

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	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	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

8.1

Average star rating

NATIONWIDE HOUSE

www.nuthera.gov.au

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04 Nov 2022

Assessor Dean Gorman

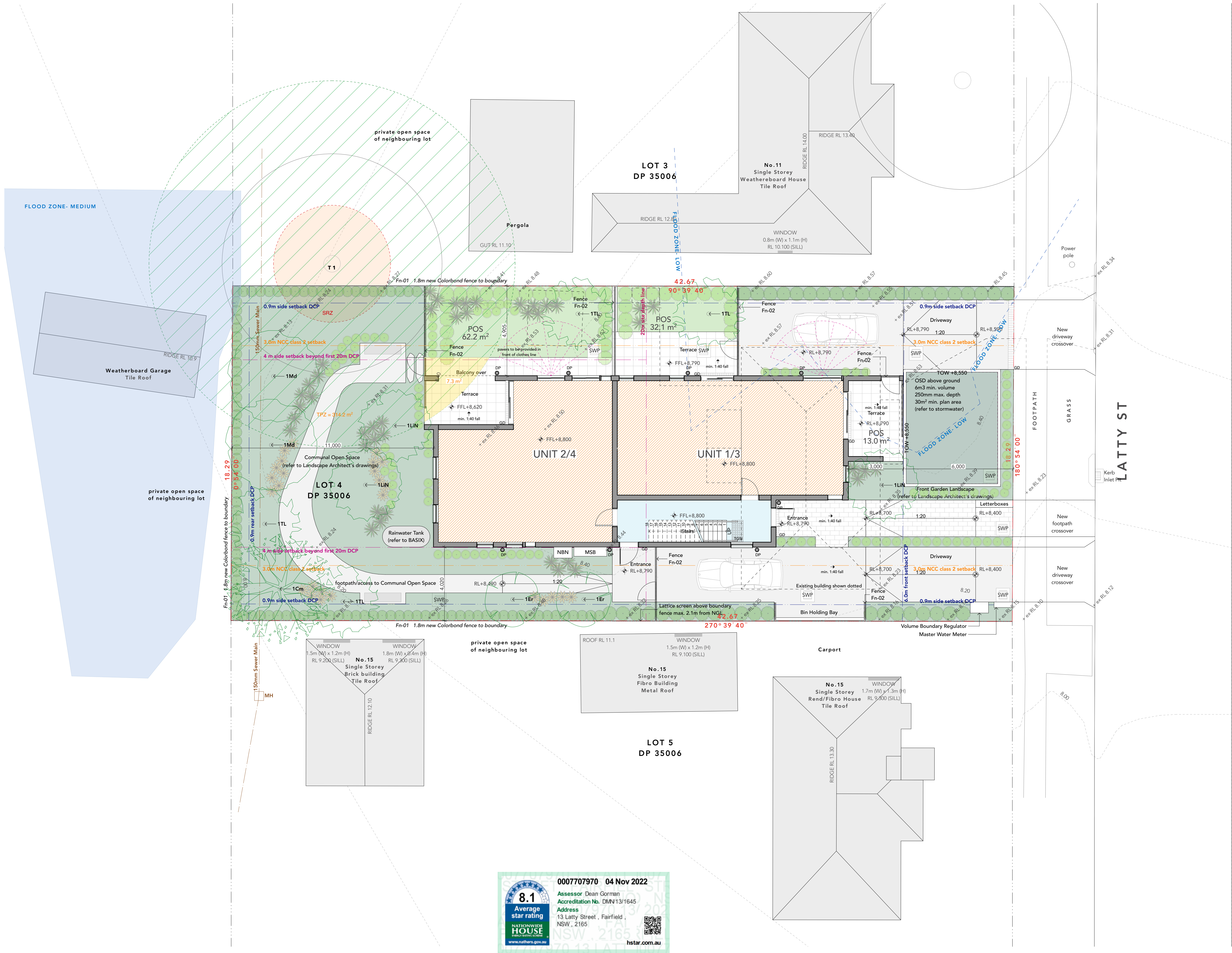
Accreditation No. DMN/13/1645

Address 13 Latty Street , Fairfield , NSW , 2165

hstar.com.au

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



8.1

Average star rating

NATIONWIDE HOUSE

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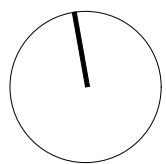
Assessor Dean Gorman

Accreditation No. DMV13/1645

Address 13 Latty Street, Fairfield, NSW, 2165

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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



REV	DESCRIPTION	DRAWN	DATE	REV	DESCRIPTION	DRAWN	DATE
01	Stage B - Issues for Approval	PCL	22.02.22				
02	Part 3 Submission	PCL	13.05.22				
03	Part 3 Submission - Rev 2	PCL	27.10.22				

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED.

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NOT TO BE USED FOR CONSTRUCTION

