



ACTIVITY DETERMINATION

Determined by the Minister administering the Housing Act 2001

Project No. BH2AQ

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 29 July 2025

Lisa Marigiano
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

10-16

Street or property name

Birdwood Avenue

Suburb, town or locality

Cabramatta West

Postcode

2166

Local Government Area(s)

Fairfield

Real property description (Lot and DP)

Lots 64, 65, 66 and 67 in Deposited Plan 32233

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 18 units comprising 10 x 1 bedroom and 8 x 2 bedroom dwellings, with associated landscaping and fencing, surface parking for 8 vehicles (including 4 accessible spaces), and consolidation into a single lot.

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.

Signed



Dated 29 July 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 & Drawing List	A00	-	22.04.2025	McGregor Westlake Architecture
Context Plan	A01	-	04.04.2025	McGregor Westlake Architecture
Site Analysis Plan	A02	-	04.04.2025	McGregor Westlake Architecture
Demolition Plan	A03	-	04.04.2025	McGregor Westlake Architecture
Site & Ground Floor Plan	A04	-	04.04.2025	McGregor Westlake Architecture
First Floor Plan	A05	-	04.04.2025	McGregor Westlake Architecture
Roof Plan	A06	-	04.04.2025	McGregor Westlake Architecture
Elevations North & East	A07	-	04.04.2025	McGregor Westlake Architecture
Elevations West & South	A08	-	04.04.2025	McGregor Westlake Architecture
Sections 1 & 2	A09	-	04.04.2025	McGregor Westlake Architecture
Sections 3 & 4	A10	-	04.04.2025	McGregor Westlake Architecture
Sections 5 & 6	A11	-	04.04.2025	McGregor Westlake Architecture

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy] :	Prepared by:
Cut and Fill Plan	A12	-	04.04.2025	McGregor Westlake Architecture
Solar Analysis	A13	-	04.04.2025	McGregor Westlake Architects
Shadow Diagrams	A14	-	04.04.2025	McGregor Westlake Architects
Area Calculation Plans and Cross Ventilations	A15	-	04.04.2025	McGregor Westlake Architects
Schedule of Materials & Finishes	A16	-	04.04.2025	McGregor Westlake Architects
Perspective View 1	A17	-	04.04.2025	McGregor Westlake Architects
Perspective View 2	A18	-	04.04.2025	McGregor Westlake Architects
Perspective View 3	A19	-	04.04.2025	McGregor Westlake Architects
Appendix B Landscape Plans				
Cover Sheet	-	-	-	Sprout Studio
Content	2	G	3.04.2025	Sprout Studio
Design Principles	3	-	-	Sprout Studio
Landscape Concept	4	-	-	Sprout Studio
Landscape Concept Finishes	5	-	-	Sprout Studio
Landscape Concept Planting	6	-	-	Sprout Studio
Elevations	7	-	-	Sprout Studio
Elevations	8	-	-	Sprout Studio
Existing Tree Plan	9	-	-	Sprout Studio
Analysis Site Calculations	10	-	-	Sprout Studio
Character Images	11	-	-	Sprout Studio
Character Images	12	-	-	Sprout Studio
Material & Finishes Schedule	13	-	-	Sprout Studio
Material & Finishes Schedule	14	-	-	Sprout Studio
Proposed Trees & Proposed Planting	15	-	-	Sprout Studio
Proposed Planting	16	-	-	Sprout Studio
Typical Details	17	-	-	Sprout Studio
Typical Details	18	-	-	Sprout Studio

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy] :	Prepared by:
Typical Details	19	-	-	Sprout Studio
Typical Details	20	-	-	Sprout Studio
Typical Details	21	-	-	Sprout Studio
Typical Details	22	-	-	Sprout Studio
Civil Plans				
Cover sheet	C0001	D	04.03.2025	Tonkin
Legend	C0012	C	04.03.2025	Tonkin
Soil and Water Management Plan	C0101	E	18.03.2025	Tonkin
Soil & Water Management Notes & Details - Sheet 1 of 2	C0151	C	04.03.2025	Tonkin
Soil & Water Management Notes & Details - Sheet 2 of 2	C0152	C	04.03.2025	Tonkin
Engineering Plan – Sheet 1 of 2	C0301	F	18.03.2025	Tonkin
Engineering Plan – Sheet 2 of 2	C0302	E	11.03.2025	Tonkin
Public Works Plan	C0303	C	04.03.2025	Tonkin
Stormwater Longitudinal Section	C0621	C	04.03.2025	Tonkin
OSD Pre-Development Catchment Plan	C0661	A	11.03.2025	Tonkin
OSD Post Development Catchment Plan	C0662	B	18.03.2025	Tonkin
OSD Results & Calculations	C0663	A	11.03.2025	Tonkin
Typical Details	C0801	C	04.03.2025	Tonkin
OSD Details	C0802	D	11.03.2025	Tonkin
Survey Plans				
Detail level & Boundaries	Sheet 1 of 10	1	15.08.2023	Degotardi Smith & Partners
Detail level & Boundaries	Sheet 2 of 10	1	15.08.2023	Degotardi Smith & Partners
Detail level & Boundaries	Sheet 3 of 10	1	15.08.2023	Degotardi Smith & Partners
Detail level & Boundaries	Sheet 4 of 10	1	15.08.2023	Degotardi Smith & Partners
Detail level & Boundaries	Sheet 5 of 10	1	15.08.2023	Degotardi Smith & Partners

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy] :	Prepared by:
Detail level & Boundaries	Sheet 6 of 10	1	15.08.2023	Degotardi Smith & Partners
Detail level & Boundaries	Sheet 7 of 10	1	15.08.2023	Degotardi Smith & Partners
Detail level & Boundaries	Sheet 8 of 10	1	15.08.2023	Degotardi Smith & Partners
Detail level & Boundaries	Sheet 9 of 10	1	15.08.2023	Degotardi Smith & Partners
Detail level & Boundaries	Sheet 10 of 10	1	15.08.2023	Degotardi Smith & Partners
BASIX and NatHERS				
BASIX Certificate	1784012M_03	-	14.04.2025	Firststyle Homes Pty Ltd
NatHERS Certificate	Cert No. #HR-PHQ4SV-02	-	19.02.2025	Cadence Efficiency Pty Ltd
Reports				
Access Report Accessibility Capability Statement	P223_382-2 (Seniors Housing) DY		16.04.2025	DC Partnership Pty Ltd
Arborist Report Arboricultural Impact Assessment	NL_10-16 Birdwood_A IA_140225	1	14.02.2025	NewLeaf Arboriculture
National Construction Code (BCA)	P240156	1	13.01.2025	BCA Vision
Geotechnical Investigations	Report No: 23/2102	-	July 2023	STS Geotechnics Pty Ltd
Traffic Impact Assessment	23.458r01	03	January 2025	TRAFFIX
Waste Management Plan	-	-	13.02.2025	Homes NSW
Design Statement (lighting, water and roof pitch)	-	-	13.12.2024	McGregor Westlake Architecture
Acoustic Report NCC Acoustic Report & Certification	TN581-01F02	1	06.02.2025	Renzo Tonin & Associates

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 vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the layback / driveway shall be borne by the Minister administering the *Housing Act 2001*. Obsolete gutter laybacks shall be constructed as kerb in accordance with 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 4 of these spaces must comply with AS 2890.6 and the design of the remaining spaces must comply with AS 2890.1.

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works shall be maintained during the entire period of the works until all the disturbed areas are restored by turfing, paving

or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

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

Building Siting

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

Smoke Detection System(s)

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

Site Soil Contamination

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

Landscaping

18. Landscaping shall be carried out substantially in accordance with the approved landscape plans and maintained for a period of 12 months by the building contractor. 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 14 February 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. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
28. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note:

Any buildings constructed before 1987 is assumed to contain asbestos.

Utilities Service Provider Notification

29. The demolition / construction plans shall be submitted to the appropriate water utility's office (e.g. Local Council or 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 14 February 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. Local Council or 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 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 Part 1, Section 4, Clauses 6 & 7.

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. The footpaths including pram ramp upgrades that connects the site to the bus stops on Edensor Road, as detailed in the Access Report prepared by DC Partnership and the Civil Plans prepared by Tonkin, 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. Footpath works are to be undertaken in accordance with relevant specifications of Fairfield City Council.

The bus stop (ID2166139 on Edensor Road after Harrington Street) shall be upgraded to provide a bus stop sign in consultation with Fairfield City Council.

Site Specific Requirements

Air Conditioning

79. 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 8am and after 10pm on any Saturday, Sunday or Public Holiday; or
 - (ii) before 7am or after 10pm 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

80. 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.

- 81. Construction measures and materials are to be implemented in accordance with Fairfield City Council's *Building in Saline Environments* policy, to minimise the risk of salt damage to the development from urban salinity.
- 82. The side boundary fencing forward of the building line, shall be tapered to a maximum height of 1.2m at the site frontage and be designed to comply with vehicular sightline requirements in accordance with AS2890.1.

