—— NEW DWELLING HOUSE

Statement of Environmental Effects.

SUBJECT SITE

17 Milham Avenue

Eastwood NSW 2122

Lot 1 DP618295

KEY PLANNING CONTROLS · RYDE LEP 2014

PROJECT	New Dwelling House
ZONE	R2
HEIGHT LIMIT	9.5 m
FLOOR SPACE RATIO	0.5 : 1
LOT AREA	730 m²
DATE OF ISSUE	19 May 2026

INTRODUCTION & SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application for a new dwelling at 17 Milham Avenue Eastwood 2122, comprising full demolition of existing structures, removal of 3 tree(s), installation of an absorption trench stormwater system, a solar photovoltaic system, and a rainwater tank. The estimated cost of works is $1,125,000.

The subject site is identified as Lot 1 in DP618295 and is located within the R2 Low Density Residential zone under the Ryde Local Environmental Plan 2014. This Statement of Environmental Effects has been prepared to accompany the Development Application and addresses the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, demonstrating that the proposed development is consistent with the applicable statutory and policy framework.

Site & Locality

LOCALITY DESCRIPTION

The subject site is located at 17 Milham Avenue Eastwood 2122, within the R2 Low Density Residential zone under the Ryde Local Environmental Plan 2014. The site has an area of 730 m² and is situated within an established residential precinct of Eastwood, a suburb characterised by its mature urban fabric and proximity to Eastwood town centre. The surrounding locality comprises predominantly detached single and two-storey dwelling houses set on conventional suburban allotments, with landscaped front setbacks, pitched roof forms, and brick or rendered masonry construction typical of mid-to-late twentieth century residential development. The streetscape along Milham Avenue presents a consistent rhythm of freestanding dwellings with generous front gardens, contributing to a cohesive low-density residential character.

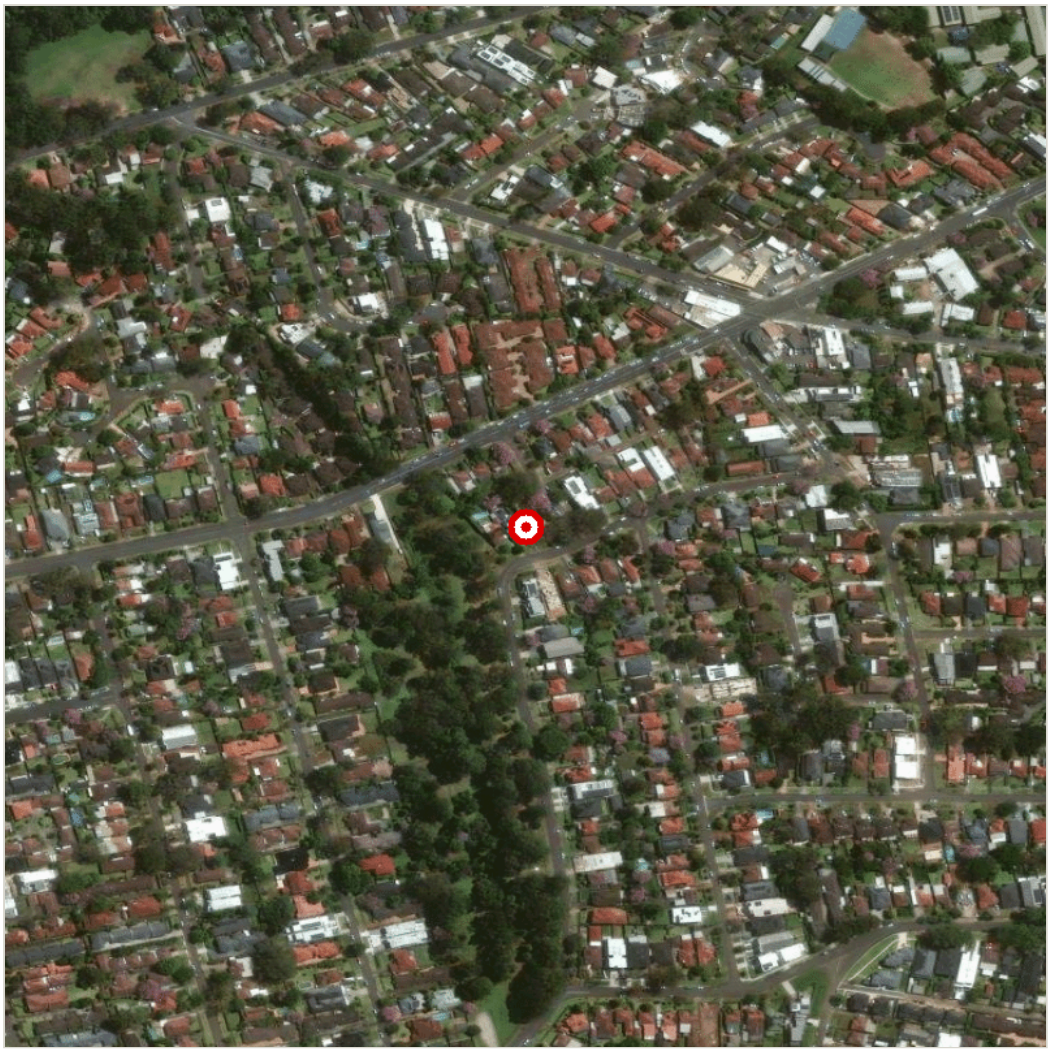
The broader locality benefits from ready access to Eastwood's commercial and civic amenities, including retail, dining, and public transport services centred on Eastwood Station, located a short distance to the north-west. The surrounding street network is well-established, with Milham Avenue functioning as a quiet residential street with low traffic volumes and a pedestrian-friendly environment. Mature street trees and private landscaping within the precinct contribute positively to the amenity and visual quality of the public domain. There are no identified heritage items or conservation areas immediately adjoining the subject site, and the prevailing built form context is consistent with the low-density residential character anticipated and encouraged under the applicable zoning framework.

