Document Set ID: 8899767 Version: 1, Version Date: 12/02/2025

Pitch

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

PROJECT

304-322 MAIN STREET LILYDALE VIC 3140

STAGE

TOWN PLANNING RFI SUBMISSION

DATE

11/02/25









































HARDY STREET - STREETSCAPE









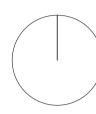




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NORTH POINT



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

TOWN PLANNING RFI

304-322 MAIN STREET LILYDALE VIC 3140

JOB NO.

P21042

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

DRAWING NO.

TP1-101

DRAWING NAME

LOCATION PLAN & SITE PHOTOGRAPHY

Document Set ID: 8899767 Version: 1, Version Date: 12/02/2025



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0110	\/E\/		REV	DATE	ISSUE
SUR	VEY LEGEND		A B	11.06.24 25.06.24	TRAFFIC FEEDBACK TRAFFIC SWEPT-PATH ADJUSTMENTS
				12.12.24	ISSUED FOR PLANNING APPROVAL
	TEMPORARY BENCH MARK	TRAFFICE SIGNAL PIT	D	11.02.25	ISSUED FOR PLANNING APPROVAL
13.00	EX. SURFACE LEVEL	ELECTRICTY POLE			
<i></i>	EX. SURFACE CONTOUR	ELECTRICITY PIT			
	TREE	TELECOMMUNICATION PIT			
	SIDE ENTRY PIT	SV. STOP VALVE			
	GRATED PIT	FH. FIRE HYDRANT			
	JUNCTION PIT	EASEMENT			
SIGN	SIGNS				
0(TRAFFIC SIGNAL POLE				

TOWN PLANNING RFI

ROJECT

304-322 MAIN STREET LILYDALE VIC 3140

JOB NO.		
P21042		
SCALE	DATE	

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

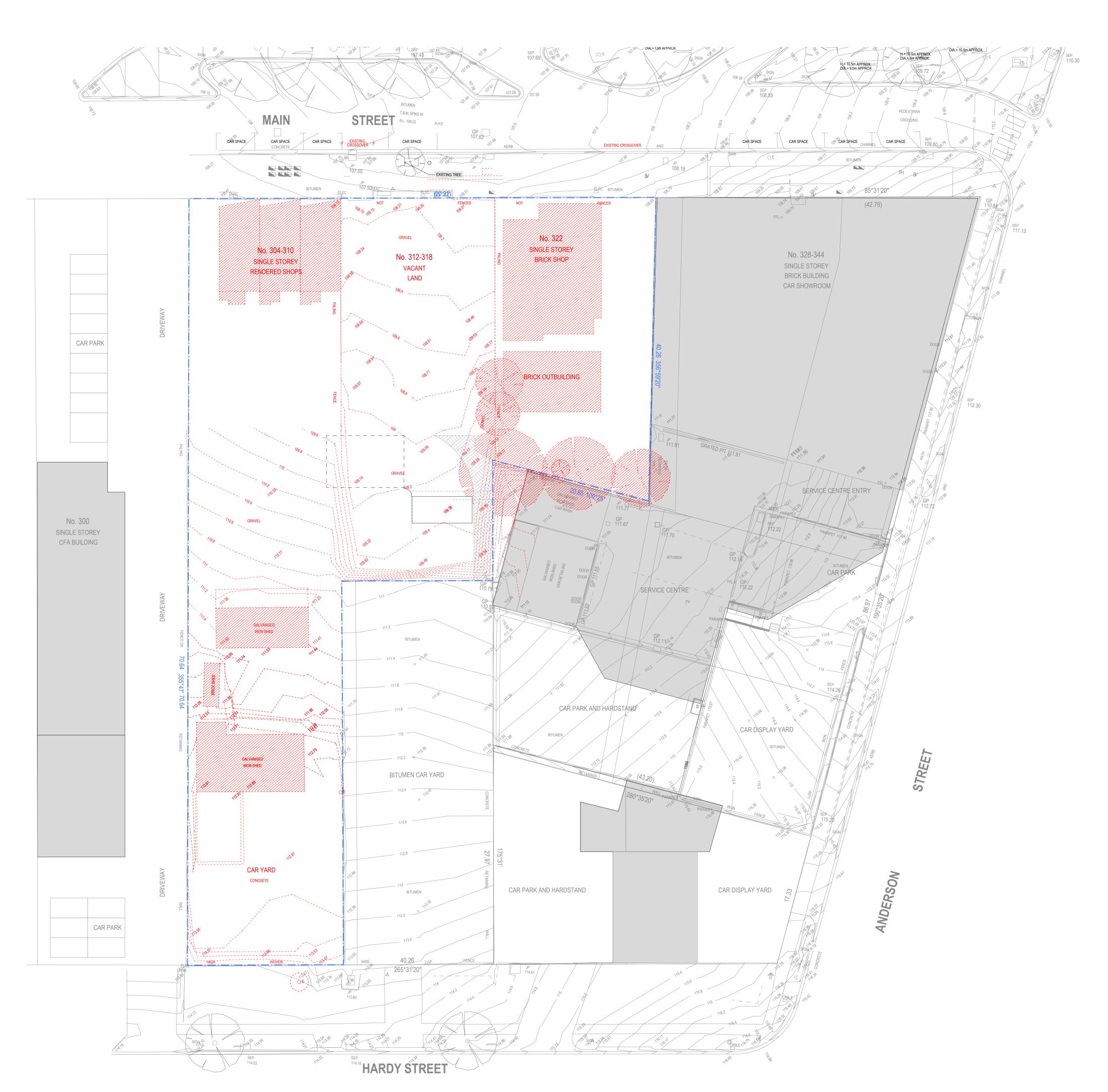
DRAWING NO.

