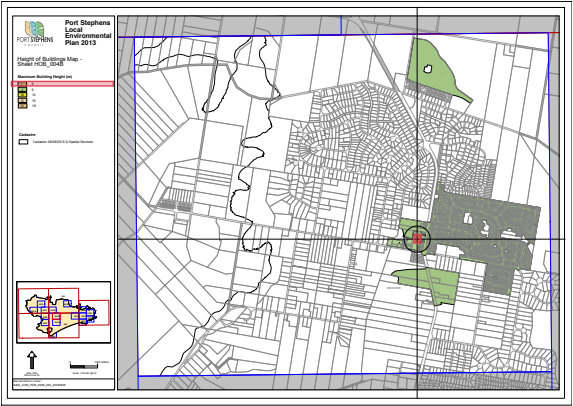
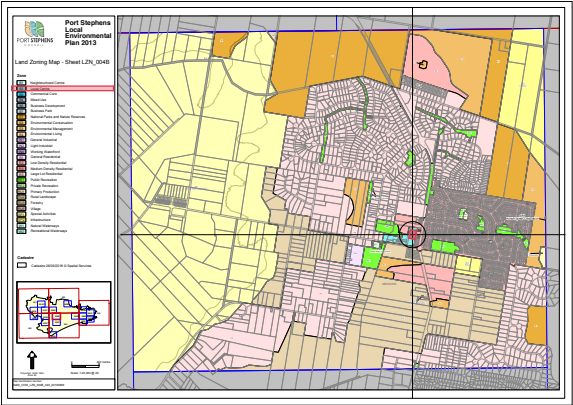
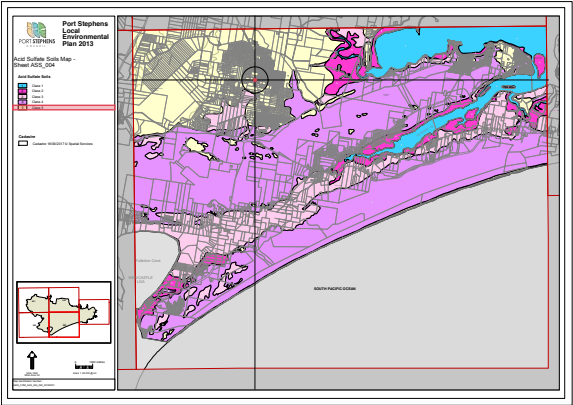




**MEDOWIE RETAIL UNIT TRUST
DEVELOPMENT**
795 MEDOWIE RD,
MEDOWIE, NSW, 2318

Development Application



Preliminary Summary

Zone B2

Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Attached dwellings; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; **Centre-based child care facilities; Commercial premises;** Community facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Highway service centres; Home-based child care; Home businesses; Hostels; Industrial retail outlets; Information and education facilities; Jetties; Light industries; Marinas; **Medical centres;** Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Signage; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Water reticulation systems

4 Prohibited

Any development not specified in item 2 or 3

Height of buildings

8m HEIGHT LIMIT

- (1) The objectives of this clause are as follows:
- (a) to ensure the height of buildings is appropriate for the context and character of the area,
- (b) to ensure building heights reflect the hierarchy of centres and land use structure.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Project Information

TOTAL SITE AREA: 12,297m²

DEVELOPMENT PROPOSAL

Building Areas:

PHARMACY/MEDICAL/COMMERCIAL 1,186m²

CHILDCARE 804m²

COMMERCIAL 800m² APPROX

TOTAL GFA: 2,790m² APPROX

CARS PROVIDED: 104

General Abbreviations

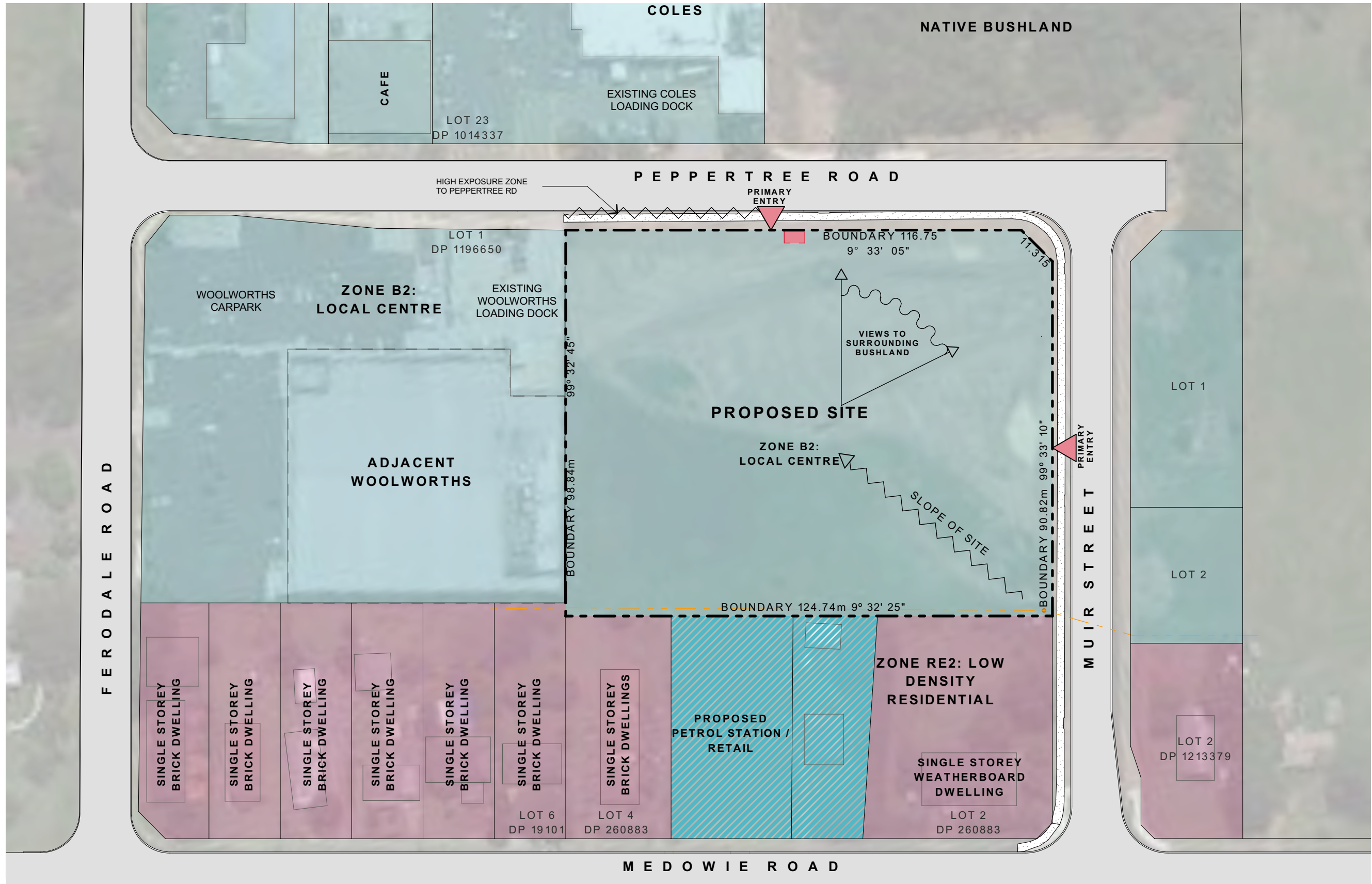
ADJ	ADJUSTABLE
AHD	AUSTRALIAN HEIGHT DATUM
ALS	ALUMINIUM SCREEN
AW	AWNING WINDOW
BAL#	BALUSTRADE TYPE. REFER TO SCHEDULES
BAS#	WASHBASIN TYPE. REFER TO SCHEDULE
BATH	BATH
BG	BOX GUTTER
BP	BLIND PELMET
BT#	BENCHTOP TYPE. REFER TO SCHEDULES
BW	BLOCK WORK
CEG	CONCEALED EAVES GUTTER
CUPD	CUPBOARD. REFER TO JOINERY DETAILS
CJ	CONTROL JOINT TO BCA REQUIREMENTS
COL	COLUMN
CONC#	CONCRETE TYPE. REFER TO SCHEDULE
CP	TILT- UP CONCRETE PANELS
CPT	CARPET
CSS	'CRIMSAFE' SECURITY SCREEN
CT#	CERAMIC TILE TYPE. REFER TO SCHEDULES
DP	DOWNPIPE
DWRS	DRAWERS
EG	EAVES GUTTER
EGL	EXISTING GROUND LINE
EQ	EQUAL
FB	FACE BRICK
FC	FIBRE CEMENT
FG	FIXED GLAZING
FFL	FINISHED FLOOR LEVEL
FL	FLUE TO FIREPLACE. REFER TO SCHEDULES
FN	FENCE. REFER TO SCHEDULES
FP	FIRE PLACE. REFER TO SCHEDULES
FSC	FLYSCREEN. REFER TO SCHEDULES
GD	GRATE DRAIN. REFER TO SCHEDULES
GSS	GLASS SHOWER SCREEN REFER TO SCHEDULES
HWS	HOT WATER SYSTEM
HWD	HARDWOOD TIMBER
JU#	JOINERY UNIT TYPE. REFER TO SCHEDULES
LC#	LIGHTWEIGHT EXTERNAL CLADDING
L-CH	LAUNDRY CHUTE. REFER TO SCHEDULES
LT	LAUNDRY TUB. REFER TO SCHEDULES
LV	LOUVRE WINDOW
LS	SOFT LANDSCAPING BY OTHERS
MC	METAL CLADDING
MIR	GLASS MIRROR
MPB	MOISTURE RESISTANT PLASTERBOARD
MRB	MOTORISED ROLLER BLIND
MRS#	METAL ROOF SHEETING TYPE. REFER TO SCHEDULE
OF	OVERFLOW
OG	OPAQUE GLAZING
PB	PLASTERBOARD
PC	PARAPET CAPPING
PF#	PAINT FINISH TYPE. REFER TO SCHEDULES
PGL	PROPOSED GROUND LINE
PP#	POLYURETHANE PAINT FINISH. REFER TO SCHEDULES
PV#	PAVER TYPE. REFER TO SCHEDULES
RB	RENDERED BLOCK WORK
RBR	RENDERED BRICK
RC	ROOF CAPPING
RK	RAKED CEILING
RWH	RAIN WATER HEAD
S	SPITTER - STAINLESS STEEL DIA. 50mm
SB	SPLASHBACK
SD	SLIDING DOOR
SH	SHELF
SK#	SKIRTING TYPE. REFER TO SCHEDULES
SL	SKYLIGHT
SMP	SUMP
SN	SHOWER NICHE
SOP	SETOUT POINT
SS	STAINLESS STEEL
TB	TIMBER BATTENS
TC	TIMBER CLADDING
TD	TIMBER DECKING
TDR	TIMBER DRESSING
TEC	TRANSLUCENT EXTERNAL CLADDING
TF	TIMBER FLOORBOARDS. REFER TO SCHEDULES
TJ	TIMBER JOINERY
TS	HARDWOOD TIMBER PRIVACY SCREENS
UFH	UNDER FLOOR HEATING
WT#	CERAMIC WALL TILE TYPE. REFER TO SCHEDULE



