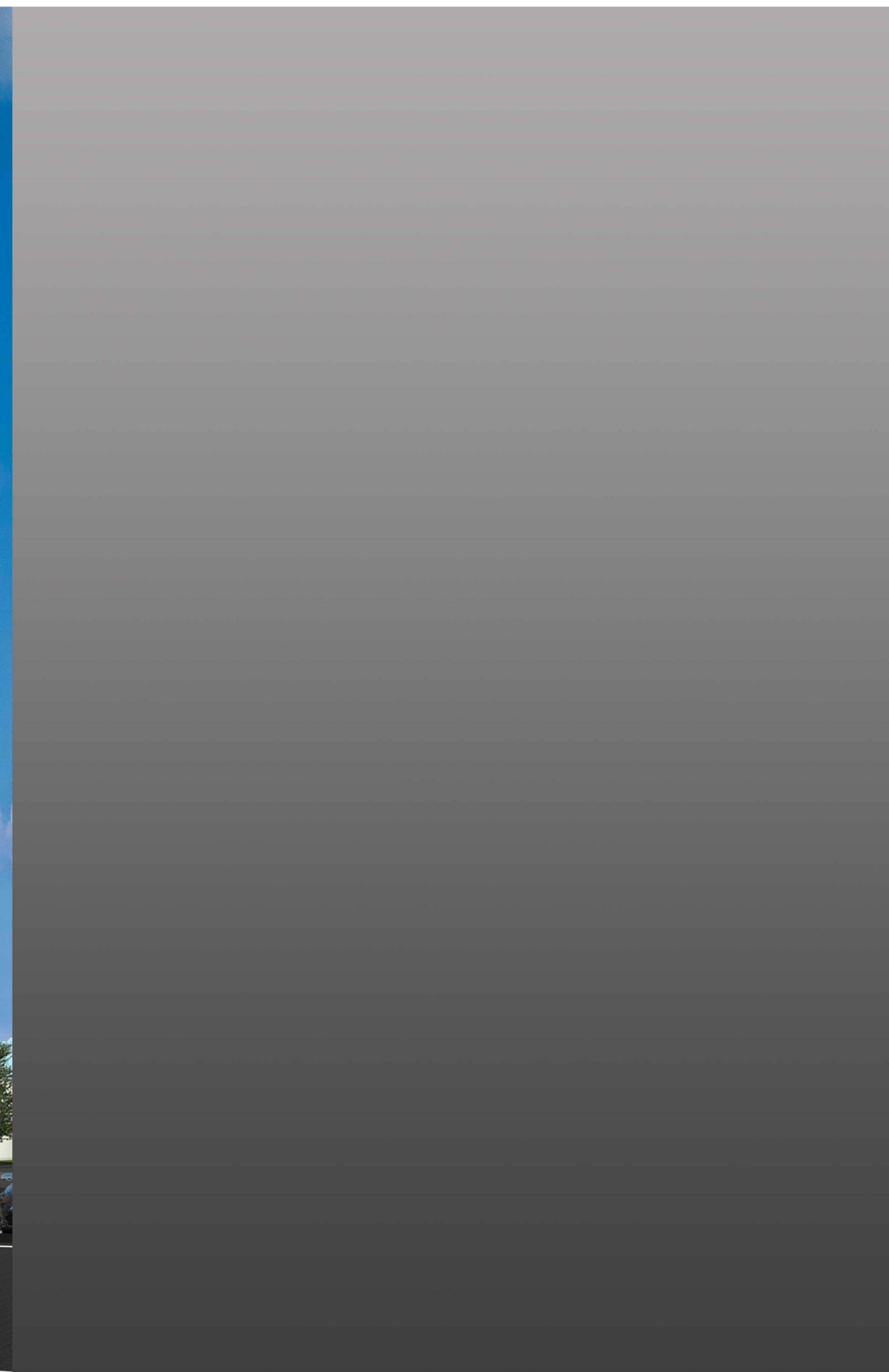




MIXED USE COMMERCIAL & RESIDENTIAL

580 SMOLLETT STREET ALBURY NSW 2640

Prepared by Leffler Simes Architects

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

NOVEMBER 2020

Project 4524



LEFFLER SIMES ARCHITECTS

