



**DEVELOPMENT APPLICATION
STATEMENT OF ENVIRONMENTAL EFFECTS TO
THE CANTERBURY-BANKSTOWN COUNCIL**

**CONSTRUCTION OF A DETACHED GRANNY & STUDIO ON
SUBDIVIDED LOTS VIA SEPARATE APPLICATION (PAN-565788)**

AT

LOT A in DP 321050

35 DENNIS STREET, LAKEMBA 2195



DOCUMENT STATUS

Issue	Issue Date	PREPARED BY	Signature
A-For DA Submission	19 DECEMBER 2025	AHMAD IBRAHIM ACCREDITED BUILDING DESIGNER FOR LOW-RISE ACCREDITATION NO: 6443	

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1.0 SITE LOCATION& DESCRIPTION

The site is located at **35 Dennis Street, Lakemba 2195**, and also known as Lot A in DP321050. According to the survey the site has a total area of 873.4m²; A lot frontage and rear boundary of 17.985 metres and side boundaries of 48.565 metres.

The site is a regular shaped Lot. The Lot falls towards the North West towards Dennis Street and is capable of discharging storm water to the public drainage system of Dennis Street.

The location of the site is shown in Figure 1below.

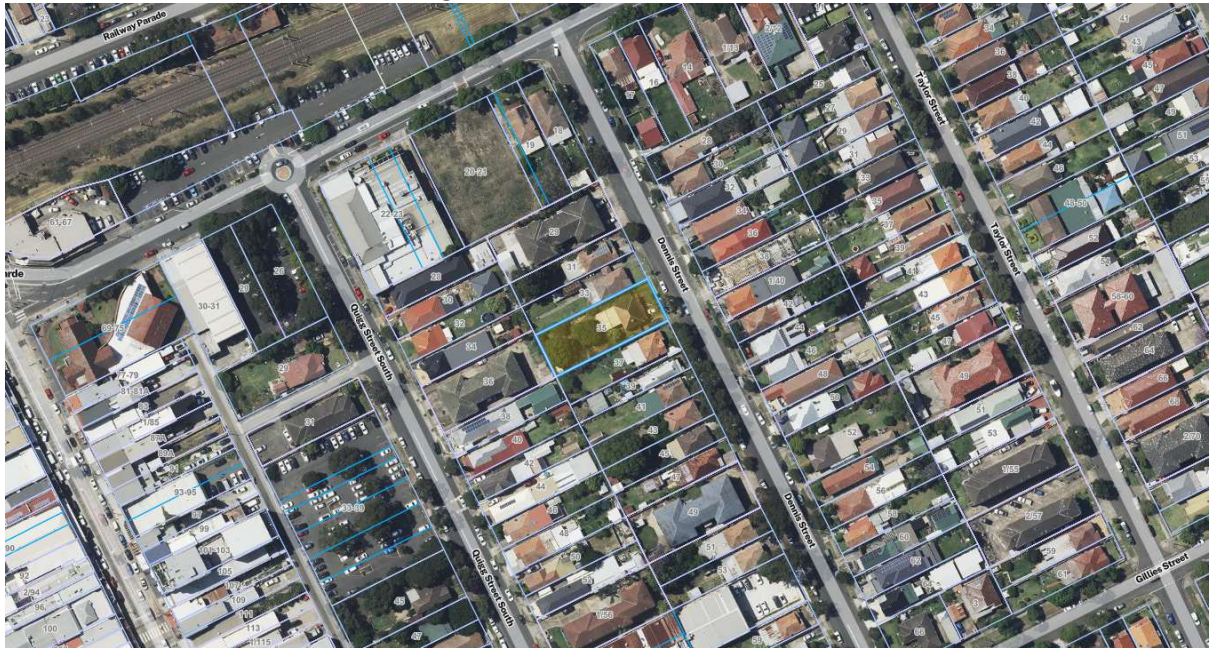


Figure 01 – Location Context –35 Dennis Street, Lakemba 2195

Source: SDT Explorer

2.0 SURROUNDING DEVELOPMENTS

The Lot is situated in an R4 – High Density Residential zone. Surrounding developments are predominately exposed brick single or double storey residential dwellings. The site is located within walking distance to Lakemba Train Station as well as E1 – Local Centres Zone. There is only one way of access to the site via Dennis Street. The site is not located in any bushfire or flood prone land.

3.0 SUMMARY OF PROPOSAL

The development application includes following:

- Construction of a Detached Granny and Studio
- landscaping

4.0 THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

4.1 State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 – Remediation of Land

The site is an existing dwelling and has not been used for any contaminating purposes. Therefore, there is no need for any further investigation in this regard.

