



1 PLAN MASTER PLAN - PROPOSED
Scale: 1 : 1000

• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
• Verify all dimensions on site prior to commencement of work.
• DO NOT scale off these drawings.
• Report any discrepancies to the architect before carrying out any work.

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	05.06.19
B	DA SUBMISSION	JM	SH	13.06.19
C	DA SUBMISSION	AA	SH	19.12.19
D	REVISED DA SUBMISSION	BD	SH	07.08.20

AREA SCHEDULE - RETAIL		
RETAIL A	GROUND LEVEL	1500 m ²
RETAIL	GROUND LEVEL	271 m ²
RETAIL	GROUND LEVEL	131 m ²
		1902 m ²
RETAIL B / MEDICAL		
RETAIL B	GROUND LEVEL	600 m ²
		600 m ²
TOTAL		2502 m ²

AREA SCHEDULE - MEDICAL		
RETAIL B / MEDICAL		
MEDICAL	GROUND LEVEL	400 m ²
		400 m ²
MEDICAL	GROUND LEVEL	1000 m ²
MEDICAL	LEVEL 01	1000 m ²
		2000 m ²
TOTAL		2400 m ²

PARKING REQUIREMENTS AS PER TRAFFIC REPORT	
SUPERMARKET	70
SPECIALTY RETAIL	20
OTHER RETAIL	30
MEDICAL CENTER	100
MEDICAL OFFICE	20
ALL USERS	240

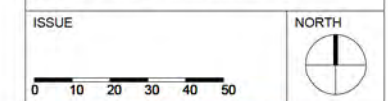
PARKING SCHEDULE	
SUPERMARKET	70
SPECIALTY RETAIL	20
OTHER RETAIL	30
MEDICAL CENTER	95
MEDICAL OFFICE	20
ALL USERS	235

PARKING: EMERGENCY BAY	1
PARKING: MOTORCYCLE BAY	5
SERVICE: MEDIUM RIGID VEHICLE (MRV)	1
SERVICE: SHORT RIGID VEHICLE (SRV)	1

BICYCLE SPACE SCHEDULE	
RETAIL A	49

ADDRESS:
MONS ROAD, FOREST GLEN, QLD

RP DETAILS:
LOT: 7 ON: SP246654 15670m²
LOT: 8 ON: RP810748 17880m²
LOT: 14 ON: SP295875 28770m²
TOTAL SITE AREA: 44050m²
TOTAL SITE AREA - STAGE 1: 25648m²
LOCAL GOVERNMENT: SUNSHINE COAST COUNCIL



mode SUNSHINE COAST
Suite 2, 9 Capital Pl
Birtinya QLD 4575
T +61 7 5437 8574
ssc@modedesign.com.au
ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
LOT 7, 8 & 14 MONS ROAD, FOREST GLEN QLD

DRAWING TITLE
SITE PLAN STAGE 1

DRAWN	AA	CHECKED	SH
ISSUE	11/08/2020 10:47:02 PM	SCALE @ A1	As indicated
PROJECT No	19209SSC	STAGE	DA
DRAWING No	STE-AR-0.0109	REVISION	D



These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 Verify all dimensions on site prior to commencement of work.
 DO NOT scale off these drawings.
 Report any discrepancies to the architect before carrying out any work.

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	05.06.19
B	DA SUBMISSION	JM	SH	13.06.19
C	DA SUBMISSION	AA	SH	19.12.19
D	REVISED DA SUBMISSION	BD	SH	07.08.20

NOTE:
 CARPARK FALLS + GRADIENTS
 IN ACCORD WITH CIVIL DRAFTS

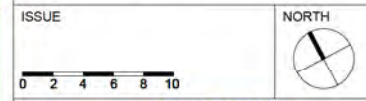
PARKING REQUIREMENTS AS PER TRAFFIC REPORT	
SUPERMARKET	70
SPECIALTY RETAIL	20
OTHER RETAIL	30
MEDICAL CENTER	100
MEDICAL OFFICE	20
ALL USERS	240

PARKING SCHEDULE	
SUPERMARKET	70
SPECIALTY RETAIL	20
OTHER RETAIL	30
MEDICAL CENTER	95
MEDICAL OFFICE	20
ALL USERS	235

PARKING: EMERGENCY BAY	1
PARKING: MOTORCYCLE BAY	5
SERVICE: MEDIUM RIGID VEHICLE (MRV)	1
SERVICE: SHORT RIGID VEHICLE (SRV)	1

BICYCLE SPACE SCHEDULE	
RETAIL A	49

ADDRESS:
 MONS ROAD, FOREST GLEN, QLD
 RP DETAILS:
 LOT: 7 ON: SP246654 15670m²
 LOT: 8 ON: RP810748 17880m²
 LOT: 14 ON: SP295875 28770m²
 TOTAL SITE AREA: 44050m²
 TOTAL SITE AREA - STAGE 1: 25848m²
 LOCAL GOVERNMENT: SUNSHINE COAST COUNCIL



mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MONS ROAD, FOREST GLEN QLD

DRAWING TITLE
PART SITE PLAN - STAGE 1

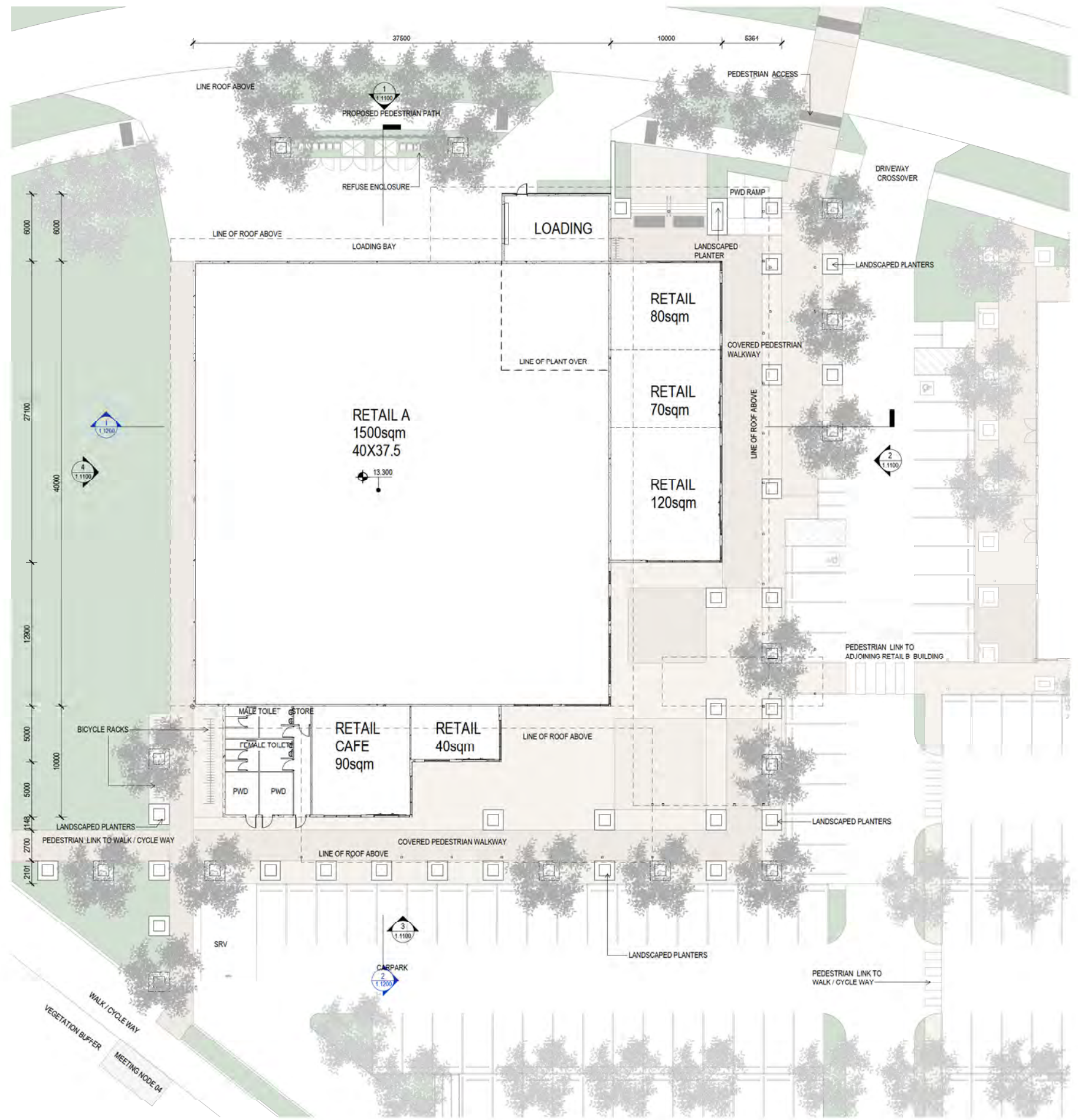
DRAWN AA	CHECKED SH
ISSUE 10/08/2020 3:22:15 PM	SCALE @ A1 As indicated
PROJECT No 19209SSC	STAGE DA
DRAWING No STE-AR-0.0110	REVISION D

1 PLAN PART SITE PLAN - STAGE 1
 Scale: 1:250

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 Verify all dimensions on site prior to commencement of work.
 DO NOT scale off these drawings.
 Report any discrepancies to the architect before carrying out any work.

