

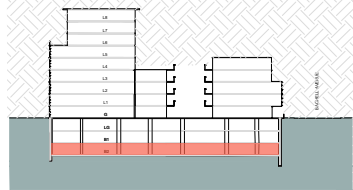
DRAWING SCHEDULE

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



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
BASEMENT 2 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.
18107.3

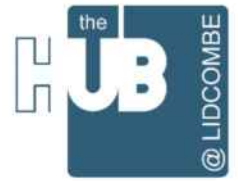
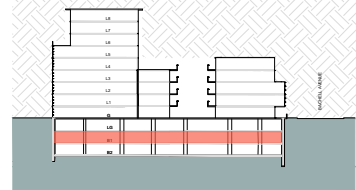
ISSUE DATE:
18.09.2024

DWG. NO:
DA 100

SCALE:
**1:250 AT A1
1:500 AT A3**

REV:
B

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



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
BASEMENT 1 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.
18107.3

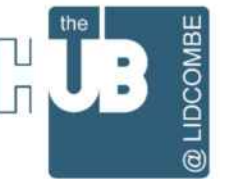
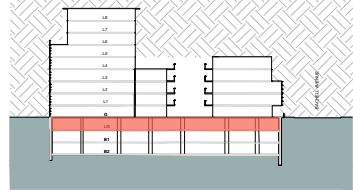
ISSUE DATE:
18.09.2024

DWG. NO:
DA 101

SCALE:
**1:250 AT A1
1:500 AT A3**

REV:
B

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



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LOWER GROUND FLOOR

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.
18107.3

DWG. NO:
DA 102

SCALE:
1:250 AT A1
1:500 AT A3

ISSUE DATE:
18.09.2024

REV:
B

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



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



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
GROUND FLOOR

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

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



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



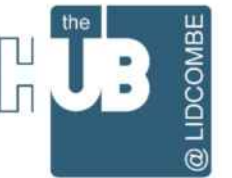
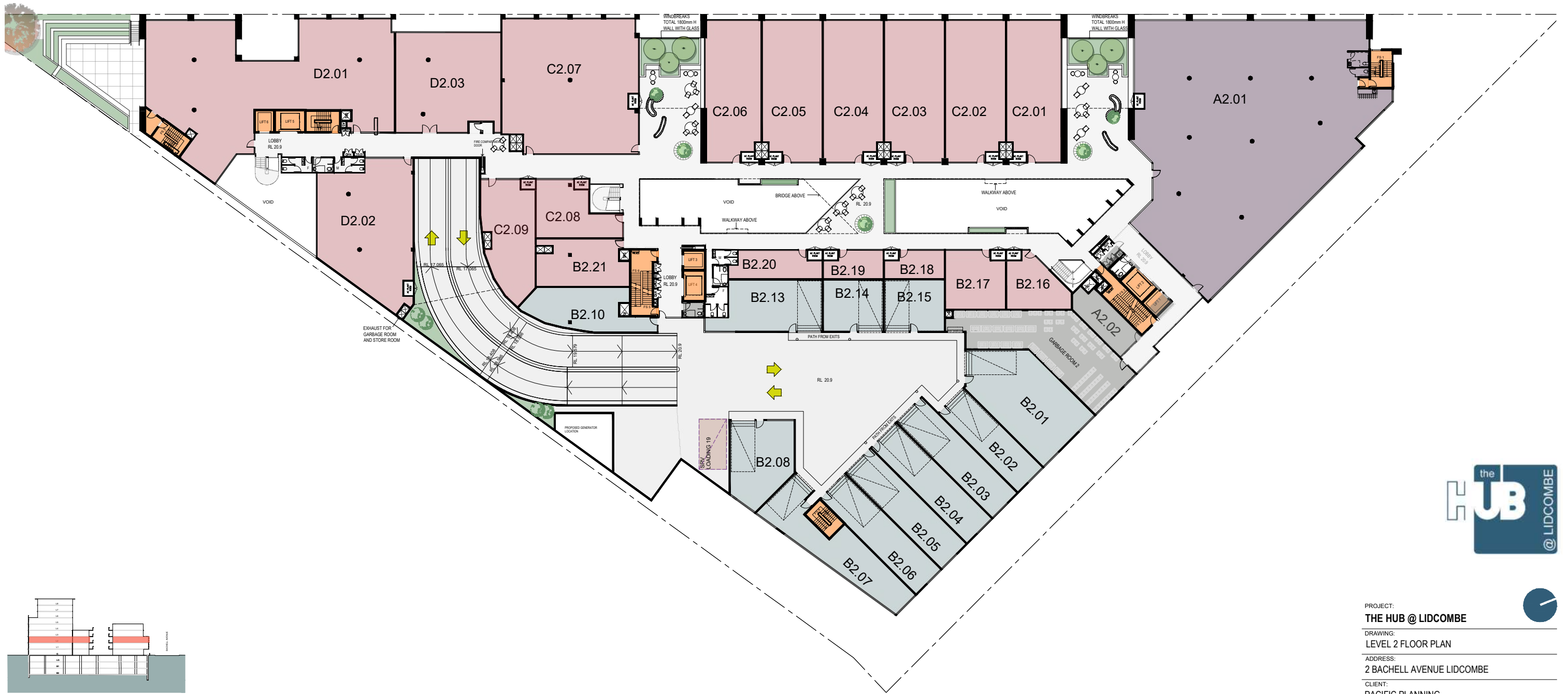
PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 1 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

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



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 2 FLOOR PLAN

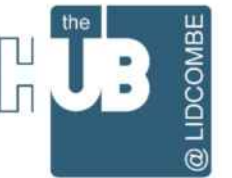
ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

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

LEGEND

	SPECIALISED RETAIL PREMISES	803 m ²		HIGH TECHNOLOGY INDUSTRY	2216 m ²
	WORKSPACES (LIGHT INDUSTRY)	926 m ²			



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 3 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

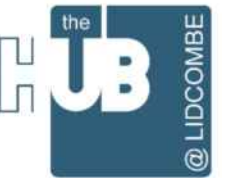
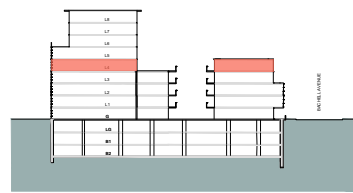
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

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

LEGEND

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



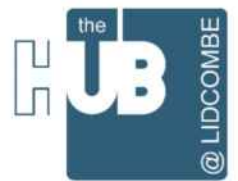
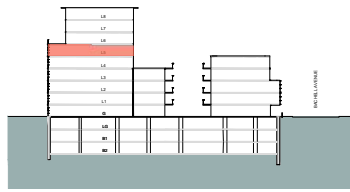
PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 4 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

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



PROJECT:
THE HUB @ LIDCOMBE

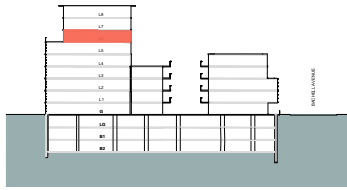
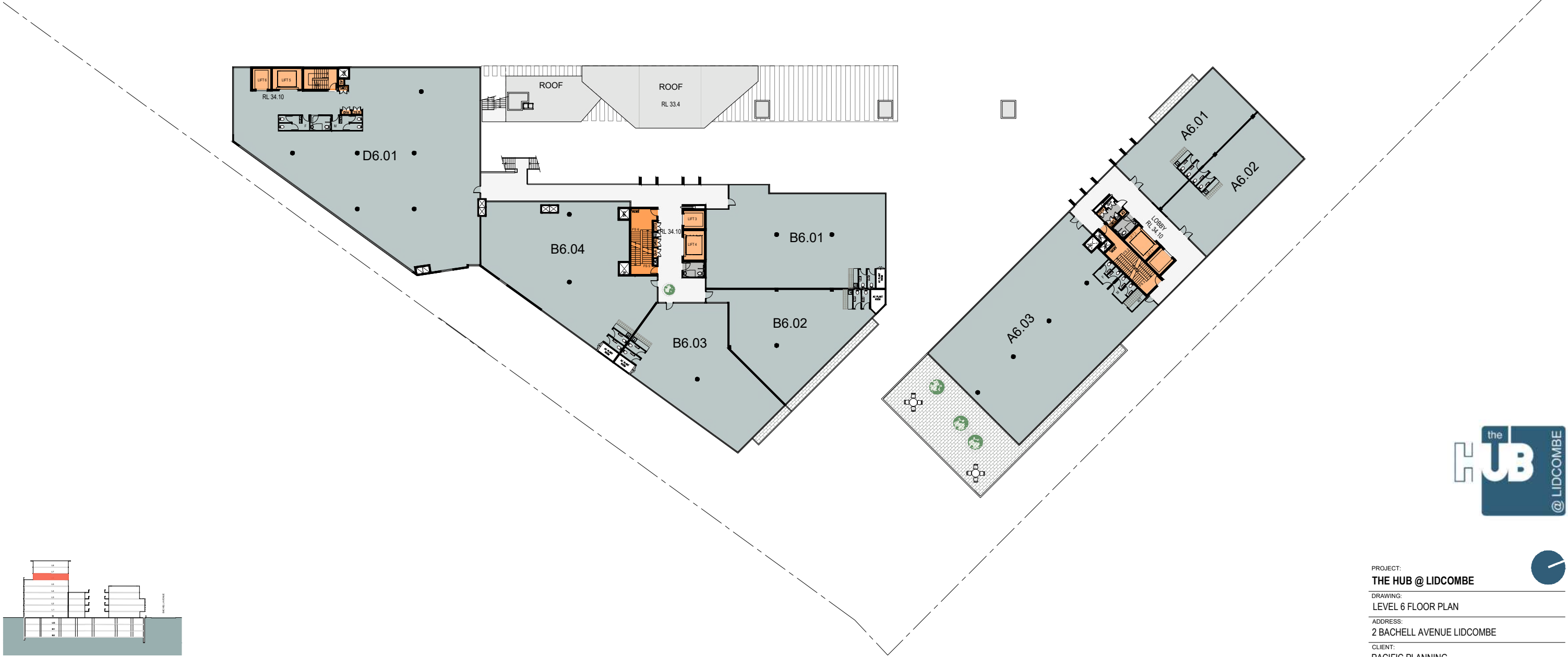
DRAWING:
LEVEL 5 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

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

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



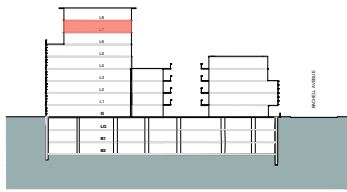
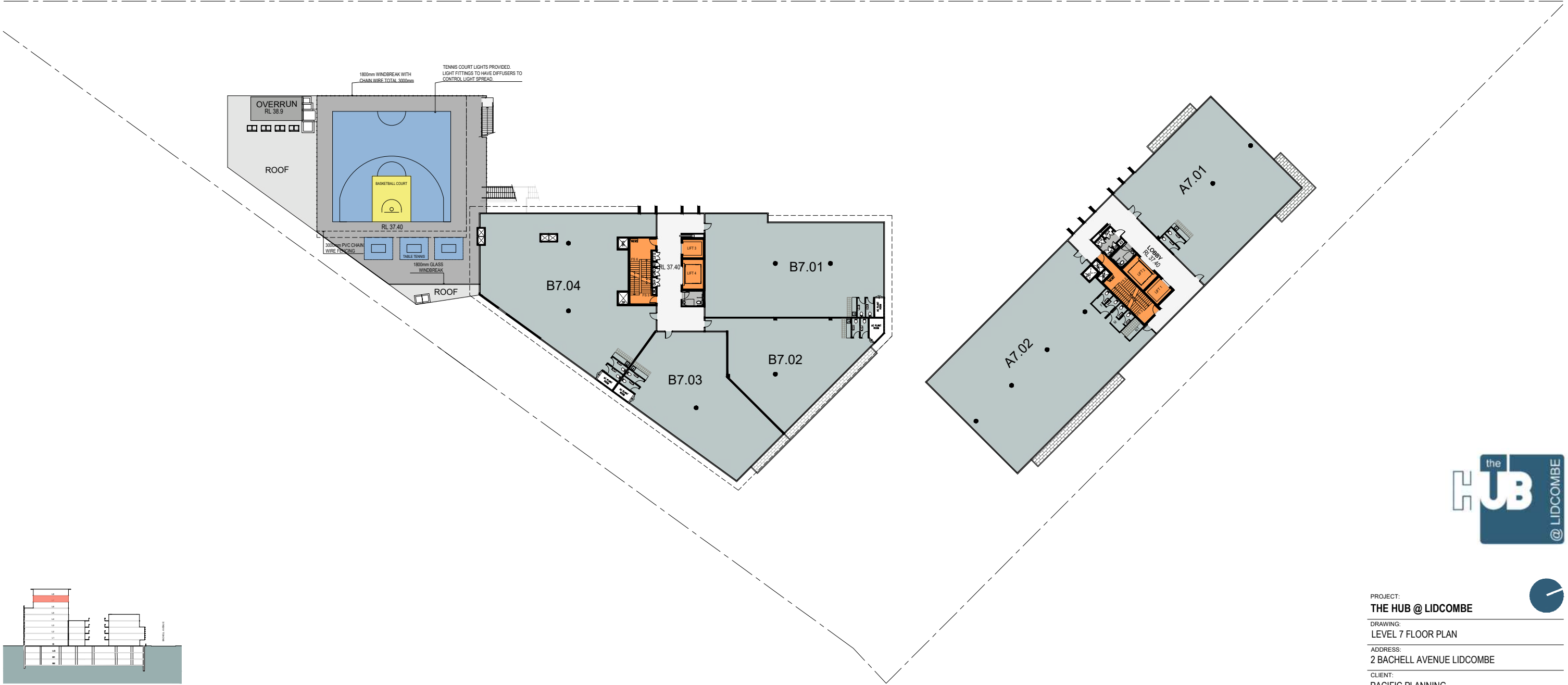
PROJECT:
THE HUB @ LIDCOMBE

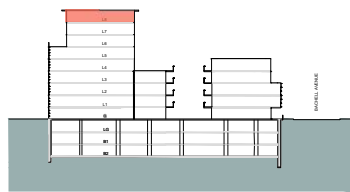
DRAWING:
LEVEL 6 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

