



ACTIVITY DETERMINATION

Determined by the Minister administering the Housing Act 2001

Project No. BH2CY

Conflict of Interest¹

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Head of Housing Portfolio, Homes NSW.
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Head of Housing Portfolio, Homes NSW as soon as I become aware of a possible conflict of interest.


Signed.....
Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

Dated...30 June 2025.....

Having regard to the Determination Recommendation Report, the Statement of Compliance and the Review of Environmental Factors for this project addressing matters under Part 5 of the *Environmental Planning and Assessment Act 1979*, I, as a delegate of the Minister administering the *Housing Act 2001*, determine that the activity proceed as described below and subject to the Identified Requirements set out in **Schedule 1**.

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

310-314 & 984-988

Street or property name

Swan Street & Corella Street

Suburb, town or locality

North Albury

Postcode

2640

Local Government Area(s)

Albury

Real property description (Lot and DP)

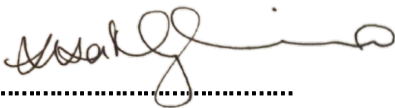
Lots 90, 91, 92 & 93 in DP 36535

1. Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "close relative of a person" as defined in section 49(6) of the Property and Stock Agents Act 2002.

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of existing dwellings and structures, removal of trees, and construction of a 3-storey residential flat building comprising 17 x 1-bedroom and 10 x 2-bedroom units, with associated landscaping and fencing, surface parking for 19 vehicles, and consolidation into a single lot.

Signed.....

Dated...30 June 2025.....

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW
As a delegate of the Minister administering the Housing Act 2001

SCHEDULE 1

IDENTIFIED REQUIREMENTS

PART A – Standard Identified Requirements

THE DEVELOPMENT

The following Identified Requirements are to ensure that the residential activity is carried out in accordance with the plans / documents and any amendments arising from the Review of Environmental Factors under Part 5 of the Environmental Planning & Assessment Act 1979, Section 171 of the Environmental Planning and Assessment Regulation 2021 and the requirements of State Environmental Planning Policy (Housing) 2021.

1. The development shall be carried out substantially in accordance with the following plans / documents as modified below and by any of the undermentioned identified requirements:

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Architectural Plans				
Cover page	DA00	E	7/02/2025	Brewster Murray Pty Ltd
Block Analysis Plan	DA01	D	7/02/2025	Brewster Murray Pty Ltd
Site Analysis	DA02	D	7/02/2025	Brewster Murray Pty Ltd
Demolition Plan	DA03	D	7/02/2025	Brewster Murray Pty Ltd
Site Plan	DA04	D	7/02/2025	Brewster Murray Pty Ltd
Ground Floor Plan	DA05	F	7/02/2025	Brewster Murray Pty Ltd
First Floor Plan	DA06	F	7/02/2025	Brewster Murray Pty Ltd
Second Floor Plan	DA07	F	7/02/2025	Brewster Murray Pty Ltd

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Roof Plan	DA08	F	7/02/2025	Brewster Murray Pty Ltd
Elevations 1	DA09	F	7/02/2025	Brewster Murray Pty Ltd
Elevations 2	DA10	F	7/02/2025	Brewster Murray Pty Ltd
Sections	DA11	D	7/02/2025	Brewster Murray Pty Ltd
Cut & Fill Plan	DA12	C	7/02/2025	Brewster Murray Pty Ltd
Shadow Diagrams	DA13	C	7/02/2025	Brewster Murray Pty Ltd
View from Sun Diagrams	DA14	E	7/02/2025	Brewster Murray Pty Ltd
Materials & Finishes	DA15	C	7/02/2025	Brewster Murray Pty Ltd
GFA Plans	DA16	C	7/02/2025	Brewster Murray Pty Ltd
COS, Landscape & Deep Soil Diagrams	DA17	B	7/02/2025	Brewster Murray Pty Ltd
3D Views	DA18	D	7/02/2025	Brewster Murray Pty Ltd
Public Domain Works Plan	DA19	A	7/02/2025	Brewster Murray Pty Ltd
Landscape Plans				
Landscape Plan West	Sheet 1 of 3	E	20/02/2025	Greenland Design Pty Ltd
Landscape Plan East	Sheet 2 of 3	E	20/02/2025	Greenland Design Pty Ltd
Landscape Details and Specification	Sheet 3 of 3	E	20/02/2025	Greenland Design Pty Ltd
Civil Plans				
Cover Sheet	C01	1	7/02/2025	Greenview Consulting Pty Ltd
Ground Floor Drainage Plan	C02	2	7/02/2025	Greenview Consulting Pty Ltd
Site Stormwater Details	C03	1	7/02/2025	Greenview Consulting Pty Ltd
Notes & Legends	ESM1	1	7/02/2025	Greenview Consulting Pty Ltd
Environmental Site Management Plan	ESM2	1	7/02/2025	Greenview Consulting Pty Ltd
Survey Plans				
Detail & Contour Survey	Sheet 1 of 5		18/10/2023	TSS Total Surveying Solutions
Detail & Contour Survey	Sheet 2 of 5		18/10/2023	TSS Total Surveying Solutions
Detail & Contour Survey	Sheet 3 of 5		18/10/2023	TSS Total Surveying Solutions
Detail & Contour Survey	Sheet 4 of 5		18/10/2023	TSS Total Surveying Solutions
Elevations	Sheet 5 of 5		18/10/2023	TSS Total Surveying Solutions
Notification Plans				
Notification Cover Sheet	N00	A	7/02/2025	Brewster Murray Pty Ltd
Notification Site and Landscape Plan	N01	A	7/02/2025	Brewster Murray Pty Ltd
Notification Elevation and Development Data	N02	A	7/02/2025	Brewster Murray Pty Ltd

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]:	Prepared by:
Notification Elevations 1	N03	A	7/02/2025	Brewster Murray Pty Ltd
Notification Elevations 2	N04	A	7/02/2025	Brewster Murray Pty Ltd
Notification Finishes Schedule	N05	A	7/02/2025	Brewster Murray Pty Ltd
Notification Shadow Diagram	N06	A	29/08/2024	Brewster Murray Pty Ltd
Specialist Reports				
Arboricultural Impact Assessment Report	-	4	24/02/2025	Wade Ryan - Tree Consultancy
BASIX Certificate	1782658M_02	4.03	20/02/2025	Greenview Consulting Pty Ltd
NatHERS Certificates	-	-	7/02/2025	Greenview Consulting Pty Ltd
NatHERS Thermal Performance Specification	-	-	7/02/2025	Greenview Consulting Pty Ltd
BCA Assessment Report	-	C	7/02/2025	Code Conduit Building Code Consultants
Acoustic Report	2502002T-R	-	24/02/2025	Hardwood Acoustics
Geotechnical Investigation Assessment	23/3457	-	October 2023	STS Geotechnics Pty Ltd
Traffic Impact Assessment Report	24223	3	13/02/2025	Genesis Traffic
Waste Management Plan	-	1	7/02/2025	Brewster Murray Pty Ltd
Access Report	223241	-	7/02/2025	Accessible Building Solutions
Hydrant Coverage Plan	SK01, SK02, SK03	1	09/09/2025	Greenview Consulting Pty Ltd
Stormwater Design Statement			13/05/2025	Greenview Consulting Pty Ltd

2. All building work is to be undertaken in accordance with the National Construction Code and referenced Australian Standards.
3. All commitments listed in the BASIX certificate and stamped plans shall be implemented.
4. All construction documentation and building work is to be certified in accordance with Section 6.28 of the Environmental Planning and Assessment Act 1979.
5. The land the subject of this determination shall be consolidated into a single lot. The plan of consolidation shall be lodged at the NSW Land Registry Services and shall be registered prior to the occupation of the development. A copy of the registered plan shall be provided to the Minister administering the *Housing Act 2001*.

OPERATIONAL MATTERS

The following Identified Requirements relate to the use of the site and are to ensure that the activity and its operation do not interfere with the amenity of the surrounding area.

Stormwater Run-off

6. Stormwater shall be collected within the site and conveyed in a pipeline to the appropriate gutter or drain under the control of Albury City Council substantially in accordance with the approved concept stormwater drainage plans.
7. Alterations to the natural surface contours or surface absorption characteristics of the site shall not impede, increase or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.
8. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.
9. To prevent water from entering buildings, surface waters shall be collected and diverted clear of the buildings by a sub-surface / surface drainage system.

Vehicular Access and Parking

10. A concrete vehicular crossing and layback shall be provided at the entrances / exits to the property. The crossings and layback shall be constructed in accordance with Albury City Council's standard requirements for residential crossings. Council shall be provided with plans for the crossing and layback together with the payment of any council inspection fees.
11. Particular care shall be taken in the location of vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the layback / driveway shall be borne by the Minister administering the *Housing Act 2001*. Obsolete gutter laybacks shall be constructed as kerb in accordance with Albury City Council's standards.

Note:

It is recommended that discussion be held with the relevant authorities before construction works commence.

12. Car parking spaces and driveways shall be constructed of concrete or other approved hard surfaced materials. The spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of at three (3) of these spaces must comply with AS 2890.6 and the design of the remaining spaces must comply with AS 2890.1.

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works shall be maintained during the entire period of the works until all the disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

14. An appropriately qualified person shall design retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

15. All buildings shall be sited well clear of any easements affecting the site. The builder shall ascertain if any easements do exist and, if they do, obtain full details of such prior to construction commencing.

Smoke Detection System(s)

16. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E2.2a of the Building Code of Australia. Detectors and alarms shall comply with AS 3786 and AS 1670 and must:
 - i. be connected to a permanent 240V power supply; and
 - ii. be provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.

Site Soil Contamination

17. If the site is identified as being potentially affected by soil contamination, it shall be inspected by a suitably qualified person to identify any contaminated or hazardous material present. A proposal for remediation shall be prepared, which may include preparation of a Remedial Action Plan, and remediation shall be carried out in accordance with the proposal. A Validation Report, prepared in accordance with Environment Protection Authority requirements, shall be obtained from a qualified expert on completion of the remediation work to verify that the site is suitable for the intended residential use. A copy of the Validation Report shall be provided to the Minister administering the *Housing Act 2001* on completion of the remediation works.

Landscaping

18. Landscaping shall be carried out substantially in accordance with the approved landscape plans and maintained for a period of 12 months by the building contractor. Albury City Council shall be consulted in relation to the planting of any street trees. Refer also to Identified Requirement 79.
19. All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to the Minister administering the *Housing Act 2001*.

Tree Removal

20. Removal of trees within the boundaries of the site, including Tree 34, is to be carried out in accordance with the Arboricultural Impact Assessment prepared by Wade Ryan - Tree Consultancy (dated 24 February 2025), and no other trees shall be removed without further approval(s).

Fencing

21. All front fencing and gates shall be constructed wholly within the boundaries of the site. Any gates associated with the fencing shall swing inwards towards the site.

Provision of Letterbox Facilities

22. Suitable letterbox facilities are to be provided in accordance with Australia Post specifications.

Public Liability Insurance

23. A valid public liability insurance policy of at least \$10M shall be maintained throughout the demolition / construction works by the contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following Identified Requirements are to be complied with prior to any work commencing on the site, including demolition.

Disconnection of Services

24. All services that are required to be disconnected shall be appropriately disconnected and made safe prior to commencement of the demolition / construction works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.
25. All existing services within the boundary to remain live shall be identified, pegged and made safe.

Demolition

26. The builder shall notify the occupants of premises on either side, opposite and at the rear of the site a minimum of five (5) working days prior to demolition. Such notification shall be clearly written on an A4 size paper giving the date demolition will commence and be placed in the letterbox of every premise (including every unit in a multi-unit residential building or mixed use building). The demolition shall not commence prior to the date that is stated in the notice letter.
27. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the Minister administering the *Housing Act 2001*. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
28. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note:

Any buildings constructed before 1987 is assumed to contain asbestos.

Utilities Service Provider Notification

29. The demolition / construction plans shall be submitted to the appropriate water utility's office (e.g. local council) to determine whether or not the development will affect the utility's sewer and water mains, stormwater drains and any easements.

Note:

If the development complies with water utility's requirements, the plans will be stamped indicating that no further requirements are necessary.

Council Notification

30. Albury City Council shall be advised in writing, of the date it is intended to commence work, including demolition. A minimum period of **five (5)** working days notification shall be given.

Site Safety

31. A sign shall be erected in a prominent position on any site on which demolition or building work is being carried out:
- (a) showing the name, address and telephone number of the responsible officer for the Minister administering the *Housing Act 2001* for the work, and
 - (b) showing the name of the principal contractor (if any) and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign shall be maintained while the work is being carried out but shall be removed when the work has been completed.

Note:

This requirement does not apply in relation to building work that is carried out inside an existing building that does not affect the external walls of the building.

32. A minimum 1.8m high security fence or Class A / Class B (overhead) hoarding must be erected between the work site and any public place prior to demolition / construction. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when demolition / construction work is not in progress, or the site is otherwise unoccupied.

Note:

Approval from the relevant roads authority will be required under Section 138 of the Roads Act 1993 where a Class A or B hoarding encroaches onto the footpath of / or a public thoroughfare within a classified road.

33. No building or demolition materials are to be stored on the footpath or roadway.

Site Facilities

34. The following facilities shall be installed on the site:
- (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet provided shall be a standard flushing toilet and shall be connected to a public sewer or if connection to a public sewer is not practicable, to an accredited sewerage management facility provided by

Albury City Council or if this is not practicable to some other council approved management facility.

- (b) Adequate refuse disposal methods and builders' storage facilities. Builders' wastes, materials or sheds shall not to be placed on any property other than that which this approval relates to.

- 35. Access to the site shall only be provided via an all-weather driveway on the property and is not to be provided from any other site.

Protection of Trees

- 36. Trees and other vegetation that are shown to be retained, shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the Arboricultural Impact Assessment prepared by Wade Ryan - Tree Consultancy (dated 24 February 2025).

Tree protection zone fencing must be installed around the six street trees on Swan and Corella Streets prior to any work commencing on the site.

Waste Management

- 37. A final Waste Management Plan shall be prepared and submitted to the Minister administering the *Housing Act 2001* by the building contractor prior to the commencement of demolition / construction. The plan shall detail the amount of waste material and the destination of all materials, recyclable and non-recyclable.

PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON SITE

The following Identified Requirements are to be complied with prior to any construction works occurring on the site, excluding demolition.

Service Authority Clearances

- 38. A compliance certificate, or other evidence, shall be obtained from the relevant water provider, confirming service availability prior to work commencing.

Note:

Payment of water and/or sewer service charges and/or a notice of requirements for works to be carried out during construction / prior to occupation may be applicable prior to issue of the compliance certificate.

