

Statement of Environmental Effects

Accompanying a development application for

Home Based Food Business

At

Warringah LEP 2011 ,Warringah DCP

12/12-14 Boronia street Dee Why NSW 2099

6/10/2024

Contents

1. Introduction
2. Site description
3. Details of proposal
4. Matters for consideration
5. Conclusion

1. Introduction

This statement of environmental effects has been prepared by Sandy Rastogi to accompany a development application for Home Based Food Business.

2. Site description and analysis

The site is a domestic kitchen in a unit in a 12-unit apartment block in a WLEP 2011 zone 3 medium density residential area of Dee Why. There are apartment blocks on each side of the property and across the road from 12/12-14 Boronia Street Dee Why. The application is being lodged by Sandra Rastogi, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

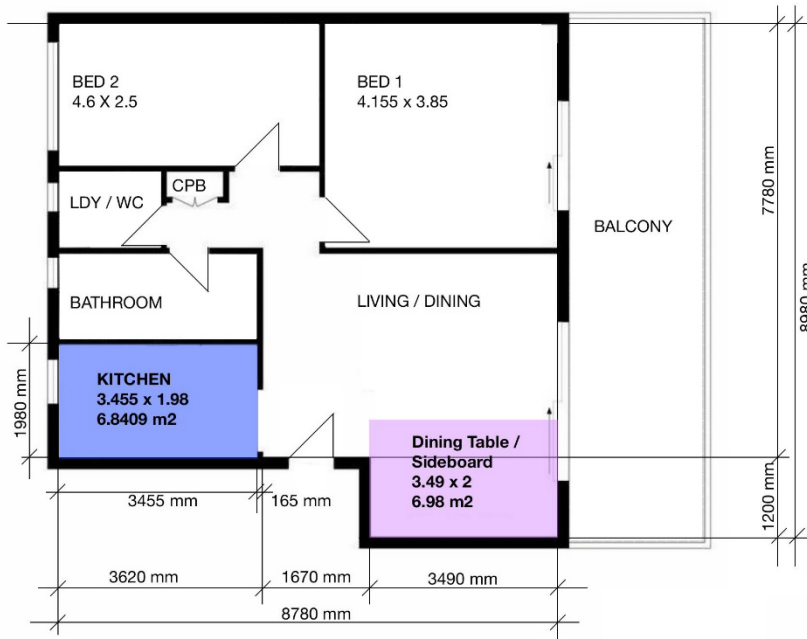
Aerial view

The screenshot displays a web browser window with the following elements:

- Browser Tabs:** "how do I take a screenshot of...", "sandy@optusnet.com.au...", "Find a Property".
- Address Bar:** "eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=150353".
- Navigation Menu (Left):**
 - Find an Application
 - Applications by Map
 - Advertised Development
 - Received this Week
 - Received this Month
 - Determined this Month
 - Properties**
 - Property Search
 - Search By Map
 - Planning and Maps**
 - Planning Maps
 - Manly LEP 2013
 - Manly DCP
 - Pittwater LEP 2014
 - Pittwater DCP
 - Warringah LEP 2000
 - Warringah LEP 2011
 - Warringah DCP
- Property Details:**
 - 12 - 14 Boronia Street DEE WHY NSW 2099**
 - Address: 12 - 14 Boronia Street DEE WHY NSW 2099
 - Property Status: Current
 - Council Ward: Curl Curl
 - Title(s): Lot CP SP 4060
- Map Section:**
 - Buttons: Location, Rating, Applications, Documents, Planning, Show All.
 - Map: Aerial view of the property at 12-14 Boronia Street, highlighted with a red rectangle. The map shows surrounding streets (Cassia Street, Boronia Street, Garra Road) and other properties with lot numbers.
- Windows Taskbar (Bottom):** Shows system tray with weather (26°C Partly sunny), search bar, and system clock (5:14 PM, 6/10/2024).

Site Characteristics

The site is a 2-bedroom apartment with a open living area and separate Kitchen, bathroom and Laundry. There are windows on the West, North and East sections of the apartment. There is a long Balcony along the Eastern section of the apartment. Please refer to attached Architectural floor plan of unit 12/12-14 Boronia street Dee Why on page 4.



- 6.8409 m2 KITCHEN
 - 6.9800 m2 DINING TABLE AND SIDEBOARD
- 13.8 m2 TOTAL HOME BUSINESS AREA**



12 / 12 - 14 BORONIA STREET
DEE WHY NSW 2099

25/10/2024

DO NOT SCALE FROM DRAWING.
USE ONLY FIGURED DIMENSION

KATHLYN LOSEBY 0434 282 419
ARCHITECT ACT 954 NSW 6267



Surrounding development

The site is in a block of 12 apartments within a WLEP 2011 R3 zoned residential area and neighbouring buildings are also residential apartment blocks.

3.Details of Proposal

I would like to start a home-based food business. I will not be preparing any potentially high-risk foods in my business.

I plan to extend my love of cooking gifts for friends and family at Christmas and other Festivals into a small business.

I have always wanted to have a little business, but time was an issue. As I am now only working two days a week in my regular job as Cook in a Local Childcare Centre, I feel it is the right time to take the leap. I would primarily sell by word of mouth. I do not want to make it into a big deal but rather find an outlet for my creativity through cooking Christmas fare such as fruit mince tarts, shortbread cookies, gingerbread cookies and Christmas puddings. I also love making jams, marmalades and muffins.

This is a change of use DA and there are no works to be done. Therefore there are no estimated costs for this application for change of use.

4.Matters for Consideration

The proposal has been designed to achieve the relevant provisions of Warringah LEP2011, Warringah DCP, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.

- To provide a variety of housing types within a medium 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 medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.
- To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; **Home businesses**; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture; Veterinary hospitals

As per the relevant sections of the Warringah Local Environment Plan above, the following specific points to my home-based food business are achieved and therefore meets all the objectives of the controls.

Traffic

There will be no increase in traffic to the area as I will be delivering my products.

Noise

There will be no increase in noise pollution as I am using my domestic kitchen and only using domestic appliances. A lot of my work is just using my hands when kneading dough or rolling out and cutting dough or stirring jam on the

stove etc, so my domestic appliances are only used intermittently. I have a domestic extraction fan which is within the normal range of noise permitted in a domestic kitchen.

Waste

There will not be an increase in waste as I am not using highly packaged products and most of my ingredients are totally used within the products I make. Marmalade is an example where the whole orange is used and virtually no waste. The shortbread I make only uses flour, butter and sugar so the packaging is minimal. This is why the waste removal from my Home-based Food business will be included in the domestic rubbish bins on site.

Visual Quality of Environment

There will be no change to the appearance of the site as my Home – based Food business will only use area within my apartment to cook and this is less than 50 square metres which is a requirement under section 5.4 Controls relating to miscellaneous permissible uses in the WLEP 2011.

Open space of site

There will be no impact on open space of the site because I will not be using any signage for my business anywhere outside my apartment and I will only be working within my apartment for my Home -based Food Business.

Other

I have worked as a Cook in a Childcare Centre, so I am fully trained in Food Handling and I hold a current Food Safety Supervisors Certificate. As Childcare facilities are considered priority one, I am very aware of food safety and handling. Our Centre at Belrose Long daycare recently had a spot inspection by the health inspector (Ellie) and we received a 5 star door rating.

Conclusion

This Development application is only for change of use and will not impact people living in the building or any neighbouring buildings. I have received Strata consent to put in this application and this approval letter has been included in the application. Therefore, I feel that this change of use DA application should be approved. I look forward to a positive response.