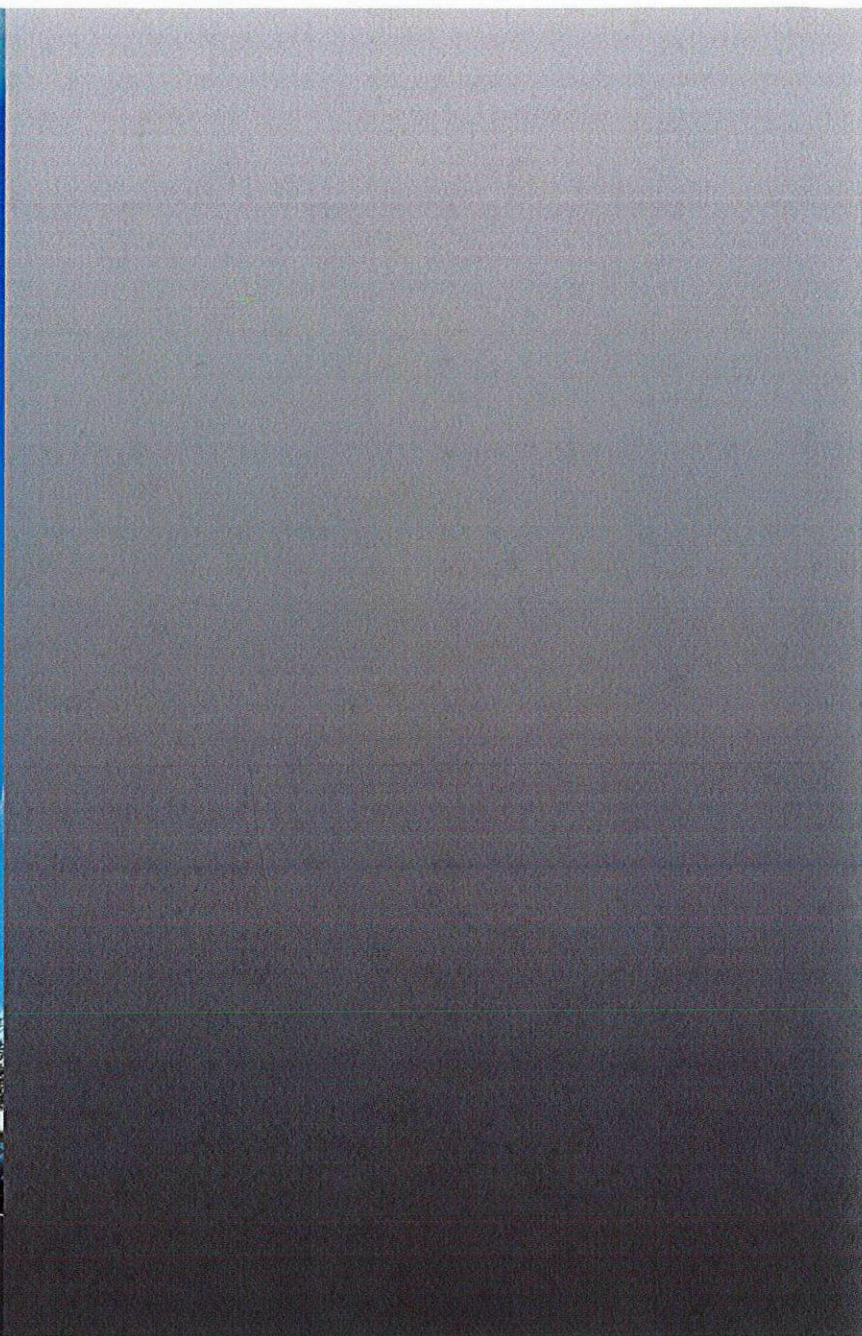




MIXED USE COMMERCIAL & RESIDENTIAL

580 SMOLLETT STREET ALBURY NSW 2640

Prepared by Leffler Simes Architects

Client: 590 Smollett Street Pty Ltd + Garden Property Developments Pty Ltd

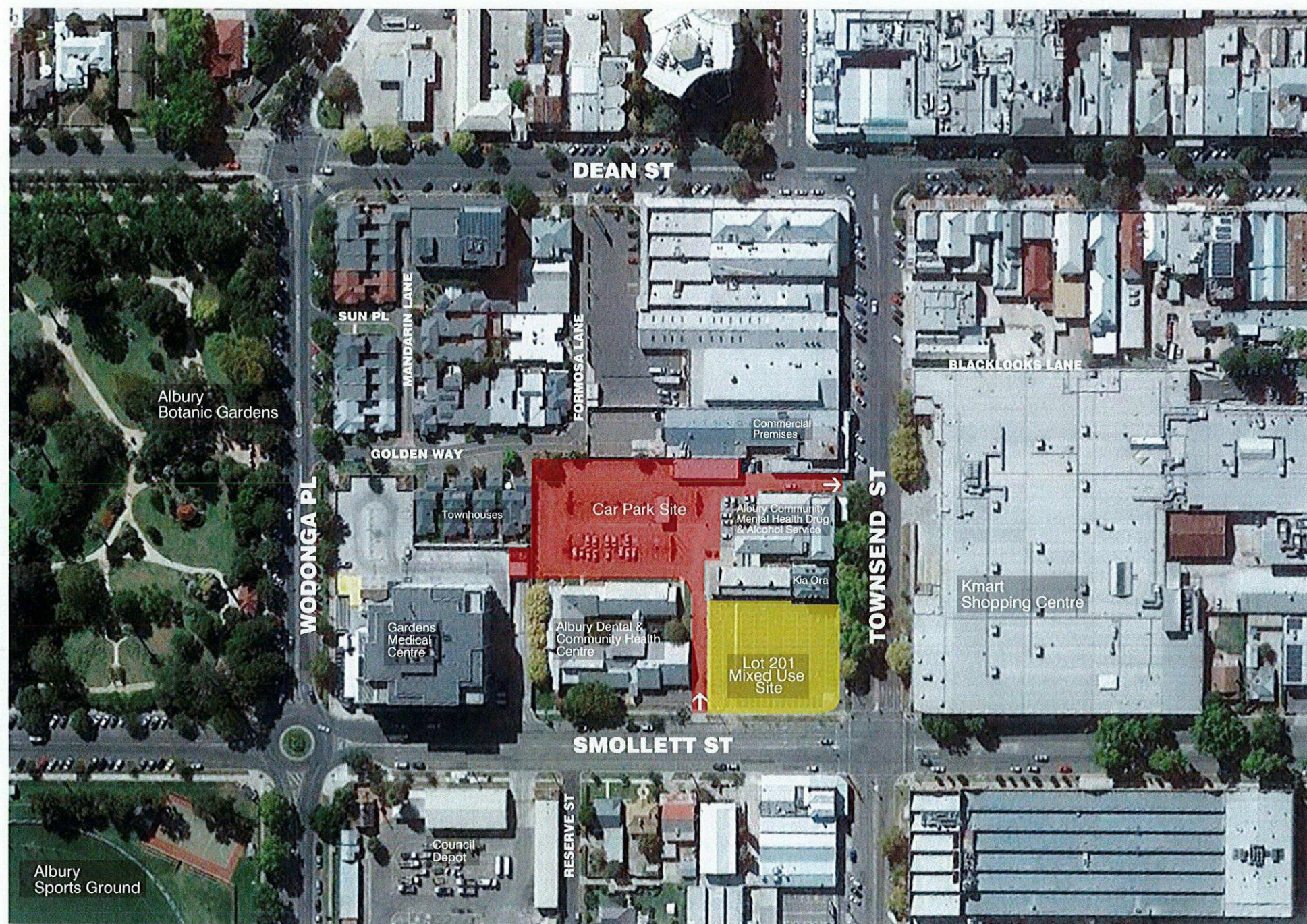
FEBRUARY 2020 Project 4524



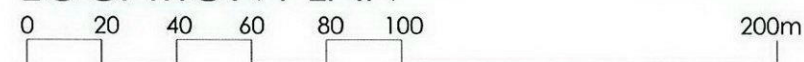
LEFFLER SIMES ARCHITECTS

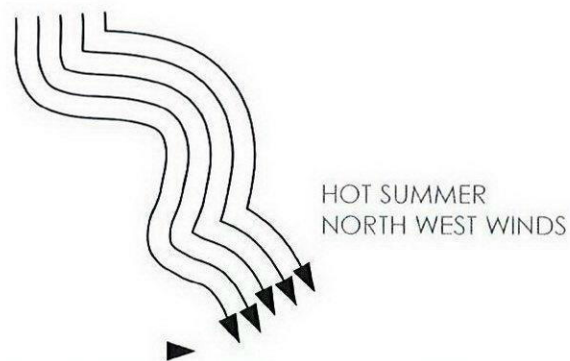


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580DA 01	CONCEPT DESCRIPTION	-
580DA 02	LOCATION PLAN	1000
580DA 03	EXISTING CONDITIONS + DEMOLITION	400
580DA 04	PROJECT STATISTICS	-
580DA 05	NOTIFICATION PLAN	100
580DA 06	GROUND FLOOR PLAN	100
580DA 07	LEVEL 1 PLAN	100
580DA 08	BRIDGE ZONE DETAILS	100
580DA 09	LEVELS 2-6 PLAN	100
580DA 10	LEVEL 7 PLAN	100
580DA 11	ROOF PLAN	100
580DA 12	SOUTH ELEVATION	100
580DA 13	NORTH EE	100
580DA 14	EAST EE	100
580DA 15	WEST EE	100
580DA 16	SECTION AA	100
580DA 17	SECTION BB	100
580DA 18	SECTION CC	100
580DA 19	SECTION DD	100
580DA 20	SHADOW PLAN	100
580DA 21	VIEWS 1	-
580DA 22	VIEWS 2	-
580DA 23	FINISHES	200
580DA 24	SURVEY PLAN	400



LOCATION PLAN





REFER TO DRAWING
3628 DA03 FOR
DEMOLITION DETAILS

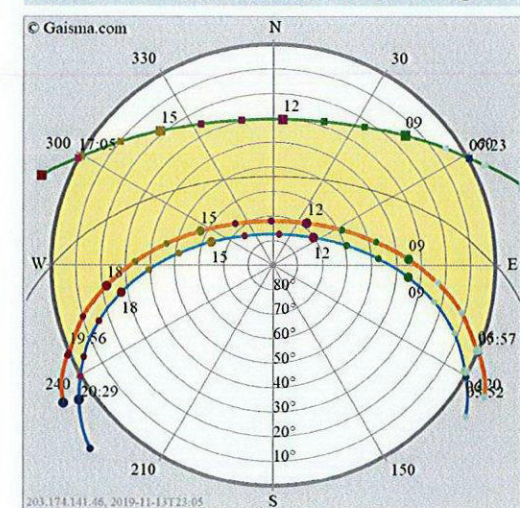
FUTURE ACCESS
TO CARPARK FROM
MEDICAL CENTRE



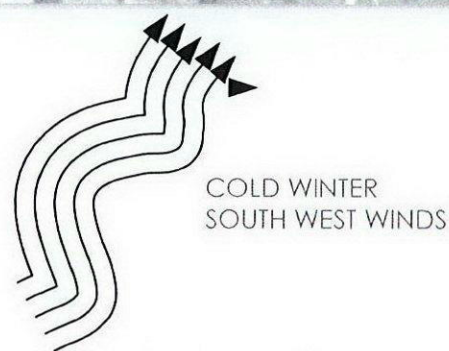
EXIT FROM SITE
VIA ONE WAY LANE

KIA ORA HERITAGE SITE
REFER SECTION DD

Albury-Wodonga, Australia - Sun path diagram



- Sun path**
- Today
 - June solstice
 - December solstice
 - Annual variation
 - Equinox (March and September)
- Sunrise/sunset**
- Sunrise
 - Sunset
- Time**
- 00-02
 - 03-05
 - 06-08
 - 09-11
 - 12-14
 - 15-17
 - 18-20
 - 21-23



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

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EXISTING CONDITIONS + DEMOLITION

PROJECT STATISTICS

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	13	16
	ACCESSIBLE	1	-	1
	VISITOR ¹	-	1	1
	TOTAL	4	14	18
LOT 203				
GROUND FLOOR	PARKING	87	-	87
	ACCESSIBLE	4	-	4
	VISITOR ¹	-	8	8
	TOTAL	91	8	99
LEVEL 1	PARKING	49	25	74
	ACCESSIBLE	4	-	4
	VISITOR	-	-	-
	TOTAL	53	25	78
LEVEL 2	PARKING	84	-	84
	ACCESSIBLE	4	-	4
	VISITOR	-	-	-
	TOTAL	88	-	88
LEVEL 3	PARKING	84	-	84
	ACCESSIBLE	4	-	4
	VISITOR	-	-	-
	TOTAL	88	-	88
LEVEL 4	PARKING	100	-	100
	ACCESSIBLE	4	-	4
	VISITOR	-	-	-
	TOTAL	104	-	104
LOT 203 TOTAL		424	33	457
LOTS 201 + 203 TOTAL		428 ²	47 ³	475

¹ Required for residential only

² Total commercial car parking required under the DCP is 111 spaces (4414 / 40m² GFA)

³ Total residential car parking required is 47 including 9 visitor car parking spaces (38+9=47).
Whereas total residential car parking required under the ADG is 25 including 4 visitor car parking spaces (20.4 + 3.8)

APARTMENT DESIGN DETAILS

APT NO	LEVEL	BEDRMS	SIZE m²	CAR PARKING	DAYLIGHT ¹	X-VENT ²	SIZE ³	BALCONIES m² 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					

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

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

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

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

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

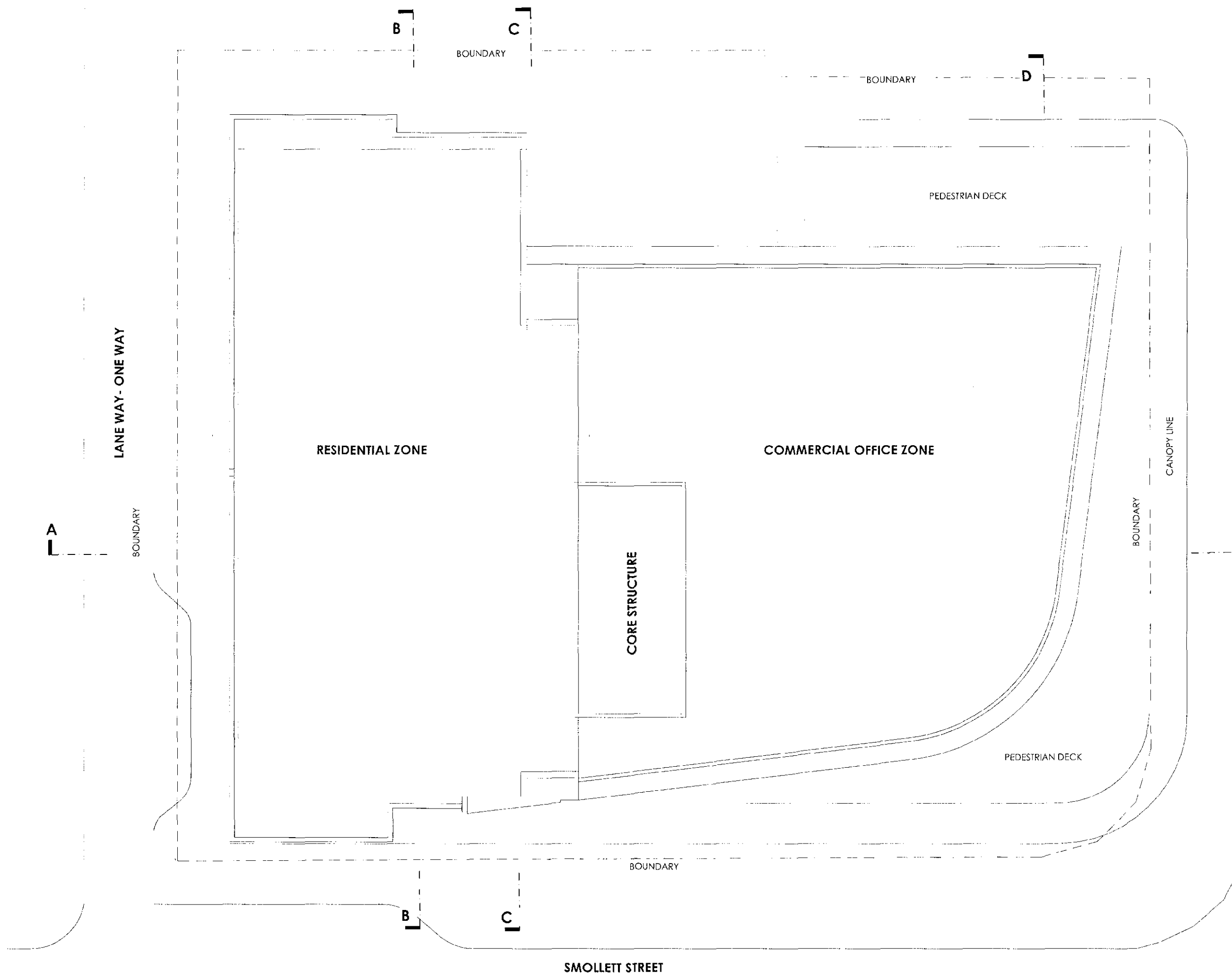
⁵Storage cubicles provided on Ground floor and Level 7; minimum size 6m³ and 10m³



