

Suite 1,
505 Balmain Rd,
Lilyfield, NSW 2040
m 0410 699919

9th Aug' 2022

The General Manager
Canterbury Bankstown Council
137 Beamish St,
Campsie, NSW 2194

Dear Sir,

Statement of Environmental Effects - DA Application

Alterations and additions to the existing dwelling 12 Riverview Street, Earlwood Lot B DP 420152

Proposed Pool & Plant Room

1.0 Introduction

On 7th May 2021 development consent DA93/2019 was granted for alterations and additions to the existing dwelling including associated landscaping.

Specifically, the application seeks to provide swimming pool as detailed with accompanying plans.

This submission demonstrates that the proposed pool will create minimal environmental impact subject to Council undertaking the appropriate consideration of the Environmental and Assessment Act, 1979.

2.0 Statutory Planning Considerations

Environmental Planning and Assessment Act 1979

3.2 Canterbury Local Environmental Plan 2012

Compliance Table:

Site: 531.3m2	Approved DA 93/2019	
Height	Max RL29.22	No Change
FSR	278m2 (0.52:1)	No Change
Wall Height	Max 5.8m	No Change

3.0 Canterbury Development Control Plan 2012

Having regard to the applicable Development Control Plan provisions we are satisfied that the modifications sought will not alter the developments performance when assessed against the applicable controls & the approved development

Comment/Compliance

3.1 – Minimum lot size and frontage

The site has a frontage of 18.525m, and complies with the minimum 15m requirement.

3.2 – Site Coverage

The site has an area of 531.3m², and the maximum building footprint area is 330m².

Refer to Drawing A114, the proposed building has a site coverage of 330m², and complies.

3.3 – Landscaping

The site has an area of 531.3m², and the minimum landscape area is 20% of the site area.

The application proposes a deep soil landscape area of 148m², representing 28% and complies.

3.4 – Stormwater Management

As indicated in the specifications provided within the architectural plans, all sewerage and drainage shall comply with the requirements of Sydney Water and Council's drainage specifications.

In particular, the submitted stormwater concept plan illustrates a stormwater system that has been designed to capture all water run-off from all hard surfaces to minimise any nuisance/overflow impacts upon adjoining properties and the street. Stormwater will be collected where possible for re-use and the remainder filtered prior to discharge into Council's stormwater system.

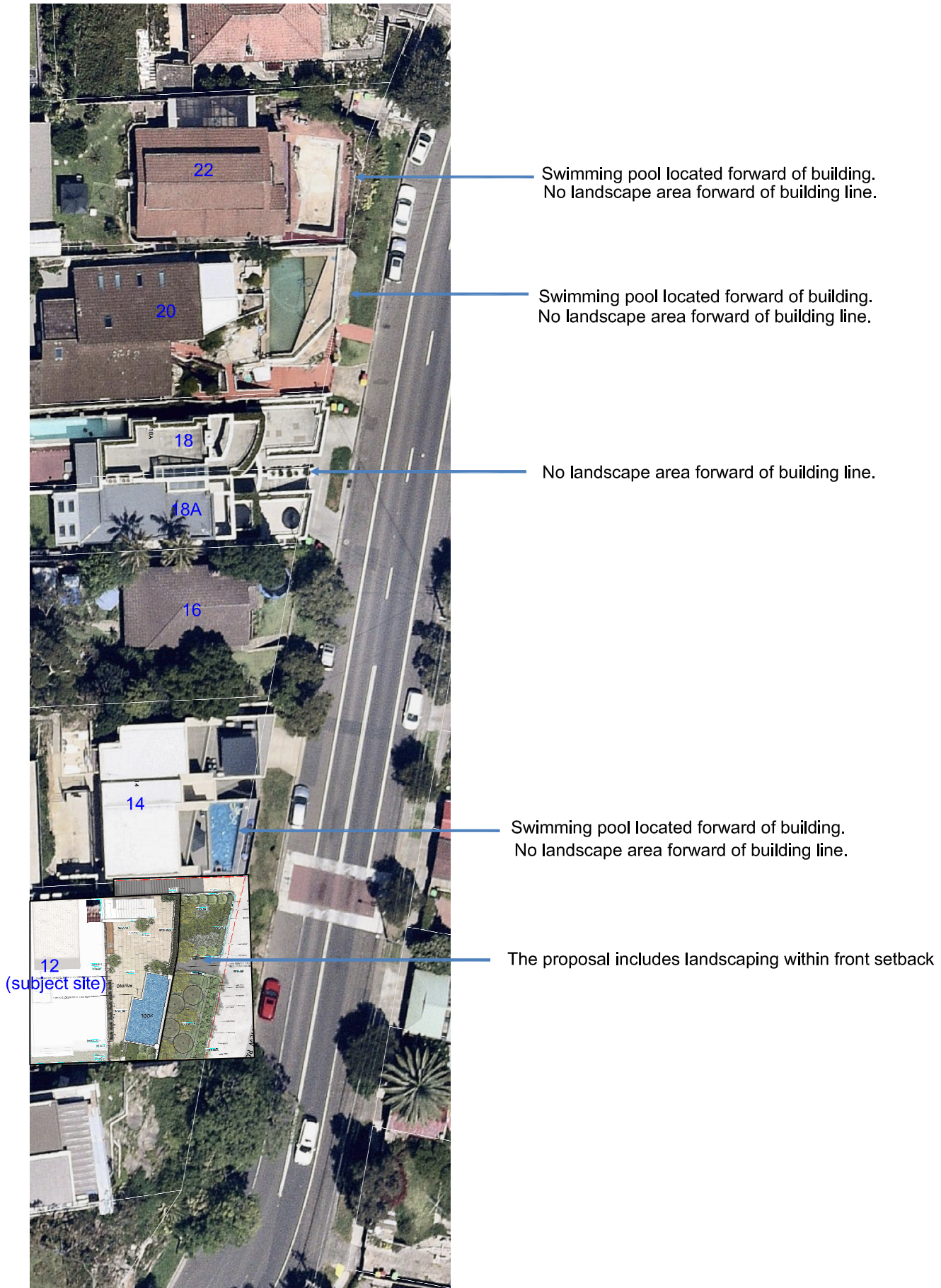


Diagram 1.
Existing streetscape character forward of the building line.

Site: 531.3m2	Approved DA 93/2019	Proposed	
Front Setback	Nil Setback	Nil Setback	No Change
Side Setback	1.5m (west), 1.23m (east)	1.5m (west), 1.23m (east)	No Change
Rear Setback	5.01m – No change	5.01m – No change	No Change
Landscaping	148m2 (28%)	148m2 (28%)	No Change
Site Coverage Max. 330m2	280m2	280m2	Complies

4.0 Proposed pool added - Level 1 - Entertainment

Pool located under landscaped floor over, landscaping forward of proposed structure to remain as per approved DA.

The proposed location complies with required side setback & has no impact on the amenity of adjoining dwellings in relation to Acoustic & Visual Privacy.

"Refer to Diagram 1. - Demonstrating adjoining dwellings with pools located within front setback with no associated landscaping.

The proposed swimming pool is well setback from front & side boundaries & provides landscaping in front of structure.

4.0 – Amenity

Solar Access and Overshadowing

Maintains 2 hours of solar access to the private open space and primary living areas of the adjoining dwellings on 21 June.

No change to approved

Visual Privacy

The proposal has been designed to minimise the potential for overlooking from the proposed additions by way of orienting habitable areas and open space towards the street. Limited building opening to either side boundary and the provision of screen planting have also been integrated into the design to ensure a high level of visual privacy.

Acoustic Privacy

No significant acoustic impact on adjoining properties is expected to result from the proposed pool

5.0 Conclusion

Overall, the development will provide a positive urban development outcome for the site, and the locality. It has been designed to satisfy Council's desired future character for the local area, and has been designed to limit impacts upon adjoining properties.

The proposal sought will not compromise the streetscape or residential amenity outcomes as achieved through the approval of original scheme, maintaining deep soil landscape areas within front setback.

This submission demonstrates that the proposed swimming pool will have minimal environmental impact, subsequent to Council undertaking the appropriate assessment the proposal is worthy of approval.

Please not hesitate to contact me to discuss any aspect of this submission.

Yours Faithfully

CAD DRAFT P/L

JOHN DENTON

