

STATEMENT OF ENVIRONMENTAL EFFECTS 11 CURTIS ROAD CHESTER HILL

Proposal: Use of Existing Premises as a Community Facility with Minor Internal and External Works

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Note:

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1. Executive Summary

This Statement of Environmental Effects has been prepared for submission to the city of Canterbury Bankstown Council (CBC) for a development that is proposing the “*Use of existing premises as a community facility with minor internal and external works*”. The development site is located at 11 Curtis Road Chester Hill, legally identified as Lot A DP 410761.

The subject site is zoned R2 Low Density Residential under Canterbury Bankstown Local Environmental Plan (CBLEP) 2023. This Statement of Environmental Effects provides a detailed assessment against the relevant development standards and the relevant development guidelines that are applicable to the site in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act).

2. Site and Locality

The subject site identified as 11 Curtis Road Chester Hill, legally identified as Lot A DP 410761. The site is currently benefited by an existing building that was utilised as a bowling club. The site is also benefited from several bowling greens along the south and south-east of the property and a large at-grade parking area accessed off Curtis Road. The site is in a residential area, which currently has a predominant streetscape character of low-density residential development, with predominately single and two storey detached dwellings and dual occupancies. The existing building is located almost 100m from Curtis Road well back from the primary street with a combined site area over 8,500m². Between the building and the primary road is a large parking area to cater for a minimum 65 spaces.

The surrounding locality is primarily characterised by a low-density residential environment. The properties within the surrounding locality of the subject site consist of detached dwellings, and dual occupancies.

The subject site is zoned R2 Low Density Residential under Canterbury Bankstown Local Environmental Plan (CBLEP) 2023.



Figure 1: Aerial view of the site identified as 11 Curtis Road Chester Hill (Near Map 2025)

