

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

**APPLICATION FOR CHANGE OF USE OF EXISTING RETAIL
PREMISES TO
HARIRDRESSING SALON**

**129 BARRENJOEY ROAD,
MONA VALE**

**UNDER THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
(AS AMENDED) AND REGULATIONS 2000**

Property: **129 Barrenjoey Road**
 Mona Vale
 Being Lot 1 DP 515041

Applicant: **Christine Rees**

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1. Introduction

This report has been prepared as supporting documentation for a Development Application for the change of use of existing commercial premises for the purpose of hairdressing salon. The shop was vacant prior to Reese Original's occupation of the and was previously used for the purpose of chiropractic and physiotherapy services, including acupuncture.

This report has been prepared following instructions from the future tenant/operator of the proposed hairdressing salon, being Christine Rees, trading as Reese Original.

In preparing this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 (as amended) (EP&A Act);
- The Environmental Planning and Assessment Regulation;
- Pittwater Local Environmental Plan 2014;
- Pittwater 21 Development Control Plan (P21DCP);
- Architectural Drawings dated March 2022 Floor Plan;

The proposal for the change of use of the existing retail/commercial premises for the purpose of a hairdressing salon is a permissible land use under the provisions of the Pittwater Local Environmental Plan (LEP) 1993 and consistent with the zoning objectives and relevant provisions of Pittwater 21 Development Control Plan.

The proposal is also consistent with relevant provisions of Pittwater LEP 2014 as there is no adverse environmental impact.

It is considered that the application succeeds on merit and is appropriate for the granting of consent, as submitted.

2. Background Information

129 Barrenjoey Road, Mona Vale has been used for retail/commercial premises for many years and has been vacant more recently prior to occupation by Reese Original. The premises is located on the corner of Barrenjoey Road and Waterview Streets, Mona Vale. The subject site is considered ideal for the proposed use as a hairdressing salon and will further strengthen the economic viability of the Mona Vale and surrounding retail precinct.

All products for use in the salon are natural and environmentally safe. We use clean colour technology and ammonia, PPD, resorcinol free haircare products that are made in Australia. The products are made with native Australian extracts and minerals that are PETA approved and gentle to the skin. Product ingredients include: Lilly Pilly, Banksia Flower, Quandong, Tasmanian Sea Kelp, and Davidson Plum.

Other similar businesses operating in the area include;

The Smile Doctor Dentistry Clinic – this business is located in the same building as Reese Original and includes processes such as teeth whitening.

2 Girls and Your Dog – Dog washing and grooming.

Doggy Detail Grooming – Dog washing and grooming.

The previous occupants of 129 Barrenjoey Road, Mona Vale provided chiropractic and physiotherapy services which included invasive procedures such as acupuncture.

No harmful chemicals are used in the salon

All waste is disposed of responsibly and in accordance with regulations to ensure negligible to no environmental impact.

No invasive (skin piercing) procedures are performed in the salon.

There is no external change to the building.

3. The Proposal

General Description

The Proposal is for the fit out and use of existing retail/commercial premises for the purpose of a hairdressing salon.

The existing premises is vacant, and the proposal does not involve any alterations to the existing external built form of the building.

The proposed fit out, which is all internal, includes the following:

- Existing entry door to remain intact;
- Installation of two designated hair cutting stations, which will accommodate up to eight clients;
- Three hair washing basin;
- Storage facilities;
- Work area comprising a double sink and separate designated hand washing basin;
- 2 x 2500mm high partition walls with shelving and storage space servicing the work preparation area;
- Front desk/reception area.

The area of the premises is approximately 122sqm. There is an existing WC facility with toilet, shower and laundry facilities for towels at the rear of the shop and off-road car parking space at the front of the building off Waterview Street.

Hours of Operation

Monday to Friday:	9am to 6pm
Saturday:	8am to 5pm
Sunday:	Closed

Number of Staff

Four (4) permanent staff

3.2 Compliance with Development Standards

The proposed change of use and fit out to the premises has been designed in accordance with the BCA and relevant Australian Standards, including fire safety regulations.

There are parking spaces available for staff and clients. Five (5) private spaces with disabled parking and a loading dock.

There are an additional six (6) spaces on Waterview Street and Barrenjoey Road (3 x council and 3 x private).

There is a Bus Stop on the corner of Waterview Street and Barrenjoey Road.

