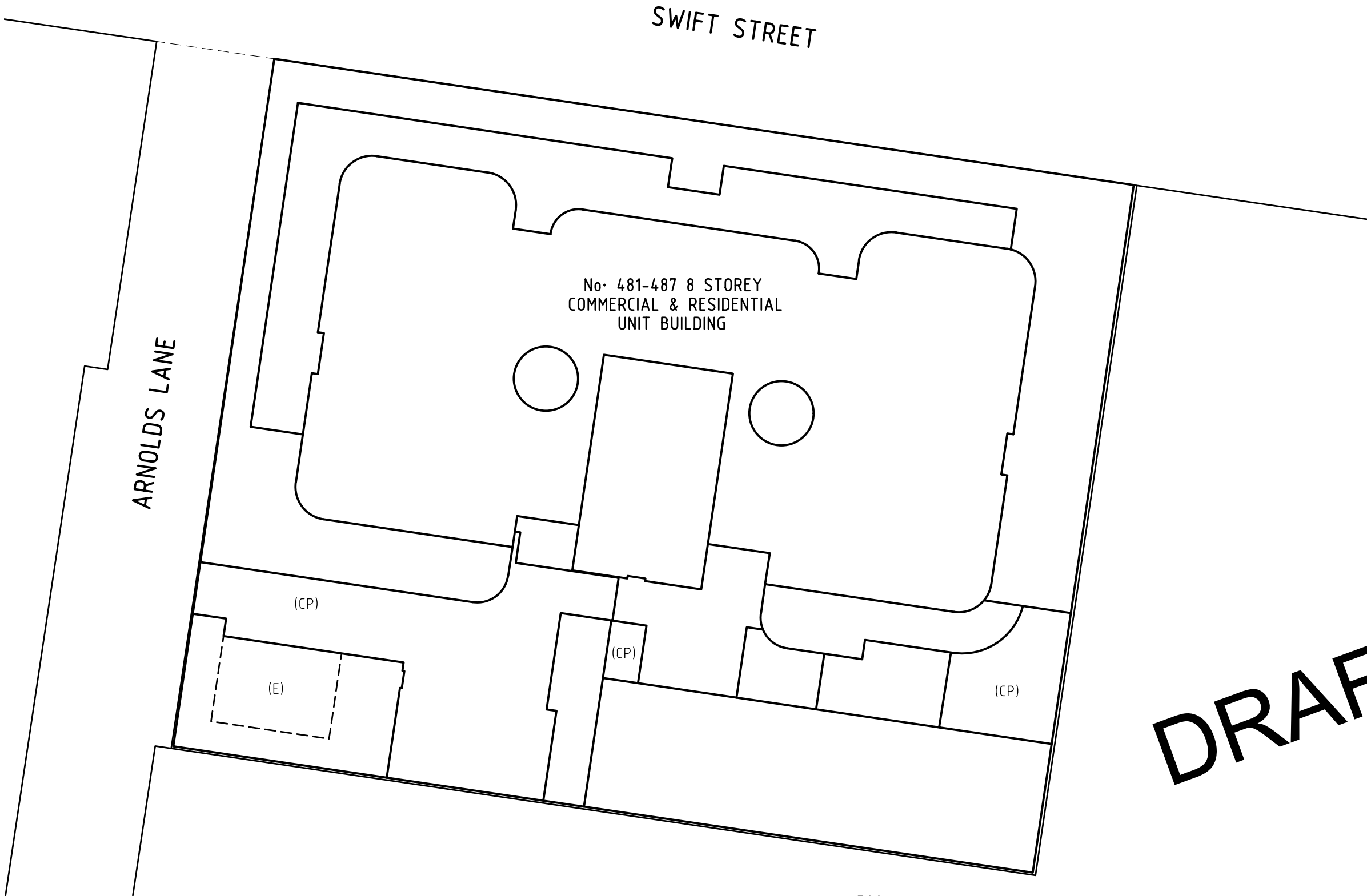


LOCATION PLAN



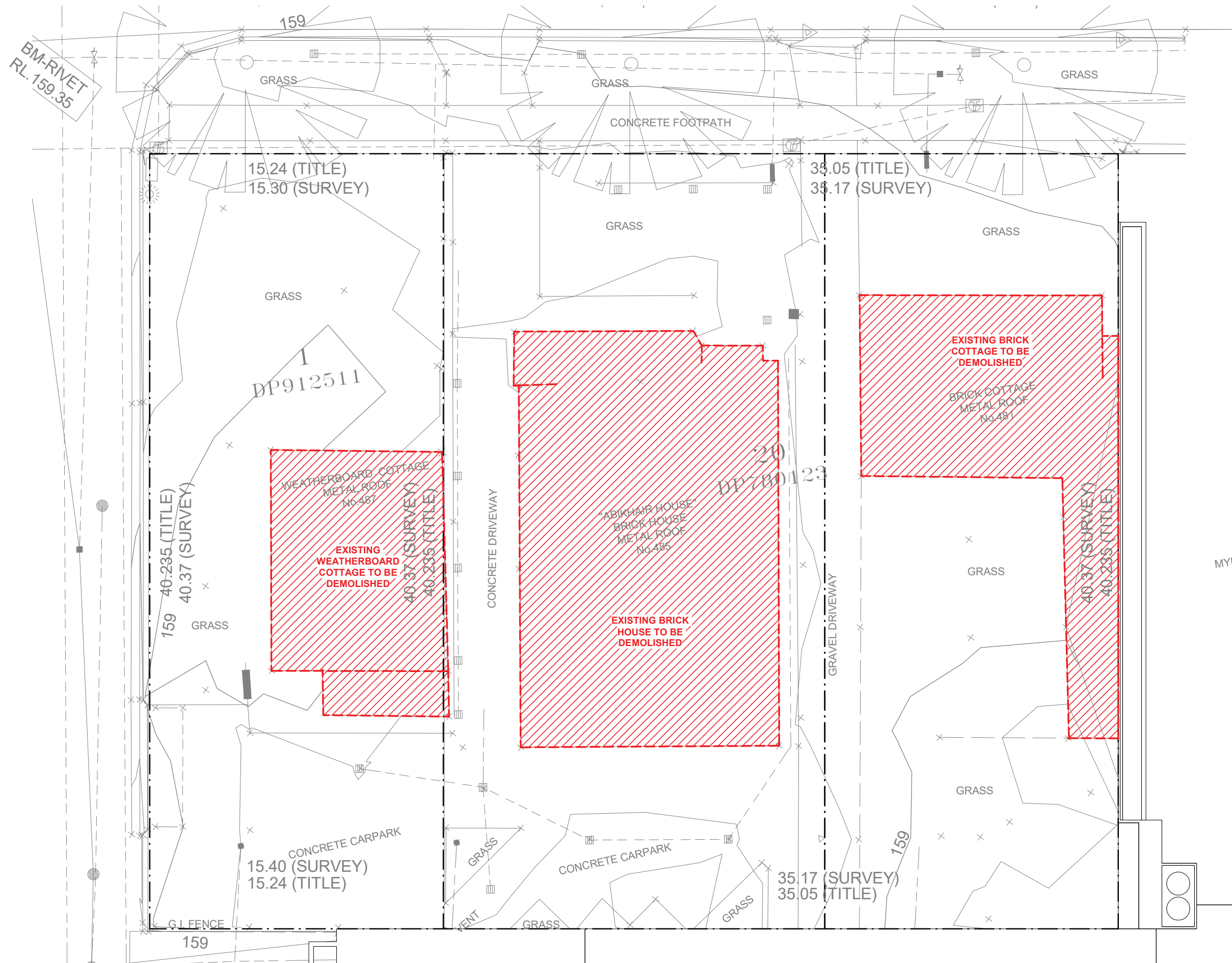
DRAFT

(CP) - DENOTES COMMON PROPERTY  
(E) - PROPOSED EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION

500  
DP746889

<div><div><div></div><div>spiire</div></div><div><div>445 Townsend Street</div><div>PO Box 3400</div><div>Albury NSW 2640</div><div>T 61 2 6051 1300</div><div>spiire.com.au</div></div></div>	<div>PROPOSED PLAN OF SUBDIVISION OF LOT 1 IN DP912511 &amp; LOT 20 IN DP780123</div> <div><div>REF: 320988</div><div>DATE: 5/11/24</div><div>DRAWN: NDR</div><div>CHECKED: SMM</div></div>	<div>L.G.A.: ALBURY</div> <div>Locality: ALBURY</div> <div>Reduction Ratio: 1:250</div> <div>Lengths are in metres.</div>	<div>REGISTERED</div>	<div>DA PLAN VER04</div>
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1:200



IMPORTANT NOTE

TODAY'S DATE: 20 July 2022  
CLIENT (S): JOSS  
VERSION/FILE NAME: 32856\_topo\_v2  
DATE OF SURVEY: 10 June 2022

THIS PLAN IS PREPARED FOR THE ABOVE CLIENT FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED BY THE AUTHOR AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENT.

SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY, IF NOT ABLE TO BE SO LOCATED KNOWN SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN. WHERE SUCH RECORDS EITHER DO NOT EXIST OR ARE CONSIDERED INADEQUATE, A NOTATION HAS BEEN MADE HEREON.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

NOTE

CONTRACTORS ARE TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THERE IS NO GUARANTEE THAT ALL EXISTING SERVICES ARE SHOWN.

LEGEND

- D

EXISTING DRAINAGE

S

EXISTING SEWER

W

EXISTING WATER

G

EXISTING GAS

T

EXISTING TELSTRA

NBN

EXISTING NBN

E

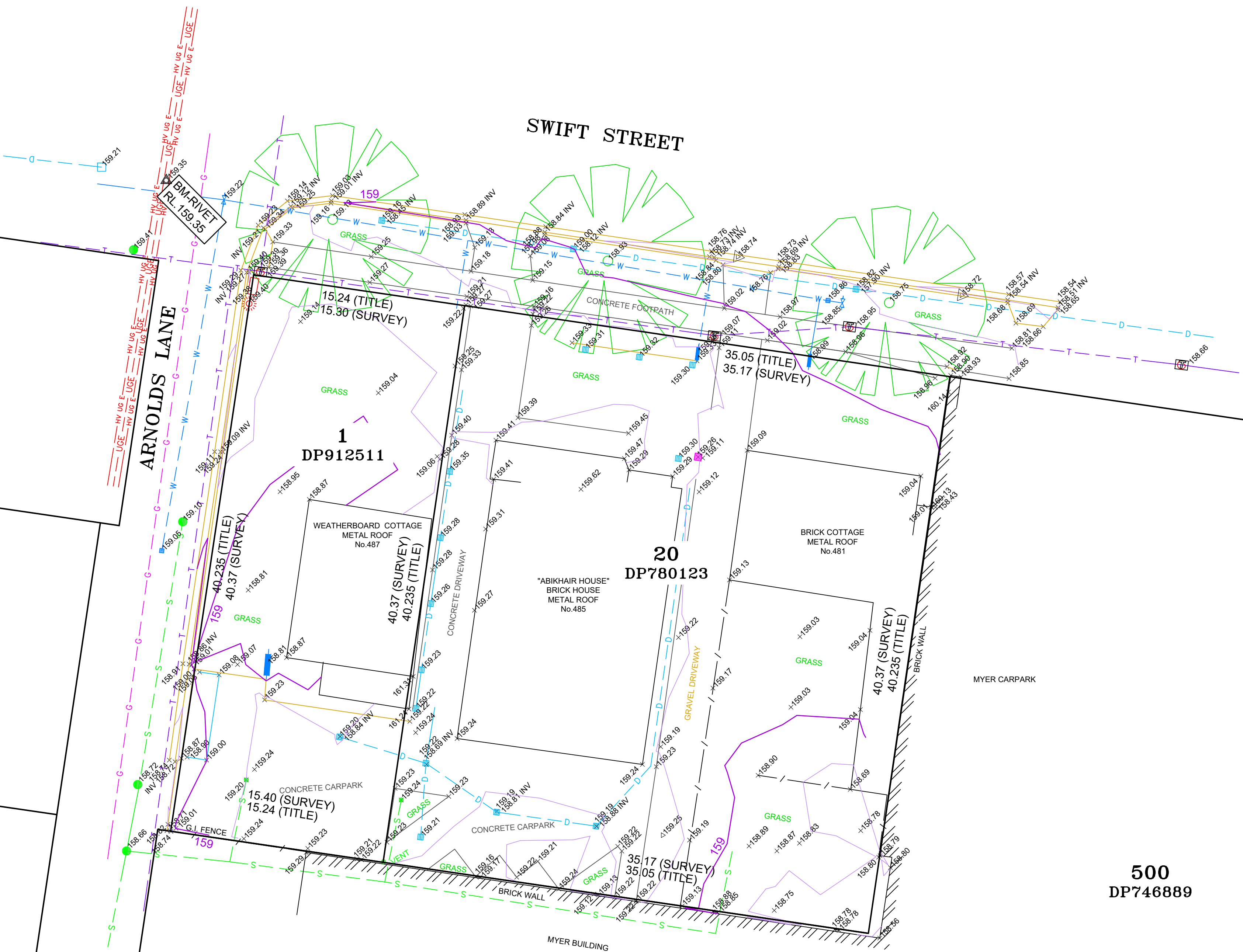
EXISTING POWER

OHE

EXISTING OVERHEAD POWER

UGE

EXISTING UNDERGROUND POWER
- GRATED PIT
- SEWER MANHOLE
- TAP, WATER METER, HYDRANT
- GAS METER
- TELSTRA PIT, NBN PIT
- POWERPIT, POWERPOLE, LIGHT
- ROUND POST, Sq POST, GATE
- COMMS PIT
- STREETLIGHT

EXISTING TREE

LAND CONSULTING  
SURVEYORS, ENGINEERS &  
DEVELOPMENT CONSULTANTS

Offices  
598 Macaulay Street, Albury  
64 Hammond Avenue, Wagga Wagga  
3/15 Ford Street, Wangaratta

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p: (02) 6921-3312  
p: (03) 5721-5688

w: www.eslers.com.au  
e: info@eslers.com.au

JOSS

LEVEL & CONTOUR SURVEY  
LOT 1 DP912511 & LOT 20 DP780123  
481-485 SWIFT STREET, ALBURY

APPROVED

REFERENCE NO.  
32856\_topo\_v2.dwg

SHEET 1 OF 1

A1





481 - 487

# Swift Street Albury NSW

For  
481 Swift Street Pty Ltd

ARCHITECTURAL  
DESIGN REPORT:  
DVS | SEPP 65 | ADP

**CohenLeigh  
Architects**

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

Project 241004  
Swift Street - Mixed Use Development  
Issue: B  
Date: 30.10.2024



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# 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 (1410m2)



Existing Single Storey Residential Building at 481-485 Swift Street. Lot 20 DP780123 (1410m2)



Existing Single Storey Residential Building at 487 Swift Street. Lot 1: DP912511 (613.3m2)





Swift Street 3D (North View)

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Project 241004  
Swift Street - Mixed Use Development  
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# 03.9 SEPP 65 DESIGN QUALITY PRINCIPLES

## Principle 9: Aesthetics

Schedule 1 Design quality principles  
Principle 9: Aesthetics

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

*The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

The building has been designed to set the standard as to what constitutes excellent medium-rise design and desired character in the Central Business District.

The strength and symmetry of the building is inspired by the same quality evident in the main public buildings of Albury.

The podium and the tower are treated differently to clearly define the street wall and cascading landscape from the apartments above.

The building is strongly articulated so that individual apartments are readily identified with deep form returns between apartments and resultant chiaroscuro (play of light and shadow).

Well-proportioned curved corner forms reminiscent (and a modern interpretation) of the Art-Deco Style at corners and at between apartments soften the building and these corners also play an important role from within the apartments where they encapsulate the balconies so that the internal sense of spaciousness from within the apartments is enhanced.

The building materiality supports the composition of elements. Durable and hard wearing light earthy brickwork adds to the softness of the main shapes/forms. Bronze tinted glazing is complimentary to the earthy brickwork and with the Monument powdercoated window frames provide a sophisticated and recessive presentation of the glazing systems. Sun control louvre systems are similarly finished. Earthy, timber coloured painted balcony soffits add to the softening and homeliness of the building.



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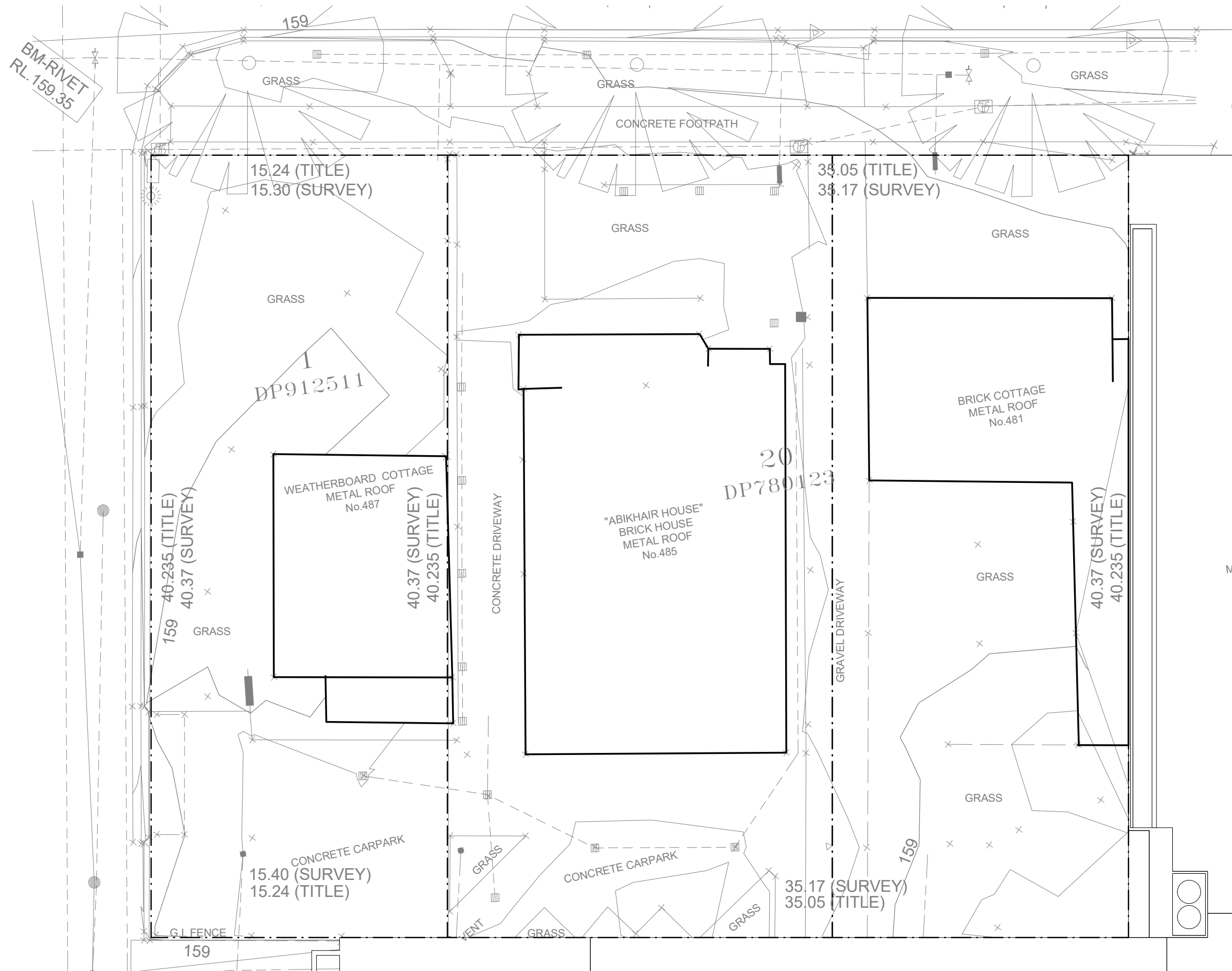




# 05. Architectural Drawings



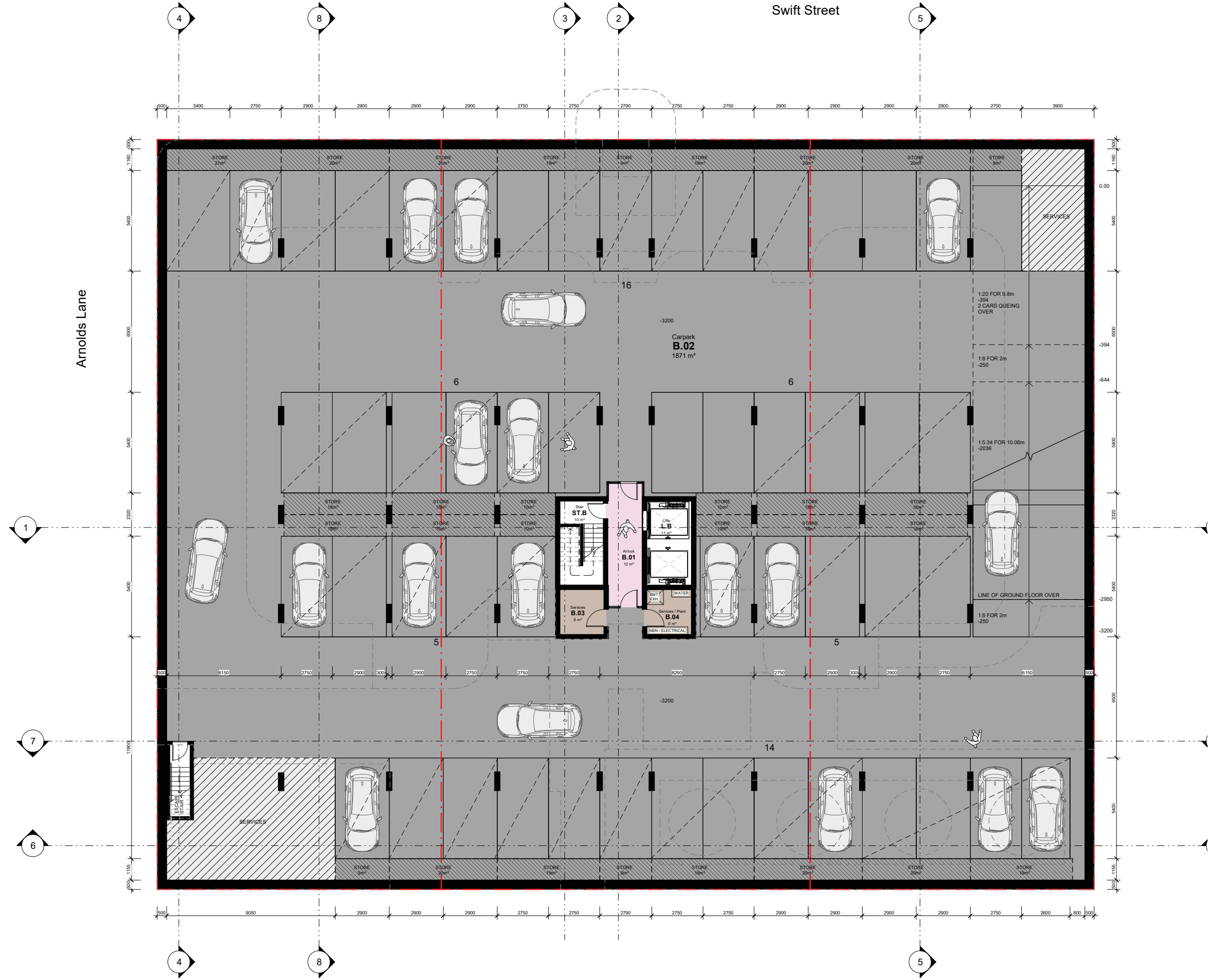
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Site - Existing  
Conditions & Survey  
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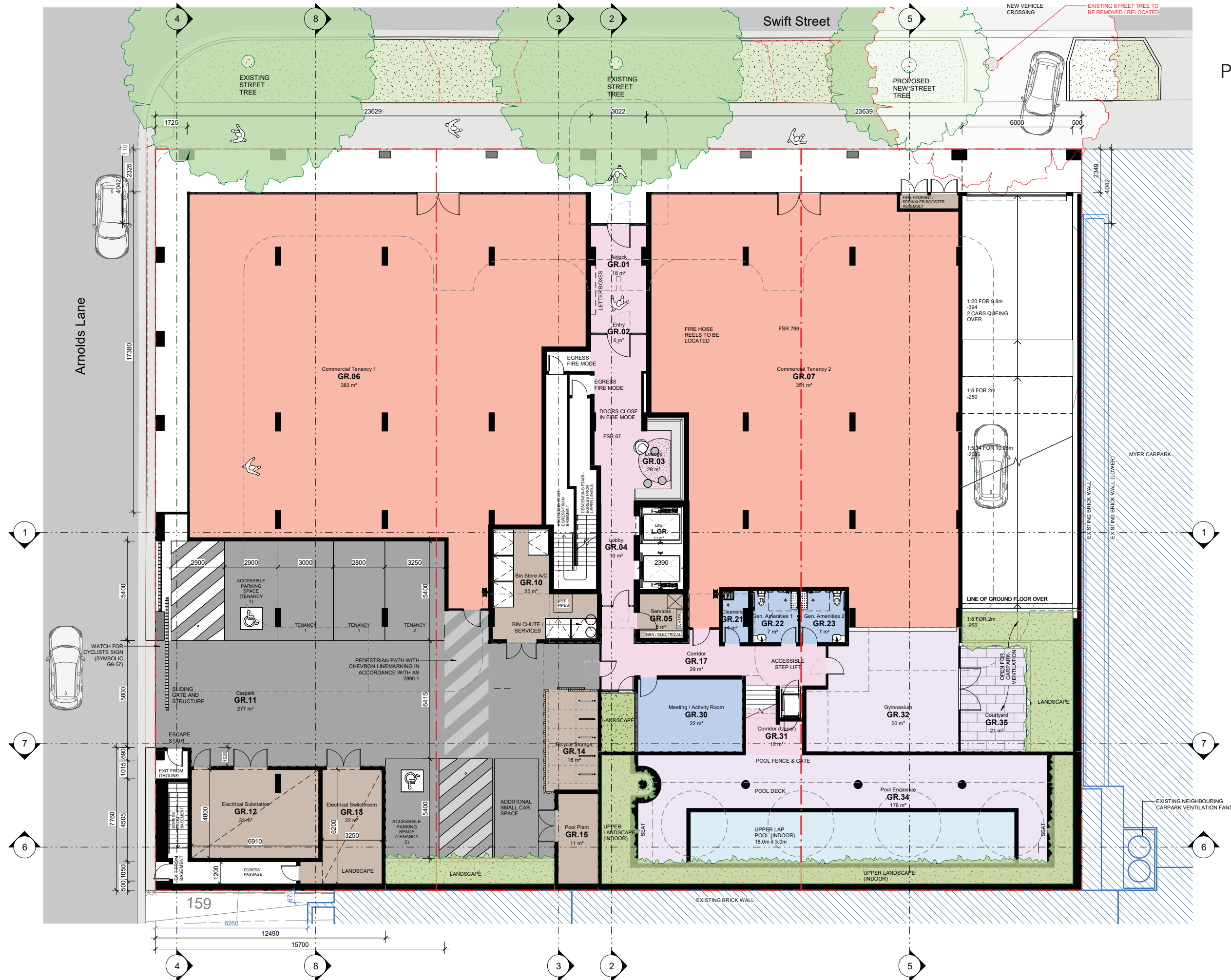




