



Re: Application for Home Based Business

I am a professional artist with a home studio in Burns Beach. I'm involved in several community art groups, Lets Get Arty at Heathridge Community Centre, Wanneroo Joondalup Art Society and Sun City Artists Association. I also run art workshops at The Downstairs Art Gallery in Two Rocks, Beaumaris Community Centre, Sorrento Community Hall, on site at various businesses as well as a number of commercial studios throughout the northern beaches. I hold a Working With Children licence and am insured as an art teacher through an Artsource membership.

Proposal

To use my home art studio to teach art and craft to the public in the form of private art lessons, a weekly art club and periodical workshops and demonstrations.

Travelling to peoples homes or hiring of commercial premises on an hourly basis means art activities can be outside of affordable levels for some people. My vision is to use my existing art studio facility and equipment to provide guidance for young and old people to explore their creativity in a safe and familiar environment. The commercial aspect of this will cover costs of materials used and does not involve the sale of products.

Facilities

Property has a self-contained 'granny flat' at front which has a separate entrance to the main residence via double sliding doors from the front garden. Directly outside the studio, the front garden of the property is contained within a secure gated wall and the studio is not visible from the road.

The living area and kitchen of this granny flat is my working art studio and has access to a bathroom. The size of the space is 26.32sqm and current equipment/furniture can cater for up to 6 adults or 8 children.

Hours

Proposed hours of operation are between 9.30am-6pm. I am expecting to teach at this location just a few times per week for 2-3 hour sessions.

Materials and Waste

The materials to be used at the premises include non-toxic acrylic and watercolour paints which are disposed of at the Tamala Park waste facility in 2 litre sealed bottles. There are no oil paints or solvents used.

Noise Levels

Art is a generally quiet and peaceful practice and the noise level will not disturb neighbours any more than that of a general residence.

Parking

Residence has 4 parking spots, 2 of which are occupied by owners cars, leaving 2 spots vacant for attendees. It is expected that a childrens art club would not require any parking spaces and adults art sessions normally consist of a single person or a small group of friends/family that car pool. Attendees that require carers would be either driven by their carers or dropped and collected by disability transport services.

Signage

There is no requirement for signage at the premises.

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:

JAART

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

ART LESSONS
PRIVATE TUITION 1-ON-1, SMALL GROUP ART CLUB,
DEMONSTRATIONS
PAINTING (ACRYLIC), DRAWING

Days and Hours of Operation:

| Day | Opening | Closing |
|-----------|---------|---------|
| Monday | 9:30am | 6pm |
| Tuesday | 9:30am | 6pm |
| Wednesday | 9:30am | 6pm |
| Thursday | 9:30am | 6pm |
| Friday | 9:30am | 6pm |
| Saturday | 9am | 5pm |
| 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.

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

26.32 sqm

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).

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.

2-3 DELIVERIES PER MONTH OF 1 MEDIUM SIZED BOX
VIA AUPOST

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

NONE

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.

ACRYLIC PAINT, AROUND 40-50 LITRES STORED ON SITE
DISPOSED OF IN 2L SEALED BOTTLES AT TAMANA PARK

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.

- ACTIVITY IS NOT NOISY
AREA HAS SOUND ABSORBING WALL PANELS AND
RUBBER FLOOR MATS

- NO VEHICLE LOADING OR UNLOADING

- NO ODOURS, DUST OR VAPOURS

Bushfire prone areas

If your Home Business is in a bushfire prone area and has employees who do not ordinarily live at the property, an Emergency Evacuation Plan is required to be completed.

A bushfire prone area is an area identified as being at risk of bushfire as designated by the State Government. Bushfire Prone Areas are identified on the City's Online Maps.

Acknowledgement

I acknowledge that my Home Business will not entail the following:

- Retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the internet.
 - Presence, use or calling of a vehicle of more than 4.5 tonnes tare weight.
 - Use of an essential services (such as power, water, gas etc) that is greater than normally required for the residential use of the property.
 - Signage exceeding 0.2 square metres in area on the front façade of the dwelling.
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