

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
203.1/2020	42 & 43 Sec 3	1553		84	Bold Street	Cabramatta West	2166	13 - Subdivision only	Fairfield Local Environmental Plan 2013	R2	Clause 4.1 minimum subdivision lot size	With reference to Clause 4.1 Minimum subdivision lot size, Subclause (3) stipulates that the size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map, which is 450m ² .	27.2% and 25.97%	Council	19/08/2020
	1	824036									<p>The proposed subdivision provides for 2 larger allotments with an area as follows:</p> <p>Proposed Lot 1 = 327.6m²</p> <p>Proposed Lot 2 = 333.1m²</p> <p>The proposed development therefore does not comply with the required minimum lot size requirement of 450m² as stipulated within Clause 4.1 Minimum subdivision lot size of Fairfield LEP 2013.</p> <p>Pursuant to Clause 4.6 Exceptions to Development Standards within Fairfield LEP 2013, consent may be granted that contravenes a development standard if the Consent Authority is satisfied that compliance with the standard is unreasonable and unnecessary in the circumstances and that the proposed development would be in the public interest.</p> <p>Accordingly, the Applicant has submitted a written application justifying the minimum lot size variation of 27.2% & 25.97% respectively, pursuant to Clause 4.6 Exceptions to development standards for the following reasons:</p> <ul style="list-style-type: none"> <i>The proposed development lot sizes are in accordance with similar sites within the area. It is noted that the subdivision results in each lot increasing in size.</i> <i>The proposed subdivision will not have any negative impact on the amenity of neighbouring properties.</i> <i>The proposed subdivision rectifies land fragmentation by consolidating the small parcel of land at the rear of the site into the two existing lots.</i> <i>The underlying objective or purpose of the Standard is relevant. As demonstrated above, the proposal retains consistency with the objectives of Clause 4.1 of The LEP, despite non-compliance.</i> 				