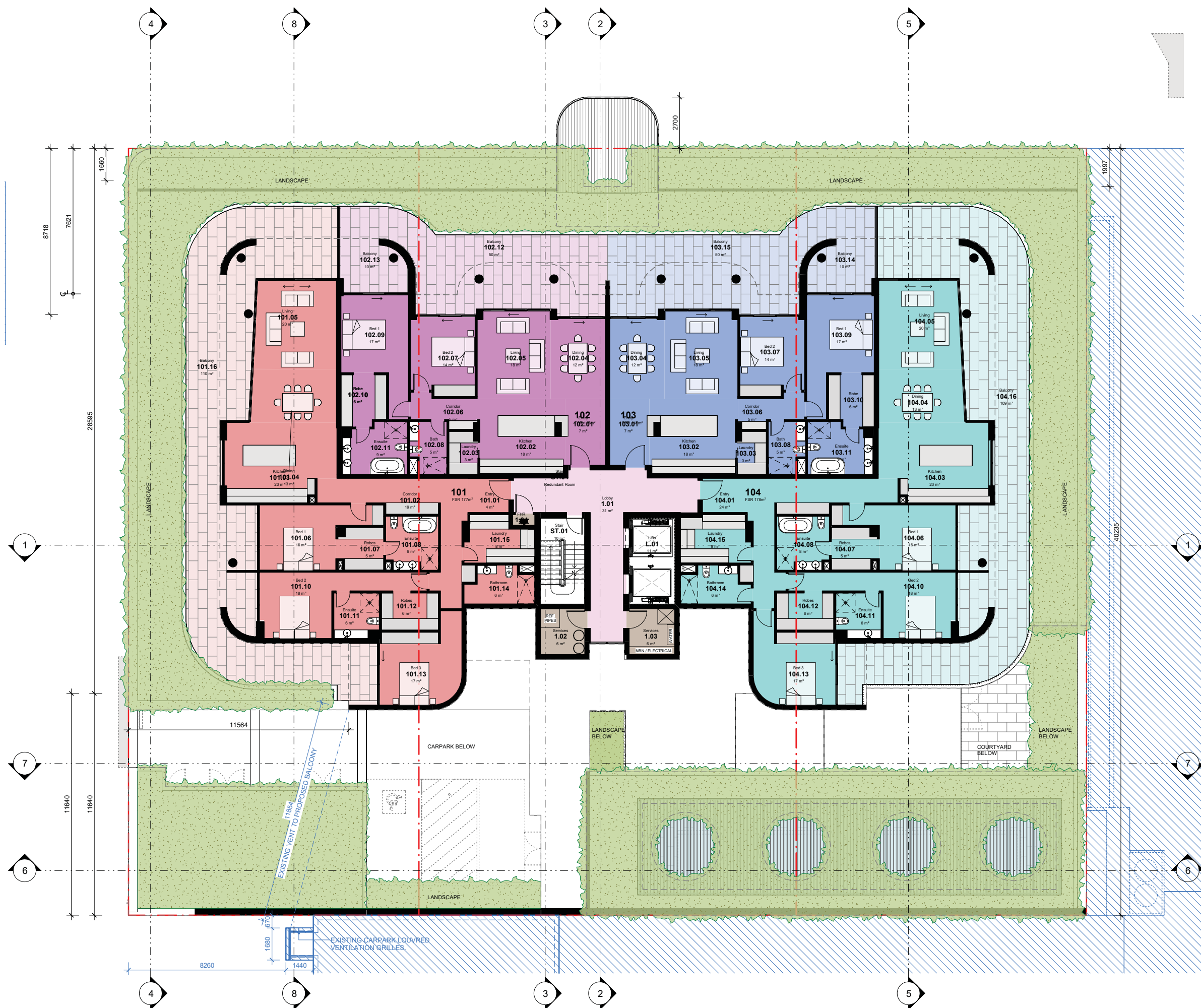




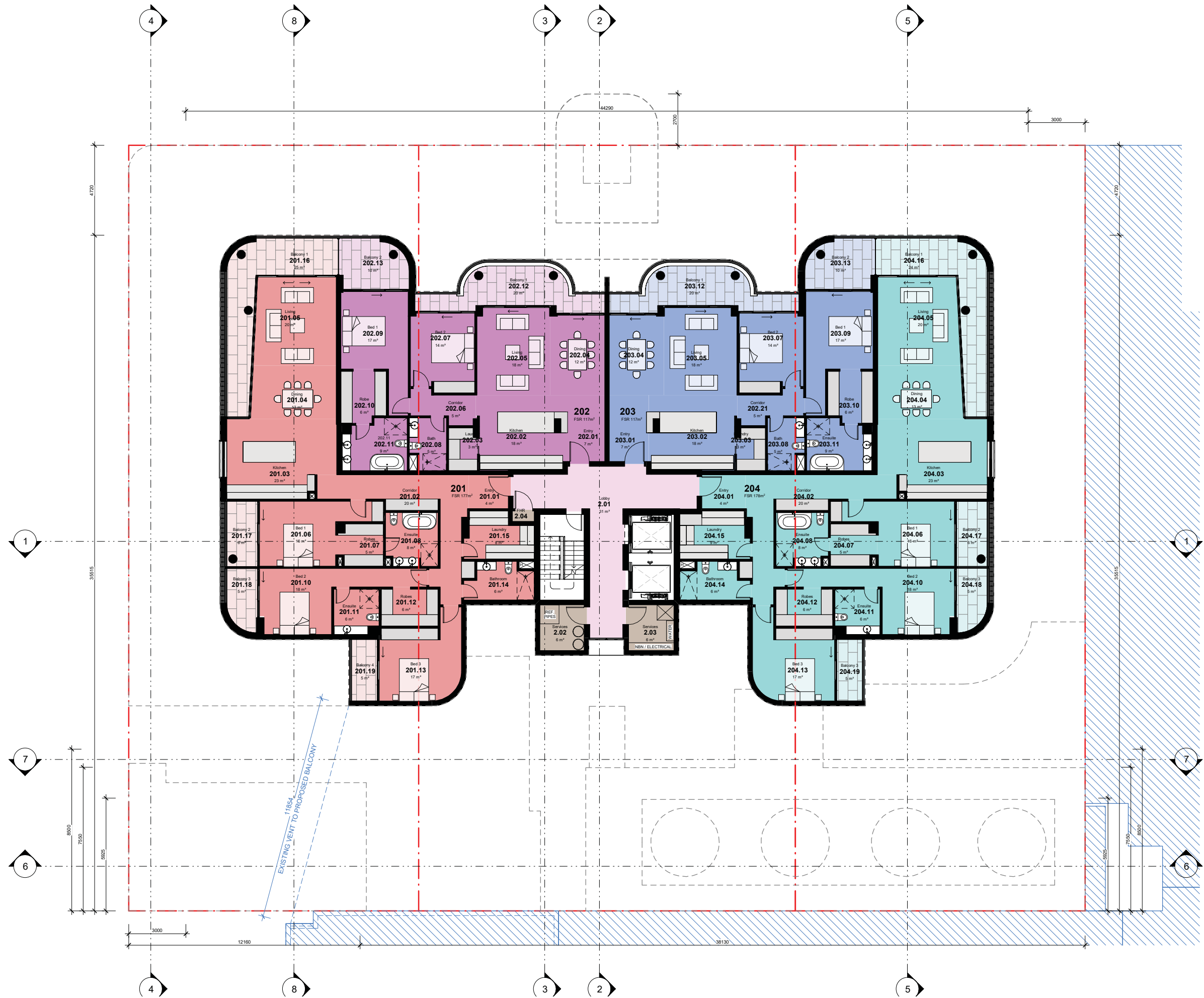




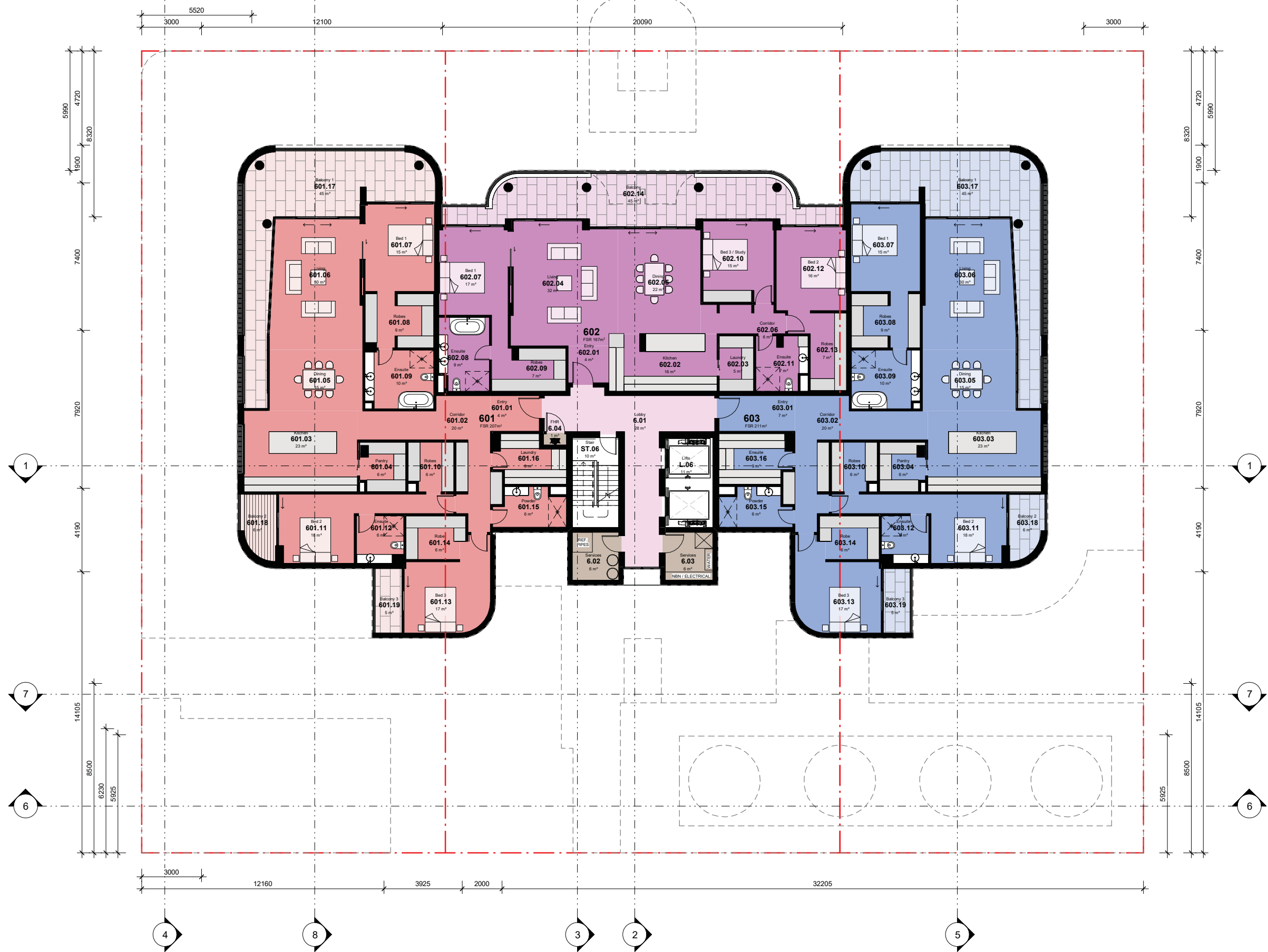




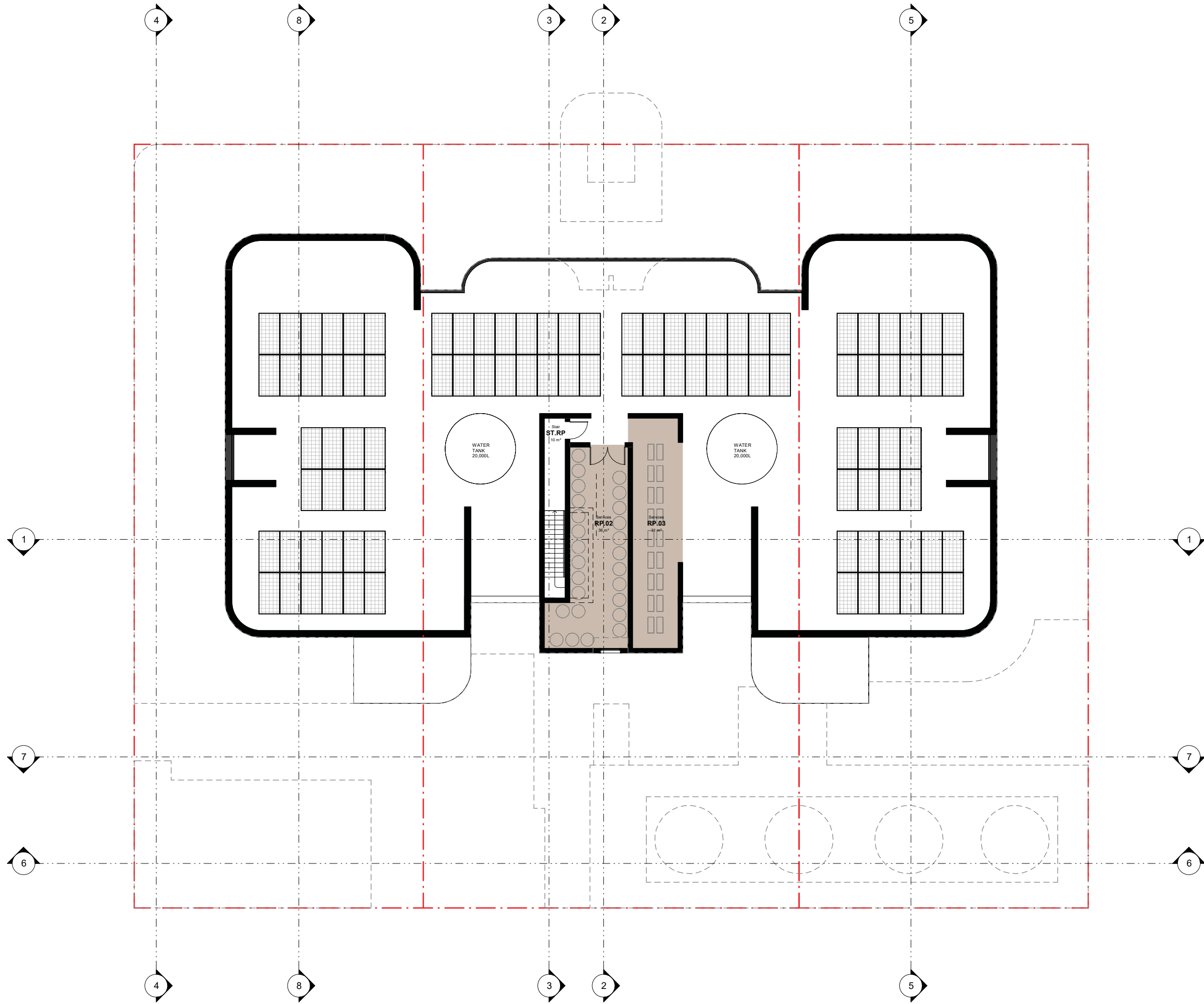




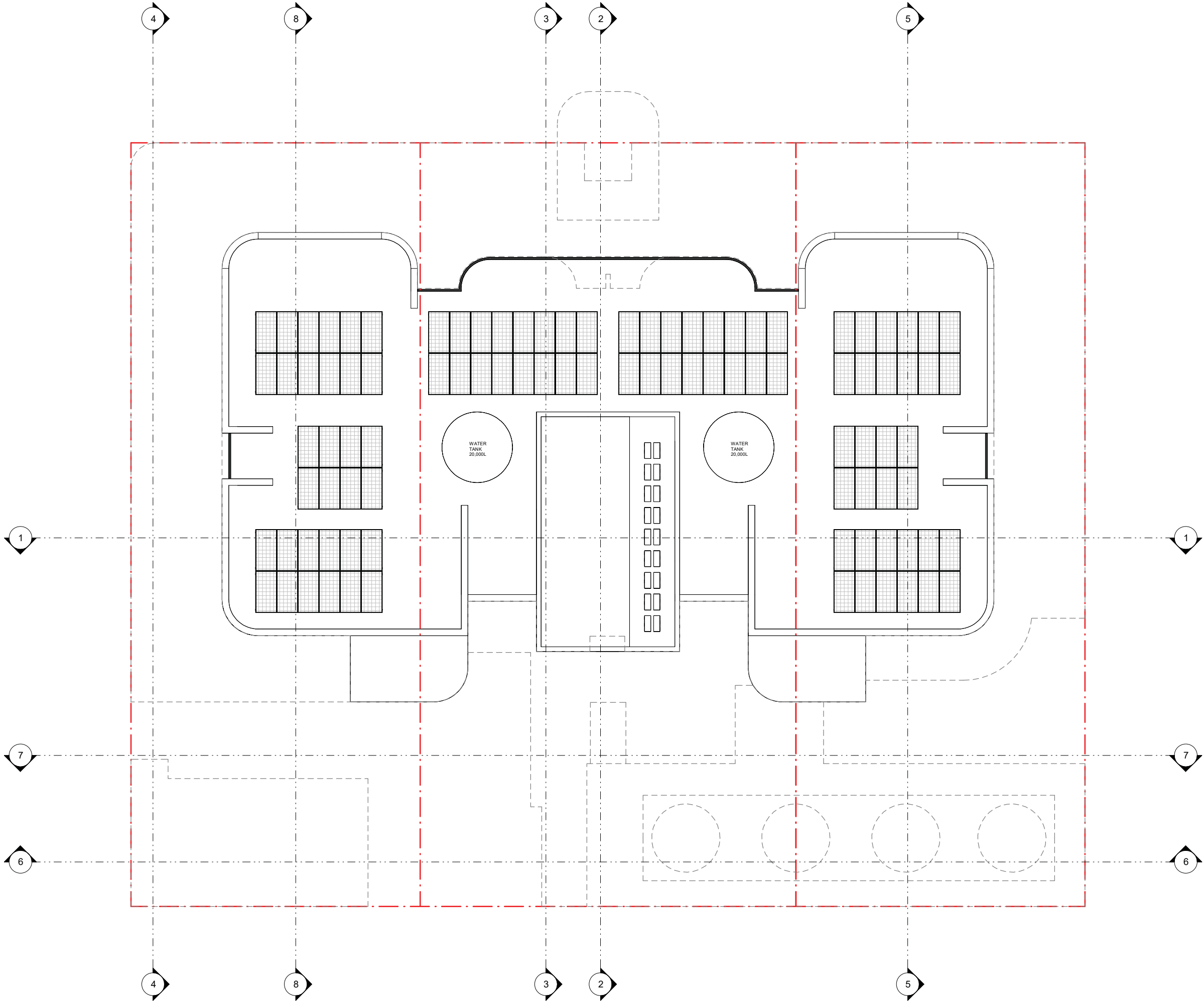




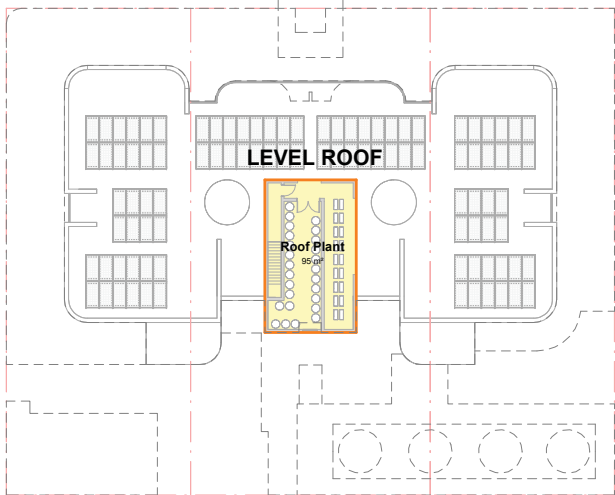
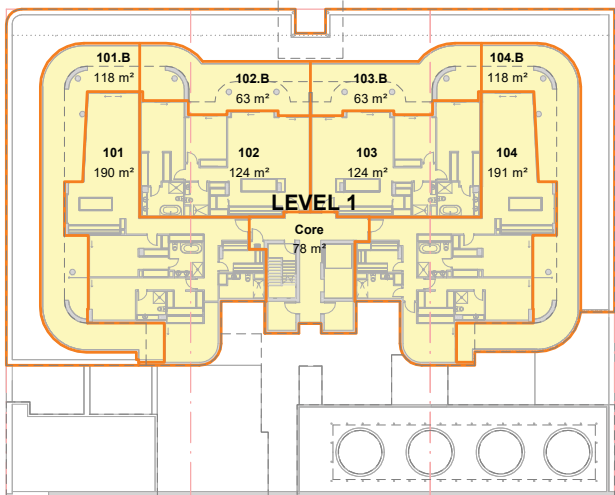
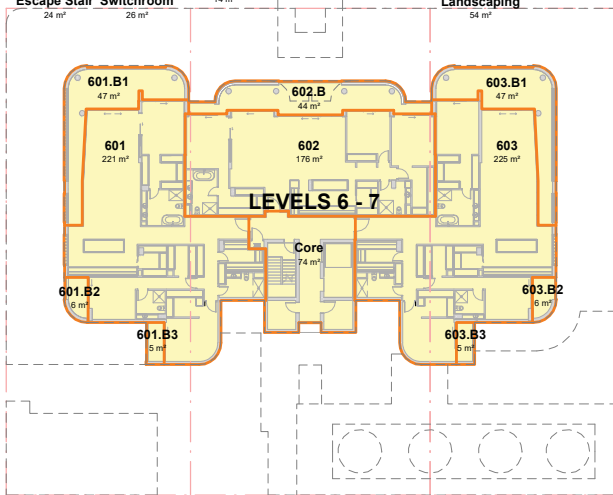
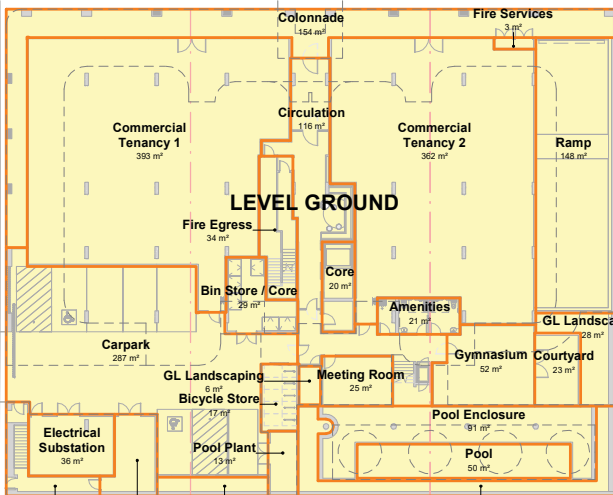
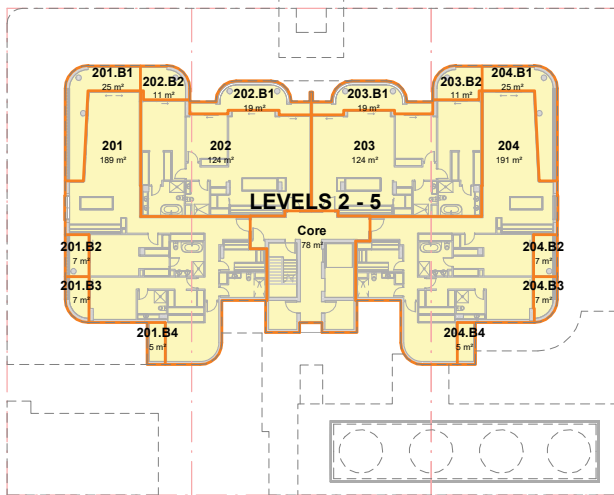
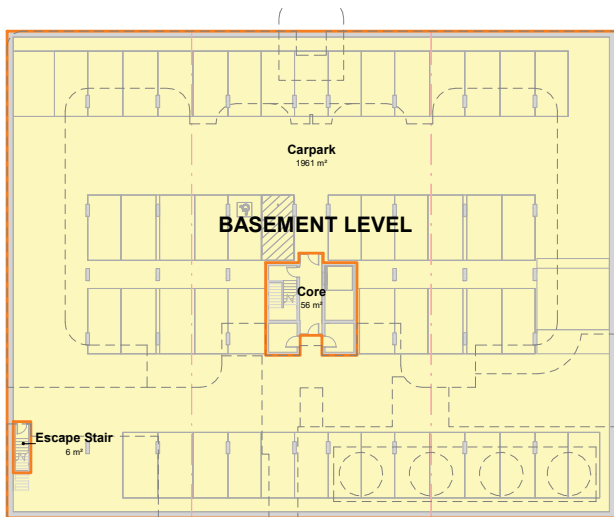












