

Description of proposed business

A small-scale, home-based artisan kitchen preparing low-risk, shelf-stable flour products and dry condiments for sale at local community farmers markets and via pre order online for the local area

Product Range: Traditional dry nut/spice mix (dukkah), artisan focaccia, sourdough pizza bases, and sweet cookies. All flour-based goods are fully baked, strictly contain zero dairy creams, custards, or meat products, and are completely shelf-stable at ambient temperatures

Hours of operation

Wednesday, Thursday & Friday: 9:00 AM – 5:00 PM (Ingredient sorting, dry blending of dukkah, and dough preparation)

Saturday: 8:00 AM – 6:00 PM (Baking of focaccia, pizza bases, and cookies)

Sunday: 7:00 AM – 1:00 PM (Final order packaging and attending local community markets)

All production, baking, and low-frequency customer driveway collections are strictly scheduled within standard daytime residential hours to protect neighbourhood amenity. No commercial processing, baking, or mechanical noise will occur late at night or early in the morning.

Number of employees

1 person – [REDACTED]

Estimated visitation rate per week/day

I estimate an average of 5 customer collections a day managed via specific appointment time slots to prevent overlapping. All visiting vehicles will park entirely off-street on the property's private driveway, ensuring zero obstruction to neighbours, public footpaths, or verge spaces. The majority of sales will take place off premises at the local farmers market on Sunday mornings (Fremantle farmers market in Beaconsfield).

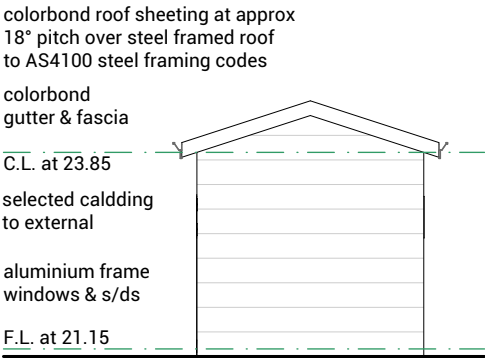
No commercial delivery vehicles will service the property. Ingredients (such as wholesale flour, nuts, and spices) are personally collected by me from registered WA food distributors or delivered via standard residential postal routes.

Any other relevant information to explain how the business will mitigate impacts to adjoining properties, particularly residential properties

All activities utilise standard domestic appliances. No commercial exhaust hoods or heavy baking infrastructure are used. Operations will occur strictly within daytime residential hours as outlined in the schedule above creating zero external noise, heat, or nuisance vibrations.

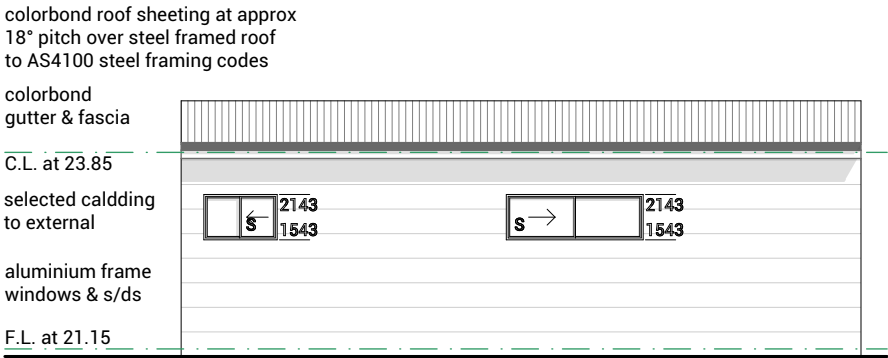
No commercial waste management is necessary. Flour sacks and cardboard boxes from dry ingredient shipments will be processed cleanly via the property's existing domestic council recycling bins. There are zero wet organic scraps, meat waste, or commercial bi-products generated.

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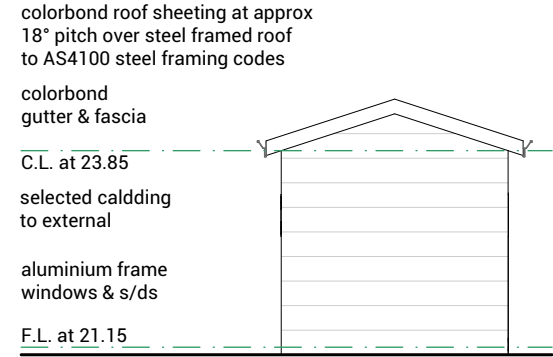
Elevation 1

Scale 1:100



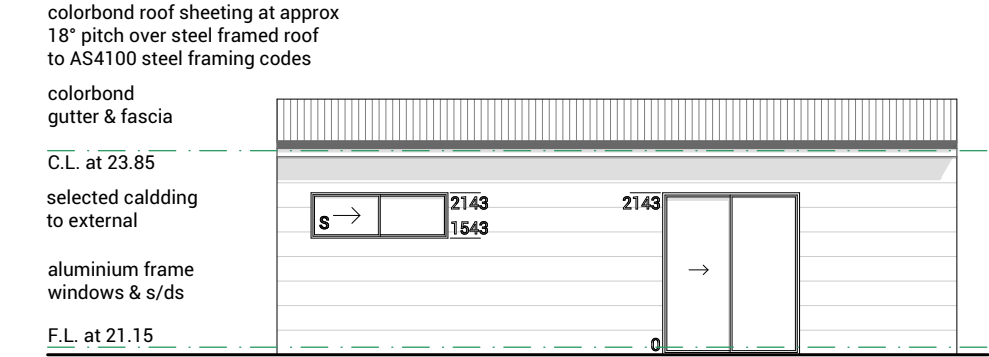
Elevation 2

Scale 1:100



Elevation 3

Scale 1:100



Elevation 4

Scale 1:100

CITY OF FREMANTLE
These Plans Form Part of

DA0342/26

15 Sept 2026

CONSTRUCTION NOTES

SITWORKS NOTES

- S1. Remove all vegetation and deleterious matter from area of construction
- S2. Use only clean, clay free sand as fill
- S3. Provide compaction test certificate to ensure min. 7 blows / 300mm

CONCRETE / TERMITE MANAGEMENT NOTES

- C1. Provide termite treatment to comply with AS 3600.1.2014 and Section H1D3 of the NCC 2022, Volume 2
- C2. Service penetrations to concrete slab to be protected by collars installed to manufacturer's specifications
- C3. Concrete to be properly cured before construction commences
- C4. All steel reinforcements to be adequately lapped and tied
- C5. Polythene waterproof membrane 0.2mm to be lapped and taped
- C6. Ensure all timbers are H2 treated (to prevent European Borer attack)

ROOF PLUMBING / CARPENTRY NOTES

TIMBER FRAMED ROOF

- R01. All roof framing to be constructed in accordance with AS 1684 timber framing codes
- R02. Gutters and downpipes to comply with Section H1D7 of the NCC 2022, Volume 2 and will pipe all roof water clear of footings via PVC pipes and fittings
- R03. Roof tiles/sheeting to comply with Section H1D7 of the NCC 2022, Volume 2
- R04. Roof cladding to AS 2049 & AS 2050 and installed to manufacturers specifications
- R05. Install batt type ceiling insulation to comply with NCC Energy efficiency requirements

CARPENTRY

- R06. Install weather seals to all external timber framed doors
- R07. Lift-off hinges to be installed to select Wc doors as required
- R08. All wall claddings to be installed to builder's details and manufacturer's specifications
- R09. 2040mm doors heights throughout unless specified otherwise

WALL FRAMING

- R10. All wall framing to be constructed in accordance with AS 1684 timber framing codes
- R10. All wall framing to be constructed in accordance with AS 4100 steel framing codes

GLAZING NOTES

- G1. Glazing and windows to comply with Section H1D8 of the NCC 2022, Volume 2, and AS 1288, AS 2047, AS 2208

TILING / FINISHES NOTES

- T1. All wet areas to include a floor waste and adequate fall within the screed
- T2. Waterproofing of wet areas to comply with Section H4D2 of the NCC 2022, Volume 2 & AS 3740
- T3. Waterproof all shower walls min 2000mm AFL
- T4. Provide waterproofing to all floors, wall and floor junctions and joints & all penetrations within shower area
- T5. Provide waterproofing to walls min. 150 above all fixtures around taps and spout penetrations & generally waterproofing 150 to all surfaces with contact to vessels
- T6. Provide 25mm setdown to all wet areas and 50mm setdown to all showers and baths unless otherwise noted

