



Cadi Development Pty Ltd

**Property Development & Construction**

# DEVELOPMENT APPLICATION STATEMENT OF ENVIRONMENTAL EFFECTS

Proposal: Demolish existing two stories brick house, construct a dual double storey dwelling house with garage attached.

**SITE:** 1110 Victoria Rd, West Ryde NSW 2114



Submitted to **RYDE CITY COUNCIL**  
Prepared by: Min Wu



JULY 2022



## TABLE OF CONTENTS

---

<b>EXECUTIVE SUMMARY .....</b>	<b>4</b>
<b>SITE AND LOCALITY .....</b>	<b>6</b>
<b>DESCRIPTION OF PROPOSAL .....</b>	<b>10</b>
<b>DEVELOPMENT DETAILS .....</b>	<b>10</b>
<b>CONSIDERATION OF CONTROLS.....</b>	<b>11</b>
<b>CONCLUSION .....</b>	<b>17</b>



## EXECUTIVE SUMMARY

---

Cadi Development has been engaged by Xuemei Zhan to prepare this Statement of Environment Effects report to accompany a Development Application to RYDE CITY COUNCIL for demolition, tree removal and construction of duplex at 1110 Victoria Rd, West Ryde NSW 2114.

The following consultants are involved in the preparation for the Development Application (DA):

- Statement of Environment Effects report prepared by Cadi Development
- Architectural Plans, Sections, Elevations, Shadow Diagrams, Window and Door Schedules prepared by Cadi Development
- Site Survey Plan prepared by East west Surveyors Pty Ltd
- Stormwater Plan and On-Site Detention Calculation Sheets are prepared by MBC Engineering Pty Ltd
- Landscape Plan is prepared by BJ Studio
- BASIX certificate is prepared by Cadi Development

The site is located at 1110 Victoria Rd, West Ryde, the existing brick house with 10 bedrooms is in a poor condition. Total site area is 896.6 sqm.

The legal description of the land as follow:

- Lot 9 DP 11061 being 1110 Victoria Rd, West Ryde

The site has primary North frontage to Victoria Road with wide of approximately 15.28m, and maximum length on the West side is approximately 58.26m. The site is trapezoid in shape. The development site is located at 1km walking distance to the West Ryde train station.

The site is zoned R2, with a permitted FSR of 0.5:1 and height limit of 9.5m under the Ryde Local Environmental Plan 2014. Dual Dwellings are permissible with consent within the R2 Zone and the proposal has been designed to comply with the key planning controls including height, FSR, landscaping, deep soil zones and setbacks. The site is not listed as a heritage item nor with the vicinity of a heritage item, the site is also not located within a heritage conservation area. The site is located in the area of Flood Prone zone.

The built form character along Victoria Rd is a mix of older style one and two storey residential dwellings of mixed ages interspersed by large two storey residential dwellings. The proposed dual occupancy has been designed appear as a two storey dwelling to be consisted with the low density built form character along Victoria Rd with the development seeking to utilise the land in accordance with the zoning and will contribute towards increasing the housing stock of West Ryde by providing an additional dwelling in an accessible location.



Having consider the benefits of the proposal and regarding the absence of adverse environmental, social and economic impacts and that the proposal represents an appropriate use of well-located land, the application is submitted to Council for assessment.

## SITE AND LOCALITY

### LEGAL DESCRIPTION

The subject site is known legally as Lot 9 DP 11061 being 1110 Victoria Rd, West Ryde NSW

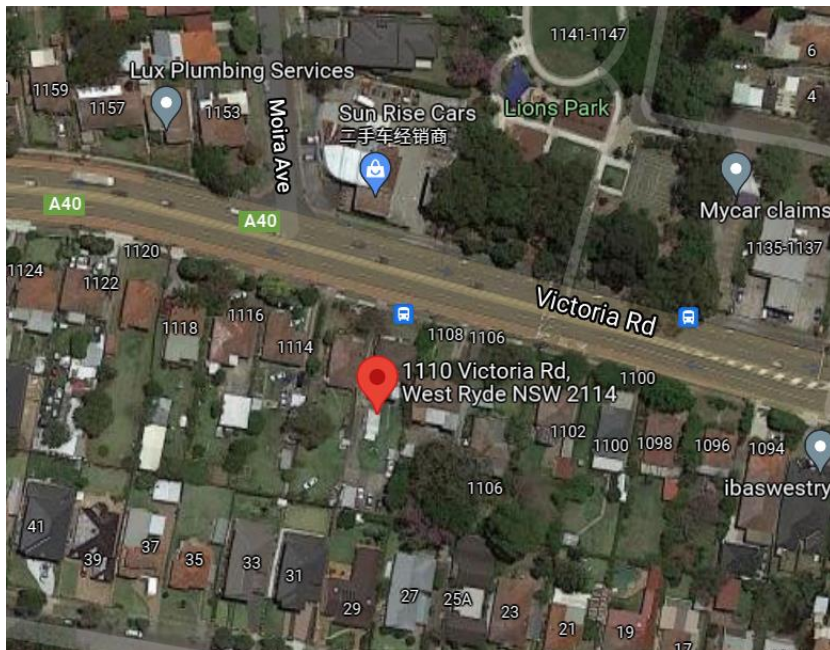
### SUBJECT SITE

The site is located at Victoria Rd. The development site is located within 3m walking distance of bus stops on Victoria Rd provides regular services to Parramatta. The site is located opposite to Lion Park that contains recreational facilities.

The site itself is a mid-block rectangular shaped allotment that has a frontage to Victoria Rd of 8m, an average depth of 26.5m and a total site area of 879.1sqm.

The built form character along Victoria Rd is a mix of older style one and two storey residential Duplex of mixed ages interspersed by larger two storey residential dwellings and dual occupancies. This development is consistent with both the existing and emerging character of the area. It is noted that many residential dwellings within Drummoyne are currently experiencing a revitalisation of its built form towards larger two storey architectural designed modern residential dwellings and dual occupancies.

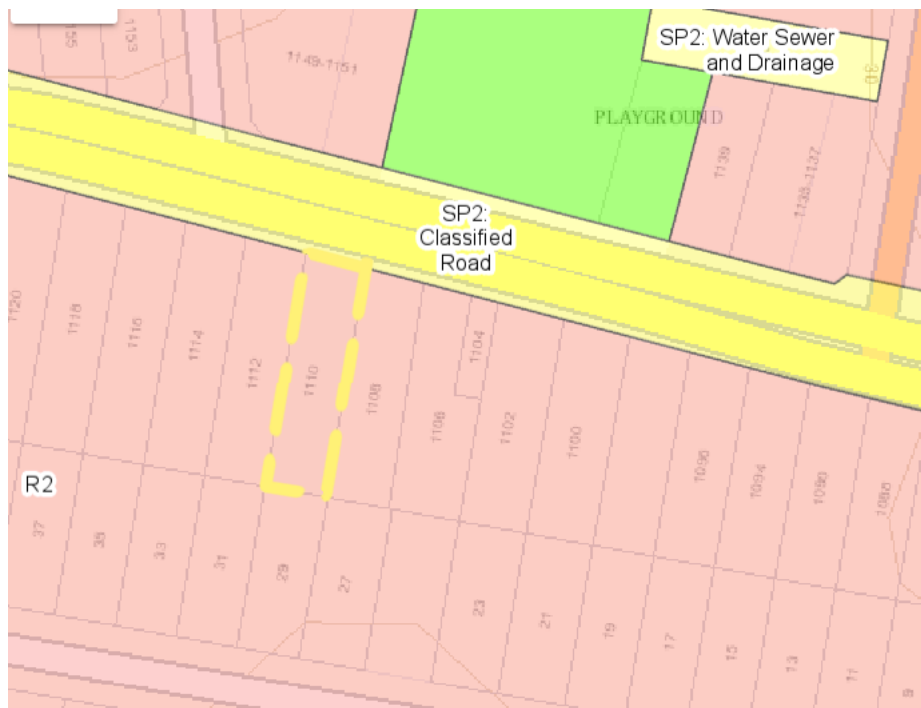
Figure 1: Aerial Map of Subject Site (Source: Google Maps)



## ZONING

The site is zoned R2 – Low Density Residential by Ryde Local Environmental Plan 2014 with a permitted FSR of 0.5:1 and height limit of 9.5m under the Ryde Local Environmental Plan 2014. This is evident via councils zoning extract provided overleaf.

