

# STATEMENT OF ENVIRONMENTAL EFFECTS

## CHANGE OF USE OF STUDIO TO SECONDARY DWELLING WITH MINOR ALTERATIONS AND ADDITIONS

Zoned R2 - Low Density Residential  
16 David Street, GREENACRE  
Lot 8 DP11455

Revision	Description	Date
A	DA Submission	21/02/2025

Prepared by:  
**Aspire Design & Engineering**



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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared in conjunction with a development application for the change of use of a studio to a secondary dwelling with minor alterations and additions at 16 David Street, GREENACRE. This application has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

The purpose of this document is to provide a context of the subject site and its surrounding local environment, provide details of the proposed development and assess the compliance of the proposal against Canterbury Bankstown Local Environment Plan 2023 and Canterbury Bankstown Development Control Plan 2023 pursuant to the evaluation criteria prescribed under Section 4.15 of the EPA Act, 1979.

The proposed development is permissible with council's consent in land zoned R2 – Low Density Residential use under Canterbury Bankstown Local Environment Plan 2023. The proposal is consistent with the aims and objectives of the relevant environmental planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed development.

### 1.1 THE PUBLIC INTEREST

The proposed Development is considered to be compatible with the surrounding development and is consistent with the objectives of the relevant planning controls. Therefore, approval of the proposal is considered to be within the public interest.

***Public interest:*** Undefined by any relevant planning instrument, however the department of planning describes public as consideration the consent authority should have in the interest of the "The broader public interest"

*The 'public interest' is a term for which there is no specific and undisputable definition. "what is the public interest?" depends almost entirely on the circumstances in which the question arises. However, as a general concept it has been described as referring to considerations affecting the good order and functioning of the community and government affairs for the wellbeing of citizens. It has also been described as the 'common good'.*

## 2.0 SITE ANALYSIS

This section describes the characteristics of the land and evaluates the constraints and opportunities presented by the site which have informed and influenced the proposal. Here we also describe the characteristics of the locality which have been considered in developing the proposal.

### 2.1 SITE DESCRIPTION

- The Subject Site is described as Lot 8, DP11455; 16 David Street GREENACRE
- The Site is 486.90m<sup>2</sup>
- The lot is located along David Street, between Maiden Street and Waterloo Road
- The neighbourhood is mainly zoned R2 – Low Density Residential
- Currently the site contains a Single-Storey Dwelling with a Detached Studio in the rear.

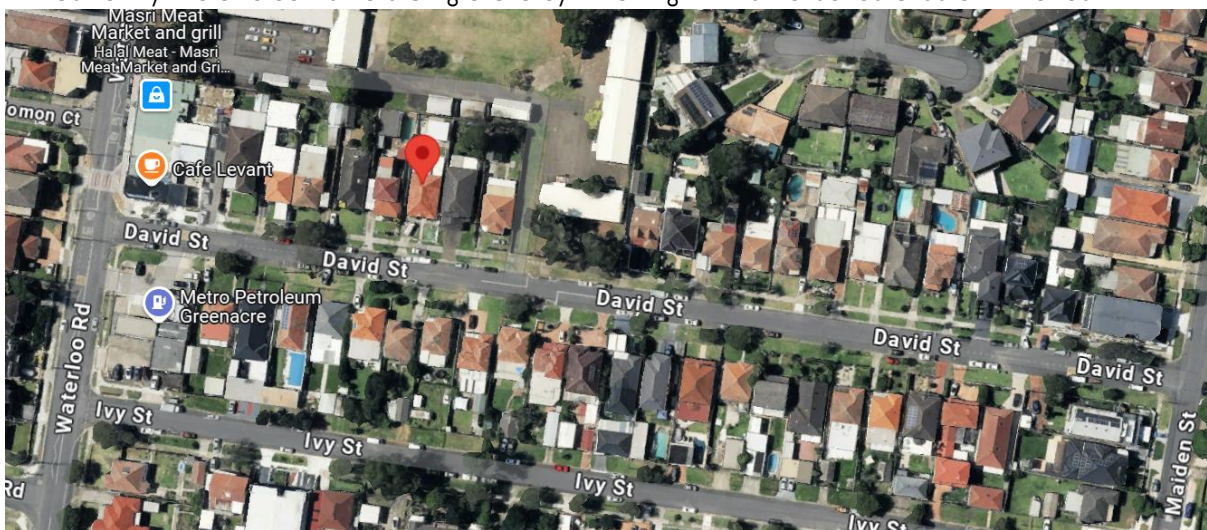


Figure 1: Aerial Map

Source: Google Maps 2025



Figure 2: Subject Site – Existing structures

Source: Google Maps Streetview July 2024

### 2.1.1 SITE CHARACTERISTICS

The site is Rectangular in shape with the following characteristics:

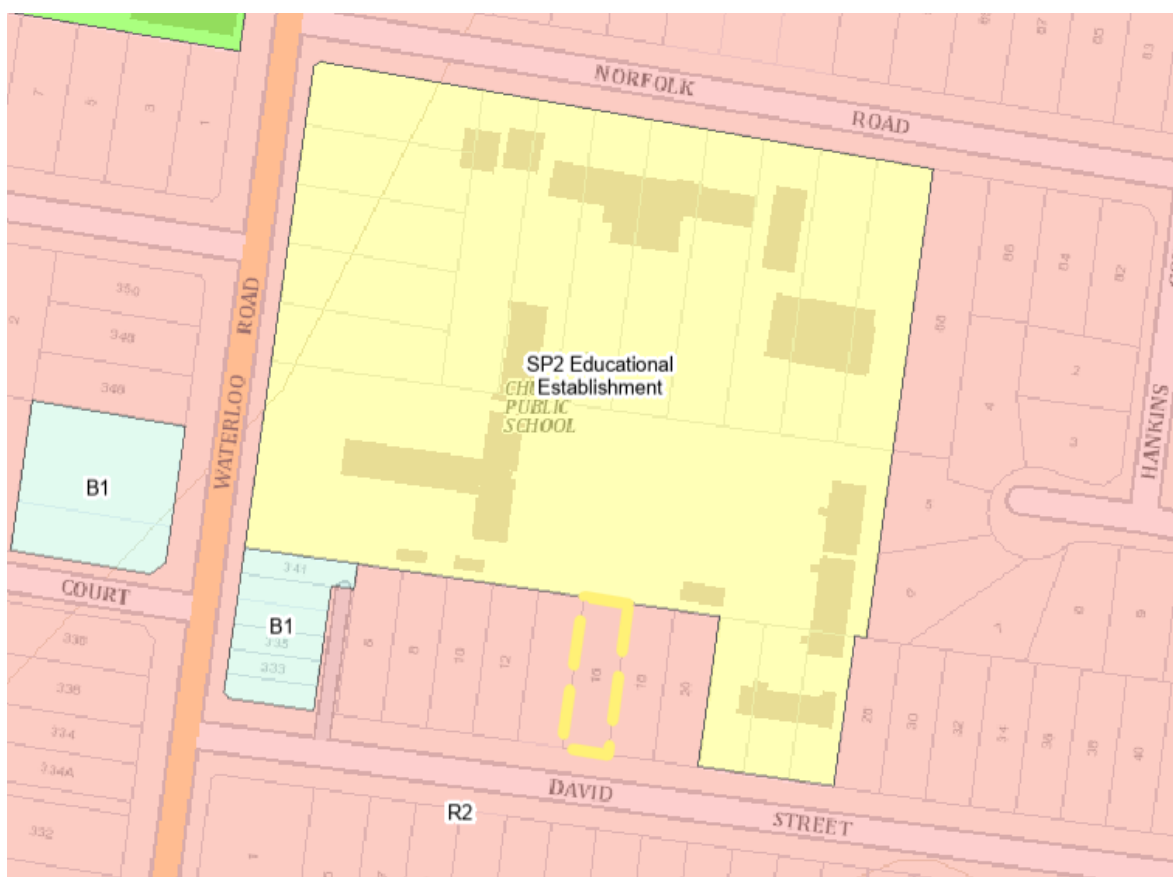
- A South Boundary adjacent to the road (David Street) measures 12.19m
- An East and West Boundary of 40.235m adjacent to 14 & 18 David Street GREENACRE
- A North Boundary of 12.19m adjacent to Chullora Public School
- Vehicular access to the site is from David Street

### 2.2 LOCALITY

The site is situated within the Canterbury Bankstown Local Government Area in the suburb of Greenacre.

#### 2.2.1 LAND USE

- Land use in the locality is characterised by Low Density Residential development including Dwelling House.
- To the West of the lot are some Shops and Local Businesses.
- To the North of the lot is an Educational Establishment
- To the north, east, south and west of the lot the land use is mainly characterised by low density residential development.



*Figure 3 – Land use distribution (Planning Portal Spatial Viewer)*

### 3. BACKGROUND

This section describes any background information we consider to be relevant to the proposal

#### 3.1 APPROVAL HISTORY

Application Number:	CD-355/2015
Description:	Detached Studio
Address:	16 David Street, GREENACRE NSW 2190
Lodged:	23/07/2015
Status:	Approved
Determined:	Approved 25/08/2015
Determining Authority:	Council - Delegated Authority

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There are no other development applications listed on the Canterbury Bankstown Council DA Tracker.

#### 3.2 HISTORY OF USE

##### 3.2.1 Single-Storey Dwelling House with Detached Studio

This lot consist of a Class 1a Residential Dwelling (Single-Storey Dwelling House) and a Class 10a (Detached Studio) to the rear. No changes or alterations to the premise were made since the development of the primary dwelling other than the construction of a detached studio.

## 4.0 DEVELOPMENT PROPOSAL

This section outlines the proposal's design approach, closely linked with the accompanying architectural drawings. It aims to detail how the proposal responds to the site's constraints while maximizing opportunities. The design process considers factors such as site topography, orientation, existing vegetation, access points, and any regulatory or environmental limitations. Each design decision, from layout to material selection, has been made to enhance the site's potential while addressing challenges, ensuring a harmonious integration of the proposal with its surroundings.

### 4.1 Proposed Development

The proposed development include the following:

- Replacement of entry steps to a front deck with stairs
- Addition of new kitchen
- Removal of original entry doors and windows along the southern elevation for the replacement of sliding door and window
- Removal of window on northern elevation
- Proposed window on western elevation (bed 1)

#### 4.1.1 LAND USE

The land use is solely residential. The proposed development will not impact the land use.

#### 4.1.2 PERMISSIBILITY

In accordance with Canterbury Bankstown LEP 2023; R2 – Low Density Residential Zones Permit the following developments:

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#### 1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To ensure suitable landscaping in the low density residential environment.*
- *To minimise and manage traffic and parking impacts.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To promote a high standard of urban design and local amenity.*

#### 2 Permitted without consent

*Home occupations*

#### 3 Permitted with consent

*Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home*



*businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture*

#### **4 Prohibited**

*Any development not specified in item 2 or 3*

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#### **4.1.3 CANTERBURY BANKSTOWN COUNCIL LEP DEFINITIONS**

***dwelling house*** means a building containing only one dwelling.

**Note**—*Dwelling houses are a type of residential accommodation—see the definition of that term in this Dictionary.*

***residential accommodation*** means a building or place used predominantly as a place of residence, and includes any of the following—

- |                          |                             |                       |
|--------------------------|-----------------------------|-----------------------|
| (a) attached dwellings,  | (faa) (Repealed)            | (k) semi-detached     |
| (b) boarding houses,     | (g) multi dwelling housing, | dwellings,            |
| (baa) co-living housing, | (h) residential flat        | (l) seniors housing,  |
| (c) dual occupancies,    | buildings,                  | (m) shop top housing, |
| (d) dwelling houses,     | (i) rural workers'          |                       |
| (e) group homes,         | dwellings,                  |                       |
| (f) hostels,             | (j) secondary dwellings,    |                       |

*but does not include tourist and visitor accommodation or caravan parks.*

***secondary dwelling*** means a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the ***principal dwelling***), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

**Note**—See clauses 5.4 and 5.5 for controls relating to the total floor area of secondary dwellings.

#### **4.2 WASTE MANAGEMENT**

The design of waste and recyclables storage areas within the property affects ease of use, amenity, and the efficiency of handling of waste for the life of the development as per Chapter 3, Part 3 of the Canterbury Bankstown Development Control Plan 2023.

#### **3.3 WASTE MANAGEMENT REQUIREMENTS**

##### ***3.3.1 Objectives***

1. *To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection areas.*
2. *To ensure development incorporates well-designed and adaptable bin storage areas and collection facilities that are convenient and accessible to occupants.*
3. *To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour and noise from bin storage and collection areas and waste collection vehicles.*
4. *To ensure bin storage and collection areas are designed to integrate with and meet the requirements for Council's domestic waste services.*
5. *To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including*



*pedestrians, maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment).*

6. *To integrate bin storage and collection areas with the building form and landscape to avoid adverse visual impacts on the streetscape and neighbourhood.*
7. *To assist in achieving Federal and State Government waste minimisation and diversion targets as set by relevant legislation, regulations and strategies.*

### 3.3.2 Development Controls

#### 3.3.2.1 The weekly generation rates per dwelling are:

- a. *General Waste – 140L*
- b. *Recycling – 120L*
- c. *Garden Organics – 120L*

#### 3.3.2.2 The bin sizes for residential development are:

Residential development	Waste stream		
	General waste	Recycling	Garden organics
Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings	140L	240L	240L
Manor houses, multi dwelling housing, multi dwelling housing (terraces)	140L / 240L / 660L / 1,100L	240L / 660L / 1,100L	240L
Residential flat buildings, shop top housing, mixed use development	660L / 1,100L or hook lift bin with compactor	660L or 1,100L	240L

**Note:** It is important to understand the size of bins that will be allocated by Council for the development. Check with Council if you need assistance in identifying the most appropriate bin size(s).

#### 3.3.2.3 The standard bin dimensions are:

Standard bin type	Dimensions		
	Height	Width	Depth
140L mobile garbage bin	930mm	530mm	610mm
240L mobile garbage bin	1,060mm	580mm	730mm
660L bulk bin	1,250mm	1,370mm	850mm
1,100L bulk bin	1,470mm	1,370mm	1,245mm
Hook lift/compactor bin (10m <sup>3</sup> –30m <sup>3</sup> )	2.5m	2.5m	6m

**Note:** Dimensions are a guide only and may differ depending on the manufacturer. An additional 15cm is to be provided around each bin in the design of the waste bin storage area, to ensure it can function effectively and efficiently, and to avoid damage to walls and doors from bins scraping against them.

#### 3.3.2.3 The standard service frequencies for residential development are:

Residential development	Service frequency			
	General waste	Recycling	Garden organics	Bulky waste (per calendar year)
Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings	One collection per week	One collection per fortnight	One collection per fortnight**	Two collections
Manor houses, multi dwelling housing, multi dwelling housing (terraces)	One collection per week	One collection per fortnight	One collection per fortnight**	Development (5 or less dwellings)– Two collections
Low rise residential flat buildings, shop top housing, mixed use development	One collection per week	One collection per fortnight	One collection per fortnight**	Development (6 to 50 dwellings)– Four collections***
Medium rise residential flat buildings, shop top housing, mixed use development	One or two collections per week*	One collection per fortnight*	One collection per fortnight	Development (51 or more dwellings)–Six collections***
High rise residential flat buildings, shop top housing, mixed use development	Two collections per week*	One collection per fortnight*	One collection per fortnight	

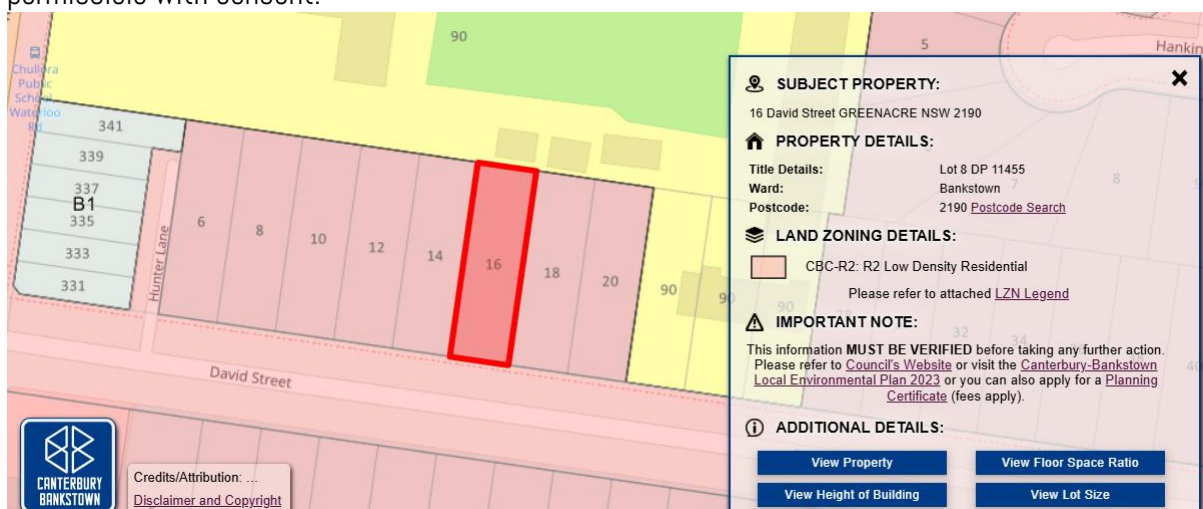
## 5.0 COMPLIANCE SUMMARY

This section provides an evaluation of the proposal against relevant planning instruments as required by section 4.15(1) of the Environmental Planning and Assessment Act 1979.  
Planning Framework

### CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

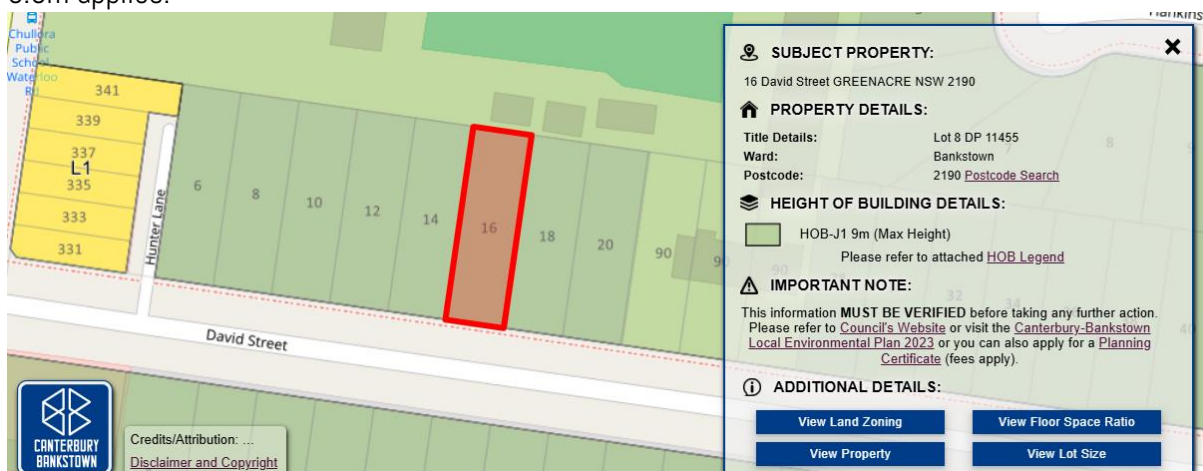
#### 5.1.1 ZONING

The site is zoned R2 – Low Density Residential, as described by the Canterbury Bankstown Local Environment Plan 2023 Zoning Map. The proposal achieves the objectives of this zone and is permissible with consent.



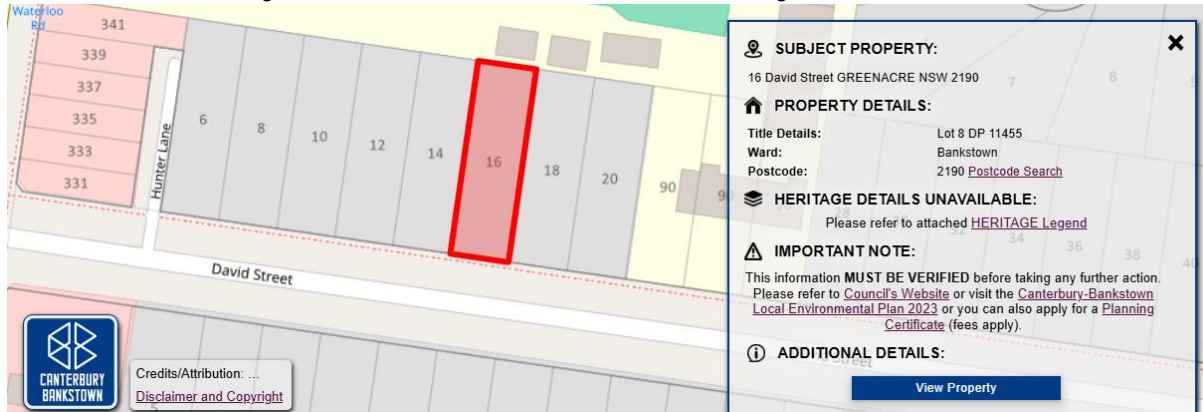
#### 5.1.2 HEIGHT

The proposed structure is compliant with the permissible height for such proposals under Canterbury Bankstown Local Environment Plan 2023 Height of Building Map. A maximum height of 9.0m applies.



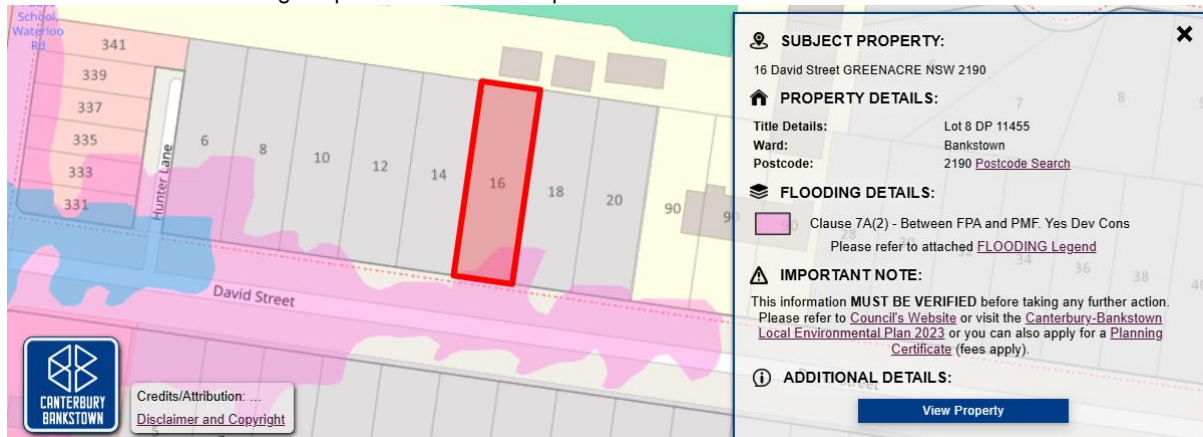
### 5.1.3 HERITAGE

The site is not heritage listed and is not located within a heritage conservation area.



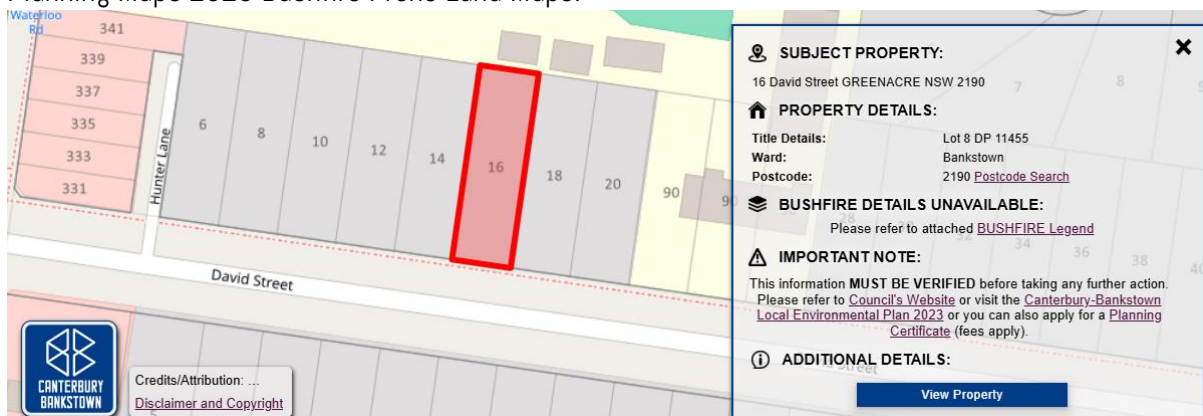
### 5.1.4 FLOODING

The site is affected by Probable Maximum Flood (PMF) as per the Canterbury Bankstown Local Environmental Planning Maps 2023 Flood Maps.



### 5.1.5 BUSHFIRE

The site is not a Bushfire Prone Land as per the Canterbury Bankstown Local Environmental Planning Maps 2023 Bushfire Prone Land Maps.



## 5.2 DEVELOPMENT CONTROL PLANS

### 5.2.1 CANTERBURY BANKSTOWN DCP 2023

Canterbury Bankstown Development Control Plan 2023 (CBDPC) applies to the site.

Chapter 5.1 – Residential Accommodation in the Former Bankstown LGA in the R2 Low Density Residential Zone applies. The proposal is entirely consistent with relevant development controls contained within CBDPC. A compliance summary is provided at Table 1 of clauses relevant to the proposal.

Chapter 5.1 – Residential Accommodation in the Former Bankstown LGA			
Clause	Control	Comment	Compliance
<b>Section 1 - INTRODUCTION</b>			
1.1 – Desired Character	The desired character is to have a low density residential environment in Zone R2 where the typical features are dwelling houses, dual occupancies, secondary dwellings, and ancillary development within a generous landscaped setting. The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone. This zone is also the most restrictive in terms of other permitted uses that are considered suitable. These are generally restricted to facilities and services that meet the day-to-day needs of residents.	The proposed change of use from a studio to secondary dwelling is consistent with the desired character as stated within this control.	YES
<b>Section 2 – DWELLING HOUSES</b>			
2.1 – Storey Limit	The storey limit for dwelling houses is two storeys.	NA	NA
2.2 – Storey Limit	The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	NA	NA
2.3 – Fill	Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.	The proposal does not affect Existing Dwelling House and Landscaping.	NA
2.4 – Fill	Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses must not exceed a height of 600mm above the	The proposal does not affect Existing Dwelling House and Landscaping.	NA

	ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.		
2.5 – Setback Restrictions	The erection of dwelling houses is prohibited within 9m of an existing animal boarding or training establishment.	NA	NA
2.6 – Street Setback	The minimum setback for a building wall to the primary street frontage is: a) 5.5m for the first storey (i.e. the ground floor); and b) 6.5m for the second storey.	NA	NA
2.7 – Street Setback	The minimum setback to the secondary street frontage is: a) 3m for a building wall; and b) 5.5m for a garage or carport that is attached to the building wall.	NA	NA
2.8 – Side Setback	For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m.	NA	NA
2.9 – Side Setback	For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.	NA	NA
2.10 – Side Setback	The basement level must not project beyond the ground floor perimeter of the dwelling house. For the purposes of this clause, the ground floor perimeter includes the front porch.	NA	NA
2.11 – Private Open Space	Dwelling houses must provide a minimum 80m <sup>2</sup> of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5m throughout.	NA	NA
2.12 – Access to Sunlight	At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	NA	NA
2.13 – Access to Sunlight	At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the	NA	NA



	mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.		
2.14 – Access to Sunlight	A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	NA	NA
2.15 – Access to Sunlight	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	NA	NA
2.16 – Visual Privacy	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: <ul style="list-style-type: none"> <li>a) offset the windows between dwellings to minimise overlooking; or</li> <li>b) provide the window with a minimum sill height of 1.5m above floor level; or</li> <li>c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or</li> <li>d) use another form of screening to the satisfaction of Council.</li> </ul>	NA	NA
2.17 – Visual Privacy	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: <ul style="list-style-type: none"> <li>a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or</li> <li>b) the window has a minimum sill height of 1.5m above floor level; or</li> <li>c) the window has translucent glazing to a minimum height of 1.5m above floor level; or</li> <li>d) the window is designed to prevent overlooking of more than 50% of the</li> </ul>	NA	NA



	private open space of a lower-level or adjoining dwelling.		
2.18 – Visual Privacy	Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: <ul style="list-style-type: none"> <li>a) does not have an external staircase; and</li> <li>b) does not exceed a width of 1.5m throughout; and</li> <li>c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.</li> </ul>	NA	NA
2.19 – Visual Privacy	Council does not allow dwelling houses to have roof-top balconies and the like.	NA	NA
2.20 – Building Design	The maximum roof pitch for dwelling houses is 35 degrees.	NA	NA
2.21 – Building Design	Council may allow dwelling houses to have an attic provided the attic design: <ul style="list-style-type: none"> <li>a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and</li> <li>b) ensures the attic does not give the external appearance of a storey.</li> </ul>	NA	NA
2.22 – Building Design	The design of dormers must: <ul style="list-style-type: none"> <li>a) be compatible with the form and pitch of the roof; and</li> <li>b) must not project above the ridgeline of the main roof; and</li> <li>c) must not exceed a width of 2m; and</li> <li>d) the number of dormers must not dominate the roof plane.</li> </ul>	NA	NA
2.23 – Building Design	Development in the foreshore protection area must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	NA	NA
2.24 – Car Parking	Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: <ul style="list-style-type: none"> <li>a) comply with the road pattern shown in Appendix 2; and</li> </ul>	NA	NA

