



STATEMENT OF ENVIRONMENTAL EFFECTS

CANTERBURY-BANKSTOWN COUNCEL

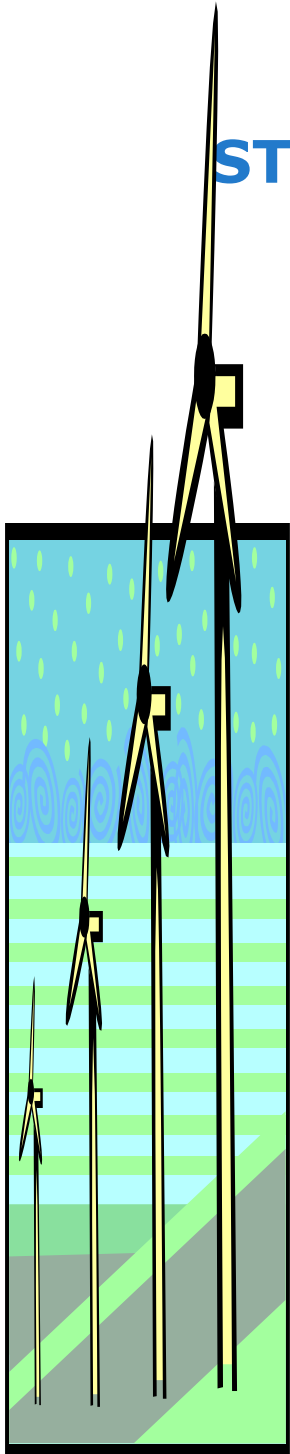
PROPOSED DEVELOPMENT

*Beauty Therapy Salon
Lot/Section /Plan No: CP/-/SP17536
Shop 2 / 437 Hume Hwy
Yagoona NSW*

Prepared For: **Oula Jniedi**
4EVAYUNG Beauty Salon

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Date: *10 Sept 2025*



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Appendix “A” Plans & Documents of Proposed Development

- ## MY DESIGN SOLUTIONS

Introduction

This Statement of Environmental Effects (SEE) has been prepared by this office for the proposed beauty therapy salon operating as trade business name of *4EVAYUNG BEAUTY SALON* located at *Shop 2 / 437 Hume Hwy Yagoona, New South Wales*, within the jurisdiction of the Canterbury / Bankston Local Council.

The purpose of this document is to assess the potential environmental impacts of the salon's operation and outline strategies to mitigate any adverse effects, ensuring compliance with local council's regulations under section 79 of the Environmental Planning and Assessment Amendment Act 1997

The SEE document forms part of the DA and describes the following:

- The site of the proposed development
- The statutory planning framework within which the DA will be assessed.
- Examine the environmental effects of the proposal.
- Provide justification for any variation or non-compliance from control Std.
- The measures need to be taken to protect the environment.