Project
**13 Latty Street, Fairfield
Lot 4 / DP 35006**

Title
Site Plan

Job No. 2115

Scale 1:100 @ A1

Date 27.10.22

Drawn/Checked PDU/SR

Drawn No. 001

Rev. 03





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8.1

Average star rating

NATIONWIDE HOUSE

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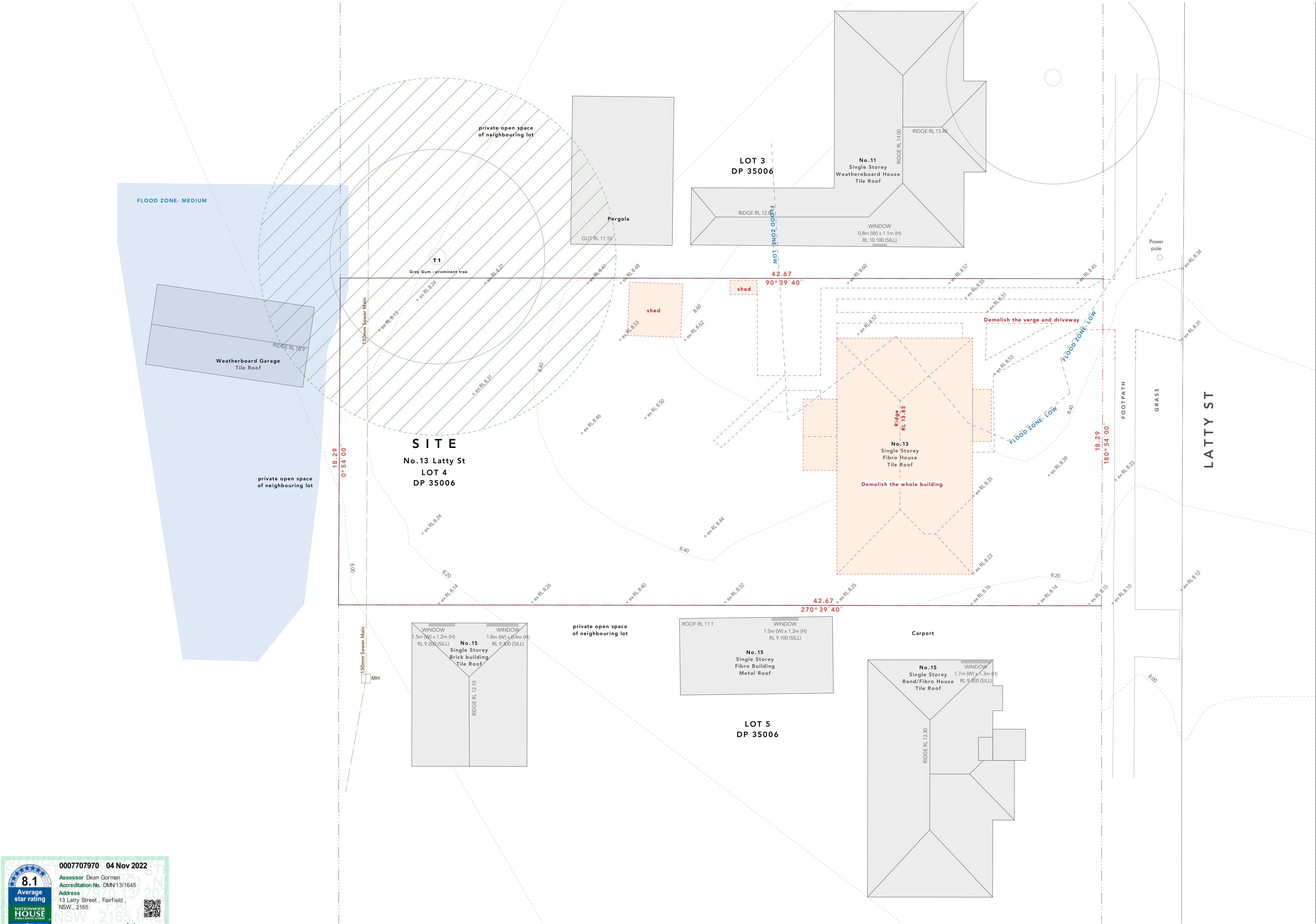
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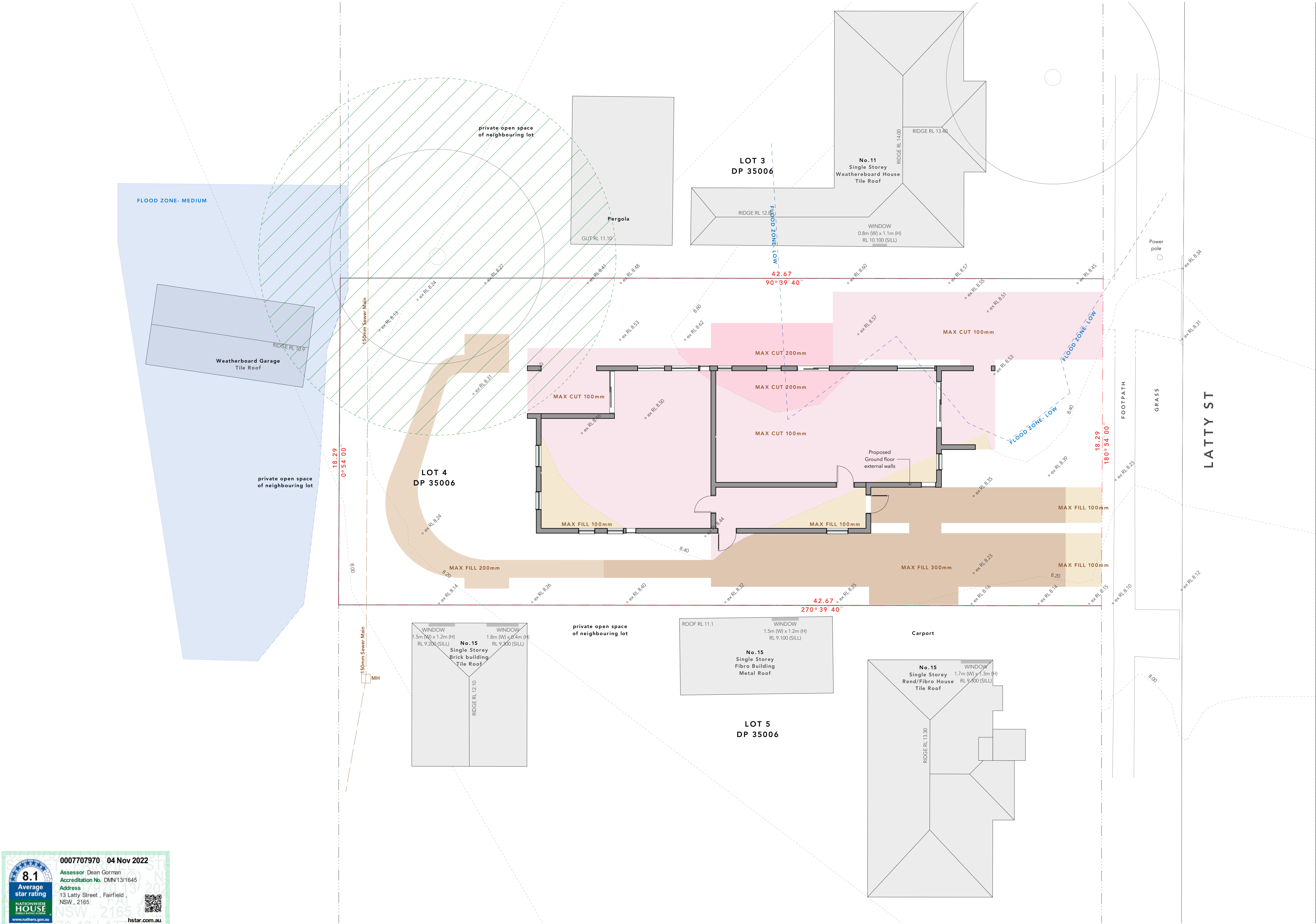
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Project
**13 Latty Street, Fairfield
Lot 4 / DP 35006**

Title
Demolition Plan

Job No. 2115
Scale 1:100 @ A1
Date 27.10.22
Drawn/Checked PDU/SR

Draw No. 004
Rev. 03



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Average star rating

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Accreditation No. DMN13/1645
Address
13 Latty Street, Fairfield,
NSW, 2165

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STUDIO JOHNSTON

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SURREY HILLS NSW 2010
PH: 02 9211 2700
ABN: 63111324353

Client

NSW GOVERNMENT

Planning, Industry & Environment

Locked Bag 5022
Parramatta NSW 2124
Phone No: 1800 738 718
Website: www.dpe.nsw.gov.au/land-and-housing-corporation

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

REV	DESCRIPTION	DRAWN	DATE	REV	DESCRIPTION	DRAWN	DATE
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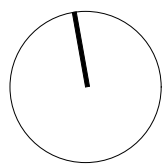
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Project
**13 Latty Street, Fairfield
Lot 4 / DP 35006**

Title
Ground Level

Job No.	2115	Rev.	
Scale	1:100 @ A1	A - 110-001	03
Date	27.10.22		
Drawn/Checked	PCL/SR		



REV	DESCRIPTION	DRAWN	DATE	REV	DESCRIPTION	DRAWN	DATE
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Project
13 Latty Street, Fairfield
Lot 4 / DP 35006
Title
Roof

Job No. 2115
Scale 1:100 @ A1
Date 27.10.22
Drawn/Checked PDU/SR

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

Rev.
A - 110- 03
003



LEGEND

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

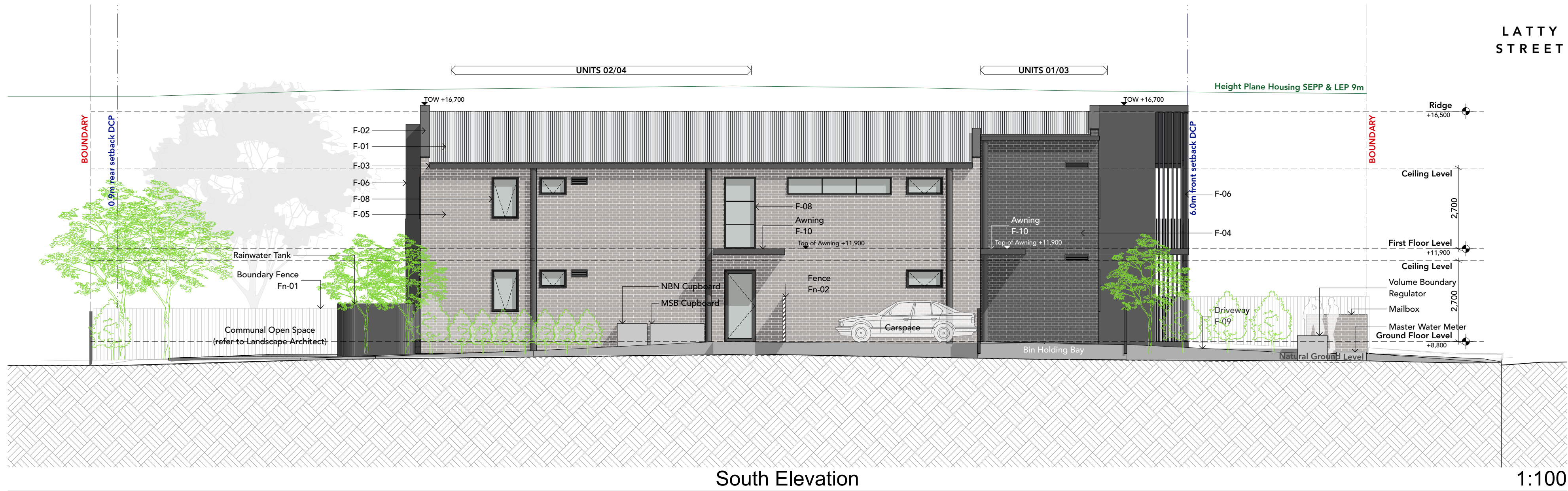
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Accreditation No. DMN13/1645

