

DEVELOPMENT APPLICATION - SENIORS HOUSING DEVELOPMENT

BH2AQ - 10-16 BIRDWOOD AVENUE, CABRAMATTA WEST

Lots 64, 65, 66 & 67 in DP 32233

DEVELOPMENT DATA

Job reference	BH2AQ		
Local Government Area	Fairfield City Council		
Zoning	R2		
Street address	10-16 Birdwood Avenue, Cabramatta West 2166		
Existing lots	4		
Lot & DP numbers	Lots 64, 65, 66 & 67 in DP 32233		
Site area	2,320.7 m²		
Proposed GFA	1,156 m²		
Total proposed dwellings	18		
One-bed dwellings	10		
Two-bed dwellings	8		
	Control	Required	Proposed
Height	Housing SEPP	9.5 m	8.5 m
	Fairfield LEP 2013	9.0 m	"
FSR	Housing SEPP	0.5 : 1	0.498 : 1
	Fairfield LEP 2013	0.45 : 1	"
Parking	Housing SEPP - Accessible Area		
	10 x one-bed x 0.4 = 4 spaces		
	8 x two-bed x 0.5 = 4 spaces		
	Total requirement = 8 spaces		8 spaces
Accessible parking HSEPP	1 space per 5 dwellings		4 spaces
Setbacks	Fairfield City Wide DCP 2024		
	Front	4.5 m	5.16 m - 6.3 m
	Side	0.9 m	3.0 m / 6.5 m
Landscape area	Housing SEPP		
	35 m² per dwelling = 630 m²		963.2 m²
Deep soil (min. 3 m)	Housing SEPP		
	15% site area = 348.1 m²		776.0 m²
Solar access	Housing SEPP		
	70 % winter sun Living & POS		88 % / 78 %
	Homes NSW		100 %
	No no-winter-sun for 15 minutes		complies

BASIX

Refer to BASIX Certificate number: **1784012M_03**

1. Commitments for Residential flat buildings

(a) (i) Materials

Floor type 1: concrete slab on ground, frame

Floor type 2: floors above habitable rooms, frame: suspended concrete slab

External wall type 1: brick veneer,frame: light steel frame

External wall type 2: framed (metal clad),frame: light steel frame

Internal wall type 1: plasterboard, frame: light steel frame

Internal wall type 2: 75 mm AAC panel, frame: light steel frame

Glazed windows and doors: aluminium frame

DRAWING LIST

Sheet No.	Sheet Name	Scale
A00	Cover sheet	NTS
A01	Context plan	1:2000
A02	Site analysis plan	1:250
A03	Demolition Plan	1:200
A04	Site & Ground floor plan	1:200
A05	First floor plan	1:200
A06	Roof plan	1:200
A07	Elevations - north & east	1:200
A08	Elevations - west & south	1:200
A09	Sections 1 & 2	1:200
A10	Sections 3 & 4	1:200
A11	Sections 5 & 6	1:200
A12	Cut & Fill Plan	1:200
A13	Solar analysis	NTS
A14	Shadow diagrams	1:500
A15	Area calculation plans & cross ventilation	1:500
A16	Schedule of external materials & finishes	1:200
A17	Perspective view 1	NTS
A18	Perspective view 2	NTS
A19	Perspective view 3	NTS

BASIX cont.

(b) (i) Water

Shower-heads - 4 star; Toilet flushing sytems - 4 star; Kitchen taps - 5 star; Bathroom taps - 5 star. Central water tank - 5kL - landscape connection.

(b) (ii) Energy

Hot water systems - individual integrated heat pump.

Bathroom ventilation - individual fan, ducted to facade or roof; interlocked to light with timer off.

Kitchen ventilation - manual switch on/off.

Laundry ventilation - individual fan, ducted to facade or roof; interlocked to light with timer off.

Heating & cooling - 1-phase airconditioning - ducted / EER 3.0 - 3.5

Natural lighting - kitchen (excluding units 15, 5)

Kitchen cooktop/oven - electric cooktop & electric oven.

Private outdoor clothes drying line.

