

# STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot 6 DP 13078  
17 Falconer Street  
West Ryde

PROPOSED DEVELOPMENT: Construction of a two storey dwelling



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## INTRODUCTION

This Statement of Environmental Effects is submitted to Ryde City Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for construction of a two storey dwelling containing four (4) bedrooms, upper lounge, study, family and dining rooms along with an attached garage and outdoor alfresco area. This report is based on plans prepared by Ansa Homes, Job No. 2133, Revision E.

The subject site is located on the western side of Falconer Street. The allotment is rectangular in shape with a frontage of 15.035m, a depth of 45.72m and a total land area of 687.4m<sup>2</sup>. The site currently contains a single storey dwelling and detached garage which are to be demolished to allow for the proposed development. One tree adjacent to the north boundary is required to be removed in order to site the proposed works, ensuring that the landscape character of the area is able to be maintained. Additional landscape works will also occur following construction.

The allotment is relatively level with a minor fall to the southern side boundary. The site is located within an established residential area which is characterised by single and two storey dwellings or varying scales. There is no architectural theme present within the streetscape as dwellings of varying architectural styles are noted due to urban renewal with the area.

All necessary services are available to the site including reticulated water and sewerage services, electricity and telecommunications. Stormwater drainage from the development is to be directed to the existing drainage collection system for the property in accordance with the Concept Drainage Plan attached to this application.

The site is within an established residential area that predominately consists of one and two storey dwellings characterised by traditional architectural styling and primarily brick construction. The subject site does not contain a heritage item and is not located within proximity of such items.

The following sections of this statement address the likely impact of the proposal.



## LEGISLATIVE REQUIREMENTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

State Environmental Planning Policy (Building Sustainability Index) 2004

The proposed development has been designed with a high degree of consideration toward energy efficiency and sustainability. A BASIX Certificate has been prepared with the requirements to be implemented during construction and prior to occupation. The development is considered to achieve the aims and objectives of this policy.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Clause 4.6 Contamination and remediation to be considered in determining development application

- (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.*

The subject site is within an existing area historically utilised for residential purposes. No previous land uses are known to have occurred on the site that would result in potential land contamination. No further assessment is considered necessary in this instance.



State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2      Infrastructure

Part 2.3      Development controls

Division 15      Railways

Subdivision 2   Development in or adjacent to rail corridors and interim rail corridors

2.98      Development adjacent to rail corridors

*(1) This section applies to development on land that is in or adjacent to a rail corridor, if the development—*

- (a) is likely to have an adverse effect on rail safety, or*
- (b) involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or*
- (c) involves the use of a crane in air space above any rail corridor, or*
- (d) is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities.*

The subject site is not located within proximity to a railway corridor, and does not have a common boundary with a railway corridor. No further assessment is anticipated in this regard.

Division 17      Roads & Traffic

Subdivision 2 – Development in or adjacent to road corridors and road reservations

2.119      Development with frontage to classified road

*(1) The objectives of this section are—*

- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
- (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

*(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*

- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
  - (i) the design of the vehicular access to the land, or*





- (ii) the emission of smoke or dust from the development; or*
- (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land; and*
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject site is not located within proximity to a classified road, and does not have a frontage or common boundary with the classified roadway. No further assessment is anticipated in this regard.

#### Ryde Local Environmental Plan 2014

The LEP is divided into several Parts with the relevant provisions that apply to the development listed, together with a comment with respect to compliance.

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Ryde Local Environmental Plan (RLEP) 2014.

The proposed development is defined in the plan as a '*dwelling house*', being '*a building containing only one dwelling*'.

The identified zone permits the construction of a '*dwelling house*' subject to development consent from Council.

#### Clause 2.3      Zone objectives and land use table

The objectives of the R2 Zone are:

- *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.*



The proposed development can satisfy the objectives of the zone as it complements the existing residential setting. Residential amenity can be maintained by the proposed development as the site is within an existing residential area intended for this form of development.

The proposed development is compatible with the existing and future character of the locality. The development is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site.

The siting of the dwelling house is in the most appropriate location, which minimises disturbance and follows a similar development density evident throughout the area.

The proposed development is considered to meet the objectives of the R2 Zone.

#### Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
9.5m ridge height	<9.5m	Yes

#### Clause 4.4 Floor space ratio

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Maximum 0.5:1	0.416:1	Yes

#### Clause 4.6 Exceptions to development standards

The proposed development does not contravene the development standards of the LEP.

#### Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance and is not within the direct vicinity of any such item.