Address 13 Latty Street, Fairfield, NSW, 2165

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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	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

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Project 13 Latty Street, Fairfield
Lot 4 / DP 35006

East & South Elevation

Job No.	2115	Draw No.	Rev.
Scale	1:100 @ A1	A-200-0	03
Date	27.10.22	01	
Drawn/Checked	PDU/SR		



LEGEND

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

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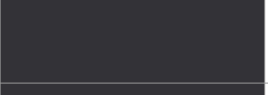
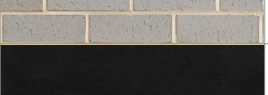
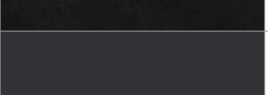
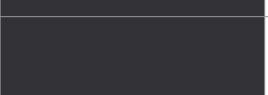
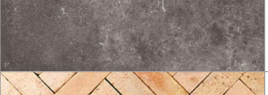
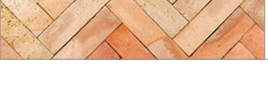
8.1 Average star rating

NATIONWIDE HOUSE

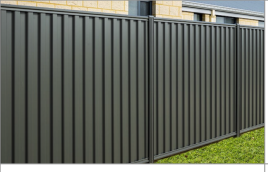
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LEGEND

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

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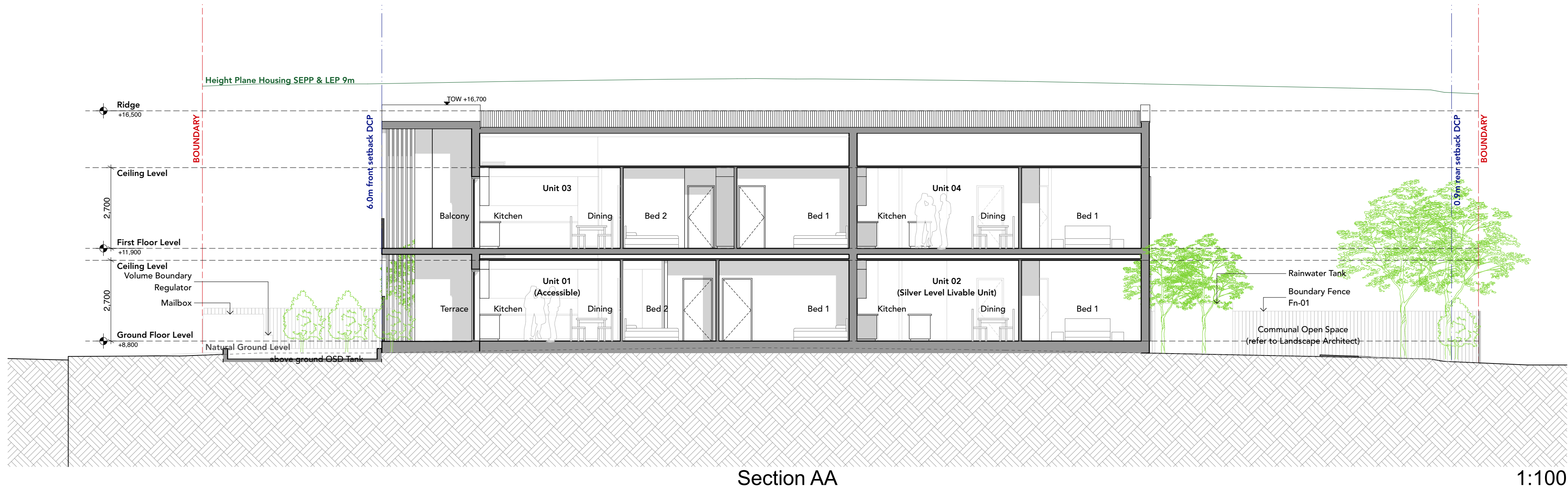
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Project
13 Latty Street, Fairfield
Lot 4 / DP 35006

Title
West & North Elevation

Job No.	2115	Draw No.	Rev.
Scale	1:100 @ A1	A-200-0	03
Date	27.10.22	02	
Drawn/Checked	PCL/SR		



LEGEND	
F	Fridge
P	Pantry
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Ldy	Laundry
Lvr	Louvers (Exhaust)
SWP	Stormwater Pit
DP	Downpipe
TOW	Top of Wall

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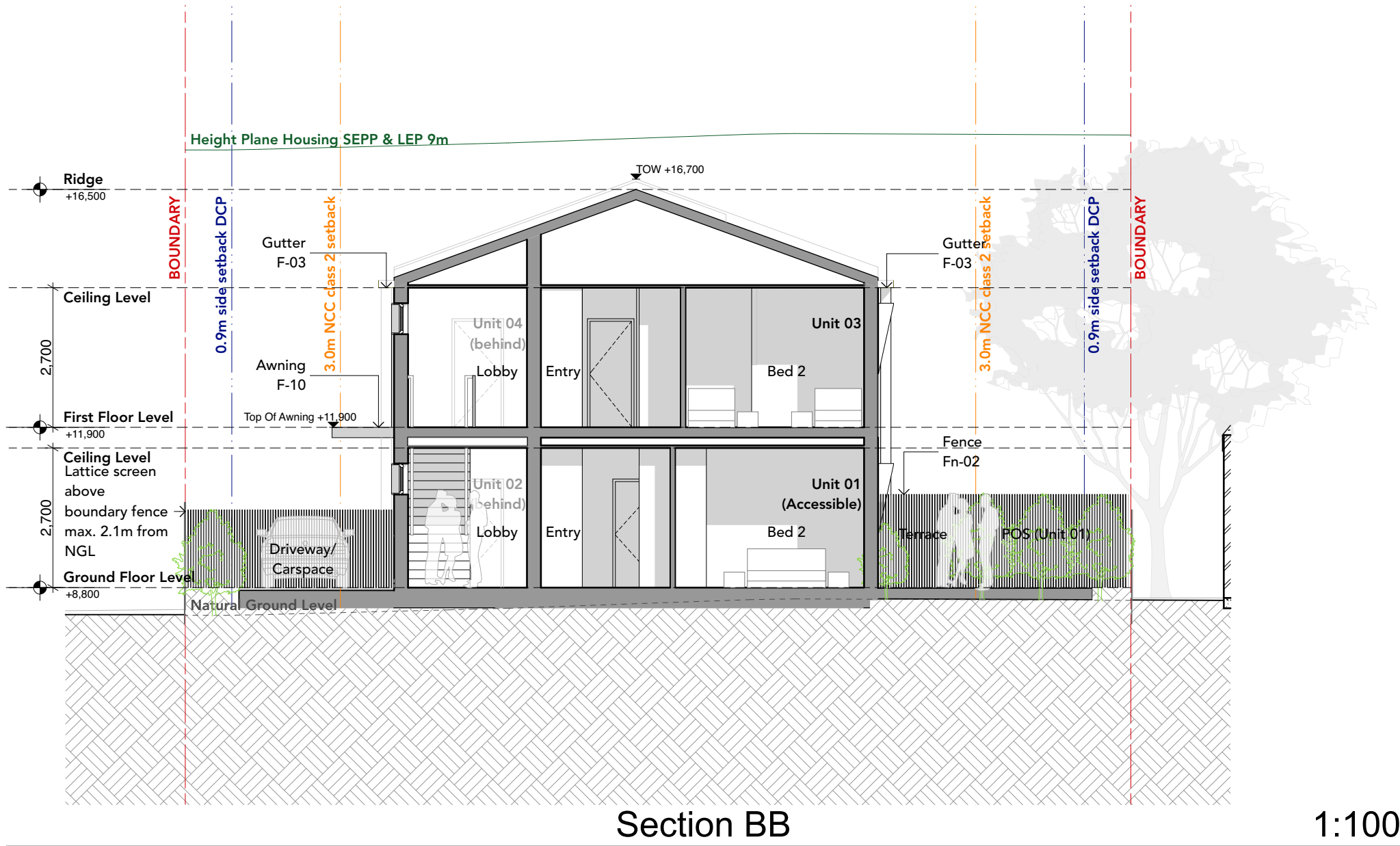
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LEGEND