(b) (iii) Thermal Performance

Refer to NatHERS assessment: **HR-PHQ4SV-02**

(c) Common areas and central systems/facilities

(i) Water

Central rainwater tank - 5kL - landscape connection

(ii) Energy

2. Commitments for common areas and central systems/facilities (non-building specific)

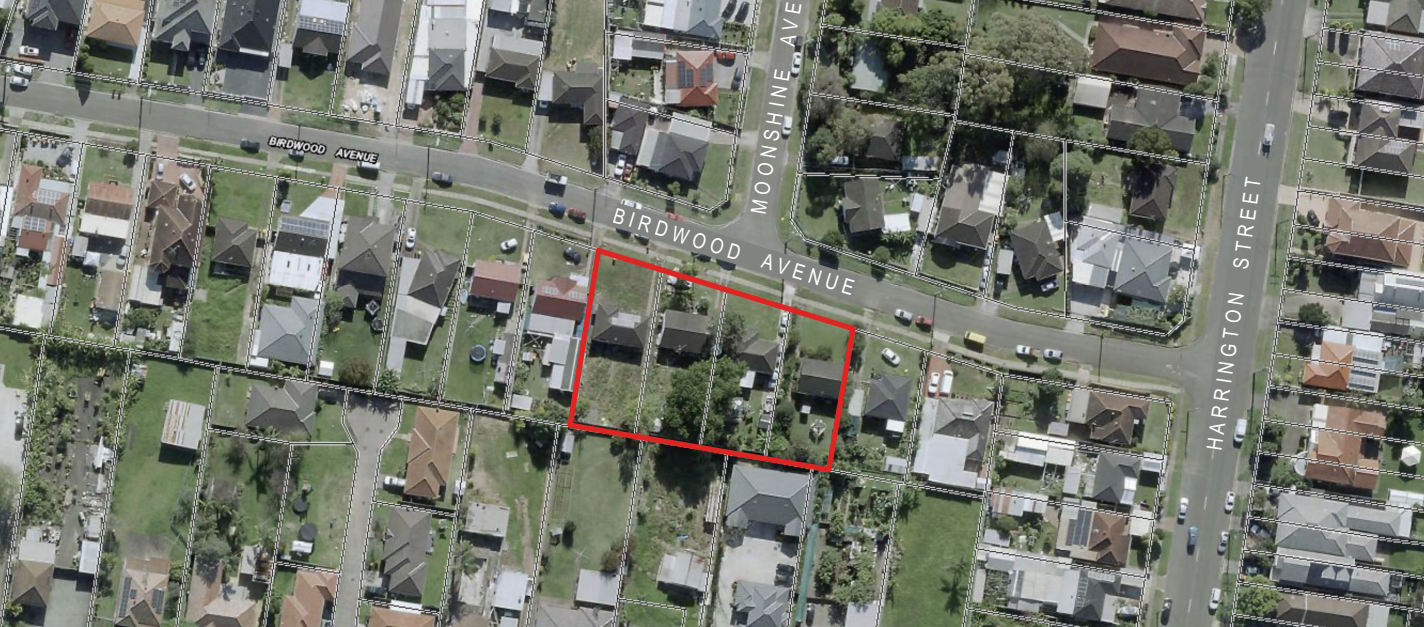
Common area lawn: 54.4 m²

Common area garden: 866 m²

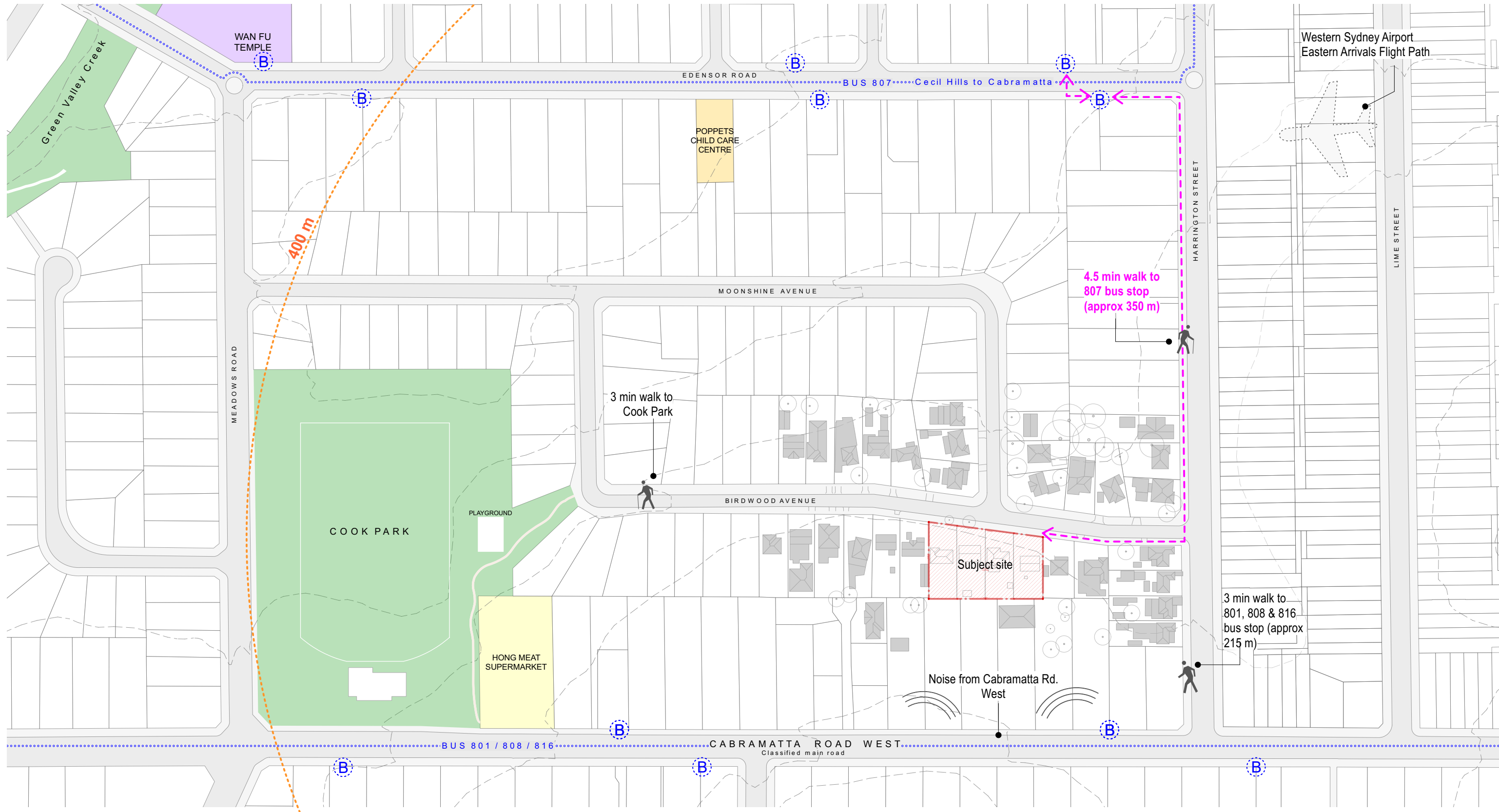
Area of indigenous or low water use species: 420 m²

Thermal Comfort – 7.2 Stars (Average)	
Glazing	
Sliding / Fixed Max U-value 4.58 SHGC 0.45 (± 5%) Single Glazed low-e Alu Frame - Clear	Awning Max U-value 4.92 SHGC 0.41 (± 5%) Single Glazed low-e Alu Frame – Clear
Sliding / Fixed (Dwelling 9 & 17 only) Max U-value 4.58 SHGC 0.45 (± 5%) Single Glazed low-e Alu Frame - Clear	Awning (Dwelling 9 & 17 only) Max U-value 4.92 SHGC 0.41 (± 5%) Single Glazed low-e Alu Frame – Clear
External Walls	
External Walls of Units	Additional R2.00 insulation
External Walls of Units (Dwelling 9 & 17 only)	Additional R2.50 insulation
Internal Walls	
Interlency Walls Between Units	Hebel – no additional insulation
Internal Walls Inside Units	No additional insulation modelled
Unit Floors	
Floors To Internal Areas	Concrete – No additional insulation
Floors to Ground	Concrete – No additional insulation
Floors To External	Concrete – Additional R2.3 insulation
Unit Roof	
Roof To Any Unconditioned / Outside Air	Metal Roof – Additional R3.50 ceiling insulation + R1.30 reflective roof insulation
End of Thermal	

LOCATION PLAN



View looking south to proposed development



-  Bus stop
-  Bus route
-  Subject site
-  400 m walking distance

1 Context Plan
scale 1:2000 at A3

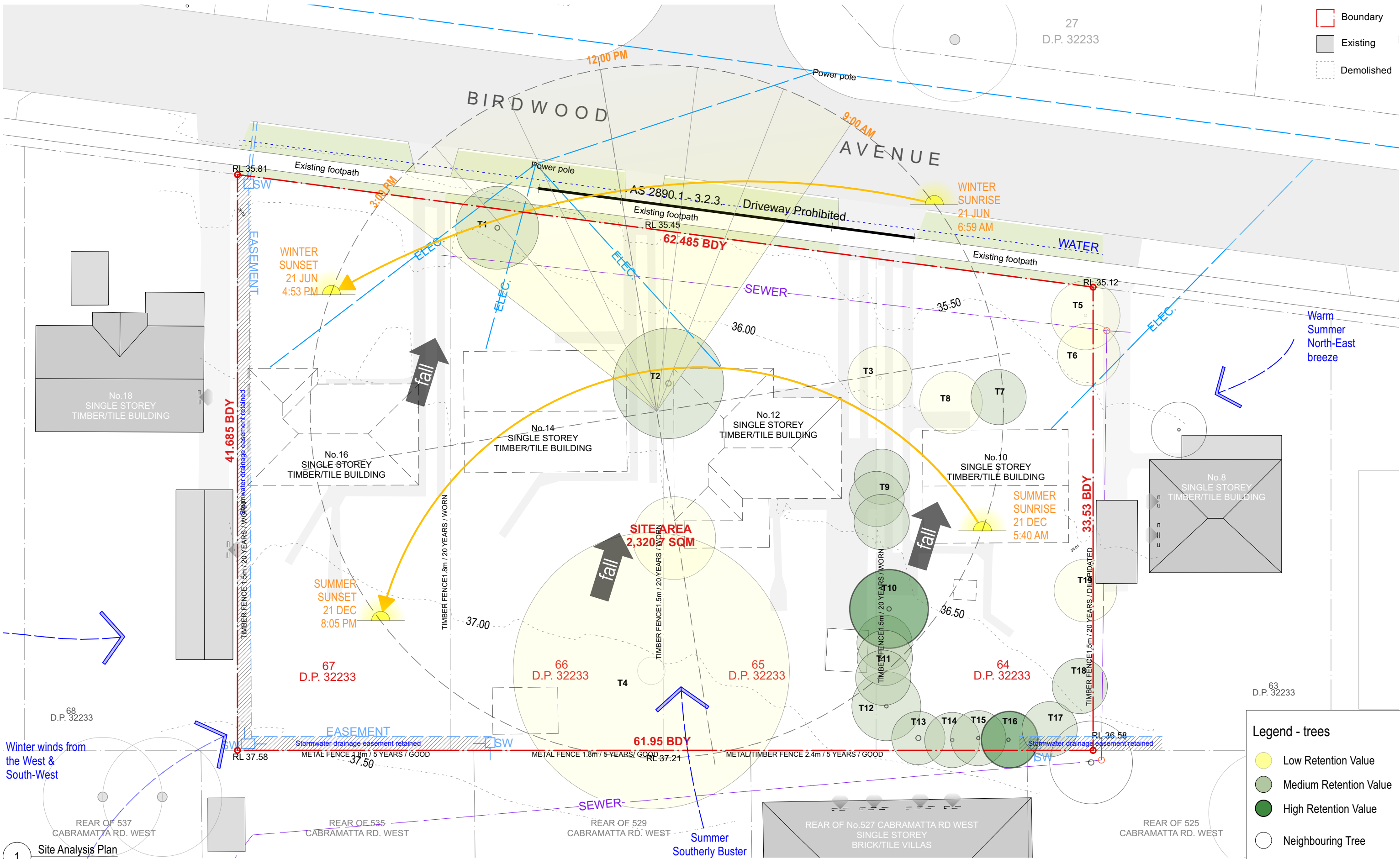
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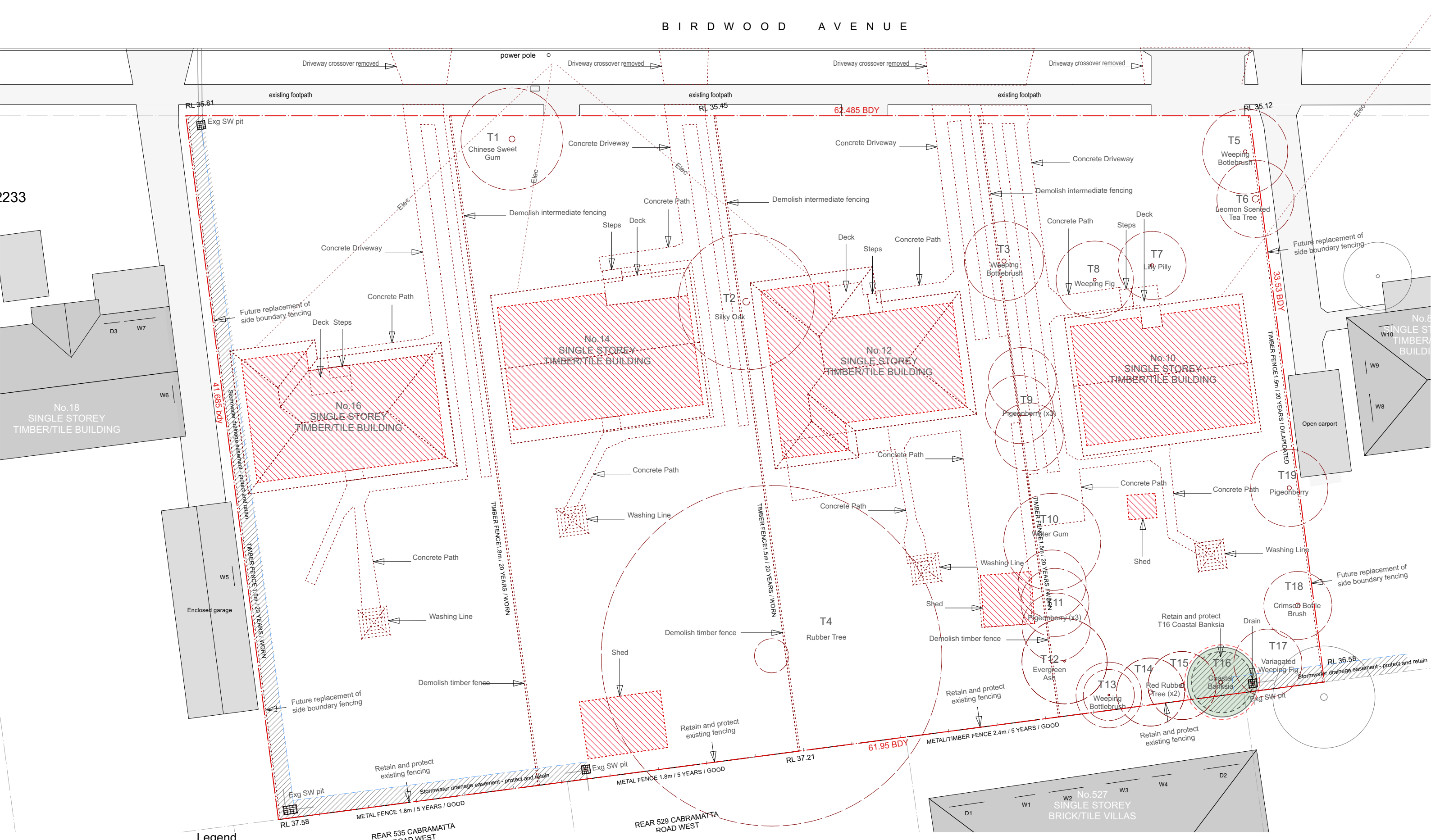
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PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A01	
DWG Context plan					
SCALE @ A3 1:2000		DRAWN FH	CHKD DM	PLOT DATE 4-Apr-25	REVISION





