

C:\Users\J.Pickering\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV\G_Pickering\B2CY-Cvt
21/02/2025 11:04:59 AM

BH2CY - RESIDENTIAL FLAT BUILDING HOMES NSW

AT: 310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW
LOT 90, 91, 92, 93 IN DP 36535



LOCATION PLAN



PHOTOMONTAGE (FROM CORNER OF CORELLA ST & SWAN ST)

SHEET LIST

DA00	COVER SHEET	E
DA01	BLOCK ANALYSIS	D
DA02	SITE ANALYSIS	D
DA03	DEMOLITION PLAN	D
DA04	SITE PLAN	D
DA05	GROUND FLOOR PLAN	F
DA06	FIRST FLOOR PLAN	F
DA07	SECOND FLOOR PLAN	F
DA08	ROOF PLAN	F
DA09	ELEVATIONS 1	F
DA10	ELEVATIONS 2	F
DA11	SECTIONS	D
DA12	CUT & FILL PLAN	C
DA13	SHADOW DIAGRAMS	C
DA14	VIEW FROM SUN DIAGRAMS	E
DA15	MATERIALS & FINISHES	C
DA16	GFA PLANS	C
DA17	COS, LANDSCAPE & DEEP SOIL DIAGRAMS	B
DA18	3D VIEWS	D
DA19	PUBLIC DOMAIN WORKS PLAN	A

NCC 2022 natHERS Thermal Performance Specification - North Albury			
External Walls			
Wall Type	Insulation	Colour	Comments
Block Veneer (Timber studs)	R2.5	Dark - SA > 0.75	Throughout, As per elevations
FC cladding (Timber studs)	R2.5	Light - SA < 0.475 Dark - SA > 0.75	Throughout, As per elevations
Internal Walls			
Wall Type	Insulation	Comments	
Plasterboard (Timber studs)	None	Internally inside units (Throughout)	
Concrete panel + Plasterboard	None	Party walls between units	
Concrete panel + Plasterboard	None	Shared walls within lobby/stair/corridor	
Floors			
Floor Type	Insulation	Comments	
Concrete slab on ground	None	Ground floor	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard (Timber frame)	None	Unit above	
Plasterboard (Timber frame)	R2.5	Roof/terrace above	
Residential tenancy developments have not been included in this document. A detailed extract has been included in every kitchen, bedroom, laundry and ensuite.			
Roofs			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foil-faced blanket	Light - SA < 0.475	Throughout (downward facing cavity)
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (Throughout)	4.0	0.50	e.g. Single glazed (new) clear Aluminium frame
Fixed (Throughout)	1.8	0.50	e.g. Single glazed (new) clear Aluminium frame
U and SHGC values are based on the AS/NZS Default Method data. Glazing systems to be installed must have an impact or better U value and a SHGC value < 0.50 if the above specified values.			
Skylights			
Skylight Type	Frame Type	Comments	
ns	ns	no	
Ceiling Fan			
Size	Location	Comments	
300mm in diameter	All living + Bedrooms	Throughout	

Certificate Prepared by

Greenview Consulting Pty Ltd
ABN: 32600067338
Email: dean@greenview.net.au Phone: 0404 649 762

Certificate No. 0011698870

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

Accreditation No. DMN/13/1645

Property Address 310-314 Swan Street & 984-988 Corella Street, NORTH ALBURY

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DEVELOPMENT DATA TABLE

JOB REFERENCE	BH2CY				
LOCALITY / SUBURB	NORTH ALBURY				
STREET ADDRESS	310-314 SWAN ST & 984-988 CORELLA ST				
LOTS	LOTS 90, 91, 92, 93 IN DP36535				
SITE AREA	2807.7m ²				
NO. EXISTING LOTS	4				
PROPOSED GFA*	GROUND FIRST SECOND TOTAL	664.00m ²			
(1825m ² AVAILABLE)		662.24m ²			
		494.34m ²			
		1820.58m ²			
TOTAL DWELLINGS	27 UNITS = 17 x 1 BED + 10 x 2 BED (63% / 37%)				
UNIT NO.	TYPE	NO. BEDROOMS	AREA (m ²)	P.O.S. (m ²)	STORAGE (m ³)
1	GROUND FLOOR	1 - ADAPTABLE	57.4	19.74	6.3
2	GROUND FLOOR	1	53.3	15.03	7.2
3	GROUND FLOOR	1	55.6	17.29	6.4
4	GROUND FLOOR	2	73.1	27.19	9.7
5	GROUND FLOOR	2 - ADAPTABLE	75.5	18.59	8.7
6	GROUND FLOOR	1	51.1	16.63	7.9
7	GROUND FLOOR	1	52.8	15.82	6.1
8	GROUND FLOOR	1 - ADAPTABLE	55.0	19.67	6.7
9	GROUND FLOOR	1	51.1	17.40	6.8
10	GROUND FLOOR	2	74.9	26.14	11.0
11	FIRST FLOOR	1	56.2	20.68	8.0
12	FIRST FLOOR	1	53.9	11.08	6.3
13	FIRST FLOOR	1	55.6	10.99	6.0
14	FIRST FLOOR	2	73.1	26.87	8.3
15	FIRST FLOOR	2	73.9	20.10	10.0
16	FIRST FLOOR	1	51.1	10.04	6.4
17	FIRST FLOOR	1	56.3	13.10	6.0
18	FIRST FLOOR	1	60.5	13.21	9.8
19	FIRST FLOOR	1	51.1	10.64	6.4
20	FIRST FLOOR	2	74.8	21.43	10.8
21	SECOND FLOOR	2	70.0	13.08	8.0
22	SECOND FLOOR	2	73.1	26.87	8.3
23	SECOND FLOOR	2	73.9	20.10	10.0
24	SECOND FLOOR	1	51.1	10.04	6.4
25	SECOND FLOOR	1	57.1	10.89	6.0
26	SECOND FLOOR	1	51.1	10.64	6.4
27	SECOND FLOOR	2	74.8	21.43	10.8

BUILDING HEIGHT	CONTROL	REQUIREMENT	PROPOSED
	H-SEPP	11m	MAX. 10.985m
	A-LEP	NOT ADOPTED	
CAR PARKING	H-SEPP (NON-ACCESSIBLE RATE)	0.5 x NO. 1BED = 0.5 x 17 = 9 1.0 x NO. 2 BED = 1.0 x 10 = 10	19 SPACES (INCLUDING 3 ACCESSIBLE)
ADAPTABLE UNITS	10% OF UNITS	27 x 10% = 2.7 = 3 UNITS	3 UNITS
FSR	A-LEP	NOT ADOPTED	0.65:1
	H-SEPP	0.65:1	
SETBACKS	#A-DCP	PRIMARY	AVERAGE SETBACK OR 6m MIN
		SECONDARY	50% OF PRIMARY SETBACK
		SIDES	NOT ADOPTED
		REAR	NOT ADOPTED
	ADG	HABITABLE WINDOW	6m
		NON - HABITABLE WINDOW	3m
BUILDING SEPARATION	ADG	HABITABLE TO HABITABLE / BALCONY	12m
		HABITABLE TO NON-HABITABLE	9m
		NON-HABITABLE TO NON-HABITABLE	6m
COMMUNAL AREAS & OPEN SPACE	ADG	25% OF SITE AREA, 3m MINIMUM DIMENSION = 702m² 50% OF G.O.S. RECEIVE 2HRS SUN IN MID-WINTER = 351m²	259m² (9.2%) 100% OF COS AREA RECEIVE MIN 2HRS SUN MID-WINTER
DEEP SOIL	ADG	7% OF SITE AREA, MIN DIMENSION 6m IF SITE AREA GREATER THAN 1500m² = 196.5m²	277.94m² = 9.9% OF SITE
SOLAR ACCESS	ADG	70% OF UNITS FOR 3HRS IN MIN-WINTER	20 / 27 = 74%
	ADG	15% OF UNITS NO SUN IN MIN-WINTER	0 UNIT
	LAHC	100% UNITS RECEIVE A MINIMUM OF 15 MINUTES OF SOLAR ACCESS	27 / 27 = 100%
CROSS VENTILATION	ADG	MIN 60% OF UNITS	20 / 27 = 74%

* GFA CALCULATION EXCLUDES EXTERIOR WALLS AND COMMON VERTICAL CIRCULATION

A-LEP = ALBURY LOCAL ENVIRONMENTAL PLAN 2010
A-DCP = ALBURY DEVELOPMENT CONTROL PLAN 2010
H-SEPP = HOUSING SEPP
LRHDG = LOW RISE HOUSING DIVERSITY GUIDE
LAHC = LAND AND HOUSING CORPORATION DWELLING REQUIREMENTS
ADG = APARTMENT DESIGN GUIDE

#A-DCP - PART 10 REFER TO DIVISION F cl3



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NOMINATED ARCHITECT:	SIGNATURE:	E	07-02-25	ISSUE FOR PART 5
MICHAEL BULLEN		D	13-12-24	AM2 PACKAGE
		C	25-10-24	90% Part 5 PACKAGE
		B	16-09-24	ISSUE FOR REVIEW
		A	15-07-24	ISSUE FOR REVIEW
	REV	DATE	NOTATION/AMENDMENT	
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HOMES NSW

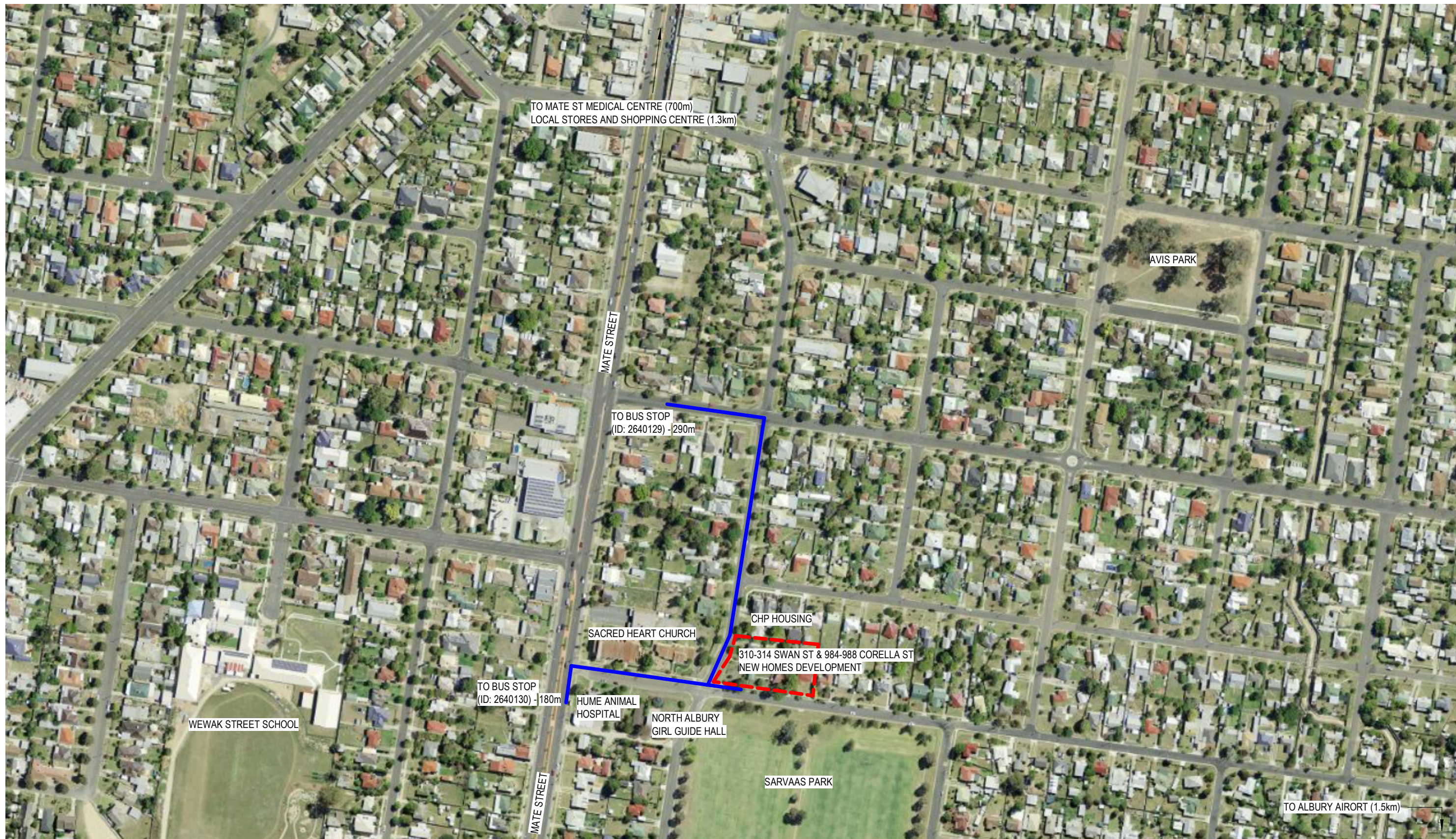


PROJECT
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Lots 90, 91, 92, 93 in DP 36535

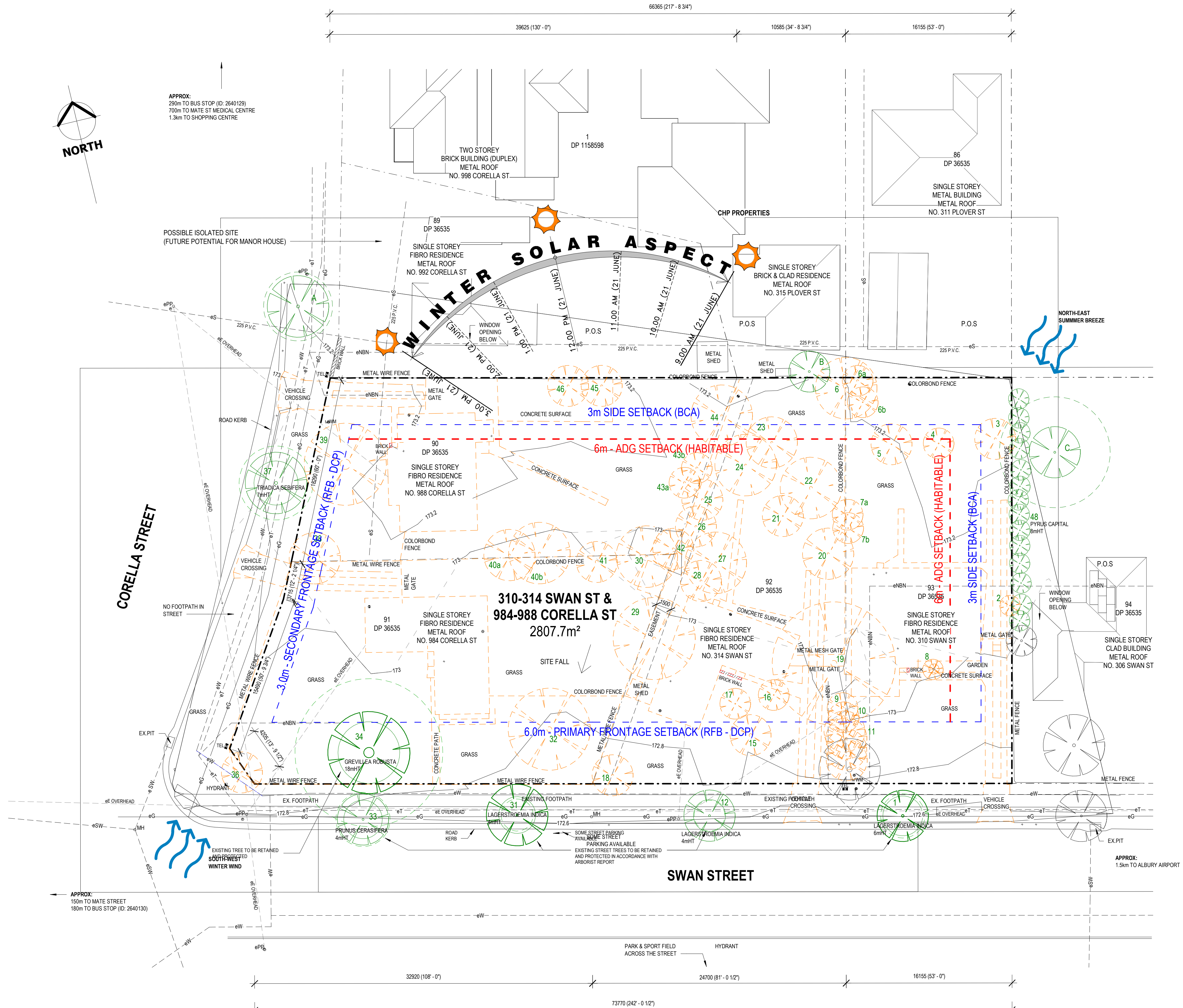
TITLE
COVER SHEET

FILE	PLOTTED
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STATUS	PART 5		PROJECT NO
DATE	07-02-25	SCALE	NITS
STAGE	PART 5	PROJ MB	BH2CY
		SHEET SIZE	DESIGNER
		A1	AG
		SHEET	REV
		DA00	E