Finishes & Materials				
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F-02	Capping		Colourbond	Dulux Monument or similar
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F-09	Driveway		Concrete	Brushed finish
F-10	Awning		Powdercoated Aluminium	Dulux Monument or similar
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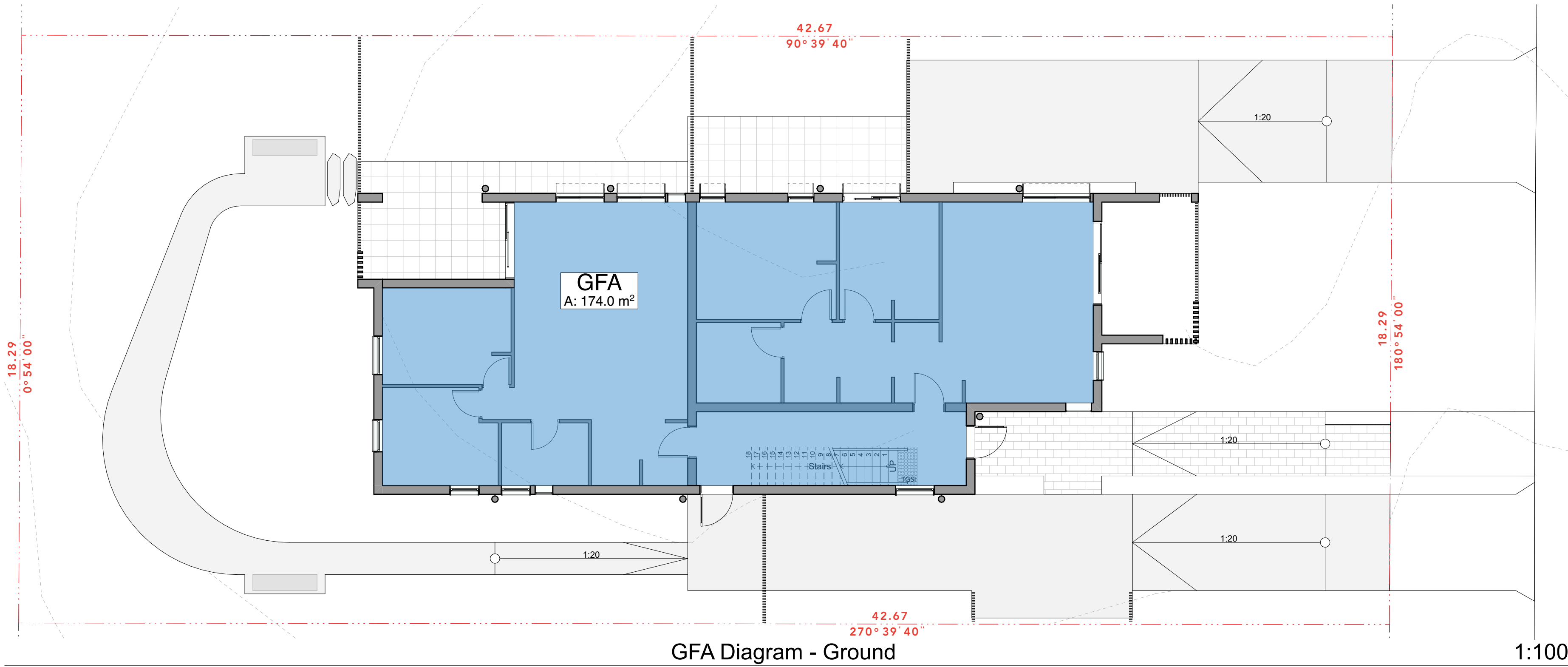
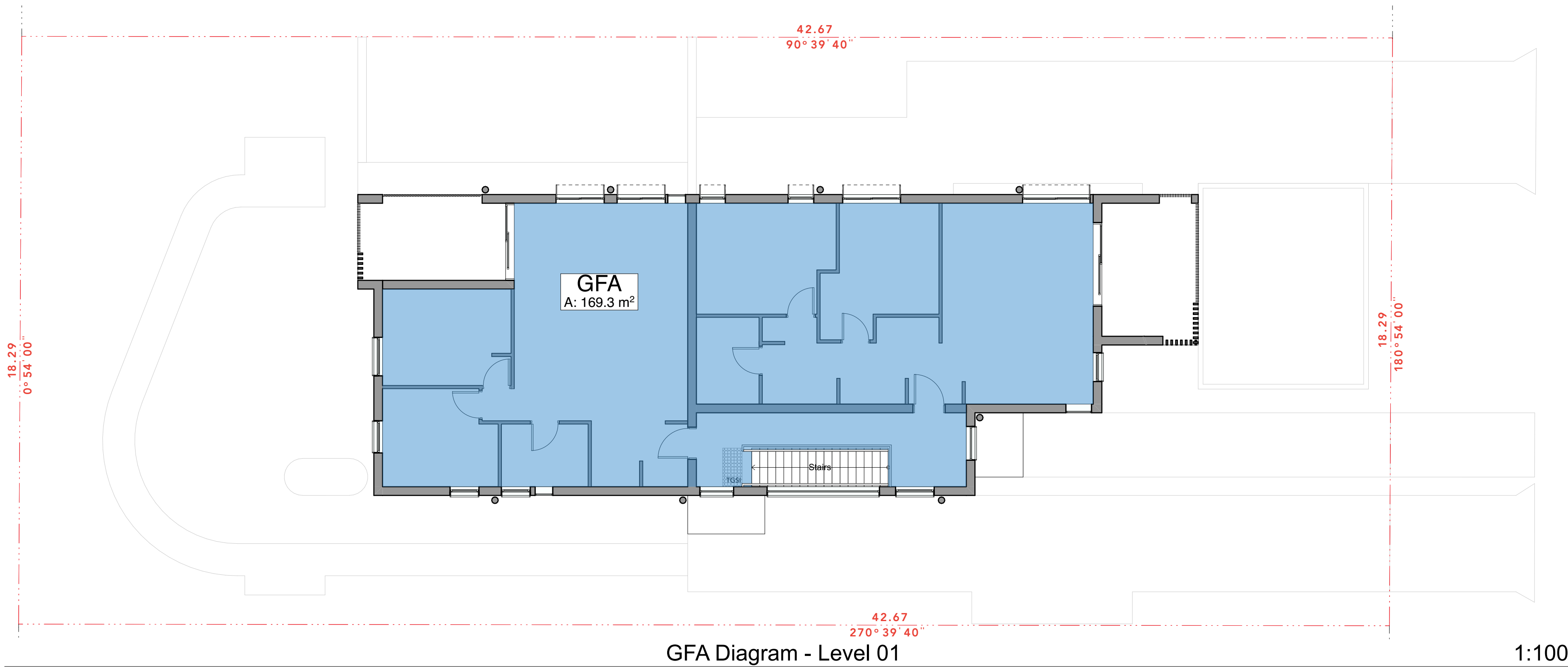
Project

