

STATEMENT OF ENVIRONMENTAL EFFECTS

In support of the Subdivision
Of
875 Henry Lawson Drive PICNIC POINT



Author	Mitchell Drake
Date:	June 2022
Contact:	0466 591 366
Email	mitchell@projectflow.net.au

STATEMENT OF ENVIRONMENT EFFECTS

1. PRE-AMBLE

The following documentation is provided in accordance with the outlined deliverables relating to the request for a Statement of Environmental Effects in support of the subdivision of the site at 875 Henry Lawson Drive Picnic Point. The Statement has been provided with a focus on the existing planning controls and consideration for past, present, and future planning regimes.

1.1. Preliminaries

Request for Statement of Environmental Effects	Tom Hu
Site Street Address	875 Henry Lawson Drive Picnic Point
Legal Identifier	Lot 101 DP 10177
Total site area	2138m ²
Zone	R2 Low Density Residential
Local Government Area	Canterbury Bankstown Council

1.2. Executive Summary

This statement has been prepared by Project Flow on behalf of Tom Hu in relation to the subdivision of the existing allotment. This statement addresses the relevant planning controls, planning proposals and other relevant planning data. The statement also reviews impacts and opportunities relating to State and Local EPI's and Draft EPI's in addition to the relevant DCP information and guidance.

Additionally, relevant strategic documents have been reviewed and their potential impacts and opportunities have been analysed. Finally, relevant recent planning approvals in a reasonable proximity to the site have also been reviewed and their impacts on the subject site have been identified. Project Flow has also made the following assumptions:

- This statement has been prepared without the benefit of viewing Council's physical DA files and property files as they relate to the site.

The bulk of this analysis has focused on the proposal and the resultant relationship with the surrounding residential land uses. The intent of this document is to support the proposed subdivision of the subject site.

It is our professional opinion that the proposed works are generally consistent with the relevant plans and policies under Clause 4.16 of The Act.

2. THE PROPOSAL IN DETAIL

The applicant seeks approval for the Torrens title subdivision of the existing allotment, refer to Figure 1 overleaf.

The subdivision proposal results in the following allotment dimensions:

Allotment	Width	Depth	Area
Proposed Lot 1	16.615m	32.195m	500m ²
Proposed Lot 2	16.615m	26.5m (average)	437m ²
Proposed Lot 3	16.615m	27.3m	437.1m ²
Proposed Lot 4	20.115m	22.375m	450m ²

The proposal also includes the demolition of all structures on site, creating a brownfield development opportunity. **The are NO building works proposed as part of the application.**

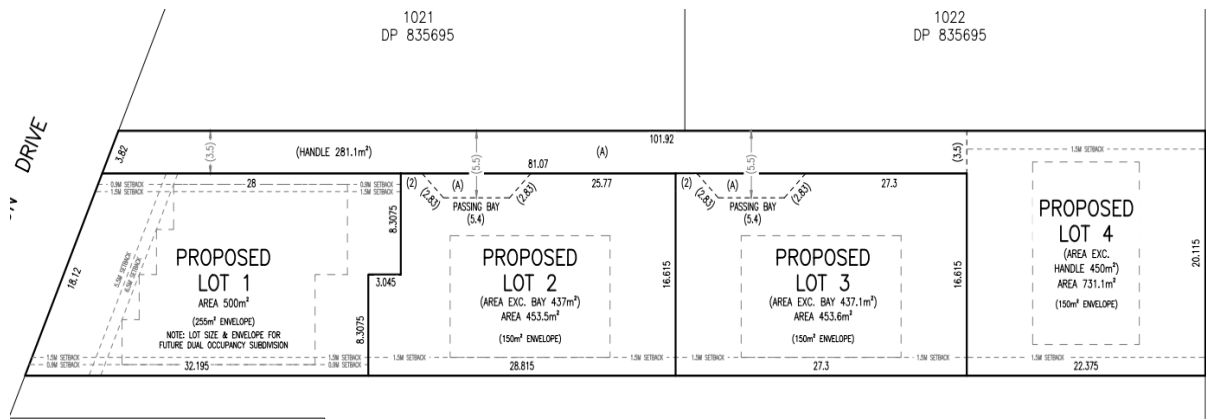


Figure 1 Subdivision Plan

Source: C and A Surveyors

3. THE SUBJECT SITE

The site is legally known as Lot 101 DP 10177 and commonly referred to as 875 Henry Lawson Drive Picnic Point. The configuration of the allotment is generally regular in shape with an east west orientation, featuring an angled frontage of 21.94m and an average depth of 105m. These measurements equate to a site area of approximately 2138m².

