

Statement of Environmental Effects

MODIFICATION OF CONSENT (4.55 2)
FOR
DA-21/2012

FOR PROPERTY LOCATED AT:

UNIT 51, 4 CHARLES STREET
CANTERBURY

Summary of amendments

1. Removal of existing and approved awning of top floor strata unit
2. Replaced by Vergola louvered roof system (awning) as shown on attached architectural plans

STATEMENT OF ENVIRONMENTAL EFFECTS

VISUAL CHARACTER

The proposed amendment will have no the impact on visual character of the area.

PRIVACY

The proposed awning shall not impact upon the privacy currently enjoyed by adjoining properties.

HEIGHT

The proposed amendment will have no the impact on the height of building but does encroach on councils height control. A variation statement is supplied with this application.

CONCLUSION

The amendment will have no impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties as it is to replace an existing structure, therefore involving a negligible environmental impact with the development remaining substantially the same.

Accordingly, it is recommended that the modification of consent be supported.