



Statement of Environmental Effects

4/18 Aubreen Street, Collaroy Plateau NSW 2097, Australia

Proposed Commercial Change Of Use - Skin Penetration Clinic For Cosmetic
Beauty



OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Northern Beaches Council for the proposed commercial change of use located at 4/18 Aubreen Street, Collaroy Plateau NSW 2097, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Warringah Local Environmental Plan 2011*, and the *Northern Beaches Council Development Control Plan*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Commercial Change Of Use
PROPERTY	4/18 Aubreen Street, Collaroy Plateau NSW 2097, Australia
	Lot/Section/Plan no: 10/-/SP44792
LOCAL GOVERNMENT AREA	Northern Beaches Council
CLIENT	GEMMA WOOLLEY
DATE	June 12, 2025
Project Number	AA495

SITE ANALYSIS

Figure 1: The existing site plan of the Subject Site.



The site located at 4/18 Aubreen Street, Collaroy Plateau is situated within a suburban context of Northern Beaches in Sydney, which primarily features a mix of residential and commercial properties. The property was previously used as a dog salon and is now proposed to change its use to a skin penetration clinic for cosmetic beauty services.

Zoning: The site is positioned within a commercial zone suitable for business applications, which supports health and beauty services such as skin penetration clinics, ensuring compliance with local planning controls.

Physical Characteristics: The property encompasses a commercial unit within a building, characterised by a relatively level terrain, typical suburban infrastructure, and accessibility for pedestrians and vehicles, with potential views over the surrounding area given its elevated location on Collaroy Plateau.

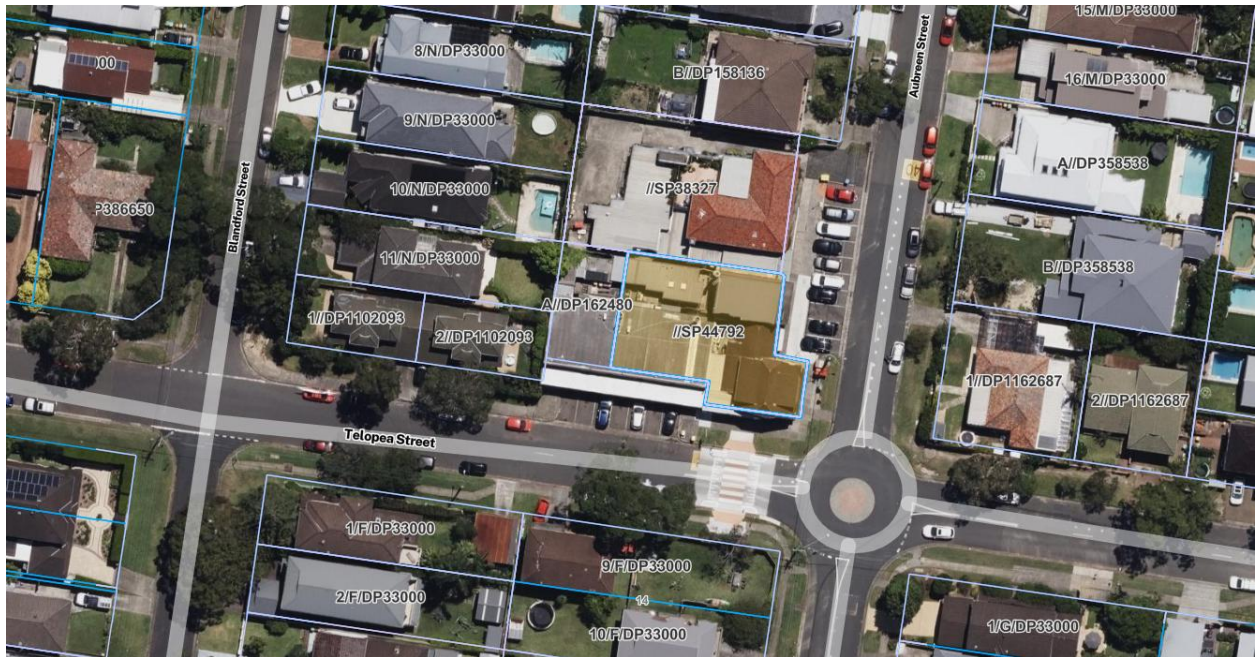
Environmental Considerations: There are no significant environmental constraints noted for this property that would impact the proposed change of use; however, consideration should be given to local management of waste and biohazardous materials pertinent to the operations of a skin penetration clinic.