SITE DESCRIPTION

The subject site is located at 17 Milham Avenue Eastwood 2122, being a rectangular allotment with a total area of 730 m² and a street frontage of 18 m to Milham Avenue. The site is zoned R2 Low Density Residential under the Ryde Local Environmental Plan 2014, and is situated within an established low-density residential locality characterised by detached dwelling houses and associated ancillary structures. The site is presently improved by an existing dwelling house with associated outbuildings, hardstand areas, and landscaping typical of the surrounding neighbourhood.

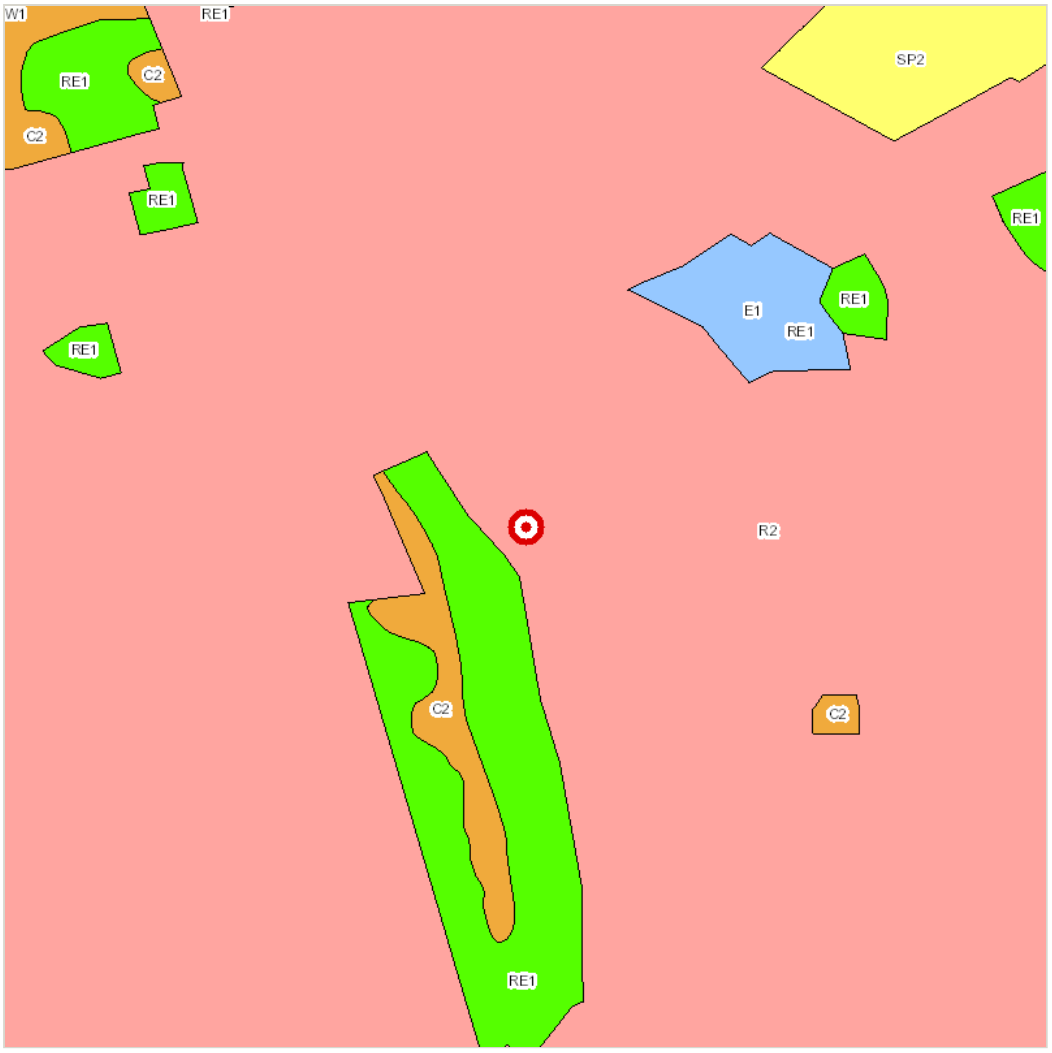
In terms of environmental constraints, the site is not in a heritage conservation area and is therefore not subject to heritage conservation provisions. The site is not on bushfire-prone land and is not in a mapped flood planning area, meaning that neither bushfire attack level construction requirements nor flood planning controls are applicable to the proposed development. No acid sulfate soils have been recorded for this site. No Acid Sulfate Soils Management Plan is required. Accordingly, the site does not present any significant environmental constraints that would preclude the proposed development from proceeding.

