

MANAGEMENT PLAN

- a. A car parking plan.
The proposed property has ample paved space for 1 client parking spot to remain available throughout business hours. Space also provided for the 1 employee that resides at address and other residents of the property.
The existing area is already paved and does not detract from the residential appearance of the dwelling or dominate the streetscape.
All parking is within the lot boundary and parking on the verge will not be required all. See attached site plan.
- b. Measures to minimise and control noise.
 - There will be minimal to no noise at all.
 - One client at a time
 - Quiet appliances
 - Business hours
- c. Measures to minimise vehicle loading and unloading and traffic movements.
See attached parking plan. One client cars movements to property will not adversely affect surrounding traffic movements.
- d. The proposed hours of operation.
By appointment between 9.00am to 5.30pm
3-4 Days per week (Monday - Friday)
- e. Details of any poisonous, flammable or harmful chemicals or other hazardous materials proposed to be stored or used and measures to ensure that no polluting or harmful substances will escape from the site.
 - All used sharps shall be placed in a designated puncture resistant container that complies with Australian Standard AS 4031.
 - Disposable spatulas and containers shall be discarded into an appropriate waste receptacle after use.
 - All waste will be stored and disposed of in a manner that complies with local government requirements.
- f. Measures to minimise emissions of odours, dust or vapours from the site.
 - There will be no odours, dust or vapours from site.
 - The business will be regularly cleaned and maintained in good repair
- g. Ways to limit the number of people visiting the house at any one time in relation to the business.
 - Clients are by appointment only
 - One client at a time
 - No visitors with clients
- h. A plan showing any proposed outdoor storage areas.
No proposed outdoor storage areas.
- i. Measures to ensure that no detrimental impact occurs to the character of the neighbourhood.
 - The home business will not dominate the use of the land nor be so large or intensive that it changes the residential character of the neighbourhood.
 - The visual impact of operating the business will not be noticeable to residents and passers by of the neighbourhood
 - The Home Business will not need substantial or inappropriate modification to the dwelling.
 - The business does not detract from the residential appearance of the domestic outbuilding
- j. Measures to manage the impact of the home business on any building or place listed on the municipal inventory of heritage places.
 - No impact to the above mentioned.

Development (Planning) Application Checklist Home Business

This form is to help you prepare a development (planning) application for a Home Business.

It is recommended that you review the requirements of the *Home Business Local Planning Policy* (HBLPP) before preparing your application. Further information is available on the City's website, joondalup.wa.gov.au

Please note that you do not need development (planning) approval for a home office, or home occupation. Refer to the HBLPP for definitions.

For further information on planning requirements, contact Planning Services on **9400 4000**, email info@joondalup.wa.gov.au, or visit the Customer Care desk during office hours **Monday – Friday, 8.30am-5.00pm**.

About the business

This section gives us details to confirm if your business will comply with planning requirements. Please provide as much detail as possible. Where additional space is required, attach additional information, and reference the section that the information relates to.

Name of the Home Business:

Jewels Beauty Bar

Please describe the nature of the home business and include specific details of the activities involved.

Please refer to attached Business plan.

Jewel's Beauty Bar will be a home-based beauty salon in Ocean Reef. The salon specializes in eyebrows, with a variety of other treatments such as cosmetic tattooing.

Days and Hours of Operation:

Day	Opening	Closing
Monday	9.00	5.30
Tuesday	9.00	5.30
Wednesday	9.00	5.30
Thursday	9.00	5.30
Friday	9.00	5.30
Saturday		
Sunday		

Note: the HBLPP limits days and hours of operation to be between 8.00am to 6.00pm Monday to Friday and 9.00am to 5.00pm Saturday.

If you are proposing to operate outside of the hours outlined in the HBLPP this will be assessed on its merits. Please provide justification on why you feel the operating hours outside the HBLPP will not impact on the amenity of the area.

N/a

What is the area (m²) required for the proposed home business? *(please highlight the area on the plans as well)*
Note: A Home Business cannot occupy an area greater than 50m²

14.45m2

Dwelling modifications

Will the Home Business require any external modifications to the dwelling?

Yes No

If yes, please outline the modifications that will be required *(Note: the HBLPP does not support substantial and/or inappropriate modifications to the dwelling).*

Business to take place inside existing outbuilding at property location.

Employees

Is an employee a permanent resident of the dwelling? *(Note: It is a requirement that a minimum of one employee uses the dwelling as their principal place of residence)*

Yes No

Will the home business employ anyone who is not a permanent resident of the dwelling?

Yes No

If yes to the above, please state how many non-residents will be employed? *(Note: A Home Business does not involve employing more than 2 people who are not permanent residents of the dwelling)*

Customers

How many customers and/or vehicles will visit the site each day (please provide maximum number)?

How many customers will visit the site at any one time (please provide maximum number)?

Parking

How will you manage customer appointments to ensure there is sufficient parking for all residents and people associated with the home business within the property boundaries at all times?

Notes:

- In addition to resident parking the HBLPP requires one onsite parking bay for each customer and/or employee that will be at the Home Business at any one time.*
- The HBLPP does not support the provision of car parking bays that would detract from the residential appearance of the dwelling or dominate the streetscape. The front of properties should not be fully paved to provide parking and normally a minimum of 50% needs to be landscaped. No verge parking will be supported.*

Deliveries, machinery and hazardous materials

Describe any deliveries coming to the site, including estimated number of deliveries and day and time deliveries.

6. Number and frequency of deliveries
- Once a fortnight through regular Australia Post parcel delivery services.
- Small delivery of product refills
- Deliveries will provide no inconvenience or impact existing traffic.

Provide a list of any machinery or appliances which will be used in the Home Business?

8. Machinery or equipment used includes
- Wax Pot
- Wireless Tattoo gun
- OzTan Tanning machine
- Piercing gun

Provide a list of any poisonous, flammable or harmful chemicals or other hazardous materials associated with the home business which are proposed to be stored on the site and details of the measures you will employ to ensure no polluting or harmful substance will escape from the site.

9. Details of any poisonous, flammable or harmful chemicals or other hazardous materials proposed to be stored or used and measures to ensure that no polluting or harmful substances will escape from the site.
- All used sharps shall be placed in a designated puncture resistant container that complies with Australian Standard AS 4031.
- Disposable spatulas and containers shall be discarded into an appropriate waste receptacle after use.
- All waste will be stored and disposed of in a manner that complies with local government requirements.

Impact on the surrounding area

Outline how you will ensure the Home Business does not adversely impact on the amenity of the surrounding area. This should include (but not limited to):

- ✓ Measures to minimise and control noise.
- ✓ Measures to minimise vehicle loading and unloading.
- ✓ Measures to minimise emission of odours, dust or vapours from the site.

Please refer to attached management plan