Site Profile

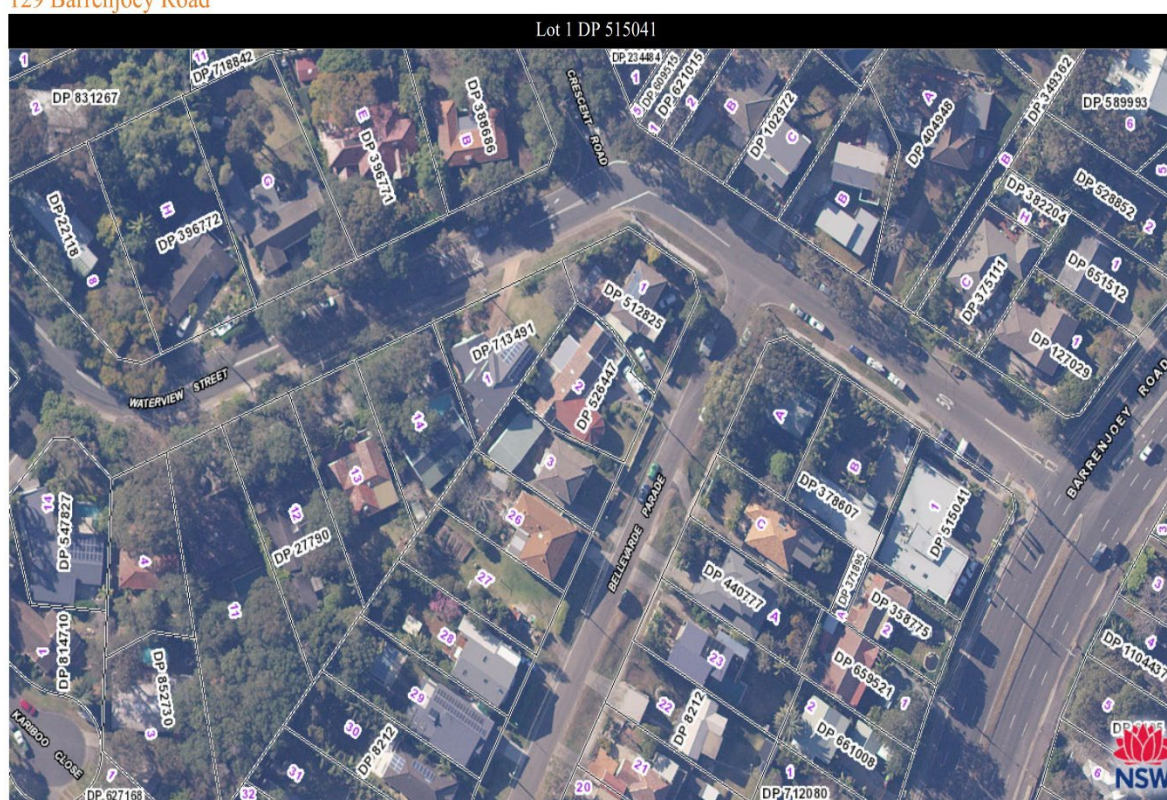
The subject site is located on the southern corner of Waterview Street and Barrenjoey Road, on the southern side of Waterview Street. The retail shop has direct frontage to both Waterview Street and Barrenjoey Road.

Land uses within this Environmental Living development comprise the following retail premises at street level:

- Residential Housing
- Dental Surgery
- Massage Therapist
- Physiotherapy and Chiropractic Wellness Centre

The use and subject premises for the hairdressing salon complements the existing character and land uses within this locality.

129 Barrenjoey Road



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4. Statutory Planning Controls

Pittwater Local Environmental Plan 2014

Address: 129 Barrenjoey Road MONA VALE NSW 2103
 Property Status: Current
 Council Ward: Pittwater
 Title(s): Lot 1 Sec DP 515041

Location **Rating** **Applications** **Documents** **Planning** **Show All**

Map



Zone Provisions:

The subject site is zoned C4 Environmental Living.

Zone C4 Environmental Living

Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

Permitted without consent

Home businesses; Home occupations.

Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures.

Prohibited

Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

Pittwater 21 Development Control Plan

In preparing this application, consideration to P21DCP has been given. Accordingly, the relevant controls are detailed below:

Built Form Controls

The subject proposal relates only to internal fit out of the subject premises and there are no external works. Accordingly, the built form of the existing retail/commercial premises are not in any way impacted upon or changed as a result of the subject proposal.

Waste

Waste generation from the hairdressing business will be minimal and will generally consist of small packaging or containers which will be separated into allocated bins inside the premises and stored within the designated bin area at the rear of the premises.

Any waste will be stored appropriately and as per current provisions before collection by the URM waste and recycling collection contractor.

Any and all fit out waste will be disposed of by the licenced trades people upon completion of works.

Business Identification Signs

This application does not propose any business identification signage. Any future business identification signage will be carried out in accordance with exempt development.

Restroom Facilities

A toilet is located at the rear of the premises and will be available for both staff and clients. The facility has a shower, basin, and laundry equipment.

Parking

The Gross Floor Area of the existing retail/commercial premises remains unchanged as a result of the proposed occupation and fit out of the premises for a hairdressing salon. Therefore, there will be no additional car parking requirements generated by the development under the provisions of P21DCP for car parking.

It is submitted that the subject proposal is permissible under the provisions of the draft Local Environment Plan 2014 being defined as “Environmental Living”.

5. Other Matters - Section 79(c) of the EP&A Act, 1979.

Matters for Consideration – General

In determining a development application, a consent authority is to take into consideration such of The following matters as are of relevance to the development, the subject of the Development Application:

- (a) The provisions of:
 - (i) Any environmental planning instrument, and
 - (ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified of the consent, and
 - (iii) Any development control plan, and
 - (iv) Any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and
 - (v) The regulations that apply to the land to which the development application relates.

Comment:

The proposal for the occupation and fit out of an existing retail premises for the purpose of a hairdressing salon is permissible and is consider to be consistent with the planning objectives of the Pittwater Local Environmental Plan 1993 and Pittwater 21 Development Control Plan.

The Use of the premises as a hairdressing salon is permissible under PLEP 1993 and consistent with the Pittwater 21 DCP.

The proposal is considered to be consistent with the fundamental objectives and provisions of the governing instruments and, accordingly, the proposal represents a development type and use facilitated by such instruments.

The development is also permissible under the draft Pittwater LEP 2013 and is consistent with the relevant provision of the DCP.

Likely impacts of the Development (Section 79(c) (1) (b))

An assessment of the likely impacts of this development, including environmental impacts on both the natural and built environment and social economic impacts in the locality, has been made as follows:

Comment:

The proposal involves an internal fit out only of existing retail/commercial premises and therefore will have minimal, if any, environmental impact on the natural and built environments. The proposal will also have no adverse social impacts on the surrounding retail/commercial precinct and associated facilities.

The proposal is consistent with the statutory planning controls as they currently exist and, taken individually, will have no negative economic impact on the surrounding developments within the local area.

The proposal will not alter the character of the area and is compatible with other developments and land uses in the immediate area.

Suitability of the Site (Section 79(c) (1) (c))

The proposal will not alter the existing built form of the building and is consistent with the relevant planning principles and controls prescribed under DCP No.21. The proposal will not have any impact on the environment. Therefore, the subject development of this application is considered suitable for the purpose of a hairdressing salon.

Submissions (Section 79(c) (1) (d))

No submissions are available at this time.

The Public Interest (Section 79(c) (1) (e))

The proposal will not have any adverse effects on the environment and the existing amenity of Waterview Street and Barrenjoey Road will be maintained. The public interest will be served well by providing additional service-type facilities, which will strengthen the economic viability of the Mona Vale area.

6. Conclusions

- The merits of the proposal have been assessed in accordance with the provisions of the relevant clauses of PLEP2014 and the provisions of 79C of the Environmental Planning and Assessment Act, 1979.
- The proposal for the use and fit out of the existing retail/commercial premises for the purpose of a hairdressing salon is permissible under PLEP2014 and is considered to be consistent with the objectives of PLEP2014 and P21DCP. The proposal is also consistent with the relevant provisions of the Pittwater Local Environmental Plan 2014.
- **The proposed use of the existing retail/commercial premises for a hairdressing salon will have no environmental impact, and there will be no adverse impact on the surrounding area in terms of amenity.**
- Accordingly, the application for the use and fit out of 129 Barrenjoey Road, Mona Vale for the purpose of a hairdressing salon is acceptable from environmental, social and planning perspectives and approval should therefore be granted by Council.