TP1-102

DRAWING NAME

EXISTING SITE & SURVEY
PLAN

TP REVISION



NORTH POINT

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SURVEY LEGEND	A 11.06.24 TRAFFIC FEEDBACK
	B 25.06.24 TRAFFIC SWEPT-PATH ADJUSTMENTS
\wedge	C 12.12.24 ISSUED FOR PLANNING APPROVAL
TEMPORARY BENCH MARK (1) TRAFFICE SIGNAL PIT	D 11.02.25 ISSUED FOR PLANNING APPROVAL
EX. SURFACE LEVEL	
EX. SURFACE LEVEL ELECTRICTY POLE	

TREE	TELECOMMUNICATION PIT
SIDE ENTRY PIT	SV. STOP VALVE
GRATED PIT	FH. FIRE HYDRANT
JUNCTION PIT	EASEMENT
SIGN SIGNS	
TRAFFIC SIGNAL POLE	

ELECTRICITY PIT

EX. SURFACE CONTOUR

LEGEND

DEMOLITION

TOWN PLANNING RFI

304-322 MAIN STREET LILYDALE VIC 3140

JOB NO.	
P21042	
SCALE	DATE
1:250 @ A1	11/02/25

DRAWING NO. **TP2-101**

DRAWING NAME

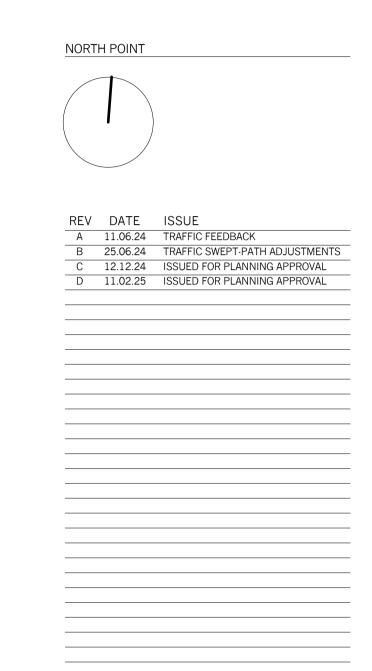
1:500 @ A3

DEMOLITION PLAN

D



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A&D.
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- WASTE MANAGEMENT PLAN, PREPARED BY MOVENDO.
- TRAFFIC IMPACT ASSESSMENT REPORT, PREPARED BY MOVENDO.
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- BICYCLE STORAGE RACKS TO BE PROVIDED.

- EV CHARGING POINTS TO BE PROVIDED. REFER TO FLOOR

GENERAL NOTES

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	BICYCLE STORAGE RACKS TO BE PROVIDED. EV CHARGING POINTS TO BE PROVIDED. REFER TO FLOOR PLANS FOR LOCATIONS.						
	1 Entro						
	DEVELOPME	NT SCHED	ULE				
>	SITE AREA				3,828.0m ²		
	TOTAL GFA GROUND FLO FIRST FLOOF SECOND FLO	R (COLD SH	IELL)		8,057.48m ² 3,345.33m ² 2,823.78m ² 1,888,37m ²		
>	CHILDCARE GROUND FLO SECOND FLO	OOR			1,313.98m² 39.25m² 1,274.73m²		
	CHILDCARE SECOND FLO	OOR PLAYGR PLAYGR PLAYGR	OUND 01 OUND 02 OUND 03 OUND 04		917.29m ² 227.71m ² 224.00m ² 296.59m ² 168.99m ²		
>	COMMERCIA GROUND FLO	COMMER COMMER COMMER COMMER COMMER	RCIAL 02 RCIAL 03 RCIAL 04 RCIAL 05		3,270.56m ² 1,414.78m ² 238.61m ² 282.76m ² 296.85m ² 404.01m ² 192.55m ² 1,285.68m ² 1,285.68m ²		
	CAR PARK GROUND FLO	COMMER	RCIAL 07		570.10m² 570.10m² 3,077.39m² 1,528.29m²		
	CAR PARK A TOTAL CARS	NALYSIS -			1,549.10m ² 41+46 = 87 BAYS		

BICYCLES PROVIDED

TOWN PLANNING RFI

304-322 MAIN STREET LILYDALE VIC 3140

JOB NO. P21042

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

DRAWING NO.

