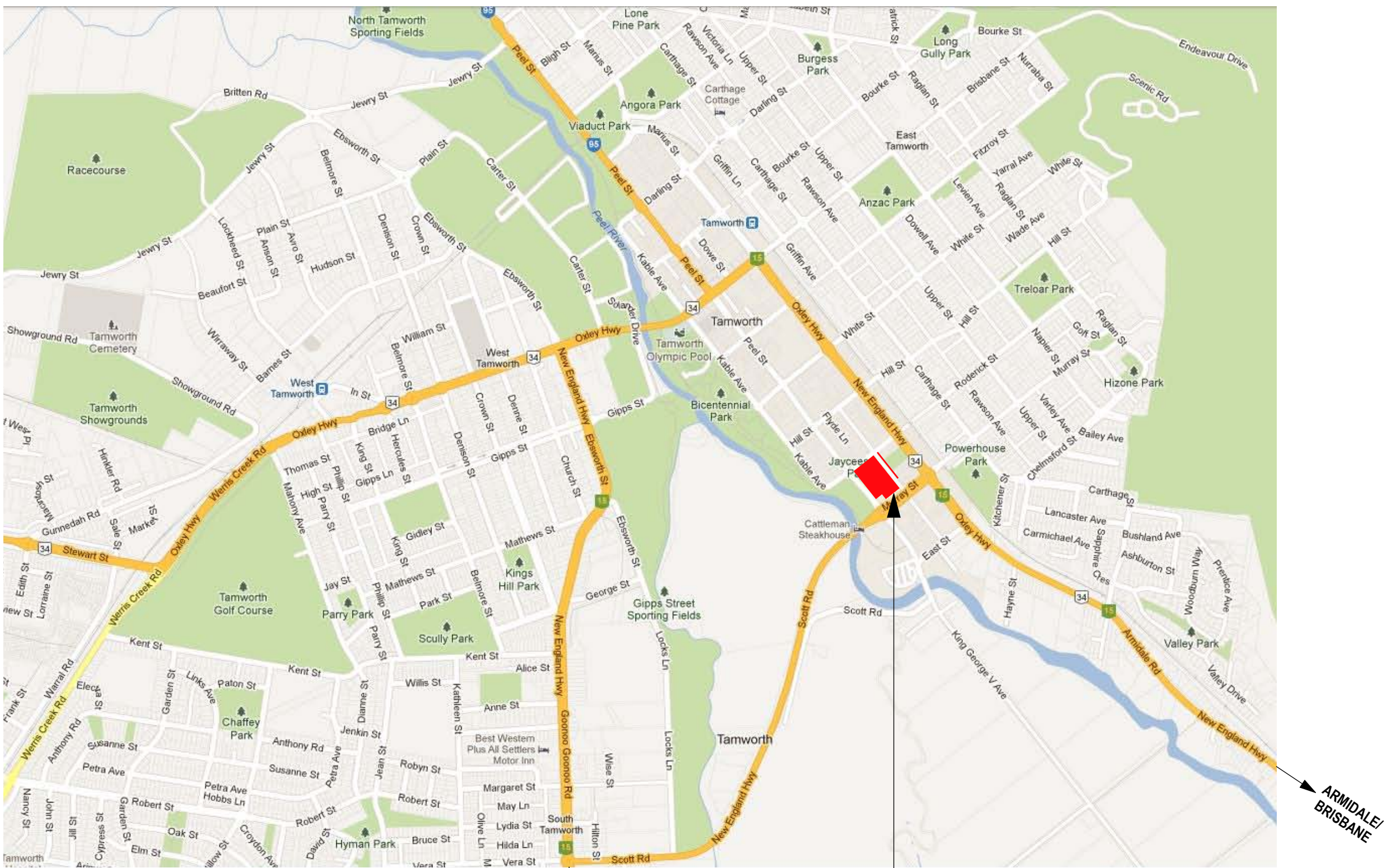
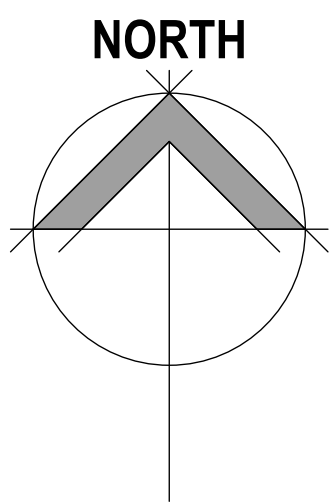


DRAWING INDEX

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
LOCALITY MAP
Location of site



