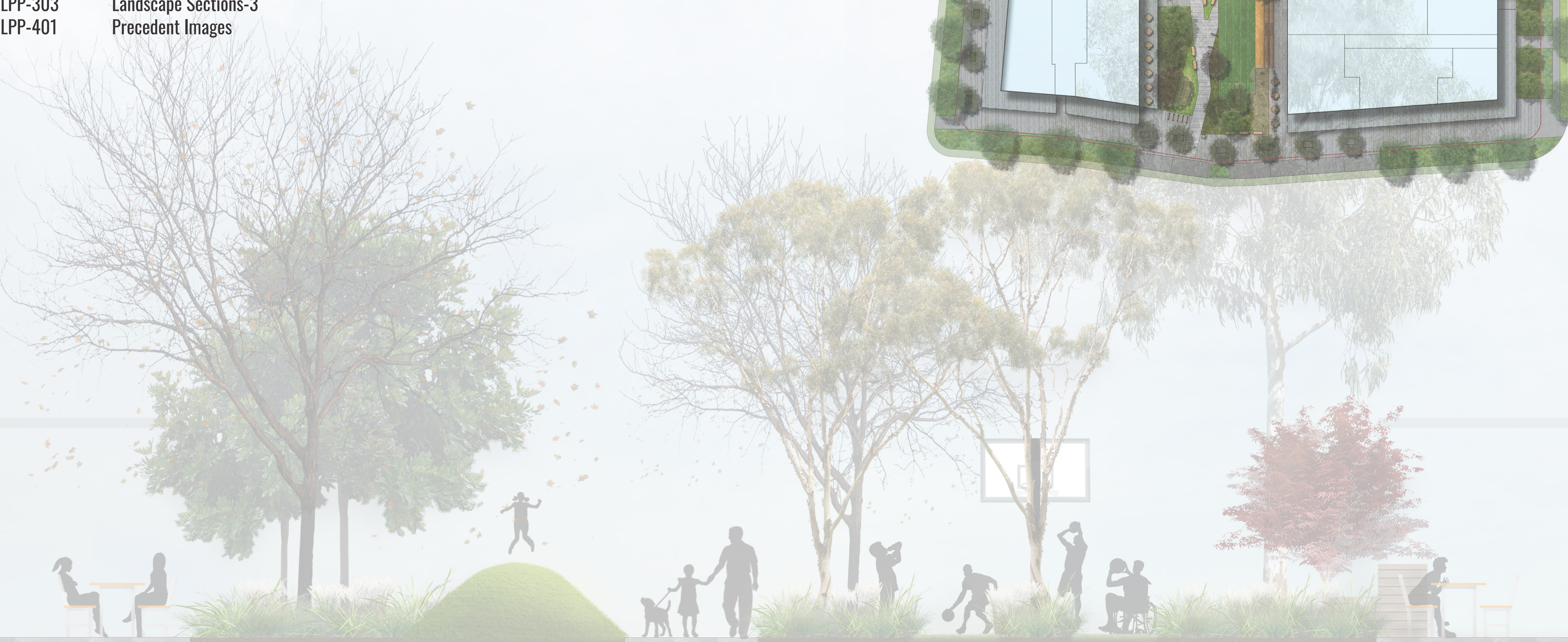
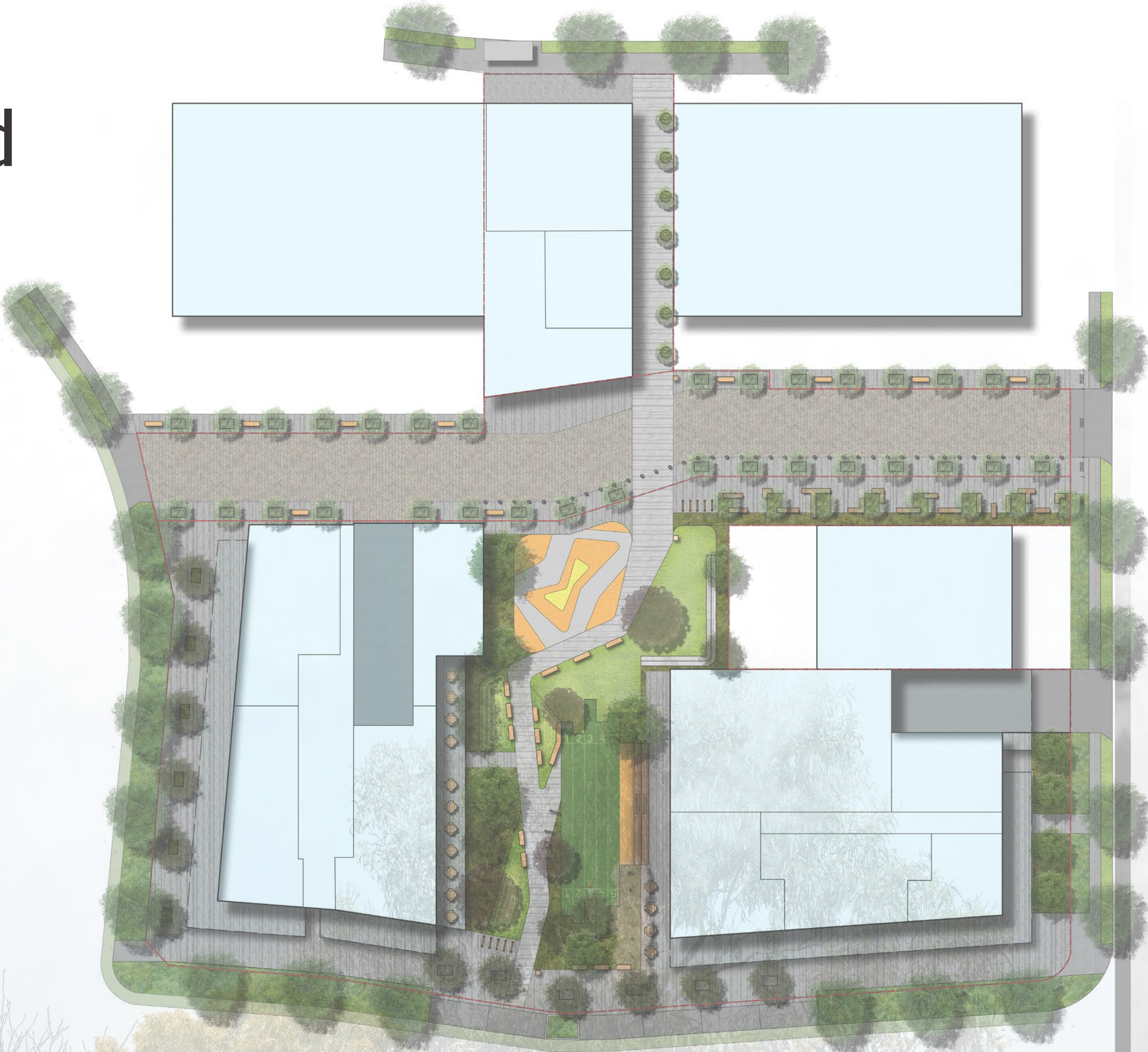


