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Nominated Architect: Jennifer Sze Tho, B.Arch (UNSW)

Registration Number: 5002

our ref: SEErev2_1342PittwaterRdNarrabeenChangeOfUse

11 February 2025

Northern Beaches Council

PO Box 82

Manly NSW 1655

ATTENTION: THE GENERAL MANAGER

Dear Sir/Madam

**RE: STATEMENT OF ENVIRONMENTAL EFFECTS
SMALL BUSINESS
CHANGE OF USE AT
1342 PITTWATER ROAD, NARRABEEN 2101**

Site Address: 1342 Pittwater Road, NARRABEEN 2101

Proposed Development: CHANGE OF USE from Tattoo Shop to Nail & Beauty Shop
with minimal cosmetic and internal fitouts on the ground floor of
the 2-storey building.

Applicant's Details: Jennifer Sze Tho Architect 5002

Applicant's Address: 2 Rathowen Parade, Killarney Heights NSW 2087

Applicant's Contact Number: 0425329425/0425220519

Site/Change of Use Information

Current Use of the Site: Tattoo Shop

Is Business still operating: No

Proposed hours of operation: 9.00 a.m. – 7.00 p.m.
Monday, Tuesday, Wednesday,
Friday, Saturday, Sunday
9.00 a.m. – 9.00 p.m. Thursday

Proposed No. of people employed on the site: 4

No. of deliveries received/carried out on the premises: Once weekly

our ref: SEErev2_1342PittwaterRdNarrabeenChangeOfUse

Type of vehicles used to make deliveries:	Sedan/SUV
Loading/Unloading facilities on site:	Rear lane access to existing garage and storage area
Is loading facilities sufficient for proposed use:	No bulky items will be delivered to site. Due to the nature of the business, only nail products can be easily transported in a sedan car/SUV
No. of car-parking spaces on the site:	1 (one existing)
Is the existing site parking sufficient for the Proposed use:	Yes, the business owner will be travelling with the employees in 1 car or the workers can choose to use public buses along Pittwater Road
Goods on premises:	Products for Nail manicure/pedicure
Quantities of materials stored on premises:	Sufficient for Weekly use
Products and quantities of waste products produced by the proposed use:	Waste products from manicure /pedicure will be disposed of in standard domestic bins on the premises
Will the proposed use result in noise or odours:	No noise produced and minimal odour within the premises from nail varnish products
Measures to reduce odours:	Mechanical ventilation
Availability of Disabled access:	Yes, there is level access from the the footpath and the rear lane.
Are the premises a Heritage Item:	No

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED CHANGE OF USE

The business will be run and managed by husband and wife operators with 2 other employees using nail spa products and tools. It is considered a small scaled business with a limited number of patrons on the premises at any one time. There is internal cosmetic change to the shop fitout to suit the purposes for the nail salon.

Signage

The business name of the proposed nail salon will replace the name on the existing awning. Please refer to details on the architectural plan WD01a and photograph of the new signage to replace the existing.

Density

There is no change to the existing.

Landscape Area & Private Open Space

There is no change to the existing.

Character & Style

There is no change to the existing.

Heritage

Not applicable.

Overshadowing/Overlooking

There is no change to the existing.

Height & Bulk

There is no change to the existing.

Traffic

There is no change to the existing.

Currently, the property has a 1-car garage.

Due to the nature of the business, there will be minimal noise and traffic generated by pedestrian traffic.

Loss of Views

there is no view loss to surrounding properties.

our ref: SEErev2_1342PittwaterRdNarrabeenChangeOfUse

Drainage/Water Management

There is no change to the existing.

Waste Management

During the fitout of the proposed business, all existing tattoo shop fitout will be demolished and placed onto a skip bin located in the garage.

All waste products produced by the proposed use will be disposed of daily in standard bins placed in the rubbish room as indicated on the architectural plan WD01.

WLEP 2011 COMPLIANCE

The property is located in Zone E1 – (local centre).

The proposed use of a nail shop is a permissible use under Zone E1, clause 3 permitted with consent as ‘commercial premises’.

WDCP 2011 COMPLIANCE

Part B. Build form control

- B1 - wall height: Not applicable as not indicated on WDCP map for Zone E1 (local centre)
- B2 - number of storey: 3 as indicated on WDCP map (comply as the existing building is 2-storey)
- B3 - Side boundary Envelope: not applicable (see WDCP map)
- B4 - Site coverage: not specified/not applicable. The building is existing.
- B5 - Side boundary setback: Not applicable; existing building.
- B6 - Merit assessment of side boundary setback: Not applicable as per B5
- B7 - Front boundary setback: comply; ground and first floor street front is maintained
- B8 - Merit assessment of front boundary setback: Not applicable as per B7
- B9 - Rear boundary setback: Not applicable as the building is existing (see WDCP map)
- B10 - Merit assessment of rear boundary setback: Not applicable, see B9
- B11 - Foreshore building setback: Not applicable (see WDCP map)
- B12 - National Parks setback: Not applicable (see WDCP map)
- B13 - Coastal cliff setback: Not applicable (see WDCP map)
- B14 - Main Rural setback: Not applicable (see WDCP map)

CONCLUSION

The proposed conversion and change of use from a tattoo shop to a nail salon is mainly cosmetic internal fitout comprising removal of the existing hand basins, shelves etc and addition of new fittings and furniture for the running of a nail salon.

our ref: SEErev2_1342PittwaterRdNarrabeenChangeOfUse

These include a reception counter, manicure tables/chairs, pedicure chairs, wall mirrors, privacy screens, timber wall linings, shelves, new signage and smoke alarm. There are no structural changes.

On the architectural plan, the new works are shown in colour; the rest being existing.

The proposal is therefore considered minor in nature and has taken into consideration and addressed all relevant planning issues for a development of this nature.

There is no significant impact on the streetscape with minimal impact on surrounding properties as discussed above. The proposed change of use is therefore considered reasonable and should therefore be supported by Council.