Figure 2: Zoning Map Sheet (Source: ePlanning)



Duplex dwellings are permissible with consent within the R2 Zone and the proposal has been designed to comply with some key planning controls including height and setbacks.

The development seeks to utilise the land in accordance with the zoning to increase the housing stock within the locality while providing a duplex development that appears as a two-storey development that is compatible with the existing low-density character along Victoria road.

Located within an establish residential area, the built form pattern is characterised predominantly by a mix of older style single storey residential interspersed by recently constructed large two storey modern residential dwellings.

It is expected with the current demand for housing, it is anticipated that the current stock of low-density housing is expected to continue to be redeveloped as larger two storeys duplex.



A duplex is appropriate within the subject site as it is located public reserves and is within proximity to key arterial road networks such as Victoria road as well as public transport noting, noting that the development site is located within 5m walking distance of bus stops on Victoria road that provide regular services to Parramatta.

Photographs are provided overleaf that give context to the locality and also the relationship of the development site with adjoining developments.

Photograph 1: Showing the subject site as viewed from Victoria Road





Photograph 2: Shows adjoining dwelling at 1112 Victoria Rd West Ryde



Photograph 4: Shows single storey dwelling at 1112 Victoria Rd West Ryde





## HERITAGE

The site is not identified as containing a heritage item and it is not located within a heritage conservation area nor is it in the immediate vicinity of any surrounding heritage items.

## DESCRIPTION OF PROPOSAL

The development proposes demolition, tree removal and the construction of a single dwelling development. A summary of the relevant aspects of the proposal is provided below.

### DEVELOPMENT DETAILS

---

The development consists of the following floor space calculations:

- Site area:	879.1sqm
- Gross floor area:	438.34 sqm
- Proposed FSR:	0.50:1
- Height:	8.578 MAX
- Total landscaped area	330 sqm
- Car parking:	1 each dwelling
- Number of occupancies:	2

The proposed single dwelling is designed with two distinct levels with a basement:

Ground Floor: The ground floor contains one car space for each dwelling. The ground floor contains the active living areas, including a bedroom, kitchen, dining room and private open space situated area at the rear of the building. This level also incorporates a foyer, patio, laundry areas, toilets and stair wells to the first level.

- First Floor: The first floor of each dwelling contains the more passive sleeping areas, containing 4 bedrooms including two master bedrooms with ensuite and street facing balcony and a bathroom. This level also provides stair well to the lower level.
- The proposal also includes ancillary elements including the provision of an on-site stormwater detention system and landscape embellishment works

## **CONSIDERATION OF CONTROLS**

---

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

### **STATE ENVIRONMENTAL PLANNING POLICY BASIX**

Introduced on 1 July 2004, BASIX is an integral part of the NSW planning system. It assists in reducing potable water consumption and greenhouse gas emissions from new homes built in NSW.

The application has been assessed and is accompanied by a complying BASIX certificate that demonstrates how the dwellings will utilise 40% less energy and water than a typical dwelling pre - BASIX.

### **STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND**

Clause 7 of SEPP 55 provides:

(1) A consent authority must not consent to the carrying out of any development on land unless—

- (a) it has considered whether the land is contaminated, and
- (b) 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, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

A review of the aerial photographs indicates that the development site has historically been utilised for residential purposes with no known potentially contaminating activities being conducted on the site. If any contaminated material or suspected contaminated material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline document will be undertaken.

The development site has historically been utilised for residential purposes with no known potentially contaminating activities being conducted on the site. A review of aerial photographs and the site itself does not indicate the presences of any potential contamination.