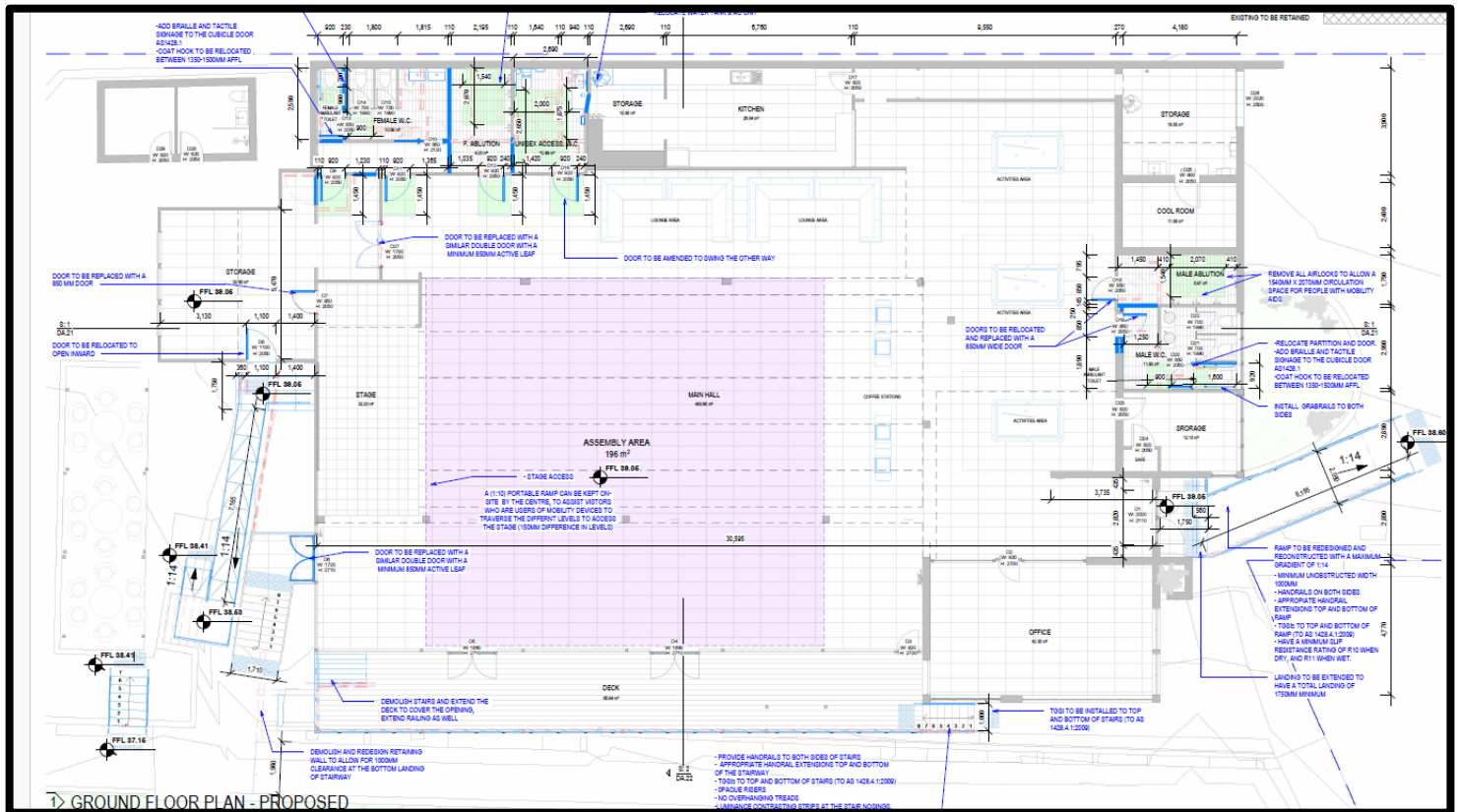


Figure 2: Proposed Floor Plan

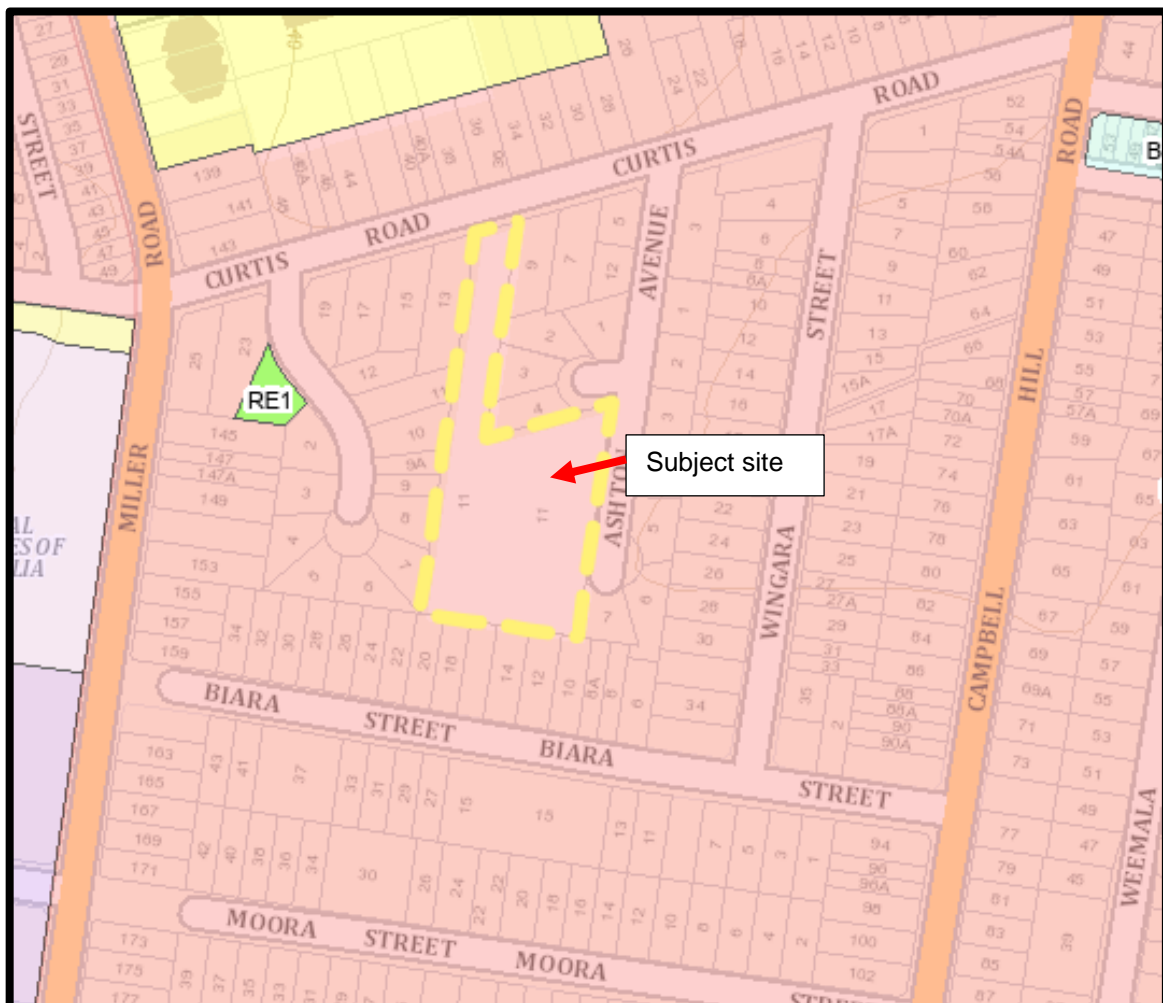


Figure 3: Zoning Map of the area - (Source NSW e-planning portal)

3. Proposed Development

The proposed development consists of:

“Use of existing premises as a community facility with minor internal and external works” A detailed description is provided below. The premises will be used for a variety of community-based activities, and will run Monday-Sunday from 9am to 10pm, with a maximum of 50 people attending most of the events with the exception of events on Friday afternoon and Sunday.

A breakdown of the expected events and times of these events are detailed below;

Monday

Monday Day- community assistance 9 am- 4 pm - Maximum 50 people. These include document translations, filling forms, free professional advice services.

Monday Afternoon- scouts group meetings - 5pm- 9pm Maximum 50 people

Tuesday

Tuesday Day- community services 9 am- 4 pm Maximum 50 people. These include document translations, filling forms, free professional advice services.

Tuesday Afternoon- soccer training or club meeting 5pm- 9pm Maximum 50 people

Wednesday

Wednesday Day- community services 9 am- 4 pm - Maximum 50 people. These include document translations, filling forms, free professional advice services.

Wednesday Afternoon- scouts group meeting 5pm- 9pm Maximum 50 people.

Thursday

Thursday Day- community services 9 am- 4 pm - Maximum 50 people. These include document translations, filling forms, free professional advice services.

Thursday Afternoon- soccer training or club meeting 5pm- 9pm Maximum 50 people. Training will take place on the grass bowling greens to the rear of the premises.

