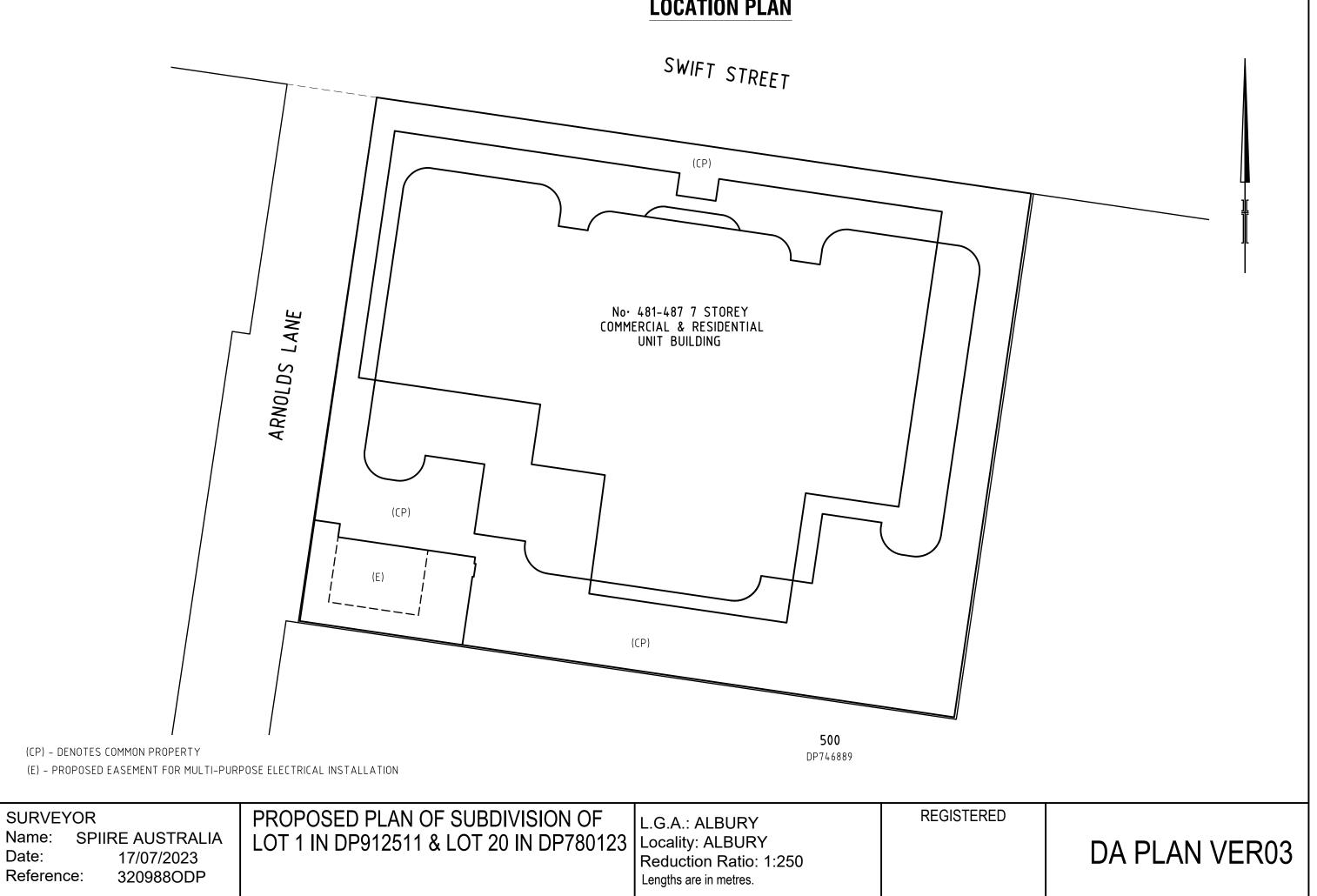
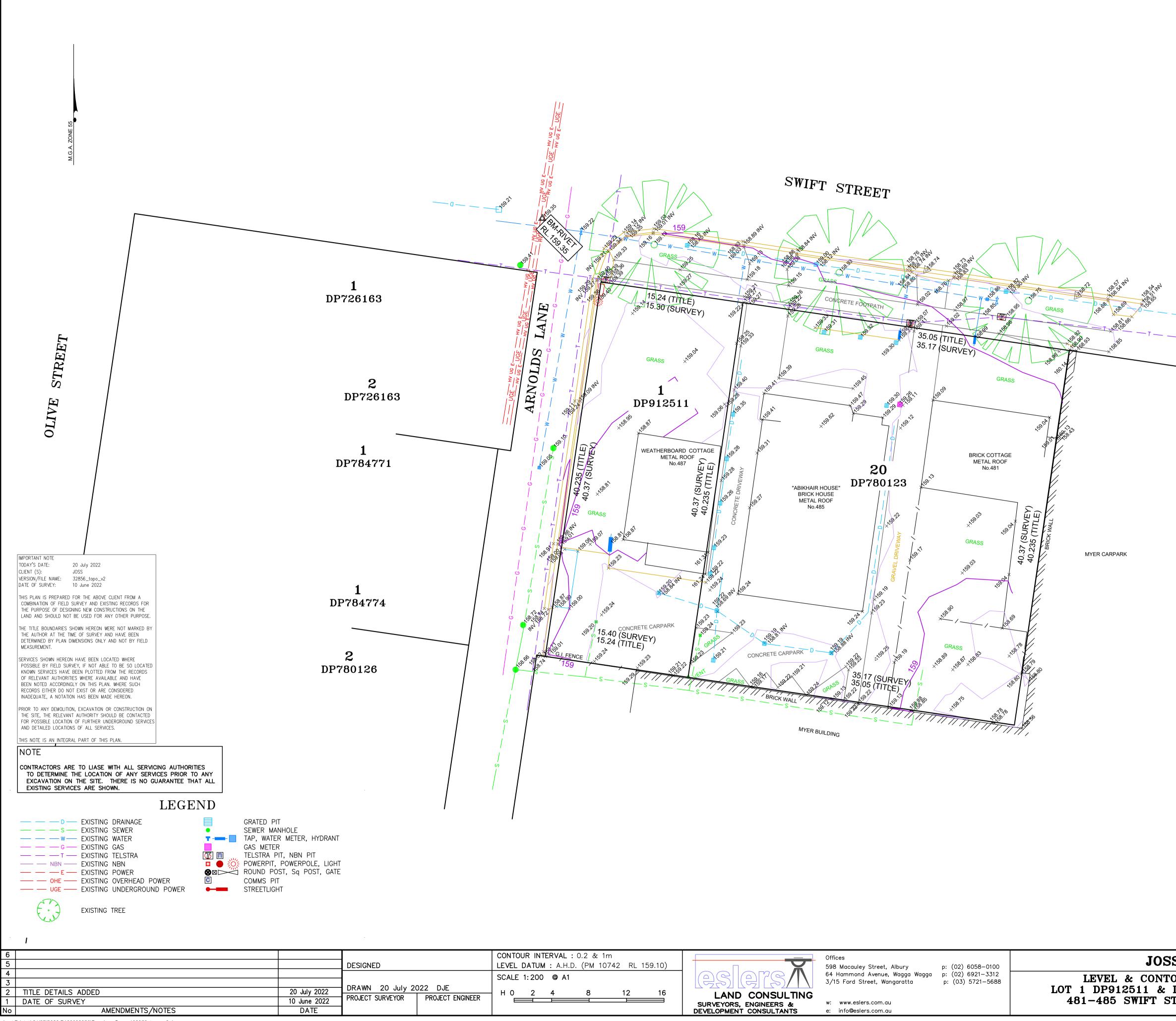
Date:

### **LOCATION PLAN**

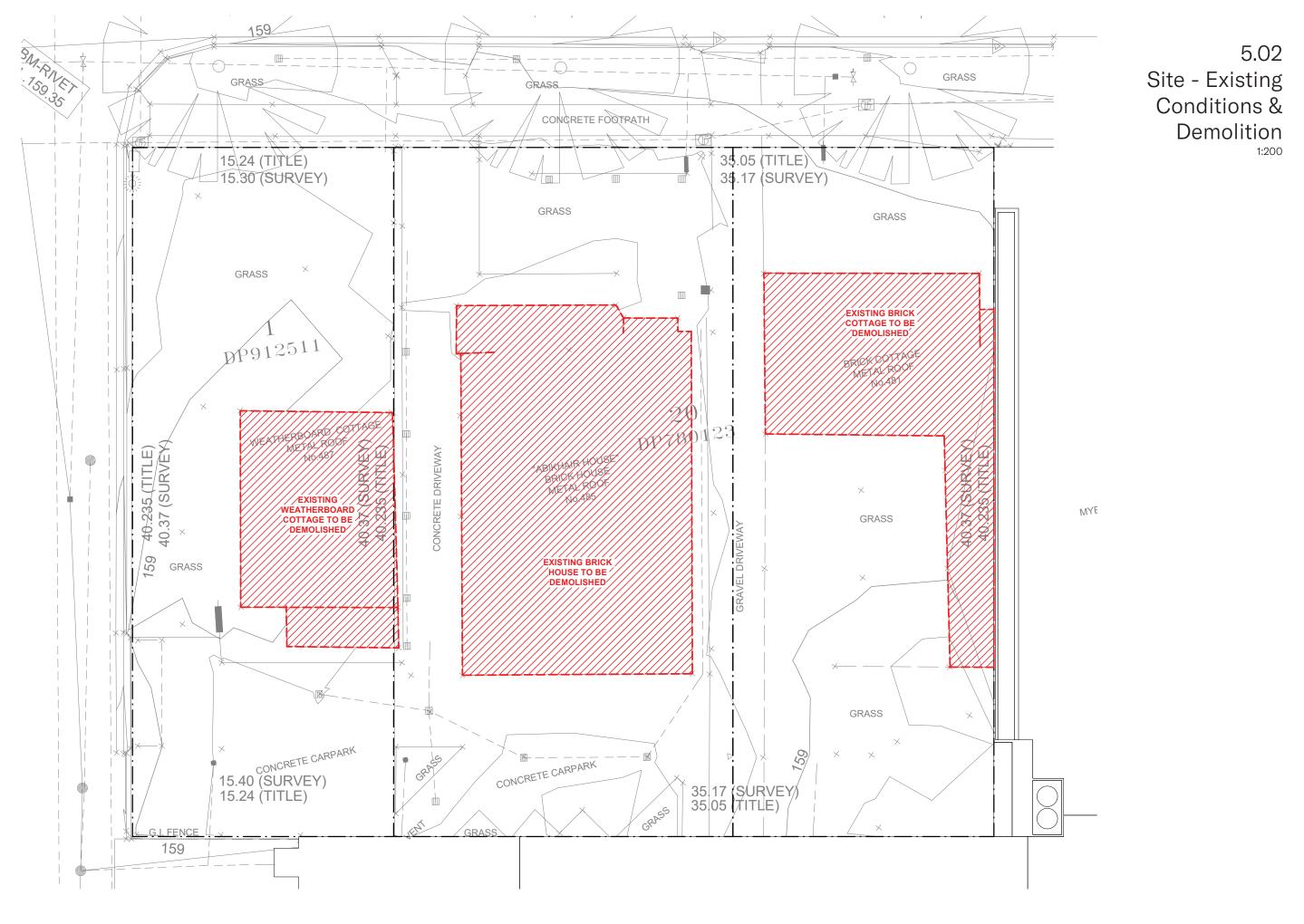


10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 0



Last Printed 21/07/2022 P:\00032856\Drawings Survey\32856\_topo\_v2.dwg

500 DP746889	APPROVED	REFERENCE NO.	
		32856_topo_v2.dwg	
OUR SURVEY		ozooo_iopo_vz.uwy	
LOT 20 DP780123 TREET. ALBURY			
INCEI, ALDUKI		SHEET 1 OF 1	A1



CohenLeigh Architects +61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 59 of 68



## 481 - 487 Swift Street Albury NSW

### For

481 Swift Street Pty Ltd

### ARCHITECTURAL DESIGN REPORT: DVS | SEPP 65 | ADP

#### CohenLeigh Architects

+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023

## Table of Contents

01. Design Verification Statement

02. The Site: 481 - 487 Swift Street Albury, NSW

03. SEPP 65 Design Quality Principles 03.1 Principle 1: Context & Neighbourhood Character 03.2 Principle 2: Built Form & Scale 03.3 Principle 3: Density 03.4 Principle 4: Sustainability 03.5 Principle 5: Landscape 03.6 Principle 6: Amenity 03.7 Principle 6: Amenity 03.8 Principle 7: Safety 03.8 Principle 8: Housing Diversity & Social Interaction 03.9 Principle 9: Aesthetics

04. ALEP /ADCP / ADG Compliance Matrix

05. Architectural Drawings





+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191 Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 2 of 68

## 02. The Site 481 - 487 Swift Street, Albury NSW

481-487 Swift Street is located centrally in the Albury Central Business Centre the next street north of Dean St and falls within the Dean St and Retail Core Character Area of the Albury CBD Masterplan. The site is bound by Swift Street to the north, Arnolds Lane which is a service lane to the west, a Ground level (with basement carpark under) Woolworths building hard up to the boundary to the south and the Myer and Woolworths open carpark (with basement carpark under) to the east. Up and down Swift Street is a mixture of one, two, and three storey buildings in a mixture of styles.



Low Aerial View of 481-487 Swift Street. Note: Arnolds Lane & Woolworths / Myer Carpark adjacent to subject site.



Existing Single Storey Residential Building at 481-485 Swift Street. Lot 20 DP780123 (1410m<sup>2</sup>)



Existing Single Storey Residential Building at 481-485 Swift Street. Lot 20 DP780123 (1410m<sup>2</sup>)



Existing Single Storey Residential Building at 487 Swift Street. Lot 1: DP912511 (613.3m<sup>2</sup>)

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 4 of 68



Swift Street 3D (North View)



+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191 Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 5 of 68





Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 18 of 68





Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 31 of 68





Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 32 of 68





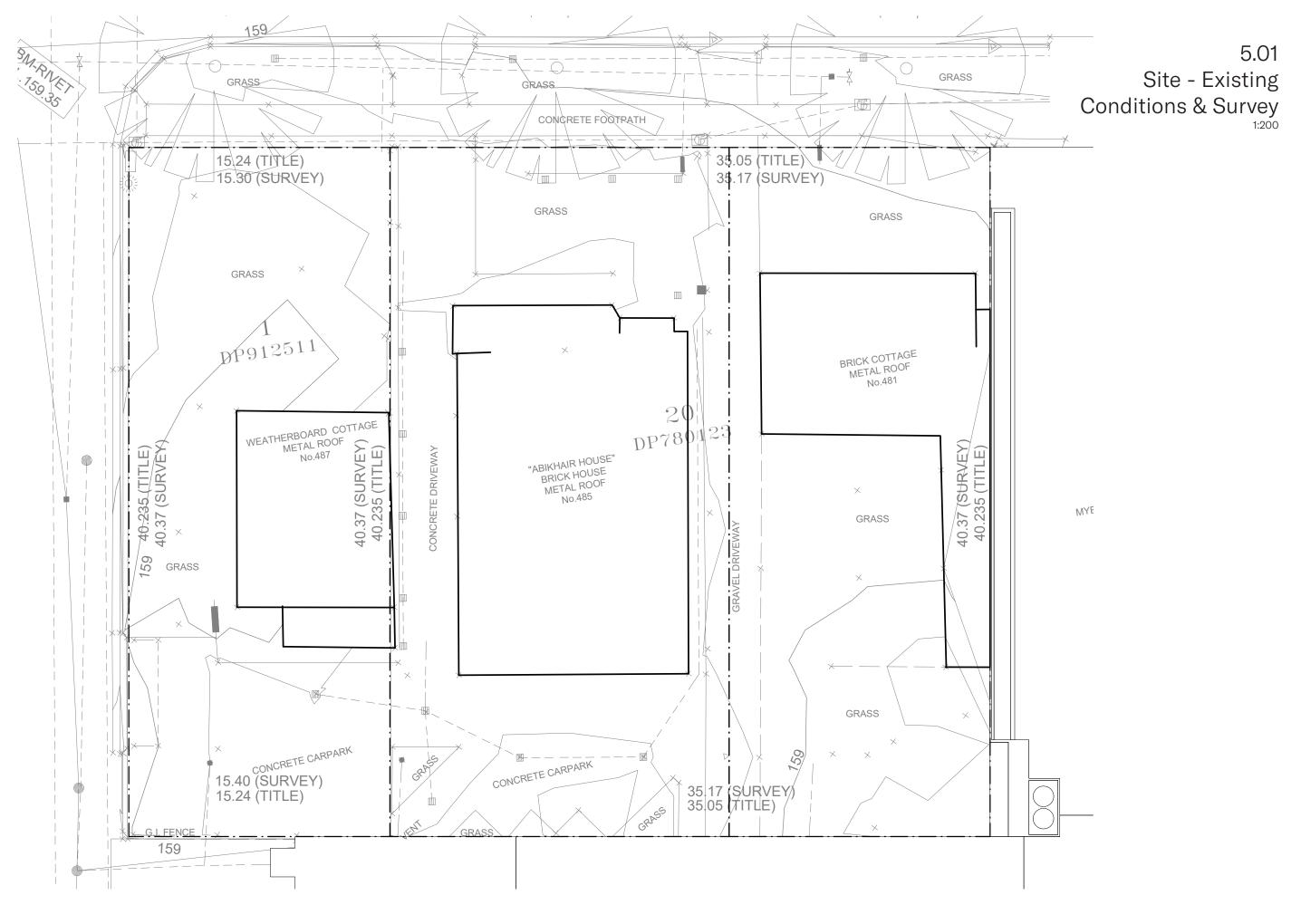
Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 57 of 68

# 05. Architectural Drawings



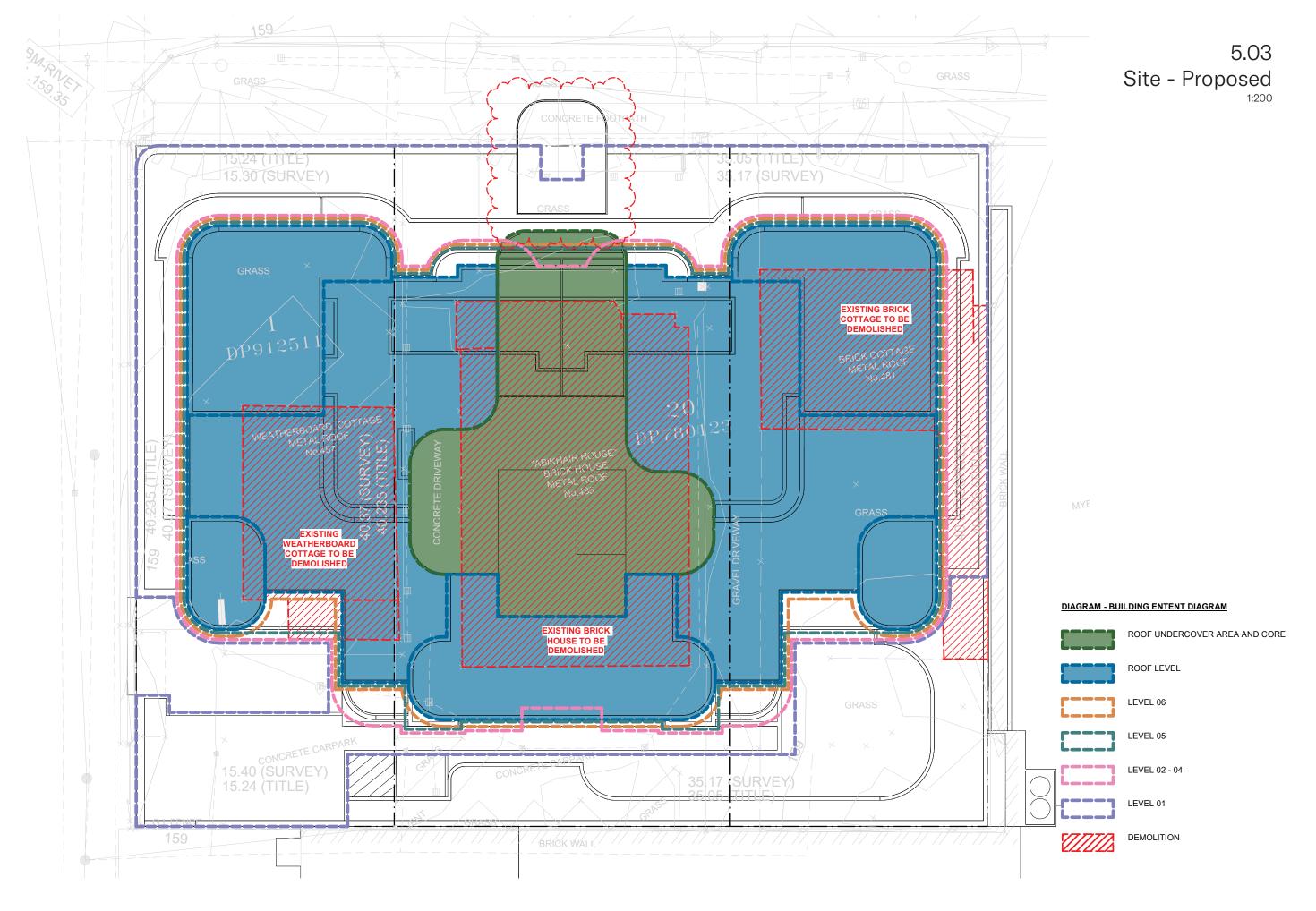
+61 3 9521 6888Project 2info@cohenleigh.comSwift StressSuite 1, Level 1, 5-13 Melrose StIssue: FSandringham, VIC 3191Date: 01.1

