

MM CONSULTING ENGINEER

Architecture & Engineering

Statement of Environmental Effects

Address:

11 Parkham Street, Chester Hill

Lot & DP/SP:

Lot 12 DP 9306

Proposal:

Modification to Existing Development Consent (DA-694/2021/A)

Construction of a Detached Dual Occupancy

Date:

04 April 2025

Table of Contents

1. Introduction	3
2. Site Information	4
3. Proposal	5
3.1 Overview	5
3.2 Detailed Description	6
4. Statutory Framework	7
4.1 Bankstown-Canterbury Local Environmental Plan 2023	7
4.2 Section 4.15 Evaluation.....	8
5. Conclusion.....	11

1. Introduction

This Statement of Environmental Effects has been prepared in conjunction with a S4.55 Application to modify the existing development consent (DA-694/2021/A) for the development at 11 Parkham Street, Chester Hill. This application has been prepared pursuant to Section 78A of the Environmental Planning Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

The purpose of this document is to provide context of the subject site and its surrounding local environment, provide details of the proposed development and assess the compliance of the proposal against the Bankstown-Canterbury Local Environmental Plan 2023 and the Bankstown-Canterbury Development Control Plan 2023 pursuant to the evaluation criteria prescribed under Section 79(c) of the EPA Act, 1979.

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

2. Site Information

- The site is an 844.58m², rectangular shaped lot with a frontage of 39.713m.
- The site is located on the corner of Parkham Street.
- The neighborhood is mainly zoned R2 – Low Density Residential.
- Main access to the site is through Miller Road towards the east.
- Currently the contains a single-story dwelling and a garage / outbuilding.



Figure 1: Aerial of Subject Site

Source: *Six Maps 2025*



Figure 1: Street Frontage View

Source: *Google Maps 2025*

3. Proposal

3.1 Overview

The proposed development is for the construction of a new detached dual occupancy on the development site at 11 Parkham Street, Chester Hill.

The submitted S4.55 Application proposes to modify the existing development consent (DA-694/2021/A).

3.2 Detailed Description

The submitted S4.55 Application proposes the following modifications to the existing development consent (DA-694/2021/A):

- Reducing the size of the rear alfresco of Unit B.
- Reducing the side setback of Unit B from the eastern boundary to 0.92m.
- Reducing the rear setback of Unit B from the rear boundary to 4.721m
- Increasing the side setback of Unit B from the western boundary to 6.282m.

4. Statutory Framework

4.1 Bankstown-Canterbury Local Environmental Plan 2023

Development Standard	Requirement
Land Zoning	R2 – Low Density Residential
Acid Sulphate Soils	N/A
Floor Space Ratio	0.5:1
Height of Building	9m
Land Reservation Acquisition	N/A
Minimum Lot Size	450m ²
Heritage	N/A
Flooding	N/A

4.2 Section 4.15 Evaluation

S4.15(1)(a) The provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations.

The development proposal is pursuant to LEP and DCP. The assessment shows that the proposed development is consistent and compliant with the objectives, performance criteria and the controls of the LEP and DCP.

S4.15(1)(b) Impact on The Environment

Context and Setting

The Development complies with setbacks and is compatible with the design of the site and the surrounding developments.

Access, Transport and Traffic

The proposed development will not result in any adverse impact on traffic and transport in the immediate vicinity. The proposal provides parking in the proposed garage and is accessed from the new proposed vehicular crossing.

Utilities

Existing utility services will adequately service the development.

Flora and Fauna

The proposal does not include the removal of flora or fauna.

Waste Collection

Normal domestic waste collection applies to this development.

Natural Hazards

The site is not affected by any known hazards.

Economic Impact in the Locality

The proposed development will provide temporary employment through the construction of the development and therefore benefit the surrounding businesses.

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 will be compatible with the scale of the development in the local area.

Construction

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

S4.15(1)(C) The Suitability of the Site for the Develop

The subject site does not have any constraints that would affect the proposals suitability of the site.

S4.15(1)(d) Any Submissions Received in Accordance with This Act or The Regulations

Submissions that will be received by council will be assessed in accordance with the EPA Act, 1979 and other relevant planning controls.

S4.15(1)(e) 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, subject to the recommendations listed below.

5. Conclusion

The proposed development application seeks consent for the modification of the existing development consent (DA-694/2021/A) for the development at 11 Parkham Street, Chester Hill.

The proposal has been measured against the Canterbury-Bankstown Development Control Plan 2023 and Canterbury-Bankstown Local Environmental Plan 2023. The proposal meets the site requirements for the development.

The proposed development is permissible with consent and is considered to generally satisfy the controls and objectives of the relevant planning instruments. The proposed development implements a building design that may be suitable in character and scale within its surrounding context.

In summary, in consideration of the merits of the proposal and the absence of any adverse environmental impacts, it is recommended to council to grant consent to the proposed plans, subject to appropriate conditions listed above.