

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

Proposed construction of a Vergola Louvered Roof System (awning)

SUBJECT PREMISES

Unit 51, 4 Charles Street, Canterbury

OWNER

Mr Rees

BUILDER

Vergola (NSW) Pty Ltd

COUNCIL

Canterbury City Council

DATE

21st February 2022

1.0

EXISTING SITE FEATURES

The development site is known as 51/4 Charles St, Canterbury and is located on the southern side of Charles Street. The site is a large strata allotment, which currently is developed by multi storey strata block. Access to the site is via the existing driveway.

The property has the following dimensions:

Front boundary	25.95m
Rear boundary	30.65m
Western boundary	57.43m
Eastern boundary	51.80m
Site Area (approx)	1730m2 (approx)

2.0

PROPOSED DEVELOPMENT

The proposal is for construction of a Vergola louvered roof system attached to the existing top floor terrace area, with a proposed area of 40.9m2. The proposed Vergola will be built over existing impervious surface and therefore adds no addition to the built upon area of the residence.

3.0

ASSESSMENT CRITERIA

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

3.1

Canterbury LEP

The premises are situated in area zoned B2 Local Centre under the LEP therefore the construction of a awning/shade structure, associated with a dwelling is permissible in this zoning, with Council consent.

Compliance with DCP is summarised in the following: -

3.2

Single Dwelling DCP

The following table examines the controls outlined in the DCP and the proposals compliance with these controls.

DCP Requirements	Proposal	Compliance
Front Setback	There is no change to the front setback	Yes
Minimum Landscaped area	There is no change to landscaped area	Yes
Side Setback	No change to side setback	Yes

3.2.1 STREETSCAPE

The proposed has been designed to be sympathetic with the existing facade. As the Vergola is at the rear of the property, it is considered that the proposed integrates into the existing streetscape of the area.

3.2.2 BULK, SCALE AND LOCATION

The height, setback and location of the proposed vergola will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

3.2.3 SETBACKS

The proposed louvered roof system will be built over an existing hard. There is no change to existing setbacks

3.2.4 PRIVACY

The height, setback and location of the proposed awning will not adversely impact on the level of privacy currently enjoyed by the neighbouring properties.

3.2.5 HEIGHT

The proposed awning includes a maximum elevation of 21.7m above natural ground level. Such elevation is outside Council's allowable guidelines. A clause 4.6 variation statement is supplied with this application.

3.2.6 LANDSCAPING

The proposed Vergola adds no additional impervious area to the site. Considerable landscaped area will be retained.

3.2.7 DRAINAGE CONTROL

The downpipes will be connected to the existing stormwater drainage system.

3.2.8 SOIL AND WATER MANAGEMENT

Due to the minor size and scale of the development it is not considered necessary to implement further soil and water management strategies during the construction of the Vergola.

3.2.10 VEHICLE ACCESS AND PARKING

Access to the site is via the existing driveway to facilitate construction.

3.2.11 HERITAGE

The development site is not considered to be a heritage item or impacting upon an item of significance.

3.2.12 ACID SULPHATE

The property falls within a Class 4 area. As there is no excavation or change to levels no further investigation is required.

3.3

STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies apply to the site:

- ◆ State Environmental Planning Policy No 1 – Development Standards.
- ◆ State Environmental Planning Policy No 4 – Development without consent and Miscellaneous Exempt and Complying Development.
- ◆ State Environmental Planning Policy No 6 – Number of Stories.
- ◆ State Environmental Planning Policy No 8 – Surplus Public Land.
- ◆ State Environmental Planning Policy No 9 - Group Homes.
- ◆ State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation
- ◆ State Environmental Planning Policy No 11 – Traffic Generating Development.
- ◆ State Environmental Planning Policy No 14 – Coastal Wetlands
- ◆ State Environmental Planning Policy No 16 – Tertiary Institutions.
- ◆ State Environmental Planning Policy No 19 – Bushland in Urban Areas
- ◆ State Environmental Planning Policy No 21 – Caravan Parks.
- ◆ State Environmental Planning Policy No 22 – Shops and Commercial Premises.
- ◆ State Environmental Planning Policy No 30 – Intensive Agriculture.
- ◆ State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land).
- ◆ State Environmental Planning Policy No 33 – Hazardous and Offensive Development.
- ◆ State Environmental Planning Policy No 34 – Major Employment – Generating Industrial Development.
- ◆ State Environmental Planning Policy No 35 – Maintenance Dredging of Tidal Waterways.
- ◆ State Environmental Planning Policy No 37 – Continued Mine and Extractive Industries.
- ◆ State Environmental Planning Policy No 38 – Olympic Games and Related Projects.
- ◆ State Environmental Planning Policy No 44 – Koala Habitat Protection.
- ◆ State Environmental Planning Policy No 45 - Permissibility of Mining.
- ◆ State Environmental Planning Policy No 48 – Major Putrescible Landfill Sites.
- ◆ State Environmental Planning Policy No 50 – Canal Estate Development.
- ◆ State Environmental Planning Policy No 55 – Remediation of Land.
- ◆ State Environmental Planning Policy No 63 – Major Transport Projects.
- ◆ State Environmental Planning Policy No 64 – Advertising and Signage

- ◆ State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings.
- ◆ State Environmental Planning Policy (Seniors Living) 2004
- ◆ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ◆ State Environmental Planning Policy (ARTC Rail Infrastructure) 2004.

Consideration has been given to the abovementioned policies, no additional requirements are outlined which impact on the proposed development.

3.4

SUBMISSIONS

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

3.5

PUBLIC INTEREST

Public interest should be considered when assessing any submissions made in relation to the development proposal.

4.0

CONCLUSION

The development proposal has demonstrated compliance with DCP, achieving the outlined requirements in relation to landscaped areas, bulk, scale & location and heritage provisions.

The minor size and scale of the development compliments the existing character of the area without having an adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.