## **STATE ENVIRONMENTAL PLANNING POLICY – (VEGETATION IN NON-RURAL AREAS) 2017**

Statement Environmental Planning Policy (Vegetation in Non-Rural Areas) was introduced in August 2017. This SEPP seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

The subject site is within a well-established residential area, having historically been used for residential purposes.

This application seeks approval for the removal of some minor trees.

The proposal provides landscaping embellishing work including the planting of shrubs and trees that will grow to a height of between 6m and 10m that will improve and enhance the subject site above what currently exists and will positively contribute to the cohesiveness and visual appreciation of the area whilst providing relief from the built form and softening the impact of the development.

## **STATE ENVIRONMENTAL PLANNING POLICY INFRASTRUCTURE 2007**

The development site is located within immediate proximity to a classified road and as a result it is necessary to consider the provisions of Clause 102 of the SEPP that requires a consent authority to consider the impact of arterial roads on buildings used for residential purposes.

Clause 104 identifies a number of types of development that require concurrences from Roads and Maritime Services where development is identified as “traffic generating development”. The current proposal is not identified as traffic generating development as the site does not trigger the threshold requirement. Therefore, concurrence from the RMS is not required.

In accordance with clause 45, it is not anticipated that Council will refer the application to an electricity supply authority as works will not occur within 5m of an exposed overhead electricity power line.

In accordance with clause 86, the application is not required to be referred to Trains NSW as the proposal does not involve excavation greater than 2m in depth within 25m of any rail corridor.



## **SYDNEY REGIONAL ENVIRONMENTAL PLAN SYDNEY HARBOUR CATCHMENT**

The subject site is subject to the broad planning principles contained within the SREP. The Sydney Harbour Catchment Planning Principles must be considered and achieved, where possible, in the carrying out of development within the catchment. The relevant principles include:

- Protect and improve hydrological, ecological and geomorphologic processes;
- Consider cumulative impacts of development within the catchment;
- Improve water quality of urban runoff and reduce quantity and frequency of urban run-off and
- Protect and rehabilitate riparian corridors and remnant vegetation.

The proposed development does not detract from the above listed principles given the nature of the development and the environmental safeguards proposed, including the detailed drainage plans prepared and erosion and sediment controls that will be in place throughout the construction phase of the development.

## **RYDE LOCAL ENVIRONMENTAL PLAN 2014**

### **COMPLIANCE WITH DCP/LEP**

RYDE Local Environmental Plan 2011 – Compliance Table			
Clause	Controls	Comment	Complies
Zoning	R2 – Low Density	Dual occupancies (attached) are permissible with Council consent within the R2 – Low Residential Density Zone	YES
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the zone objectives of the R2 – Low Density.	YES
2.7	Demolition Requires Consent	Council consent is sought for the demolition of the existing dwelling and associated outbuildings.	YES
Part 4 Principal Development Standards			
4.3	Height of Building: 9.5m	A maximum building height of 9.5m is identified for the site under Ryde Local Environmental Plan 2014.	YES

4.4	Floor Space Ratio 0.5:1	A maximum floor space ratio of 0.5:1 is identified for the sites under Ryde Local Environmental 2014.  The proposed floor space ratio is 0.5:1.	Yes
Part 5 Miscellaneous Provisions			
5.10	Heritage Conservation	There are no heritage restrictions on the site and the site is not located in close proximity to any heritage listed sites.	YES
Part 6 Additional Local provisions			
6.2	Earthworks	This application seeks Council consent for the limited excavation of the site as per the attached plans. It is considered that the proposed excavation, will have minimal adverse environmental or amenity impact. The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.  The proposal will not adversely affect or disrupt drainage and floor patterns, flood storage or soil stability in the area.  It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.	YES
6.3	Flood Planning	The site is identified as being flood prone.	YES
6.4	Stormwater management	The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.	YES
6.5	Water Protection	The subject is not identified as containing Riparian Land and Waterways Not applicable.	N/A
6.6	Environmental sustainability	The objective of this clause is to ensure that development on land in a business or industrial zone embraces principles of quality urban design and is consistent with principles of best practice environmentally sensitive design.	N/A



## RYDE DEVELOPMENT CONTROL PLAN 2014

All relevant Council controls have been considered in the following compliance table.

