

ADVANTAGE

> BUILDING DESIGN THAT'S ALL ABOUT YOU

19th May 2021

The Development Assessment Officer
Maitland City Council
High Street
Maitland NSW 2320

To whom it may concern

This statement of environmental effects accompanies the development application for a proposed home-based beauty premises at 5 Aileen Close, Raworth.

This document has been prepared with reference to the, Maitland Citywide Development Control Plan (MCDCP) the Maitland Local Environment Plan 2011 (LEP11).

Regards,

Julia Badman – Advantage

Site Analysis/ Existing Uses

The subject land is known to M.C.C as number 5 Aileen Close, Raworth. It is a cul de sac site with frontage to Aileen Close.

An existing dwelling is located on the site fronting Aileen Close. It is a 6-bedroom, triple garage two storey dwelling.

The proposal is to convert the ground floor guest bed / home office to a home-based beauty salon. The beauty salon will take up an area of approximately 27.52m².



Streetscape and Local Context

The location is situated in a residential area R1.

The proposed development is permissible under the Maitland Local Environment Plan (2011).

External Appearance

The proposal does not intend to change the existing or approved façade.

Proposal

The owner of the dwelling would like to establish a small beauty salon. The area is to consist of 1 treatment room space. Skin penetration procedures will be carried out hence requirement for a DA.

The existing laundry will be used for washing of towels etc. An existing bathroom for change of clothes is available in the dwelling for customer use if needed. It is not anticipated that this will be a regular occurrence as procedures are of a short duration.

A fixed will store dry goods and products for use.

The proposed hours of operation will be available:

- Mon – Friday 7am – 8pm
- Saturday 7am – 7pm

The resident has a full-time career and this business is intended to be run as a part –time service as required.

It is anticipated that the resident will be providing these services only as a degree is required to provide these services.

The salon will offer (but not limited to) the following services:

- Micro needling, ear piercing
- Cosmetic enhancements through the use of injectables.

The resident will not have deliveries as they will collect supplies as needed.

The resident will organise waste collection through Sharps for any needles etc. Most other waste will be cardboard and collected by council.

The facilities will be fitted out to comply with all relevant standards and codes applying to this type of proposal.

Signage to the premises is not proposed for this development.

Useable Open Space

This is not applicable in this instance.

Privacy Views and Overshadowing

The proposal is within a portion of an existing ground floor, located behind a 1.8m high fence. Customers will either park in the driveway or on the street and access the premises via the front sliding door. Privacy to neighboring properties is not an issue.

Acoustic Privacy

No noise will be generated by this home-based business.

Access and Traffic

There are two on site carparks available. This home-based business will not have a high turnover of customers and there will be no customers waiting for a service so the available parks are deemed acceptable to this small-scale business.

Landscaping Requirements

There is no additional landscaping proposed for this development.

Heritage

This is not applicable in this instance.

Tenant Security

This is not applicable in this instance.

Conclusion

The proposed development is permissible under the Maitland LEP 2011. The design of the development generally complies with the MCDCP.

It is requested that M.C.C give favourable consideration to the proposed development, and grant approval for the application.