

0006623370 01 Dec 2021

Assessor Dean Gorman
Accreditation No. DMN/13/1645
Average star rating

NATIONWIDE HOUSE
NATIONAL AGENCY FOR SENIOR CARE

www.nathans.gov.au

165 Alexandra Street, East
 Albury, NSW, 2640

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LOCATION PLAN



DRAWING LIST

<u>ARCHITECTURAL</u>		
DA00	COVER SHEET	8
DA01	BLOCK ANALYSIS	5
DA02	SITE ANALYSIS	6
DA03	DEMOLITION PLAN	5
DA04	SITE PLAN	10
DA05	GROUND FLOOR PLAN	8
DA06	FIRST FLOOR PLAN	8
DA07	ROOF PLAN	8
DA08	ELEVATIONS 1	10
DA09	ELEVATIONS 2 + FINISHES	9
DA10	ELEVATIONS 3	9
DA11	SECTIONS	6
DA12	CUT & FILL PLAN	6
DA13	SHADOW DIAGRAMS	6
DA14	VIEW FROM SUN DIAGRAMS	5
DA15	SCHEDULE OF EXTERIOR FINISHES	4

DEVELOPMENT DATA

SITE AREA	3377.7m ²		
NO. EXISTING LOTS	5		
PROPOSED GFA	1680m ² *		
TOTAL DWELLINGS	24 (10 x 2 BED + 14 x 1 BED)		
	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	HSEPP	9.0m	8.1m
PARKING	HSEPP (NON-ACCESSIBLE RATE)	1 BED x 0.5 = 14 x 0.5 = 7.0 2 BED x 1.0 = 10 x 1.0 = 10.0 TOTAL = 17.0	17 (INCL 2 ADAPTABLE & 1 ACCESSIBLE)
FSR	COUNCIL LEP	NOT ADOPTED	0.50 : 1*
SETBACK	COUNCIL DCP	FRONT SETBACK EQUAL TO EXIST ADJACENT OR MIN 6.0m	6.0 - 8.4m TO EAST ST
		SECONDARY SETBACK 50% OF PRIMARY	4.2m TO ALEXANDRA ST
		SIDE SETBACK 1.5m	4.8m
		REAR SETBACK 3m FOR <4.5m HT 6m FOR >4.5m HT	3.0 / 6.0m REAR
LANDSCAPING	SLUDG	35m ² / UNIT =840m ² MIN	1313m ²
DEEP SOIL	SLUDG	15% OF SITE AREA WITH 2/3 AT REAR MIN DIMENSION 3m = 506.7m ² MIN (337.8m ² AT REAR)	671m ² (344m ² AT REAR)
SOLAR ORIENTATION	SLUDG	70% OF DWELLINGS HAVE 3 HRS SUNLIGHT BETWEEN 9AM-3PM JUNE 21 TO LIVING AREA & P.O.S	17 / 24 UNITS = 71% 22 / 24 P.O.S = 92%

ABBREVIATIONS:

GFA = GROSS FLOOR AREA CALCULATED IN ACCORDANCE WITH RELEVANT PLANNING INSTRUMENT

FSR = FLOOR SPACE RATIO CALCULATED IN ACCORDANCE WITH RELEVANT PLANNING INSTRUMENT

AREA = DWELLING FLOOR AREA INCLUDES INTERNAL WALLS BUT EXCLUDES EXTERNAL WALLS

HSEPP = HOUSING SEPP 2021

SLUDG = SENIORS LIVING URBAN DESIGN GUIDELINES

P.O.S = PRIVATE OPEN SPACE

UNIT NO.	TYPE	NO. BEDROOMS	AREA (m ²)	P.O.S. (m ²)
01	GROUND	2 (ADAPTABLE)	79	40
02	GROUND	2 (GOLD LIVEABLE)	72	30
03	GROUND	2 (GOLD LIVEABLE)	72	30
04	GROUND	2 (GOLD LIVEABLE)	73	80
05	GROUND	1 (GOLD LIVEABLE)	54	40
06	GROUND	1 (ADAPTABLE)	59	35
07	GROUND	1 (GOLD LIVEABLE)	52	25
08	GROUND	1 (GOLD LIVEABLE)	52	35
09	GROUND	1 (GOLD LIVEABLE)	52	25
10	GROUND	1 (GOLD LIVEABLE)	52	45
11	GROUND	1 (GOLD LIVEABLE)	52	135
12	GROUND	2 (ADAPTABLE)	79	55
13	FIRST FLOOR	2	79	10
14	FIRST FLOOR	2	72	10
15	FIRST FLOOR	2	72	10
16	FIRST FLOOR	2	73	10
17	FIRST FLOOR	1	56	8.5
18	FIRST FLOOR	1	59	9
19	FIRST FLOOR	1	52	9
20	FIRST FLOOR	1	52	10
21	FIRST FLOOR	1	52	9
22	FIRST FLOOR	1	52	10
23	FIRST FLOOR	1	52	8
24	FIRST FLOOR	2	79	10