Existing Structures: The existing structure on site includes a commercial unit that housed a dog salon. The proposed fit-out will involve the demolition of internal walls and installation of additional storage and fixtures, whilst not necessitating any external alterations to the building's facade.

In conclusion, the site at 4/18 Aubreen Street is well-suited for the proposed change of use to a skin penetration clinic for cosmetic beauty, meeting local zoning regulations and exhibiting suitable physical characteristics for such a business operation.

SITE IMAGE

Figure 2: Six Map image of the Subject Site reflecting broader location



LOCALITY ANALYSIS

Collaroy Plateau, located 22 kilometres north-east of Sydney's CBD in New South Wales, is a scenic suburb known for its residential character and proximity to the Northern Beaches. The locality has been established as a community hub, particularly appealing to those seeking a suburban lifestyle with access to natural coastal landscapes.

Surrounding Environment: The surroundings include a mix of residential dwellings and local businesses catering to the needs of residents. The area boasts picturesque views, with nearby beaches such as Collaroy Beach and Long Reef Beach being prominent, thereby enhancing the community's attractiveness for residents and visitors alike.

Accessibility: Public transport options predominantly feature buses, facilitating connectivity between Collaroy Plateau and major transport hubs. The local road network provides easy access for vehicle traffic, ensuring convenient commuting options for both residents and service providers.

Amenities: Key amenities in the vicinity include local shops, cafes, and essential services, catering to the daily needs of the community. Additionally, recreational facilities such as parks and beaches are within proximity, promoting an active outdoor lifestyle for residents, which is highly cherished in the Northern Beaches region.

Community Features: The community in Collaroy Plateau is engaged and vibrant, with several community features such as local sports clubs, schools, and community events fostering social interaction and cohesion amongst residents. The area retains a unique charm reminiscent of its historical roots, contributing to a distinct sense of place.

Future Development Potential: Potential for future development in Collaroy Plateau remains positive, with a focus on sustainable growth that respects the character of the suburb. Given its desirable location and amenities, further real estate developments, including commercial and residential, are plausible as demand continues to rise for home and service establishments in the Northern Beaches.

Altogether, Collaroy Plateau provides a community-oriented environment well-suited for the proposed skin penetration clinic, supported by accessible amenities and a strong future development outlook.

DEVELOPMENT PROPOSAL

The proposal involves a change of use for the property located at 4/18 Aubreen Street, Collaroy Plateau, NSW 2097, shifting from an existing dog salon to a skin penetration clinic for cosmetic beauty. This development aims to accommodate growing community and commercial needs while adhering to local planning measures and maintaining the character of the surrounding area.

The following list details the extent of the proposed works under this Development Application. Further clarification of the below details is made clear in the attached Architectural Plans with this application.

LOWER GROUND FLOOR
<p><i>Demolition</i></p> <ul style="list-style-type: none"> • Demolition of non-load Bearing Walls at the shop floor • Demolition/ removal of internal doors at the shop floor
<p><i>Construction</i></p> <ul style="list-style-type: none"> • Joinery/ Caseworks at clinic area • Casework for the Reception area • Installation of new sink at the clinic area • Installation of additional storage • Widening of Existing Staircase at the shop floor

Site Description: The site is situated in Collaroy Plateau, approximately 22 kilometres north-east of the Sydney central business district. The property is currently occupied by a dog salon, contributing to the area's mix of commercial enterprises. The locality is characterised by its residential and commercial developments, serving as a gateway to Sydney's Northern Beaches, with easy accessibility via public transport. The absence of bushfire risk acknowledges the safety and suitability of the intended use.

Proposed Alterations and Additions: Alterations proposed include internal changes such as the demolition of interior walls to create a functional space suitable for the skin penetration clinic. Additional storage, joineries, and fixtures will be added to optimise the interior layout and ensure efficient operation while keeping all external aspects unchanged, thus preserving the building's existing façade.

Compliance with Planning Controls: The proposal complies with relevant planning controls set forth in the Warringah Local Environmental Plan 2011. The change of use does not increase the building's height or floor space ratio, ensuring adherence to the local building policies. Furthermore, the application aligns with the height of buildings and floor space ratio objectives, maintaining compatibility with the surrounding developments.

