

DEVELOPMENT APPLICATION

RESIDENTIAL FLAT BUILDING  
22-24 HELEN STREET FORSTER 2428  
7249



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SITE ANALYSIS

- SITE BOUNDARY
- RECREATIONAL WATERWAY
- PUBLIC RECREATION
- COASTAL ESTUARY
- COASTAL ESTUARY VIEWS
- PARK VIEWS
- URBAN VIEWS

SITE DESCRIPTION

THE SITE IS LOCATED AT 22-24 HELEN STREET, FORSTER NSW, APPROXIMATELY 650m FROM FORSTERS CITY CENTRE.

THE SUBJECT SITE SITS WITHIN THE CURRENT LOW DENSITY URBAN FABRIC, HOWEVER THE LOCALITY IS UNDERGOING INNER CITY DEVELOPMENT AND WILL LIKELY BE MORE HIGHLY URBANISED IN THE NEAR FUTURE. HELEN STREET IS LOCATED WITHIN WALKING DISTANCE TO FORSTERS MARINE FORESHORE TO THE NORTH-WEST, BUS TERMINAL TO THE NORTH AND LOCAL BOWLING CLUB TO THE EAST. WITH EXTENSIVE VIEWS; FROM THE SITE TO THE ESTUARY WATERWAYS AND SURROUNDING RECREATIONAL SPACES, THIS SITE PROVIDES APPROPRIATE AMENITY FOR HIGHER DENSITY DEVELOPMENT.

REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB
C	27/03/2025	DESIGN DEVELOPMENT	LB
B	24/02/2025	DESIGN DEVELOPMENT	LB

DATUM: AHD  
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PROJECT NO:	7249
DA NO.:	#DA Number
DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	SITE ANALYSIS
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD

DRAWING NO:	REVISION:
7249 _DA1.1	E







ARCHITECTURAL DRAWINGS TO BE READ IN  
CONJUNCTION WITH STRUCTURAL ENGINEERS  
DRAWINGS AND ALL OTHER RELEVANT  
CONSULTANTS DRAWINGS.

IF ANY DISCREPANCY, AMBIGUITY , ERROR OR INCONSISTENCY IS FOUND IN THIS SET OF DRAWINGS, REPORT SUCH TO KING AND CAMPBELL, ARCHITECTS BEFORE PROCEEDING.

TIMBER FRAMING TO BE IN ACCORDANCE WITH  
AS1684 2010. RESIDENTIAL TIMBER FRAMED  
CONSTRUCTION.

SUB-FLOOR VENTILATION OPTION TO COMPLY WITH  
H2D5 VOL 2 AND PART THE HOUSING PROVISIONS  
OF THE BCA 2022

BARRIERS, BALUSTRADES & HANDRAILS TO COMPLY WITH H5D3 VOL 2, PART 11.4 OF THE HOUSING PROVISIONS AND D2 VOL 1 OF THE BCA 22

INSTALLATION OF SMOKE DETECTORS TO COMPLY  
WITH AS3786 1993 & BCA VOL 2 H3D3 AND PART 9.2  
OF THE HOUSING PROVISIONS 22

## TERMITE MANAGEMENT SYSTEMS TO COMPLY WITH AS3660 - 2014 AND AMENDMENTS

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE  
WITH AS3600 2018 AND AMENDMENTS

MASONRY CONSTRUCTION TO BE IN ACCORDANCE  
WITH AS3700 2018

DAMP-PROOF COURSES & FLASHINGS TO BE IN ACCORDANCE WITH AS/NZS 2904 1995 AND AMENDMENTS

THERMAL INSULATION OF DWELLINGS TO COMPLY  
WITH AS4859 2018

UNPLASTICISED PVC (UPVC) DOWNPIPE AND FITTINGS FOR RAINWATER TO COMPLY WITH AS1273 1991.

## INSTALLATION OF SHEET ROOF AND WALL CLADDING TO COMPLY WITH AS1562.1 - 2018

ALL PEDESTRIAN SURFACES TO COMPLY WITH AS  
NZS3661.2 - 1994 SLIP RESISTANCE.

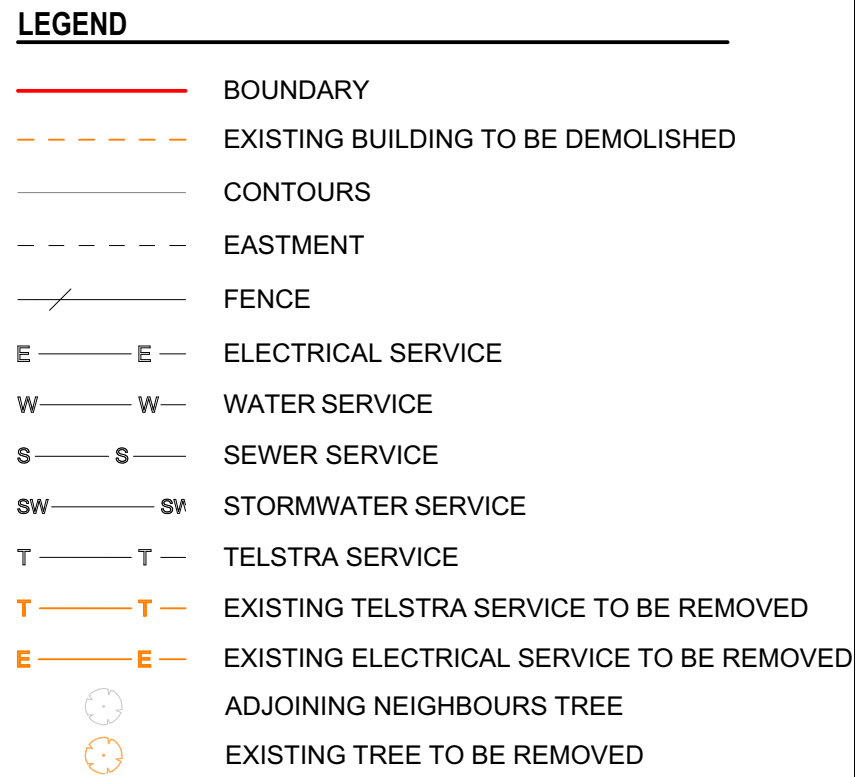
ALL STAIR SURFACES TO COMPLY WITH AS4586  
2013 AND AMENDMENTS

GLASS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288 2021, AS 2047 2014 AND AMENDMENTS

WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 2021.


ALL DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001. ALL DEBRIS, RUBBISH AND RESIDUAL WASTE IS TO BE REMOVED FROM SITE.

ALL ASBESTOS TO BE TESTED BY QUALIFIED CONSULTANT TO AS4964 2004 & REMOVED & DISPOSED OF BY SUITABLY QUALIFIED PERSONNEL TO SAFE WORK AUSTRALIA CODE OF PRACTICE REQUIREMENTS.



A1

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(X.X@A3)



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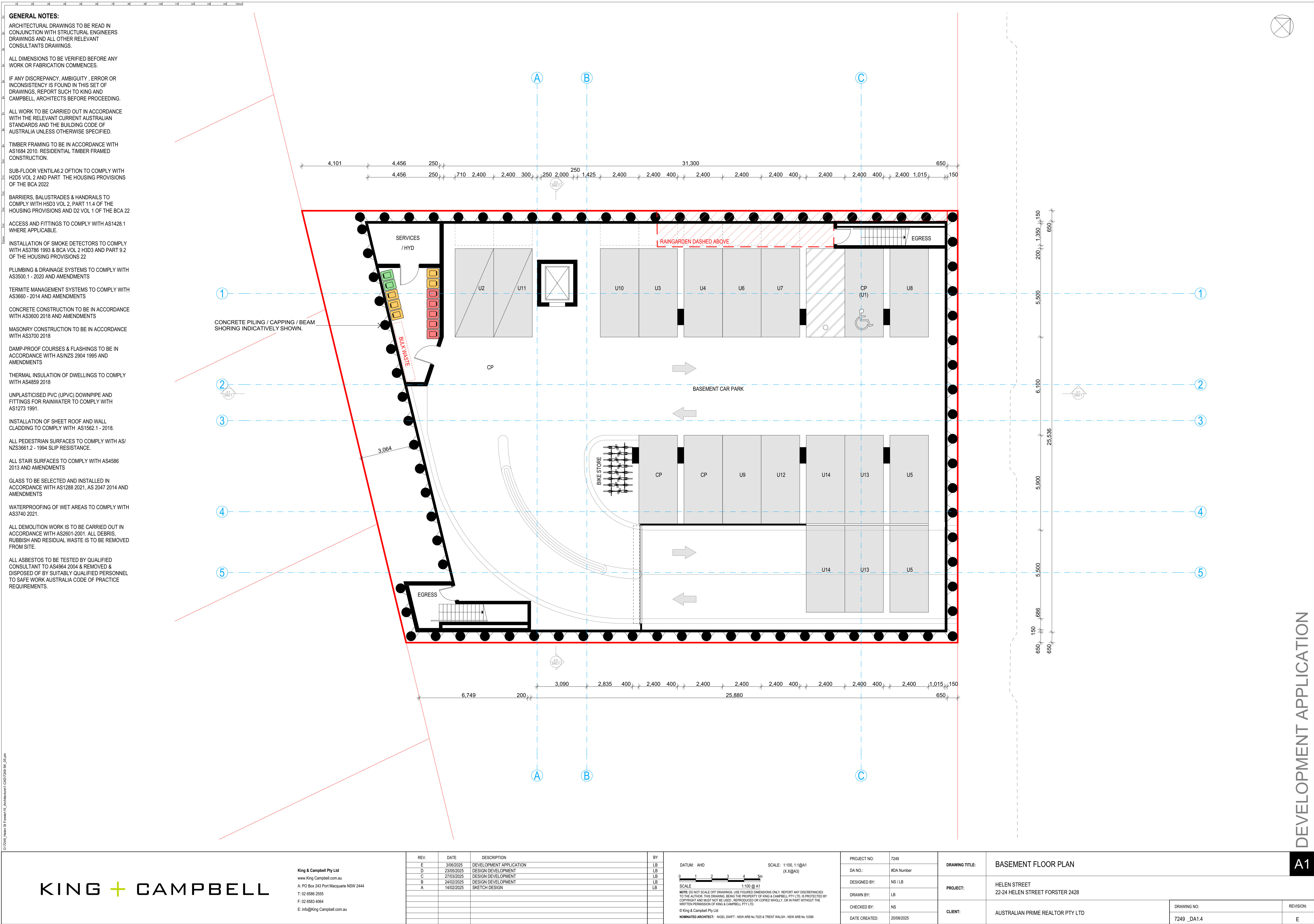
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PROJECT NO:	7249	DRAWING TITLE:	DEMOLITION PLAN			A1
DA NO.:	#DA Number					
DESIGNED BY:	NS / LB	PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428			
DRAWN BY:	LB					
CHECKED BY:	NS	CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD		DRAWING NO:	REVISION:
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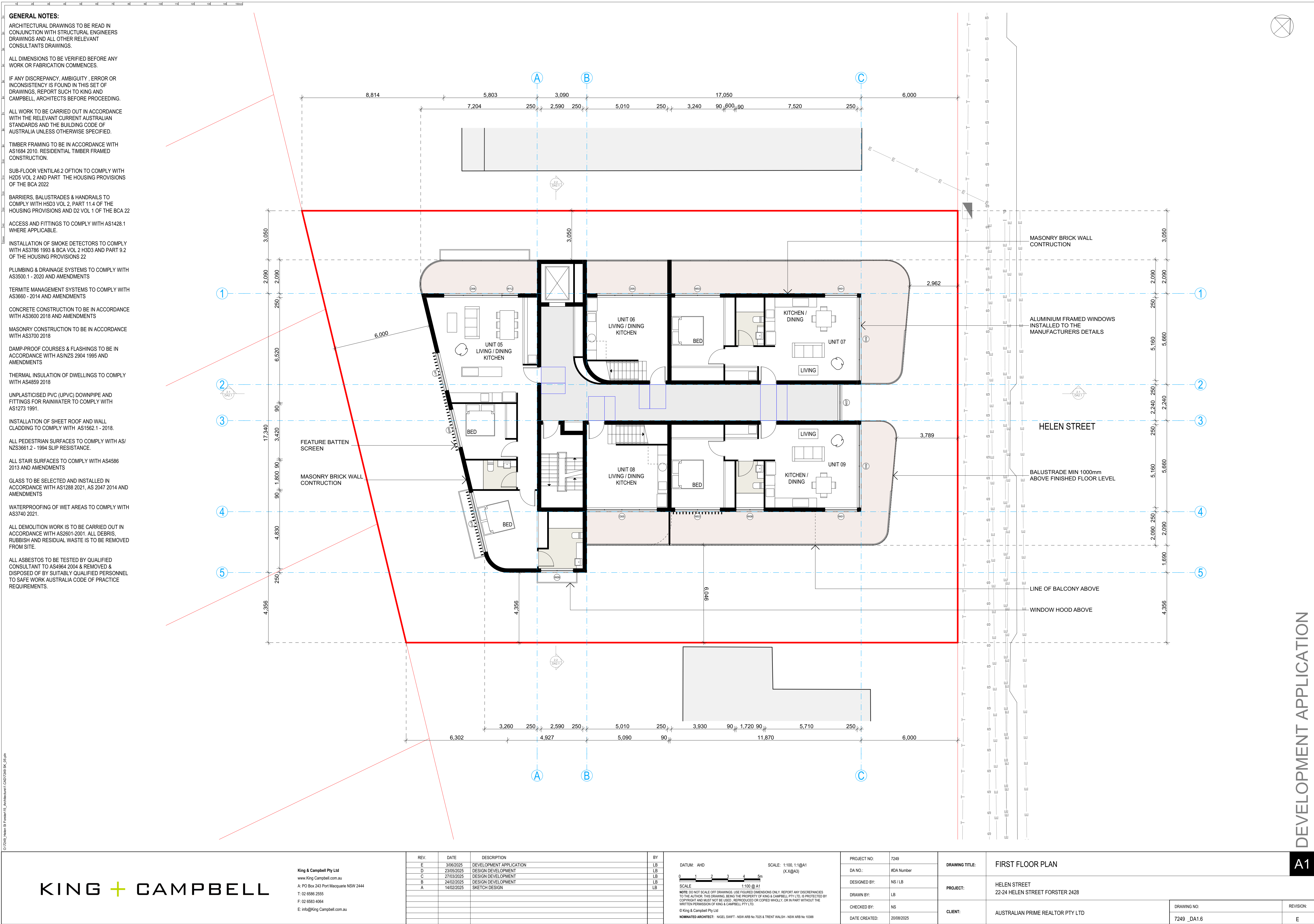










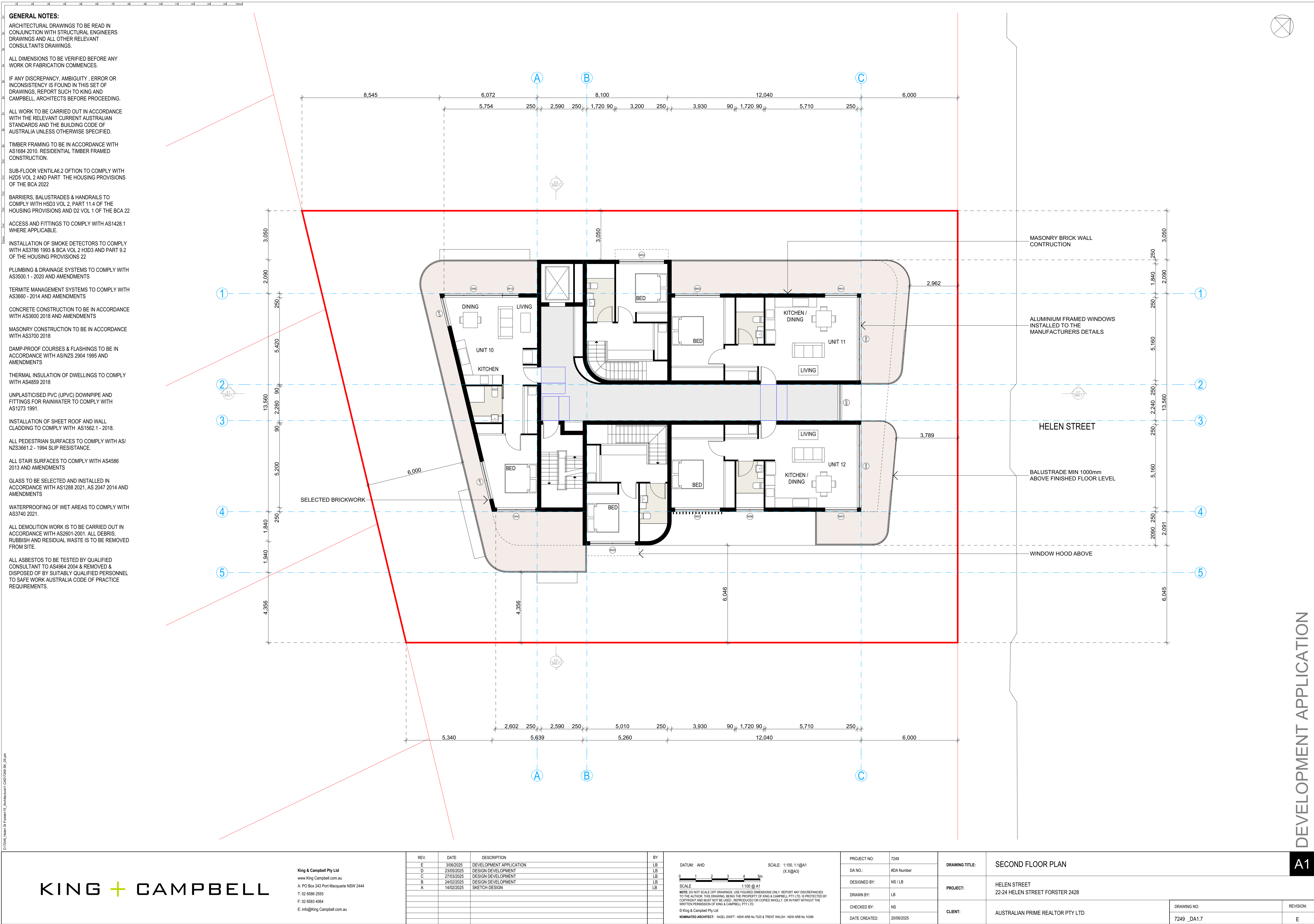


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A	14/02/2025	SKETCH DESIGN	LB

PROJECT NO:	7249
DA NO.:	#DA Number
DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	FIRST FLOOR PLAN
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD
DRAWING NO:	7249_DA1.6
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A	14/02/2025	SKETCH DESIGN	LB

PROJECT NO:	7249
DA NO.:	#DA Number
DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	SECOND FLOOR PLAN
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2248
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD
DRAWING NO:	7249 _DA1.7
REVISION:	E



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REQUIREMENTS.



LIGHTWEIGHT CLADDING  
— INSTALLED TO MANUFACTURE  
DETAILS

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ALL ASBESTOS TO BE TESTED BY QUALIFIED CONSULTANT TO AS4964 2004 & REMOVED & DISPOSED OF BY SUITABLY QUALIFIED PERSONNEL TO SAFE WORK AUSTRALIA CODE OF PRACTICE REQUIREMENTS.