AERIAL IMAGERY



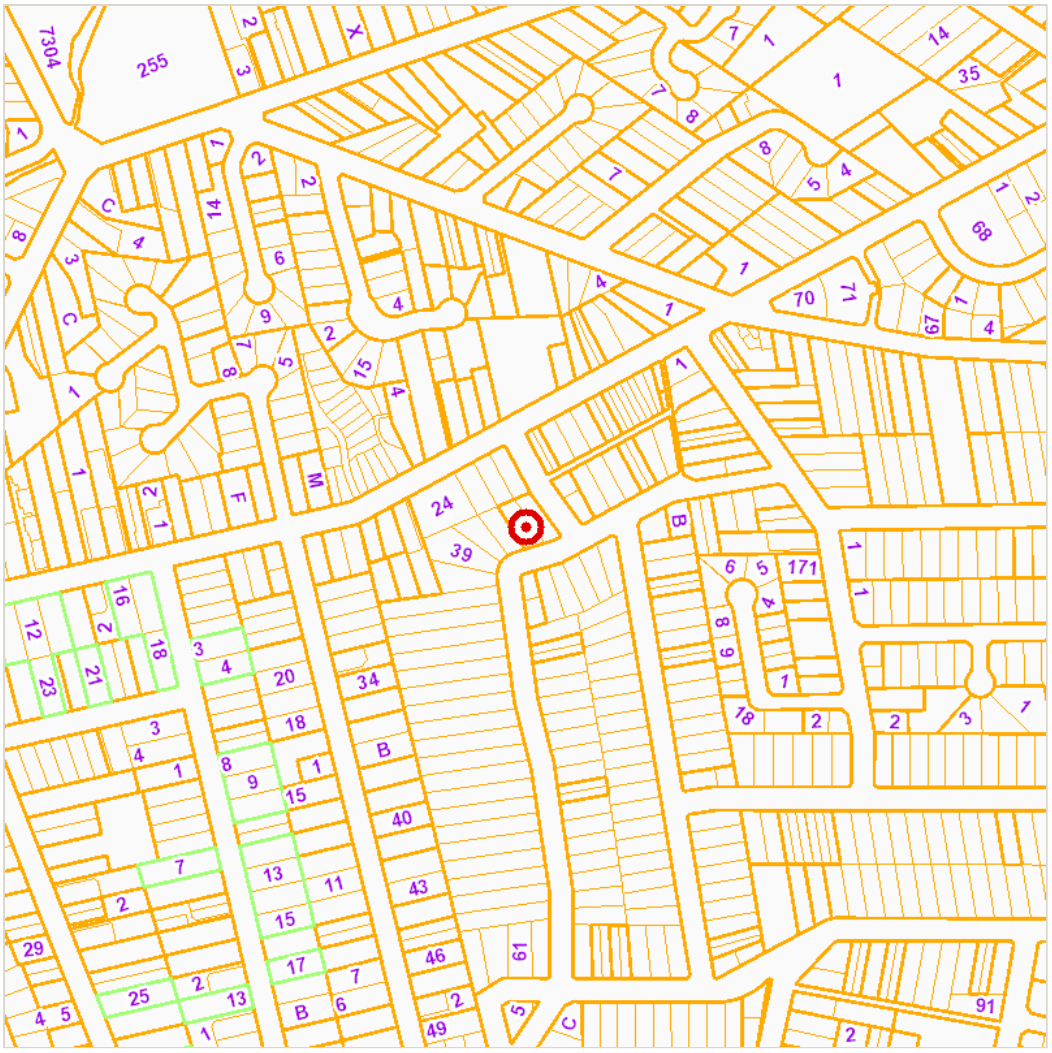
Source: NSW Government spatial data services.

ZONING MAP



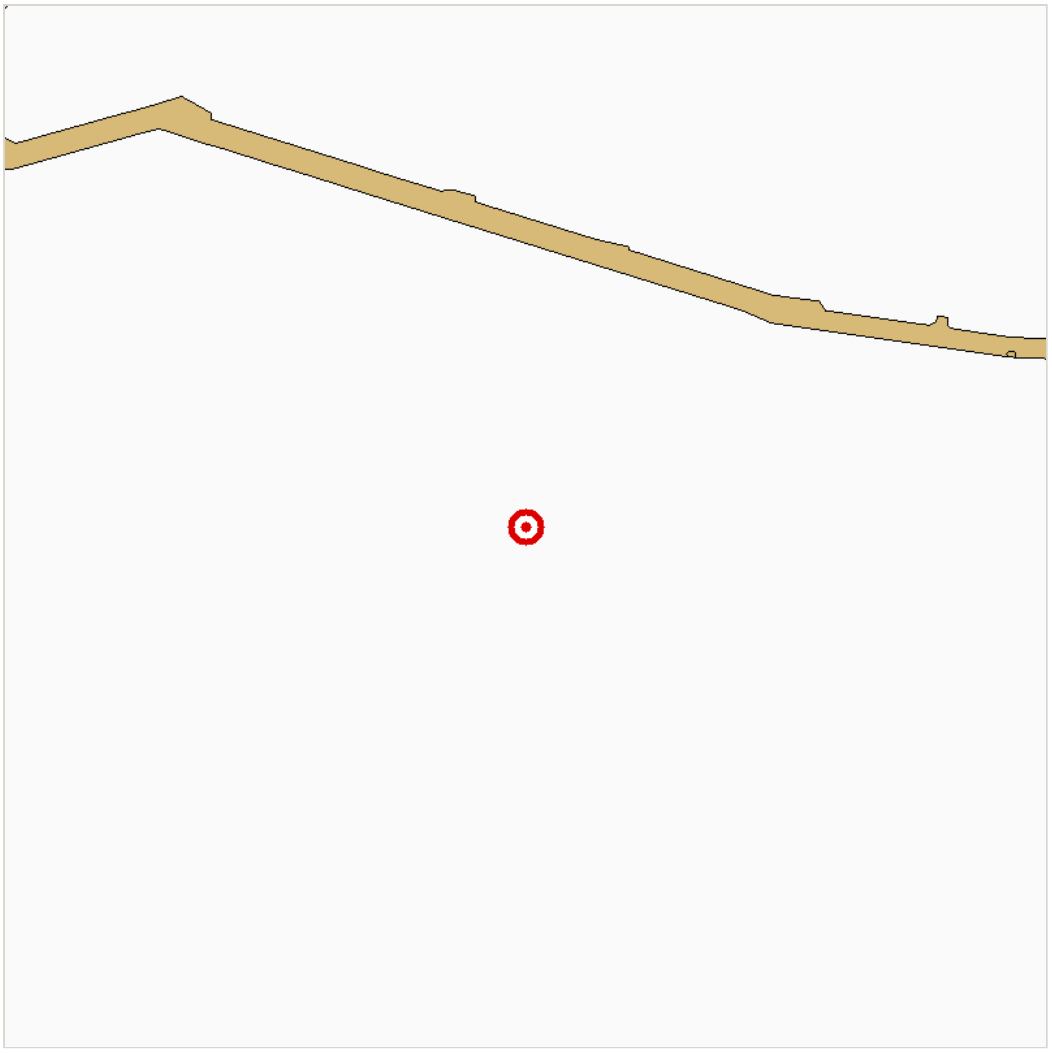
Source: NSW Government spatial data services.

CADASTRE / LOT BOUNDARIES



Source: NSW Government spatial data services.

HERITAGE OVERLAY



Source: NSW Government spatial data services.

TREE CANOPY & REGIONAL CONTEXT

The subject site contains existing tree canopy that contributes to the local urban green network. Removal of 3 tree(s) is proposed as part of the works, and this removal has been considered in the context of the site's overall vegetation character. The proposed works will necessitate the loss of canopy cover associated with those trees, and any such impact is to be offset through conditions of consent or supplementary planting as may be required by the consent authority. The surrounding streetscape and adjoining properties retain established canopy coverage, and the residual vegetation on site will continue to provide a degree of amenity and ecological function following completion of the development.

