

STATEMENT OF ENVIRONMENTAL EFFECTS

Home Business
including Skin
Penetration (Waxing)

43 Kentwell Road,
Allambie Heights

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July 2023

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1 Introduction

This Statement has been prepared as part of the documentation associated with a Development Application for a home business. The business, to be known as “The Glam Space”, will provide eyebrow waxing, tinting and lamination services.

No physical works are proposed. An existing spare bedroom will accommodate the business.

In addition to the Statement of Environmental Effects the application is also accompanied by the following:

- Floor Plan

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- Warringah Local Environmental Plan 2011 and
- Warringah Development Control Plan 2011

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed use will have a satisfactory impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

2 Site Analysis

2.1 Site Description and Location

The subject site is legally described as Lot x in DP 408476 and is known as 43 Kentwell Road, Allambie Heights. An aerial location shot is provided below.



Figure 1: Aerial Location

The site measures 768.5m² and is generally rectangular in shape. The frontage is measured at 22.13m, with a variable depth of 33.035m and 36.575m, and a rear boundary of 22.175m. A one-storey dwelling and secondary dwelling occupy the site with a carport forward of the buildings.

The topography of the site slopes down from street level to the rear approximately 5m. Several larger trees are located on or adjacent to the site.

The site is located in close proximity to the Allambie Heights local centre to the east.

3 Description of Proposed Development

3.1 Details of the Proposed Development

This application proposes a home business within the existing dwelling to provides eyebrow waxing services. Eyebrow waxing is considered to fall under a skin penetration use. There will be no needles required with this waxing service.

The 'Glam Space' is to be located in the spare front left room of the subject site with a bathroom located in close proximity to the bedroom.

No fitout works are required.

Services

Clients will visit The Glam Space for eyebrow Waxing, tinting and Lamination services.

Hours of Operation

The predominant business hours will be on the weekends with some services provided on Thursday evenings.

Wed - Friday: 5.30pm – 8pm

Sat & Sun: 9am – 3pm

Operating Details:

Beauty brow and lash beds will be used while the services are being provided. Disposal bed sheets are used for each service with the bed itself wiped down after every use.

Tweezers will be washed and sanitised after every use.

The wax and wipes are single use and disposable. These will be disposed of within a bin that will be located within the room and disposed of with the regular garbage collection. No sharps are required with this type of service.

Staff/Cientele

The home business will have only 1 staff member and will only serve 1 client at a time. The service will take approximately 1 hour and will be by appointment only.

Clients will be advised to park on the street or, if suitable, the existing driveway can accommodate a hard stand space within the property boundary.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

4.1.1 Zoning and Permissibility

As previously noted the site is zoned R2 low density zone pursuant to the provisions of the Warringah Local Environmental Plan 2011. The objectives of the zone are as follows:

- *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 ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Home businesses are permissible with consent in the zone. A home business is defined as:

home business means a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—

- (a) *the employment of more than 2 persons other than the residents,*
- (b) *interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,*
- (c) *the exposure to view, from adjacent premises or from a public place, of unsightly matter,*
- (d) *the exhibition of signage, other than a business identification sign,*
- (e) *the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing,*

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

We can confirm that only 1 person will be working at the home business and they reside within the home. No adverse amenity impacts will occur with the eyebrow waxing business. No signage and no retail sales are proposed with this home business.

4.1.2 Controls relating to miscellaneous permissible uses

Clause 5.4(3) relates to home businesses and states that:

*(3) **Home industries** If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 50 square metres of floor area.*

The home business proposes the use of 1 bedroom and associated bathroom to be used within the house. This area of these rooms are well under the 50m² requirement.

4.2 Warringah Development Control Plan 2011

The proposal relates to the use to the existing ground floor unit within a mixed use development and the following relevant DCP controls have been addressed with regard to the proposed use.

4.2.1 Car Parking Requirements

Pursuant to appendix 1 in the DCP no additional car parking is required. Clients will be advised to park on the street or, if suitable at the time, to park on the driveway within the property boundary.

4.2.2 Noise

The eyebrow services will not generate any unreasonable levels of noise.

4.2.3 Accessibility

Existing level of accessibility is to be maintained. There are no steps to enter the house with the bedroom proposed to be used located adjacent to the entrance.

4.2.4 Site Facilities

The existing residential garbage can accommodate the home business waste also. No sharps are required to be used that require special waste removal.

The waste generated will predominantly be the wipes, waxing materials and gloves. Tweezers will be washed and sanitised after every session.

A bathroom will be available for clients while on site.

4.3 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15(1) of the EP&A Act (as amended):

(i) *any environmental planning instrument*

The proposed use is permissible and consistent with the objectives of LEP and DCP as they are reasonably applied to the proposed change of use.

(ii) *Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

There are no draft instruments that are applicable in relation to the proposed development.

(iii) *Any development control plan*

Warringah DCP applies and the relevant provisions have been considered in this statement.

(iiia) *Any Planning Agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and*

N/A

(iv) *The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

N/A

(v) *Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)*

N/A

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

Context and Setting

i. *What is the relationship to the region and local context in terms of:*

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*

- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

These matters have been discussed in the body of this report.

ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The development provides adequate carparking facilities in conformity with the objectives of DCP.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

This matter has been discussed in detail in the body of this report.

Flora and Fauna

N/A

Waste Collection

Normal waste disposal is provided on site.

Natural hazards

N/A

Economic Impact in the locality

The proposal will provide employment opportunities.

Site Design and Internal Design

i) *Is the development design sensitive to environmental considerations and site attributes including:*

- *size, shape and design of allotments*
- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development will comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

i) What would be the impacts of construction activities in terms of:

- *The environmental planning issues listed above*
- *Site safety*

No physical works are proposed

(c) The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

The adjacent development does not impose any unusual or impossible development constraints. The site is well located with regards to utility services. The development will not cause excessive or unmanageable levels of transport demand.

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The proposed works are permissible and consistent with the intent of the LEP and DCP standards and controls as they are reasonably applied to the proposed development. The development would not be contrary to the public interest.

5 Conclusion

The proposed use is permissible and consistent with the intent of the controls as they are reasonably applied to the proposed use. It is considered that the proposal is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The site is suitable for the proposal, having regard to the relevant land use and planning requirements.
- The proposed use will not have any adverse impacts on the local community of residents due to its low intensity use.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.