

W. BUXTON PTY. LIMITED

A.B.N. 76 002 678 819

Land & Engineering Surveyors

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STATEMENT OF ENVIRONMENTAL EFFECTS

- PROPERTY:** The property is known as 25 Trafalgar Street Belmore and consists of an existing two storey brick dual occupancy development which was built under DA 195/2016. The land is 601m² in area.
- PROPOSAL:** To subdivide the existing dual occupancy into two torrens title lots, which is allowed under Council codes.
- SERVICES:** This proposal does not amend any existing services.
- ADVERSE EFFECTS:** As no building changes are proposed all other matters that may have an adverse effect on adjoining properties have been considered and dealt with under DA 195/2016.
- CONCLUSION:** The proposal should be approved as there are no changes proposed from what is already built and subdivision is allowed.