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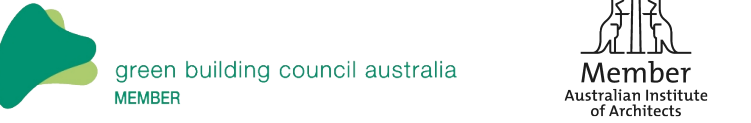
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ISSUE E	DATE	19/03/2019
ISSUE F	DATE	02/07/2019
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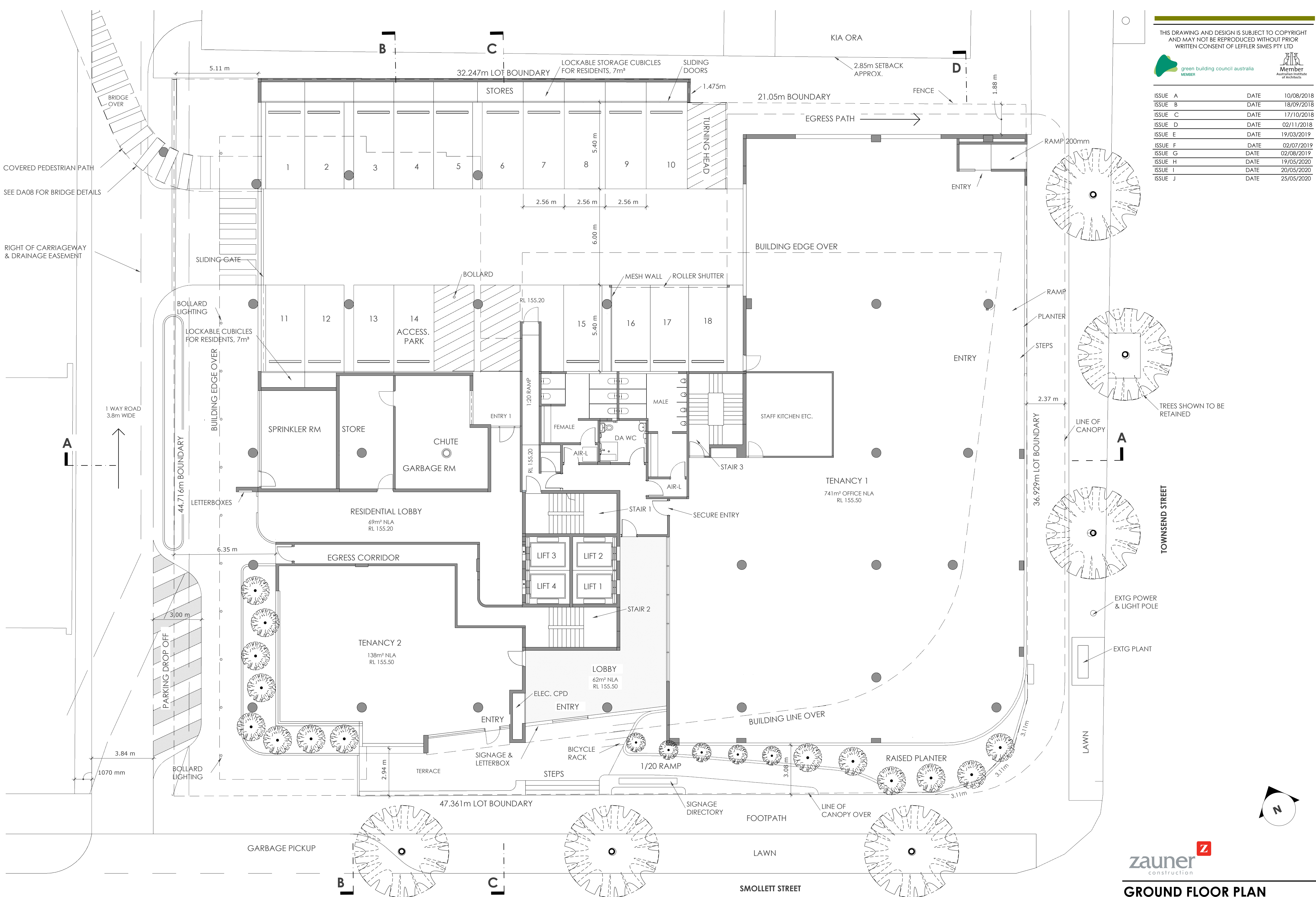
NOTIFICATION PLAN

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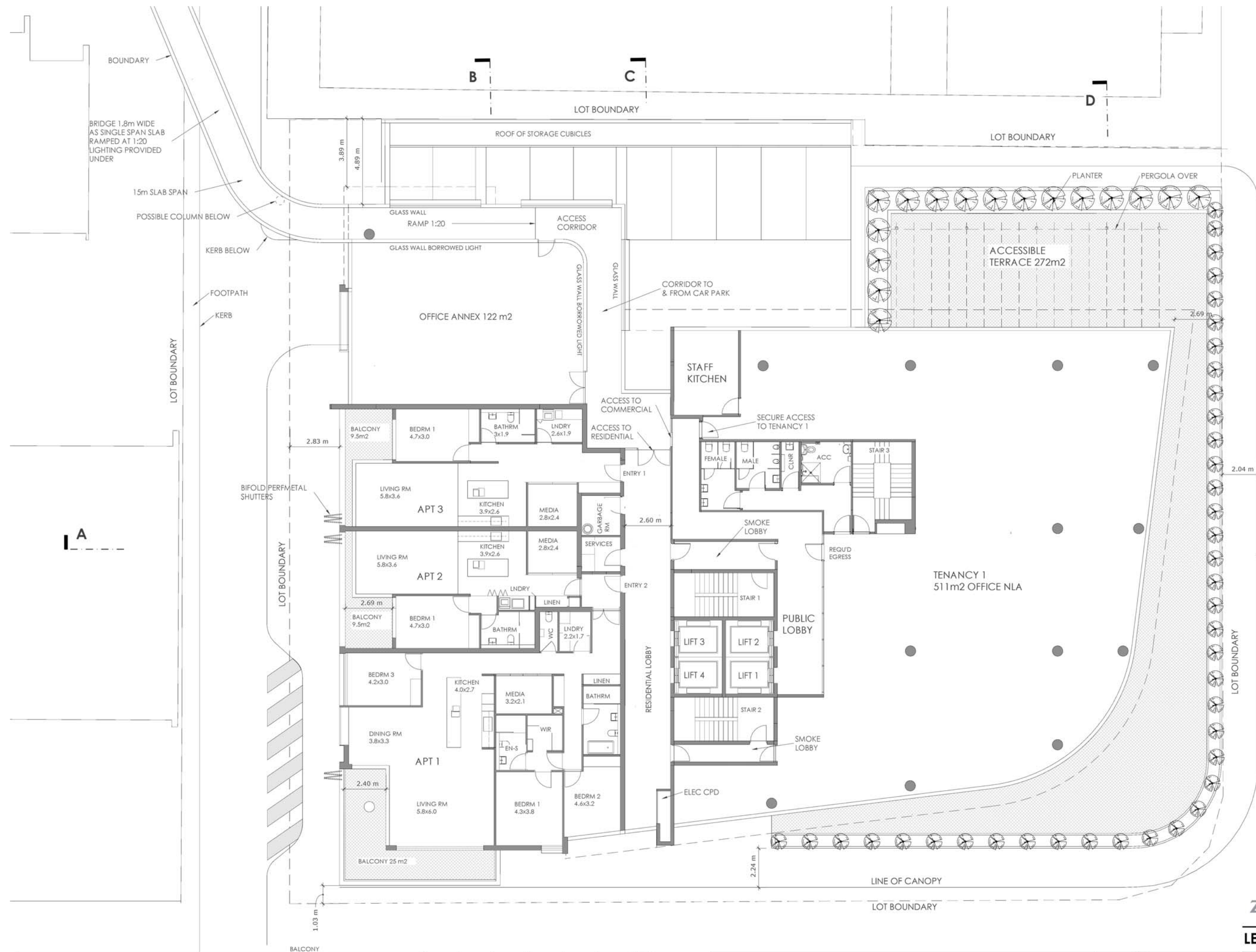


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ISSUE D	DATE	02/11/2018
ISSUE E	DATE	19/03/2019
ISSUE F	DATE	02/07/2019
ISSUE G	DATE	02/08/2019
ISSUE H	DATE	19/05/2020
ISSUE I	DATE	20/05/2020
ISSUE J	DATE	25/05/2020



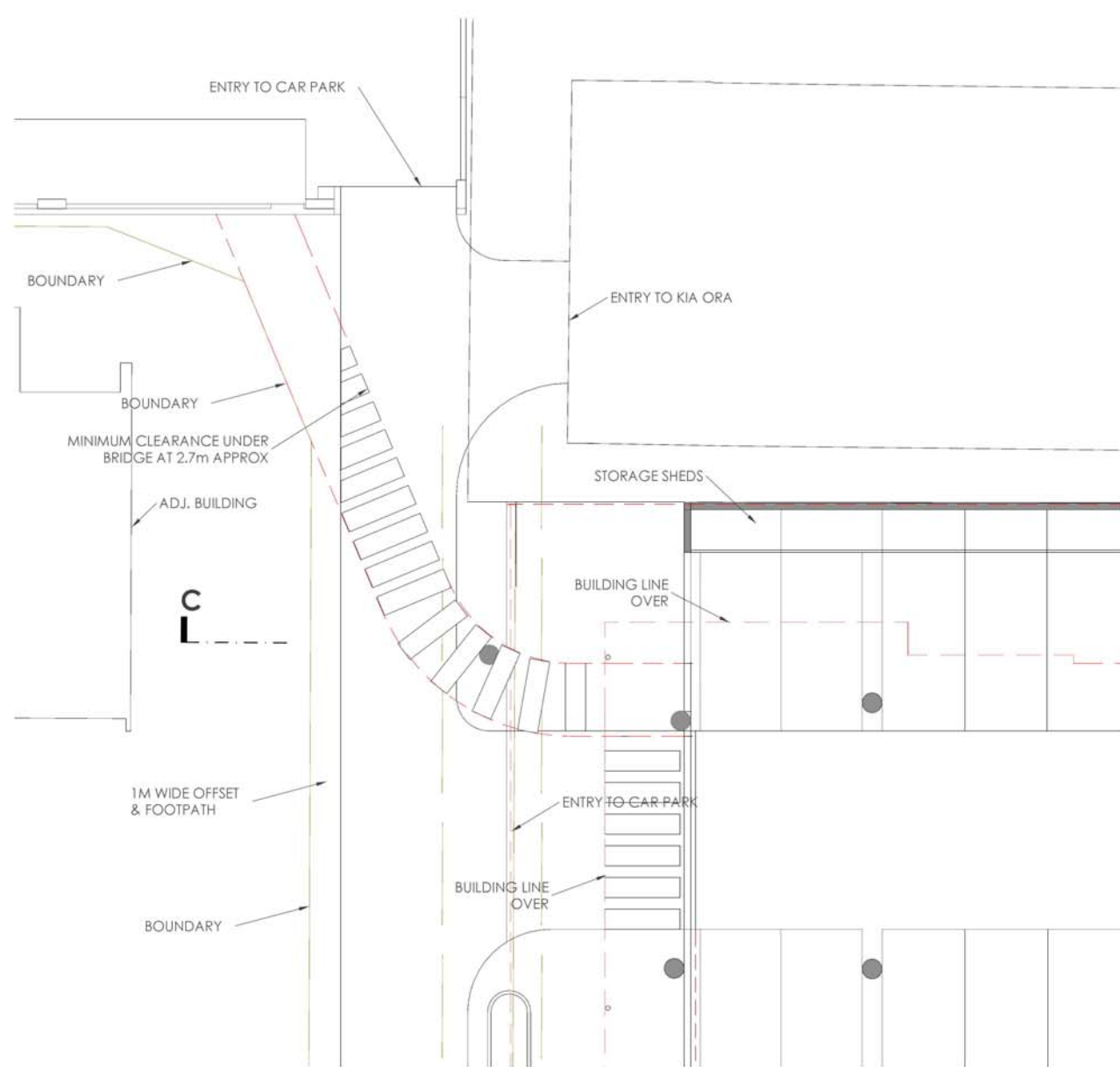
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GROUND FLOOR PLAN

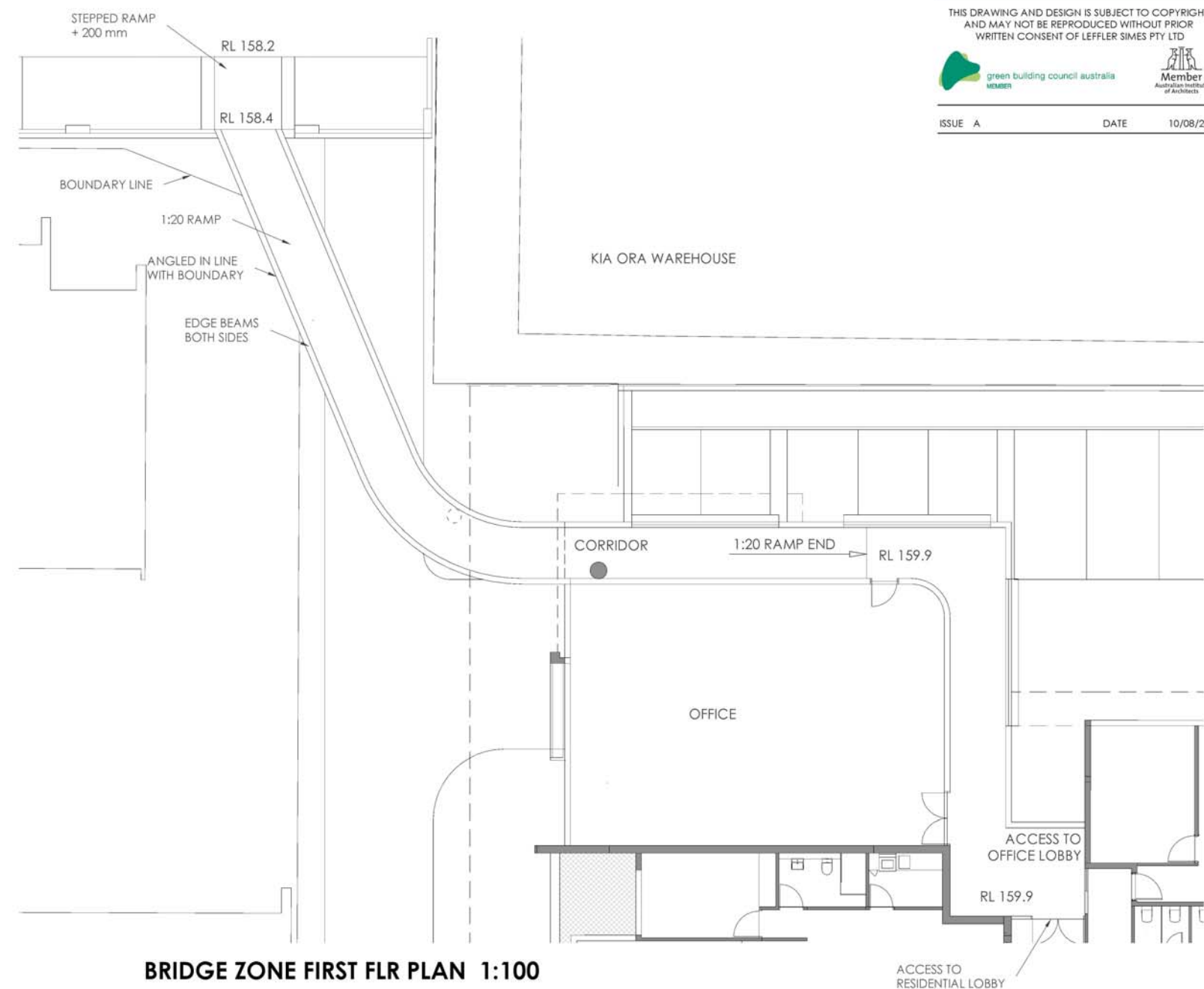


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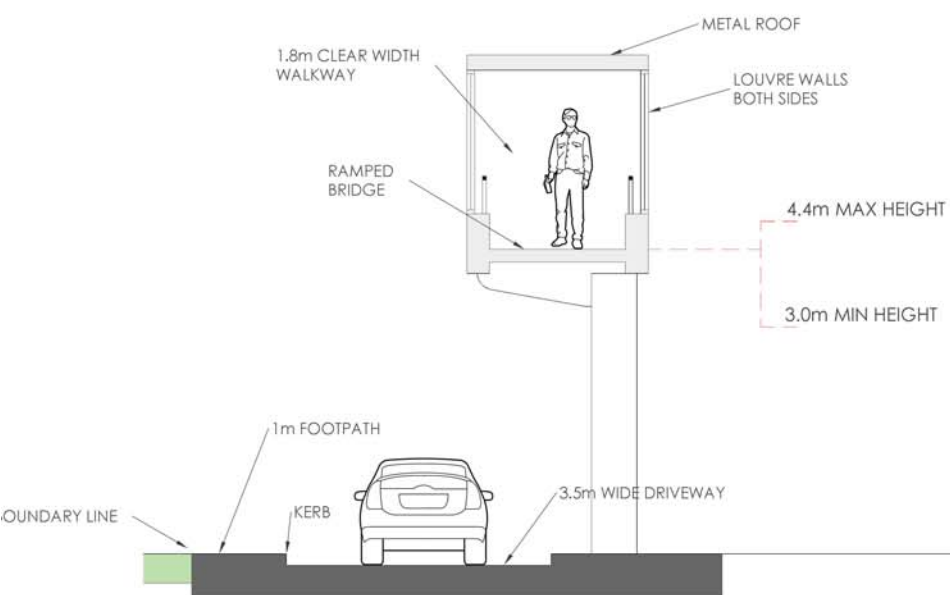
LEVEL 1 RL 159.90