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.

DEVELOPMENT APPLICATION - SENIORS HOUSING DEVELOPMENT

BH2AQ - 10-16 BIRDWOOD AVENUE, CABRAMATTA WEST

Lots 64, 65, 66 & 67 in DP 32233

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 29 July 2025
Project No.: BH2AQ

Determined by the New South Wales Land and Housing Corporation

Homes NSW

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)

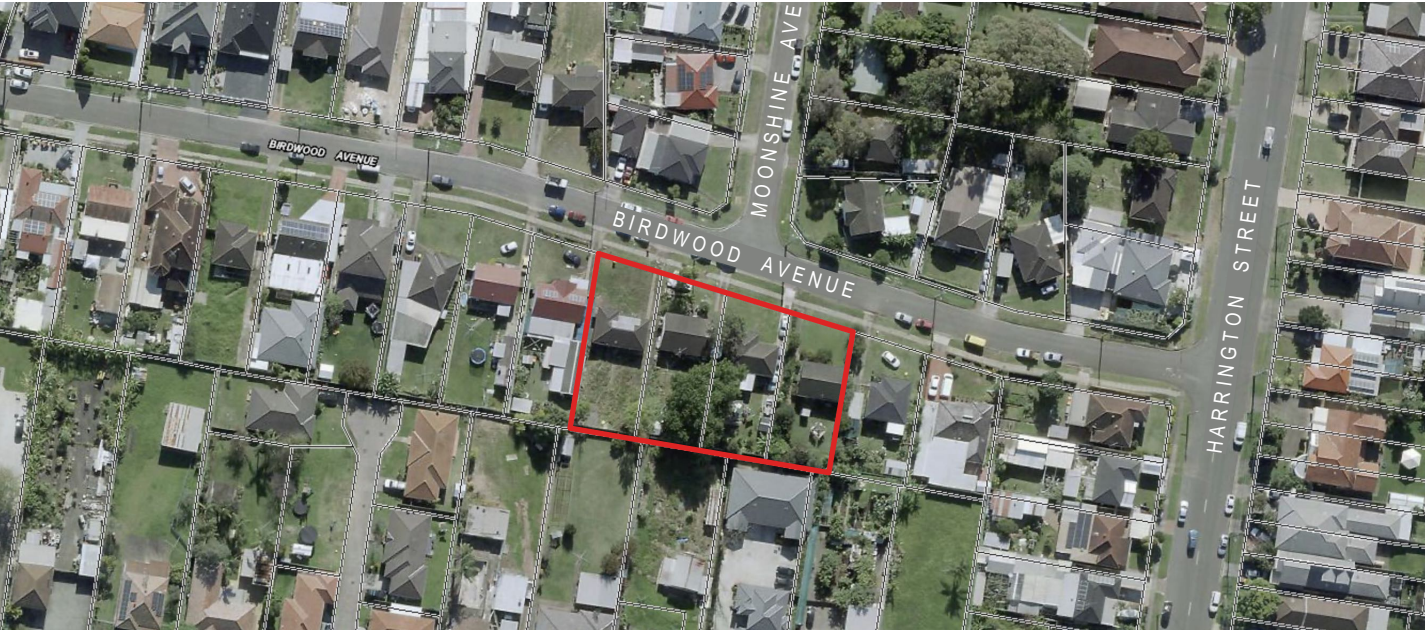
Common area lawn: 54.4 m²

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



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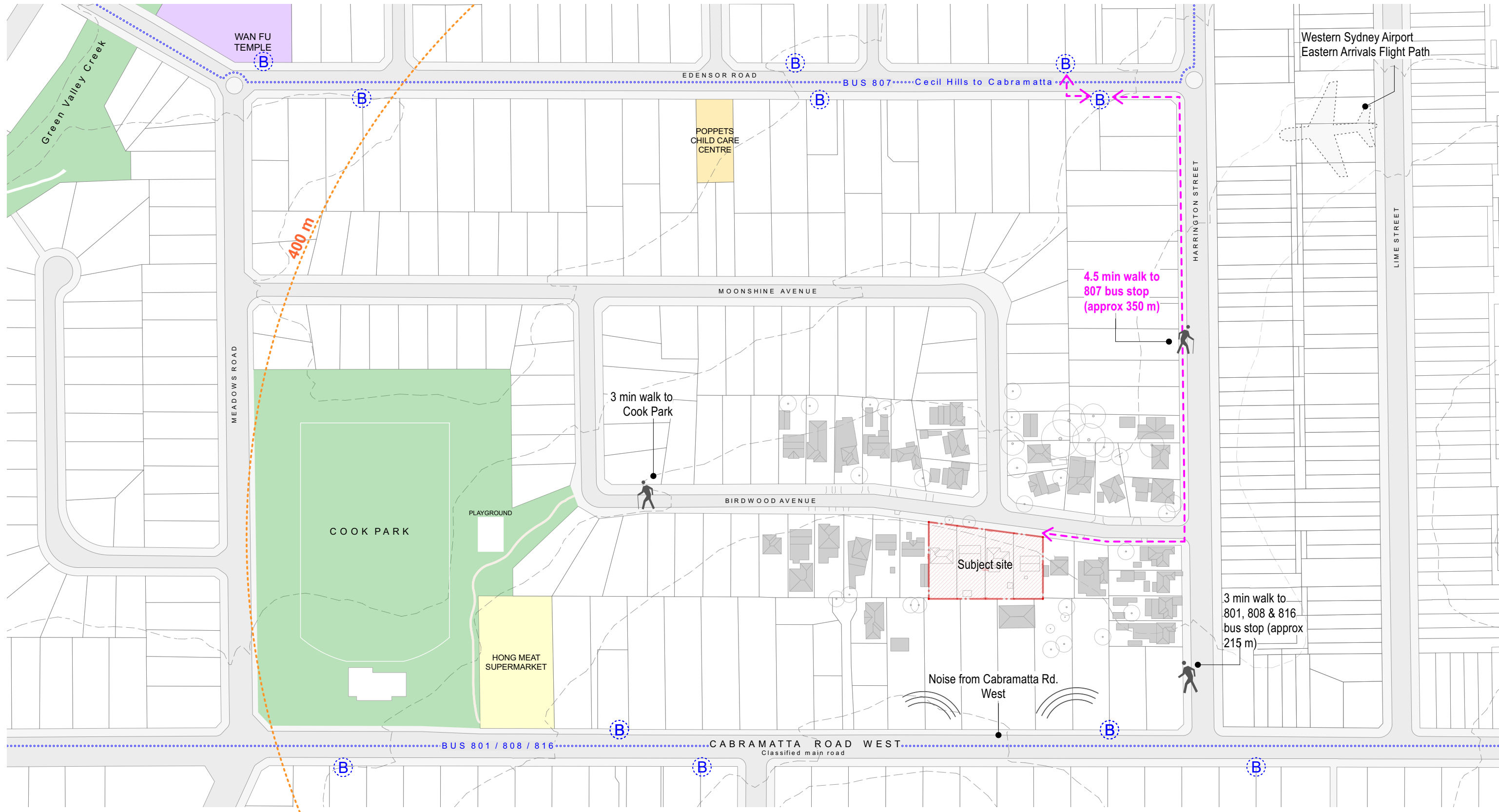


MGA



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 # A00	
DWG Cover sheet		REVISION	
SCALE @ A3 NTS	DRAWN FH, CF	CHKD DM	PLOT DATE 22-Apr-25



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

1 Context Plan
scale 1:2000 at A3




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Homes NSW


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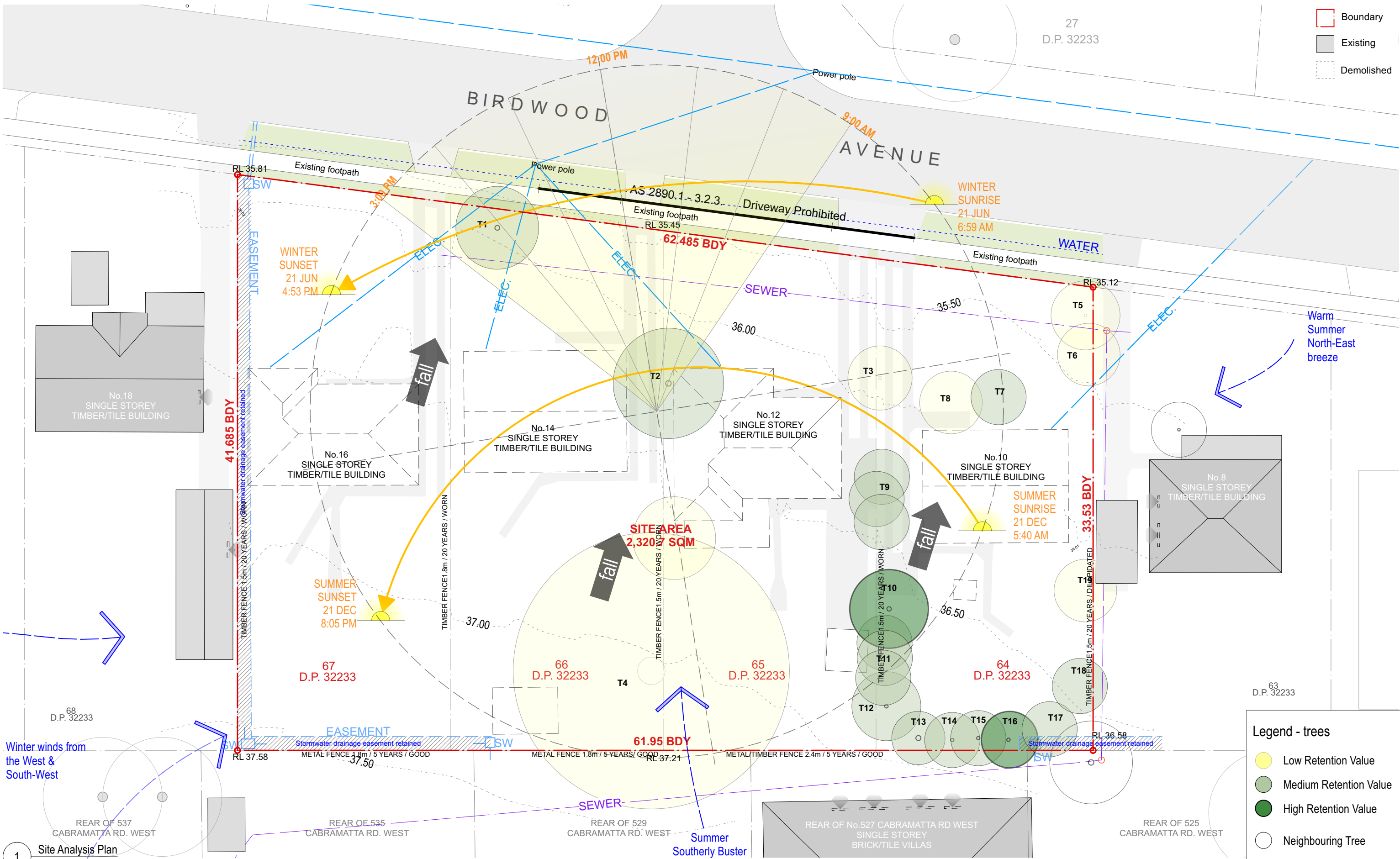


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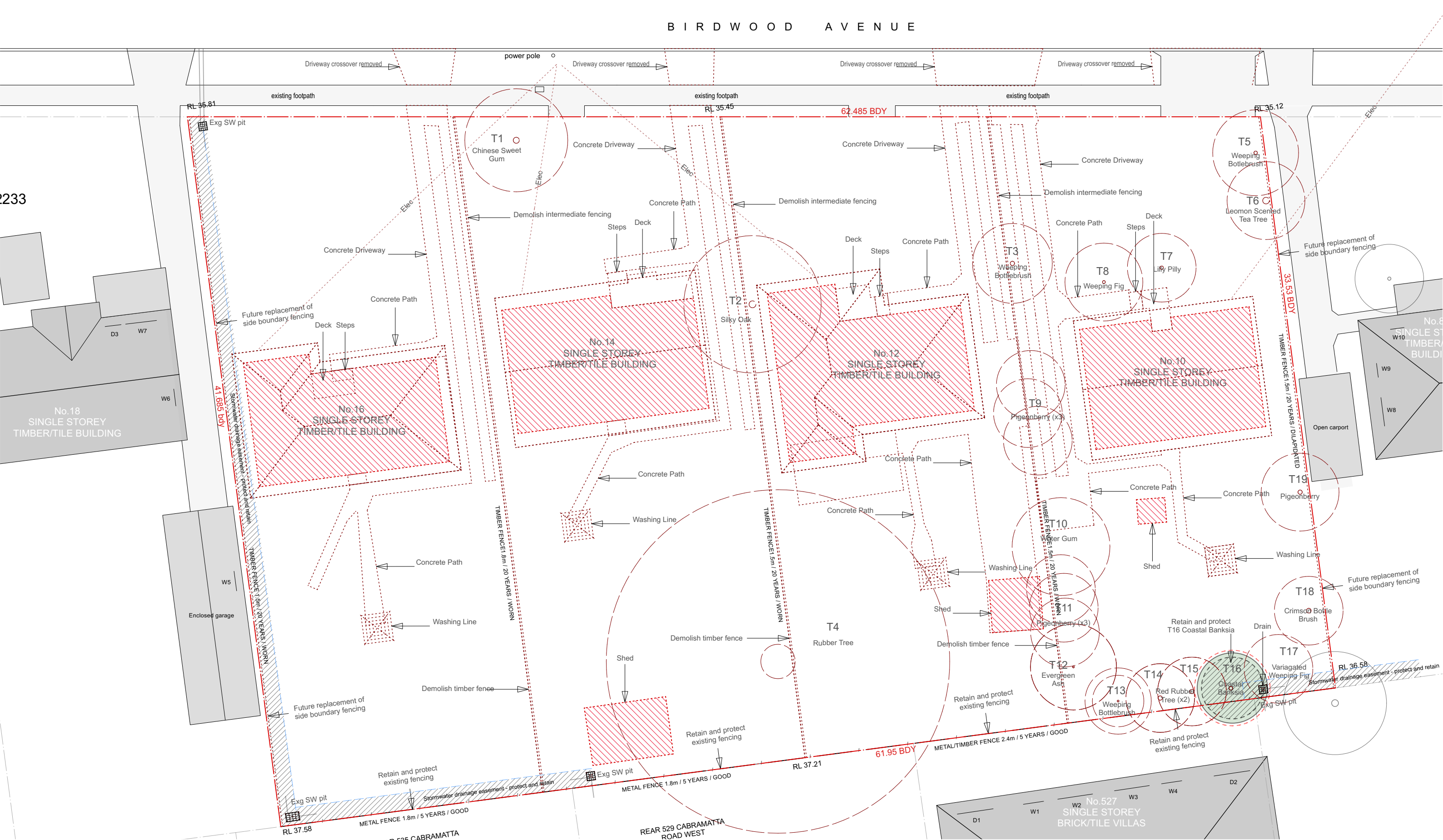


NSW
GOVERNMENT

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



1 Site Analysis Plan
scale 1:250 at A3



1 Demolition Plan
scale 1:200 at A3

Legend
Demolished element



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PART 5 (DIV 5.1) ACTIVITY DETERMINATION

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PROJECT
10-16 Birdwood Avenue, Cabramatta West

