

MIXED USE COMMERCIAL & RESIDENTIAL



580 SMOLLETT STREET ALBURY NSW 2640

Prepared by Leffler Simes Architects
Client: 590 Smollett Street Pty Ltd + Garden Property Developments Pty Ltd

FEBRUARY 2020 Project 4524



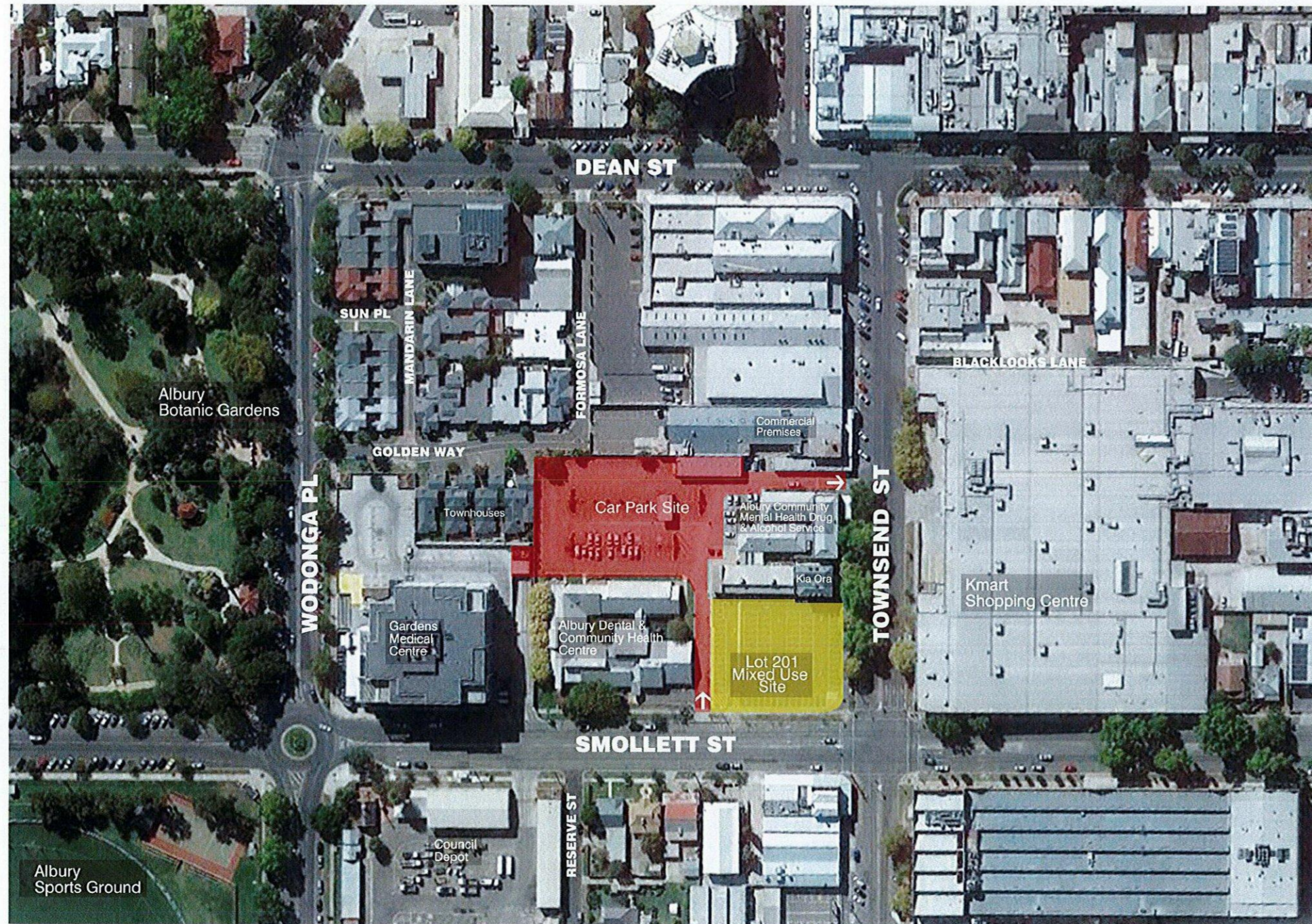
LEFFLER SIMES ARCHITECTS

EXISTING GARDENS MEDICAL CENTRE
 SMOLLETT ST
 EXISTING COMMUNITY HEALTH CENTRE