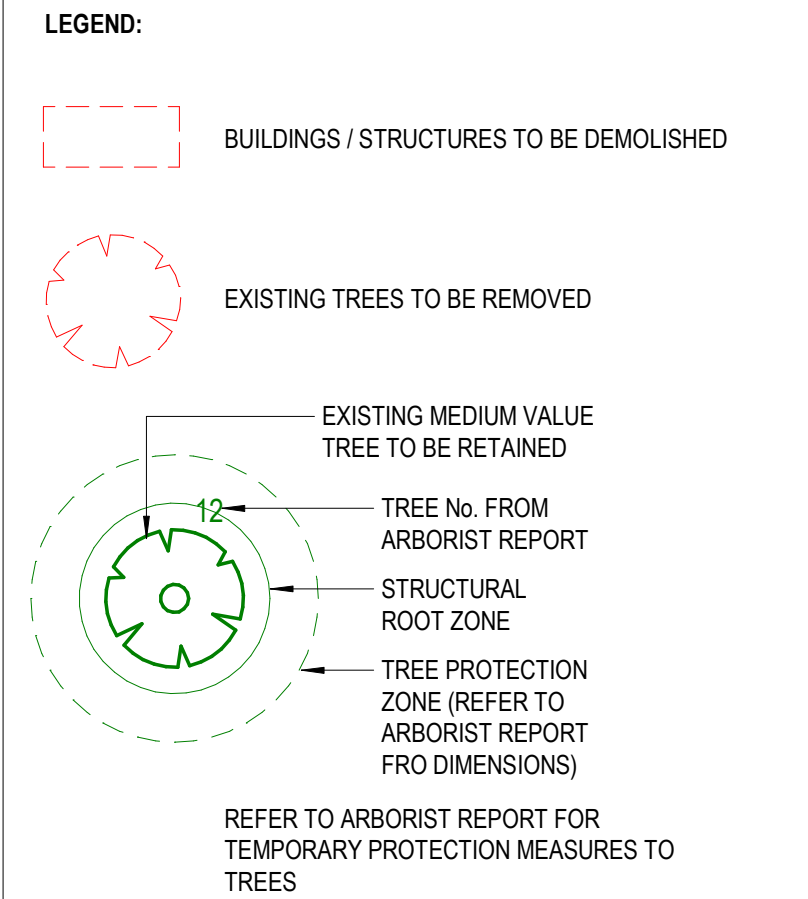
EAST STREET PERSPECTIVE



ALEXANDRA STREET PERSPECTIVE

[illegible]





1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS INCLUDING AS2601 (2001 + AS AMENDED) THE DEMOLITION OF STRUCTURES, CODES AND LOCAL AUTHORITY REQUIREMENTS.
2. ALL EXISTING SERVICES ON & ADJACENT TO THE SITE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONFIRM EXISTING LOCATION OF SERVICES WITH 'DIAL BEFORE YOU DIG'.
3. PROVIDE TEMPORARY FENCING AND STAGING FOR SAFETY AND SECURITY. PROVIDE LOCKABLE GATES FOR THE FULL DURATION OF CONSTRUCTION WORK UNTIL HAND OVER. FENCE SPECIFICATION TO BE IN-ACCORDANCE WITH COUNCIL AND WH&S STANDARDS. PROVIDE SIGNAGE TO COMPLY WITH COUNCIL REQUIREMENTS.
4. REFER TO LAHC REFERENCE SPECIFICATION FOR HOUSING CONSTRUCTION, SECTIONS (BUT NOT LIMITED TO): PRELIMINARIES & 01-DEMOLITION
5. DEMOLISH AND REMOVE FROM SITE STRUCTURES AS NOTED. MATERIALS ON SITE, INCLUDING ALL BUILDING STRUCTURES UNDERGROUND AND ANY UNDERGROUND INSPECTION AND PITS AND THEIR ASSOCIATED SERVICES LINES. MAKE SAFE ALL SERVICES.
6. ALLOW FOR ALL REMOVAL OF ALL ASBESTOS AND ANY HAZARDOUS MATERIALS ON SITE. DISPOSE HAZARDOUS MATERIAL IN-ACCORDANCE WITH EPA AND LOCAL COUNCIL'S REQUIREMENT. PAY FOR FEES ASSOCIATED WITH REMOVAL & DISPOSAL OF WASTE.
7. DEMOLISH & REMOVE FENCES AS NOTED BUT NOT LIMITED TO: WATER TANKS, SEPTIC TANKS, CLOTHES LINES, BBQ & ASSOCIATED AREAS, LANDSCAPING, DECKS, STAIRS, ANTENNAS, PONDS & ASSOCIATED SERVICES & EQUIPMENT.
8. TERMINATE, CAP OFF OR DIVERT OF ALL EXISTING SERVICES WHERE SO REQUIRED AND/OR ARE NECESSARY TO CARRY OUT NEW WORKS. PERFORM ALL WORKS IN BEST TRADESMAN-LIKE MANNER AND TO THE SATISFACTION OF RELEVANT AUTHORITIES.
9. ALL EXISTING STORMWATER & SEWERAGE DRAIN CONNECTIONS TO EXISTING MAINS TO BE CAPPED
10. WHOLE SITE TO BE MADE SECURE BY SUITABLE METAL FENCING/ HOARDINGS TO PREVENT ANY UNAUTHORISED ACCESS. SITE SECURITY AND SAFETY TO BE UNDERTAKEN BY BUILDING CONTRACTOR.
11. REMOVE ALL SPOIL & DEMOLISHED MATERIAL FROM SITE.
12. DISCONNECT ALL EXISTING ON SITE SERVICES TO THE SITE BOUNDARIES CLEAR OF WORKS. MAKE SAFE TO AUTHORITIES REQUIREMENTS.
13. ALL TREES SHOWN DOTTED TO BE REMOVED. ALL OTHER EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION WORK IN ACCORDANCE WITH ARBORIST AND COUNCIL'S RECOMMENDATION. REFER TO LANDSCAPE DESIGN FOR ADDITIONAL INFORMATION.
14. CLEAR THE SITE OF ALL VEGETATION AND TOPSOIL, LEFT BEHIND MATERIALS, SPOIL, ETC
15. DEMOLISH EXISTING CROSSINGS & REPLACE WITH KERB & GUTTER TO COUNCIL'S REQUIREMENTS. MAKE GOOD TO SURROUNDS WHERE DISTURBED BY NEW WORKS TO COUNCIL ENGINEER'S SPECIFICATION. OBTAIN ALL COUNCIL APPROVALS AND PAY ALL AUTHORITIES' FEES / BONDS.
16. ALL DIMENSIONS SHOWN IN METRES
17. REFER TO D414 SHOWING ELEVATIONS OF PROPOSED DEMOLISHED DWELLINGS AND REMOVAL OF ONE STREET TREE.