11-16 Loftus Crst, 2 Subway Ln, 88-92 Parramatta Rd

Planning Proposal

Drawing Register

Dwg No.	Drawing Name
LPP-000	Cover Sheet
LPP-101	Landscape Masterplan - North
LPP-102	Landscape Masterplan - South
LPP-201	Terrace Masterplans
LPP-301	Landscape Sections-1
LPP-302	Landscape Sections-2
LPP-303	Landscape Sections-3
LPP-401	Precedent Images



Drawing Title:
COVER SHEET

DWG No:

LPP-000

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Architect:



Client:

Demian Property Group

Scale:		Date:	Job Number:	North:	Revision			Planning Proposal	
		24.08.18	180802		Rev	Date	Description	Drawn	Checked
					A	24.08.18	Planning Proposal	CL	BG
Project:	11-16 Loftus Crst, 2 Subway Ln, 88-92 Parramatta Rd, Homebush, NSW 2140								

Project: 11-16 Loftus Crst, 2 Subway Ln,
88-92 Parramatta Rd, Homebush, NSW 2140



Legend

- ① Parramatta Road frontage, set-backs and landscaping in accordance with Parramatta Road Corridor Urban Transformation Planning and Design Guidelines

② Subway Ln and Knight St frontage, set-backs and landscaping in accordance with Parramatta Road Corridor Urban Transformation Planning and Design Guidelines

③ Tree lined avenue to guide pedestrians from Parramatta Rd. Limited amenities within zone to encourage circulation

④ Horizontal paving bands denotes primary pedestrian path and street connection
- ⑤ Distinctive ground treatment (herringbone granite) to define no kerb two way (5.8m wide) shared zone for pedestrians, car + bikes. 10 kph speed limit. Tree line avenue planting

⑥ Feature furniture and amenities along shared zone to include bike racks, bins, seating, drinking fountain

⑦ Vertical paving bands to help define space

⑧ Intimate gathering zones with recycled timber sleeper seating (reference to railway line) and recycled brick paving

⑨ Outdoor gym equipment over softfall
- ⑩ Large turf area for passive and active recreation