CLIENT
Homes NSW

DWG
Demolition Plan

SCALE @ A3
1:200

LOT & DP
Lots 64, 65, 66 & 67 in DP 32233

DRAWN
CF

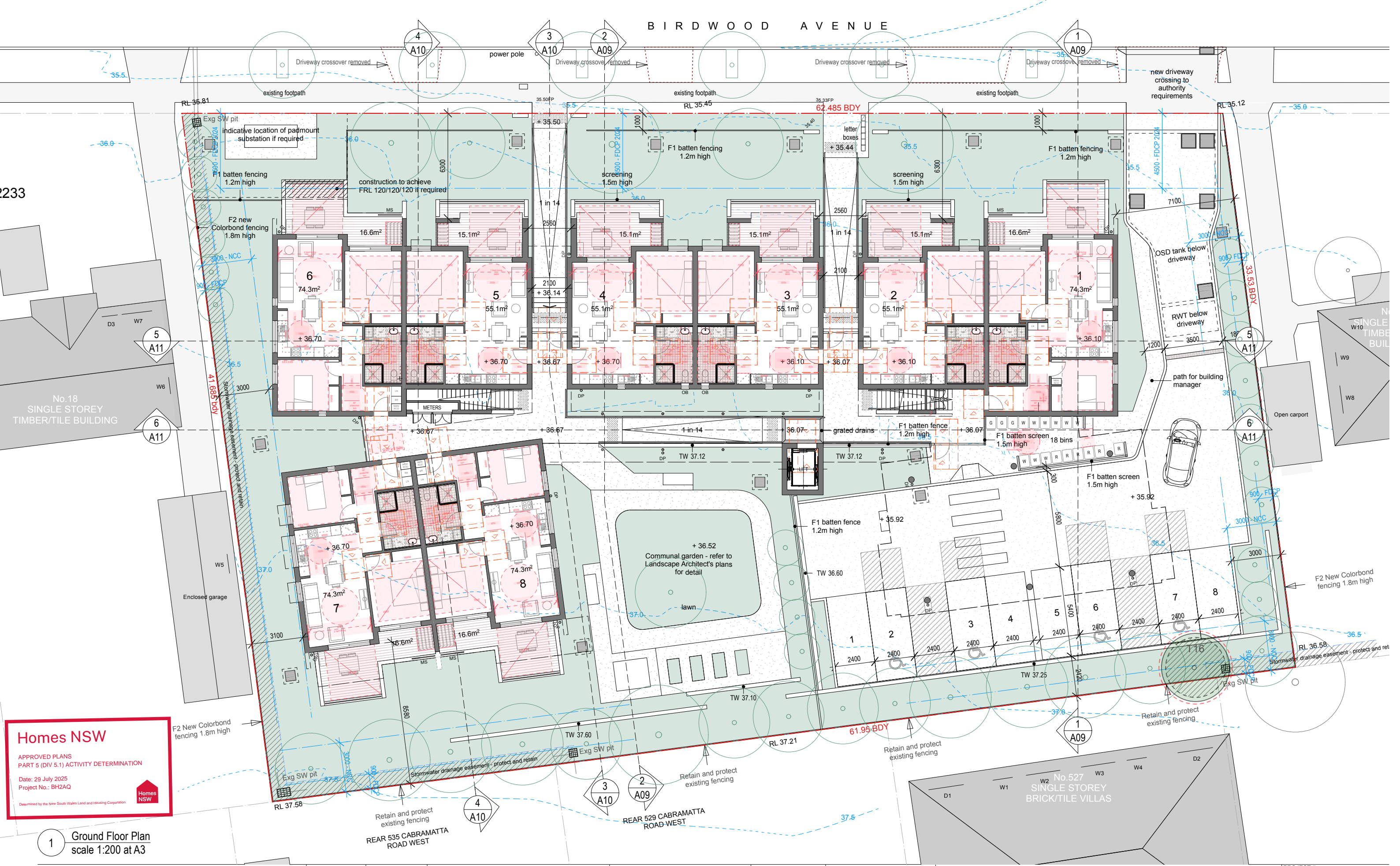
CHKD
DM

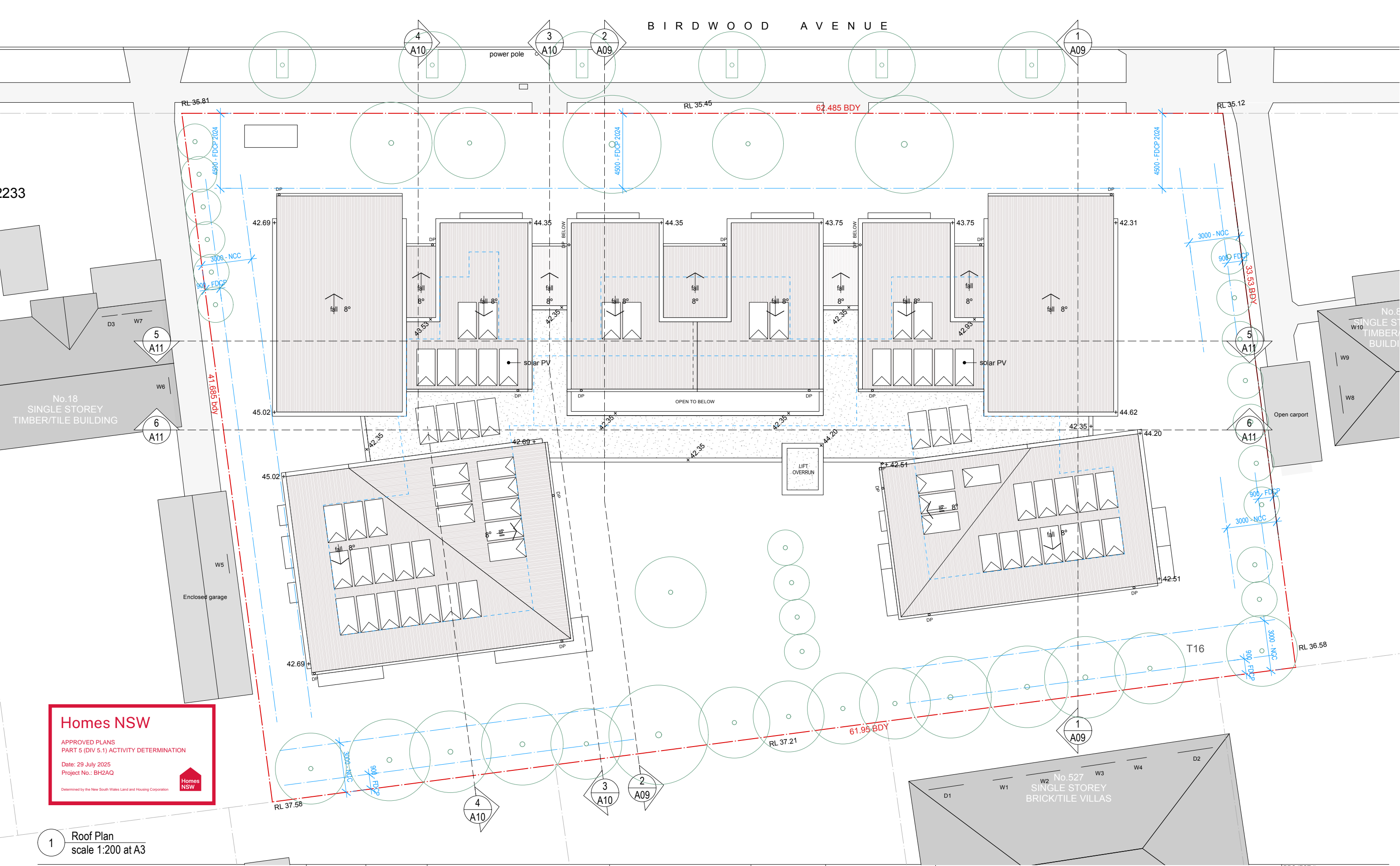
PLOT DATE
4-Apr-25

PROJECT #
BH2AQ

DWG #
A03

REVISION





Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
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1 Roof Plan
scale 1:200 at A3

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Assessor name	Robert Romanious	
Accreditation No.	ABSA 101535	
Property Address	10-16 Birdwood Avenue, Cabramatta, NSW, 2166	
http://www.hero-software.com.au/pdf/HR-PHQ4SV-02		

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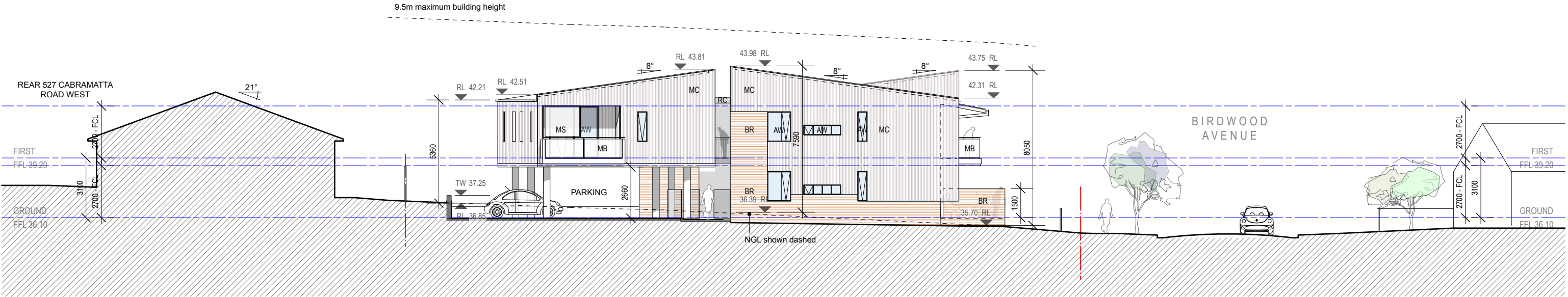
PROJECT 10-16 Birdwood Avenue, Cabramatta West				PROJECT # BH2AQ	
CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233		DWG # A06	
DWG Roof plan					
SCALE @ A3 1:200	DRAWN DM	CHKD PM	PLOT DATE 4-Apr-25	REVISION	

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

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APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 29 July 2025
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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
 - BR Face brick - Austral Bowral 76 Capitol Red
 - FN Boundary fencing - Colorbond Shale Grey
 - FP Palisade fencing/balustrade - aluminium Shale Grey powdercoat
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 - OB Obscure privacy glass
 - RC Reinforced concrete - Class 2 in-situ finish

