

ITEM 1 – DA-360/2023 – 195 Fifth Avenue Austral

DA Number:	DA-360/2023
Property Address:	195 Fifth Avenue Austral Lot 1 in DP 1199136
Development Category:	Residential
Description:	Demolition of existing structures, tree removal, remediation of land, site civil works, landscaping, drainage, installation of services and bulk earthworks including construction of one new local road and subdivision of the existing lot of land into 16 Torrens Title allotments, construction of two x two storey semi-detached dwellings on proposed Lots 1301 and 1302, construction of one x two storey detached dwelling on proposed Lot 14 over three stages including one residue lot containing a temporary on-site stormwater detention (OSD) basin on proposed Lot 3.
Environmental Planning Instrument:	Liverpool LEP 2008
Zoning of Land:	R3 Medium Density Residential under State Environmental Planning Policy (SEPP) (Precincts—Western Parkland City (WPC)) 2021
Development Standard Varied:	Clause 4.1B Residential Density
Justification of Variation:	<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. The proposed subdivision is for an existing lot of land subdivided into 16 Torrens Title allotments. 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 proposed residential lots that can accommodate dwellings and achieve an appropriate amenity based on full compliance with the relevant state and local policies.</p> <p>The objectives of Clause 4.1B as well as the R3 Medium Density Residential under State Environmental Planning Policy (SEPP) (Precincts—Western Parkland City (WPC)) 2021 were upheld because of the proposed development and the proposal was in the public interest.</p> <p>The minimum dwelling density prescribed for the site is 25 dwellings per hectare (dw/ha). The application proposed a dwelling density of 24.24 dwellings over the assessable area, which results in a numerical variation of 0.76 dw/ha or 3.03%.</p>
Extent of Variation:	0.76dw/ha / 3.03% variation
Concurring Authority:	Council via assumed concurrence
Date Determined:	26 June 2023