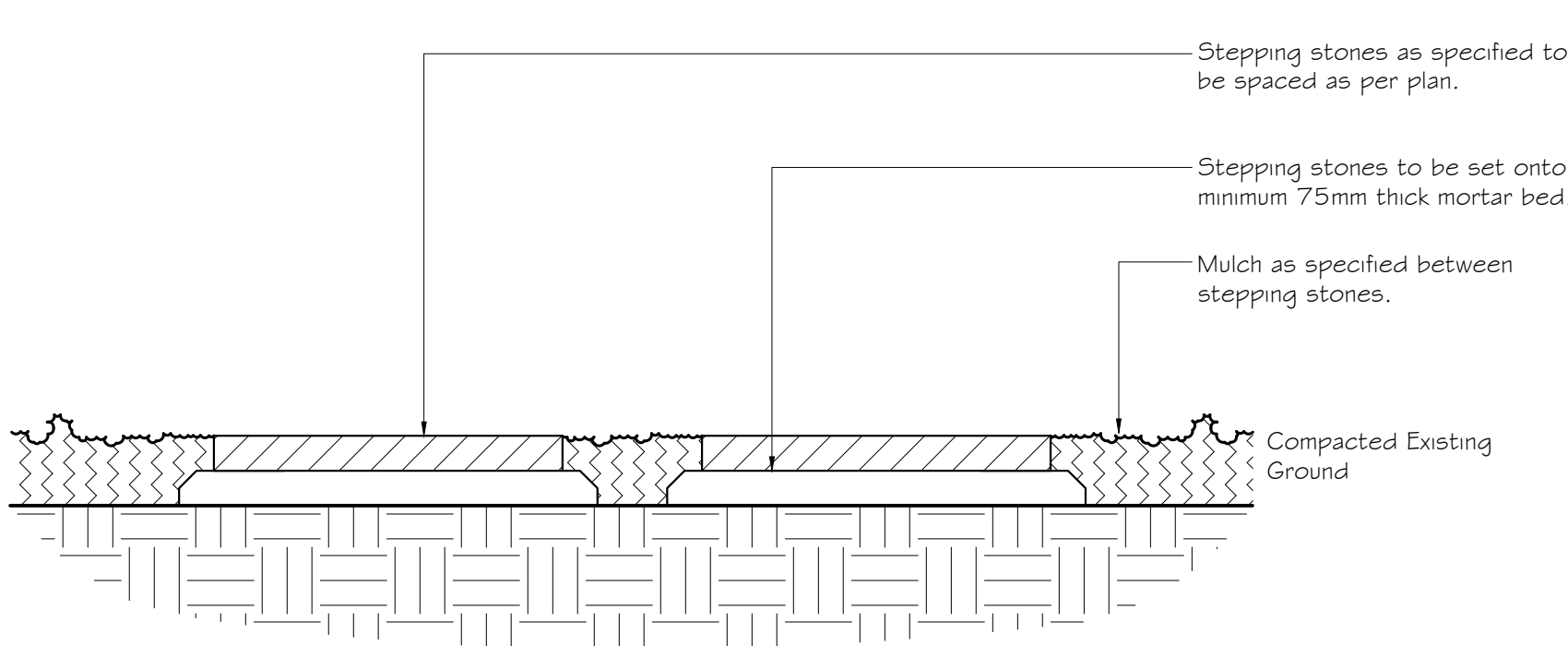
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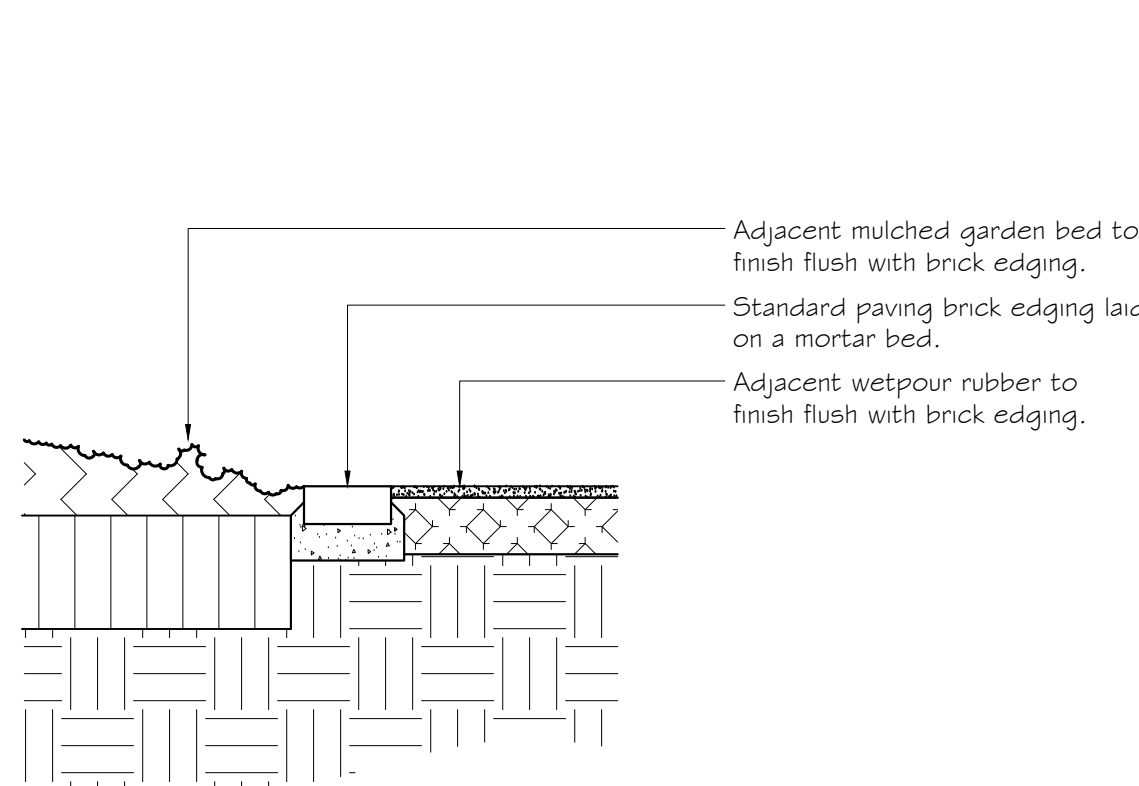
11 WETPOUR RUBBER SOFTFALL MOUND
SCALE 1:10
TYPICAL SECTION.



