



**ROWE**  
GROUP

Job Ref: 9807  
9 October 2023

Chief Executive Officer  
Town of Bassendean  
PO Box 87  
BASSENDEAN

**Attention: Planning Services**

Dear Sir/Madam

**DEVELOPMENT APPLICATION – STORE AND SELL GARDEN PRODUCTS &  
INSTALLATION OF SITE OFFICE AND SHIPPING CONTAINER  
LOT 69 (NO. 14) JACKSON STREET, BASSENDEAN**

Rowe Group acts on behalf of ABM Landscaping Pty Ltd (**our Client**). We have been instructed by our Client to prepare and lodge a Development Application (**Application**) which seeks to obtain Planning Approval from the Town of Bassendean (**the Town**) to store and sell garden products (i.e. soils, rocks, mulches, aggregates etc.), and install a site office and shipping container at Lot 69 (No. 14) Jackson Street, Bassendean (**the subject site**).

To progress this Application, please find enclosed:

- ▲ Completed and signed application forms;
- ▲ A copy of the current ASIC Company Extract;
- ▲ A copy of the current Certificate of Title (**Attachment 1**); and
- ▲ The development plans (**Attachment 2**).

Further justification is provided in the following sections of this Application.

**SUBJECT SITE**

The subject site is located in the municipality of the Town of Bassendean, approximately 8.5 kilometres north-east of the Perth Central Area and in the suburb of Bassendean.

Refer **Figure 1 - Local Context**.

The subject site is legally described as follows:

- Lot 69 on Diagram 63075 Certificate of Title Volume 1628 Folio 284.

Level 3  
369 Newcastle Street  
Northbridge 6003  
Western Australia  
  
p: 08 9221 1991  
f: 08 9221 1919  
info@rowegroup.com.au  
rowegroup.com.au



9807\_FIG01A\_20230927\_Bassendean (Local)\_LANTOWN PLANNING#90004999#9807/02 DRAFTING CA-CAD JS 23.09.27



0 400m  
SCALE @ A4: 1:2500



FIGURE 1  
LOCAL CONTEXT



Refer **Attachment 1 – Certificate of Title.**

The subject site comprises a total area of approximately 13,663m<sup>2</sup>.

Refer **Figure 2 – Aerial Site Plan.**

### **EXISTING IMPROVEMENTS**

A list of all the existing improvements located at the subject site are provided below:

- ▲ Storage sheds;
- ▲ Waste bins and shipping containers;
- ▲ Areas of gravel and bitumen hardstand;
- ▲ Minimal trees and low-lying vegetation; and
- ▲ Old unused motor vehicles and spare machine parts.

The south eastern portion of the subject site (the Application area) is currently vacant and unutilised. This portion of the subject site currently contains gravel, sand, and low-lying vegetation.

Refer **Figure 2 – Aerial Site Plan.**

### **PROPOSED DEVELOPMENT**

As previously noted in this Application, our Client seeks to obtain Planning Approval from the Town to store and sell garden products (i.e. soils, rocks, mulches, aggregates etc.), and install a site office and shipping container at the subject site. The south eastern portion of the subject site (the Application area) is approximately 2,578.47m<sup>2</sup> in land area.

The proposed development at the subject site comprises the following:

- ▲ 32 landscaping supply bays;
- ▲ 17 car parking bays (inclusive of one (1) disabled access bay);
- ▲ One (1) 6m x 2.5m shipping container to store bags of cement;
- ▲ One (1) 6m x 4m site office;
- ▲ Two (2) septic tanks (One tank is 1.52m in diameter and the other is 1.22m in diameter);
- ▲ Sections of landscaping located within the front setback area; and
- ▲ One (1) 0.6m x 0.6m leach drain located behind the two (2) septic tanks.

Refer **Figure 2 – Aerial Site Plan** and **Attachment 2 – Development Plans.**



0 30m  
SCALE @ A4: 1:1250



FIGURE 2  
AERIAL SITE PLAN



## Operational Details

The operational details of the proposed development at the subject site are as follows:

- ▲ Business hours/days: 6:30AM – 5:30PM, seven (7) days a week.
- ▲ There will be approximately 2 staff members on site at any one time.
- ▲ All customers will first attend the site office to order/pay for their products before moving their vehicle to the area they are directed to for loading before leaving.
- ▲ The proposed development ensures that all motor vehicles move in one (1) direction throughout the subject site. The proposed development can facilitate the movement of semi-trailer trucks, light trucks, and cars with trailers.
- ▲ The proposed sea container is used for storing cement bags in a weather-proof facility for customer purchase.

## TOWN PLANNING CONSIDERATIONS

### Zoning

#### Metropolitan Region Scheme

The subject site is zoned 'Industrial' under the provisions of the Metropolitan Region Scheme (**MRS**). This Application is consistent with the intent of the 'Industrial' Zone under the provisions of the MRS.

Refer **Figure 3 – MRS Zoning Plan**.

