

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
386.1/2020	264	17288		79-85	Arundel Road	Horsley Park	2175	14: Other	Fairfield Local Environmental Plan 2013	RU4	Clause 4.1 minimum subdivision lot size	The parent lot achieves the numerical requirement and a subdivision is possible. However, to achieve a desired lot size an access way is required which reduces one lot below the required 10,000m2	0.60%	Council	9/02/2021
509.1/2019	15 & 16 Sec 2	2384		25	Nelson Street	Fairfield	2165	14: Other	Fairfield Local Environmental Plan 2013	R4	Height of buildings - Clause 4.3	<p>The proposed maximum height of building is 21.8 metres, exceeding the prescribed limit by 1800mm or equivalent to a 9% variation. The exceedance is from the lift overrun only and the rest of the building meets the development standard.</p> <p>The applicant has submitted to Council a written request seeking to justify the contravention of the height standard. The applicants' written request has been carefully considered against the provisions of Clause 4.6(4) and appropriately addresses the matters in Clause 4.6(3). It is considered that the applicant's written justification satisfactorily demonstrates that insisting on compliance with the height of building standard is unreasonable given the circumstances of this site and proposal, and also demonstrates that there are sufficient environmental planning grounds to justify the contravention. In this regard, Council is satisfied that the proposed development will be in the public interest because despite the proposed height contravention, the development remains consistent with the objectives of the height standard and also remains consistent with the objectives of the subject zone.</p>	9%	Council	18/02/2021
450.1/2020	N/A	N/A	N/A	N/A	Prospect Road, Premier Street and Senior Street	Canley Vale	2166	13: Subdivision only	Fairfield LEP 2013	R2	Clause 4.1 minimum subdivision lot size	<p>The proposes to subdivide a closed redundant laneway into 28 Torrens title lots in order to facilitate the future consolidation of the proposed allotments with the adjoining existing residential lots.</p> <p>Historically as 'Council' laneway areas were no longer required or used as a roadway by Council, the redundant laneways over the years have been sold by Council to the adjoining neighbours.</p> <p>Council has formally closed and sold previous redundant laneways to the adjacent property owners dating back to the 1970s in order to allow for more orderly development to occur and reduce maintenance costs. This is generally initiated by the adjacent property owners and the road closure process is conducted on an individual basis each time.</p> <p>The proposed application intends to streamline this process by formally closing the remaining sections of the laneway in one application.</p> <p>It is noted that the proposed lots do not meet the 450m² minimum lot size development standard as required under the Fairfield Local Environmental Plan (LEP) 2013.</p>	N/A	Council	18/02/2021

												The Applicant has lodged a written application justifying the minimum allotment size variation pursuant to Clause 4.6 Exceptions to Development Standards under 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.			
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