

GENERAL HOUSING DEVELOPMENT

5-9 ALEXANDER ST, FAIRY MEADOW

LOT 125, 126 AND 127 OF DP 234887

DEVELOPMENT DATA

JOB REFERENCE	BGYUD
LOCALITY / SUBURB	FAIRY MEADOW
STREET ADDRESS	5-9 Alexander Street
LOT NUMBER & DEPOSITED PLAN	Lots 125, 126 and 127 in DP 234877
SITE AREA (sqm)	2479m² as per SURVEY
NUMBER OF EXISTING LOTS	3
PROPOSED GFA (sqm)	1604.3m²
NUMBER OF DWELLINGS	21 Units

AREA SCHEDULE (GFA)				POS/BAL REQUIRED	POS/BAL PROPOSED
LEVEL	NAME	ADG REQUIREMENT	AREA	sqm	sqm
GF/FF / SF	LIFT		3.6m² / -		
GF/FF / SF	LOBBY		47.2m²/ 42.1m²/ 40.0m²		
GF/FF / SF	SERVICE		1.2m²/ 1.2m² / -		
GF/FF / SF	U01/ U08/ U15	2 Bedroom - Min.70m²	73.8m²/ 73.8m²/ 73.8m²	10+2 (Excl. Storage)	25m²+12.8m²/ 12.0m²/ 12.2m²
GF/FF / SF	U02/ U09/ U16	1 Bedroom - Min.50m²	51.8m²/ 52.5m²/ 51.7m²	8+2 (Excl. Storage)	20m²+11.8m²/ 12.0m²/ 12.0m²
GF/FF / SF	U03/ U10/ U17	1 Bedroom - Min.50m²	53.7m²/ 52.6m²/ 52.6m²	8+2	25m²+10.6m²/ 10.9m²/ 10.9m²
GF/FF / SF	U04/ U11/ U18	2 Bedroom - Min.70m²	85.5m²/ 85.5m²/ 85.9m²	10+2	21m²+12.4m²/ 11.9m²/ 11.9m²
GF/FF / SF	U05/ U12/ U19	2 Bedroom - Min.70m²	76.5m²/ 76.5m²/ 76.9m²	10+2	13.4m²/ 13.5m²/ 13.5m²
GF/FF / SF	U06/ U13/ U20	1 Bedroom - Min.50m²	57.0m²/ 56.9m²/ 56.9m²	8+2	10.8m²/ 10.7m²/ 10.7m²
GF/FF / SF	U07/ U14/ U21	2 Bedroom - Min.70m²	73.2m²/ 73.2m²/ 73.2m²	10+2	12.1m²/ 12.0m²/ 12.0m²

	CONTROL	REQUIREMENT	PROPOSED
BUILDING HEIGHT	Housing SEPP (Division 6.42(1)(b))	11m	10.7m at highest point Refer to Drawing A401
PARKING - GENERAL	Housing SEPP Part 42 (f)	1B - 0.5 carspace 2B - 1 carspace	17 carspaces
PARKING - BICYCLE	Woollongong DCP (part E3.7)	1 per 3 dwellings(residents) 1 per 12 dwellings(visitors)	7 bicycle spaces(residents) 2 bicycle spaces(visitors)
PARKING - MOTORCYCLE	Woollongong DCP (part E3.7)	1 per 15 dwellings	2 motorcycle spaces
FSR	Housing SEPP part 17 (1) = 0.5:1 part 42 (c) = 0.65:1	0.5:1 / 0.65:1	0.64:1
FRONT SETBACK	Housing SEPP Woollongong DCP (part B. 6.3)	generally inline with existing 6m	6m
SIDE SETBACKS	Woollongong DCP (part B.6.4)	6m	7m & 6m
REAR SETBACKS	Woollongong DCP (part B.6.4)	6m	16.5m
DEEP SOIL ZONE	Housing SEPP part 19 (2) ADG 3E-1	15% of site area. Min. 3m. If practicable 65% at rear site area 7% of site area. Min. 6m	591m² 24%(PROPOSED) 399.2m² 16%(PROPOSED)
LANDSCAPE	Housing SEPP part 19 (2)	Lesser of 35 sqm per dwelling or 30% or site area.	858.5m² 34%(PROPOSED)
SOLAR COMPLIANCE	Housing SEPP	70% of dwellings have 3 hours sunlight between 9am and 3pm in mid-Winter i. Living Rooms ii. Private open space	71% / 15 units 29% / NO RECEIVING 3 HOUR SOLAR (UNIT3,4,5,10,12 &19)
STORAGE	ADG 4G-1	1BR - 6m³ 2BR - 8m³	COMPLIED REFER TO DRAWING A106
NATURAL VENTILATION	ADG 4B-3	Min 60% of apartment are naturally cross ventilated	71% REFER TO DRAWING A106
COMMUNAL OPEN SPACE COS	Woollongong DCP (Cl.6.13.2) ADG 3D-1	Min 5m² per dwelling 25% of the site	559.1m² 22%

LAHC* - Development data for LAHC new housing supply. For details refer to current version of LAHC Design Requirements

EC* - Entry Corridor

AREA* - Dwelling floor area includes internal walls but excludes external walls

POS* - Private Open Space - In compliance with SLUDG

Type* - E.g. Universal / Non-Universal

Solar Orientation* - % with min. 3 hours of direct sunlight into living areas and private open space

Rev	Date	AMENDEMENTS	Ckd
A	12/07/24	STAGE B DRAFT	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

LIVABLE HOUSING

Element	Performance Level Achieved
Dwelling Access / Entrance	GOLD
Car Parking	GOLD
Internal Doors / Corridors / Stairways	GOLD
Wet Areas	GOLD
Kitchen / Laundry / Living / Family Spaces	GOLD
Bedrooms	GOLD
Switches & Powerpoints	GOLD
Door & Tap Hardware	GOLD
Window Sills	GOLD
Flooring	GOLD

BASIX Commitments Summary

WATER

Rainwater Tank	8000L central tank
Rainwater-Re-use	Rainwater used for garden irrigation of 791sqm on private and common landscaped areas
Star Rating	4 star toilet suite, 6 star taps throughout, 4 star showerheads with flowrate > 4.5 but <=6L/min
Planting	Indigenous or low water use species of vegetation min 100m²
ENERGY	
Lighting	Provide dedicated energy efficient lighting (fluoros, compact fluoros or LEDs) throughout
Ceiling Fans	Ceiling fans required in each living room and bedroom
Appliances	Electric cooktop & electric oven, well ventilated fridge space
Mechanical Ventilation	Bathroom / Kitchen / Laundry - Individual fan, ducted to facade or roof. Manual switch on / off interlocked to light
Clothes Lines	Private outdoor or unsheltered cloths drying line
Lift	Gearless traction with V V V F motor
Hot Water System	Mechanical Heat Pump - 21 to 25 STCs for Unit 1,2,3,4,5,6,7, Electric Instantaneous for all other dwellings
Alternative Energy Source	Photovoltaic system: Rated electrical output (min): 14.0 peak kW

NCC 2022 NatHERS Thermal Performance Specification - Fairy Meadow			
External Walls			
Wall Type	Insulation	Colour	Comments
Cavity brick	R4.0 (Firemax A10 Plus)	Light - SA < 0.475	Throughout - As per elevations
SA - Solar Absorptance			
Internal Walls			
Wall Type	Insulation	Comments	
Single skin brick	None	Ground floor internal walls	
Plasterboard stud (Steel studs)	None	Level 1 and 2 internal walls	
Cavity brick	None	Party walls between units	
Cavity brick	None	Shared walls with lobby/stairs/lift	
Floors			
Floor Type	Insulation	Comments	
Suspended concrete slab	Ametalin Silverfloor	Ground floor	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	Unit above	
Plasterboard (Steel frame)	R2.5	Roof/air above	
Insulation loss due to downlights has not 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 (Steel studs)	R1.3 foil-faced blanket	Med - SA 0.475 - 0.70	Throughout (Unventilated roof space)
SA - Solar Absorptance			
Glazing			
Opening type	U-Value	SHGC	Glazing & Frame Type
Sliding + Fixed (Throughout)	4.3	0.53	e.g. Single glazed high-performing Low - E clear Aluminium frame
Awning (Throughout)	4.8	0.51	e.g. Single glazed high-performing Low - E 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 fan			
Size	Location	Comments	
900mm diameter	Living and bedrooms	Throughout	



LOCATION PLAN

DRAWING LIST

A000	COVER PAGE & DRAWING LIST	20/05/25	F
A101	CONTEXT BLOCK ANALYSIS	20/05/25	F
A102	SITE ANALYSIS	20/05/25	F
A103	DEMOLITION PLAN	20/05/25	F
A104	CUT AND FILL PLAN	20/05/25	F
A105	EROSION AND SEDIMENT CONTROL PLAN	20/05/25	F
A106	ADG COMPLIANCE METRICS & DIAGRAMS	20/05/25	F
A201	SITE AREA CALCULATIONS	20/05/25	F
A202	SITE PLAN - A	20/05/25	F
A203	SITE PLAN - B	20/05/25	F
A204	GROUND FLOOR PLAN	20/05/25	F
A205	FIRST FLOOR PLAN	20/05/25	F
A206	SECOND FLOOR PLAN	20/05/25	F
A207	ROOF PLAN	20/05/25	F
A301	ELEVATION - WEST/ EAST	20/05/25	F
A302	ELEVATION - NORTH/ SOUTH	20/05/25	F
A303	ELEVATION & MATERIAL SCHEDULE	20/05/25	F
A401	SECTIONS	20/05/25	F
A501	VIEW FROM THE SUN STUDY	20/05/25	F
A502	SHADOW DIAGRAMS	20/05/25	F
A601	3D HEIGHT PLANE DIAGRAM	20/05/25	F

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Project Name
**GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW**
Lots 125, 126 and 127 in DP 234877

nominated architects:
Stephen Arlton
reg. no. 7645
Robert McNamara
reg. no. 7271

STAGE C

Project No.
BGYUD

Checked
Checker

Authorised
Approver

Date:
20/05/25

Drawn:
Author

Revision
F

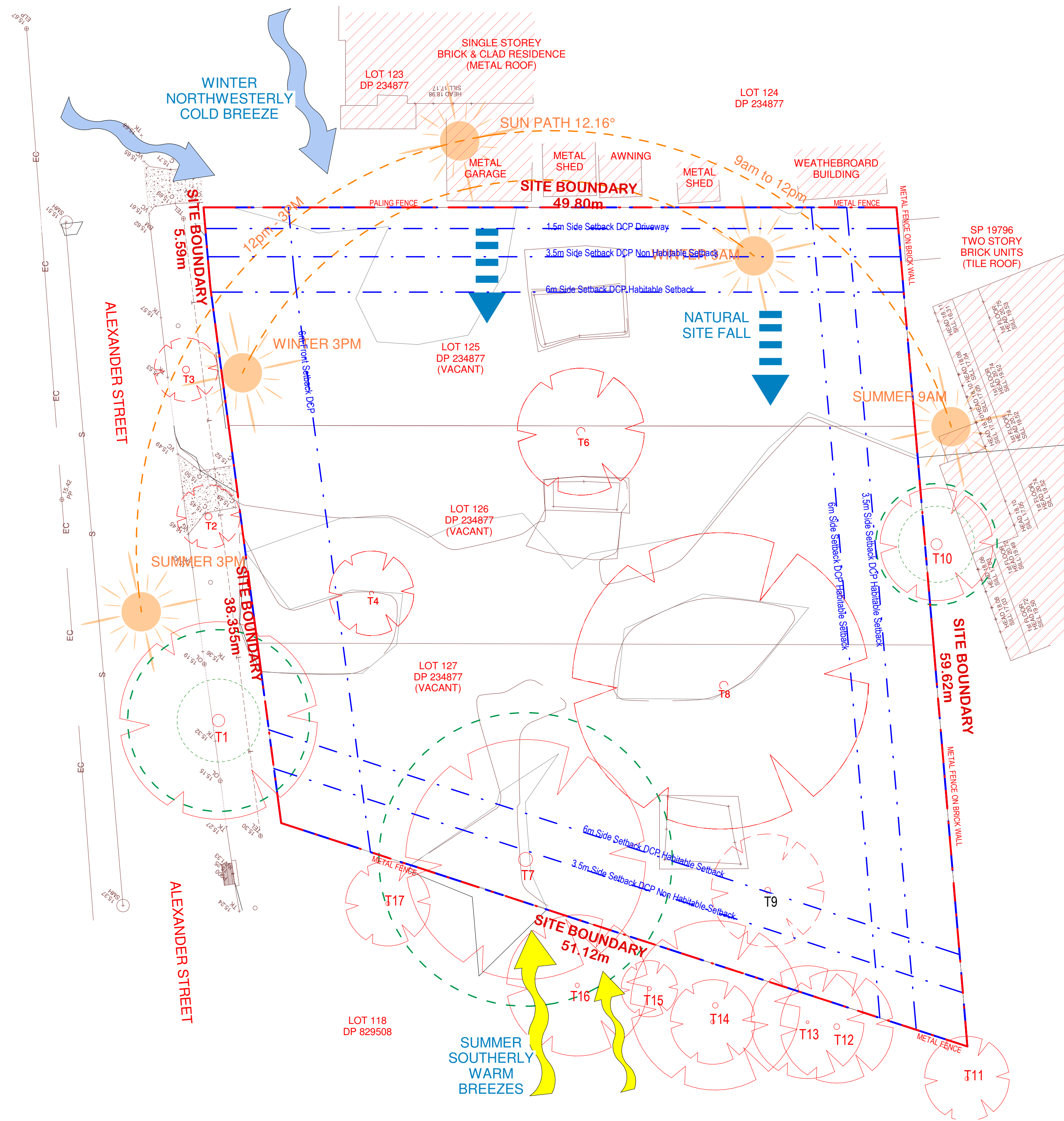
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A000

Sheet Title
COVER PAGE & DRAWING LIST

Certificate No. 0011747700
Scan QR code or follow website link for rating details.
Assessor name: Dean Gorman
Accreditation No. DMN131645
Property Address: 5-9 Alexander Street, FAIRY MEADOW NSW 2519
https://www.auqdr.com.au/qr/0011747700

NSW GOVERNMENT
LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
https://www.dpie.nsw.gov.au/land-and-housing-corporation

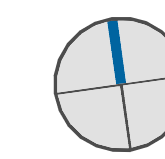
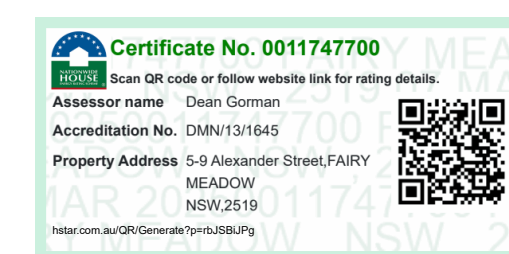




1 SITE ANALYSIS 1 : 200

Rev	Date	AMENDEMENTS	Ckd
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

	SEWER MANHOLE
	SEWER INSPECTION POINT
	TELSTRA PIT
	POWER POLE
	EXISTING TREES
	SERVICES - SEWER
	SERVICES - ELECTRICAL
	SERVICES - TELECOM
	TPZ
	SRZ



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**GENERAL HOUSING UNITS 5-9
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Sheet Title
SITE ANALYSIS

Date:
20/05/25

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Scale

Project No.
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Revision
F

Drawing No.
A102



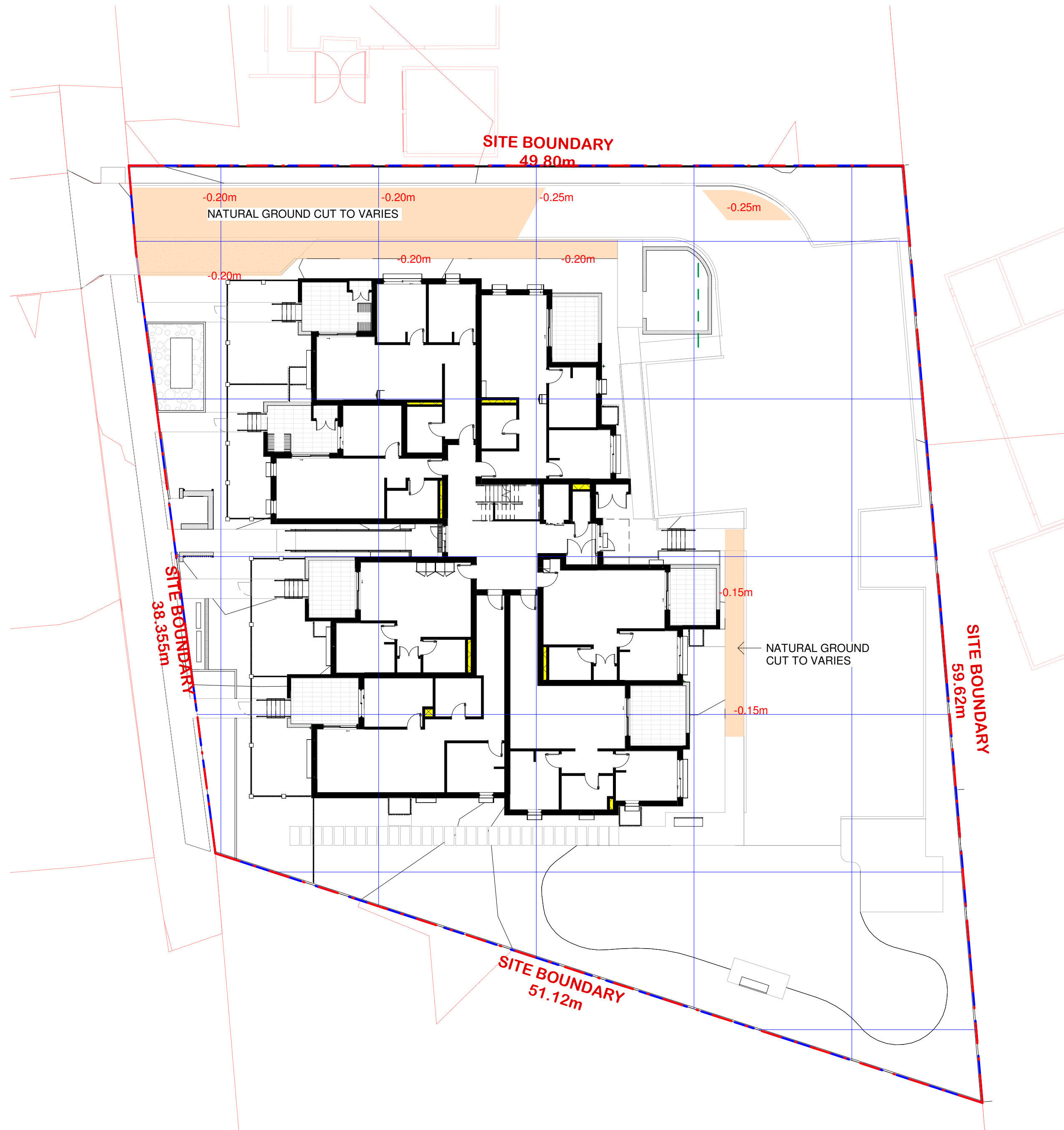
EXISTING TREES TO BE
REMOVED - RED DASH
LINES

EXISTING TREES TO BE
RETAINED - RED SOLID
LINES



Date: 20/05/25
 Drawn: Project No.
 Author: BGYUD
 Checked: Revision
 Checker: F
 Authorised: Drawing No.
 Approver: A102

A103

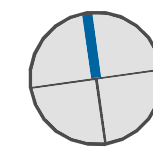
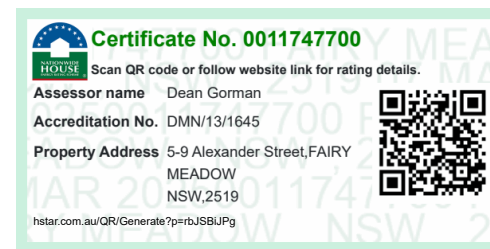


1 CUT AND FILL PLAN
1 : 200

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C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
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NATURAL GROUND CUT - VARIES

NO FILL PROPOSED ON SITE



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CUT AND FILL PLAN

Date:
20/05/25

Drawn:
Author

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Checker

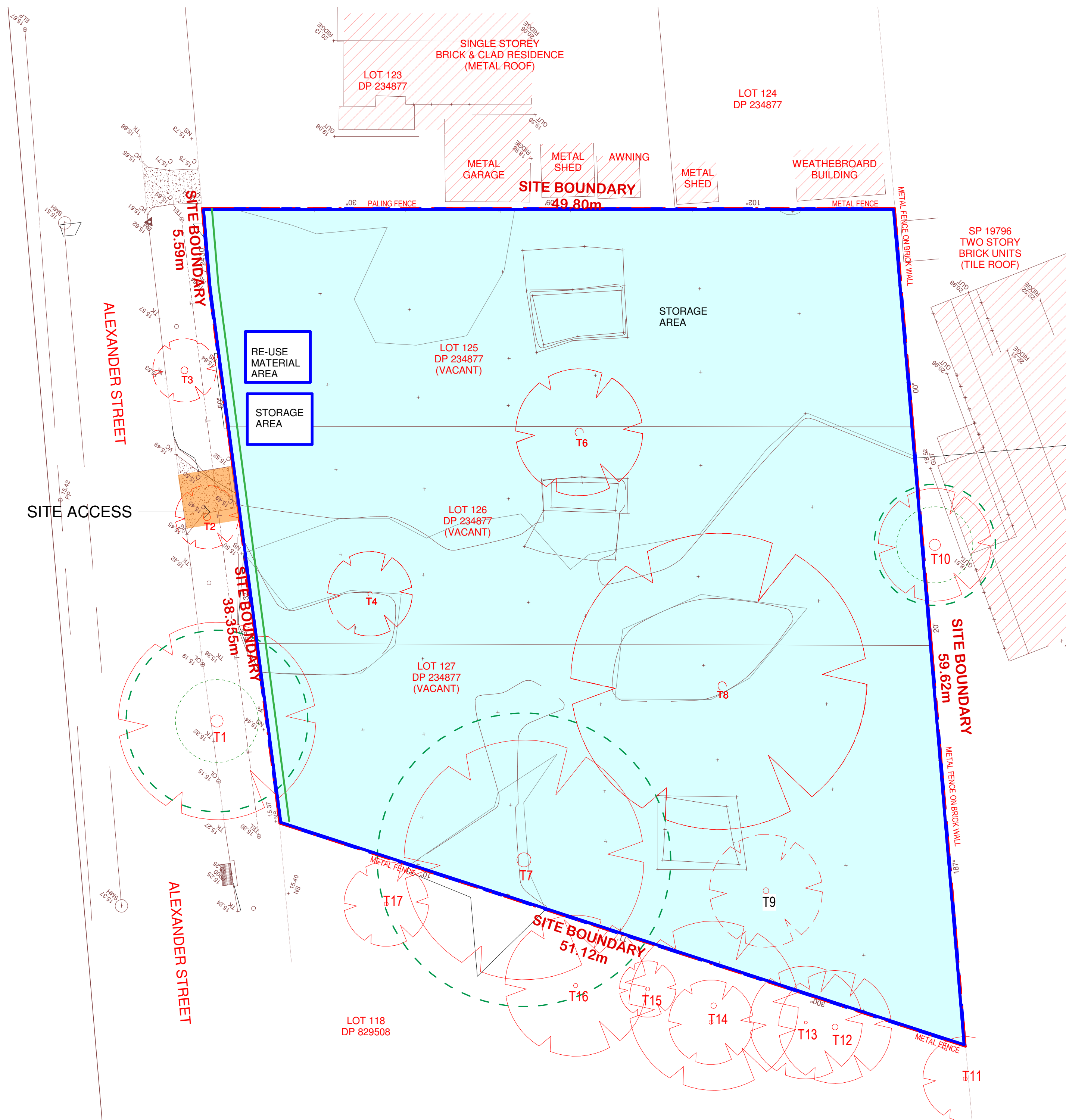
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Project No.
BGVUD

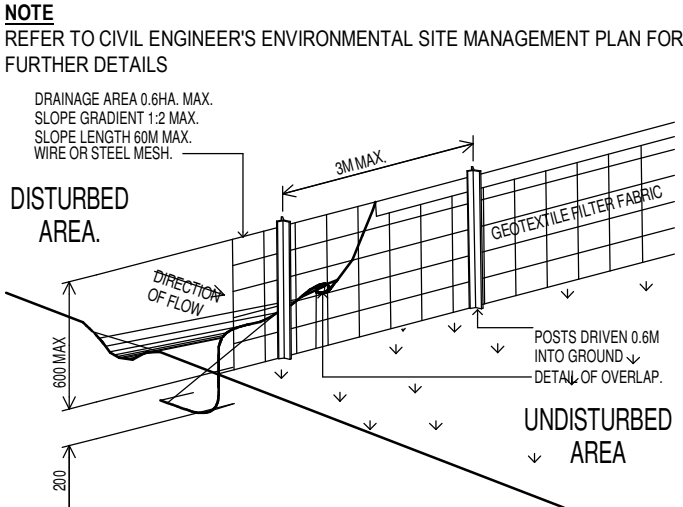
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Drawing No.
A104

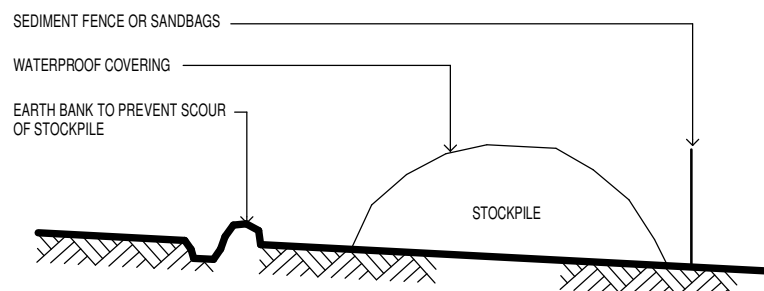


1 EROSION AND SEDIMENT CONTROL PLAN
1 : 200

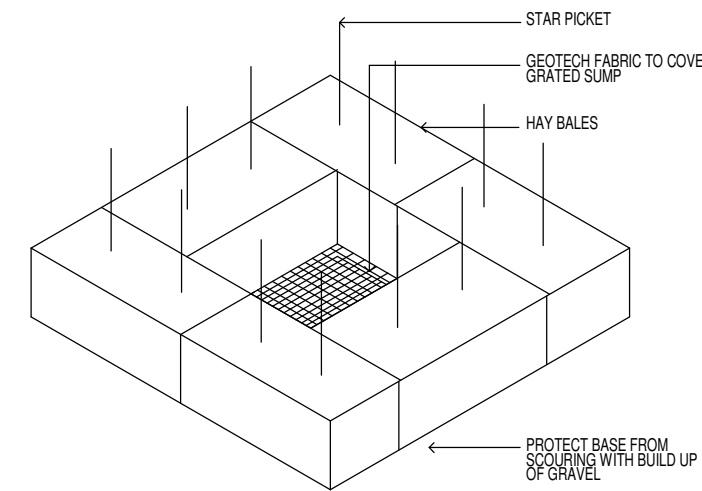
EROSION AND SEDIMENT CONTROL MEASURES



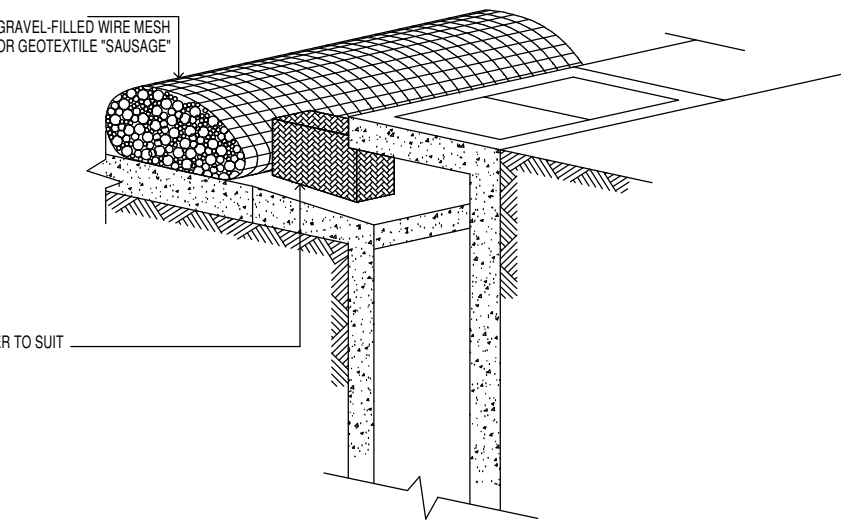
SEDIMENT FENCE
N.T.S.



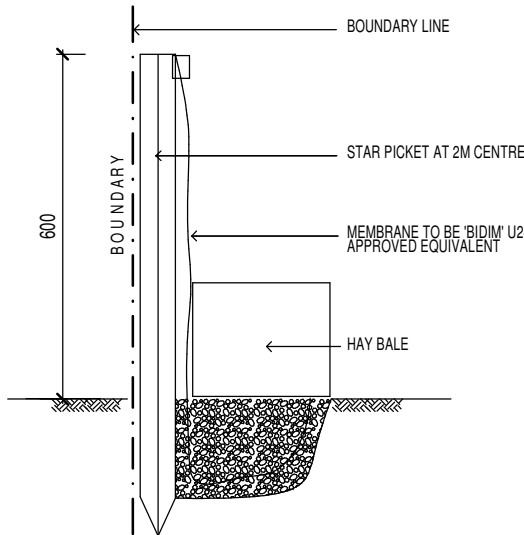
MATERIALS STOCKPILE
N.T.S.



STORMWATER PIT INLET SEDIMENT TRAP
N.T.S.



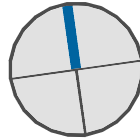
PORTABLE GRAVEL KERB
INLET SEDIMENT TRAP
N.T.S.



SILT FENCE DETAIL
N.T.S.

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C	23/08/24	STAGE B	SA
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TEMPORARY FENCE	MAIN WORKS
SEDIMENT CONTROL	SITE ACCESS



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Lots 125, 126 and 127 in DP 234877

