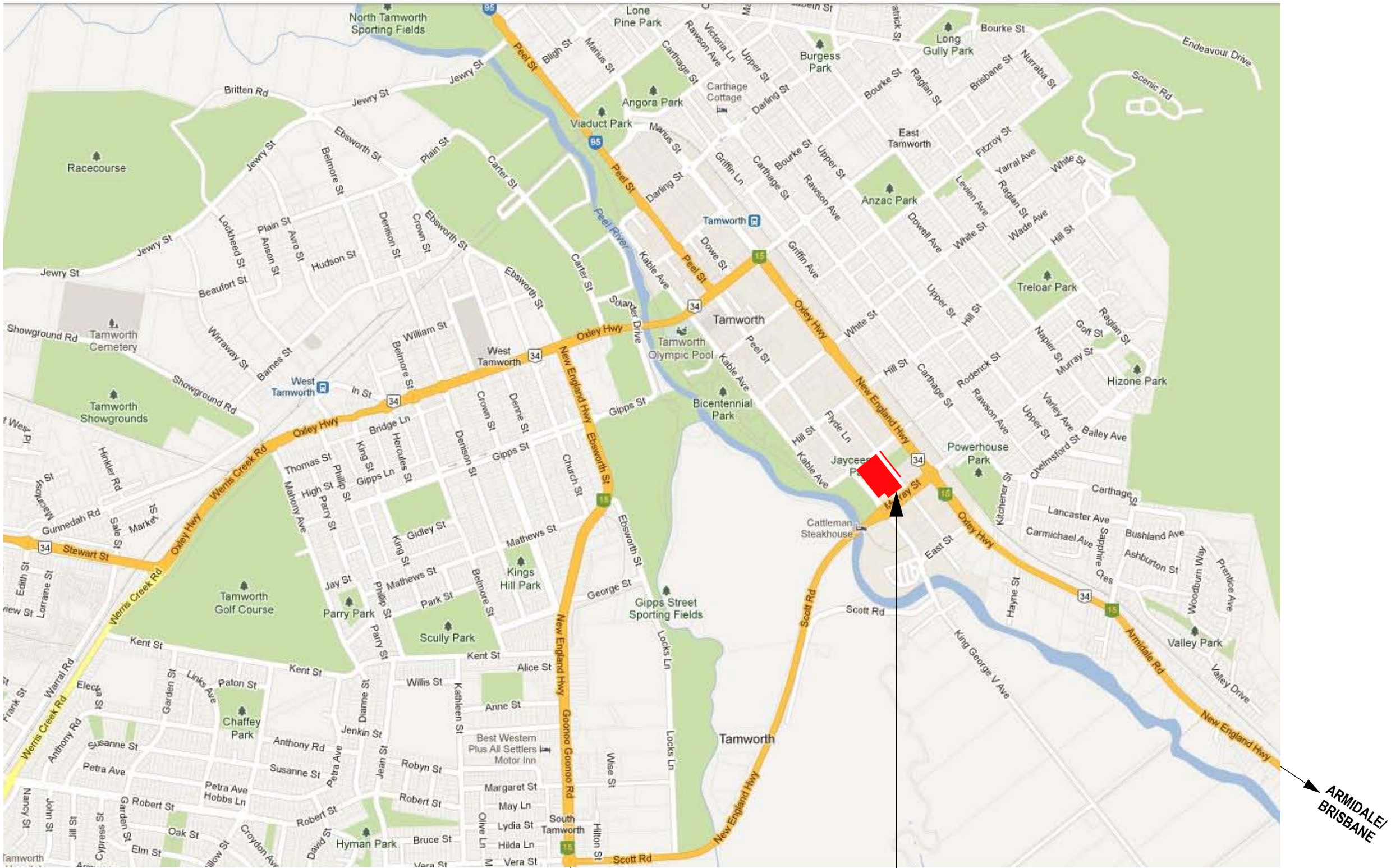
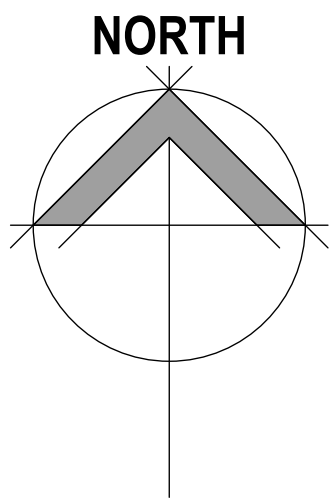


DRAWING INDEX

ARCHITECTURAL DOCUMENTATION

HILL LOCKART ARCHITECTS

DA100	TITLE PAGE
DA101	LOADING DOCK LEVEL SITE PLAN
DA102	TRADING FLOOR LEVEL SITE PLAN
DA103	LOADING DOCK LEVEL FLOOR PLAN
DA104	TRADING FLOOR LEVEL FLOOR PLAN
DA105	ROOF/PLANT DECK LEVEL PLAN
DA106	SITE CUT & FILL PLAN
DA107	SITE DEMOLITION PLAN
DA201	ELEVATIONS
DA202	ELEVATIONS
DA203	SECTIONS



