Attention: Statutory Planning Services
City of Rockingham
PO Box 2142 ROCKINGHAM DC WA 6967

Email: customer@rockingham.wa.gov.au

Proposed Home Business at 13 Waikiki Rd Safety Bay WA 6169

The proposed business is grooming for rabbits and guinea pigs under the name Popcorn & Binky. As requested by Planning, this proposal also includes operational details for the temporary foster care of guinea pigs for the rescue organization Guinea Pig Haven.

Popcorn & Binky would be operated in partnership by Rebecca Hasenauer (property owner) and Kamariah Carter (property occupier), who both reside at 13 Waikiki Rd. There would be no employees of this business.

There would be no signage on the property, no retail sales and no retail displays. Business conducted will be strictly limited to grooming services for pet rabbits and guinea pigs, with no retail sales.

PIease find below the proposed day to day operations as well as information related to waste management, sanitation, noise and odour, laundry, number of animals, parking and vehicle traffic.

The below includes information requested by Mr David Veenendaal and Mr Chris Bowerman.

Sanitation

Grooming tools would be sanitized between each and every groom, both with F10SC Veterinary Disinfectant and with a UV sanitizer. During grooming, a paper liner would be placed on the grooming table, and this liner would be disposed of in the red waste bin immediately after grooming. The grooming table would be cleaned with F10SC Veterinary Disinfectant after grooming.

Disposable bedding would be used for guinea pig pens. This bedding makes use of disposable liners and pens are filled with a custom mix of shredded paper, pine shavings and pine litter pellets. Potential odours are very well managed by pine shaving and pine litter pellets. This bedding is frequently changed and disposed of in red waste bins, which ensures there is no food waste or excrement left in pens or anywhere on the property.

Waste from pens and litter boxes are disposed off in tied up rubbish bags inside the red waste bins.

Below are photos of our shredded paper, pine and paper litter pellets, pine shavings, disposable pen liners, and a guinea pig pen set up with these

disposable materials.



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Family Room

All proposed business operations would take place in the room labeled Family Room on the property floor plan included in this application.. The family room is sized at 7.5 x 5.6m.

The family room houses sufficient storage furniture for properly storing clean linens, grooming tools, sanitation tools and bins for waste.

Grooming of rabbits and guinea pigs would take place in the family room. This involves clipping nails, brushing fur, trimming fur, cleaning ears and cleaning scent glands of rabbits and guinea pigs.

No reusable or fabric linens are used for guinea pigs or grooming, and plastic pens are washed with F10SC Veterinary Disinfectant.

Rabbits are not bathed in water. When a guinea pig bath is required, it is bathed in a plastic tub and the bath water is disposed off via the laundry sink.

Waste water is disposed off only via the laundry sink.

Waste Management

For our household we already have a double set of all waste bins, that is, 2 red rubbish bins, 2 yellow recycling bins and 2 green waste bins. The second set of bins will easily accommodate litter box and pen refuse (red bin), and food waste (green bin). Grooming waste, such as nail and fur trimmings, would be disposed of directly into red waste bins.

Two red waste bins are more than adequate for the sanitary disposal of litter box refuse and pen refuse.


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Laundry

For our personal animals, some linen is used. For the laundering of this linen, we have acquired a second washing machine, which is set up in the laundry room and connected to the laundry sink.

Linens for our personal animals are moved directly from their pens into the pet washing machine. As linens are only used for our four personal rabbits, this is minimal laundry and easily managed.

Although we used linen for foster guinea pigs in the past, we have changed our practise to use disposable materials only. These materials are disposed of directly in our two red waste bins.

In the past we had a washing machine improperly operating in the backyard. This has been removed and a pet washing machine is connected to the laundry sink inside the laundry room.

Parking

Only one vehicle, belonging to Kamariah Carter, is used at this household. Neither Rebecca Hasenauer nor the third adult occupier Jamieson Dahl, hold drivers licenses and nor do they own vehicles.

At approximately 90 square metres, the driveway can more than adequately provide parking for the minimal needs of this proposed business.

The vehicle belonging to Kamariah Carter can be parked behind the front gate of the property, next to the house. This allows the entire driveway in front of the house to be used for visitor parking. On the property floor plan, the driveway is described as a 2 car driveway. With Ms Carter's vehicle parked behind the gate, the 2 car driveway provides ample parking for the limited need of a micro business.

Traffic and Delivery of Animals and Products.

The traffic generated by this proposed business would be very minimal.

No more than one visitor per day, five days a week, would attend at our location for grooming services or for foster related activity. As a household with three children, we do not have time to do more than very minimal business and fostering activity. Therefore, we only allow one business or foster activity per day, five days a week. For two days out of every week, no visitors for grooming or fostering are allowed. The particular days vary depending on convenience and need but we limit visitation to one per day, five days per week.

We do not receive commercial deliveries to this location ever. Hay and pellets are purchased by Kamariah Carter with her own vehicle at Anketell Stockfeeders and Oakford Stockfeeders.

Noise and Odour

Rabbits make almost no noise at all and although guinea pigs do vocalize, it is absolutely impossible for them to be heard outside of the family room in this house.

Rabbits and guinea pigs do not live outside. They are given limited time outside to eat grass in fine weather but they live inside the house.

Potential odours are controlled by the type of pen bedding we use, including pine shavings and pine litter pellets. Odours is also managed by regular pen cleaning and the use of two red waste bins and closed rubbish bags. As no animals live outside, there can be no odour or noise disturbance to neighbours.

In the past, we used to use linens for animals and this led to a backlog of soiled linen. We no longer use linens for foster guinea pigs and only use disposable materials which are disposed in our red bins.

Total Numbers of Animals

As of the 5th of July 2026, the personal animals of our household totals:
1 cat, who is registered
4 rabbits
5 guinea pigs

We do not provide temporary foster care for more than five additional guinea pigs at a time. We have more than adequate pens to house this number of guinea pigs, which takes up very little space, and which are housed in the Family Room.

Although pens are visible in the backyard, these pens don't contain additional animals. These pens exist only to provide our indoor animals with small increments of outdoor time. It would be impractical to set up and take down pens for every instance of outdoor time given.

Food Storage

Pellets and treats are stored in sealed containers. Hay is stored in hay bags. These are both stored in the Family Room. Vegetables for animals are stored in the fridge.

Green waste from vegetables is disposed of in our green waste bins.

I have attempted to provide all required and requested information. I do have a vision disability and am currently waitlisted for surgery. This has also caused some delay in my ability to read, and to write these proposals. If I have missed anything, please contact me. I would hate to jeapordise our application because of my very limited current vision.

Sincerely,
Rebecca Hasenauer