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Ref: 1156-8-SEE

21st July 2022

STATEMENT OF ENVIRONMENTAL EFFECTS

IN SUPPORT OF A DEVELOPMENT APPLICATION AT Lot No. 21, DP1215153 91B ROGERS STREET, KINGSGROVE

Proposed In-Ground Swimming Pool

INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application on behalf of owners of No. 91B Rogers Street Kingsgrove and relates to the proposed in-ground fibreglass construction swimming pool located within the rear yard of the property.

The subject site is zoned **R3 Medium Density Living** under the provisions of the Canterbury Local Environmental Plan 2012 "Dwelling Houses" as defined under the CLEP and is a permissible form of development `with consent` in R3 zone.

This report will seek to address issues relating to relevant planning controls and assessment having regard to the following controls with consideration to the created positive covenants pursuant to Section 88B of the Conveyancing Act, 1919.

- Canterbury Local Environmental Plan 2012
- Canterbury Development Control Plan 2012

This report will also seek to make an assessment of the proposal having regard to the relevant heads of consideration pursuant to Environmental Planning and Assessment Act 1979-Sect 4.15 (Formally Section 79C) and concludes that the proposal is an acceptable development of the site, is compatible with the zone objectives and relevant design guidelines and controls, has no impact on adjoining properties or the streetscape, is consistent with the scale and form of existing developments in the immediate locality and is therefore worthy of approval,

SITE ANALYSIS

- The site at has a total site area of 318.86 m².
 - The site currently contains a two storey dwelling house and a common wall with No. 91A.
 - The site has an existing vehicular crossing and driveway from Rogers Street.
 - The whole of the site is burdened with an Easement for Stormwater.
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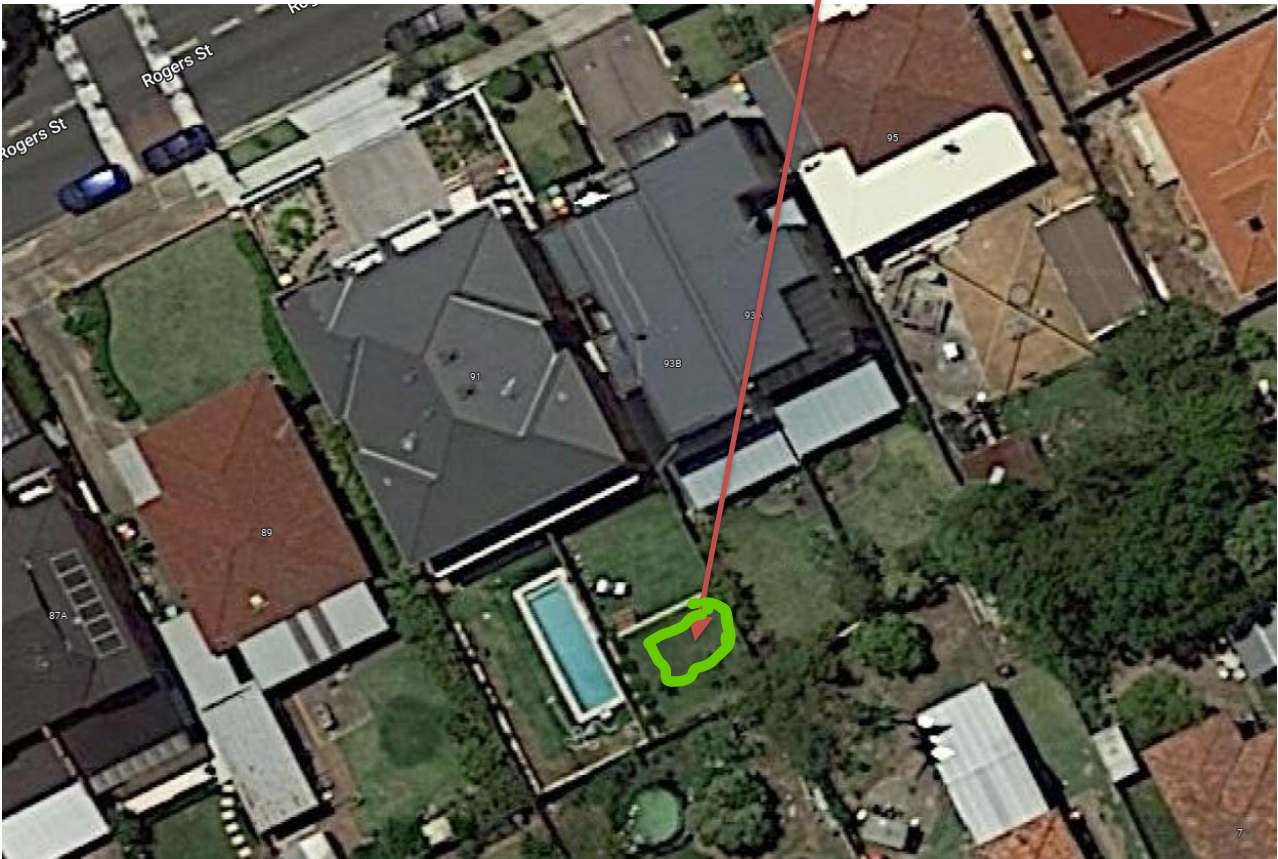
PROPOSED POOL**PROPOSED SWIMMING POOL**

Figure 1: ARIEL VIEW (Source: Google Maps) No. 91B Rogers Street, Kingsgrove

PROPOSED DEVELOPMENT

To construct a 7m x 3.5m, 35,000L inground swimming pool in the rear corner of the property.

