



Statement of Environmental Effects

46 Tracey Street, Revesby NSW 2212

Swimming Pool

Canterbury Bankstown Council

CONTENTS

INTRODUCTION

This Statement of Environmental Effects (SOEE) is submitted to Canterbury Bankstown Council (the Council) as part of a Development Application (DA) for a proposed swimming pool.

This SOEE describes the site, its environs and the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act)

Subject Site

The site of the proposed works is at

46 Tracey Street, Revesby NSW 2212

The block be legally identified as LOT: 5 and DP: 535289.

Description of the proposed

The DA seeks development consent for the following:

Fiberglass Swimming Pool

Applicable statutory & non-statutory plans / policies

Bankstown LEP 2015

Bankstown Development Control Plan 13 July 2016

Canterbury Development Control Plan 20 Jan 2017

Description of subject site

The subject site is commonly known as 46 Tracey Street, Revesby NSW 2212

The block be legally identified as LOT: 29 and DP: 31292.



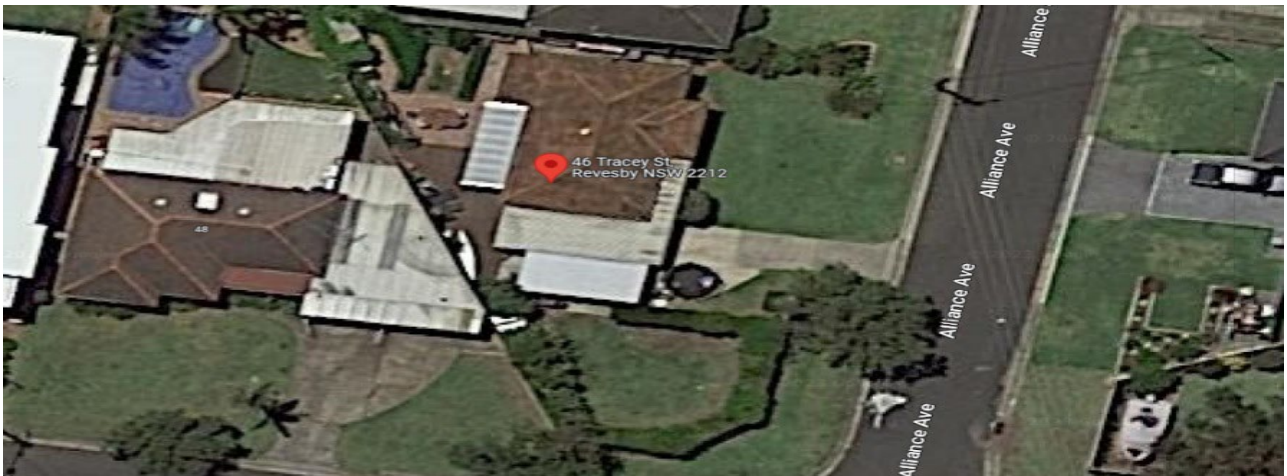
SITE ANALYSIS

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The site is regular in shape.

The subject site has a primary road frontage of 26.822mts and has an average depth of 27mtrs for an overall site area of 550.1m2.

The property currently contains a single-story dwelling



Adjoining land use & Locality character

The locality is characterized predominantly by Residential Landscape.



SITE ANALYSIS

Zoning

R2 Low Density Residential

The proposed works are permissible under this zoning and complimentary to the objectives of said zone.

Permitted without consent

Home occupations

Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Hospitals; Information and education facilities; Jetties; Oyster aquaculture; Places of public worship; Pond based aquaculture; Public administration buildings; Recreation areas; Respite Day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Senior's housing; Tank-based aquaculture; Water recreation structures; Water supply systems

Prohibited

Any development not specified in item 1 or 2



MATTERS FOR CONSIDERATION

Compliance and Non-compliances with relevant development controls

REQUIREMENTS	PROPOSED	COMPLIANT
<p>Bankstown DCP 2015 Objectives</p> <p>14.12 Swimming pools and spas must locate behind the front building line.</p> <p>14.13 The minimum setback between the waterline of swimming pools / spas and the allotment boundary is 1 meter.</p> <p>14.14 Where Council allows swimming pools / spas within 30 meters of the high-water mark of the Georges River and its tributaries:</p> <p>a) the maximum height of the swimming pool / spa is 300mm measured above the ground level (existing); and</p> <p>b) the swimming pool / spa fence must be an open style fence.</p>	The proposed pool will be located in the Side Yard	No
Privacy for Neighbouring properties:	The pool is in a landscaped area	Yes
Trees to be removed:	Nil	Yes
Drainage:	Stormwater will drain to Stormwater drain	Yes
Fencing	Pool fencing will comply with Australian Standards	Yes
Landscaping:	The site is full of trees	Yes

Non-compliances with development controls

As per the submitted compliance table, a review has been conducted of the proposed against the applicable development control plans as identified in preceding sections (Applicable Statutory and Non-Statutory Plan/Policies).

MATERS FOR CONSIDERATION

Context and Setting

The proposed in its current form is envisaged to impart no adverse impacts in this regard. It complements the existing and envisaged development patterns and imparts negligible effects on the locality character.

The proposed will act to enhance the socio-economic values of the locality whilst assisting the continued viability of the subject site by enabling responsible development thereof.

Access Traffic and Utilities

The subject site and proposed is not envisaged to impart any notable impacts on traffic conditions for the locality and will utilize existing access provisions.

All required utilities are provided to the site and the proposed is again envisaged to impart negligible impacts or increased strain on these services.

Environmental Impacts

No significant environmental constraints have been identified on the subject site, though regardless no adverse effects are envisaged in this regard.

Flora and Fauna Impacts

No significant ecological communities of species have been identified on the subject site and minimal disturbance to any existing flora or fauna is envisaged.

Social and Economic Impacts

The proposed development will result in beneficial social and economic effects being imparted not only on the site but also on the surrounding locality by the inclusion of the swimming pool with pool decking and secondary road frontage wall fence.

Acoustic Impacts

It is anticipated that nil to negligible adverse impacts will be incurred pertaining to noise levels at the site locality. The proposed development does not envisage any adverse acoustic impacts as a result of the proposal obtaining consent.

Waste Management

All construction waste is to be appropriately removed from site as per the submitted waste management plan. Ongoing waste generated through occupation of the site is to be disposed of as per council's waste management regulations and services.

Natural and Technological Hazards

A preliminary assessment of the available information has not identified any such hazards.

Historical and Archaeological Aspects

Consideration to the sites historical and archaeological aspects are non-applicable in this regard. The subject site has no such aspects associated with it as outlined in the Section 10.7 certificate produced by council and no indicative features have been identified to warrant further consideration.

CONCLUSION

Public Interest

The scope of the proposed is arguably not significant enough to engage public interest considerations. With that said the proposed is envisaged to impart enhanced socio-economic amenity to the immediate locality.

Support for the proposed is deemed to be in the public interest through the continuation of viable development in the area, allowing adaptation to the transforming fabric of development inherent to build form frameworks.

CONCLUSION

The Statement of Environmental Effects has been prepared to consider the environmental, social and economic impacts of the development.

The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality.

The proposal incorporates appropriate design consideration to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighborhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development as described in this application is reasonable and supportable, and worthy of approval by Canterbury Bankstown Council.