

Appendix 3 – Assessment against relevant Planning Scheme Controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 11.02 – 3 Planning For Growth Areas	<p>The proposal is consistent with this policy.</p> <p>The proposed site is located adjacent to the Western Freeway, providing a strong vehicle transport connection to the site. The use of the land will maintain the rural-residential land use until such a time as the Warawee PSP is prepared.</p>
Clause 11.06 – 1 Jobs and investment	<p>The proposal is consistent with this policy.</p> <p>The proposed plant nursery and landscape garden supply business will provide employment opportunities within the local area. The business will also provide accommodation for the owner of the site which adds to the overall sustainability of the proposal.</p>
Clause 14.01 – Protection of Agricultural Land	<p>Historically, the site was not utilised as agricultural land, rather horse stables. It is considered that the growing of vegetation is more in keeping with the intentions of the policy.</p>
Clause 15.03-2 Aboriginal Cultural Heritage	<p>A cultural heritage management plan was developed and endorsed for the site. The findings show that no new aboriginal archaeological places were recorded in the activity area and that no additional cultural material were identified.</p>
Local Planning Policy Framework	
Clause 22.08 Rural Land Use Policy	<p>The proposal is consistent with this policy.</p> <p>The proposed use of the land is an agricultural use employing sustainable techniques and incorporates the redevelopment of a caretakers dwelling which provides an opportunity for rural living.</p>
Zone	
Clause 35.07 Farming Zone (FZ)	<p>The proposal is consistent with this policy.</p> <p>The subject site is not currently used as productive farmland within the local area.</p> <p>The land was previously used to train and house horses. The proposed change of use and works relates to productive propagation and cultivation of plants, including sales.</p> <p>Given the proposed plant nursery is within the nesting diagram of retail premises, the balance of the land which is proposed to be used as a growing area which will not have visitors accessing it and is considered to be productive agricultural land as it is land used to propagate, cultivate or harvest plants cereals, flowers, fruit, seeds, trees, turf and vegetables.</p>
Clause 37.07 Urban Growth Zone (UGZ)	<p>The proposal is consistent with this policy.</p>

	<p>As the Warawee Precinct Structure Plan has not yet been drafted the application is in accordance with the objective of the zone allowing the continuation of non-urban uses until such time as the PSP is prepared. To ensure that the proposed development does not prejudice future urban uses a ten (10) year expiry will be recommended as a condition.</p>
<p>Particular Provisions</p>	
<p>Clause 52.06 Car Parking</p>	<p>The proposed amount of car parking provided on site is not deemed to comply with the requirements listed below.</p> <p>As the site is proposed for the purposes of Trade Supplies which requires 10% of the site area to be designated for car parking.</p> <p>The site is 1.9890 Hectares or 19,890m². The portion of the site designated for the Garden Supply Area of the site is approximately 5270m² and would require 527m² of land designated for a car park.</p> <p>The proposed 16 car spaces (14 of which are to be utilised by customers) requires around 204m². Additionally, the access way directly abutting the car spaces totals 312m² (totalling 516m²) As such, there is a deficit in the amount of site area provided and a Car Parking Demand Assessment must address the following matters to the satisfaction of the Responsible Authority.</p> <p>It is considered that the fourteen (14) spaces provided for customers will be sufficient based on the nature and scale of the proposed land use and that that the car parking demand will only be required for short time by each customer.</p> <p>Additionally, in reviewing the Car Parking Demand Assessment it is noted that the proposed amount of car parking will be sufficient when compared to a number of garden supply business' within the local area and there will be ample space for vehicles to load / unload supplies.</p>
<p>Clause 65.01 Approval of an Application or Plan</p>	<p>The proposal is consistent with the purpose of this clause.</p> <p>The proposal has satisfied the relevant SPPF's and LPPF's and the requirements of the zone.</p> <p>It is not considered that there will be an overall loss of amenity within the area through the granting of this permit as the proposal is largely for the growing and selling of vegetation and other garden materials.</p> <p>The renovation of the caretaker's residence will make sustainable use of the existing site.</p>