



ACTIVITY DETERMINATION

Determined by the Minister administering the Housing Act 2001

Project No. BH273

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.....

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

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

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

53, 26 & 28

Street or property name

Welwyn Road and Stevenage Road

Suburb, town or locality

Canley Heights

Postcode

2166

Local Government Area(s)

Fairfield

Real property description (Lot and DP)

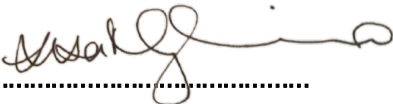
Lots 52, 53 and 54 in Deposited Plan 225999

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, construction of a 2 storey seniors housing development containing 13 units comprising 7 x 1 bedroom and 6 x 2 bedroom dwellings, with associated landscaping and fencing, surface parking for 6 vehicles, associated site works 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				
Coversheet	DA-000	-	-	Become
Project Details	DA-001	G	21.02.2025	Become
Development Data	DA-002	F	12.03.2025	Become
Context Analysis	DA-101	C	21.02.2025	Become
Context Analysis	DA-102	C	21.02.2025	Become
Site Analysis	DA-103	C	21.02.2025	Become
Site Analysis	DA-104	G	21.02.2025	Become

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy] :	Prepared by:
Existing/Demolition Site Plan	DA-201	D	21.02.2025	Become
Proposed Site Plan	DA-202	J	26.03.2025	Become
Proposed Ground Floor Plan	DA-203	N	26.03.2025	Become
Proposed Level 01 Plan	DA-204	M	26.03.2025	Become
Proposed Roof Plan	DA-205	G	26.03.2025	Become
Proposed Building Elevations- North and South	DA-301	H	26.03.2025	Become
Proposed Building Elevations- West & East	DA-302	G	26.03.2025	Become
Proposed Building Sections- Sheet 1	DA-401	H	26.03.2025	Become
Proposed Building Sections- Sheet 2	DA-402	G	26.03.2025	Become
Unit Type Plans	DA-501	G	26.03.2025	Become
Perspective Views- Sheet 1	DA-601	C	21.02.2025	Become
Perspective Views- Sheet 2	DA-602	C	21.02.2025	Become
Shadow Diagrams- 21 st June 9am	DA-701.1	L	26.03.2025	Become
Shadow Diagrams- 21 st June 10am	DA-701.2	L	26.03.2025	Become
Shadow Diagrams- 21 st June 11am	DA-701.3	L	26.03.2025	Become
Shadow Diagrams- 21 st June 12pm	DA-701.4	L	26.03.2025	Become
Shadow Diagrams- 21 st June 1pm	DA-701.5	L	26.03.2025	Become
Shadow Diagrams- 21 st June 2pm	DA-701.6	L	26.03.2025	Become
Shadow Diagrams- 21 st June 3pm	DA-701.7	L	26.03.2025	Become
Solar View Diagrams	DA-702	K	26.03.2025	Become
Compliance Diagrams	DA-703	L	02.04.2025	Become
Cut and Fill Plan	-	C	13.02.2025	Become
Landscape Plans				
Landscape Plan	1 of 2	D	24.02.2025	Greenland Design
Landscape Details and Specification	2 of 2	D	24.02.2025	Greenland Design
Stormwater Plans				
Stormwater Specification Sheet	1 of 9	C	13.02.2025	MSL Consulting Engineers
Existing Stormwater & Sewer Demolition & Relocation Plan	2 of 9	C	13.02.2025	MSL Consulting Engineers
OSD Catchment Area	3 of 9	C	13.02.2025	MSL Consulting Engineers
Site Drainage Plan	4 of 9	C	13.02.2025	MSL Consulting Engineers
OSD/Rainwater Tank Base & Roof Plan	5 of 9	C	13.02.2025	MSL Consulting Engineers
OSD/Rainwater Tank Sections & Stormwater Details	6 of 9	C	13.02.2025	MSL Consulting Engineers
Stormwater Details	7 of 9	C	13.02.2025	MSL Consulting Engineers

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy] :	Prepared by:
Sediment & Erosion Control Plan	8 of 9	C	13.02.2025	MSL Consulting Engineers
Sediment & Erosion Control Details	9 of 9	C	13.02.2025	MSL Consulting Engineers
Public Domain Works Plan				
Overall Site Footpath Layout	1 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Layout- Sheet 1	2 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Layout- Sheet 2	3 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Layout- Sheet 3	4 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Layout- Sheet 4	5 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Layout- Sheet 5	6 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Layout- Sheet 6	7 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Layout- Sheet 7	8 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Layout- Sheet 8	9 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Long section- Sheet 1	10 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Long section- Sheet 2	11 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Long section- Sheet 3	12 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Long section- Sheet 4	13 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Standard Details- Sheet 1	14 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Standard Details- Sheet 2	15 of 16	C	01.04.2025	MSL Consulting Engineers
Footpath Standard Details- Sheet 3	16 of 16	C	01.04.2025	MSL Consulting Engineers
Survey Plan				
Survey Plan Showing Detail and Levels	1 of 1	A	14.07.2023	Mepstead & Associates
Longitudinal Survey to Bus Stop				
Survey Plan Showing Detail and Levels	1 of 2	A	14.07.2023	Mepstead & Associates
Survey Plan Showing Detail and Levels	2 of 2	A	14.07.2023	Mepstead & Associates

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy] :	Prepared by:
BASIX and NatHERS				
BASIX Certificate	Cert No. 1785958M_03	-	31.03.2025	Firststyle Homes Pty Limited
NatHERS Certificates	Cert No. #HR-ZCHVSD-03	-	31.03.2025	Sustain erbas
NatHERS Thermal Performance Specification	-	-	-	Sustain erbas
Reports				
Arboricultural Impact Assessment	NL_26-28 STEVENAGE_AIA_280325	6	28.03.2025	New Leaf Arboriculture
BCA Compliance Assessment	P240121	2	23.02.2025	BCA vision
Geotechnical Investigation	23/1711	-	June 2023	STS Geotechnics
Access Report	23349	D	28.03.2025	Vista access architects
Traffic Impact Assessment	838 rep final	B	28.02.2025	Amber Traffic and Transport Direction
Waste Management Plan-	G181	A	December 2024	Creative Planning Solutions
Acoustic Assessment	20231276.1/18 10A/R1/RF	1	18.10.2024	Acoustic Logic

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 Fairfield 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 entrance / exit to the property. The crossing and layback shall be constructed in accordance with Fairfield 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 the vehicular crossing and/or layback 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 Fairfield 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 maneuvering facilities. The design of 1 of these spaces must comply with AS 2890.6, 2 to comply with accessibility requirement under the Housing SEPP 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. Fairfield City Council shall be consulted in relation to the planting of any street trees.
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 is to be carried out in accordance with the trees shown for removal on the approved Landscape Plan and Arboricultural Impact Assessment prepared by NewLeaf Arboriculture, dated 28 March 2025, and no other trees shall be removed without further approval.

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 the premises on either side, opposite and at the rear of the site a minimum of five (5) working days prior to demolition or commencement of construction. Such notification shall be clearly written on an A4 size paper giving the date construction will commence and be placed in the letterbox of every premise (including every unit in a multi-unit residential building or mixed use building). Construction 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. Sydney Water office) 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. Fairfield 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

Fairfield 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 on site, adjoining properties and Council's road reserve 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 NewLeaf Arboriculture, dated 28 March 2025.

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 appropriate water utility's office (e.g. Sydney Water office) 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. A detailed stormwater drainage plan, substantially in accordance with the approved concept stormwater drainage plan, 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 Fairfield City Council's drainage code.
43. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services shall be submitted to the Minister administering the Housing Act 2001 prior to commencement of works. Registration of the plan of easement shall be completed prior to occupation of the development and a copy of the registered plan shall be provided to the Minister administering the Housing Act 2001.

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

44. Where site filling is necessary, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Lab.
45. 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

46. 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 or indigenous items have been uncovered, the NSW Department of Climate Change, Energy, the Environment and Water must be contacted.
47. 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

48. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.
49. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.

50. 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.
51. 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)].
52. 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 and the NSW Department of Climate Change, Energy, the Environment and Water.
53. 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.
54. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
55. 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.
56. 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

57. 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

58. 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

59. 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

60. 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.
61. No fires shall be lit or waste materials burnt on the site.
62. No washing of concrete forms or trucks shall occur on the site.
63. 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.
64. Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.
65. All vehicles transporting loose materials and travelling on public roads shall be secured (i.e. closed tail gate and covered) to minimise dust generation.
66. 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

67. The Minister administering the Housing Act 2001 shall bear the cost of any necessary adjustments to utility mains and services.
68. Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition/construction works, damage is caused to such adjoining property.

Termite Protection

69. 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, and
- (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

70. 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

71. The cost of repairing any damage caused to Fairfield 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

72. 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 Fairfield 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 Fairfield City Council.

PART B – Additional Identified Requirements

Specific Requirements for Seniors Housing

73. The independent living units shall comply with the accessibility and useability standards referenced in section 85 and set out in Schedule 4 of *State Environmental Planning Policy (Housing) 2021* other than as follows:
- The toilet circulation space is not required to comply with the provisions of Schedule 4, Section 9(2)(b)(ii). The toilet design shall comply with the

circulation requirements for space around the water closet pan in accordance with AS 1428.1

- Section 4(6) relating to secured power-operated garage door, vehicle gate, vehicle barrier or similar device.

Note:

This requirement does not apply to the provisions set out under sections 2, 5-13 and 15-21 of Schedule 4 for an independent living unit, or part of such a unit, that is located above the ground floor.

74. Only the following kinds of people shall be accommodated in the approved development:

- (a) seniors or people who have a disability; or
- (b) people who live within the same household with seniors or people who have a disability; or
- (c) staff employed to assist in the administration and provision of services to the seniors housing development.

Note:

It should be noted that 'seniors', as defined in the Housing SEPP, are any of the following:

- (a) people aged 60 or more years,
- (b) people who are resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided, and
- (c) people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

A restriction as to user shall be registered against the title of the property, prior to occupation, in accordance with Section 88E of the Conveyancing Act 1919 limiting the use of any accommodation to the kinds of people referred to above and that the dwellings cannot be subdivided.

75. Pathway lighting shall be designed to provide a minimum of 20 lux at ground level and be located to avoid glare for pedestrians and adjacent dwellings.

76. Access to, and within, the site shall be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the activity.

77. Entry doors to units shall be provided with door viewers to enable residents to view approaches to their units without the need to open the door.

78. A 1.2m wide concrete footpath shall be constructed across the site frontages in Welwyn Street and Stevenage Road, in accordance with relevant specifications of Fairfield City Council.

79. The concrete footpath that connects the site to the bus stops on Canley Vale Road shall be upgraded to provide an accessible pathway from the site to the nearest bus stops in accordance with s93(4) of the Housing SEPP. The works shall include the provision of two new kerb ramps and upgrade works to the footpath along Stevenage Road, as detailed in the Access Report prepared by Vista Access Architects. Footpath works are to be undertaken in accordance with relevant specifications of Fairfield City Council.

Site Specific Requirements

80. **Air Conditioning** **Design and Installation**

Any air conditioning unit installed on the premises 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 8.00 am and after 10.00 pm on any Saturday, Sunday or Public Holiday; or
 - (ii) before 7.00 am or after 10.00 pm on any other day; and
- (b) emit a noise that exceeds 5dB(A) above the ambient background noise level measured at any property boundary.

Solar (Photovoltaic Electricity Generating) Energy System

81. 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 0.5m 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.

82. The existing stormwater pipe detailed on the plans traversing the front setback of 24 Stevenage Road and across the subject site, shall be investigated and any pipe found to be active shall be realigned to ensure stormwater from upstream properties is appropriately discharged, in accordance with all relevant Council requirements and relevant standards.
83. The lighting within the common breezeway areas shall be designed and positioned to ensure that light spill does not cause nuisance to adjoining properties, including 20 and 24 Stevenage Road. This may also require the installation of sensor lighting.

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 dialing 1100.



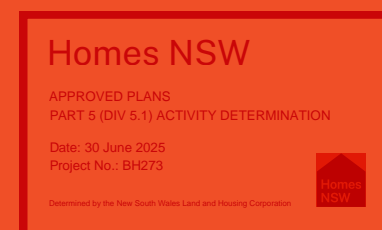
PART 5 ACTIVITY SUBMISSION - BH273

Canley Heights Seniors Housing

26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Lots 52, 53 & 54 of DP 225999

Homes NSW.



PART 5 ACTIVITY SUBMISSION

BH273 - CANLEY HEIGHTS SENIORS HOUSING.

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273



Determined by the New South Wales Land and Housing Corporation



INDICATIVE VIEW FROM NORTH - WELWYN ROAD (INDICATIVE LANDSCAPING SHOWN)

DRAWING SCHEDULE.

SHEET No.	DRAWING TITLE,
DA-000	COVER SHEET
DA-001	PROJECT DETAILS
DA-101	CONTEXT ANALYSIS
DA-102	CONTEXT ANALYSIS
DA-103	SITE ANALYSIS
DA-104	SITE ANALYSIS
DA-201	EXISTING / DEMOLITION SITE PLAN
DA-202	PROPOSED SITE PLAN
DA-203	PROPOSED GROUND FLOOR PLAN
DA-204	PROPOSED LEVEL 01 PLAN
DA-205	PROPOSED ROOF PLAN
DA-301	PROPOSED BUILDING ELEVATIONS - NORTH & SOUTH
DA-302	PROPOSED BUILDING ELEVATIONS - WEST & EAST
DA-401	PROPOSED BUILDING SECTIONS - SHEET 1
DA-402	PROPOSED BUILDING SECTIONS - SHEET 2
DA-501	UNIT TYPE PLANS
DA-601	PERSPECTIVE VIEWS - SHEET 1
DA-602	PERSPECTIVE VIEWS - SHEET 2
DA-701.1 - DA-701.7	SHADOW DIAGRAMS - 21ST JUNE 9AM - 3PM
DA-702	SOLAR VIEW DIAGRAMS
DA-703	COMPLIANCE DIAGRAMS

CONSULTANTS.

LANDSCAPE ARCHITECT.....	GREENLAND DESIGN
SERVICES ENGINEER.....	ERBAS
STRUCTURAL ENGINEER.....	MSL ENGINEERS
ESD CONSULTANT.....	ERBAS
CIVIL ENGINEER.....	MSL ENGINEERS
ACOUSTIC CONSULTANT.....	ACOUSTIC LOGIC
TRAFFIC CONSULTANT.....	AMBER ORG
WASTE CONSULTANT.....	CPS
ACCESS.....	VISTA ACCESS ARCHITECTS
ARBORIST.....	NEWLEAF TREES

LOCATION PLAN (NTS).



Project.
Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
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North.



Scale (@A3)
1:1

Date.
21.02.25

Drawing Title.
PROJECT DETAILS

Project No.
23035

Drawing No.
DA-001

Rev.
G



DEVELOPMENT DATA

The image shows the 'Homes NSW' logo in large, bold, black letters. Below it, the text 'APPROVED PLANS' is written in a smaller, bold, black font. Underneath that, 'PART 5 (DIV 5.1) ACTIVITY DETERMINATION' is written in a smaller, bold, black font. To the right of this text is a large, light blue square with a white diagonal line running from the top-left to the bottom-right. Below the text, the date 'Date: 30 June 2025' and the project number 'Project No.: BH273' are listed. At the bottom left, it says 'Determined by the New South Wales Land and Housing Corporation'. At the bottom right is the 'Homes NSW' logo, which consists of a red house shape with the words 'Homes' and 'NSW' in white text inside it.

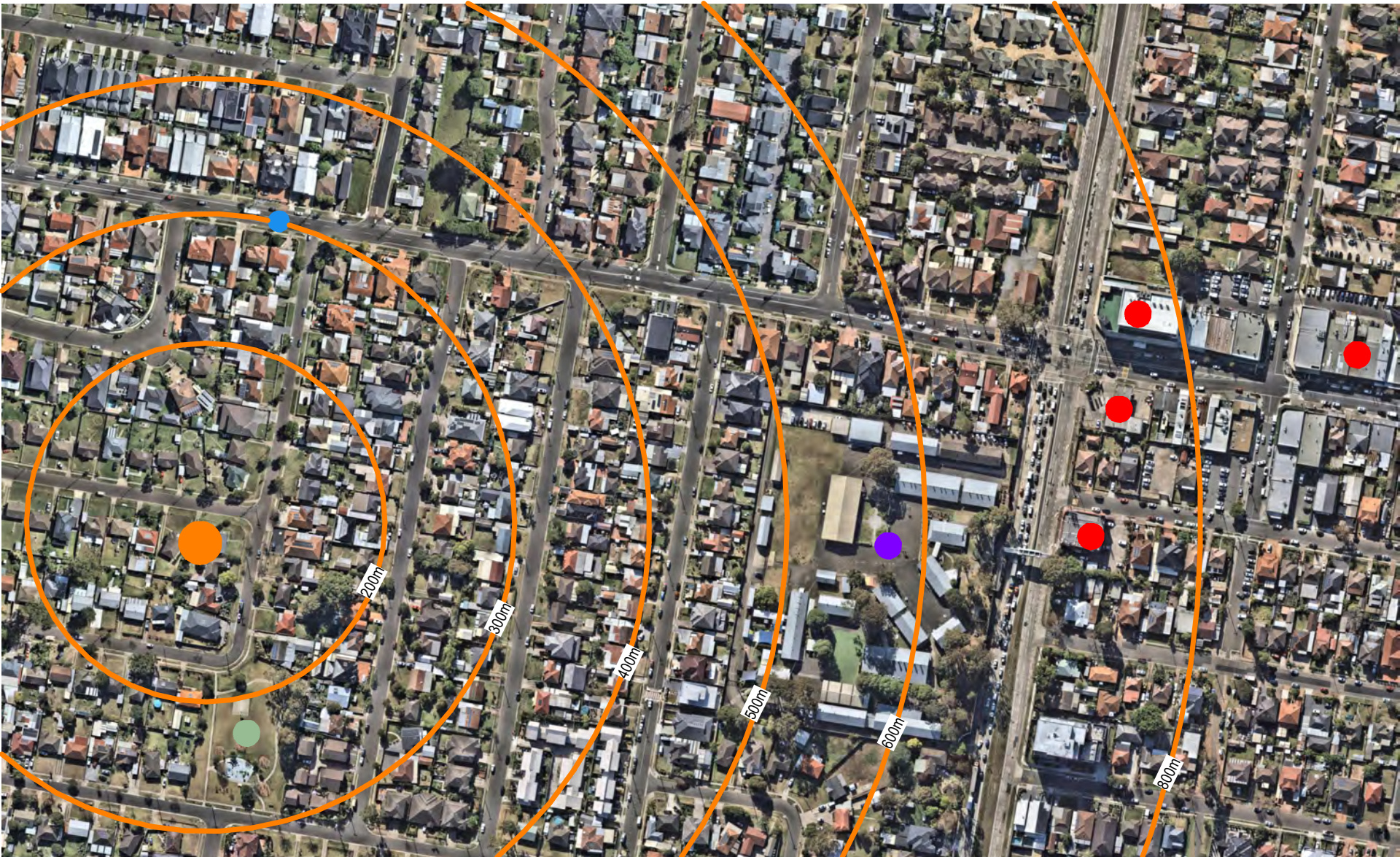


INDICATIVE VIEW FROM NORTH EAST - WELWYN ROAD & STEVENAGE ROAD (INDICATIVE LANDSCAPING SHOWN)

BASIX COMMITMENTS

WATER COMMITMENTS	
ALL UNITS	SHOWER HEADS MINIMUM 4 STARS WELS RATED TOILETS MINIMUM 4 STARS WELS RATED KITCHEN TAPS MINIMUM 6 STARS WELS RATED (UNITS 1, 2, 3, 4, 5 & 6 - 5 STARS WELS RATED ACCEPTABLE) BATHROOM TAPS MINIMUM 6 STARS WELS RATED (UNITS 1, 2, 3, 4, 5 & 6 - 5 STARS WELS RATED ACCEPTABLE) CLOTHES WASHERS MINIMUM 2 STARS WELS RATED DISHWASHERS MINIMUM 2 STARS WELS RATED NO ALTERNATIVE WATER SUPPLY TO UNITS
COMMON AREAS	5000L CENTRAL RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 726M2 OF ROOF AREA AND 399M2 OF IMPERVIOUS AREA. IRRIGATION OF 480.91M2 OF COMMON LANDSCAPED AREA ON THE SITE.
ENERGY COMMITMENTS	
HOT WATER SYSTEMS:	UNITS G.01, G.03, G.04, G.06, 1.01, 1.07 - HEAT PUMP - 26 TO 30 STCS UNITS G.02, G.05, 1.02, 1.03, 1.04, 1.05, 1.06 - ELECTRIC STORAGE
ALL UNITS VENTILATION:	EACH BATHROOM/LAUNDRY INDIVIDUAL FAN DUCTUED TO FACADE OR ROOF INTERLOCKED TO LIGHT WITH TIMER OFF. EACH KITCHEN - INDIVIDUAL FAN DUCTED TO FACADE OR ROOF WITH MANUAL SWITCH ON/OFF
AIR CONDITIONING:	1 PHASE A/C NON-DUCTED / 5 STAR (AVERAGE ZONE) TO LIVING AREAS ONLY.
ALL UNITS APPLIANCES:	ELECTRIC COOKTOP ELECTRIC OVEN
COMMON AREAS:	LIFT - GEARLESS TRACTION WITH V V V F MOTOR. LED LIGHT LINKED TO LIFT CALL BUTTON. GARBAGE ROOM - EXHAUST ONLY. LED LIGHT LINKED TO MOTION SENSOR LOBBY AND CORRIDORS - LED LIGHTING, ZONED SWITCHING WITH MOTION SENSOR
THERMAL COMMITMENTS	
EXTERNAL WALLS	CAVITY BRICK.
INTERNAL WALLS	STEEL OR TIMBER FRAME WITH PLASTERBOARD.
INTERTENANCY WALLS	CAVITY BRICK W/ 10MM PLASTERBOARD OR RENDER EACH SIDE.
GROUND FLOOR	100mm CONCRETE SLAB ON GROUND WITH R2.0 XPS INSULATION
L1 FLOOR	SUSPENDED CONCRETE SLAB (R2.0 INSULATION ABOVE UNCONDITIONED SPACES)
FLOOR COVERINGS	BATHROOM: TILE / BEDROOMS: CARPET / LIVING/DINING/KITCHEN/HALLWAYS: TIMBER OR TILE
ROOF	STEEL FRAME WITH R0.2 THERMAL BREAKS. R3.0 CEILING INSULATION. R1.3 ROOF BLANKET. MEDIUM SOLAR ABSORPTION.
GLAZING	SLIDING DOORS - CLEAR GLAZING, MAXIMUM U-VALUE 3.35, SHGC 0.52 AWNING WINDOW - CLEAR GLAZING, MAXIMUM U-VALUE 3.51, SHGC 0.48





LEGEND

- SITE
- LOCAL SHOPPING CENTRE
SUPERMARKET
POST OFFICE
PHARMACY
- SCHOOL
- PARK
- BUS STOP



Certificate No. #HR-ZCHVSD-03
Scan QR code or follow website link for rating details.

Assessor name
Kretheka Natarajan Rajeswari

Accreditation No.
DMN/22/2077

Property Address
26-28 Stevenage Rd. & 53
Welwyn Rd, Canley Heights,
NSW, 2166
<http://www.hero-software.com.au/pdf/HR-ZCHVSD-03>



CONTEXT ANALYSIS

THE LOCALITY
Canley Heights is a small suburb nestled near sister suburbs Canley Vale and Cabramatta on traditional land of the Cabrogal people of the Darug Nation. Canley Heights is home to people from many ethnic backgrounds and traditions.

The site is within short walking distance to Canley Heights vibrant town centre lined with the colourful shopfronts of small businesses and diverse food options.

The site is also a short bus trip away from Canley Vale train station along Canley Vale Road and in close proximity to local parks such as Peterlee Park and walking tracks along Green Valley Creek and Orphan School Creek.

- THINGS TO DO**
- Canley Heights town centre
 - Canley Heights Corner Café (Vietnamese coff ee)
 - Yung Lee Tropical Fruits (green grocer)
 - Phuong Nam Noodle House (Vietnamese food)
 - Local medical centres + allied health services
 - Peterlee Park
 - Green Valley Creek shared path
 - Orphan School Creek walk

Homes NSW

APPROVED PLANS
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Date: 30 June 2025
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Determined by the New South Wales Land and Housing Corporation





CANLEY HEIGHTS LOCAL SHOPPING CENTRE



CANLEY HEIGHTS LOCAL SHOPPING CENTRE



PETERLEE PARK



LOCAL STREETS - URBAN GRAIN
AND SUBURBAN SCALE



GREEN VALLEY CREEK NATIVE BUSHLAND

Project.
Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
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North.

Scale 1 : 100



0 0.5 1 2 3 4m

Scale (@A3)
As indicated

Date.
21.02.25

Drawing Title
CONTEXT ANALYSIS
Project No.
23035

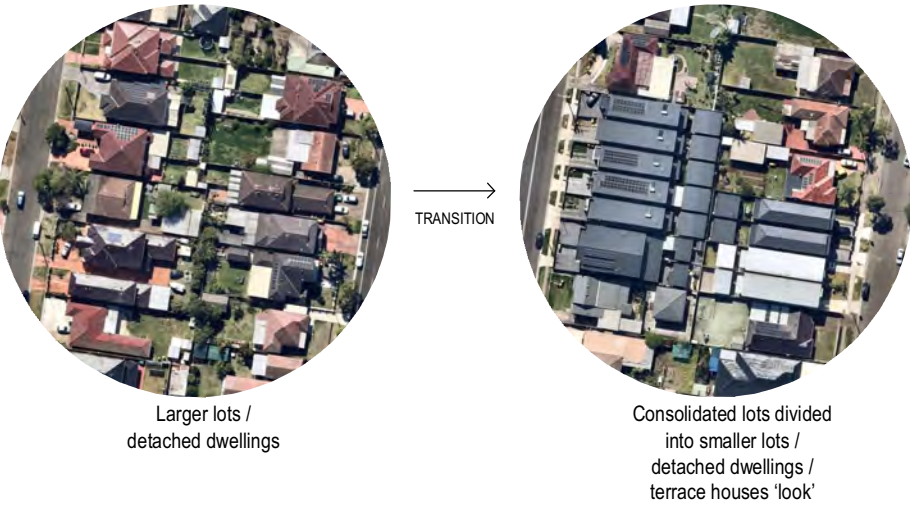
Drawing No.
DA-101

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C



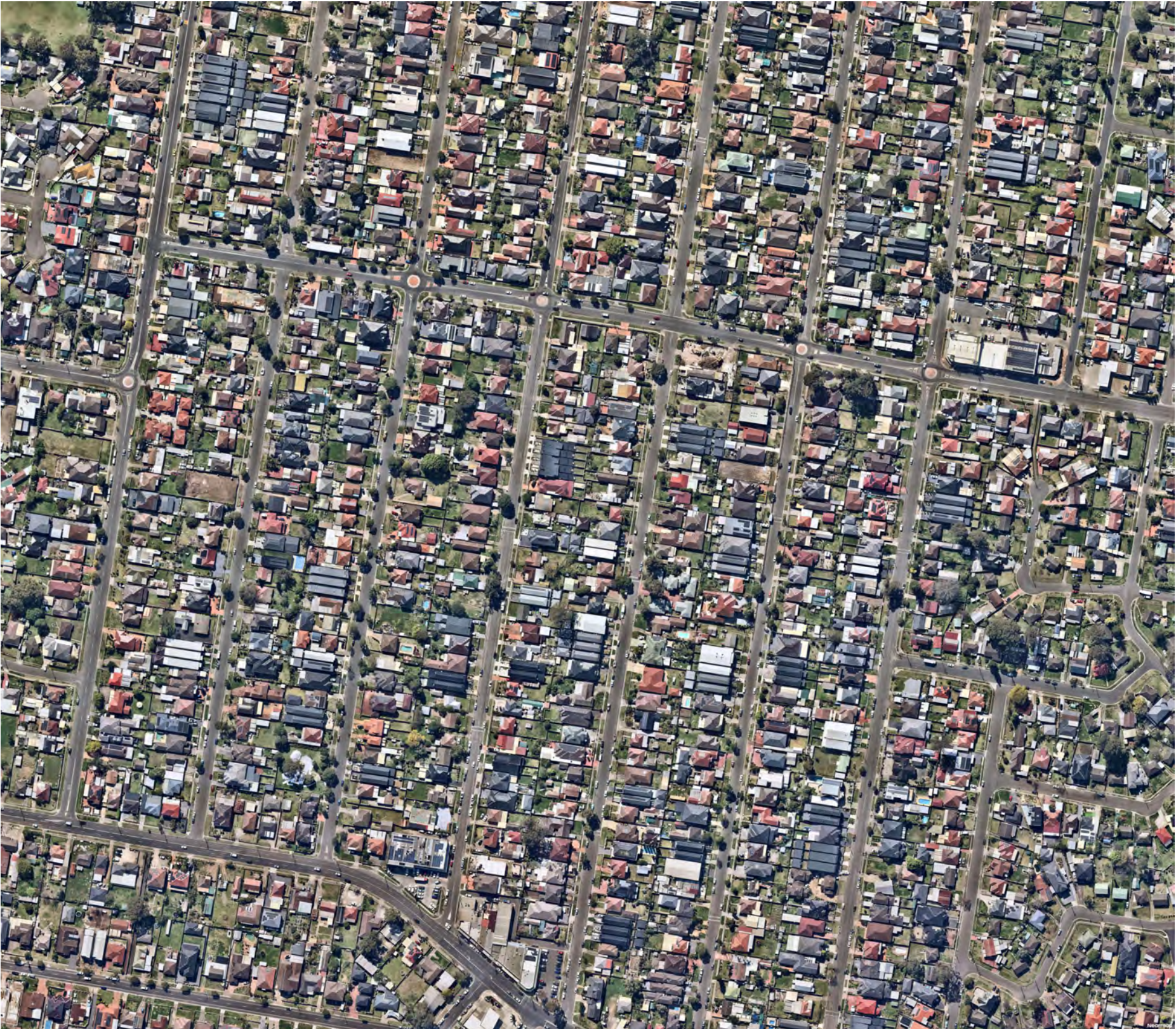
CONTEXT ANALYSIS

Canley Heights as a suburb is transitioning from single dwellings to low rise medium density housing. The urban grain of the neighbourhood is evolving to include multi dwelling housing (terraces 'look') where all dwellings face and generally follow the alignment of one or more public roads.



According to the Project Planning Brief provided by Homes NSW, there is a high concentration of LAHC dwellings in the vicinity of the site. As these sites are under single ownership and are grouped together it is likely that these sites may be consolidated to include similar medium density developments in the future.

The subject site is regarded as suitable for amalgamation to support higher densification due to its shape and size, frontage width and availability of dual street access. The proposed development will set a precedent for future, similar density developments in this area that is undergoing a transition to increased density.



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PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
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Homes NSW

CERTIFIED

NATIONAL HOUSE

Certificate No. #HR-ZCHVSD-03

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Assessor name

Kretheke Natarajan Rajeswari

Accreditation No.

DMN/22/2077

Property Address

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Welwyn Rd, Canley Heights,
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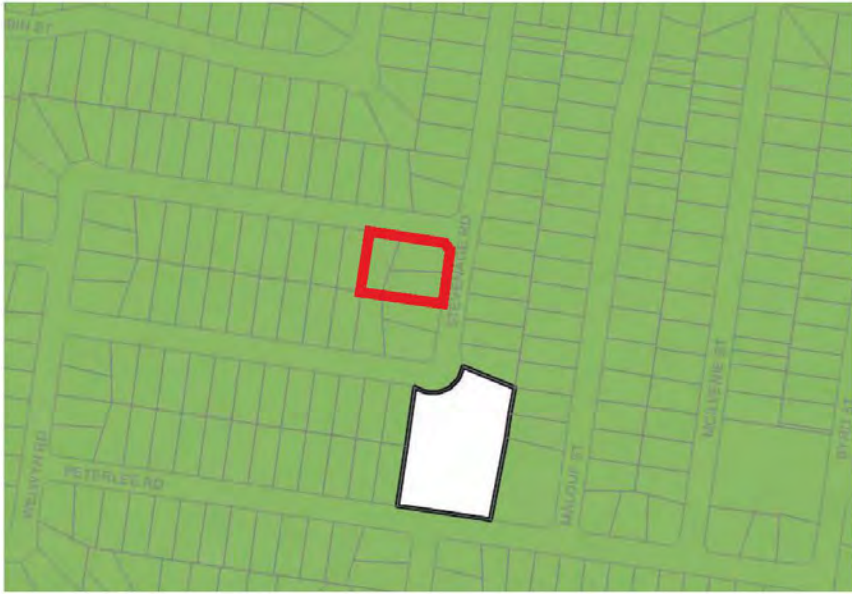
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FAIRFIELD LEP 2013
LAND ZONING



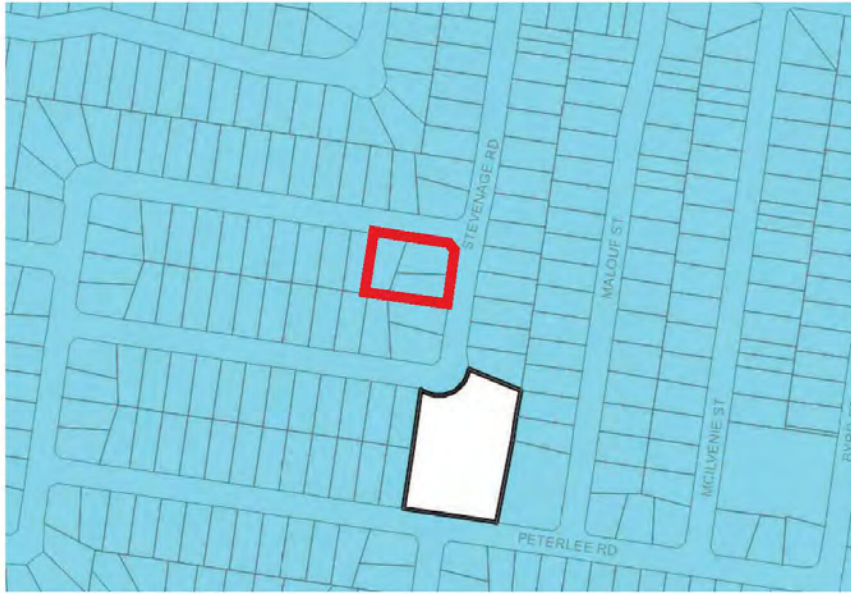
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation

FAIRFIELD LEP 2013
HEIGHT OF BUILDINGS



J 9.0m

FAIRFIELD LEP 2013
FLOOR SPACE RATIO



C 0.45



Project.
Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

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PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
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North. Scale 1 : 100
0 0.5 1 2 3 4m
Scale (@A3)
Date. 21.02.25

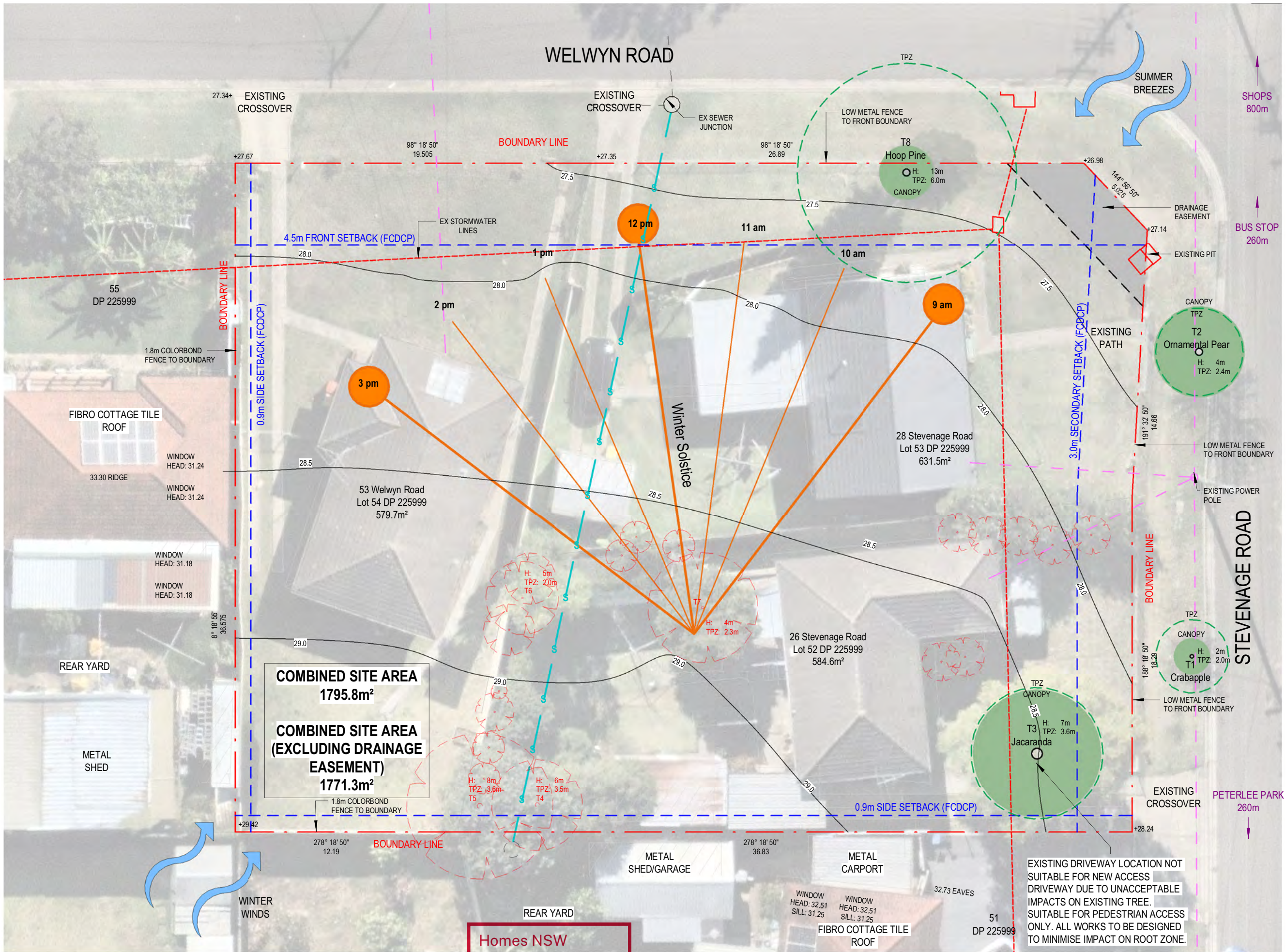
Drawing Title.
SITE ANALYSIS

Project No.
23035

Drawing No.
DA-103

Rev.
C





LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- SETBACKS
- S SEWER
- E ELECTRICITY
- EASEMENT
- STORMWATER
- EXISTING TREE WITH HIGH RETENTION VALUE TO BE RETAINED. REFER TO TREE IMPACT PLAN
- TREE PROTECTION ZONE
- TREES/SHRUBS TO BE REMOVED

SITE ANALYSIS

TOPOGRAPHY

Approximately 2.4m fall across the site.

SEWER

Existing sewer line services all adjacent lots (private ownership) and traverses the site. Proposed development to incorporate sewer protection works to suit Sydney Water requirements.

STORMWATER

Existing stormwater lines are not identified to be associated with any easements. Proposed development to incorporate realignment of pipes within the site boundaries.

TREES

Three trees are identified as having high retention value. Proposed development to be designed to respect the tree protection zones. The existing jacaranda tree 'T3' cannot support a new driveway over it's TPZ

ADJACENT DWELLINGS

Proposed development to consider privacy impacts due to window locations.



Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

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Status.
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Scale (@A3)
1 : 200

Date.
21.02.25

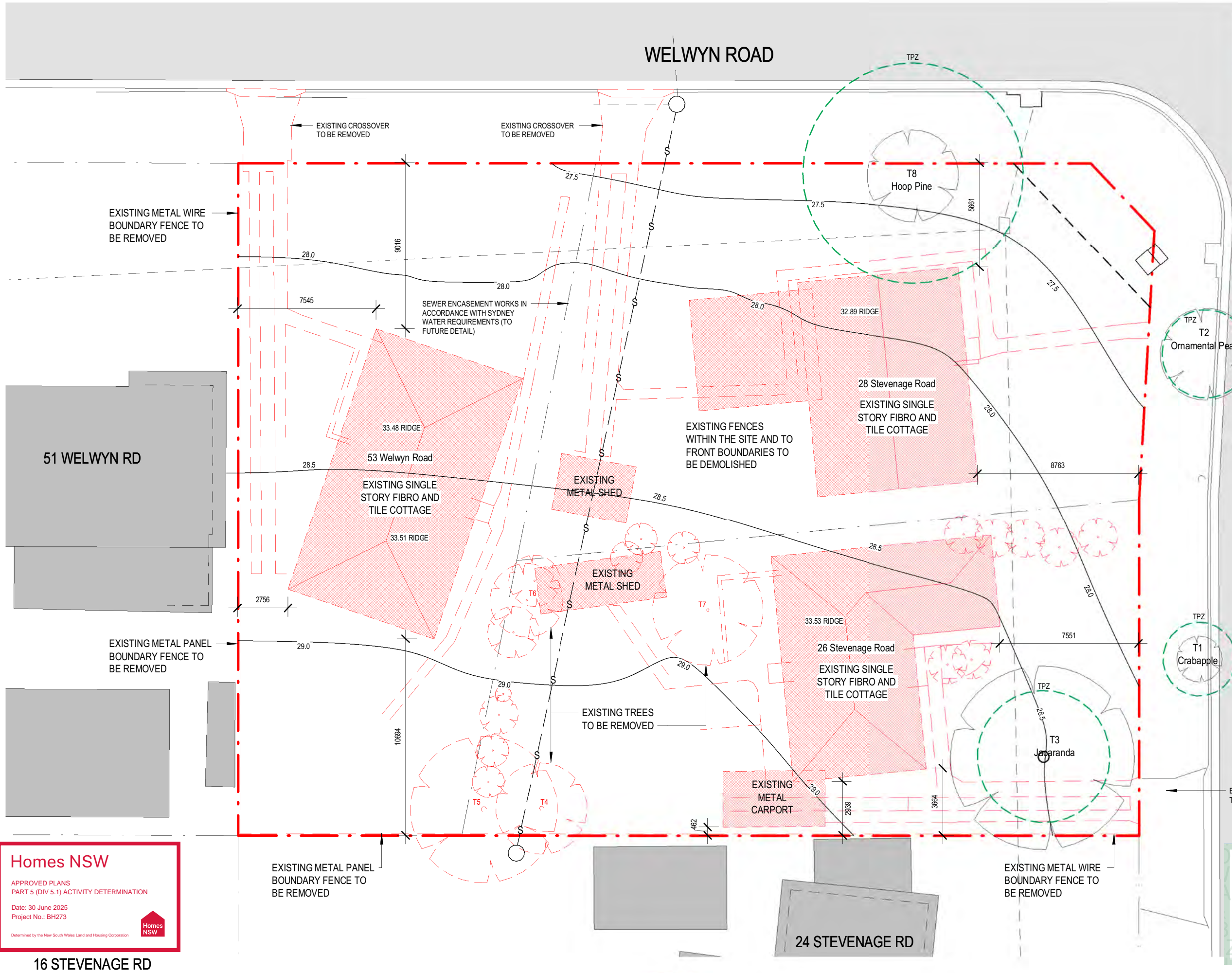
Drawing Title.
SITE ANALYSIS

Project No.
23035

Drawing No.
DA-104

Rev.
G





LEGEND

- STRUCTURES TO BE DEMOLISHED
- DRIVEWAYS AND PATHWAYS TO BE DEMOLISHED
- TREES/SHRUBS TO BE REMOVED
- TREES TO BE RETAINED AND PROTECTED (REFER ARBORIST REPORT)

NOTE:
DEMOLITION IS TO BE UNDERTAKEN IN ACCORDANCE WITH AS2601-2001: THE DEMOLITION OF STRUCTURES AND WORKCOVER REQUIREMENTS

REFER TO DA-103 FOR PHOTOS OF EXISTING BUILDINGS TO BE DEMOLISHED

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Certificate No. #HR-ZCHVSD-03

Scan QR code or follow website link for rating details.

Assessor name: Kiretheka Natarajan Rajeswari
Accreditation No.: DMN/22/2077
Property Address: 26-28 Stevenage Rd. & 53 Welwyn Rd, Canley Heights, NSW, 2166
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Element	Type	Total System Insulation	Solar Absorptance
Walls			
External Walls	Cavity Brick Walls	R2.0	Medium SA.50
Internal Walls			
Internal Walls	Internal Plasterboard Stud Wall with Insulation	R0.10	
	Inter-tenancy Walls: cavity brick with 10mm plasterboard or render each side	R2.0	
Floors			
Concrete Slab on Ground	CSOG-100	R2.00 XPS	
Floor exposed / elevated / above unconditioned space	SUSP-CONC-200	Suspended Concrete Slab Floor (200mm)	R2.00
Internal Floor	SUSP-CONC-200	Suspended Concrete Slab Floor (200mm)	90mm Non-Ref Air (L0.82)
Floor			
	Covering	Wet Areas - Tiles Bedrooms - Carpet All other Areas - Timber	
Roof			
Roof Structure	Steel Frame - 90x40mm @ 0.75 BM1 / 900mm spacing / R0.2 thermal break		
Roof exposed	Pitched / Attic Metal Roof (Roof space) & Flat PB Ceiling	Roof (at ceiling level) Exposed	R3.00
	Flat Framed Roof & Flat PB Ceiling	Roof (building blanket at roof level Exposed)	20mm Refl Air (R0.20) + R1.30 Fibreglass
Thermal insulation performance requirements			
Glazing elements	WECS CODE	Total system U-Value (W/m2.K)	Total system SHGC
Sliding Door - Clear	AW5-034-041	≤ 3.35	≤ 0.52
Awning - Clear	AW5-023-1A5	≤ 3.51	≤ 0.48
Fixed - Clear	AW5-128-002	≤ 3.56	≤ 0.45
Frame Colour	Dark SA 0.85		

Project.

Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
PART 5 ACTIVITY SUBMISSION -
BH273

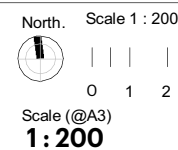


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North. Scale 1 : 200



Scale (@A3)
1 : 200

Drawing Title.
PROPOSED SITE PLAN

Date.
26.03.25

Project No.
23035

Drawing No.
DA-202

Rev.
J



NOTES:
REFER TO THE LANDSCAPE PLAN FOR
PLANTING DETAILS.

REFER TO THE ARBORIST REPORT FOR
TREE PROTECTION MEASURES DURING
CONSTRUCTION.

LEGEND	
CL	FOLDING CLOTHES LINE
CU	AC CONDENSER UNIT
DP	DOWNPIPE
FFL	FINISHED FLOOR LEVEL
G	GENERAL WASTE BIN
HW	ELECTRIC HW STORAGE TANK
HP	HEAT PUMP HW UNIT
OR	ORGANIC WASTE BIN
PV	SOLAR PV BOARD
R	RECYCLING WASTE BIN
TOF	TOP OF FENCE RL
TOK	TOP OF KERB RL
TOW	TOP OF WALL RL
x XX.XX	EXTERNAL LANDSCAPE RL

NOTE - BRICK RETAINING WALL PROPOSED RLS
SHOWN NOMINALLY - TO MATCH BRICK
COURSING OF BUILDING FACADE

TREES/SHRUBS TO
BE REMOVED

NEW FOOTPATH, AND UPGRADE
WORKS TO EXISTING FOOTPATHS
AND CROSSINGS TO BUS STOP TO
BE DETAILED IN THE PUBLIC
WORKS PLAN. REFER TO THE
ACCESS REPORT FOR REQUIRED
UPGRADE WORKS.

Certificate No. #HR-ZCHVSD-03

Scan QR code or follow website link for rating details.

Assessor name Kretheika Natarajan Rajeswari
Accreditation No. DMN/22/2077
Property Address 26-28 Stevenage Rd. & 53
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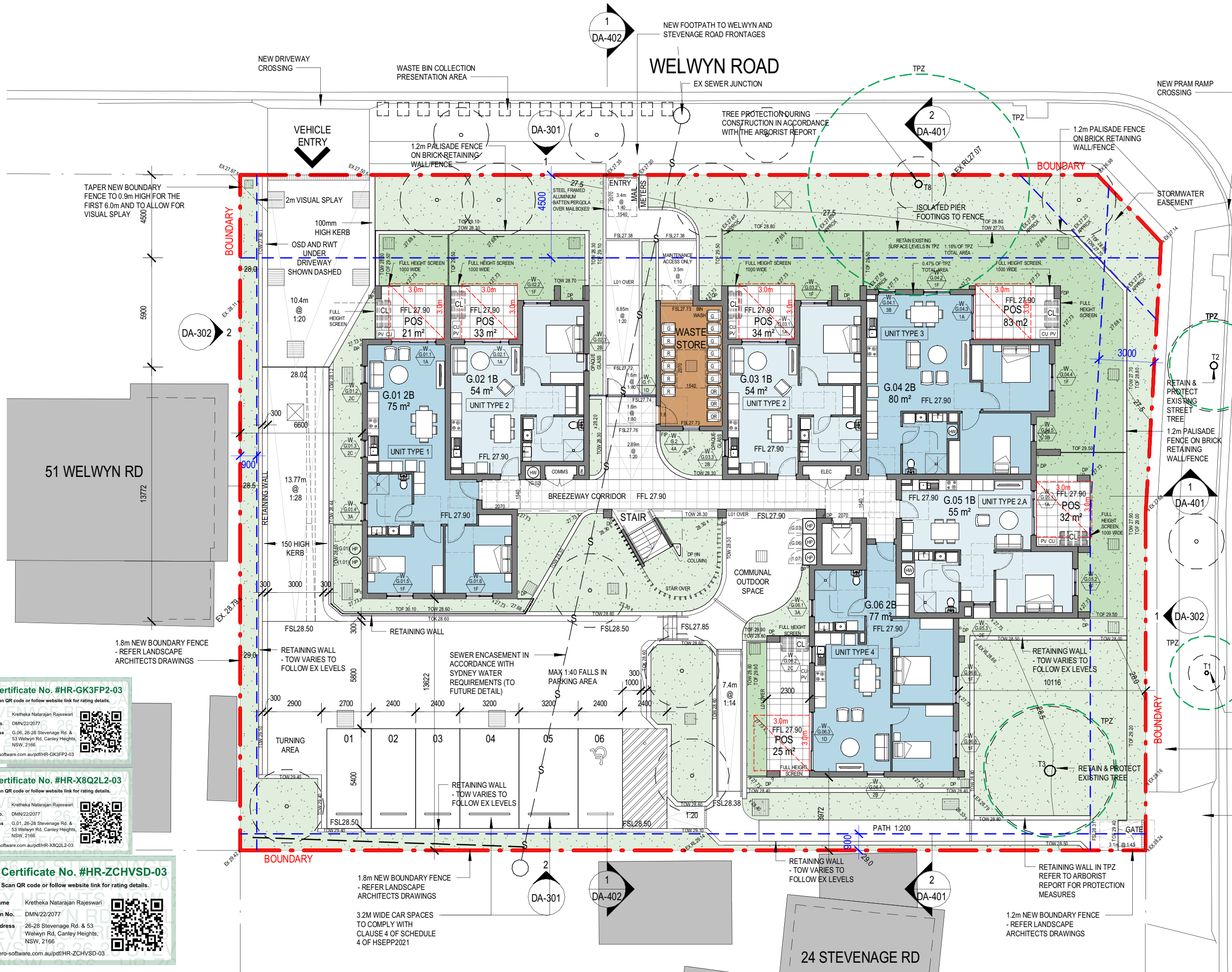
RETAIN & PROTECT
EXISTING STREET
TREE

NEW FOOTPATH TO WELWYN AND
STEVENAGE ROAD FRONTAGES

EXISTING DRIVEWAY CROSSING

LOTS 52, 53 & 54
OF DP225999

COMBINED SITE AREA
1795.8m²



NOTES:
ALL SLIDING DOORS TO BALCONIES AND POS TO HAVE 850 MIN. CLEAR OPENING WIDTH AND RECESSED DOOR SILLS TO PROVIDE A FLUSH THRESHOLD.
ALL PRIMARY SWING DOORS TO HAVE 850 MIN. CLEAR OPENING.