NEWCASTLE/
SYDNEY

Location of site

LOCALITY MAP



Roderick St & Byrnes Avenue Entry - Architect's Impression



Corner Peel & Roderick St - Architect's Impression



Corner Peel & Murray St - Architect's Impression

"EASTPOINT" PROPOSED RETAIL DEVELOPMENT

FOR TAMWORTH PROPERTY & DEVELOPMENT INVESTMENTS

CORNER PEEL & RODERICK STREETS, TAMWORTH

HILL LOCKART ARCHITECTS

22/10/2013

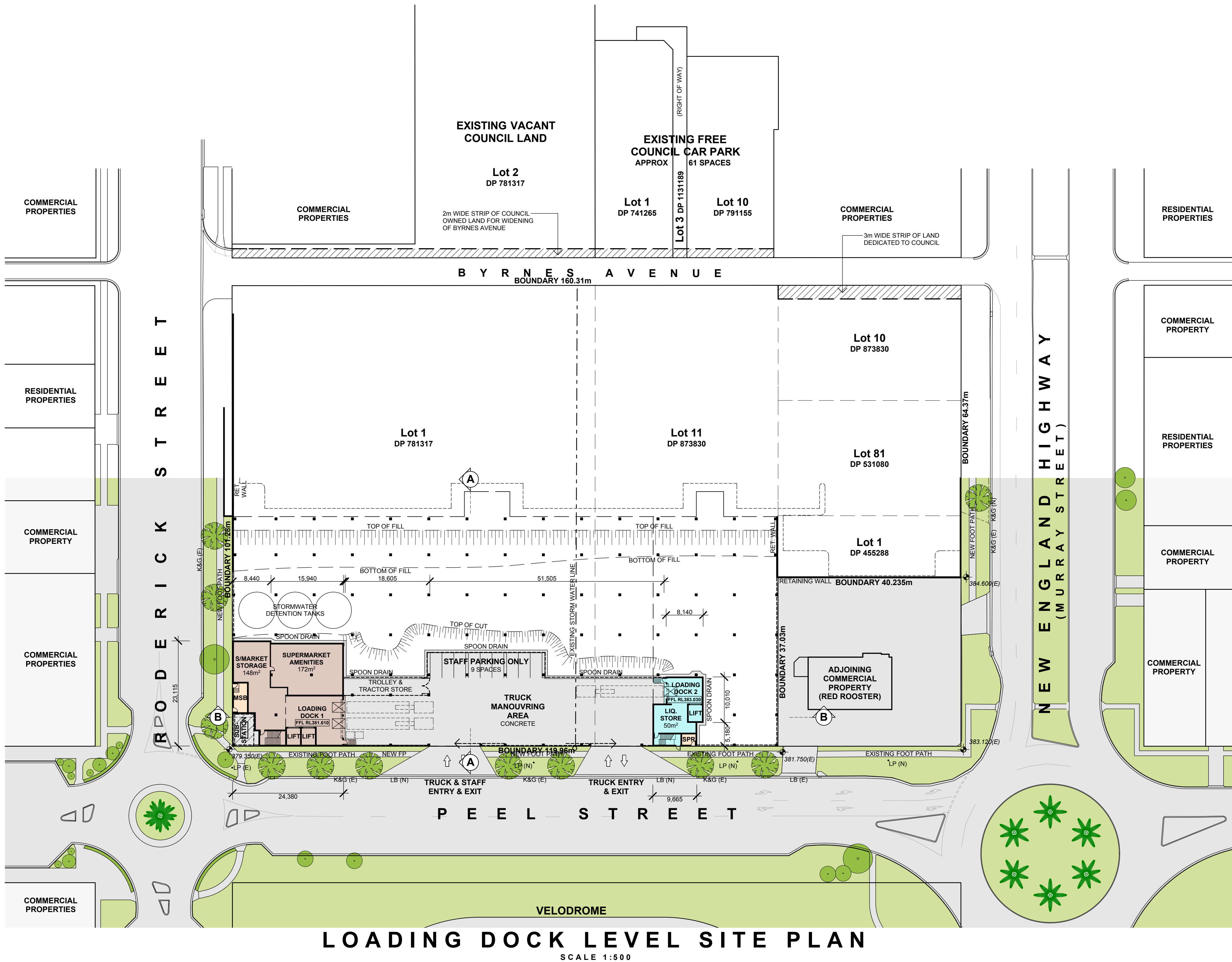
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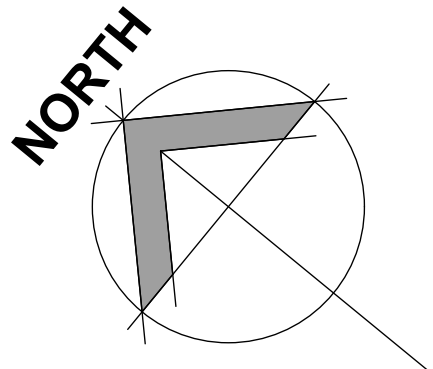
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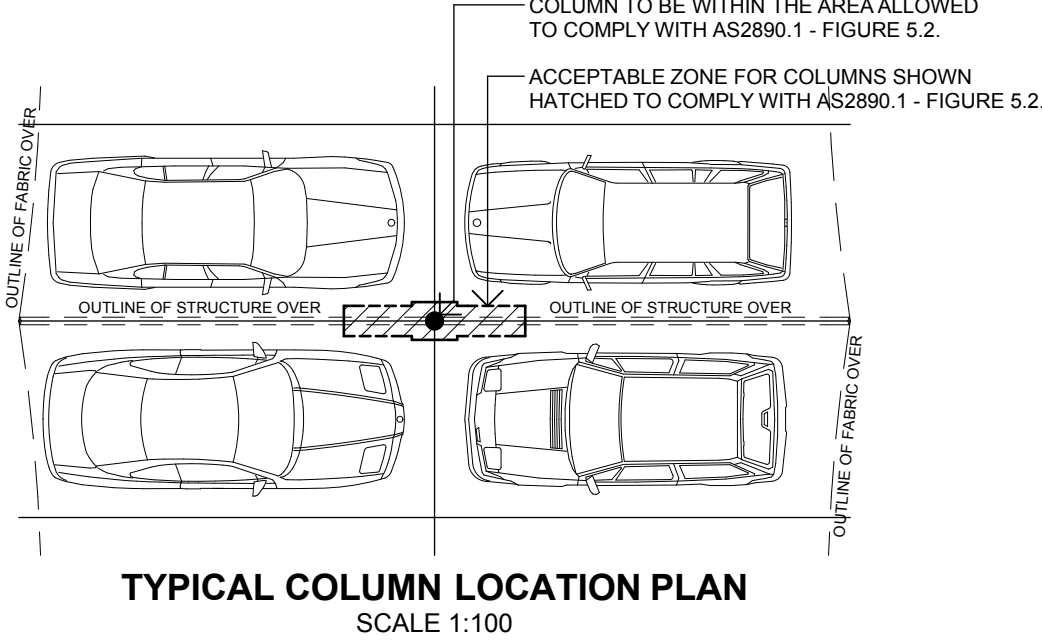
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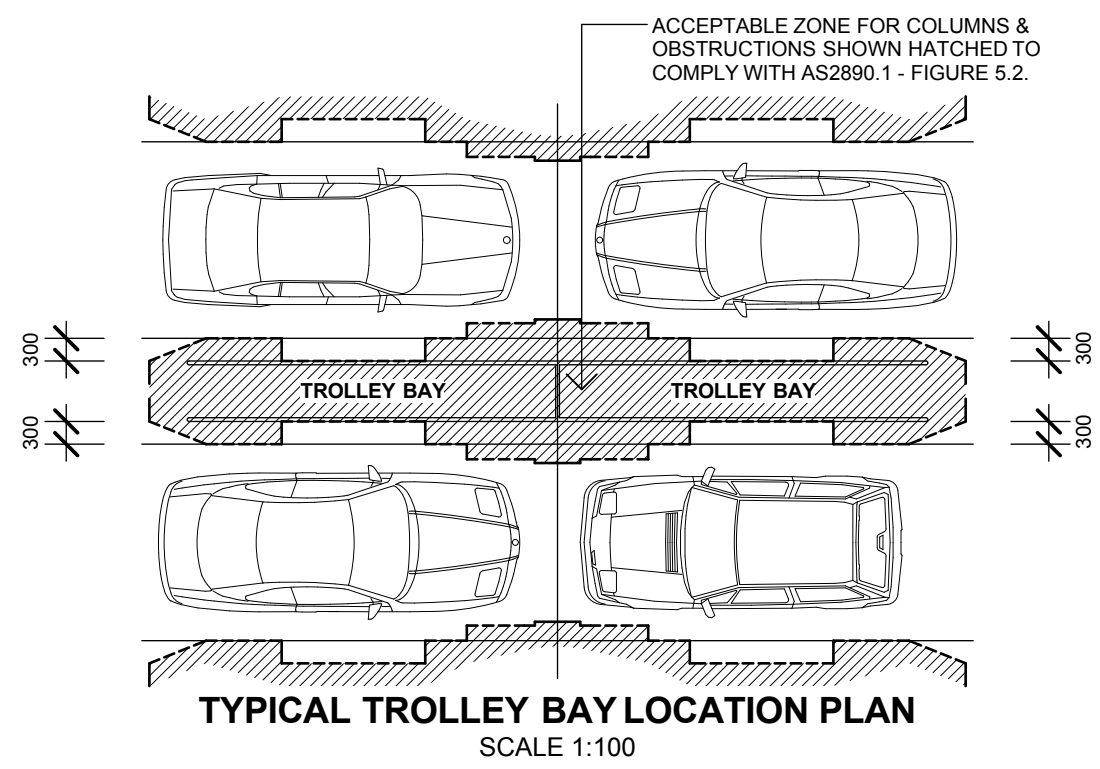
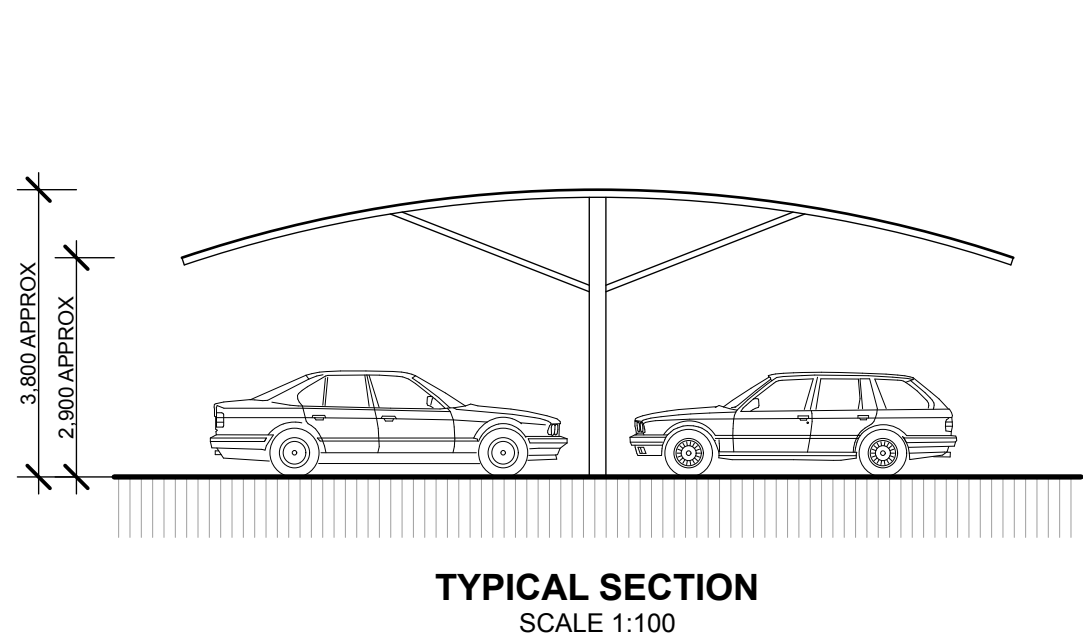
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PROPOSED RETAIL DEVELOPMENT FOR TAMWORTH PROPERTY & DEVELOPMENT INVESTMENTS CORNER PEEL & RODERICK STREETS, TAMWORTH										PROJECT										P.O. BOX 801, TAMWORTH N.S.W. 2340 228 MARIUS STREET, TAMWORTH N.S.W. 2340 TELEPHONE (02) 6766 5188 FAX (02) 6766 7055 WEB www.hill-lockart.com.au EMAIL admin@hill-lockart.com.au										GREGORY HILL ARCHITECTS PTY. LTD. A.C.N. 090 796 403 TRADING AS GREG HILL																			
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LEGEND		DEVELOPMENT INFORMATION	
K&G	KERB & GUTTER	MAIN SITE AREA (LOT 1 DP 781317, LOT 11 DP 873830, LOT 10 DP 873830, LOT 81 DP 531080, LOT 1 DP 455288)	14749m² APPROX
LB	LAYBACK		
LP	LIGHT POLE		
PP	POWER POLE		
SC	SHADE SAIL COLUMN		
(E)	DENOTES EXISTING	AREA FOR ROAD WIDENING PART LOT 2 DP 781317, PART LOT 1 DP 741265, PART LOT 3 DP 1131189, PART LOT 1 DP 791155	237m² APPROX
(N)	DENOTES NEW		
	10.000 PROPOSED SPOT LEVEL		
	10.000 (E) EXISTING SPOT LEVEL		
	EXISTING TREE REMOVED		
	EXISTING TREE TO REMAIN		
	PROPOSED TREE - ORNAMENTAL PLANE TREE (TO MATCH EXISTING PEEL STREET TREES)		
NOTES		TOTAL	14986m²
# DIMENSIONS ARE APPROX ONLY AND ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION			
- ALL LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION			
- LOCATION OF ALL BOUNDARIES, EASEMENTS & SERVICES TO BE IDENTIFIED PRIOR TO CONSTRUCTION			
			
