

Statement of Environmental Effects

For a

Two Storey Dwelling House

at

22 Huxley Street

West Ryde

Prepared for Wisdom Homes

Planning Outcomes Pty Ltd

October 2022

0417 467 509

***Statement of Environmental Effects - Two storey dwelling house with attached double garage.
22 Huxley Street West Ryde
Lot 4 DP 35789***

1. Description of Proposal -Two storey dwelling house with attached double garage.

Ground Floor: Front porch, entry, double garage, foyer, guest/home office, powder room, home theatre, laundry, internal stairs, kitchen with butler's pantry and walk in pantry, dining room, leisure room and outdoor leisure room.

First Floor: Master bedroom with built in robe, walk-in-robe and ensuite, bedroom with walk in robe and ensuite, two bedrooms with built-in-robos and shared ensuite, linen press, upper lounge and adjoining front balcony.

2. Site Analysis

The site is located on the southern side of Huxley Street, and has a generally north-south orientation.

The site is a rectangular shape and has a frontage to Huxley Street of 14.935m and a depth of 49.68m. The site has an area of 752.5m².

The site has a diagonal crossfall of approximately 800mm from the rear south-western corner to the front north-eastern corner . There is an existing dwelling house on the site which is to be demolished as part of a separate application. There is an existing secondary dwelling on the site which is to be retained.

The site appears to contain no significant trees. There a tree adjoining the rear south-western corner of the site that should be unaffected by the proposed development. A sewer main traverses the rear yard.

The site is not bushfire prone and is not flood affected. The site does not contain biodiversity certified land.

The site is located in a low density residential area and is surrounded by mainly detached dwelling houses. The site is to the east of the Ryde Parramatta Golf Club.



Subject Site: 22 Huxley Street West Ryde



Locality Plan

3. State Policies

3.1 SEPP (BASIX) 2004

A BASIX Certificate has been submitted with the development application to achieve compliance with the BASIX SEPP.

3.2 State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4 - Remediation of Land

Regarding land contamination, the site is unlikely to be contaminated as it is located in a residential area. It is considered that a land contamination investigation is not required.

The site has a long history of residential use and is considered unlikely to be contaminated. No further investigation is considered necessary.

4. Ryde LEP 2014

The objectives of the R2 Low Density Residential 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*

It is considered that the proposed development, being a low density residential land use, is consistent with the objectives of the zone.

4.1 - Table of Compliance - Ryde LEP 2014

Development Standard		Compliance
Zoning	R2	Dwelling houses permitted with consent.
Minimum lot size	580m ²	Yes - 752.5m ² .
Height	9.5m	Yes - approximately 8.117m.
FSR	0.5:1 376.25m ²	Yes - 356.93m ² 0.47:1 including the area of the principal and secondary dwelling.
Heritage		The site is not located in a heritage conservation area. The site does not contain a heritage item and is not in the vicinity of any heritage items.

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Acid Sulfate Soils		Class 5
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5. Ryde Development Control Plan

Design Element or Item	Minimum Standard or Control
Front Setback	<p>Required: 6m Garage to be setback 1m behind the front façade.</p> <p><i>The proposed front setback is 6m to the front porch and 8.153m to the garage. Garage is setback 1m behind the front wall of the dwelling. Complies.</i></p>
Side Setback	<p>900mm for walls of one storey dwellings. 1.5m for walls of two storeys dwellings.</p> <p><i>Minimum proposed side setback is 1.5m. Complies.</i></p>
Rear Setback	<p>Rear Setbacks are to be 25% of the length of the site or a minimum of 8m whichever is greater.</p> <p><i>25% of the length of the site (49.68m) is 9.936m. Proposed rear setback is 22.011m to the ground floor and 26.111m to the first floor. Complies.</i></p>
Site Coverage	<p>The permeable area of the site must not be less than 35% of the site area.</p> <p><i>Complies with minimum 35% permeable area. Landscaped/Permeable area: 42.23%</i></p>
Design Requirements	<p>Dwellings are to have a landscaped setting which includes deep soil areas at the front and rear.</p> <p>Dwellings are to be a maximum of 2 storeys high. The boundary between public and private space is to be clearly articulated.</p> <p>Garages and carports are not to be visually prominent features.</p> <p><i>Complies with the above.</i></p>

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	<p>Dwellings are to respond appropriately to the site's constraints and opportunities as identified in the site analysis. Front porticos are to be single storey.</p> <p><i>The front portico is two storey. The front portico will not have any adverse impacts on privacy as it is setback at 6m which is the minimum setback for the wall of the dwelling. The two storey front portico will reduce visual impact of the double garage and increase security. It is considered that the two storey portico complies with the Streetscape Objectives below.</i></p> <p>2.5.1 Streetscape Objectives.</p> <ol style="list-style-type: none"> 1. To ensure the existing landform and landscape setting of the street is retained and reinforced by new dwellings. 2. To ensure new development is compatible with the positive characteristics of the existing streetscape and the desired future character of the low density residential areas. 3. To encourage the design of well proportioned elevations. 4. To ensure streets provide a high level of pedestrian amenity, access and safety. 5. To ensure garages are not dominant elements in the streetscape. 6. To ensure that the orientation of dwellings, garages and carports is consistent with the existing streetscape. <p><u>Garages</u> Garages to be maximum 6m wide or 50% of street frontage, whichever is less. The total width of garage doors is not to exceed 5.7m. Garage doors are to be recessed no more than 300mm behind the outside face of the building element immediately above.</p> <p><i>The width of the garage is 5.66m at the front façade, which is less than 6m and comprises 37.89% of the width of the street frontage. The width of the garage door is 4.95m which is less than 5.7m.</i> <i>Complies.</i></p>
Landscape and Open Space Requirements	<p><u>Landscaping</u> A deep soil area is required to equal a minimum of 35% of the area of the allotment which includes a minimum area of 8m x 8m in the rear yard. Deep soil areas must be 100% permeable, must not be covered by structures and cannot contain stormwater systems.</p>