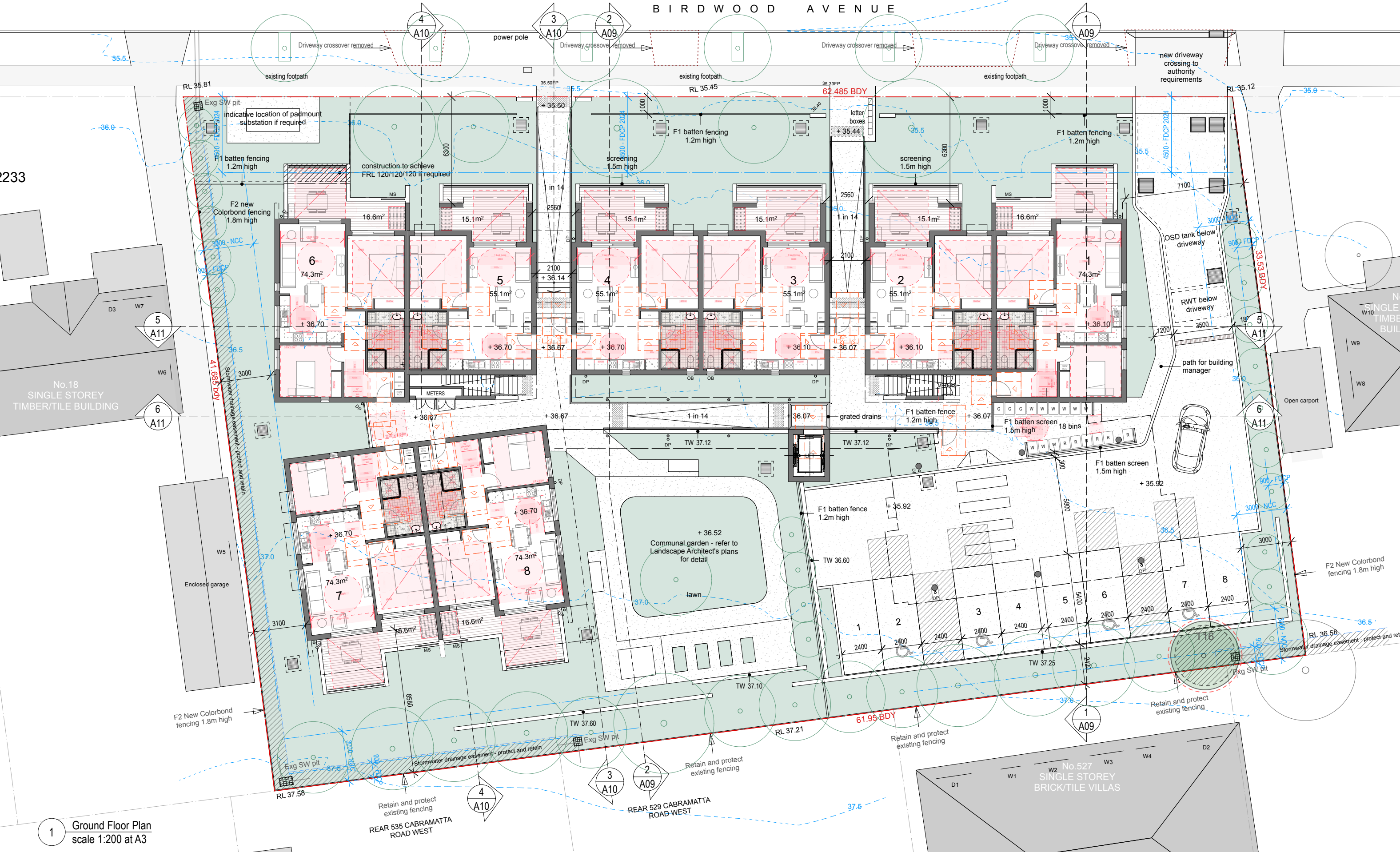
1 Demolition Plan
scale 1:200 at A3



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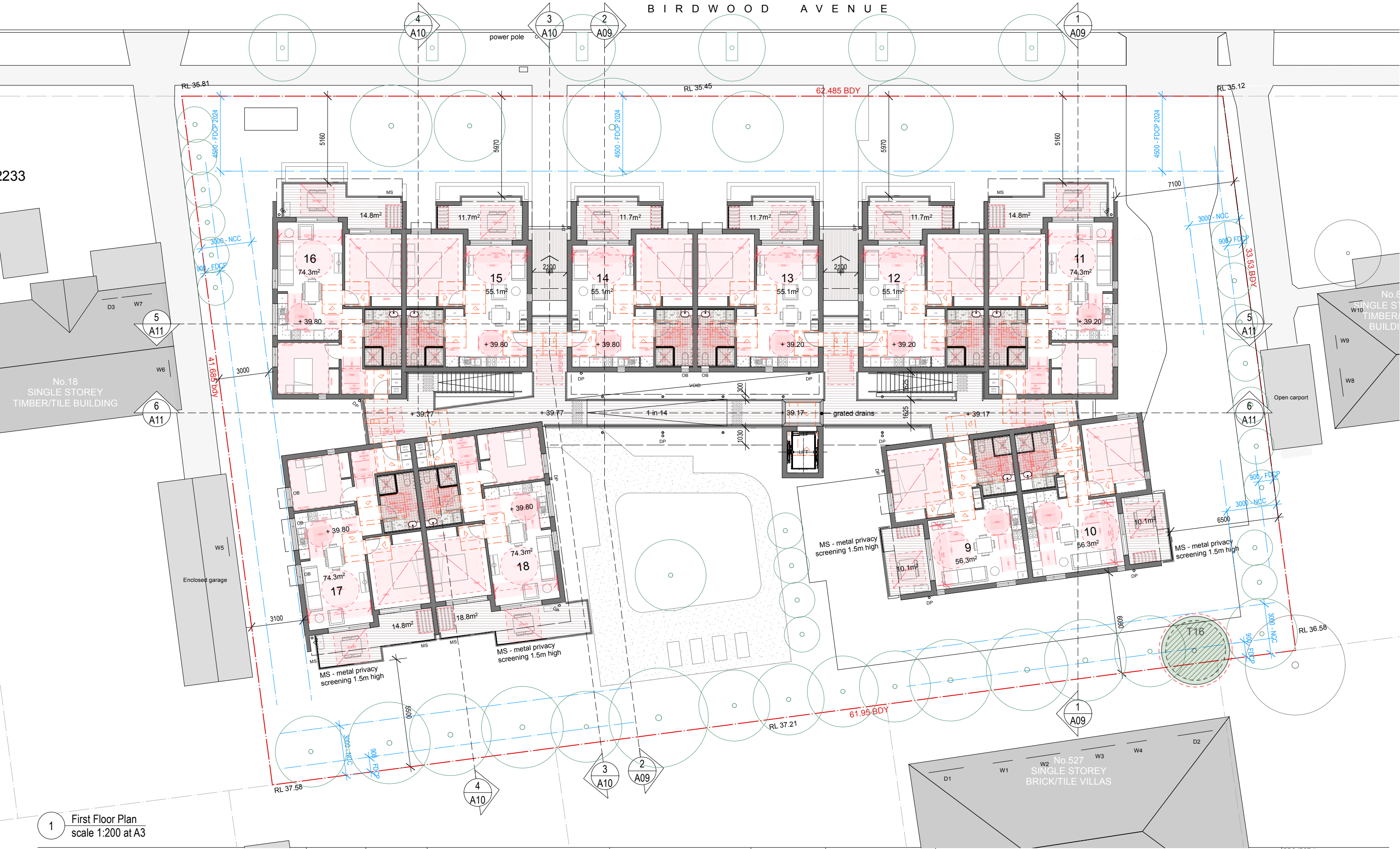
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DWG Demolition Plan						CLIENT Homes NSW	LOT & DP Lots 64, 65, 66 & 67 in DP 32233	DWG # A03			
						SCALE @ A3 1:200				DRAWN CF	CHKD DM