REFER TO DA-703 FOR GROSS FLOOR, LANDSCAPE AND DEEP SOIL AREAS

REFER TO ERBAS DOCUMENTATION FOR FIRE SAFETY MEASURES.

- LEGEND**
- | | |
|---------|--------------------------|
| B | BROOM CUPBOARD |
| CL | FOLDING CLOTHES LINE |
| CU | AC CONDENSER UNIT |
| DB/BNB | UNIT DB/BNB CUPBOARD |
| DP | DOWNPIPE |
| DW | DISHWASHER SPACE |
| Fr | FRIDGE SPACE |
| FFL | FINISHED FLOOR LEVEL |
| G | GENERAL WASTE BIN |
| HW | ELECTRIC HW STORAGE TANK |
| HP | HEAT PUMP HW UNIT |
| L | LINEN CUPBOARD |
| MO | MICROWAVE/OVEN TOWER |
| OR | ORGANIC WASTE BIN |
| P | PANTRY CUPBOARD |
| PV | SOLAR PV BOARD |
| R | RECYCLING WASTE BIN |
| TOF | TOP OF FENCE RL |
| TOK | TOP OF KERB RL |
| TOW | TOP OF WALL RL |
| x XX.XX | EXTERNAL LANDSCAPE RL |
- NOTE - BRICK RETAINING WALL PROPOSED RLS SHOWN NOMINALLY - TO MATCH BRICK COURSING OF BUILDING FACADE**
- TYPICAL UNIT FINISHES:**
TILE OR VINYL PLANK TO LIVING, DINING, KITCHEN & HALLWAY
TILE TO BATHROOMS & LAUNDRIES
CARPET TO BEDROOMS INCLUDING ROBES
TILE TO GROUND FLOOR TERRACES AND BALCONIES
TILE TO COMMON BREEZEWAY CORRIDORS AND LOBBY
CONCRETE TO EXTERNAL PATHS AND STAIRS IN COMMUNAL LANDSCAPED AREAS

STEVENAGE ROAD

RETAIN & PROTECT EXISTING STREET TREE
NEW FOOTPATH TO WELWYN AND STEVENAGE ROAD FRONTAGES
EXISTING DRIVEWAY CROSSING

Homes NSW

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Status.
PART 5 ACTIVITY SUBMISSION -
BH273



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North. Scale 1 : 100



Scale (@A3)
1 : 200

Date.
26.03.25

Drawing Title.
**PROPOSED GROUND FLOOR
PLAN**

Project No.
23035

Drawing No.
DA-203

Rev.
N



Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation



NOTES:

ALL SLIDING DOORS TO BALCONIES AND POS TO HAVE 850 MIN. CLEAR OPENING WIDTH AND RECESSED DOOR SILLS TO PROVIDE A FLUSH THRESHOLD.

ALL PRIMARY SWING DOORS TO HAVE 850 MIN. CLEAR OPENING.

REFER TO DA-703 FOR GROSS FLOOR, LANDSCAPE AND DEEP SOIL AREAS

REFER TO ERBAS DOCUMENTATION FOR FIRE SAFETY MEASURES.

LEGEND	
B	BROOM CUPBOARD
CL	FOLDING CLOTHES LINE
CU	AC CONDENSER UNIT
DB/NBN	UNIT DB/NBN CUPBOARD
DP	DOWNPIPE
DW	DISHWASHER SPACE
Fr	FRIDGE SPACE
FFL	FINISHED FLOOR LEVEL
G	GENERAL WASTE BIN
HW	ELECTRIC HW STORAGE TANK
HP	HEAT PUMP HW UNIT
L	LINEN CUPBOARD
MO	MICROWAVE/OVEN TOWER
OR	ORGANIC WASTE BIN
P	PANTRY CUPBOARD
PV	SOLAR PV BOARD
R	RECYCLING WASTE BIN
TOF	TOP OF FENCE RL
TOK	TOP OF KERB RL
TOW	TOP OF WALL RL
x XX.XX	EXTERNAL LANDSCAPE RL

NOTE - BRICK RETAINING WALL PROPOSED RLS SHOWN NOMINALLY - TO MATCH BRICK COURSING OF BUILDING FACADE

TYPICAL UNIT FINISHES:

TILE OR VINYL PLANK TO LIVING, DINING, KITCHEN & HALLWAY

TILE TO BATHROOMS & LAUNDRIES

CARPET TO BEDROOMS INCLUDING ROBES

TILE TO GROUND FLOOR TERRACES AND BALCONIES

TILE TO COMMON BREEZEWAY CORRIDORS AND LOBBY

CONCRETE TO EXTERNAL PATHS AND STAIRS IN COMMUNAL LANDSCAPED AREAS

Certificate No. #HR-EYV6UI-03

Scan QR code or follow website link for rating details.

Assessor name Kretheka Natarajan Rajeswari

Accreditation No. DMN/22/2077

Property Address 1, 07, 26-28 Stevenage Rd. & 53 Welwyn Rd, Canley Heights, NSW, 2166

<http://www.hero-software.com.au/pdf/HR-EYV6UI-03>

Certificate No. #HR-XQ4FGL-03

Scan QR code or follow website link for rating details.

Assessor name Kretheka Natarajan Rajeswari

Accreditation No. DMN/22/2077

Property Address 1, 01, 26-28 Stevenage Rd. & 53 Welwyn Rd, Canley Heights, NSW, 2166

<http://www.hero-software.com.au/pdf/HR-XQ4FGL-03>

Certificate No. #HR-ZCHVSD-03

Scan QR code or follow website link for rating details.

Assessor name Kretheka Natarajan Rajeswari

Accreditation No. DMN/22/2077

Property Address 26-28 Stevenage Rd. & 53 Welwyn Rd, Canley Heights, NSW, 2166

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LEGEND

TOH	TOP OFF CONCRETE HOB
RWO	RAINWATER OUTLET



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**Certificate No. #HR-ZCHVSD-03**
Scan QR code or follow website link for rating details.

Assessor name
Kretheka Natarajan Rajeswari

Accreditation No.
DMN/22/2077

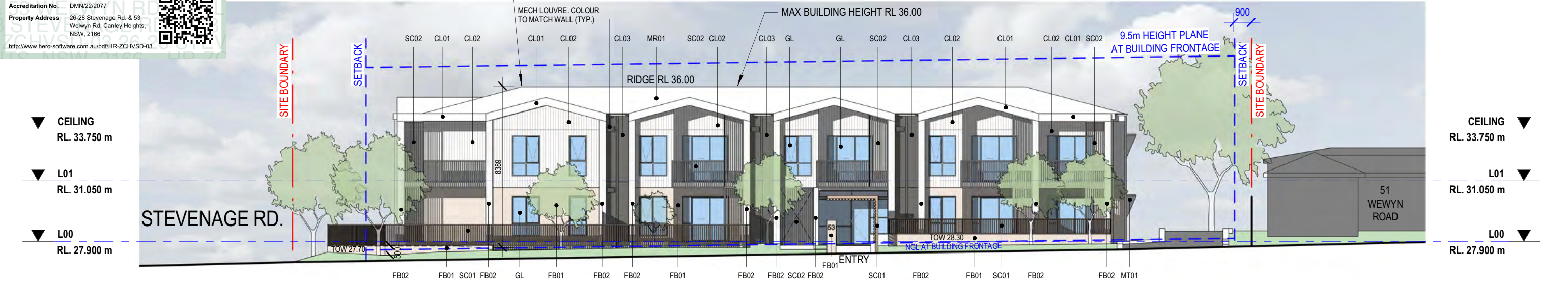
Property Address
26-28 Stevenage Rd. & 53
Welwyn Rd, Canley Heights,
NSW, 2166
<http://www.hero-software.com.au/pdf/HR-ZCHVSD-03>



REFER DA-205 FOR THE LOCATION OF THE HIGHEST POINT OF THE BUILDING (7.95m ABOVE NGL MEASURED DIRECTLY BELOW THAT POINT)

NOTE: TREE SPECIES, LOCATIONS AND LANDSCAPING SHOWN INDICATIVELY - REFER TO LANDSCAPE PLANS FOR DETAILS

NOTE: DOWNPIPES TO BE PAINTED WHITE GENERALLY, OR TO MATCH WALL COLOUR WHERE LOCATED ON 'CL3' WALLS



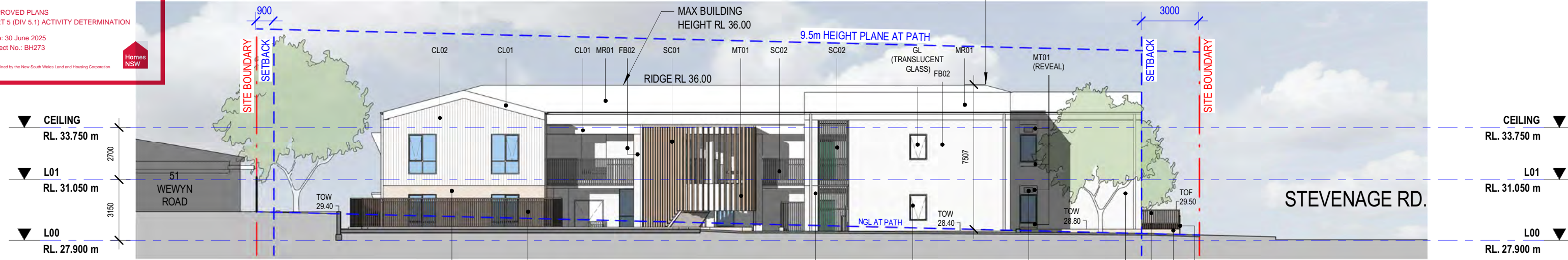
1 DA-PROPOSED-NORTH ELEVATION
1:200

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation



2 DA - PROPOSED SOUTH ELEVATION
1:200

LEGEND
NGL NATURAL GROUND LEVEL

FB01	FACE BRICK - TYPE 1	FB02	FACE BRICK - TYPE 2	CL01	FINISH - TYPE 1	CL02	FINISH - TYPE 2	CL03	FINISH - TYPE 3	SC01	FENCING, SCREENING & ENTRY PERGOLA	SC02	PRIVACY SCREENS & BALUSTRADES	MT01	ALUMINIUM SUNHOODS, REVEALS STAIR BALUSTRADE	MR01	ROOFING, GUTTERS	GL	GLAZING
BOWRAL BRICKS 230 X 110 X 76 "SIMMENTAL SILVER" OR SIMILAR		AUSTRAL HAMPTONS 230 X 110 X 76 "WHITEHAVEN" OR SIMILAR		SELECTED SMOOTH TEXTURE CLADDING. COLOUR TO MATCH 'FB02'		SELECTED VERTICAL PROFILE CLADDING. "WHITE"		SELECT HORIZONTAL PROFILE CLADDING. "MID GREY"		FENCING: NOM. 16 X 65 VERTICAL BATTEN WITH 10mm GAPS PERGOLA: NOM. 50 X 50 HORIZONTAL BATTENS ON FRAMING. STAIRS: NOM. 50 X 150 VERTICAL BATTENS W' NOM 200mm GAPS. POWDERCOATED ALUMINIUM. "TIMBER GRAIN"		NOM. 25 X 50 VERTICAL BATTEN WITH 10mm GAPS POWDERCOATED ALUMINIUM. "WHITE" OR SIMILAR		"WHITE"		TRIMDEK ROOF SHEETING WITH HALF ROUND GUTTERS "COLORBOND SURFMIST"		POWDERCOATED ALUMINIUM FB01 WALLS: "TIMBER COLOUR TONE" WHITE WALLS: "WHITE"	

Project.
Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
PART 5 ACTIVITY SUBMISSION - BH273



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North. Scale 1 : 200
0 1 2 4 6 8m
Scale (@A3)
As indicated
Date.
26.03.25

Drawing Title.
**PROPOSED BUILDING
ELEVATIONS - NORTH & SOUTH**
Project No.
23035
Drawing No.
DA-301
Rev.
H





Certificate No. #HR-ZCHVSD-03
Scan QR code or follow website link for rating details.

Assessor name
Kretheka Natarajan Rajeswari

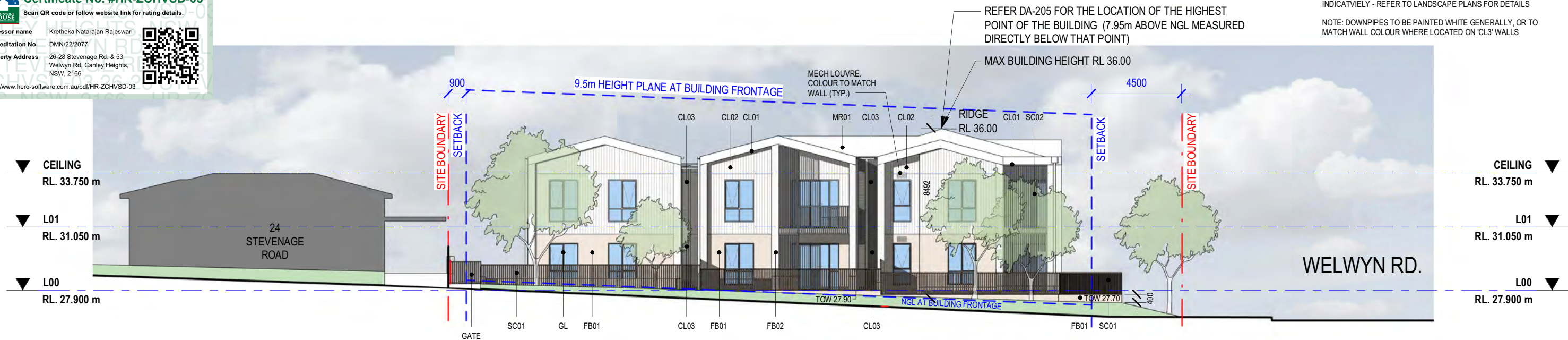
Accreditation No.
DMN/22/2077

Property Address
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NSW, 2166
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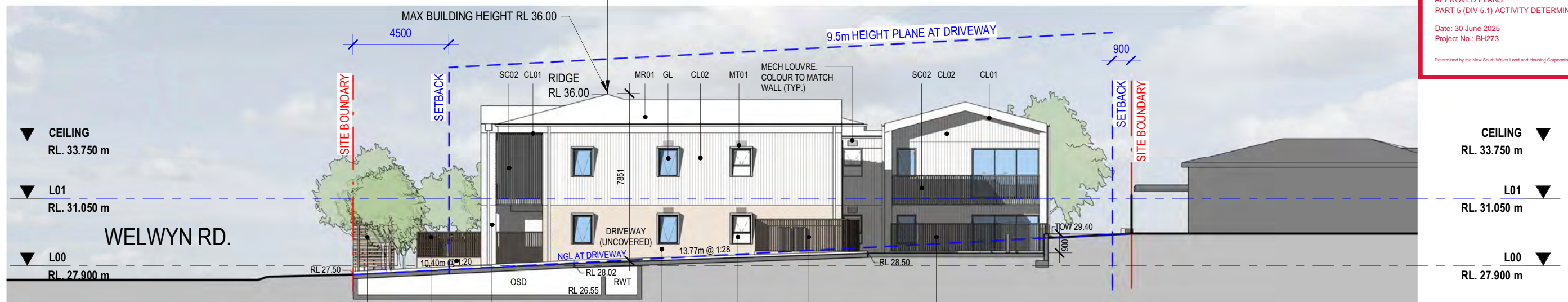
NOTE: TREE SPECIES, LOCATIONS AND LANDSCAPING SHOWN INDICATIVELY - REFER TO LANDSCAPE PLANS FOR DETAILS

NOTE: DOWNPIPES TO BE PAINTED WHITE GENERALLY, OR TO MATCH WALL COLOUR WHERE LOCATED ON 'CL3' WALLS



1 DA-PROPOSED-EAST ELEVATION
1:200

REFER DA-205 FOR THE LOCATION OF THE HIGHEST POINT OF THE BUILDING (7.95m ABOVE NGL MEASURED DIRECTLY BELOW THAT POINT)



LEGEND

NGL NATURAL GROUND LEVEL


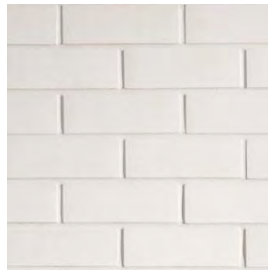
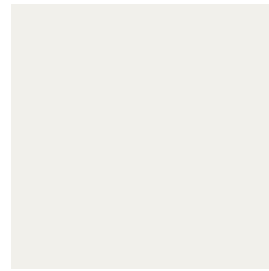

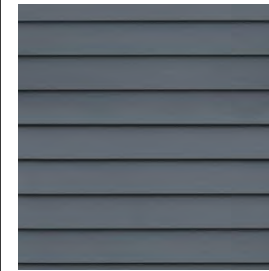





Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

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FB01	FACE BRICK - TYPE 1	FB02	FACE BRICK - TYPE 2	CL01	FINISH - TYPE 1	CL02	FINISH - TYPE 2	CL03	FINISH - TYPE 3	SC01	FENCING, SCREENING & ENTRY PERGOLA	SC02	PRIVACY SCREENS & BALUSTRADES	MT01	ALUMINIUM SUNHOODS, REVEALS STAIR BALUSTRADE	MR01	ROOFING, GUTTERS	GL	GLAZING
	BOWRAL BRICKS 230 X 110 X 76 "SIMMENTAL SILVER" OR SIMILAR		AUSTRAL HAMPTONS 230 X 110 X 76 "WHITEHAVEN" OR SIMILAR		SELECTED SMOOTH TEXTURE CLADDING. COLOUR TO MATCH 'FB02'		SELECTED VERTICAL PROFILE CLADDING. "WHITE"		SELECT HORIZONTAL PROFILE CLADDING. "MID GREY"		FENCING: NOM. 16 X 65 VERTICAL BATTEN WITH 10mm GAPS PERGOLA: NOM. 50 X 50 HORIZONTAL BATTENS ON FRAMING. STAIRS: NOM. 50 X 150 VERTICAL BATTENS W' NOM 200mm GAPS. POWDERCOATED ALUMINIUM. "TIMBER GRAIN"		NOM. 25 X 50 VERTICAL BATTEN WITH 10mm GAPS POWDERCOATED ALUMINIUM. "WHITE" OR SIMILAR		"WHITE"		TRIMDEK ROOF SHEETING WITH HALF ROUND GUTTERS "COLORBOND SURFMIST"		POWDERCOATED ALUMINIUM FB01 WALLS: "TIMBER COLOUR TONE" WHITE WALLS: "WHITE"
																			

Project.