BRIDGE ZONE GROUND FLR PLAN 1:100



BRIDGE ZONE FIRST FLR PLAN 1:100



SECTION C 1:50



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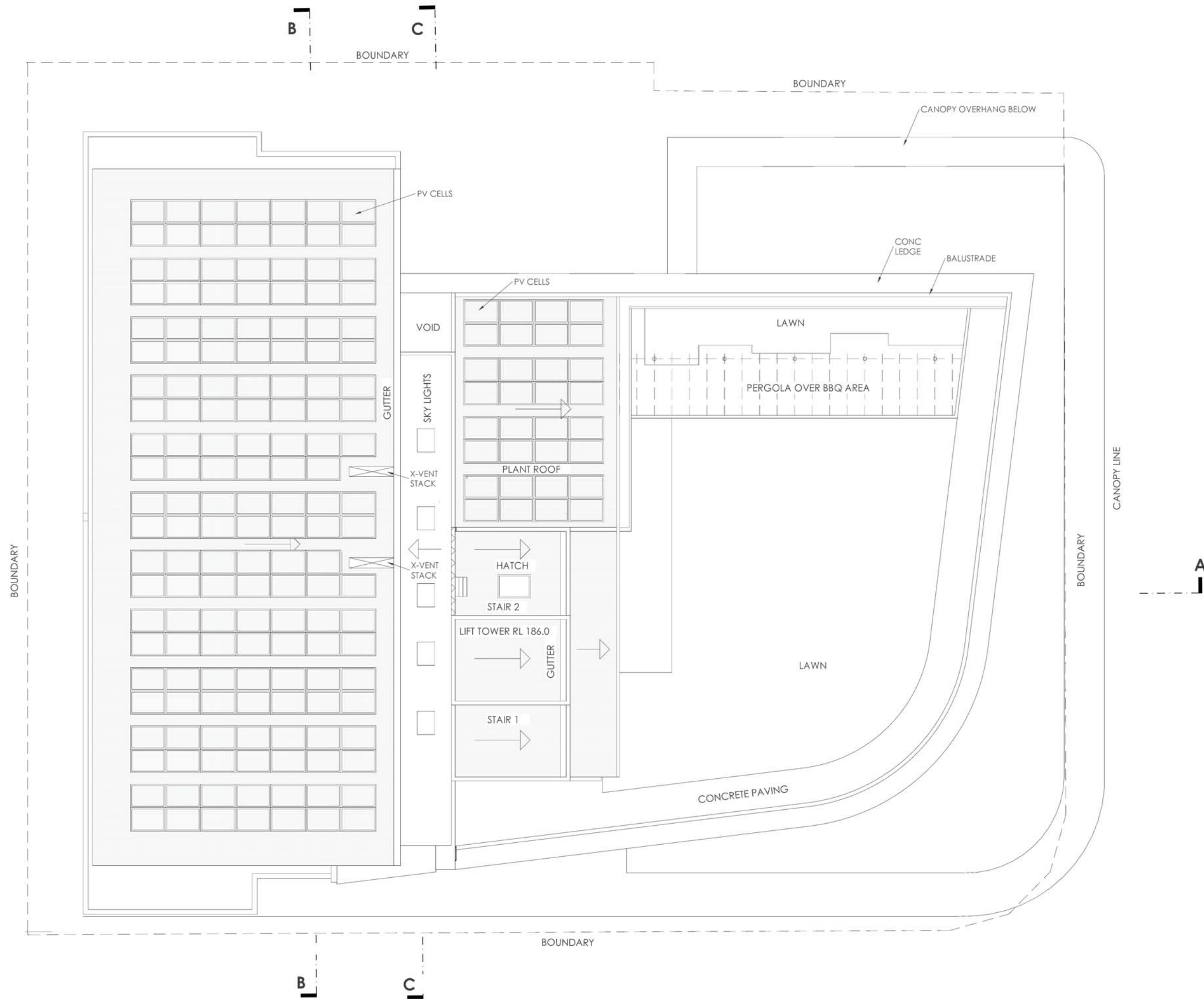
BRIDGE ZONE



ISSUE F	DATE	02/07/20
ISSUE G	DATE	02/08/20



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ISSUE G	DATE	02/08/2019



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ROOF PLAN

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ISSUE F	DATE	02/07/2019
ISSUE G	DATE	02/08/2019



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CONSTRUCTION

SOUTH ELEVATION

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LEVEL 2 - 18 OLIVER LANE VIC 3000
2 - 290 BOUNDARY ST SPRING HILL QLD 4004

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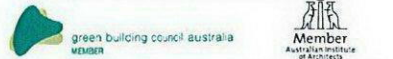
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1:200 @ A3

PROPOSED MIXED USE DEVELOPMENT
580 SMOLLET STREET, ALBURY NSW

JOB NO: 4524
DATE: DEC 2019
DRAWN: GMR

DWG NO. REV.
580DA12

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ISSUE G	DATE	02/08/2019

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

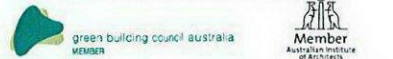
RL 155.20 LANE AVG

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NORTH ELEVATION

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EAST ELEVATION

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

PROPOSED MIXED USE DEVELOPMENT
580 SMOLLET STREET, ALBURY NSW

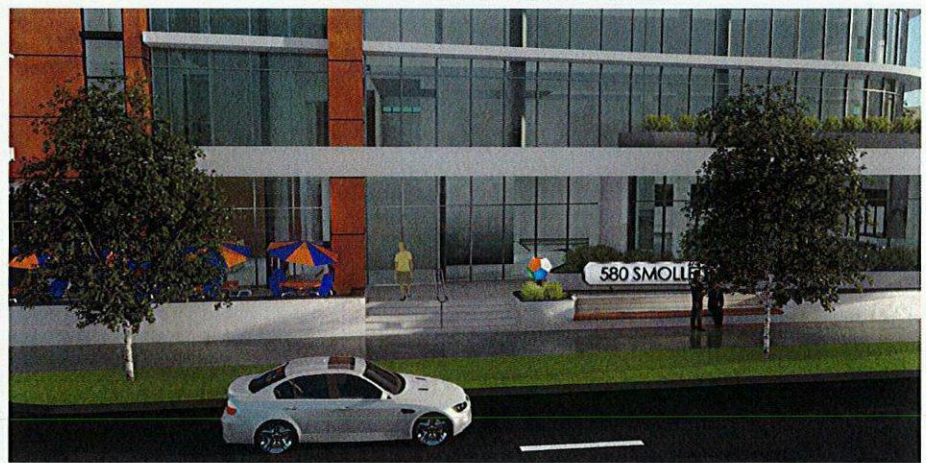
JOB NO: 4524
DATE: DEC 2019
DRAWN: GMR

DWG NO. REV.
580DA14



VIEW FROM NORTH EAST

VIEW OF ENTRY TO OFFICE BUILDING
FROM SMOLLETT STREET



VIEW OF LANEWAY FROM SMOLLETT STREET



VIEWS 1

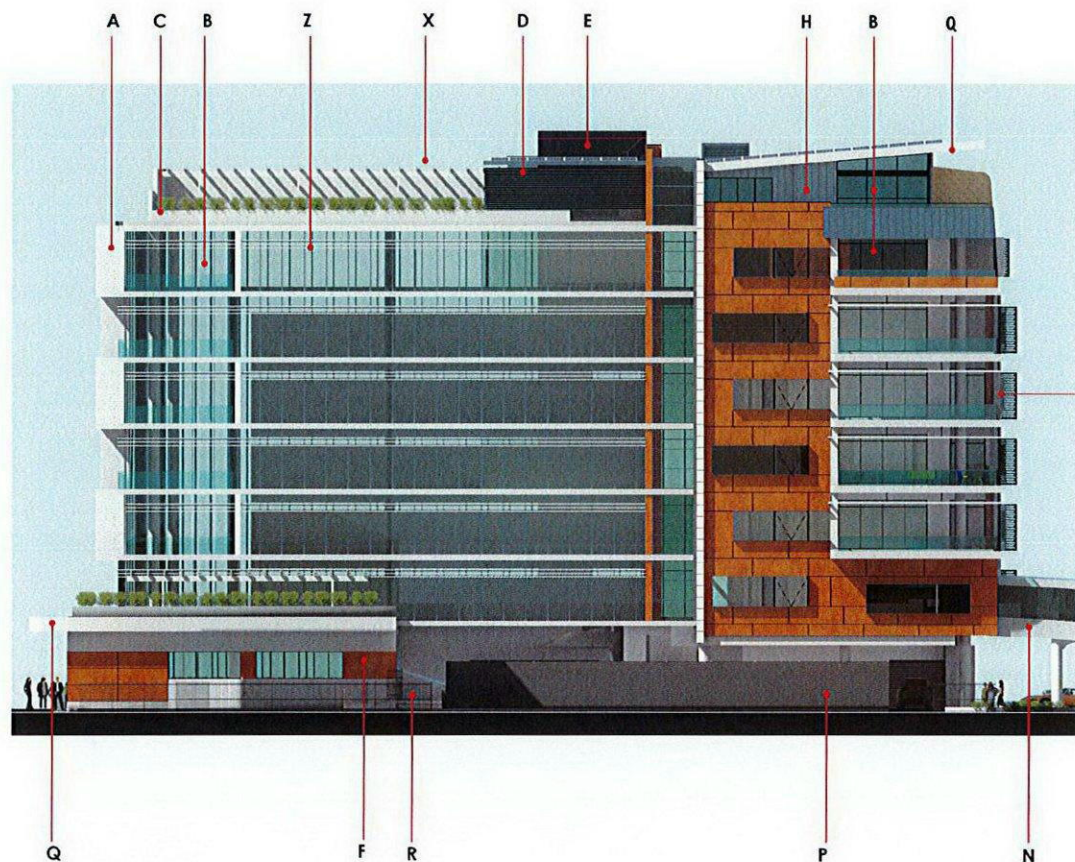


VIEW OF CORNER OF SMOLLETT STREET & TOWNSEND STREET



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 Surfmist 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 Surfmist 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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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.
580DA15

LEFFLER SIMES ARCHITECTS



NEW CARPARK

584 SMOLLETT STREET ALBURY NSW 2640

Prepared by Leffler Simes Architects

Client: 590 Smollett Street Pty Ltd + Garden Property Developments Pty Ltd

December 2019 Project 3628

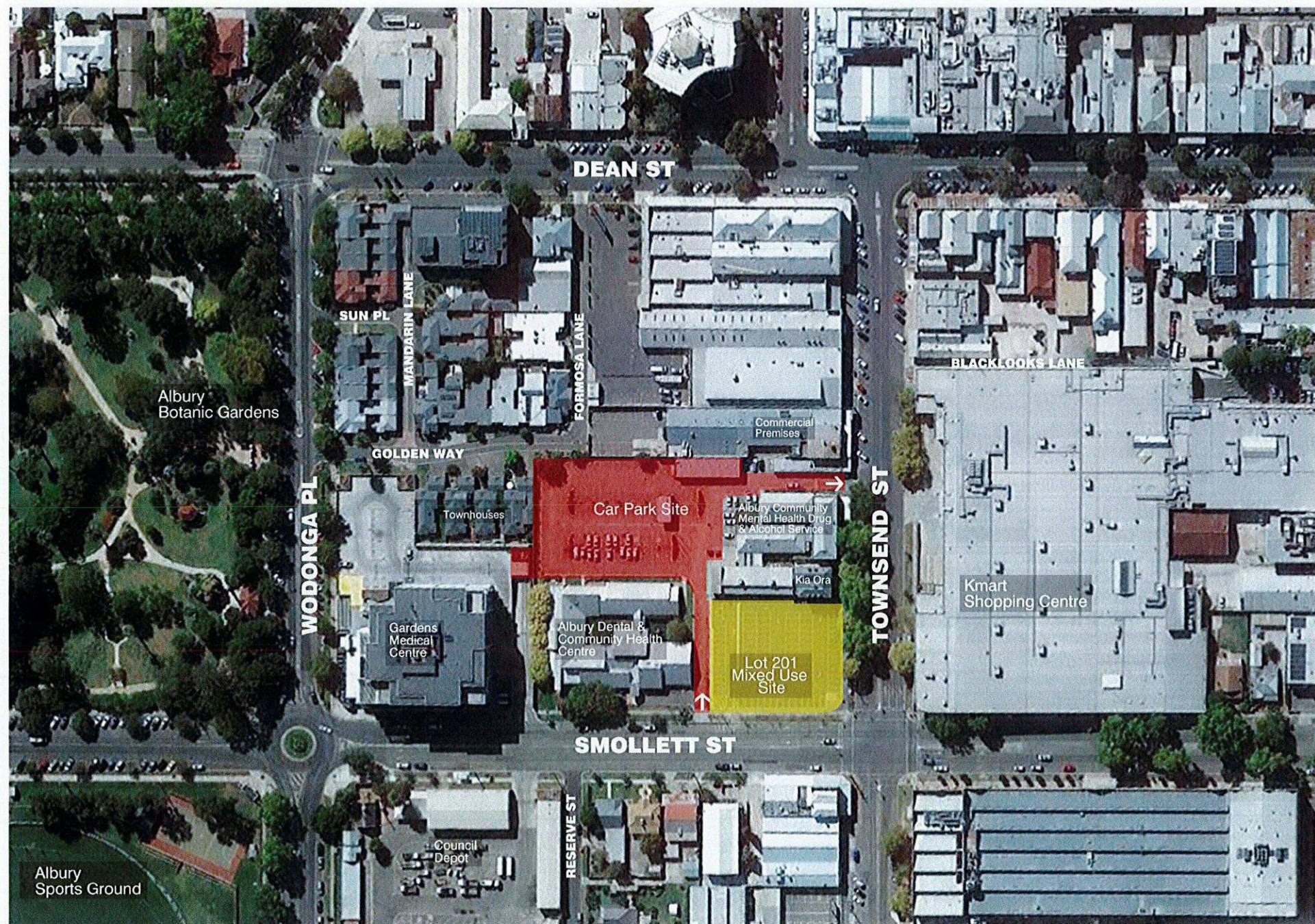
CONTENTS

584DA 01.....LOCATION PLAN
584DA 02.....EXISTING CONDITIONS PLAN
584DA 03.....DEMOLITION PLAN
584DA 04.....GROUND FLOOR PLAN
584DA 05.....LEVEL 1 PLAN

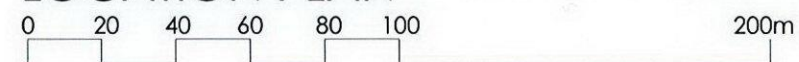
584DA 06.....LEVEL 2 PLAN
584DA 07.....LEVEL 3 PLAN
584DA 08.....LEVEL 4 PLAN
584DA 09.....ROOF PLAN
584DA 10.....NORTH + EAST ELEVATIONS