		GROSS FLOOR AREA	
		SUPERMARKET (TENANCY 1) = (4655 @ TF LEVEL + 478 @ LD LEVEL + 178 @ MEZZANINE LEVEL PLANT ROOM)	5311m ²
		LIQUOR STORE (TENANCY 2) = (1383 @ TF LEVEL + 125 @ LD LEVEL)	1508m ²
		SERVICE ROOMS = (MSB ROOM & SPRINKLER ROOM @ LD LEVEL)	28m ²
		TOTAL GROSS FLOOR AREA (NOT INCLUDING THICKNESS OF DIVIDING WALLS)	6847m²
		GROSS LEASABLE FLOOR AREA FOR CARPARKING CALCULATIONS	
		GLFA SUPERMARKET (TENANCY 1)	4376m ²
		GLFA LIQUOR STORE (TENANCY 2)	1266m ²
		TOTAL GROSS LEASABLE FLOOR AREA	5642m²
		CARPARKING INFORMATION	
		PUBLIC CAR SPACES PROVIDED @ TRADING FLOOR LEVEL	275
		STAFF ONLY CAR SPACES PROVIDED @ LOADING DOCK LEVEL	9
		TOTAL No. OF CARPARKS	284
		DEDICATED TAXI RANK SPACES	1
		SHARED TAXI/DISABLED SPACES	1
		LETTABLE FLOOR AREA (FOR TENANCY LEASES ONLY)	
		SUPERMARKET (TENANCY 1)	
		DEVELOPMENT	4800m ²
		TRADING FLOOR	4480m ²
		AMENITIES (@ LOADING DOCK LEVEL)	172m ²
		STORAGE (@ LOADING DOCK LEVEL)	148m ²
		LIQUOR STORE (TENANCY 2)	
		DEVELOPMENT	1400m ²
		TRADING FLOOR	1250m ²
		AMENITIES (@ TRADING FLOOR LEVEL)	100m ²
		STORAGE (@ LOADING DOCK LEVEL)	50m ²
		NOTES	
		- ALL EXTERNAL LIGHTING TO COMPLY WITH TRC DEVELOPMENT CONTROL PLAN No. 9 (GUIDELINES FOR EXTERNAL LIGHTING)	
		- ENERGY EFFICIENCY OF THE PROPOSED NEW BUILDING TO COMPLY WITH SECTION J OF THE BCA IN ALL RESPECTS INCLUDING BUILDING FABRIC, GLAZING, BUILDING SEALING, AIR MOVEMENT, AIR CONDITIONING & VENTILATION, ARTIFICIAL LIGHTING & POWER, HOT WATER SUPPLY & ACCESS FOR MAINTENANCE	