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.19
B	REVISED DA SUBMISSION	AA	SH	20.08.07



1 PLAN GA PLAN_GROUND LEVEL
 Scale: 1:200

ISSUE

0 2 4 6 8 10

NORTH

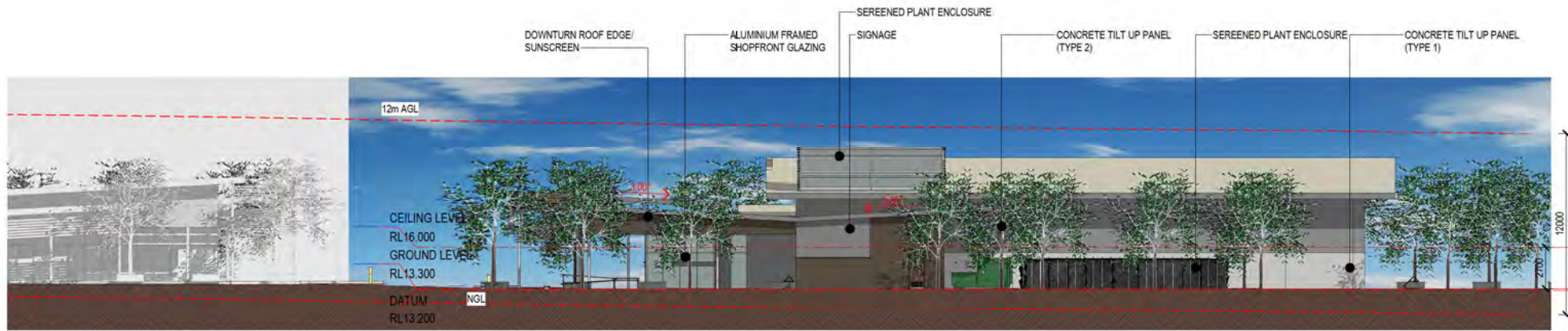
mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

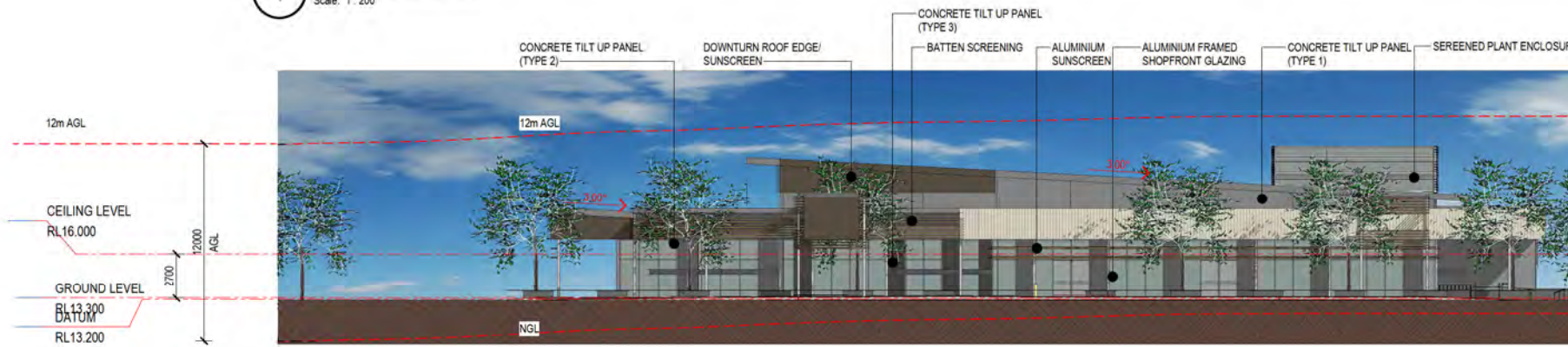
PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
RETAIL A GA PLAN GROUND LEVEL

DRAWN AA	CHECKED SH	SCALE @ A1 1:200	REVISION
ISSUE 10/08/2020 1:22:08 PM	STAGE DA	DRAWING No RA-AR-1.1000	REVISION B
PROJECT No 19209SSC			



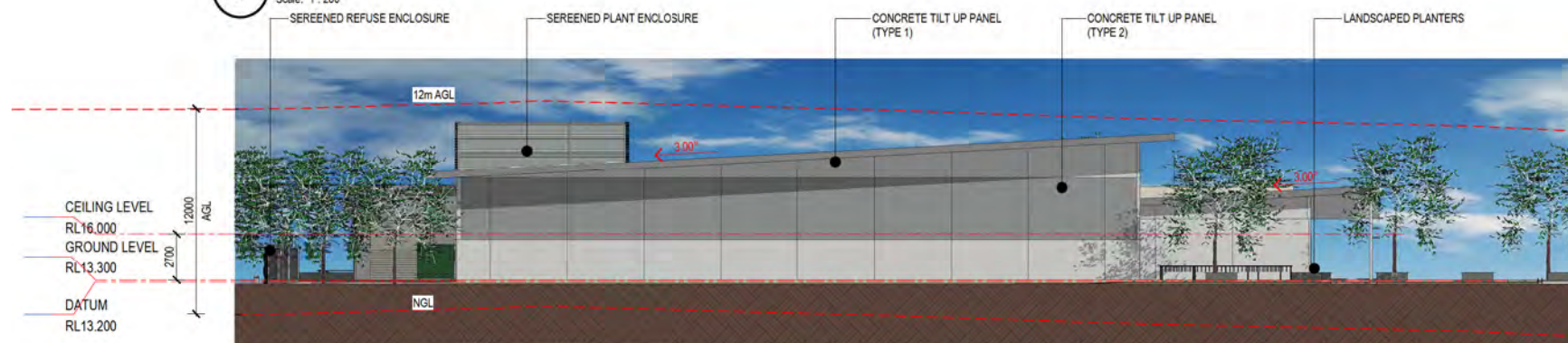
1 ELEVATION NORTH
Scale: 1 : 200



2 ELEVATION EAST
Scale: 1 : 200



3 ELEVATION SOUTH
Scale: 1 : 200

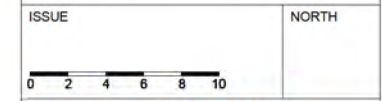


4 ELEVATION WEST
Scale: 1 : 200

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
Verify all dimensions on site prior to commencement of work.
DO NOT scale off these drawings.
Report any discrepancies to the architect before carrying out any work.

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.19
B	REVISED DA SUBMISSION	AA	SH	20.08.07

LEVEL ABBREVIATIONS	
FFL	FINISHED FLOOR LEVEL
SFL	STRUCTURAL FLOOR LEVEL
RL	NOMINAL STRUCTURAL LEVEL
TOW	NOMINAL TOP OF WALL LEVEL
NGL	NATURAL GROUND LEVEL
AGL	ABOVE GROUND LEVEL



mode SUNSHINE COAST
Suite 2, 9 Capital Pl
Birtinya QLD 4575
T +61 7 5437 8574
ssc@modedesign.com.au
ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
LOT 14 MON'S ROAD, FOREST GLEN QLD

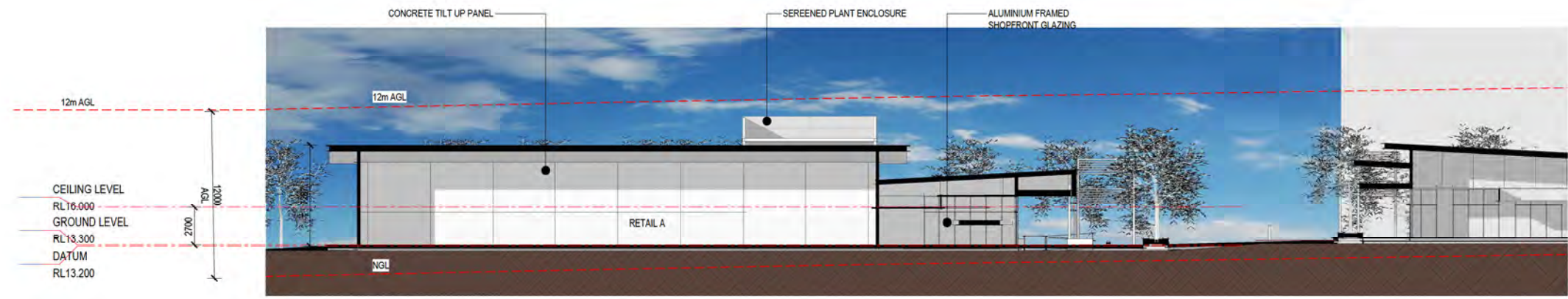
DRAWING TITLE
RETAIL A GA ELEVATIONS

DRAWN	AA	CHECKED	SH
ISSUE	10/08/2020 1:24:26 PM	SCALE @	A1 1 : 200
PROJECT No	19209SSC	STAGE	DA
DRAWING No	RA-AR-1.1100	REVISION	B

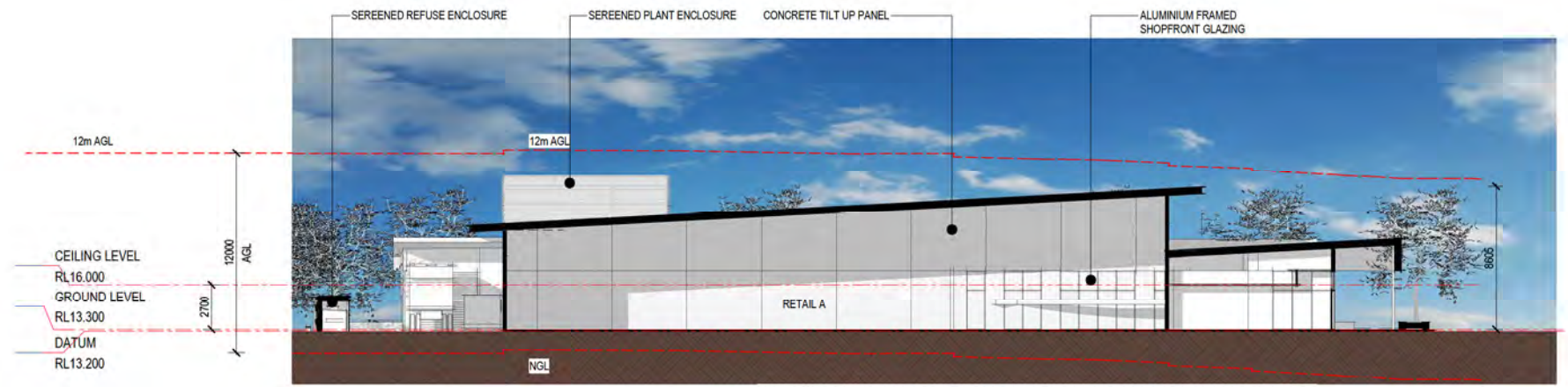
• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.19
B	REVISED DA SUBMISSION	AA	SH	20.08.07