	b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.		
2.25 – Car Parking	<p>Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided:</p> <ul style="list-style-type: none"> <li>a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space;</li> <li>b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.</li> </ul>	The proposal does not affect existing car parking space (Garage).	NA
2.26 – Car Parking	<p>Despite clause 2.25, Council may consider a single carport forward of the front building line of an existing dwelling house solely where:</p> <ul style="list-style-type: none"> <li>a) there is no existing garage on the site;</li> <li>b) there is no side or rear vehicle access to the site;</li> <li>c) the site does not contain a heritage item or is not within a heritage conservation area or local character area;</li> <li>d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line;</li> <li>e) the maximum width of the single carport is 3m;</li> <li>f) it is of a simple posted design, with no side panel infill;</li> <li>g) there is no solid panel lift or roller shutter door proposed;</li> <li>h) the carport is setback a minimum 1m from the primary and secondary street frontages;</li> <li>i) the carport achieves a high quality design and has a roof design that is compatible with the dwelling house.</li> </ul>	NA	NA
2.27 – Car Parking	Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates	The proposal does not affect existing car parking space (Carport).	NA

	with the development and does not dominate the street facade.		
2.28 – Car Parking	<p>Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:</p> <ul style="list-style-type: none"> <li>a) the building is at least two storeys in height, and</li> <li>b) the garage is architecturally integrated with the upper storey by: <ul style="list-style-type: none"> <li>I. ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and</li> <li>II. designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.</li> </ul> </li> </ul> <p>This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.</p>	The proposal does not affect existing car parking space (Carport).	NA
2.29 - Landscape	Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.	The proposal does not affect any existing landscaping on the site.	NA
2.30 - Landscape	<p>Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):</p> <ul style="list-style-type: none"> <li>a) a minimum 45% of the area between the dwelling house and the primary street frontage; and</li> <li>b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and</li> <li>c) plant at least one 75 litre tree between the dwelling house and the primary street frontage; and</li> <li>d) for development in the foreshore protection area, plant native trees with a mature height greater than 12m adjacent to the waterbody.</li> </ul>	The proposal does not affect any existing landscaping on the site.	NA

### Section 3 – SECONDARY DWELLINGS

3.1 – Lot Size	A secondary dwelling is permissible on a site with a minimum lot size of 450m <sup>2</sup> .	The Site Area of the Lot is 486.9m <sup>2</sup> .	YES
3.2 – Site Coverage	Council must not consent to development for the purpose of secondary dwellings unless: (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and (b) the total floor area of the secondary dwelling is no more than 60m <sup>2</sup> or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.	This proposal does not affect site coverage and the existing studio that is being converted to a secondary dwelling has a floor area of 35m <sup>2</sup> .	YES
3.3 – Storey Limit	The storey limit for attached secondary dwellings is two storeys.	The secondary dwelling is 1-storey	YES
3.4 – Storey Limit	The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3m.	The proposal does not affect the amount of storeys to the existing single storey studio	YES
3.5 – Storey Limit	The siting of secondary dwellings and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	The existing structure will not be altered and will not impact site landscape, slope or contour of the land	YES
3.6 – Fill	Any reconstituted ground level on the site within the ground floor perimeter of secondary dwellings must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.	NA, No reconstituted ground levels on site	NA
3.7 – Fill	Any reconstituted ground level on the site outside of the ground floor perimeter of secondary dwellings must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.	NA	NA
3.8 – Setback Restrictions	The erection of secondary dwellings is prohibited within 9m of an existing animal boarding or training establishment.	NA, Not located within 9m of an existing animal boarding or training establishment	NA

3.9 – Street Setbacks	The minimum setback for a building wall to the primary street frontage is: (a) 5.5m for the first storey (i.e. the ground floor); (b) 6.5m for the second storey.	The existing structure has a setback >6.5m	YES
3.10 – Street Setbacks	The minimum setback to the secondary street frontage is: (a) 3m for a building wall; and (b) 5.5m for a garage or carport that is attached to the building wall.	NA, No secondary street frontages	NA
3.11 – Side and Rear Setbacks	For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side and rear boundaries of the site is 0.9m.	The minimum setback of the structure is 0.9m for the side boundaries and 1.5m to the rear	YES
3.12 – Side and Rear Setbacks	For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side and rear boundaries of the site is 1.5m.	NA, No wall height exceeds 7m	NA
3.13 – Private Open Space	Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.	This proposal does not affect Private Open Space and Landscape Area	YES
3.14 – Access to Sunlight	At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.	The proposal does not impact any access to existing sunlight	NA
3.15 – Access to Sunlight	At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	The proposal does not impact any access to existing sunlight	NA
3.16 – Access to Sunlight	A minimum 50% of the private open space required for the principal dwelling on the site and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.	The proposal does not impact any access to existing sunlight	NA

3.17 – Visual Privacy	Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) provide the window with a minimum sill height of 1.5m above floor level; or (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or (d) use another form of screening to the satisfaction of Council.	NA, no new windows overlook living rooms or bedrooms of an existing dwelling	NA
3.18 – Visual Privacy	Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) the window has a minimum sill height of 1.5m above floor level; or (c) the window has translucent glazing to a minimum height of 1.5m above floor level; or (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.	NA	NA
3.19 – Visual Privacy	Council may allow attached secondary dwellings to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design: (a) does not have an external staircase; and (b) does not exceed a width of 1.5m throughout; (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.	NA	NA
3.20 – Visual Privacy	Council does not allow secondary dwellings to have roof-top balconies and the like.	NA	NA
3.21 – Building Design	The maximum roof pitch for attached secondary dwellings is 35 degrees.	NA	NA
3.22 – Building Design	Council may allow attached secondary dwellings to have an attic provided the attic design: (a) accommodates no more than two small rooms (for	NA	NA

	the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.		
3.23 – Building Design	The design of dormers must: (a) be compatible with the form and pitch of the roof; and (b) must not project above the ridgeline of the main roof; and (c) must not exceed a width of 2m; and (d) the number of dormers must not dominate the roof plane.	NA	NA
3.24 – Building Design	The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.	The roof pitch of the existing studio will not be changed and does not exceed 25 degrees	YES
3.25 – Building Design	Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).	NA	NA
3.26 – Building Design	The change of use of outbuildings to secondary dwellings must comply with the National Construction Code.		
3.27 – Car Parking	Secondary dwellings must not result in the principal dwelling on the site having less than the required car parking spaces.	The proposal does not affect existing car parking space (Carport).	YES
3.28 - Landscaping	Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.	The proposal does not affect existing landscaping or any significant trees.	YES
<b>Chapter 3.1 – Development Engineering Standards</b>			
All Sections	Engineering Plans + Relative Certificates Must demonstrate and reference compliance with all the controls under this Part.	Engineering Plans and Certificates reference compliance with Chapter 3.1 of Canterbury Bankstown DCP 2023.	YES
<b>Chapter 3.2 – Parking</b>			
<b>Section 2 – OFF-STREET PARKING</b>			
<b>OFF-STREET PARKING SCHEDULE</b>			
Dwelling Houses	<ul style="list-style-type: none"> <li>2 x Car Spaces</li> <li>0 x Bicycle Spaces</li> </ul>	The proposal does not affect existing car parking space (Carport).	NA
2.1	Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle	The proposal does not affect existing car parking space (Carport).	NA



	and service vehicle parking spaces that are required on the site.		
2.2	In calculating the total number of car parking spaces required for development, these must be: <ul style="list-style-type: none"> <li>a) rounded down if the fraction of the total calculation is less than half (0.5) a space;</li> <li>b) rounded up if the fraction of the total calculation is equal or more than half (0.5) a space; and</li> <li>c) must include a room that is capable of being converted to a bedroom.</li> </ul>	The proposal does not affect existing car parking space (Carport).	NA
2.3	Development comprising more than one land use must provide the combined parking requirement based on the individual rates of parking for each land use identified in the Off-Street Parking Schedule.	NA	NA
2.4	Car parking (and associated space such as access aisles) in excess of the Off-Street Parking Schedule will be counted as gross floor area.	NA	NA
2.5	Development not included in the Off-Street Parking Schedule must submit a parking study for Council's consideration. A qualified traffic consultant must prepare the parking study.	NA	NA
2.6	The Off-Street Parking Schedule does not apply to changes of uses to business premises, food and drink premises, medical centres, office premises, recreation facilities (indoor), shops and veterinary hospitals within Zones B1, B2 and B4 provided: <ul style="list-style-type: none"> <li>a) The new use does not result in an increase in the gross floor area of any building within which it is carried out.</li> <li>b) The new use does not cause the contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises relating to car parking and vehicular movement.</li> </ul>	NA	NA

### Section 3 – PARKING DESIGN AND LAYOUT

3.1 – Parking Location	Development must not locate entries to car parking or delivery areas: <ul style="list-style-type: none"> <li>a) close to intersections and signalised junctions;</li> <li>b) on crests or curves;</li> </ul>	The proposal does not affect existing car parking space (Carport).	NA
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	<ul style="list-style-type: none"><li>c) where adequate sight distance is not available;</li><li>d) opposite parking entries of other buildings that generate a large amount of traffic (unless separated by a raised median island);</li><li>e) where right turning traffic entering may obstruct through traffic;</li><li>f) where vehicles entering might interfere with operations of bus stops, taxi ranks, loading zones or pedestrian crossings; or</li><li>g) where there are obstructions which may prevent drivers from having a clear view of pedestrians and vehicles.</li></ul>								
3.2 – Parking Location	Parking areas for people with disabilities should be close to an entrance to development. Access from the parking area to the development should be by ramps or lifts where there are separate levels.	The proposal does not affect existing car parking space (Carport).	NA						
3.3 – Parking Location	Where above ground parking is the only solution possible, locate to the rear of buildings.	The proposal does not affect existing car parking space (Carport).	NA						
3.8 – Driveway Width	The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.	The proposal does not affect existing vehicular crossing.	NA						
3.9 – Driveway Width	The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility.	The proposal does not affect existing vehicular crossing.	NA						
3.10 – Driveway Width	Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.	The proposal does not affect existing vehicular crossing.	NA						
3.11 – Driveway Width	For new residential development, necessary clear driveway widths are provided in the following table: <table><tr><th>Driveway width</th><th>Minimum clear width</th></tr><tr><td>One-way</td><td>3m</td></tr><tr><td>Two-way</td><td>5.5m</td></tr></table>	Driveway width	Minimum clear width	One-way	3m	Two-way	5.5m	The proposal does not affect existing vehicular crossing.	NA
Driveway width	Minimum clear width								
One-way	3m								
Two-way	5.5m								
3.12 – Minimum Headroom	Clear headroom dimension is necessary to make sure that vehicles are clear of mechanical or service obstructions such as fire sprinklers, lighting fixtures and signs. The following minimum headroom dimension must be maintained in all	The proposal does not affect existing vehicular crossing. As such headroom is not affected.	NA						

	development.										
	<table><tr><th>Minimum headroom</th><th>Dimension</th></tr><tr><td>Cars and light vans</td><td>2.4m</td></tr><tr><td>People with disabilities</td><td>2.3m</td></tr><tr><td>Small rigid vehicles</td><td>3.6m</td></tr></table>	Minimum headroom	Dimension	Cars and light vans	2.4m	People with disabilities	2.3m	Small rigid vehicles	3.6m		
Minimum headroom	Dimension										
Cars and light vans	2.4m										
People with disabilities	2.3m										
Small rigid vehicles	3.6m										
3.18 – Safety and Security	Sloping ramps from car parks, garages and other communal areas are to have at least one full car length of level driveway before they intersect pavements and carriageways.	The proposal does not affect existing vehicular crossing.	NA								
3.19 – Sight Distance	For all development, adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway.	The proposal does not affect existing vehicular crossing.	NA								
3.20 – Pedestrian Access	Parking areas should be designed so that through-traffic is excluded, and pedestrian entrances and exits are separate from vehicular entrances and exits.	The proposal does not affect existing vehicular crossing or existing pedestrian access.	NA								
Chapter 3.3 – Waste Management											
Section 3 – RESIDENTIAL DEVELOPMENT											
3.1	Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA								
3.2	Each dwelling is to have: a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials. b) A suitable space in the kitchen for a caddy to collect food waste.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA								
3.3	Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA								
3.4	The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA								
3.5	The location of the bin storage area should ensure this area:	The proposal does not affect existing Waste	NA								

	a) is screened or cannot be viewed from the public domain; and b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.	Management for the existing dwelling on site.	
3.6	The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA
3.7	Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1m <sup>2</sup> per dwelling.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA
3.8	Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA
3.9	Development must comply with the requirements of the applicable Waste Design for New Developments Guide.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA
3.10	Council cannot provide a collect and return service at locations where waste collection vehicles are not permitted to stop in accordance with road rules.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA

### Chapter 3.7 – Landscape

#### Section 2 – LANDSCAPE DESIGN

2.1	New landscaping is to complement the existing street landscaping and improve the quality of the streetscape.	The proposal does not affect existing landscaping.	NA
2.2	Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.	The proposal does not affect existing landscaping.	NA
2.3	The landscape design is to contribute to and take advantage of the site characteristics.	The proposal does not affect existing landscaping.	NA

2.4	<p>The landscape design is to improve the quality of the streetscape and communal open spaces by:</p> <ul style="list-style-type: none"> <li>a) providing appropriate shade from trees or structures;</li> <li>b) defining accessible and attractive routes through the communal open space and between buildings;</li> <li>c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant;</li> <li>d) improving the microclimate of communal open spaces and hard paved areas;</li> <li>e) locating plants appropriately in relation to their size including mature size;</li> <li>f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale;</li> <li>g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter.</li> </ul>	The proposal does not affect existing landscaping.	NA
2.5	<p>The landscape of setbacks and deep soil zones must:</p> <ul style="list-style-type: none"> <li>a) provide sufficient depth of soil to enable the growth of mature trees;</li> <li>b) use a combination of groundcovers, shrubs and trees;</li> <li>c) use shrubs that do not obstruct sightlines between the site and the public domain;</li> </ul> <p>where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer.</p>	The proposal does not affect existing landscaping.	NA
2.7	<p>Development must plant at least one canopy tree for every 12m of front and rear boundary width:</p> <ul style="list-style-type: none"> <li>a) Canopy trees are to be of a minimum 75 litre pot size.</li> <li>b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate.</li> <li>c) Place evergreen trees well away from the building to allow the winter sun access.</li> <li>d) Select trees that do not inhibit airflow.</li> </ul>	The proposal does not affect existing landscaping.	NA

	e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.		
2.8	Development must provide street trees that will contribute to the canopy where possible.	The proposal does not affect existing landscaping.	NA
<b>Section 3 – BIODIVERSITY</b>			
3.1	Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design.	The proposal does not affect existing flora and fauna.	NA
3.2	Development must create a buffer zone to adjoining bushland and use indigenous planting in the buffer zone.	The proposal does not affect existing flora and fauna.	NA
3.3	Development must manage habitat values by reinforcing biodiversity links.	The proposal does not affect existing flora and fauna.	NA
3.4	<p>The landscape design may consider using the following features to encourage native wildlife:</p> <ol style="list-style-type: none"> <li>1. Trees and shrubs native to the area can provide nectar and seeds – an important food for native birds.</li> <li>2. Prickly shrubs and dense hedges protect bird nests from predators such as cats.</li> <li>3. Leaf litter and bark provide feeding areas for small animals such as frogs and lizards.</li> <li>4. Small ponds provide water and habitat.</li> <li>5. Hollow logs provide shelter for small marsupials and lizards.</li> <li>6. Small caves and crevices serve as burrows and nesting sites for small animals.</li> <li>7. Where structurally sound, tree hollows provide nesting holes essential for birds and possums.</li> <li>8. Strong, healthy tree limbs provide habitat for tree dwellers and allow safe movement through the canopy.</li> <li>9. Tree branches provide safe perching places for birds.</li> <li>10. Rocks provide shelter, shade and sun bathing opportunities for small animals.</li> </ol>	The proposal does not affect existing flora and fauna.	NA

## 6.0 PLANNING ASSESSMENT

This section provides a planning assessment of the likely impacts of the proposed development, considers the suitability of the site and evaluates whether the development is in the public interest, as required by section 4.15(1) of the Environmental Planning and Assessment Act 1979.

### 6.1 IMPACTS ON THE NATURAL AND BUILT ENVIRONMENT

The proposal will have no significant adverse impact on the natural or built environments.

#### 6.1.1 ACOUSTIC IMPACT

Given the location and surrounding residences, the proposal will not impact on the acoustic privacy of the area.

### 6.2 SITE SUITABILITY

The proposed alteration and addition of an existing dwelling house is allowed in R2 – Low Density Residential Zones under Canterbury Bankstown LEP 2023 and as such the site is suitable for this type of development.

#### Utilities

Existing utility services will be adequate to service the proposed development unless otherwise recommended by a qualified person (i.e. engineer).

### 6.3 FLORA AND FAUNA

The proposal does not harm any protected habitat, nor is the site identified as an environmental conservation area. No trees are required to be removed if consent is granted.

### 6.7 NATURAL HAZARDS

The Site is not affected by any known hazards.

### 6.7 SITE DESIGN AND INTERNAL DESIGN

The scale of the development is appropriate having regard to the context of the site, the objectives of the relevant planning provisions and is compatible with the scale of development in the local area.



## 7.0 CONCLUSION

In conclusion, the proposed development for change of use of a studio to a secondary dwelling with minor alterations and additions at 16 David Street GREENACRE, aligns with the objectives of the Canterbury Bankstown Local Environmental Plan 2023 and the Development Control Plan 2023. The design is compatible with the surrounding low-density residential environment and complies with relevant planning controls regarding zoning, height, and setbacks.

The development is designed to respect the site's natural and built environment without significant adverse impacts on the area's acoustic, visual, or environmental aspects. No major issues regarding flora, fauna, or natural hazards were identified, and existing utility services are adequate to support the proposal. Therefore, the development is considered appropriate for approval in the public interest.