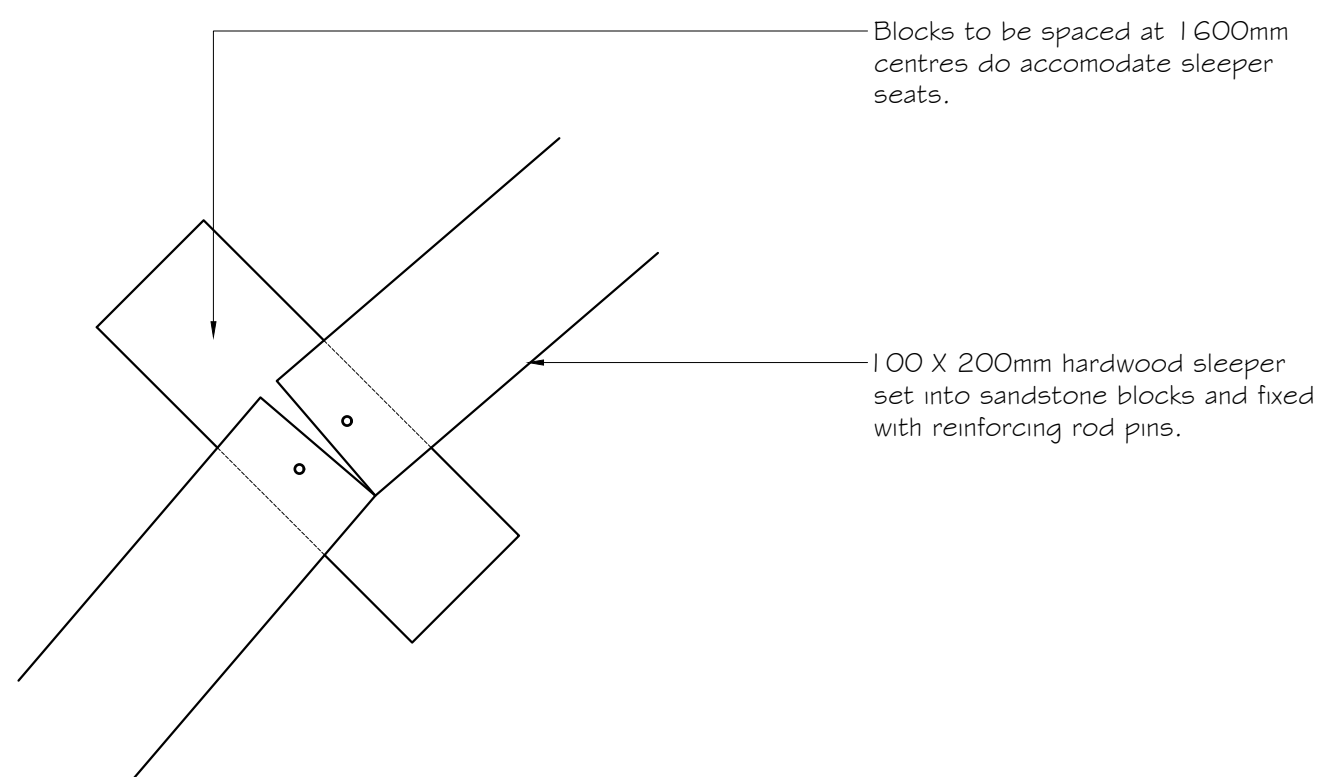
12 FURNITURE FIXING -
SURFACE MOUNTED SEAT
SCALE 1:10
TYPICAL SECTION.



