**ITEM 1 –DA-516/2021 – Lot 320-322 Dunkirk Road, Edmondson Park**

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| **DA Number:** | DA-516/2021 |
| **Property Address:** | Lot 320-322 Dunkirk Road, Edmondson Park Lots 320, 321 & 322 in DP 1257351 |
| **Development Category:** | Subdivision only |
| **Description:** | Subdivision of 3 residue superlots into 23 Torrens Title residential allotments. |
| **Environmental Planning Instrument:** | Liverpool LEP 2008 |
| **Zoning of Land:** | R1 – General Residential |
| **Development Standard Varied:** | Clause 4.1 - Minimum Subdivision Lot Size |
| **Justification of Variation:** | The proposed variation to the minimum lot size development standard is considered to be acceptable in this instance, based on the location of the site, layout of the subdivision pattern, the straddling of the 300sqm and 450sqm minimum lot size boundaries within the site and the development potential of the sites and surrounding area. The objectives of Clause 4.1 as well as the R1 General Residential zone would be upheld as a result of the proposed development. Therefore, the application of the minimum lot size development standard is considered unreasonable and unnecessary in response to the proposed development.  The Minimum Lot Size standard is 450sqm for the affected part of the site, and the application was approved at 300.1sqm. |
| **Extent of Variation:** | 149.9sqm / 33.3% |
| **Concurring Authority:** | Local Planning Panel under assumed concurrence |
| **Date Determined:** | 30 May 2022 |

**ITEM 2 –DA-241/2021 – 1 Strzlecki Drive, Horningsea Park**

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| **DA Number:** | DA-241/2021 |
| **Property Address:** | 1 Strzlecki Drive, Horningsea Park |
| **Development Category:** | Subdivision only |
| **Description:** | Torrens title subdivision of a lot with an existing attached dual occupancy to create a semi-detached dwelling. |
| **Environmental Planning Instrument:** | Liverpool LEP 2008 |
| **Zoning of Land:** | R2 Low Density Residential |
| **Development Standard Varied:** | Clause 4.4 – Floor Space Ratio |
| **Justification of Variation:** | The proposed variation to the floor space ratio development standard is considered to be acceptable in this instance, based on the existing built form remaining the same in relation to the available land onsite and the ability for future re-development to demonstrate full compliance. The objectives of Clause 4.4 as well as the R2 Low Density Residential zone would also be upheld as a result of the proposed development. Therefore, the application of the floor space ratio development standard is considered unreasonable and unnecessary in response to the proposed development.  The Floor Space Ratio standard is 0.6:1 for the site, and the application was approved at Lot 1 – 0.616:1 and Lot 2 – 0.671:1. |
| **Extent of Variation:** | Lot 1 – 6.99sqm / 2.7%  Lot 2 – 31.06sqm / 11.9% |
| **Concurring Authority:** | Local Planning Panel under assumed concurrence |
| **Date Determined:** | 26 April 2022 |