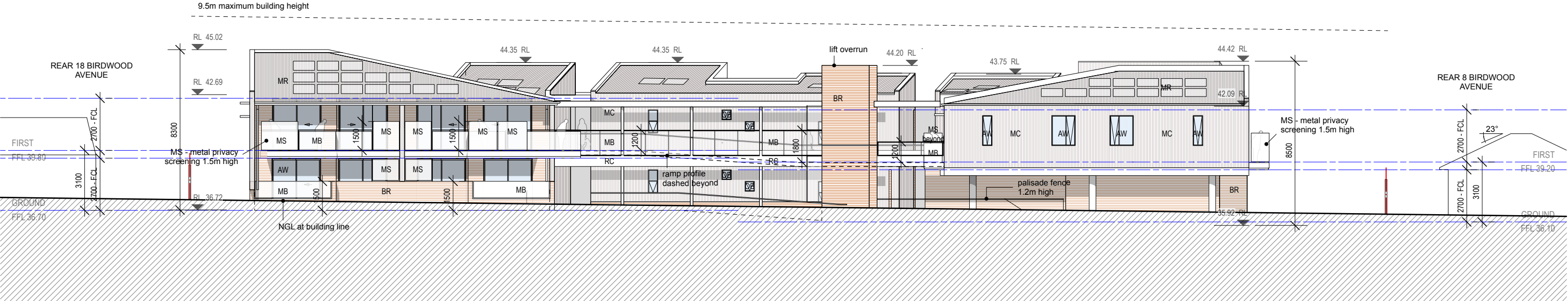
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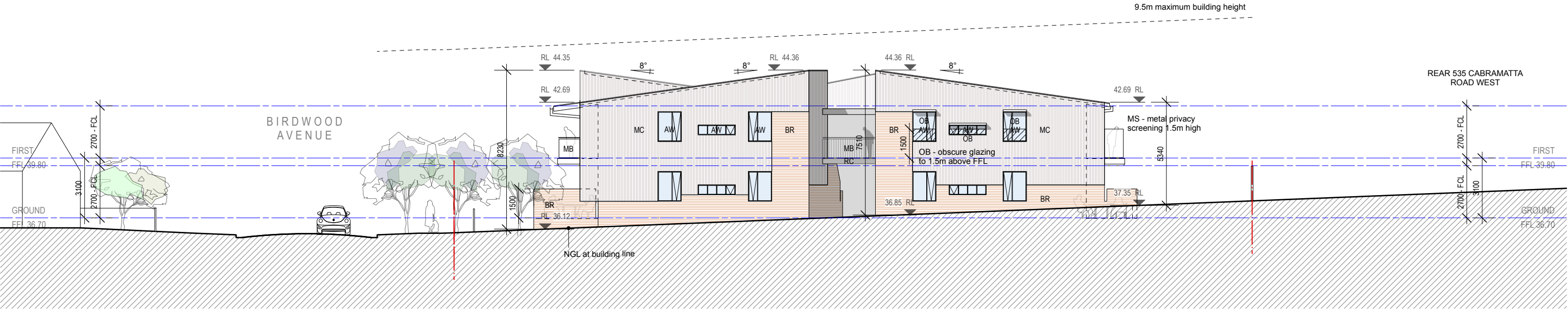
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Project No.: BH2AQ

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4 South elevation
scale 1:200 at A3



3 West elevation
scale 1:200 at A3

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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				REVISION	
SCALE @ A3 1:200	DRAWN DM	CHKD PM	PLOT DATE 4-Apr-25		

- LEGEND**
- AW Aluminium framed windows & glazed doors - powdercoat Surfmist
 - BR Face brick - Austral Bowral 76 Capitol Red
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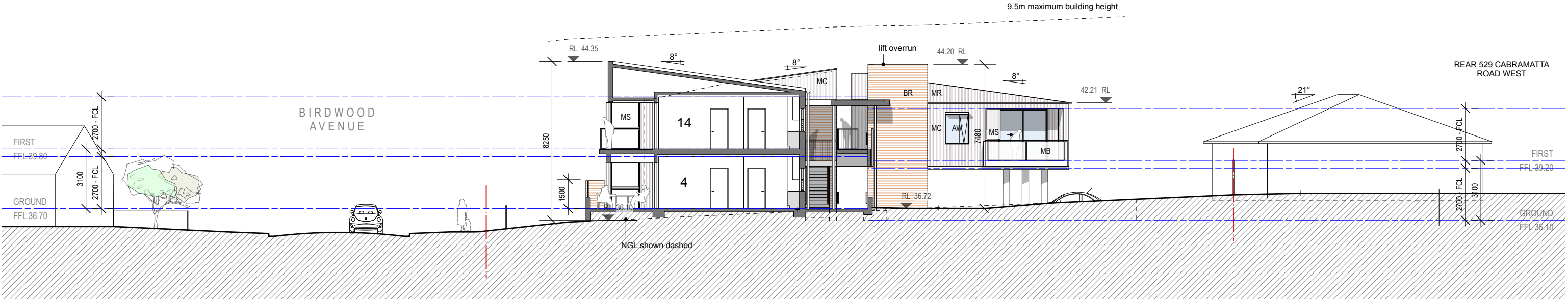
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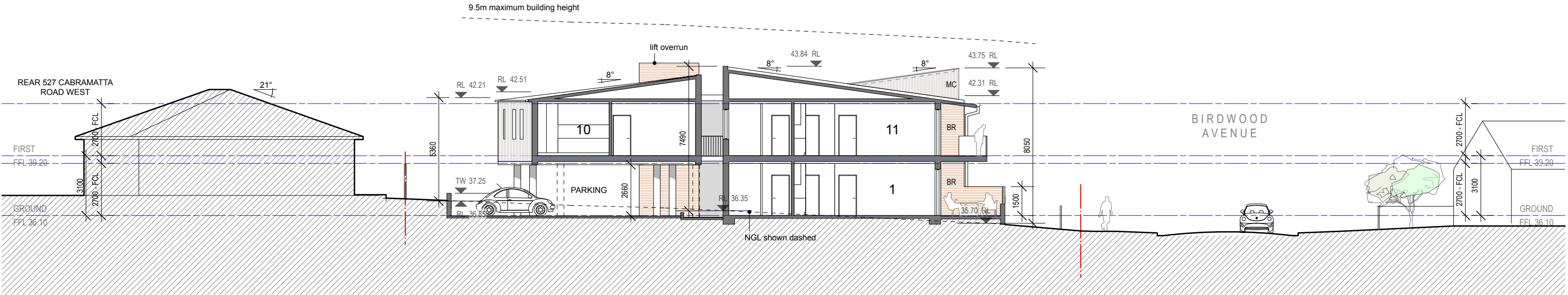
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Project No.: BH2AQ

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2 Section 2
scale 1:200 at A3



1 Section 1
scale 1:200 at A3

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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		SCALE @ A3 1:200		REVISION	
DRAWN DM		CHKD PM		PLOT DATE 4-Apr-25	

LEGEND

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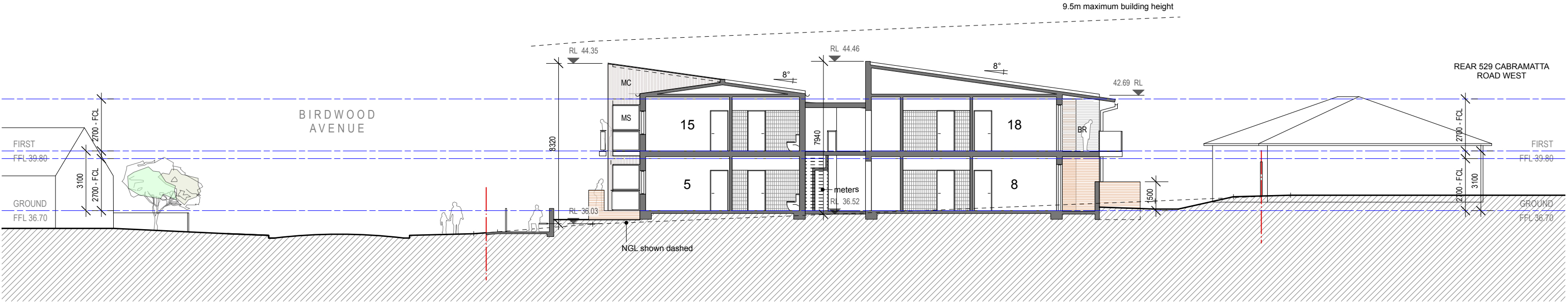
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PART 5 (DIV 5.1) ACTIVITY DETERMINATION

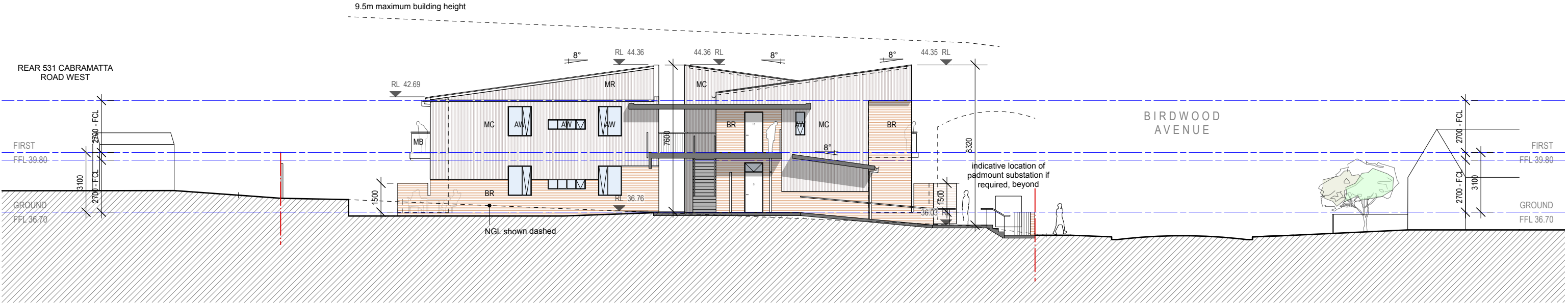
Date: 29 July 2025
Project No.: BH2AQ

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4 Section 4
scale 1:200 at A3



