

AMENDED 2021 reviews/additional comments to existing Home Occupation licence for 66 Darley circle Bull Creek

DA2016-1200

Home Business Further Information:

Please see below points for further information of the proposed home business application for the new extension.

The nature of the business

The business name is Flower Nation. ABN 30 592 331 538. Sole Trader small business operated by myself. The proposed work will be floral design/ floristry for wedding and events. This involves making arrangements and bouquets for wedding clients or centrepieces for functions. These are about 20-25 events per year with no retail operation at all. The work will be carried out in a workshop space behind new garage extension and will not be visible to street or neighbours. The work is quiet of nature not involving any loud noise etc.

In addition to the fresh flower work carried out in studio space in garage as per existing conditions, the business had evolved in 2020 to include dried flower design and teaching workshops as a response to challenging business conditions in the event industry.

As per emails to Gavin some workshops have been hosted onsite (less than 24hours total per annum) and I am planning to increase this side of the business in 2021 and future.

The workshops are being hosted in the second story extension space marked "Activity" which has been set up as a dried flower workshop to accommodate 6 to 8 attendees.

The fresh flowers and dried flower areas are NEVER used at the same time .

The proposed days/hours of operation

Most of the work is late week- weekends as that's the nature of the wedding industry, so usually from Thurs afternoon- Saturday.

The workshops are usually held either school hours weekdays for 1.5-2hours, or on a weekend run time 1.5-3hours.

The number of clients/customers/couriers/

No clients/customers as it does not involve any retail operation at all. Couriers for flower/sundry delivery may be in the driveway for a short time(30 min max) to unload goods Wed-Fridays.

The attendees will be onsite are limited to 8 people (sometimes if it's a kids workshop (legal guardians will also attend the premises).

Some clients may attend to collect items.

Proposed signage

Most likely no sign at all, potentially a very small sign not exceeding 0.2sqm on garage next to garage doors in future.

Sign to be installed not exceeding 0.2sqm on garage wall

The number of employees proposed

For most events only the homeowner, some casual helpers may be brought in for large events not exceeding 2 people.

A site plan of the property

As attached is the current planning application plans for the extension with florist studio space/workshop (highlighted).