165 ALEXANDRA STREET ELEVATION VIEW



680 - 688 EAST STREET ELEVATION VIEW

DEEP SOIL ZONES CALCULATION:
 DSZ1 - 344m² (AT REAR, 10% OF SITE AREA)
 DSZ2 - 33m²
 DSZ3 - 51m²
 DSZ3 - 185m²
 DSZ5 - 58m²
 TOTAL = 671m²



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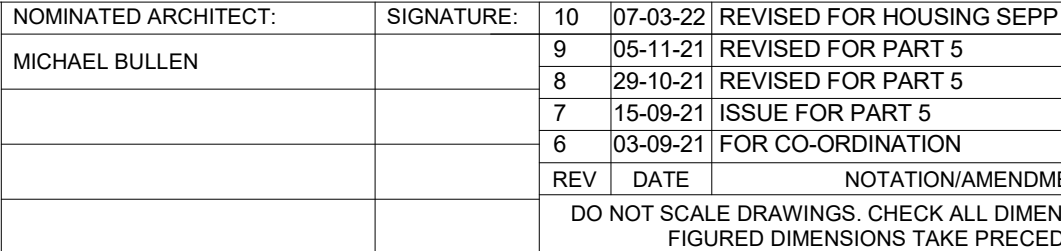
Accreditation No. DMV13/1645

Address

680, 862, 684 688 East Street
 165 Alexandra Street , East
 Albury , NSW , 2640



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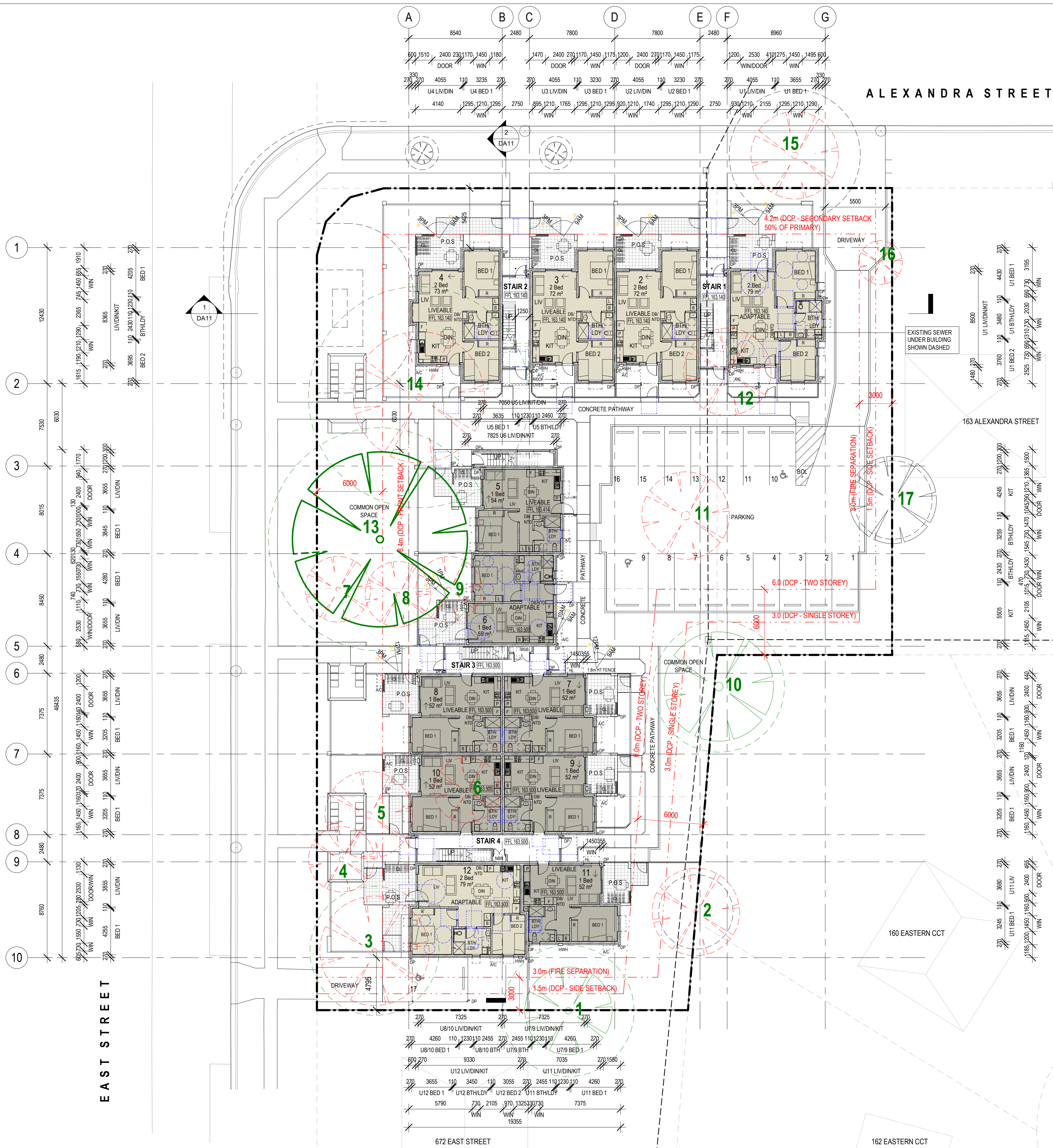
CONSULTING ENGINEERS
GREENVIEW CONSULTING PTY LTD
LANDSCAPE CONSULTANT
PRECINCT LANDSCAPES

PROJECT
DEVELOPMENT OF 24 UNITS UNDER SEPP
HOUSING 2021
 680, 682, 684 & 688 East Street & 165 Alexandra
 Street, East Albury, NSW
 LOTS 11, 12, 13,14 & 15 in DP 243192

STATUS			SKETCH DESIGN		
DATE	SCALE	PROJ	DATE	SCALE	PROJ
07-03-22	1:200	ME	DATE	SCALE	PROJ
STAGE	SHEET SIZE	DES	DATE	SCALE	PROJ
SK	A1	AC	DATE	SCALE	PROJ
TYPE	SHEET		DATE	SCALE	PROJ
			DATE	SCALE	PROJ