3 Section 3
scale 1:200 at A3

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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

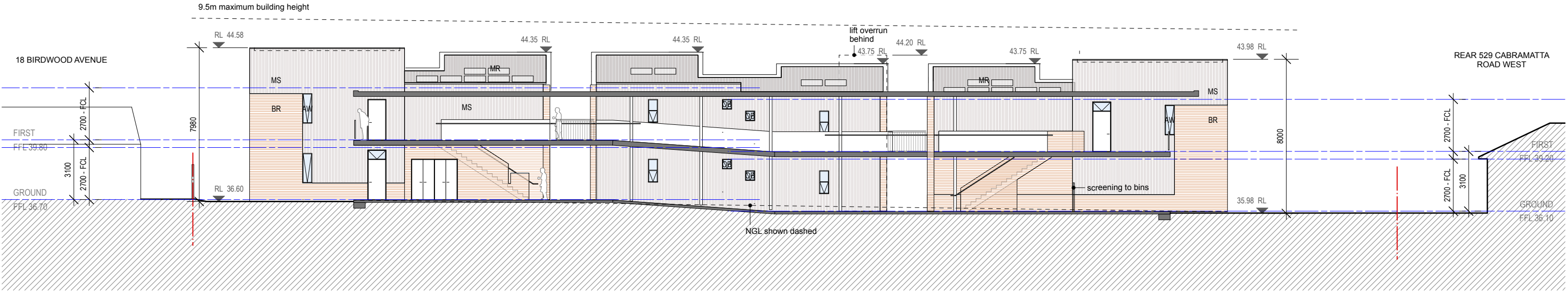
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Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

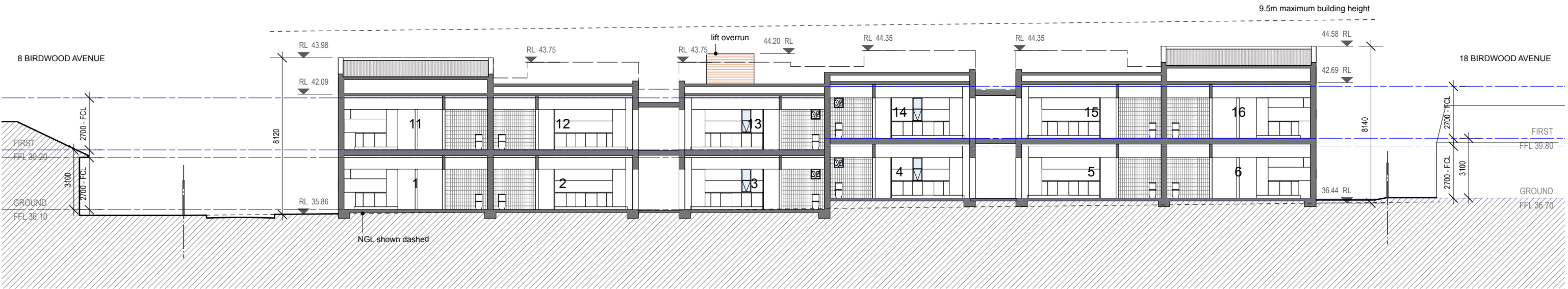
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Project No.: BH2AQ

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6

Section 6
scale 1:200 at A3



5

Section 5
scale 1:200 at A3

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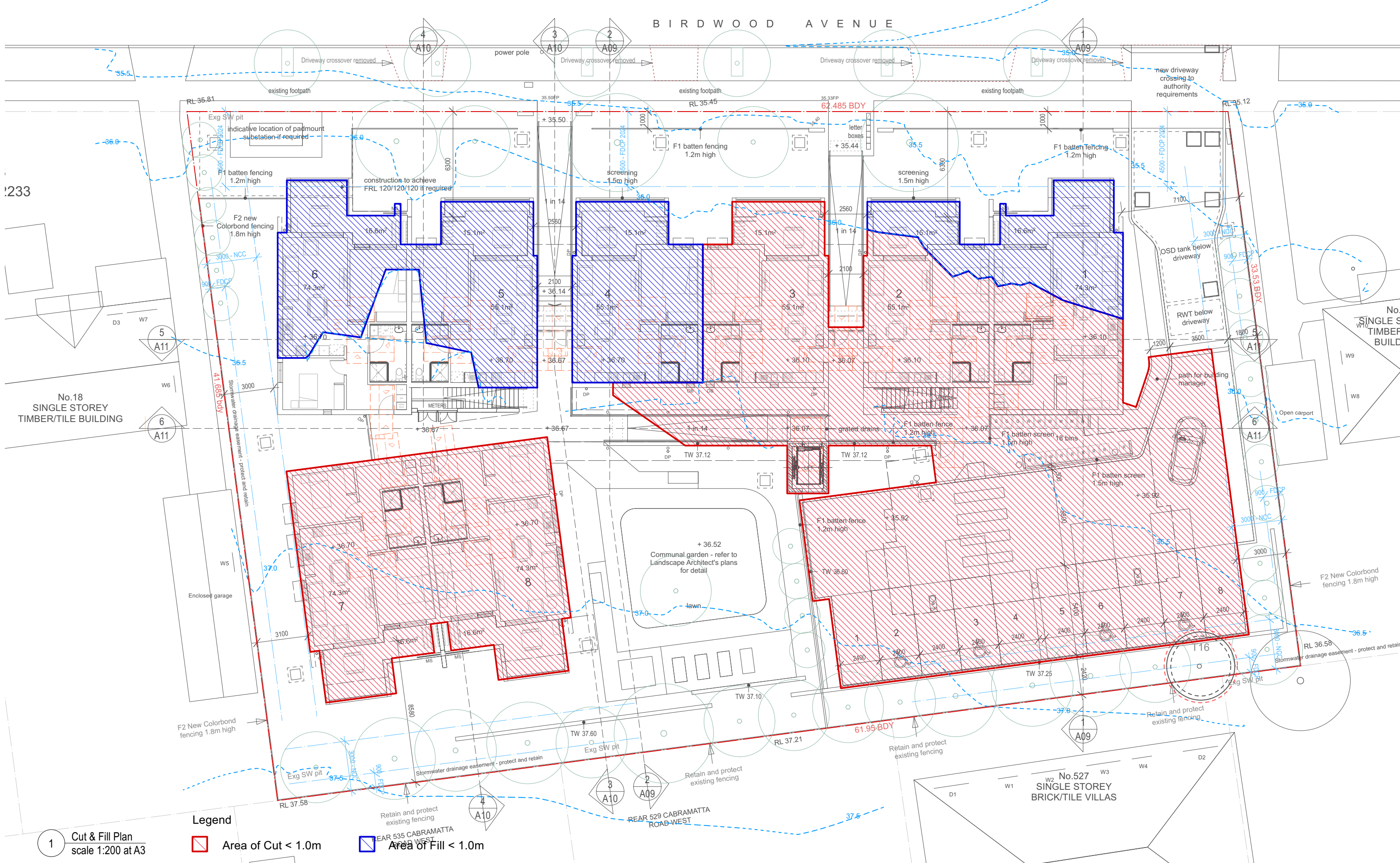
ISSUE	DATE	REVISION
 Scan QR code or follow website link for rating details.		
Assessor name	Robert Romanious	
Accreditation No.	ABSA 101535	
Property Address	10-16 Birdwood Avenue, Cabramatta, NSW, 2166	
http://www.hero-software.com.au/pdf/HR-PHQ4SV-02		

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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 # A11	
DWG Sections 5 & 6					
SCALE @ A3 1:200	DRAWN DM	CHKD PM	PLOT DATE 4-Apr-25	REVISION	



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ISSUE DATE REVISION

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 29 July 2025
Project No.: BH2AQ

Determined by the New South Wales Land and Housing Corporation



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PROJECT
10-16 Birdwood Avenue, Cabramatta West