 LOT 203 PROPOSED 4 STOREY CAR PARK
 LOT 201 PROPOSED MIXED USE 7 STOREY RESIDENTIAL & COMMERCIAL BUILDING
 KIA ORA
 TOWNSEND ST
 K-MART & COLES

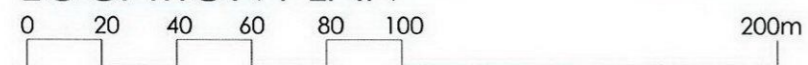


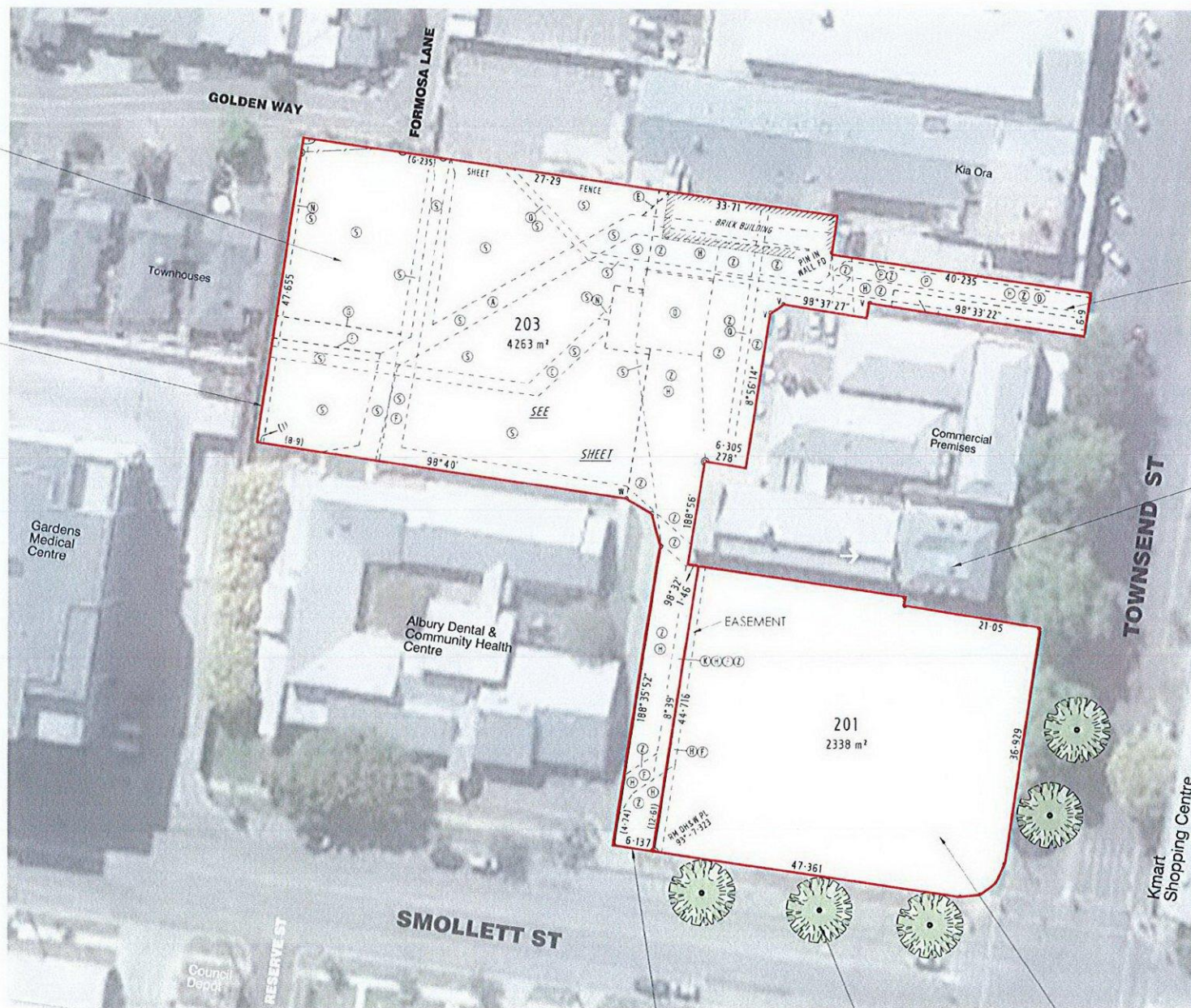
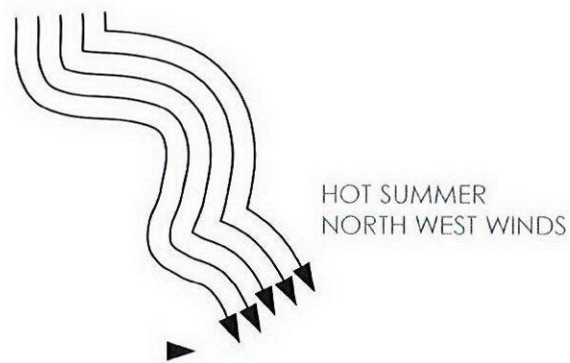
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LOCATION PLAN