ZONING

R3 Medium Density Residential which is permissible construction with Council approval under the CLEP.

PRESENT AND PREVIOUS USES

Previous and existing use of this site is for residential purposes.

BUILDING FORM

The pool is set near existing ground levels to preserve the 1800 high fence height.. Existing ground levels are to remain unchanged.

COMPLIANCE WITH DEVELOPMENT CONTROLS / STANDARDS

The proposal has been designed with consideration to the “*Canterbury Local Environmental Plan 2012*”, the “*Canterbury Development Control Plan 2012*” and the “*National Construction Code*” incorporating “*The Building Code of Australia*”.

Deep Soil Areas

- a) Minimal change to existing.

Topography and Excavation

- a) Pool excavation as necessary.

Building Height

N.A.

Ceiling Height

N.A.

Setbacks

- a) Side setbacks 1.0m and 2.17m. Minimum allowed 1.0m.
- b) Rear setback 2.44m. Minimum allowed 1.0m.

Built-Upon Pool Area

- a) 38.50m².

STREETSCAPE/EXTERNAL APPEARANCE

N.A.

PRIVACY, VIEWS AND OVERSHADOWING

N.A.

DRAINAGE

The backwash and overflow from the pool filter to be connected into the existing sewer system.

FLOODING

N/A

LANDSCAPING (REQUIREMENTS)

Landscaping provisions have been obtained via reference to Canterbury LEP 2012.
Canterbury DCP 2012 Dwelling Houses Section 2. C1.2.4 Landscaping.

Deep Soil Zone required

Minimum 15% of the site area with a minimum dimension of 2.5m.

Provided Deep Soil Zone 81.92 Sq.M. (25.7%)

EASEMENT FOR STORMWATER

The Title Search reveals that there is an Easement for Stormwater that affects the whole Lot.

Terms of the agreement state:

“An easement to drain stormwater to permit the stormwater from the roof of the benefited lot across The roof, along the guttering and through the stormwater pipes of the affected lot while the building erected on the benefited lot at the time of granting this easement shall remain on the lot benefited.”

“Name of the Authority whose consent is required to release, vary or modify the Easement secondly referred to in the abovementioned plan is Canterbury-Bankstown Council.”

It should be noted that the proposed pool does not affect any existing stormwater lines
Council permission is required for the release of this easement restriction.

EROSION AND SEDIMENT CONTROL

A sediment fence is to be installed prior to any ground works taking place.

HERITAGE, ARCHAEOLOGICAL AND ABORIGINAL CONSERVATION

The site is not a heritage item and not in a heritage conservation area nor in an Archaeological and Aboriginal Conservation area. The Local Aboriginal Land Council is “Metropolitan”.

REMOVAL OF TREES

The proposal will not result in the removal of trees over 5 metres which would diminish historical or cultural values of the area, transform the landscape, have a detrimental effect on the streetscape or adjoining properties and are not known to provide a habitat for fauna.

BUSHLAND, FLORA AND FAUNA

The proposal will not result in the removal of protected plant species or fauna habitat.

WASTE MANAGEMENT

All clean excavated material will be removed from the site in accordance with the pool builders waste management plan and will be recycled.

UTILITIES

All utility services are on site (ie: water, sewerage, power) are currently available and there are no issues gaining access to these

ACCESS AND PARKING

Access for excavation machinery is via the front driveway. The proposal will not result in an increase in traffic volumes in the area. On-site parking is available, and the roadway will remain clear at all times.

OPERATIONS AND MANAGEMENT

All works and delivery of materials will be conducted in specified construction hours as per Council’s guidelines.

PUBLIC AUTHORITIES

No advice or approval are required by any public authority other than Sydney Water and the Council.

CONCLUSION

No adverse environmental, economic or social impacts have been identified as resulting from the proposed swimming pool construction.

The proposal is not expected to have an adverse impact on the natural or built environment.

The proposal will not result in any loss of privacy to any adjoining or nearby properties and will offer a high level of amenity to the occupants. Accordingly, it is requested that Council grant consent to the proposal.

The proposal will not affect the already constructed stormwater discharge from both the roof and yards of Lot 1 or the adjoining Lot 2.

We request that the Council favourably consider this application.
