STATEMENT OF PLANNING COMPLIANCE

Proposed Dog Grooming Home Occupation
Property Address: 4 Alman Place, Hannans WA 6430
Applicant: [redacted]
Proposed Business: Scruffy 2 Fluffy Grooming Services
Local Government Authority: City of Kalgoorlie-Boulder
Planning Scheme: City of Kalgoorlie-Boulder Local Planning Scheme No. 2
Residential Density Coding: R20

1. Introduction

This Statement of Planning Compliance has been prepared in support of the proposal to operate Scruffy 2 Fluffy Grooming Services as a small-scale dog grooming Home Occupation from 4 Alman Place, Hannans WA 6430.

The property is located within the Residential zone and is coded R20 under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2 (LPS2).

The proposed use is intended to remain ancillary to the primary residential use of the property and to operate at a scale that is compatible with the established residential character of the locality.

2. Nature of the Proposed Home Occupation

Scruffy 2 Fluffy Grooming Services will provide professional dog grooming services, including:

a) bathing;

b) drying;

c) brushing;

d) clipping and trimming;

e) nail trimming; and

f) general grooming and coat maintenance.

The business will be owner-operated, with no more than one person involved in the operation at any one time.

The business will operate strictly on an appointment-only basis, with no unrestricted walk-in trade.

The proposed maximum workload is approximately five dogs per day.

3. Grooming Room and Floor Area

The dog grooming operation will be contained within a dedicated grooming room measuring:

5.2 metres × 3.4 metres = 17.68m²

The proposed Home Occupation therefore occupies approximately 17.68m², which is below the 20m² area limit applicable to a Home Occupation under LPS2.

The grooming room will contain the equipment necessary to undertake the proposed grooming activities, including the grooming table, hydro bath and associated grooming equipment.

No expansion of the business area beyond the stated 17.68m² grooming room is proposed.

4. Hours of Operation

The proposed operating hours are:

Monday to Friday: 9:00am to 2:30pm

No evening, overnight or late-night operations are proposed.

The restricted daytime operating hours are intended to minimise potential impacts on surrounding residential properties and preserve the amenity of the neighbourhood.

5. Residential Amenity

The proposed operation has been deliberately designed to maintain the residential character and amenity of Alman Place.

The number of dogs present at the property at any one time will be limited to one dog at a time. Each clients booking is different therfore the time required for each dog changes depending on the size, temperament, service required and overall coat condition of the animal. This allows me to appropriatly allocate the correct amount of time required for each client and so my day runs smoothly. If by chance a dog is going to take longer than i have allocated i will adjust accordingly by either moving the next clients time back if possible or finishing that dog on another day.

Dogs will remain under supervision while in the care of the business and will not be permitted to roam freely around the property or cause unreasonable disturbance to adjoining properties.

Customers will attend the property only for the purpose of dropping off or collecting their dogs.

The appointment-only system will allow customer arrivals and departures to be controlled and appropriately spaced throughout the day.

No amplified music, intrusive commercial activity or other activity inconsistent with the residential environment is proposed.

6. Noise Management

Dog grooming activities will be undertaken entirely within the designated grooming room.

Grooming equipment, including clippers, dryers and other equipment, will only be operated during the nominated business hours and make a minimal amount of noise.

Reasonable measures will be taken to minimise the transmission of noise to adjoining properties by the grooming business being operated in a semi closed in Brick room and the grooming equipment is not loud when operated.

Particular attention will be given to managing barking and other animal-related noise. Dogs will be supervised and will not be left unattended.

Client dog barking will be maintained and minimised by myself talking and calming down the dog as required and also treats will be on hand if needed to help calm the dog. My own personal dogs barking and noise will be managed by my dogs either being secured in a seperate part of my property where they are unable to see any client dog enter or leave the property or on hot days they will be secured inside my house where they will also have no contact or sight of the client dog.

The applicant will comply with all applicable local government environmental health and noise requirements.

The nature and scale of the proposed operation are such that unreasonable noise impacts on surrounding properties are not anticipated.

