



STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT:

Subdivision of consolidated allotment into 3 Torrens title allotments.

ADDRESS:

201 – 205 Wellington Rd Chester Hill.

CLIENT:

Steve Houcher

DATE: 27/06/2023

Campbell Hill Group

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1.0. EXECUTIVE SUMMARY

On behalf of our client and developer of the project above, we hereby lodge a development application and this Statement of Environmental Effects for the subdivision of the consolidated allotment in to 3 Torrens title allotments.

The development application is accompanied by a site survey and site analysis plan, which illustrates the existing site characteristics such as topography, existing built-forms, vegetation and location of amenities. A survey accompanies the application and illustrates the contours of the site with the existing services at 201-205 Wellington Road Chester Hill. The Statement of Environmental Effects provides a detailed assessment of the proposal against all relevant Environmental Planning Instruments and Development Control Plans.

2.0. SITE AND SURROUNDINGS

The development site is a primarily regular shaped allotment. The development site is located on the southern side of Wellington Road. The development site has a total site area of 2764. 01m². The development site has a primary frontage to Wellington Road of 45.720m. Vehicular access to the site is from Wellington Road. The development site currently contains single storey dwelling houses, that are to be demolished as part of the proposal.

The development site is currently zoned R3 Medium Density Residential, pursuant to the Bankstown Local Environmental Plan (BLEP) 2023. The proposed development entails a standard lot subdivision which is permissible form of development pursuant to the BLEP 2023.

The surrounding locality is predominately characterised by detached single and two storey dwellings of brick and cladding construction. Located adjacent to the development is single story dwelling and a multi dwelling development.



Figure 1: Aerial Photograph of Development Site (Source: Google)

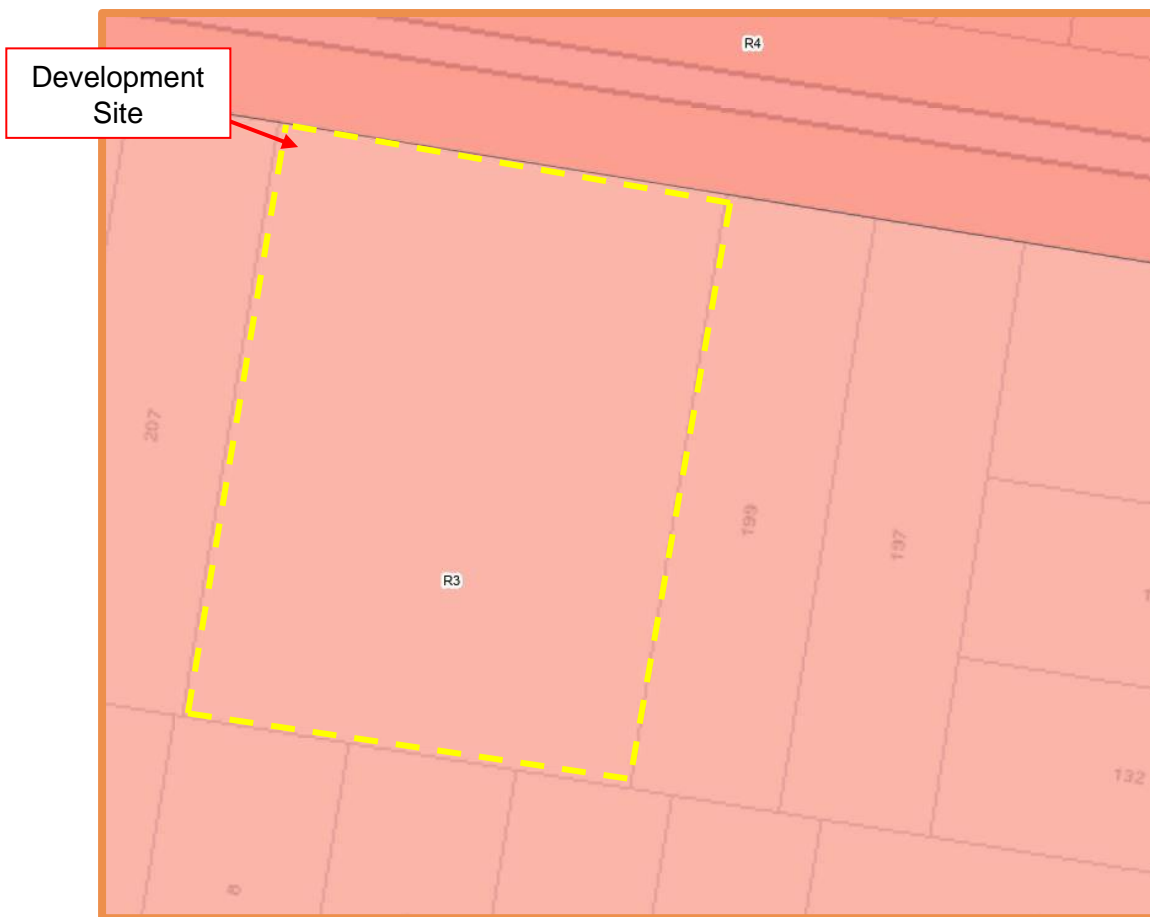


Figure 2: Zoning Map of Development Site (Source: NSW Planning Portal)



Figure 3: Street view of Development Site (Source: Google)

3.0. PROPOSAL

The Development Application seeks consent for the subdivision of consolidated allotment into three Torrens Title allotments.

