

NOTIFICATION PLANS RESIDENTIAL FLAT BUILDING

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



PERSPECTIVE VIEW - CORELLA & SWAN STREET CORNER

	LOCKED BAG 5022 PARRAMATTA NSW 2124 Ph 1800 738 718 www.dpie.nsw.gov.au/land-and-housing-corporation	ARCHITECT BREWSTER MURRAY PTY LTD	PROJECT RESIDENTIAL FLAT BUILDING DEVELOPMENT 310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW LOT 90, 91, 92, 93 IN DP 36535	TITLE NOTIFICATION COVER SHEET	REV	DATE	PROJECT No.	SHEET
					A	07-02-25	BH2CY	N00

CORELLA STREET

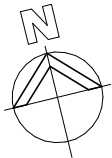


SWAN STREET

1 | SITE PLAN

SCALE 1 : 400

LEGEND:



	2 BEDROOM UNIT		LANDSCAPE AREA		PROPOSED RL TO AHD		EXISTING TREE TO BE REMOVED
	1 BEDROOM UNIT		DRIVEWAY		EXISTING GROUND RL FROM SURVEY TO AHD		EXISTING TREE TO BE RETAINED
	BALCONY / PATIO		CONCRETE / PATHWAY		LETTERBOX		PRIVATE OPEN SPACE

NEW PLANTING SCHEDULE:

ID	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	QTY
Trees				
CorExi	Yellow Bloodwood	Corymbia exima	6 - 8m	4
CorWil	Red Flowering Gum	Corymbia ficifolia 'Wildfire'	5 - 6m	6
ElaRet	Blueberry Ash	Elaeocarpus reticulatus	8 - 10m	3
HymFla	Native Frangipani	Hymenosporum flavum	8 - 12m	7
TriLus	Water Gum	Tristaniopsis laurina 'Luscious'	6 - 8m	8
Shrubs				
AcmFor	Forest Flame	Acmena 'Forest Flame'	1.5 - 2.0m	96
BanSpi	Hairpin Banksia	Banksia spinulosa	2.0 - 3.0m	20
CalAnz	White Bottle Brush	Callistemon citrinus 'White Anzac'	0.9 - 1.1m	53
CalEnd	Scarlet Bottlebrush	Callistemon citrinus 'Endeavour'	3.0 - 5.0m	35
CalRed	Red Alert Bottle Brush	Callistemon 'Red Alert'	1.0 - 1.5m	23
CorAlb	White Correa	Correa alba	0.9 - 1.5m	56
CorRef	Native Fuchsia	Correa reflexa	2.0 - 2.5m	36
CorStri	Narrow Palm Lily	Cordyline stricta congesta	1 - 2m	35
CosEve	Evening Glow Mirror Plant	Coprosma 'Evening Glow'	1.2 - 1.5m	62
CriPed	Swamp Lily	Crinum pedunculatum	1.5 - 2m	38
DorExc	Swamp Lily	Doryanthes excelsa	1.5 - 2m	17
GreCrim	Crimson Vilella Grevillea	Grevillea 'Crimson Vilella'	1.0 - 1.5m	45
GreHon	Honey Gem Grevillea	Grevillea 'Honey Gem'	3.0 - 4.0m	26
GreRob	Robyn Gordon Grevillea	Grevillea Robyn Gordon	1.0 - 1.5m	11
LepGree	Green Screen Leptospermum	Leptospermum 'Green Screen'	1.2 - 1.5m	75
LepSqua	Pink Tea Tree	Leptospermum Squarrosom	2 - 3m	12
MelCla	Claret Tops Honey Myrtle	Melaleuca 'Claret Tops'	0.9 - 1.1m	15
MelThy	Thyme Honey-Myrtle	Melaleuca thymifolia	0.75 - 0.9m	52
WesFru	Jervis Gem	Westringia fruticosa 'Jervis Gem'	0.8 - 1.2m	26
Ground Covers				
LomTan	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	0.45 - 0.6m	381
MyoYar	Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	0.05 - 0.1m	152
AniGol	Kangaroo Paw 'Gold Velvet'	Anigozanthos 'Gold Velvet'	0.5 - 0.6m	84
HarVio	False Sarsaparilla	Hardenbergia violacea	0.75 - 0.9m	170
DiaTas	Flax Lily	Dianella tasmanica 'Tasred'	0.4 - 0.5m	133
DicEme	Emerald Falls Dichondra	Dichondra 'Emerald Falls'	0.0 - 0.3m	78
GreBro	Bronze Rambler Grevillea	Grevillea 'Bronze Rambler'	0 - 0.2m	38
TheAus	Kangaroo Grass	Themeda australis	0.9 - 1.5m	30
LomMul	Many-flowered Mat-rush	Lomandra multiflora	0.3 - 0.45m	135
DiaLit	Spreading Flax Lily	Dianella revoluta 'Little Rev'	0.3 - 0.45m	206
BanBir	Birthday Candle	Banksia spinulosa 'Birthday Candle'	0.45 - 0.6m	115
GrePoor	Royal Mantle Grevillea	Grevillea 'Poorinda Royal Mantle'	0 - 0.1m	17
BraMul	Break O Day	Brachyscome multifida	0.2 - 0.3m	35