Current improvements to the allotment include detached dwelling with parking and landscaping and a significantly large outbuilding. Topographically, the site falls from west (frontage) to east by 4.7%. Vehicle and pedestrian access is via the Henry Lawson Drive frontage.

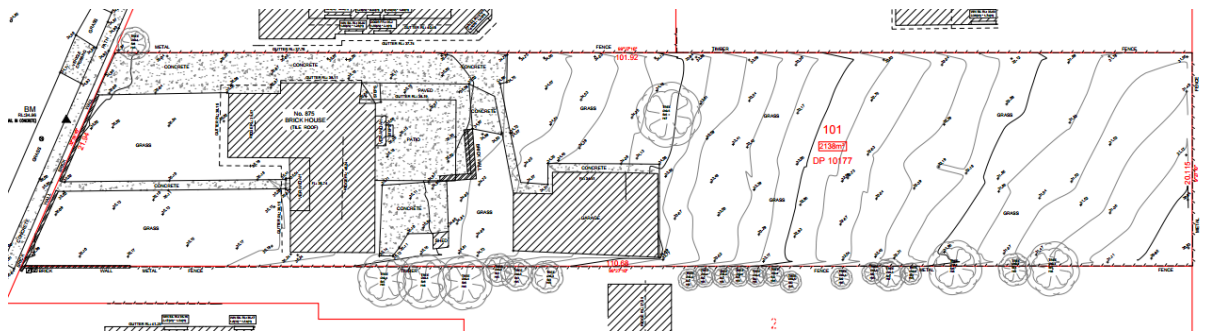


Figure 2: Site Plan

Source: C and A Surveyors

3.1. Site Surrounds

A review of the surrounds and site visit indicates that the predominant developments within the vicinity are various styles and types of residential uses with interspaced variations in housing development divided up by and a generally consistent subdivision pattern.

4. SITE HISTORY

A review of Council records indicates there are no works or application relevant to the subject proposal.

5. CLAUSE 4.15 THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

5.1. The Provisions of any Environmental Planning Instrument (EPI)

5.1.1. Bankstown Local Environmental Plan 2012

The following elements of the LEP are applicable to the proposal:

PART 1 - PRELIMINARY

1.2 Aims of the Plan

The relevant aims of the plan are responded to as follows:

Aim

To protect and enhance the landform and vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Bankstown.

Response

The subject site adjoins the Yeramba Lagoon at the eastern end (rear) boundary. The subdivision will not have an unreasonable impact upon the bushland area by not promoting a density which would be considered unreasonable in this appropriately zoned locality.

Aim

To provide development opportunities that are compatible with the prevailing suburban character and amenity of residential areas of Bankstown,

Response

The proposed works upgrade the site yield and add to the opportunities to create additional choices in the housing opportunities within this locality. This intern maintains the longevity of the site, adding to the range of developments in the area.

Aim

To provide a range of housing opportunities to cater for changing demographics and population needs.

Response

The proposal maintains and upgrades the site and is successful in allow the dwelling to continue to add to the variety of housing to meet the population demands.

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

Clause 2.6 Subdivision consent requirements

(1) Land to which this Plan applies may be subdivided, but only with development consent.

This application seeks to fulfill the requirement for the development proposal for subdivision.

Clause 2.7 Demolition requires development consent

The demolition of a building or work may be carried out only with development consent.

This application seeks to fulfill the requirement for the development proposal for subdivision.

LAND USE TABLE

The works are identified as being permissible with development consent in the R2 Low Density Residential Zone

The following relevant objectives are met by the proposal:

Aims

To provide for the housing needs of the community within a low-density residential environment.

Response

The proposal allows the site to continue to respond to this aim.