Friday

Friday Day- Islamic prayer 12pm-3pm Maximum 100 people.

Friday Afternoon- community/ board meeting 5pm- 10pm max 80 people.

(Note: Worshipers will utilise designated assembly area during prayer sessions)

Saturday

Saturday Day- family gathering, community activities, school program (tutoring and counselling services), 9 am- 4 pm Maximum 50 people

Saturday Afternoon- family events- funeral services (condolences only) 5pm- 10pm max 80 people

Sunday

Sunday Day- Christening, Mass, or similar 11 am- 2pm Maximum 100 people.

Sunday Afternoon- family events 5pm- 10pm max 80 people.

(Note: Worshipers will utilise designated assembly area during prayer sessions/mass)

The events will be supervised by members of the community organisation. The application is accompanied by a legal advice letter detailing how the organisation overseeing the proposal, falls within the definition of community facility.

The site has a pre-existing at-grade parking area at the front of the premises that will cater for a 47 car parking spaces, inclusive of 2 accessible spaces, which will be utilised as part of this proposal.

There are minor internal and external works proposed as part of the application, which are detailed below;

Demolition

- Removal of internal walls and doors and airlocks at the northern portion of the building in relation to the existing male amenities.
- Minor demolition works to northern entry ramp, with re-design to a 1:14 ramp in accordance with the relevant BCA/NCC Standards.
- Removal of several walls and doors at the south-western corner of the building associated with existing female and unisex amenities area and the main hall. And stage area.
- Demolition of existing external stairs at the south-eastern end of the building and internal door at the south-eastern end of the building.
- Re-design of southern external ramp to a 1:14 ramp to comply with relevant BCA and NCC standards.
- Relocation of Water Tank and AC unit from the WC at the south-western end of the building to the storage area also at the south-western end of the building.

The figure below indicates the extent of demolition works proposed. These will form part of the architectural plans submitted with the application.