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

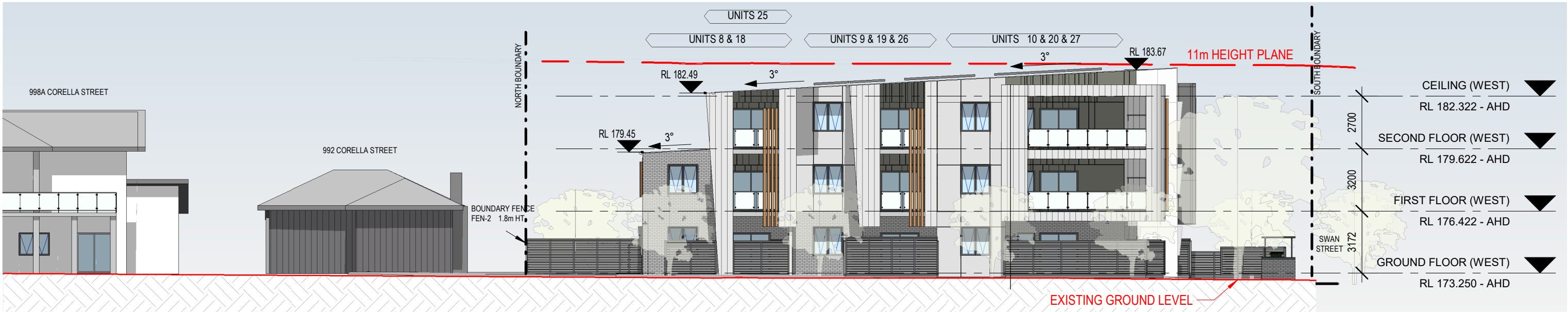
ARCHITECT
BREWSTER MURRAY PTY LTD

PROJECT
RESIDENTIAL FLAT BUILDING DEVELOPMENT

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

TITLE
NOTIFICATION SITE/LANDSCAPE PLAN

REV	DATE	PROJECT No.	SHEET
A	07-02-25	BH2CY	N01



1 | NOTIFICATION - WEST ELEVATION - (CORELLA ST)
SCALE 1 : 200



2 | NOTIFICATION -SOUTH ELEVATION (SWAN ST)
SCALE 1 : 200

PROPOSED DEVELOPMENT DATA

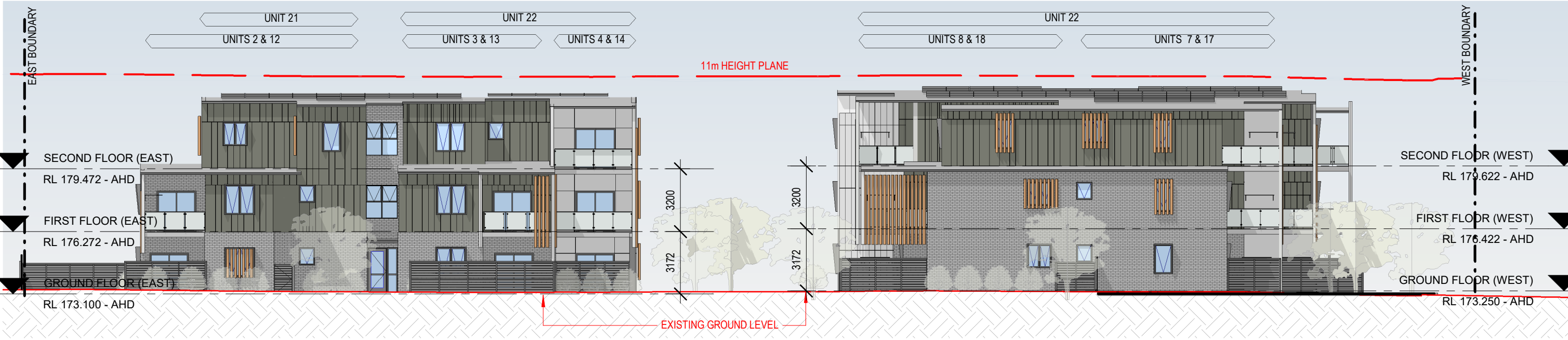
SITE AREA	2807.7 m ²
TITLE DESCRIPTION	LOTS 90, 91, 92, 93 IN DP36535
PROPOSED DWELLING NUMBERS	27 DWELLINGS (17 x 1 BED & 10 X 2 BED)

	REQUIREMENT	PROPOSED
FRONT SETBACK	6.0m MIN	6.0m
SIDE & REAR SETBACKS	NOT ADOPTED	6.0m SIDE 15.0m REAR

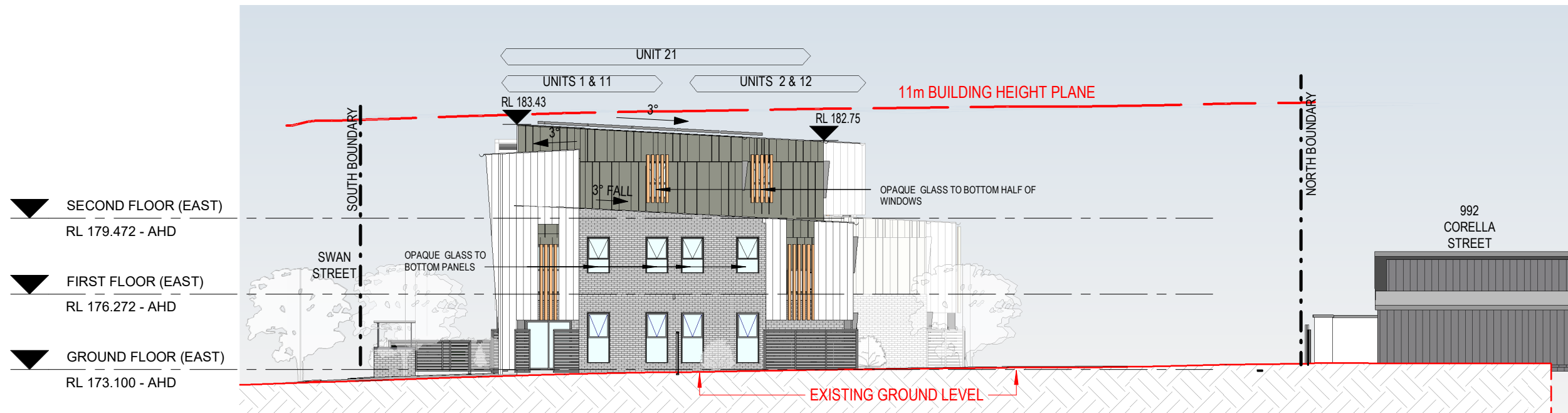
	REQUIREMENT	PROPOSED
HEIGHT	11.0m	11.0m
FLOOR SPACE RATIO	0.65:1	0.65:1
PARKING	ACCESSIBLE SPACES	3
	TOTAL PARKING SPACES	19



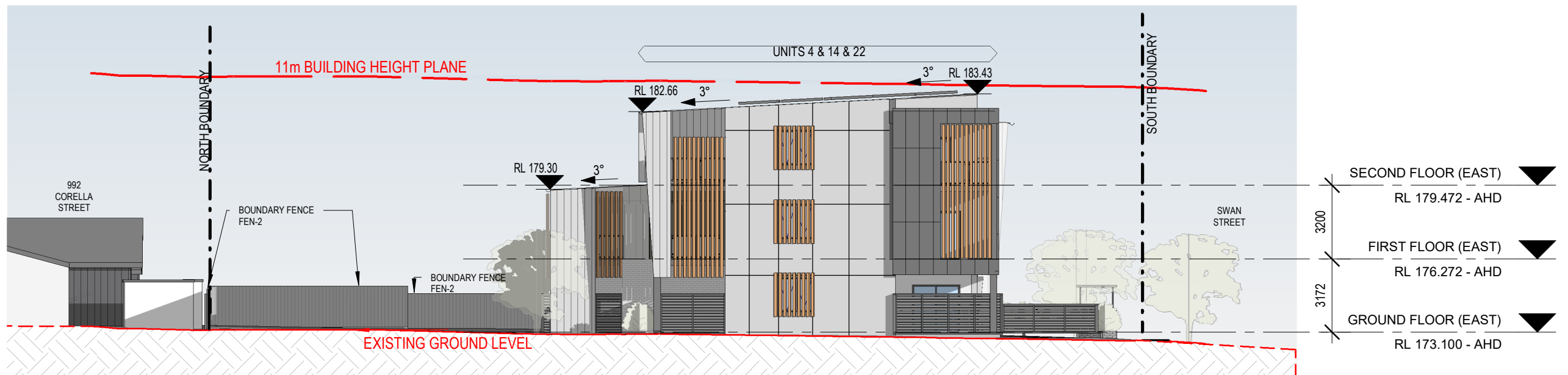
1 NOTIFICATION - EAST ELEVATION - (WEST BUILDING)
SCALE 1 : 200