Sheet Title
**EROSION AND SEDIMENT
CONTROL PLAN**

Date:
20/05/25

Drawn:
Author

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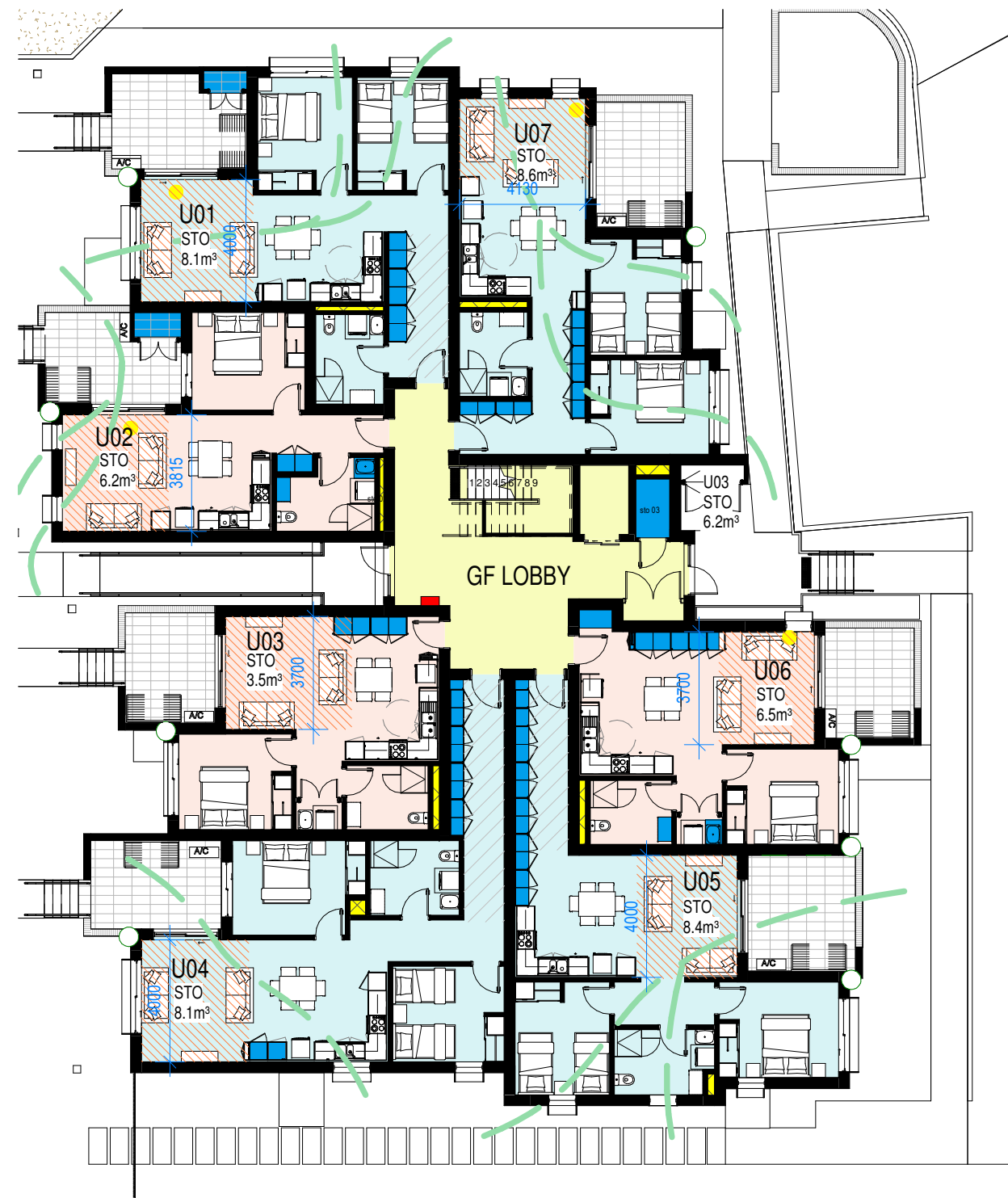
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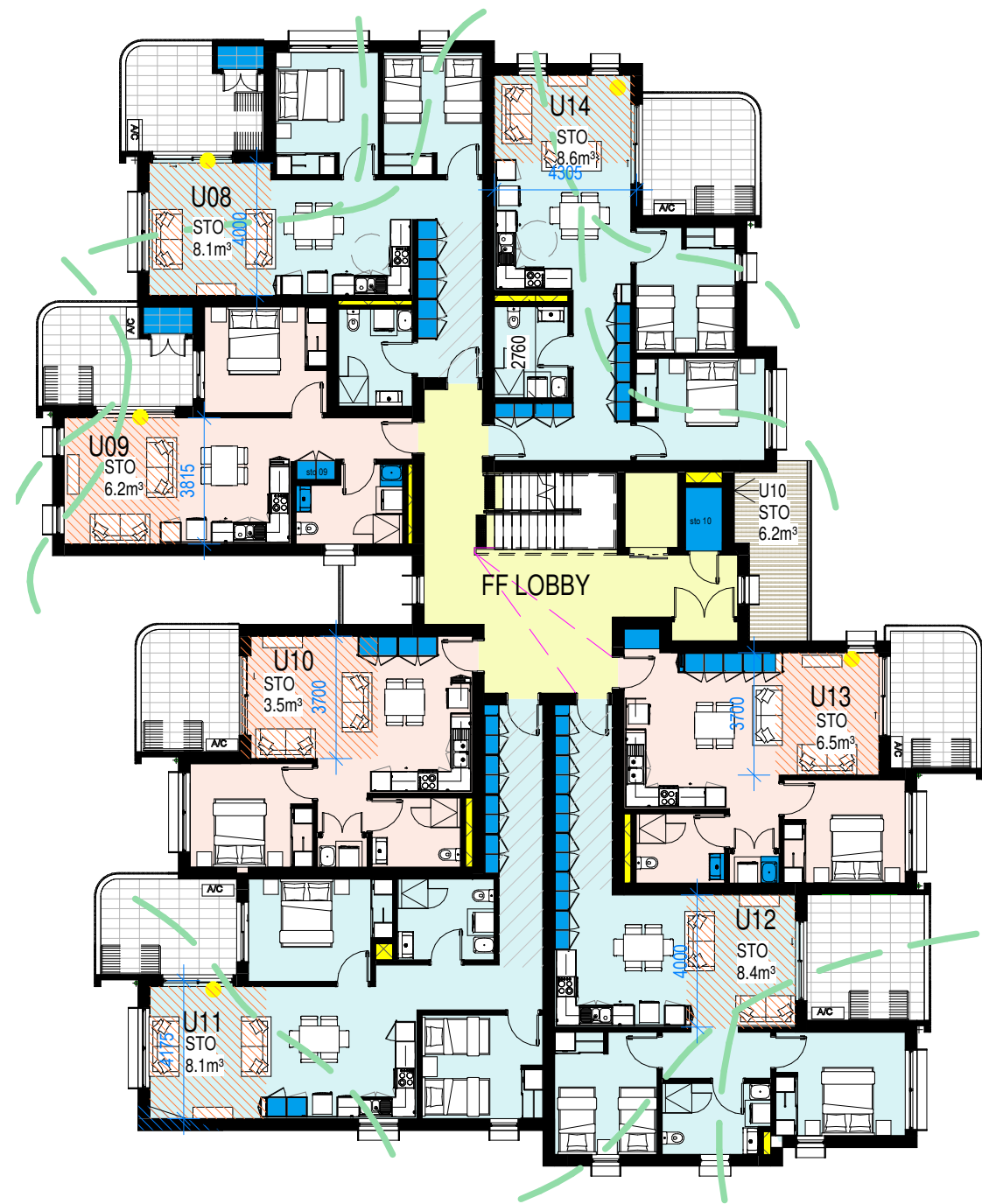
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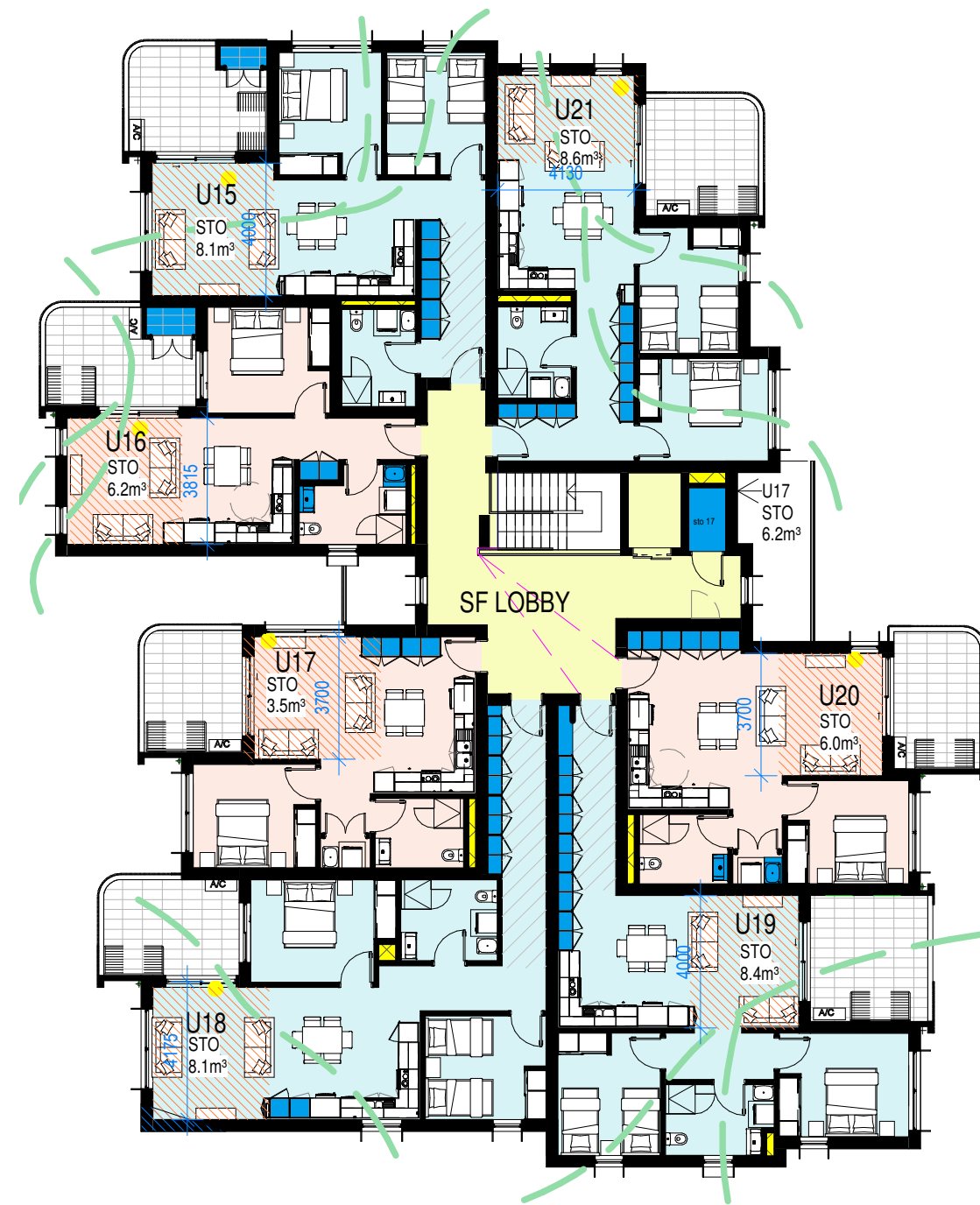
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A105



1 GROUND FLOOR
1 : 200



2 FIRST FLOOR
1 : 200

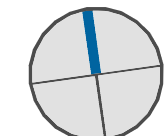


3 SECOND FLOOR
1 : 200

LIVING ROOM WITH A MINIMUM WIDTH
1B = 3.6m
2B = 4m

UNIT/ NO.	BEDROOM TYPE	STORAGE	STORAGE COMPLIANCE	ADG STORAGE REQUIREMENT	UNIT/ NO.	VENTILATION COMPLIANCE	NATURAL VENTILATION REQUIREMENT
Unit 1	2B	8.1m³	✓	TO APARTMENT DESIGN GUIDE PART 4G: 1B STORAGE = 6m³ 2B STORAGE = 8m³ SHOWN WITH BLUE FILL ON PLANS ✓ COMPLIANT NON - COMPLIANT STORAGE COMPLIANCE 100%	Unit 1	✓	TO APARTMENT DESIGN GUIDE PART 4B: MIN 60% UNITS ARE NATURALLY CROSS VENTILATED SHOWN WITH GREEN DASHED LINE ON PLANS ✓ COMPLIANT NON - COMPLIANT 71% UNITS ARE NATURALLY CROSS VENTILATED.
Unit 2	1B	6.2m³	✓		Unit 2	✓	
Unit 3	1B	9.7m³	✓		Unit 3	✓	
Unit 4	2B	8.1m³	✓		Unit 4	✓	
Unit 5	2B	8.4m³	✓		Unit 5	✓	
Unit 6	1B	6.5m³	✓		Unit 6	✓	
Unit 7	2B	8.6m³	✓		Unit 7	✓	
Unit 8	2B	8.1m³	✓		Unit 8	✓	
Unit 9	1B	6.2m³	✓		Unit 9	✓	
Unit 10	1B	9.7m³	✓		Unit 10	✓	
Unit 11	2B	8.1m³	✓		Unit 11	✓	
Unit 12	2B	8.4m³	✓		Unit 12	✓	
Unit 13	1B	6.5m³	✓		Unit 13	✓	
Unit 14	2B	8.6m³	✓		Unit 14	✓	
Unit 15	2B	8.1m³	✓		Unit 15	✓	
Unit 16	1B	6.2m³	✓		Unit 16	✓	
Unit 17	1B	9.7m³	✓		Unit 17	✓	
Unit 18	2B	8.1m³	✓		Unit 18	✓	
Unit 19	2B	8.4m³	✓		Unit 19	✓	
Unit 20	1B	6.0m³	✓		Unit 20	✓	
Unit 21	2B	8.6m³	✓		Unit 21	✓	

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E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA



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Sheet Title
**ADG COMPLIANCE METRICS &
DIAGRAMS**

Date:
20/05/25

Drawn:
Author

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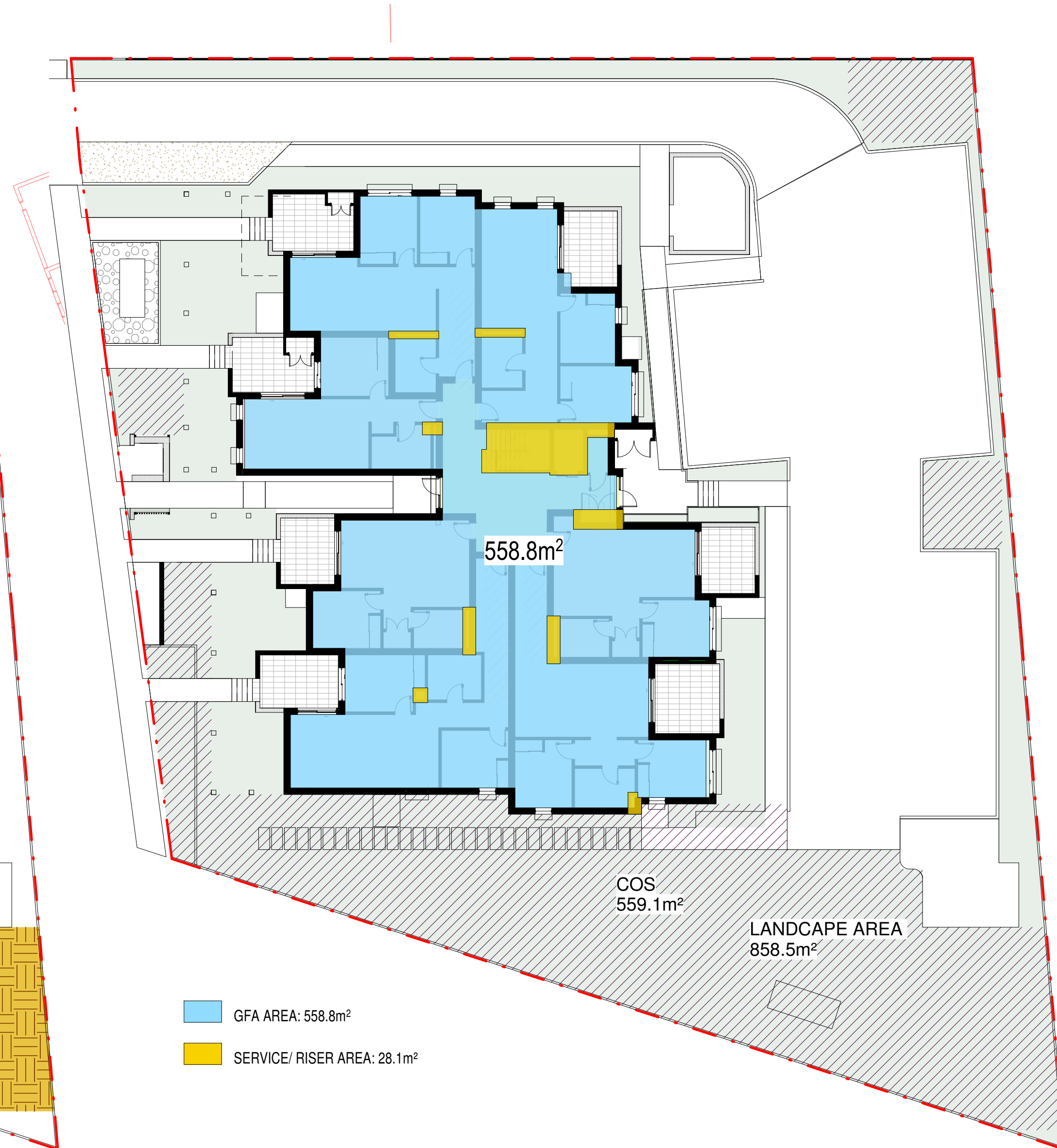
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A106



1 GFA GROUND FLOOR
1 : 200

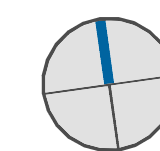
2 GFA FIRST FLOOR
1 : 200

3 GFA SECOND FLOOR
1 : 200

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LEGEND
GFA Calculation
TOTAL GFA: 1604.3m ²
TOTAL SERVICE/ RISER AREA: 72.1m ²
FSR: 0.64:1

DEEP SOIL ZONE: 591m ² WITH MIN 3m WIDTH (24% PROPOSED> 15% HSEPP REQUIRED) 399.2m ² WITH MIN 6m WIDTH (16% PROPOSED> 7% ADG REQUIRED)	LANDSCAPE AREA: 858.5m ² (34% PROPOSED > 30% HSEPP REQUIRED)	COS AREA: 559.1m ² (22% PROPOSED < 25% HSEPP REQUIRED)
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MEADOW NSW**
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Sheet Title
SITE AREA CALCULATIONS

Date:
20/05/25

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Author

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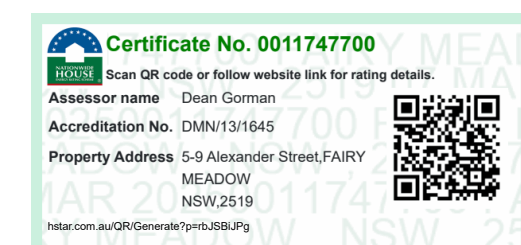
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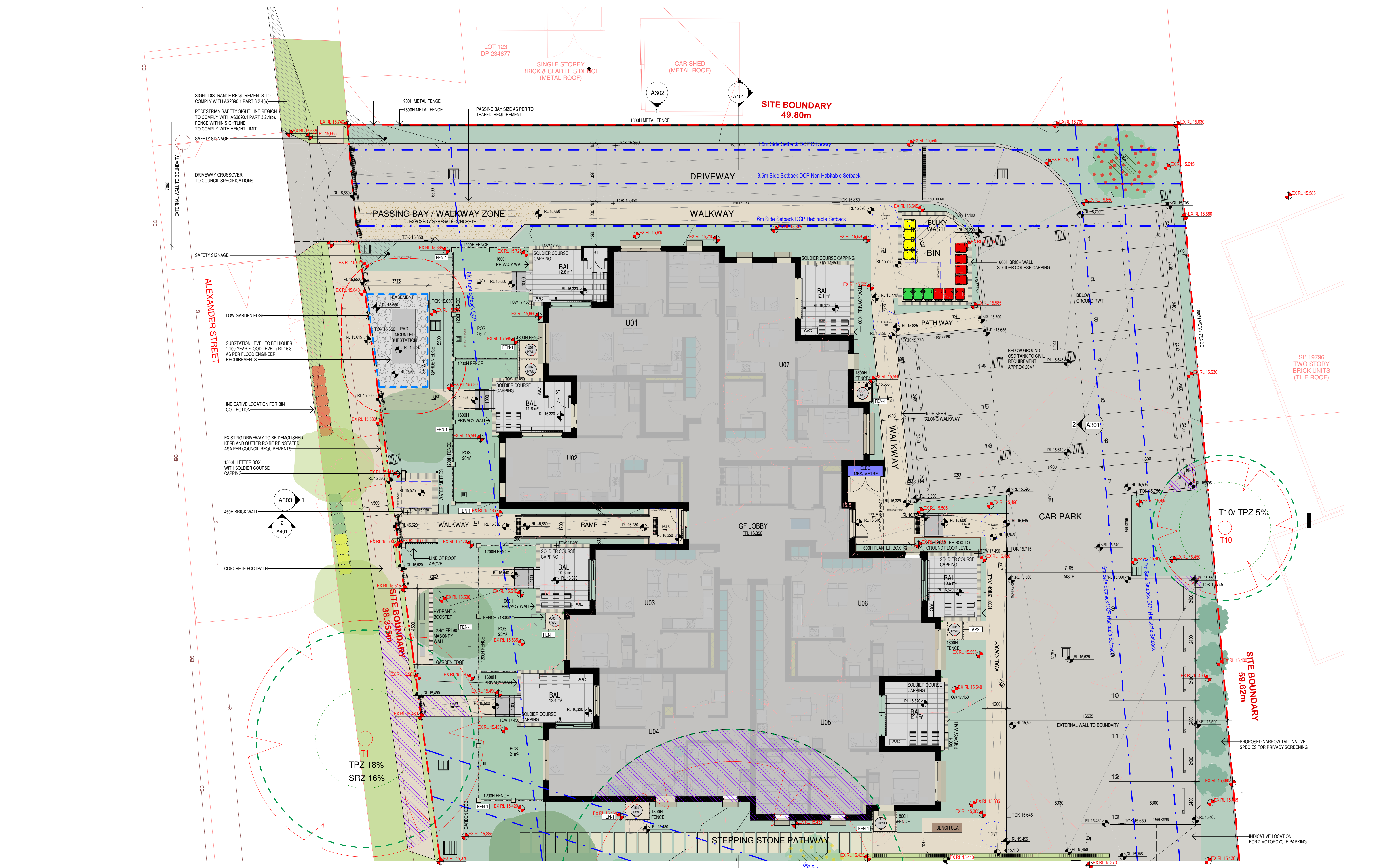
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BGVUD

Revision
F

Drawing No.
A201





1 SITE PLAN - A
1 : 100

Rev	Date	AMENDMENTS	Ckd
A	12/07/24	STAGE B DRAFT	SA
B	08/08/24	STAGE B TO CONSULTANTS	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

Legend
BOUNDARY
SETBACK
EXISTING STRUCTURE
ROOF EAVE OVER
FENCE VARIES
WS - WHEEL STOP
1 BEDROOM UNIT
2 BEDROOM UNIT
SOLAR AMENITY >2hrs (8am - 3pm, 21th Jun)
CL - CLOTHESLINE
A/C - PROVISION FOR FUTURE A/C UNITS
STRIP DRAINS
SERVICES - SEWER
SERVICES - ELECTRICAL
SERVICES - TELECOM
TPZ
SRZ
STORMWATER PITS/ STRIP DRAINS
SEWER MANHOLE
SEWER INSPECTION POINT
TELSTRA PIT
GARDEN TAP
POWER POLE
EXISTING TREES
PROPOSED TREES

Certificate No. 0011747700
Assessor name: Dean Gorman
Accreditation No: DMU131645
Property Address: 5-9 Alexander Street FAIRY MEADOW NSW 2519
Phone No: 1800 738 718
Website: www.dpie.nsw.gov.au/land-and-housing-corporation

NSW GOVERNMENT
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PHONE No 1800 738 718
https://www.dpie.nsw.gov.au/land-and-housing-corporation

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f +61 2 9922 2755
e architects@sarm.com.au
ABN 26 000 663 623
nominated architects:
Stephen Arlton
reg. no. 7645
Robert McNamara
reg. no. 7271

Project Name
GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW
Lots 125, 126 and 127 in DP 234877

Sheet Title
SITE PLAN - A

Date: 20/05/25
Scale: Project No. BGUD
Author: Revision F
Checked: Drawing No. A202
Authorised Approver

1 SITE PLAN - B
1 : 100

2 SITE PLAN - KEY PLAN
1 : 500

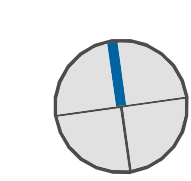
Rev	Date	AMENDEMENTS	Ckd
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

Legend
BOUNDARY
SETBACK
EXISTING STRUCTURE
ROOF EAVE OVER
FENCE VARIES
WS - WHEEL STOP
1 BEDROOM UNIT
2 BEDROOM UNIT
SOLAR AMENITY >2hrs (8am - 3pm, 21th Jun)
CL - CLOTHESLINE
A/C - PROVISION FOR FUTURE A/C UNITS
STRIP DRAINS

SERVICES - SEWER
SERVICES - ELECTRICAL
SERVICES - TELECOM
TPZ
SRZ

STORMWATER PITS/ STRIP DRAINS
SEWER MANHOLE
SEWER INSPECTION POINT
TELSTRA PIT
GARDEN TAP
POWER POLE

EXISTING TREES
PROPOSED TREES



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STAGE C

Project Name
GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW
Lots 125, 126 and 127 in DP 234877

Sheet Title
SITE PLAN - B

Date:
20/05/25

Scale
Project No.
BGVUD

Author
Revision
F

Checked
Drawing No.
A203

Approver

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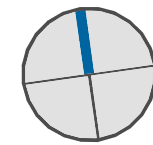
nominated architects:
Stephen Arlton
reg. no. 7645
Robert McNamara
reg. no. 7271

1 GROUND FLOOR PLAN
1 : 100

Rev	Date	AMENDEMENTS	Ckd
A	12/07/24	STAGE B DRAFT	SA
B	08/08/24	STAGE B TO CONSULTANTS	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

Legend	
BOUNDARY	1600H BRICK SCREEN WALL
SETBACK	WINDOW AT 1600mm SILL HEIGHT
EXISTING STRUCTURE	1600H BRICK SCREEN WALL
ROOF EAVE OVER	1600H BRICK SCREEN WALL
FENCE VARIES	1600H BRICK SCREEN WALL
WS - WHEEL STOP	1600H BRICK SCREEN WALL

1 BEDROOM UNIT	2 BEDROOM UNIT	SOLAR AMENITY >2hrs (8am - 3pm, 21th Jun)
CL - CLOTHESLINE	A/C - PROVISION FOR FUTURE A/C UNITS	STRIP DRAINS



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Project Name
GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY MEADOW NSW
Lots 125, 126 and 127 in DP 234877

Sheet Title
GROUND FLOOR PLAN

Date: 20/05/25
Drawn: BGVUD
Author: BGVUD
Checked: F
Authorised Approver: A204

Scale
Project No. BGVUD
Revision F
Drawing No. A204



SITE BOUNDARY
49.80m

1.5m Side Setback DCP Driveway

3.5m Side Setback DCP Non Habitable Setback

6m Side Setback DCP Habitable Setback

6m Front Setback DCP

SITE BOUNDARY
38.355m

SITE BOUNDARY
59.62m

6m Side Setback DCP Habitable Setback

3.5m Side Setback DCP Habitable Setback

6m Side Setback DCP Habitable Setback

3.5m Side Setback DCP Non Habitable Setback

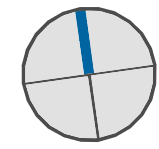
1m² BUILDING STRUCTURE AREA -
BEYOND 6m SETBACK

1 FIRST FLOOR PLAN

1 : 100

Rev	Date	AMENDEMENTS	Ckd
A	12/07/24	STAGE B DRAFT	SA
B	08/08/24	STAGE B TO CONSULTANTS	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

Legend
BOUNDARY
SETBACK
EXISTING STRUCTURE
ROOF EAVE OVER
FENCE VARIES
WS - WHEEL STOP
1 BEDROOM UNIT
2 BEDROOM UNIT
SOLAR AMENITY >2hrs (8am - 3pm, 21th Jun)
CL - CLOTHESLINE
A/C - PROVISION FOR FUTURE A/C UNITS
STRIP DRAINS



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Project Name
**GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW**
Lots 125, 126 and 127 in DP 234877

Sheet Title
FIRST FLOOR PLAN

Date:
20/05/25

Drawn:
SA

Author:
SA

Checked:
SA

Checker:
SA

Authorised:
SA

Scale

Project No.
BGVUD

Revision
F

Drawing No.
A205

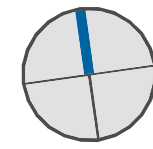
1 SECOND FLOOR PLAN
1 : 100

Rev	Date	AMENDMENTS	Ckd
A	12/07/24	STAGE B DRAFT	SA
B	08/08/24	STAGE B TO CONSULTANTS	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

Legend	Legend
BOUNDARY	1 BEDROOM UNIT
SETBACK	2 BEDROOM UNIT
EXISTING STRUCTURE	SOLAR AMENITY >2hrs (8am - 3pm, 21th Jun)
ROOF EAVE OVER	CL - CLOTHESLINE
FENCE VARIES	A/C - PROVISION FOR FUTURE A/C UNITS
WS - WHEEL STOP	STRIP DRAINS



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reg. no. 7271

Project Name
GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW
Lots 125, 126 and 127 in DP 234877

Sheet Title
SECOND FLOOR PLAN

Date:
20/05/25

Drawn:
SA

Author:
SA

Checked:
SA

Checker:
SA

Authorised:
SA

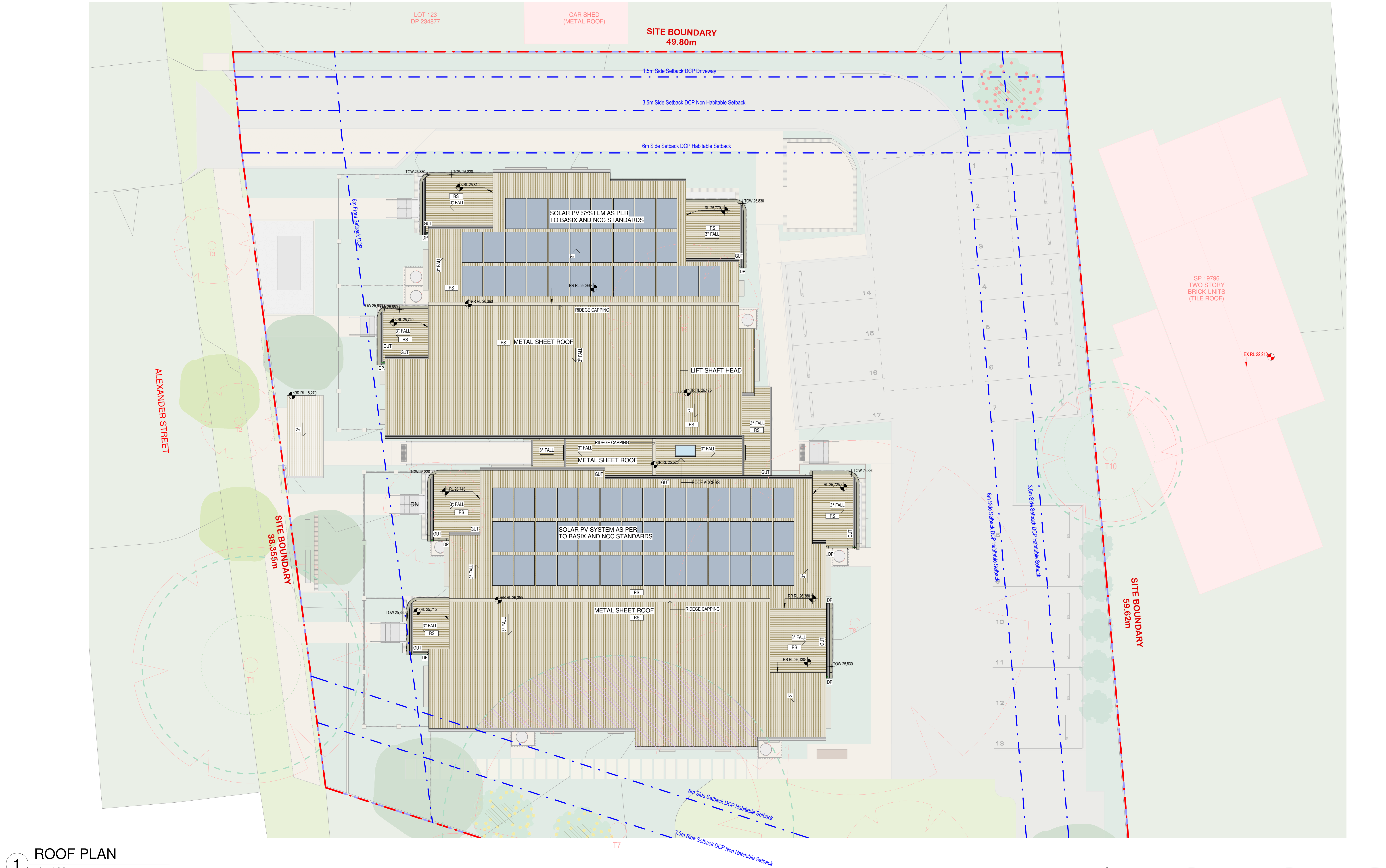
Approver:
SA

Scale

Project No.
BGVUD

Revision
F

Drawing No.
A206



1

ROOF PLAN

1 : 100

Rev	Date	AMENDMENTS	Ckd
B	08/08/24	STAGE B TO CONSULTANTS	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

Legend	Legend	Legend	Legend
BOUNDARY	1 BEDROOM UNIT	DOWN PIPE	DOWN PIPE
SETBACK	2 BEDROOM UNIT	GUTTER	ROOF SHEETING
EXISTING STRUCTURE	SOLAR AMENITY >2hrs (8am - 3pm, 21th Jun)	ROOF SHEETING	
ROOF EAVE OVER	CL - CLOTHESLINE		
FENCE VARIES	A/C - PROVISION FOR FUTURE A/C UNITS		
WS - WHEEL STOP	STRIP DRAINS		

Certificate No. 0011747700

Scan QR code or follow website link for rating details.

