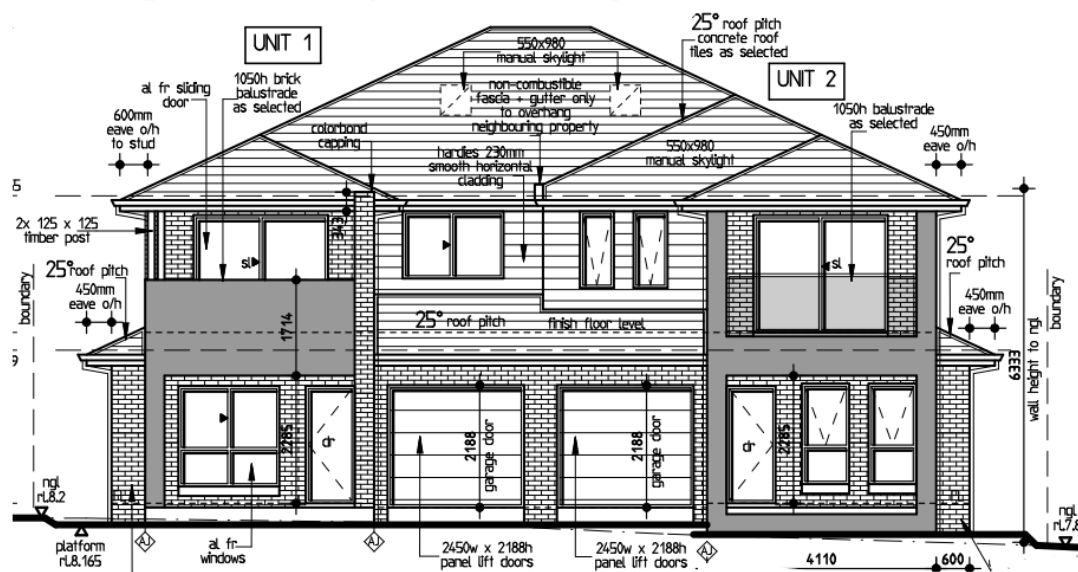


Statement of Environmental Effects

Construction of an attached dual occupancy and ancillary torrens title subdivision

Lot 2 DP 26918 (No. 125)
Horsley Road, Panania NSW 2213
Canterbury-Bankstown Council

Prepared for Lily Homes Pty Ltd – 24/3/25



Aaron Boscov

0419 566 364
Professional Development
Services Australia Pty Ltd
PO Box 454
Camden NSW 2570
www.pdsa.com.au
information@pdsa.com.au



Professional
Development Services
Australia

Executive Summary

This Statement of Environmental Effects (SEE) accompanies a Development Application in relation to the proposed construction of an attached dual occupancy and ancillary torrens title subdivision at 125 Horsley Road, Panania NSW 2213.

Under the Canterbury-Bankstown Local Environmental Plan 2023 applying to the land the development type is permitted.

The Canterbury-Bankstown Local Environmental Plan 2023 permits dual occupancies with development consent.

This SEE provides an assessment of the proposal under Section 4.15 of the Environmental Planning and Assessment Act (*as amended*) 1979 (EP&A Act) in order to achieve better outcomes for and from the development.

This SEE best-addresses Section 4.15 of the EP&A Act and justifies why the subject development is permitted.

Table of contents

1.0 Introduction.....	4
2.0 Locality and Site.....	5
3.0 Subject Development.....	6
4.0 Heads of Consideration	7
4.1 SECTION 4.15 (1)(A)(I).....	8
4.2 SECTION 4.15 (1)(A)(II).....	13
4.3 SECTION 4.15 (1)(A)(III).....	14
4.4 SECTION 4.15 (1)(A)(IIIa).....	24
4.5 SECTION 4.15 (1)(A)(IV).....	24
4.6 SECTION 4.15 (1)(B)	25
4.7 SECTION 4.15 (1)(C).....	26
4.8 SECTION 4.15 (1)(E).....	26
4.9 SECTION 4.15 (1) – CONCLUSION.....	26
6.0 Conclusion.....	27
7.0 Summary.....	28
8.0 Stakeholders.....	29

1.0 Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application in relation to the construction of an attached dual occupancy and ancillary torrens title subdivision at 125 Horsley Road, Panania NSW 2213.

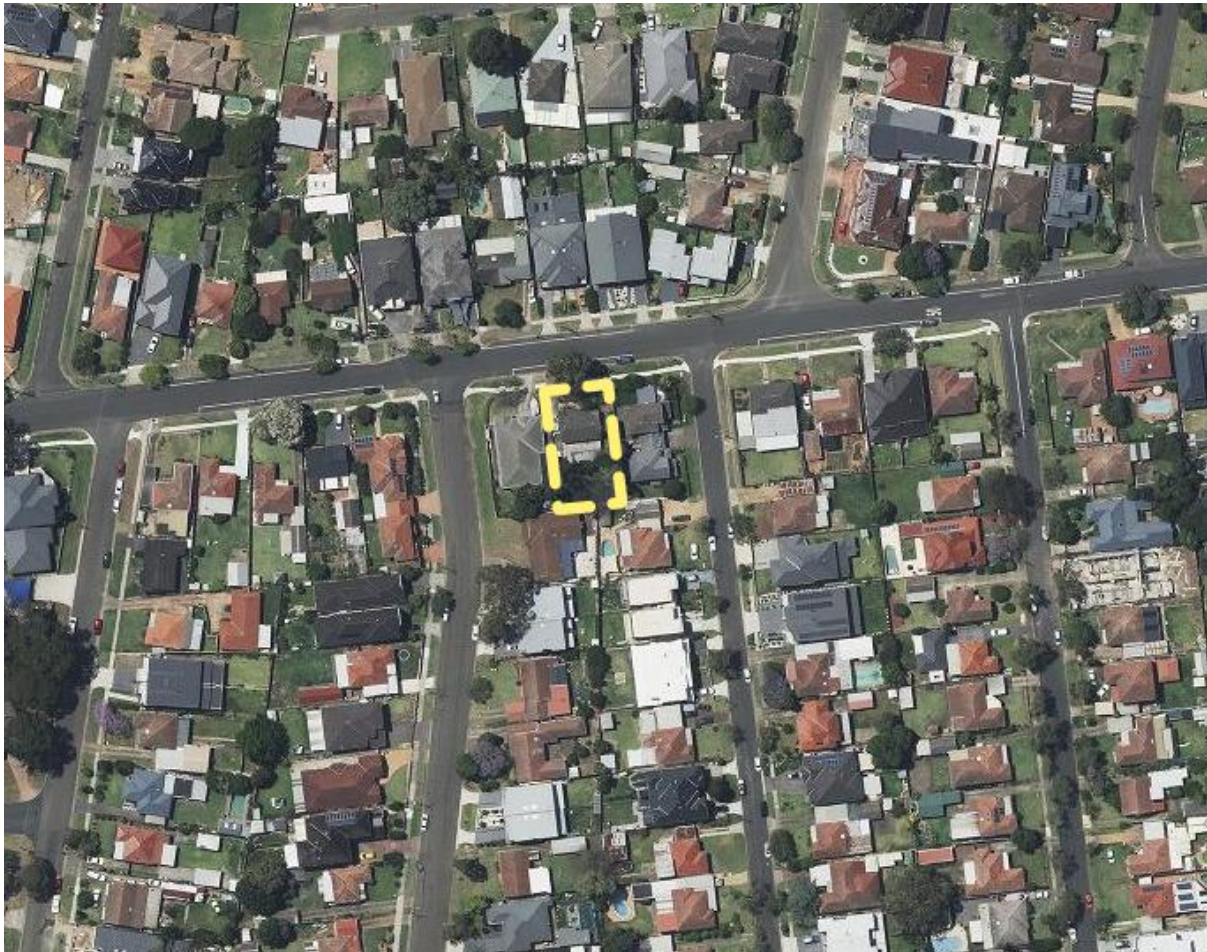
The statement addresses the relevant preliminary matters for consideration under Section 4.15 of the *EP&A Act* as well as matters relating to environmental impacts required by Schedule 1 of the Environmental Planning and Assessment Regulation 2000 (the Regs).

This document should be read in conjunction with the following:

<i>Document</i>	<i>Prepared by</i>	<i>Revision</i>	<i>Date</i>	<i>Drawing No.(s)</i>
Architectural Plans	A & N Designs Pty Ltd	D	20/3/24	AND-39071
BASIX/NATHERs	Energi Thermal Assessors Pty Ltd	-	20/03/25	1788199M
Schedule of Colours/Finishes	Lily Homes Pty Ltd	-	-	-
Waste Management Plan	Lily Homes Pty Ltd	-	-	-
Survey	United Surveyors	A	11/11/24	14147-1
Landscape plans	I Scape Pty Ltd	-	March 2025	28.25/043
Hydraulic Plans	Engineering Studio Pty Ltd	A	13/3/25	250124
Stormwater System Report	Canterbury-Bankstown Council	-	4/11/24	-

2.0 Locality and Site

The site, comprising Lot 2 in DP 26918, is on the southern side of Horsley Road, approximately 40m from the junction with Anderson Avenue and Hazel Glen Avenue. The allotment comprises an area of 609.8m² and is rectangular in shape. The site comprises minor undulations with the subject area relatively level.



The allotment of land is affected by Covenant AR306640 which relates to a Caveat on the property however such Covenant has no impact on the proposed development based on the “action prohibited by the Caveat”. A number of trees occupy the allotment and this application includes the removal of some trees to permit the proposal.

All adjoining properties comprise dwellings and ancillary structures for residential purposes. Dual occupancies and secondary dwellings are also common within the locality.

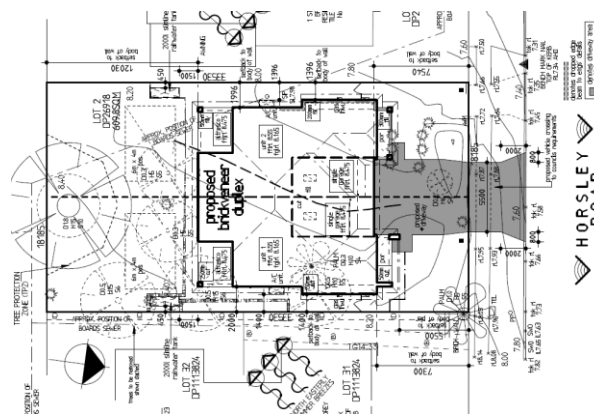
3.0 Subject Development

This Statement of Environmental Effects (SEE) accompanies a Development Application in relation to the proposed construction of an attached dual occupancy and ancillary torrens title subdivision at 125 Horsley Road, Panania NSW 2213.

The proposed building works comprise the establishment of two dwellings in the form of one main building. The proposed building will comprise a slab-on-ground construction with timber framing, a combination of light-weight and brick-veneer wall cladding and a concrete tile roof. The buildings will be positioned side-by-side and are of asymmetrical design.

Below is a basic summary of the key aspects of the development:

125 Horsley Road, Panania		
	Unit 1	Unit 2
Site Area	305 m ²	304.8 m ²
Floor area	186.9 m ²	188.8 m ²
Building height	8.905 m	8.905 m
Northern set-back	7.3 m	7.3 m
Eastern set-back	1.4 m	> 5 m
Southern set-back	12.03 m	12.03 m
Western set-back	> 5 m	1.396 m
Dedicated off-street car parking spaces	1 x covered car parking space 1 x open hardstand space	1 x covered car parking space 1 x open hardstand space



Site Plan

4.0 Heads of Consideration

In determining a development application, a consent authority is to take into consideration those matters that are of relevance to the development under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979.

This *SEE* addresses all of the heads of consideration under Section 4.15 (1) of the *EP&A Act*, which states:

4.15 Evaluation

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:*
 - (i) any environmental planning instrument, and*
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) any development control plan, and*
 - (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

Note. See section 75P (2) (a) for circumstances in which determination of development application to be generally consistent with approved concept plan for a project under Part 3A.

Note. The consent authority is not required to take into consideration the likely impact of the development on biodiversity values if:

- (a) the development is to be carried out on biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), or*
- (b) a biobanking statement has been issued in respect of the development under Part 7A of the Threatened Species Conservation Act 1995.*

The following Section provides a preliminary assessment under Section 4.15 (1) of the EP&A Act.

4.1 SECTION 4.15 (1)(A)(I) – ENVIRONMENTAL PLANNING INSTRUMENTS

Relevant EPI	<i>Canterbury-Bankstown Local Environmental Plan 2023</i>
Use	<i>Residential</i>
Zoning	<i>Zone R2 – Low Density Residential</i>

Canterbury-Bankstown Local Environmental Plan 2023 Map summary

The following is a map summary of applicable land use controls to the development site as per the Map Index of the LEP.

Acid sulfate soils map	<i>Class 5</i>
Foreshore building line map	<i>Not affected</i>
Height of Building Map	<i>9m</i>
Floor Space Ratio	<i>0.5:1</i>
Mines Subsidence	<i>Not Affected</i>
Heritage map	<i>Not Affected</i>
Riparian Lands and Watercourses	<i>Not Affected</i>
Key sites map	<i>Not affected</i>
Land reservation acquisition map	<i>Not affected</i>
Land zoning map	<i>R2 – Low Density Residential</i>
Minimum lot size	<i>450 m²</i>
Local Aboriginal Land Council	<i>Gandagara</i>
Bushfire Prone Land	<i>Not Affected</i>
Drinking Water Catchment	<i>Not Affected</i>
Biodiversity Values Map	<i>Not Affected</i>
Scenic Protection	<i>Not Affected</i>
Environmentally Sensitive Land	<i>Not Affected</i>
Wetlands	<i>Not Affected</i>
Terrestrial Biodiversity	<i>Not Affected</i>

Proposed Use

The R2 – Low Density Residential zoning permits dual occupancies with development consent. The subject development type is consistent the zoning of the land.

Zone Objectives

The EPI provides for certain ‘objectives’ of the R2 – Low Density Residential zone. These objectives are detailed below together with a comparison against the outcomes of the subject development:

Zone R2 – Low Density Residential

Objectives of zone

- ***To provide for the housing needs of the community within a low density residential environment***

Subject development: the proposal will provide for two housing choices within the locality of differing size and costings with ample internal and external living areas and solar access

- ***To enable other land uses that provide facilities or services to meet the day to day needs of residents***

Subject development: The proposed development will maintain the residential use of the land in a conservative manner whilst achieving good internal living and external areas with ample solar access and facilities

- ***To allow for certain non-residential development that is compatible with residential uses and does not adversely affect the living environment or amenity of the area***

Subject development: the proposed development will maintain the residential use of the land

- ***To ensure suitable landscaping in the low-density residential environment***

Subject development: the proposal is accompanied by a landscape design which affords ample landscape areas

- ***To minimise and manage traffic and parking impacts***

Subject development: the proposed dual occupancy development is provided with adequate off-street carparking which comprises 1 x covered and 1 x open hardstand space per dwelling

- ***To minimise conflict between land uses within this zone and land uses within adjoining zones***

Subject development: the allotment does not adjoin any other land zones nor is within close proximity to any other land zone

- ***To promote a high standard of urban design and local amenity***

Subject development: the proposal has considered the streetscape, prevailing setbacks, solar access and distance between each proposed building to ensure a presentable streetscape is maintained and the juxtaposition of dwellings conservative and reflective of the predominant built form within the locality

Relevant aspects of Canterbury-Bankstown Local Environmental Plan 2023:

<i>Canterbury-Bankstown LEP 2023</i>		
Clause	Comment	Compliance
1.3	The Canterbury-Bankstown LEP 2015 applies	Achieved
2.2	The land is zoned R2 low Density Residential	Achieved
2.8	The proposed use is not prohibited in the zone and the proposal is not proposed via these provisions	Achieved
4.1	Minimum lot size of 450 m ² applies	Achieved
4.1A	The allotment is 609.8m ² in area and 18.185m wide. Therefore, the erection of an attached dual occupancy and ancillary torrens title subdivision is permitted. Each residual lot will comprise an area of 305m ² and 304.8m ² at the completion of the development	Achieved
4.3	The maximum overall wall height from NGL to the underside of the eave is 6.445m	Achieved
4.4	At the completion of the development an FSR of 0.49.5:1 will be realised across the mother lot and for each individual lot	Achieved
5.21	1% AEP (100 YEAR ARI): N/A FREEBOARD: 0.5M PMF (PROBABABLE MAXIMUM FLOOD): 10.3M AHD PROPOSED HABITABLE FLOOR LEVELS PROPOSED BUILDING: 8.55M AHD	Achieved
6.1	Class 5	Achieved
6.2	Cut and fill is limited to 250mm in depth	Achieved
6.3	Please refer to accompanying hydraulic design details	Achieved
6.9	Existing essential services are available and will be amplified and/or adjusted to suit the proposed development as required in consultation with the relevant utility providers	Achieved

State Environmental Planning Policy (Resilience and Hazards) 2021:

This SEPP contains planning provisions:

- for land use planning within the coastal zone, in a manner consistent with the objects of the Coastal Management Act 2016.
- to manage hazardous and offensive development.
- which provides a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm

Chapter 4 of the SEPP is addressed below:

<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>		
Clause	Comment	Compliance
4.4	The policy applies to the land	Achieved
4.6	<p>The allotment has been home to a dwelling for at least the last 35 x years.</p> <p>The allotment is not within an investigation area nor has any previous remedial works been undertaken on site. Further, no uses have been undertaken on the allotment that would suspect contaminated lands.</p> <p>It is therefore reasonably expected that the allotment is not considered contaminated land.</p>	Achieved

State Environmental Planning Policy (Transport and Infrastructure) 2021:

The Infrastructure SEPP (State Environmental Planning Policy (Transport and Infrastructure) 2021) sets out the planning rules and controls for infrastructure in NSW. The SEPP simplifies the planning process for providing essential infrastructure like hospitals, roads, railways, emergency services, water supply and electricity delivery.

The Infrastructure SEPP assists the NSW Government, private infrastructure providers, local councils and communities and plays a key role in helping to deliver the NSW Government's infrastructure works.

The SEPP also provides buffers and construction requirements for uses and development types within proximity to such infrastructure.

<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>		
Clause	Comment	Compliance
2.99	The allotment is not within 150m of a rail corridor	Achieved
2.119	The allotment is not within close proximity to a classified road	Achieved

4.2 SECTION 4.15 (1)(A)(II) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

Relevant EPI	N/A
Use	N/A
Zoning	N/A
Applicability to proposal	N/A

4.3 SECTION 4.15 (1)(A)(III) – ANY DEVELOPMENT CONTROL PLAN

Development Control plan	Applicability
Canterbury-Bankstown Development Control plan 2023	Chapter 2.2 – Flood Risk Management Chapter 3.1 – Development Engineering Standards Chapter 3.2 – Parking Chapter 3.3 – Waste Management Chapter 3.7 – Landscape Chapter 5.1 – Former Bankstown LGA Waste Design for New Developments – Guide A – Single Dwellings

Canterbury-Bankstown Development Control Plan 2023 is the relevant DCP that applies to this land. The relevant Sections of this DCP are investigated below and compared to the subject development.

Canterbury-Bankstown Development Control Plan 2023 – Chapter 2.2 – Flood Risk Management

Clause	Comment	Complies	
		Yes	No
Section 1 – Flood risk management in the former Bankstown LGA			
00	<p>Sections 1 to 8 of this Chapter apply to the subject development.</p> <p><i>This application is accompanied by a SSR that identifies:</i></p> <ul style="list-style-type: none">• <i>The site is not affected by the Council, Sydney Water or Private stormwater system components</i>• <i>The site is not affected by the 100 year ARI</i> <p><i>The estimated PMF* flood level at the site is RL 10.30M AHD</i></p> <p><i>1% AEP (100 YEAR ARI): N/A</i></p> <p><i>FREEBOARD: 0.5M</i></p> <p><i>PMF (PROBABALE MAXIMUM FLOOD): 10.30M AHD</i></p> <p><i>PROPOSED HABITABLE FLOOR LEVELS</i></p> <p><i>PROPOSED BUILDING: 8.55M AHD</i></p>	Yes	

Canterbury-Bankstown Development Control Plan 2023 – Chapter 3.1 – Development Engineering Standards

Clause	Comment	Complies	
		Yes	No
Section 2 – Civil Engineering Requirements			
Vehicular footway crossing design and construction			
2.1	Please refer to notation on site plan. A single 5.5m wide vehicle crossing is proposed	Yes	
Vehicle footway crossing design criteria			
2.2	Please refer to notation on site plan. No infrastructure within road reserve to be affected	Yes	
Internal driveway requirements			
2.3	Please refer to driveway arrangement denoted on plans	Yes	
Site Distance Requirements			
2.4	Existing sight distances will be maintained. No existing or proposed front fencing that would alter this	Yes	
Section 3 – Stormwater Drainage Systems			
Development impacted by stormwater systems			
3.1	<p>This application is accompanied by a SSR that identifies:</p> <ul style="list-style-type: none">• An open channel (according to Council records) and associated drainage reserve located along the eastern site boundary adjacent to the site• Overland flow-path for excess stormwater runoff from the upstream catchment and associated with this drainage system <p>The site will be subject to stormwater inundation from this overland flow-path during large storm events</p>	Yes	
Disposal of stormwater runoff			
3.2	Please refer to accompanying hydraulic details prepared by Engineering Studio dated 13/3/25	Yes	
Drainage line easement widths			
3.3	The proposed development will not result in the creation of any easements	Yes	
Roof gutter design			
3.4	Please refer to accompanying hydraulic details prepared by Engineering Studio dated 13/3/25. Further details to be provided at Construction Certificate stage	Yes	
Stormwater system ARI design criteria			
3.5	Please refer to accompanying hydraulic details prepared by Engineering Studio dated 13/3/25. Further details to be provided at Construction Certificate stage	Yes	

Alternative solutions for stormwater disposal from single dwellings and dual occupancies		
3.6	The proposal does not comprise any alternative solution stormwater design	Yes
Alternative drainage of single dwellings		
3.7	The proposal does not comprise any alternative solution stormwater design	Yes
Alternative drainage of dual occupancies		
3.8	The proposal does not comprise any alternative solution stormwater design	Yes
Requirements for charged lines		
3.9	Please refer to accompanying hydraulic details prepared by Engineering Studio dated 13/3/25	Yes
Requirements for absorption systems		
3.10	Please refer to accompanying hydraulic details prepared by Engineering Studio dated 13/3/25	Yes
Requirements for pump-out systems		
3.11	The proposed stormwater drainage system does not comprise pump out system	Yes
Evidence to show that offers, to adjoining property owners, to acquire a drainage easement have been made and failed		
3.12	The proposal does not comprise the creation of an easement	Yes
Requirements for rainwater tank storage and infiltration/transpiration system overflow		
3.13	Please refer to accompanying hydraulic details prepared by Engineering Studio dated 13/3/25	Yes
Overland flow paths for stormwater from upstream catchments		
3.14	<p>Sections 1 to 8 of this Chapter apply to the subject development.</p> <p>This application is accompanied by a SSR that identifies:</p> <ul style="list-style-type: none"> • The site is not affected by the Council, Sydney Water or Private stormwater system components • The site is not affected by the 100 year ARI <p>The estimated PMF* flood level at the site is RL 10.30M AHD</p> <p>1% AEP (100 YEAR ARI): N/A FREEBOARD: 0.5M PMF (PROBABALE MAXIMUM FLOOD): 10.30M AHD PROPOSED HABITABLE FLOOR LEVELS PROPOSED BUILDING: 8.55M AHD</p>	Yes
Requirements for site boundary fencing		
3.15	Can be suitably conditioned on development consent	Yes

Earthworks within OLFP		
3.16	<i>The proposal does not comprise and earthworks within this area</i>	Yes
Requirements for flood freeboard and minimum floor levels		
3.17	<p><i>Sections 1 to 8 of this Chapter apply to the subject development.</i></p> <p><i>This application is accompanied by a SSR that identifies:</i></p> <ul style="list-style-type: none"> <i>• The site is not affected by the Council, Sydney Water or Private stormwater system components</i> <i>• The site is not affected by the 100 year ARI</i> <p><i>The estimated PMF* flood level at the site is RL 10.30M AHD</i></p> <p><i>1% AEP (100 YEAR ARI): N/A</i></p> <p><i>FREEBOARD: 0.5M</i></p> <p><i>PMF (PROBABALE MAXIMUM FLOOD): 10.30M AHD</i></p> <p><i>PROPOSED HABITABLE FLOOR LEVELS</i></p> <p><i>PROPOSED BUILDING: 8.55M AHD</i></p>	Yes
Section 4 – On-site Detention Systems		
Single Dwellings and Dual Occupancies		
4.1	<i>Please refer to accompanying hydraulic details prepared by Engineering Studio dated 13/3/25</i>	Yes

