


PS01 Home Office, Home Occupation, Home Business & Industry - Cottage

**FORM NO. 1  
TOWN PLANNING SCHEME NO. 2  
APPLICATION FOR APPROVAL TO COMMENCE DEVELOPMENT  
HOME OCCUPATIONS, HOME BUSINESSES AND INDUSTRY-COTTAGE ONLY**

Name of Applicant: <b>BRIAN WILLIAMSON</b>	
Postal Address of Applicant: <b>95 PONY PLACE OAKFORD WA Postcode: 6121</b>	
Day time Phone No:	Mobile No: <b>0418 959697</b>
Fax No:	Email Address: <b>brianwilliamson@iinet.net.au</b>
Name & Address of Owner (if not Applicant):	
Property Address (Lot No. & Street Name of property where development is to occur): Lot No.: <b>309</b> Street No.: <b>95</b> Street Name: <b>PONY PLACE</b> Suburb: <b>OAKFORD WA 6121</b>	
Type of Development: (Refer to definitions in Info Note PS01 and please tick appropriate box)	
Home Occupation <input type="checkbox"/> Home Business <input checked="" type="checkbox"/> Industry-Cottage <input type="checkbox"/>	
<b>Other - Refer to PS-02 Advice on Planning Applications</b>	
Existing land use: <b>RURAL LIVING B</b>	
Value of Development (including GST): \$ <b>1,000.</b>	
Signature of Land Owner: 	
Date: <b>21/06/2015</b>	
<b>This application form must be accompanied by the appropriate fee</b>	

Office Use Only

Fee	Receipt No.	Date
<b>\$147 →</b>	<b>116585.</b>	<b>25/6/2015</b>

SHIRE OF  
  
**25 JUN 2015**  
  
SERPENTINE JARRAHDALE

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**SUPPLEMENTARY INFORMATION  
HOME OCCUPATIONS, HOME BUSINESSES AND INDUSTRY-COTTAGE**

1. Type of Business (ie Hairdresser): EDUCATION ESTABLISHMENT

2. The business will be carried out in OUTDOOR  
(identify room/shed/outdoor area etc on site and floor plans)

3. Size of area/room/shed to be used: 50 m<sup>2</sup> (Max 50m<sup>2</sup>)

(NB: If area proposed is greater than 50m<sup>2</sup> DO NOT use this form see PS-02)

4. Commercial vehicle used by business operator or will visit site to deliver/pick-up goods? YES  NO

5. Equipment to be used (list tools, machinery etc)

TRACTOR

MINI LOADER

MINI EXCAVATOR, BASIC HAND TOOLS

6. Will the business have any employees in addition to business operator?

YES  NO

Number: .....

7. Number of Customers attending per day 1 - 4

8. Maximum number of customers on premise at any one time: 4

9. Operating hours and days of week: 8:30 - 9 AM START 4 PM FINISH  
MONDAY - FRIDAY

10. Sign Details (if relevant):

Wording: .....

WILLTRAIN

Colour (background & lettering) WHITE BACKGROUND D/BLUE LETTERING

<p>Brian Williamson 95 Pony Place Oakford 6121 0418 95 96 97</p>
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Shire Serpentine Jarrahdale

Planning Department

I would like to apply for approval to run a home business from my property at 95 (lot 309) Pony Place Oakford, a small Agricultural, Horticultural, and Forestry training and education institute (RTO).

The plan is to have an outdoor training area of approximately 50square metres using a sand pad of approximately 6 truck loads. Once the sand is in place it will be used ongoing with no need to continually bring in more sand.

No clearing of bush or trees are required and a clear area will be maintained around the proposed training area in line with shire firebreak regulations.

The plan is to conduct training of elements from training packages in nationally recognise courses from various Agricultural, Horticulture, Forestry and Aquaculture training programs. Such elements as Operate Pumps, Control Weeds, Conduct Tractor Operation, Conduct frontend Loader Operation, Load & unload Plant etc other units on demand and on a rotating basis.

Several courses do not require any machinery and therefore no noise will be generated above my voice and those that do use machinery will have small engines and good mufflers and therefore not be noisy or be everyday

For example

- Work Safely and Follow WHS Policies and Procedures, no machinery, chemicals or tools
- Control Weeds, battery operated sprayer (no chemical use only simulated, coloured water)
- Repair and Maintain Reticulation, no machinery just basic hand tools (no power tools)
- Tractor 3 cylinder 30hp diesel
- Mini excavator 3cylinder 27hp diesel
- Mini Loader 4 cylinder 40 hp diesel

To keep the engine sizes in context my ride on lawn mower is 21 hp and my 4 cylinder diesel ford ranger ute is 150hp

The business will only be training by appointment with no passing traffic and will only involve my wife and myself as instructor and admin and will not be visible from the road or neighbours houses. With the extra tree's proposed, it may not be visible from anywhere on the neighbours property, when established.

As a trainer, it is very important for safety reasons, that the trainee's can hear all that you say, so we will be muffling any reversing beepers on any and all machines.

