

ITEM 1 – DA-639/2021 - Lot 231 Changsha Road, Edmondson Park

DA Number:	DA-639/2021
Property Address:	Lot 231 Changsha Road, Edmondson Park Lots 231 DP 1287558
Development Category:	Residential
Description:	The construction of two x 4-storey residential flat buildings comprising 39 residential apartments, with one level of basement car parking, and associated landscaping and site works.
Environmental Planning Instrument:	Liverpool LEP 2008
Zoning of Land:	R1 – General Residential and SP2 – Infrastructure (Local Road)
Development Standard Varied:	Clause 4.3 – Height of Buildings
Justification of Variation:	<p>The variation to the maximum Height of Buildings development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impacts. The height variation does not negatively impact on the local area in terms of additional overshadowing or detrimental impact to the design of the building. Further, the additional height is not contributing to any detrimental increases in bulk and scale over the site including compliance with the floor space ratio provisions for the development. Additionally, the height exceedance allows for an added amenity for the residents of the building by having a better communal open space area on the rooftop and sufficient floor to floor heights.</p> <p>The objectives of Clause 4.3 as well as the R1 General Residential zone are upheld as a result of the development.</p> <p>The maximum height of buildings is 15m. The maximum height approved as part of this DA is 16.83m to the lift overrun. This equates to a variation of 1.83m / 12.2% to the development standard.</p>
Extent of Variation:	1.83m / 12.2%
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	20 February 2024

ITEM 2 – DA-120/2023 – 7-9 Sutton Road, Ashcroft

DA Number:	DA-120/2023
Property Address:	7-9 Sutton Road, Ashcroft Lots 176 & 177 DP 216017
Development Category:	Residential
Description:	Demolition of existing structures, partial tree removal and construction of a six-storey residential flat building comprising 21 units with two levels of basement carparking, associated landscaping and civil works. The application is identified as affordable housing under State Environmental Planning Policy (Housing) 2021.
Environmental Planning Instrument:	Liverpool LEP 2008
Zoning of Land:	R4 – High Density Residential
Development Standard Varied:	Clause 4.3 – Height of Buildings
Justification of Variation:	<p>The variation to the maximum Height of Buildings development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impact and it is argued the height variation provides improved amenity for future residents and does not negatively impact on the local area in terms of additional overshadowing or determinantal impact to the design of the building. Further, the additional height is not contributing to any detrimental increases in bulk and scale over the site including compliance with the floor space ratio provisions for the development. The increase in the height proposed ensures that better amenity can be provided to the future occupants of the buildings with sufficient floor to floor heights being maintained, which allows for the minimum floor to ceiling heights to be achieved as well as space for services between floors.</p> <p>The objectives of Clause 4.3 as well as the R4 High Density Residential zone are upheld as a result of the approved development. The development was not contrary to the public interest and was therefore supported in this instance.</p> <p>The maximum height of buildings is 18m. The maximum height approved as part of this DA is 19m to the lift overrun. This equates to a variation of 1m / 5.55% to the development standard.</p>
Extent of Variation:	1m / 5.55%
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	25 March 2024

ITEM 3 – DA-23/2023 – 2-3 Wilga Close, Casula

DA Number:	DA-23/2023
Property Address:	2-3 Wilga Close, Casula Lots 82 & 83 DP 244786
Development Category:	Residential
Description:	Alterations to the upper level of an approved residential flat building (DA-1305/2021) involving the construction of three additional units above the fourth storey to be provided as affordable rental housing under SEPP (Housing) 2021, minor façade changes, the addition of nine carparking spaces, rearrangement of the basement carpark and a modification to the approved communal open space.
Environmental Planning Instrument:	Liverpool LEP 2008
Zoning of Land:	R4 – High Density Residential
Development Standard Varied:	Clause 4.3 Height of Buildings
Justification of Variation:	<p>The variation to the maximum Height of Buildings development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impacts. The height variation does not negatively impact on the local area in terms of additional overshadowing or detrimental impact to the design of the building. Further, the additional height is not contributing to any detrimental increases in bulk and scale over the site including compliance with the floor space ratio provisions for the development. Additionally, the height exceedance allows for an added amenity for the residents of the building by having a better communal open space area on the rooftop and sufficient floor to floor heights.</p> <p>The objectives of Clause 4.3 as well as the R4 High Density Residential zone are upheld as a result of the approved development. The development was not contrary to the public interest and was therefore supported in this instance.</p> <p>The maximum height of buildings is 15m. The maximum height approved as part of this DA is 16.2m to the lift overrun. This equates to a variation of 1.2m / 8% to the development standard.</p>
Extent of Variation:	1.2m / 8% of the development standard
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	25 March 2024