SHADE STRUCTURE DETAILS



TROLLEY BAY LOCATION DETAILS

LEGEND

K&G KERB & GUTTER
LB LAYBACK
LP LIGHT POLE
PP POWER POLE
SC SHADE SAIL COLUMN

(E) DENOTES EXISTING
(N) DENOTES NEW

10.000 PROPOSED SPOT LEVEL

10.000 (E) EXISTING SPOT LEVEL

EXISTING TREE REMOVED

EXISTING TREE TO REMAIN

PROPOSED TREE - ORNAMENTAL PLANE TREE (TO MATCH EXISTING PEEL STREET TREES)

NOTES

- # DIMENSIONS ARE APPROX ONLY AND ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

- ALL LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION

- LOCATION OF ALL BOUNDARIES, EASEMENTS & SERVICES TO BE IDENTIFIED PRIOR TO CONSTRUCTION

DEVELOPMENT INFORMATION

MAIN SITE AREA
(LOT 1 DP 781317, LOT 11 DP 873830, LOT 10 DP 873830, LOT 81 DP 531080, LOT 1 DP 455288)

14749m² APPROX

AREA FOR ROAD WIDENING
PART LOT 2 DP 781317, PART LOT 1 DP 741265, PART LOT 3 DP 1131189, PART LOT 1 DP 791155

237m² APPROX

TOTAL

14986m²

GROSS FLOOR AREA

SUPERMARKET (TENANCY 1) =
(455 @ TF LEVEL + 478 @ LD LEVEL + 178 @ MEZZANINE LEVEL PLANT ROOM)

5311m²

LIQUOR STORE (TENANCY 2) =
(1383 @ TF LEVEL + 125 @ LD LEVEL)

1508m²

SERVICE ROOMS =
(MSB ROOM & SPRINKLER ROOM @ LD LEVEL)

28m²

TOTAL GROSS FLOOR AREA
(NOT INCLUDING THICKNESS OF DIVIDING WALLS)

6847m²

GROSS LEASABLE FLOOR AREA FOR CARPARKING CALCULATIONS

GLFA SUPERMARKET (TENANCY 1) 4376m²
GLFA LIQUOR STORE (TENANCY 2) 1266m²

TOTAL GROSS LEASABLE FLOOR AREA

5642m²

CARPARKING INFORMATION

PUBLIC CAR SPACES PROVIDED @ TRADING FLOOR LEVEL

275

STAFF ONLY CAR SPACES PROVIDED @ LOADING DOCK LEVEL

9

TOTAL No. OF CARPARKS

284

DEDICATED TAXI RANK SPACES

1

SHARED TAXI/DISABLED SPACES

1

LETTABLE FLOOR AREA (FOR TENANCY LEASES ONLY)

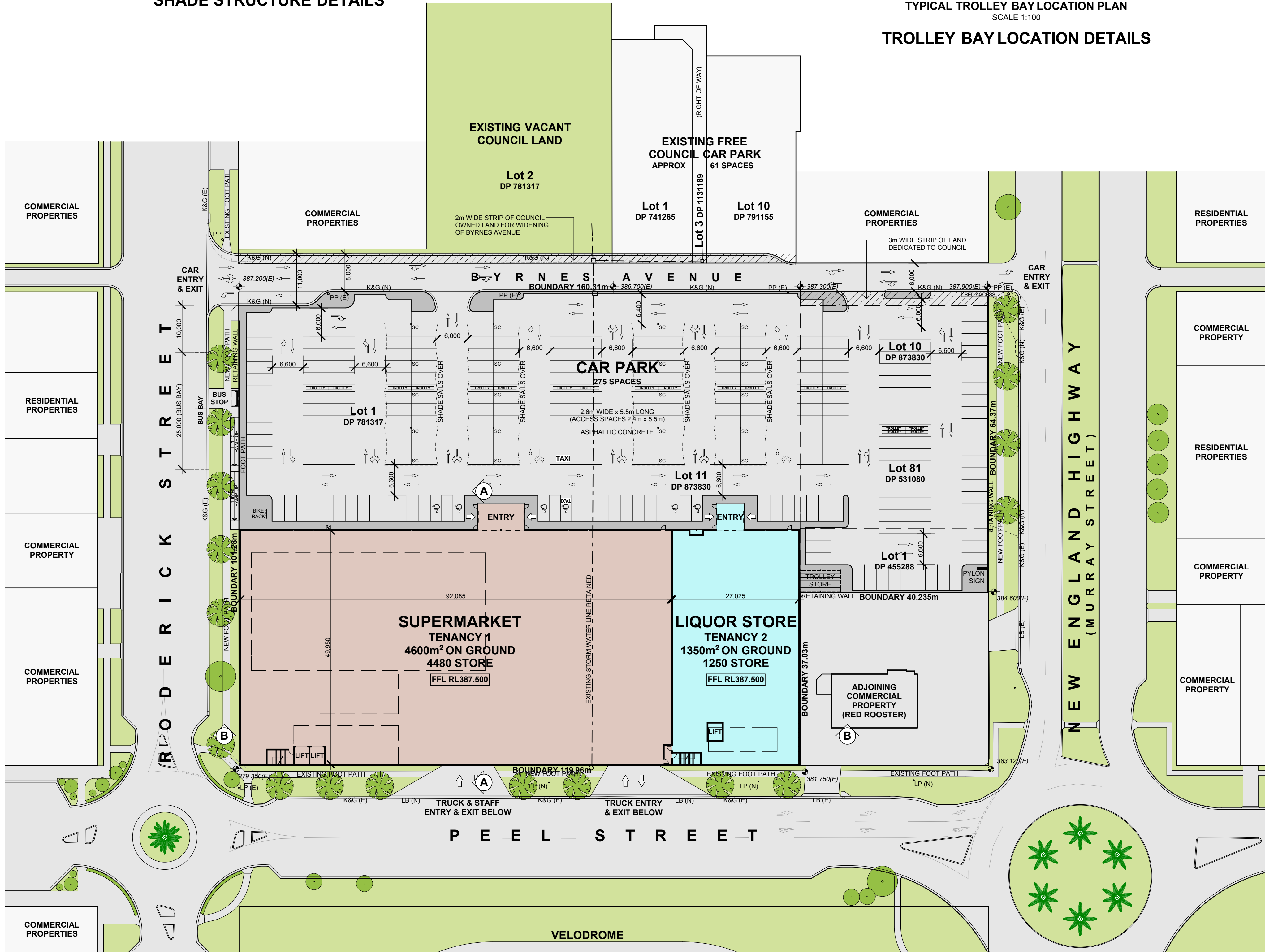
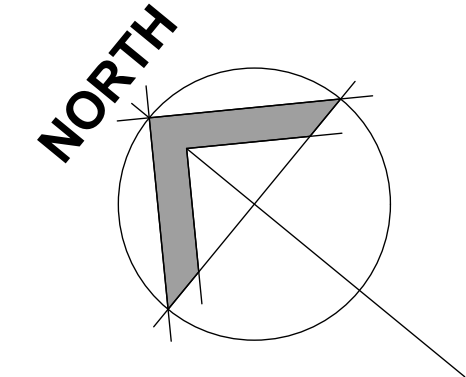
SUPERMARKET (TENANCY 1)
DEVELOPMENT 4800m²
TRADING FLOOR 4480m²
AMENITIES (@ LOADING DOCK LEVEL) 172m²
STORAGE (@ LOADING DOCK LEVEL) 148m²