AERIAL PHOTO SOURCE: SIX MAPS



- LEGEND:**
- | | |
|-----|---------------------------------|
| ePP | EXISTING POWER POLE |
| eE | EXISTING ELECTRICITY (OVERHEAD) |
| eG | EXISTING GAS |
| eSW | EXISTING STORMWATER |
| eW | EXISTING WATER |
| eS | EXISTING SEWER |
| eT | EXISTING TELSTRA |
| eNB | EXISTING NBN |
| MH | EXISTING MANHOLE |
| TEL | EXISTING TELSTRA PIT |
| WM | EXISTING WATER METER |

- P.O.S PRIVATE OPEN SPACE
- STRUCTURE TO BE DEMOLISHED

-

SITE CHARACTERISTICS & POTENTIALS

- SURROUNDING DEVELOPMENTS ARE PREDOMINANTLY SINGLE STOREY DETACHED RESIDENTIAL BUILDINGS
- LOW TRAFFIC LEVELS ON SWAN ST & CORELLA ST
- LOCATED IN CLOSE PROXIMITY TO BUS STOPS & MATE STREET MEDICAL CENTRE
- SITE SLOPES GENTLY TOWARD THE STREET
- NORTH IS TO REAR OF SITE, ALLOWING FOR SOLAR ACCESS
- RECREATIONAL PARK & SPORT FIELD LOCATED ACROSS THE STREET
- NO MEDIUM OR HIGH VALUE RETENTION TREES WITHIN THE SITE
- EXISTING DRAINAGE PIT LOCATED ALONG SWAN ST & CORELLA ST

SITE CONSTRAINTS

- DRAINAGE EASEMENT THROUGH CENTRE OF SITE
- TREES WITHIN THE SITE, WITHIN THE FRONTAGE, AND NEAR BOUNDARIES ON NEIGHBOURING PROPERTIES
- NO FOOTPATH IN CORELLA STREET
- CLOSE PROXIMITY OF EASTERN & NORTHERN NEIGHBOURS, WITH WINDOW OPENINGS ORIENTATED DIRECTLY INTO SITE



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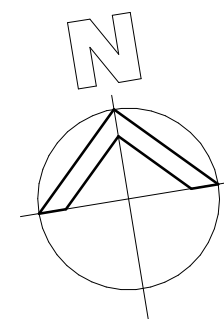
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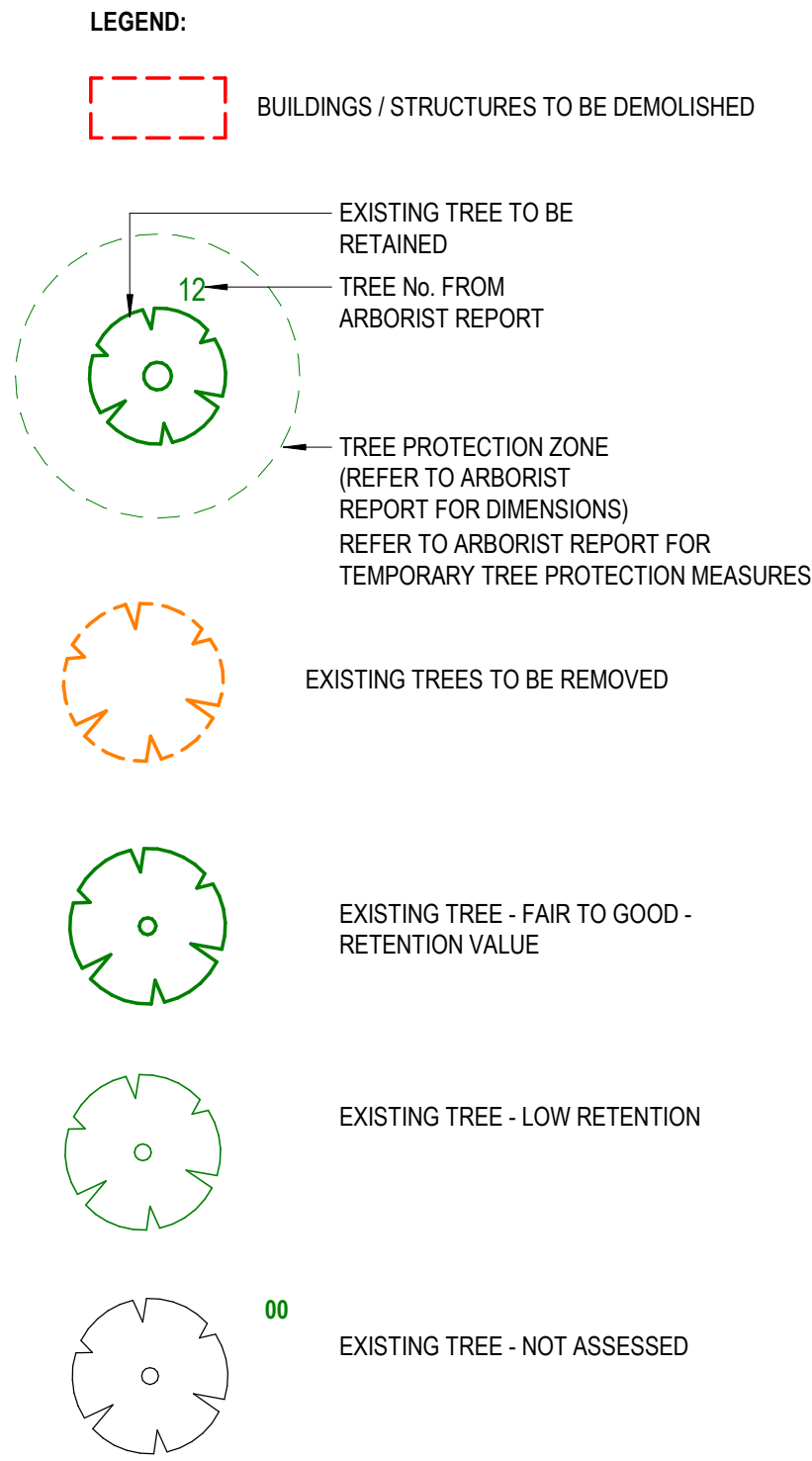
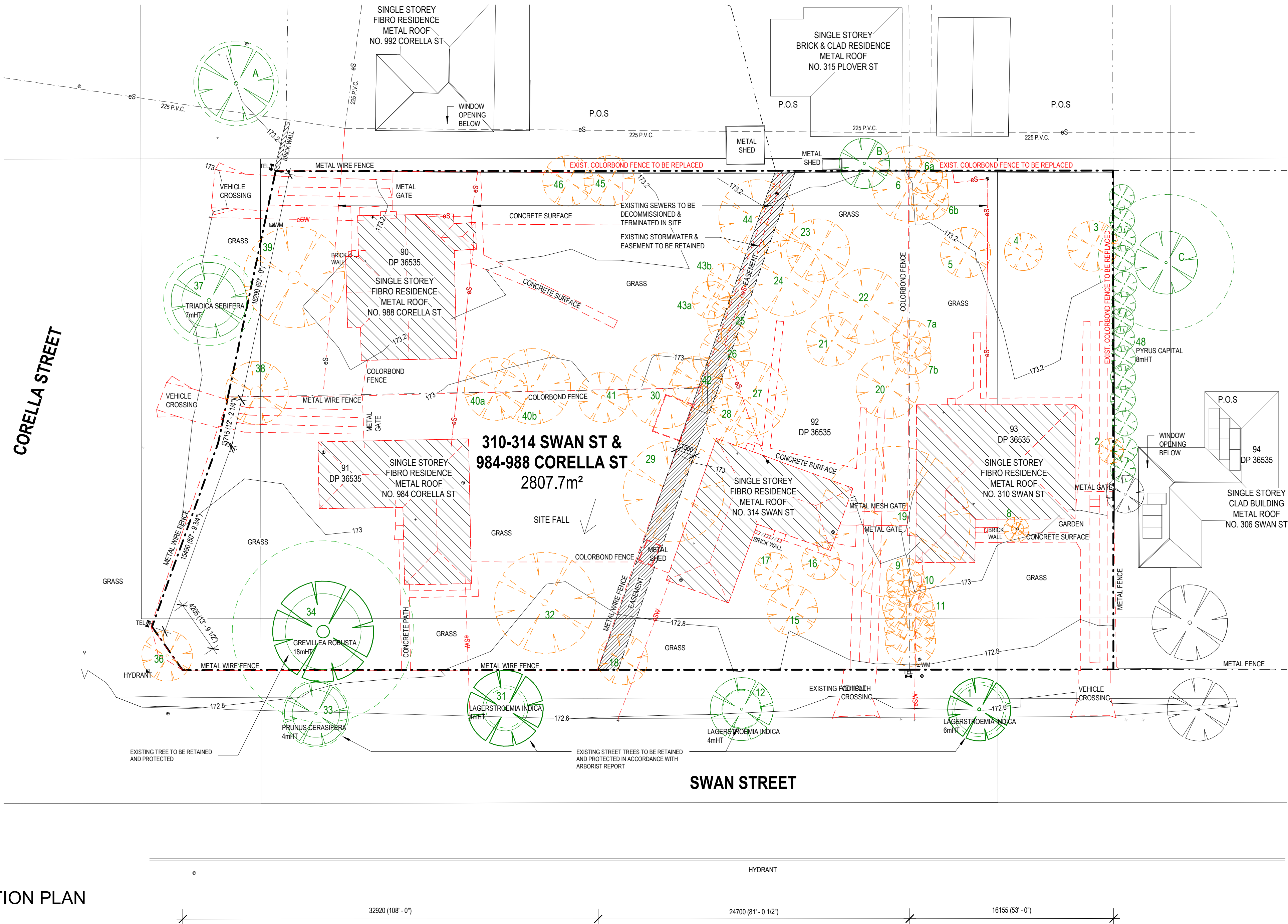
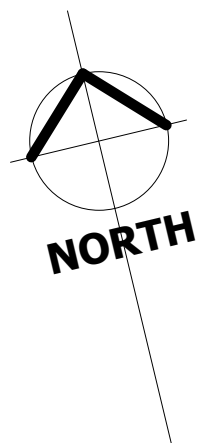


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310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW
Lots 90, 91, 92, 93 in DP 36535

TITLE		STATUS			
SITE ANALYSIS		PART 5			
DATE		SCALE	PROJ	PROJECT No	
07-02-25		1:200	MB	BH2CY	
STAGE		SHEET SIZE	DESIGNER	CHECKED	
PART 5		A1	AG		
FILE	PLOTTED	TYPE	SHEET	REV	
			DA02	D	



EXISTING BUILDINGS



- DEMOLITION NOTES:**
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS INCLUDING AS2601 (2001 + AS AMENDED) THE DEMOLITION OF STRUCTURES, CODES AND LOCAL AUTHORITY REQUIREMENTS.
 - ALL EXISTING SERVICES ON & ADJACENT TO THE SITE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONFIRM EXISTING LOCATION OF SERVICES WITH 'DIAL BEFORE YOU DIG'.
 - PROVIDE TEMPORARY FENCING AND STAGING FOR SAFETY AND SECURITY. PROVIDE LOCKABLE GATES FOR THE FULL DURATION OF CONSTRUCTION WORK UNTIL HAND OVER. FENCE SPECIFICATION TO BE IN ACCORDANCE WITH COUNCIL AND WH&S STANDARDS. PROVIDE SIGNAGE TO COMPLY WITH COUNCIL REQUIREMENTS.
 - REFER TO LAHC REFERENCE SPECIFICATION FOR HOUSING CONSTRUCTION, SECTIONS (BUT NOT LIMITED TO): PRELIMINARIES & 01-DEMOLITION
 - DEMOLISH AND REMOVE FROM SITE STRUCTURES AS NOTED, MATERIALS ON SITE, INCLUDING ALL BUILDING STRUCTURES UNDERGROUND AND ANY UNDERGROUND INSPECTION AND PITS AND THEIR ASSOCIATED SERVICES LINES. MAKE SAFE ALL SERVICES.
 - ALLOW FOR ALL REMOVAL OF ALL ASBESTOS AND ANY HAZARDOUS MATERIALS ON SITE. DISPOSE HAZARDOUS MATERIAL IN ACCORDANCE WITH EPA AND LOCAL COUNCIL'S REQUIREMENT. PAY FOR FEES ASSOCIATED WITH REMOVAL & DISPOSAL OF WASTE.
 - DEMOLISH & REMOVE FENCES AS NOTED BUT NOT LIMITED TO: WATER TANKS, SEPTIC TANKS, CLOTHES LINES, BBQ & ASSOCIATED AREAS, LANDSCAPING, DECKS, STAIRS, ANTENNAS, PONDS & ASSOCIATED SERVICES & EQUIPMENT.
 - TERMINATE, CAP OFF OR DIVERT OF ALL EXISTING SERVICES WHERE SO REQUIRED AND/OR ARE NECESSARY TO CARRY OUT NEW WORKS. PERFORM ALL WORKS IN BEST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF RELEVANT AUTHORITIES.
 - ALL EXISTING STORMWATER & SEWERAGE DRAIN CONNECTIONS TO EXISTING MAINS TO BE CAPPED
 - WHOLE SITE TO BE MADE SECURE BY SUITABLE METAL FENCING / HOARDINGS TO PREVENT ANY UNAUTHORISED ACCESS. SITE SECURITY AND SAFETY TO BE UNDERTAKEN BY BUILDING CONTRACTOR.
 - REMOVE ALL SPOIL & DEMOLISHED MATERIAL FROM SITE.
 - DISCONNECT ALL EXISTING ON SITE SERVICES TO THE SITE BOUNDARIES CLEAR OF WORKS. MAKE SAFE TO AUTHORITIES REQUIREMENTS.
 - ALL TREES SHOWN DOTTED TO BE REMOVED. ALL OTHER EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION WORK. IN ACCORDANCE WITH ARBORIST AND COUNCIL'S RECOMMENDATION. REFER TO LANDSCAPE DESIGN FOR ADDITIONAL INFORMATION.
 - CLEAR THE SITE OF ALL VEGETATION AND TOPSOIL, LEFT BEHIND MATERIALS, SPOIL, ETC
 - DEMOLISH EXISTING CROSSINGS & REPLACE WITH KERB & GUTTER TO COUNCIL'S REQUIREMENTS. MAKE GOOD TO SURROUNDS WHERE DISTURBED BY NEW WORKS TO COUNCIL ENGINEER'S SPECIFICATION. OBTAIN ALL COUNCIL APPROVALS AND PAY ALL AUTHORITIES' FEES / BONDS.
 - ALL DIMENSIONS SHOWN IN METRES
 - REFER TO PHOTOS ON THIS PAGE SHOWING ELEVATIONS OF DWELLINGS PROPOSED FOR DEMOLITION

1 DEMOLITION PLAN

SCALE 1 : 200



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SIGNATURE:

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07-02-25 ISSUE FOR PART 5
13-12-24 AM2 PACKAGE
25-10-24 90% Part 5 PACKAGE
15-07-24 ISSUE FOR REVIEW

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310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW

Lots 90, 91, 92, 93 in DP 36535

TITLE
DEMOLITION PLAN

STATUS
PART 5

DATE
07-02-25

SCALE
1:200

DESIGNER
AG

PROJECT NO
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CHECKED

FILE

PLOTTED

TYPE

SHEET

DA03

REV

D

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LEGEND:

- 1 BEDROOM UNIT
2 BEDROOM UNIT
DRIVEWAY
FOOTPATH
BALCONY / PATIO
DEEP SOIL PLANTING AREA
SOFT LANDSCAPE
INTERNAL STORAGE SPACE
COMMON LOBBY
MAIN ENTRY POINT

- P.O.S. PRIVATE OPEN SPACE
C.O.S. COMMON OPEN SPACE
L.B. LETTER BOX
R.L. NATURAL GROUND LEVEL
F.F.L. FINISH FLOOR LEVEL
G.D. GRATED DRAIN
P.V. PHOTOVOLTAIC PANELS
G.T. EAVES GUTTER
F13 1300mm HIGH FENCE
F15 1500mm HIGH FENCE
F18 1800mm HIGH FENCE
K.B. 150mm HIGH KERB
W.S. WHEEL-STOP

- EXISTING TREE: TO BE DEMOLISHED
EXISTING TREE: TO BE RETAINED (WITH TPZ DASHED)
NEW TREE / VEGETATION - REFER TO LANDSCAPE PLAN

1 SITE PLAN
SCALE 1 : 200



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TITLE
SITE PLAN

FILE

PLOTTED

STATUS
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DATE
07-02-25

SCALE
1:200

PROJ
MB

DESIGNER
AG

REVIEWER
DA04

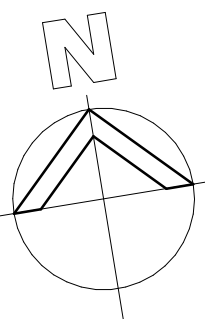
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NSW 2642
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CORELLA STREET

36

EX. FOOTPATH

PRUNUS CERASIFERA
4mHT

LAGERSTROEMIA INDICA
4mHT

EXISTING FOOTPATH

ROAD KERB

SWAN STREET

EXISTING FOOTPATH

LAGERSTROEMIA INDICA
4mHT

EXISTING FOOTPATH

NEW KERB INLET PIT

GROUND FLOOR PLAN

SCALE 1 : 100



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HOMES NSW



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TITLE
GROUND FLOOR PLAN

FILE

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PART 5

DATE
07-02-25

SCALE
1:100

PROJ
MB

DESIGNER
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BH2CY

REVISION
F

PROJECT NO
BH2CY

STATE
PART 5

TYPE
SHEET

DA05

REV

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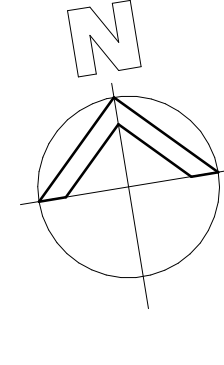
LEGEND:

- 1 BEDROOM UNIT
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- DRIVEWAY
- FOOTPATH
- BALCONY / PATIO
- DEEP SOIL PLANTING AREA
- SOFT LANDSCAPE
- INTERNAL STORAGE SPACE
- COMMON LOBBY
- MAIN ENTRY POINT

- P.O.S. PRIVATE OPEN SPACE
- C.O.S. COMMON OPEN SPACE
- L.B. LETTER BOX
- N.L. NATURAL GROUND LEVEL
- F.F.L. FINISH FLOOR LEVEL
- G.D. GRATED DRAIN
- G.T. EAVES GUTTER
- F13 1300mm HIGH FENCE
- F15 1500mm HIGH FENCE
- F18 1800mm HIGH FENCE
- KB 150mm HIGH KERB
- WS WHEEL STOP

- ST STORAGE
- L LINEN CUPBOARD
- B BROOM CUPBOARD
- R ROBE
- SK SINK
- CT COOOTOOP
- O WALL OVEN
- P PANTRY
- F FRIDGE
- HWU HOT WATER UNIT

- EXISTING TREE: TO BE RETAINED (WITH TP2 DASHED)
- NEW TREE / VEGETATION - REFER TO LANDSCAPE PLAN
- CROSS VENTILATION
- SOLAR IN MID WINTER



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1 LEVEL 1 FLOOR PLAN

SCALE 1 : 100



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D 25-10-24 90% Part 5 PACKAGE
C 16-09-24 ISSUE FOR REVIEW
B 25-07-24 ISSUE FOR REVIEW
REV DATE NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
BREWSTER MURRAY PTY LTD

BCA CONSULTANT

CONSULTING ENGINEERS

LANDSCAPE CONSULTANT

CLIENT
HOMES NSW



PROJECT
310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW

Lots 90, 91, 92, 93 in DP 36535

TITLE
FIRST FLOOR PLAN

FILE

PLOTTED

STATUS
PART 5

DATE
07-02-25

SCALE
1:100

PROJ
MB

PROJECT No
BH2CY

SHEET SIZE
A1

DESIGNER
AG

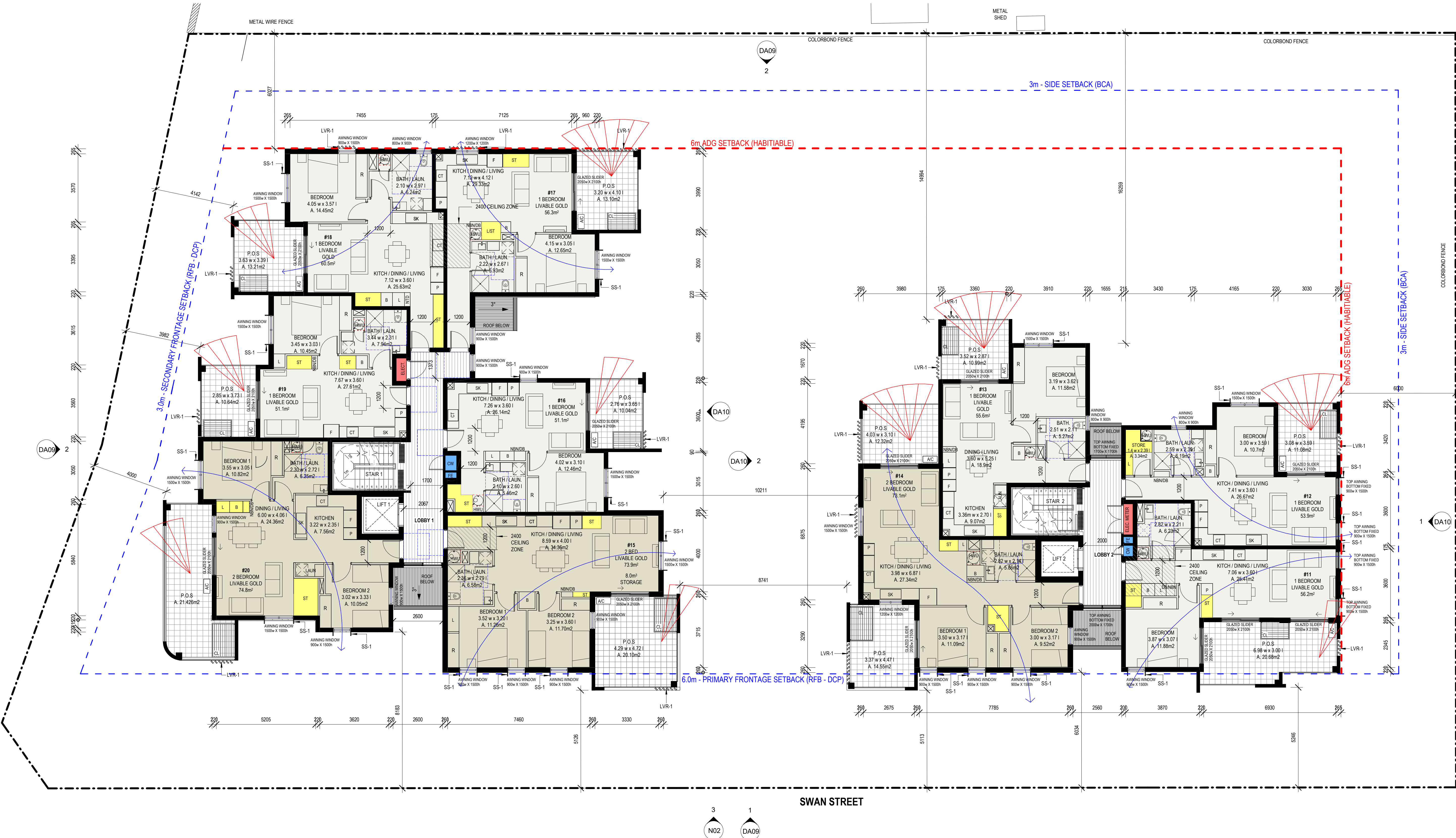
CHECKED

TYPE
SHEET

DA06

REV

F



SWAN STREET



Certificate No. 0011698870

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

Accreditation No. DMN/13/1645

Property Address 310-314 Swan Street & 984-988 Corella Street, NORTH ALBURY

hstar.com.au/QR/Generate/NSU-2642

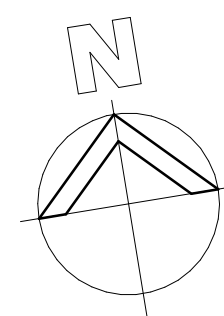
LEGEND:

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- BALCONY / PATIO
- INTERNAL STORAGE SPACE
- COMMON LOBBY

- P.O.S PRIVATE OPEN SPACE
- ST LINEN CUPBOARD
- B BROOM CUPBOARD
- R ROBE
- SK SINK
- CT COOCTOP
- O WALL OVEN
- P PANTRY
- F FRIDGE
- HWU HOT WATER UNIT

CROSS VENTILATION

SOLAR IN MID WINTER



C:\Users\J.Pickering\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV G_Pickering\ISGDY\CD\1
21/02/2025 11:05:19 AM



1 | LEVEL 2 FLOOR PLAN

SCALE 1 : 100



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NOMINATED ARCHITECT:	SIGNATURE:	F	07-02-25 ISSUE FOR PART 5
MICHAEL BULLEN		E	13-12-24 AM2 PACKAGE
		D	25-10-24 90% Part 5 PACKAGE
		C	16-09-24 ISSUE FOR REVIEW
		B	25-07-24 ISSUE FOR REVIEW
REV	DATE		NOTATION/AMENDMENT
			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
BREWSTER MURRAY PTY LTD

BCA CONSULTANT

CONSULTING ENGINEERS

LANDSCAPE CONSULTANT

CLIENT
HOMES NSW

PROJECT
310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW

Lots 90, 91, 92, 93 in DP 36535

TITLE
SECOND FLOOR PLAN

STATUS
PART 5

DATE
07-02-25

SCALE
1:100

PROJ
MB

DESIGNER
AG

CHECKED

FILE

PLOTTED

TYPE

SHEET SIZE
A1

DA07

PROJECT NO
BH2CY

REVISION
F

Certificate No. 0011698870

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

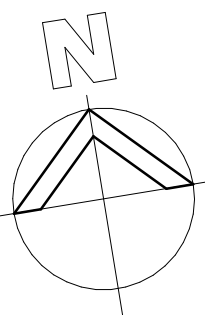
Accreditation No. DMN/13/1645

Property Address 310-314 Swan Street & 984-988 Corella Street, NORTH ALBURY, NSW 2642

hstar.com.au/QR/Generate/NSW/2642

LEGEND:

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- BALCONY / PATIO
- INTERNAL STORAGE SPACE
- COMMON LOBBY
- P.O.S PRIVATE OPEN SPACE
- ST STORAGE
- L LINEN CUPBOARD
- B BROOM CUPBOARD
- R ROBE
- SK SINK
- CT COOTOP
- O WALL OVEN
- P PANTRY
- F FRIDGE
- HWU HOT WATER UNIT
- CROSS VENTILATION
- SOLAR IN MID WINTER





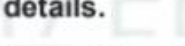
Certificate No. 0011698870

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

Accreditation No. DMN/13/1645

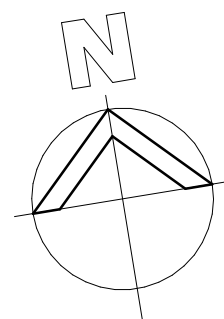
Property Address 310-314 Swan Street &
984-988 Corella Street
NORTH ALBURY



hstar.com.au/QR/Generate?ID=0011698870

LEGEND:

PV	PHOTOVOLTAIC
G-1	GUTTER





NOMINATED ARCHITECT:	SIGNATURE:	F 07-02-25	ISSUE FOR PART 5
MICHAEL BULLEN		E 13-12-24	AM2 PACKAGE
		D 25-10-24	90% Part 5 PACKAGE
		C 16-09-24	ISSUE FOR REVIEW
		B 25-07-24	ISSUE FOR REVIEW
REV	DATE	NOTATION/AMENDMENT	
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			

CLIENT
HOMES NSW

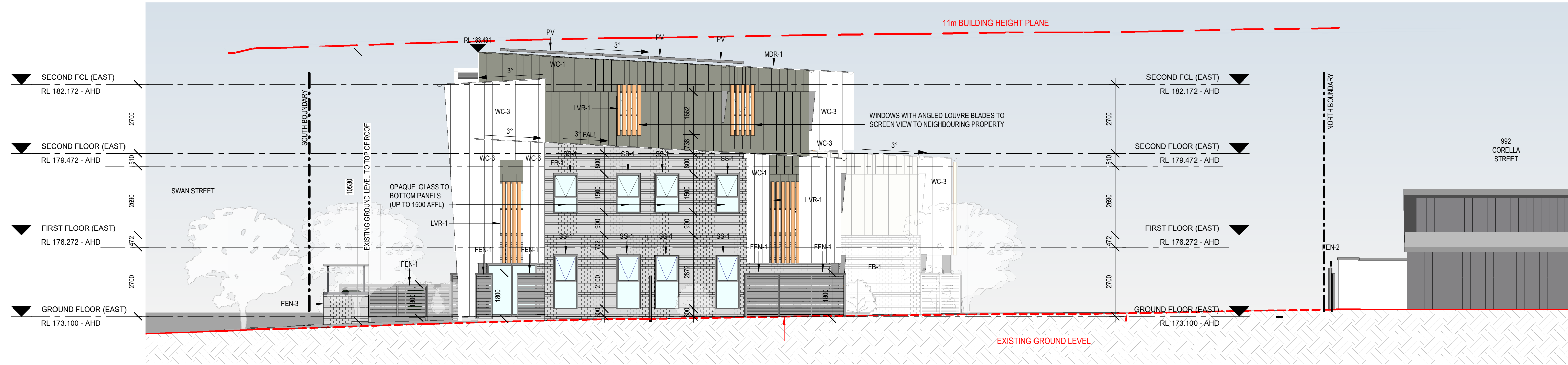
TITLE	ELEVATIONS 1
FILE	

STATUS			
PART 5			
DATE	SCALE	PROJ	PROJECT No
07-02-25	1:100	MB	BH2CY
STAGE	SHEET SIZE	DESIGNER	CHECKED
PART 5	A1	AG	
TYPE	SHEET		REV
	DA09		F

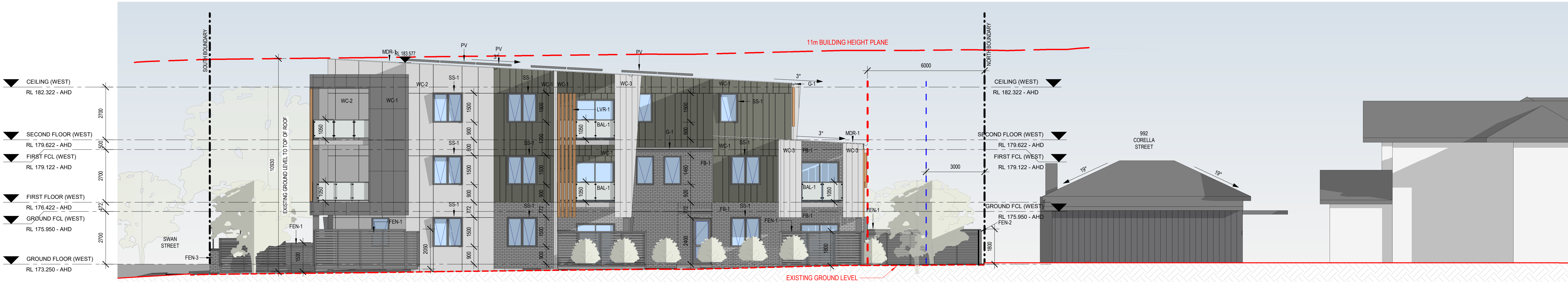
C:\Users\J.Pickering\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV/G:\pickering\ISGDY\24-6602\2025\110543 AM



1 WEST ELEVATION - (BLOCK B)
SCALE 1 : 100



2 EAST ELEVATION - (BLOCK B)
SCALE 1 : 100



3 EAST ELEVATION - (BLOCK A)
SCALE 1 : 100

Certificate No. 0011698870
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 310-314 Swan Street & 984-988 Corella Street, NORTH ALBURY
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NOMINATED ARCHITECT:	SIGNATURE:	F	07-02-25 ISSUE FOR PART 5
MICHAEL BULLEN		E	13-12-24 AM2 PACKAGE
		D	25-10-24 90% Part 5 PACKAGE
		C	16-09-24 ISSUE FOR REVIEW
		B	25-07-24 ISSUE FOR REVIEW
REV	DATE	NOTATION/AMENDMENT	
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.	