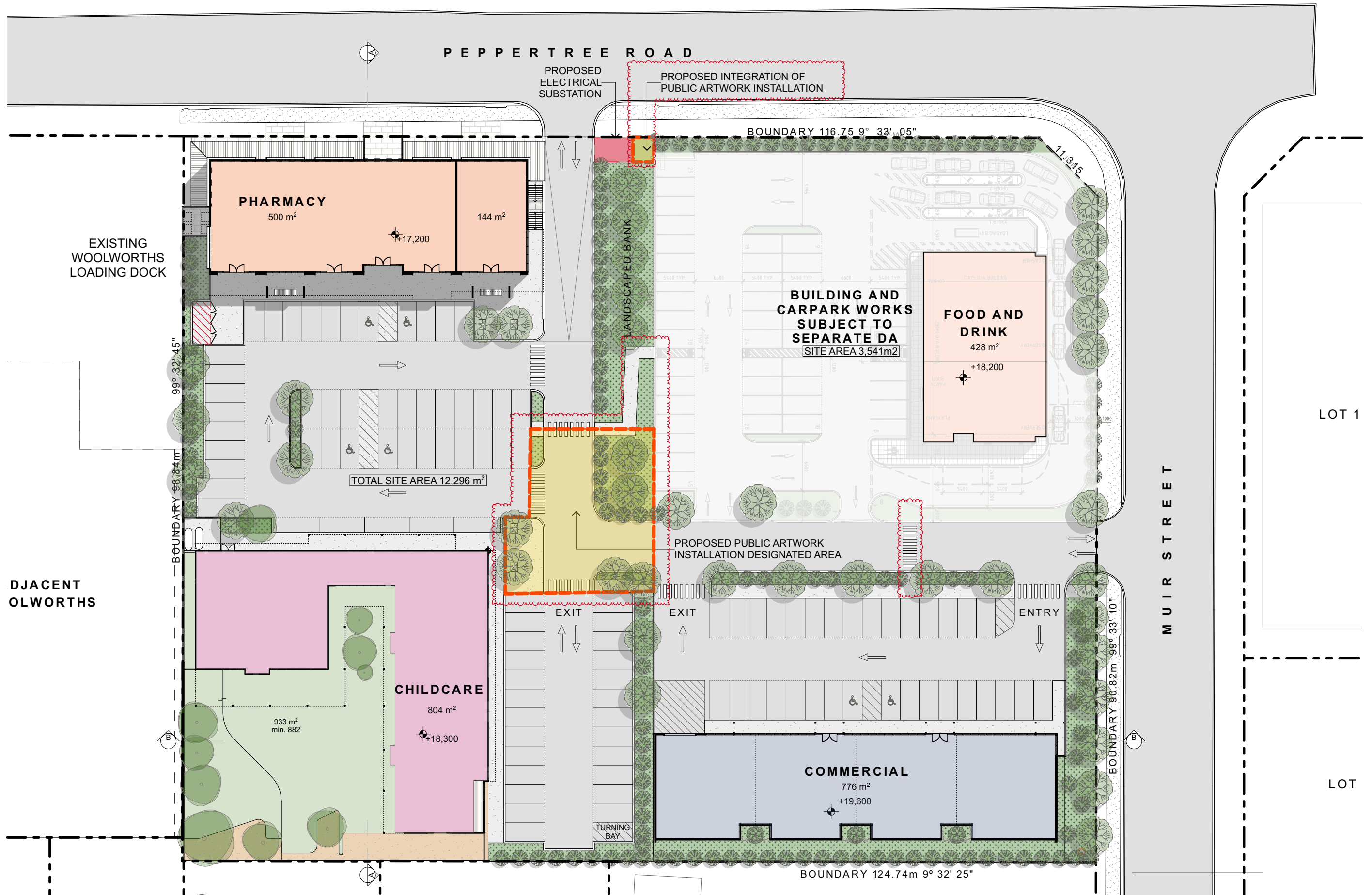
PHARMACY/COMMERCIAL SIGNAGE					
Sign ID	Location	Height	Length	Description	Elevation
S1.1	South Elevation	2,900	6,450	Flush Mounted Panel	
S1.2	West Elevation	2,900	6,413	Flush Mounted Panel	
S1.3	West Elevation	2,900	5,163	Flush Mounted Panel	
S1.4	West Elevation	2,900	9,135	Flush Mounted Panel	
S1.5	North Elevation	2,900	2,930	Flush Mounted Panel	
S1.6	North Elevation	600	2,950	Flush Mounted Panel	
S1.7	West Elevation	600	9,155	Flush Mounted Panel	
S1.8	West Elevation	600	5,163	Flush Mounted Panel	
S1.9	West Elevation	600	6,433	Flush Mounted Panel	
S1.10	South Elevation	600	6,470	Flush Mounted Panel	
S1.11	Under Awning-West	400	1,800	Hanging Blade Signage	
S1.12	East Eleavtion	1,600	4,863	Flush Mounted Panel	
S1.13	North Eleavtion	2,400	2,930	Flush Mounted Panel	

CHILDCARE SIGNAGE					
Sign ID	Location	Height	Length	Description	Elevation
S2.1	West Elevation	2,000	5,140	Flush Mounted Panel	
S2.2	West Elevation	2,000	2,240	Flush Mounted Panel	

COMMERCIAL SIGNAGE					
Sign ID	Location	Height	Length	Description	Elevation
S3.1	West Elevation	1,600	3,700	Flush Mounted Panel	
S3.2	West Elevation	3,350	3,750	Flush Mounted Panel	
S3.3	North Elevation	3,350	4,425	Flush Mounted Panel	