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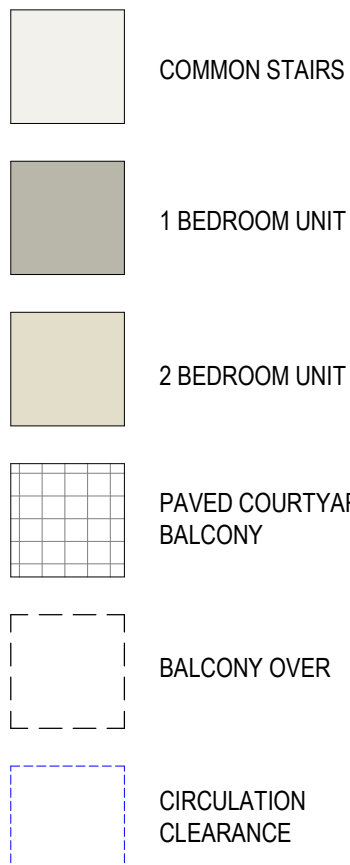
NOTES:		LB	LETTERBOX
1. FULL BRICK CONSTRUCTION TO GROUND FLOOR + FIRST FLOOR INCLUDING FULL HT OF PARTY WALLS. ALL INTERNAL WALLS TO BE LINED WITH PLASTERBOARD EXCEPT STAIRWAYS & BATH/ LAUNDRIES TO BE RENDERED.		G	GARBAGE AREA
		P.O.S	PRIVATE OPEN SPACE
		HL	HIGHLIGHT WINDOW
		DP	DOWNPIPE
FIRE SAFETY MEASURES:		CL	CLOTHES LINE
EXISTING SERVICES		B	BROOM CUPBOARD
•	STREET HYDRANTS PROVIDE COVERAGE IN ACCORDANCE WITH NCC(2019) E1.3	L	LINEN
PROPOSED SERVICES		KS	KITCHEN SINK
		CT	COOKTOP
•	PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH NCC(2019) E1.6	P	PANTRY
		F	FRIDGE
•	EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH NCC(2019) E4.2	WO	WALL OVEN
•	EXIT SIGNS TO BE IN ACCORDANCE WITH NCC (2019) E4.5	HHW	GAS HOT WATER HEATER
•	DIRECTIONAL SIGNS TO BE IN ACCORDANCE WITH NCC(2019) E4.6		
•	SMOKE DETECTOR TO BE IN ACCORDANCE WITH NCC(2019) E2.2		
•	LIFT-OFF HINGES TO BE PROVIDED TO ADAPTABLE UNIT BATHROOM DOORS		



1 GROUND FLOOR PLAN
SCALE 1:200 MM

[illegible]

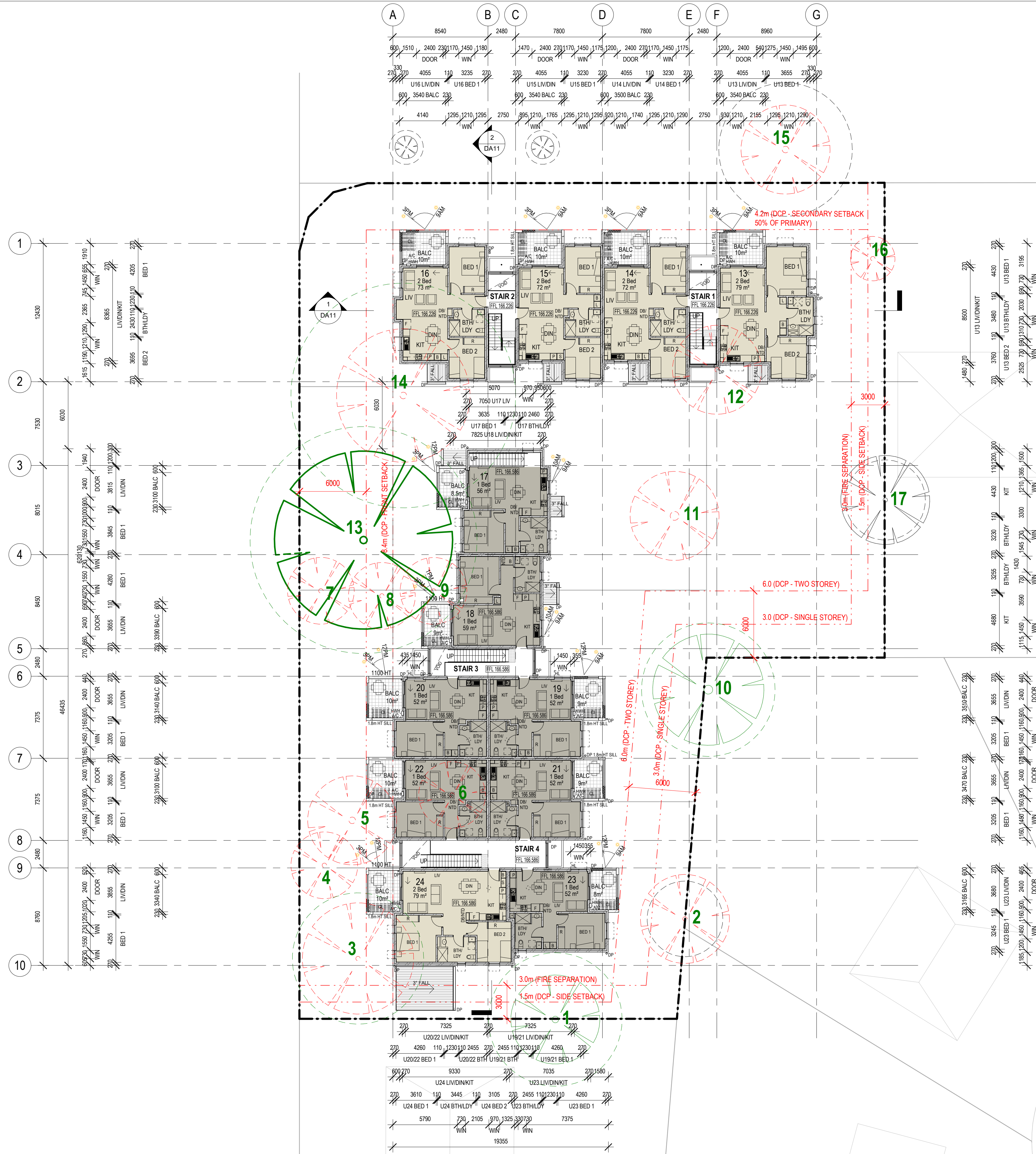
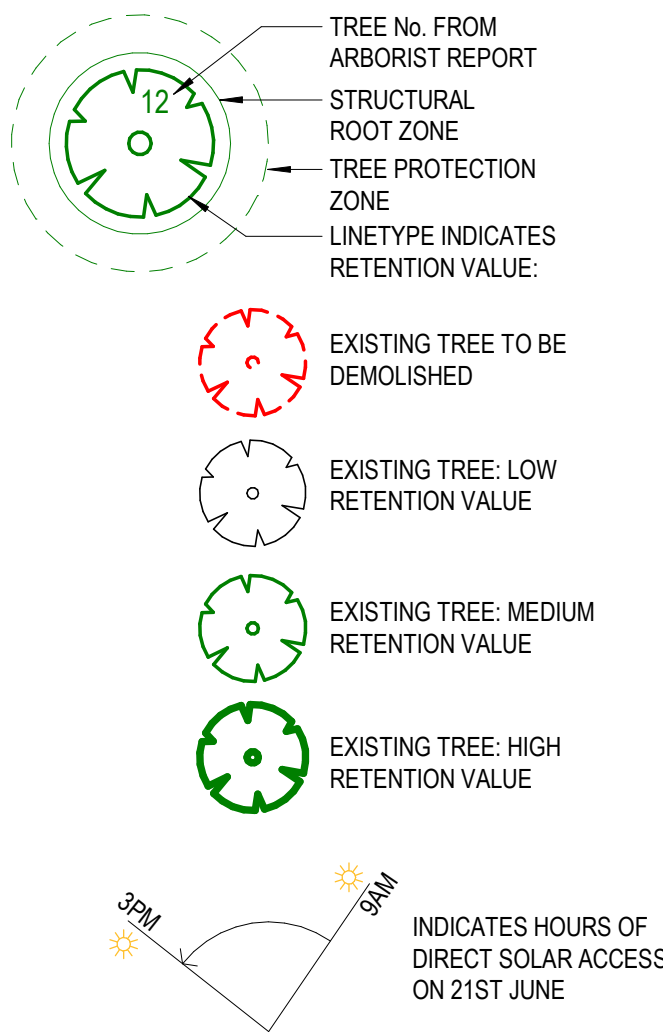
LEGEND:



NOTES:

1. FULL BRICK CONSTRUCTION TO GROUND FLOOR + FIRST FLOOR INCLUDING FULL HT OF PARTY WALLS. ALL INTERNAL WALLS TO BE LINED WITH PLASTERBOARD EXCEPT STAIRWAYS & BATH/ LAUNDRIES TO BE RENDERED.
- FIRE SAFETY MEASURES:
- EXISTING SPECIFICATIONS:
- COVERED HYDRANTS PROVIDE NCC(2019) E1.3
- PROPOSED SERVICES
- PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH NCC(2019) E1.6
 - EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH NCC(2019) E4.2
 - EXIT SIGNS TO BE IN ACCORDANCE WITH NCC(2019) E4.5
 - DISCHARGEAL SIGNS TO BE IN ACCORDANCE WITH NCC(2019) E4.6
 - SMOKE DETECTOR TO BE IN ACCORDANCE WITH NCC(2019) E2.2
 - LIFT-OFF HINGES TO BE PROVIDED TO ADAPTABLE UNIT BATHROOM DOORS

- | | |
|-------|----------------------|
| LB | LETTERBOX |
| G | GARBAGE AREA |
| P.O.S | PRIVATE OPEN SPACE |
| H/L | HIGHLIGHT WINDOW |
| DP | DOWNPIPE |
| CL | CLOTHES LINE |
| B | BROOM CUPBOARD |
| L | LINEN |
| KS | KITCHEN SINK |
| CT | COOKTOP |
| P | PANTRY |
| F | FRIDGE |
| WO | WALL OVEN |
| HWH | GAS HOT WATER HEATER |



1 FIRST FLOOR PLAN

SCALE 1 : 200 MM



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NOMINATED ARCHITECT:	SIGNATURE:	8	07-03-22	REVISED FOR HOUSING SEPP	ARCHITECT	CONSULTING ENGINEERS	CLIENT	PROJECT	TITLE	STATUS	SKETCH DESIGN																
MICHAEL BULLEN		7	05-11-21	REVISED FOR PART 5	BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING PTY LTD	NSW PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION	DEVELOPMENT OF 24 UNITS UNDER SEPP HOUSING 2021	FIRST FLOOR PLAN	DATE	07-03-22	SCALE	1:200	PROJ	MB	PROJECT NO	BGXPC										
		6	29-10-21	REVISED FOR PART 5																							
		5	15-09-21	ISSUE FOR PART 5																							
		4	03-09-21	FOR CO-ORDINATION																							
		REV	DATE	NOTATION/AMENDMENT	BCA CONSULTANT	LANDSCAPE CONSULTANT		680, 682, 684 & 688 East Street & 165 Alexandra Street, East Albury, NSW																			
				DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.	CODE CONDUIT	PRECINCT LANDSCAPES		LOTS 11, 12, 13, 14 & 15 in DP 243192		FILE		PLOTTED		TYPE	SHEET	DA06	REV	8									