	<p><i>42.23% of the dwelling will be landscaped.</i></p> <p><i>Deep soil area exceeds 35%. The deep soil area in the rear yard exceeds 8m x 8m.</i></p> <p><i>Complies.</i></p> <p>Hard paved areas are to comprise no more than 40% of the front yard area. The front yard is to be 100% permeable apart from footpath, driveway and retaining wall.</p> <p><i>The hard paved area is limited to the driveway only.</i></p> <p><i>Complies.</i></p>
Energy Efficiency	<p>North facing living areas of a proposed dwelling are to receive a minimum of 3hrs sunlight between 9am and 3pm on June 21 over a portion of their surface.</p> <p><i>Complies.</i></p> <p>Private open space is to receive 2 hrs of sunlight between 9am-3pm on June 21st.</p> <p><i>Complies.</i></p>
Overshadowing	<p>Sunlight to at least 50% of the principal area of ground level private open space of adjacent properties is not reduced to less than 2 hrs between 9am-3pm on June 21st.</p> <p><i>Complies.</i></p> <p>Any new development will not reduce the solar access of northerly orientated main living area windows of an adjoining property to less than 3 hours sunlight between 9am and 3pm on June 21 where this can reasonably be maintained given orientation and topography.</p> <p><i>Shadow diagrams have been provided showing that 50% of private open space and north facing windows of living areas of the main dwelling and adjoining dwellings will receive 3 hours of sunlight between 9am and 3pm.</i></p> <p><i>Complies.</i></p>
Stormwater	<p><i>Two 7,000L rainwater tanks have been provided for water retention and reuse.</i></p> <p><i>Stormwater will drain to the street and be disposed of in accordance with Council requirements.</i></p>

Parking	<p>Provision must be made for two parking spaces per dwelling (maximum) and one parking space per dwelling (minimum).</p> <p>Parking spaces are to be covered (enclosed or unenclosed). <i>Complies.</i></p> <p><i>A double garage is provided as part of the proposed development.</i> <i>Complies.</i></p>
Access	<p>Driveways should be a single car width except where they need to widen to provide access to a double garage.</p> <p>The minimum driveway grade shall be 1 in 100 (1%).</p> <p>The maximum driveway grade shall be:</p> <ul style="list-style-type: none"> • 1:6 (16.7%) if driveway is 20m or more; • 1:5 (20%) if driveway is less than 20m long. <p><u>Changes of Grade</u> 1:8 (12.5%). Where this change is exceeded, transition sections will be required. These are to be a minimum length of 2m.</p> <p><i>Maximum internal gradient of 2.5% with transitions.</i> <i>Driveway design complies with AS 2890.</i> <i>Complies.</i></p>
Privacy and Noise	<p><i>It is considered that there is reasonable spatial separation between the proposed dwelling and adjoining dwellings to maintain visual and acoustic privacy.</i></p> <p><i>There is one living area on the first floor, the upper lounge, which has windows facing towards the street and one window facing the western side boundary. The side facing living area window has a high sill height to prevent overlooking to adjoining properties.</i></p> <p><i>There is one balcony proposed at the first floor level that faces the street.</i></p> <p><i>Views from side facing living area windows at the ground floor will be partially screened by side boundary fences.</i></p> <p><i>It is considered that the proposed dwelling house will have no unreasonable privacy impacts to adjoining properties.</i></p>

	<i>Complies.</i>
Safety (security)	Dwellings should have a front door and windows facing the public street. <i>Complies.</i>
Cut & Fill	All fill to be retained in drop edge beams to natural ground level. <i>Complies.</i> Maximum cut allowed: 1.2m; maximum fill allowed: 900mm. <i>Maximum cut of 285mm. Maximum fill of 335mm. Complies.</i>

6. Matters for Consideration Pursuant to Section 4.15 (79C(1)) of the Environmental Planning and Assessment (Amendment) Act, 1997

(a) the provisions of:

- *any environmental planning instrument;*
- *any proposed instrument;*
- *any development control plan;*
- *any planning agreement;*
- *any matters prescribed by the regulations that apply to the land to which the development application relates;*
- *Any coastal zone management plan.*

The proposed development at 22 Huxley Street West Ryde is a permissible use in the Residential R2 zone under the provisions of the *Ryde Local Environmental Plan 2014*. The proposed dwelling house complies with the standards for development contained in the *Ryde LEP 2014*. The proposed dwelling complies with the guidelines for development contained in the Ryde Development Control Plan, except as mentioned above. Any non-compliance with the DCP controls is minor and justified in the table above.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

- it is considered that the proposed development will not have an adverse impact on the environment;
- stormwater will be disposed of according to Council requirements and erosion and sedimentation will be appropriately controlled during construction;

- it is considered that the potential impact of the proposed development in terms of privacy and solar access to adjoining residences is reasonable;
- the social and economic impacts of the development are considered minor due to the size of the development proposal;

(c) the suitability of the site for the development

- the site is considered suitable for the construction of a single dwelling and has no major environmental constraints to development.

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

- the development will be subject to Council's Notification Policy.

(e) the public interest

- the proposed development will make a positive contribution to the existing housing stock and is recommended for approval.