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 33 of 68



CohenLeigh Architects +61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 58 of 68



CohenLeigh<br/>Architects+61 3 9521 6888<br/>info@cohenleigh.com<br/>Suite 1, Level 1, 5-13 Melrose St<br/>Sandringham, VIC 3191

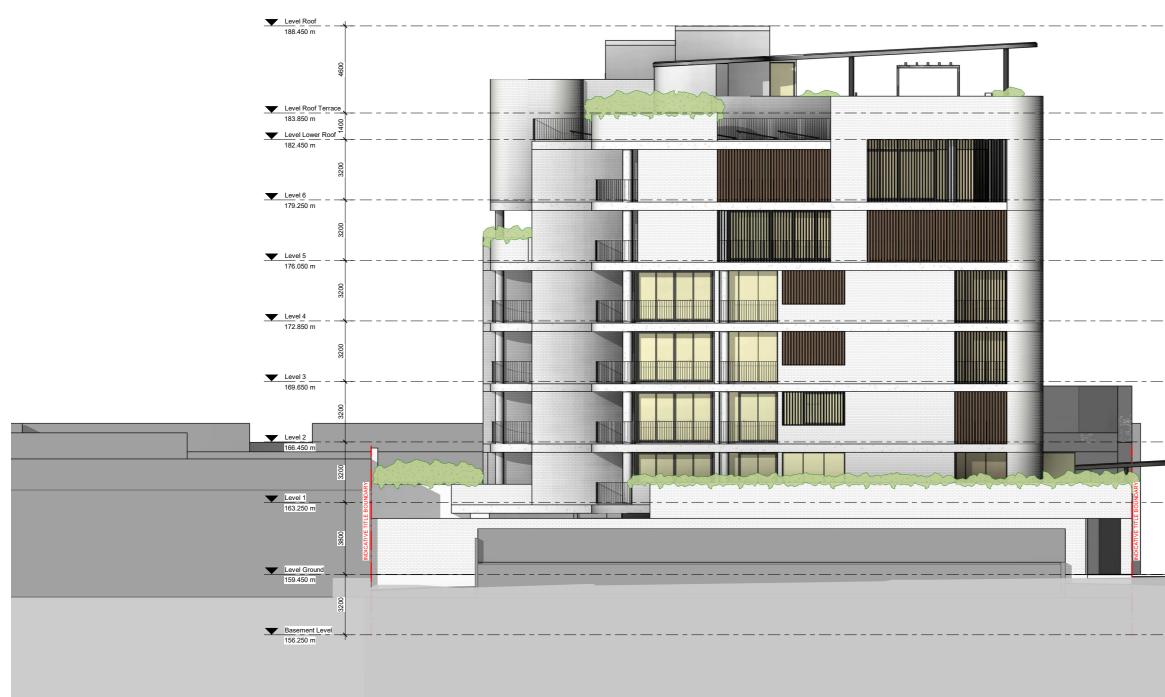
Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 60 of 68





### 5.30 Elevation - North

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 47 of 68



### 5.31 Elevation - East

 	 	 	 1	 	 <u>Level Roof</u> 188.450 m	•
 	 	 	 	 	 Level Roof Terrace 183.850 m Level Lower Roof 182.450 m	
 	 	 	 	 	 Level 6 179.250 m	V
 	 	 	 	 	 Level 5 176.050 m	V
 	 	 	 1	 	 Level 4 172.850 m	
 	 	 	 :	 	 Level 3 169.650 m	
 	 	 	 	 	 Level 2 166.450 m	
 	 	 	 :	 	 Level 1 163.250 m	
 			 	 	 Level Ground 159.450 m	<b>_</b>
 	 	 	 	 	 Basement Level 156.250 m	•

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 48 of 68





#### 5.32 Elevation - South 1:200

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 49 of 68

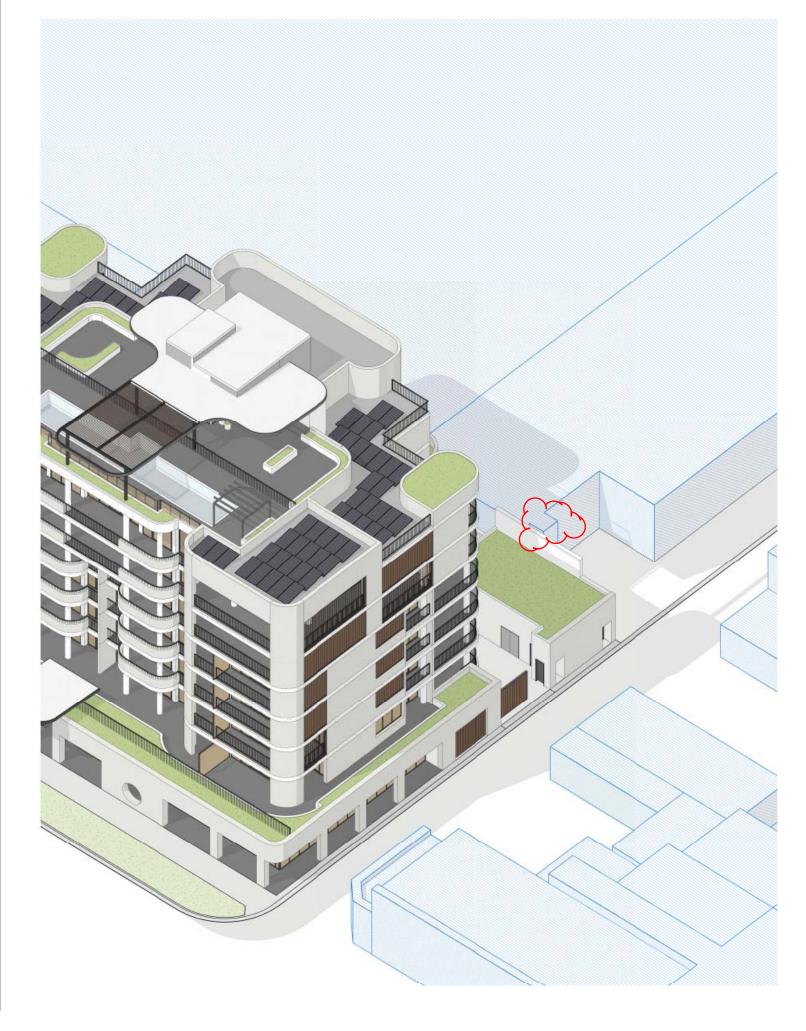




5.33 Elevation - West 1:200

info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Issue: F Sandringham, VIC 3191

Project 220501 Swift Street - Mixed Use Development Date: 01.11.2023 Page 50 of 68

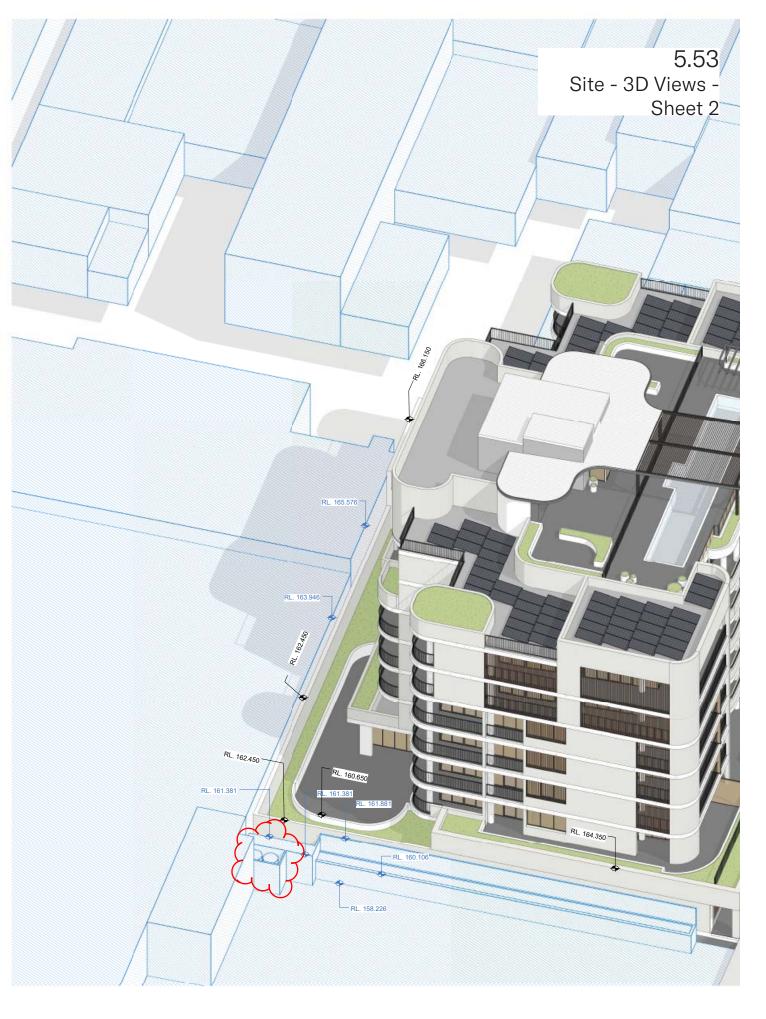






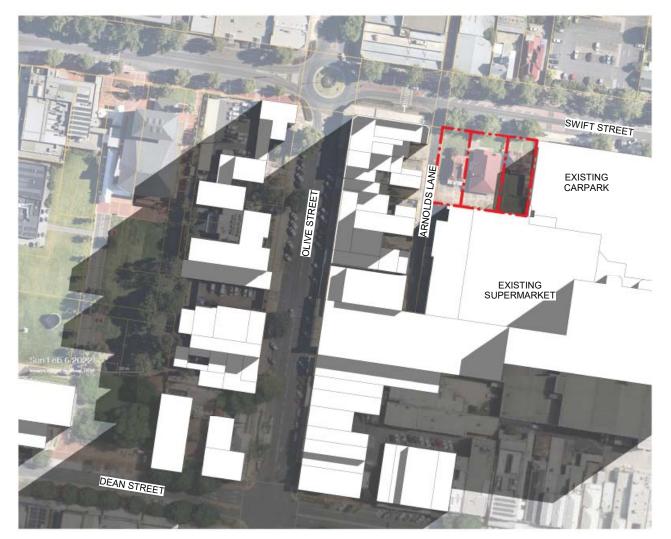
Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 67 of 68







Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 68 of 68



DA-30 Existing Shadow Diagram - 9am (June 21)



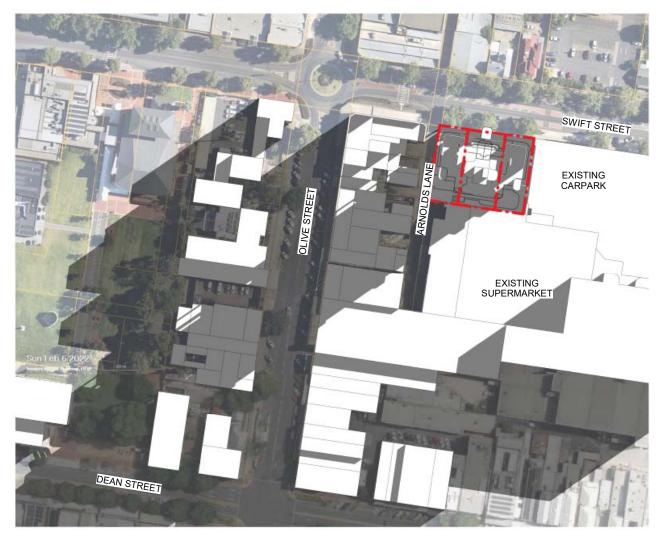
DA-30 Existing Shadow Diagram - 10am (June 21)



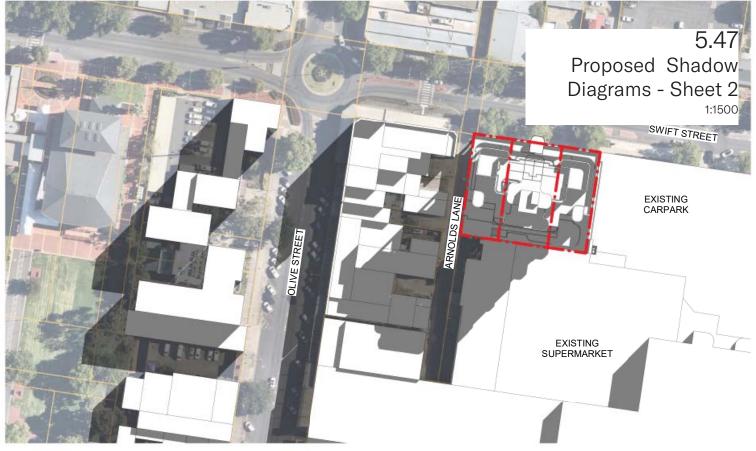
03 Existing Shadow Diagram - 11pm (June 21) DA-30 1:750



+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191 Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 61 of 68



01 Proposed Shadow Diagram - 9am (June 21) DA-30 1:1000



02 Proposed Shadow Diagram - 10am (June 21) DA-30 1:750

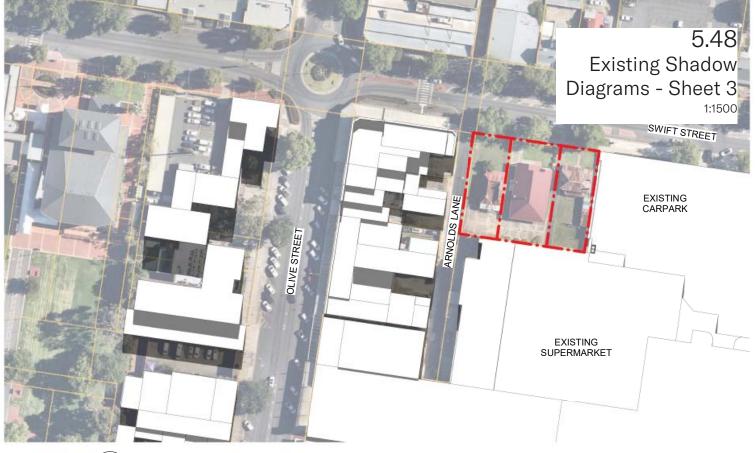


DA-30 Proposed Shadow Diagram - 11pm (June 21)



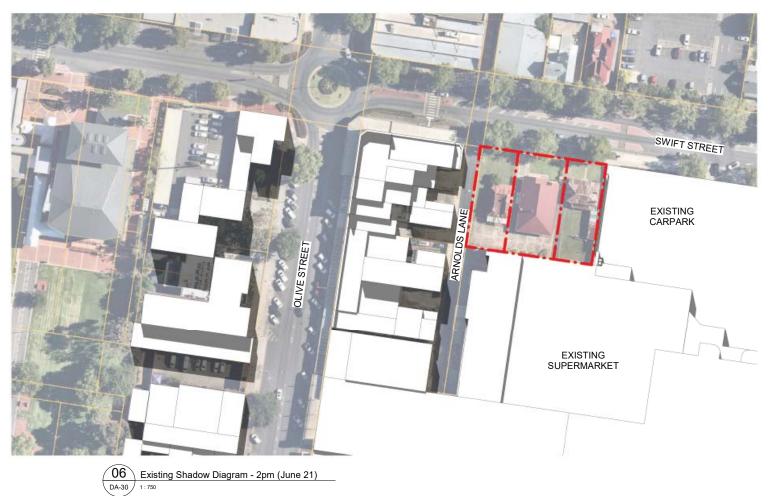
+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191 Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 62 of 68





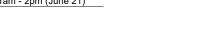
DA-30) 1:750 Existing Shadow Diagram - 1pm (June 21)

04 Existing Shadow Diagram - 12pm (June 21) DA-30 1: 750





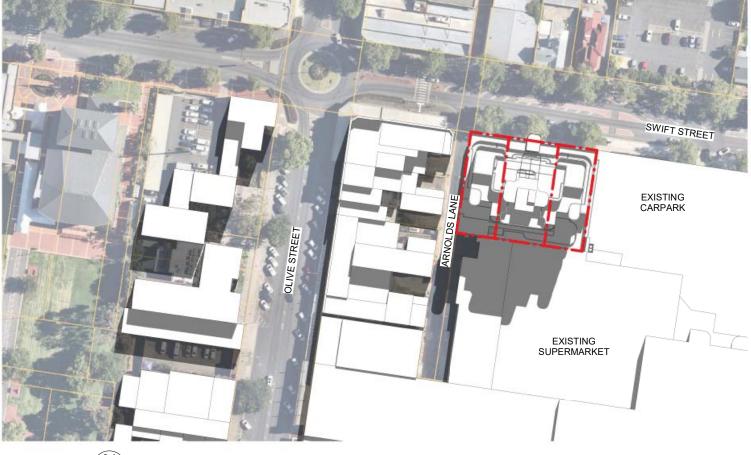
07 Existing Shadow Diagram - 3pm (June 21)

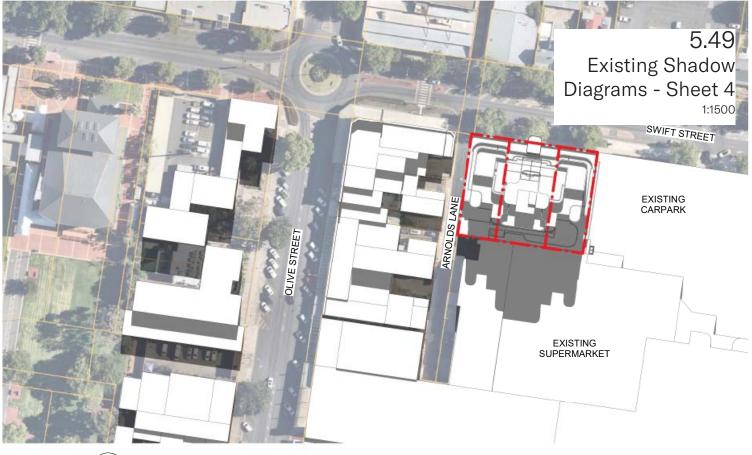




+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191

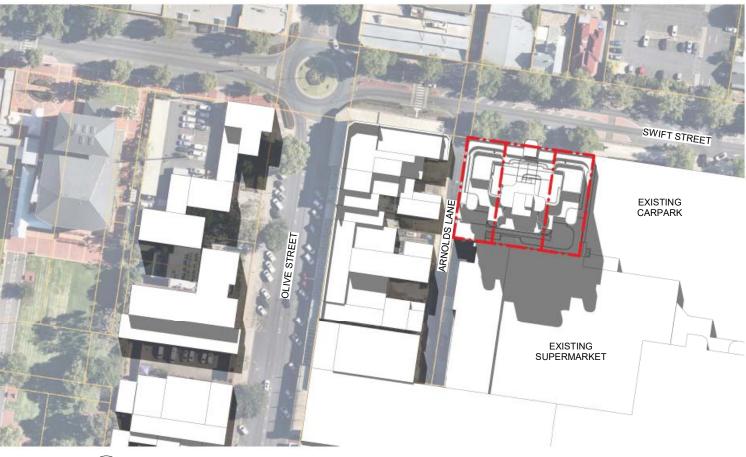
Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 63 of 68





DA-30 Proposed Shadow Diagram - 1pm (June 21)

04 Proposed Shadow Diagram - 12pm (June 21)





06 Proposed Shadow Diagram - 2pm (June 21) DA-30 1:750 07 Proposed Shadow Diagram - 3pm (June 21)



+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191 Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 64 of 68

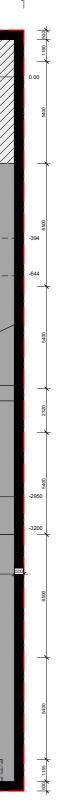
1500 1200 970RE STORE STORE STORE STORE 16 1:20 FOR 9.8m -394 2 CARS QUEING OVER Carpark **B.02** 1855 m² | 1:8 FOR 2m | -250 6 6 Z 1:5.34 FOR 10.06m -2036 STORE 18m<sup>3</sup> STORE 18m<sup>3</sup> STORE STORE 10m3 STORE STOR Stair ST.B Lins L.B STORE STOPE STORE Airlock B.01 LINE OF GROU B.03 B.04 1:8 FOR 2m 5 -3200 Ś 14 9TORE 9m³ STORE STORE 19m34 STORE 20m<sup>3</sup> STORE STOR STOP STOR 2750 2600 800 500 500

