

Ref: SUB25/37173  
28 February 2025

Sonia Dalitz & Jaclyn Muntz  
Planning Department  
Albury City Council  
553 Kiewa Street  
Albury  
NSW 2640

Email: [info@alburycity.nsw.gov.au](mailto:info@alburycity.nsw.gov.au)

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Re: Notice of proposed residential flat building

Dear Sonia & Jaclyn,

This letter is to notify Council of a proposal by Homes NSW to replace our existing properties with a new 3-storey residential flat building development. We invite Council's written comments on the development proposal:

**Property:** 310-314 Swan Street & 984-988 Corella Street, North Albury, NSW 2640  
Lots 90, 91, 92 & 93 in DP 36535

**Proposal:** Demolition of existing dwellings and construction of a 3-storey residential flat building development containing 27 dwellings, comprising 17 x 1 bedroom and 10 x 2 bedroom units, parking for 19 vehicles, landscaping and fencing across the site.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. Homes NSW is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are available to view on OneDrive, via this link for Council's review and comments:

[North Albury 310-314 Swan St & 984-988 Corella St](#)

- Architectural plans
- Landscape plans
- Stormwater plans
- Survey plan
- Notification plans
- Section 10.7 planning certificates
- Building Code of Australia report
- Acoustic report
- Hydrant coverage plan
- Geotechnical report
- Design compliance certificates
- Design quality principles statement

- Title and deposited plan
- Arborist Report
- AHIMS check
- BASIX Certificate
- NatHERS certificate and NatHERS Thermal Performance Specification
- ADG compliance table
- Traffic report
- Waste management plan
- Access Report

Please email Council's comments to Yogita Rijal Malla, Planner, Homes NSW at [yogita.rijalmalla@homes.nsw.gov.au](mailto:yogita.rijalmalla@homes.nsw.gov.au) by **24 March 2025**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 (voicemail) or by email at [CommunityEngagement@homes.nsw.gov.au](mailto:CommunityEngagement@homes.nsw.gov.au).

Yours sincerely,



Community Engagement  
Homes NSW

### About Homes NSW

The NSW Government is determined to make NSW a place where everyone has access to safe and secure housing, and where experiences of homelessness are rare, brief, and non-recurring.

Homes NSW leads work to deliver more social and affordable housing, end the cycle of homelessness and deliver quality public housing to our 262,000 tenants across NSW. Access to safe housing assists people to pursue health, education, and employment opportunities, which helps to strengthen the communities where we all live.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), NSW Aboriginal Housing Office (AHO) and key worker housing.



To find out more or visit our website at [www.nsw.gov.au/homes-nsw](http://www.nsw.gov.au/homes-nsw) scan the QR code.

Ref: SUB25/48914

4 March 2025

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Re: Proposed residential flat building development at 310-314 Swan Street & 984-988 Corella Street, North Albury, NSW 2640

Dear Resident(s),

I am writing to you from Homes NSW about our plans to redevelop the housing site at 310-314 Swan Street & 984-988 Corella Street, North Albury with a residential flat building. We are now seeking your feedback on our detailed design.

### What we are proposing

- Demolition of existing dwellings and structures
- 27 homes in total – 17 x 1-bedroom units and 10 x 2- bedroom units
- 19 on-site car parking spaces and 2 internal lifts
- landscaping and fencing across the site.

### What have we done so far?

In December 2024 we invited the community to provide preliminary feedback about the proposal, the key themes raised in the feedback received related to:

- The Increased traffic and increased car parking in the surrounding streets:
  - Independent traffic and parking assessment took place and its findings were that 19 car parking spaces for the proposed development is considered sufficient to handle the project.
  - The proposal does not generate any increase in safety risk to pedestrians or drivers as a result of access and parking configuration and will not negatively impact current traffic conditions.
- Crime & safety concerns:
  - Like the rest of the community, most tenants are good neighbours and law-abiding people
  - The Department of Community & Justice has a dedicated 24-hour hotline, 1800 422 322, where local residents can report any tenancy related matters.

### What is happening now?

We have recently completed a detailed design for the proposed development. We invite your feedback, which our design and planning team will consider as part of the project's assessment. Where possible, we will incorporate your feedback in the design.

Please find enclosed:

- an artist's impression of the proposed development to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

### How you can submit your feedback

After reading through the information, you can submit your feedback by contacting the Community Engagement Team via email: **CommunityEngagement@homes.nsw.gov.au** or phone: 1800 738 718 (voicemail).

