

Residential Housing Development
13 Latty Street, Fairfield



Location Map

No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	9:00		9:30		10:00		10:30		11:00		11:30		12:00		12:30		1:00		1:30		2:00		2:30		3:00	Total Hours	≥ 3 hours sun to LIVING & P.O.S
1		Unit 1	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	Y
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	Y
2		Unit 2	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	Y
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	Y
3		Unit 3	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	Y
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0	N	0	N	0	N	0	N	0	N	3.5	Y
4		Unit 4	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	Y
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	Y

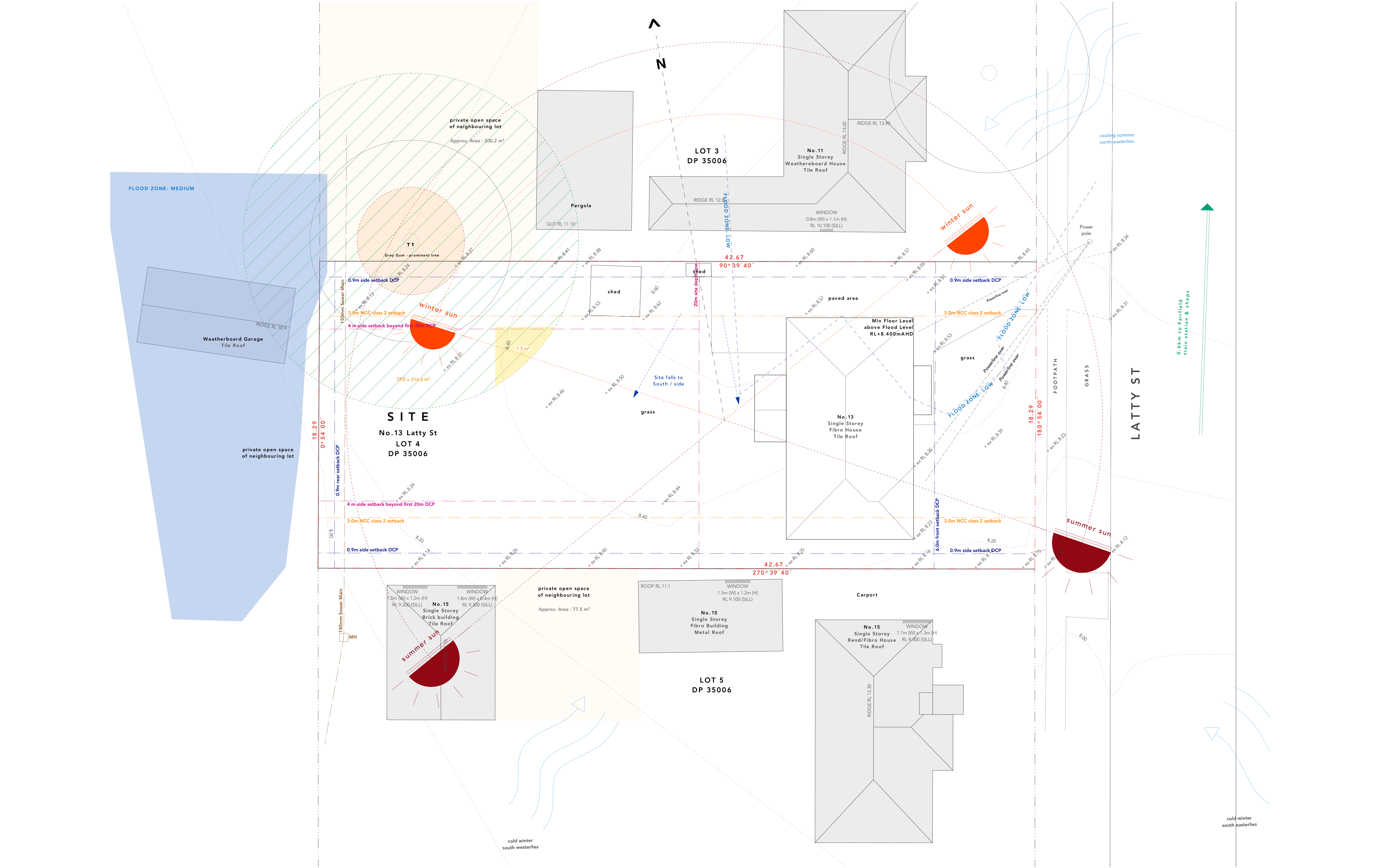
Total No. of Apts	4
≥ 3 hours sunlight	4
	100.0%

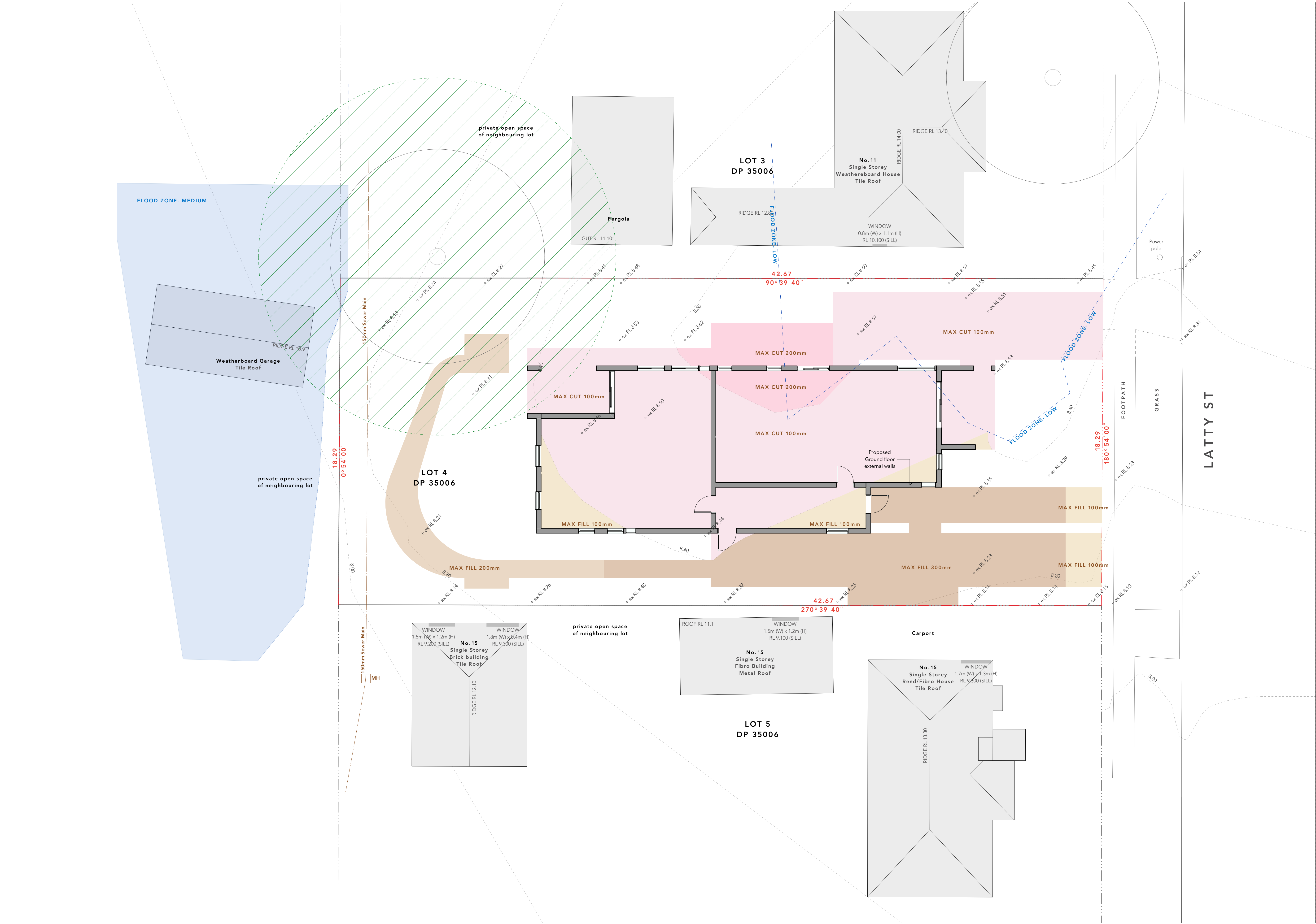
Living Area and Private Open Space (POS) Solar Access Table

