

Date: 26 January, 2026

Attention: Beryl Foster
Planning Officer @ The Town of Victoria Park
99 Shepperton Road
VICTORIA PARK. WA 6100

Further Information Request - 5.2025.460.1
Home Business - 35 Gloucester Street, VICTORIA PARK

1. Intensity of operation within a residential neighbourhood

a) **Business Description**

Soul Cjaya is a small-scale, low-impact home-based business operated solely by myself as the proprietor. Employees will not be required. The business is designed to provide wellness and creative services in a manner that is compatible with the residential amenity of the area and mindful of neighbouring properties.

Services offered include Women's Meditation Circles, AromaTouch Massage, Reiki, and occasional creative workshops. All activities will be conducted within an existing room in my house & with weather permitting, in the alfresco/backyard area (as previously documented), with careful consideration given to minimising noise, traffic, and disruption.

b) **Proposed Hours of Operation**

Operational hours will vary depending on the service provided and my personal availability, noting that I am employed elsewhere during weekdays. All activities will be scheduled by appointment to ensure minimal impact on neighbours.

The proposed home business will operate on a limited, appointment-based basis only. Indicative operational hours may include:

- Weekday evenings between **7.00pm and 8.00pm** for **single, pre-booked appointments**.
- Weekend mornings between **10.00am and 1.00pm** for **single appointments or small group sessions**.
- Weekend afternoons between **1.00pm and 4.00pm** for **single appointments or small group sessions**.

In addition, approximately **four (4) workshops or small group sessions** may be conducted annually, aligned with seasonal programming and scheduled during **school term holiday periods**.

Please note that operations are **not guaranteed on a daily, weekly, or seasonal basis**. All activities will be conducted **subject to client demand and availability**, and will remain low impact in nature, consistent with the residential amenity of the area.

c) **Women's Meditation Circles**

Women's Meditation Circles will be held on an average of 1-2 sessions per month, preferably on weekends. Each session will run for approximately three hours. Attendance will be limited to a maximum of 6 (SIX) participants, which the designated room comfortably accommodates.

Only one group session will be conducted on any given day. Noise levels will remain low and limited to soft, calming background music. Where weather permits, sessions may also be conducted in the alfresco backyard area, consistent with previous documentation.

d) **AromaTouch Massage and Reiki**

AromaTouch Massage and Reiki services will be provided on a one-to-one basis by appointment only. Each session will be approximately 60 minutes in duration. Appointments will generally occur during early evenings or on weekends, subject to my availability. These services are quiet in nature and will not generate noise or disturbance.

e) **Creative Workshops**

Creative workshops will be offered on an infrequent basis, subject to public demand and my availability. While ideally these may occur once per month, it is more likely and feasible that they will be held once per school term or season. Workshops will not be scheduled in conjunction with Women's Meditation Circles.

Attendance will be capped at 6 (SIX) participants to ensure manageability, viability, and minimal impact on the surrounding residential environment.

f) **Amenity Considerations**

All activities are designed to be low intensity, by appointment or limited frequency, and consistent with the residential character of the area. The business will not generate excessive noise, traffic or visual impact and will operate in accordance with the objectives of *Local Planning Document No. 2*.

2. Signage

In accordance with the Town of Victoria Park's *Local Planning Policy No. 38 – Signs*, I propose to use a small, portable, ground-based sign (sandwich board and/or or tear-drop banner) to discreetly advertise my approved home-based business, Soul Cjaya.

The sign will be non-illuminated, modest in scale, and temporary in nature, displayed only during operating hours or when appointments, workshops, or meditation sessions are being conducted. The sign will be removed immediately thereafter.

The sign will be positioned wholly within the property boundary, clear of footpaths, road reserves and will not obstruct pedestrian or vehicle movement.

No permanent fixtures are proposed, and the signage will be designed to minimise visual impact and maintain the residential amenity of the area, consistent with the objectives of *Local Planning Policy No. 38*.

3. Car Parking

In accordance with the Town of Victoria Park's *Local Planning Policy No. 2 – Home-Based Business*, car parking associated with Soul Cjaya will be managed to ensure there is no adverse impact on the surrounding residential area.

Appointments for individual clients are conducted on a one-to-one basis, with provision for single vehicle to park on the verge at the premises at any given time.

For larger group sessions, participants can park in the following manner:

- Ideally, two vehicles can park on our verge without impact to the residential environment and local traffic.
- One vehicle can also park on the cross over.
- One vehicle can also park in our driveway.
- One vehicle can also park on our front lawn inside the boundary of my premises.
- The use of nearby street parking for occasional group sessions.

- Public transportation such as buses are also readily available from Geddes Street, Berwick Street, Canning Highway and Albany Highway. Each location is in safe walking distance to the residential premises.

Additionally, for larger group sessions, participants will be directed to park a short distance away at Raphael Park Carpark, from where they can safely walk back to the property via an existing paved footpath. This arrangement avoids congestion in the immediate street and maintains residential amenity.

Based on regular observations, the Raphael Park Carpark is generally underutilised during weekday and weekend mornings and evenings, and while weekday & weekend afternoons may vary depending on park activities, sufficient parking capacity remains available.

The above arrangement avoids congestion in the immediate street and maintains residential amenity.

Parking associated with Soul Cjaya will not interfere with Raphael Park use or activities and is considered low-impact and consistent with the intent and objectives of *Local Planning Policy No. 2*.

4. Hours of Operation

In accordance with the Town of Victoria Park's *Local Planning Policy No. 2 – Home-Based Business*, the operational hours of Soul Cjaya will vary depending on the service provided and my personal availability, noting that I am employed elsewhere during weekdays.

All activities will be carefully scheduled to ensure minimal impact on neighbouring properties and to maintain the residential amenity of the area. At present, feasible operating times may include early evenings, as well as weekend mornings and afternoons on selected days.

Larger group activities, such as meditation circles or workshops, will be scheduled on separate days from one another, with no overlap.

Individual appointments will also be held on separate days. However, where multiple single appointments occur on the same day, a minimum one-hour interval between clients will be maintained to avoid any congestion or disturbance. Overall, the proposed operational arrangements are low-intensity and will not negatively impact neighbours, consistent with the objectives of *Local Planning Policy No. 2*.

5. Deliveries

In accordance with the Town of Victoria Park's *Local Planning Policy No. 2 – Home-Based Business*, deliveries associated with Soul Cjaya will be limited to products and consumables required for the operation of the home-based business.

These may include small quantities of essential oils, linen, and literature-based resources. Deliveries will be infrequent and made only as required and will not involve regular courier traffic or large commercial vehicles.

Where possible, deliveries will be hand delivered to the front door and received by myself or a family member. If no one is available to accept a delivery, a reminder card will be left for collection from the local post office at a convenient time.

The nature and frequency of deliveries will be low-impact and will not adversely affect traffic, parking, or the amenity of the surrounding residential area, consistent with the intent and objectives of *Local Planning Policy No. 2*.

Conclusion

Soul Cjaya is a small, low-impact home-based business designed to operate in accordance with the Town of Victoria Park's *Local Planning Policy No. 2* and associated planning policies.

Operations will be limited, flexible, and appointment-based, with varied hours carefully scheduled to minimise any impact on neighbours. Parking and traffic will be effectively managed through verge parking for single clients and the use of nearby off-street parking for occasional group sessions, ensuring no disruption to the local street or public amenities. Deliveries and signage will be infrequent, modest, and temporary in nature.

Overall, the proposal maintains the residential character and amenity of the area while providing a quiet, community-focused wellness service.

Many thanks for your consideration and assistance in this matter.

I look forward to a timely reply with a positive outcome.

Kind regards

