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Architecture Pty Ltd

Statement of Environmental Effects

28 Donnelly St Putney New House

Prepared for S& L Chan
December 2021



Concept Render of proposed new house, Donnelly street façade.

1. Summary

This statement is to be read in conjunction with plans prepared by Still Space Architecture dated September 2021.

It is proposed to construct a new residence at 28 Donnelly St Putney. The proposal is for the construction of a certified passive house, creating a zero energy sustainable house to replace the existing fibro building. The proposal is for a 2 storey dwelling with courtyard and includes a pool, garage, rear pergola and integrated landscaped areas to the perimeter.

The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale.

The preparation of this statement is pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000. It provides for an assessment of the development proposal, having regard to relevant legislation, contextual analysis, social, economic and environmental impacts, potential amenity impacts on the surrounding locality and the measures proposed to mitigate impacts.

This statement assesses any numeric non- compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.



Concept Render of proposed new house, Donnelly street façade.

2. The Site

The subject site is located within a residential area of Donnelly Street, Putney. The site is a corner block, bounded by Ida, Mitchell and Donnelly Street. The site is rectangular with an area of 577.5m² on Lot 27 DP 35543. The front boundary is 15.4, with a side boundary of 32m.

The site is located opposite a small council reserve, and 60m South from Morrison Road.

There is a fall of approximately 1.2m to the South of the site, a large Lilli-Pilli tree is located along the western boundary. The site accommodates an existing single storey fibro and metal roofed residence with a rear single storey garage structure to the Southern boundary. There is a driveway crossover to Mitchell Street. The building is adjoined by double storey dwellings.

The building use is residential. The site is zoned R2 Low Density Residential under the provisions of Ryde Local Environmental Plan 2014

The building is not identified as a heritage item, nor in the vicinity if any heritage items. .The existing tree in the rear of the site is not identified as a protected tree.

