



CREATIVE**PLANNING**SOLUTIONS

# Planning Report

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## Site Constraint and Capability Analysis

Lot 1 in Deposited Plan 11111

82 Smith Road, Smithville NSW 2222

Prepared for: Community Housing Organisation

Project No: A125

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CREATIVE**PLANNING**SOLUTIONS  
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## 1. EXECUTIVE SUMMARY

The subject site is located at 82 Smith Road, Smithville and consists of a regular shaped lot with a site area of 1,055.98m<sup>2</sup>. The redevelopment potential of the site is significantly impacted upon by planning and environmental constraints which include bushfire prone land, riparian corridor, site vegetation, heritage and site slope.

### Redevelopment Potential

Due to the environmental and planning constraints that have been identified above, it is possible the redevelopment potential of the subject site may be severely constrained. Accordingly, the development options and yields identified below are to be used as an indicative guide only, and would be subject to the outcomes of the suggested specialist consultant reports and concept designs (See Section 3.1).

Housing Type	Potential Yield
Dwelling house	1 lot / 1 dwelling
Dual occupancy	1 lot / 2 dwellings
Multi-dwelling housing / Residential Flat Buildings	11 dwellings
Seniors housing	7 dwellings

Note: Redevelopment for the purposes of dwelling houses would be pursuant to the BMLEP2005. Division 1 of the ARH SEPP applies to dual occupancies, multi dwelling housing and residential flat buildings only. Seniors housing would be pursuant to Seniors SEPP.

### Recommendation – High Risk

Redevelopment potential of the subject site should be considered a 'high risk' due to the number of environmental and planning constraints identified.

Should redevelopment of the site continue to be pursued, it is recommended that yields be verified through completion of the suggested specialist consultant reports.

## 2. SITE DESCRIPTION

Site address:	82 Smith Road, Smithville NSW 2222
Legal description:	Lot A in Deposited Plan 11111
Site dimensions:	20.12m frontage to Smith Road, site depth of 52.61m
Site area:	1,055.98m <sup>2</sup>
Local Government Area	Blue Mountains City Council (BMCC)
Improvements	Single storey brick dwelling house with tiled roof and associated structures



Figure 1 – Aerial Photograph – 82 Smith Road, Smithville  
Source: <http://maps.google.com.au>



Figure 2 – 82 Smith Road, Smithville  
Source: <http://maps.google.com.au>



Figure 3 – Smith Road Frontage  
Source: <http://maps.google.com.au>

### 3. SITE CONSTRAINTS

The extent of any site-specific environmental hazards and development constraints that may affect residential development on the subject site have been summarised below:

Issue	Property Affection	Comment
<b>Issues identified from the Section 149 Planning Certificate – No. 10/61516, dated 15 June 2010</b>		
<b>Critical habitat</b>	No	
<b>Environmental heritage</b>	No	
<b>Coastal protection</b>	No	
<b>Mine subsidence</b>	No	
<b>Road widening or realignment</b>	No	
<b>Landslip</b>	No	
<b>Bushfire</b>	Yes	<p>The Section 149 Planning Certificate indicates that the site is wholly bushfire prone land.</p> <p>A review of BMCC's online mapping service has indicated that the subject site is wholly within the 'Bushfire Buffer' category area.</p> <p>it is recommended that a suitably qualified person undertake an assessment of the bushfire risk on the subject site and provide advice on bushfire protection measures. This may potentially require establishment of asset protection zones (APZ) which could reduce the developable area and redevelopment potential of the site.</p>
<b>Tidal inundation</b>	No	
<b>Subsidence</b>	No	
<b>Acid sulphate soils</b>	No	
<b>Unhealthy building land</b>	No	
<b>Contaminated and potentially contaminated land</b>	Unlikely	
<b>Flooding</b>	Unlikely	<p>A Flood Risk Management Study and Plan has not been prepared for the catchment in which the land is located. Accordingly, Council does not know whether or not development on the land is subject to flood related development controls.</p> <p>It is noted that the subject site is located near the crest of a hill on BMCC's online topographic mapping service. Accordingly, it is considered unlikely that the site would be subject to flood related development controls.</p>
<b>Acquisition</b>	No	
<b>Biobanking agreement</b>	No	