ITEM 4 –DA-23/2023 – 2-3 Wilga Close, Casula

DA Number:	DA-23/2023
Property Address:	2-3 Wilga Close, Casula Lots 82 & 83 DP 244786
Development Category:	Residential
Description:	Alterations to the upper level of an approved residential flat building (DA-1305/2021) involving the construction of three additional units above the fourth storey to be provided as affordable rental housing under SEPP (Housing) 2021, minor façade changes, the addition of nine carparking spaces, rearrangement of the basement carpark and a modification to the approved communal open space
Environmental Planning Instrument:	Liverpool LEP 2008
Zoning of Land:	R4 – High Density Residential
Development Standard Varied:	Clause 7.14 Minimum Building Street Frontage
Justification of Variation:	<p>The variation to the Minimum Building Street Frontage development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impacts. The variation was the same that was granted to the previous DA on the site which was for principally the same development (a 16-unit residential flat building). The additional three dwellings approved by this development are unlikely to further impact the variation that was accepted in the previous consent. Additionally, the revised scheme provided surplus off-street parking, which will reduce the impact of the shortfall in building street frontage by requiring less on-street parking.</p> <p>The objectives of Clause 7.14 as well as the R4 High Density Residential zone are upheld as a result of the approved development.</p> <p>The minimum building street frontage is 24m. The street frontage approved as part of this DA is 21.865m. This equates to a variation of 2.135m / 8.9% to the development standard.</p>
Extent of Variation:	2.135m / 8.9% of the development standard
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	25 March 2024

ITEM 5 – DA-48/2022 – 75 Thirteenth Avenue, Austral

DA Number:	DA-48/2022
Property Address:	75 Thirteenth Avenue, Austral
Development Category:	Subdivision
Description:	<p>Demolition of existing structures, remediation works, subdivision of one (1) existing lot into twenty (20) residential lots and one (1) residue lot, road construction and associated civil works and landscaping over three stages.</p> <p>The application is identified as Integrated Development pursuant to Section 4.46 of the Rural Fires Act 1997 requiring General Terms of Approval from the NSW Rural Fire Service.</p>
Environmental Planning Instrument:	State Environmental Planning Policy (Precincts – Western Parkland City) 2021
Zoning of Land:	R3 Medium Density Residential
Development Standard Varied:	4.1B Residential Density
Justification of Variation:	<p>The proposed variation to the minimum Residential Density development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impacts.</p> <p>The site is located on land with two residential densities. Whilst the minimum residential density is not achieved in the R3 zone, it was considered acceptable for Lot 14 to remain as a residue lot until such time as the adjoining sites are developed to prevent land fragmentation. This will enable a coherent subdivision pattern that is consistent with the precinct vision for the locality.</p> <p>Approved Lot 14 is to be developed with the adjoining land and will ensure that future residential development is able to accommodate a dwelling house consistent with the Part 4 of the DCP 2021, which was considered compatible with the character of the precinct.</p> <p>The minimum residential density is 25 dw/ha. The residential density approved as part of this DA is 9.4 dw/ha. This equates to a variation of 15.6dw/ha / 62.4% to the development standard.</p>
Extent of Variation:	15.6dw/ha / 62.4%
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	25 March 2024