

PROJECT

304-322 MAIN STREET LILYDALE VIC 3140

STAGE

TOWN PLANNING
RFI SUBMISSION

REV

D

DATE

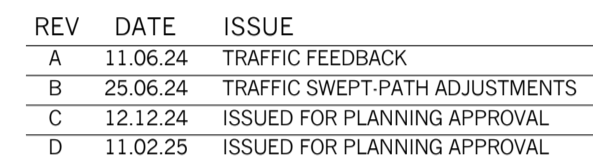
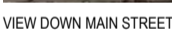
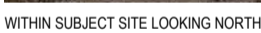
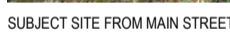
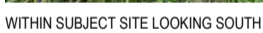
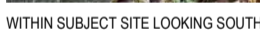
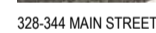
11/02/25

STAGE
TOWN PLANNING RFI
REV A

PROJECT
P21042 - 304-322 MAIN STREET
LILYDALE VIC 3140

Pitch Architecture + Design
47 Coppin St Richmond VIC 3121
pitchAD.com.au 03 9046 2811
info@pitchAD.com.au

NORTH POINT

[illegible]

JOB NO. _____
P21042

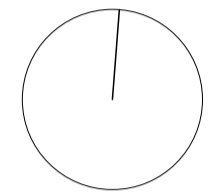
DRAWING NO.

TP1-101

STAGE REVISION
TP **D**



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NORTH POINT

REV	DATE	ISSUE
A	11.06.24	TRAFFIC FEEDBACK
B	25.06.24	TRAFFIC SWEEP-PATH ADJUSTMENTS
C	12.12.24	ISSUED FOR PLANNING APPROVAL
D	11.02.25	ISSUED FOR PLANNING APPROVAL

[illegible]

PROJECT

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO.

P21042

SCALE	DATE
1:250 @ A1	11/02/25
1:500 @ A3	

DRAWING NO.

TP1-102

DRAWING NAME

EXISTING SITE & SURVEY
PLAN

STAGE _____ REVISION _____

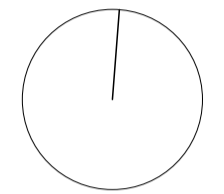
TP **D**



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[illegible]

	TEMPORARY BENCH MARK		TRAFFIC SIGNAL PIT
	EX. SURFACE LEVEL		ELECTRICITY POLE
	EX. SURFACE CONTOUR		ELECTRICITY PIT
	TREE		TELECOMMUNICATION PIT
	SIDE ENTRY PIT		STOP VALVE
	GRADED PIT		FIRE HYDRANT
	JUNCTION PIT		EASEMENT
	SIGNS		
	TRAFFIC SIGNAL POLE		

 DEMOLITION

PROJECT

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO. _____

P21042

SCALE	DATE
1:250 @ A1	11/02/25
1:500 @ A3	

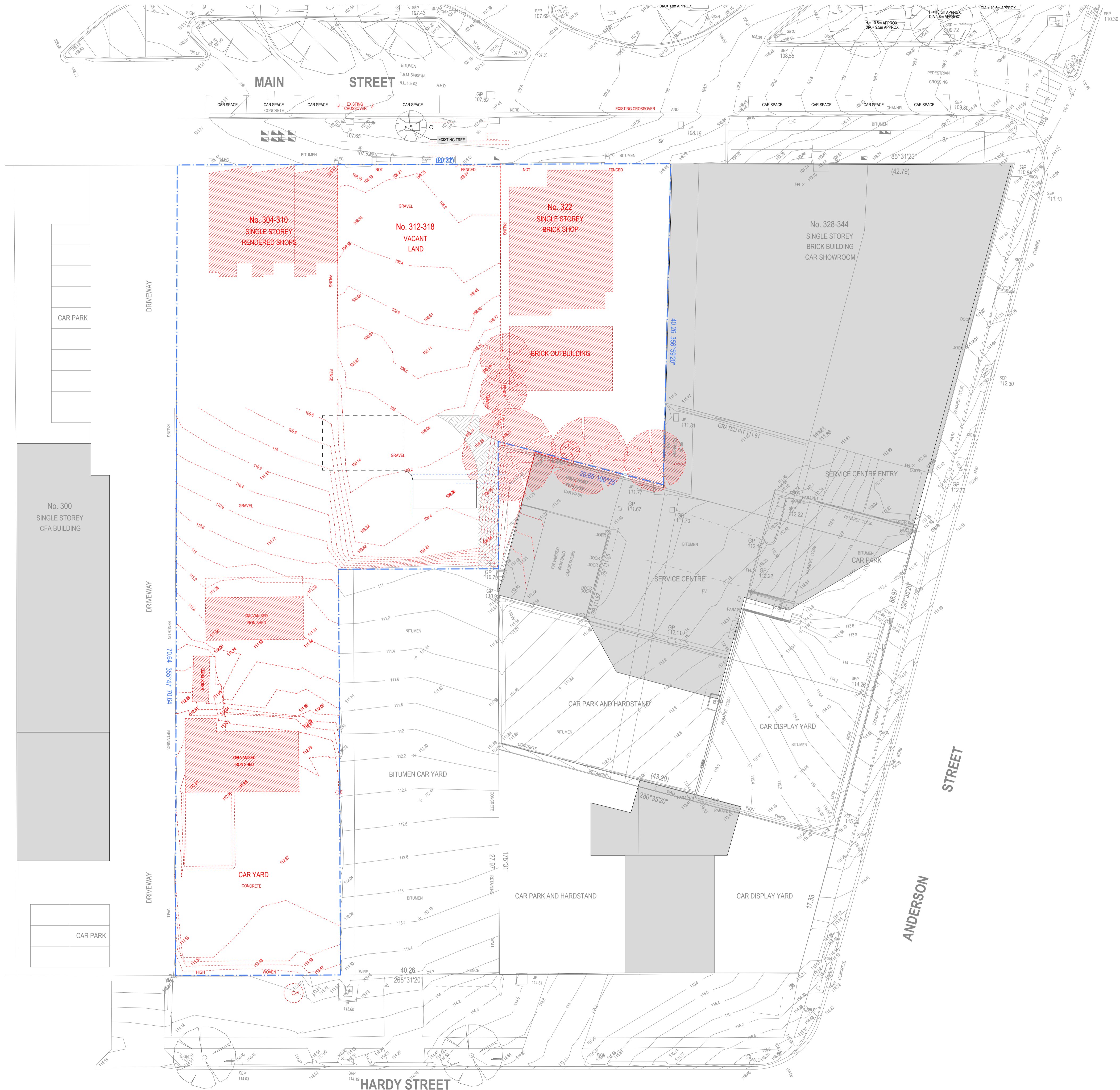
DRAWING NO.