CLIENT
Homes NSW

DWG
Cut & Fill Plan

SCALE @ A3
1:200

LOT & DP
Lots 64, 65, 66 & 67 in DP 32233

DRAWN
CF

CHKD
DM

PLOT DATE
4-Apr-25

PROJECT #
BH2AQ

DWG #
A12

REVISION



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

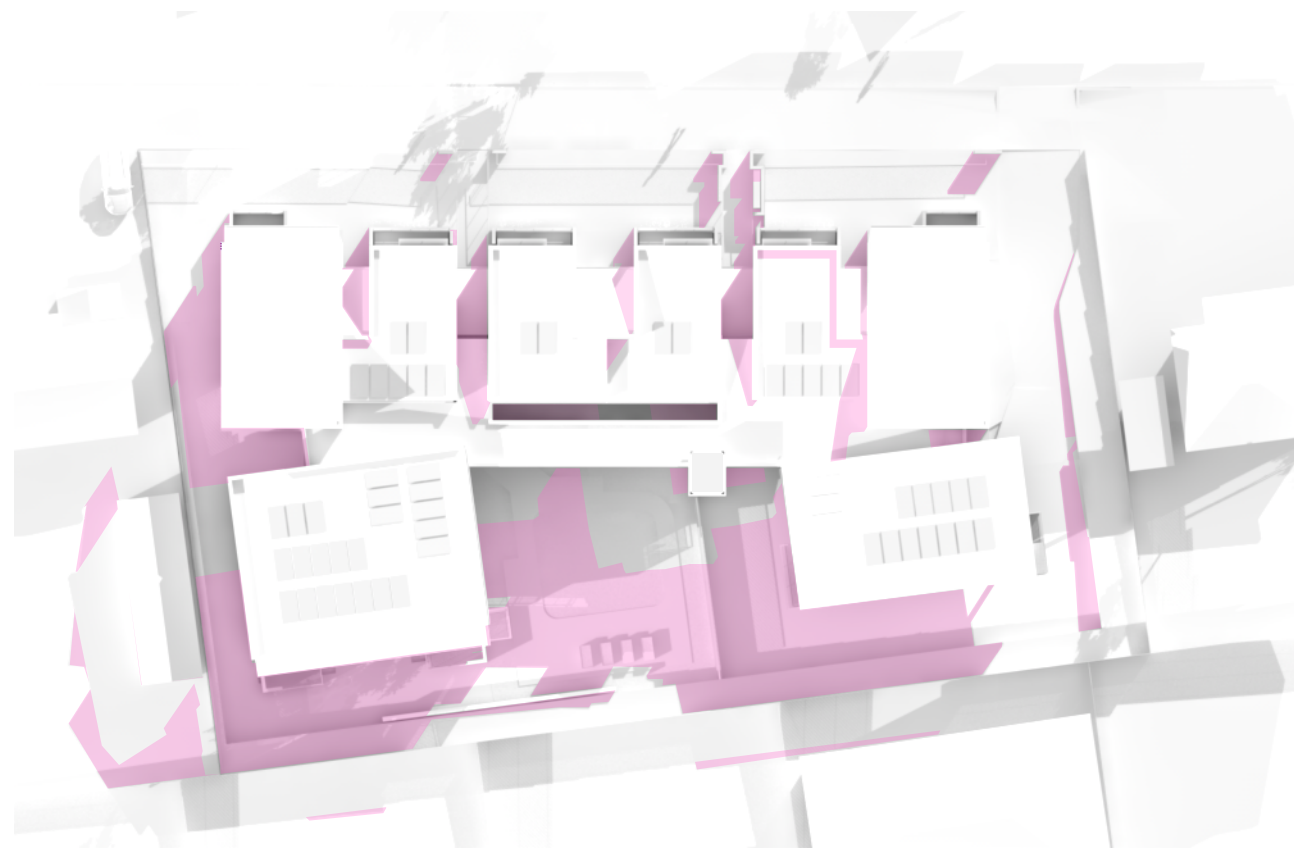
SOLAR ANALYSIS

SEPP Housing - at least 70% dwellings receive 2 hours mid-winter sun to Living and POS

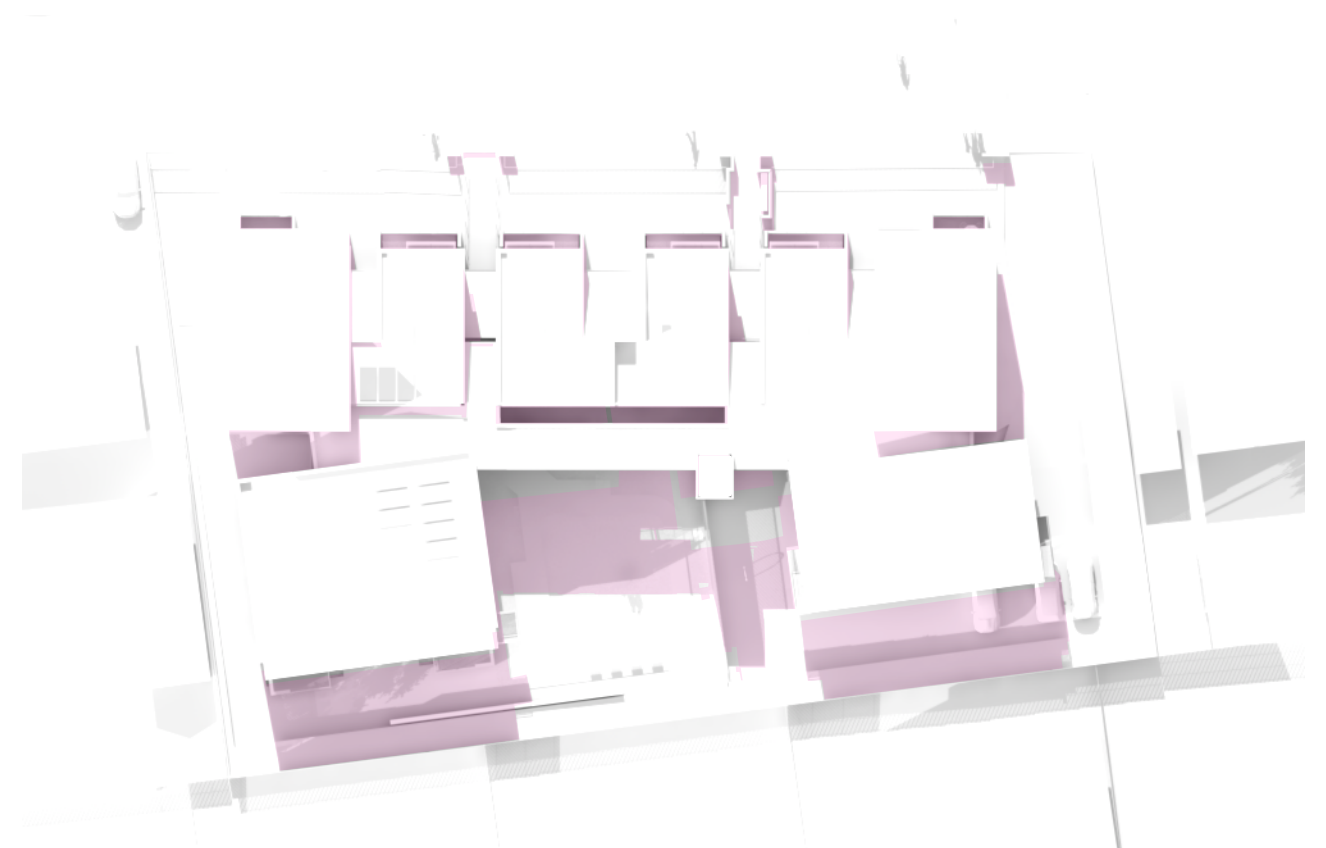
Homes NSW - 100% dwellings receive at least 15 minutes mid-winter sun

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

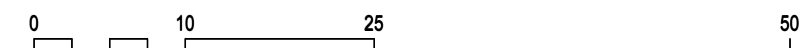


Legend

 Pink area indicates shadows cast by proposed development

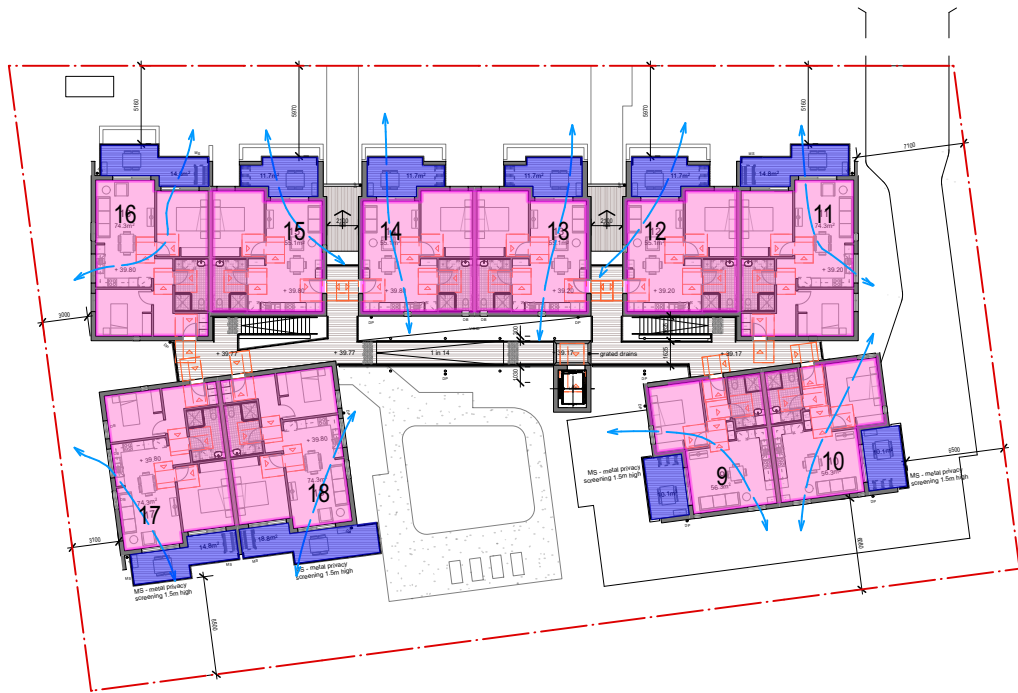
 Grey area indicates existing shadows cast by neighbouring properties