Canley Heights Seniors Housing

Address.
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Client.
Homes NSW.

Status.
PART 5 ACTIVITY SUBMISSION -
BH273



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North. Scale 1 : 200

0 1 2 4 6 8m

Scale (@A3)
As indicated

Date.
26.03.25

Drawing Title.
**PROPOSED BUILDING
ELEVATIONS - WEST & EAST**

Project No.
23035

Drawing No.
DA-302

Rev.
G





Certificate No. #HR-ZCHVSD-03
Scan QR code or follow website link for rating details.

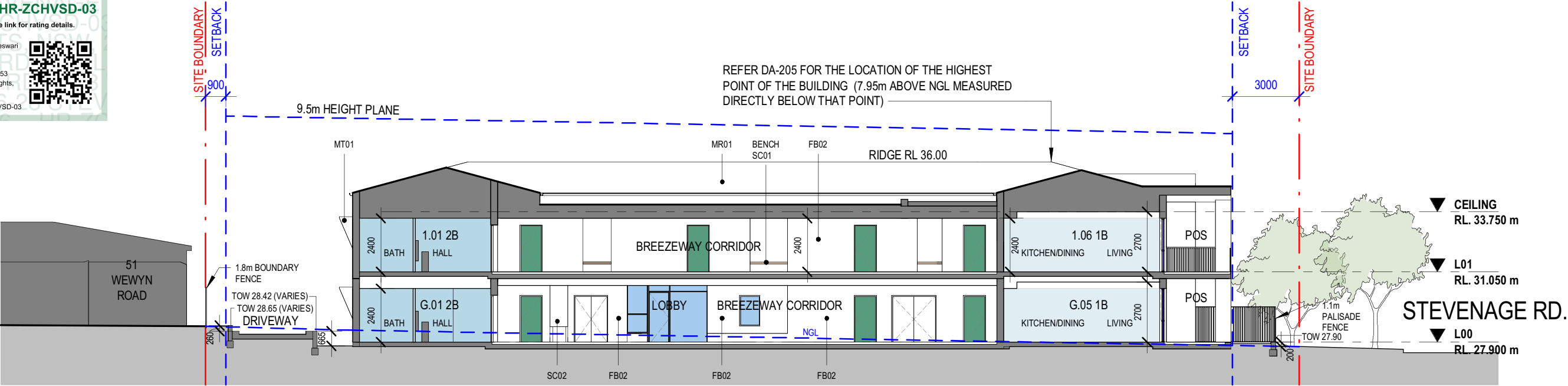
Assessor name
Kretheka Natarajan Rajeswari

Accreditation No.
DMN/22/2077

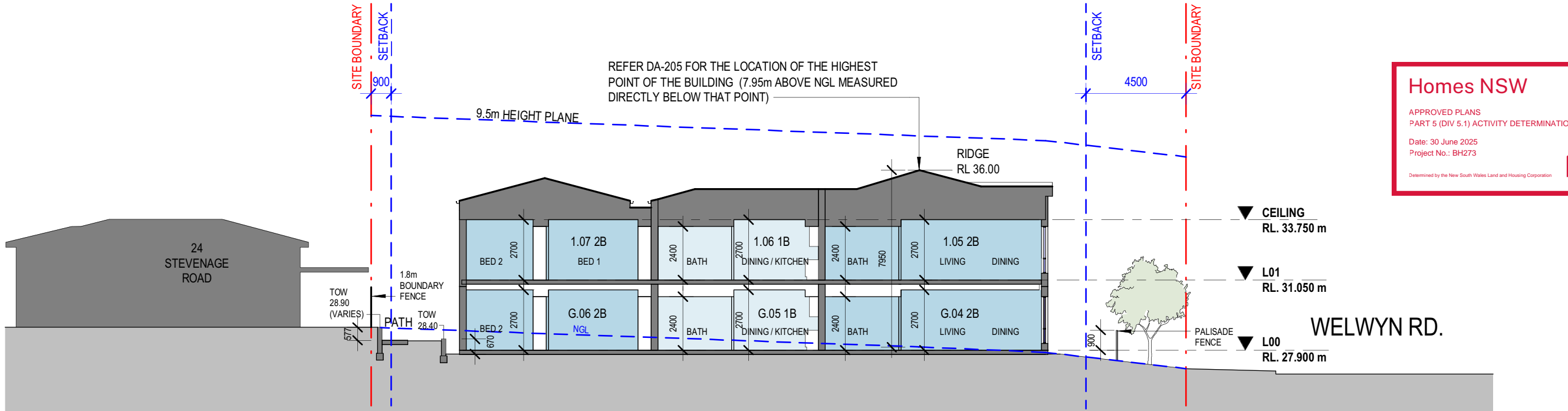
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1 SECTION A.A
DA-401 1:200



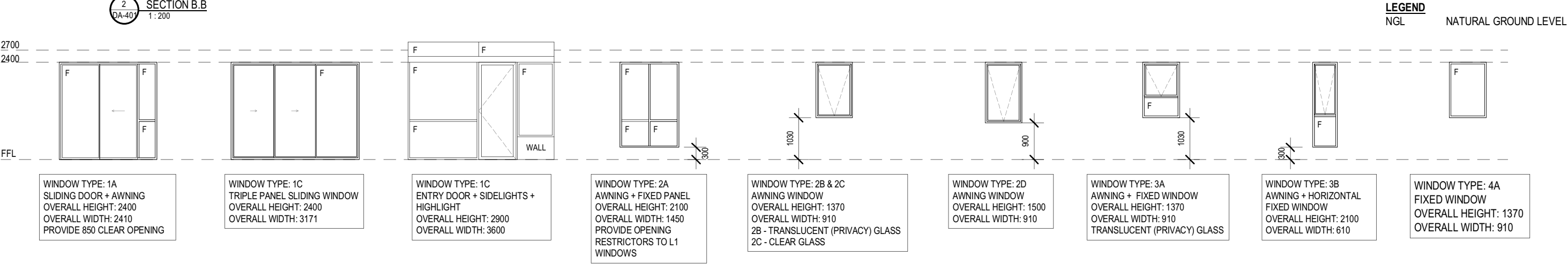
2 SECTION B.B
DA-401 1:200

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273


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Client.
Homes NSW.

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North. Scale 1 : 200
0 1 2 4 6 8m
Scale (@A3)
As indicated
Date.
26.03.25

Drawing Title.
**PROPOSED BUILDING
SECTIONS - SHEET 1**
Project No.
23035

Drawing No.
DA-401

Rev.
H



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Scan QR code or follow website link for rating details.

Assessor name

Kretheka Natarajan Rajeswari

Accreditation No.

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1 SECTION C.C
DA-402 1 : 200

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APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation



LEGEND
NGL NATURAL GROUND LEVEL

Project.
Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
**PART 5 ACTIVITY SUBMISSION -
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North. Scale 1 : 200



Scale (@A3)
1 : 200

Date.
26.03.25

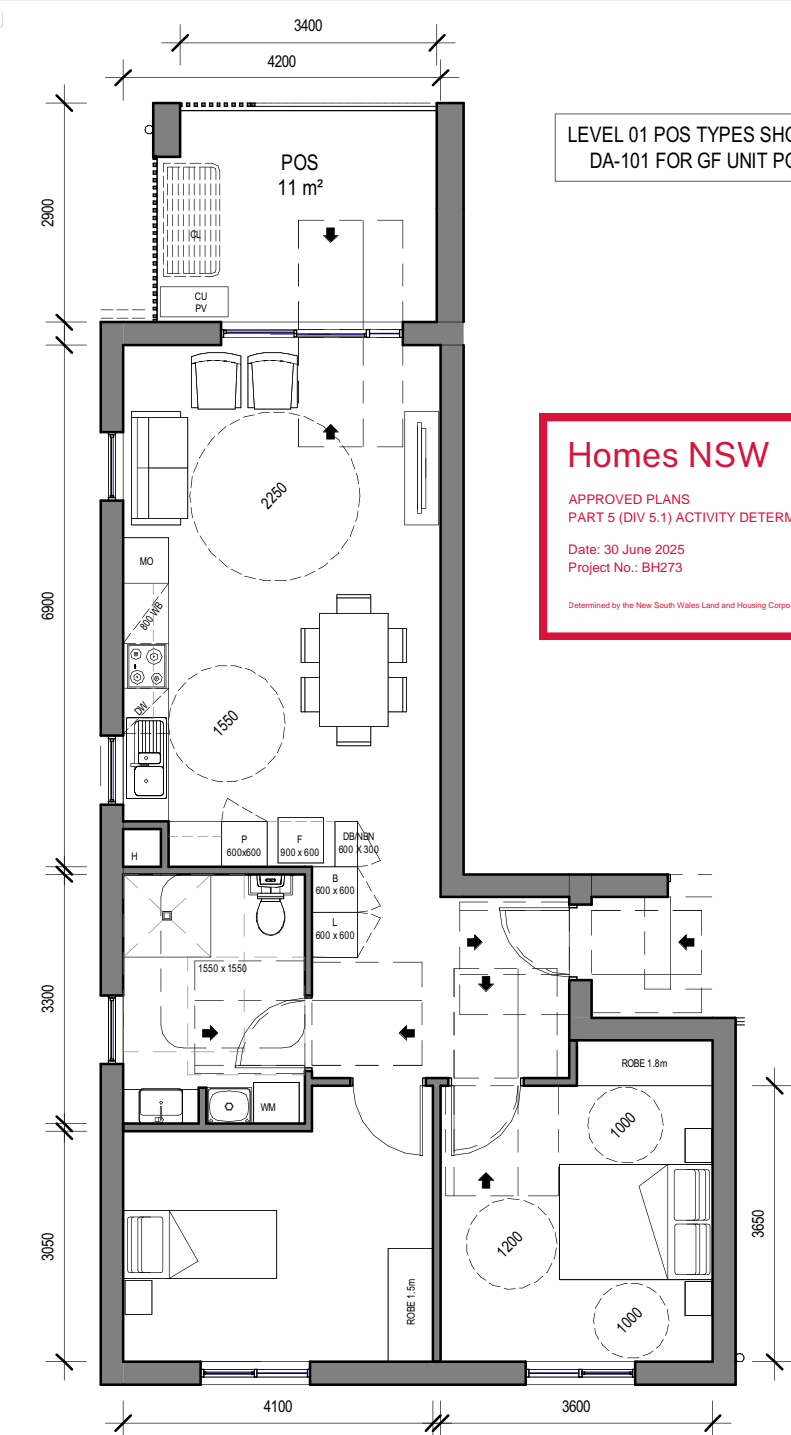
Drawing Title.
**PROPOSED BUILDING
SECTIONS - SHEET 2**

Project No.
23035

Drawing No.
DA-402

Rev.
G

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1 UNIT TYPE 1 PLAN - 75.9m²
1:100
INTERNAL AREA - 74.5m²

LEGEND

B	BROOM CUPBOARD
CL	FOLDING CLOTHES LINE
CU	AC CONDENSER UNIT
DB/NBN	UNIT DB/NBN CUPBOARD
DW	DISHWASHER SPACE
F	FRIDGE SPACE
FFL	FINISHED FLOOR LEVEL
HW	ELECTRIC HW STORAGE TANK
HP	HEAT PUMP HW UNIT
L	LINEN CUPBOARD
MO	WALL OVEN W/ MICROWAVE SPACE
P	PANTRY CUPBOARD
PV	SOLAR PV BOARD

NOTES

ALL EXTERNAL PATIO DOORS TO HAVE RECESSED TRACKS AND SILLS.
LINEN CUPBOARDS TO PROVIDE 600 INTERNAL WIDTH CLEAR OF OBSTRUCTIONS.

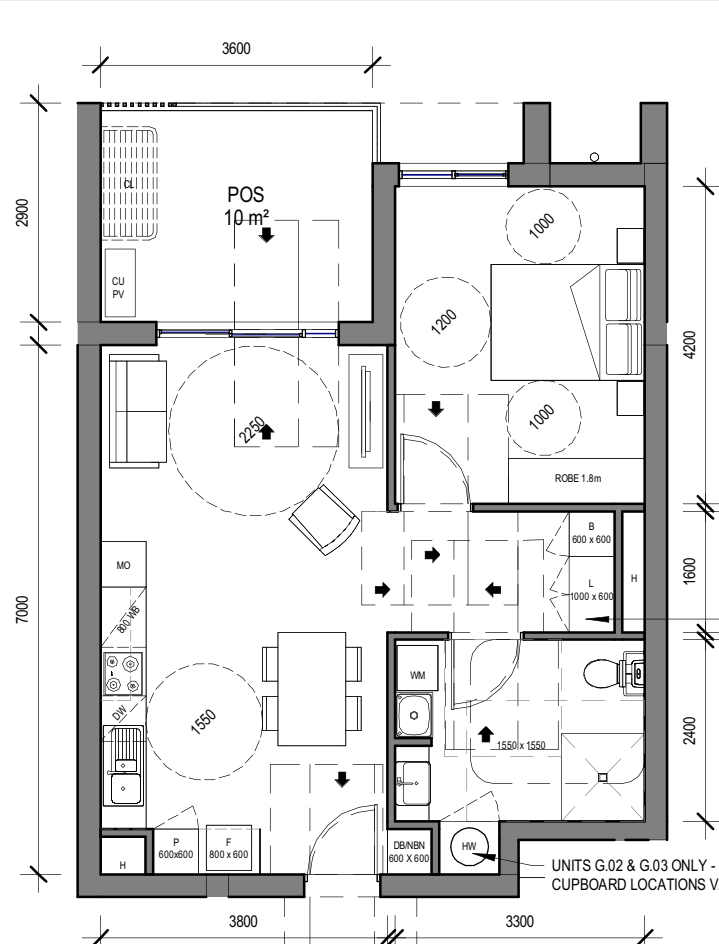
LEVEL 01 POS TYPES SHOWN. REFER
DA-101 FOR GF UNIT POS AREAS