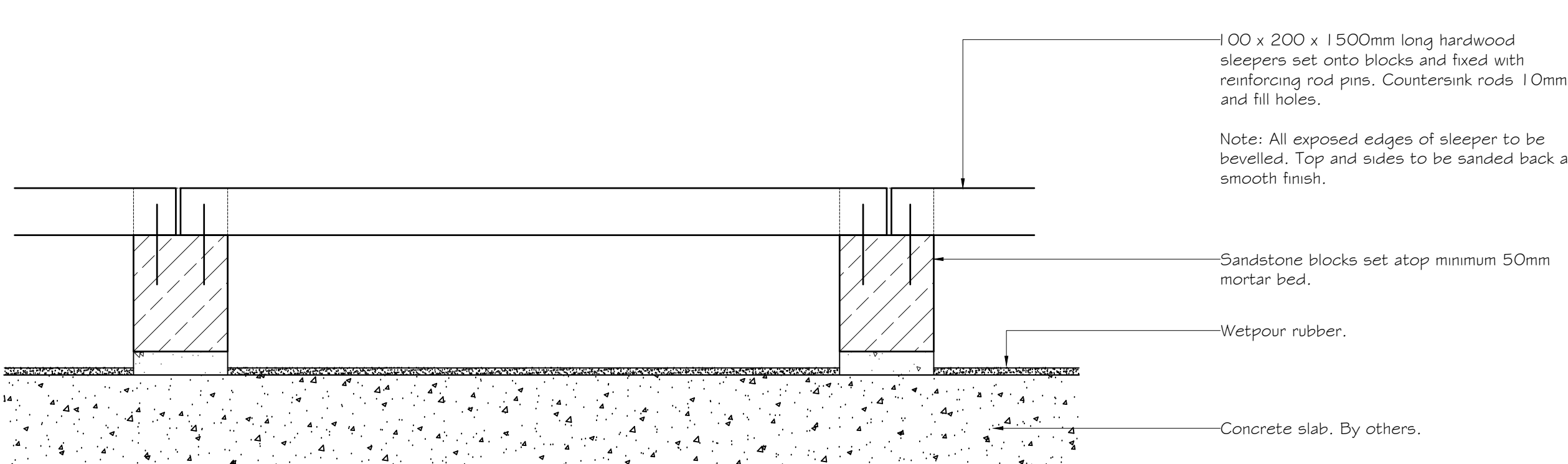
13 STEPPING STONES
SCALE 1:10
TYPICAL SECTION.