TP2-101

DRAWING NAME

DEMOLITION PLAN

STAGE TP REVISION D

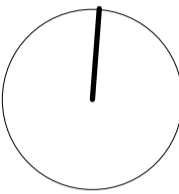


Pitch

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TOWN PLANNING RFI

PROJECT

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO.

P21042

SCALE

1:250 @ A1
1:500 @ A3

DATE

11/02/25

DRAWING NO.

TP3-101

DRAWING NAME

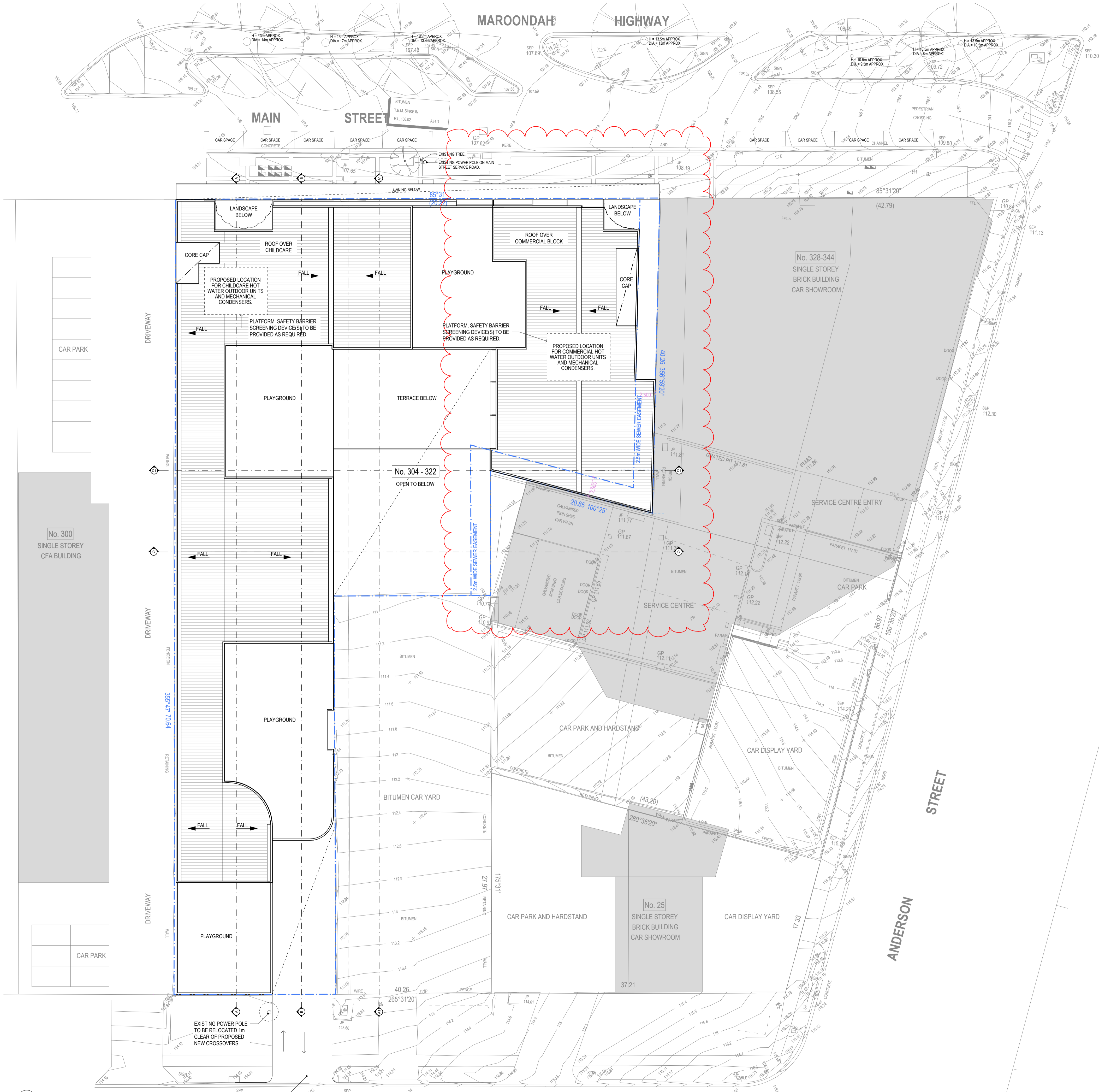
PROPOSED SITE & ROOF
PLAN

STAGE

TP

REVISION

D



GENERAL NOTES

1. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING CONSULTANTS DOCUMENTATION AND REPORTS:
- LANDSCAPE DESIGN DRAWINGS, PREPARED BY PITCH AD.
- ESD REPORT, PREPARED BY LID CONSULTING.
- WASTE MANAGEMENT PLAN, PREPARED BY MOVENDO.
- TRAFFIC IMPACT ASSESSMENT REPORT, PREPARED BY MOVENDO.

2. ALL INTERNAL LAYOUTS ARE SHOWN IN PRINCIPLE AND MAY BE SUBJECT TO ALTERATIONS IN ACCORDANCE TO THE OPERATIONAL AND/OR FUNCTIONAL REQUIREMENTS OF THE APPOINTED TENANCY OPERATOR.

3. DRAWINGS ARE SUBJECT TO COORDINATION WITH THE RELEVANT CONSULTANTS (STRUCTURAL, SERVICES, ETC.) PRIOR TO COMMENCEMENT OF DEVELOPMENT. STRUCTURAL COLUMNS SHOWN IN CARPARK AREA ARE INDICATIVE ONLY. DETAILS AND SPECIFICATIONS TO BE PROVIDED BY APPOINTED STRUCTURAL ENGINEER.