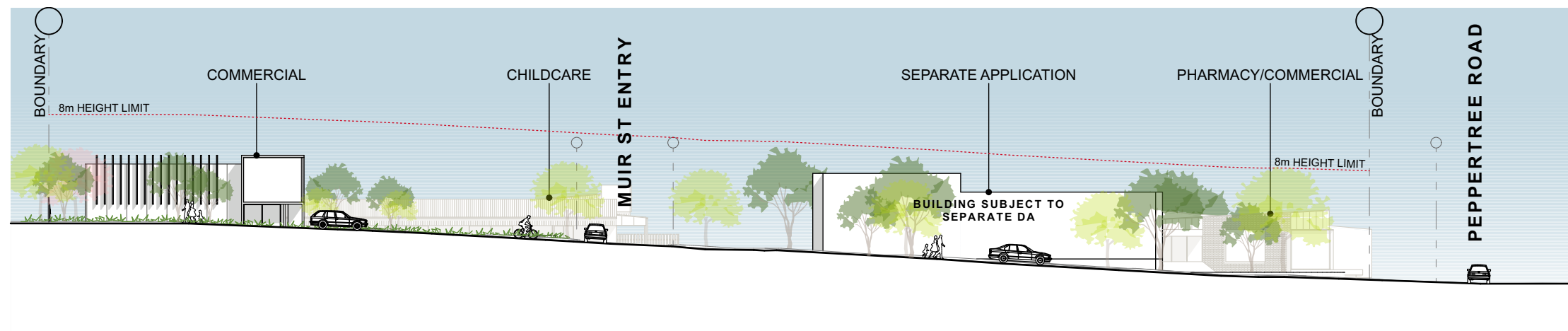
1 Site Analysis
SCALE 1:1000 @ A3



1 Site Plan
SCALE 1:500 @ A3

Development Application



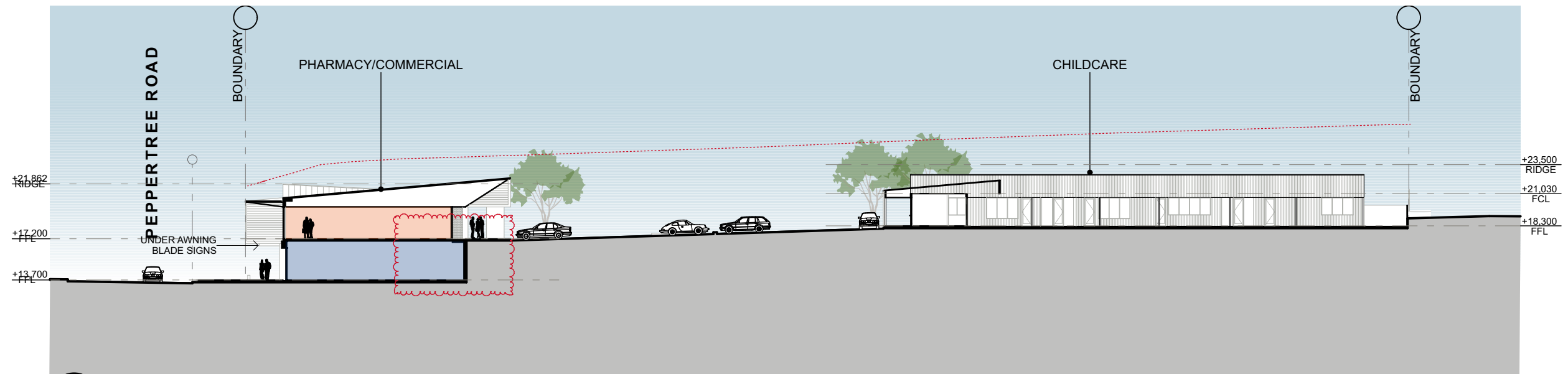


1 Muir St Elevation
SCALE 1:400 @ A3

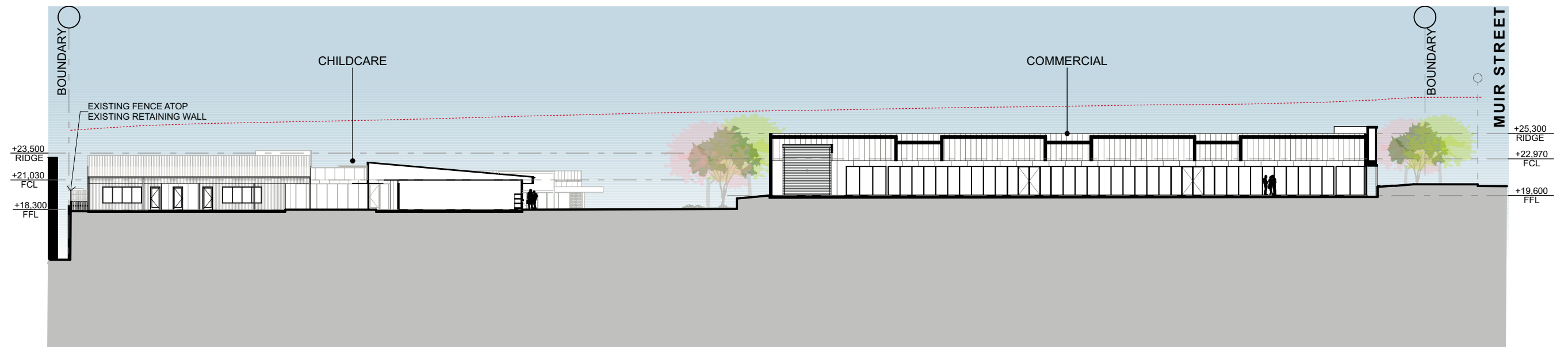


2 Peppertree Rd Elevation
SCALE 1:400 @ A3



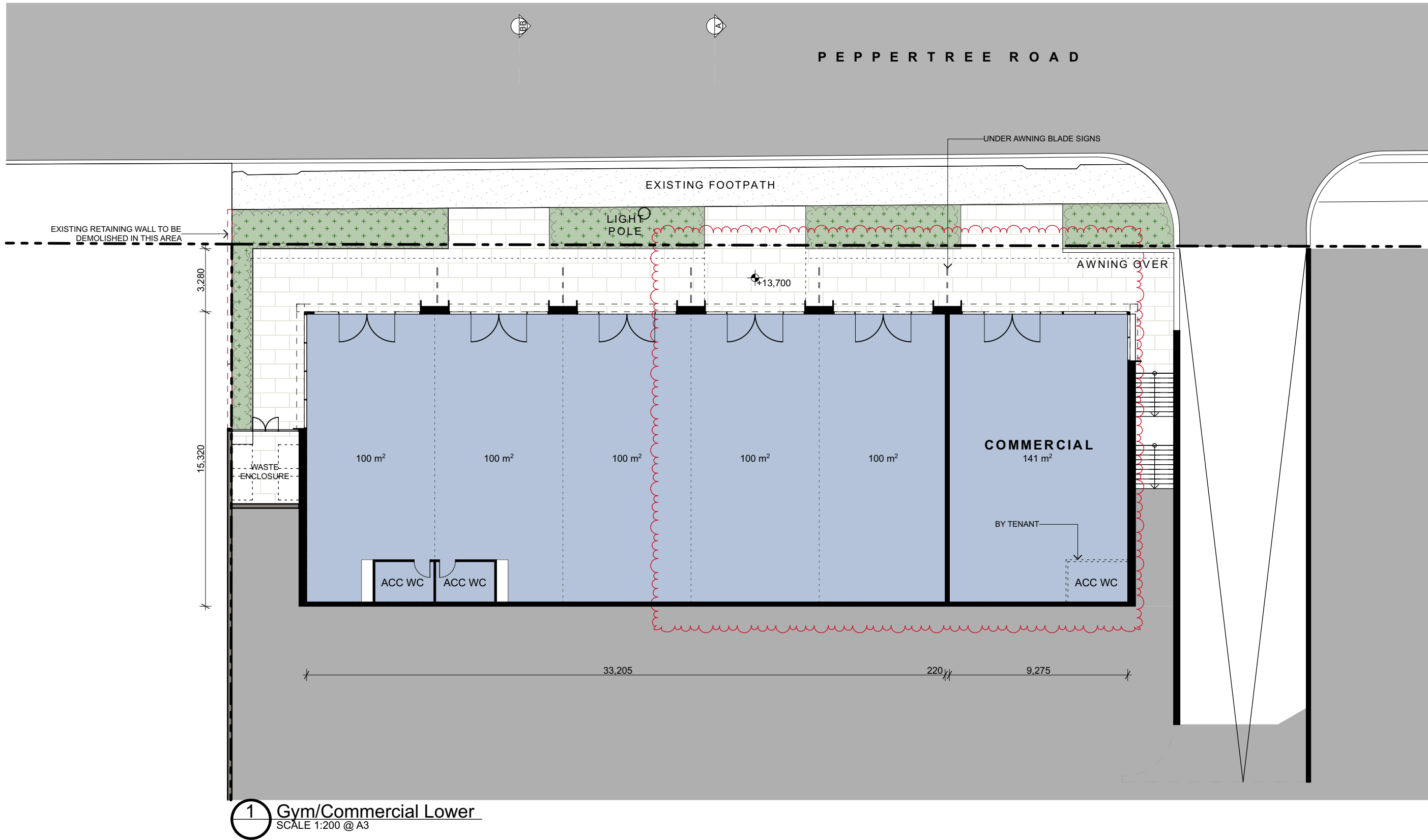


1 Site Section A
SCALE 1:400 @ A3



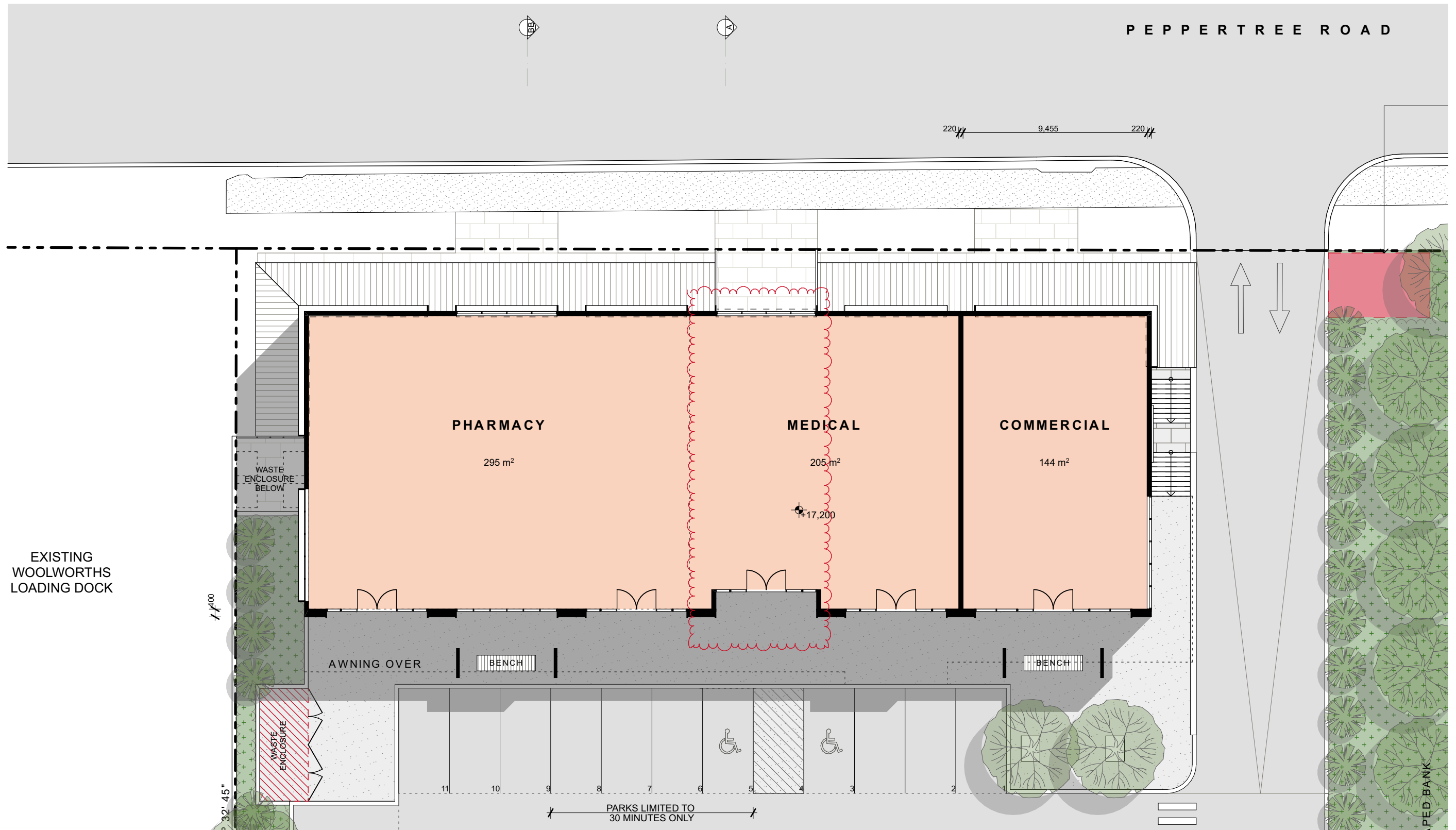
2 Site Section B
SCALE 1:400 @ A3





Development Application

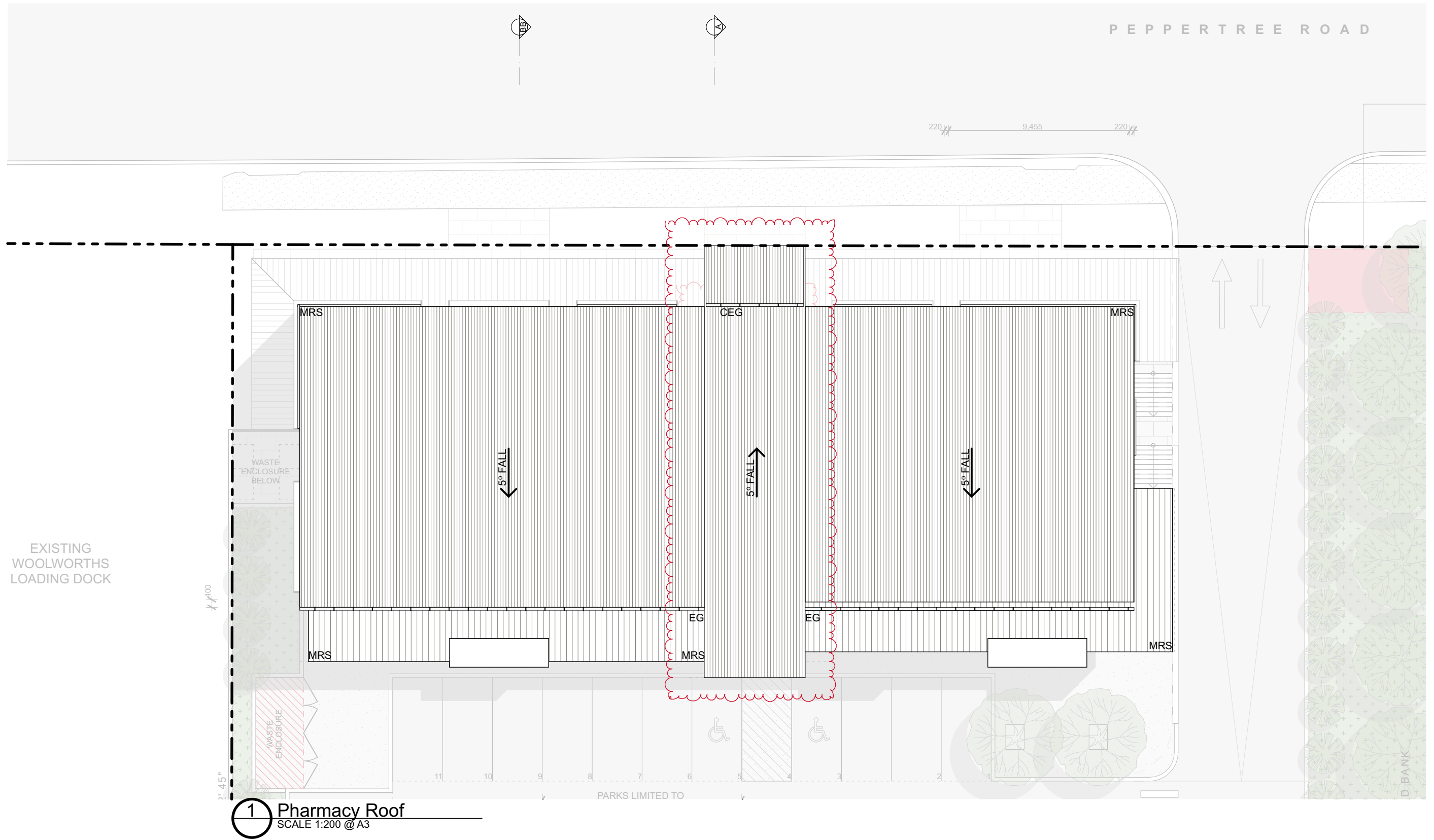




1 Pharmacy/Commercial Ground Floor Plan
SCALE 1:200 @ A3

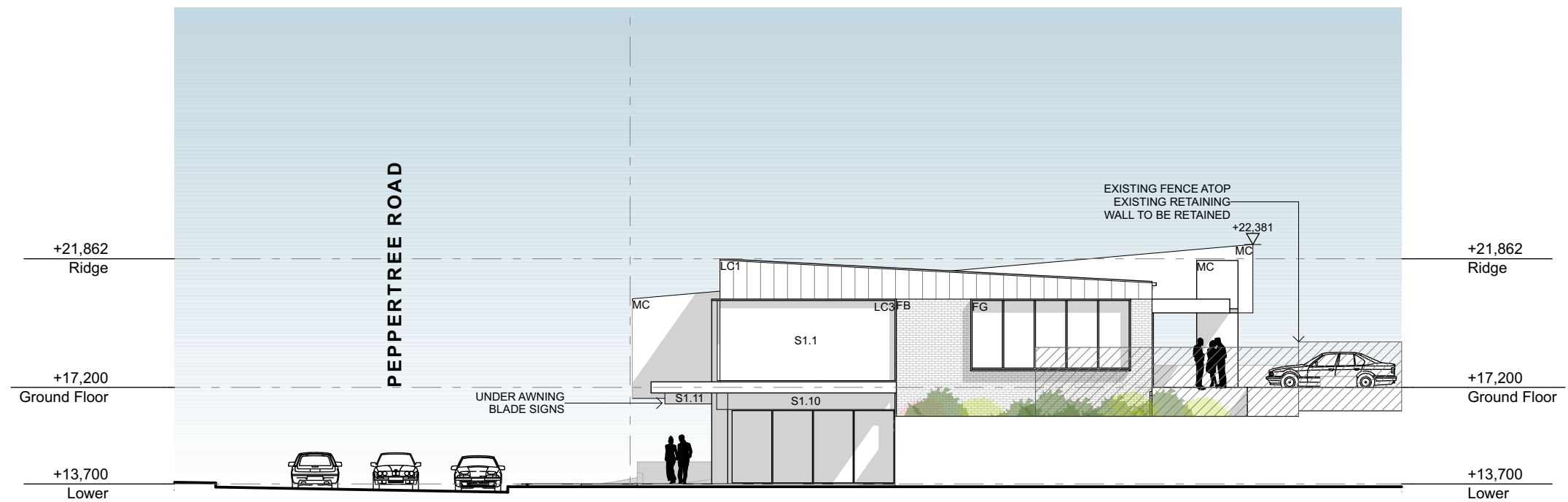