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





LEGEND		
	OFFICE	683 m ²
	DOG DAYCARE	303 m ²



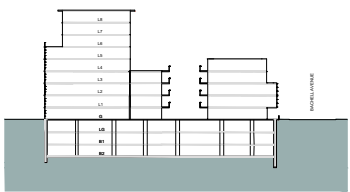
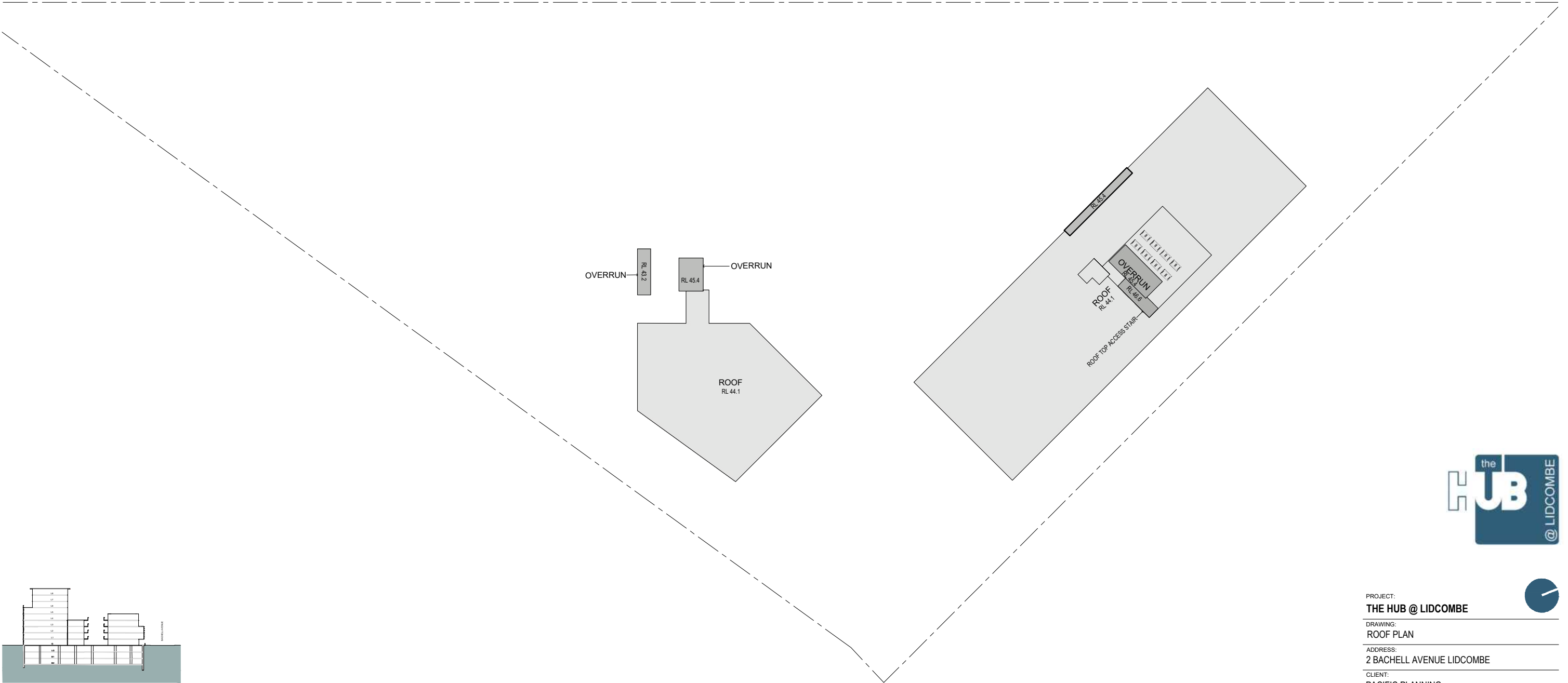
PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LEVEL 8 FLOOR PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

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



PROJECT: THE HUB @ LIDCOMBE		
DRAWING: ROOF PLAN		
ADDRESS: 2 BACHELL AVENUE LIDCOMBE		
CLIENT: PACIFIC PLANNING		
STATUS: RFI RESPONSE		
JOB No: 18107.3	ISSUE DATE: 18.09.2024	
DWG. NO: DA 112	SCALE: 1:250 AT A1 1:500 AT A3	REV: B



L8	RL 40.7
L7	RL 37.4
L6	RL 34.1
L5	RL 30.8
L4	RL 27.5
L3	RL 24.2
L2	RL 20.9
L1	RL 17.6
G	RL 13.7

NORTHWEST ELEVATION - BACHELL AVENUE



PROJECT: THE HUB @ LIDCOMBE		
DRAWING: ELEVATION - NORTHWEST		
ADDRESS: 2 BACHELL AVENUE LIDCOMBE		
CLIENT: PACIFIC PLANNING		
STATUS: RFI RESPONSE		
JOB No. 18107.3	ISSUE DATE: 18.09.2024	
DWG. NO: DA 200	SCALE: 1:250 AT A1 1:500 AT A3	REV: B



L8 RL 40.7
L7 RL 37.4
L6 RL 34.1
L5 RL 30.8
L4 RL 27.5
L3 RL 24.2
L2 RL 20.9
L1 RL 17.6
G RL 13.7

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

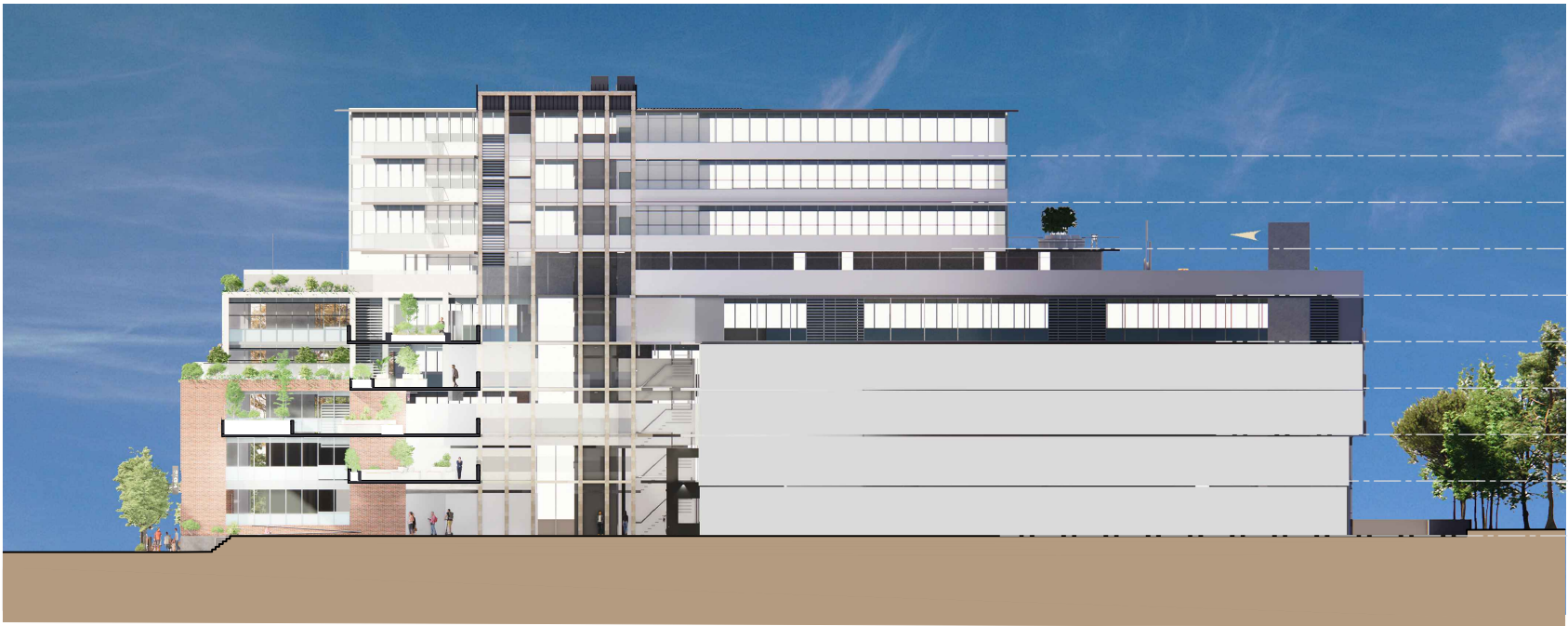


L8	RL 40.7
L7	RL 37.4
L6	RL 34.1
L5	RL 30.8
L4	RL 27.5
L3	RL 24.2
L2	RL 20.9
L1	RL 17.6
G	RL 13.7

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



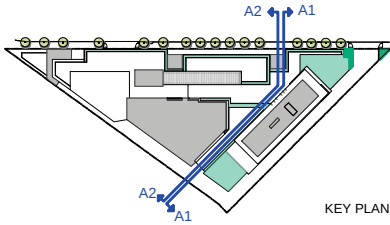
L8 RL 40.7
L7 RL 37.4
L6 RL 34.1
L5 RL 30.8
L4 RL 27.5
L3 RL 24.2
L2 RL 20.9
L1 RL 17.6
G RL 13.7

INTERNAL ELEVATION A1
CAR PARKING OMITTED



L8 RL 40.7
L7 RL 37.4
L6 RL 34.1
L5 RL 30.8
L4 RL 27.5
L3 RL 24.2
L2 RL 20.9
L1 RL 17.6
G RL 13.7

INTERNAL ELEVATION A2
CAR PARKING OMITTED



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
DWG. NO:
DA 203
SCALE:
1:250 AT A1
1:500 AT A3
ISSUE DATE:
18.09.2024
REV:
B



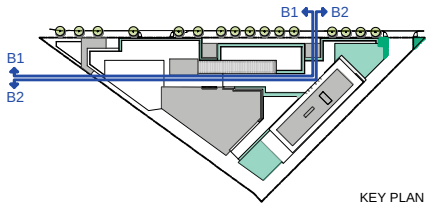
L7 RL 37.4
L6 RL 34.1
L5 RL 30.8
L4 RL 27.5
L3 RL 24.2
L2 RL 20.9
L1 RL 17.6
G RL 13.7

INTERNAL ELEVATION B1
CAR PARKING OMITTED



L8 RL 40.7
L7 RL 37.4
L6 RL 34.1
L5 RL 30.8
L4 RL 27.5
L3 RL 24.2
L2 RL 20.9
L1 RL 17.6
G RL 13.7

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

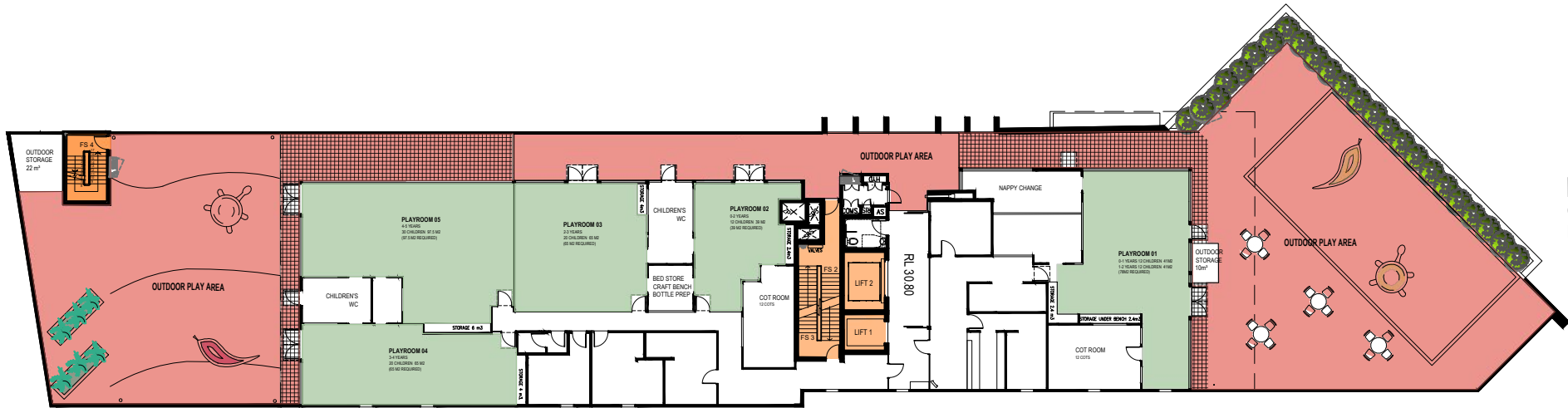


DETAILED FLOOR PLAN
CHILDCARE CENTRE
UNIT A5.01
SCALE 1:200

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.
18107.3

ISSUE DATE:
18.09.2024

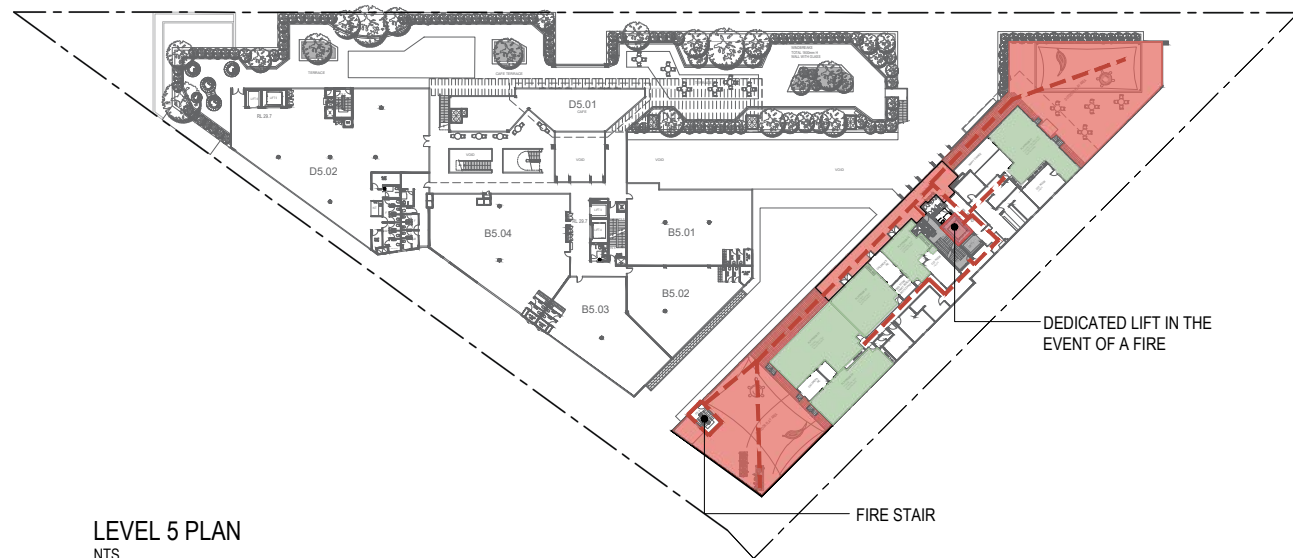
DWG. NO.:
DA 251

SCALE:

