

Statement of Environmental Effects

SITE : 61 Cressy Road, East Ryde NSW 2113
 (Lot:220, DP:30411)

CLIENT : Fitzell

PROPOSAL : Construction of a two-storey dwelling and surrounding landscape

DATE : 14th October 2022 – Issue A

1. Introduction

This statement of environmental effects has been prepared pursuant to section 79c of the *Environmental Planning and Assessment Act 1979* and accompanies a Development Application to The City of Ryde Council for construction of a two-storey dwelling and surrounding landscape. This statement is to be read in conjunction with the Architectural Documentation prepared by Birch Residential

2. Site Analysis and Description

2.1 Location

The site is located at 61 Cressy Road, East Ryde NSW 2113

2.2 Property Description

The site is described as Lot 220 (DP. 30411)

2.3 Site area and shape

The site has an area of 575.4 square metres. It is a rectangular shaped allotment with a 16.505 metre frontage to Cressy Road and a 16.505 metre rear width

The lot has an average depth of 35.05 metres

Existing site slope at the proposed development area is considered small to medium with consistent slope towards the south-eastern corner of the property

2.4 Existing improvements

The site is currently occupied and consists of a single-storey brick residence with metal and tile roofing, and a brick garage with metal roof. The existing site is currently landscaped appropriately

2.5 Site context

The site is located within a and established residential area characterised by single and double storey dwellings with various façade styles suited to the suburban lifestyle

2.6 Zoning

The site is zoned *R2- Low Density Residential* under the Relevant planning instruments and Development Controls

3. Proposed Development

The proposal involves construction of a new two-storey brick veneer, cement render, and stone clad dwelling with a conventional concrete tile hip roof and appropriate landscape works. The details of the proposal are provided on the architectural plans supplied by Birch Residential and submitted with this Development Application

The house has been custom designed and sited to respond to planning standards, solar orientation, site slope, site physical constraints, privacy considerations and road / driveway presentation whilst meeting the client's specific design brief requirements

The proposed main dwelling has a contemporary modern style and contains 4 bedrooms, rumpus, study, double garage, front porch, outdoor living areas and ample opened planned internal living areas, that is much sought after with modern lifestyles

The front façade will properly address Cressy Road with its architectural design and attention to detail

This has been achieved by articulation throughout the front façade, with multiple textures and levels, giving depth to the design. The garage front wall has been pushed back 1000mm relative to the front façade, which assures lack of dominance. The focus is maintaining a consistent and positive image. The garage feature parapet roof and blade wall assist with depth whilst maintaining the first floor wall above the garage in line as required by the Ryde Council development controls

The proposed dwellings will add quality and enhance the general streetscape and locality

CAD IMAGE 1 – Perspective View from Cressy Road



4. Compliance with planning controls

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.

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

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

Local Environmental Plan and Deemed Environmental Planning Instruments

Ryde Local Environmental Plan 2014

Proposed State Environmental Planning Policies

State Environmental Planning Policy (Design and Place) 2021

4..5 Development control plans

The City of Ryde Development Control Plan 2014

5. Environmental assessment

5.1 Front setback

The proposed dwelling has a front setback of 6.5 metres to the front building line and porch from the north-western boundary. There is clear articulation between the porch, front wall, garage and first floor front wall

To improve streetscape views from Cressy Road, the house has been situated square to all boundaries, which also allows ample building area considering the rectangular nature of the block and allowable building envelope

The front porch and main entry are the dominant aspects of the street views as the garage and secondary dwelling front walls has been recessed

The proposed front building setbacks are 6.5 metres to the front wall, 6 metres to the front porch, and 7.5 metres to the garage and first floor front building line

The proposed front setbacks comply with The City of Ryde Development Control Plan 2014

5.2 Side and rear setbacks

A 2.494 metre side setback is proposed to the north-eastern boundary and a 1.55 metre side setback is proposed to the south-western. The first-floor setbacks are 2.494 metres to the north-eastern boundary & 1.55 metres to the south-western boundary per the ground floor walls

A rear building setback of 8.422 metres to the south-eastern boundary is proposed

The proposed side and rear setbacks comply with The City of Ryde Development Control Plan 2014

5.3 Building height

The proposed dwelling is two-storey and provides a minimum universal 2,700mm ceiling height. The proposed roof is a conventional concrete tile hip roof pitched at 18 degrees

A maximum overall peak roof height of approximately 7.755 metres and a maximum ceiling height of 3,060mm have been proposed above natural ground level

The proposed rise in stories, dwelling height & ceiling height comply with The City of Ryde Development Control Plan 2014

5.4 Wall breaks

The extent of wall breaks complies with The City of Ryde Development Control Plan 2014

5.5 Site coverage or Floor Space Ratio

The site coverage proposed for this development is 258.6 square meters, including 39.8 square meters of concrete driveway

The floor space area for the proposed development is 0.482:1. The calculations for the floor space area are provided with the architectural plans supplied with this development application

The proposed Site Coverage and Floor Space Ratio comply with The City of Ryde Development Control Plans

5.6 Private open space

The outdoor area for the proposed dwelling will be directly accessible from the living area of the proposed development and will be provided with adequate sunlight access and landscaping to encourage outdoor living

The proposed area of Private Open Space is 24 square metres

New landscaping and fencing will also ensure adequate privacy to adjoining neighbours

The proposed Private Open Space complies with The City of Ryde Development Control Plan 2014

5.7 Landscaped area

The proposed landscaped area is 315.8 square metres or 54.8% of the lot

The property will be suitably landscaped including turf, driveway, pathways, clothes drying area, fencing, shrubs, and suitable tree planting as required by Council

The backyard of the proposed development also contains a deep soil area as required by the Ryde Development Control plans

The proposed deep soil area is 64 square metres (8x8 metres)

The proposed landscaped area complies with The City of Ryde Development Control Plan 2014

5.8 Tree removal

The proposal requires the removal of several trees currently located in the property none of which are deemed a species of importance

Please refer to the arboricultural impact assessment prepared by Polaris Arbor Consultancy and supplied with this development application

A mature tree of appropriate species is to be in the front and rear yard of the proposed development. Tree #5 and #10 are to be preserved to achieve compliance with this control

5.9 Design and streetscape

The scale and design of the proposed dwelling is consistent with architectural trends within the Ryde Council area and is compatible with adjacent developments

The dwelling has been designed so that the main front door and porch are visible from the street. Multiple habitable rooms overlook public areas, and the garage is integrated into the design and is setback 1000mm behind the front building line, avoiding dominance

5.10 Privacy and solar access amenity

The proposed development has been sited and designed to minimise adverse impacts on the visual and acoustic privacy of surrounding properties. This has been achieved by abiding to side and rear setback controls and the limited quantity and size of windows along the side walls

Due to the aspect of the proposed two-storey dwelling and the relative natural ground levels of the block there will be an increased shadowing effect on neighbouring Lots as per the Shadow Diagrams supplied with this development application.

It is evident that the impact of overshadowing (caused by the proposed dwelling on Lot 220) on the neighbouring dwelling (221) and their private open space will be nil.

It is evident that the impact of overshadowing (cause by the proposed dwelling on Lot 220) on the neighbouring dwelling (Lot 219) will be moderate during the morning (eastern sunlight), although not significantly worsened than existing. There will nil overshadowing on this neighbour's private open space. It is worth noting that currently the existing detached garage is located on the boundary and will be removed via a separate non-related application, which will assist in providing sunlight to Lot 219

Proposed & existing boundary fencing & planting will provide suitable screening to adjoining neighbours at ground level

5.11 Vehicle access and parking

Vehicle access to the development is provided via a new driveway connected to the concrete kerb and gutter at Cressy Road as indicated on the Architectural Site Plan drawing. The redundant vehicle crossing is to be removed and the kerb, gutter, and footpaths (if any) are to be repaired as required to the City of Ryde engineering standards

Several on-site parking spaces are provided behind the front setback within the driveway and double garage. The garage is integrated into the design and is setback 1000mm behind the front wall, therefore avoiding dominance

The proposed access and parking comply with The City of Ryde Development Control Plan 2014

5.12 Minimum Land Dimensions

No development standards under the Local Environmental Plan apply to the land that fix minimum land dimension for the erection of a dwelling house on the land

5.13 Critical habitat

The land does not include or comprise critical habitat

5.14 Conservation area

The land is not in a heritage conservation area

5.15 Items of Environmental Heritage

The land does not contain an item of environmental heritage

5.16 Mine Subsidence

The land has not been proclaimed to be a mine subsidence district

5.17 Road Widening and Road Realignment

Council has no record that the land is affected by any Road Widening or Road Realignment under:

- a) Division 2 of Part 3 of the Roads Act 1993, or
- b) Any environmental planning instrument, or
- c) Any resolution of the council

5.18 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy adopted by the council, or adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :

- a) Landslip – NO

- b) Bushfire – YES
- c) Tidal inundation – NO
- d) Subsidence – NO
- e) Acid sulphate levels – NO
- f) Any of risk (other than flooding) - NO

5.19 Flood Related Development

- 1) Whether or not the land or part of the land is within the flood planning area and subject to flood related development controls –NO
- 2) Whether or not the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls –NO
- 3) In this clause—flood planning area has the same meaning as in the Floodplain Development Manual. Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005. Probable maximum flood has the same meaning as in the Floodplain Development Manual

5.20 Land Reserved for Acquisition

No Environmental Planning Instrument applying to the land provides for the acquisition of the land by a public authority as referred to in Section 3.15 of the Act

5.21 Contribution Plans

The name of each contributions plan applying to the land:

City of Ryde Section 7.11 Development Contributions Plan 2020

City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020

5.22 Biodiversity Certified Land

The property is not affected by Biodiversity Certified Land

5.23 Biodiversity Stewardship Sites

The property is not affected by Biodiversity Stewardship Sites

5.24 Native Vegetation Clearing set asides

Council has not been notified that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013* by Local Land Services

5.25 Bushfire Prone Land

The land is described in this certificate as bush fire prone land (as defined in the act)

BAL12.5

Please refer to the bushfire assessment provided by CBAA Bushfire Experts

5.26 Property Vegetation Plans

The land is not subject to a property vegetation plan under the Native Vegetation Act 2003

5.27 Orders Under Trees Act 2006 (Disputes between neighbours)

There has not been an order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land

5.28 State Significant Development

The property is not affected by State Significant Development or Infrastructure

5.29 Site Compatibility Certificates and Conditions for Seniors Housing

The property is not affected by Site Compatibility Certificates and Conditions for Seniors Housing

5.30 Site Compatibility Certificates for Infrastructure, schools, or TAFE establishments

There is no valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the Council is aware, in respect of proposed development on the land

5.31 Site compatibility certificate and conditions for affordable rental housing

There is no current site compatibility certificate (affordable rental housing) that Council is aware of, in respect of proposed development on the land.

There are no terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land

5.32 Paper Subdivision Information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot. NIL

(2) The date of any subdivision order that applies to the land. NIL

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of Environmental Planning and Assessment Regulation 2000

5.33 Site Verification Certificates

There is no current site verification certificate of which the Council is aware in respect of the land

5.34 Loose-fill Asbestos Insulation

The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division

5.35 Building sustainability – BASIX

The proposal complies with BASIX requirements and a BASIX Certificate accompanies the Development Application

Refer to “Basix Notes Table” on architectural plans

5.36 Earthworks and Sedimentation control measures

Earthworks are required to provide a level building platform at the proposed dwelling and will utilise existing ground levels where practicable

The proposed main dwelling requires minimal ground works to achieve this :

The upper ground floor of the proposed dwelling requires a maximum cut of 262mm and fill of 136mm

The lower ground floor of the proposed dwelling requires a maximum cut of 243mm and fill of 176mm

There is a maximum proposed cut of 243mm and 136mm of fill to the internal drop edge beam of the proposed dwelling located to the centre of the building envelope

Please refer to the cut and fill plan located on page 3 of the architectural plans submitted with this development application

It is considered that the proposed earthworks comply with The City of Rydes Development Control Plan 2014

To protect adjoining properties, Council roadway and the Council stormwater system from soil erosion and sedimentation run-off, it is intended to provide a suitable soil and sediment control fence to the down slope side of all excavations. The soil and sediment control fence will be maintained throughout the construction process – please refer to the sediment control plan located on the site plan of the architectural drawings supplied in this development application

5.37 Sewerage and Stormwater disposal

Sewerage disposal will be connected to the sewer main located at the rear of the property

5.38 Utilities

The site is connected to the standard range of urban services. These have sufficient capacity for the proposed development

6. Conclusion

The proposed development is considered of high quality and reasonably satisfies the objectives of the relevant planning controls and therefore it is requested that the council consider this application favourably

Yours sincerely,

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