

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: Amended Facade Submission

ADDRESS: 4 Glensia Avenue, Georges Hall

1.0 EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) has been prepared to accompany the lodgment of an amended facade design for the approved development at 4 Glensia Avenue, Georges Hall. The original Development Application (DA) remains unchanged in all other aspects, and this submission is solely for the purpose of updating the facade in accordance with the revised architectural plans.

2.0 PROPOSAL

The amendment involves modifications to the external facade while maintaining full consistency with the originally approved DA. There are no changes to the building's footprint, height, internal layout, or any other approved elements of the development.

3.0 ENVIRONMENTAL CONSIDERATIONS

The amended facade does not introduce any new environmental impacts. The changes are purely aesthetic and do not affect compliance with planning controls or environmental performance. Key considerations include:

- **Visual Impact:** The revised facade remains consistent with the character of the surrounding area and enhances the streetscape.
 - **No Impact on Structural Elements:** The amendment is limited to external finishes and does not affect structural integrity.
 - **Regulatory Compliance:** The new facade design aligns with Council's development controls and policies.
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4.0 CONCLUSION

The proposed amendment is minor and does not alter the approved development in any way other than the facade's appearance. Given that all other aspects of the DA remain unchanged, we seek Council's approval for the updated facade design as part of the existing DA.

Prepared By:

Campbell Hill Group