7. Traffic and Parking

Customer parking is available on the property and is within the boundary of the property and is not on crown land or the verge.

Customers will primarily attend for short drop-off and collection appointments.

Appointments will be staggered to avoid multiple customers arriving at the property at the same time.

Customers will be directed to use the existing on-site parking space within the properties boundary and will not be permitted to obstruct neighbouring properties, driveways, footpaths, verges or roadways.

Given the appointment-only operation, maximum of approximately five dogs per day and restricted daytime operating hours, vehicle movements associated with the business are expected to remain low/unchanged and dispersed throughout the day.

The proposal is therefore not expected to create a significant traffic, access or parking impact on the surrounding residential area.

8. Waste Management

All dog hair, grooming waste and general refuse generated by the business will be appropriately collected and disposed of.

Hair and solid waste will not be permitted to enter stormwater drainage infrastructure.

General waste will be securely contained and disposed of through appropriate waste disposal arrangements.

The grooming area will be regularly cleaned to maintain appropriate hygiene standards.

9. Wastewater and Cleaning

Water used for bathing and grooming will be managed through the property's existing approved drainage/wastewater system. Wastewater will drain directly into the sewer drain that is already on the property,and does not require any additional fixtures.

The hydro bath and grooming area will be cleaned regularly between appointments.

Cleaning products will be stored and used appropriately.

10. Animal Welfare and Safety

The business will operate with appropriate regard for the welfare and safety of all dogs in its care.

Dogs will remain under appropriate supervision while at the property.

The grooming area and property will be maintained in a secure condition.

The grooming room will be maintained in a clean and hygienic condition, with suitable cleaning and sanitising procedures undertaken between appointments. If fleas or ticks are present on a dog the appropriate measures will be taken to treat and remove from both the animal and the grooming space using the required chemicals/cleaning products. Frequent professional pest control sprays will be completed as required as well as any further steps the city requires.

11. Signage

A single 40cm × 40cm magnetic sign identifying Scruffy 2 Fluffy Grooming Services is proposed.

The sign has a total area of: 0.40m × 0.40m = 0.16m²

The proposed signage is therefore below the 0.2m² signage area applicable to a Home Occupation.

No illuminated, animated or intrusive advertising signage is proposed.

The small magnetic sign will not materially alter the residential appearance of the property.

12. Appearance of the Property

The proposed Home Occupation will not materially change the residential appearance or character of the property.

The dwelling will continue to be used primarily as a private residence.

The proposed grooming operation will be contained within the existing designated grooming area and will remain ancillary to the residential use of the property.

No significant alteration to the streetscape is proposed.

13. Neighbourhood Impact

The business has been deliberately structured to operate at a scale that is compatible with the surrounding residential environment.

The following measures will assist in protecting the amenity of neighbouring properties:

a) Operation by appointment only;

b) Approximately five dogs per day;

c) Operating hours are estimated between 9:00am–2:30pm Monday to Friday;

d) A dedicated 17.68m² grooming area/room;

e) Controlled customer arrivals and departures;

f) Customer parking accommodated on the property and within the boundary;

g) Management of barking and animal noise;

h) Grooming equipment operated only during business hours;

i) Appropriate waste disposal;

Appropriate wastewater management in sewer drain already on property; and

Secure supervision of dogs while on the premises.

The applicant will take reasonable steps to promptly address any legitimate concerns arising from the operation.

14. R20 Residential Coding

The property is identified as Residential R20 under the City of Kalgoorlie-Boulder Local Planning Scheme No. 2.

The proposal does not seek to change the residential zoning or density coding of the property.

The proposed business is instead an ancillary Home Occupation operating from the existing residential property.

The residential use of the land will remain the primary use.

15. Planning Scheme Compliance

The proposed dog grooming operation is intended to operate as a Home Occupation in accordance with the requirements of the City of Kalgoorlie-Boulder Local Planning Scheme No. 2.

