



# STATEMENT OF ENVIRONMENTAL EFFECTS

## PROJECT:

Proposal of swimming pools, sunken lounges and cabanas at the read of each dual occupancy

## ADDRESS:

60 Valley Rd Padstow Heights

## CLIENT:

Mick

## DATE:

27.03.2024

## Campbell Hill Group

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## 1.0. EXECUTIVE SUMMARY

On behalf of our client and developer of the project above, we hereby lodge a development application and this Statement of Environmental Effects for the proposal of the construction of swimming pools, sunken lounges and cabanas at the rear of the approved dual occupancy.

The development application is accompanied by a site plan, which illustrates the site characteristics such as topography, existing built-forms and location of amenities. The Statement of Environmental Effects provides a detailed assessment of the development proposal against all relevant Environmental Planning Instruments and Development Control Plans.

## 2.0. SITE AND SURROUNDINGS

The development site is an irregular shaped allotment. The development site is predominant South orientation with a total site area of 738.76m<sup>2</sup>. The development site has a primary frontage to Valley Rd of 15.24m. The development has a North side boundary measuring 15.24m, a West side measuring 48.48m and an East side measuring 48.46m. The subject site has a slope across the site towards the front. Vehicular access to the site is from Dutton Street. The development site currently contains a two storey dwelling proposed to be demolished. The site is identified as Lot DP 30835. The surrounding locality is predominately characterized by detached single storey dwelling houses of brick or clad construction. The subject allotment is a R2 Low density residential zone.

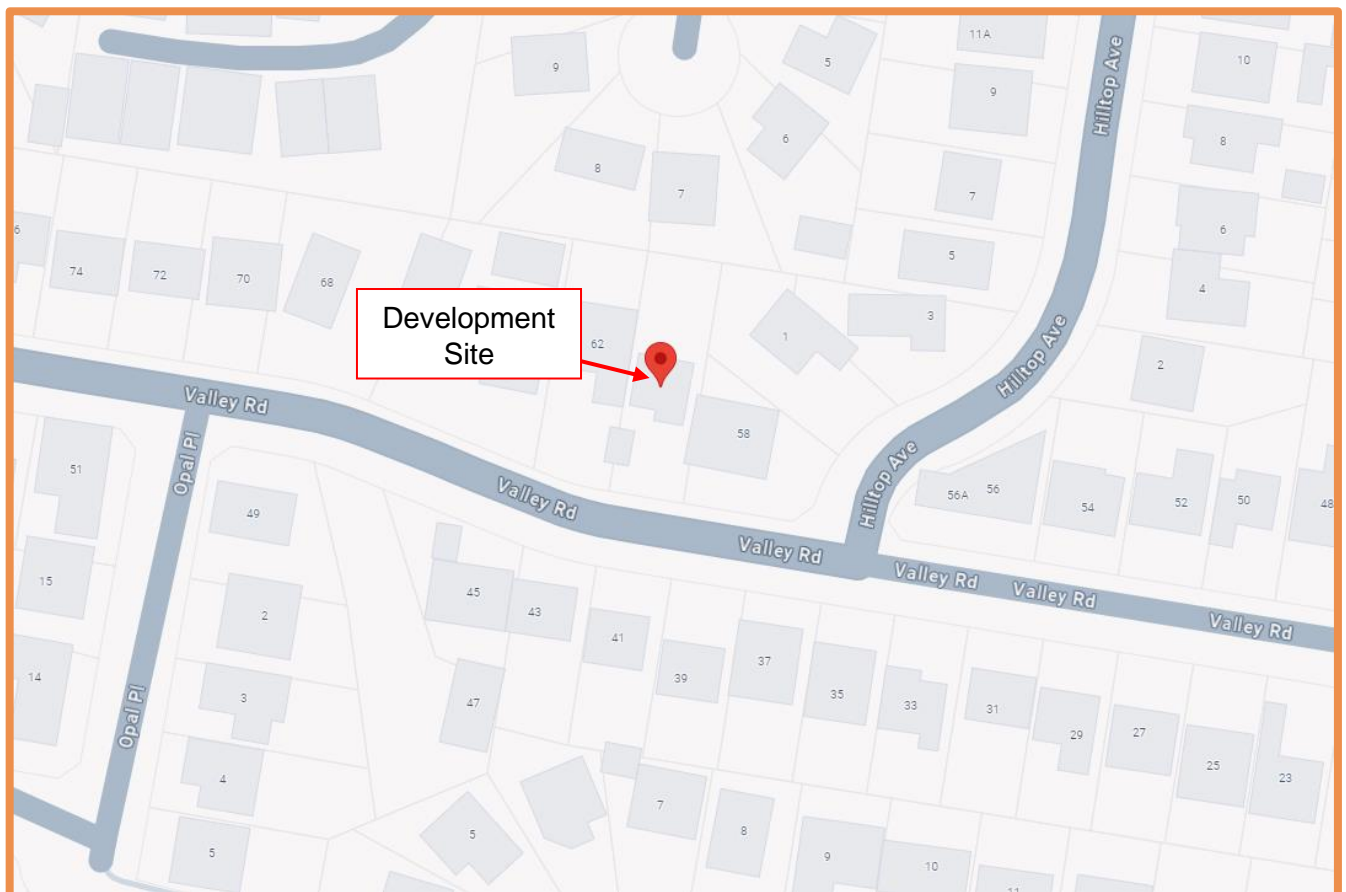


Figure 1: Aerial Photograph of Development Site (Source: Google)

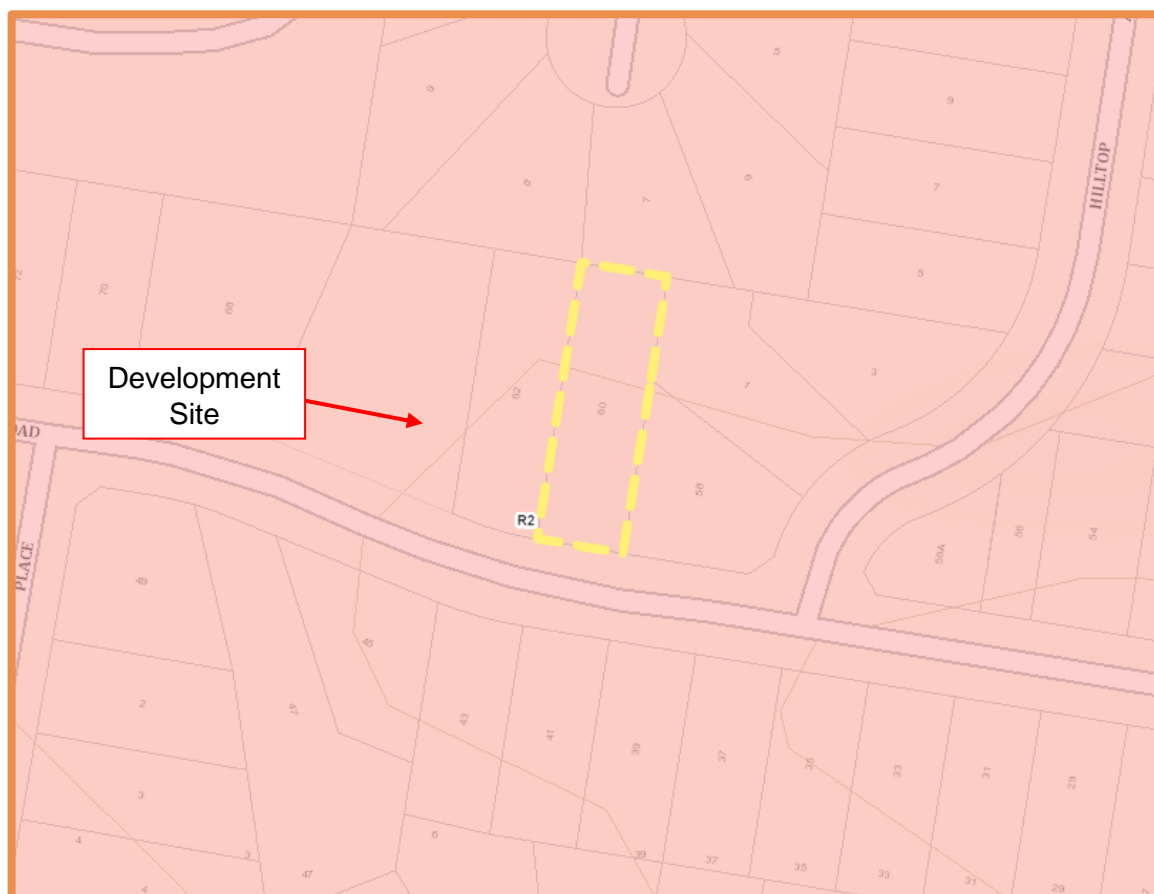


Figure 2: Zoning Map of Development Site (Source: NSW Planning Portal)



Figure 3: Street view of Development Site (Source: Google)

### 3.0. PROPOSAL

The Development application seeks approval to construct swimming pools at the rear of each approved dual occupancy.

The specific details of the proposal are as follows:

- Each swimming pool has the capacity to hold 25KL of water with the deepest end being 1.8m deep and the shallow end being 0.9m deep.
- Cabanas with overhanging concrete roof and wall heights not exceeding 3m
- Sunke lounges

### 4.0. DEVELOPMENT COMPLIANCE

The following Planning instruments have been considered in the planning assessment of the proposal.

- Bankstown local environmental Plan (BLEP) 2023
- Bankstown Development Control Plan (BDGP) 2023

#### 4.1. BLEP 2023 Compliance

The BLEP 2023 contains a number of principle development standards which are discussed with respect to the proposal as follows:

DEVELOPMENT PROVISION	PROVISION	COMMENT	COMPLIANCE
CLAUSE 4.1A MINIMUM LOT SIZES AND SPECIAL PROVISIONS FOR DUAL OCCUPANCIES	Development consent must not be granted to development for the purposes of dual occupancies on a lot in Zone R2 in Area 1 unless the lot is at least - For dual occupancies (attached) 500m <sup>2</sup>	The proposed site has a total area of 738.76m <sup>2</sup>	Development complies
	The width of the lot at the front building line is at least - for dual occupancies (attached) 15m	The proposed site has a total lot width of 15.24m	Development complies
	Development consent must not be granted to the subdivision of a dual occupancy in zone R2 in Area 1 unless each resulting lot will be at least - for dial occupancies (attached) 250m <sup>2</sup>	Each subdivided lot has a total area exceeding 250m <sup>2</sup>  Dwelling 60 has a lot size of 369.29m <sup>2</sup>  Dwelling 60A has a lot size of 369.40m <sup>2</sup>	Development complies
CLAUSE 4.3 - HEIGHT OF BUILDINGS	The height of a building on any land is not to exceed the	The proposed development does not	Development Complies



	maximum height shown for the land on the Height of Building Map.  MAX HEIGHT = 9m	exceed a height of 9m at any point	
CLAUSE - 4.4 FLOOR SPACE RATIO	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space ratio Map.  FSR = 0.5:1	Overall FSR = 0.49:1  <b>DWELLING 60</b> MAX FSR ALLOWED = 184.65m <sup>2</sup> TOTAL FSR PROPOSED = 176.92m <sup>2</sup>  <b>DWELLING 60A</b> MAX FSR ALLOWED = 184.70m <sup>2</sup> TOTAL FSR PROPOSED = 183.76m <sup>2</sup>	Development Complies

## 4.2 BDCP 2023 Compliance

The Bankstown development Control Plan 2023 is applicable to the proposed development. The key controls are discussed in the table as follow:

Chapter 5 Residential Accommodation Section 13 Ancillary Developments			
CONTROLS	REQUIREMENTS	PROPOSED	COMPLIANCE
13.12 – 13.14  SWIMMING POOLS AND SPAS	Swimming pools and spas must locate behind the front building line.	Both proposed swimming pools are located behind the approved dual occupancy	Development Complies
	The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 m.	The proposed setbacks from the swimming pools and site boundary exceed 1 m.	Development Complies
	Where Council allows swimming pools/spas within 30 metres of the high water mark of the Georges River and its tributaries: (a) the maximum height of the swimming pool/spa is 300mm measured above the ground level (existing); and (b) the swimming pool/spa fence must be an open style fence.		N/A

## 5.0. CONCLUSION

In conclusion it can be considered that the proposed development at No.60 Valley Rd Padstow Heights is a development that has been designed generally in accordance with the applicable EPI's and DCP's. The proposed development has been designed to accommodate the existing site attributes and is of an appropriate bulk and scale. The proposal has also incorporated design techniques to alleviate any detrimental privacy or overshadowing on adjoining sites.

The proposed development has been designed having regard to the existing and desired future character of the area. The proposed development is considered consistent with the objectives of the R2 Low Density Residential zone and will provide for an aesthetically pleasing design and planning outcome.

Yours Faithfully,

Campbell Hill Group

Prepared By,

*K.N*