Area Schedule (Gross Building Area)		
Basement Level	Carpark	1961 m²
Basement Level	Core	56 m²
Basement Level	Escape Stair	6 m²
		2023 m²
Level Ground	Amenities	21 m²
Level Ground	Bicycle Store	17 m²
Level Ground	Bin Store / Core	29 m²
Level Ground	Carpark	287 m²
Level Ground	Circulation	116 m²
Level Ground	Colonnade	154 m²
Level Ground	Commercial Tenancy 1	393 m²
Level Ground	Commercial Tenancy 2	362 m²
Level Ground	Core	20 m²
Level Ground	Courtyard	23 m²
Level Ground	Electrical Substation	36 m²
Level Ground	Electrical Switchroom	26 m²
Level Ground	Escape Stair	24 m²
Level Ground	Fire Egress	34 m²
Level Ground	Fire Services	3 m²
Level Ground	GL Landscaping	14 m²
Level Ground	GL Landscaping	6 m²
Level Ground	GL Landscaping	28 m²
Level Ground	Gymnasium	52 m²
Level Ground	Meeting Room	25 m²
Level Ground	Pool	50 m²
Level Ground	Pool Enclosure	91 m²
Level Ground	Pool Landscaping	54 m²
Level Ground	Pool Plant	13 m²
Level Ground	Ramp	148 m²
		2023 m²

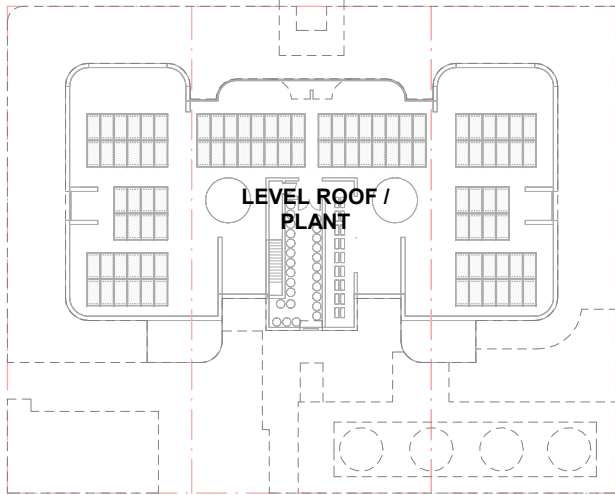
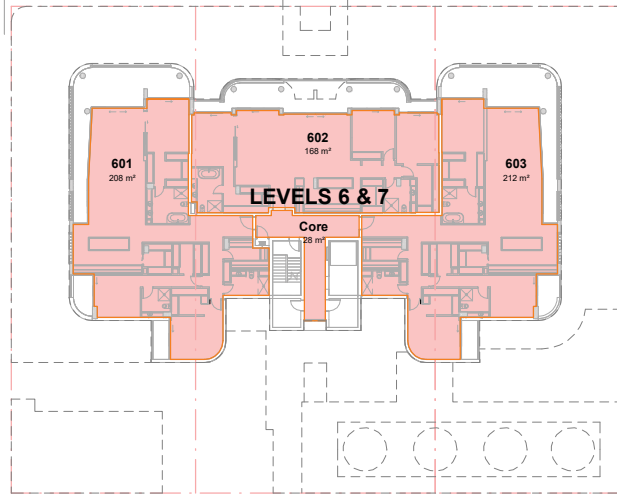
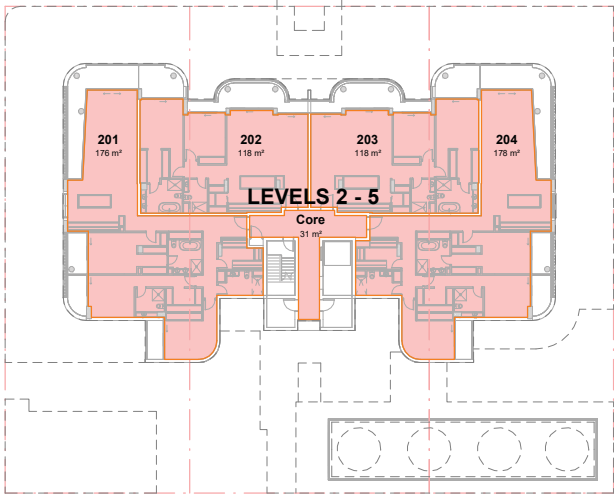
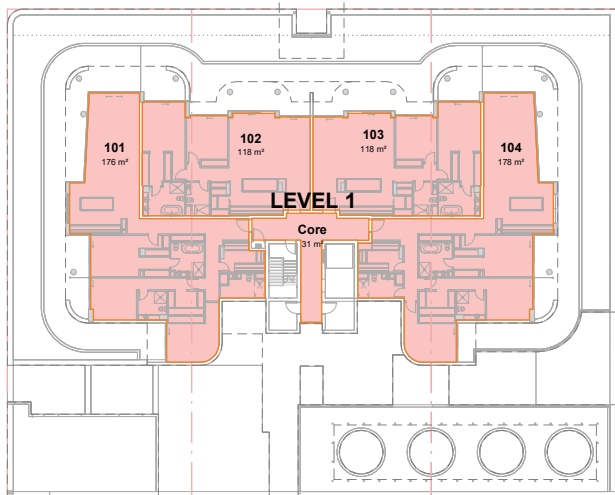
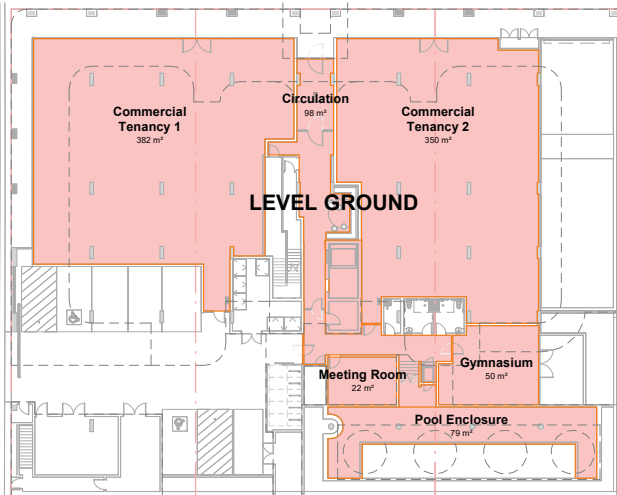
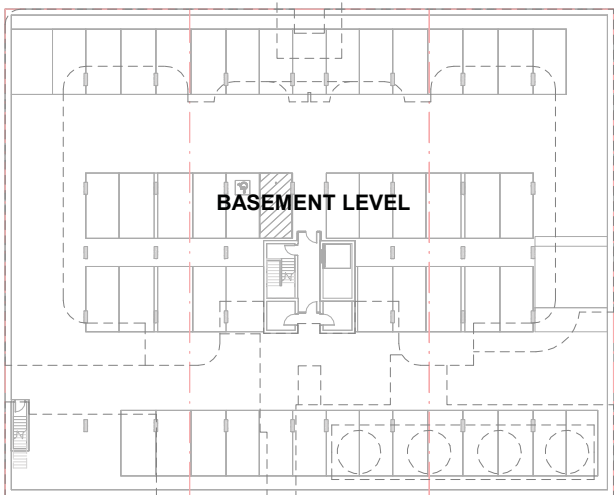
Area Schedule (Gross Building Area)		
Level 1	101	190 m²
Level 1	101.B	118 m²
Level 1	102	124 m²
Level 1	102.B	63 m²
Level 1	103	124 m²
Level 1	103.B	63 m²
Level 1	104	191 m²
Level 1	104.B	118 m²
Level 1	Core	78 m²
		1069 m²
Level 2	201	189 m²
Level 2	201.B1	25 m²
Level 2	201.B2	7 m²
Level 2	201.B3	7 m²
Level 2	201.B4	5 m²
Level 2	202	124 m²
Level 2	202.B1	19 m²
Level 2	202.B2	11 m²
Level 2	203	124 m²
Level 2	203.B1	19 m²
Level 2	203.B2	11 m²
Level 2	204	191 m²
Level 2	204.B1	25 m²
Level 2	204.B2	7 m²
Level 2	204.B3	7 m²
Level 2	204.B4	5 m²
Level 2	Core	78 m²
		852 m²

Area Schedule (Gross Building Area)		
Level 3	301	189 m²
Level 3	301.B1	25 m²
Level 3	301.B2	7 m²
Level 3	301.B3	7 m²
Level 3	301.B4	5 m²
Level 3	302	124 m²
Level 3	302.B1	19 m²
Level 3	302.B2	11 m²
Level 3	303	124 m²
Level 3	303.B1	19 m²
Level 3	303.B2	11 m²
Level 3	304	191 m²
Level 3	304.B1	25 m²
Level 3	304.B2	7 m²
Level 3	304.B3	7 m²
Level 3	304.B4	5 m²
Level 3	Core	78 m²
		852 m²
Level 4	401	189 m²
Level 4	401.B1	25 m²
Level 4	401.B2	7 m²
Level 4	401.B3	7 m²
Level 4	401.B4	5 m²
Level 4	402	124 m²
Level 4	402.B1	19 m²
Level 4	402.B2	11 m²
Level 4	403	124 m²
Level 4	403.B1	19 m²

Area Schedule (Gross Building Area)		
Level 4	403.B2	11 m²
Level 4	404	191 m²
Level 4	404.B1	25 m²
Level 4	404.B2	7 m²
Level 4	404.B3	7 m²
Level 4	404.B4	5 m²
Level 4	Core	78 m²
		852 m²
Level 5	501	189 m²
Level 5	501.B1	25 m²
Level 5	501.B2	7 m²
Level 5	501.B3	7 m²
Level 5	501.B4	5 m²
Level 5	502	124 m²
Level 5	502.B1	19 m²
Level 5	502.B2	11 m²
Level 5	503	124 m²
Level 5	503.B1	19 m²
Level 5	503.B2	11 m²
Level 5	504	191 m²
Level 5	504.B1	25 m²
Level 5	504.B2	7 m²
Level 5	504.B3	7 m²
Level 5	504.B4	5 m²
Level 5	Core	78 m²
		852 m²

Area Schedule (Gross Building Area)		
Level 6	601	221 m²
Level 6	601.B1	47 m²
Level 6	601.B2	6 m²
Level 6	601.B3	5 m²
Level 6	602	176 m²
Level 6	602.B	44 m²
Level 6	603	225 m²
Level 6	603.B1	47 m²
Level 6	603.B2	6 m²
Level 6	603.B3	5 m²
Level 6	Core	74 m²
		856 m²
Level 7	701	221 m²
Level 7	701.B1	47 m²
Level 7	701.B2	6 m²
Level 7	701.B3	5 m²
Level 7	702	176 m²
Level 7	702.B	44 m²
Level 7	703	225 m²
Level 7	703.B1	47 m²
Level 7	703.B2	6 m²
Level 7	703.B3	5 m²
Level 7	Core	74 m²
		856 m²
Level Roof Plant	Roof Plant	95 m²
		95 m²





FSR Area Schedule		
Level Ground	Circulation	98 m²
Level Ground	Commercial Tenancy 1	382 m²
Level Ground	Commercial Tenancy 2	350 m²
Level Ground	Core	23 m²
Level Ground	Gymnasium	50 m²
Level Ground	Meeting Room	22 m²
Level Ground	Pool Enclosure	79 m²
		1005 m²
Level 1	101	176 m²
Level 1	102	118 m²
Level 1	103	118 m²
Level 1	104	178 m²
Level 1	Core	31 m²
		621 m²
Level 2	201	176 m²
Level 2	202	118 m²
Level 2	203	118 m²
Level 2	204	178 m²
Level 2	Core	31 m²
		621 m²
Level 3	301	176 m²
Level 3	302	118 m²
Level 3	303	118 m²
Level 3	304	178 m²
Level 3	Core	31 m²
		621 m²

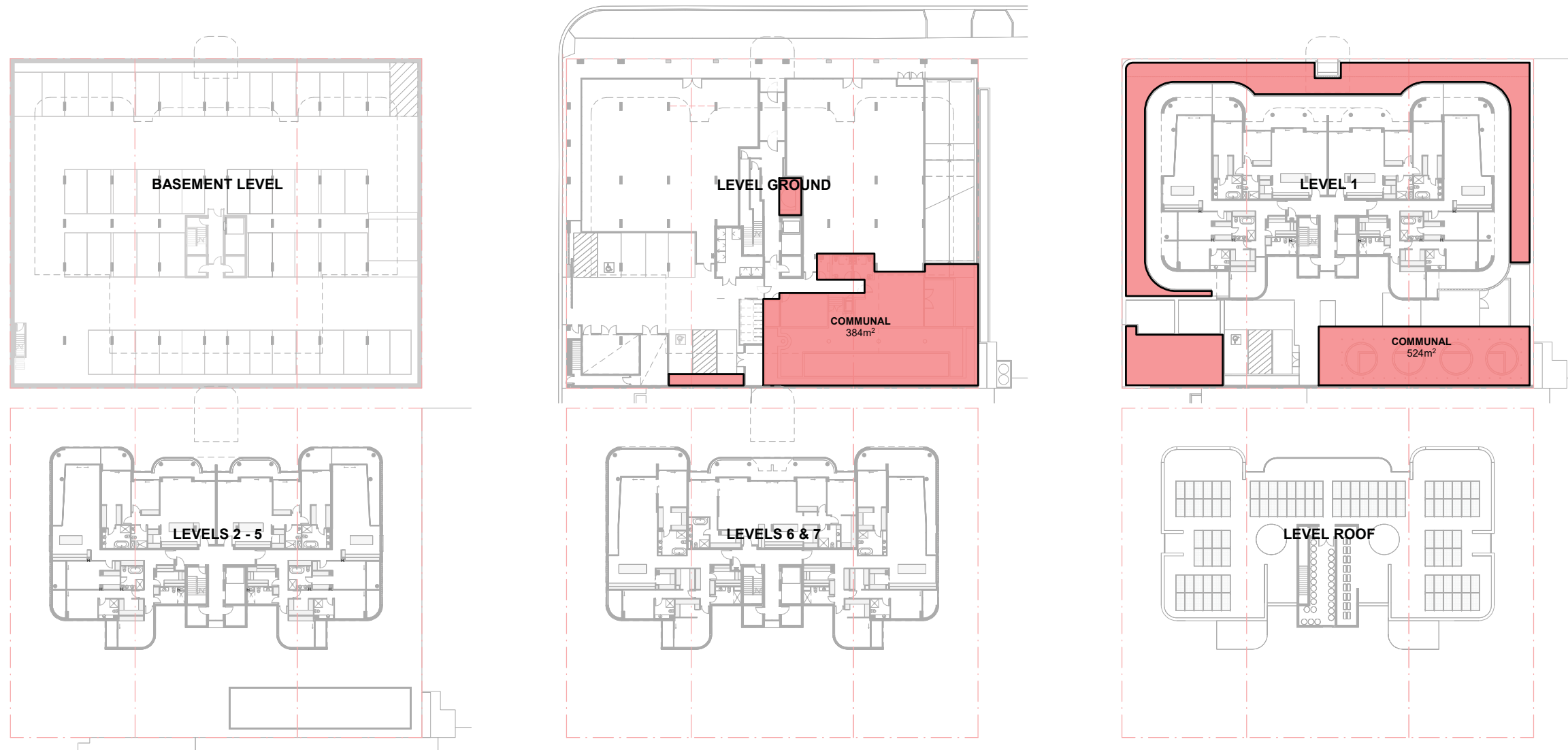
FSR Area Schedule		
Level 4	401	176 m²
Level 4	402	118 m²
Level 4	403	118 m²
Level 4	404	178 m²
Level 4	Core	31 m²
		621 m²
Level 5	501	176 m²
Level 5	502	118 m²
Level 5	503	118 m²
Level 5	504	178 m²
Level 5	Core	31 m²
		621 m²
Level 6	601	208 m²
Level 6	602	168 m²
Level 6	603	212 m²
Level 6	Core	28 m²
		616 m²
Level 7	701	208 m²
Level 7	702	168 m²
Level 7	703	212 m²
Level 7	Core	28 m²
		616 m²



	GROSS BUILDING AREA	GROSS BALCONY/ TERRACE AREA	% BALCONY/T ERRACE/ PAVING AREA	L'SCAPE AREA	FSR AREA	FSR RATIO	NO OF BED ROOMS	NO OF B'MENT CARS	NO OF GROUND CARS	INTERNAL STORE M3	B'MENT STORE M3	TOTAL STORE M3
BASEMENT (TOTAL)	2023											
FLOOR	1961											
CORE	56											
ESCAPE STAIR	6											
GROUND FLOOR (TOTAL)	1460	464		99	982							
COLONNADE		154										
FIRE SERVICES	3											
RAMP	148											
TENANCY 1	393				382				3			
TENANCY 2	362				350				3			
CARPARK		287										
CIRCULATION	116				99							
CORE	20											
BIN STORE / CORE	29											
FIRE EGRESS	34											
ESCAPE STAIR	24											
MEETING/ACTIVITY	25				22							
GENERAL AMENITIES	21											
GYMNASIUM	52				50							
POOL ENCLOSURE (EXCL)	91				79							
POOL AREA	50											
POOL LANDSCAPING				54								
POOL PLANT	13											
ELECTRICAL SUBSTATION	36											
ELECTRICAL SWITCHROOM	26											
LANDSCAPING				45								
COURTYARD		23										
BICYCLE STORAGE	17											
LEVEL 1 (TOTALS)	707	362		301	619							
APT 1 (101)	190	118	62		176		3	2		10	21	31
APT 2 (102)	124	63	51		117		2	2		3.25	20	23.25
APT 3 (103)	124	63	51		117		2	2		3.25	19.5	22.75
APT 4 (104)	191	118	62		178		3	2		10	19	29
CORE	78				31							
LANDSCAPING				301								
LEVEL 2 (TOTALS)	702	148			621							
APT 1 (201)	189	44	23		176		3	2		10	20	30
APT 2 (202)	124	30	24		118		2	1		3.25	19	22.25
APT 3 (203)	124	30	24		118		2	2		3.25	18.5	21.75
APT 4 (204)	191	44	23		178		3	2		10	20	30
CORE	74				31							
LEVEL 3 (TOTALS)	702	148			621							
APT 1 (301)	189	44	23		176		3	2		10	18	28
APT 2 (302)	124	30	24		118		2	2		3.25	19	22.25
APT 3 (303)	124	30	24		118		2	2		3.25	19	22.25
APT 4 (304)	191	44	23		178		3	2		10	19	29
CORE	74				31							
LEVEL 4 (TOTALS)	702	148			621							
APT 1 (401)	189	44	23		176		3	2		10	19	29
APT 2 (402)	124	30	24		118		2	2		3.25	19	22.25
APT 3 (403)	124	30	24		118		2	2		3.25	19	22.25
APT 4 (404)	191	44	23		178		3	2		10	19	29
CORE	74				31							

	GROSS BUILDING AREA	GROSS BALCONY/ TERRACE AREA	% BALCONY/T ERRACE/ PAVING AREA	L'SCAPE AREA	FSR AREA	FSR RATIO	NO OF BED ROOMS	NO OF B'MENT CARS	NO OF GROUND CARS	INTERNAL STORE M3	B'MENT STORE M3	TOTAL STORE M3
LEVEL 5 (TOTALS)	702	148			621							
APT 1 (501)	189	44	23		176		3	2		10	18	28
APT 2 (502)	124	30	24		118		2	2		3.25	19	22.25
APT 3 (503)	124	30	24		118		2	2		3.25	19	22.25
APT 4 (504)	191	44	23		178		3	2		10	19	29
CORE	74				31							
LEVEL 6 (TOTALS)	696	160			616							
APT 1 (601)	221	58	26		208		3	2		10.7	19	29.7
APT 2 (602)	176	44	25		168		3	2		5.2	19	24.2
APT 3 (603)	225	58	26		212		3	2		10.7	19	29.7
CORE	74				28							
LEVEL7 (TOTALS)	696	160			616							
APT 1 (701)	221	58	26		208		3	2		10.7	19	29.7
APT 2 (702)	176	44	25		168		3	2		5.2	19	24.2
APT 3 (703)	225	58	26		212		3	2		10.7	19	29.7
CORE	74				28							
ROOF CORE (incl condensors)	95											
GRAND TOTALS	8485	1738		400	5317	2.63	68	51	6			

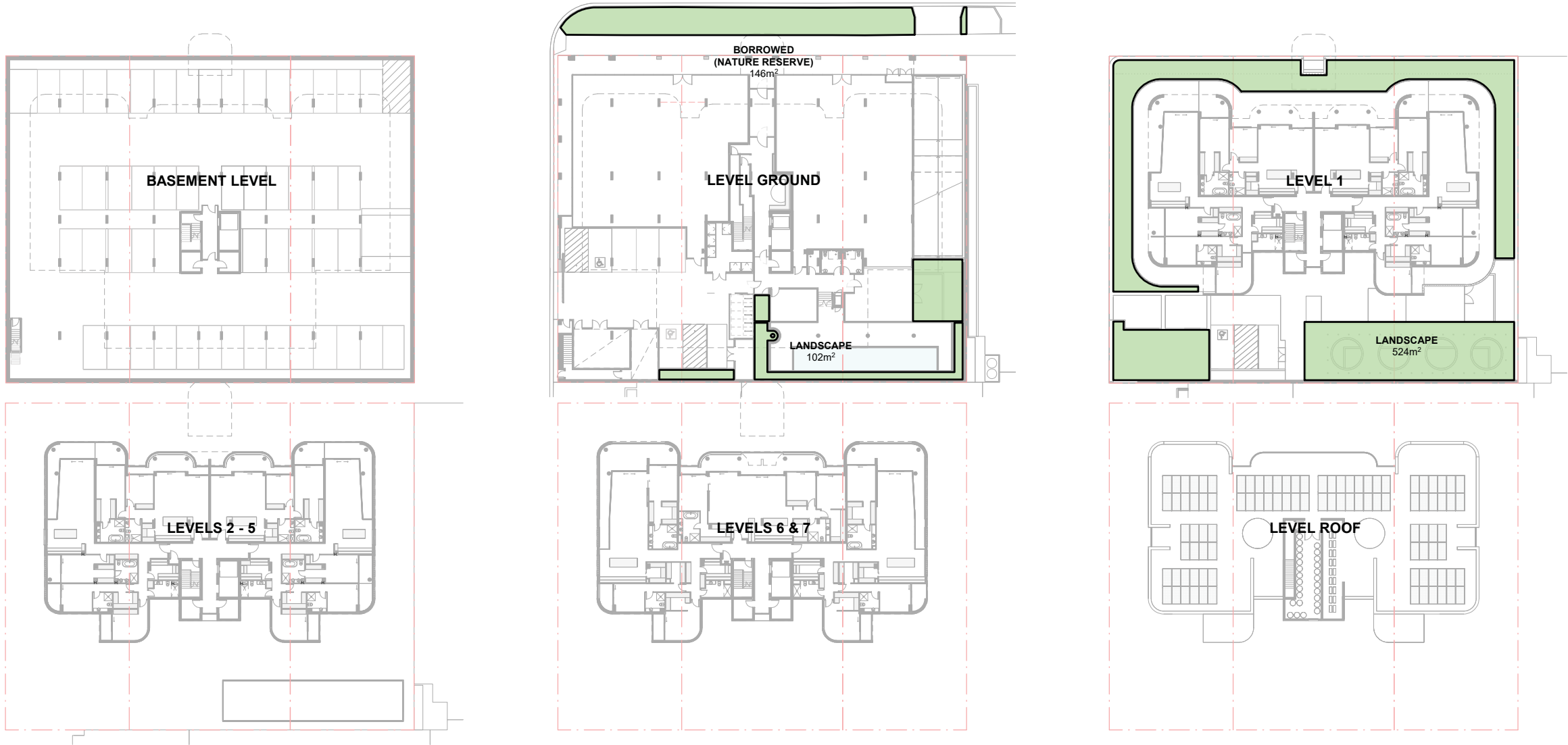




**Communal Areas Schedule**

Basement Level	0 m²
Level Ground	384 m²
Level 1	524 m²
Levels 2 - 5	0 m²
Level 6 & 7	0 m²
Level Roof	0 m²





**Landscape Areas Schedule**

Basement Level	0 m²
Level Ground	102 m²
Level Ground (Borrowed)	146 m²
Level 1	524 m²
Levels 2 - 5	0 m²
Level 6 & 7	0 m²
Level Roof	0 m²







5.31  
Elevation - East  
1:200





5.32

Elevation - South

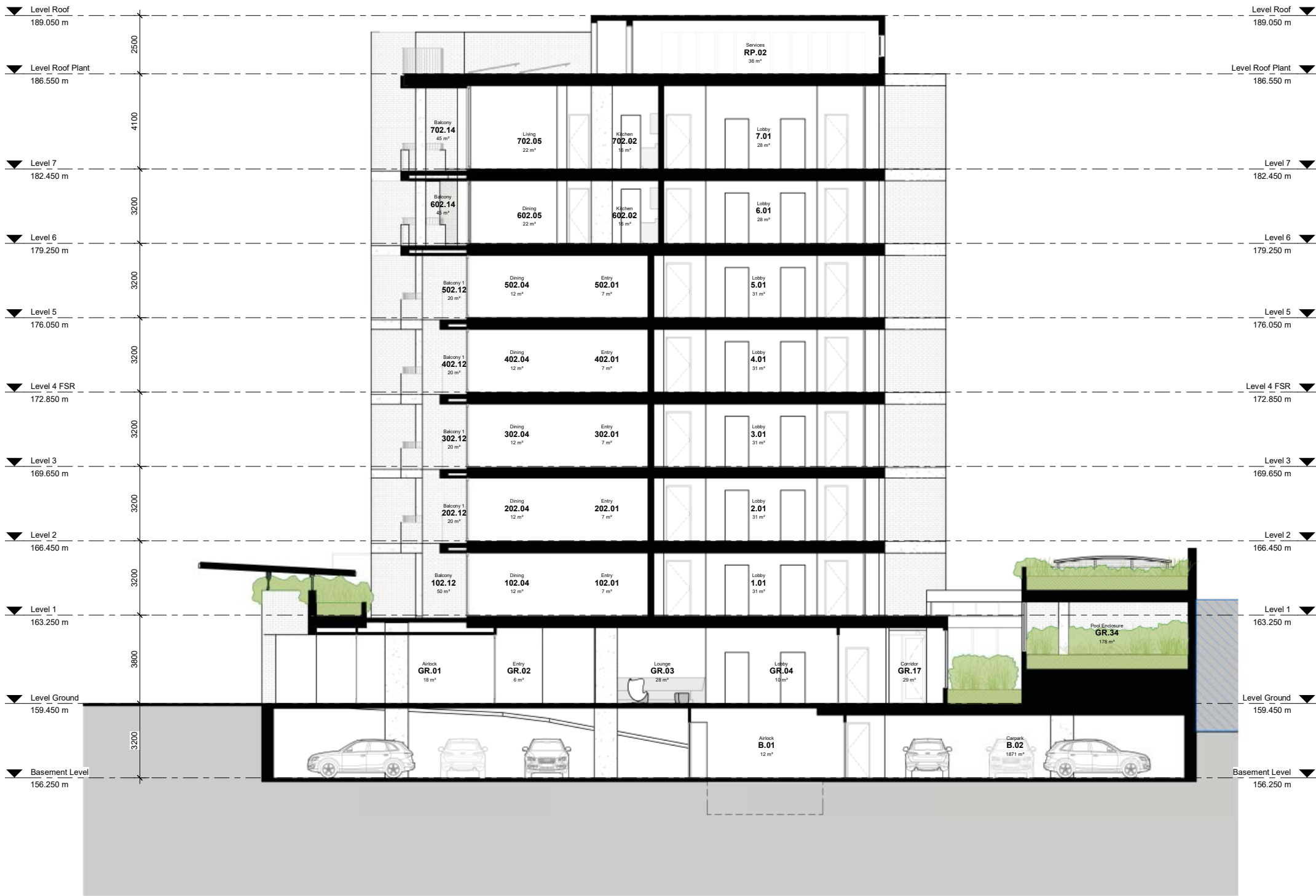
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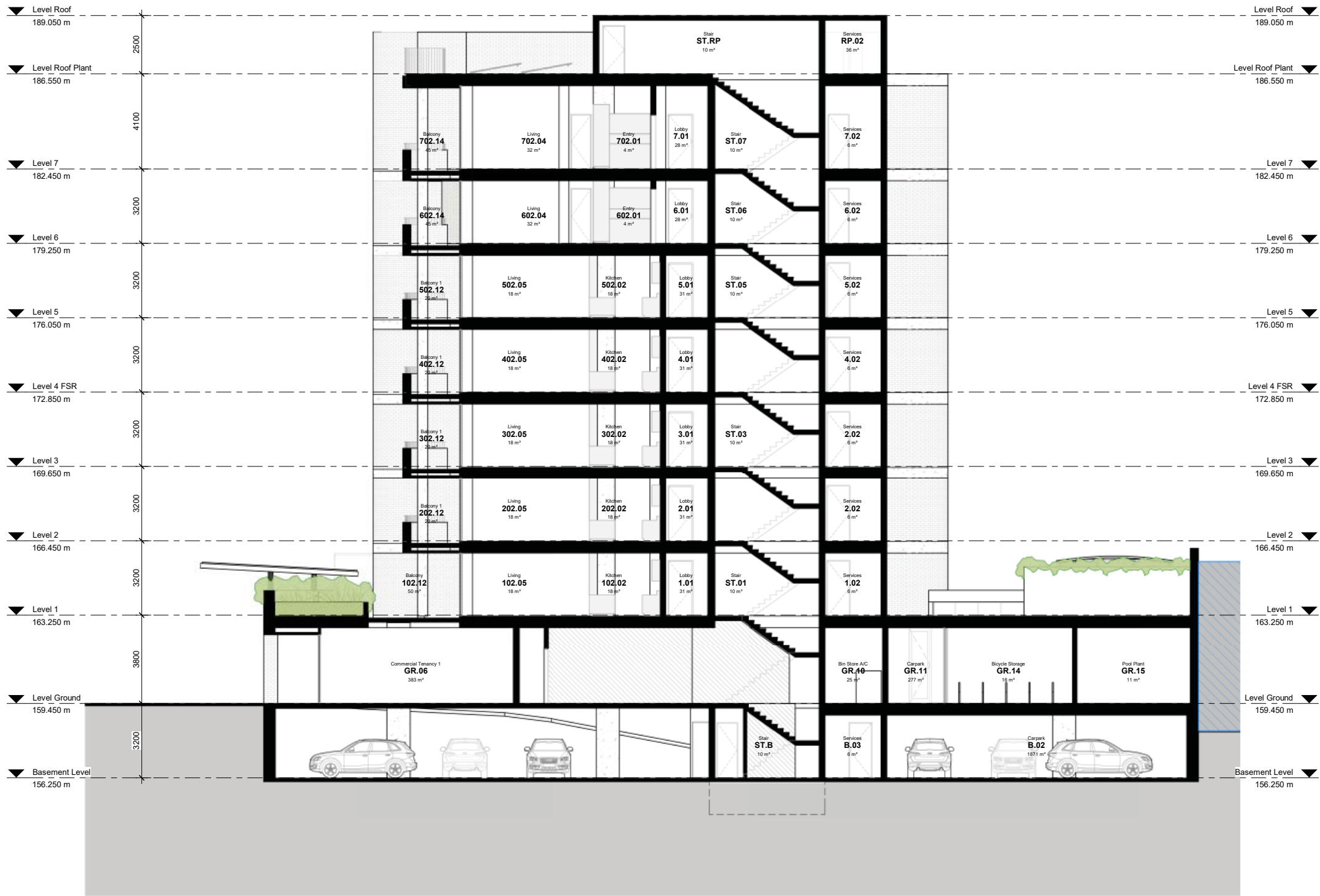






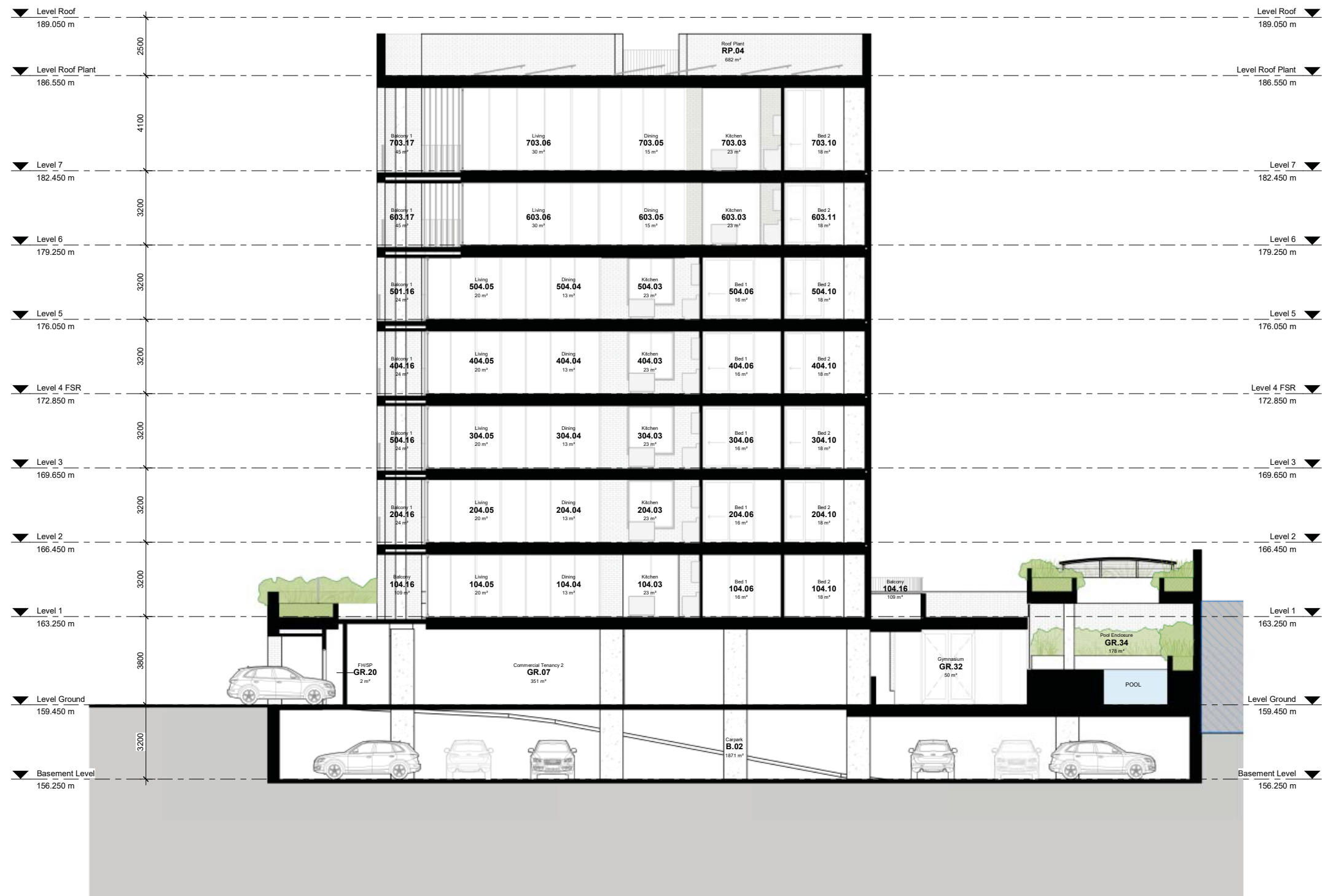










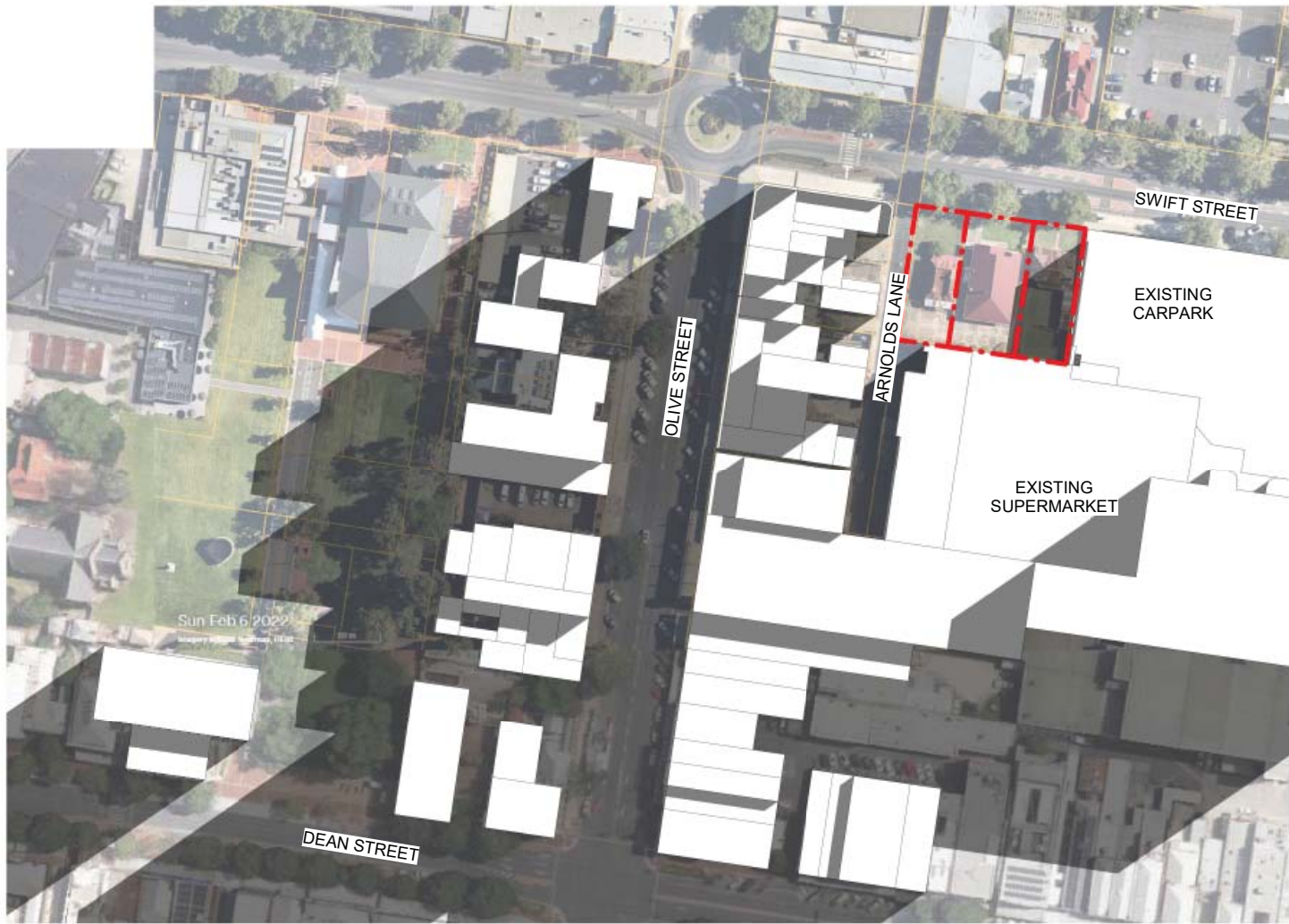












01 Existing Shadow Diagram - 9am (June 21)  
DA-30 1:1000

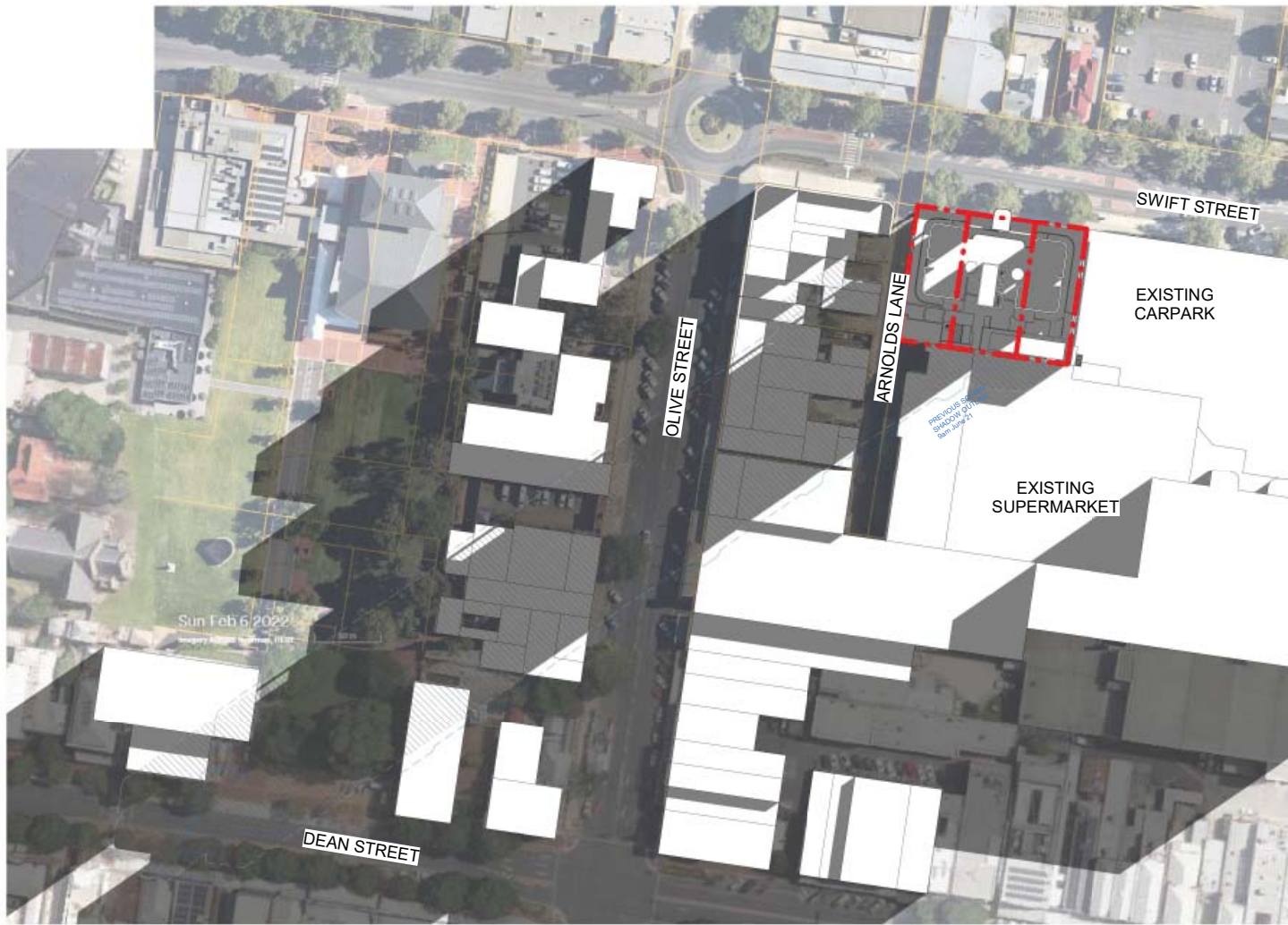


02 Existing Shadow Diagram - 10am (June 21)  
DA-30 1:750



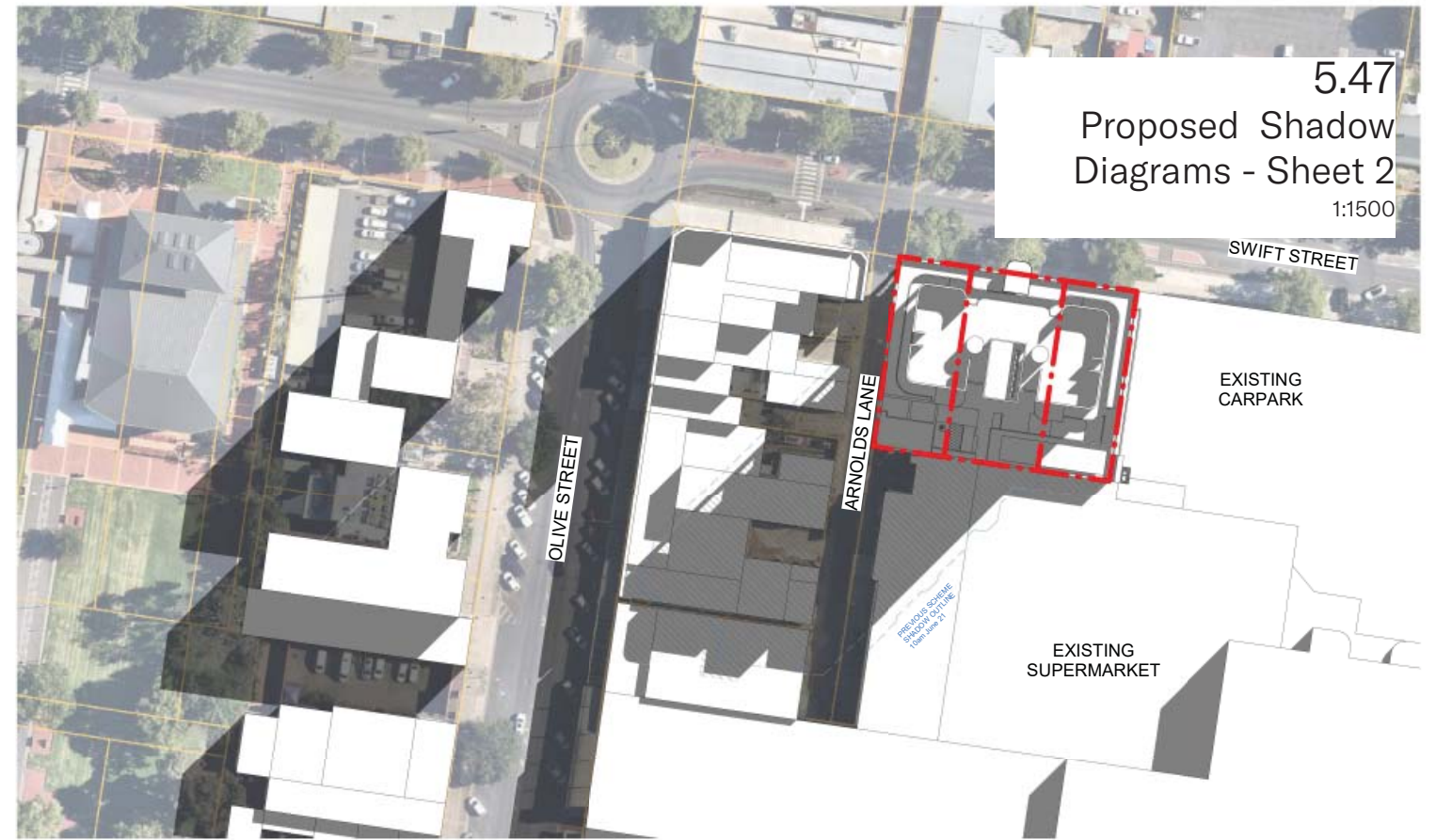
03 Existing Shadow Diagram - 11pm (June 21)  
DA-30 1:750



