

# STATEMENT OF ENVIRONMENTAL EFFECTS

## ALTERATIONS AND ADDITIONS TO FAÇADE AND REAR BATHROOMS AND LAUNDRIES

Zoned R2 - Low Density Residential  
44 Rea Street, GREENACRE  
Lot 97 DP29412

Revision	Description	Date
A	DA Submission	08/05/2025

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 alterations and additions to the façade and the rear bathrooms and laundries at 44 Rea 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 44 Rea Street, GREENACRE
- Legal Description (Lot/Section/Plan no): 97/-/DP29412
- The lot is located along Rea Street, between Maiden Street and Cowl Street
- The neighbourhood is mainly zoned R2 – Low Density Residential
- Currently the site contains a Double Storey Dual Occupancy

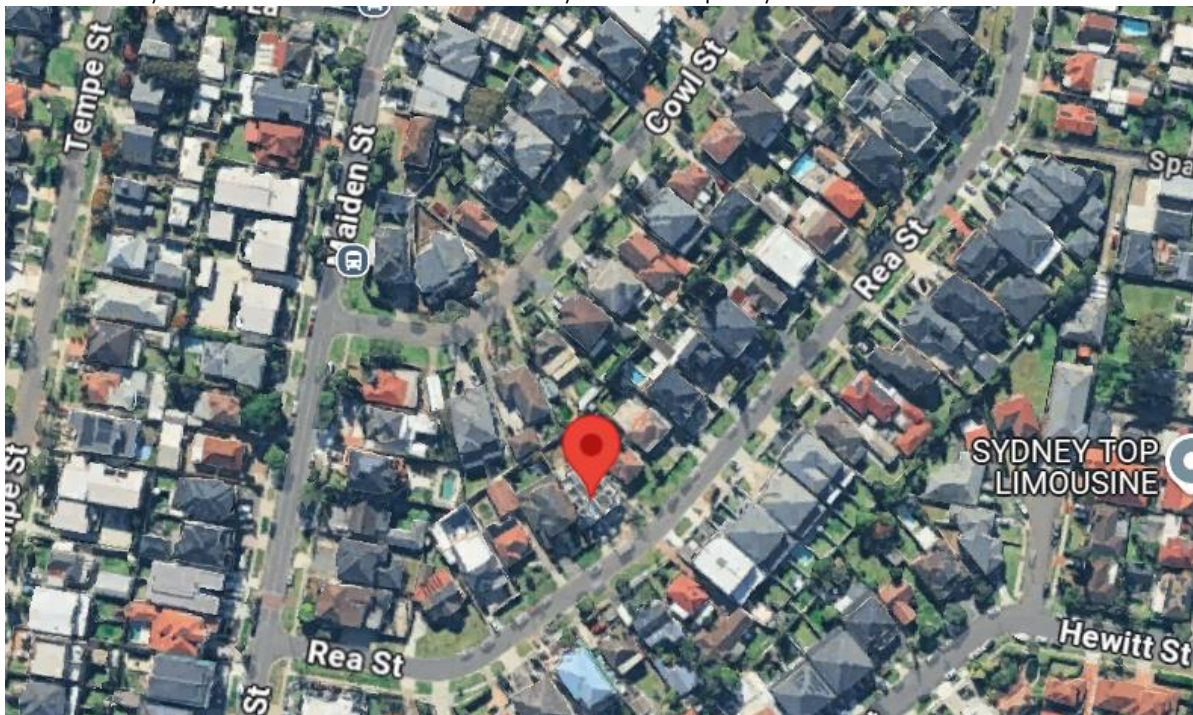


Figure 1: Aerial Map

Source: Google Maps 2025

#### 2.1.1 SITE CHARACTERISTICS

The site is irregular in shape with the following characteristics:

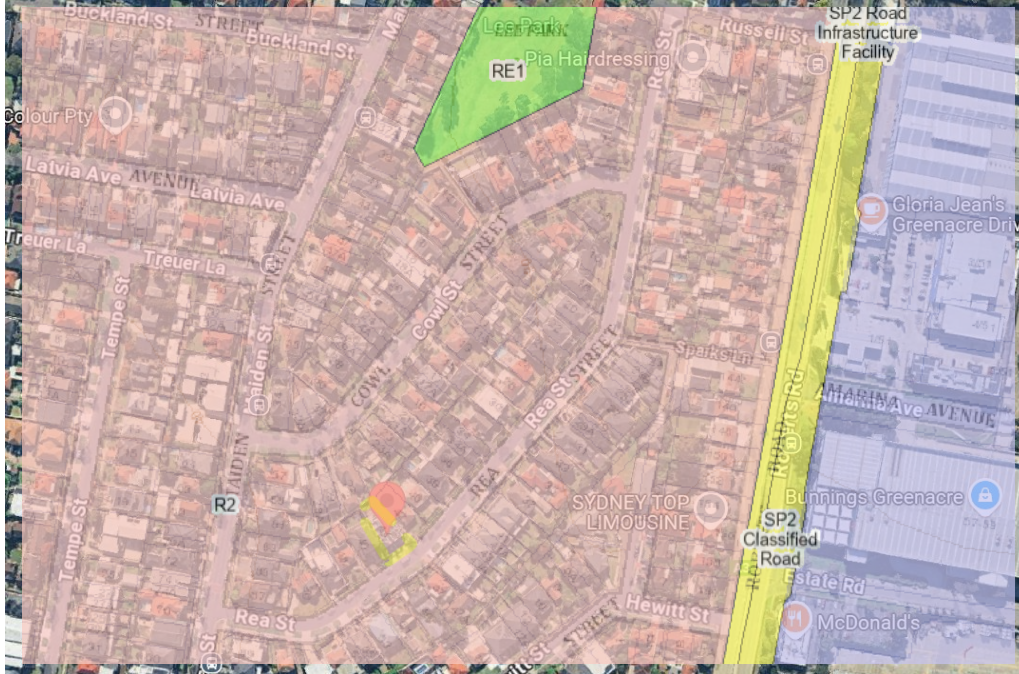
- A South-East Boundary adjacent to the road measures 2.735m + 15.57m (Total = 18.305m)
- A North-West Boundary of 10.975m adjacent to 27 Cowl Street, GREENACRE
- A North-East Boundary of 36.06m adjacent to 42 Rea Street, GREENACRE
- A South-West Boundary of 36.575m adjacent to 46 Rea Street, GREENACRE
- Vehicular access to the site is from Rea 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 R2 – Low Density Residential development, such as Dwelling Houses and Dual Occupancies.
- Approximately 250m North of the lot is Lee Park.
- Approximately 200m South-East of the lot is Roberts Road with E4 Zones past the main road.



*Figure 3 – Land use distribution*



### 3. BACKGROUND

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

#### 3.1 APPROVAL HISTORY

Application Number: DA-27/2004  
 Description: Demolition of Existing Structures and Construction of an Attached Dual Occupancy with New Front Fence  
 Address: 44 Rea Street, GREENACRE NSW 2190  
 Lodged: 09/01/2004  
 Status: Approved  
 Determined: Approved Delegated 19/02/2004

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Application Number: DA-775/2017  
 Description: Demolition of existing structures and and construction of an attached dual occupancy with basement and front fence  
 Address: 44 Rea Street, GREENACRE NSW 2190  
 Lodged: 21/08/2017  
 Status: Withdrawn  
 Determined: Withdrawn 20/09/2017  
 Determining Authority: Council - Delegated Authority

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Application Number: DA-1029/2017  
 Description: Demolition of existing structures and construction of an attached dual occupancy  
 Address: 44 Rea Street, GREENACRE NSW 2190  
 Lodged: 03/11/2017  
 Status: Approved  
 Determined: Approved 14/03/2018  
 Determining Authority: Council - Delegated Authority

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Application Number: DA-1029/2017/1  
 Description: Demolition of existing structures and construction of an attached dual occupancy S4.55 (1A) AMENDMENT: Amended internal layout to the ground floor with the addition of rear store areas to each dual occupancy unit.  
 Address: 44 Rea Street, GREENACRE NSW 2190  
 Lodged: 12/09/2018  
 Status: Withdrawn  
 Determined: Withdrawn 24/10/2018  
 Determining Authority: Council - Delegated Authority

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Application Number:	CC-567/2018
Description:	Demolition of existing structures and construction of an attached dual occupancy
Address:	44 Rea Street, GREENACRE NSW 2190
Lodged:	27/09/2018
Status:	Approved
Determined:	Approved 18/09/2018
Determining Authority:	Private Certifier

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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 Swimming Pool and Detached Outbuildings

This lot consist of a Class 1a Residential Dwelling (Double-Storey Attached Dual Occupancy). No changes or alterations have been made to the premises since its recent development.

