

RE: Development Application - 4 / 61-63 Brisbane Street, Oxley Park

Existing Kitchen to be assessed for home business.

Business Proposal

The business proposal is a small baking business consisting of selling cakes / cupcakes and other baked goods. It will be run on an order basis and will not be an open shop.

Customers will be able to attend the premises to collect their ordered cakes etc or I will be providing a delivery option.

All consultations will be done via email or telephone.

Construction and Development

The business will be conducted from my current kitchen area with no proposal for kitchen amendments/ construction work occurring at present. (I understand should any upgrades be considered; a new DA would be required)

Access, Traffic and Deliveries

Deliveries to my unit may increase to once a week maximum, however majority of the ingredient / stock purchasing will be done personally to reduce the need for courier deliveries at the premises.

There may be a slight increased visitor traffic to the unit on early Friday evening /Saturday / Sundays should there be customers collecting their orders. Customers would be limited and collection times would be by strictly by appointments only.

Customers collecting cakes etc would be advised that no parking is allowed on the drive way of the premises or in front of any units within the complex. All customers will be advised that street parking is required.

Pickups would be 5 -10mins.

I will be the only staff member and I have one vehicle and an allocated parking spot.

Should a pick up require parking close to my unit, I will be prepared to move my vehicle to the street for the customer to park in my allocated parking space.

Hours of Operation

The business will be a part time business run Friday – Sunday.

Proposed hours for cake collection will be

Friday 6-8pm.

Saturday 9am-5pm

Sunday 10am –1pm.

****These times and additional days may increase during holiday periods****

Services

Demand on utilises:

*Power - slight increase in power usage – due to the increased operation of the oven for orders and the mixer.

*Water – slight increase in water usage due to extra washing up than my usual house hold washing up.

*Sewer – no increase for sewer – customers will attend for collection purposes only.

*Telephone – nil increase. Mobile phone will be used for business purposes.

Waste Management

Although there will be a slight increase in my house hold waste, the increase will not exceed the single red and yellow bin I already have and weekly collection. My household is a two person household, 1 adult and 1 x child.

Waste collection is already once weekly for the Red Bin and Fortnightly for yellow.

My household has a large Red bin allocated to our property.

Type of goods to be handled

Standard cake / baking ingredients will be used eg.

*Flours

* Raising agents

*Sugars / sweeteners

*Chocolate

*Butter

*Cream

*Eggs / egg whites

*Milk

*Flavourings / colourings

*Oil

Impact on Neighbours

I do not foresee any major impact to the neighbours for this small at home business. There will be no additional noise, smell, any obstruction to their units or any construction occurring.

The property is Strata Managed and I have had permission granted through Body Corp for this business to operate. (Please see attached meeting minutes from Strata Meeting) All neighbouring units are aware of this proposal and nil issues or concerns have been raised.

Noise Control

No additional noise will be created by this business. Appliances used are standard kitchen appliances, Oven, Range Hood, Fridge, Mixer. No excessive noise comes from any of this equipment and baking will not be done outside noise restriction hours.

Advertising Signage

All advertising will be done via social media, word of mouth and attending market stalls. There will no signage erected at all on the property, or surrounding common areas. A small sign may be put on the front door for customers to identify for collection. My unit is number 4 in the lot and my front door is not front facing, so any signage on the front door would not attract walking / driving past traffic. I will not be taking walk in clients, again I am not a shop front and will only be working off a pre- order basis.

Heritage

The building is not heritage listed nor is it in a heritage conservation area. There is no construction request at all for this DA.

Kind Regards

Hailey Giles



Unit 4 / 61 -63 Brisbane Street, Oxley Park