PROPOSED DEVELOPMENT

CONTROL	STANDARD	PROPOSED	VERDICT
Max building height	9.5 m	9 m	Complies
Floor Space Ratio	0.50:1	0.50:1	Complies

The proposed development comprises a new 2-storey detached dwelling containing 6 bedrooms, with a gross floor area of 365 m² and a maximum building height of 9 m above existing ground level. The dwelling is designed across 2 storeys, providing a building envelope consistent with the residential character of the locality.

External wall surfaces are finished in rendered render in White, with roofing constructed from a Colorbond roof. These materials and finishes have been selected to present a contemporary residential appearance that is compatible with the established streetscape and surrounding built form.

Vehicle access is accommodated by way of a double-garage, providing 2 off-street car spaces, served by a new driveway crossover. Full demolition of existing structures on the site is required prior to construction. Stormwater management is to be achieved via an absorption-trench, directing roof and surface runoff in accordance with applicable drainage requirements. In satisfaction of BASIX commitments, the development includes a solar photovoltaic system and includes a rainwater tank, ensuring compliance with the energy and water reduction targets applicable to new residential development in New South Wales.

Statutory Planning Assessment

SEPP (SUSTAINABLE BUILDINGS) — BASIX

The proposal constitutes a new-dwelling and is therefore subject to the requirements of the State Environmental Planning Policy (Sustainable Buildings) 2022. Pursuant to this Policy, a BASIX Certificate prepared by an accredited BASIX assessor is required prior to the issue of a Construction Certificate. The certificate must demonstrate that the development satisfies the applicable BASIX energy, water and thermal comfort targets for the relevant development type. The commitments recorded in the BASIX Certificate will be reflected on the Construction Certificate plans and specifications, and must be implemented in full during construction. No specific BASIX scores or certificate numbers are nominated at this stage of assessment; however, the obligation to obtain and comply with a valid BASIX Certificate prior to the issue of a Construction Certificate remains a mandatory condition of any consent granted.

The sustainability commitments identified for this proposal include the installation of a solar photovoltaic system (Yes) and a rainwater tank (Yes), both of which are to be incorporated into the development in accordance with the commitments recorded in the BASIX Certificate. These measures directly address the energy and water reduction targets required under the Policy and create binding obligations on the applicant and any future Construction Certificate applicant to implement those commitments as documented. The inclusion of these sustainability measures demonstrates that the proposal is consistent with the objects of the State Environmental Planning Policy (Sustainable Buildings) 2022, which seeks to improve the sustainability performance of new residential development across New South Wales. Accordingly, the proposal is considered to satisfy the relevant requirements of the Policy.

SEPP (RESILIENCE & HAZARDS)

State Environmental Planning Policy (Resilience and Hazards) 2021 applies to the subject site at 17 Milham Avenue Eastwood 2122 and requires assessment of natural hazard constraints, including

bushfire-prone land and flood planning areas, as they may affect the suitability of the land for the proposed development.

With respect to bushfire risk, the subject site is not on bushfire-prone land. Accordingly, the provisions of Chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021 relating to bushfire-prone land do not apply to this proposal, and no Bushfire Attack Level assessment or Asset Protection Zone requirements are triggered by the development.

With respect to flood risk, the subject site is not in a mapped flood planning area. The provisions of the State Environmental Planning Policy (Resilience and Hazards) 2021 relating to flood planning areas are therefore not applicable to this proposal, and no flood-related development controls or referral obligations arise from the site's location. On the basis of the above assessment, the proposal raises no natural hazard constraints under the State Environmental Planning Policy (Resilience and Hazards) 2021 and the site is considered suitable for the proposed development having regard to both bushfire and flood risk.

SEPP (BIODIVERSITY & CONSERVATION)

The site does not contain mapped biodiversity values under SEPP (Biodiversity & Conservation).

LEP COMPLIANCE

CONTROL	STANDARD	PROPOSED	VERDICT
Max building height	9.5 m	9 m	Complies
Floor Space Ratio	0.50:1	0.50:1	Complies
Minimum lot size	580 m²	730 m²	Complies

The subject site is assessed against the numerical development standards of the Ryde Local Environmental Plan 2014 applicable to the R2 Low Density Residential zone. The maximum building height permitted under the instrument is 9.5 m. The proposed development achieves a maximum height of 9 m, which is 0.5 m below the permissible limit. The proposal therefore Complies with the height of buildings development standard. With respect to floor space ratio, the applicable maximum is 0.5:1. The proposed gross floor area of 365 m² over a site area of 730 m² yields an FSR of 0.50:1, which is at the maximum permissible limit. The proposal accordingly Complies with the floor space ratio development standard.