ESD INITIATIVES

- 3000 LITRE RAINWATER TANK TO BE PROVIDED. REFER TO GROUND FLOOR PLAN FOR LOCATION OF TANKS ABOVE GROUND. TANKS TO BE CONNECTED TO LANDSCAPE IRRIGATION AND TOILET FLUSHING SYSTEMS.
- MINIMUM 150% BANGGARDEN IS PROVIDED WITHIN THE DEVELOPMENT. REFER TO LANDSCAPE DESIGN DRAWINGS PREPARED BY PITCH AD FOR FURTHER DETAILS.
- OPERABLE PIVOTING SUN SHADE DEVICES ARE PROVIDED TO PORTION OF THE NORTH AND INTERNAL WEST FACING ELEVATION. REFER TO FLOOR PLANS FOR LOCATIONS.
- WHERE POSSIBLE AND OPTIMAL, WINDOWS ARE TO BE OPENABLE TO ENCOURAGE CROSS VENTILATION. REFER TO ELEVATIONS AND SECTION DRAWINGS FOR FURTHER INFO ON OPERABLE PORTIONS.
- HEATING/COOLING TO BE DELIVERED VIA EFFICIENT ELECTRIC INVERTER A/C HEAT PUMP UNITS IN ACCORDANCE WITH THE ESD REPORT. CHILDCARE TENANCY SHOWN WITH ELECTRIC INVERTER BUT SYSTEM UNITS INDICATIVELY.
- IT IS ASSUMED COMMERCIAL TENANCIES WITH THE POTENTIAL OF COLD SHELL DELIVERY AND COMMON AREAS (ie. FOYERS, LOBBIES, CORRIDORS etc.) WILL BE PROVIDED WITH THE FLEXIBILITY OF CONNECTION TO A CENTRAL HEATING/COOLING SYSTEM OR SPLIT SYSTEM UNITS WHICHEVER IS DEEMED SUITABLE.
- BEST ENERGY EFFICIENCY COMMITMENTS REQUIRE HEATING AND COOLING SYSTEMS EFFICIENCY TO BE OF THE BEST 15% OF AVAILABLE PRODUCTS WITHIN A CERTAIN SIZE RANGE, OR WITHIN 1 STAR OF THE BEST AVAILABLE RELEVANT SYSTEM.
- CONDENSER UNITS ARE SHOWN ON PLANS INDICATIVE ONLY. DETAILED SPECIFICATION TO BE PROVIDED BY MECHANICAL SERVICES CONSULTANT FOR THE DEVELOPMENT.
- HOT WATER SYSTEMS TO BE PROVIDED IN ACCORDANCE TO RECOMMENDATIONS OF THE ESD REPORT.
- BICYCLE STORAGE RACKS TO BE PROVIDED.
- EV CHARGING POINTS TO BE PROVIDED. REFER TO FLOOR PLANS FOR LOCATIONS.

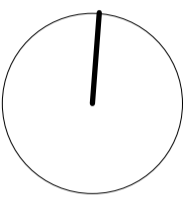
DEVELOPMENT SCHEDULE	
SITE AREA	3,829.9m²
TOTAL GFA	8,057.48m²
GROUND FLOOR	3,345.33m ²
FIRST FLOOR (COLD SHELL)	2,852.78m ²
SECOND FLOOR	1,859.37m ²
CHILDCARE INTERIOR	1,313.98m²
GROUND FLOOR	39.25m ²
SECOND FLOOR	1,274.73m ²
CHILDCARE EXTERIOR	917.29m²
SECOND FLOOR	
PLAYGROUND 01	227.71m ²
PLAYGROUND 02	254.00m ²
PLAYGROUND 03	286.59m ²
PLAYGROUND 04	168.99m ²
COMMERCIAL	3,270.56m²
GROUND FLOOR	1,414.78m ²
COMMERCIAL 01	288.61m ²
COMMERCIAL 02	262.76m ²
COMMERCIAL 03	286.85m ²
COMMERCIAL 04	404.01m ²
COMMERCIAL 05	165.59m ²
FIRST FLOOR	1,265.68m ²
COMMERCIAL 06	1,265.68m ²
SECOND FLOOR	570.10m ²
COMMERCIAL 07	570.10m ²
CAR PARK	3,077.39m²
GROUND FLOOR	1,528.29m ²
FIRST FLOOR	1,549.10m ²
CAR PARK ANALYSIS - TBC	
TOTAL CARS PROVIDED	41-46 + 87 BAYS
BICYCLES PROVIDED	20 BAYS

Pitch

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TOWN PLANNING RFI

PROJECT

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO.

P21042

SCALE

1:250 @ A1
1:500 @ A3

DATE

11/02/25

DRAWING NO.