All feedback should be received **by 28 March 2025** so we have enough time to consider it. You will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,



Jennifer Bastin

Senior Community Engagement Officer  
Homes NSW

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To find out more or visit our website at **[www.nsw.gov.au/homes-nsw](http://www.nsw.gov.au/homes-nsw)** scan the QR code.

**Contact:** B Perera  
**Reference:** DOC25/76004

**Yogita Rijal Malla**  
**Yogita.rijalmalla@homes.nsw.gov.au**

31 March 2025

Dear Yogita

**RE: Notice of proposed residential flat building at 310 – 314 Swan Street & 984-988 Corella Street, North Albury.**

Thank you for the opportunity to provide advice on the proposed residential flat building at 310 – 314 Swan Street & 984-988 Corella Street, North Albury.

The proposal includes the demolition of existing dwellings and the construction of a 3-storey residential flat building comprising 27 dwellings, (17 x 1 bed and 10 x 2 bed units), parking for 19 vehicles, vegetation removal, landscaping, and fencing.

AlburyCity Council supports the increased supply of modern, well-designed, sustainable social housing to address the significant shortage of affordable housing in the Albury Local Government Area (LGA).

Council acknowledges that the proposal is 'development without consent' under the *State Environmental Planning Policy (Housing) 2021* and provide the following advice for consideration, which reflects Council's expectations for residential developments.

**Access and Parking**

Although the number of car spaces complies with the Housing SEPP 2021, the Albury Development Control Plan 2010 requires 1 space per unit, reflecting a higher demand for car parking in the Albury LGA. Based on this provision, there is a shortfall of 8 spaces. This could increase demand for on-street parking at Swan and Corella Streets which may adversely impact traffic conditions especially during peak periods.

Please note future residents will not be eligible for on-street parking permits.

Any shortfall of parking should be compensated by greater active transport facilities to reduce the impact on local traffic conditions. This could be met by providing:

- Secured bicycle storage facilities for each unit at ground level.
- Clear signage for parking areas, bicycle parking and pedestrian access points.
- Ride-share pickup/drop-off zones and one motorcycle parking space.
- Footpaths to Swan and Corella Streets.

### **Overlooking and Building separation**

Due to the height, scale and design of the proposed development, overlooking should be carefully addressed.

The balustrades on the north and northeast elevations could be recessed from the edge of the balcony to reduce direct views into lower levels and neighbouring rear yards.

The separation of building Block A' and 'Block B' warrants a more considered design response to overcome internal overlooking and privacy issues. Council's preference is for planters or screens to upper-level balustrades and masonry planters on the north and east elevations, instead of glazing.

### **Crime Prevention Through Environmental Design**

The proposed development should provide safety and security to the occupants and the community, and this can be addressed by installing adequate lighting to cover all entry and exit points including parking areas.

Council's preference is for durable, easy to clean perforated metal material for the balustrades facing Swan and Corella Streets.

### **Waste Management**

AlburyCity requires all residential developments to include facilities that separate waste into a minimum of three streams: landfill, recycling, and food and garden organics.

In higher density residential dwellings, this separation can be achieved through a three-chute waste system, a purpose-built waste storage room on each level, or a common disposal point for residents located in the basement/ground level. The capacity of waste storage areas should be determined based on average waste generation rates per dwelling, with a weekly collection for organics and a fortnightly collection for landfill and recycling. The bins used should be either 240L, 360L, or 1.1m skips, which need to be brought to the kerbside for collection.

An adequate waste receptacle area should be provided on-site to store all waste awaiting disposal. This area must be enclosed, screened on all sides, and constructed with impervious coated/treated walls, flooring, and ceiling surfaces. The floor of this area should be smooth, graded, and drained to a floor waste connected to the sewer. Additionally, the waste receptacle area must be equipped with a suitably located tap and hose, with the hose cock protected from the waste bins.

#### **Tree replacement and Tree protection**

The trees on the site are weed species or in poor health and structure. The Grevilla Robusta, Silky Oak (Tree ID 34, Arborist Report), has a poor pruning history that has compromised the tree's structural integrity. It is recommended that this tree be removed and replaced with a suitable deciduous tree, that will provide shade and amenity to the street, such as the Chinese Elm 'Burnley Select' or Nyssa Sylvatica 'Tupelo' or similar species. The tree must be an advanced container size 45L or larger.

Additionally, prior to any work commencing, tree protection zone fencing should be installed around the five street trees on Swan and Corella Streets. The development must be carried out in accordance with the arborist report from Wade Ryan Consulting Pty Ltd, dated 24/02/2025, and in compliance with *Australian Standard AS4970-2009 Tree Protection on Development Sites*.

