

Council DA reference number	Lot number	DP number	Apartment / Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental Planning Instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
302.1/2017	103, 104 & 105 Sec 1	1625		123	Orchardleigh Street	Old Guildford	2161	12 - Industrial	Fairfield Local Environmental Plan 2013	IN2	Clause 4.4 - floor space ratio	The FSR proposed for the site does not comply with the maximum FSR of 0.33:1 pursuant to Clause 4.4 of Fairfield LEP 2013 and Clause 9.7.2 of Fairfield City Wide DCP 2013. The proposed FSR of 0.69:1 represents a variation of 0.36:1 to the 0.33:1 maximum FSR standard, which equates to a variation of 109%.	109%	Council	17/04/2019
	106 & 107 Sec 1	1625		125											
	54B	163166		127											
	54A	163166		129								<p>In this instance, the underlying objective of the FSR development standard is to ensure that there is minimal external impact to the surrounding low density residential environment and existing streetscape including the heritage listed Church located on the northern side of Orchardleigh Street.</p> <p>Whilst the proposed FSR does not comply with the FSR development standard, the subject lots will be consolidated and the built form has been amended to reduce the proposed gross floor area and to provide a front building setback that not only exceeds the minimum setback requirements, but is consistent with the established building setbacks of the existing low density residential development along Orchardleigh Street. Further, it is considered that the reduction in the building envelope and increased building setback with dense landscaping along the frontage will provide for a balanced built form within the existing locality, and greater transition between the built form and public domain.</p> <p>It is considered that the proposed amendments will also accommodate for additional landscaping and tree plantings to match those located within the Church site and therefore minimise any potential impacts upon the heritage significance of the existing Church.</p> <p>The site area of 5188m<sup>2</sup> and consolidation of the subject lots allows for an orderly development of the site, that facilitates suitable servicing arrangements, loading activities to occur internally, sufficient setbacks and landscaped areas including adequate tree plantings which minimises potential external impacts upon the adjoining residential properties and heritage listed Church.</p>			

												Based on Council's assessment of the application, a floor space ratio of 0.69:1, which exceeds the maximum FSR permitted at the subject site, is considered acceptable in these circumstances, and therefore, the Clause 4.6 written request is considered acceptable and supported in this instance.			
--	--	--	--	--	--	--	--	--	--	--	--	---	--	--	--