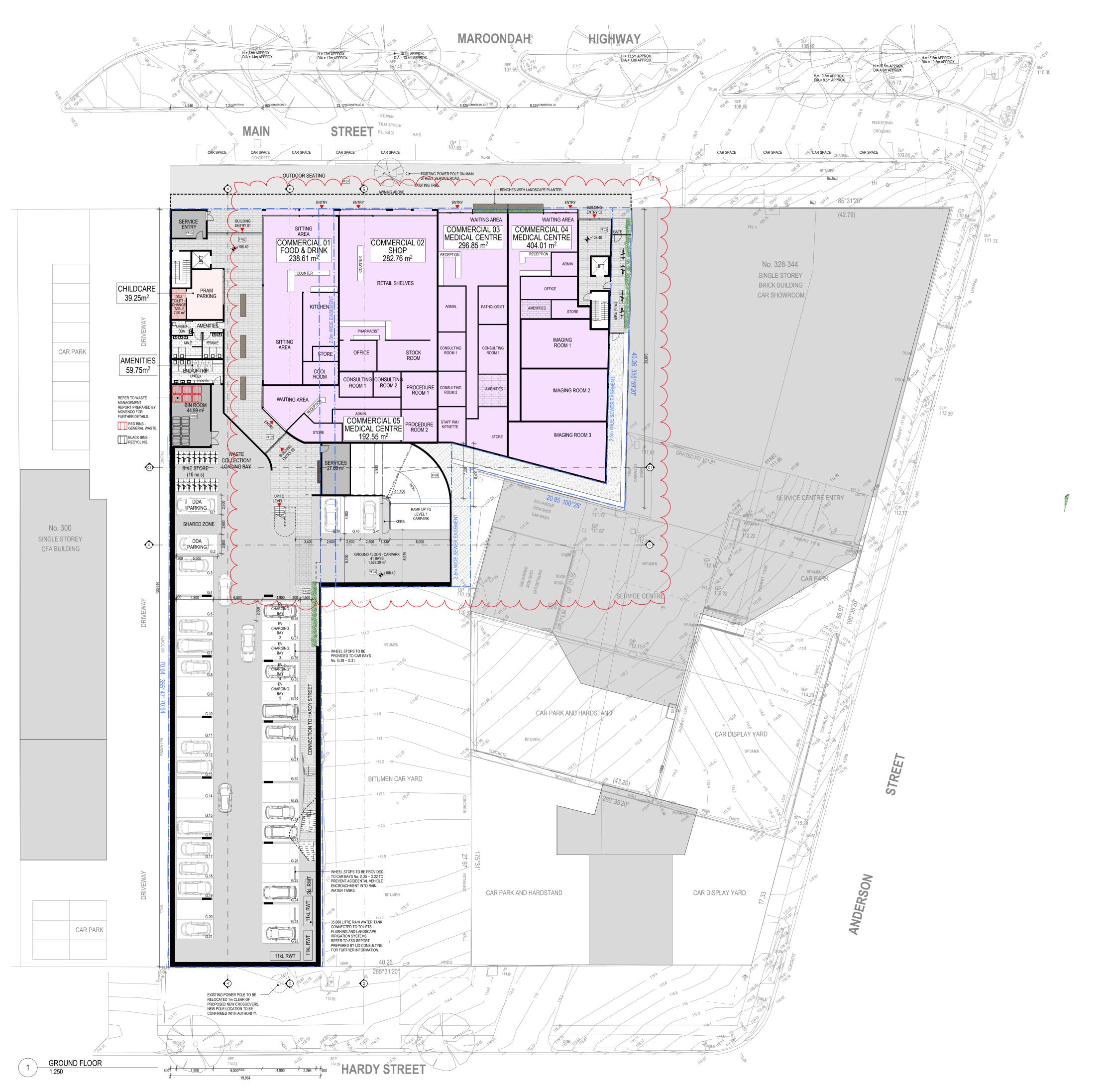
TP3-101

DRAWING NAME

PROPOSED SITE & ROOF PLAN

20 BAYS

Document Set ID: 8899767 Version: 1, Version Date: 12/02/2025



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DEVELOPMENT.

- HOT WATER SYSTEMS TO BE PROVIDED IN ACCORDANCE
TO RECOMMENDATIONS OF THE ESD REPORT.

- BICYCLE STORAGE RACKS TO BE PROVIDED. UNITS WHICHEVER IS DEEMED SUITABLE.

GENERAL NOTES

1. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING CONSULTANT'S

BICYCLE STORAGE RACKS TO BE PROVIDED. EV CHARGING POINTS TO BE PROVIDED. REFER TO FLOOR PLANS FOR LOCATIONS.					
	$\overline{}$				
DEVELOPMEN	T SCHED	JLE			
SITE AREA				3,828.0m ²	
FIRST FLOOR	(COLD SH	ELL)		8,057.48m ² 3,345.33m ² 2,823.78m ² 1,888,37m ²	
GROUND FLOO	OR			1,313.98m² 39.25m² 1,274.73m²	
	PLAYGRO PLAYGRO PLAYGRO PLAYGRO	OUND 02 OUND 03		917.29m ² 227.71m ² 224.00m ² 296.59m ² 168.99m ²	
FIRST FLOOR	OR COMMER COMMER COMMER COMMER COMMER OR	RCIAL 02 RCIAL 03 RCIAL 04 RCIAL 05		3,270.56m ² 1,414.78m ² 238.61m ² 282.76m ² 296.85m ² 404.01m ² 192.55m ² 1,285.68m ² 1,285.68m ² 570.10m ² 570.10m ²	
FIRST FLOOR CAR PARK AN	ALYSIS -			3,077.39m² 1,528.29m ² 1,549.10m ² 41+46 = 87 BAYS	
	DEVELOPMEN SITE AREA TOTAL GFA GROUND FLOO FIRST FLOOR SECOND FLOO CHILDCARE IN GROUND FLOO CHILDCARE IN GROUND FLOO CHILDCARE IN GROUND FLOO COMMERCIAL GROUND FLOO COMMERCIAL GROUND FLOO CAR PARK GROUND FLOO FIRST FLOOR CAR PARK GROUND FLOO CAR PARK AN CAR PARK AN	- EV CHARGING POINTS PLANS FOR LOCATIONS DEVELOPMENT SCHEDI SITE AREA TOTAL GFA GROUND FLOOR FIRST FLOOR (COLD SH SECOND FLOOR CHILDCARE INTERIOR GROUND FLOOR SECOND FLOOR PLAYGRE PLAYGRE PLAYGRE PLAYGRE PLAYGRE PLAYGRE COMMERCIAL GROUND FLOOR COMMER COMMER FIRST FLOOR COMMER SECOND FLOOR COMMER COMMER FIRST FLOOR COMMER COMMER SECOND FLOOR COMMER FIRST FLOOR COMMER COMMER SECOND FLOOR FIRST FLOOR CAR PARK GROUND FLOOR FIRST FLOOR CAR PARK CAR PARK CAR PARK CAR PARK ANALYSIS -	- EV CHARGING POINTS TO BE PROPLANS FOR LOCATIONS. DEVELOPMENT SCHEDULE SITE AREA TOTAL GFA GROUND FLOOR FIRST FLOOR (COLD SHELL) SECOND FLOOR CHILDCARE INTERIOR GROUND FLOOR CHILDCARE EXTERIOR SECOND FLOOR PLAYGROUND 01 PLAYGROUND 02 PLAYGROUND 03 PLAYGROUND 04 COMMERCIAL GROUND FLOOR COMMERCIAL 01 COMMERCIAL 01 COMMERCIAL 02 COMMERCIAL 05 FIRST FLOOR COMMERCIAL 05 FIRST FLOOR COMMERCIAL 06 SECOND FLOOR COMMERCIAL 07 CAR PARK GROUND FLOOR	- EV CHARGING POINTS TO BE PROVIDED. R PLANS FOR LOCATIONS. DEVELOPMENT SCHEDULE SITE AREA TOTAL GFA GROUND FLOOR FIRST FLOOR (COLD SHELL) SECOND FLOOR CHILDCARE INTERIOR GROUND FLOOR SECOND FLOOR CHILDCARE EXTERIOR SECOND FLOOR PLAYGROUND 01 PLAYGROUND 02 PLAYGROUND 03 PLAYGROUND 03 PLAYGROUND 04 COMMERCIAL GROUND FLOOR COMMERCIAL 01 COMMERCIAL 01 COMMERCIAL 02 COMMERCIAL 02 COMMERCIAL 03 COMMERCIAL 05 FIRST FLOOR COMMERCIAL 06 SECOND FLOOR COMMERCIAL 07 CAR PARK GROUND FLOOR FIRST FLOOR CAR PARK GROUND FLOOR FIRST FLOOR CAR PARK GROUND FLOOR FIRST FLOOR CAR PARK ANALYSIS - TBC	