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
7/02/2014

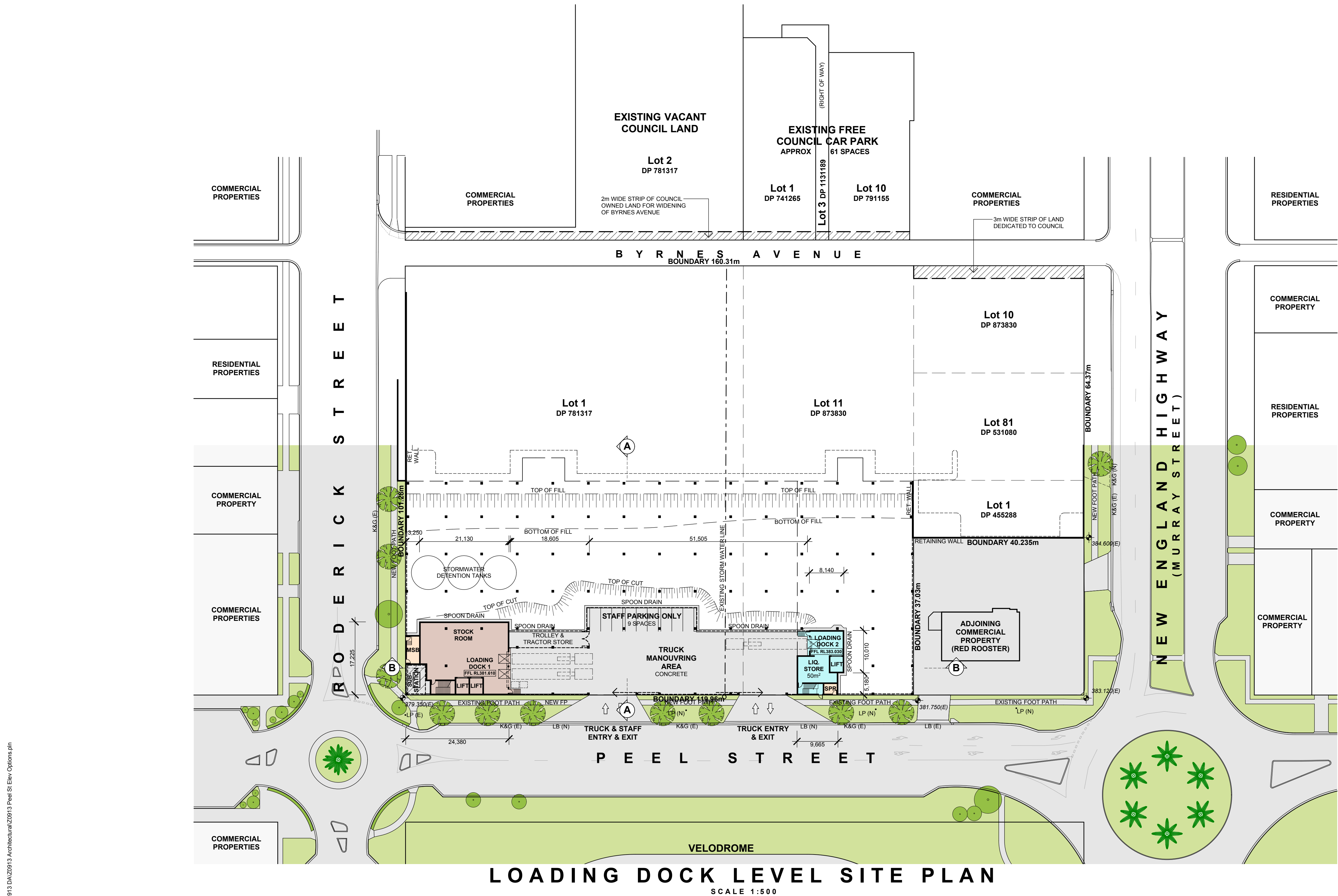
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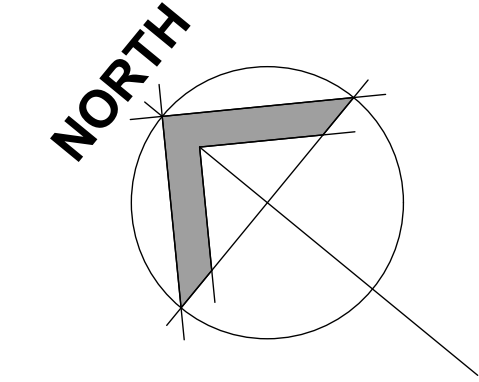
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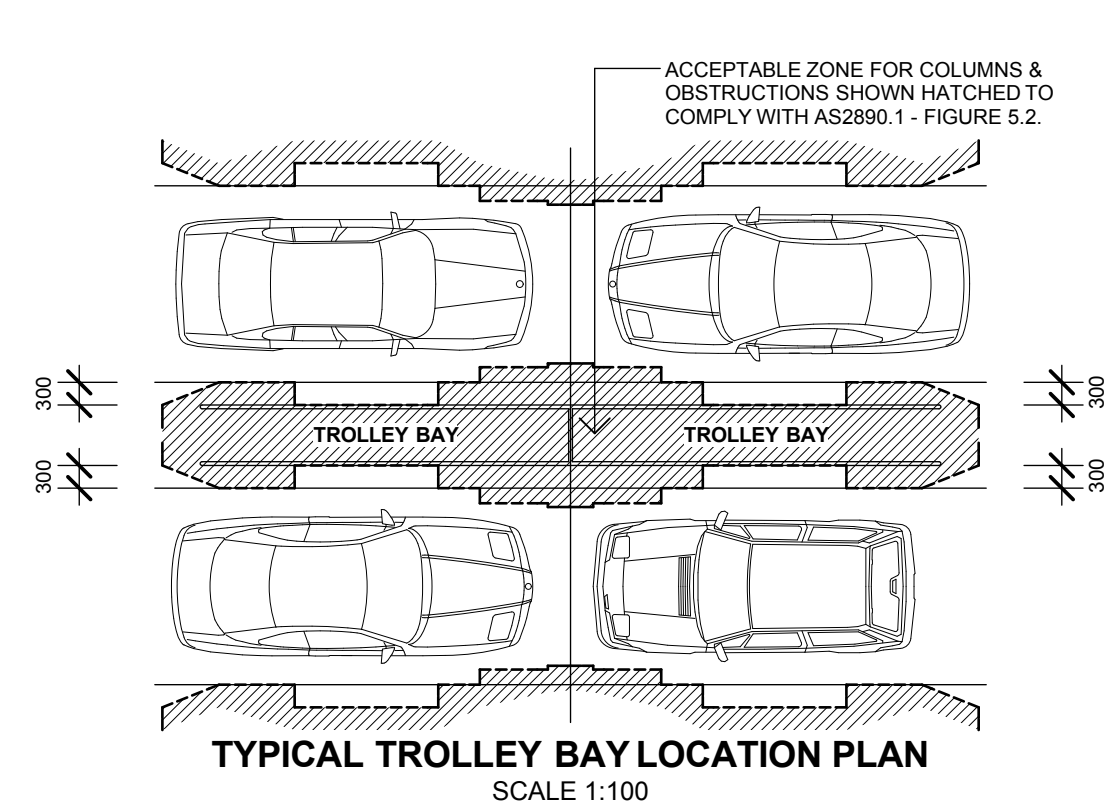
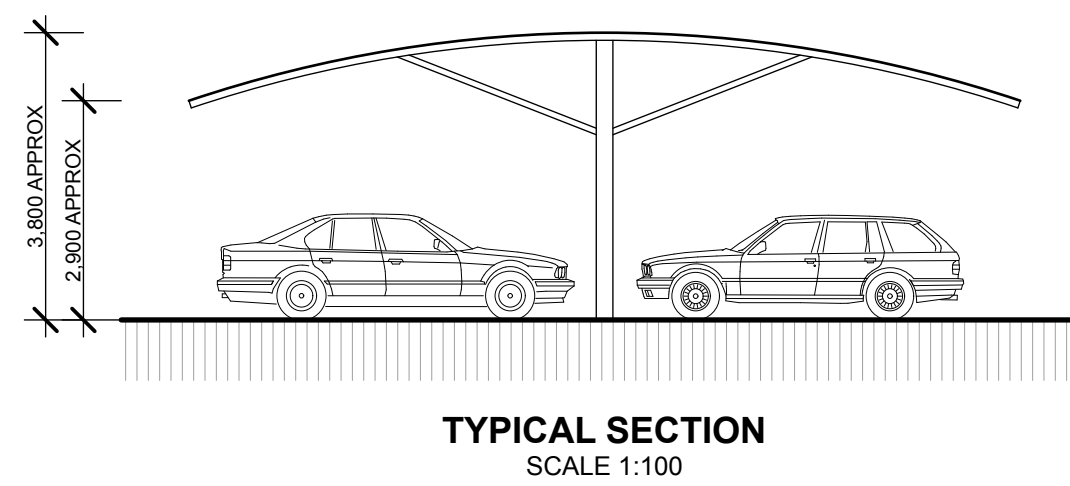
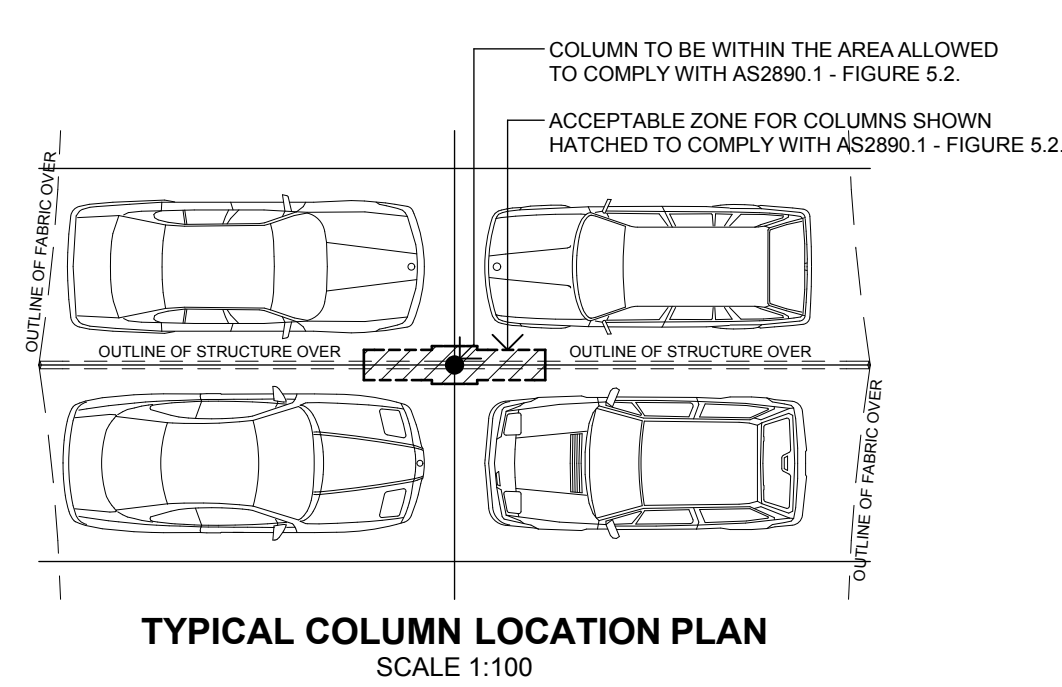
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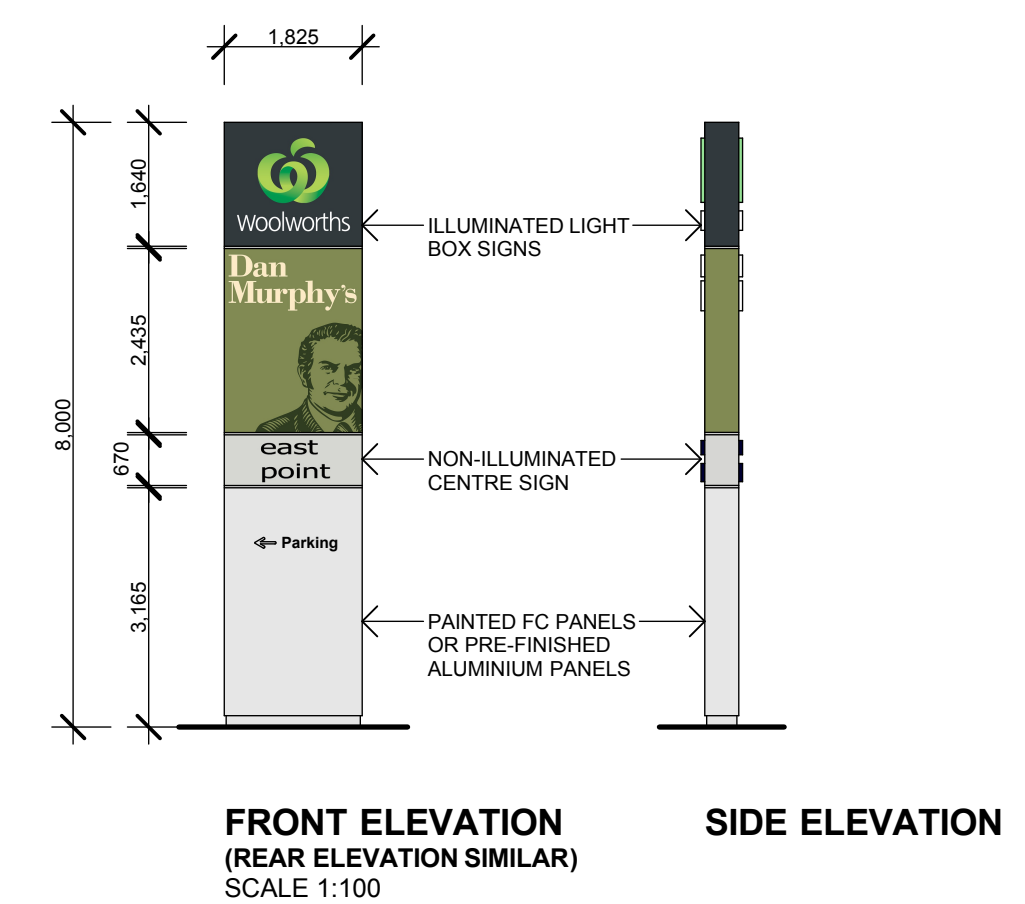
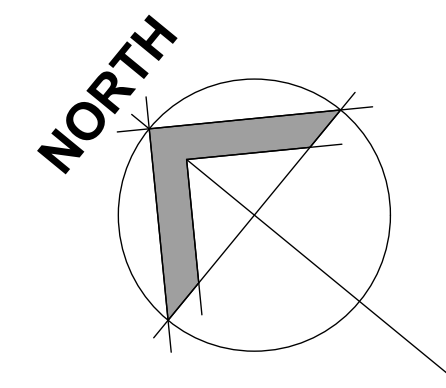
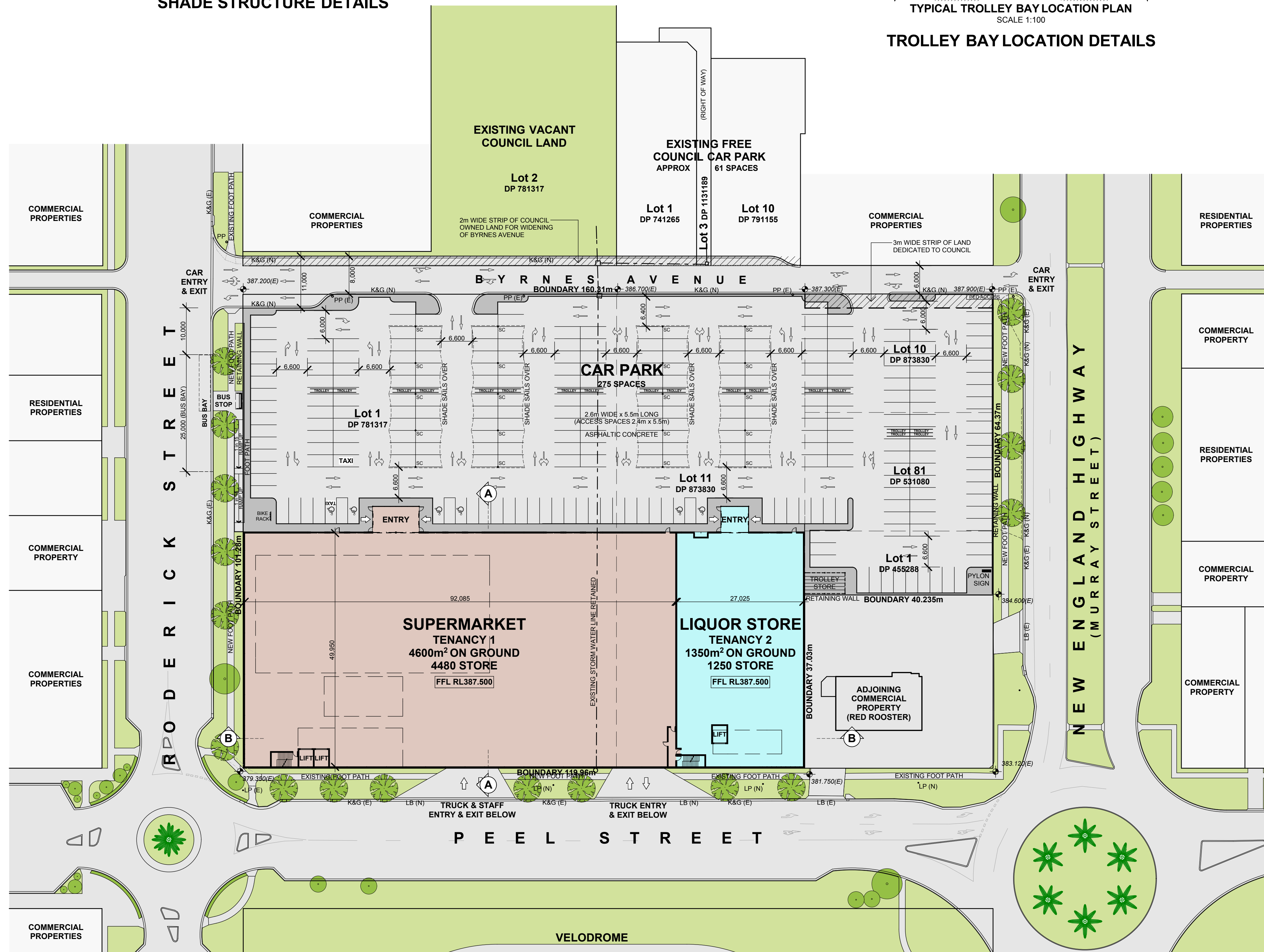
LEGEND		DEVELOPMENT INFORMATION	
K&G	KERB & GUTTER	MAIN SITE AREA (LOT 1 DP 781317, LOT 11 DP 873830, LOT 10 DP 873830, LOT 81 DP 531080, LOT 1 DP 455288)	14749m² APPROX
LB	LAYBACK	AREA FOR ROAD WIDENING PART LOT 2 DP 781317, PART LOT 1 DP 741265, PART LOT 3 DP 1131189, PART LOT 1 DP 791155	237m² APPROX
LP	LIGHT POLE	TOTAL	14986m²
PP	POWER POLE	GROSS FLOOR AREA	
SC	SHADE SAIL COLUMN	SUPERMARKET (TENANCY 1) = (4655 @ TF LEVEL + 335 @ LD LEVEL + 178 @ MEZZANINE LEVEL PLANT ROOM)	5168m²