- 39. A written clearance from an electricity supply authority stating that electrical services are available to the site, or that arrangements have been entered into for the provision of services to the site, shall be obtained prior to work commencing.
- 40. A certificate from an approved telecommunications carrier certifying that satisfactory arrangements have been made for the provision of underground telephone services, to the site and to each dwelling, shall be obtained prior to work commencing.
- 41. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier to certify that satisfactory arrangements have been made to ensure the provision of underground gas services to each dwelling in the development shall be obtained prior to work commencing.

Stormwater Disposal

42. Detailed stormwater drainage plans, substantially in accordance with the approved concept stormwater drainage plans, shall be prepared and submitted to the Minister administering the *Housing Act 2001*. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (e.g. the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/or Albury City Council's drainage code.

DURING DEMOLITION AND CONSTRUCTION WORKS

The following Identified Requirements are to be complied with whilst demolition and construction works are occurring on the site.

Landfill

43. Where site filling is necessary, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Lab.
44. Land fill materials must satisfy the following requirements:
 - i. be Virgin Excavated Natural Matter (VENM);
 - ii. be free of slag, hazardous, contaminated, putrescible, toxic or radio-active matter; and
 - iii. be free of industrial waste and building debris.

Heritage

45. Historic and indigenous archaeological sites and relics are protected under the *Heritage Act 1977* and *National Parks and Wildlife Act 1974*, respectively. Should any relics be uncovered during the course of the approved works, work must cease immediately in the affected area. Subsequently, in cases where historical items have been uncovered, the NSW Department of Climate Change, Energy, the Environment and Water must be contacted.
46. All workers / contractors on the site shall be informed of their obligations, under the *Heritage Act* and *National Parks and Wildlife Act 1974*, that it is illegal to disturb, damage or destroy a relic without the prior approval of the NSW Department of Climate Change, Energy, the Environment and Water.

Demolition

47. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.
48. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.
49. Where materials containing asbestos are to be removed, demolition shall be carried out by a licensed contractor(s) who have current SafeWork NSW accreditation in asbestos removal.
50. Removal of asbestos-based thermal or acoustic insulation, such as sprayed asbestos and asbestos-based lagging, including friable asbestos boards, shall be carried out in

accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].

51. Hazardous or intractable wastes, including all asbestos laden waste, arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW.
52. Documentary evidence, in the form of tip receipts from an approved Waste Management Facility, shall be obtained by the demolition contractor and submitted to the Minister administering the *Housing Act 2001* demonstrating the appropriate disposal of the asbestos waste.
53. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
54. During demolition, the public footpath and the public road shall not be obstructed by any vehicles. The public road and footpath shall be swept (not hosed) clean of any material, including clay, soil and sand.
55. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footpaths. The footpath shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

Survey Reports

56. Survey reports shall be submitted by the building contractor to the Minister administering the *Housing Act 2001* prior to the placement of the footings / slab and on completion of the dwellings to verify the correct position of the structures in relation to the allotment boundaries.

Hours of Demolition / Construction / Civil Work

57. Demolition / construction / civil work shall only occur on the site between the hours of 7am to 5pm Monday to Saturday with no work permitted on Sundays or public holidays.

Excavation and Backfilling

58. All excavations and backfilling associated with the demolition or erection of building(s) shall be executed safely and in accordance with appropriate professional standards. All such work shall be guarded and protected to prevent it from being dangerous to life or property.

Pollution Control

59. Any noise generated during the construction of the development shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the former Department of Environment and Climate Change.
60. No fires shall be lit or waste materials burnt on the site.
61. No washing of concrete forms or trucks shall occur on the site.

62. Any contamination / spills on the site during construction works shall be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.
63. Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.
64. All vehicles transporting loose materials and travelling on public roads shall be secured (ie closed tail gate and covered) to minimise dust generation.
65. Non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in accordance with details set out in the final Waste Management Plan.

Impact of Construction Works

66. The Minister administering the *Housing Act 2001* shall bear the cost of any necessary adjustments to utility mains and services.

Termite Protection

67. To protect buildings from subterranean termite, termite barriers installed in accordance with AS 3660.1, shall be placed on the underside and in penetrations of the concrete slab floor.

In addition, a durable notice must be permanently fixed inside the meter box indicating:

- (a) the method of protection.
- (b) the date of installation of the system.
- (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
- (d) the need to maintain and inspect the system on a regular basis.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following Identified Requirements are to be complied with prior to the occupation of the development.

General

68. The use or occupation of the development shall not commence until all the Identified Requirements of this determination have been complied with.

Council Infrastructure Damage

69. The cost of repairing any damage caused to Albury City Council's assets in the vicinity of the site as a result of demolition / construction works shall be met in full by the building contractor.

Stormwater Drainage

70. Prior to occupation, a Work As Executed Plan shall be prepared by the building contractor clearly showing all aspects of the constructed stormwater drainage

system, including any on-site detention system. The plan shall demonstrate general compliance with the approved concept stormwater drainage plan(s) and shall include:

- sufficient levels and dimensions to verify the constructed storage volumes; and
- location and surface levels of all pits; and
- invert levels of the internal drainage lines, orifice plates fitted and levels within the outlet control pits; and
- finished floor levels of all structures; and
- verification that any required trash screens have been installed; and
- locations and levels of any overland flow paths; and
- verification that any drainage lines are located wholly within easements, where applicable.

The Work-As-Executed Plan information shall be shown on the final civil works drawings.

A positive covenant and restriction-as-to-user shall be placed over the onsite detention system in accordance with Albury City Council's on-site detention policy to ensure that the system will be adequately maintained. The positive covenant and restriction-as-to-user shall be registered at NSW Land Registry Services prior to occupation. A copy of the registered restriction-as-to-user shall be provided to the Minister administering the *Housing Act 2001* and Albury City Council.

PART B – Additional Identified Requirements

71. Air Conditioning

Design and Installation

Air conditioning units are to be installed to each unit and must be designed, specified and installed to ensure that they comply with the requirements of the *Protection of the Environment Operations (Noise Control) Regulations 2017* and must not emit a noise that exceeds 5dB(A) above the ambient background noise level measured at any property boundary. Acoustic treatment may be required to ensure this is achieved.

Certification, from an appropriately qualified acoustic consultant, shall be provided at construction documentation stage that the air conditioning units can comply with this requirement.

Further certification, from an appropriately qualified acoustic consultant, shall be provided prior to occupation that the installed air conditioning units comply with this requirement.

On-Going

The use of any air-conditioning unit must comply with the requirements of the *Protection of the Environment Operations (Noise Control) Regulations 2017* and must not:

- (a) emit a noise that is audible within a habitable room in any adjoining residence (regardless of whether any door or window to that room is open):
 - (i) before 8am and after 10pm on any Saturday, Sunday or Public Holiday; or
 - (ii) before 7am or after 10pm on any other day.
- (b) emit a noise that exceeds 5dB(A) above the ambient background noise level
- (c) measured at any property boundary.

72. Solar (Photovoltaic Electricity Generating) Energy System

Where a solar energy system is proposed it must satisfy the following requirements:

- (a) the system is installed in accordance with the manufacturer's specifications or by a person who is accredited by the Clean Energy Council for the installation of photovoltaic electricity generating systems, and
- (b) the solar energy system must not reduce the structural integrity of any building to which the system is attached, and
- (c) the system must not involve mirrors or lenses to reflect or concentrate sunlight, and
- (d) the system must not protrude more than 0.3m from the wall or roof (as measured from the point of attachment), and
- (e) the system is installed no less than 3m from any adjoining property boundary.

Certification from an appropriately person shall be provided at construction documentation stage that the solar energy system/s are capable of complying with this requirement.

Further certification, from an appropriately qualified person shall be provided prior to occupation that the installed solar energy system/s comply with this requirement.

Site Specific Requirements

- 73.** The glazed balcony balustrades must be provided with obscure glazing to prevent any through viewing.

Requirements Resulting from Council Comments

- 74.** Two bicycle storage areas, each providing for a minimum of 2 visitor bicycles must be provided in an appropriate location, adjacent to and accessible from the entry path in front of each building within the Swan Street front setback.
- 75.** Clear signage must be provided for parking areas (including disabled parking spaces) bicycle parking and pedestrian access points.
- 76.** A new footpath must be provided on Corella Street for the length of the subject site. The footpath must be constructed by the Minister administering the *Housing Act 2001*, in accordance with relevant Council standards.
- 77.** Adequate lighting must be installed to cover all entry and exit points including parking areas.
- 78.** Each of the proposed waste enclosures within the Swan Street setback must be provided with a roof having a maximum height of 2.4m and be designed to ensure its visual appearance is in keeping with the building. The waste enclosures shall be constructed with impervious coated/treated walls, flooring, and ceiling surfaces. The floor of waste enclosures should be smooth, graded, and drained to a floor waste connected to the sewer. The waste enclosures must be equipped with a suitably located tap and hose, with the hose cock protected from the waste bins.
- 79.** Tree 34 must be removed and replaced with a new tree, being a *Nyssa Sylvatica* 'Tupelo', generally in the same location. The tree must be provided with an advanced container size of 45L and larger.

- 80. A single service connection (1 sewer point and 1 water connection per site to DN100 water main) should be connected into Albury City Council's reticulation system.
- 81. Existing sewer and water connections no longer used must be capped at the boundary.
- 82. Any necessary upgrades to the existing reticulation system must be at the expense of the Minister administering the *Housing Act 2001*.
- 83. A master water meter that records the total water usage for all dwellings shall be provided within the site in a safe and accessible location to allow for Council to read the meter, in accordance with the requirements of Albury City Council. 27 individual meters for each dwelling may be privately read and located adjacent to the master meter.
- 84. Tundishes and discharge pipes from the air conditioning units must be connected to the sewer. All plumbing work must comply with the AS/NZS 3500.2 for sanitary plumbing and drainage, in accordance with NSW Fair Trading.

ADVISORY NOTES

- i. Approval of this development activity does not imply or infer compliance with Section 23 of the *Disability Discrimination Act 1992*. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.
- ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at www.1100.com.au or by dialling 1100.

C:\Users\J.Pickering\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV\G:\pickering\JGD\G:\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 (with HERS 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	Colour	Comments
Plasterboard (Timber studs)	None		Internally made units (Throughout)
Concrete panel + Plasterboard	None		Party walls between units
Concrete panel + Plasterboard	None		Shared walls within lobby/stair/corridor
Floors			
Floor Type	Insulation	Colour	Comments
Concrete slab on ground	None		Ground floor
Concrete	None		All units with adjoining unit below
Ceilings			
Ceiling Type	Insulation	Colour	Comments
Plasterboard (Timber frame)	None		Unit above
Plasterboard (Timber frame)	R2.5		Roof/terrace above
Residential tenancy development has not been included in this document. A caveat without benefit has been included in every kitchen, bedroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foil-faced blanket	Light - SA < 0.475 Dark - SA > 0.75	Throughout (downward facing cavity)
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (Throughout)	4.0	0.50	e.g. Single glazed (low-e clear) Aluminium frame
Fixed (Throughout)	1.8	0.50	e.g. Single glazed (low-e clear) Aluminium frame
U and SHGC values are based on the AS/NZS 4560:2000 Method B. Glazing systems to the installed must have an impact of better 12 u-value and a SHGC value < 0.50 (if the above specified values).			
Skylights			
Skylight Type	Frame Type	Comments	
Fixed	None	None	
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	2807.7m²				
NO. EXISTING LOTS	4				
PROPOSED GFA*	GROUND	664.00m²			
(1825m² AVAILABLE)	FIRST	662.24m²			
	SECOND	494.34m²			
	TOTAL	1820.58m²			
TOTAL DWELLINGS	27 UNITS = 17 x 1 BED + 10 x 2 BED (63% / 37%)				
UNIT NO.	TYPE	NO. BEDROOMS	AREA (m²)	P.O.S. (m²)	STORAGE (m³)
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

	CONTROL	REQUIREMENT		PROPOSED
BUILDING HEIGHT	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	6.0m
		SECONDARY	50% OF PRIMARY SETBACK	3.0m
		SIDES	NOT ADOPTED	-
		REAR	NOT ADOPTED	-
	ADG	HABITABLE WINDOW	6m	6.0m
		NON - HABITABLE WINDOW	3m	6.0m
		HABITABLE TO HABITABLE / BALCONY	12m	13.1m
		HABITABLE TO NON-HABITABLE	9m	13.1m
BUILDING SEPARATION	ADG	NON-HABITABLE TO NON-HABITABLE	6m	10.2m
COMMUNAL AREAS & OPEN SPACE	ADG	25% OF SITE AREA, 3m MINIMUM DIMENSION = 702m² 50% OF C.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



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

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	
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



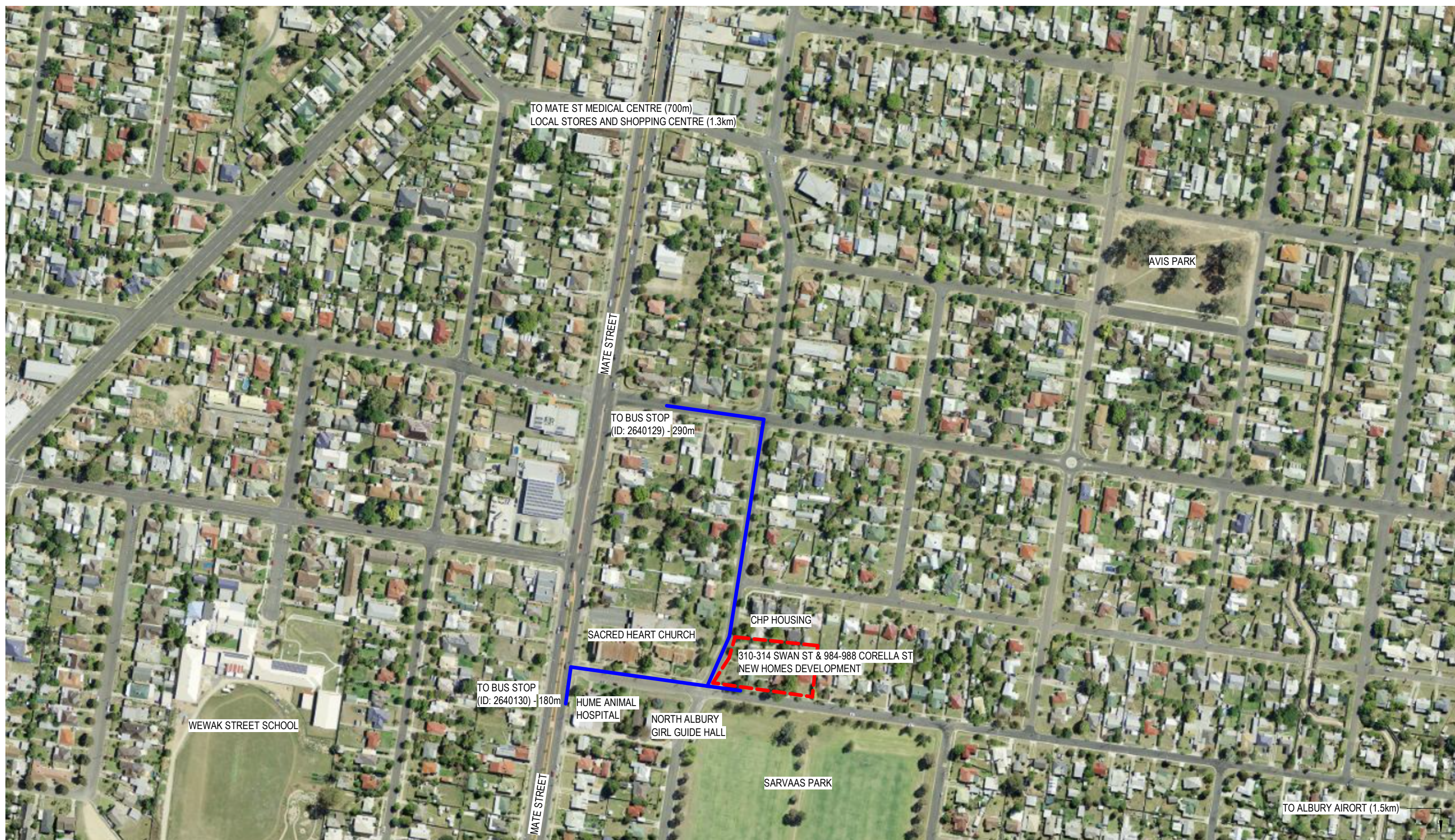
PROJECT
310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW

Lots 90, 91, 92, 93 in DP 36535



TITLE
COVER SHEET

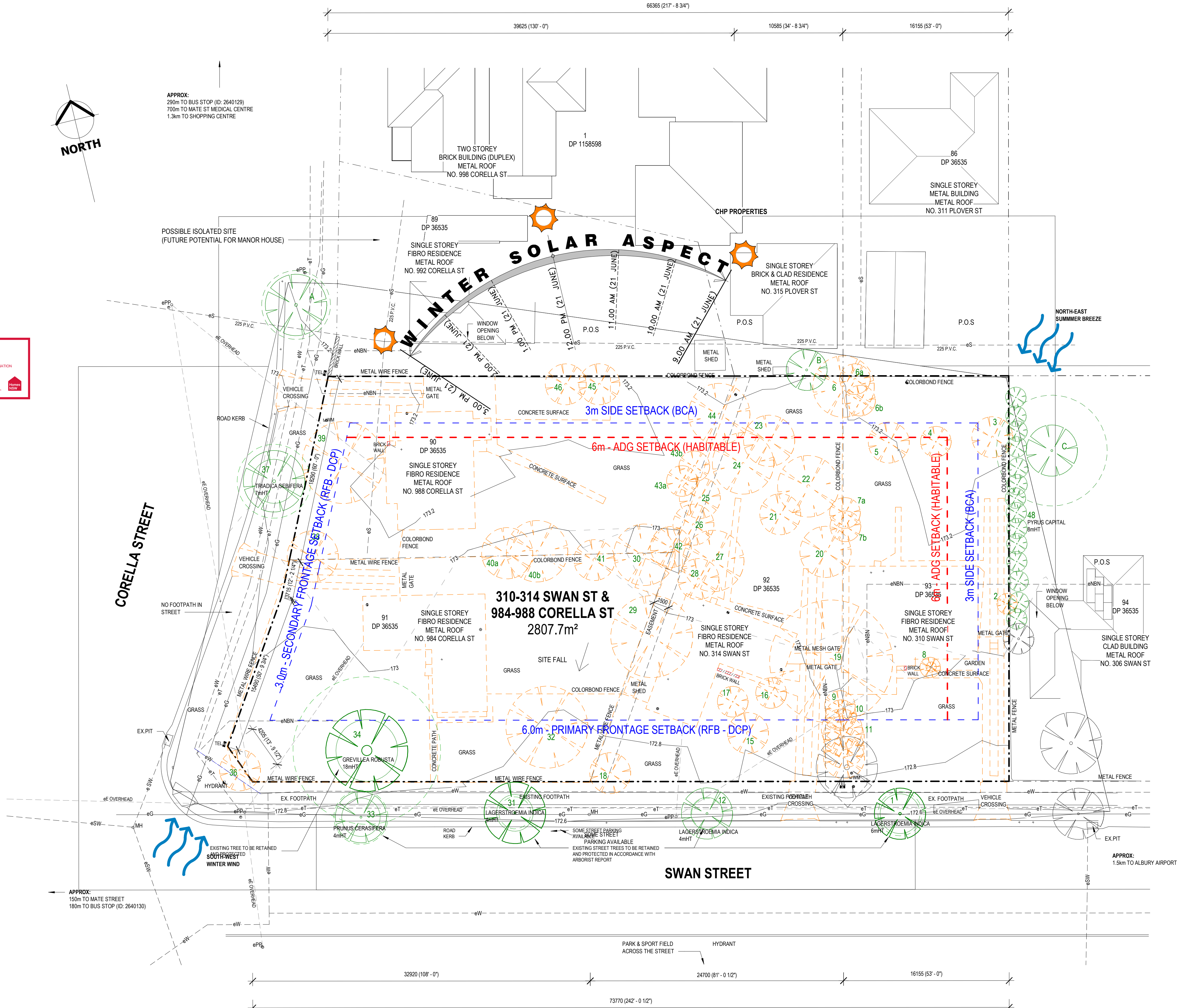
FILE	PLOTTED
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STATUS	PART 5			
DATE	07-02-25	SCALE	NITS	PROJ MB
STAGE	PART 5	SHEET SIZE	A1	DESIGNER AG
TYPE	SHEET	DA00		REV E



AERIAL PHOTO SOURCE: SIX MAPS

 <div>LOCKED BAG 5022 PARRAMATTA NSW 2124 Ph 1800 738 718 www.dpie.nsw.gov.au/land-and-housing-corporation</div>	NOMINATED ARCHITECT:	SIGNATURE:	D	07-02-25	ISSUE FOR PART 5	ARCHITECT	CONSULTING ENGINEERS	<div>CLIENT</div> <div>HOMES NSW</div> <div></div>	<div>PROJECT</div> <div>310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW</div> <div>Lots 90, 91, 92, 93 in DP 36535</div>	<div>TITLE</div> <div>BLOCK ANALYSIS</div> <div>FILE</div> <div>PLOTTED</div>	<div>STATUS</div> <div>PART 5</div>		
	MICHAEL BULLEN		C	13-12-24	AM2 PACKAGE	BREWSTER MURRAY PTY LTD					<div>DATE</div> <div>07-02-25</div> <div>SCALE</div> <div>NTS</div> <div>PROJ</div> <div>MB</div> <div>PROJECT No</div> <div></div>		
			B	25-10-24	90% Part 5 PACKAGE		<div>STAGE</div> <div>PART 5</div> <div>SHEET SIZE</div> <div>A1</div> <div>DESIGNER</div> <div>AG</div> <div>CHECKED</div> <div></div>						
			A	15-07-24	ISSUE FOR REVIEW	BCA CONSULTANT	LANDSCAPE CONSULTANT				TYPE	SHEET	REV
			REV	DATE	NOTATION/AMENDMENT						DA01	D	
			DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.										



- LEGEND:**
- | | |
|---|---------------------------------|
| ePP | EXISTING POWER POLE |
| eE | EXISTING ELECTRICITY (OVERHEAD) |
| eG | EXISTING GAS |
| eSW | EXISTING STORMWATER |
| eW | EXISTING WATER |
| eS | EXISTING SEWER |
| eT | EXISTING TELSTRA |
| eNBH | EXISTING NBH |
| NH | EXISTING MANHOLE |
| TEL  | EXISTING TELSTRA PIT |
| WM  | EXISTING WATER METER |
- P.O.S
- PRIVATE OPEN SPACE
- 
- STRUCTURE TO BE DEMOLISHED

-
- SETBACK LINE (DCP - 3 STOREY RFB)
- EXISTING VEGETATION: NOT INCLUDED IN ARBORIST REPORT
- EXISTING TREE: TO BE REMOVED
- EXISTING TREE: POOR / LOW RETENTION VALUE
- EXISTING TREE: FAIR TO GOOD RETENTION VALUE
- TREE NUMBER (ACCORDING TO ARBORIST REPORT)
- STRUCTURAL ROOT ZONE (SRZ)
- TREE PROTECTION ZONE (TPZ - REFER TO ARBORIST REPORT FOR DIMENSIONS)

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



Certificate No. 0011698870

Scan QR code or follow website link for rating details.

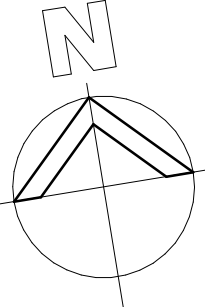
Assessor name Dean Gorman

Accreditation No. DMN/13/1645

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

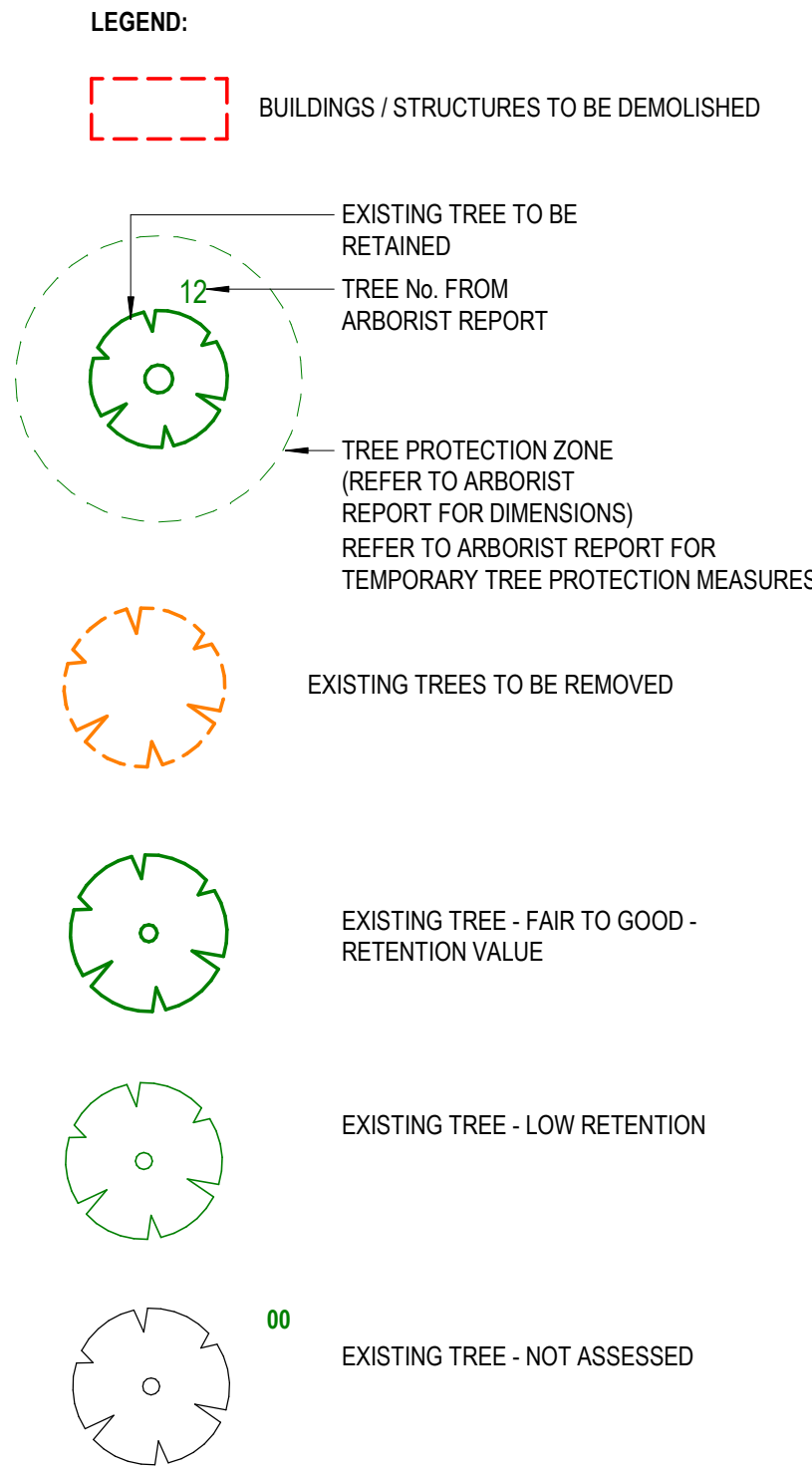
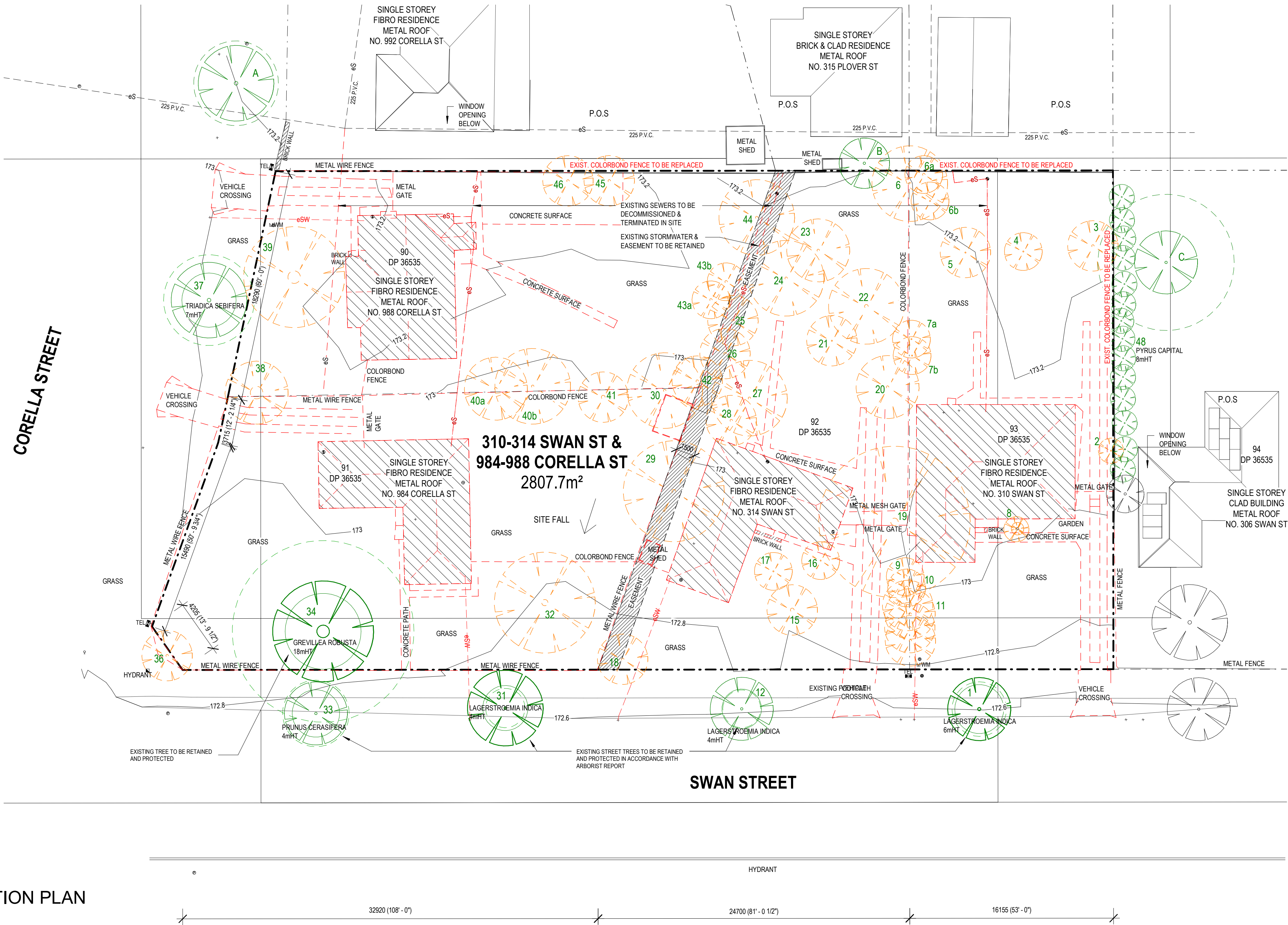
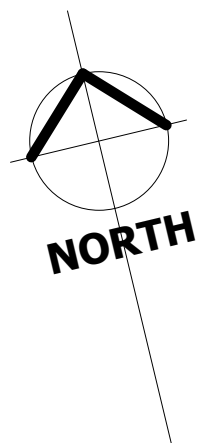


