



ACTIVITY DETERMINATION

Determined by the Minister administering the Housing Act 2001

Project No. BH2HF

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.....
Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

Dated 30 June 2025

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

1 & 3

Street or property name

Rodd Street

Suburb, town or locality

Eden

Postcode

2551

Local Government Area(s)

Bega Valley

Real property description (Lot and DP)

12 & 13 in Deposited Plan 213700

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 structures, removal of trees, construction of a seniors housing development containing 10 units comprising 6 x 1 bedroom and 4 x 2 bedroom dwellings, surface parking for 5 vehicles (including 2 accessible spaces), landscaping, fencing, associated site works and consolidation of 2 lots 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				
Cover Sheet	-	-	-	Integrated Design Group Pty Ltd
BASIX Commitments	P5-0002	A	06.03.2025	Integrated Design Group Pty Ltd
BASIX Commitments	P5-0003	A	06.03.2025	Integrated Design Group Pty Ltd
Calculation Areas	P5-0004	A	06.03.2025	Integrated Design Group Pty Ltd

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
				Ltd
Housing SEPP Diagrams	P5-0004	A	06.03.2025	Integrated Design Group Pty Ltd
Site/Block Analysis	P5-0101	A	06.03.2025	Integrated Design Group Pty Ltd
Site Plan	P5-0100	A	06.03.2025	Integrated Design Group Pty Ltd
Demolition Plan	P5-0200	A	06.03.2025	Integrated Design Group Pty Ltd
Plan - Ground	P5-1100	A	06.03.2025	Integrated Design Group Pty Ltd
Plan – Level 1	P5-1101	A	06.03.2025	Integrated Design Group Pty Ltd
Plan – Roof	P5-1102	A	06.03.2025	Integrated Design Group Pty Ltd
Elevations 01	P5-2000	A	06.03.2025	Integrated Design Group Pty Ltd
Elevations 02	P5-2001	A	06.03.2025	Integrated Design Group Pty Ltd
Sections 01	P5-3000	A	06.03.2025	Integrated Design Group Pty Ltd
Shadow Diagrams	P5-9100	A	06.03.2025	Integrated Design Group Pty Ltd
Eye of The Sun Diagrams	P5-9101	A	06.03.2025	Integrated Design Group Pty Ltd
External Finishes Schedule	P5-9300	A	06.03.2025	Integrated Design Group Pty Ltd
View Loss Analysis	-9901	A	06.03.2025	Integrated Design Group Pty Ltd
Civil/ Stormwater				
Cover Sheet and Drawing Index	S01-SW100, 01	B	-	SGC
Notes & Legends	S01-SW101, 02	B	27.02.2025	SGC
Erosion Sediment Control Plan & Details	S01-SW201, 03	B	27.02.2025	SGC
Stormwater Drainage Design - Ground Floor Plan	S01-SW301, 04	B	27.02.2025	SGC
Stormwater Drainage Design - Roof Plan	S01-SW302, 05	B	27.02.2025	SGC
Stormwater Drainage Design – Details Sheet	S01-SW401, 06	B	27.02.2025	SGC
Landscape				
Landscape Site Plan	L-1	D	07.03.2025	William Partners Pty Ltd Landscape Architects
Landscape Planting Plan	L-2	D	07.03.2025	William Partners Pty Ltd Landscape Architects
Survey				
Detail and Contour Survey	230875, 1 of 5	-	08.12.2023	TSS Total Surveying Solutions
Detail and Contour Survey	230875, 2 of 5	-	08.12.2023	TSS Total Surveying Solutions
Detail and Contour Survey	230875, 3 of 5	-	08.12.2023	TSS Total Surveying Solutions
Detail and Contour Survey	230875, 4 of 5	-	08.12.2023	TSS Total Surveying Solutions
Elevations	230875, 5 of 5	-	08.12.2023	TSS Total Surveying Solutions
BASIX				
BASIX Certificate	1785470M	-	28.02.2025	Marc Kiho

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Nationwide House Energy Rating Scheme – Class 2 Summary	0011753460	-	28.02.2025	Kiho Building Consulting
Reports				
Traffic Impact and Parking Assessment	24063	-	06.03.2025	Varga Traffic Planning Pty Ltd
Arboricultural Impact Assessment and Tree Management Plan	9754	-	27.02.2025	Redgum Horticultural Arboriculture & Horticulture Consultant
Waste Management Plan	-	-	-	Integrated Design Group Pty Ltd
Access Report	24196	A	28.02.2025	Vista Access Architects
Geotechnical Investigation	32505/824 8D-G	-	12.2023	STS Geotechnics Pty Ltd
BCA Compliance Assessment	-	-	06.03.2025	BuildCert. NSW
Flood Study Report	20240033-R01_flood study [A]	A	27.02.2025	SGC

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 Bega Valley Shire 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 crossings and layback shall be provided at the entrance / exit to the property. The crossing and layback shall be constructed in accordance with Bega Valley Shire 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 Bega Valley Shire 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 manoeuvring facilities. The design of 2 of these spaces must comply with AS 2890.6 and the design of the remaining 3 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 plan(s) and maintained for a period of 12 months by the building contractor. Bega Valley Shire 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 and Tree Management Plan.

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. 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.
27. 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

28. 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

29. Bega Valley Shire 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.

Neighbour Notification

30. 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.

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 Bega Valley Shire 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 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 to be retained on site 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 and Tree Management Plan.

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 or Local Council) for the area 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(s), substantially in accordance with the approved concept stormwater drainage plan(s), 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 Bega Valley Shire 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 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 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 Planning, Housing and Infrastructure.
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 / 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 & 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 Bega Valley Shire 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 Bega Valley Shire 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 Bega Valley Shire 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*, except for 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.

Site Specific Requirements

Air Conditioning

78. 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

79. 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 0.3m 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.

Overland Flow

80. Recommendations contained in the Flood Study Report, prepared by SGC dated 27.02.2025 must be considered in the detailed design to mitigate impacts from overland flow including:
- a suitably sized swale along the western boundary to intercept and dispose of the overland flow, and
 - replacement of the existing fence along the full length of the western boundary with solid metal fencing with a 150mm clearance from the ground level to allow for overland flow to pass underneath.

Requirements Resulting from Council Comments

81. The landscape design shall be in accordance with Plan L_2 issue D dated 7.03.25 prepared by William Partners Pty Ltd, as well as include the following:
- The proposed 2x *Waterhousia floribunda* (2xT79) are to be replaced with 2x *Corymbia ficifolia* 'Mini Red'. The existing *Melia azedarach* (T1 and T3) are to be removed and replaced as follows:
 - T3 with 1x *Banksia integrifolia*, and
 - T1 with *Waterhousia floribunda* (T79) with 1x *Corymbia ficifolia* 'Mini Red'.
 - 1 additional tree, similar to Tree 51 (*Tristanopsis* 'Luscious') or Tree 53 (*Waterhousia floribunda*), shall be provided within the rear setback area, along the rear boundary.
82. The louvered privacy screens to Unit G.02 and 1.02 balconies shall be designed so that louvered blades are of adequate width and appropriately spaced and angled to allow solar penetration whilst mitigating overlooking.

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.

SENIORS HOUSING DEVELOPMENT

1 - 3 RODD STREET, EDEN, NSW, 2551 for HOMES NSW

P5 DRAWINGS LIST	
DRAWING NO.	DRAWING NAME
0001	COVER
0002	BASIX COMMITMENTS
0003	BASIX COMMITMENTS 02
0004	AREA CALCULATIONS
0004	HOUSING SEPP DIAGRAMS
0100	SITE PLAN
0101	SITEBLOCK ANALYSIS
0500	DEMOLITION PLAN
1100	PLAN - GROUND
1101	PLAN - LEVEL 1
1102	PLAN - ROOF
2000	ELEVATIONS 01
2001	ELEVATIONS 02
3000	SECTIONS 01
9100	SHADOW DIAGRAMS
9101	EYE OF THE SUN DIAGRAMS
9300	EXTERNAL FINISHES SCHEDULE
9901	VIEW LOSS ANALYSIS

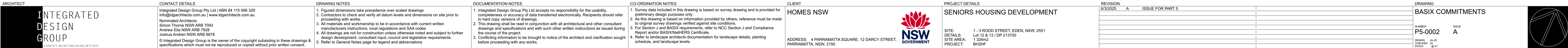


BASIX commitments:	
Shower head rating	3 star
Toilet rating	4 star
Kitchen taps	4 star
Bathroom taps	4 star
Alternate water	10 000L rainwater tank (min.) & 530m2 roof area connected
Alternate water connections	WCS, 1 external tap
HWS	Electric heat pump (15-20 STCs)
Cooling – living area	AC (EER>3.0)
Heating – living area	AC (EER>3.0)
LED lights	Throughout
Bath fan	Ducted, manual on/off
Kitchen range hood	Ducted, manual on/off
Laundry fan	Ducted, manual on/off
Hot plates / oven	Electric / electric
Solar PV	15kW (min.)
Clotheslines	Outdoors (each unit)
Thermal Efficiency summary:	
Roof	Medium (SA >0.475-0.70) & R1.3 anticon blanket
Ceiling insulation	R6.0
External wall insulation	R1.75 (40mm Kingspan K8 board or equivalent) within cavity
Internal wall insulation	R1.75 (40mm Kingspan K8 board or equivalent) walls shared with adjoining dwelling
Floor insulation	R2.5 slab insulation (all ground floor units) R2.1 slab insulation (underside of units 101 & 102)
Infiltration	Draught stoppers & foam seals on all external doors. Draught stoppers on all exhaust fans.
Downlights	Downlights to be IC-F rated to permit coverage with insulation. Double glazed sliding w/aluminium frame U=3.40 & SHGC=0.53 (+or- 5%) Double glazed hinged w/aluminium frame U=3.40 & SHGC=0.47 (+or- 5%) Double glazed sliding doors w/aluminium frame U=2.60 & SHGC=0.53 (+or- 5%) (units 101 and 102)
Window / glass door type	
Ceiling fans	All bedrooms and living areas (1200mm minimum)

JOB REFERENCE	BHCHP
LOCALITY/SUBURB	EDEN
STREET ADDRESS	1-3 RODD STREET
LOT No. & DP	LOT 12 & 13, DP 213700
ZONING	R2
SITE AREA	1324.1 m ²
GFA MAXIMUM ALLOWABLE	862.05 m ²
GFA PROVIDED	872.81 m ²
UNIT BREAK UP	6 x 1 BED & 4 x 2 BED
TOTAL UNITS	10 UNITS

COMPLIANCE TABLE				
	CONTROL	REQUIRED	PROPOSED	COMPLIES
FRONT SETBACK	BEGA VALLEY SHIRE DCP 2013	6m OR AVERAGE BETWEEN TWO NEAREST DWELLINGS	6m	COMPLIES
SIDE SETBACK	BEGA VALLEY SHIRE DCP 2013	2.5m FOR MULTI-DWELLING HOUSING & RFB	3.0m minimum	COMPLIES
REAR SETBACK	BEGA VALLEY SHIRE DCP 2013	3m OR IN CONTEXT WITH NEIGHBOURING DEVELOPMENT	6.8m minimum	COMPLIES
HEIGHT	HSEPP	9.5m	9.5m	COMPLIES
FBR	HSEPP	0.5:1	0.51 : 1	VARIATION TO SEPP
LANDSCAPED AREA	HSEPP	35m2 PER DWELLING OR 30%, WHICHEVER IS LESSER	427.1 m2	COMPLIES
DEEP SOIL	HSEPP	15% OF SITE AREA (MIN. 3M DIMENSION)	253.58 m2	COMPLIES
COMMUNAL OPEN SPACE	LAHC DESIGN REQUIREMENTS		128 m2 available at rear of site	
SOLAR ACCESS	HSEPP	MIN. 2 HOURS BETWEEN 9AM AND 3PM ON JUNE 21 TO LIVING AND POS	9/10 achieve compliance	COMPLIES
NATURAL VENTILATION	ADG		10/10 achieve compliance	COMPLIES
MINIMUM INTERNAL AREA	HSEPP	3.6m LIVING ROOM 3m BEDROOM 1B - 50m2 2B - 70m2		COMPLIES
PRIVATE OPEN SPACE	HSEPP	15m2 AND MIN 3m DIMENSIONS FOR GROUND FLOOR DWELLINGS 8m2 AND MIN 2m DIMENSIONS ABOVE GROUND FLOOR		COMPLIES
PARKING	HSEPP	1 parking space for every 5 dwellings = 2 spaces	2 Accessible spaces with provision for additional 3 spaces	COMPLIES
WASTE MANAGEMENT	BEGA VALLEY SHIRE DCP 2013	GARAGE 70L/UNIT RECYCLING 110L/UNIT FOGO 25L/UNIT	GARAGE 3 X 240L RECYCLING 5 X 240L FOGO 2 X 240L	COMPLIES