4.2 SEPP (Biodiversity and Conservation) 2021

Proposal does not involve any clearing of vegetation that is a heritage item or an Aboriginal object, or located in a heritage conservation area or Aboriginal place of heritage significance.

4.3 State Environmental Planning Policy (Sustainable Buildings) 2022

4.3 State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004

BASIX certificate for proposed dwelling has been prepared and accompanies the application. The requirements outlined in each BASIX certificate will be incorporated in the design.

Please refer to the BASIX certificates submitted with the development application for more details.

4.4 Canterbury-Bankstown Local Environmental Plan 2023

4.5 Canterbury-Bankstown Local Environmental Plan 2023

The site is located in R4 – High Density Residential

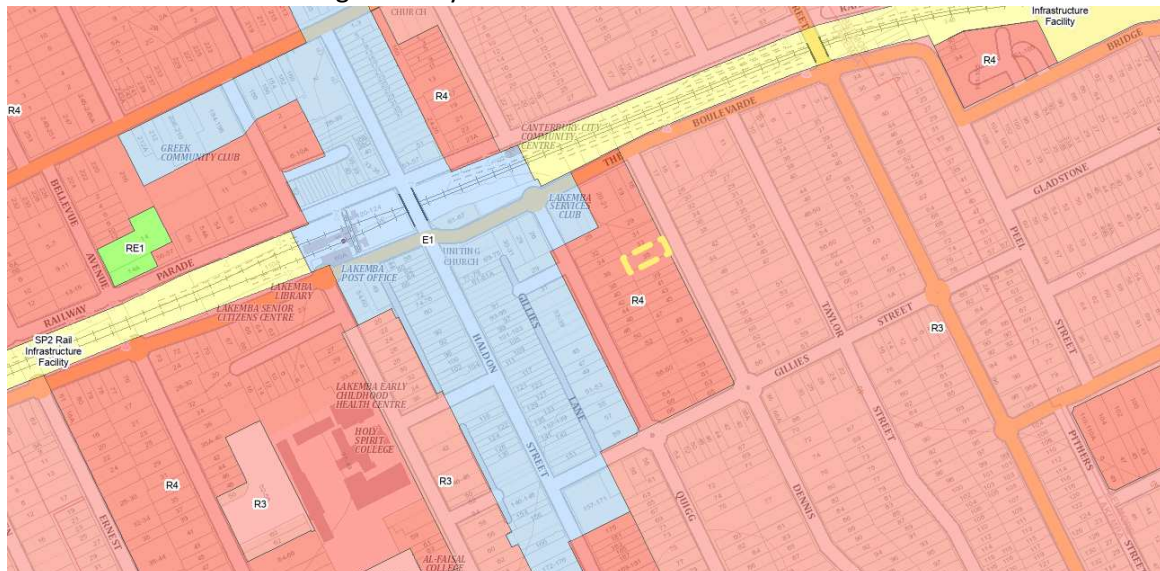


Figure 04 - Extract map showing the current land use zone of the site.

Source: Planning Portal NSW

4.5.1 Zone Objectives

The objectives of the R4 Zone – High Density Residential are as follows:

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

4.5.2 Land Use Table

The land use table for **R4 High Density Residential** Zone is given below:

R4- High Density Residential	
2	Permitted without consent Home occupations
3	Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings ; Serviced apartments; Shop top housing
4	Prohibited Any other development not specified in item 2 or 3

Consent is sought for the erection of detached Granny and Studio. Highlighted above – it is permitted in R4 zone with consent.

4.5.3 The provisions of State Environmental Planning Policy – Canterbury-Bankstown Local Environmental Plan 2023

The provisions of State Environmental Planning Policy –are as follows:

Relevant Control		Response
Land use and other development controls resulting from precinct planning		
7. Additional Local Provisions		The site is located in Liverpool Area
Part 2 Permitted or prohibited development		
Various controls		See Section 4.4.2 of this report.
Part 4 Principal development standards		
4.3 Height of buildings Maximum height limit of 11.5 metres identified in the Canterbury-Bankstown digital LEP viewer under the 'Height of Buildings Map' tab.		Complies. Max height for both Granny = 4.673m Max Height for Studio = 4.421m