Development Application



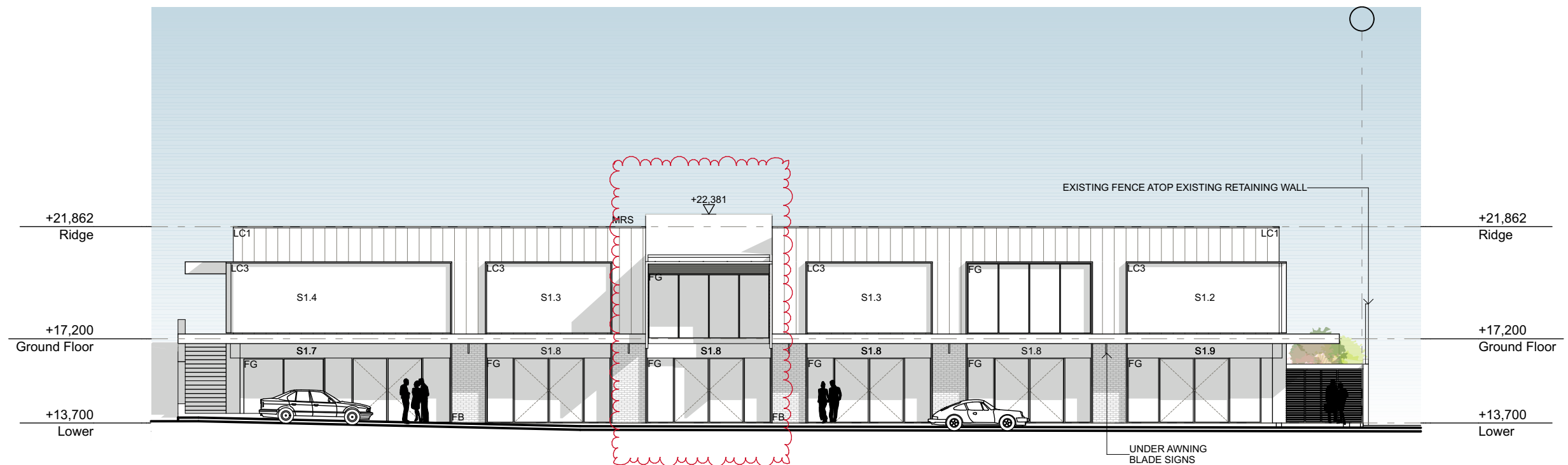


Development Application



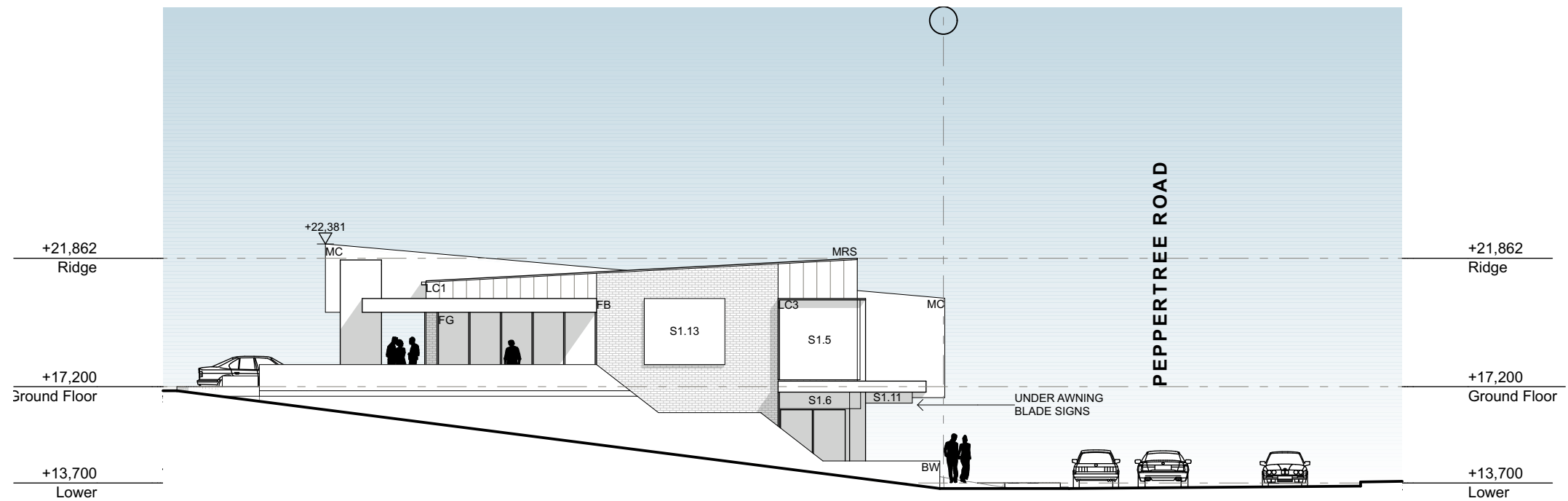


1 Pharmacy/Commercial South Elevation
SCALE 1:200 @ A3

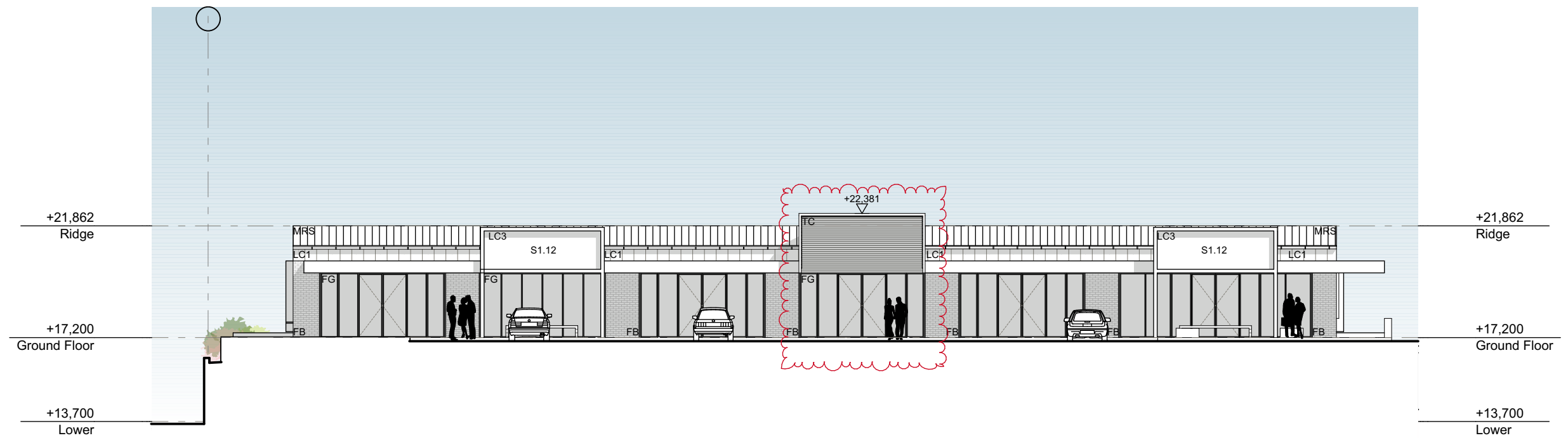


2 Pharmacy/Commercial West Elevation
SCALE 1:200 @ A3



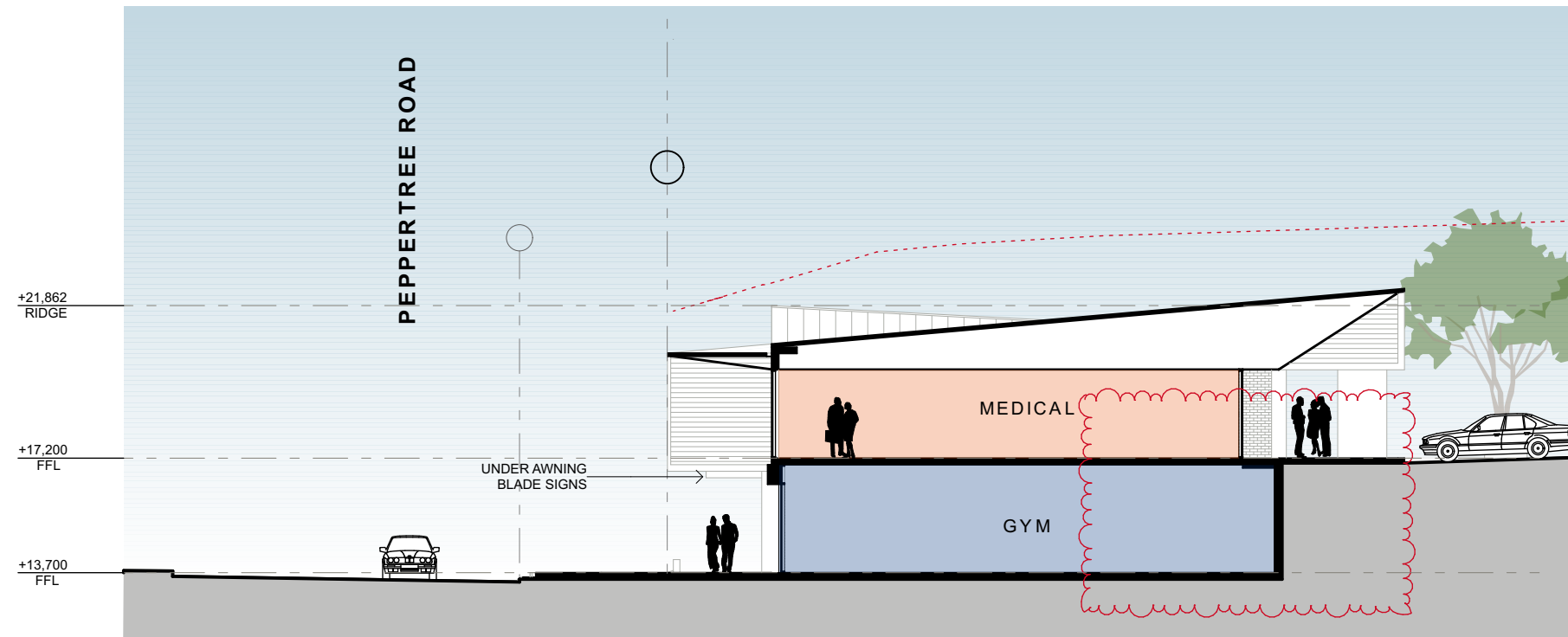


1 Pharmacy/Commercial North Elevation
SCALE 1:200 @ A3

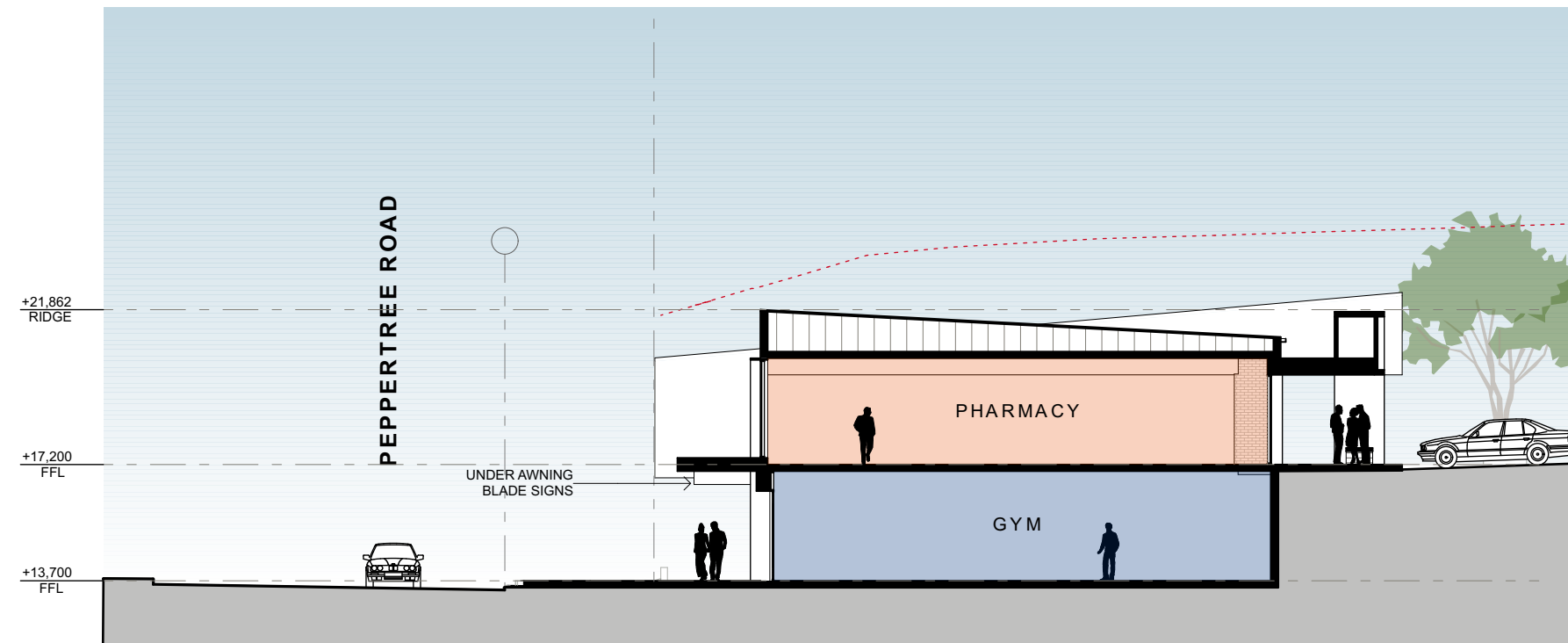


2 Pharmacy/Commercial East Elevation
SCALE 1:200 @ A3





1 Pharmacy Section A
SCALE 1:200 @ A3



1 Pharmacy Section B
SCALE 1:200 @ A3



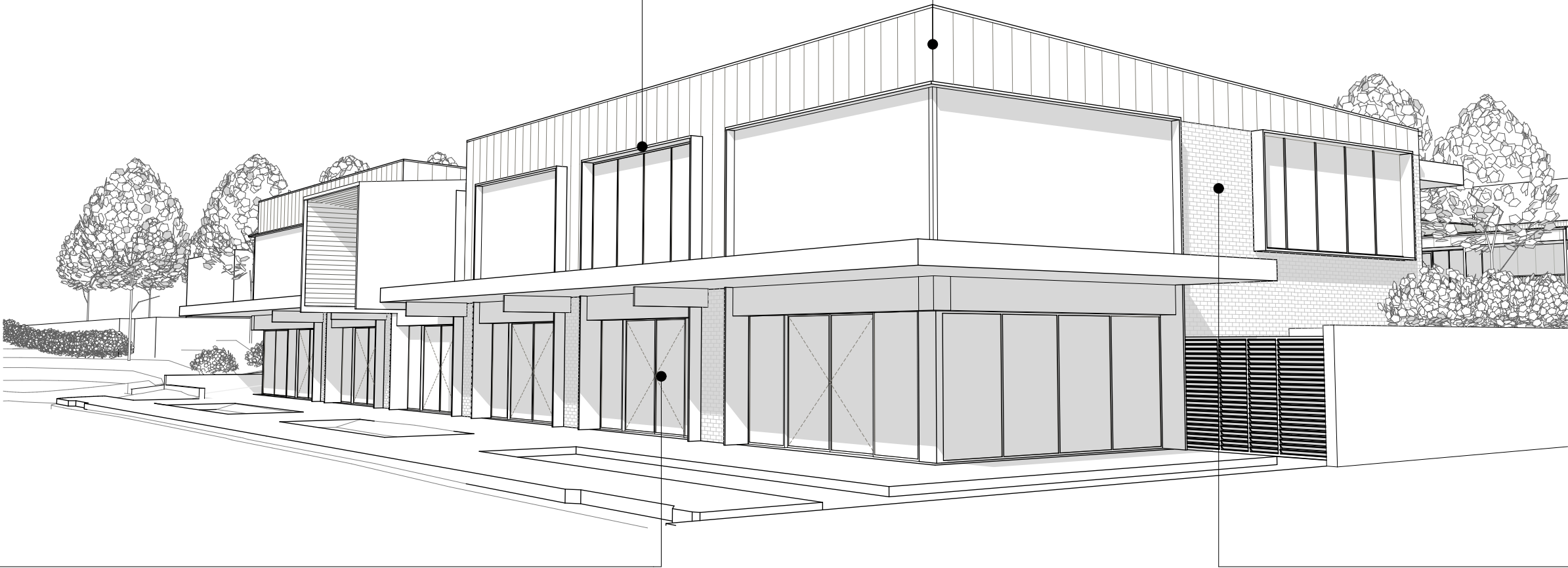
HOODS AND AWNINGS

