

# Statement of Environmental Effects

## For Home-Based Cosmetic Tattooing Business

**Property Address:** 56 Culgoa Bend, Villawood, NSW 2163

**Zoning:** R2 Low Density Residential

**Applicant:** Kim Yen Thai

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### 1. Description of Proposal

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) seeks approval to operate a small-scale, home-based **cosmetic tattooing business**. Services include eyebrow tattooing such as **Nano Brows, Ombre Powder Brows, Microblading and Combination Brows**, performed by the homeowner in a dedicated room inside the existing dwelling.

The business will operate by **appointment only**, with a maximum of **1 client at a time**, ensuring minimal impact on the surrounding residential area.

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### 2. Compliance with Home Business Definition

The proposal satisfies the definition of a "home business" under the relevant planning controls, including:

- Operating from within a dwelling by a permanent resident of the property
- Employing no more than one person who does not reside at the dwelling (in this case, no additional employees)
- Not interfering with the amenity of the neighbourhood
- Not involving retail sales or external storage
- Not generating excessive traffic or parking demand

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### 3. Operating Hours

- Strictly by appointment only, with no walk-in clients
- Monday, Tuesday, Wednesday, Thursday, Friday, Saturday & Sunday: 9:00 AM – 6:00 PM
- No evening or late-night operations, or on public holidays, further minimising any potential disturbance to neighbours.
- Appointments will be spaced with sufficient time between clients to avoid overlap.

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### 4. Employees

- Operated solely by the homeowner
- No external employees

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### 5. Use of Premises

- One internal room (the Lounge area, approx. 9m<sup>2</sup>) is designated as the treatment room
  - Clients access the room directly through the main entrance
  - The room is fitted with professional equipment and complies with hygiene and privacy standards.
  - No changes to the building structure are proposed
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## 6. Amenity & Noise

- Only one client on-site at a time, with no overlap to ensure minimal foot traffic and no queuing or gatherings on the premises.
  - No music, equipment noise, or odors that impact neighbours
  - No outdoor waiting areas or gatherings
  - The business is consistent with a typical residential environment and will not generate any excessive noise or disturbance.
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## 7. Signage

A small, non-illuminated sign will be installed near the front entry or fence to identify the business. The signage will:

- Be no larger than 0.6m x 0.3m
  - Include the business name “Adore Brows and Beauty”, contact number, and hours of operation
  - Be professionally designed to complement the residential setting
  - Comply with relevant Council signage controls and any conditions of consent
  - The signage will serve only as a discreet identification marker and will not be used for advertising or commercial promotion.
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## 8. Parking and Access

- Client visits will be limited to one at a time, hence the business will not contribute to noticeable traffic or parking congestion.
  - Parking is available in the existing driveway and on-street directly in front of the property
  - No increase in traffic is expected as appointments are spaced out
  - There is no impact on pedestrian or vehicle access to/from the site
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## 9. Waste & Health Compliance

- The business complies with **NSW Public Health Regulation 2022**
- This cosmetic tattoo business **does not use reusable skin penetration instruments.**
- A dedicated waste disposal system will be used for sharps and contaminated materials
- All needles, cartridges, pigment containers, and consumables are **single-use, disposable, and discarded after each client** in accordance with **NSW Public Health Regulations.**
- The tattoo machine is protected with **single-use barrier film**
- **Surfaces are disinfected between clients, and only single-use sterilized needles are used**
- No use of hazardous chemicals beyond those approved for cosmetic procedures
- The business will be registered with Canterbury-Bankstown Council as a **skin penetration premises**

- As **no tools require washing**, a **dedicated sink for tool cleaning is not necessary**.
  - **Handwashing** is carried out in the **adjacent laundry with a fully functional sink, hot and cold water**, which satisfies hygiene and infection control standards.
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## 10. Zoning & Land Use Compatibility

The property is zoned **R2 Low Density Residential**, where home businesses are **permissible with consent**. The proposal meets all requirements under the Canterbury-Bankstown LEP 2023, including:

- Operated by a resident
  - No more than 2 people working (only 1 in this case)
  - Does not interfere with residential amenity
  - No retail sales or display of goods
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## 11. Planning Policy Compliance

This DA is for a home-based cosmetic tattoo business within an existing residential dwelling, involving no new non-residential building construction. The proposed use occupies a small area of approximately 9 m<sup>2</sup> with no structural changes or new building works.

As such, this development is **exempt** from the requirements of **Chapter 3 of the State Environmental Planning Policy (Sustainable Buildings) 2022**, which applies to new non-residential buildings of significant size. Therefore, compliance with the SEPP's sustainable building provisions is not required.

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## 12. Public Health and Council Compliance

This application is supported by the completed **Notification of Skin Penetration Procedures (NSW Health, Section 38(2) Public Health Act 2010 and Section 42 Public Health Regulation 2022)** and **Registration or Change of Proprietorship of Hairdressing, Beauty, Therapeutic Massage or Skin Penetration Premises (City of Canterbury-Bankstown)**. Both forms are included as appendices, demonstrating compliance with relevant legislation and council hygiene standards.

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## 13. Conclusion

The proposed home-based cosmetic tattooing business is very small in scale and will operate with minimal impact to the surrounding community. It complies with local and state planning controls and promotes safe, hygienic, and low-impact personal services. Approval is sought to formalise the use under the relevant planning provisions.