584DA 11.....SOUTH + WEST ELEVATIONS
584DA 12.....SECTIONS AA + BB
584DA 13.....SHADOW DIAGRAM
584DA 14.....VIEWS

LEFFLER SIMES ARCHITECTS

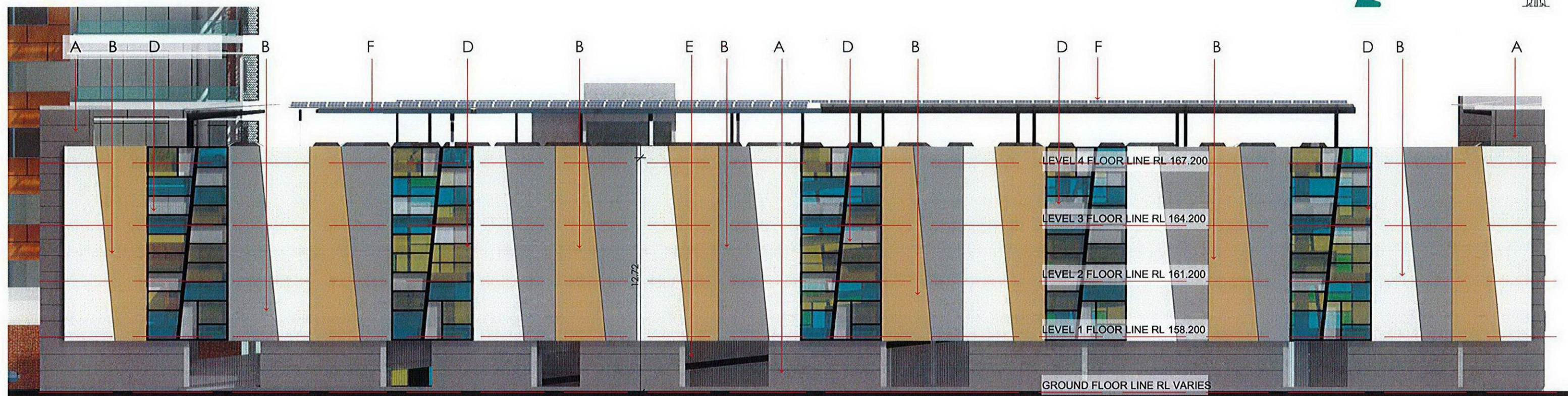


LOCATION PLAN

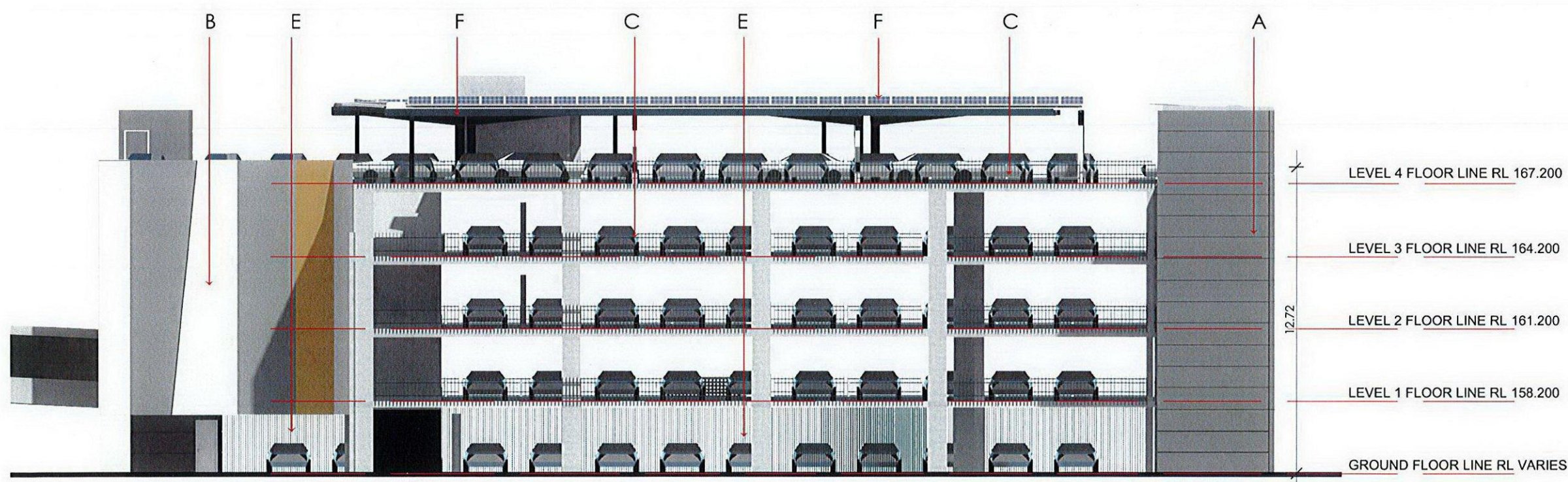


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LOCATION PLAN



NORTH ELEVATION



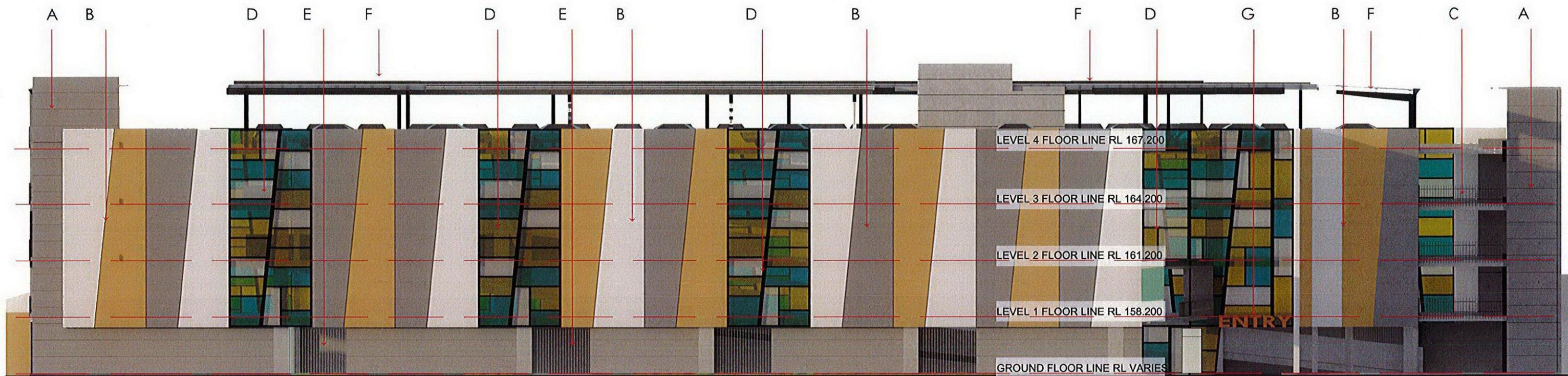
EAST ELEVATION

LEGEND

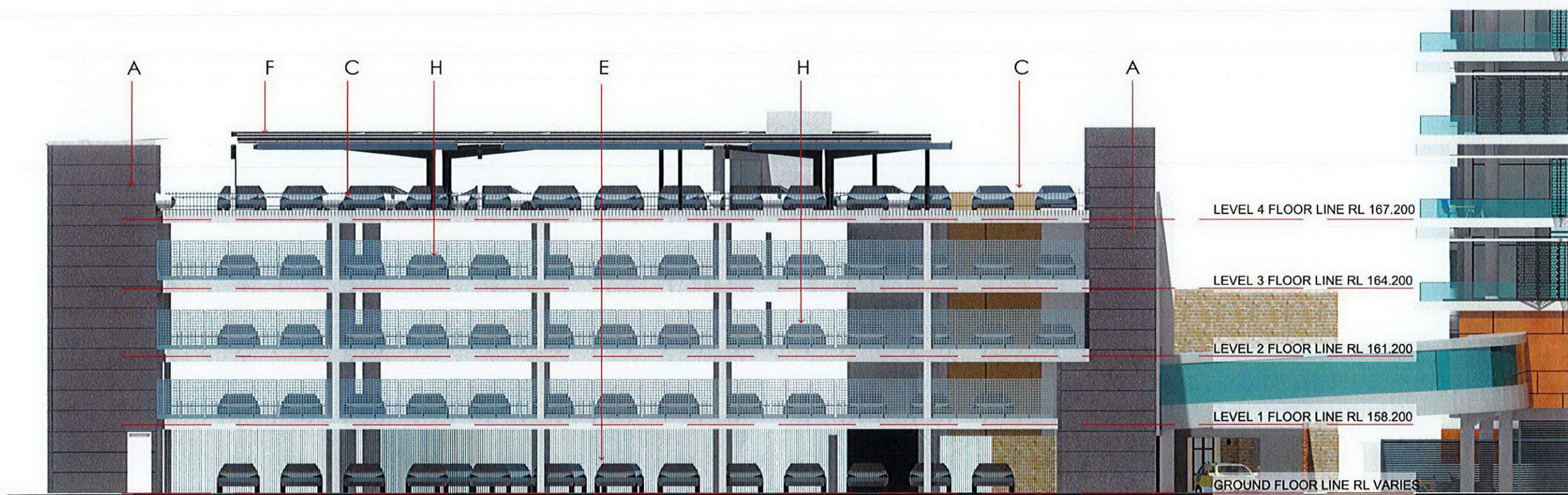
A	Concrete wall with horizontal grooves at 900 centres. Paint finish
B	Precast concrete panels in pairs. Double panels 10.1m x 4.35m; selected alternate paint finishes
C	Metal fencing ARC aluminium "Dublin" profile powder coat black.
D	Steel framed panels in same overall size as precast concrete 10.1x4.35). Infill spaces in perfmatal to different designs. Fire shutters behind perfmatal. These remain open unless triggered by a fire via a fusible link
E	Full height vertical rods at 125mm centres
F	Steel framed and roofed sun protection structures with PV cells over
G	Signage in 3D letters
H	Perfmatal screen 1800 high with 20% transparency

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ELEVATIONS 1



SOUTH ELEVATION



WEST ELEVATION

LEGEND	
A	Concrete wall with horizontal grooves at 900 centres. Paint finish
B	Precast concrete panels in pairs. Double panels 10.1m x 4.35m; selected alternate paint finishes
C	Metal fencing ARC aluminium "Dublin" profile powder coat black.
D	Steel framed panels in same overall size as precast concrete 10.1x4.35). Infill spaces in perfmatal to different designs. Fire shutters behind perfmatal. These remain open unless triggered by a fire via a fusible link
E	Full height vertical rods at 125mm centres
F	Steel framed and roofed sun protection structures with PV cells over
G	Signage in 3D letters
H	Perfmatal screen 1800 high with 20% transparency

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ELEVATIONS 2

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BRISBANE 2 - 290 BOUNDARY ST SPRING HILL QLD 4004

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T: +61 2 99093344
T: +61 7 31235544