-LIGHTWEIGHT METAL CLADDING: DARK



WALL CLADDING

-FC CLADDING WITH VERTICAL COVER BATTENS OR
LIGHT COLOURED VERTICAL TIMBER CLADDING OR SHADOWCLAD



GLAZED SHOPFRONTS

-2700 HIGH CLEAR GLASS DOORS AND SIDELIGHTS EQUALLY SPACED
WITH MULLIONS OF INDUSTRIAL CHARACTER AND DARK IN COLOUR



Pharmacy/Commercial Viewed from
Peppertree Rd

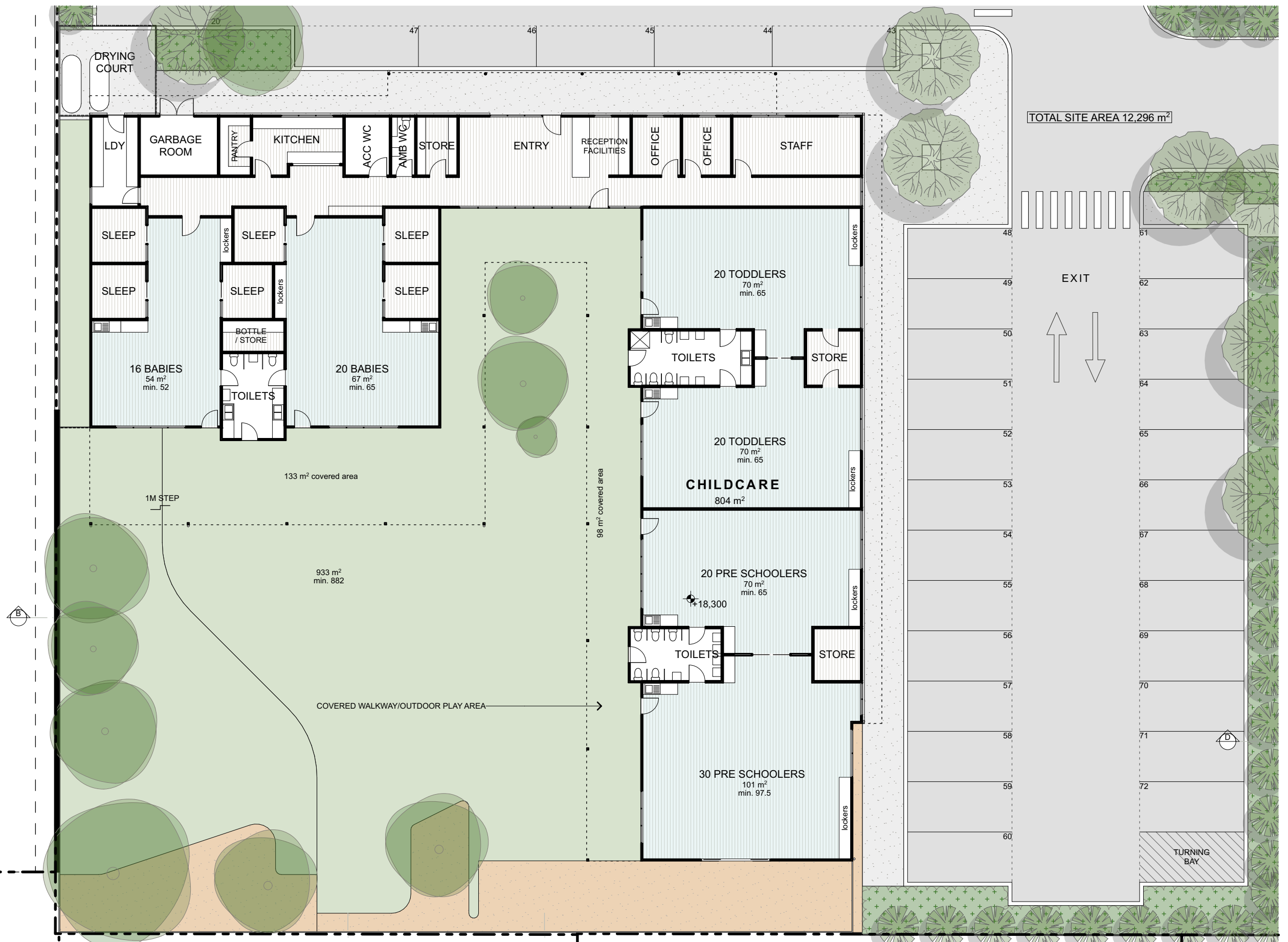
FACE BRICK

-FACE BRICK PLINTH TO WINDOW HEAD AND TOP OF SIGNAGE
HOOD DATUM



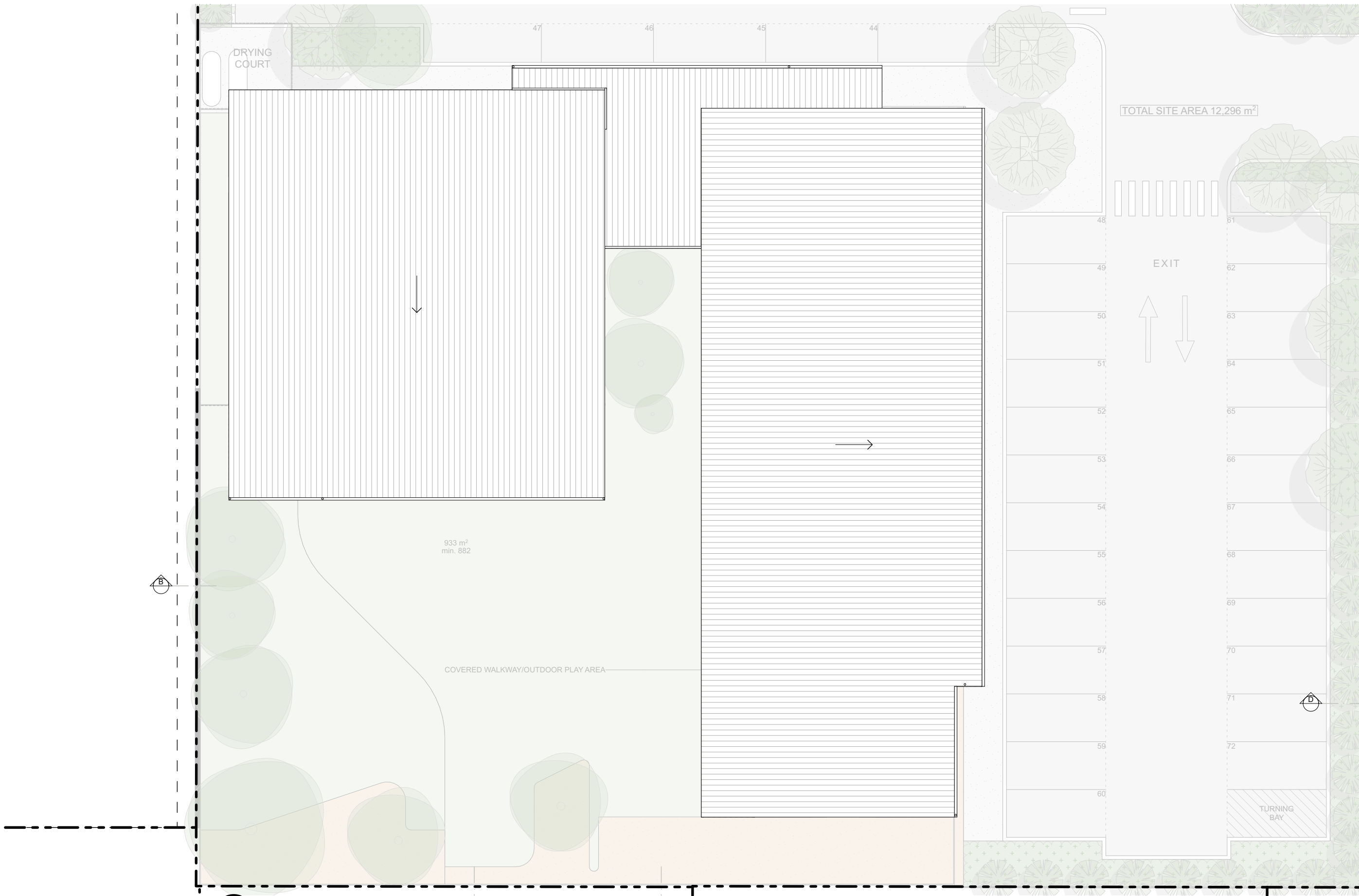
Development Application





1 Ground Floor Plan
SCALE 1:200 @ A3

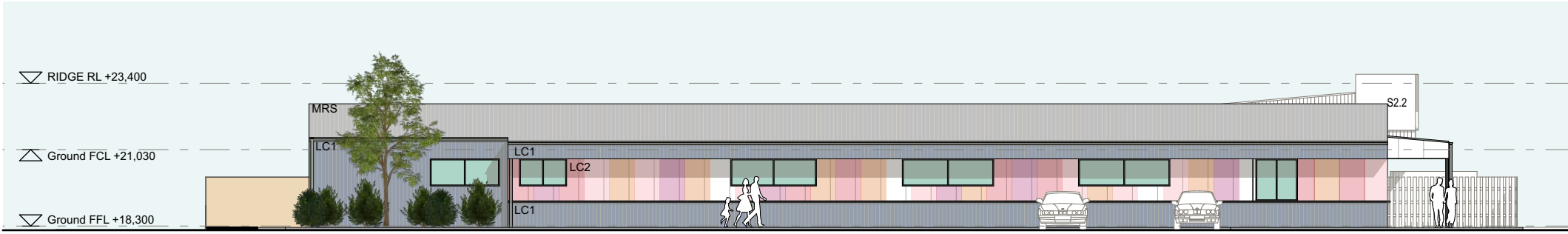




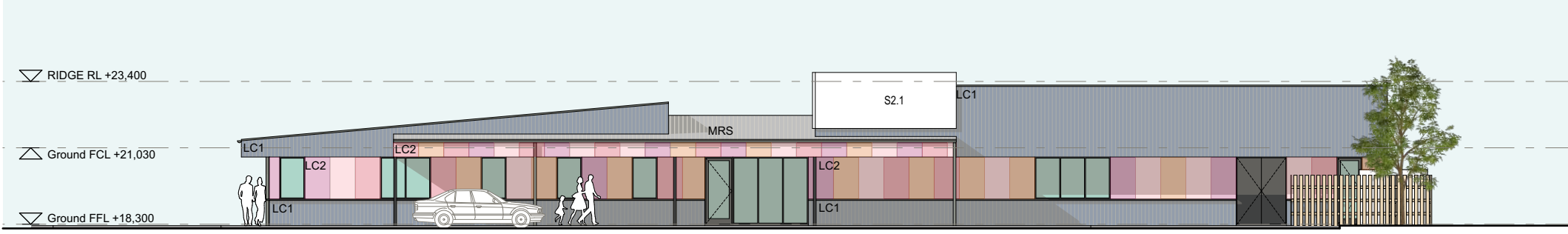
