

Statement of Environmental Effects
at
8/252 Allambie Road Allambie Heights
For

I LOVE IT ENTERPRISES PTY LTD
12th April 2021



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PROPERTIES
PROPERTY STYLING
PROJECT MANAGEMENT

TABLE OF CONTENTS

1.0	Introduction	3
2.0	Property Description	3
3.0	Site Description	4
4.0	Proposed Development	6
5.0	Statutory Controls	7
6.0	Fire Safety	12
7.0	Conclusion	13
8.0	Photos	14
9.0	Annexure 01 – Health Services Facility	15
10.0	Annexure 02 – Annual Fire Safety Statement	16
11.0	Annexure 03 – Waste Management Plan	17

Disclaimer

This report has been prepared with due care and thoroughness by Styleness Pty Ltd. The statements and opinions are given in good faith and in confidence that they are accurate and not misleading. In preparing this document, Styleness Pty Ltd has relied upon information and documents provided by the Client or prepared by other Consultants. Styleness Pty Ltd does not accept responsibility for any errors or omissions in any of the material provided by other parties.

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies details prepared by Styleness Pty Ltd on behalf of I Love It Enterprises Pty Ltd, Project No. 001, Drawing No. DA02-01 – DA02-04, dated 29th March 2021, to detail the proposed change of use of **8/252 Allambie Road Allambie Heights** as a Warehouse and Distribution Centre with an office component and Health Services Facility.

This statement reviews the proposed development by assessing the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, (as amended) including:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy No 64—Advertising and Signage*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

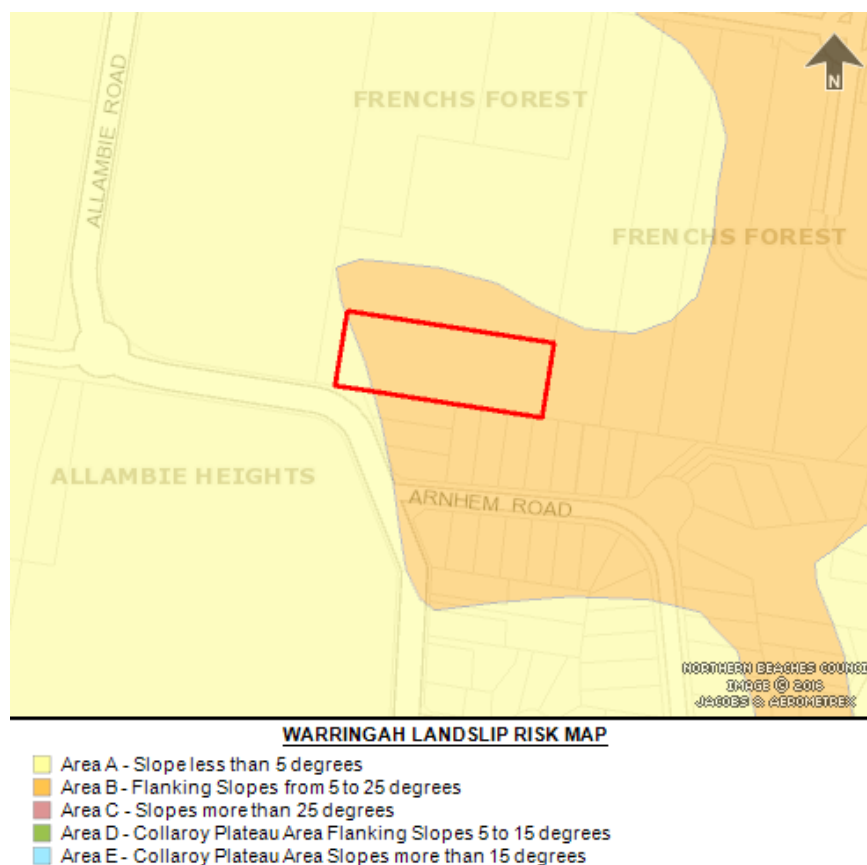
2.0 PROPERTY DESCRIPTION

The subject premises are within a group of light industrial units and is known as **252 Allambie Road Allambie Heights**, being Lot 8 within SP 34147 and is zoned B7 “Business Park” within the provisions of Warringah Local Environmental Plan 2011.

