



Application for Planning Approval

Garden Centre

Lot 150 Welshpool Road East, Wattle Grove

Prepared by Harley Dykstra Pty Ltd for ACN 605 729 995 Pty Ltd

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1 INTRODUCTION

1.1 PURPOSE OF APPLICATION

This Development Application has been prepared by Harley Dykstra on behalf of the landowner, ACN 605 759 995 Pty Ltd, in relation to Lot 150 Welshpool Road East, Wattle Grove (the “subject site”).

The purpose of this application is to request planning approval for the establishment of a Garden Centre at the subject site. The Garden Centre is proposed on the south-west portion of the site fronting Welshpool Road East, for the display and retail sale of a range of landscaping supplies, garden products, ornaments and implements.

This current application is, for all practical purposes, consistent with an earlier proposal submitted to the City of Kalamunda on 17 May 2016. Due to issues relating to site access/egress, traffic management and drainage not being resolved at the time, the original application was ultimately deemed refused.

This current proposal is supported by additional engineering detail, which the City’s Technical Services section have advised is supported ‘in principle’, therefore enabling this development application to be progressed.

A description of the site and surrounds, proposal details and rationale demonstrating compliance with the applicable planning framework is provided in the following report.

2 LOCATION AND SURROUNDING LAND USE

2.1 LOCATION AND SITE DETAILS

The subject site is located on the north side of Welshpool Road East, east of the Tonkin Highway. An Aerial Locality Plan is included at **Figure 1** below.



Figure 1 – Aerial Locality Plan (subject site outlined in blue)

(Source: PlanWA)



The particulars of the landholding and ownership details are outlined in **Table 1**. A copy of the Certificate of Title for Lot 150 is attached at **Appendix A**.

Landowner:	ACN 605 729 995 Pty Ltd			
<i>Lot No.</i>	<i>Vol/Folio</i>	<i>Plan/Diagram</i>	<i>Area (ha)</i>	<i>Road Name/No.</i>
Lot 150	Vol. 1613 Fol. 607	Plan 3380	3.912	WELSHPOOL ROAD EAST

Table 1 – Land Details & Ownership

Lot 150 is approximately 3.9 hectares in area and has approximately 129m of frontage to Welshpool Road East, with primary access to the site via an existing crossover towards the western boundary. A sealed internal driveway provides vehicle access to an existing dwelling and outbuildings.

The south-western half of the site, over which the Garden Centre is proposed to be located, contains an existing dwelling, stables, outbuildings and other ancillary infrastructure. The north-western part of the site contains open grassed areas and scattered vegetation. Site photographs are included as **Plates 1 - 4** below.



Plate 1 – Existing Outbuilding to be used as Storage Shed



Plate 2 - Former stables to be used for Product Display



Plate 3 - Former Stables to be used for Product Display



Plate 4 – Former Stables to be used for Product Display

The rear (north-eastern) part of the site remains largely undeveloped. An aerial photograph of the site depicts the nature of existing land use (**Figure 2**).



Figure 2– Aerial Photograph (Source: PlanWA)

2.2 SURROUNDING ZONING AND LAND USE

Lot 150 is zoned “Rural Composite” under the Shire of Kalamunda Local Planning Scheme No. 3 (LPS 3). A Zoning Plan is included as **Figure 3** below which identifies the zoning of the site as well as the zoning and reserve designations over adjoining land.