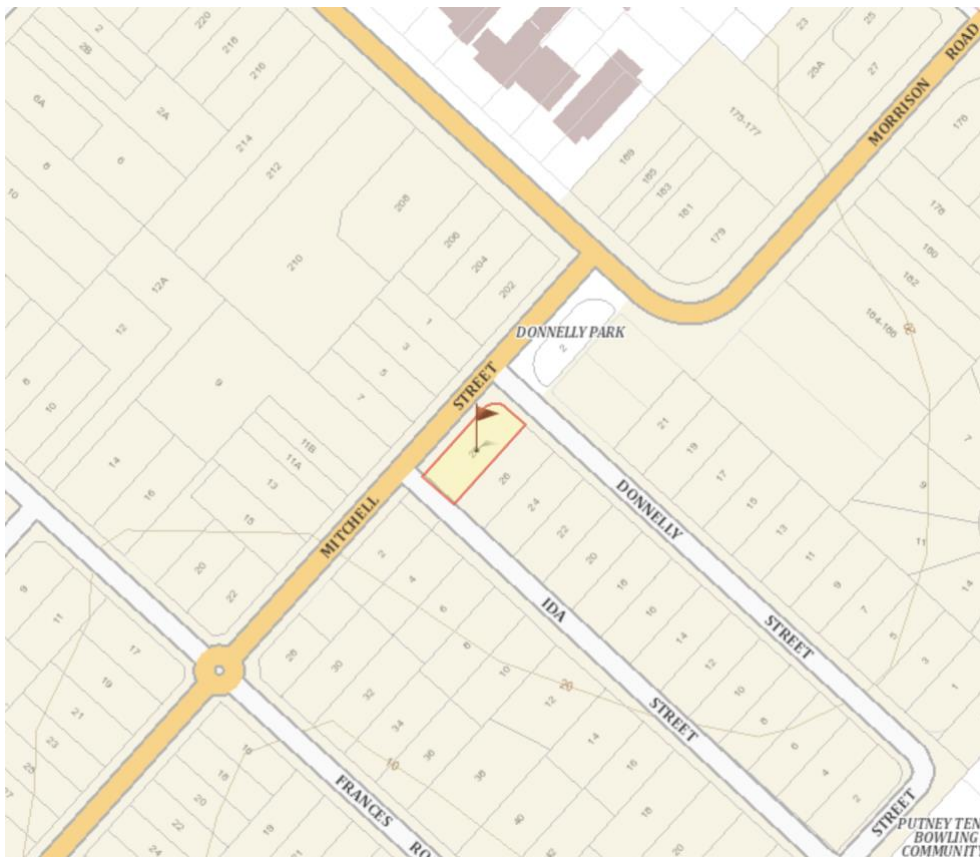


Figure 1: Site Location Map (Source SIX Maps 2021)



Figure 2: Site context aerial map (Source SIX Maps 2021)



Figure 6: Donnelly Street façade of subject site looking East to Neighbour



Figure 7 Boundary to Mitchell Street looking South



Figure 8: Rear façade of subject site looking North from Ida Street



Figure 9: Rear yard of subject site



Figure 10: Side Eastern boundary of subject site looking North



Figure 11: Rear garage of subject site looking South



Figure 12: Eastern boundary of subject site.

3. The Locality

The site is located opposite a small council reserve, and is 60m South from Morrison Road. The streetscape of Donnelly Street is generally characterised by two storey homes with rear garage access from Ida Street. The setbacks are reasonably consistent.

Adjoining the site to the East is a 2-storey brick dwelling with rear vehicular access. The streetscape along Ida street is characterised by 1.6m high metal fencing and 1- 2 storey dwellings setback from the street.



Figure 13 View of Site from Council Reserve



Figure 14 View of Site from Council Reserve



Figure 15 View of Site looking East



Figure 16 Donnelly Streetscape looking West to Corner of Mitchell Street



Figure 17 Donnelly Streetscape



Figure 18: Ida streetscape looking East



Figure 19: Mitchell streetscape looking West

4. Proposal description

This statement is to be read in conjunction with the following:

Architectural plans prepared By Still Space Architecture P/L dated September 2021

Survey plan prepared by TSS Pty Ltd, 2021

The following reports are also submitted with this application:

Arborist Report by Lee Hancock, 2021

Stormwater Drainage Plan by NB Consultants 2021

BASIX Certificate by Greensward Consulting 2021

Thermal modelling by LAB Consultants 2021

Landscape Concept Plan by Outdoor Establishments 2021

It is proposed to build a new 2 storey certified Passive House dwelling and pool at 28 Donnelly Street Putney. A new courtyard house is proposed to the front of the site facing Donnelly street , with new rear garage access and driveway to Ida Street. The site will be extensively landscaped with appropriate plants. The building will achieve stringent Passive House certification, creating a low energy sustainable house. A pool is located within the landscaped courtyard space. The existing large tree will need removal in order for the new house to be constructed.

Specifically the new works comprise of:

Lower Ground floor :

2 car garage and access driveway

Ground floor –

3 bedrooms, laundry, Bathroom, Kitchen, Living and dining space, Outdoor courtyard and swimming pool. Entry canopy to Donnelly street

First Floor : 1 Bedroom, ensuite , deck and study

5. Environmental Assessment under Section 4.15

The following matters are to be considered in the assessment of this development application under Section 4.15 of the Environmental Planning and Assessment Act 1979

6.1 Objects of the Environmental Planning and Assessment Act

The relevant objects under Section 1.3 of the Environmental Planning and Assessment Act, 1979 are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- (c) to promote the orderly and economic use and development of land,
- (d) to promote the delivery and maintenance of affordable housing,
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
- (g) to promote good design and amenity of the built environment,
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- (j) to provide increased opportunity for community participation in environmental planning and assessment.

It is proposed to build a new 2 storey dwelling and associated works.