TP3-102

DRAWING NAME

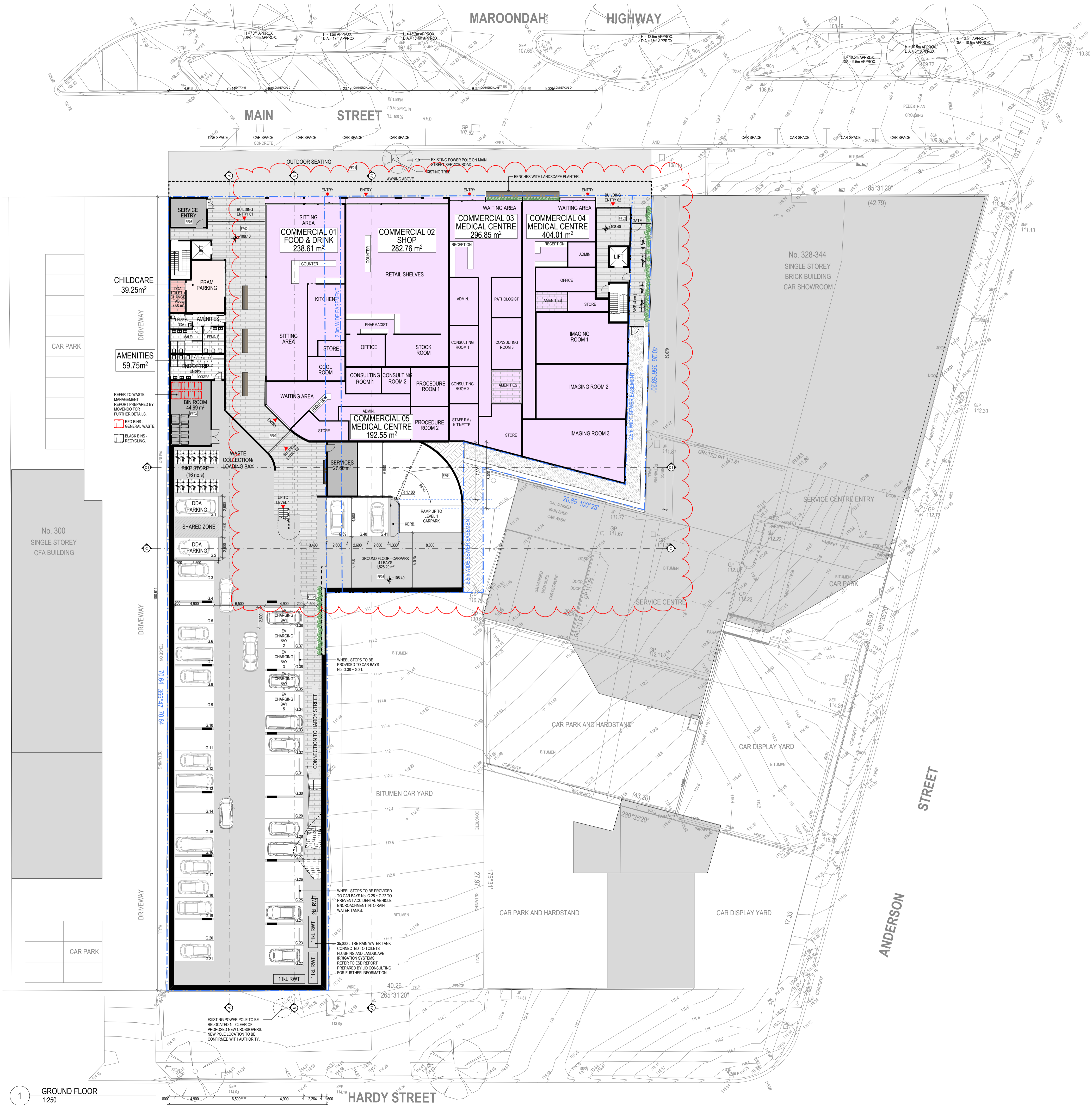
PROPOSED GROUND
FLOOR PLAN

STAGE

TP

REVISION

D

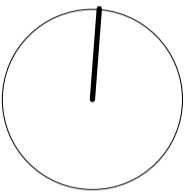


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JOB NO.

P21042

SCALE

1:250 @ A1

1:500 @ A3

DATE

11/02/25

DRAWING NO.

TP3-103

DRAWING NAME

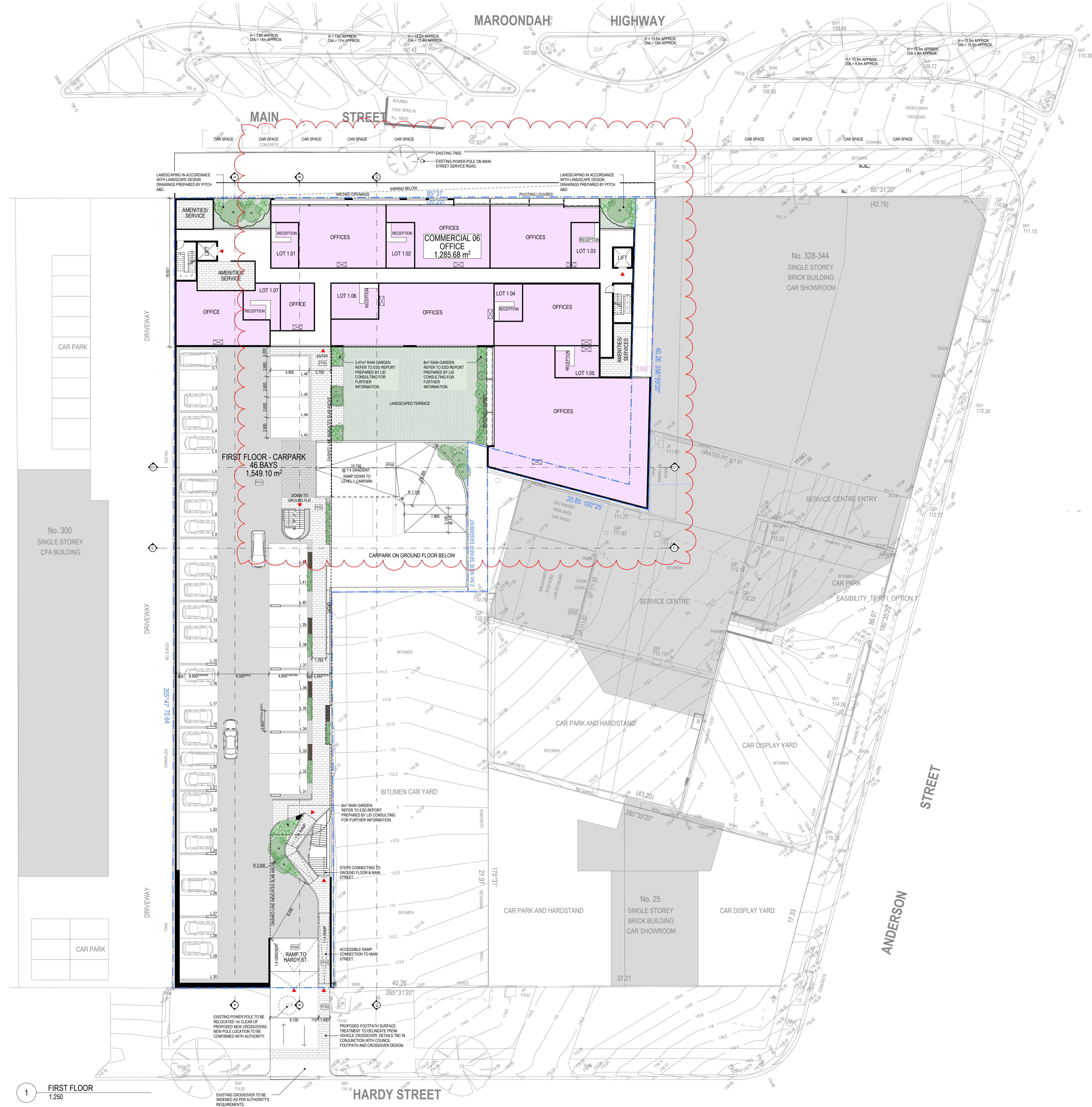
PROPOSED FIRST FLOOR
PLAN

STAGE

TP

REVISION

D



GENERAL NOTES

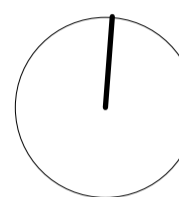
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ESD WITH NOTES:

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- MINIMUM 100% BANGGARDEN IS PROVIDED WITHIN THE DEVELOPMENT. REFER TO LANDSCAPE DESIGN DRAWINGS PREPARED BY PITCH A&D FOR FURTHER DETAILS.
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- EV CHARGING POINTS TO BE PROVIDED. REFER TO FLOOR PLANS FOR LOCATIONS.