<u>All Applications for Secondary dwelling will be assessed against Schedule 1 of the State Environmental Planning Policy (Housing) 2021</u> (1) <u>Development for the purposes of a secondary dwelling or an ancillary structure must not result in a new building or a new part of an existing building having a building height above ground level (existing) of more than 8.5m.</u> (2) <u>Development for the purposes of an ancillary structure must not result in a new building or a new part of an existing building having a building height above ground level (existing) of more than— (a) if an outbuilding—4.8m, or (b) if a fence—1.8m.</u>	
4.4 Floor space ratio Floor Space Ratio identified in maps as 0.9:1 <u>All Applications for Secondary dwelling will be assessed against Schedule 1 of the State Environmental Planning Policy (Housing) 2021</u> The floor area of a secondary dwelling, excluding an attached ancillary structure, must not be more than— 60m².	Complies. Proposed Floor Area for Granny = 59.53m² and Studio = 35.62m²
Part 5 Miscellaneous provisions	
5.9 Preservation of trees or vegetation	The proposed will not involve any removal of trees.
5.10 Heritage conservation	The site does not contain heritage item nor located in heritage conservation area. The site is not located in close proximity of any heritage building. AHIMS research has revealed that the site does not contain any aboriginal heritage item.
5.11 Bush fire hazard reduction	The site is not to be located in a Bushfire Prone Zone.
Part 7 Additional Local Provisions	
7.1 Acid sulphate soils	The subject property is not identified as affected by Acid Sulphate Soils
7.3 Flood planning	The subject site has not been identified as being flood prone.

5.0 THE PROVISION OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There is no draft Environmental Planning Instrument applicable on the subject site.

6.0 THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN

6.1 Canterbury - Bankstown Development Control Plan 2023 – Schedule 1 of the State Environmental Planning Policy (Housing) 2021

Canterbury-Bankstown Development Control Plan 2023 - 5 Residential Accommodation – 5.2 Former Canterbury LGA (Amended April 2025)	
Relevant Control	Response
SECTION 7 – SECONDARY DWELLINGS	
Development controls	
All Applications for Secondary dwelling will be assessed against Schedule 1 of the State Environmental Planning Policy (Housing) 2021	
Schedule 1 of the State Environmental Planning Policy (Housing) 2021	
Part 2 Site requirements	Complies.
(1) Development for the purposes of a secondary dwelling or an ancillary structure may only be carried out on a lot that	Original Parent lot has been approved for a Torrens Title Subdivision (PAN-565788) Original site area = 873.4m ²
(a) at the completion of the development will have only 1 principal dwelling and 1 secondary dwelling, and	Lot 1 with Proposed Granny has a site area of 451.412m ² Lot 2 with proposed Studio has a site area of 422.071m ²
(b) for a lot other than a battle-axe lot—has a boundary with a primary road, measured at the building line, of at least the following—	Therefore each proposed Granny and Studio is on individual lots with a principle dwelling approved via separate application.
if the lot has an area of at least 450m ² but not more than 900m ² —12m,	Proposed lot must have 12m frontage. Does not comply. Lot with proposed Granny has a frontage of 9.295m.
if the lot has an area of more than 900m ² but not more than 1500m ² —15m,	We seek Councils approval for proposed Granny and Studio as all controls comply with SEPP (Housing) 2021.
if the lot has an area of more than 1500m ² —18m, and	Original parent lot frontage before Torrens Title Subdivision was 17.985m. After Subdivision the lot with proposed granny has Lot frontage of 9.295m.
(2) A lot on which a new secondary dwelling is erected must have lawful access to a public road.	
(3) Nothing in this Schedule requires the	

provision of additional parking spaces for development for the purposes of a secondary dwelling	
Maximum site coverage of all development The site coverage of the principal dwelling, secondary dwelling and all ancillary structures on a lot must be no more than the following— if the lot has an area of at least 450m² but not more than 900m²—50% of the area of the lot, if the lot has an area of more than 900m² but not more than 1500m²—40% of the area of the lot, if the lot has an area of more than 1500m²—30% of the area of the lot. (2) For the purposes of calculating the site coverage, the area of the following is not included— an access ramp, the part of an awning, blind or canopy outside the outer wall of a building, a balcony, deck, patio, pergola, terrace or verandah attached to the principal or secondary dwelling and not enclosed by a wall higher than 1.4m above the floor level, an eave, a driveway, a farm building, a fence or screen, a pathway or paving, a rainwater tank attached to the principal or secondary dwelling, a swimming pool or spa pool	Complies. Total site area = 873.4m² Lot 1 with Proposed Granny has a site area of 451.412m² Lot 2 with proposed Studio has a site area of 422.071m² Proposed Granny and Studio + Total Site Coverage of Proposed Units approved via separate application (PAN-565788) Unit 1 Site Coverage = 123.46m² Unit 2 Site Coverage = 123.46m² Granny Site Coverage = 59.53m² Studio Site Coverage = 35.62m² Unit 1 and Granny Site Coverage = 182.99m² = 40.53% Unit 2 and Studio Site Coverage = 159.08m² = 37.69% Total Site coverage = 246.92 m² Total Proposed Site Coverage for Granny and Studio totals 95.15m² Total Site Coverage = 342.07 = 39.16% Therefore complies.
Maximum floor area for principal and secondary dwellings (1) The floor area of a secondary dwelling, excluding an attached ancillary structure, must not be more than— 60m², or if a larger floor area is permitted for a secondary dwelling on the land under another environmental planning instrument—the larger floor area. The total floor area of a principal dwelling, secondary dwelling and all attached ancillary structures must not be more than the	Complies. Proposed Floor Area for Detached Granny = 59.53m² Proposed Floor Area for Studio = 35.62m² Lot 1 with Proposed Granny has a site area of 451.412m². Total Floor Area Allowed = 330m² Total Floor area = 265m² Total Site Area = 873.4m² Maximum Floor Area Allowed = 380m² Including Proposed Units approved via separate application (PAN-565788)

following— if the lot has an area of at least 450m² but not more than 600m²—330m², if the lot has an area of more than 600m² but not more than 900m²—380m², if the lot has an area of more than 900m²—430m².	Total Floor Area of Granny + Approved Unit = 265m² Total Floor Area of Studio + Approved Unit = 241.09m² Both proposal are below 380m²
Part 3 Building Height and Setbacks	
Building height (2) Development for the purposes of a secondary dwelling or an ancillary structure must not result in a new building or a new part of an existing building having a building height above ground level (existing) of more than 8.5m. (2) Development for the purposes of an ancillary structure must not result in a new building or a new part of an existing building having a building height above ground level (existing) of more than— (a) if an outbuilding—4.8m, or (b) if a fence—1.8m.	Complies Studio Height = 3.671m Granny Height = 3.712m
3.7 Building Separation Where a detached dual occupancy is proposed and with each dwelling having a primary street frontage, a minimum building separation of 2.4m must be provided between the two dwellings (measured from the outer faces of the exterior wall of each dwelling). The 2.4m building separation must be shared equally in distance (i.e. 1.2m for each dwelling) between the two dwellings. Garages or carports may be located in the separation area.	N/A Proposed Dual occupancies are not detached. Controls do not relate to this proposal.
9 Setbacks from side boundaries (1) Development for the purposes of a secondary dwelling or an ancillary structure must not result in a new building or a new part of an existing building or a new carport, garage, balcony, deck, patio, pergola, terrace or verandah having a setback from a side boundary of less than the following— for a lot with an area of at least 450m² but not more than 900m²—0.9m,	Complies. Granny NW SIDE SETBACK = 0.9m SE SIDE SETBACK = 0.97m Studio NW SIDE SETBACK = 1.29m SE SIDE SETBACK = 0.9m

for a lot with an area of more than 900m ² but not more than 1,500m ² —1.5m, for a lot with an area of more than 1,500m ² —2.5m.	
Setbacks from rear boundaries Development for the purposes of a secondary dwelling or an ancillary structure must not result in a new building, a new part of an existing building or a new carport, garage, balcony, deck, patio, pergola, terrace or verandah having a setback from a rear boundary of less than the following— for a lot with an area of at least 450m ² but not more than 900m ² — 3m, and if the development results in a new or existing building with a height of more than 3.8m—an additional amount equal to 3 times the height above 3.8m, up to a maximum setback of 8m	Complies. Rear setback for both Granny and Studio is 3.6 metres Studio Height = 3.671m Granny Height = 3.712m No rear laneway
Building articulation Development for the purposes of a secondary dwelling, other than development on a battle-axe lot, must result in either the principal dwelling or the secondary dwelling having a front door and a window to a habitable room in the building wall that faces a primary road. Development for the purposes of a secondary dwelling, other than development on a battle-axe lot, must result in either the principal dwelling or the secondary dwelling having a window to a habitable room in the building wall that faces a parallel road. A secondary dwelling, other than a secondary dwelling that has a setback from a primary road of less than 3m, may incorporate an articulation zone that extends from the building line to a distance of 1.5m into the required setback from the primary road. Development for the purposes of a secondary dwelling on a corner lot must result in either the principal dwelling or the secondary dwelling having a window in a habitable room— with an area of at least 1m ² , and that faces and is visible from a secondary road	Complies. Proposed Granny and Studio is at the rear of lot behind primary building. Principle dwellings have habitable room that faces street.
PART 4 LANDSCAPE	
Landscaped area A lot on which development for the purposes of	Total Site Area= 873.4m ²