Site Description and Project Overview

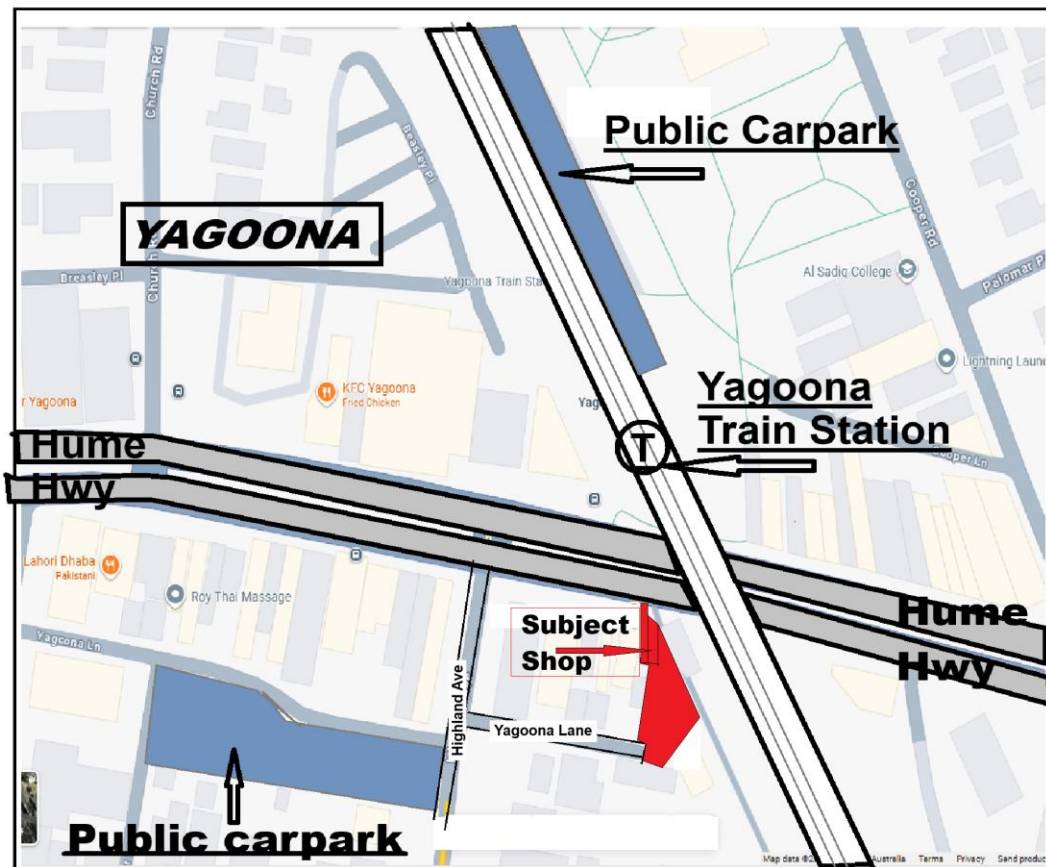
The site is located on the west bound of *Hume Hwy opposite Yagoona train station. Refer to photo-1*. The proposed beauty therapy salon will occupy a ground floor retail space in a mixed-use development at. *Shop 2 / 437 Hume Hwy Yagoona, NSW*.

The premises covers approximately 107 square metres and includes a reception area, treatment rooms, staff room, bathroom, kitchenet facilities and single garage with the rear access from *Yagoona Lane*.

The location is accessible by public transport and provides off street parking as well as ample public car parking space provided by Sydney Rail and Council Authorities in a close vicinity of the proposed shop supporting sustainable travel options.

The salon will offer a range of beauty and wellness services, including facials, make-up, waxing, massage, manicure and pedicure, as well as advanced treatments including skin penetration procedures, laser hair removal, tattoo & body piercing, using non-invasive and medical surgical equipment.

The business expects to operate from 9:00 AM to 7:00 PM, Monday to Saturday, and will employ up to three staff members at peak times.



LOCALITY MAP

Photo: 1

Planning Context

The proposed use of the premises aligns with the zoning and land-use policies of the Canterbury / Bankston Local Environmental Plan (LEP). Beauty therapy salons are permitted with consent in this commercial area, subject to compliance with local development controls, environmental standards, and council guidelines

Bankstown Local Environmental Plan 2015 (pub. 5-3-2015)

Land Zoning B2 - Local Centre: (pub. 5-3-2015)

Local Aboriginal Land Council _ GANDANGARA

1.5 m Buffer around Classified Roads Adjacent

Sydney Trains Corridor Clause 86/Concurrence

Regional Plan Boundary- Greater Sydney

Zone _Infrastructure SEPP Classified Road

Assessment of Environmental Impacts

1. Waste Generation and Management

Solid Waste:

The salon will generate typical commercial waste, including packaging, disposable applicators, cotton pads, paper towels, and general refuse.

All waste will be sorted at the source to facilitate recycling and minimisation of landfill contributions. Recyclable materials such as cardboard, glass, and plastics will be collected separately and disposed of in accordance with Bankston Council's waste management services.

Sharps (needles, blades) and any clinical waste will be stored in certified containers and collected by licensed contractors for safe disposal.

Liquid Waste:

Wastewater from sinks, basins, and equipment cleaning will be connected to the municipal sewer service under council regulations.

No hazardous chemicals will be discharged to the sewer. All products used are non-toxic, biodegradable, and approved under Australian safety standards.

2. Water Use and Conservation

- Water consumption will be minimised through the installation of low-flow taps and dual-flush toilets.
- Staff will be trained in best practices for water conservation, such as shutting off taps when not in use and monitoring for leaks.
- Product selection will prioritise waterless treatments where possible.

3. Energy Consumption and Sustainability

- The salon will use energy-efficient lighting (LED), programmable thermostats for climate control, and Energy Star-rated appliances to minimise energy use.
- Natural light will be maximised using glass frontage and interior design that reduces the need for artificial lighting during daylight hours.
- Heating and cooling systems will be regularly maintained for optimal efficiency, and staff will receive training on responsible energy use.
- Consideration will be given to sourcing renewable energy through a green power provider to further reduce the carbon footprint.