EXISTING GARDENS
MEDICAL CENTRE

EXISTING COMMUNITY
HEALTH CENTRE

LOT 203
PROPOSED
4 STOREY
CAR PARK

LOT 201
PROPOSED
MIXED USE 7 STOREY
RESIDENTIAL & COMMERCIAL
BUILDING

KIA ORA

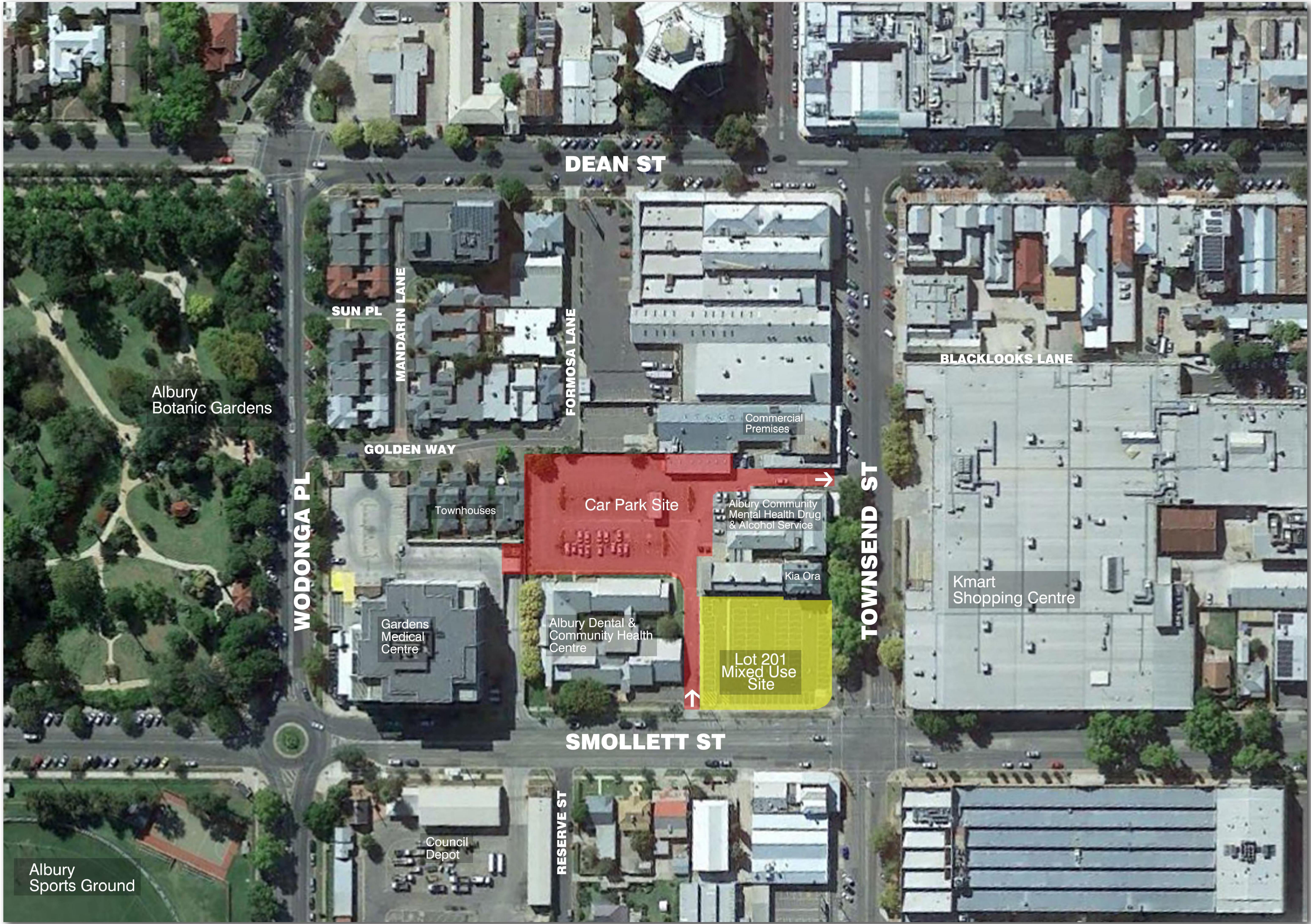
TOWNSEND ST

K-MART &
COLES

