

Statement of Environmental Effects (SEE)

Date: April 11, 2025

Owners: Mr. & Mrs. Williams

Subject Property: 25 Aranda Drive, Davidson NSW 2085
Lot 11 DP 227863

1. Site suitability

The subject site known as 25 Aranda Drive is relatively level and includes a single driveway accessed via Aranda Drive. The existing home is centrally positioned on the site, with a double garage located in front of the current building line. The land gently slopes from the north-eastern front boundary down to the rear south-western boundary, with an approximate height difference of 5.5 meters.

The south-eastern side boundary measures 51.885m, while the north-western side is 52.675m long. The rear boundary, facing south-west, is 33.53m. The front boundary, which faces Aranda Drive to the north-east, is an arc measuring 16.455m in length.

The adjacent property to the north-west is a two-story home that is level with the described property and has a single detached garage next to the boundary line. The property on the south-eastern boundary is also a two-story residence.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape and be in accordance with the aims and objectives of the WLEP2011 and the WarringahDCP.

2. Present and previous uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

3. Development compliance

The subject site is located zoned R2 Low Density Residential under WLEP2011. Under this Category, the proposed use is permissible with consent.

The proposed renovations include several significant changes to both the interior and exterior of the property. They are:

- Ground Floor Redesign. The existing garage doors and a section of the wall will be removed to accommodate a larger single garage door. The driveway will be widened and resurfaced. Inside, the development will be extended to create a new guest bedroom with an ensuite, a walk-in robe, and a study.
- Front Yard Upgrade: The front yard will be regraded to create a new flat lawn, and safer pedestrian access will be installed to meet the new front entrance. This will require the removal of a large Liquidambar tree from the Council's nature strip. An arborist's report accompanies this application, recommending its removal along with several smaller trees affected by the proposed works, as the tree is on the Council's exempt tree list.

- **Interior Layout Modifications:** The ground floor layout will be altered to include a new rumpus room off the rear of the property, a new open-plan kitchen, living and dining area, and a mudroom with a WC. The existing garage will now have internal access to the proposed laundry that flows into a butler's pantry.
- **Outdoor Living Enhancements:** To the rear and north-western side boundary, the existing deck will be extended and wrapped around the property to provide more outdoor recreational space. A new pool and spa at the same level as the dwelling is proposed to enhance outdoor entertainment.
- **First-Floor Extension**:** The proposal includes a first-floor extension that will add four bedrooms, one with an ensuite, a walk-in robe, and a balcony, as well as an additional rumpus room. The existing roof tiles will be removed and replaced with new Colorbond roof sheeting across the entire roof.

These changes have been carefully designed to comply with the Council's WDCP controls. The proposed roof structure is below the 8.5m building height limit, and all front, side, and rear setbacks comply with the WDCP, as well as the side boundary envelope controls. As such, these changes should not have any detrimental effect on the surrounding neighbors or impact their amenity.

The proposal will result in 687.5m², or 55.1%, of landscaping, which is well above the 40% minimum landscape requirements, and therefore compliant with council controls. This compliance allows for deep landscaping with minimal amounts of landscaped space under 2m, providing good drainage and ample space for well-landscaped zones. The site allows for 488.36m² of private open space, also complying with the 60m² minimum DCP requirement.

Please see site plan, floor plans and elevations for further information.

4. Access and traffic

The existing access to the site is currently via a single-entry driveway off Aranda Drive. Our proposal retains this access point in the same location, with a minor modification to the garage's front façade that combines the two single garage doors into one larger door. Additionally, we plan to widen and resurface the existing driveway to improve its functionality.

To further enhance safety, we propose a new pedestrian entry to the centre of the site.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

5. Privacy, views and overshadowing

Visual privacy:

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. The proposed addition to the rear yard will have minimal impact to adjoining properties privacy with a setback of over 12m from the rear yard. The proposed first floor addition has been designed to be sympathetic to adjoining properties privacy with window and door placement being thoughtfully placed. The first-floor balconies have privacy screens to the side boundaries allowing for restricted viewing to and from the subject site.

Acoustic privacy:

The proposed alterations and additions will not affect acoustic privacy as the residence remains a private family dwelling.

Views:

The proposed development will not impact any adjoining property views with the bushland setting being unobstructed. No views will be impacted.

Overshadowing:

The proposed works are for a front extension at ground floor with a new first floor addition, with all new works setback further than existing. Shadow Diagrams accompany this application and show there is minimal impact to the surrounding properties and within the subject site.

6. Air and noise

Air quality and noise projected from the site shall not change as the proposed use of the site will remain residential dwelling.

7. Soil and water

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged.

8. Energy efficiency

A BASIX Certificate accompanies this application.

9. Known Risks

We have studied the subject site and have determined the following potential risks to the site. The subject site is located within Warringah LEP2011- Land zoned R2 Low Density residential. It falls in Land Slip Risk Map- Area A and Landscaped Open Space and Bushland Setting 40% of the Site. A Geotech report accompanies this application. No other known risks are associated with the subject site.

10. Waste management

Existing council waste collection will remain in place for the subject site.

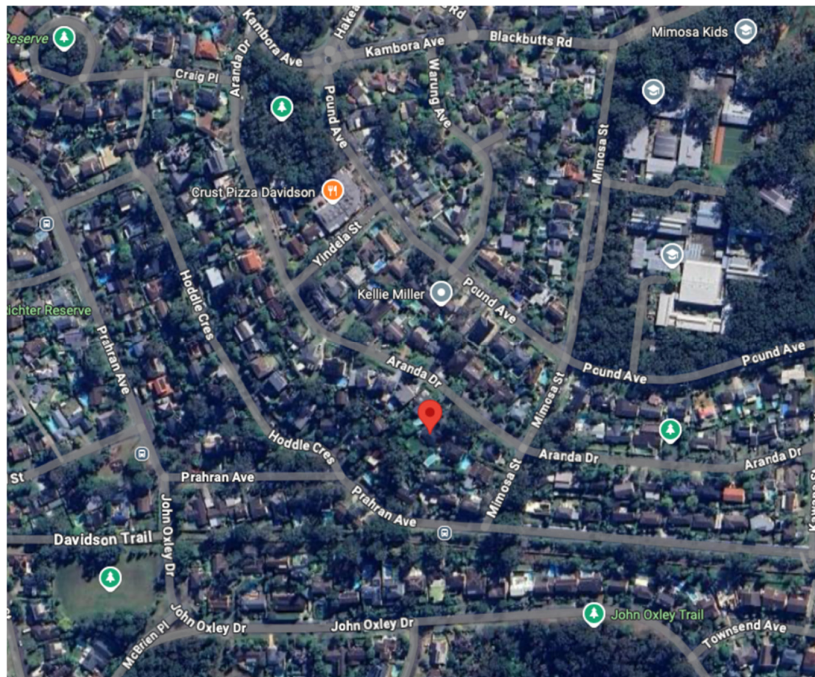
11. Conclusion

Having regard for all the above mentioned, we believe that this development will not have any adverse effect on the built or natural environment, is in accordance with the aims and objectives of WLEP2011 and WDCP, and therefore Council's favorable consideration is sought.

Statement of Environmental Effects Checklist for Buildings Class 1 and 10

	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m ²	1247.9m ²	Y	
Housing Density dwelling/m ²	1/600m ²	Y	
Max ceiling height above natural ground level	6.82m	Y	
Impervious area m ²	536.38m ²	Y	
Maximum building height m	8.5m	Y	
Front building setback m	9.918m	Y	
Rear building setback m	12.49m	Y	
Minimum side boundary setback	0.9m	Y	
Building envelope	4m at 45°	Y	
Private open space m ²	488.36m ²	Y	
% of landscape open space %	687.5m ² or 55.1%	Y	
Maximum cut into ground m	750mm	Y	
Maximum depth of fill m	200mm	Y	
Number of car spaces provided	2	Y	

Site Photos



Satellite image of 10 Mimosa Street and its surrounds



Subject property from the street located at 25 Aranda Drive



View of adjoining property from the street located at 27 Aranda Drive



View of adjoining property from the street known as 23 Aranda Drive



Subject property from the rear yard located at 25 Aranda Drive



View of adjoining property from the rear yard located at 27 Aranda Drive