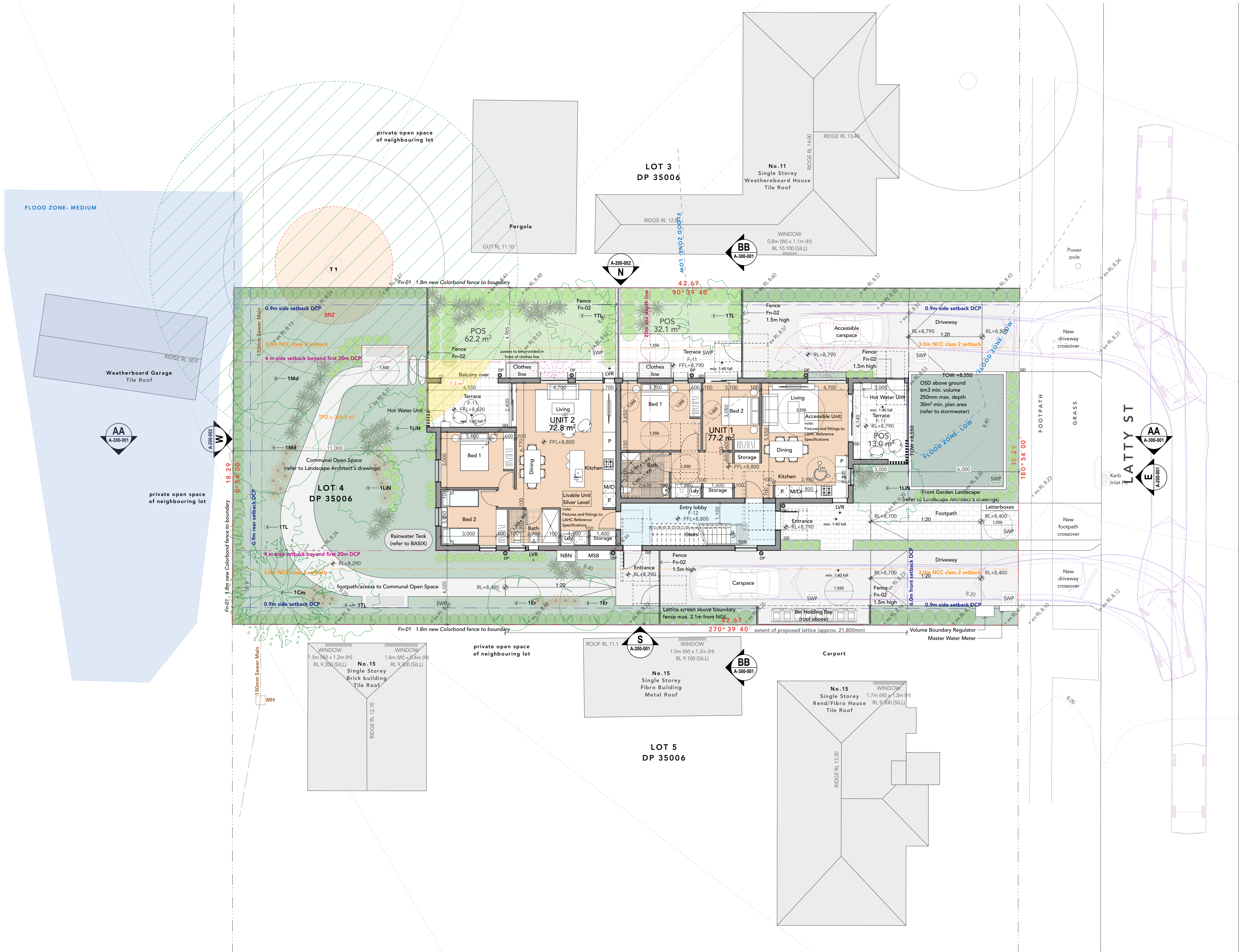
Fairfield - PROPOSED DEVELOPMENT DATA - GENERAL HOUSING						
Locality / Suburb	Fairfield					
Street Address	13 Latty Street					
Title description (Lot & DP)	Lot 4; DP 35006					
Site Area	780.3 m²					
Existing Lot	1					
Proposed GFA	330.5 m²					
Dwellings	4 (4 x 2-bed)					
	Number	Type	No of Bedrooms	Adaptable	Area (m²)	Private Open Space (m²)
	Unit 1	General	2 Bed	Adaptable	77.2	45.1 m²
	Unit 2	General	2 Bed	Silver Level	72.8	62.2 m²
	Unit 3	General	2 Bed		77.2	13.0 m²
	Unit 4	General	2 Bed		72.8	12.0 m²
Height	Control		Requirement		Proposed	
	Fairfield LEP 2013		9.0 m		8.3 m (at highest point of building)	
	Housing SEPP		9.0 m			
	Part 3B Codes SEPP		8.5 m			
FSR	Fairfield LEP 2013		0.45:1		0.44:1 (343.3m2 GFA)	
	Part 3B Codes SEPP		25% of lot area + 150m² to a max. of 400m²			
Setbacks	Part 3B Codes SEPP	Front Setback	Average of nearest two residential accommodation buildings within 40m			6.000m
		Side Setback	Within 10m of building line: min. 1.5m >10m behind the building line and > 4.5m in height: setback = h - 3m h is the height of part of building in metres			4.905m (North) 4.020m (South)
		Rear Setback	min. 10m			11.000m
Parking	Housing SEPP (accessible area)		4 x 0.5 (2-bed) = 2		2	
Private Open Space (POS)	LAHC Dwelling requirements		Ground - to exceed these min. dim. First - 10m² with min. dim. 2m		Ground - U1 (45.1m²), U2 (62.2m²) First - U3 (13.0m²), U4 (12.0m²)	
Landscaped Open Area	Part 3B Codes SEPP		50% of the lot area minus 100m² (min. 50% located behind building line) 25% of the area of forward of the building line to be landscaped min. dim. 1.5m x 1.5m		298.8m² (inc. 49.2m² at front)	
Deep Soil	SLUDG		15% of the site area (min. dim. 3m) with 2/3 located at the rear of the site		25% of the site area (200.6m²) with >2/3 located at rear (160.5m²)	
Solar Access	LAHC Dwelling requirements		Living areas and POS for 70% of dwellings in the development to receive min. 3 hours on June 21		100 % (4/4)	