The proposal complies with relevant objects above in the following manner:

- Contributes to the existing pattern of housing in the area, providing increased amenity for the residents.
- The existing low performance house is demolished and replaced with a high thermal performance and low energy use house. The new dwelling has a minimal footprint reducing landfill, and facilitating ecologically sustainable development.
- The proposal is permissible and complies with the relevant objectives of the zone, thereby promoting the orderly and economic use and development of land.
- The proposal offers sustainable management of built and cultural heritage
- The proposal is of a high standard of design and amenity in relation to the existing built environment.
- The proposal promotes the proper construction and maintenance of building through compliance with the Building Code of Australia (BCA).
- As such the proposal is consistent with the relevant objects of the Act.

Integrated Development

The proposal does not constitute Integrated Development.

Relevant State Instruments and Legislation

State Environmental Planning Policy- Building Sustainability Index: (BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ("BASIX") is applicable to this application.
A BASIX certificate is included with this application. This demonstrates compliance with BASIX targets for Water, Energy and Thermal Comfort (Nathers)

State Environmental Planning Policy No. 55 - Remediation of Land

This SEPP provides a state-wide practice for the remediation of contaminated land. Under clause 7 (1) (a) of State Environmental Planning Policy No. 55 – Remediation of Land, consideration has to be given as to whether the land is contaminated.

The site appears to have been in residential use since its original subdivision and there is no evidence of any potentially contaminating uses occurring. It can be concluded beyond reasonable doubt that there is no likelihood of contamination on this site. No further consideration is therefore required under clause 7 (1) (b) and (c) of SEPP 55.

Ryde Local Environmental Plan 2014

1.2 Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in Ryde in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to encourage a range of development, including housing, employment and recreation, that will accommodate the needs of the existing and future residents of Ryde,

(b) to provide opportunities for a range of housing types that are consistent with adjoining development and the existing environmental character of the locality,

(c) to foster the environmental, economic, social and physical development of Ryde so that it develops as an integrated, balanced and sustainable city,

(d) to identify, conserve and promote Ryde's natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,

(e) to improve access to the city, minimise vehicle kilometres travelled, facilitate the maximum use of public transport and encourage walking and cycling,

(f) to protect and enhance the natural environment, including areas of remnant bushland in Ryde, by incorporating principles of ecologically sustainable development into land use controls,

(g) to preserve and improve the existing character, amenity and environmental quality of the land to which this Plan applies,

(h) in relation to economic activities, to provide a hierarchy of retail, commercial and industrial activities that enable employment capacity targets to be met, provide employment diversity and are compatible with local amenity.

Zone R2 Low Density Residential

1 Objectives of zone

- 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 provide for a variety of housing types.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

The existing and proposed use is permissible with consent. The proposal is consistent with the objectives of the zoning and Aims of the LEP accordingly:

- The proposal is to retain the existing residential use, creating a new sustainable dwelling with high amenity.
- The proposed height, bulk and scale are consistent with the character of surrounding dwellings.
- The proposal is of a high standard of design and sustainability.
- The proposal will not inhibit other land uses to be provided in the area that provide facilities or services to meet the day to day needs of residents.
- The proposal will not compromise the amenity of other buildings in terms of privacy, solar access or views.
- The proposal will not create any additional demand for infrastructure.
- The proposal is in keeping with the suburban character in its form, scale and siting.
- The proposed development is considered suitable for the subject site.
- The existing mature tree will need to be removed to accommodate the new dwelling and site works, the requirement for this is addressed in the Arborist Report submitted.

6.1 Acid sulphate soils

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage.

(2) Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulphate Soils Map as being of the class specified for those works.

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulphate soils management plan has been prepared for the proposed works in accordance with the Acid Sulphate Soils Manual and has been provided to the consent authority.

(4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if—

(a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulphate Soils Manual indicates that an acid sulphate soils management plan is not required for the works, and

(b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.

(5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power)—

(a) emergency work, being the repair or replacement of the works of the public authority, required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,

(b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),

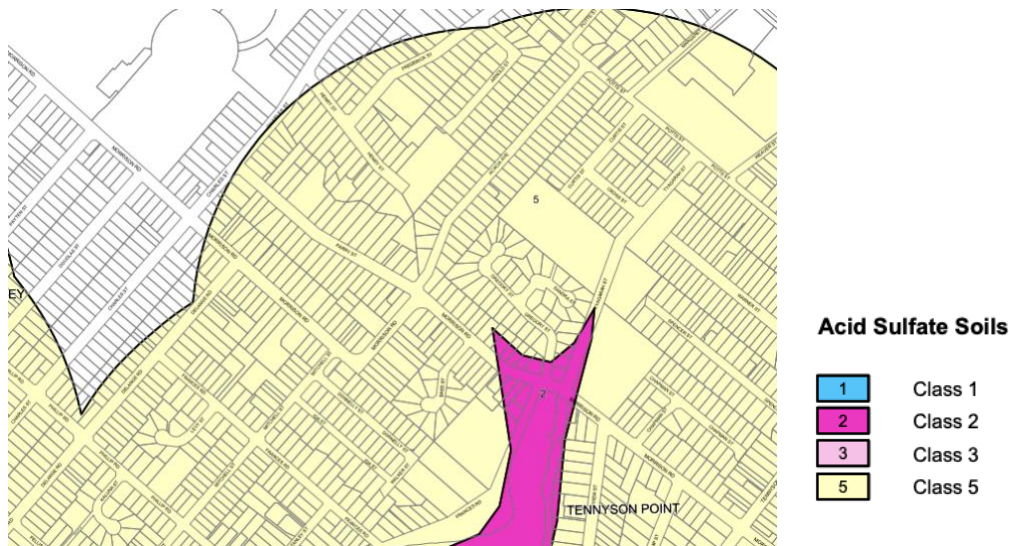
(c) minor work, being work that costs less than \$20,000 (other than drainage work).

(6) Despite subclause (2), development consent is not required under this clause to carry out any works if—

(a) the works involve the disturbance of less than 1 tonne of soil, and

(b) the works are not likely to lower the water table.

The site is classified as Class 5 on the Acid Sulphate Soils Map. There is a small area of excavation required for accommodating the lower garage level, this will not affect the water table as the site is located on top of a hill with an RL of 27 - 28.00. The height of excavation has been minimised and will not create any adverse effects on neighbouring properties or the environment. Therefore no further assessment is required.



RLEP 2014 Acid Sulphate Soils Map 006

6.2 Earthworks

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

(2) Development consent is required for earthworks unless—

(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or

- (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.*
- (3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—*
- (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,*
 - (b) the effect of the development on the likely future use or redevelopment of the land,*
 - (c) the quality of the fill or the soil to be excavated, or both,*
 - (d) the effect of the development on the existing and likely amenity of adjoining properties,*
 - (e) the source of any fill material and the destination of any excavated material,*
 - (f) the likelihood of disturbing relics,*
 - (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*
 - (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

There is a small area of excavation required for accommodating the lower garage level, this will reduce the height of the building to the neighbouring property. The height of excavation has been minimised and will not create any adverse effects on neighbouring properties or the environment. Given the minor scope of excavation works no further assessment is required. The excavated material can be utilized on site for fill.

6.4 Stormwater management

- (1) 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.*
- (2) This clause applies to all land in residential, business and industrial zones.*
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—*
- (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and*
 - (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and*
 - (c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.*

The proposal has been designed to minimise the impacts of urban stormwater on adjoining properties. The proposal maximises stormwater absorption onsite within a large landscaped garden and permeable paving. Water tanks are also proposed for rainwater reuse. A Stormwater Concept Plan is included in the DA submission.

The proposal therefore meets the objectives of CI 6.4. The application has been assessed having regard to the relevant provisions of the LEP and is acceptable for the reasons outlined above.

RLEP 2014 Compliance Table:

Clause	Component	Control	Proposed	Complies
4.3	Height of Buildings	Roof Ridge 9.5m	Max Ridge height 7.5m	Yes

4.4	Floor Space Ratio	0.5:1 Allowable FSR = 288m ² - 36m ² garage	306m ² – 36m ² = 270m ²	Yes
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4.3 Height of buildings

(1) *The objectives of this clause are as follows—*

(a) *to ensure that street frontages of development are in proportion with and in keeping with the character of nearby development,*

(b) *to minimise overshadowing and to ensure that development is generally compatible with or improves the appearance of the area,*

(c) *to encourage a consolidation pattern and sustainable integrated land use and transport development around key public transport infrastructure,*

(d) *to minimise the impact of development on the amenity of surrounding properties,*

(e) *to emphasise road frontages along road corridors.*

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

4.4 Floor space ratio

(1) *The objectives of this clause are as follows—*

(a) *to provide effective control over the bulk of future development,*

(b) *to allow appropriate levels of development for specific areas,*

(c) *in relation to land identified as a Centre on the Centres Map—to consolidate development and encourage sustainable development patterns around key public transport infrastructure.*

(2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

The proposed changes comply with the above height and floor space ratios.

6. Environmental Assessment under Section 4.15

S.4.15(1)(a)(iii) DEVELOPMENT CONTROL PLANS

Ryde DCP 2014

Ryde DCP 2014 is applicable to the site and the proposed development. This section of the SEE assesses the proposal's performance against the specific objectives and controls in the relevant Chapters of this DCP.

The objectives of this Plan are:

- 1. To achieve a responsible development control system that has sustainable environmental outcomes;*
- 2. To enhance the existing amenity and character of the City of Ryde;*
- 3. To create vibrant, viable and economically sound employment and living centres;*
- 4. To ensure new development is appropriate for its site and context;*
- 5. To ensure that urban centres and special areas are identified and their special qualities protected and enhanced;*
- 6. To provide guidelines for specific development types and development sites to ensure appropriate high-quality development.*

The proposal meets these objectives and contributes positively to the suburban character by the sensitively designed dwelling within a private garden setting. The proposed design is of a high quality and improves the amenity of the site for the owners. The proposal does not negatively impact any neighbouring properties. The proposal has been designed with a low environmental footprint and will set a precedent for low energy sustainable buildings in the LGA.

DCP 2014 PART 3.3 DCP SUBSECTION	Comment	Complies
2.0 GENERAL CONTROLS		
1.6 SITE ANALYSIS	<p>A Site Analysis plan has been prepared and submitted with this application.</p> <p>The proposed works take into account the existing site conditions and topography .</p> <p>The proposed dwelling and landscaping are compatible with the established character of the area and with the desired future character of the LGA in which the site is located.</p>	Yes
2.1 DESIRED FUTURE CHARACTER	<p>The proposed development is a low scale dwelling with a maximum of 2 storeys.</p> <p>The house is located within a well-designed landscape setting with a variety of canopy trees proposed. Private open space is located to take advantage of solar access and garden amenity. The deep soil area is located in the rear yard.</p> <p>The proposed dwelling has a high degree of amenity, qualified thermal comfort, and access to daylight and cross flow ventilation.</p> <p>The siting of the building relates to the established streetscape pattern and complies with setback controls.</p> <p>The garage is setback from the street and is integrated into the design of the building.</p>	Yes
2.2 DWELLING HOUSES	<p>Proposed building is free standing and set within a landscaped lot.</p> <p>The building is of a low scale and well below RLEP and DCP height controls.</p> <p>The dwelling addresses the street on its 3 frontages, and the courtyard style layout allows for variety along the street edges.</p> <p>The boundary between public and private space is clearly defined by fencing and landscaping.</p>	Yes
2.5.1 PUBLIC DOMAIN AMENITY STREETSCAPE	<p>a. The design creates a modulated façade to the street, contributing to the streetscape. The existing landform is reinforced with the design, and the garden steps down the site to Ida Street. The building reinforces the 2-storey characteristic of surrounding streets. The building form is viewed as a courtyard style house set within a garden. The design reinforces the garden setbacks of the streetscape.</p> <p>b. The front garden to Donnelly St consists of soft landscaping. Refer to landscape design by Outdoor Establishments, an award-winning Landscape Architecture firm. Proposed landscaping and fencing details along the boundary contribute to urban amenity, providing shade and visual interest.</p> <p>The materials selected allow a high-quality durable finish and are in keeping with the desired future character of the area.</p> <p>c. The front door faces Donnelly St, and second rear entry addresses Mitchell St. The bulk and form of the proposed house is well scaled and harmonious within the streetscape.</p> <p>d. The proposed garage is located to the rear access street in line with the existing pattern along Ida Street. The garage is integrated with the house. The site has a deep soil zone to the rear of the lot, as well as significant other landscaped areas.</p> <p>e. The area of handstand area is minimal , and permeable paving is utilized to increase stormwater absorption.</p> <p>f. The driveway position matches other driveways along Ida Street.</p>	Yes

	<p>g. The front door is prominent in the façade and there is an timber and metal framed entry canopy to reinforce the entry zone. Services are considered and are well integrated. The corner façade is clad in a high quality porcelain tile providing surface modulation and interest. This façade faces west so having glazing on this façade impacts negatively on the thermal modelling. Trees are used along this façade to create shade and further modulation. A deck is located on the western corner to create shadow in the façade and articulation. Window sizes and head heights are consistent. Entry canopies are single storey. An entry canopy is located on the Donnelly Street façade, this helps to articulate the entrance. The materials used are metal and timber battens, and is design to integrate with the garden walls.</p>	
2.5.3 PEDESTRIAN & VEHICLE SAFETY	<p>a. Carparking to Ida Street allows sightlines to the street, with a 2.5m splayed setback for view lines to road. There is no formal footpath on the Ida Street boundary. Permeable paving is used for the driveway, and a small area of hardstand concrete.</p>	Yes
2.5.6 SITE CONFIGURATION 2.6.1 DEEP SOIL AREAS	<p>a. A deep soil area of 8m x 8m is located to the rear of the lot. There is additional deep soil areas across the lot – refer to the Landscape Concept Plan. b. The amount of landscaping on site has increased compared to the existing condition, with a range of canopy trees, shrubs and native vegetation. d. The deep soil area has soft landscaping e. The deep soil area is 100% permeable</p>	Yes
2.6.2 TOPOGRAPHY AND EXCAVATION	<p>a. The building form and siting relate to the original topography of the land and the streetscape. b. An area of cut, 1.27m is proposed for the rear garage due to the topography and preferred rear lane access. This is located under the building footprint and is required to reasonably accommodate the dwelling. The swimming pool is partially out of the ground to minimise excavation. The height of excavation is approximately 1.3m at the deep end of the pool. The excavation allows for a lower wall height and improved amenity for neighbouring dwelling. The maximum height of fill is 900mm c. The area of fill or excavation outside of the building footprint will not be greater than 900mm or fill height is 500mm with the exception of the swimming pool.</p>	Yes
2.7 FLOOR SPACE RATIO	<p>a. The FSR complies with the 0.5:1 ratio, Allowable area is 288m², proposed area is 270m². b. The 36m² basement area for 2 car spaces has been excluded from the FSR</p>	Yes
2.8 BUILDING HEIGHT	<p>a. The maximum building height is 7.5m b. The maximum number of storeys is 2. There is no 3 storey zone. The entry canopy is single storey, with a 2.4m floor to ceiling height and is open on all sides.</p>	Yes
2.8.2 CEILING HEIGHT	<p>a. The minimum ceiling height is 2.4 for habitable rooms</p>	Yes
2.9 SETBACKS	<p>a. The front setback is 6m b. The secondary street setback is 2m c. N/A d. The front setback is free of structures except for an entry canopy. The entry canopy is single storey, with a 2.4m floor to ceiling height and is open on all sides. e. The garage is located on a secondary street in keeping with the street pattern. The garage does not protrude but is flush with level above. f. The garage is flush with the wall above.</p>	Yes

2.9.2 SIDE SETBACK	b. The side boundary wall is setback 1.5m from the boundary	Yes
2.9.3 REAR SETBACK	a. The rear setback is 8.8m and accommodates a deep soil area of 8m x 8m.	Yes
2.11 CAR PARKING & ACCESS	a. The dwelling provides 2 car spaces located in the enclosed garage. e. The garage door is a solid tilt up panel type door f. the garage entry is located off the secondary street frontage of Ida Street. g. The width of the garage entry is for 2 cars to provide entry to the double garage j. The entry and garage are a maximum width of 5.4m The width of the garage is less than 50% of the frontage. o. The design of the garage door compliments the dwelling. The garage requires a small area of excavation to fit under the house, this is sensitively planned and minimises potential impacts to the neighbouring property and streetscape.	Yes
2.12 SWIMMING POOLS & SPAS	a. The proposed swimming pool complies with relevant Acts and Standards. b. A child resistant fence secures the pool. c. The adjacent wall has no openings The pool is located to the rear behind the main building fronting Donnelly St. The pool coping level is under 500mm higher than the existing ground line. Privacy is addressed with extensive landscaping that provides a high degree of privacy. The pool is setback 900mm from the boundary A planting bed greater than 900mm is provided to the western boundary. The pool filter is located in an enclosure and integrated into the house and landscape design.	Yes
2.13 LANDSCAPING	a. An existing tree is proposed to be removed; this is detailed in the Arborist Report prepared by Lee Hancock . The tree will be replaced by a RDCP approved species refer to Landscape Concept Plan. c. Useful outdoor areas are incorporated into the design. d. terraces are used to connect interior spaces with the exterior garden and pool area. e. A landscaped front garden is provided f. Pathways connect front and rear gardens. g. Landscape elements compliment the building form. h. A large canopy tree is located in the rear garden. j. Landscaping is used to increase privacy between the house and the neighbouring properties. l. The landscape is predominantly soft to allow for rainwater absorption, surface runoff will be minimal. n. Landscaping provides for ground level private open space. o. The landscaping is designed to provide shade to the western elevation and reduce heat load in summer, whilst allowing winter sun penetration	Yes
2.14 DWELLING AMENITY. DAYLIGHT AND SUNLIGHT ACCESS	a. Living areas are oriented to the north. c. Windows to living spaces receive 3 hours of sunlight on June 21 d. Private open space receives 2 hours of sunlight on June 21 e. Sunlight is not reduced to less than 50% of neighbour's principal open space to less than 2 hrs. North facing windows of the neighbour's property are not affected due to the lot orientation and existing shadows.	Yes

2.12.2 VISUAL PRIVACY	<p>a. The main living spaces face into a private open courtyard space and private open space in the front and rear of the property.</p> <p>b. Outdoor living is located in the central courtyard space.</p> <p>c. Balconies do not overlook neighbours.</p> <p>d. There are no direct views to neighbouring properties. Windows on the boundary are obscure at eye height. There are no windows on level 1 that overlook neighbours, they are oriented to the street or rear of the lot.</p> <p>e. side windows are obscured or above 1.6m eye height.</p>	Yes
2.14.3 ACOUSTIC PRIVACY	<p>a. The house is designed as a certified Passive House and therefore has high level seals on all doors and windows and has double glazing.</p> <p>The construction is mass timber CLT with additional insulation so there will be minimal sound transmission. Air conditioning is minimal and will be below 5dB(A)</p>	Yes
2.14.4 VIEW SHARING	There are no views to share	N/A
2.14.5 CROSS VENTILATION	a. All rooms are designed with active ventilation, as well as cross flow ventilation and ceiling fans. The house is designed to stringent Passive House standards requirement air changes of 30m3/ person / hr	Yes
2.15 EXTERNAL BUILDING ELEMENTS 2.12.1 ROOFS	<p>a. the roof is well designed to provide thermal comfort and allow for optimum solar array positioning.</p> <p>The scale and proportions of the roof relate to the building design and contribute positively to the streetscape.</p> <p>No Attic is proposed.</p> <p>Windows are efficiently shaded with an eave and vertical adjustable blinds.</p> <p>A pergola shades the western terrace</p>	Yes
2.16 FENCES	<p>a. The front and side fence integrate the house and landscaping design.</p> <p>b. The proposed fences are a mixed of recycled brick low walls, and higher hit and miss brickwork where privacy is required to private open space. These are well integrated in the landscape. The solid brick section will be to a height of 900mm</p> <p>c. The side fence maximum height is 1800mm</p>	Yes
PART 7.1 ENERGY WISE, WATER SMART		
2.2 NEW DWELLINGS	A Basix report is submitted as part of this Submission	Yes
7.2 WASTE MINIMISATION & MANAGEMENT 2.3 ALL DEVELOPMENT	<p>a. Space is provided onsite for sorting and storage of waste for collection. Bin storage is located on the Eastern boundary set back behind the façade. The Bin Store is 750 x 2100mm.</p> <p>The bin storage will accommodate:</p> <p>1 x 140 litre bin for garbage.</p> <p>1 x 240 litre bin for recyclables.</p> <p>1 x 240 litre bin for green waste.</p> <p>Internal space will provide for 2 days' worth of storage.</p> <p>b. A Site Waste Management Plan is submitted as part of this DA.</p>	Yes
2.4 DEMOLITION & CONSTRUCTION	a. N/A Demolition will be undertaken with CDC	N/A

