

RETROSPECTIVE APPROVAL FOR HOME STORE

Lot 25 (No.14) Smallbrook Retreat, Caversham – Important Information

Proposal

This application is seeking retrospective approval for the ongoing use of the existing residential dwelling as a 'home store'. The location sells bee keeping equipment and is run exclusively by members of the family living in the residential dwelling. The business has been operating without approval for the past 6 years, and the sale of beekeeping equipment does not extend to the keeping of bee's on the subject site.

Operations

- The business currently operates seven days per week from 8:30am to 6:30pm.
- The store typically has approximately five people per day in season, between September and March. Between April and November there is typically one person per day, and it is not unusual to have days with no customers.
- Business traffic is controlled by liaising with customers prior to them attending the site.
- The 'Home Store' and its operations are contained within the existing garage.
- An appropriate number of parking bays have been provided as per the Swan Valley Planning Scheme No.1 – Draft Vehicle Parking Policy.
- The parking bays are in front of the garage as shown on the site plan. The required 3 bays will be line marked on the existing paved area with access to and from the site via the existing battle-axe and cross-over shown on the site plan.

Signage

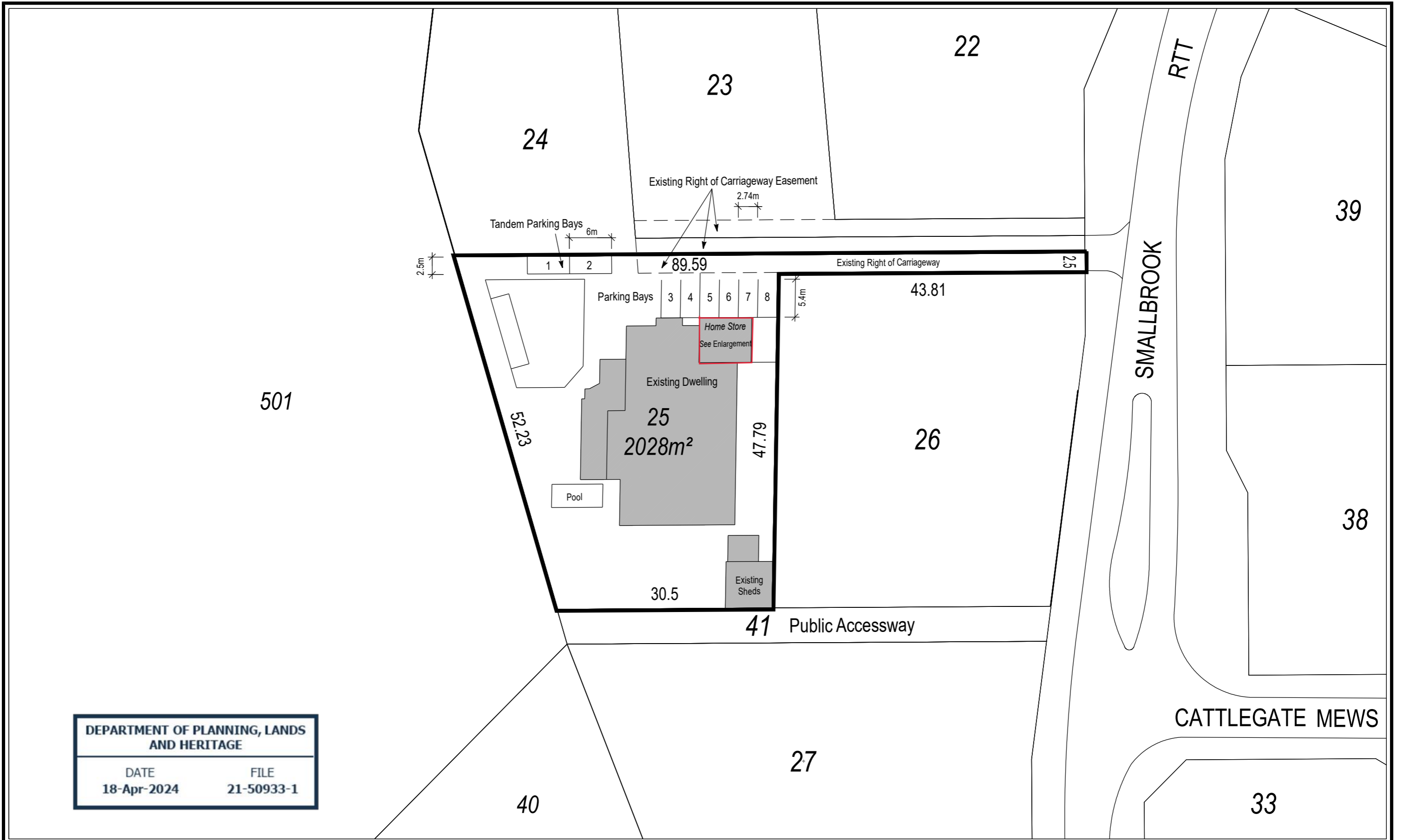
- Two 'A-frame' signs are proposed to be erected on the subject site and on the corner of Smallbrook Retreat (see signage location plan).
- The proposed signage provides details of the business, hours of operations and location of the entrance in a concise manner.
- The signs will be removed after opening hours.