LIQUOR STORE (TENANCY 2)
DEVELOPMENT 1400m²
TRADING FLOOR 1250m²
AMENITIES (@ TRADING FLOOR LEVEL) 100m²
STORAGE (@ LOADING DOCK LEVEL) 50m²

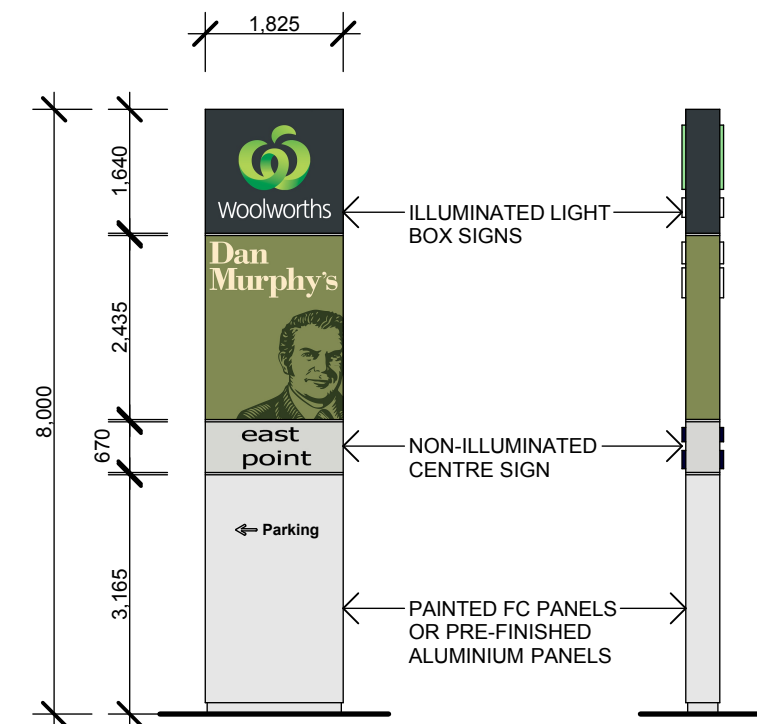
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TRADING FLOOR LEVEL SITE PLAN
SCALE 1:500



FRONT ELEVATION
(REAR ELEVATION SIMILAR)
SCALE 1:100

SIDE ELEVATION

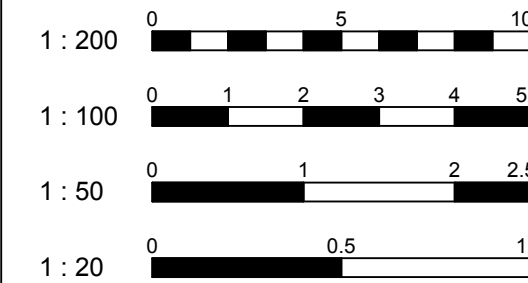
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REV	DATE	AMENDMENT

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FOR TAMWORTH PROPERTY & DEVELOPMENT INVESTMENTS
CORNER PEEL & RODERICK STREETS, TAMWORTH

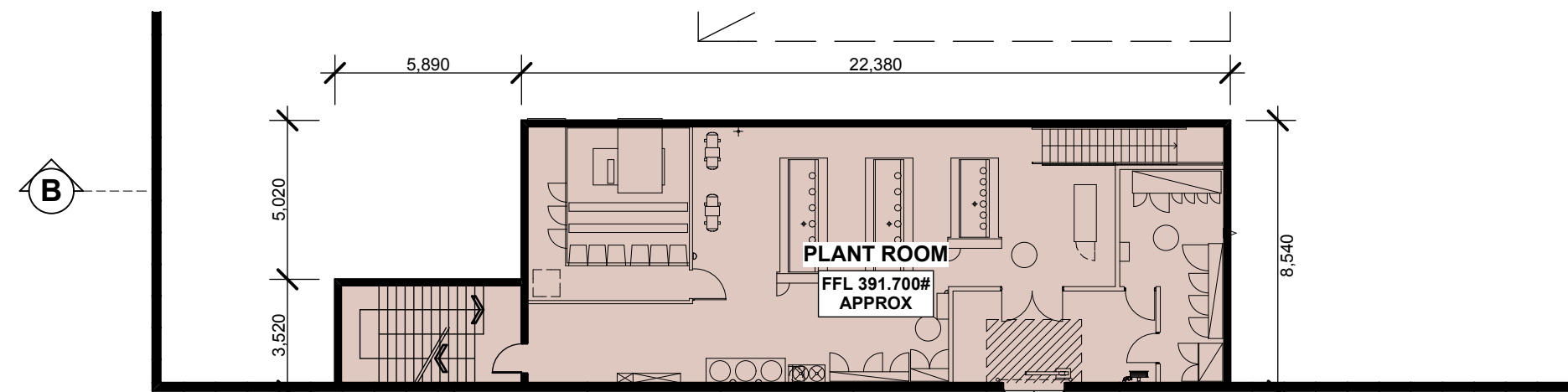
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228 MARIUS STREET, TAMWORTH N.S.W. 2340
TELEPHONE (02) 6766 5188 FAX (02) 6766 7055
WEB www.hill-lockart.com.au EMAIL admin@hill-lockart.com.au

TRADING FLOOR LEVEL SITE PLAN

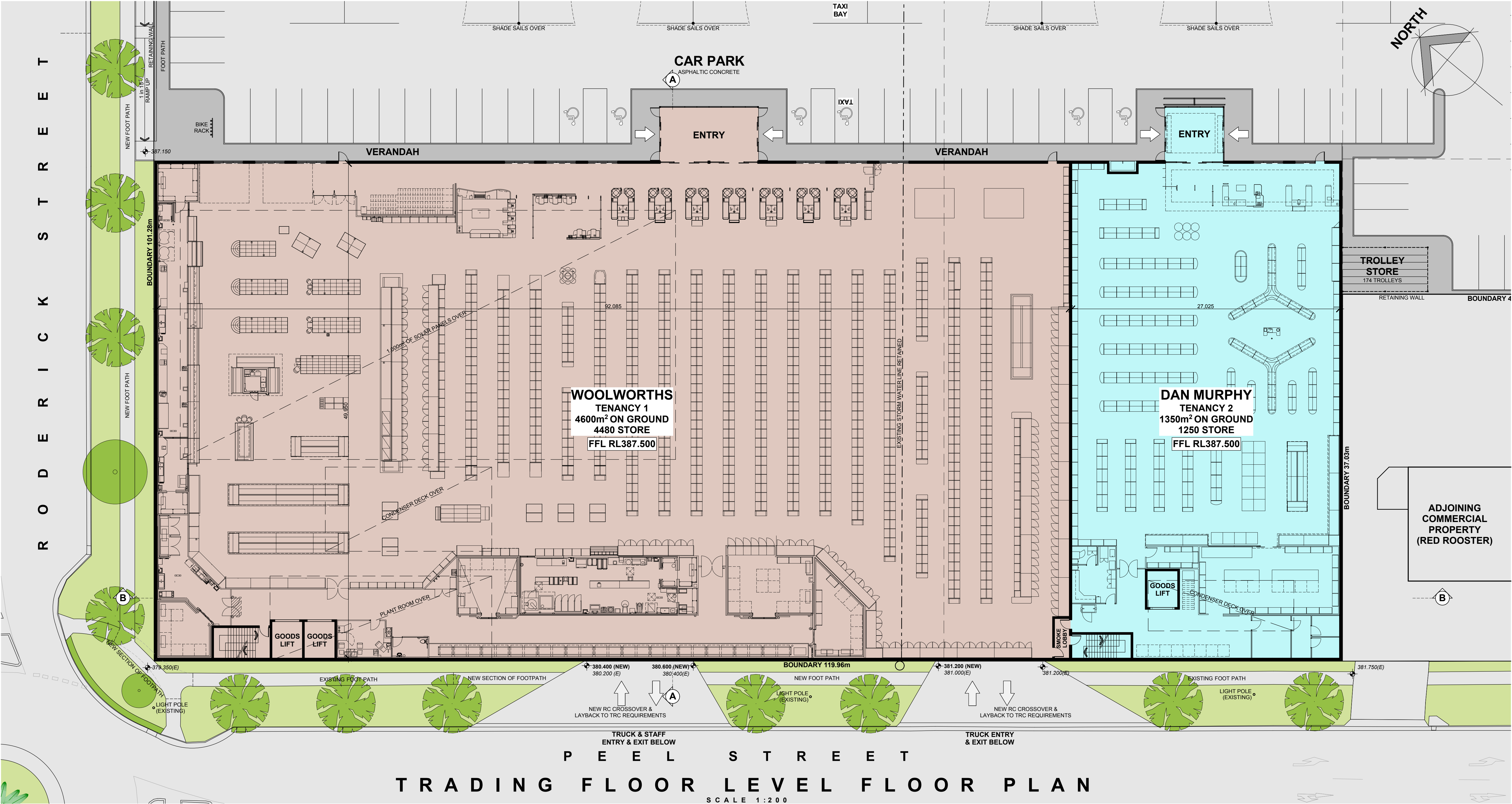
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DRAWING No. Z0913 DA102	Rev 2





