

**ATTACHMENT 1 – CLAUSE 4.6 VARIATION REGISTER**  
**July – September 2021**

**ITEM 1 – DA-82/2020 - 167 Northumberland Street, Liverpool**

<b>DA Number:</b>	DA-82/2020
<b>Property Address:</b>	167 Northumberland Street, Liverpool Lot 6, DP 628996
<b>Development Category:</b>	Mixed Use
<b>Description:</b>	<p>Concept DA to establish building envelopes for the future development of the site for mixed use purposes, incorporating a 32-storey tower with 2 levels of basement parking, providing retail/commercial floorspace and serviced apartments.</p> <p>Liverpool City Council is the Consent Authority and the Sydney Western City Planning Panel has the function of determining the application.</p>
<b>Environmental Planning Instrument:</b>	Liverpool LEP 2008
<b>Zoning of Land:</b>	B4 Mixed Use
<b>Development Standard Varied:</b>	Clause 7.3 - Car Parking in Liverpool City Centre
<b>Justification of Variation:</b>	<p>The development is sufficiently proximate to transport infrastructure and consistent with the general desire to reduce cars in the city centre. Liverpool Station is located 650 metres from the site. Liverpool bus interchange is also located immediately adjacent to the station. All are within walking distance from the site and service the immediate locality.</p> <p>The car parking requirement is 104 parking spaces, and the application was approved with 94 parking spaces.</p>
<b>Extent of Variation:</b>	10 car spaces / 9.6%
<b>Concurring Authority:</b>	Sydney Western City Planning Panel under assumed concurrence
<b>Date Determined:</b>	9 August 2021

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**ITEM 2 – DA-220/2020 – 18 Randwick Close, Casula**

<b>DA Number:</b>	DA-220/2020
<b>Property Address:</b>	18 Randwick Close, Casula Lot 104, DP 863214
<b>Development Category:</b>	Residential – Seniors Living
<b>Description:</b>	Construction of a Seniors Housing Development involving a 142-room residential care facility & 93 Independent living units in 3 buildings over Basement parking and retail shops
<b>Environmental Planning Instrument:</b>	Liverpool LEP 2008
<b>Zoning of Land:</b>	R4 High Density Residential
<b>Development Standard Varied:</b>	Clause 4.3 – Height of Buildings
<b>Justification of Variation:</b>	<p>The height of building is in line with the Site Compatibility Certificate granted for site. The height breaches towards the north of site (Kurrajong Road boundary), away from adjoining residential properties. The approved FSR and setbacks are compliant with Seniors Housing SEPP.</p> <p>The Height of Buildings standard is 15m, and the application was approved at 18m.</p>
<b>Extent of Variation:</b>	3m / 20%
<b>Concurring Authority:</b>	Sydney Western City Planning Panel under assumed concurrence
<b>Date Determined:</b>	27 July 2021

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**ITEM 3 –DA-452/2020 – 4 Sherrard Avenue, Elizabeth Hills**

<b>DA Number:</b>	DA-452/2020
<b>Property Address:</b>	4 Sherrard Avenue, Elizabeth Hills Lot 1015, DP 1162116
<b>Development Category:</b>	Residential – Alterations and additions
<b>Description:</b>	Alterations and first floor addition to an existing dwelling.
<b>Environmental Planning Instrument:</b>	Liverpool LEP 2008
<b>Zoning of Land:</b>	R1 General Residential
<b>Development Standard Varied:</b>	Clause 4.3 – Height of Buildings (HOB) Clause 4.4 – Floor Space Ratio (FSR)
<b>Justification of Variation:</b>	<p>The proposed development satisfies the relevant objectives, specifically, the development provides housing to meet the needs of the community, in this case a member of the community with specific needs and requirements. The development will support the well-being of the community while maintaining the amenity of the surrounding area.</p> <p>The Height of Buildings standard is 8.5m for the site, and the application was approved at 9.1m. The Floor Space Ratio standard is 0.65:1 for the site, and the application was approved at 0.71:1.</p>
<b>Extent of Variation:</b>	HOB: 0.6m / 7.1% FSR: 0.06:1 / 9.2%
<b>Concurring Authority:</b>	Council under assumed concurrence
<b>Date Determined:</b>	20 July 2021

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**ITEM 4 –DA-532/2020 – 653 Hume Highway, Casula**

<b>DA Number:</b>	DA-532/2020
<b>Property Address:</b>	653 Hume Highway, Casula Lot 1, DP 784736
<b>Development Category:</b>	Commercial retail office
<b>Description:</b>	The construction of a part two-storey and part three-storey self-storage facility with consolidation of all existing lots into one lot and associated civil works, landscaping and signage.
<b>Environmental Planning Instrument:</b>	Liverpool LEP 2008
<b>Zoning of Land:</b>	B6 Enterprise Corridor
<b>Development Standard Varied:</b>	Clause 4.4 – Floor Space Ratio
<b>Justification of Variation:</b>	<p>The proposed variation to the FSR development standard is considered to be acceptable in this instance, based on the intensity of the land use, building height, traffic generation and impacts on adjoining properties and the public domain. The objectives of Clause 4.4 as well as the B6 Enterprise Corridor zone would be upheld as a result of the proposed development. Therefore, the application of the floor space ratio standard is considered unreasonable and unnecessary in response to the proposed development.</p> <p>The Floor Space Ratio standard is 0.75:1 for the site, and the application was approved at 1.117:1.</p>
<b>Extent of Variation:</b>	0.367:1 / 48.9%
<b>Concurring Authority:</b>	Local Planning Panel under assumed concurrence
<b>Date Determined:</b>	30 August 2021