Canterbury-Bankstown Development Control Plan 2023 – Chapter 3.2 –

Parking

Clause	Comment	Complies	
		Yes	No
Section 2 – Off-street Parking Rates			
2.1	The proposed building will afford 2 x car parking spaces per dwelling 1 x covered space 1 x open hardstand space	Yes	
2.2	Informational	Yes	
2.3	The subject development/use is associated with only one land use – dwellings	Yes	
2.4	Informational	Yes	
2.5	The subject development/use is listed in the Off-street Parking Schedule and the subject development/use achieves the required spaces. Therefore, a parking study is not warranted	Yes	
2.6	The land is not zoned B1, B2 or B4	Yes	
2.7	Not applicable to subject development	Yes	
2.8	Informational	Yes	
2.9	Informational	Yes	
2.10	Informational	Yes	
Section 3 – Design and Layout			
3.1	Not applicable to subject development	Yes	
3.2	Not applicable to subject development	Yes	
3.3	Not applicable to subject development	Yes	
3.4	Not applicable to subject development	Yes	
3.5	Not applicable to subject development	Yes	
3.6	Not applicable to subject development	Yes	
3.7	Not applicable to subject development	Yes	
3.8	As demonstrated on accompanying site plan	Yes	
3.9	The proposed driveway width is circa 5.5m and is suitable for the proposed development based on the provisions in clause 3.11	Yes	
3.10	Refer to content herein	Yes	
3.11	A driveway width of circa 5.5m is proposed	Yes	
3.12	A minimum clearance of 2.815m is proposed throughout the vehicular access and enclosed parking spaces	Yes	
3.13	Not applicable to subject development	Yes	
3.14	Not applicable to subject development	Yes	
3.15	Not applicable to subject development	Yes	
3.16	Not applicable to subject development	Yes	

3.17	<i>Not applicable to subject development</i>	Yes
3.18	<i>Not applicable to subject development</i>	Yes
3.19	<i>Existing sight distances will be maintained. No existing or proposed front fencing that would alter this</i>	Yes
3.20	<i>Not applicable to subject development</i>	Yes
3.21	<i>Not applicable to subject development</i>	Yes
3.22	<i>Not applicable to subject development</i>	Yes
3.23	<i>Not applicable to subject development</i>	Yes
3.24	<i>Not applicable to subject development</i>	Yes
3.25	<i>Not applicable to subject development</i>	Yes
3.26	<i>Not applicable to subject development</i>	Yes
3.27	<i>Not applicable to subject development</i>	Yes
3.28	<i>Not applicable to subject development</i>	Yes
3.29	<i>Not applicable to subject development</i>	Yes
3.30	<i>Not applicable to subject development</i>	Yes
3.31	<i>Not applicable to subject development</i>	Yes
3.32	<i>Not applicable to subject development</i>	Yes
3.33	<i>Not applicable to subject development</i>	Yes
3.34	<i>Not applicable to subject development</i>	Yes
3.35	<i>Not applicable to subject development</i>	Yes
3.36	<i>Not applicable to subject development</i>	Yes
3.37	<i>Not applicable to subject development</i>	Yes
3.38	<i>Not applicable to subject development</i>	Yes
3.39	<i>Not applicable to subject development</i>	Yes
3.40	<i>Not applicable to subject development</i>	Yes
3.41	<i>Not applicable to subject development</i>	Yes
3.42	<i>Car parking spaces associated with the primary dwelling will be enclosed and located within the rear half of the allotment</i>	Yes
3.43	<i>The proposed driveway is limited in area to serve purpose</i>	Yes
3.44	<i>Not applicable to subject development</i>	Yes
3.45	<i>Not applicable to subject development</i>	Yes
3.46	<i>Not applicable to subject development</i>	Yes
3.47	<i>Not applicable to subject development</i>	Yes
3.48	<i>Not applicable to subject development</i>	Yes
3.49	<i>Not applicable to subject development</i>	Yes

Canterbury-Bankstown Development Control Plan 2015 – Part 3.3 – Waste Management and Minimisation

Clause	Comment	Complies	
		Yes	No
Residential development			
3	Please refer to architectural plans and waste management plan accompanying this application. No significant waste generation is envisaged throughout the period and ample bin storage areas and kerbside collection points are readily available and will remain available at the completion of the development	Yes	
4	Please refer to architectural plans and waste management plan accompanying this application. No significant waste generation is envisaged throughout the period and ample bin storage areas and kerbside collection points are readily available and will remain available at the completion of the development	Yes	

Canterbury-Bankstown Development Control Plan 2023 – Chapter 3.7 – Landscape

Clause	Comment	Complies	
		Yes	No
Off-street parking			
00	Please refer to accompanying landscape plan prepared by I Scape Landscape and Architecture Job No. 28.25/043 dated March 2025	Yes	

Canterbury--Bankstown Development Control Plan 2023 – Chapter 5.1 – Former Bankstown LGA

Clause	Comment	Complies	
		Yes	No
Section 4 – Dual Occupancies			
Subdivision			
4.1	The proposal does not comprise a secondary dwelling	Yes	
Storey limit (not including basements)			
4.2	The proposal is limited to two storeys	Yes	
4.3	The allotment of land is relatively level. The proposal will comprise no characteristics that would result in the establishment of elevated platforms, terracing, rock excavation, retaining walls or reclamation	Yes	
Fill			
4.4	At the completion of the establishment of the proposed benching platform, earthworks would not have exceeded 250mm in depth	Yes	
4.5	At the completion of earth-works, the maximum height of FGL above NGL will be equivalent to 295mm	Yes	
Setback restrictions			
4.6	The subject allotment does not adjoin an existing animal boarding or training establishment	Yes	
Street setbacks			
4.7	A primary road setback of 7.3m is proposed	Yes	
4.8	The allotment is not bounded by a secondary road	Yes	
Side setbacks			
4.9	A minimum 1.396m side boundary setback is proposed	Yes	
4.10	1.396m perimeter access will be afforded to the proposed building	Yes	
4.11	The proposal does not comprise a basement	Yes	
Private open space			
4.12	A minimum 123.2m ² of POS will be achieved to proposed unit 1 and a minimum 123.1m ² of POS achieved to unit 2	Yes	
Access to sunlight			
4.13	Due to the orientation of the lot, proposed living areas occupy both the front and rear facades of the building and will inherit adequate solar access as a result. This is further enhanced through proposed openings to the eastern and western external walls of the subject rooms	Yes	
4.14	The orientation of the allotment has been considered in respect of the proposed design to ensure ample solar access is achieved to indoor and outdoor areas Solar access impact to living areas of adjoining dwellings are described below: <ul style="list-style-type: none">- 1 Anderson Avenue, Panania – unaffected- 2 Hazelgen Avenue, Panania – unaffected	Yes	

	<ul style="list-style-type: none"> - 127 Horsley Road, Panania: unaffected from 12:00 PM - 2A & 2B Hazelgen Avenue, Panania: unaffected from 9:00 AM to 12:00 PM 	
4.15	The subject POS areas will be afforded with a minimum 3 hours of solar access as distinguished on the accompanying overshadowing diagrams. The same can be said for the POS area of adjoining allotments due to the orientation of the lot	Yes
4.16	No solar panelling or the like has been identified on the adjoining properties	Yes
Visual privacy		
4.17	Bedroom 2 upper level windows may create overlooking opportunities however it is noted that a single storey dwelling exists on the adjoining allotment to the west and the adjoining double storey dwelling to the east is provided with a high-sill to the nearest window within the horizontal plane	Yes
4.18	Upper level windows on the side and rear facades are limited to wet areas and bedrooms	Yes
4.19	The proposal does not comprise an upper floor side or rear balcony. The proposed balconies will occupy the front façade only	Yes
4.20	The proposal does not comprise a roof top balcony or the like	Yes
Building design		
4.21	At the completion of the development two dwellings will occupy the allotment	Yes
4.22	The proposal comprises an asymmetrical design to identify and differentiate between each dwelling. This will be achieved by the placement and use of different materials and finishes as depicted on the accompanying elevation plan. Garages are limited to a single width and do not dominate the streetscape	Yes
4.23	A roof pitch of 25 degrees is proposed	Yes
4.24	The proposal does not comprise an attic	Yes
4.25	The proposal does not comprise dormers	Yes
4.26	The allotment is not within the foreshore protection area	Yes
Building design (car parking)		
4.27	The allotment is not bounded by Birdwood Road, Bellevue Avenue or Rex Road in Georges Hall	Yes
4.28	Each enclosed carparking space will be located behind the building line. Each open hard stand space will be located in front of the building line	Yes
4.29	Each garage will accommodate single car space. Each garage is appropriately synchronised with the presence of the remainder of the building based on finishes and garage door opening width	Yes
4.30	At the completion of the development there will be a single garage on each lot	Yes
Landscaping		

4.31	A number of trees are required to removed to accommodate the development. Please refer to arboricultural impact assessment report by Arbor Logix dated 4/12/23	Yes
4.32	A landscape plan accompanies this application. The landscape plan is prepared by I Scape Landscape and Architecture and is dated March 2025. The proposal provides for ample landscaped areas throughout the site. (a) 67.3% of the area in front of the building line will be landscaped at the completion of the development for each respective dwelling (b) the allotment is not bounded by a secondary road (c) dedicated tree planting is denoted on the accompanying landscape plan (d) the allotment is not within the foreshore area	Yes

Waste Design for New Developments – Guide A – Single Dwellings

Clause	Comment	Complies	
		Yes	No
Demolition and Construction			
3	Please refer to accompanying WMP and architectural plans	Yes	
Waste Management Considerations			
4	Bin storage areas are denoted on the accompanying architectural floor plans	Yes	
Waste Management Facilities			
5	Ample facilities available within kitchen area Allotment will remain to be serviced by one vehicular crossing at the frontage of the site and therefore suitable frontage is available for kerbside collection of all bins concurrently	Yes	

4.4 SECTION 4.15 (1)(A)(IIla) – ANY PLANNING AGREEMENT ENTERED INTO

The development is not associated with any planning agreement or any draft planning agreement entered into under Section 7.4 of the EP&A Act.

4.5 SECTION 4.15 (1)(A)(IV) – THE REGULATIONS

The subject development is in relation to residential accommodation.

The development is not subject to the Government's Coastal policy. No master plans are applicable to the development.

4.6 SECTION 4.15 (1)(B) – THE LIKELY IMPACTS OF THAT DEVELOPMENT

The subject development has minimal impact on the environment, neighbourhood and locality. This is due to the scale and lay-out of the development. The likely impacts of the development are provided as follows:

CONTEXT AND SETTING	The streetscape is residential in nature with low density housing. This aspect will be maintained as a result of the development. Semi-detached dwellings and secondary dwellings are also present within the locality
UTILITIES	Relevant utility providers will be informed of the development at Construction Certificate stage in order to advise of their requirements if affected
PUBLIC DOMAIN	The development will in no manner impact on the public domain
HERITAGE	There are no heritage provisions applicable to the site. The site is not located within a heritage conservation area and no item of environmental heritage is located on the allotment
OTHER LAND RESOURCES	The development site does not sustain any land resources
AIR & MICROCLIMATE	The development will have no significant impact on air and microclimate
ACCESS, TRANSPORT & TRAFFIC	The subject development is not of type or scale to affect any access, transport or traffic requirements. Vehicles are able to enter and exit the allotment in a forward direction
ENERGY	A BASIX certificate forms part of this Development Application
WATER	The development will have no significant impact on water resources or conservation for that matter.
SOILS	Refer to structural engineering details at CC stage. It is noted a soil test has been undertaken
NOISE/VIBRATION	The allotment is not within close proximity to any noise generating development, railway line, a classified road nor within an ANEF contour of more than 20 in respect of an airport
WASTE	All waste generation and disposal will be undertaken in accordance with the waste management plan
FLORA & FORNA	The development does not encroach within any conservation area
SAFETY, SECURITY & AND CRIME PREVENTION	Existing safety and public viewing areas will be maintained as a result of the proposal. Habitable rooms have been placed within the front façade to both dwellings
SOCIAL IMPACT	Given the nature of the development, no significant social impacts will be in effect
ECONOMIC IMPACT	The proposal will provide additional work to local industry and trade as well as provide two additional housing choices
NATURAL HAZARDS	The allotment is not mapped as affected by any natural hazards
TECHNOLOGICAL HAZARDS	No known technological hazards pose a risk for the development
SITE DESIGN & INTERNAL DESIGN	The proposal is uniform and comprises a rise in level of 2. The proposal comprises the use of traditional building methods and

	form as well as contemporary features. The front façade comprises an asymmetrical layout to distinguish between each proposed dwelling
CONSTRUCTION	To be furthered detailed at Construction Certificate stage
CUMULATIVE IMPACTS	There are no significant or potential cumulative impacts that will detrimentally affect the site or the locality. The minimal cumulative impacts of the development are therefore considered to be acceptable for the site and area

4.7 SECTION 4.15 (1)(C) – THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

DOES THE STRUCTURE FIT THE LOCALITY	The proposed building is considered to fit in the locality well and will compliment the neighbouring residential development whilst taking advantage of the lot depth
ARE SITE ATTRIBUTES CONDUCIVE TO DEVELOPMENT	The site attributes are considered to be conducive to the development. There are no risks or factors associated with the site that will significantly affect the development, or that cannot be ameliorated with the structure

4.8 SECTION 4.15 (1)(E) – THE PUBLIC INTEREST

The type of development will require neighbour notification. The development will have minimal impact on both public infrastructure and the locality as a whole.

It is evident that the proposed works will not significantly affect any neighbouring dwellings in terms of privacy, overshadowing, amenity, economic loss. This will be tested throughout the development application assessment process.

4.9 SECTION 4.15 (1) – CONCLUSION

The heads of consideration have been assessed and reviewed against the subject structure based on its merits. The subject structure is permissible and in general conformity with the relevant LEP and DCP.

5.0 Conclusion

The subject development will enhance the aesthetics of the allotment and provide two functional dwellings with no appreciable adverse impact on the amenity of the adjoining neighbour or the locality.

No adverse effects on neighbouring properties or the locality have been identified. The development will meet the objectives of the relevant EPI and DCP and will be in harmony with the future outlook of the locality.

6.0 Summary

The subject development was assessed in accordance with the provisions of Section 4.15 of the EP&A Act. Any non - compliances with the relevant LEP and DCP were identified and compared with the development based on its merits and the Objectives of the relevant LEP and DCP. It was found that the subject development complies with the development standards and objectives of Canterbury Bankstown Council's development controls.

7.0 Stakeholders

<i>Name</i>	<i>Status</i>	<i>Contact</i>	<i>Email</i>
Lily Homes Pty Ltd	Builder	9826 9777	info@lilyhomes.com.au
Aaron Boscov	Consultant	0419 566 364	information@pdsa.com.au

The content of this statement is only intended for the individuals and associated firms/office referred to in Section 7.0 of this statement. This statement or any content of this statement must not be copied or forwarded to any other individual, firm or office without the consent of the writer. This statement is not to be used in the Court of Law under any circumstance