4. Noise and Amenity

- Treatment activities will be low-impact and produce minimal noise, generally limited to conversational levels and soft music within treatment rooms.
- Equipment used (such as small massage devices and facial steamers) operates at low decibel levels and will not disturb neighbouring properties.
- Deliveries and waste collection will be scheduled during standard business hours to avoid early morning or late evening disturbances.

5. Air Quality and Ventilation

- The premises will be fitted with a mechanical ventilation system to ensure adequate airflow and maintain indoor air quality.
- All products used are low in volatile organic compounds (VOCs) and are safe for both clients and staff.
- No treatments involving strong chemicals or fumes (such as acrylic nail application or hair bleaching) will be performed, further limiting air quality risks

6. Traffic, Parking, and Access

- The salon's central location encourages the use of public and active transport, with nearby bus stops and train station parking facilities.
- Staff and client parking needs are modest and can be accommodated within existing on-street and off-street council parking zones.
- The premises will be accessible to individuals with disabilities, in accordance with the Disability Discrimination Act (DDA) and local building codes.

7. Health, Safety, and Community Wellbeing

- The salon will adhere strictly to NSW Health and SafeWork NSW guidelines for infection control, hygiene, and workplace safety.
- Staff will undertake regular training in safe handling and disposal of products, cleaning protocols, and emergency procedures.
- Community amenity will be preserved through considerate operation, good neighbour practices, and prompt response to any concerns raised by residents or other businesses.

Mitigation Strategies and Commitments

The following mitigation strategies will be implemented to manage and minimise any environmental risks:

- Regular review and improvement of waste management and recycling systems
- Annual audits of water and energy use to identify further opportunities for conservation
- Ongoing staff training in environmental best practices
- Engagement with suppliers to continually source more sustainable and ethical products
- Establishment of a feedback mechanism for clients and neighbours to report environmental concerns

Compliance with Legislation and Policy

The business will ensure ongoing compliance with all relevant legislation, including but not limited to:

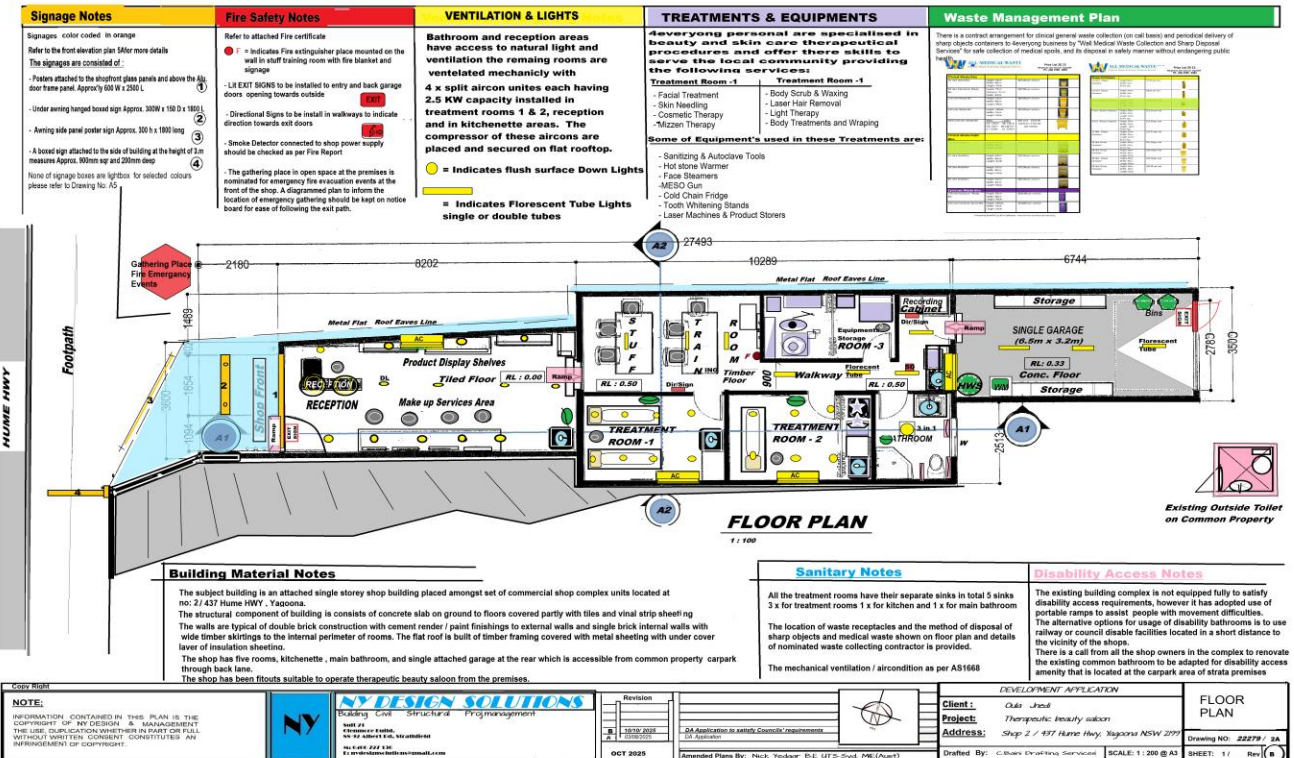
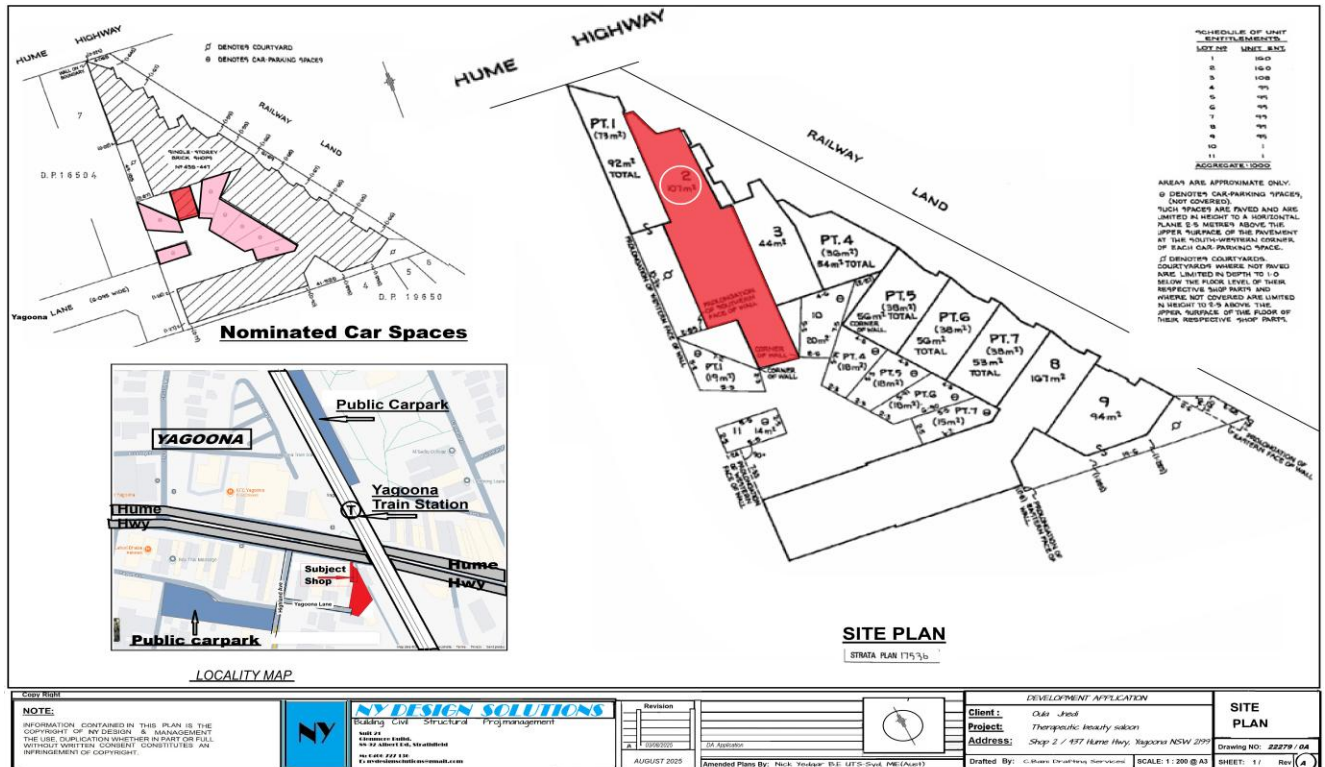
- Bankston Local Environmental Plan (LEP) 2015 and Development Control Plans (DCPs)
- NSW Protection of the Environment Operations Act 1997
- Australian Standards for beauty and personal care services
- NSW Public Health Act and SafeWork NSW regulations

Conclusion

The proposed beauty therapy salon in Yennora, NSW, has been designed and will be operated with a strong commitment to environmental responsibility, sustainability, and community wellbeing. By incorporating best practices in waste, water, and energy management; careful product selection; and strict adherence to safety and amenity standards, the salon will have a minimal environmental impact. Ongoing review and community engagement will ensure that the business continues to improve and contribute positively to the local environment and neighbourhood.

