

STATEMENT OF ENVIRONMENTAL EFFECTS

Date- 27th June 2023

Site- 23 Roslyn Street Ashbury 2193

Lot- B

DP- DP311481

Area- 430.0m²

Proposal- Installation of a fibreglass
swimming pool

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23 Roslyn Street Ashbury 2193

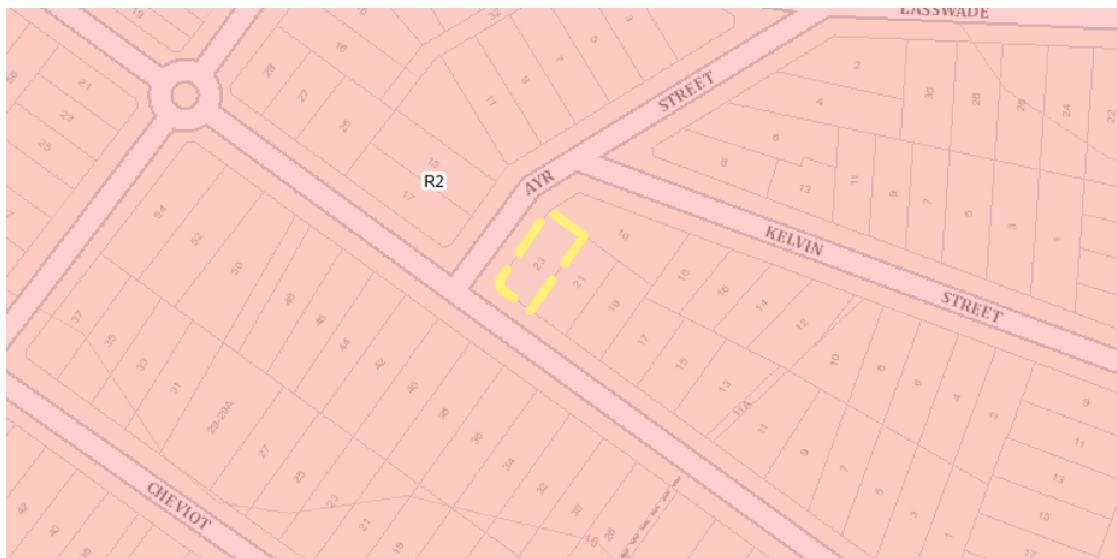
Introduction

The following document serves to provide detail in relation to the proposed development at the abovementioned address, and to provide all necessary evidence to demonstrate the compliance and consideration of the proposed works with Canterbury Bankstown Development Control Plan 2023 and Canterbury Bankstown Local Environmental Plan 2023. It serves to outline any likely, and or potential impacts which the development may have, compliance with the DCP and, measures proposed to be taken to alleviate these impacts. The following issues have been addressed;

- 1. Site suitability**
- 2. Present and previous uses**
- 3. Development Proposal and Compliance**
- 4. Privacy, Views and Overshadowing**
- 5. Stormwater Drainage Statement**
- 6. Social and Economic Impact on Locality**
- 7. Summary**

1. Site Suitability

The property in question is 23 Roslyn Street Ashbury 2193 (LOTB/-/DP311481). The property is currently occupied by a two storey brick and clad dwelling and has a total area of 430.0m². The site in question is within a R2: Low Density Residential zone as per the Canterbury Bankstown Local Environmental Plan 2023.



The locality is characterised by a combination of single and two storey dwellings which are either of face brickwork, clad or cement rendered finish. The proposed swimming pool installation with surrounding landscaping will maximise the usability and aesthetic appeal of the property's yard, whilst also maintaining that a very large portion of the rear yard will remain as open lawn and landscaped area. The proposed swimming pool installation proposal is not out of keeping with the surrounding environment and existing homes, setting a desirable precedent for future developments.

The property is not affected by any bushfire, mine subsidence or landslip requirements. The site has been identified to be within the probable maximum flood as per Planning Certificate 10.7 which will be managed in accordance with council regulations. Moreover the site has also been identified as being within a heritage conservation area and a separate Heritage Impact Statement has been provided as part of the DA submission. There are no other known restrictions or easements on the property.

2. Present and previous uses

The purpose of the proposed development is for private family recreational purposes.

3. Development Proposal and Compliance

The DA proposes to;

- Install an in-ground, pre-fabricated fibreglass swimming pool (2.5m x 7m) with a tiled surround and proposed landscape surrounds.
- Install proposed regulatory pool fencing as per DA plans submitted.

The proposed location of the fibreglass swimming pool at the rear of the house, will improve the usability and aesthetic appeal of the rear yard. The space adjoins an existing would benefit greatly from an improved design and landscaping incorporating a mix of soft and hard landscaping.

The proposed design of the pool and associated surrounds intend to create a family friendly, useable outdoor space. The pool is to be surrounded with a combination of concrete and pavers, as well as pool fencing. The pool has been designed with a very modest pavement surround on all four sides, ensuring that a significant portion of the rear yard is maintained as lawn and garden areas. The proposed location of the pool will also allow for clear access from the existing rear dwelling area as well as the existing covered pergola area.

The location of the pool, including the proposed height, and its surrounds, was directly influenced by the location of relevant Council setbacks, the desire to increase the useability of the site, the slope and aspect of the existing site, the existing access from the front of the house, the ability to see the pool from the rear of the home as well as from the existing sunroom (for safety reasons), the desire to create a seamless pool and landscaped area, and the consideration of the pool in terms of access to sunlight.

The pool design and layout has been planned to blend with the surrounding garden, with the existing deck area to be an area from which children can be supervised whilst in the pool area. The balance of the proposed pool surrounds is to allow pedestrian access for cleaning and a safety area.

Setbacks

The swimming pool waterline has been sited at 1m from the side secondary boundary and 5.2m to the rear boundary. The pool is well separated from any adjoining residence, and this will ensure that privacy for adjoining residents will be maintained. These setbacks also comply with Bankstown Development Control Plan 2015.

Finished Level

The swimming pool will be installed such that the area surrounding the pool will be no more than 250mm above or below the existing ground level ensuring that it will be in-line with Council DCP and Australian Standard requirements.

Site/Landscape area – the total site area is 430m². As per the Bankstown Development Control Plan 2023, the minimum required landscaped or naturally vegetated area for residential development as a percentage of the total site area is 15% for lots up to 449m². The proposed pool and landscape plan is compliant with this requirement. Private Open space requirements as per DCP(Part 5 - Residential Accommodation – 2.10 POS) stipulate that area (behind the front building line) must be a minimum of 80sqm with a minimum width of 5m, therefore this proposal complies with the POS area requirements.

Fencing - the pool is to be fenced to comply with the Swimming Pools Act 1992 the location of the pool fence has been sited on the Site Plan.

Pool Filter - The pool pump and all associated equipment will be designed such that they are sound insulated to ensure that any noise created will not exceed more than 5dD(A) above the existing background noise and they will be installed at location away from any private open space.

BASIX - Due to the volume of pool water for the proposed pool being less than 40 000 litres, a BASIX is not required for the application.

4. Privacy, Views and Overshadowing

There will be no detrimental impact on the adjoining properties because of this development, nor there will be any overshadowing created as a result of this development.

The proposed swimming pool area has been designed with visual privacy in mind. Screening plants have also been proposed to the pool area boundaries for additional privacy controls.

The area surrounding the pool is not being constructed to form an entertaining area, rather to form modest pedestrian access around the pool, therefore there will be an extremely low impact on acoustic privacy.

5. Stormwater Drainage Statement

Overflow from the pool will be connected to the Mains Sewer. This has been indicated on the Site Plan. Erosion and sediment measures will be in place prior to the commencement of construction. As indicated on the waste management plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geo-textile fabric to prevent any sediment being washed onto the street and into the storm water system. All existing concrete will be disposed of correctly as per waste management plan attached as part of this DA submission.

6. Social and Economic Impact on Locality

There will be no adverse social or economic impacts arising from this development.

7. Summary

- a) The proposed works will have nil effect on the ecological, scientific, or aesthetic values of the area. The proposed works are proportionate to the site in terms of scale have been sited to suit the natural slope of the site.
- b) A satisfactory portion of this site is to be maintained as open landscaped area. The total soft landscaped area will be greater than the minimum stipulated in DCP as per DA plans attached to this submission.
- c) The scale of the pool and landscaped surrounds in relation to the balance of the site, will ensure that the proposal will in no way dominate the site.
- d) The materials and finishes of the proposed pool and surrounds, will ensure that the finished project will compliment both the existing house, and the surrounding properties.
- e) The proposal will have no impact on the existing vehicular access to the site.

- f) The proposed pool and surrounds will have no negative impact on the existing sunlight on property, the level of the proposal will not affect the sunlight.

It is expected that surrounding neighbouring properties will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped we will be permitted for mediation to occur in order to resolve any issues.

In conclusion, the proposal is permissible within the zoning and complies with Canterbury Bankstown Development Control Plan 2023 and Canterbury Bankstown Local Environmental Plan 2023, the Building Code of Australia and Swimming Pools Act 1992.

All DCP controls, requirements and planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high-quality development that will enhance the locality.

Consideration has been given to matters listed in the relevant Local Environmental Plan and Development Control Plan, concluding that the development warrants approval.



Locality Aerial View – 23 Roslyn Street Ashbury 2193 | Source: Six Maps