

NOTIFICATION PLANS  
RESIDENTIAL HOUSING  
13 LATTY STREET, FAIRFIELD



LATTY STREET PERSPECTIVE



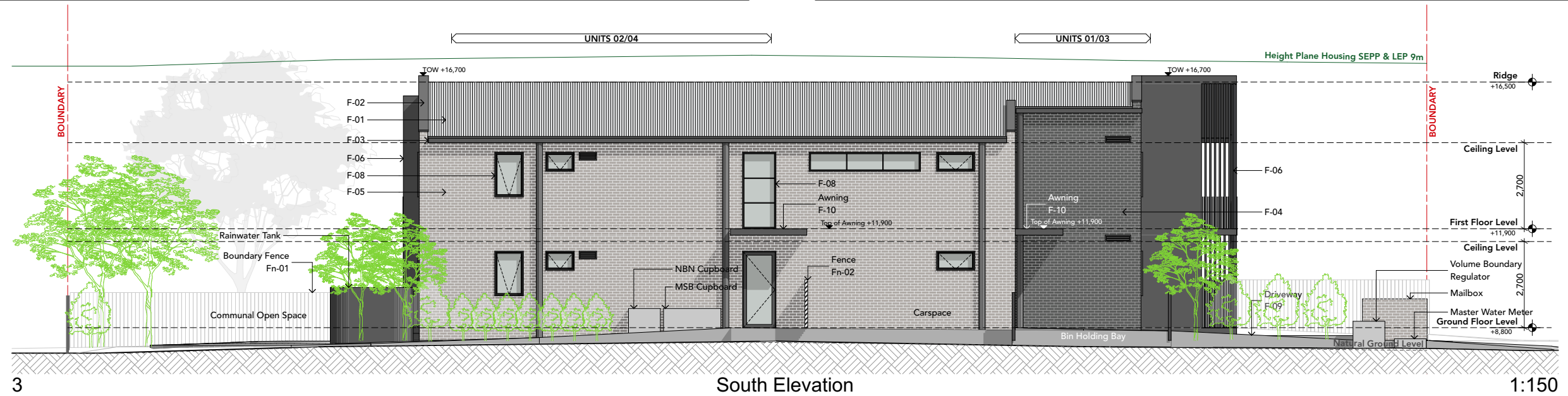


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ELEVATION - LATTY STREET

1:150

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 m <sup>2</sup>					
Existing Lot	1					
Proposed GFA	330.5 m <sup>2</sup>					
Dwellings	4 (4 x 2-bed)					
	Number	Type	No of Bedrooms	Adaptable	Area (m <sup>2</sup> )	Private Open Space (m <sup>2</sup> )
	Unit 1	General	2 Bed	Adaptable	77.2	45.1 m <sup>2</sup>
	Unit 2	General	2 Bed	Silver Level	72.8	62.2 m <sup>2</sup>
	Unit 3	General	2 Bed		77.2	13.0 m <sup>2</sup>
	Unit 4	General	2 Bed		72.8	12.0 m <sup>2</sup>
	Control		Requirement		Proposed	
Height	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 + 150m <sup>2</sup> to a max. of 400m <sup>2</sup>			
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 = <i>h</i> - 3m <i>h</i> 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 - 10m <sup>2</sup> with min. dim. 2m		Ground - U1 (45.1m <sup>2</sup> ), U2 (62.2m <sup>2</sup> ) First - U3 (13.0m <sup>2</sup> ), U4 (12.0m <sup>2</sup> )	
Landscaped Open Area	Part 3B Codes SEPP		50% of the lot area minus 100m <sup>2</sup> (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		298.8m <sup>2</sup> (inc. 49.2m <sup>2</sup> 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 (200.6m <sup>2</sup> ) with >2/3 located at rear (160.5m <sup>2</sup> )	
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)	








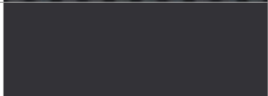
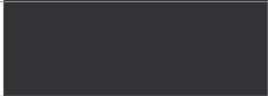


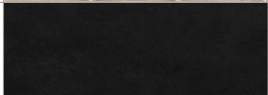
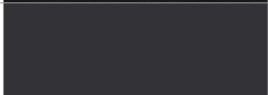
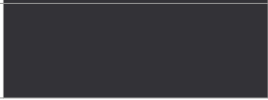
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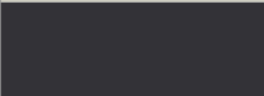