BICYCLES PROVIDED

- BICYCLE STORAGE RACKS TO BE PROVIDED.

TOWN PLANNING RFI

304-322 MAIN STREET LILYDALE VIC 3140

JOB NO. P21042

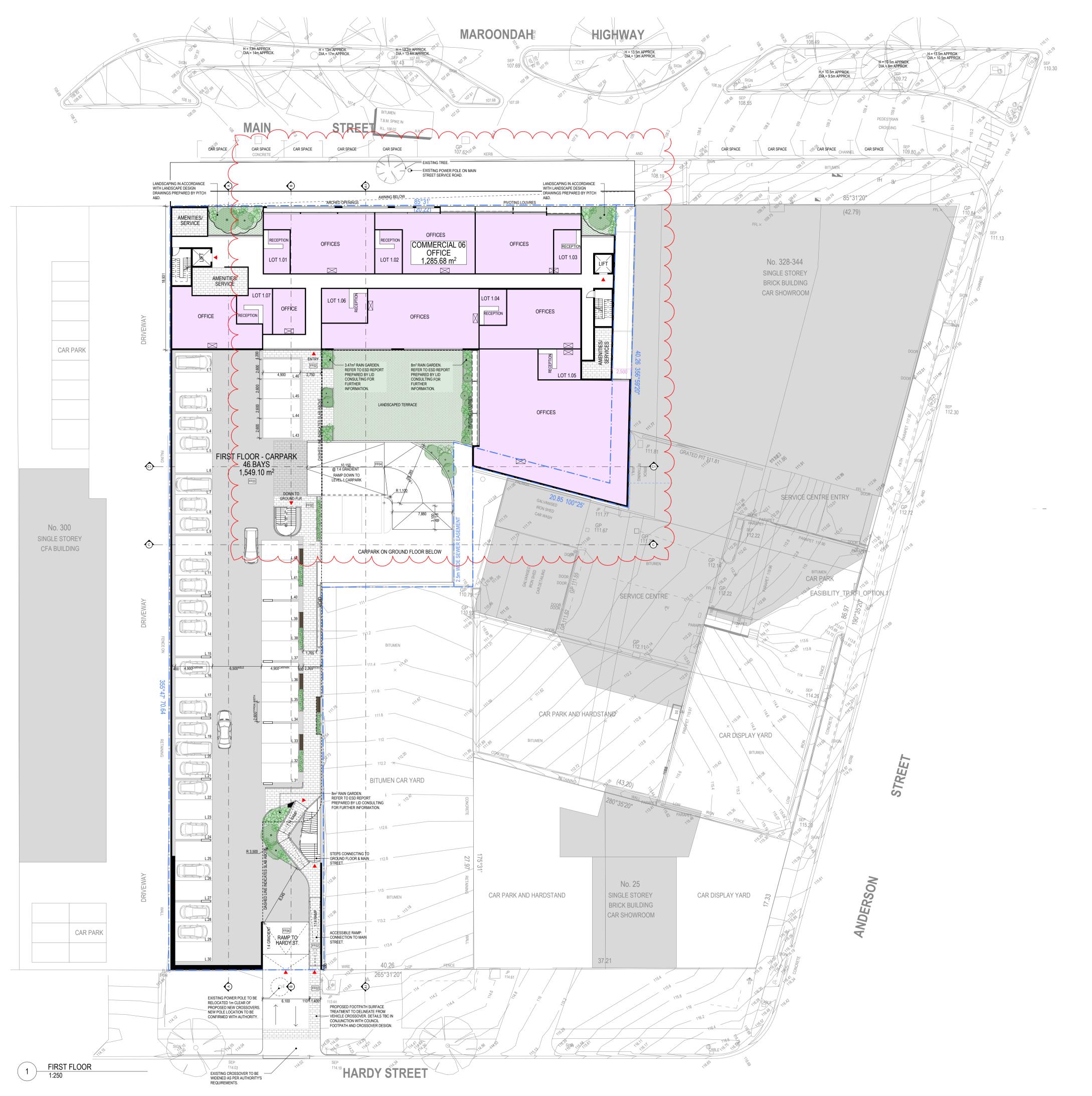
DATE 1:250 @ A1 11/02/25 1:500 @ A3

DRAWING NO.

TP3-102

DRAWING NAME PROPOSED GROUND

FLOOR PLAN



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

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

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GENERAL NOTES

\int	$\overline{}$	V	\vee	V	٧
	DEVELOPMEN	NT SCHED	ULE		
	SITE AREA			3	,828.0m²
>	TOTAL GFA GROUND FLO FIRST FLOOR SECOND FLOOR	(COLD SH	ELL)	3	, 057.48m ,345.33m ,823.78m ,888,37m
>	CHILDCARE II GROUND FLO SECOND FLO	OR		3	,313.98 m 9.25m² ,274.73m
>	CHILDCARE E SECOND FLO	OR PLAYGR PLAYGR	OUND 02	2	17.29m ² 27.71m ² 24.00m ²
>		PLAYGR PLAYGR			96.59m ² 68.99m ²
>	GROUND FLO	OR COMMER COMMER COMMER COMMER	RCIAL 02 RCIAL 03 RCIAL 04	1 2 2 2 4	,270.56m ,414.78m 38.61m ² 82.76m ² 96.85m ² 04.01m ²
>	FIRST FLOOR	COMMER OR	RCIAL 06	1 1 5	92.55m ² , 285.68m ,285.68m 70.10m²
>		COMMER	RCIAL 07	5	70.10m ²
>	CAR PARK GROUND FLO FIRST FLOOR			1	, 077.39m ,528.29m ,549.10m
>	CAR PARK AN TOTAL CARS			4	1+46 = 8
	BICYCLES PR	OVIDED		2	0 BAYS

TOWN PLANNING RFI

PROJECT

304-322 MAIN STREET LILYDALE VIC 3140

JOB NO.
P21042

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

DRAWING NO.