Development Data Table

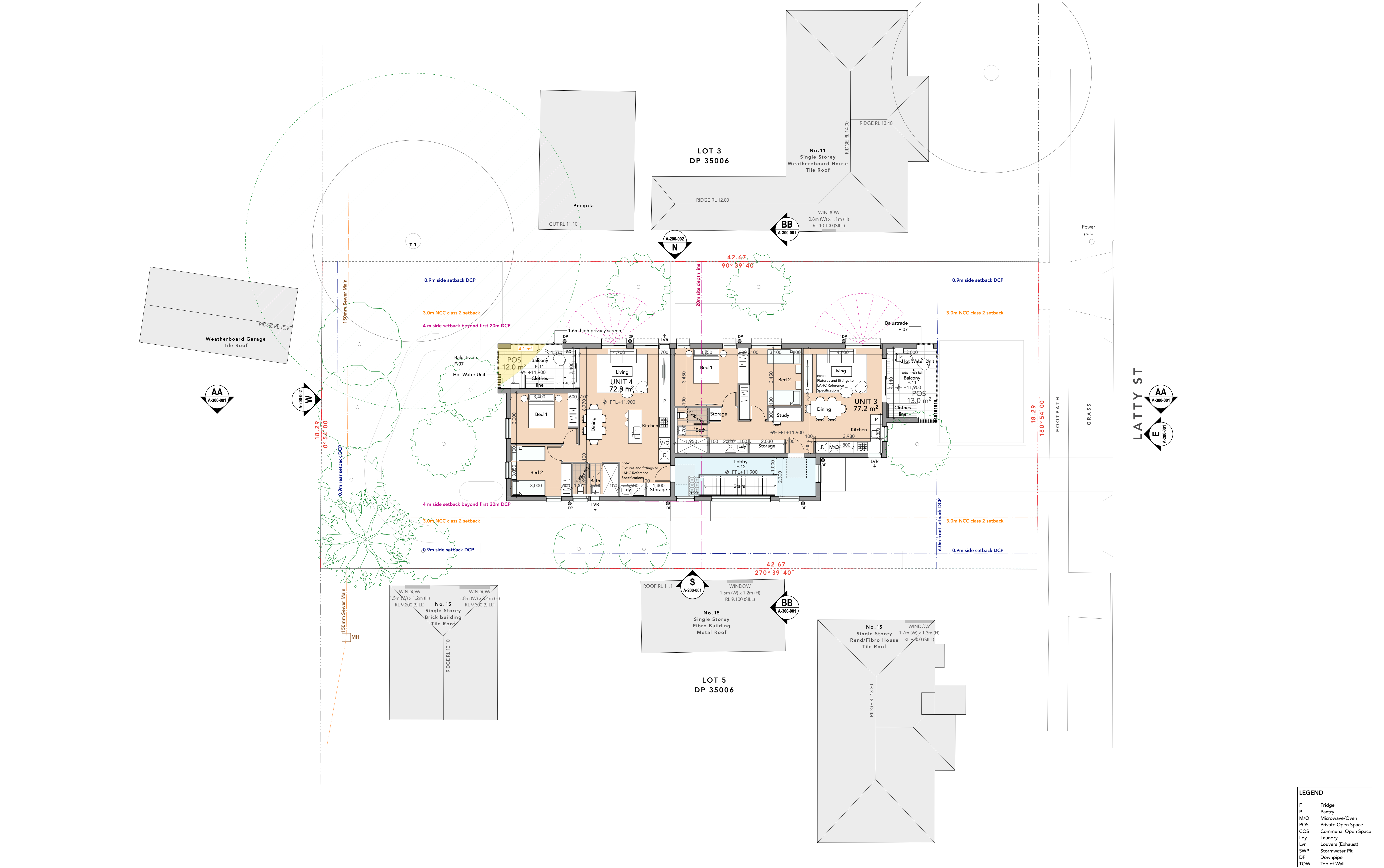




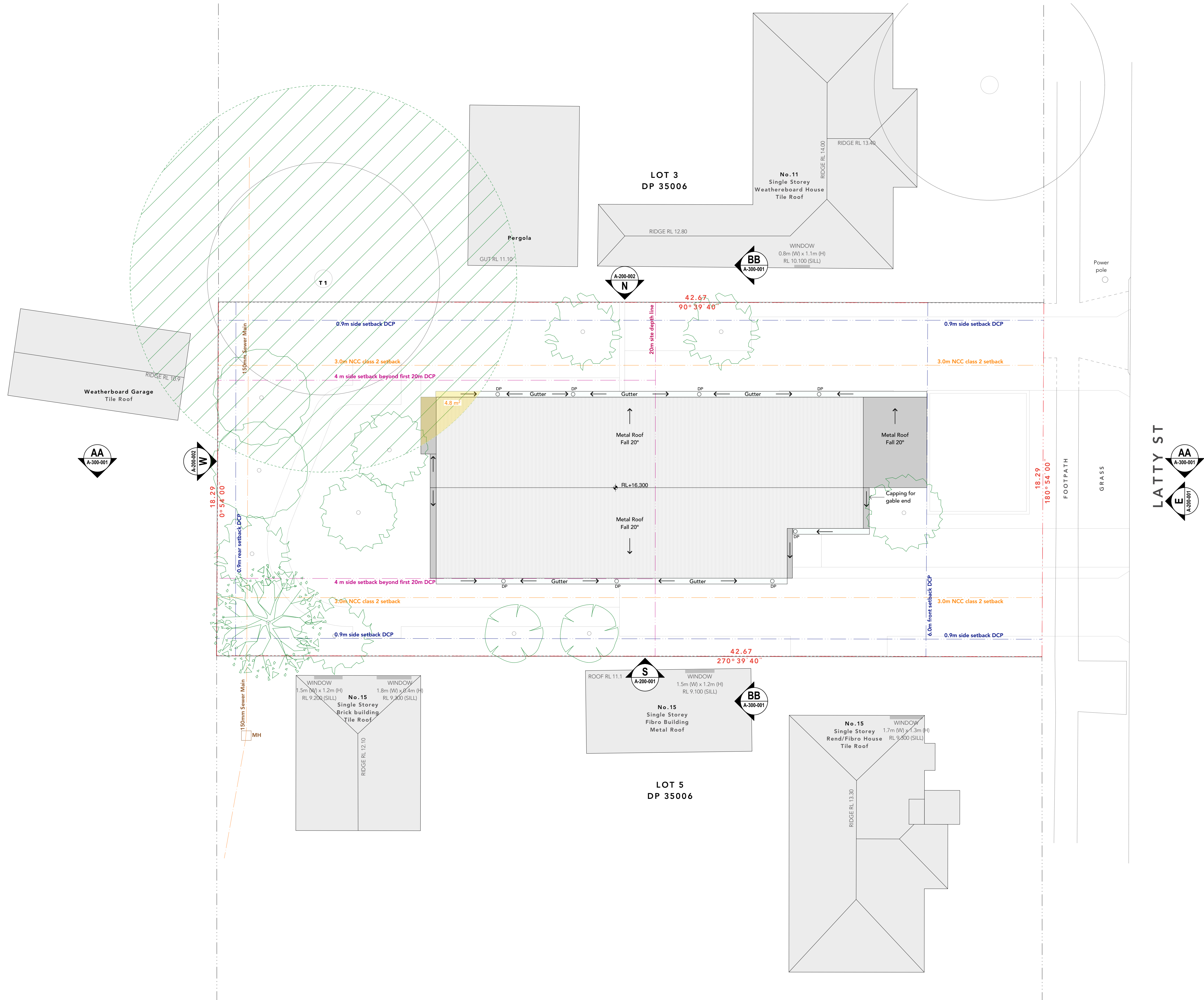




LEGEND	
F	Fridge
P	Pantry
M/O	Microwave/Oven
POS	Private Open Space
COS	Communal Open Space
Ldy	Laundry
LW	Louvers (Exhaust)
SWP	Stormwater Pit
DP	Downpipe
TOW	Top of Wall



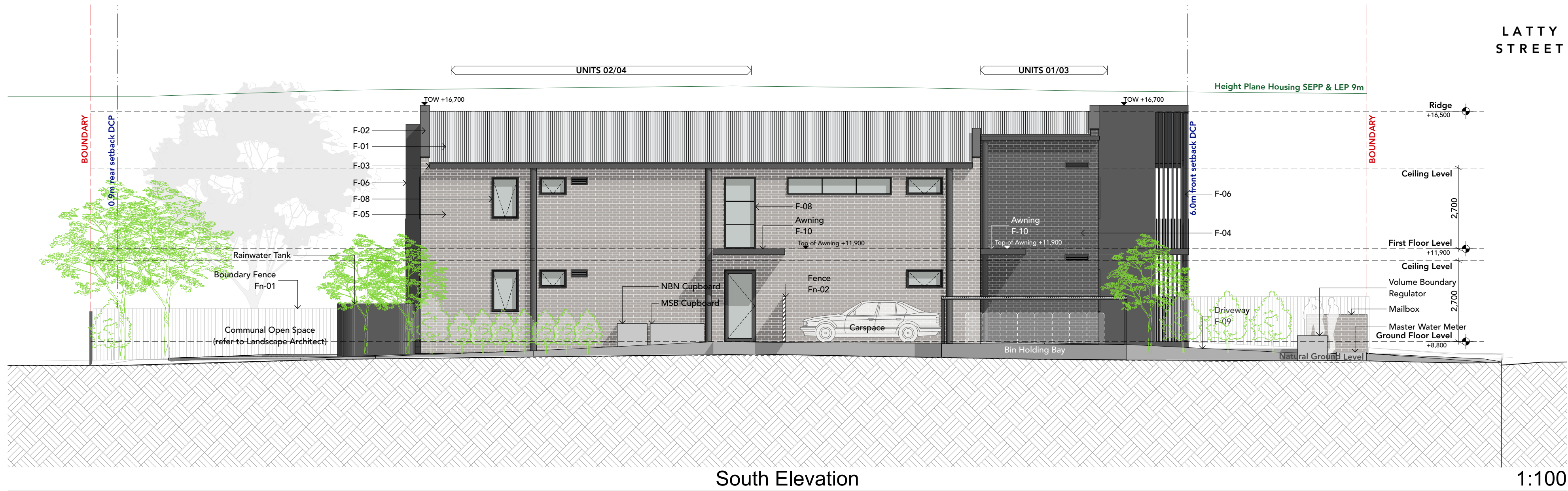
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LEGEND				
Finishes & Materials				
F-01	Roofing		Metal Roof	Dulux Monument or similar
F-02	Capping		Colourbond	Dulux Monument or similar
F-03	Fascia, Gutter, Downpipe		Colourbond	Dulux Monument or similar
F-04	Walls		Face Brick	PGH Bricks Breeze or similar
F-05	Walls		Face Brick	PGH Bricks Zephyr or similar
F-06	Walls		Pre-finished FC Sheet	Cemintel Barestone Graphite or similar
F-07	Balustrade		Slatted Metal Balustrade	Dulux Monument or similar
F-08	Windows, Doors & Louvres		Powdercoated Aluminium	Dulux Monument or similar
F-09	Driveway		Concrete	Brushed finish
F-10	Awning		Powdercoated Aluminium	Dulux Monument or similar
F-11	Balcony/ Terrace		Outdoor Tiles	Mid Grey
F-12	Lobby/ Footpath		Tiles	Terracotta colour
Fence Type				
Fn-01	Boundary fence		Colorbond Metal Fence	Dulux Monument or similar
Fn-02	On-site/POS fence		Slatted Metal Fence	Dulux Monument or similar