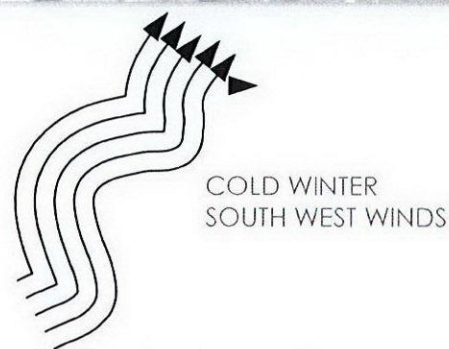
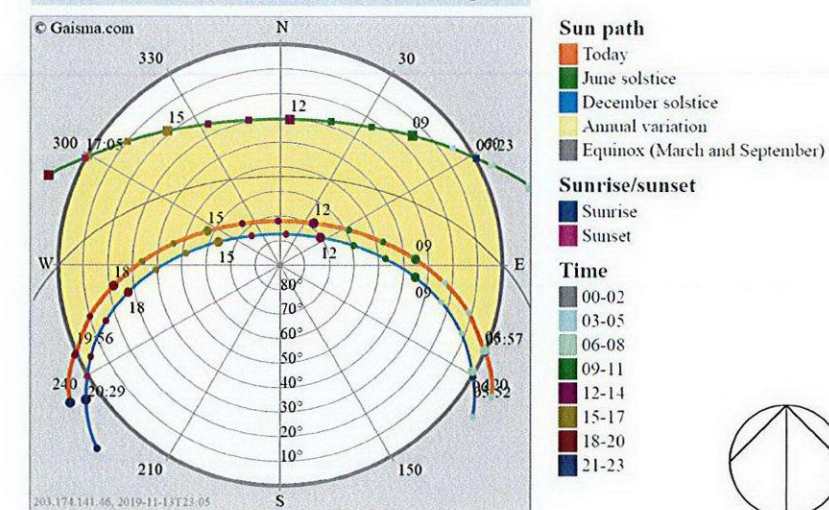
REFER TO DRAWING 3628 DA03 FOR DEMOLITION DETAILS