#### **Mechanical plant**

The acoustic report prepared by Harwood Acoustics (dated 24/02/2025), does not specify the location of plant and equipment, including air conditioning units. It is essential that any external building plant is positioned away from residential dwellings, and the associated equipment must be acoustically treated or housed in soundproof enclosures to minimise noise. We support the recommendations in Section 7 of the acoustic report.

## Water and wastewater utilities

The protection of Council's water and wastewater assets is critical and would require the following:

- A single service connection (1 sewer point and 1 water connection per site to DN100 water main) is permitted into AlburyCity's reticulation system. Existing additional water and sewer connection points must be disconnected and capped off.
- Any necessary upgrades to the existing reticulation system is at the developer's expense.
- Any development near the existing sewer main and implied easement and the stormwater main and easement located within property boundary must comply with *Building near AlburyCity's Water and Wastewater Assets Guideline*. Existing stormwater easement on 314 Swan Street shall not be constructed over or any levels altered within the easement due to conveying overland stormwater flows.
- A water and sewer servicing strategy is required and must include water demand and sewer loading calculations so that a network capacity assessment can be undertaken.
- Each proposed unit/tenancy within the site, must be individually metered from a manifold which conforms with AlburyCity's Water Meter Installation Guidelines and provides a gap of 300mm between each meter. Meters must be accessible to Council at all times for the purpose of meter reading, repair and replacement activities.
- Please note that air conditioning condensate should never be discharged into stormwater drains due to potential contamination risks. In accordance with NSW Fair Trading, all plumbing work, including condensate drainage, must comply with relevant Australian Standards, such as AS/NZS 3500.2 for sanitary plumbing and drainage. This standard outlines the proper materials, pipe sizes, installation techniques, and other requirements for plumbing systems

## Building management plan

A building management plan should be prepared outlining the procedures for the effective management and maintenance of the property.

## Additional consents

Please note, approval is required for the construction of a footpath. This proposal would require footpaths to be constructed along the frontages to Swan and Corella Streets at a minimum width of 1.5 metres and upgraded perambulator ramps, where required.



Thank you for the opportunity to comment on this proposal and we look forward to discussing revisions to the plans. In the meantime, if you have any queries about the matters raised, please contact Buddhika Perera, Senior Planner, at [buddhika.perera@alburycity.nsw.gov.au](mailto:buddhika.perera@alburycity.nsw.gov.au) or 02 6023 8111.

Regards,



David Christy  
**Service Leader, City Development**

**From:** John Pickersgill  
**Sent:** Friday, 9 May 2025 11:14 AM  
**To:** Eddie Rahme  
**Cc:** John Vujic  
**Subject:** FW: AlburyCity response to potential social housing RFB at 310-314 Swan St/ 984-992 Corella Street, North Albury

Eddie,

Please find below the latest correspondence from Albury Council

Regards

**John Pickersgill**  
Senior Architect

Architecture  
Interiors  
Urban Design

W [www.brewstermurray.com.au](http://www.brewstermurray.com.au)

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**From:** Chris Murphy  
**Sent:** Friday, 9 May 2025 11:04 AM  
**To:** Anthony Geck  
**Cc:** Brad Willis ; Ralph Camilet ; John Pickersgill  
Ryan Hastie Charles Fransen  
**Subject:** RE: AlburyCity response to potential social housing RFB at 310-314 Swan St/ 984-992 Corella Street, North Albury

Hi Anthony,

Thanks for your patience, and apologies for the delay — we had some unexpected leave within the team.

We've now completed a preliminary capacity assessment of the existing network based on the proposed addition of 27 units. At this stage, the assessment indicates that **no upgrades to the existing water or sewer infrastructure are likely** to be required. Please note this advice is based on currently available information and should be considered indicative only. A final assessment will be completed once detailed design and further site-specific data are provided.

I'd also like to offer some additional water and sewer advice for this type of development:

- Only one sewer point and one water connection point will be allowed into AlburyCity's reticulation system.
- Each proposed apartment within the site, must be individually metered from a manifold which conforms with AlburyCity's Water Meter Installation Guidelines and provides a gap of 300mm between each meter.
- AlburyCity (Water Metering Services) must be issued with it's our own set of Fobs, Keys and/or access codes, to access and/or read any of the complex's water meters at any time.
- A physical, registered air gap will be required upstream of all firefighting, pump arrangements. No in-line booster pumps shall be permitted.

Regards,

**Chris Murphy**  
Senior Engineer Strategy Development

Albury NSW 2640