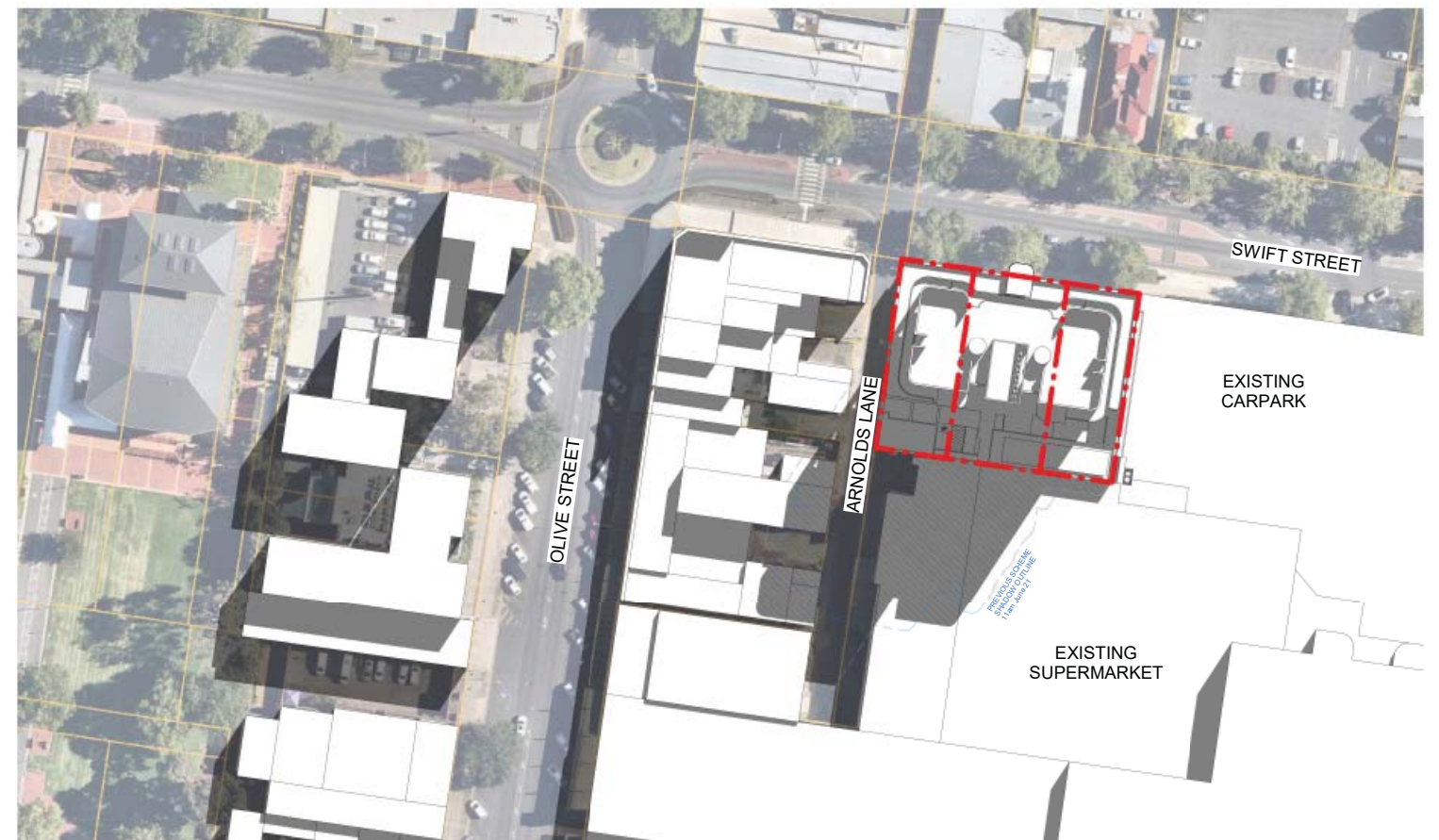


01 Proposed Shadow Diagram - 9am (June 21)  
DA-30 1 : 1000

SHADOW - PROPOSED  
(SMALLER SCHEME)  
SHADOW OUTLINE -  
PREVIOUS SCHEME



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



03 Proposed Shadow Diagram - 11am (June 21)  
DA-30 1 : 750

CohenLeigh  
Architects

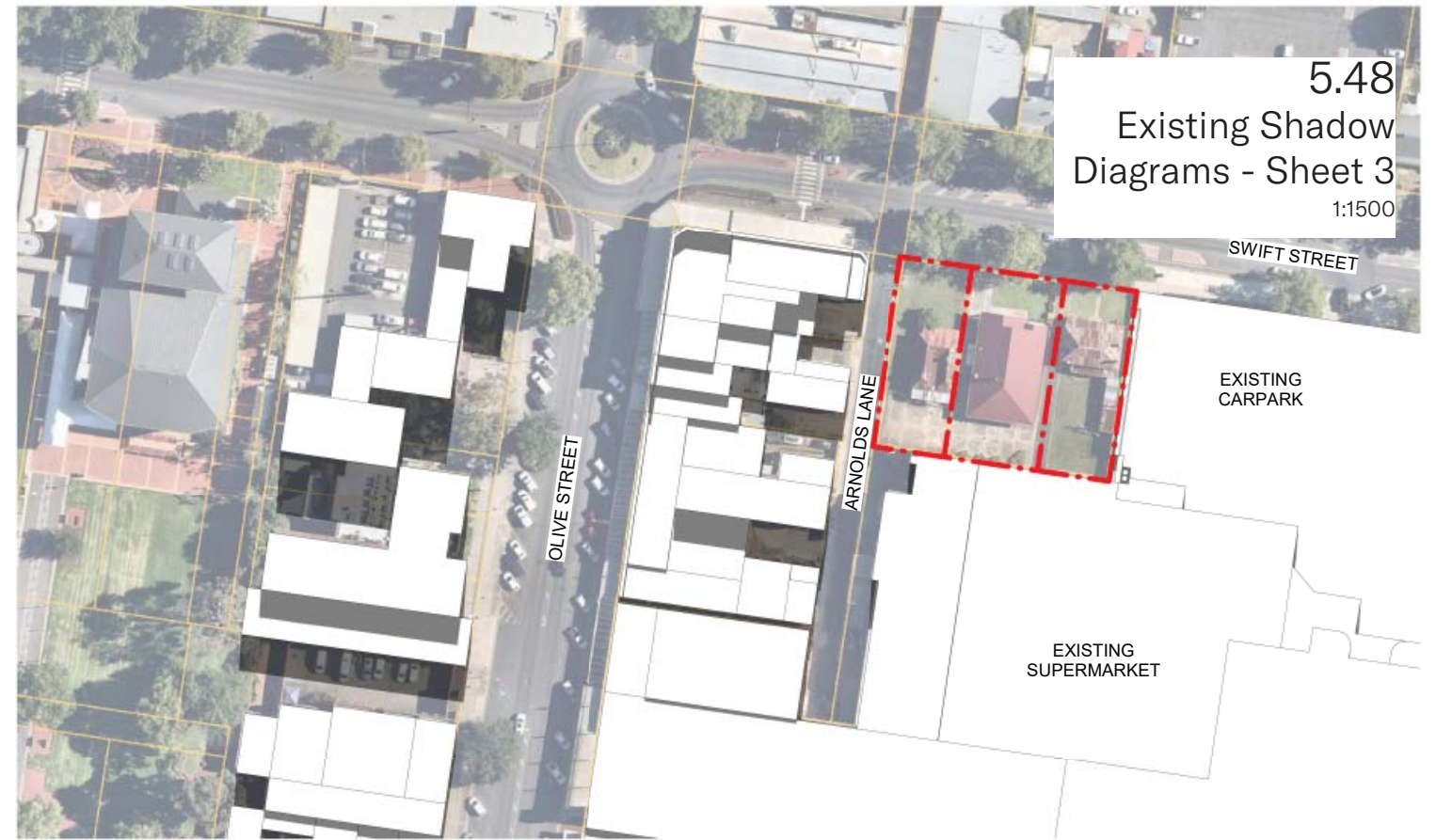
+61 3 9521 6888  
info@cohenleigh.com  
Suite 1, Level 1, 5-13 Melrose St  
Sandringham, VIC 3191

Project 241004  
Swift Street - Mixed Use Development  
Issue: B  
Date: 30.10.2024  
Page 62 of 68





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



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

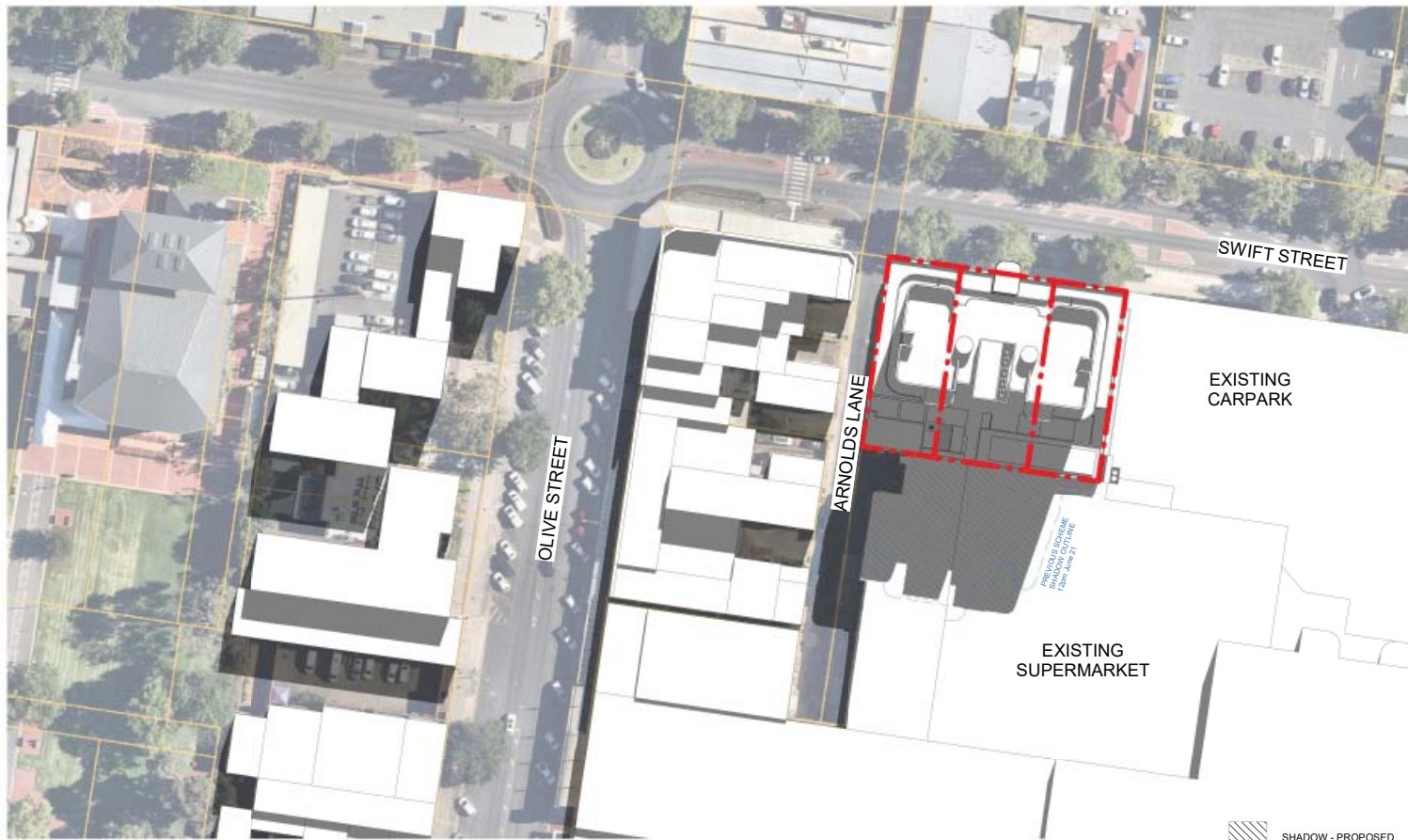


**06** Existing Shadow Diagram - 2pm (June 21)  
DA-30 1:750

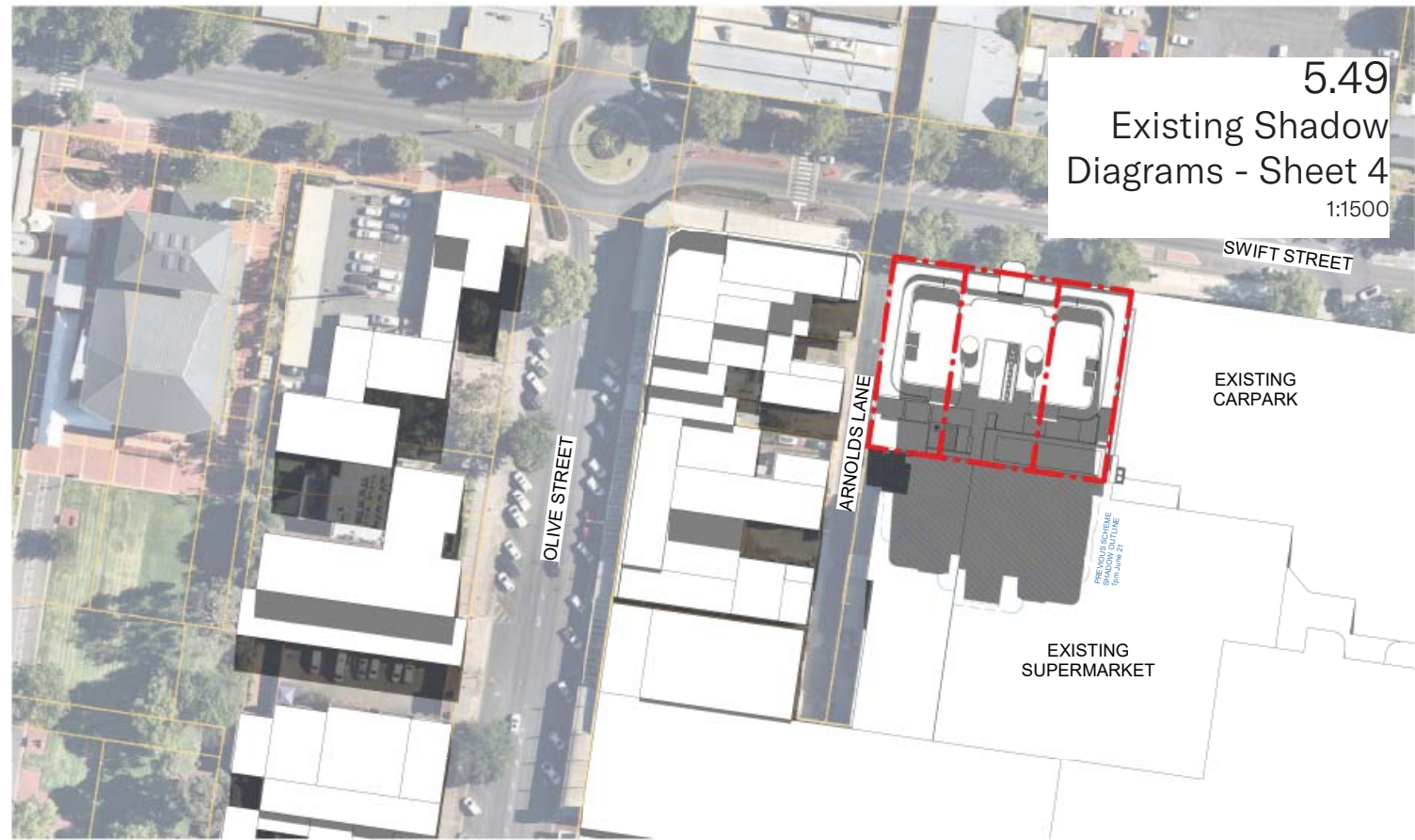


**07** Existing Shadow Diagram - 3pm (June 21)  
DA-30 1:750

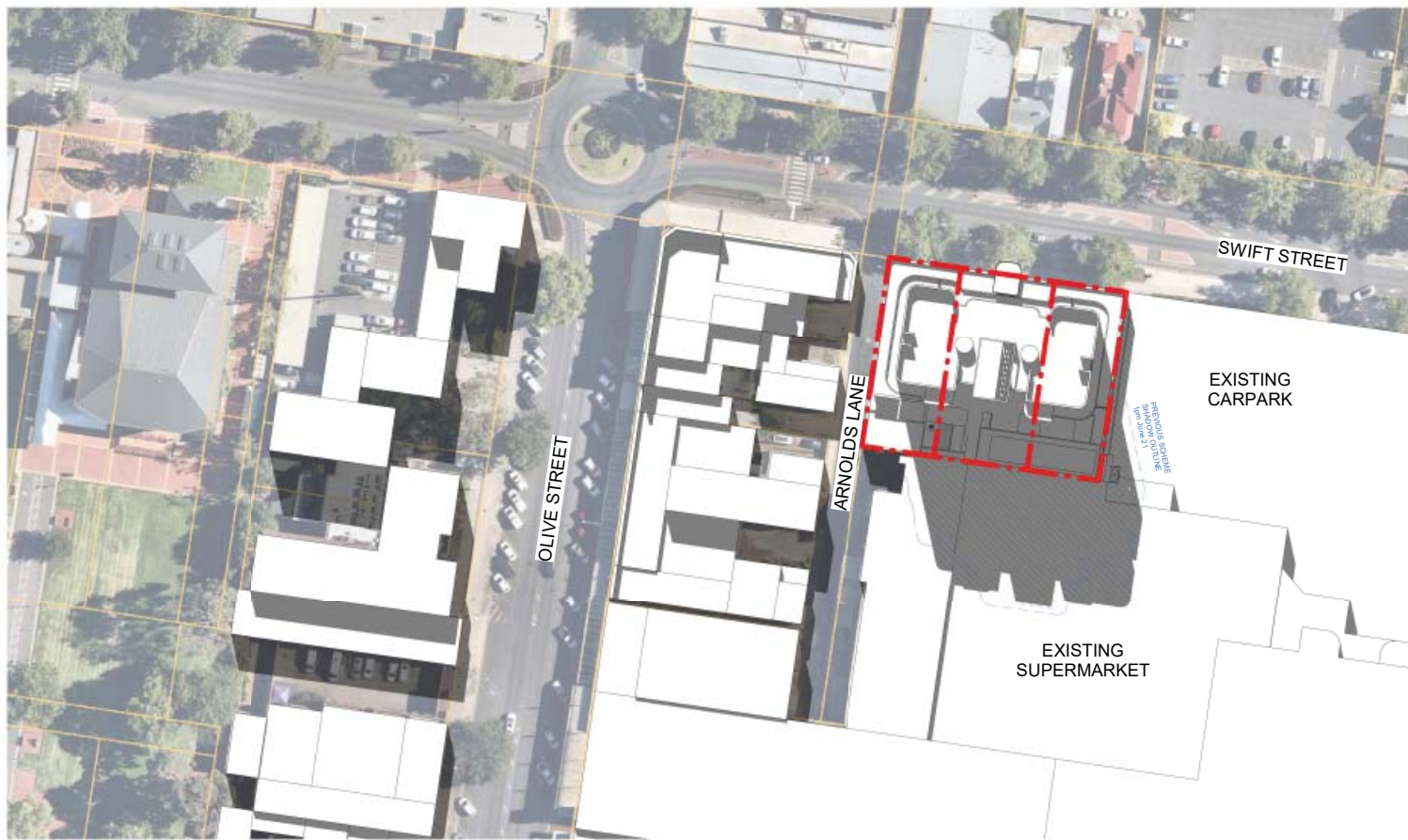




04 Proposed Shadow Diagram - 12pm (June 21)  
DA-30 1:750



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

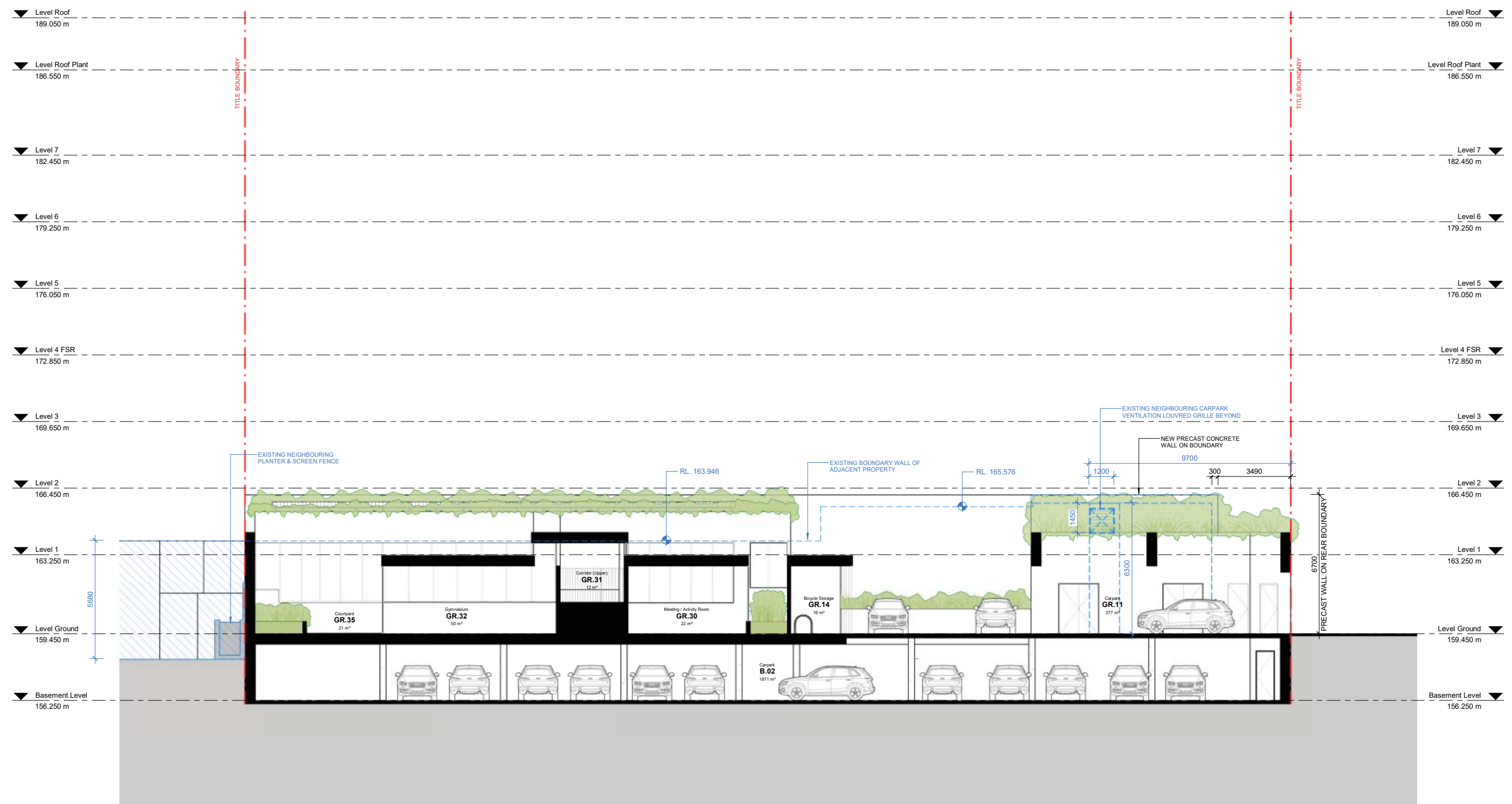


06 Proposed Shadow Diagram - 2pm (June 21)  
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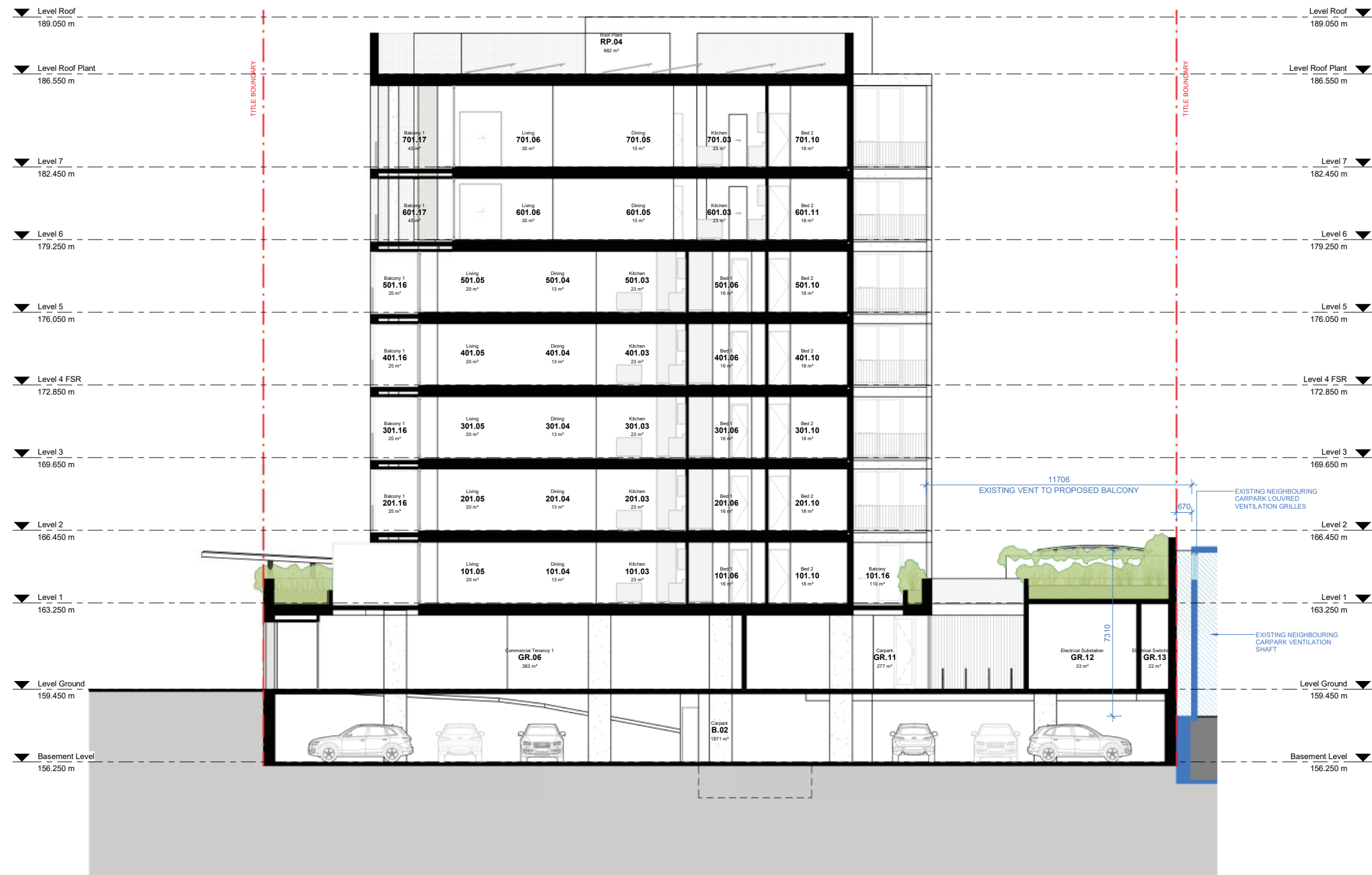