PLANT ROOM LEVEL FLOOR PLAN
SCALE 1:200



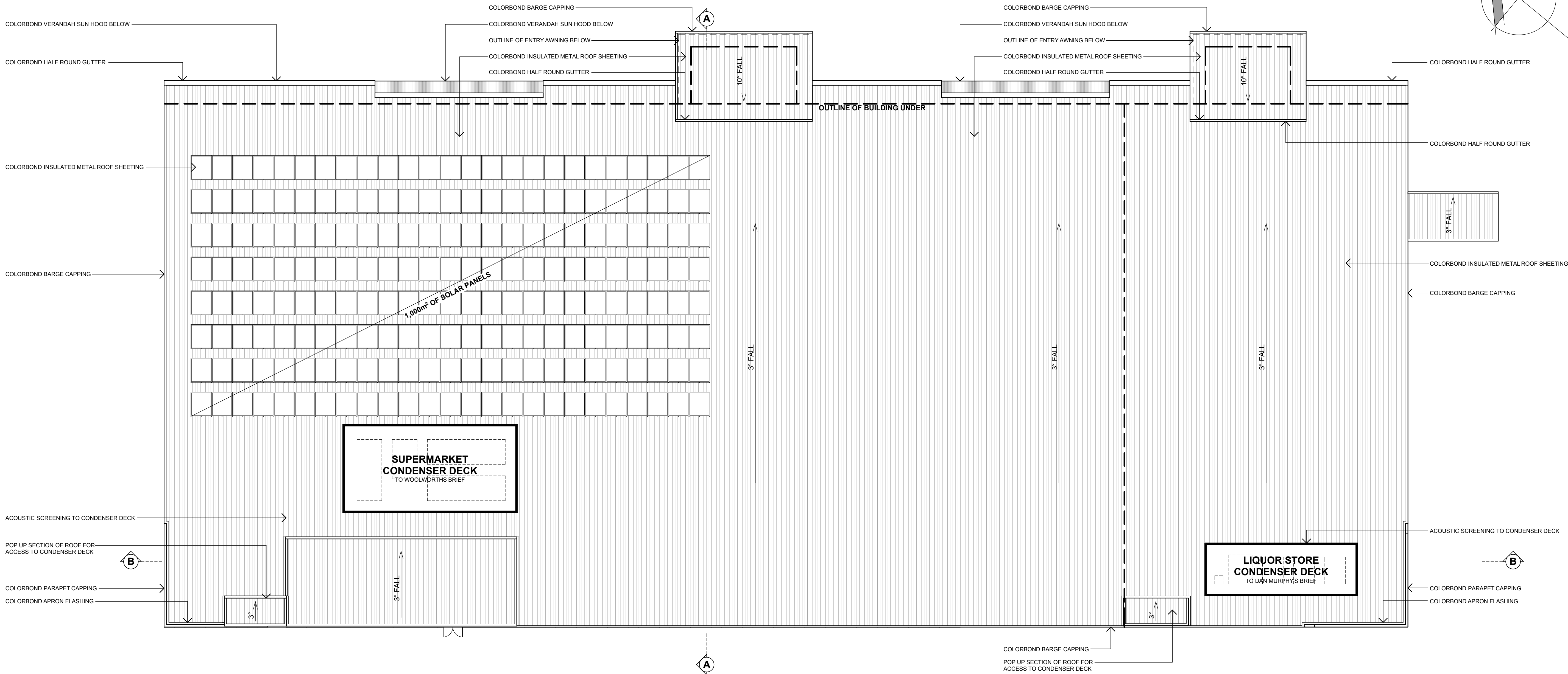
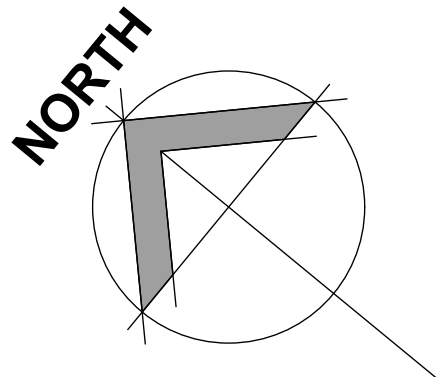
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REV	DATE	AMENDMENT

PROJECT
**PROPOSED RETAIL DEVELOPMENT
FOR TAMWORTH PROPERTY & DEVELOPMENT INVESTMENTS
CORNER PEEL & RODERICK STREETS, TAMWORTH**

P.O. BOX 901, TAMWORTH N.S.W. 2340
228 MARIUS STREET, TAMWORTH N.S.W. 2340
TELEPHONE (02) 6766 5188 FAX (02) 6766 7055
WEB www.hill-lockart.com.au EMAIL admin@hill-lockart.com.au

ROOF/PLANT DECK LEVEL PLAN

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PLOT DATE 22/10/2013	SCALE 1:200	SIZE A1	DRAWING No. Z0913 DA105 Rev 2

	TOW 0.0m	HEIGHT OF TOP OF RETAINING WALL (APPROX)
	TOF 0.0m	HEIGHT OF TOP OF FILL (APPROX)
		PROPOSED CUT
		PROPOSED FILL

- ALL LEVELS, HEIGHTS, CUTS & FILLS TO BE CONFIRMED PRIOR TO CONSTRUCTION
- LOCATIONS & DEPTHS OF ALL SERVICES ARE TO BE CONFIRMED BY THE RELEVANT AUTHORITIES PRIOR TO CONSTRUCTION. PHONE DIAL BEFORE YOU DIG