(E)	DENOTES EXISTING	LIQUOR STORE (TENANCY 2) = (1383 @ TF LEVEL + 125 @ LD LEVEL)	1508m²
(N)	DENOTES NEW	SERVICE ROOMS = (MSB ROOM & SPRINKLER ROOM @ LD LEVEL)	28m²
10.000	PROPOSED SPOT LEVEL	TOTAL GROSS FLOOR AREA (NOT INCLUDING THICKNESS OF DIVIDING WALLS)	6704m²
10.000 (E)	EXISTING SPOT LEVEL	GROSS LEASABLE FLOOR AREA FOR CARPARKING CALCULATIONS	
EXISTING TREE REMOVED		GLFA SUPERMARKET (TENANCY 1)	4376m²
EXISTING TREE TO REMAIN		GLFA LIQUOR STORE (TENANCY 2)	1266m²
PROPOSED TREE - ORNAMENTAL PLANE TREE (TO MATCH EXISTING PEEL STREET TREES)		TOTAL GROSS LEASABLE FLOOR AREA	5642m²
NOTES		CARPARKING INFORMATION	
- # DIMENSIONS ARE APPROX ONLY AND ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION		PUBLIC CAR SPACES PROVIDED @ TRADING FLOOR LEVEL	275
- ALL LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION		STAFF ONLY CAR SPACES PROVIDED @ LOADING DOCK LEVEL	9
- LOCATION OF ALL BOUNDARIES, EASEMENTS & SERVICES TO BE IDENTIFIED PRIOR TO CONSTRUCTION		TOTAL No. OF CARPARKS	284
		DEDICATED TAXI RANK SPACES	1
		SHARED TAXI/DISABLED SPACES	1
		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	





TROLLEY BAY LOCATION DETAILS

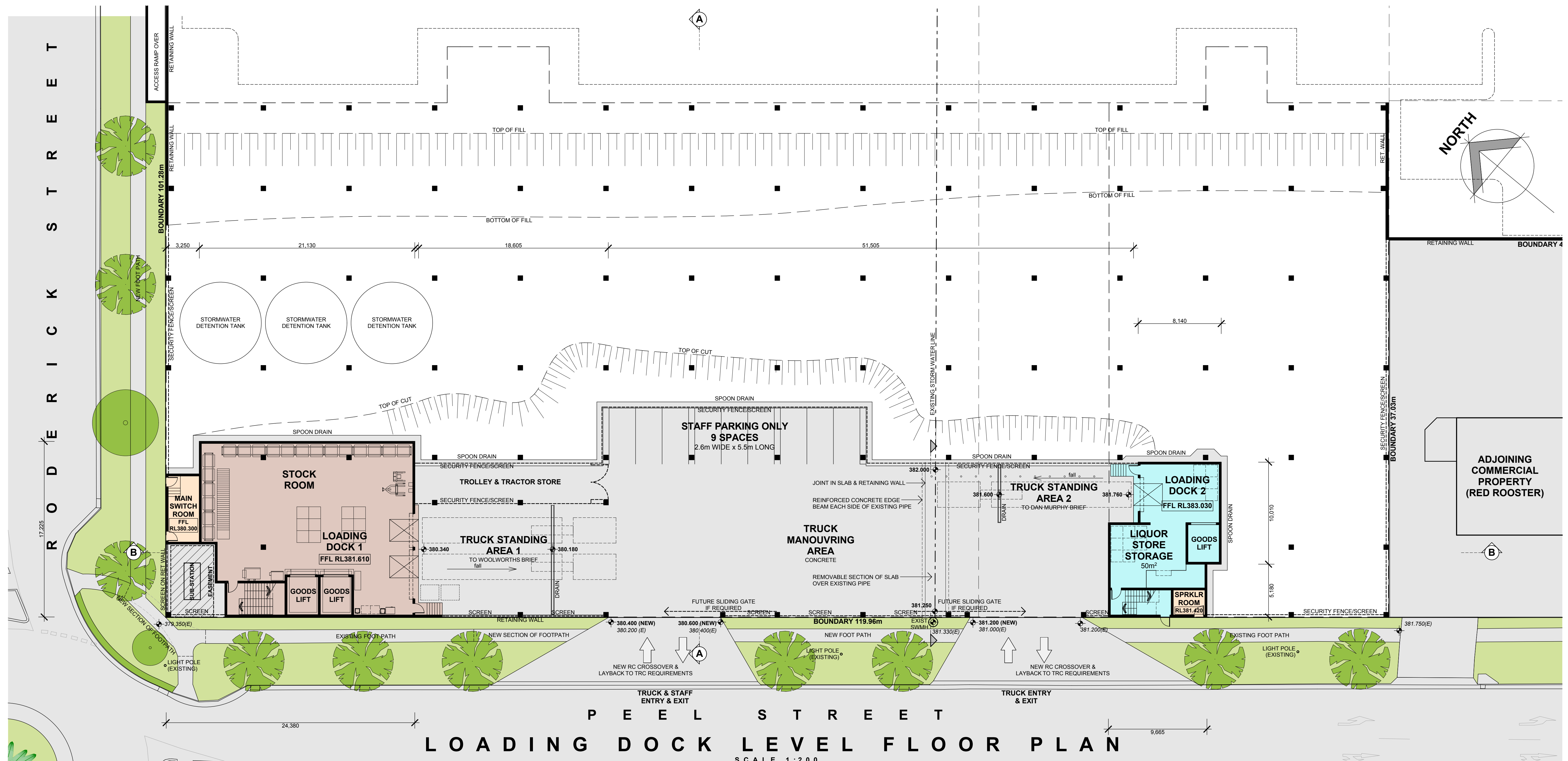
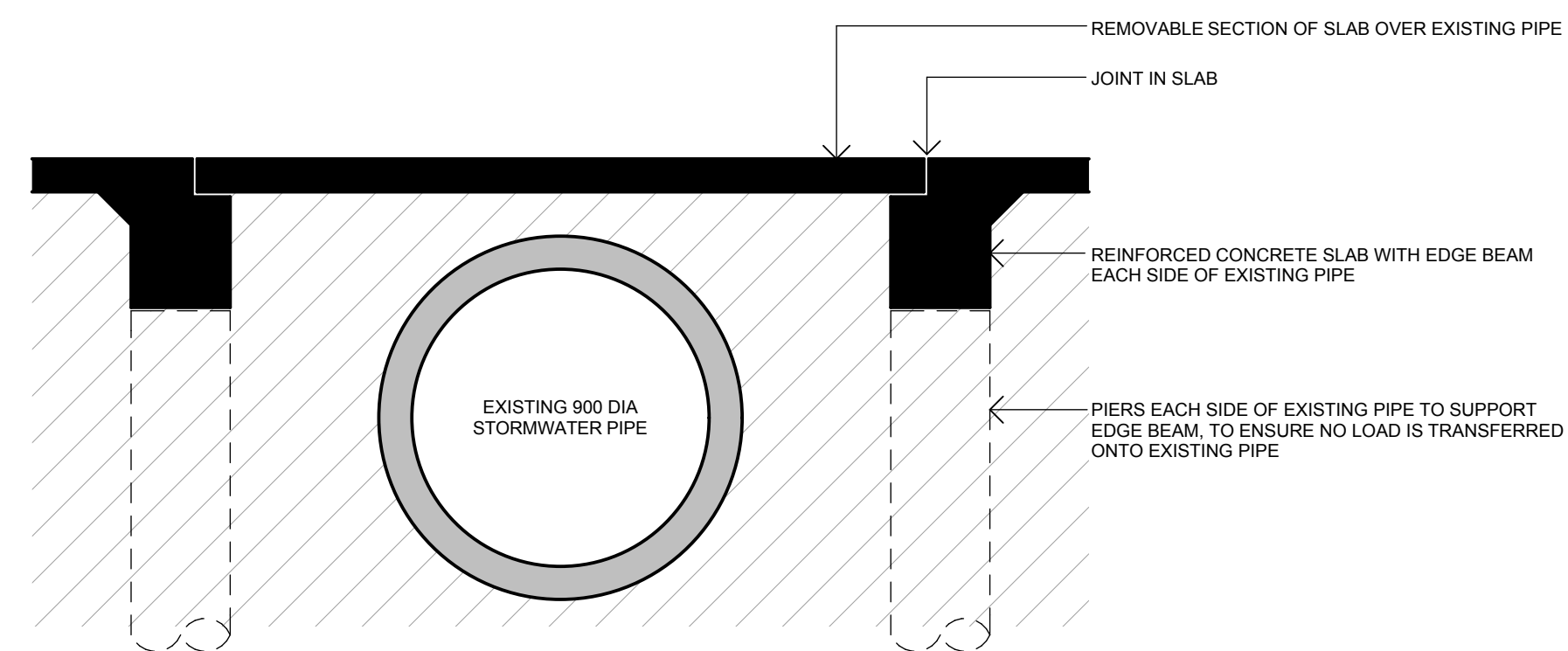
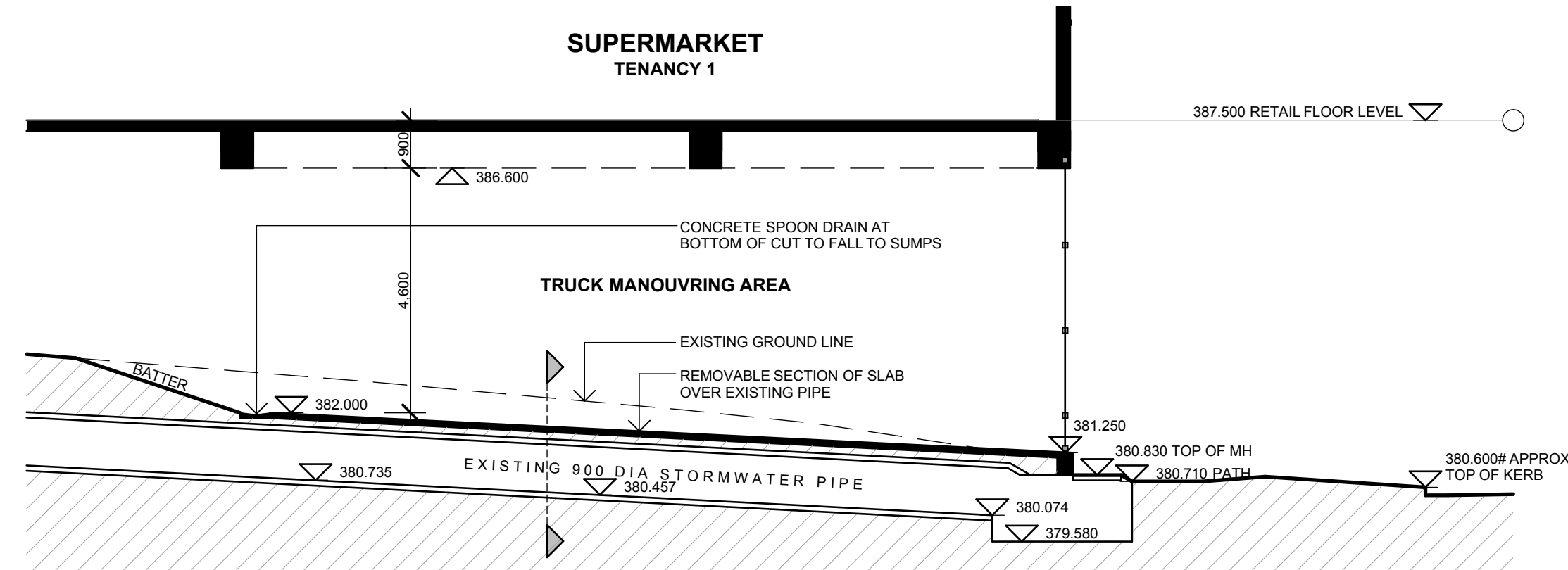
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LB	LAYBACK				
LP	LIGHT POLE				
PP	POWER POLE				
SC	SHADE SAIL COLUMN				
(E)	DENOTES EXISTING	AREA FOR ROAD WIDENING PART LOT 2 DP 781317, PART LOT 1 DP 741265, PART LOT 3 DP 1131189, PART LOT 1 DP 791155	237m² APPROX		
(N)	DENOTES NEW				
	10.000			TOTAL	14986m²
	10.000 (E)				
					
	EXISTING TREE REMOVED	GROSS FLOOR AREA SUPERMARKET (TENANCY 1) = (4655 @ TF LEVEL + 335 @ LD LEVEL + 178 @ MEZZANINE LEVEL PLANT ROOM)	5168m²		
	EXISTING TREE TO REMAIN				
	PROPOSED TREE - ORNAMENTAL PLANE TREE (TO MATCH EXISTING PEEL STREET TREES)				
					
				LIQUOR STORE (TENANCY 2) = (1983 @ TF LEVEL + 125 @ LD LEVEL)	1508m²
		SERVICE ROOMS = (MSB ROOM & SPRINKLER ROOM @ LD LEVEL)	28m²		
NOTES		TOTAL GROSS FLOOR AREA (NOT INCLUDING THICKNESS OF DIVIDING WALLS)	6704m²		
		GROSS LEASABLE FLOOR AREA FOR CARPARKING CALCULATIONS			
- DIMENSIONS ARE APPROX ONLY AND ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION		GLFA SUPERMARKET (TENANCY 1)	4376m²		
- ALL LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION		GLFA LIQUOR STORE (TENANCY 2)	1266m²		
- LOCATION OF ALL BOUNDARIES, EASEMENTS & SERVICES TO BE IDENTIFIED PRIOR TO CONSTRUCTION					



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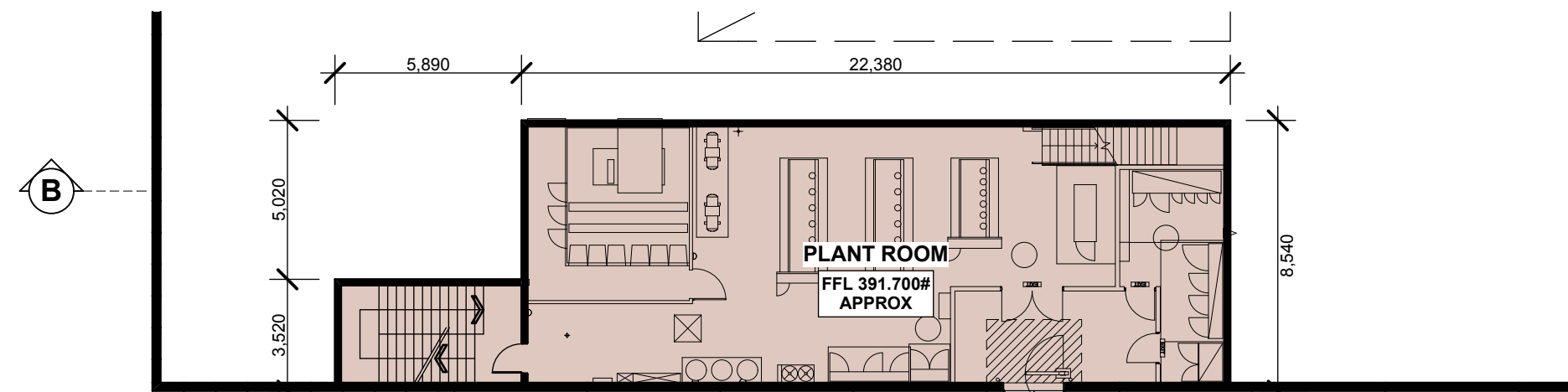
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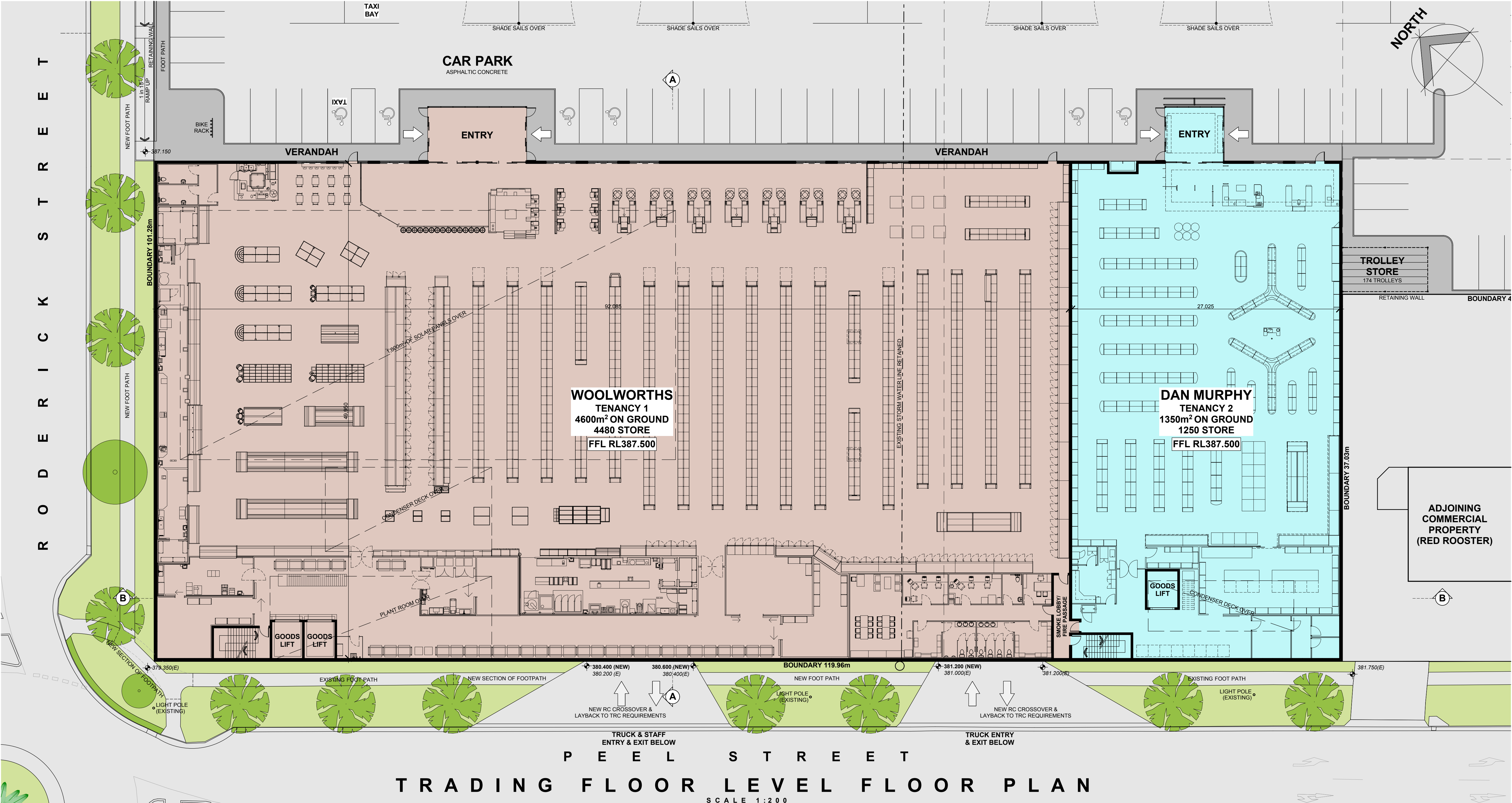
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PLANT ROOM LEVEL FLOOR PLAN
SCALE 1:200



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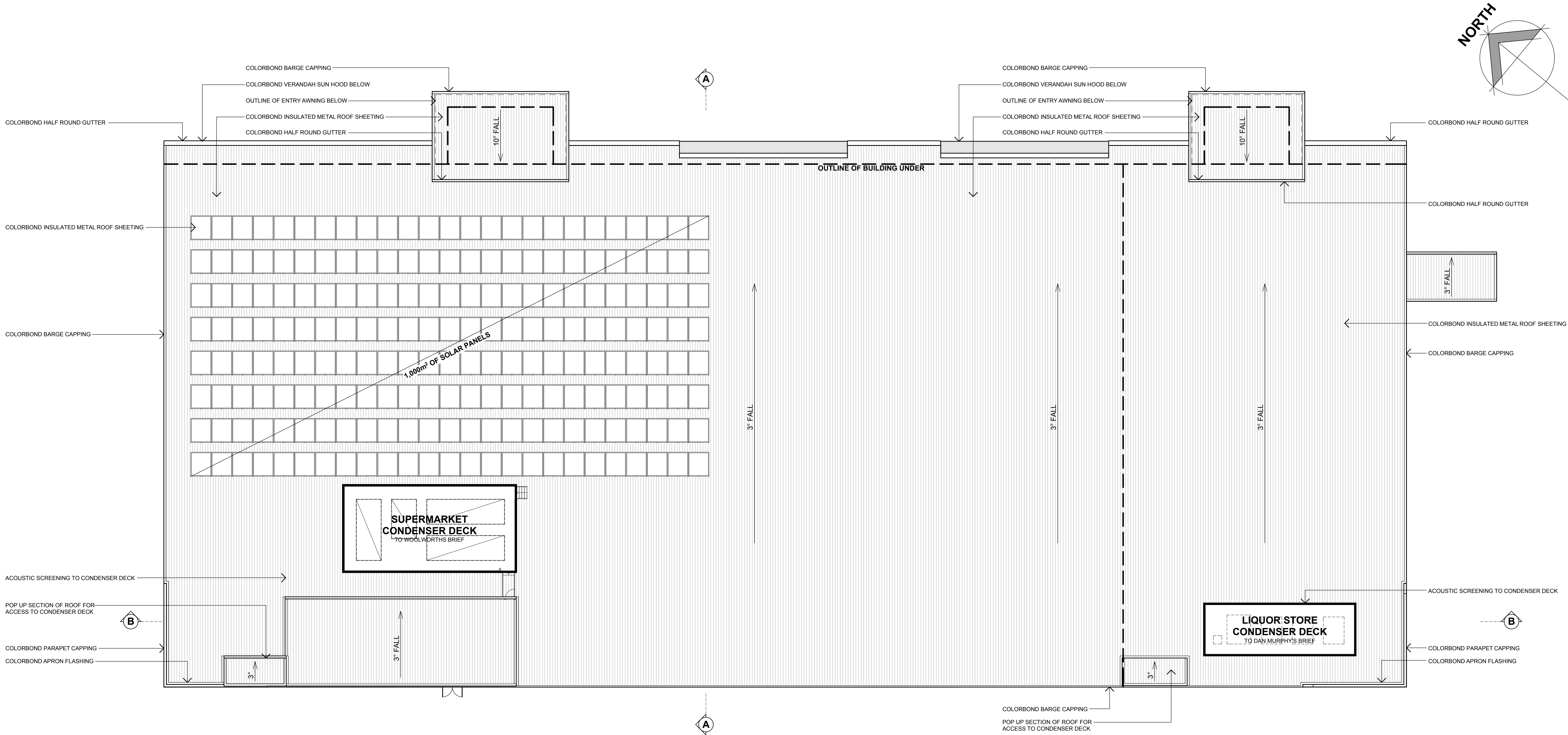
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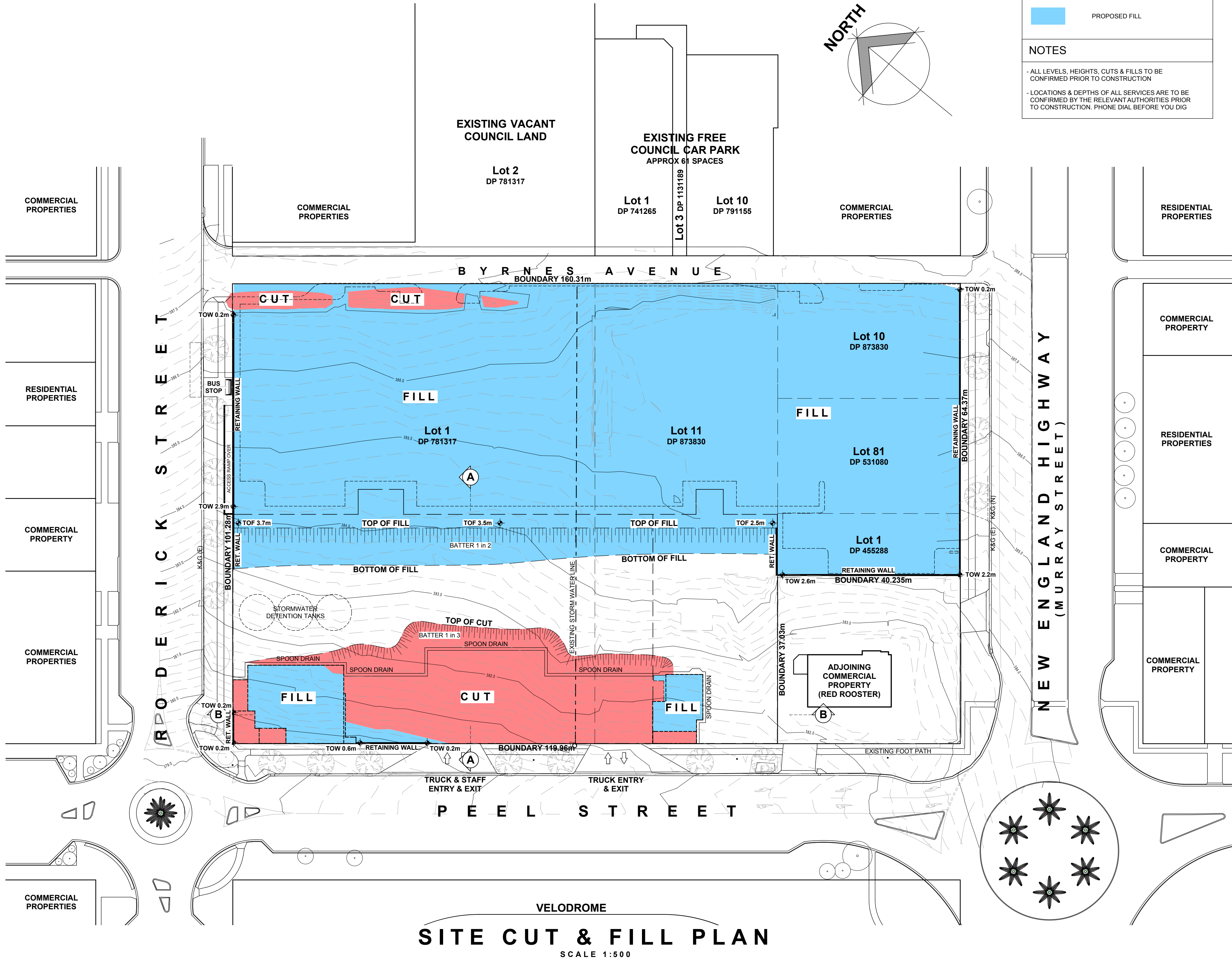
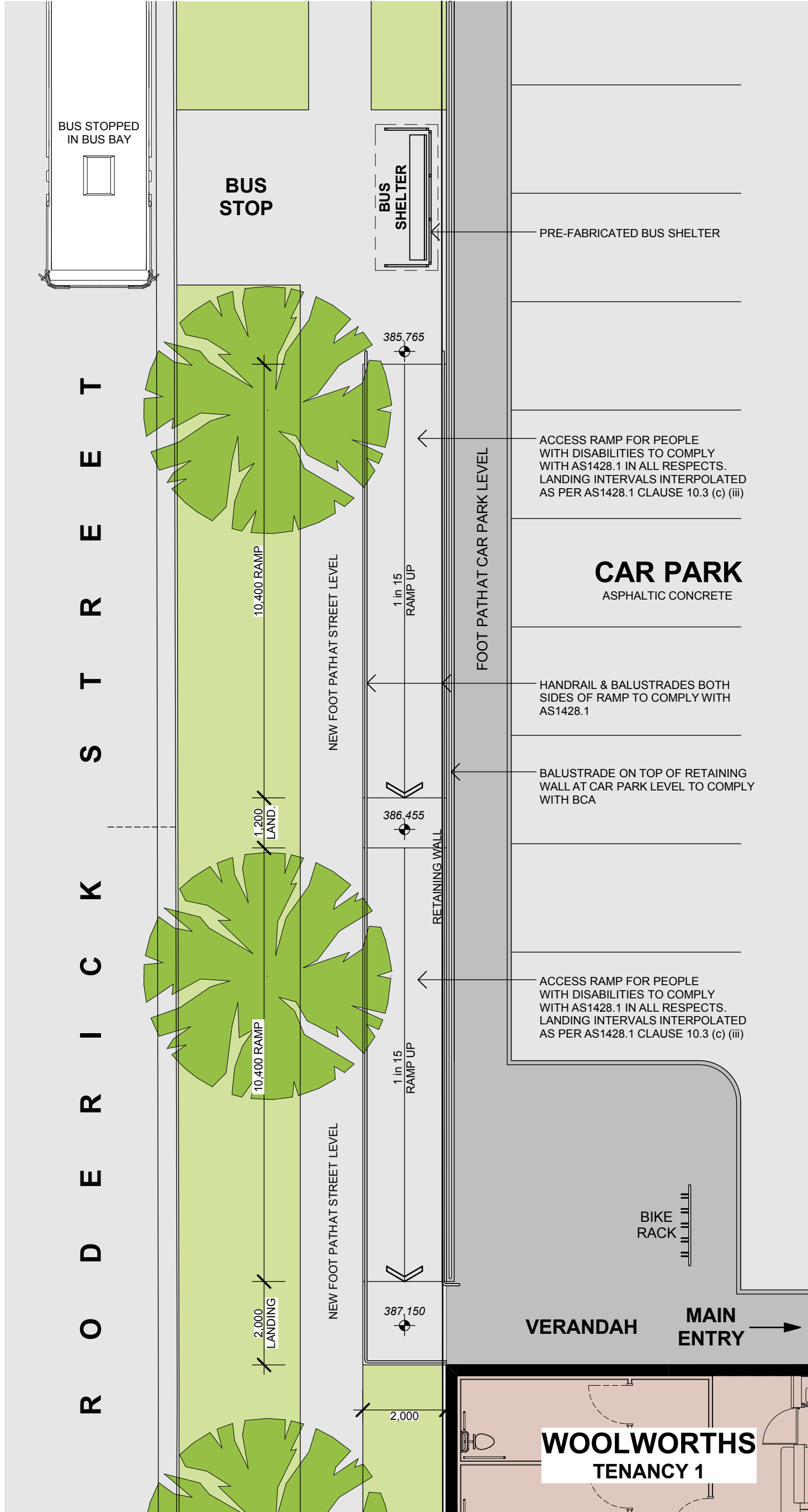
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LEGEND

TOW 0.0m

HEIGHT OF TOP OF RETAINING WALL (APPROX)