Arnolds Lane

Swift Street

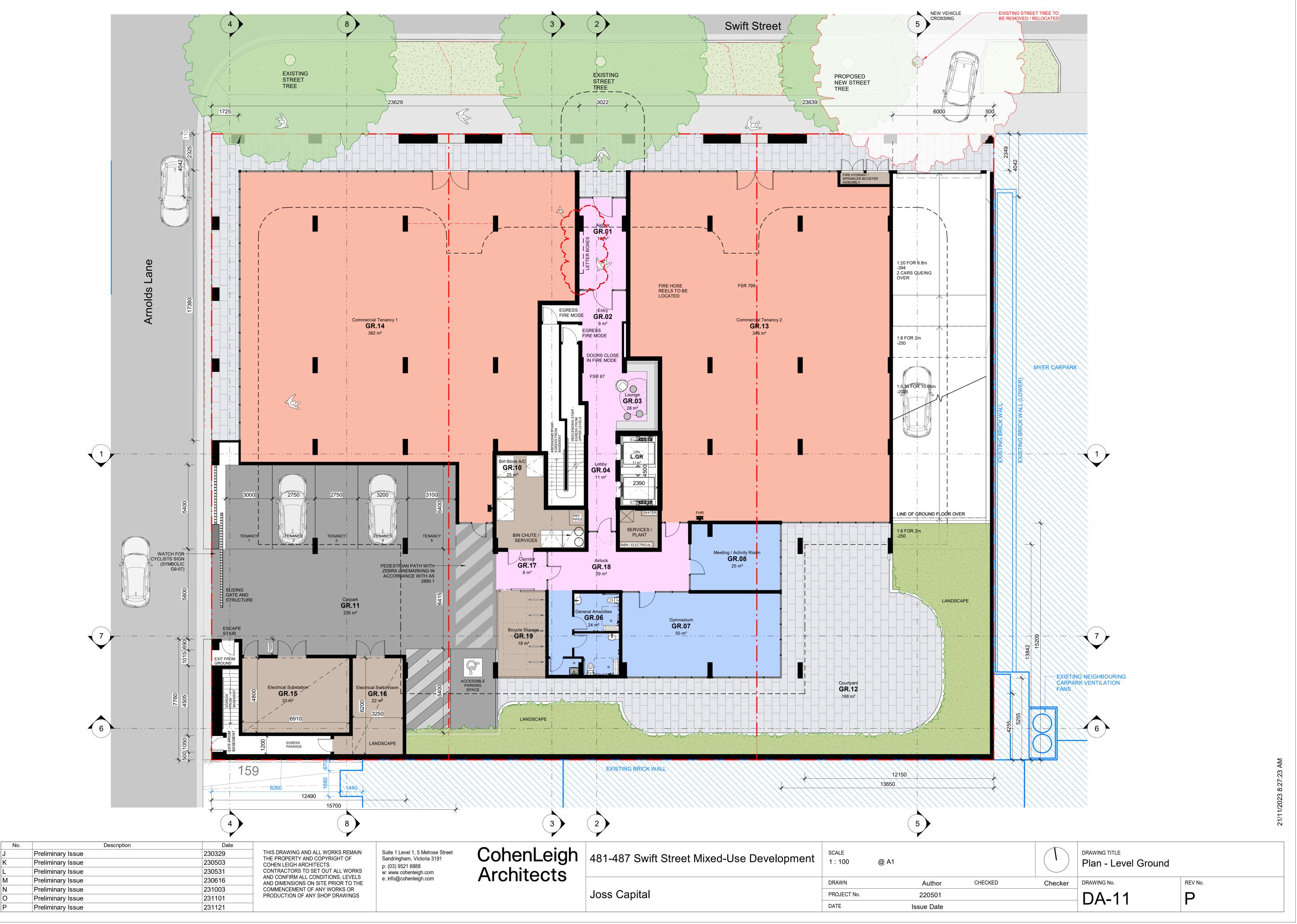
CohenLeigh Architects

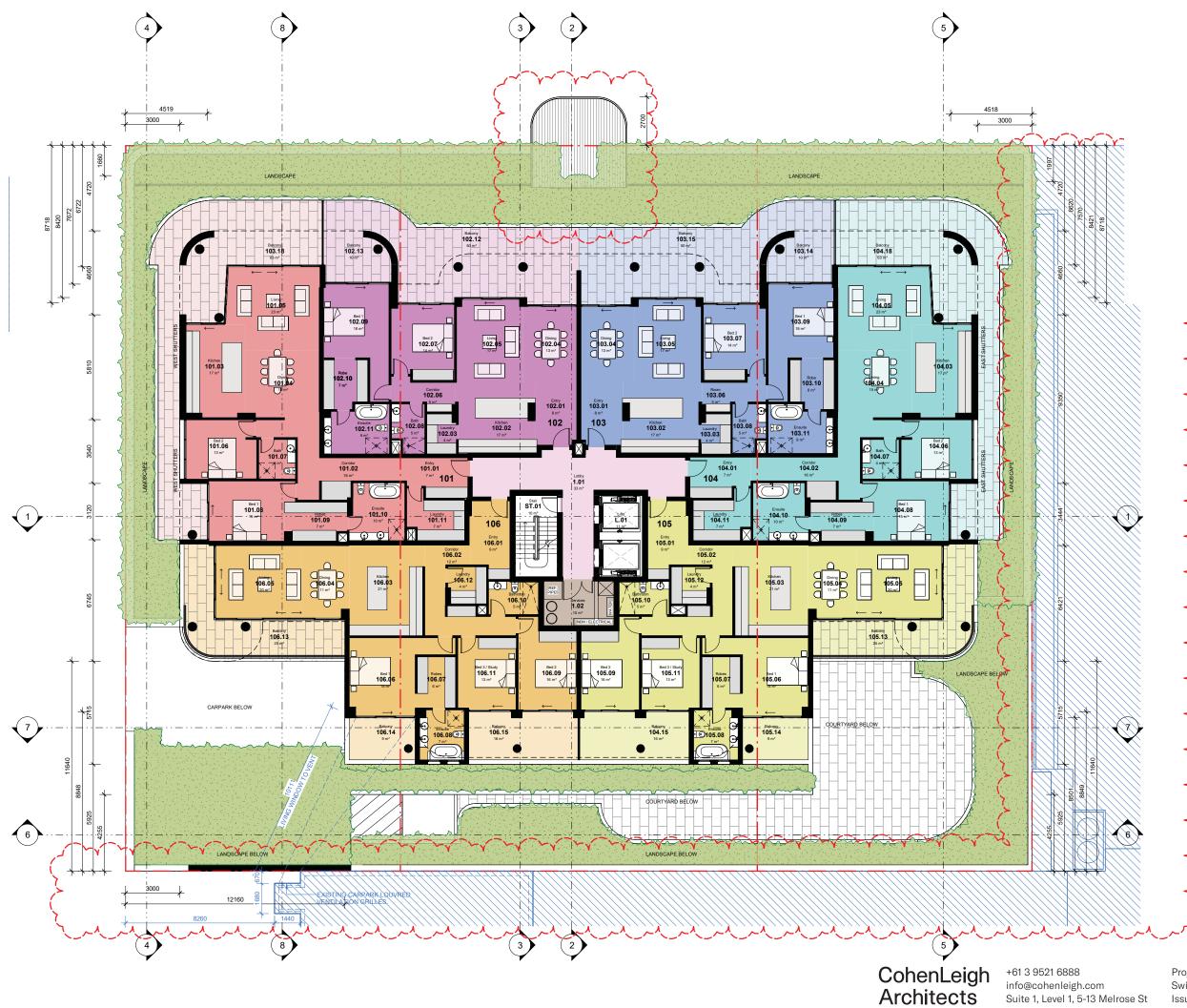
#### 5.10 Plan - Level Basement 1:200



+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191

Project 220501 Swift Street - Mixed Use Development Issue: E Date: 05.07.2023 Page 34 of 57



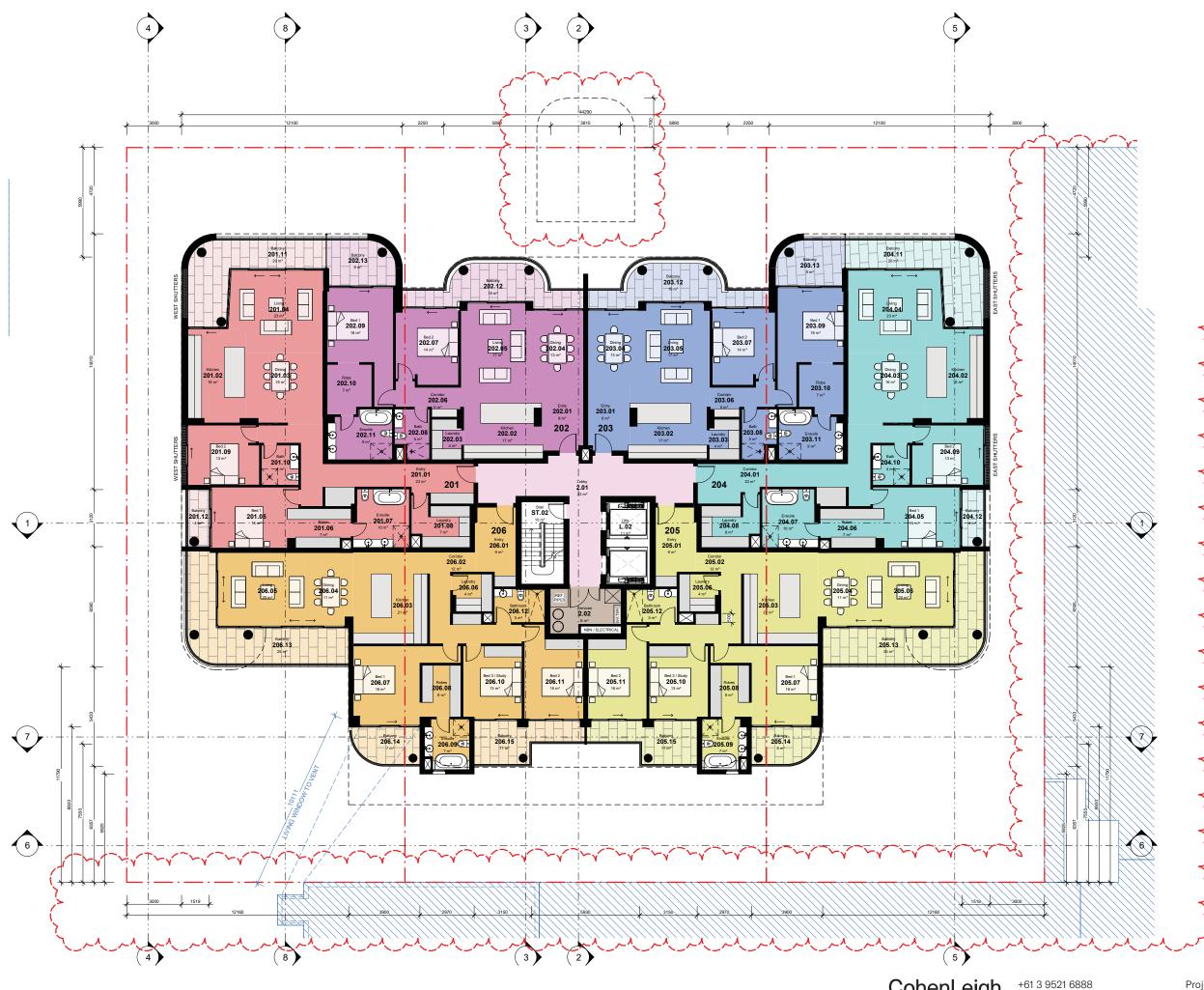


Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023

5.12

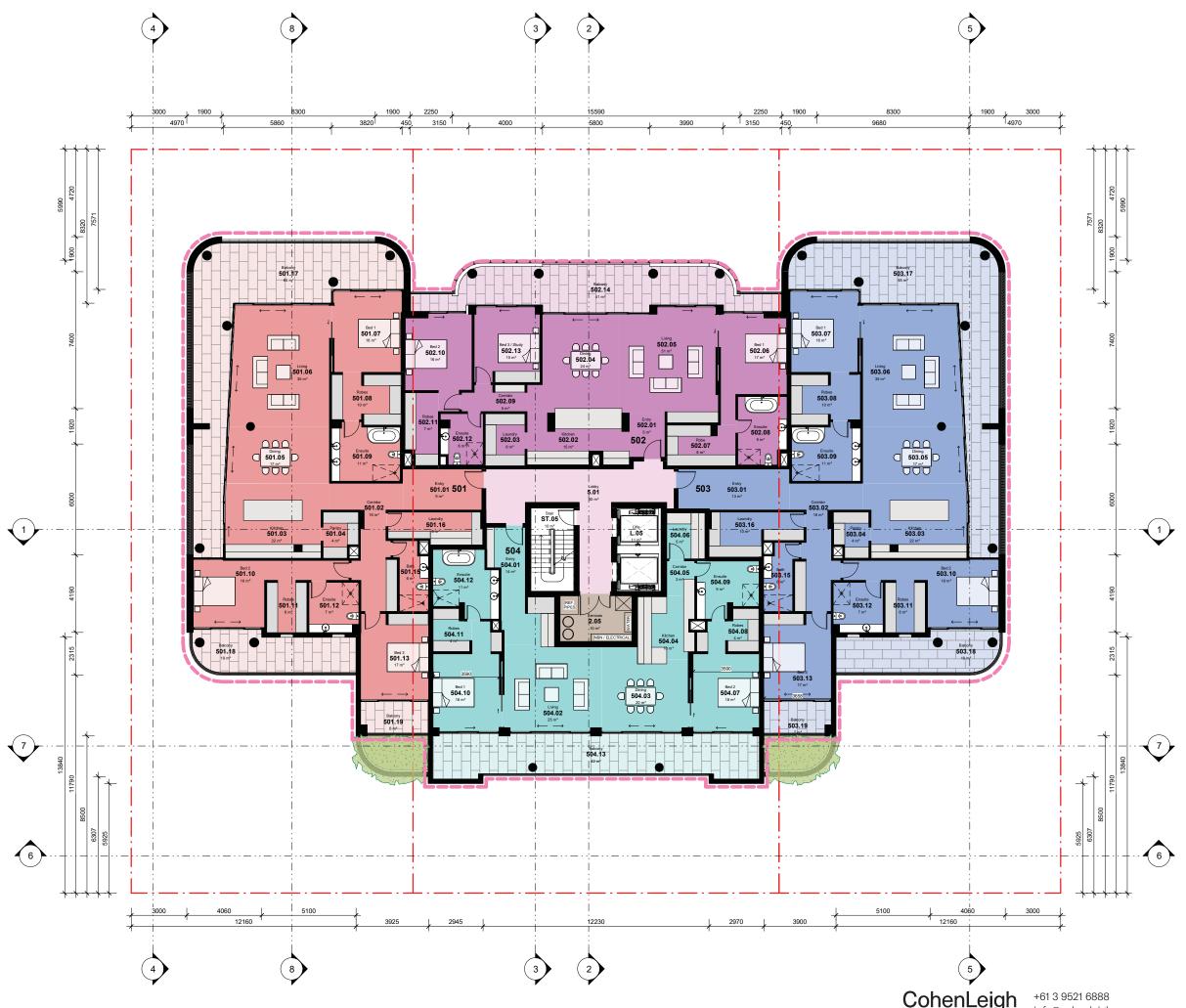
1:200

Plan - Level 1



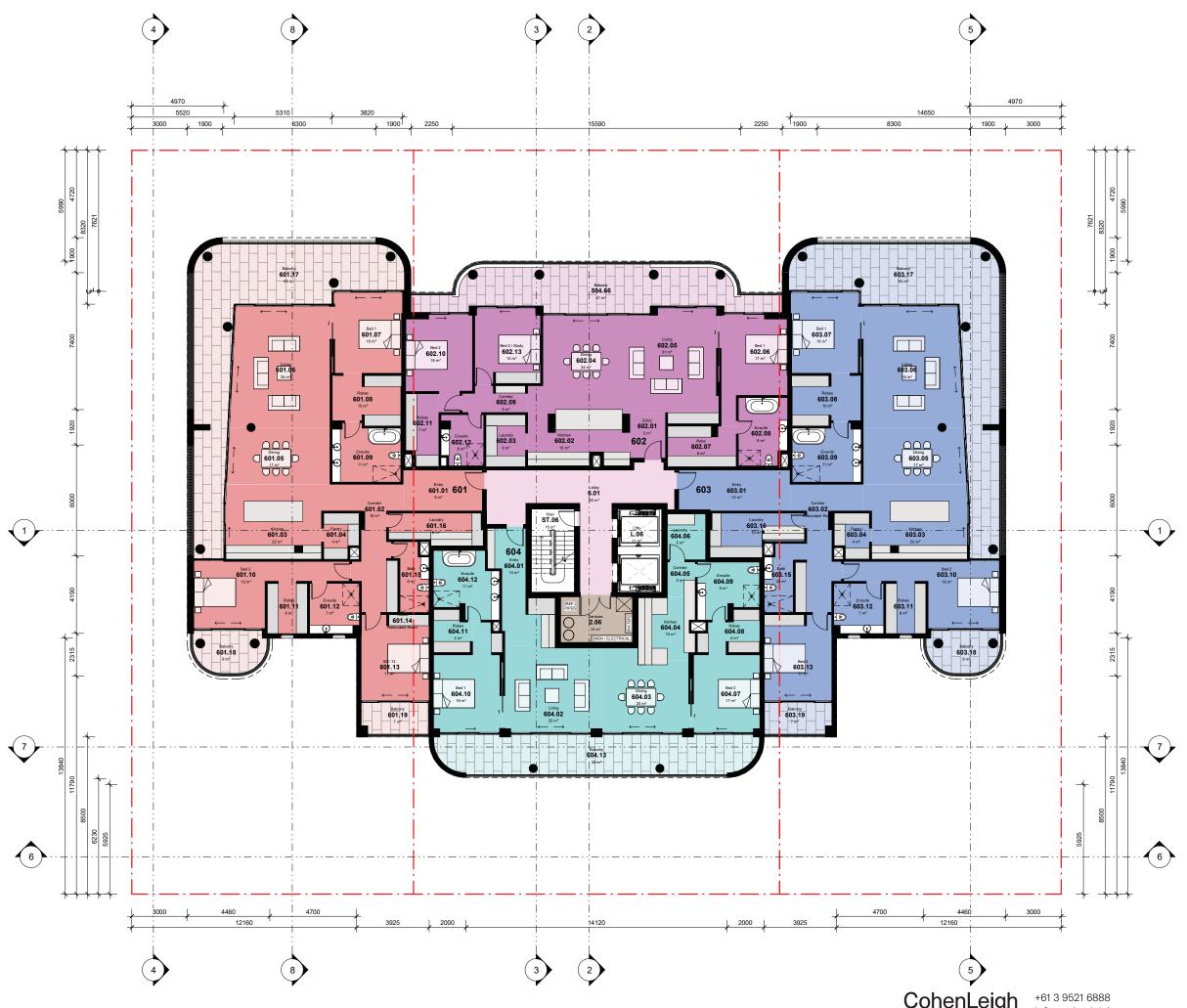
5.13 Plan - Levels 2-4 1:200

+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191 Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 37 of 68



5.14 Plan - Level 5 1:200

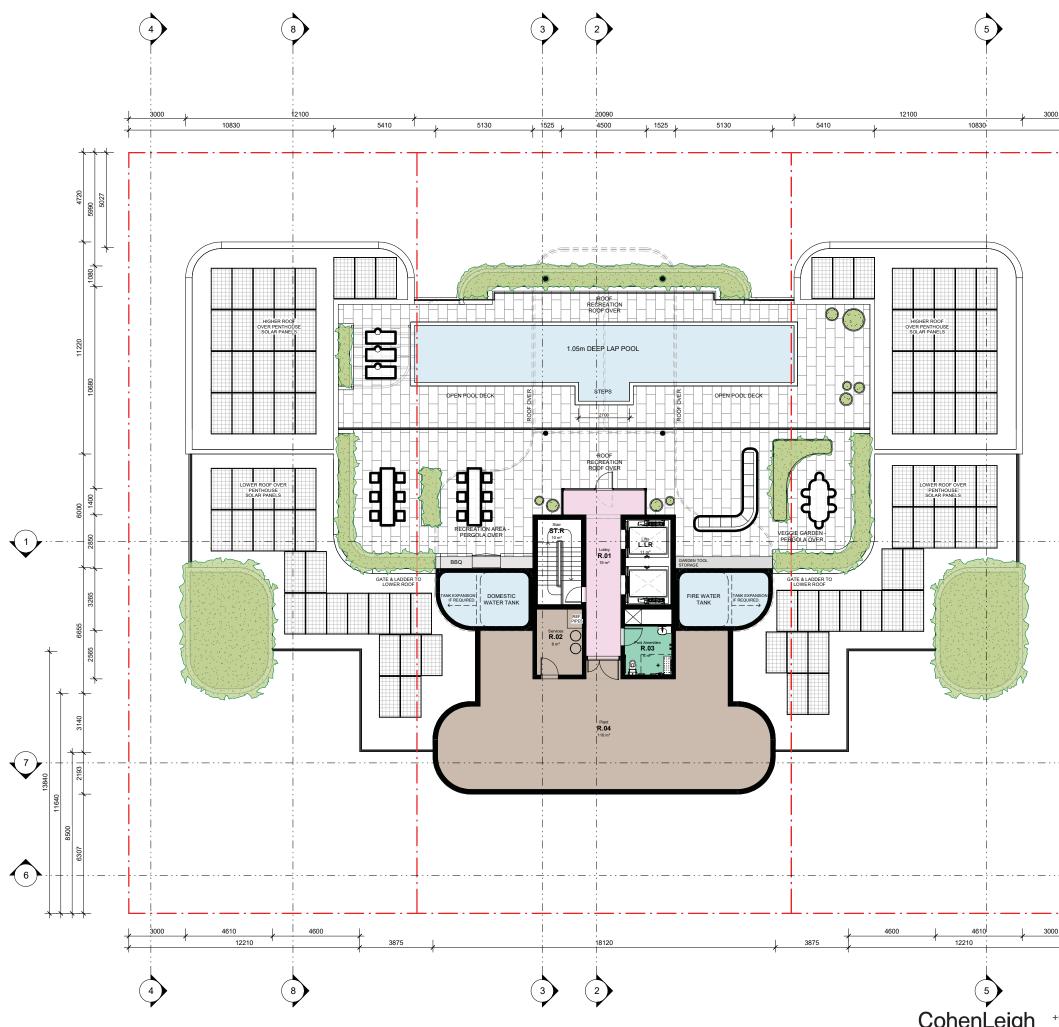
+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191 Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 38 of 68