SCALE
1:200 1:400
@ A1 @ A3

NEW CARPARK LOT 203
584 SMOLLETT ST ALBURY NSW

JOB NO: 3628
DATE: DEC 2019
DRAWN: GMR

DWG NO. REV.
584DA11

LEFFLER SIMES ARCHITECTS

VIEW OF CARPARK FROM SOUTH

VIEWS

zauner
construction

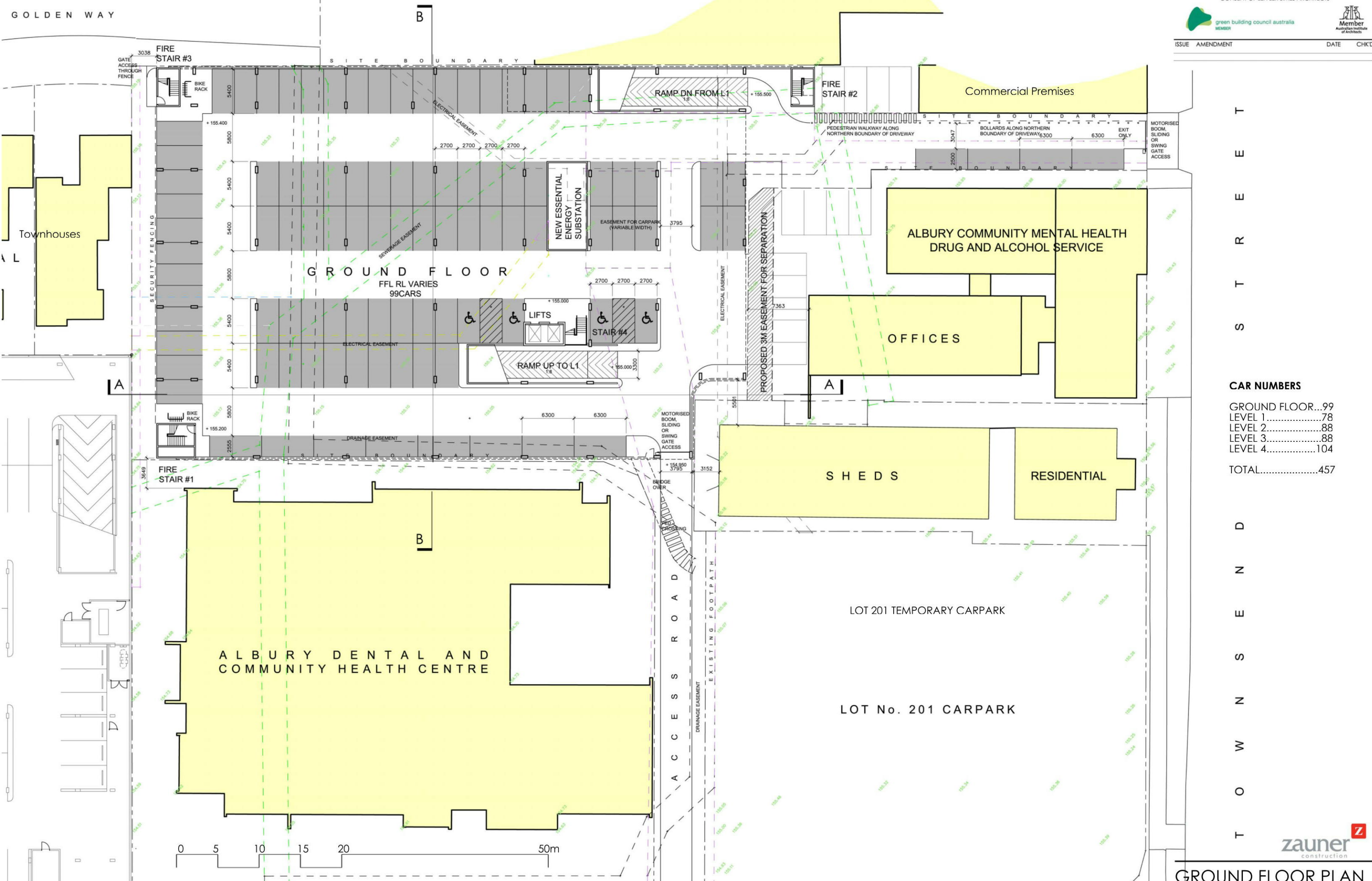
VIEW FROM FORMOSA LANE
+ GOLDEN WAY



ARRIVAL VIEW FROM LANEWAY



GOLDEN WAY

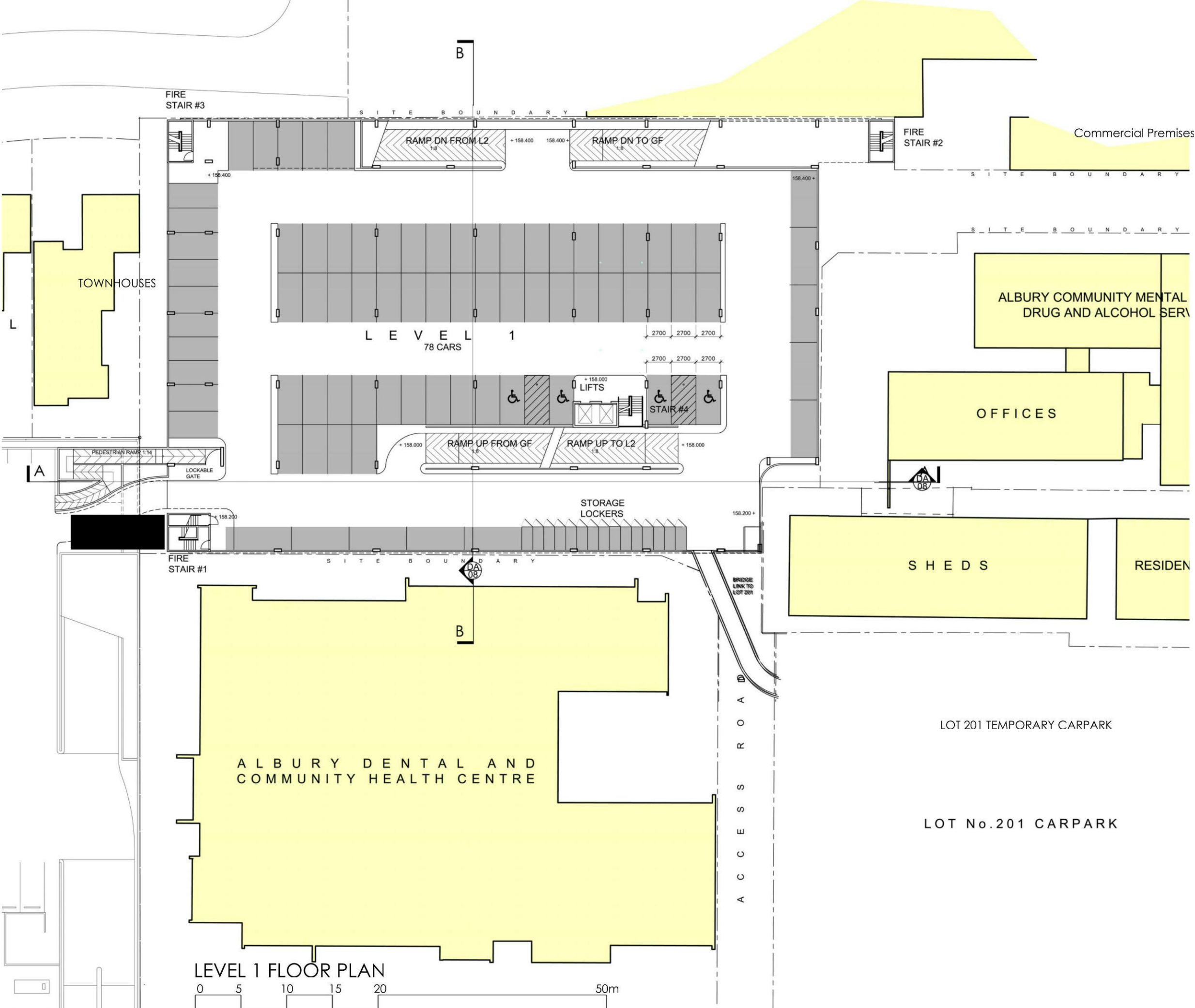


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CAR NUMBERS

GROUND FLOOR	99
LEVEL 1	78
LEVEL 2	88
LEVEL 3	88
LEVEL 4	104
TOTAL	457

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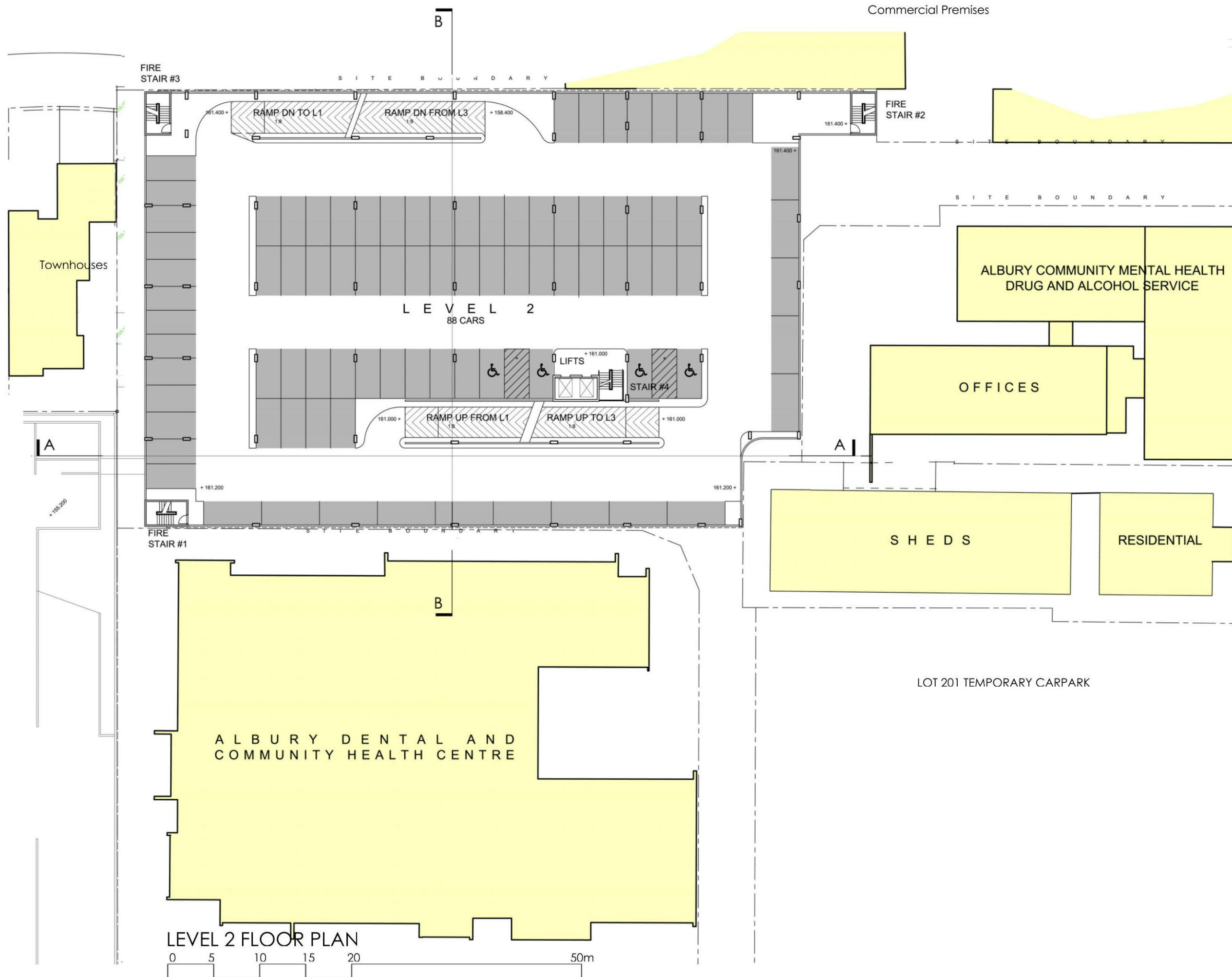


CAR NUMBERS

GROUND FLOOR...	99
LEVEL 1.....	78
LEVEL 2.....	88
LEVEL 3.....	88
LEVEL 4.....	104
TOTAL.....	457

LEVEL 1 FLOOR PLAN

LEVEL 1 PLAN



CAR NUMBERS

GROUND FLOOR...	99
LEVEL 1.....	78
LEVEL 2.....	88
LEVEL 3.....	88
LEVEL 4.....	104
TOTAL.....	457

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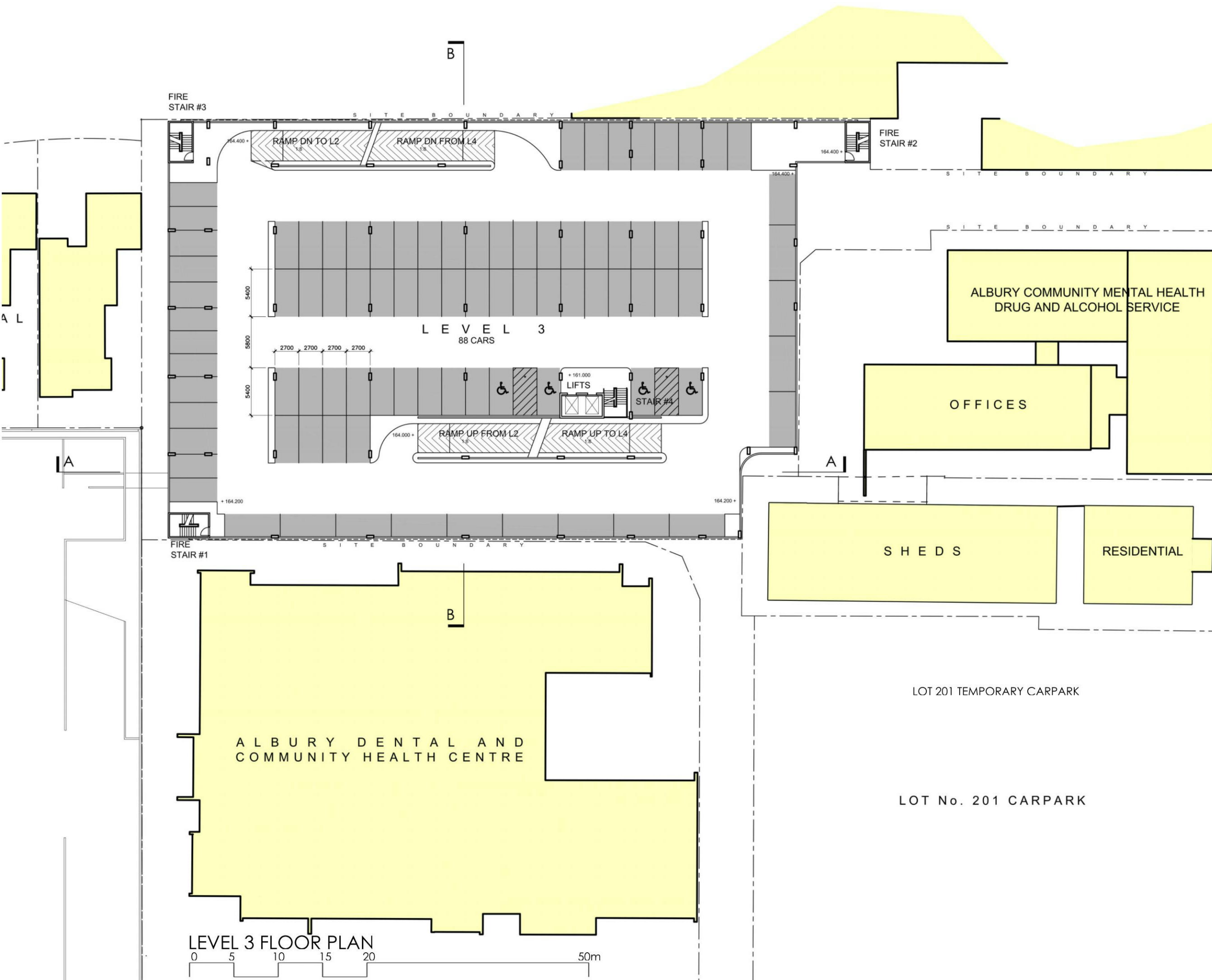
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CAR NUMBERS

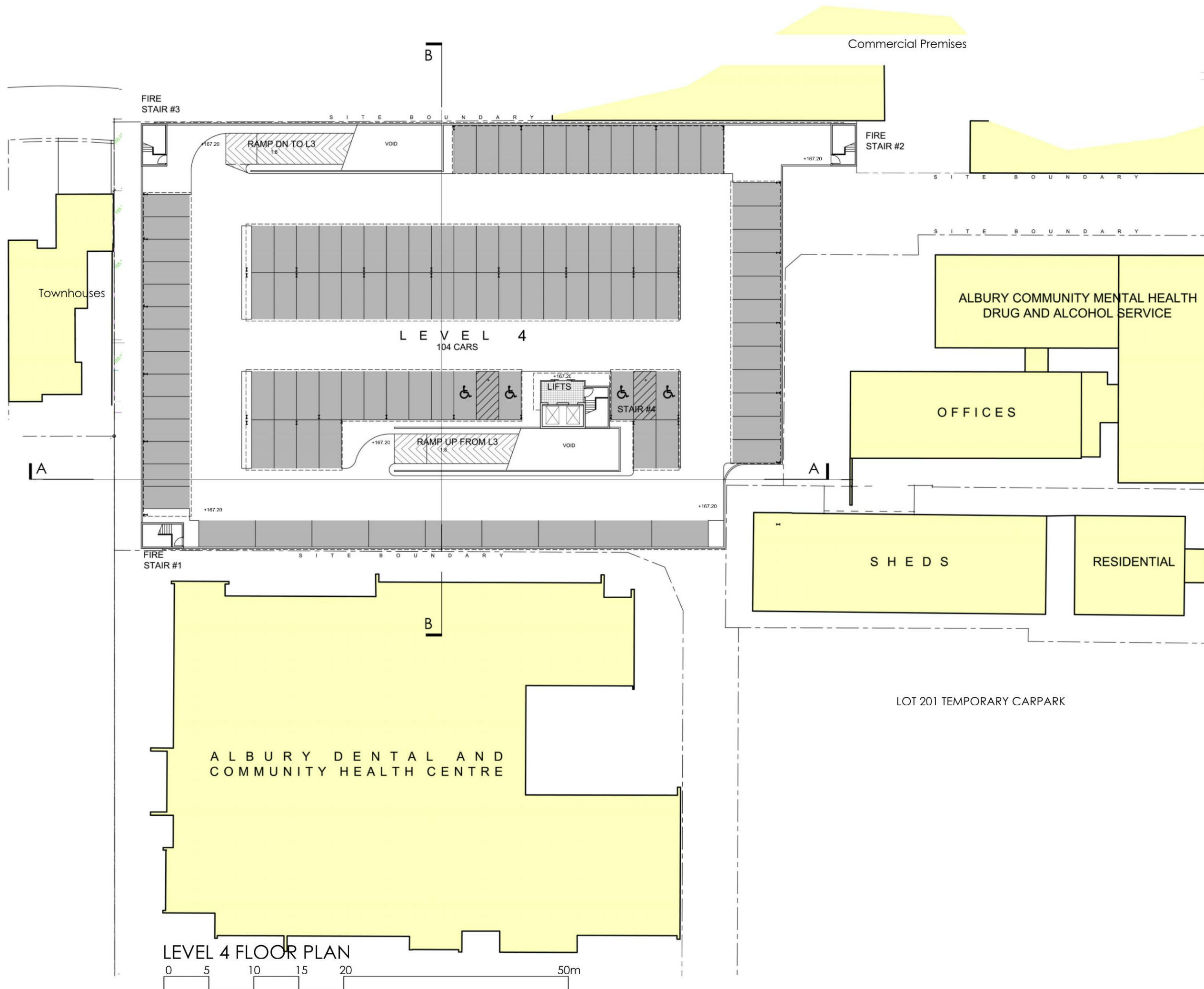
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LEVEL 2.....	88
LEVEL 3.....	88
LEVEL 4.....	104
TOTAL.....	457

LEVEL 3 PLAN



LEVEL 3 FLOOR PLAN

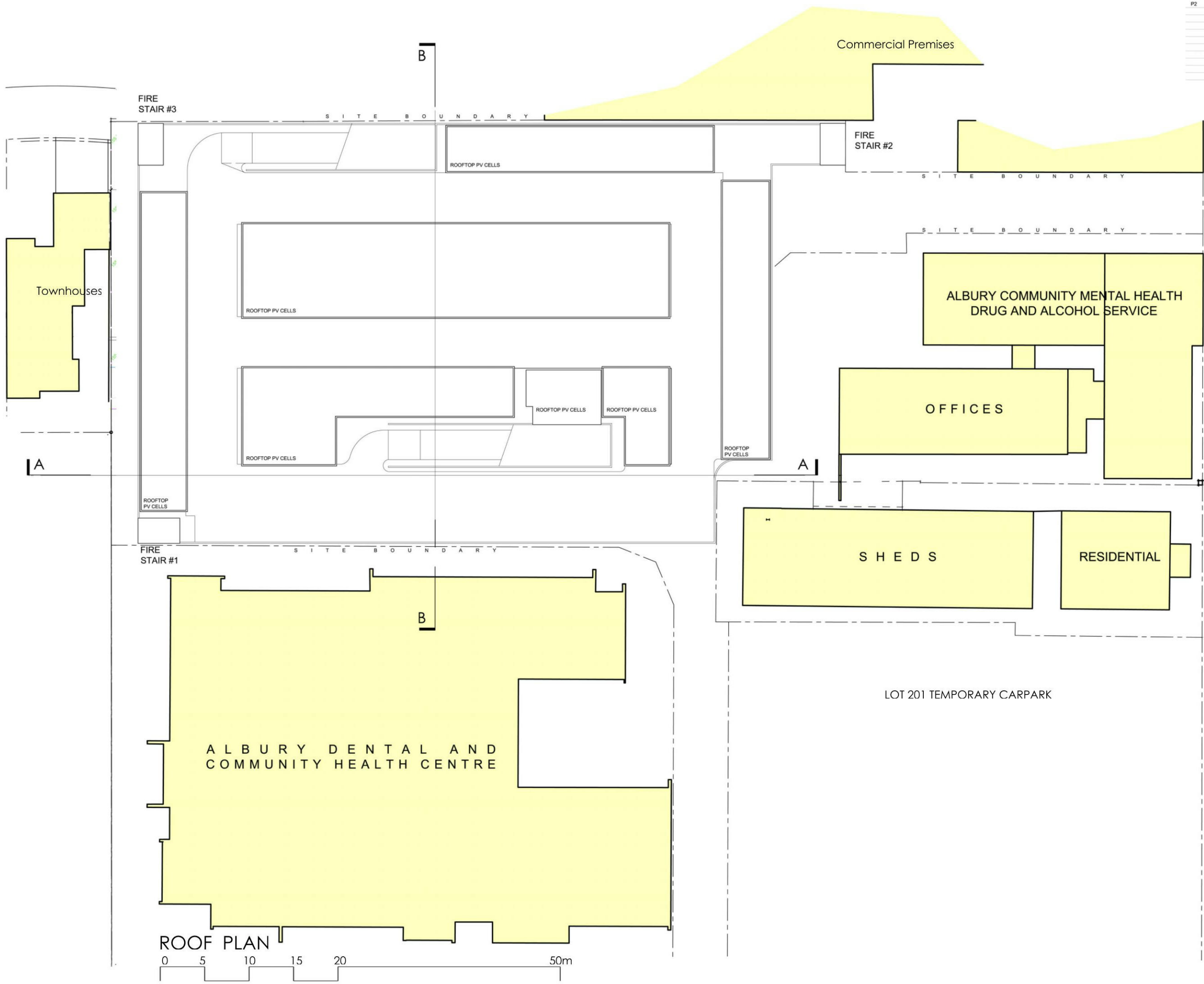
0 5 10 15 20 50m



CAR NUMBERS

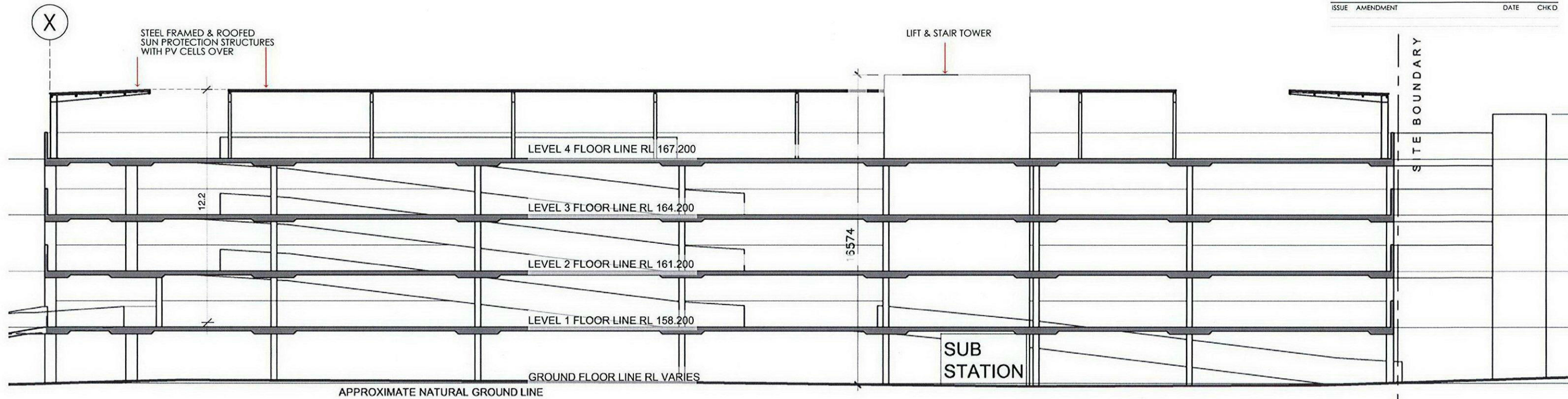
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LEVEL 1	78
LEVEL 2	88
LEVEL 3	88
LEVEL 4	104
TOTAL	457

