MATERIAL CHANGE OF USE - HOME BASED BUSINESS (HAIR DRESSER) – 54-56 THOMSON ROAD EDMONTON – DIVISION 2

Kelly Barnes : 8/8/1081 : #2012834

PROPOSAL: HOME BASED BUSINESS (HAIR DRESSING SALON)

APPLICANT: R CAMPBELL
54 THOMSON ROAD
EDMONTON QLD 4869

LOCATION OF SITE: 54-56 THOMSON ROAD EDMONTON

PROPERTY: LOT 1 ON RP729614

PLANNING DISTRICT: WHITE ROCK EDMONTON

PLANNING AREA: RESIDENTIAL 1

PLANNING SCHEME: CAIRNSPLAN 2008

REFERRAL AGENCIES: NOT APPLICABLE

NUMBER OF SUBMITTERS: NONE

STATUTORY ASSESSMENT DEADLINE: 5 JUNE 2009

APPLICATION DATE: 27 MARCH 2009

DIVISION: 2

APPENDIX: 1. APPROVED PLAN(S) & DOCUMENT(S)
RECOMMENDATION:

That Council approve the development application for Home Based Business (Hair Dresser) over land described as Lot 1 on RP729614, located at 54-56 Thomson Road Edmonton, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)
The term ‘approved drawing(s) and / or document(s)’ or other similar expressions means:

<table>
<thead>
<tr>
<th>Drawing or Document</th>
<th>Reference</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan</td>
<td>54 Thomson Street</td>
<td>Not Dated</td>
</tr>
<tr>
<td>Floor Plan</td>
<td>54 Thomson Street</td>
<td>Not Dated</td>
</tr>
<tr>
<td>Front Elevation</td>
<td>54 Thomson Street</td>
<td>Not Dated</td>
</tr>
<tr>
<td>Side Elevation</td>
<td>54 Thomson Street</td>
<td>Not Dated</td>
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ASSESSMENT MANAGER CONDITIONS

1. The applicant/owner must at all times during development of the subject land carry out the development and construction of any building thereon and conduct the approved use(s) generally in accordance with:

   a. The plans, specifications, facts and circumstances as set out in the application submitted to Council;

   b. To ensure that the development complies in all respects with the following conditions of approval and the requirements of Council’s Planning Scheme and the FNQROC Development Manual; and

Except where modified by these conditions of approval.
Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Signage

3. Only one (1) sign, no greater than 0.3m² in area and bearing only the name of the occupant and/or a telephone number and/or a description of the occupation, vocation or profession shall be displayed.

Car Parking

4. A minimum of three (3) on-site car parking spaces must be provided (two of which may be in tandem).

The parking layout must be designed in accordance with Australian Standard AS2890.1 1993 Parking Facilities - off street car parking, except as varied with the consent of the Chief Executive Officer.

Parking Signage

5. Erect one sign on the Thomson Street frontage advising of the location of the off-street visitor parking area and access thereto. The signs must be erected prior to Commencement of Use.

Hours of Operation

6. The use must only be conducted during the approved hours which are as follows:

   8:00am – 6:00pm Monday – Friday
   8.00am – 3.00pm Saturday
   and not at all on Sunday or Public Holidays.

Noise Emissions

7. Noise from either air conditioning units, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of the Environmental Protection Act 1994, Environmental Protection (Noise) Policy 1997 and Environmental Protection Regulation 1998 (Part 2A - Environmental Nuisance).

8. The proposed use is limited to a maximum of 50m² of floor area.
ADVICE

1. This approval, granted under the provisions of the Integrated Planning Act 1997, shall lapse four years from the day the approval takes effect in accordance with the provisions of Section 3.5.21 of the Integrated Planning Act 1997.

2. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.

3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.


EXECUTIVE SUMMARY:

Council is in receipt of an application for a Home Based Business (Hairdresser) at 54 Thomson Street, Edmonton. The applicant was required to carry out public notification of the development application and no submissions were received by Council. The proposed development complies with the definition of a Home Based Business and is considered suitable in the proposed locality. It is recommended that the development be approved subject to conditions.

TOWN PLANNING CONSIDERATIONS:

Proposal

The applicant lives in the existing residence and seeks to operate a Hairdresser business from home. The applicant has advised that she intends to utilise an area of approx 19m², for conducting the Hairdresser business. The applicant states that it is the intention to operate under an appointment basis only, with one client at a time with the occasional overlap of customers arriving and leaving.

CairnsPlan Assessment

<table>
<thead>
<tr>
<th>CairnsPlan Inner Suburbs Planning District</th>
<th>Code Applicability</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Area Residential 1/E’ton Business &amp; Industry Centre</td>
<td>✔</td>
<td>Complies</td>
</tr>
<tr>
<td>Land Use MCU - Home Based Business (Hair Salon)</td>
<td>✔</td>
<td>Complies</td>
</tr>
<tr>
<td>General Parking &amp; Access Code</td>
<td>✔</td>
<td>Complies</td>
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Car Parking

The proposed development generates the requirement for three (3) on-site car parking spaces, i.e. two spaces for the dwelling and an additional one (1) space for the Home Based Business.

The site currently contains four (4) on-site car parking spaces which is acceptable for the residential component and the business activity. The required total number of car parking spaces has therefore been provided.

Public Notification / Submissions

Public notification was conducted in accordance with the provisions of the Integrated Planning Act 1997, from 13 April 2009 to 5 May 2009 and no properly made submissions were received by Council.

Impact of Proposal

Hairdresser services are usually scheduled on an appointment only basis, with no more than one client being on the premises at one time. The home based business is considered unlikely to cause a noise nuisance or parking problems.

HEADWORKS / CONTRIBUTIONS:

The proposed development does not trigger any additional Developer’s Headwork’s Contributions.

Kelly Barnes
Planning Officer
Action Officer

Simon Clarke
Manager Development Assessment
APPENDIX 1 APPROVED PLAN(S) & DOCUMENT(S)