

# **STATEMENT OF ENVIRONMENTAL EFFECTS & SITE ANALYSIS**

**Proposed Subdivision.  
Site: No.5 Byron St,  
Campsie. NSW 2194**

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## **1. INTRODUCTION**

### **1.01 Proposal**

The proposal is for a new Torrens title subdivision at No.5 Byron St Campsie.

## **2. Site Suitability**

- 2.01. The property is known as No.5 Byron St Campsie, Lot 13 in DP. 2862. The site is situated on the northern side of Byron Street, with an area of 827m<sup>2</sup>. The land is zoned R3 Medium Density Residential & consists of a two-storey dwelling to the front with a single storey dwelling to the rear and fibro structure which will be retained.
- 2.02. Geographically, the land is sloping to the northern side.
- 2.03. There will be no excavation on site.
- 2.03. The property is situated close to shops and transport facilities with Campsie railway station being less than 1 kilometre away. The adjoining properties consist of: -
- A subdivided block that consists of 2 brick cottages to the eastern side (No.3).
  - 2 single storey brick cottages to the western side (No.7).
- 2.04. The existing streetscape is mixed in terms of building styles, designs and periods. There is a mixture of one and two storey residences with subdivision.

## **3. Present and Previous Uses**

- 3.01 Previous and present uses will remain the same. The buildings are residential.
- 3.02. There will be no odours or waste products produced by this development.
- 3.03 The site has not been exposed to any site contamination by previous land use.

## **4. Design Guidelines**

- 4.01. Certain codes require council to take into account the impact of any proposal on the heritage and archaeological significance of any item in the vicinity. In considering certain council controls on developments of the nature proposed, the appropriate Canterbury Bankstown Council codes have been employed and totally complied with for the purpose of this proposal.

## **5. Operation and Management**

- 5.01. This project does not involve any commercial operations.

## **6. Access and Traffic**

- 6.01. The property is situated close to shops and transport facilities. Campsie railway station is located within 1 kilometre, with numerous bus stops and taxi stands.
- 6.02. There will be no traffic issues. Cars will be parked on site.
- 6.03. Access to the site will be via Byron Street.

## **7. Proposal & Calculations**

- 7.01. Our site area is 827m<sup>2</sup>. We are proposing to subdivide the property into 2 lots. Lot 1 will have an area of 280m<sup>2</sup> and Lot 2 will have an area of 547m<sup>2</sup>.
- 7.02. Adhering to the guidelines of the respective Canterbury Bankstown Council Codes, all minimum and maximum requirements have been met.

Site area = 827 square meters.

	<b>Proposed Lot 1</b>	<b>Proposed Lot 2</b>
Site Area	280m <sup>2</sup> .	547m <sup>2</sup> .
HOUSE AREAS	138m <sup>2</sup> .	96m <sup>2</sup> .
FSR	0.5:1	0.18:1

## **8. Air and Noise**

- 8.01. No local air or water quality will be affected.
- 8.02. There will be no odorous or waste products produced by this development.
- 8.03. The site has not been exposed to any site contamination by previous land use.

## **9. Heritage**

- 9.01. This building is not listed as any heritage item.

## **10. CONCLUSION**

- 10.01. In summary, the benefits in terms of privacy, aesthetics, harmony, streetscape and value to the neighbouring properties highly exceed effects, if any, that may result from the subject proposal. Furthermore, there are no evident adverse impacts to be resulted by the development of this property.