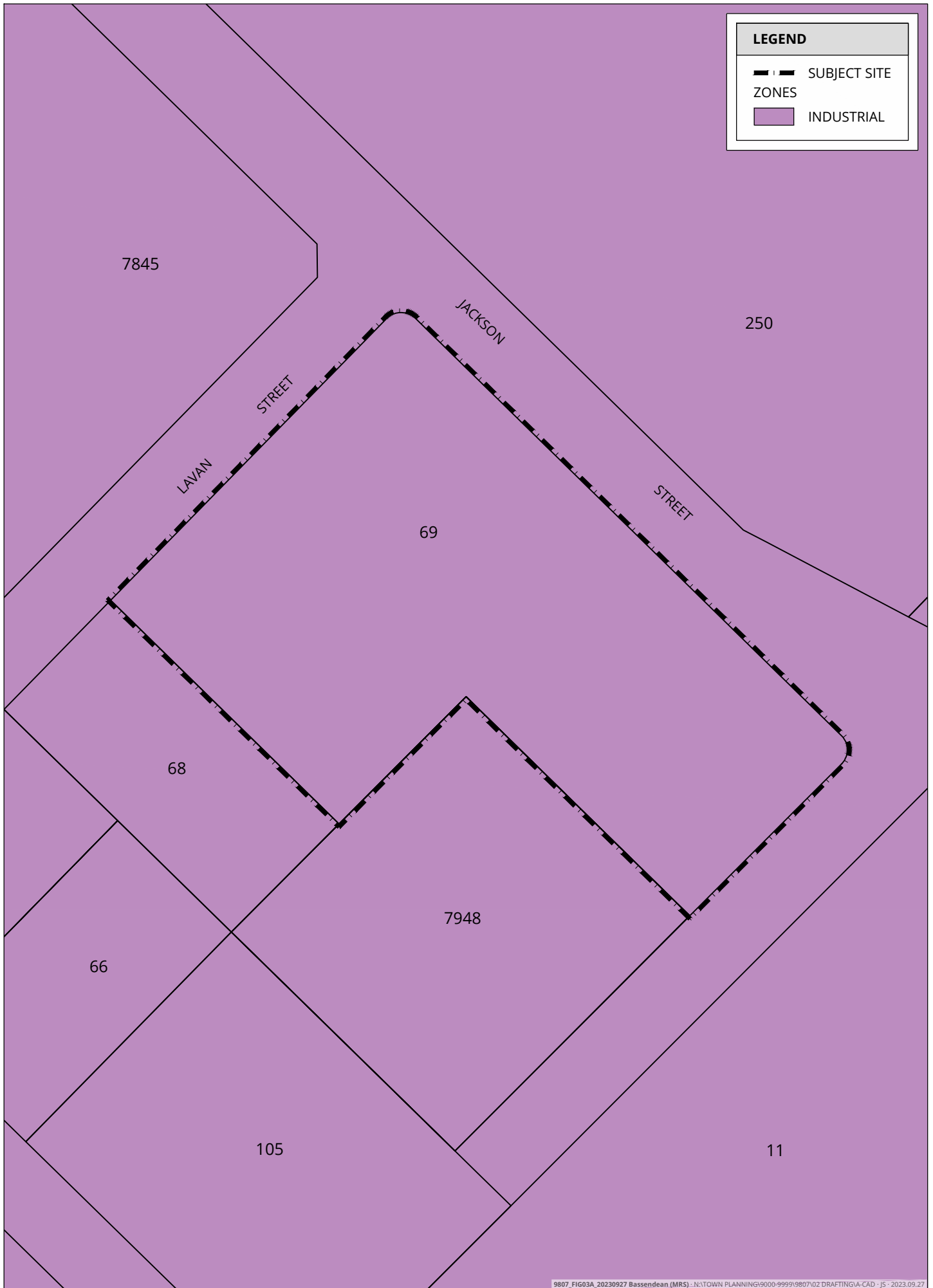
#### Town of Bassendean Local Planning Scheme No. 10

The subject site is zoned 'General Industry' under the provisions of the Town's Local Planning Scheme No. 10 (**LPS 10**).

Refer **Figure 4 – LPS 10 Zoning Plan**.

The objectives of the 'General Industry' Zone under the provisions of LPS 10 are as follows:

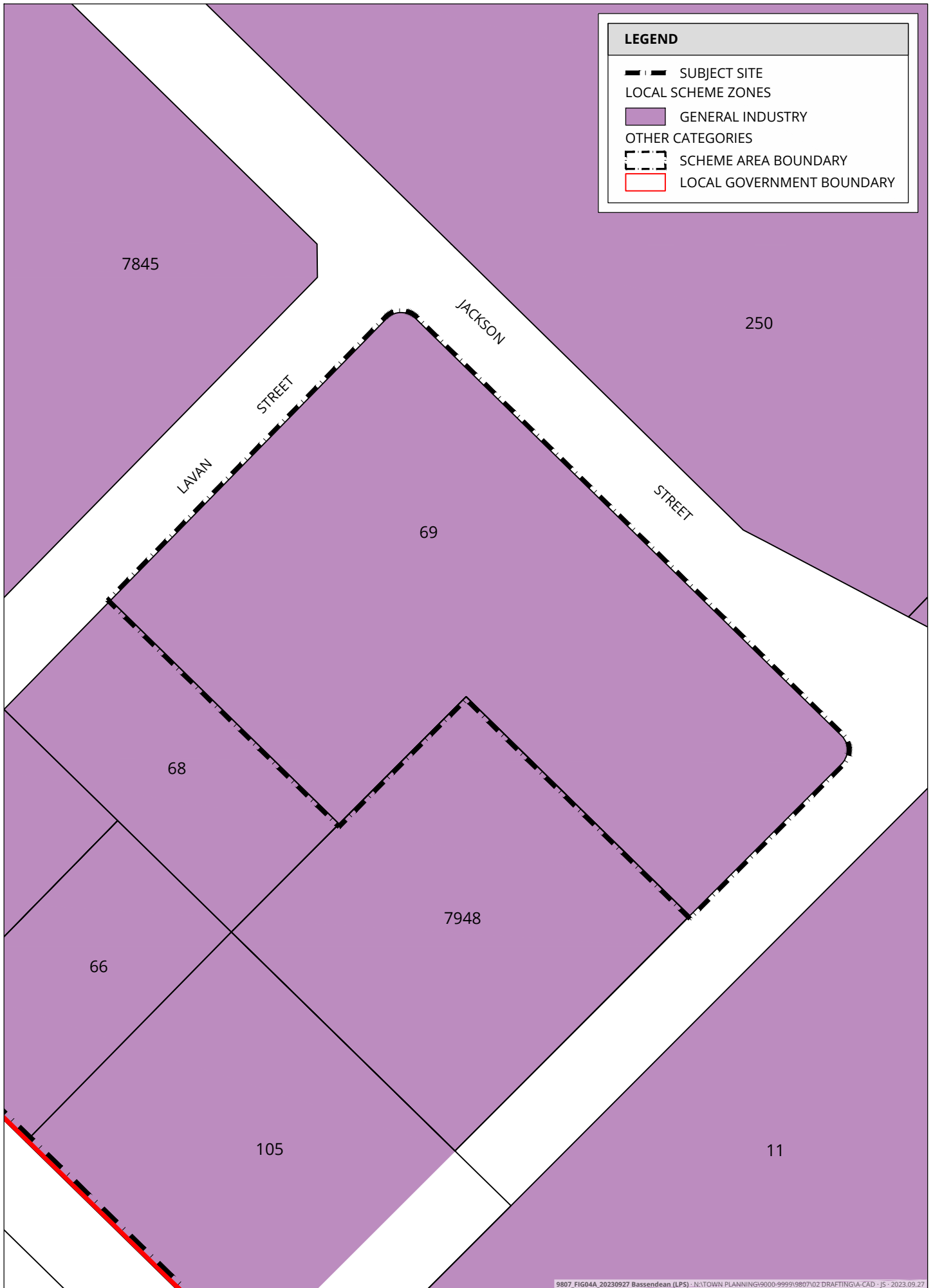
- ▲ *to provide for a broad range of industrial uses, excluding noxious or hazardous activities;*
- ▲ *to accommodate industry that would not otherwise comply with the performance standards of light industry;*
- ▲ *to accommodate a range of manufacturing and associated service activities which will not, by the nature of their operations, detrimentally affect the amenity of the adjoining or nearby land;*
- ▲ *to achieve safety and efficiency in traffic circulation, and also recognise the function of Collier Road as a regional road;*
- ▲ *to provide car parking and landscaping appropriate to the scale of development;*
- ▲ *to preclude the storage of unsightly goods from public view; and*



0 30m  
SCALE @ A4: 1:1250



FIGURE 3  
METROPOLITAN REGION SCHEME ZONING



0 30m  
SCALE @ A4: 1:1250



FIGURE 4  
TOWN OF BASSENDEAN LOCAL PLANNING SCHEME No.10 ZONING



- ▲ *to ensure that development conforms with the Local Planning Strategy and the principles of any Local Planning Policy adopted by the Council.*

This Application is consistent with the objectives of the 'General Industry' Zone and should be supported by the Town for the following reasons:

- ▲ The proposed development/operations at the subject site are compatible with the existing land uses currently operating in the locality and does not propose any noxious or hazardous activities.
- ▲ The proposed development/operations at the subject site does not detrimentally affect the amenity of the adjoining or nearby land.
- ▲ The proposed development/operations at the subject site achieves safety and efficiency in traffic circulation and does not adversely impact the local road network.
- ▲ The proposed development at the subject site provides a suitable level of car parking and landscaping which is appropriate for the scale of the proposal.
- ▲ The proposed development/operations at the subject site ensures that the storage of unsightly goods (although minimal) is screened from public view.
- ▲ The proposed development/operations at the subject site is consistent with the principles/provisions outlined the relevant documents contained within Town's local planning framework.

### **Land Use Permissibility**

Given the proposed development/operations at the subject site do not comfortably align with any current use class under the provisions of the Town's LPS 10, we were advised during our preliminary discussions with the Town that it would likely assess the proposal as a 'Use Not Listed'.

### **DEVELOPMENT STANDARDS**

#### **General Development Requirements – Industrial Zones (in LPS 10)**

Clause 4.9 'General Development Requirements – Industrial Zones' in the Town's LPS 10 applies to all development located within the 'Light' and 'General Industry' Zones.

Clause 4.9.3 'Use of Setback Areas' in LPS 10 is outlined as follows:

*The land between the street alignment and the building setback shall not be used for any purpose except one or more of the following:*

- ▲ *a means of access and egress;*
- ▲ *the parking of vehicles used by customers and employees;*
- ▲ *the loading and unloading of vehicles (refer to clause 64 of the deemed provisions);*





- ▲ *open air display of goods, provided such area does not cover more than 20% of the setback area, is not within 3 metres of the street alignment and does not reduce the area set aside for landscaping;*
- ▲ *landscaping; and*
- ▲ *f) the display and sale of motor vehicles where the local government's approval has been granted.*

The proposed development is consistent with Clause 4.9.3 in the Town's LPS 10 as the primary street setback area (13m) only mostly areas of landscaping, car parking bays, and landscaping supply bays. Notwithstanding that the proposed site office is also contained within the primary street setback area, this building is significantly minor in scale and will be mostly screened from public view by the area of landscaping located directly adjacent along the lot boundary of the subject site.