LEVEL 4 PLAN

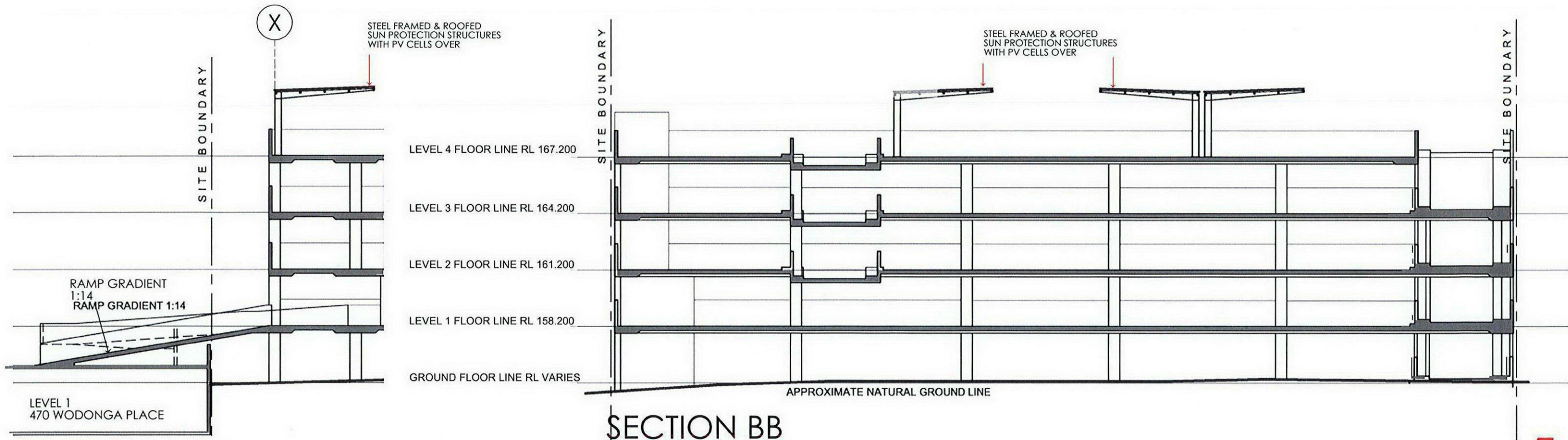


CAR NUMBERS

GROUND FLOOR	99
LEVEL 1	78
LEVEL 2	88
LEVEL 3	88
LEVEL 4	104
TOTAL	457

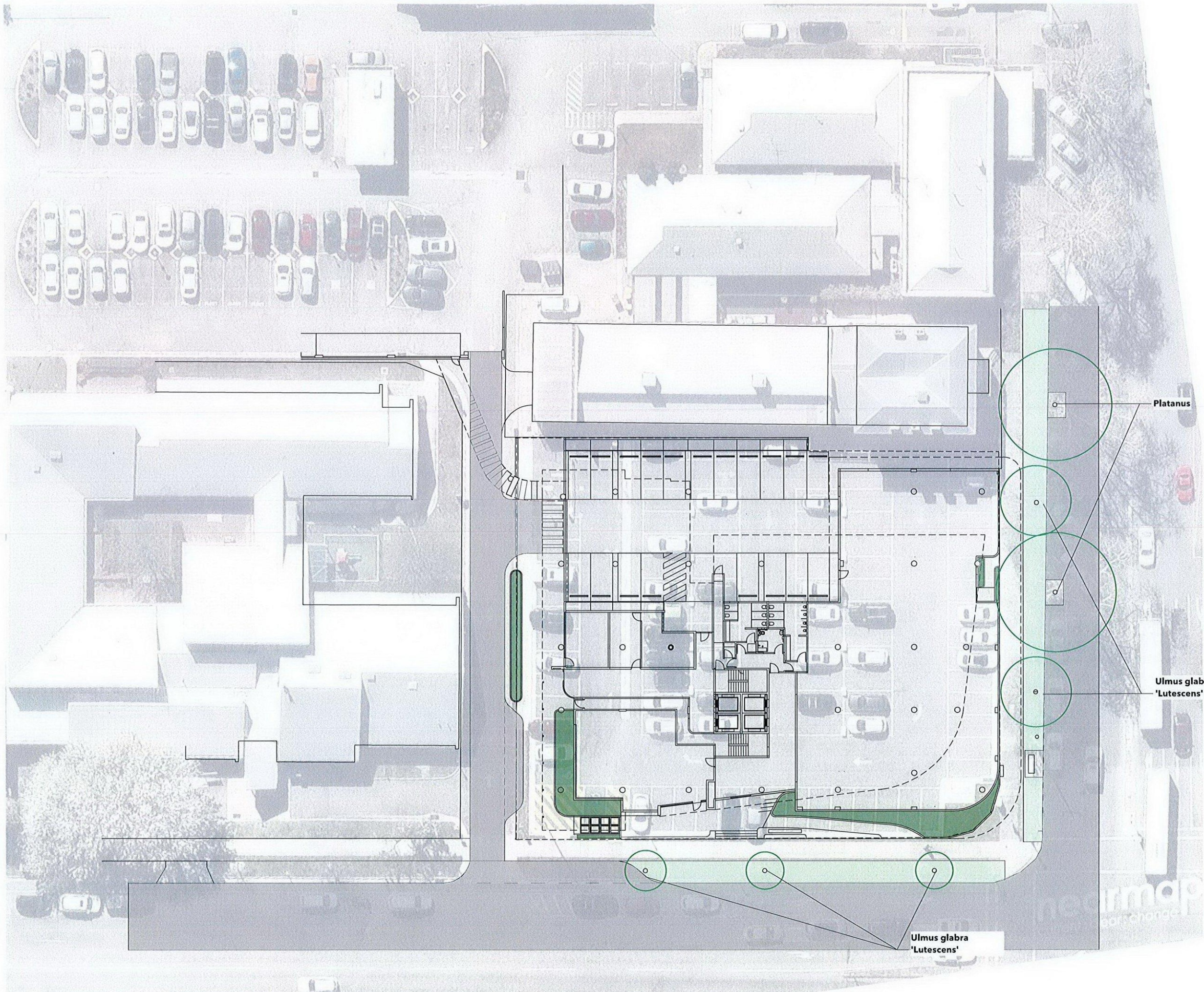


SECTION AA



SECTION BB

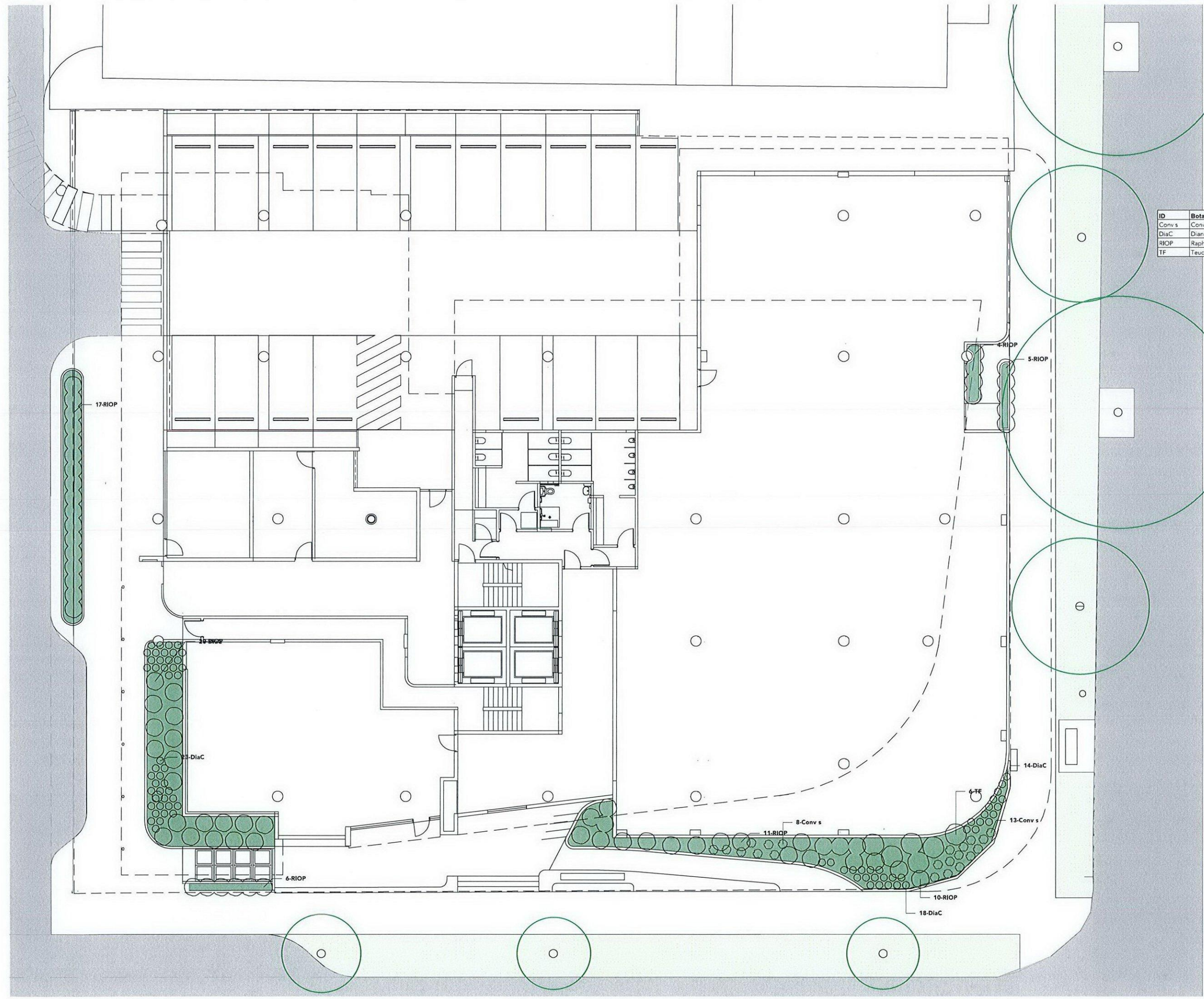
SECTION AA (PART)



LEGEND

- LAWN
- GARDEN BEDS
- ROAD
- EXISTING TREES TO RETAIN

A	18/11/19	Design Development
REV	DATE	REVISION
NOTE: DO NOT SCALE FROM GRAPHICS. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION		
FILE NAME NBL_Albury_Smollett St_191120.vwx		
PROJECT 580 SMOLLETT ST, ALBURY		
ADDRESS 580 Smollett St, Albury NSW 2640		
CLIENT 580 Smollett Street/Garden Property Dev.		
DRAWING Overall Site Plan		
 Nicholas Bray Landscapes		
PROJECT # NBL_Albury_Smollett St_1911		
DATE 20/11/19	DWG # L1	REV. A
SCALE RATIO 1:200	CHD NB	
DRAWN JJ	CHD NB	
Nicholas Bray Landscapes 471 Argyle Street Moss Vale PO Box 323 Moss Vale NSW 2577 Australia ABN: 25001055205 M. 0417 278 267 W. www.nicholasbray.net.au E. contact@nicholasbray.net.au		



LEGEND

- LAWN
- GARDEN BEDS
- EXISTING TREES TO RETAIN
- ROAD

ID	Botanical Name	Common Name	Scheduled Size	Quantity
Conv s	Convolvulus sabatius	Convolvulus	5 litre	21
DiaC	Dianella caerulea	Blue Flax-lily	2.5 Litres	75
RIOP	Raphelopsis indica Oriental Pearl	Oriental Pearl	2.5 litre	72
TF	Teucrium fruticans	Bush Germander	5 litre	6

POT SIZE
SHRUBS 5 LITRES
GROUND COVERS 2.5 LITRES
GRASSES / SEDGES 2.5 LITRE

DATE	18/11/19	Design Development
ISSUE	DATE	REVISION

NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.

FILE NAME
NBL_Albury_Smollett St_191120.vwx

PROJECT
580 SMOLLETT ST, ALBURY

ADDRESS
580 Smollett St, Albury NSW 2640

CLIENT
580 Smollett Street/Garden Property Dev.

DRAWING
Ground Floor

 Nicholas Bray Landscapes

PROJECT #
NBL_Albury_Smollett St_1911

DATE
20/11/19

SCALE: A1
1:100

DRAWN
JJ

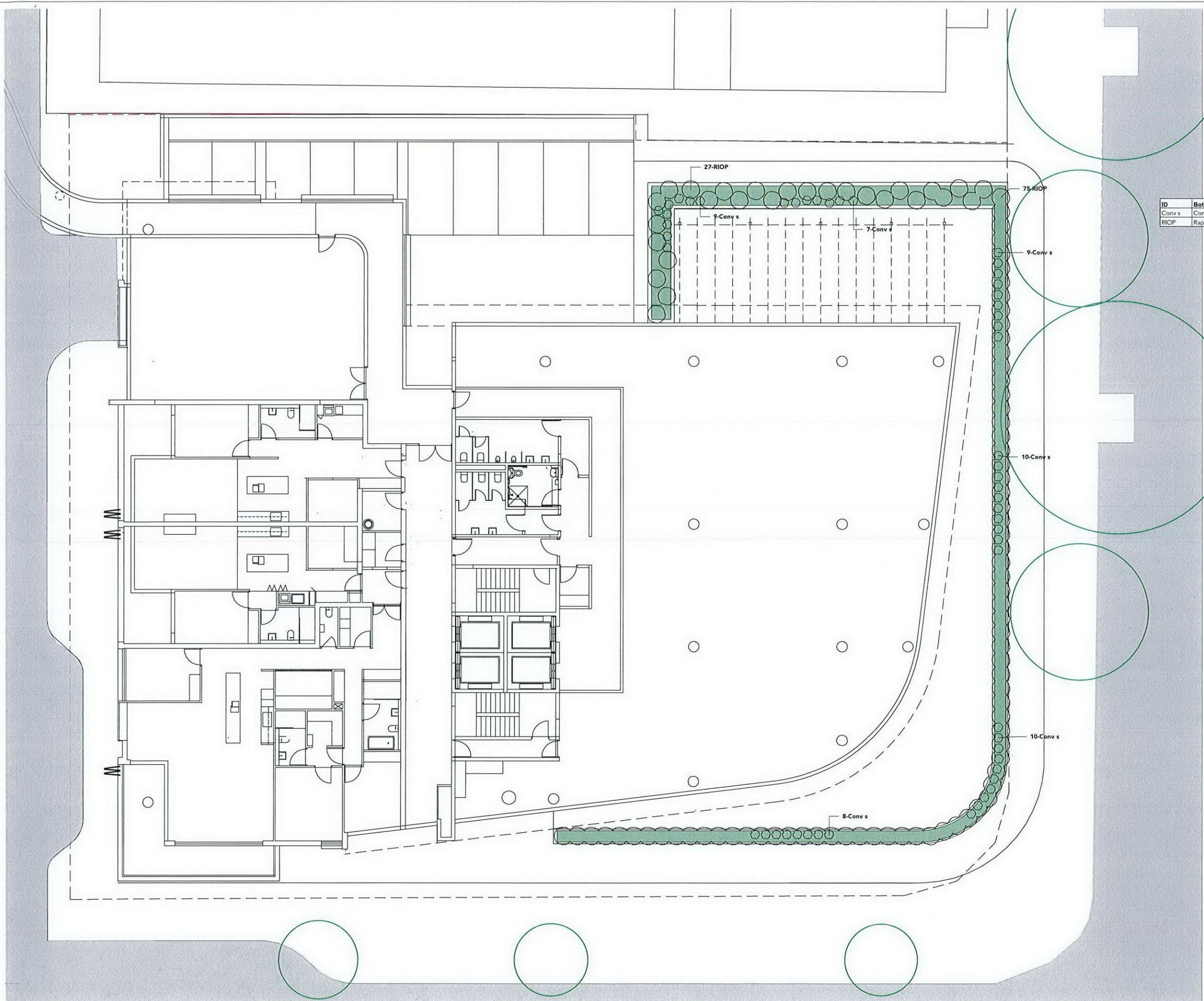
CHECKED
NB

REVISION
L2

APPROVED
A

Nicholas Bray Landscapes
PO Box 323 Moss Vale NSW 2527 Australia
M 0417 278 267 W www.nicholasbray.net.au E contact@nicholasbray.net.au