TP3-103

DRAWING NAME
PROPOSED FIRST FLOOR

PLAN



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DEVELOPMENT.

- HOT WATER SYSTEMS TO BE PROVIDED IN ACCORDANCE
TO RECOMMENDATIONS OF THE ESD REPORT.

- BICYCLE STORAGE RACKS TO BE PROVIDED. UNITS WHICHEVER IS DEEMED SUITABLE.

GENERAL NOTES

1. ARCHITECTURAL DRAWINGS TO BE READ IN

CONJUNCTION WITH THE FOLLOWING CONSULTANT'S

DOCUMENTATION AND REPORTS:
- LANDSCAPE DESIGN DRAWINGS, PREPARED BY PITCH

- EV CHARGING POINTS TO BE PROVIDED. REFER TO FLOOR PLANS FOR LOCATIONS. DEVELOPMENT SCHEDULE SITE AREA 8,057.48m² 3,345.33m² 2,823.78m² 1,888,37m² TOTAL GFA GROUND FLOOR FIRST FLOOR (COLD SHELL) SECOND FLOOR **1,313.98m²** 39.25m² 1,274.73m² CHILDCARE INTERIOR GROUND FLOOR SECOND FLOOR CHILDCARE EXTERIOR SECOND FLOOR PLAYGROUND 01 917.29m² 227.71m² 224.00m² 296.59m² 168.99m² PLAYGROUND 02 PLAYGROUND 03 PLAYGROUND 04 3,270.56m² 1,414.78m² 238.61m² 282.76m² 296.85m² 404.01m² 192.55m² 1,285.68m² 1,285.68m² 570.10m² COMMERCIAL 01 COMMERCIAL 02 COMMERCIAL 03 COMMERCIAL 04 COMMERCIAL 05 COMMERCIAL 06
SECOND FLOOR FIRST FLOOR CAR PARK GROUND FLOOR FIRST FLOOR 3,077.39m²

CAR PARK ANALYSIS - TBC TOTAL CARS PROVIDED

BICYCLES PROVIDED

- BICYCLE STORAGE RACKS TO BE PROVIDED.

TOWN PLANNING RFI

304-322 MAIN STREET LILYDALE VIC 3140

JOB NO.

P21042

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

DRAWING NO.