Infrastructure

- All required services are provided from the existing dwelling, and no additional development or amenity services are required.

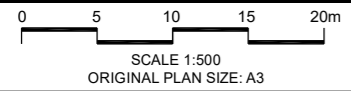
Variation to Swan Valley Planning Scheme No.1 – Draft Signage Policy

- Clause (m) within the policy states that portable signs such as sandwich boards or A-frame signs are not supported on a permanent basis as specified within the Swan Valley Draft Signage Policy (SVPS1).



DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE: 18-Apr-2024 FILE: 21-50933-1



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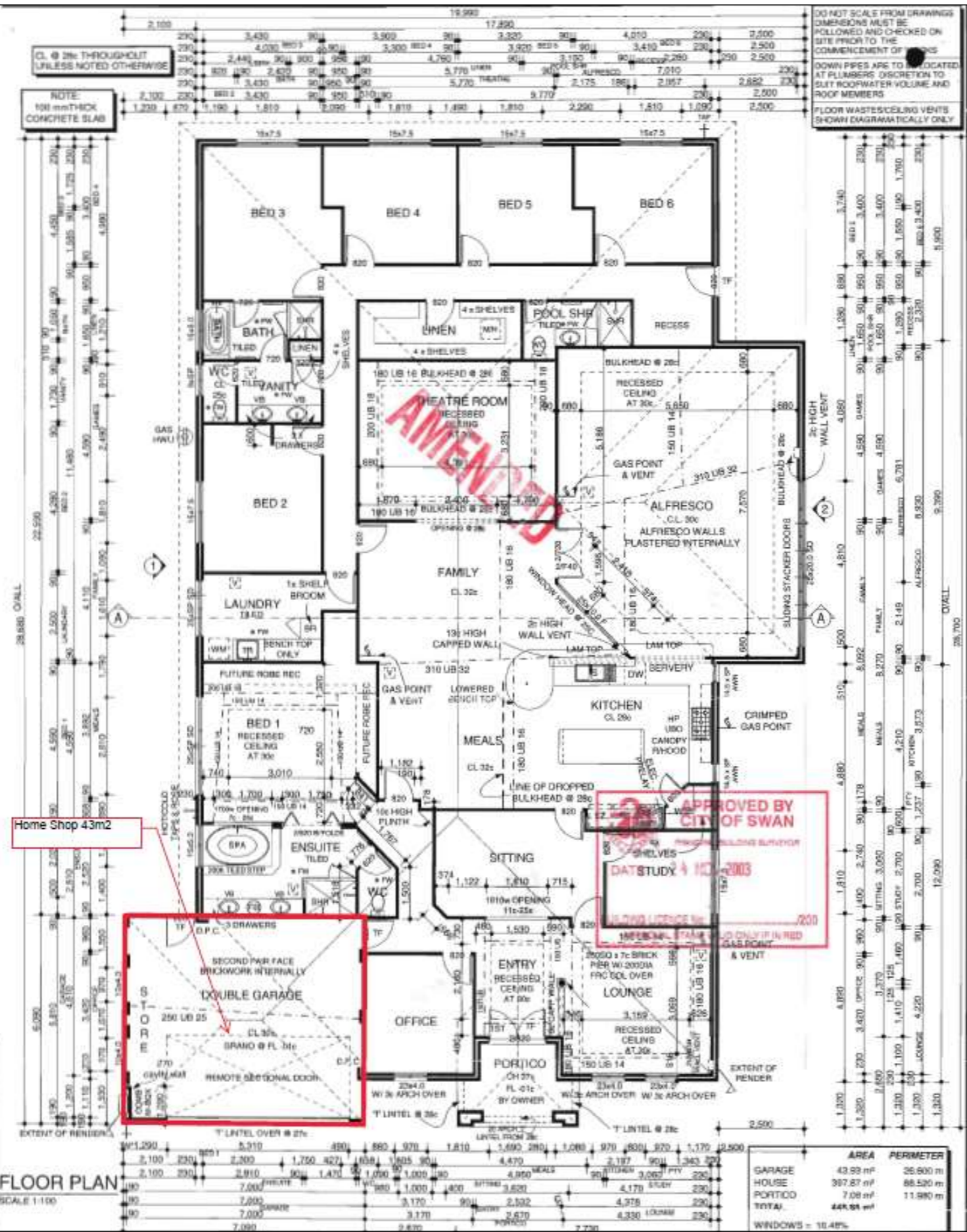
LEGEND:
Subject Land.....

DATE: 22.03.2024

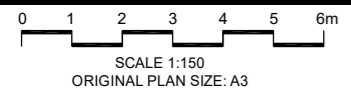
SITE PLAN

LOT 25 (No. 14) SMALLBROOK RETREAT
CAVERSHAM
City of Swan





FLOOR PLAN
SCALE 1:100



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ENLARGEMENT PLAN

LOT 25 (No. 14) SMALLBROOK RETREAT
CAVERSHAM
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Current A-frame locations to provide direction

Sign location plan and image or sign details

Created: 28 March 2024 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>





Access door

Parking location and direction sign at subject site

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