REV:
B



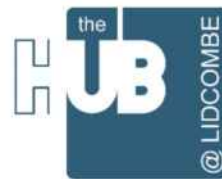
GROUND FLOOR PLAN
NTS



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

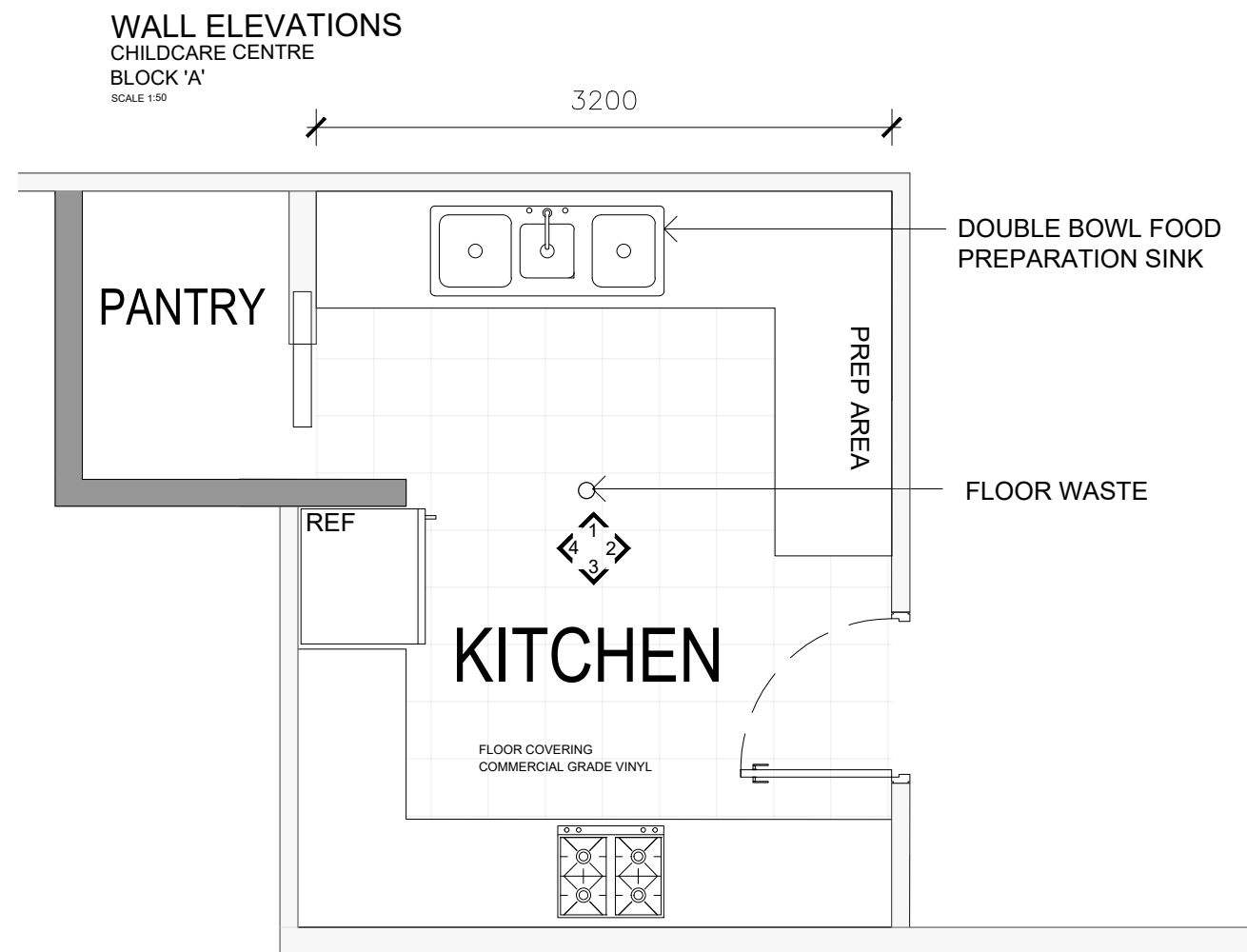
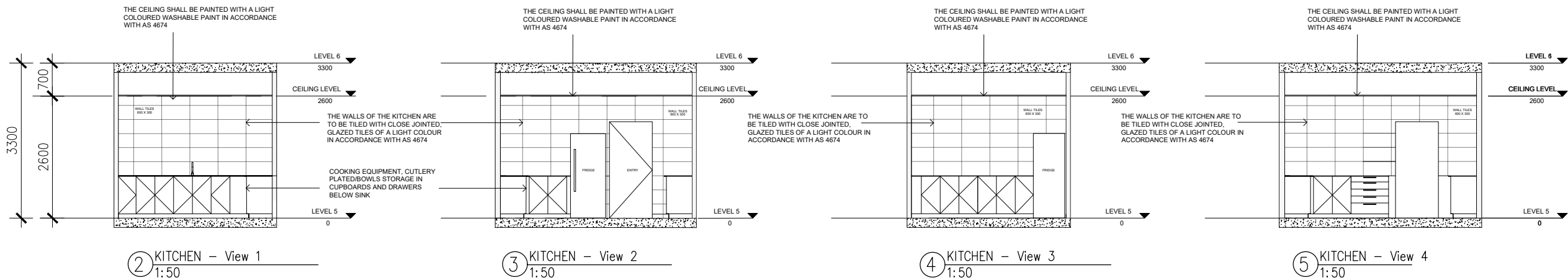
JOB No.
18107.3

ISSUE DATE:
18.09.2024

DWG. NO.
DA 252

SCALE:
NTS

REV:
B



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

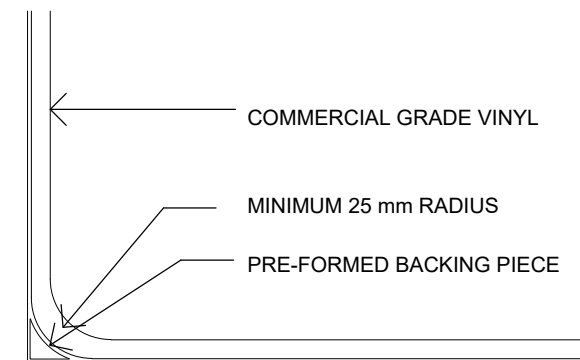


FIGURE 1 TYPICAL COVERING DETAIL

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



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
CHILDCARE LAYOUT- KITCHEN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

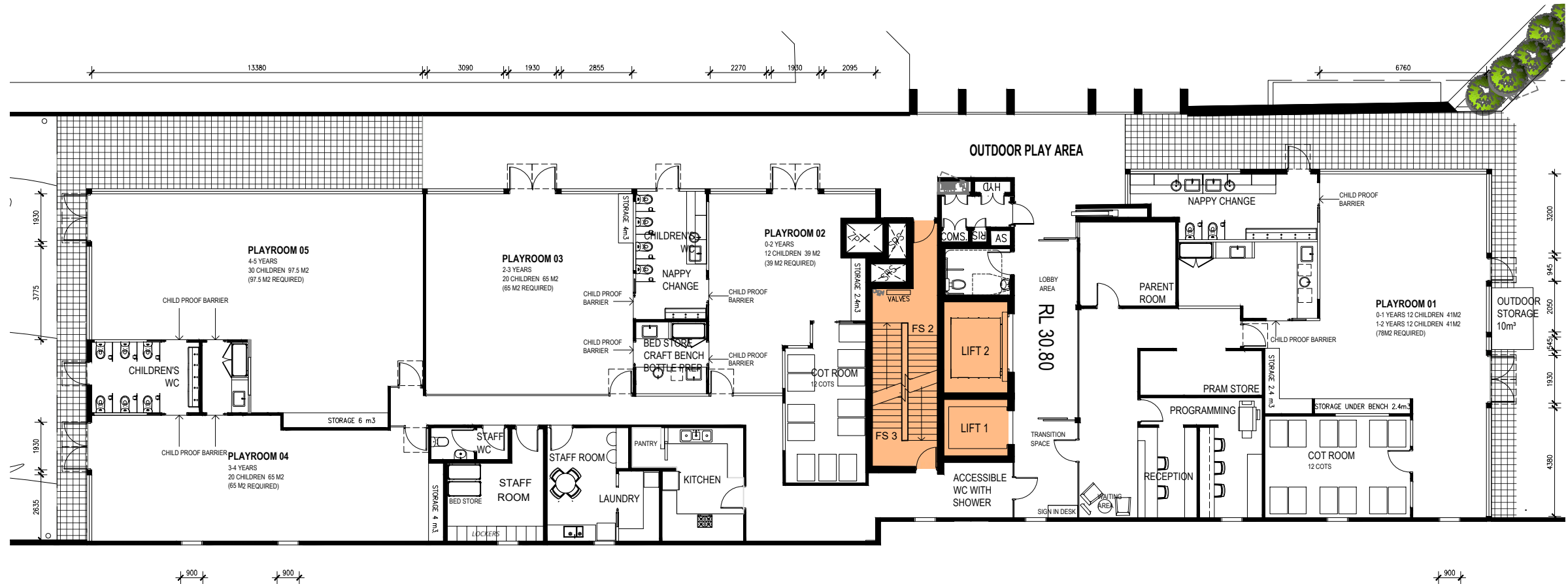
JOB No.
18107.3

ISSUE DATE:
18.09.2024

DWG. NO.
DA 253

SCALE:

REV:
A



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

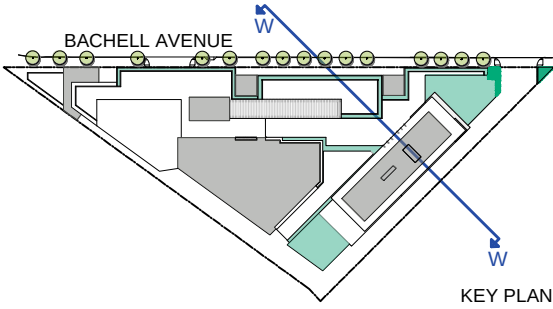
CLIENT:
PACIFIC PLANNING

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



L8 RL 40.7
L7 RL 37.4
L6 RL 34.1
L5 RL 30.8
L4 RL 27.5
L3 RL 24.2
L2 RL 20.9
L1 RL 17.6
G RL 13.7

SECTION W-W

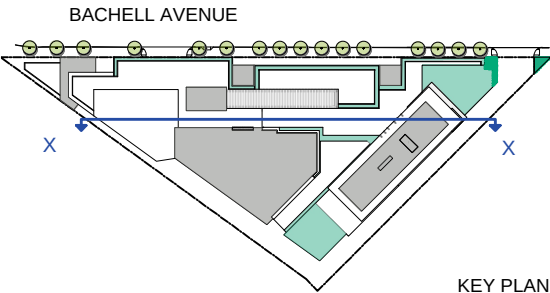


PROJECT: THE HUB @ LIDCOMBE		
DRAWING: SECTION W		
ADDRESS: 2 BACHELL AVENUE LIDCOMBE		
CLIENT: PACIFIC PLANNING		
STATUS: RFI RESPONSE		
JOB No. 18107.3	ISSUE DATE: 18.09.2024	
DWG. NO: DA 320	SCALE: 1:250 AT A1 1:500 AT A3	REV: B



L8 RL 40.7
L7 RL 37.4
L6 RL 34.1
L5 RL 30.8
L4 RL 27.5
L3 RL 24.2
L2 RL 20.9
L1 RL 17.6
G RL 13.7

SECTION X



KEY PLAN



PROJECT: THE HUB @ LIDCOMBE		
DRAWING: SECTION X		
ADDRESS: 2 BACHELL AVENUE LIDCOMBE		
CLIENT: PACIFIC PLANNING		
STATUS: RFI RESPONSE		
JOB No. 18107.3	ISSUE DATE: 18.09.2024	
DWG. NO: DA 321	SCALE: 1:250 AT A1 1:500 AT A3	REV: B



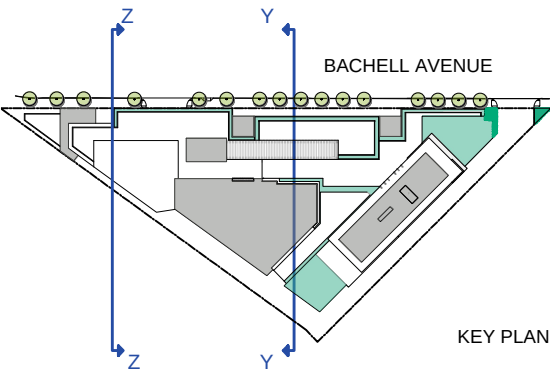
L8 RL 40.7
L7 RL 37.4
L6 RL 34.1
L5 RL 30.8
L4 RL 27.5
L3 RL 24.2
L2 RL 20.9
L1 RL 17.6
G RL 13.7

