

## Statement of Environmental Effects (SEE)

**S 455 Application to Modify Existing Development Consent (LDA 2018 / 150)**

Client / Applicant: Ceil and Nathan Perkins

Property Address: 121 Bridge Road Ryde

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Issue: A

# WHITTLE

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## 1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) accompanies a S 455 application to modify an existing Development Consent (LDA 2018 / 150) from Ryde Council issued in 2018 for alterations and additions to an existing residence at:

- 121 Bridge Road Ryde

The scope of works of the original approved DA (LDA 2018 / 150) from 2018 included:

- A new two level contemporary timber and rendered concrete clad addition to an existing single level free standing house.

The specific area of the original design seeking a Section 455 modification to consent is:

- The southern ground floor entry configuration.

This SEE considers the existing property and its context and the proposed alterations and additions with reference primarily to:

- Ryde Development Control Plan 2014 (RDCP).
- Ryde Local Environmental Plan 2010 (RLEP).

This SEE is accompanied by the following supporting information, drawings and reports:

(a) Site Survey Plan dated 20.02.2023, prepared by Stephen R Carr Surveying.

(b) Flood Impact Statement dated 22.03.23, prepared by Quantum Engineers.

(b) Architectural Drawings by Whittle Architects dated 24.05.23:

- D01 Proposed Ground Floor
- D02 Proposed Ground Floor Detail
- F01 Proposed Section 1 (Eastern Elevation)
- F02 Proposed Section
- F06 Proposed Section 6 (SouthernElevation)
- N01 Proposed Entry Detail

Note: The above Architectural Drawings detail the proposed modification.

Note: All information is to be considered in conjunction with the detail provided in the original approved Architectural Drawings and Statement of Environmental Effects which formed part of DA (LDA 2018 / 150).

## **2.0 DESIGN MODIFICATION**

### **2.1 DESCRIPTION OF APPROVED DESIGN IN DA (LDA 2018 / 150)**

The project is a contemporary alteration and addition to an existing single level residence. The design approach was informed by and responded to the natural topography, existing natural landscape, existing house, accessibility requirements and views towards the garden.

The proposed new design seeks to rationalise, update and improve the existing residence as a whole. The proposed upper level contains three new bedrooms, a bathroom, ensuite and lounge. The proposed ground level contains a new study, guest, bathroom and laundry and entry space in addition to the existing lounge, living and dining areas. The orientation, width, height and roof form of the addition are largely driven by existing house and site constraints. The new doors and windows are proportioned to allow for greater natural light, ventilation, connection to the garden and to provide privacy.

The proposed timber cladding, rendered concrete cladding and aluminium windows and doors create a contemporary dwelling that is in keeping with the general character of the street and its surroundings.

### **2.2 DESIGN MODIFICATIONS SEEKING APPROVAL IN S455 APPLICATION**

The purpose of this S 455 modification is to seek approval of the modified 'as built' entry configuration detail. The modifications are minor in nature and in line with the original design intent of the approved DA.

The entry detail has been modified to provide flood and overland flow protection and maintain a functional entrance to the residence. Refer to Architectural drawing 'N01 Proposed Entry Detail' in particular which provides specific detail of the 'as built' retaining walls, entry levels, set downs and location of columns and steps.

To achieve the entry configuration, one proposed timber screen was removed from the Eastern elevation of the entry at ground level and a 600 x 600 mm rendered column is included in the Southeastern corner of the entry, in lieu of the previously proposed circular metal column.

The functionality of the design from an overland flow and flood protection perspective is justified by the below mentioned Flood Impact Assessment.

