

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
624.1/2018	94 & 95 Sec 6  1	1553  249328		54	Water Street	Cabramatta West	2166	14 - Other	Fairfield Local Environmental Plan 2013	R2	Clause 4.1 minimum subdivision lot size	<p>The applicant submitted a written application justifying the minimum lot size variation of 26.7%, pursuant to Clause 4.6 Exceptions to Development Standards for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed 3 lot into 2 subdivision will result in a subdivision pattern that currently is existing in the area and will consolidate a land locked lot to the rear of the 2 front lots into the resultant lots.</li> <li>• The proposed subdivision will enable the use of the two lots for residential use in accordance with Fairfield City Council's Policies with respect to narrow allotments.</li> <li>• The proposed subdivision will result in an improved lot configuration and provide larger lots for residential development.</li> <li>• The proposal will provide opportunity to provide additional housing choice and diversity.</li> <li>• Proposal is consistent with the objectives of the R2 Low Density Residential Zone and the objectives of the Clause 4.1 of the FLEP 2013.</li> <li>• Proposal does not give rise to any adverse environment impact.</li> </ul> <p>It is considered that non-compliance with the development standard does not raise any significant matters with respect to State or Regional Planning and no public benefit is obtained by adhering to the relevant planning controls. The variation pursuant to Clause 4.6 is considered acceptable and appropriate in this circumstance.</p>	Lot 94 = 26.7% Lot 95 = 26.7%	Council	23/01/2019