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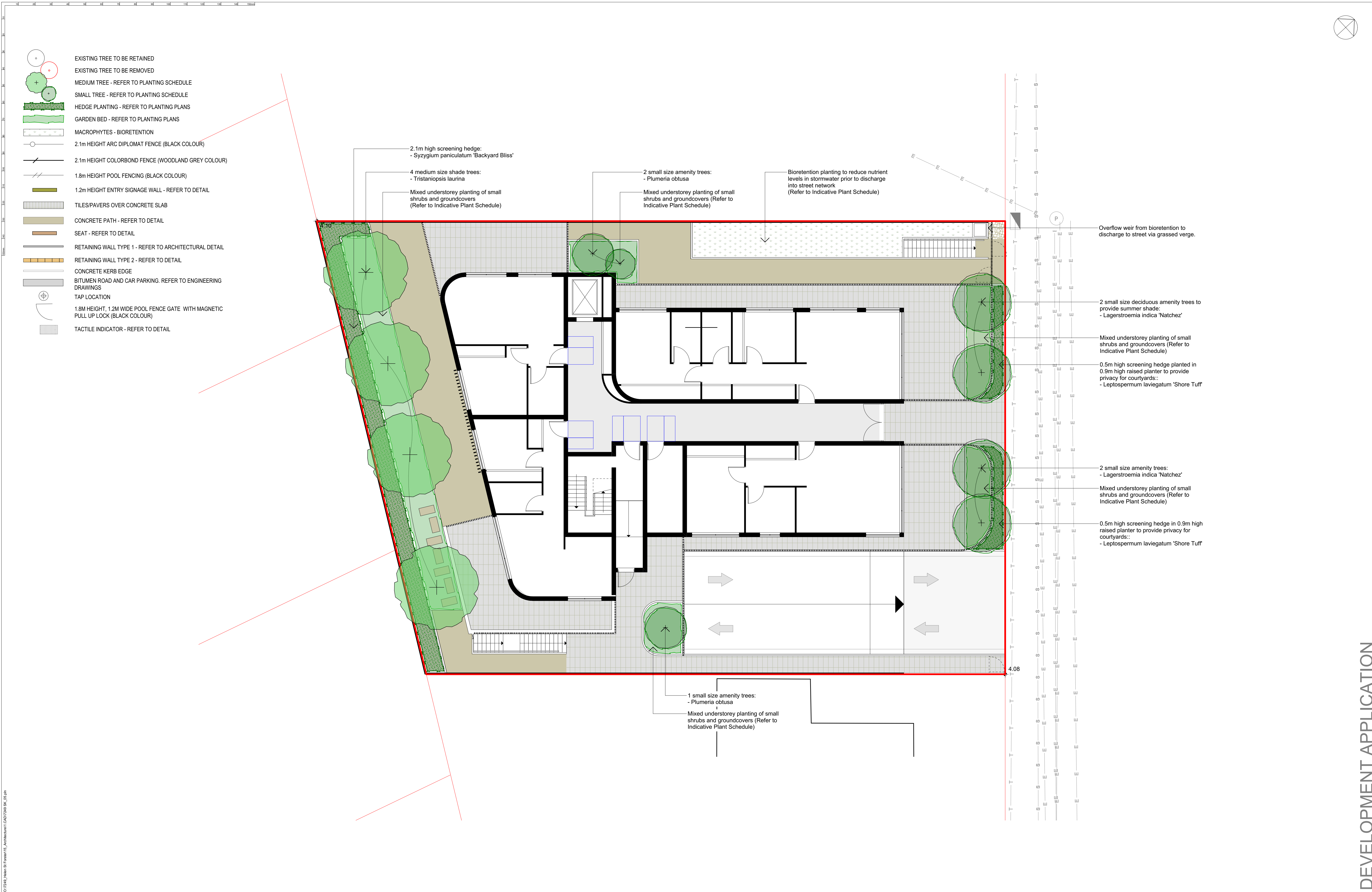
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DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	ROOF FLOOR PLAN		A1
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428		
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD	DRAWING NO:	REVISION:
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## DEVELOPMENT APPLICATION

A1





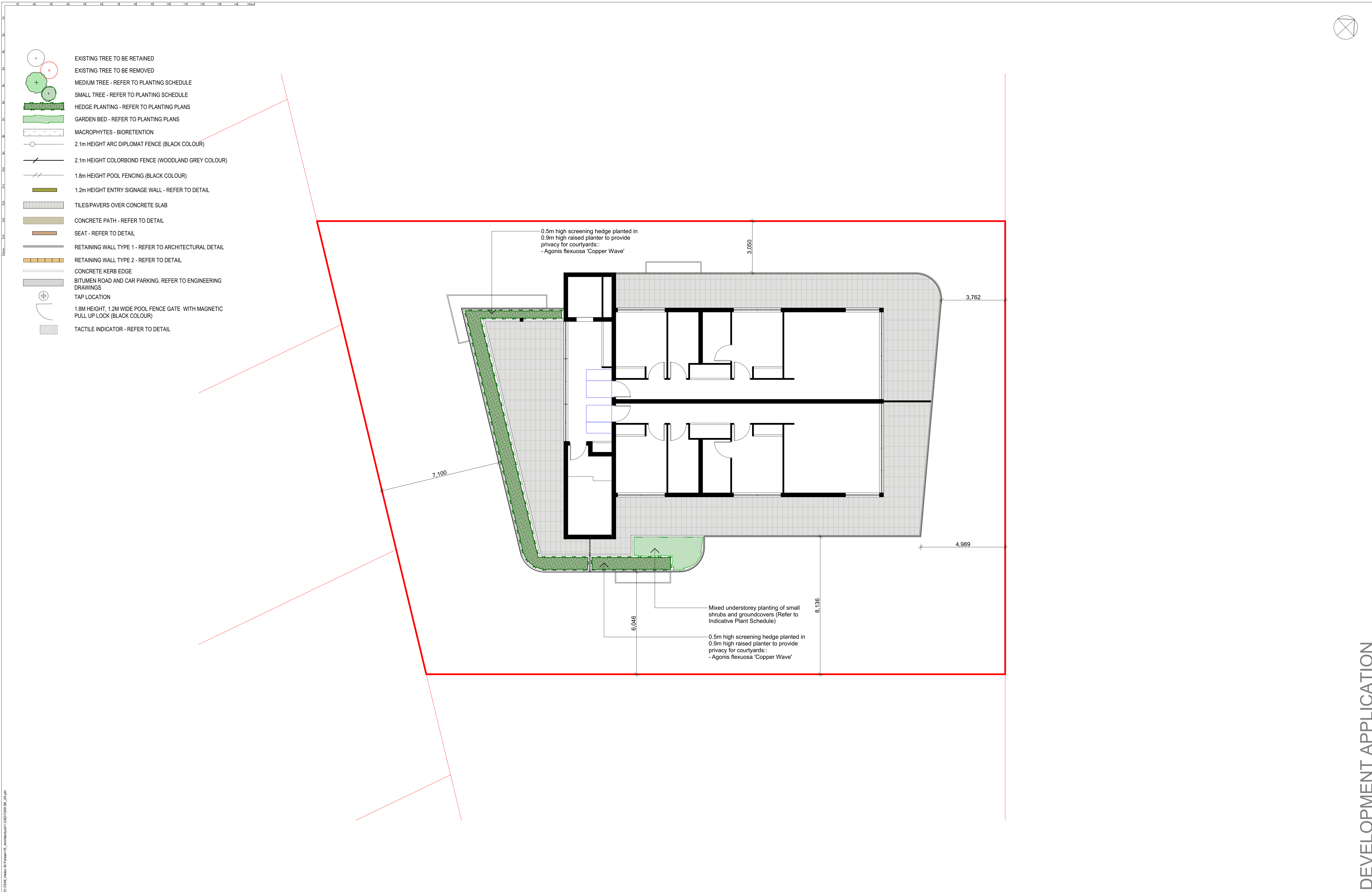
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PROJECT NO:	7249
DA NO.:	#DA Number
DESIGNED BY:	NS / LB
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CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	GROUND FLOOR EXTERNAL WORKS/LANDSCAPE PLAN		
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428		
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD	DRAWING NO:	7249 _DA1.10
		REVISION:	E





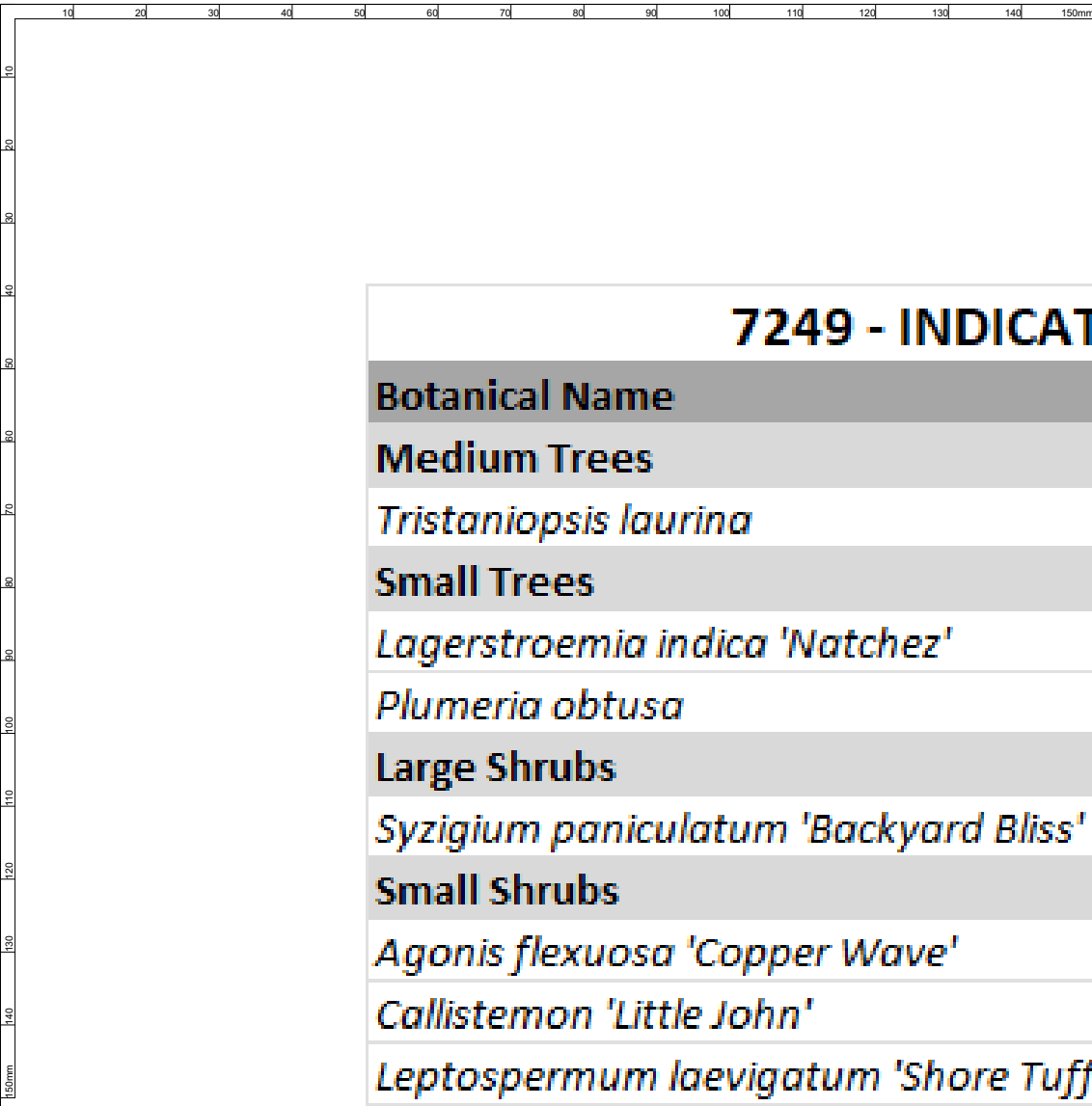
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DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	ROOF EXTERNAL WORKS/LANDSCAPE PLAN		
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428		
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD	DRAWING NO:	REVISION:
		7249 _DA1.11	E





7249 - INDICATIVE PLANT SCHEDULE		
Botanical Name	Common Name	Mature Size
Medium Trees		
<i>Tristaniopsis laurina</i>	Watergum	6 - 8m
Small Trees		
<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle (White)	3 - 5m
<i>Plumeria obtusa</i>	Singapore White Frangipani	3 - 5m
Large Shrubs		
<i>Syzigium paniculatum</i> 'Backyard Bliss'	Lilly Pilly	2.0m
Small Shrubs		
<i>Agonis flexuosa</i> 'Copper Wave'	Willow Peppermint	0.5m
<i>Callistemon</i> 'Little John'	Little John	1.0m
<i>Leptospermum laevigatum</i> 'Shore Tuff'	Coastal Tea Tree	0.5m
<i>Lomandra longifolia</i> 'Katrinus'	Mat Rush	0.7m
<i>Lomandra longifolia</i> 'Verday'	Mat Rush	0.6m
<i>Westringia fruticosa</i> 'Jervis Gem'	Coastal Rosemary	1.2m
Groundcover		
<i>Carpobrotus glaucescens</i>	Coastal Pigface	0.2m
<i>Hibbertia scandens</i>	Climbing Guinea Flower	0.2m
<i>Grevillea obtusifolia</i> 'Gin Gin Gem'	Grevillea	0.5m
<i>Hardenbergia violacea</i> 'Snow White'	Edna Walling Snow White	0.2-0.5m
Bioretention Plants		
<i>Lomandra hystrix</i> 'Tropic Cascade' LHPW	Tropic Cascade	0.8m
<i>Lomandra hystrix</i> 'Lucky Stripe' LMV200	Lucky Stripe	0.8-1.0m



Lagerstroemia indica Natchez



Plumeria obtusa



Tristaniopsis laurina



Lomandra hystrix 'LuckyStripe'



Agonis flexuosa Copper Wave



Lomandra longifolia 'Katrinus'



Leptospermum laevigatum 'Shore Tuff'



Syzygium paniculatum 'Backyard Bliss'



Carpobrotus glaucescens



Hibbertia scandens



Westringia Jervis Gem



Lomandra longifolia 'Verday'



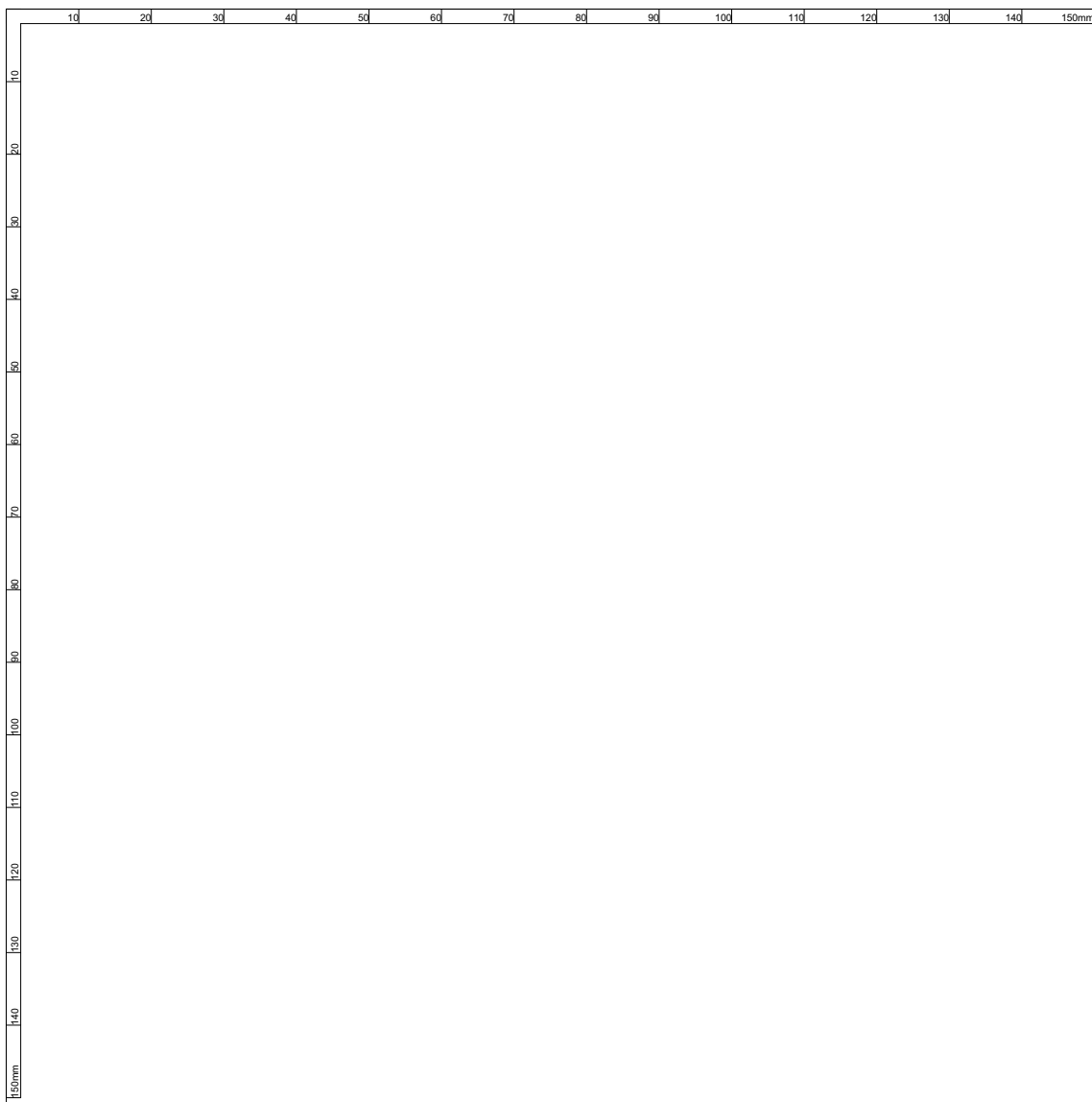
Grevillea obtusifolia Gin Gin Gem

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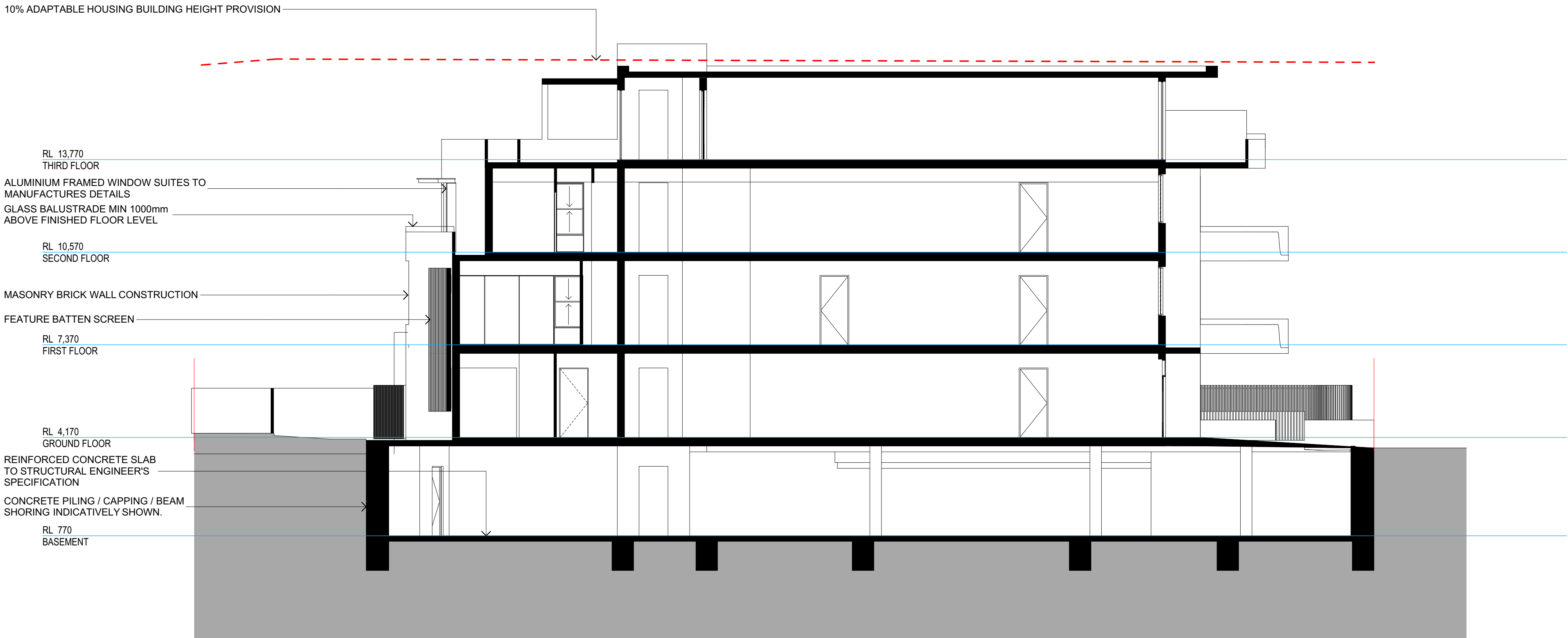
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DA NO.:	#DA Number					
DESIGNED BY:	NS / LB	PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428			
DRAWN BY:	LB					
CHECKED BY:	NS	CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD		DRAWING NO:	REVISION:
DATE CREATED:	20/08/2025				7249 _DA1.12	E





