

Ref: SUB25/49789
23 April 2025

Planning Department
Fairfield City Council
86 Avoca Road
Wakeley
NSW 2176

Email: mail@fairfieldcity.nsw.gov.au
For the attention of: Geraldine Pham, Development Planner

Re: Notice of Senior's housing development at 10-16 Birdwood Avenue, Cabramatta West, NSW 2166

Dear Liam and Geraldine,

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

Property: 10-16 Birdwood Avenue, Cabramatta West, NSW 2166

Lots 64, 65, 66 & 67 in DP 32233

Proposal: Demolition of existing dwellings and construction of a 2-storey development containing 18 homes, comprising 10 x 1 bedroom and 8 x 2 bedroom units, parking for 8 vehicles, vegetation removal, landscaping and fencing.

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

The following plans and documents are available to view on OneDrive, via this link [10-16 Birdwood Crescent Cabramatta West](#) for Council's review and comments:

- Survey plan and Longitudinal survey to bus-stop
- Architectural plans
- Landscape plans
- BASIX Report
- NatHERS certificates
- Building Code of Australia report
- Access report

- Acoustic report
- AHIMS
- Building Design Compliance certificates
- Civil plans
- Design statement
- Notification plans
- Titles and deposited plans
- Waste management plan
- Arborist report
- Geotechnical report
- Traffic impact assessment report
- Waste management plan
- 10.7 Planning Certificates
- Housing for seniors checklist
- NatHERs stamped drawings
- NatHERs thermal specification

Please email Council's comments to Yogita Rijal Malla, Planner, Homes NSW at

yogita.rijalmalla@homes.nsw.gov.au by **Wednesday 14 May 2025**.

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

Yours sincerely,



Community Engagement
Homes NSW

About Homes NSW

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

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

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



To find out more or visit our website at www.nsw.gov.au/homes-nsw scan the QR code.

Ref: SUB25/49789

29 April 2025

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed seniors housing development at 1-16 Birdwood Avenue, Cabramatta West

Dear «First_Name»

I am writing to you from Homes NSW about our plans to redevelop the housing site at 10-16 Birdwood Road, Cabramatta West, NSW 2166 and seek your feedback on our detailed design.

What we are proposing

We are proposing the following:

- Demolition of existing dwellings and structures
- 18 homes in total – 10 x 1-bedroom units and 8 x 2-bedroom units
- 8 on-site car parking spaces
- landscaping and fencing

What have we done so far?

In September 2024 we invited the community to provide preliminary feedback about the proposal.

What is happening now?

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

Please find enclosed:

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

How you can submit your feedback

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

All feedback should be received **by Tuesday 20 May 2025** so we have enough time to consider it. You will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in brown ink that reads "J. Bastin".

Jennifer Bastin

Community Engagement
Homes NSW

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To find out more or visit our website at www.nsw.gov.au/homes-nsw scan the QR code.

From: Matthew Korzy
Sent: Tuesday, 10 June 2025 4:50 PM
To: CommunityEngagement <Communityengagement@homes.nsw.gov.au>
Subject: RE: Attention Matthew Korzy : Requesting an update: Statutory Council Notification Letter - 10-16 Birdwood Avenue Cabramatta West

This Message Is From an External Sender

This message came from outside your organization.

Dear Abbey,

Council has reviewed the submitted documentation, despite still awaiting Council's internal branches referrals, the following items are noted by review of Council's Development Planning Branch.

- The proposed driveway crossing should be relocated to be at least 1m from the property boundary. This is to allow for 1m of dense perimeter landscaping along all sections of vehicular circulation space.
- The proposed overhang of the first floor over the at-grade carpark, i.e. units 9 and 10, would likely be inconsistent with the surrounding built character of the area, and should be removed from the proposed development.
- It should be noted that the subject site is immediately adjacent the intersection of Birdwood and Moonshine Avenues. Due to the slope of the land, the development should be mindful of designing the building to reduce instances of headlight spill into the units, by vehicles travelling south along Moonshine Avenue.

Kind regards,

Matthew Korzy

Senior Development Planner | Development Planning
City Development

Customer Service: 02 9725 0222 | PO Box 21 Fairfield NSW 1860

www.fairfieldcity.nsw.gov.au

mail@fairfieldcity.nsw.gov.au

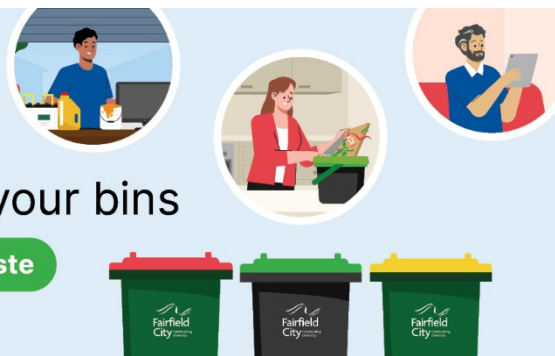


*We acknowledge the Cabrogal of the Darug nation who are the Traditional Custodians of this Land.
We also pay our respect to the Elders both past, present and emerging of the Darug Nation.*

Every scrap counts

Learn what can and can't go in your bins

Find out more: www.fairfieldcity.nsw.gov.au/waste



DO THE RIGHT THING USE THE RIGHT BIN