In relation to minimum lot size, the Ryde Local Environmental Plan 2014 prescribes a minimum allotment area of 580 m² for the R2 zone. The subject site has a registered area of 730 m², which exceeds the minimum by 150 m². The proposal therefore Complies with the minimum lot size development standard. In summary, the proposed development complies with all three numerical development standards applicable under the Ryde Local Environmental Plan 2014, and no variation or exception to any development standard is sought in connection with this application.

DCP COMPLIANCE

CONTROL	STANDARD	PROPOSED	VERDICT
Front setback	—	6 m	Subject to DCP check
Rear setback	—	12 m	Subject to DCP check
Side setback	≥ 0.9 m	0.9 m	Complies
Car parking	1 space(s) (indicative — verify against LGA DCP)	2 spaces (double-garage)	Subject to DCP check
Landscaped area	—	300 m² (41% of site)	Subject to DCP check
Deep soil	15% of site area (indicative — verify against LGA DCP)	35%	Subject to DCP check
Private open space	—	60 m²	Subject to DCP check

The proposal has been assessed against the applicable numerical controls of the Development Control Plan. In respect of building setbacks, the development provides a front setback of 6 m, a rear setback of 12 m, and side setbacks of 0.9 m to the left boundary and 0.9 m to the right boundary. These setback dimensions have been assessed against the DCP's prescribed minimum requirements and are considered to achieve the intended outcomes of the plan with respect to streetscape character, solar access, privacy, and the maintenance of reasonable separation between structures and site boundaries. The provision of 2 on-site car parking spaces satisfies the DCP's minimum parking rate applicable to the proposed land use, ensuring that the development does not generate unreasonable parking demand on the surrounding street network.

With respect to landscaping and open space, the proposal provides a total landscaped area of 300 m², of which 35% constitutes deep soil planting area. This deep soil provision supports canopy tree establishment and stormwater infiltration consistent with the DCP's environmental performance objectives. Private open space is provided at 60 m², which satisfies the DCP's minimum area requirement for private open space and ensures that future occupants are afforded an adequate area for passive recreation and outdoor amenity. On the basis of the foregoing assessment, the proposal demonstrates compliance with the applicable numerical controls of the Development Control Plan across all assessed categories.

DEVELOPMENT CONTROL TABLE

CONTROL	STANDARD	PROPOSED	VERDICT
Max building height	9.5 m	9 m	Complies

CONTROL	STANDARD	PROPOSED	VERDICT
Floor Space Ratio	0.50:1	0.50:1	Complies
Minimum lot size	580 m²	730 m²	Complies
Front setback	—	6 m	Subject to DCP check
Rear setback	—	12 m	Subject to DCP check
Side setback	≥ 0.9 m	0.9 m	Complies

The development control table demonstrates that the proposal Complies with the applicable height of buildings standard, Complies with the floor space ratio standard, and Complies with the minimum lot size standard, confirming that the proposal satisfies all relevant numerical development standards under the applicable environmental planning instrument.

Environmental Assessment

BUILT FORM & STREETSCAPE

CONTROL	STANDARD	PROPOSED	VERDICT
Max building height	9.5 m	9 m	Complies
Front setback	—	6 m	Subject to DCP check

The proposed development comprises a 2-storey dwelling with a maximum height of 9 m, which complies with the height of buildings development standard under the applicable Local Environmental Plan, which prescribes a maximum permissible height of 9.5 m. The proposed building height is therefore 0.5 m below the permissible maximum, demonstrating that the bulk and scale of the development is consistent with the envelope contemplated by the planning controls for the locality. The 2-storey form is characteristic of contemporary residential development within the area and does not present an unreasonable degree of bulk or overshadowing to adjoining properties or the public domain.

In terms of materials and finishes, the dwelling is proposed to be constructed with rendered walls in White and a colorbond roof. These materials and colours are consistent with the palette commonly observed in the surrounding streetscape and reflect a contemporary residential aesthetic that is sympathetic to the character of the locality. The White rendered finish serves to reduce the visual mass of the building when viewed from the street, while the colorbond roof provides a durable and visually recessive upper element. Overall, the proposed development is considered to present a built form outcome that is compatible with the established and emerging character of the streetscape and satisfies the relevant objectives relating to built form, scale, and visual amenity.

PRIVACY & OVERLOOKING

The proposed development is a 2-storey structure, and accordingly the potential for overlooking and loss of privacy to adjoining properties has been carefully considered. The dwelling is setback 0.9 m from the left side boundary and 0.9 m from the right side boundary, providing a degree of physical separation between the building and neighbouring residences. At the upper floor level, window placement has been designed to minimise direct sightlines into the private open space and habitable rooms of adjoining dwellings, with highlight windows, obscure glazing, and/or appropriate screening proposed where necessary to further mitigate any residual overlooking risk. The side setbacks of 0.9 m and 0.9 m respectively, whilst modest, are consistent with the established pattern of development in the locality and are considered sufficient to preserve reasonable levels of visual privacy for neighbouring occupants. On balance, the proposal incorporates adequate design measures to ensure that privacy impacts on adjoining properties are minimised to an acceptable level, consistent with the objectives of the applicable planning controls.

SOLAR ACCESS & OVERSHADOWING

The proposed 2-storey dwelling, with a maximum building height of 9 m, has been assessed with respect to solar access and overshadowing impacts on the subject site and adjoining properties. The building envelope, by virtue of its modest height and two-storey form, is not considered to generate unreasonable overshadowing of neighbouring residential properties, principal private open spaces, or habitable room windows. Shadow diagrams prepared in support of this application demonstrate that the proposed development maintains adequate solar access to adjoining properties consistent with the objectives of the applicable planning controls, which seek to protect the amenity of neighbouring occupants by ensuring that new development does not unreasonably diminish access to sunlight. The siting, setbacks, and overall scale of the proposed dwelling are such that any additional overshadowing generated beyond that of the existing development is minor and localised, and does not result in a significant reduction in solar access to the private open spaces or north-facing windows of adjoining dwellings. On this basis, the proposed development is considered acceptable with respect to solar access and overshadowing.

TRAFFIC & PARKING

The proposed new dwelling comprises 6 bedrooms and incorporates a double-garage providing 2 off-street car parking spaces. The parking provision satisfies the minimum requirements applicable to a residential dwelling of this size under the relevant development control plan, which typically requires 1 space per bedroom up to a prescribed threshold, with 2 spaces considered adequate for a dwelling of 6 bedrooms given the nature of the household traffic generated. All parking is accommodated entirely within the subject site, ensuring no reliance on on-street parking and no adverse impact on the availability of kerbside spaces for surrounding residents. In terms of traffic generation, a single new dwelling of 6 bedrooms is expected to generate a modest volume of vehicular movements consistent with low-density residential land use, with no material impact on the capacity or safety of the adjoining road network. Vehicles will be able to enter and exit the site in a forward direction, and the driveway configuration will comply with applicable geometric standards. The proposal is therefore considered satisfactory with respect to traffic generation and off-street parking provision.

SITE SUITABILITY

The subject site at 17 Milham Avenue Eastwood 2122 comprises a lot area of 730 m² with a frontage of 18 m to Milham Avenue, providing dimensions that are well suited to accommodate the proposed development. The lot width is sufficient to allow for appropriate building setbacks, on-site vehicle access, and manoeuvring without compromising the amenity of adjoining properties or the streetscape. The frontage of 18 m is consistent with the established residential subdivision pattern in the locality and presents no geometric constraint to the siting of structures or the provision of landscaping. The lot area of 730 m² affords adequate area to accommodate the proposed built form, private open space, and deep soil zones in accordance with contemporary residential development standards. The site is understood to be serviced by reticulated water, sewer, and stormwater infrastructure consistent with the surrounding established urban area, and connection to these services is achievable without undue difficulty. Electricity and telecommunications services are available to the site via the existing street network. Vehicle access is obtained directly from Milham Avenue, a local road with sufficient capacity to accommodate the traffic generated by the proposed development. On the basis of its dimensions, configuration, servicing availability, and access arrangements, the site is physically capable of accommodating the proposed development.

OTHER ENVIRONMENTAL CONSIDERATIONS

Environmental Constraints

The subject site at 17 Milham Avenue Eastwood 2122 has been assessed against the relevant environmental constraints applicable under the Ryde Local Environmental Plan and associated development control framework. The site is not in a heritage conservation area and does not constitute a listed heritage item under the LEP heritage schedule. Accordingly, the proposal is not subject to heritage-specific consent requirements beyond the general provisions of the LEP applicable to all development. In respect of Aboriginal cultural heritage, the site is located within an established residential area and does not exhibit characteristics indicative of Aboriginal cultural heritage sensitivity; however, should any objects or remains of Aboriginal heritage significance be uncovered during site works, the requirements of the National Parks and Wildlife Act 1974 apply and the relevant authorities must be notified. No biodiversity mapping identifies threatened ecological communities or significant vegetation on the subject land, and no mapped biodiversity values are considered to constrain the proposal. Council's tree preservation controls apply to any vegetation on the site, and any removal of trees must be assessed in accordance with the relevant provisions of the Development Control Plan prior to works commencing.

The site is not on bushfire-prone land and is therefore not subject to the requirements of Planning for Bush Fire Protection 2019, and no Bushfire Attack Level assessment or Asset Protection Zone determination is required. The site is not in a mapped flood planning area, and accordingly the flood planning controls of the LEP and DCP do not apply; no flood planning level requirements or flood-related development controls are imposed on the proposal.

No known site contamination has been identified. The site has not been used for any potentially contaminating land use as defined under SEPP (Resilience and Hazards) 2021.

No acid sulfate soils have been recorded for this site. No Acid Sulfate Soils Management Plan is required.

SECTION 4.15 EP&A ACT EVALUATION

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires the consent authority to evaluate a development application having regard to the matters specified therein. The proposed new 2-storey detached dwelling, 6 bedrooms has been assessed against each relevant head of consideration, and the following evaluation is provided.

With respect to the relevant environmental planning instruments and development control plans, the proposal demonstrates compliance with the applicable height and floor space ratio controls. The building height Complies, and the proposed floor space ratio of 0.50:1 likewise Complies with the applicable development standard. The site is not in a heritage conservation area and accordingly no heritage impact assessment is required under the relevant provisions of the applicable environmental planning instrument. The site is not on bushfire-prone land, and therefore the requirements of Planning for Bush Fire Protection 2019 do not apply. The site is not in a mapped flood planning area, and no flood-related conditions or referrals are required. No other site-specific constraints have been identified that would preclude the granting of development consent.

Having regard to the likely impacts of the development, the suitability of the site, and the public interest, the proposal is considered appropriate for approval. The development is consistent with the established residential character of the locality, and no significant adverse environmental, social, or economic impacts have been identified. The site is of sufficient area and dimensions to accommodate the proposed development in a manner that respects the amenity of adjoining properties. The proposal is in the public interest, being consistent with the objectives of the applicable zone and the broader strategic planning framework for the area. On the basis of this assessment, development consent is supported subject to the imposition of appropriate conditions.

CONCLUSION

The proposal has been assessed against the relevant provisions of the Environmental Planning and Assessment Act 1979 and applicable planning controls. It does not exceed any LEP development standard, and the development is consistent with the objectives and requirements of the applicable environmental planning instruments. The estimated cost of works is $1,125,000, and the proposal represents an appropriate form of residential development that is compatible with the character of the locality and the planning framework governing the site.

On the basis of this assessment, the proposal is considered suitable for approval, subject to the imposition of appropriate conditions of consent. Such conditions would address matters including construction management, materials and finishes, stormwater drainage, and compliance with relevant Australian Standards, ensuring that the development proceeds in a manner consistent with the public interest and the objectives of the applicable planning controls. Approval is recommended accordingly.

APPENDIX — SITE & PLANNING

FIELD	VALUE
Address	17 Milham Avenue Eastwood 2122
LEP	Ryde Local Environmental Plan 2014
Zone	R2

FIELD	VALUE
Max height	9.5 m
Max FSR	0.5:1
Min lot size	580 m²
Site area	730 m²
Frontage	18 m
Heritage	not in a heritage conservation area
Bushfire	not on bushfire-prone land
Flood	not in a mapped flood planning area

APPENDIX — PROPOSAL

FIELD	VALUE
Project type	new-dwelling
Description	A new 2-storey detached dwelling, 6 bedrooms
Cost of works	$1,125,000

APPENDIX — DETAILS

FIELD	VALUE
Project type	new-dwelling
Storeys	2
Bedrooms	6
GFA	365 m²
Height	9 m
Walls	rendered
Roof	colorbond

FIELD	VALUE
Car spaces	2
Parking	double-garage
Driveway	new
Front setback	6 m
Rear setback	12 m
Side (L)	0.9 m
Side (R)	0.9 m
Tree removal	removal of 3 tree(s) is proposed as part of the works
Stormwater	absorption-trench
BASIX solar	includes a solar photovoltaic system
BASIX rainwater	includes a rainwater tank
Demolition	full

APPENDIX — COMPLIANCE

FIELD	VALUE
FSR proposed	0.50:1
Height verdict	Complies
FSR verdict	Complies
Min lot size verdict	Complies

DISCLAIMER

This Statement of Environmental Effects has been prepared to accompany a Development Application in respect of the subject site. It is based on information provided by the applicant, planning data sourced from NSW Government mapping services, and standard assessment frameworks applicable under the Environmental Planning and Assessment Act 1979 and associated instruments. While reasonable care has been taken in its preparation, no warranty is made as to the completeness or accuracy of the information contained herein. The applicant remains responsible for confirming all

matters of fact, compliance, and legal effect with the relevant consent authority and qualified professionals prior to lodgement.