



Development Application Report

Proposed Home Business – Beauty Salon

24 Blakewell Road
Thornton
Lot 881 DP719518

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Precis

Development Consent is sought from Maitland City Council for the use of a portion of an existing Dwelling House located at 24 Blakewell Road Thornton for a Home Business.

The home business will be a small scale Beauty Salon, providing services to a single client at any one time.

The proposal has been assessed as complying with all relevant planning requirements and Council support for the application is anticipated.

1.0 Introduction

This report has been prepared in support of a Development Application to Maitland City Council for the use of a portion of an existing Dwelling House located at 24 Blakewell Road Thornton for a Home Business. This report includes:

- Outline of the site's opportunities and constraints
- The proposed development
- Statement of Environmental Effects
- Response to all relevant planning instruments

1.2 Site Description

The subject site is located at 24 Blakewell Road Thornton and is described as Lot 881 DP719518.

The site has an area of 612m² and a frontage of 18m to Blakewell Road.

The site currently contains a residential dwelling and ancillary structure.

An aerial photo of the site is provided by **Figure 1**.

Figure 1 Subject Site



2.0 Site Analysis

2.1 Site Context

The sites immediate context, as generally indicated by **Figure 1** consists of single detached dwellings.

2.2 Site Opportunity and Constraints

The existing dwelling is illustrated by **Figure 2**.

Figure 2 Existing Dwelling as viewed from Blakewell Road



The following observations are made in respect of the site, relative to the proposed use:

- The proposed use will be contained entirely within the footprint of the existing structure, requiring no vegetation removal or alteration to existing site levels
- Existing car parking arrangements will allow for allocation of parking for occupants and clients attending the site
- There are no known easements or other restrictions encumbered on the allotment that would preclude the proposed development
- The site is not identified as being constrained by mine subsidence, bushfire or flooding

3.0 The Proposal

This application seeks the use of one half of the existing attached garage for a Home Business, being the provision of beauty services to clients.

The use will involve the following:

- Utilisation of 20m² of floor area
- Minor internal alterations to facilitate the proposal including internal partition walls
- Change garage door to sliding door and window
- Use will not require employment of any persons in addition to occupant of the Dwelling
- Services performed onsite will predominately facial waxing and eye brow treatments

The area to be used for the premises is illustrated by **Figure 3**, with a floor plan provided at **Figure 4**.

Figure 3 Area of Proposed Works



Operational Details

Number of employees – 1, occupant of the dwelling only

Number of Clients – The use will be open by appointment only and only one client will be onsite at any one time

Opening Hours – Monday to Friday 9am to 5pm, Saturday 9am to 12pm, Sunday Closed

Waste – all waste will be disposed of via standard Council collection. No special waste generated by the use

Signage – any signage to be provided to the home business will be undertaken in accordance with exempt development provisions

Development consent is required for this use given the services are deemed to be skin penetrating. Exempt development provisions are therefore not applicable.

4.0 Statement of Environmental Effects

The following provides an outline of how the proposed development has considered any possible environmental impacts, and the measures utilised to reduce/mitigate these impacts, as required by the Environmental Planning and Assessment Regulations (2000).

4.1 Existing Site Conditions

The site is currently being used as a residential dwelling.

This use, in combination with the proposal not being deemed to be a sensitive land use, will not require a contamination assessment to be prepared in support of this application.

4.2 Site Topography

The proposal seeks to utilise the existing structures and requires no change to the footprint of the same.

No changes are therefore required to existing site topography.

4.3 Stormwater/Sediment and Erosion Control

No change required to existing hardstand and stormwater management is therefore not impacted by the proposal.

4.4 Traffic and Access

The proposed use is deemed to have properly considered the existing traffic and access network given that:

- Parking will be allocated to the use, and the Dwelling House, in accordance with Council requirements. Specifically it is noted that two parking spaces remain available for the Dwelling House whilst allowing for client parking onsite
- The remaining internal parking space retains a width of 3m, compliant with AS2890.1
- The use will not generate significant additional traffic movements and will therefore not require upgrade to the existing road network
- The proposal facilitates a home from home opportunity for the applicant, reducing the number of vehicle movements to and from the site each day

4.5 Heritage

The site, or any adjoining allotments, are not identified as heritage items by the Maitland Local Environmental Plan.