SECTION Y



L8 RL 40.7
L7 RL 37.4
L6 RL 34.1
L5 RL 30.8
L4 RL 27.5
L3 RL 24.2
L2 RL 20.9
L1 RL 17.6
G RL 13.7

SECTION Z

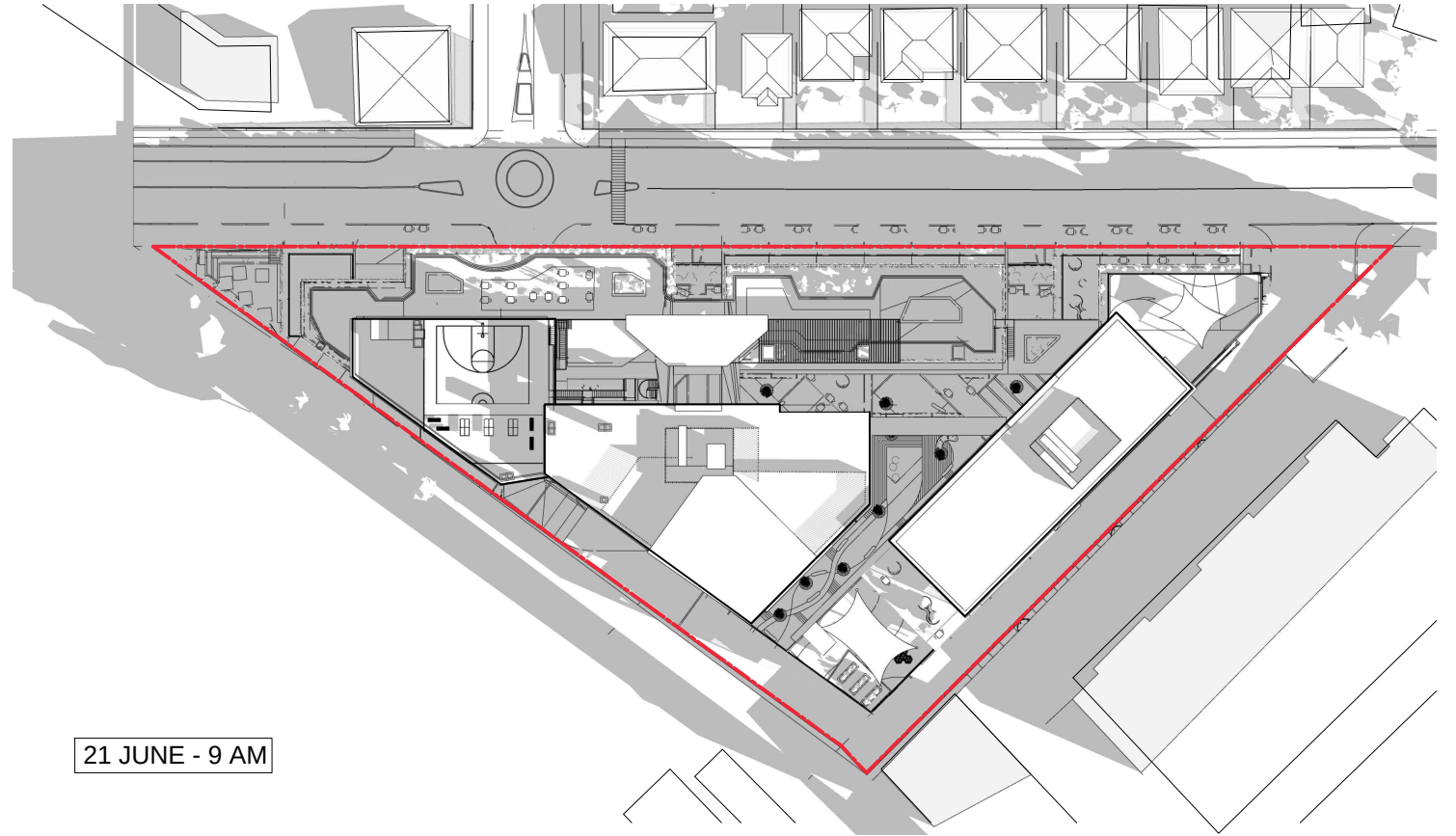


PROJECT:
THE HUB @ LIDCOMBE
DRAWING:
SECTION Y & Z
ADDRESS:
2 BACHELL AVENUE LIDCOMBE
CLIENT:
PACIFIC PLANNING

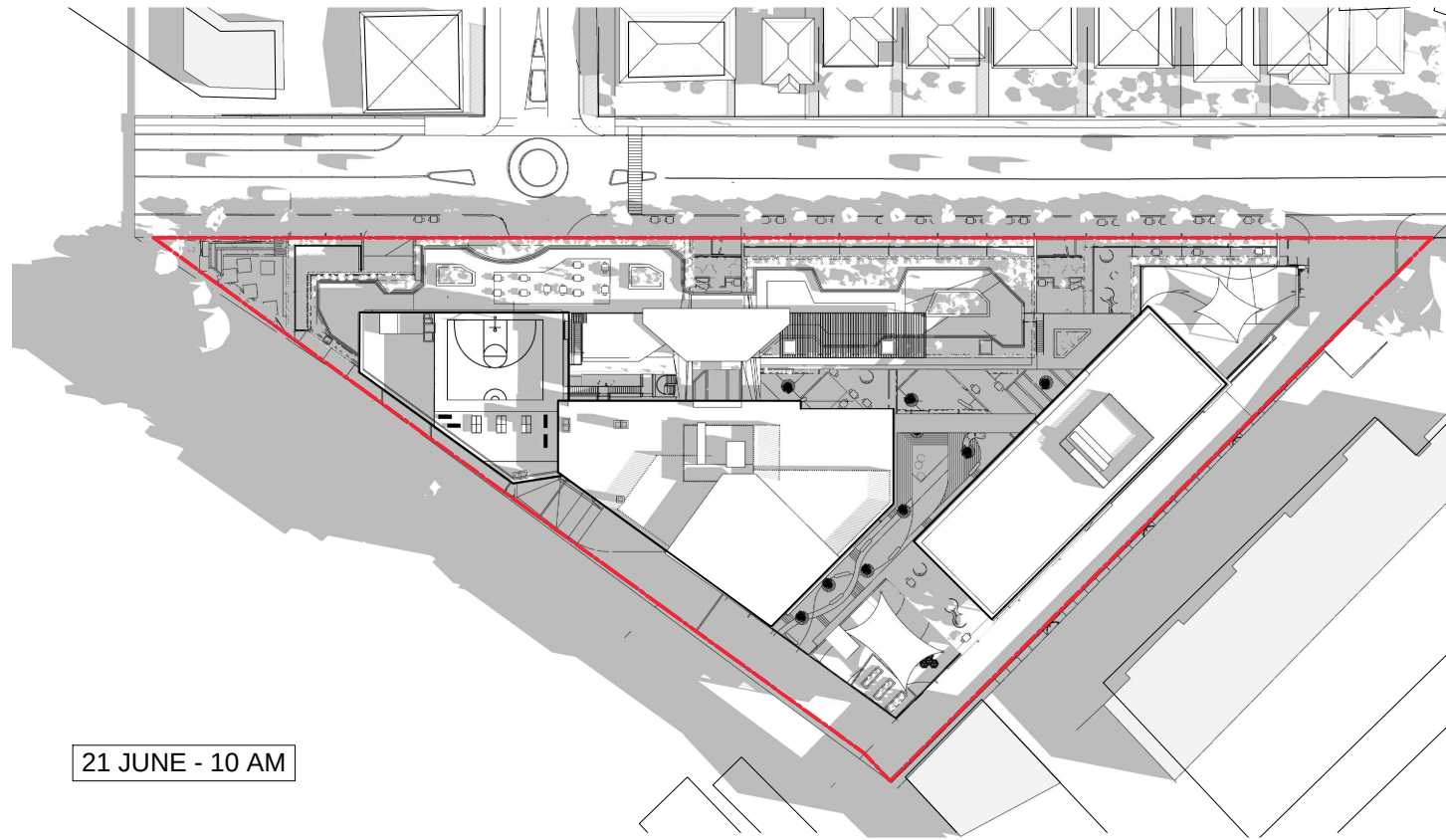
STATUS:
RFI RESPONSE
JOB No.
18107.3
DWG. NO:
DA 322
SCALE:
1:250 AT A1
1:500 AT A3
ISSUE DATE:
18.09.2024
REV:
B