1 Ground Floor Plan
scale 1:200 at A3





1 First Floor Plan
scale 1:200 at A3



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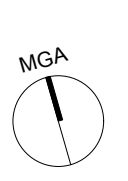
Assessor name Robert Romanous
Accreditation No. ABSA 101535
Property Address 10-16 Birdwood Avenue,
Cabramatta, NSW, 2166



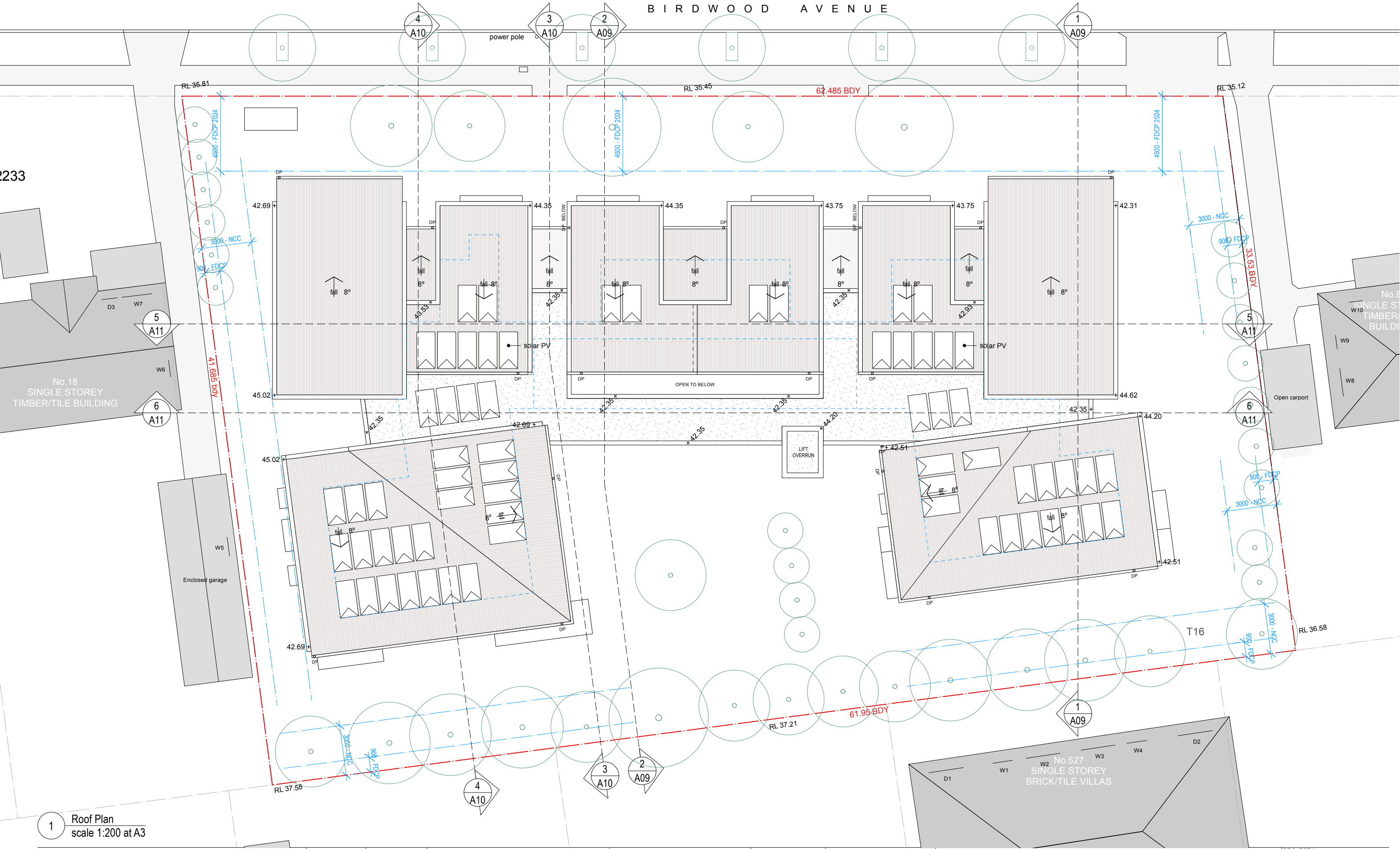
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PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A05	
DWG First floor plan		CHKD PM		REVISION	
SCALE @ A3 1:200		DRAWN DM		PLOT DATE 4-Apr-25	



1 Roof Plan
scale 1:200 at A3



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MGA



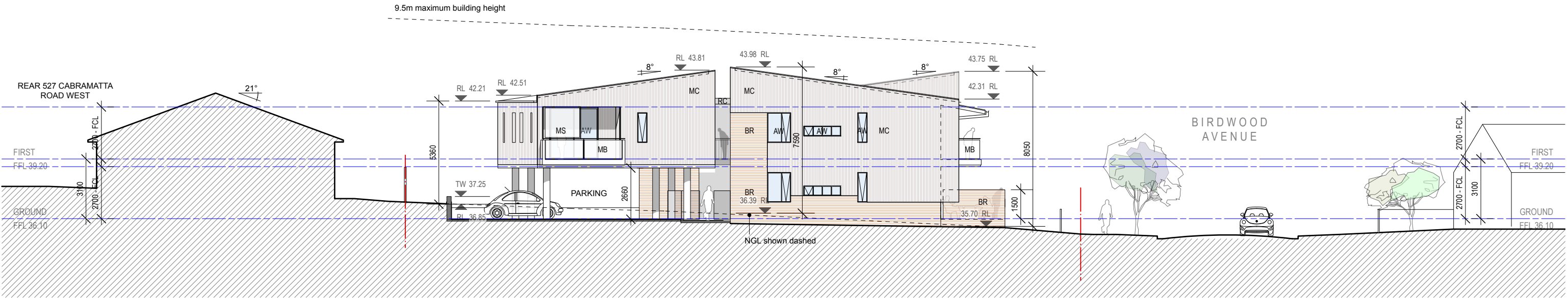


PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A06	
DWG Roof plan		DRAWN DM		CHKD PM	
SCALE @ A3 1:200		PLOT DATE 4-Apr-25		REVISION	

- LEGEND**
- AW Aluminium framed windows & glazed doors - powdercoat Surfmist
 - BR Face brick - Austral Bowral 76 Capitol Red
 - FN Boundary fencing - Colorbond Shale Grey
 - FP Palisade fencing/balustrade - aluminium Shale Grey powdercoat
 - MB Metal balustrade - perforated 25% aluminium Surfmist powdercoat
 - MC Metal wall cladding - Colorbond Custom Orb Surfmist
 - MR Metal roofing - Colorbond Custom Orb Shale Grey
 - MS Metal privacy screen - perforated 75% aluminium Surfmist powdercoat
 - OB Obscure privacy glass
 - RC Reinforced concrete - Class 2 in-situ finish



1 North elevation - Birdwood Avenue
scale 1:200 at A3



2 East elevation
scale 1:200 at A3

* All RLs are Australian Height Datum (AHD)