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

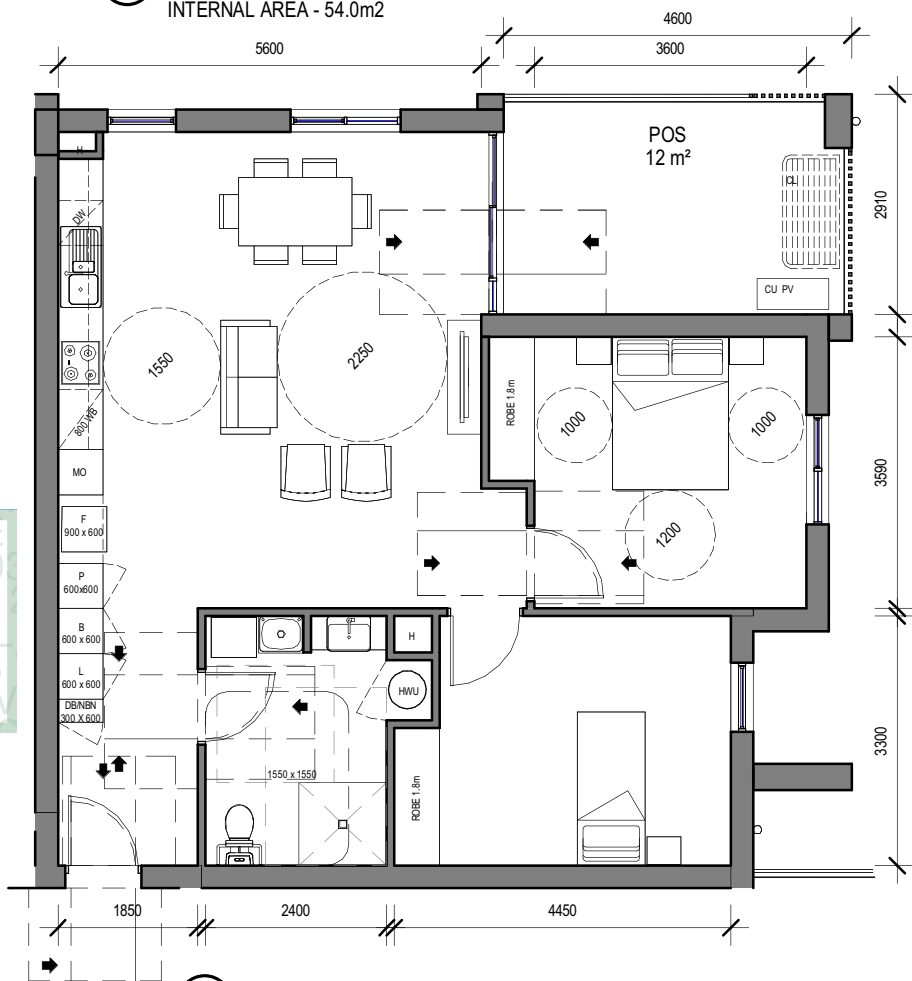
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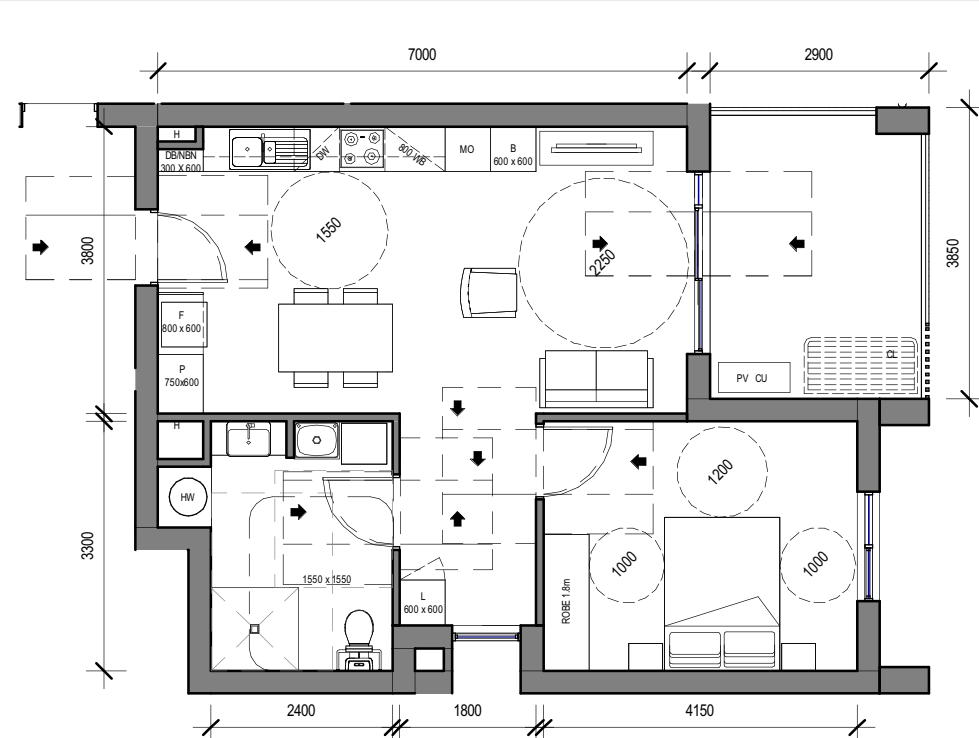
2 UNIT TYPE 2 PLAN
1:100
INTERNAL AREA - 54.0m²

UNITS G.02 & G.03 ONLY -
DB/NBN CUPBOARD ADJACENT
TO 600W LINEN CUPBOARD

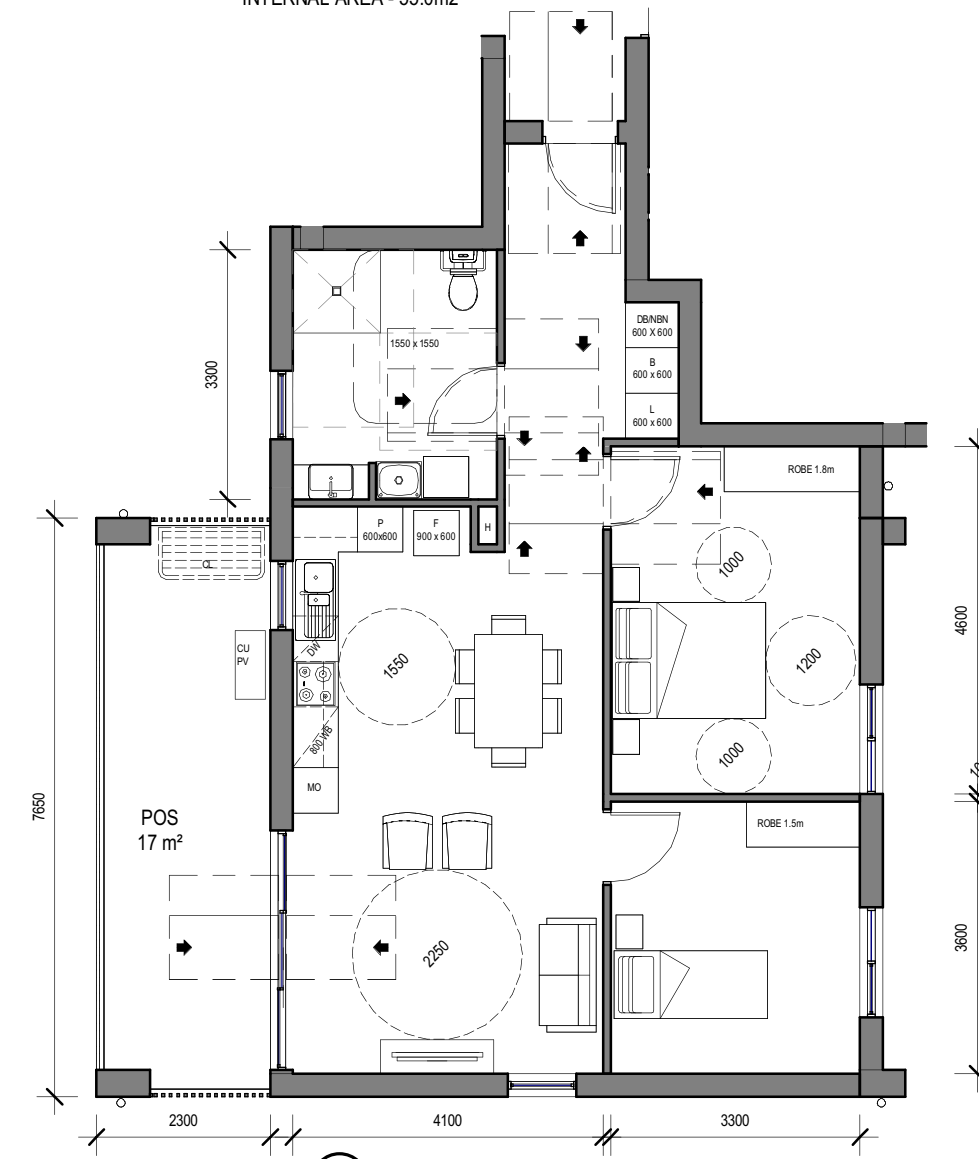
UNITS G.02 & G.03 ONLY - HWU AND DB/NBN
CUPBOARD LOCATIONS VARY - REFER DA-203



3 UNIT TYPE 3 PLAN
1:100
INTERNAL AREA - 80.0m²



4 UNIT TYPE 2A PLAN
1:100
INTERNAL AREA - 55.0m²



5 UNIT TYPE 4 PLAN
1:100
INTERNAL AREA - 76.9m²

Project.

Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
**PART 5 ACTIVITY SUBMISSION -
BH273**



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North. Scale 1 : 100

Scale (@A3)
1 : 100

Date.
26.03.25

Drawing Title
UNIT TYPE PLANS

Project No.
23035

Drawing No.
DA-501

Rev.
G



Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation

Homes
NSW



INDICATIVE VIEW FROM NORTH - WELWYN ROAD (INDICATIVE LANDSCAPING SHOWN)



INDICATIVE VIEW FROM NORTH - WELWYN ROAD (INDICATIVE LANDCAPING SHOWN WITH TRANSPARENT TREES)



Certificate No. #HR-ZCHVSD-03

Scan QR code or follow website link for rating details.

Assessor name

Kretheka Natarajan Rajeswari

Accreditation No.

DMN/22/2077

Property Address

26-28 Stevenage Rd. & 53
Welwyn Rd, Canley Heights,
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Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation

Homes
NSW



INDICATIVE VIEW FROM NORTH EAST - WELWYN ROAD & STEVENAGE ROAD (INDICATIVE LANDSCAPING SHOWN)



INDICATIVE VIEW FROM NORTH EAST - WELWYN ROAD & STEVENAGE ROAD (INDICATIVE LANDCAPING SHOWN WITH TRANSPARENT TREES)

HOUSE

Certificate No. #HR-ZCHVSD-03

Scan QR code or follow website link for rating details.

Assessor name

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Accreditation No.

DMN/22/2077

Property Address

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Project.

Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
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North.



Scale (@A3)

Date.
21.02.25

Drawing Title.
PERSPECTIVE VIEWS - SHEET 2

Project No.
23035

Drawing No.
DA-602

Rev.
C



LEGEND

- PINK AREA INDICATES EXISTING SHADOW CAST BY NEIGHBOURING PROPERTIES
- GREY AREA INDICATES SHADOW CAST BY PROPOSED DEVELOPMENT

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation



Project.
Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
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North. Scale 1: 750
0 3.75 7.5 15 22.5 30m
Scale (@A3)
1: 200
Date.
26.03.25

Drawing Title.
**SHADOW DIAGRAMS - 21ST
JUNE 9AM**

Project No.
23035

Drawing No.
DA-701.1

Rev.
L



LEGEND

- PINK AREA INDICATES
EXISTING SHADOW CAST
BY NEIGHBOURING
PROPERTIES
- GREY AREA INDICATES
SHADOW CAST BY
PROPOSED
DEVELOPMENT

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
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Project.
Canley Heights Seniors Housing

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North. Scale 1: 750
0 3.75 7.5 15 22.5 30m
Scale (@A3)
1 : 200
Date.
26.03.25

Drawing Title.
**SHADOW DIAGRAMS - 21ST
JUNE 10AM**
Project No.
23035

Drawing No.
DA-701.2
Rev.
L



LEGEND

- PINK AREA INDICATES
EXISTING SHADOW CAST
BY NEIGHBOURING
PROPERTIES
- GREY AREA INDICATES
SHADOW CAST BY
PROPOSED
DEVELOPMENT

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
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Determined by the New South Wales Land and Housing Corporation



Project.
Canley Heights Seniors Housing

Address.
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Client.
Homes NSW.

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North. Scale 1: 750
0 3.75 7.5 15 22.5 30m
Scale (@A3)
1: 200
Date.
26.03.25

Drawing Title.
**SHADOW DIAGRAMS - 21ST
JUNE 11AM**

Project No.
23035

Drawing No.
DA-701.3

Rev.
L



LEGEND



PINK AREA INDICATES
EXISTING SHADOW CAST
BY NEIGHBOURING
PROPERTIES



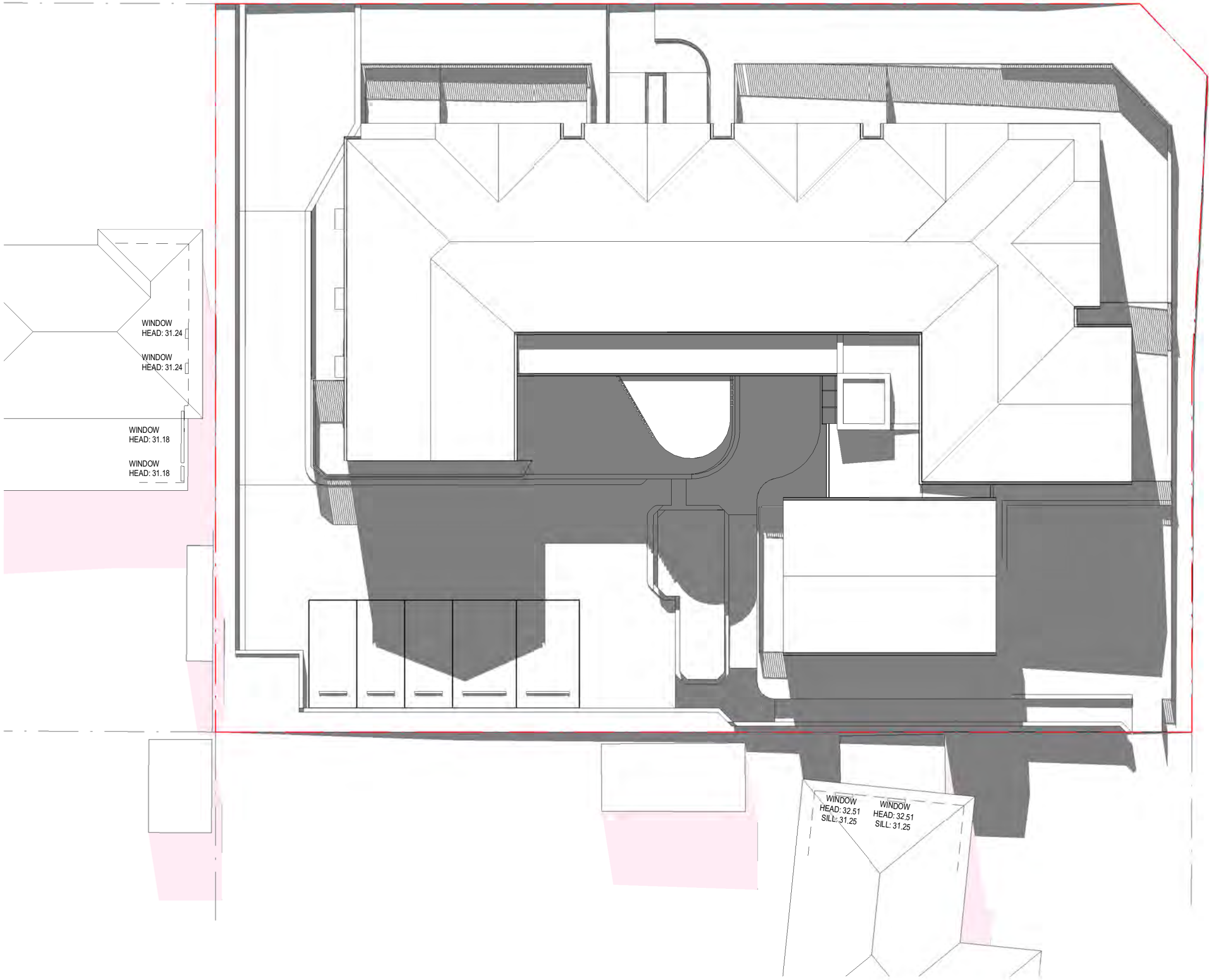
GREY AREA INDICATES
SHADOW CAST BY
PROPOSED
DEVELOPMENT

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

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Project.
Canley Heights Seniors Housing

Address.
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Client.
Homes NSW.