Issue	Property Affection	Comment
Property vegetation plan	No	
Orders under Trees (Disputes Between Neighbours) Act 2006	No	
Issue	Property Affection	Comment
Issues identified from supplied information and desktop investigation		
<b>Encumbrances</b>	Yes	<p>The subject site is burdened by a right of carriageway appurtenant to the land as outlined in DP 335772 and dealing number C578743.</p> <p>This carriage way is approximately 4.6m wide at the northern boundary, and 3.7m wide at the southern boundary.</p>
<b>Vegetation</b>	Yes	<p>The subject site is heavily vegetated and includes numerous large trees aligning the boundaries, particularly to the south and east of the site.</p> <p>It is recommended that a suitably qualified professional be engaged to assess the vegetation on site as site vegetation may be considered a constraint to future development.</p>
<b>Heritage</b>	Yes	<p>The Blue Mountains Local Environmental Plan 2005 (BMLEP2005) indicates that the subject site is located within a 'Heritage Conservation Area' and 'Period Housing Area'.</p> <p>It is recommended that a suitably qualified person undertake a heritage assessment of the subject site in relation to any proposed future development. The heritage assessment should include liaison with Blue Mountains City Council and have special regard to the heritage conservation provisions that restrict development in the BMLEP2005. It is recommended a suitably qualified professional be engaged to</p>
<b>Riparian corridor</b>	Yes	<p>An 18.28m<sup>2</sup> portion of the rear south eastern corner of the site is classified as a riparian corridor.</p> <p>It is recommended that a suitably qualified person undertake an assessment of the significance of the vegetation in the form of an ecological study and arborist report to determine what impact the vegetation will have on the redevelopment potential of the site.</p>
<b>Site Slope</b>	Yes	<p>The subject site slopes relatively steeply away from the Smith Road frontage toward the rear of the allotment at grades of +33%. This may result in construction challenges that reduce the development potential on the site, particularly in regard to access and the disposal of stormwater, which will likely require creation of an easement across adjoining land.</p> <p>Dwelling design on the subject site will also need to take into consideration the objectives and requirements outlined for slope constraint areas in the BMLEP2005.</p>

## 4. REDEVELOPMENT POTENTIAL

Due to the environmental and planning constraints that have been identified, it is possible the redevelopment potential of the subject site may be severely constrained. Accordingly, the development options and yields identified below are to be used as an indicative guide only, and would be subject to the outcomes of the suggested specialist consultant reports and concept designs.

### Blue Mountains Local Environmental Plan 2005

Development Type	FSR	Potential GFA
<b>Dwelling house</b> Min lot size - 720 m <sup>2</sup> Min frontage. 18.5m	0.35:1 (0.45:1 accessible)	Standard housing: 1,055.98m <sup>2</sup> x 0.35:1 Max FSR = 369.593m <sup>2</sup> GFA  Accessible housing: 1,055.98m <sup>2</sup> x 0.45:1 Max FSR = 475.191m <sup>2</sup> GFA Yield = 1 lot / 1 dwellings  <b>NB: No net increase in lot/dwelling yield</b>

### State Environmental Planning Policy (Affordable Rental Housing) 2009

Development Type	FSR	Potential GFA
<b>Dual occupancy - attached</b> Min. lot size - 900 m <sup>2</sup> (BMLEP2005)	0.75:1	1,055.98m <sup>2</sup> x 0.75:1 Max FSR = 791.98m <sup>2</sup> GFA  <b>Yield = 1 lot / 2 attached dual occupancy dwellings</b>
<b>Dual occupancy - detached</b> Min. lot size – 1,100 m <sup>2</sup> (BMLEP2005)	0.75:1	1,055.98m <sup>2</sup> x 0.75:1 Max FSR = 791.98m <sup>2</sup> GFA  <b>Potential yield: 1 lot / 2 detached dual occupancy dwellings pursuant to clause 119(2) of BMLEP2005.</b>
<b>Multi-dwelling housing / Residential flat buildings</b>	0.75:1	1,055.98m <sup>2</sup> x 0.75:1 Max FSR = 791.98m <sup>2</sup> GFA  Yield: 1 bedroom dwellings at 60m <sup>2</sup> – 13 units 2 bedroom dwellings at 80m <sup>2</sup> – 9 units  <b>Utilising 60/40 ratio: 8x1 bedroom and 3x2 bedroom – 11 units</b>

