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STATEMENT OF ENVIRONMENTAL EFFECTS

Location: Lot 38, 5 Burrawang Close, kingswood

Proposal : Proposed Torrens Title subdivision into 2 Lots

July, 2015

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1. INTRODUCTION

This report forms part of an application submitted to Penrith City Council which seeks an approval for torrens title subdivision into 2 lots.

This report provides a description of the site, a summary of the relevant planning controls, a comprehensive description of the proposal and an assessment of the environmental effects on the surrounding natural and built urban environment.

2. SITE DESCRIPTION

The property site is located on the East side of C , and is known as 5 Burrawang Close, Kingswood described as Lot 38 DP 1194171.

2.1 Site Dimensions

The subject site total area = **1659 m²** and will be subdivided into 2 lots a total area of Proposed Lot A of **652.96m²** and Proposed Lot B of **1006.38 m²**. The site features two street frontages to Kenyons road of 23.8555m and to Wariald Street of 21.335 m.

LOT A	(Access Burrawang Cl)	LOT B (Access Burrawang Cl)
AREA	652.96 m ²	1006.38 m ²
DEPTH	35.68m-29.46m	40.51m-31.325m
WIDTH	21.11m-19.97m	24.475m-24.00m

2.2 Vegetation

No trees are to be removed as part of this application.

2.3 Existing structures

There is no existing structures on site as this is a vacant site.

2.4 Adjoining Properties

Neighboring properties are all vacant sites at this stage.

2.5 Services

All services including electricity, water, telephone etc. are available for connection.

3. PROJECT DETAILS

This application seeks the approval from Penrith City Council for torrens title subdivision into 2 lots.

4. CONCLUSION

This statement supports the proposed torrens title subdivision into 2 lots, located at 5 Burrawang Close, Kingswood. Plans have been prepared by idizin sydney.

The proposed Subdivision is considered to be suitable for the site and no adverse impacts are likely to occur as a result.

On this basis, it is requested that Penrith City Council can fully support the application as submitted.