

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT
PROPOSED HOME BUSINESS & AWNING

PROPERTY
NO.67 BEACON HILL ROAD, BEACON HILL NSW 2100

CLIENT
MRS. MAI DUC NHU BUI

JOB NO 19-31

DATED 6 June 2019

a. Suit 2, B1/101 Rookwood Road, Yagoona NSW 2199
w. www.idgbuildingdesign.com
e. admin@idgbuildingdesign.com
p. 0451163101
f. www.facebook.com/idgbuildingdesign

abn 94 866 724 698
IDG Building Design



CONTENTS

- 1.0 Introduction
- 2.0 The Site & Existing Building
 - 2.1 Zoning
- 3.0 The Proposed Development
 - 3.1 Type of Business
 - 3.2 Use of Premises
 - 3.3 Signage
 - 3.4 Staffs
 - 3.5 Clientele, Type, Size & quantity of goods being stored, made or transported
 - 3.6 Car Parking
 - 3.7 Hours Operation
 - 3.8 Delivery
 - 3.9 Disabled Access
 - 3.10 Environmental Impact
 - 3.11 Safety
 - 3.12 Air & Noise
 - 3.13 Statutory Controls
 - 3.14 Heritage Conservation
 - 3.15 Waste Disposal Plan
- 4.0 Conclusion

1.0 INTRODUCTION

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed Home Business and Awning, namely is a Beauty Shop which serve Eyebrow Microblading and Facial treatment that the proprietors wish to construct on the property at No.67 Beacon Hill Road, Beacon Hill NSW2100.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

2.0 THE SITE AND EXISTING BUILDING

The property is located at No.67 Beacon Hill Road, Beacon Hill NSW2100. The block of land is approximately 580.3sqm in site area (Lot 6 DP 28250), faces North East on Beacon Hill road.

A double storey dwelling exists on the property. There is a vehicle crossing on Beacon Hill road and a driveway which runs along the north west boundary that leads into the concrete front yard.

Refer to the survey plan and Photograph below.



2.1 ZONING

The subject site is:

Zone R2 Low Density Residential

1 Objectives of zone

- 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.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; **Home businesses**; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

The proposed use is consistent with the zoning objectives and a permissible use under Warringah Local Environmental Plan 2011.

3.0 THE PROPOSED DEVELOPMENT

This proposed development comprises of convert an existing study room into a home business (refer to architectural plan) and proposed carport with colorbond awing at the frond and awning for canopy at the back.

Proposed area of home business is 17.1sqm.

The proposal is designed under the guidance of Warringah City Council Development Control Plan 2011.

3.1 Type of Business

The existing property is a double storey house. A beauty shop will be opened after converting a study room to serve the local residents.

The client is seeking for an approval:

1. Convert a study room into home Business.
2. A carport with colorbond awing at the frond and awning for canopy at the back.

The proposal has been designed under the guidance of The Warringah Council and BCA.

3.2 Use of Premises

Beauty Shop which serve Eyebrow Microblading and Facial treatment.

3.3 Signage

Proposal is to use the above artwork, aluminum composite panel signage. Place above existing brick fence of the building. Dimension of signage is 0.8H (m) x 1.5W (m) x 0.05D (m).

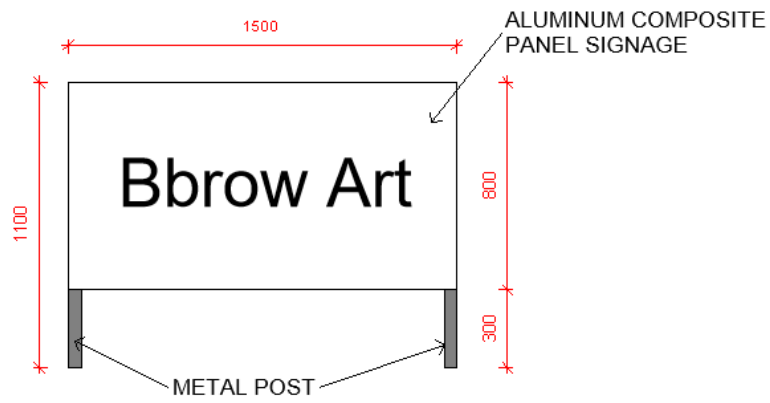


Image – Existing Streetscape



Image – Proposed Signage

3.4 Staff

The business is expecting to employ one (1) part time employee. All clients are expected to visit via appointment only.

3.5 Clientele, Type, Size & quantity of goods being stored, made or transported:

The client has over 5 years, experience in Beauty field. The client has Certificate of knowledge in Skin Care from, Infection Control Certificate (Certificate no." 20170070IC) from Australia Qualifications Framework and Diploma of Beauty Therapy (major Design and provide cosmetic tattooing).
The services are Eyebrow Microblading and Facial treatment.

3.6 Car Parking

No additional carparking is required as follow Part H, Appendix 1 Car Parking Requirements under Warringah City Council Development Control Plan 2011.

3.7 Hours Operation

Monday & Friday	8.30am – 5.30om
Saturday	8.30am - 12.00pm
Sunday	Off
Public Holiday	Off

3.8 Delivery

All deliveries stationery supplies once every 2 weeks in delivery vans and small trucks.

3.9 Disabled Access

AS PER EXISTING.

3.10 Environmental Impact

As it can be seen from the above information, the proposed use of the subject property is in keeping with Warringah Council guidelines and development control plan and very much in line with existing uses within this complex.

There will be no food or drinks served within the premises therefore there will be no impact on the common areas.

Therefore, we ask that Warringah Council support this application.

3.11 Safety

Satisfactory safety, security and crime prevention measures are to be employed by the owner for residential premises.

3.12 Air & Noise:

There is no mass noise generation in the new proposal. No recorded music is played in the public domain at any time.

3.13 Statutory Controls:

The proposed amendment is prepared in compliance with objectives and design standards outlined in the relevant DCP and LEP of Warringah Council.

3.14 Heritage Conservation:

Not Applicable. The site is not listed as a heritage item

3.15 Waste Disposal Plan:

There is a container shall be provided for the storage of used disposable razor blades.

The existing waste area (include recycle and non-recycle) locate on the back yard. Occupants of the shop shall take the recyclables (55 liters) and no-recycle (80 liters) to the bins supplied by the local Council.

The tenant of the proposed shop will be responsible for ensuring that the on-site area indicated for the storage of waste receptacles and recycling bins (as provided by Council) is properly kept clean.

They will also be responsible for ensuring that such bins are kept within the premises and only taken out on collection days, when they will be emptied by Council's Contractor or by Council.

The owner will then collect such bins and ensure that they are placed back in the storage areas that are set aside for the bins.

This will all be carried out in accordance with the requirements of Warringah City Council's Waste Management requirements.

4.0 CONCLUSION

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our Client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters and providing the Proprietors with feedback that will enable them to proceed with the preparation of the Development Application submission to the Council.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the Proprietors for your efforts. Should you require any further information, however, please do not hesitate to contact our office.

Minh Duy Nguyen
IDG Building Design