24 November 2026

Statutory Planning Department
City of Melville, Western Australia

**Subject: Planning Approval– Proposed Home-Based Outdoor Wellness Business**

Dear Planning Officer,

I am seeking the City's planning approval for a small, appointment-based outdoor sauna wellness business operating from my residential property in Melville.

I currently have an outdoor 4–6-person sauna installed in my backyard that is approximately 2 metres by 2 metres. I also have an outdoor shower in the vicinity and a swimming pool. I currently have this for my personal use, however I wish to start a small home based business three days per week where people make online bookings to use these facilities.

The sauna will provide private wellness sessions for individuals and small groups of up to five adults. Customers will book and pay for a one-hour session to use the sauna, the shower and the swimming pool with the main hire item being the sauna. The swimming pool and shower are to provide contrast therapy between sauna sessions. The source of booking will be through a self-managed and created website. In addition to these services I want to sell Sauna products such as Sauna Hats online through the website.

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1. Business operations

The proposed operating arrangements are:

- Business type: Private sauna and wellness sessions (contrast therapy)
- Location: 3 Guy Place, Melville WA 6156
- Sauna: One permanent outdoor electric sauna 4-6 persons.
- Sauna dimensions: Approximately 2 m × 2 m.
- Area that business occupies including pool and shower approx. 4.5 x 8m = 36m2
- Maximum occupancy: Six adults per session.
- Minimum occupancy: One adult per session.
- Session duration: One-hour sessions and two-hour sessions.
- Operating days: Three days per week.
- Operating hours: 8 am to 5 pm.
- Daily bookings: Approximately two to three groups.
- Booking system: Advance bookings made online via website.
- Business operator: Property owner.
- Employees: None.
- Customer access: Customers will attend only for their allocated booking.



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- Signage: Two lawn signs (one for parking, the other to Direct to Sauna)

There will be no unrestricted public access and all sessions will be supervised.

15-20 minutes breaks will be scheduled between sessions to allow for cleaning, ventilation and preparation for the next booking.

2. Parking and customer movements

Customer parking will be provided off-street within the property. Driveway has car parking suitable for up to four vehicles.

Customer attendance will be controlled through the booking system with spaces between bookings to avoid overlapping sessions and unnecessary vehicle movements.

I will provide a site plan identifying the sauna location, existing dwelling, driveway and available parking spaces.

3. Neighbourhood amenity

The business will operate on a small scale and will be managed to minimise any impact on surrounding residential properties.

The sauna uses electric heating rather than wood combustion.

4. About me

I am a contentious neighbour and have good relationships with other neighbours on my street.

I will manage noise, lighting, cleanliness and customer movements to maintain the residential amenity of the neighbourhood.

I would like to ensure that the proposed business and sauna structure comply with all relevant City of Melville requirements before commencing operations.

Thank you for your consideration.

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## Appendix 2:

## Site Plan and Satellite Images of 3 Guy Place, Melville WA



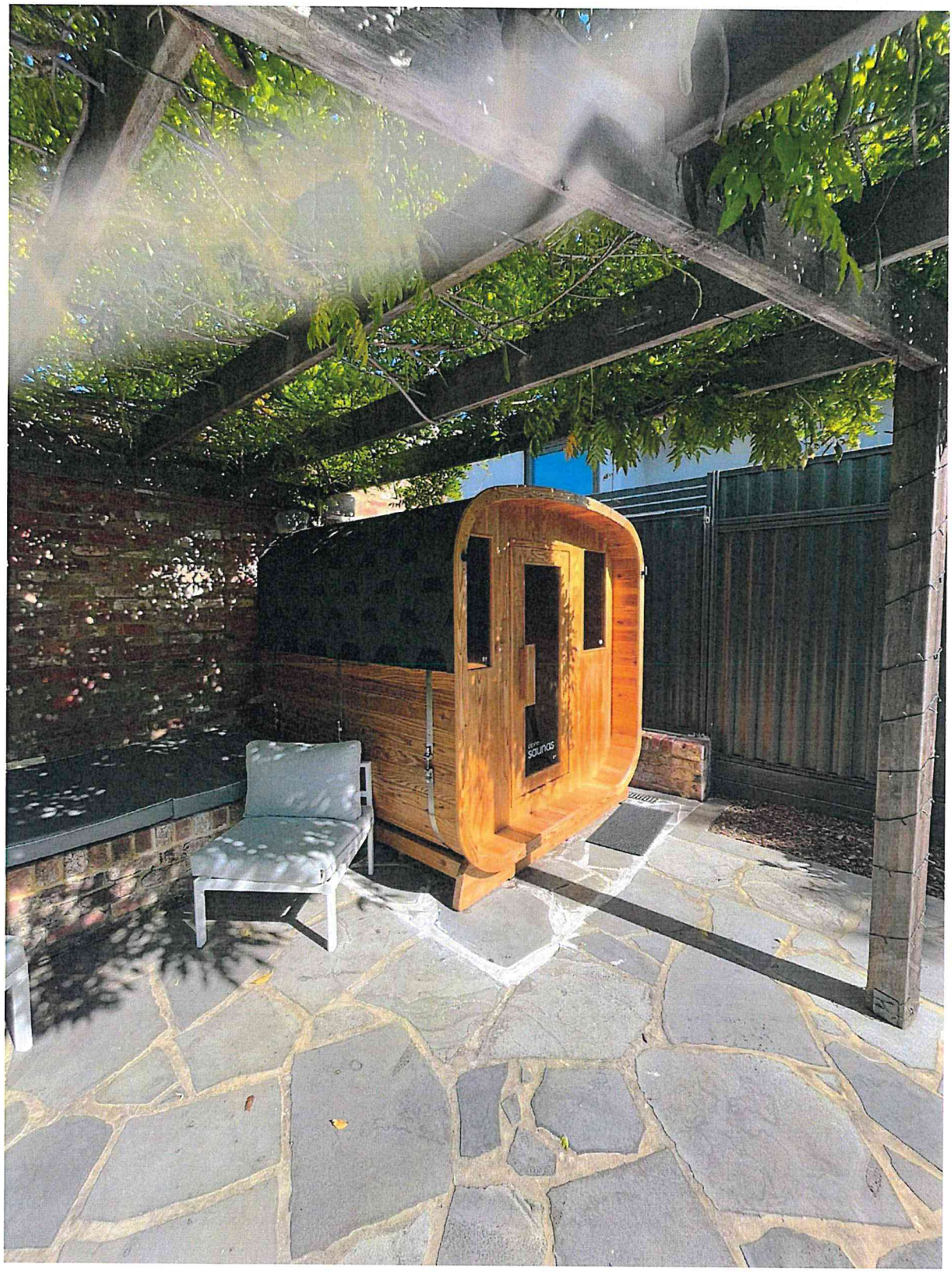

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## Appendix 3: Images of Sauna located at 3 Guy Place Melville, WA

