

STATEMENT OF ENVIRONMENTAL EFFECTS



**PROPOSED INGROUND
SWIMMING POOL
AT**

**No. 18 ENRIGHT STREET,
EAST HILLS**

This Statement of Environmental Effects (SEE) accompanies a development application to Canterbury Bankstown Council for consent to carry out an inground swimming pool No.18 Enright Street, Est Hill that addresses the CBLEP 2023 and CBDCP2023.

SITE DETAILS

Address	No 18 Enright Street, East Hills.
Lot Number and Deposited Plan	LOT 95 DP35736
Local Government	Canterbury Bankstown Council
Site Area	682.8 square metres
Zone	R2 Low Density Residential
Existing Residence	The existing single storey brick dwelling with attic.

SCOPE OF WORKS

The shape is a rectangular block with a total site area of 682.8square meters.

The site orientates from South to North. The site has a natural fall to the front.

The site consists of a single storey dwelling with an attic.

The proposal is to build an inground swimming pool in the rear yard.

The site is not a heritage site and not in a heritage conservation area. It does not adjoin any heritage buildings and items.

Adjoining the site on all sites are residential developments.

A Stormwater Systems Report was issued by Canterbury Bankstown Council with reference number WP-SIAONL-655/2025, which verified a flood study is not required.

DESCRIPTION OF THE PROPOSAL

The proposal is to build an inground swimming pool.

It will be located in the rear yard, close to the eastern side boundary and rear boundary.

It will consist of a spa and the pool equipment box will be located behind the existing garage.

Also, behind the garage, a 4300litre rainwater tank is proposed to be located.

The pool is to be assessed under Bankstown Canterbury DCP 2023 objectives and controls for swimming pools and CBLEP 2023.

The site is Acid Sulphate – Class 5 effected. The proposed inground pool will not have works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the water table is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

BELOW ARE PHOTOS OF THE EXISTING DWELLING AT No. 18 ENRIGHT STREET, EAST HILLS.



Swimming pools and spas

13.12 Swimming pools and spas must be located behind the front building line.

13.13 The minimum setback between the waterline of swimming pools/spas and the site boundary is 1 metre.

Comments – Proposed pool along the side and rear boundary has a 1m setback to the water's edge.

13.14 Where Council allows swimming pools/spas within 30m 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

Comments – The pool above will not have a ground level above 300mm.

(b) The swimming pool/spa fence must be an open style fence.

Comments – Pool fencing is proposed to be glass.

Design Guidelines

Council Requirement	Required / Permissible	Proposed	Compliance
FSR	Bankstown LEP 2015 Allowable F.S.R 0.5:1	NO WORKS TO THE EXISTING DWELLING	Yes
Front Setback	Required as per Bankstown DCP 5.5m	Pool is proposed in the rear yard.	Yes
Rear and Side Setbacks	Water line setbacks – 1m.	Rear and side setbacks are proposed 1m from the water's edge.	Yes
Height	LEP Map 9.0m	The pool is inground and is well below the 9m height limit.	Yes

Energy

Basix Certificate has been lodged with the DA.

Conclusion

The proposal is generally consistent with the relevant DCP of Bankstown.

There will not be any impact on the neighboring properties due to it complying with the relevant planning standards of the Canterbury Bankstown LEP2023 and controls of the Canterbury Development Control Plan 2023.

The proposal does not contravene any of the R2- Low Density Residential will not result in any impacts to the neighboring properties in terms in overshadowing, privacy, scale and bulk.

The proposed materials are compatible with the adjoining developments and will not deter from the character of the streetscape.