

## STATEMENT OF ENVIRONMENTAL EFFECTS

<b>PROPERTY:</b>	2B River Street Earlwood – Lot 101 DP 582588 3 Faye Avenue Earlwood – Lot 3 DP 219416
<b>DETAILS:</b>	Lot 101 in Deposited Plan 582588 in 2 parts totalling 837.1m <sup>2</sup> and is approximately 2kms from Canterbury Railway Station. Upon both lots are existing residences. Lot 3 DP 219416 is 519.7m <sup>2</sup>
<b>VEHICLE ACCESS/PARKING</b>	Access to No. 2B is via a right of carriageway, 4m wide, from River Street. Access to No. 3 Faye Avenue is via direct access to Faye Avenue.
<b>USE:</b>	Both lots have residential uses only and no changes to existing buildings are envisaged.
<b>PROPOSAL:</b>	To consolidate the southern part of Lot 101, being 10.365 x 10.975 metres (112.2m <sup>2</sup> ) with Lot 3 DP219416 via a boundary adjustment. Thus creating new lot sizes, No. 2A of 724.5m <sup>2</sup> and No. 3 of 631.8m <sup>2</sup> .
<b>CONCLUSION:</b>	The change of boundary has no adverse effects on any adjoining properties and no services have to be amended.

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