SCALE

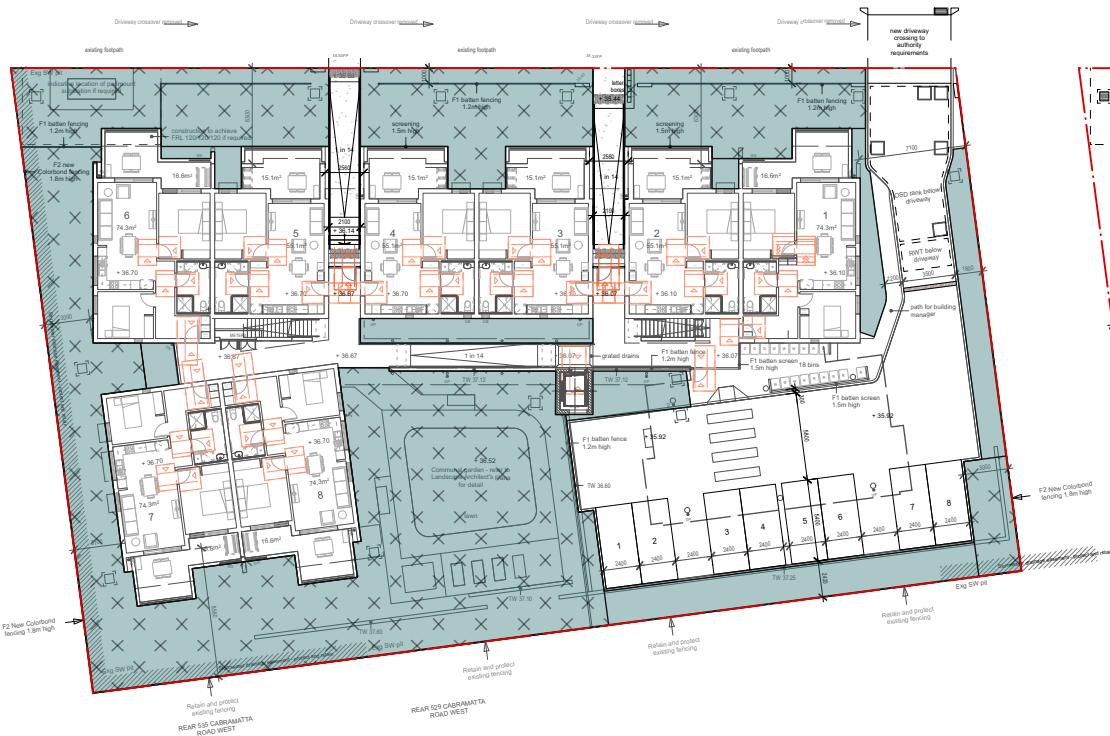


METRES

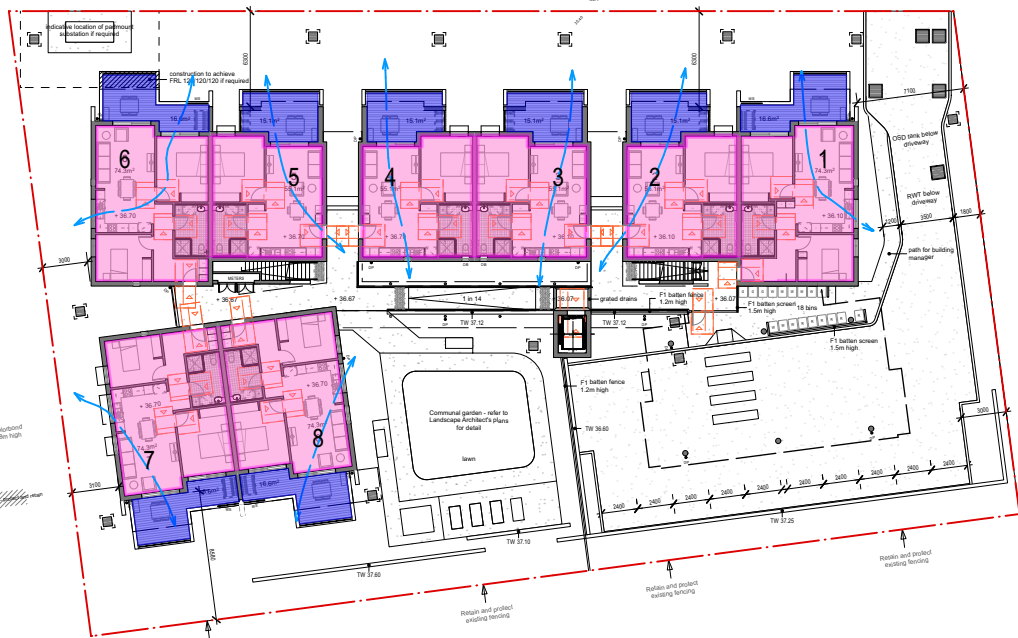




2 GFA, POS & cross ventilation - First floor
scale 1:500 at A3



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

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 29 July 2025
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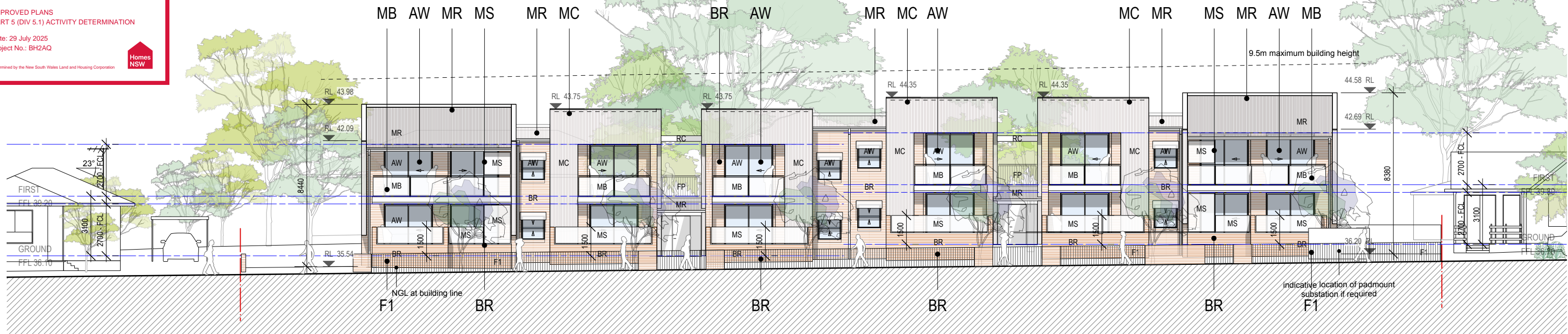


Homes NSW

APPROVED PLANS
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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



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DATE

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Certificate No. #HR-PHQ4SV-02

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Assessor name Robert Romanous

Accreditation No. ABSA 101535

Property Address 10-16 Birdwood Avenue, Cabramatta, NSW, 2166

http://www.hero-software.com.au/pdf/HR-PHQ4SV-02

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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 # A16	
DWG Schedule of external materials & finishes		SCALE @ A3 1:200		REVISION	
DRAWN DM		CHKD PM		PLOT DATE 4-Apr-25	



1 Birdwood Avenue looking south-west



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		<div><div>Homes NSW</div><div>APPROVED PLANS PART 5 (DIV 5.1) ACTIVITY DETERMINATION</div><div>Date: 29 July 2025 Project No.: BH2AQ</div><div></div></div>		Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing				10-16 Birdwood Avenue, Cabramatta West	
						CLIENT Homes NSW		LOT & DP Lots 64, 65, 66 & 67 in DP 32233	
						DWG Perspective view 1		A17	
						SCALE @ A3 NTS	DRAWN FH, CF	CHKD DM	PLOT DATE 4-Apr-25
								REVISION	



1 First floor access gallery



1 Courtyard looking north to access gallery