471 Argyle Street Moss Vale
NSW 2567 Australia
ABN: 25001055205



LEGEND

- GARDEN BEDS
- EXISTING TREES TO RETAIN

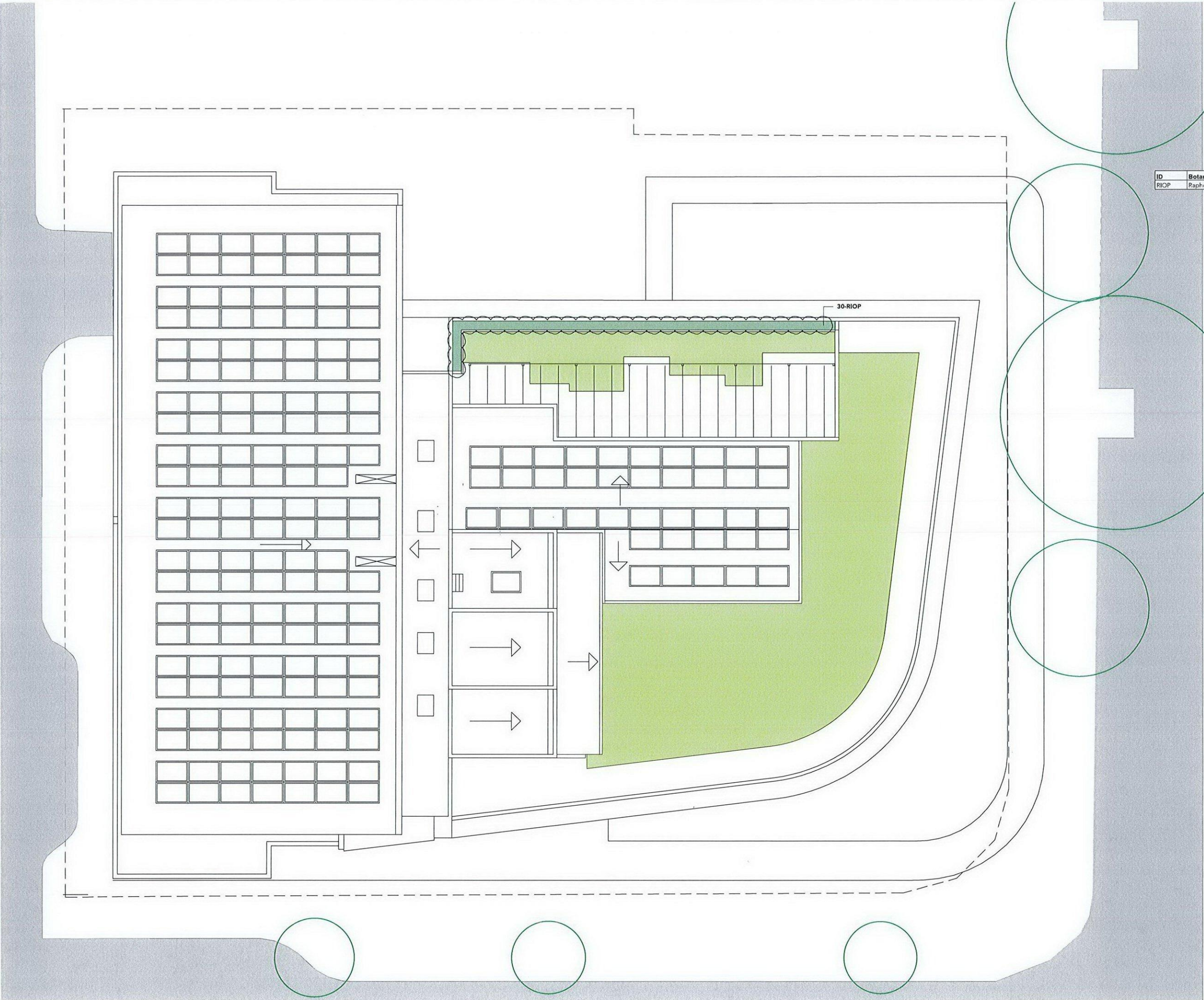
ID	Botanical Name	Common Name	Scheduled Size	Quantity
Conv s	Convolvulus sabatius	Convolvulus	5 litre	53
RIOP	Raphelopsis indica Oriental Pearl	Oriental Pearl	2.5 litre	102

POT SIZE
SHRUBS 5 LITRES
GROUND COVERS 2.5 LITRES
GRASSES / SEDGES 2.5 LITRE

A	18/11/19	Design Development
ISSUE	DATE	REVISION
NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.		
FILE NAME NBL_Albury_Smollett St_191120.vwx		
PROJECT 580 SMOLLETT ST, ALBURY		
ADDRESS 580 Smollett St, Albury NSW 2640		
CLIENT 580 Smollett Street/Garden Property Dev.		
DRAWING First Floor		



PROJECT # NBL_Albury_Smollett St_1911		
DATE 20/11/19	DWG #	REV
SCALE R AT 1:100	L3 A	
DRAWN JJ	CHECK NB	
Nicholas Bray Landscapes 471 Argyle Street Moss Vale PO Box 323 Moss Vale NSW 2577 Australia M 0417 278 267 W www.nicholasbray.net.au E contact@nicholasbray.net.au		



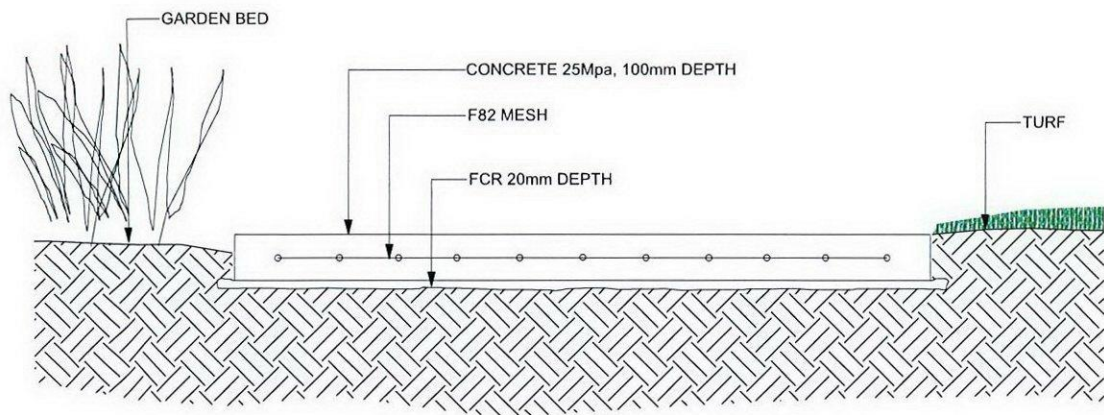
LEGEND

- GARDEN BEDS
- ARTIFICIAL LAWN
- EXISTING TREES TO RETAIN

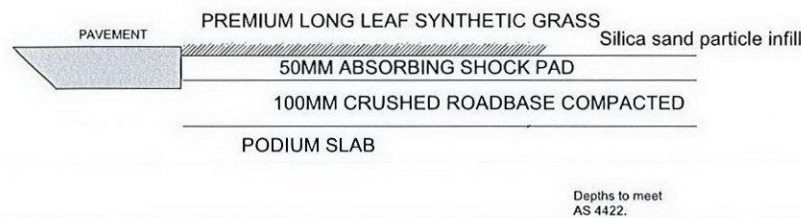
ID	Botanical Name	Common Name	Scheduled Size	Quantity
RIOP	Raphelopsis indica Oriental Pearl	Oriental Pearl	2.5 Litre	30

POT SIZE
SHRUBS 5 LITRES
GROUND COVERS 2.5 LITRES
GRASSES / SEDGES 2.5 LITRE

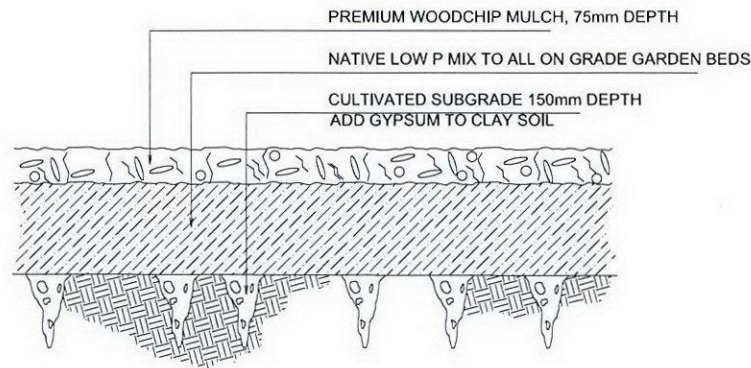
A	18/11/19	Design Development
REV	DATE	REVISION
NOTE: DO NOT SCALE FROM DRAWING. USE PROVIDED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.		
FILE NAME NBL_Albury_Smollett St_191120.vwx		
PROJECT 580 SMOLLETT ST, ALBURY		
ADDRESS 580 Smollett St, Albury NSW 2640		
CLIENT 580 Smollett Street/Garden Property Dev.		
DRAWING Rooftop		
 Nicholas Bray Landscapes		
PROJECT # NBL_Albury_Smollett St_1911		
DATE 20/11/19	DWG # L4	REV A
SCALE BY 1:100	DESIGN JJ	CHKD NB
Nicholas Bray Landscapes 471 Argyle Street Moss Vale PO Box 323 Moss Vale NSW 2537 Australia M 0417 278 267 W www.nicholasbray.net.au E contact@nicholasbray.net.au		



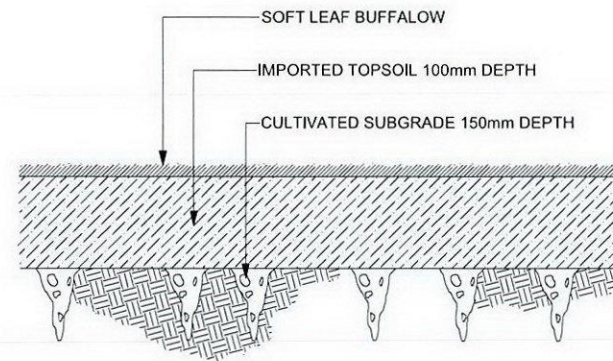
CONCRETE PATH ON GRADE
SCALE 1:10



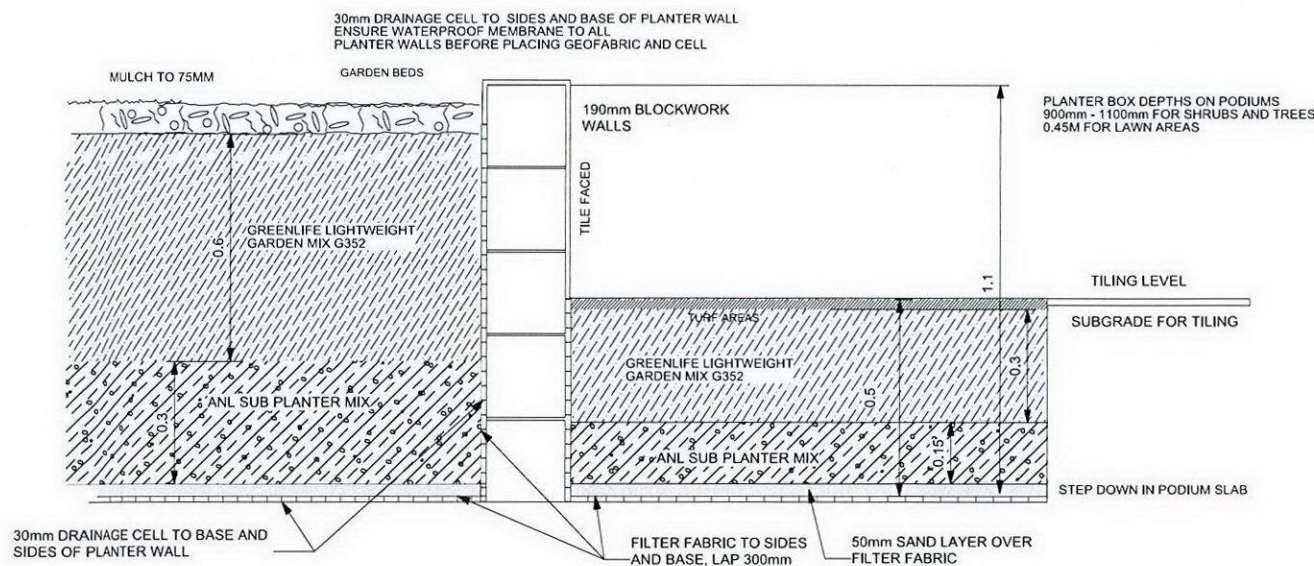
ARTIFICIAL GRASS AREAS ON ROOFTOP
SCALE 1:10



GARDEN BEDS ON GRADE
SCALE 1:10



TURF
SCALE 1:10



TIERED PLANTERS

IRRIGATION

Contractor's Requirements.

The contractor is to provide a design and lump sum cost to install an approved irrigation system which meets the requirements the Australian Standards and this specification, to the garden beds. All work is to be carried out to the generally accepted urban irrigation industry standard and, as a minimum, is to meet the requirements of AS 3500 and AS 3500.1.

Connection to Water Supply

A water connection point is to be provided for the irrigation system. A back flow prevention valve meeting the requirements of AS3500, AS 3500.1 shall be fitted at the water connection point.

Irrigation types.

Garden beds - drip irrigation

A Minimum of 230KPA water pressure will be required at the source of the irrigation system.

Unless KPA exceeds 350KPA a variable frequency drive booster pump for lifting supply mains pressure to 450KPA will be required. Irrigation schedule will be 6 hours to apply 4mm per night to the irrigated areas.

4 Litres a second will be required to deliver this water within the 6 hour period.

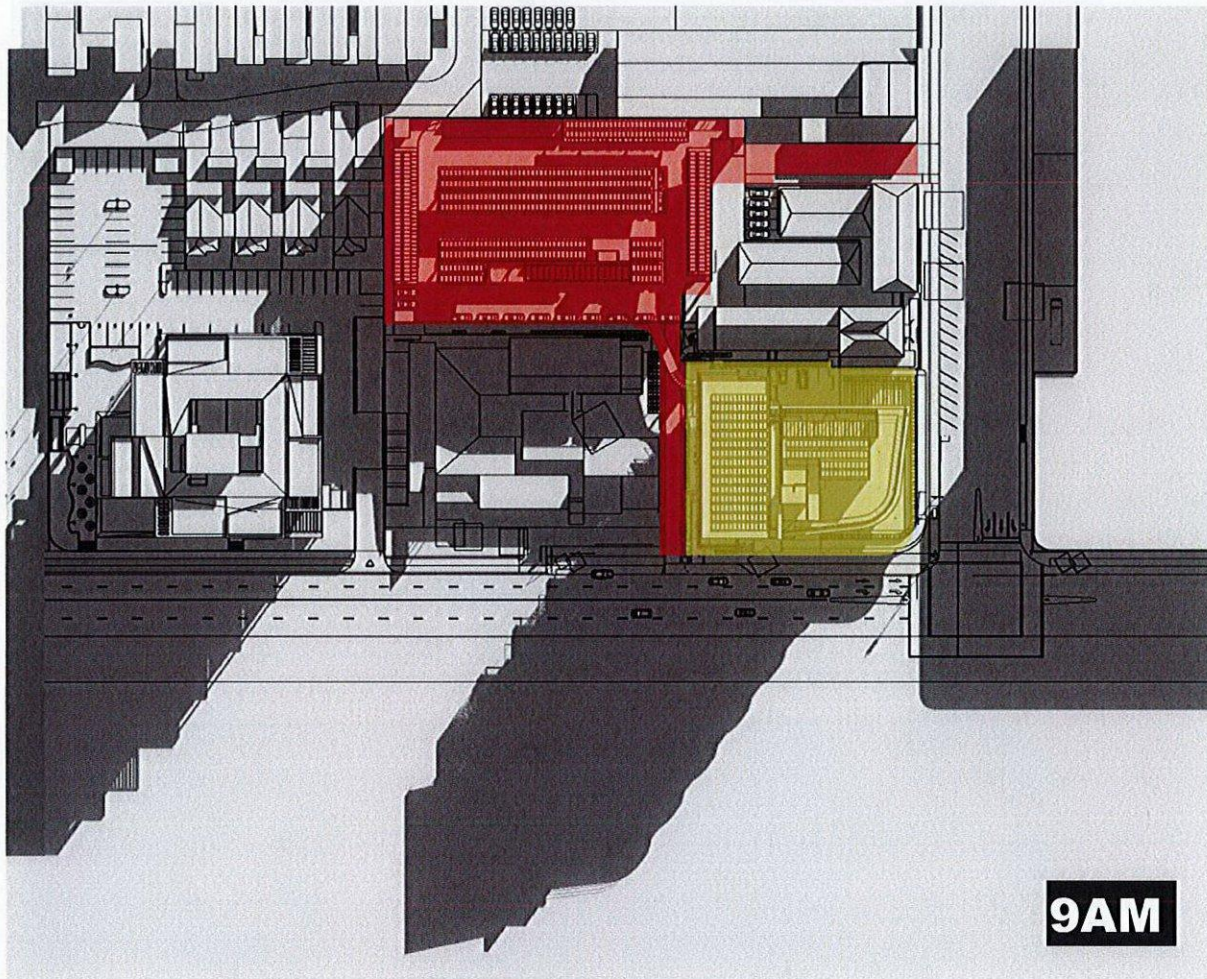
Specifications

- * Hunter ACC Decoder System with 20 Stations per 2 wire cable run
- * Hunter Solar Sinc Rain Sensor with ET Adjustment
- * RPZ Backflow device with Primary Filtration to 120 micro
- * Filtration will be required at each incoming water valve to ensure preventative maintenance.
- * Drip irrigation to garden beds:
 - Toro rootguard at 0.3m spacing at 2 litres per hour
- * Tree Planting
 - Toro rootguard at 0.3m spacing in 0.6 metre diameter ring around each tree
- * The central main line piping:
 - 75mm pipes for the start of the line
 - 63mm pipes for branching into garden beds and turf zones
- * Sub-lines running off mainline will be 20-40mm pipes

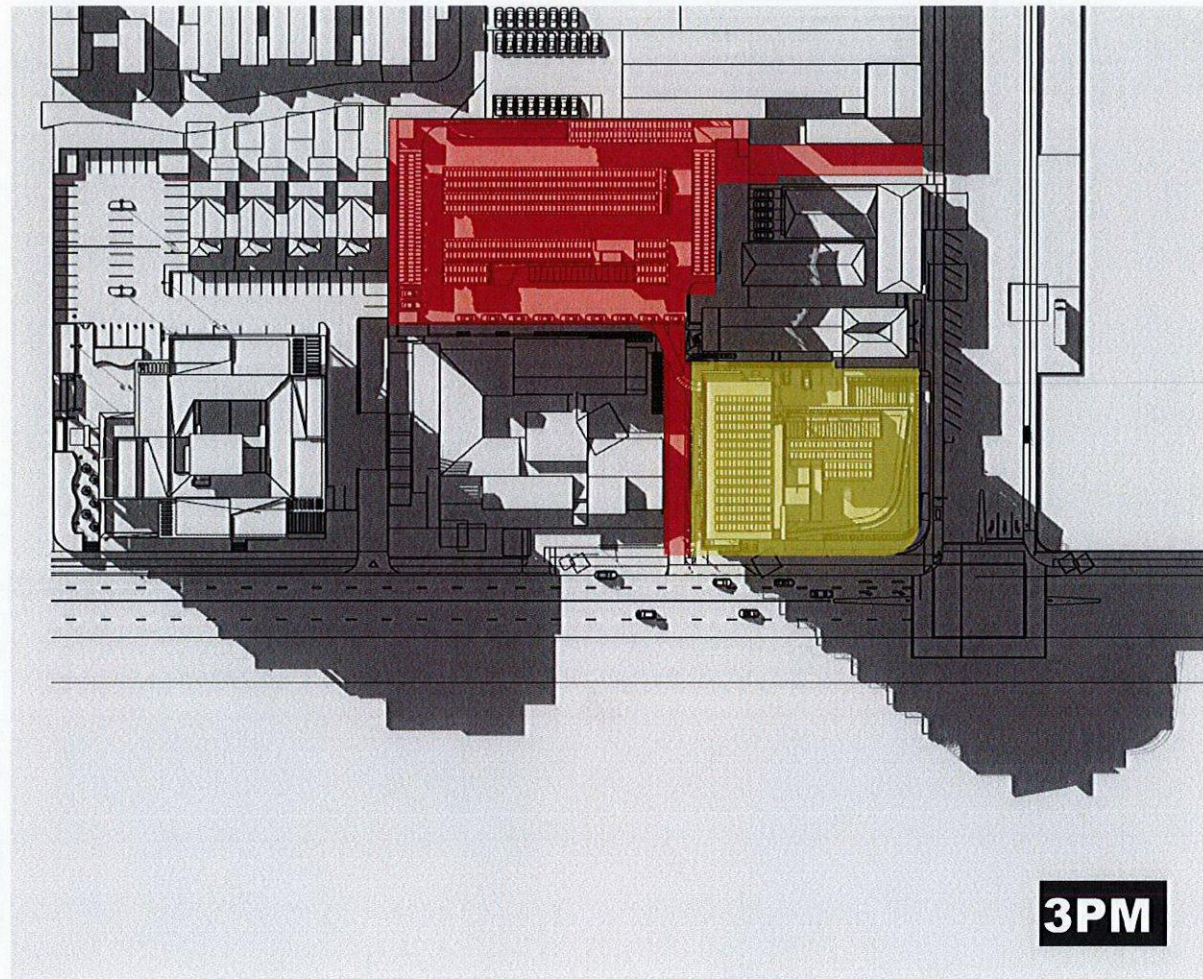
PLANTING MAINTENANCE

Throughout the planting establishment period, carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, top dressing, and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.

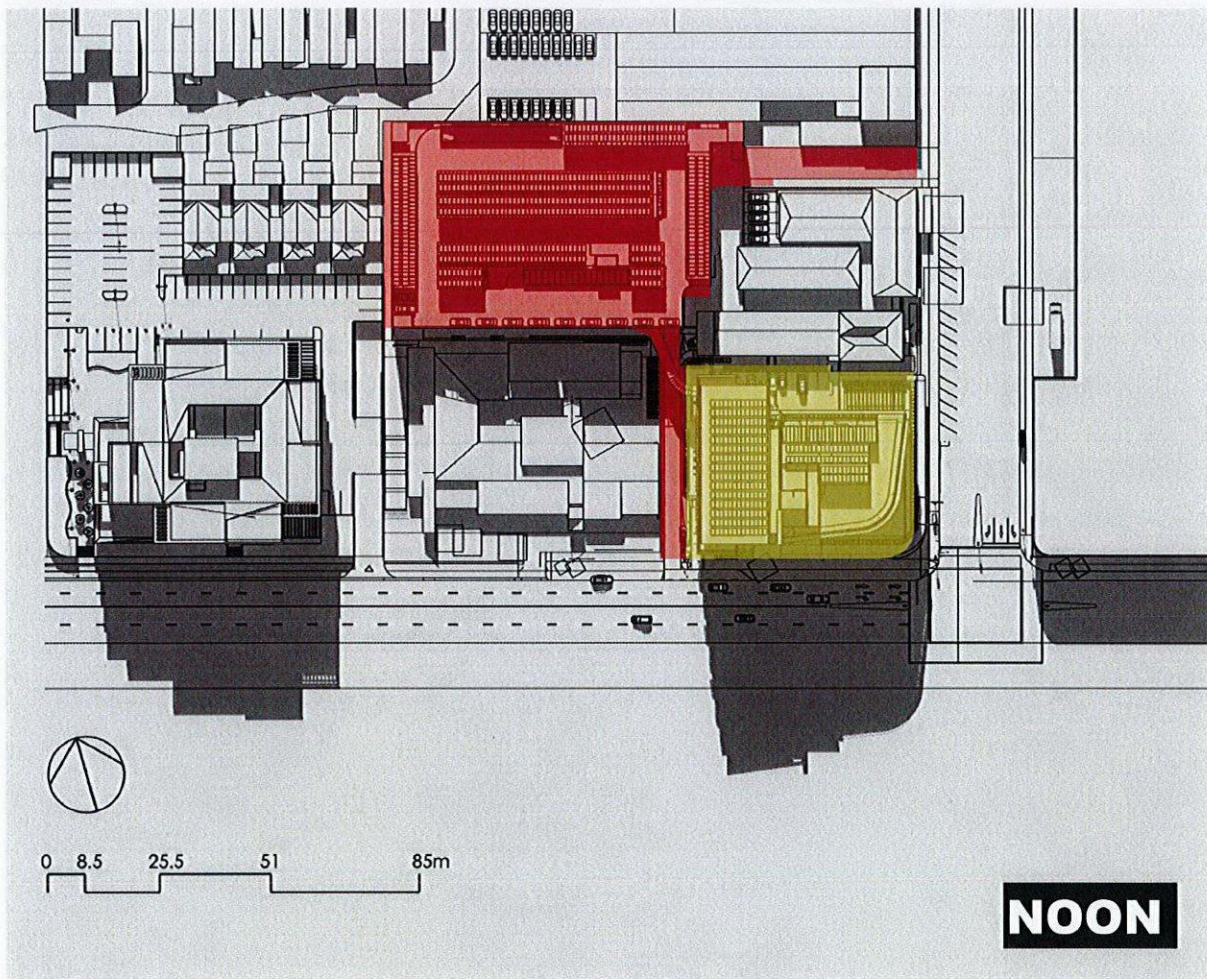
A	18/11/19	Design Development
ISSUE	DATE	REVISION
NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION.		
FILE NAME		
NBL_Albury_Smollett St_191120.vwx		
PROJECT		
580 SMOLLETT ST, ALBURY		
ADDRESS		
580 Smollett St, Albury NSW 2640		
CLIENT		
580 Smollett St/Garden Property Dev.		
DRAWING		
Construction Details		
 Nicholas Bray Landscapes		
PROJECT #		
NBL_Albury_Smollett St_1911		
DATE		
20/11/19		
SCALE: A1		
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DRAWN		
JJ		
CHKD		
NB		
Nicholas Bray Landscapes PO Box 223 Moss Vale NSW 2577 Australia M 0417 278 267 W www.nicholasbray.net.au E contact@nicholasbray.net.au		
471 Argyle Street Moss Vale NSW 2567 ABN 2501055295		



9AM



3PM



NOON

SHADOWS 22 JUNE

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AND MAY NOT BE REPRODUCED WITHOUT PRIOR
WRITTEN CONSENT OF LEFFLER SIMES PTY LTD

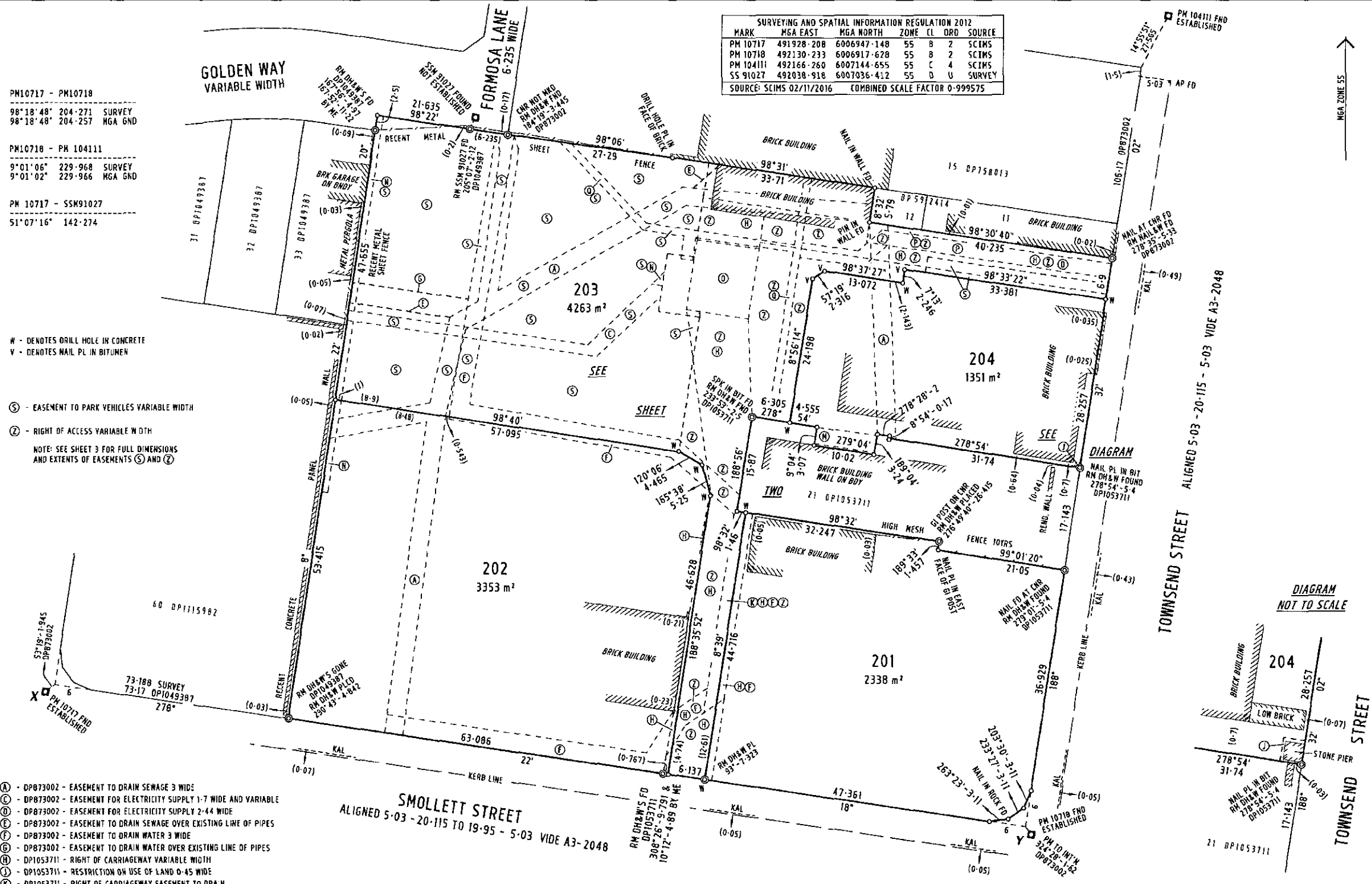


PLAN FORM 2 (A2)

DP1243276

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 3 Sheets



Req: R164705 / Doc: DP 1243276 P / Rev: 01-Jun-2018 / Sts: SC OK / Egs: ALL / Pts: 29-Aug-2018 10:12 / Seq: 1 of 6
Ref: zauner / Src: Q

- (A) - DP873002 - EASEMENT TO DRAIN SEWAGE 3 WIDE
- (B) - DP873002 - EASEMENT FOR ELECTRICITY SUPPLY 1.7 WIDE AND VARIABLE
- (C) - DP873002 - EASEMENT FOR ELECTRICITY SUPPLY 2.44 WIDE
- (D) - DP873002 - EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES
- (E) - DP873002 - EASEMENT TO DRAIN WATER 3 WIDE
- (F) - DP873002 - EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES
- (G) - DP1053711 - RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- (H) - DP1053711 - RESTRICTION ON USE OF LAND 0.45 WIDE
- (I) - DP1053711 - RIGHT OF CARRIAGEWAY EASEMENT TO DRAIN WATER AND DATA TRANSMISSION VARIABLE WIDTH
- (J) - DP1053711 - EASEMENT TO DRAIN WATER AND DATA TRANSMISSION VARIABLE WIDTH
- (K) - DP1053711 - EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH
- (L) - DP1053711 - EASEMENT FOR CARPARK VARIABLE WIDTH
- (M) - J761005 - RIGHT OF WAY 3.355 WIDE
- (N) - BK 3252 NO 787 - EASEMENT FOR ELECTRICITY SUPPLY

Surveyor: Nicholas Ford	LCA: ALBURY CITY	Registered:	DP1243276
Date of Survey: 02/11/2016	Locality: ALBURY	31.5.2018	
Surveyor's Ref: 11744	Subdivision No.: 4895		
	LENGTHS ARE IN METRES. REDUCTION RATIO 1:400		