FRAMED WALLS

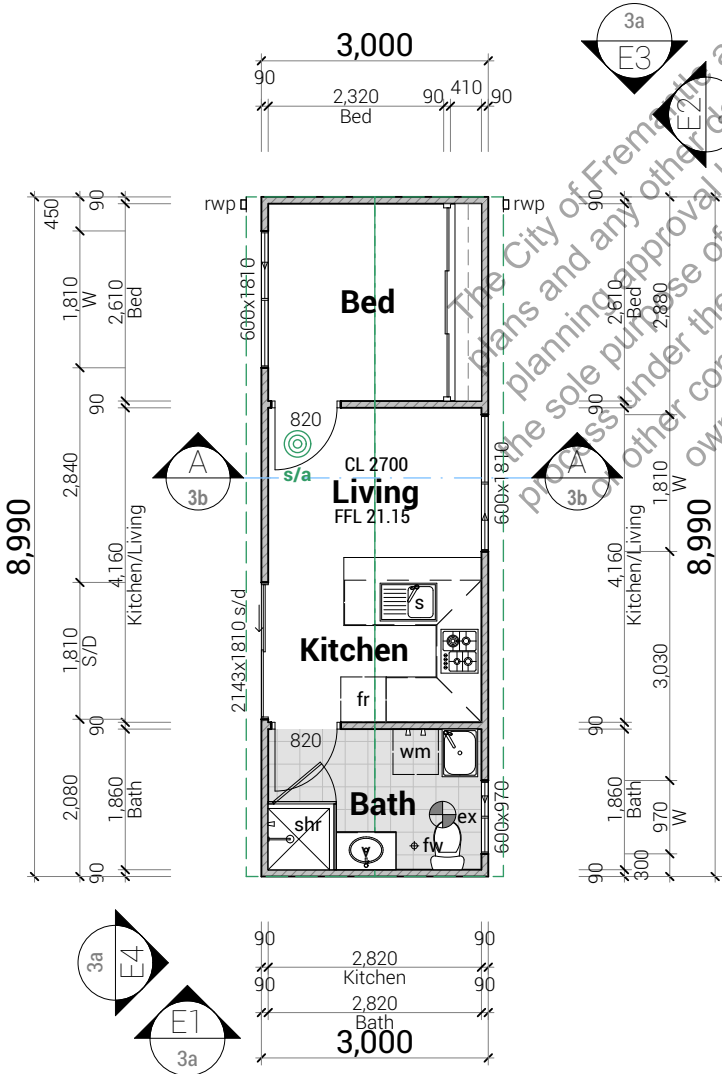
- T7. Moisture-resistant plasterboard to all wet area walls and ceilings

ELECTRICAL NOTES

- E1. Install hard wired smoke alarms to comply with AS 3786
- E2. Minimum of two (2) RCD switches to be installed by licensed Electrician
- E3. All exhaust fans to be flumed to comply with Section H4D9 of the NCC 2022, Volume 2
- E4. Ensure rangehood flue is kept clear of any roofing members
- E5. Smoke alarm to be interconnected to main residence

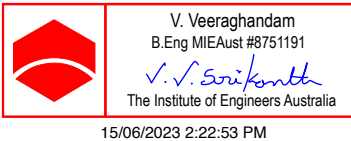
GENERAL NOTES

- G1. All brickwork to comply with Section H1D5 of the NCC 2022, Volume 2
- G2. Downpipes and floor waste locations are indicative only and may change at discretion of the plumber
- G3. All cavity closers and structural columns to be flashed with Alcor flashing as per AS/NZS 2904-1995
- G4. All welding to comply with AS 1554
- G5. All light and ventilation to comply with Section H4D6 & H4D7 of the NCC 2022, Volume 2
- G6. Contractor to be responsible for the location and protection of all utility services within the road reserve and on site. Dial 1100 minimum 48 hours prior to construction for service locations
- G7. This drawing is to be read in conjunction with engineers report and/or specifications
- G8. Check all dimensions on site prior to construction and/or fabrication



Floor Plan

Scale 1:100



25a Dorothy Street, Gosnells, WA 6110
TEL 08 9398 2139 | ABN 47 660 588 278

DRAWN	DATE	CHECK	DESCR
BR	23.05.2023	FL	WD-0
BR	15.06.2023	FL	WD-1

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CLIENT
Evans & Carter

PROJECT
Proposed Studio

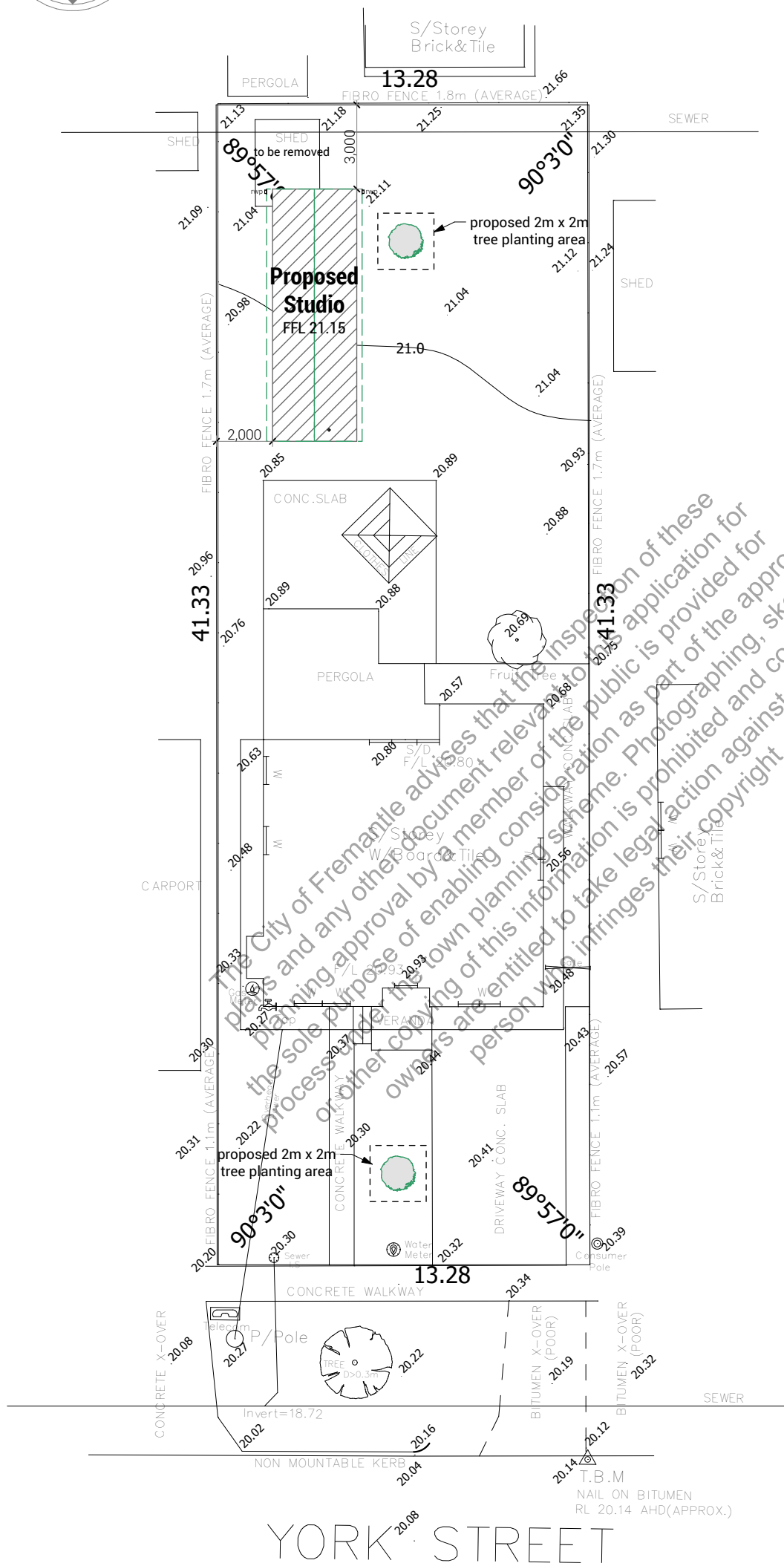
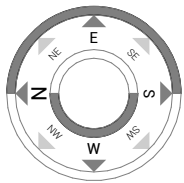
ADDRESS
32 York Street
Beaconsfield

PAGE 2a

REV WD-1

SCALE 1:100

DWG 4585



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15 Sept 2026


V. Veeraghandam
B.Eng MIEAust #8751191
V. Veeraghandam
The Institute of Engineers Australia

15/06/2023 2:22:46 PM

SITE COVER

Site area:	578.86m ²
Existing Residence:	99.42m ²
Existing Shed:	7.09m ²
Existing Pergola:	24.21m ²
Proposed Studio:	26.98m ²
Total:	<u>157.70m²</u>

Site Plan, Site Coverage, Site Plan Notes

Scale 1:200, 1:1



**DOMESTIC
DRAFTING
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