13 Latty Street, Fairfield
Lot 4 / DP 35006

Title

Section AA & BB

Job No.	2115	Draw No.	Rev.
Scale	1:100 @ A1	A-300-0	03
Date	27.10.22	01	
Drawn/Checked	PCL/SR		



NatHERS Thermal Performance Specification - Fairfield			
External Walls			
Wall Type	Insulation	Colour	Comments
Cavity Brick	R1.4	Light - SA < 0.475 Dark - SA > 0.70	Ground level, as per the elevations
Brick Veneer	R2.5	Light - SA < 0.475 Dark - SA > 0.70	Level 1, as per the elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Single skin brick	None	Internally in U1, U2	
Plasterboard Stud	None	Internally in U3, U4	
Cavity Brick, plasterboard	None	Party walls	
Floors			
Floor Type	Insulation	Comments	
Concrete slab on ground	None	Ground floor	
Concrete	None	First floor	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Floor above	
Plasterboard	R2.5	Ceiling of U3 & U4	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foiled-face blanket	Light - SA < 0.475	Roof of U3 & U4 (unvented cavity)
SA - Solar Absorptance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Type B: Sliding + Fixed	6.7	0.70	e.g. Single glazed Clear Aluminium frame
Type A: Awning	6.7	0.57	e.g. Single glazed Clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	Frame Type		Comments
na	na		na
Ceiling fans			
Size	Location		Comments
min 1200mm	Living areas + bedrooms		All units

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



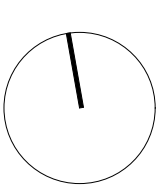
0007707970 04 Nov 2022

Assessor Dean Gorman
Accreditation No. DMV13/1645

Address
13 Latty Street, Fairfield
NSW, 2165

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REV	DESCRIPTION	DRAWN	DATE	REV	DESCRIPTION	DRAWN	DATE
01	Stage B - Issues for Approval	PCL	22.02.22				
02	Part 5 Submission	PCL	13.06.22				
03	Part 5 Submission - Rev 2	PCL	27.10.22				

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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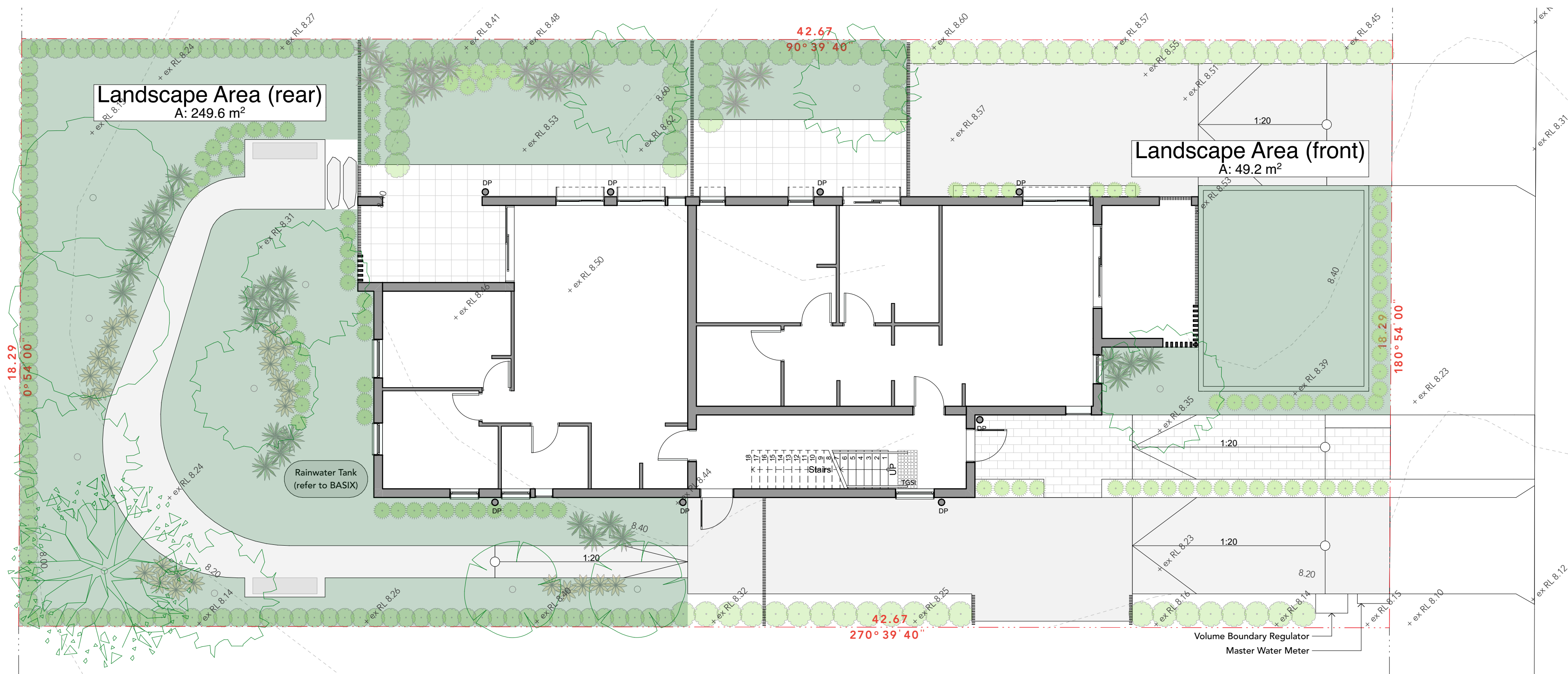
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Project
13 Latty Street, Fairfield
Lot 4 / DP 35006

Title
GFA Diagrams

Job No.	2115	Dwg No.	Rev.
Scale	1:100 @ A1	A-400-001	03
Date	27.10.22		
Drawn/Checked	PCL/SR		

