



**STATEMENT OF
ENVIRONMENTAL EFFECTS
(Incorporating a Site Analysis)
PROPOSED RESIDENCE**

Address:	Lot 39 (No.24) Milford Avenue, Panania NSW 2213
Owner:	Nasim
Builder:	Masterton Homes
Council:	Canterbury-Bankstown Council
Date:	30/04/2026
Issue:	A
Job No.:	2020196

1. INTRODUCTION

This Site Analysis and Statement of Environmental Effects accompanies the plans prepared by Masterton Homes job No. 2020196, sheets 1-8 (inclusive) for submission to Council as a Development Application for a Single Dwelling.

The following statement and documentation consider the development control provisions specified within the Canterbury Local Environmental Plan (LEP) and the Canterbury Development Control Plan (DCP).

2. SITE ANALYSIS

2.1. EXISTING PROPERTY FEATURES

2.1.1. Property Dimensions

The development comprises of a single site that will not be subdivided. The regular shaped site has dimensions as follows:

Site Area is 619.70m²

2.1.2. Physical Description

The site is situated on the Western side of Milford Avenue. Currently the site has an existing home that will be demolished under a separate application.

The site is located on the lower side of Milford Avenue and falls towards the Western side of the property. Fall across the building platform is approx. 1.070m, as illustrated on the site plan. Access to the site is from Milford Avenue.

The locality will be characterized by a mixture of single and two storey dwellings. The character of the street is changing, with most of the newer housing dominating the distant landscape.

The adjoining sites are developed.

3. PROPOSED DEVELOPMENT

This proposal is for the construction of a single storey dwelling, to be built as a brick-veneer structure with exposed brick, cladding and concrete roof tiles. Vehicular access will be obtained from Milford Avenue.

The proposed development will achieve the minimum front setback, with garages set back.
The proposed development comprises:

The proposal results in a gross floor area of 150.70m².

3.1.2. Streetscape and Building Design

Presentation to street is enhanced by utilising entry features, and articulation in façade. Walls facing the streets vary in design, with variation achieved through use of wall offsets and wall finishes. Dwelling entry is clearly identifiable. Garages are setback accordingly.

The proposed use of face brick and painted cladding generally complements the existing character of the locality and provide the diversity through blending with more contemporary developments that are slowly changing the architectural imprint of the area.

Earthy colours are proposed, that would eliminate high contrast levels.

Selection of building materials is widened by the proposed use of timber features.

The proposed materials, comply with the provisions of BCA / NCC.

Windows have been designed to allow views of private open space and the approach to the dwelling.

The proposed dwelling is not located next to, or in the vicinity of a heritage item.

3.1.3. Landscaping and Private Open Space

A concept landscape plan has been provided. Please refer to it for all landscaping-related issues.

Private open space has been provided for.

3.1.4. Vehicular Access and Car Parking

The planning objectives that relate to vehicular access and car parking have been achieved.

A garage has been provided and integrated into the design of the dwelling allowing for one car space behind the building line. The driveway is allowing for one car space. Garage does not exceed 50% width of proposed dwelling frontage.

3.1.5. Cut and Fill

As the land has fall, the amount of cut and fill is limited due to the design of the dwelling. Dropped edge-beams will be used, as required, to contain / reduce fill within the perimeter of the proposed dwelling. No fill will leave or enter the proposed development site to establish required levels.

3.1.6. Visual Privacy and Acoustic Amenity

The main orientation of the proposed dwelling is towards the street. Bedroom windows have been designed, both in position and their size, to minimise overlooking of neighbours. Visual privacy is further enhanced by providing site setbacks well more than the prescribed minimum.

The acoustic amenity is maintained though locating all noise-generated areas to the rear of the dwelling.

3.1.7. Solar Design, Water and Energy Efficiency

Please refer to the attached BASIX certificate.

3.1.8. Site Facilities

Site facilities have been integrated into the design of the proposed development. For details refer to the attached erosion and sediment control plan

3.1.9. Stormwater Drainage

Stormwater drainage for the proposed development has been designed in accordance with relevant Council's policies. The proposed dwelling will not significantly adversely affect overland flow behaviour.

4. CONCLUSION

The proposed dwelling is permissible on the subject land and achieves high levels of compliance. Meeting the objectives has been demonstrated for the areas where numerical compliance wasn't achievable, or where the departure from strict numerical compliance is proposed by the applicant to further improve the amenity of neighbours and future residents.

Based on the above, we ask Council for favourable assessment.