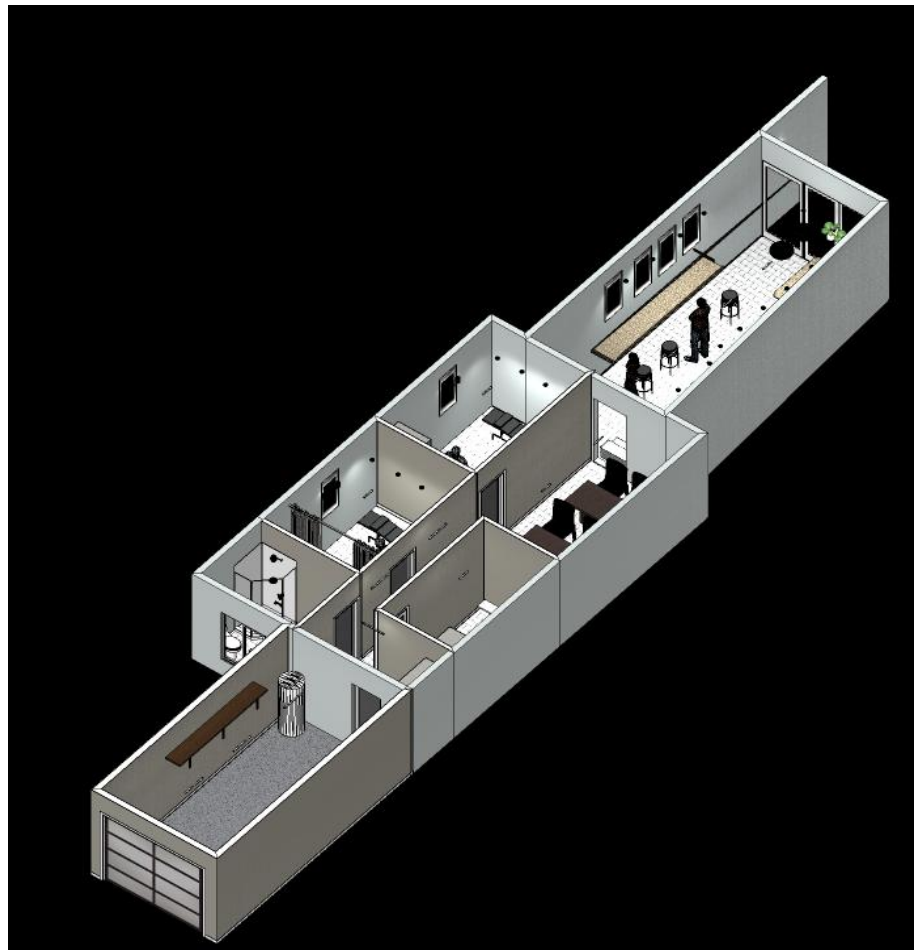
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Appendices