DEVELOPMENT SCHEDULE	
SITE AREA	3,829.9m²
TOTAL GFA	8,057.48m²
GROUND FLOOR	3,345.33m ²
FIRST FLOOR (COLD SHELL)	2,852.78m ²
SECOND FLOOR	1,859.37m ²
CHILDCARE INTERIOR	1,313.98m²
GROUND FLOOR	39.25m ²
SECOND FLOOR	1,274.73m ²
CHILDCARE EXTERIOR	917.29m²
SECOND FLOOR	
PLAYGROUND 01	227.71m ²
PLAYGROUND 02	224.00m ²
PLAYGROUND 03	286.59m ²
PLAYGROUND 04	168.99m ²
COMMERCIAL	3,270.56m²
GROUND FLOOR	1,414.78m ²
COMMERCIAL 01	288.61m ²
COMMERCIAL 02	262.76m ²
COMMERCIAL 03	286.85m ²
COMMERCIAL 04	404.01m ²
COMMERCIAL 05	165.59m ²
FIRST FLOOR	1,265.68m ²
COMMERCIAL 06	1,265.68m ²
SECOND FLOOR	570.10m ²
COMMERCIAL 07	570.10m ²
CAR PARK	3,077.39m²
GROUND FLOOR	1,528.29m ²
FIRST FLOOR	1,549.10m ²
CAR PARK ANALYSIS - TBC	
TOTAL CARS PROVIDED	41+46 = 87 BAYS
BICYCLES PROVIDED	20 BAYS

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NORTH POINT

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PROJECT

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO.

P21042

<u>SCALE</u>	<u>DATE</u>
1:250 @ A1	11/
1:500 @ A3	

DRAWING NO.

TP3-104

DRAWING NAME

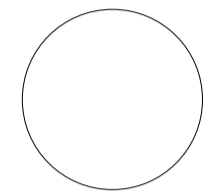
PROPOSED SECOND FLOOR PLAN

STAGE
TP
REVISION
D[illegible]

DEVELOPMENT SCHEDULE	
SITE AREA	3,828.00^{ac}
TOTAL GFA	8,057.48^{sq}
FIRST FLOOR (GROSS SHEL)	3,246.33 ^{sq}
SECOND FLOOR	1,888.37 ^{sq}
CHILDCARE INTERIOR	1,531.88^{sq}
FIRST FLOOR (GROSS SHEL)	1,274.73 ^{sq}
SECOND FLOOR	
CHILDCARE EXTERIOR	917.29^{sq}
SECOND FLOOR	
PLAYGROUND 01	227.11 ^{sq}
PLAYGROUND 02	266.56 ^{sq}
PLAYGROUND 03	186.59 ^{sq}
PLAYGROUND 04	266.56 ^{sq}
COMMERCIAL	2,970.95^{sq}
COMMERCIAL 01	1,414.78 ^{sq}
COMMERCIAL 02	238.17 ^{sq}
COMMERCIAL 03	266.56 ^{sq}
COMMERCIAL 04	266.56 ^{sq}
COMMERCIAL 05	192.58 ^{sq}
FIRST FLOOR	1,256.49^{sq}
COMMERCIAL 06	266.56 ^{sq}
SECOND FLOOR	376.46^{sq}
COMMERCIAL 07	370.12 ^{sq}
CAR PARK	3,077.33^{sq}
GROUND FLOOR	1,528.26 ^{sq}
FIRST FLOOR	1,549.07 ^{sq}
CAR PARK ANALYSIS - TBC	
TOTAL CARS PROVIDED	41-49 @ 80 BAYS
BICYCLES PROVIDED	20 @ 20 BAYS

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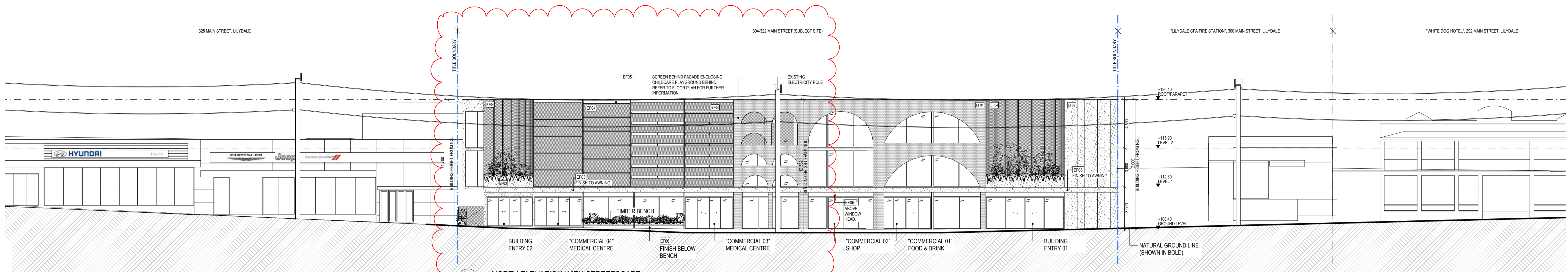
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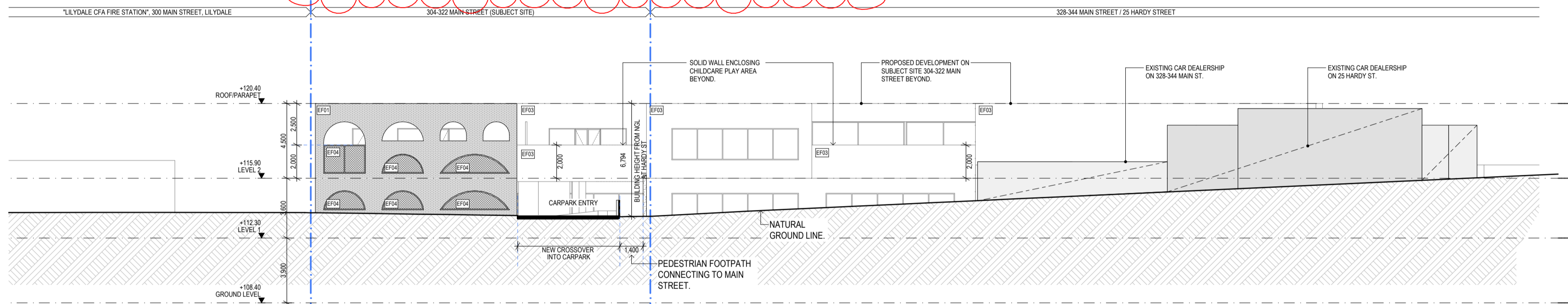
TP4-101