07 Proposed Shadow Diagram - 3pm (June 21)  
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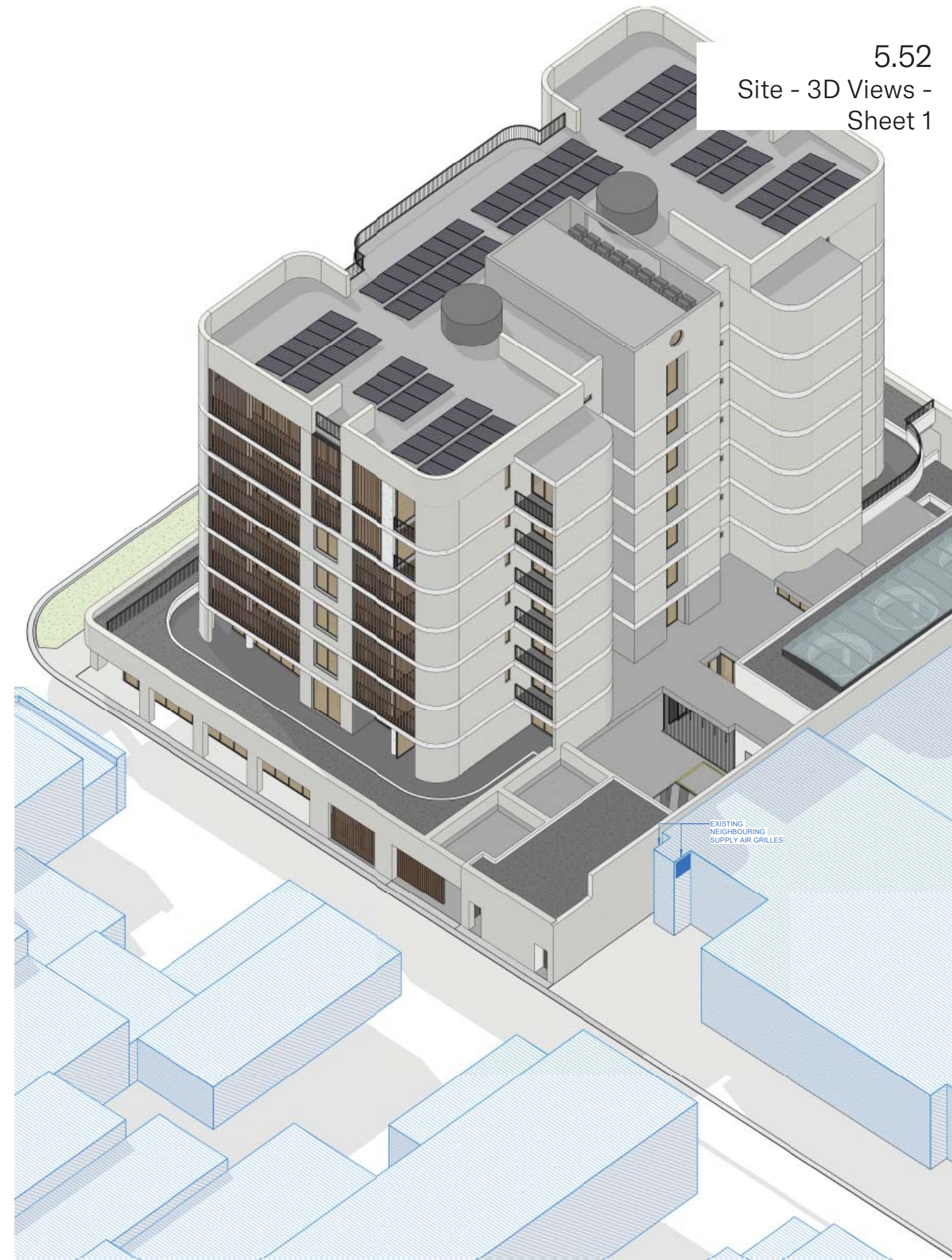
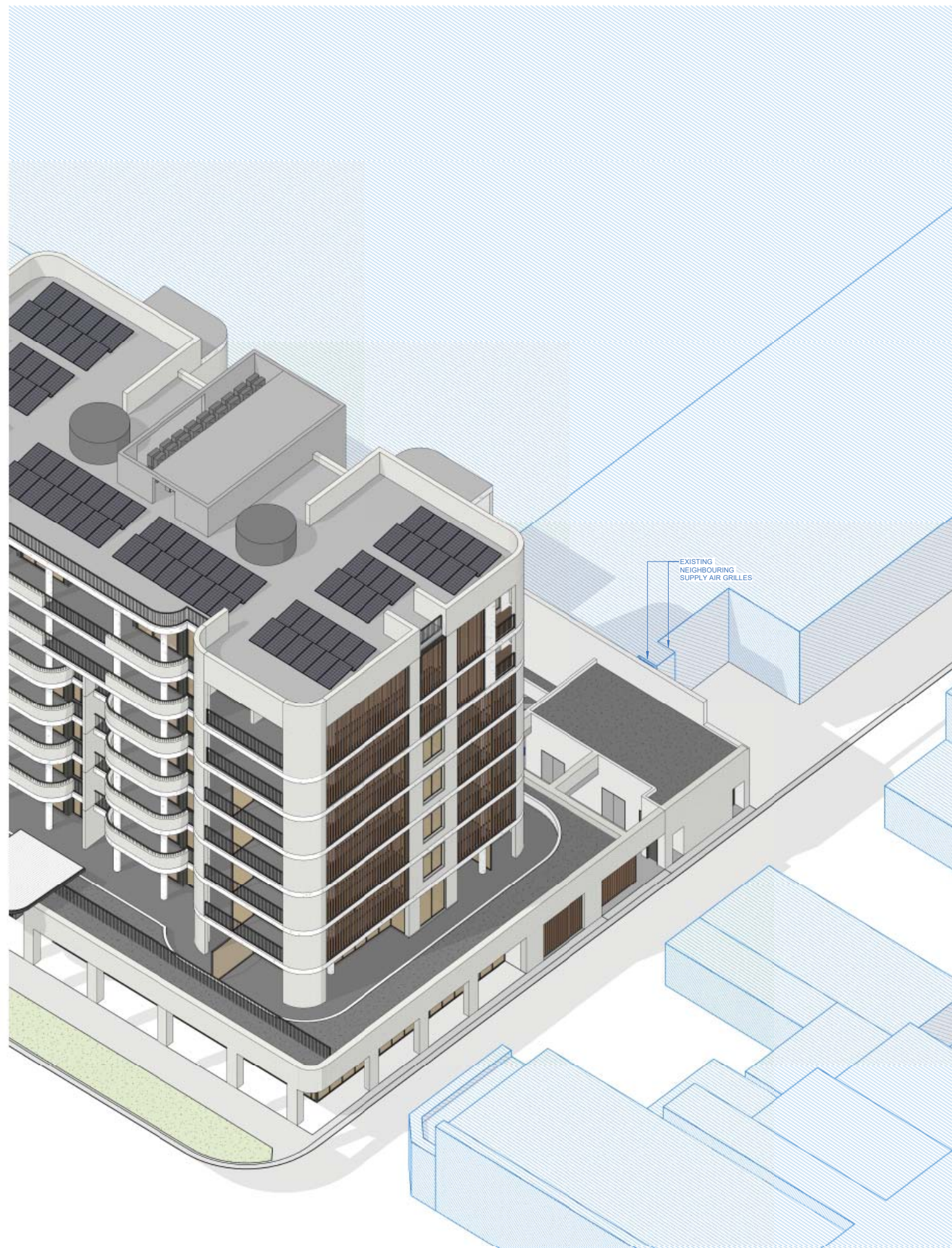




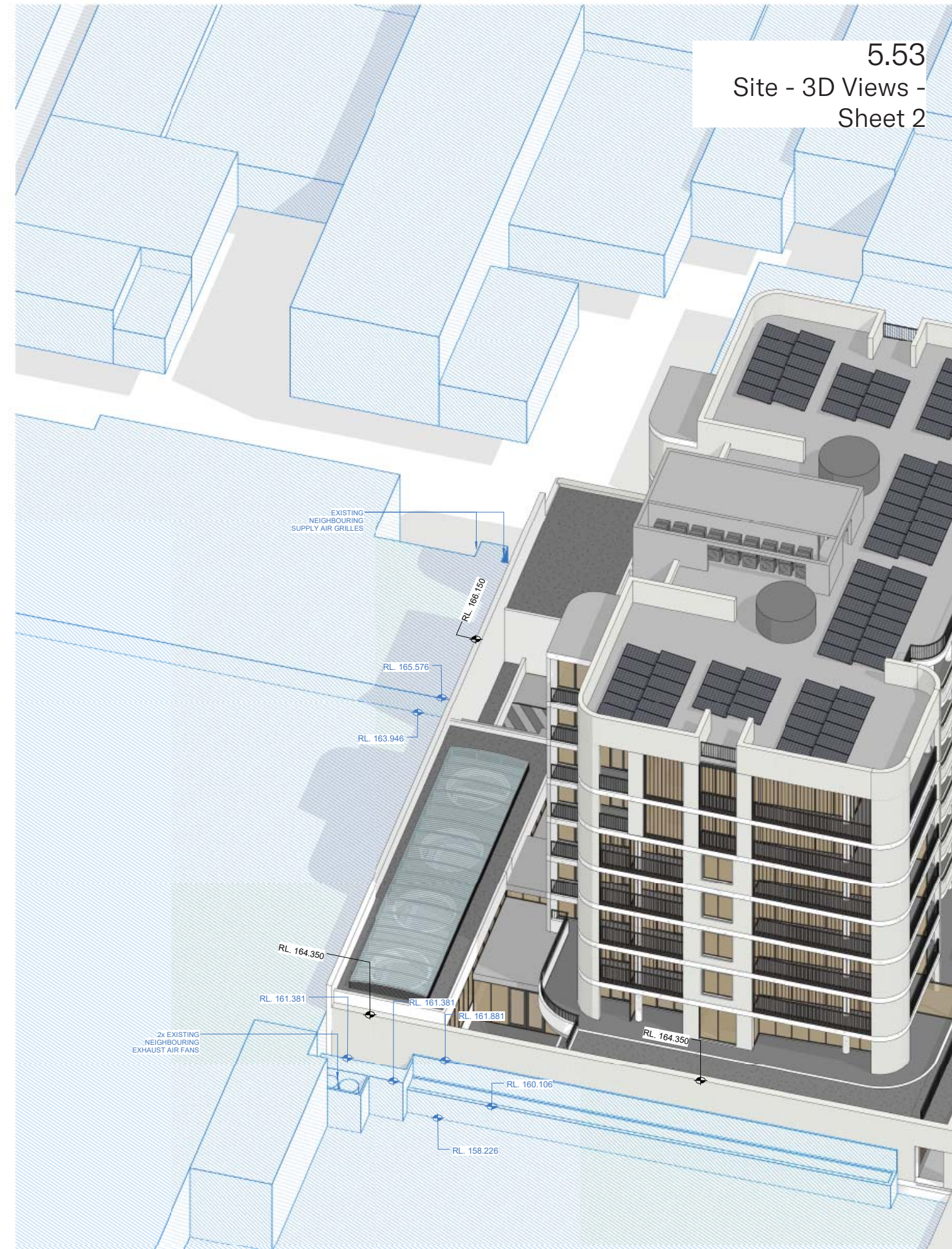
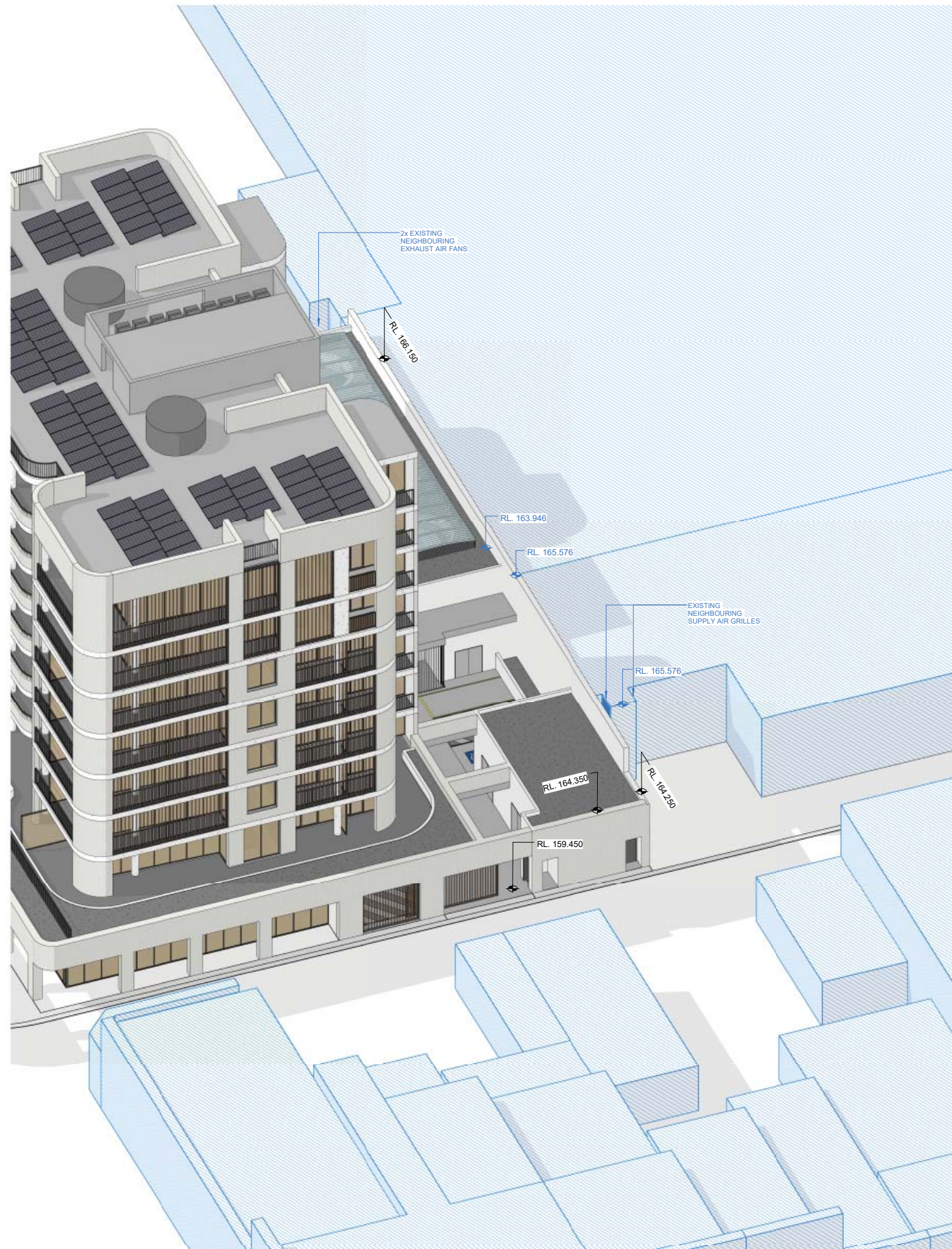














# yonder.

**Mixed use building Swift Street  
LANDSCAPE CONCEPT**

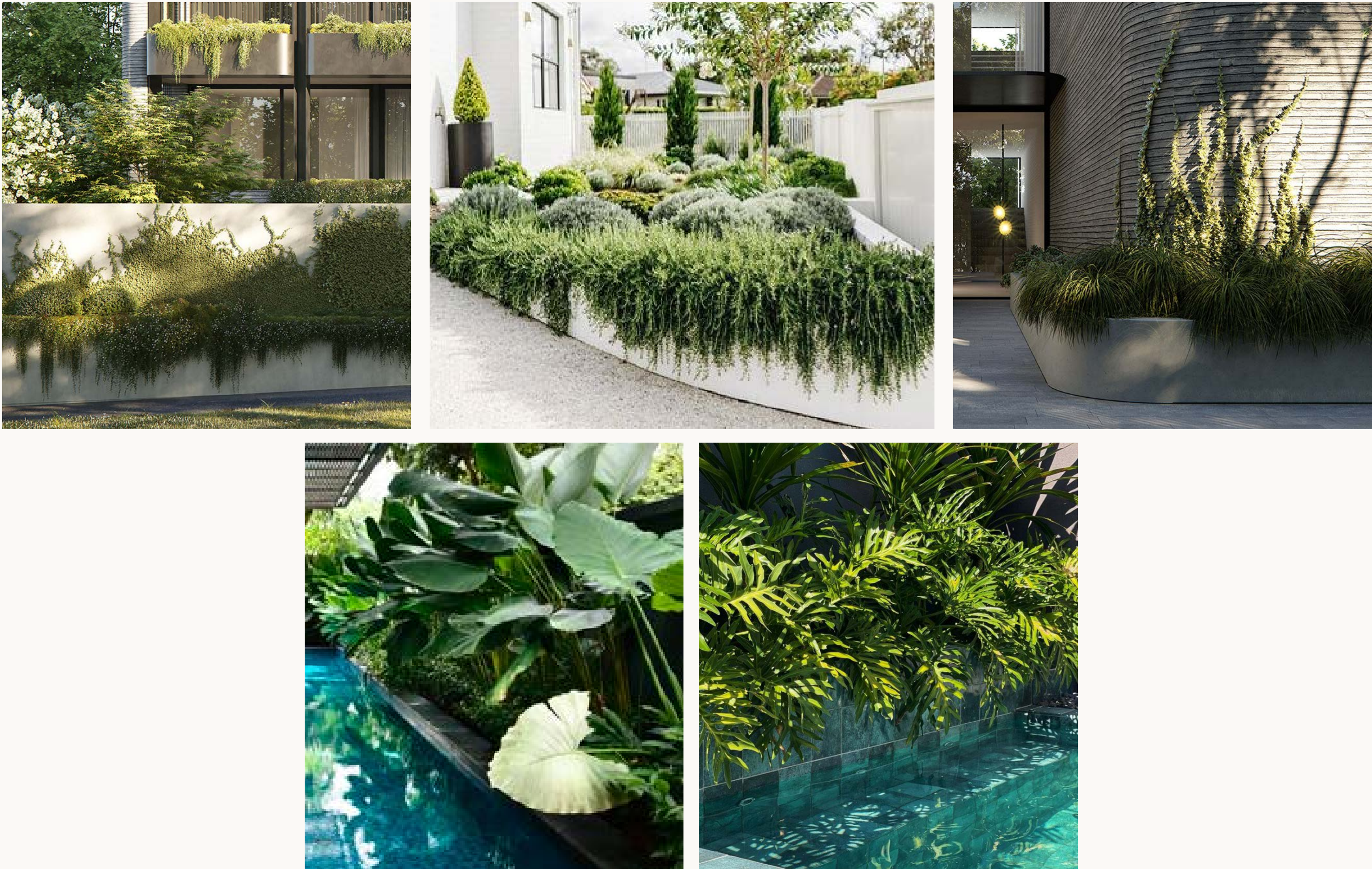
Swift Street, Albury, NSW

Date: 28 Oct 2024   Revision: C

Prepared for Joss Group by

YONDER LANDSCAPE ARCHITECTURE ©





Ground Floor Precedent Images





- LEGEND**
- Existing trees to be retained and protected
  - Existing tree to be removed
  - Proposed trees - deciduous
  - Proposed trees - evergreen
  - Shrubs
  - Groundcovers and tufted plants
  - Cascading plants
  - Grass
  - Feature paving
  - Unit paving
  - Gravel

Ground Floor

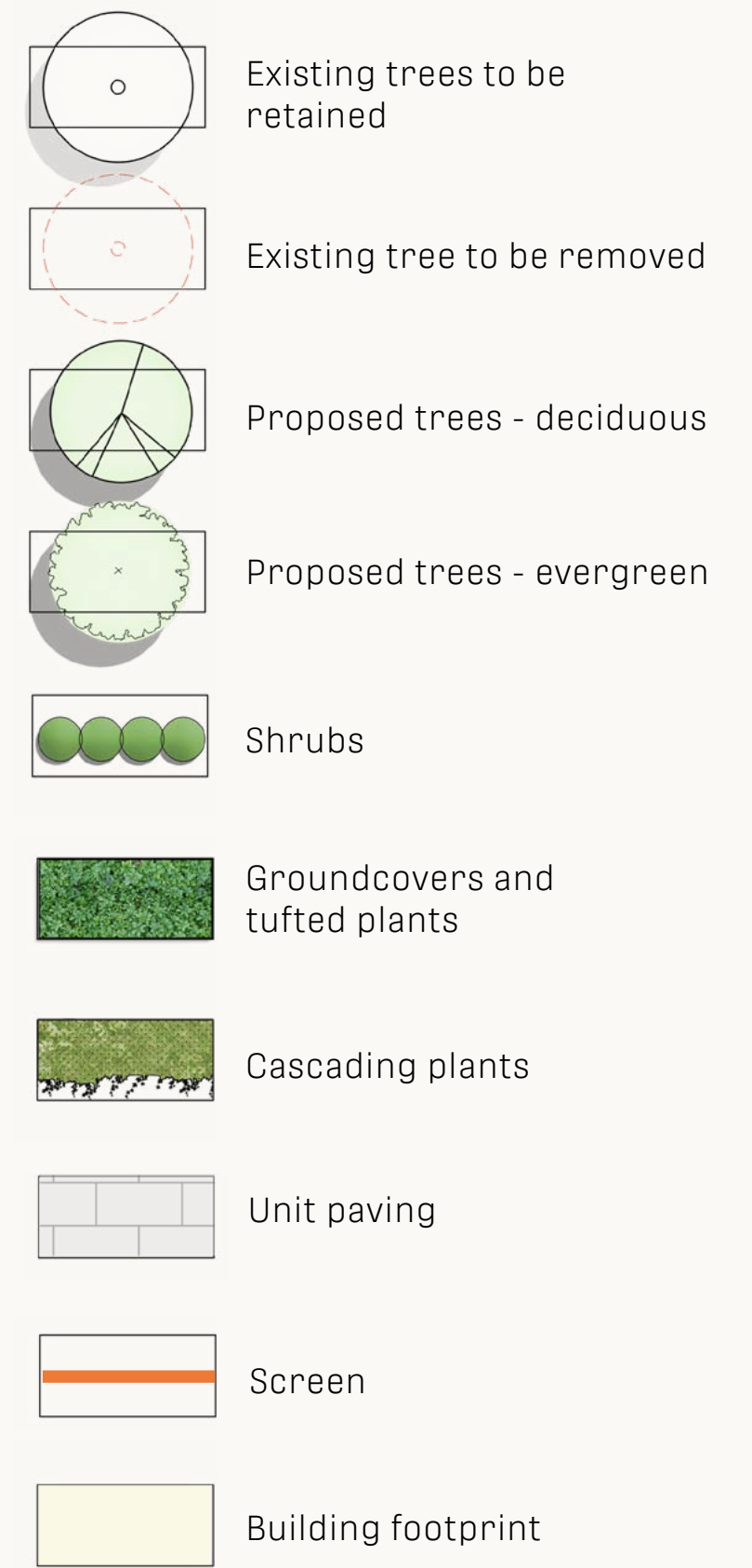




Level One Precedent Images



**S W I F T                      S T R E E T**



Building footprint

- Cascading plants  
e.g. *Hedera canariensis*

## Level One





TREES



*Acer palmatum*  
'Red Pygmy'  
Dwarf Japanese Maple

2m H x 2m W



*Acer palmatum*  
'Dissectum Seiryu'  
Upright Japanese Maple

4m H x 4m W



*Cercis chinensis* 'Avondale'  
Chinese Redbud

3m H x 2m W



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

3m H x 2m W



*Lagerstroemia indica* 'Acoma'  
Crepe Myrtle (White)

3 H x 3m W



*Platanus x acerifolia*

London Plane

14m H x 10m W

SHRUBS



*Correa* 'Green Dream'

White Correa

1-1.5m x 1-1.5m W



*Escallonia ively*

White Escallonia

1.5-2m x 1.5-3m W



*Laurus nobilis* 'Baby Bay'

Bay

2m x 2m W



*Philotheca myoporoides*

Long-leaf Wax Flower

0.8-1m x 0.8-1m W



*Raphiolepis indica*  
'Snow Maiden'  
Indian Hawthorn Snow Maiden

0.7m x 0.5m W



*Raphiolepis 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



*Syzygium paniculatum* 'Lillyput'

Lillyput Lilly Pilly

1.5-2m H x 1.5-2m W



*Viburnum odoratissimum* 'VOC1'  
Dense Fence  
Sweet Viburnum

2.5-3.5m H x 2m W



*Westringia fruticosa* 'Zena'  
Coastal Rosemary

0.5-1m H x 0.5-1m W

INDOOR PLANTS



*Alpinia caerulea*

Native Ginger

2m H x 2.5m W



*Epipremnum aureum*

Golden Pothos

Varies



*Hymenocallis harrisiana*

Spider Lily

0.8m H x 1m W



*Monstera deliciosa*

Swiss Cheese Plant

2m H x 2m W



*Peperomia rotundifolia*

Trailing Jade Plant

Varies



*Sansevieria trifasciata* 'Silver  
Princess'  
Snake Plant

0.6m H x 0.3-0.6m W



*Syngonium podophyllum*

Arrowhead Plant

0.15-0.3m H x 0.3-0.6m W



*Zamioculcas zamiifolia*

Sweet Viburnum

2.5-3.5m H x 2m W



GROUNDCOVERS, SUCCULENT & TUFTED PLANTS



*Agave geminiflora*  
Twin Flower Agave  
0.6-1m H x 0.6-1m W



*Aloe hybrid 'AL02' PBR*  
Mighty Gold  
0.5m H x 0.35m W



*Anigozanthos flavidus 'Bush Ranger'*  
Red Kangaroo Paw  
0.6m H x 0.5m W



*Anigozanthos viridis*  
Green Kangaroo Paw  
0.5-1m H x 0.4-0.6 W



*Crassula ovata 'Bluebird'*  
Bluebird  
1m H x 1m W



*Crassula undulatifolia 'Max Cook'*  
Bluewaves  
1m H x 1m W



*Dianella caerulea 'DCMP01' Little Jess*  
Blue Flax Lily  
0.4m H x 0.4m W



*Dietes iridoides 'White Tiger'*  
False Iris  
0.3-0.6m H x 0.3-0.6m 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