4.6 Waste Management

It is intended for operational waste to be collected at the street via standard Council collection, with the proposed use only generating a minor amount of additional waste.

5.0 Section 4.15 Assessment Response to Planning Instruments

An assessment of the proposal has been undertaken in accordance with Section 4.15 of the Environmental Planning and Assessment Act (1979) and the Environmental Planning and Assessment Regulations (2000).

5.1 Environmental Planning Instruments

5.1.1 State EPI's

No State EPI's applicable to this proposal.

5.1.2 Local EPI's

Maitland Local Environmental Plan 2011

Land Use Table

The site is zoned R1 General Residential.

Home Businesses are permissible with Council consent, where they are not listed as prohibited within the zoning table.

The proposal meets the definition of a home business as follows:

home business means a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—

(a) the employment of more than 2 persons other than the residents,

no other employees to be sought, only the resident of the dwelling

(b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,

The proposal will involve no interference of the amenity given the scale of the proposal, the type of business to be sought and the opening hours as detailed in Section 3.0.

(c) the exposure to view, from adjacent premises or from a public place, of unsightly matter

The proposal will not cause the exposure of any unsightly matter in the context, with the premises enclosing the area for beauty treatments within a new partition wall

(d) the exhibition of signage, other than a business identification sign,

Signage will be limited to what is permitted as exempt development for a business identification sign.

(e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing,

No goods will be sold from the premises.

5.4 Controls relating to miscellaneous permissible uses

(2) Home Businesses

The proposed home business is 20.1m² in area, ably complying with the 50m² maximum floor area requirement of this clause.

There are no other applicable clauses of the LEP.

5.2 Draft Environmental Planning Instruments

There are no known draft EPI's applicable to the proposal.

5.3 Development Control Plans

The proposal responds to the relevant sections of the Maitland Development Control Plan as outlined by **Table 1**.

Table 1 Response to Maitland Development Control Plan

Section	Compliant	Comment
B6 Waste Not	Yes	<p>The works required for the home business are minor in nature and will not generate any significant waste, with accurate quantities able to be estimated prior to works commencing and no demolition required.</p> <p>All waste generated by the business will be disposed of via standard Council collection.</p>
C11 Vehicular Access and Car Parking	Yes	<p>Existing site access to remain unchanged by this application, reversing movement onto street considered to be a suitable response to the low speed traffic environment and low number of vehicles travelling to the site.</p> <p>Parking spaces compliant with AS2890.1, which only requires a 3m internal dimension for a single garage.</p> <p>External spaces provided with suitable area around each space for vehicle access and pedestrian movement.</p> <p>All parking spaces sealed, utilising the existing driveway.</p> <p>Any deliveries to the site can occur from existing driveway or site frontage, minimal deliveries required for the business.</p> <p>One space allocated to the home business, with 2 spaces available for the occupants, compliant with the DCP.</p>
C12 Crime Prevention through Environmental Design	Yes	<p>The proposed home business will provide improved passive surveillance of the street, a positive crime prevention outcome.</p>

5.4 Likely Impact of the Development

The Statement of Environmental Effects, and the response to the relevant planning instruments, demonstrate how the proposal has properly considered and responded to any likely impact of the development on the site and its context.

5.5 Suitability of the Site for the Development

The suitability of the site for the development has been demonstrated by the various sections of this report.

5.6 Submissions made in respect of Application

This Development Application may require notification to adjoining neighbours.

Given the proposals careful consideration of amenity provided to neighbouring allotments it is not expected to raise any significant objection.

Any submissions will be responded to as required by the assessing officer.

5.7 The Public Interest

The proposed development is deemed to be in the public interest by allowing for a home business opportunity that will have no impact on the amenity of adjoining allotments.

6.0 Conclusion

This report demonstrates how the proposed home Business has responded to all relevant planning instruments and, by extension, without impact on the amenity provided to adjoining allotments.

Council support for the application is therefore anticipated.