PART 4 – PRINCIPAL DEVELOPMENT STANDARDS

Allotment	Requirement	Provided	Comment
Proposed Lot 1 Clause (4.1A) (2)(a)	500m ²	500m ²	Complies
Proposed Lot 2 Clause	450m ²	437m ²	Variation Sought
Proposed Lot 3 Clause	450m ²	437.1m ²	Variation Sought
Proposed Lot 4 Clause	450m ²	450m ²	Complies
Overall Subdivision	Average	456m ²	Complies

5.2. The provisions of any Draft Environmental Planning Instrument (EPI)

There are no draft EPI's applicable to the subject site or proposed development.

5.3. The provisions of any Development Control Plan (DCP)

The following development control plan is applicable to the development.

5.3.1 Bankstown Development Control Plan

The Bankstown Development Control Plan (DCP) applies to the land with the following chapters of relevance to the proposal. A review of the plans against the controls indicates the newly created sites can be developed in accordance with the development control plan.

PART B1 – RESIDENTIAL DEVELOPMENT

A review of the desired future character statement and the relevant element of this statement is provided below:

The prevailing suburban character of the residential zones includes the subdivision pattern, front and side building setbacks, off-street parking behind the front building line and the landscaping of front yards with canopy trees and deep soil plantings. The desired characters for the residential zones are:

(a) To have a low density residential environment in Zone R2 where the typical features are dwelling houses and dual occupancies within a generous landscaped setting.

The proposed subdivision will allow for both dual occupancy and single detached dwelling housing developments to be constructed upon the newly created allotments. The proposal remains "Low Density", with a lot sizes of 500m² for allotment 1 at the site frontage and an overall average site area of 456m² for the proposed subdivision overall. The provided indicative footprints of 150m² for dwellings and 225m² for possible dual occupancies on allotment 1 demonstrate that a significantly robust landscape setting may be achieved by the development when reaching finality and is thus, consistent with this element of the character statement.

The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone. This zone is also the most restrictive in terms of other permitted uses that are considered suitable. These are generally restricted to facilities and services that meet the day-to-day needs of residents.

As stated above, the site cover has demonstrated the ability of the subdivision to be developed in accordance with the relevant plans and policies. The built form element of this part of the future character statement will be addressed at development stage, under a fresh application to build upon the newly created allotments.

(b) To have a medium density residential environment in Zone R3 that generally acts as a transition between the high and low density residential environments. This transition area will enable a variety of medium density accommodation within a generous landscaped setting.

This section is not relevant to the proposal.

(c) To have a high density residential environment in Zone R4 that provides high density housing (in the form of contemporary designed residential flat buildings) within a landscaped setting. Development should provide appropriate spaces between buildings, communal open spaces and deep soil zones to provide adequate amenity for residents.

This section is not relevant to the proposal.

(d) To have development that is compatible with the prevailing suburban character and amenity of the residential environments.

The proposal is for subdivision only. The compatibility of any built form and ultimate consistency with suburban character will be addressed under a fresh application to develop the newly created allotments.

(e) To have development that achieves good urban design in terms of building form, bulk, architectural treatment and visual amenity.

The proposal is for subdivision only. The compatibility of any built form and ultimate consistency with suburban character will be addressed under a fresh application to develop the newly created allotments.

(f) To have development that provides adequate amenity to people who live in, work in and visit the local area.

The proposed subdivision pattern and indicative footprints demonstrate a clear ability to create developments that are consistent with the existing and envisaged future amenity of the locality. The allotments may function with negligible impacts upon the surrounding, well established residential area and the Yeramba Lagoon adjoining to the east in terms of traffic, access and infrastructure in addition to the opportunity for an upgraded and sympathetic built form, creating visual interest and adding to gentrification of the locale overall.

Section 2: Dwelling Houses

Whilst no building works or dwellings are proposed, it is pertinent to demonstrate the sites (save llotment 1) may be developed in accordance with these controls:

OBJECTIVE	RESPONSE
<i>(a) To ensure lot sizes provide adequate space for dwellings, setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.</i>	Complies
<i>(b) To ensure the building form, building design and landscaping of dwelling houses are compatible with the prevailing suburban character of the residential areas.</i>	Complies
<i>(c) To ensure the building form and building design of dwelling houses provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.</i>	Not applicable
<i>(d) To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.</i>	Not applicable
<i>(e) To ensure the building form of dwelling houses in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.</i>	Refer below
<i>(f) To minimise the visual impact of off-street parking on the streetscape.</i>	Complies

Foreshore Scenic Protection Area

The subject site is identified as being located within the foreshore scenic protection area. (Refer to Figure 3 overleaf). Whilst no building works have been proposed as part of this application, the allotment have provided appropriate building platforms that achieve consistency with this requirement.

The indicative footprints do not have unreasonable impacts upon the landform which is generally level and devoid of significant topographical constraints or features that would impact upon any fresh application to develop. The proposal results in a brownfield site, appropriate for development envisage at both a strategic and statutory level. The sites are consistent with requirements in this regard.



Figure 3: Foreshore Scenic Protection Area

Source: Bankstown DCP 2015

Subdivision

OBJECTIVE	RESPONSE
Council may allow the subdivision of land to create not more than 4 battle-axe lots, provided that the average area of the lots, exclusive of any access corridor, is not less than 450m ² ,	Complies
and each lot contains a rectangle with sides of 10 metres and 15 metres behind the setbacks of the proposed dwelling house.	Can Comply, pending future dwelling location and size.
Where the subdivision of land is creating:	
(a) a single battle-axe lot, the minimum width of an access handle is 3.5 metres; or	Not applicable
(b) 2 or more battle-axe lots, the minimum width of an access handle is 3.5 metres plus a passing bay at 30 metre intervals.	Complies
Vehicle access to battle-axe lots must be provided via access handles and not rights-of-way.	Complies

Section 4 – Dual Occupancies

OBJECTIVE	RESPONSE
(a) To ensure lot sizes provide adequate space for dwellings, setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.	Complies
(b) To ensure the building form, building design and landscaping of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.	Complies
(c) To ensure the building form and building design of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.	Can Comply
(d) To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.	Can Comply
(e) To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.	Complies
(f) To minimise the visual impact of off-street parking on the streetscape.	Complies

Subdivision

OBJECTIVE	RESPONSE
The two dwellings forming a dual occupancy (attached) may be subdivided to a minimum lot size of 250m ² per dwelling.	Complies
The two dwellings forming a dual occupancy (detached) may be subdivided to a minimum lot size of 350m ² per dwelling.	Not Applicable
For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m ² per dwelling.	Not Applicable

5.4. Planning agreements or draft planning agreements

There are no planning agreements or draft planning agreements submitted.

5.5. The Likely Impacts

Environmental

The assessment of the proposal has shown that any environmental impacts resulting from the subdivision will be negligible. Regard is shown for the natural environment in terms of future on-site management of stormwater and drainage, with appropriate measures incorporated into the overall design that operate in concert with the areas of landscaping provided. The proposal satisfies the requirements of both the natural and built environments.

Social

The proposal adds to the opportunities for an appropriate land use, allowing for a mix of residential typology within the appropriate R2 Zone. This allows a more diverse functionality across the entire property. The proposal is consistent with the social requirements in these regards.

Economic

The provision of the opportunity within this appropriately zoned locality, will allow a contribution to the increased longevity of the property and use on potential homeowners whilst showing regard for the requirements of this R2 Zone.

5.6. Site Suitability

The site suitability is indicated by the appropriate land use being located within the appropriate R2 Zone. The proposal has demonstrated compliance with the standards and controls together with a consistency of all underlying objectives of both State and Local policies. The application is considered acceptable with regards to suitability of the site.

5.7. Submissions

There have been no submissions received from any public person, private or Government Authorities at the time of the preparation of this report.

5.8. The Public Interest

The public interest is served by the provision of the appropriate land use that is consistent with Local and State planning objectives. The land use responds at a strategic level to desired planning outcomes together with increased value of the property within the region and the Canterbury Bankstown LGA specifically. The proposal is consistent with the underlying objectives of the EP&A Act in that it is an appropriate and economical use of the available resource.

6. CONCLUSIONS

This Statement of Environmental Effects has provided an assessment of the proposed works against the relevant provisions of the Bankstown Local Environmental Plan (BLEP), the subject site is located within the zone thus the proposal is therefore considered to satisfy the zone objectives at a strategic level.

The project, located within suburban Picnic Point, offers an opportunity for the upgrading of the site which will provide for and contribute to the residential diversity in this precinct. The proposal has demonstrated consistency with the underlying objectives of the controls and compliance with the numerical standards contained within both State and Local policies. We submit that the proposal is consistent with Councils expectations and there is no planning reason why this proposal should not be approved.