SECTION A



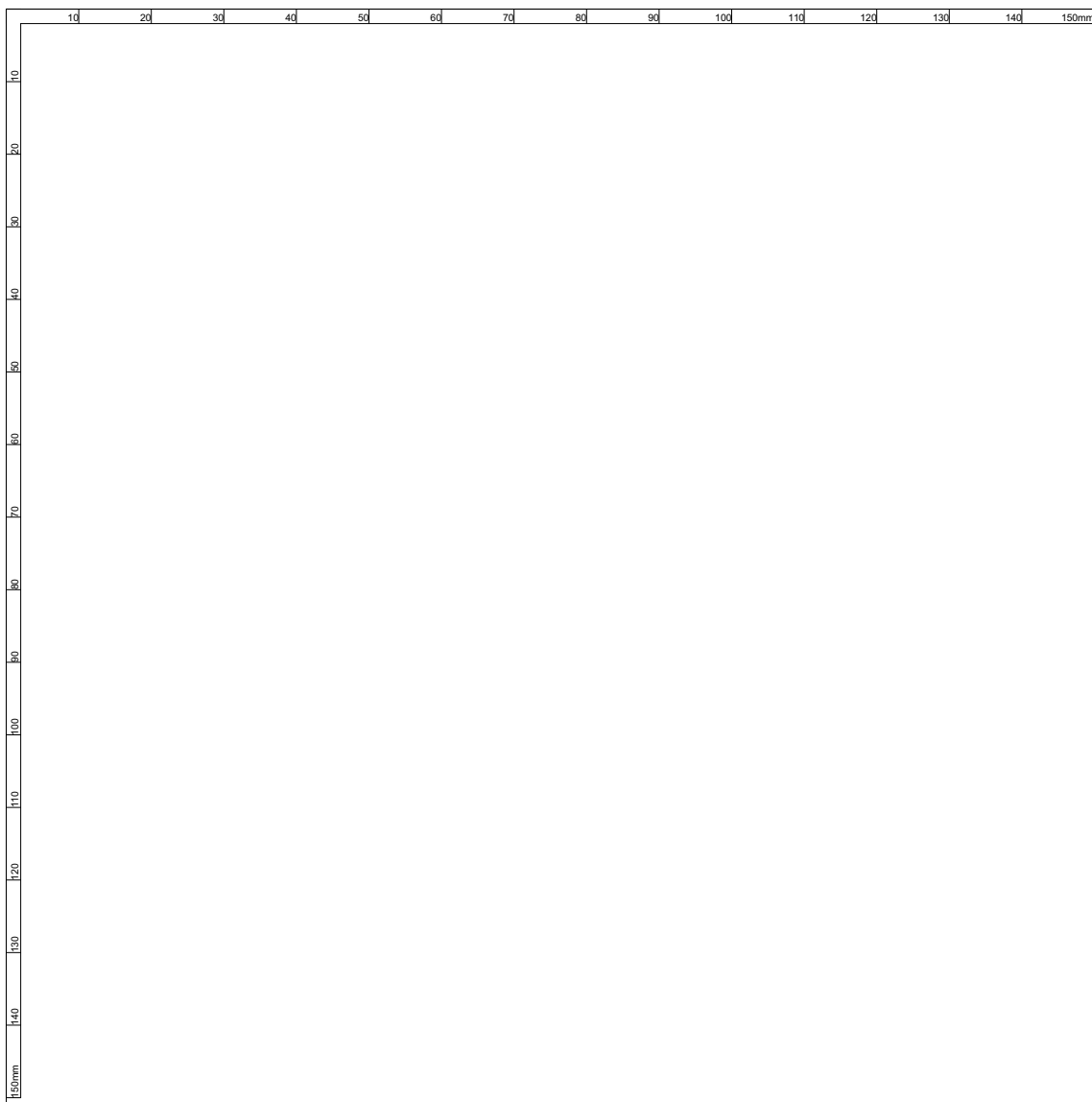
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C	27/03/2025	DESIGN DEVELOPMENT	LB
B	24/02/2025	DESIGN DEVELOPMENT	LB
A	14/02/2025	SKETCH DESIGN	LB

PROJECT NO:	7249
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DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	SECTIONS
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD
DRAWING NO:	7249 _DA2.1
REVISION:	E





NORTH EAST ELEVATION



NORTH WEST ELEVATION

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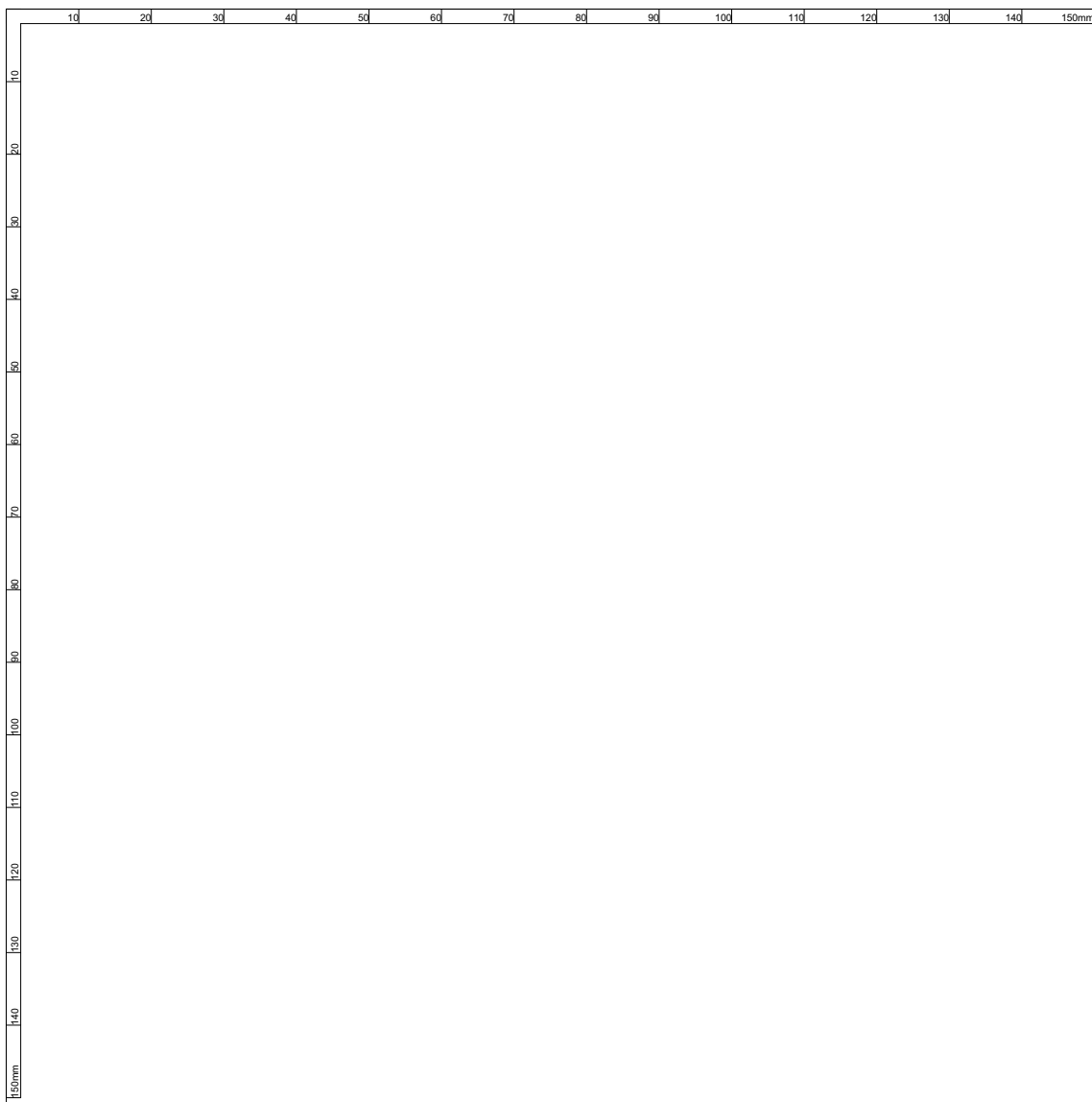
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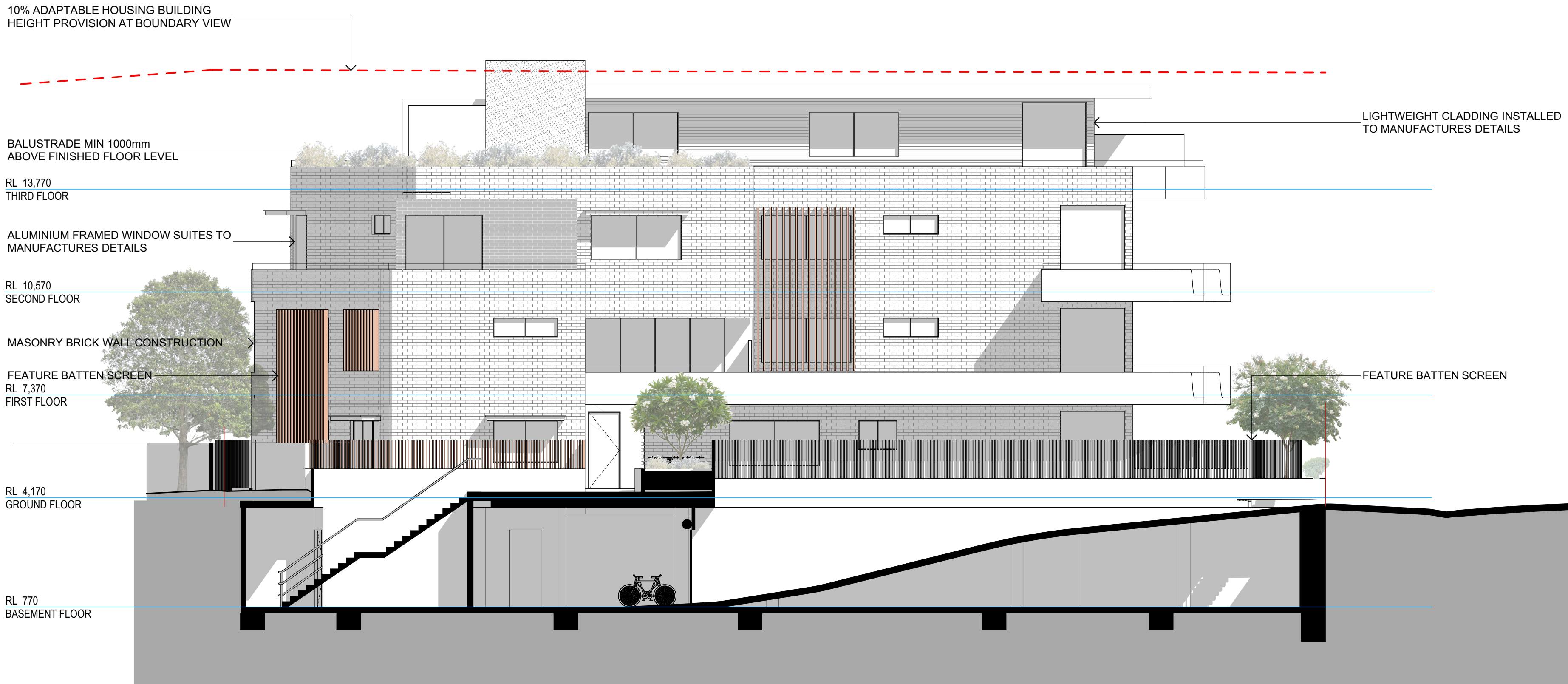
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DRAWING TITLE:	ELEVATIONS SHEET 1	A1
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428	
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD	
	DRAWING NO: 7249 _DA3.1	REVISION: E





SOUTH WEST ELEVATION



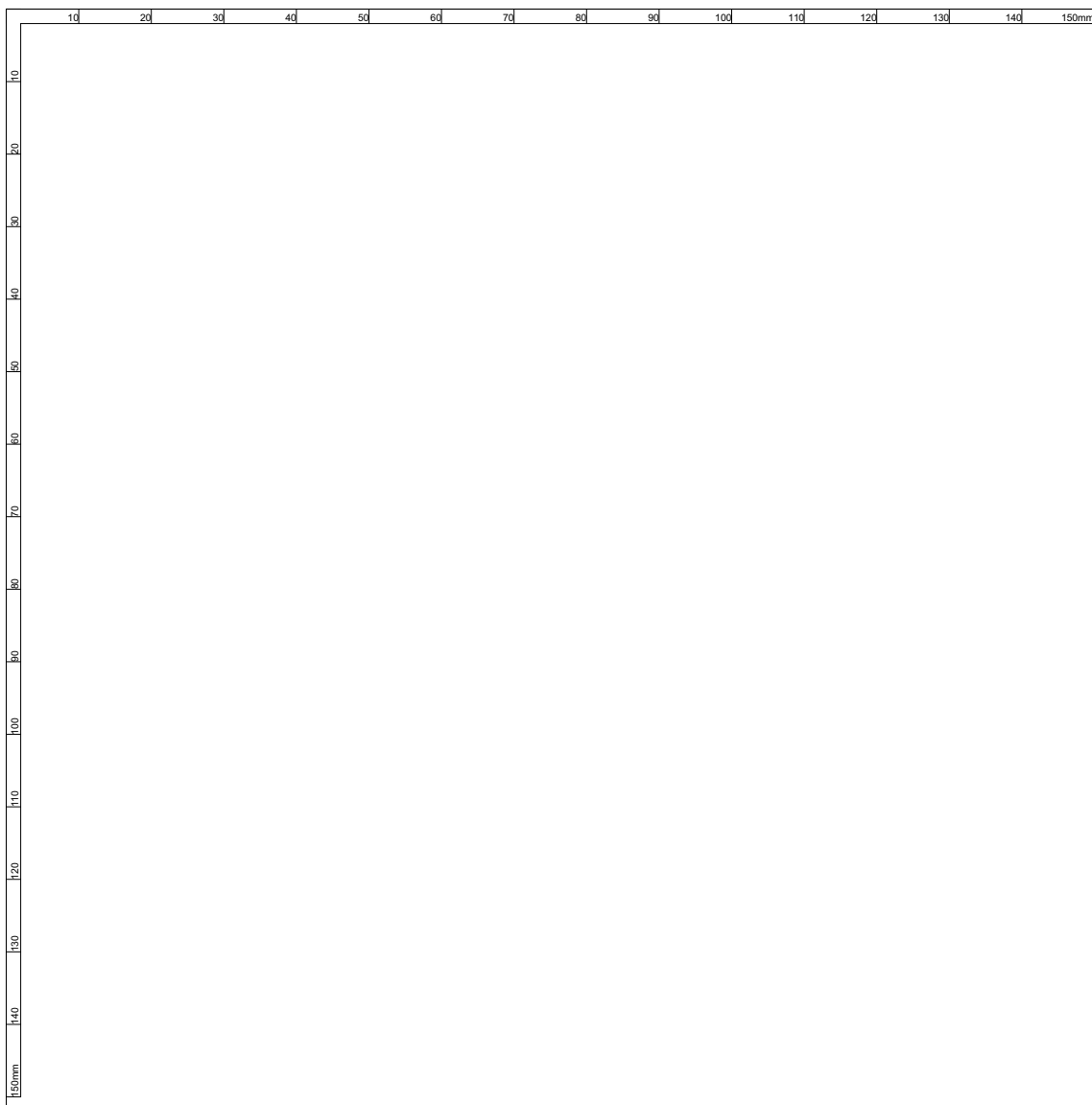
SOUTH EAST ELEVATION

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A	14/02/2025	SKETCH DESIGN	LB

PROJECT NO:	7249
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DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	ELEVATIONS SHEET 2
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD
DRAWING NO:	7249 _DA3.2
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NORTH EAST ELEVATION

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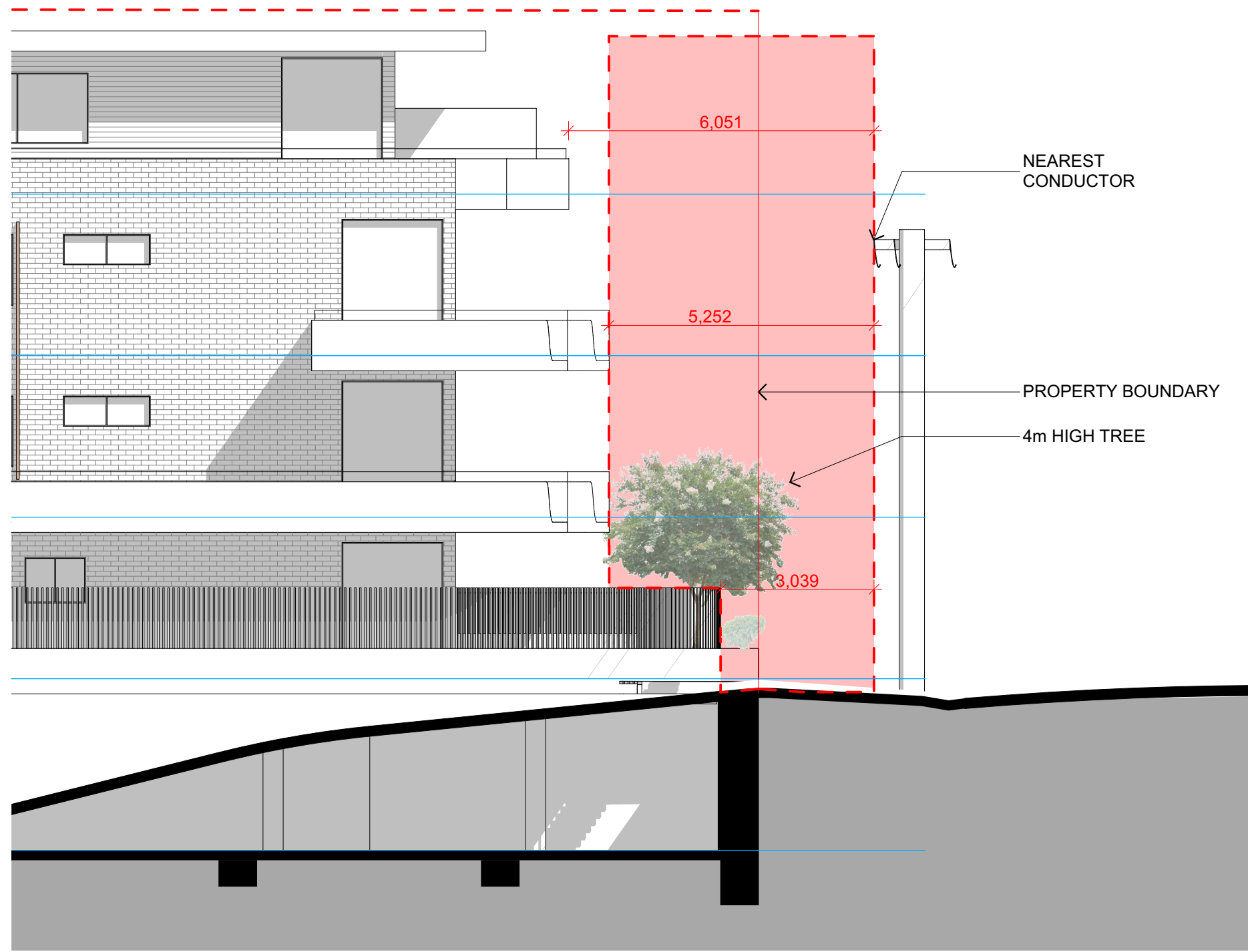
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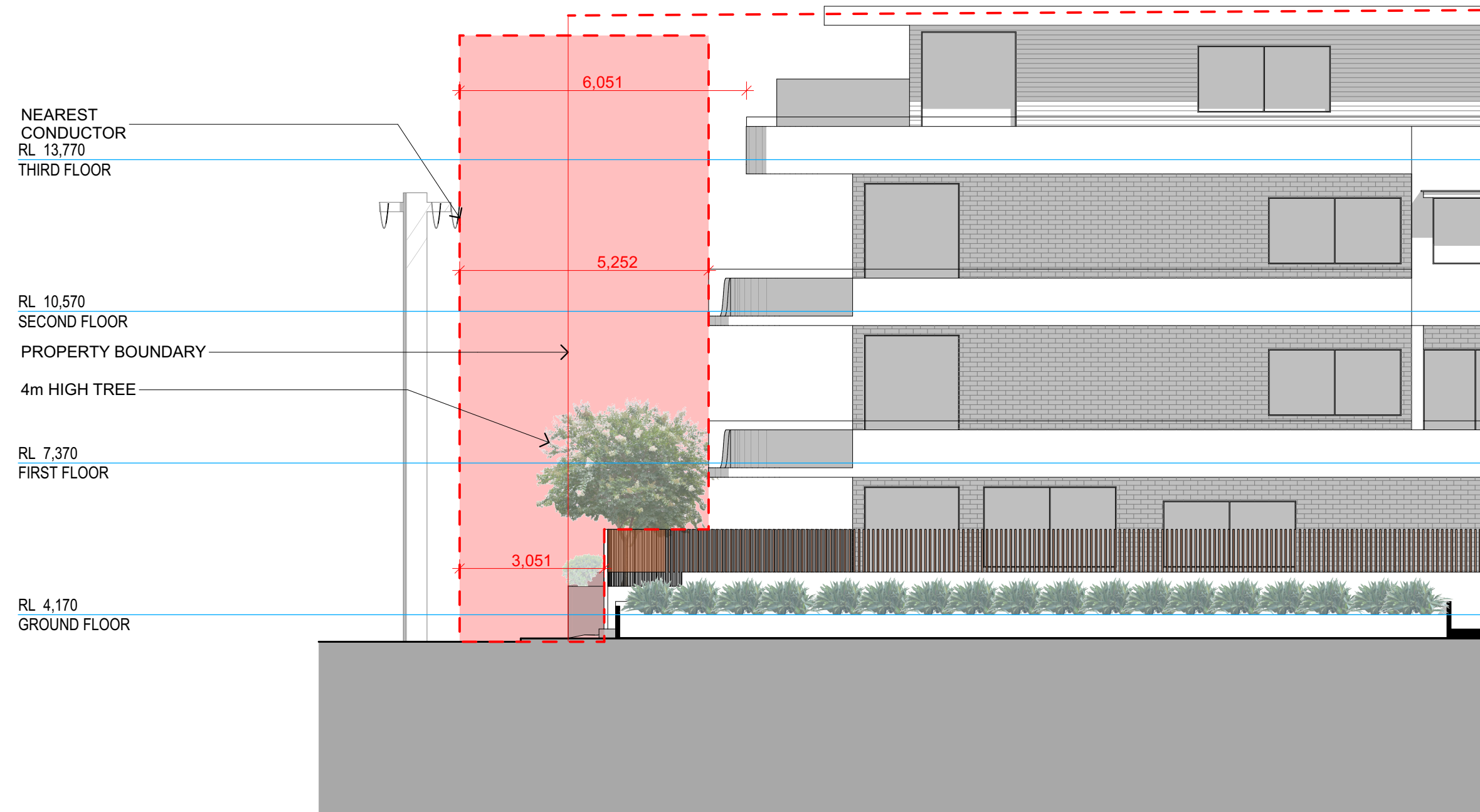
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DESIGNED BY:	NS / LB
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DRAWING TITLE:	STREET CONTEXT		
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428		
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD	DRAWING NO:	7249 _DA3.3
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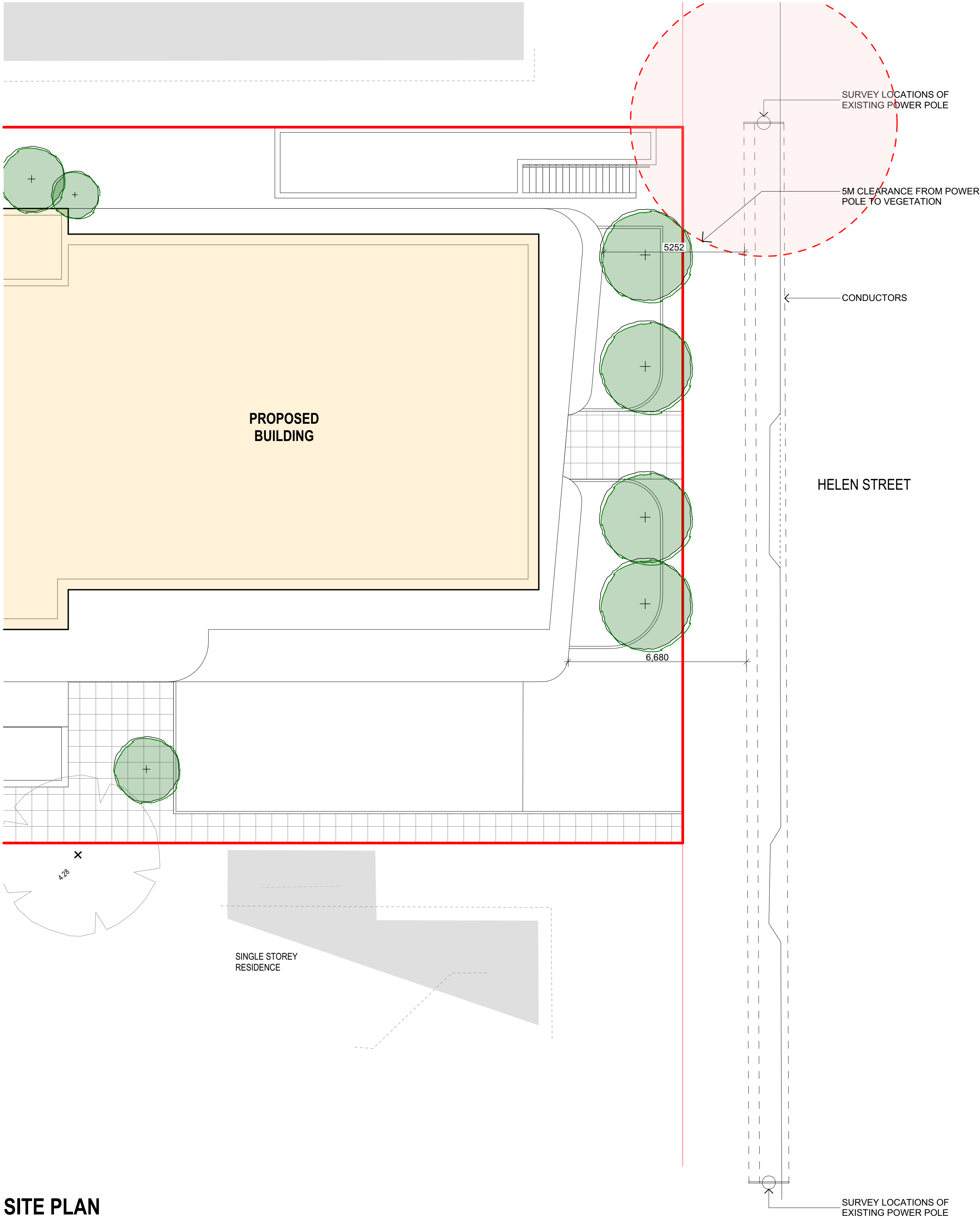




SOUTH EAST (POWERLINES)



NORTH WEST (POWERLINES)



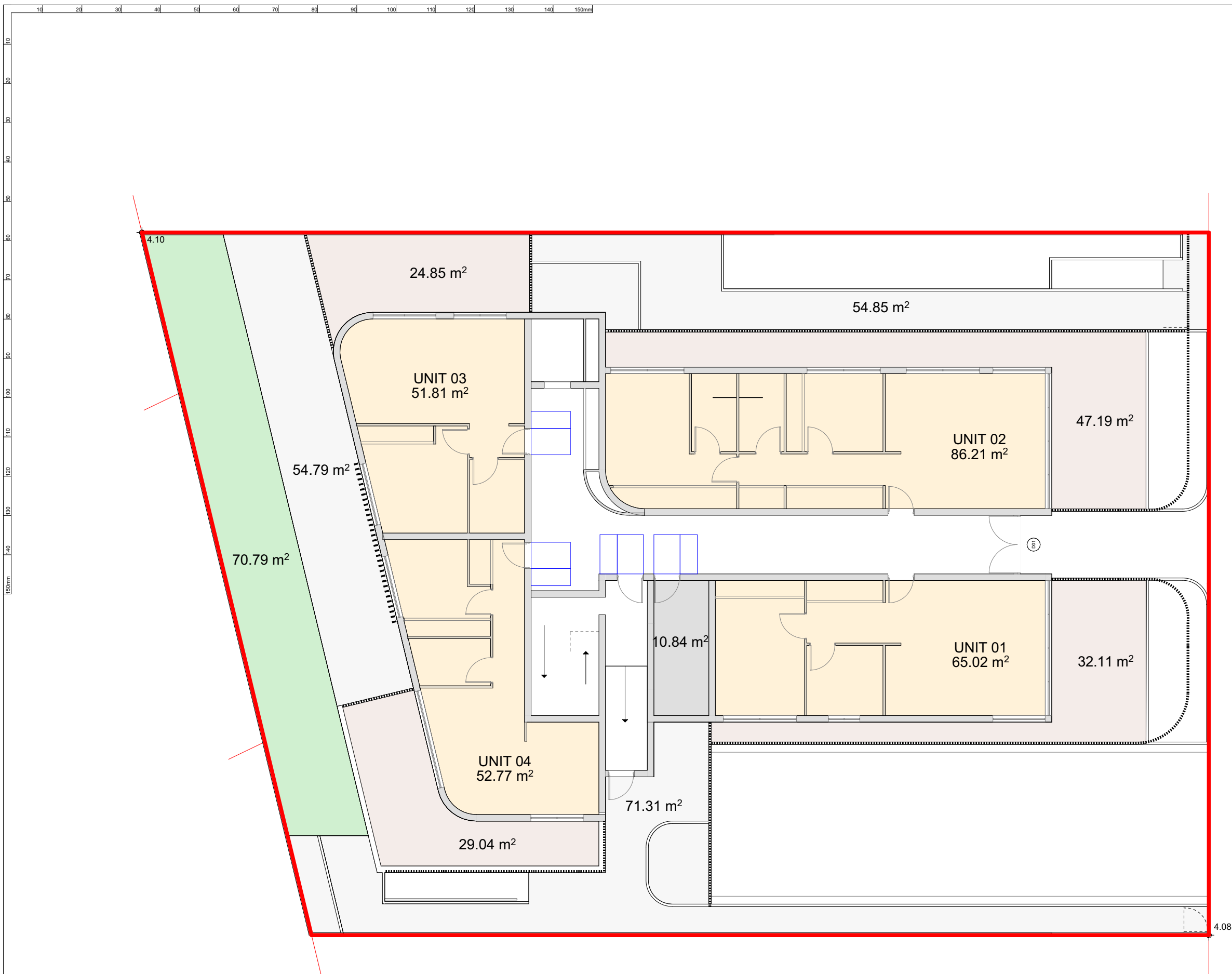
SITE PLAN

REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB

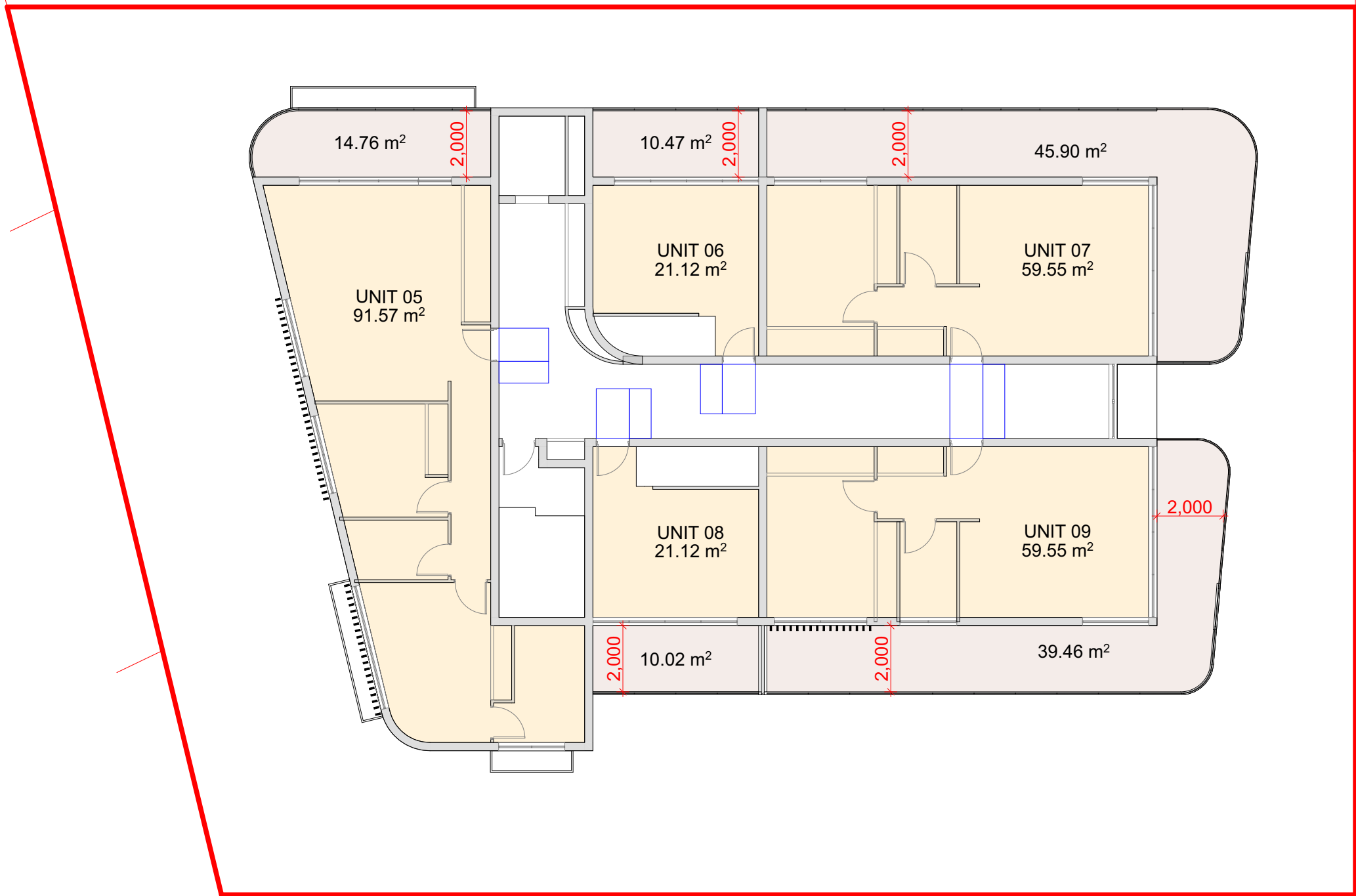
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DRAWING TITLE:	OVERHEAD POWERLINE SET BACKS		A1
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428		
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD	DRAWING NO:	REVISION:
		7249 _DA3.4	E

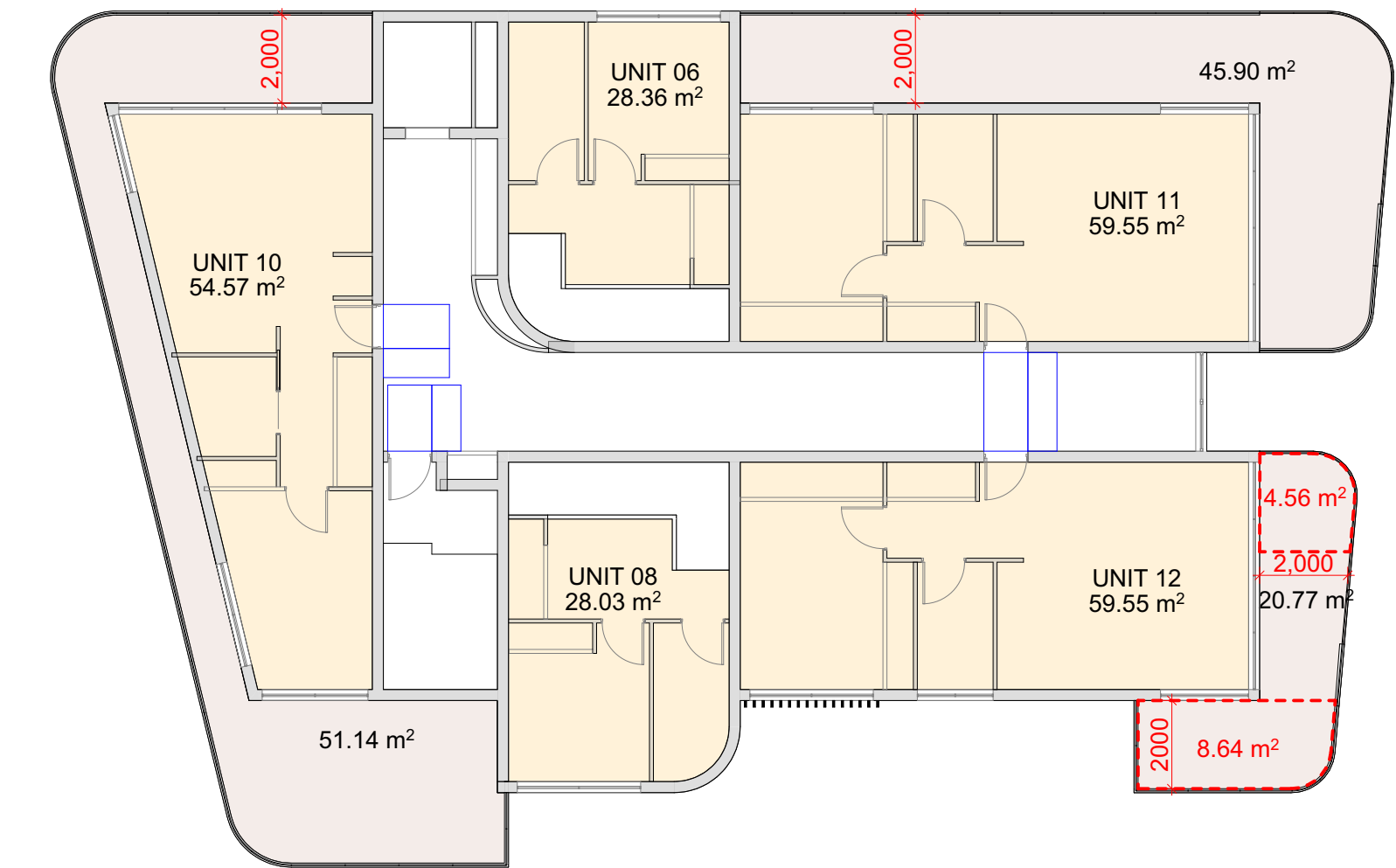




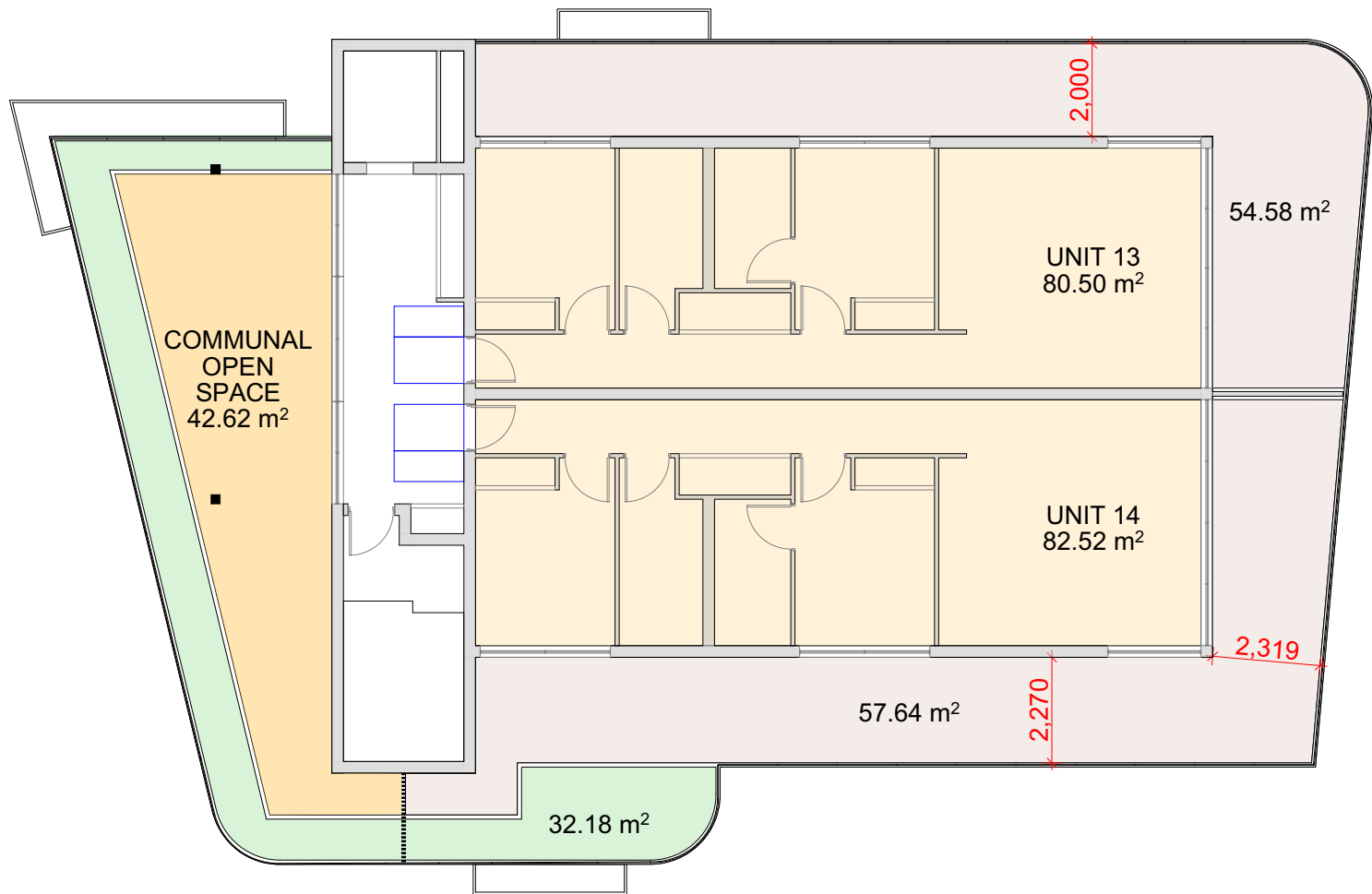
GFA GROUND FLOOR PLAN



GFA FIRST FLOOR PLAN



GFA SECOND FLOOR PLAN



GFA THIRD FLOOR PLAN

AREAS	
SITE AREA	1,011m2
FLOOR SPACE RATION (FSR)	1:1
FSR MCC LEP	1,011m2
PROPOSED GFA	912.58M2
PROPOSED FSR	0.90.1
DEEP SOIL (REQ.)	7%
DEEP SOIL m2 (REQ.)	70.77m2
PROPOSED DEEP SOIL	7%
PROPOSED DEEP SOIL m2	70.79m2

0:7249\_Helen St Forster NSW Architectural CAD7249\_Sketch.dwg

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REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB
C	27/03/2025	DESIGN DEVELOPMENT	LB
B	24/02/2025	DESIGN DEVELOPMENT	LB
A	14/02/2025	SKETCH DESIGN	LB

DATUM: AHD  
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(X/X@A3)  
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PROJECT NO:	7249
DA NO.:	#DA Number
DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	GROSS FLOOR AREA	A1
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428	
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD	
	DRAWING NO: 7249 _DA4.1	REVISION: E

DEVELOPMENT APPLICATION





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REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB
C	27/03/2025	DESIGN DEVELOPMENT	LB
B	24/02/2025	DESIGN DEVELOPMENT	LB
A	14/02/2025	SKETCH DESIGN	LB

DATUM: AHD

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(X/X@A3)

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SCALE 1:100 @ A1

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PROJECT NO:	7249
DA NO.:	#DA Number
DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	SHADOW DIAGRAMS		
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428		
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD	DRAWING NO: 7249 _DA4.2	REVISION: E



**GLAZING NOTES:**

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS.