a secondary dwelling or an ancillary structure is carried out must have a landscaped area of at least the following— for a lot with an area of at least 450m² but not more than 600m²—20%, for a lot with an area of more than 600m² but not more than 900m²—25%, for a lot with an area of more than 900m² but not more than 1500m²—35%, for a lot with an area of more than 1500m²—45%. At least 50% of the landscaped area must be located behind the building line to the primary road boundary. The minimum dimensions of the landscaped area must be more than 2.5m.	Total Landscape Area = 379.24m² =43.42% Landscape Area behind building line = 310.63m² = 81.9%
Principal private open space A lot on which development for the purposes of a secondary dwelling is carried out must have more than 24m² of principal private open space. The principal private open space may be shared by both the principal dwelling and secondary dwelling and may be in the form of a balcony or deck. In this section— principal private open space means an area—directly accessible from, and adjacent to, a habitable room, other than a bedroom, and more than 4m wide, and not steeper than a 1:50 gradient.	Private open space shared with principle dwelling.
Part 5 Earthworks and drainage	
Earthworks, retaining walls and structural support Excavation for the purposes of a secondary dwelling or an ancillary structure must not be deeper than a maximum depth, measured from ground level (existing), of— if located no more than 1m from any boundary—1m, or if located more than 1m but not more than 1.5m from any boundary—2m, or if located more than 1.5m from any boundary—3m, or if the land is identified as Class 3 or 4 on an Acid Sulfate Soils Map or is within 40m of a waterbody (natural)—1m. Fill must not have more than a maximum height, measured from ground level (existing), of— if the fill is for the purposes of a secondary	No Retaining walls proposed for Granny and Studio. Cut and fill to be kept at minimum. No external fill to be imported to site.

dwelling—1m, or if the fill is for the purposes of an ancillary structure—600mm. The height of fill contained wholly within the footprint of a secondary dwelling or an ancillary structure is not limited. Fill that is higher than 150mm above ground level (existing) and is not contained wholly within the footprint of a secondary dwelling or an ancillary structure is limited to 50% of the landscaped area of the lot. The ground level (finished) of the fill must not be used to measure the height of any secondary dwelling or an ancillary structure under this code. Support for earthworks more than 600mm above or below ground level (existing) must take the form of a retaining wall or other structural support that— - a professional engineer has certified is structurally sound, including the ability to withstand the forces of lateral soil load, and has been designed so as not to redirect the flow of any surface water or ground water, or cause sediment to be transported, onto an adjoining property, and - has adequate drainage lines connected to the stormwater drainage system for the site, and does not result in a retaining wall or structural support with a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion that is more than the height of the associated excavation or fill, and - is separated from any other retaining wall or structural support on the site by at least 2m, measured horizontally, and - has been installed in accordance with any manufacturer's specifications, and if it is an embankment or batter—must have its toe or top more than 1m from any side or rear boundary.	
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7.0 ENVIRONMENTAL EFFECTS

Under the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development subject of the development application.

7.1 Social Impacts

The proposal will have a neutral social impact on the locality.

7.2 Economic Impacts

The proposal will have a positive economic impact on the locality by providing employment opportunities. The proposal will result in an increase in the population of the locality underpinning the additional spending in the local market.

7.3 Natural Hazards

The site is not located in natural hazard zones.

7.4 Stormwater System

A stormwater plan has been prepared and accompanies the application.

7.5 Energy Efficiency

A Basix Certificate has been prepared and accompanies the application.

7.6 Noise

The proposal will only generate residential scale noise. Therefore, it will have no detrimental impact on the neighbouring properties.

7.7 Visual Privacy

Direct overlooking from the ground floor and first floor living spaces is addressed by proposed 1.8m high boundary fence.

Any condition to improve the visual privacy of the adjoining dwellings will be accepted.

8.0 CONCLUSION

The proposal has been assessed against the provisions of the relevant controls and is consistent with the overall aims and objectives of the plans. The proposal will have no detrimental impact on the neighbouring properties in terms of noise, visual privacy and traffic. Therefore, the proposal is considered to be worthy of Council's support.