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
64.1/2021	5	1189878		49	Richards Road	Prairiewood	2176	13: Subdivision only	Fairfield Local Environmental Plan 2013	R2/SP2	Clause 4.1 minimum subdivision lot size	Minimum lot size of 450m^2 is required in the R2 – Low Density Residential zone and there is no minimum lot size requirement in the RE1 – Public Recreation and SP2 – Infrastructure zone. An assessment of the proposal demonstrates compliance with the lot size standard with the exception of proposed Lot 5, which does not comply with the minimum lot size of 450m^2 and therefore proposes a variation of 43% to the development standard. This non-compliance has occurred as a consequence of the Richards Road re-alignment.	43%	Council	28/04/2021
	12			59						R2					
	8			61						RE1		The purpose of the subdivision is to facilitate a resolution of Council in December 2019 in relation to a land transfer agreement between The Department of Planning, Industry and Environment (DPIE) and Fairfield City Council, as part of the upgrade to Smithfield Road and re-alignment of Richards Road under the Western Sydney Infrastructure plan.			
	9			63						RE1		In summary: • The objectives of the standard are achieved notwithstanding non-compliance with the standard (as detailed section 4.4.1 of this variation statement). • The subdivision of the land will provide for the orderly and economic use and development of the land. • Proposed Lot 5 when transferred to the DPIE and amalgamated with the adjoining R2 zoned land will reflect the existing subdivision pattern. • The DPIE will be responsible for ongoing maintenance of the land. It is considered that the non-compliance with the development standard does not raise any significant matters with respect to State or Regional Planning. The proposed subdivision will complete the dedication of the new realigned Richards Road, will facilitate the land transfer agreement and will result in improved access to Fairfield Showground and traffic flows in the immediate locality.			

133.1/2021	273, 274 & 275 Sec 6	1553		107	High Street	Cabramatta West	2166	13: Subdivision only	Fairfield Local Environmental Plan 2013	R2	Clause 4.1 minimum subdivision lot size	The proposal provides for the subdivision of the existing 3 narrow lots and the redundant rear laneway to create 3 larger allotments, resulting in a more orderly development. The 3 existing narrow allotments will increase from 306.6m^2 to [illegible]m^2 The current lots as they exist are 'under sized' against the 450m^2 development standard, because the allotments existed prior to the gazettal of the 450m^2 area minimum. Accordingly, the variation to the 450m^2 minimum standard is a numerical non-compliance only, as the existing 3 narrow lots (exclusive of the redundant laneway) are already below the 450m^2 minimum, and given their existence, a dwelling can be accommodated on each allotment, subject to a separate approval. 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	26.7% for each proposed lot	Council	31/05/2021
	1	721585													
152.1/2021	133 & 134 Sec 3	1553		198	St Johns Road	Cabramatta West	2166	13: Subdivision only	Fairfield Local Environmental Plan 2013	R2	Clause 4.1 minimum subdivision lot size	The subject site comprises of 2 narrow allotments and a portion of a redundant laneway. The 2 existing narrow allotments have a combined frontage of 15.24 metres. The redundant laneway is 3.05 metres deep and 15.24 metres long across the rear boundaries of the 2 narrow allotments. The combined site area of all the allotments is 640.9m^2. The application proposes a Torrens Title subdivision of the 2 existing narrow allotments and the redundant rear laneway to create 2 larger allotments with amended areas. The 2 proposed allotments will be larger in area, the newly created lots will not comply with the minimum lot size requirement of 450m² as stipulated in Clause 4.1 Minimum subdivision lot size within Fairfield LEP 2013. The variation is considered reasonable having established that compliance with the development standard is unreasonable and unnecessary and that the proposed development would be in the public interest.	Lot 1 = 28.7% Lot 2 = 28.8%	Council	31/05/2021
	1	45662													

55.1/2019	101	746902		82-86	Hamilton Road	Fairfield	2165	4: Residential - New multi-unit	Fairfield Local Environmental Plan 2013	R4	Clause 4.3 Height of buildings	The proposal seeks to exceed the 20m maximum height of building standard prescribed by Clause 4.3 of the LEP, by a maximum of 400mm, equal to a 2% variation. The variation arises from the lift overrun and mechanical ventilation units only and not the rest of the building. The variation to height does not result in any adverse environmental impacts as evident when considering the variation against the objectives of the height control.	2%	Council	23/06/2021
156.1/2021	189 & 190 Sec 2	1553		49	Bold Street	Cabramatta West	2166	13: Subdivision only	Fairfield Local Environmental Plan 2013	R2	Clause 4.1 minimum subdivision lot size	The application proposes the Torrens Title subdivision of two (2) existing narrow allotments and a redundant adjoining rear laneway to create 2 new larger allotments. The 2 existing narrow allotments are along the western side of Bold Street and have a combined frontage of 15.24 metres and a depth of 43.275 metres. The redundant laneway is 3.05 metres deep and 15.24 metres long across the rear boundaries of the 2 narrow allotments. The combined site area of all the allotments is 659.5m^2. 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 of Fairfield LEP 2013. The variation is considered reasonable having established that compliance with the standard is unreasonable and unnecessary and that the proposed development would be in the public interest.	26.7% for each proposed lot	Council	23/06/2021
	1	45151													