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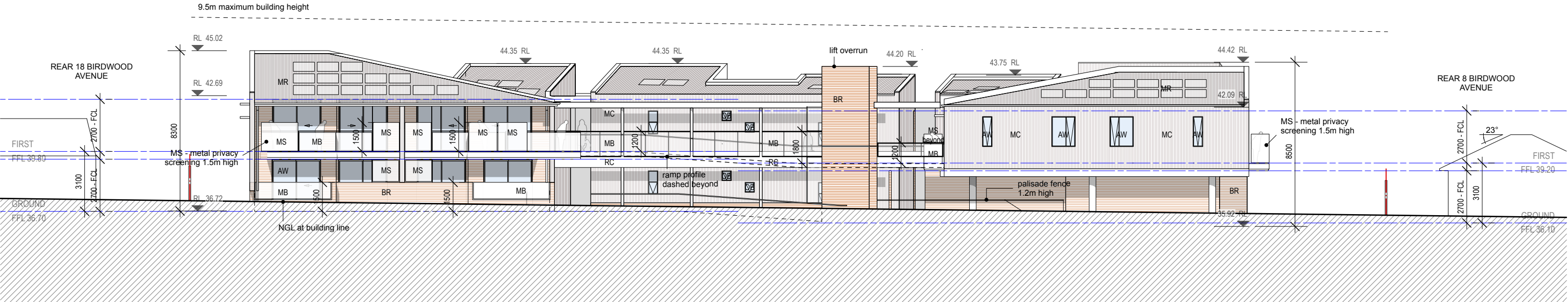
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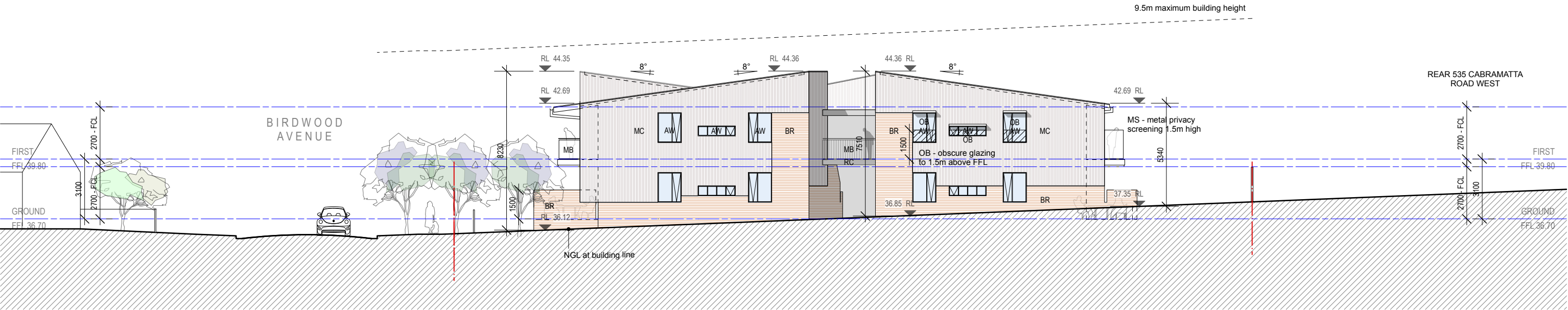


PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A07	
DWG Elevations - north & east					
SCALE @ A3 1:200	DRAWN DM	CHKD PM	PLOT DATE 4-Apr-25	REVISION	

- LEGEND**
- AW Aluminium framed windows & glazed doors - powdercoat Surfmist
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4 South elevation
scale 1:200 at A3



3 West elevation
scale 1:200 at A3

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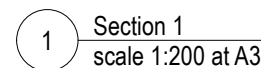
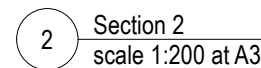
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PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A08	
DWG Elevations - west & south					
SCALE @ A3 1:200	DRAWN DM	CHKD PM	PLOT DATE 4-Apr-25	REVISION	

AW	Aluminium framed windows & glazed doors - powdercoat Surfmist
BR	Face brick - Austral Bowral 76 Capitol Red
FN	Boundary fencing - Colorbond Shale Grey
FP	Palisade fencing/balustrade - aluminium Shale Grey powdercoat
MB	Metal balustrade - perforated 25% aluminium Surfmist powdercoat
MC	Metal wall cladding - Colorbond Custom Orb Surfist
MR	Metal roofing - Colorbond Custom Orb Shale Grey
MS	Metal privacy screen - perforated 75% aluminium Surfmist powdercoat
OB	Obscure privacy glass
RC	Reinforced concrete - Class 2 in-situ finish



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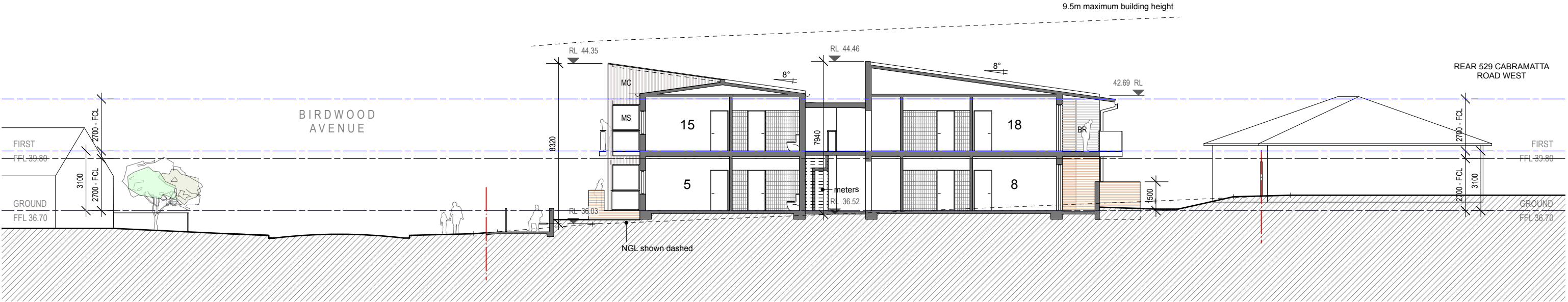
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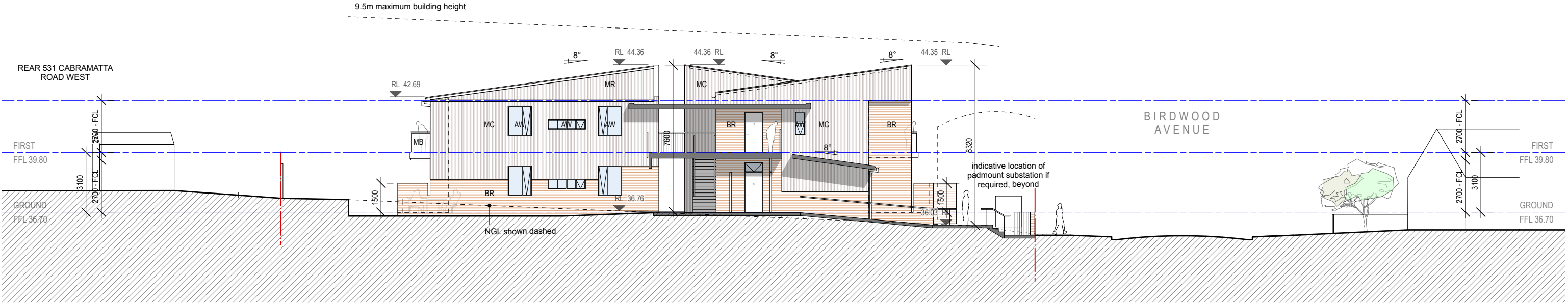


PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A09
DWG Sections 1 & 2				REVISION
SCALE @ A3 1:200	DRAWN DM	CHKD PM	PLOT DATE 4-Apr-25	

- LEGEND**
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4 Section 4
scale 1:200 at A3



3 Section 3
scale 1:200 at A3

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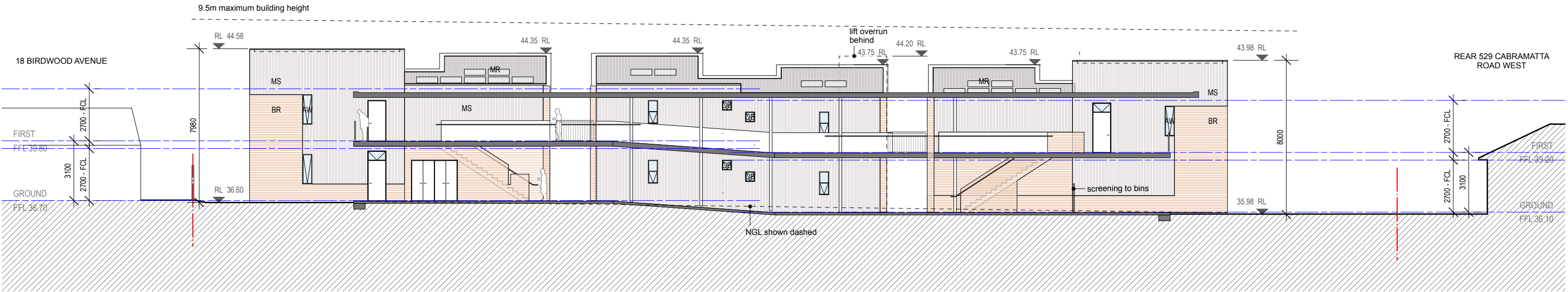
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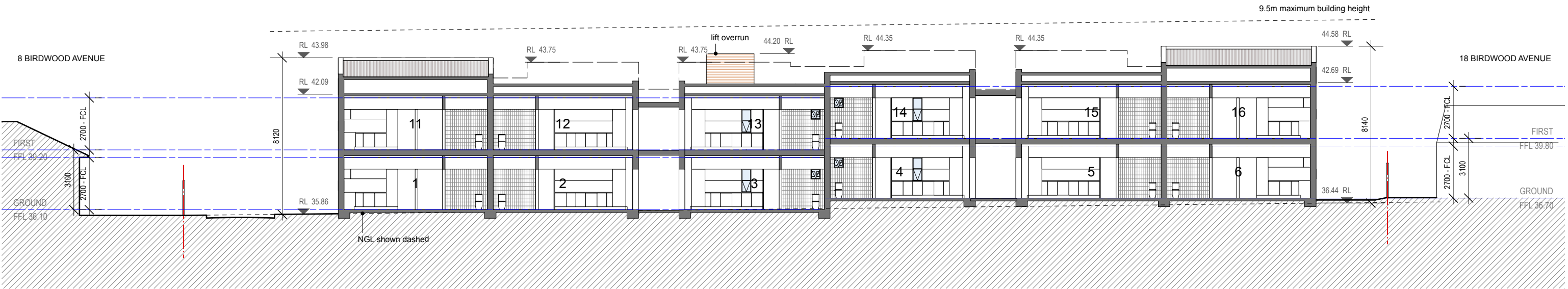


PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A10	
DWG Sections 3 & 4		SCALE @ A3 1:200		DRAWN DM	
		CHKD PM		PLOT DATE 4-Apr-25	
				REVISION	

- LEGEND**
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6 Section 6
scale 1:200 at A3



5 Section 5
scale 1:200 at A3

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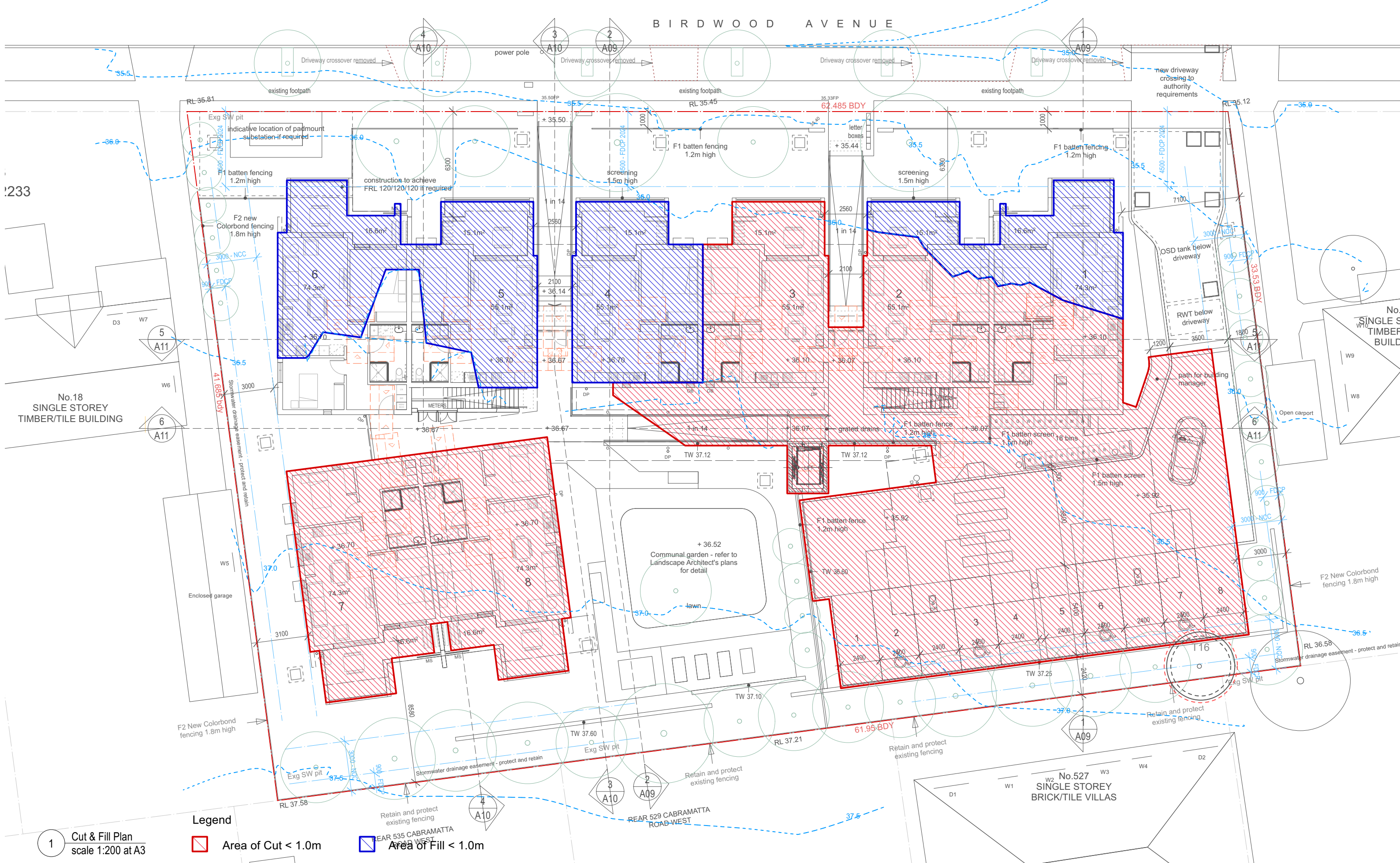
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CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A11	
DWG Sections 5 & 6		SCALE @ A3 1:200		REVISION	
DRAWN DM		CHKD PM		PLOT DATE 4-Apr-25	



1 Cut & Fill Plan
scale 1:200 at A3

Legend



Area of Cut < 1.0m



Area of Fill < 1.0m



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CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A12	
DWG Cut & Fill Plan		CHKD DM		REVISION	
SCALE @ A3 1:200		DRAWN CF		PLOT DATE 4-Apr-25	