The site is noted within Area A and B on Council's Land Slip Risk Map. As the proposal seeks no external alterations to the subject property, it will therefore not cause any impact to stormwater discharge or subsurface flow conditions and therefore no further investigation is deemed necessary in this instance.

There are no other identified hazards.

Figure 01: Warringah Landslip Risk Map (Source Northern Beaches Council)



3.0 SITE DESCRIPTION

The subject site known as 8/252 Allambie Road, is located on the northern side of Allambie Road and is rectangular in shape, having an internal GFA area of 396m² and 8 car parking spaces.

The site contains an existing industrial building, the current use being a mix of office and warehouse strata units.

Carparking is readily available within the existing site.

The surrounding area comprise a range of similar light industrial uses, R2 Residential and NSW Government FESL - Public Benefit Land.

Figure 02: Aerial View of Locality (Source Northern Beaches Council)



Figure 03: Location Map (Source Core Logic)**Figure 04: View of Subject Unit Façade – 8/252 Allambie Road Allambie Heights**

4.0 PROPOSED DEVELOPMENT

The proposal seeks consent for the change of use of the existing approved (DA2021/0100) Warehouse and Distribution Centre together with an associated office component at 8/252 Allambie Road Allambie Heights to a Warehouse and Distribution Centre together with an associated office component and Health Services Facility.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

The proposal includes the approved use under DA2021/0100 for the storage of skincare products, together with an office component supporting the online retail operations that include marketing, inventory management and customer service and proposed additional use as a Health Services Facility used to provide other services relating to the maintenance and improvement of the health, restoration to health, of persons and includes a health consulting room as shown in the details prepared by Styleness Pty Ltd, Project No. 001, drawing numbers DA02-01 – DA02-04, dated 29th March 2021. Additional information to the proposed Health Services Facility may be found in Annexure 01.

The change of use will not involve any physical change to the existing building footprint. The proposed additional use of a Health Services Facility will include the provision of 3 additional internal walls to the first floor as shown on drawing number DA02-02 to incorporate a waiting room, health consulting room, a non-concurrent health consulting room and a medical store room.

The proposal will also not see any change to the existing total gross floor area or external structural appearance of the building.

The proposal will provide additional new business identification signage, having dimensions of 0.75m x 2.67m of which will be installed between existing approved Business Identification Signage under development consent DA2021/0100.

The operating hours for the proposed use are unchanged as follows:

- Monday – Friday, 7.00am – 7.00pm
- Saturday, 8.00am – 4.00pm
- Sunday, Closed.

During business hours, up to 8 staff will be on site. This quantity remains unchanged from development consent approval DA2021/0100.

5.0 RELEVANT STATUTORY CONTROLS

State Environmental Planning Policy No 64—Advertising and Signage

The proposal seeks to provide for new non illuminated business identification signage and is therefore subject to the provisions of SEPP No 64—Advertising and Signage.

The business identification signage will be located on the glazed façade of the subject unit and is constructed from a vinyl sticker fixed directly to the glazing.

The signage is consistent with approved and existing Business Park signage, not obstruct any views, not contribute to any streetscape issues, is scaled appropriately for the portion of the building, is non illuminated, not reduce safety for the public and pedestrians and is therefore in keeping with

Schedule 1 Assessment criteria of the State Environmental Planning Policy No 64—Advertising and Signage.

The location and details of the signage are noted on drawings DA02-01 and DA02-03.

Warringah Local Environmental Plan 2011

The land is zoned B7 'Business Park' under the provisions of the WLEP 2011.

The development of and use of the land for Warehouse and Distribution, an office component and Health Services Facility purposes is consistent with the zone objectives.

The proposed use is consistent with the zone by providing storage of light industrial products, encouraging employment opportunities and provide facilities and services to meet the day to day needs of workers in the area. There will be employment of 8 staff. The use has no conflict between land uses in and adjoining zones.

Zone B7 Business Park - Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To create business park employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.
- To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses.