3.1. Subdivision

Three (3) lots Torrens Title subdivision of lot size 1573.30 sqm Dwelling/Lot 1 and 452.55 sqm for Dwelling/Lot 2 and 452.55 sqm for Dwelling/Lot3. With 2 rear lots being Battle axe lots with access via side handle driveways.

The front lot is proposing a site area of 1573.30m², with a frontage to Wellington Road of 45.720m, a southern boundary of 45.720m, a northern boundary of 45.720m and a side boundary of 40.659m.

The rear two battle-axe allotments are proposing a site area of 452.55m² each, a southern boundary of 45.720m and a front boundary of 22.860m.

The development is inclusive of two access handles each with an area of 142.81m² a depth of 40.659m and a width of 3.5m.

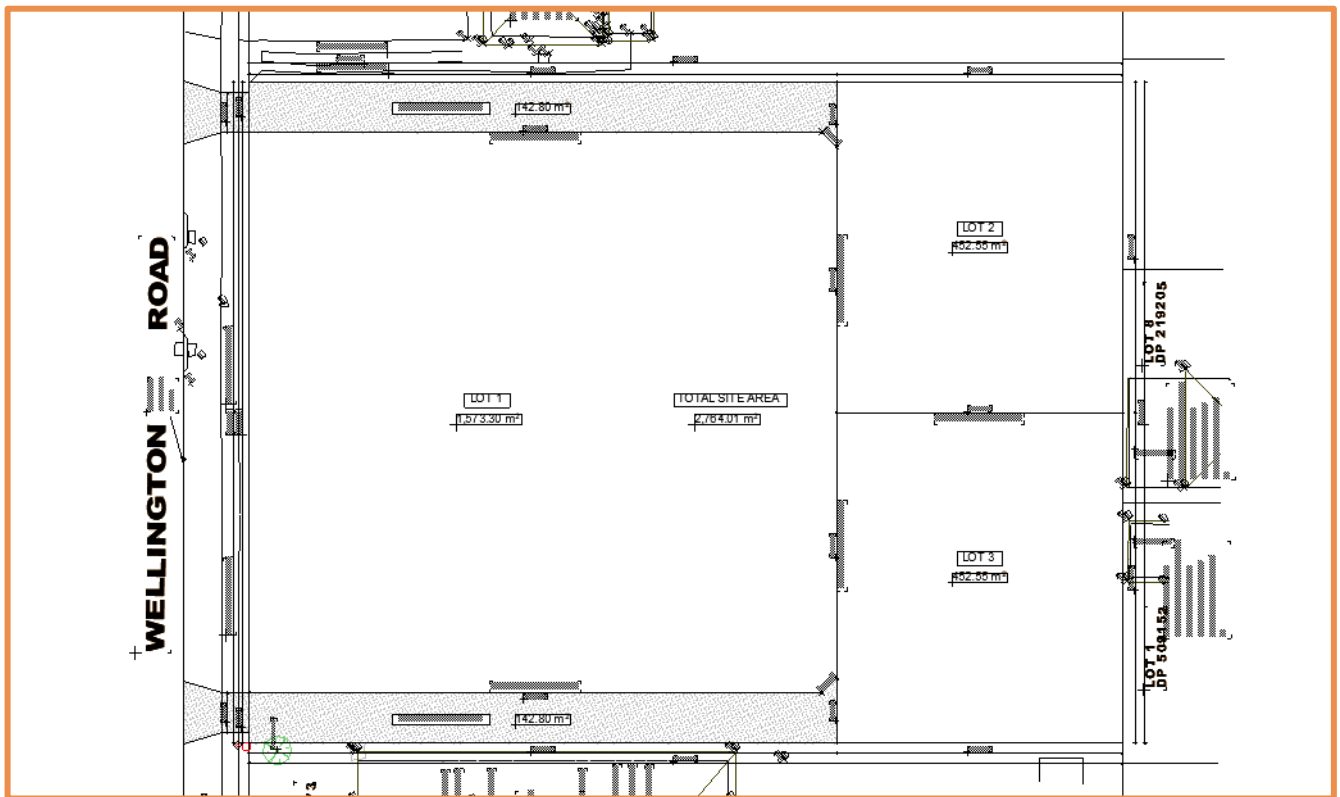


Figure 4: Submitted Subdivision Plan (Source: Campbell Hill Group)

4.0. DEVELOPMENT COMPLIANCE

The following Planning instruments have been considered in the planning assessment of the proposal.

- Bankstown local environmental Plan (BLEP) 2023
- Bankstown Development Control Plan (BDCP) 2023

An assessment of the proposal against the Bankstown Local Environmental Plan (BLEP) 2023 and the Bankstown Development Control Plan (BDCP) 2023 is provided below.