⑪ Fixed bollards for pedestrian safety and vehicular control

⑫ Sydney Turpentine Ironbark Forest native planting to garden bed areas

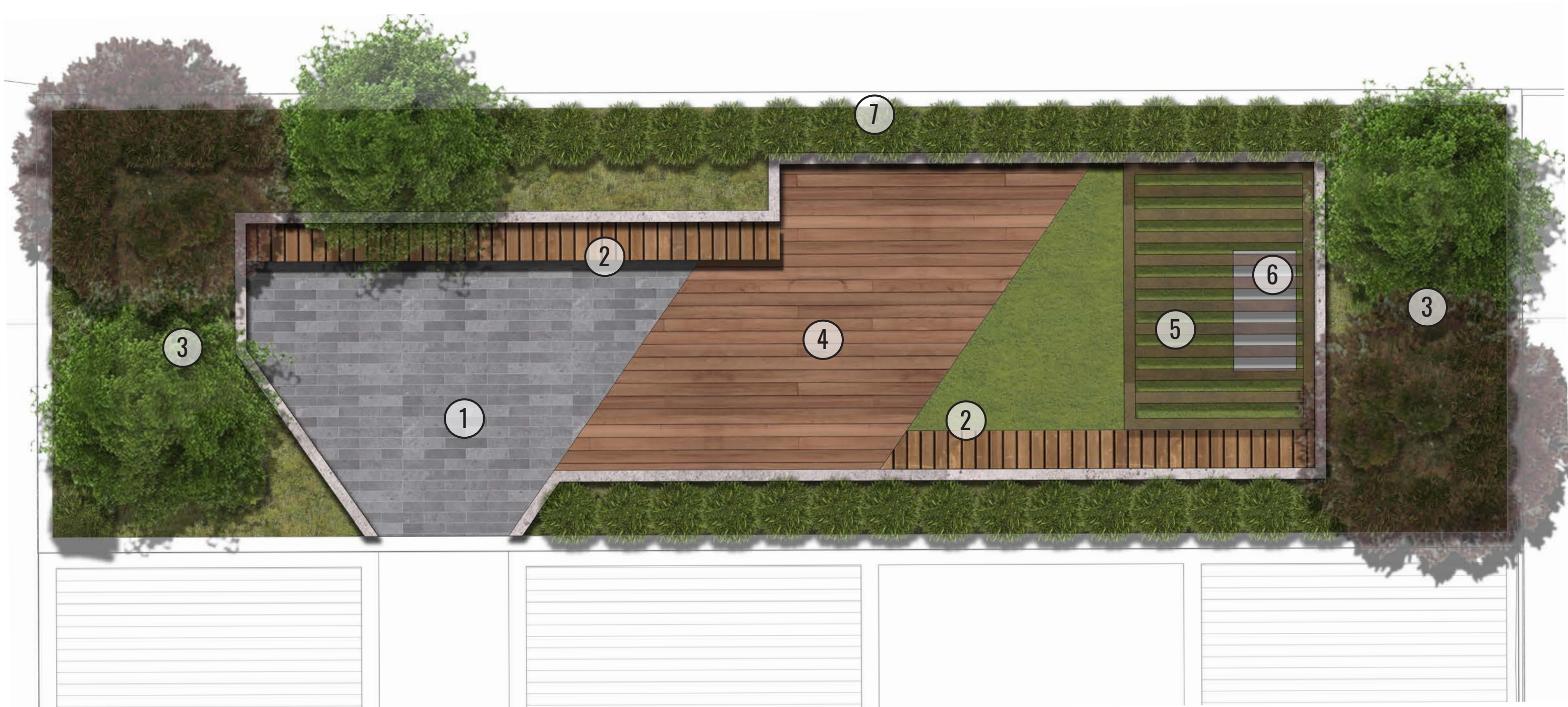
⑬ Proposed Bus Stop/Shelter

⑭ Future Road Widening

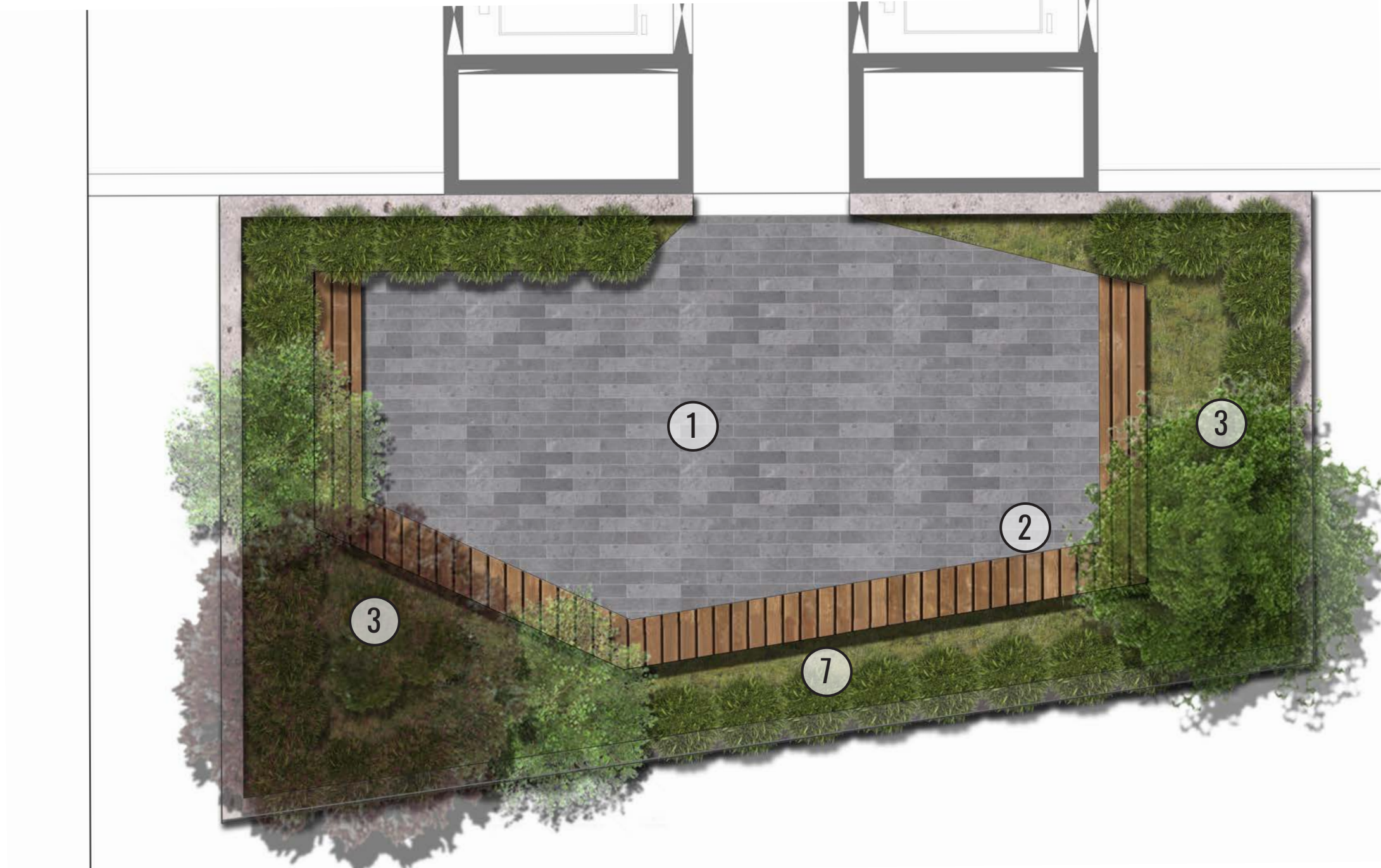


- Legend**

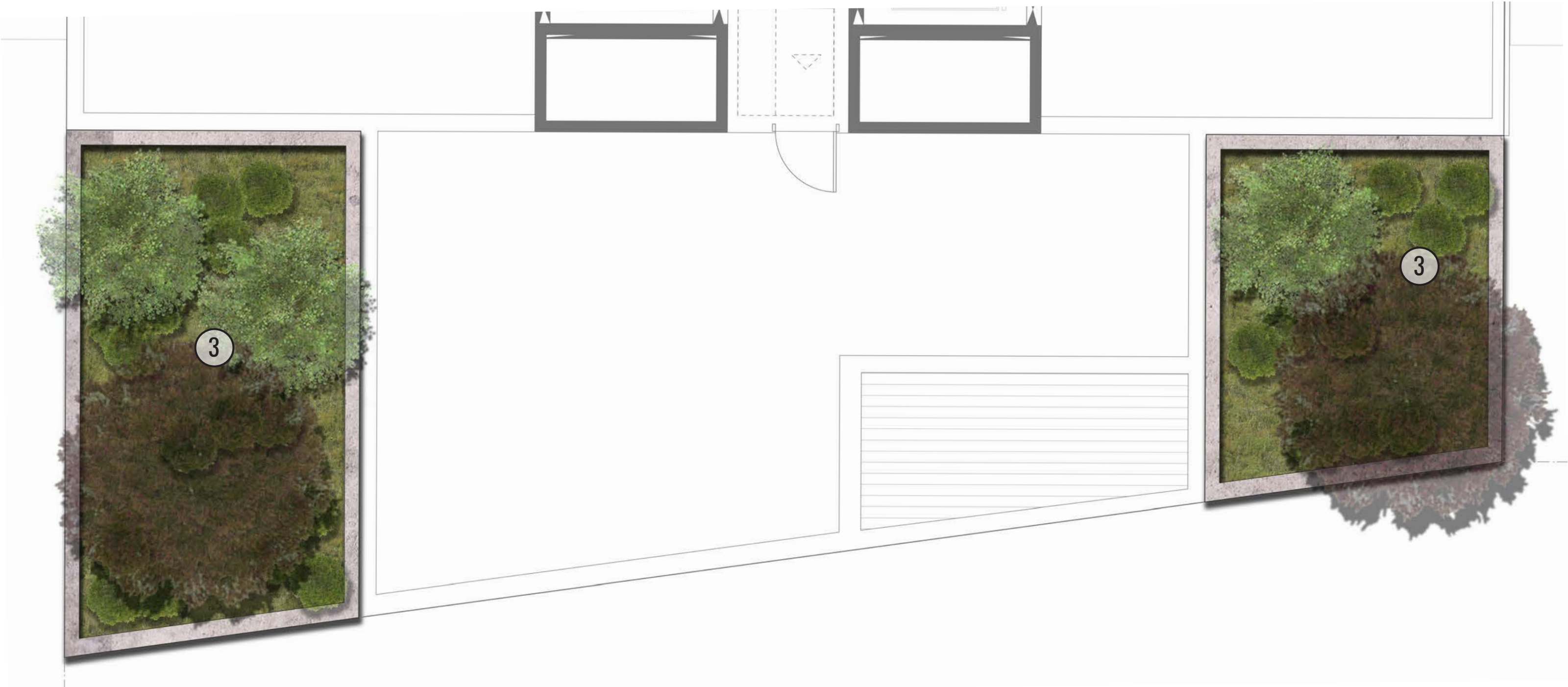
 - ① In-situ concrete platform edge seating to border grass area
 - ② Feature seating along primary path
 - ③ Park amenities including bins, seating, drinking fountain and bike racks
 - ④ Raised grass mounds to focus on internal views and provide passive spaces
 - ⑤ Multi purpose sports field (synthetic turf) to accommodate track, basketball and ball games
 - ⑥ Recycled timber sleeper 'grandstand' seating
 - ⑦ Cafe breakout space to retail units
 - ⑧ Subway Ln, Knight St and Loftus crst frontage, set-backs and landscaping in accordance with Parramatta Road Corridor Urban Transformation Planning and Design Guidelines i.e. large canopy trees
 - ⑨ Sydney Turpentine Ironbark Forest native planting to garden bed areas
 - ⑩ Large turf area for passive and active recreation
 - ⑪ Feature deciduous park trees
 - ⑫ All abilities primary access path with horizontal paving bands
 - ⑬ Make good verge and plant with large canopy trees
 - ⑭ Minimum 2.5m wide pedestrian walkway
 - ⑮ Avenue trees in metal tree grate to soften edge
 - ⑯ Open retail/commercial breakout space to accommodate high pedestrian traffic and gathering
 - ⑰ Outdoor gym equipment over softfall



