

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	
222.1/2021	242 Sec 2	1553		99	Bold Street	Cabramatta West	2166	13: Subdivision only	Fairfield Local Environmental Plan (LEP) 2013	R2	Clause 4.1 minimum subdivision lot size	The Development Application proposes a Torrens Title subdivision of 2 existing narrow allotments and a redundant adjoining laneway at the rear to create 2 new larger allotments.	Proposed Lot 1 = 26.7%; and	Council	31/08/2021	
	243 Sec 2	1553		99A								Whilst the 2 proposed allotments will be larger in area, the newly created lots will not comply with the minimum lot size requirement of 450m ² as stipulated in Clause 4.1 Minimum subdivision lot size within Fairfield LEP 2013. The proposed subdivision therefore results in a variation of 26.7% for each proposed allotment, to the development standard.	Proposed Lot 2 = 26.7%			
	1	256452		99								The Applicant has 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:				
													<ul style="list-style-type: none"> The existing lots have sufficient size and dimensions to accommodate narrow lot development to satisfy Council's DCP controls relating to building heights built fork, setbacks, car parking, landscaping, private open space, solar access and privacy. 			
													<ul style="list-style-type: none"> The application proposes subdivision of land to incorporate a redundant rear laneway, in essence creating larger lots to benefit future development of the site. 			
													<ul style="list-style-type: none"> The development has planning merit, meets the objectives of the zone and the development standard as follows: <ul style="list-style-type: none"> The locality contains a significant number by similar-sized narrow lots in R2 zone. The proposed new allotments will meet the objectives of the zone to ensure that lot sizes provide for housing to meet the needs within a low density residential environment The proposal will ensure that the lot sizes are consistent with the future and existing desired subdivision pattern and character of the area The proposal will maintain a low density residential character and will not result in any adverse impact on the streetscape of the local area 			
													<ul style="list-style-type: none"> A precedent exists for this type of development proposal, wherein Council has facilitated this type of amalgamation of the redundant rear lanes in many cases. 			

											It is considered that the 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.				
233.1/2021	124, 125 & 126, Sec	1553		8	Lime Street	Cabramatta West	2166	13: Subdivision only	Fairfield Local Environmental Plan 2013	R2	Clause 4.1 minimum subdivision lot size	The Development Application proposes the Torrens Title subdivision of three (3) existing narrow allotments and a redundant adjoining laneway at the rear to create 3 new larger allotments.	26.7% for each new lot	Council	31/08/2021
	1	193751										Whilst the 3 proposed allotments will be larger in area, the newly created lots will not comply with the minimum lot size requirement of 450m ² as stipulated in Clause 4.1 minimum subdivision lot size of Fairfield LEP 2013. The proposed subdivision therefore results in a variation of 26.7% for each proposed allotment, to the development standard.			
												the Applicant has 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:			
												<ul style="list-style-type: none"> The existing lots have sufficient size and dimensions to accommodate narrow lot development to satisfy Council's DCP controls relating to building heights, built form, setbacks, car parking, landscaping, private open space, solar access and privacy. 			
												<ul style="list-style-type: none"> The application proposes subdivision of land to incorporate a redundant rear laneway, in essence creating larger lots to benefit future development of the site. 			
												<ul style="list-style-type: none"> The development has planning merit, meets the objectives of both the zone and the development standard, as follows: <ul style="list-style-type: none"> The locality contains a significant number by similar-sized narrow lots in the R2 zone. The proposed new allotments will meet the objectives of the zone to ensure that lot sizes provide for housing to meet the needs within a low density residential environment. The proposal will ensure that the lot sizes are consistent with the future and existing desired subdivision pattern and character of the area. The proposal will maintain a low density residential character and will not result in any adverse impact on the streetscape of the local area. 			
												<ul style="list-style-type: none"> A precedence exists for this type of development proposal, wherein Council has facilitated this type of amalgamation of the redundant rear lanes in many cases. 			