Status.
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North. Scale 1: 750



Scale (@A3)
1 : 200

Date.
26.03.25

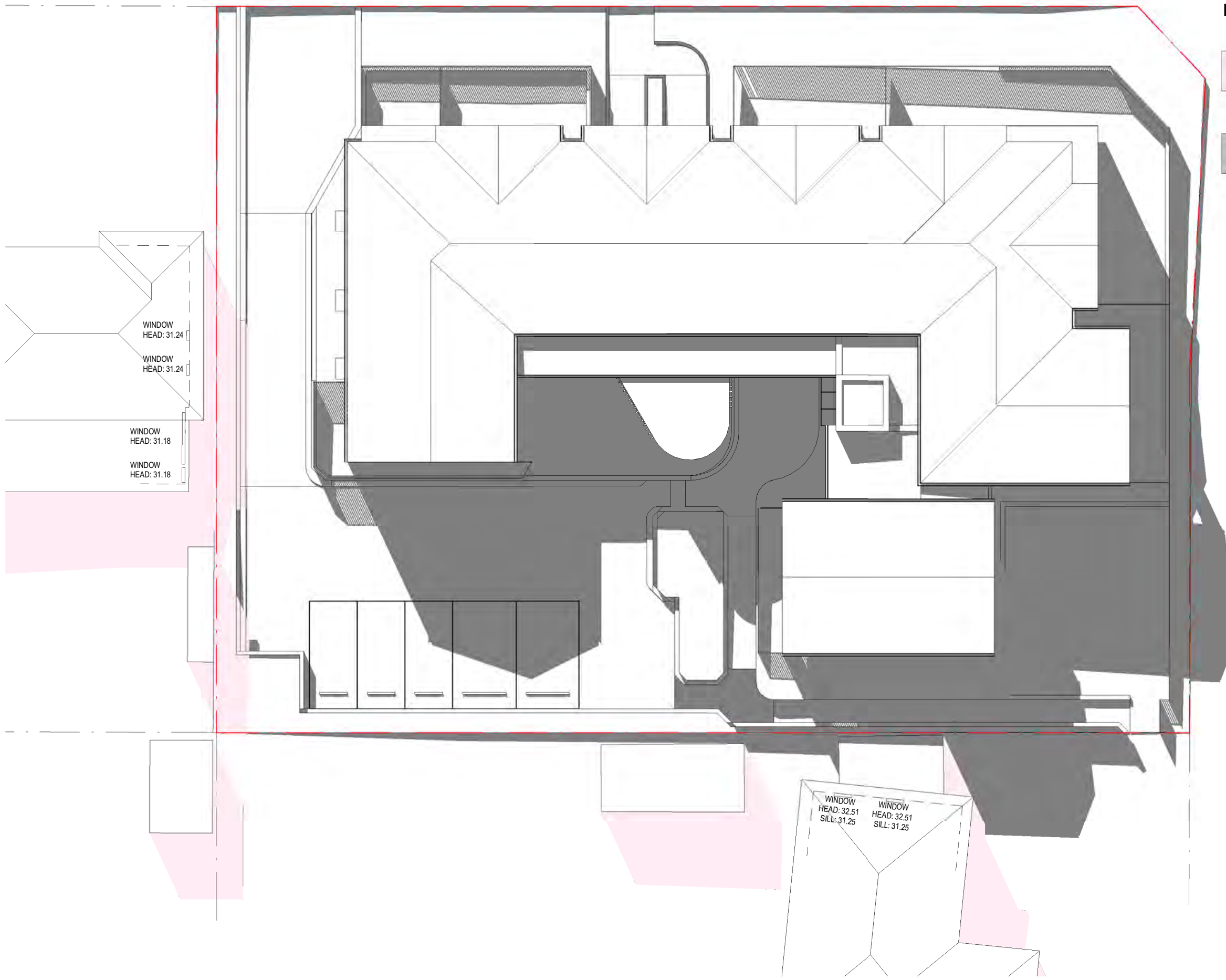
Drawing Title
**SHADOW DIAGRAM - 21ST JUN
12PM**

Project No.
23035

Drawing No.
DA-701.4

Rev.
L





- LEGEND**
- PINK AREA INDICATES EXISTING SHADOW CAST BY NEIGHBOURING PROPERTIES
 - GREY AREA INDICATES SHADOW CAST BY PROPOSED DEVELOPMENT

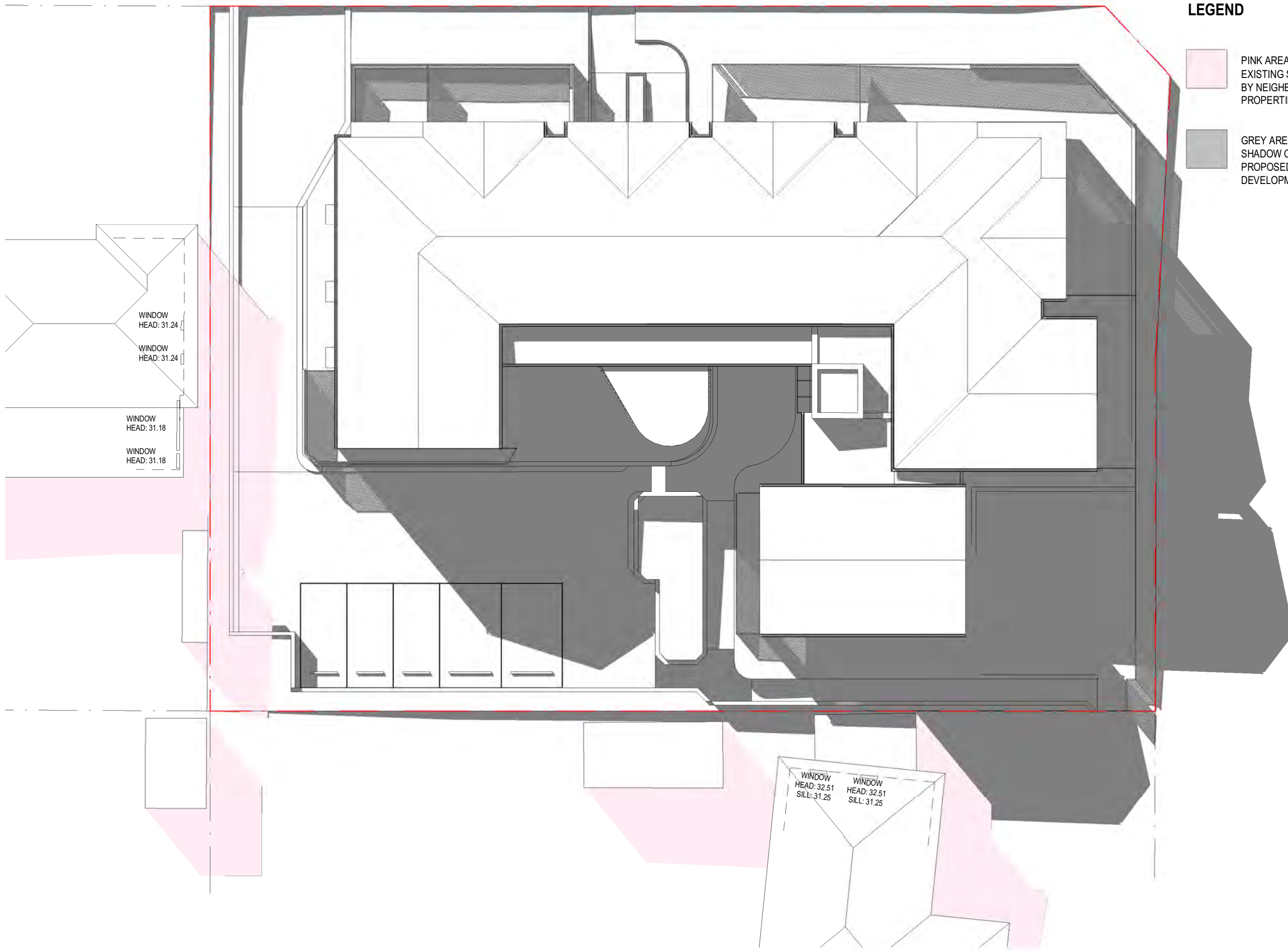
Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation


Homes NSW



- LEGEND**
-  PINK AREA INDICATES EXISTING SHADOW CAST BY NEIGHBOURING PROPERTIES
 -  GREY AREA INDICATES SHADOW CAST BY PROPOSED DEVELOPMENT

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation

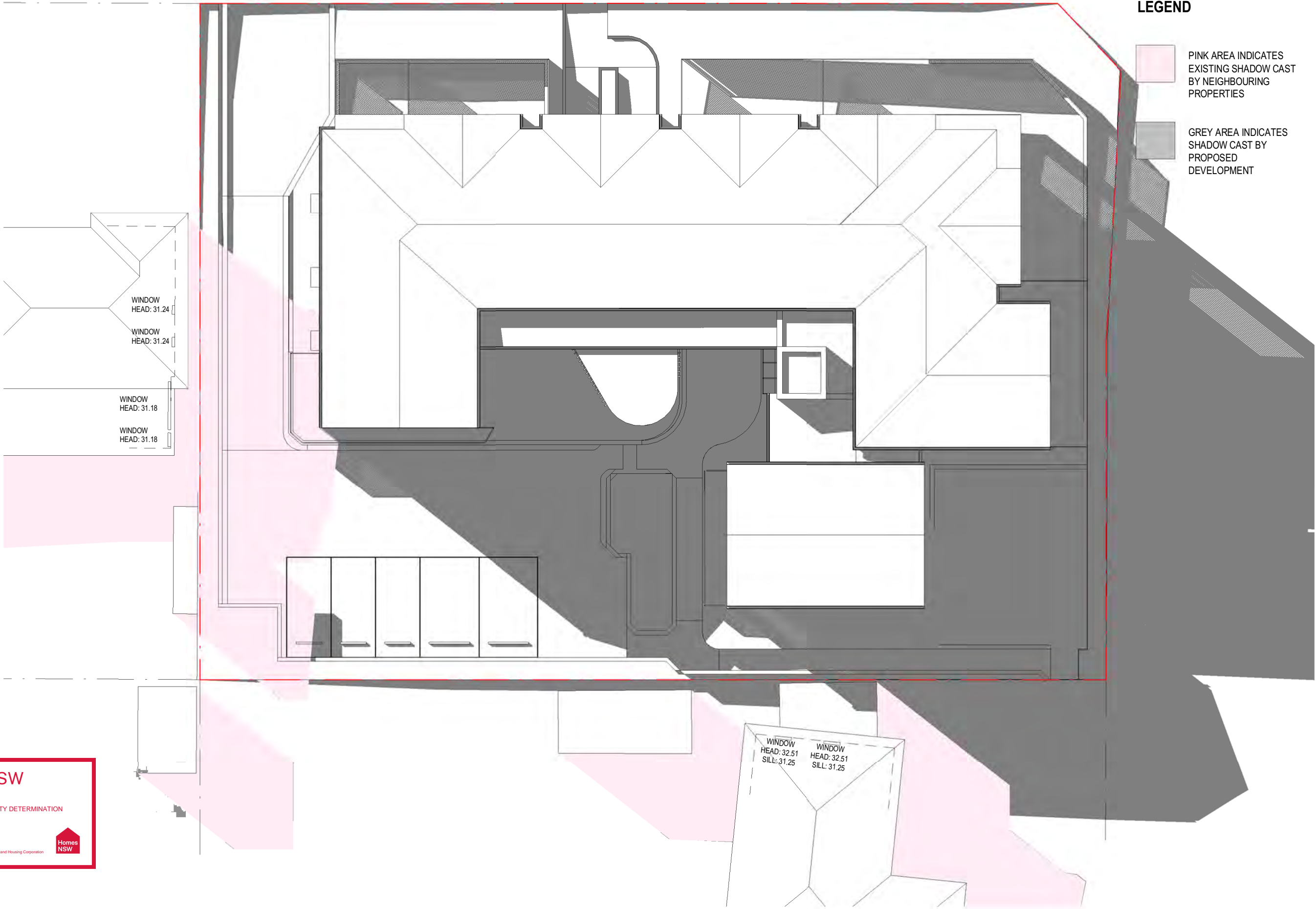
LEGEND



PINK AREA INDICATES
EXISTING SHADOW CAST
BY NEIGHBOURING
PROPERTIES



GREY AREA INDICATES
SHADOW CAST BY
PROPOSED
DEVELOPMENT



WINDOW
HEAD: 31.24

WINDOW
HEAD: 31.24

WINDOW
HEAD: 31.18

WINDOW
HEAD: 31.18

WINDOW
HEAD: 32.51
SILL: 31.25

WINDOW
HEAD: 32.51
SILL: 31.25

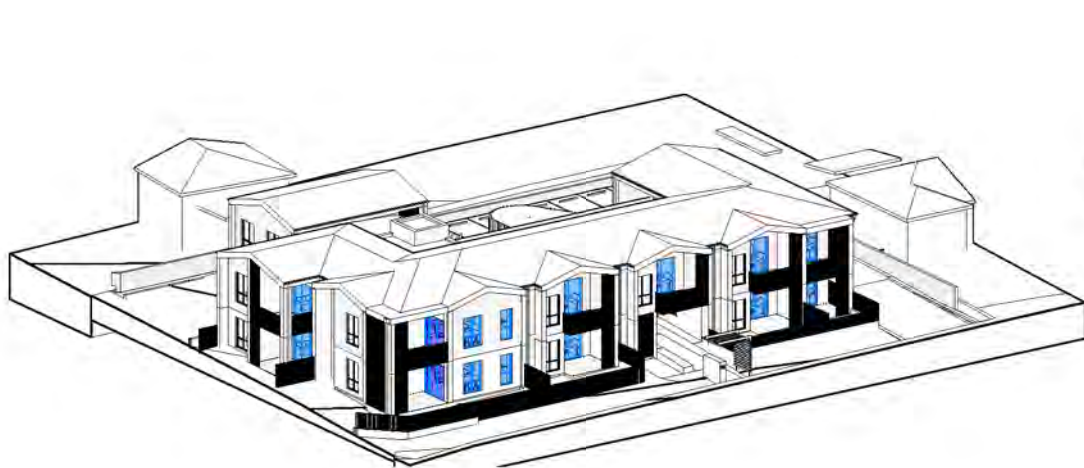
Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

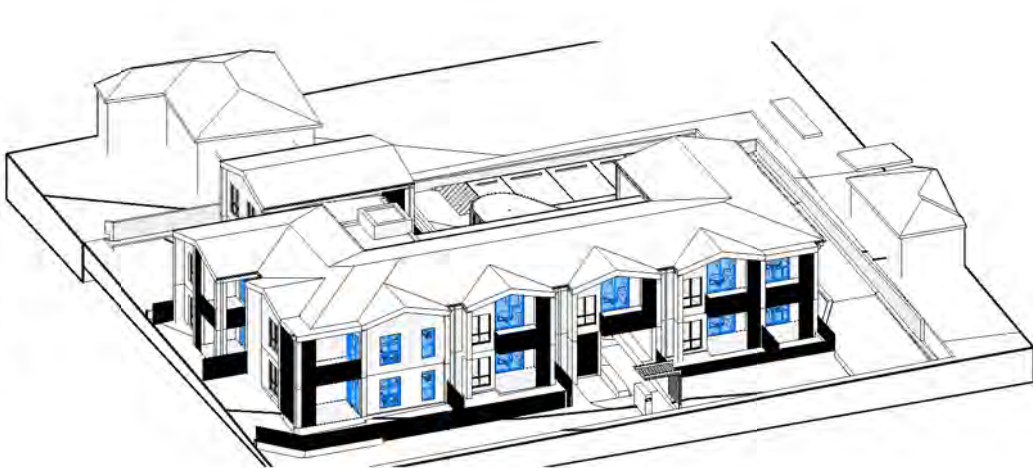
Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation

Homes
NSW



9am 21st JUNE



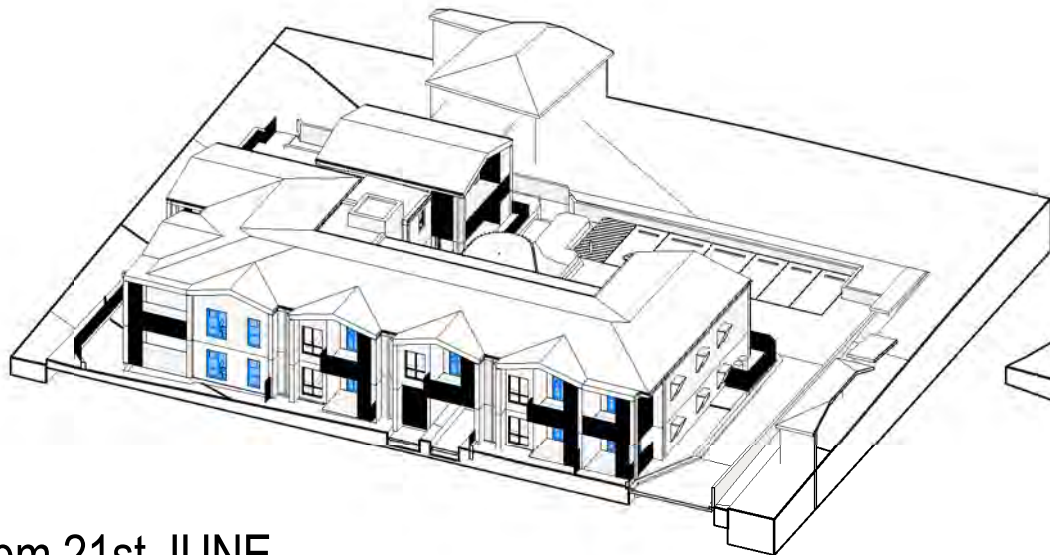
10am 21st JUNE



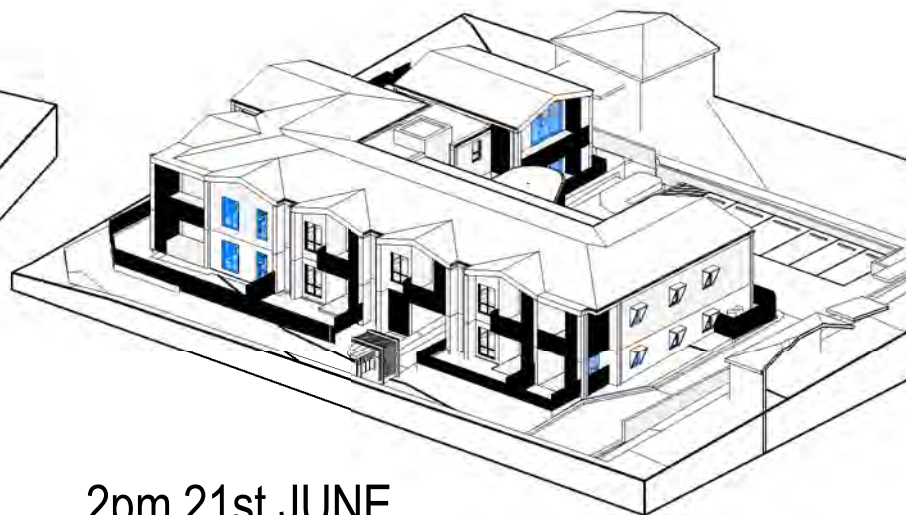
11am 21st JUNE



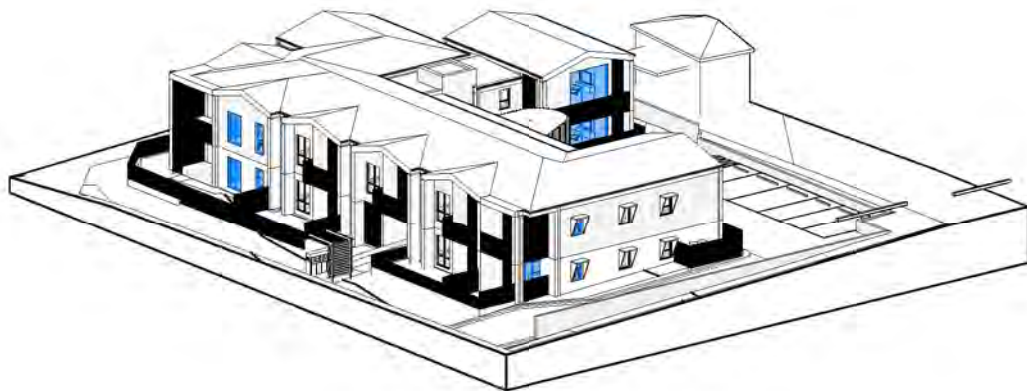
12pm 21st JUNE



1pm 21st JUNE



2pm 21st JUNE



3pm 21st JUNE

NOTE: LIVING ROOM WINDOWS
SHADED BLUE FOR CLARITY

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation



SOLAR COMPLIANCE TABLE

UNIT NO.	PERIOD OF DIRECT SUN	TOTAL HOURS
G.01	LIVING: 9AM - 1PM POS: 9AM - 2PM	5 HOURS 6 HOURS
G.02	LIVING: 9AM - 1PM POS: 9AM - 2PM	4 HOURS 5 HOURS
G.03	LIVING: 9AM - 1PM POS: 9AM - 2PM	4 HOURS 5 HOURS
G.04	LIVING: 9AM - 3PM POS: 9AM - 3PM	6 HOURS 6 HOURS
G.05	LIVING: 9AM - 10AM POS: 9AM - 11AM	1 HOUR 2 HOURS
G.06	LIVING: 2PM - 3PM POS: 12PM - 2PM	1 HOUR 2 HOURS

UNIT NO.	PERIOD OF DIRECT SUN	TOTAL HOURS
1.01	LIVING: 9AM - 1PM POS: 9AM - 2PM	4 HOURS 5 HOURS
1.02	LIVING: 9AM - 1PM POS: 9AM - 2PM	4 HOURS 5 HOURS
1.03	LIVING: 9AM - 1PM POS: 9AM - 2PM	4 HOURS 5 HOURS
1.04	LIVING: 9AM - 1PM POS: 9AM - 2PM	4 HOURS 5 HOURS
1.05	LIVING: 9AM - 3PM POS: 9AM - 3PM	6 HOURS 6 HOURS
1.06	LIVING: 9AM - 10AM POS: 9AM - 11AM	1 HOUR 2 HOURS
1.07	LIVING: 1.10PM - 3.10PM POS: 1PM - 3PM	2 HOURS* 2 HOURS

UNIT 1.07 RECEIVES 2 HOURS SOLAR ACCESS BETWEEN 9AM AND 3.10PM

Project.

Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
**PART 5 ACTIVITY
SUBMISSION - BH273**



Become.
Suite 104, 46-48 East Esplanade, Manly, NSW 2095
studio@become.com.au

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North.



Scale (@A3)

Date.
26.03.25

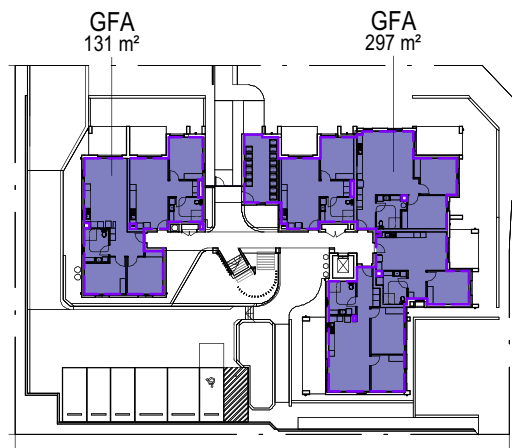
Drawing Title.
SOLAR VIEW DIAGRAMS

Project No.
23035

Drawing No.
DA-702

Rev.
K



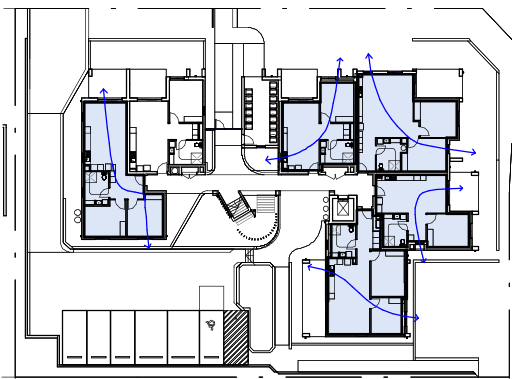


1 GFA - GROUND LEVEL
DA-703 1:750

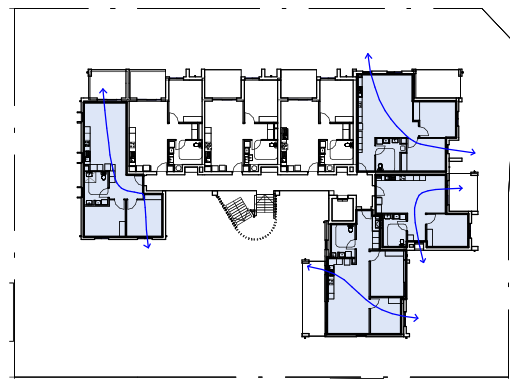


2 GFA - LEVEL 1
DA-703 1:750

GFA SUMMARY
GROUND FLOOR: 428m²
LEVEL 1: 467m²
TOTAL GFA: 895m²
FSR: 0.50 : 1

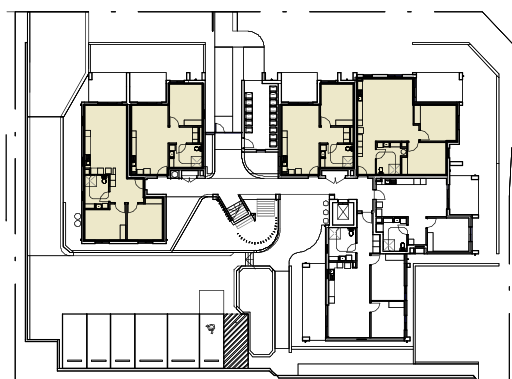


3 CROSS VENTILATION - GROUND LEVEL
DA-703 1:750

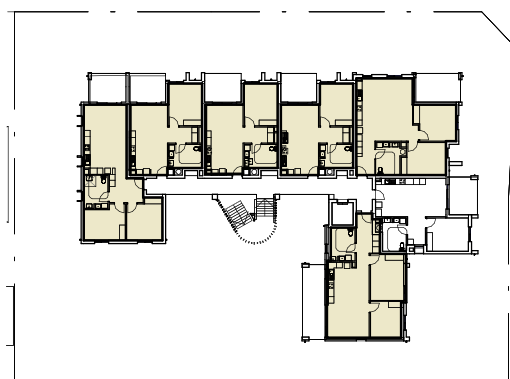


4 CROSS VENTILATION - LEVEL 1
DA-703 1:750

CROSS VENTILATION COMPLIANCE:
9 UNITS OUT OF 13 (69%)



5 SOLAR 2 HRS - GROUND LEVEL
DA-703 1:750



6 SOLAR 2 HRS - LEVEL 1
DA-703 1:750

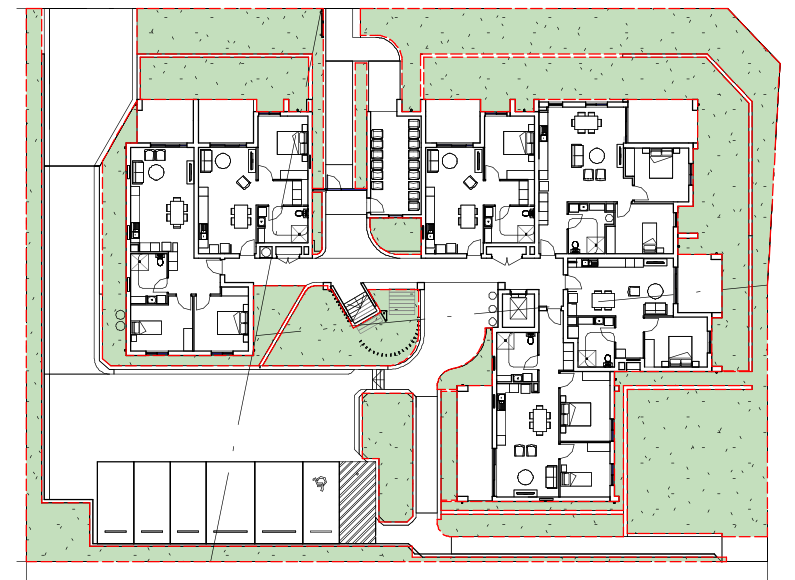
2 HOUR SOLAR ACCESS COMPLIANCE:
10 UNITS OUT OF 13 (77%)



7 POS - GROUND LEVEL
DA-703 1:750

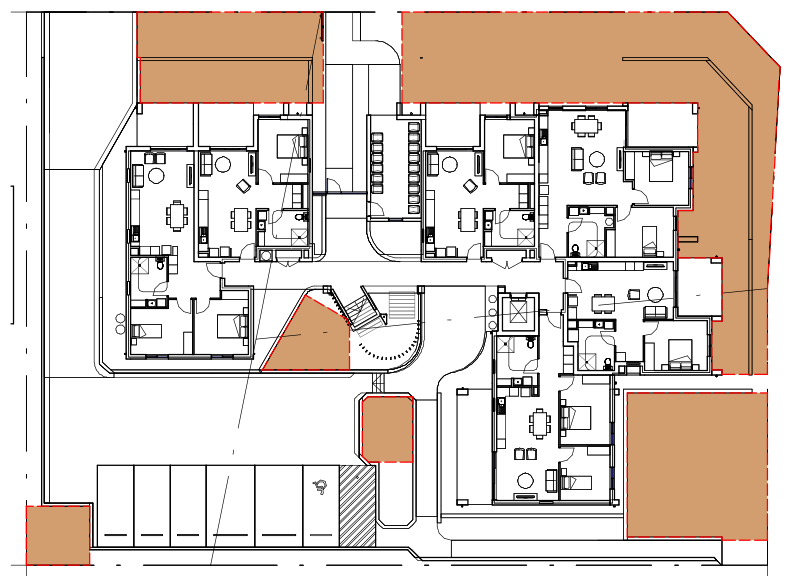


8 POS - LEVEL 1
DA-703 1:750



9 LANDSCAPED AREA
DA-703 1:500

LANDSCAPE AREA COMPLIANCE:
640m² (36% OF SITE AREA)



10 DEEP SOIL
DA-703 1:500

DEEP SOIL COMPLIANCE (MINIMUM DEPTH 3m):
437m² (24% OF SITE AREA)

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273

Determined by the New South Wales Land and Housing Corporation



Project.

Canley Heights Seniors Housing

Address.
26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights NSW

Client.
Homes NSW.

Status.
PART 5 ACTIVITY SUBMISSION -
BH273



Become.
Suite 104, 46-48 East Esplanade, Manly, NSW 2095
studio@become.com.au

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North.



Scale (@A3)
As indicated

Date.
02.04.25

Drawing Title.
COMPLIANCE DIAGRAMS

Project No.
23035

Drawing No.
DA-703

Rev.
L



Regulated Design Record				
Project Address: 26-28 STEVENAGE RD & 53 WELWYN RD CANLEY HEIGHTS NSW 2166				
Project Title: Seniors Housing Development				
Consent No.: BH273 - ???/??/???		Body Corporate Reg No:		
Drawing Title: CUT & FILL PLAN		Drawing No.: Sheet 01		
Rev	Date dd/mm/yy	Description	DP Full Name	Reg No

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH273



Determined by the New South Wales Land and Housing Corporation



Surface Analysis: Elevation Ranges					
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	2D Area (m ²)	Volume (m ³)
1	Red	-2.000	-1.800	2.9	0.1
2	Orange	-1.800	-1.600	24.0	2.5
3	Yellow	-1.600	-1.400	49.9	10.6
4	Light Green	-1.400	-1.200	37.0	19.2
5	Green	-1.200	-1.000	43.5	26.1
6	Light Blue	-1.000	-0.800	133.2	41.8
7	Blue	-0.800	-0.600	230.7	80.1
8	Dark Blue	-0.600	-0.400	308.1	133.0
9	Very Dark Blue	-0.400	-0.200	304.5	197.5
10	Black	-0.200	0.000	212.3	250.3
11	White	0.000	0.200	88.5	16.0
12	Light Grey	0.200	0.400	36.4	3.9
13	Medium Grey	0.400	0.600	4.3	0.1
14	Dark Grey	0.600	0.800	0.1	0.0
15	Black	0.800	1.000	0.0	0.0

ALL CUT AND FILL VOLUMES ARE APPROXIMATE AND SHOULD BE USED AS A GENERAL INDICATION ONLY.

- ALL CUT AND FILL VOLUMES ARE APPROXIMATE AND SHOULD BE USED AS A GENERAL INDICATION ONLY.
- CUT/FILL ELEVATIONS SHOWN COLOURED ARE THE CUT/FILL LEVEL DIFFERENCE BETWEEN ORIGINAL NATURAL GROUND LEVEL ONSITE COMPARED TO THE FINISHED CUT OR FILL BULK EXCAVATION LEVEL UNDER SLABS AND TOP OF LANDSCAPING/COMMONAL AREAS.
- BORED PIERS, STRIP FOOTINGS, RETAINING WALL FOOTINGS & UNDERGROUND RAINWATER TANK EXCAVATION HAS NOT BEEN ALLOWED FOR IN CUT AND FILL PLAN (BUILDER TO CONFIRM ONSITE).
- CONTRACTOR TO ALLOW FOR ANY ADDITIONAL EXCAVATION. CONTRACTOR TO ALLOW FOR STORMWATER PITS, PIPE & SERVICES TRENCHES. ALL SITE GRADING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CUT AND FILL MAY VARY ON SITE DUE TO SITE CONSTRUCTION WORKS SUCH AS PIPE TRENCHING AND CONSTRUCTION SEQUENCES.

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- NUMBER TO CHECK & CORRECT ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IF AT THE ONSEER RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS REVIEWED SURVEIL CONDUITS & DETERMINED ALL DIMENSIONS & LEVELS TO BE USED.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFORMANCE & MUST NOT BE USED FOR ANY OTHER PURPOSES EXCEPT THAT AUTHORIZED BY MSL CONSULTING ENGINEERS.



LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
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ABN 12 485 888 881
PO BOX 201 195
Suite 102, 10 Macquarie St, Parramatta NSW 2150
P: (02) 9354 1836
E: info@mslengineers.com.au
W: www.mslengineers.com.au

REV	DATE	DESCRIPTION
1	13/02/2025	PART 5 ACTIVITY SUBMISSION
2	13/12/2024	REVISED FOR DA
3	04/10/2024	REVISED FOR DA
4	04/10/2024	REVISION AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. HIGHER DIMENSIONS TAKE PRECEDENCE.		

CLIENT PROJECT MANAGER HOMES NSW PH 02 9354 1838	APPROVAL (CLIENT) - STORMWATER CONSULTANT MSL CONSULTING ENGINEERS PTY LTD PH 02 9354 1838
PROJECT BECONG PH 02 9354 1838	APPROVAL (CONSULTANT) ERBAS PH 02 9354 1838
DESIGNER ERBAS PH 02 9354 1838	APPROVAL (CONSULTANT) GREENLAND DESIGN PTY LTD PH 02 9354 1838



PROJECT: SENIORS HOUSING DEVELOPMENT
at LOTS 52, 53 & 54 IN DP 225999
26-28 STEVENAGE ROAD & 53 WELWYN ROAD
CANLEY HEIGHTS NSW 2166

TITLE: CUT AND FILL PLAN

DATE: 13/02/25
SCALE: 1:200 @ A1
SHEET: C

PART 5 ACTIVITY SUBMISSION			
DATE: 13/02/25	SCALE: 1:200 @ A1	PROJECT: BH273	NO: 23283
DESIGNER: C	ENGINEER: WT	CONSULTANT: MP	CLIENT: MP
SHEET: C		1 of 1	