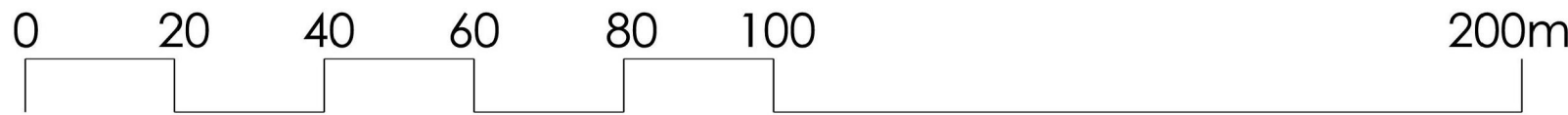
SMOLLETT ST

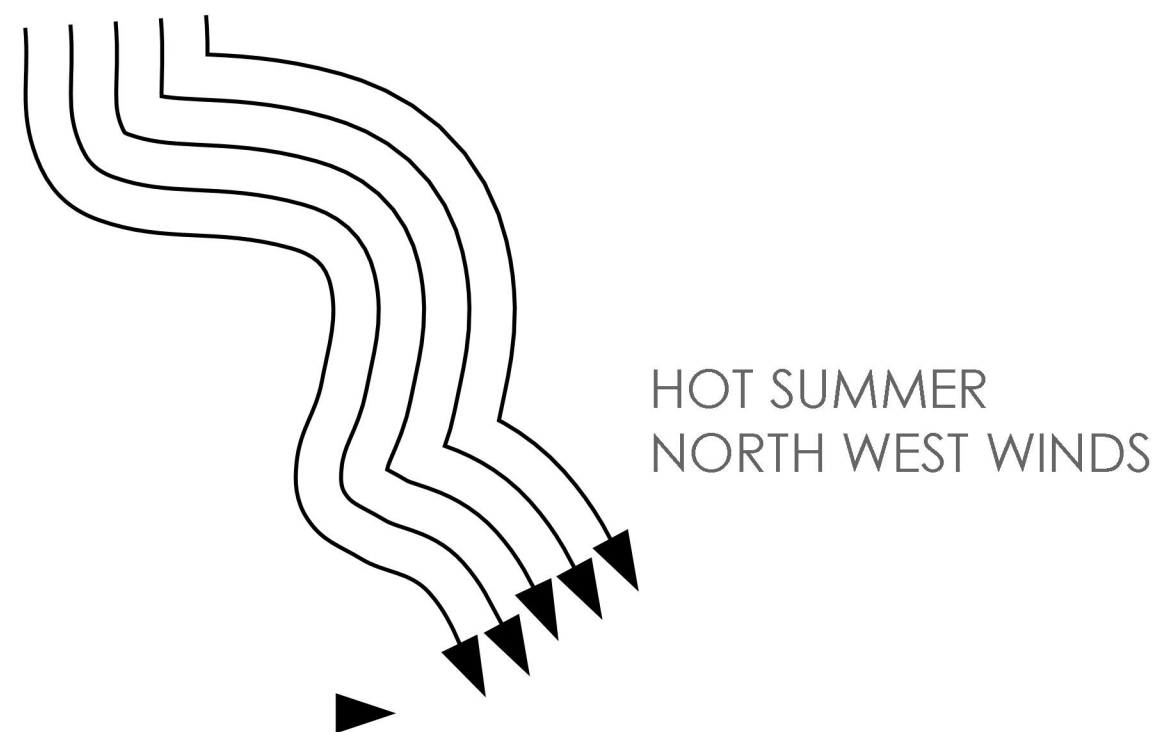
CONTENTS

DWG. NO	TITLE	SCALE
580DA 00	COVER	-
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	DELETED	
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