TP3-104

DRAWING NAME

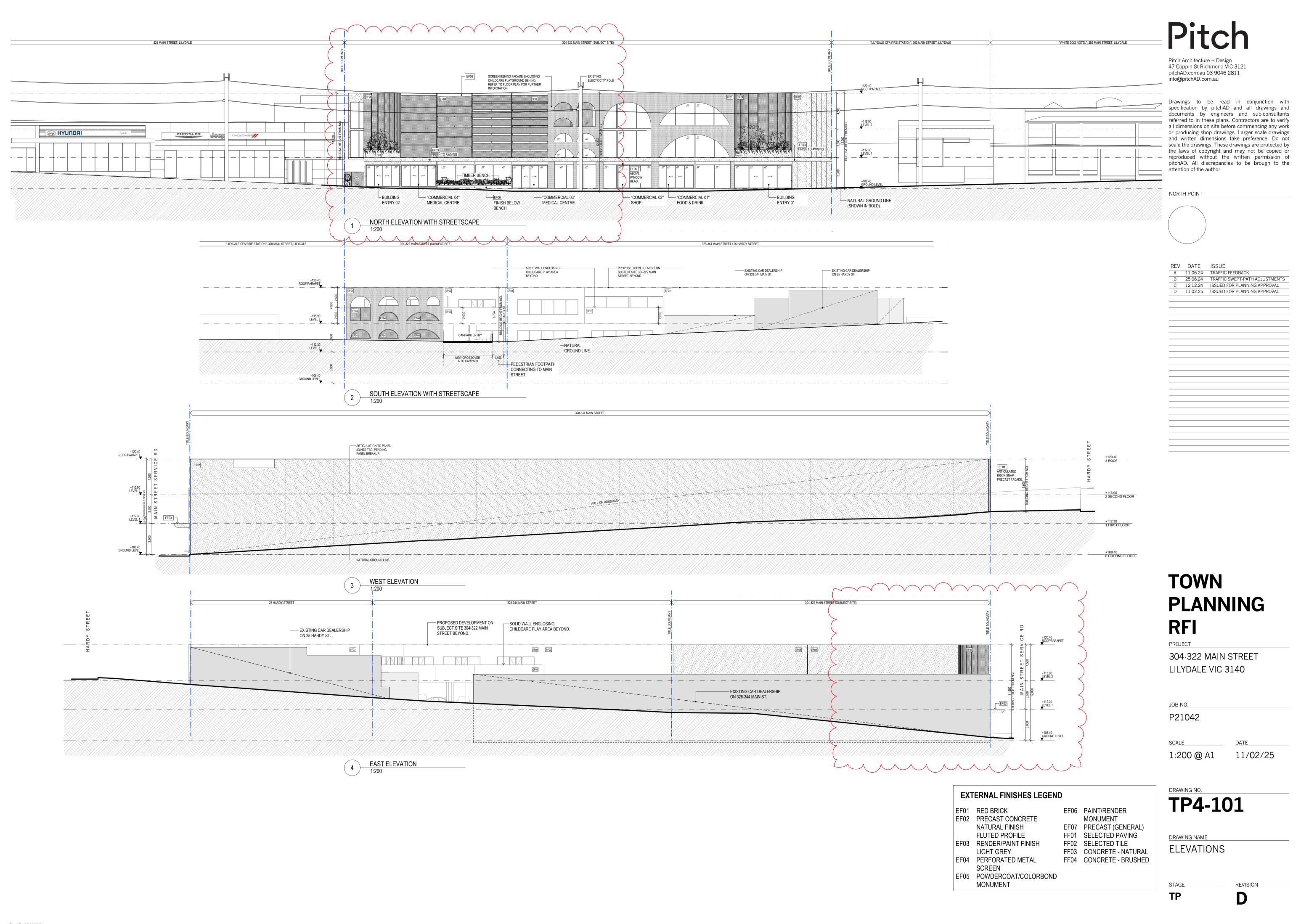
PROPOSED SECOND FLOOR PLAN

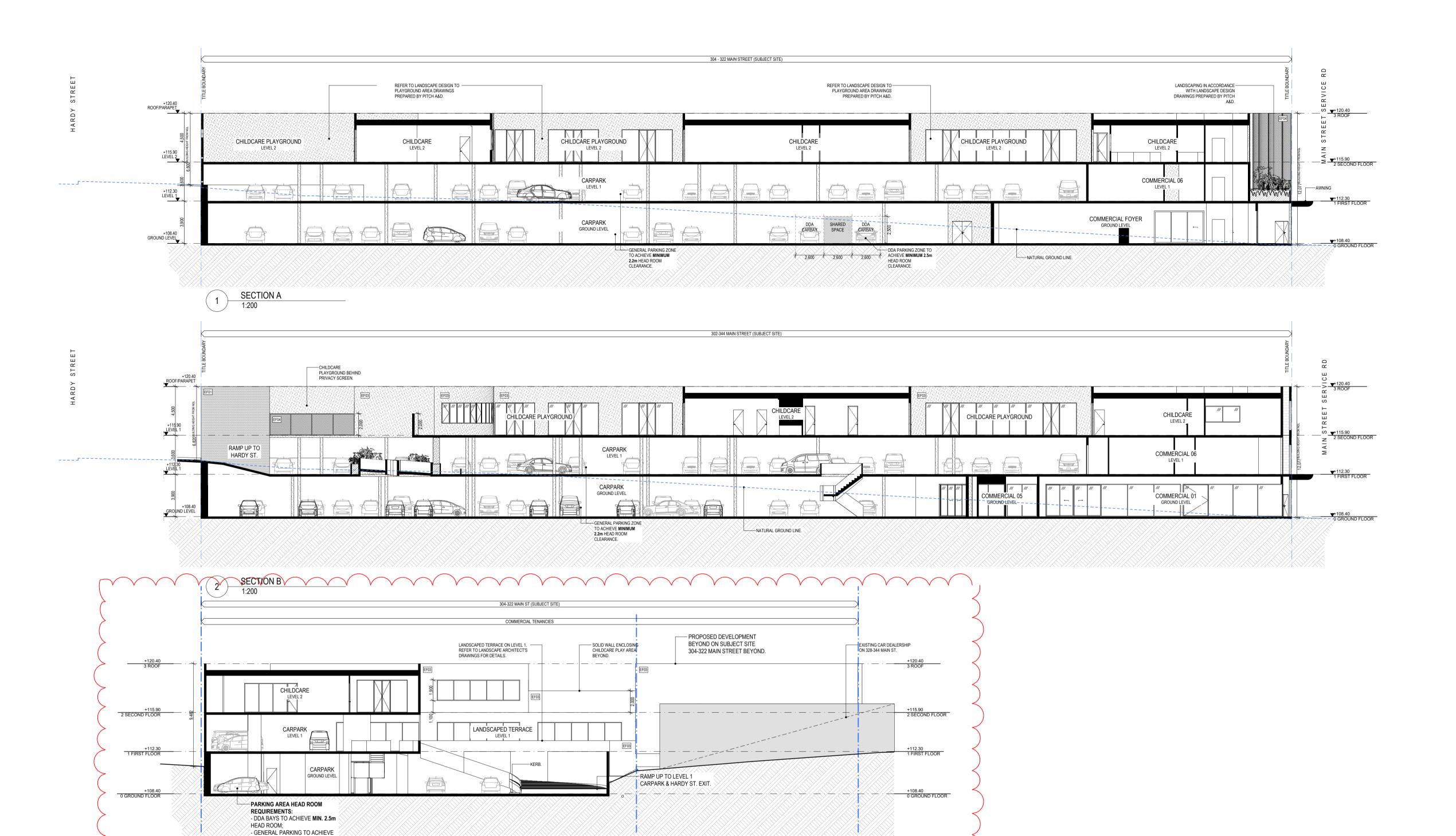
1,528.29m² 1,549.10m²

20 BAYS

41+46 = 87 BAYS

REVISION





OFFICES LEVEL 2

OFFICES LEVEL 1

OFFICES GROUND LEVEL

+115.90 2 SECOND FLOOR

+108.40 0 GROUND FLOOR

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В	25.06.24	TRAFFIC SWEPT-PATH ADJUSTMENTS
С	12.12.24	ISSUED FOR PLANNING APPROVAL
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TOWN PLANNING RFI

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EXTERNAL FINISHES LEGEND

EF01 RED BRICK EF02 PRECAST CONCRETE NATURAL FINISH FLUTED PROFILE

EF03 RENDER/PAINT FINISH LIGHT GREY EF04 PERFORATED METAL

SCREEN EF05 POWDERCOAT/COLORBOND MONUMENT

DRAWING NO. **TP4-102**

EF06 PAINT/RENDER MONUMENT

EF07 PRECAST (GENERAL)

FF03 CONCRETE - NATURAL

FF04 CONCRETE - BRUSHED

FF01 SELECTED PAVING

FF02 SELECTED TILE

DRAWING NAME

STAGE

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MIN. 2.2m HEAD ROOM.