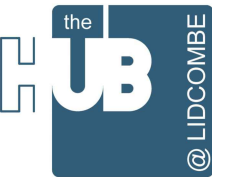
21 JUNE - 8 AM



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

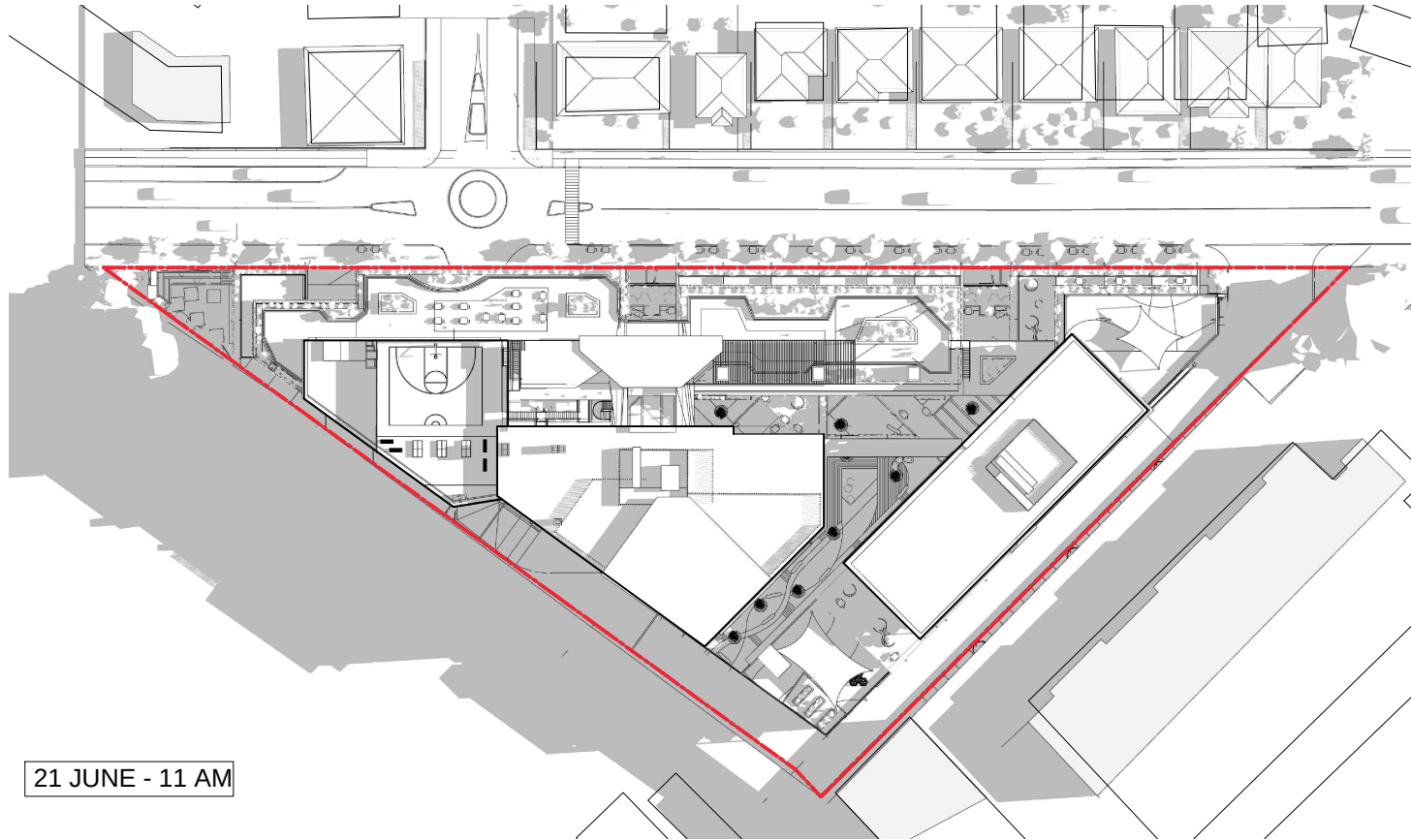
JOB No.
18107.3

DWG. NO:
DA 500

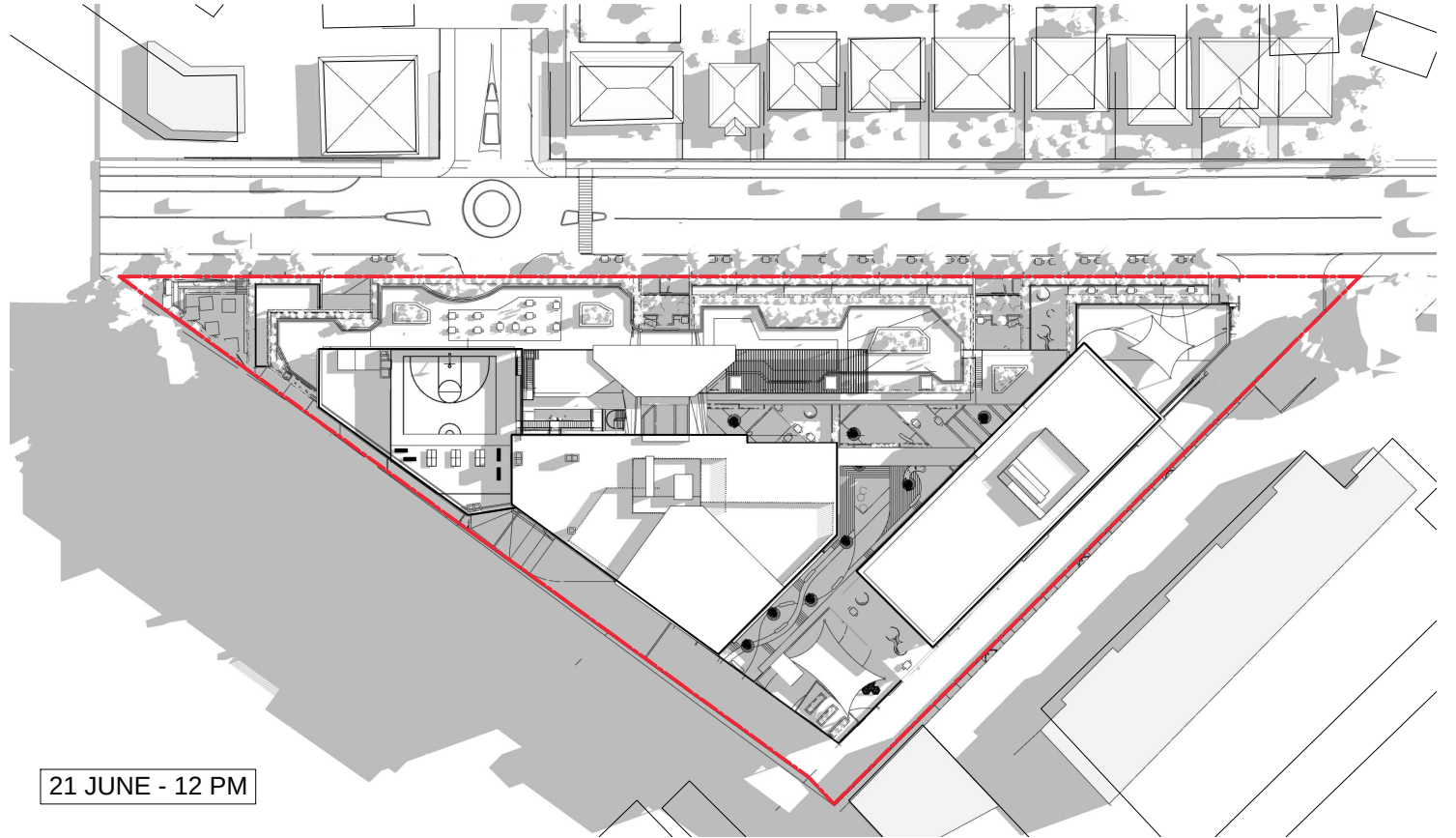
SCALE:
NTS

ISSUE DATE:
18.09.2024

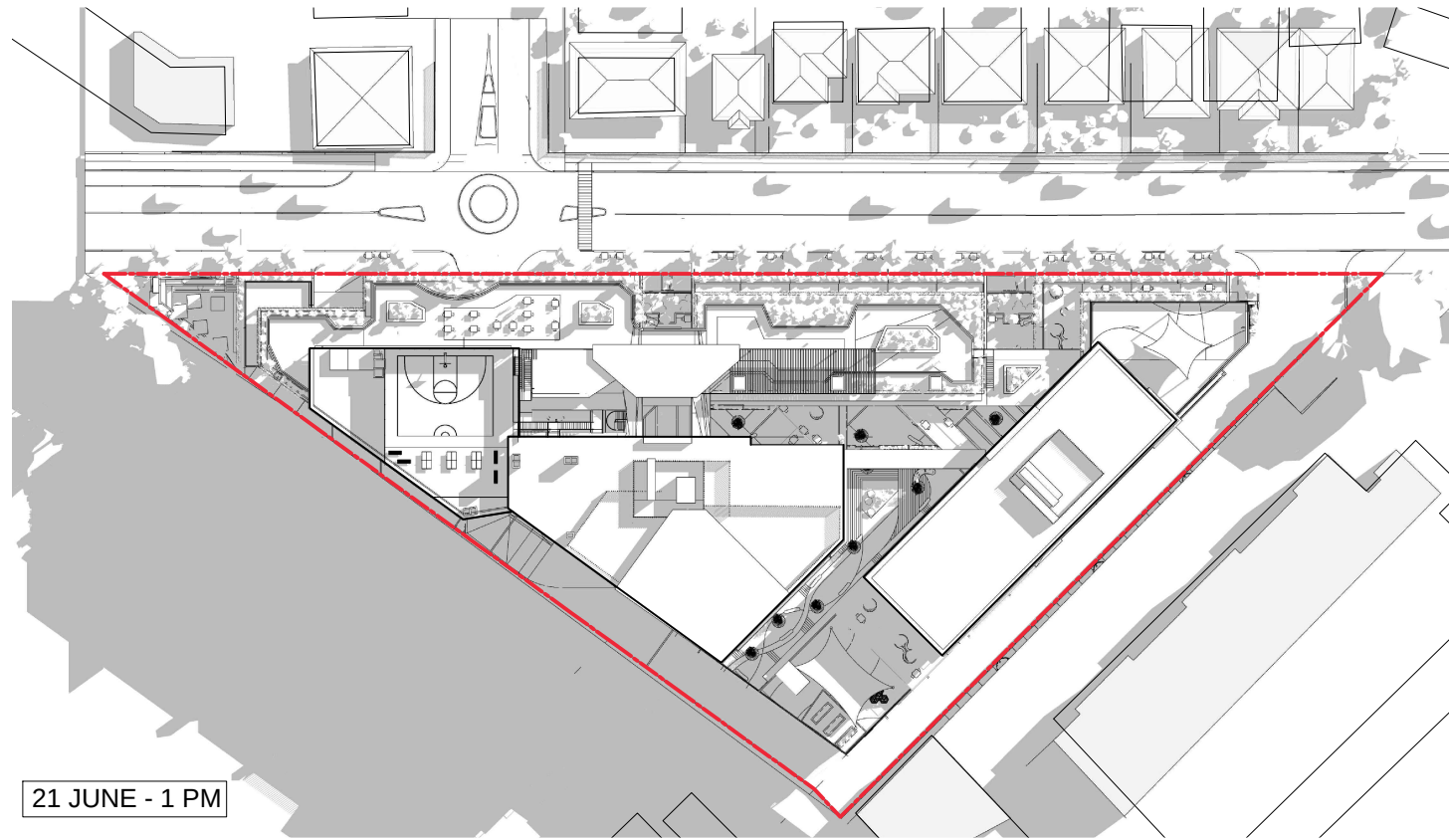
REV:
B



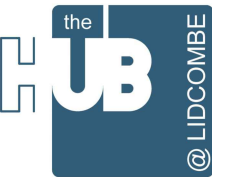
21 JUNE - 11 AM



21 JUNE - 12 PM



21 JUNE - 1 PM



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
SHADOW DIAGRAMS

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

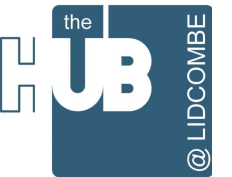
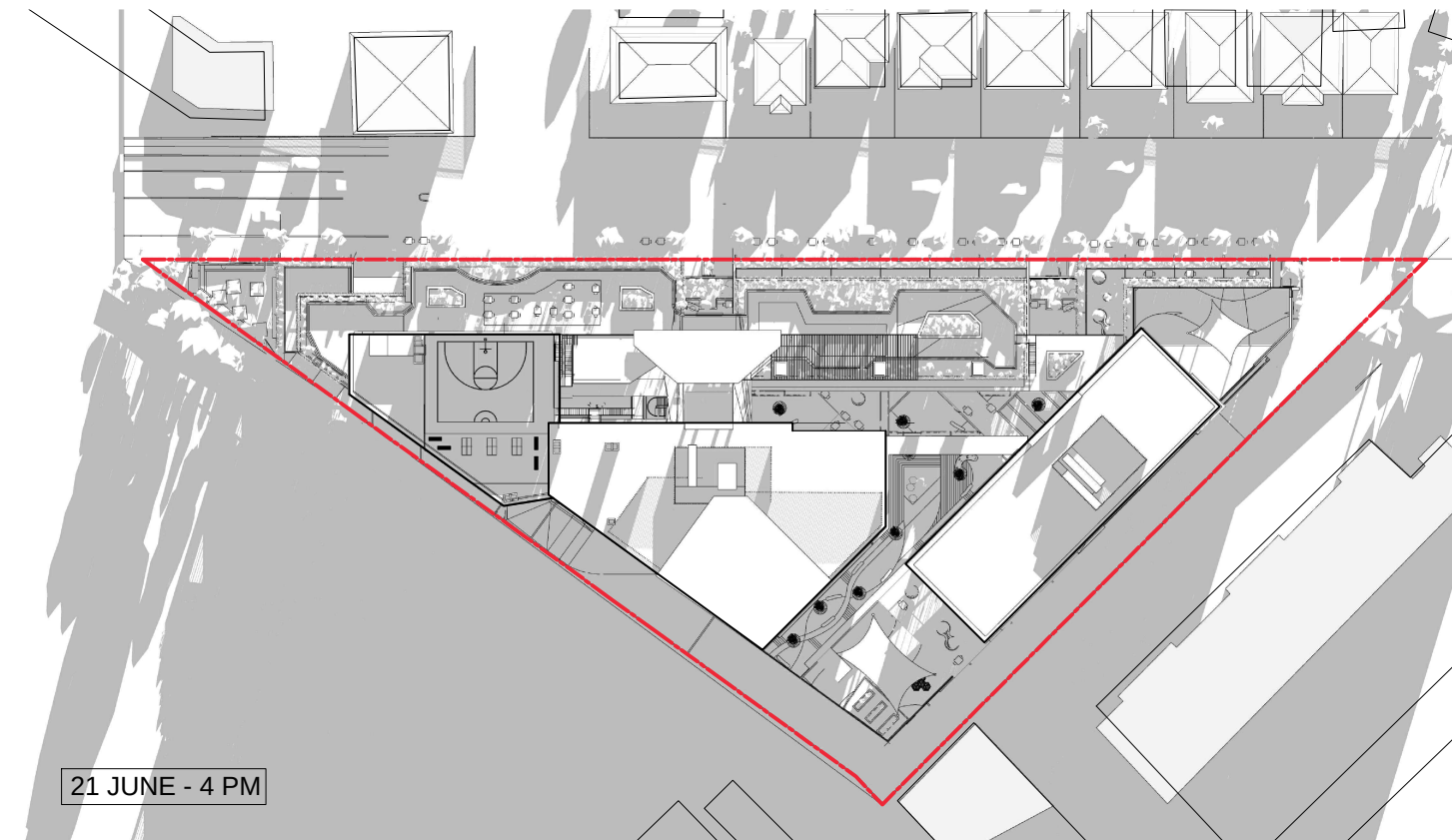
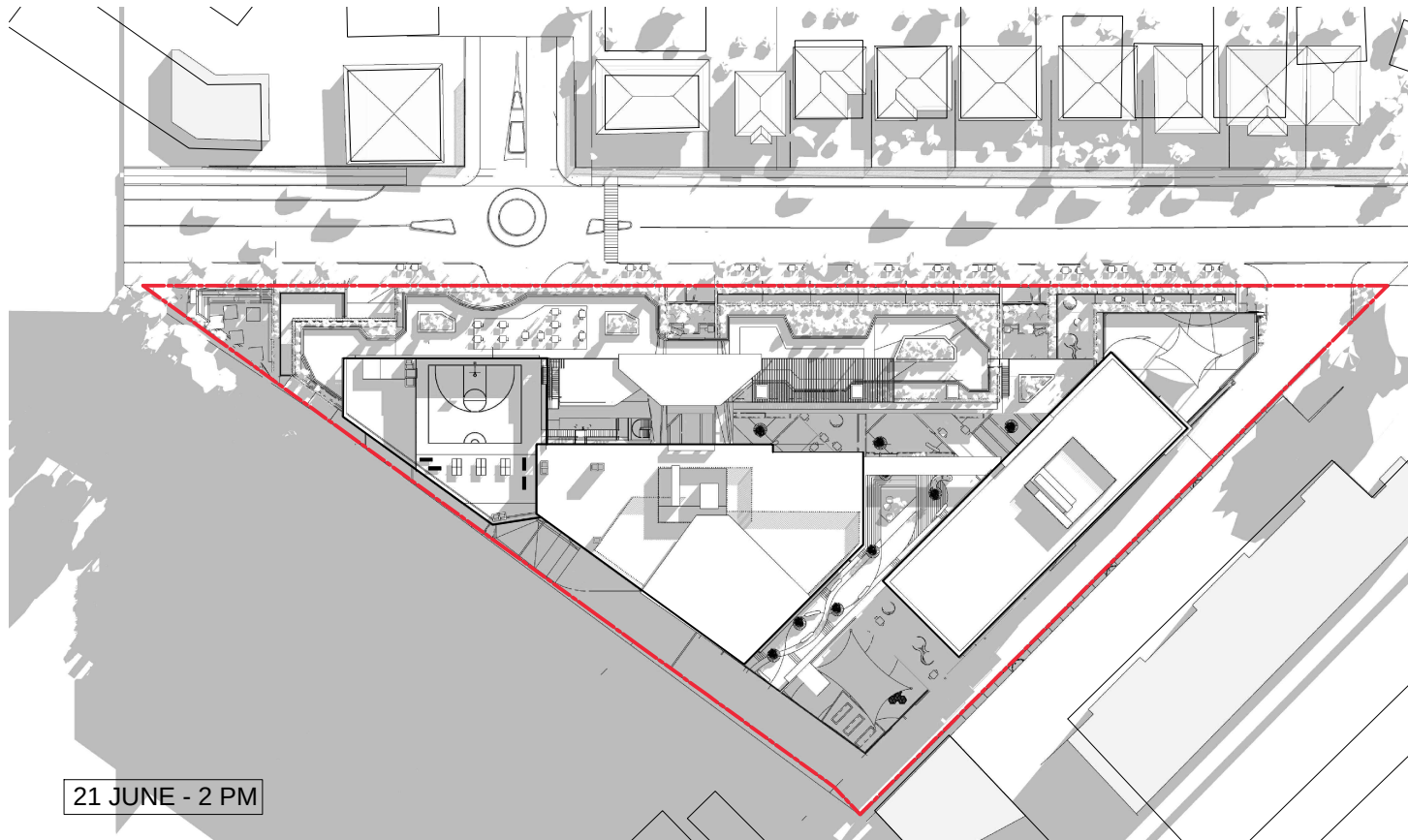
JOB No.
18107.3

