

Environmental Effects Statement:

Proposal: minor amendment to Addition second bedroom to an existing DA approved 1-bedroom granny flat on a 22-degree sloping site including minor internal wall adjustment and external access stairs to the northern end.

Location: 132 mccarrs creek rd Church point

Introduction:

This Environmental Effects Statement (EES) assesses the potential environmental impacts of adding a second bedroom to an existing 1-bedroom granny flat on a 22-degree sloping site. The proposed development complies with the relevant planning regulations and is designed to minimise environmental effects.

Environmental Impacts:

1. Visual Impact:

The proposed development is within the current DCP building envelope, setbacks and does not exceed the maximum height of 8.5m. And is within the 60m² size limit for secondary building.

The addition of a second bedroom will not significantly alter the visual character of the surrounding area.

The sloping site will be maintained, and the building will blend in with the existing topography.

2. Shadowing and Overshadowing:

The proposed bedroom is setback 6 metres east from neighbouring property to the south, And 1.35 metres side setback southern side, 2.5 metres northern side and well within the building envelope reducing overshadowing. The proposed development is designed to ensure that the neighbouring properties receive sufficient natural light and sunlight.

3. Noise Pollution:

The construction process may generate some noise pollution, but this will be temporary and managed through standard construction noise mitigation measures.

4. Waste Management:

The proposed development will generate some waste during construction, but this will be managed through responsible waste disposal practices.

5. Biodiversity

The proposed development does not encroach on any environmentally sensitive areas or habitats, and therefore will not have a significant impact on local biodiversity. The sloping site will be maintained, and existing vegetation will be preserved.

6. Water and Soil Quality:

The proposed development does not involve any significant changes to the existing stormwater drainage or soil conditions, and therefore will not have a significant impact on water and soil quality. The 3 pier holes required for construction will not disrupt the natural water flow or soil stability.

7. Geotechnical Stability:

The sloping site will be further stabilised through the use of piers, ensuring the structural integrity of the building and preventing any potential landslides or erosion.

Conclusion:

The proposed addition of a second bedroom to the existing 1-bedroom granny flat on a 22-degree sloping site is a minor development that complies with relevant planning regulations. The potential environmental impacts are minimal and can be managed through standard construction practices, responsible waste disposal, and geotechnical stabilisation measures. The development will not have a significant impact on the surrounding environment and is therefore considered acceptable.

Author

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