ALL DIMENSIONS TO BE VERIFIED BEFORE ANY WORK OR FABRICATION COMMENCES.

IF ANY DISCREPANCY, AMBIGUITY , ERROR OR INCONSISTENCY IS FOUND IN THIS SET OF DRAWINGS, REPORT SUCH TO KING AND CAMPBELL, ARCHITECTS BEFORE PROCEEDING.

ALL GLAZING TO COMPLY WITH BCA AND RELEVANT AUSTRALIAN STANDARDS.

GLASS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288 2021 & AS 2047 1999.




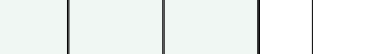







GLAZING TYPE AND FRAMES TO COMPLY WITH BASIS REPORT.

REFER TO STRUCTURAL ENGINEER FOR LOAD RATINGS OF WINDOW AND DOORS.

ALL EXTERNAL DOORS TO HAVE WEATHER SEALS.

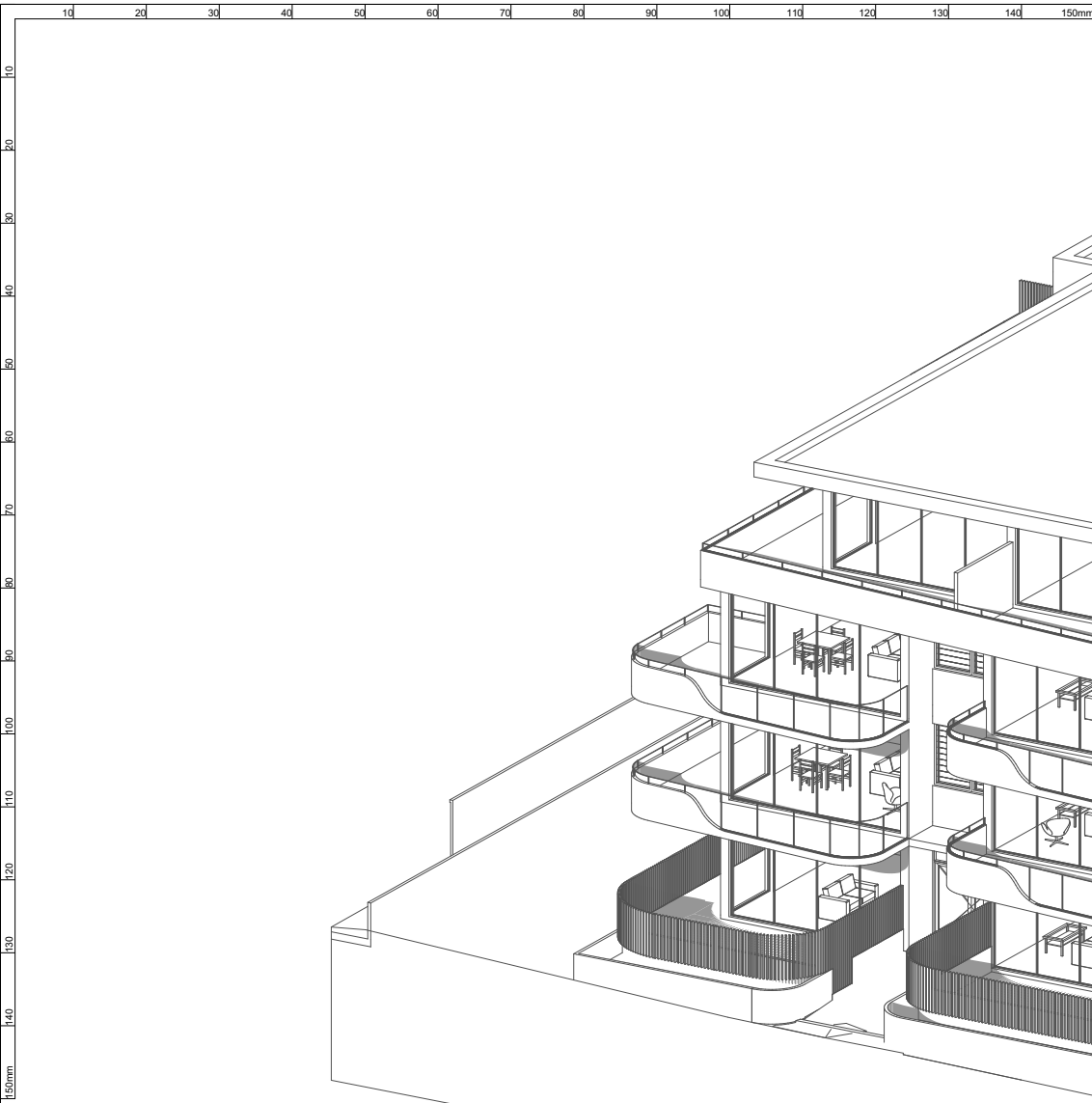
BUILDING CONSTRUCTION WITHIN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959 2018.

GLAZING, FLYSCREENS AND LOCKS TO BAL RATED AREAS TO COMPLY WITH AS3959 2018.

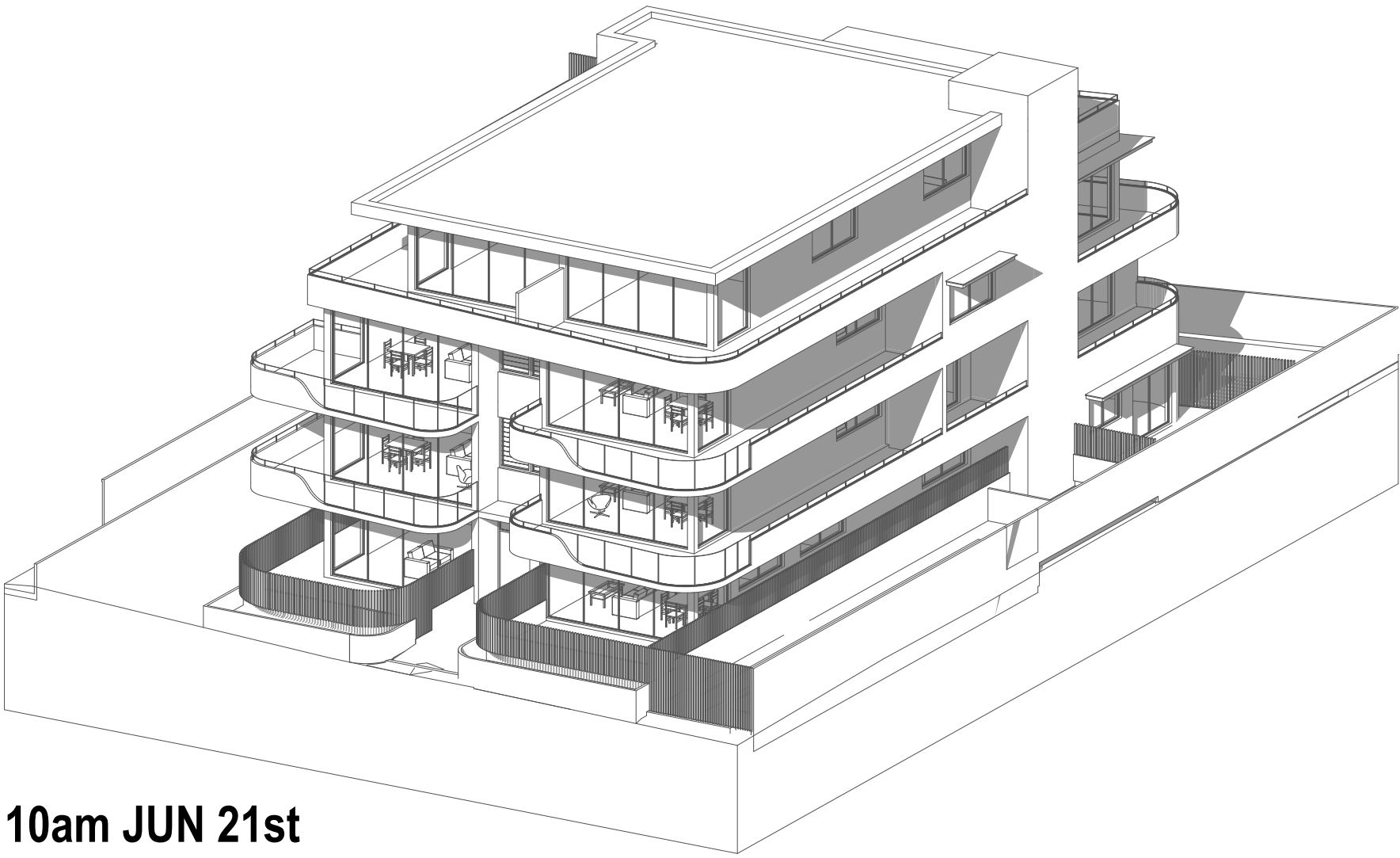
DOOR / WINDOW SCHEDULE											
ELEVATION											
WINDOW / DOOR NO.	D01	D02	D02	D03	D04	D05	D06	D07	W01	W02	W03
WINDOW TYPE	HINGED	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	FIXED PANEL WINDOW	SLIDING WINDOW	SLIDING WINDOW
HEIGHT (mm)	2,700	2,700	2,700	2,400	2,400	2,400	2,400	2,400	2,700	900	1,400
WIDTH (mm)	2,240	5,160	5,290	3,800	2,400	4,360	3,600	2,690	2,000	1,200	2,800
QUANTITY	1	7	1	1	2	2	2	1	8	1	13
SILL HEIGHT	0	0	0	0	0	0	0	0	0	1,500	1,000
GLAZING AREA (m2)	6.048	14.283	14.283	9.12	5.76	10.5	8.64	6.45	5.4	1.08	3.92
ADDITIONAL NOTES		ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN		ALLOW FOR FLY SCREEN	ALLOW FOR FLY SCREEN