*Kniphofia caulescens 'Red Hot Poker'*  
Red Hot Poker  
1m H x 0.6-1m W



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



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

CASCADING PLANTS



*Casuarina glauca 'Cousin It'*  
She-oak



*Dichondra argentea 'Silver Falls'*  
Silver Nickel Vine



*Hardenbergia violacea*  
Happy Wanderer



*Hedera canariensis*  
Canary Islands Ivy



*Myoporum parvifolium*  
Creeping Boobialla



*Parthenocissus sikkimensis*  
Virginia Creeper

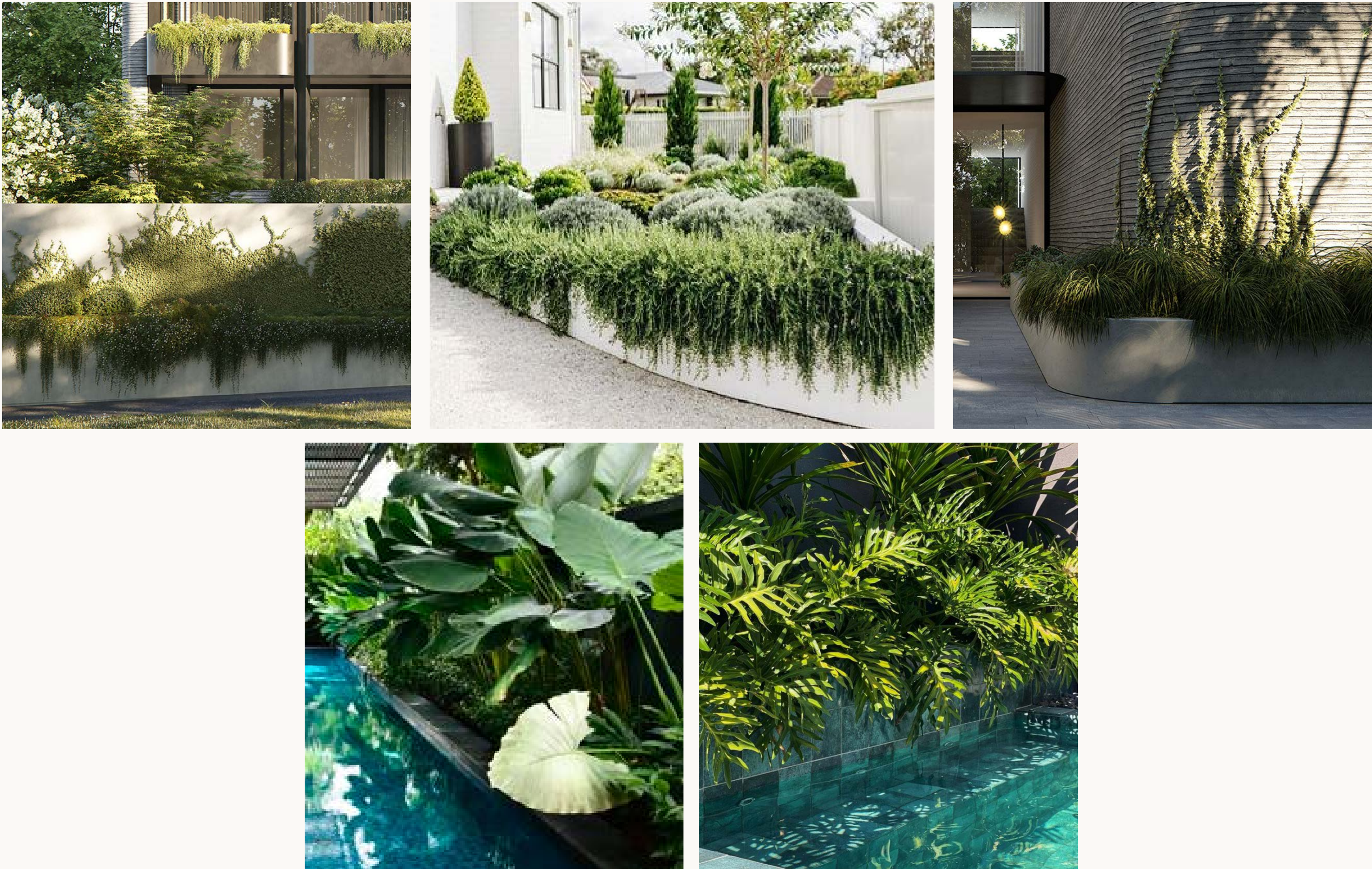


*Rosmarinus officinalis 'Prostratus'*  
Creeping Rosemary



*Russelia equisetiformis*  
Firecracker Plant





Ground Floor Precedent Images





- LEGEND**
- Existing trees to be retained and protected
  - Existing tree to be removed
  - Proposed trees - deciduous
  - Proposed trees - evergreen
  - Shrubs
  - Groundcovers and tufted plants
  - Cascading plants
  - Grass
  - Feature paving
  - Unit paving
  - Gravel

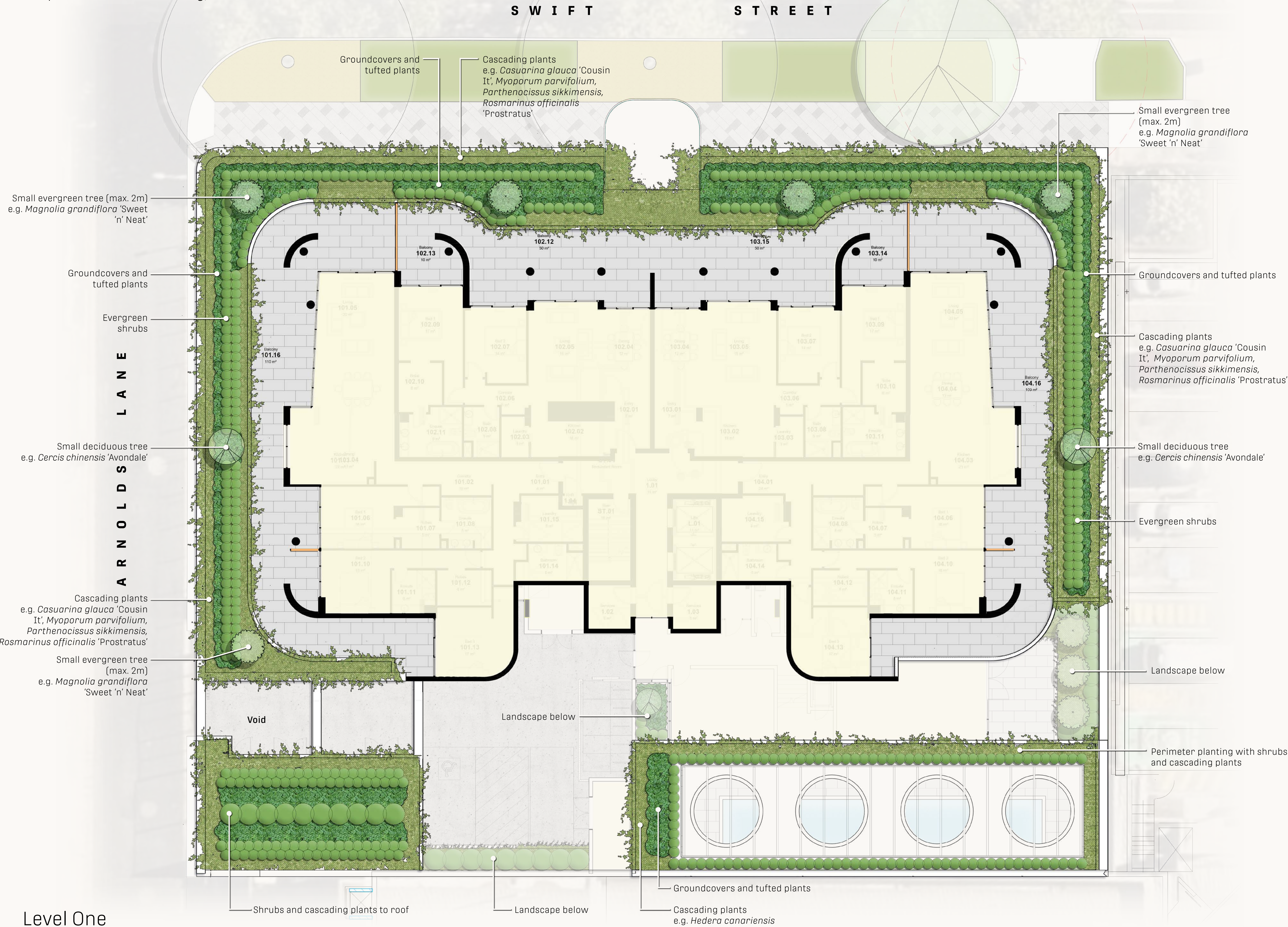
Ground Floor





Level One Precedent Images







TREES



*Acer palmatum*  
'Red Pygmy'  
Dwarf Japanese Maple

2m H x 2m W



*Acer palmatum*  
'Dissectum Seiryu'  
Upright Japanese Maple

4m H x 4m W



*Cercis chinensis* 'Avondale'  
Chinese Redbud

3m H x 2m W



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

3m H x 2m W



*Lagerstroemia indica* 'Acoma'  
Crepe Myrtle (White)

3 H x 3m W



*Platanus x acerifolia*

London Plane

14m H x 10m W

SHRUBS



*Correa* 'Green Dream'

White Correa

1-1.5m x 1-1.5m W



*Escallonia ively*

White Escallonia

1.5-2m x 1.5-3m W



*Laurus nobilis* 'Baby Bay'

Bay

2m x 2m W



*Philotheca myoporoides*

Long-leaf Wax Flower

0.8-1m x 0.8-1m W



*Raphiolepis indica*  
'Snow Maiden'  
Indian Hawthorn Snow Maiden

0.7m x 0.5m W



*Raphiolepis 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



*Syzygium paniculatum* 'Lillyput'

Lillyput Lilly Pilly

1.5-2m H x 1.5-2m W



*Viburnum odoratissimum* 'VOC1'  
Dense Fence  
Sweet Viburnum

2.5-3.5m H x 2m W



*Westringia fruticosa* 'Zena'  
Coastal Rosemary

0.5-1m H x 0.5-1m W

INDOOR PLANTS



*Alpinia caerulea*

Native Ginger

2m H x 2.5m W



*Epipremnum aureum*

Golden Pothos

Varies



*Hymenocallis harrisiana*

Spider Lily

0.8m H x 1m W



*Monstera deliciosa*

Swiss Cheese Plant

2m H x 2m W



*Peperomia rotundifolia*

Trailing Jade Plant

Varies



*Sansevieria trifasciata* 'Silver  
Princess'  
Snake Plant

0.6m H x 0.3-0.6m W



*Syngonium podophyllum*

Arrowhead Plant

0.15-0.3m H x 0.3-0.6m W



*Zamioculcas zamiifolia*

Sweet Viburnum

2.5-3.5m H x 2m W



GROUNDCOVERS, SUCCULENT & TUFTED PLANTS



*Agave geminiflora*  
Twin Flower Agave  
0.6-1m H x 0.6-1m W



*Aloe hybrid 'AL02' PBR*  
Mighty Gold  
0.5m H x 0.35m W



*Anigozanthos flavidus 'Bush Ranger'*  
Red Kangaroo Paw  
0.6m H x 0.5m W



*Anigozanthos viridis*  
Green Kangaroo Paw  
0.5-1m H x 0.4-0.6 W



*Crassula ovata 'Bluebird'*  
Bluebird  
1m H x 1m W



*Crassula undulatifolia 'Max Cook'*  
Bluewaves  
1m H x 1m W



*Dianella caerulea 'DCMP01' Little Jess*  
Blue Flax Lily  
0.4m H x 0.4m W



*Dietes iridoides 'White Tiger'*  
False Iris  
0.3-0.6m H x 0.3-0.6m 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



*Kniphofia caulescens 'Red Hot Poker'*  
Red Hot Poker  
1m H x 0.6-1m W



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



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

CASCADING PLANTS



*Casuarina glauca 'Cousin It'*  
She-oak



*Dichondra argentea 'Silver Falls'*  
Silver Nickel Vine



*Hardenbergia violacea*  
Happy Wanderer



*Hedera canariensis*  
Canary Islands Ivy



*Myoporum parvifolium*  
Creeping Boobialla



*Parthenocissus sikkimensis*  
Virginia Creeper



*Rosmarinus officinalis 'Prostratus'*  
Creeping Rosemary



*Russelia equisetiformis*  
Firecracker Plant



FLOOR PLAN

BASEMENT LEVEL



(CP) - DENOTES COMMON PROPERTY  
(CS) - DENOTES CARSPACE  
(S) - DENOTES STORAGE  
(SR) - DENOTES SERVICES ROOM

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



445 Townsend Street  
PO Box 3400  
Albury NSW 2640  
T 61 2 6051 1300  
spiire.com.au

PROPOSED PLAN OF SUBDIVISION OF  
LOT 1 IN DP912511 & LOT 20 IN DP780123  
REF: 320988  
DRAWN: NDR  
DATE: 5/11/24  
CHECKED: SMM

L.G.A.: ALBURY  
Locality: ALBURY  
Reduction Ratio: 1:200  
Lengths are in metres.

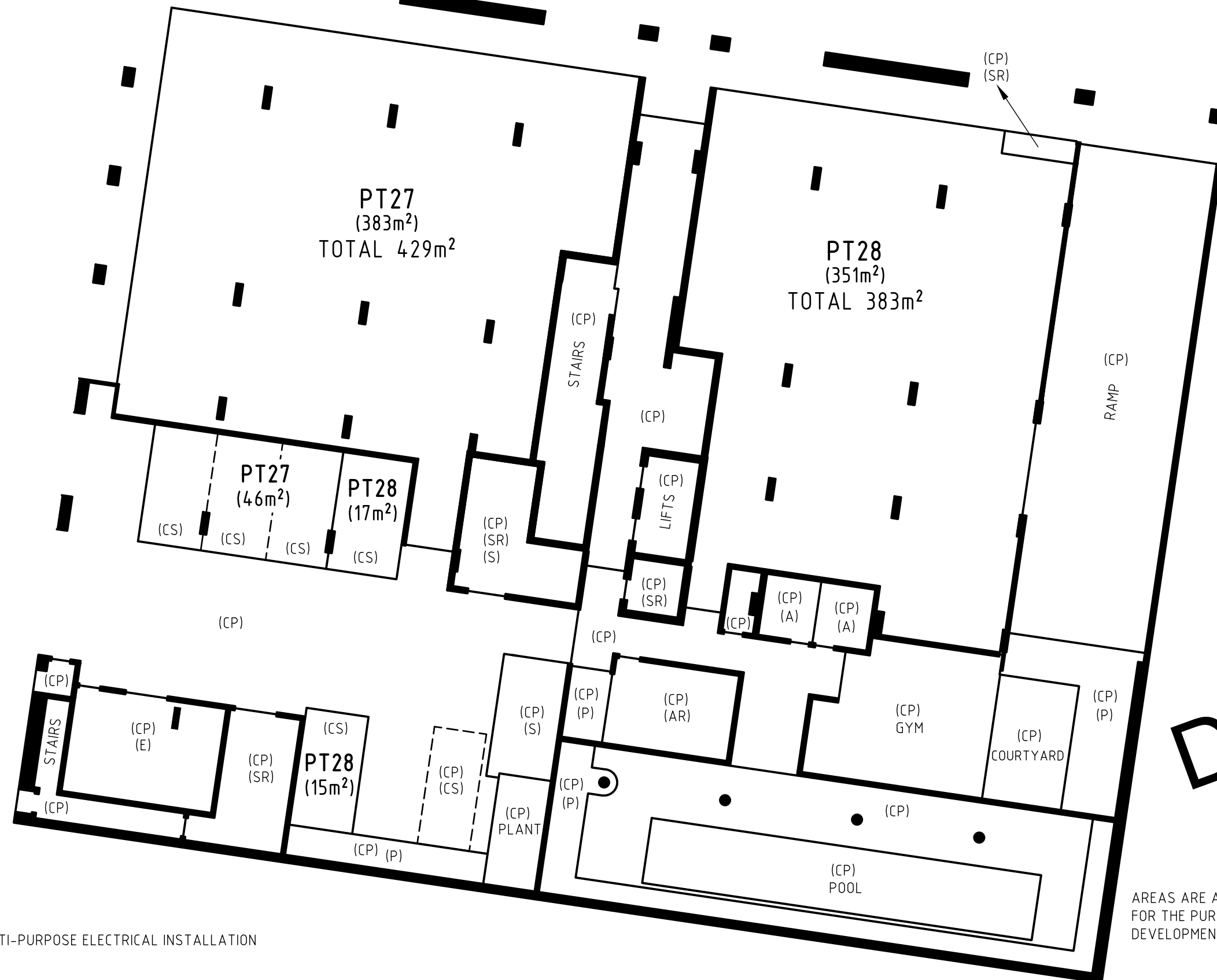
REGISTERED

DA PLAN VER04



## FLOOR PLAN

### GROUND LEVEL



(A) - AMENITIES  
(AR) - DENOTES ACTIVITY ROOM  
(CP) - DENOTES COMMON PROPERTY  
(CS) - DENOTES CARSPACE  
(P) - DENOTES PLANTER  
(S) - DENOTES STORAGE  
(SR) - DENOTES SERVICES ROOM  
(E) - PROPOSED EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION

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FOR THE PURPOSES OF THE STRATA SCHEMES  
DEVELOPMENT ACT 2015, ONLY



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T 61 2 6051 1300  
spiire.com.au

# PROPOSED PLAN OF SUBDIVISION OF LOT 1 IN DP912511 & LOT 20 IN DP780123

REF: 320988  
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L.G.A.: ALBURY  
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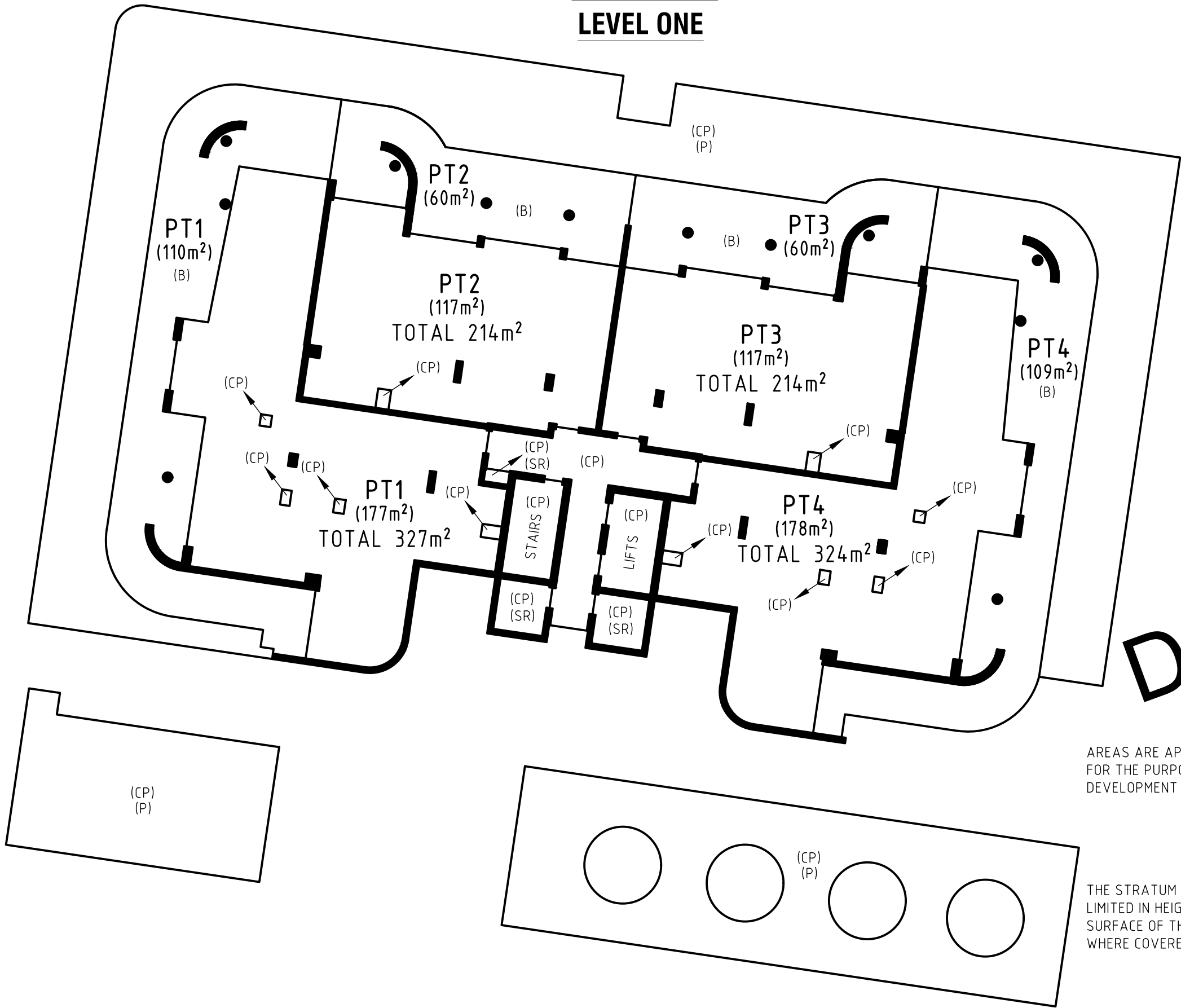
REGISTERED

DA PLAN VER04

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



FLOOR PLAN  
LEVEL ONE



DRAFT

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.

(CP) - DENOTES COMMON PROPERTY  
(B) - DENOTES BALCONY  
(P) - DENOTES PLANTER  
(SR) - DENOTES SERVICES ROOM



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PROPOSED PLAN OF SUBDIVISION OF  
LOT 1 IN DP912511 & LOT 20 IN DP780123  
REF: 320988  
DRAWN: NDR  
DATE: 5/11/24  
CHECKED: SMM

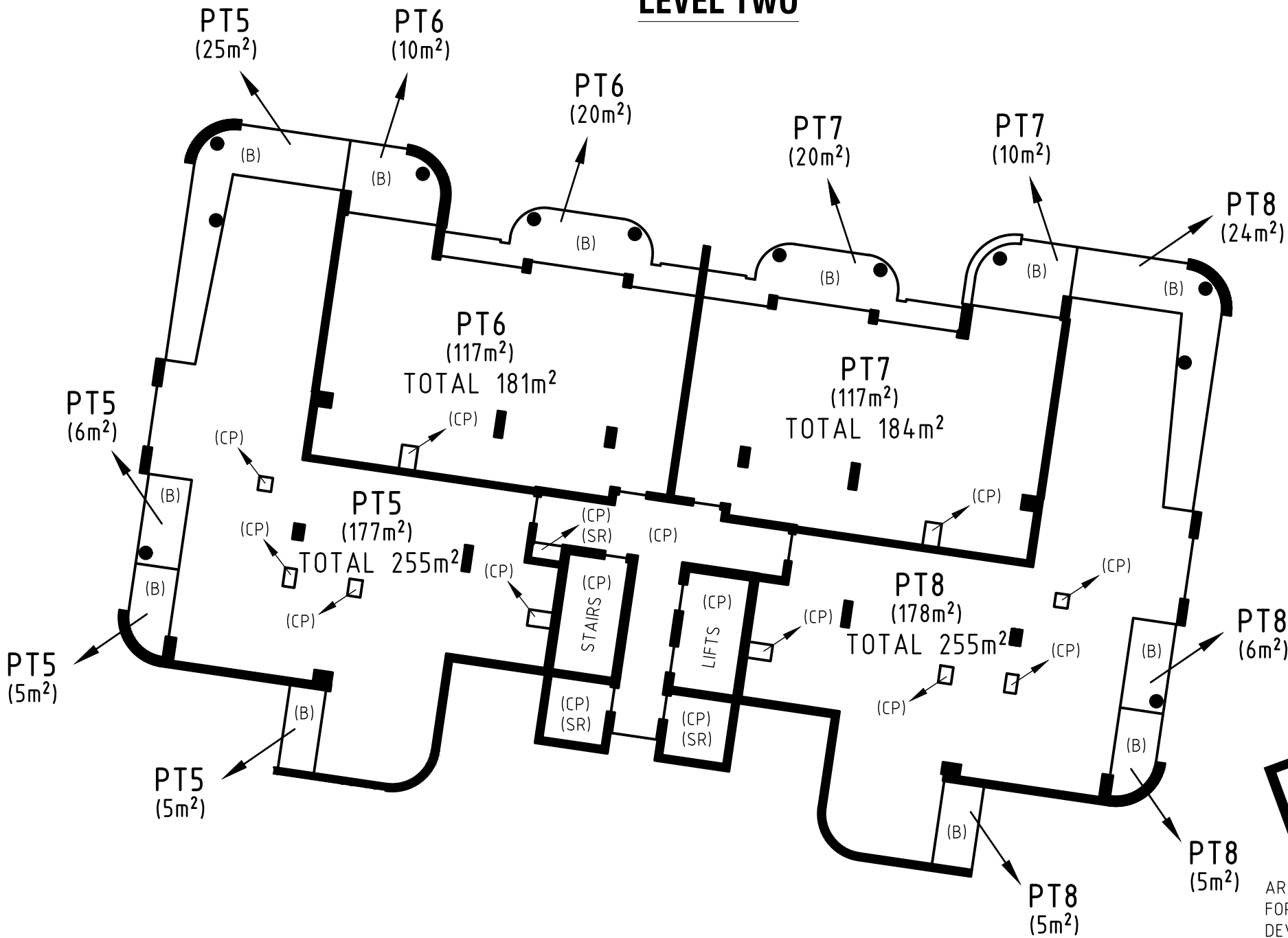
L.G.A.: ALBURY  
Locality: ALBURY  
Reduction Ratio: 1:200  
Lengths are in metres.

REGISTERED

DA PLAN VER04



FLOOR PLAN  
LEVEL TWO



DRAFT

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

(CP) - DENOTES COMMON PROPERTY  
(B) - DENOTES BALCONY  
(SR) - DENOTES SERVICES ROOM

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.



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spiire.com.au

PROPOSED PLAN OF SUBDIVISION OF  
LOT 1 IN DP912511 & LOT 20 IN DP780123

REF: 320988  
DRAWN: NDR

DATE: 5/11/24  
CHECKED: SMM

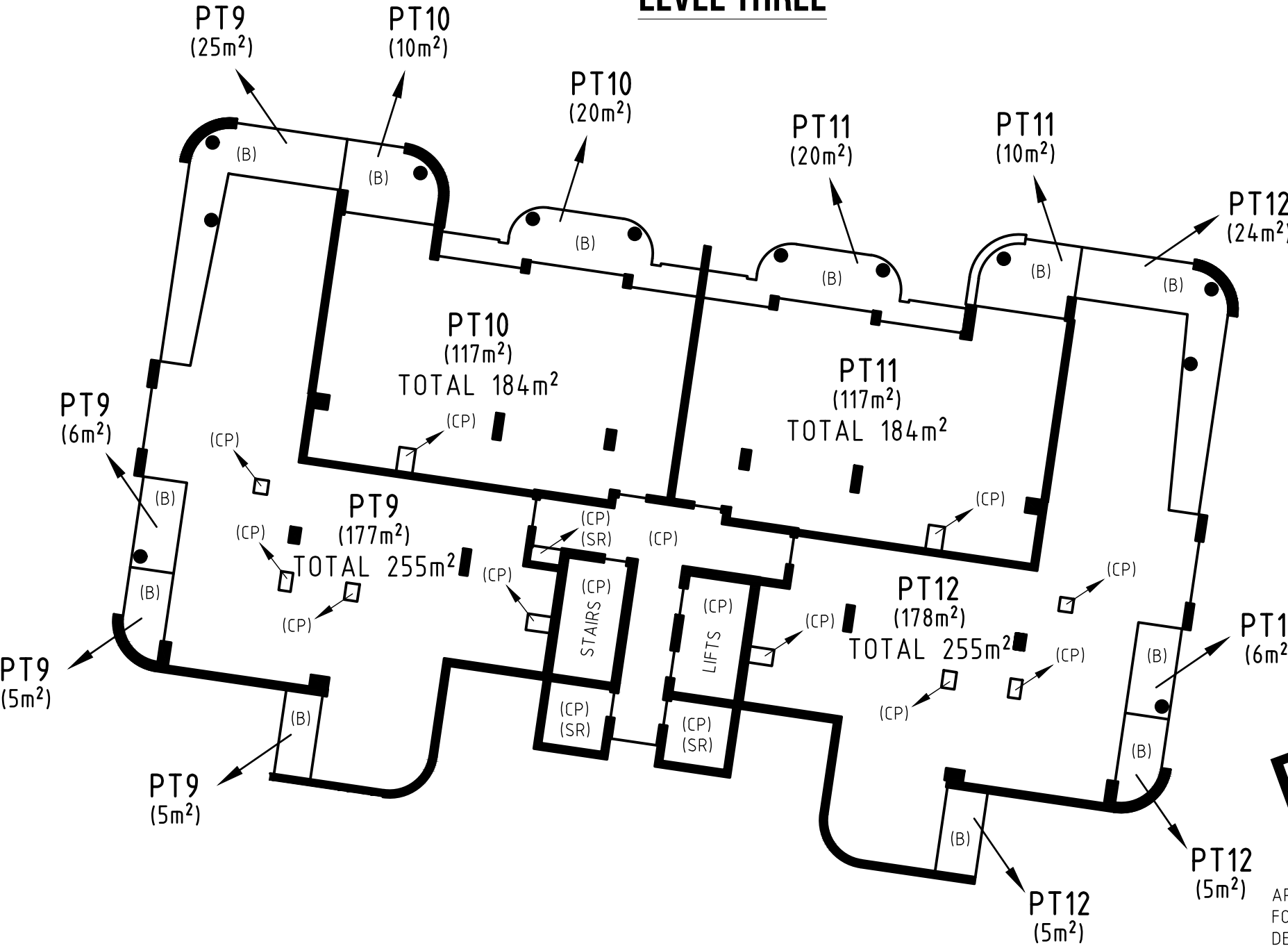
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Locality: ALBURY  
Reduction Ratio: 1:200  
Lengths are in metres.

REGISTERED

DA PLAN VER04



FLOOR PLAN  
LEVEL THREE



DRAFT

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.

(CP) - DENOTES COMMON PROPERTY  
(B) - DENOTES BALCONY  
(SR) - DENOTES SERVICES ROOM

PROPOSED PLAN OF SUBDIVISION OF  
LOT 1 IN DP912511 & LOT 20 IN DP780123  
REF: 320988  
DRAWN: NDR  
DATE: 5/11/24  
CHECKED: SMM

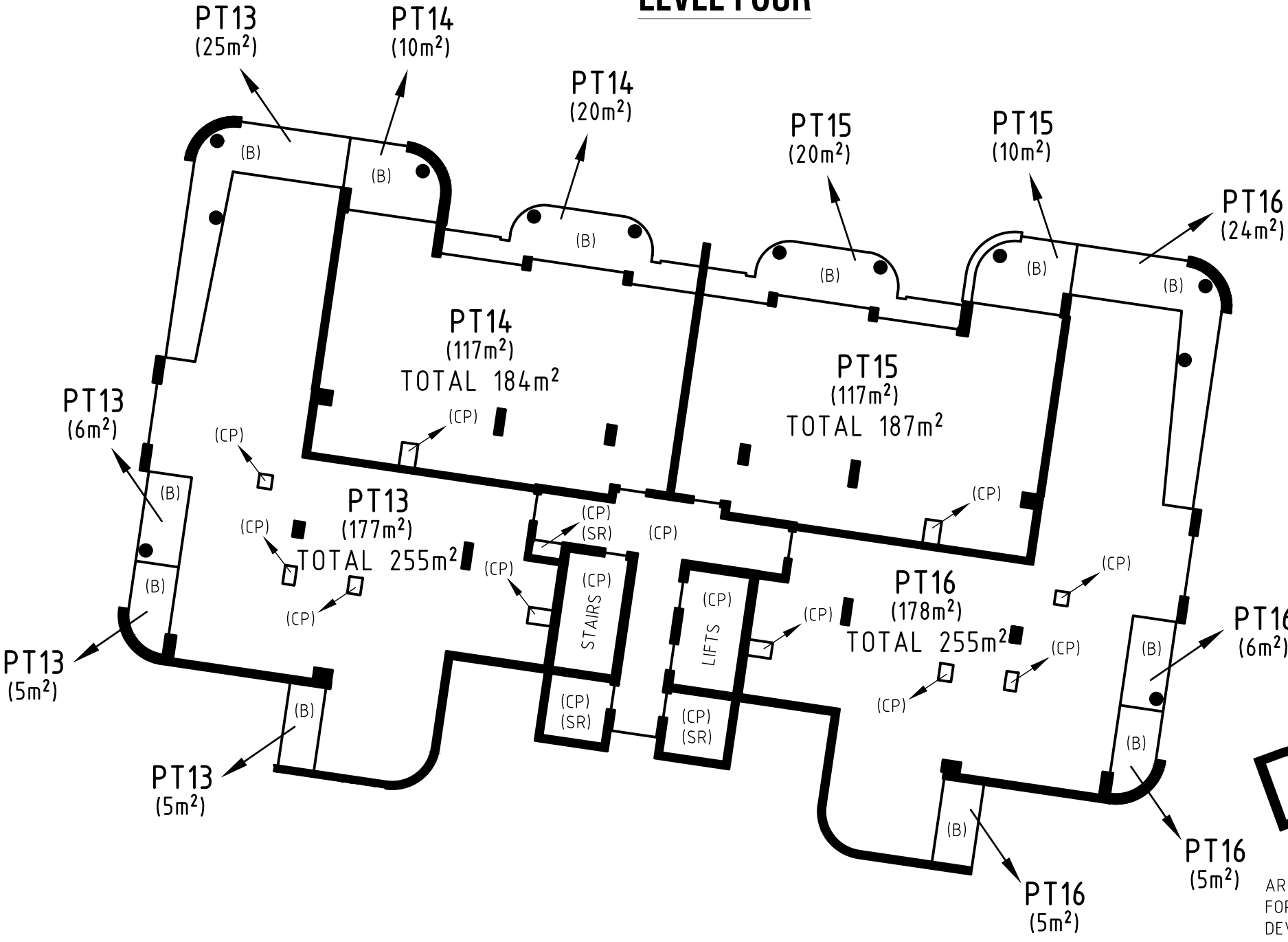
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Locality: ALBURY  
Reduction Ratio: 1:200  
Lengths are in metres.

REGISTERED

DA PLAN VER04



FLOOR PLAN  
LEVEL FOUR

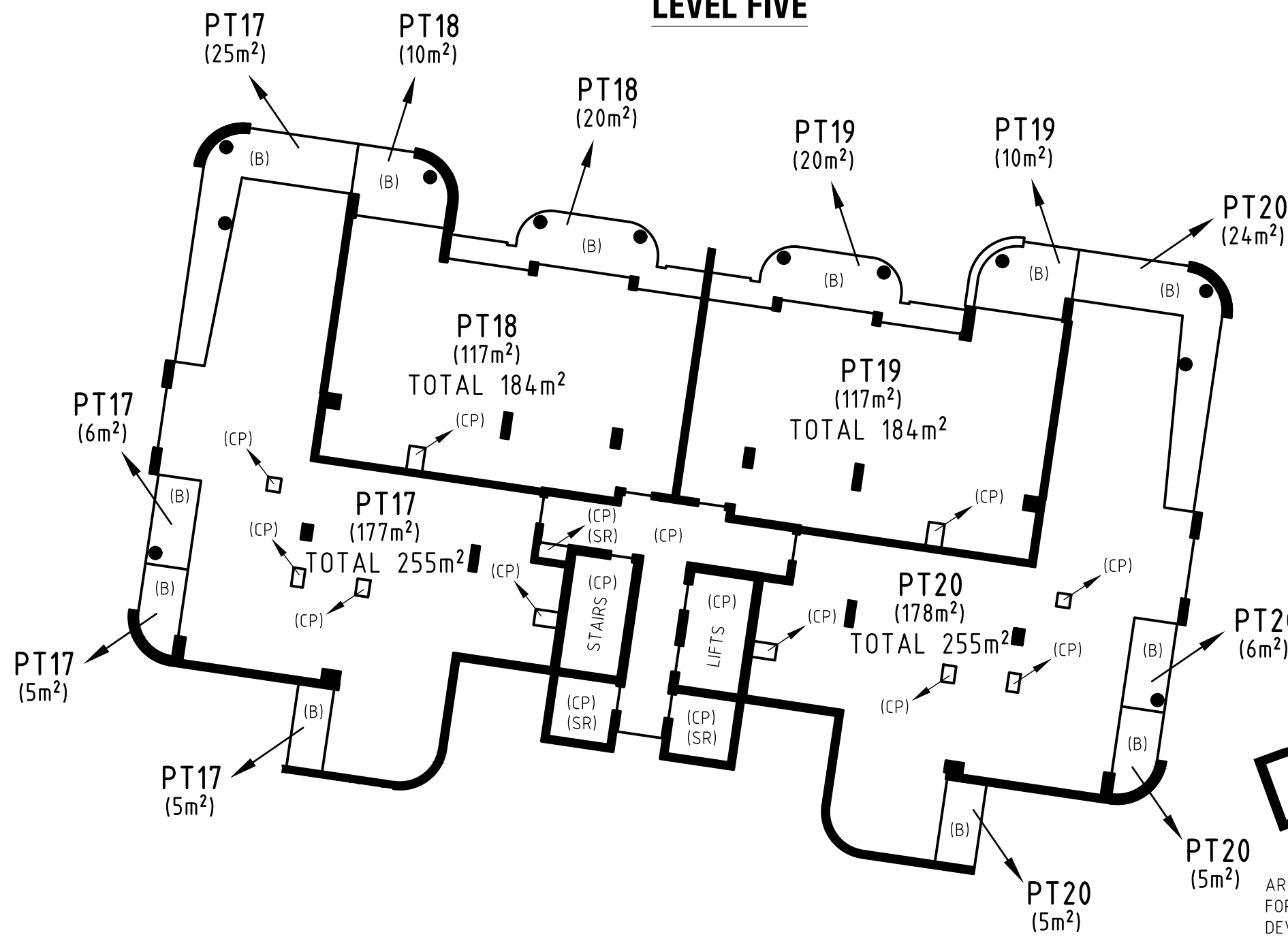


(CP) - DENOTES COMMON PROPERTY  
(B) - DENOTES BALCONY  
(SR) - DENOTES SERVICES ROOM

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



DRAFT

(CP) - DENOTES COMMON PROPERTY  
(B) - DENOTES BALCONY  
(SR) - DENOTES SERVICES ROOM

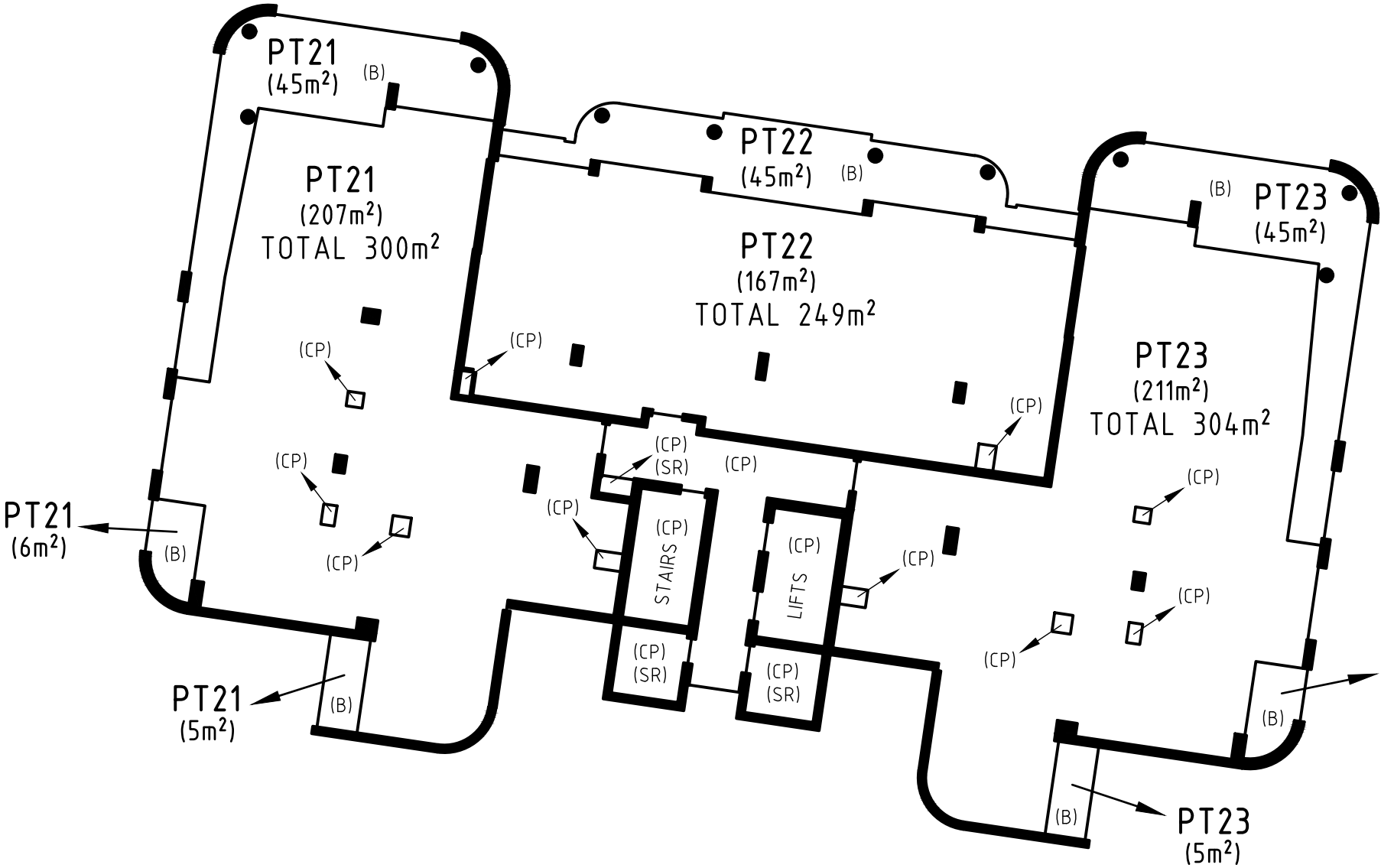
AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015, ONLY

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 SIX



DRAFT

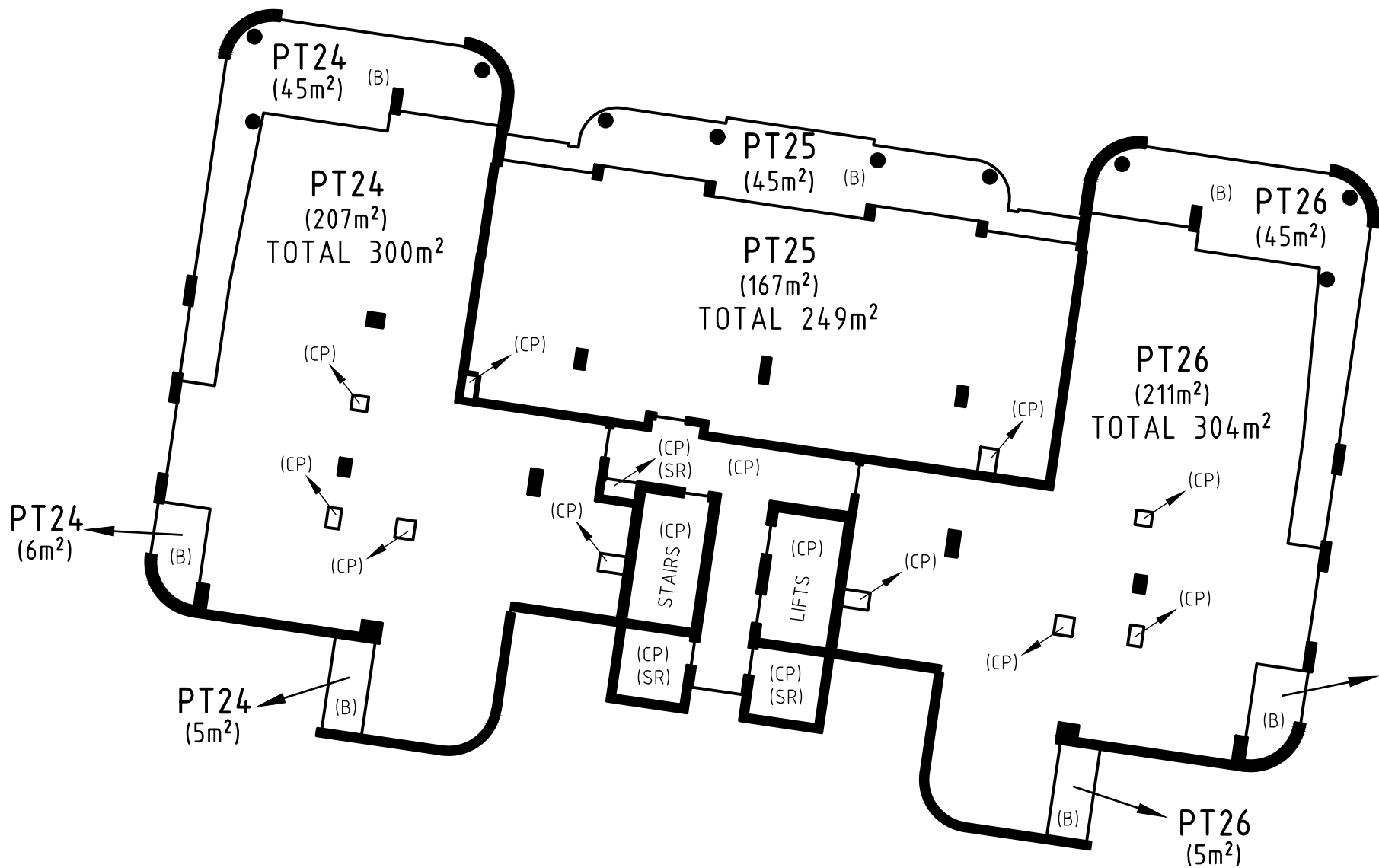
AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015, ONLY

(CP) - DENOTES COMMON PROPERTY  
(B) - DENOTES BALCONY  
(SR) - DENOTES SERVICES ROOM

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 SEVEN



DRAFT

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

(CP) - DENOTES COMMON PROPERTY  
(B) - DENOTES BALCONY  
(SR) - DENOTES SERVICES ROOM

THE STRATUM OF THE BALCONIES & PLANTERS IS LIMITED IN HEIGHT OF 4.1 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE BASE, EXCEPT WHERE COVERED WITHIN THESE LIMITS.



445 Townsend Street  
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Albury NSW 2640  
T 61 2 6051 1300  
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PROPOSED PLAN OF SUBDIVISION OF  
LOT 1 IN DP912511 & LOT 20 IN DP780123

REF: 320988      DATE: 5/11/24  
DRAWN: NDR      CHECKED: SMM

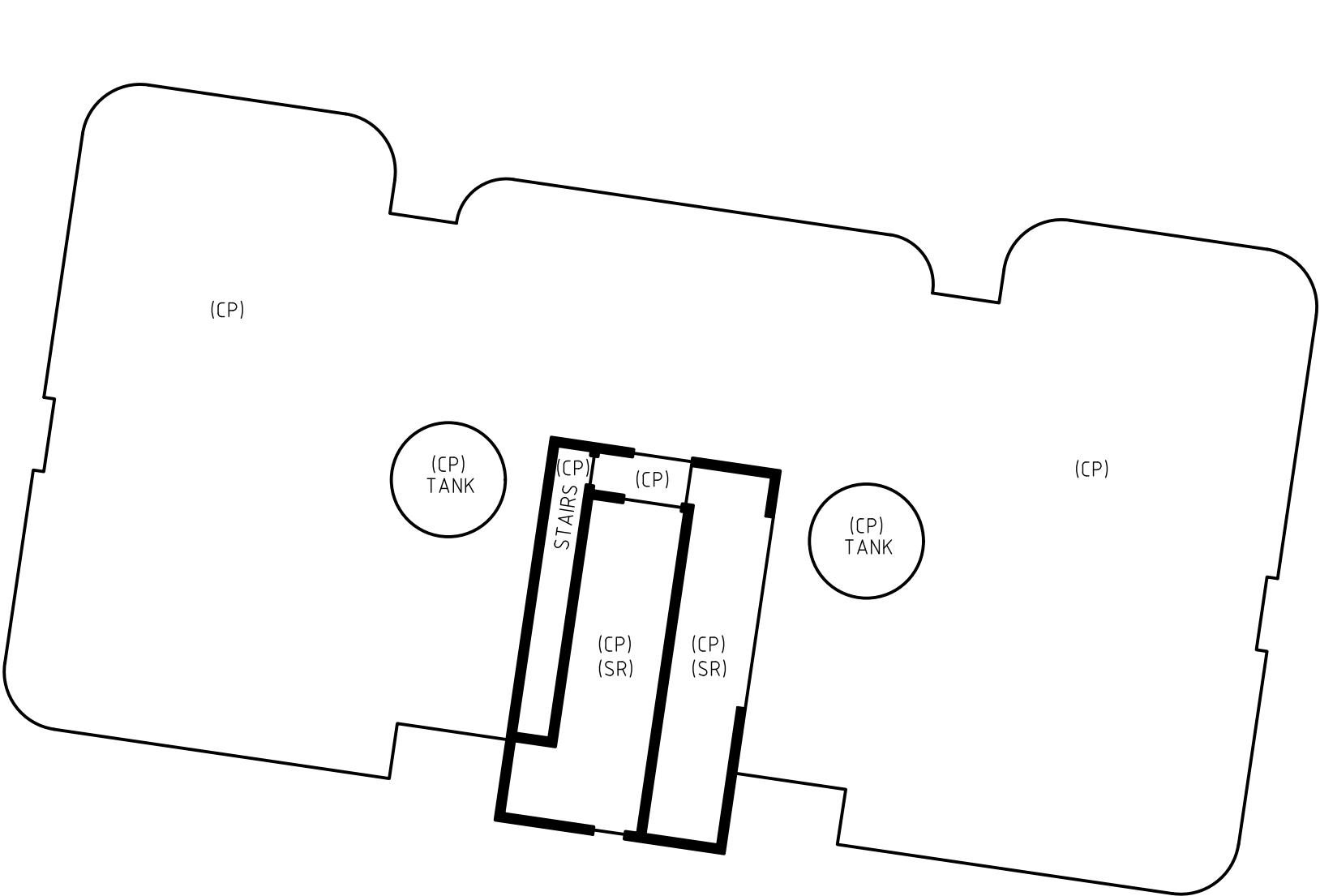
L.G.A.: ALBURY  
Locality: ALBURY  
Reduction Ratio: 1:200  
Lengths are in metres.

REGISTERED

DA PLAN VER04



FLOOR PLAN  
LEVEL EIGHT



DRAFT

(CP) - DENOTES COMMON PROPERTY  
(SR) - DENOTES SERVICES ROOM



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L.G.A.: ALBURY  
Locality: ALBURY  
Reduction Ratio: 1:200  
Lengths are in metres.

REGISTERED

DA PLAN VER04



