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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SUBDIVISION TO SEPARATE DWELLING HOUSE FROM SPORTS CLUB AT No. 140 ROOKWOOD ROAD, YAGOONA

LOT 62 DP 606222



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INTRODUCTION

This document is a Statement of Environmental Effects written by Harrison Friedmann & Associates Pty Ltd (the applicant) to accompany the Development Application for “Proposed Subdivision to separate Dwelling House from Sports Club at No. 140 Rookwood Road, Yagoona”.

SITE DESCRIPTION



Aerial imagery of the site. (Image source: SIX Maps)

Address (Sports Club): 140 Rookwood Road, Yagoona

Address (House): 6 Boardman Street, Yagoona (as indicated on mailbox)

Lot Description: Lot 62 DP 606222

Lot Area: 6999m² (by DP 606222)

Description of Site: Lot 62 DP 606222 contains two distinct uses. The land is predominately a sports club and its associated carpark. The western portion of Lot 62 contains a dwelling house and associated garage. Immediately west of the dwelling is Lot 5 DP 26622 which contains another dwelling.

SITE HISTORY

Prior to December 1979, the sports club and dwelling house were on separate lots.

In December 1979, the land containing the sports club and dwelling were consolidated into one lot. The consolidated land has since been known as Lot 62 DP 606222.

Statement of Environmental Effects for Proposed Subdivision to separate Dwelling House from Sports Club at No. 140 Rookwood Road, Yagoona

PROPOSED SUBDIVISION CONFIGURATION

Aerial imagery with proposed subdivision configuration (Image source: SIX Maps)

Proposed Lot 1: 6450m² (Sports Club)

Proposed Lot 2: 548.7m² (Dwelling House)

The applicant proposes to subdivide the land in a manner to separate the dwelling from the sports club. The house would have its own land title.

STATUTORY PLANNING ASSESSMENT

Under Section 4.15 of the Environmental Planning and Assessment Act 1979, when determining a development application, the consent authority must consider prescribed matters including:

- Any relevant environmental planning instruments
- Any relevant development control plan
- The likely impacts of the development, including environmental (natural and built), social, economic impacts.
- The suitability of the site for the development
- The public interest

STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs)

There are no SEPPs with relevant provisions to the proposed development.

Statement of Environmental Effects for Proposed Subdivision to separate Dwelling House from Sports Club at No. 140 Rookwood Road, Yagoona

CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

The site of the proposed subdivision is subject to the Canterbury-Bankstown Local Environmental Plan 2023 (LEP). The site has the following attributes as indicated on the LEP mapping:

Zoning	B6 Enterprise Corridor
Minimum Lot Size	N/A
Floor Space Ratio	1:1

The neighbouring Lot 5 DP 26622 has the following attributes:

Neighbour's Zoning	R2 Low Density Residential
Neighbour's Minimum Lot Size	450m ²
Neighbour's Floor Space Ratio	0.5:1

CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CLAUSE	REQUIREMENT	COMPLIANCE	
2.3: Zone objectives and Land Use Table	The consent authority must have regard for the B6 zone objectives when determining this DA.	See Clause 5.3	N/A
2.6: Subdivision consent requirements	The land may only be subdivided with development consent.	Consent is being sought from Council.	<input checked="" type="checkbox"/>
4.1: Minimum subdivision lot size	No minimum lot size is specified in the LEP.	Not applicable.	<input checked="" type="checkbox"/>
5.3: Development near zone boundaries	Development for a use allowed on the other side of a zone boundary is permitted if Council is satisfied that the development is logical and appropriate.	The proposed lot containing the dwelling directly adjoins Zone R2. The proposed development does not involve the erection of a building. The proposed subdivision is compatible with the RE2 and B6 zone objectives. The proposed development is desirable relating to the efficient and timely development of land because construction of a new building is not required.	<input checked="" type="checkbox"/>

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 (DCP)

The site of the proposed subdivision is subject to the Canterbury-Bankstown Development Control Plan 2023 (DCP) (Chapters for Former Bankstown LGA). The DCP does not contain provisions which would contradict the proposed development.

ENVIRONMENTAL IMPACTS

There are no anticipated physical environmental impacts which would arise from the proposed subdivision, as there are no physical works proposed. It is anticipated that the ongoing use of the sports club and dwelling would continue.

The current configuration, where the dwelling is informally separated from the sports club, is suboptimal at facilitating stable long-term housing. The landowner has expressed no interest in redeveloping the site of the dwelling for the use of the sports club. The proposed subdivision would legally formalise the separation of the dwelling on a separate land title. This would facilitate the separate ownership of the dwelling and possibly the future redevelopment of the site.

Torrens title subdivision of the land as proposed would be in the public interest.

CONCLUSION

In our opinion, the proposed subdivision of Lot 62 DP 606222, being 140 Rookwood Avenue Yagoona, is permissible with development consent from Canterbury-Bankstown Council. The prescribed matters for consideration under the Environmental Protection and Assessment Act 1979 are satisfied by the proposal.

It is recommended that Canterbury-Bankstown Council provide consent to carry out the actions described in the Development Application.

Yours faithfully,
HARRISON FRIEDMANN & ASSOC. PTY LTD



D.J. Tremain
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