1 Roof
SCALE 1:200 @ A3

Development Application

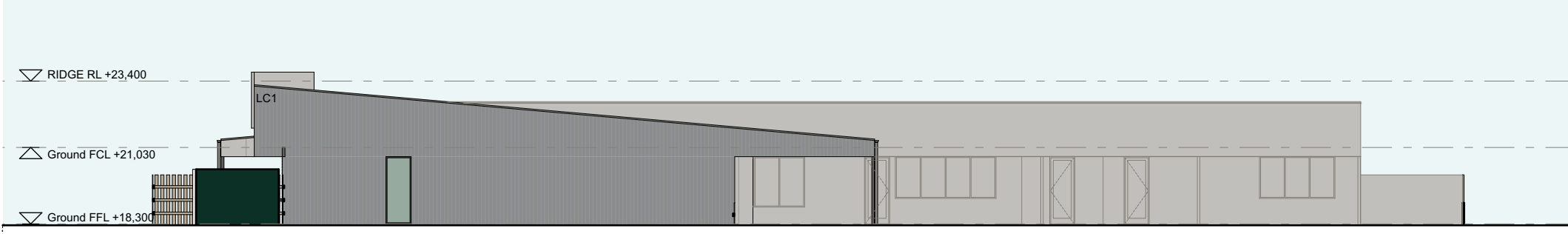




1 NORTH ELEVATION
SCALE 1:200 @ A3



2 WEST ELEVATION
SCALE 1:200 @ A3



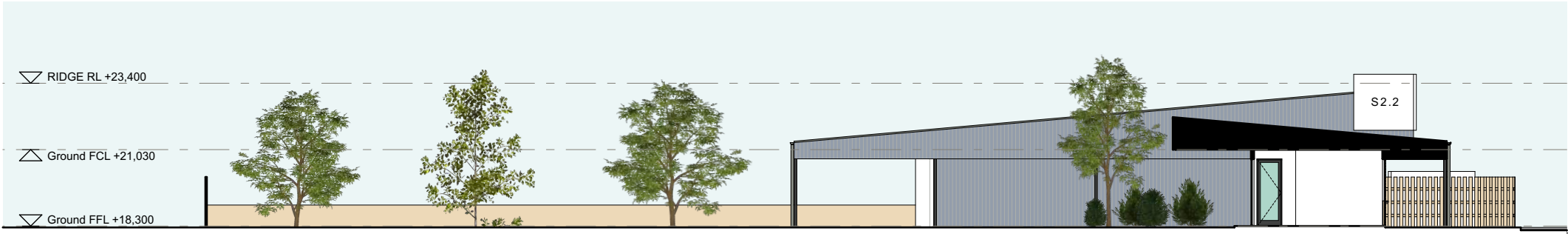
3 SOUTH ELEVATION
SCALE 1:200 @ A3



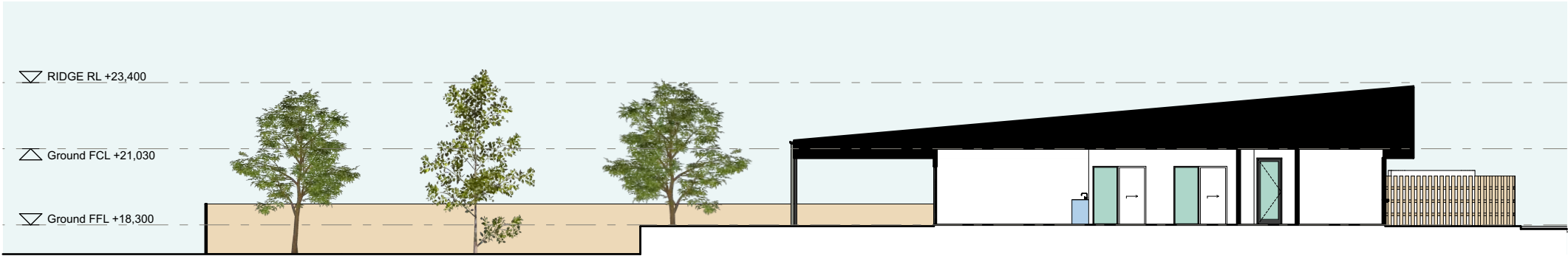
4 EAST ELEVATION
SCALE 1:200 @ A3

Development Application





1 SECTION A
SCALE 1:200 @ A3



2 SECTION B
SCALE 1:200 @ A3



3 SECTION C
SCALE 1:200 @ A3

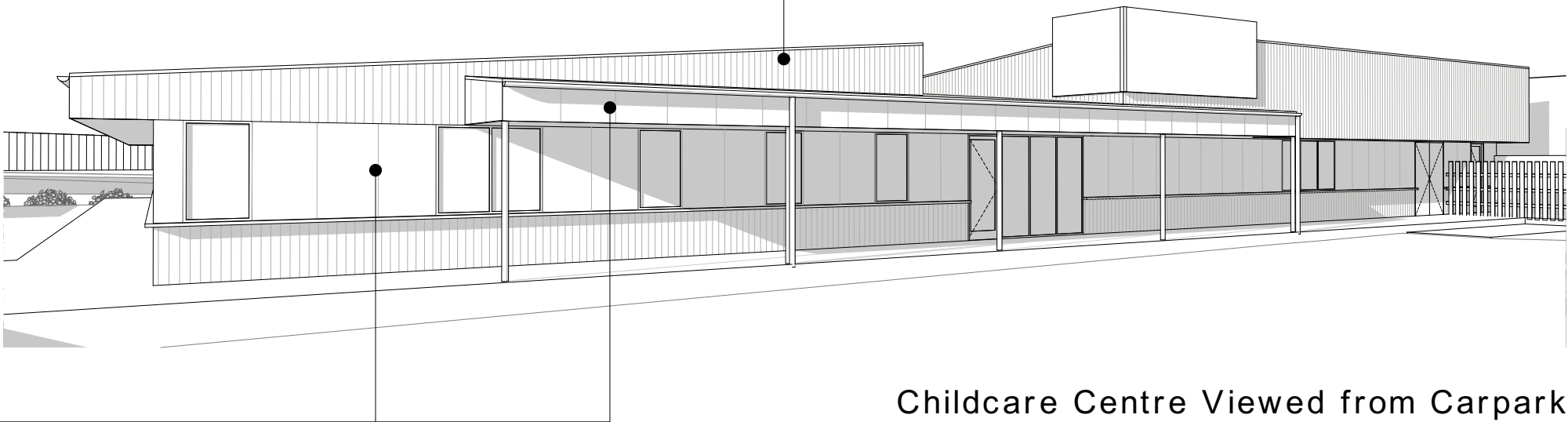


4 SECTION D
SCALE 1:200 @ A3



WALL CLADDING 1

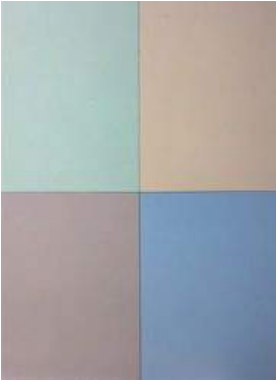
-LIGHT / NEUTRAL COLOURED FC CLADDING WITH VERTICAL GROOVES