DWG. NO:
DA 501

SCALE:
NTS

ISSUE DATE:
18.09.2024

REV:
B



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
SHADOW DIAGRAMS

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

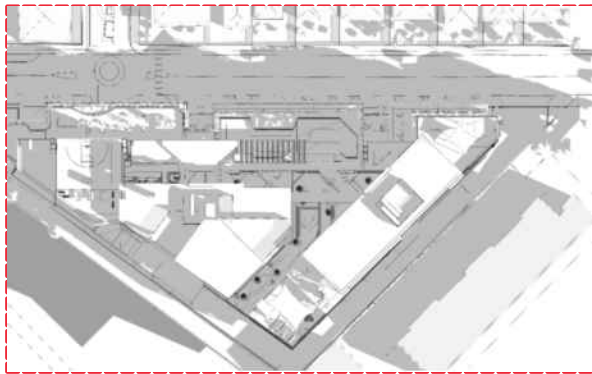
JOB No.
18107.3

DWG. NO:
DA 502

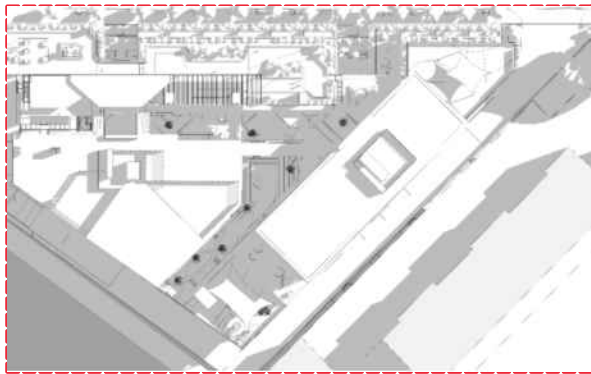
SCALE:
NTS

ISSUE DATE:
18.09.2024

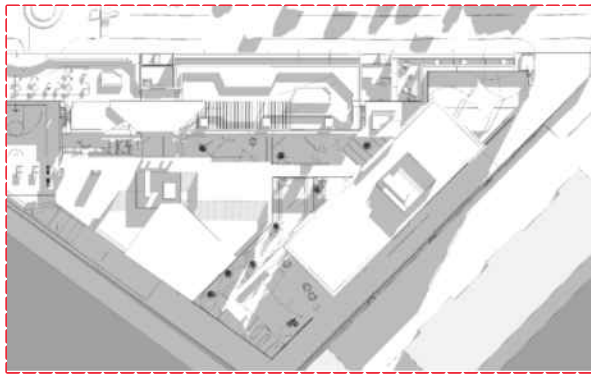
REV:
B



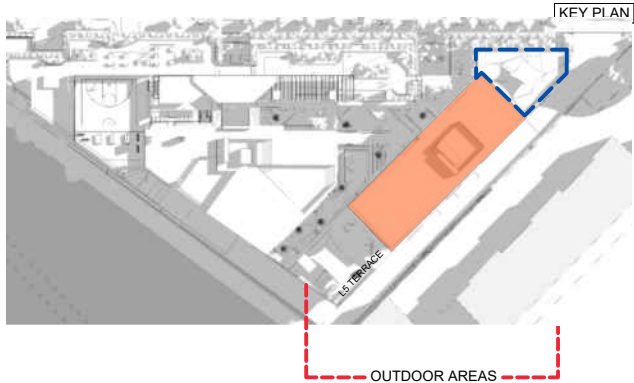
21 JUNE - 9 AM



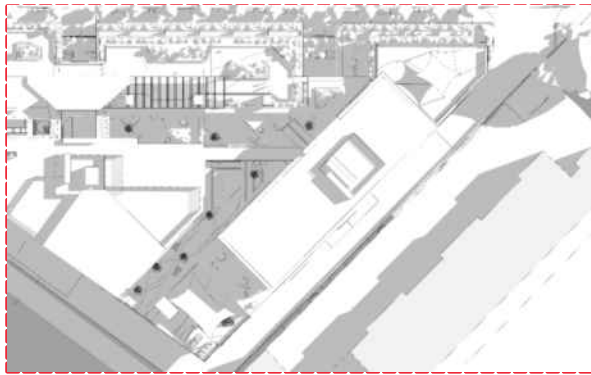
21 JUNE - 12 PM



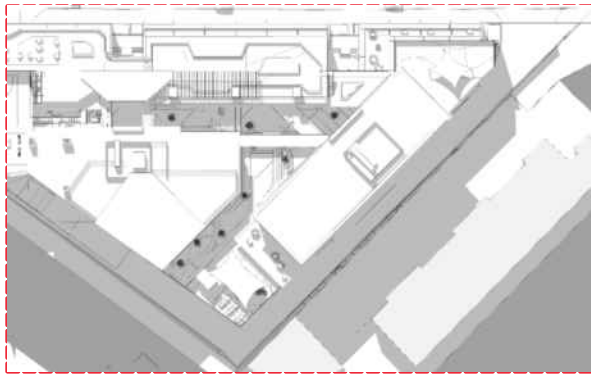
21 JUNE - 3 PM



21 DEC - 9 AM



21 DEC - 12 PM



21 DEC - 3 PM



PROJECT:
THE HUB @ LIDCOMBE

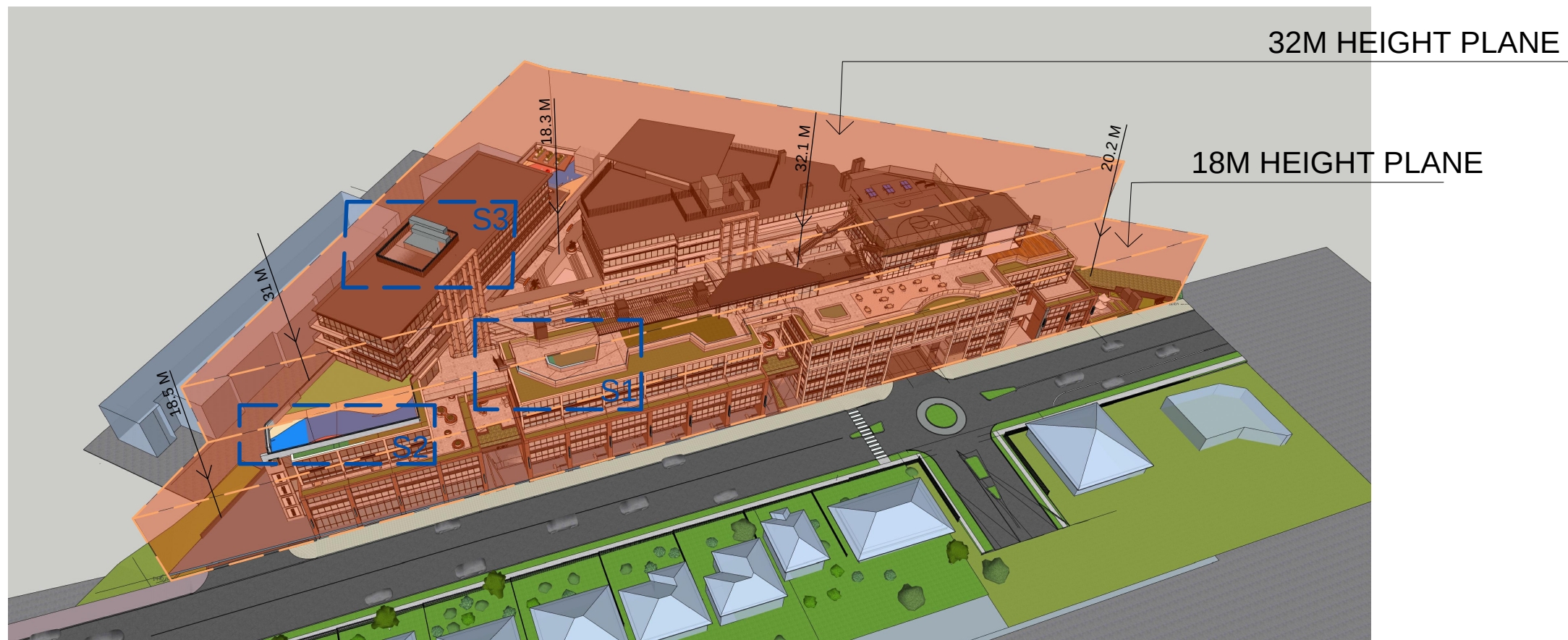
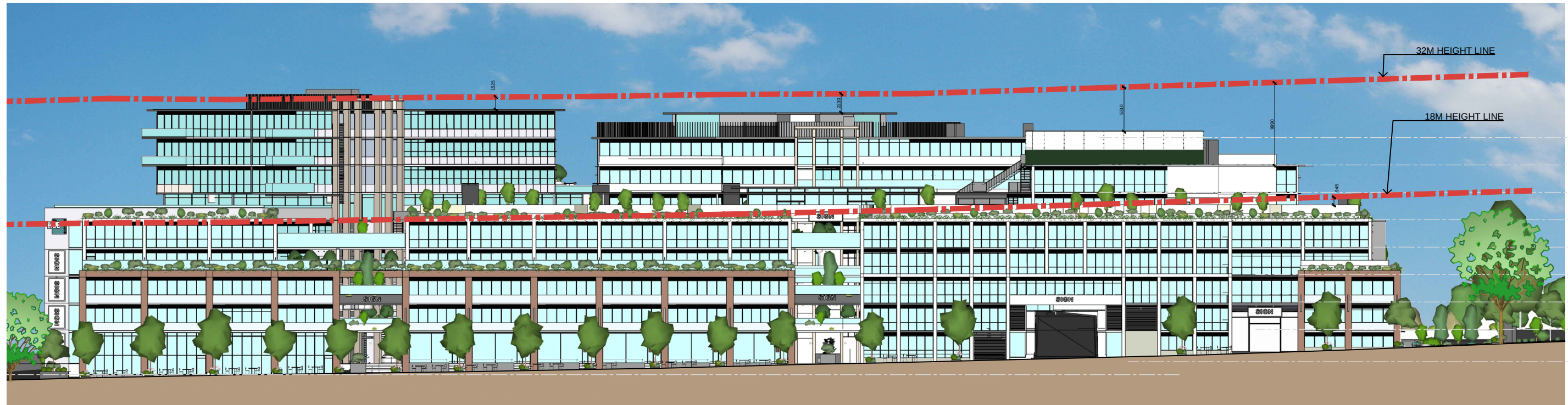
DRAWING:
CHILDCARE SHADOW STUDY

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

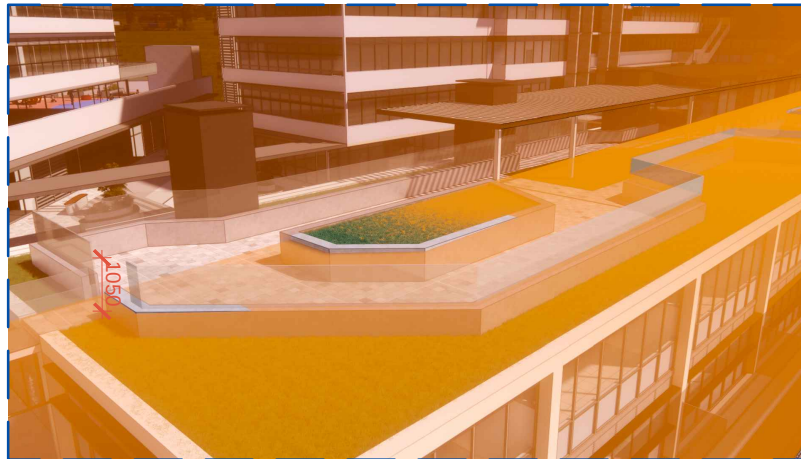
CLIENT:
PACIFIC PLANNING

STATUS:
ISSUE FOR DA

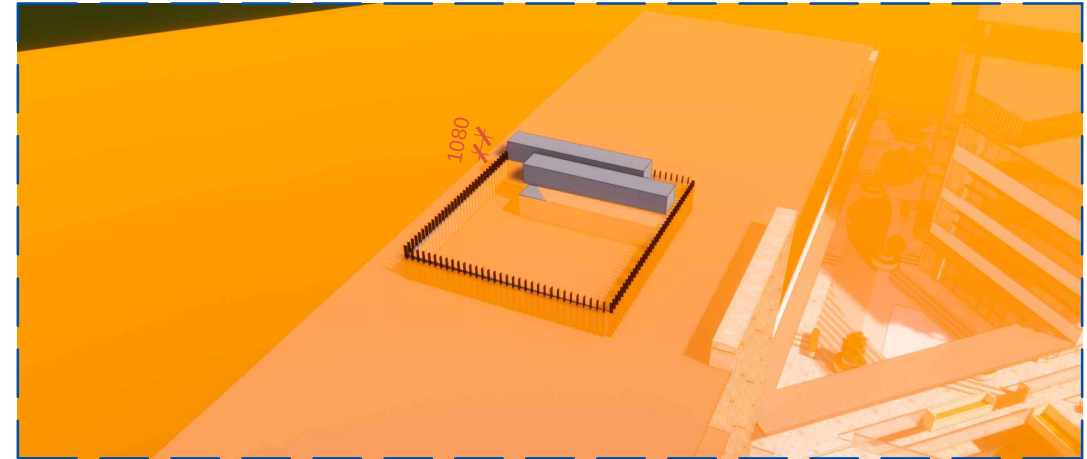
JOB No. 18107.3	ISSUE DATE: 27.06.2023
DWG. NO: DA 510	SCALE: NTS
	REV: A



PROJECT: THE HUB @ LIDCOMBE		
DRAWING: HEIGHT PLANE		
ADDRESS: 2 BACHELL AVENUE LIDCOMBE		
CLIENT: PACIFIC PLANNING		
STATUS: RFI RESPONSE		
JOB No. 18107.3	ISSUE DATE: 18.09.2024	REV: B
DWG. NO.: DA 550	SCALE:	



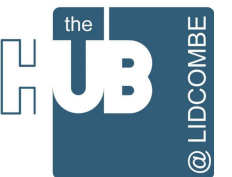
S1-PARAPET WALL AND BALUSTRADE



S3-LIFT OVERRUN



S2-PARAPET WALL AND BALUSTRADE



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
HEIGHT PLANE

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.
18107.3

ISSUE DATE:
18.09.2024

DWG. NO:
DA 551

SCALE:

REV:
B



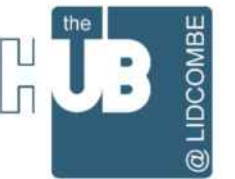
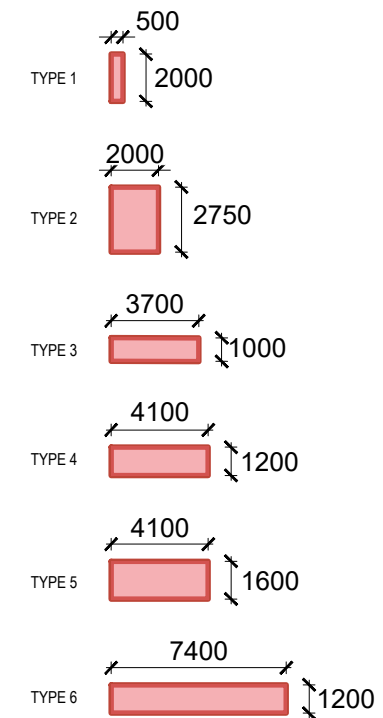
A NORTHWEST ELEVATION
BACHELL FRONTAGE