#### Clause 5.11 Bush fire hazard reduction

The subject site is not identified as being bushfire prone land on Council's Map.

#### Clause 5.21 Flood planning

The subject site is not known to be located within a flood planning area.

#### Clause 6.1 Acid Sulfate Soils

The subject site is not identified as being affected by Acid Sulphate Soils.

#### Clause 6.2 Earthworks

Minimal ground disturbance is required to provide a platform to site the building footprint. Balanced cut and fill, all earthworks can be suitably battered and/or retained within deepened edge beams to ensure structural adequacy and minimal impact on the adjoining properties. A suitable drainage system will run throughout the site to mitigate the change in ground levels.

#### Clause 6.4 Stormwater Management

Drainage from the proposed development is to be directed to an approved system via a rainwater tank in accordance with the concept drainage design. The subject site contains adequate permeable surfaces to ensure on-site infiltration of water whilst minimising overland flow that would detrimentally impact adjoining properties.

\* \* \*

#### Conclusion with respect to LEP requirements

The proposed dwelling is considered to satisfy the relevant objectives and development standards as contained within RLEP 2014.





(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

City of Ryde Development Control Plan 2014

Ryde DCP provides controls for developments within the Ryde Local Government area. The Plan aims to control the design and siting of housing and establish a preferred character for residential areas. The controls that apply to the subject development are noted along with a comment with respect to compliance.

PART 3 Development type

Part 3.3 Dwelling Houses and Dual Occupancy Buildings

Section 2 General Controls

Requirement	Provision	Compliance
<u>2.1 Desired Future Character</u> -Development is consistent with the desired future character of low density residential areas	Low-density two storey dwelling proposed, being consistent with the rhythm of the street.	Yes
<u>2.2 Dwelling houses</u> <u>2.2.1 New Dwelling Houses</u> -Maximum two storey high -Dwellings address street	Two storey dwelling proposed. Porch, entry and study room are orientated to the street frontage.	Yes Yes
<u>2.5 Public Domain Amenity</u> <u>2.5.1 Streetscape</u> -Development creates quality streetscapes and appropriate design.	Articulation on the front façade has been provided and the use of varied	Yes



<p><u>2.5.2 Public Views &amp; Vistas</u> Minimise development in view corridors.</p> <p><u>2.5.3 Pedestrian &amp; Vehicle Safety</u> Maintain sightlines to the footpath and road. Provide appropriate fence design.</p>	<p>materials which provides visual interest within the development.</p> <p>No view corridors are anticipated to be obscured by the proposed development.</p> <p>Sightlines maintained through open front yard.</p>	<p>N/A</p> <p>Yes</p>
<p><u>2.6 Site Configuration</u> <u>2.6.1 Deep soil areas</u> - Minimum Deep soil area of 35% to be 100% permeable. - Minimum rear yard of 8m x 8m.</p> <p><u>2.6.2 Topography &amp; excavation</u> - Relate to topography with excavation for footprint limited to 1.2m max and fill &lt;900mm.</p> <p>- Retaining walls outside of footprint &lt;900mm.</p> <p>- Outside of footprint: Max. cut 900mm; Max. fill 500mm</p> <p>-No fill in side setbacks.</p>	<p>Capable of complying.</p> <p>8m x 8m provided in the south-western rear yard.</p> <p>580mm excavation proposed 520mm fill contained within DEB's</p> <p>No retaining walls proposed.</p> <p>580mm Fill contained within DEB's</p> <p>No fill proposed within side setbacks. DEB's proposed to maintain existing ground levels around the dwelling.</p>	<p>Yes</p> <p>Yes</p> <p>Yes Yes</p> <p>N/A</p> <p>Yes Yes</p> <p>Yes</p>
<p><u>2.7 Floor space ratio (FSR)</u> Max FSR = 0.5:1 as per RLEP 2014 (excludes double garage GFA of 36m<sup>2</sup> or single of 18m<sup>2</sup>).</p>	<p>0.416:1</p>	<p>Yes</p>