Childcare Centre Viewed from Carpark

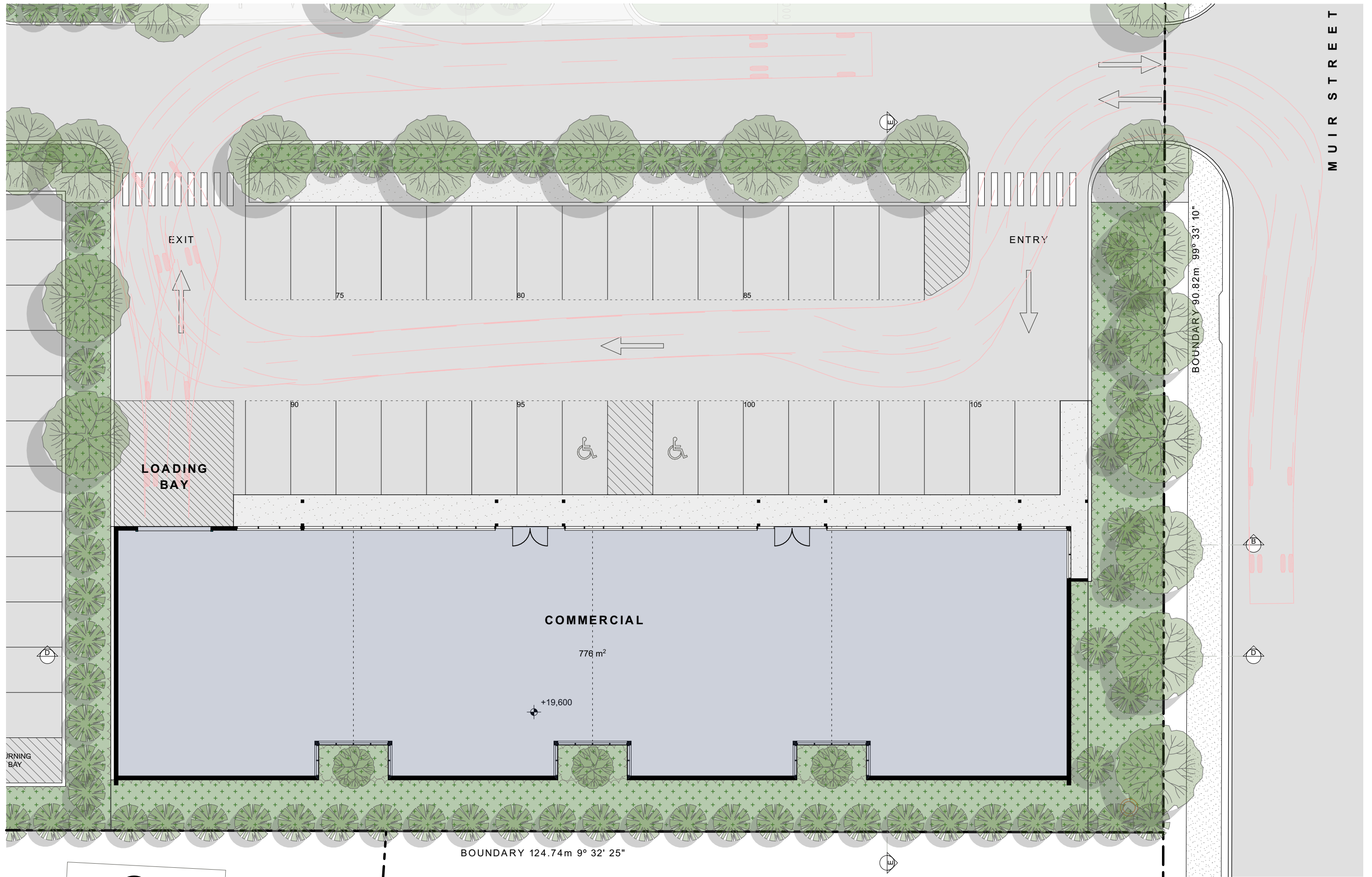
WALL CLADDING 2

-FC CLADDING WITH VERTICAL JOINT LINES
PAINTED



Development Application



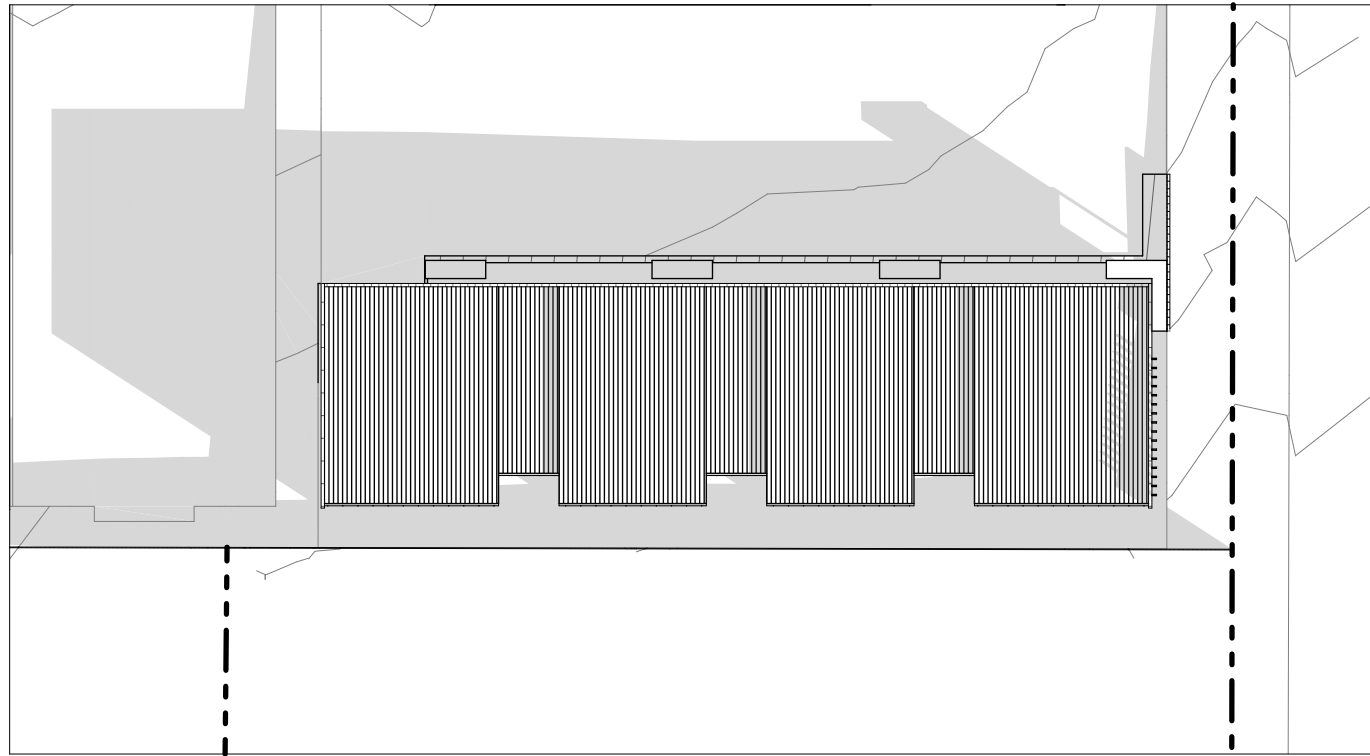


MUIR STREET

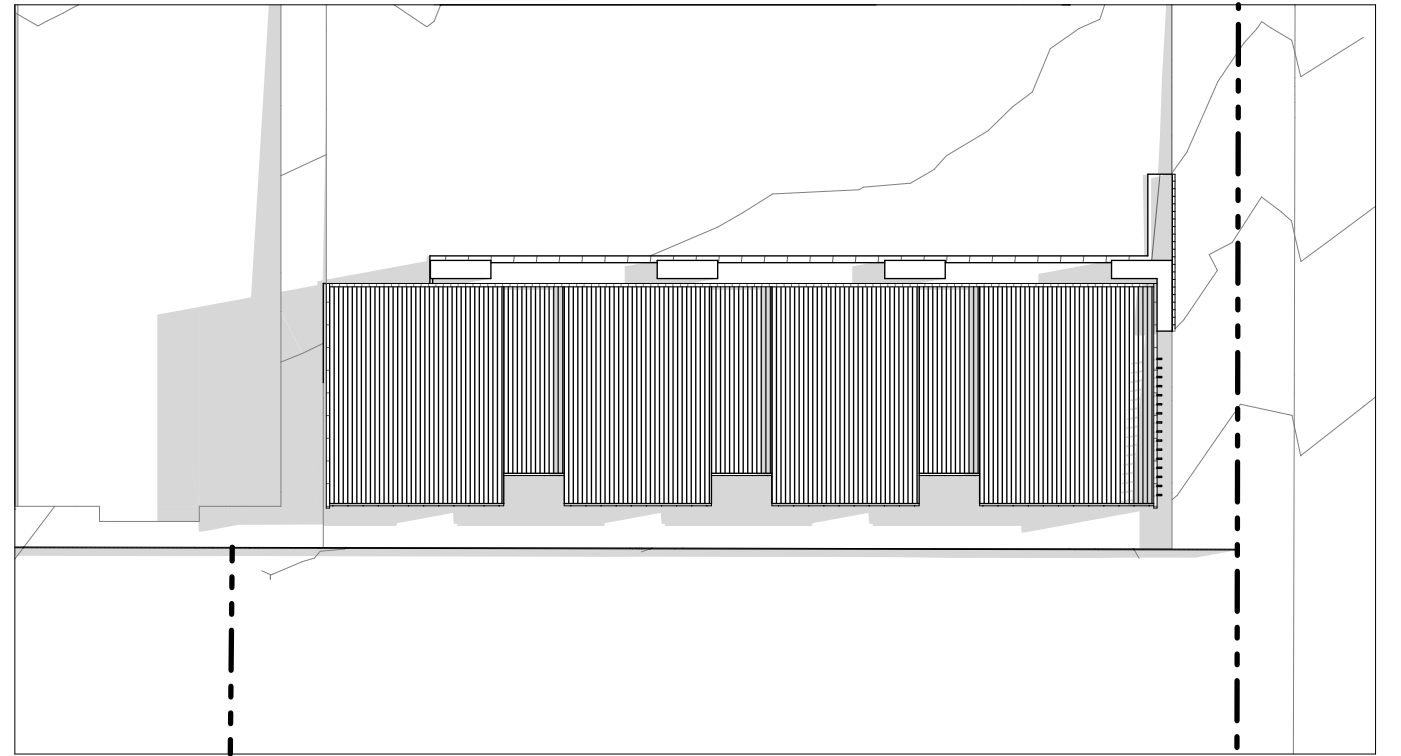
1 Retail Ground Floor Plan
SCALE 1:200 @ A3