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EXISTING BUILDINGS



- 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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PARRAMATTA NSW 2124
Ph 1800 738 718
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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 15-07-24 ISSUE FOR REVIEW
REV	DATE	NOTATION/AMENDMENT
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT	CONSULTING ENGINEERS
BREWSTER MURRAY PTY LTD	
BCA CONSULTANT	LANDSCAPE CONSULTANT



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











TITLE
DEMOLITION PLAN

FILE PLOTTED


STATUS	PART 5	PROJECT NO	BH2CY
DATE	07-02-25	SCALE	1:200
STATE	PART 5	PROJ MB	AG
TYPE	AG	DESIGNER	AG
		SHEET	DA03
		REV	D



LEGEND:

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

- | | |
|--------|----------------------|
| P.O.S. | PRIVATE OPEN SPACE |
| C.O.S. | COMMON OPEN SPACE |
| LB | LETTER BOX |
| RL | NATURAL GROUND LEVEL |
| FFL | FINISH FLOOR LEVEL |
| GD | GRATED DRAIN |
| PV | PHOTOVOLTAIC PANELS |
| GT | EAVES GUTTER |
| F13 | 1300mm HIGH FENCE |
| F15 | 1500mm HIGH FENCE |
| F18 | 1800mm HIGH FENCE |
| KB | 150mm HIGH KERB |
| WS | WHEEL-STOP |

- 
3. EXISTING TREE:
TO BE DEMOLISHED
34. 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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Ph 1800 738 718
www.dpie.nsw.gov.au/land-and-housing-corporation

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 15-07-24	ISSUE FOR REVIEW
		REV	DATE NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. REQUIRED DIMENSION: 1/4" = 1'-0" (LARGE DIMENSIONS)			

ARCHITECT
BREWSTER MURRAY PTY LTD
BCA CONSULTANT

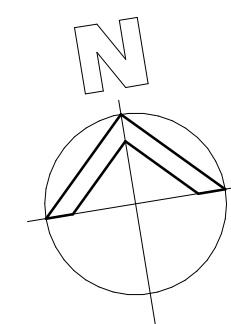
CONSULTING ENGINEERS	
LANDSCAPE CONSULTANTS	

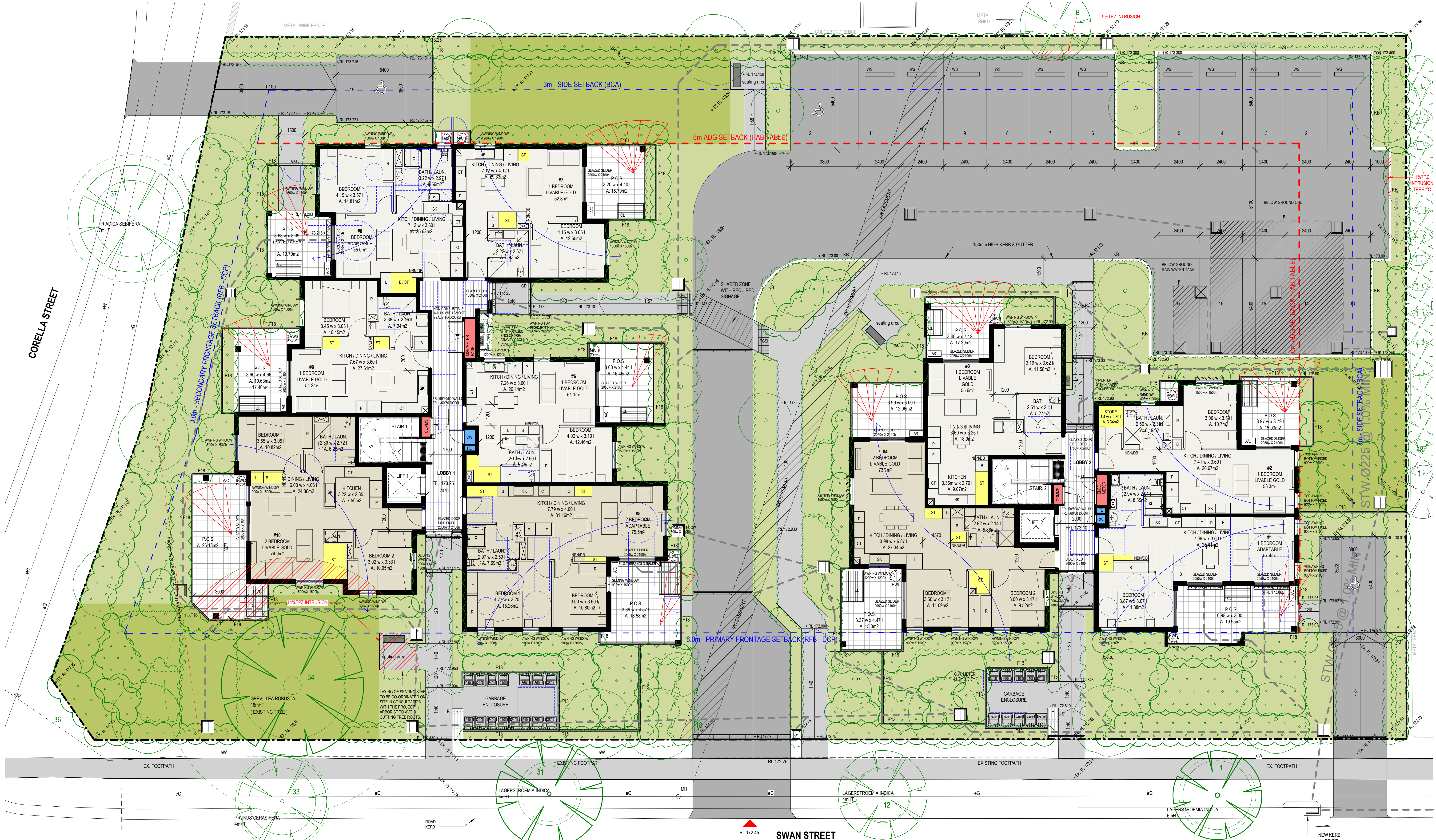
CLIENT
HOMES NSW



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

TITLE		STATUS	
SITE PLAN		PART 5	
DATE		SCALE	PROJ
07-02-25		1:200	MB
STAGE		SHEET SIZE	DESIGNER
PART 5		A1	AG
FILE		PROJECT No	
PLOTTED		BH2CY	
TYPE		CHECKED	
SHEET		DA04	
REV		D	





GROUND FLOOR PLAN

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
hstar.com.au/QR/Generate/0011698870

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
- LETTER BOX
- NATURAL GROUND LEVEL
- FINISH FLOOR LEVEL
- GRADED DRAIN
- EAVES GUTTER
- 1500mm HIGH FENCE
- 1800mm HIGH FENCE
- 150mm HIGH KERB
- WHEEL STOP
- ST STORAGE
- L LINEN CUPBOARD
- B BROOM CUPBOARD
- R ROBE
- SK SINK
- COO COO TOP
- 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

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
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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 logo

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

GROUND FLOOR PLAN

FILE	PLOTTED
------	---------

STATUS	PART 5
DATE	07-02-25
SCALE	1:100
PROJ	MB
DESIGNER	AG
PROJECT NO	BH2CY
STATE	PART 5
TYPE	SHEET
DA05	REV
F	

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21/02/2025 11:05:16 AM

1 LEVEL 1 FLOOR PLAN

SCALE 1 : 100



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

NOMINATED ARCHITECT:
MICHAEL BULLEN

SIGNATURE:

F 07-02-25 ISSUE FOR PART 5
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
FIRST FLOOR PLAN

FILE

STATUS
PART 5

DATE
07-02-25

SCALE
1:100

PROJ
MB

PROJECT No
BH2CY

SHEET SIZE
A1

DESIGNER
AG

CHECKED

TYPE

DA06

REV
F

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
Project No: BH2CY
Checked by: New South Wales Land and Planning Corporation



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



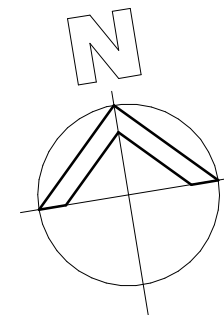
LEGEND:

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

- P.O.S PRIVATE OPEN SPACE
- ST STORAGE
- L 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



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21/02/2025 11:05:19 AM



1 | LEVEL 2 FLOOR PLAN

SCALE 1:100

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
Project No: BH2CY
Approved by: [Signature]

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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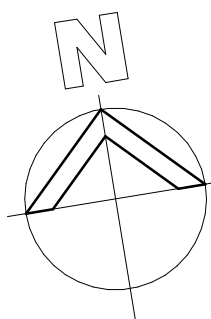
LEGEND:

- 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



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Ph 1800 738 718
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NOMINATED ARCHITECT:
MICHAEL BULLEN

SIGNATURE:

F 07-02-25 | ISSUE FOR PART 5

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

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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
SECOND FLOOR PLAN

FILE PLOTTED

STATUS
PART 5

DATE
07-02-25

SCALE
1:100

PROJ
MB

DESIGNER
AG

CHECKED

SHEET
DA07

REV
F

1 | ROOF 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
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CONSULTING ENGINEERS

LANDSCAPE CONSULTANT

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HOMES NSW



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

TITLE
ROOF PLAN

FILE

PLOTTED

STATUS
PART 5

DATE
07-02-25

SCALE
1:100

STAGE
PART 5

TYPE

PROJ
MB

SHEET SIZE
A1

DESIGNER
AG

CHECKED

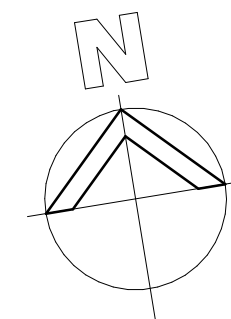
DA08

REV

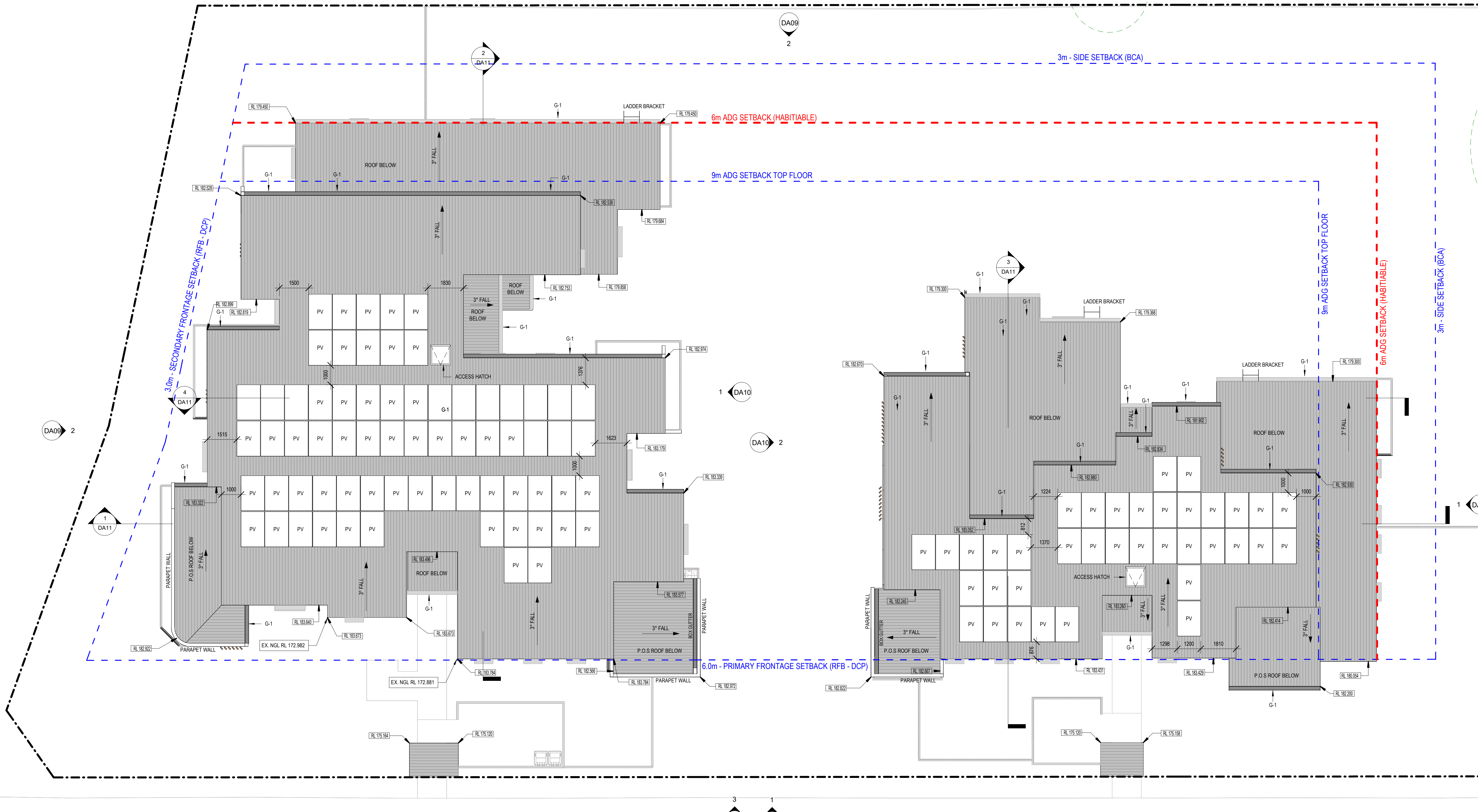
F

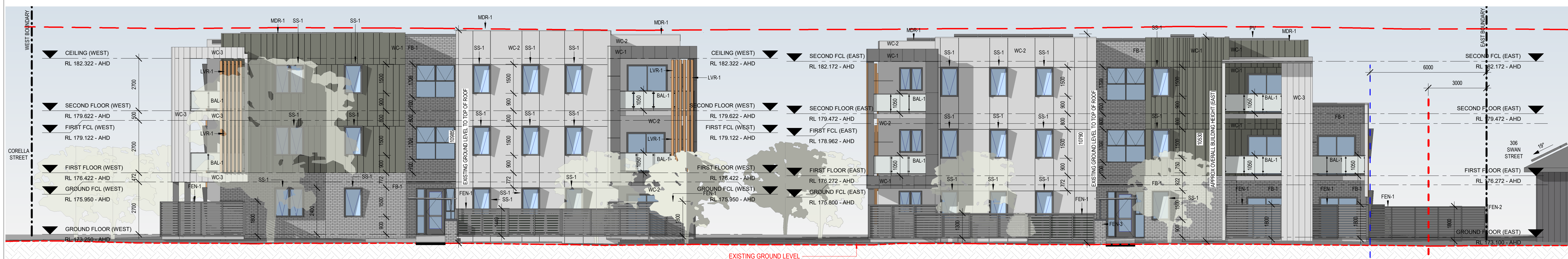
LEGEND:

PV PHOTOVOLTAIC
G-1 GUTTER

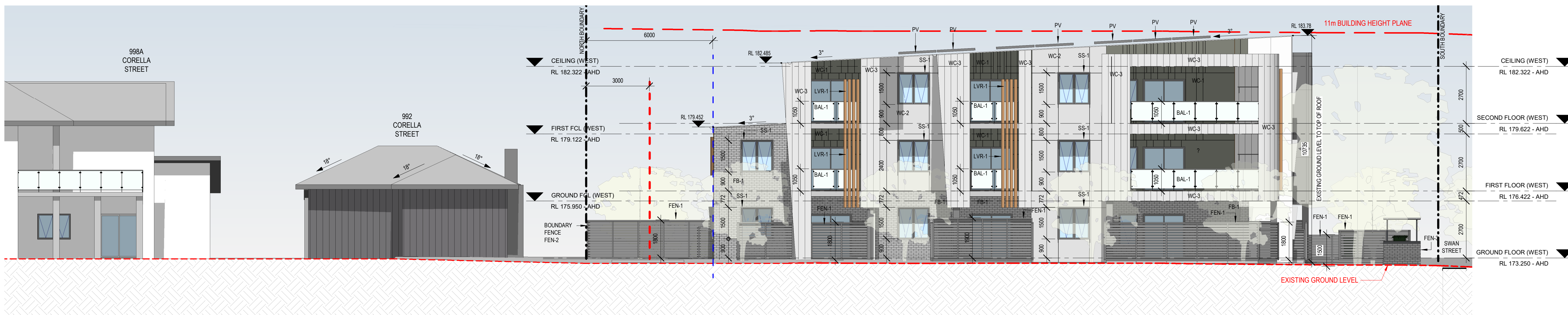


Certificate No. 0011698870
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 310-314 Swan Street & 984-988 Corella Street, NORTH ALBURY
NSW 2642
hstar.com.au/QR/Generate/NSW/2642

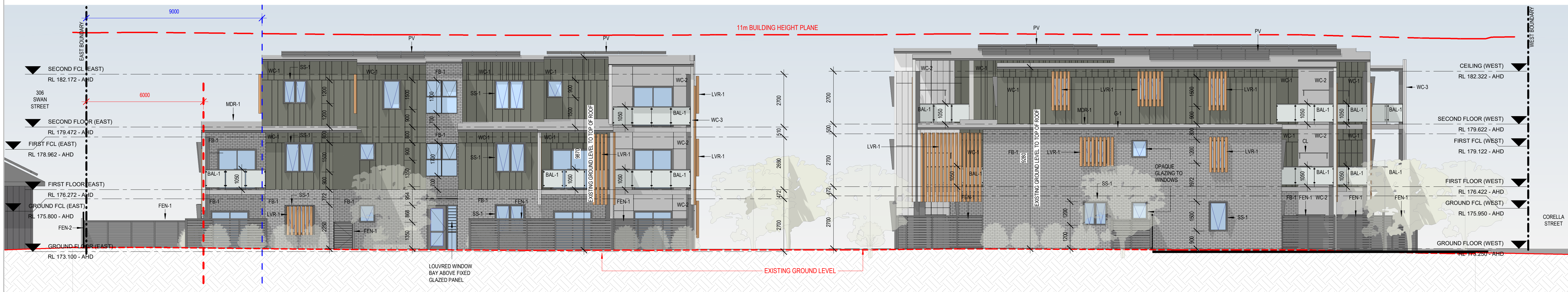




1 | STREETSCAPE ELEVATION - SOUTH (SWAN ST)
SCALE 1 : 100



2 | STREETSCAPE ELVATION - WEST ELEVATION (CORELLA ST)
SCALE 1 : 100



3 | NORTH ELEVATION



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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. TAKE ALL DIMENSIONS ON SITE.			
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ARCHITECT	
BREWSTER MURRAY PTY LTD	
BCA CONSULTANT	

CONSULTING ENGINEERS

LANDSCAPE CONSULTANT

CLIENT
HOMES NSW

The logo for Homes NSW, featuring a red house silhouette with the text "Homes NSW" in white inside it.

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

Lots 90, 91, 92, 93 in DP 36535

TITLE
ELEVATIONS 1

STATUS			
PART 5			
DATE	SCALE	PROJ	PROJECT N
07-02-25	1:100	MB	BH2C
STAGE	SHEET SIZE	DESIGNER	CHECKED
PART 5	A1	AG	
TYPE	SHEET	REV	
	DA09	F	

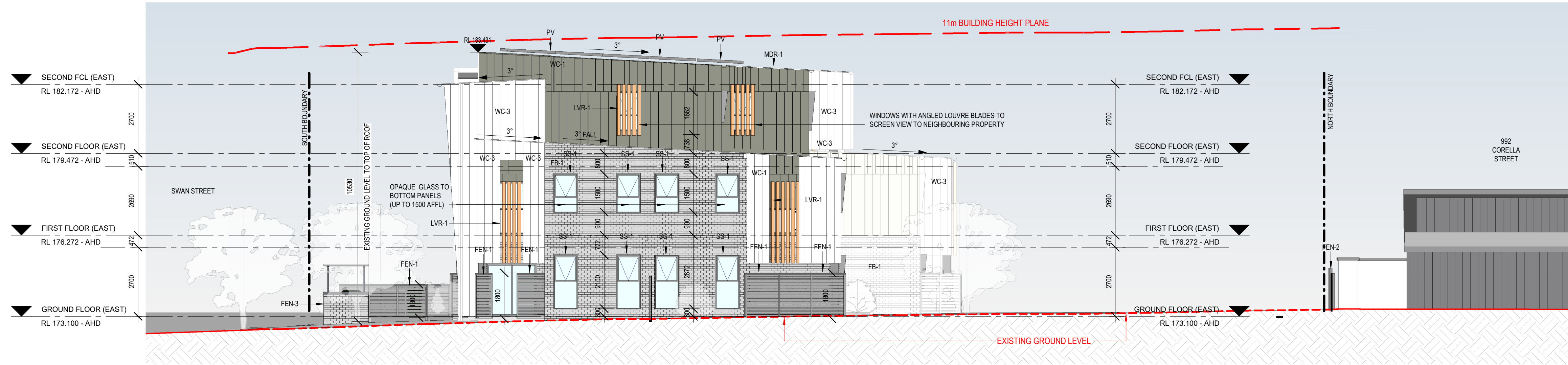
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1 WEST ELEVATION - (BLOCK B)
SCALE 1 : 100

Homes NSW

APPROVED PLANS
PART 5 (DV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
Project No: BH2CY



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

Certificate No. 0011698870

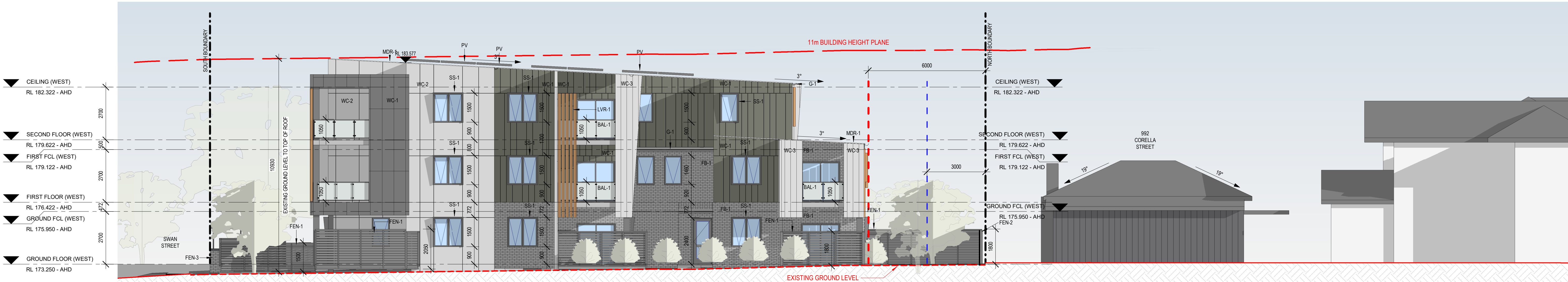
Scan QR code or follow website link for rating details.

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



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NOMINATED ARCHITECT:

MICHAEL BULLEN

SIGNATURE:

F 07-02-25 | ISSUE FOR PART 5

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

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FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT

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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