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.
18107.3

DWG. NO.
DA 650

SCALE:
NTS

ISSUE DATE:
18.09.2024

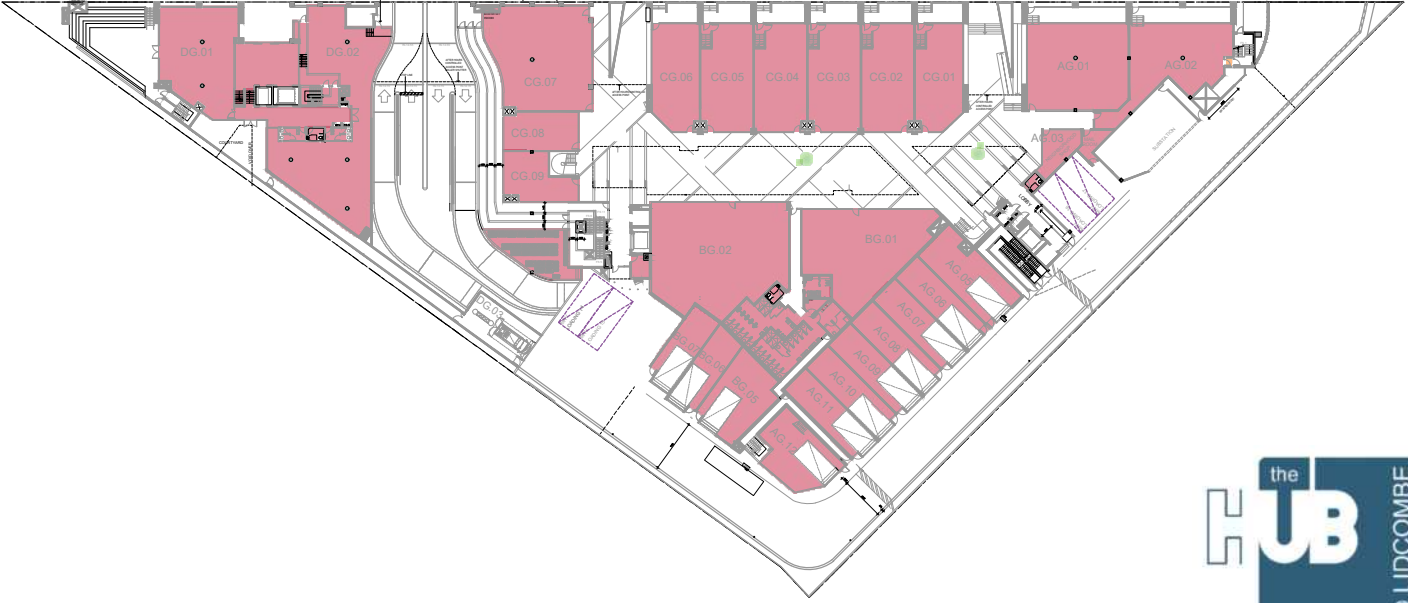
REV:
B

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

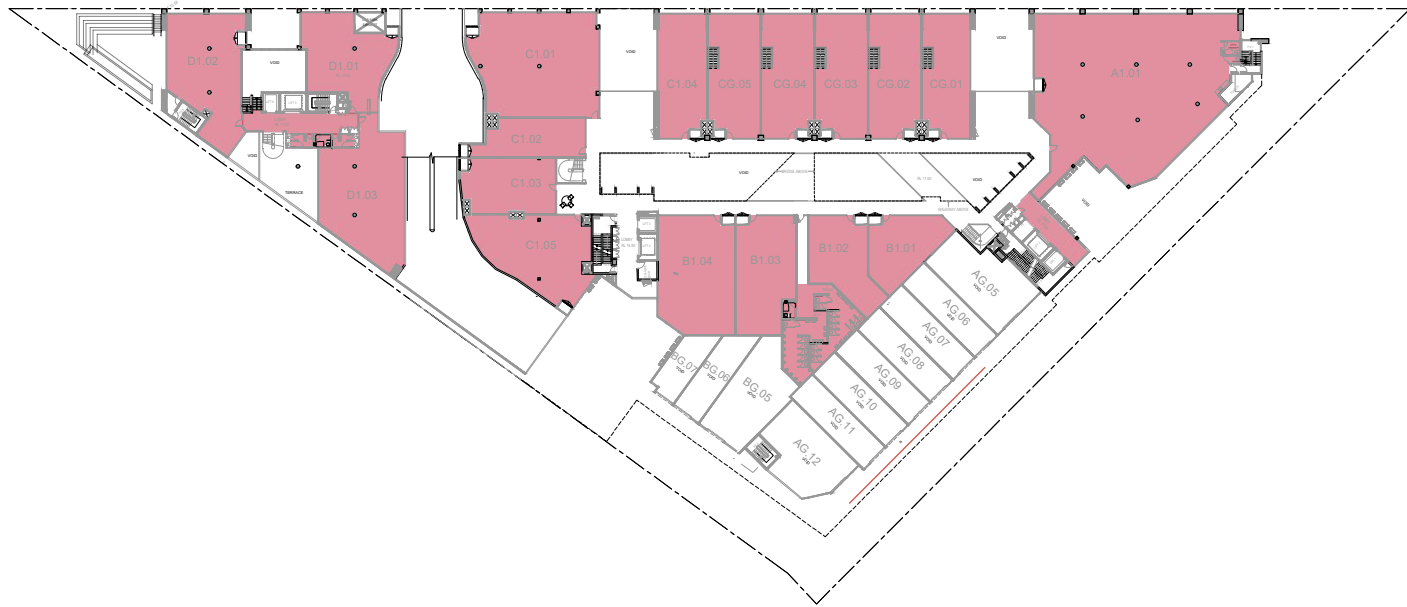
JOB No.
18107.3

ISSUE DATE:
18.09.2024

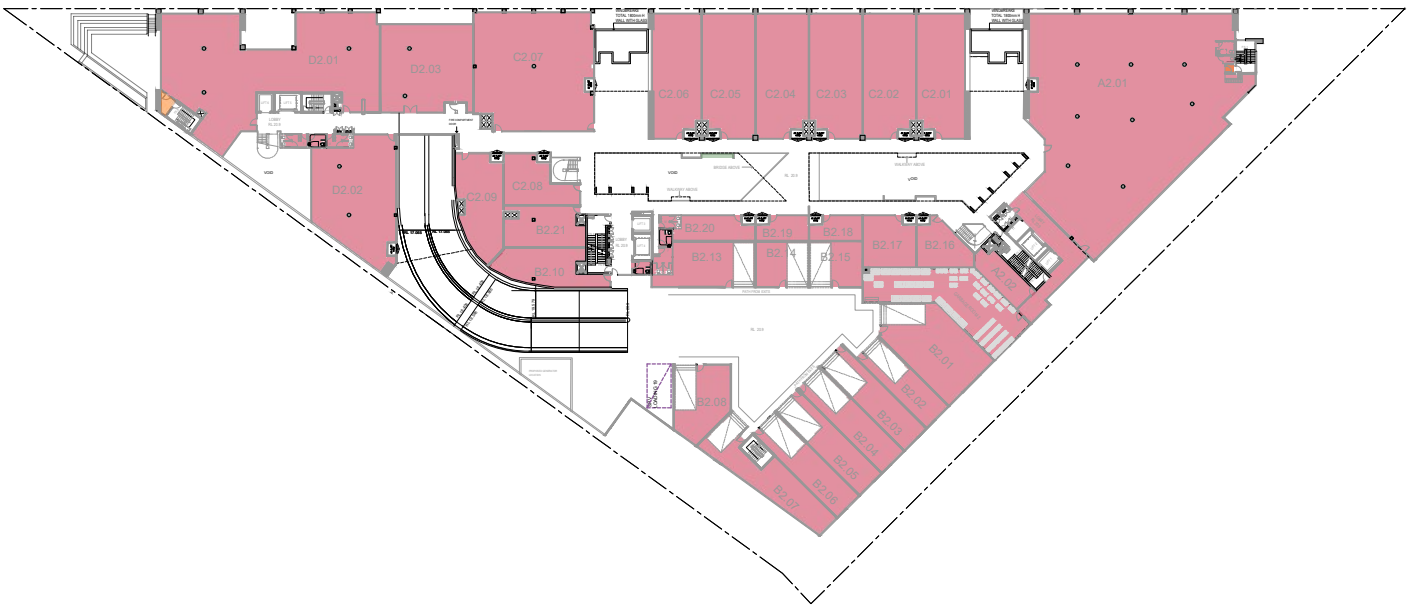
DWG. NO:
DA 700

SCALE:
NTS

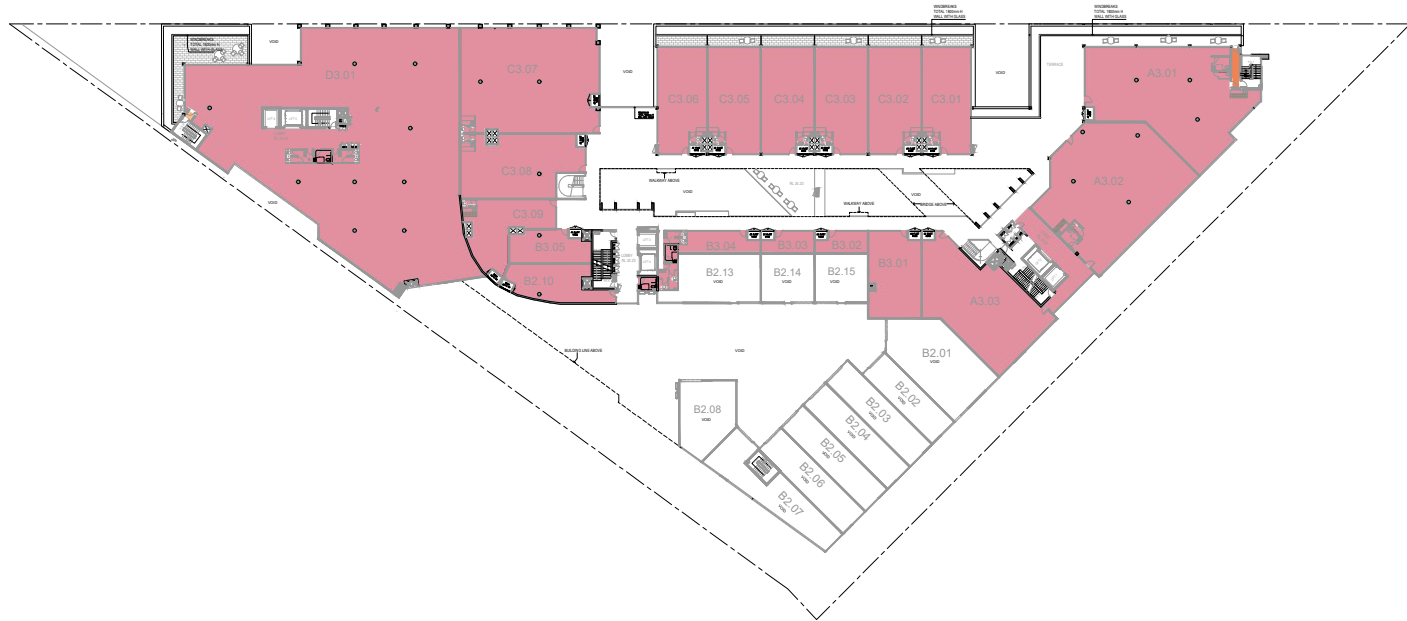
REV:
B



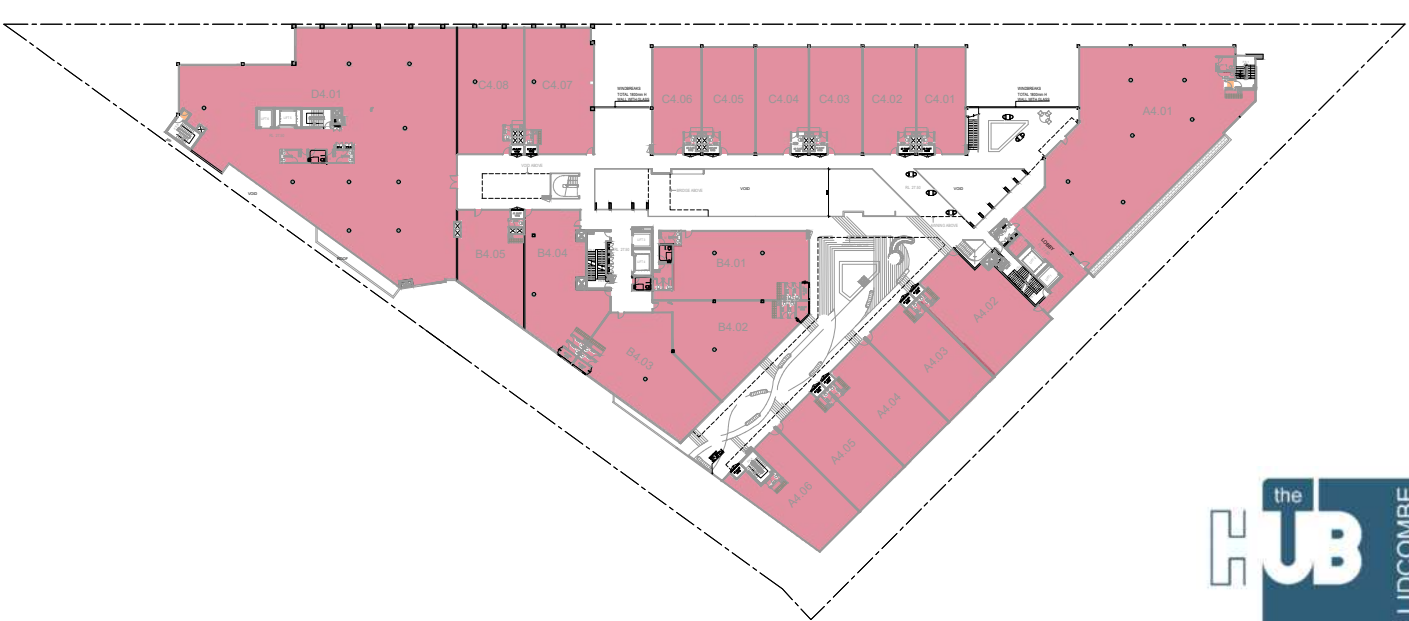
LEVEL 1



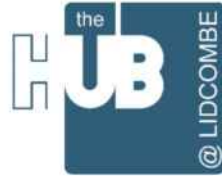
LEVEL 2



LEVEL 3



LEVEL 4



PROJECT:
THE HUB @ LIDCOMBE

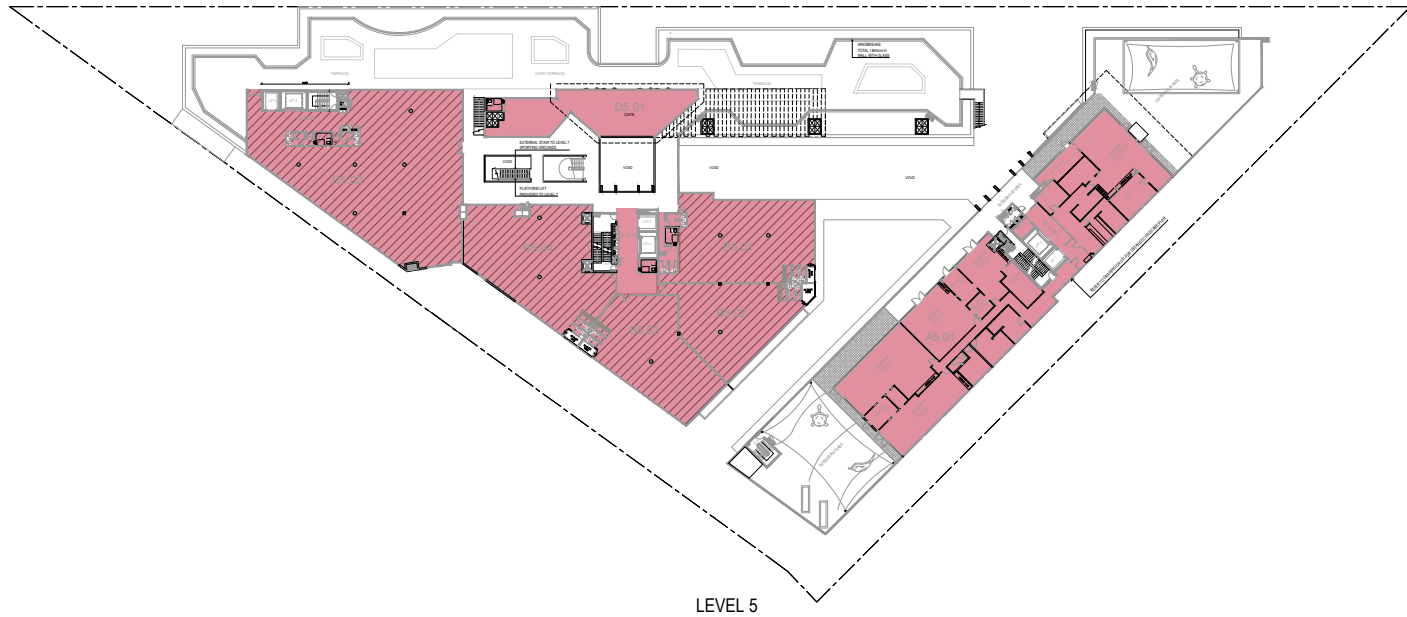
DRAWING:
GFA CALCULATION SHEET 2

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

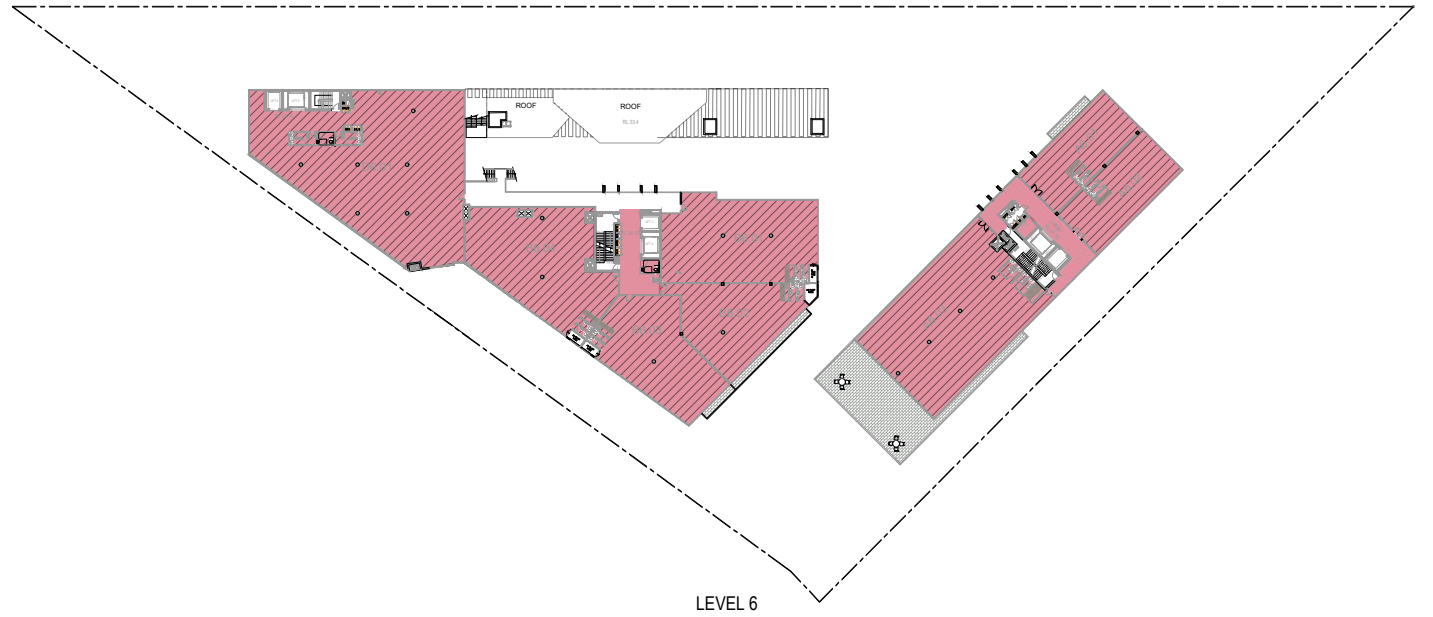
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

