

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
125.1/2022	21 & 22	885		56	Prospect Road	Canley Vale	2166	13	Fairfield LEP 2013	R2	Clause 4.1 Minimum subdivision lot size	<p>The existing and proposed new 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.</p> <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. 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 site is located within an R2 Zone, with other similar-sized narrow lots. 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. 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. <p>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.</p>	13.50%	Council	14/06/2022