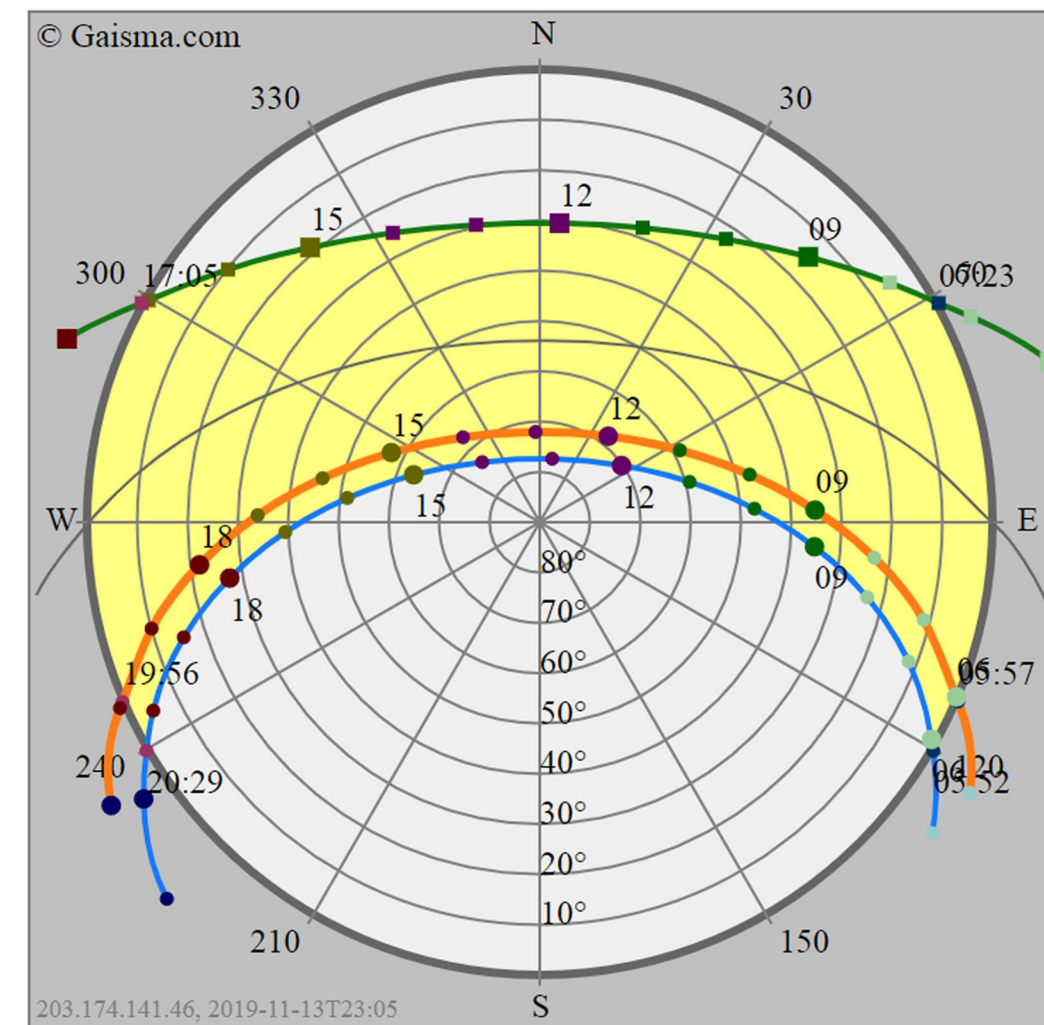
FUTURE ACCESS
TO CARPARK FROM
MEDICAL CENTRE



EXIT FROM SITE
VIA ONE WAY LANE

KIA ORA HERITAGE SITE
REFER SECTION DD

Albury-Wodonga, Australia - Sun path diagram



Sun path

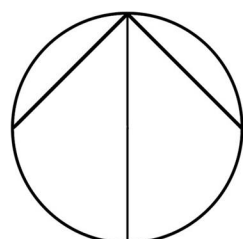
- Today
- June solstice
- December solstice
- Annual variation
- Equinox (March and September)

