**ITEM 1 – DA-1305/2021 – 2-3 Wilga Close, Casula**

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| **DA Number:** | DA-1305/2021 |
| **Property Address:** | 2-3 Wilga Close, Casula  Lots 82 & 83 DP 244786 |
| **Development Category:** | Residential |
| **Description:** | Demolition of existing structures and construction of a four-storey residential flat building comprising 16 flats, with one level of basement car parking, and associated landscaping. |
| **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:** | The proposed variation to the maximum height of buildings development standard is considered to be acceptable in this instance as strict compliance is 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.  The objectives of Clause 4.3 as well as the R4 High Density Residential zone would be upheld as a result of the proposed development.  The maximum height of buildings is to be 15m. The maximum height proposed as part of this DA is 15.6m to the lift overrun. This equates to a variation of 4% to the development standard. |
| **Extent of Variation:** | 0.6m / 4% |
| **Concurring Authority:** | Liverpool Local Planning Panel under assumed concurrence |
| **Date Determined:** | 31 October 2022 |

**ITEM 2 – DA-1305/2021 – 2-3 Wilga Close, Casula**

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| **DA Number:** | DA-1305/2021 |
| **Property Address:** | 2-3 Wilga Close, Casula  Lots 82 & 83 DP 244786 |
| **Development Category:** | Residential |
| **Description:** | Demolition of existing structures and construction of a four-storey residential flat building comprising 16 flats, with one level of basement car parking, and associated landscaping. |
| **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:** | The proposed variation to the minimum Building Street Frontage development standard is considered to be acceptable in this instance as strict compliance is unlikely to reduce any impacts. Given the unique shape of the site and the extent of the non-compliance within the front of the site, the site width where the building line is in excess of 24m, is 32.3m. The frontage width does not impact on the ability for the proposed development to provide a high quality of residential amenity to the future occupants of the building. The development application is still able to provide a building which portrays design excellence and the reduced frontage perimeter does not impact on the built form that can be produced.  The objectives of Clause 7.14 as well as the R4 High Density Residential zone would be upheld as a result of the proposed development.  The minimum Building Street Frontage is to be 24m. The minimum building street frontage proposed as part of this DA is 21.865m at the front boundary. This equates to a variation of 8.9% to the development standard. |
| **Extent of Variation:** | 2.135m / 8.9% |
| **Concurring Authority:** | Liverpool Local Planning Panel under assumed concurrence |
| **Date Determined:** | 31 October 2022 |

**ITEM 3 – DA-973/2022 – 87-93 Box Road, Casula**

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| **DA Number:** | DA-973/2022 |
| **Property Address:** | 87-93 Box Road, Casula  Lot 201 DP 701551,SP 83076 and Lot 21 DP 1000072 |
| **Development Category:** | Residential |
| **Description:** | Demolition of existing structures and the construction of an affordable housing multi dwelling housing development consisting of nine (9) dwellings with strata title subdivision and the construction of a stormwater easement over 91 & 93 Box Road, Casula. |
| **Environmental Planning Instrument:** | Liverpool LEP 2008 |
| **Zoning of Land:** | R3 – Medium Density Residential & RE1 – Public Recreation |
| **Development Standard Varied:** | Clause 18(2)(j) of State Environmental Planning Policy (Housing) 2021. |
| **Justification of Variation:** | The proposed variation to the minimum dwelling size development standard as prescribed by Clause 18(2)(j) of Housing SEPP 2021 is considered to be unreasonable or unnecessary due to the circumstances of the case and that there are sufficient environmental planning grounds to justify contravening the development standard.  The DA is fully compliant with the provisions of the relevant SEPP’s and the LLEP 2008. The development proposes residential development that can accommodate dwellings that achieve appropriate amenity based on full compliance with relevant state and local policies. Separately, the smaller dwelling size is unlikely to impact on the residential amenity of for future occupants and the proposal is of an appropriate bulk and scale, density and character for the surrounding area and is considered acceptable.  The required size of a three bedroom unit is 115sqm under the provisions of the Housing SEPP 2021 and seven of the nine dwellings do not comply. It is also noted that the previous provisions of the SEPP (Affordable Rental Housing) 2009 only specified a 90sqm requirement for a three-bedroom dwelling, in which a previous application for the site, DA-725/2021 was in compliance with. The largest non-compliance is 15.2% for two of the units which are 97.5sqm in size (17.5sqm below the requirement). |
| **Extent of Variation:** | 17.5sqm / 15.2% |
| **Concurring Authority:** | Liverpool Local Planning Panel under assumed concurrence |
| **Date Determined:** | 28 November 2022 |