Impact on Streetscape and Neighbourhood Character: The proposed change of use will have a neutral impact on the streetscape and neighborhood character. As the proposal involves no external alterations, the existing streetscape will remain unchanged. The clinic will enhance the diversity of services available in the area, contributing positively to the locality without compromising its existing character.

Environment and Heritage Considerations: No significant environmental or heritage concerns arise from this proposal. The property is not situated within a bushfire prone area, thus eliminating associated risks. Moreover, the changes will respect the character of the building and its context within the suburb, ensuring that the local heritage and environmental values are preserved.

In conclusion, the proposed change of use from a dog salon to a skin penetration clinic for cosmetic beauty is a responsive development that meets community needs while complying with local planning regulations. The project will enhance the service offerings of Collaroy Plateau without detracting from the area's character, ensuring a beneficial outcome for both the operators and the local community.

PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS

1. Environmental Planning & Assessment Act (1979)
2. Environmental Planning & Assessment Regulations (2021)
3. Warringah Local Environmental Plan 2011

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS

4. Northern Beaches Council Development Control Plan

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

Section 25 - Concurrences and/or Approvals

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed commercial change of use at 4/18 Aubreen Street, Collaroy Plateau NSW 2097, Australia, aside from the standard local council approval.

Section 27 - BASIX

In accordance with Section 27 of the **Environmental Planning & Assessment Regulations (2021)**, the proposed development at 4/18 Aubreen Street, Collaroy Plateau NSW 2097, Australia, does not meet the thresholds for a BASIX Certificate requirement. Therefore, a BASIX Certificate is not required for this application.

SUITABILITY OF THE SITE

Warringah Local Environmental Plan 2011

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone E1: Local Centre	
1 Objectives of Zone	<ul style="list-style-type: none"> • To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area. • To encourage investment in local commercial development that generates employment opportunities and economic growth. • To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To ensure new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. • To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.
2 Permitted Without Consent	Home-based child care; Home businesses; Home occupations
3 Permitted With Consent	Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4
4 Prohibited	Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring

	pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies
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In accordance with the Warringah Local Environmental Plan 2011, the subject site at 4/18 Aubreen Street, Collaroy Plateau NSW 2097, Australia, is **zoned E1 Local Centre**. This zoning designation aims to support vibrant local centres that provide a mix of retail, commercial, and community services to enhance the social and economic wellbeing of the surrounding community.

The proposed commercial change of use fall under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the E1 zoning while adhering to local planning controls.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

Height of Building	
4.3	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development, (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access, (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments, (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.
	<p>The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>(2A) If the Height of Buildings Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.</p>

The proposed change of use from a dog salon to a skin penetration clinic for cosmetic beauty complies with the height of buildings objectives outlined in the Warringah Local Environmental Plan 2011. As the proposal does not involve any external alterations, it maintains the existing building height, ensuring compatibility with the height and scale of surrounding developments. Additionally, the lack of external modifications minimises potential visual impacts, preserving views and solar access for neighbouring properties, and ensuring that there is no adverse effect on the scenic quality of the coastal environment.

Floor Space Ratio (FSR)	
4.4	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to limit the intensity of development and associated traffic generation so that they are commensurate with the capacity of existing and planned infrastructure, including transport infrastructure, (b) to provide sufficient floor space to meet anticipated development needs for the foreseeable future, (c) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality, (d) to manage the visual impact of development when viewed from public spaces, (e) to maximise solar access and amenity for public areas.



	(2)	<p>The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>cl 4.4: Subst 2020 (74), Sch 1[1].</p>
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The proposed change of use from a dog salon to a skin penetration clinic for cosmetic beauty complies with the floor space ratio objectives set forth in the Warringah Local Environmental Plan 2011. Since there are no external alterations proposed and the existing building's footprint and height remain unchanged, the intensity of development will not exceed the limits specified in the floor space ratio map. This ensures that associated traffic generation remains within the capacity of the existing infrastructure while providing adequate floor space to facilitate the clinic's operations, thus aligning with the character of the locality and minimising any potential visual impacts from public spaces.