7. 4.15 1(a)(iv) Applicable Regulations

Clause 92 of the EPA Regulation 2000 requires consideration of Australian Standard AS 2601-1991: The demolition of structures. It also requires compliance with this, by standard by condition of consent.

Demolition will be undertaken in strict accordance with AS 2601-1991. Demolition works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

8. 4.15 1(b) The likely Impacts of the Proposal

Construction works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

Construction works will be carried out in accordance with the Building Code of Australia.

Excavation will be undertaken in accordance with standard Council conditions of consent and within nominated working hours. Construction noise associated with the excavation is intended to comply with the Protection of Environment Operations Act 1997 and the NSW EPA Environmental Noise Manual for the control of construction noise. Precautions will be taken during site works to minimise vibration including the avoidance of sudden stop - start movements. The site will be secured by a standard Class A hoarding, as required and appropriate signage will be erected. Sprays will be used during excavation; the public footpath, nature strip and road way will be kept clear and maintained in a safe condition. Appropriate sediment and erosion control measures if needed will be adopted during site works and the existing Stormwater system will be protected during works.

The above analysis demonstrates that the proposals will have no adverse Environmental Impact and therefore satisfies this section of the Act.

9. 4.15 1(c) The Suitability of the Site

The subject site is suitable for the proposal as:

1. The site is Zoned R2 Low Density residential, the residential use is permissible under this zoning
2. Adequate water, stormwater drainage and sewage facilities are available on the site for the proposed development.
3. Soil characteristics are appropriate.
4. The site is not subject to natural hazards such as bushfire tidal inundation and mass movement.
5. There are no precipitate constraints posed by adjacent land uses.
6. Appropriate erosion and sediment control measures will be employed during works.
7. The development will not result in environmental degradation of the

coastal foreshore.

8. The site is well located in relation to recreation, public transport, shops and services, all available in the immediate locality.

The application therefore satisfies this section of the Act.

10. 4.15 1(d) Submissions made in accordance with the Act or the Regulations

Not applicable to local development.

11. 4.15 1(e) The Public Interest

It is proposed to demolish the existing single storey dwelling and construct a new residence at 28 Donnelly St Putney. The proposal is for the construction of a certified passive house, creating a low energy sustainable house to replace the existing fibro building. The proposal is for a 2 storey dwelling with courtyard and includes a pool, garage, rear pergola and integrated landscaped areas to the perimeter.

The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, landscaping, detailing and bulk and scale. The building is low scale with a thoughtful level of detail and articulation.

The proposed development will be in the public interest, as it creates a low energy Certified Passive House, setting a high sustainability precedent for future housing in Ryde LGA. It is an appropriate building form and protects the amenity of adjoining properties.

The proposal complies with all relevant SEPP, LEP and DCP objectives and will have no adverse impact.

The application therefore satisfies this section of the Act.

Signed,



Nina Still

BSc Arch, BArch Hons 1

Director, Still Space Architecture

Nominated Architect ARB No. 9333, ACA, Architeam, APHA

Certified Passive House Designer