ELEVATIONS 2

FILE

PLOTTED

STATUS

PART 5

DATE

07-02-25

SCALE

1:100

PROJ

MB

PROJECT NO

BH2CY

DESIGNER

AG

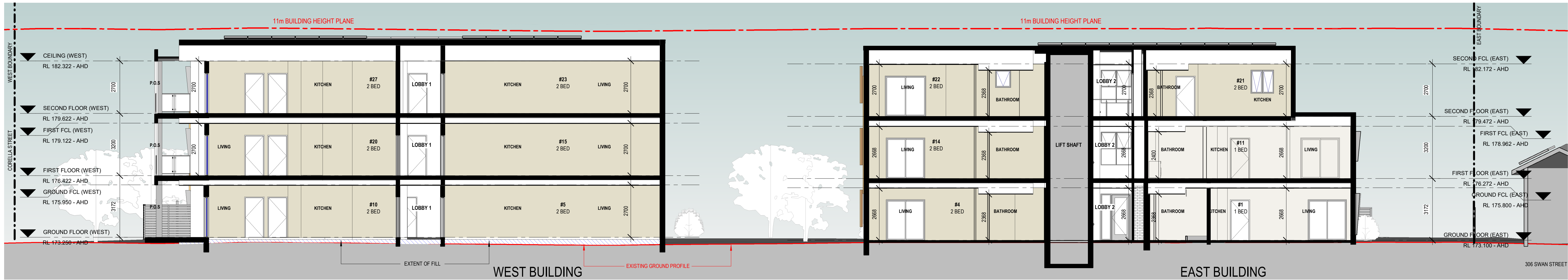
CHECKED

REV

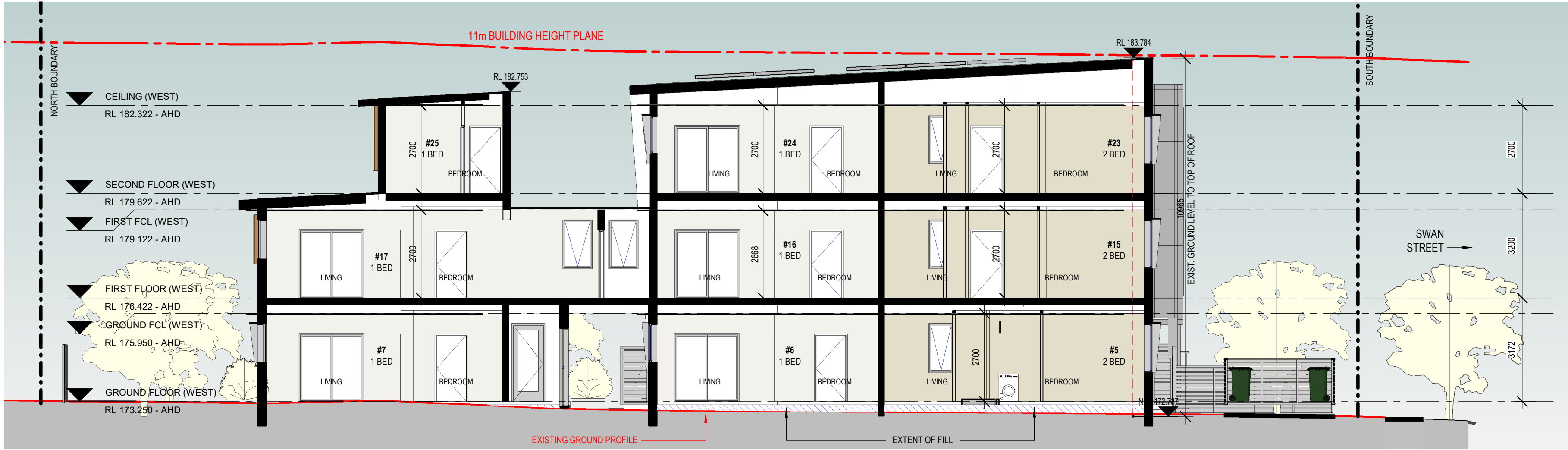
F

DA10

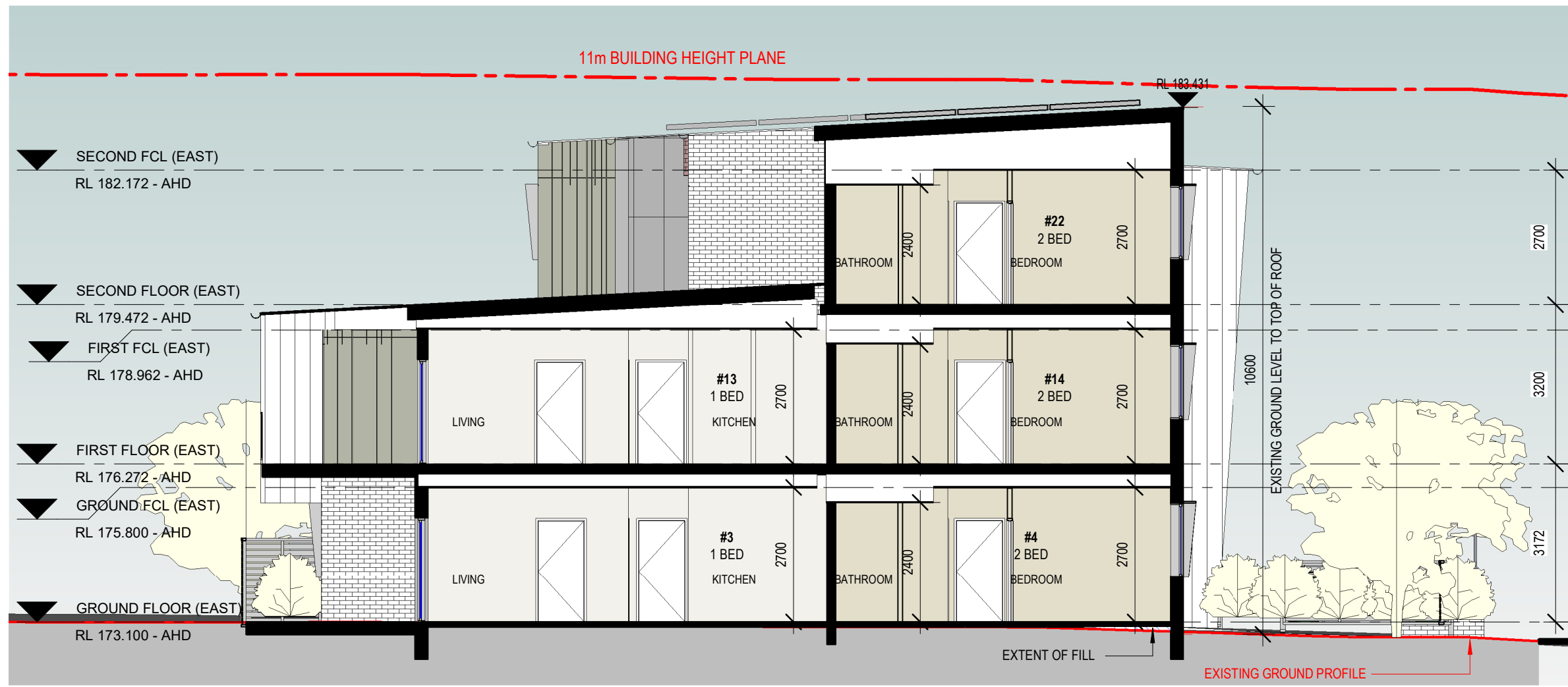
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21/02/2025 11:05:55 AM



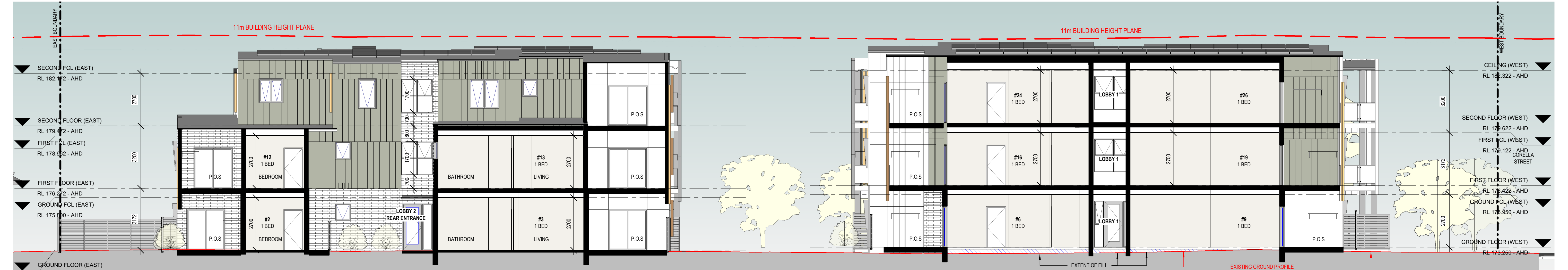
1 SECTION 1 - BLOCKS A & B
SCALE 1 : 100



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

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
Project No: BH2CY

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

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

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ARCHITECT
BREWSTER MURRAY PTY LTD

BCA CONSULTANT

CONSULTING ENGINEERS

LANDSCAPE CONSULTANT

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HOMES NSW



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

Lots 90, 91, 92, 93 in DP 36535

TITLE
SECTIONS

FILE

STATUS
PART 5

DATE 07-02-25

SCALE 1:100

STAGE PART 5

TYPE

PROJECT NO
BH2CY

DESIGNER
AG

CHECKED

DA11

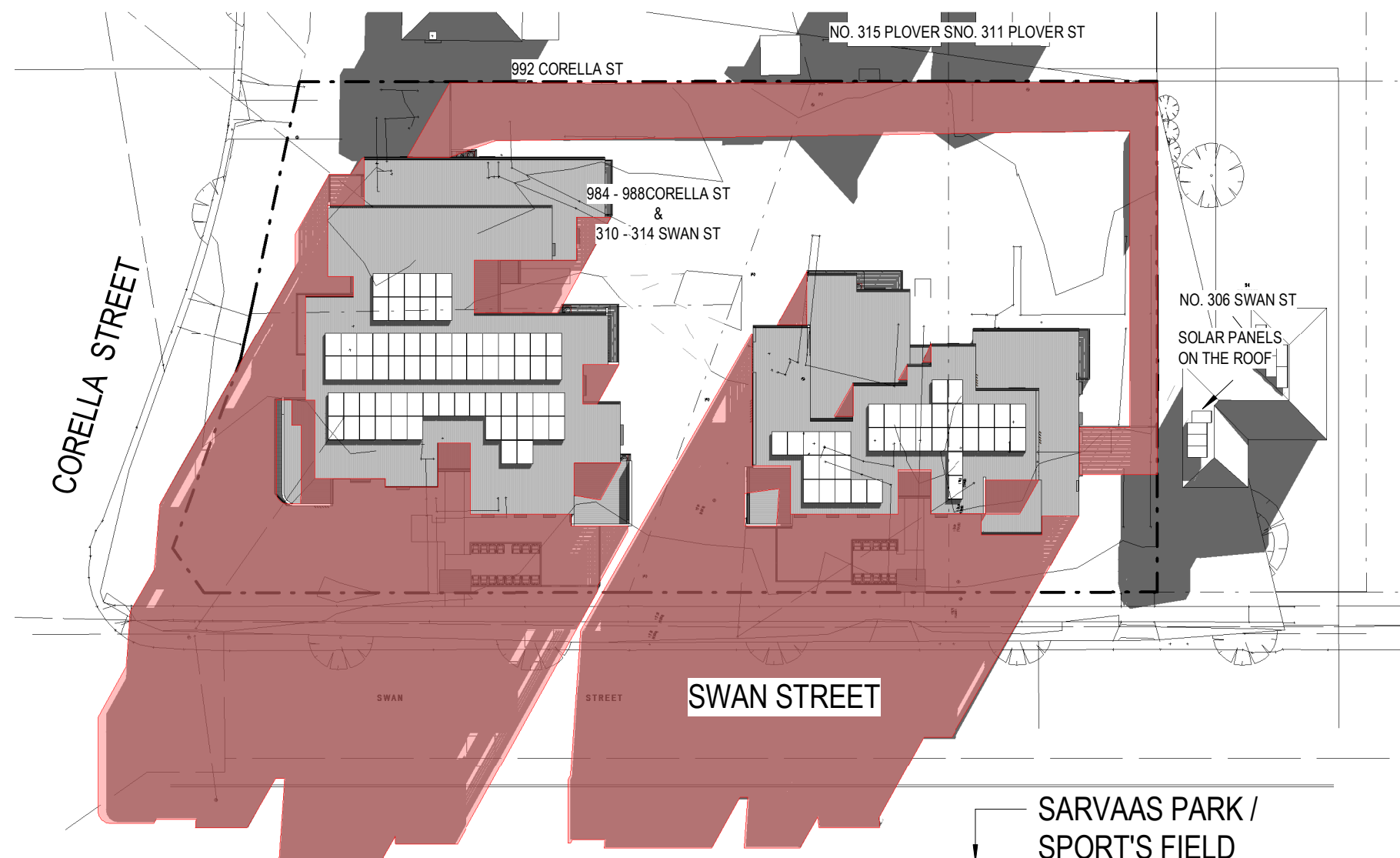
REV D

STATUS			
PART 5			
DATE 07-02-25	SCALE 1:200	PROJ MB	PROJECT No BH2CY
STAGE PART 5	SHEET SIZE A1	DESIGNER AG	CHECKED
TYPE	SHEET DA12		REV C

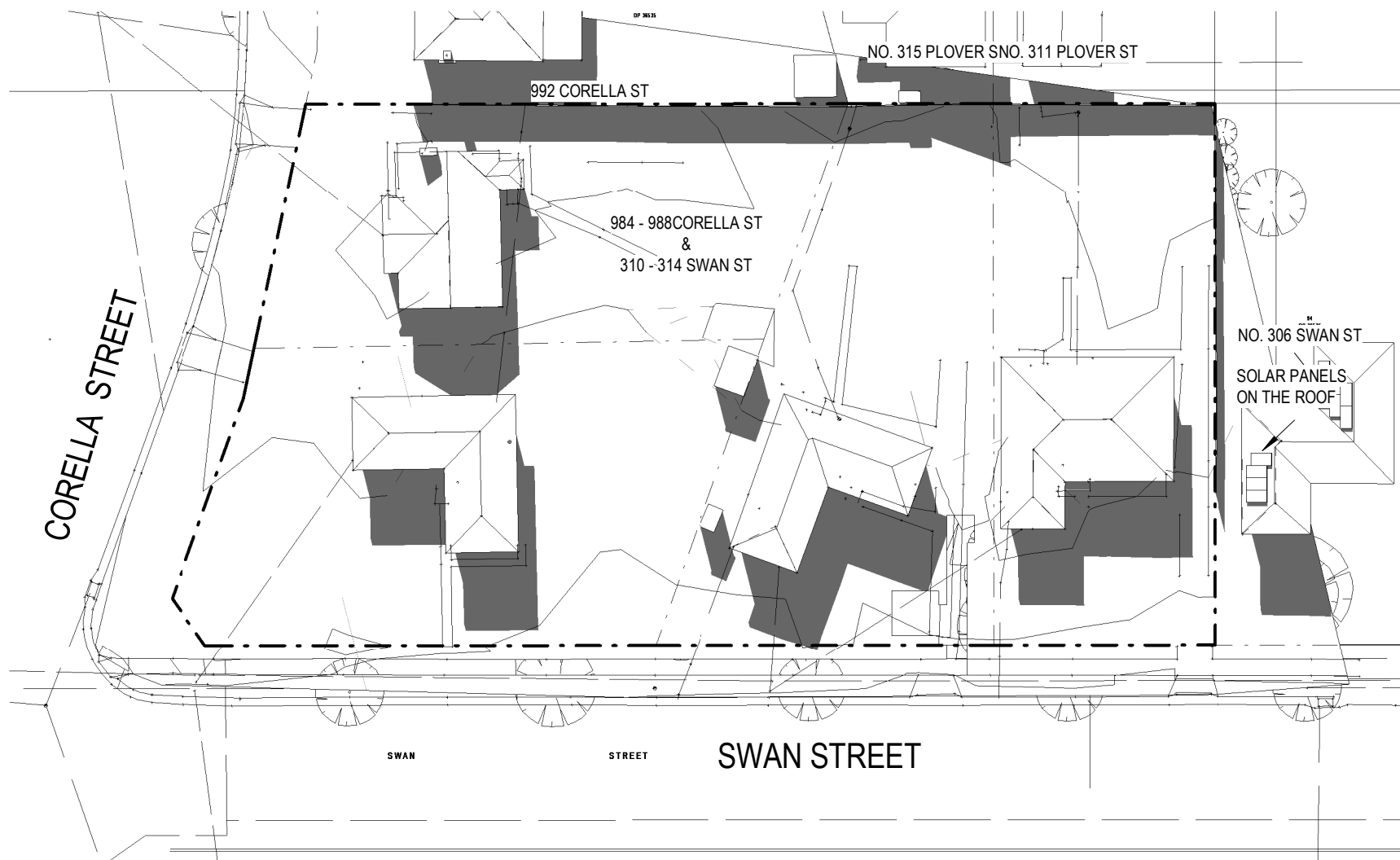
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21/02/2025 11:06:09 AM



