

PS ref: 9224

5 December 2024

Chief Executive Officer  
Shire of Murray  
PO Box 21  
Pinjarra WA 6208

Via email: [mailbag@murray.wa.gov.au](mailto:mailbag@murray.wa.gov.au)

Attention: Planning Services

Dear Sir/Madam,

**APPLICATION FOR DEVELOPMENT APPROVAL  
PLANT HOLDING YARD  
LOT 2 (178) ATTEIN ROAD, WEST COOLUP**

Planning Solutions acts on behalf of Planet Preservation Pty Ltd, the registered proprietor of Lot 2 (178) Attein Road, West Coolup (**subject site**). We are pleased to make this development application for a seasonal plant holding yard on the subject site.

With regard to the above, please find enclosed:

1. Shire of Murray (**Shire**) Development Application Form and Checklist, signed by applicant.
2. Landowner consent letter, authorising Planning Solutions to act on the owner's behalf.
3. The Certificate of Title applicable to the subject site (**Appendix 1**).
4. A copy of the development plans depicting the proposed holding yard, associated works, access, car parking and landscaping (**Appendix 2**).
5. A copy of the Nutrient and Irrigation Management Plan prepared by Planet Preservation, demonstrating the proposal is suitable from an ecological health perspective.

The following submission discusses various matters pertaining to the proposal, including:

- Background
- Site details
- Proposal
- Town planning considerations

**BACKGROUND**

**Pre-lodgement meeting with the Shire**

On 11 October 2024 a meeting was held with representatives from Shire and Planning Solutions. Key items discussed included classification of the proposed activities and technical inputs required.

The preliminary feedback provided by officers has been incorporated in this application.

## **SITE DETAILS**

### **Legal description**

The subject site is legally described as "Lot 2 on Plan 9127", being the whole of the land contained within Certificate of Title Volume 266 and Folio 175A. The subject site has a total area of 94.4971 hectares.

Refer to **Appendix 1** for a copy of the Certificate of Title and Plan.

### **Site context**

The subject site is located in the suburb of West Coolup, a rural locality approximately 17.5 kilometres southwest of the Pinjarra town centre. It is located on the Palus plain of the Swan Coastal Plain – generally flat sandy/clayey areas at the base of the Darling Scarp with interspersed wetlands and drainage.

The proposed development is located on an approximately 9,250m<sup>2</sup> portion of the subject site (**development area**). The development area and the broader surrounding area has been historically used for broadacre agricultural activities. There are wetlands to the west and east of the subject site. A single house is located directly east of the development area. Immediately north of the development area is the Hamel Nursery which was developed on the subject site c.2006/2007.

## **PROPOSAL**

### **Proposed works**

The proposal seeks to develop a plant holding yard for seedlings used in rehabilitation. The premises will receive plant stock from nurseries in the Perth and Peel metropolitan area, sort and maintain the plants held on-premises, and distribute plants to rehabilitation sites.

The holding yard operates in the wetter winter months each year (May to August), with approximately 12 people employed initially, and up to 25 people employed at full capacity working between 7am and 4pm weekdays. The proposed development will be inactive over the summer period (September to March).

Infrastructure includes a hardstand, raised benches over hardstand, a storage shed, and a water tank. Portalooos will be provided for staff during the operating season. The proposed development will be powered by the existing supply at Hamel Nursery.

Specific components of the proposed development include:

- Twenty-seven raised benches with a 2.4m x 21m x 0.9m frame, finished in 7.5cm x 5cm weldmesh sheet.
- A 19m x 8m x 4.5m shed (including an internal crib area for seedling storage). The shed roof and walls will be constructed with Zincalume material, with colours subject to client and Shire specifications.
- Post and wire fencing 1.8m high to Hamel Nursery with three strands fitted with shade cloth. The perimeter will comprise two 1.2m strands. The proposed northern and western perimeter fencing will connect to the existing southern perimeter fencing and fully secure the site.
- Sensor lights and cameras for security purposes.
- A water tank with 196kL capacity. It will have a diameter of 11m and a maximum height of 2.6m above natural ground level. The tank roof and walls will be constructed with Zincalume material, with colours subject to client and Shire specifications.
- A bore with a 1.1kw submersible pump and a minimum 150 litre per minute yield, with all pipes fitted to the water tank.