ARCHITECT
BREWSTER MURRAY PTY LTD
BCA CONSULTANT

CONSULTING ENGINEERS
LANDSCAPE CONSULTANT

CLIENT
HOMES NSW
Homes NSW

PROJECT
310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW
Lots 90, 91, 92, 93 in DP 36535

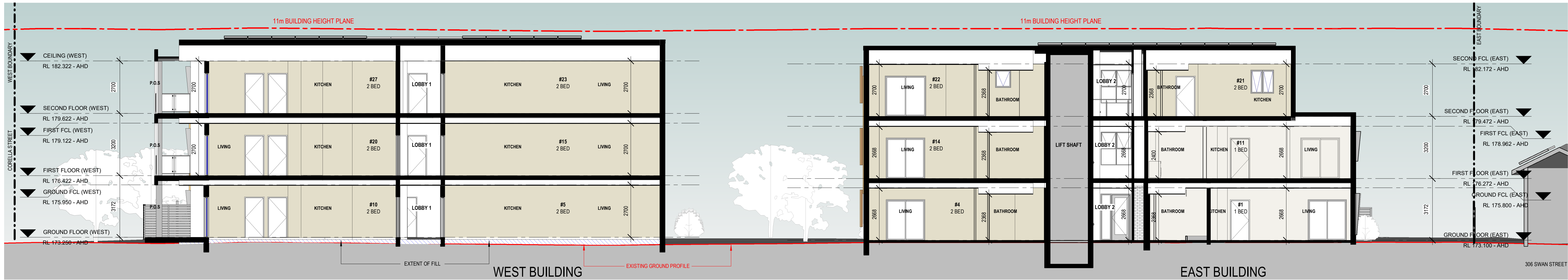
TITLE
ELEVATIONS 2

FILE

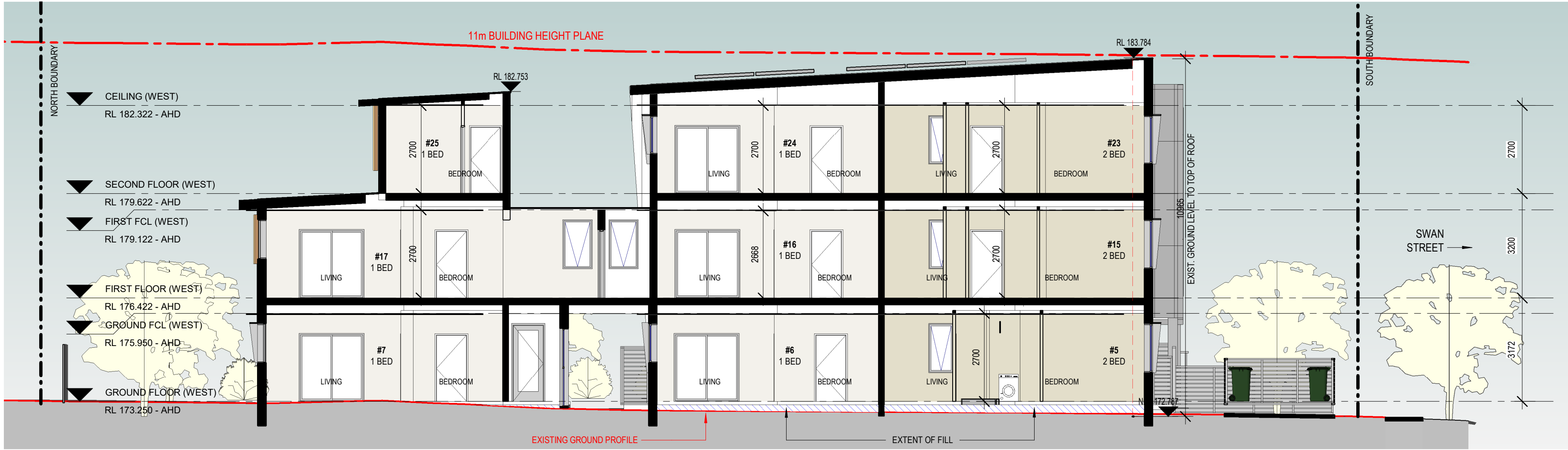
PLOTTED

STATUS	PART 5	PROJECT NO	BH2CY
DATE	07-02-25	SCALE	1:100
STAGE	PART 5	PROJ MB	DESIGNER AG
TYPE		SHEET A1	DA10
		REV	F

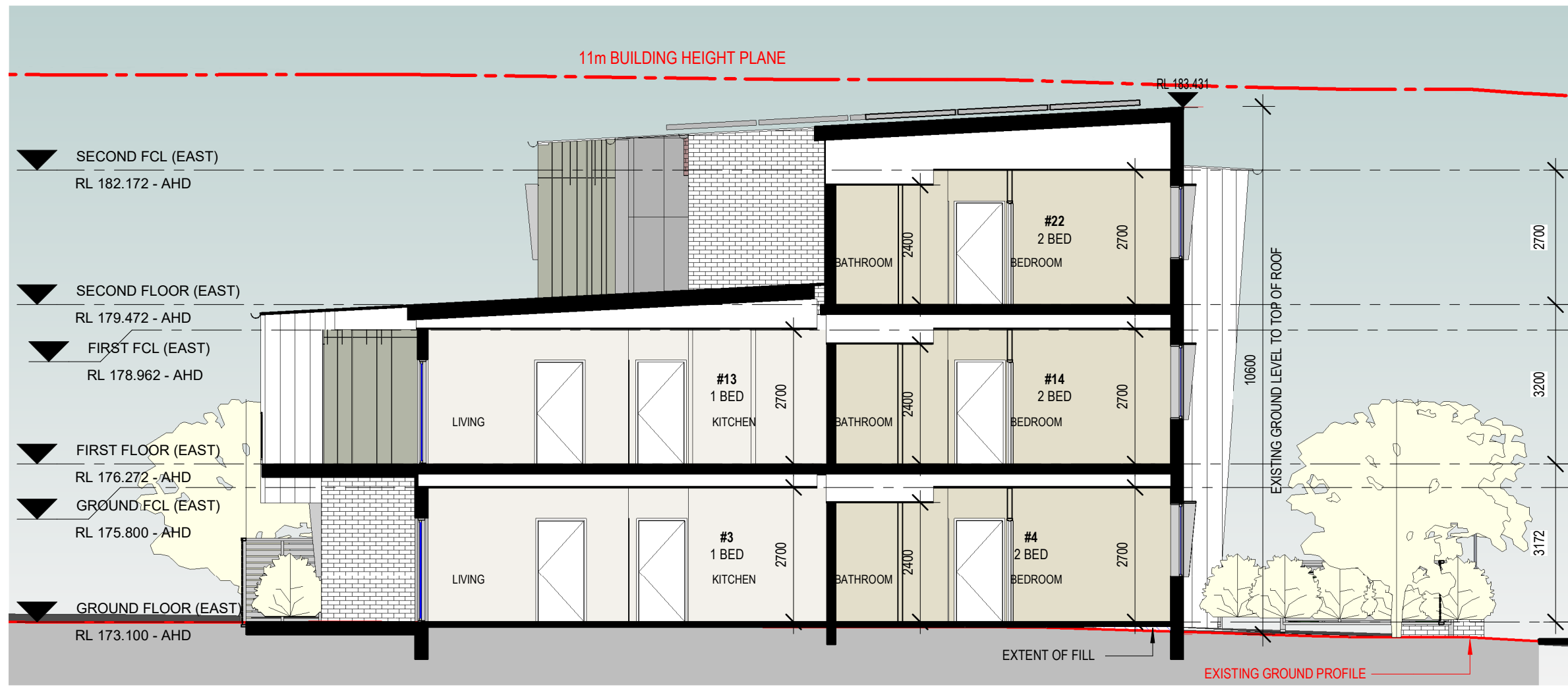
C:\Users\J.Pideng\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV G_pideng\sls\GDY\CD-01
21/02/2025 11:05:55 AM



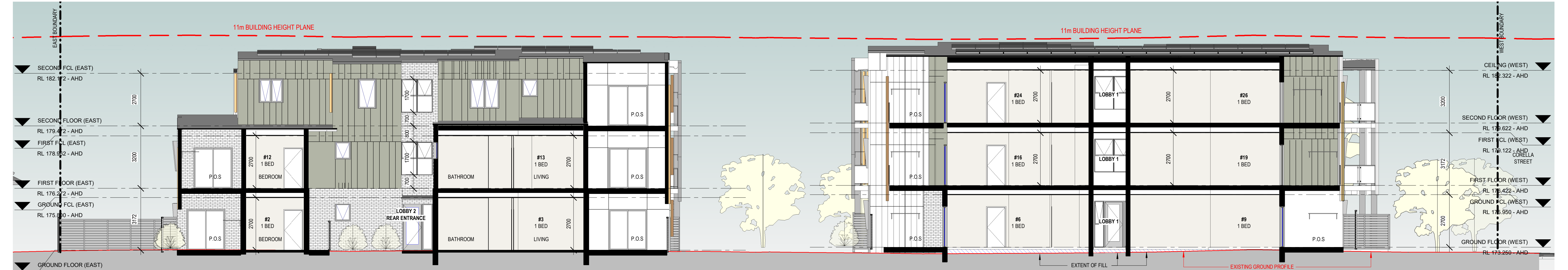
1 SECTION 1 - BLOCKS A & B
SCALE 1 : 100



2 SECTION 2 - BLOCK A - WEST BUILDING
SCALE 1 : 100



3 SECTION 3 - BLOCK B - EAST BUILDING
SCALE 1 : 100



4 SECTION 4 - BLOCKS A & B
SCALE 1 : 100

Certificate No. 0011698870

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Assessor name Dean Gorman

Accreditation No. DMN/13/1645

Property Address 310-314 Swan Street & 984-988 Corella Street, NORTH ALBURY

hstar.com.au/QR/Generate/180062642



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NOMINATED ARCHITECT:	SIGNATURE:	
MICHAEL BULLEN		
		D 07-02-25 ISSUE FOR PART 5
		C 13-12-24 AM2 PACKAGE
		B 25-10-24 90% Part 5 PACKAGE
		A 16-09-24 ISSUE FOR REVIEW
REV	DATE	NOTATION/AMENDMENT
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
BREWSTER MURRAY PTY LTD

BCA CONSULTANT

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LANDSCAPE CONSULTANT



PROJECT
310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW

Lots 90, 91, 92, 93 in DP 36535

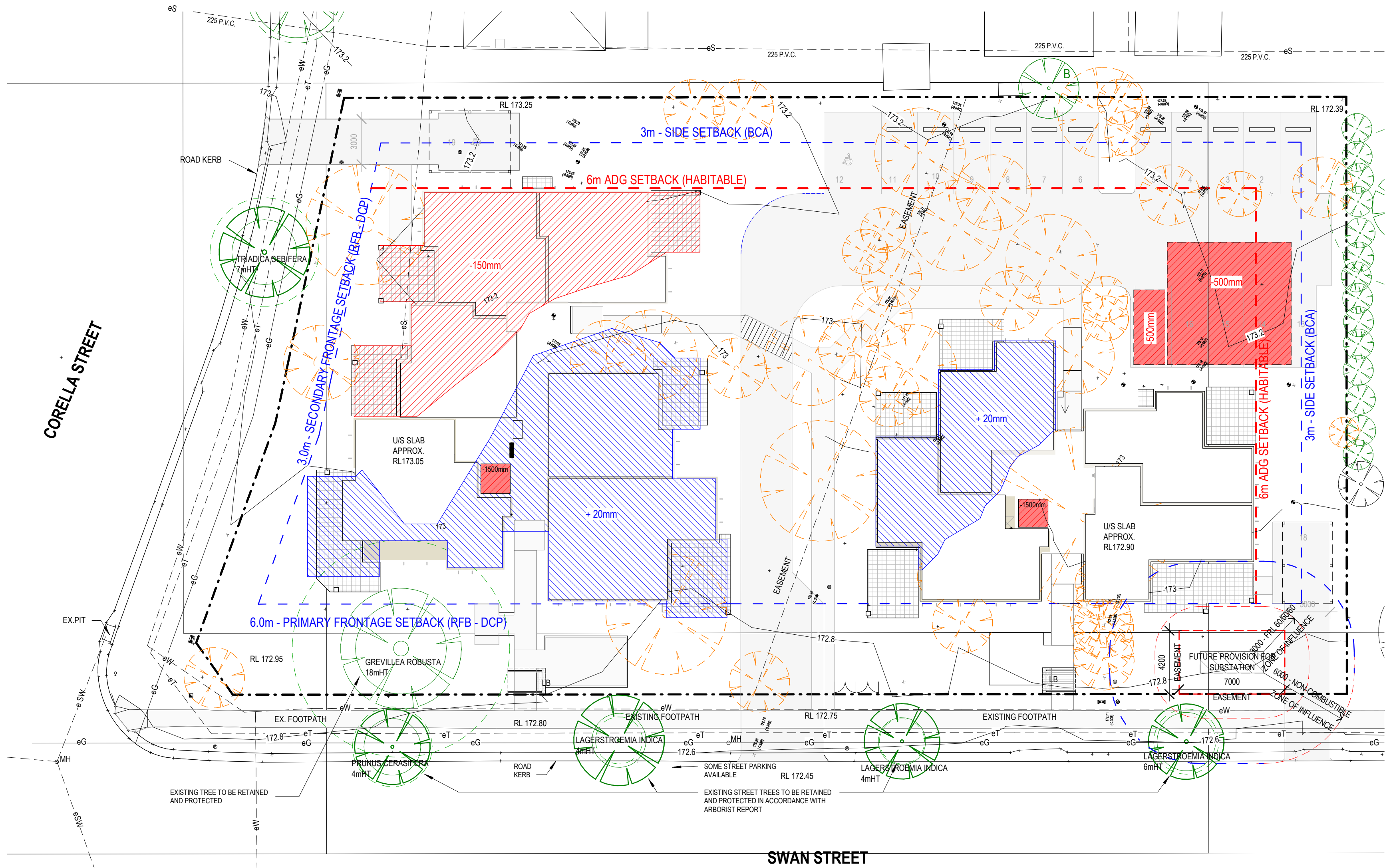
TITLE
SECTIONS

FILE

PLOTTED

STATUS	PART 5
DATE	07-02-25
SCALE	1:100
STAGE	PART 5
TYPE	
PROJ	MB
DESIGNER	AG
SHEET	DA11
PROJECT NO	BH2CY
CHECKED	
REV	D

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21/02/2025 11:05:57 AM



1 CUT AND FILL PLAN
SCALE 1 : 200

LEGEND:

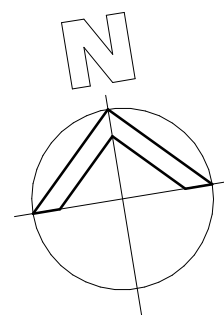
- AREA OF FILL (APPROX)
- AREA OF CUT (APPROX)
- AREA OF CUT FOR LIFT PITS, OSD & RAINWATER TANK. (APPROX.)
- EXISTING BUILDINGS TO BE DEMOLISHED
- CONCRETE BUILDING SLAB
- PUBLIC PATHWAY SLAB
- CARPARK
- PROPOSED FINISH GROUND RL (APPROX)
- EXISTING GROUND LEVELS (FROM SURVEY)
- EXISTING TREES TO BE DEMOLISHED
- TREE NUMBER FROM ARBORIST REPORT
- EXISTING TREES TO REMAIN

NOTES:

- BUILDER TO VERIFY ALL PROPOSED LEVELS FOR EXCAVATION, ALL SURVEY INFORMATION, INCLUDING SERVICES AND LEVELS AND MAKE ADJUSTMENTS TO SUIT FINISHED REDUCED LEVELS PRIOR TO EXCAVATION COMMENCING
- BUILDER TO VERIFY ALL ABOVE GROUND / INGROUND POND, POOLS, WATER TANKS & SEPTIC TANKS ON SITE. AFTER DEMOLITION & REMOVAL OF THESE ITEMS, BUILDER TO INFILL HOLE TO NATURAL GROUND LEVEL OR INFILL TO REQUIRED LEVEL FOR CONSTRUCTION.
- EXTENT OF CUT AND FILL AREAS SHOWN SHADED ARE INDICATIVE FOR BULK EXCAVATION ONLY. CONTRACTOR TO VERIFY ON SITE.

**Certificate No. 0011698870**
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Accreditation No. DMN/13/1645
Property Address 310-314 Swan Street & 984-988 Corella Street, NORTH ALBURY
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NOMINATED ARCHITECT:	SIGNATURE:	
MICHAEL BULLEN		
	C	07-02-25 ISSUE FOR PART 5
	B	13-12-24 AM2 PACKAGE
	A	25-10-24 90% Part 5 PACKAGE
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
BREWSTER MURRAY PTY LTD
BCA CONSULTANT

CONSULTING ENGINEERS
LANDSCAPE CONSULTANT

CLIENT
HOMES NSW


PROJECT
310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW
Lots 90, 91, 92, 93 in DP 36535

TITLE
CUT & FILL PLAN

FILE

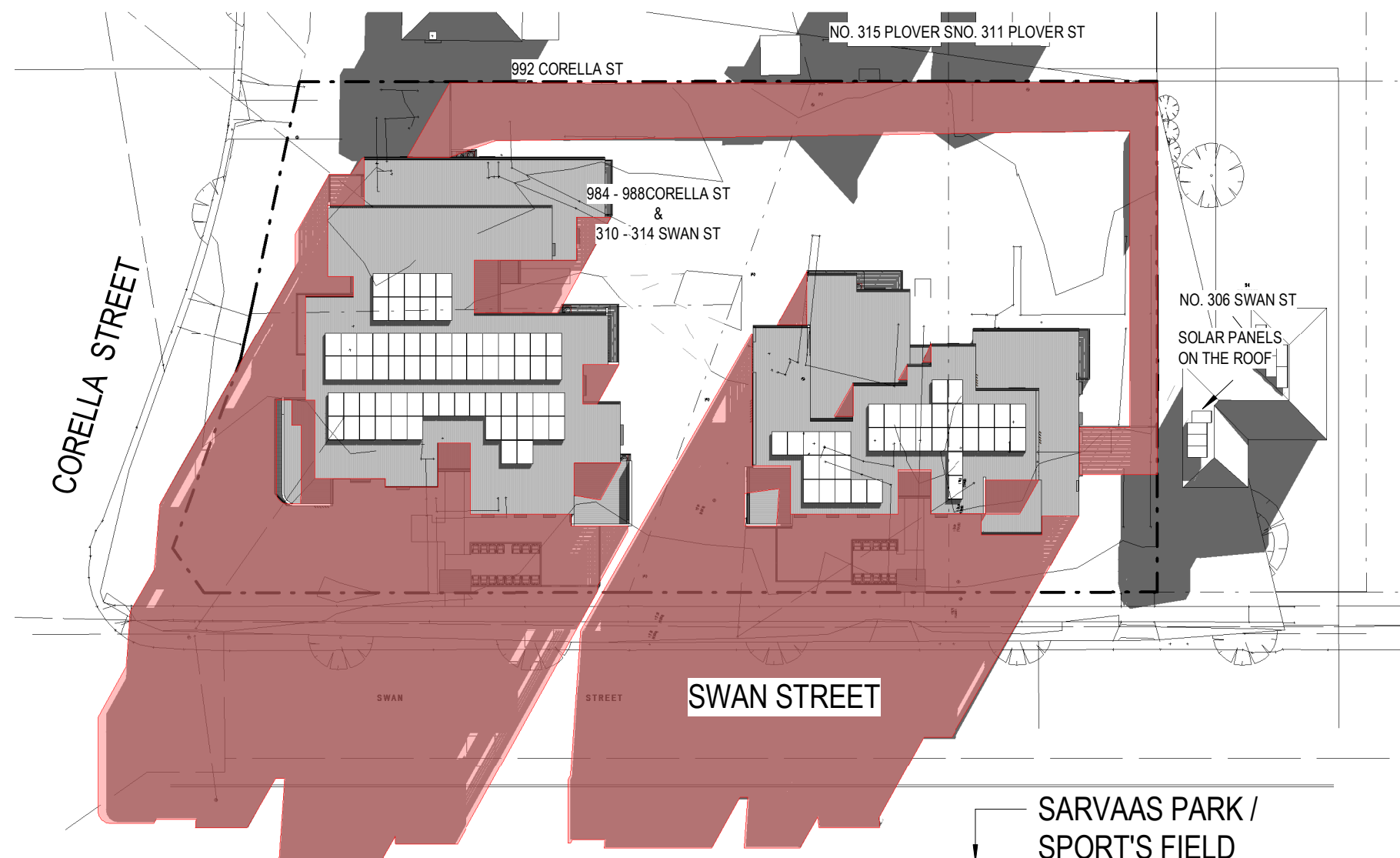
PLOTTED

STATUS	PART 5			PROJECT NO
DATE	07-02-25	SCALE	1:200	PROJ MB
STAGE	PART 5	SHEET SIZE	A1	DESIGNER AG
TYPE				CHECKED
				REV C
				DA12