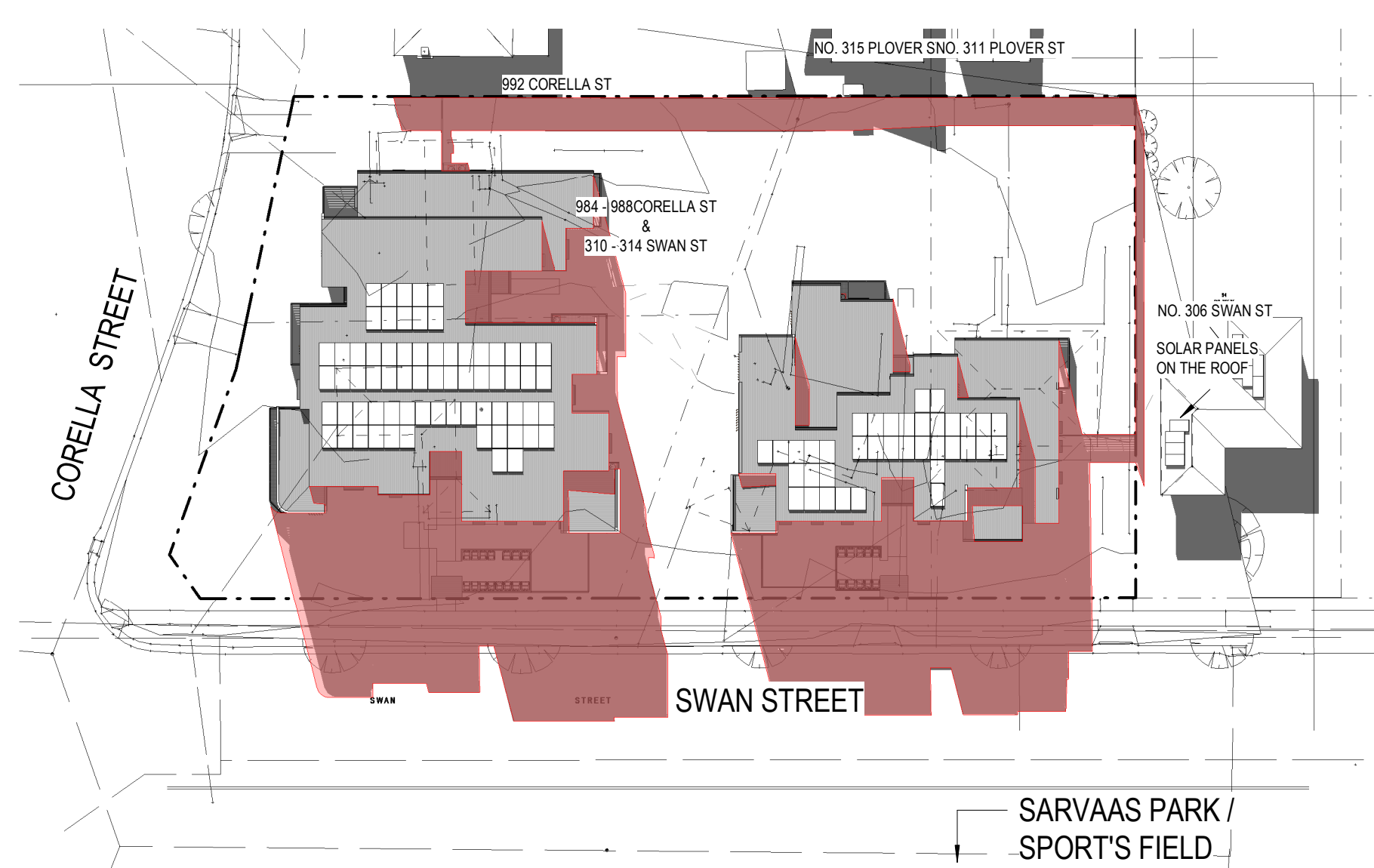
1 | SHADOW STUDY 9AM - JUNE 21ST - EXISTING
SCALE 1 : 450



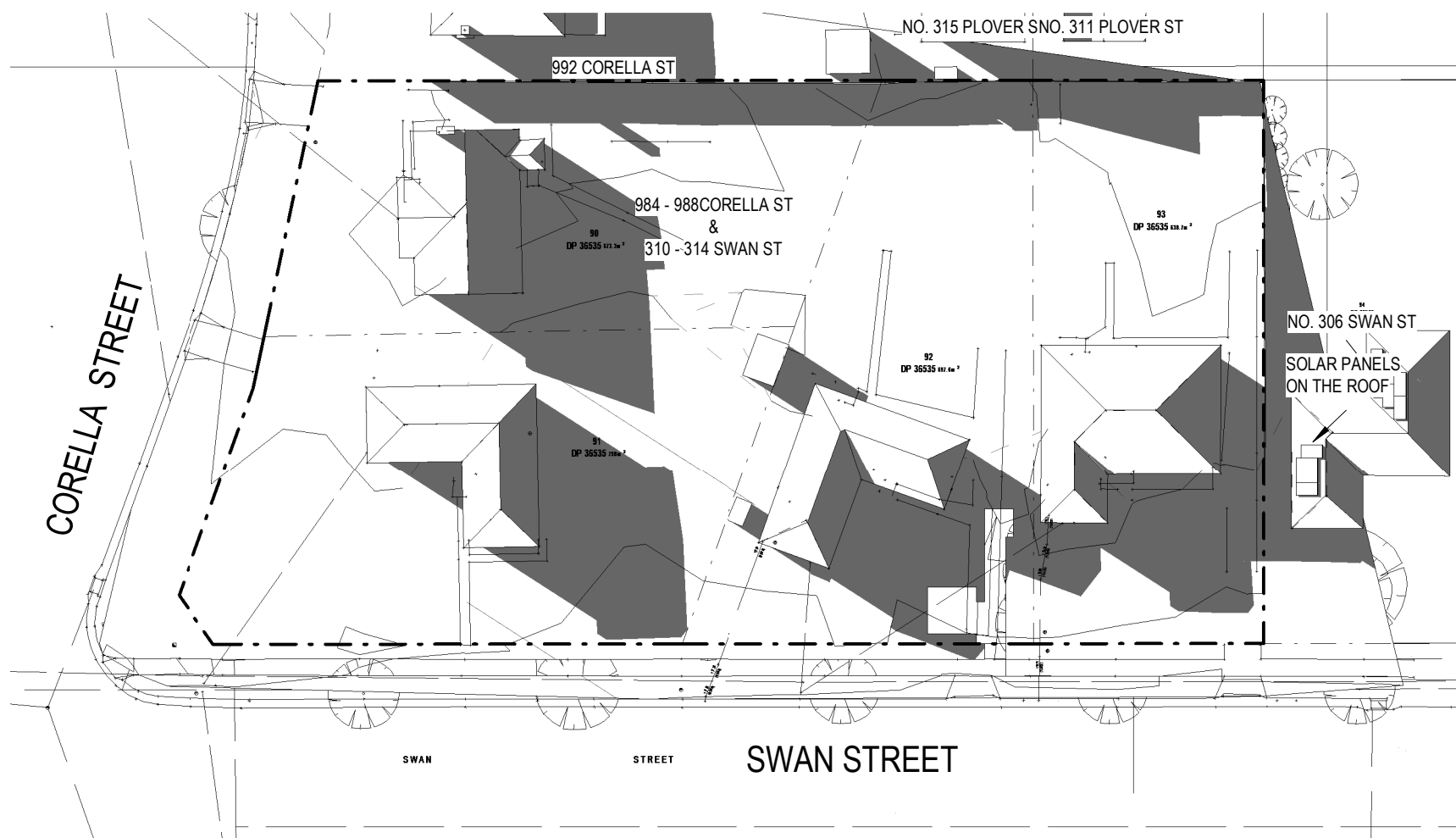
2 | SHADOW STUDY 9AM - JUNE 21ST - PROPOSED
SCALE 1 : 450



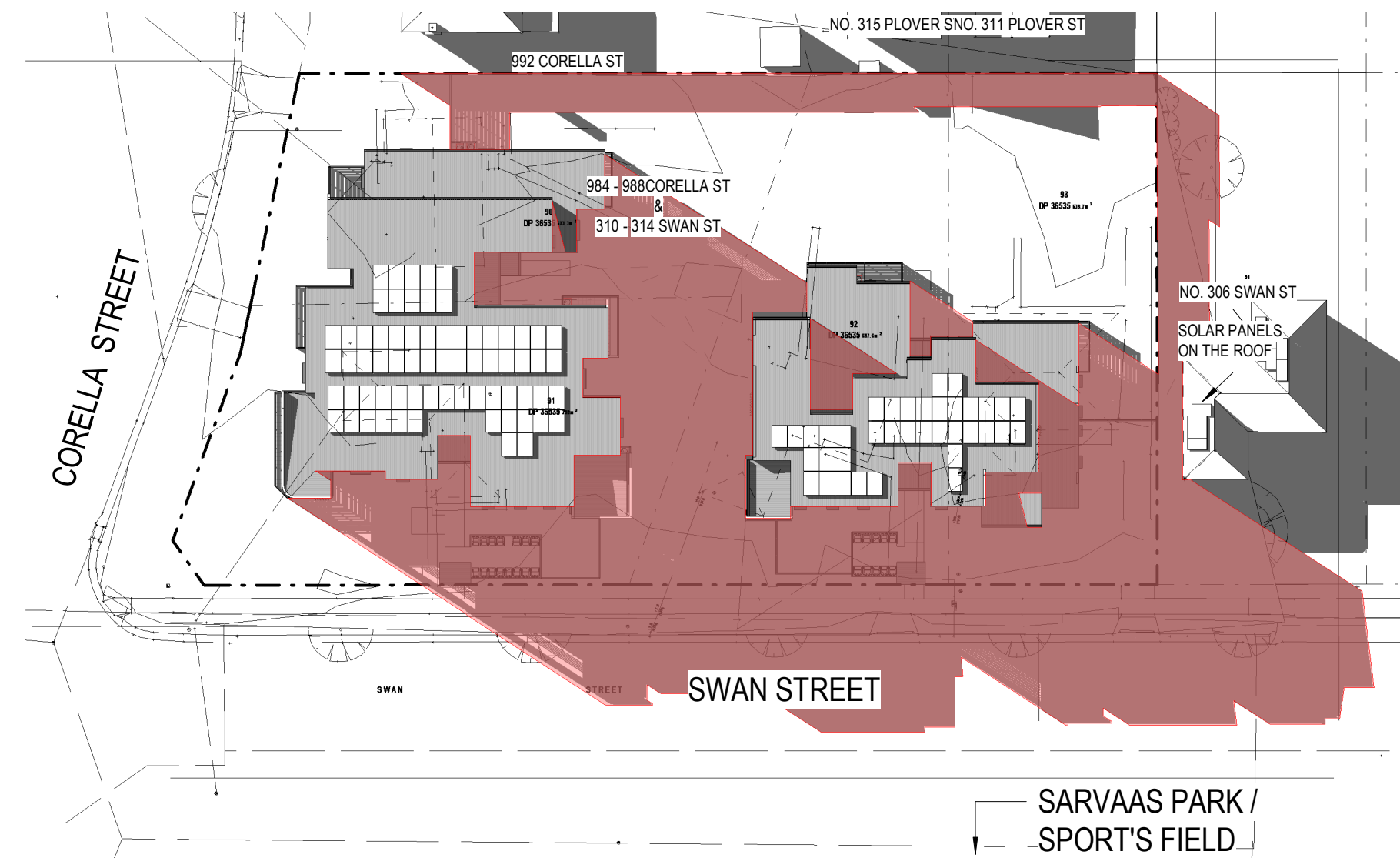
3 | SHADOW STUDY 12PM-JUNE 21ST - EXISTING
SCALE 1 : 450



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

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
Project No. BH2CY

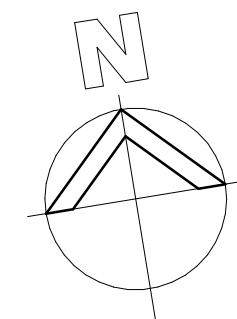


Certificate No. 0011698870
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 310-314 Swan Street & 984-988 Corella Street, NORTH ALBURY
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GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES

PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT



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PARRAMATTA NSW 2124
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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

SHADOW DIAGRAMS

FILE

PLOTTED

STATUS

PART 5

DATE

07-02-25

SCALE

1:450

PROJ

MB

PROJECT NO

BH2CY

CHECKED

DESIGNER

AG

REVISION

REV

C

DA13

C:\Users\J.Pickering\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV G_Lpikering\5GDYCY-01
21/02/2025 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



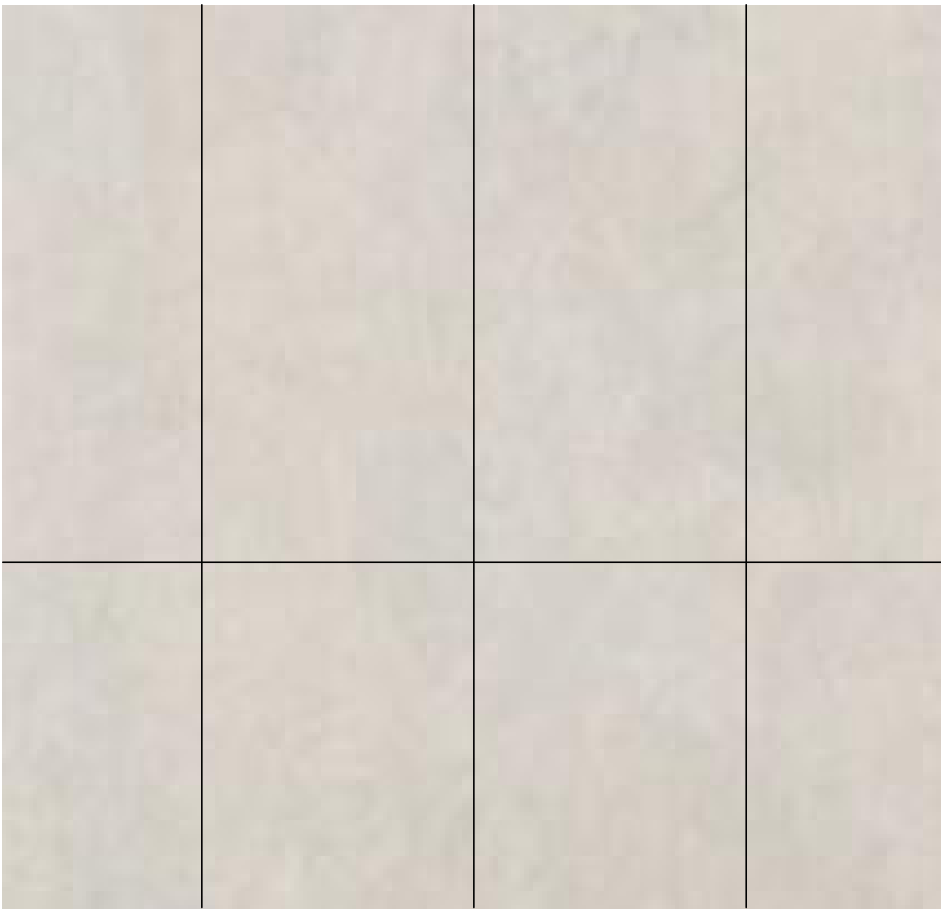
CERAMIC TILES
- PRIVATE OPEN SPACES.
- LIGHT GREY

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



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PARRAMATTA NSW 2124
Ph 1800 738 718
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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	