- A reticulation system to all raised benches (approximately 3.5m centres) operated through a Hunter 32 station commercial controller.
- A small 3m x 3m x 2.1m pump shed for the irrigation controller, located centrally to the nursery beds on the northern boundary. It will be constructed with the same materials as the main shed, with colours subject to the above specifications.
- A 200mm crushed limestone yard footprint, finished with 20mm bluemetal.
- One new 6m wide full-movement crossover on the southeastern aspect of the site.
- A 20m x 4m concrete pad hardstand with a brushed finish for vehicle loading and unloading.
- A crushed limestone compacted car parking area with reverse-in bays for 12 vehicles.
- Appropriate infill planting fronting Attein Road to screen the proposed holding yard from the public view.

Refer to **Appendix 2** for a copy of the development plans and elevations.

### **Traffic and Access**

Access is proposed via a one-way ingress/egress circuit to Attein Road. The largest vehicles that will be accessing the site are 7.5T trucks, which will access the site once per day during operating season for unloading, with light vehicles and trailers accessing the site twice per day for plant collection.

Given its seasonal nature (operating during wetter times of the year), road material (gravel, in comparison with the limestone base construction of Mounsey Road which induces dust) and very low traffic volumes, the proposed development will cause minimal dust issues.

The tight bends in Attein Road to the north and south of the development area result in slow traffic speeds on the frontage road. The section of frontage road is straight resulting in clear sightlines 140m to the north and 90m to the south. Combined with low traffic volumes and slow speeds, this allows vehicles to safely enter and exit the development site.

Refer **Appendix 2** for a copy of the development plans depicting the proposed access arrangements.

### **Water and Nutrient Management**

Plants held in the yard will be irrigated using an overhead reticulation system. Yard water run-off will be directed to an infiltration sump (to be constructed) adjacent to the development. A Nutrient and Irrigation Management Plan (**NIMP**) has been prepared, demonstrating the proposal is suitable from an ecological health perspective.

Refer attached a copy of the NIMP outlining details of the proposed plant species, irrigation arrangements, nutrient application and fertiliser specifications.

## **TOWN PLANNING CONSIDERATIONS**

### **State Planning Policy 3.7 Planning in Bushfire Prone Areas**

The development area is in a designated bushfire prone area. Accordingly, the requirements of State Planning Policy 3.7 Bushfire applies to construction in areas rated BAL-40 or higher.

Clause 1.2.1 of the SPP3.7 Guidelines provides examples of circumstances where an exemption from SPP3.7 may apply, including development where there is no increase in intensity of land use and does not increase the bushfire risk. In this case, the holding yard use is seasonal, operating only during May to August each year, which outside the bushfire risk period. As the holding yard will not be in operation during the bushfire season, there is no risk to persons from bushfire and accordingly an exemption from SPP3.7 is applied.

## Shire of Murray Local Planning Scheme No. 4

The Shire of Murray Town Planning Scheme No. 4 (TPS4) applies to the subject site. The provisions of TPS4 are supplemented by the deemed provisions contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

### Zoning and land use

The subject site is zoned Rural pursuant to the provisions of TPS4.

The proposed use does not fall within any of the land use categories listed in Table I - Zoning Table of TPS4. Accordingly, it is dealt with as a 'Use Not Listed' under TPS4. Clause 5.2.3 of TPS4 applies in this scenario:

*If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the Council may:*

- a) *determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) *determine that the use may be consistent with the objectives of the particular zone and thereafter follow one or more of the advertising procedures of subclause 5.2.2 in considering an application for approval to commence development; or*
- c) *determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

While there is no Rural zone objective in TPS4, it is a use which relates to a rural product (plants grown in a nursery) and which require sunlight and application of water via irrigation. The closest land uses – garden centre, intensive agriculture, and rural industry, are uses permissible in the Rural zone and commonly accepted and located in a rural environment; plant rearing uses already operate on the subject site. Accordingly, the use is capable of approval as a use which may be consistent with the Rural zone objectives per subclause (b).

The plant holding yard is therefore capable of approval under TPS4.

### Development requirements

#### Car Parking

Figure I - Parking Layouts of TPS4 provides for 2.5m x 5.5m parking bays with a 6m aisle. The development has been designed to this standard.

#### Servicing

Clause 7.3.2 of TPS4 requires:

*For new uses or development projects which require the despatch or receipt of goods of any kind, loading and unloading space will be required to be provided clear of the street. In general, the Council will seek to ensure that most servicing vehicles are able to enter and leave a street in a forward direction.*

The access has been designed to allow a 8.8m medium rigid vehicle to circulate through the site and exit the site in a forward gear. A concrete hardstand is provided for loading/unloading.

### Landscaping

Clause 7.3.3 of TPS4 requires:

- a) *Landscaped areas to be constructed, planted and maintained pursuant to this Scheme will, in general, be located in such positions on a site or sites so as to enhance the appearance of the affected street or streets and to screen from view or soften the impact of parking areas, open storage areas, drying areas and any other space which, by virtue of its use is likely to detract from the visual amenity of the townscape.*
- b) *Landscaping proposals shall be submitted to and approved by the Council and any planting designed to act as a screen shall be comprised of plants growing to a variety of heights to achieve the desired results.*

Native shrubs will be planted at the northeastern edge of the development area, screening the proposed shed, holding yard, and car parking from Attein Road. These plantings will complement the existing species dispersed along the Attein Road reserve and provide visual screening for the house located to the east of the development.

### Treatment of Driveways and Parking Areas

Clause 7.3.4(a) of TPS4 requires:

*All driveways and parking areas shall be constructed to Council's satisfaction and provided with a sealed surface with appropriate measures for drainage and the disposal of surface water. Where appropriate, the Council may require the marking out of parking areas and the provision of suitable 'no parking' signs where thoroughfare must be preserved.*

Parking and access areas are proposed to be constructed with crushed limestone to provide an adequate surface for the seasonal use of the holding yard. A concrete hardstand is proposed for loading/unloading.

## **Local planning policies**

### **General Development Provisions Building Setbacks Car Parking Standards Local Planning Policy**

The Shire's *General Development Provisions Building Setbacks Car Parking Standards Local Planning Policy (Development Standards LPP)* outlines the relevant development requirements for the proposed development.

The Development Standards LPP doesn't contain standards for a use not listed. The rural industry use standards have been applied as the closest use.

### Setbacks

The development is compliant with the 9m setbacks for a rural industry use.

### Car parking

Car parking is required for a rural industry at the rate of "1 per 30 m<sup>2</sup> of gross floor area". A 152m<sup>2</sup> shed is proposed, requiring 5 car bays. 12 bays are proposed exceeding the required amount.

### **Biodiversity Protection Local Planning Policy**

The Shire's *Biodiversity Protection Local Planning Policy (Biodiversity LPP)* is applicable to the proposed development. The proposed holding yard does not impact any existing native vegetation on the subject site, and associated landscaping will enhance the biodiversity of species. Regional biodiversity will also be augmented through Alcoa's mine site rehabilitation process, using the plants from the proposed holding yard to create new habitats and encourage the return of native flora and fauna species.

### **Horticultural Development within Peel Harvey Coastal Plain Catchment**

The Shire's *Horticultural Development within Peel Harvey Coastal Plain Catchment Local Planning Policy (Horticulture LPP)* applies to the proposed development. The proposed development will not compromise existing or future well-managed horticultural developments of relatively high capability areas.

The Horticulture LPP requires a site management plan is prepared, following the guidance and format of Appendix D of the policy. Refer attached a copy of the NIMP for the proposed development, outlining the necessary high-standard irrigation management requirements and nutrient inputs and demonstrating compliance from a catchment water quality perspective.