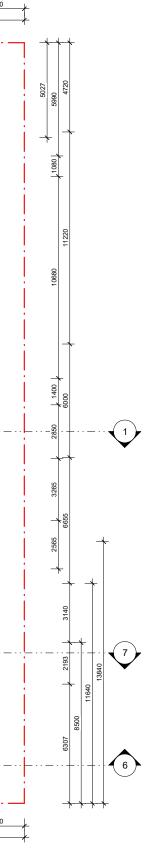
5.15 Plan - Level 6 1:200

info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 39 of 68

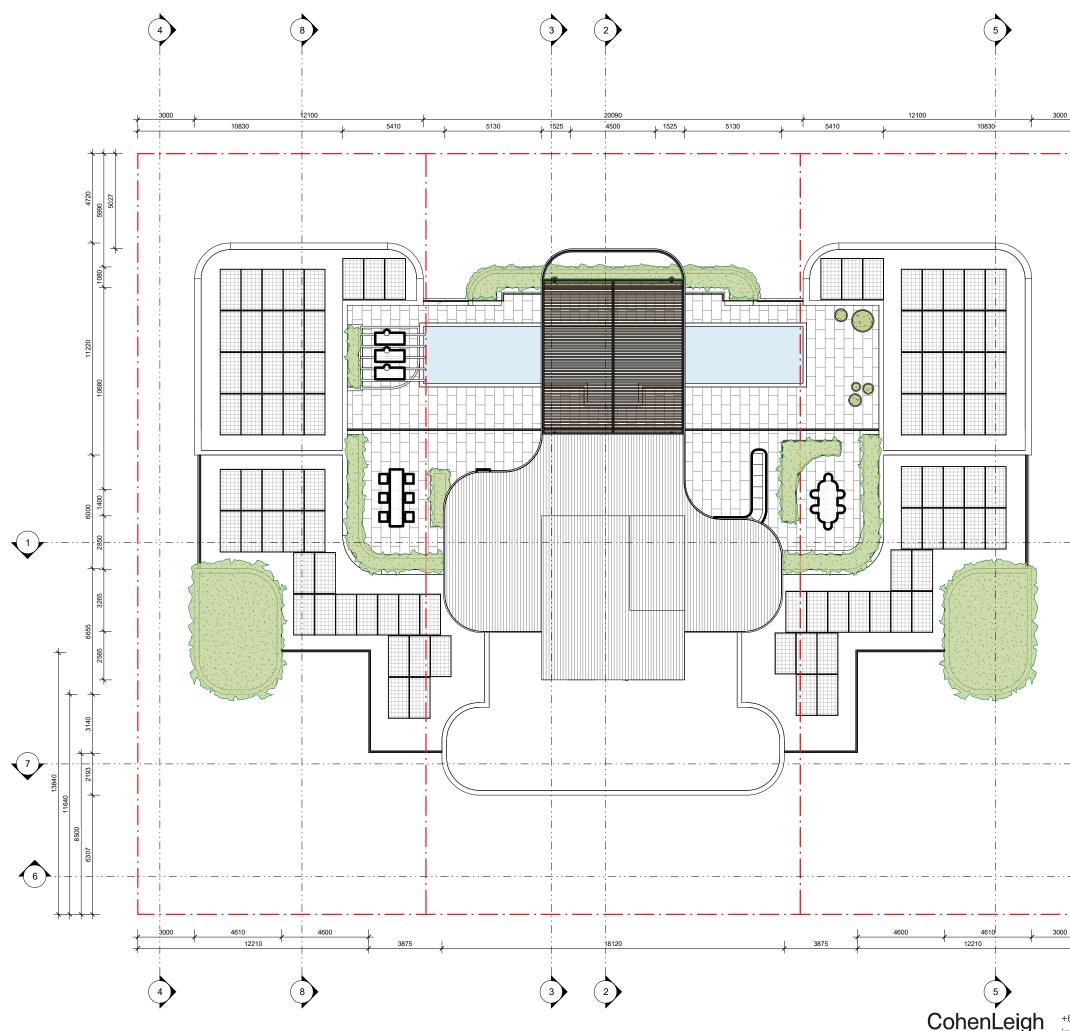


5.16 Plan - Roof Terrace 1:200

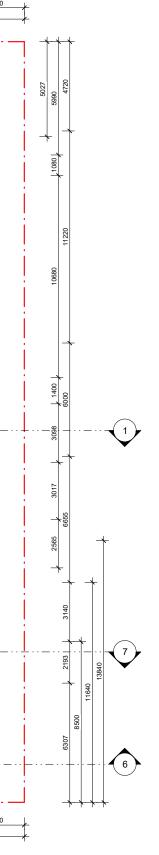


+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 40 of 68

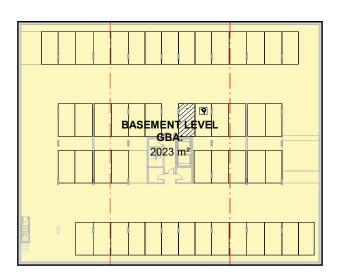


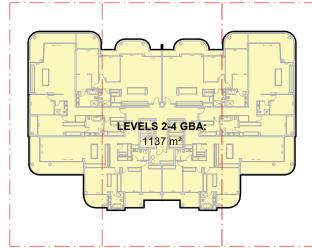


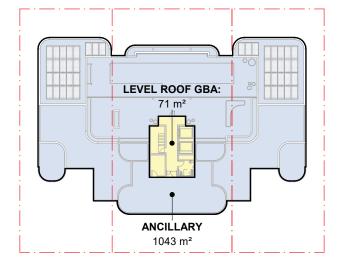


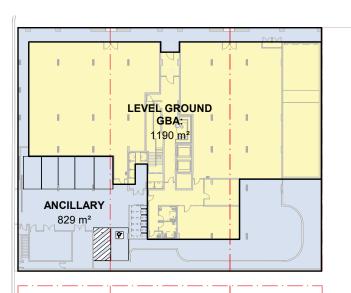
+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191

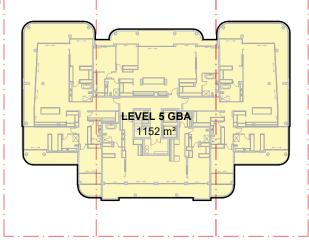
Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 41 of 68

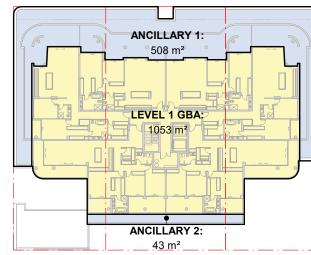


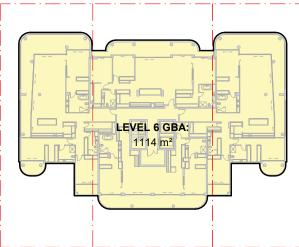












	Area Schedule (Gross Building)	
Not Placed	LEVEL LOWER ROOF - PART 1 GFA:	Not Placed
Not Placed	LEVEL LOWER ROOF - PART 2 GFA:	Not Placed
		0 m <sup>2</sup>
Basement Level	BASEMENT LEVEL GBA:	2023 m <sup>2</sup>
		2023 m <sup>2</sup>
Level Ground	ANCILLARY	829 m²
Level Ground	LEVEL GROUND GBA:	1190 m <sup>2</sup>
		2019 m <sup>2</sup>
Level 1	ANCILLARY 1:	508 m <sup>2</sup>
Level 1	ANCILLARY 2:	43 m <sup>2</sup>
Level 1	LEVEL 1 GBA:	1053 m <sup>2</sup>
		1604 m <sup>2</sup>
Level 2	LEVELS 2-4 GBA:	1137 m <sup>2</sup>
		1137 m <sup>2</sup>
Level 5	LEVEL 5 GBA	1152 m <sup>2</sup>
		1152 m²
Level 6	LEVEL 6 GBA:	1114 m <sup>2</sup>
		1114 m²
Level Roof Terra	ace ANCILLARY	1043 m <sup>2</sup>
Level Roof Terra	ace LEVEL ROOF GBA:	71 m <sup>2</sup>

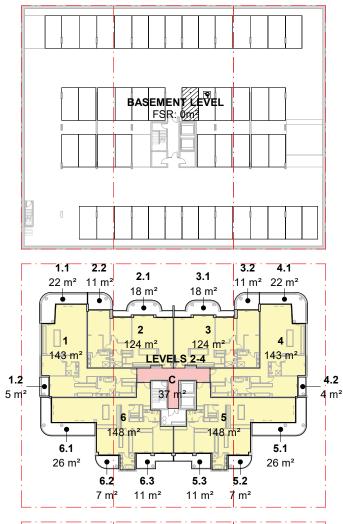


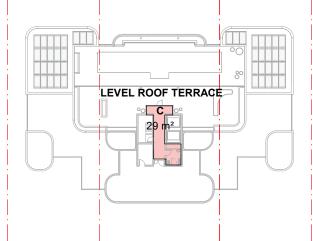
5.20 Area Analysis - GBA 1:500

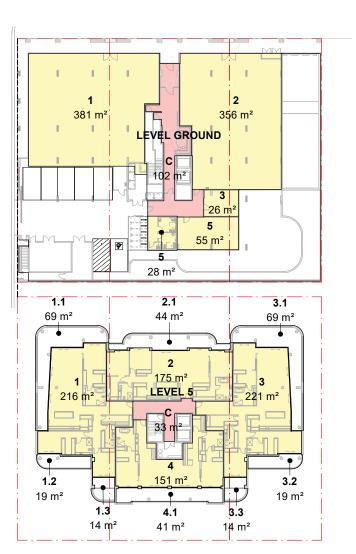


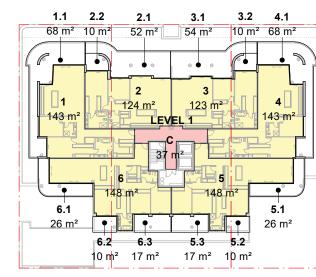
+61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Melrose St Sandringham, VIC 3191

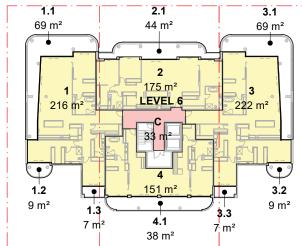
Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023

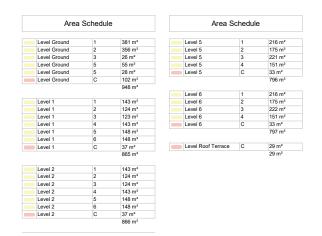




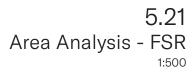












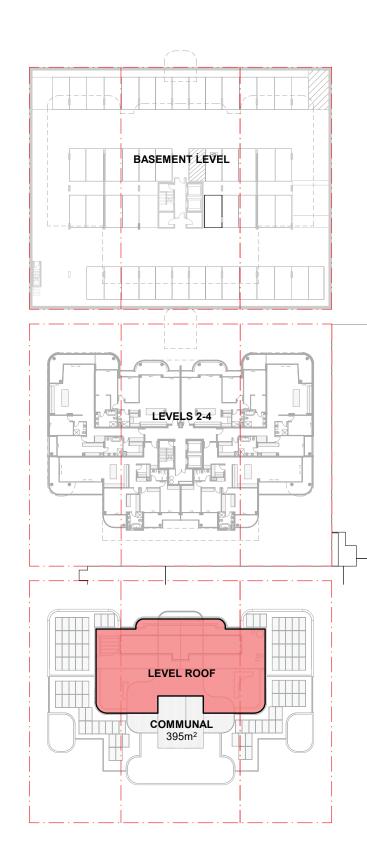


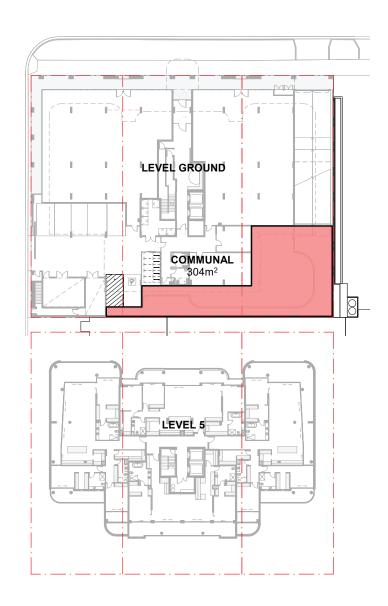
Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 43 of 68

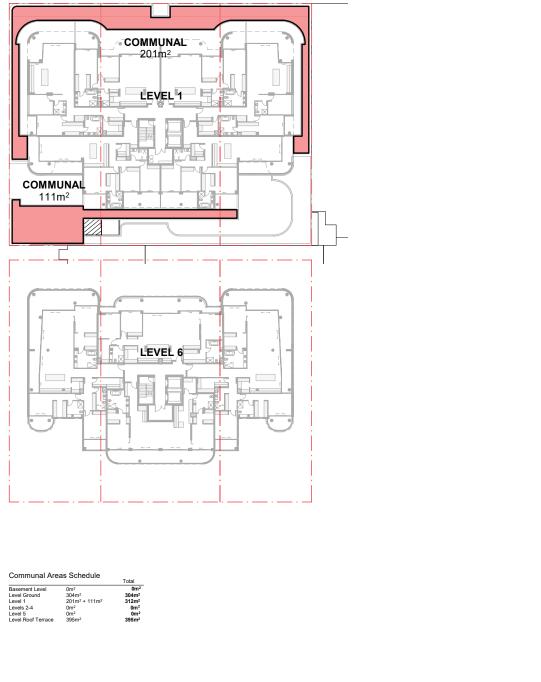
FLOOR SPACI	E RATIO	AND B		, BEDF	ROOMS	S AND	CARSPA		ALYSIS			
PROJECT PROJECT NO	SWIFT ST A	ALBURY ISSU		,								
CLIENT	220501 JOSS CAPI	TAL										
LOCATION												
	GROSS					%		NO OF	NO OF		B'MENT	TOTAL
	BUILDING		FSR			BALCONY/		B'MENT	GROUND	INTERNAL	1	
	AREA	FSR AREA	AREA/FLOOR	SR(RATIO)	TERRACE	TERRACE	BEDROOMS	CARPARKS	CARPARKS	STORE M3	M3	M3
BASEMENT	2023											
GROUND FLOOR	1190											
TENANCY 1	1130	381							3			
TENANCY 2		356							3			
CIRCULATION		102										
MEETING/ACTIVITY		26										
GENERAL AMENITIES		28										
GYMNASIUM		55	948									
LEVEL 1	1161					450/	-					00.7
APT 1		143			64					8.7		
APT 2 APT 3		124			64 64	1				4.3	1	
APT 3 APT 4		124			64					4.3		
APT 5		143			53					5.7		
APT 6		140			53		-			5.7		
CORE CIRCULATION		37				0070		-		0.1	10	10.1
LEVEL 2	1137											
APT 1		143			27	19%	2	2 1		8.7	10	18.7
APT 2		124			29			2 1		4.3	10	14.3
APT 3		124			29					4.3	10	14.3
APT 4		143			26					8.7	-	18.7
APT 5		148			44					5.7	-	
APT 6		148			44	30%	3	8 2	2	5.7	21	26.7
CORE CIRCULATION		37	867									
	1407											
LEVEL 3 APT 1	1137	143			27	19%	2	2		8.7	19	27.7
APT 2		143			27	_				4.3	-	
APT 3		124			29					4.3		
APT 4		143			26	1				8.7		
APT 5		148			44					5.7		
APT 6		148			44					5.7		
CORE CIRCULATION		37	867									
LEVEL 4	1137											
APT 1		143			27	19%	2	2 2	2	8.7	18	26.7
APT 2		124			29					4.3	1	
APT 3		124			29	1				4.3	1	
APT 4		143			26		2	2 2		8.7		
APT 5		148			44					5.7	1	25.7
APT 6		148			44	30%	3	2		5.7	19	24.7
CORE CIRCULATION		37	867									ļļ
											<u> </u>	
LEVEL 5	1131				100	470/	-				1.	0.5 (
APT 1		216			102					7.1		
APT 2 APT 3		175 221			44					6.1		
APT 3		151			41	1				6.2	1	
CORE CIRCULATION		33			+1	2170	2	2	1	0.2	. 19	20.2
			,30									
LEVEL 6	1114										1	
APT 1		216			85	39%	3	1 2		7.1	18	25.1
APT 2		175			44					6.1		
APT 3		222			85		3			7.1		25.1
APT 4		151			38			2 2		6.2	. 18	24.2
CORE CIRCULATION		33	797									
ROOF		70										
		70	29									
TOTALS	6817		6038	2.98467622			78	52	6	202.6	479	681.6

CohenLeigh Architects +61 3 9521 6888 info@cohenleigh.com Suite 1, Level 1, 5-13 Me

### 5.22 Area Analysis - FSR Summary





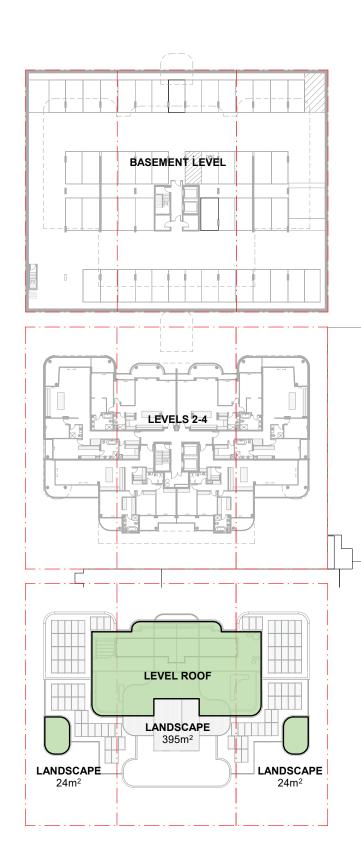


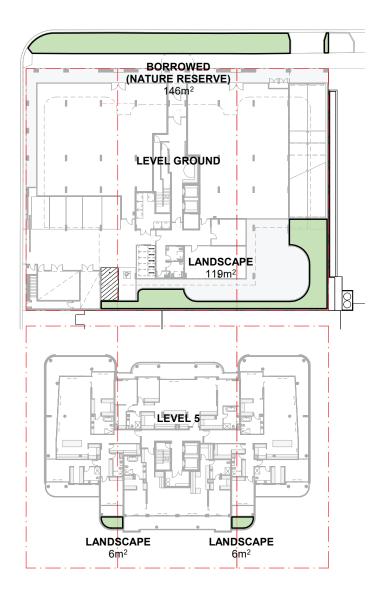
Communal Areas Schedule				
		Total		
Basement Level	0m <sup>2</sup>	0m <sup>2</sup>		
Level Ground	304m <sup>2</sup>	304m <sup>2</sup>		
Level 1	201m <sup>2</sup> + 111m <sup>2</sup>	312m <sup>2</sup>		
Levels 2-4	0m <sup>2</sup>	0m <sup>2</sup>		
Level 5	0m <sup>2</sup>	0m <sup>2</sup>		
Level Roof Terrace	395m <sup>2</sup>	395m <sup>2</sup>		

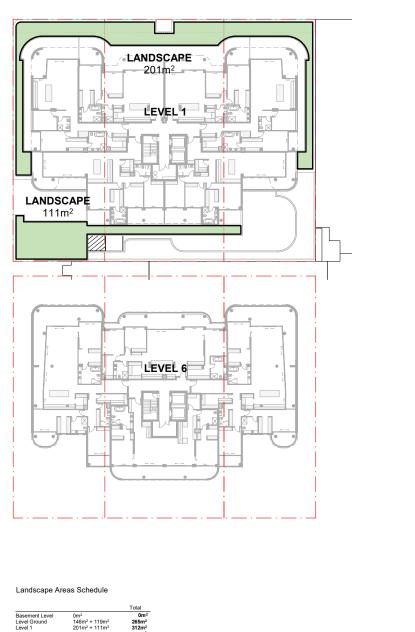


5.23 Area Analysis - Communal & Public Open Areas

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 45 of 68







		Total
Basement Level	0m <sup>2</sup>	0m <sup>2</sup>
Level Ground	146m <sup>2</sup> + 119m <sup>2</sup>	265m <sup>2</sup>
Level 1	201m <sup>2</sup> + 111m <sup>2</sup>	312m <sup>2</sup>
Levels 2-4	0m <sup>2</sup>	0m <sup>2</sup>
Level 5	6m <sup>2</sup> + 6m <sup>2</sup>	12m <sup>2</sup>
Level Roof Terrace	24m <sup>2</sup> + 24m <sup>2</sup> + 395m <sup>2</sup>	443m <sup>2</sup>