TOF 0.0m

HEIGHT OF TOP OF FILL (APPROX)

PROPOSED CUT

PROPOSED FILL

NOTES

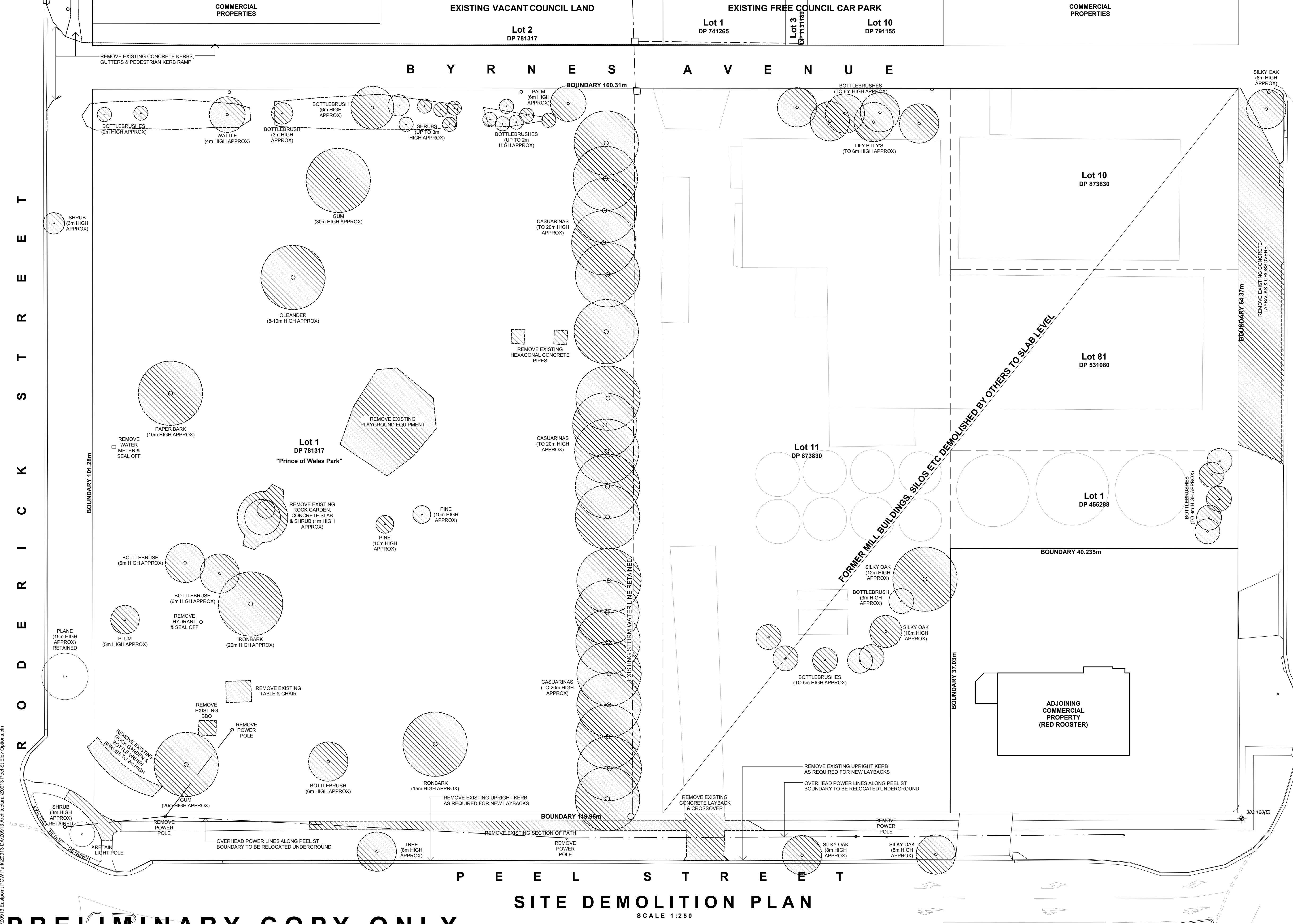
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- LOCATIONS & DEPTHS OF ALL SERVICES ARE TO BE CONFIRMED BY THE RELEVANT AUTHORITIES PRIOR TO CONSTRUCTION. PHONE DIAL BEFORE YOU DIG

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PROPOSED RETAIL DEVELOPMENT FOR TAMWORTH PROPERTY & DEVELOPMENT INVESTMENTS CORNER PEEL & RODERICK STREETS, TAMWORTH															DESIGN GREG HILL			DOCUMENTATION NP			NSW ARCHITECTS REGISTRATION BOARD No. GREG HILL 5660			Member of architects		
PLOT DATE 7/02/2014			SCALE 1:500, 1:100			SIZE A1			DRAWING No. Z0913 DA106																	



LEGEND

TO BE REMOVED/DEMOLISHED

EXISTING TREE REMOVED

EXISTING TREE TO REMAIN

NOTES

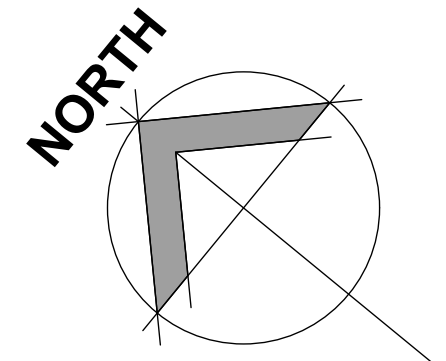
- HEIGHTS OF ALL TREES ARE APPROX ONLY

- DEMOLISH ALL HATCHED AREAS AS SHOWN

- DISCONNECT & SEAL OFF ALL SERVICES NOT REQUIRED IN NEW SCHEME, INCLUDING ELECTRICAL, WATER, GAS & DRAINAGE

- MAKE GOOD TO ALL SURFACES & FINISHES FOLLOWING DEMOLITION

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

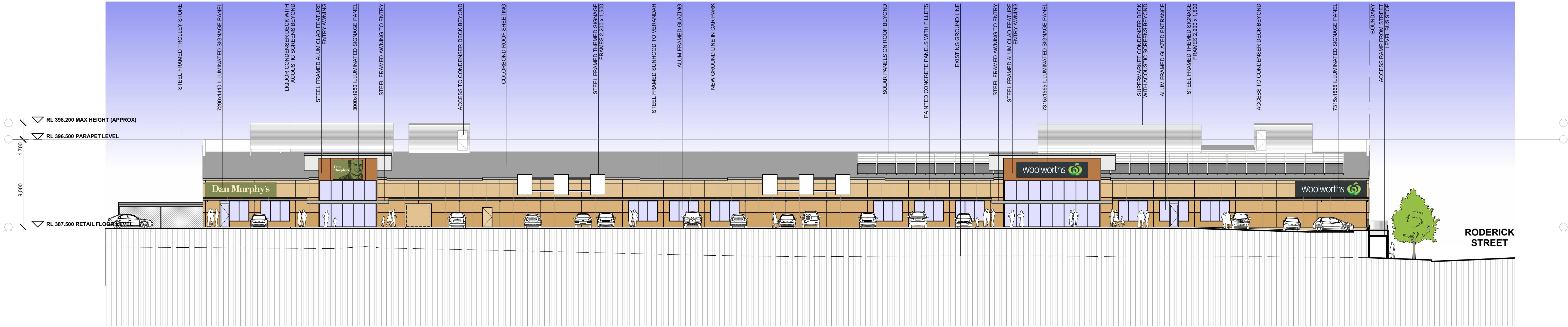


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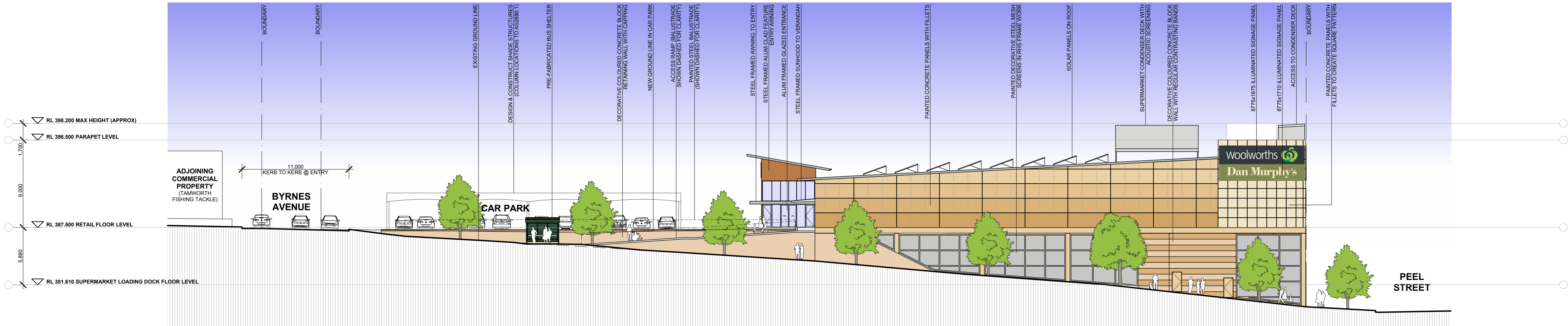
SITE DEMOLITION PLAN