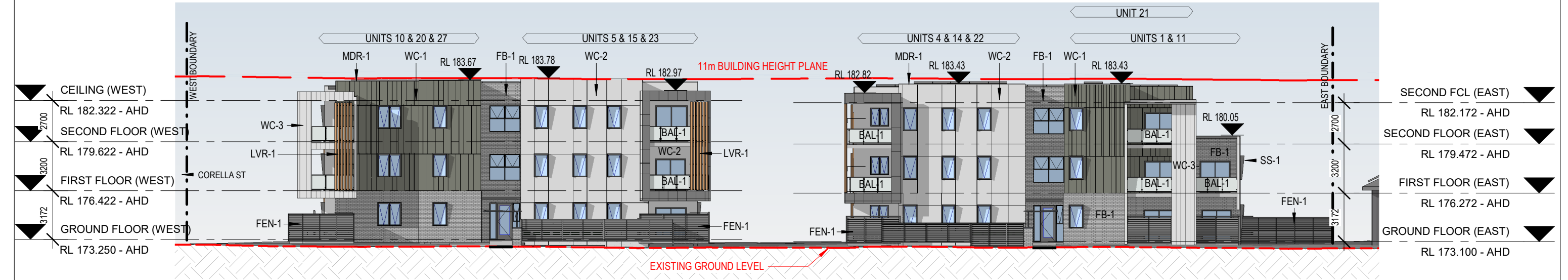
2 NOTIFICATION - NORTH ELEVATION
SCALE 1 : 200



1 NOTIFICATION - EAST ELEVATION - (EAST BUILDING)
SCALE 1 : 200



2 NOTIFICATION - WEST ELEVATION - (EAST BUILDING)
SCALE 1 : 200

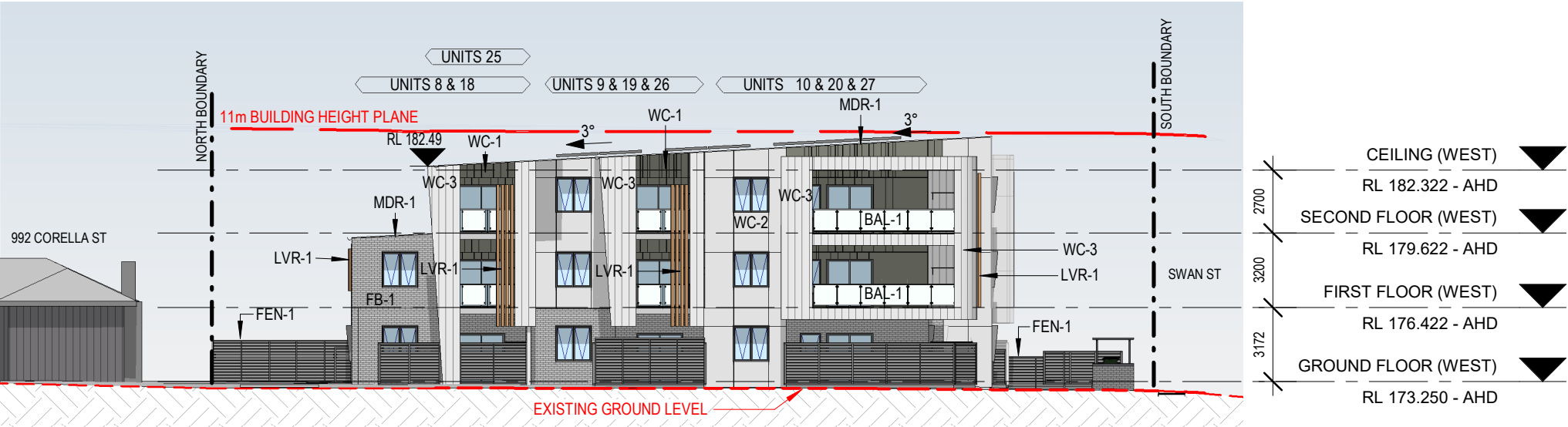


1 | NOTIFICATION FINISHES - SOUTH ELEVATION (SWAN ST)