Permitted without consent (2)

Nil

Permitted with consent (3)

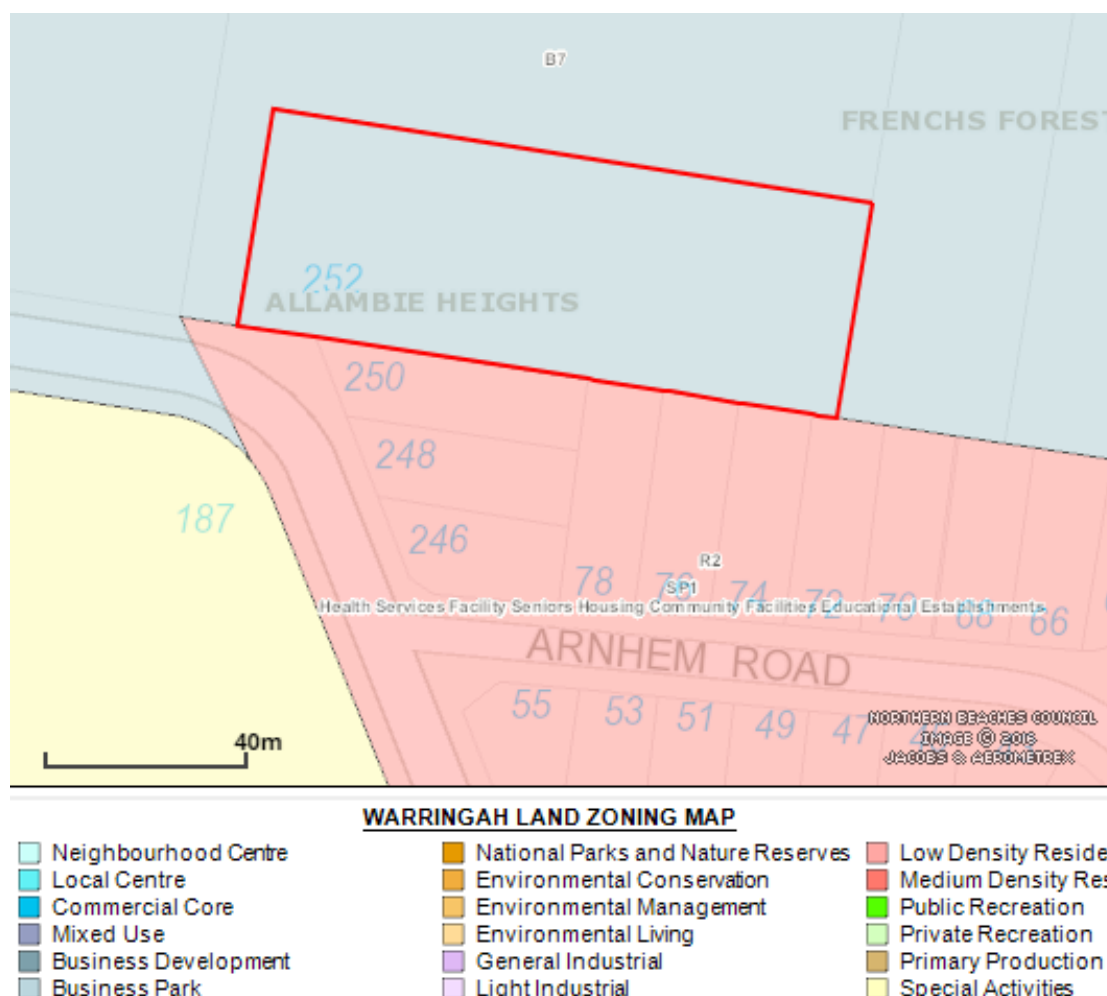
Centre-based childcare facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

Prohibited (4)

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets;

Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

Figure 05: Extract of the Warringah Local Environmental Plan 2011
(Source Northern Beaches Council)



Warringah Development Control Plan 2011

The development of and use of the land for Warehouse and Distribution purposes, an office component and Health Services Facility is consistent with the Warringah Development Control Plan objectives, with specific mention of Part C Sitting Factors, C2 Traffic Parking and Safety, Parking Facilities and **Appendix 1 Car Parking Requirements**. Other key components of the DCP have also been detailed below.

The proposal is compliant with relevant provisions of the WDCP.

The following requirements and objectives are consistent with the approved use Warehouse and Distribution Centre, Office Component and proposed additional use as a Health Services Facility and provide an increased level of amenity within the Business Park.

DCP Objectives of zone

Create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.

The other objectives of this plan are:

- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood.
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas, and creates an attractive design outcome.
- To inspire design innovation for residential, commercial, and industrial development
- To provide a high level of access to and within development.
- To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained.
- To achieve environmentally, economically, and socially sustainable development for the community of Warringah

Part C – Sitting Factors of the Warringah Development Control Plan apply to the land with the following objectives.

The following requirements and objectives are consistent with the change of use Warehouse and Distribution Centre, Office Component, Health Services Facility and provide no change with existing provisions within the Business Park.

Parking requirements for the change of use including the proposed Health Services Facility and therefore the Health Consulting Room are provided from existing allocated parking spaces fronting the strata unit and allocated within the boundaries of the complex. Therefore not having an impact on other strata units safety or amenity. The change of use shall conform with **C2 Traffic, Access, and Safety**;

To minimise:

- traffic hazards.
- vehicles queuing on public roads.
- the number of vehicle crossings in a street.
- traffic, pedestrian, and cyclist conflict.
- interference with public transport facilities; and
- the loss of “on street” kerbside parking.

Vehicular Access

- 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.
- There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.
- Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.
- Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.

On-site loading and unloading - Service Vehicle Area

The area designated as manoeuvring areas will be kept clear of obstructions at all times. Vehicles will not queue on public roads, ensuring compliance with Australian Standards, preventing obstructions to traffic flows.

Facilities for the loading and unloading of service, delivery and emergency vehicles will be maintained within the designated loading and unloading areas and be:

- appropriate to the size and nature of the development.
- screened from public view; and
- designed so that vehicles may enter and leave in a forward direction ensuring heavy vehicles are to be able to access driveways with only one reverse manoeuvre.

C3 Parking Facilities

- To provide adequate off street carparking.
- To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.
- To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.

There are 8 existing parking spaces allocated to the subject lot. The quantity of parking required for the proposed use as a Warehouse and Distribution Centre and Health Services Facility are formulated within the Warringah Development Control Plan 2011 and are tabled below.

Appendix 1 Car Parking Requirements.

Business Park

1.3 spaces per 100 m² GFA
(including up to 20% of floor area as office space component. Office space component above 20% determined at office rate).

Therefore, the following parking requirement has been formulated.

Total Gross Floor Area (GFA) =	396m ²
Less Health Services Facility Area =	396m ² – 38m ² = 358m ²
1.3 spaces per 100m ² of GFA =	358/100 x 1.3 = 4.654 spaces
Car spaces required =	5 (Rounding up)

Health Consulting Rooms

3 spaces per room used to see patients.	This may be reduced if not all rooms will be in concurrent operation, or if convenient on-street parking is available, providing that the use of such parking does not adversely affect the amenity of the adjacent area.
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1 Health consulting room =	3	car spaces required
Car spaces required =	5	(Business Park); and
	3	(Health Consulting Room)
Total car spaces required =	8	
Current car spaces allocated =	8	(Complies)

It is noted that the office component of the Warehouse and Distribution Centre does not exceed 20% of the total GFA and as such will not need to incorporate any provision of Appendix 1 Car Parking Requirements noting "Office Premises" and its subject 1 space per 40m² of GFA over the 20%.

It is also noted that that not all health consulting rooms will be in concurrent operation and as such only one room has been calculated in the table noted above.

We acknowledge that **gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and **excludes** any space used for the loading or unloading of goods (including access to it).

C8 Demolition and Construction

Objectives

- To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.
- To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse, and recycling of materials.
- To assist industry, commercial operators, and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan
- To discourage illegal dumping.

Requirements

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.

Comments:

The proposal will adequately demolish and construct the proposed works as per Councils Waste Management Guidelines and Plan. Refer to the Waste Management Plan in Annexure 03.

C9 Waste Management

Objectives

- To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).
- To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.
- To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.
- 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.

Requirements

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.

Comments:

The proposal will adequately demolish and construct the proposed works as per Councils Waste Management Guidelines and Plan. Refer to the Waste Management Plan in Annexure 03.

6.0 FIRE SAFETY

The proposal for the approved use of a Warehouse and Distribution Centre together with an associated office component and proposed additional use as a Health Services Facility has not resulted in any significant modifications to the existing internal layout and none to any external layout of the building. As such all existing fire safety measures are to be maintained.

In terms of Access and Egress as a result of the 3 additional internal walls to the first floor, we provide comment in reference to 'Part D – Access and Egress' of the BCA as follows: -

In terms of egress, the existing unit has been provided with two existing ground floor exits leading directly to open space surrounding the building. A non-fire isolated stairway connects the ground and first floor levels of the building. Once outside the building, direct access (at grade) is available to the roadway in Allambie road, via the concrete driveway at the front of the building.

In terms of travel distance, the ground floor has been provided with 2 existing exit doors. No changes to the floor plan have occurred to this floor ensuring a maximum 20 metre travel distance has been maintained to the ground floor.

The first floor is provided access to an existing non-fire isolated stairway. The 18-metre travel distance from the furthest point on the first floor to the top riser of the stair remains unchanged as a result of 3 internal walls. Travel from this floor is directly down the stair and out the front egress doorway to open space in the driveway area.

As these egress pathways and travel distances remain unchanged as a result of minor internal walls to the first floor, no additional requirements for egress will be necessary.

The proposed development can 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.

A copy of the Annual Fire Safety Statement is provided at Annexure 02.

7.0 CONCLUSION

This Change of Use proposal is considered suitable for the site, which will not have a detrimental impact on the adjoining properties or the locality. The proposed change of use to 8/252 Allambie Road are sympathetic and consistent with the existing character of the Business Park.

The conclusions of the Statement of Environmental Effects are that the proposed development, being a change of use and internal fit out for a warehouse distribution centre and health services facility is permissible with development consent and is consistent with the relevant statutory planning instruments including the Warringah Local Environmental Plan 2011 and planning policies of the Warringah Development Control Plan.

We consider that the proposal will impose minimal impact and request that council support the Development Application.

Figure 06: View of Unit 8 Approved Use Loading & Unloading into Warehouse



Figure 07: View of Business Park parking looking towards street entrance.



ANNEXURE 01

HEALTH SERVICES FACILITY

The proposal includes the approved use under DA2021/0100 for the storage of skincare products, together with an office component supporting the online retail operations that include marketing, inventory management and customer service and proposed additional use as a Health Services Facility used to provide other services relating to the maintenance and improvement of the health, restoration to health, of persons and includes a health consulting room as shown in the details prepared by Styleness Pty Ltd, Project No. 001, drawing numbers DA02-01 – DA02-04, dated 29th March 2021. Additional information to the proposed Health Services Facility is outlined below.

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

The proposed health services facility will be used to provide services for the maintenance, restoration and improvement of the health of persons and the skin.

As the largest organ of the human body, the maintenance and restoration of the health of the skin is essential to the wellbeing.

These services will treat conditions of the skin such as Acne, Rosacea, skin pigmentation, sun damage, premature skin aging, and dry or dehydrated skin conditions.

The Health Services to be carried out within the Health Consulting Room will be provided by a Dermal Therapist. The procedures include:

- Chemical Skin Peels
- Laser Skin Resurfacing
- Chemical and Physical Exfoliation
- Dermablading
- Hydradermabrasion
- Masques & Serums
- LED Light Therapy

Qualifications as a Dermal Therapist include the following: -

- Bachelor of Dermal Science;
- Graduate Diploma of Dermal Science;
- Advance Diploma of Beauty Therapy; and
- Bachelor of Applied Health Science; (this is currently the highest qualification available in Australia).

Dermal Therapists have extensive training in skin anatomy, clinical aesthetics & physiology, skin conditions, cosmetic chemistry and are trained to analyse and treat skin through a variety of techniques.

ANNEXURE 02

ANNUAL FIRE SAFETY STATEMENT

ANNEXURE 03

WASTE MANAGEMENT PLAN