

**ITEM 1 – DA-615/2023 – Lot 946 Jardine Drive, Edmondson Park**

<b>DA Number:</b>	DA-615/2023
<b>Property Address:</b>	Lot 946 & 214-220 Jardine Drive and Lot 942 Wakeling Drive, Edmondson Park
<b>Development Category:</b>	Residential
<b>Description:</b>	<p>Two lot Torrens title subdivision including construction and dedication of a part road, earthworks, installation of utilities and removal of vegetation.</p> <p>The development is identified as Integrated Development, requiring approval from NSW Rural Fire Service under Rural Fires Act 1997.</p> <p>The application is identified as Nominated Integrated Development requiring approval from the Department of Planning and Environment – Water Pursuant to the Water Management Act 2000.</p>
<b>Environmental Planning Instrument:</b>	Liverpool LEP 2008
<b>Zoning of Land:</b>	R1 – General Residential & RE1 – Public Recreation
<b>Development Standard Varied:</b>	Clause 7.11 – Minimum Dwelling Density
<b>Justification of Variation:</b>	<p>The proposed variation to the minimum dwelling density development standard was considered acceptable in this instance as strict compliance was unreasonable or unnecessary in the circumstances.</p> <p>Edmondson Park is an area currently being developed and transitioning to an urban character. The proposed subdivision will cater for future residential development of an appropriate scale which would not fetter the efficient use of land resources. The proposal is still consistent with the goal of efficient use of resources given the site's constraints and it is facilitating residential development of a currently isolated and undeveloped site.</p> <p>The objectives of Clause 7.11 as well as the R1 - General Residential zone were upheld as a result of the proposed development and the proposal was considered to be in the public interest.</p> <p>The minimum dwelling density required is 14dw/ha. The proposed dwelling density as part of this DA is 8dw/ha. This equates to a variation of 43% to the development standard.</p>
<b>Extent of Variation:</b>	6dw/ha / 43%
<b>Concurring Authority:</b>	Liverpool Local Planning Panel under assumed concurrence
<b>Date Determined:</b>	26 August 2024