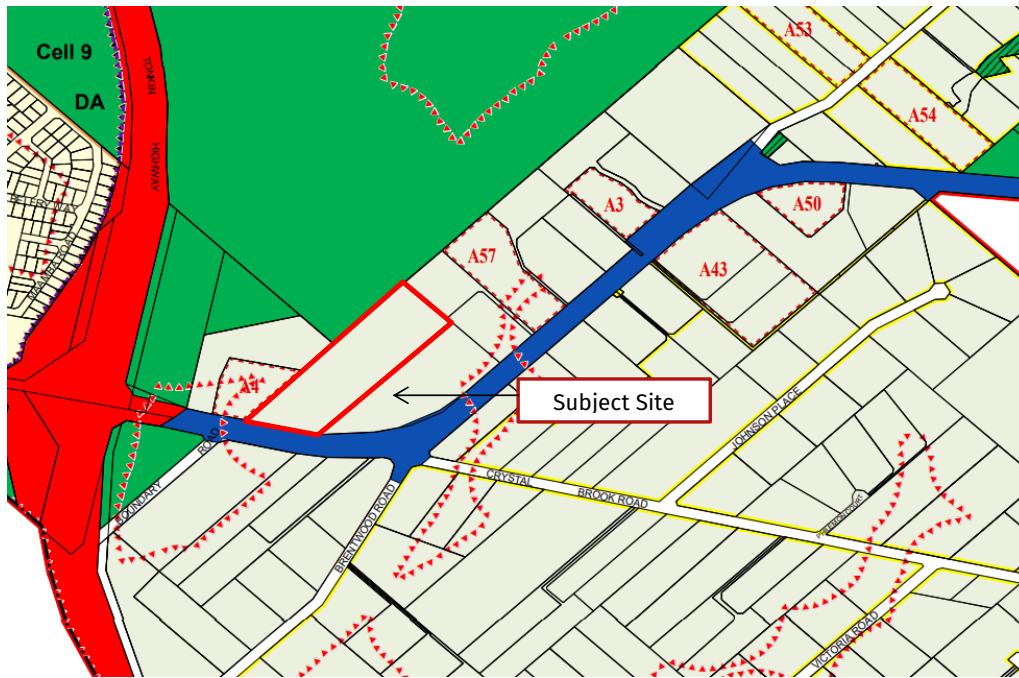


Figure 3 –Zoning Plan (subject site outlined in red)

Immediately adjacent lots to the west are also zoned “Rural Composite” and comprise a landscaping supplies yard and animal establishment (Dog Kennels) on Lots 1 and 2 Welshpool Road East respectively. Lot 149, to the south-east of the site, accommodates a dwelling and equestrian training track.

To the immediate north of the site, the land is reserved for “Parks and Recreation” and has a Bush Forever designation. Welshpool Road East is an “Other” Regional Road where it abuts the subject site.

A Garden Centre currently operates on Lot 146 Welshpool Road East and a Stockfeeds Centre on Lot 101 (No. 14) Brentwood Road, Wattle Grove, to the south and south-east of the subject site.



3 DETAILS OF THE PROPOSED USE

3.1 OVERVIEW & BACKGROUND

This application seeks planning approval for a Garden Centre at Lot 150 Welshpool Road East, Welshpool. A Garden Centre previously operated at Lots 5 and 6 Hale Road, approximately 1.5kms to the north-west of the site. This site was subsequently subdivided for residential purposes. In addition, an existing Garden Centre located at Lot 20 Hardey East Road, has subdivision approval and given the taking of the Tonkin Highway road reserve that forms part of Lot 20 is now progressing, this facility will shortly cease to operate and the residential subdivision will proceed.

With the closure of these Garden Centres, which offered a similar range of products to the developing Wattle Grove locality, it is logical that this form of land use can still be made available in the locality via relocation to a more appropriately zoned site which is surrounded by compatible uses.

The proposed Garden Centre will stock a range of landscaping products including bulk supplies (e.g. sand, mulch and gravel), bagged products (e.g. manure, mulch and potting mix), concrete products (e.g. pavers, reconstituted limestone blocks, water features) and garden implements. A detailed product list is contained within **Appendix B** of this report.

3.2 DESIGN AND LAYOUT

A copy of the development plans, including the Development Site Plan and Part Site Plan along with corresponding Landscaping Plans, are contained within **Appendix C**, illustrating the design and layout of the proposed development.

The Garden Centre will be located to the front of the site to enable use of existing buildings and provide convenient access to the public. Development shall be limited to the areas depicted on the Site Plans, which comprises the Application Area. The Garden Centre will consist of the following:

- A car parking area comprising a total of 59 bays within the setback area, fronting Welshpool Road East, complemented by a landscaping strip. With 10 additional car parking bays proposed adjacent to the bag products sales area and the lunch room/sales office. The formal car parking and access areas shall be of asphalt construction.
- A grassed overflow car parking area at the rear of the proposed Garden Centre development in the event additional car parking is required on occasion.
- Open air display areas of 475m² and 236m² (approximately) for garden ornaments, pots and water features.
- Rehabilitation plantings/landscaping adjacent to Yule Brook where it traverses the north - western part of the site.
- A drainage basin adjacent to Welshpool Road East incorporating rain garden component.
- An open air display area (500m²) for limestone blocks, slabs and other concrete products.
- Bagged Products Sales area (435m²).
- A pot and water feature display within the existing stable building.
- Bulk landscaping supplies within storage bins.



