

# **STATEMENT OF ENVIRONMENTAL EFFECTS TO CANTERBURY BANKSTOWN CITY COUNCIL**

**SUBDIVISION OF THE EXISTING LOT INTO 2 LOTS UNDER TORRENS TITLE  
SUBDIVISION AND PROPOSED STORMWATER EASEMENT FOR LOT 1  
*AT 63 CARINYA ROAD, PICNIC POINT NSW 2213***

Prepared by EPW Designs

P: 9591 5292 - 0402206326

E: [epwdesigns@gmail.com](mailto:epwdesigns@gmail.com)

## **I. INTRODUCTION**

This Statement of Environmental Effect has been prepared in support of a Development Application for the *Subdivision of the existing lot into 2 Lots under Torrens Title subdivision and proposed stormwater easement for Lot 1 at 63 Carinya Rd, Picnic Point NSW 2213.*

The statement will outline the reason for the subdivision and evaluate the proposed site for compliance with the statutory controls of **Bankstown Local Environmental Plan 2015**, and the discretionary planning controls of **Bankstown Development Control Plan 2015** in Zone R2.

This submission is provided to assist the council in the consideration and processing of this application by providing details of the proposed development and an assessment of the proposal's various design elements.

## **II. SITE AND CONTEXT**

- The subject allotment is known as *No. 63 Carinya Rd, Picnic Point NSW 2213*
- The legal description of this property is **Lot 38 DP 13092**
- The subject property is a regular shaped block of **967.5 m<sup>2</sup>**, providing for main street frontage to Carinya Rd and rear parallel Carinya Rd facing Georges River .  
*Refer to Figure 1 – Site Location Map below.*
- The site is within **Zone R2 – Low Density Residential** under Bankstown LEP 2015
- The site has an Eastern frontage of **10.06m** facing Carinya Rd, Northern side of **71.77m**, Southern side of **68.07m** and Western frontage of **18.24m** fronting Carinya Rd near Georges River.
- The land falls significantly from the front (Eastern frontage) to the rear (Southern one) – around 1.9m.



*Figure 1 – Site Location Map*





*Figure 2 - Existing Front View – Carinya Rd*



*Figure 3 - Existing Front View – Carinya Rd facing Georges River*

### III. **PROPOSAL**

The proposal involves the Subdivision of existing Lot into 2 new Lots under Torrens Title Subdivision.

Total area of the Site – **967.5 m<sup>2</sup>**

After Subdivision

**Lot 1** – Area of **454.4 m<sup>2</sup>** facing main Carinya Road.

**Lot 2** – Area of **513.1 m<sup>2</sup>** facing parallel Carinya Road (Georges River side)

An easement of **35.9m<sup>2</sup>** for Stormwater is proposed for **Lot 1** that runs through Lot 2.

### **PLANNING CONTROLS & DESIGN COMPLIANCE**

The following table provides a summary of the Development Application against the controls contained in *Bankstown Development Control Plan 2015*, and *Bankstown Local Environmental Plan 2015*

<b>BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015</b>			
<b>STANDARD</b>	<b>PROPOSED</b>	<b>REQUIRED</b>	<b>BLEP 2015</b>
<b><u>Clause 4.1</u></b> Minimum Subdivision Lot Size	LOT 1 – <b>454.4 m<sup>2</sup></b> LOT 2 – <b>513.1 m<sup>2</sup></b>	Minimum <b>450 m<sup>2</sup></b>	Yes

LOT 2 without easement has an area of **477.2 m<sup>2</sup>** which still complies with Minimum Lot Size Requirement by Bankstown LEP.

**CONCLUSION**

This proposed modification submitted to Council has been designed in accordance with Council's Development Control Plan 2015, Local Environmental Plan 2015 and the Building Code of Australia except for the non-compliance which has been clearly explained above.

The development will not generate any adverse amenity impacts of adjoining neighbors or the public domain.

Therefore, by complying with all council's objectives and taking these matters into consideration, we hope that council considers this application adequately.

Regards,

**EPW Designs**