

# Statement of Environmental Effects

Accompanying a development application for

Change of use of residential garage to home beauty  
business with skin penetration.

At

1/-/DP1121693

11a Donald Street, Picnic Point NSW 2213

25th October, 2023

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## **1. Introduction**

This statement of environmental effects has been prepared by Emmanuel Youssef to accompany a development application for change of use of residential garage to home beauty business with skin penetration at 11A Donald Street, Picnic Point NSW 2213. The application is being lodged by Kiriaki Markantonatos, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Canterbury-Bankstown Local Environmental Plan 2023, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

Due to the rising cost of her commercial lease, KMBEAUTY owner Kiriaki Markantonatos, needs to change the location of her business to her home garage. She intends to fit out her garage to become her new business location. KMBEAUTY is a skin and beauty clinic that offer a range of services including low risk skin penetration treatments such as, skin needling and waxing. The goals of these services are purely for beauty and aesthetic purposes. Owner Kiriaki Markantonatos is the only employee of KMBEAUTY, she is a qualified and licensed professional conducting these services for over three years. Her qualifications include a Diploma of Beauty Therapy and Diploma of Salon Management and associated machinery certifications.

Favourable location of sewer down pipe and water feed means that the back of the garage will be proposed to be converted into a WC with a toilet and basin, constructed by a licensed waterproofer and plumber. The workspace of the garage will include a double basin (hand washing and equipment washing), wall mounted sharps disposal, autoclave and associated hand washing and drying amenities. The workspace will be specifically female friendly with a sanitary bin and privacy screen.

Access into and out of the garage converted business will be strictly via the existing garage door, with clear egress.

This statement has been prepared having regard to the site plan as attached separately to this application.

## 2. Site description and analysis

### 2.1. Location and property description



## **2.2. Site Characteristics**

11A Donald Street is a two storey house, with a single car garage fronting Donald Street.

## **2.3. Surrounding Development**

Donald Street is a residential neighbourhood street, the applicant has resided here for 22 years. Her parents for 24 years. Local vicinity is all R2 zoned with some R3 zoning. It is a low density suburb, however the past decade has seen a lot of new dwellings and proposals. There are nearby schools and public shared facilities.

### **3. Details of Proposal**

#### **3.1. Proposed Works**

- 1) Current space existent is a single garage with single skin brick walls, plasterboard ceiling & concrete floor slab. The garage has a door opening to the lounge room as well as a roller door opening to Donald Street front.
- 2) Propose to add WC to back of garage through partitioning. WC to be built as wet area. Power, lighting, sewer & water feeds are existent already in the preexisting garage.
- 3) Propose to tile the floors
- 4) Propose to paint the walls
- 5) Propose to add commercial glazing to front of garage with one large fixed panel and a door. Glazing proposed to be tinted for privacy & client comfort
- 6) All power requirements remain unchanged with all machinery requiring only single phase power and loads required are assessed to be below maximum board load.
- 7) Propose to waterproof & tile the WC with additional of necessary PC items. Special consideration required for a soap dispenser, sanitary bin and drying facility.
- 8) Propose to add double bowl vanity in main treatment room area for business use.
- 9) No alterations proposed to main power, sewer and/or stormwater.

#### **4 Clause 4.15 -Matters for Consideration**

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

##### **Local Environmental Plan**

Canterbury-Bankstown Local Environmental Plan 2023 is the relevant LEP to be applied to this proposal.

##### ***(iii) any development control plan***

Canterbury-Bankstown Development Control Plan 2023 is the relevant LEP to be applied to this proposal.

##### ***(iia) 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***

Not applicable

##### ***(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)***

Approval required to conduct skin penetration services as per the Public Health Act 2010, that requires operators to be registered with the local council

##### ***(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,***

Very low impact.

##### **Environment:**

There will not be any negative environmental impacts. All waste will be appropriately handled and there will not be an excessive amount of waste produced from this business. There will not be an overuse of any water or electricity.

##### **Social:**

This home business will have no adverse impact not the neighbourhood as there will not be any emission of noise, vibration, smell, fumes, vapour, smoke, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise. There will be no more than one business identification sign displayed. Applicant, Kiriaki Markantonatos is the only employee of business KMBEAUTY, this means that there will only be one client within this space at any time as the business operates by appointment only.

##### **Economic:**

There will be no negative impacts on the economy, this legitimate business will be fuelling the economy through the exchange of services for taxable revenue and reinvestment back into the local community.

***(c) The suitability of the site for the development,***

The site proposed (existing garage) to be converted to the treatment room is very suitable for its intended purpose and intended use. The business is by appointment only with no more than a single client per booking. The proposed treatment room with its amenities meets the size required and the requirements for hygiene and safe business practise.

***(d) any submissions made in accordance with this Act or the regulations,***

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

***(e) the public interest.***

There will be a loss of a good and established business in the community if KMBEAUTY is unsuccessful in relocating to 11A Donald Street. The commercial space in the Revesby vicinity is very competitive with soaring prices making it unfeasible for some small businesses such as KMBEAUTY. This only considers market price point and not even supply which is extremely short in both the leasing and purchasing markets. The public has nothing to lose by allowing KMBEAUTY to operate from home, with provisions in place to ensure safe, fair & permitted conduct (DA Conditions). However, the public has much to gain by a small business owner such as Kiriaki is able to remain alive in the current market and economical state.



## **5.0 Other considerations**

### **5.1 Visual Impacts**

No visual impacts.

### **5.2 Open Space**

No impact on open space.

### **5.3 Overshadowing and Privacy**

No impact on overshadowing and privacy as business will be conducted within the garage of the residential premises.

### **5.4 Noise**

No impact on noise as business will be conducted within an enclosed garage of the residential premises. The noise will not exceed normal residential habitual levels. The business will only employ one person with one client and the machines operate at low decibels with little to no noise made.

### **5.5 Erosion Control Measures**

Not applicable

### **5.6 Economic and Social Impacts**

There will be no negative impacts on the economy, this legitimate business will be fuelling the economy through the exchange of services for taxable revenue and reinvestment back into the local community. This home business will have no adverse impact on the neighbourhood as there will not be any emission of noise, vibration, smell, fumes, vapour, smoke, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise. There will be no more than one business identification sign displayed. Applicant, Kiriaki Markantonatos is the only employee of business KMBEAUTY, this means that there will only be one client within this space at any time as the business operates by appointment only.

### **5.7 Environmental Benefits**

Not applicable

### **5.8 Disabled Access**

The workspace will be as accessibility friendly as possible considering the size of the treatment room. Some modifications can be adapted for disabled or elderly specific clients that book in such as small amendments in the room layout.

### **5.9 Security, Site Facilities and Safety**

- Existing security camera
- Existing alarm system
- Secure and lockable roller shutter
- Egress pathways always maintained with no trip hazards due to logistical space management practiced.

### **5.10 Waste Management**

The waste management of the business will be designed so that it can be easily and correctly cleaned. All waste placed in the waste disposal bin will be tightly bagged and disposed of daily. The sharps container will meet the AS/NZS 4261:1994 standard. Sharps will be disposed off in the correct manner, as noted on the Canterbury Bankstown Council website, sharps will be disposed off at the nearest Community Sharps Disposal.

### **5.11 Building Code of Australia**

Alterations and new additions to be made in line with Building Code of Australia, National Construction Code 2022. Main works relating to the BCA refer to waterproofing of the wet area, plumbing, electrical, mechanical and glazing.

### **5.12 Traffic**

Not applicable, as clients will be using the pre-existing driveway and will be only one person at a time as the business is strictly by appointment only. Clients will be advised to park within the driveway to minimise any potential neighbouring complaints of people parking in front of their house. Even though it is only one client at a time and the business is by appointment, KMBEAUTY will take the more proactive approach to keep neighbours as undisturbed by this proposal as can be.

### **5.13 Stormwater/flooding**

Not applicable

## 6.0 Conclusion

This development meets the requirements of 4.15(1) of the Environmental Planning and Assessment Act 1979. KMBEAUTY is a well established business that services the local community. By allowing KMBEAUTY to operate from her residential garage she will still be able to bring a taxable income within the economy, continue to have a positive social impact, keeping her clients happy and poses no threat to the local community or environment as she provides safe, hygienic & quality services.

KMBEAUTY will continue to have all equipment in good working order, be cleaned and dried after each use and left in a clean, dry condition. Any equipment that may be difficult to clean and/or be sterilised, will be a single use item. The premises will have a non-obstructed hand basin that has a clean, flowing supply of cold and hot water used for hand washing accompanied with liquid soap, an alcohol-based hand sanitiser and single use paper towels. Another basin will be used for cleaning equipment that will also have a supply of clean warm water.

Reusable tools will be sterilised at the premises with an autoclave procedure in accordance with AS/NZS 4815:2006. The applicant is adequately trained in the operation of the autoclave. A record of the time and date when each article was sterilised, and the length of time the article was autoclaved and the temperature and pressure levels of the autoclave will be kept on record for a minimum of 12 months.

All needles that are used for Skin Needling services are sterile and single use and will only be opened just prior to beginning the treatment and will never be touched with bare hands. They are then disposed of into the appropriate [AS/NZS 4261:1994](#) Sharps Container.

During waxing procedures, all single use instruments (eg wax strips and spatulas) will be used and disposed of immediately after the procedure. Any 'roll-on waxes' or 'cartridges' will be immediately disposed of after each single use, and a new one will be used for each person. There will be no 'double-dipping' into the wax pot.

Epidermal Levelling procedures use single-use, disposable items that will be safely disposed into the appropriate sharps container.

To ensure there is no possibility of cross contamination, all liquids used during skin penetration treatments will be decanted and applied with a new disposable applicator for each person. Clean towels and linen will be used for each person and a disposable bed sheet as an extra safety measure will be used. The applicant will for all skin penetration treatments, wear a disposable apron and single-use gloves. There is no service provided by KMBEAUTY that requires any Schedule 2 product.

The applicant has a certificate from 'National Hand Hygiene Initiative' to ensure a high level of personal hygiene. The applicant also has all necessary public liability insurances for the works being operated and practised.

With the above considered as well as the minimal to no negative impacts on society, the economy and the environment, it is believed that this proposal should be approved. Considering the insurance held by the business, the businesses rapport, the risk mitigation strategies and the considerations assessed, it is believed that the aforementioned is sufficient evidence for the proposed development to pass. Kiriaki will respect and consider all conditions and requirements of her DA consent in an effort to keep her business operational and not see a short end to what has so far, shown to be prosperous and rewarding service to the local community.