Assessor name: Dean Gorman

Accreditation No. DMN131645

Property Address: 5-9 Alexander Street FAIRY MEADOW NSW 2519

NSW 2519

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Project Name

GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW
Lots 125, 126 and 127 in DP 234877

Sheet Title

ROOF PLAN

Date: 20/05/25

Drawn: BGVUD

Author: BGVUD

Checked: F

Checker: F

Authorised: F

Approver: F

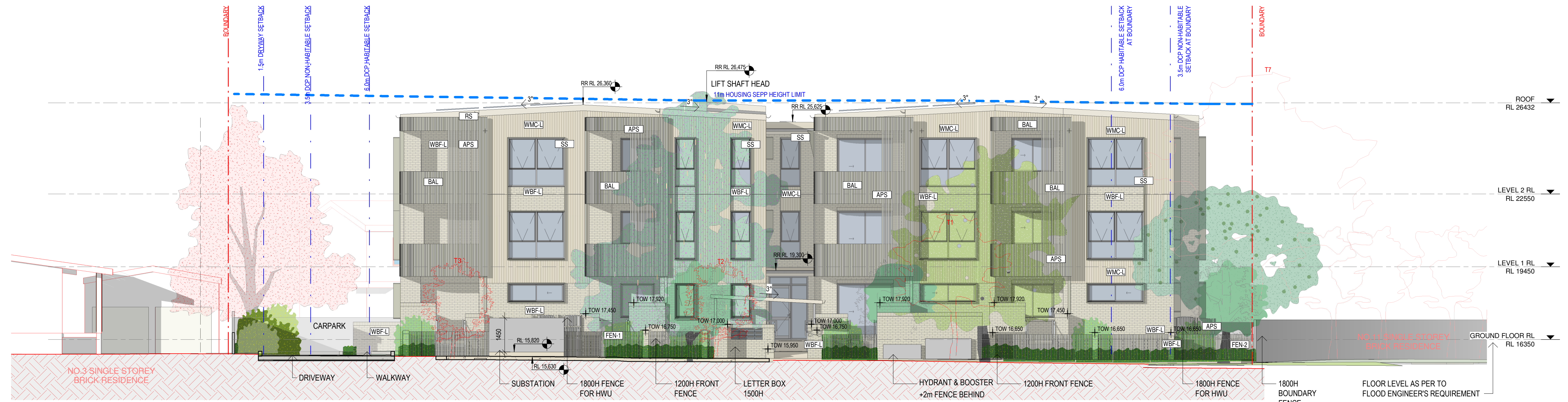
Scale

Project No. BGVUD

Revision

F

Drawing No. A207



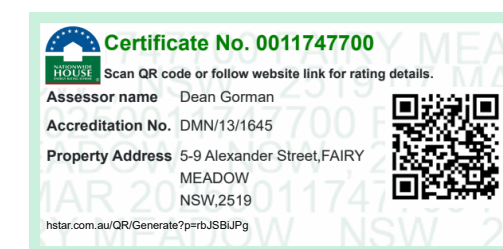
1 WEST ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

Rev	Date	AMENDEMENTS	Ckd
B	08/08/24	STAGE B TO CONSULTANTS	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

MATERIAL AND FINISH CODES REFER TO
SHEET A303 - ELEVATION & MATERIAL SCHEDULE



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Project Name
**GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW**
Lots 125, 126 and 127 in DP 234877

Sheet Title
ELEVATION - WEST/ EAST

Date: 20/05/25
Drawn: BGVUD
Author: BGVUD
Checked: F
Checker: F
Authorised Approver: A301

Scale
Project No. BGVUD
Revision
Drawing No. A301



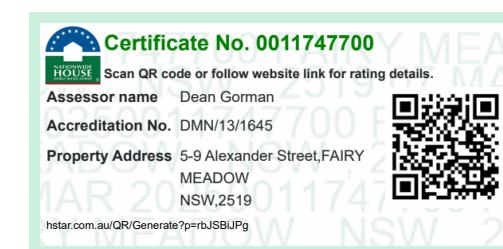
1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

Rev	Date	AMENDEMENTS	Ckd
B	08/08/24	STAGE B TO CONSULTANTS	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA

MATERIAL AND FINISH CODES REFER TO
SHEET A303 - ELEVATION & MATERIAL SCHEDULE



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Project Name
**GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW**
Lots 125, 126 and 127 in DP 234877

Sheet Title
ELEVATION - NORTH/ SOUTH

Date:
20/05/25

Scale
Project No.
BGVUD

Author
Revision
F

Checked
Drawing No.
A302

Authorised
Approver

An architectural rendering of a modern, multi-story residential building. The building features a light-colored brick base and upper floors with a light beige or cream-colored finish. It has several curved balconies with dark brown or black metal railings. Large windows are visible on the upper floors. The building is situated on a plot with a paved area in the foreground and a green lawn to the right. A small, covered entrance area is visible on the right side of the building. The background shows a clear sky and some distant structures.

2 NORTHWEST PERSPECTIVE



Certificate No. 0011747700

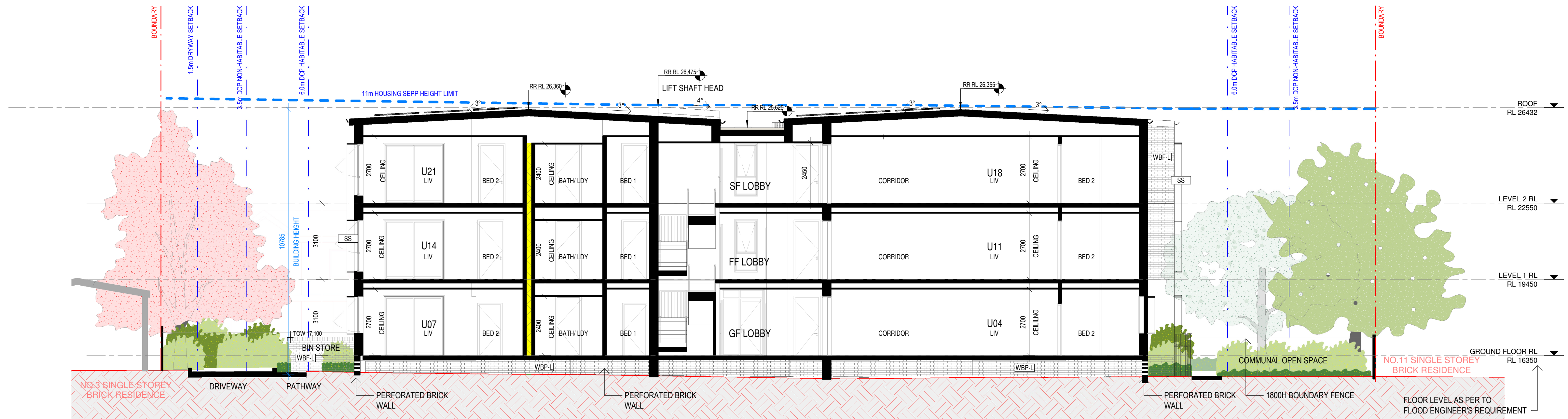
Scan QR code or follow website link for rating details.

Assessor name	Dean Gorman
Accreditation No.	DMN/131645
Property Address	5-9 Alexander Street, FAIRY MEADOW NSW, 2519

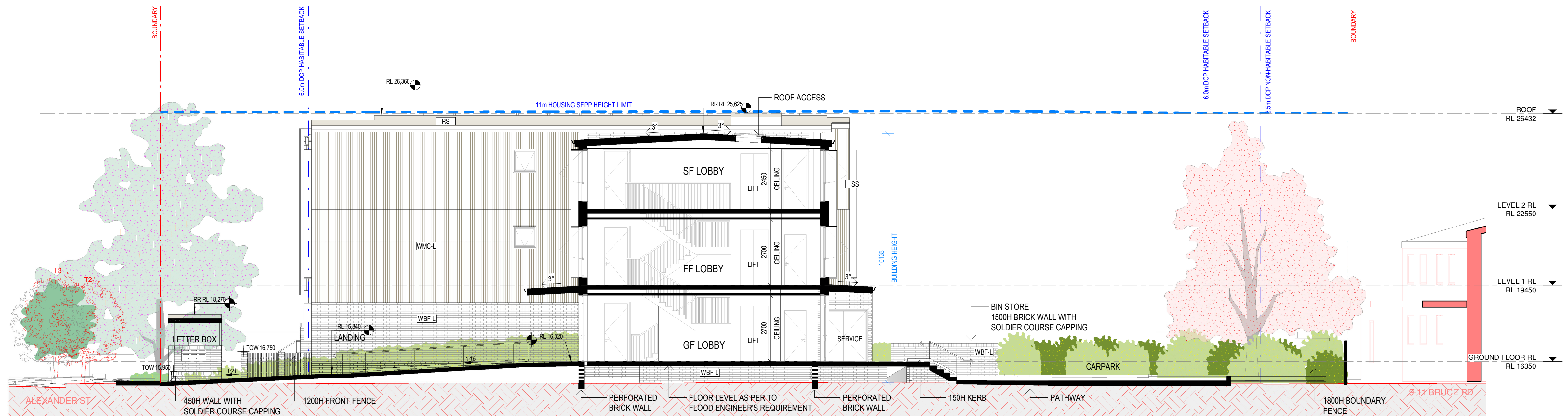


<http://nsw.com.au/QR/Generate?pn=0011747700>



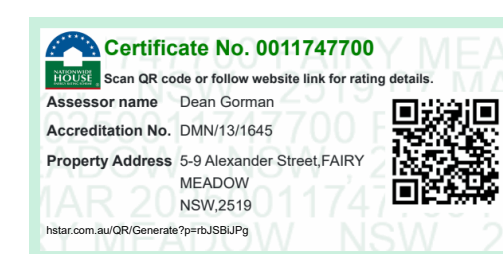


1 LONG SECTION
1 : 100



2 SHORT SECTION
1 : 100

Rev	Date	AMENDEMENTS	Ckd
B	08/08/24	STAGE B TO CONSULTANTS	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA



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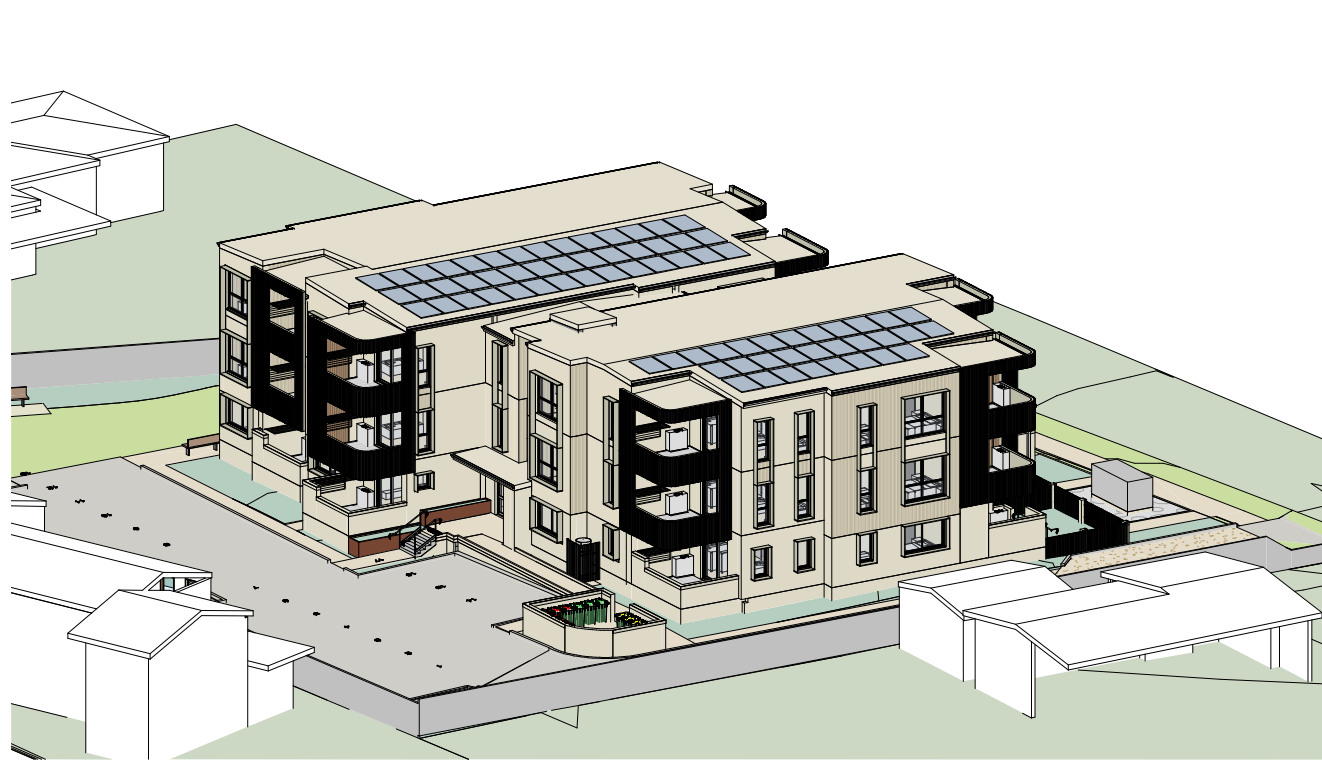
STAGE C

Project Name
**GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW**
Lots 125, 126 and 127 in DP 234877

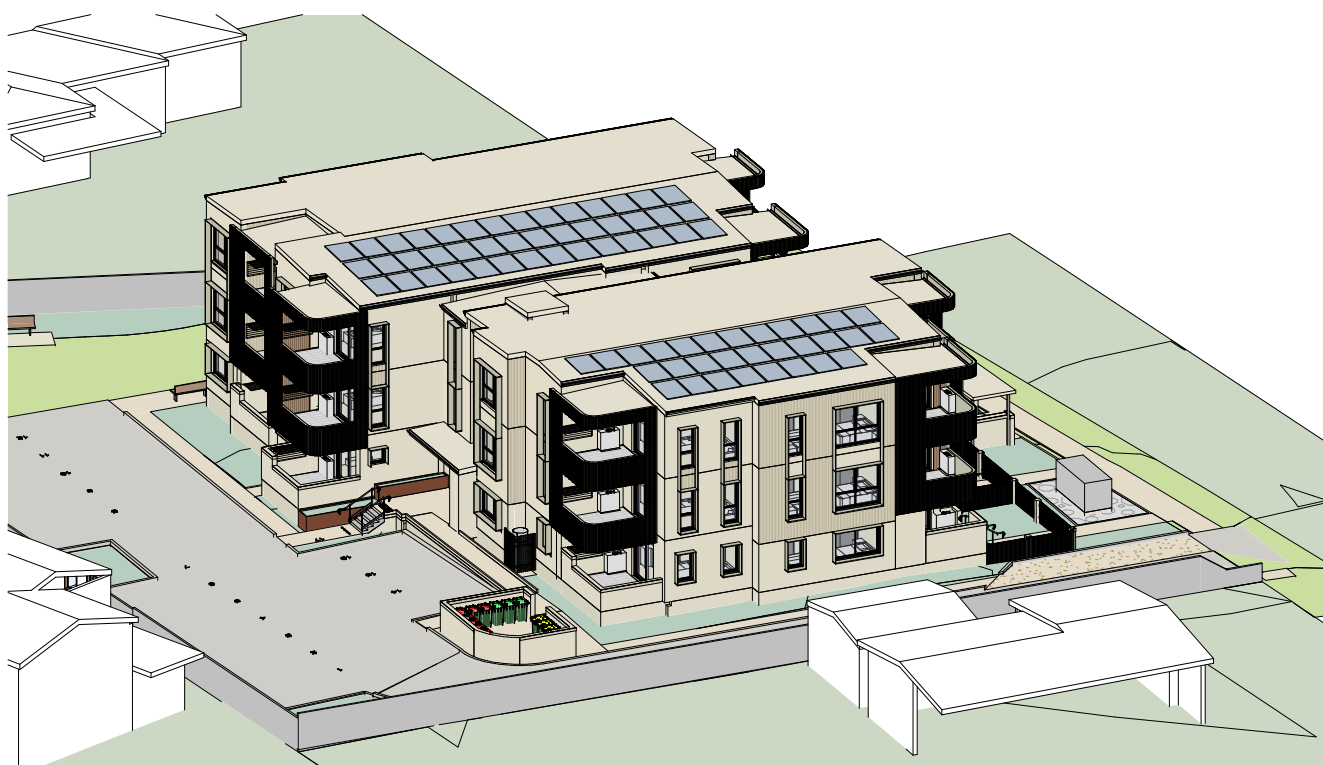
Sheet Title
SECTIONS

Date: 20/05/25
Drawn: BGVD
Author: F
Checked: F
Authorised: F
Approver: A401

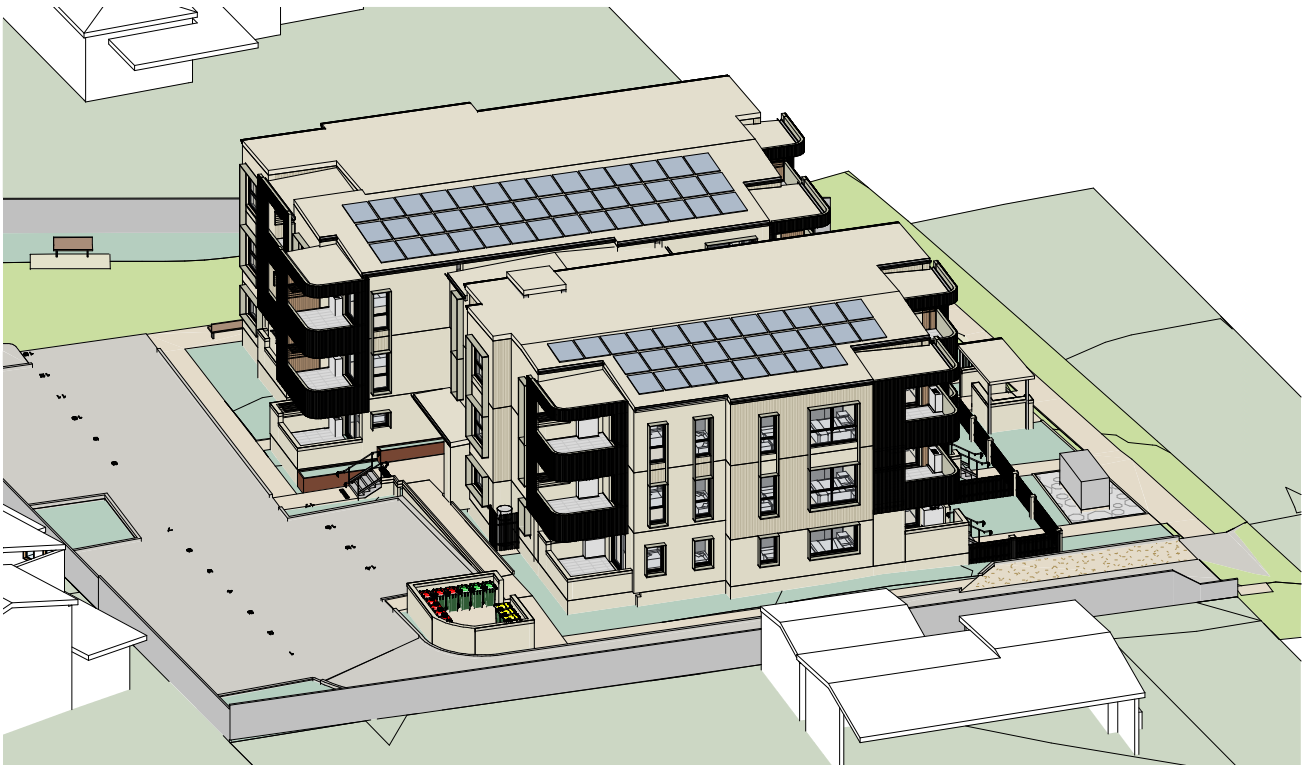
Scale
Project No.
Revision
Drawing No.