NATHERS Thermal Performance Specification - East Albury			
External Walls			
Wall Type	Insulation	Colour	Comments
Cavity Brick	R0.7	Med - SA 0.475 - 0.70 Dark - SA > 0.70	As per the Elevations, except below
Cavity Brick	R1.5	Med - SA 0.475 - 0.70	Entry stairs & Level 1 stairs in U17
SA - Solar Absorbance			
Internal Walls			
Wall Type	Insulation	Comments	
Single Skin Brick	None	Internally in units	
Cavity Brick + plasterboard	None	Party walls between units	
Cavity Brick + plasterboard	None	Party walls between units and corridor/stairs/lobbies	
Floors			
Floor Type	Insulation	Comments	
Concrete slab on ground	None	Ground level	
Concrete	None	Level 1	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	R2.5	All exposed ceiling throughout except below	
Plasterboard	R3.5	Exposed ceiling of U17 & U23	
Insulation loss due to downlights has <u>not</u> been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foiled-face blanket	Light - SA < 0.475	All exposed roof throughout
SA - Solar Absorbance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed: All except U1, 4, 6, 11 & 17	6.7	0.70	e.g. single glazed clear Aluminium frame
Awning + Glazed door: All except U1, 4, 6, 11 & 17	6.7	0.57	e.g. single glazed clear Aluminium frame
Sliding + Fixed: U1, 4, 6, 11 & 17	4.3	0.53	e.g. single glazed clear ComfortPlus/Low-e Aluminium frame
Awning + Glazed door: U1, 4, 6, 11 & 17	4.3	0.47	e.g. single glazed clear ComfortPlus/Low-e Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value $\pm$ 10% of the above specified values.			
Skytubes			
Skytube Type	Frame Type		Comments
Fixed	Timber & Aluminium		0.25m in: U14-16 & 19-24
Ceiling fans			
Size	Location		Comments
min 1200mm in diameter	All bedrooms & Kitchen/Living		na

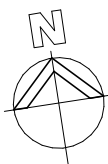


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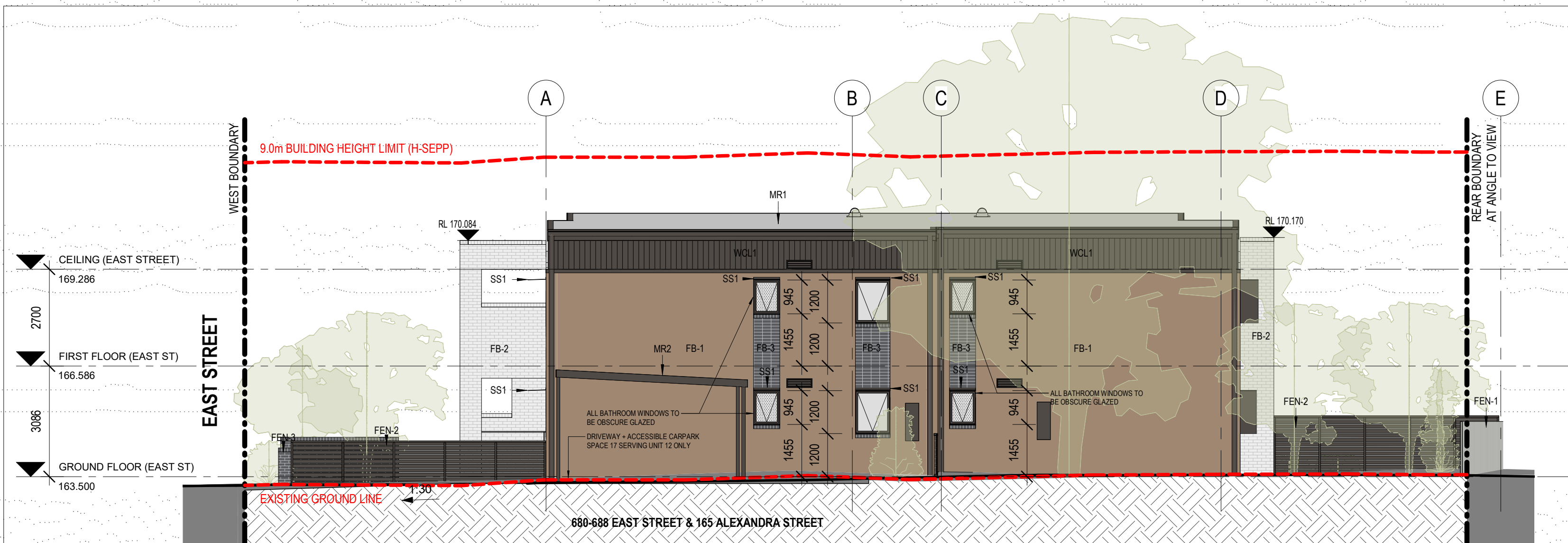


NOMINATED ARCHITECT:	SIGNATURE:	8	07-03-22	REVISED FOR HOUSING SEPP	ARCHITECT	CONSULTING ENGINEERS	CLIENT	PROJECT	TITLE	STATUS	SKETCH DESIGN																
MICHAEL BULLEN		7	05-11-21	REVISED FOR PART 5	BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING PTY LTD	NSW PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION	DEVELOPMENT OF 24 UNITS UNDER SEPP HOUSING 2021	ROOF PLAN	DATE	07-03-22	SCALE	1:200	PROJ	MB	PROJECT NO	BGXPC										
		6	29-10-21	REVISED FOR PART 5																							
		5	15-09-21	ISSUE FOR PART 5																							
		4	03-09-21	FOR CO-ORDINATION																							
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				DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.	CODE CONDUIT	PRECINCT LANDSCAPES		LOTS 11, 12, 13, 14 & 15 in DP 243192	FILE	PLOTTED	TYPE	SHEET	DA07	REV	8												