5.23 Area Analysis -Landscape Areas

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 46 of 68



5.40 Section 1 1:200

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 51 of 68



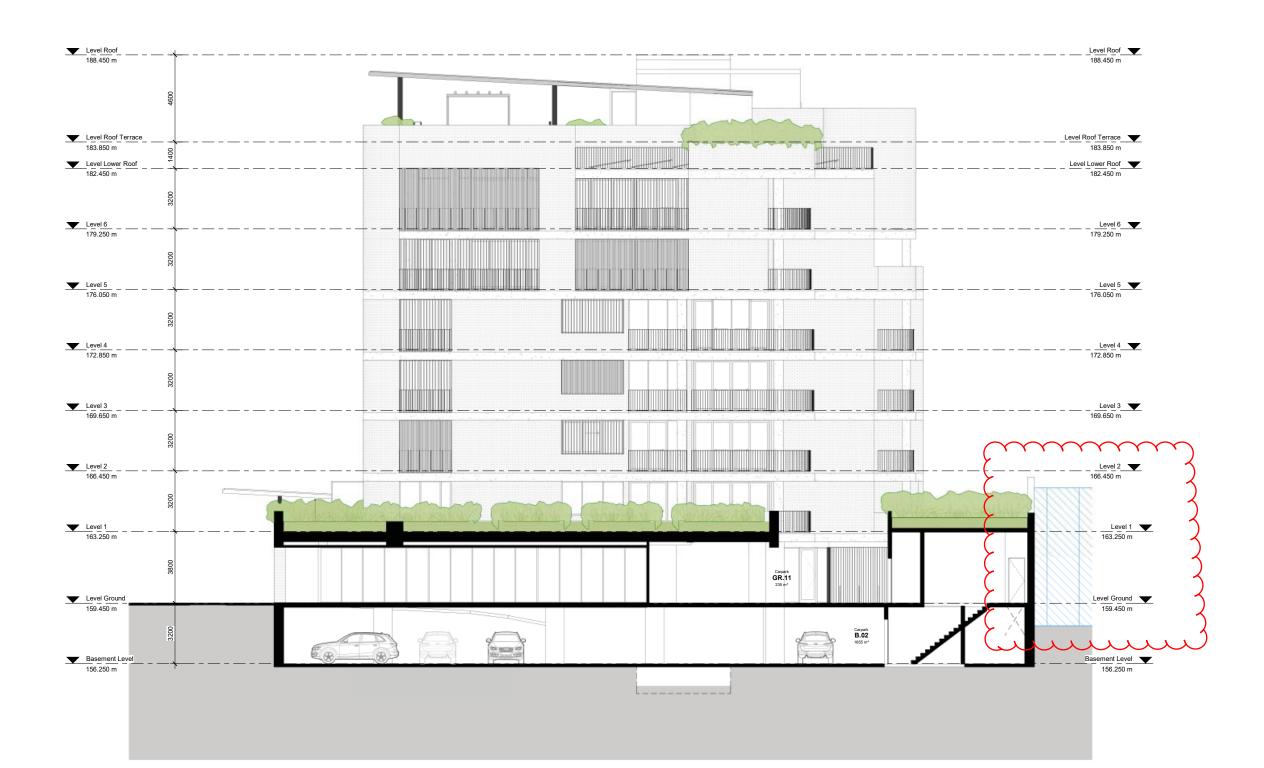
#### 5.41 Section 2

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 52 of 68



#### 5.42 Section 3

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 53 of 68



5.43 Section 4 1:200

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 54 of 68



#### 5.44 Section 5 1:200

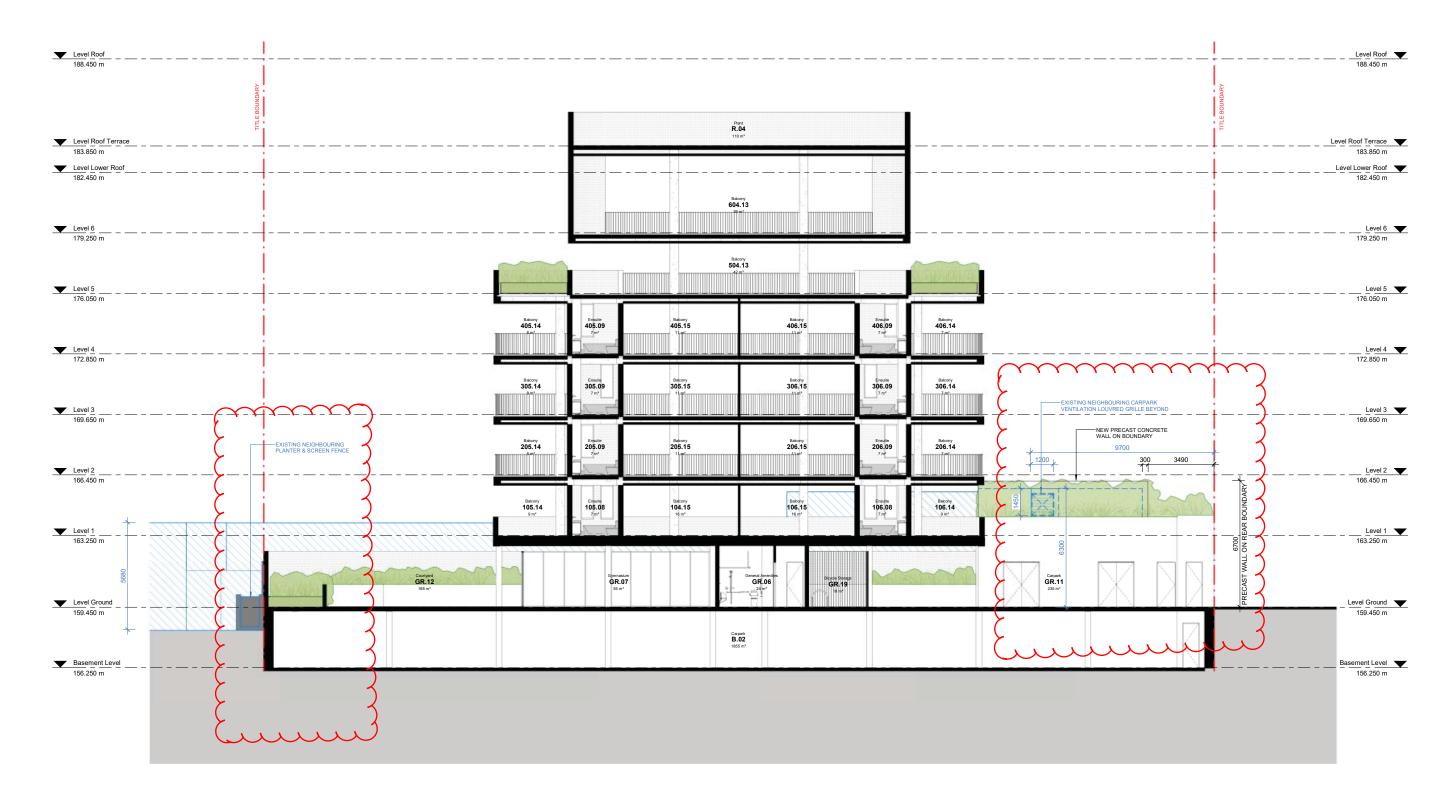
Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023



CohenLeigh<br/>Architects+61 3 9521 6888<br/>info@cohenleigh.com<br/>Suite 1, Level 1, 5-13 Melrose St<br/>Sandringham, VIC 3191

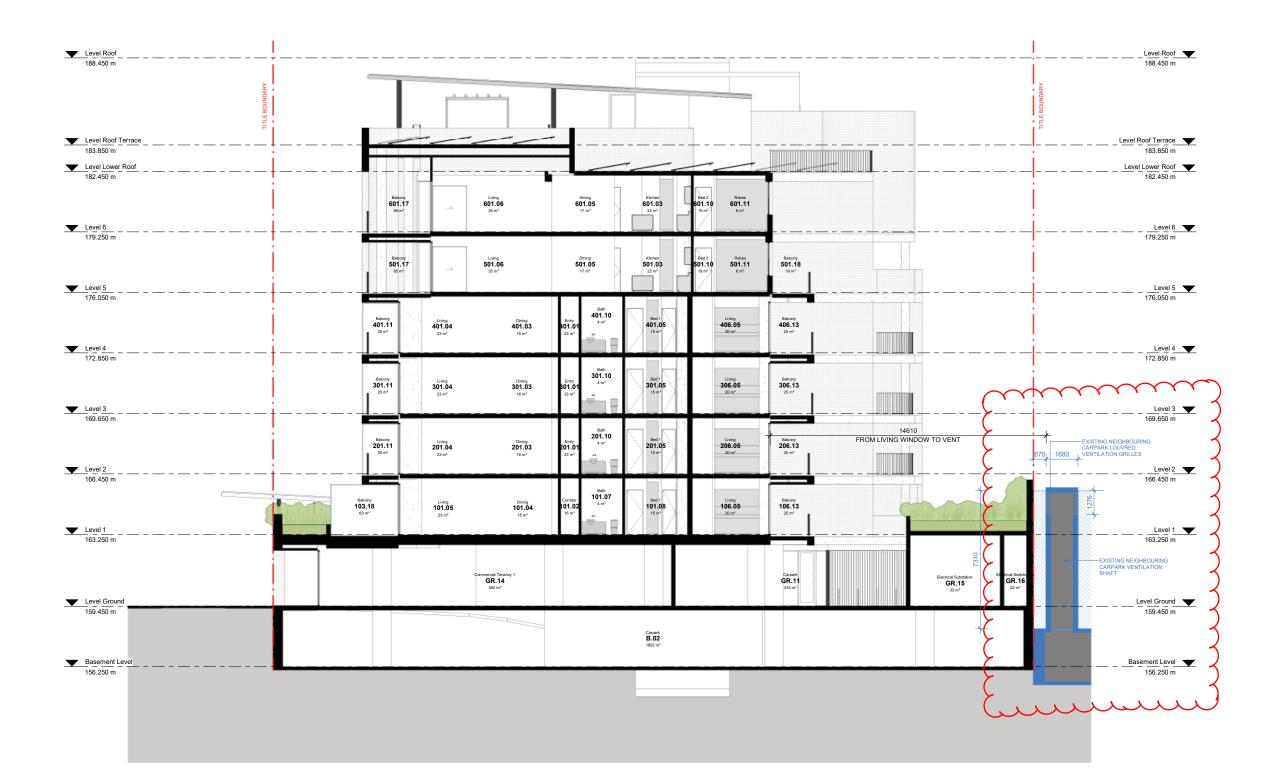
5.45 Section 6

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 56 of 68



5.50 Site Section 7-Sheet 1 1:200

Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 65 of 68



CohenLeigh<br/>Architects+61 3 9521 6888<br/>info@cohenleigh.com<br/>Suite 1, Level 1, 5-13 Melrose St<br/>Sandringham, VIC 3191

5.51 Site Section 8 -Sheet 2 1:200

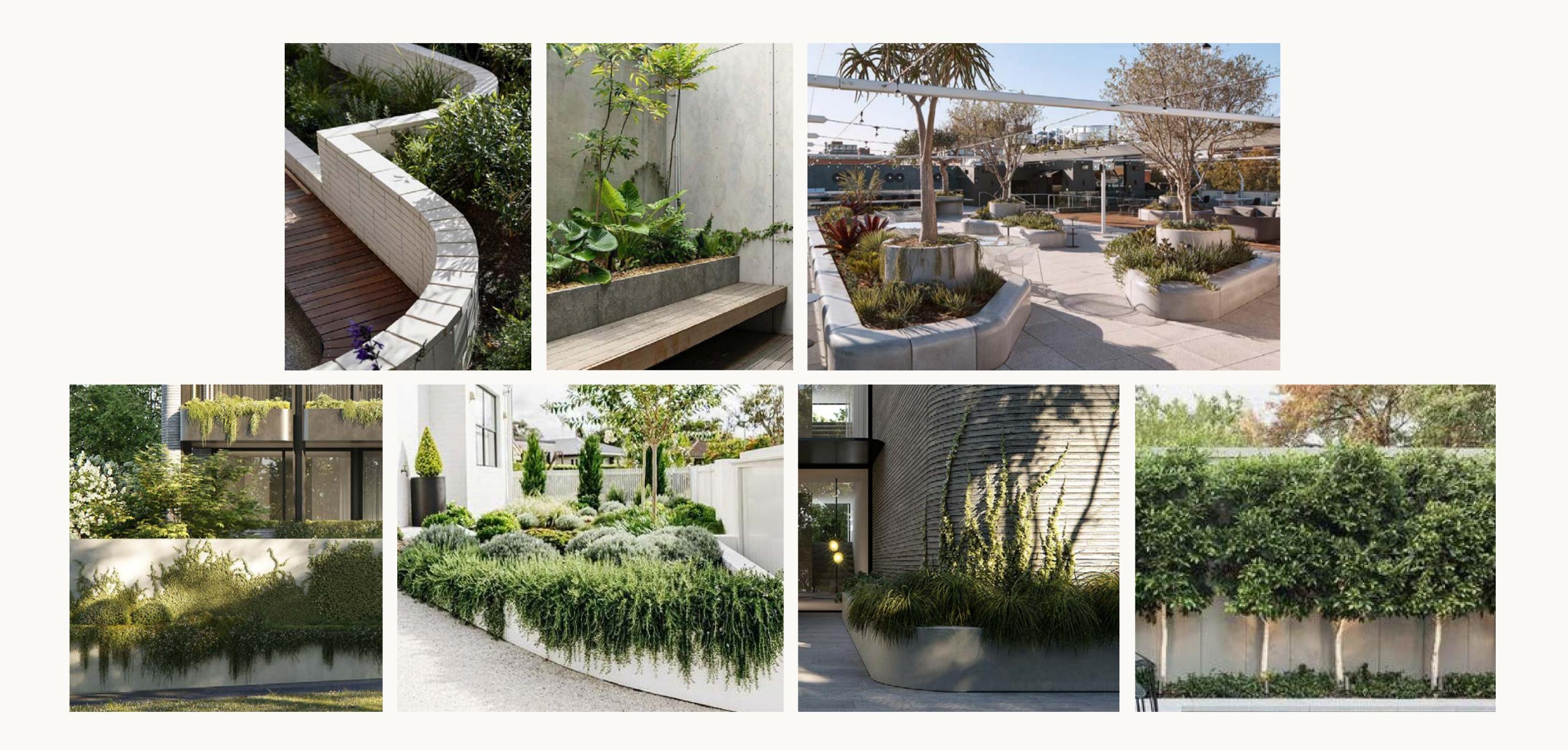
Project 220501 Swift Street - Mixed Use Development Issue: F Date: 01.11.2023 Page 66 of 68





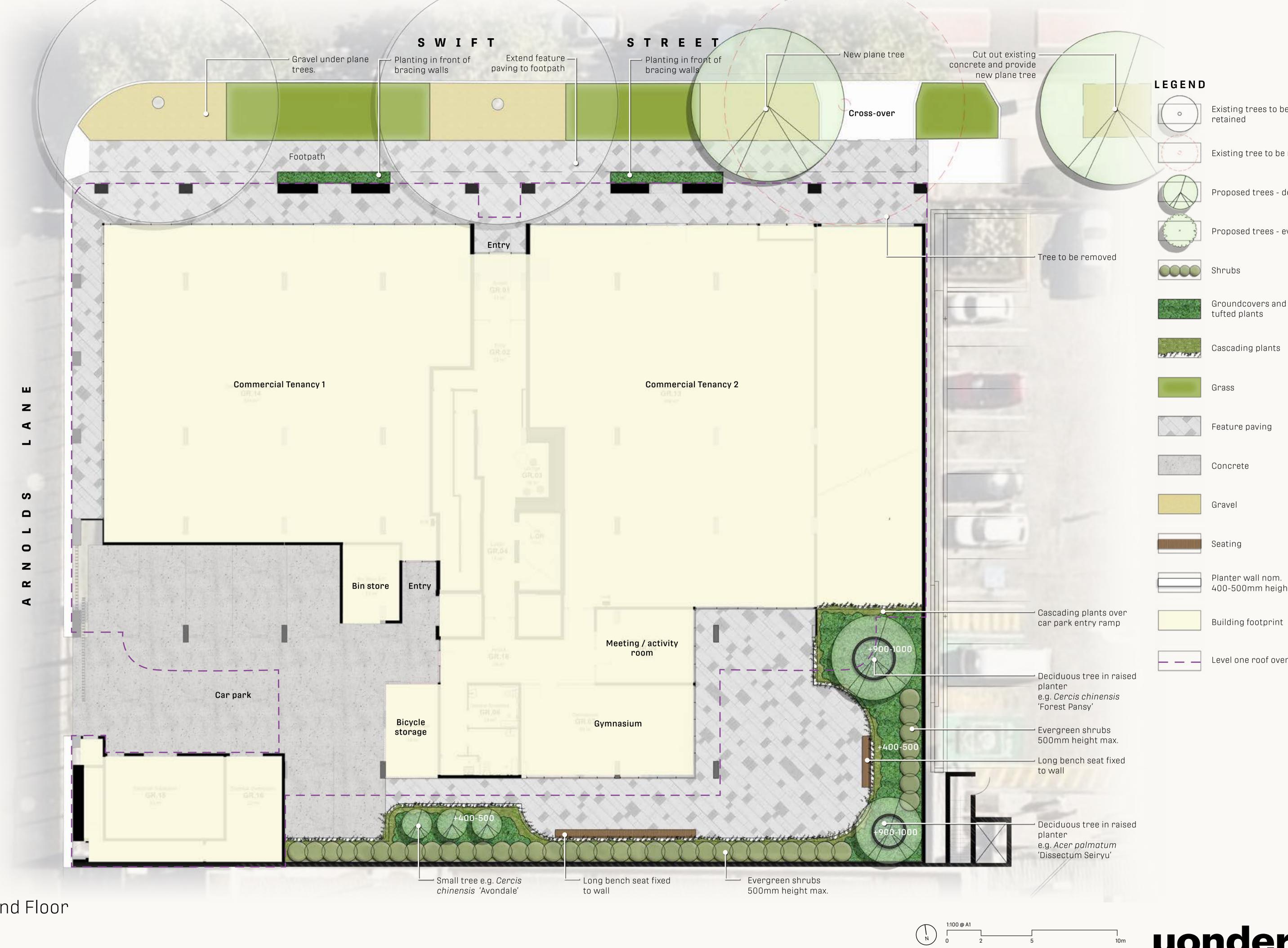
Swift Street, Albury, NSW Date: 07 June 2023 Revision: B Prepared for Joss Group by YONDER LANDSCAPE ARCHITECTURE ©

## Mixed use building Swift Street LANDSCAPE CONCEPT



## Ground Floor Precedent Images





## Ground Floor

We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country. We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

Existing trees to be retained

Existing tree to be removed

Proposed trees - deciduous

Proposed trees - evergreen

Cascading plants

Concrete

Planter wall nom. 400-500mm height min.

Building footprint

Level one roof over

| 10m





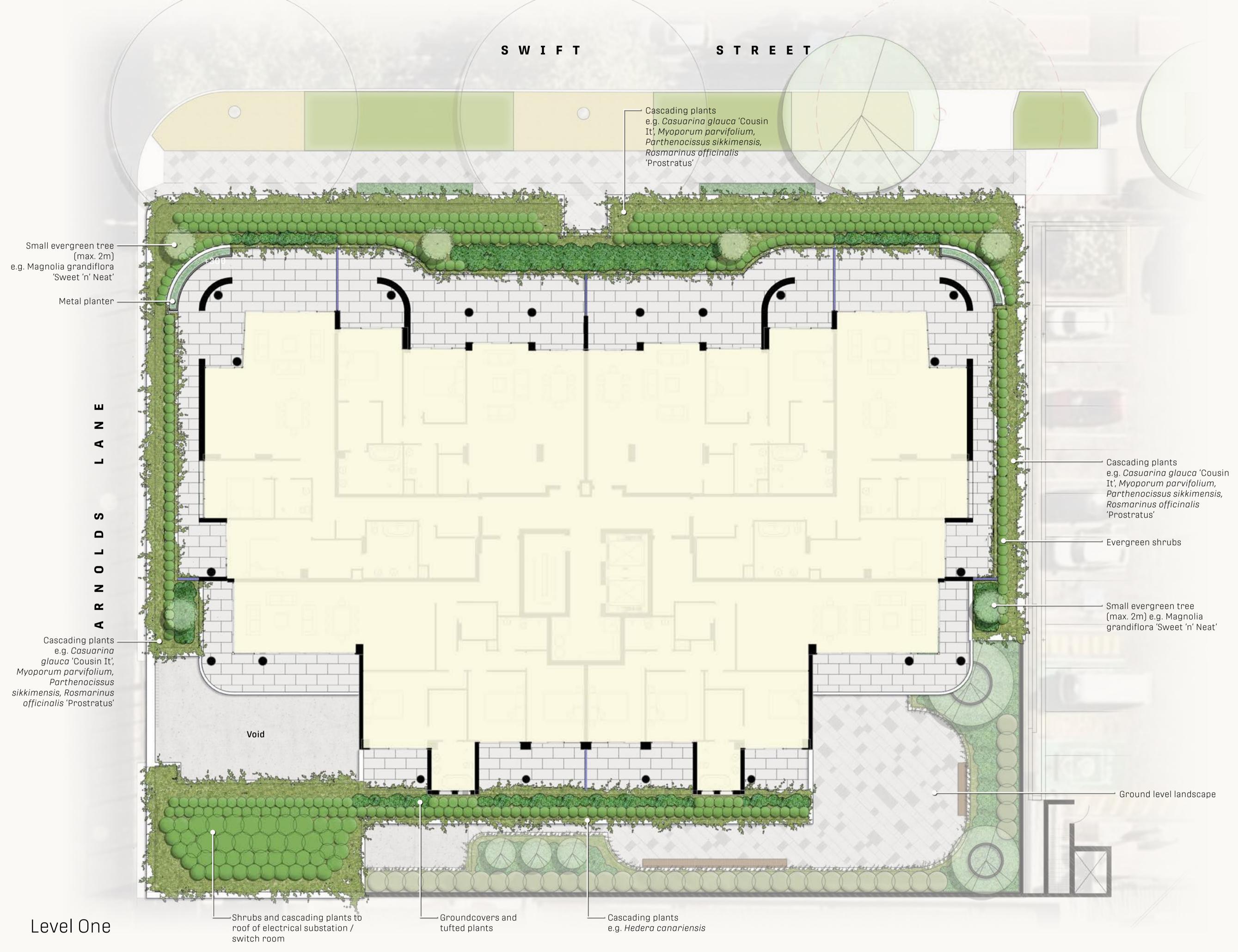


## Level One & Five Precedent Images

We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country. We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

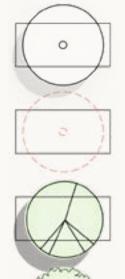






We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country. We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

LEGEND



Existing trees to be retained

Existing tree to be removed

Proposed trees - deciduous

Proposed trees - evergreen



Shrubs

Groundcovers and tufted plants

Cascading plants

Metal planter for resident use

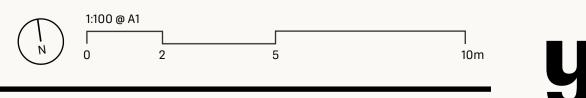
Feature paving

Planter wall nom. 400-500mm height min.

