

Attachment D

Fairfield City Wide Development Control Plan Chapter 7 Residential Flat Buildings

7.17 Site Specific Controls – 46 Cobbett Street & 1184 The Horsley Drive, Wetherill Park

Objectives

- (a) To ensure that development of the site will maintain the amenity and privacy of the adjoining residential dwellings.
- (b) To ensure that the adjoining residential dwellings receive an appropriate amount of solar access.

Controls

- (a) For the first 20 metres of a development from eastern boundary, the maximum height of a building should not exceed 9 metres or 2 storeys.
- (b) For the next 20 metres of a development from the eastern boundary, the maximum height of a building should not exceed 13 metres or 3 storeys.
- (c) For the remainder of the site adjoining the Bus Transit Way and The Horsley Drive, the maximum height of the site should not exceed 20 metres or 6 storeys.
- (d) The floor space ratio for the site shall not exceed 2:1.