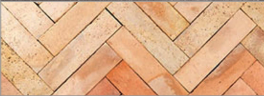
STREET ELEVATION (FACING LATTY STREET)

1:150

LEGEND

Finishes & Materials

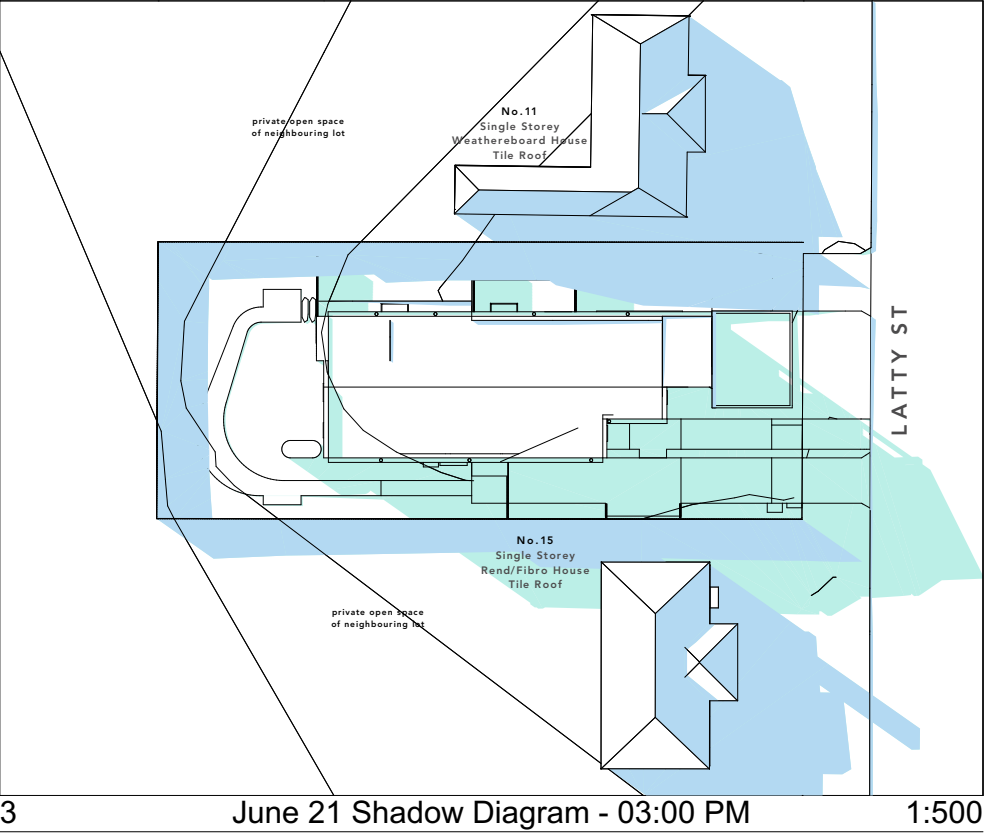
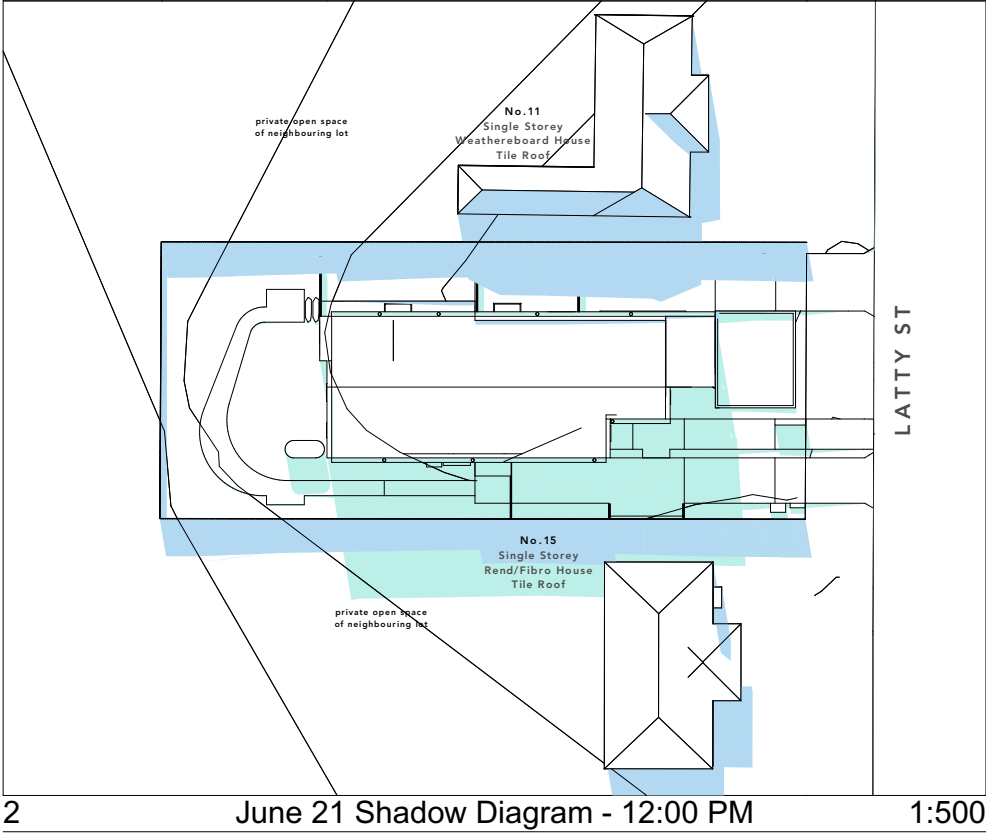
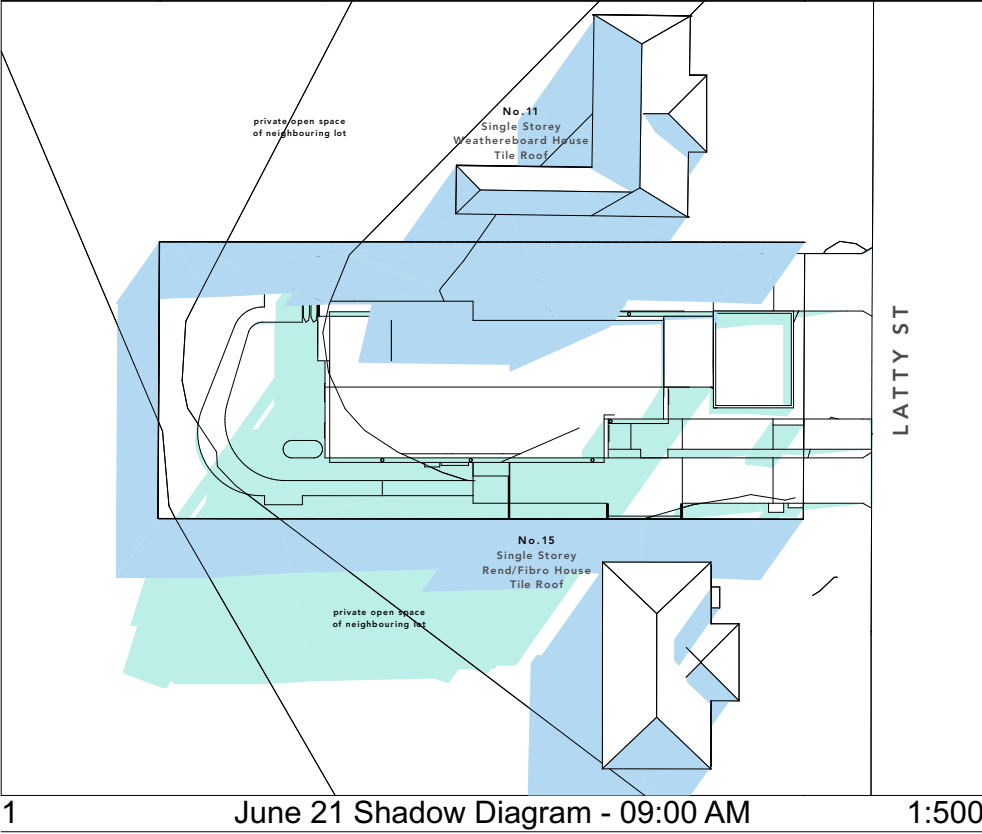
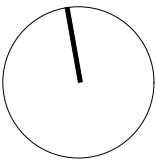
F-01	Roofing		Metal Roof	Dulux Monument or similar
F-02	Capping		Colourbond	Dulux Monument or similar
F-03	Fascia, Gutter, Downpipe		Colourbond	Dulux Monument or similar
F-04	Walls		Face Brick	PGH Bricks Breeze or similar
F-05	Walls		Face Brick	PGH Bricks Zephyr or similar
F-06	Walls		Pre-finished FC 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	1.8m high Boundary fence		Colorbond Metal Fence	Dulux Monument or similar
Fn-02	1.8m high On-site/POS fence		Angled Slat Metal Fence	Dulux Monument or similar