Please see the new space in the amended plans attached

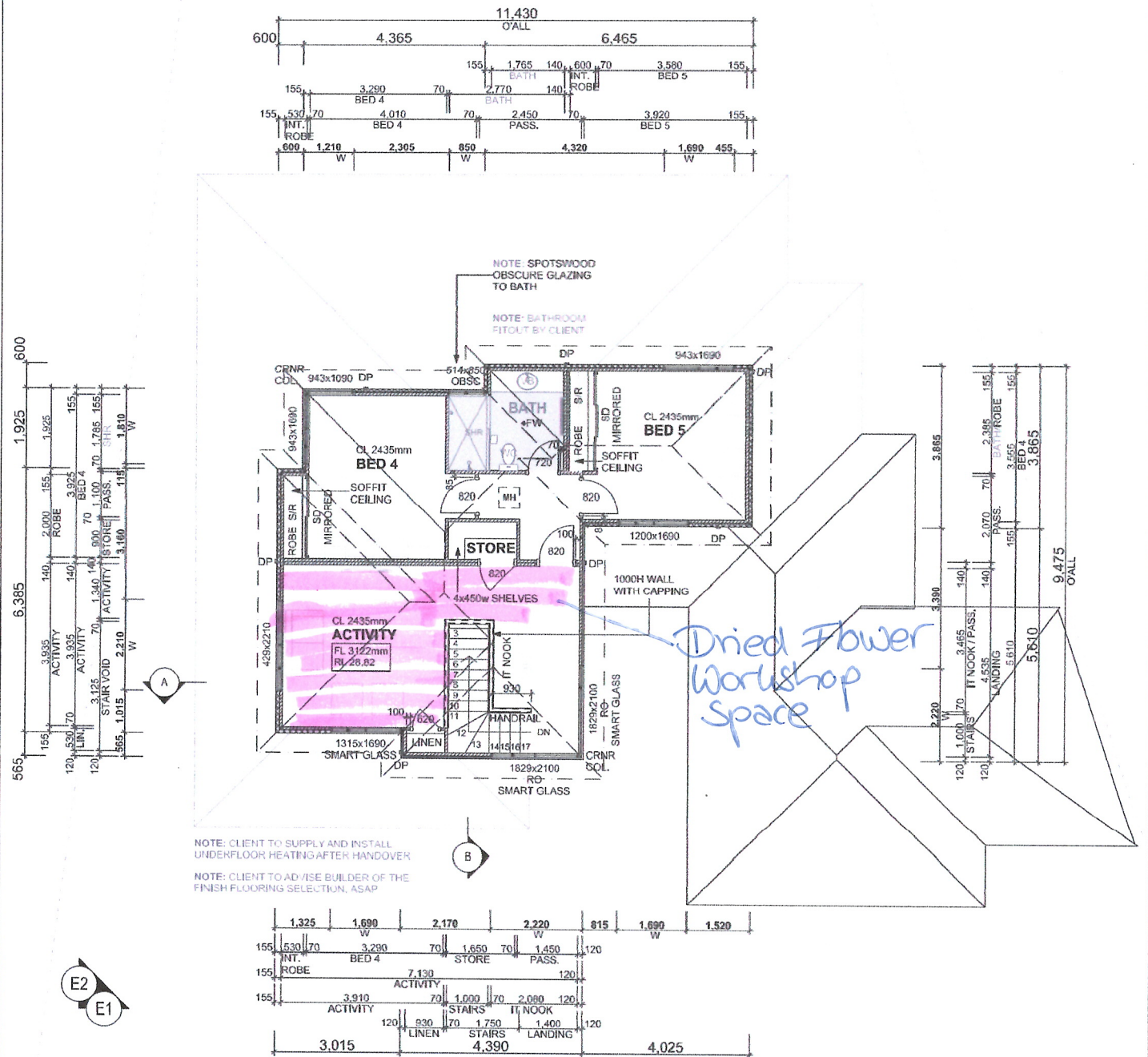
Additional information

Is there potential to have small retail of occasional clients/ and wedding clients coming to home for consultations??

LEGEND:
 NEW
 BRICK WALL
 TIMBER FRAME WALL
 MASTERWALL CLADDING
 CLADDING AS NOTED
 WHERE POD CONSTRUCTION: EXTERNAL WALLS AND INTERNAL POD JOINS INCLUDE PLYWOOD BOARD ON TIMBER FRAME WALL
 ICFI CONCRETE FLOOR
 ITFI TIMBER FRAME FLOOR
 ZIG ZAG = DRYLINE PLASTERBOARD
 GREEN NOTES = WORKS BY CLIENT
ADDENDUM NOTE:
 DRAWINGS TO BE READ IN CONJUNCTION WITH ADDENDUM TO THE SPECIFICATION AND COLOUR ADDENDUM
FLOOR STRUCTURE NOTE:
 PROVIDE DOUBLE LAYER ACOUSTIC FLOORING WITH 3mm ACOUSTIC MATTING

STRUCTURAL NOTE:
 DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS
INSULATION NOTE:
 R 4.0 INSULATION TO ALL NEW INTERNAL CEILING.
 R 2.0 INSULATION TO ALL NEW EXTERNAL AND INTERNAL TIMBER STUD WALLS.
ELECTRICAL NOTE:
 PROVIDE NEW HARDWIRED SMOKE DETECTORS TO BCA PART 3.7.2
WATERPROOFING NOTE:
 WATERPROOFING TO BCA PART 3.8.1.1 AND AS 3740
STAIRS AND BALUSTRADE NOTE:
 STAIRS & BALUSTRADE TO BCA PART 3.9.3

ENERGY EFFICIENCY COMPLIANCE NOTE:
 DRAWINGS TO BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY REPORT
5 STAR PLUS NOTE:
 NEW TAP FITTINGS AT 4 STAR WELS RATED (MINIMUM).
 NEW SHOWER HEADS AT 3 STAR WELS RATED (MINIMUM).
 NEW WC SYSTEM AT 4 STAR WELS RATED.
RESTRICTED WINDOW OPENING NOTE:
 WINDOWS NOTED AS 'RO' TO HAVE 125mm RESTRICTED OPENING TO SUIT BCA 3.9.2.5
STORMWATER NOTE:
 OWNER TO CONNECT NEW DOWNPIPES TO SOAKWELLS TO COUNCIL REQUIREMENTS



UPPER FLOOR PLAN
 1:100

UF AREAS	
PROPOSED UPPER	79.88
	79.88 m ²
NEXUS HOME IMPROVEMENTS: P 61 SPENCER STREET COCKBURN CENTRAL WA 6154 T: 08 9414 1780 F: 08 9417 4552 ABN: 72152669328 W: www.nexusprojects.com.au	
SHEET NO:	5 OF 11
JOB NO:	2016
SCALE:	A3 SHEET
NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY	