1 SECTION Section 2
Scale: 1:200



2 SECTION Section 3
Scale: 1:200

ISSUE NORTH

mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 14 MON'S ROAD, FOREST GLEN QLD

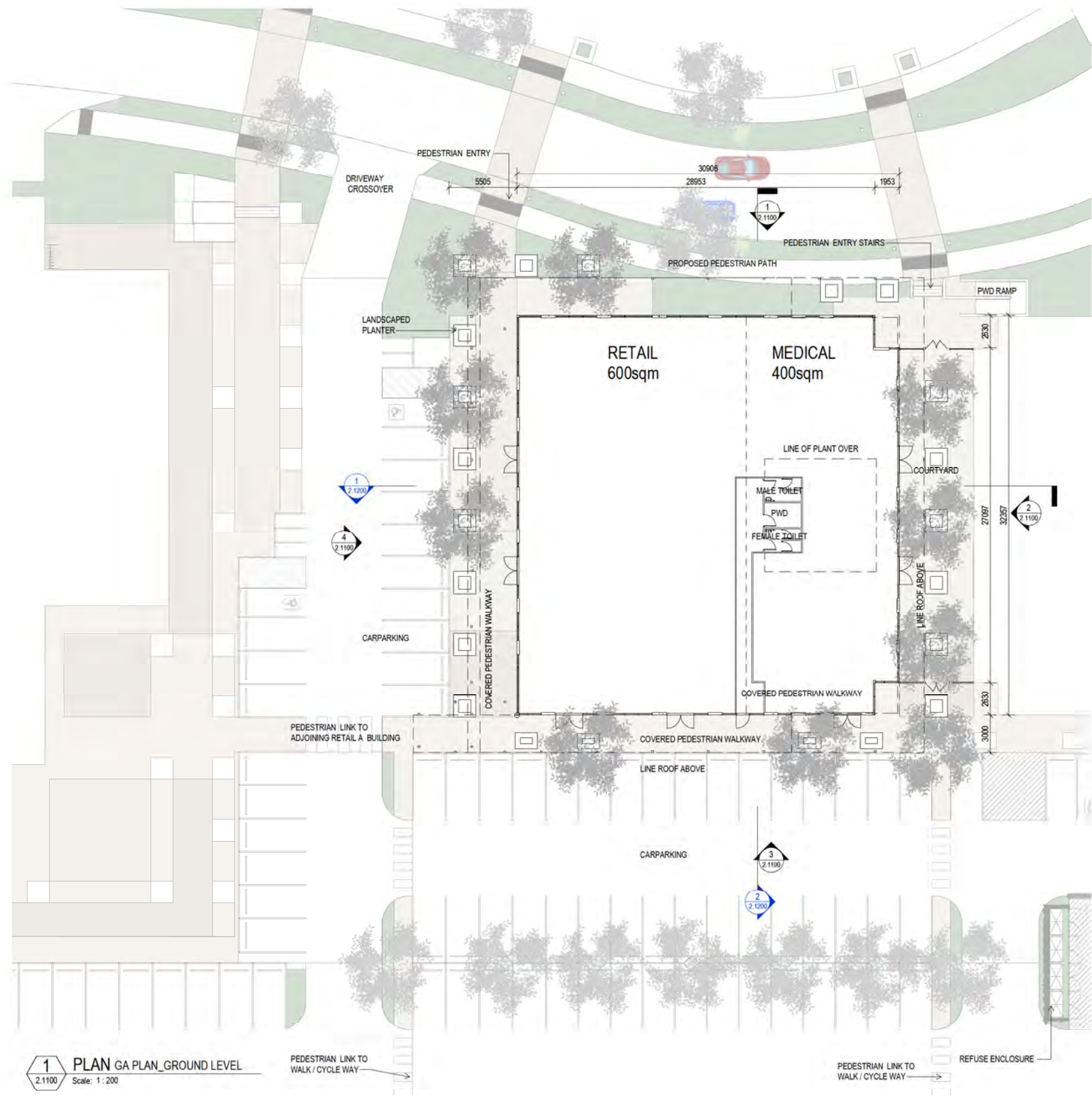
DRAWING TITLE
RETAIL A GA SECTIONS

DRAWN AA	CHECKED SH	SCALE @ A1 1:200	REVISION
ISSUE 10/08/2020 1:25:05 PM	PROJECT No 19209SSC	DRAWING No RA-AR-1.1200	REVISION B

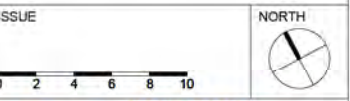
These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 Verify all dimensions on site prior to commencement of work.
 DO NOT scale off these drawings.
 Report any discrepancies to the architect before carrying out any work.

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.19
B	REVISED DA SUBMISSION	BD	SH	20.08.07



1 PLAN GA PLAN_GROUND LEVEL
 Scale: 1:200



mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
RETAIL B GA PLAN GROUND LEVEL

DRAWN AA	CHECKED SH
ISSUE 10/08/2020 1:41:12 PM	SCALE @ A1 1:200
PROJECT No 19209SSC	STAGE DA
DRAWING No RB-AR-2.1000	REVISION B

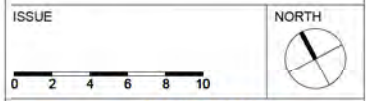
• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.19
B	REVISED DA SUBMISSION	BD	SH	20.08.07



1 PLAN GA PLAN ROOF LEVEL
 Scale: 1:200



mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

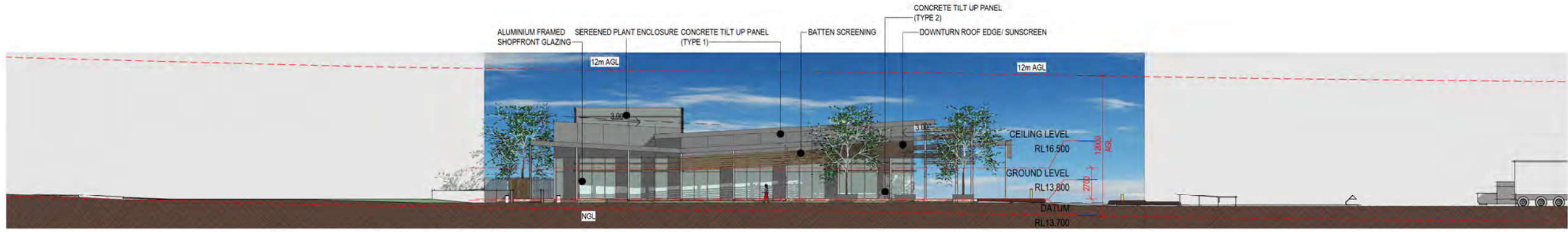
CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

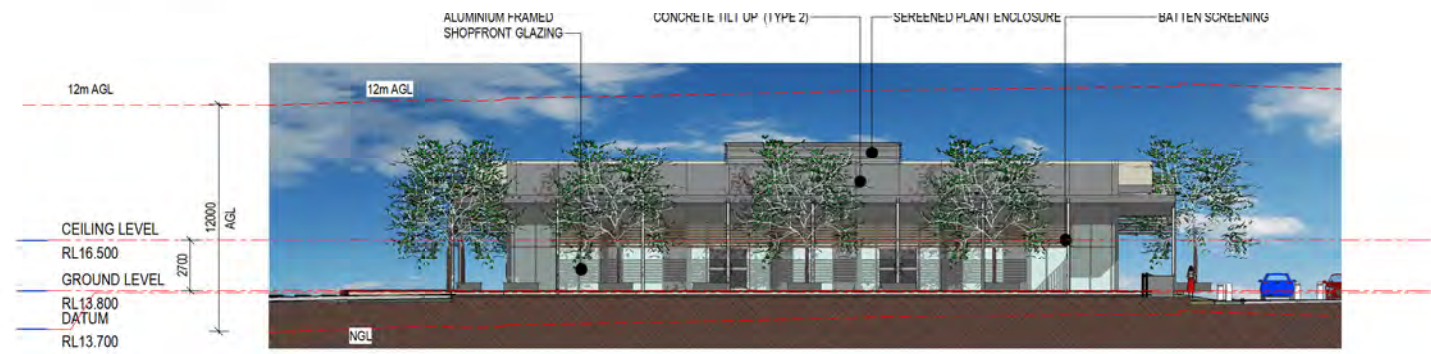
DRAWING TITLE
RETAIL B GA PLAN ROOF LEVEL

DRAWN AA	CHECKED SH	SCALE @ A1 1:200	REVISION
ISSUE 10/08/2020 1:42:21 PM	PROJECT No 19209SSC	STAGE DA	DRAWING No RB-AR-2.1002
		REVISION B	

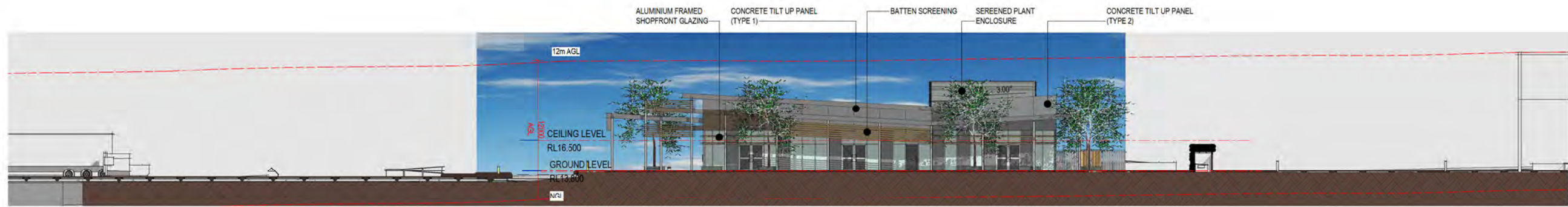
These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 Verify all dimensions on site prior to commencement of work.
 DO NOT scale off these drawings.
 Report any discrepancies to the architect before carrying out any work.



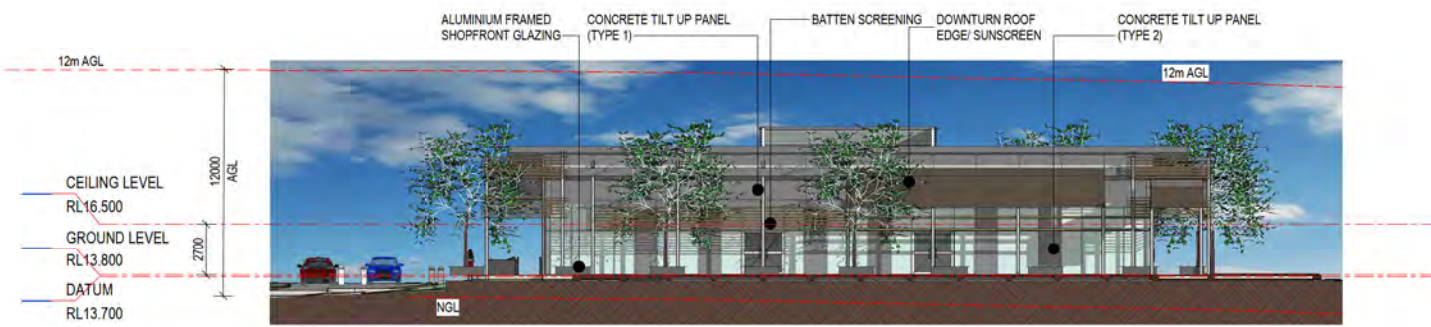
1 ELEVATION NORTH
Scale: 1 : 200



2 ELEVATION EAST
Scale: 1 : 200



3 ELEVATION SOUTH
Scale: 1 : 200



4 ELEVATION WEST
Scale: 1 : 200

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.19
B	REVISED DA SUBMISSION	BD	SH	20.08.07

LEVEL ABBREVIATIONS
 FFL FINISHED FLOOR LEVEL
 SFL STRUCTURAL FLOOR LEVEL
 RL NOMINAL STRUCTURAL LEVEL
 TOW NOMINAL TOP OF WALL LEVEL
 NGL NATURAL GROUND LEVEL
 AGL ABOVE GROUND LEVEL

ISSUE	NORTH
-------	-------

SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

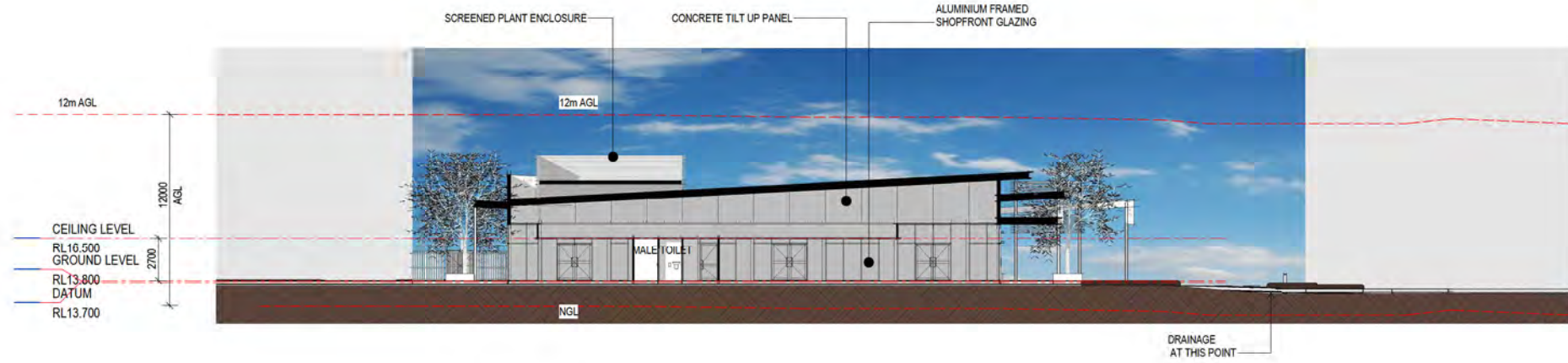
CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

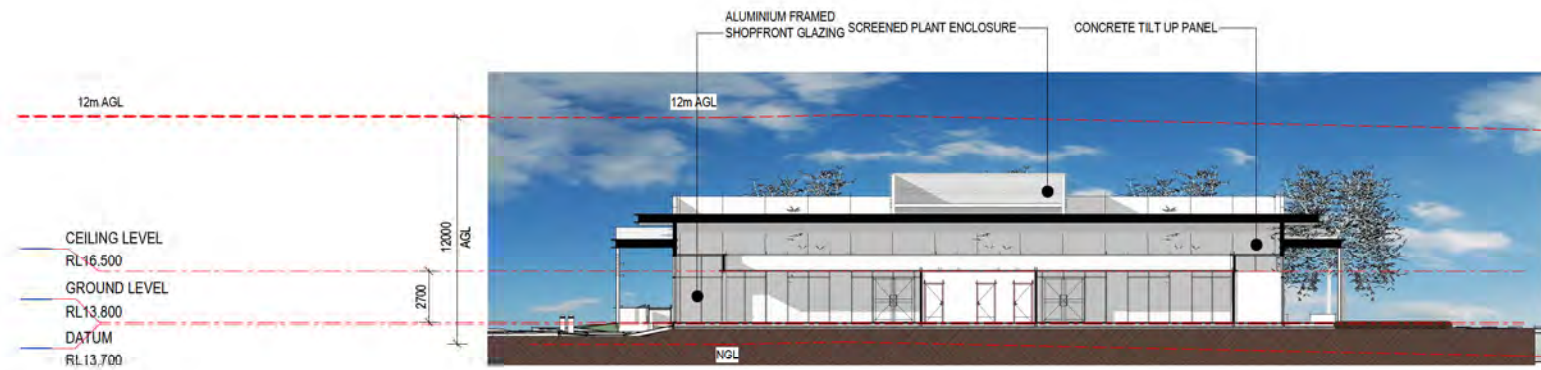
DRAWING TITLE
RETAIL B GA ELEVATIONS

DRAWN AA	CHECKED SH	SCALE @ A1 1 : 200	REVISION B
ISSUE 10/08/2020 1:42:51 PM	PROJECT No 19209SSC	STAGE DA	DRAWING No RB-AR-2.1100

• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.



1 SECTION Section 1
 Scale: 1 : 200



2 SITE SECTION Section 2
 Scale: 1 : 200

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.19
B	REVISED DA SUBMISSION	BD	SH	20.08.07

LEVEL ABBREVIATIONS

FFL FINISHED FLOOR LEVEL
 SFL STRUCTURAL FLOOR LEVEL
 RL NOMINAL STRUCTURAL LEVEL
 TOW NOMINAL TOP OF WALL LEVEL
 NGL NATURAL GROUND LEVEL
 AGL ABOVE GROUND LEVEL

ISSUE NORTH

mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

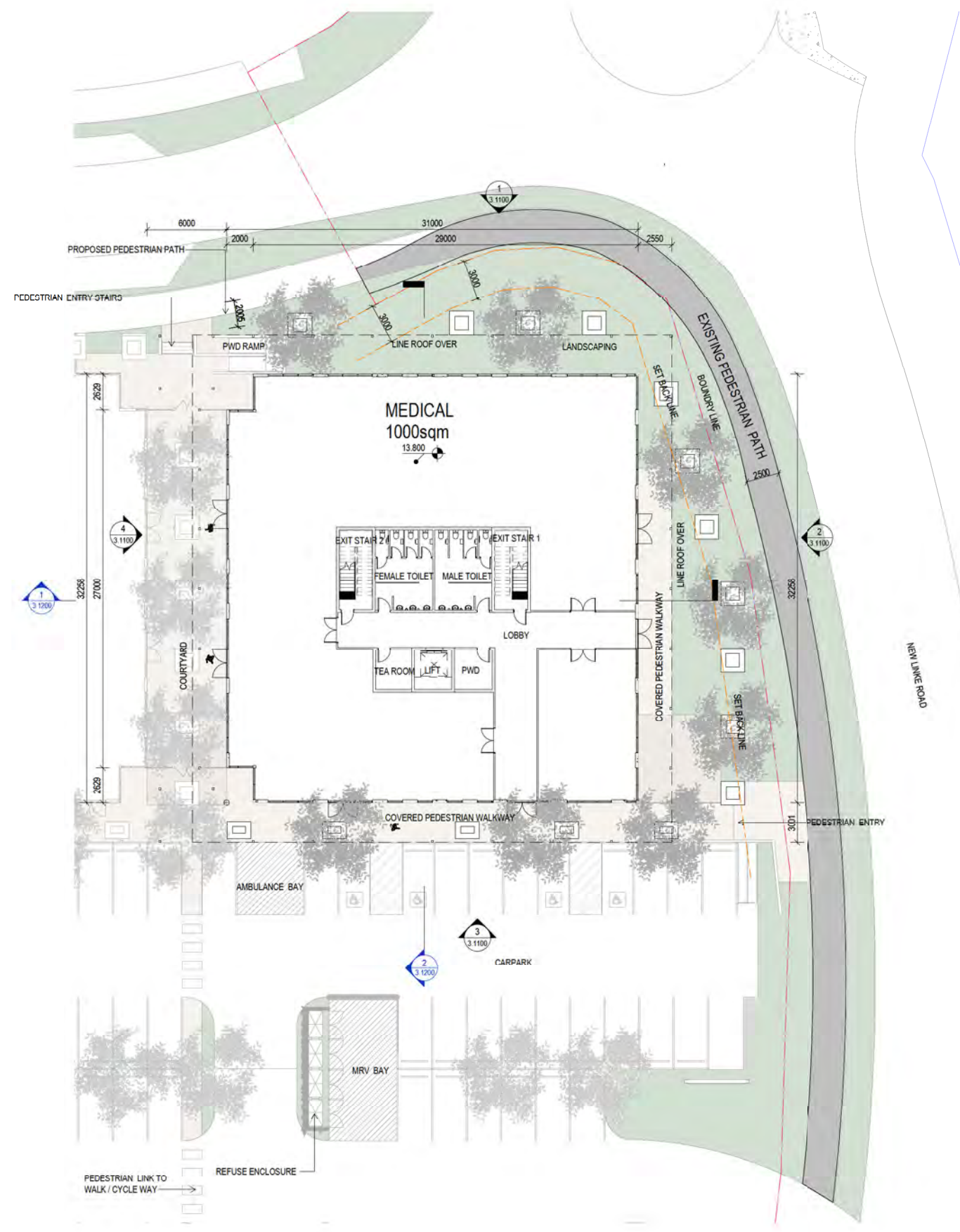
DRAWING TITLE
RETAIL B GA SECTIONS

DRAWN AA	CHECKED SH	SCALE @ A1 1 : 200
ISSUE 10/08/2020 1:43:11 PM	PROJECT No 19209SSC	STAGE DA
DRAWING No RB-AR-2.1200	REVISION B	

• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.18
B	REVISED DA CONDITIONS	AA	SH	20.08.07



1 PLAN GA PLAN_GROUND LEVEL
 Scale: 1:200

ISSUE

0 2 4 6 8 10

NORTH

mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

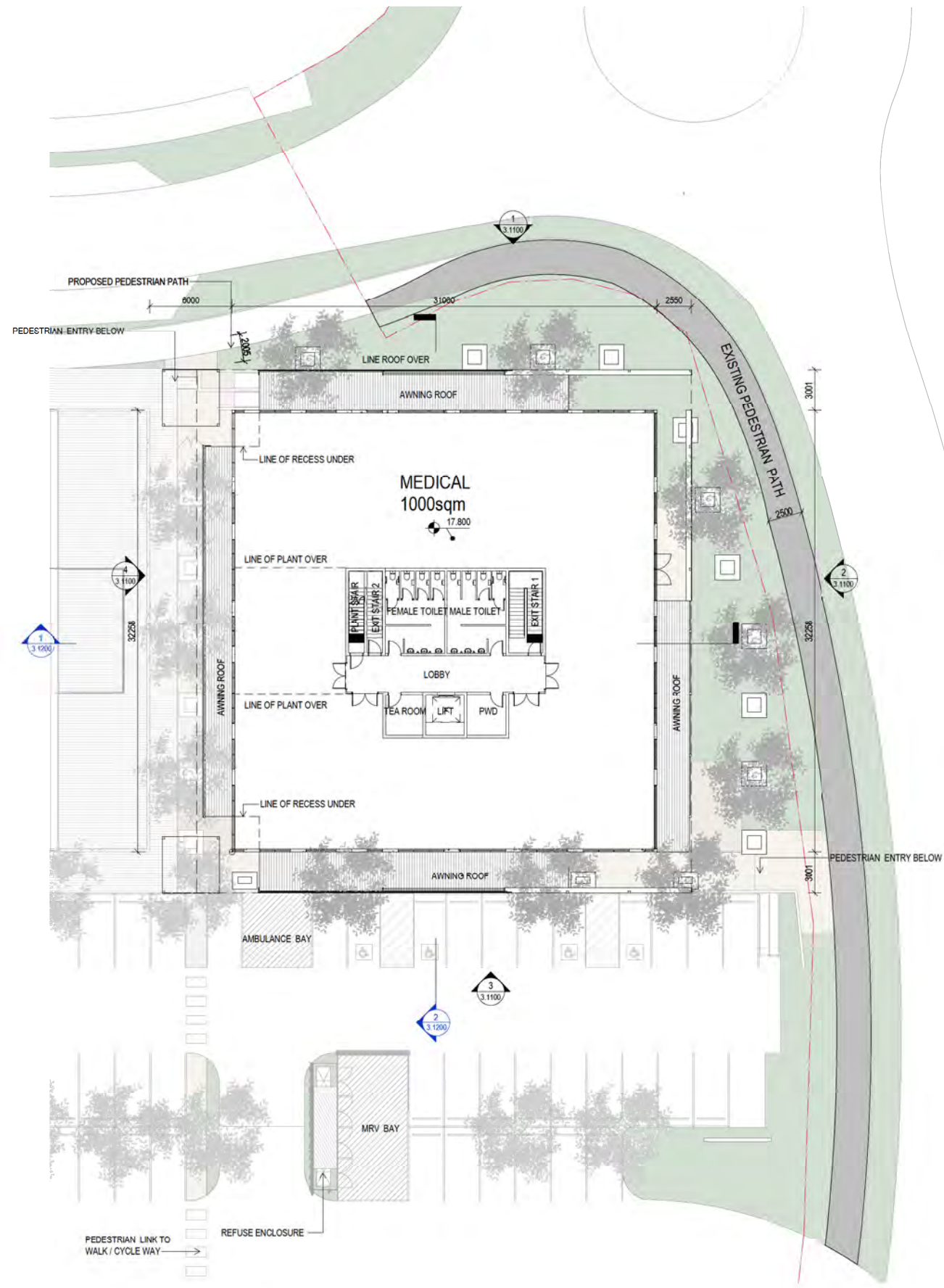
DRAWING TITLE
MEDICAL CENTRE GA PLAN GROUND LEVEL

DRAWN AA	CHECKED SH	SCALE @ A1 1:200	REVISION
ISSUE 10/08/2020 2:25:46 PM	PROJECT No 19209SSC	STAGE DA	DRAWING No MC-AR-3.1000
		REVISION B	

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 Verify all dimensions on site prior to commencement of work.
 DO NOT scale off these drawings.
 Report any discrepancies to the architect before carrying out any work.

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.18
B	REVISED DA CONDITIONS	AA	SH	20.08.07



1 PLAN GA PLAN_LEVEL 01
 3.1100 Scale: 1:200

ISSUE

0 2 4 6 8 10

NORTH

mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

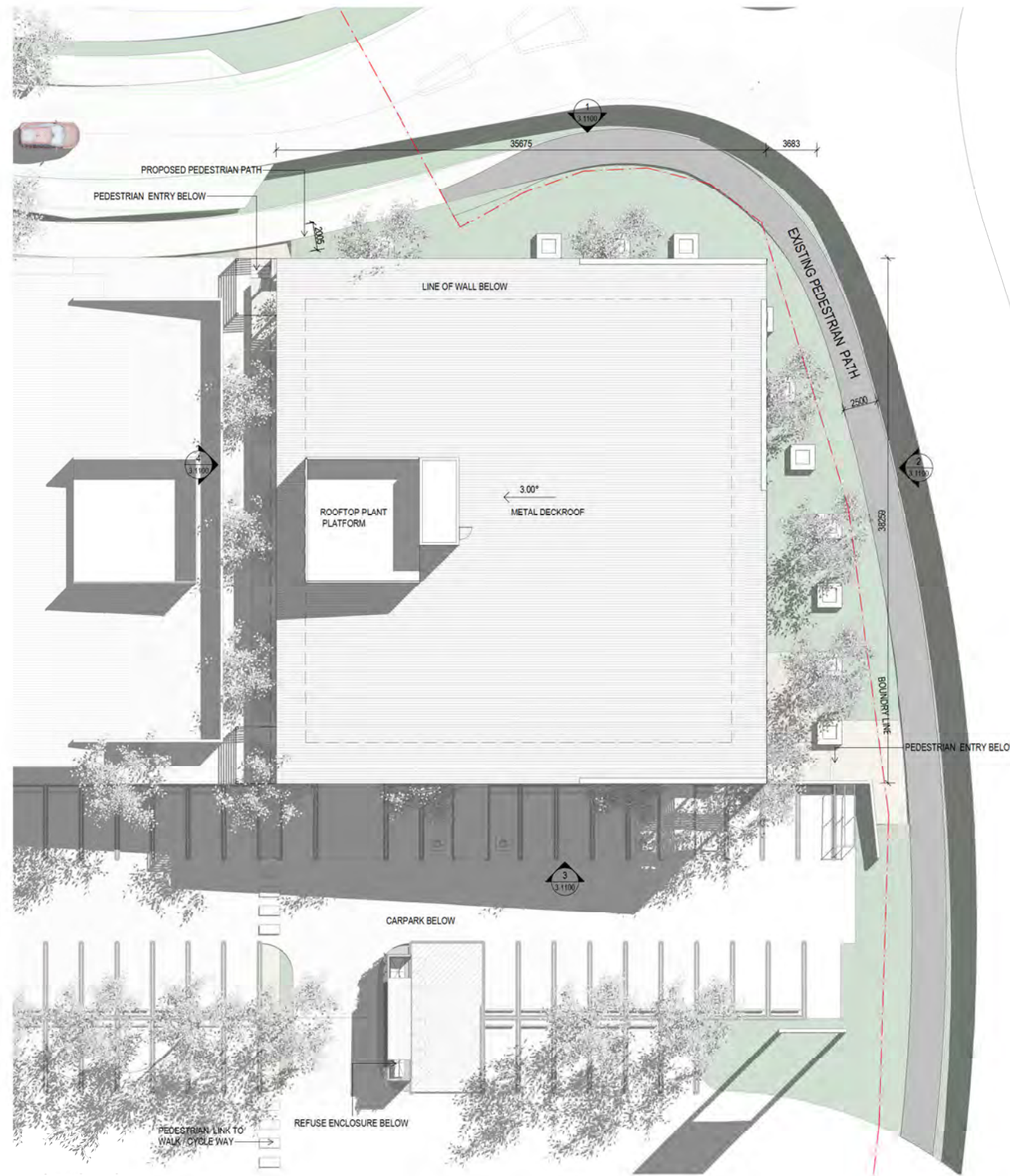
DRAWING TITLE
MEDICAL CENTRE GA PLAN LEVEL 01

DRAWN AA	CHECKED SH	SCALE @ A1 1:200	REVISION
ISSUE 10/08/2020 2:31:00 PM	PROJECT No 19209SSC	DRAWING No MC-AR-3.1001	REVISION B

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 Verify all dimensions on site prior to commencement of work.
 DO NOT scale off these drawings.
 Report any discrepancies to the architect before carrying out any work.

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.18
B	REVISED DA CONDITIONS	AA	SH	20.08.07



1 PLAN GA PLAN_ROOF LEVEL
 Scale: 1:200

ISSUE

0 2 4 6 8 10

NORTH

mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
MEDICAL CENTRE GA PLAN ROOF LEVEL

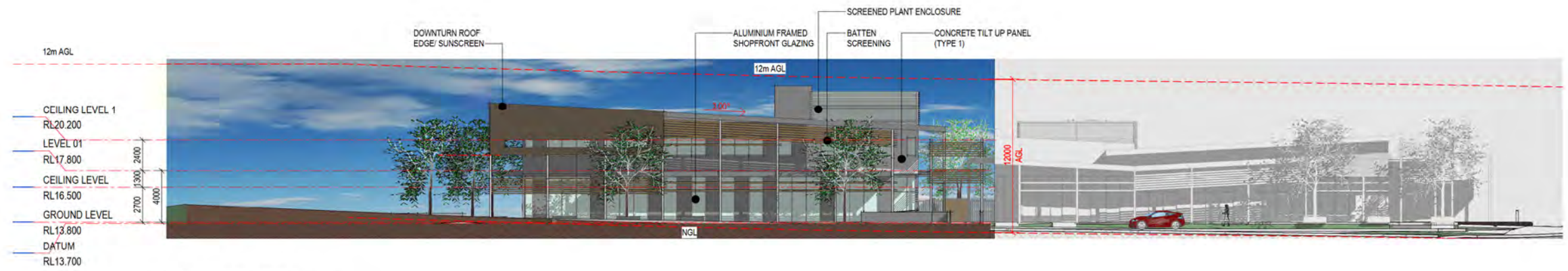
DRAWN AA	CHECKED SH	SCALE @ A1 1:200	REVISION
ISSUE 10/08/2020 2:41:40 PM	PROJECT No 19209SSC	STAGE DA	DRAWING No MC-AR-3.1002
			B

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 Verify all dimensions on site prior to commencement of work.
 DO NOT scale off these drawings.
 Report any discrepancies to the architect before carrying out any work.

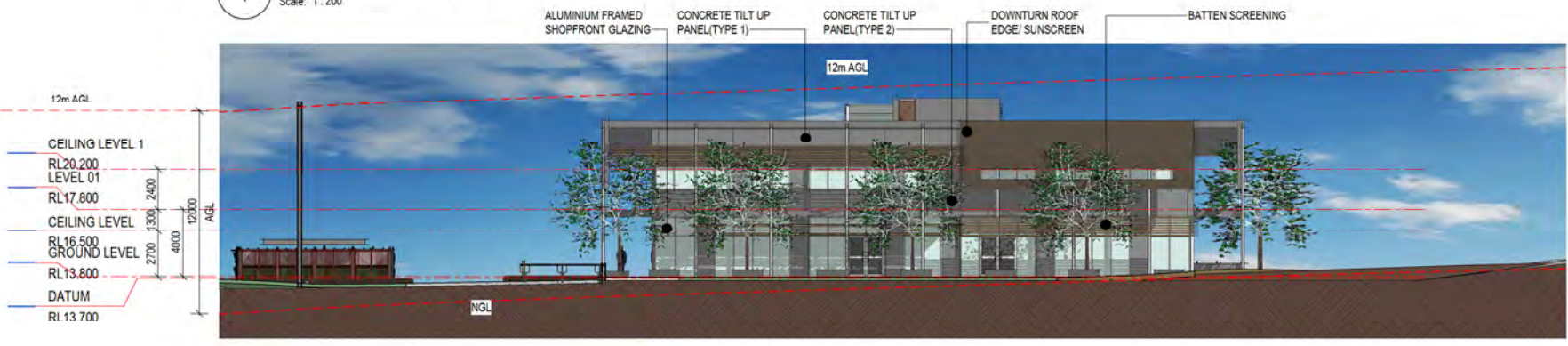
AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.18
B	REVISED DA CONDITIONS	AA	SH	20.08.07

LEVEL ABBREVIATIONS

FFL	FINISHED FLOOR LEVEL
SFL	STRUCTURAL FLOOR LEVEL
RL	NOMINAL STRUCTURAL LEVEL
TOW	NOMINAL TOP OF WALL LEVEL
NGL	NATURAL GROUND LEVEL
AGL	ABOVE GROUND LEVEL



1 ELEVATION NORTH
Scale: 1:200



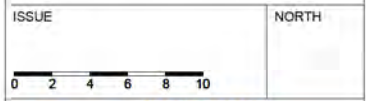
2 ELEVATION EAST
Scale: 1:200



3 ELEVATION SOUTH
Scale: 1:200



4 ELEVATION WEST
Scale: 1:200



SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
MEDICAL CENTRE GA ELEVATIONS

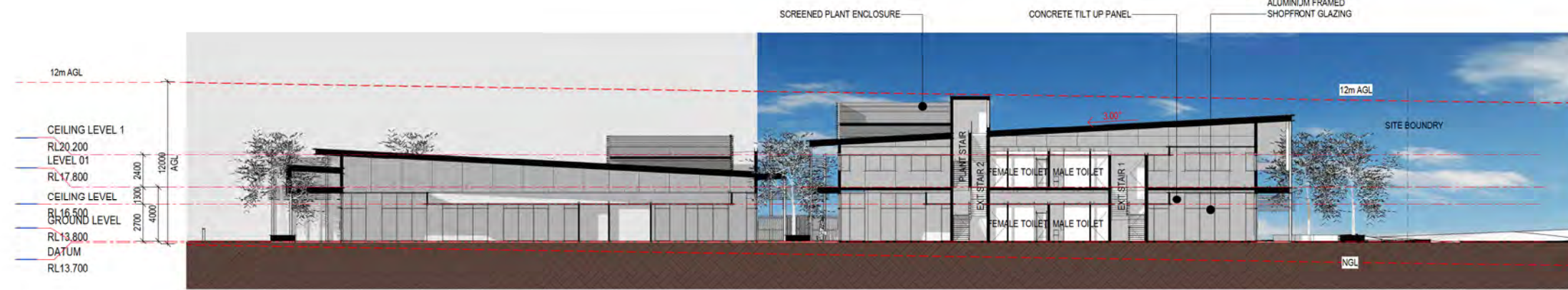
DRAWN AA	CHECKED SH	SCALE @ A1 1:200	REVISION
ISSUE 10/08/2020 2:42:10 PM	PROJECT No 19209SSC	DRAWING No MC-AR-3.1100	DA B

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 Verify all dimensions on site prior to commencement of work.
 DO NOT scale off these drawings.
 Report any discrepancies to the architect before carrying out any work.

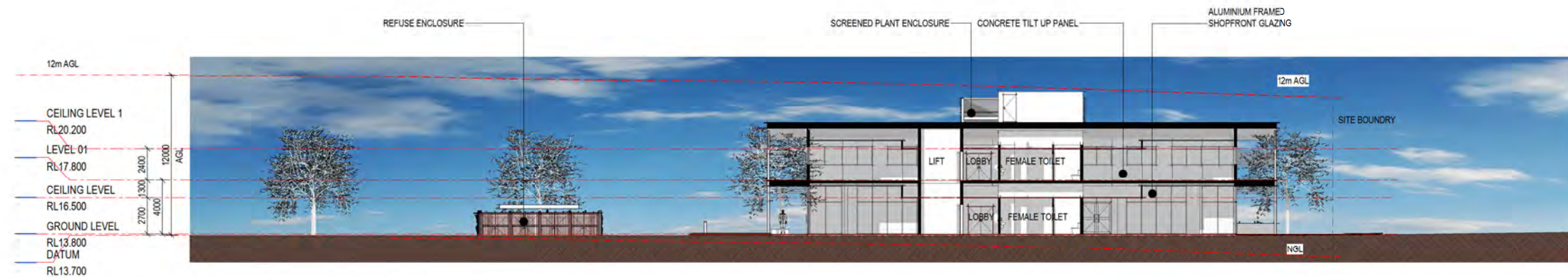
AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.18
B	REVISED DA CONDITIONS	AA	SH	20.08.07

LEVEL ABBREVIATIONS
 FFL FINISHED FLOOR LEVEL
 SFL STRUCTURAL FLOOR LEVEL
 RL NOMINAL STRUCTURAL LEVEL
 TOW NOMINAL TOP OF WALL LEVEL
 NGL NATURAL GROUND LEVEL
 AGL ABOVE GROUND LEVEL



1 SECTION Section 1
 Scale: 1:200



2 SECTION Section 2
 Scale: 1:200

ISSUE NORTH

mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
MEDICAL CENTRE GA SECTIONS

DRAWN AA	CHECKED SH	SCALE @ A1 1:200
ISSUE 10/08/2020 2:42:42 PM	PROJECT No 19209SSC	STAGE DA
DRAWING No MC-AR-3.1200	REVISION B	

FOREST GLEN VILLAGE CENTRE

STAGE 1 - SITE (STE)

ADDRESS: MON'S ROAD, FOREST GLEN, QLD
RP DETAILS: LOT 14 on SP295875
LOCAL GOVT: SUNSHINE COAST REGIONAL COUNCIL



1 3D VIEW EAST PERSPECTIVE
 Scale: NTS

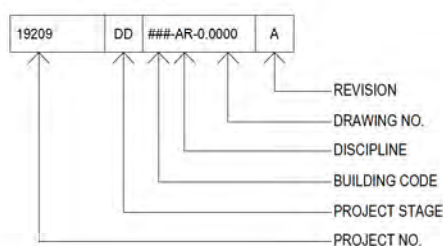
LEVEL ABBREVIATIONS

FFL FINISHED FLOOR LEVEL
 SFL STRUCTURAL FLOOR LEVEL
 RL NOMINAL STRUCTURAL LEVEL
 TOW NOMINAL TOP OF WALL LEVEL
 EGL EXISTING GROUND LEVEL
 NGL NEW GROUND LEVEL
 AGL ABOVE GROUND LEVEL

DRAWING TITLE (REFERENCING SYSTEM)

8 View Name
 888 SCALE 1:100
 NO. OF DRAWING REFERENCE
 CIRCULAR BORDER: ELEVATION/SECTION VIEW

DRAWING NUMBERING



GENERAL NOTES

DRAWINGS:
 DO NOT SCALE OFF DRAWINGS. LARGER SCALE DIMENSIONS TAKE PREFERENCE.

SET OUT
 BUILDER TO CONFIRM THE SET OUT AND ALL THE LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF THE BUILDING WORKS.

CONSTRUCTION
 ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REQUIREMENTS.

STAGE 1 - SHEET LIST

SHEET NO.	SHEET NAME
0.0020	STAGE 1 COVER SHEET
0.0030	STAGE 1 PERSPECTIVE VIEWS SHEET 1
0.0031	STAGE 1 PERSPECTIVE VIEWS SHEET 2
0.0032	STREETSCAPE MONTAGE
0.0033	STAGE 1 RENDERS SHEET 1
0.0034	STAGE 1 RENDERS SHEET 2
0.0035	STAGE 1 RENDERS SHEET 3
0.0036	STAGE 1 RENDERS SHEET 4
0.0037	STAGE 1 RENDERS SHEET 5
0.0109	SITE PLAN STAGE 1
0.0110	PART SITE PLAN - STAGE 1
0.0110A	PART SITE PLAN (FLOOR PLAN)
0.0111	SITE ELEVATIONS
0.1200	SITE SECTION
0.1201	DRIVEWAY 1 SECTIONS
0.1300	EXTERIOR FINISHES PALETTE
1.0010	RETAIL A COVER SHEET
1.1000	RETAIL A GA PLAN GROUND LEVEL
1.1002	RETAIL A GA PLAN ROOF LEVEL
1.1100	RETAIL A GA ELEVATIONS
1.1200	RETAIL A GA SECTIONS
1.1201	Perspective
1.3600	SUNSHADE DIAGRAM - 22nd OF SEPTEMBER
1.3601	SUNSHADE DIAGRAM - 22nd OF DECEMBER
1.3602	SUNSHADE DIAGRAM - 20th OF MARCH
1.3700	VENTILATION DIAGRAM
2.0010	RETAIL B COVER SHEET
2.1000	RETAIL B GA PLAN GROUND LEVEL
2.1002	RETAIL B GA PLAN ROOF LEVEL
2.1100	RETAIL B GA ELEVATIONS
2.1200	RETAIL B GA SECTIONS
2.3600	SUNSHADE DIAGRAM - 22nd SEPTEMBER
2.3601	SUNSHADE DIAGRAM - 22nd DECEMBER
2.3602	SUNSHADE DIAGRAM - 20th MARCH
2.3700	VENTILATION DIAGRAM
3.0010	MEDICAL CENTRE COVER SHEET
3.1000	MEDICAL CENTRE GA PLAN GROUND LEVEL
3.1001	MEDICAL CENTRE GA PLAN LEVEL 01
3.1002	MEDICAL CENTRE GA PLAN ROOF LEVEL
3.1100	MEDICAL CENTRE GA ELEVATIONS
3.1200	MEDICAL CENTRE GA SECTIONS
3.3600	SUNSHADE DIAGRAM - 22nd SEPTEMBER
3.3601	SUNSHADE DIAGRAM - 22nd DECEMBER
3.3602	SUNSHADE DIAGRAM - 20th MARCH
3.3700	VENTILATION DIAGRAM

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 Verify all dimensions on site prior to commencement of work.
 DO NOT scale off these drawings.
 Report any discrepancies to the architect before carrying out any work.

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	05.06.19
B	DA SUBMISSION	JM	SH	13.06.19
C	DA SUBMISSION	AA	SH	19.12.19
D	REVISED DA SUBMISSION	BD	SH	07.08.20

ISSUE NORTH

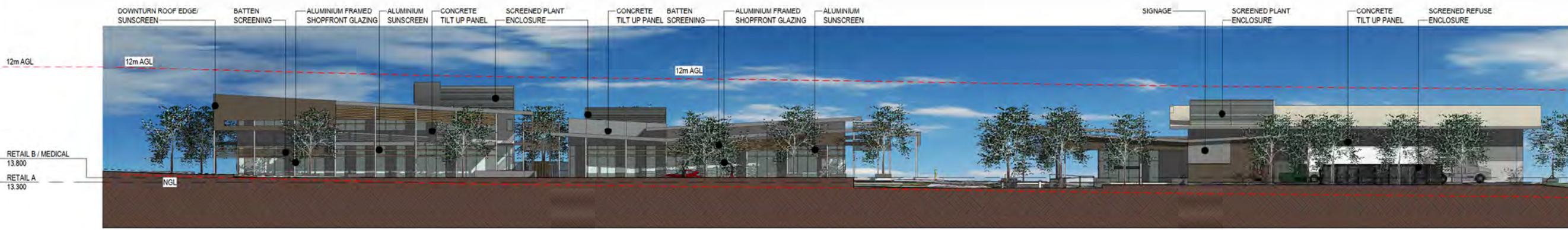
mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
STAGE 1 COVER SHEET

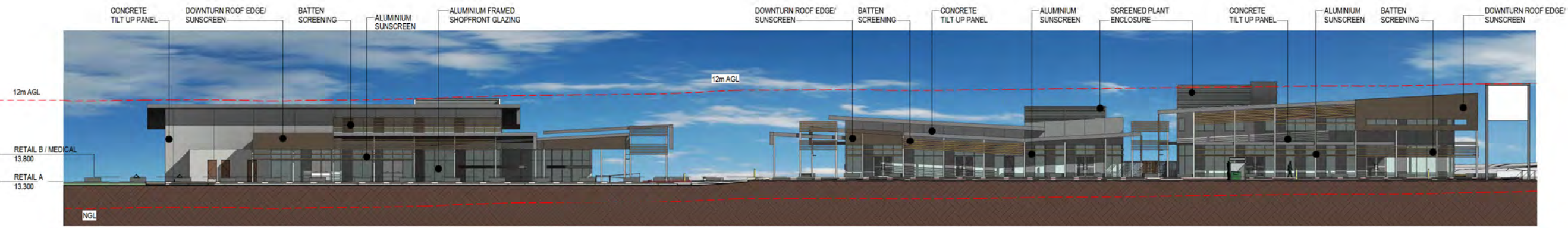
DRAWN	CHECKED	ISSUE	SCALE	PROJECT No	STAGE	DRAWING No	REVISION
AA	SH	10/08/2020 11:08:14 AM	@ A1	19209SSC	DA	STE-AR-0.0020	D



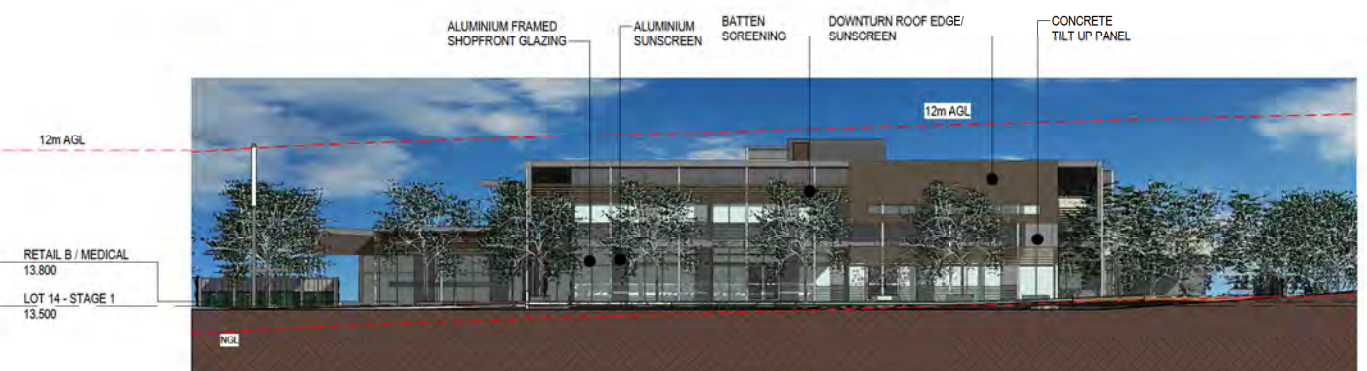
1 SITE ELEVATION NORTH
0.0000 Scale: 1 : 250



2 SITE ELEVATION WEST
0.0000 Scale: 1 : 250



3 SITE ELEVATION SOUTH
0.0000 Scale: 1 : 250



4 SITE ELEVATION EAST
0.0000 Scale: 1 : 250

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
Verify all dimensions on site prior to commencement of work.
DO NOT scale off these drawings.
Report any discrepancies to the architect before carrying out any work.

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.19
B	REVISED DA SUBMISSION	BD	SH	07.08.20

LEVEL ABBREVIATIONS

FFL	FINISHED FLOOR LEVEL
SFL	STRUCTURAL FLOOR LEVEL
RL	NOMINAL STRUCTURAL LEVEL
TOW	NOMINAL TOP OF WALL LEVEL
NGL	NATURAL GROUND LEVEL
AGL	ABOVE GROUND LEVEL

ISSUE NORTH

mode SUNSHINE COAST
Suite 2, 9 Capital Pl
Birtinya QLD 4575
T +61 7 5437 8574
ssc@modedesign.com.au
ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
SITE ELEVATIONS

DRAWN AA	CHECKED SH	SCALE @ A1 As Indicated
ISSUE 10/08/2020 11:34:32 AM	PROJECT No 19209SSC	STAGE DA
DRAWING No STE-AR-0.0111	REVISION B	

• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.



1 3D VIEW FROM SOUTH-EAST
 Scale: NTS



2 3D VIEW FROM NORTH-EAST
 Scale: NTS

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	05.06.19
B	DA SUBMISSION	JM	SH	13.06.19
C	DA SUBMISSION	AA	SH	19.12.19
D	REVISED DA SUBMISSION	BD	SH	07.08.20

ISSUE	NORTH
-------	-------

mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
STAGE 1 PERSPECTIVE VIEWS SHEET 1

DRAWN AA	CHECKED SH
ISSUE 10/08/2020 11:12:01 AM	SCALE @ A1
PROJECT No 19209SSC	STAGE DA
DRAWING No STE-AR-0.0030	REVISION D



FOREST GLEN VILLAGE CENTRE PROVIDES A BUILT FORM & URBAN DESIGN OUTCOME THAT CONTRIBUTES TO THE CREATION OF A COHERENT LOCAL CENTER

THE DEVELOPMENT PROVIDES A RANGE OF OPPORTUNITIES FOR COMMUNAL INTERACTION FROM LOW KEY CASUAL GATHERINGS SUCH AS COFFEE DATES TO MORE ACTIVE SOCIAL INTERACTIONS SUCH AS WALKING / CYCLING.

OPPORTUNITIES PRESENT IN THE FORM OF GENEROUSLY PROPORTIONED & SHADED PEDESTRIAN THOROUGHFARES AND IN THE FORM OF WALKWAYS, ACTIVATED EDGES AND COVERED COURTYARD ENTRY SPACES.

THIS CREATES A VIBRANT & DYNAMIC HEART TO THE PROJECT THAT ENGAGES WITH RETAINED VEGETATION & OPEN SPACE ALONG THE PROPOSED PEDESTRIAN & CYCLE PATH TO THE SW OF THE SITE.

THE DEVELOPMENT'S LOWER SCALE AND PEDESTRIAN FRIENDLY BUILDING EDGES (ON ALMOST EVERY FRONT) PROVIDE THE PUBLIC WITH VARIOUS OPPORTUNITIES FOR REFUGE UNDER SKILLION ROOF OVERHANGS, AWNINGS, LANDSCAPED ELEMENTS AND TREES.

ALL FORMS OF SHELTER ARE FAMILIAR TO THE LOCAL EXISTING BUILT LANGUAGE PROVIDING A WELCOMING ENVIRONMENT TO TENANTS, THEIR CLIENTS AND GENERAL PUBLIC.

ACTIVATION OF CENTRE IS CREATED ON ALL FRONTAGES BY CREATING SPACES IN WHICH PEOPLE WILL GATHER AND INTERACT. LARGE OVERHANGS CREATE SPACES BETWEEN STREET FRONTAGES AND BUILDINGS WHERE PEOPLE WILL GATHER TO WALK, TALK, SIT IN CASUAL LANDSCAPED AREAS OR MORE FORMALLY STRUCTURED SEATED SURROUNDINGS.

THE CENTRE CATERS FOR PEOPLE OF ALL ABILITIES WITH THE WHOLE PEDESTRIAN NETWORK BEING AS 1428 COMPLIANT. ALL MODES OF TRAVEL ARE CATERED FOR FROM CARS TO MOBILITY SCOOTERS, TO BICYCLES, WALKING AND WHEELCHAIRS.



These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
A	DA SUBMISSION	AA	SH	19.12.19
B	REVISED DA SUBMISSION	BD	SH	07.08.20

ISSUE NORTH

mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
STAGE 1 RENDERS SHEET 1

DRAWN AA	CHECKED SH
ISSUE 11/08/2020 9:42:42 AM	SCALE @ A1
PROJECT No 19209SSC	STAGE DA
DRAWING No STE-AR-0.0033	REVISION B



These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 - Verify all dimensions on site prior to commencement of work.
 - DO NOT scale off these drawings.
 - Report any discrepancies to the architect before carrying out any work.

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	REVISED DA SUBMISSION	BD	SH	07.08.20

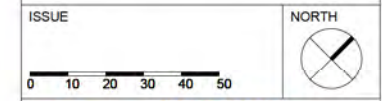
IMAGES ON THIS SHEET ACCESSIBLE PATHWAYS THAT CONNECT AT NODES ACROSS THE SITE. THE NETWORK OF PATHS AND NODES IS SHOWN IN THE PLAN BELOW. THERE ARE A SERIES OF NUMBERS ON THE PLAN THAT RELATE TO IMAGES IN THIS SHEET AND SHEETS FOLLOWING. LOCATION NUMBER "6" ILLUSTRATES THE INTERFACE BETWEEN THE MEDICAL BUILDING AND STREET WITH ROOF OVERHANGS AND LANDSCAPING ELEMENTS THAT FORM SHADED MEETING PLACES AND CASUAL SEATING. LOCATION NUMBER "7" CREATES A SHADED COMMUNAL SPACE BETWEEN THE MEDICAL AND MEDICAL RETAIL BUILDING.



LOCATION NUMBER 6 ABOVE



LOCATION NUMBER 7 ABOVE



mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
STAGE 1 RENDERS SHEET 3

DRAWN Author	CHECKED Checker	PROJECT No	STAGE	DRAWING No	REVISION
11/08/2020 9:43:09 AM	SCALE @ A1	19209SSC	DA	STE-AR-0.0035	A



• CONNECTIONS FROM THE PUBLIC ROAD THROUGH THE SITE AND THE PUBLIC SPACES CREATED ALONG THE NORTHERN FACADE CREATE AN ACTIVATED FRONTAGE WITH A BUILT FORM THAT IS IN KEEPING WITH THE FOREST GLEN LOCAL PLAN. GENEROUS OVERHANGS, BATTENED FACADES AND LUSH LANDSCAPING CONTRIBUTE TO THE PEDESTRIAN SCALE FRONTAGES. NETWORKED PATHS LINK COMMUNITY SPACES FOR EXERCISE, RELAXATION AND SOCIAL INTERACTION AS DESIRED.



THE SUPERMARKET AND RETAIL TENANCIES OF PROPOSED STAGE ONE OFFER PUBLIC ACCESSIBLE SPACES THAT PROVIDE A RANGE OF OPPORTUNITIES FOR SOCIAL INTERACTION. COVERED COURTYARD ENTRY SPACES CREATE ACTIVATED STREET FRONTAGES AND COMFORTABLE, SAFE SPACES FOR SOCIAL INTERACTION.



LOCATION NUMBER "5" SHOWN ON THE PLAN (SHEET 35) IS ONE OF A NUMBER OF A LARGE SHADED COURTYARDS WITHIN THE SITE THAT OCCUR AT NODES OF ARRIVAL ALONG THE NETWORKED ACCESSIBLE PATHWAYS.

• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	REVISED DA SUBMISSION	BD	SH	07.08.20

ISSUE

0 10 20 30 40 50

NORTH

mode SUNSHINE COAST
 Suite 2, 9 Capital Pl
 Birtinya QLD 4575
 T +61 7 5437 8574
 ssc@modedesign.com.au
 ABN: 65 112 807 931

CLIENT
SANCUS PROPERTY

PROJECT
FOREST GLEN VILLAGE CENTRE
 LOT 7, 8 & 14 MON'S ROAD, FOREST GLEN QLD

DRAWING TITLE
STAGE 1 RENDERS SHEET 4

DRAWN Author	CHECKED Checker		
ISSUE 11/08/2020 9:43:23 AM	SCALE @ A1		
PROJECT No 19209SSC	STAGE DA	DRAWING No STE-AR-0.0036	REVISION A