



CANTERBURY CITY COUNCIL

City of Cultural Diversity

Statement of Environmental Effects

**621 PUNCHBOWL ROAD
PUNCHBOWL**

THE SITE

621 PUNCHBOWL RD., PUNCHBOWL

THE SUITABILITY OF THE SITE

This is a relatively simple shop fit-out for an existing shop and also changes the use to a grocery shop. The new proposal meets all the requirements of local council's regulations and development control plan. Thus it is highly suitable for the site and local area.

PRESENT AND PREVIOUS USES

Previously the shop was used as an upholstery shop. We have proposed a change of use and run it as a grocery shop.

BUILDING HEIGHTS and BUILDING SETBACKS

It is an existing building and there will not be any changes or modification in building heights and setbacks.

FLOOR SPACE RATIOS and DENSITY OF DEVELOPMENT

FSR remains unchanged since there is no addition to the existing building. Change of use to a vegetable shop doesn't make any change to the density of development.

MINIMUM BUSINESS/RETAIL FLOOR SPACE

The proposal doesn't increase or decrease any part of the retail floor space.

RESIDENTIAL COMPONENT

N/A

AWNING and BUILDING FACEDES

Awning and building façade remain unchanged.

BUILDING COLOURS AND MATERIALS

No changes of building colour and material from outside. Internally it requires some paint work to match existing.

SHOPFRONT APPEARANCE

Shop front appearance remains as is. The proposal doesn't imply any further changes to its shopfront appearance other than the changing of the signboard.

PARKING AND SERVICING REQUIREMENT

The business doesn't require more than one person for its operation.

LANDSCAPING REQUIREMENTS

N/A

PRIVACY, VIEWS AND OVERSHADOWING

Privacy, views and overshadowing is not applicable for this application.

HERITAGE

N/A

I, therefore, believe that the proposed vegetable shop to an existing commercial building would not have any negative effects to its surrounding environment.