South Elevation View
North Elevation View







4EVAYUNG

Look & Feel 4EVAYUNG

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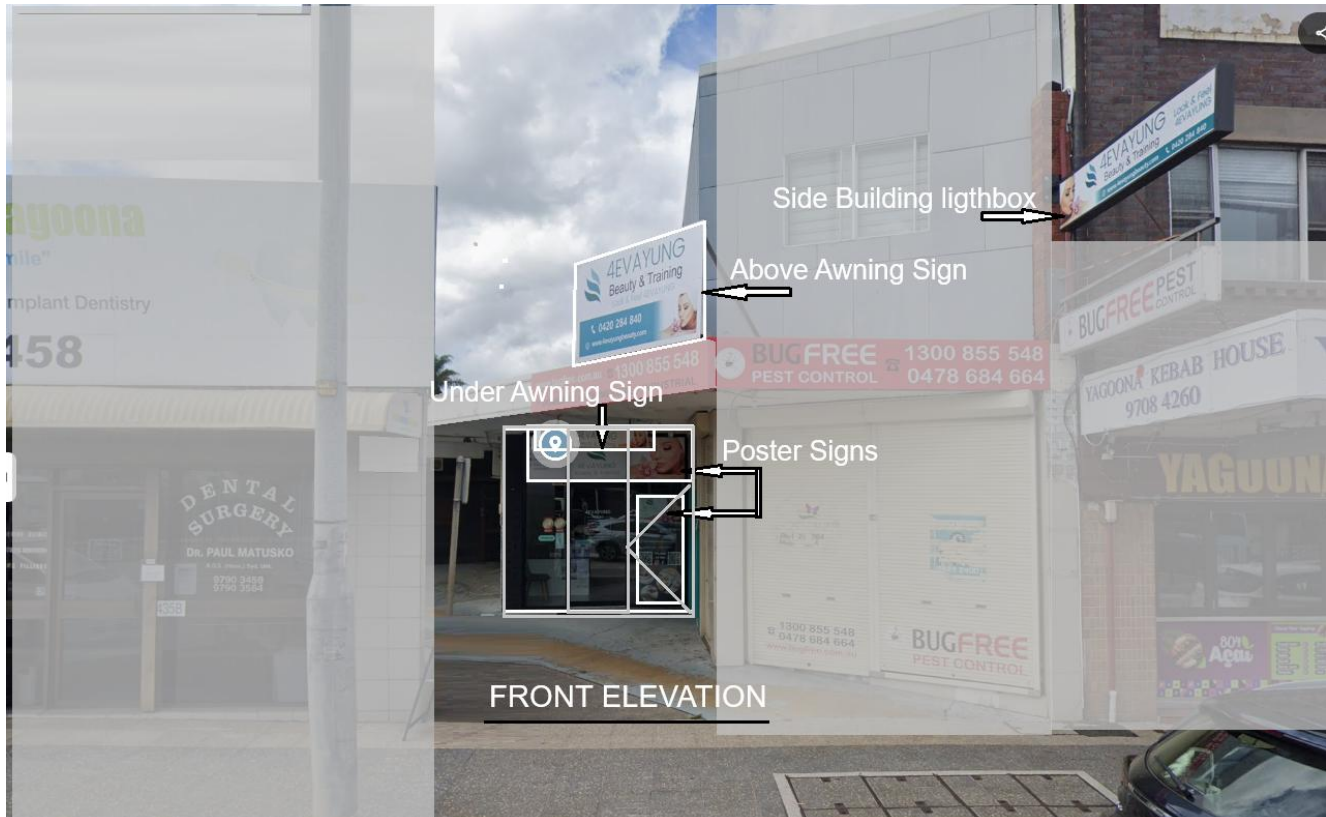


4evayungfibroblast



4evayung Fibroblast

SINAGE PLAN



FACT CHECKLIST

Operation of Skin Penetration Business

Skin Penetration operators shall ensure that all procedures are in compliance with the Public Health Act 2010 and the Public Health Regulation 2012

The premises must be provided with:

- ✓• A hand wash basin with warm running water. Soap and paper towel or other single use hand drying equipment is required to be at the hand basin.
- ✓• Washing facilities, drainage, ventilation, impervious floor coverings and lighting.
- ✓• Storage facilities for appliances and utensils.
- ✓• Shelves, fittings and furniture constructed of materials that are smooth and impervious to moisture.
- ✓• If reusable articles such as cuticle cutters, metal nails files, microdermabrasion heads and acrylic nail drill bits are used, they must be sterilised using a bench-top steriliser which complies with AS 2182-1998 Sterilisers - Steam – Benchtop.
- ✓• If required a sharps container must be provide for objects such as needles, lances and blades, the container must comply with Australian Standard 4261:1994. The full container must be removed and disposed of by a licensed contractor.
- ✓• A separate equipment sink must be installed that has a supply of clean, warm water for cleaning equipment. (A cleaning area should be provided and the dirty area(s) should be separated from the clean area) the equipment sink must be separate from a staff kitchen sink
- ✓• The premises must be kept in a clean and hygienic condition, using only hospital grade disinfectant, at all times.
- ✓• Acupuncture is regulated by the Chinese Medicine Board of Australia. Acupuncturists must register with the Board , for further information go to the Chinese Medicine Board website www.chinesemedicineboard.gov.au
- ✓• Should you require any further information please contact Council's Environmental Health Officers on 9911 6555 or go to the NSW Health Website: www.health.nsw.gov.au/environment/skinpenetration

