



**Proposal: Two Storey  
Dwelling House with  
Attached Garage,  
Retaining Walls &  
Removal of Street Tree**

**Location: 15 Hendy  
Avenue, Panania**

**Applicant: Krystal Sharan,  
Susan Sharan, Andrew  
Sharan and Scott Wise  
C/- PPlan**



# Statement of Environmental Effects

## 1.0 REPORT SUMMARY

### 1.1 Proposal

Proposal:	Single Storey Dwelling House with Attached Garage
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### 1.2 Site Details

Address:	15 Hendy Avenue, Panania
RPD:	Lot 32 on DP26037
Site Area:	714.35mm <sup>2</sup>
Easements:	Nil
LEP:	Bankstown Local Environmental Plan 2015
DCP:	Bankstown Development control Plan 2015
Zone:	R2 – Low Density Residential

### 1.3 Nature of Development Application

Type of Development:	Two Storey Dwelling House with Attached Garage & Retaining Walls
Approval Type:	Development Permit
Proposed Use as Defined:	Dwelling House
Category of Assessment:	Permitted with Consent

### 1.4 Owner and Applicant Details

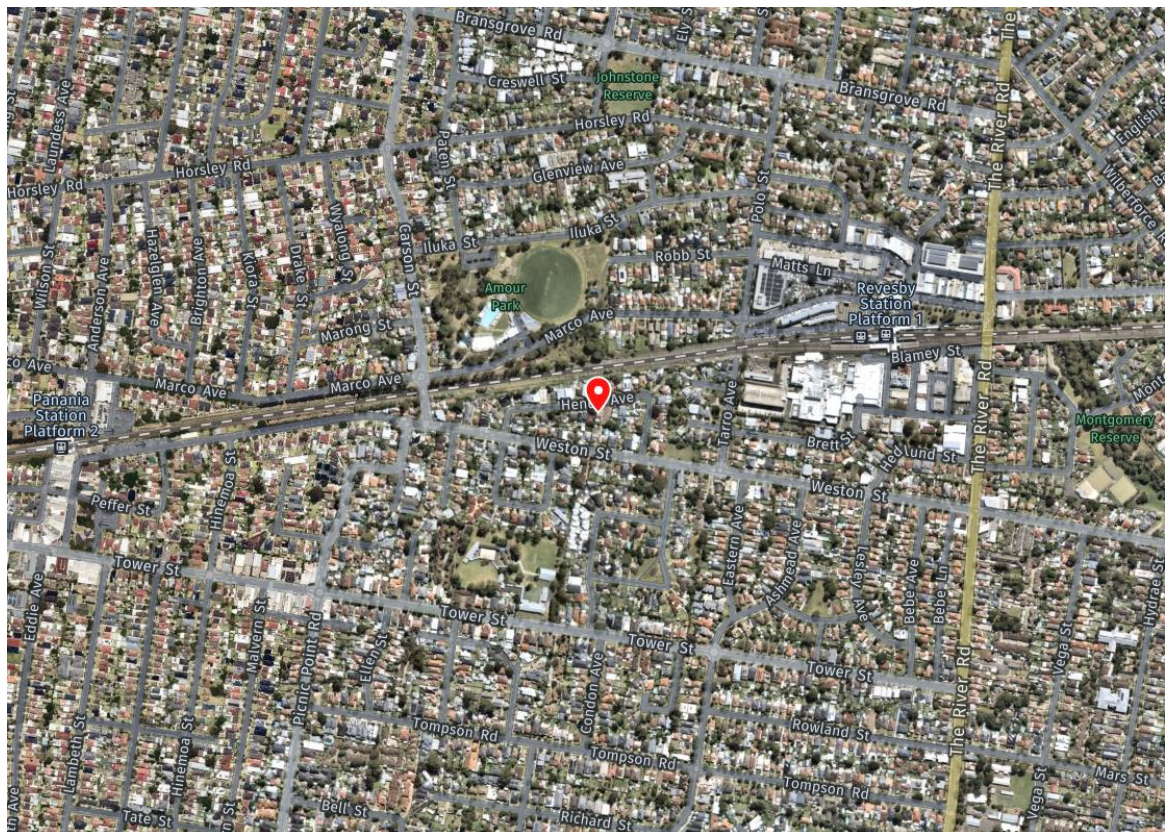
Applicant Name:	Coral Homes Pty Ltd
Owner Name:	Krystal Sharan, Susan Sharan, Andrew Sharan And Scott Wise C/- PPlan
Contact Name:	PPLAN – Blair McPherson
Phone:	07 3069 5795
Email:	town.planning@pplan.net.au



2.1 Aerial Photos



Subject Development Site – Nearmaps (19<sup>th</sup> March 2023)



Subject Development Site Locality – Nearmaps (6<sup>th</sup> December 2022)

## **2.2 Site Details**

The subject site is the lot found at 15 Hendy Avenue, Panania or as it is formally identified as Lot 32 on DP26037. The lot has a total area of 495m<sup>2</sup> and is zoned by the Bankstown Local Environmental Plan 2015 as R2 Low Density Residential. The development site is identified as containing an established single storey dwelling house which is to be demolished prior to the construction of the proposed dwelling. The sites locality consists largely of low-density residential land uses to the north, south, east, and west with some mixed use and commercial developments surrounding the train station to the west.

## **2.3 Access**

The site has a frontage to Hendy Avenue of 14.6m. There is currently a crossover in place at the left of the site's frontage to the street, this is to be removed as part of the established dwellings demolition. A new crossover will be put in place as part of the proposed dwellings works located at the right of the site's frontage to the street. The proposed driveway will have a width of 3500mm.

## **2.4 Vegetation**

The site will be cleared of any landscaping vegetation as part of the predevelopment works. It is noted that the sites frontage is constrained by a street tree, it is requested this tree be removed to allow for the construction of the required crossover.

## **2.5 Topography**

As detailed by the provided site plan, minor cut and fill works will be required to get the necessary pad level of 19.050m AHD. A proposed maximum cut of and fill of 600mm is required. This will result in some small retaining walls located at the front and rear of the dwelling which will have a similar height of 600mm at their tallest.

## **2.6 Constraints**

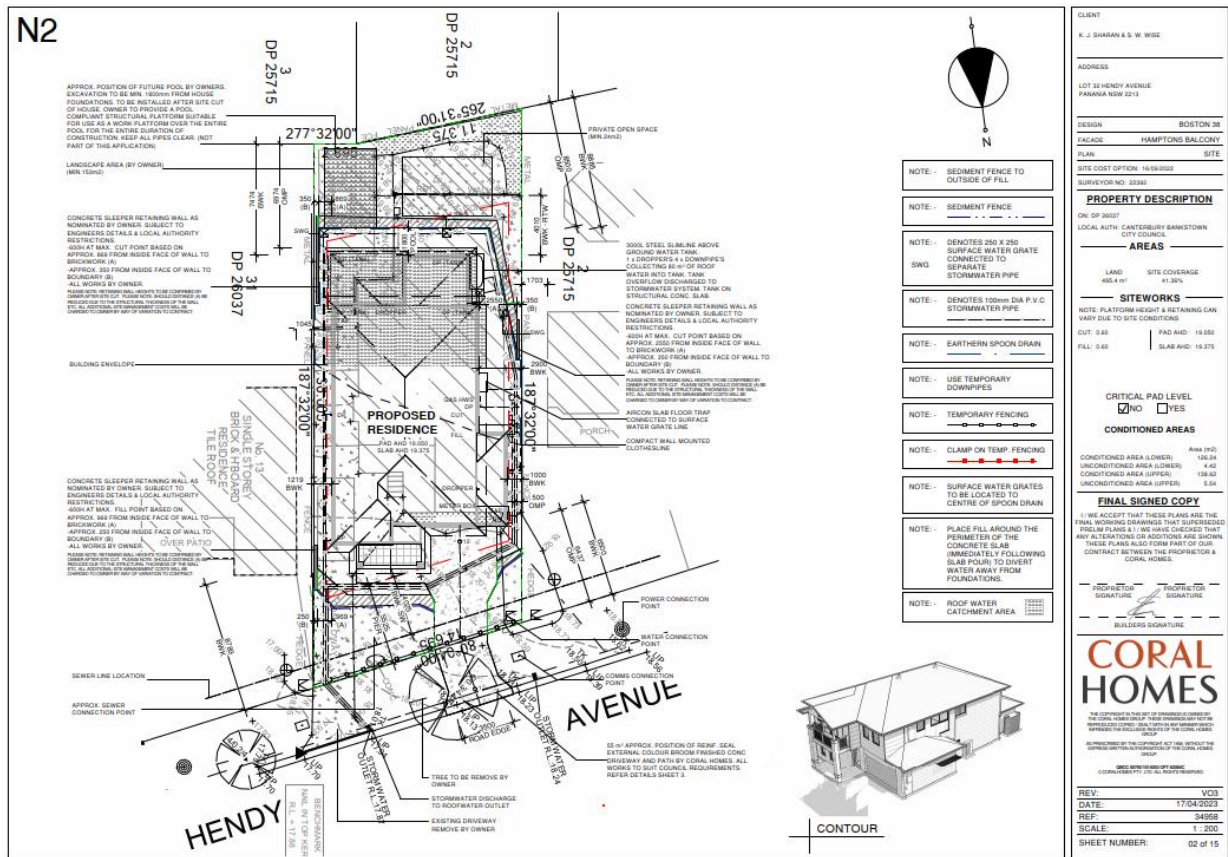
The proposed development site is not identified as being mapped within any environmental areas which would constrain the development and the lot.

No easements or covenants further burden the site.

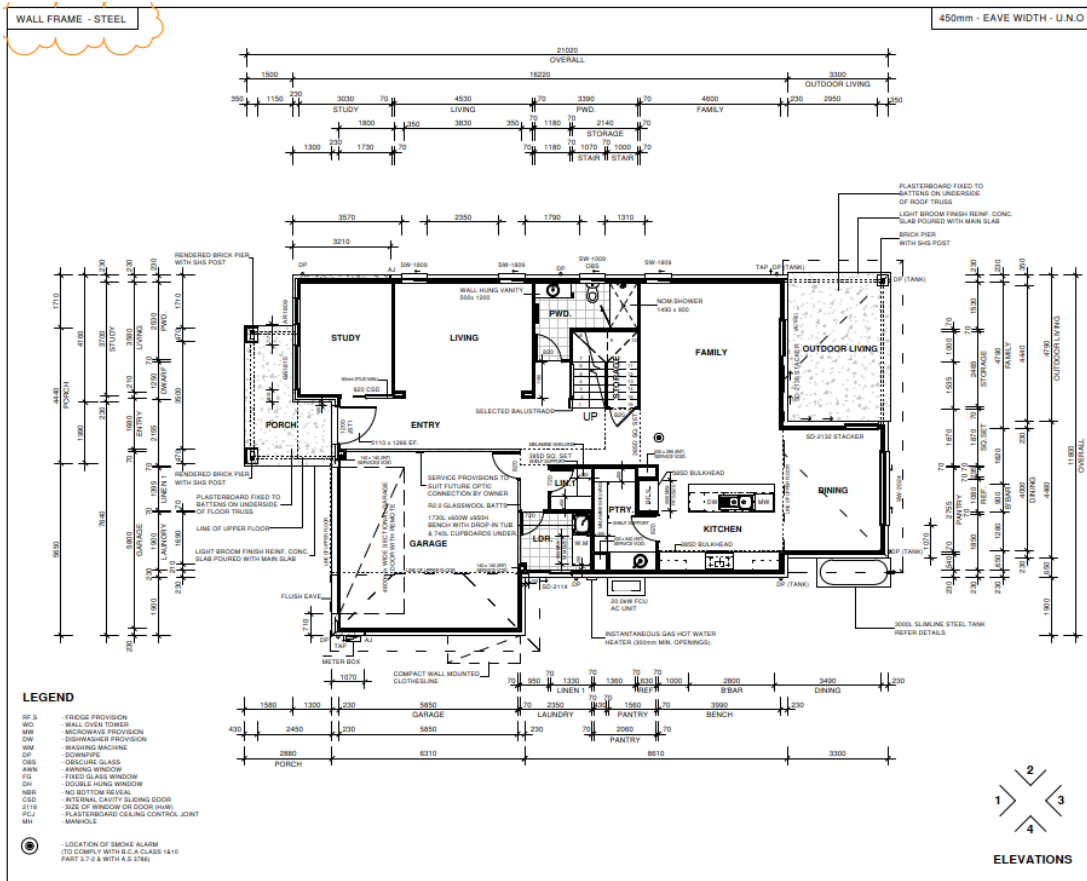


### 3.1 Proposed Development

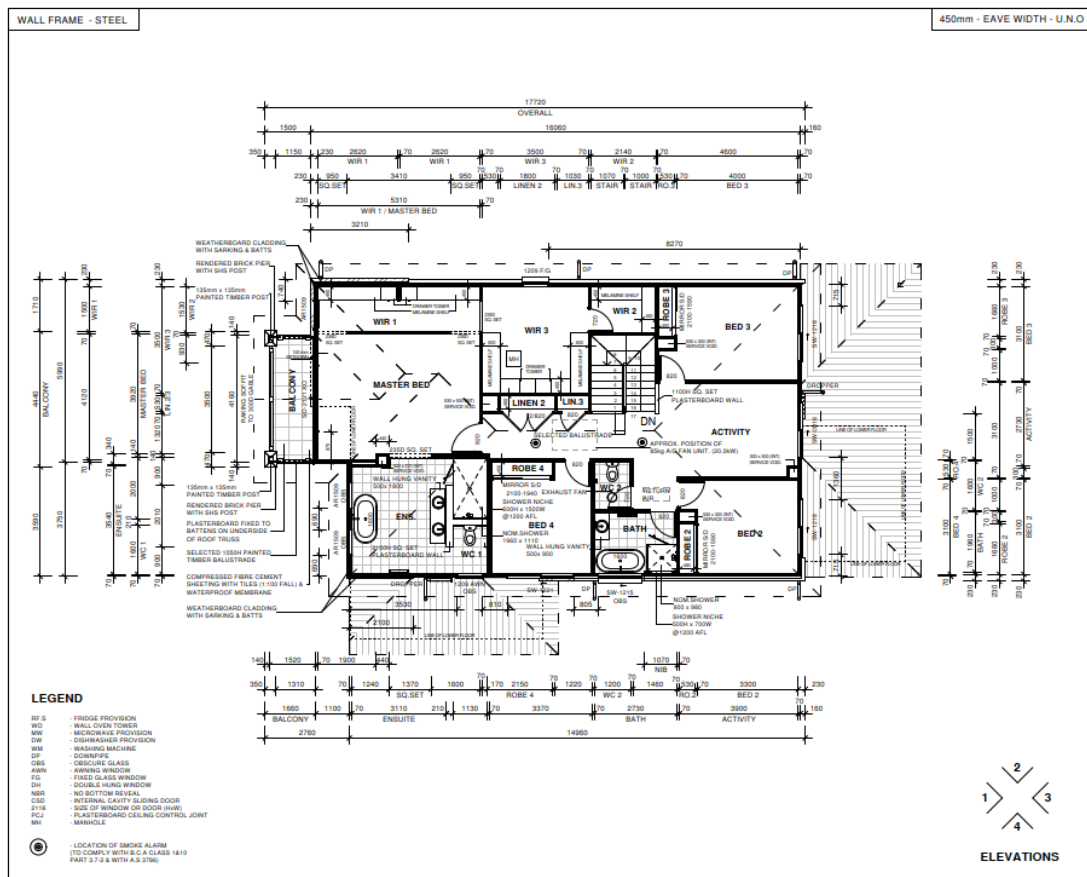
The proposed development is for a new two storey dwelling house on the lot found at 15 Hendy Avenue, Panania or as it is formally identified Lot 32 on DP26037. The proposed dwelling is a contemporary design by Coral Homes which includes 4 bedrooms, an open plan kitchen, dining and living space, three bathrooms and private outdoor living spaces. Aesthetically the proposed dwelling will have a rendered brickwork finish on the lower storey, weatherboard cladding and sheet metal roof which will have a 20 degree pitch and overall height of 8201mm. The development will require some minor and cut and fill works and retaining as detailed in Part 2 above. Further the removal of the Street Tree in the lots frontage will be required.



Site Plan – Coral Homes – 17<sup>th</sup> April 2023



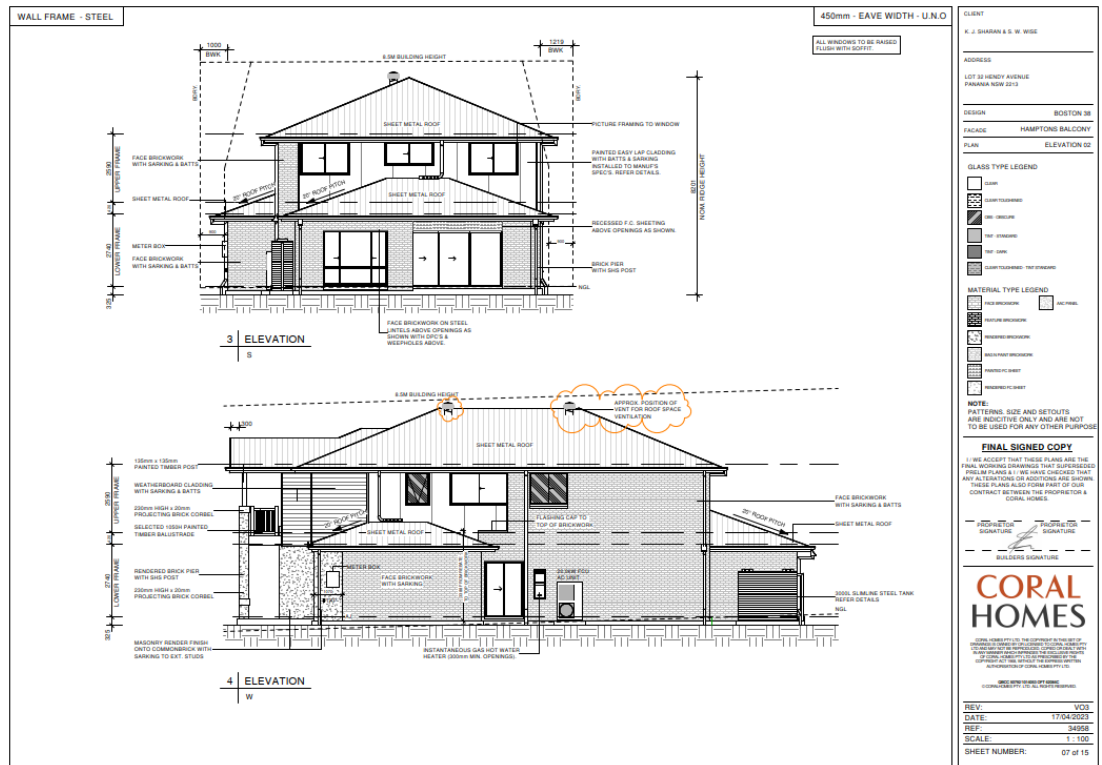
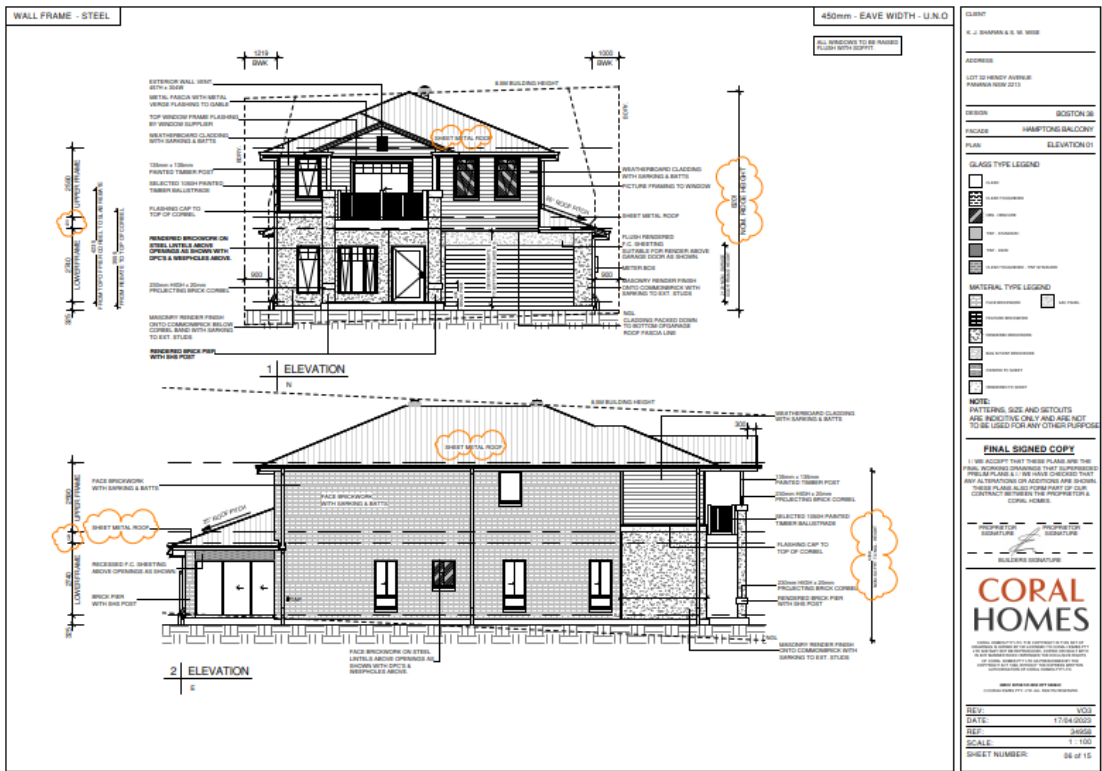
Ground Floor Plan – Coral Homes – 17th April 2023



Upper Level Floor Plan – Coral Homes – 17th April 2023

CLIENT		K. J. SHARAN & S. W. WIDE
ADDRESS		LOT 30 HENDY AVENUE PARRAMATTA NSW 2151
DESIGN	BOSTON 36	
FACADE	HAMPTONS BALCONY	
PLAN	LOWER FLOOR PLAN	
AREA SCHEDULE		
Area (m2)		
LIVING	142.72	
GARAGE	37.10	
OUTDOOR LIVING	15.81	
PORCH	9.25	
	204.88	
LIVING (UPPER)		152.55
BALCONY	6.50	
	159.05	
TOTAL		363.93
PERIMETER SCHEDULE		
LOWER LEVEL		62.64 m
UPPER LEVEL		52.56 m
ROOF SCHEDULE		
LOWER LEVEL		205.85 m <sup>2</sup>
UPPER LEVEL		60.89 m <sup>2</sup>
GUTTER SCHEDULE		
PER LENGTH		
LOWER LEVEL	30.32 m	
NOVALINE FASCIA	49.66 m	
UPPER LEVEL	6.25 m	
FINAL SIGNED COPY		
I, WE ACCEPT THAT THESE PLANS ARE THE FINAL WORKING DRAWINGS THAT SUPERSEDED PREVIOUS PLANS & I, WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN IN THESE PLANS AND ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES.		
PROPRIETOR SIGNATURE	PROFESSIONAL SIGNATURE	
BUILDERS SIGNATURE		
CORAL HOMES		
CORAL HOMES PTY LTD. THE COMPANY IS A TRUST OF THE PROPRIETOR & I, WE HAVE CHECKED THAT ANY ALTERATIONS OR ADDITIONS ARE SHOWN IN THESE PLANS AND ALSO FORM PART OF OUR CONTRACT BETWEEN THE PROPRIETOR & CORAL HOMES.		
REV: V03		
DATE: 17/04/2023		
REF: 34958		
SCALE: 1:100		
SHEET NUMBER: 04 of 15		

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Elevations – Coral Homes – 17th April 2023

### 4.1 *Environmental Planning and Assessment Act 1979*

The following matters must be taken into consideration pursuant to section 4 of the Act:

### 4.2 Any Environmental Planning Instrument

Instruments considered directly relevant to the proposal comprise the *Tweed Local Environmental Plan 2014*, the *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*, and the *State Environmental Planning Policy (Resilience and Hazards) 2021*. See section 5 of this Statement.

### 4.3 Any Draft Environmental Planning Instrument

None.

### 4.4 Any Development Control Plan

See section 6 of this Statement.

### 4.5 The Environmental Planning and Assessment Regulation 2000

No specific provisions apply.

### 4.6 The Likely Impacts of the Development on the Natural and Built Environments and Social and Economic Impacts

The land is zoned for residential purposes and has been established for residential purposes. The proposed double storey dwelling house is submitted to be consistent with the evolving built form and character of the vicinity. The proposed new dwelling complies with Part 2 Requirements Applying to All Types of Development and Part 3 Low and Medium Density Residential.

### 4.7 The suitability of the Site for the Development

The site has been developed for residential purposes. The proposal is consistent with the intended purpose, as well as the zoning of the land.

### 4.8 Any Submissions

Council will address public notification as part of the assessment of the development application. Any submissions received will be addressed based on its planning merit.

### 4.9 The Public Interest

The development of the site is consistent with the intended purpose of the zone and the standards contained in the Campbelltown Development Control Plan 2015.



### 5.1 *Environmental Planning and Assessment Act 1979*

A BASIX Certificate is submitted with this development application.

### 5.2 *State Environmental Planning Policy (Resilience and Hazards) 2021.*

Not Applicable to this development, if Council requires an Assessment include in further request for information.

### 5.3 Bankstown Local Environmental Plan 2015

#### 5.3.1 Land Use Table

The land is zoned R2 Low Density Residential. The primary objectives is to provide for the housing needs of the community, to provide for a variety of housing types and densities, to enable other land uses that provide facilities or services to meet the day to day needs of residents, and to encourage the provision of tourist accommodation and related facilities and services in association with residential development where it is unlikely to significantly impact on amenity or place demands on services beyond the level reasonably required for residential use.

The proposed use is defined as a dwelling house. Pursuant to the provisions of the Bankstown Local Environmental Plan 2015, a dwelling house is permitted with development consent.

#### 5.3.2 Development Control Plan

The Bankstown Development Control Plan 2015 is applicable to the proposed development. The following components are applicable:

- Part B1 – Residential Development

#### 5.3.3 Miscellaneous Provisions, Miscellaneous Provisions & Additional Local Provisions of the Bankstown Local Environmental Plan 2015

No miscellaneous provisions from the Bankstown Local Environmental Plan 2015 are deemed to be applicable to the proposed development.

### 6.1 Bankstown Development Control Plan 2015

The Bankstown Development Control Plan 2015 is applicable to the proposed development. The following components are applicable:

- Part B1 – Residential Development

#### Response to - Part B1 – Residential Development

Element		Assessment
Storey limit	2.3	<b>Complies</b> The proposed development is for a two-storey dwelling house with an overall height of 8201mm and complies with the Bankstown LEP requirement of 9000mm.
	2.4	<b>Complies</b> The proposed development will require some minor cut and fill works due to the slight slope of the land, no unnecessary terracing or retaining walls are proposed.
	2.5	<b>Complies</b> All cut and fill works are at a maximum of 600mm, and the resulting retaining wall will have a maximum height of 600mm.
Setback Restrictions	2.6	<b>Not Applicable</b> The proposed development site is not within 9000mm of an existing animal boarding or training establishment.
Setbacks to the primary and secondary road frontages	2.7	<b>Complies</b> The proposed dwelling will have a front boundary setback of 5525mm to the pier of the front porch, compliant with 2.7m
	2.8	<b>Not Applicable</b> The proposed development site does not have a secondary frontage.
Setbacks to the side boundary	2.9	<b>Complies</b> The proposed dwelling has a total wall height of 5770mm, as such the proposed side boundary setbacks of 1219mm (left) and 2900mm (right) are compliant with the requirements of the DCP.
	2.10	<b>Not Applicable</b>
	2.11	<b>Not Applicable</b>
Private Open Space	2.12	<b>Complies</b> The proposed dwelling will have a combined POS area of approximately 160m <sup>2</sup> , this includes the principle area directly access from the alfresco, the alfresco and the area between the dwelling and right hand side boundary.

Access to Sunlight	2.13	<b>Complies</b> The proposed living room positioned on the eastern side of the home, will receive full solar access from 9am-12pm during the Mid-Winter solstice period through the proposed double hung windows detailed on Elevation 2.
	2.14	<b>Complies</b> Based on the provide Shadow Diagrams from Coral Homes it is believed that the dwelling to the west will have not be shadowed by the proposed dwelling between 12pm and 3pm and the dwelling to the east will be unshadowed from 9am-12pm and any living spaces which may be located along these shared boundaries.
	2.15	<b>Complies</b> As detailed above the adjoining dwellings to the east and west and there identified POS will not be impacted between the times outlined above. It is noted that it is unlikely that one specific area of the POS will have completed solar access for a 3-hour period, but at least 50% of the entire POS will throughout the day will have some sort of solar access.
	2.16	<b>Complies</b> A review of available imagery shows that the proposed dwelling is unlikely to overshadow any PV Solar System or water heating systems on adjoining lots. The lot to the east is currently vacant and the lot to the west does not look to have solar.
Visual Privacy	2.17	<b>Complies</b> Council to review and conditions accordingly
	2.18	<b>Complies</b> Council to review and conditions accordingly
	2.19	<b>Not Applicable</b> No side or rear verandah or balcony proposed.
	2.20	<b>Not Applicable</b> No rooftop deck or viewing platform has been proposed.
Building Design	2.21	<b>Complies</b> Proposed roof form will have a pitch of 20 degrees.
	2.22	<b>Not applicable</b> No attic space proposed.
	2.23	<b>Not Applicable</b> No dormers proposed.
	2.24	<b>Not Applicable</b>
Building Design (Car Parking)	2.25	<b>Not Applicable</b>
	2.26	<b>Complies</b> The proposed attached garage will provide two covered spaces and is setback behind the main building line and 6500mm from the primary frontage.
	2.27	<b>Not Applicable</b>
	2.28	<b>Complies</b> Typical attached garage is proposed, which sits largely within the core of the dwelling the component which sits outside will have a hipped roof form similar to that of the upper storey.



	2.29	<b>Not Applicable</b> Only two car garage proposed.
Landscaping	2.30	<b>Not Applicable</b> No identified Significant trees.
	2.31	<b>Complies</b> Proposed areas of landscaping at the front and rear comply with the required 45% by the DCP, in-depth detail of planting to be provided has not yet been determined by the Owner, however sufficient space has been provided.  No tree has been proposed for the lots frontage which would comply with the DCP, Council to condition.

## 6.2 Notification and Public Participation

The proposed single storey dwelling should not require public notification as it complies with the requirements of the Bankstown Development Control Plan 2015 and would not result in any off-site amenity impacts.

## 7.0 CONCLUSION

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The proposed development is for a Two Storey Dwelling House at 15 Hendy Ave, Panania. The proposed dwelling contains 4 bedrooms, an open plan kitchen/living/dining area and extra activity/rumpus spaces. The dwelling also has an attached dual car garage and outdoor living spaces. The proposed dwelling is compliant with the requirements of Council's Development Control Plan, particularly Section B1 relating to Residential Development and it is therefore respectfully requested that the development be approved.



# PPLAN

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