Clause 4.9.4 'Waste Water and Effluent Disposal' in LPS 10 is outlined as follows:

*All development shall be connected to a comprehensive reticulated sewerage system. Where no such connection is available, the local government may consult with the Department of Health and the Environmental Protection Authority when considering the suitability of the application.*

*No land shall be used for the disposal of any waste products, by-products, industrial waste or residue of any form, nature, or description unless the prior approval of the local government has been granted.*

*In considering an application for development approval, the local government shall have regard to the possible effects of the development on the amenity of the surrounding areas and the possible result of such development on the soils, subsoils as well as ground waters.*

With respect to the above, we can confirm that the subject site is not connected to a comprehensive reticulated sewerage system. Therefore, two (2) septic tanks are proposed to be located at the subject site as part of this Application. Notwithstanding, given the significantly minor scale of this Application the proposed on-site sewage disposal system will not detrimentally impact the existing amenity or proposed operations at the subject site. We note that a large number of surrounding properties in the locality are also not connected to a comprehensive reticulated sewerage system. We would infer that the Town has granted approval (likely subject to certain conditions) for the current operations at these surrounding properties to be facilitated by an on-site effluent disposal system of some kind.

### **Local Planning Policy No. 6 – Industrial Development**

The purpose of Local Planning Policy 6 – Industrial Development (**LPP 6**) is to provide clear and comprehensive design criteria for development within the Town's industrial zones. LPP 6 applies to all land zoned 'Light Industry' or 'General Industry' under the Town's LPS 10.

The 'Built Form' policy requirements outlined in LPP 6 are as follows:



- ▲ *The facades of all buildings facing public streets shall be articulated and use a variety of materials to avoid a rigid, uniform outcome.*
- ▲ *The ground floor level facades of all buildings facing public streets shall be constructed of brick, glass, stone, masonry or concrete in respect of the ground floor level.*
- ▲ *The use of zincalume sheeting for construction of industrial buildings is only permitted where such buildings or parts of buildings are not visible from any public street.*
- ▲ *The main entrance is to be on the front elevation or close to the front of the building, clearly visible from the street.*

The proposed development is consistent with the 'Built Form' policy requirements outlined in LPP 6 for the following reasons:

- ▲ The proposed site office and shipping container at the subject site does not face the public street (Jackson Street) and is appropriately screened by the sections of landscaping.
- ▲ The proposed site office and shipping container at the subject site are significantly minor in nature and do not adversely impact the existing industrial amenity of the locality.
- ▲ The bulk and scale of the proposed site office and shipping container at the subject site is considerably less than the bulk and scale of the existing industrial warehouses/sheds in the locality.

The 'Building Setbacks' policy requirements outlined in LPP 6 are as follows:

*Buildings are to be setback a minimum of:*

- ▲ *13 metres from the primary street;*
- ▲ *6 metres from the secondary street; and*
- ▲ *Side and rear setbacks are to be determined having regard to vehicle access, manoeuvring, loading, and unloading arrangements and the requirements of the Building Code of Australia.*

With respect to the above, the proposed shipping container at the subject site is located more than 13m away from Jackson Street, however the proposed site office at the subject site is located within 13m from Jackson Street. As already outlined in this Application, notwithstanding that the proposed site office is located closer than 13m from Jackson Street, the building is significantly minor in bulk and scale and will be mostly screened from public view by the area of landscaping located directly adjacent along the lot boundary of the subject site. Furthermore, there are a number of existing (and much larger) industrial buildings in the locality which are also located closer than 13m from the primary street.

The 'Access and Car Parking' policy requirements outlined in LPP 6 are as follows:

- ▲ *On-site car parking is to be in accordance with the requirements of Local Planning Scheme No. 10 and any relevant Local Planning Policy.*



- ▲ *Where access is required to the rear or any other part of the building, the access way shall be paved and have a minimum width of 4.5 metres, unless otherwise approved by the Town.*
- ▲ *Access ways shall be constructed so that all vehicles can enter and exit the street in forward gear without reversing any part of the vehicle onto a street.*
- ▲ *Manoeuvring areas shall be exclusive of car parking bays and the interior of the building.*
- ▲ *The development is to incorporate clear pedestrian paths that are separate to areas for vehicle access and car parking.*

The proposed development is consistent with the 'Access and Car Parking' policy requirements outlined in LPP 6 for the following reasons:

- ▲ The proposed development/operations at the subject site is consistent with parking provisions outlined in the Town's LPS 10 and Local Planning Policy No. 8 (**LPP 8**) (refer following sections of this Application).
- ▲ The proposed development/operations at the subject site does not require access to be provided to the rear of any buildings.
- ▲ The proposed development/operations at the subject site facilitates safe and efficient manoeuvring of all motor vehicles. All motor vehicles can enter and exit the subject site in forward gear.

The 'Fencing' policy requirements outlined in LPP 6 are as follows:

- ▲ *Any security fence on a front lot boundary (including to a secondary street) shall be open-style palisade fencing.*
- ▲ *Solid fencing is to be setback as if it were a building.*

With respect to the above, the 'Fencing' policy requirements outlined in LPP 6 are not relevant to this Application as no additional fencing is proposed at the subject site as part of this Application.

The 'Landscaping' policy requirements outlined in LPP 6 are as follows:

*Provision shall be made for a minimum area of landscaping as follows:*

- ▲ *A minimum width of 3 metres abutting the primary street and 2 metres abutting the secondary street;*
- ▲ *Landscaped areas and the street verge are to be landscaped, irrigated and maintained to the satisfaction of the Town, including the provision of appropriate shade trees; and*
- ▲ *Shade trees in car parking areas shall be provided at a ratio of 1 per 4 car parking bays.*

The proposed development is consistent with the 'Landscaping' policy requirements outlined in LPP 6 for the following reasons:

- ▲ The proposed development at the subject site includes 3m-wide landscaping areas along the primary street lot boundary.



