

**STATEMENT OF ENVIRONMENTAL EFFECT
FOR SUBDIVISION PROPOSAL
TO CANTERBURY-BANKSTOWN COUNCIL**

PROPOSED SUBDIVISION AT 33 URANUS ROAD, PADSTOW, NSW 2211

Site Description



Location Map



Front of House

- The subject allotment is known as No.33 Uranus Road, Padstow, NSW 2211
- The legal description of this property comprises of Lot 4, Section B, DP1528
- The site is within Zone R2 – Low Density Residential under Canterbury-Bankstown LEP2023
- Currently, it is occupied by a single storey brick house with tiled roof, a detached garage, a swimming pool and a fibro shed. The total site area is 1077 sqm currently.
- The site is a rectangular shape with approx. 17.68 m street frontage facing Uranus Road

Proposal

- The owner of the land is seeking for the approval of subdivision:

The new lot will be 451.4sqm battle-axe lot with 3.75 m driveway, and the front lot will be 493.4sqm rectangular with the width 13.92m. (Refer to Subdivision Plan for details)

Compliance with Council's DCP

The proposed subdivision is carefully considered to satisfy Canterbury-Bankstown's DCP2023 and LEP2023 requirements for Subdivision

Summary Type	Control	Lot A/ Lot B	Compliance
Min. Lot Size	Minimum subdivision lot size: 450 m ²	Lot 1: 493.4 m ² Lot 2: 451.4 m ²	Yes
Side Setback	Minimum side setback: 0.9m	Lot 1: 0.74m Lot 2: Yes	Yes – on merit
Private Open Space	80 m ² with minimum 5m width	Lot 1: 80 m ² with minimum 5m width Lot 2: Yes	Yes
Landscaped Area	45% of front setback is landscaped	Lot 1: Yes Lot 2: Yes	Yes
Car Parking Space	2 car parking space	Lot 1: Yes Lot 2: Yes	Yes

Utilities – Water Supply, Sewer and Electricity

Normal domestic services supply shall be provided to the new proposal.

Bushland, flora & fauna

The proposal will not result in the removal of protected plant species or fauna habitat.

Removal of Trees

The proposal will not result in the removal of any trees within the property.

Conclusion

The proposed subdivision submitted to Council has been done appropriately in accordance with Council's Development Control Plan 2023 and it also complies with the Local Environmental Plan 2023 and the Building Code of Australia and the requirements therein.

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

Regards,

Annie P.Vu