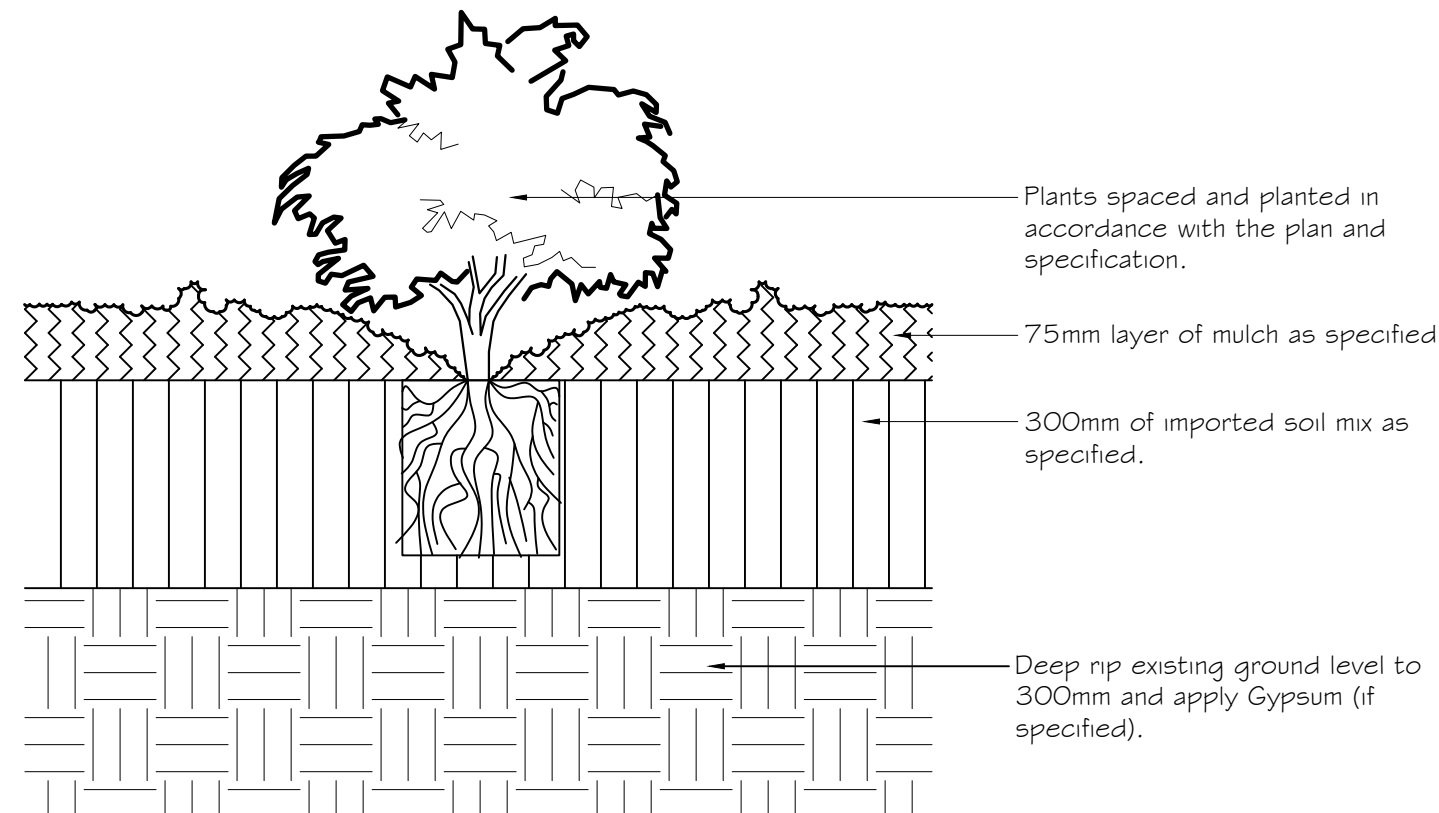
14 BRICK GARDEN EDGING
SCALE 1:10
TYPICAL SECTION.