Development Application

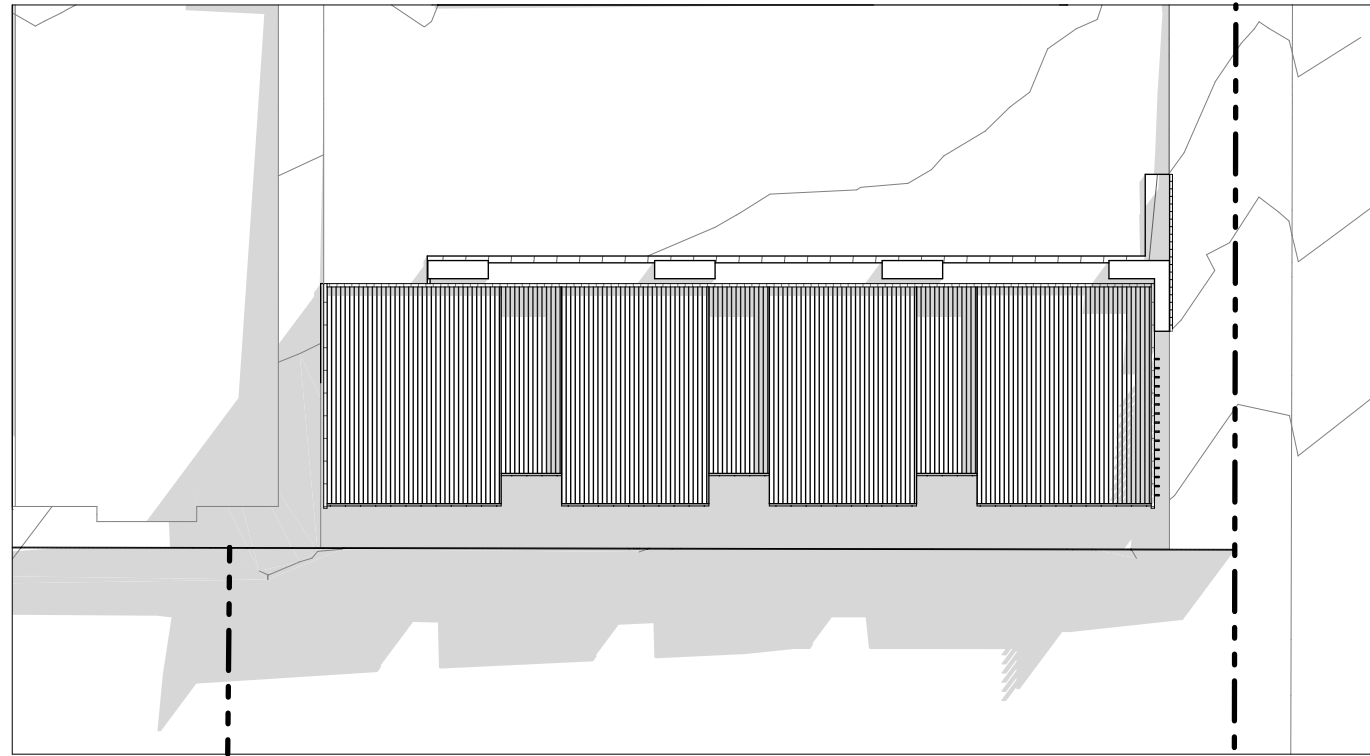




1 Shadow Diagram 9am
SCALE 1:500 @ A3



2 Shadow Diagram 12noon
SCALE 1:500 @ A3



3 Shadow Diagram 3pm
SCALE 1:500 @ A3

Development Application

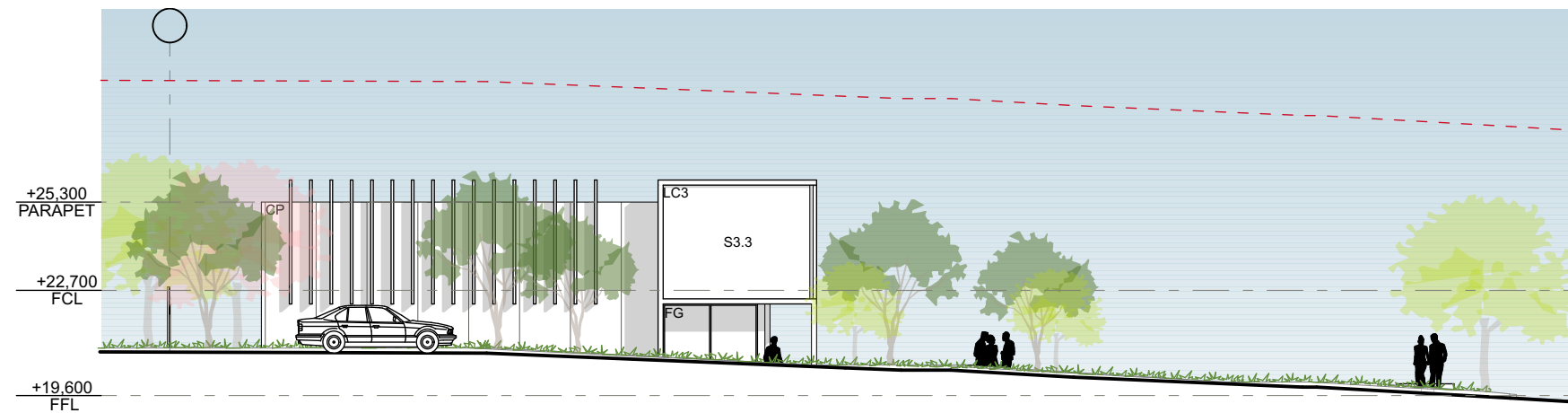




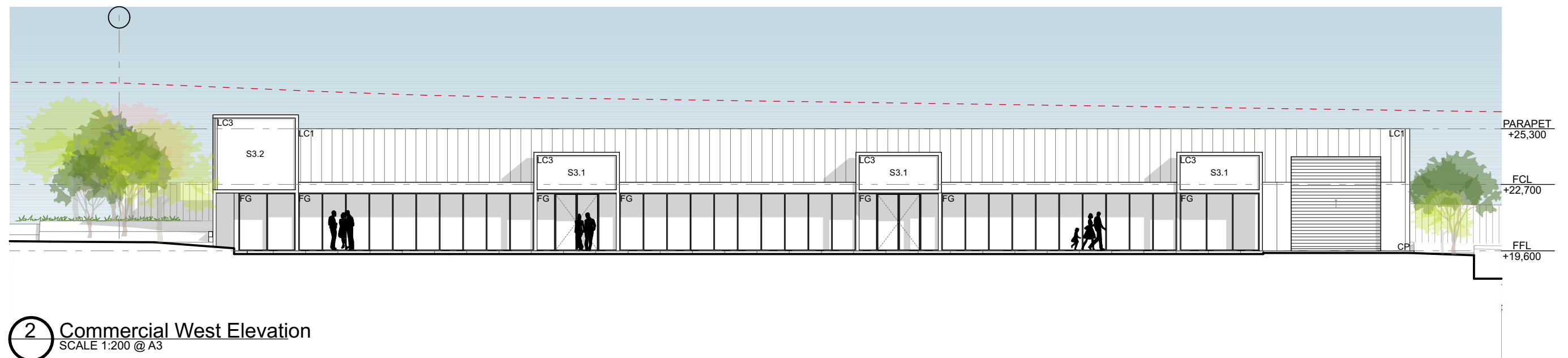
1 Retail Roof Plan
SCALE 1:200 @ A3

Development Application

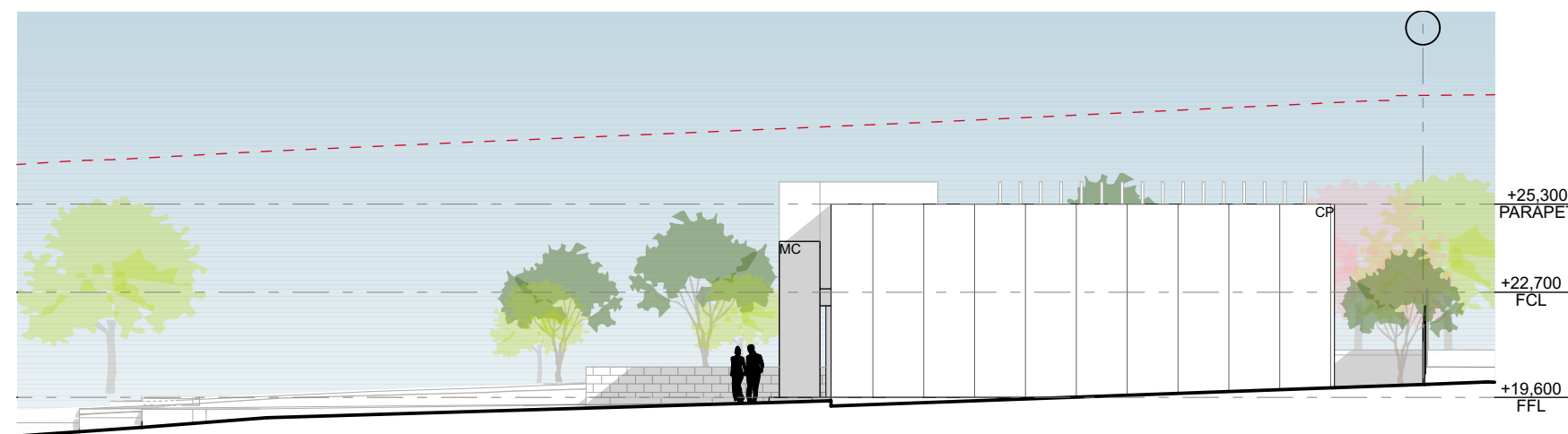




1 Commercial North Elevation
SCALE 1:200 @ A3

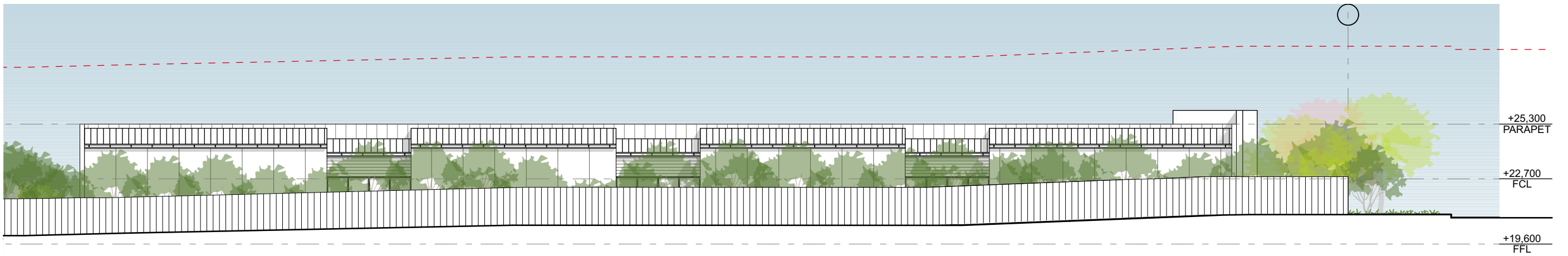


2 Commercial West Elevation
SCALE 1:200 @ A3



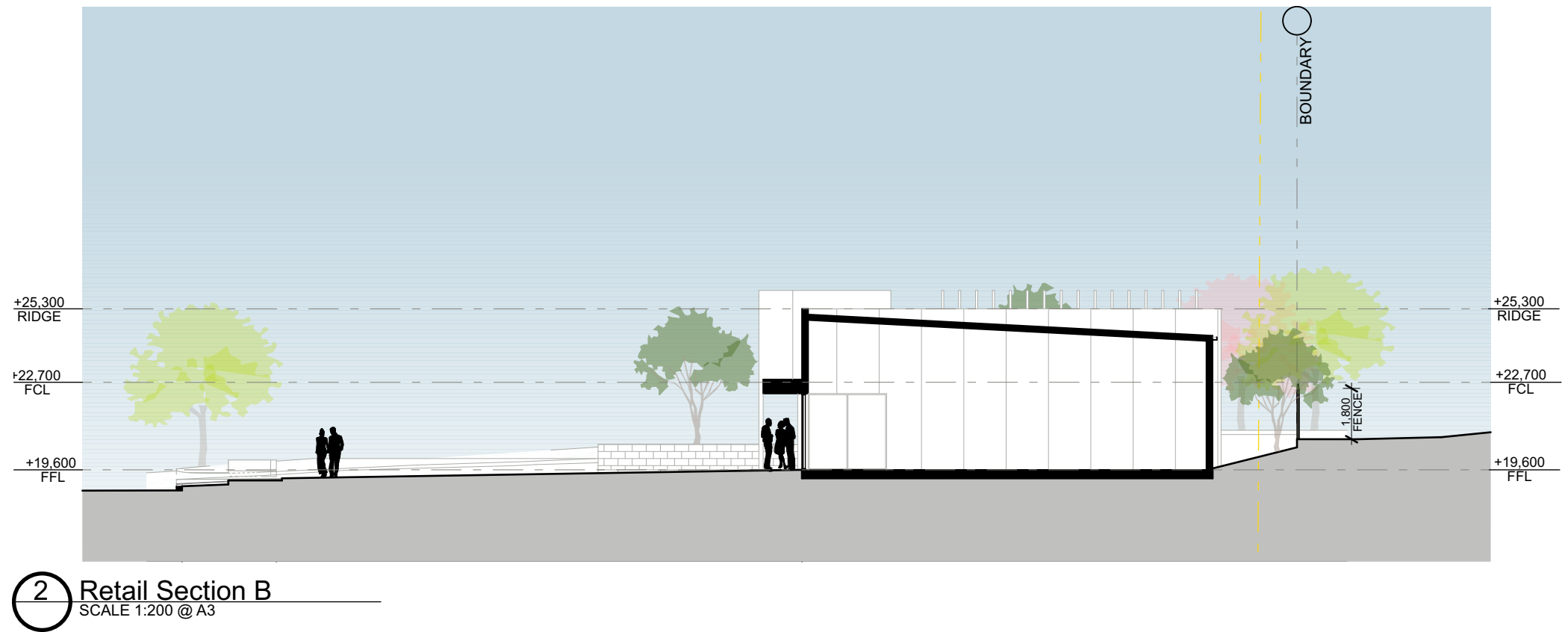
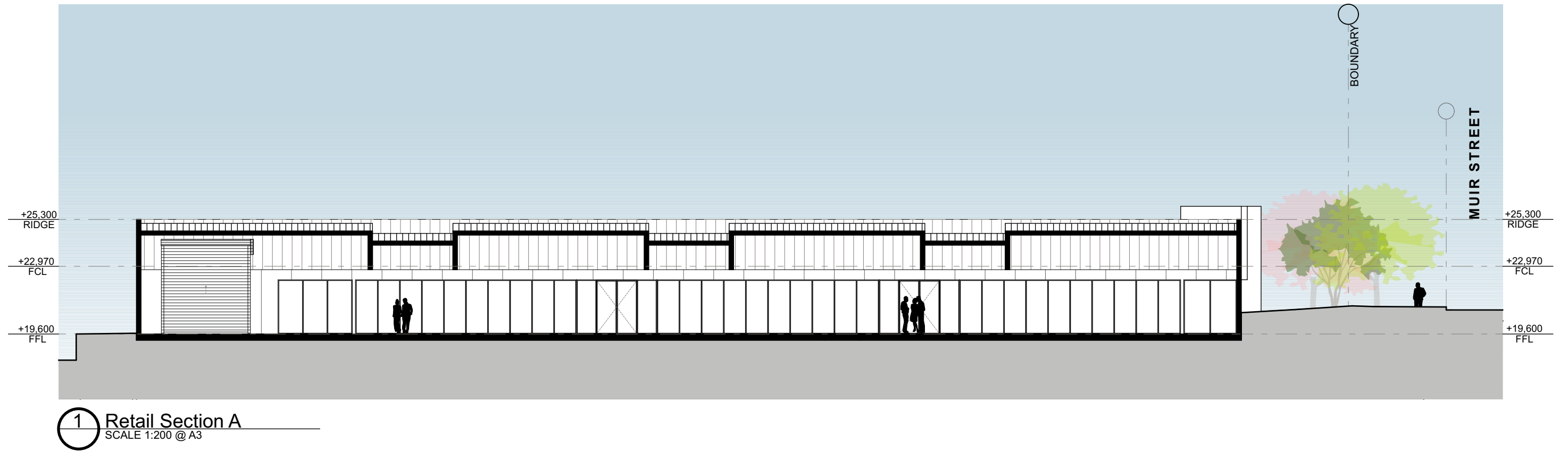
3 Commercial South Elevation
SCALE 1:200 @ A3





1 Commercial East Elevation
SCALE 1:200 @ A3





SIGNAGE HOODS AND AWNINGS
-LIGHTWEIGHT METAL CLADDING: DARK



WALL CLADDING
-FC CLADDING WITH VERTICAL COVER BATTENS OR
LIGHT COLOURED VERTICAL TIMBER CLADDING OR SHADOWCLAD



-TILT UP CONCRETE PANELS- PAINT FINISH



Retail Viewed from Muir St

Development Application