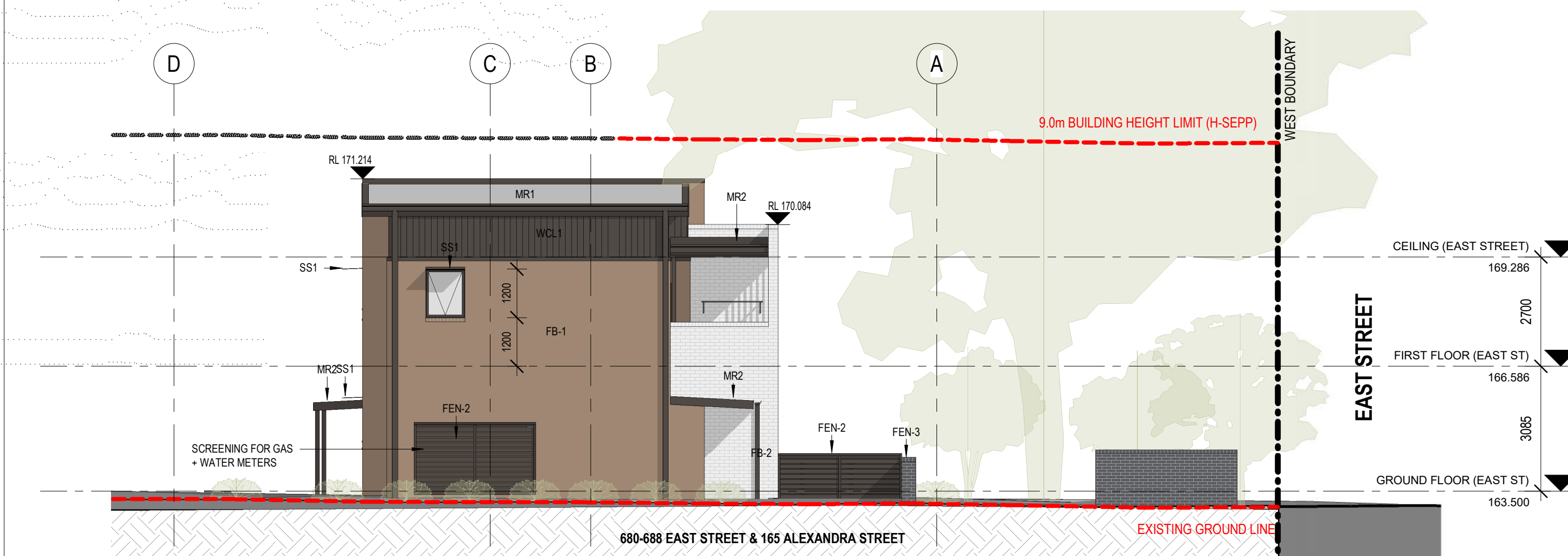




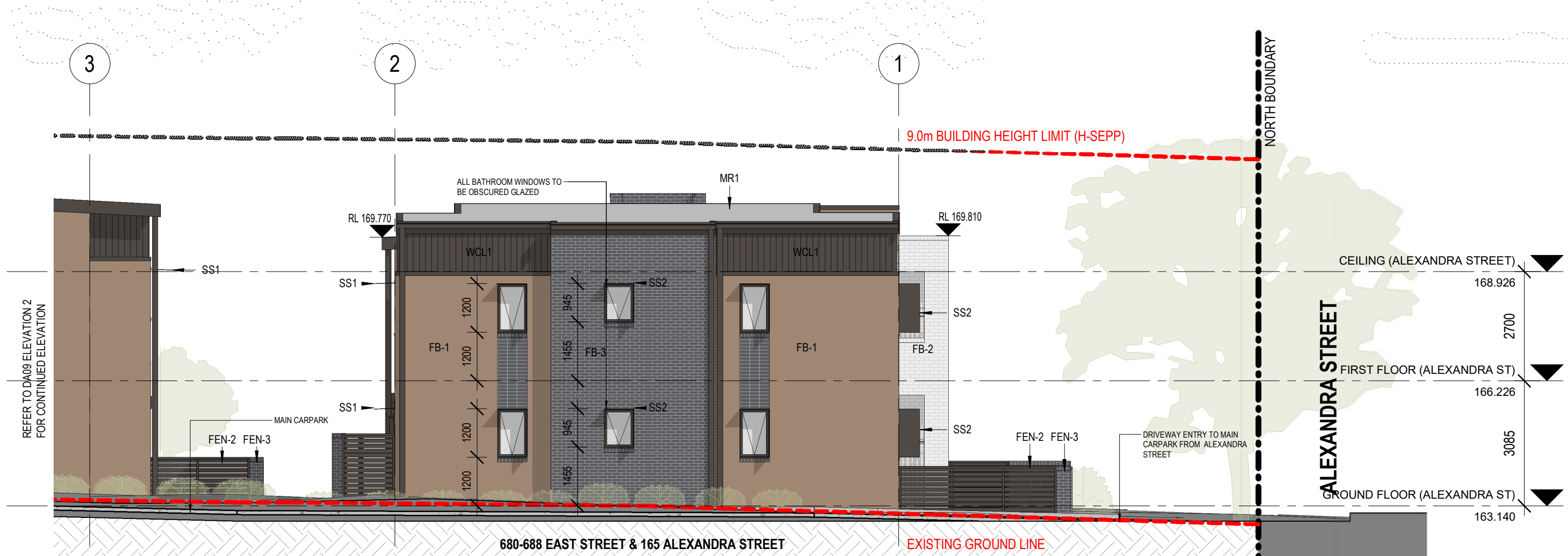
NOMINATED ARCHITECT:	SIGNATURE:	9	07-03-22	REVISED FOR HOUSING SEPP	ARCHITECT	CONSULTING ENGINEERS	CLIENT	PROJECT	TITLE	STATUS			
MICHAEL BULLEN		8	07-03-22	REVISED FOR HOUSING SEPP			NSW PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION	DEVELOPMENT OF 24 UNITS UNDER SEPP HOUSING 2021	ELEVATIONS 2 + FINISHES	SKETCH DESIGN			
		7	29-10-21	REVISED FOR PART 5	BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING PTY LTD							
		6	15-09-21	ISSUE FOR PART 5									
		5	03-09-21	FOR CO-ORDINATION	BCA CONSULTANT	LANDSCAPE CONSULTANT							
		REV	DATE	NOTATION/AMENDMENT	CODE CONDUIT	PRECINCT LANDSCAPES							
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.													
680, 682, 684 & 688 East Street & 165 Alexandra Street, East Albury, NSW													
LOTS 11, 12, 13, 14 & 15 in DP 243192													
FILE		PLOTTED		TYPE		SHEET		REV					
				DA09		9							