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**ITEM 5 – DA-822/2020 - 167 Northumberland Street, Liverpool**

<b>DA Number:</b>	DA-822/2020
<b>Property Address:</b>	167 Northumberland Street, Liverpool Lot 6, DP 628996
<b>Development Category:</b>	Mixed Use
<b>Description:</b>	Stage 2 of a concept DA for the construction of a 32-storey mixed use development including commercial floor space and 163 serviced apartments over 2 basement parking levels with associated public domain works.
<b>Environmental Planning Instrument:</b>	Liverpool LEP 2008
<b>Zoning of Land:</b>	B4 Mixed Use
<b>Development Standard Varied:</b>	Clause 7.3 – Car Parking in Liverpool City Centre
<b>Justification of Variation:</b>	<p>The development is sufficiently proximate to transport infrastructure and consistent with the general desire to reduce cars in the city centre. Liverpool Station is located 650 metres from the site. Liverpool bus interchange is also located immediately adjacent to the station. All are within walking distance from the site and service the immediate locality. The development also provides 40 bicycle spaces to encourage active modes of transport.</p> <p>The car parking requirement is 104 parking spaces, and the application was approved with 94 parking spaces.</p>
<b>Extent of Variation:</b>	10 car spaces / 9.6%
<b>Concurring Authority:</b>	Sydney Western City Planning Panel under assumed concurrence
<b>Date Determined:</b>	15 September 2021

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**ITEM 6 – DA-836/2020 – 52 Scott Street, Liverpool**

<b>DA Number:</b>	DA-836/2020
<b>Property Address:</b>	52 Scott Street, Liverpool Lot 17, DP 81842
<b>Development Category:</b>	Community Facility
<b>Description:</b>	<p>Detailed DA for Phase A of the Liverpool Civic Place mixed-use development, including:</p> <ul style="list-style-type: none"> <li>• Construction and use of a 14-storey mixed use building comprising public administration, childcare and commercial office uses;</li> <li>• Construction and use of a 6-storey information and education facility (public library) building;</li> <li>• Construction of a five-level basement that will accommodate car parking; and</li> <li>• Landscaping and public domain works.</li> </ul> <p>The proposal is also identified as Nominated Integrated Development pursuant to the Environmental Planning and Assessment Act 1979 for the purposes of the Water Management Act 2000 (Natural Resources Access Regulator). The proposal is also identified as Integrated Development pursuant to the Environmental Planning and Assessment Act 1979 for the purposes of the Roads Act 1993 (Transport for NSW).</p> <p>Liverpool City Council is the consent authority and the Sydney Western City Planning Panel has the function of determining the application.</p>
<b>Environmental Planning Instrument:</b>	Liverpool LEP 2008
<b>Zoning of Land:</b>	B4 Mixed Use
<b>Development Standard Varied:</b>	Clause 7.4 – Building Separation in Liverpool City Centre
<b>Justification of Variation:</b>	<p>The proposed separation distance from the public administration building to the rear of the existing mixed-use building at 300 Macquarie Street, Liverpool, is consistent with that approved under Concept DA 585/2019.</p> <p>The proposed separation distance between the northern section of the podium of the public administration building and the existing building at 300 Macquarie Street, Liverpool, is a greater than that approved under Concept DA-585/2019, which allowed for building separation of between 0.8m-4m.</p> <p><b>Variation 1:</b> The building separation requirement is 12m. The application provided a nil separation.</p>

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	<b>Variation 2:</b> The building separation requirement is 12m. The application provided a 2.6m to 5.5m separation.
<b>Extent of Variation:</b>	<b>Variation 1:</b> 12m / 100% <b>Variation 2:</b> 6.5m to 9.4m / 54.2% to 78.3%
<b>Concurring Authority:</b>	Sydney Western City Planning Panel under assumed concurrence
<b>Date Determined:</b>	5 July 2021

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**ITEM 7 – DA-199/2021 – 250 Fourteenth Avenue, Austral**

<b>DA Number:</b>	DA-199/2021
<b>Property Address:</b>	250 Fourteenth Avenue, Austral Lot 118, DP 575004
<b>Development Category:</b>	Residential – Single new dwelling
<b>Description:</b>	Demolition of existing structures Construction of one storey dwelling with inground swimming pool and front fence with earthworks.
<b>Environmental Planning Instrument:</b>	SEPP (Sydney Region Growth Centres) 2006
<b>Zoning of Land:</b>	R2 Low Density Residential
<b>Development Standard Varied:</b>	Clause 4.1B – Residential Density
<b>Justification of Variation:</b>	<p>The proposed development facilitates one dwelling per hectare. The siting and configuration of the dwelling enables a future orderly and compliant subdivision over the remainder of the developable portion (R2 zoned) of the site.</p> <p>The dwelling per hectare requirement is 15 per hectare. The site is 0.94 hectares, requiring 14 dwellings on site. The application was approved with 1 dwelling.</p>
<b>Extent of Variation:</b>	13 dwellings / 92.9%
<b>Concurring Authority:</b>	Liverpool Local Planning Panel under assumed concurrence
<b>Date Determined:</b>	1 July 2021