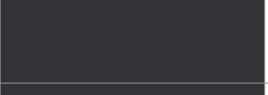
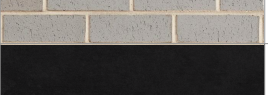
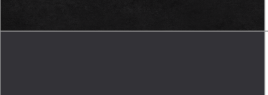
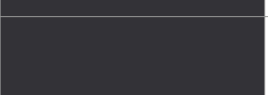
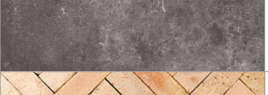
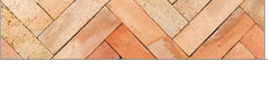


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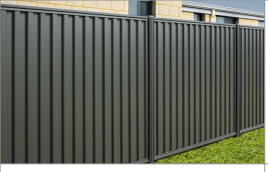
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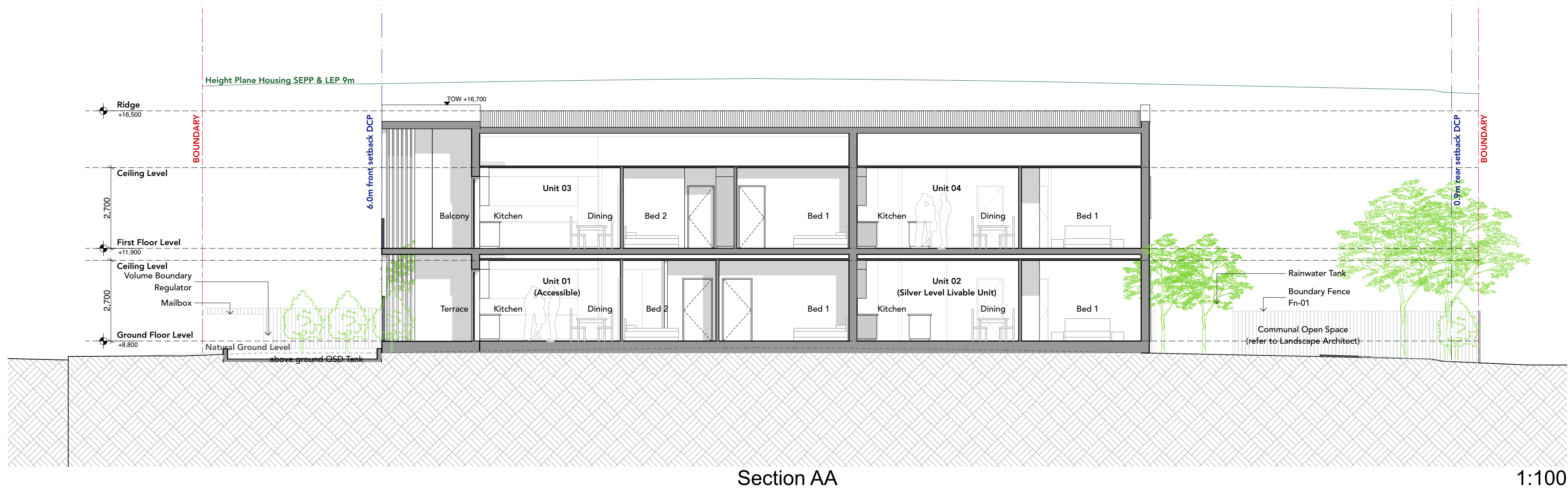


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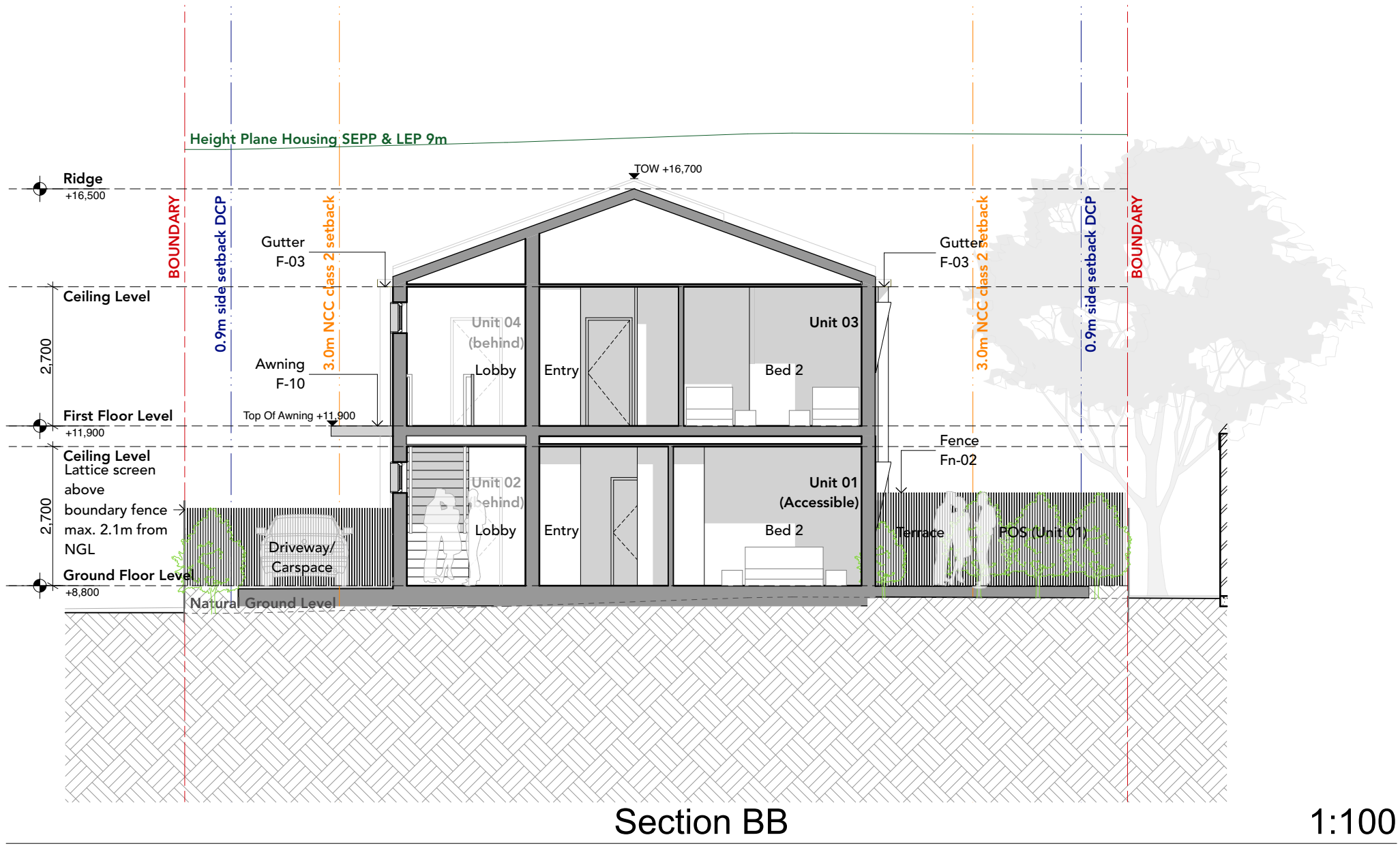
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F-08	Windows, Doors & Louvres		Powdercoated Aluminium	Dulux Monument or similar
F-09	Driveway		Concrete	Brushed finish
F-10	Awning		Powdercoated Aluminium	Dulux Monument or similar
F-11	Balcony/ Terrace		Outdoor Tiles	Mid Grey
F-12	Lobby/ Footpath		Tiles	Terracotta colour

Fence Type

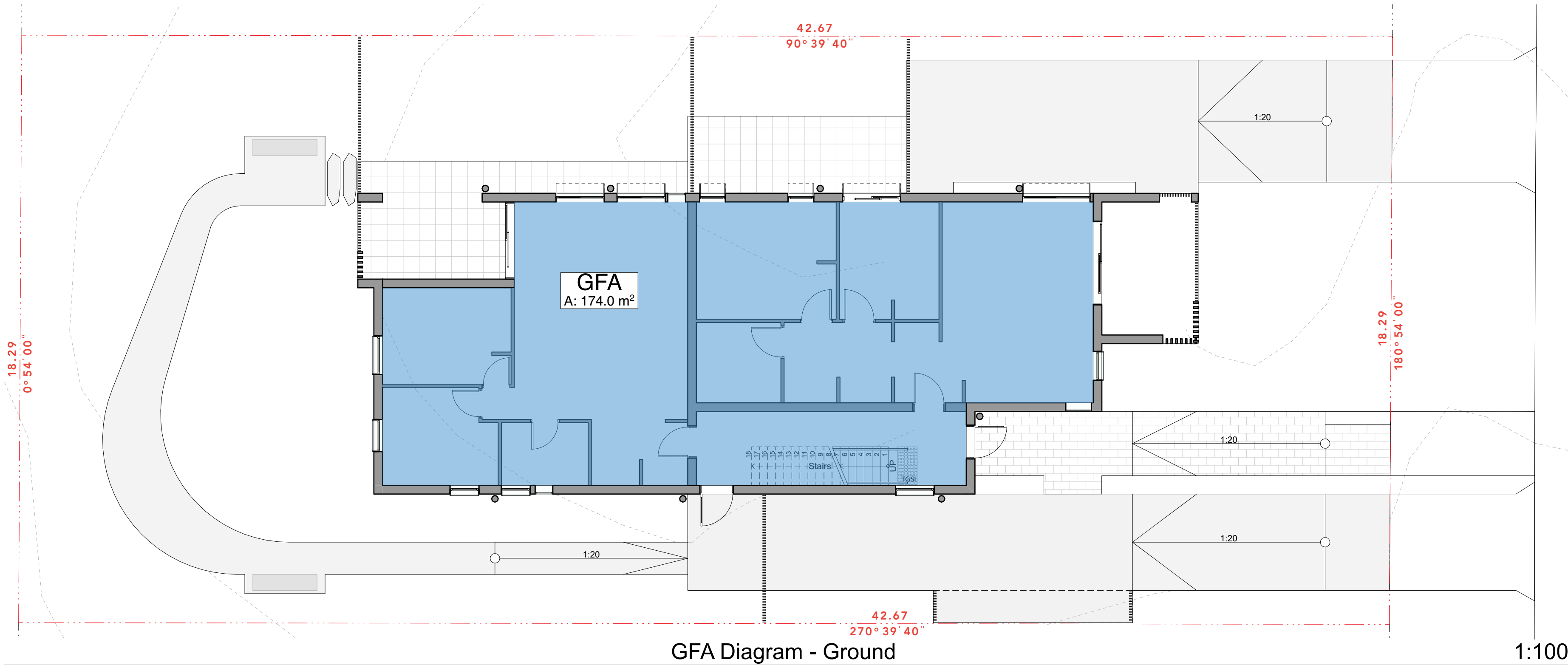
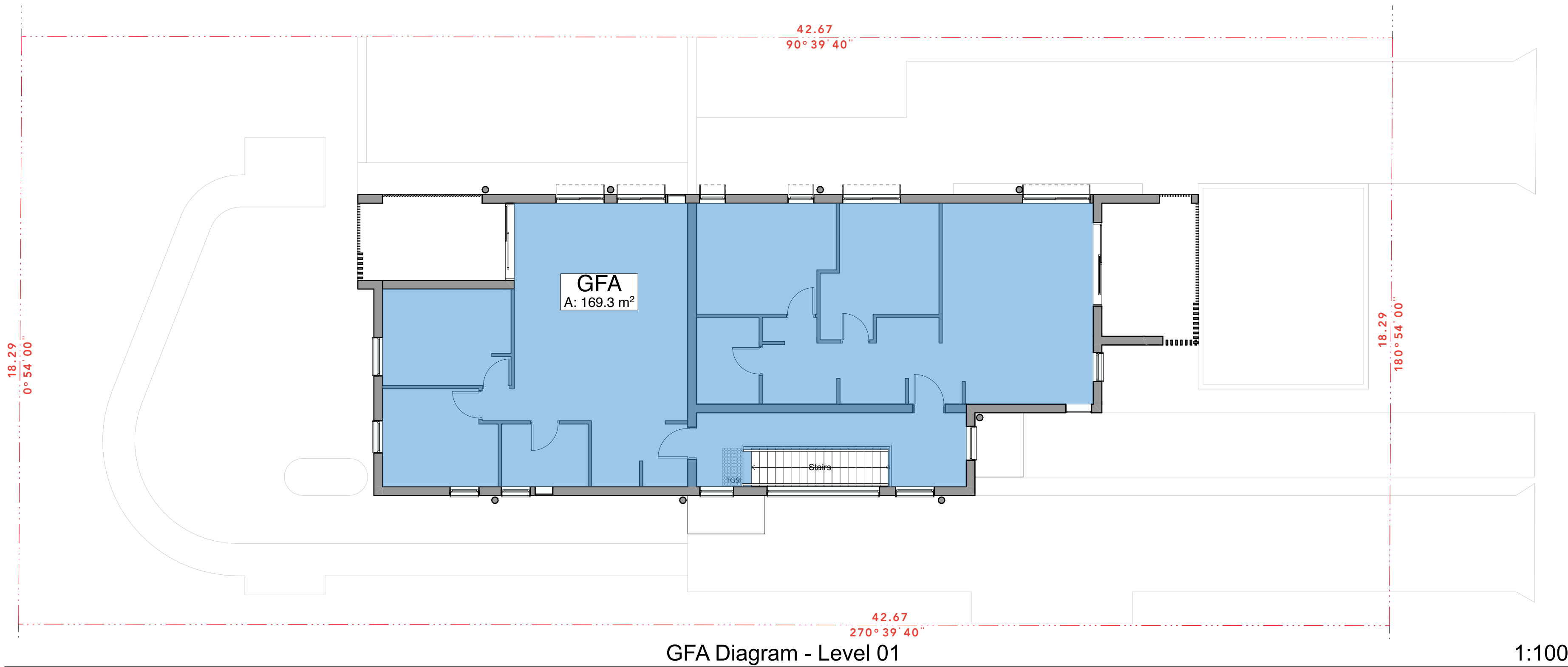
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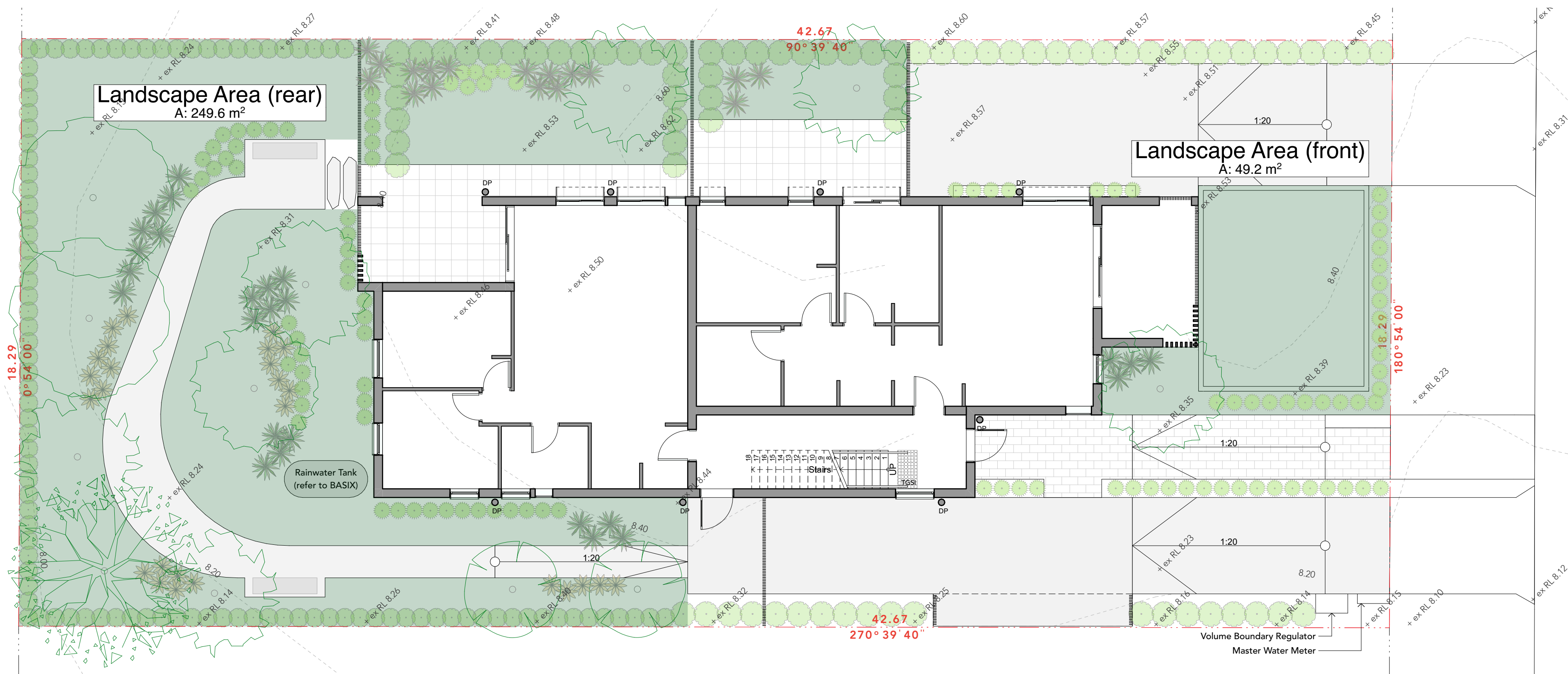
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SITE AREA - 780.3 m²

Level	Measured Area
Level 01	169.33
Ground	174.00
Total Gross Floor Area (GFA)	343.33 m²

Floor Space Ratio (FSR) - 0.44 : 1

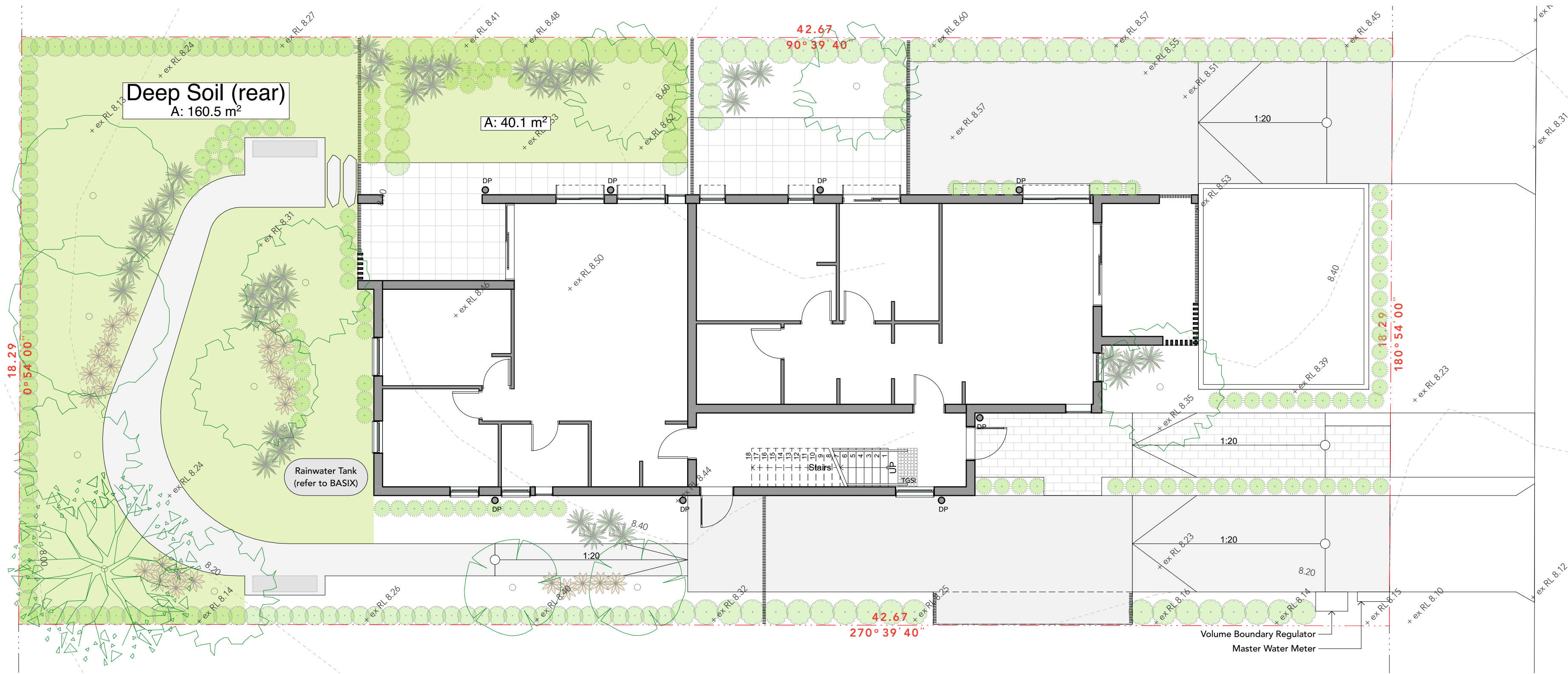


Landscape Area Diagram

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SITE AREA - 780.3 m²

Level	Zone Name	Measured Area
Ground	Landscape Area (front)	49.19
Ground	Landscape Area (rear)	249.59
Total Landscaped Open Space		298.78 m²



Deep Soil Area Diagram

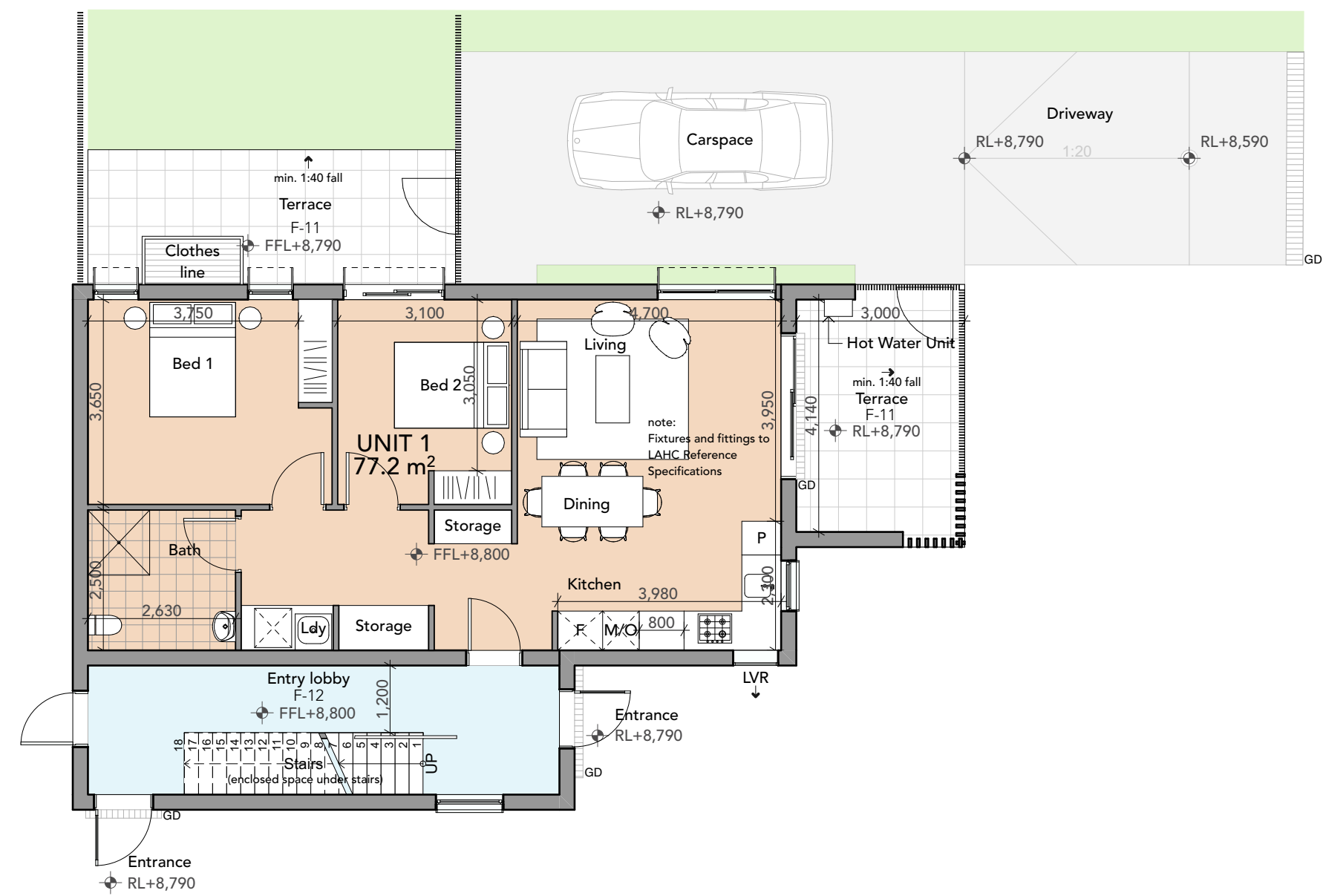
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SITE AREA - 780.3 m²

Level	Zone Name	Measured Area
Ground	Deep Soil	40.10
Ground	Deep Soil (rear)	160.54
		200.64 m²

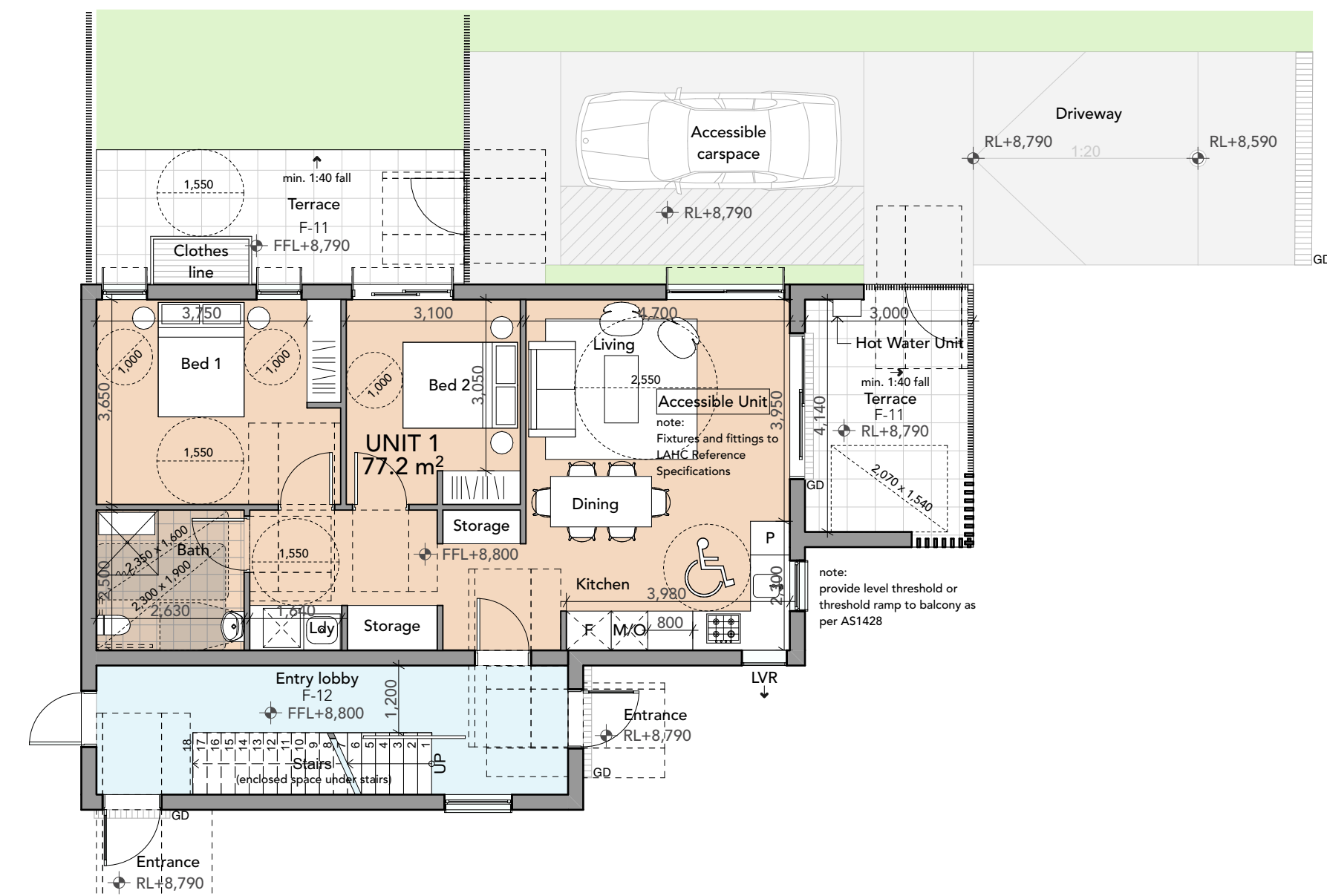
Total Deep Soil Area

Total Deep Soil Area Percentage - 25% of Site Area
including 80% (160.5m²) at rear



Pre-Adaptable

1:100

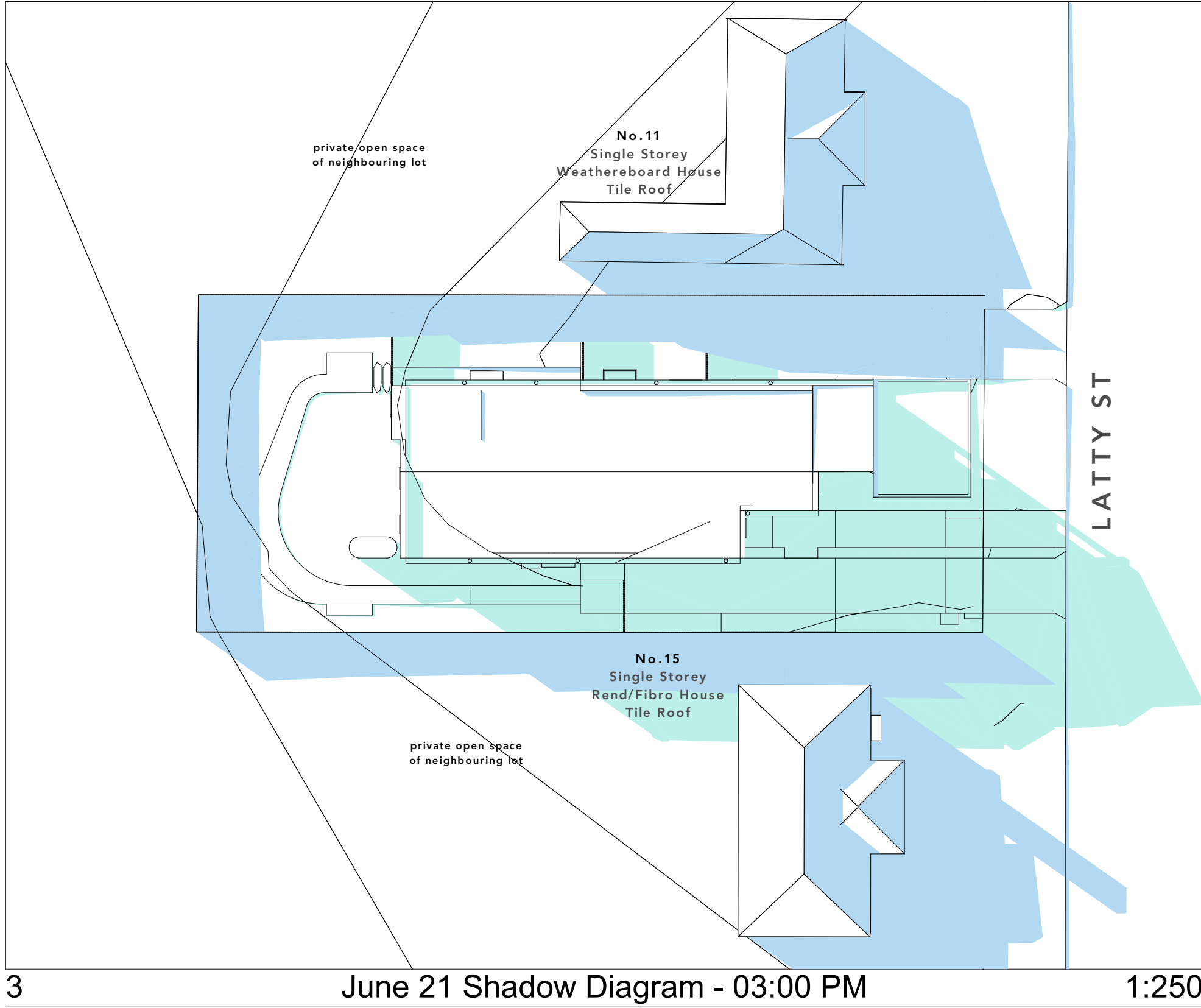
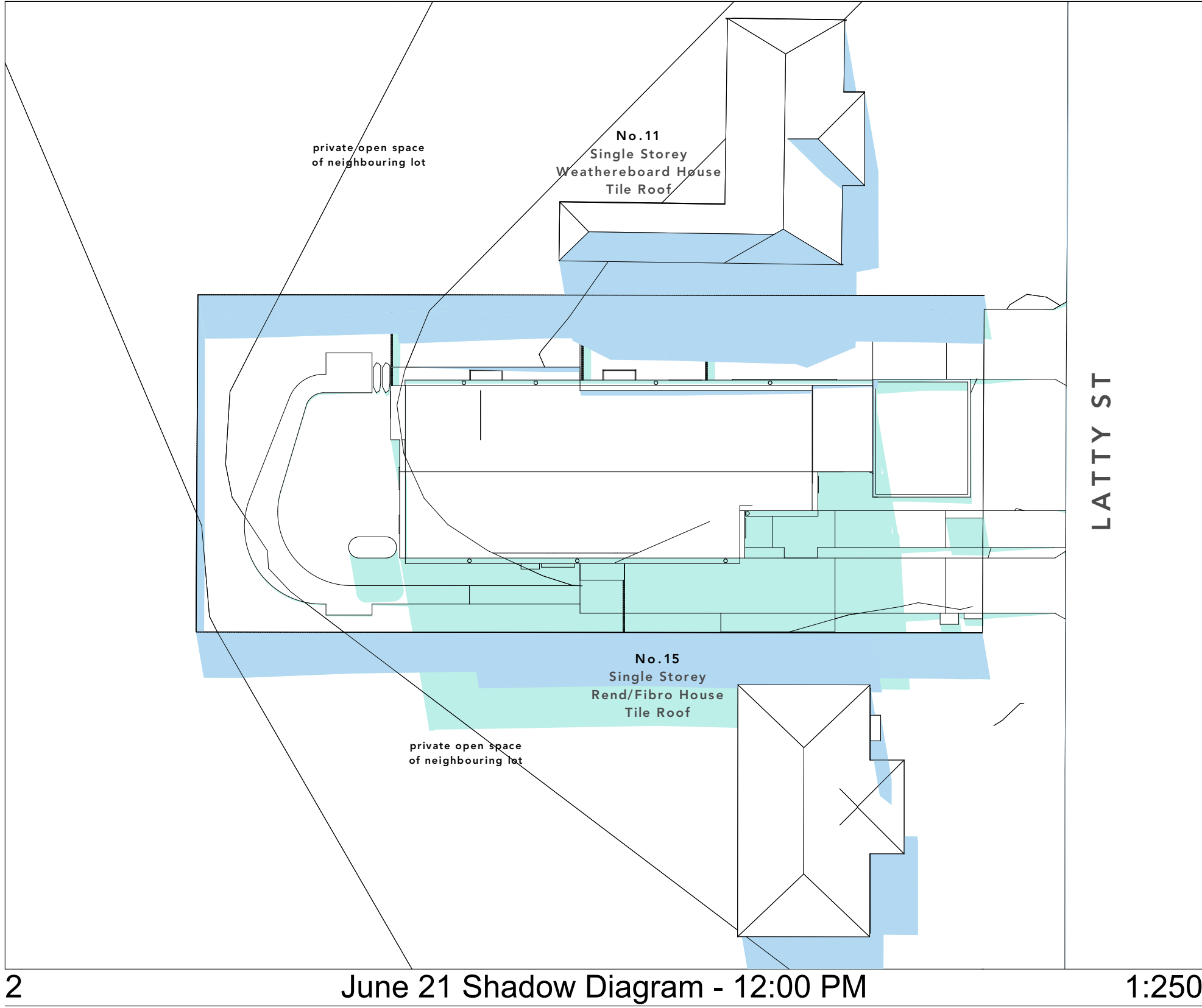
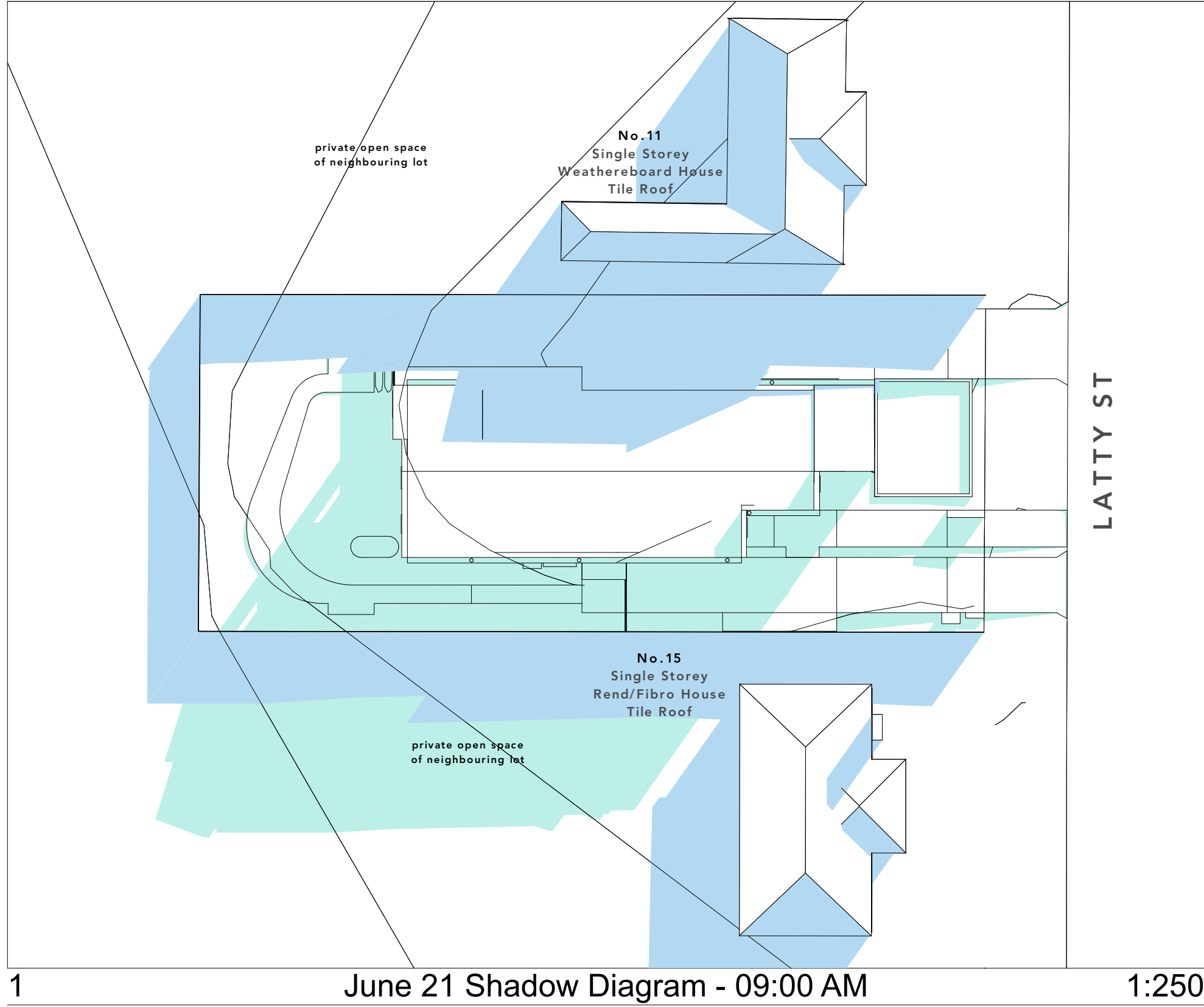


Post-Adaptable

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LEGEND

1/O	Fridge
OS	Pantry
OS	Microwave/Oven
OS	Private Open Space
OS	Communal Open Space
dy	Laundry
WP	Louvers (Exhaust)
WP	Stormwater Pit
OW	Downpipe
OW	Top of Wall



LEGEND

- Existing Shadow
- Proposed Shadow



8.00 AM



8.30 AM



9.00 AM



9.30 AM



10.00 AM



10.30 AM



11.00 AM



11.30 AM



12.00 PM



12.30 PM



1.00 PM



1.30 PM



2.00 PM



2.30 PM



3.00 PM



3.30 PM