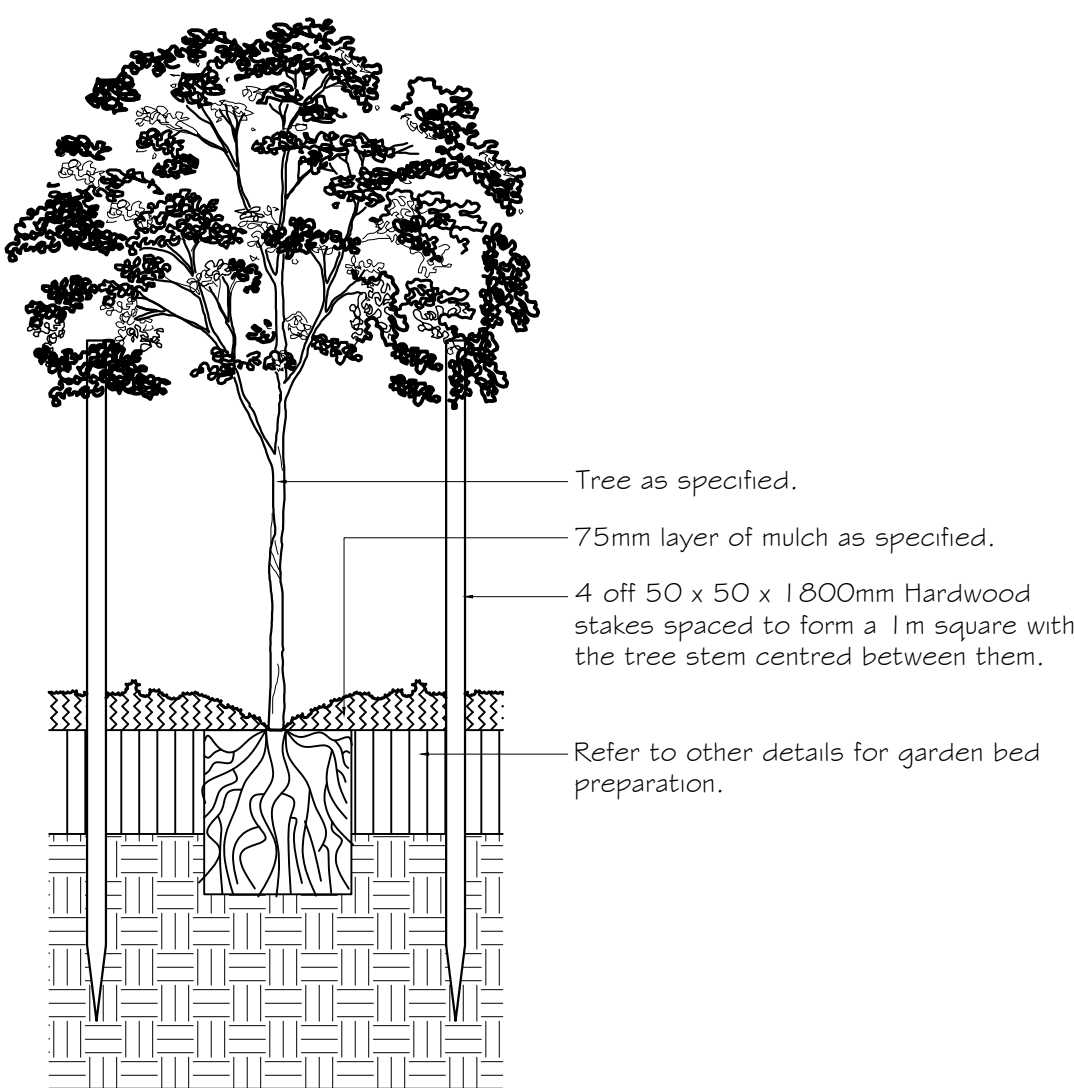
15 BLOCK & SLEEPER SEAT
SCALE 1:10
TYPICAL PLAN.