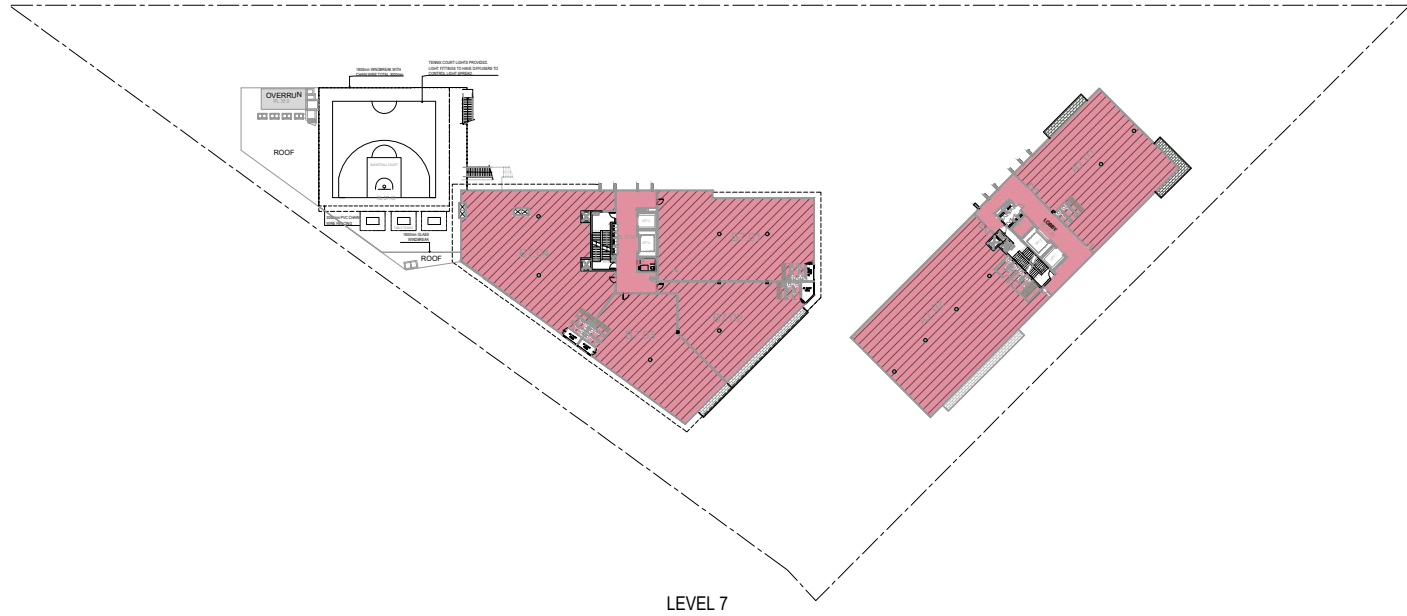
JOB No. 18107.3	ISSUE DATE: 18.09.2024
DWG. NO: DA 701	SCALE: NTS
	REV: B



LEVEL 5



LEVEL 6



LEVEL 7



LEVEL 8



PROJECT:
THE HUB @ LIDCOMBE

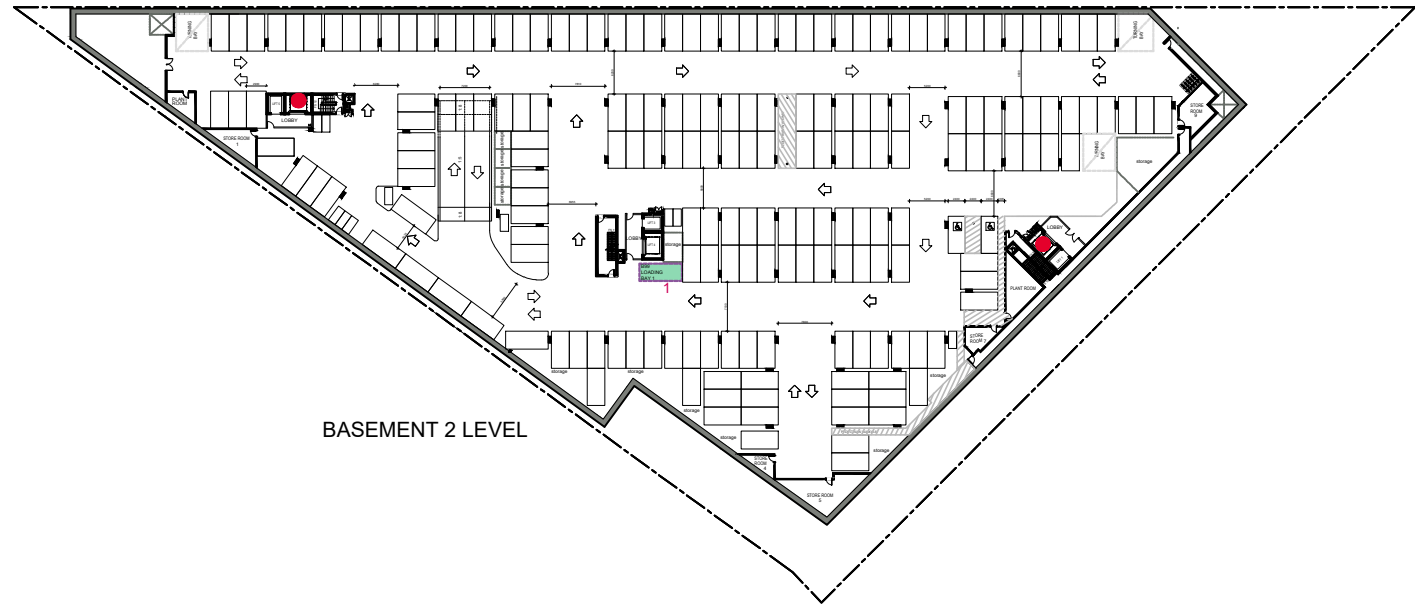
DRAWING:
GFA CALCULATION SHEET 3

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

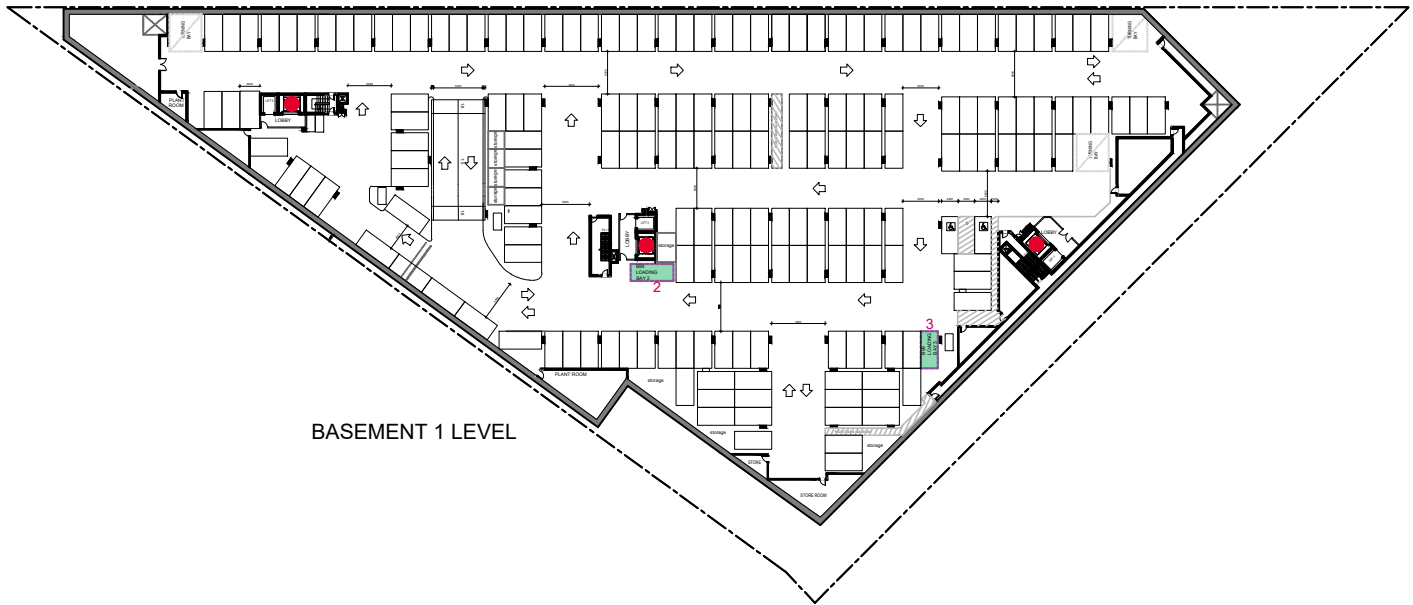
CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

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



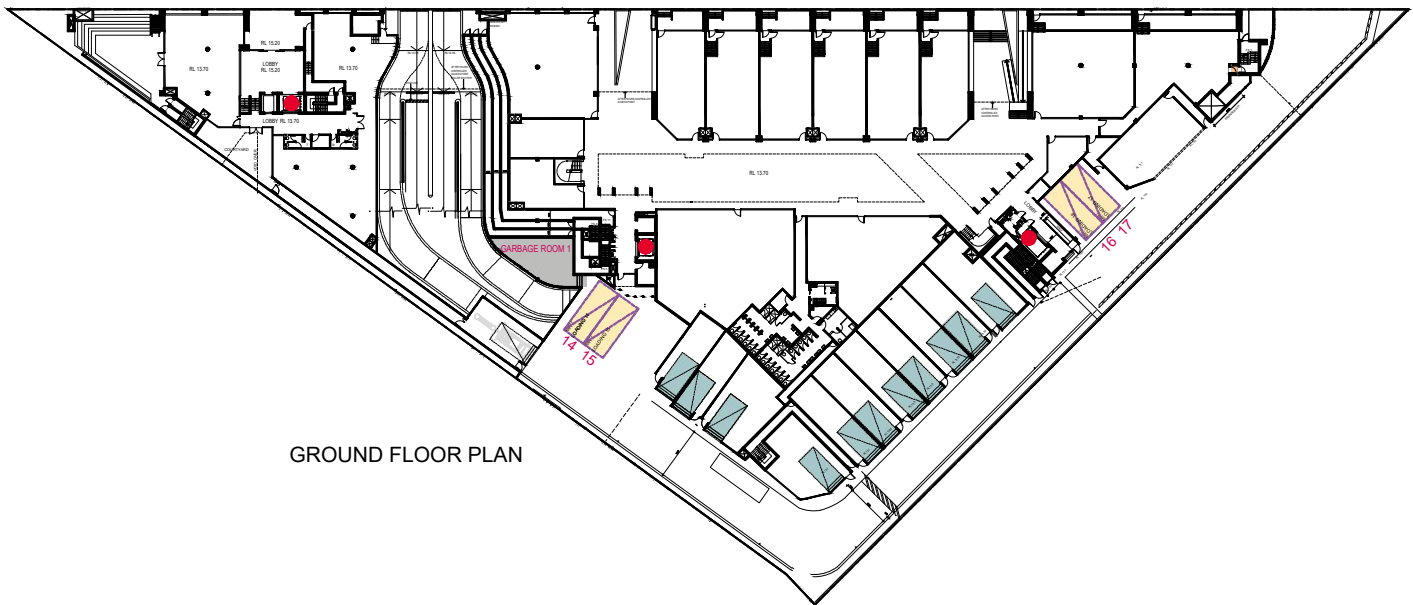
BASEMENT 2 LEVEL



BASEMENT 1 LEVEL

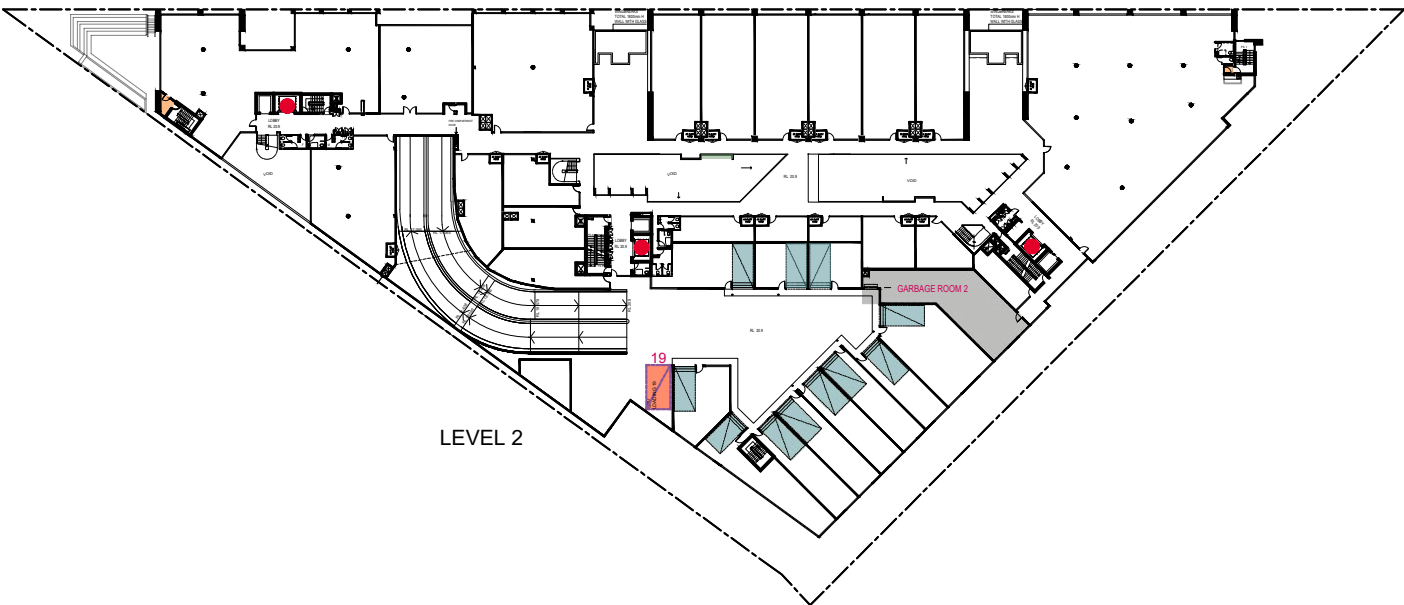


LOWER GROUND FLOOR

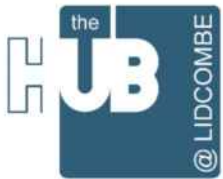


GROUND FLOOR PLAN

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



LEVEL 2



PROJECT:
THE HUB @ LIDCOMBE

DRAWING:
LOADING PLAN

ADDRESS:
2 BACHELL AVENUE LIDCOMBE

CLIENT:
PACIFIC PLANNING

STATUS:
RFI RESPONSE

JOB No.
18107.3

ISSUE DATE:
18.09.2024

DWG. NO:
DA 750

SCALE:
NTS

REV:
B