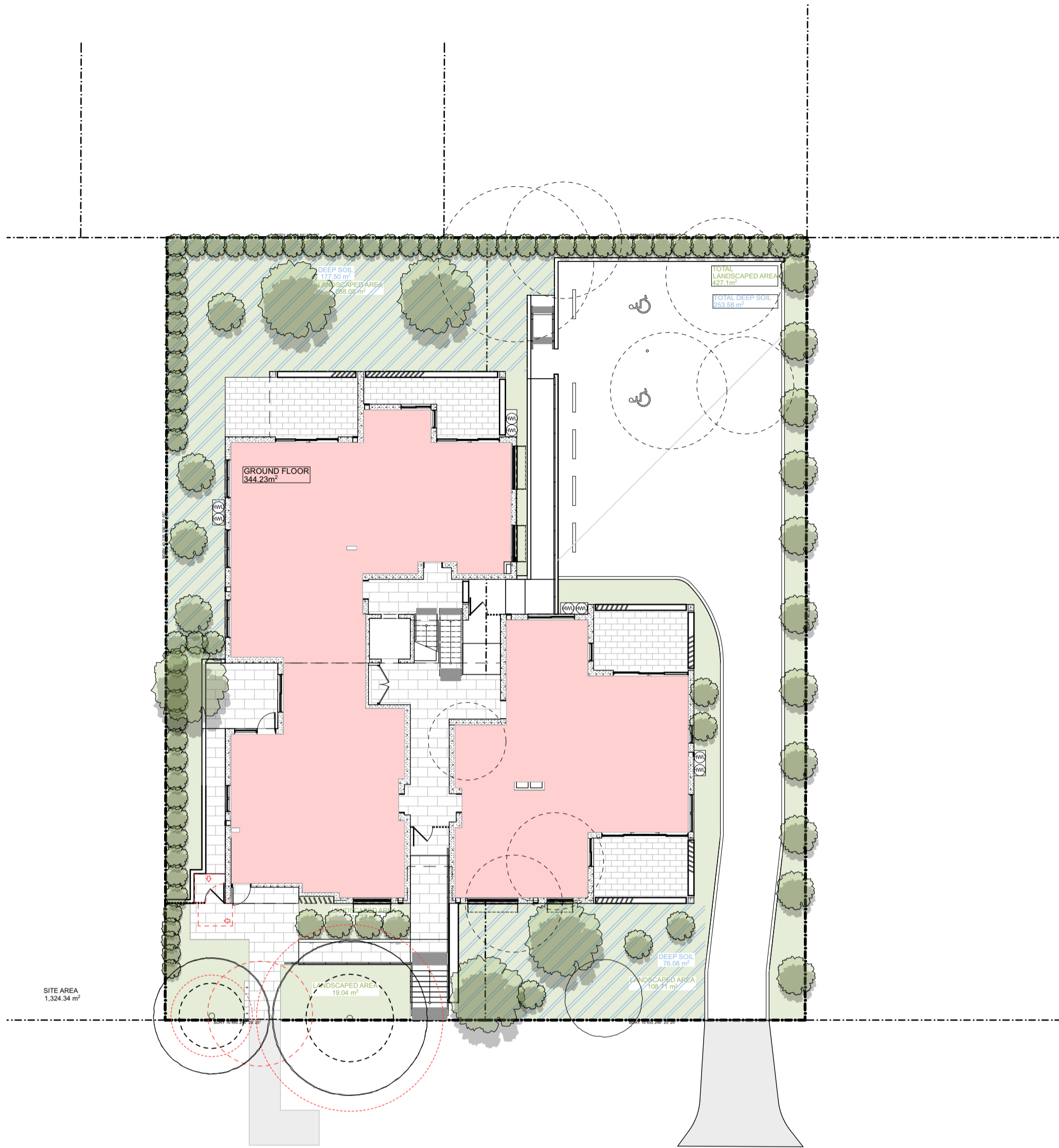
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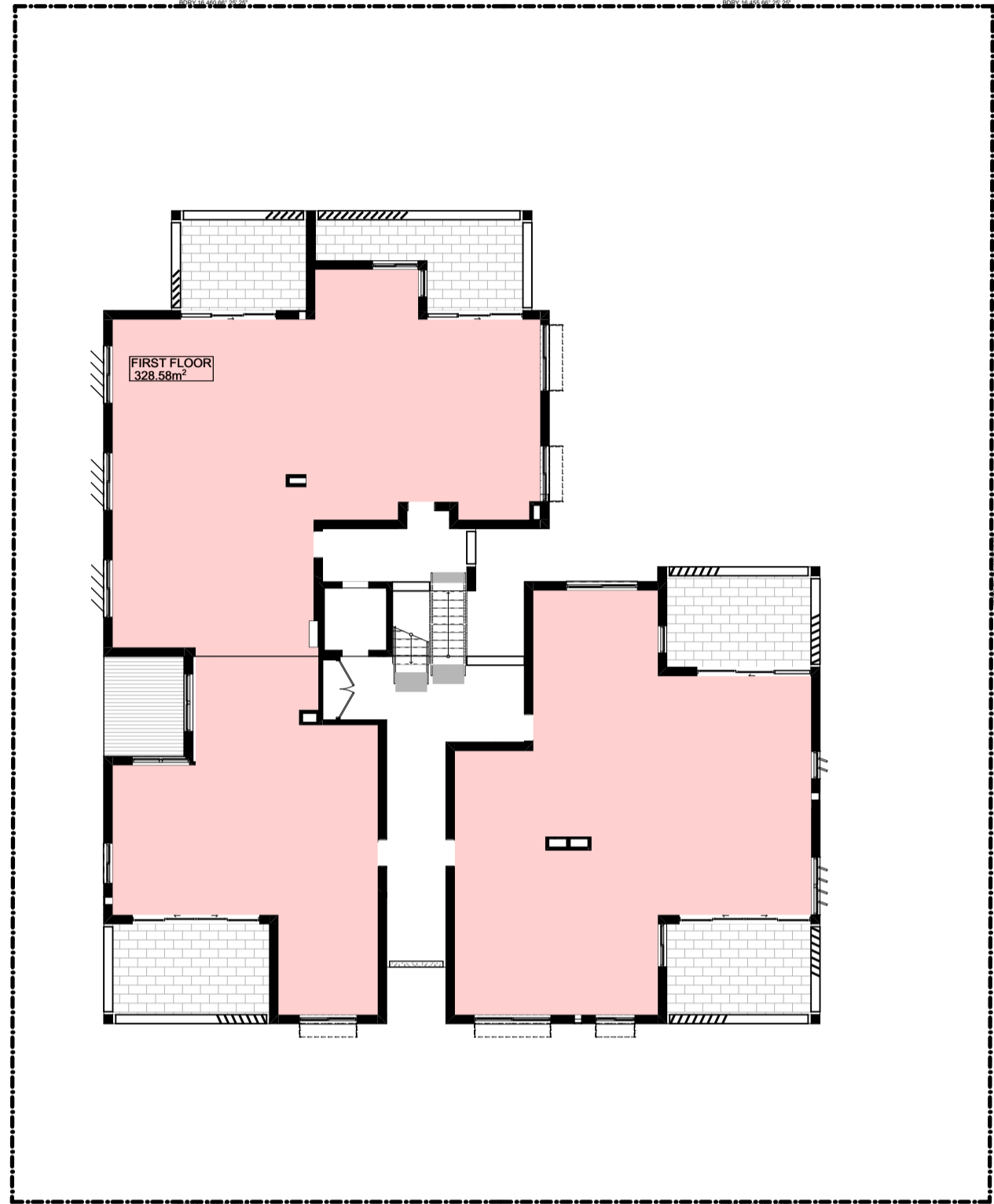
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0. FSR AND DEEP SOIL
Scale 1:200

AREA SCHEDULE				
	GFA (m ²)	1B	2B	3B
GROUND FLOOR	344.23	3	2	
LEVEL ONE	328.58	3	2	
SUB TOTALS	672.81	6	4	
MAXIMUM GFA	662.00			
FSR	0.51			
SITE	1,324.00			10



1. LEVEL 1 FSR
Scale 1:200

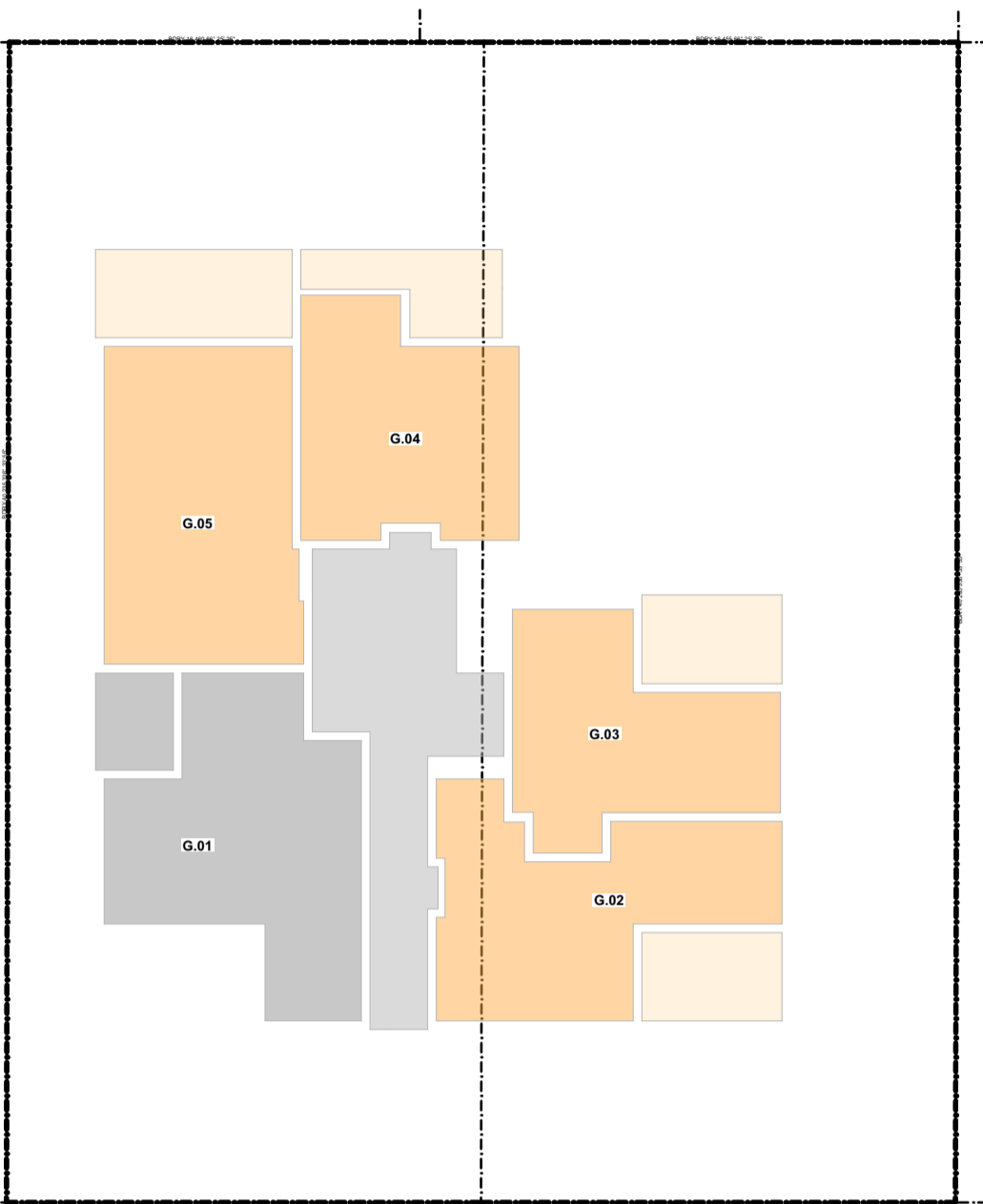
LANDSCAPE AREAS			
	REQUIRED	TOTAL	% of site
TOTAL LANDSCAPE AREA	350.00	427.10	32%
DEEP SOIL	198.60	253.58	19%

LEGEND

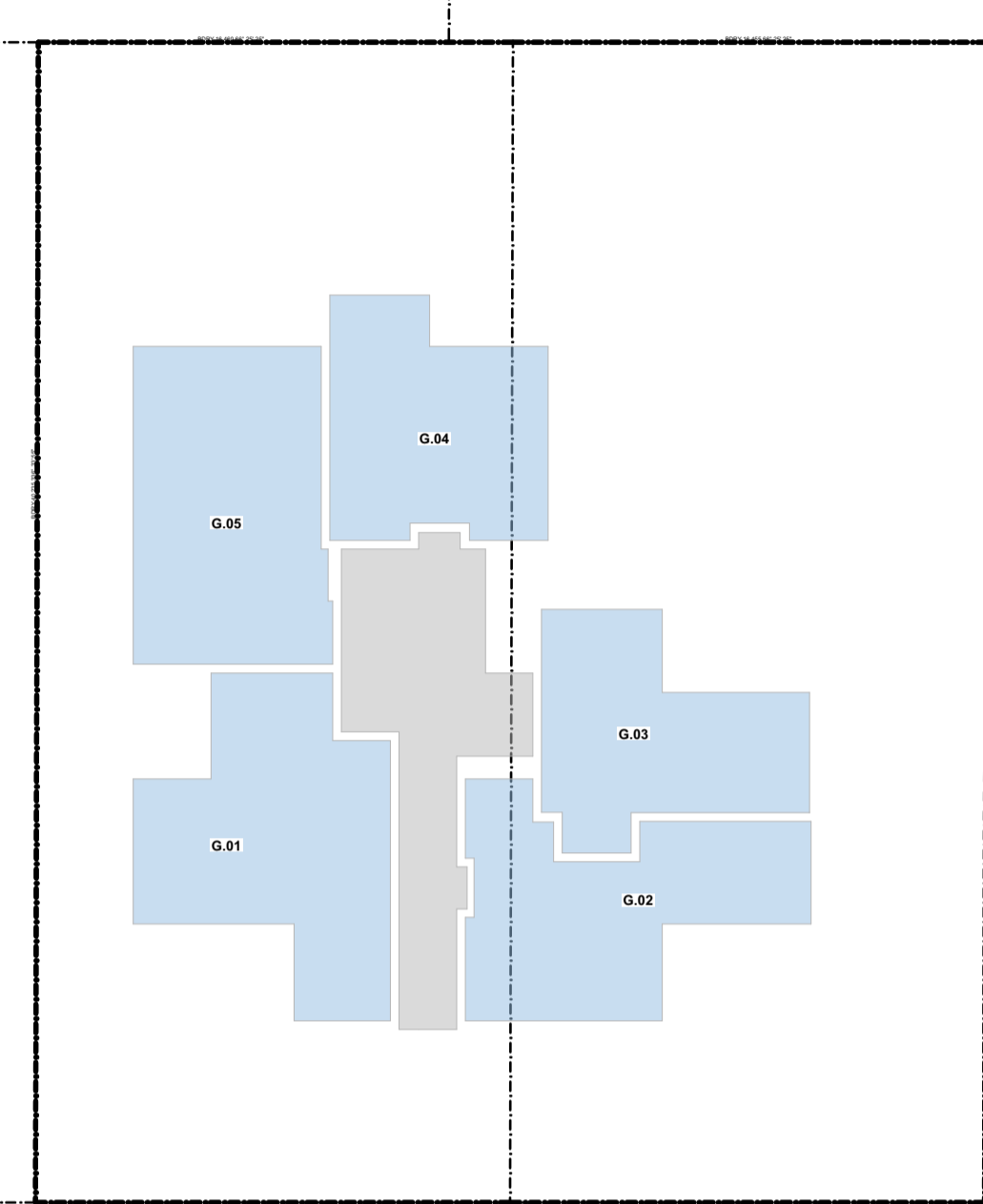
- GFA
- DEEP SOIL
- LANDSCAPING



CARPARKING	NO.		REQUIRED
	SEPP ACC.		
1B	6	0.4	2.40
2B	4	0.5	2.00
TOTAL			4.40
ADAPTABLE	1/5		
TOTAL CARS REQUIRED			4.40
TOTAL CARS PROVIDED			5
1. SEPP Housing, Accessible Site			
1. Proposed rate based on Traffic Engineering Report			