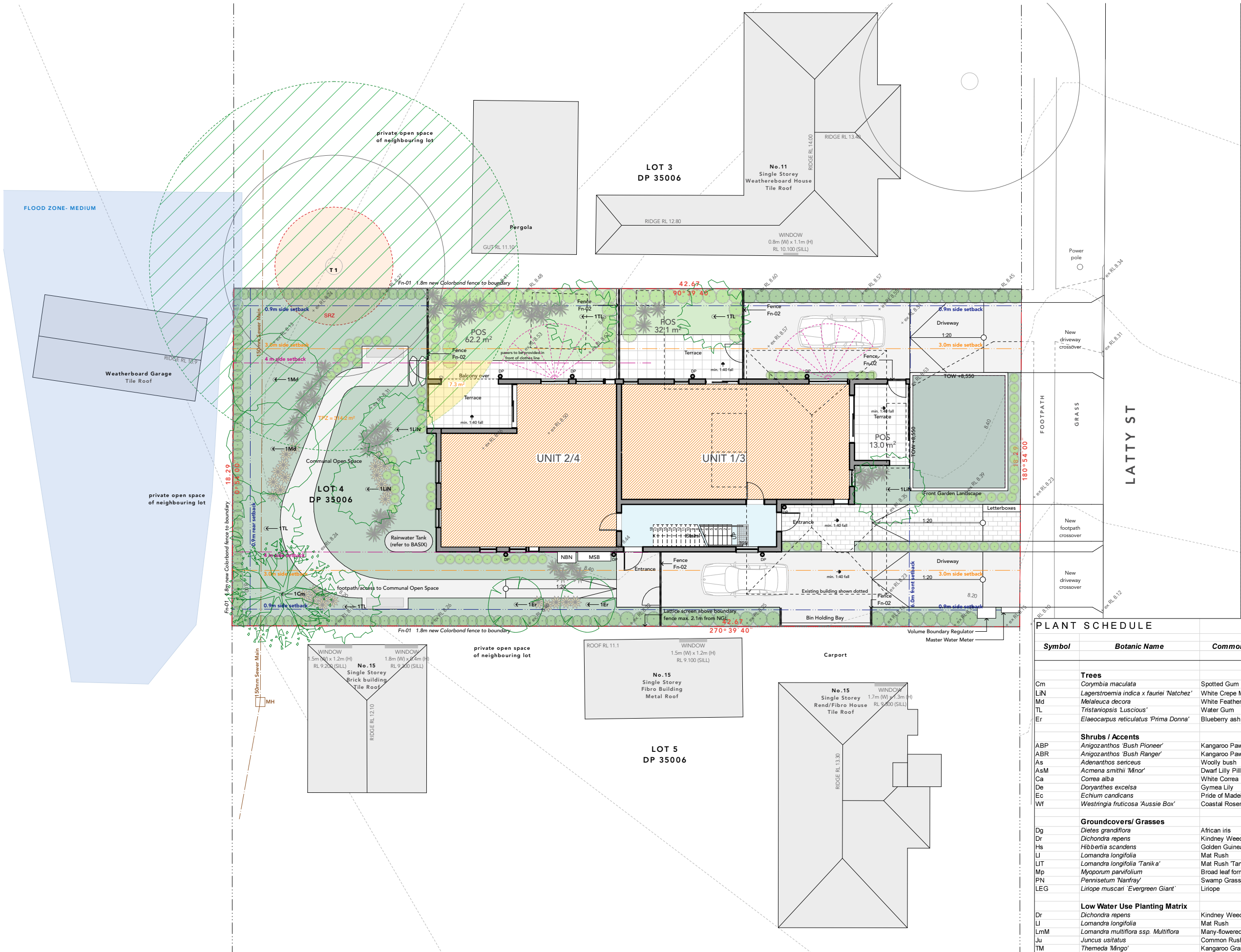




LEGEND

- Existing Shadow
- Proposed Shadow





SCALE 1:200 on A3 page

LEGEND

- 2 BED unit
- PRIVATE OPEN SPACE
- COMMUNAL OPEN SPACE
- PAVED FOOTPATH
- 1.8m COLORBOND BOUNDARY FENCE
- EXISTING TREES TO BE RETAINED
- PROPOSED TREES

PLANT SCHEDULE

Symbol	Botanic Name	Common Name	Height x Width (m)	Pot Size	Spacing	Quantity
<strong>Trees</strong>						
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 10	100L	As Shown	1
LIN	<i>Lagerstroemia indica</i> x <i>faunei</i> 'Natchez'	White Crepe Myrtle	5 x 4	100L	As Shown	3
Md	<i>Melaleuca decora</i>	White Feather Honeymyrtle	6 x 4	75L	As Shown	2
TL	<i>Tristanopsis 'Luscious'</i>	Water Gum	10 x 8	75L	As Shown	4
Er	<i>Elaeocarpus reticulatus</i> 'Prima Donna'	Blueberry ash	5 x 4	75L	As Shown	2
<strong>Shrubs / Accents</strong>						
ABP	<i>Anigozanthos 'Bush Pioneer'</i>	Kangaroo Paw	1.5 x 1	300mm	As Shown	21
ABR	<i>Anigozanthos 'Bush Ranger'</i>	Kangaroo Paw	0.6 x 0.5	300mm	As Shown	5
As	<i>Adenanthos sericeus</i>	Woolly bush	1.5 x 1.5	300mm	As Shown	70
AsM	<i>Acmena smithii</i> 'Minor'	Dwarf Lilly Pilly	3 x 2	300mm	As Shown	118
Ca	<i>Correa alba</i>	White Correa	1 x 1.5	300mm	As Shown	16
De	<i>Dorothy's excelsa</i>	Gymea Lily	2 x 2	300mm	As Shown	39
Ec	<i>Echium candicans</i>	Pride of Madeira	1.5 x 1.5	300mm	As Shown	14
Wf	<i>Westringia fruticosa</i> 'Aussie Box'	Coastal Rosemary	0.7 x 0.7	300mm	As Shown	81
<strong>Groundcovers/ Grasses</strong>						
Dg	<i>Dielys grandiflora</i>	African iris	1.2 x 1.2	150mm	5/m2	13
Dr	<i>Dichondra repens</i>	Kindney Weed	0.2 x 1.5	150mm	5/m2	79
Hs	<i>Hibbertia scandens</i>	Golden Guinea Flower	0.2 x 1.5	150mm	5/m2	54
Li	<i>Lomandra longifolia</i>	Mat Rush	0.7 x 1	150mm	5/m2	16
UT	<i>Lomandra longifolia</i> 'Tanika'	Mat Rush 'Tanika'	0.7 x 1	150mm	5/m2	59
Mp	<i>Myoporum parvifolium</i>	Broad leaf form	0.2 x 1.5	150mm	3/m2	37
PN	<i>Pennisetum 'Nanfray'</i>	Swamp Grass	0.6 x 0.6	150mm	5/m2	55
LEG	<i>Liriope muscarum</i> 'Evergreen Giant'	Liriope	0.7 x 0.7	150mm	5/m2	79
<strong>Low Water Use Planting Matrix</strong>						
Dr	<i>Dichondra repens</i>	Kindney Weed	0.2 x 1.5	150mm	5/m2	50
Li	<i>Lomandra longifolia</i>	Mat Rush	0.7 x 1	150mm	5/m2	50
LmM	<i>Lomandra multiflora</i> ssp. <i>Multiflora</i>	Many-flowered Mat-rush	0.3 x 0.9	150mm	5/m2	50
Ju	<i>Juncus usitatus</i>	Common Rush	0.5 x 0.5	150mm	5/m2	50
TM	<i>Themeda 'Mingo'</i>	Kangaroo Grass	0.5 x 0.5	150mm	5/m2	50

CLIENT:



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ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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NOTIFICATION - SITE & LANDSCAPE

PLAN  
Lot 4 / DP 35006

13 Latty Street, Fairfield

REV:

03

DATE:

27.10.22

PROJECT NO:

2115

SHEET:

002