## 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 WORKS

The proposal works are outlined below as follows:

#### Ground Floor Alterations:

- Proposed Three (3) - 350x350 Rendered Feature Columns along the front façade
- Replacement of Glass Balustrade along entry porch with Wrought iron Balustrade
- Replacement of front façade sliding door (Lounge room) with Colonial Style Window (No alterations to size of frame)
- Addition of Laundry and Water closet to family/rear patio area
- Addition of parapet walls with moulding for French provincial style to lower roof above ground floor

#### First Floor Alterations:

- Replacement of glass balustrade for front-facing balcony with concrete rendered balustrade with mouldings for French provincial style
- Addition of parapet walls with moulding for French provincial style to Upper roof above First floor
- Roof tiles material changed to concrete tiles

#### 4.1.1 PERMISSIBILITY

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

##### 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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#### 4.1.2 CANTERBURY BANKSTOWN COUNCIL LEP DEFINITIONS

**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.*

**dual occupancy** means a dual occupancy (attached) or a dual occupancy (detached).

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

**dual occupancy (attached)** means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

**Note**—Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

#### 4.2 WASTE MANAGEMENT

The proposal does not affect the existing Ongoing Waste Management of the Dwelling House. For the Waste Management During Demolition and Construction, please refer to the Waste Management Plan provided with this proposal.

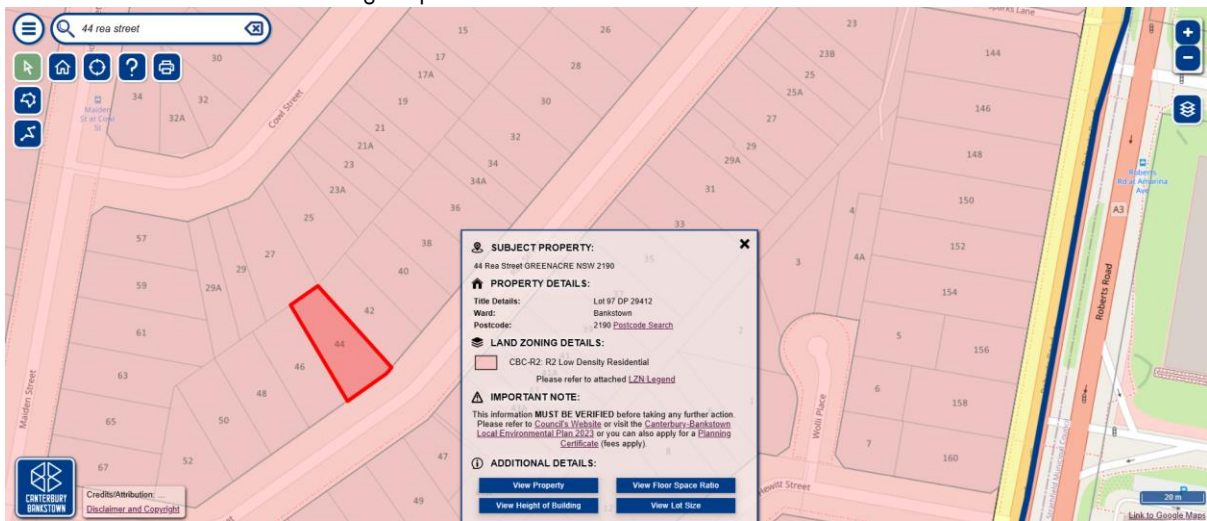
## 5.0 COMPLIANCE SUMMARY

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.