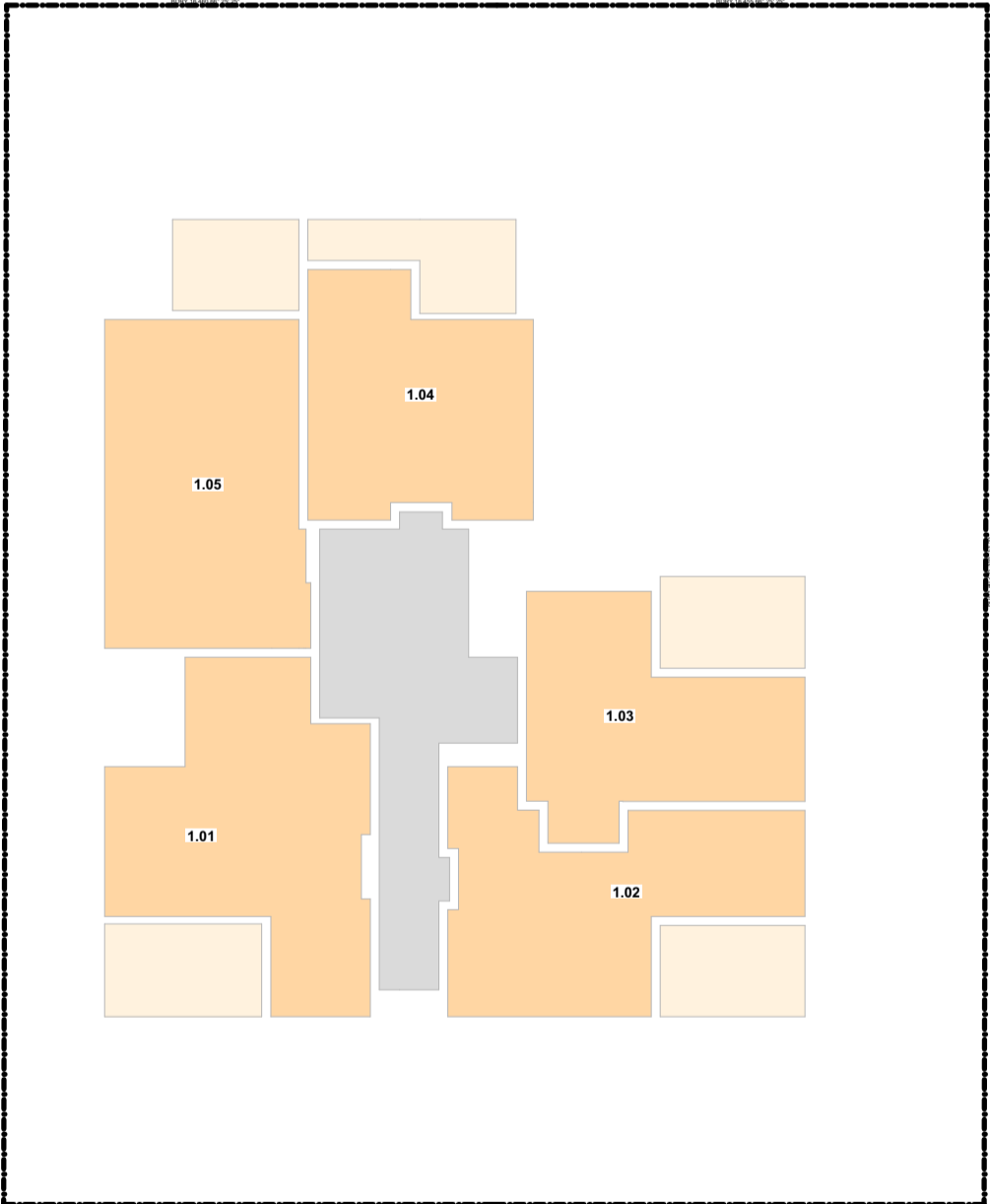


0. SOLAR GROUND
Scale 1:250

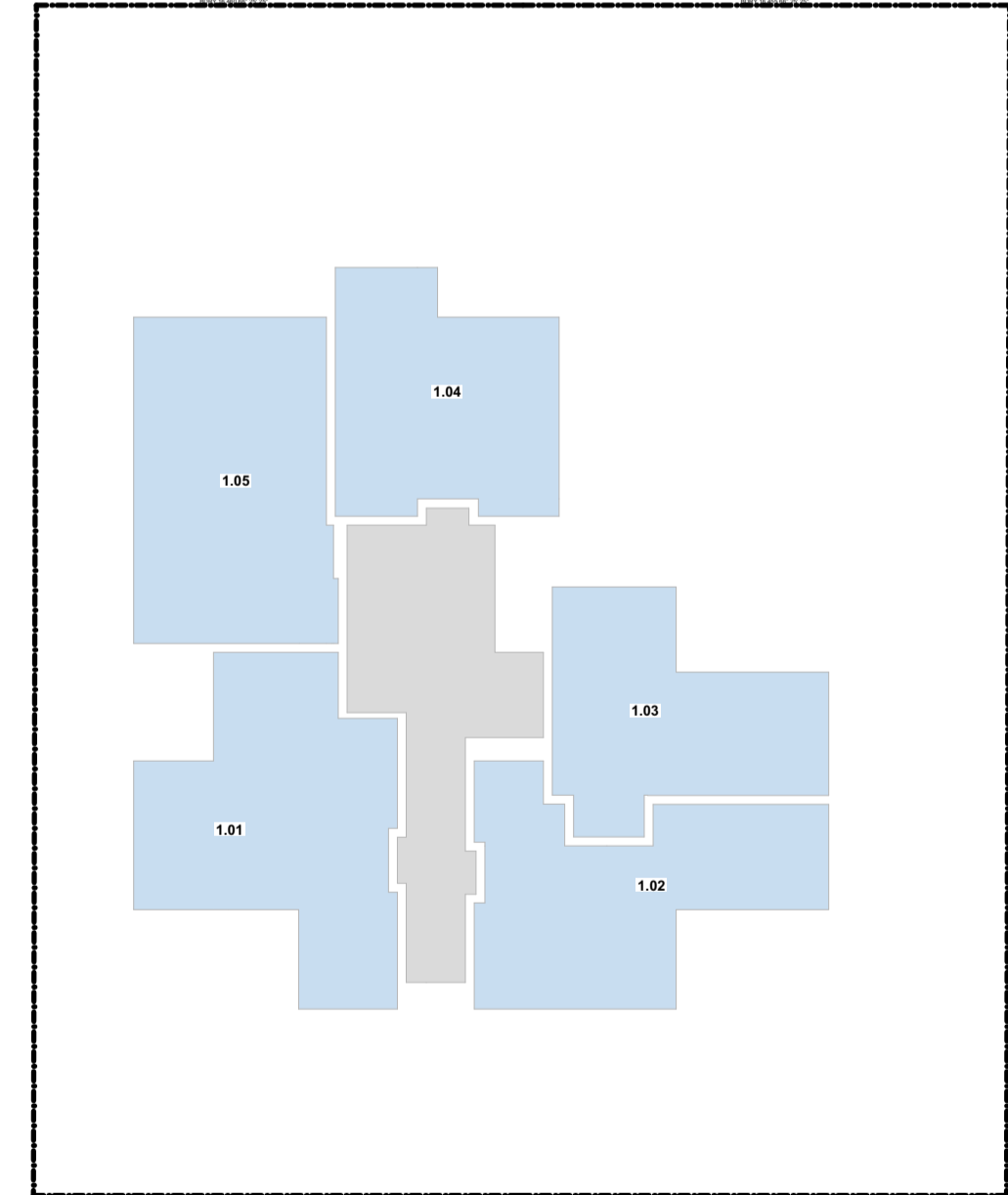


0. VENTILATION GROUND
Scale 1:250

GENERAL		AREA (m ²)		STORAGE		ENVIRONMENTAL	
1B	2B	INT.	POS	TOTAL	INT.	SUN	VENT
GROUND FLOOR							
G.01		1	73.31	22.44	95.75		1
G.02	1		63.98	15.29	79.27	1	1
G.03	1		54.01	15.39	69.4	1	1
G.04	1		55.31	15.07	70.38	1	1
G.05		1	72.28	20.87	93.15	1	1
LEVEL ONE							
1.01		1	73.28	16.16	89.44	1	1
1.02	1		63.98	15.29	79.27	1	1
1.03	1		54.01	15.39	69.4	1	1
1.04	1		55.31	15.07	70.38	1	1
1.05		1	72.28	12.97	85.25	1	1
TOTAL	6	4				9	10
						90%	100%



1. SOLAR LEVEL 1
Scale 1:250



1. VENTILATION LEVEL 1
Scale 1:250

- LEGEND
- UNITS ACHIEVING 3HRS SOLAR ACCESS
 - PRIVATE OPEN SPACE ACHIEVING 3 HRS SOLAR ACCESS
 - UNITS ACHIEVING VENTILATION
 - NON COMPLIANT SOLAR ACCESS
 - VERTICAL CIRCULATION

Scale 1:250 1 0 1 2 3 4 5m



Homes NSW

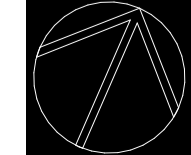
APPROVED PLAND
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
Project No: BH2HF

Submitted by the New South Wales Local and Housing Corporation

CLIENT
HOMES NSWADDRESS: 4 PARRAMATTA SQUARE, 12 DARCY STREET,
PARRAMATTA, NSW, 2150PROJECT DETAILS
SENIORS HOUSING DEVELOPMENTSITE: 1-3 RODD STREET, EDEN, NSW, 2551
DETAILS: Lot 12 & 13 / DP 213700
PROJECT: BH2HFREVISION
6/3/2025 A ISSUE FOR PART 5

SCALE: 1:100 @ A1

Scale 1:100 0 1 2 3 4 5m

DRAWING
SITE PLANDRAWING
P5-0100
SCALE: 1:100 @ A1

DEMOLITION TO BE CONDUCTED IN ACCORDANCE
AS 2601-2001: THE DEMOLITION OF STRUCTURES
AND WORK COVER REQ.

NO.3
BRICK HOUSE
(TILE ROOF)
TO BE DEMOLISHED


NO.1
SINGLE STOREY
W/BOARD RESIDENCE
(METAL ROOF)
TO BE DEMOLISHED

Homes NSW

APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION

Date: 30 June 2025
Project No.: BH2H^F

Determined by the New South Wales Land and Housing Corporation.

The logo for Homes NSW, featuring a red house icon above the text "Homes NSW" in white.

EXISTING BOUNDARY FENCE TO BE
DEMOLISHED IF REQUIRED

EXISTING LAYBACK TO BE
DEMOLISHED. DRIVEWAY CROSSING TO
BE RELOCATED

EXISTING TREES TO BE DEMOLISHED.

EXISTING TREES TO BE RETAINED.

SITE AREA
1,324.34 m²

EXISTING TREES TO BE RETAINED.

R O D D S T R E E T

EXISTING BOUNDARY FENCE TO BE
DEMOLISHED IF REQUIRED

—EXISTING TREES TO BE DEMOLISHED

—EXISTING CONCRETE PATHS TO BE
DEMOLISHED

—EXISTING TREES TO BE DEMOLISHED

EXISTING BOUNDARY FENCE TO BE
DEMOLISHED IF REQUIRED

—EXISTING LAYBACK TO BE DEMOLISHED

ARCHITECT

INTEGRATED
DESIGN
GROUP

CONTACT DETAILS
Integrated Design Group Pty Ltd | ABN 84 115 006 329
info@idgarchitects.com.au | www.idgarchitects.com.au
Nominated Architects:
Simon Thorne NSW ARB 7093
Andrew Elia NSW ARB 7928
Joshua Andren NSW ARB 8878
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DRAWING NOTES	
1.	Figured dimensions take precedence over scaled drawings
2.	Contractors to check and verify all datum levels and dimensions on site prior to proceeding with works.
3.	All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
4.	All drawings are not for construction unless otherwise noted and subject to further design development, consultant input, council and legislative requirements.
5.	Refer to General Notes page for legend and abbreviations

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3. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works.

CO-ORDINATION NOTES	
1.	Survey data included in this drawing is based on survey drawing and is provided for preliminary design purposes only
2.	As this drawing is based on information provided by others, reference must be made to original survey drawings verified against site conditions.
3.	For Section J and BASIX requirements, refer to NCC Section J and Compliance Report and/or BASIX/NatHERS Certificate.
4.	Refer to landscape architects documentation for landscape details, planting schedule, and landscape levels.

CLIENT

HOMES NSW

ADDRESS: 4 PARRAMATTA SQUARE, 12 DARCY STREET,
PARRAMATTA, NSW, 2150



PROJECT DETAILS
SENIORS HOUSING DEVELOPMENT

SITE: 1 - 3 RODD STREET, EDEN, NSW, 2551
 DETAILS: Lot 12 & 13 / DP 213700
 SITE AREA: 1 324m2
 PROJECT: BH2HF

REVISION			
6/3/2025	A	ISSUE FOR PART 5	

Scale 1:100

DRAWING

DEMOLITION PLAN

NUMBER P5-0200
DRAWN JAJS
CHECKED JA
SCALE 1:100 @ a1





Homes NSW

APPROVED PLANE
PART 5 (D) 1.1.1 ACTIVITY DETERMINATION
Date: 30 June 2025
Project No.: BH2HF

Developed by the New South Wales Land and Housing Corporation



ARCHITECT

INTEGRATED
DESIGN
GROUP

CONTACT DETAILS

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info@idgarchitects.com.au | www.idgarchitects.com.au
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HOMES NSWADDRESS: 4 PARRAMATTA SQUARE, 12 DARCY STREET,
PARRAMATTA, NSW, 2150

PROJECT DETAILS

SENIORS HOUSING DEVELOPMENT

SITE: 1-3 RODD STREET, EDEN, NSW, 2551
DETAILS: Lot 12 & 13 / DP 213700
PROJECT: BH2HF

REVISION

6/3/2025 A ISSUE FOR PART 5

Scale 1:100
0 1 2 3 4 5m

DRAWING

PLAN - GROUND

P5-1100

A

SCALE: 1:100 @ A1





Homes NSW

APPROVED PLANS
PART 5: DOLBY ACTIVITY DETERMINATION
Date: 30 June 2025
Project No.: BH2HF

Developed by the New South Wales Land and Housing Corporation



ARCHITECT

INTEGRATED
DESIGN
GROUP

CONTACT DETAILS

Integrated Design Group Pty Ltd (ABN 84 115 006 329)
info@idgarchitects.com.au | www.idgarchitects.com.au
Nominated Architects:
Simon Thorne NSW ARB 7080
Andrew Ellis NSW ARB 7928
Joshua Andrew NSW ARB 8878

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CLIENT

HOMES NSW

ADDRESS: 4 PARRAMATTA SQUARE, 12 DARCY STREET,
PARRAMATTA, NSW, 2150

PROJECT DETAILS

SENIORS HOUSING DEVELOPMENT

SITE: 1-3 RODD STREET, EDEN, NSW, 2551
DETAILS: Lot 12 & 13 / DP 213700
PROJECT: BH2HF

REVISION

6/3/2025 A ISSUE FOR PART 5

Scale 1:100
1 0 1 2 3 4 5m

DRAWING

PLAN - LEVEL 1

P5-1101

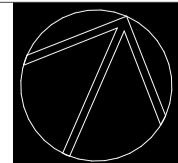
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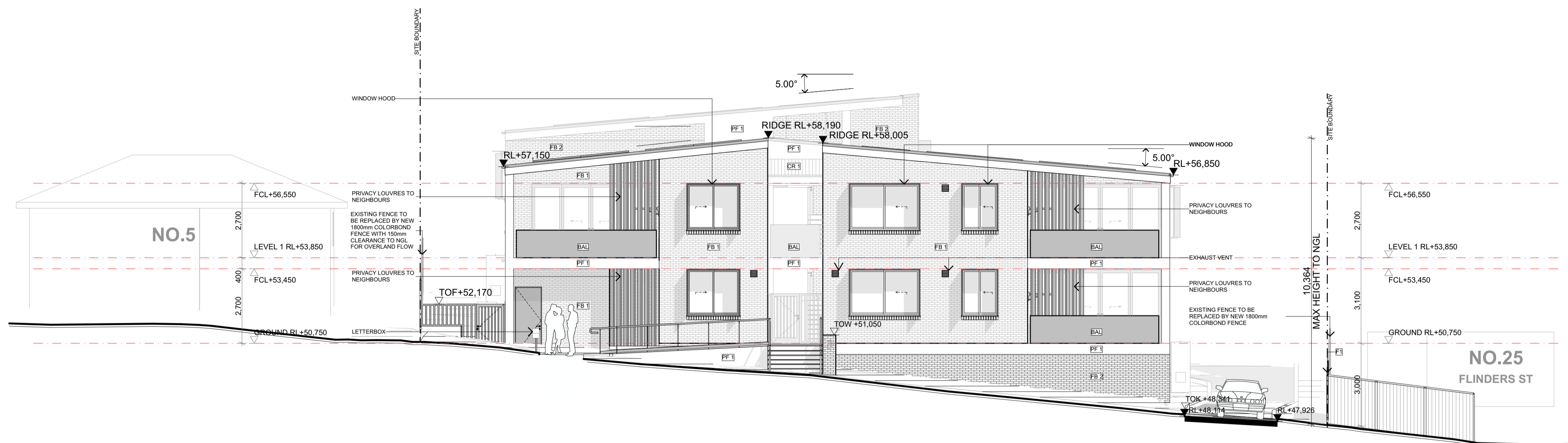




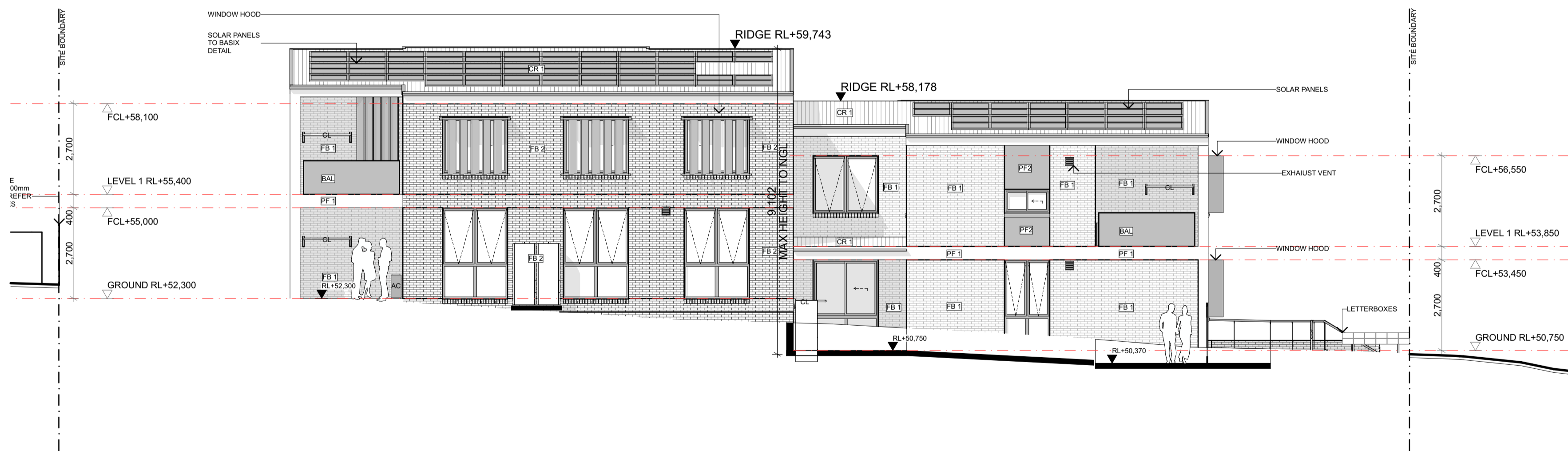
APPROVED PLANS
PART 5 (DIV 5.1) ACTIVITY DETERMINATION
Date: 30 June 2025
Project No.: BH2HF

Determined by the New South Wales Land and Housing Corporation

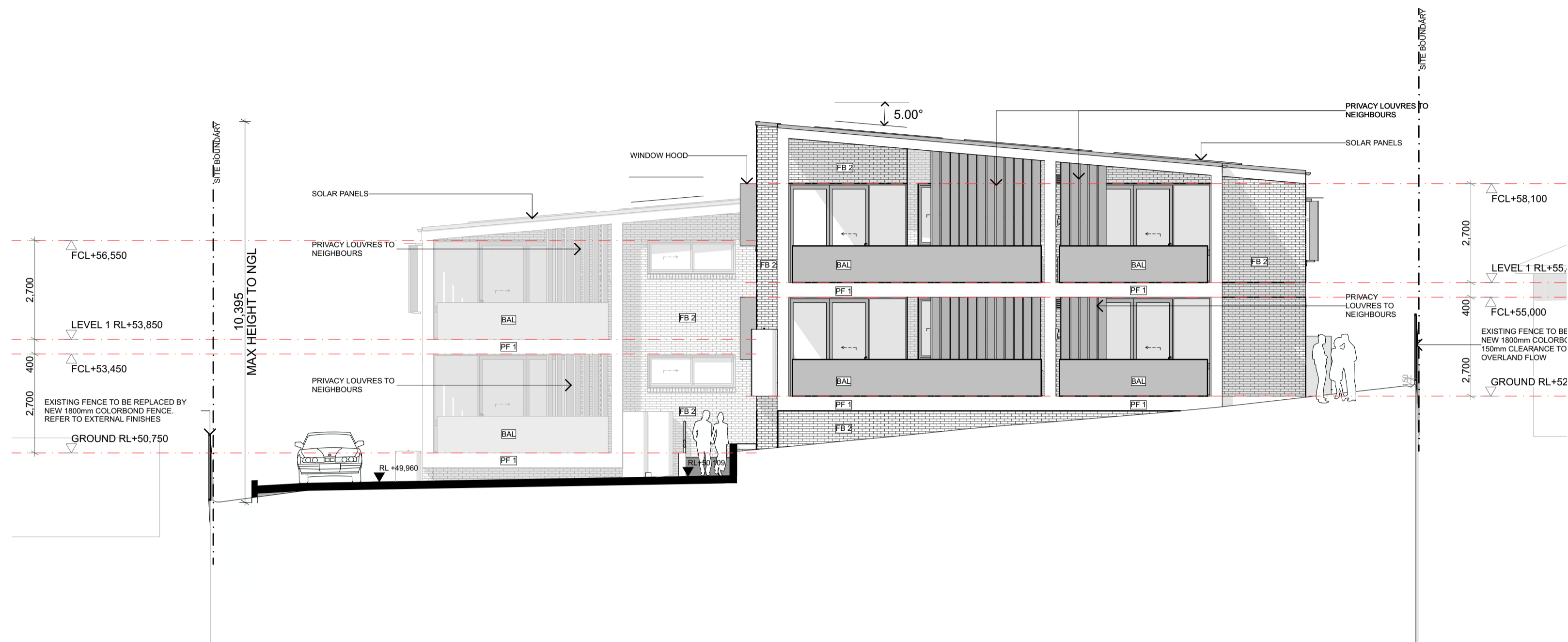




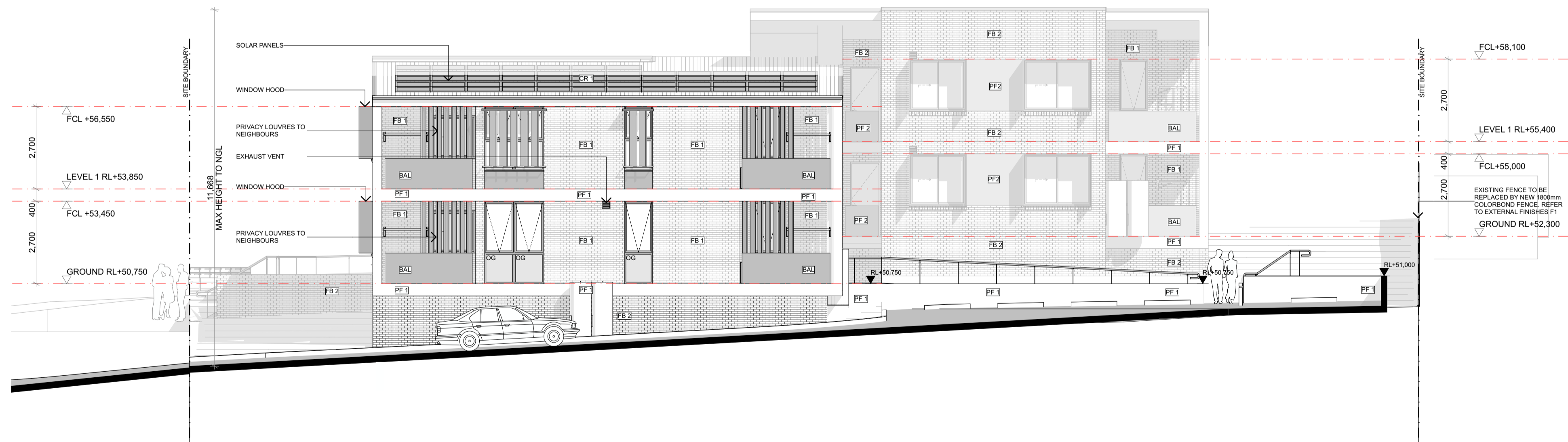
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E 02 SOUTH WEST ELEVATION
Scale 1:100

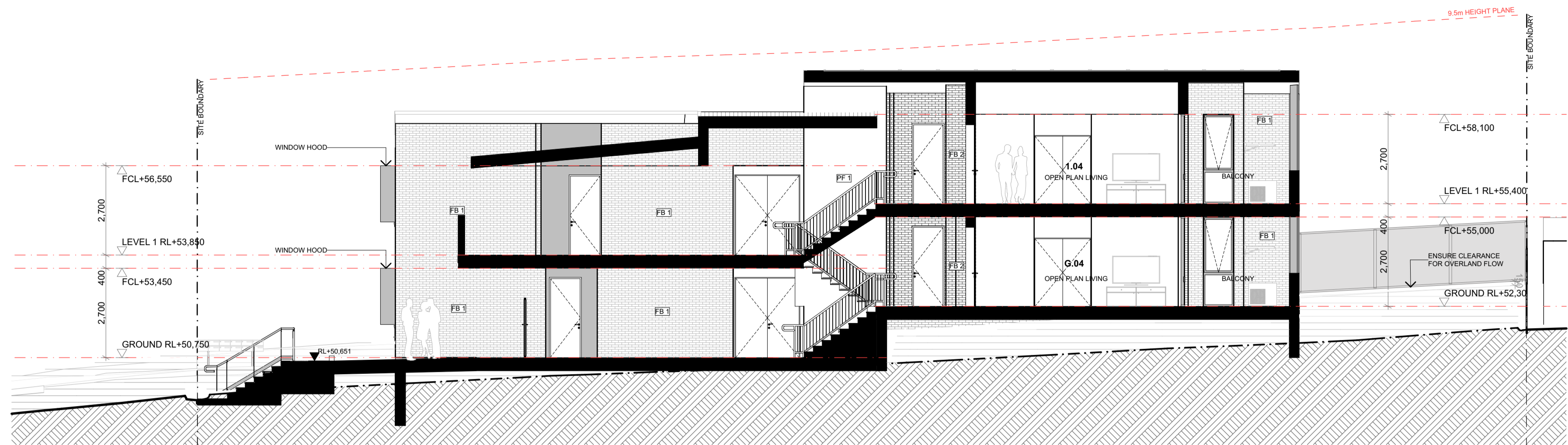


E 03 NORTH WEST ELEVATION
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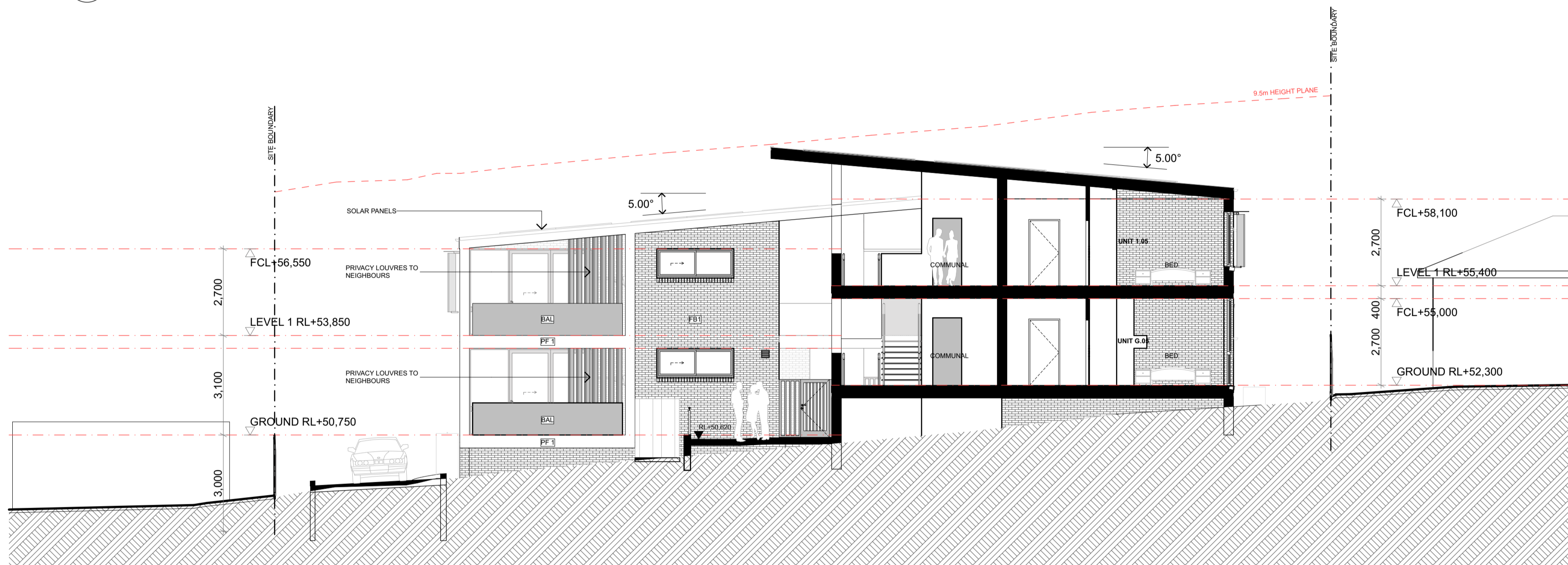


E 04 NORTH EAST ELEVATION
Scale 1:100

Scale 1:100
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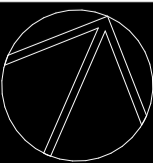
01 SECTION A
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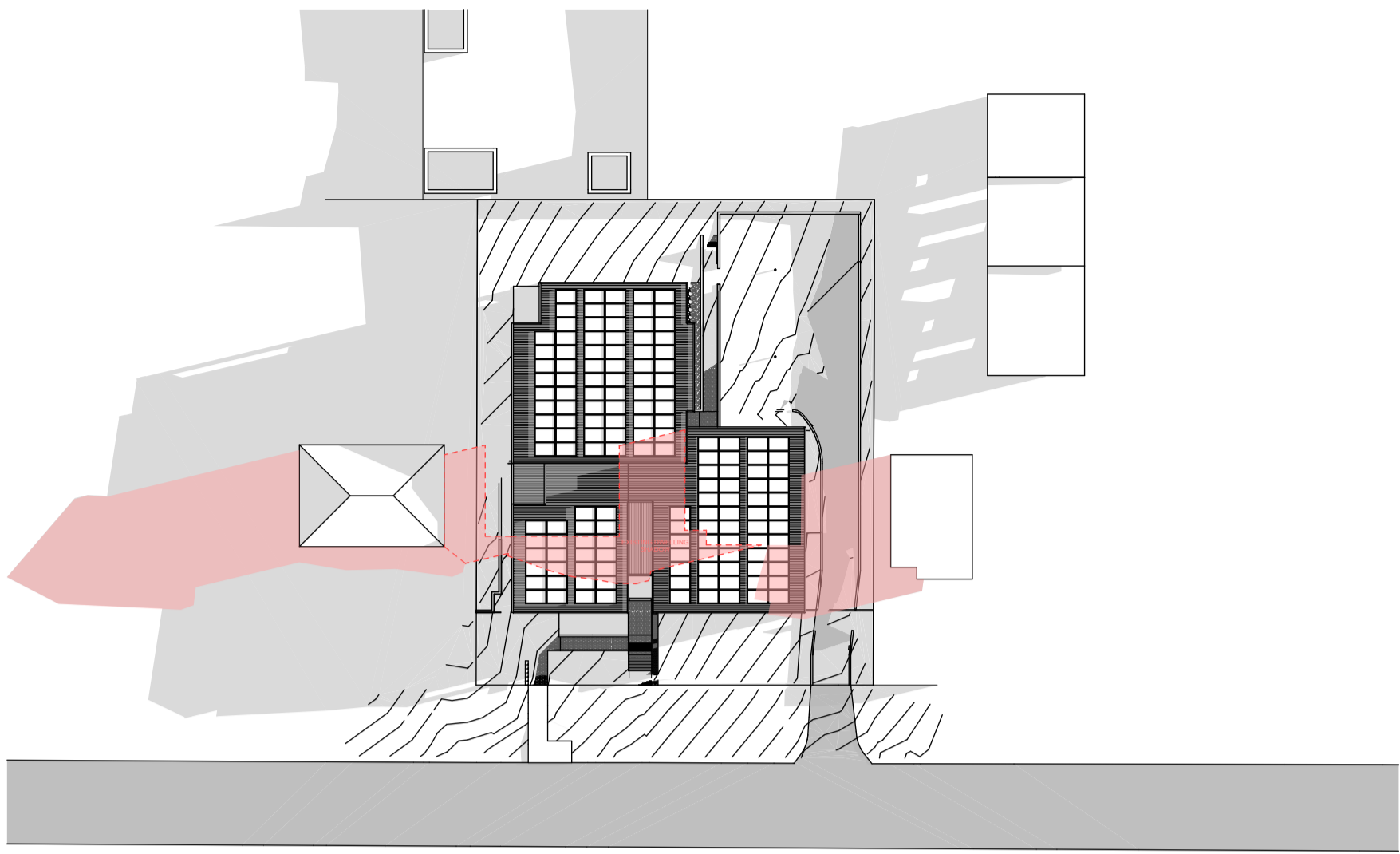