### **Southern Palusplain Strategy**

The Southern Palusplain Strategy applies to the proposed development, outlining key objectives and requirements for the rural area, local biodiversity protection, visual landscape protection, access and movement, infrastructure and services, and bushfire hazard risk management.

The proposed development is consistent with the strategic vision because it supports a strong, diversified and sustainable rural economy that encourages increased agricultural productivity and innovation, recognises and protects the importance of the natural environment, and maintains the existing rural landscape character.

Refer above for further commentary on biodiversity protection and bushfire risk management, and to **Appendix 2** for a copy of the development plans. A copy of the NIMP is attached.

### **CONCLUSION**

The application achieves the requirements of the planning framework as indicated in this submission. We respectfully request the application for development approval be considered on its merits and favourably determined under delegated authority.

Should you have any queries or require further clarification in regard to this proposal, please do not hesitate to contact the writer.

Yours faithfully,

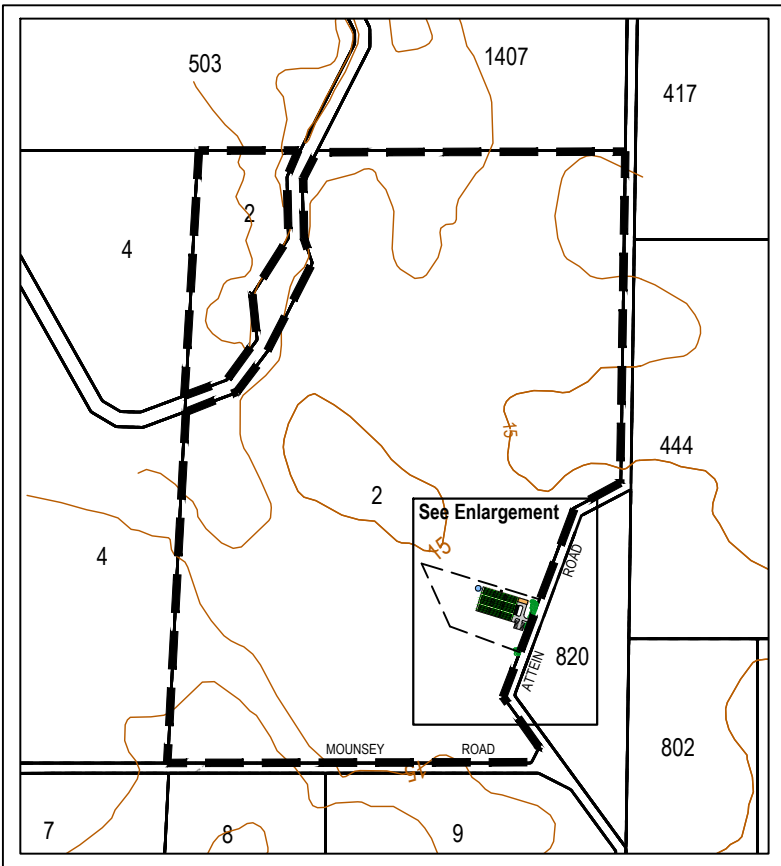


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**JOSHUA BROWN**  
**PLANNING CONSULTANT**

**APPENDIX 2:**  
**DEVELOPMENT PLANS**

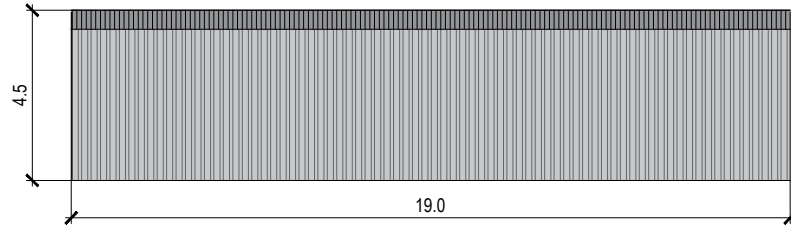




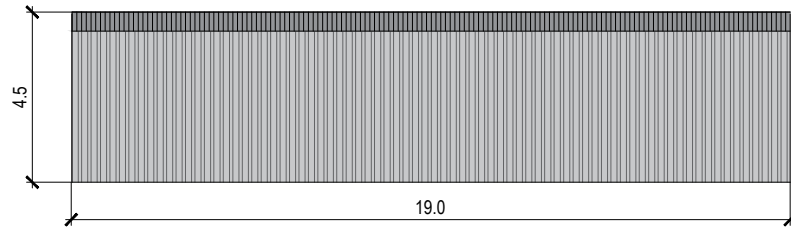
LEGEND		SPECIFICATIONS	
	Subject Site	Yard footprint	200mm crushed limestone, finished with 20mm bluemetal
	Contour	Raised benches	Frame - 2,400mm x 21,000mm x 900mm. Finished in weldmesh sheet 75mm x 50mm
		Bore	1.1kw submersible pump, yield 150 lpm (min), all fittings and piped to tank
		Reticulation	Retic to all raised beds (~3.5m centres), Hunter 32 station commercial controller.
		Water Tank	196kl capacity
		Shed	19m x 8m x 4.5m (inc crib area)
		Security	Sensor lights & camera
		Fence	Nursery 1.8m, 3 strands fitted with shade cloth. Perimeter 1.2m 2 strands
		Power	Tie-in to existing supply at Hamel Nursery
		Vehicle access	Suitable for 7.5T truck
		Hard stand	Concrete pad (20m x 4m), brushed finish
		Car parking	Crushed limestone, compacted. Reverse parking for 12 vehicles



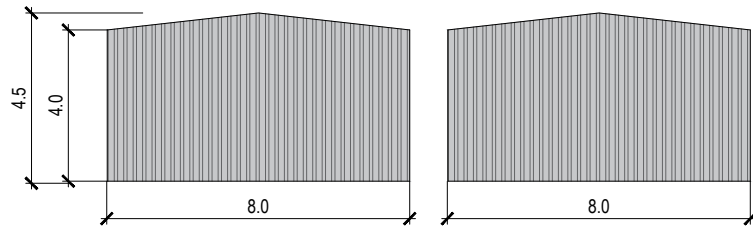
## SHED ELEVATION



Shed - Left Elevation



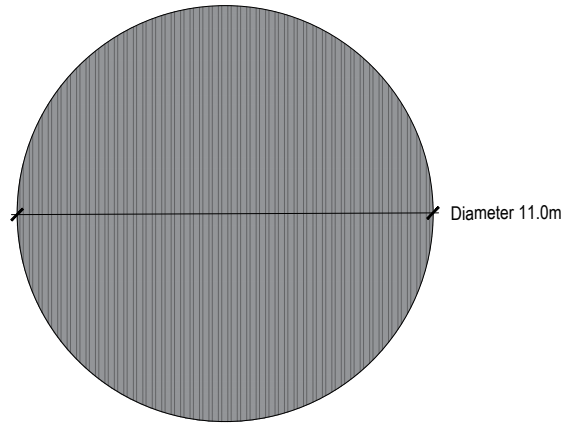
Shed - Right Elevation



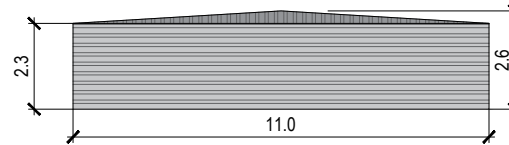
Shed - Front Elevation

Shed - Back Elevation

## WATER TANK ELEVATION

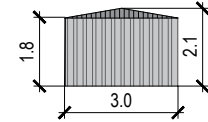


Water Tank- Top Elevation

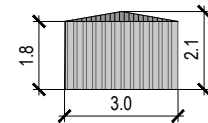


Water Tank- Front Elevation

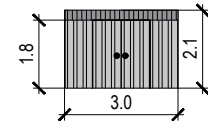
## PUMP SHED



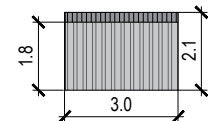
Left Elevation



Right Elevation



Front Elevation



Back Elevation

### Note:

Sheds and Water tank material - Zincolume, colour to client and Shire specifications