- Internal car parking comprising 10 bays adjacent to the sales office. Trailer parking (providing trailers for use by customers) adjoins the internal carpark.
- A checkout office.
- Storage shed within an existing outbuilding.
- Access/egress via a proposed left in left out crossover.

The existing dwelling shall be retained for use by an onsite caretaker.

Floor Plans and Elevations of proposed ancillary buildings are included at **Appendix C**.

The site plans indicate where buildings are to be retained for use as part of the Garden Centre development or alternatively, removed.

Existing levels on the site grade downwards in a south westerly direction from a height of approximately 25.5m AHD in the north-east part of the Application Area, to approximately 23.3m AHD in the south-west corner of the site adjacent to Welshpool Road East. A copy of a previous Feature Survey of the site is included at **Appendix D** (some structures have since been removed from site) along with a Feature Survey pick up within the Welshpool Road East reserve undertaken to inform detailed engineering design.

A 2.5m high chain wire fence will be located along the 22.5m setback line (excluding the carpark) to provide security after business hours.

3.3 OPERATING HOURS & STAFFING

The proposed Garden Centre will be operated on the following basis:

Opening Hours: Monday – Saturday	7.00am – 5:00pm
Sunday (Including Public Holidays)	8.00am – 5.00pm

Six (6) to eight (8) staff members will be employed at the Garden Centre.

3.4 VEHICLES AND ACCESS

The existing crossover from Welshpool Road East will be removed and a new cross-over constructed to accommodate the movement of vehicles into and out of the site. The new cross-over proposed is left in left out only and will enable both access and egress to the site. In order to facilitate safe access and egress onto the site, the current bus stop will be decommissioned and relocated further west along Welshpool Rd East in order to allow for the construction of a left turn slip lane. Additionally, a proposed splitter island will be constructed preventing cars travelling west bound from Welshpool Rd East turning right into the site.

Engineering drawings of the proposed crossover design and minor works required within the Welshpool Road East road reserve are included at **Appendix E**. These engineering drawings have been reviewed and given in principle support by the City’s Technical Services section prior to submission of this application.



Trucks servicing the site are described in **Table 1** below:

Truck Type	No./Day
Single axle rigid truck – outgoing customer deliveries	20
Semi-trailer/larger rigid trucks – incoming stock deliveries	15

Table 1 – Truck Types

In addition, it is anticipated the business would receive up to 100 customers per day.

This application has also been supported by a Transport Impact Statement (TIS) and informed by a Road Safety Audit (RSA). The TIS is included at **Appendix F** whilst the RSA is provided under separate cover.

The TIS advises traffic generated by the proposed development would be relatively minimal and as such would have an insignificant impact on the surrounding road network.

Turn path analysis included at **Appendix E** and **F** demonstrates the largest size service/delivery vehicle (a 19m truck) can access the site via the proposed left in turn, circulate within the site and exit the site onto Welshpool Road East heading east via the proposed left out turn.

3.5 STORMWATER DRAINAGE

A copy of the engineering drawings at **Appendix E** include details of the proposed stormwater management plan for the site, which incorporates a drainage basin and raingarden feature situated adjacent to Welshpool Road East. The City’s Technical Services section has reviewed and provided ‘in principle’ support for the proposed method of stormwater management prior to lodgment of this development application.

3.6 LANDSCAPING

Indicative Landscaping Plans are included in **Appendix C** which have been prepared in consultation with the City’s Co-Ordinator of Natural Areas. Key landscaping elements are also illustrated on the Development Site Plan and Part Site Plan.

The stormwater management plan incorporates a rain garden component, which will provide a landscaped feature at the front of the development site adjacent to Welshpool Road East. Indicative details of the rain garden feature are also included at **Appendix E**. As noted on the development plans, landscaping of the rain garden would be in accordance with industry best practice as set out in the document *Vegetation Guidelines for stormwater biofilters in the south-west of Western Australia (2014)*. It is envisaged a condition of development approval would require the preparation and implementation of a detailed landscaping plan.

It is considered the proposed landscaping is commensurate with the intended use of the site and provides for appropriate treatment of the car parking area fronting Welshpool Road East and rehabilitation along both banks of the Yule Brook, whilst having regard to bushfire management considerations. Accordingly, the proposed extent of landscaping satisfies the intent of both clause 5.13.2 (h)(ii) and clause 5.13.2(e) of LPS 3.



3.7 PLANT AND EQUIPMENT

The following Table (**Table 2**) lists the plant and equipment that will be used for transporting, loading and unloading landscape materials and garden products at the Garden Centre. An Acoustic Assessment prepared in support of the original application is attached at **Appendix G**. The Acoustic Assessment concludes noise levels received at the nearest premises were calculated to comply with the Environmental Protection (Noise) Regulations 1997 subject to the following conditions relating to operating times being adhered to:

No delivery of materials and no operations of the large loader and excavator (i.e. equipment used is limited to the mini loaders and forklifts) prior to 09:00am Sundays and Public Holidays and prior to 07:00am weekdays and Saturdays.

For other time periods, operation of all equipment and delivery of material complies.

The proposed operating times will enable compliance with the above requirement, which can be enforced via a condition of development approval.

Machinery	Number
Front End Loaders	1
14 tonne Excavator	1
Mini Loaders	2
Forklifts	2

Table 2 – Plant and Equipment

3.8 DUST EMISSIONS

Dust suppression to the hardstand areas, driveways and bulk landscaping supply storage areas will be achieved through use of sprinklers with water being sourced from an onsite bore. It is noted a groundwater licence (GWL205226.1) has been issued by DWER which provides for use of groundwater for dust suppression.

Further details relating to dust management can be provided as part of a dust management plan required as a condition of development approval.

Given the separation of the nearest dwellings and dust control measures that are normally undertaken for developments of this type, no amenity impacts on surrounding landholdings related to dust emissions are anticipated as a result of the proposed land use.



4 PLANNING FRAMEWORK

The following rationale provides further support in favour of the proposed Garden Centre.

4.1 METROPOLITAN REGION SCHEME

The subject land is zoned “Rural” under the Metropolitan Region Scheme (MRS) and hence the proposed use is consistent with the intent for the land under the Region Scheme. Land to the south and east of the site is also zoned “Rural” under the MRS. Land to the west and north is generally (with the exception of Lots 1 and 2 Welshpool Road East) reserved for “Parks of Recreation” with a Bush forever designation. Welshpool Road East is reserved as an “Other” Regional Road under the MRS.

4.2 SHIRE OF KALAMUNDA – LOCAL PLANNING SCHEME No. 3

The subject site and surrounding lots, with the exception of the Parks and Recreation reserve to the north, are zoned “Rural Composite” under the Shire of Kalamunda Local Planning Scheme No. 3 (LPS 3). Clause 5.14 of LPS 3 states:

“In this zone it is recognised that there is a mix of semi-rural and commercial land uses which the local government seeks to maintain as a balance in a rural setting. Commercial land uses within the zone will only be considered for approval when it has been demonstrated that the use is appropriate to the area and that the commercial activity will not have a detrimental impact on the surrounding area.”

The proposed Garden Centre is consistent with the objectives of the Rural Composite zone as detailed in following sections of this report. The nature of the development and requirement for a relatively large area of land, with good access to a higher order road network, means the proposed use is ideally suited to the rural composite zone rather than within an industrial zone.

4.2.1 LAND USE PERMISSIBILITY

Under LPS 3, a Garden Centre is an ‘A’ use in the rural composite zone, meaning that the Council may, at its discretion, permit the use after notice of the application has been given in accordance with the advertising requirements detailed in Clause 9.4 of the Scheme.

A Garden Centre is defined as:

“any land or building thereof used for the sale and display of garden products, including garden ornaments, plans, seeds, domestic garden implements and motorized implements and the display, but not manufacture, of pre-fabricated garden buildings.”

The proposed use is entirely appropriate on the site, having regard to the nature of surrounding uses and its location adjacent to a regional road. The proposed use will not have an adverse impact on the amenity of the locality, which is characterized by a number of similar or otherwise compatible land uses and hence is consistent with the intended purpose of the rural composite zone.



4.2.2 DEVELOPMENT SETBACKS

Proposed development shall be setback in accordance with Table 2 – Site Requirements of LPS 3 and shall achieve a minimum setback of 22.5m from the front boundary (including a 5m wide landscaping strip) and minimum side setbacks of 10m. Due to length of the lot and siting of the Garden Centre towards the front of the site, development shall be well separated from the rear boundary.

4.2.3 CARPARKING ANALYSIS

LPS 3 sets out parking requirements associated with a Garden Centre. **Table 3** below outlines the proposed development in relation to the required parking spaces.

These generic standards are applicable to a more intensive form of operation located within existing urban or industrial areas. Application of these standards to a lower intensity rural based use results in a disproportionate car parking requirement, hence a lower parking provision is considered appropriate (as demonstrated in **Table 3** below).

USE CLASS	CAR PARKING STANDARDS (Scheme Requirements)	CAR PARKING REQUIRED (Scheme Requirements)	CAR BAYS PROVIDED
Garden Centre	2 bays per 100 square metres of display and sales plus 1 bay per staff member	2 x (4,796m ² /100): 96 Staff: 8 Total: 104	59
<p><u>Variation to parking requirements.</u></p> <p>Garden Centre – Due to the excessive parking requirements for a Garden Centre in the context of this proposal, it is requested a variation to the normal parking requirements of LPS 3 be supported. It is noted the above carparking calculation includes 2,727m² of landscaping supply bins. If these areas were excluded from the display and sales area calculation, only 50 car bays would be required. It is noted that significant opportunities will be available for informal onsite parking adjacent to display areas and in the unlikely event additional car parking is required, a grassed overflow parking area shall be provided to the rear of the Garden Centre.</p> <p>The TIS prepared in support of the development application and included at Appendix F concurs with the planning assessment that the proposed number of car parking bays is more than sufficient to cater for the needs of the proposed development.</p>			

Table 3 – Carparking Standards



4.2.4 MAXIMUM NET LETTABLE AREA

Clause 5.13.2 (h)(i) of LPS 3 stipulates that the maximum amount of net lettable area (NLA) for commercial developments within the Rural Composite zone is 300m². A variation of approximately 150m² of NLA has been calculated as part of the assessment of this proposal. This notwithstanding, the proposed garden centre primarily utilizes existing buildings (including former stables for the display of garden products pots and water features) which result in an exceedance to the NLA. In any case, the repurposing of these structures for use as part of the garden centre does not represent intensive commercial/retail type uses that would be better suited to a commercial zone and hence the proposal does not bring about any material inconsistency with the intent of Clause 5.13.2 (h)(i).

4.2.5 SERVICE YARD & REFUSE STORAGE

Clause 5.14.7 of LPS 3 requires a suitably designed and screened service yard and refuse storage area to be provided and maintained to the satisfaction of the local government. A concrete pad for a refuse bin is depicted on the development plans behind the existing storage shed which satisfies this requirement.

4.3 SPP 3.7 PLANNING IN BUSHFIRE PRONE AREAS

The objective of SPP3.7 *Planning in Bushfire Prone Areas* is to implement effective, risk based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. The site has been designated bushfire prone under the Department of Fire and Emergency's Bushfire Prone mapping, requiring an accredited Bushfire practitioner to assess the bushfire risk posed to future development on the site.

A Bushfire Management Plan has been prepared for the site and is attached as **Appendix H**. The Bushfire Management Plan confirms the proposed development is able to satisfy all relevant requirements applicable to planning in bushfire prone areas. Based on the site assessment inputs and BAL assessment, all proposed components of the garden centre within the subject site have BAL ratings of BAL-12.5 or lower.

It is envisaged the preparation and implementation of a Bushfire Management Plan would be required as a condition of development approval.



5 CONCLUSION

The proposed Garden Centre will be located in the rural composite zone, surrounded by compatible land uses.

This report demonstrates the proposed land use is consistent with regional and local planning Schemes, and will not impact on the amenity of the surrounding landowners, the safety and efficiency of the road network or the environment.

In view of the above-mentioned attributes of the proposal, and the supporting plans and information submitted, it is respectfully requested planning approval be granted for a Garden Centre at Lot 150 Welshpool Road East, Wattle Grove.

I trust that the above information and attached plans are satisfactory. However, should you require any further information to facilitate approval, please do not hesitate to contact author of this report.

APPENDIX A

Certificate of Title

APPENDIX B

Product List

APPENDIX C

**Development Site Plans
Landscaping Plans
Floor Plans and Elevations**

APPENDIX D

Feature Surveys

APPENDIX E

Engineering Drawings (Peritas)

APPENDIX F



Transport Impact Statement

APPENDIX G



Acoustic Assessment

APPENDIX H



Bushfire Management Plan