SCALE1 : 250

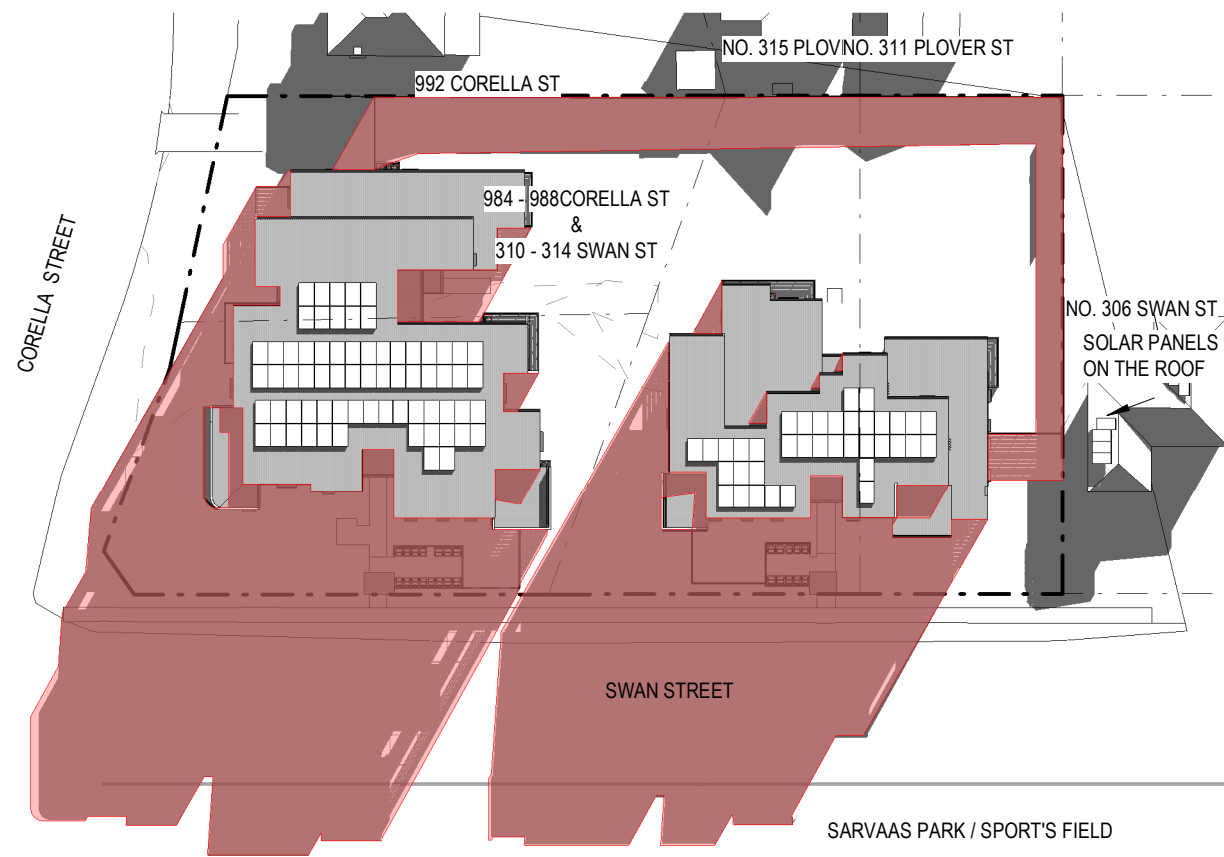
EXTERIOR FINISHES

CODE	MATERIAL	DESCRIPTION	FINISH
FB-1		FACE BRICK	PALE BROWN / GREY
WC-1		WALL CLADDING	DARK GREY
WC-2		WALL CLADDING	SAND
WC-3		WALL CLADDING	WHITE
MDR-1		METAL ROOF	LIGHT GREY
DP, GT, SS-1		ALUMINIUM WINDOW & DOOR FRAMES, WINDOW HOODS, GUTTERS, DOWNPIPES	DARK GREY
LVR-1		VERTICAL PRIVACY LOUVRES	WOOD LOOK ALUMINIUM
CONC-1		CONCRETE PATHWAYS	LIGHT GREY CONCRETE
CONC-2		DRIVEWAYS / CARPARK	DARK GREY CONCRETE
FEN-1		HORIZONTAL SLATTED PRIVACY FENCING	DARK GREY
FEN-2		METAL REAR / SIDE BOUNDARY FENCES	LIGHT GREY