CHILDCARE

CARPARK

FOR COORDINATION - SECTION C1

CARPARK

GROUND LEVEL

LANDSCAPED TERRACE

+120.40 3 ROOF

+115.90 2 SECOND FLOOR

+112.30 1 FIRST FLOOR

+108.40 0 GROUND FLOOR

SECTIONS



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1:250 @ A1 11/02/25

DRAWING NO.

TP5-102

DRAWING NAME

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304-322 MAIN STREET LILYDALE VIC 3140

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DRAWING NAME
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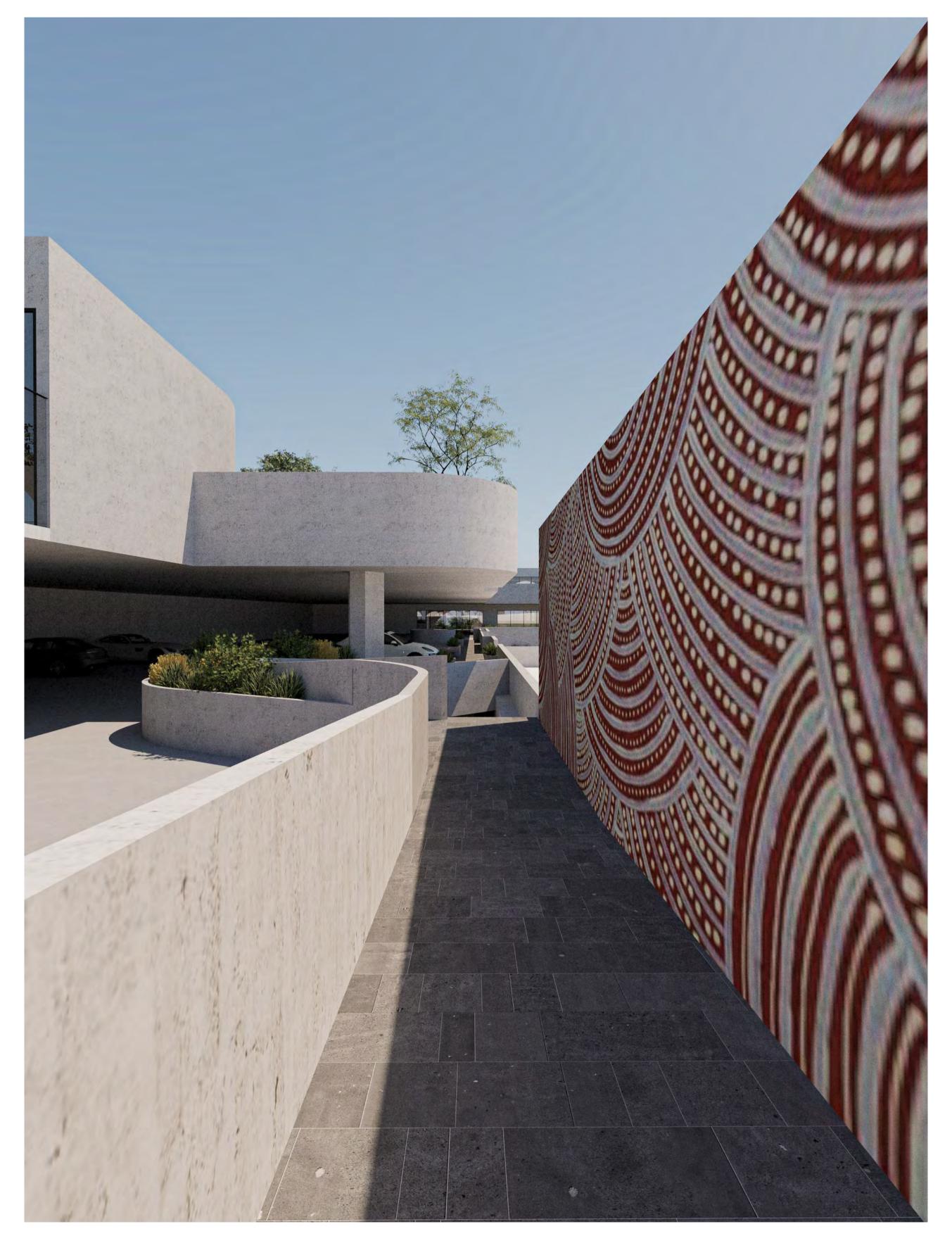
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HARDY STREET PEDESTRIAN PATH PERSPECTIVE