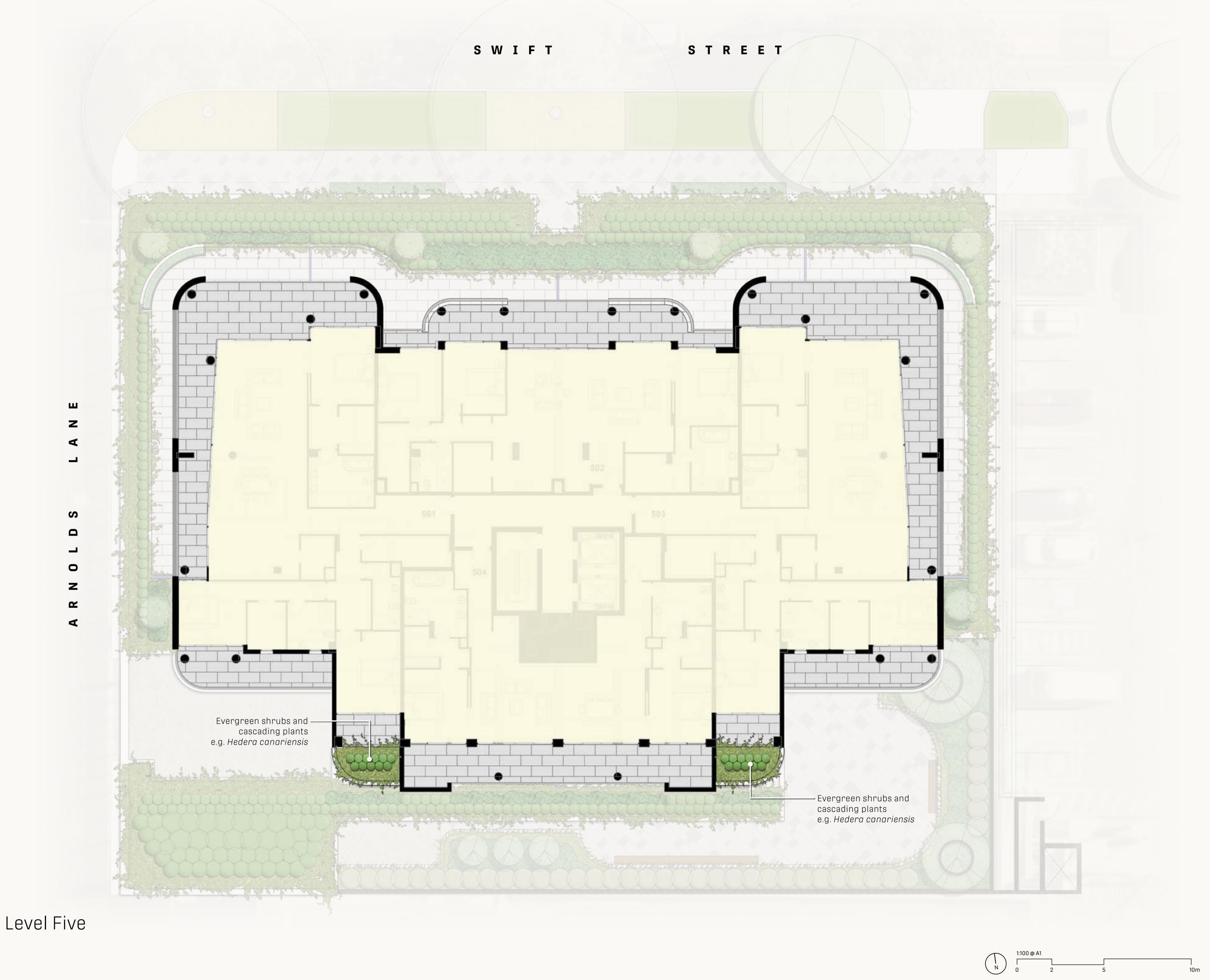
Screen

Building footprint

Plan number: 1 **Revision:** A Plan title: Level One Landscaping Drawn by: Yonder Date: 18/07/2023







#### We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country. We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.

#### LEGEND



Shrubs

Cascading plants

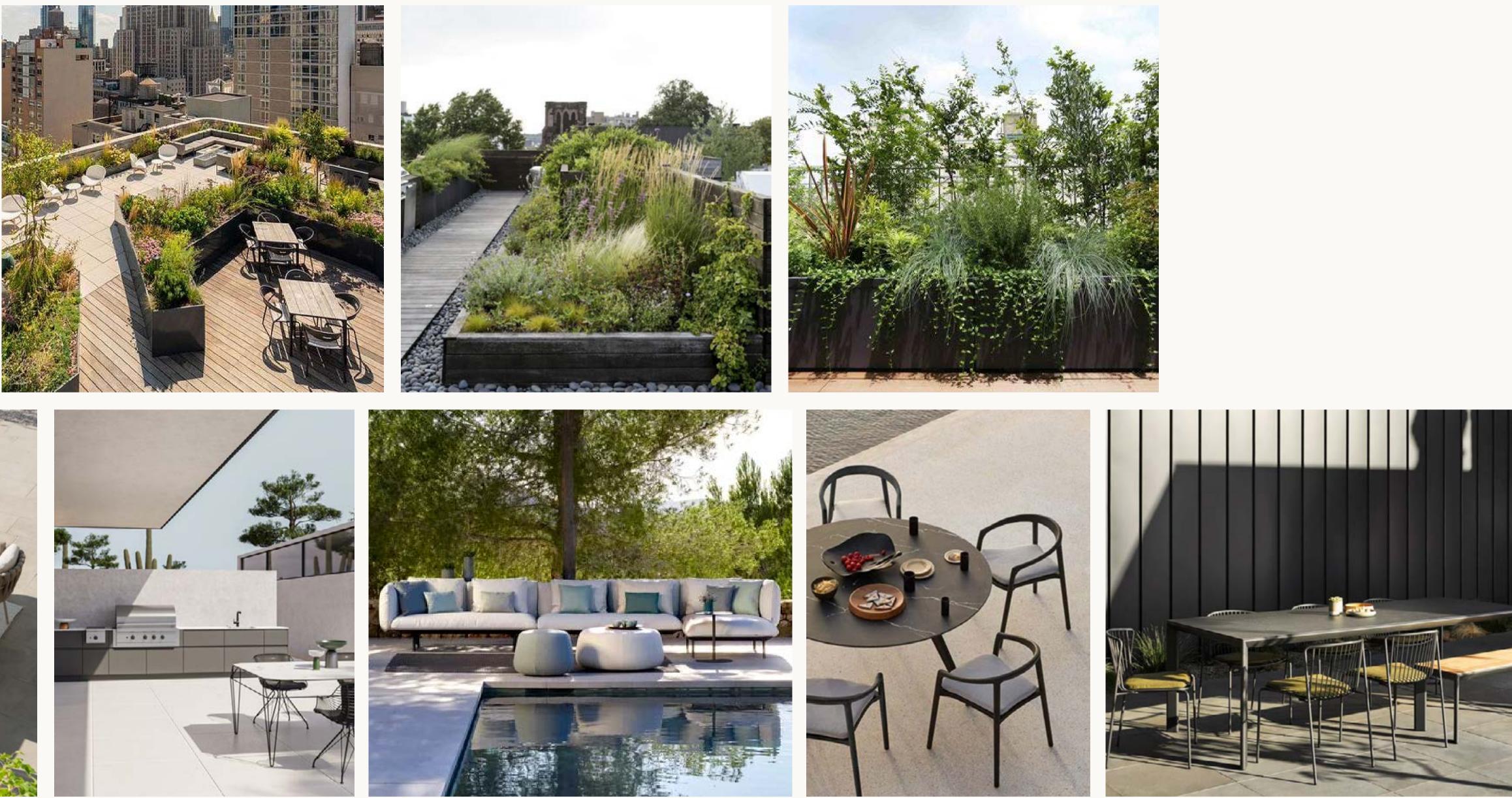
Feature paving

Planter wall nom. 400-500mm height min.

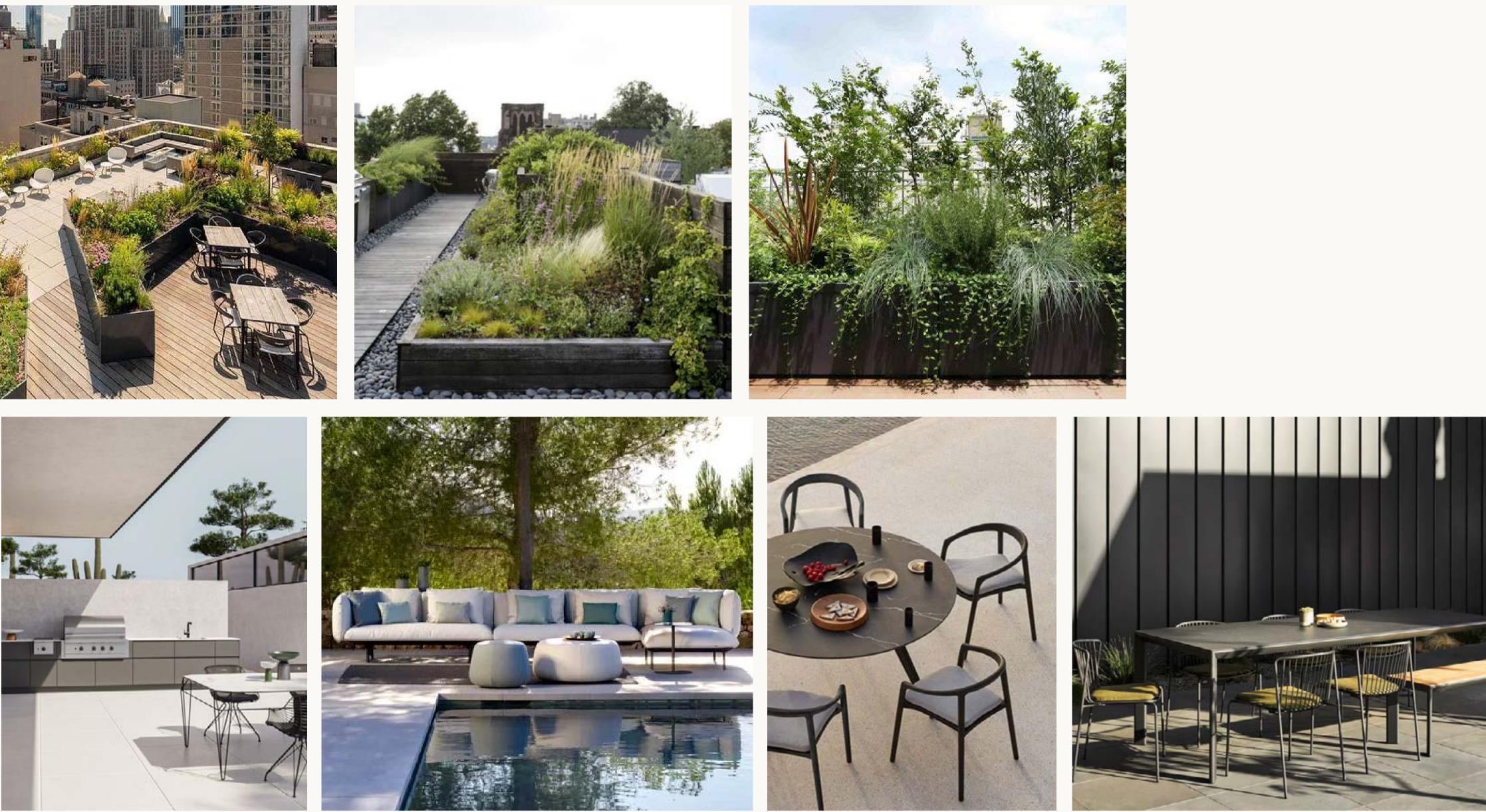
Building footprint

Plan number: 2 Revision: A Plan title: Level Five Landscaping Drawn by: Yonder Date: 18/07/2023





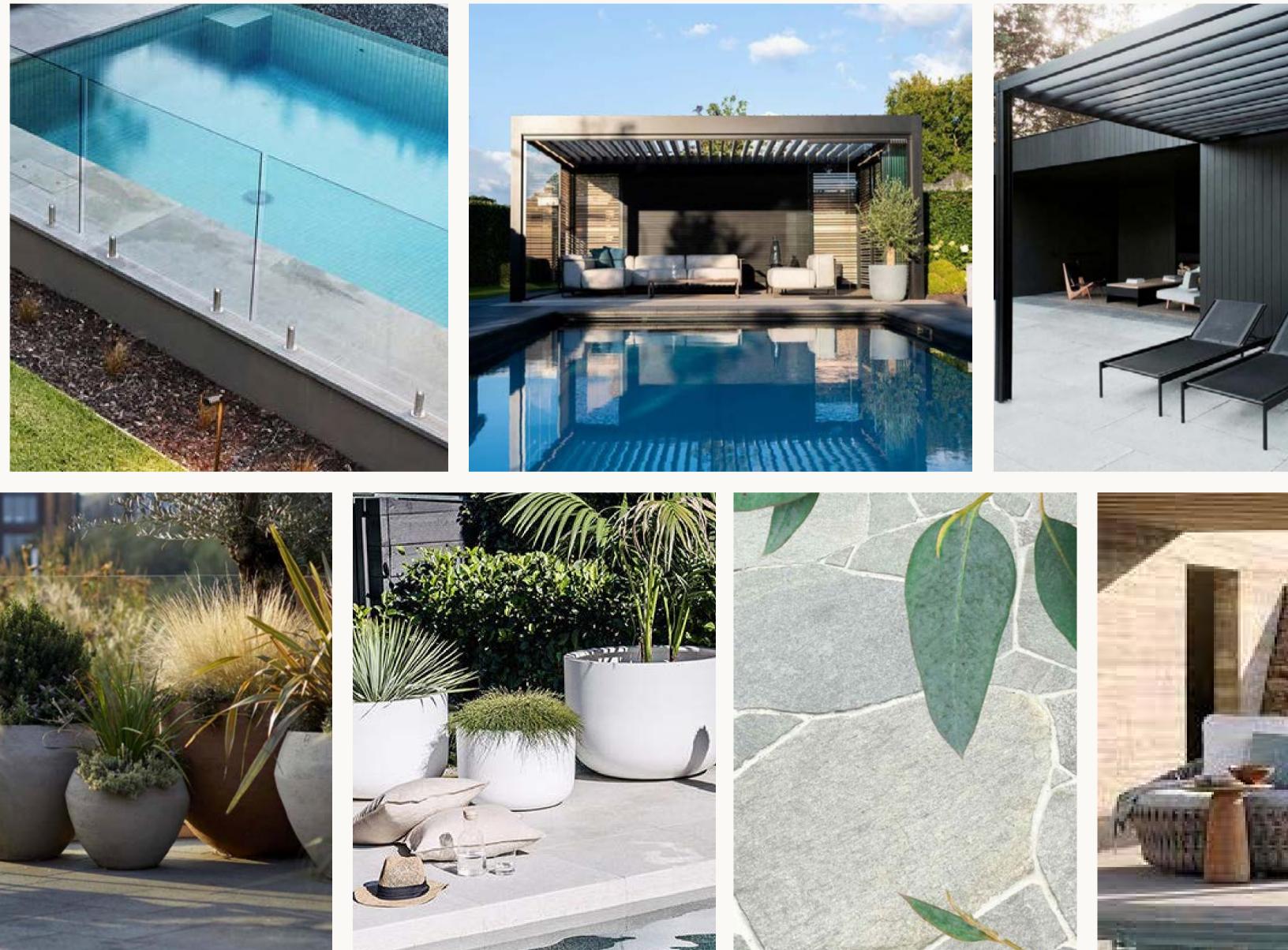




## Roof Level Precedent Images







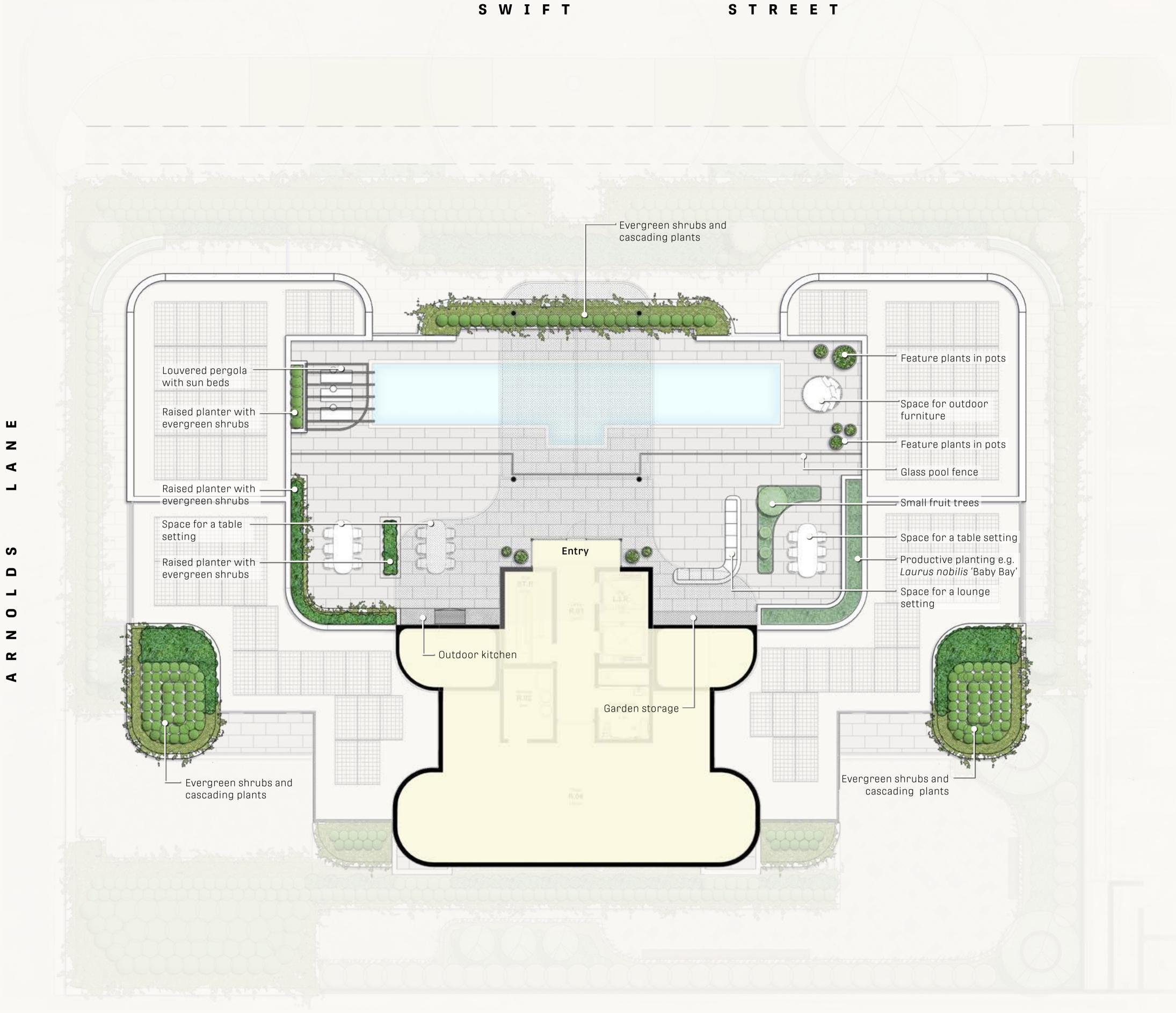


## Roof Level Precedent Images

We acknowledge and respect Traditional Owners as the traditional custodians of our shared lands, waters and seas. We recognise their unique ability to care for Country and their deep spiritual connection with Country. We honour Elders past, present and emerging, whose knowledge and wisdom will ensure the continuation of culture, and the values which uphold them.