<p><u>2.8 Height</u>  <u>2.8.1 Dwelling &amp; Attached Dual Occ</u>  Max overall height = 9.5m</p> <p>Max wall plate = 7.5m or 8m for continuous parapet.</p> <p>Max 2 storeys, only 1 level above a garage whether garage is semi-basement or at grade.</p> <p><u>Outbuilding, Garage, Carport</u>  4.5m max height;  2.8m max wall plate.</p> <p><u>2.8.2 Ceiling height</u>  Min ceiling height = 2.4m</p>	<p>&lt;9.5m, two storey design.</p> <p>Approx. 6.25m wall plate.</p> <p>Two storey dwelling, 1 level above garage.</p> <p>Garage integrated into the dwelling design.</p> <p>Min ceiling height = 2.6m</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p>
<p><u>2.9 Setbacks</u>  <u>2.9.1 Front setback</u>  Min front setback = 6m</p> <p>Min. secondary street setback – 2m</p> <p>Garages &amp; carport min 1m from dwelling façade.</p> <p>The outside face of a wall built above a garage is to align with the outside face of the garage wall below</p>	<p>5.5m to the porch, 6.55m to the façade. In keeping with the predominant setback in Falconer Street.</p> <p>N/A</p> <p>Garage is located 1.0m behind the front facade.</p> <p>Upper level façade setback from the ground floor facades of the proposed garage. The proposed design provides suitable articulation without the need to align the first floor with the front of the garage.</p>	<p>No – See below</p> <p>N/A</p> <p>Yes</p> <p>Suitable outcome achieved</p>



<p><u>2.9.2 Side setback</u>  1 Storey Dwelling - 900mm  2 Storey Dwelling - 1.5m</p> <p>(Lots wider than long to have 1 setback equivalent to 20% of width or 8m which ever is greater).</p> <p><u>2.9.3 Rear setbacks</u>  Min setback 25% site length or 8m, whichever is greater.</p> <p>Lots wider than they are long – 4m rear setback.</p> <p>Battle-axe lots setback 8m from rear boundary of front lot. Single storey garage or outbuilding permitted in this setback.</p>	<p>Min. 1.0m to single storey elements.  Min. 1.54m to two storey elements</p> <p>N/A</p> <p>Approx. 15.15m or 33.14% of the site length.</p> <p>N/A</p> <p>N/A</p>	<p>Yes  Yes  N/A  Yes  N/A  N/A</p>
<p><u>2.11 Carparking and access</u>  - 1 car space min, 2 spaces Max.</p> <p>- Driveway of single car width.  - Garage width &lt;6m or 50% of frontage, whichever is the lesser.  - Max. garage door width 5.7m fronting public place.  - Garage door not to be recessed &gt;300mm</p> <p><u>Semi Basement Garage</u>  Ramps start min. 2m from street boundary.  Walls of garage not to extend beyond walls of dwelling above.  Only to be used where topography requires.</p>	<p>Provided within garage.</p> <p>Suitable width driveway provided.  5.9m or 51.04% of dwelling frontage width.  4.8m</p> <p>Complies</p> <p>N/A</p>	<p>Yes  Yes  No – See below  Yes  Yes  N/A</p>



<p><u>2.13 Landscaping</u></p> <ul style="list-style-type: none"> <li>- Trees retained where possible.</li> <li>- &lt;40% of front garden area is to be paved or solid area.</li> <li>- Path along one side of the dwelling to allow access to the rear yard.</li> <li>- 1 tree to be provided within front setback capable of growing 10m.</li> <li>- 1 tree to be provided in the rear yard capable of growing to 15m.</li> <li>- Landscaping to increase privacy.</li> <li>- No OSD in front setback other than underground tank below driveway.</li> </ul>	<p>Subject site contains minimal landscape planting. One tree is to be removed as part of the proposed development.</p> <p>&lt;40% front garden is paved.</p> <p>Capable of being provided.</p> <p>Capable of being provided.</p> <p>Capable of being provided.</p> <p>Landscaping designed to maximise privacy between properties.</p> <p>Capable of Complying.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><u>2.14 Dwelling amenity</u></p> <p><u>2.14.1 Daylight &amp; Sunlight</u></p> <ul style="list-style-type: none"> <li>- Living areas to face north where possible.</li> <li>- where north is to side boundary, 4m northern side setback preferred.</li> <li>- North facing living windows receive not less than 3 hrs 9am-5pm.</li> </ul>	<p>Suitable orientation provided to the family and dining rooms on ground floor to allow solar access.</p> <p>North to side boundary of the allotment. 1.0m setback</p> <p>Family room receives minimum solar access requirements during the day.</p>	<p>Yes</p> <p>No – See below</p> <p>Yes</p>



<p>-POS of subject residence to obtain min 2 hours sunlight between 9am – 3pm on June 21.</p>	<p>POS area to receive &gt;2 hours sunlight during day.</p>	<p>Yes</p>
<p>- 50% of PPOS of adjacent properties not reduced to &lt;2 hrs 9am-3pm.</p>	<p>Adequate solar access to POS of adjoining properties due to appropriate building setbacks and reasonable orientation.</p>	<p>Yes</p>
<p>- Neighbouring windows north facing to receive at least 3 hours sunlight between 9am and 3pm on 21 June.</p>	<p>Southern neighbouring property contains a park. Closest northern neighbouring dwelling will receive appropriate solar access due to increased building setback distances.</p>	<p>Yes</p>
<p><u>2.14.2 Visual privacy</u> Main living area windows, doors, balconies to face street or rear boundary. No direct overlooking. Side windows to be offset to neighbours.</p>	<p>Living areas appropriately setback and offset from neighbours to ensure minimal privacy intrusion. Main family and dining area windows and doors predominately face the rear. Rooms facing side boundaries on upper levels are primarily bedrooms, which are deemed as low trafficable area, ensuring privacy to the dwelling and neighbours. Upper lounge room is orientated to the neighbouring park with sliding doors opening to the first floor balcony.</p>	<p>Yes</p>
<p><u>2.14.3 Acoustic privacy</u> - Air conditioner, pump etc to not exceed background noise level by more than 5dB(A).</p>	<p>To be complied with.</p>	<p>Yes</p>





<ul style="list-style-type: none"> <li>- On Arterial road consider double glazed windows and acoustic seal to front door.</li> </ul>	N/A to the subject site	N/A
<u>2.14.4 View sharing</u> <ul style="list-style-type: none"> <li>- Development is to provide for view sharing.</li> </ul>	No view of an intrinsic value will be obstructed.	Yes
<u>2.14.5 Cross ventilation</u> <ul style="list-style-type: none"> <li>- Design is to optimise access to prevailing breezes.</li> </ul>	Designed for cross ventilation as per energy efficiency principles.	Yes
<u>2.15 External build. elements</u>		
<u>2.15.1 Roofs</u> <ul style="list-style-type: none"> <li>- Eaves min overhang 450mm.</li> <li>- Roof consistent with built form and building scale.</li> </ul>	Min. 450mm eaves provided 25° roof pitch considered appropriate in terms of scale and architectural styling on the dwelling.	Yes Yes
<ul style="list-style-type: none"> <li>- Not to be trafficable area.</li> </ul>	Main roof is not a trafficable terrace.	Yes
<u>2.16 Fences</u>		
<u>2.16.1 Front &amp; return fences &amp; walls</u> <ul style="list-style-type: none"> <li>- To reflect the design of the dwelling.</li> <li>- Solid fencing &lt;900mm. I.e. timber picket</li> <li>- 1.8m street fence must be 50% transparent with base no solid than 900mm high.</li> </ul>	Front fencing does not form part of the proposed development.	N/A
<u>2.16.2 Side &amp; rear fences &amp; walls</u> <ul style="list-style-type: none"> <li>- Max height 1.8m.</li> </ul>	Capable of complying.	Yes

#### Variation requests

Front setback - Council's policy requires a front setback of 6m. In this case, the streetscape has a varied front setback pattern, with an average setback of approximately 5-6m provided to most



dwelling. The proposed development provides a setback of 6.55m to the proposed dwelling and 5.5m to the single storey porch. Thus requiring a variation to Council's front setback control.

The subject site is located within an established residential area where the average front setback is consistent throughout the street. Despite numerical non-compliance the proposed setback is considered to be in keeping with the established streetscape within Falconer Street. A front setback of 5.5m would remain in keeping with a number of dwellings located within the street and providing an increased setback of 6.0m is considered to be out of place for the area.

Due to the level of articulation provided the proposed development is considered to have no greater impact than that of a compliant proposal that has provided articulation elements forward of the building line. Landscaping is capable of being provided within the front setback to ensure the character of the street is maintained.

It is therefore considered to be appropriate for the proposed front setback to be supported and a variation be granted to the requirement in this instance.

Garage width – Council's policy requires that garages are kept to less than 50% of the dwelling frontage or 6.0m. The proposed development includes a garage with a width of 5.9m or 51.04% of the dwelling width. Thus, requiring a variation to Council's maximum permitted garage width.

The development will consist of a double garage with a 4.8m wide double garage door and extensive articulation within the façade in the form of material changes, vertical elements and increased setbacks to the garage.

The overall width of the garage is not considered excessive for the 11.56m wide dwelling as the garage is appropriately integrated into the dwelling with a number of design features, high degree of articulation and varied roof forms ensuring the garage will not dominate the streetscape.