### 5.1 CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

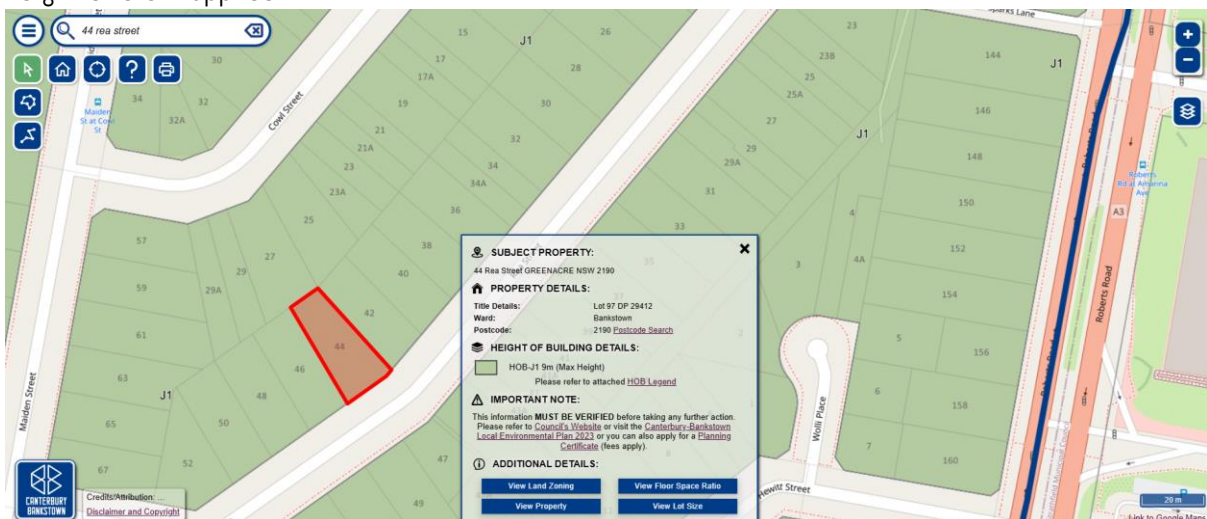
#### 5.1.1 ZONING

The site is zoned R2 – Low Density Residential, as described by the Canterbury Bankstown Local Environment Plan 2023 Zoning Map.



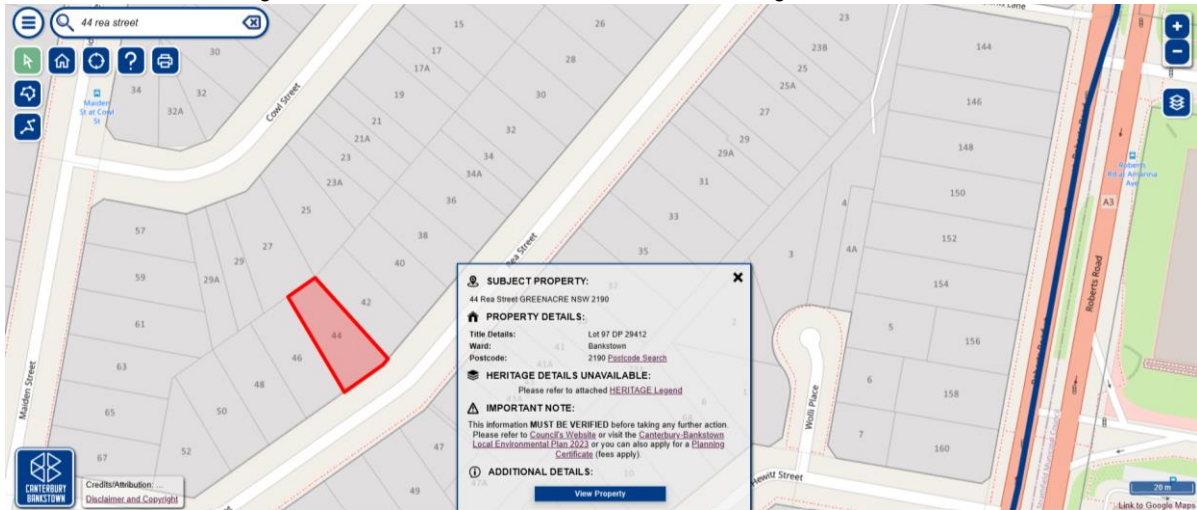
#### 5.1.2 HEIGHT

Under the Canterbury Bankstown Local Environment Plan 2023, Height of Building Map, a maximum height of 9.0m applies.