FUTURE ACCESS TO CARPARK FROM MEDICAL CENTRE

EXIT FROM SITE VIA ONE WAY LANE

KIA ORA HERITAGE SITE REFER SECTION DD

Albury-Wodonga, Australia - Sun path diagram



ACCESS TO SITE VIA ONE WAY LANE

TREES TO BE PRESERVED

DEMOLITION ITEMS TO BE REMOVED:
 BITUMEN SURFACE
 VEGETATION
 SEWER PIT & LINES
 SEWER ARRESTOR
 ALL UNDERGROUND CONDUITS



AREA CALCULATION

LOT 201	COMMERCIAL GFA m2	APARTMENT Nos
Ground Floor	941	Nil
Level 1	673	3 Bed Apts x 1 1 Bed Apts x 2
Level 2	560	3 Bed Apts x 2 1 Bed Apts x 2
Level 3	560	3 Bed Apts x 2 1 Bed Apts x 2
Level 4	560	3 Bed Apts x 2 1 Bed Apts x 2
Level 5	560	3 Bed Apts x 2 1 Bed Apts x 2
Level 6	560	3 Bed Apts x 2 1 Bed Apts x 2
Level 7	Nil	3 Bed Apts x 2
Roof	Nil	Nil
Total	4414	25
LOT 201	4414	25
LOT 203	NIL	NIL
TOTAL	4414	25
Land Size Lot 201	2338	
Land Size Lot 203	4263	
Total Land Area	6601	

CAR PARKING CALCULATION

LOT 201		COMMERCIAL	RESIDENTIAL	TOTAL
GROUND FLOOR	PARKING	3	15	18
	ACCESSIBLE	1	-	1
	VISITOR ¹	-	1	1
	TOTAL	4	16	20
LOT 203	PARKING	87	-	87
	ACCESSIBLE	4	-	4
	VISITOR ¹	-	8	8
	TOTAL	91	8	99
LEVEL 1	PARKING	51	23	74
	ACCESSIBLE	4	-	4
	VISITOR	-	-	-
	TOTAL	55	23	78
LEVEL 2	PARKING	84	-	84
	ACCESSIBLE	4	-	4
	VISITOR	-	-	-
	TOTAL	88	-	88
LEVEL 3	PARKING	100	-	100
	ACCESSIBLE	4	-	4
	VISITOR	-	-	-
	TOTAL	104	-	104
LEVEL 4	PARKING	100	-	100
	ACCESSIBLE	4	-	4
	VISITOR	-	-	-
	TOTAL	104	-	104
LOT 203 TOTAL		442	31	473
LOTS 201 + 203 TOTAL		446²	47³	493

¹ Required for residential only

² Total commercial car parking required is 111 spaces (4414 +40m² GFA)

³ Total residential car parking required is 47 including 9 visitor car parking spaces (38+9=47)

PROJECT STATISTICS

APARTMENT DESIGN DETAILS

APT NO	LEVEL	BEDRMS	SIZE m ²	CAR PARKING	DAYLIGHT ¹	X-VENT ²	SIZE ³	BALCONIES m ² 4	STORAGE ⁵
1	1	3	170	2	✓	✓	✓	25	✓
2	1	1	76	1	✓	x	✓	9.5	✓
3	1	1	72	1	✓	x	✓	9.5	✓
4	2	3	170	2	✓	✓	✓	25	✓
5	2	1	76	1	✓	x	✓	9.5	✓
6	2	1	72	1	✓	x	✓	9.5	✓
7	2	3	178	2	✓	✓	✓	25	✓
8	3	3	170	2	✓	✓	✓	25	✓
9	3	1	76	1	✓	x	✓	9.5	✓
10	3	1	72	1	✓	x	✓	9.5	✓
11	3	3	178	2	✓	✓	✓	25	✓
12	4	3	170	2	✓	✓	✓	25	✓
13	4	1	76	1	✓	x	✓	9.5	✓
14	4	1	72	1	✓	x	✓	9.5	✓
15	4	3	178	2	✓	✓	✓	25	✓
16	5	3	170	2	✓	✓	✓	25	✓
17	5	1	76	1	✓	x	✓	9.5	✓
18	5	1	72	1	✓	x	✓	9.5	✓
19	5	3	178	2	✓	✓	✓	25	✓
20	6	3	170	2	✓	✓	✓	25	✓
21	6	1	76	1	✓	✓ ^{2a}	✓	9.5	✓
22	6	1	72	1	✓	✓ ^{2a}	✓	9.5	✓
23	6	3	178	2	✓	✓	✓	25	✓
24	7	3	200	2	✓	✓	✓	83	✓
25	7	3	200	2	✓	✓	✓	87	✓
Total 3 Bedroom		13		26					
Total 1 Bedroom		12		12					
TOTAL		25		38					

