**ITEM 1 – DA-308/2022 – 107 Leacocks Lane, Casula (Lot 211, DP 803415)**

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| **DA Number:** | DA-308/2022 |
| **Property Address:** | 107 Leacocks Lane, Casula  Lot 2011, DP 803415 |
| **Development Category:** | Residential |
| **Description:** | Demolition of existing structures, two lot Torrens title subdivision and construction of two x two storey detached dwellings on each lot. |
| **Environmental Planning Instrument:** | Liverpool LEP 2008 |
| **Zoning of Land:** | R2 – Low Density Residential |
| **Development Standard Varied:** | Clause 4.1 – Minimum Subdivision Lot |
| **Justification of Variation:** | The proposed variation to the minimum subdivision lot size development standard is considered to be acceptable in this instance. The proposal achieved full compliance with all other standards and controls coupled with a relatively minor departure from the minimum lot size is considered to demonstrate that compliance with the standard is unreasonable in this case as the development can be sited with full adherence to local provisions.  The proposed subdivision is considered a regular and orderly pattern and a consistent form of development for the site when considering the existing Torrens title subdivisions within the locality, as occurring at 121a and 121b Leacocks Lane, Casula, directly south-west of the subject site. As such, the proposed subdivision is an orderly development of the site.  The objectives of Clause 4.1 as well as the R2 Low Density Residential zone would be upheld as a result of the proposed development.  The minimum subdivision lot size is 300m2. The lot size for Proposed Lot 1 is maintained to 299.9m2. This equates to a variation of 0.033% to the development standard. |
| **Extent of Variation:** | Lot 1 - 0.1m2 / 0.033% |
| **Concurring Authority:** | Delegated Authority under assumed concurrence |
| **Date Determined:** | 29 July 2022 |

**ITEM 2 – DA-504/2019 – 85 Governor Macquarie Drive, Chipping Norton**

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| **DA Number:** | DA-504/2019 |
| **Property Address:** | 85 Governor Macquarie Drive, Chipping Norton  Lot 39A DP 432241 |
| **Development Category:** | Industrial |
| **Description:** | Rectification of unauthorised works by retaining of a recently constructed building attached to an existing facility and use it as a powder coating facility |
| **Environmental Planning Instrument:** | Liverpool LEP 2008 |
| **Zoning of Land:** | IN2 – Light Industrial and IN3 – Heavy Industrial |
| **Development Standard Varied:** | Clause 4.3 – Height of Buildings |
| **Justification of Variation:** | The proposed variation to the maximum height of buildings development standard is considered to be acceptable in this instance. Although the building exceeds the height limit, the roof pitch is angled, and the lowest point is under the 15m height control limit.  The elements of the building which exceed the height limit are not considered to detract from the design and appearance of the building and would not impact on the amenity of neighbouring sites or the wider area. Furthermore, the additional height is not contributing to any detrimental increases in bulk and scale over the site including compliance with Floor Space Ratio provisions for the development.  The objectives of Clause 4.3 as well as the IN1 Light Industrial and IN3 Heavy Industrial would be upheld as a result of the proposed development.  The maximum height of buildings is to be 15m. The maximum height proposed is 15.1m. This equates to a variation of 0.07% to the development standard. |
| **Extent of Variation:** | 0.1m / 0.07% |
| **Concurring Authority:** | Delegated Authority under assumed concurrence |
| **Date Determined:** | 15 September 2022 |

**ITEM 3 – DA-33/2021 – 164-170 Croatia Avenue, Edmondson Park**

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| **DA Number:** | DA-33/2021 |
| **Property Address:** | 164 & 170 Croatia Avenue, Edmondson Park  Lot 25 DP 228850, Lot 26 DP 228850 |
| **Development Category:** | Mixed Use |
| **Description:** | Concept development application for a mixed-use development as part of the Edmondson Park Town Centre comprising of residential apartments, retail/commercial floor space and supporting roads and infrastructure |
| **Environmental Planning Instrument:** | State Environmental Planning Policy (Precincts – Western Parkland City) 2021 Chapter 2 – State Significant Precincts, Appendix 1 – Edmondson Park  (Formerly State Environmental Planning Policy (State Significant Precincts) 2005) |
| **Zoning of Land:** | B4 – Mixed Use |
| **Development Standard Varied:** | Clause 18 – Height of Buildings |
| **Justification of Variation:** | The proposed variation to the maximum height of buildings development standard is considered to be acceptable in this instance. The proposed development is considered to be consistent with the built form proposed within other precincts of the Edmondson Park Town Centre and is much less compared to what has been approved over the adjoining Landcom and Frasers precincts. Additionally, the increase in the height proposed ensures that better amenity can be provided to the future occupants of the buildings with communal open space on rooftops and opportunities for better open space areas.  The objectives of Clause 18 of the SEPP as well as Clause 4.3 and B4 Mixed Use zoning would be upheld as a result of the proposed development.  The maximum height of buildings is to be 24m. The maximum height proposed as part of this concept is 30.8m to the lift overrun of Building F. This equates to a variation of 28% to the development standard. |
| **Extent of Variation:** | 6.8m / 28.3% |
| **Concurring Authority:** | Sydney Western City Planning Panel under assumed concurrence |
| **Date Determined:** | 20 September 2022 |