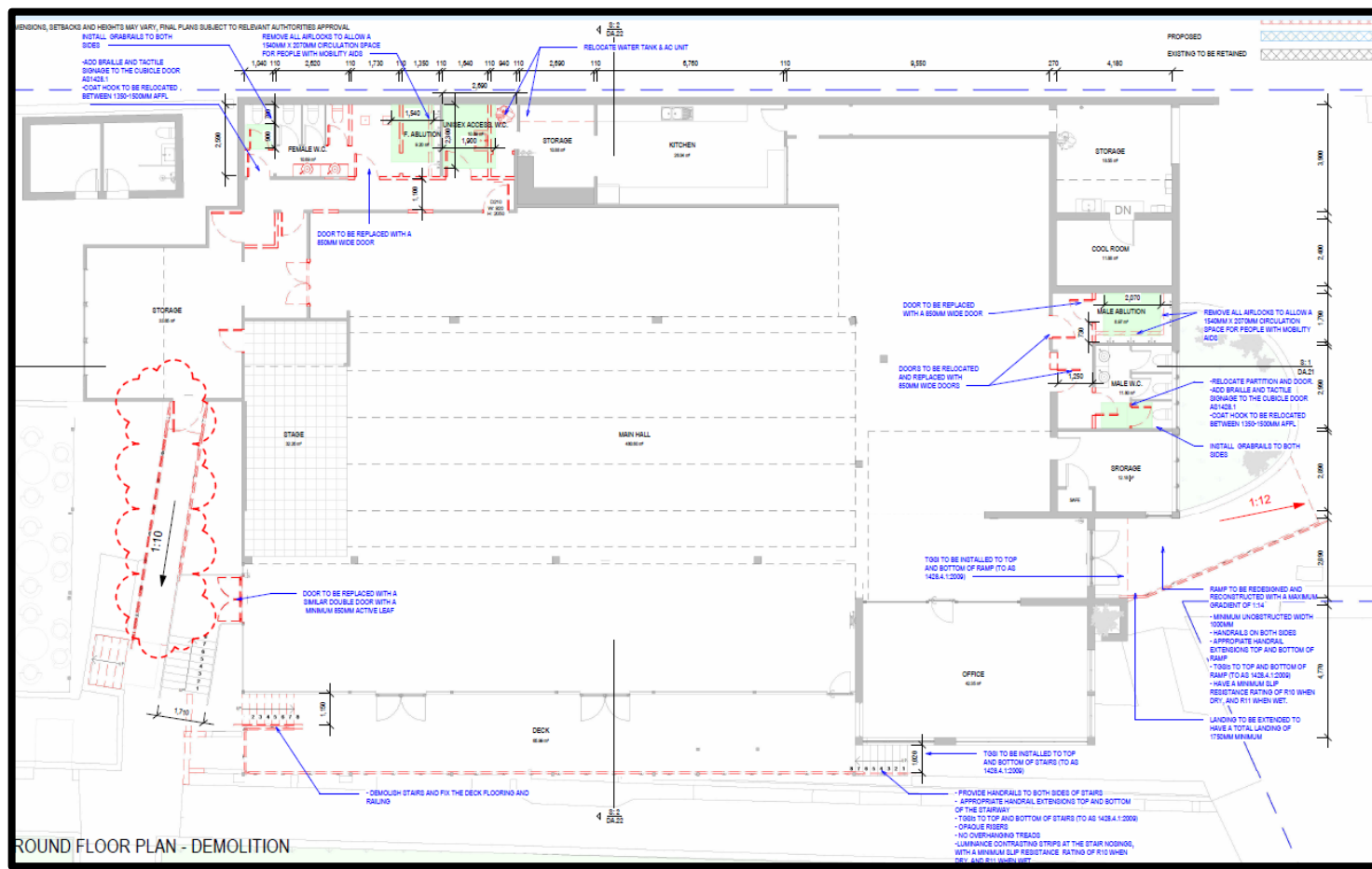


Figure 4: Proposed Demolition works

Building Works/Works

- Provision of new doors and partitions to the northern amenities area of the existing building. Installation of grab rails.
- Re-design of the northern entry ramp to a 1:14 ramp, extension of entry landing.
- Installation of handrails and tactile landings to the external northern stairs towards the front of the building.
- Extension of deck at the eastern end of the building, over removed stairs and extension of railing around the deck.
- Installation of new partitions/walls and doors to the south-western amenities area, relocation of AC and hot water unit to storage area.
- Provision of new doors to replace removed doors at the southern end of the building.
- Re-design external ramp at the southern end of the building to a 1:14 ramp.
- Provisions of coffee stations and small activities areas within the building.
- Provision of a designated assembly area of 196m² at the centre of the building.

The figure below indicates the extent of works proposed. These will form part of the architectural plans submitted with the application.

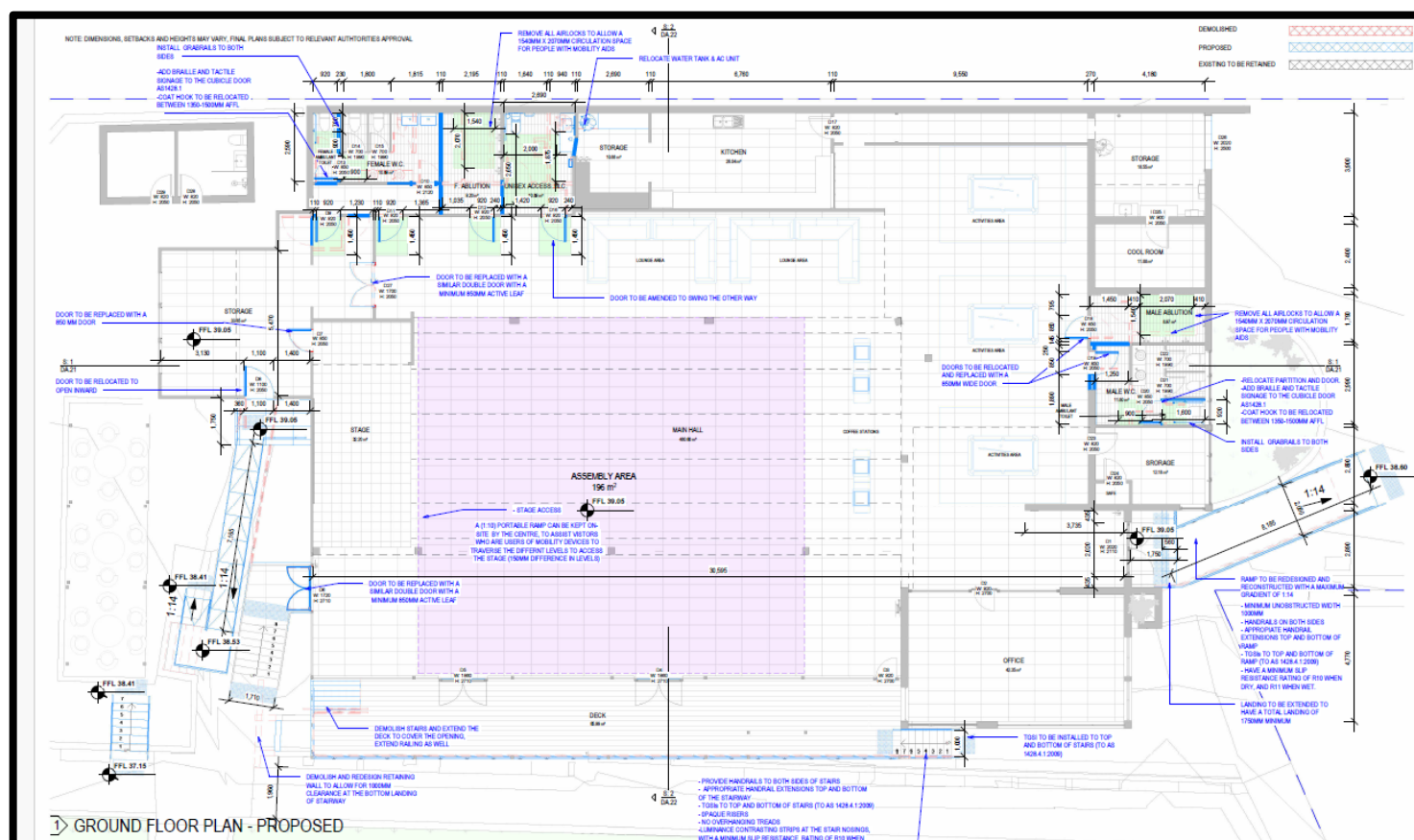


Figure 5: Proposed works

The final layout of the building will consist of an office area, storage areas, male amenities and entry ramp at the northern end of the building. A female amenities and unisex amenities at the southern end of the building. A storage and kitchen area at the western end of the building. A central assemble area with a pre-existing stage, coffee stations and break out areas within the centre of the building.