21 June: 9:00 am



21 June: 12:00 pm



21 June: 3:00 pm



21 June: 10:00 am



21 June: 1:00 pm



21 June: 11:00 am

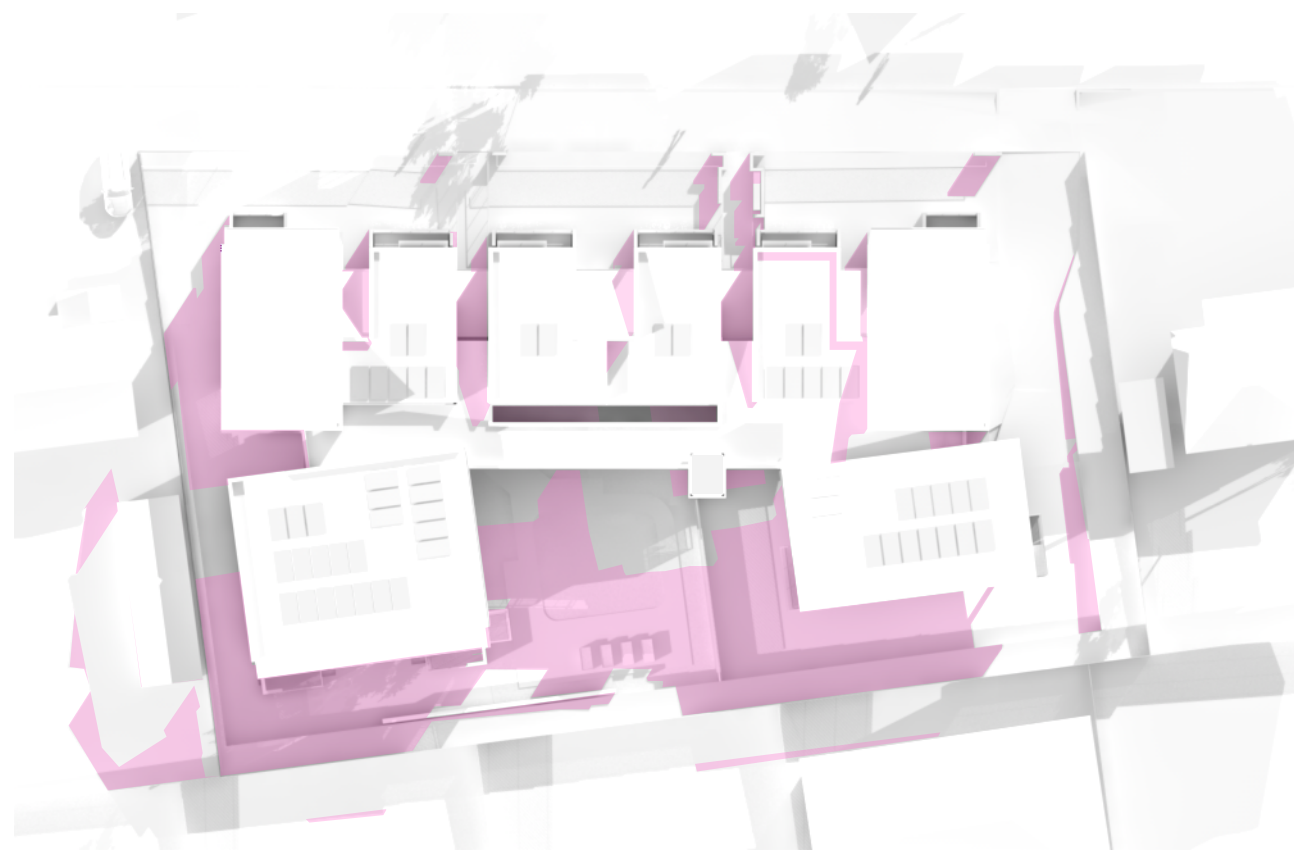


21 June: 2:00 pm

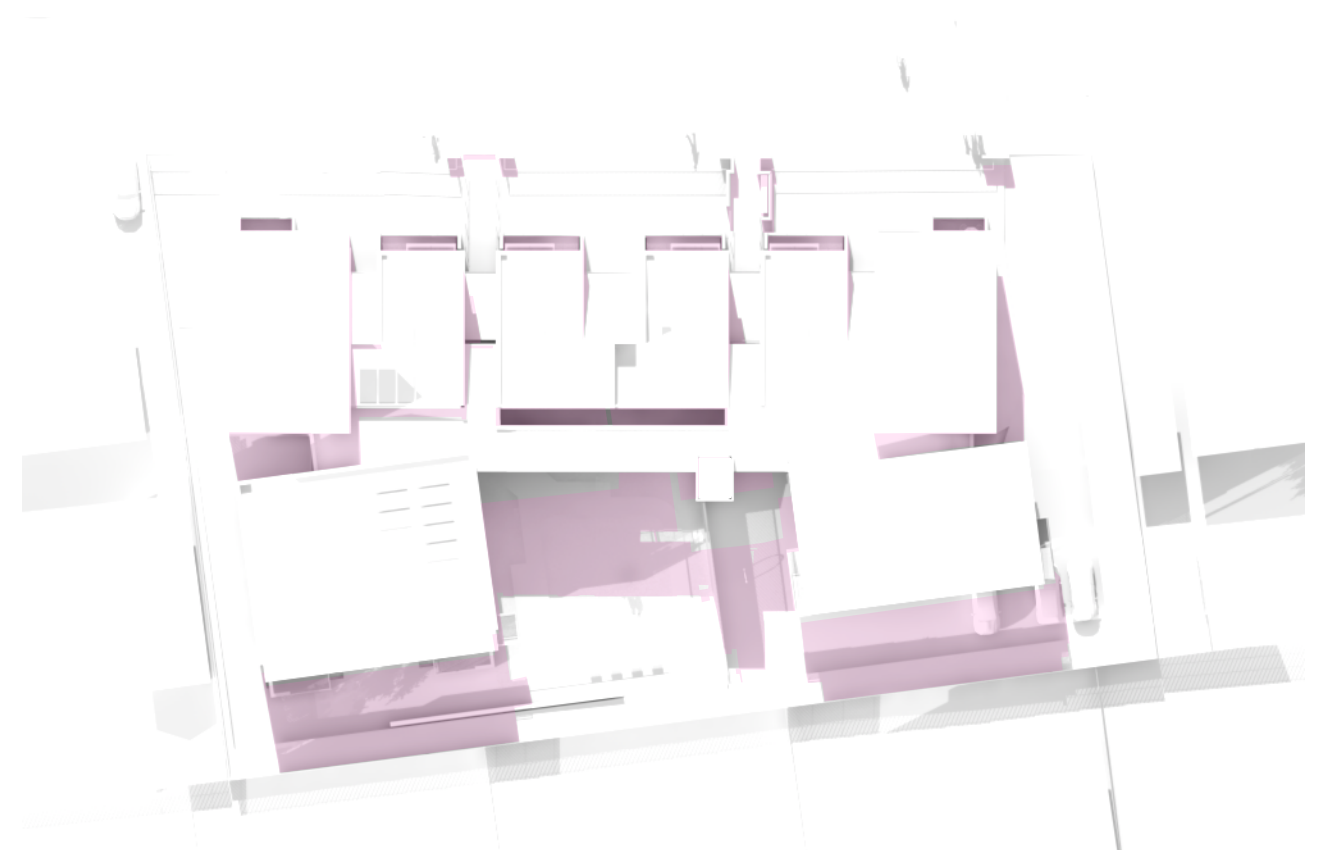
View-from-sun diagrams

SOLAR ANALYSIS							
SEPP Housing - at least 70% dwellings receive 2 hours mid-winter sun to Living and POS							
Homes NSW - 100% dwellings receive at least 15 minutes mid-winter sun							
Independent living units			Mid-winter sun (hours)				
Unit	Location	Beds	Living hrs	complies	POS hrs	complies	No sun hrs
Required	-	-	2	-	2	-	0.25
1	Ground	2	6	✓	6	✓	✓
2	"	1	5	✓	6	✓	✓
3	"	1	5	✓	6	✓	✓
4	"	1	5	✓	6	✓	✓
5	"	1	5	✓	6	✓	✓
6	"	2	6	✓	6	✓	✓
7	"	2	2	✓	0.5	x	✓
8	"	2	2	✓	1.2	x	✓
9	First	1	2	✓	3	✓	✓
10	"	1	1	x	2.5	x	✓
11	"	2	6	✓	6	✓	✓
12	"	1	5	✓	6	✓	✓
13	"	1	5	✓	6	✓	✓
14	"	1	5	✓	6	✓	✓
15	"	1	5	✓	6	✓	✓
16	"	2	6	✓	6	✓	✓
17	"	2	2	✓	0.5	x	✓
18	"	2	2	✓	3	✓	✓
Total	-	-	88%	-	78%	-	100%

Legend - glazing exposed to winter sun



1 21 June 9:00am Shadow Diagram
1:500 @ A3



2 21 June 12:00pm Shadow Diagram
1:500 @ A3



3 21 June 3:00pm Shadow Diagram
1:500 @ A3

Legend

Pink area indicates shadows cast by proposed development

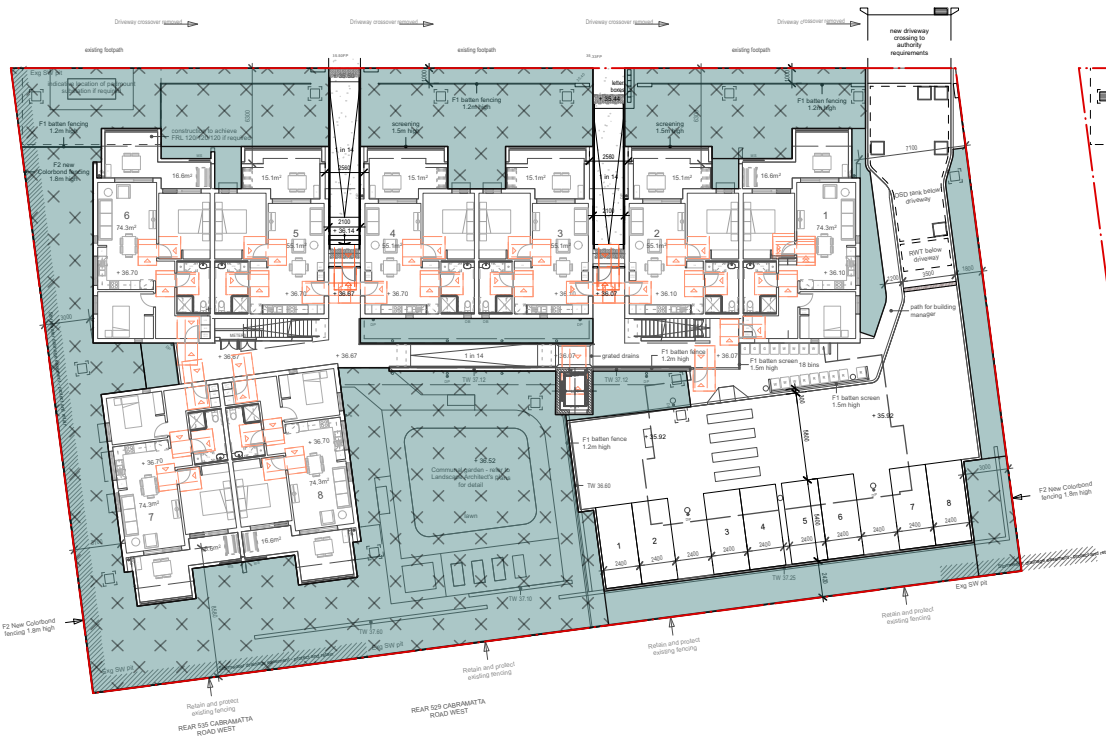
Grey area indicates existing shadows cast by neighbouring properties