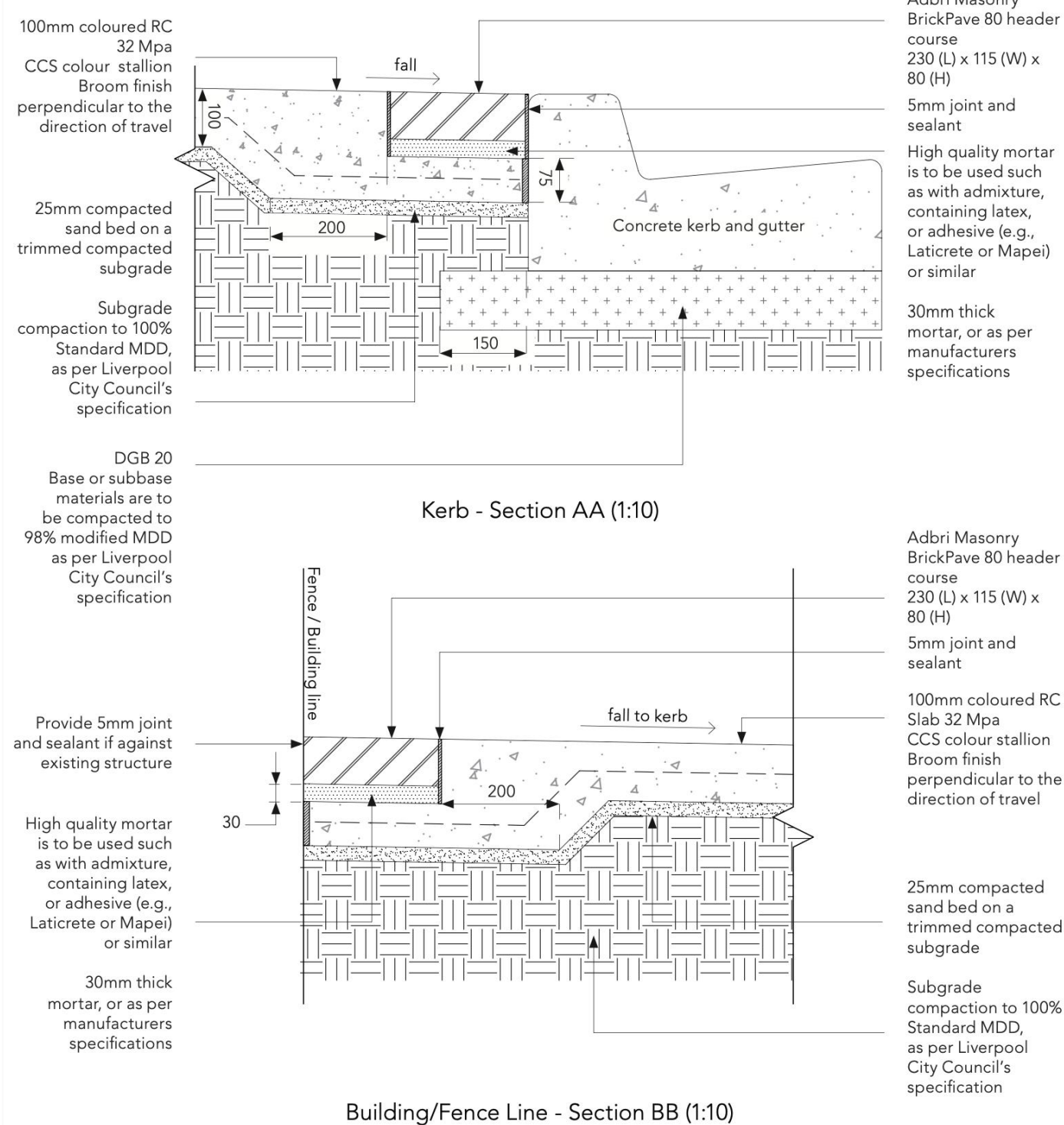
16 SANDSTONE BLOCKS & SLEEPER SEAT
SCALE 1:10
TYPICAL SECTION.