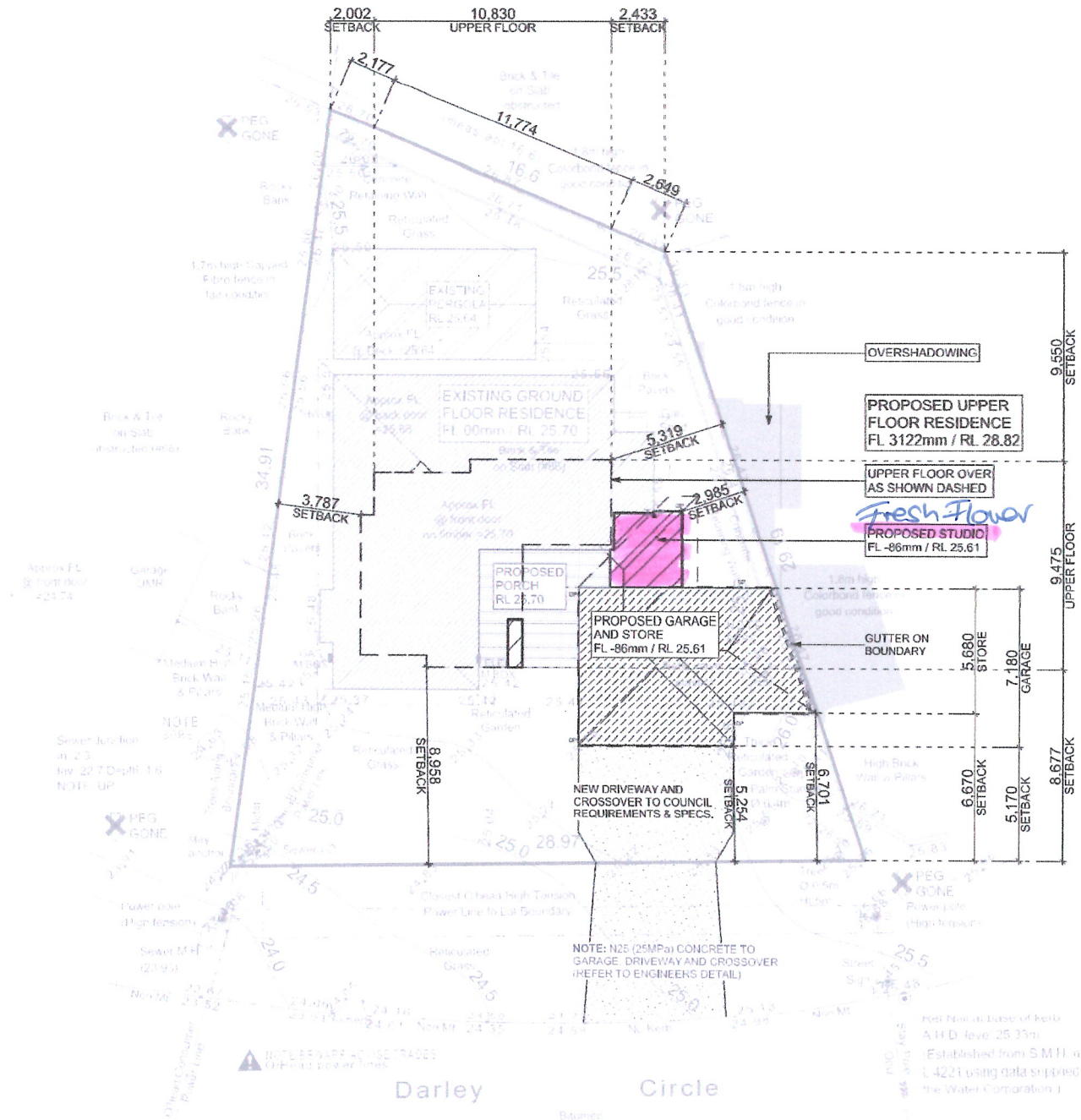


STAGE:
CONSTRUCTION
 CLIENT:
DAVID AND KATHARINA MARTIN
 PROPOSED RESIDENCE AT:
**66 DARLEY CIRCLE
 BULLCREEK**

SHEET: UPPER FLOOR		DATE	REV	DESCRIPTION	BY:
08-01-15	D			GARAGE BY BUILDER AND CLIENT MARK UPS	SM
11-02-16	F			PLANNING DRAWINGS	SM
08-04-16	G			BUILDING DRAWINGS	JD
30-05-16	H			ISSUE FOR CLIENT CONSULTANT MEETING	SM
13-06-16	I			FINAL COLOR ADDENDUM CONSTRUCTION DRAWINGS	SM
14-07-16	J			MPS CONCRETE TO GARAGE, DRIVEWAY & CROSSOVER	SM
22-07-16	K			UF BED 4 WINDOWS	SM
16-08-16	K			PCA VARIATIONS & CLIENT MARK UPS	SM

DATE PRINTED: 17/08/2016

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SITE PLAN
1:200

SITE INFO	
LOT AREA	682m ²
ZONING	R20
OPEN SPACE	450m ² / 65.9%
OVERSHADOWING AS SHOWN SHADED	45.70m ² / 5.5%



STAGE
CONSTRUCTION

CLIENT
DAVID AND KATHARINA MARTIN

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**66 DARLEY CIRCLE
BULLCREEK**

SHEET SITE PLAN			
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14-07-16	I	N25 CONSTRUCTION TO GARAGE, DRIVEWAY & CROSSOVER	SM
22-07-16	J	UP DEC & WINDOWS	SM
16-08-16	K	-CA, VARIATIONS & CLIENT MARK UPS	SM

DATE PRINTED: 17/06/2016

NEXUS HOME IMPROVEMENTS:
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ABN: 7215269326
W: www.nexusprojects.com.au

SHEET N°:
2 OF 11

JOB N°:
2016

SCALE: A3 SHEET

NOTE: DO NOT SCALE FROM THE SET DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY.