

Statement of Environmental Effects

2A Parkham Street, Chester Hill



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Prepared by Auzton Planning

Member of



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1.0 Introduction

This Statement of Environmental Effects (SEE) has been prepared by Auzton Planning in support of a Development Application to Canterbury-Bankstown Council ('Council') with regards to a proposal of conversion of a game room to a bedroom at 2A Parkham Street, Chester Hill ('the site').

The report provides an assessment of the proposed development and recommends the application for favourable consideration by Council.

2.0 Site Context and Description

The site at 2A Parkham Street, Chester Hill (legally described as Lot 2, DP 878797) is located on the northern side of Parkham Street. The site is battle-axe site with a total area of 387.7m² including the driveway handle. It is currently occupied by a double-storey brick dwelling house with an open carport.

The area is predominantly residential, a mix of single dwellings and dual occupancies. Figure 1 shows the location of the site.



Figure 1 Site Location (Nearmap)

3.0 Approval History

In 1995, a Development Approval **DA-694/1994** was granted for construction of a dual occupancy and Torrens Title subdivision. A Building Permit (**BA-782/1995**) was subsequently issued for construction of the dual occupancy. The subject site is created as the result of the subdivision approval (**SUB-102/1998**).

In 2005, a Building Certificate (**BC-227/2004**) was issued to the property, which requires the games room to remain as a games room as described in the conditions of Development Application DA-694/1994 and

Building Permit BA-782/1995

4.0 Proposed Development

This application seeks development approval for alteration of the dwelling including:

- Conversion of the games room to a bedroom
- Change of storage room to a bathroom
- Alteration of the combined toilet and laundry to a large laundry
- Amend windows and sliding doors

5.0 Assessment under Relevant Controls

5.1 Canterbury-Bankstown Local Environmental Plan 2023

The Canterbury-Bankstown Local Environmental Plan 2023 (LEP) applies to the site and an assessment of the development against the relevant sections of LEP is summarised in the table below:

Applicable Controls	Standards	Assessment	Compliance
Zoning of the Land	R2 Low Density Residential	The proposed alteration is permissible	Yes
4.3 Height of Building	9m	The proposal will maintain the existing building height being 7.2m	Yes
4.4 Floor Space Ratio	0.5:1	The proposal will maintain the existing gross floor area being 151.4m ² , which equivalent to a FSR of 0.39:1.	Yes
5.21 Flood planning		The subject site is not within a flood planning area.	N/A

5.2 Canterbury-Bankstown Development Control Plan 2023

The site is located in former Bankstown LGA. This section provides details of the assessment against relevant controls.

Storey Limit and Setbacks

The proposed alteration will not change the number of the storeys or setbacks.

Private Open Space and Landscape

The proposed alteration will maintain the existing private open space and landscape area.

Access to Sunlight

It is proposed to increase the size of the windows to improve natural light access to the proposed bedroom. Solar access to the rest of the dwelling including the private open space will not change after the alteration.

Visual Privacy

The locations of the windows to the proposed bedroom remain unchanged although the size of the

windows will increase. The windows offset from the windows within the neighbouring property to minimise overlooking.

Car parking

The existing carport contains two car spaces which comply with the DCP rate for a four bedroom dwelling.

5.3 Other SEPP

SEPP (Sustainable Buildings) 2022

The estimated cost of the proposed alteration is \$48,125 which does not meet the threshold of \$50,000. Hence, a BASIX Certificate for the is not required in this case.

6.0 Section 4.15(1) Consideration

This section of the Statement identifies relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act 1979.

5.1 Section 4.15(1)(b) Impact of the development

The proposal will not result in any adverse environmental, social or economic impacts upon the amenity of the adjoining development and the character of the streetscape.

5.2 Section 4.15(1)(c) Suitability of the site

The proposed development is permissible with consent under R2 Low Density Residential Zone. The development will generally maintain the façade and will not detract from the setting of the existing development and character of the streetscape. There are no environmental or built attributes of the site that present a constraint to the proposed development. Accordingly, the site is considered suitable.

5.3 Section 4.15(1)(d) Any submission made

Nil at this stage.

5.4 Section 4.15(1)(e) Public Interest

The proposal will not give rise to any significant environmental impacts on adjoining properties by way of acoustic and visual privacy. The proposed alteration is generally internal and the subject site is a battle-axe site offset from the street. Hence it will not adversely impact the visual amenity and character of the streetscape. The proposal is considered to be in the public interest.

7.0 Conclusion

According to the above assessment, the proposed alteration generally complies with relevant planning regulations and Council's control plans. Therefore, the application is recommended for favourable consideration by the Council.