STAGE	REVISION
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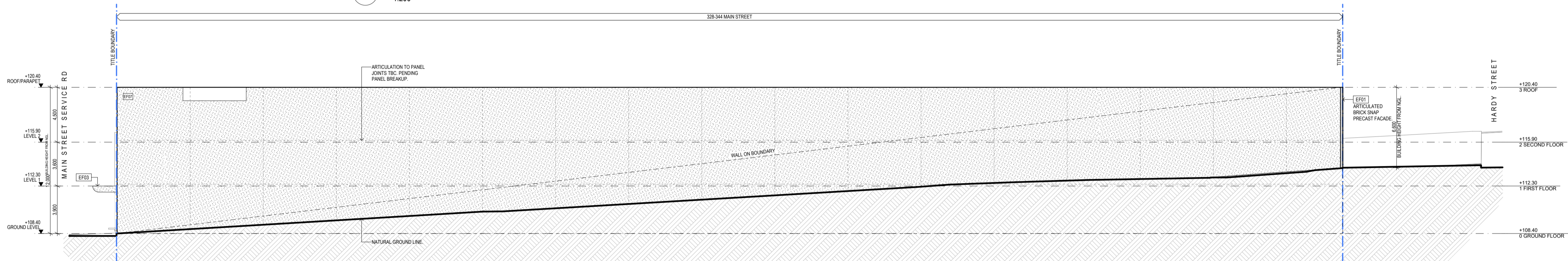
TP	D
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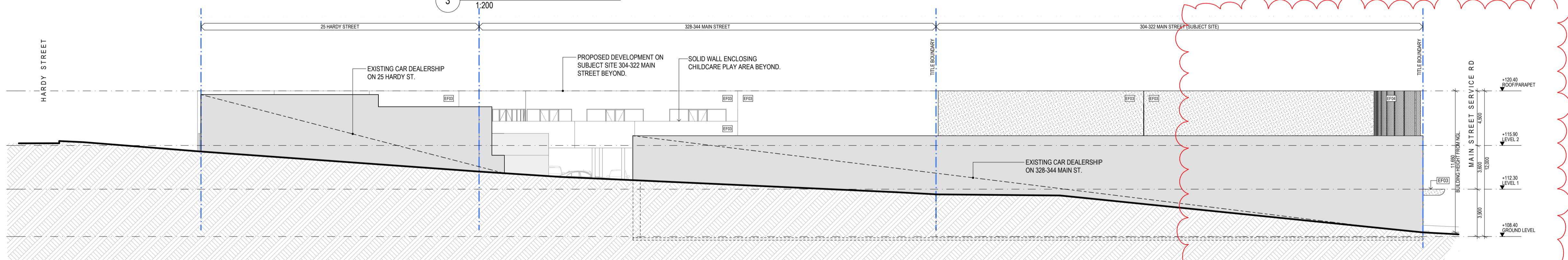
1 NORTH ELEVATION WITH STREETSCAPE
1:200



2 SOUTH ELEVATION WITH STREETSCAPE
1:200



3 WEST ELEVATION
1:200

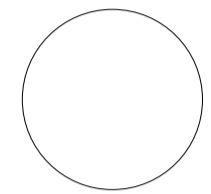


4 EAST ELEVATION
1:200

EF01	RED BRICK	EF06	PAINT/RENDER
EF02	PRECAST CONCRETE		MONUMENT
	NATURAL FINISH	EF07	PRECAST (GENERAL)
	FLUTED PROFILE	FF01	SELECTED PAVING
EF03	RENDER/PAINT FINISH	FF02	SELECTED TILE
	LIGHT GREY	FF03	CONCRETE - NATURAL
EF04	PERFORATED METAL	FF04	CONCRETE - BRUSHED
	SCREEN		
EF05	POWDERCOAT/COLORBOND		
	MONUMENT		

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PROJECT
304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO. _____
P21042

SCALE	DATE
1:200 @ A1	11/02/25

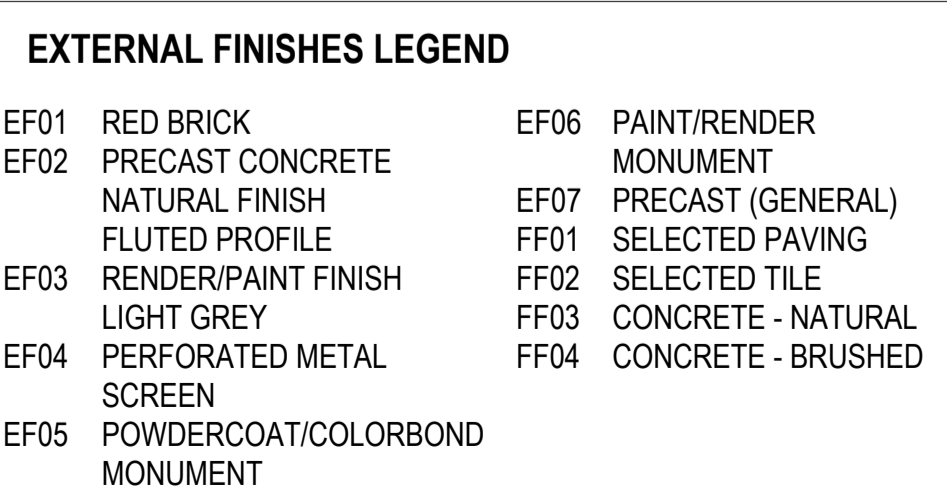
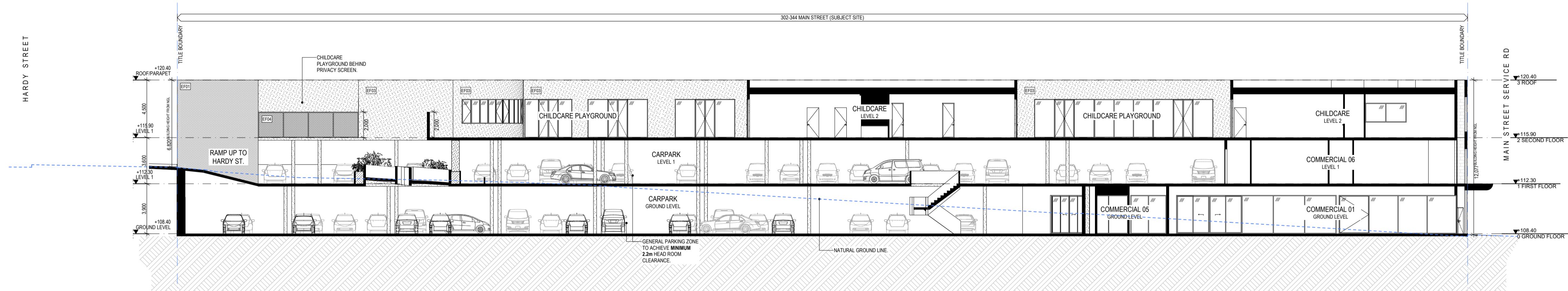
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TP4-102

