

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
149.1/2019	210 & 211 Sec 4 1	1553 723667		81	Boyd Street	Cabramatta West	2166	13: Subdivision only	Fairfield Local Environmental Plan	R2	Clause 4.1 Minimum subdivision lot size	<p>The existing lots have sufficient sizes and dimensions to accommodate a narrow lot development to satisfy Council DCP controls relating to building heights, setbacks, car parking, landscaping and private open space.</p> <p>The application proposes subdivision of land to incorporate a redundant rear laneway, in essence creating larger lots to benefit future development on site.</p> <p>The development has planning merit, meets the objectives of both the zone and the development standards as follow:</p> <ul style="list-style-type: none"> * The site is adjoined by similar sized narrow lots in the R2 zone. The proposed new allotments will meet 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. 	21.5%	Council	17/07/2019
												It is considered that non-compliance with the development standards 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.			