**ITEM 1 – DA-182/2021 – Lot 231 Changsha Road, Edmondson Park**

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| **DA Number:** | DA-182/2021 |
| **Property Address:** | Lot 231 Changsha Road, Edmondson Park  Lot 231 DP 1287558 |
| **Development Category:** | Residential |
| **Description:** | Torrens Title subdivision into two Super-Lots (Lots 201 & 202) of the current Lot 231 Changsha Road, Edmondson Park including:   * Construction of the southern extension of Arnhem Road to the future intersection of Ardennes Road along the eastern boundary of proposed future Super-Lot 201; and * Construction of Ardennes Road along the southern boundary of future Super-Lots 201 and 202. |
| **Environmental Planning Instrument:** | Liverpool LEP 2008 |
| **Zoning of Land:** | R1 – General Residential & SP2 - Infrastructure |
| **Development Standard Varied:** | Clause 7.11 – Minimum Dwelling Density |
| **Justification of Variation:** | The proposed variation to the minimum dwelling density development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impacts considered to be unreasonable or unnecessary in the circumstances. The proposed subdivision was for 2 super-lots as well as civil works for roads and drainage, which was designed to facilitate future residential development. In this case, a development application for residential flat buildings has been lodged which allowed for the minimum dwelling density to be achieved. The development enables a subdivision pattern that is in the context of the area and is consistent with the minimum lot size and width requirements. The development proposes residential lots that can accommodate dwellings and achieve appropriate amenity based on full compliance with relevant state and local policies.  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.  The minimum dwelling density required is 28dw/ha. The proposed dwelling density as part of this DA is 1.95dw/ha. This equates to a variation of 93.04% to the development standard. |
| **Extent of Variation:** | 26.05dw/ha / 93.04% |
| **Concurring Authority:** | Liverpool LPP under assumed concurrence |
| **Date Determined:** | 26 June 2023 |

**ITEM 2 – DA-221/2021 – 11 Harvey Avenue and 11 Dredge Avenue, Moorebank**

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| **DA Number:** | DA-221/2021 |
| **Property Address:** | 1 Harvey Avenue and 11 Dredge Avenue, Moorebank  Cnr Lot 22 & Lot 23 DP 235288 |
| **Development Category:** | Residential |
| **Description:** | Demolition of existing building structures, tree removal and construction of a five storey residential flat building, two levels of basement parking, and related landscaping and stormwater management. |
| **Environmental Planning Instrument:** | Liverpool LEP 2008 |
| **Zoning of Land:** | R1 – General Residential & SP2 - Infrastructure |
| **Development Standard Varied:** | Clause 4.3 Height of Buildings |
| **Justification of Variation:** | The proposed variation to the Height of Building was considered to be acceptable in this instance as strict compliance was unreasonable or unnecessary in the circumstances.  The proposed construction of a residential flat building is suitable in terms of site context, amenity, character and overall built form, with the height exceedance limited to the lift overrun. The development allows for the provision of additional access to housing within Moorebank.  The objectives of Clause 4.3 as well as the R4 – High Density Residential zone were upheld as a result of the proposed development and the proposal was considered to be in the public interest.  The maximum prescribed building height applied to the site is 18m. The proposed height of the application is 20.6m. This equates to a variation of 14.4% to the development standard. |
| **Extent of Variation:** | 2.6m / 14.4% |
| **Concurring Authority:** | Liverpool LPP under assumed concurrence |
| **Date Determined:** | 29 May 2023 |