The figure below indicates the final layout of the building. These will form part of the architectural plans submitted with the application.

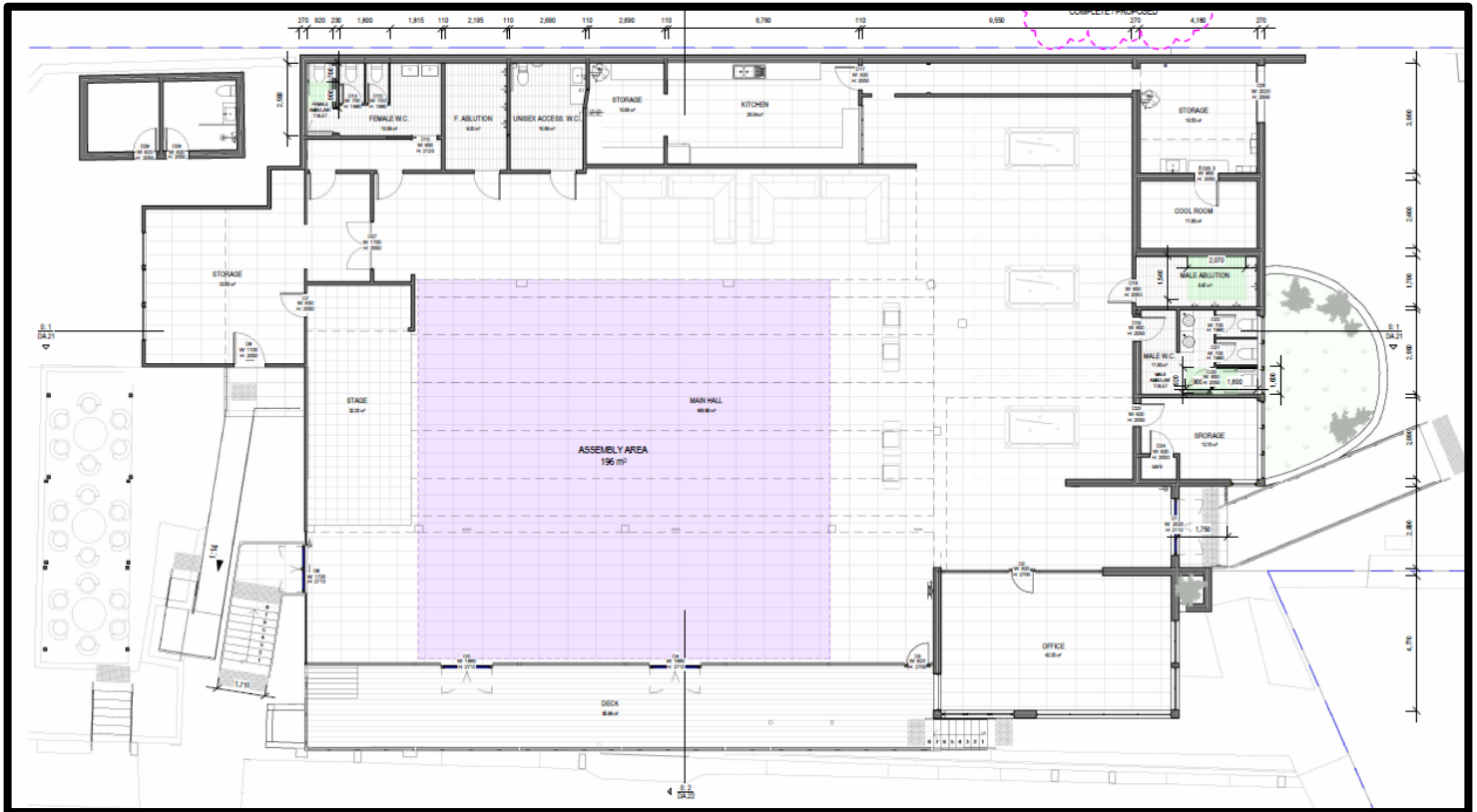


Figure 6: Proposed floor plan

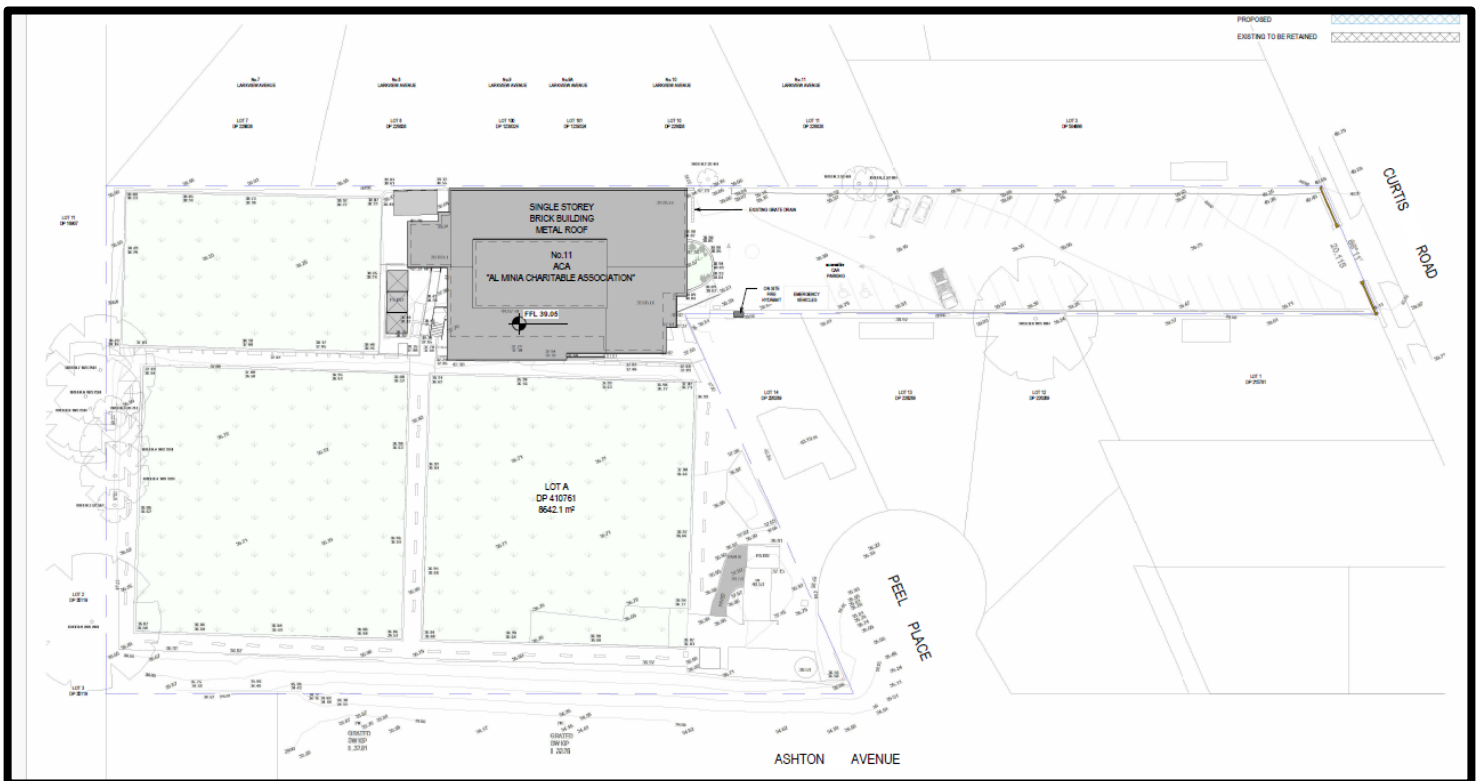


Figure 7: Site Plan

4. Site Constraints

Site Constraint	Yes/No
Bushfire	No

Flooding	No
Heritage Items	No
Aboriginal heritage	No
Environmentally Significant Land	No
Threatened Species/ Flora/ Habitat/ Critical Communities	No
Acid Sulphate Soils	No
Flight Paths	No
Railway Noise	No
Road Noise/ Classified Road	No

5. Section 4.15 Planning Assessment

The following planning instruments have been considered in the planning assessment of the subject Development Proposal

- (a) State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6, Waterway Catchments
- (b) State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4, Remediation of Land
- (c) Canterbury Bankstown Local Environmental Plan (CBLEP) 2023
- (d) Canterbury Bankstown Development Control Plan (CBDP) 2023
 - Chapter 3 – General requirements, section 3.2 – Parking
 - Chapter 10.4 – Non-residential Land Uses in Residential Zones – Non-Residential Development

(a) State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6, Waterway Catchment

The subject land is located within the Georges River Catchments and as such State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6, Waterway Catchment applies to the application. The SEPP generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

The proposed development involves a subdivision and construction of a dual occupancy and is unlikely to have a detrimental impact on the environmental quality of the Georges River Catchment and thus is consistent with the relevant objectives of the SEPP.

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

In accordance with Clause 4.6(1) Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

Due to the existing and surrounding residential uses there is nothing to indicate that the site would be affected by soil contamination. The site has been used for residential purposes for a prolonged and extended period of time, therefore would unlikely contain contaminated land.

With consideration to the above mentioned points there is no sufficient evidence to suggest that the land is contaminated and therefore a land contamination assessment is not considered to be necessary at this stage. Based on the conclusions above it is considered that the site is suitable for the proposed development and land use and has adequately addressed Clause 4.6(1) of the SEPP.

(c) Canterbury Bankstown Local Environmental Plan (CBLEP) 2023

(i) Zoning

The subject site is zoned R2-Low Density Residential, pursuant to the CBLEP 2023.

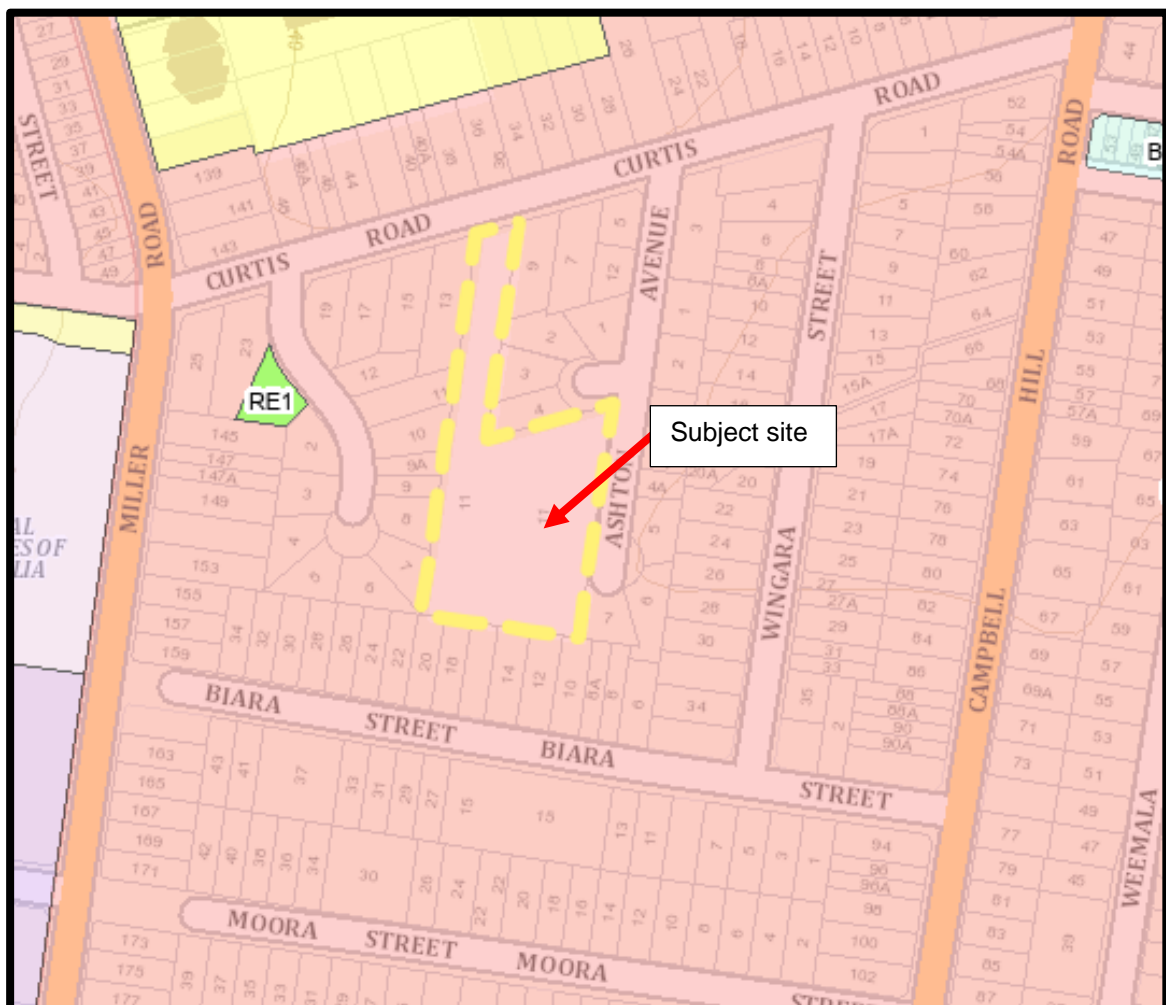


Figure 8: Zoning Map of the area - (Source NSW e-planning portal)

(ii) Permissibility

The development proposes the “*Use of existing premises as a community facility with minor internal and external works*”.

The proposal involves the use of existing premises as a community facility. The development is best defined as a “*community facility*”. A community facility is a permissible use with consent in the R2 Zone as indicated in the extract from the CBLEP 2023 below.

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*

(iii) Objectives of the Zone

The objectives of the zone are as follows:

- 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.

Comment: The development is consistent with the applicable objectives of the R2 zone, in that it's facilitating an essential use for the community and providing day to day services to meet the community needs.

(iv) Summary of the Development Standards Applicable under the CBLEP 2023

Development Provision	Requirement	Proposed
4.3 Height of Buildings	Max Height 9m	No change to building height. Existing height is 5.7m
4.4(2B)(a)(i) Floor Space Ratio	Max FSR 0.4:1	Complies Plans provided indicate the FSR is maintained at 0.056:1

(e) Canterbury Bankstown Development Control Plan (CBDPC) 2023

An assessment against the applicable guidelines of the CBDPC 2023, specifically, chapter 3 – General requirements, section 3.2 and Chapter 10.4 – Non-residential Land Uses in Residential Zones – Non-Residential Development. The subject site retains compliance with the applicable built form controls. The proposal is simply for a use of premises.

CBDCP 2023 – Chapter 3 – General Requirements		
Chapter 3.2 - Parking		
Control	Required	Complies
Parking Rate		
<p>The proposal is accompanied by a Traffic Impact Assessment. The assessment has taken into account, the availability of parking on site of 47 spaces, the surrounding road network and access to public transport. Based on advice from Council the utilisation of the rate of place of public worship was used as a basis point for the assessment. The report concluded the following;</p> <p><i>“It can be concluded from the traffic and parking impact assessment that the proposed change of use of the existing bowling club building located at 11 Curtis Road, Chester Hill, to a community facility, will not have adverse impacts on existing traffic or parking conditions and is worthy of Council’s support in its current form.</i></p> <ul style="list-style-type: none"> ▪ <i>The current traffic flows on Curtis Road, Miller Road, Culgoa Bend, Campbell Hill Road and Arlewis Street are appropriate for local roads, in a mainly residential area, where traffic is free flowing without major queuing or delays near the subject site in peak hours, with spare capacity.</i> ▪ <i>The estimated traffic generation from the proposed development is of low impact on existing flows on Curtis Road and surrounding streets and will not have adverse impacts on the current operational performance of the subject existing intersections, which will continue to operate at the same levels of service. The traffic generated by the proposed development can be readily accommodated within the existing road network.</i> ▪ <i>The potential increase in the number of vehicle movements in and about Curtis Road and adjacent streets will not have adverse impacts on the amenity of the area.</i> ▪ <i>The parking demand resulting from the proposed development can be easily accommodated within the existing adequate and compliant on-site parking facilities, which is in compliance Council’s parking requirements.</i> ▪ <i>The on-site vehicular access, car parking layout and vehicular circulation is adequate for the proposed development and in accordance with AS2890.1:2004 and AS2890.6:2009 (and the updated AS2890.6:2022), where vehicles are to enter and exit the site in a forward direction at all times.</i> ▪ <i>The subject site has good access to existing public transport services.</i> ▪ <i>The proposed development will not have adverse impact on parking in the surrounding area”.</i> 		
Chapter 3.6 - Signs		
Control	Required	Complies