RYDE Development Control Plan 2014 – Compliance Table			
Clause	Controls	Comment	Complies
2.0 General Controls			
2.2.1	New Dwelling Houses	1. To be free-standing in landscaped lots. 2. To be well designed and compatible with the site's context. 3. To be of a low scale	N/A
2.3	Dual Occupancy	1. To provide an alternative form of housing that has a low-density residential character and is consistent with the appearance of dwelling houses. 2. To protect the existing streetscape by limiting the number of dual occupancy (attached) buildings in a street. 3. To limit an increase in residential densities within low density areas. 4. To ensure that dual occupancy (attached) buildings are similar in appearance to dwelling houses.	YES
2.5.1	Streetscape	1. To ensure the existing landform and landscape setting of the street is retained and reinforced by new dwellings. 2. To ensure new development is compatible with the positive characteristics of the existing streetscape and the desired future character of the low-density residential areas. 3. To encourage the design of well-proportioned elevations. 4. To ensure streets provide a high level of pedestrian amenity, access and safety. 5. To ensure garages are not dominant elements in the streetscape. 6. To ensure that the orientation of dwellings, garages and carports is consistent with the existing streetscape	YES
2.5.3	Pedestrian and Vehicle Safety	To provide for pedestrian safety through adequate sight lines.	YES
2.7	Floor Space Ratio (FSR)	The floor space ratio must not be greater than 0.5:1 as per Ryde Local Environmental Plan 2014 Floor Space Ratio Map	YES

2.8	Building Height	Maximum building height 9.5	YES
2.9	Setbacks	Under Ryde Development Control Plan the minimum side setback for Duplex storey dwelling is 1.5m for the second storey component of 2 storeys building. Under the Ryde Development Control Plan, the minimum rear setback is 25% length site or 8m	YES
2.11.1	Car Parking and Access	dwelling house = up to 2 spaces/dwelling	YES
2.13	Landscaping	1. To maximise sunlight and daylight access. 2. To ensure that new development maintains appropriate sunlight access to neighbouring dwellings and neighbouring private open space. 3. To encourage the use of passive solar design.	YES
2.14.1	Daylight and Sunlight Access	1.To maximise sunlight and daylight access. 2. To ensure that new development maintains appropriate sunlight access to neighbouring dwellings and neighbouring private open space. 3. To encourage the use of passive solar design	YES
2.14.2	Visual Privacy	1. To provide appropriate levels of visual privacy to internal living spaces and external private open space. 2. To facilitate outlook and views from principal rooms in dwellings and private open spaces without compromising visual privacy of neighbours. 3. To provide a level of surveillance over the street. 4. To minimise overlooking of neighbouring dwellings.	YES
2.14.3	Acoustic Privacy	1. To provide a high level of acoustic privacy. 2. To minimise the impacts of noise generating uses such as traffic, air conditioners, pumps, and other mechanical equipment	YES

2.14.5	Cross Ventilation	1. To optimise the comfort of a dwelling by ensuring good cross-ventilation. 2. To maximise ceiling heights.	YES
2.15.1	Roofs	1. To contribute to the design and performance of buildings. 2. To integrate the design of the roof, including roof elements such as dormer windows, into the overall elevation and building composition. 3. To contribute to a consistent and attractive streetscape. 4. To provide shading and weather protection.	YES
2.1.6	Fences	1. To define the boundaries between public and private land. 2. To define the boundaries between neighbouring properties. 3. To contribute to the streetscape appearance. 4. To enhance the usability of private open space. 5 . To offer acoustic and visual privacy on noisy roads	YES

## CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report address these impacts.

Having consider the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Cadi Development Pty Ltd recommended the approval of the application, subject to necessary relevant and appropriate conditions of consent.