It is also noted that several developments within the Ryde LGA have recently been approved with wide double garages forming part of the proposed dwelling. The proposed development presents much less bulk than these developments and any perceived dominance of the garage is comparatively less due to the articulation that has been incorporated within the proposed development.



As the proposed garage will meet the needs of the landowners without resulting in any impact beyond that of a compliant proposal, it is considered reasonable for the variation to be supported in this instance.

Northern side setback - Council's DCP requires a minimum side setback of 4m to be provided to dwellings where north is to the side boundary. The proposed dwelling is providing a minimum setback of 1.0m to the northern side boundary, thus requiring a variation to this control.

The proposed side setback is consistent with the adjoining developments is provided within single storey components closest to the boundary to ensure no excessive visual bulk or solar access impacts to the streetscape or neighbouring properties. The use of the proposed spaces as well as existing and proposed landscape screening will ensure minimal privacy intrusion into the northern adjoining neighbour. The nature and the proposed works will not prevent the northern side setback to be used for access to the rear yard, maintaining the amenity of this setback area. In this instance there is no apparent impact by way of overlooking, overshadowing, visual bulk or reduced amenity resulting from the proposed side setback.

The proposed works meet the objectives for side setbacks by providing a development that is compatible with the streetscape character of the area while allowing for sufficient solar access, visual and acoustic privacy. The proposed development is not anticipated to interrupt any view corridors and promotes openness and separation between dwellings. It is considered an acceptable design solution for the proposal whilst meeting the objectives of the control.

As the proposed development will not result in any impact beyond that of a compliant proposal, it is requested that the variation be supported in this instance.

## PART 7      Environment

### Part 7.1 Energy Smart, Water Wise

The site has reasonable orientation to allow midwinter solar access and the dwelling is designed to allow appropriate cross ventilation. The proposed development has been designed with a high degree of consideration toward energy efficiency and sustainability. A BASIX Certificate has been prepared with the requirements to be implemented during construction and prior to occupation. The development is considered to achieve the aims and objectives of this policy.



## Part 7.2 Waste Minimisation and Management

All waste will be deposited within the waste receptacle in accordance with this DCP and the attached Waste Management Plan. Storage of domestic garbage and recycling can be accommodated behind the building line.

## PART 8 Engineering

### Part 8.1 Construction Activities

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction work is expected.

### Part 8.2 Stormwater management

Please refer to attached stormwater drainage concept plan.

\* \* \*

## Conclusion with respect to DCP requirements

The proposal satisfies the objectives of the relevant development standards relating to dwelling houses and secondary dwellings. The siting of the development is considered to be appropriate for this particular site.

(iia) Relevant planning agreement, or draft planning agreements

There are no known planning agreements that would prevent the proposed development from proceeding.



(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality

#### Siting and Design

The proposed two storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between dwellings. The articulated design will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements along with a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

#### Sedimentation Control

Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales as specified on the site plan. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

#### Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.



### Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected. Noise generated from the dwelling after occupation will be of residential scale only.

#### (c) The suitability of the site for the development

The subject site is within an established residential area within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The proposed landscape works and façade changes, the subject of the application, can be constructed with all services necessary and have been designed to suit site constraints and the character of the surrounding residential setting.

The proposed works are permissible with development consent under the provisions of Ryde Local Environmental Plan 2014, and generally satisfies the objectives of the City of Ryde Development Control Plan 2014 as discussed above.

#### (d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

#### (e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.





## CONCLUSION

The proposed development has been considered in respect of the relevant Environmental Planning Instruments and is deemed to be satisfactory with respect to those requirements taking into consideration the overall merits of the design presented.

The residential use of the site is permissible with development consent under the provisions of Ryde Local Environmental Plan 2014, and can satisfy the objectives of the relevant development control plan for the area.

It is considered that the construction of a two storey dwelling will complement and blend with the existing and likely future character of West Ryde. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

The appropriateness of the development has been evident within this statement and within the supporting documentation submitted to Council. The proposed two storey dwelling appropriately identifies and relates to the sites use as a residential development.

Having considered the requirements of all environmental planning instruments and DCP's the proposed landuse activity is considered acceptable and maintains the integrity of the existing locality. There are no potential adverse impacts from the development having considered the relevant heads of consideration under S4.15 of the E P and A Act 1979.

Given the relevant planning policies, codes and requirements of the EP & A Act 1979 have been duly satisfied the proposed development is on balance worthy of approval.

Maxine Booth (B.UrbRegPlan & MPIA)

Town Planner

**Urban Planning & Building Consultants**

14 November 2022