02 SECTION B
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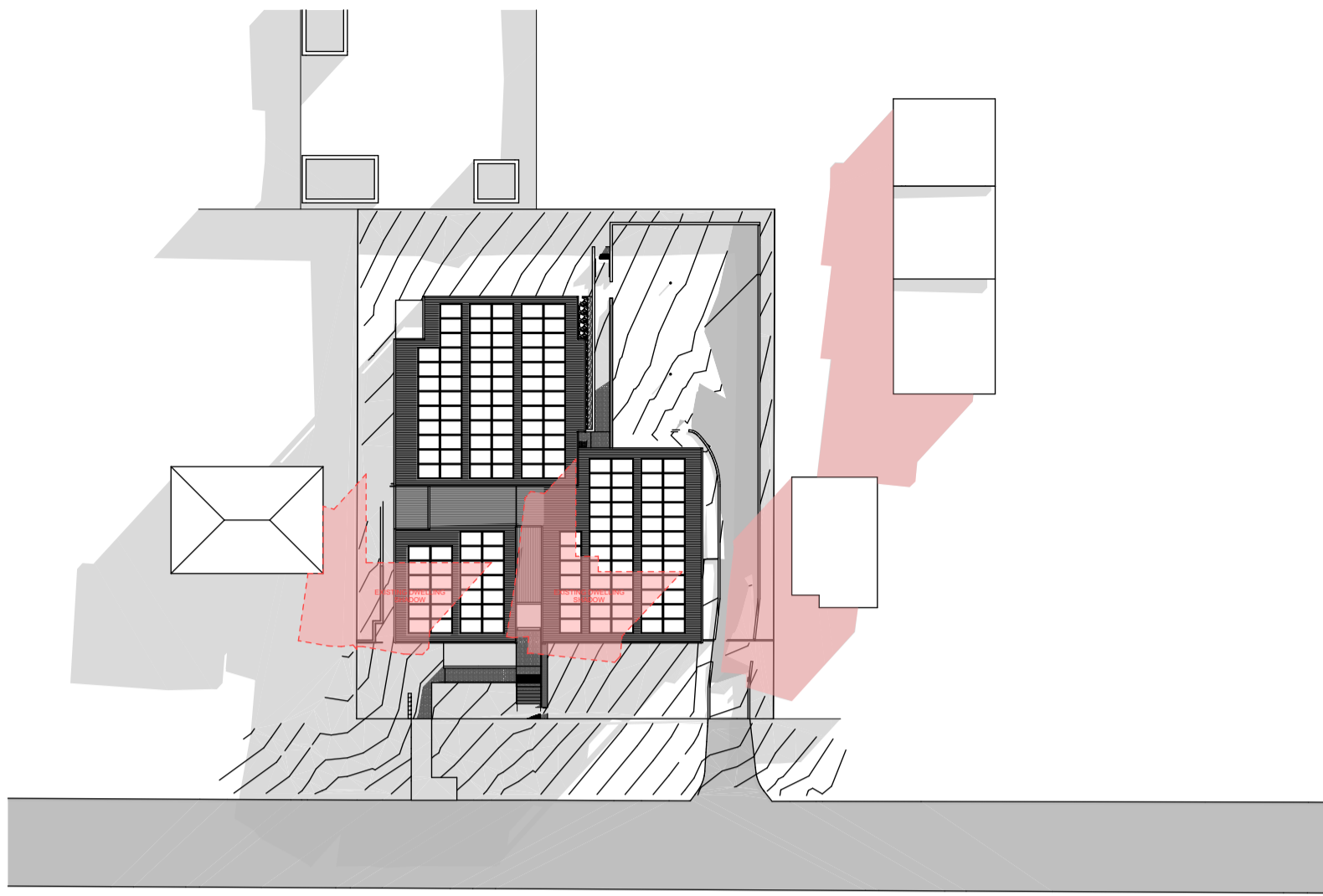


03 SECTION C
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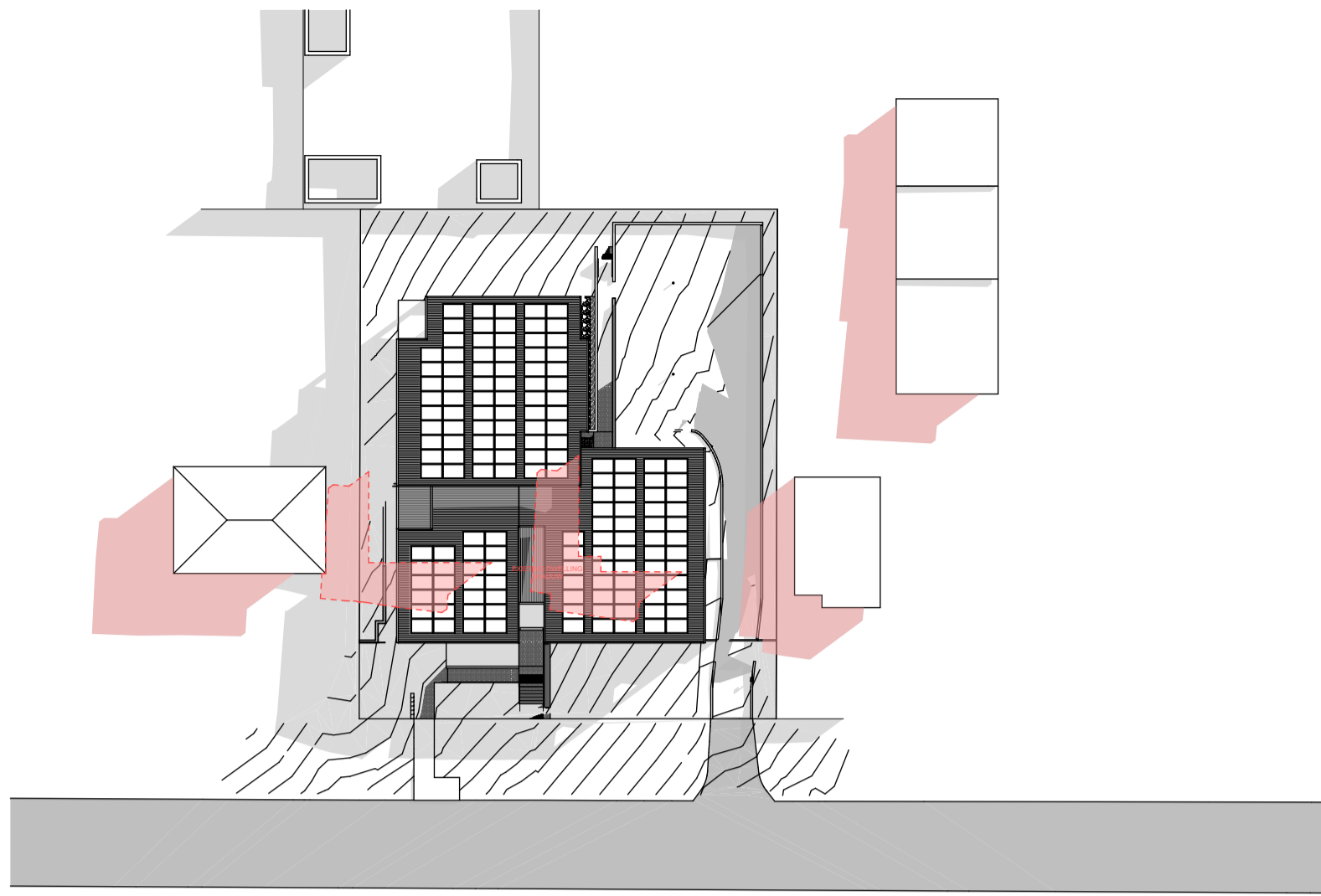




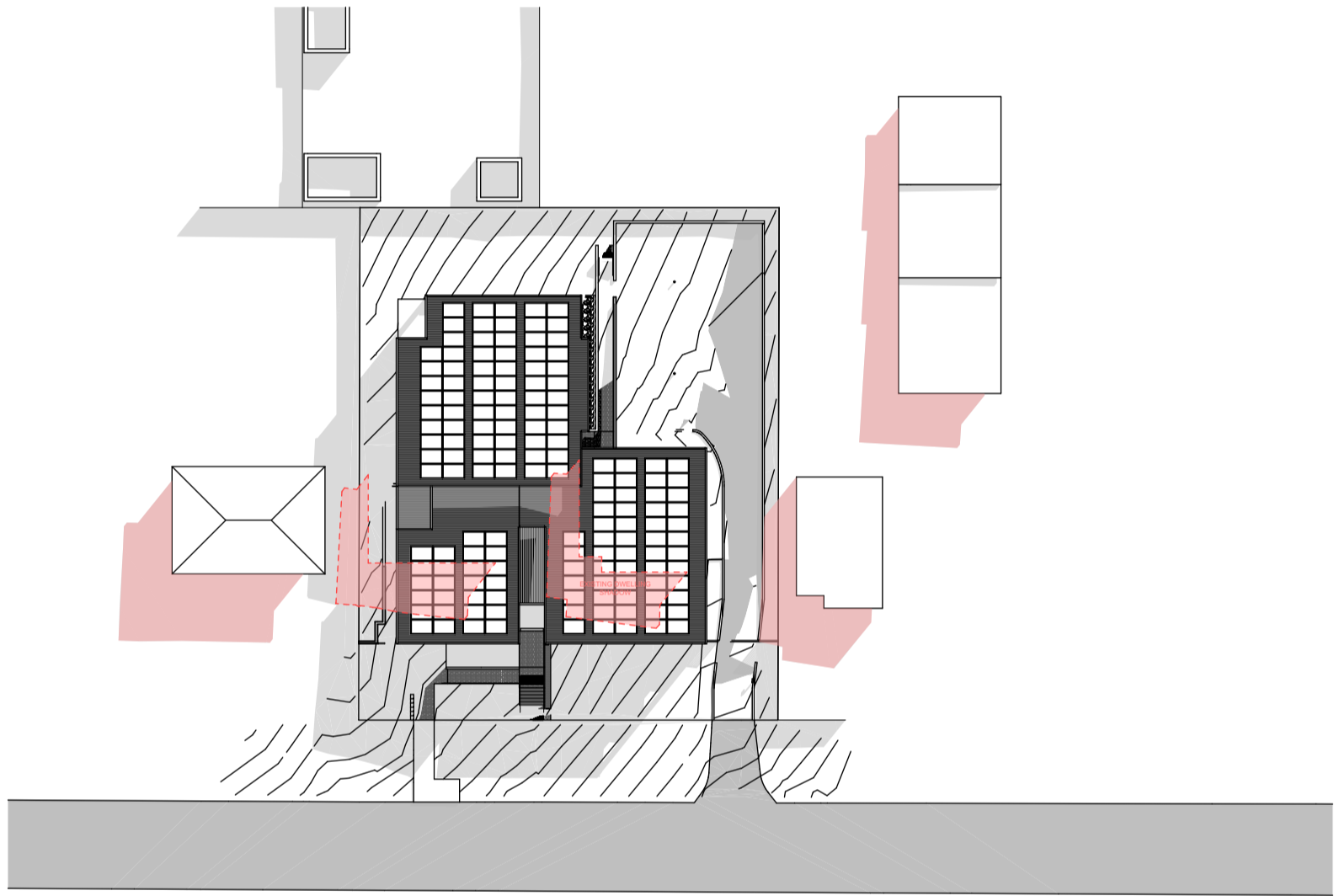
01 Shadow Study 21 June at 8:00am
Scale 1:500