Level 2 Roof Terrace - Scale 1:50 @ A1



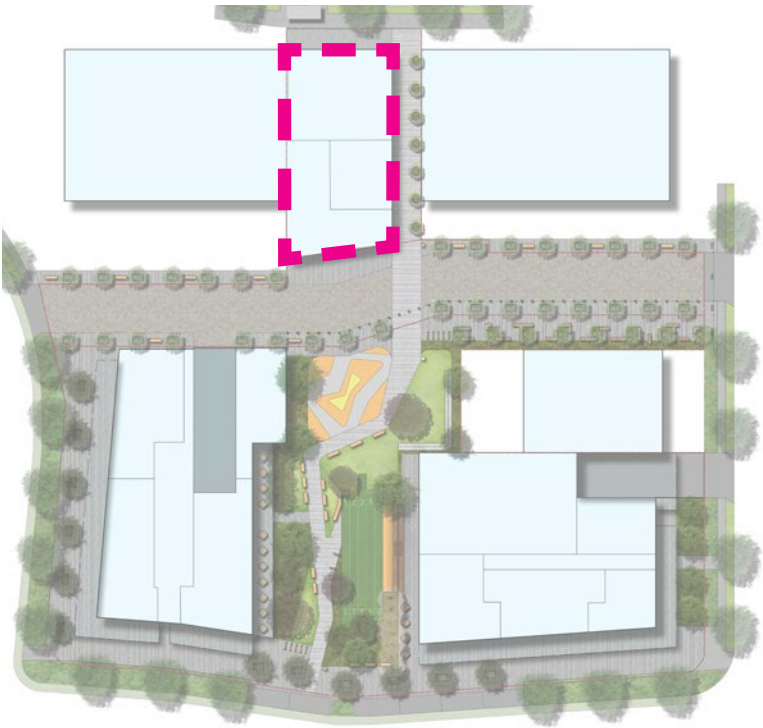
Level 19 Roof Terrace - Scale 1:50 @ A1



Level 2 Roof Terrace - Scale 1:50 @ A1



Level 20 Roof Terrace - Scale 1:50 @ A1



Legend

- ① Stack bond paving
- ② Floating recycled timber sleepers bench seat
- ③ Mixed planting garden bed to include species that tolerate high exposure, wind
- ④ Timber deck
- ⑤ Timber pergola over synthetic turf
- ⑥ BBQ facility
- ⑦ Hedge/screen

Drawing Title:
TERRACE MASTERPLANS

DWG No:

LPP-201

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Architect:



Client:

Demian Property Group

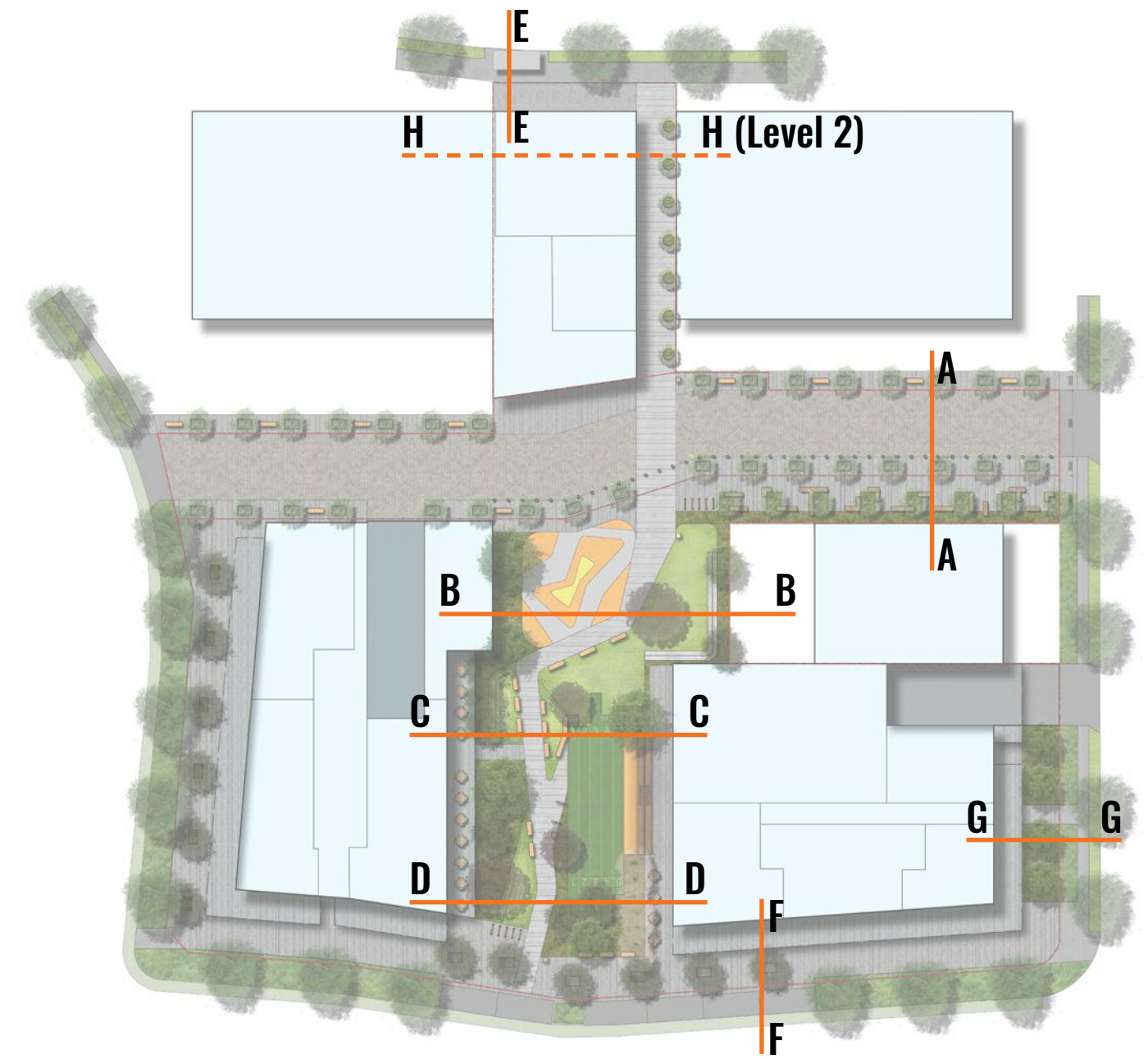
Scale: AS Shown @ A1 Date: 24.08.18 Job Number: 180802 North:
Project: 11-16 Loftus Crst, 2 Subway Ln, 88-92 Parramatta Rd, Homebush, NSW 2140

