

29 July 2022

To: City of Ryde

RE: STATEMENT OF ENVIRONMENTAL EFFECTS
FOR CONSTRUCTION OF A BASKETBALL COURT
At 163 Buffalo Road, Ryde

This Statement of Environmental Effects (SoEE) and additional information is to assist this Development Application at 163 Buffalo Road, Ryde.

The application seeks approval for the construction of an external basketball court in the rear yard of the property.

This document provides an environmental assessment of the proposal, in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

1.0 DESCRIPTION OF THE SITE AND SURROUNDS

The subject site is known as 163 Buffalo Road, Ryde (legally known as Lot 2 DP8853). The site has a total area of approximately 1,011m² and contains a 2 storey dwelling house.



Figure 1: Location of the subject site highlighted in red with approximate location of the proposed basketball court.

2.0 THE PROPOSAL

The application that this SEE accompanies seeks approval for the construction of an 8.09m x 9.92m basketball court located in the rear eastern corner of the subject site.

The proposal will require the following works:

- Minor earthworks to create a level surface;
- Slab with 100mm thickness;
- Installation of a multi-sports flooring which is secured to the concrete base; and
- Installation of 10ft basketball hoop.

Specifically, for the concreting and excavation, this includes the following

- Pump
- Anchoring System Installation
- Sleeves installation x 3
- 25MPA
- SL72 Reinforcement

The multi-sports flooring also has the benefit of sound reduction by 30%.

The court will be setback from the side boundary by ~2.85m and the rear boundary by ~2.9m.

2 netting will be erected on the rear and eastern side of the concrete slab to prevent the basketball from inadvertently being thrown into the neighbouring property. The specs of the netting are:

Net 1: Width x Height - 7.79m x 3.9m.

Net 2: Width x Height - 7m x 3.9m.

SPECIFICATIONS: 45mm² Mesh x 48Ply Twisted Twine

No tree removal is required.

3.0 PLANNING ASSESSMENT – S4.15 CONSIDERATION

Assessment of the proposal against the matters listed under section S4.15 of the EP&A Act 1979 is outlined below:

RYDE LOCAL ENVIRONMENTAL PLAN 2014

Permissibility

The site is zoned R2 Low Density Residential under *Sydney Local Environmental Plan 2012*.

The proposal retains the primary use of the site as a dwelling house and is permitted with consent within the R2 Low Density Residential zone.

Zone Objectives

There are no relevant Zone objectives.

Clause 4.3 - Height of Buildings

The proposed basketball hoop will have a height of 3.8m and complied.

Clause 4.4 - Floor Space Ratio

The proposal does not increase the existing Gross Floor Area on the subject site.

RYDE DEVELOPMENT CONTROL PLAN 2014

Control	Comment	Compliance
2.6.1 Deep Soil Areas	The proposal retains a minimum 35% deep soil area for the site.	Yes
2.6.2 Topography and Excavation	The proposal does not require significant earthworks that require retention.	Yes
2.9 Setbacks	The proposed concrete slab will be located ~2.85m from the side boundary and ~2.9m from the rear boundary and is not anticipated to create any adverse impacts.	Yes
2.14.2 Visual Privacy	The proposed slab will be situated at NGL and will not cause additional overlooking impacts onto adjoining neighbours.	Yes
2.14.3 Acoustic Privacy	The proposed basketball court is ancillary to a dwelling house and would be for private use only as part of a reasonable utilisation of a private open space. Noise attenuation measures are not considered necessary in this instance.	Yes

THE LIKELY IMPACTS OF THE DEVELOPMENT

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality.

SUITABILITY OF THE SITE

The proposal is ancillary to the primary use of the site as a dwelling house and is considered to be suitable.

PUBLIC INTEREST

It is considered that the proposal will have no detrimental effect on the public interest.

5.0 CONCLUSION

The application seeks approval for the construction of a basketball court in rear yard of 163 Buffalo Road, Ryde.

The proposal is considered minor with no adverse impacts on adjoining properties.