4.1. Permissibility

The subject land is zoned R3 Medium Density Residential in accordance with the BLEP 2023. The proposal development is defined as 'Demolition' 'Consolidation' 'subdivision'. Subdivision is a permissible form of development pursuant to Clause 2.6 of the BLEP 2023. Clause 2.6 of the BLEP 2023 states the following;

2.6 Subdivision—consent requirements

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

1 If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent.

2 Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that the strata subdivision of a building in certain circumstances is complying development.

Comment: Development consent is being sought pursuant to Clause 2.6(1)

(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note—

The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

Comment: The development site does not contain a secondary dwelling and therefore is not inconsistent with Clause 2.6(2).

Based on the assessment of Clause 2.6 above, subdivision is a permissible form of development in this instance and can be proposed.

4.2. Consistency with Zone Objectives

The objectives of the R3 Medium Density Residential zone are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area.*
- *To allow for the development of medium density housing that has regard to local amenity and provides a suitable visual transition between high density residential areas and low-density residential areas.*
- *To require landscape as a key characteristic in the medium density residential environment.*

The proposal is considered to be consistent and satisfactory with the R3 zone objectives. The proposed subdivision more than exceeds the minimum lot size requirements and provides a sufficient site area that will cater for a variety of residential developments with limited to no impact of the amenity of the adjoining developments or the local character as a whole.

4.3. BLEP 2023 Compliance

The BLEP 2023 contains a number of principle development standards which are discussed with respect to the proposal as follows:

DEVELOPMENT PROVISION	PROVISION	COMMENT	COMPLIANCE
CLAUSE 2.6 – SUBDIVISION CONSENT REQUIREMENTS	Subdivision requires Development Consent	Assessment against Clause 2.6 provided previously in this report	Development Complies
CLAUSE – 2.7 DEMOLITION REQUIRES DEVELOPMENT CONSENT	The demolition of a building or work may be carried out only with development consent.	The applicant is seeking consent for demolition of existing structures under a CDC application after the DA approval	N/A
CLAUSE – 4.1 MINIMUM SUBDIVISION LOT SIZE	Minimum Lot size of 450m ²	The lot sizes are as follows Lot 1: 1573.30m ² Lot 2: 452.55m ² Lot 3: 452.55m ²	Development Complies

4.4 BDCP 2023 Compliance

The Bankstown Development Control Plan 2015 is applicable to the proposed development. The key controls are discussed in the table as follow:

Chapter 3- General Requirements 3.5- Subdivision Section 2- Battle-axe lots			
CONTROLS	REQUIREMENTS	PROPOSED	COMPLIANCE
2.1 SUBDIVISION	1. 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 , and each lot contains a rectangle with sides of 10 metres and 15 metres behind the setbacks of the proposed building.	The proposal involves only 2 battle-axe lot and exclusive of the access handle has a site area of 452.55m ² each, which exceeds 450m ² , which is the minimum lot size applicable. Each lot is easily able to accommodate a rectangle of 10m by 15m behind the proposed setbacks for a dwelling house (i.e.; 5.5m to GF and 6.5m to FF from primary road, 0.9m side setback).	Development Complies
2.2 SUBDIVISION	Where the subdivision of land is creating: (a) A single battle-axe lot, the minimum width of an access handle is 3.5m; or 2 or more battle-axe lots, the minimum	The proposed battle-axe width of an access handle is 3.5m N/A	Development Complies

	width of an access handle is 3.5m plus a passing bay at 30m intervals. Vehicle access to battle-axe lots must be provided via access handles and not rights of way		
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(vi) Section 4.15(1)(a)(iii) –Any Planning Agreement or Draft Planning Agreement

There is no planning agreement or draft planning agreement applying to the site.

(vii) Section 4.15(1)(a)(iv) –The Regulations

The applicable provisions of the *Environmental Planning and Assessment Regulation 2000* has been considered in the assessment of this application and it is considered the proposal is consistent with the EP&A Regulation 2000.

(viii) Section 4.15(1)(b) – The Likely Impacts of the Development

It is considered that the proposal will have limited impacts on the existing and future character of the locality. The proposal provides for a subdivision that will easily cater for a suitable residential development that will not compromise the amenity of the surrounding locality.

The proposal provides for lot sizes well in excess of the minimum lot size and has demonstrated it can accommodate a built form that is compliant with the current development standards under the BLEP and relevant guidelines of the BDCP 2023.

(ix) Section 4.15(1)(c) – The Suitability of the Site for the Development

The subject development is permissible in the zone and the proposal satisfies the key planning controls for the site as detailed above and is generally considered to be suitable for the site.

5.0. CONCLUSION

In conclusion it can be considered that the proposal at No. 201-205 Wellington Road Chester Hill has been designed generally in accordance with the applicable EPI's and DCP's. The proposal has been designed to accommodate the existing site attributes. The potential proposals can incorporate design techniques to alleviate any detrimental privacy or overshadowing on adjoining sites.

The proposal has been designed having regard to the existing and desired future character of the area. The proposal is considered consistent with the objectives of the R3 Medium Density Residential zone and will provide for an aesthetically pleasing design and planning outcome.

Yours Faithfully,

Campbell Hill Group

Prepared By,

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