- ▲ The proposed landscaping areas will be irrigated and maintained to the satisfaction of the Town and will help to soften/screen the development at the subject site.

The 'Industrial Units' policy requirements outlined in LPP 6 are as follows:

- ▲ *The floor area of any industrial unit shall not be less than 100m<sup>2</sup> and the minimum dimensions between the internal wall surfaces is not less than 6 metres; and*
- ▲ *Each unit is provided with a visually screened service yard of an area not less than 16m<sup>2</sup> and a minimum dimension of not less than 2 metres. The service yard is to be located to allow for vehicles to have direct access via a paved internal service road, adjoining and having connecting access to each unit.*

With respect to the above, the 'Industrial Units' policy requirements outlined in LPP 6 are not relevant to this Application as no 'Industrial Units' (as defined in LPP 6) are proposed as part of this Application.

The 'Storage' policy requirements outlined in LPP 6 are as follows:

- ▲ *The area between the street alignment and the prescribed building setback line shall not be used for storage.*
- ▲ *Irrespective of whether a storage area is required for a development, no land shall be used for open storage purposes unless it is screened from view of any public street by a fence or wall built to the specifications and satisfaction of the Town.*

The proposed development is consistent with the 'Storage' policy requirements outlined in LPP 6 for the following reasons:

- ▲ The proposed shipping container (used to store cement bags) at the subject site is located outside of the 13m setback area from the primary street (Jackson Street).
- ▲ Some landscaping supply bays (which store garden products) are located within the 13m setback area from the primary street, however these bays are appropriately screened from public view by the landscaping areas, car parking bays and the concrete walls encapsulating these landscaping bays.

The 'Servicing' policy requirements outlined in LPP 6 are as follows:

*Where areas for the storage of refuse are required, this area shall be:*

- ▲ *Screened from view from any public street;*
- ▲ *Enclosed by a wall of masonry or other approved building material being of not less than 1.8 metres in height; and;*
- ▲ *Accessible to service vehicles.*

The proposed development is consistent with the 'Servicing' policy requirements outlined in LPP 6 for the following reasons:

- ▲ The layout of the proposed development at the subject site ensures that the bin store areas are screen from public view from Jackson Street.



- ▲ The layout of the proposed development at the subject site ensures that the bin store areas are easily accessible to service vehicles.

The 'Signage' policy requirements outlined in LPP 6 are as follows:

- ▲ *Signs attached to the buildings shall be designed to be an integrated part of the building, e.g. recessed into the facade, fascia or awning.*
- ▲ *Signage on fencing is not permitted.*

The proposed development is consistent with the 'Signage' policy requirements outlined in LPP 6 for the following reasons:

- ▲ All signs proposed at the subject site will be designed so that they do not adversely impact the visual amenity of the locality or the operations occurring at the subject site.
- ▲ No signage will be placed on any fencing as no fencing is proposed at the subject site as part of this Application.

The 'Environmentally Sustainable Design' policy requirements outlined in LPP 6 are as follows:

- ▲ *The incorporation of environmentally sustainable design elements into industrial development proposals is strongly encouraged and will be positively considered when assessing any application that seeks to vary any aspect of this Local Planning Policy.*
- ▲ *Proposals for solar panels are exempt from requiring development approval on all land zoned 'Light Industry' or 'General Industry' under Local Planning Scheme No. 10.*

With respect to the above, the buildings that form part of this Application (i.e. one (1) shipping container and one (1) site office) are considerably minor in nature (bulk and scale) in comparison to the existing industrial development located in the locality. Notwithstanding, the proposed buildings at the subject site will be designed to the relevant building standards, however they will both be distinctively incidental to the predominant use of the subject site.

### **Local Planning Policy No. 8 – Car Parking and End-of-Trip Facilities**

The purpose of the Town's LPP 8 is to ensure that adequate car parking is provided to support land uses and seeks to provide the framework in which car parking ratios are to be applied, incentives to reduce car parking (where appropriate) and the provision of end of trip facilities. LPP 8 applies to all applications for development approval for land within the district.

The 'Car Parking Provision' policy requirements outlined in LPP 8 are as follows:

- 6.1.1 *Car parking is to be provided in accordance with Table 1. Where a development contains a variety of uses, car parking shall be calculated on an individual-use basis.*
- 6.1.2 *The car parking requirements applicable under Table 1 may be varied, having regard to:*

- ▲ *The nature of the proposed development;*
- ▲ *The number of employees likely to be employed on site;*
- ▲ *The anticipated demand for parking; and*
- ▲ *The orderly and proper planning of the locality.*

*Variations will only be supported where it will not adversely affect access arrangements, the safety of pedestrians or persons in vehicles, open bay, street trees or service infrastructure and the number of car parking bays to be provided will be adequate for the demands of the development, having regard to the likely use of the car parking bays, the availability of off-site parking facilities and the likely use of alternative means of transport.*

*6.1.3 Where car parking requirements are not prescribed in Table 1, the amount of car parking required will be determined based on the considerations contained in Clause 6.1.2.*

*6.1.4 For large commercial or mixed-use developments, consideration shall be given to providing taxi/ride-share bays.*

With respect to the above, given the car parking requirements for the proposed development/operations at the subject site are not explicitly prescribed in Table 1 of LPP 8, the required car parking provision is to be determined by the Town based on the considerations outlined in Clause 6.1.2 under LPP 8. In this regard, considering the minor nature of the proposed development, the minimal number of employees, and the anticipated parking demand, the provision of 17 car parking bays (inclusive of one (1) disabled access bay) is more than sufficient to service the proposed operations at the subject site.