Revision			Planning Proposal	
Rev	Date	Description	Drawn	Checked
A	24.08.18	Planning Proposal	CL	BG



Section AA

Potential Future Built Form	Softscape	Gathering Zones	Pedestrian Access	Tree Avenue	No Kerb Two-way Shared Zone (Car + Bike + Pedestrian), 10kph Speed Limit	Tree Avenue + Future Road Widening	Potential Future Built Form
	7000	7000	2000				



Sectional Key Plan



Section BB

Loading / Service Bay	Softscape	Outdoor Gym / Workout Space	All Access Path	Open Turf Area	Platform Seating	Softscape	Potential Future Built Form
	7000	7000	2000	2000	2000	7000	

Drawing Title:
LANDSCAPE SECTIONS - 1

DWG No:

LPP-301

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Architect:



Client:

Demian Property Group

Scale: 1:50 @ A1
1:100 @ A3

Date: 24.08.18

Job Number: 180802

North:

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88-92 Parramatta Rd, Homebush, NSW 2140

Revision			Planning Proposal	
Rev	Date	Description	Drawn	Checked
A	24.08.18	Planning Proposal	CL	BG



Section CC

Retail • Commercial Cafe / Break-out Space Softscape • Grass Mound Play All Access Path Mound Play • Seating Multi-purpose Sports Field Grandstand Seating Break-out Space Loading / Service Bay



Section DD

Retail • Commercial Cafe / Break-out Space Softscape • Grass Mound Play All Access Path Softscape • Multi-purpose Sports Field Cafe / Break-out Space Retail • Commercial

Drawing Title:
LANDSCAPE SECTIONS - 2

DWG No:

LPP-302

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Architect:

aleksandar

design group

Client:

Demian Property Group

Scale: 1:50 @ A1
1:100 @ A3

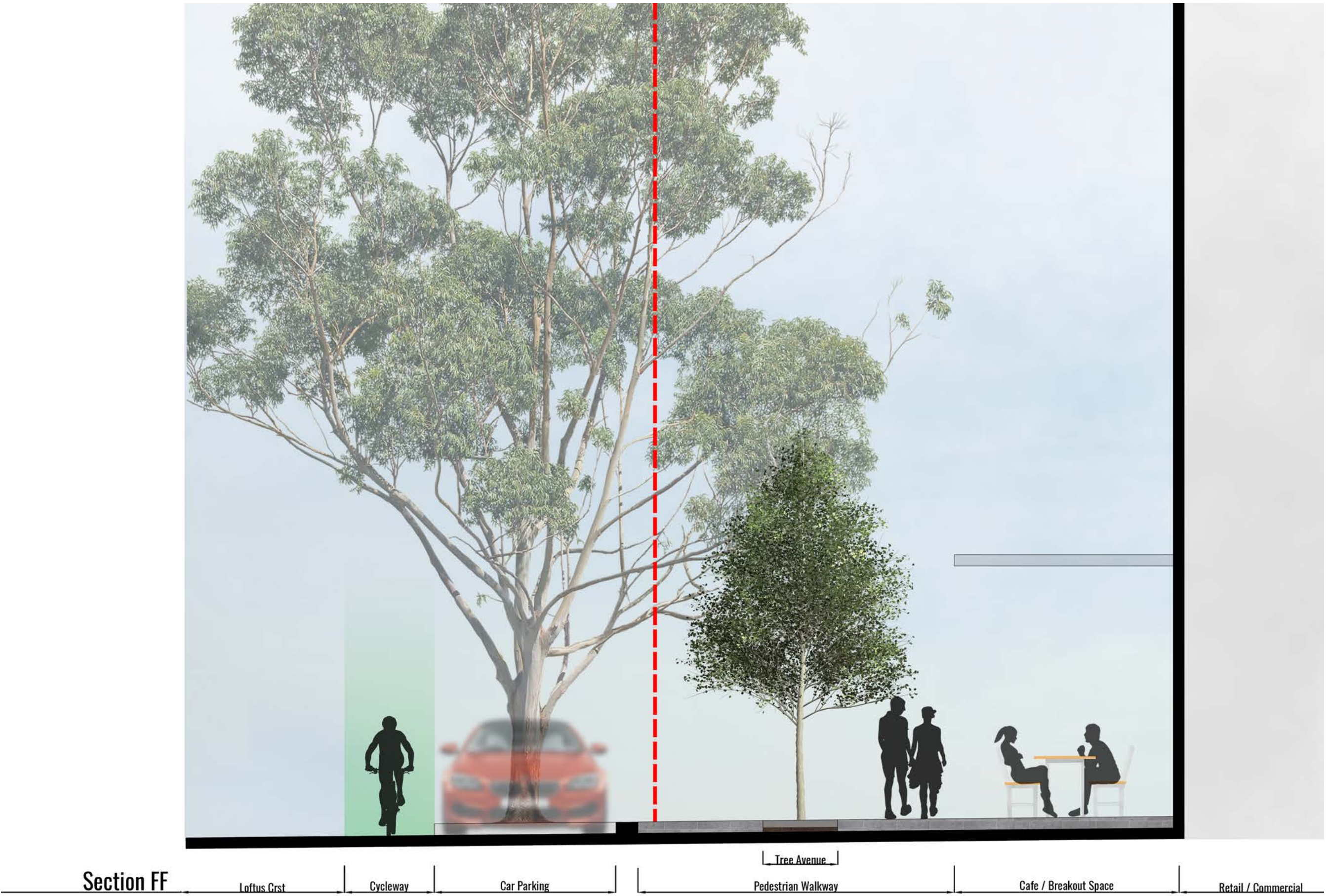
Date: 24.08.18

Job Number: 180802

North:

Project: 11-16 Loftus Crst, 2 Subway Ln,
88-92 Parramatta Rd, Homebush, NSW 2140

Revision			Planning Proposal	
Rev	Date	Description	Drawn	Checked
A	24.08.18	Planning Proposal	CL	BG



Drawing Title:
LANDSCAPE SECTIONS -3
DWG No:

LPP-303

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Architect:
aleksandar
design group

Client:
Demian Property Group

Scale:	Date:	Job Number:	North:	Revision			Planning Proposal	
1:50 @ A1	24.08.18	180802		Rev	Date	Description	Drawn	Checked
1:100 @ A3				A	24.08.18	Planning Proposal	CL	BG
Project: 11-16 Loftus Crst, 2 Subway Ln, 88-92 Parramatta Rd, Homebush, NSW 2140								