¹ Daylight provided as per 4a of ADG; 3 hours minimum on 22 June

² Cross ventilation as per 4b of ADG; 60% provided.

^{2a} Cross ventilation for apartments 21 and 22 stack vent through roof

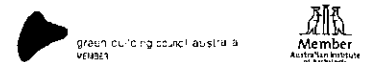
³ Minimum sizes for 1 bedroom; 50m² and for 3 bedrooms 90m²

⁴ Minimum sizes for balconies; 1 bedroom 8m² and 3 bedrooms 12m²

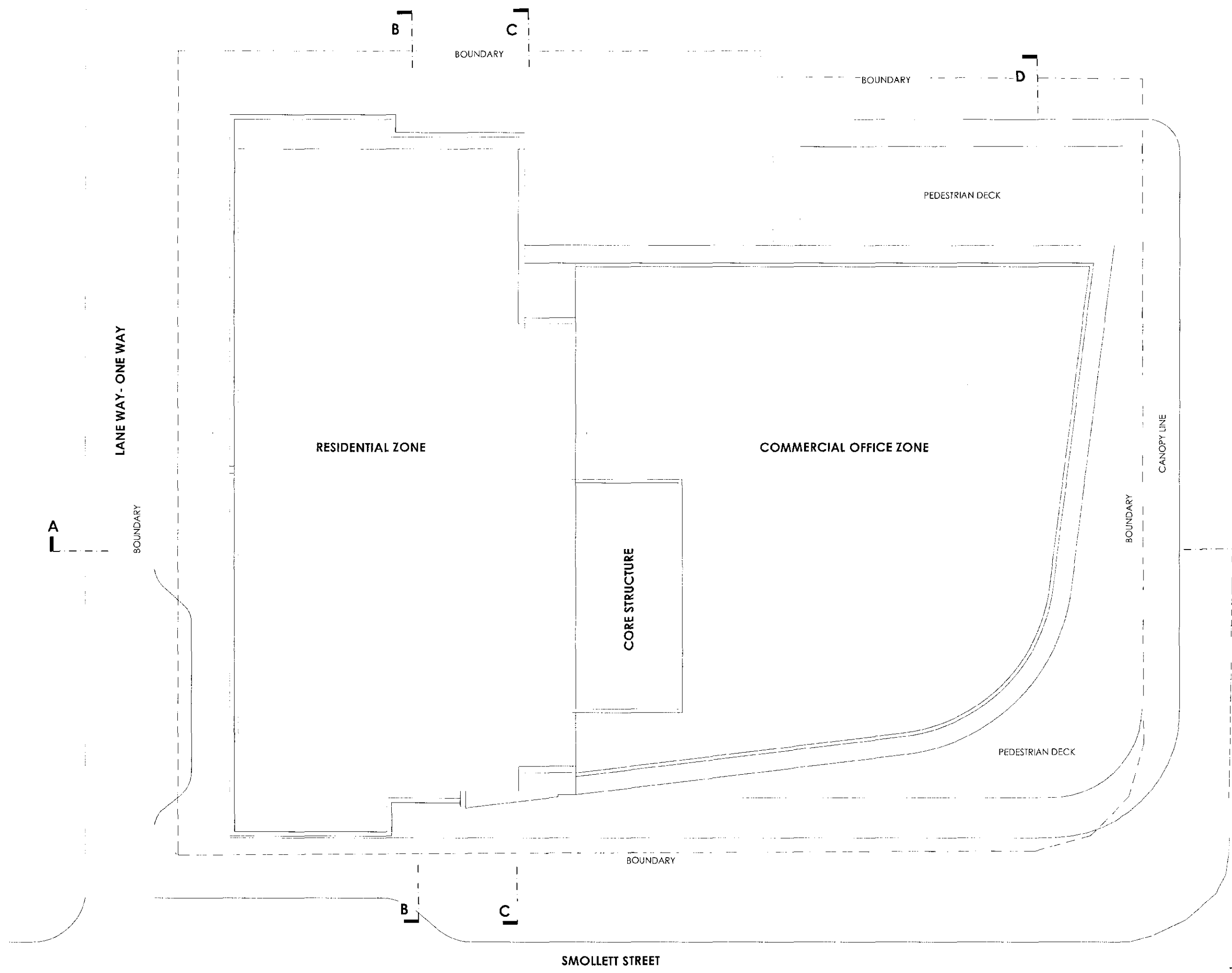
⁵ Storage cubicles provided on Ground floor and Level 7; minimum size 6m³ and 10m³