DRAWING NAME _____

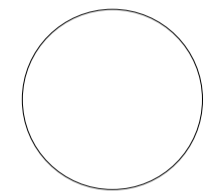
SECTIONS _____

STAGE TP REVISION D



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NORTH POINT

REV	DATE	ISSUE
A	11.06.24	TRAFFIC FEEDBACK
B	25.06.24	TRAFFIC SWEEP PATH ADJUSTMENTS
C	12.12.24	ISSUED FOR PLANNING APPROVAL
D	11.02.25	ISSUED FOR PLANNING APPROVAL

PROJECT _____

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO. _____

P21042

SCALE _____ DATE _____

1:250 @ A1 11/02/25

1:500 @ A3

DRAWING NO. _____

TP5-102

DRAWING NAME

RENDERS

STAGE REVISION

TP	D
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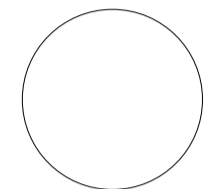


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NORTH POINT



REV	DATE	ISSUE
A	11.06.24	TRAFFIC FEEDBACK
B	25.06.24	TRAFFIC SWEEP PATH ADJUSTMENTS
C	12.12.24	ISSUED FOR PLANNING APPROVAL
D	11.02.25	ISSUED FOR PLANNING APPROVAL

[illegible]

PROJECT

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO. _____

P21042

SCALE _____ DATE _____

1:250 @ A1 11/02/25

1:500 @ A3

DRAWING NO.

TP5-103

DRAWING NAME

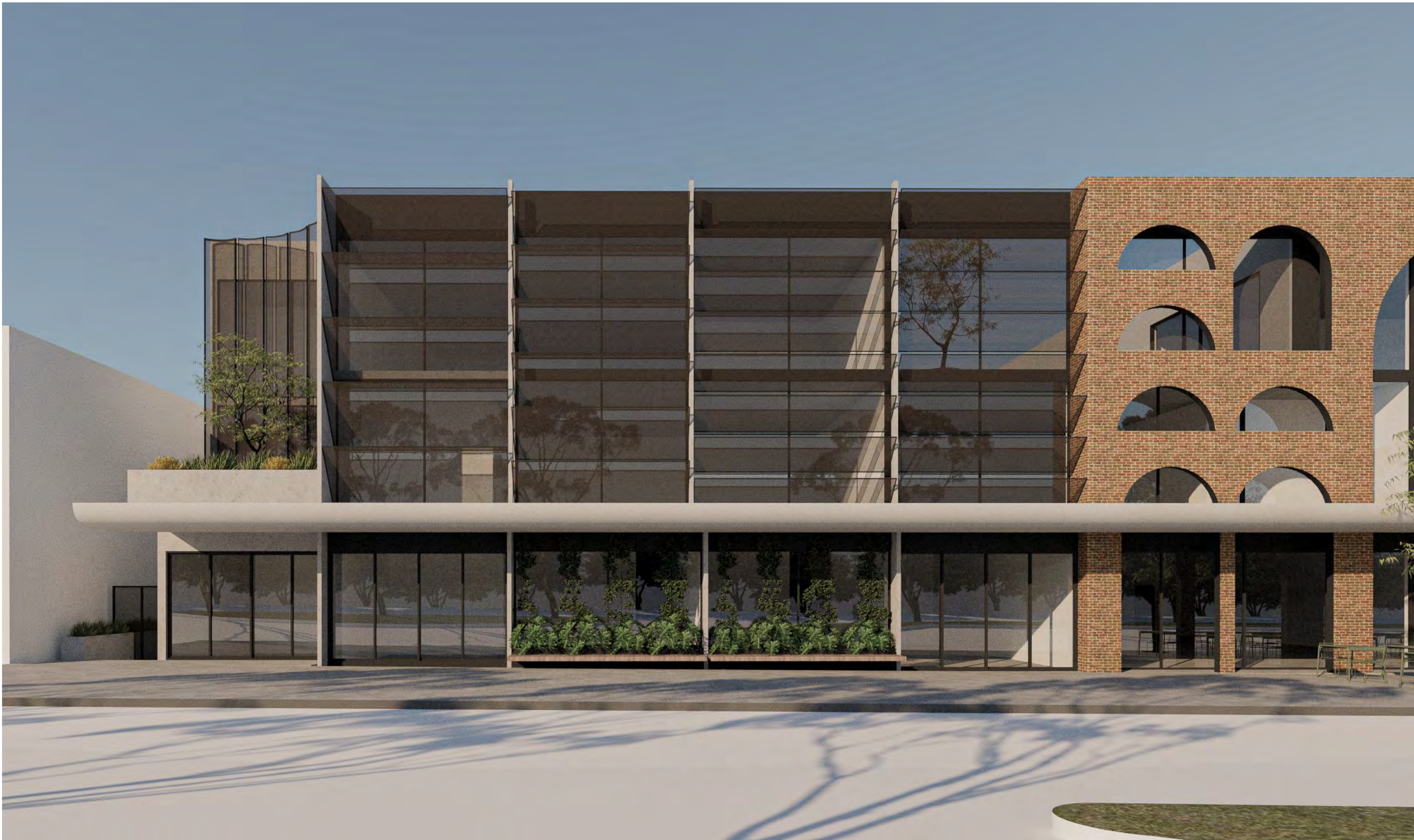
RENDERS

STAGE

TP

REVISION

D

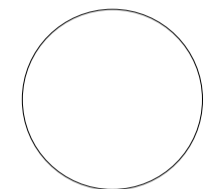


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D	11.02.25	ISSUED FOR PLANNING APPROVAL



PROJECT

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO.

P21042

SCALE

DATE _____

1:250 @ A1

11/02/25

1:500 @ A3

DRAWING NO.

TP5-104

DRAWING NAME

RENDERS

STAGE

TP

REVISION

D

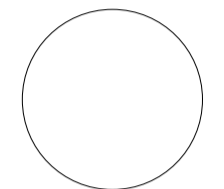


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PROJECT

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO. _____

P21042

SCALE

1:250 @ A1

DATE _____

11/02/25

1:500 @ A3

DRAWING NO.

TP5-105

DRAWING NAME

RENDERS

STAGE

TP

REVISION

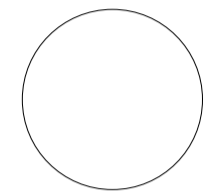
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PROJECT _____

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO.