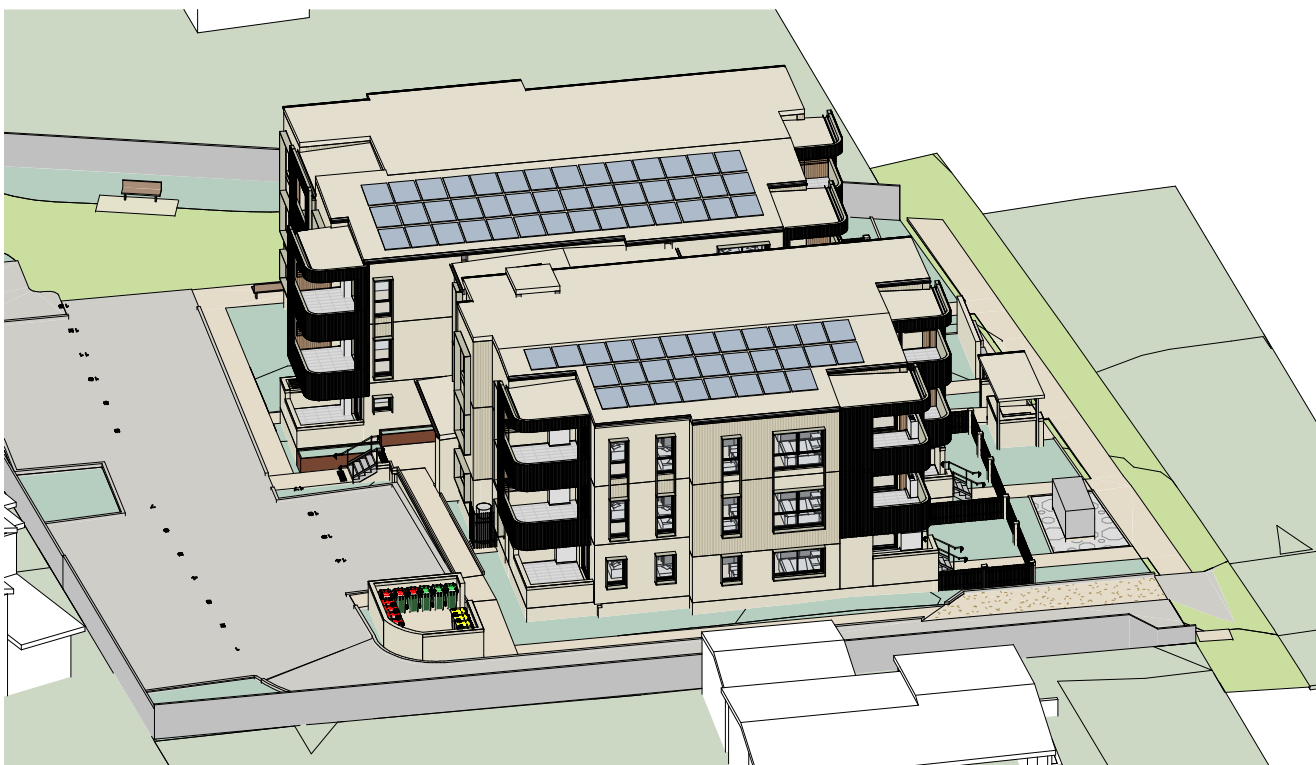
1 Winter - 21st June 9am



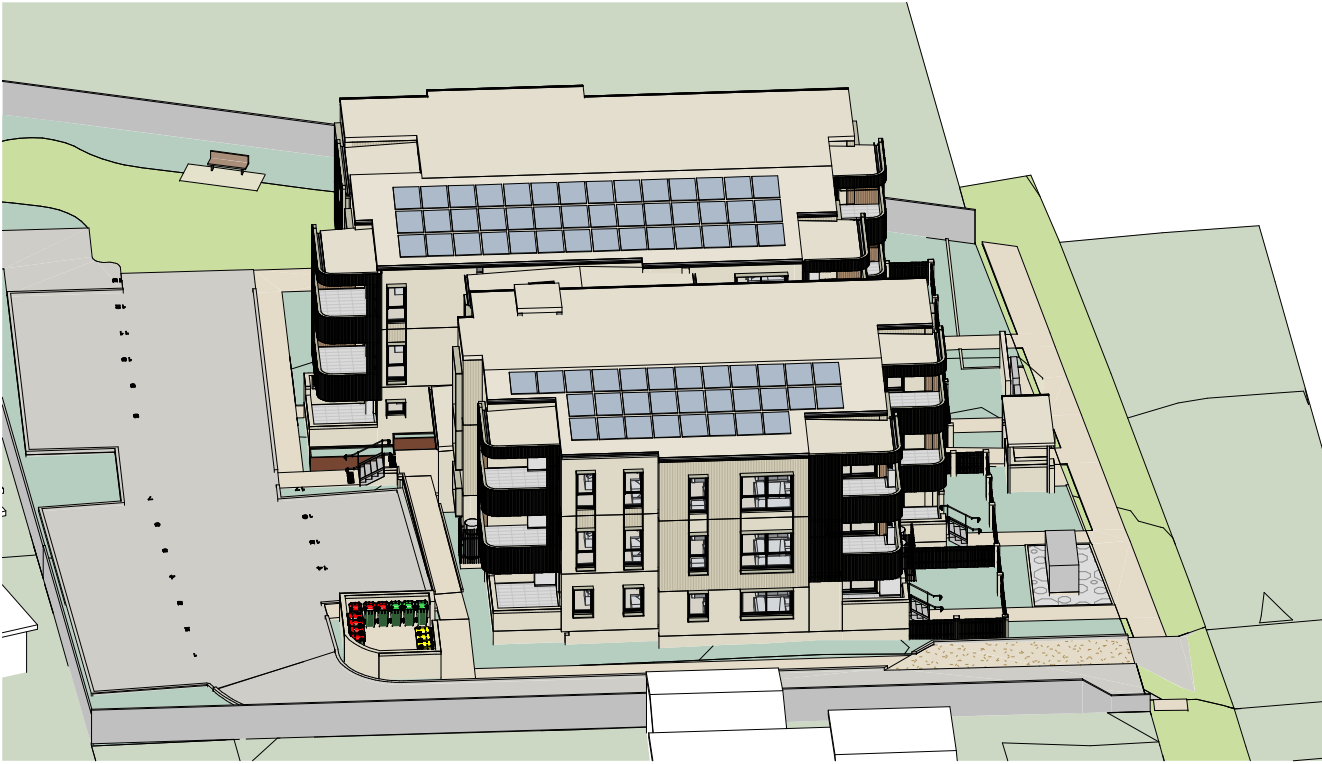
2 Winter - 21st June 930am



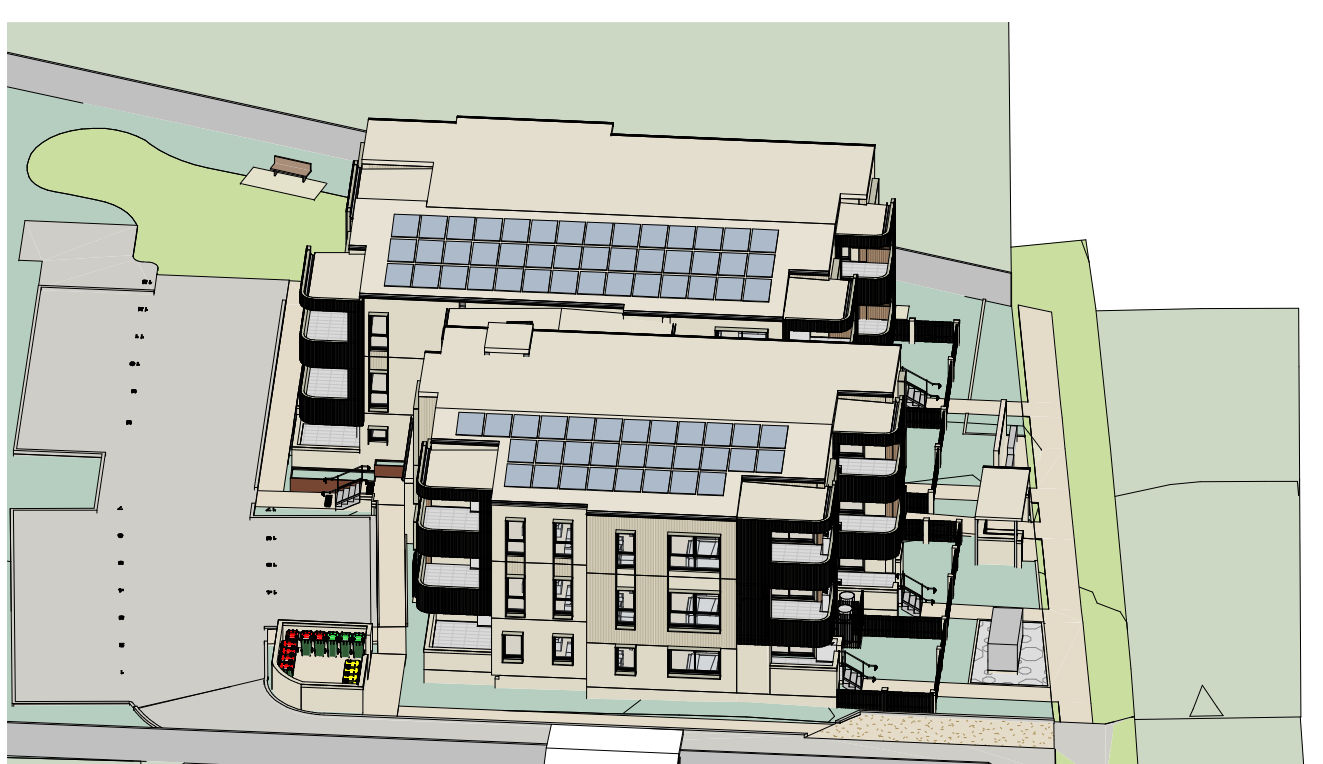
3 Winter - 21st June 10am



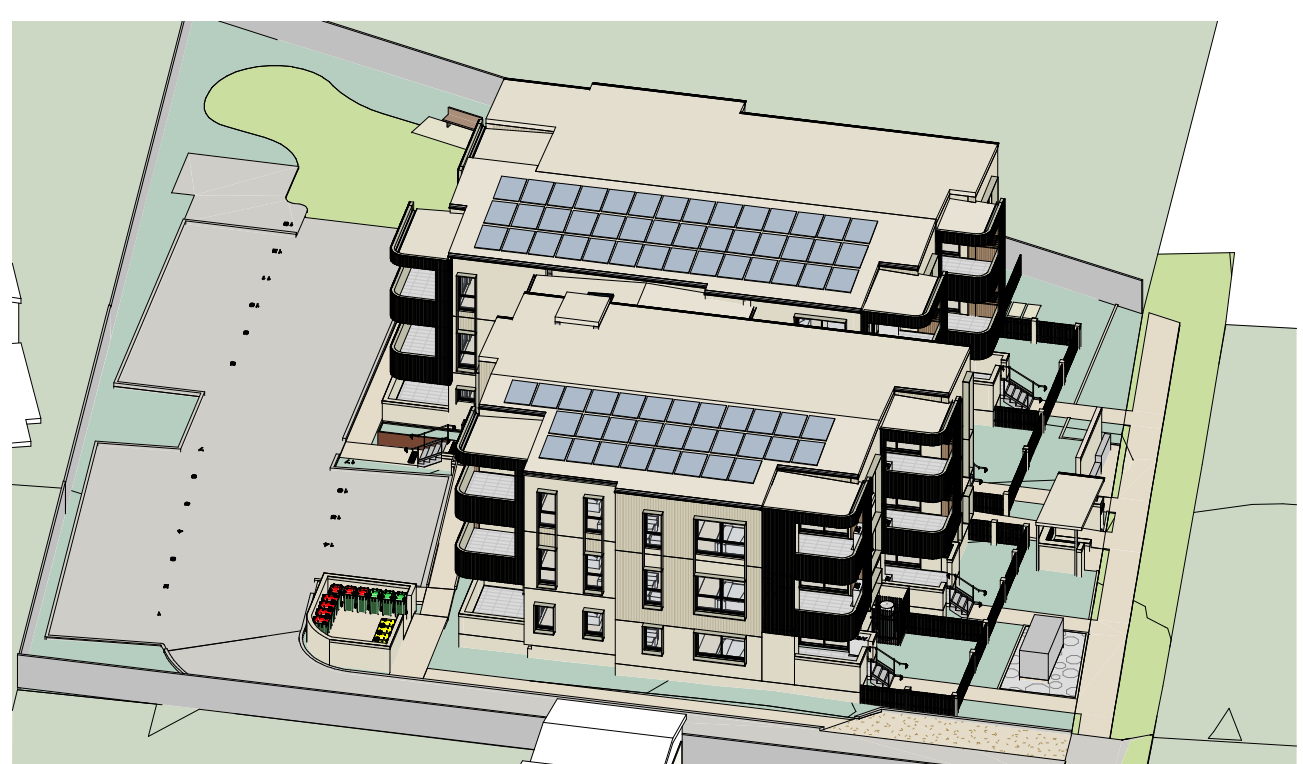
4 Winter - 21st June 1030am



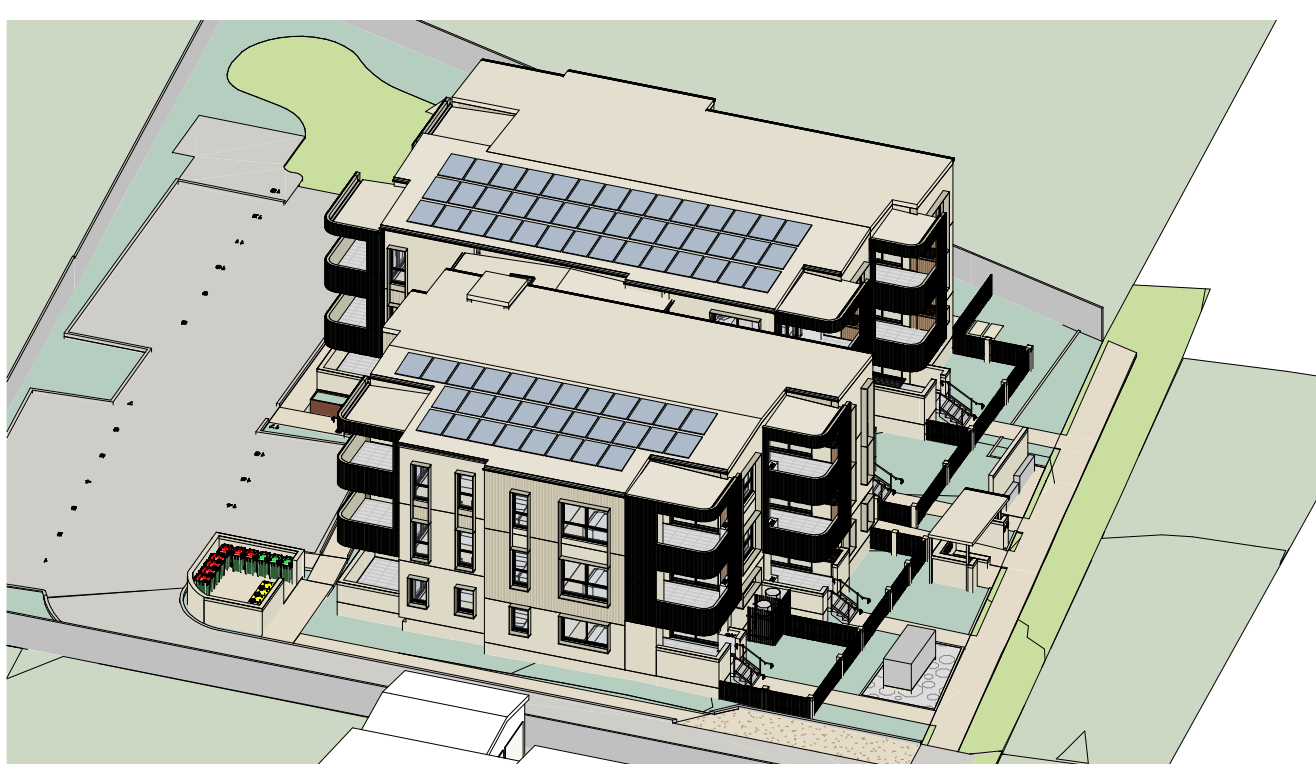
5 Winter - 21st June 11am



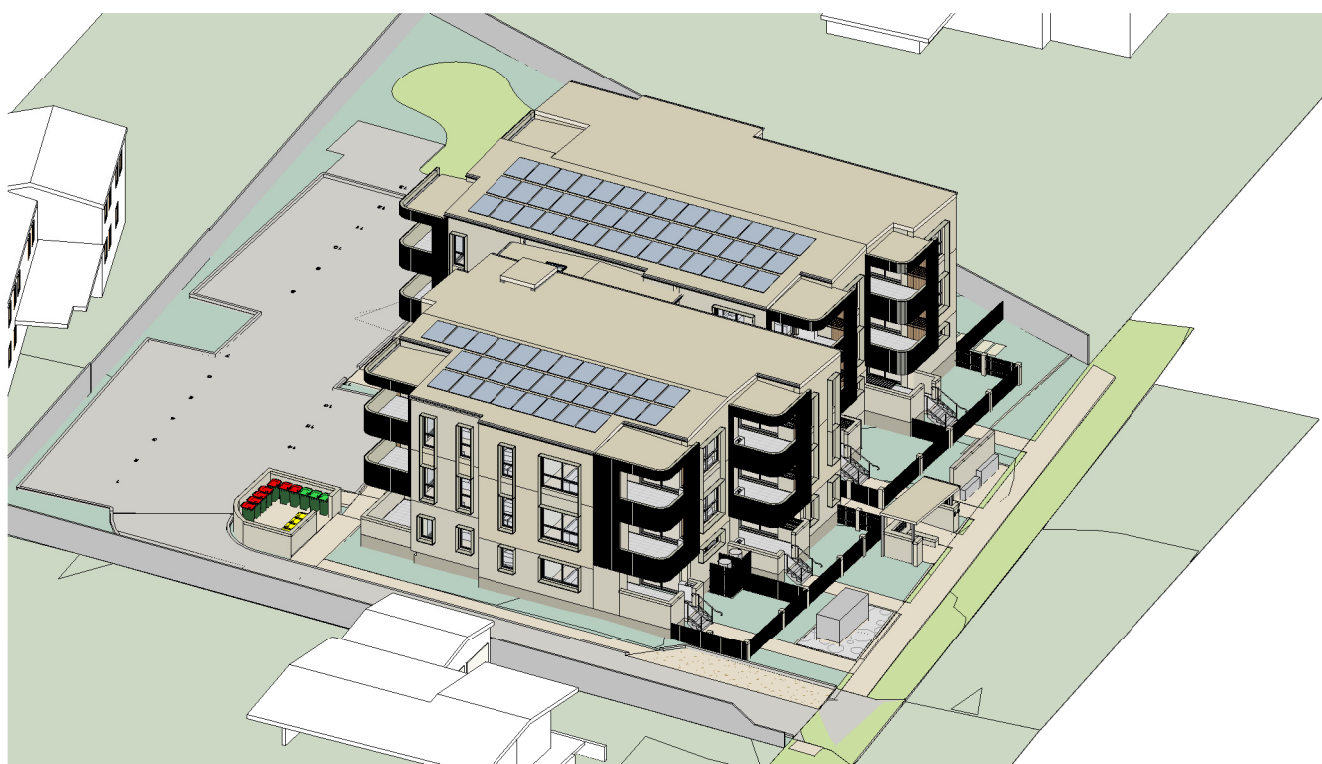
6 Winter - 21st June 1130am



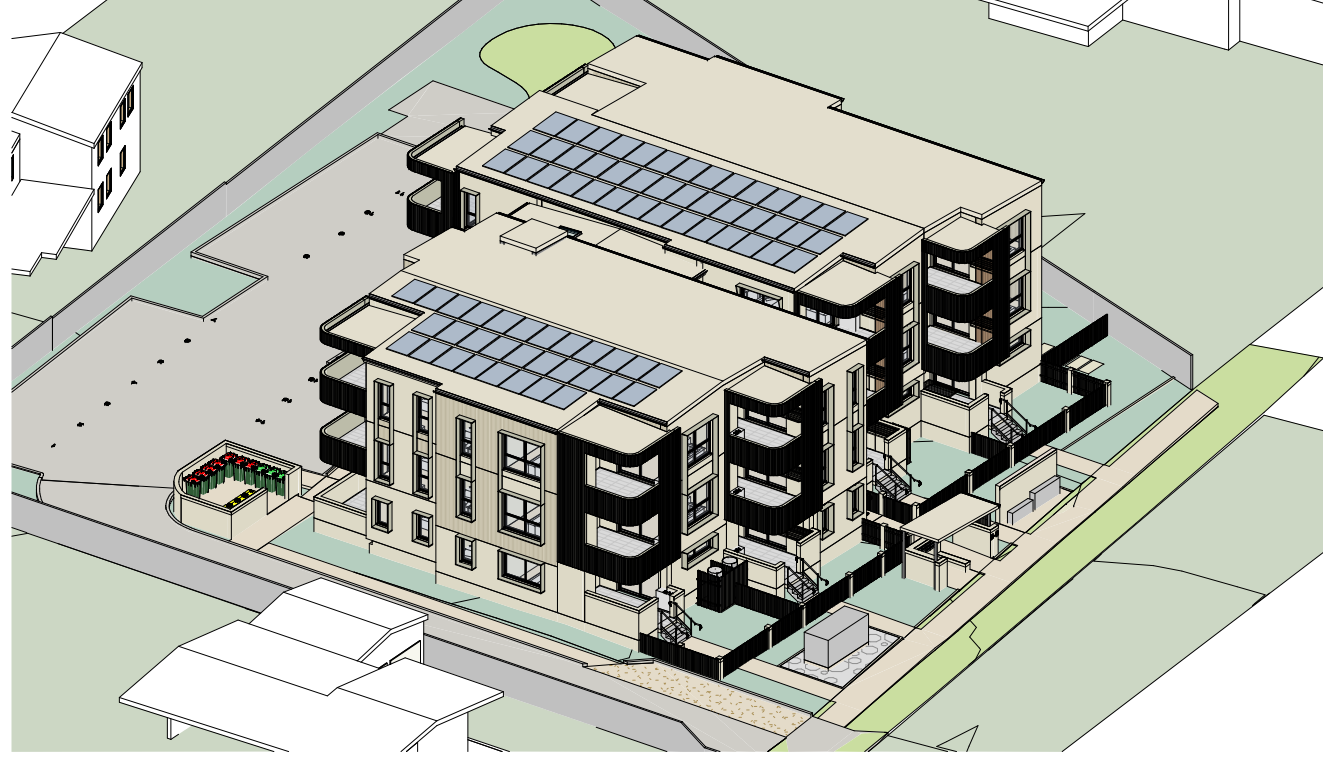
7 Winter - 21st June 12pm



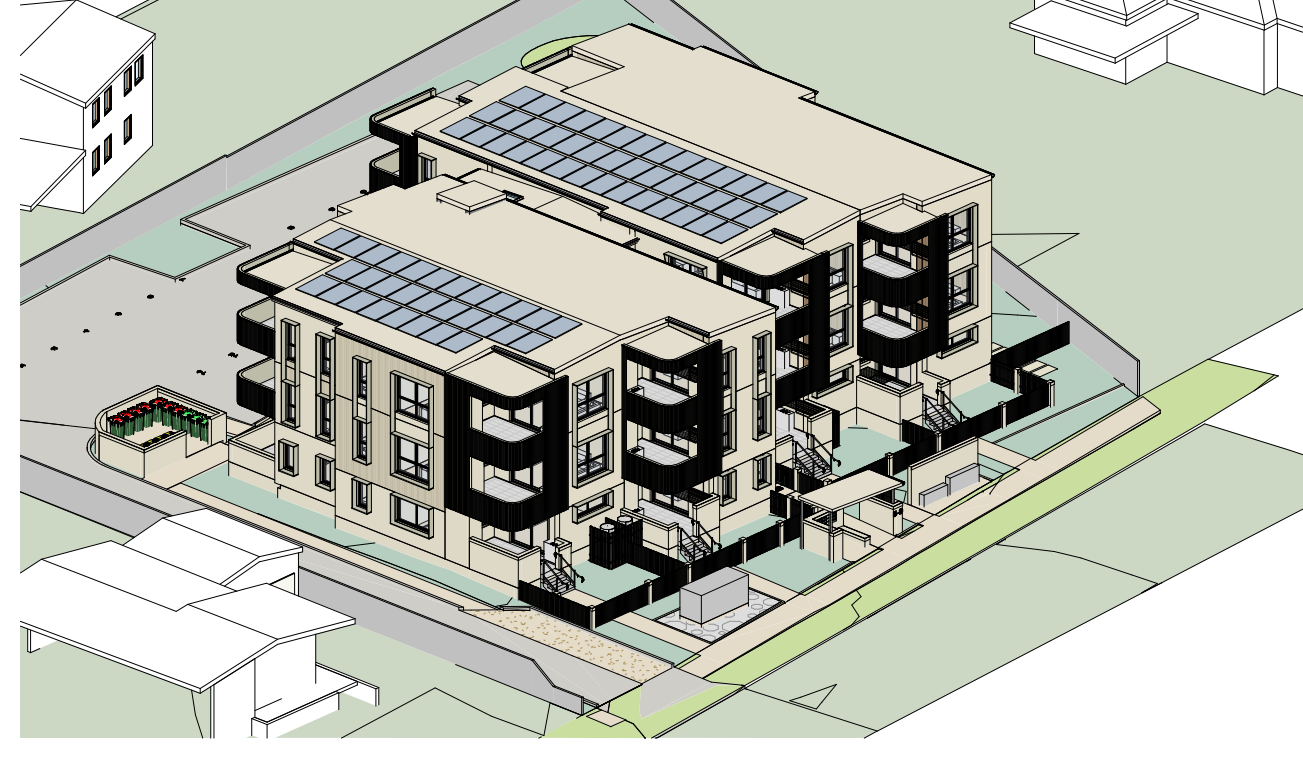
8 Winter - 21st June 1230pm



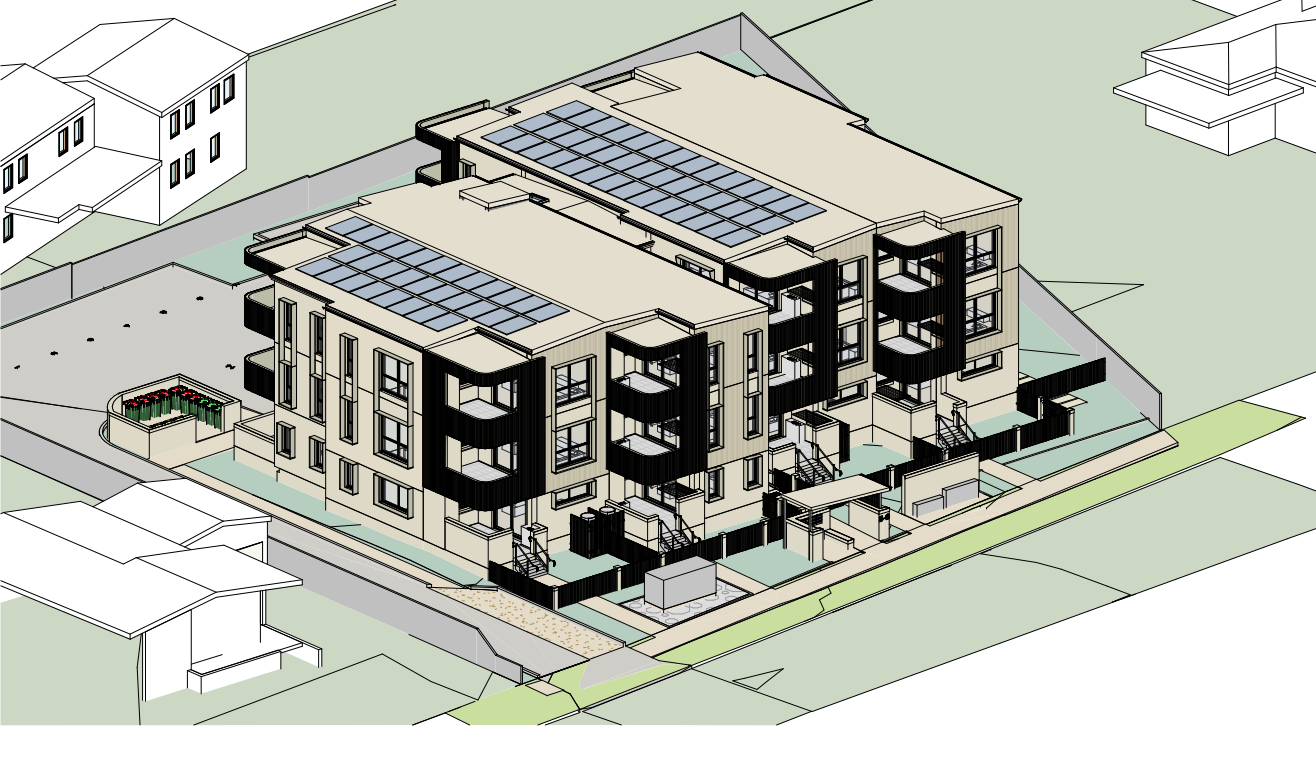
9 Winter - 21st June 1pm



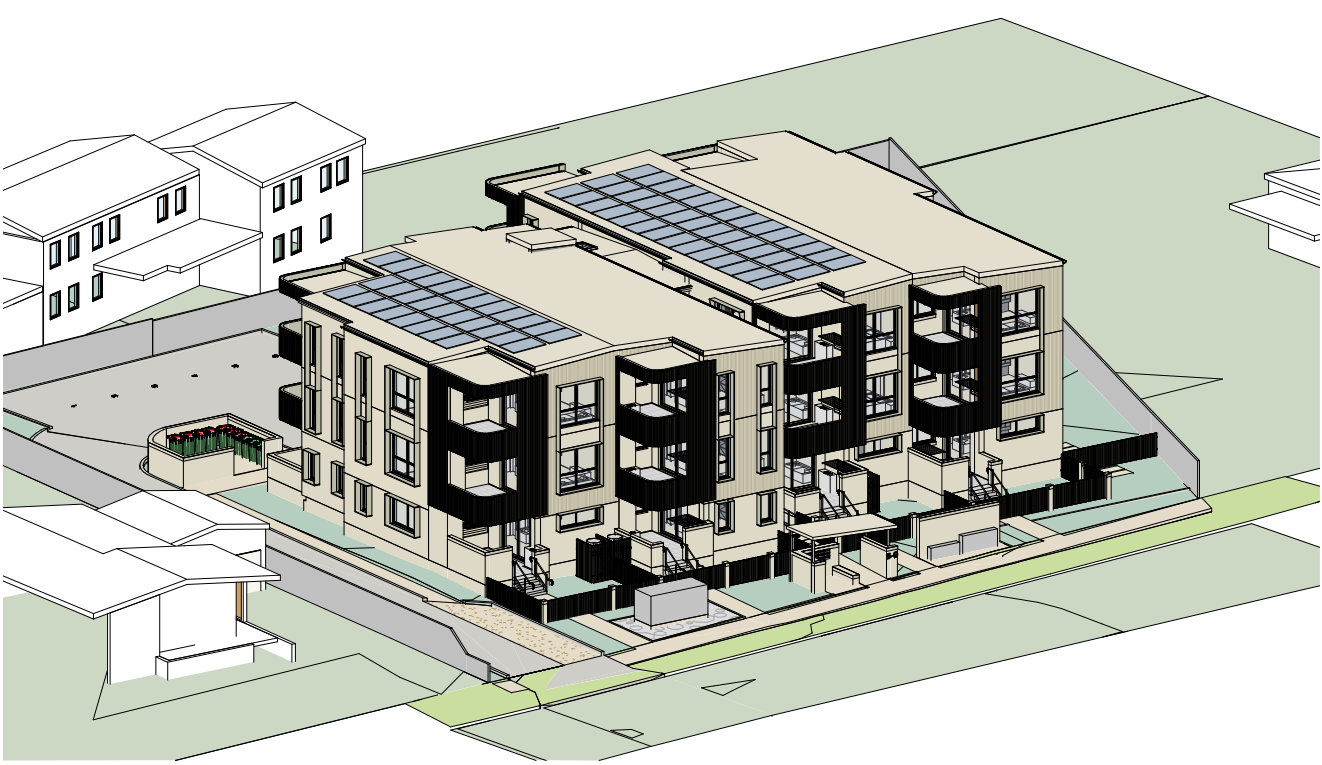
10 Winter - 21st June 130pm



11 Winter - 21st June 2pm



12 Winter - 21st June 230pm



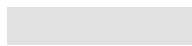
13 Winter - 21st June 3pm

	9:00am - 9:30am	9:30am - 10:00am	10:00am - 10:30am	10:30am - 11:00am	11:00am - 11:30am	11:30am - 12:00pm	12:00pm - 12:30pm	12:30pm - 1:00pm	1:00pm - 1:30pm	1:30pm - 2:00pm	2:00pm - 2:30pm	2:30pm - 3:00pm
Unit 1			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 2												
Unit 3												
Unit 4												
Unit 5												
Unit 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 8												
Unit 9												