The 'Access' policy requirements outlined in LPP 8 are as follows:

*Vehicular access shall be located and designed so that:*

- ▲ *Access is via secondary streets, rights of way or existing crossovers where available.*
- ▲ *Access to developments on corner lots should be located the maximum distance away from the intersection.*
- ▲ *To avoid an excessive number of access points.*
- ▲ *All vehicles utilising car parking bays are able to enter and exit the site in forward gear.*
- ▲ *Where possible, new parking facilities and access points are to be linked to existing parking facilities.*
- ▲ *Access points shall be designed to minimise:*
  - i. traffic or pedestrian hazards;*
  - ii. conflict with pedestrian/cyclist pathways and public transport facilities;*
  - iii. the impact on nearby residential uses; and*
  - iv. traffic congestion.*



The proposed development is consistent with the 'Access' policy requirements outlined in LPP 8 for the following reasons:

- ▲ Motor vehicle access to the proposed development at the subject site will be facilitated solely by the primary street (Jackson Street). Jackson Street is only street which can provide motor vehicle access to the subject site.
- ▲ The two (2) existing crossovers at the subject site are located an appropriate distance away from the nearest street intersection (i.e Lavan Street).
- ▲ The two (2) existing crossovers are suitable and will ensure the safe egress and manoeuvring of all motor vehicles throughout the subject site.
- ▲ The proposed development at the subject site ensures that all motor vehicles can enter and exit the subject site in forward gear.



## SUMMARY

In summary, this Development Application (**Application**) seeks to obtain Planning Approval from the Town of Bassendean (**Town**) to store and sell garden products (i.e. soils, rocks, mulches, aggregates etc.), and install a site office and shipping container at Lot 69 (No. 14) Jackson Street, Bassendean (**the subject site**).

We request the Town approve this Application for the following reasons:

- ▲ The proposed development and operations at the subject site are consistent with the purpose and intent of the 'Industrial' Zone under the provisions of the MRS;
- ▲ The proposed development and operations at the subject site are consistent with the objectives of the 'General Industry' Zone under the provisions of the Town's LPS 10;
- ▲ The proposed development and operations at the subject site should be classified by the Town as a 'Use Not Listed' under the provisions of LPS 10, and therefore should be approved by the Town;
- ▲ The proposed development and operations at the subject site are minor in nature when compared to the existing industrial operations occurring in the locality. Therefore, the proposed development and operations at the subject site do not adversely impact the amenity of the locality; and
- ▲ The proposed development and operations at the subject site are consistent with the relevant development standards outlined in the Town's LPS 10 and relevant Local Planning Policies.

We trust that the information contained within this correspondence is sufficient to allow the Town to favourably determine this Application.

Should you require any further information or clarification in relation to this matter, please contact the undersigned on 9221 1991.