P21042

SCALE _____ DATE _____

1:250 @ A1 11/02/25

1:500 @ A3

DRAWING NO.

TP5-106

DRAWING NAME

RENDERS

STAGE

TP

REVISION

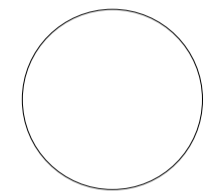
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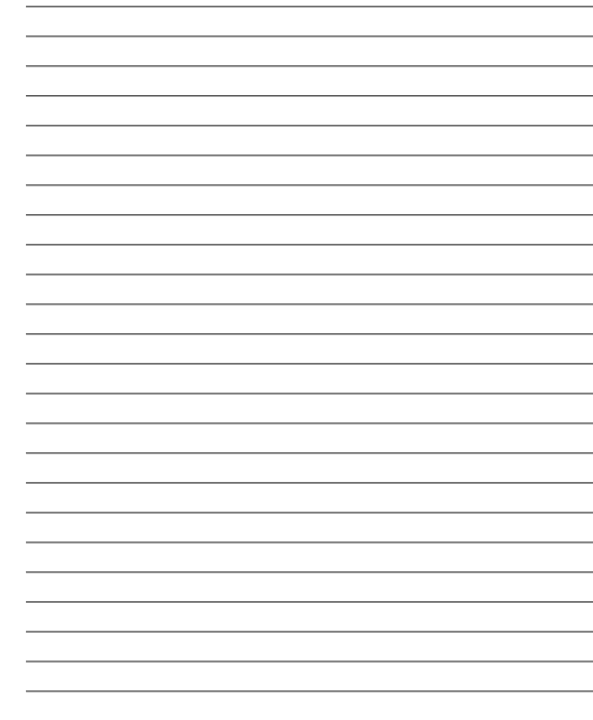
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D	11.02.25	ISSUED FOR PLANNING APPROVAL



PROJECT _____

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO.

P21042

SCALE	DATE
1:250 @ A1	11/02/25
1:500 @ A3	

DRAWING NO.

TP5-107

DRAWING NAME

RENDERS

STAGE _____ REVISION _____

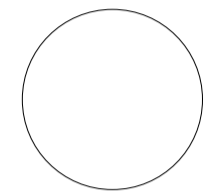
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D	11.02.25	ISSUED FOR PLANNING APPROVAL



PROJECT _____

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO. _____

P21042

SCALE _____ DATE _____

1:250 @ A1 11/02/25

1:500 @ A3

DRAWING NO.

TP5-108

DRAWING NAME

RENDERS

STAGE

TP

REVISION

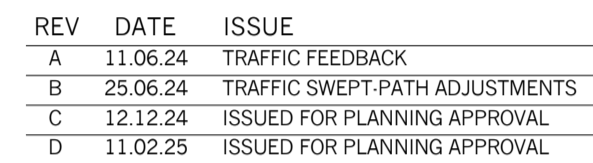
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NORTH POINT



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PROJECT

JOB NO. _____

P21042

SCALE _____ DATE _____

1:250 @ A1 11/02/25

1:500 @ A3

DRAWING NO. _____

TP5-109

DRAWING NAME

RENDERS

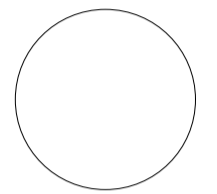
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[illegible]

PROJECT

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO.

P21042

SCALE _____ DATE _____

1:250 @ A1 11/02/25

1:500 @ A3

DRAWING NO.

TP5-110

DRAWING NAME

3D VISUALISATIONS

STAGE REVISION

TP

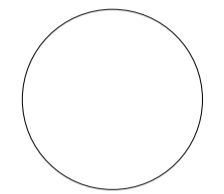
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[illegible]

PROJECT _____

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO. _____

P21042

SCALE _____ DATE _____

1:250 @ A1 11/02/25

1:500 @ A3

DRAWING NO.

TP5-111

DRAWING NAME

3D VISUALISATIONS

STAGE

TP

REVISION

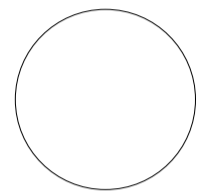
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NORTH POINT

REV	DATE	ISSUE
A	11.06.24	TRAFFIC FEEDBACK
B	25.06.24	TRAFFIC SWEEP-PATH ADJUSTMENTS
C	12.12.24	ISSUED FOR PLANNING APPROVAL
D	11.02.25	ISSUED FOR PLANNING APPROVAL

[illegible]

PROJECT _____

304-322 MAIN STREET
LILYDALE VIC 3140

JOB NO.

P21042

SCALE	DATE
1:250 @ A1	11/02/25
1:500 @ A3	

DRAWING NO.

TP5-112

DRAWING NAME

3D VISUALISATIONS

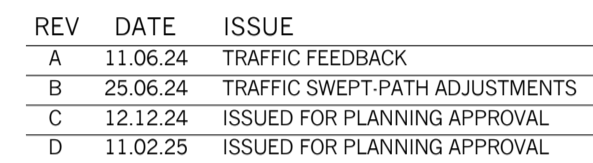
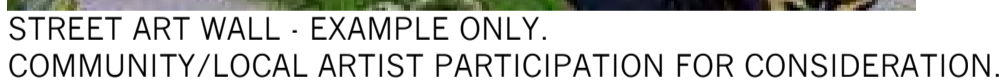
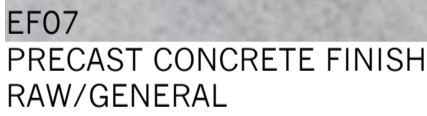
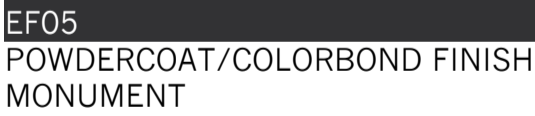
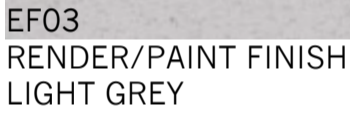
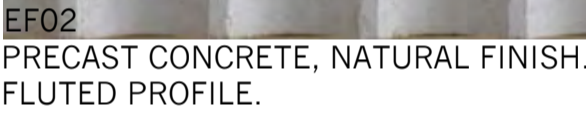
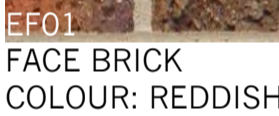
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PROJECT _____

JOB NO. _____

SCALE	DATE
1:250 @ A1	11/02/25
1:500 @ A3	

DRAWING NO.

DRAWING NAME

STAGE	REVISION
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TP D