**ATTACHMENT 1 – CLAUSE 4.6 VARIATION REGISTER January – March 2023**

**ITEM 1 – DA-756/2022 – 33 St Johns Road, Busby**

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| **DA Number:** | DA-756/2022 |
| **Property Address:** | 33 St Johns Road, Busby  Lot 318 DP 222642 |
| **Development Category:** | Residential – Single dwelling |
| **Description:** | Demolition of existing buildings and construction of a two-storey dwelling |
| **Environmental Planning Instrument:** | Liverpool LEP 2008 |
| **Zoning of Land:** | R3 Medium Density Residential |
| **Development Standard Varied:** | Clause 4.3 - Height of Buildings |
| **Justification of Variation:** | The proposed variation to the maximum Height of Buildings development standard was  considered acceptable in this instance. 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 does not contribute to any detrimental increases in bulk and scale over the site, and  the development achieves compliance with the floor space ratio provisions for the site.  The objectives of Clause 4.3 as well as the R3  Medium Density Residential zone are upheld because of the proposed development.  The maximum Height of Building development standard under Liverpool LEP 2008 is 8.5m. The maximum height proposed as part of this DA is 9m. This equates to a variation of 0.5m (5.88%) to the development standard. |
| **Extent of Variation:** | 0.5m / 5.88% |
| **Concurring Authority:** | Delegated Authority - Liverpool City Council |
| **Date Determined:** | 7 March 2023 |