Northern Beaches Council Development Control Plan

This plan is known as Northern Beaches Council Development Control Plan. This plan applies to all land within the Northern Beaches Council (LGA). This DCP is to be read in conjunction with the Warringah Local Environmental Plan 2011. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

This DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

Compliance Summary Table

The below table lists the parts and controls of the Northern Beaches Council Development Control Plan that relate to the proposed development in the subject site. The details below are a summary of the analysis and justification in the body of the report and in the plans submitted as a part of this application.

Final compliance is required to be assessed and authorised by council, but this report seeks to identify elements of the design that comply, do not comply, or those that should comply based on merit through use of justification. Note that controls that are not affected by the proposed development, as well as controls that do not apply to or are not required of the development may not be indicated in the body of the report to follow and may not be summarised below. Controls that do apply to the proposed development are contained within the compliance summary and in the detailed compliance analysis to follow.

C2	Traffic, Access and Safety	
	Objectives	<p>. To minimise: a) traffic hazards; b) vehicles queuing on public roads c) the number of vehicle crossings in a street; d) traffic, pedestrian and cyclist conflict; e) interference with public transport facilities; and f) the loss of “on street” kerbside parking.</p>
	Controls	<p>. Vehicular Access</p> <ul style="list-style-type: none"> • Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. • Vehicle access is to be obtained from minor streets and lanes where available and practical.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau demonstrates compliance with the specified objectives and controls governing vehicular access. By maintaining the existing access arrangements without introducing new vehicular crossings, the proposal minimises traffic hazards, reduces the likelihood of vehicles queuing on public roads, and decreases the potential for pedestrian and cyclist conflict. Additionally, as the property is located on a minor street, the existing access point effectively mitigates interference with public transport facilities and preserves available on-street kerbside parking, thereby aligning with the objectives of the standard.</p>

C9	Waste Management	
	Objectives	<p>. To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).</p> <p>. To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.</p> <p>. To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and</p>

		<p>with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.</p> <ul style="list-style-type: none"> . To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. . To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene. . To minimise any adverse environmental impacts associated with the storage and collection of waste. . To discourage illegal dumping.
	Controls	<ul style="list-style-type: none"> . All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.
	Compliance	<p>The proposed change of use to a skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the waste management objectives and controls by prioritising sustainable waste practices and facilitating effective waste management. The proposal will include a Waste Management Plan, as required, which ensures alignment with the principles of Ecologically Sustainable Development (ESD). The design incorporates adequate waste storage facilities that are conveniently located, easily accessible, and hygienically maintained, minimising adverse impacts on residents and pedestrians. By implementing source separation and recycling of commercial waste, the proposal supports the Council's waste collection and management services, thereby effectively contributing to waste avoidance and minimising environmental impacts, while also discouraging illegal dumping.</p>

D1	Landscaped Open Space and Bushland Setting	
	Objectives	<ul style="list-style-type: none"> . To enable planting to maintain and enhance the streetscape.

		<p>. To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.</p> <p>. To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.</p> <p>. To enhance privacy between buildings.</p> <p>. To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.</p> <p>. To provide space for service functions, including clothes drying.</p> <p>. To facilitate water management, including on-site detention and infiltration of stormwater.</p>
	Controls	<p>. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:</p> <ul style="list-style-type: none"> • Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation; • The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; • Landscaped open space must be at ground level (finished); and • The minimum soil depth of land that can be included as landscaped open space is 1 metre.
	Compliance	<p>The proposed change of use for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau is designed to comply with the objectives and controls related to landscaped open space and streetscape enhancement. Although the nature of the proposal does not include extensive alterations</p>

		that would directly increase landscaped areas, it is intended to maintain the existing streetscape while ensuring that any required landscaping adheres to the standards laid out in the DCP Map Landscaped Open Space and Bushland Setting. The proposal respects the existing vegetation and habitats by minimising disturbance to indigenous flora and topographical features. The planned management of outdoor space will allow for effective water management practices, including stormwater infiltration, particularly as it pertains to ensuring the health of any landscaped elements that may be retained or added, while providing an aesthetically pleasing environment that contributes positively to the streetscape.
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D11	Roofs	
	Objectives	<p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. Roofs are to be designed to complement the local skyline.</p> <p>. Roofs are to be designed to conceal plant and equipment.</p>
	Controls	<p>. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</p> <ul style="list-style-type: none"> • Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. • Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. • Roofs shall incorporate eaves for shading. • Roofing materials should not cause excessive glare and reflection. • Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.

	Compliance	The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau aligns with the objectives and controls regarding innovative design solutions and roof design. Although the proposal involves a change of use without structural alterations to the roof, it seeks to maintain the existing roof form and character, thereby complementing the local skyline. The roof design, consistent with the other buildings in the streetscape, avoids excessive glare and reflection by utilising suitable materials. Additionally, any existing plant and equipment on the roof will be integrated into the building to minimise visual impact, ensuring that the overall appearance remains aesthetically pleasing and consistent with the innovative design ethos encouraged by the objectives.
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D12	Glare and Reflection	
	Objectives	<p>. To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.</p> <p>. To maintain and improve the amenity of public and private land.</p> <p>. To encourage innovative design solutions to improve the urban environment.</p>
	Controls	<p>. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;</p> <ul style="list-style-type: none"> • Minimising the lit area of signage; • Locating the light source away from adjoining properties or boundaries; • Directing light spill within the site. <p>. Any glare from artificial illumination is to be minimised by utilising one or more of the following:</p>

		<ul style="list-style-type: none"> • Indirect lighting; • Controlling the level of illumination; • Directing the light source away from view lines. <p>. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the façade; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the objectives and controls related to managing artificial illumination and glare. By retaining the existing lighting arrangements and ensuring that any additional lighting sources are strategically placed at appropriate heights and positioned to direct light spill within the site, the proposal minimises the overspill of artificial illumination onto neighbouring properties. Furthermore, any signs associated with the clinic will feature reduced lighting areas, thereby enhancing public and private amenity. The materials selected for the clinic, such as roofing and wall claddings, will be designed with lower reflectivity, helping to mitigate sunlight reflectivity and glare that could impact the surroundings. In doing so, the proposal not only adheres to the specified controls but also contributes positively to the urban environment.</p>

D13	Front Fences and Front Walls	
	Objectives	<p>. To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.</p> <p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. To avoid a 'walled in' streetscape.</p>
	Controls	<p>. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.</p> <ul style="list-style-type: none"> • Where a solid fence is required it is to be articulated to provide visual interest and set back to allow for landscaping to soften and screen the appearance of the fence. • Fences located within the front building setback area are to complement the existing streetscape character. • Fences are to be constructed to allow casual surveillance, except where there is excessive noise. • Gates are not to encroach over the property boundary when opening or closing. • Fences should complement the architectural period of the building.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the objectives and controls regarding fencing, terracing, and retaining walls by ensuring that any existing or proposed fencing is compatible with the prevailing streetscape character. The design approach will include articulating any necessary solid fences to provide visual interest and incorporate setbacks for landscaping, which will help soften and screen their appearance, thus avoiding a 'walled in' effect in the streetscape. Furthermore, fencing will be designed to complement the architectural period of the existing building while permitting casual</p>

		surveillance of the property, thereby enhancing the urban environment and contributing to an open and inviting public domain.
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D14	Site Facilities	
	Objectives	<p>. To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.</p> <p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. To make servicing the site as efficient and easy as possible.</p> <p>. To allow for discreet and easily serviceable placement of site facilities in new development.</p>
	Controls	<p>. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places.</p> <ul style="list-style-type: none"> • Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection. • All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets. • Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers. • Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants.

		<ul style="list-style-type: none"> Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the objectives and controls concerning the placement of site facilities by ensuring that all designated facilities are logically positioned to minimise impacts on users and surrounding neighbours. The waste and recycling enclosures will be designed to be durable and integrated with the overall building design and landscaping, effectively screening them from public views while ensuring convenience for collection services. Furthermore, any necessary mailboxes will be incorporated into the landscaping or front fence design for easy accessibility and visibility, thereby promoting an efficient servicing arrangement. The attention to minimising visual impact and ensuring convenient access aligns with the objective to enhance the urban environment while keeping the site functional for all users.</p>

D15	Side and Rear Fences	
	Objectives	<p>. To encourage innovative design solutions to improve the urban environment.</p>
	Controls	<p>. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.</p> <ul style="list-style-type: none"> For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau adheres to the objectives and controls regarding fencing by ensuring</p>

		that any side and rear boundary fences comply with the stipulated height of no more than 1.8 metres, as measured from the low side where applicable. The design will consider the site's topography, allowing for averaging of fence heights and potential stepping to maintain an aesthetically pleasing appearance. All fencing materials will be selected to complement the existing neighbourhood character, avoiding any prohibited materials such as corrugated metal or barbed wire. This approach reflects an innovative design solution that enhances the urban environment while fostering visual harmony with the surrounding area.
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D18	Accessibility and Adaptability	
	Objectives	<p>. To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.</p> <p>. To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.</p> <p>. To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities.</p>
	Controls	<p>. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.</p> <ul style="list-style-type: none"> • There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings. • Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces. • Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.

		<ul style="list-style-type: none"> • There is to be effective signage and sufficient illumination for people with a disability. • Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the objectives and controls related to vehicular and pedestrian access by ensuring that access points are designed with safety and convenience in mind. The design incorporates continuous, independent, and barrier-free access ways, ensuring that all individuals, including older people and those with disabilities, can navigate the site comfortably. Pathways will be designed to be reasonably level, with adequate width and slip-resistant surfaces, as well as comfortable seating where appropriate. Additionally, ramps will replace steps where there are changes in elevation from the footpath to the clinic's entrance, promoting accessibility. Effective signage and adequate illumination will also be provided, while tactile ground surface indicators will be incorporated to assist individuals with visual impairments, aligning with the objective of creating a safe and accessible environment for all users.</p>

D20	Safety and Security	
	Objectives	<p>. To ensure that development maintains and enhances the security and safety of the community.</p>
	Controls	<p>. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <ul style="list-style-type: none"> • Service areas and access ways are to be either secured or designed to allow casual surveillance. • There is to be adequate lighting of entrances and pedestrian areas. • After hours land use activities are to be given priority along primary pedestrian routes to increase safety.

		<ul style="list-style-type: none"> • Entrances to buildings are to be from public streets wherever possible. • For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. • Buildings are to be designed to allow casual surveillance of the street, for example by maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the objectives and controls aimed at enhancing community safety and security. The design prioritises casual surveillance by ensuring that the clinic's entrance is oriented towards the public street, allowing visibility into the space, which encourages the presence of passers-by and discourages potential anti-social behaviour. Adequate lighting will be provided at all entrances and pedestrian areas, ensuring that all access points are well-lit for safety during evening hours. The facility will be designed to have service areas and access ways that allow for unobstructed observation, thereby fostering a sense of security for both the users and the surrounding community. This approach ultimately contributes to creating a safer environment in line with the principles of Crime Prevention through Environmental Design.</p>

D23	Signs	
	Objectives	<ul style="list-style-type: none"> . To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates. . To achieve well designed and coordinated signage that uses high quality materials. . To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality. . To ensure the provision of signs does not adversely impact on the amenity of residential properties.

		<p>. To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.</p>
	Controls	<p>. Signs are to be sited and designed so that they do not adversely impact on the amenity of the streetscape and the surrounding locality.</p> <ul style="list-style-type: none"> • Signs are to be compatible with the design, scale and architectural character of the building or site on which they are to be placed. • Signs on heritage items or on buildings in conservation areas should not by their size, design or colour, detract from the character or significant qualities of individual buildings, the immediate context or the wider streetscape context of the area. • Signs are not to obscure views of vehicles, pedestrians or potentially hazardous road features or reduce the safety of all users of any public road (including pedestrians and cyclists). • Signs should not be capable of being confused with, or reduce the effectiveness of, traffic control devices. • Signs are not to emit excessive glare or cause excessive reflection. • Signs should not obscure or compromise important views.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the objectives and controls regarding signage by ensuring that any proposed signs are well designed, suitably located, and compatible with the architectural character of the building. The signage will be crafted from high-quality materials that enhance the visual appeal rather than detract from the streetscape, preserving the aesthetic integrity of the surrounding locality. Furthermore, consideration will be given to the size, design, and colour of the signage to ensure it does not obscure views for pedestrians or vehicles, thereby maintaining safety and not conflicting with traffic control devices. By adhering to these standards, the signage will effectively identify the clinic while ensuring minimal impact on the amenity of nearby residential properties and protecting the character of the area.</p>

D3	Noise	
	Objectives	<p>. To encourage innovative design solutions to improve the urban environment.</p> <p>. To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.</p>
	Controls	<p>. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.</p> <ul style="list-style-type: none"> • Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise. • Waste collection and delivery vehicles are not to operate in the vicinity of residential uses between 10pm and 6am. • Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages. • Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the objectives and controls related to noise emissions by designing the clinic's operations to ensure that noise levels remain within acceptable limits, thereby protecting the amenity of the surrounding area. The clinic will ensure that any mechanical plant and equipment are operated in such a way that their noise does not exceed the ambient background noise by more than 5dB(A), adhering to the NSW Industrial Noise Policy. Additionally, operational aspects such as waste collection and delivery will be scheduled to avoid noise disturbances during sensitive hours, particularly between 10pm and 6am, to prevent impacting nearby</p>

		residential properties. Efforts will be made to locate quieter areas of the clinic, such as treatment rooms, away from noise sources, ensuring that the design contributes positively to the urban environment while maintaining a high standard of amenity for all occupants, users, and visitors.
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D6	Access to Sunlight	
	Objectives	<ul style="list-style-type: none"> . To ensure that reasonable access to sunlight is maintained. . To encourage innovative design solutions to improve the urban environment and public open space. . To promote passive solar design and the use of solar energy.
	Controls	<ul style="list-style-type: none"> . Development should avoid unreasonable overshadowing any public open space. • At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.
	Compliance	The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the objectives and controls regarding access to sunlight by ensuring that the development will not cause unreasonable overshadowing of public open space or adjoining properties. The clinic's design has been thoughtfully considered to promote innovative solutions that enhance the urban environment while allowing for passive solar design principles. By maintaining appropriate setbacks and considering the relative heights of surrounding structures, the proposal ensures that private open spaces associated with adjoining dwellings will receive the required minimum of 3 hours of sunlight between 9am and 3pm on June 21, fulfilling the control requirements. This approach not only preserves sunlight access but also encourages the use of solar energy, aligning with broader environmental sustainability objectives.

	Building Bulk
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D8	Objectives	<p>. To encourage good design and innovative architecture to improve the urban environment.</p> <p>. To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p>
	Controls	<p>. Side and rear setbacks are to be progressively increased as wall height increases.</p> <ul style="list-style-type: none"> • Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. • On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. • Building height and scale needs to relate to topography and site conditions. • Orientate development to address the street. • Use colour, materials and surface treatment to reduce building bulk. • Landscape plantings are to be provided to reduce the visual bulk of new building and works. • Articulate walls to reduce building mass.
	Compliance	<p>The proposal for the skin penetration clinic at 4/18 Aubreen Street, Collaroy Plateau complies with the objectives and controls aimed at promoting good design and minimising visual impact. The design strategy includes the incorporation of varying building setbacks and articulated wall sections, which effectively avoid large areas of continuous wall planes and provide visual relief. Given the site's characteristics, the clinic's height and bulk</p>

		have been carefully minimised to relate to the topography, allowing for a design that steps down the slope and reduces the need for excessive cut and fill. The orientation of the development addresses the street, further enhancing its integration into the urban environment. Furthermore, the use of materials and surface treatments designed to reduce perceived bulk, combined with appropriate landscaping, will help to soften the visual impact of the building when viewed from adjoining properties and public spaces, thus promoting a visually appealing and harmonious urban setting.
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CONCLUSION

In conclusion, this Statement of Environmental Effects report has comprehensively evaluated the proposed change of use at 4/18 Aubreen Street, Collaroy Plateau, transitioning from a dog salon to a skin penetration clinic for cosmetic beauty. The assessment demonstrates that the development aligns with the relevant objectives and controls outlined in the Warringah Local Environmental Plan 2011 and associated development control plans. The proposal not only maintains the existing building height and scale, ensuring compatibility with the surrounding structures but also preserves essential environmental factors such as sunlight access and visual amenity. The clinic's design includes sustainable operational practices that address waste management, stormwater management, and community safety, ensuring minimal impact on the local environment and enhancing the urban fabric of the area.

Moreover, the project takes into account the importance of community needs, offering a valuable service while respecting the character of the neighbourhood. The absence of significant alterations to the external appearance of the site, alongside compliance with noise and vegetation disturbance regulations, highlights the proposal's commitment to fostering a harmonious coexistence with the existing community. Given these considerations, it is reasonable to conclude that the development warrants the support of Council, as it will contribute positively to the local area, promote an improved urban environment, and uphold the standards stipulated in local planning frameworks.