Sunrise/sunset

- Sunrise
- Sunset

Time

- 00-02
- 03-05
- 06-08
- 09-11
- 12-14
- 15-17
- 18-20
- 21-23

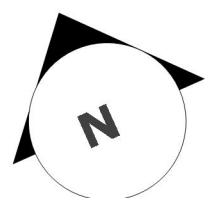
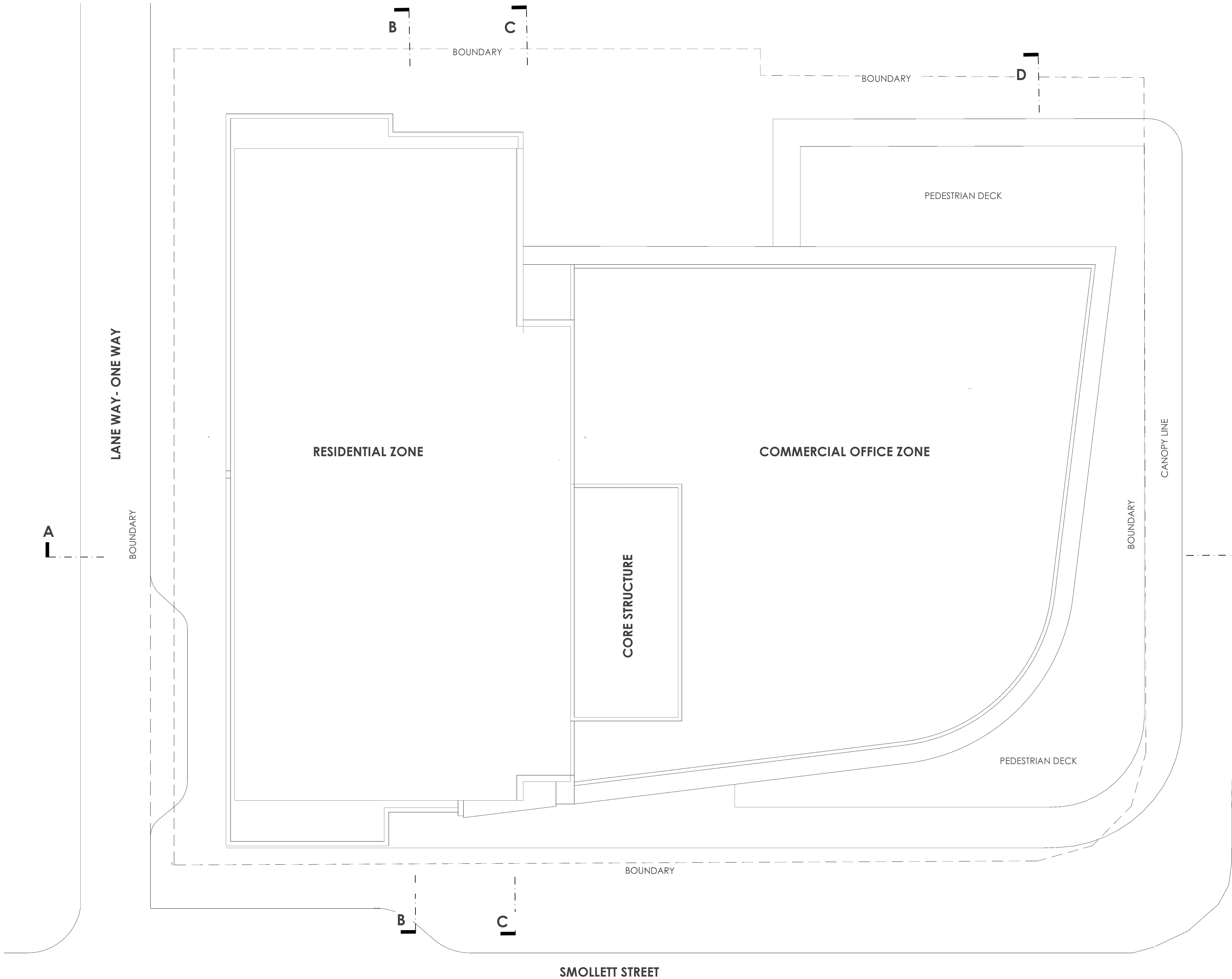


ACCESS TO SITE
VIA ONE WAY LANE

TRES TO BE PRESERVED

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

ISSUE	A	DATE	10/08/2018
ISSUE	B	DATE	18/09/2018
ISSUE	C	DATE	17/10/2018
ISSUE	D	DATE	02/11/2018
ISSUE	E	DATE	19/03/2019
ISSUE	F	DATE	02/07/2019
ISSUE	G	DATE	02/08/2019



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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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zauner
construction

NORTH ELEVATION

LEFFLER SIMES ARCHITECTS

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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



AERIAL VIEW FROM SOUTH WEST

VIEWS 2