O:\7249 Helen St Forster\15\_Architecture\1.CAD\7249 SK\_05.ph

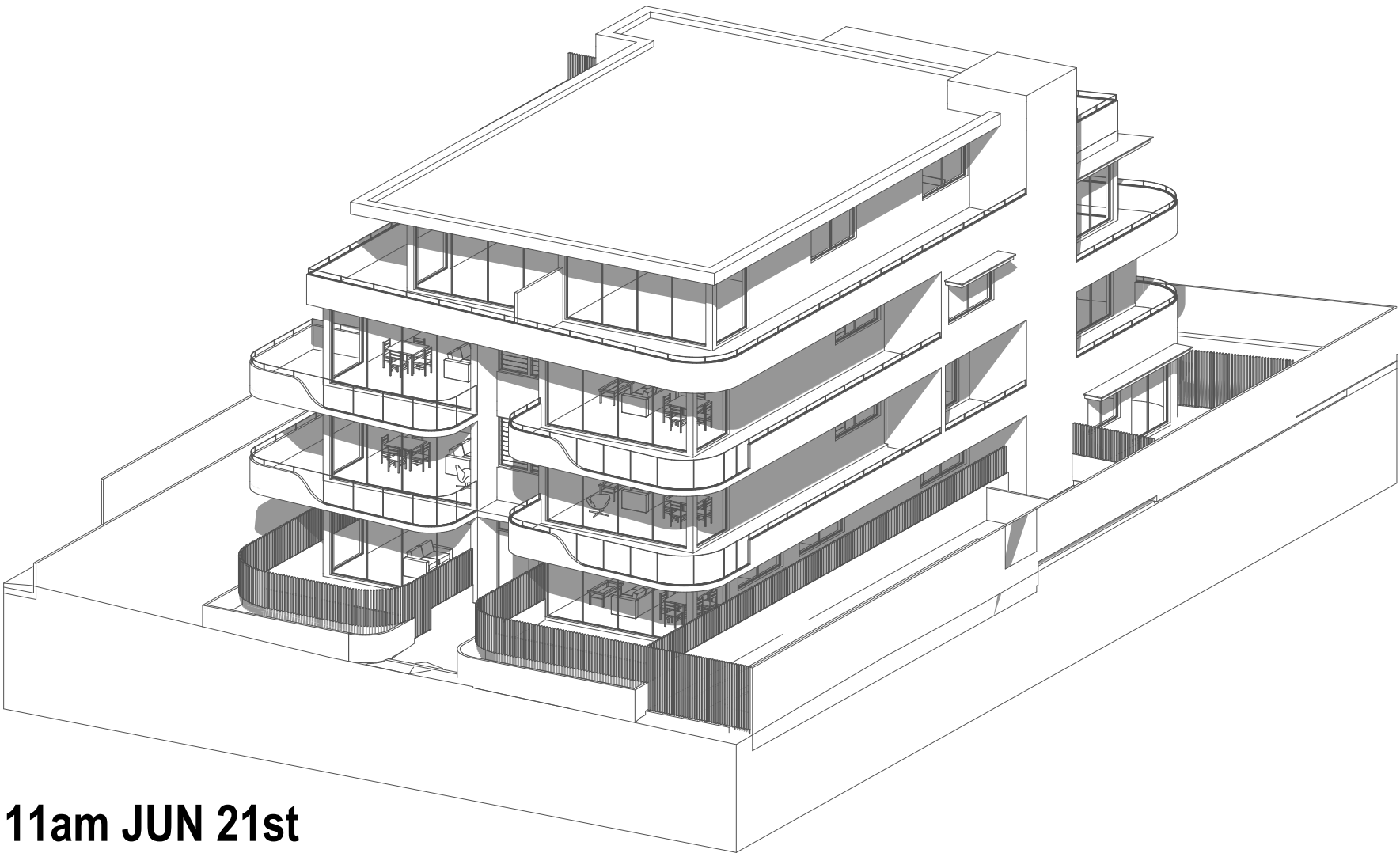




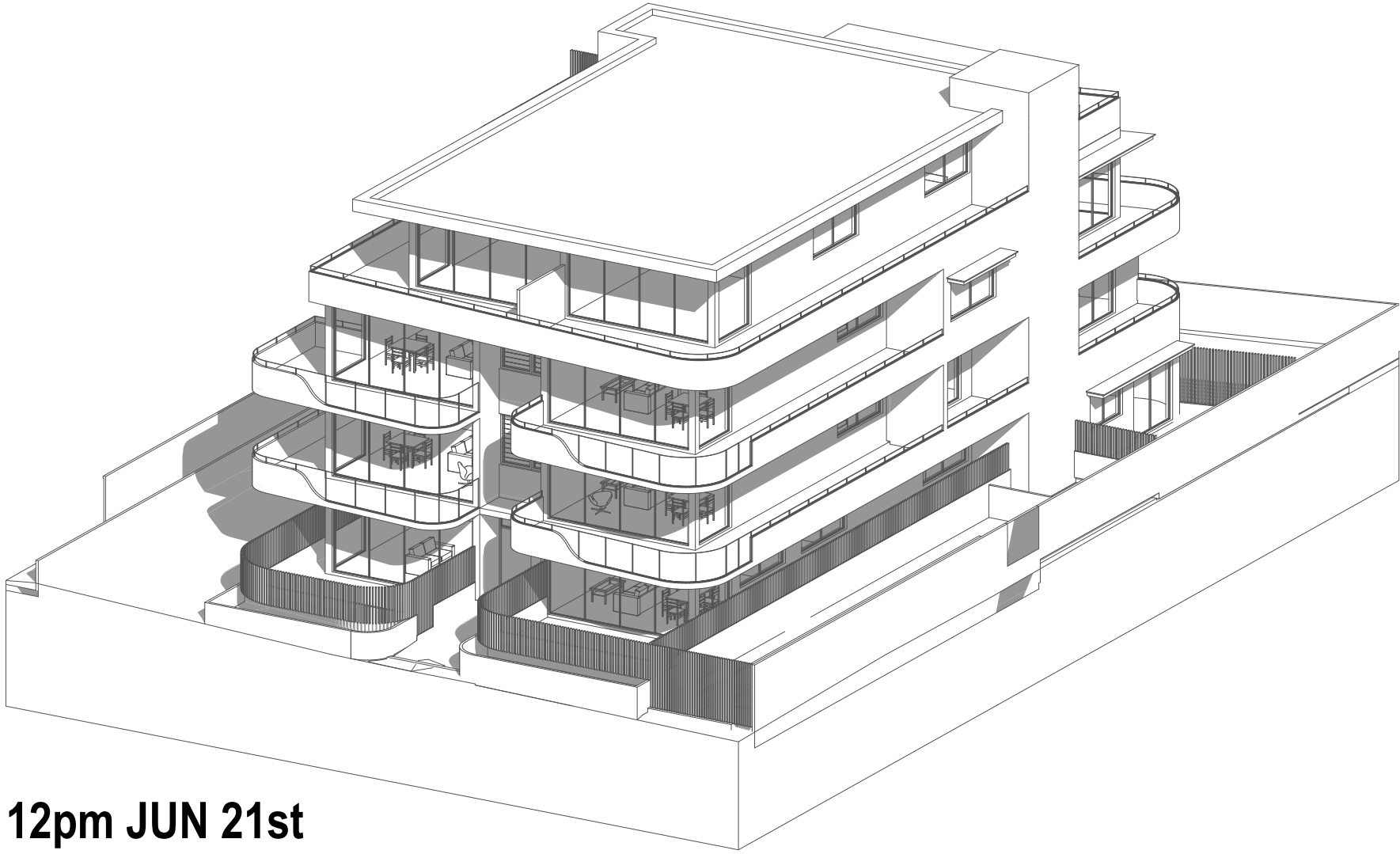
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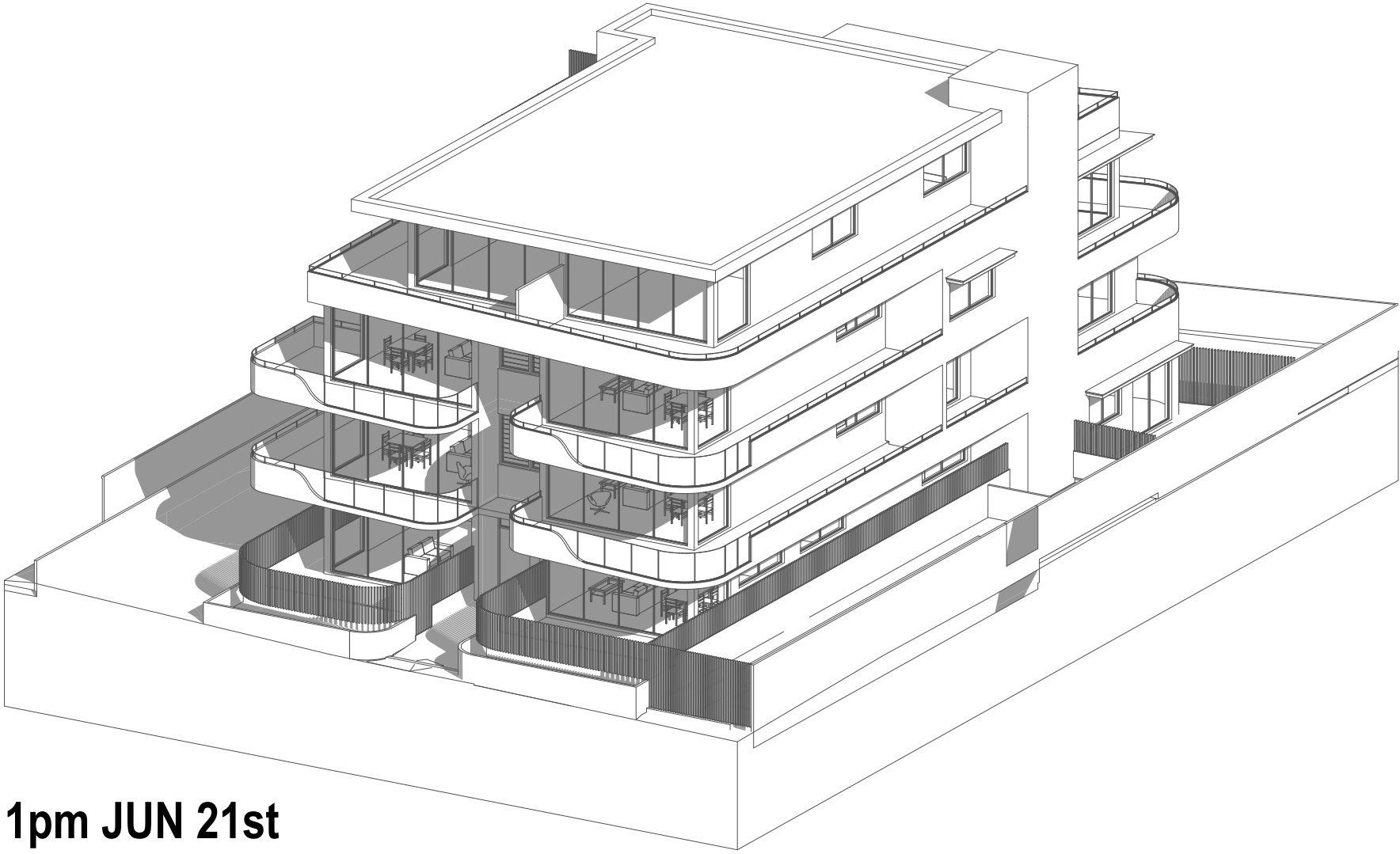
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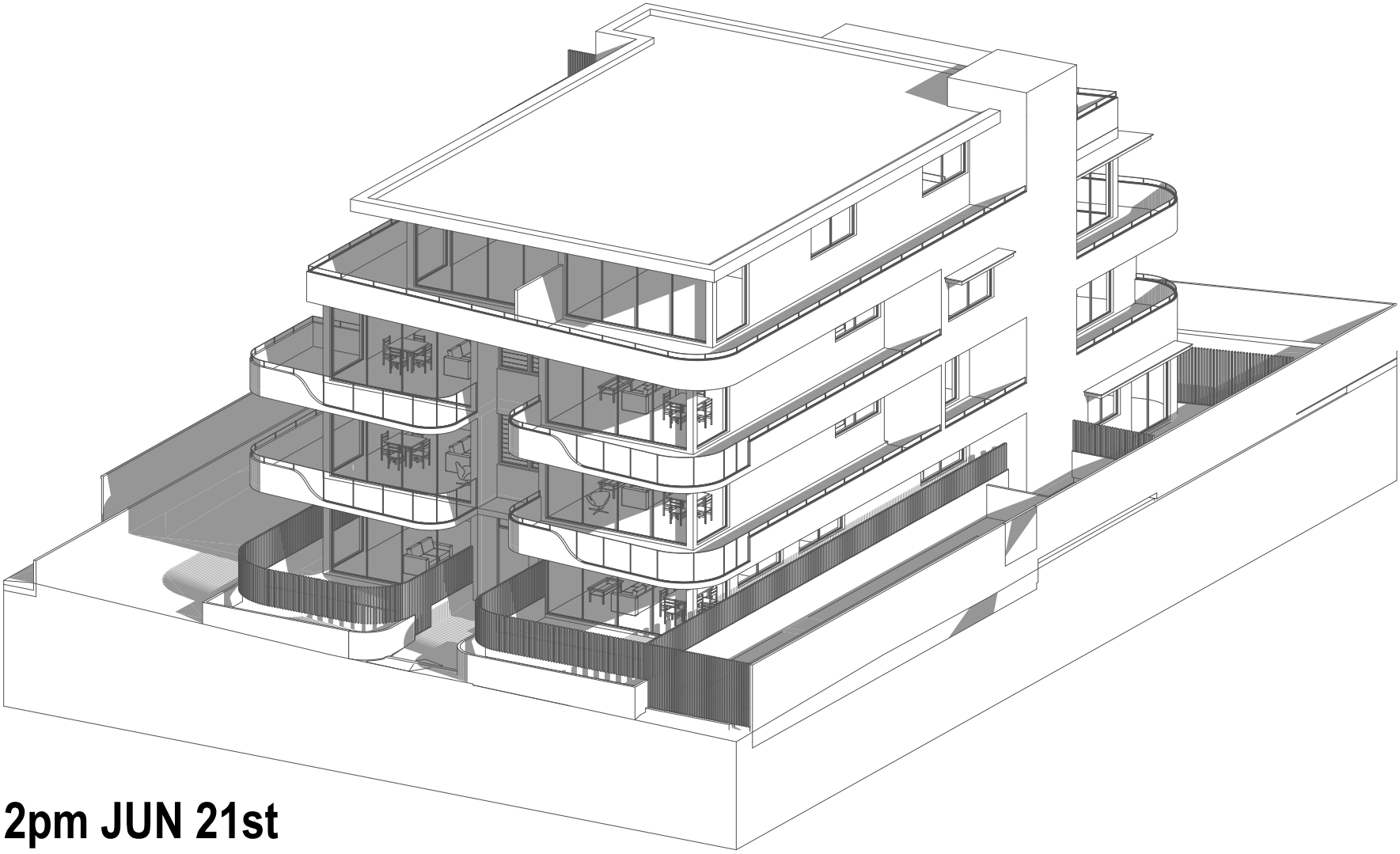
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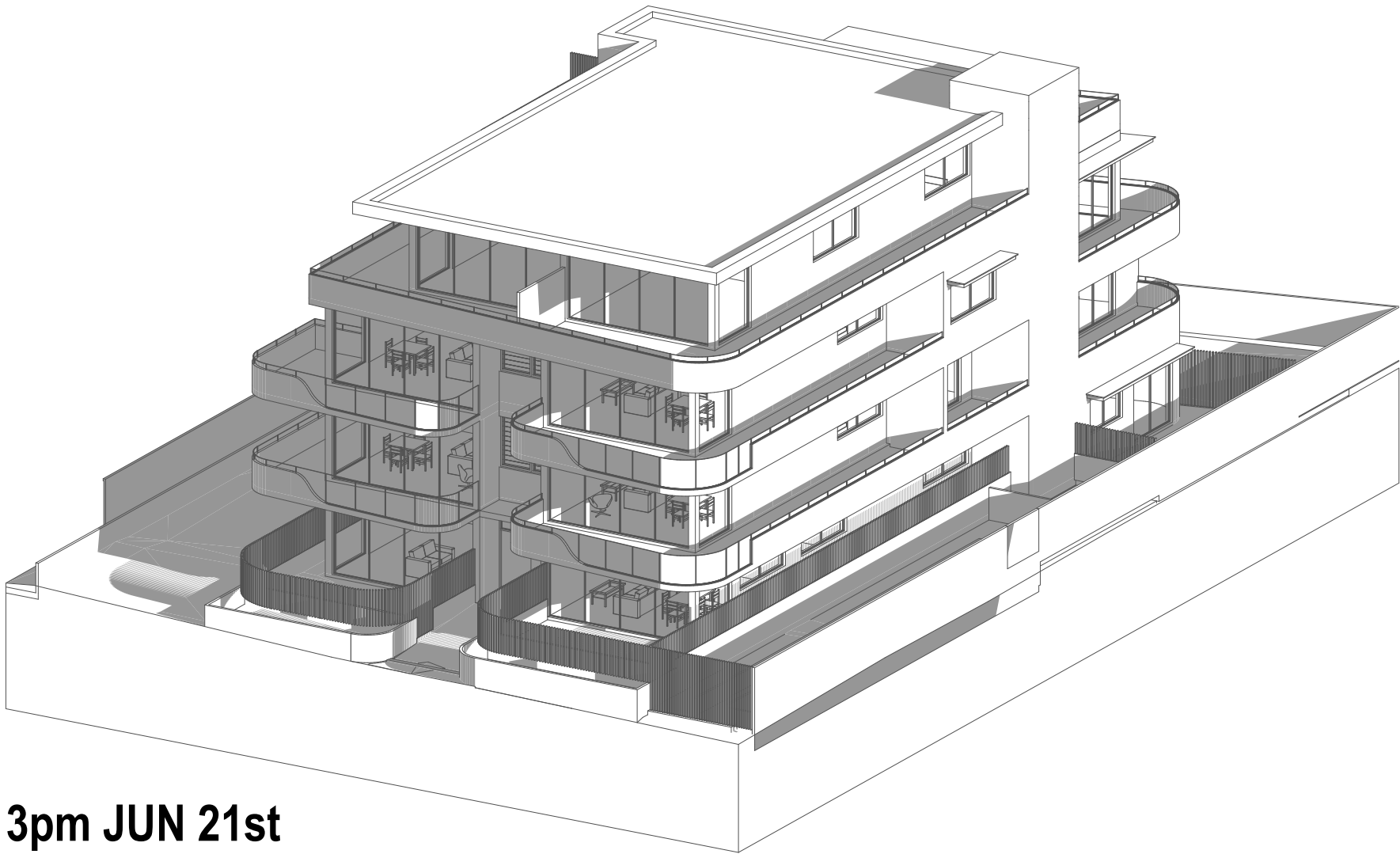
12pm JUN 21st



1pm JUN 21st



2pm JUN 21st



3pm JUN 21st

SOLAR ACCESS LEGEND

SHADOW EXTENT

CALCULATIONS

TOTAL UNITS MEETING SOLAR ACCESS  
APARTMENT DESIGN GUIDE  
OBJECTIVE 4A-1 REQUIRED (REG 70%)

12/14 UNITS  
85%

TOTAL UNITS RECIEVING NO SOLAR  
ACCESS IN ACCORDANCE WITH  
DESIGN GUIDE OBJECTIVE 4A-3

2/14 UNITS  
15%

SOLAR ACCESS		
UNIT	HOURS	COMPLIANCE
UNIT 01	5	Y
UNIT 02	7	Y
UNIT 03	4	Y
UNIT 04	0	N
UNIT 05	3	Y
UNIT 06	3	Y
UNIT 07	6	Y
UNIT 08	0	N
UNIT 09	5	Y
UNIT 10	3	Y
UNIT 11	7	Y
UNIT 12	4	Y
UNIT 13	7	Y
UNIT 14	3	Y

REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB
C	27/03/2025	DESIGN DEVELOPMENT	LB
01	24/02/2025	DESIGN DEVELOPMENT	LB

PROJECT NO:	7249
DA NO.:	#DA Number
DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

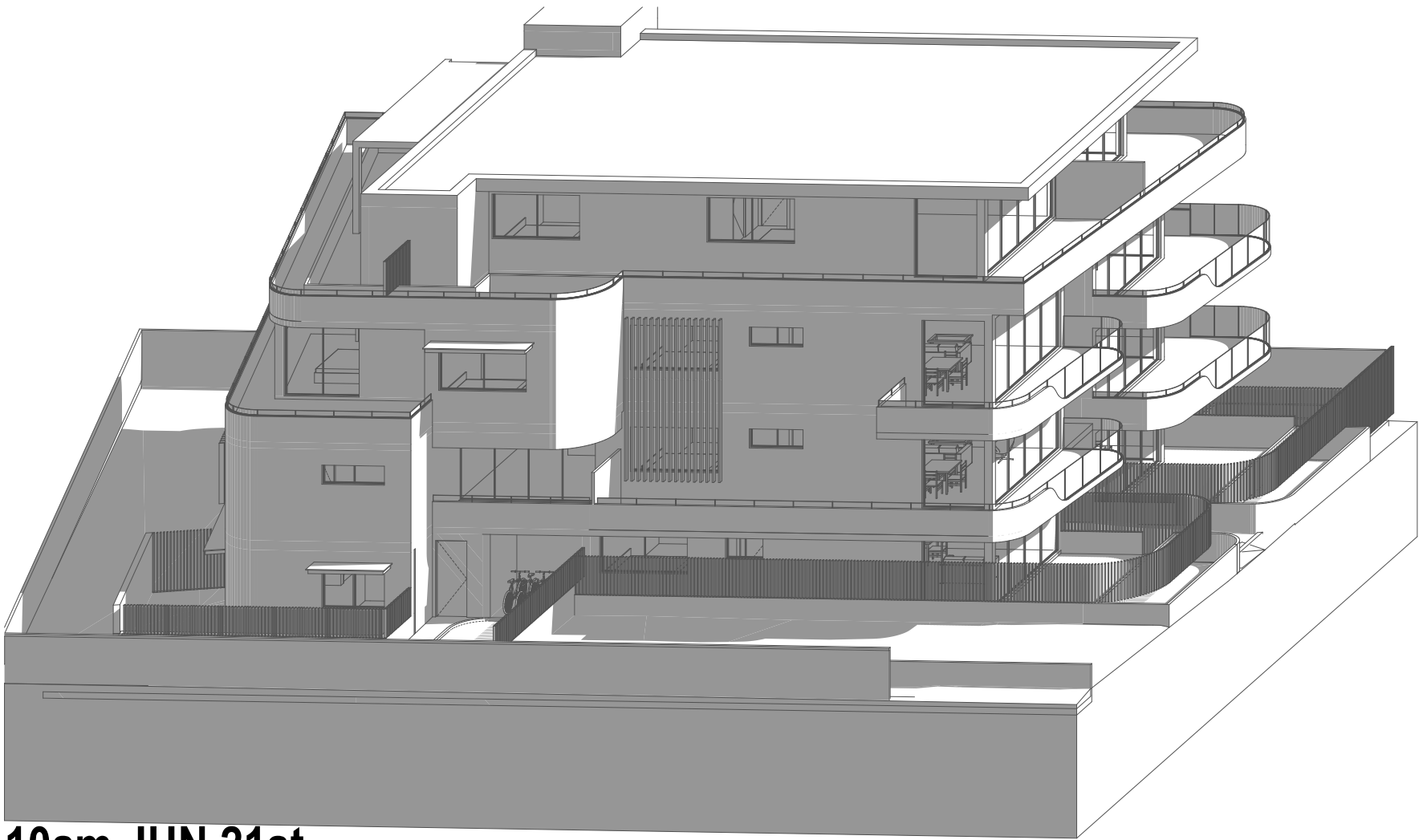
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PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD

DRAWING NO:	REVISION:
7249 _DA6.1	E

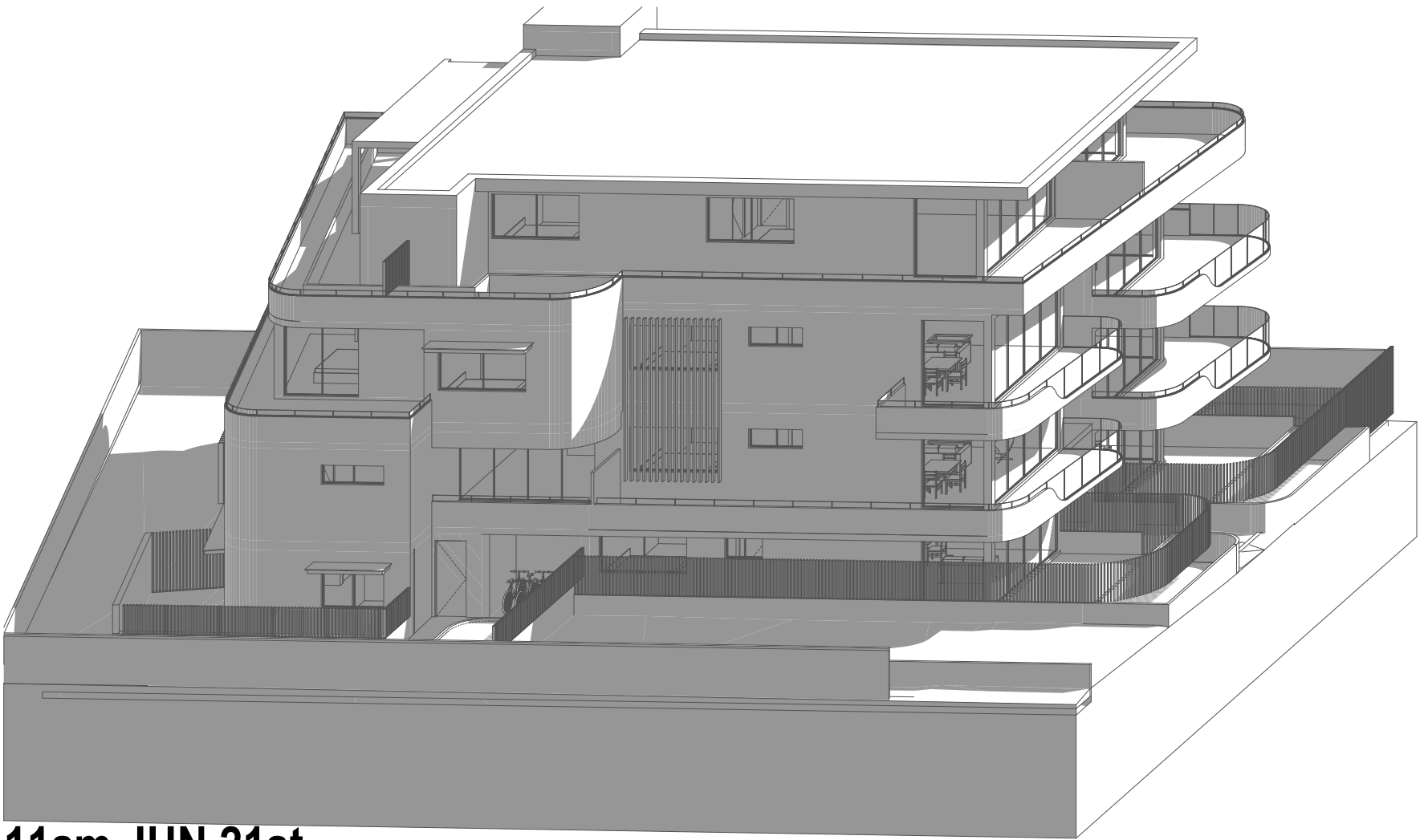




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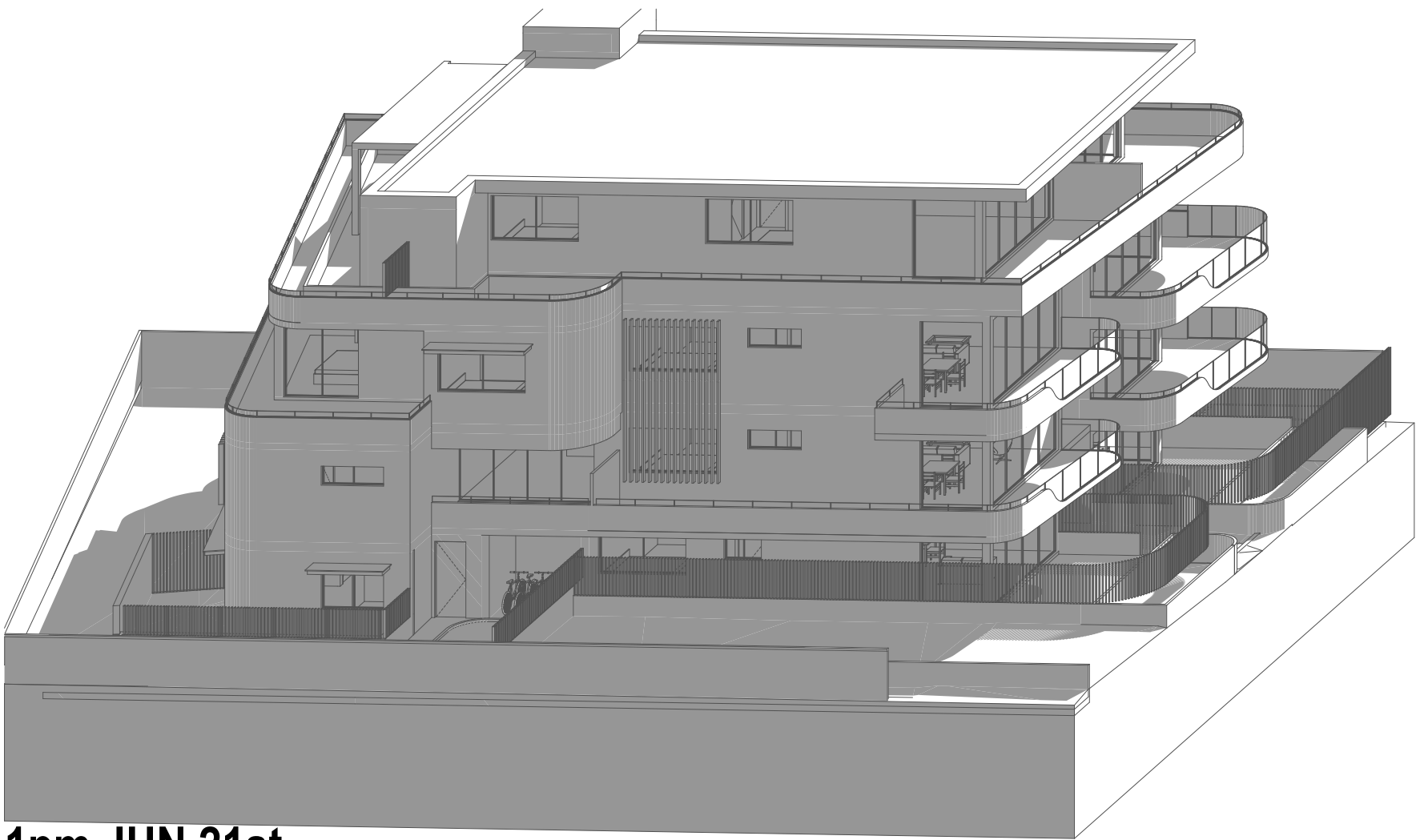
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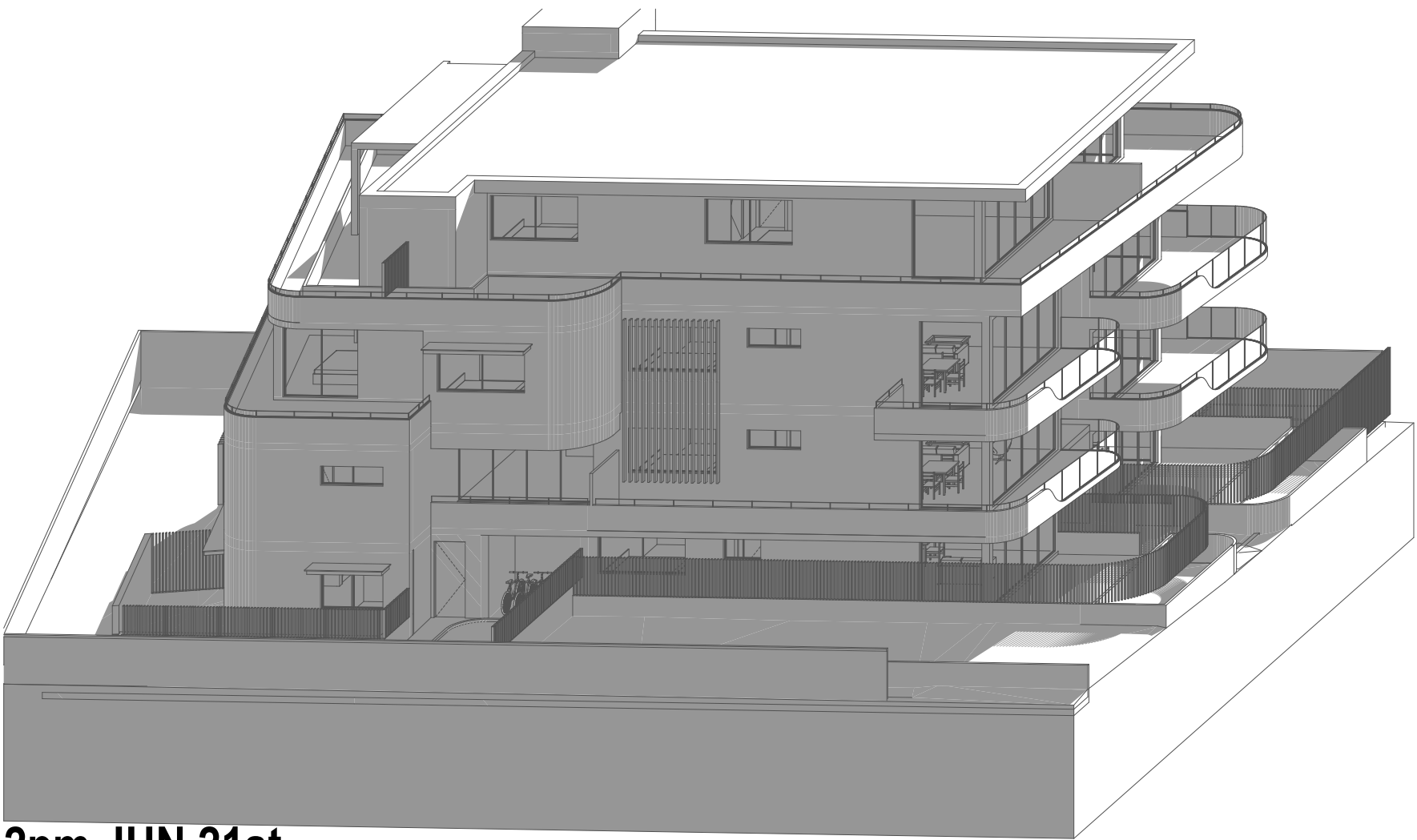
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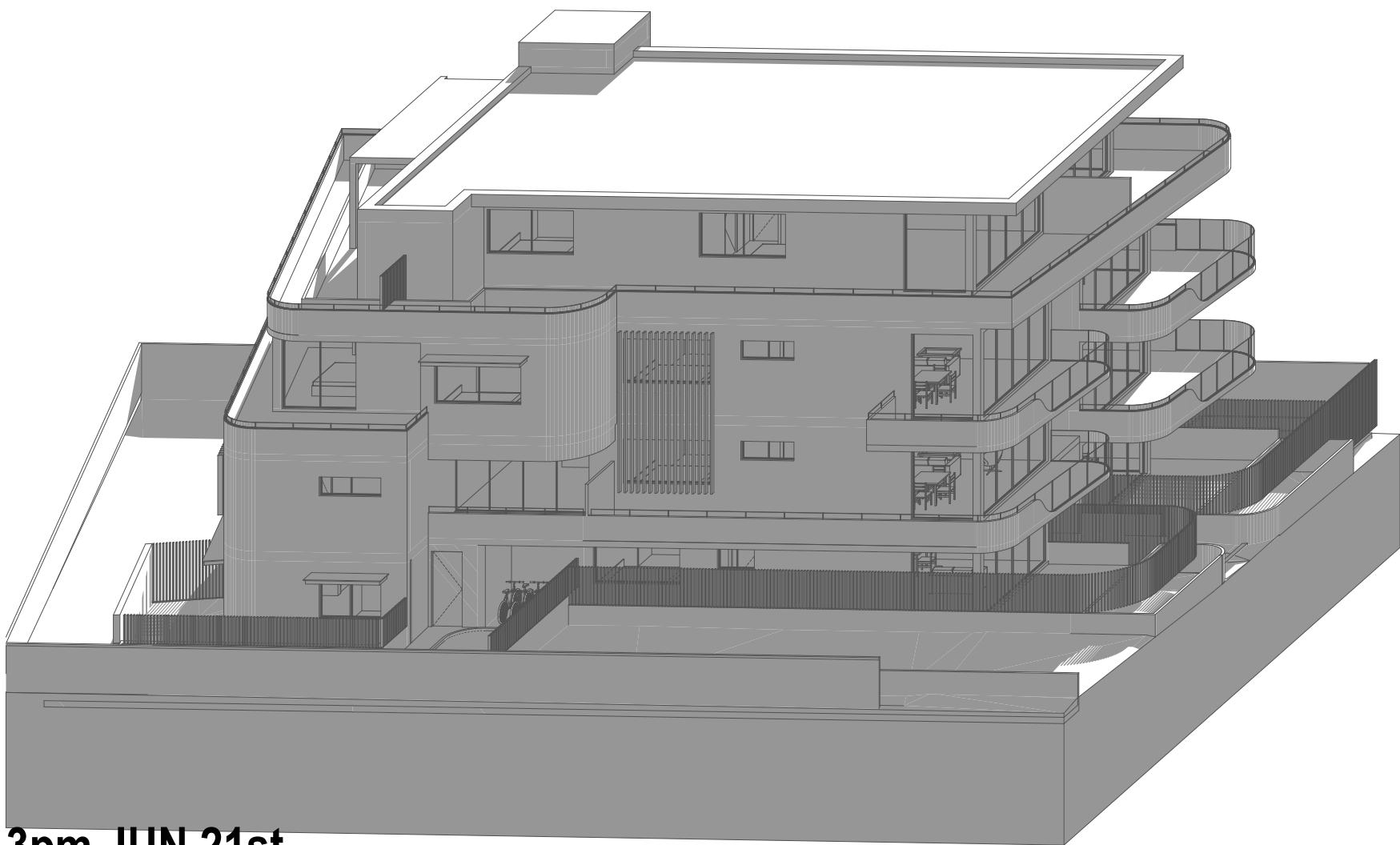
12pm JUN 21st



1pm JUN 21st



2pm JUN 21st



3pm JUN 21st

SOLAR ACCESS LEGEND

SHADOW EXTENT

CALCULATIONS

TOTAL UNITS MEETING SOLAR ACCESS  
APARTMENT DESIGN GUIDE  
OBJECTIVE 4A-1 REQUIRED (REG 70%)

12/14 UNITS  
85%

TOTAL UNITS RECIEVING NO SOLAR  
ACCESS IN ACCORDANCE WITH  
DESIGN GUIDE OBJECTIVE 4A-3

2/14 UNITS  
15%

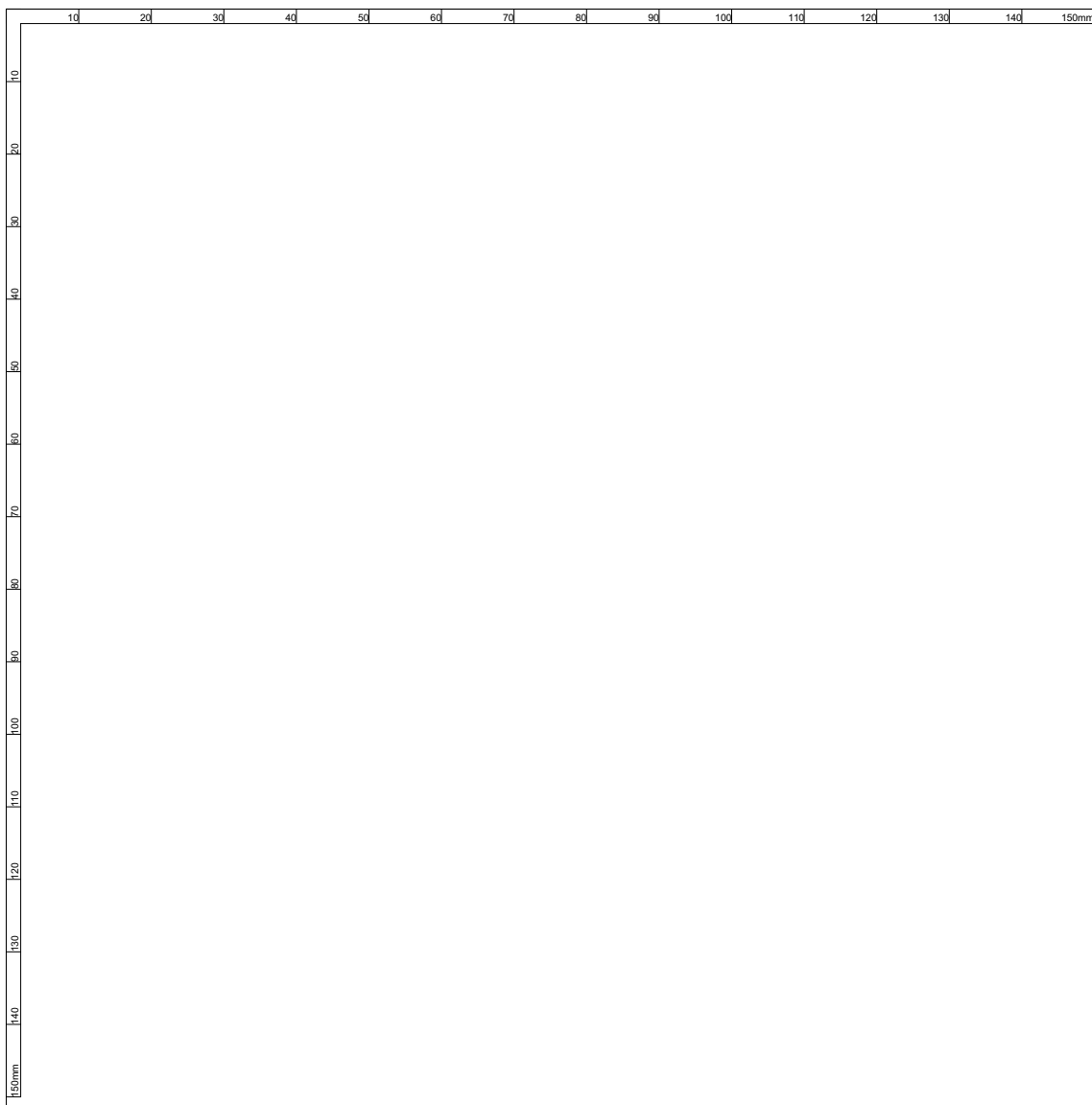
SOLAR ACCESS		
UNIT	HOURS	COMPLIANCE
UNIT 01	5	Y
UNIT 02	7	Y
UNIT 03	4	Y
UNIT 04	0	N
UNIT 05	3	Y
UNIT 06	3	Y
UNIT 07	6	Y
UNIT 08	0	N
UNIT 09	5	Y
UNIT 10	3	Y
UNIT 11	7	Y
UNIT 12	4	Y
UNIT 13	7	Y
UNIT 14	3	Y

REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB
C	27/03/2025	DESIGN DEVELOPMENT	LB
01	24/02/2025	DESIGN DEVELOPMENT	LB

PROJECT NO:	7249
DA NO.:	#DA Number
DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	SOLAR ACCESS		
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428		
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD	DRAWING NO:	7249 _DA6.2
		REVISION:	E





PROPOSED LIFT OVERUN

10% ADAPTABLE HOUSING BUILDING HEIGHT PROVISION

RL 17,770

LEP ADAPTABLE HOUSING HEIGHT CONTROL

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E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB
C	27/03/2025	DESIGN DEVELOPMENT	LB
B	24/02/2025	DESIGN DEVELOPMENT	LB

DATUM: AHD  
SCALE: @A1  
(X/X@A3)  
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SCALE 1:100 @ A1  
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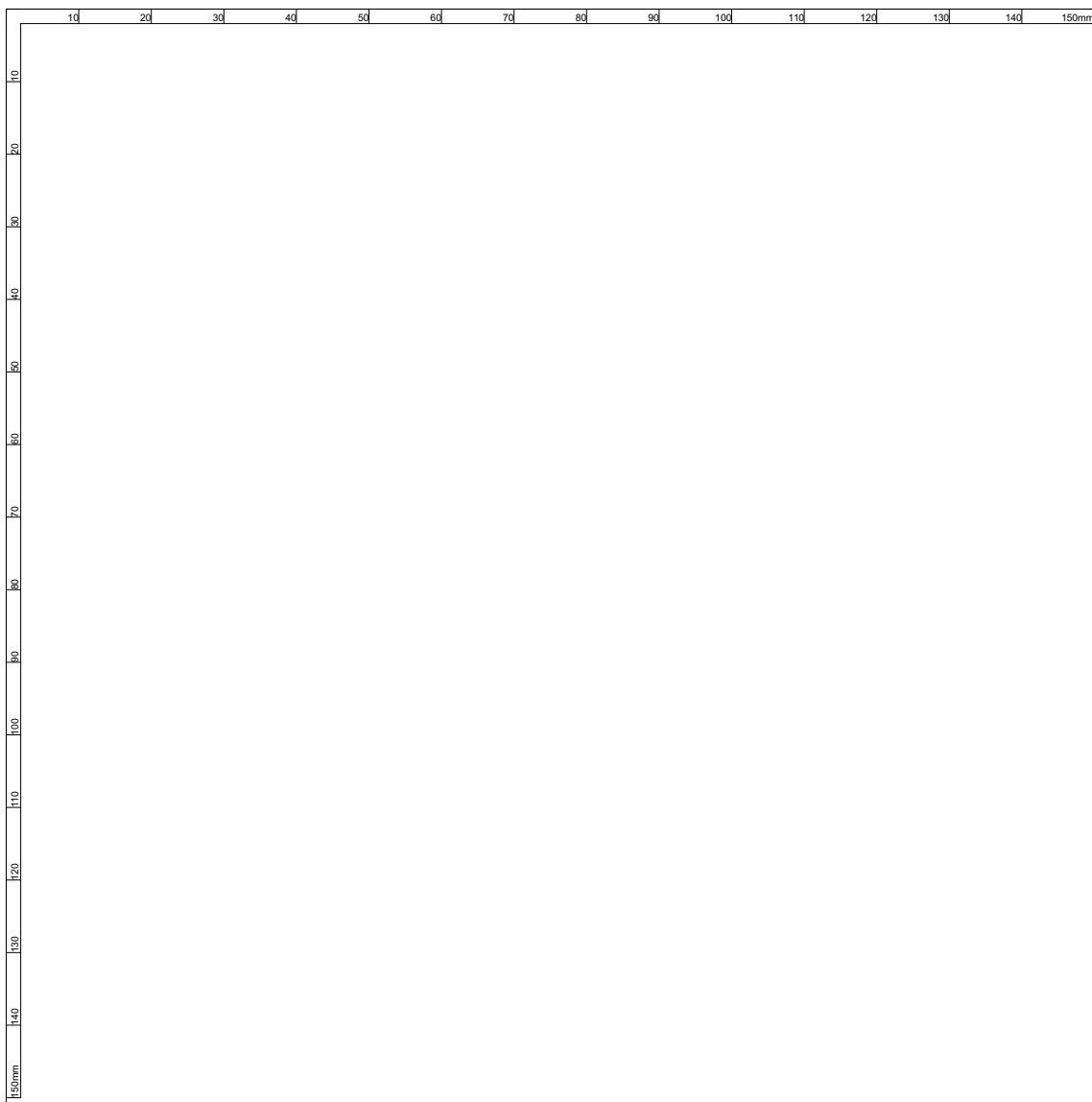
PROJECT NO:	7249
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DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	HEIGHT CONTROL PLAN
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD
DRAWING NO:	7249 _DA7.1
REVISION:	E

DEVELOPMENT APPLICATION

A1





ADAPTABLE UNIT - UNIT 01

THE ADAPTABLE LAYOUT SCENARIO FOR UNIT 01 APARTMENT IS TO BE IN LINE & COMPLY WITH AS4299 ADAPTABLE HOUSING REQUIREMENTS AS WELL AS AS1428.