## Roof Level

#### LEGEND

	Shrubs
	Groundcovers and tufted plants
13597#175KY/	Cascading plants
	Productive planting
	Feature paving
	Planter wall nom. 400- 500mm height min.
000	Ornamental pots
	Building footprint

Plan number: 3 Revision: A Plan title: Roof Level Landscaping Drawn by: Yonder Date: 18/07/2023



 N
 1:100 @ A1

 N
 0
 2
 5
 10m



*Acer palmatum* 'Red Pygmy' Dwarf Japanese Maple

2m H x 2m W



*Acmena smithii* 'Moonlight Flame' Moonlight Flame Lilly Pilly

2.5-3.5m H x 2m W



Acer palmatum 'Dissectum Seiryu' Upright Japanese Maple

4mHx4mW



*Correa* 'Green Dream' White Correa

1-1.5m x 1-1.5m W



*Syzygium paniculatum* 'Lillyput' Lillyput Lilly Pilly

1.5-2m H x 1.5-2m W



Trachelospermum jasminoides

Star Jasmine



*Viburnum odoratissimum 'VOC1'* Dense Fence Sweet Viburnum

2.5-3.5m H x 2m W



Parthenocissus henryana

Silver Vein Creeper



*Cercis chinensis* 'Avondale'

Chinese Redbud

3m H x 2m W

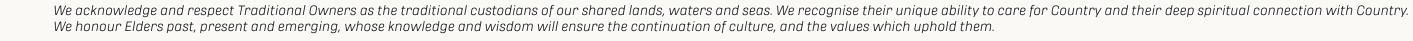


Escallonia iveyi White Escallonia 1.5-2m x 1.5-3m W



Westringia fruticosa 'Zena' Coastal Rosemary

0.5-1m H x 0.5-1m W





*Cercis canadensis* 'Forest Pansy'

Redbud

5m H x 5m W



*Magnolia grandiflora '*Sweet' n 'Neat' Magnolia

3mHx2mW



Tristaniopsis laurina 'Luscious' Water Gum 8m H x 4m W



Laurus nobilis 'Baby Bay'

Вау

2m x 2m W



Philotheca myoporoides Long-leaf Wax Flower

0.8-1m x 0.8-1m W



*Rhaphiolepis indica* 'Snow Maiden' Indian Hawthorn Snow Maiden

0.7m x 0.5m W

Plan number: 4 **Revision:** A Plan title: Plant Selections 1 Drawn by: Yonder Date: 18/07/2023



Lagerstroemia indica 'Acoma'

Crepe Myrtle (White)

3 H x 3m W



Platanus x acerifolia

London Plane

14m H x 10m W



Rhaphiolepis indica 'Cosmic White' Indian Hawthorn Cosmic White

1.5-2m x 1.5m W



*Rosmarinus officinalis* 'Jessop's Upright' Rosemary

0.6-1m H x 0.6-1.5m W





Agave geminiflora

Twin Flower Agave

0.6-1m H x 0.6-1m W



Aloe hybrid 'ALO2' PBR Mighty Gold

0.5m H x 0.35m W



*Anigozanthos flavidus* 'Bush Ranger' Red Kangaroo Paw

0.6m H x 0.5m W



*Liriope muscari* 'Evergreen Giant' Lily Turf

0.6m H x 0.6m W



Lomandra longifolia 'Verday' Mat Rush

0.6m H x 0.6m W



Kalanchoe orgyalis Copper Spoons 1m H x 0.2m W



Casuarina glauca 'Cousin It'

She-oak



Dichondra argentea 'Silver Falls' Silver Nickel Vine



Hardenbergia violacea Happy Wanderer



Anigozanthos viridis Green Kangaroo Paw

0.5-1m H x 0.4-0.6 W



*Kniphofia caulescens* 'Red Hot Poker' Red Hot Poker

1m H x 0.6-1m W



Crassula ovata 'Bluebird'

Bluebird

1m H x 1m W



Poa sieberiana Tussock Grass 0.5-1m H x 0.5m W



*Crassula undulatifolia* 'Max Cook' Bluewaves

1m H x 1m W





Senecio serpens Blue Chalksticks 0.15-0.3m H x 0.6-1m W



Hedera canariensis Canary Islands Ivy



Myoporum parvifolium Creeping Boobialla



Parthenocissus sikkimensis Virginia Creeper

0.4m H x 0.4m W



Dietes iridoides 'White Tiger'

False Iris

0.3-0.6m H x 0.3-0.6m W

Plan number: 5 **Revision:** A Plan title: Plant Selections 2 Drawn by: Yonder Date: 18/07/2023



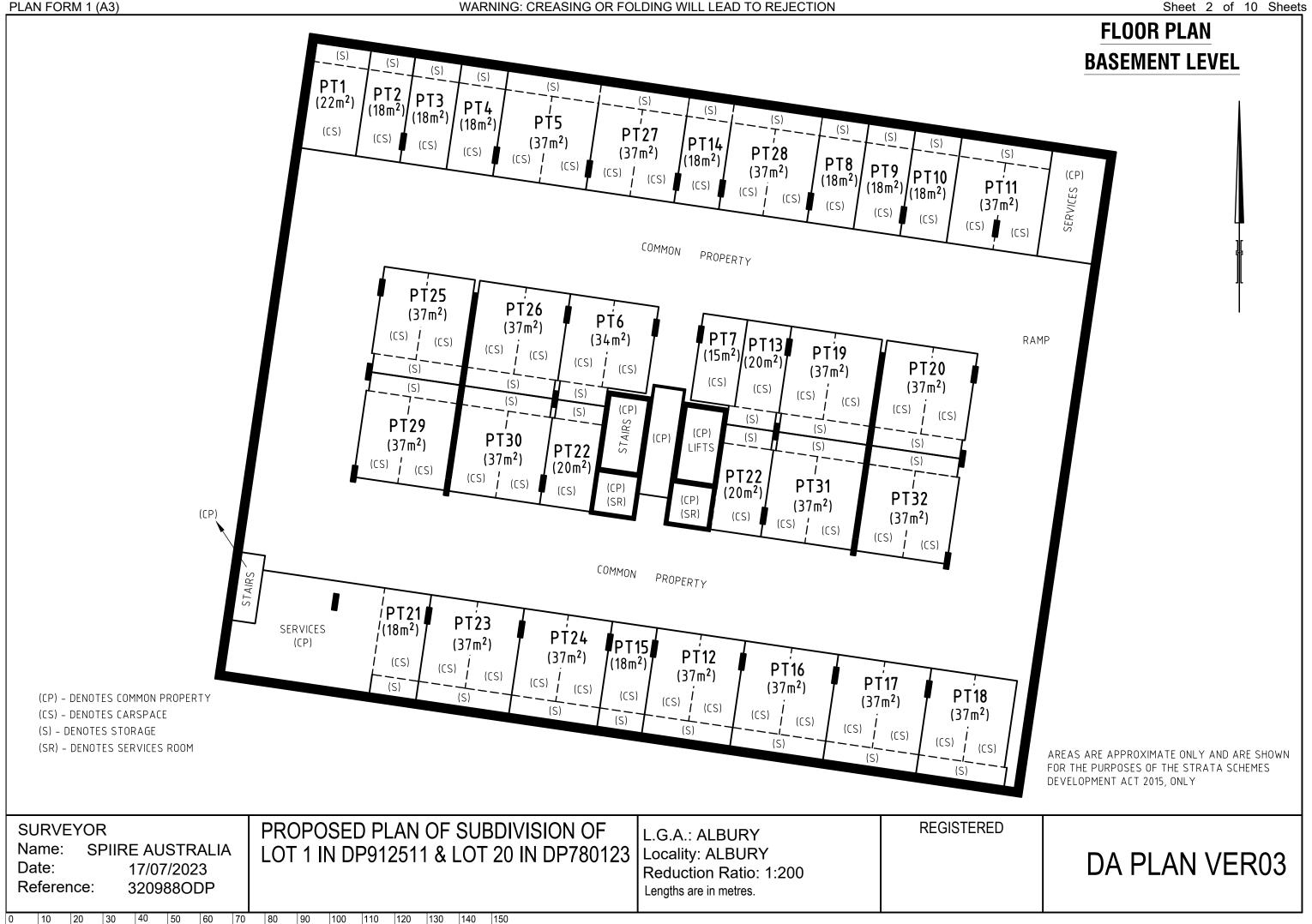
*Rosmarinus officinalis* 'Prostratus' Creeping Rosemary



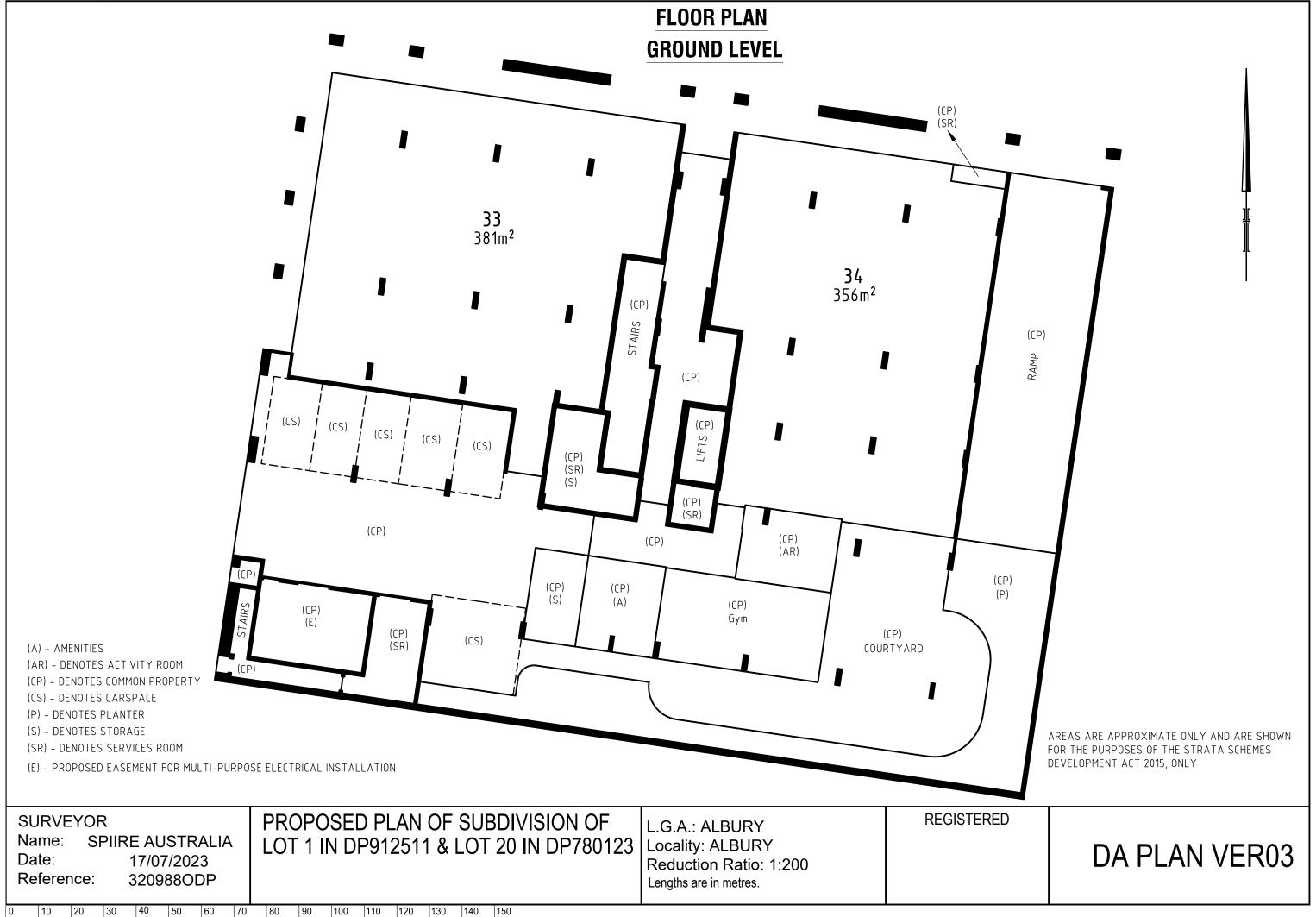
Russelia equisetiformis Firecracker Plant



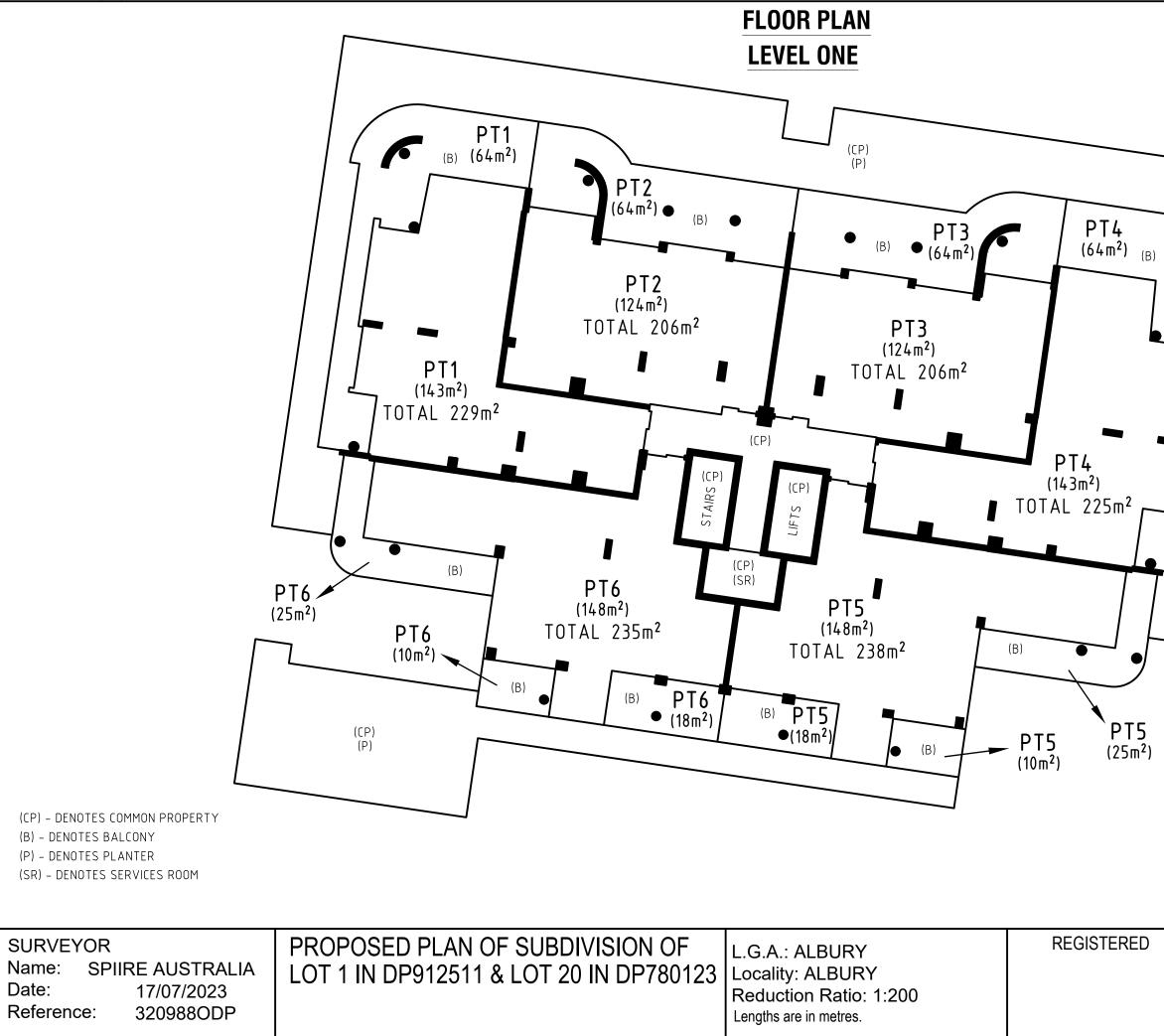
PLAN FORM 1 (A3)



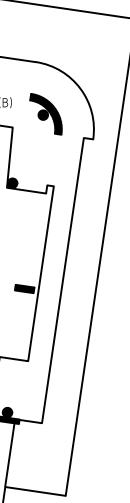
0



0

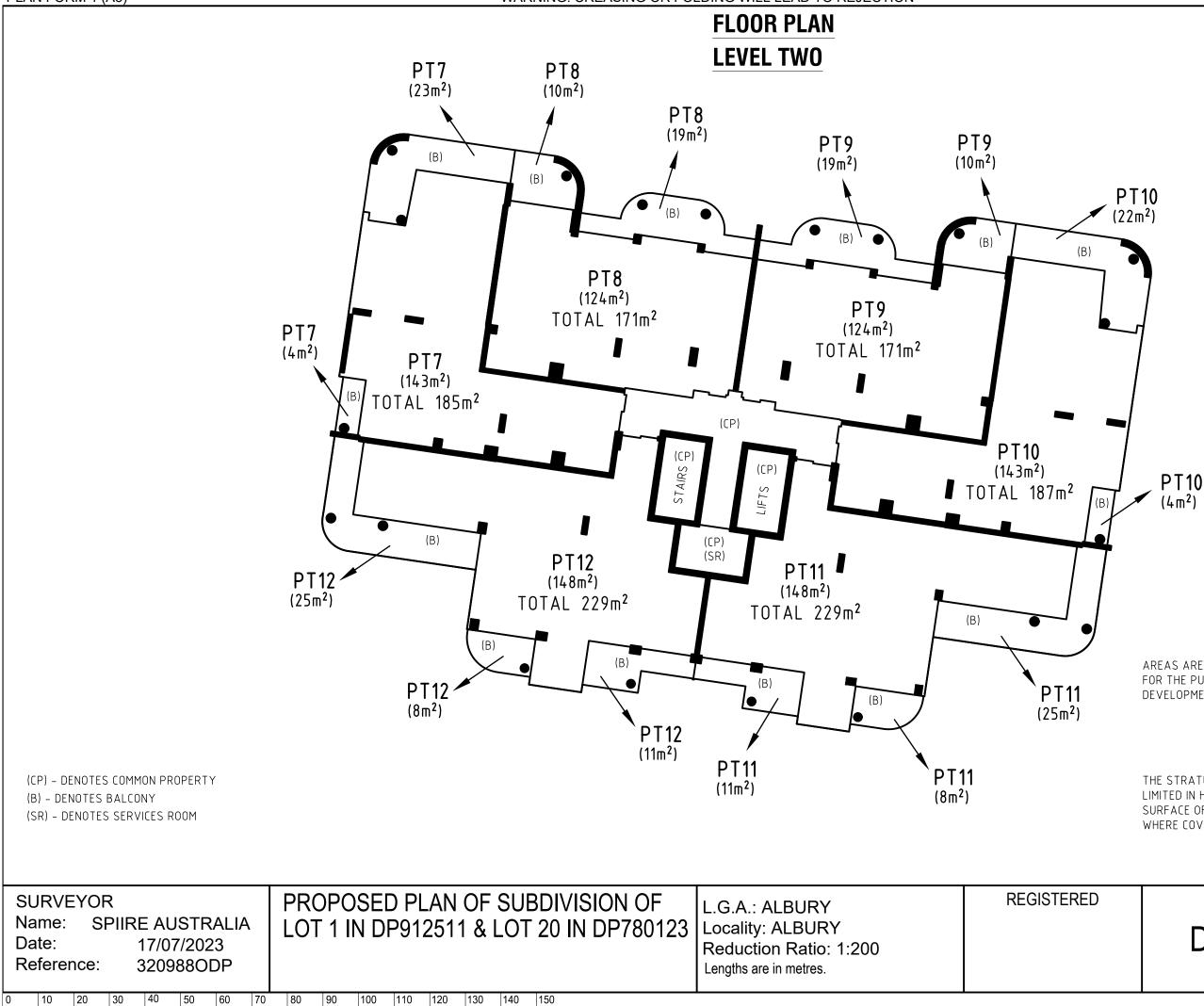


10 20 30 40 50 60 70 80 90 100 110 120 130 140 150



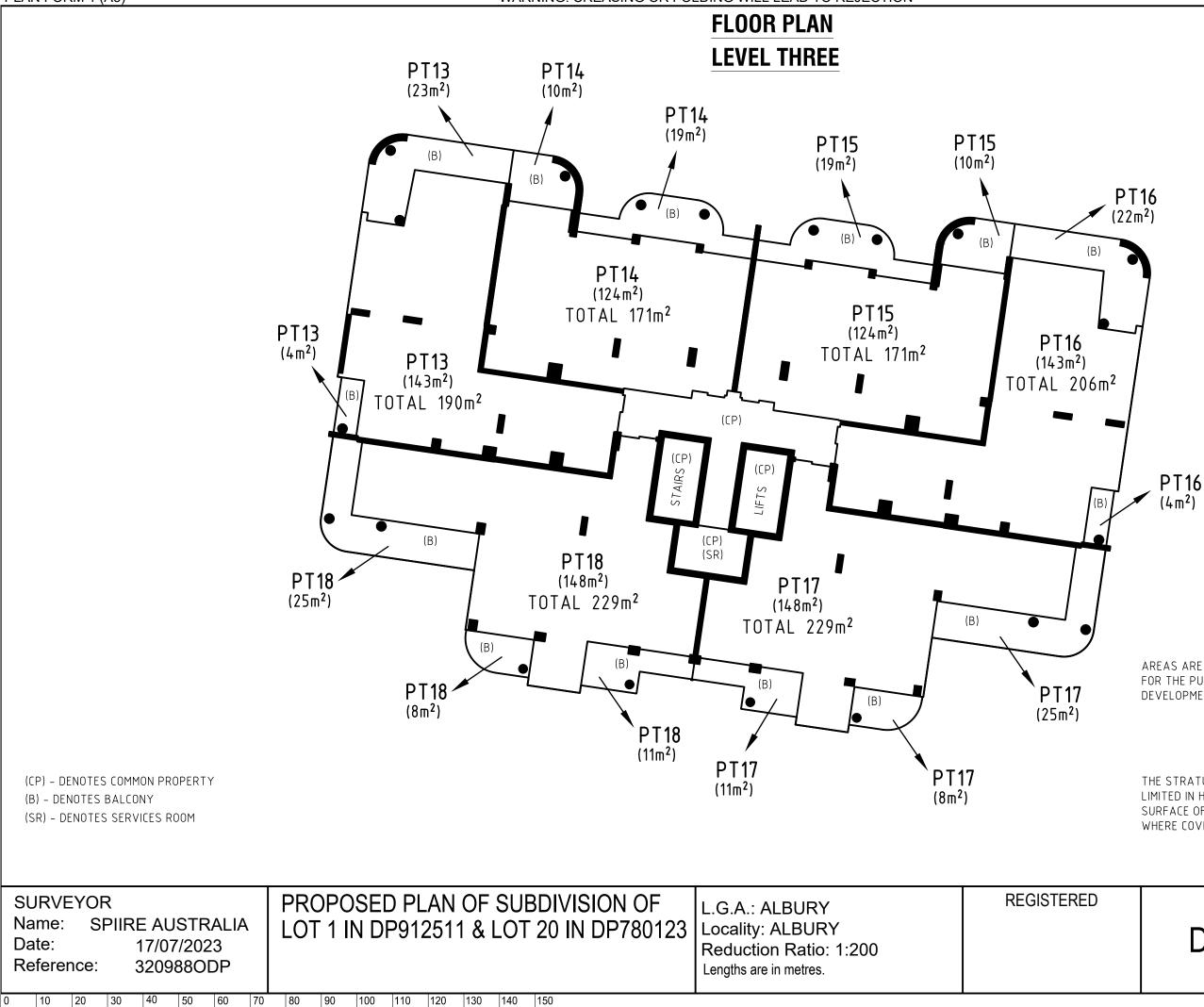
AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015, ONLY

THE STRATUM OF THE BALCONIES & PLANTERS IS LIMITED IN HEIGHT OF 3.2 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.