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ISSUE G	02/08/2019



NOTIFICATION PLAN

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RL 186.00 LIFT TOWER

RL 181.50 LEVEL 7

RL 177.90 LEVEL 6

RL 174.30 LEVEL 5

RL 170.70 LEVEL 4

RL 167.10 LEVEL 3

RL 163.50 LEVEL 2

RL 159.90 LEVEL 1

RL 155.50 GRND LEVEL

RL 155.20 LANE AVG

zauner 
CONSTRUCTION

SOUTH ELEVATION

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NORTH ELEVATION

LEFFLER SIMES ARCHITECTS

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SYDNEY 7 YOUNG ST NEUTRAL BAY NSW 2089
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BRISBANE 2 - 290 BOUNDARY ST SPRING HILL QLD 4004

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1:+61 3 96546344
1:+61 7 31235544

0 2 4 6 8 10m
SCALE
1:100 @ A1
1:200 @ A3

PROPOSED MIXED USE DEVELOPMENT
580 SMOLLET STREET, ALBURY NSW

JOB NO: 4524
DATE: DEC 2019
DRAWN: GMR

DWG NO. REV.
580DA13

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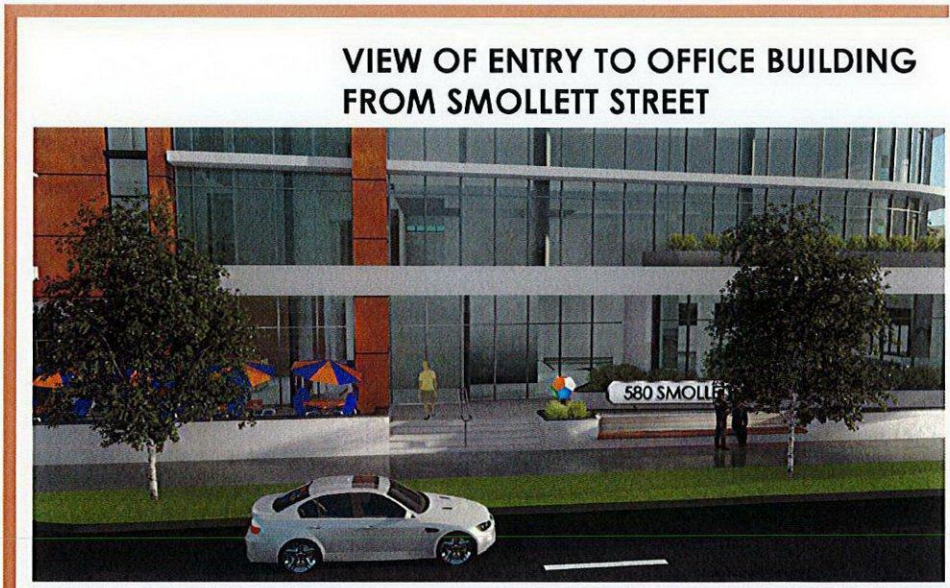