The proposal has been designed to address the relevant Home Occupation requirements, including:

a) The business being operated by the occupier;

b) No non-household employees;

c) A business area of only 17.68m², below the applicable 20m² limit;

d) Signage limited to 0.16m²;

e) No requirement for significant additional parking;

f) Five existing on-site parking spaces available;

g) Low levels of customer traffic;

h) No heavy vehicles associated with the business;

i) No motor vehicle repair, maintenance or fuelling;

j) Appropriate management of waste and wastewater; and

k) Protection of the amenity of the surrounding residential area.

The proposal is considered to be appropriately scaled for the residential property and capable of operating without unreasonable impacts on adjoining properties.

16. Conclusion

The proposed Scruffy 2 Fluffy Grooming Services Home Occupation is a small-scale, owner-operated dog grooming business that will operate from the existing residential property at 4 Alman Place, Hannans WA 6430.

The grooming operation will be confined to a dedicated 17.68m² room, below the applicable 20m² Home Occupation area limit.

The business will potentially operate Monday to Friday from 9:00am to 2:30pm, by appointment only, with approximately five or more dogs groomed per day.

The property provides customer parking to be accommodated within the property.

The proposal has been designed to minimise potential impacts relating to noise, traffic, parking, animal welfare, waste, wastewater and neighbourhood amenity.

The residential use of the property will remain the primary use, with the dog grooming business operating as a small and ancillary Home Occupation.

I respectfully submit that the proposal is suitable for the property, compatible with the surrounding residential area and capable of complying with the relevant requirements of the City of Kalgoorlie-Boulder Local Planning Scheme No. 2.

I therefore respectfully request that the City of Kalgoorlie-Boulder consider the proposed Home Occupation favourably.

Applicant: [redacted]

Property Address: 4 Alman Place, Hannans WA 6430

Business: Scruffy 2 Fluffy Grooming Services

Date: 19th October, 2026

City of Kalgoorlie Boulder

FORM 4 – ADDITIONAL INFORMATION FOR DEVELOPMENT APPROVAL FOR ADVERTISEMENTS

City of Kalgoorlie-Boulder Town Planning Scheme No. 2, 2023

DESCRIPTION OF PROPERTY UPON WHICH ADVERTISEMENT IS TO BE DISPLAYED, INCLUDING FULL DETAILS OF ITS PROPOSED POSITION WITHIN THAT PROPERTY:

A sign will be displayed on our metal Solid fence, next to access gate and parking space.

DETAILS OF PROPOSED SIGN:

(a)	Type of structure on which advertisement is to be erected (i.e.: freestanding, wall mounted, other):					
	Magnetic to metal fence					
(b)	Height:	40cm	Width: 40cm		Depth:	
(c)	Colours to be used: Purple, Pink, Blue, Black.					
(d)	Height above ground level -		to top of advertisement:			
			to underside:			
(e)	Materials to be used:					
	Magnet					
	Illuminated: ☐ Yes ☑ No					
	If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:					

City of Kalgoorlie Boulder

PERIOD OF TIME FOR WHICH ADVERTISEMENT IS REQUIRED:
During operating hours only.
DETAILS OF SIGNS (IF ANY) TO BE REMOVED IF THIS APPLICATION IS APPROVED:
Note: *This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed details in 4. above.*

Signature of advertiser(s):	
(if different from land owners)	
Date:	

Form 6 – Proposal to Carry Out a Home Occupation or Home Business

City of Kalgoorlie-Boulder Town Planning Scheme No. 1. 1997

Type of business:
☑ Home Occupation *(up 20m² in area and with no employees from outside of the home)*
○ Home Business *(up to 50m² in area and with up to two employees from outside of the home)*
Note 1: *An application for a Home Occupation or Home Business also requires a completed Form 1 – Application for Planning Approval.*
Note 2: *If the area of the proposed Home Business is greater than 10% of the area of the home, then the home must comply with clauses A3.2 and A3.3 of the Building Codes of Australia.*

Operator details:	
Name:	[redacted]
Address:	4 Alman Place, Hannans
Mobile No.:	[redacted] Other Contact No.:
Email:	[redacted]

Property Details	
Street Address:	4 Alman Place
Lot No.: 3489	Suburb: Hannans

Business Details		
1.	Nature of proposed business: Dog Grooming	
2.	Location of business in relation to the home *(which room)*: closed in, undercover outside.	
3.	Total area of building/land used for the business: 10.5 m^2	
4.	Number of persons employed by the business: myself	
	Do all persons employed by the business live in the home? ☑ Yes ○ No	
	If no, how many live outside of the home?	