Dimensions 196cm L x 196cm W x 219cm H

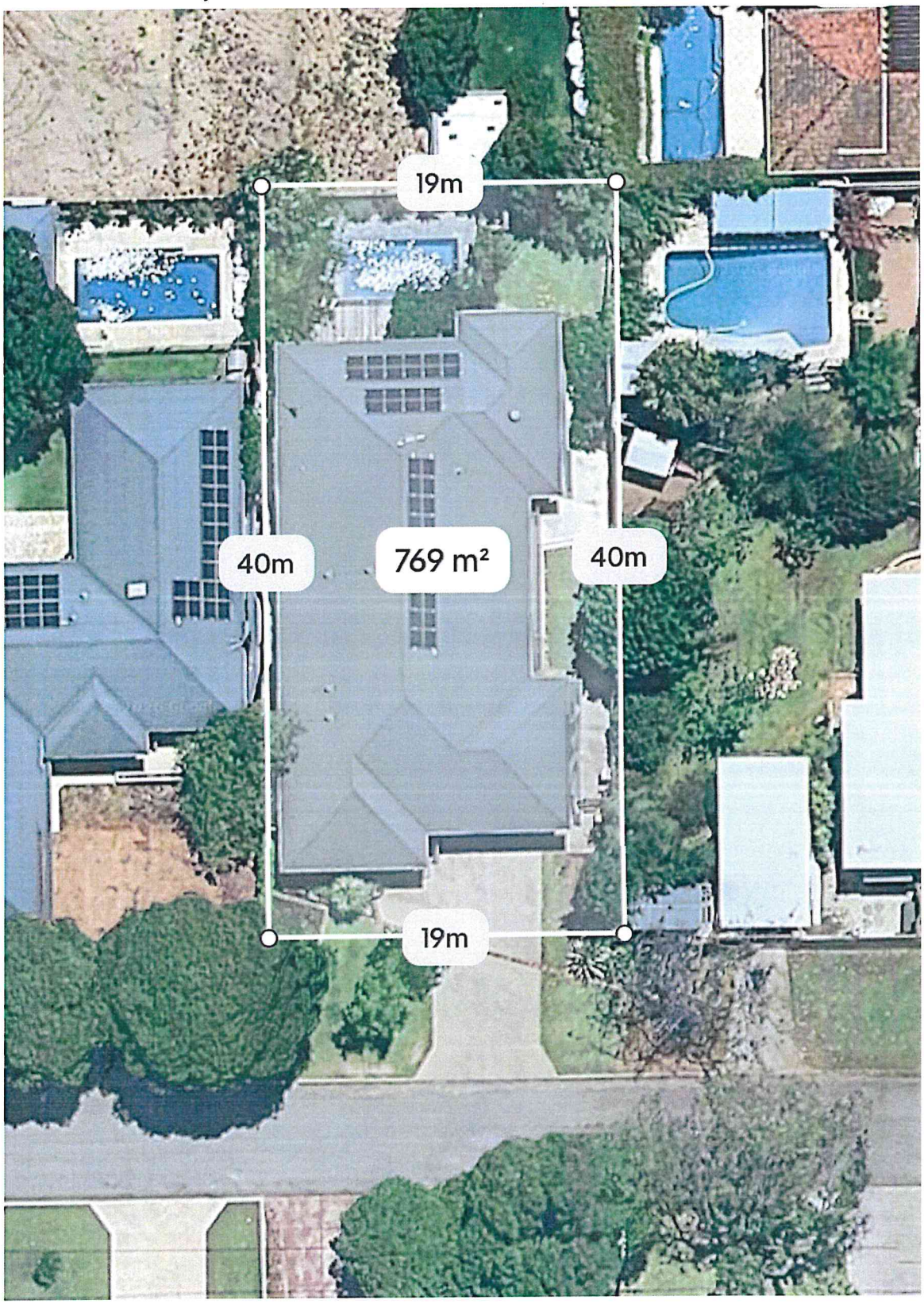



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Aerial view of 3 Guy Place Melville




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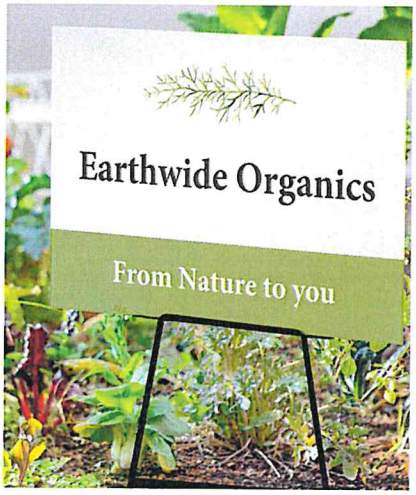
**Appendix 4: Proposed lawn signage within boundary of property (concept)**

**Size: 550 x 200mm**










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