

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

**PROPOSED TORRENS TITLE SUBDIVISION  
TO ATTACHED DUAL OCCUPANCY**

AT

**Lot 4 No. 6 Percy Street Gladesville**

FOR

**City of Ryde Council**

Prepared by  
Y2 Design Vista P/L

Date: March 2024

## 1. THE SITE

The site is located at the 6 Percy Street Gladesville and the following figure demonstrates the subject site and its surrounding area. The site is currently occupied by new constructed dual occupancy.



Figure-01: The subject site & surrounding development from SIX Map

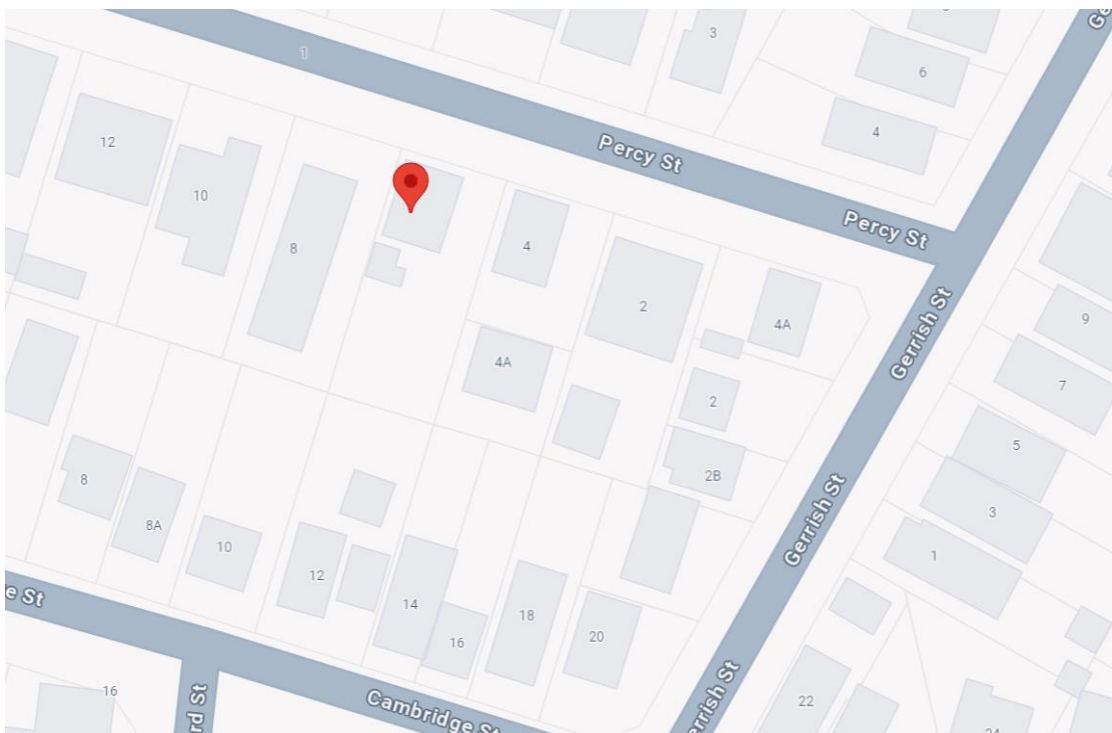


Figure-02: Location of the subject site from Google Map

The site is rectangular in shape and has primary frontage with of 20.115m to Percy Street. From the draft subdivision plan, the overall site area of 916.4m<sup>2</sup> (919.6 m<sup>2</sup> in previous approved dual occupancy plan).

The site has an downward slope from the street to rear boundary. The site is positioned in the northern part of the suburb of Gladesville. The site is detailed as the following information:

Lot and DP	Address	Area	Dimensions
Lot 1 DP 679	No.6 Percy Street. Gladesville	458.3m <sup>2</sup>	10.060m frontage towards Percy Street
Lot 2 DP 679	No.6A Percy Street. Gladesville	458.1m <sup>2</sup>	10.055m frontage towards Percy Street

Figure 03 – Property Details



Figure-04: View from Percy Street to Dual occupancy





Figure-05: View from Percy Street to No.6 Lot 1 Dual Occupancy



Figur-06: View from Percy Street to No.6A Lot 2 Dual Occupancy

## 2. THE PROPOSAL

The proposal involves Torrens Title Subdivision to existing attached dual occupancy.

## 3. BUILDING STYLE & STREETSCAPE

The proposal is only subdivision application to existing dual occupancy development. There are a few one or two storey houses present to adjoining the subject property along. The proposal is considered to be consistent with the objectives of the Zone. The proposed development will enhance the character of the existing residential area whilst maintain a reasonable level of amenity for the surrounding neighbors and the character of the streetscape. Therefore, the proposed house is general compatible with street development trend.

## 4. PLANNING & CONTROL

This Statement has been prepared pursuant to section 79C (1) of the Environmental Planning and Assessment Act, 1979. The Statement provides an assessment of the development proposal having regard to the relevant legislative context, social economic and environmental impacts, and potential amenity impacts of the development on the surrounding locality.