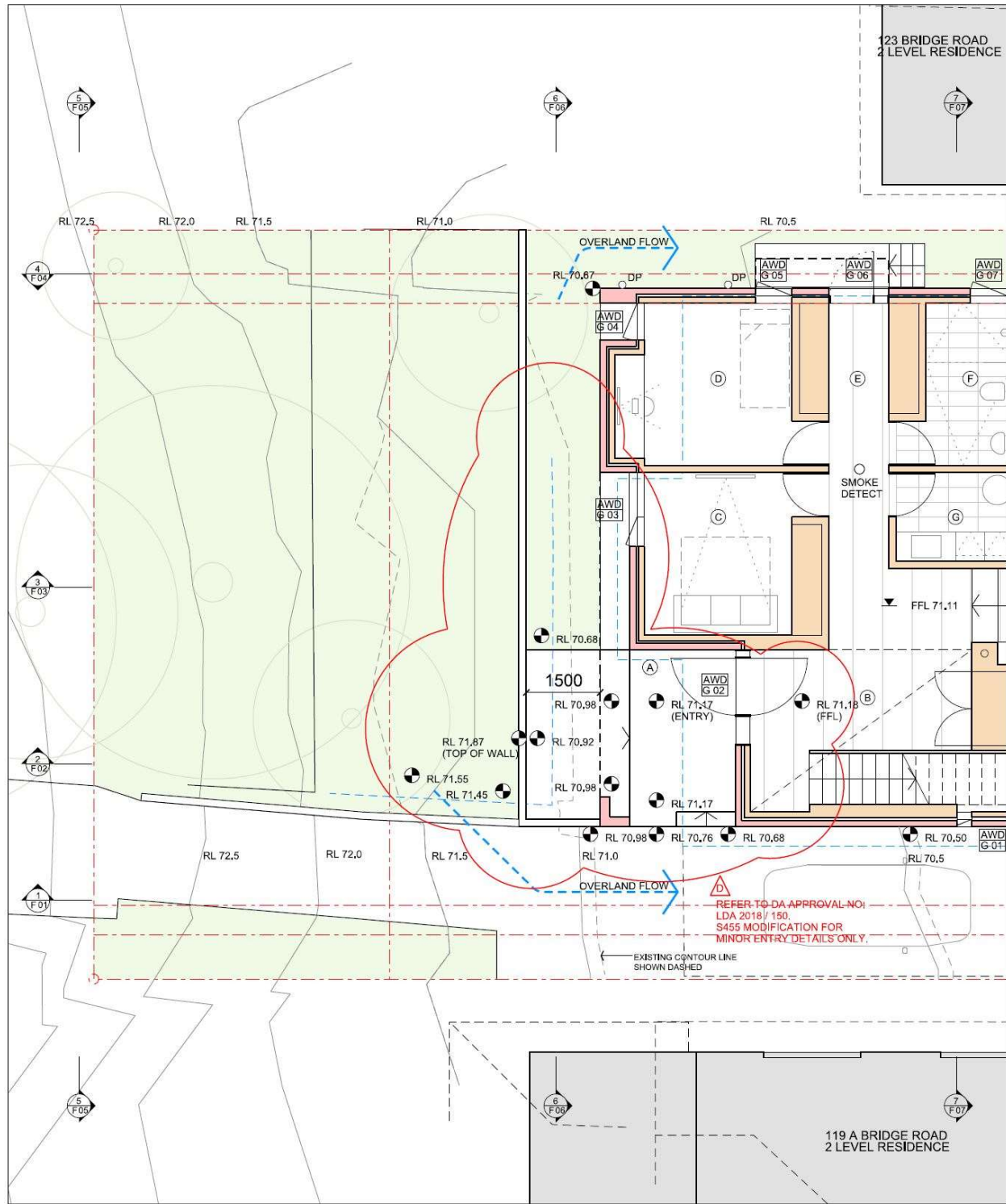


Figure 1: Extract of drawing N01 detailing the 'as built' entry configuration.

## **2.3 FLOOD IMPACT ASSESSMENT**

Flood Impact Statement dated 22.03.23, prepared by Quantum Engineers deems the entry configuration as acceptable pursuant to Ryde Council's DCP. The report concludes:

*'The 'as executed' development has achieved the freeboard requirement & flood mitigation requirements for the development (specifically front yard) and is deemed acceptable pursuant to City of Ryde Council's DCP. We note the 'as executed' existing flood diversion walls as observed on our site inspection dated 21st July 2022 and also indicated on the WAE Survey dated 23rd February 2023, are a masonry wall structure with rendering.'*

The amended entry configuration that is the subject of this S 455 Modification, as evidenced by the Flood Impact Statement, satisfies the requirement to provide flood and overland flow protection.

## **3.0 REFERENCE TO THE MLEP**

The S 455 Application does not propose to modify the design in a manner altering any previous compliance with RLEP planning controls.

## **4.0 REFERENCE TO OTHER NSW LEGISLATION**

The S 455 Application does not propose to modify the design in a manner altering any previous compliance with SEPP BASIX or SEPP 55 planning controls.

## **5.0 REFERENCE TO THE RDCP**

The S 455 Application does not propose to modify the design in a manner altering any previous compliance with RLEP planning controls.

END