

Statement of Environmental Effects

120 Hillcrest Av Greenacre NSW 2190 Lot 4 DP 16592
BANKSTOWN CITY COUNCIL NSW 2200

Proposed Change of Use and Extension to Create a Secondary Dwelling

Lot 4 DP 16598

486 sqm site with 12.19m frontage

Local Government Area: Canterbury-Bankstown Council

1.0 Introduction

This Statement of Environmental Effects (SEE) has been prepared in support of a Development Application for the change of use and extension of an existing studio and garage to create a self-contained secondary dwelling (granny flat) on Lot 4 DP 16598, within the Canterbury-Bankstown Council area.

The proposed development will convert the existing 35 sqm studio and adjacent garage into a compliant 60 sqm secondary dwelling in accordance with the State Environmental Planning Policy (Housing) 2021, Canterbury-Bankstown Local Environmental Plan (CBLEP 2023), and the Canterbury-Bankstown Development Control Plan (CBDCP 2021).

2.0 Site Description

- Address: 120 Hillcrest Avenue Greenacre NSW 2190
- Lot and DP: Lot 4 DP 16598
- Zoning: R2 Low Density Residential
- Total Site Area: 490.6 sqm
- Frontage: 12.19 metres
- Current Use: Single dwelling with existing detached studio and free standing garage
- Surrounding Development: Predominantly low-density residential housing
- Services: Fully serviced with sewer, water, electricity, and stormwater infrastructure

3.0 Proposed Development

The proposal includes the following scope:

- Change of use of an existing 35 sqm studio to form part of a new secondary dwelling
- Conversion of the adjacent existing garage into a bedroom and internal connection to the studio
- Total floor area of the proposed secondary dwelling: 60 sqm
- Internal layout: 1 bedroom, living/dining area, kitchen, bathroom/ laundry
- Access: Separate pedestrian access path from the front boundary to the secondary dwelling
- No subdivision is proposed
- Private open space: Compliant and separate open space will be maintained for both dwellings
- Car parking: Not required under SEPP (Housing) 2021

The proposed development seeks to re-use existing structures, limiting construction impact and supporting sustainable land use.

3.1 Concept design

The concept was to create an secondary dwelling that will not have any impact on the existing street scape and one that satisfies the accommodation requirements for modern living. It has designed in aiming at providing set of all functional areas in need within required FSR, the existing house =143 m²; the proposed design is 60 m²; Total calculable area will be 203 m². Site area is 490.4 m², FSR 0.41

To ensure a reduction in bulk, the proposed is provided regular height. Ceiling clearance is 2.7m. Ceiling height has a maximum of 3 m from the natural ground. Building height cabaret is 3.790 m, less than 6m to the ridge. LEP consider: (for a secondary dwelling that is separate from the principal dwelling—the maximum building height is 6 meters and the maximum wall height is less than 3 meters).

A covered car port is proposed tat the front side of the existing building is to replace car parking requirement to the main house

Front setback is an existing, side and rear setbacks for the studio is over 0.9m as shown in site plan which compliance with DCP. The proposed garage conversion walls are full brick and blank with no windows on side and rear which meet fire rated compliance.

4.0 Planning and Legislative Framework

4.1 State Environmental Planning Policy (Housing) 2021

The proposed secondary dwelling complies with the SEPP (Housing) 2021, including:

- Located in R2 Low Density Residential zone
- Secondary dwelling is permitted with consent
- Floor area does not exceed 60 sqm
- Located on the same lot as the principal dwelling
- No subdivision is proposed
- Adequate private open space retained
- Adequate access and services available

4.2 Canterbury-Bankstown Local Environmental Plan (CBLEP 2023)

- Zoning: R2 – Low Density Residential
- Permissibility: Secondary dwellings are permissible with consent

The proposal meets the objectives of the R2 zone by:

- Providing for housing diversity
- Preserving the low-density residential character
- Promoting efficient land use through adaptive reuse of existing structures

4.3 Canterbury-Bankstown Development Control Plan (CBDCP 2023)

The proposal complies with relevant DCP controls:

- Built Form: The dwelling is single-storey and uses existing structures
- Setbacks: Maintains acceptable side and rear setbacks
- Height: No change to building height; complies with height limits
- Privacy: Design ensures no overlooking to adjoining properties
- Landscaping and Open Space: Compliant open space and landscaping retained
- Amenity: The secondary dwelling will not adversely affect the amenity of adjoining properties

5.0 Environmental Impacts

5.1 Built Form and Character

- The proposed secondary dwelling reuses existing built form
- No impact on the streetscape, as it is located behind the primary dwelling
- Maintains the existing low-density residential character

5.2 Privacy and Overshadowing

- No windows will directly overlook adjoining properties
- The existing single-storey nature limits overshadowing impacts
- Private open space areas are separated and screened

5.3 Traffic and Parking

- No increase in required parking under SEPP (Housing) 2021
- Minimal traffic generation
- Existing driveway remains unchanged

5.4 Stormwater and Drainage

- Existing drainage infrastructure will be used
- Any new plumbing will connect to council-approved services
- No significant increase in impervious area

5.5 Services and Infrastructure

- The site is fully serviced
- The secondary dwelling can be connected to water, sewer, and electricity
- No additional burden on council infrastructure

6.0 Conclusion

This proposal for a change of use and extension to create a secondary dwelling of 60 sqm complies with relevant State and Local planning controls. The development makes efficient use of existing structures and provides a well-designed, low-impact housing option within the local area.

The proposed secondary dwelling:

- Complies with SEPP (Housing) 2021 and CBLEP 2023
- Preserves neighbourhood character and residential amenity
- Has negligible environmental impact
- Supports sustainable, affordable housing options

Accordingly, we respectfully request council's favourable consideration and approval of this application.