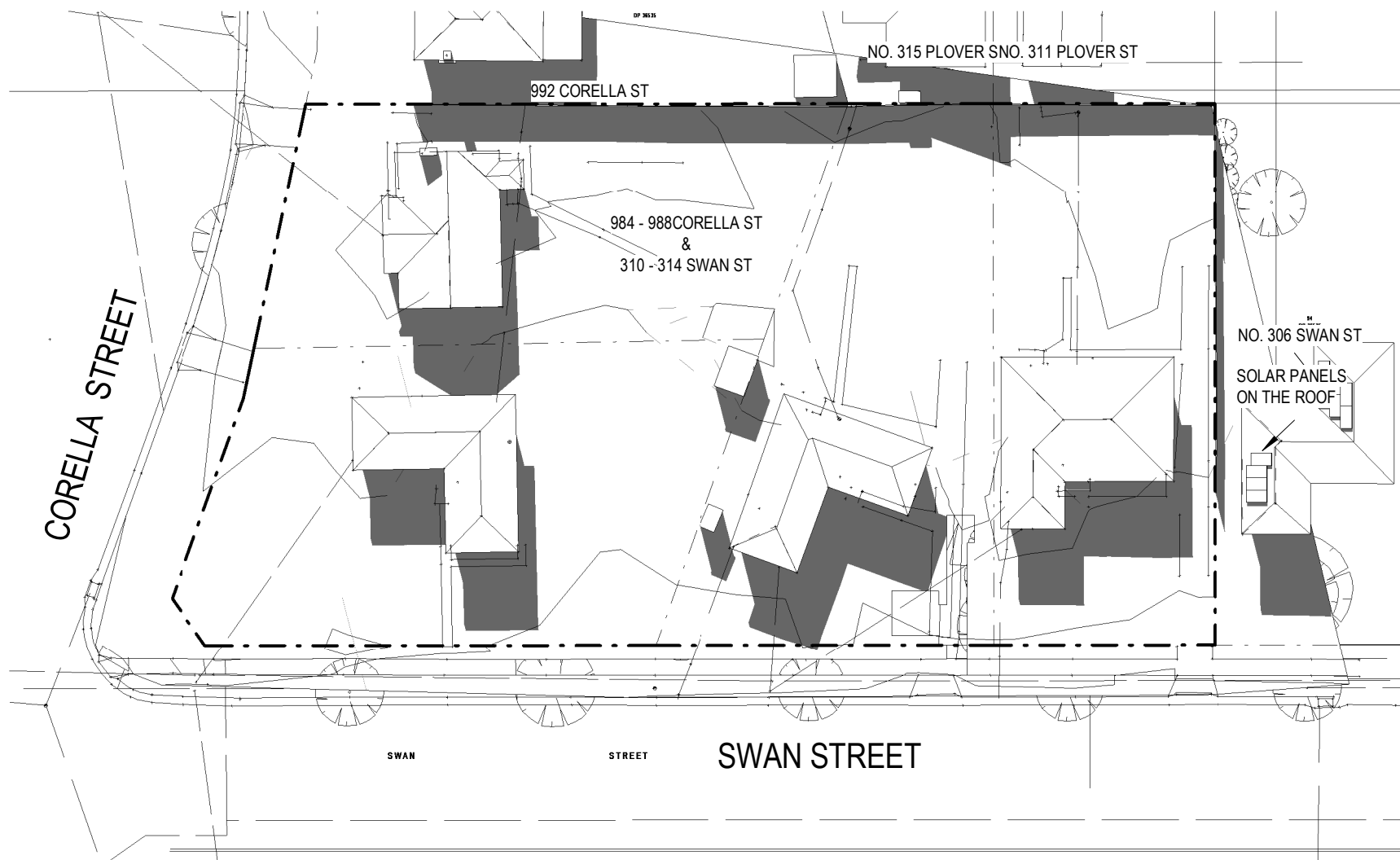
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21/02/2025 11:06:09 AM



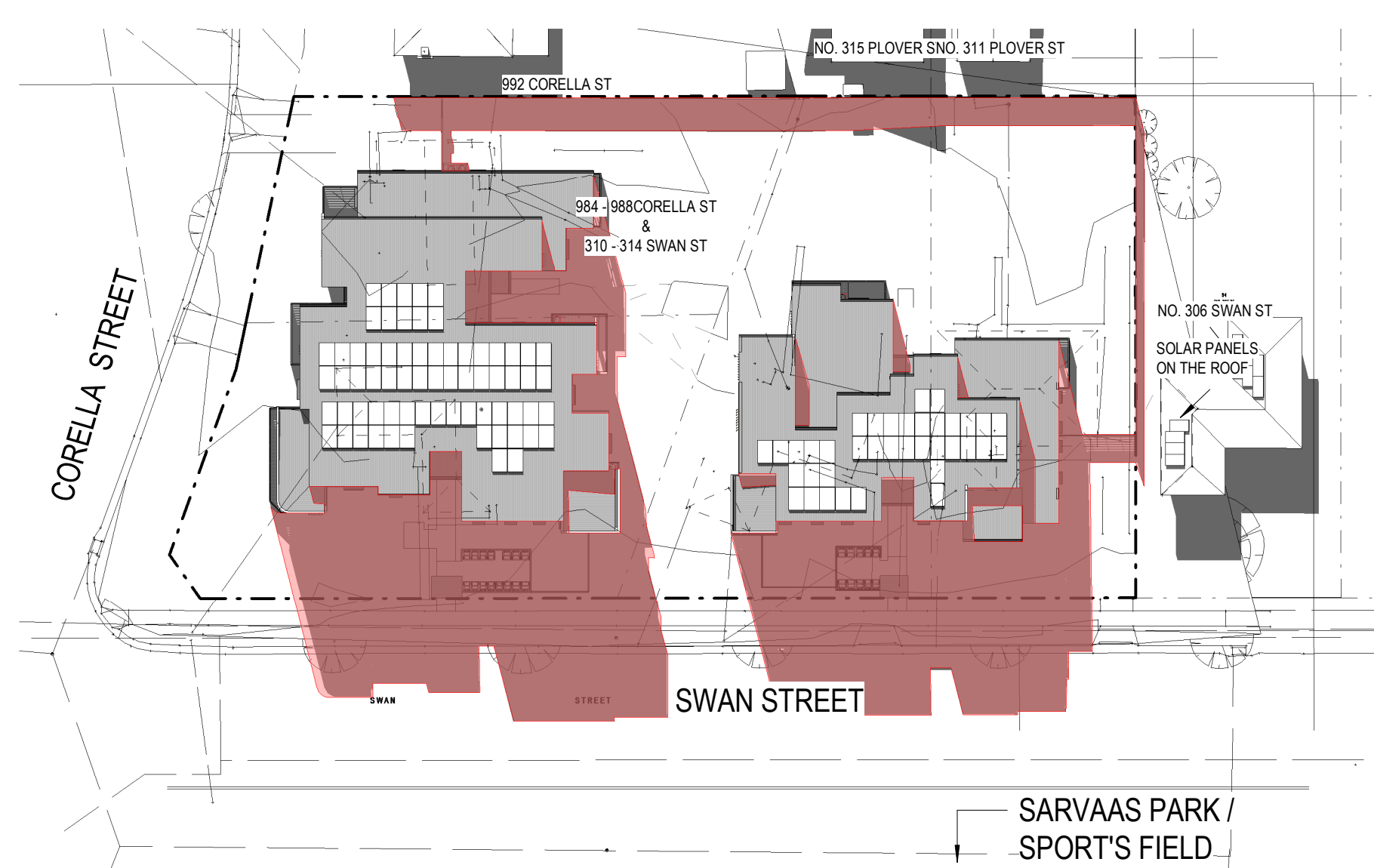
1 | SHADOW STUDY 9AM - JUNE 21ST - EXISTING
SCALE 1 : 450



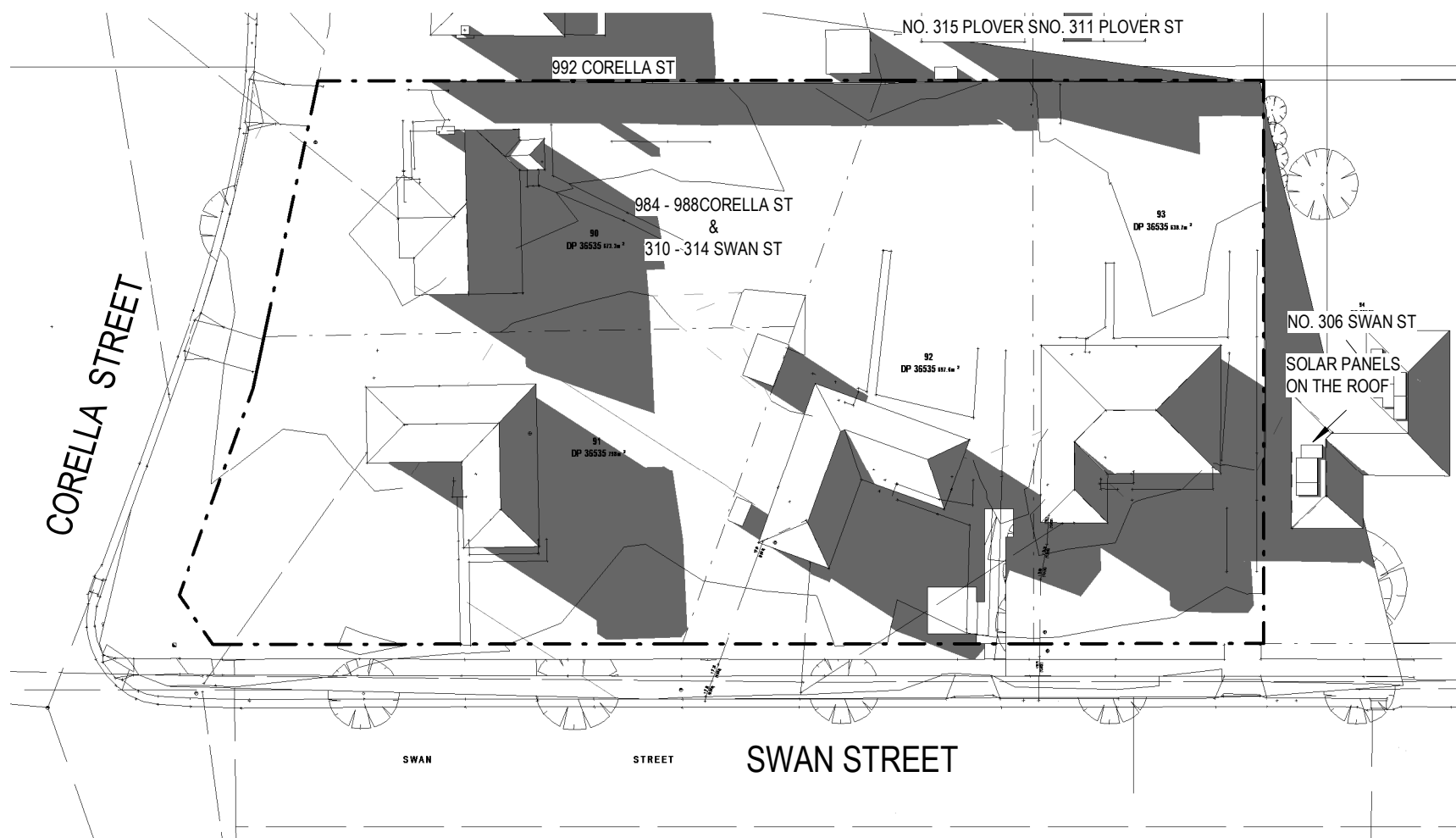
2 | SHADOW STUDY 9AM - JUNE 21ST - PROPOSED
SCALE 1 : 450



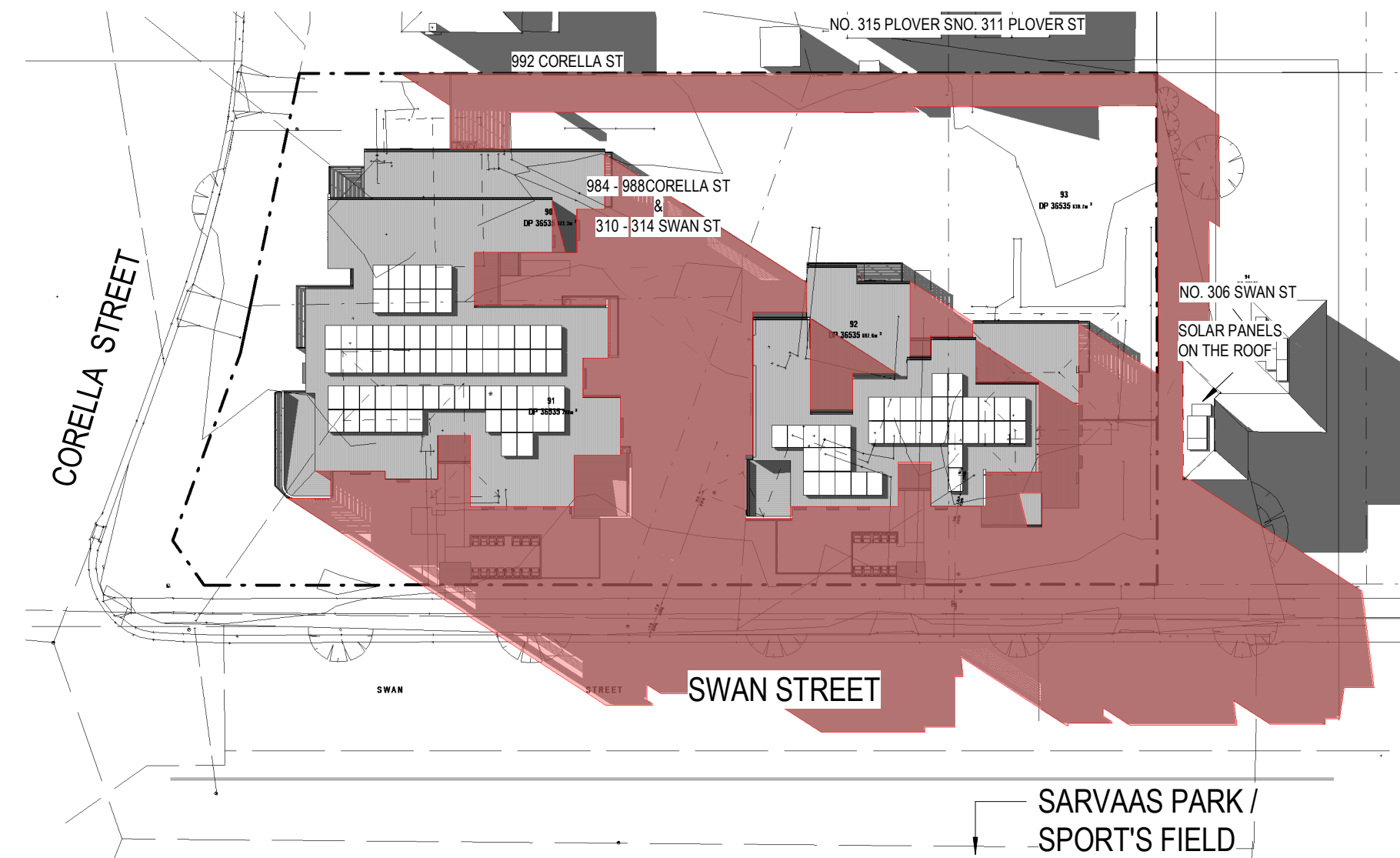
3 | SHADOW STUDY 12PM-JUNE 21ST - EXISTING
SCALE 1 : 450



4 | SHADOW STUDY 12PM-JUNE 21ST - PROPOSED
SCALE 1 : 450



5 | SHADOW STUDY 3PM - JUNE 21ST - EXISTING
SCALE 1 : 450



6 | SHADOW STUDY 3PM - JUNE 21ST - PROPOSED
SCALE 1 : 450

**Certificate No. 0011698870**

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

Accreditation No. DMN/13/1645

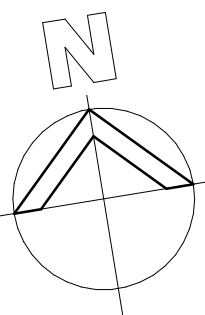
Property Address 310-314 Swan Street & 984-988 Corella Street, NORTH ALBURY

hstar.com.au/QR/Generate/NSW/2642



GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES

PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT



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NOMINATED ARCHITECT:

MICHAEL BULLEN

SIGNATURE:

C

07-02-25

ISSUE FOR PART 5

B

13-12-24

AM2 PACKAGE

A

25-10-24

90% Part 5 PACKAGE

REV

DATE

NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT

BREWSTER MURRAY PTY LTD

BCA CONSULTANT

CONSULTING ENGINEERS

LANDSCAPE CONSULTANT

CLIENT

HOMES NSW



PROJECT

310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW

Lots 90, 91, 92, 93 in DP 36535

TITLE

SHADOW DIAGRAMS

FILE

PLOTTED

STATUS

PART 5

DATE

07-02-25

SCALE

1:450

PROJ

MB

PROJECT NO

BH2CY

DESIGNER

AG

CHECKED

REV

C

SHEET

DA13

TYPE

PART 5

SHEET SIZE

A1

STAGE

PART 5



Certificate No. 0011698870

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

Accreditation No. DMN/13/1645

Property Address 310-314 Swan Street &
984-988 Corella Street
NORTH ALBURY

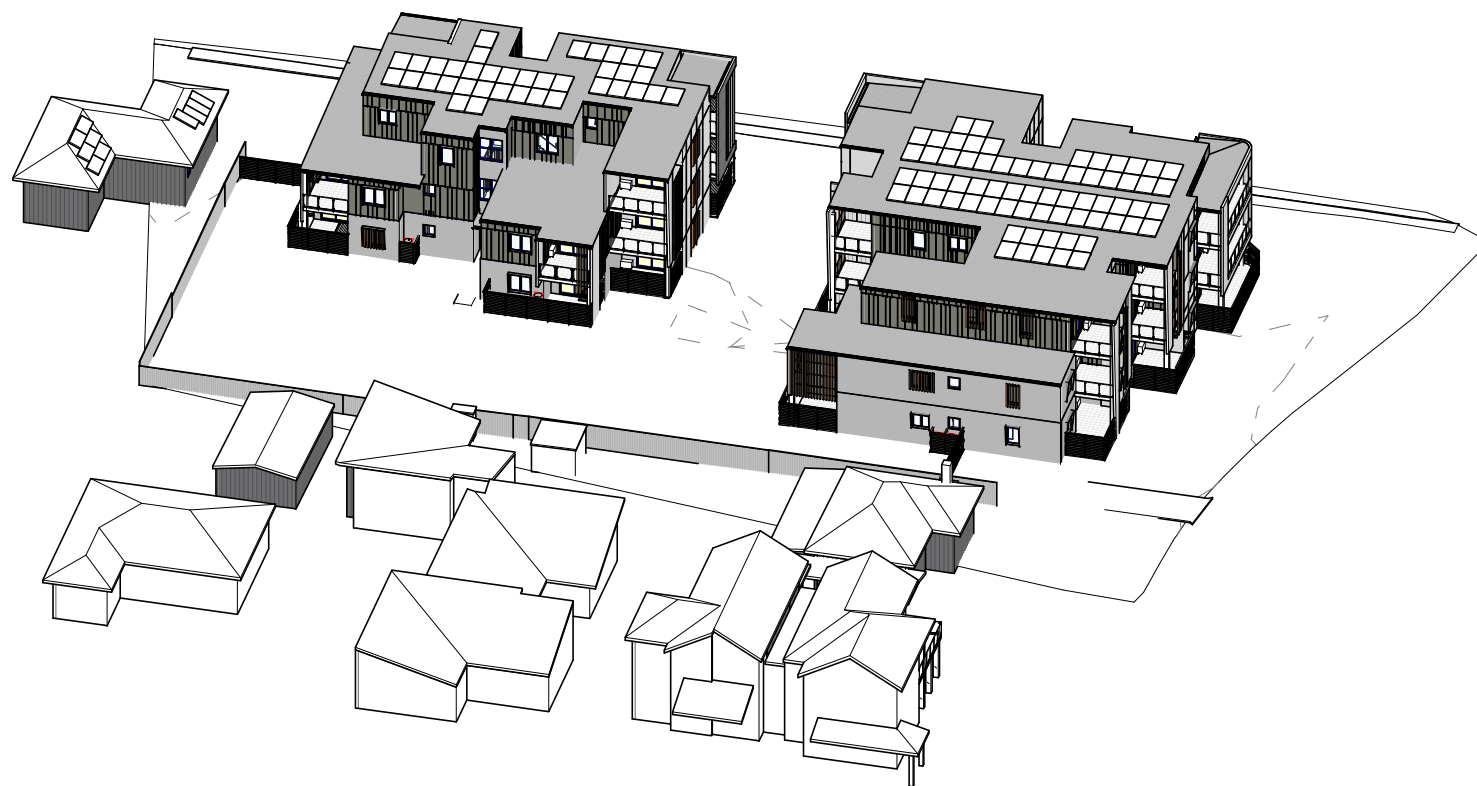
hstar.com.au/QR/Generate/15012642



WINTER SOLAR ACCESS SUMMARY					2 HRS MIN	3 HRS MIN
UNIT	LIVING AREAS		P.O.S			
01	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS	✓	
02	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
03	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
04	10AM - 2PM	4 HRS	9AM - 2PM	5 HRS	✓	✓
05	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS	✓	
06	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS	✓	
07	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
08	12PM - 3PM	3 HRS	10AM - 3PM	5 HRS	✓	✓
09	12PM - 3PM	3 HRS	11AM - 3PM	4 HRS	✓	✓
10	12PM - 3PM	3 HRS	11AM - 3PM	4 HRS	✓	✓
11	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS	✓	✓
12	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
13	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
14	10AM - 3PM	5 HRS	9AM - 3PM	6 HRS	✓	✓
15	9AM - 11AM	2 HRS	9AM - 11AM	2 HRS	✓	
16	9AM - 11PM	2 HRS	9AM - 12PM	3 HRS	✓	
17	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
18	12PM - 3PM	3 HRS	9AM - 3PM	6 HRS	✓	✓
19	12PM - 3PM	3 HRS	11AM - 3PM	4 HRS	✓	✓
20	12PM - 3PM	3 HRS	10AM - 3PM	5 HRS	✓	✓
21	9AM - 3PM	6 HRS	9AM - 11AM	2 HRS	✓	
22	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
23	9AM - 3PM	6 HRS	9AM - 11AM	2 HRS	✓	
24	9AM - 2PM	5 HRS	9AM - 3PM	6 HRS	✓	✓
25	9AM - 3PM	6 HRS	9AM - 3PM	6 HRS	✓	✓
26	12PM - 3PM	3 HRS	10AM - 3PM	5 HRS	✓	✓
27	12PM - 3PM	3 HRS	10AM - 3PM	5 HRS	✓	✓



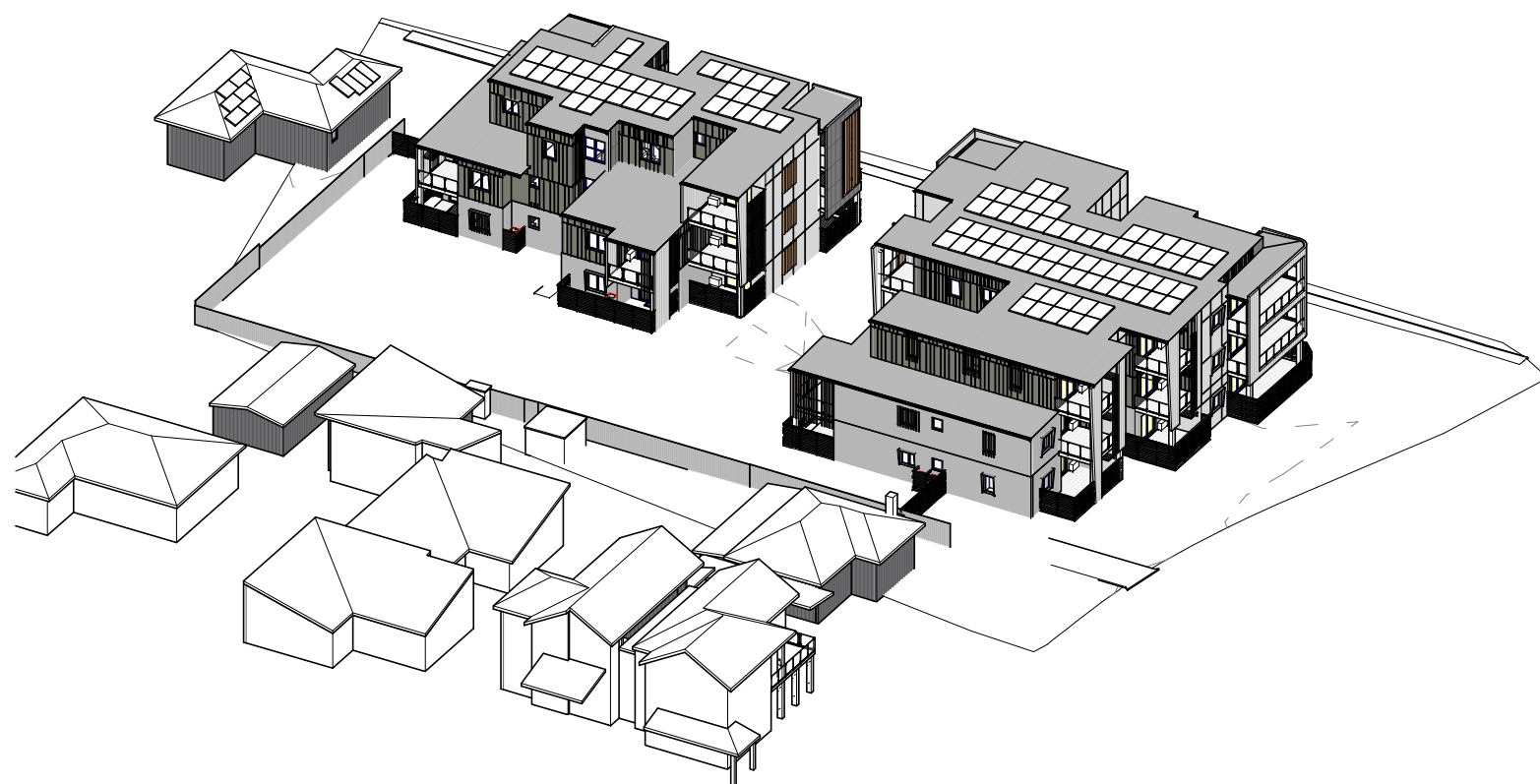
1 | VFS - 9AM
SCALE



4 | VFS - 12PM
SCALE



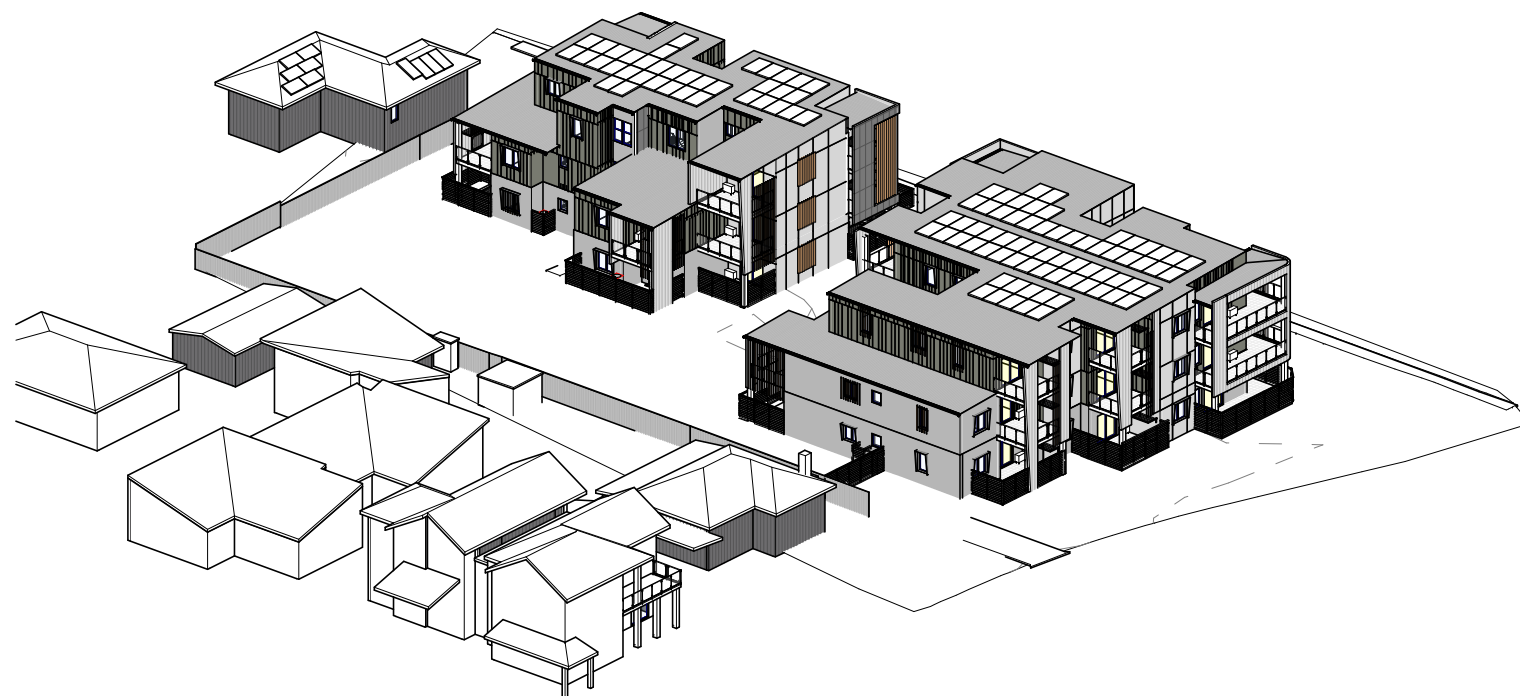
2 | VFS - 10AM
SCALE



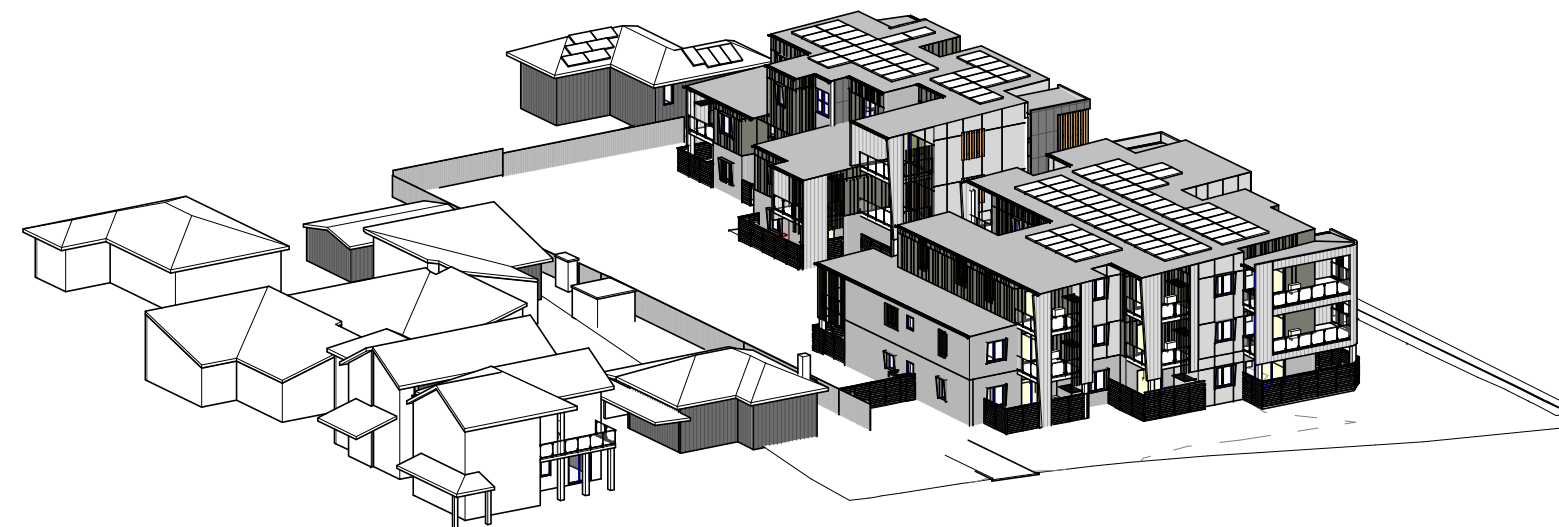
5 | VFS - 1PM
SCALE



3 | VFS - 11AM
SCALE



6 | VFS - 2PM
SCALE



7 | VFS - 3PM
SCALE



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Ph 1800 738 718
www.dpie.nsw.gov.au/land-and-housing-corporation

NOMINATED ARCHITECT:

MICHAEL BULLEN

SIGNATURE:

E 07-02-25 | ISSUE FOR PART 5

D 13-12-24 | AM2 PACKAGE

C 25-10-24 | 90% Part 5 PACKAGE

B 07-06-24 | FOR REVIEW

A 06-05-24 | ISSUE FOR INFORMATION

REV DATE NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.

FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT

BREWSTER MURRAY PTY LTD

BCA CONSULTANT

CONSULTING ENGINEERS

LANDSCAPE CONSULTANT

CLIENT
HOMES NSW



PROJECT

310-314 SWAN STREET & 984-988 CORELLA
STREET, NORTH ALBURY, NSW

Lots 90, 91, 92, 93 in DP 36535

TITLE

VIEW FROM SUN DIAGRAM

FILE

PLOTTED

STATUS
PART 5

DATE
07-02-25

SCALE
NTS

STAGE
PART 5

SHEET SIZE
A1

DESIGNER
AG

PROJECT No
BH2CY

CHECKED

REV
E

DA14

C:\Users\J.Pickering\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV G_Lpickering\5GDY\CD\ 21022025 11:08:44 AM



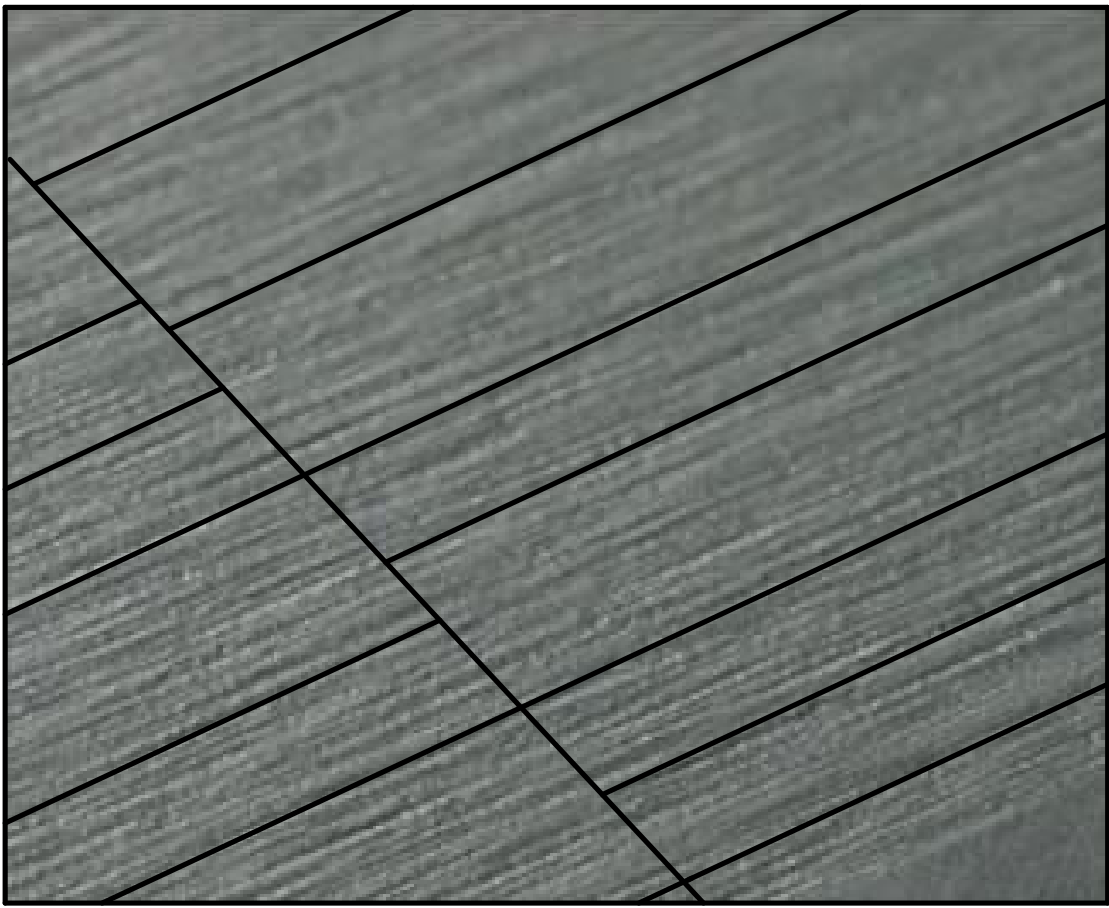
PREFINISHED STEEL
- SIMILAR TO COLORBOND WOODLAND GREY
WINDOW & DOOR FRAMES. SUN HOODS,
FENCING, GUTTER/ DOWNPIPES

FEN-1 G-1 DP-1 SS-1



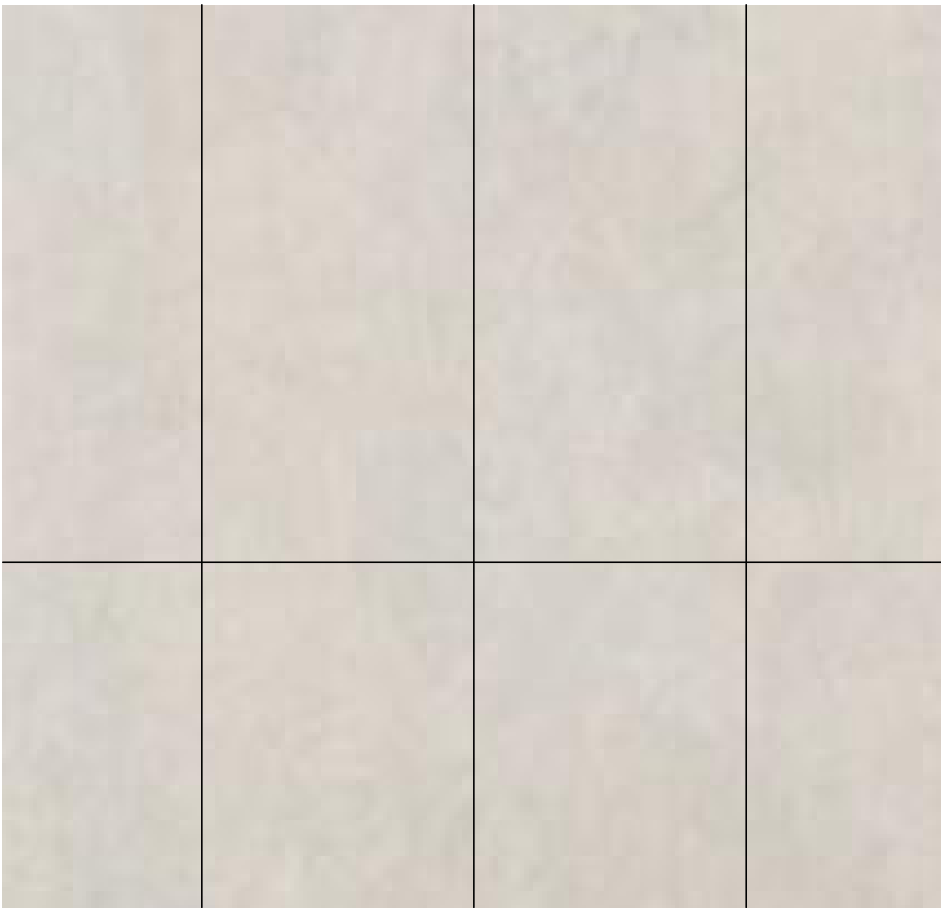
CERAMIC TILES
- PRIVATE OPEN SPACES.
- LIGHT GREY

CT-1



PREFINISHED FIBRE CEMENT CLADDING
- DARK GREY WITH VARYING PANEL
WIDTHS

WC-1



PREFINISHED FIBRE CEMENT CLADDING
- SAND COLOUR

WC-2



PREFINISHED METAL ROOFING,
BOUNDARY FENCE, GUTTER/DOWNPIPES
- SIMILAR TO COLORBOND SHALE GREY

MDR-1 G-2 DP-2 FEN-2



FACE BRICKS
- GREYS IN SPECKLED ARRANGEMENT
BUILDING FACADE & LANDSCAPE WALLS

FB-1 FEN-3



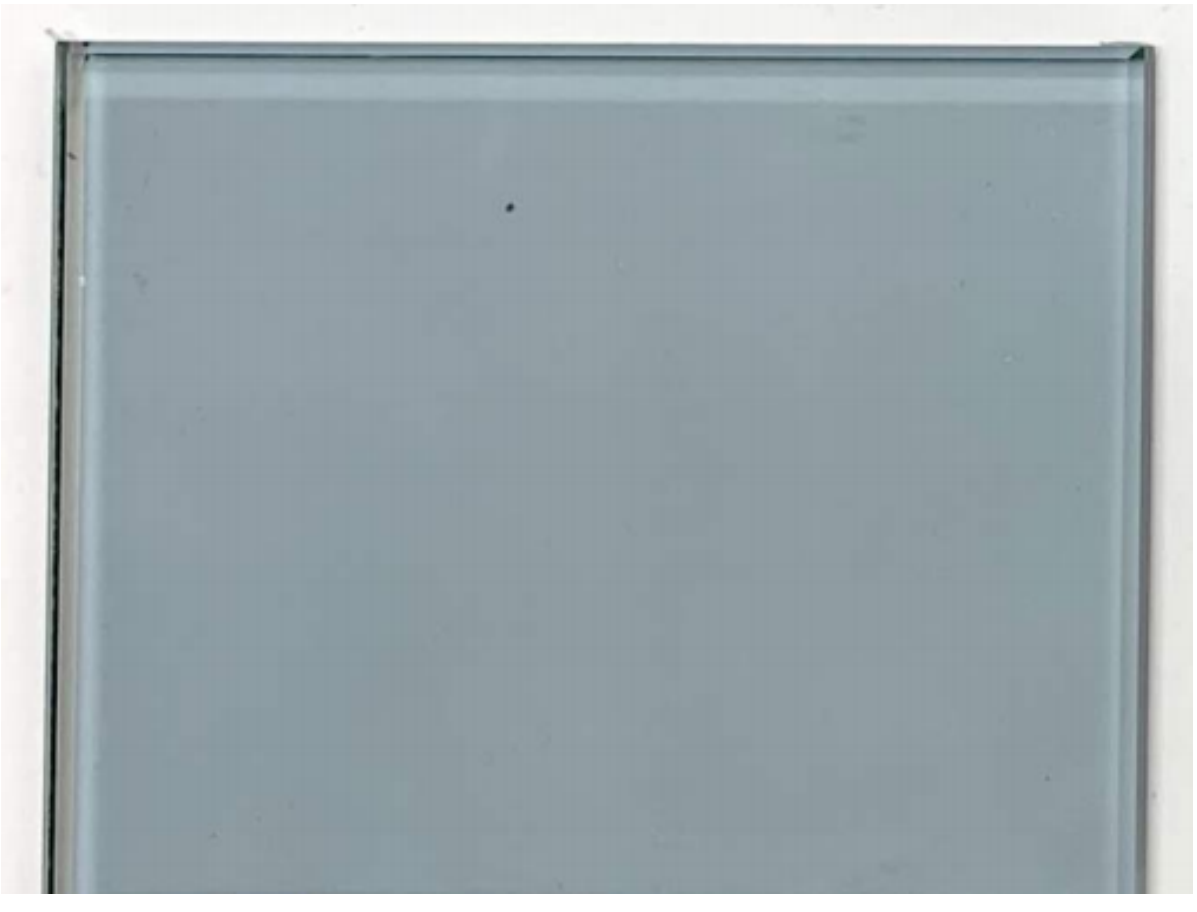
PREFINISHED FIBRE CEMENT
BALCONY CLADDING
- LIGHT COLOUR

WC-3



ALUMINIUM PRIVACY SCREENING - WOODLOOK
(ANGLED 45 DEGREES AS INDICATED ON THE PLANS TO
PROVIDE PRIVACY TO NEIGHBOURING PROPERTIES.)

LVR-1



BALCONY BALUSTRADES
- DARK GREY FRAMES,
SEMI-OPAQUE GLAZING PANELS

BAL-1



LOCKED BAG 5022
PARRAMATTA NSW 2124
Ph 1800 738 718
www.dpie.nsw.gov.au/land-and-housing-corporation

NOMINATED ARCHITECT:		SIGNATURE:			
MICHAEL BULLEN					
	C	07-02-25	ISSUE FOR PART 5		
	B	13-12-24	AM2 PACKAGE		
	A	25-10-24	90% Part 5 PACKAGE		
REV	DATE	NOTATION/AMENDMENT			
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.					

ARCHITECT	CONSULTING ENGINEERS	CLIENT	PROJECT
BREWSTER MURRAY PTY LTD		HOMES NSW	310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW
BCA CONSULTANT	LANDSCAPE CONSULTANT		Lots 90, 91, 92, 93 in DP 36535

TITLE		STATUS	
MATERIALS & FINISHES		PART 5	
FILE	PLOTTED	DATE	SCALE
		07-02-25	NTS
STAGE	SHEET	PROJ	PROJECT NO
PART 5	A1	MB	BH2CY
		AG	CHECKED
		DA15	REV
			C



Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

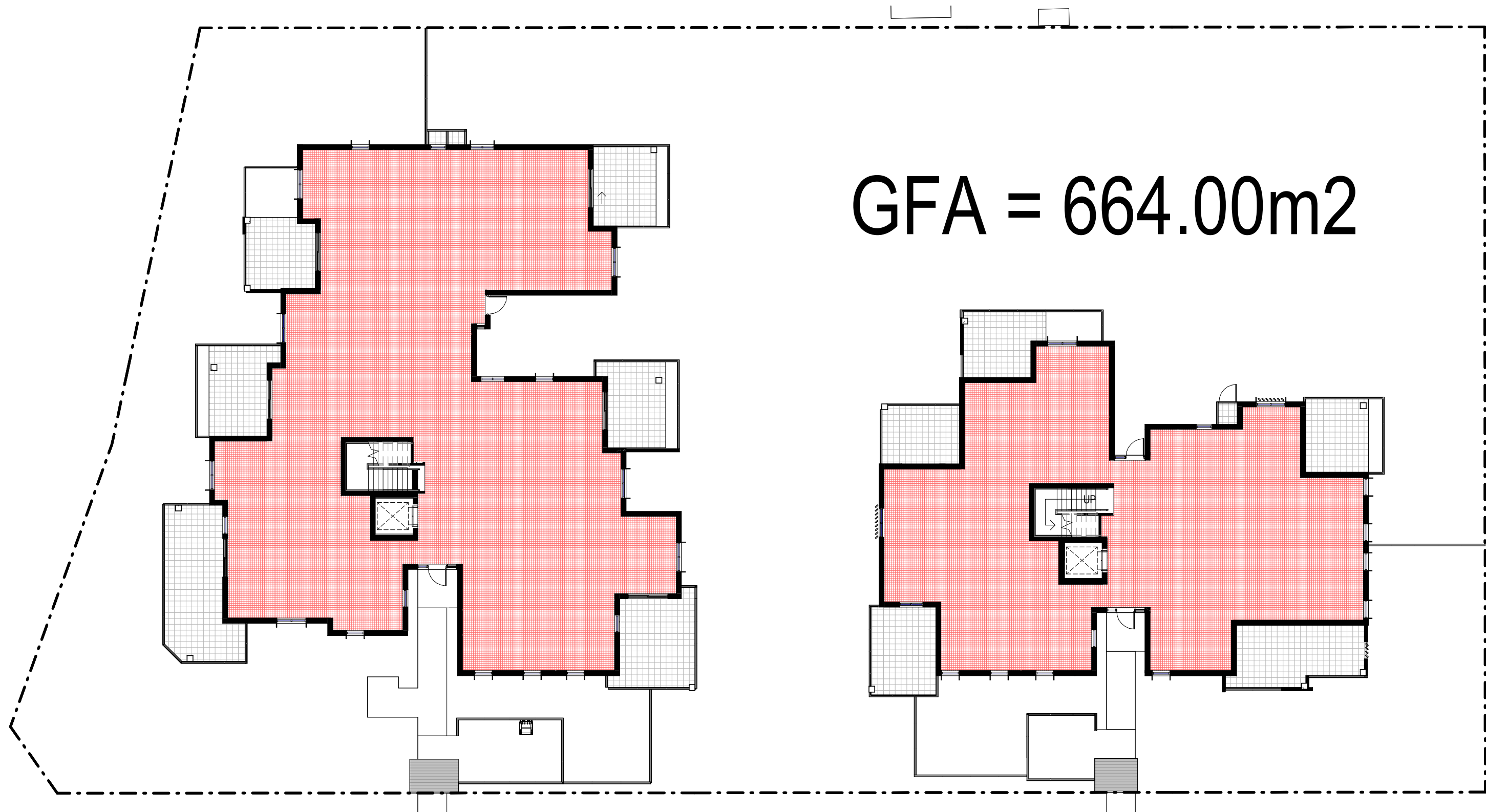
Accreditation No. DMN/13/1645

Property Address 310-314 Swan Street & 984-988 Corella Street ,NORTH ALBURY

NSW 2642

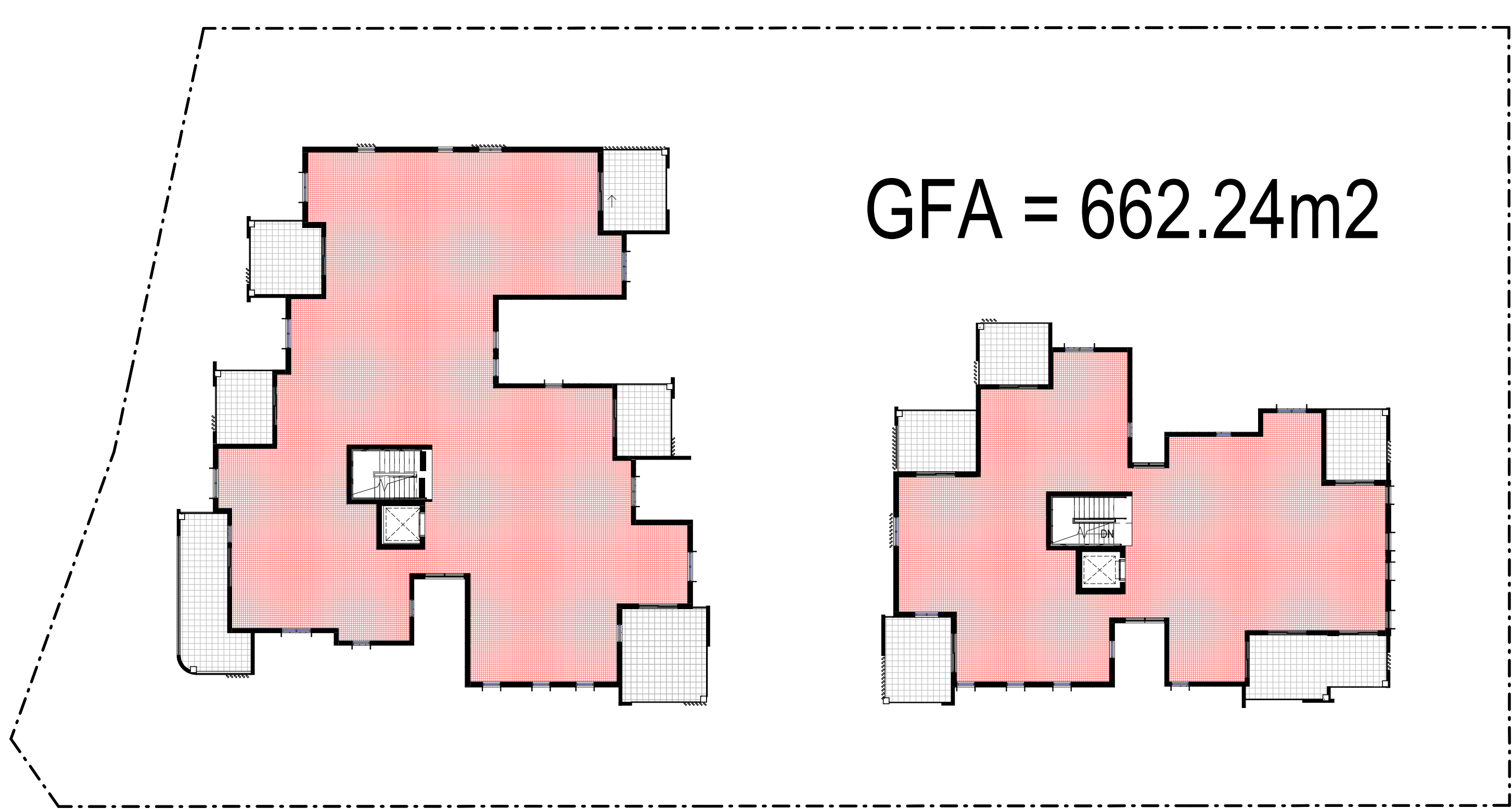


C:\Users\J.Pickering\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV G_L\pickering\5GDYC.rvt
21/02/2025 11:06:50 AM



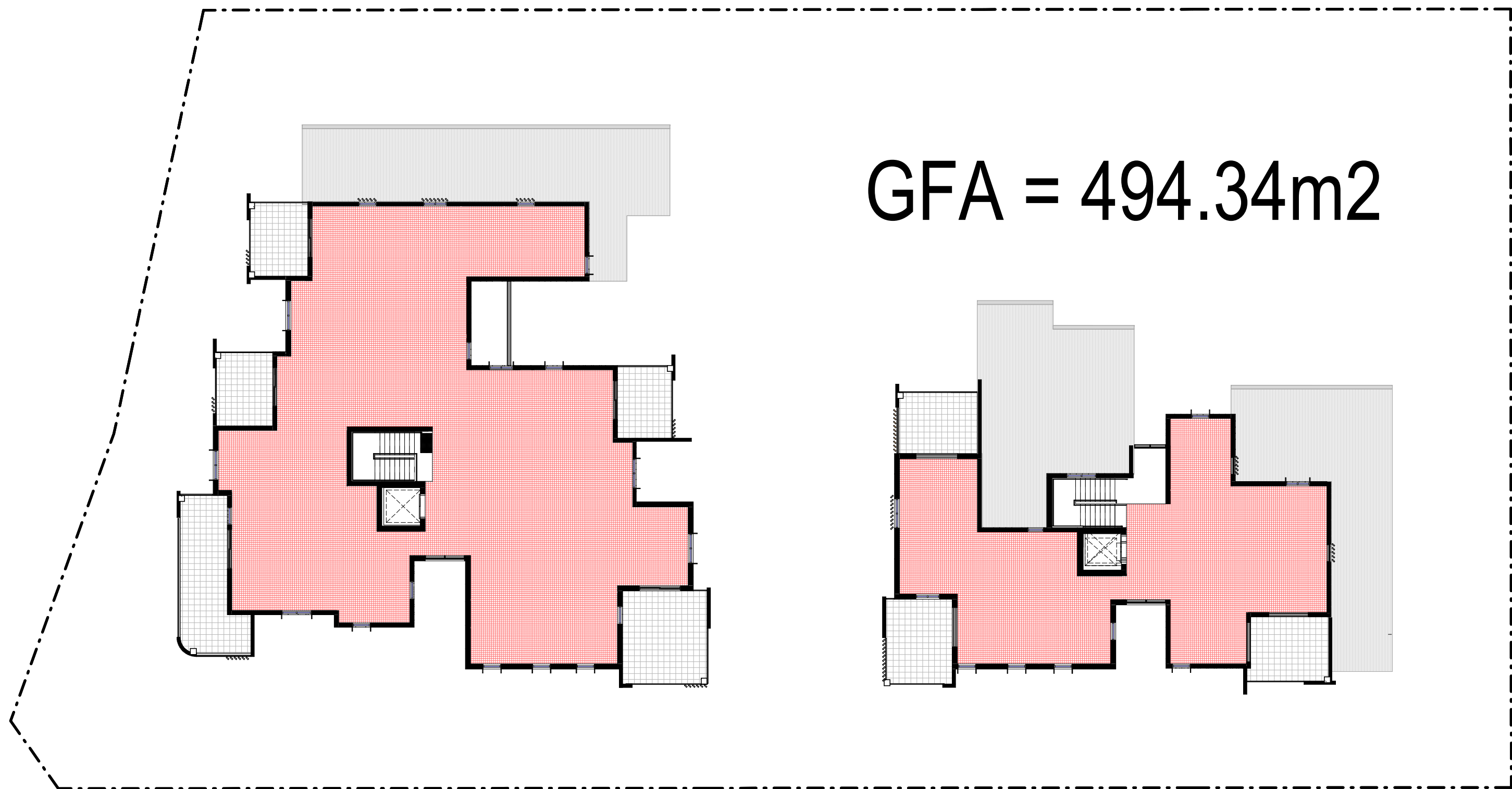
1 | GROUND FLOOR - GFA

SCALE 1 : 200



2 | LEVEL 1 FLOOR - GFA

SCALE 1 : 200



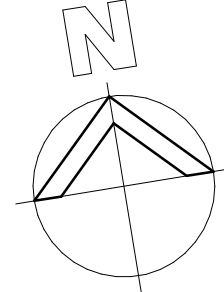
3 | LEVEL 2 FLOOR - GFA

SCALE 1 : 200

**Certificate No. 0011698870**
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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 310-314 Swan Street &
984-988 Corella Street
NORTH ALBURY
NSW 2640
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Ph 1800 738 718
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NOMINATED ARCHITECT:

MICHAEL BULLEN

SIGNATURE:

C

07-02-25

ISSUE FOR PART 5

B

13-12-24

AM2 PACKAGE

A

25-10-24

90% Part 5 PACKAGE

REV

DATE

NOTATION/AMENDMENT

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ARCHITECT

BREWSTER MURRAY PTY LTD

BCA CONSULTANT

CONSULTING ENGINEERS

LANDSCAPE CONSULTANT

CLIENT
HOMES NSW



PROJECT

310-314 SWAN STREET & 984-988 CORELLA
STREET, NORTH ALBURY, NSW

Lots 90, 91, 92, 93 in DP 36535

TITLE

GFA PLANS

FILE

PLOTTED

STATUS

PART 5

DATE

07-02-25

SCALE

1:200

PROJ

MB

PROJECT NO

BH2CY

CHECKED

STAGE

PART 5

SHEET SIZE

A1

DESIGNER

AG

REVISION

DA16

REV

C

LANDSCAPE TOTAL
999.80m²

3000

19

12 11 10 9 8 7 6 5 4 3 2 1

17 16 15 14 13

18

3000

The floor plan shows a complex layout of rooms and corridors. Key areas include:

- P.O.S. Areas:**
 - P.O.S. 15.82m² (top right)
 - P.O.S. 19.67m² (top left)
 - P.O.S. 17.40m² (middle left)
 - P.O.S. 16.63m² (middle right)
 - P.O.S. 26.14m² (bottom left)
 - P.O.S. 18.59m² (bottom right)
 - P.O.S. 17.29m² (top right of the right wing)
 - P.O.S. 11.98m² (middle left of the right wing)
 - P.O.S. 15.21m² (bottom left of the right wing)
 - P.O.S. 15.03m² (middle right of the right wing)
 - P.O.S. 19.74m² (bottom right of the right wing)
- Other Rooms:**
 - Room 19 (top left)
 - Room 18 (bottom right)
 - Room 17 (top right of the right wing)
 - Room 16 (middle right of the right wing)
 - Room 15 (bottom right of the right wing)
 - Room 14 (middle left of the right wing)
 - Room 13 (bottom left of the right wing)
 - Room 12 (top left of the right wing)
 - Room 11 (top right of the right wing)
 - Room 10 (middle right of the right wing)
 - Room 9 (bottom right of the right wing)
 - Room 8 (middle left of the right wing)
 - Room 7 (bottom left of the right wing)
 - Room 6 (top right of the right wing)
 - Room 5 (middle right of the right wing)
 - Room 4 (bottom right of the right wing)
 - Room 3 (middle left of the right wing)
 - Room 2 (bottom left of the right wing)
 - Room 1 (top right of the right wing)
- External Features:**
 - Parking lot with numbered spaces (1-13)
 - 3000m scale bar



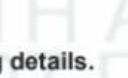
Certificate No. 0011698870

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Assessor name Dean Gorman

Accreditation No. DMN/13/1645

Property Address 310-314 Swan Street &
984-988 Corella Street
NORTH ALBURY



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21/02/2025 11:07:10 AM



1 | 3D VIEW FROM SWAN STREET

NOT TO SCALE



2 | 3D VIEW FROM THE CORNER OF CORELLA & SWAN STREET

NOT TO SCALE

**Certificate No. 0011698870**
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NORTH ALBURY
NSW 2642



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NOMINATED ARCHITECT:

MICHAEL BULLEN

SIGNATURE:

D

07-02-25

ISSUE FOR PART 5

C

13-12-24

AM2 PACKAGE

B

25-10-24

90% Part 5 PACKAGE

A

16-09-24

ISSUE FOR REVIEW

REV

DATE

NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.

FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT

BREWSTER MURRAY PTY LTD

BCA CONSULTANT

CONSULTING ENGINEERS

LANDSCAPE CONSULTANT

CLIENT
HOMES NSW



PROJECT

310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW

Lots 90, 91, 92, 93 in DP 36535

TITLE

3D VIEWS

FILE

PLOTTED

STATUS

PART 5

DATE

07-02-25

SCALE

NTS

PROJ

MB

PROJECT NO

BH2CY

CHECKED

REV

D

STAGE

PART 5

DESIGNER

AG

SHEET

DA18

TYPE

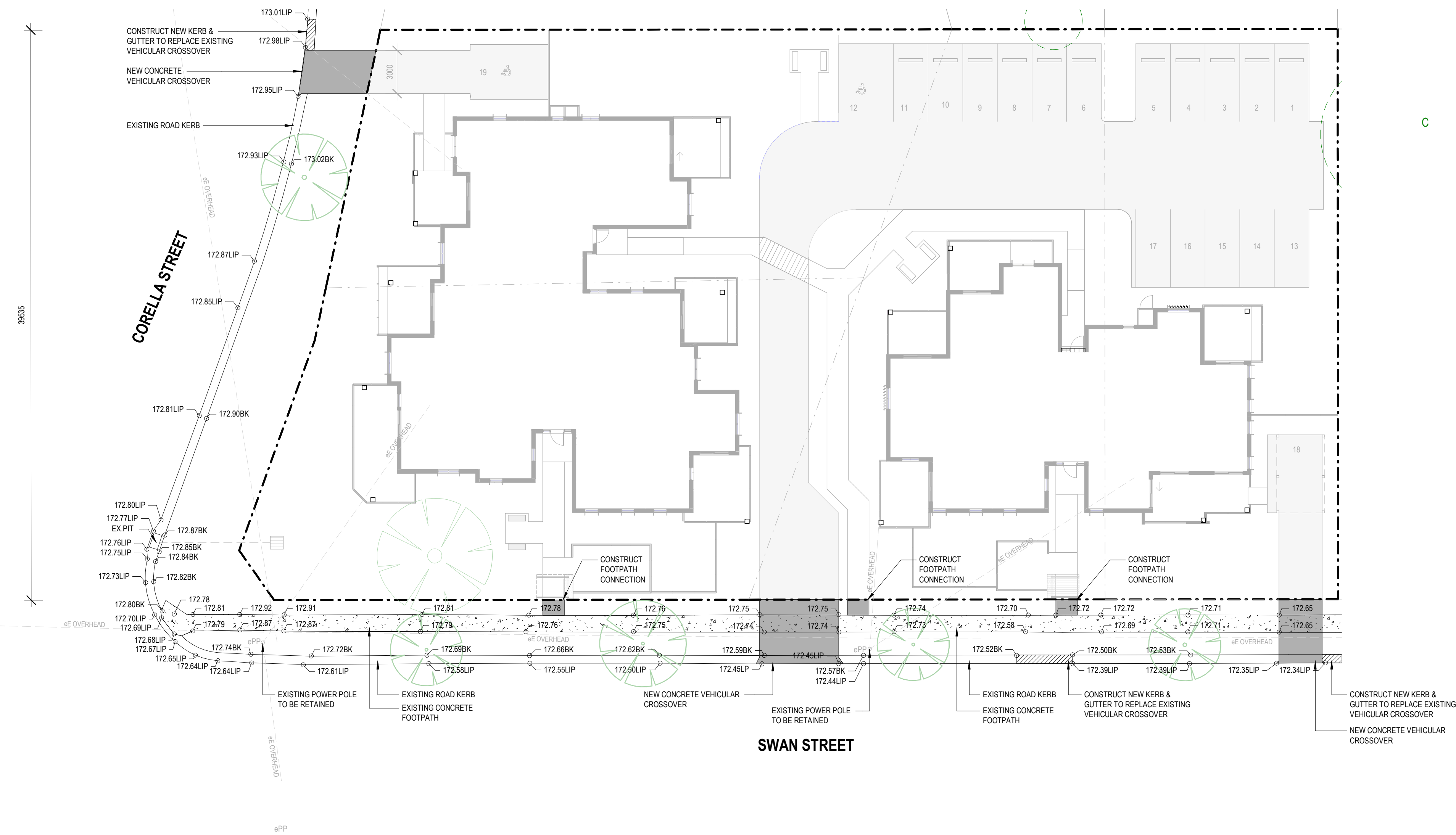
A1

DESIGNER

AG

REVIEWED

DA18



1 PUBLIC DOMAIN WORKS PLAN

LEGEND:

- | | |
|-----|--|
| | EXISTING
CONCRETE FOOTPATH |
| | NEW
STONE KERB |
| | NEW CONCRETE
VEHICULAR CROSSOVER
& FOOTPATH CONNECTION |
| | EXISTING TREE |
| | BOUNDARY |
| TK | TOP OF KERB |
| BK | BOTTOM OF KERB |
| LIP | LIP OF KERB |



Certificate No. 0011698870

Scan QR code or follow website link for rating details.

Assessor name	Dean Gorman
Accreditation No.	DMN/13/1645
Property Address	310-314 Swan Street & 984-988 Corella Street NORTH ALBURY

NSW 2642



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NOMINATED ARCHITECT:	SIGNATURE:			ARCHITECT	CONSULTING ENGINEERS	CLIENT	PROJECT	TITLE	STATUS			
MICHAEL BULLEN				BREWSTER MURRAY PTY LTD		HOMES NSW	310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW	PUBLIC DOMAIN WORKS PLAN	PART 5			
									DATE	SCALE	PROJ	PROJECT NO
		A	07-02-25	ISSUE FOR PART 5	BCA CONSULTANT		LANDSCAPE CONSULTANT	STAGE	SHEET SIZE	DRAWN	CHECKED	
		REV	DATE	NOTATION/AMENDMENT				PART 5	A1	AG		
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.						FILE	PLOTTED	TYPE	SHEET	REV
							Lots 90, 91, 92, 93 in DP 36535			DA19	A	