17 MASS PLANTING
SCALE 1:10
TYPICAL SECTION.

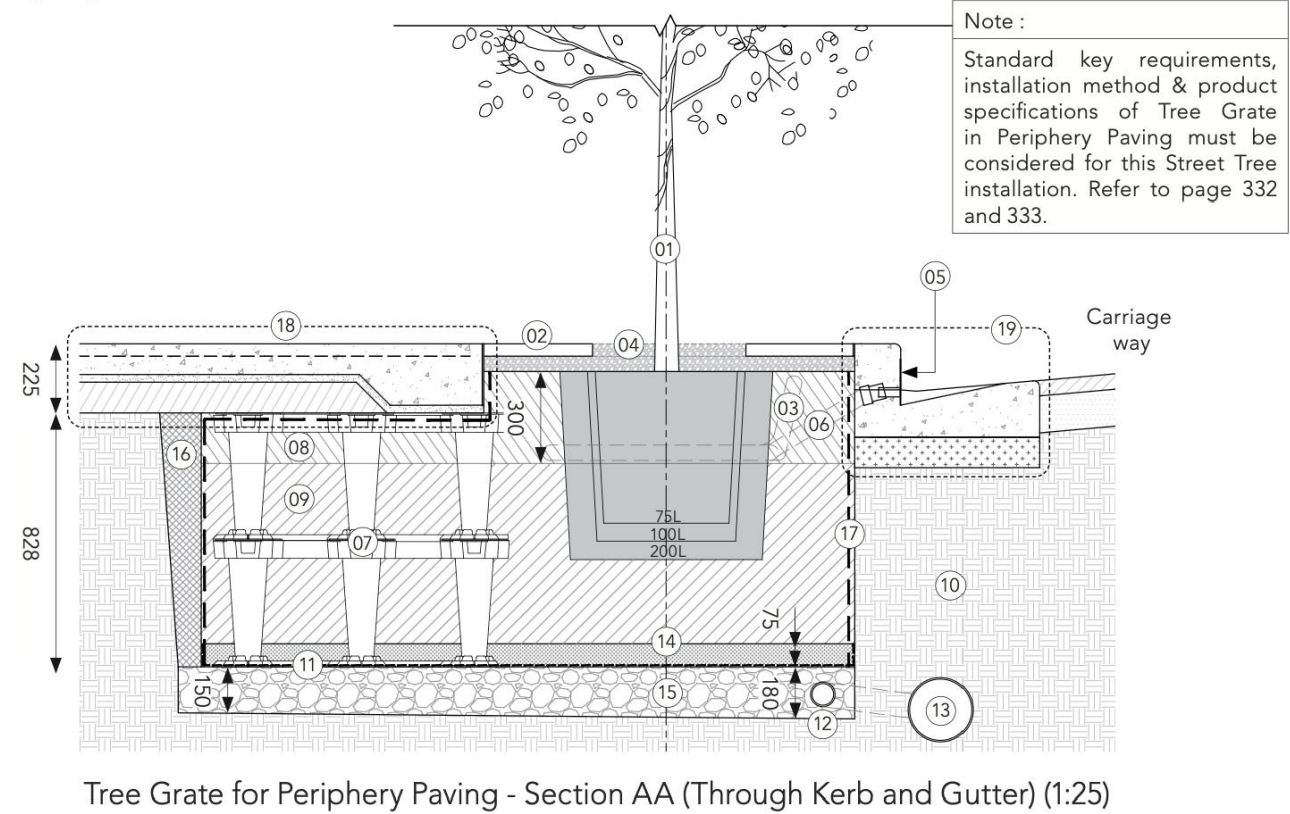


18 HARDWOOD STAKING FOR TREES
SCALE 1:20
TYPICAL SECTION.



STANDARD DRAWING - PERIPHERY PAVING					
	Title	Periphery Paving - Kerb and Building/Fence Line - Sections			3.1.2.D
	Drawn By	City Design and Public Domain Unit	Last Updated	19.11.25	

- Street tree as specified
- Street Furniture Australia Silva Grate (GR2) (1200x1200mm)
- Stainless steel (100x100 mm) square watering grate with hinged lid (SPS or similar)
- Gravel (10 mm) layed to top of Silva grate
- R750 TREENET Inlet (to be installed as per manufacturers specification)
- 50mm diameter slotted Ag pipe with geotextile sleeve around rootball
- Citygreen Stratavault structural soil system or similar
- 300 mm (minimum) Soil Type A. Refer to Quick Spec's box on page 323
- Soil Type B. Refer to Quick Spec's box on page 323
- Existing subgrade
- FilterGrid heavy grade non-woven filter fabric with reinforced grid to top surface of Stratavault Matrix and folded to line outer edge of matrix to full depth
- Sub-soil drainage (50mm diameter Ag Pipe with Geotextile sleeve) connected to main storm water drainage and determined on a site by site basis
- Storm water drain (existing)
- 75 mm depth sand bedding
- 150mm lightly compacted drainage gravel (10 mm)
- Compacted granular collar as per manufacturers specification
- Root barrier as indicated
- Periphery paving specification. Refer to section 3.1.2
- Concrete kerb and gutter. Refer to drawing 3.1.2.D and 3.1.4.H



STANDARD DRAWING - STREET TREES						
LIVERPOOL CITY COUNCIL	Title	Street Trees - Tree Grate for Periphery Paving - Section			3.2.2.X	
	Drawn By	City Design and Public Domain Unit		Last Updated		19.11.25

PUBLIC DOMAIN WORKS

These details are extracts from LIVERPOOL CITY CENTRE PUBLIC DOMAIN TECHNICAL MANUAL (2025-2035) 'FINAL' and are provided for reference only.

Refer to the most recent version of the document for up to date details and additional details for all public domain paving, tree pits and all other public domain requirements.

Confirm all public domain requirements with Council prior to construction of any public domain elements.

REVISIONS

A 01.06.26
1. Revisions to suit Council requirements and revised plans.

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client

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HL

scale

As shown

@ A1

no. in set

FOUR/FOUR

drawn by

HL