EAST ELEVATION

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VIEW FROM NORTH EAST



VIEW OF ENTRY TO OFFICE BUILDING FROM SMOLLETT STREET



VIEW OF LANEWAY FROM SMOLLETT STREET

VIEWS 1



VIEW OF CORNER OF SMOLLETT STREET & TOWNSEND STREET

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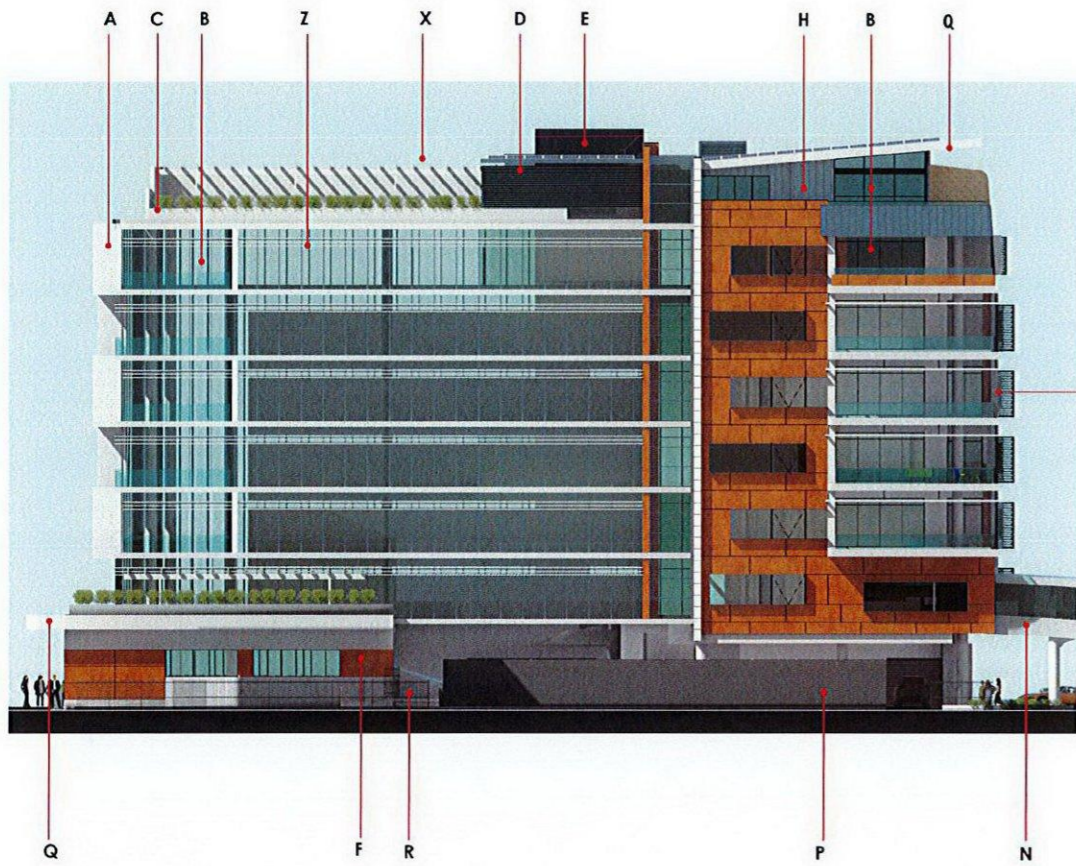