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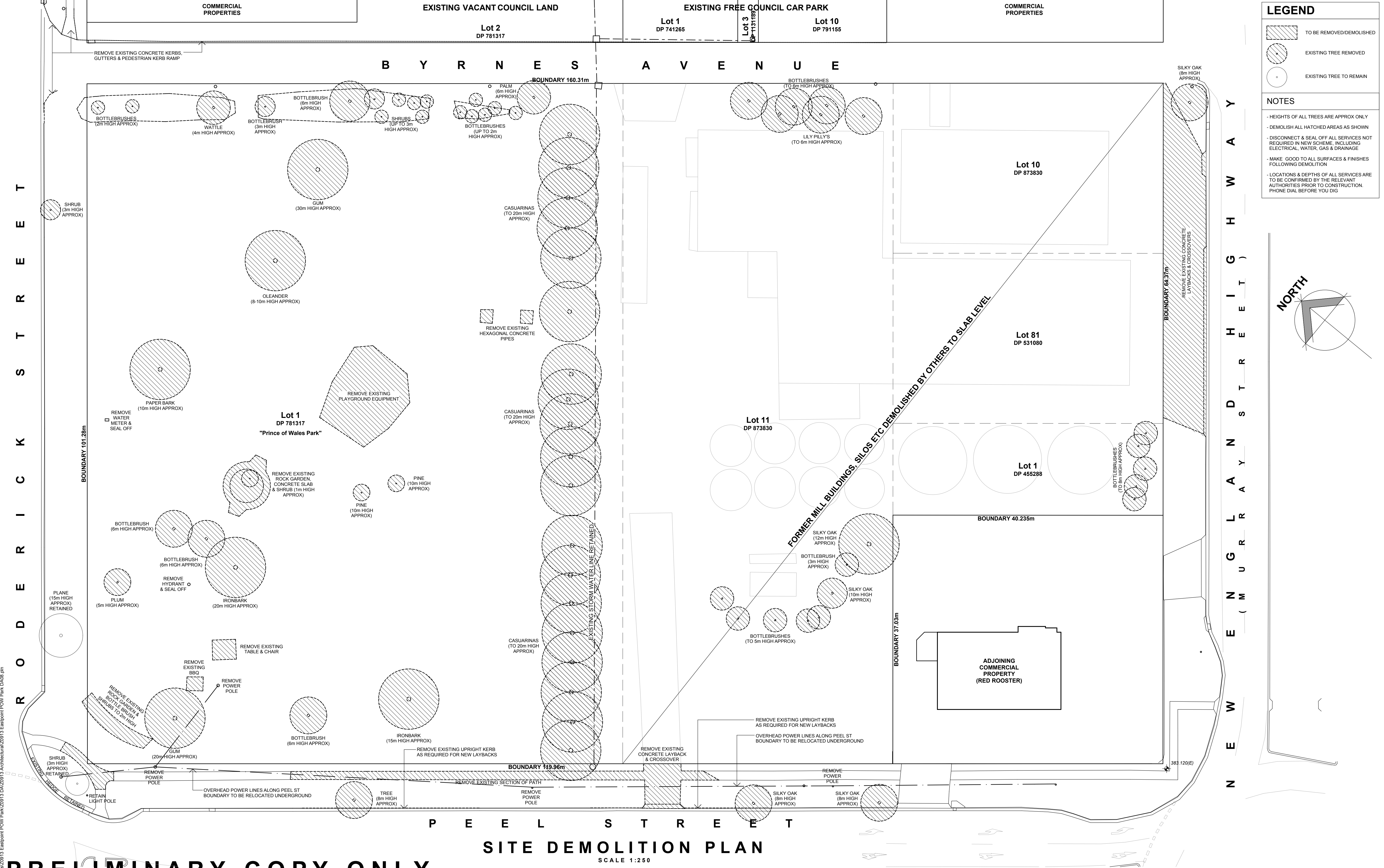
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PROJECT

PROPOSED RETAIL DEVELOPMENT
FOR TAMWORTH PROPERTY & DEVELOPMENT INVESTMENTS
CORNER PEEL & RODERICK STREETS, TAMWORTH

DESIGN

GREG HILL

PLOT DATE

22/10/2013

SCALE

1:250, 1:100

DOCUMENTATION

NP

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GREG HILL 5660

SIZE

A1

DRAWING No.

Z0913 DA107

Rev

1

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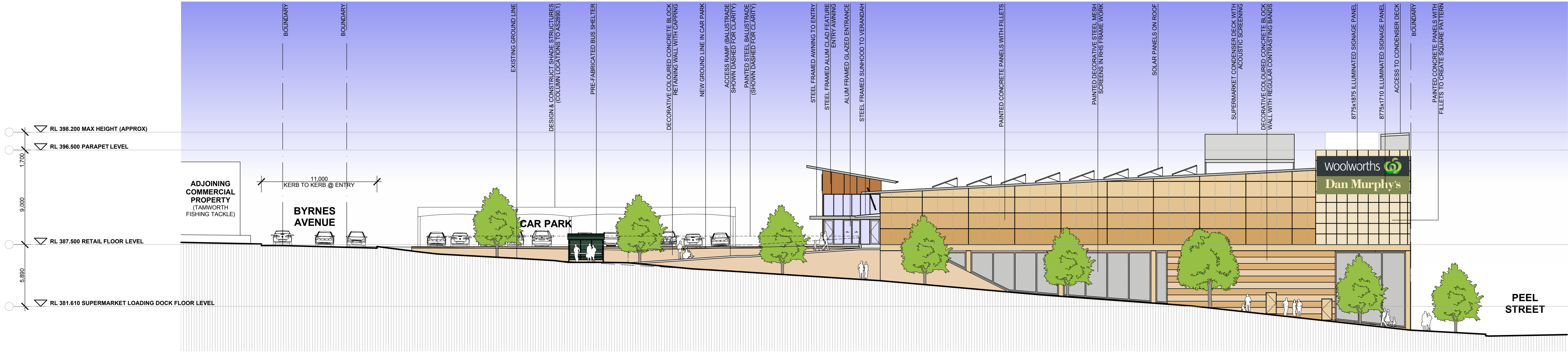
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NORTH EAST ELEVATION
SCALE 1:200
(BYRNES AVENUE ELEVATION)



NORTH WEST ELEVATION
SCALE 1:200
(RODERICK STREET ELEVATION)

