



TIGHTKNIT PTY LTD

ACN: 665 869 545

ABN: 57 665 869 545

P.O. BOX 7048

BONDI BEACH, NSW 2026

E: contact@tightknitbuildingdesign.com

W: tightknitbuildingdesign.com

P: 0487 770 026

STATEMENT OF ENVIRONMENTAL EFFECTS

Local Government Authority	Northern Beaches Council - Manly
Project Description	Change of use to a skin penetration business (nail salon) and associated minor internal fit-out for a nail salon
Project Address	210 Pittwater Road, Manly 2095
Applicant	Tightknit PTY LTD Agent for Nailsbyluuce (Lucy Brownhill)
Date	25 April 2024

INTRODUCTION

210 - 212 and 214 Pittwater road are two attached buildings containing ground floor shops facing Pittwater Road and residential units above, accessible from Ruby Lane. At the rear, facing and accessible from Ruby Lane, the building extends in a combination of single and two-story residential units. The proposed development is within a heritage listed building in which the heritage significance of the property is not to be altered..

Until recently, 210 was a retail shop and is now being leased by the project owner Nailsbyluuce (Lucy Brownhill) who proposes to install two treatment rooms with drawers and nail desks suitable for beauty treatment and to offer a new service to tourists and local residents.

THE SUBJECT PROPERTY

The proposed fit out is limited to the shop unit on the ground floor known as No. 210, shown below, which is part of 210-212 Pittwater Road. It has a floor area of approximately 81 sqm.



Existing unit storefront



Former tenant signage



HISTORY

On 27 Nov 2007 Manly Council approved DA 563/06 for the alterations and additions to an existing mixed commercial /residential development to include awning and two (2) shops and four (4) units to 210-214 Pittwater Rd. Manly.
The approved development is fully constructed.

CHANGE OF USE

The existing building will undergo a change of use to a business premise for skin penetration (Nail Salon). The proposed use as a Nail Salon is consistent with the definition of a business premises which is defined in MLEP as:

business premises means a building or place at or on which –

(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or

(b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Note.

Business premises are a type of commercial premises—see the definition of that term in this Dictionary.

The proposed use is permissible in the zone and consistent with the character of the locality.

THE PROPOSED ALTERATIONS

The existing building (210 to 214) is heritage listed and all external architectural elements would be kept intact with no changes.

The subject shop will change from a retail shop (previous tenant) to a Nail Salon (new tenant). Internally the subject shop is a vacant space with an existing accessible toilet, pantry area with a sink and cupboards, exit door and a storage room; these existing rooms and walls are not subject to any changes, and therefore there is no proposed demolition. No changes are proposed for the top floor or any other shops/areas.

The proposed work involves the construction of stud walls within the vacant area to create two treatment rooms, with drawers suitable for beauty treatment. The treatment room walls stop short of the ceiling to provide good lighting and ventilation. The heritage ceiling and existing flooring will remain intact and undisturbed.

DEMOLITION

There is no proposed demolition in this project.

WASTE MANAGEMENT

During Demolition: Not applicable

During Construction: The amount of construction waste for this project is limited, and therefore waste bins inside the property will be sufficient. Waste is to be taken away outside of parking restriction hours.

On-Going: There is no increase in the amount of waste for the new property's use, and therefore the current waste disposal arrangement at Ruby Lane remains.

ACCESSIBILITY

There is an existing accessible toilet at the property; this toilet will remain. Sufficient allowances in passages for toilets and exit to retain their compliance on accessibility.

STATEMENT OF HERITAGE IMPACT

The heritage significance of the property is not to be altered. All works will be contained to the interior of the vacant shop and all existing walls, ceiling, floors, etc. will remain untouched, other than new paint. Some small service penetrations through existing walls will be necessary. The shop signage will be reused to display the new business logo while preserving the heritage streetscape.

Previous heritage statements and approvals remain applicable, following are links to previous documents.

December 2006 - a heritage impact statement was prepared by Clive Lucas, Stapleton & Partners Pty Ltd

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=YpAUM518sPk%253d>

15 October 2007 - the following letter from Innovative Building Design

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=Sh33OeFemfg%253d>

SAFETY DURING CONSTRUCTION

All construction works are to occur within the property. Contractors are to follow OH&S policies.

HOURS OF OPERATION

6:00am – 9:00pm Daily

NUMBER OF STAFF

1-2 staff during hours of operation

SIGNAGE

The new business logo will be displayed using the existing shopfront awning signage. Only the logo/ lettering will be changed and the existing signage structure will be reused and remain unchanged.

CAR PARKING

Unchanged, as per the original consent.

CONCLUSION

This Statement of Environmental Effects demonstrates that the proposed change of use of the existing unit to a skin penetration business (nail salon) is a suitable development .

This report has identified all key factors associated with the proposal and demonstrated that the proposal can be developed appropriately with respect to these factors. The proposal is consistent with the planning provisions in place and will make a positive contribution to the area.

The proposal is considered acceptable and should be approved because:

- The site is suitable for the proposal
- The site contributes to the local economy of Manly and serves the needs of the local area.
- The proposal is permissible in the zone and consistent with the MLEP E1 zone objectives.
- There will be no detrimental impacts on surrounding properties.
- The proposal will generate positive and economic impacts.

The proposal has been assessed in accordance with S.4.15 of the EP&A Act of 1979. This assessment has concluded that under the zone of development is a permissible land use.