Timber 'grandstand' seating



Shared zone with paving bands + avenue tree planting



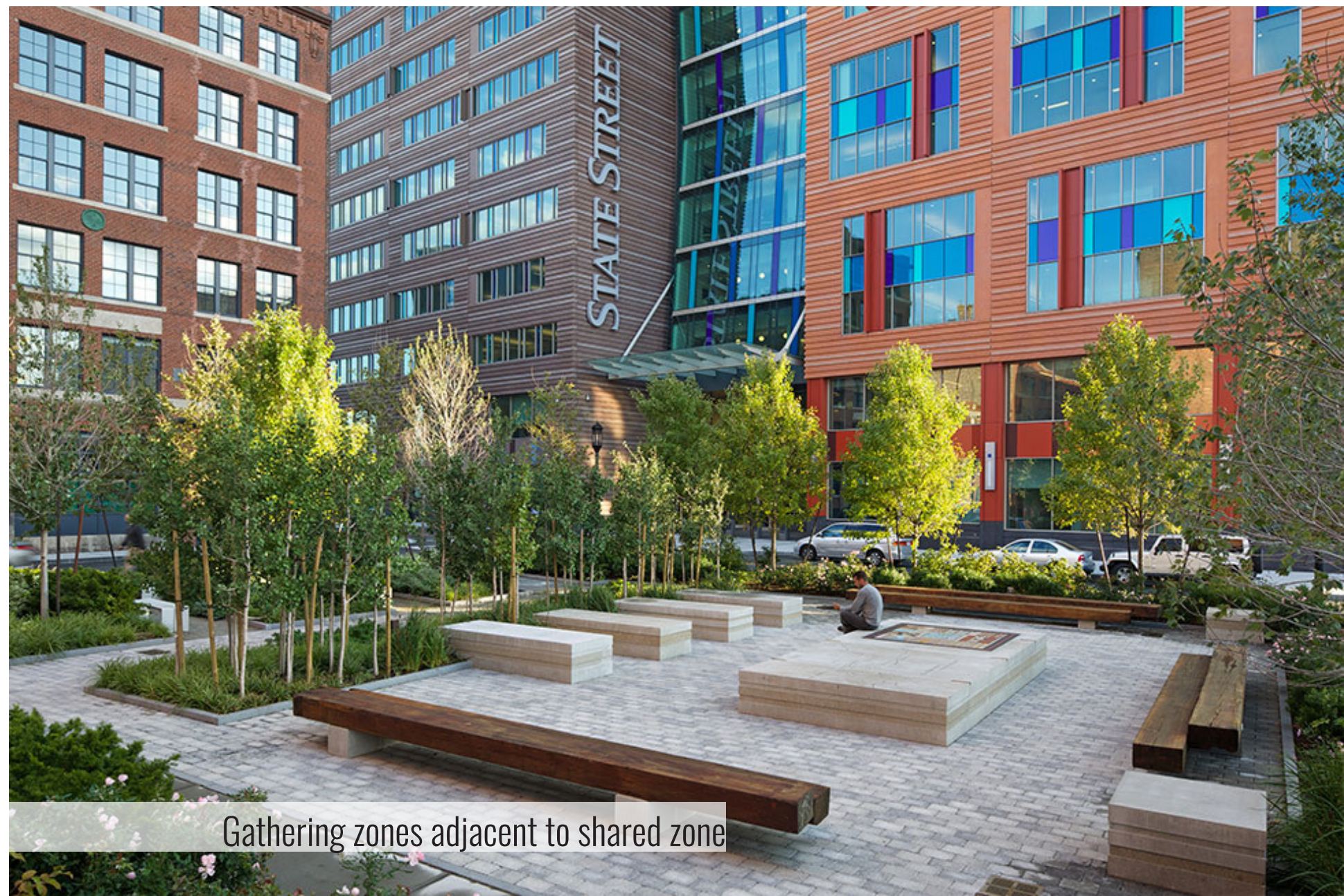
Mound seating options



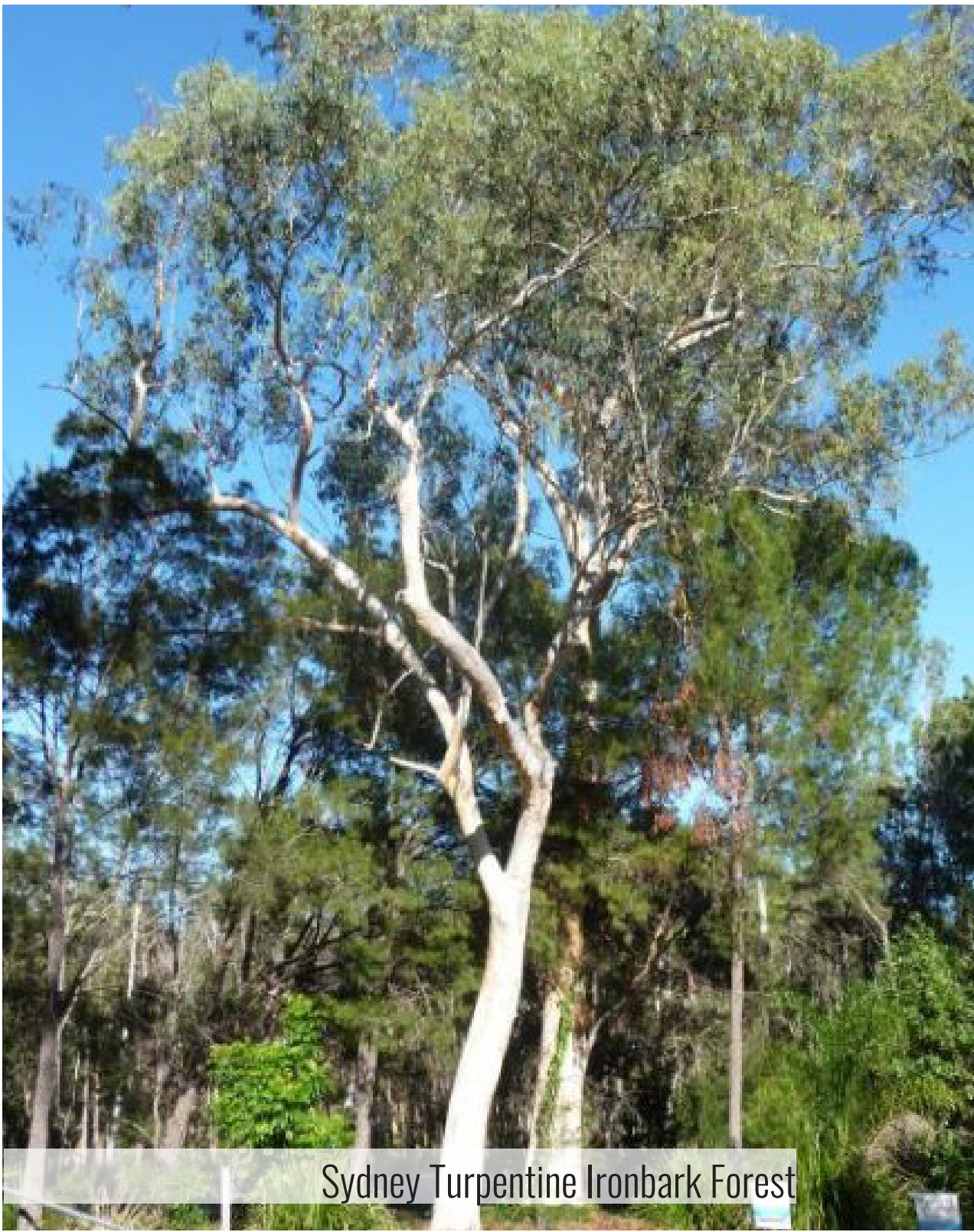
Synthetic turf multi purpose sports field



Outdoor gym equipment over softfall



Gathering zones adjacent to shared zone



Sydney Turpentine Ironbark Forest



Paving treatment



Primary path with grass mounds



Passive recreation in open grass



Shared zone

Drawing Title:
PRECEDENT IMAGES

DWG No:

LPP-401

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