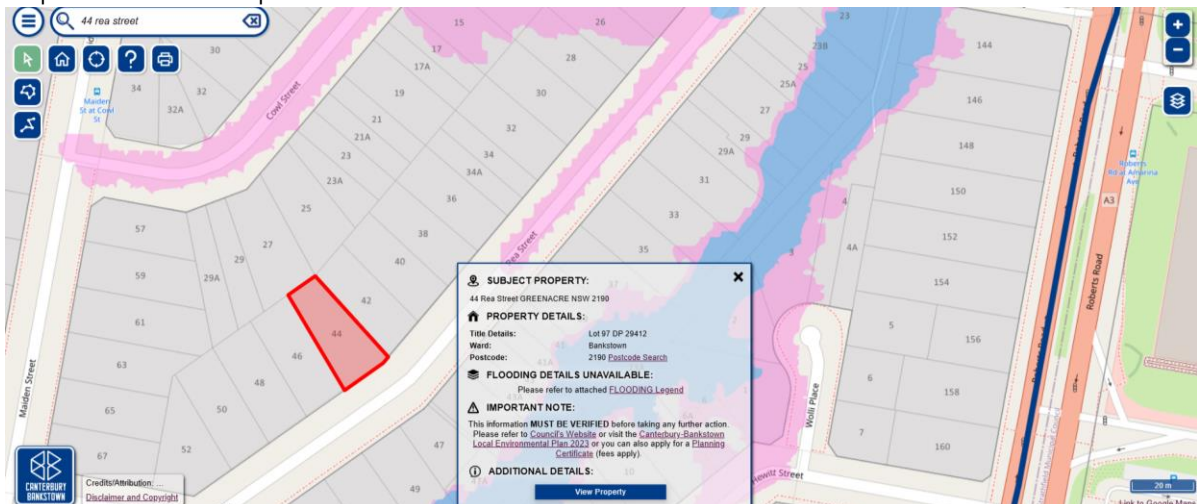
### 5.1.3 HERITAGE

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



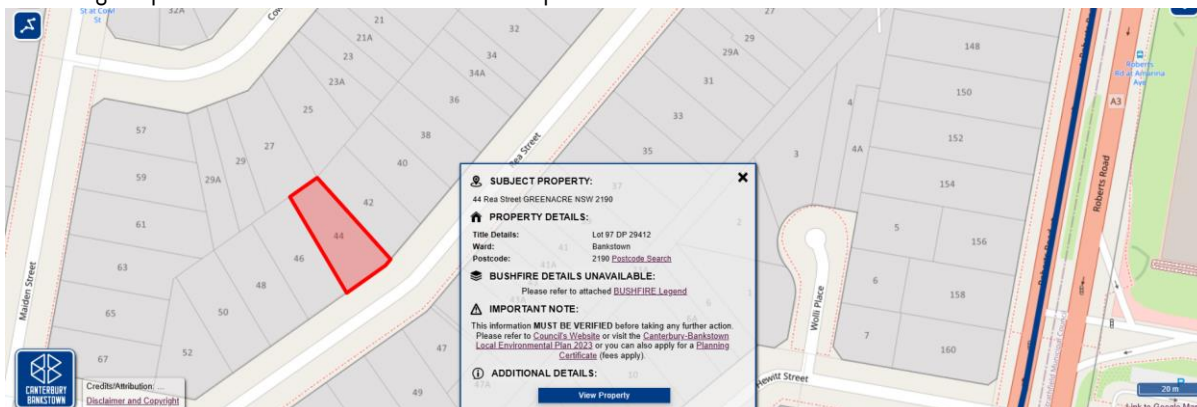
### 5.1.4 FLOODING

The site is not affected by Flooding as per the Canterbury Bankstown Local Environmental Planning Maps 2023 Flood Maps.



### 5.1.5 BUSHFIRE PRONE LAND

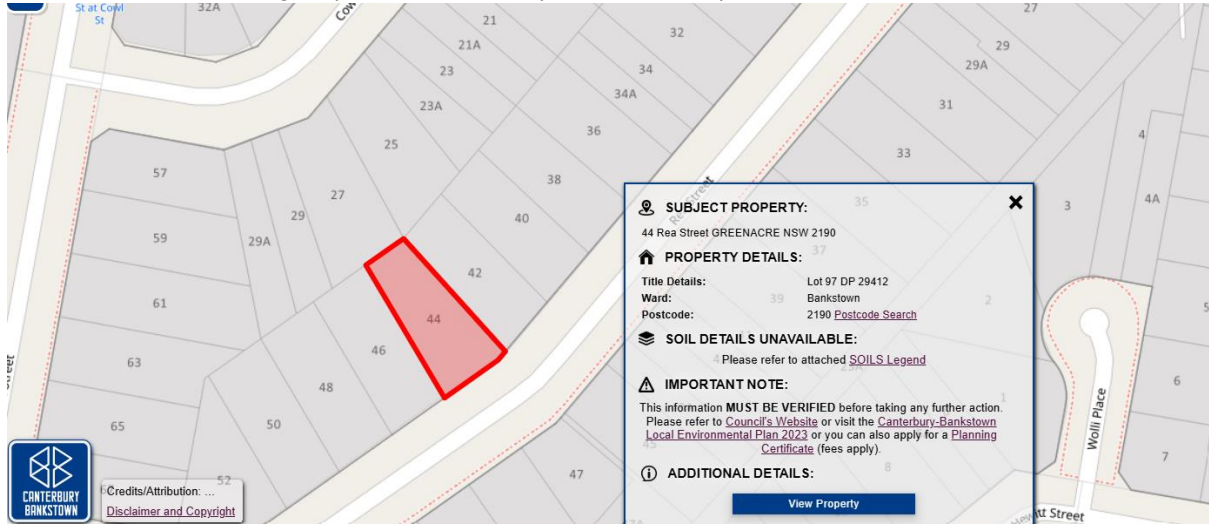
The site is not a Bushfire Prone Land as per the Canterbury Bankstown Local Environmental Planning Maps 2023 Bushfire Prone Land Maps.





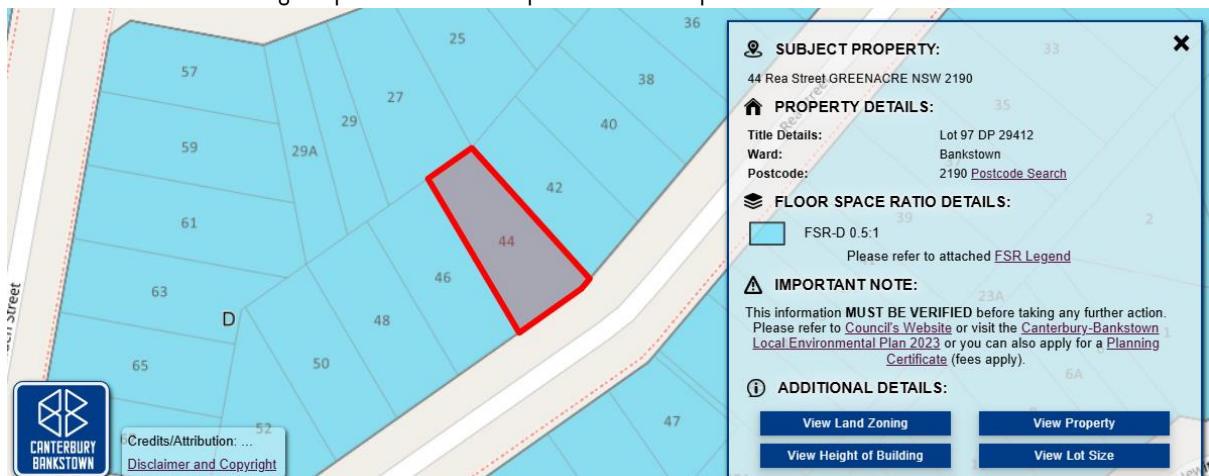
### 5.1.6 ACID SULPHATE SOILS

The site is not affected by Acid Sulphate Soils as per the Canterbury Bankstown Local Environmental Planning Maps 2023 Acid Sulphate Soils Maps.



### 5.1.7 FLOOR SPACE RATIO

The maximum FSR allowed for the lot is 0.5:1 as per the Canterbury Bankstown Local Environmental Planning Maps 2023 Floor Space Ratio Maps.



## 5.2 DEVELOPMENT CONTROL PLANS

### 5.2.1 CANTERBURY BANKSTOWN DCP 2023

Canterbury Bankstown Development Control Plan 2023 (CBDCP) 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 CBDCP. 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 proposal for alterations and additions to the front façade does not include new residential development.	YES
<b>Section 2 – DWELLING HOUSES</b>			NA
<b>Section 3 – SECONDARY DWELLINGS</b>			NA
<b>Section 4 – DUAL OCCUPANCIES</b>			
4.1 (Subdivision)	For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m <sup>2</sup> per dwelling.	This proposal does not include subdivision.	NA
4.2 (Storey Limits)	The storey limit for dual occupancies is two storeys not including basements.	This proposal does not affect the existing storeys	NA
4.3 (Storey Limits)	The siting of dual occupancies, 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.	This proposal does not affect the existing compatibility of the dual occupancy with the contours of the land.	NA
4.4 – 4.5 (Fill)		This proposal does not include fill.	NA

4.6 (Setback Restrictions)		The site is not within 9m of any animal boarding and animal training facilities.	NA
4.7 (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.	This proposal does not change the existing primary street setback.	NA
4.8 (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.	The site is not subject to this control.	NA
4.9 (Side Setbacks)	The minimum setback for a building wall to the side boundary of the site is 0.9m. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site.	The alterations and additions part of this proposal do not impact the side setbacks of the existing dual occupancy, which exceed 0.9m.	NA
4.10 (Side Setbacks)	The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like. The intended outcome is to provide a clear path at all times for residents and visitors to access the rear yard and/or carry out maintenance works.	This proposal will not impact the side boundary setbacks.	NA
4.11 (Side Setbacks)	The basement level must not project beyond the ground floor perimeter of the dual occupancy. For the purposes of this clause, the ground floor perimeter includes the front porch.	This proposal does not alter the existing basement.	NA
4.12 (Private Open Space)	Dual occupancies must provide a minimum 80m <sup>2</sup> of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5m throughout.	This proposal does not affect the existing private open space of each dwelling which exceeds 80m <sup>2</sup> .	YES
4.13 (Solar Access)	At least one living area of each dwelling 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.	This proposal does not impact access to sunlight for any existing living rooms.	YES
4.14 (Solar Access)	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	This proposal does not impact access to sunlight for any existing living	YES



	cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.	rooms in the neighbouring properties.	
4.15 (Solar Access)	A minimum 50% of the private open space required for each dwelling 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.	This proposal does not affect access to sunlight for the existing private open spaces.	YES
4.16 (Solar Access)	Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.	This proposal does not impact the existing overshadowing of neighbouring sites.	YES
4.17 (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.	This proposal does not propose any windows that directly look into the bedroom or living room of an existing dwelling.	YES
4.18 (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.	This proposal does not propose any windows that directly look into the bedroom or living room of an existing dwelling.	NA

4.19 (Visual Privacy)	Council may allow dual occupancies 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.	This proposal does not include an upper floor side or rear balcony.	NA
4.20 (Visual Privacy)	Council does not allow dual occupancies to have roof-top balconies and the like.	This proposal does not include any roof-top balconies and the like.	YES
4.21 (Building Design)	Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the site.	This proposal is the alterations and additions to the existing dual occ.	NA
4.22 (Building Design)	(a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or	The proposed front façade adopts an asymmetrical design when viewed from the street.	YES
	(b) the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and	The proposed façade adds to the streetscape as there is currently no pattern to the neighbouring dwelling houses which are not visually pleasing.	YES
	(c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and	This proposal does not affect the existing location of the front porches or any living room or bedroom windows.	NA
	(d) the garage, driveway and front fence do not dominate the front of the building and front yard;	The proposal does not affect the locations of the garages, driveways and front fence.	NA
	(e) the two dwellings on a corner site each face a different frontage.	The site is not subject to this control	NA
4.23 (Building Design)	The maximum roof pitch for dual occupancies is 35 degrees.	The proposed roof pitch is 20 degrees.	YES
4.24 (Building Design)	Council may allow dual occupancies to have an attic provided the attic design: (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and	The proposal does not include the addition of an attic.	NA

	a bathroom plus an internal link to the storey below; and (b) ensures the attic does not give the external appearance of a storey.		
4.25 (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.	This proposal does not include dormers.	NA
4.26 (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).	The site is not subject to this control.	NA
4.27 (Car Parking)	Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must: (a) comply with the road pattern shown in Appendix 2; and (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.	The site is not subject to this control.	NA
4.28 (Car Parking)	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 per dwelling to locate forward of the front building line provided: (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; and (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.	This proposal does not affect the location of the existing car parking spaces.	NA
4.29 (Car Parking)	Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade. Council does not permit internal stacked or tandem garages.	This proposal does not affect the existing car parking spaces.	NA

4.30 (Car Parking)	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: (a) the building is at least two storeys in height, (b) the garage is architecturally integrated with the upper storey by: (i) ensuring the garage does not project more than 3m forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.	This proposal does not affect the location of the existing car parking spaces.	NA
4.31 (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 dual occupancy.	This proposal does not include the addition or removal of trees. Also, it does not impact any significant trees on the site or adjoining sites.	NA
4.32 (Landscape)	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): (a) a minimum 45% of the area between the dual occupancy and the primary street frontage; and (b) a minimum 45% of the area between the dual occupancy and the secondary street frontage; and (c) plant at least one 75 litre tree between the dual occupancy and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.	This proposal does not affect existing landscaping.	NA
<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

## Chapter 3.2 – Parking

## Section 2 – OFF-STREET PARKING

## OFF-STREET PARKING SCHEDULE

Dual Occupancies	<ul style="list-style-type: none"> <li>1 car space per 2 or less bedrooms; or</li> <li>2 car spaces per 3 or more bedrooms</li> </ul>	The proposal does not affect existing car parking spaces.	NA
2.1	Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site.	The proposal does not affect existing car parking spaces.	NA
2.2	In calculating the total number of car parking spaces required for development, these must be: <ol style="list-style-type: none"> <li>rounded down if the fraction of the total calculation is less than half (0.5) a space;</li> <li>rounded up if the fraction of the total calculation is equal or more than half (0.5) a space; and</li> <li>must include a room that is capable of being converted to a bedroom.</li> </ol>	The proposal does not affect existing car parking spaces.	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: <ol style="list-style-type: none"> <li>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>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</li> </ol>	NA	NA

	relating to car parking and vehicular movement.		
<b>Section 3 – PARKING DESIGN AND LAYOUT</b>			
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> <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>	The proposal does not affect existing car parking spaces	NA
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 spaces	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 spaces	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	The proposal does not affect existing vehicular crossing.	NA



	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				
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 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	The proposal does not affect existing vehicular crossing. As such headroom is not affected.	NA
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: <div>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.</div> <div>b) A suitable space in the kitchen for a caddy to collect food waste.</div>	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA								

STATEMENT OF ENVIRONMENTAL EFFECTS – 110 LUCINDA AVENUE, BASS HILL

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: 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.	The proposal does not affect existing Waste Management for the existing dwelling on site.	NA
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</p>	The proposal does not affect existing landscaping.	NA

	shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer.		
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> <li>e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.</li> </ul>	The proposal does not affect existing landscaping.	NA
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> <ul 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> </ul>	The proposal does not affect existing flora and fauna.	NA

	<p>7. Where structurally sound, tree hollows provide nesting holes essential for birds and possums.</p> <p>8. Strong, healthy tree limbs provide habitat for tree dwellers and allow safe movement through the canopy.</p> <p>9. Tree branches provide safe perching places for birds.</p> <p>10. Rocks provide shelter, shade and sun bathing opportunities for small animals.</p>		
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## 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.

### 6.4 NATURAL HAZARDS

The Site is not affected by any known hazards.

### 6.5 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 summary, the proposed alterations and additions to the existing dwelling at 44 Rea Street, Greenacre, have been carefully considered against the provisions of the *Environmental Planning and Assessment Act 1979*, the *Canterbury Bankstown Local Environmental Plan 2023*, and the *Canterbury Bankstown Development Control Plan 2023*. The development maintains full compliance with all relevant planning controls, does not trigger any environmental constraints such as flooding, bushfire risk, or heritage overlays, and is suitably located within the R2 – Low Density Residential zone.

The proposed works are modest in scale and nature, involving façade improvements and internal upgrades that do not adversely affect surrounding properties or the streetscape. The proposal will enhance the amenity, functionality, and visual appearance of the dwelling without generating any adverse environmental, acoustic, or social impacts.

Given the compliant nature of the development and its alignment with both strategic and statutory planning objectives, the application is considered to be in the public interest and worthy of Council's favourable consideration and approval.