**ITEM 1 – DA-259/2022 – 430 Fifteenth Avenue, Austral**

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| **DA Number:** | DA-259/2022 |
| **Property Address:** | 430 Fifteenth Avenue, Austral  Lot 415, DP 2475 |
| **Development Category:** | Residential Subdivision |
| **Description:** | Three (3) lot Torrens title subdivision with site remediation, tree removal, construction of roads and associated civil works. |
| **Environmental Planning Instrument:** | State environmental Planning Policy (Precincts - Western Parkland City) 2021 |
| **Zoning of Land:** | R3 Medium Density Residential |
| **Development Standard Varied:** | Clause 4.1B – Residential Density |
| **Justification of Variation:** | The proposed variation to the residential density standard was considered acceptable in this instance given the future land use proposed across the three (3) proposed lots, and therefore strict compliance was unreasonable or unnecessary in this circumstance.  The proposed super-lot subdivision proposal and the indicative subdivision plan indicate two lots could achieve provision of Residential Flat Buildings, which would meet the minimum density requirement and was deemed suitable in terms of the site context and locality.  The objectives of Clause 4.1B as well as the R3 Medium Density Residential zone were upheld as a result of the proposed development and the proposal was considered to be in the public interest.  The minimum prescribed density applied to the site is 25dw/ha. The application proposed a density of 2.47 dw/ha. This equates to a variation of 90.12% to the development standard. |
| **Extent of Variation:** | 22.53 dw/ha / 90.12% |
| **Concurring Authority:** | Liverpool LPP under assumed concurrence |
| **Date Determined:** | 31 July 2023 |