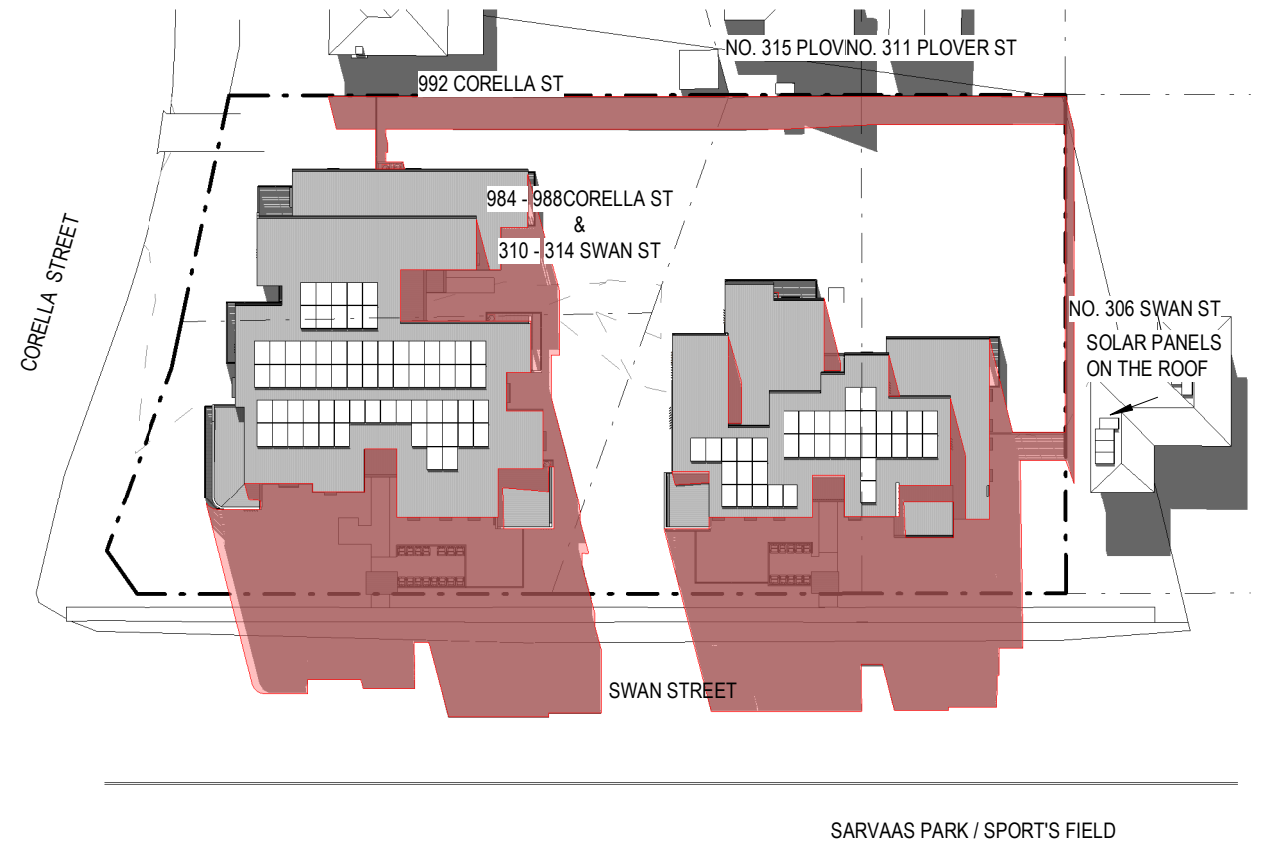


2 | NOTIFICATION FINISHES - WEST ELEVATION (CORELLA ST)

SCALE1 : 250



1 | NOTIFICATION SHADOW STUDY 9AM - JUNE 21ST
SCALE 1 : 600



2 | NOTIFICATION SHADOW STUDY 12PM-JUNE 21ST
SCALE 1 : 600



3 | NOTIFICATION SHADOW STUDY 3PM - JUNE 21ST
SCALE 1 : 600

GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES

PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT