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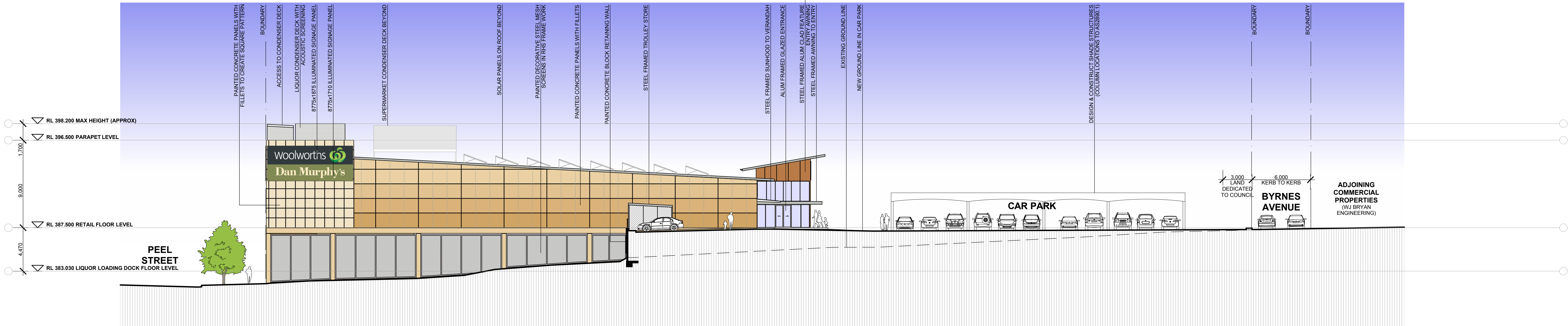
THIS DRAWING MAY NOT BE TO SCALE REFER TO GRAPHIC SCALE BELOW 1 : 200 1 : 100 1 : 50 1 : 20			NOTES DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS ELECTRONIC DATA IS ISSUED AS A PROFESSIONAL COURTESY ONLY AND IS FOR COMMUNICATION AT THE DATE OF TRANSMISSION ONLY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO ASCERTAIN THE ACCURACY AND STATUS OF THE INFORMATION CONTAINED AND TO USE THE INFORMATION APPROPRIATELY COPYRIGHT, NO PART OF THIS DOCUMENT MAY BE REPRODUCED WITH OUT WRITTEN PERMISSION FROM HILL LOCKART ARCHITECTS			<table><tr><th>REV</th><th>DATE</th><th>AMENDMENT</th></tr><tr><td>1</td><td>04.09.13</td><td>ISSUED FOR D.A.</td></tr><tr><td>2</td><td>22.10.13</td><td>AMENDED FOLLOWING COUNCIL RFI</td></tr></table>			REV	DATE	AMENDMENT	1	04.09.13	ISSUED FOR D.A.	2	22.10.13	AMENDED FOLLOWING COUNCIL RFI	<table><tr><th>REV</th><th>DATE</th><th>AMENDMENT</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			REV	DATE	AMENDMENT							PROJECT PROPOSED RETAIL DEVELOPMENT FOR TAMWORTH PROPERTY & DEVELOPMENT INVESTMENTS CORNER PEEL & RODERICK STREETS, TAMWORTH			P O. BOX 801, TAMWORTH N.S.W. 2340 228 MARIUS STREET, TAMWORTH N.S.W. 2340 TELEPHONE (02) 6766 5188 FAX (02) 6766 7055 WEB www.hill-lockart.com.au EMAIL admin@hill-lockart.com.au ELEVATIONS			GREGORY HILL ARCHITECTS PTY. LTD. A.C.N. 060 786 403 TRADING AS		
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PLOT DATE 22/10/2013			SCALE 1:200			SIZE A1			DRAWING No. Z0913 DA201			Rev 2																										



SOUTH WEST ELEVATION

SCALE 1:200

(PEEL STREET ELEVATION)



SOUTH EAST ELEVATION

SCALE 1:200

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REFER TO GRAPHIC SCALE BELOW

1:200 0 5 10m

1:100 0 1 2 3 4 5m

1:50 0 1 2 2.5m

1:20 0 0.5 1m

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REV	DATE	AMENDMENT
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2	22.10.13	AMENDED FOLLOWING COUNCIL RFI

REV	DATE	AMENDMENT

PROJECT

**PROPOSED RETAIL DEVELOPMENT
FOR TAMWORTH PROPERTY & DEVELOPMENT INVESTMENTS
CORNER PEEL & Roderick STREETS, TAMWORTH**

P.O. BOX 901, TAMWORTH N.S.W. 2340
228 MARIUS STREET, TAMWORTH N.S.W. 2340
TELEPHONE (02) 6766 5188 FAX (02) 6766 7055
WEB www.hill-lockart.com.au EMAIL admin@hill-lockart.com.au

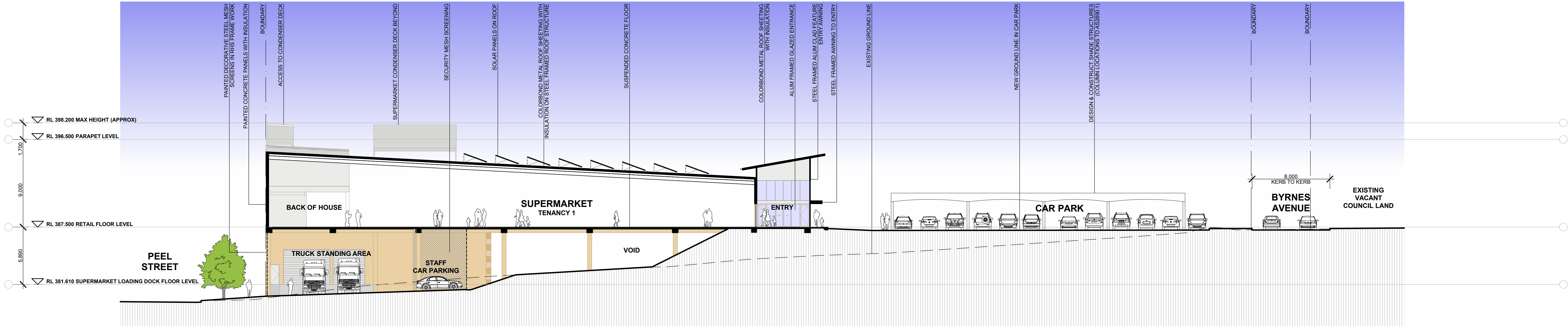
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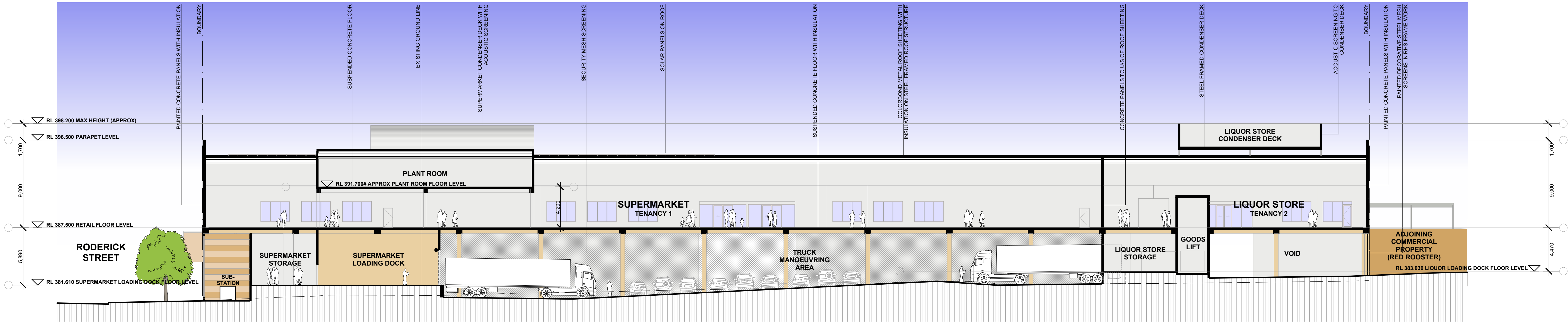
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TAMWORTH, N.S.W.





SECTION A - A
SCALE 1:200



SECTION B - B
SCALE 1:200

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