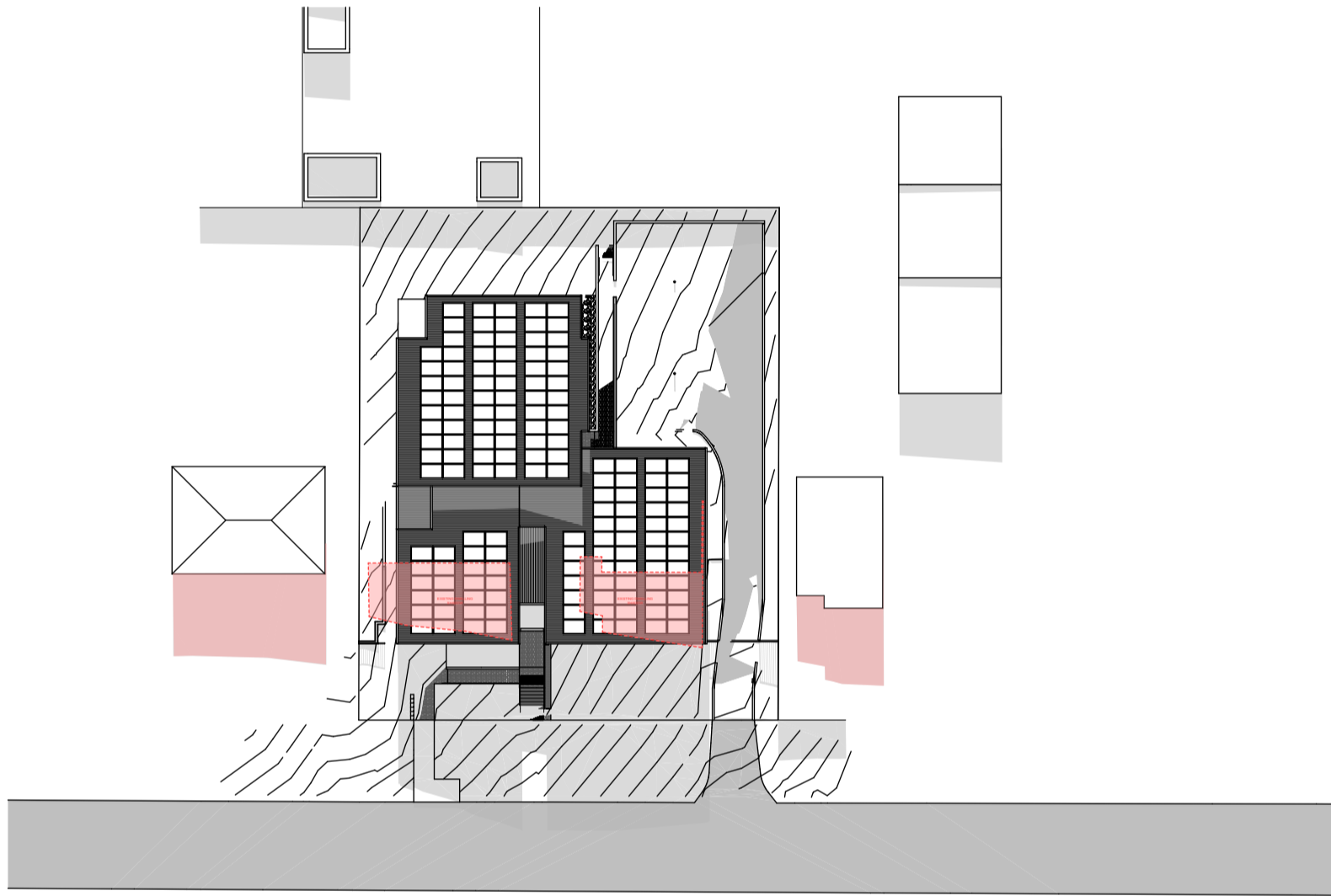
02 Shadow Study 21 June at 9:00am
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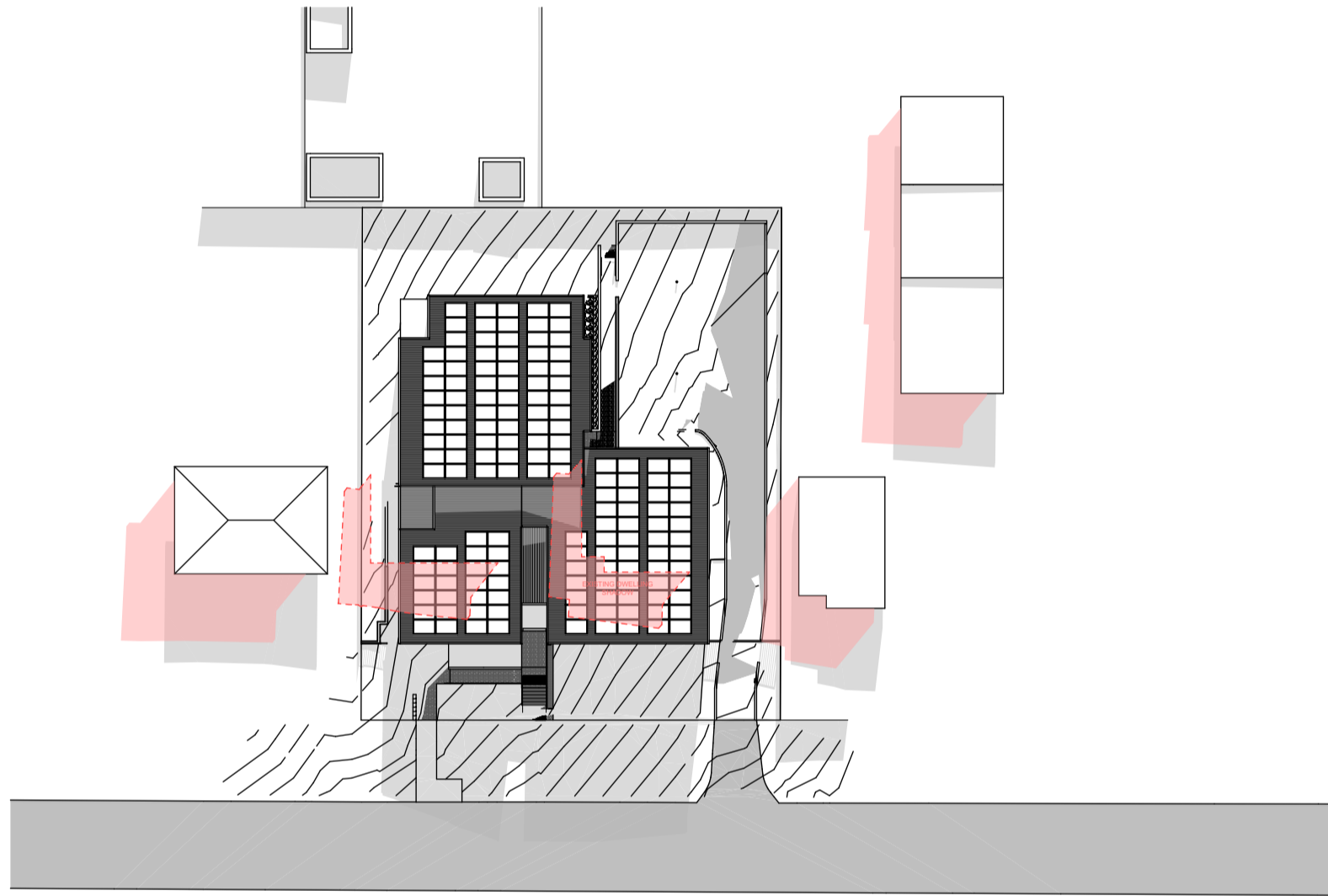
03 Shadow Study 21 June at 10:00am
Scale 1:500



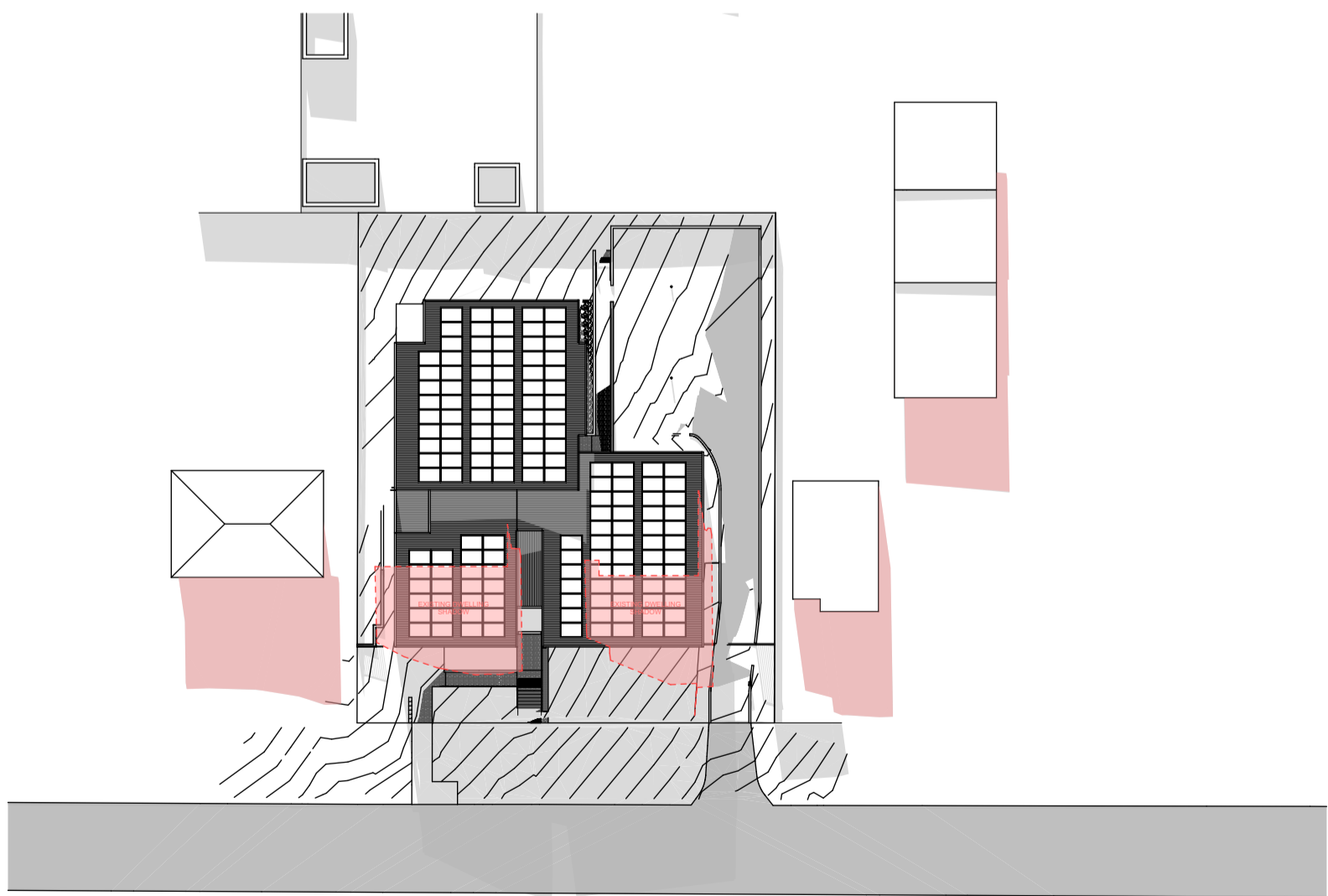
04 Shadow Study 21 June at 11:00am
Scale 1:500



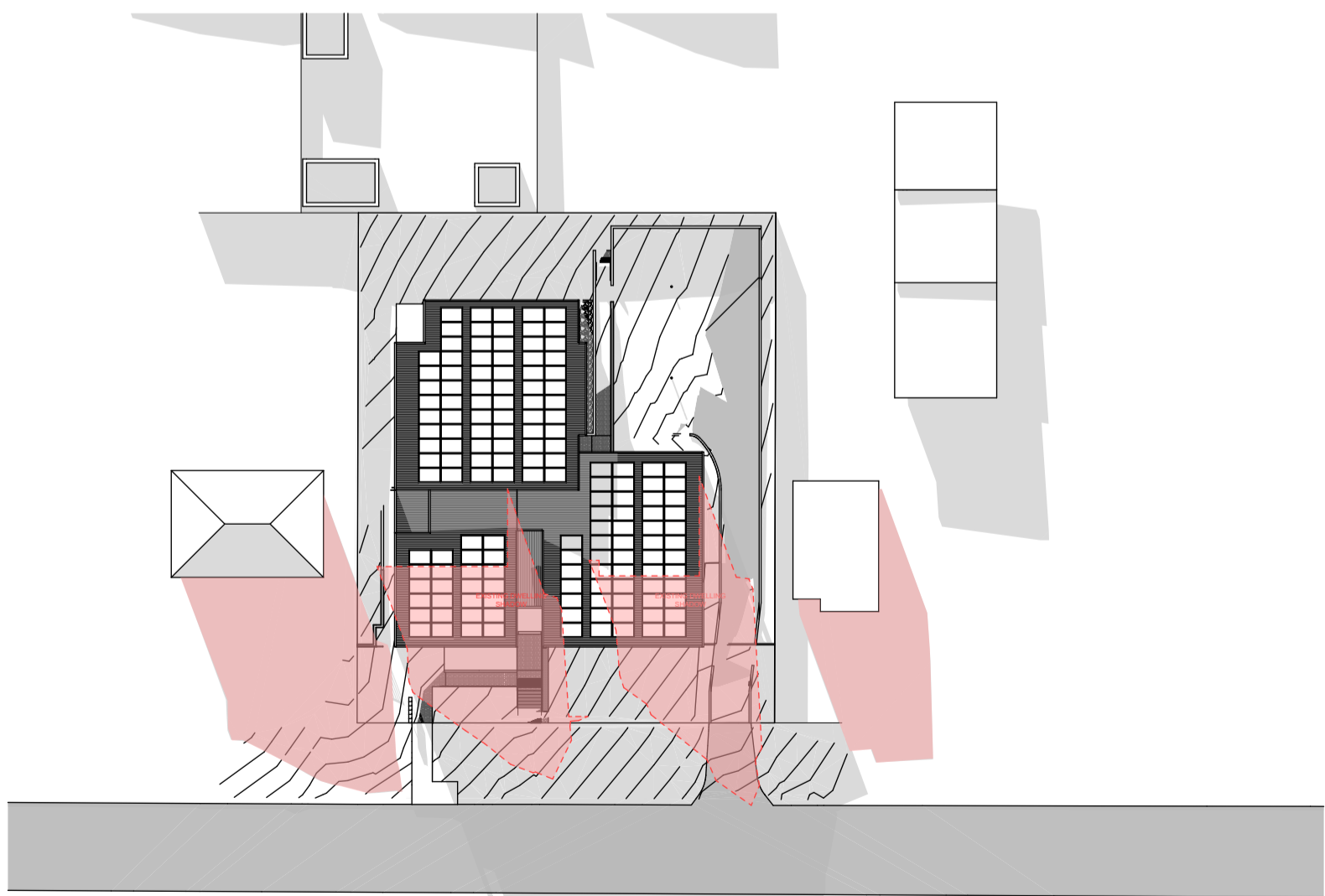
05 Shadow Study 21 June at 12:00pm
Scale 1:500



06 Shadow Study 21 June at 1:00pm
Scale 1:500



07 Shadow Study 21 June at 2:00pm
Scale 1:500



08 Shadow Study 21 June at 3:00pm
Scale 1:500

	GENERAL		AREA (m ²)		STORAGE		ENVIRONMENTAL						SUN
	1B	2B	INT.	POS	TOTAL	INT.	9am	10am	11am	12pm	1pm	2pm	
GROUND FLOOR													
G.01		1	73.31	22.44	95.75							1	1
G.02		1	63.98	15.29	79.27		1	1	1	1			1
G.03		1	54.01	15.39	69.4		1	1	1	1	1	1	1
G.04		1	55.31	15.07	70.38		1	1	1	1	1	1	1
G.05		1	72.28	20.87	93.15					1	1	1	1
LEVEL ONE													
1.01		1	73.28	16.16	89.44				1	1		1	1
1.02		1	63.98	15.29	79.27		1	1	1	1			1
1.03		1	54.01	15.39	69.4		1	1	1	1	1	1	1
1.04		1	55.31	15.07	70.38		1	1	1	1	1	1	1
1.05		1	72.28	12.97	85.25					1	1	1	1
TOTAL	6	4											9
													90%

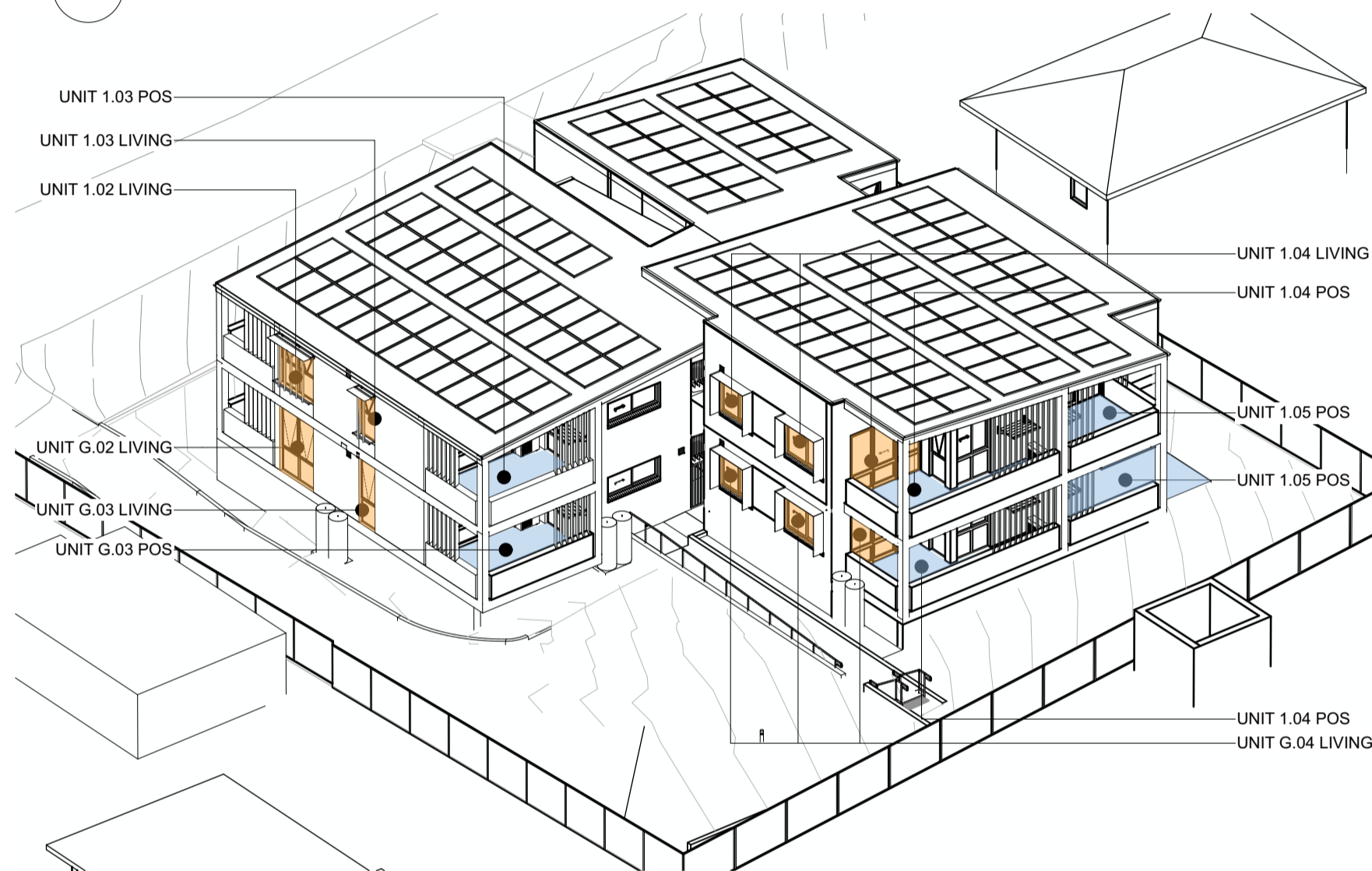
LEGEND

- EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- EXISTING SHADOWS CAST BY EXISTING PROPERTIES
- SHADOWS CAST BY PROPOSED DEVELOPMENT

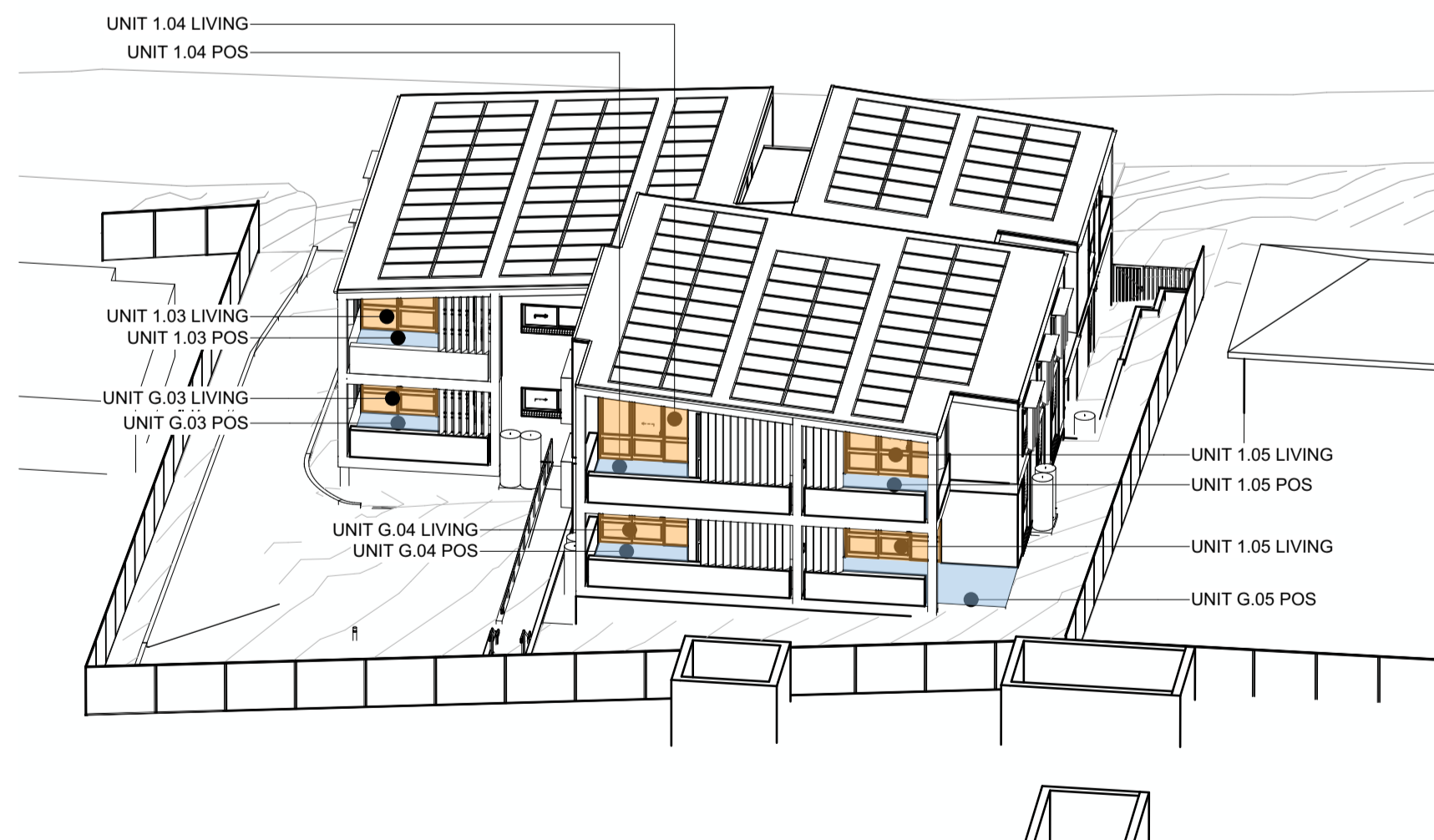
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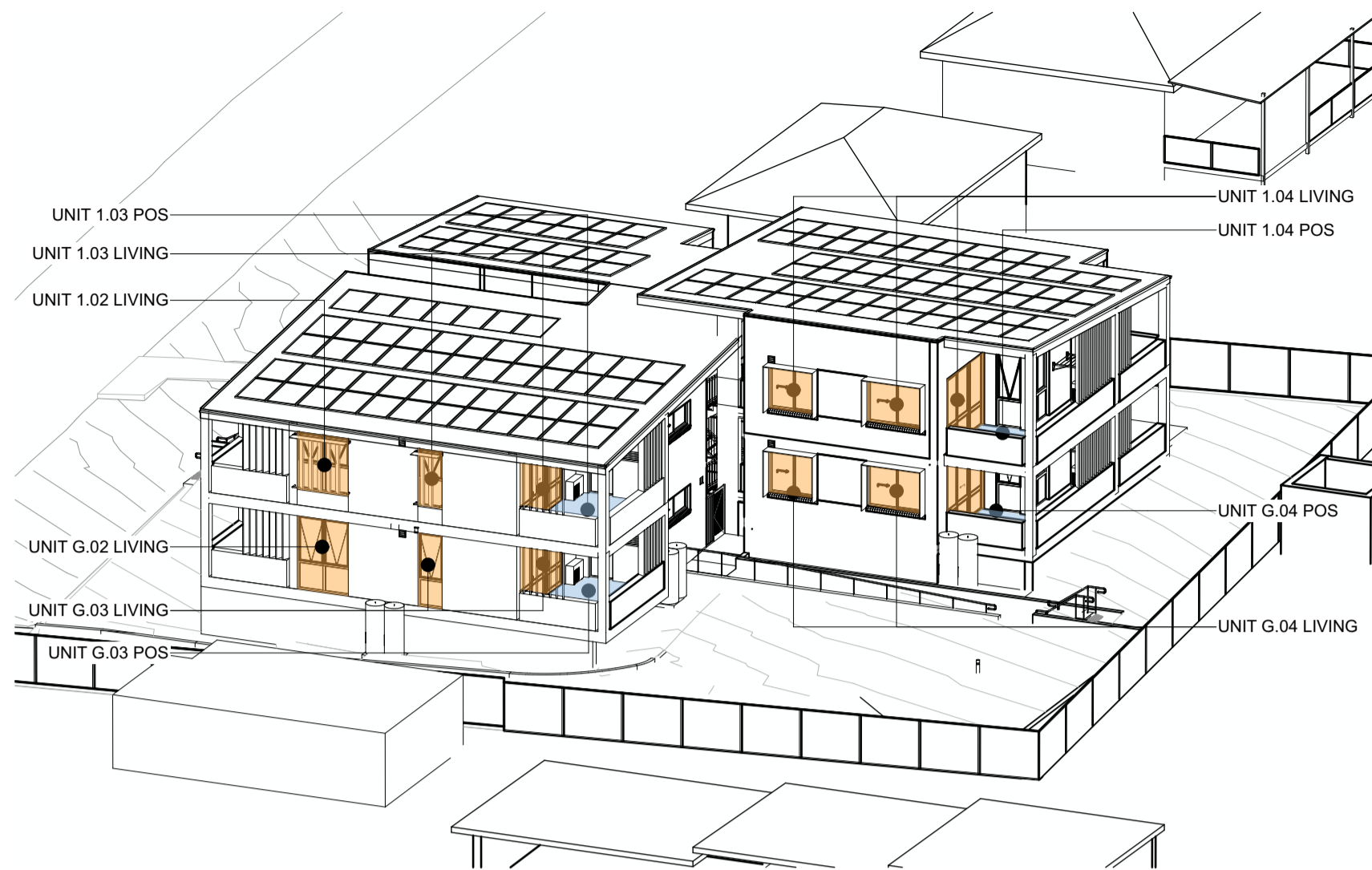
01 8AM JUNE 21



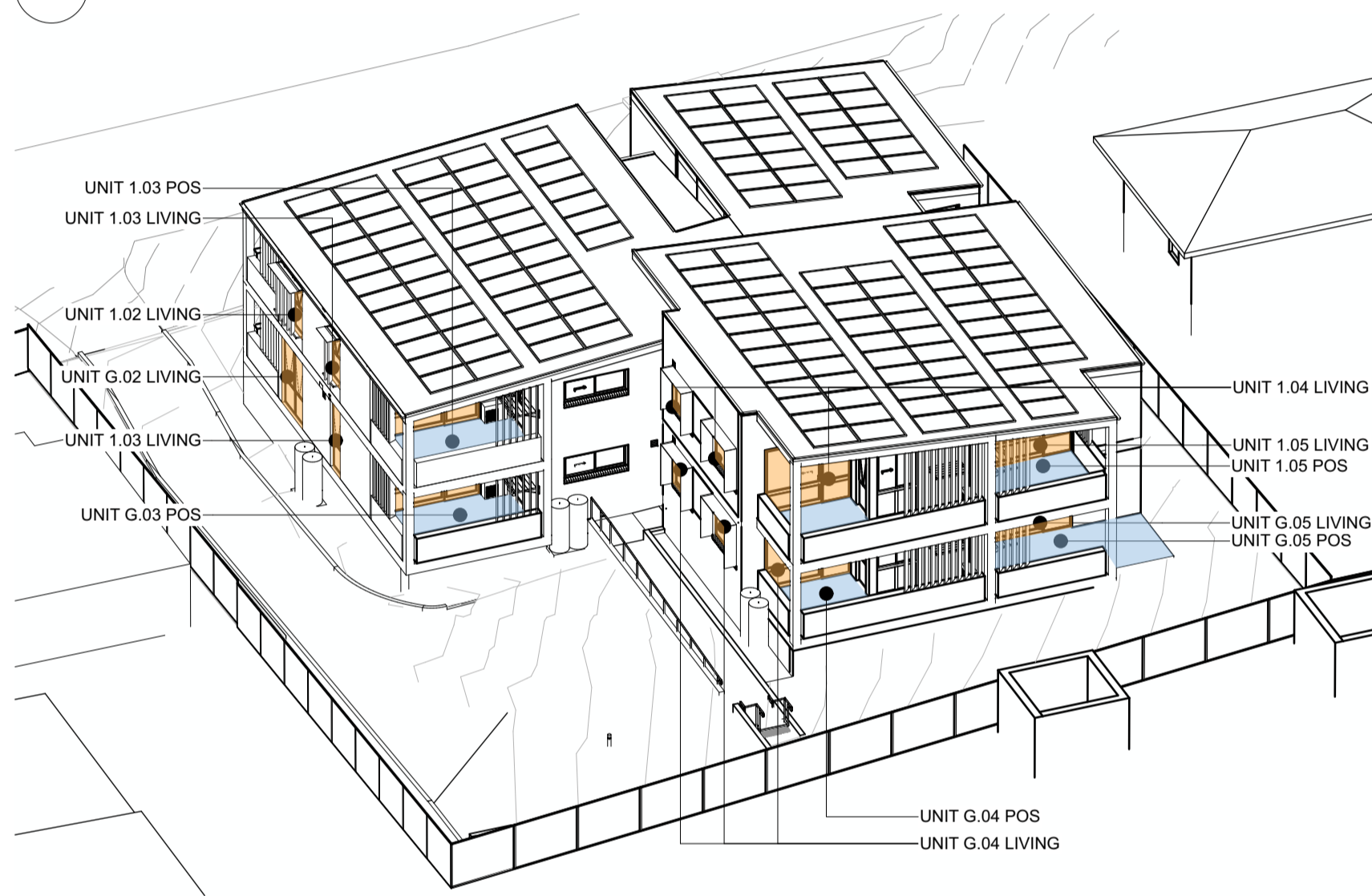
04 11AM JUNE 21



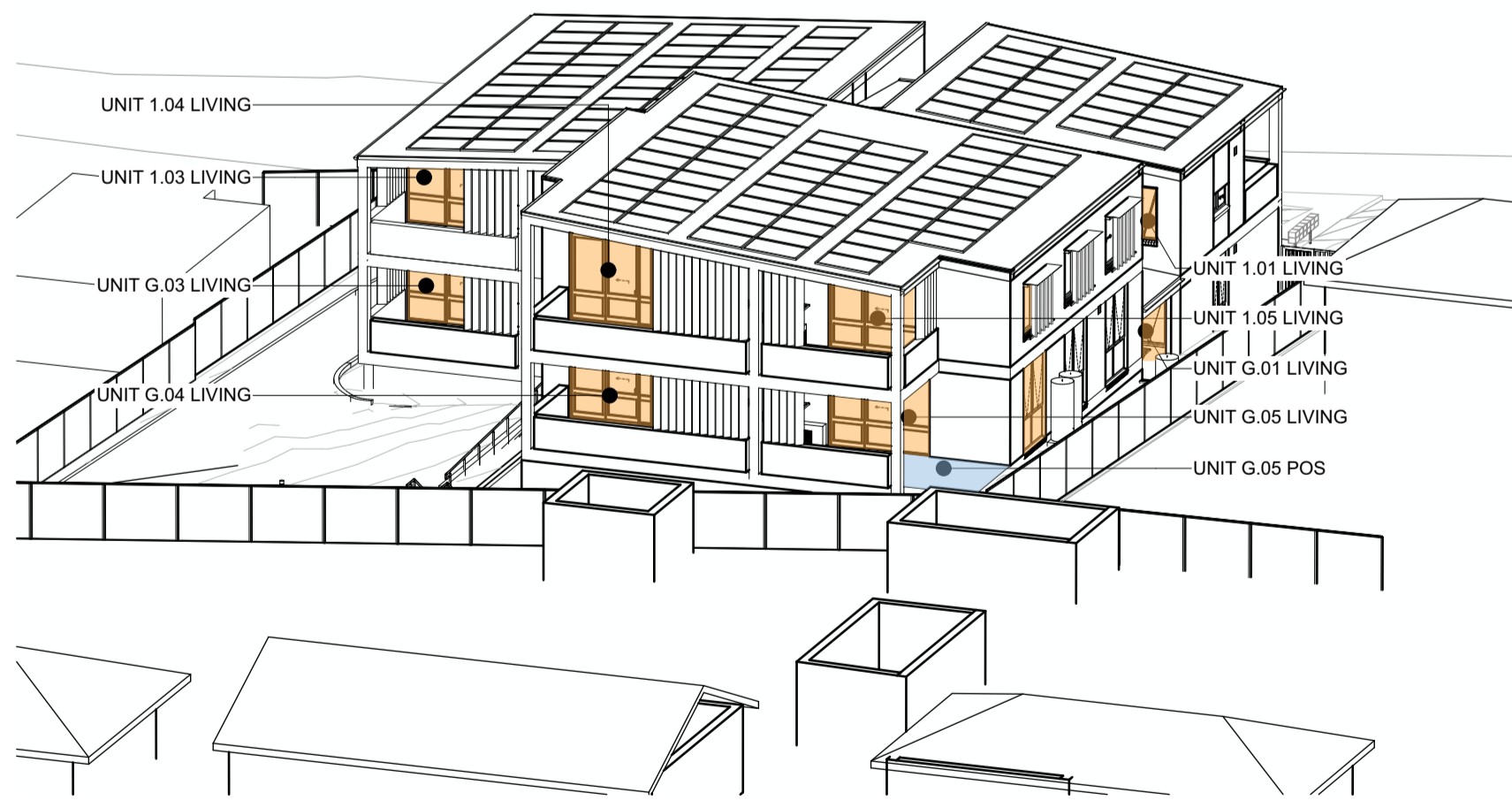
07 2PM JUNE 21



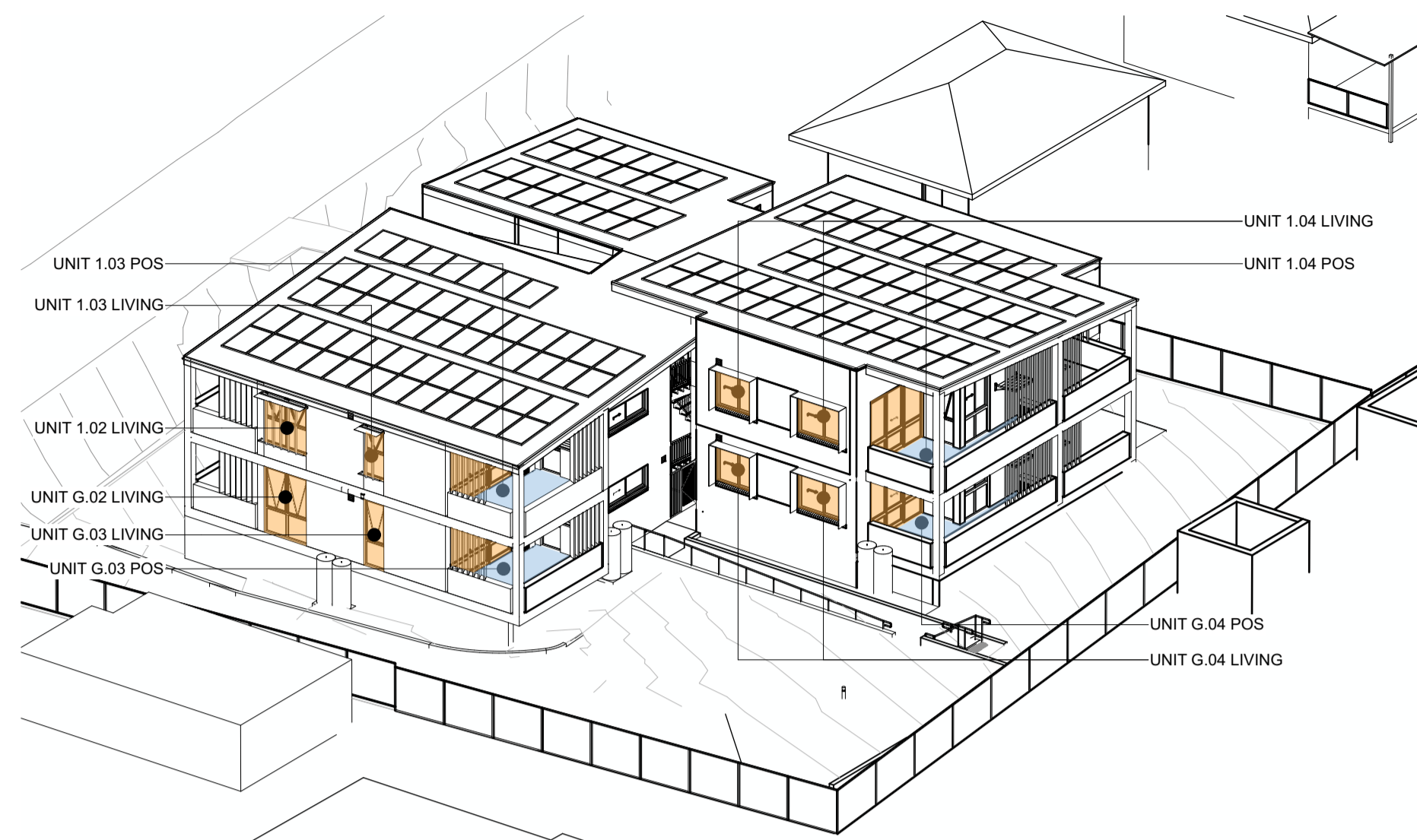
02 9AM JUNE 21



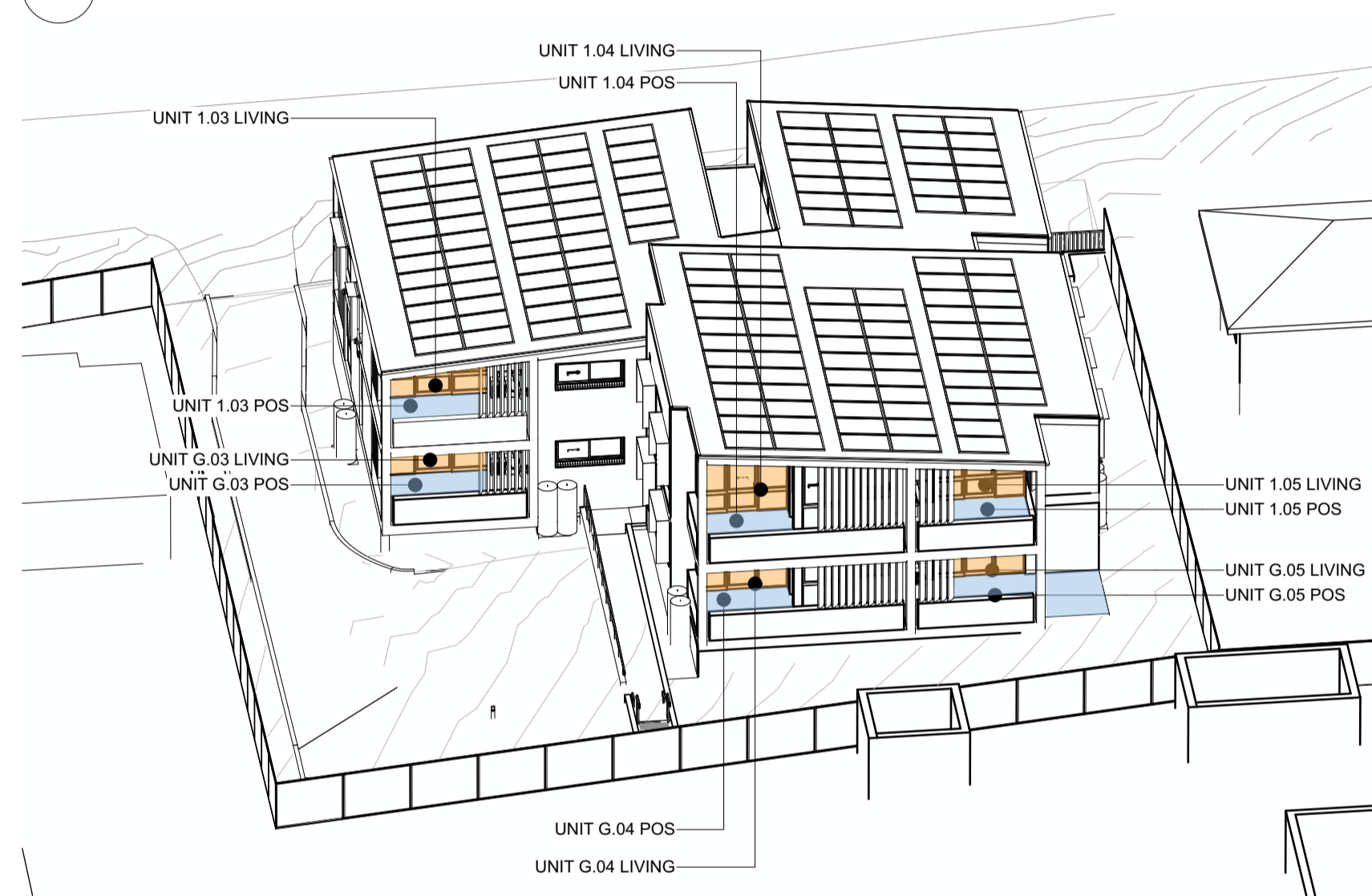
05 12PM JUNE 21



08 3PM JUNE 21

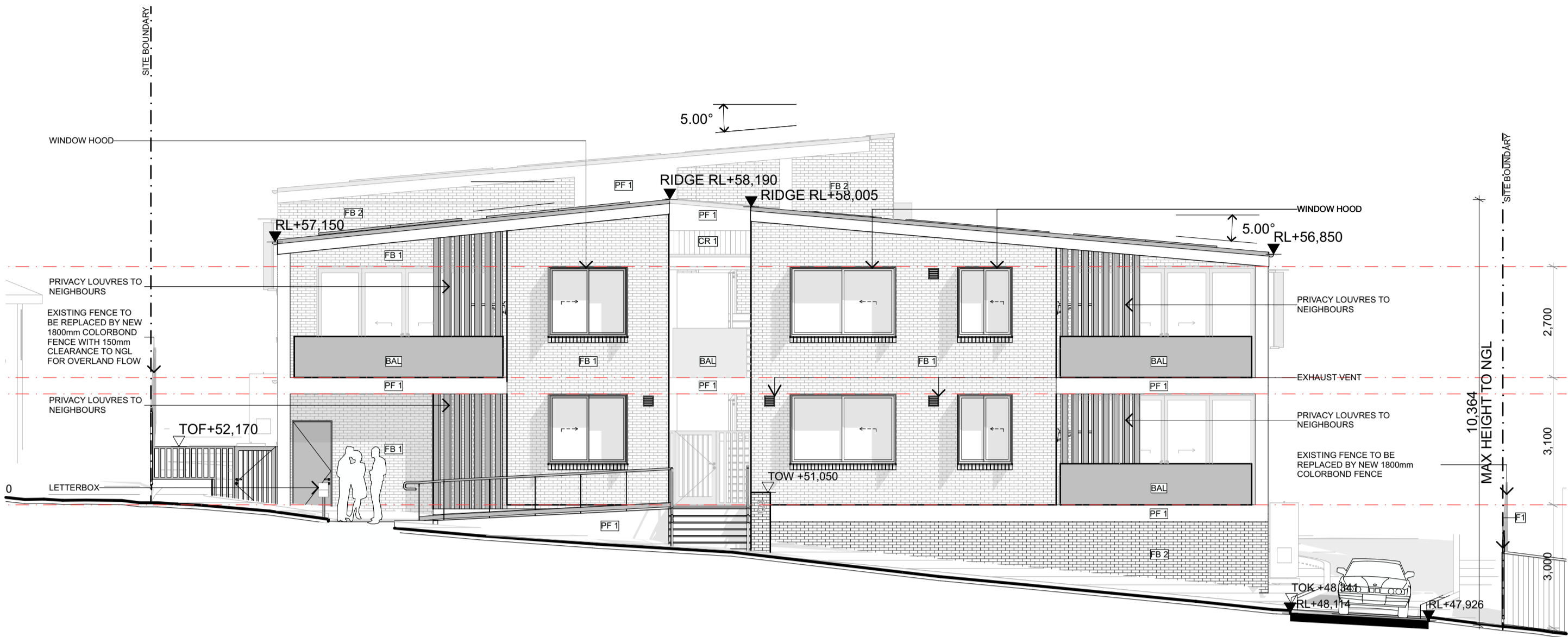


03 10AM JUNE 21



06 1PM JUNE 21





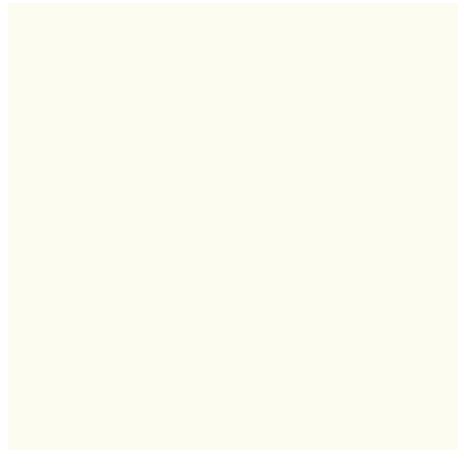
E 01 RODD STREET ELEVATION
Scale 1:100



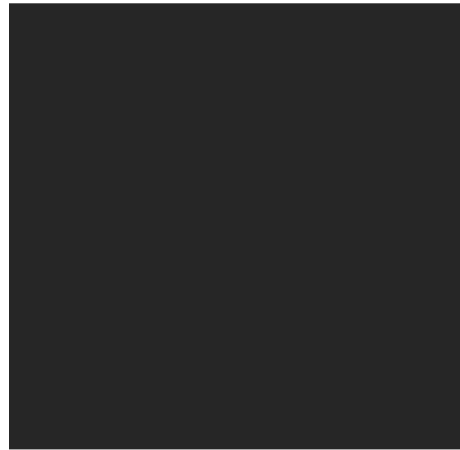
BOWRAL 76 CHILLINGHAM WHITE OR EQUIVILANT
FB1



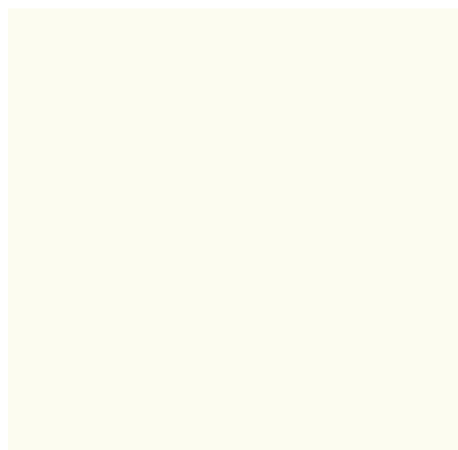
BOWRAL 76 BRAHMAN GRANITE OR EQUIVILANT
FB2



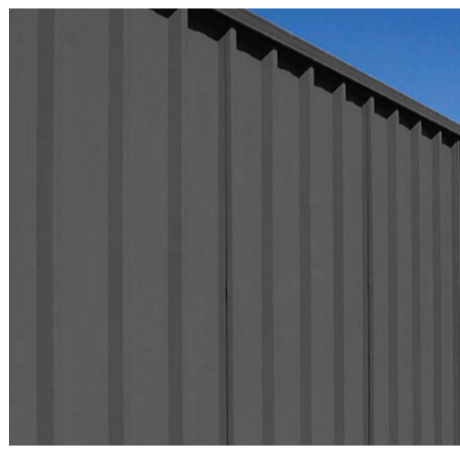
COLORBOND PAINT FINISH WHITEHAVEN OR EQUIVILANT
PF1



COLORBOND PAINT FINISH MONUMENT OR EQUIVILANT
BAL



COLORBOND WHITEHAVEN OR EQUIVILANT
CR1



COLORBOND STEEL FENCE IN MONUMENT OR EQUIVILANT
F1





01 5 ROD STREET - VIEW ANALYSIS
REAL ESTATE.COM



02 7 RODD STREET - ANALYSIS
REAL ESTATE.COM



03 9 RODD STREET - VIEW ANALYSIS
REAL ESTATE.COM



04 11 RODD STREET - VIEW ANALYSIS
REAL ESTATE.COM



05 16 STANLEY STREET
REAL ESTATE.COM



06 BUNGO STREET
REAL ESTATE.COM