This will be part time as we hope to also carry out onsite training and V.O.C's (Verification of Competency) on client sites. Training will only be conducted on week days, when the neighbours would normally be at work! There will not be and training conducted on weekends or public holidays. There would be no noise, no dust, and no pollution, involve no harsh chemicals, no manufacturing, no warehousing, no delivery trucks, no hazards, and no continual traffic.

I envisage that on days we will be conducting training on our property, the class size will vary from 1-4 people with mostly 1-2 as it is not possible to properly train more than this in one session for some units of competency.

We plan an 8:30-9 am start with the morning mostly theory, with a few hours in the afternoon to operate any machines. Finishing times will be around 4 pm. This is way before the neighbours are home from work. As this will be nationally accredited training, we are governed by the standards required under the AQTF (Australian Quality Training Framework) & by TAC (Training Accreditation Council) to get and maintain registration as an RTO (Registered Training Organisation). The safety and machine operation instruction has to be done before anyone touches the machines, so we can't start any machines early in the morning, if we wanted to.

With a large reserve behind my property and with the neighbours a considerable distance as well as a large amount of bush and trees on all properties around including mine it is my opinion that the neighbouring property owners/tenants would not hear us or be disadvantaged in anyway.

I contend there is a need in the shire for such a training centre, as people that wish to get into the horticultural, Forrest and Aquaculture industries are now generally required to have already completed preliminary training and ticketing, before they are considered for jobs. **This has the effect of limiting employment opportunities, if these skills can only be gained on the job.**

I believe this fits with the rural intent of the Rural Living B zoning by allowing a business enterprise that does not impact the rural amenity or place extra demand for services and the SA use of educational Establishment. Whilst filling an existing need for skills training within the district as recognised on the shires own web site.

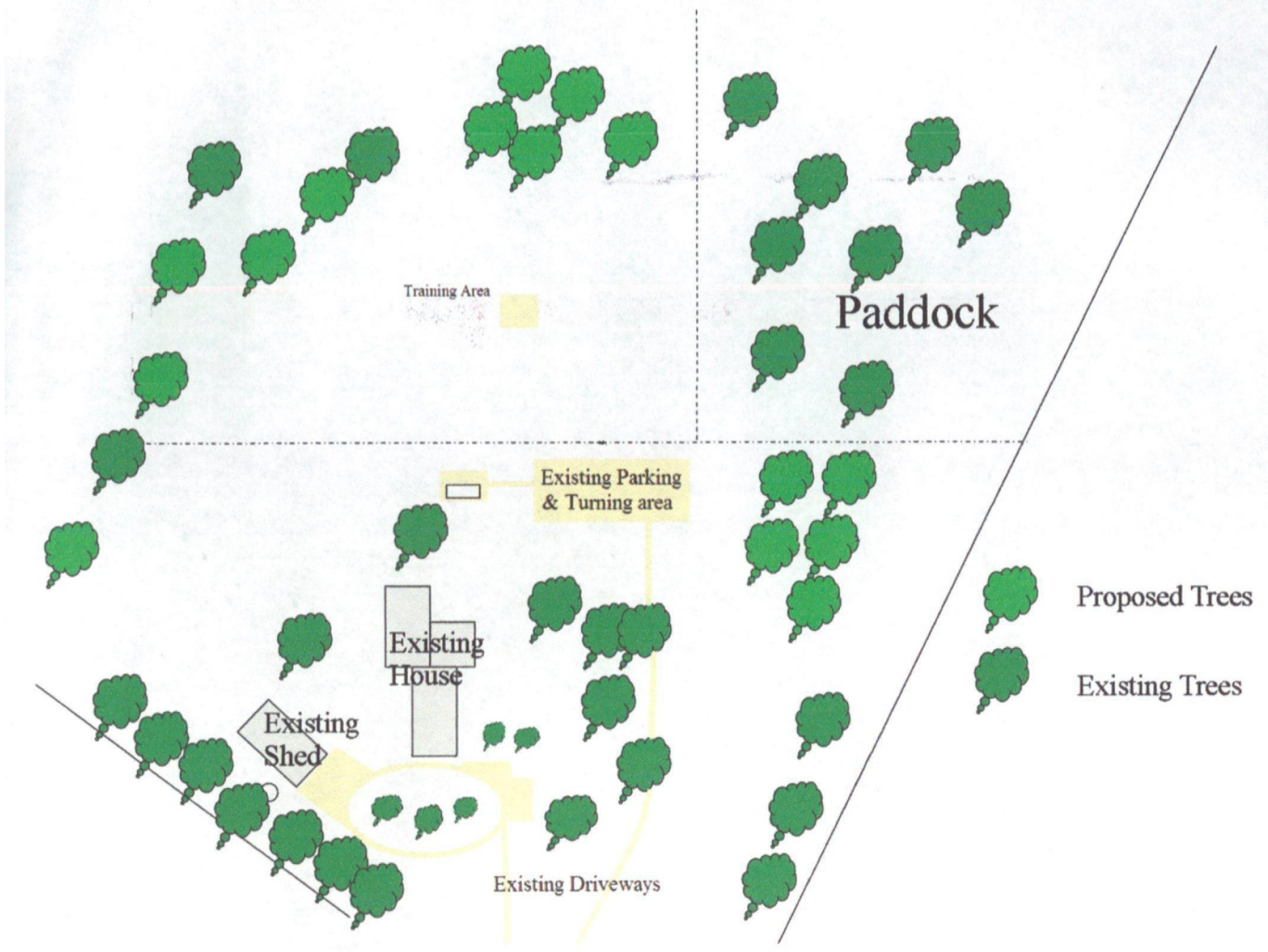
We will implement a fire prevention program after consultation with the shires emergency service manager and address any health or environmental concerns after consultation with the shire health and environment departments.

Regards

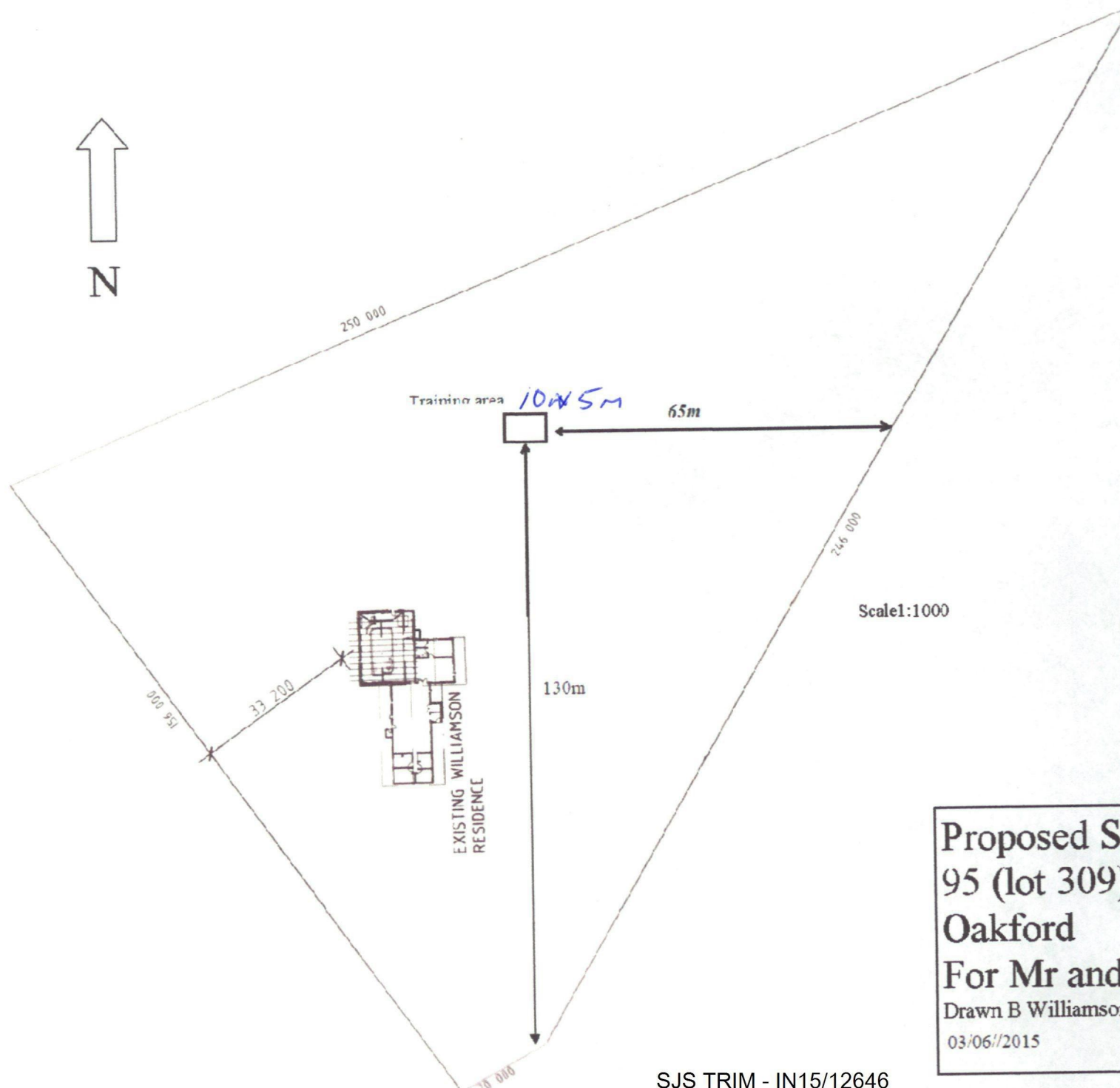


Brian Williamson

20<sup>th</sup> June 2015



# Partial Block Plan



Scale:1000

**Proposed Shed at  
95 (lot 309) Pony Place  
Oakford  
For Mr and Mrs Williamson  
Drawn B Williamson  
03/06/2015**