The Statement details the proposed development's compliance against applicable environmental planning instruments and development control plans including:

- Ryde Local Environmental Plan 2014;
- Ryde Development Control Plan 2014;
- State Environmental Planning Policy (Building Sustainability Index: BASIX)

### *4.1 Section 79C (1)(A) – Statutory considerations*

#### *4.1.1 Ryde Local Environmental Plan 2014*

The site is located in an area zoned No. R2 - Low Density Residential. The relevant clauses of the LEP area listed in the table below:

Clause	Requirement	Proposed	Compliance
Zone	<b>Objectives of zone</b>	The proposal is considered to be consistent with the relevant	<b>YES</b>

	<ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provides facilities or services to meet the day to day needs of residents.</li> <li>• To provide for a variety of housing types.</li> </ul>	objectives of the LEP. The proposal will maintain the character of the existing residential area and will not result in any significant adverse impact upon the amenity of surrounding residential development or the character of the streetscape.	
Subdivision	<p>4.1A Dual occupancy (attached) subdivisions</p> <p>Despite clause 4.1, development consent may be granted for the Torrens title subdivision of a lot if:</p> <p>(b) on or after the day Ryde Local Environmental Plan 2014 (Amendment No 2) commences a dual occupancy (attached) has been constructed on the lot, and—</p> <p>(i) the lot has an area of at least 580 sqm and</p> <p>(ii) 1 dwelling will be situated on each lot resulting from the subdivision, and</p> <p>(iii) each resulting lot will have an area of not less than 290sqm, and</p>	<p>The subject site is 916.4m<sup>2</sup>. The frontage is 20.115m to Percy Street.</p> <p>Lot 1 DP 679    458.3m<sup>2</sup></p> <p>10.060m frontage facing Percy Street</p> <p>Lot 2 DP 679    458.1m<sup>2</sup></p> <p>10.055m frontage facing Percy Street</p> <p>The Occupation Certificate had been approved on 16 February 2024.</p>	<b>YES</b>

	(iv) the primary road frontage of each resulting lot will be equal to or greater than 7.5m.		
Building Height	9.5m	The constructed dual occupancy complied with the building height controls.	<b>YES</b>
FSR	LEP map: 0.5:1	<p>The maximum floor area is 459.8 Sqm by council's requirement. The overall floor space ratio is 50.0%.</p> <p>Lot 1          229.7m<sup>2</sup></p> <p>Lot 2          229.7m<sup>2</sup></p> <p>Total         459.4m<sup>2</sup>   50.0%</p>	<b>YES</b>
Heritage	Not an item nor in Heritage area		<b>N/A</b>

#### 4.1.2 Ryde Development Control Plan 2014 (DCP)

The DCP comprises of a number of sections dealing with various building types (i.e., low and medium & high density residential, commercial, town centers). The tables below assess the proposal against the relevant development requirements under various section of the DCP, and where non-compliance results assessment is made against the relevant aims and objectives:

Clause	Requirement	Proposed	Compliance
Dual Occupancy	<p>DCP Part 3.3 ---</p> <p>2.4 a. Where subdivision of land is proposed, each lot (other than a hatchet shaped lot) must have:</p> <p>i. an area of not less than 580 m<sup>2</sup>;</p>	As the information above, each of the proposed new lots are two storey high and address the street with sufficient front and side setback. All other features are design appropriately according to DCP objective and controls.	<b>YES</b>

	ii. frontage to a road of not less than 10 m; and  iii. a width of not less than 15 m at a distance of 7.5 m from the frontage of the lot.		
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#### *4.1.3 Section 79C (1)(B) – Impact of the development*

The proposal will not result in any significant adverse impact upon the amenity of the adjoining development and character of the streetscape.

#### *4.1.4 Section 79C (1)(C) – Suitability of the site*

The proposed development is permissible in the R2 – Low Density Residential and will not detract from the setting of the existing development and character of the streetscape. There are no environmental constraints on the site or render it unsuitable for the site.

#### *4.1.5 Section 79C (1)(D) – Any submission made*

Nil at this stage.

#### *4.1.6 Section 79C (1)(E) – The public interest*

The proposal will not give rise to any significant environmental impacts on adjoining properties by way of overshadowing, loss of visual and acoustic privacy. The proposed development is compatible in design, bulk and scale with existing residential development in the street and will not adversely impact the visual amenity and character of the streetscape. The proposal is considered to be in the public interest.

## **5. VEHICLE ACCESS AND PARKING**

The attached dual occupancy has single garage with new driveway crossing facing Percy Street for each unit.



## 6. SOIL AND STORMWATER

The stormwater generated from the development roof will pipe to 100mm UPVC and connect to storm water system. The combined rainwater tank and OSD for each Unit had been installed by engineer's requirement.

## 7. CONCLUSION

The proposal complies with the residential dual occupancy subdivision provisions in the Ryde LEP & DCP that the lots are capable of supporting building, open space, parking, landscaping, and setbacks which underpin the character of the low-density neighbourhood.

Having regard to the merits of the proposal and in the absence of any adverse environmental impacts upon the amenity of the adjoining development and character of the locality, the application is recommended for favourable consideration by Council.