

Maria & David Quinn

11 Farnell St

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Lot 867

DP 595584

26/8/2019

Statement of Environmental Effects for Granny Flat

Please note that this statement relates to the property address above.

1. The proposed granny flat will be completely within the existing structure. There are no changes to the outside of the dwelling hence no visual impact on neighbouring properties.
2. The changes to the usage of the area within the proposed granny flat are minimal. The bedrooms and lounge area are existing. **The only change is the inclusion of an internal kitchen & fire door.** There is no impact on neighbouring properties in relation to usage.
3. The deck out to the front has existing brick blade walls 1metres wide giving privacy to the southern and northern properties hence there are no additional privacy issues for neighbouring properties.
4. The existing external walls of the proposed granny flat are of double brick construction as are the walls of the property to the south. There is no impact relating to noise.
5. There is approximately 2.4 metres between the proposed Granny Flat and the property to the south and the existing lounge room window faces the brick wall. There is an existing small bathroom window on the northern side hence there will be no noise impact.
6. There is off street parking & an abundance of on street parking on Farnell Street hence any additional parking requirements will have no impact on surrounding properties.
7. Construct access stair from the garage terrace to the garden bed to the east. No impact to neighbours.

David Quinn