SCALE

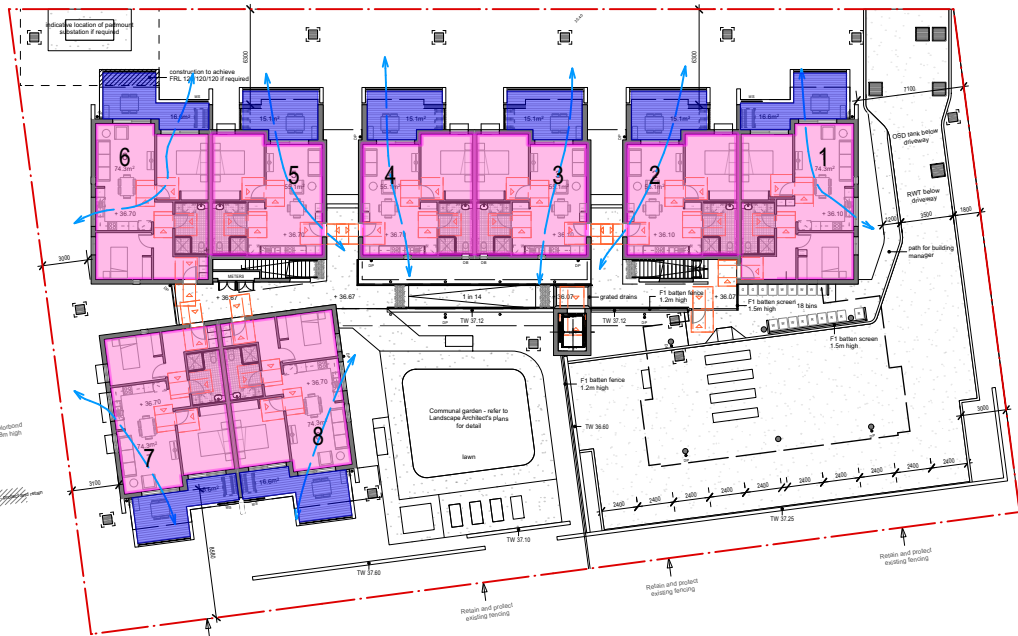
0 10 25 50 METRES



2 GFA, POS & cross ventilation - First floor
scale 1:500 at A3



3 Landscape & deep soil areas
scale 1:500 at A3



1 GFA, POS & cross ventilation- Ground Floor
scale 1:500 at A3

AREA CALCULATIONS

Site area	2,320.7 m ²		
Proposed GFA	1,156 m ²		
FSR	0.498 : 1		
Landscape area	Housing SEPP	proposed	complies
	35 m ² per dwelling = 630 m ²	963.2 m ²	✓
Deep soil (min. 3 m)	Housing SEPP		
	15% site area = 348.1 m ²	776.0 m ²	✓

Independant living units

SEPP Housing - min internal area 1 bed 50m², 2 bed 70m²

POS - ground floor 15m², balc 1 bed 6m², balc 2 bed 10m²

Unit	Location	Beds	Area m ²	complies	POS m ²	complies	Cross vent
1	Ground	2	74.3	✓	16.6	✓	✓
2	"	1	55.1	✓	15.1	✓	✓
3	"	1	55.1	✓	15.1	✓	✓
4	"	1	55.1	✓	15.1	✓	✓
5	"	1	55.1	✓	15.1	✓	✓
6	"	2	74.3	✓	16.6	✓	✓
7	"	2	74.3	✓	16.6	✓	✓
8	"	2	74.3	✓	16.6	✓	✓
9	First	1	56.3	✓	10.1	✓	✓
10	"	1	56.3	✓	10.1	✓	✓
11	"	2	74.3	✓	14.8	✓	✓
12	"	1	55.1	✓	11.7	✓	✓
13	"	1	55.1	✓	11.7	✓	✓
14	"	1	55.1	✓	11.7	✓	✓
15	"	1	55.1	✓	11.7	✓	✓
16	"	2	74.3	✓	14.8	✓	✓
17	"	2	74.3	✓	14.8	✓	✓
18	"	2	74.3	✓	18.8	✓	✓
Total	-	-	-	-	-	-	100%

Legend

Gross floor area (GFA)

Private Open Space area (POS)

Landscape Area (LA)

Deep Soil area (DS)

Cross ventilation



**McGregor
Westlake
Architecture**

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Level 5 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 F 612 9281 3171 studio@mwarchitects.com.au
www.mwarchitects.com.au

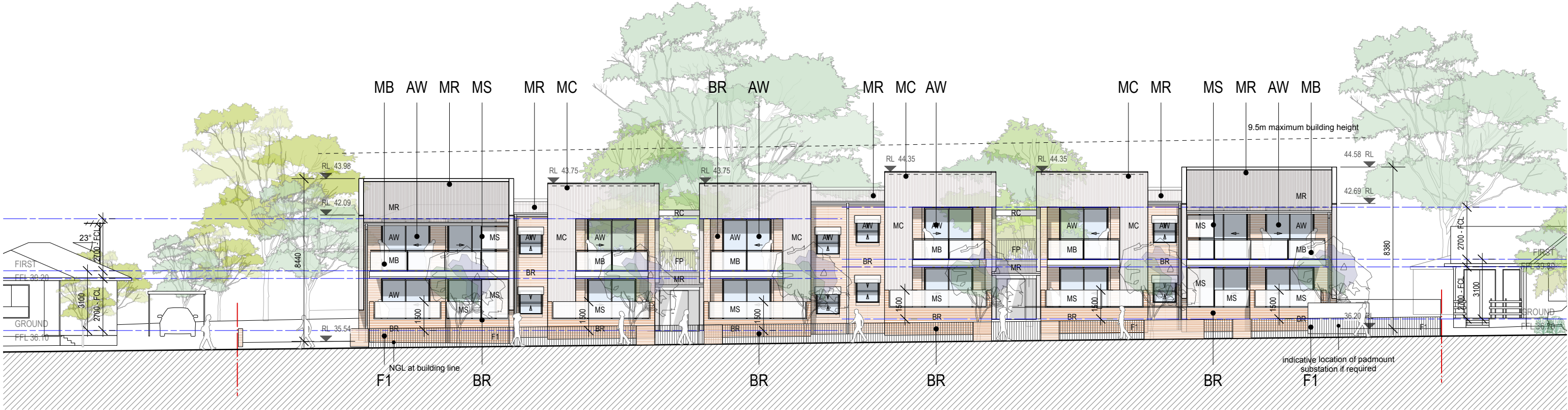
ISSUE DATE REVISION

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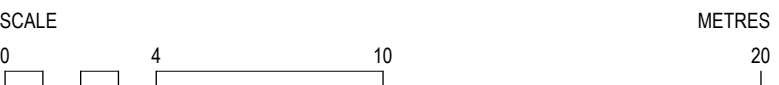
Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



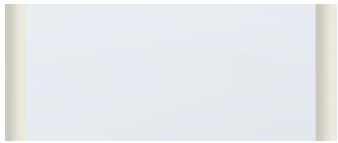
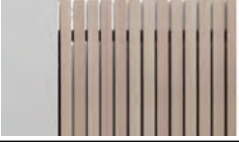
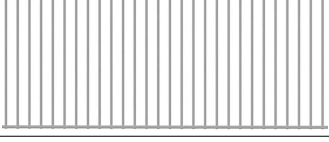
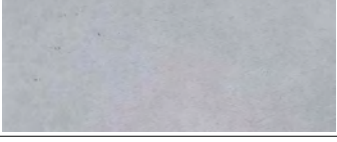
PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A15	
DWG Area calculation plans & cross ventilation					
SCALE @ A3 1:500		DRAWN DM	CHKD PM	PLOT DATE 4-Apr-25	REVISION



1 North elevation - Birdwood Avenue
scale 1:200 at A3



FINISHES SCHEDULE

Code	Element		Description	Colour	Code	Element		Description	Colour
AW	Aluminium framed windows & glazed doors		Powdercoat	Colorbond Surfmist	MB	Metal balustrade		Perforated aluminium powdercoat, 75% open area	Colorbond Surfmist
BR	Face brick		Austral Bowral 76	Capitol Red	MC	Metal wall cladding		Lysaght Custom Orb	Colorbond Surfmist
F1	Batten fencing		Deco Batten or BG Fencing powder coated aluminium batten fencing	Colorbond Dune	MR	Metal roofing		Lysaght Custom Orb	Colorbond Shale Grey
F2	Boundary fencing		Colorbond panel fencing - All Hills Fencing	Colorbond Dune	MS	Metal privacy screen		Perforated aluminium powdercoat, 25% open area	Colorbond Surfmist
FP	Palisade fencing/balustrade		Aluminium vertical slats	Colorbond Shale Grey	RC	Reinforced concrete		In-situ Class 2	N/A



1 Birdwood Avenue looking south-west

ISSUE	DATE	REVISION	 NSW GOVERNMENT	PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ
		Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing		CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233	DWG # A17	
		Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.		DWG Perspective view 1				
				SCALE @ A3 NTS	DRAWN FH, CF	CHKD DM	PLOT DATE 4-Apr-25	
								REVISION



1 First floor access gallery

ISSUE	DATE	REVISION	Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.	 NSW GOVERNMENT	PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ
					CLIENT Homes NSW	LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A18	
					DWG Perspective view 2				
					SCALE @ A3 NTS	DRAWN FH, CF	CHKD DM	PLOT DATE 4-Apr-25	REVISION



1 Courtyard looking north to access gallery



**McGregor
Westlake
Architecture**

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Level 5 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 F 612 9281 3171 studio@mwarchitects.com.au
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ISSUE	DATE	REVISION
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Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres.
Confirm all dimensions on site prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.



PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A19	
DWG Perspective view 3					
SCALE @ A3 NTS	DRAWN FH, CF	CHKD DM	PLOT DATE 4-Apr-25	REVISION	