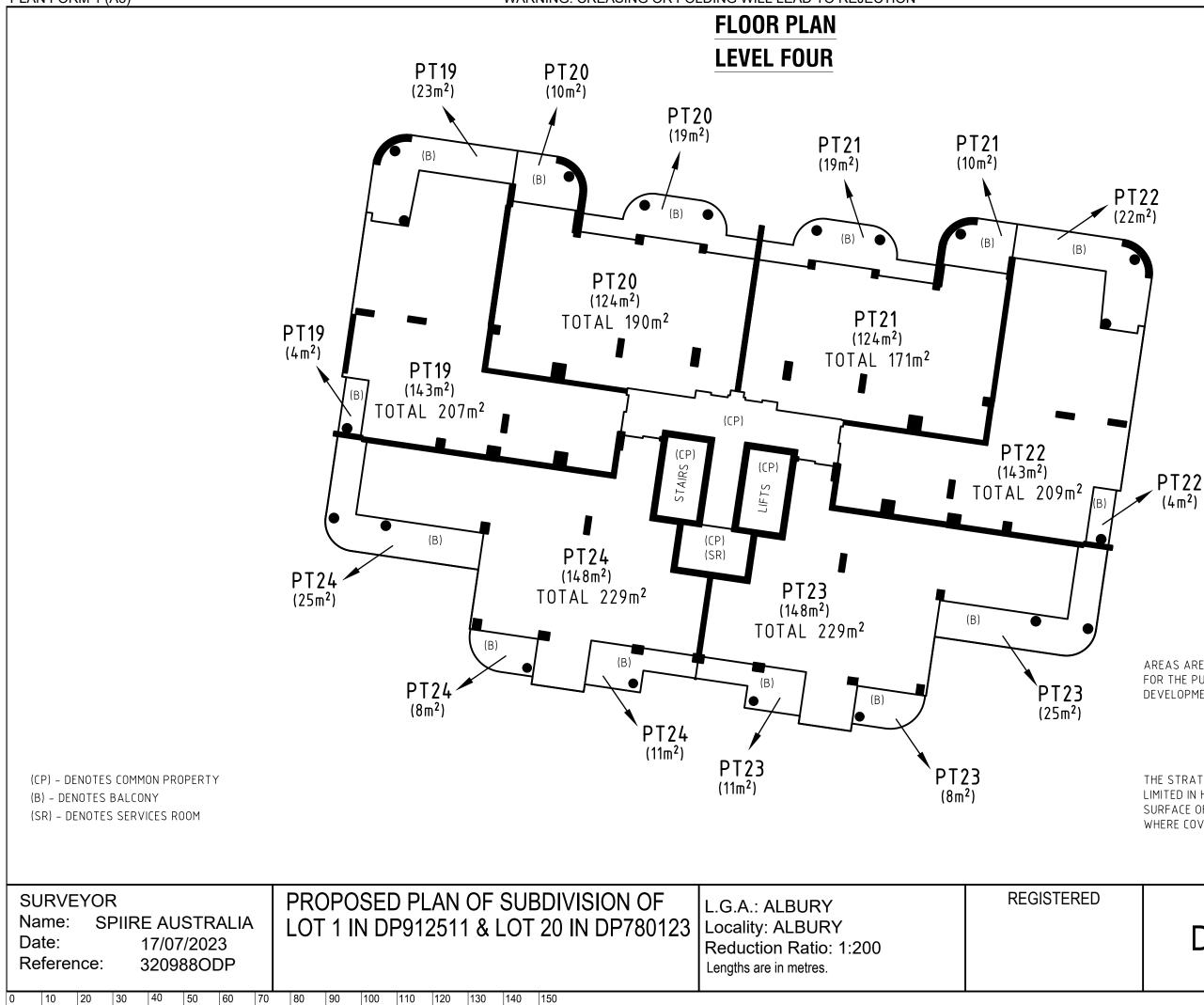
AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015, ONLY

THE STRATUM OF THE BALCONIES & PLANTERS IS LIMITED IN HEIGHT OF 3.2 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.



AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015, ONLY

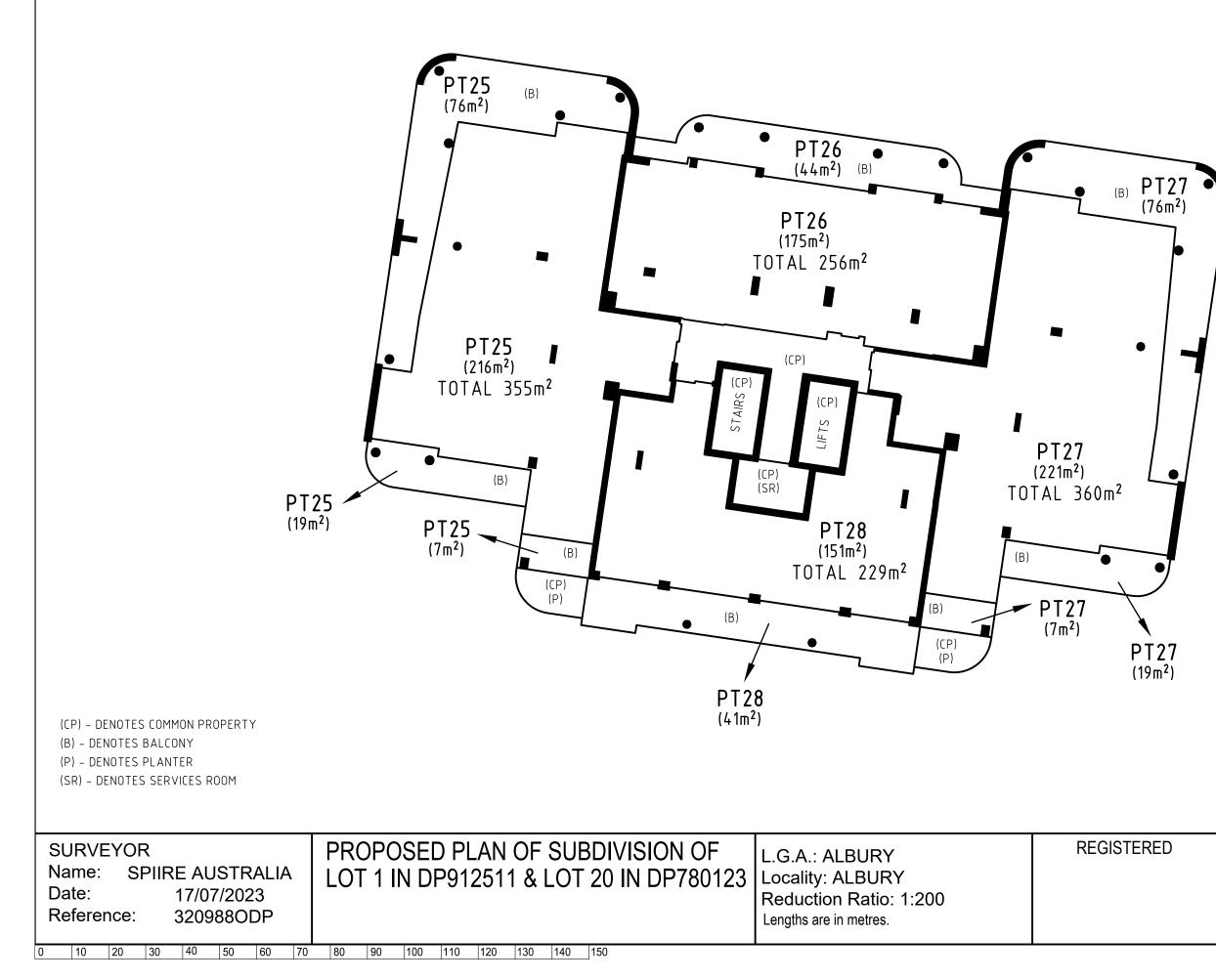
THE STRATUM OF THE BALCONIES & PLANTERS IS LIMITED IN HEIGHT OF 3.2 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.



AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015, ONLY

THE STRATUM OF THE BALCONIES & PLANTERS IS LIMITED IN HEIGHT OF 3.2 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.

**FLOOR PLAN LEVEL FIVE** 



AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015, ONLY

THE STRATUM OF THE BALCONIES & PLANTERS IS LIMITED IN HEIGHT OF 3.2 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.

SURVEYOR

Reference:

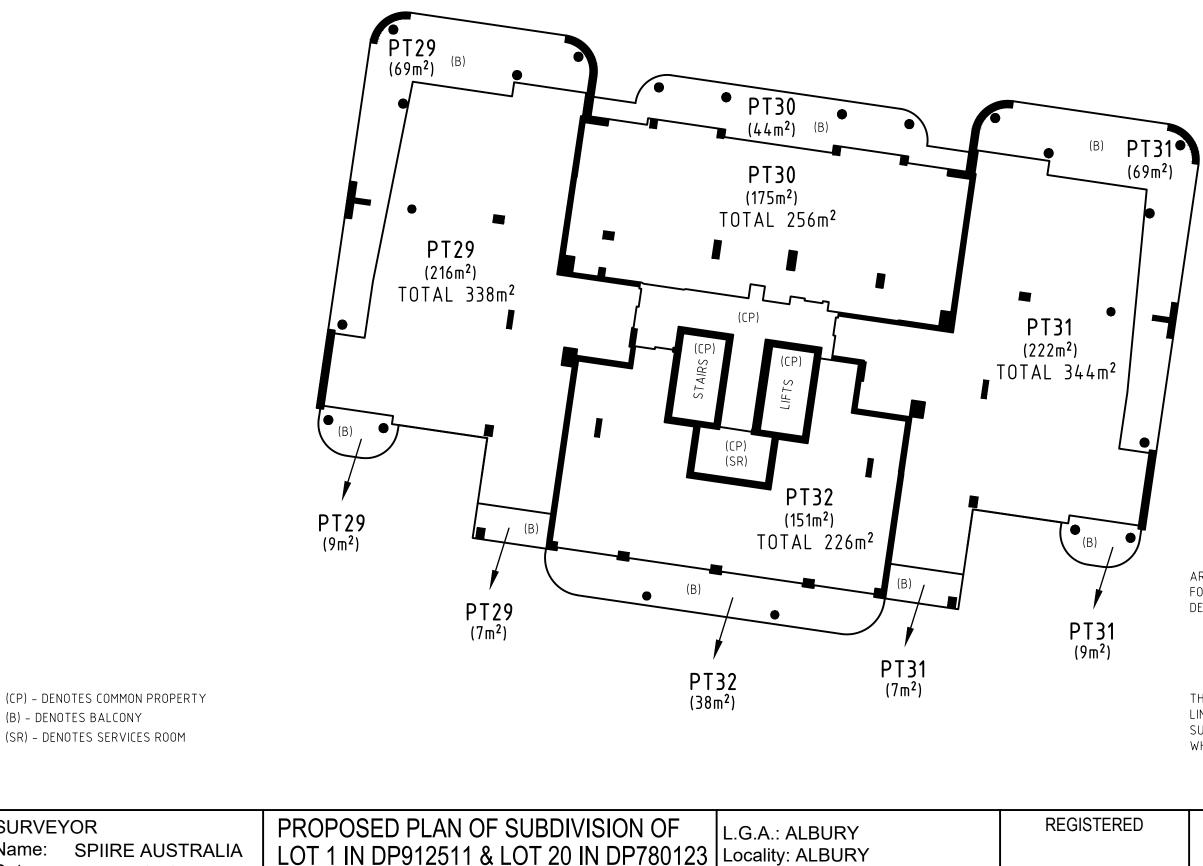
Name:

Date:

#### **FLOOR PLAN LEVEL SIX**

Reduction Ratio: 1:200

Lengths are in metres.



10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

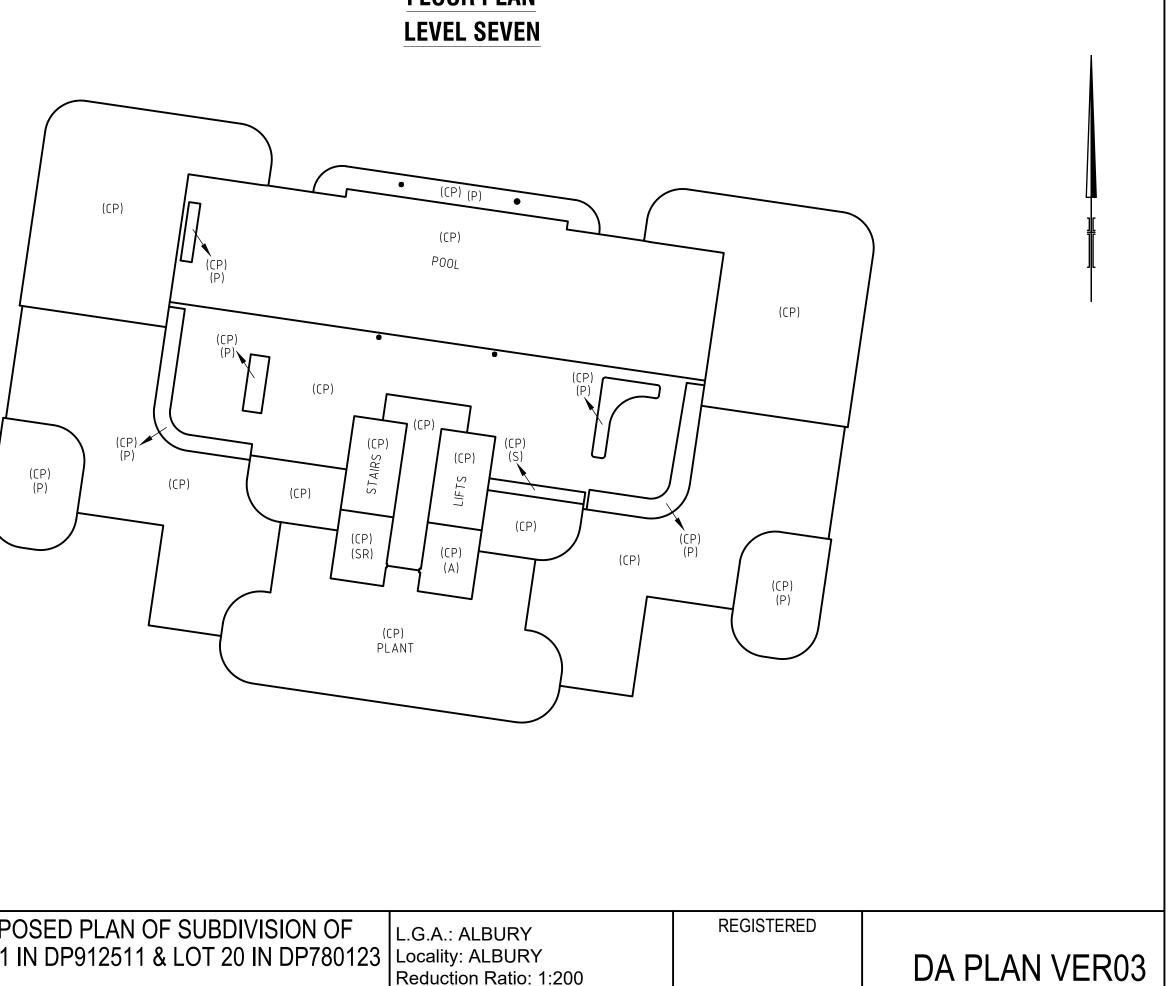
17/07/2023

3209880DP

AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015, ONLY

THE STRATUM OF THE BALCONIES & PLANTERS IS LIMITED IN HEIGHT OF 3.2 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.

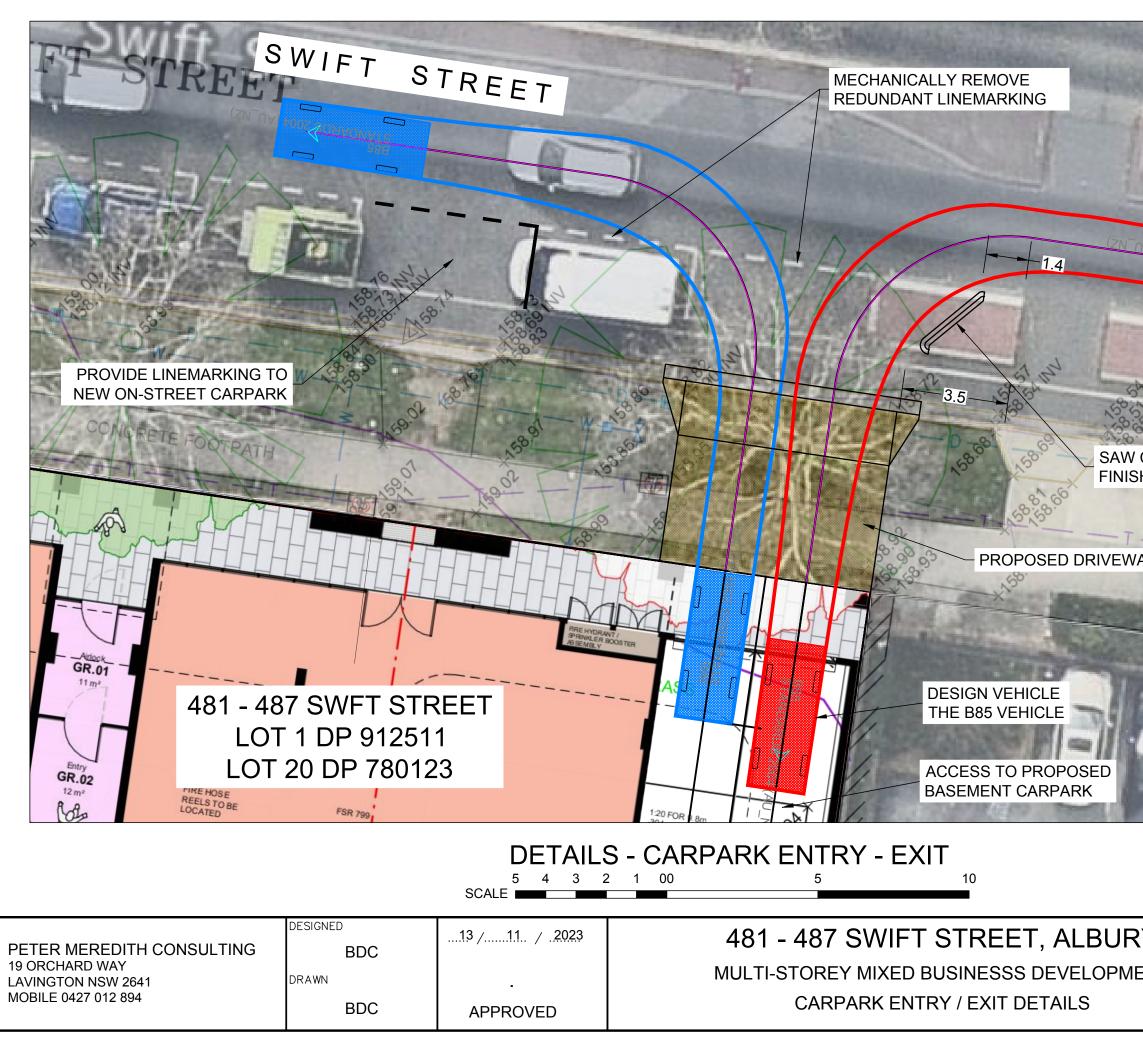
# **FLOOR PLAN**



(A) - DENOTES AMENITIES (CP) - DENOTES COMMON PROPERTY (P) – DENOTES PLANTER (S) - DENOTES STORAGE

(SR) - DENOTES SERVICES ROOM

SURVEYOR Name: SPIIRE AUSTRALIA Date: 17/07/2023 Reference: 3209880DP	PROPOSED PLAN OF SUBDIVISION OF       L.G.A.: ALBURY         LOT 1 IN DP912511 & LOT 20 IN DP780123       L.G.A.: ALBURY         Reduction Ratio: 1:200       Lengths are in metres.	REGISTERED
0 10 20 30 40 50 60	0 80 90 100 110 120 130 140 150	



- Shannan		
	-	
	×	
288 288 288 288 288 288 288 288 288 288		
a na la	S E	
CUT EXISTING ISLAND SH WITH SEMI-MOUNTABLE KERB		
AY	158.66 158.66	
	SCALE         1:125           REV.         A 3	
ENT	DRAWING NUMBER	