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REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB

DATUM: AHD  
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PROJECT NO:	7249	DRAWING TITLE:	ADAPTIVE UNIT
DA NO.:	#DA Number	PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428
DESIGNED BY:	NS / LB	CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD
DRAWN BY:	LB		
CHECKED BY:	NS		
DATE CREATED:	20/08/2025		
		DRAWING NO:	7249 _DA7.2
		REVISION:	E

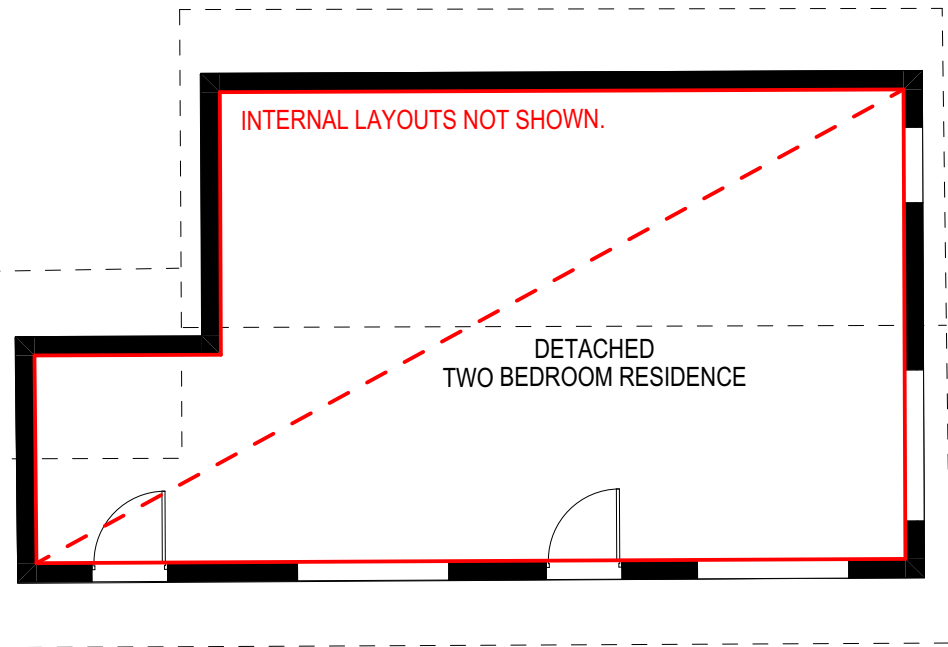


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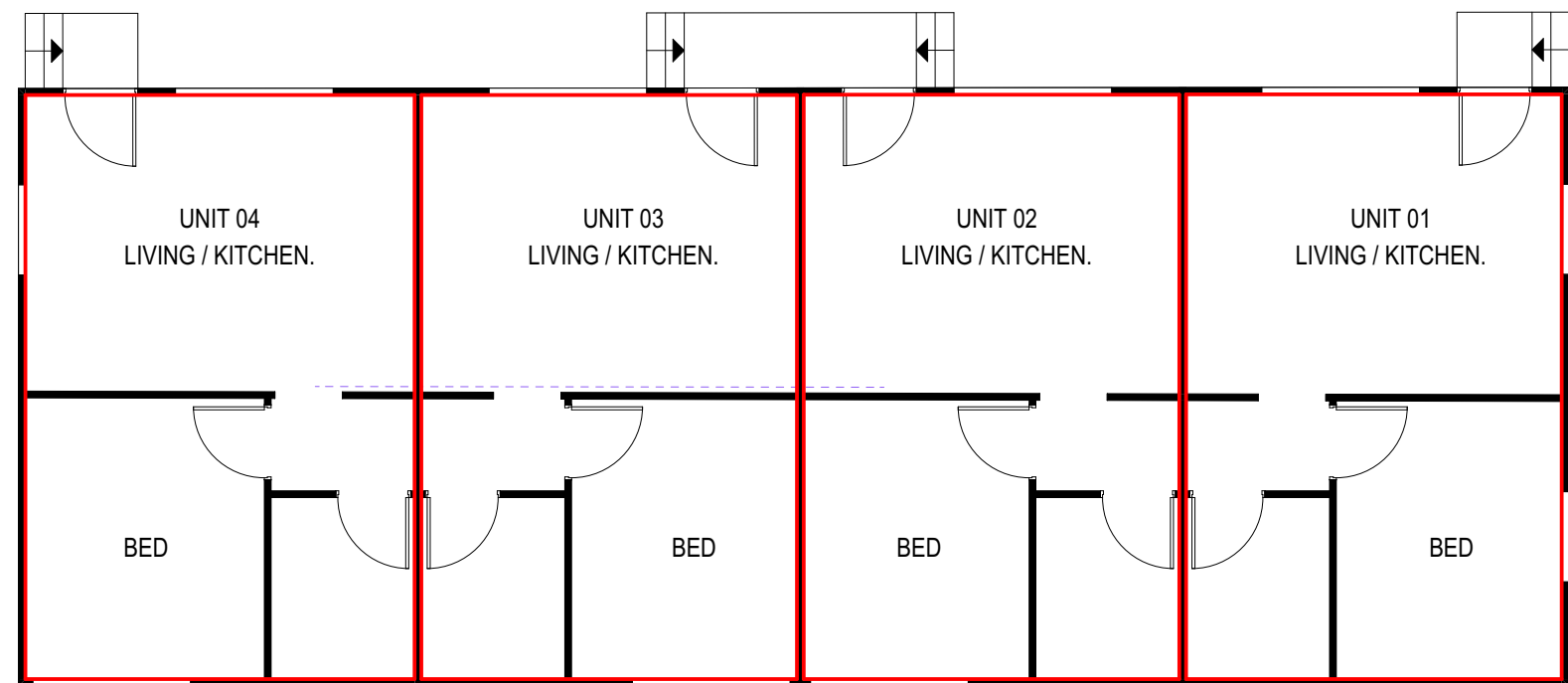
REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB
C	27/03/2025	DESIGN DEVELOPMENT	LB

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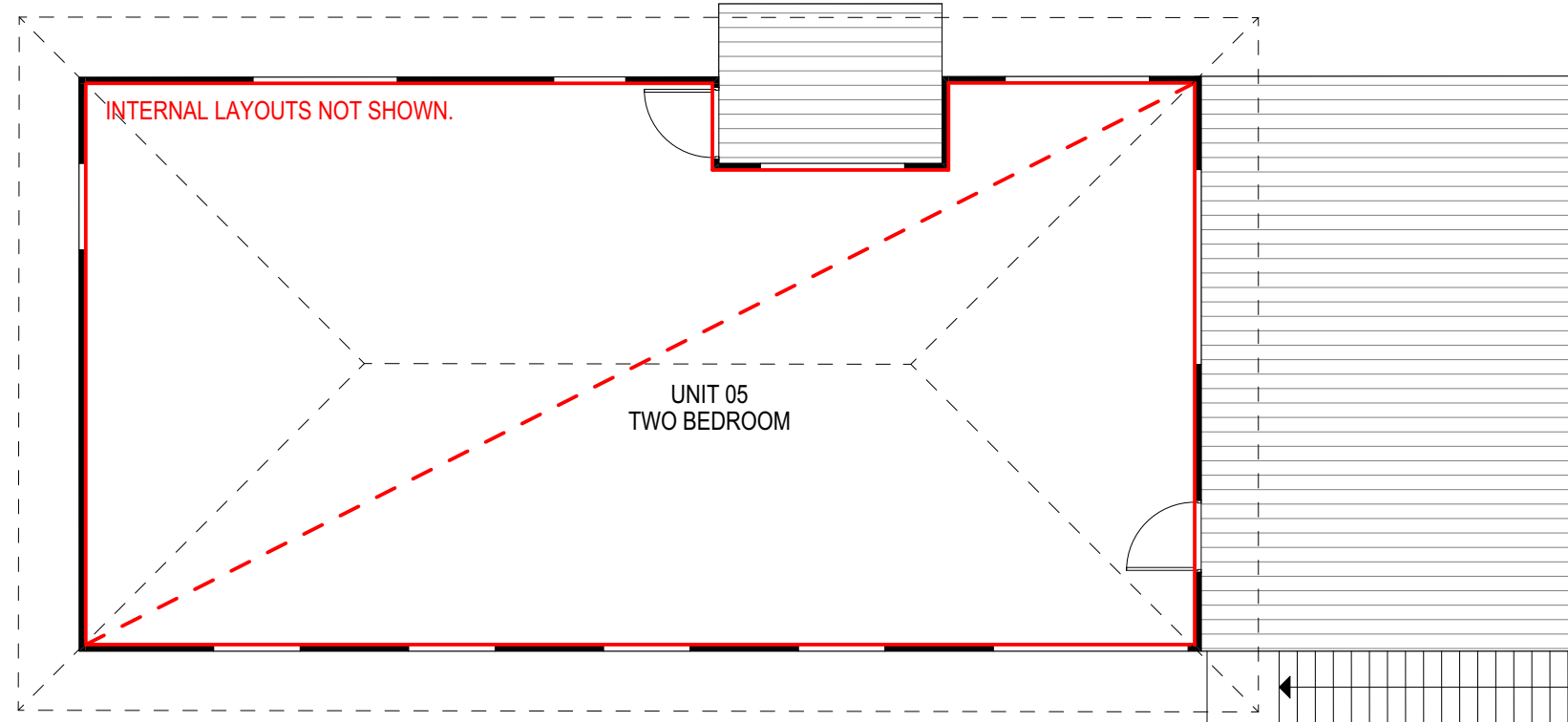
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DRAWN BY:	LB						
CHECKED BY:	NS	CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD			DRAWING NO:	REVISION:
DATE CREATED:	20/08/2025					7249 _DA7.3	E



SINGLE STOREY RESIDENCE - GROUND FLOOR PLAN

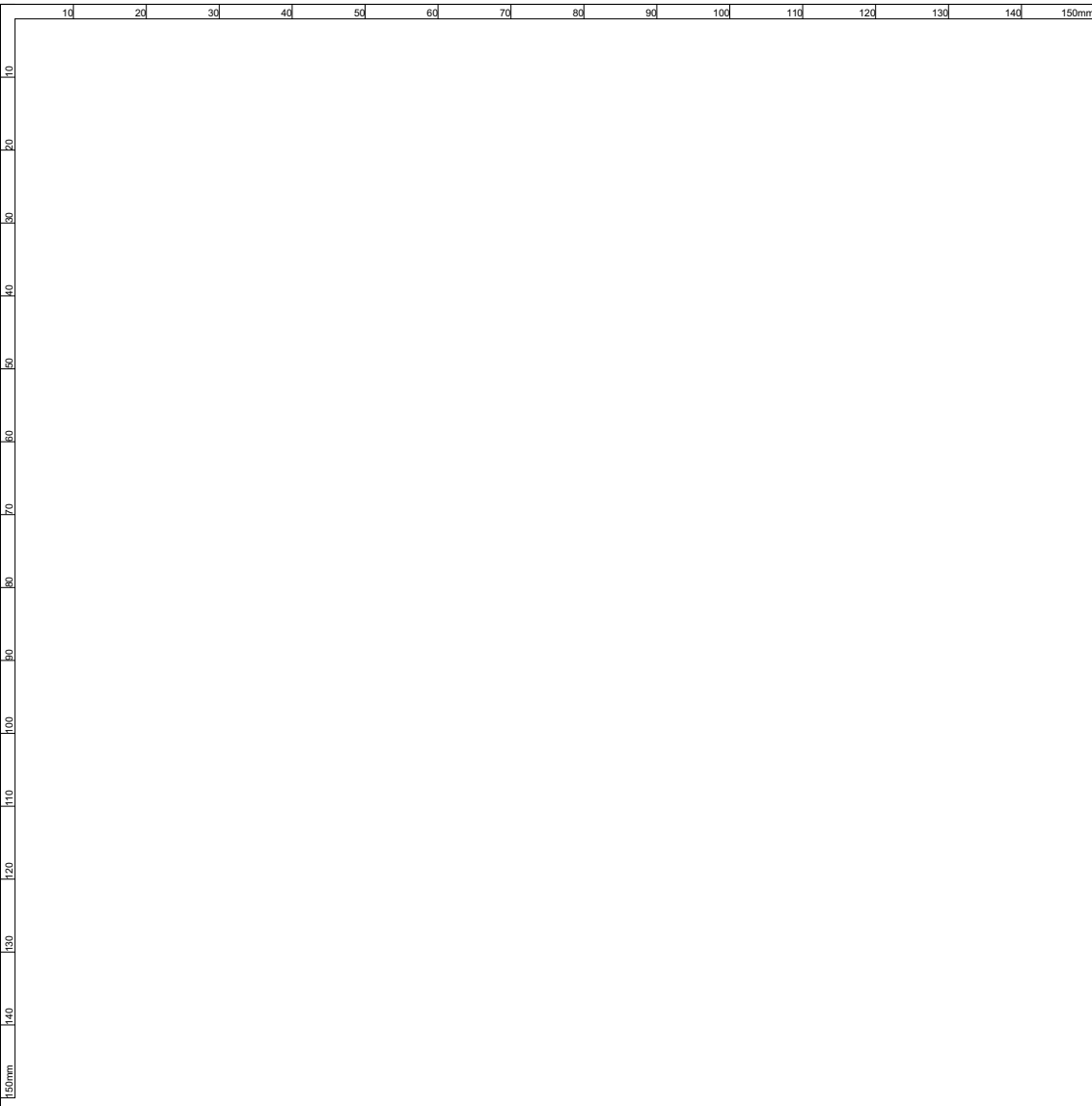


TWO STOREY RESIDENTIAL BUILDING - GROUND FLOOR PLAN



TWO STOREY RESIDENTIAL BUILDING - FIRST FLOOR PLAN





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REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB
D	23/05/2025	DESIGN DEVELOPMENT	LB
C	27/03/2025	DESIGN DEVELOPMENT	LB
B	24/02/2025	DESIGN DEVELOPMENT	LB
A	14/02/2025	SKETCH DESIGN	LB

DATUM: AHD

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(X.X@A3)

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SCALE 1:100 @ A1

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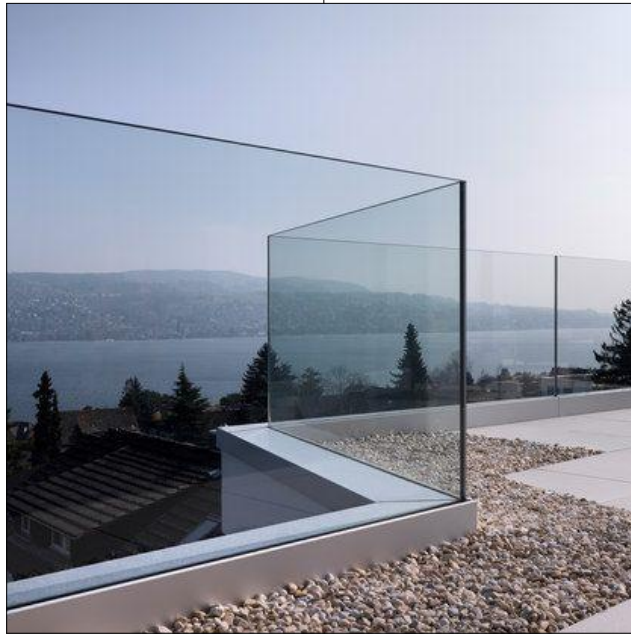
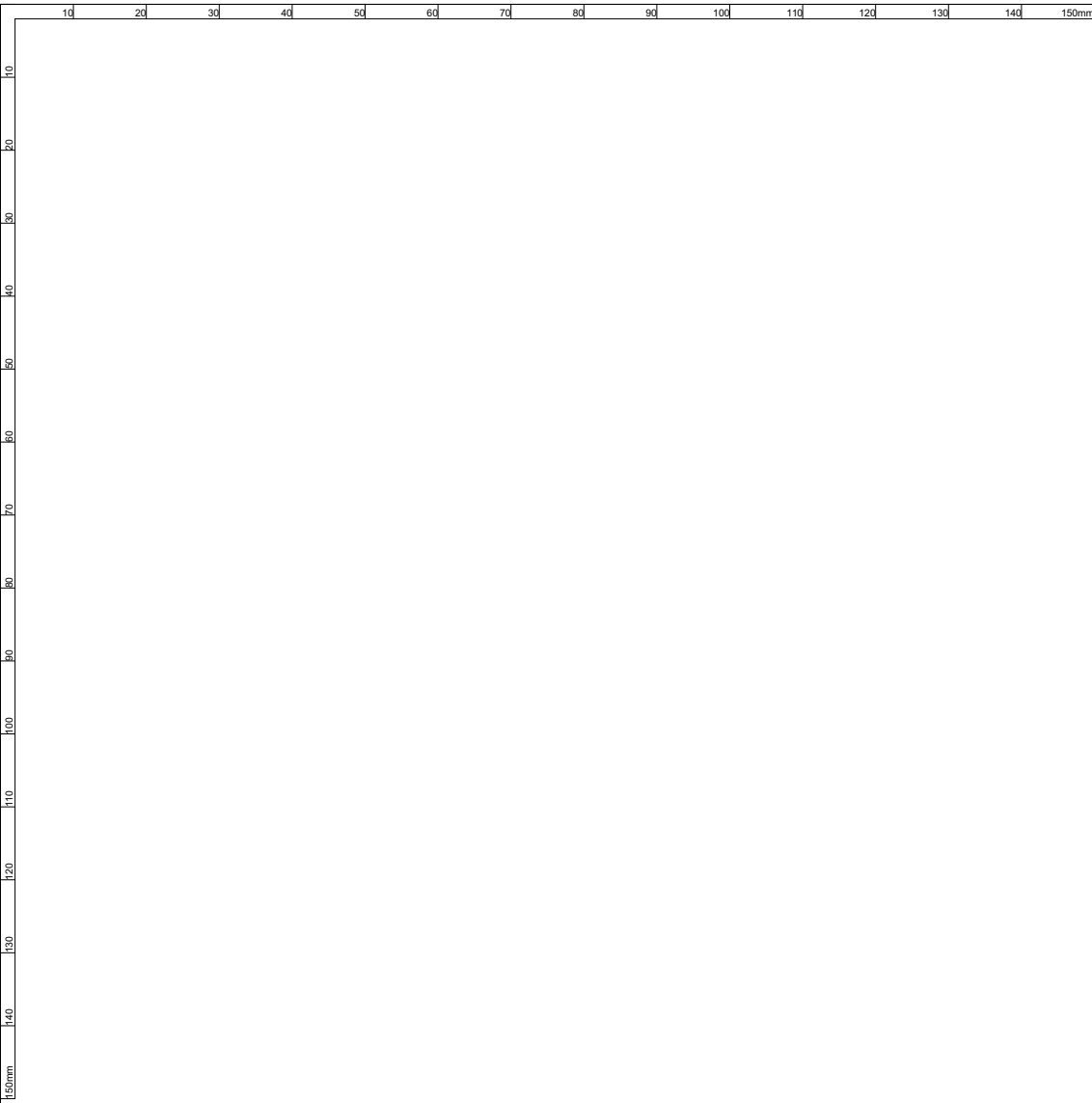
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DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	PERSPECTIVE
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD
DRAWING NO:	7249 _DA8.1
REVISION:	E

DEVELOPMENT APPLICATION

A1

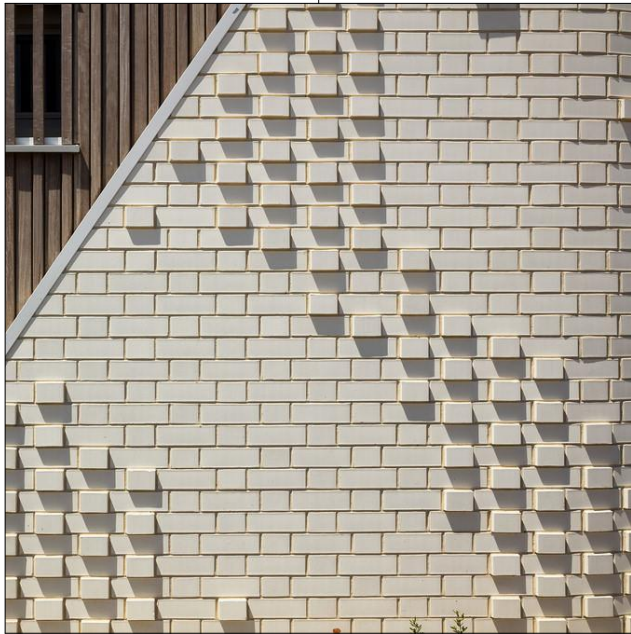




FRAMELESS GLASS BALUSTRADE



NATURAL DRY STONE



AUSTRAL LA PALOMA CASTELLANA BRICK



ALUMINIUM GLAZING SUITES POWDERCOAT  
DULUX MONUMENT



PRECAST CONCRETE BALUSTRADE - COLOUR LIGHT



METAL TIMBER LOOK CLADDING

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REV.	DATE	DESCRIPTION	BY
E	3/06/2025	DEVELOPMENT APPLICATION	LB

DATUM: AHD  
SCALE: 1:1@A1  
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PROJECT NO:	7249
DA NO.:	#DA Number
DESIGNED BY:	NS / LB
DRAWN BY:	LB
CHECKED BY:	NS
DATE CREATED:	20/08/2025

DRAWING TITLE:	EXTERNAL FINISHES
PROJECT:	HELEN STREET 22-24 HELEN STREET FORSTER 2428
CLIENT:	AUSTRALIAN PRIME REALTOR PTY LTD
DRAWING NO:	7249 _DA8.2
REVISION:	E

DEVELOPMENT APPLICATION

A1