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
4.1/2020	146 & 147 Sec 4	1553		13 B	3 Boyd Street	Cabramatta West	2166	13: Subdivision only	Fairfield Local Environmen tal Plan 2013		minimum	The Applicant has submitted a written application justifying the minimum lot size variations of 22.23% pursuant to Clause 4.6 Exceptions to Development Standards, for the following reasons: (Refer to Attachment D – Applicant's Clause 4.6 submission)		Council	18/03/2020
	1	45663										• The development proposal is for the amalgamation of the abandoned rear lane into Lot 146 and Lot 147 in DP 1553, and the subdivision to facilitate 2 x residential allotments that are greater in size than the existing allotments.			
												The proposed subdivision is consistent with the lot pattern in the vicinity of the site (Figure 1). A number of recent developments within the vicinity of the site feature comparable lot sizes and arrangements with the abandoned of the size			
												Council lane incorporated into new residential allotments.  • The proposed amalgamation and subdivision will not result in negative amenity impacts on the adjoining neighbours noting the existing subdivision layout. The proposed subdivision will regularize the lot			
												arrangement and increase the lot size of the existing Lot 146 and Lot 147 in DP 1553 and improve the function of the site.  The proposed subdivision incorporates a fragmented parcel of land from an abandoned Council lane into Lot 146 and Lot 147 in DP 1553			
												minimizing land fragmentation.  • The variation to the minimum lot size development standard is a function of the existing lot sizes of the subject site being less than the minimum lot size under the current Fairfield LEP 2013.			

		The proposal is an orderly and	
1 1		economic use of the site with the	
1 1		incorporation of the abandoned rear	
1 1		lane into the subject site, regularizing	
1 1			
1 1		the lot arrangement and improving the	
1 1		useable lot size of the proposed 2 x	
1 1		residential allotments.	
1 1			
1 1		The proposed subdivision will	
1 1		facilitate the future development of the	
1 1		subject site through increasing the	
		functional lot size of the existing	
		residential allotments on the land by	
		incorporating the land area of an	
1 1		abandoned laneway into the proposed	
		allotments.	
1 1			
1 1		The proposal is not likely to raise	
1 1		any matter of significance for State or	
1 1		regional environmental planning. As	
1 1		addressed above the non-compliance	
		with the standard is considered to be	
1 1		in the public interest because the	
		proposed development is consistent	
1 1		with the objectives of the standard	
1 1		and the objectives of the R2 – Low	
1 1		Density Residential zone.	
1 1		Borioty (Coldornial 2011).	
1 1			
1 1		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.	
		Accordingly, the variation proposed to	
		the development standard pursuant to	
		Clause 4.6 of the Fairfield LEP 2013 is	
		therefore considered acceptable in the	
		circumstances.	
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