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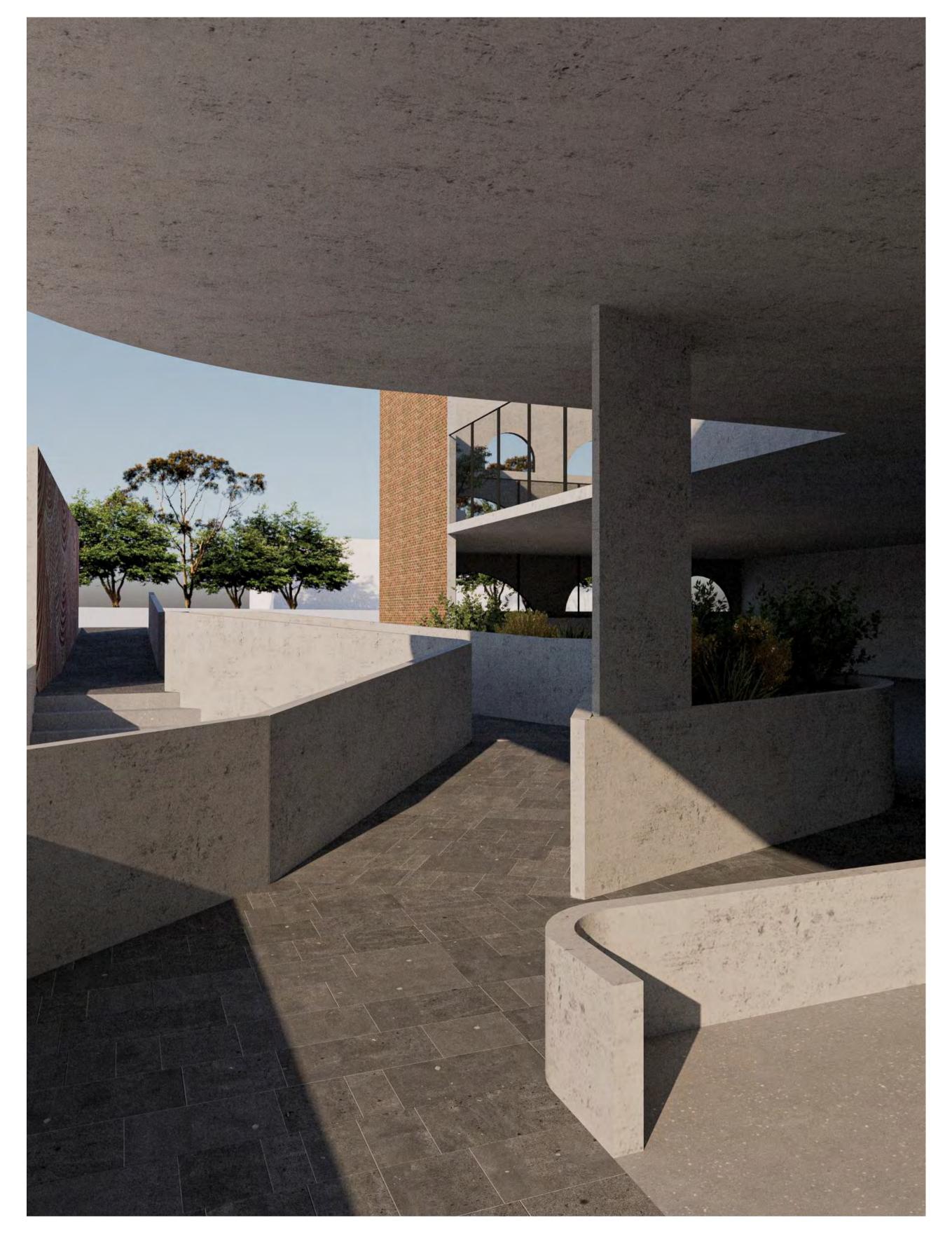
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PEDESTRIAN PATH PERSPECTIVE FROM FIRST FLOOR CARPARK

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3D VISUALISATIONS



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3D VISUALISATIONS

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3D VISUALISATIONS

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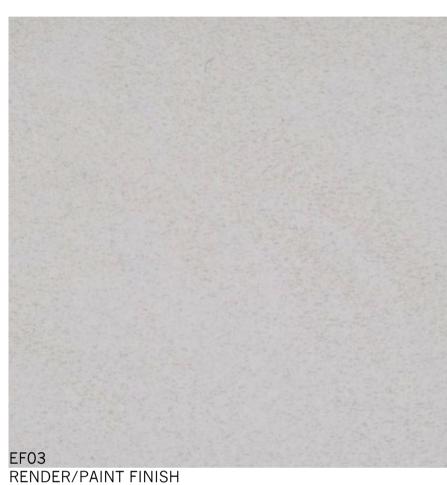
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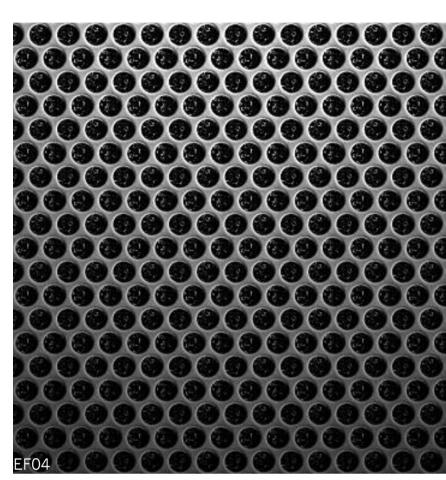
FACE BRICK COLOUR: REDDISH



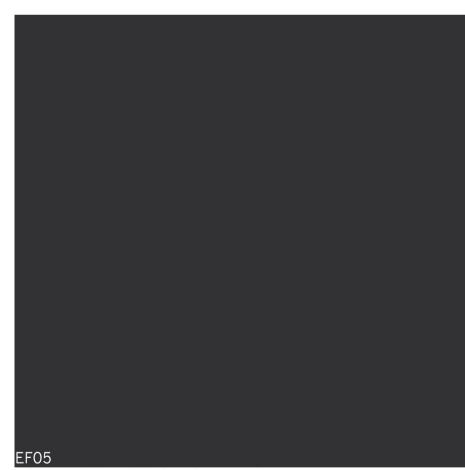
PRECAST CONCRETE, NATURAL FINISH. FLUTED PROFILE.



LIGHT GREY



PERFORATED METAL SCREEN

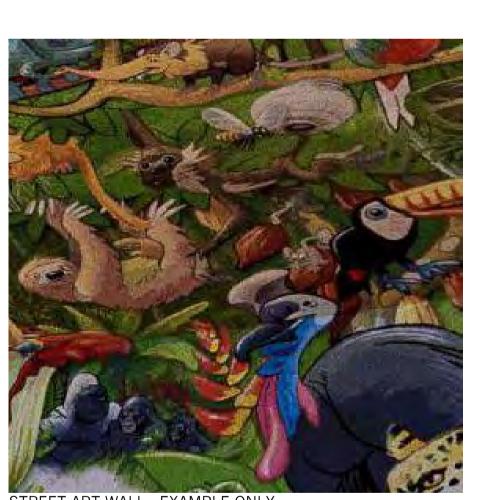


POWDERCOAT/COLORBOND FINISH MONUMENT





PRECAST CONCRETE FINISH RAW/GENERAL



STREET ART WALL - EXAMPLE ONLY.
COMMUNITY/LOCAL ARTIST PARTICIPATION FOR CONSIDERATION.

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MATERIALS PALETTE