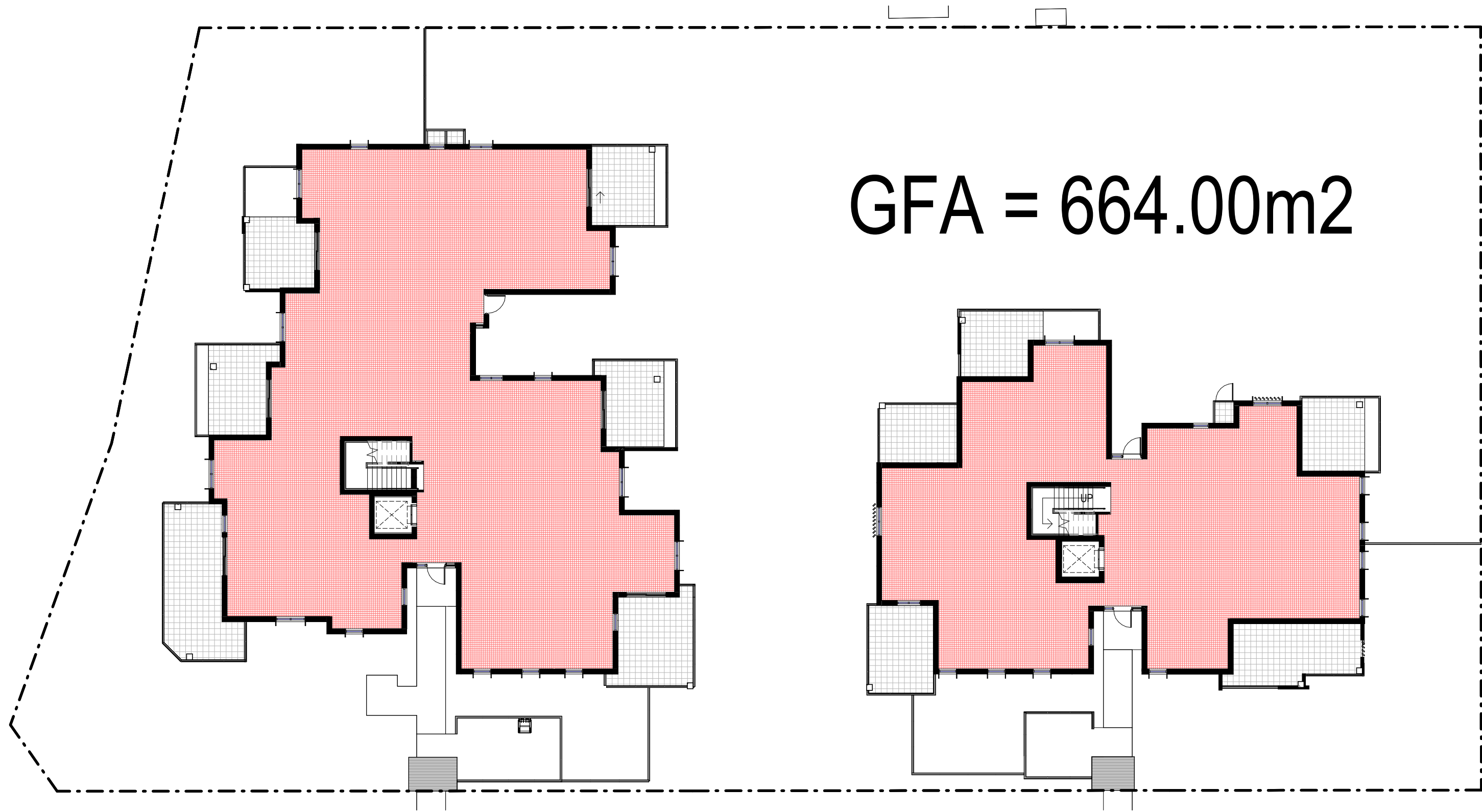
CONSULTING ENGINEERS	
LANDSCAPE CONSULTANT	

CLIENT	HOMES NSW

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

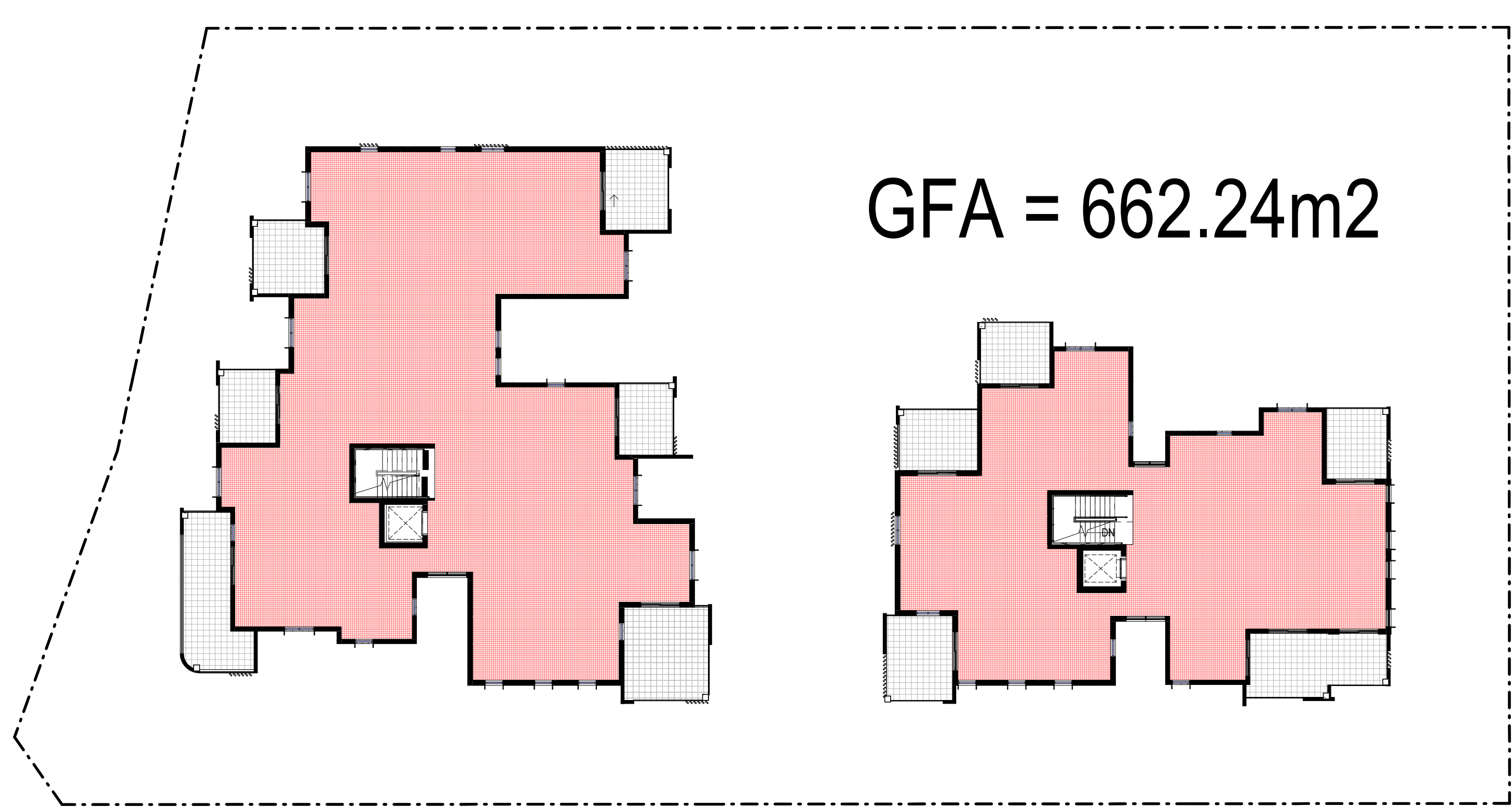
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MATERIALS & FINISHES		PART 5			
FILE	PLOTTED	DATE	SCALE	PROJ	PROJECT NO
		07-02-25	NTS	MB	BH2CY
		STAGE	SHEET SIZE	DESIGNER	CHECKED
		PART 5	A1	AG	
DA15					REV
					C

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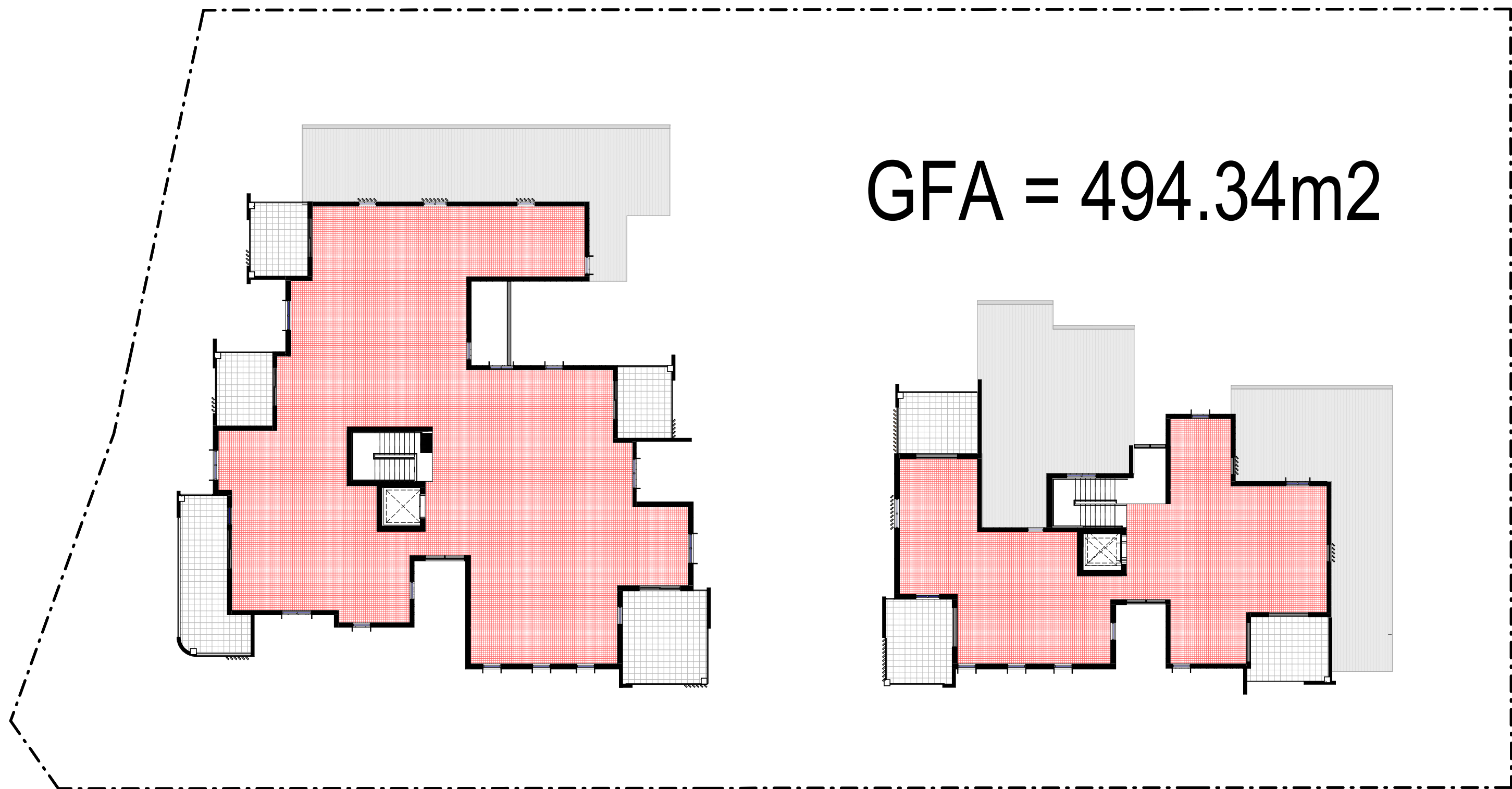
1 | GROUND FLOOR - GFA

SCALE 1 : 200



2 | LEVEL 1 FLOOR - GFA

SCALE 1 : 200



3 | LEVEL 2 FLOOR - GFA

SCALE 1 : 200



**Certificate No. 0011698870**
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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PARRAMATTA NSW 2124
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

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

ARCHITECT

BREWSTER MURRAY PTY LTD

CONSULTING ENGINEERS

BCA CONSULTANT

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

DESIGNER


AG

REVISION

DA16

C

LANDSCAPE TOTAL
999.80m²



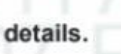
Certificate No. 0011698870

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



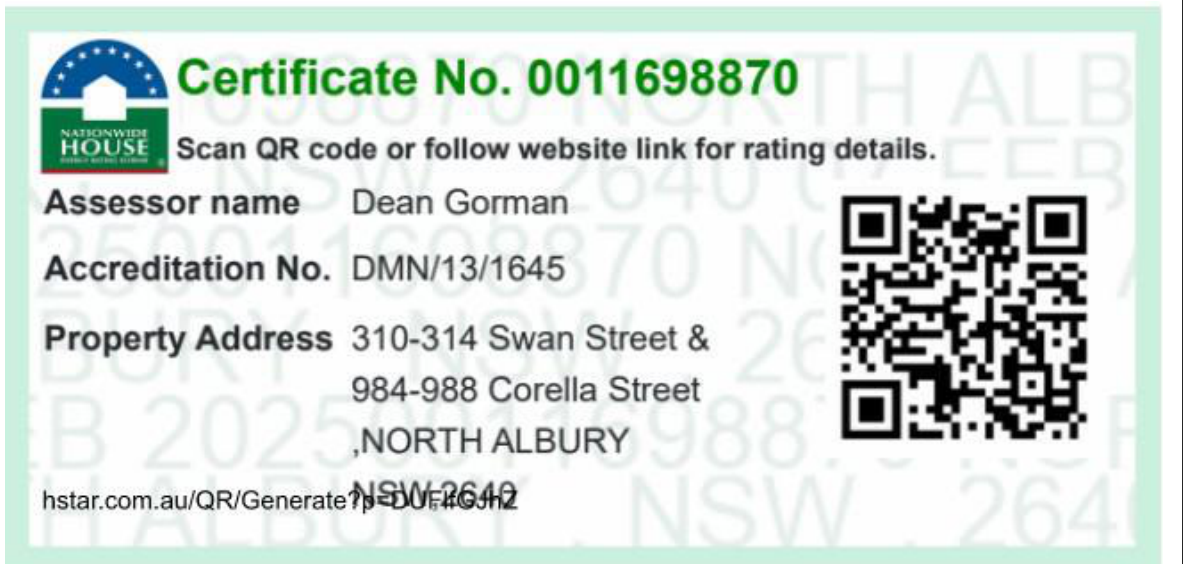
C:\Users\J.Pickering\Documents\24-6602 Swan St & Corella St_SK_CTRL_REV G_1pickering\5GDY\CD-1
21/02/2025 11:07:10 AM





1 | 3D VIEW FROM SWAN STREET
NOT TO SCALE



2 | 3D VIEW FROM THE CORNER OF CORELLA & SWAN STREET
NOT TO SCALE



 <div>LOCKED BAG 5022 PARRAMATTA NSW 2124 Ph 1800 738 718 www.dpie.nsw.gov.au/land-and-housing-corporation</div>	NOMINATED ARCHITECT:		SIGNATURE:			ARCHITECT	CONSULTING ENGINEERS		CLIENT	PROJECT	TITLE		STATUS			
	MICHAEL BULLEN			D	07-02-25	ISSUE FOR PART 5	BREWSTER MURRAY PTY LTD		HOMES NSW	310-314 SWAN STREET & 984-988 CORELLA STREET, NORTH ALBURY, NSW	3D VIEWS		DATE 07-02-25	SCALE NTS	PROJ MB	PROJECT NO BH20Y
			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		BCA CONSULTANT	LANDSCAPE CONSULTANT			Lots 90, 91, 92, 93 in DP 36535	FILE	PLOTTED	TYPE	SHEET	REV	
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.													DA18	



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 |

[illegible]