Unit 10												
Unit 11												
Unit 12												
Unit 13	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 14	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 15												
Unit 16												
Unit 17												
Unit 18												
Unit 19												
Unit 20	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unit 21	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Sunlight Access to Living rooms/ POSs Between 9 am and 3 pm at Mid Winter
in accordance with LAHC Deemed to Satisfy Compliance Part B4.2a



COMPLIANT
71% RECEIVE 3 HOUR SOLAR
71% TO POS



NON - COMPLIANT
29% NOT RECEIVING 3 HOUR SOLAR (UNIT3,4,5,10,12 &19)

Rev	Date	AMENDMENTS	Ckd
A	12/07/24	STAGE B DRAFT	SA
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA



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Project Name
**GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW**
Lots 125, 126 and 127 in DP 234877

Sheet Title
VIEW FROM THE SUN STUDY

Date:
20/05/25

Scale

Drawn:
Author

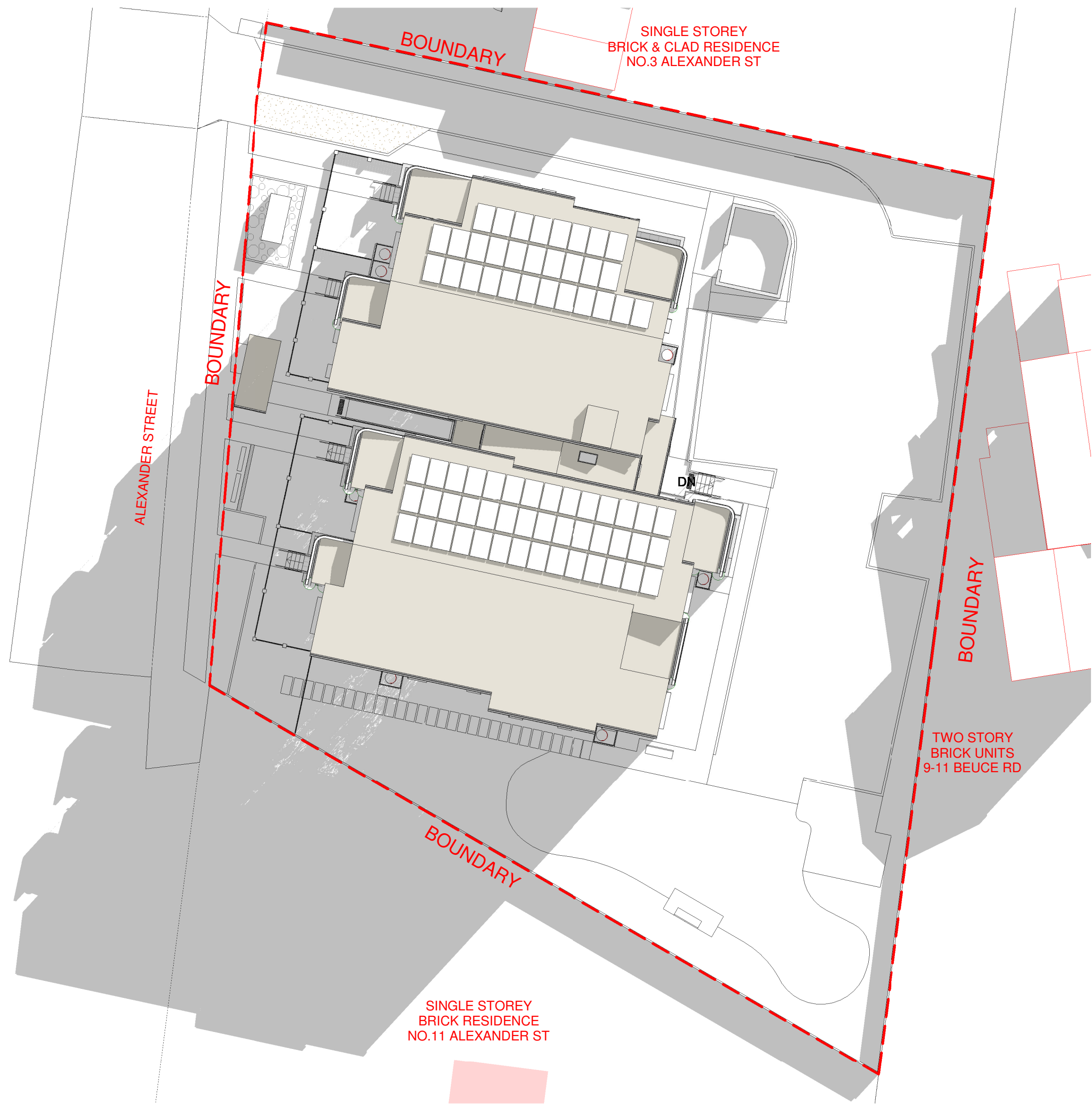
Project No.
BGVUD

Checked
Checker

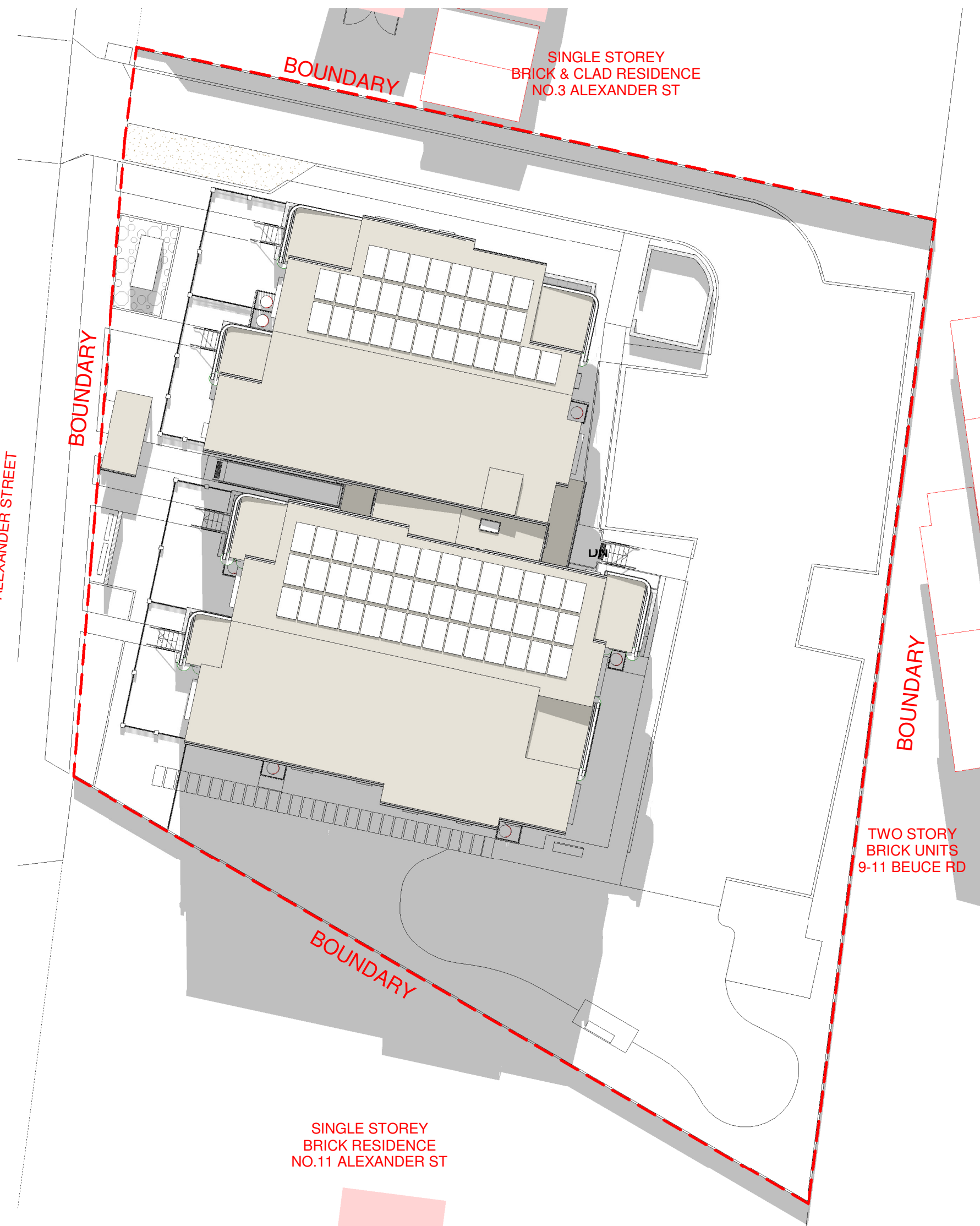
Revision
F

Authorised
Approver

Drawing No.
A501



1 9am JUNE 21st
1 : 250

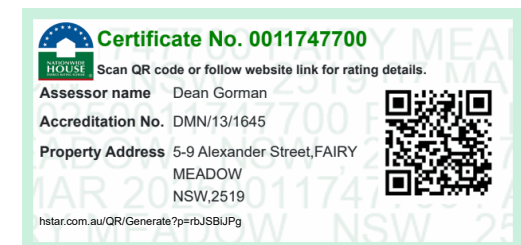


2 12pm JUNE 21st
1 : 250

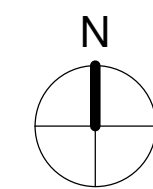


3 3pm JUNE 21st
1 : 250

Rev	Date	AMENDEMENTS	Ckd
C	23/08/24	STAGE B	SA
D	16/10/24	STAGE C PRELIM	SA
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA



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STAGE C

Project Name
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ALEXANDER STREET FAIRY
MEADOW NSW**
Lots 125, 126 and 127 in DP 234877

Sheet Title
SHADOW DIAGRAMS

Date:
20/05/25

Drawn:
Author

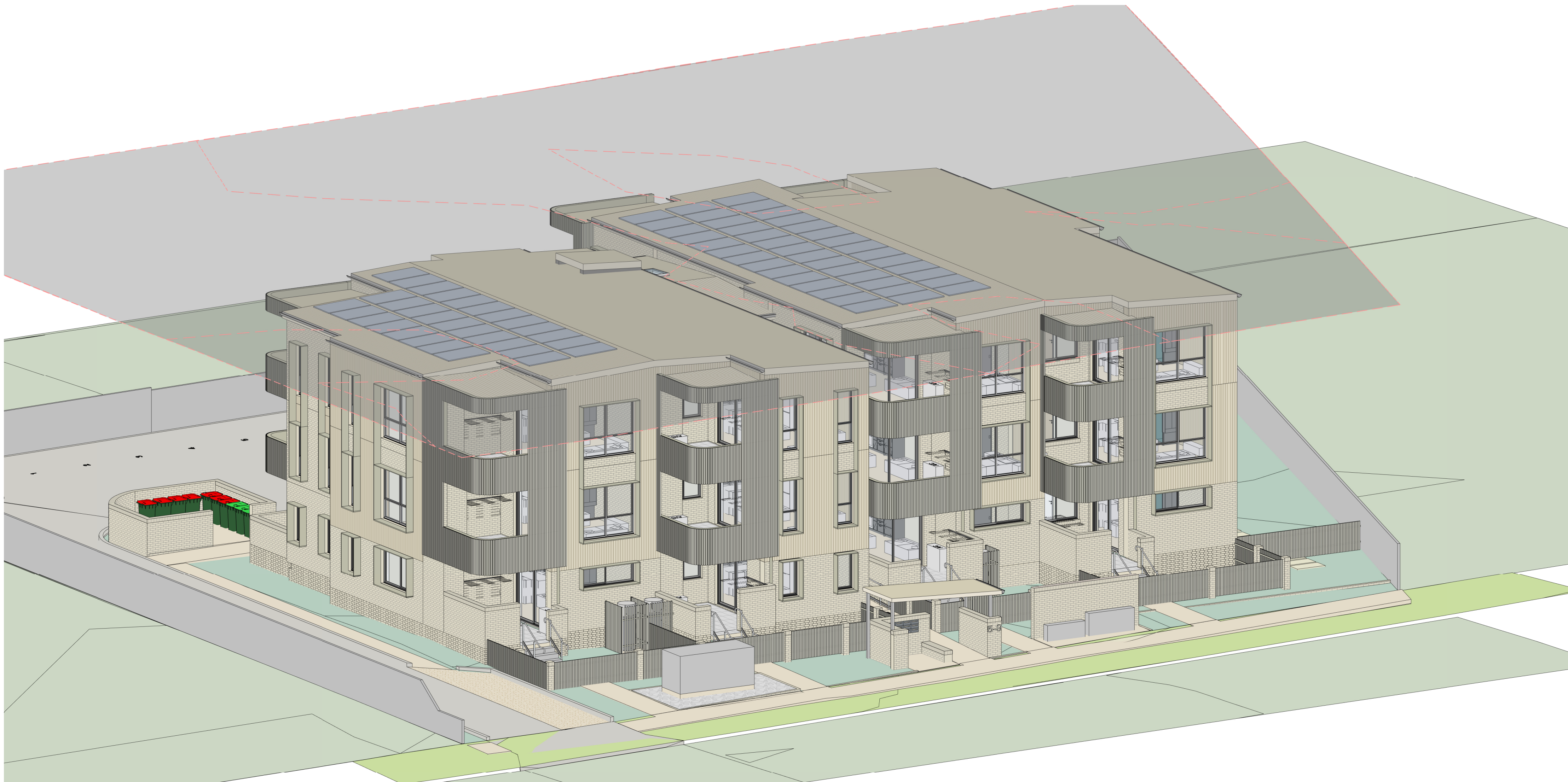
Checked
Checker

Authorised
Approver

Scale
Project No.
BGVUD

Revision
F

Drawing No.
A502



1 3D HEIGHT PLANE
BUILDING HEIGHT COMPLIES WITH THE 11m HEIGHT LIMIT CONTROL

Rev	Date	AMENDEMENTS	Ckd
E	07/02/25	STAGE C	SA
F	20/05/25	PART 5 DRAWINGS	SA



2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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STAGE C

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Project Name

GENERAL HOUSING UNITS 5-9
ALEXANDER STREET FAIRY
MEADOW NSW
Lots 125, 126 and 127 in DP 234877

Sheet Title

3D HEIGHT PLANE DIAGRAM

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Date:

20/05/25

Drawn:

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Project No.

BGVUD

Revision

F

Drawing No.

A601