

Statement of Environmental Effects to Accompany Development Application

Proposed 2 Lot Torrens Title Subdivision

Prepared for: St Hilliers Property Pty Limited

Reference: 77983

Lot 3008 D.P.1184498



***15 Engineers Place
Penrith***

PREPARED BY:

Rygate Surveyors

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89 York Street

Sydney, NSW, 2000

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Statement of Environmental Effects

Executive Summary

This Statement of Environmental Effects has been prepared to support the Development Application submitted to Penrith City Council (Council) seeking consent for the proposed 2 lot Torrens Title Subdivision of Lot 3008 in D.P.1184498 being 15 Engineers Place, Penrith, on behalf of St Hilliers Property Pty Limited.

The site is zoned B2 Local Centre, and is currently partially under construction. The construction of a serviced apartment building over part of the site is underway, whilst a concept plan has been prepared for the rest of the site. The current construction of the serviced apartment building is covered under DA16/0357.

This application is strictly concerned with the subdivision of the subject lot to allow for the creation of separate certificates of title for the two buildings which will eventually exist on the site. Therefore this report has aimed at addressing only the planning controls that may be relevant to this subdivision.

As this proposal will not result in any increase in density, traffic or any social burdens nor will it have any environmentally impacts as a result it is strongly recommended that Penrith City Council approves this DA without further delay.

Location/Description

The subject land will be known as lots 1 & 2 comprised of all the land in lot 3008 in Deposited Plan 1184498.

Table 1- Site description

Address	15 Engineers Place, Penrith
Legal Description	Lot 3008 in DP1184498
Site Area	2744 sqm
Current Use	Part of lot under Construction per DA16/0357, remainder of lot occupied for by temporary construction offices and sheds.
Site Features	Corridor reserved for public thoroughfare to Engineers Place.

Figure 1- Site overview



Source: Nearmap

Natural Hazards and Risks

As this development does not involve any building of any kind, any risks or hazards that may exist are of no significance to this proposal.

Site Suitability

The site is 2744 sqm and has currently been segregated into two land uses via a DA for construction of part of the lot. The proposed lots are to be 1390 sqm and 1354 sqm. This is a very suitable site for this proposed subdivision, as the nature of the building layout gives the impression of separate lots.

Access and Traffic

This proposal does not affect the access to either lot, as shown in the current site design approved in the previous DA16/0357. As the subdivision does not create the opportunity to intensify the density of buildings on the land, traffic will not be affected by this subdivision.

Streetscape and Design

This proposal will not affect the streetscape.

Privacy Views and Overshadowing

This proposal will not affect the views, privacy or any overshadowing.

Social and Economic Effects

This proposal will not have any social or economic effects to the area.

Flora and Fauna

This proposal will not have any effects on flora or fauna

APPENDIX A – Current Certificate of Title

LegalStream Australia Pty Ltd

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3008/1184498

SEARCH DATE	TIME	EDITION NO	DATE
29/11/2017	2:58 PM	3	7/6/2017

LAND

LOT 3008 IN DEPOSITED PLAN 1184498
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF CASTLEREAGH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1184498

FIRST SCHEDULE

ST HILLIERS (Q) PTY LIMITED (T AM360765)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 J38042 RIGHT(S) MORE FULLY SET OUT IN J38042 APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND COMPRISED IN DP104189
- 2 P850417 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS PROPOSED EASEMENT FOR STORMWATER 10 WIDE & VAR. WITHIN LOT 8 IN DP583998
- 3 DP1184498 RIGHT OF CARRIAGEWAY 6 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 AM458088 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- * 5 DP1234217 EASEMENT FOR SERVICES 1 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

penrith

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER