



FOR SALE

POTENTIAL DEVELOPMENT SITE

955 Henry Lawson Drive

Padstow Heights NSW



EXECUTIVE SUMMARY

ADDRESS	955 Henry Lawson Drive Padstow Heights, NSW 2211
LOT/PLAN	1/-/DP1078912
SITE AREA	2418 SQM
LOCAL GOVERNMENT AUTHORITY	CANTERBURY-BANKSTOWN COUNCIL
LOCAL DEVELOPMENT PLAN (LEP)	Bankstown Local Environmental Plan 2015 (pub. 5-3-2015)
ZONING	R2 - Low Density Residential: (pub. 5-3-2015)
FLOOR SPACE RATIO	0.5 to 1
BUILDING HEIGHT LIMIT	9 metres
STREET FRONTAGES	Henry Lawson Drive
Acid Sulfate Soils	Class 5
DA PROPOSAL	Up to 8 Townhouses/Villas
METHOD OF SALE	Private Treaty



PADSTOW HEIGHTS : Residential Development Site

POTENTIAL TOWNHOUSE/VILLA DEVELOPMENT SITE

FEATURES:

- Perfectly positioned in sought after area of Padstow Heights
- Huge level land of 2,418 sqm block with 23.325 metre frontage
- Potential townhouse or Villa development opportunity (STCA)
- Possible income of \$55,000 (approx.) from the existing 2 homes
- Close to parks, schools, transport, local reserves & Georges River



Property Report

955 HENRY LAWSON DRIVE PADSTOW HEIGHTS 2211



Property Details

Address: 955 HENRY LAWSON DRIVE PADSTOW HEIGHTS 2211
 Lot/Section /Plan No: 1/-/DP1078912
 Council: CANTERBURY-BANKSTOWN COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Bankstown Local Environmental Plan 2015 (pub. 5-3-2015)
Land Zoning	R2 - Low Density Residential: (pub. 5-3-2015)
Height Of Building	9 m
Floor Space Ratio	0.5:1
Minimum Lot Size	450 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Local Provisions	Wind Turbine Buffer Zone

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment: Land Application (pub. 5-2-1999)
- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

955 HENRY LAWSON DRIVE PADSTOW HEIGHTS 2211

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 19—Bushland in Urban Areas: Land Application (pub. 24-10-1986)
- State Environmental Planning Policy No 1—Development Standards: Land Application (pub. 17-10-1980)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application (pub. 1-5-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

955 HENRY LAWSON DRIVE PADSTOW HEIGHTS 2211

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Local Aboriginal Land Council	GANDANGARA

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

PADSTOW HEIGHTS



Padstow Heights, a suburb of local government area City of Canterbury-Bankstown, located 23 kilometres south-west of the Sydney central business district, in the state of New South Wales, Australia. It is a part of the South-western Sydney region.

The suburb is small and compact, being close to the cultural and shopping areas of Bankstown and Hurstville, and within minutes from the M2 and M5. Only issues are the few bus routes and fair distance from Padstow/Revesby train station. However, crime rate is practically nil, and the suburb is nice and green. House prices aren't too bad either!

Disclaimer:

This property report has been prepared solely for the information of potential purchasers to assist them in deciding if they are interest in proceeding with further investigation of the property. The information does not constitute all of any part of any offer, sale or lease contract and is intended as a guide only. The information contained in the report has been prepared in good faith and with due diligence Potential purchasers should take note the report is based on figures and information from sources and have not been Independently verified. Purchasers should seek professional advice from Town Planners, Surveyors, Solicitors, Accountants etc.

Potential purchasers should not rely on any material contained in this report as a statement or a representation of fact but should satisfy themselves as to its correctness by an independent investigation as they or their legal or financial adviser see fit.



EMAIL: admin@massivelink.com.au

Web Site: www.massivelink.com.au