2.2 – Signs in B1, B2 and B4	<p>Business and building identification signs must integrate with the building form and architectural features of the building to which the signs are attached as follows:</p> <ul style="list-style-type: none"> (a) The total sign area must not exceed 0.5m² for each metre of the primary street frontage. (b) Awning fascia signs, top hamper signs, under awning signs and window signs are permissible at or below the awning level. Where there is no awning to the building, signs are solely permitted below the window sill of the second storey windows. (c) A maximum of one under awning sign is permitted for each ground floor tenancy. (d) Window signs must not obscure more than 25% of the window area. (e) Parapet signs and individual laser cut lettering applied to the facade are permissible above the awning level. 	N/A
2.3 – Signs above the Parapet	Council does not permit signs above the parapet of the podium level.	N/A
2.8 – Prohibited Signs	<p>Council prohibits the following signs:</p> <ul style="list-style-type: none"> (a) flashing signs, flashing lights, signs which incorporate devices which change colour, a sign where movement can be recognised by a passing motorist; (b) signs that extend over street boundaries, other than those permitted in conjunction with shops, or the like, where such buildings are erected on the street alignment; (c) signs which would adversely affect existing traffic lights; (d) signs which are not permanently fixed to the site; (e) signs made of canvas, calico or the like. 	N/A
2.9 - Design	Corporate colours, logos and other graphics must achieve a high degree of	N/A

	compatibility with the architecture, materials, finishes and colours of the building and streetscape.	
2.10 – Design	Building identification signs and business identification signs that are painted or attached to a building must not screen windows and other significant architectural features of the building.	N/A

CBDCP 2023 – Chapter 5 – Other Non-Residential Development

Section 5 – Other Non-Residential Development

Control	Required	Complies
5.1 – Consideration of Certain Matters	<p>In determining applications that relate to land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential, Council must take into consideration the following matters:</p> <ul style="list-style-type: none"> (a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone; (b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development; (c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the midwinter solstice; (d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised; (e) whether the proposed development 	<p>Proposal maintains a single storey-built form, well screened from the street</p> <p>All materials and equipment utilised for the use, will be stored within the building</p> <p>No change to solar access impact on adjoining properties</p> <p>The application is accompanied by a Noise Impact Assessment. The report provided certain recommendations that will be</p>

	<p>will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and</p> <p>(f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.</p>	<p>included in the application. The noise assessment concluded the following;</p> <p><i>“ANAVS - Acoustic, Noise & Vibration Solutions have taken background noise level measurements at the most noise sensitive locations near the proposed Community Facility at No. 11 Curtis Rd, Chester Hill. The levels of noise emission from the proposed development at No. 11 Curtis St, Chester Hill have been calculated and quantified using reliable test data.</i></p> <p><i>Provided the noise controls as recommended in Section 6.0 of this report are fully implemented, we are confident that the noise emission levels will be controlled and not exceed the criteria outlined in Section 4.0 of this report and will satisfy the conditions/requirements of Canterbury-Bankstown Council”.</i></p>
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(f) Section 4.15(1)(a)(iii) –Any Planning Agreement or Draft Planning Agreement

There is no planning agreement or draft planning agreement applying to the site.

(g) Section 4.15(1)(a)(iv) –The Regulations

The applicable provisions of the *Environmental Planning and Assessment Regulation 2021* has been considered in the assessment of this application and it is considered the proposal is consistent with the EP&A Regulation 2021.

(h) Section 4.15(1)(b) – The Likely Impacts of the Development

It is considered that the proposal will have limited impacts on the existing and future character of the locality. The proposal provides for a development that will easily cater for a suitable residential development that will not compromise the amenity of the surrounding locality. The proposal provides for a suitable lot size and has demonstrated it can accommodate a built form and dwelling design that is consistent with the objectives and intent of the current development standards under the CBLEP 2023 and relevant guidelines of the CBDP 2023.

(i) Section 4.15(1)(c) – The Suitability of the Site for the Development

The subject development is permissible in the zone and the proposal satisfies the key planning controls for site as detailed above and is generally considered to be suitable for the site.

6. Conclusion

The application has been assessed against the relevant provisions of the EP&A Act 1979, applicable development standards of the CBDP 2023 and relevant guidelines of the CBDP 2023. It is considered the development proposing the “*Use of existing premises as a community facility with minor internal and external works*” at 11 Curtis Road Chester Hill, legally identified as Lot A DP 410761, is a suitable form of development consistent with the development standards applicable to the site and is a development form that is consistent with the existing and future character of the area.

The proposal provides for a development that is consistent with the prevailing residential character in the immediate locality and is consistent with the objectives of the R2 –zone applicable to the site.