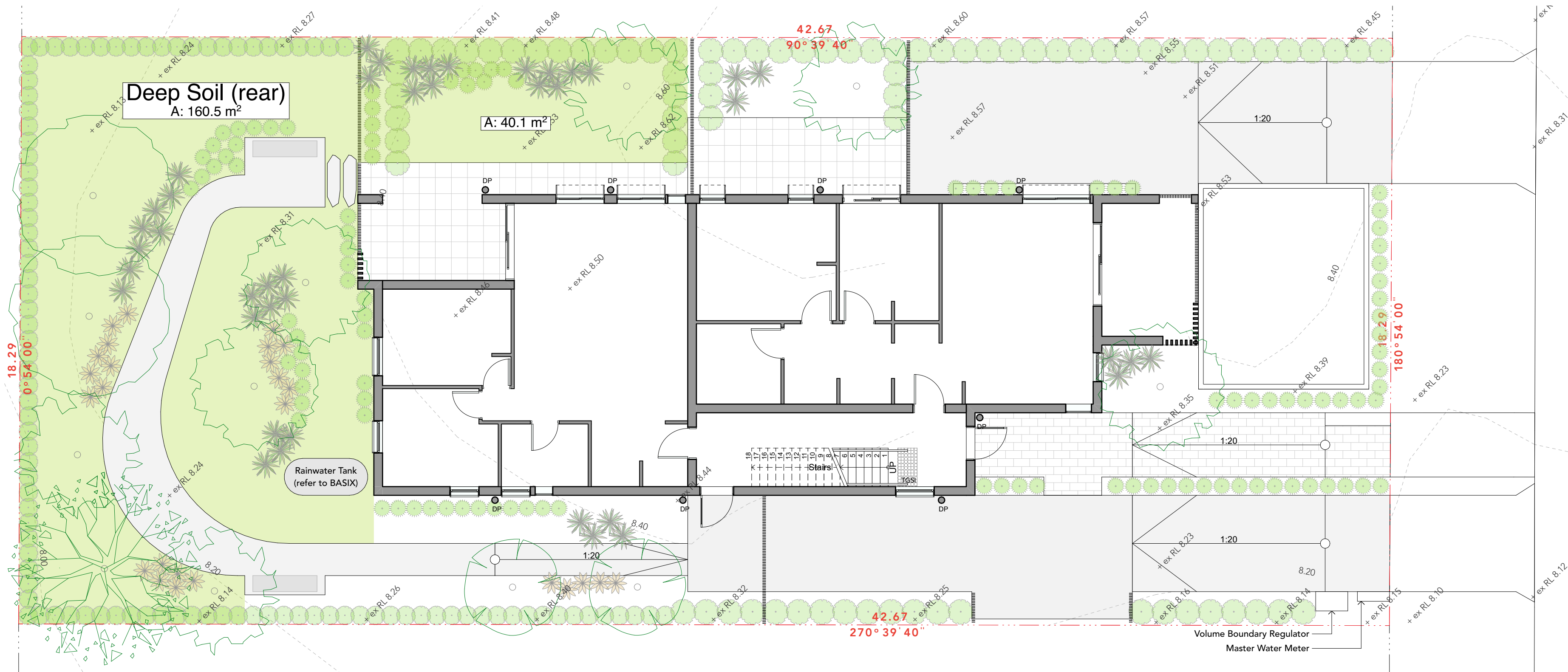


Landscape Area Diagram

1:100

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 m ²



Deep Soil Area Diagram

1:100

SITE AREA - 780.3 m²

Level	Zone Name	Measured Area
Ground	Deep Soil	40.10
Ground	Deep Soil (rear)	160.54
		200.64 m ²

Total Deep Soil Area

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

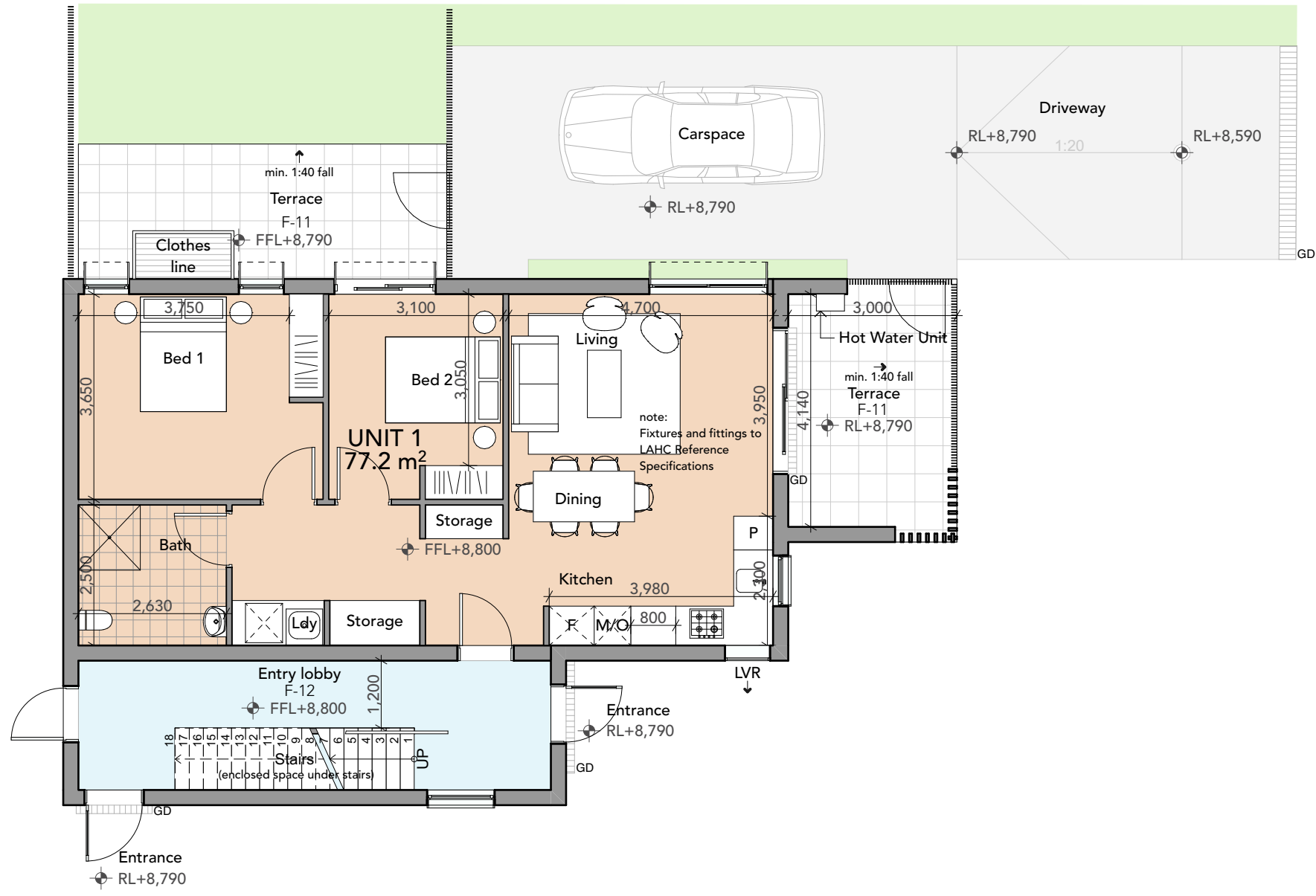


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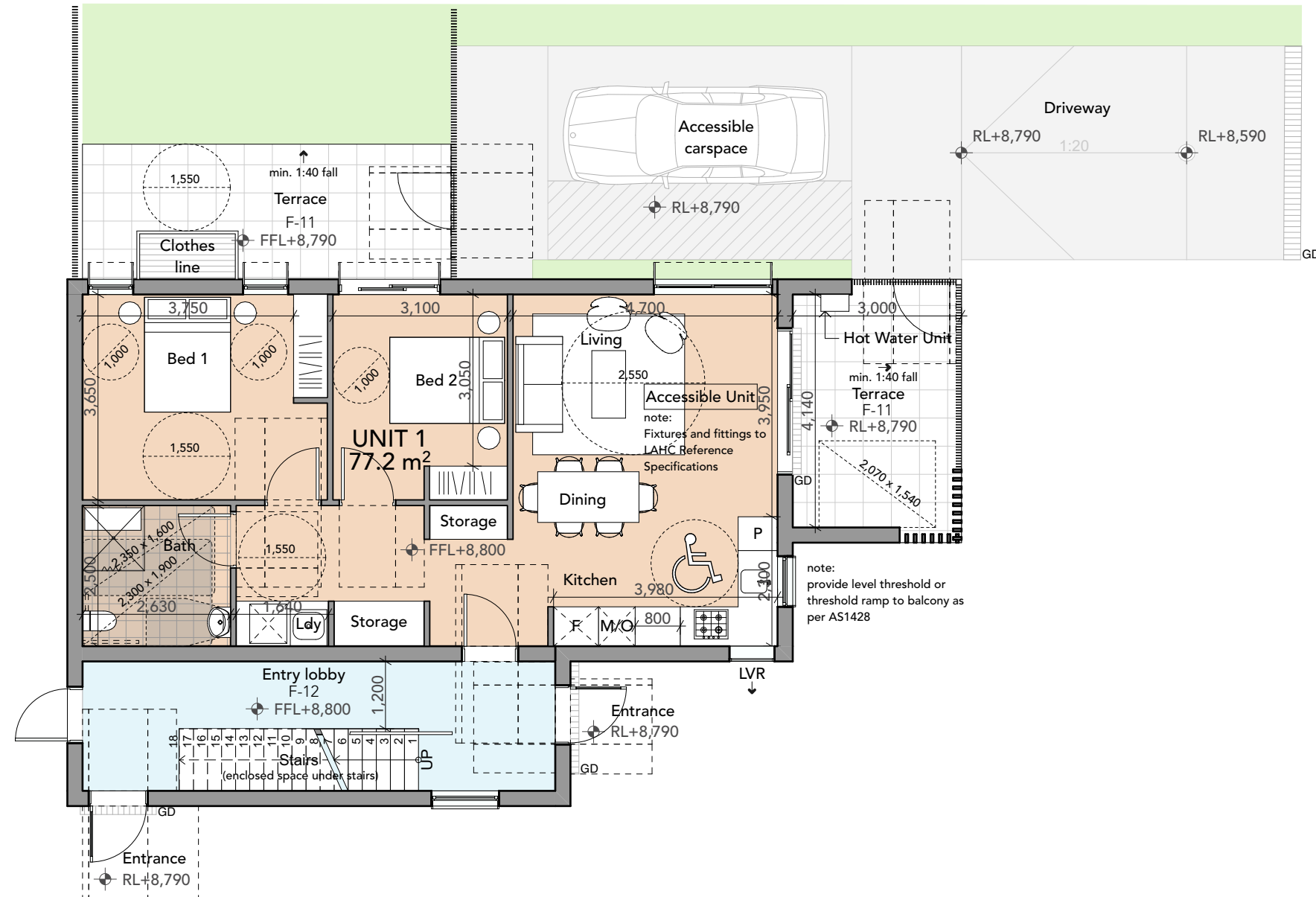


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Pre-Adaptable

1:100



Post-Adaptable

1:100



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

REV	DESCRIPTION	DRAWN	DATE	REV	DESCRIPTION	DRAWN	DATE
01	Stage B - Issues for Approval	PCL	22.02.22				
02	Part 3 Submission	PCL	13.05.22				
03	Part 3 Submission - Rev 2	PCL	27.10.22				

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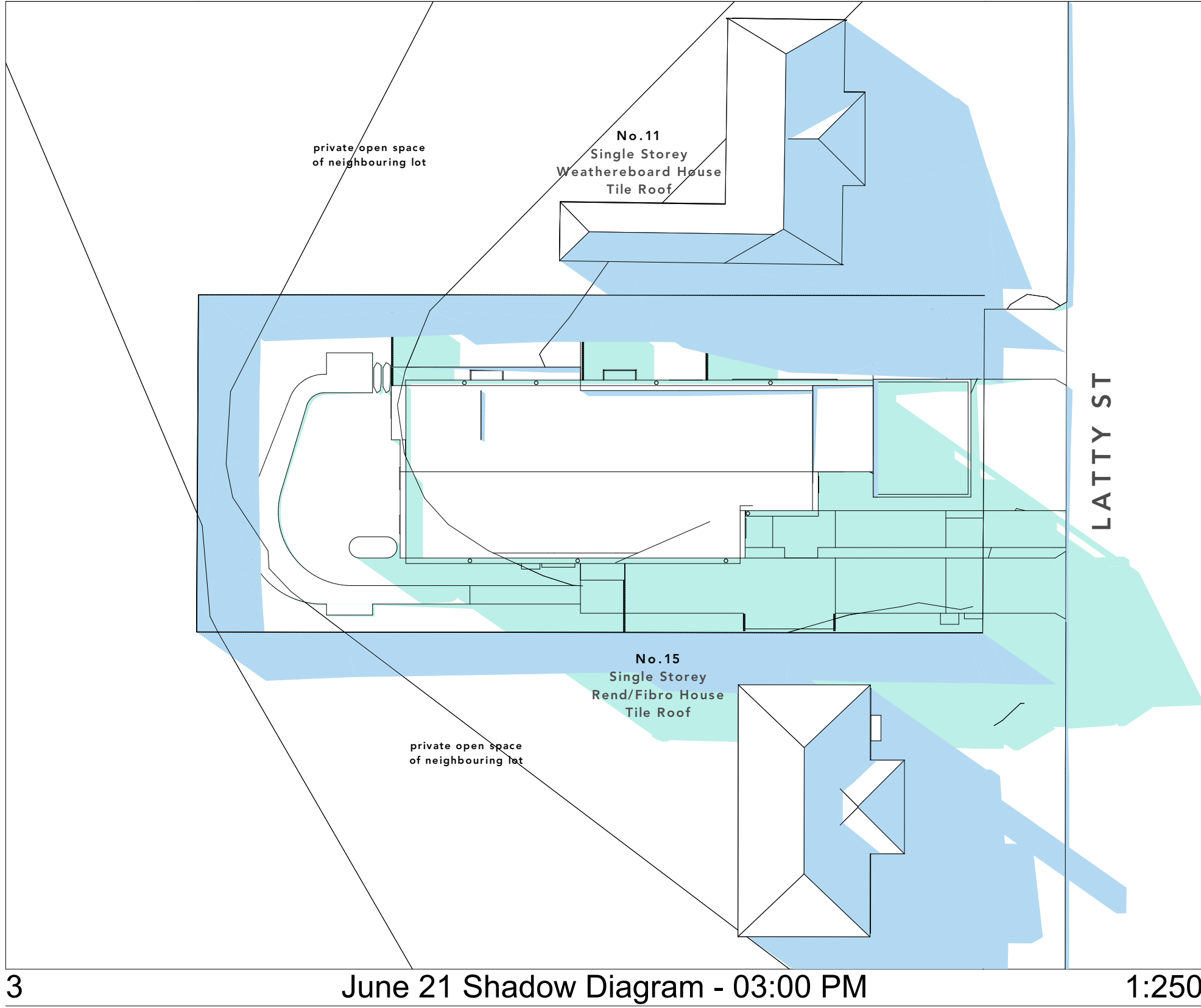
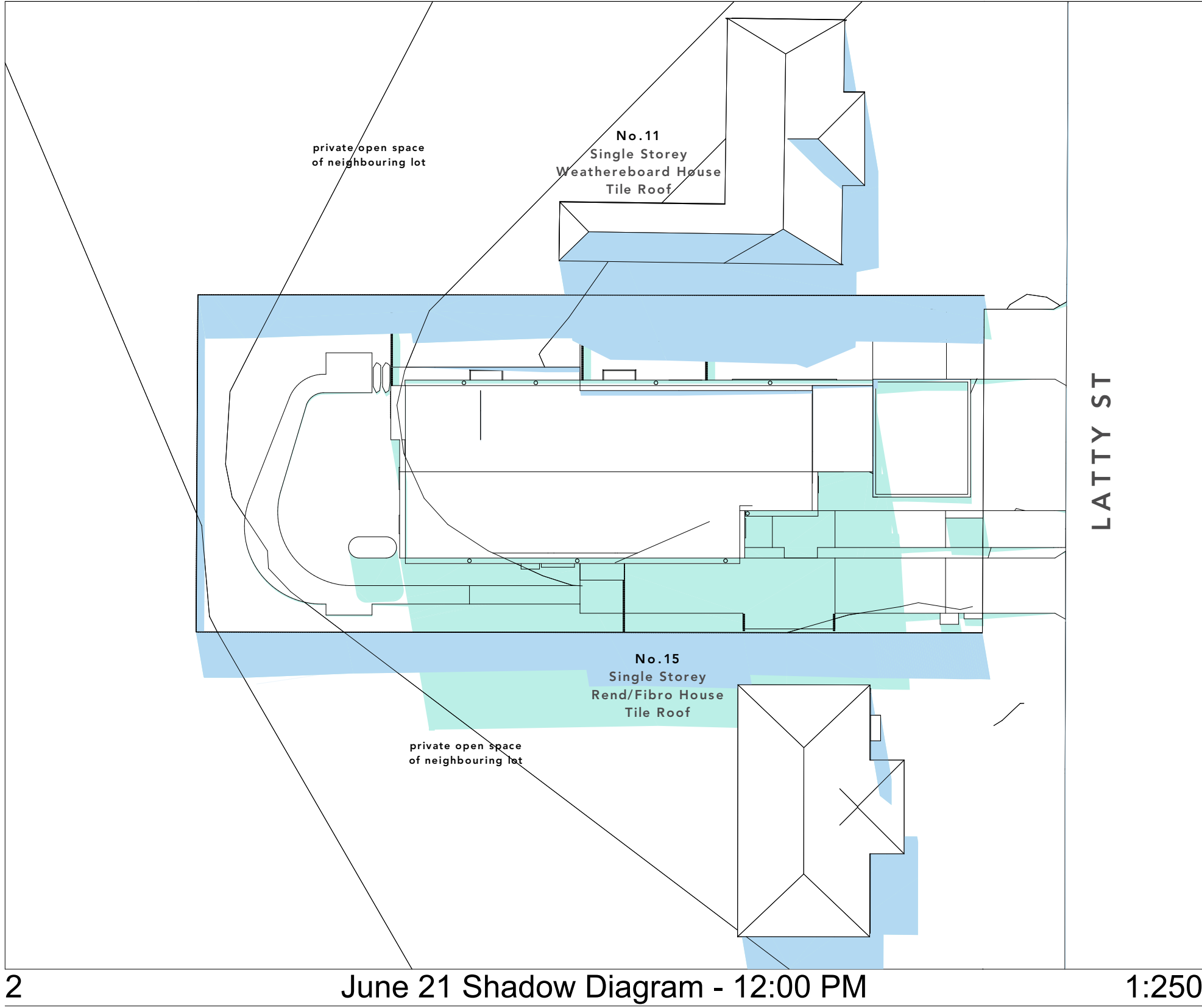
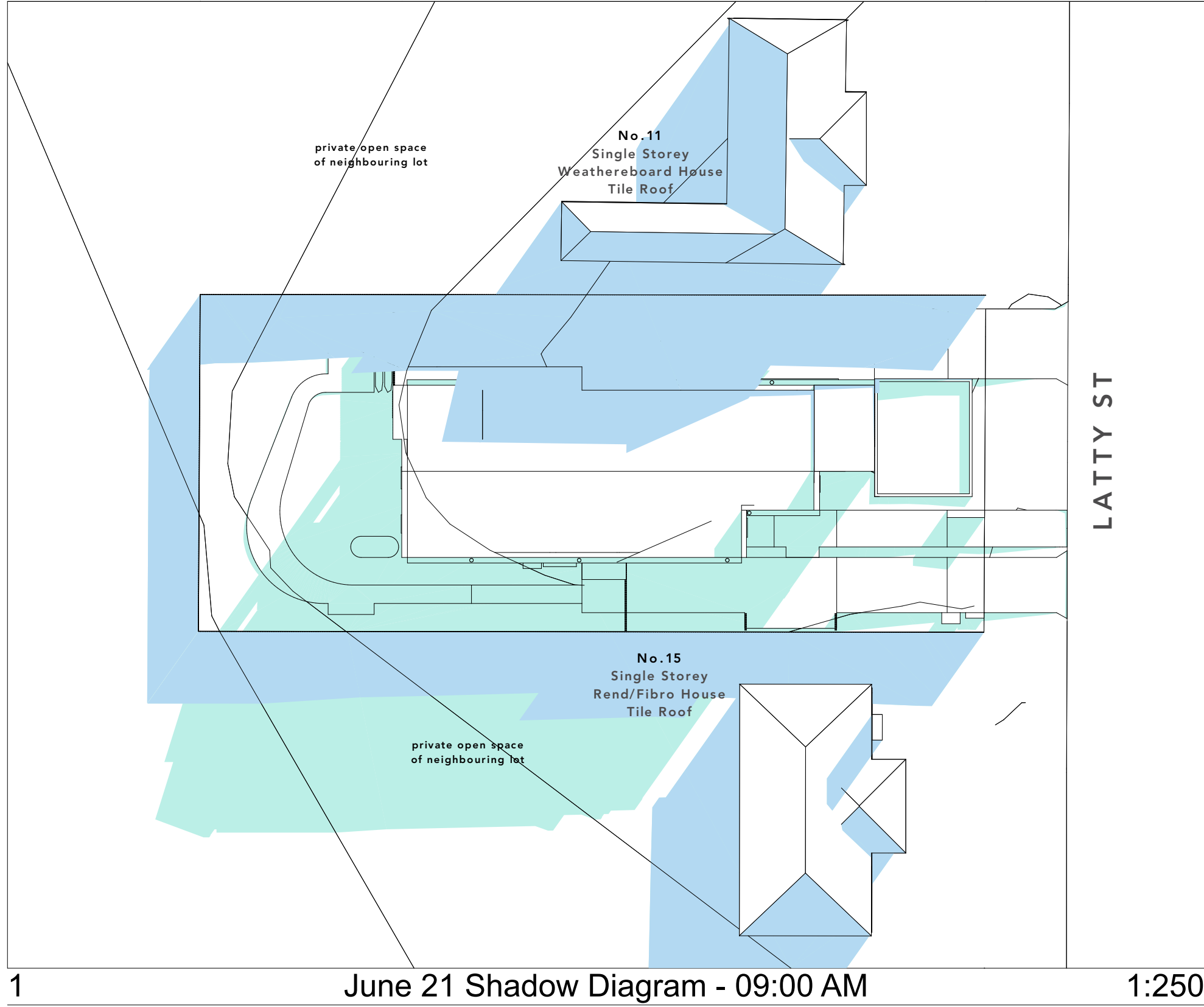
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Project
13 Latty Street, Fairfield
Lot 4 / DP 35006

Title
Adaptable Unit

Job No. 2115
Scale 1:100 @ A1
Date 27.10.22
Drawn/Checked PDU/SR

Drawn No. 01
Rev. 03
A-420-0



LEGEND

- Existing Shadow
- Proposed Shadow

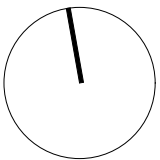
8.1

Average star rating

NATIONWIDE HOUSE ENERGY RATING AGENCY

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Assessor: Dean Gorman
Accreditation No. DMN13/1645
Address
13 Latty Street, Fairfield, NSW, 2165
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REV	DESCRIPTION	DRAWN	DATE	REV	DESCRIPTION	DRAWN	DATE
01	Stage B - Issues for Approval	PCL	22.02.22				
02	Part 5 Submission	PCL	13.06.22				
03	Part 5 Submission - Rev 2	PCL	27.10.22				

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Project
**13 Latty Street, Fairfield
Lot 4 / DP 35006**

Title
Shadow Diagrams

Job No.	2115	Draw No.		Rev.	
Scale	1:250 @ A1	A-700-001		03	
Date	27.10.22				
Drawn/Checked	PCL/SR				



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



8.1
Average
star rating

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12.30 PM



1.00 PM



1.30 PM



2.00 PM



2.30 PM



3.00 PM



3.30 PM



8.1
Average
star rating

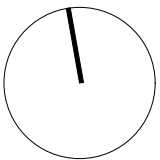
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REV	DESCRIPTION	DRAWN	DATE	REV	DESCRIPTION	DRAWN	DATE
01	Stage B - Issue for Approval	PCL	22.02.22				
02	Part 5 Submission	PCL	13.05.22				
03	Part 5 Submission - Rev 2	PCL	27.10.22				

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Project
**13 Latty Street, Fairfield
Lot 4 / DP 35006**

Title
View from sun 21 June

Job No.	2115	Draw No.	Rev.
Scale	@ A1	A-710-002	03
Date	27.10.22		
Drawn/Checked	PDU/SR		