|  |  |
| --- | --- |
| DATE: | 1st September, 2022 |
| REF: | 73780RH SEE |

|  |
| --- |
| **STATEMENT OF ENVIRONMENTAL EFFECTS****OF PROPOSED SUBDIVISION****OF****(LOTS A and B IN DP 385068)****NO. 112 MILPERRA ROAD,****REVESBY** Prepared By: Robert Gordon Harrison Registered Surveyor |
| **Proposal**The proposal is to re-subdivide the existing two irregularly sized lots in the one ownership to create two lots of almost equal width and increase the viability of the sites.As the development already exists, there will be no Environmental Effects resulting from the approval of this subdivision application.**Property Description**Lots A and B in D.P.385068, No. 112 Milperra Road, Revesby.**Zoning**The land is zoned, IN 1, General Industrial**Lot Sizes and Areas**The minimum Lot area as shown on Bankstown LEP 2015 is 1500m2.The proposed lots have areas of 1801m2 (Lot 1121) and 1726m2 (Lot 1122) which comply.**Access**Both of the proposed Lots have a frontage to Milperra Road using existing vehicle crossings.**Services**The existing properties are serviced individually.There will not be any trespassing services.**Drainage**The existing site slopes to the rear and an easement to drain water exists through to Daisy Steet.An easement to drain water will be created across Lot 1122 in favour of lot 1121.**Conclusion**As the development in its present form has existed since 1953, and has been in use as a car yard and vehicle rental site, it is not providing maximum potential for provision of general industrial uses. A further DA will be lodged for construction of factories to provide further job opportunities in the suburb.It is considered that Council should consent to this application. |