Business Details (continued)		
5.	Hours of operation *(include hours or N/A for each day)*:	
	Monday: 9am to 2:30pm	Friday: 9am to 2:30pm
	Tuesday: 9am to 2:30pm (Approx)	Saturday: N/A
	Wednesday: 9am to 2:30pm	Sunday: N/A
	Thursday: 9am to 2:30pm (Approx)	Public holidays - ?
6.	Expected number of clients or customers travelling to or from the home:	
	Per hour: 1	Per day: 5 (Approx)
7.	Number of vehicles that could be parked within the boundaries of the property *(in addition to the two bays required for the occupier of the home)*: 3	
8.	Details of any advertising sign(s): magnetic sign	
	Size: 40 cm x 40 cm	Location: Front/side Fence
9.	Details of equipment and/or machinery to be used:	
	Bath Grooming clippers Hair Dryer	
10.	Description of storage areas: Locked cabinet	
	Size: 1 m x 61 m	Location: grooming area
11.	Frequency of deliveries to the home and collection of goods by clients and customers:	
	Deliveries: 1 per hour, 5 times each working day	
	Collections: "	

Declaration:

The occupier above hereby applies to carry out the home occupation/home business described above and states that the above particulars are true.

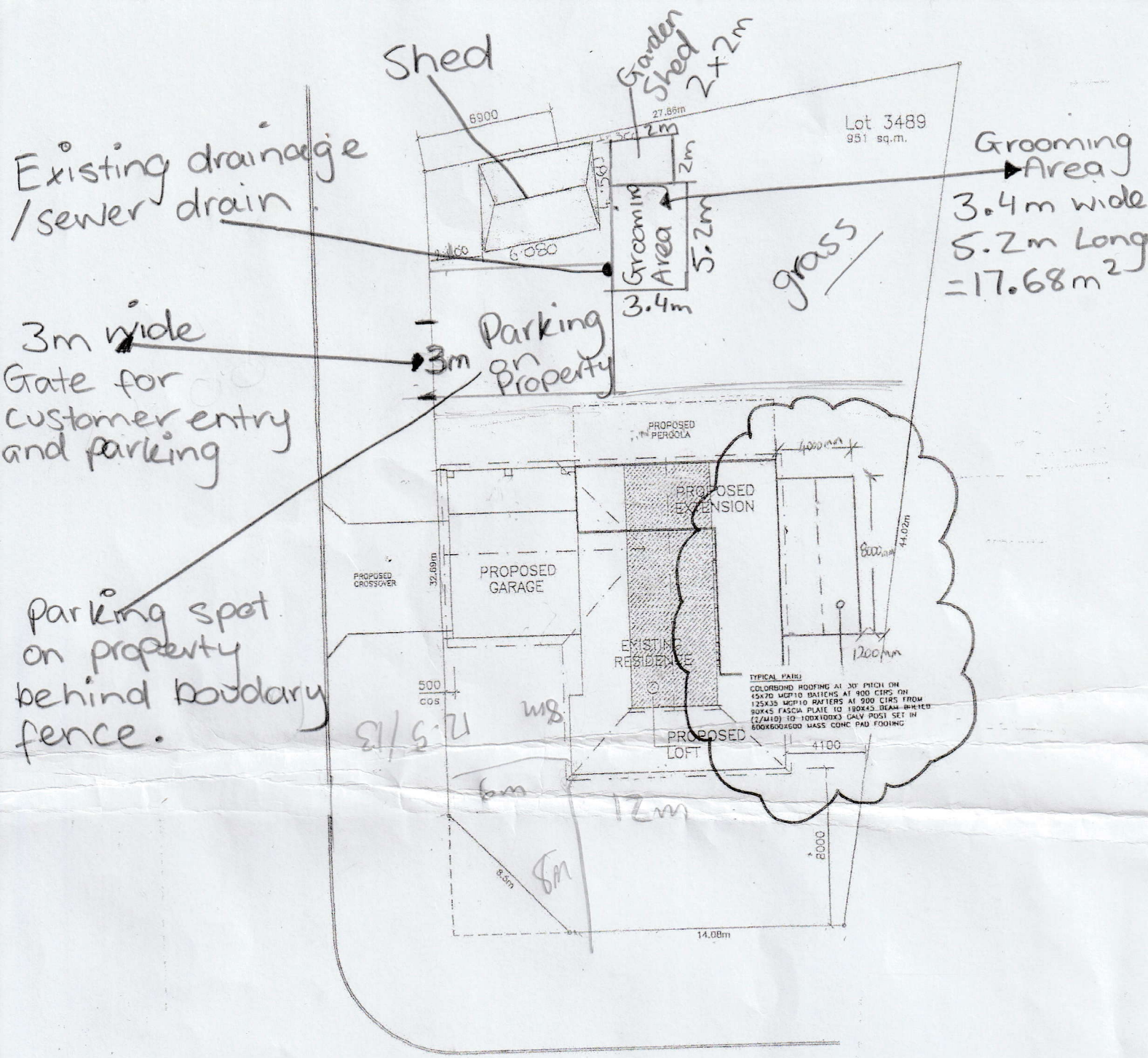
Signature: [redacted] Date: 10/09/26

Note: Home Office - Exemption

Clause 4.4(1) *Planning approval is not required for the use or development of a home office in accordance with Table 1: Zoning Table. Note: 'Home Office' is defined in Schedule 1 of the Scheme, as below.*

Home Office *Means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not:*

(a) entail clients or customers travelling to and from the dwelling;
(b) involve any advertising signs on the premises; or
(c) require any external change to the appearance of the dwelling.



SITE PLAN

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P.O. BOX 10177
KALGOORLIE W.A 6430
PH: (08) 9091 3705
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civicdd@emerge.net.au

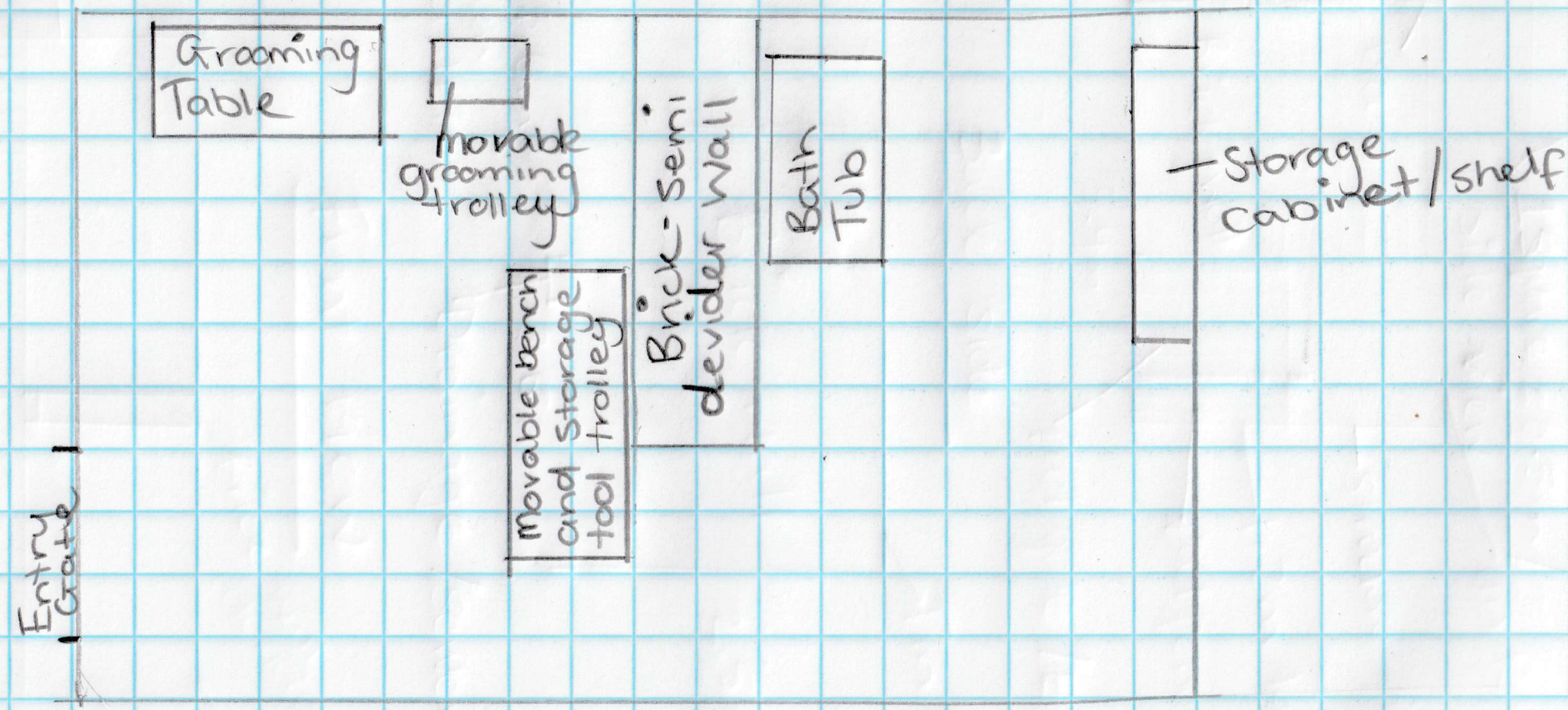
Site Plan
4 Alman Place, Hannans
Date 08/06/20

DATE	SCALE	DRAWN	JOB No.	SHEET OF
Jun'01	1:200	S.Jerrard	01058	— —

All information presented on these drawings is for the purpose of gaining relevant Local Authority approvals and permits. Alterations required by any Authority after the issue of such approvals or permits are not the responsibility of Civic Design & Drafting

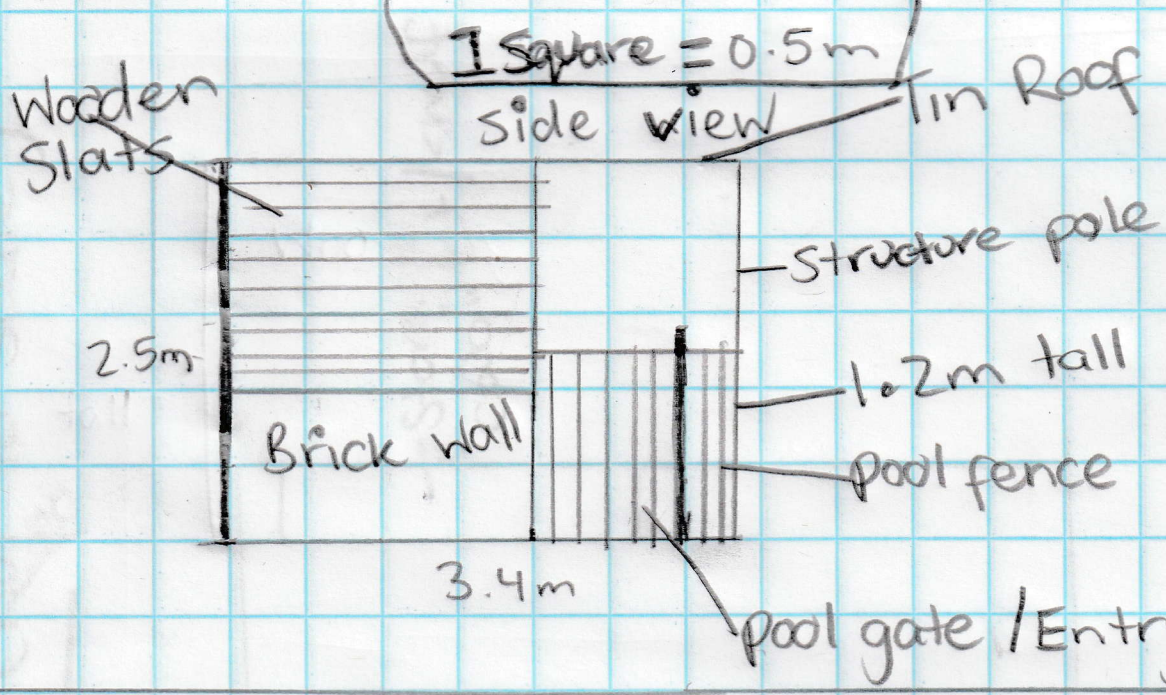
Document Set ID: 3229822

Floor Plan (not to scale)

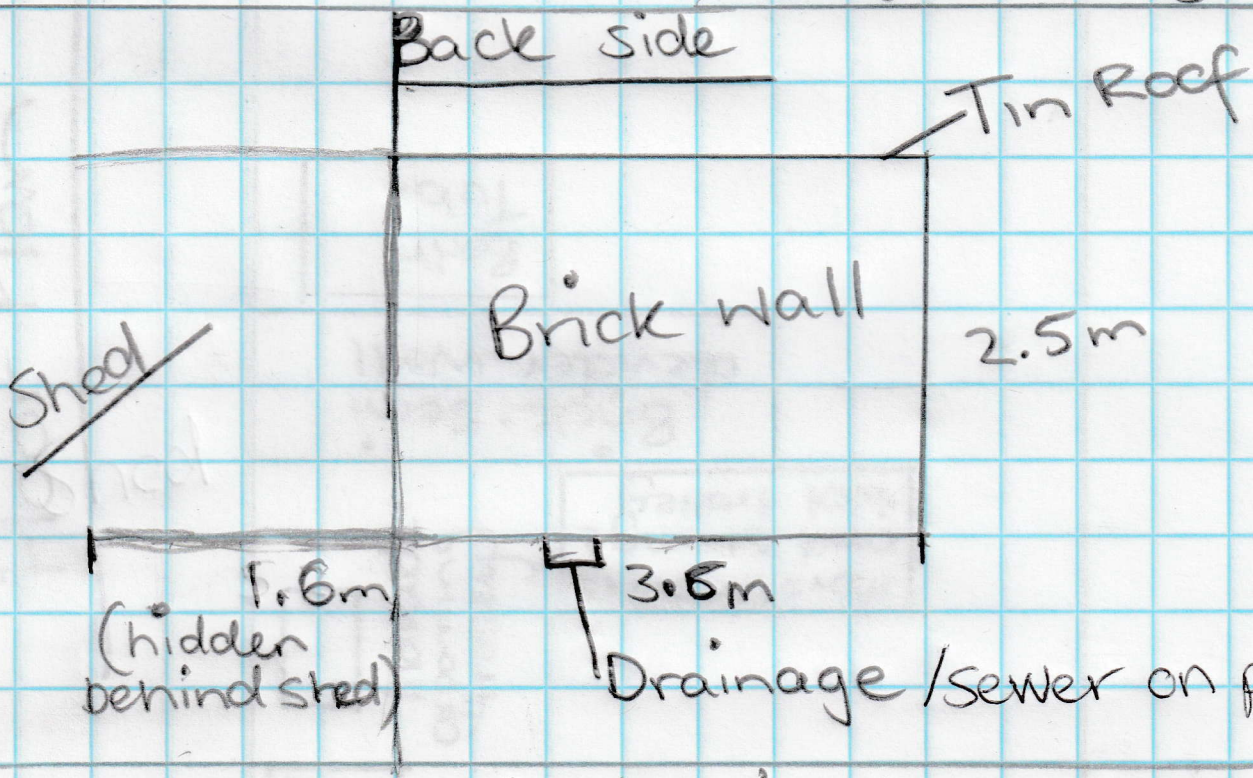


1 Square = 0.5m

Side view



Back side



Front view

