

PRIMARY DWELLING

**Compliance Table with
Canterbury-Bankstown LEP 2023 and
Canterbury-Bankstown DCP 2023 (chapter 5 – residential accommodation)**

Item	Council Requirement	Proposed	Compliance Achieved
Site Area	450.00sqm min.	668.90sqm	Yes
Height (LEP)	9.00m	5.600m	Yes
Height (DCP)	2 Storeys	1 Storey	Yes
FSR	0.500:1	0.428:1	Yes
Front Setback	5.500m	6.100m	Yes
Side Setback	900mm	920mm	Yes
Rear Setback	900mm	920mm	Yes
Secondary Setback	N/A	N/A	Yes
Floor to Ceiling Height (minimum)	2.7m	3.0m (primary) 2.65m (secondary)	Yes Yes
Private Open Space	80.00sqm min. (5m width min.)	97.29sqm (5.264m minimum)	Yes
Solar Access (mid winter)	3 Hours	>3 Hours	Yes
Front Fencing Height	1.2m	1.2m	Yes
Parking	2 Carspaces (covered)	2 Carspaces (covered)	Yes

De`bonnaire Designz

P.O. Box A177, Enfield South, NSW 2133

Mobile: 0425 28 43 43

E-mail: deb.designz@gmail.com

ABN: 20 494 842 377

SECONDARY DWELLING

**Canterbury-Bankstown LEP 2023,
Canterbury-Bankstown DCP 2023 (chapter 5 – residential accommodation) and
SEPP (housing) 2021 (chapter 3, Part 1, Division 1 & Division 2)**

Standard	Proposed	Standard	Complies
Minimum Lot Size (SEPP)	668.90sqm	450.00sqm	Yes
Minimum Lot Size (CBLEP 2023)	668.90sqm	450.00sqm	Yes
Land Zoning (SEPP & LEP)	R2	R2	Yes
Storey height	1 Storey	1 Storey	Yes
Height (floor to ceiling)	2650mm	2400mm	Yes
Height (building)	4689mm	8500mm	Yes
Side Setback	920mm	900mm	Yes
Rear Setback	920mm	900mm	Yes
Dwelling Size (SEPP & LEP)	59.36sqm	60sqm max	Yes
Private Open Area	97.29sqm	80sqm min.	Yes

De`bonnaire Designz

P.O. Box A177, Enfield South, NSW 2133

Mobile: 0425 28 43 43

E-mail: deb.designz@gmail.com

ABN: 20 494 842 377