1 SOUTH ELEVATION (DRIVEWAY FROM EAST STREET)
SCALE 1 : 100 MM



2 NORTH ELEVATION (UNIT 17 STAIR)
SCALE 1 : 100 MM



3 EAST ELEVATION (DRIVEWAY FROM ALEXANDRA STREET)
SCALE 1 : 100 MM



4 SOUTH ELEVATION (REAR OF ALEXANDRA STREET UNITS)
SCALE 1 : 100 MM



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NOMINATED ARCHITECT:	SIGNATURE:	9 07-03-22 REVISED FOR HOUSING SEPP
MICHAEL BULLEN		8 07-03-22 REVISED FOR HOUSING SEPP
		7 29-10-21 REVISED FOR PART 5
		6 15-09-21 ISSUE FOR PART 5
		5 03-09-21 FOR CO-ORDINATION
REV	DATE	NOTATION/AMENDMENT
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING PTY LTD
BCA CONSULTANT	LANDSCAPE CONSULTANT
CODE CONDUIT	PRECINCT LANDSCAPES

CLIENT
NSW PLANNING & ENVIRONMENT
LAND & HOUSING CORPORATION

PROJECT
DEVELOPMENT OF 24 UNITS UNDER SEPP
HOUSING 2021
680, 682, 684 & 688 East Street & 165 Alexandra
Street, East Albury, NSW
LOTS 11, 12, 13, 14 & 15 in DP 243192

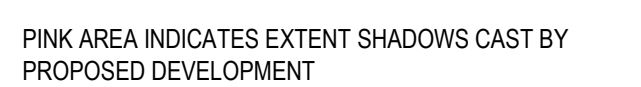
TITLE
ELEVATIONS 3

FILE

PLOTTED

STATUS	SKETCH DESIGN	PROJECT No
DATE	SCALE	PROJ
07-03-22	1 : 100	MB
STAGE	SHEET SIZE	DESIGNER
SK	A1	AG
TYPE	SHEET	DA10
		9





NOTE: NEIGHBOURING PROPERTIES OUTLINES ARE SHOWN INDICATIVE ONLY

NOMINATED ARCHITECT:	SIGNATURE:	6	07-03-22	REVISED FOR HOUSING SEPP	ARCHITECT	CONSULTING ENGINEERS	CLIENT	PROJECT	TITLE	STATUS	SKETCH DESIGN						
MICHAEL BULLEN		5	29-10-21	REVISED FOR PART 5			NSW PLANNING & ENVIRONMENT LAND & HOUSING CORPORATION	DEVELOPMENT OF 24 UNITS UNDER SEPP HOUSING 2021	SHADOW DIAGRAMS		DATE	SCALE	PROJ	PROJECT No			
		4	15-09-21	ISSUE FOR PART 5	BREWSTER MURRAY PTY LTD	GREENVIEW CONSULTING PTY LTD								07-03-22		MB	BGXPC
		3	24-08-21	FOR CO-ORDINATION										STAGE	SHEET SIZE	DESIGNER	CHECKED
		2	19-07-21	FOR INFORMATION										SK	A1	AG	MB
		REV	DATE	NOTATION/AMENDMENT	BCA CONSULTANT	LANDSCAPE CONSULTANT											
			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			CODE CONDUIT	PRECINCT LANDSCAPES		680, 682, 684 & 688 East Street & 165 Alexandra Street, East Albury, NSW	FILE	PLOTTED	TYPE	SHEET	REV			
								LOTS 11, 12, 13, 14 & 15 in DP 243192					DA13	6			

A detailed architectural perspective drawing of a large, multi-story building complex. The drawing shows a series of interconnected wings and courtyards. The building features a mix of flat and pitched roofs, with some sections having gabled ends. The facade is characterized by numerous windows, some of which are grouped in bays. The drawing uses black lines for structural elements and shading to indicate depth and volume. The overall layout suggests a large institutional or residential complex with a central courtyard area.

7 VIEW FROM SUN JUNE 21 3PM
SCALE MM



6.5
Average
star rating

**NATIONWIDE
HOUSE**
NATIONALLY ACCREDITED

www.nathers.gov.au

0006623370 01 Dec 2021

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Accreditation No. DMN/13/1645
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 165 Alexandra Street, East
 Albury, NSW, 2640



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A close-up photograph of a light-colored, textured brick wall. The bricks are arranged in a running bond pattern, with each brick overlapping the one below it and offset from the one beside it. The bricks have a rough, pebbled texture and are a light cream or off-white color. The mortar joints are a slightly darker, yellowish-tan color, providing a subtle contrast to the bricks. The lighting is even, highlighting the texture of the bricks without creating harsh shadows.

A close-up, horizontal view of a brick wall. The bricks are dark grey or black with a rough, textured surface. They are arranged in a standard running bond pattern, with light-colored (off-white or cream) mortar filling the joints between them. The image shows five rows of bricks, with the first and last rows having three bricks each, and the middle three rows having four bricks each. The lighting is even, highlighting the texture of the bricks and the contrast with the mortar.

This image shows a blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The paper has a slightly textured appearance with some faint smudges and discoloration, characteristic of old paper. The left edge of the page shows the binding of the book.



MR2: SECONDARY METAL ROOFS
WCL1: PREFINISHED METAL WALL CLADDING
LVR-1: ALUMINIUM PRIVACY LOUVRES
FEN-2: SLATTED PRIVACY FENCES
G, DP, ALL ROOF EDGE GUTTERS AND DOWNPIPES
WF, DF, SS: WINDOW & DOOR FRAMES, ALL FASCIAS AND
METAL FLASHINGS, SUN SHADES
(SIMILAR TO COLORBOND WOODLAND GREY)



CC-1: CONCRETE DRIVEWAYS
(COLOURED CONCRETE DARK GREY)