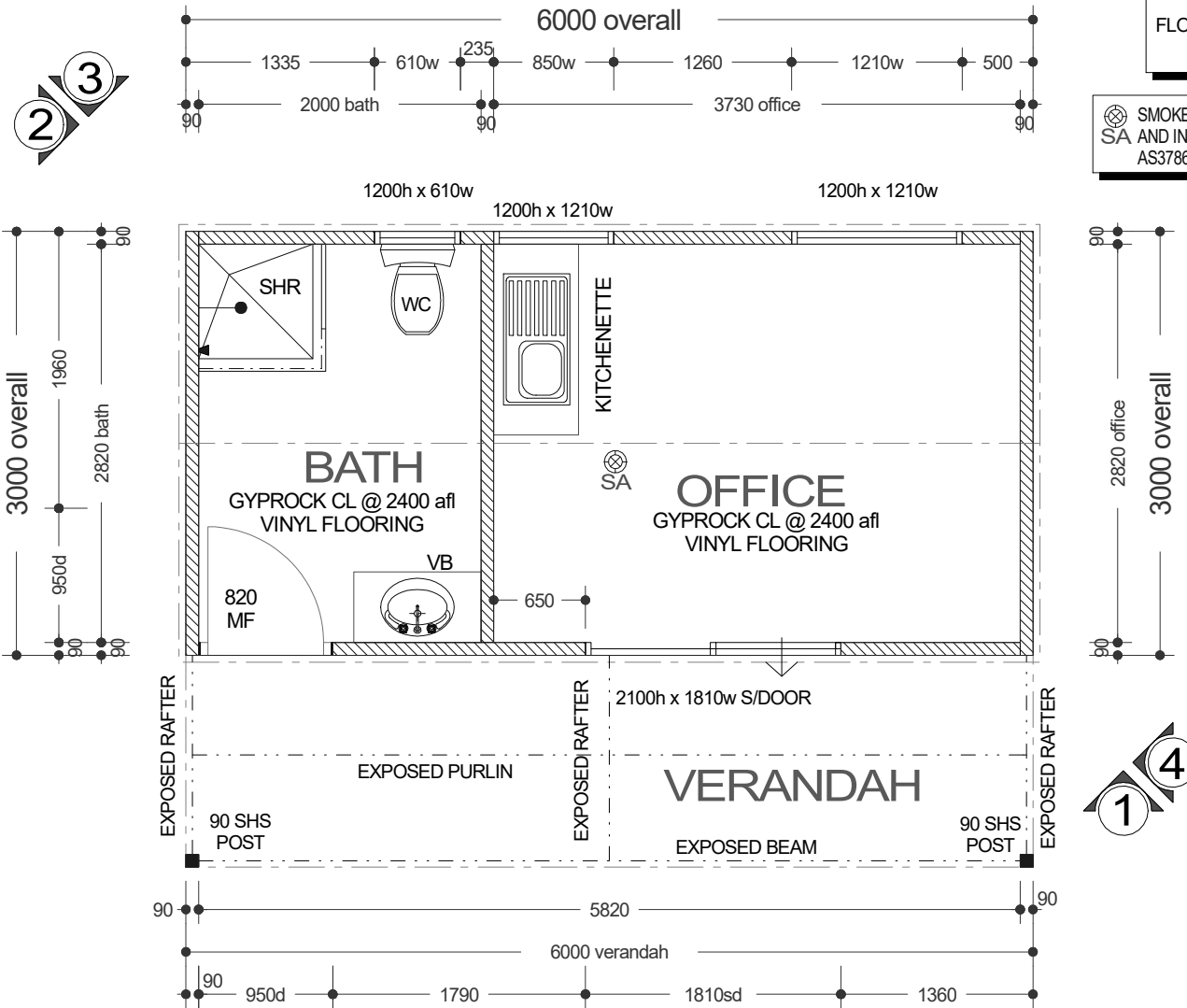
Yours faithfully,

**Sam Bowers**

Rowe Group

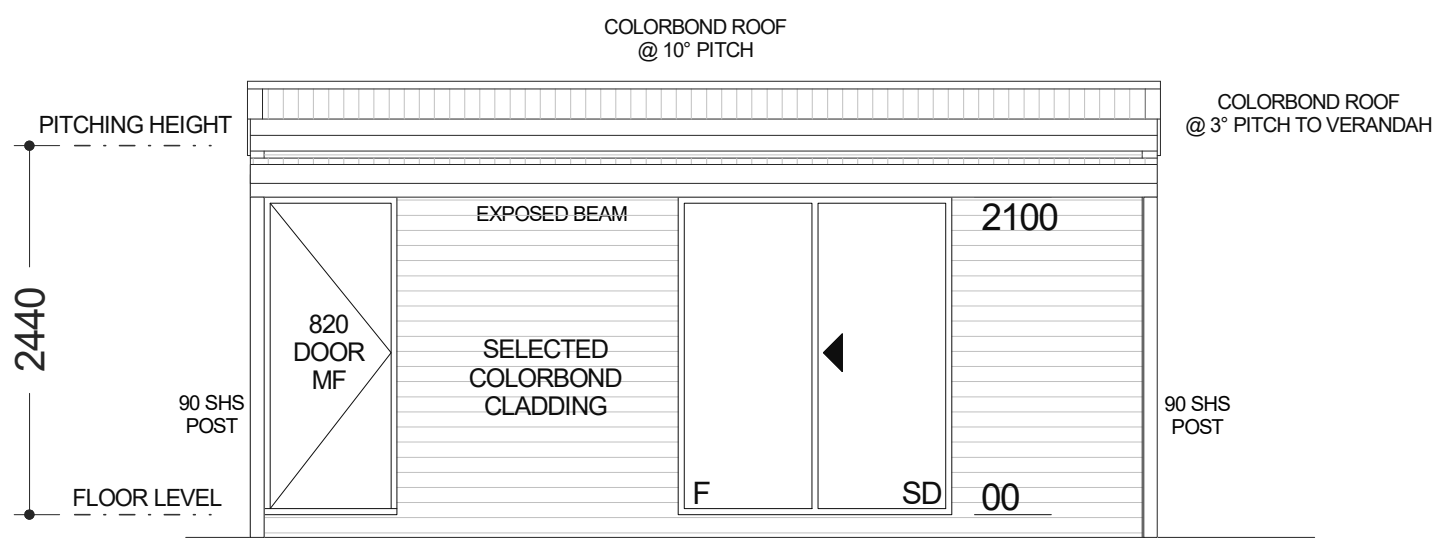




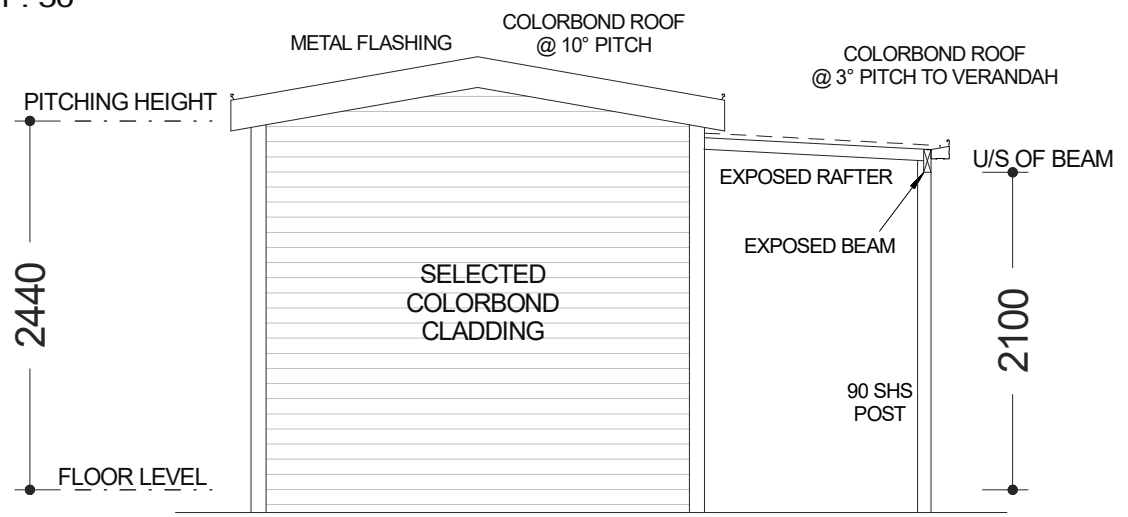


**AREAS:**  
FLOOR AREA : 18.0m<sup>2</sup>

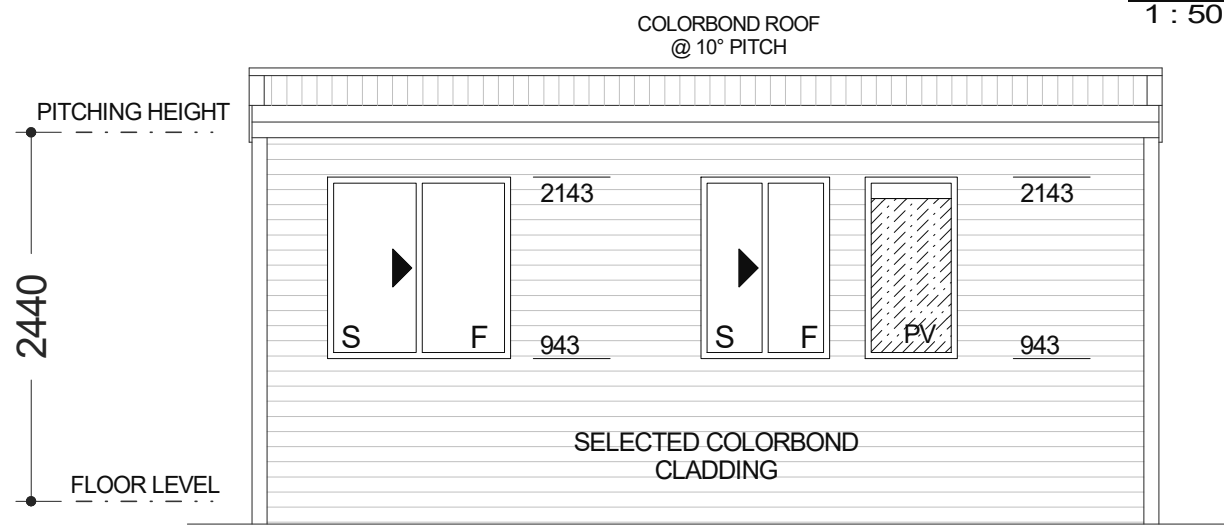
SMOKE ALARMS SHALL BE HARD WIRED SA AND INSTALLED TO COMPLY TO AS3786-1996 SMOKE ALARMS



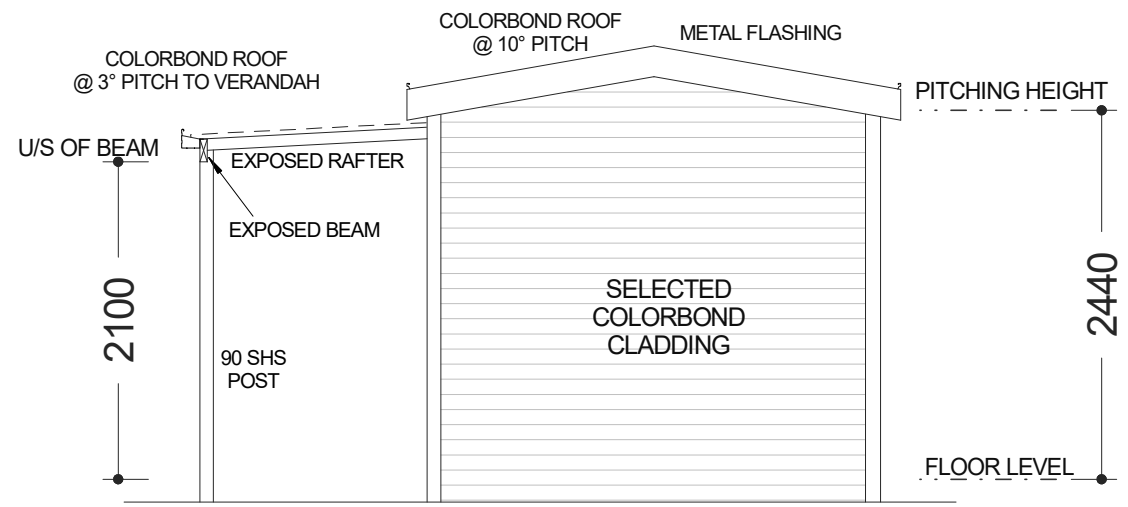
**ELEVATION 1**  
1 : 50



**ELEVATION 2**  
1 : 50



**ELEVATION 3**  
1 : 50



**ELEVATION 4**  
1 : 50

**CLIENT NOTE**  
1. ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO WALLFRAME SETOUT ONLY. NO ALLOWANCE IS MADE FOR THE ADDITION OF GYPROCK OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCES IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS.

**SUB-CONTRACTORS NOTE**  
1. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE.  
2. DO NOT SCALE FROM DRAWINGS

# PROPOSED SITE OFFICE

**Redgum Designs**  
Drafting Services

1210 HUMMERSTON STREET  
MOUNT HELENA, WA 6082

MOBILE : 0438 936 786  
EMAIL : redgumdesigns@westnet.com.au

PROPOSED SITE OFFICE WITH TOILET FOR :  
**ABM LANDSCAPING**

ADDRESS:  
**14-16 JACKSON STREET  
BASSENDEAN**

DRAWN: LS		SCALE 1 = 50	
DATE: 11/03/2023			
REV	VO #	DRN	DATE

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JOB No.	REVISION
SHEET No.	1 OF 2