ISSUE A DATE 10/08/2018



AERIAL VIEW FROM SOUTH WEST

VIEWS 2



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LEGEND	ITEM	SELECTION
A	CONCRETE WALL PANELS	Paint KEIM white 9516
B	GLAZING	Double Glazed aluminium panels. Glass with light green tinge ; frames in powdercoat Dulux Duratec Zeus Grey Satin
C	ROOF TOP BALUSTRADE	Galvanised steel horizontal bars 40mm OD @ 300 centres
D	PERGOLAS ; ROOF TOP & LEVEL 1	Aluminium beams 250x50 @ 750 centres. Powdercoat finish Dulux Duratec Eternity Nickel Pearl
E	LIFT TOWER	Cemintel Fibre Cement System Blackout 193015 Vertical joints @ 1000mm centres
F	MAIN WALLS	Cemintel Fibre Cement System Mainland 167472 Stretcher bond Joints as shown
G	SECONDARY WALLS	Cemintel Fibre Cement System Whiteish Base 162670 Horizontal joints @ 600mm centres, as shown
H	WALLS UPPER LEVELS	Lysaght Enseam steel wall cladding; joints @ 465mm centres; finish Colorbond Steel Basalt MATT
J	PARTITION WALL UPPER LEVELS	Aluminium sheet cladding . Powdercoat finish Dulux Duratec Eternity Nickel Pearl
K	SUN SCREENS TO BALCONIES	Aluminium Bifold panels 2400mm high. Pattern: Locker Group round end slots @ 45 deg. 40% open area. Powdercoat finish Dulux Duratec Eternity Nickel Pearl
L	SUN SCREEN TRACK	Suspended 100 x 50 track to hold bifold screens
M	RESIDENTIAL WINDOWS	Protruding box frame 300mm. Powdercoat finish Dulux Duratec Zeus Grey Satin. Glass double glazed in light green tinge. Window frames Opening windows top hung hoppers finish: powdercoat Dulux Duratec Zeus Grey Satin
N	BRIDGE	Concrete beam construction with Kiem light grey finish; glass in louvre format
O	EXPOSED COLUMNS	Paint KEIM white 9516
P	LOCKERS WALLS	Blockwork rendered and painted Dulux Rameau PG2A6
Q	'STREET CANOPY	Steel sheet curved to suit (7m radius approx.) 1,2 gauge curved; Colorbond Surfemist MATT
R	FENCING	Aluminium steel slat vertical 400mm deep @ 100 centres; Powdercoat finish Dulux Duratec Eternity Nickel Pearl
S	STREET PLANTERS 1	Walls in blockwork, rendered and painted KEIM white 9516. Cappings in 50mm thick sandstone 180mm (approx.) wide
T	STREET PLANTERS 2	Walls in blockwork, rendered and painted KEIM Black 9008. Cappings in 50mm thick sandstone 180mm (approx.) wide
U	BALUSTRADES	Frameless glass panels fixed into concrete with aluminium metal capping. Glass with light blue tinge. Aluminium Powdercoat finish Dulux Duratec Eternity Nickel Pearl
V	LOUVRE WALLS & SCREENS	Aluminium louvres 100mm deep; Powdercoat finish Dulux Duratec Eternity Nickel Pearl
W	ROOF EDGE TRIM	Metal edge trim Fascia Colorbond Steel Surfemist MATT
X	ROOF DECKING	Metal roof Deck @ 5 deg pitch Spandek Colorbond Windspray
Y	SIGNAGE	3D letters illuminated
Z	SUN LOUVRES	3 horizontal elliptical 250 wide Powdercoat finish Dulux Duratec Eternity Nickel Pearl

FINISHES SCHEDULE

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CONSTRUCTION
WEST ELEVATION

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