

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
345.1/2019	67, 68 & 69 Sec 5 1	1553 256453		68	Boyd Street	Cabramatta West	2166	13: Subdivision only	Fairfield Local Environmental Plan 2013	R2	Clause 4.1 minimum subdivision lot size	<p>Accordingly, the Applicant has submitted a written application justifying the minimum lot size variation of 21.55%, pursuant to Clause 4.6 Exceptions to development standards for the following reasons:</p> <ul style="list-style-type: none"> <i>The three (3) new lots are created from four (4) existing lots. The resultant lots are consistent with the existing subdivision pattern in the area, with evidence of previous examples of the consolidation of the rear access lot into the main bodies.</i> <i>The plans submitted as part of the development application demonstrate that a single dwelling, is capable of being constructed on each of the proposed lots, in compliance with Council's DCP requirements for dwelling-houses.</i> <i>The proposed development of single dwellings on each newly created lot is consistent with the objective of the R2 zone – providing low-density residential living opportunities for buyers of each lot.</i> <i>The inclusion of part of Lot 1 into each of the other lot creates a more useable lot, allowing better economic use of that lot and providing rear private open space area for each new dwelling.</i> 	21.55%	Council	20/11/2019

												<ul style="list-style-type: none">• <i>The new lots do not result in any adverse impacts nor any potential impacts that cannot be mitigated by future house design.</i>• <i>Essential services are able to be provided, as per the details provided with the DA documentation.</i>			
												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.			