SCALE 1:250

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

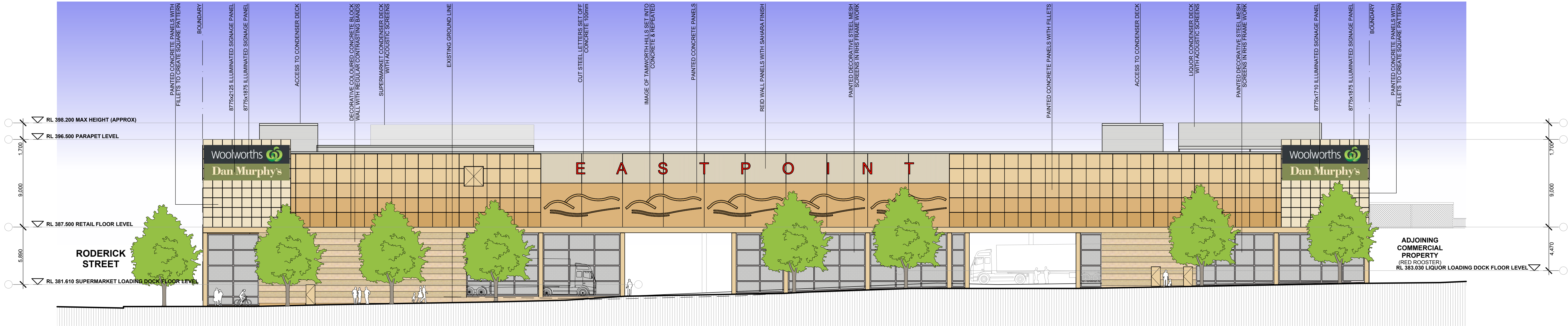


NORTH WEST ELEVATION
SCALE 1:200
(RODERICK STREET ELEVATION)

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THIS DRAWING MAY NOT BE TO SCALE REFER TO GRAPHIC SCALE BELOW			NOTES			PROJECT		
1:200			DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY			PROPOSED RETAIL DEVELOPMENT FOR TAMWORTH PROPERTY & DEVELOPMENT INVESTMENTS CORNER PEEL & RODERICK STREETS, TAMWORTH		
1:100			ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION			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		
1:50			DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS			ELEVATIONS		
1:20			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			DESIGN GREG HILL		
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						SCALE 1:200		
						NSW ARCHITECTS REGISTRATION BOARD No. GREG HILL 5660		
						SIZE A1		
						DRAWING No. Z0913 DA201		
						Rev 3		

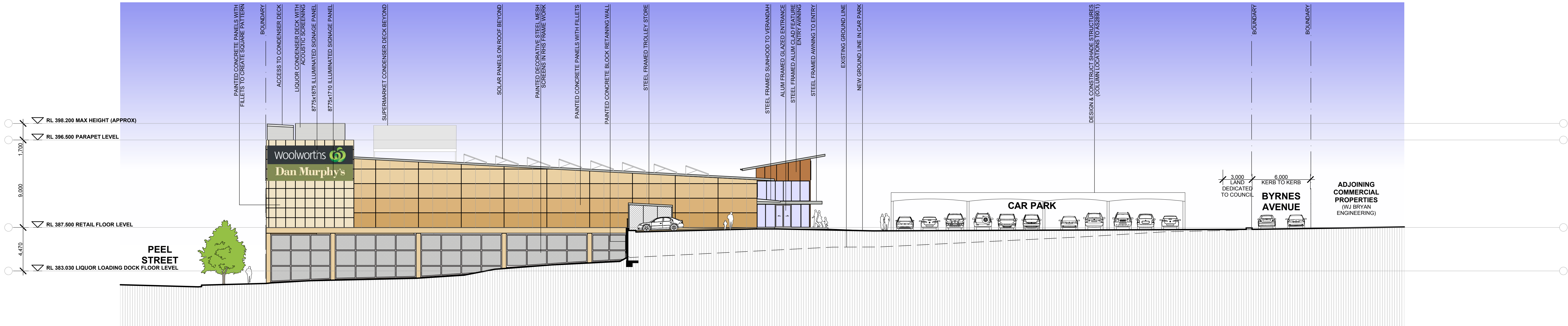
Hill Lockart Architects



SOUTH WEST ELEVATION

SCALE 1:200

(PEEL STREET ELEVATION)



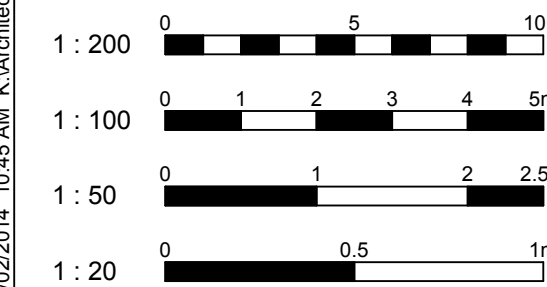
SOUTH EAST ELEVATION

SCALE 1:200

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REV	DATE	AMENDMENT
1	04.09.13	ISSUED FOR D.A.
2	22.10.13	AMENDED FOLLOWING COUNCIL RFI
3	29.01.14	AMENDED FOLLOWING CITY CENTRE WORKING GROUP MEETING
4	07.02.14	SIM LAYOUT UPDATED, BUILDING ENVELOPE & PEEL ST ELEV REVISED

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

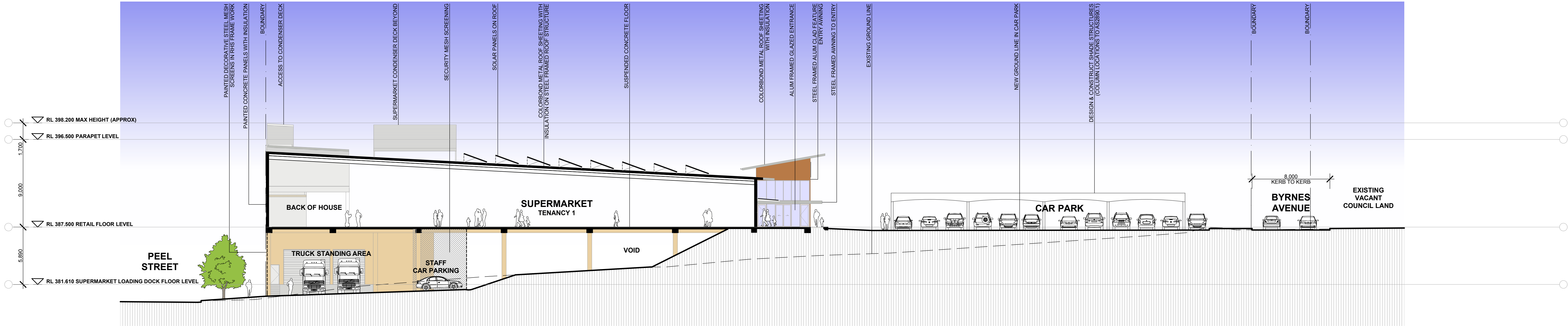
P.O. BOX 801, TAMWORTH N.S.W. 2340
228 MARIUS STREET, TAMWORTH N.S.W. 2340
TELEPHONE (02) 6766 5188 FAX (02) 6766 7055
WEB www.hill-lockart.com.au EMAIL admin@hill-lockart.com.au

ELEVATIONS

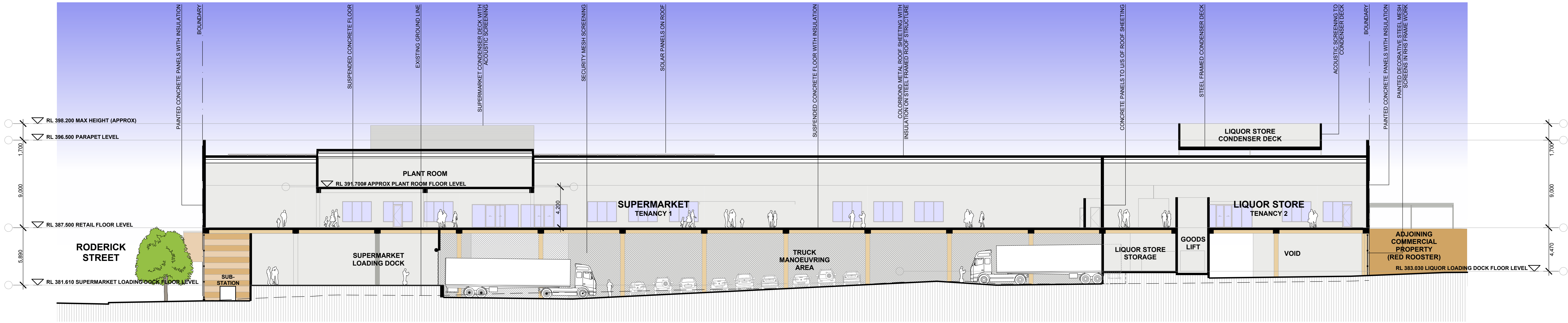
DESIGN GREG HILL	DOCUMENTATION NP
PLOT DATE 7/02/2014	SCALE 1:200

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DRAWING No. Z0913 DA202	Rev 4

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SECTION A - A
SCALE 1:200



SECTION B - B
SCALE 1:200

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