### State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Development Type	FSR	Potential GFA/Yield
Seniors Housing SEPP	0.5:1	1,055.98m <sup>2</sup> x 0.5 FSR = 527.99m <sup>2</sup> GFA  Yield: 1 bedroom dwellings at 60m <sup>2</sup> – 8 units 2 bedroom dwellings at 80m <sup>2</sup> – 6 units  <b>Utilising 60/40 ratio: 5x1 bedroom and 2x2 bedroom – 7 units</b>

APPENDIX

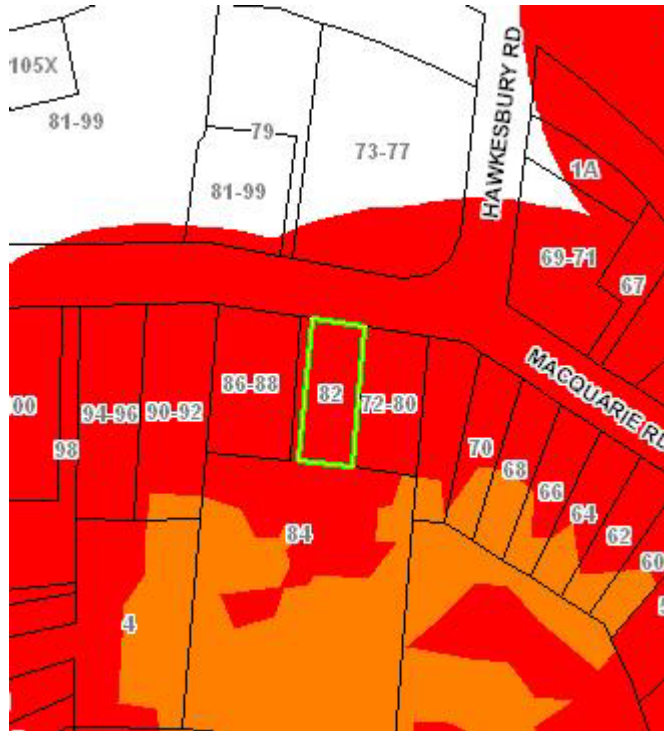


Figure 4: Bushfire Area Map Extract  
Source: www.bmcc.nsw.gov.au

Address	Name	Number
Springwood		
79-105 and 86-120 Macquarie Road	Macquarie Road Conservation Area	SP056

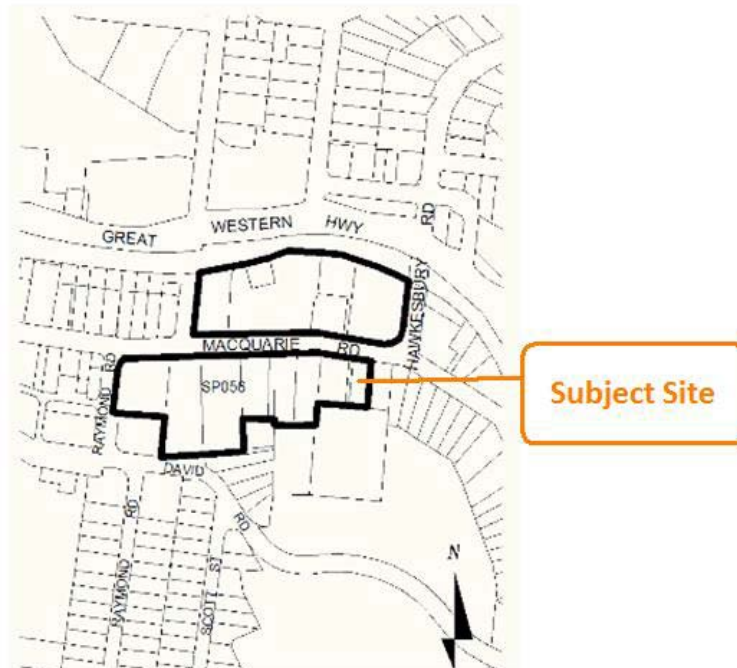


Figure 5: Heritage Conservation Area Map Extract - Schedule 6 Heritage BMLEP 2005  
Source: www.legislation.nsw.gov.au