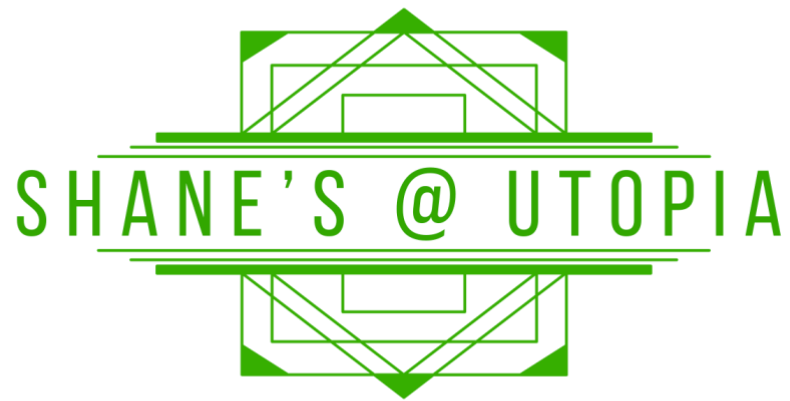




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Utopia Nursery

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1. EXECUTIVE SUMMARY

This Development Application seeks approval for a consolidated rural-tourism development at Lot 1 (No.5) Morrissey Road, Bullsbrook. The proposal integrates a fully constructed restaurant (Class 6), a staff break room, an ablution block, six high-quality tourist chalets (five single-storey and one double-storey), an open-faced equipment shed, two green houses, one shade house and associated improvements to access, parking and on-site services.

The development builds upon the existing Utopia Nursery operations, strengthening the site as a rural tourism destination within the City of Swan's General Rural zone. The proposal is consistent with the property's existing land use pattern, aligns with the objectives of Local Planning Scheme No.17, and responds appropriately to the site's classification as a bushfire-prone area.

All habitable buildings (restaurant and chalets) are designed in accordance with the recommendations of the certified Bushfire Management Plan and Bushfire Emergency Evacuation Plan. Non-habitable structures, such as the ablution block and equipment shed, are located within the maintained Asset Protection Zone but are not subject to BAL construction requirements. Two 50,000-litre water tanks are provided as part of the development. The first tank services the restaurant and staff break room, with 10,000 litres reserved exclusively for firefighting in accordance with bushfire requirements. The second 50,000-litre tank, located at the existing machinery shed, is dedicated solely to providing firefighting supply for the chalet precinct.

The development enhances rural character, supports local tourism, improves visitor amenity and provides long-term economic benefits to the region while maintaining environmental responsiveness and low-impact design.

2. INTRODUCTION

This Development Application has been prepared to support the establishment of a coordinated tourism and hospitality precinct at 5 Morrissey Road, Bullsbrook. The site currently accommodates Utopia Nursery, a longstanding horticultural operation that has evolved into a popular local attraction.

The application proposes the introduction of complementary land uses that remain consistent with the General Rural zoning and the City of Swan's strategic direction for tourism-supportive development in the Bullsbrook region. The proposal will formalise the future vision for the site, integrating high-quality visitor experiences including dining, horticulture, small-scale events and short-stay accommodation.

The development will occur in staged delivery to align with operational sequencing, capital works planning and bushfire construction timelines. This report outlines the site characteristics, details of the proposed development, bushfire requirements, servicing and access arrangements, and an assessment of the proposal against relevant state and local planning frameworks.

3. SITE DESCRIPTION

3.1 LOCATION & LEGAL DESCRIPTION

- Property: Lot 1 on Diagram 22105
- Street Address: No.5 Morrissey Road, Bullsbrook WA 6084
- Local Government: City of Swan
- Zoning: General Rural (LPS17)
- Bushfire Prone Area: Yes – designated bushfire prone

The site is a large rural property situated on the western side of Morrissey Road, with convenient proximity to Great Northern Highway and Bullsbrook townsite.

3.2 EXISTING LAND USE

The property currently accommodates:

- Utopia Nursery operations
- Landscaped gardens and outdoor retail areas
- Existing pathways and customer access
- Existing water infrastructure
- Rural outbuildings and storage
- Cleared and maintained areas forming part of the Asset Protection Zone (APZ)

The land use is consistent with the General Rural zone and provides a natural foundation for expanded tourism offerings.

3.3 SURROUNDING LAND USE

The surrounding area comprises:

- Rural-lifestyle properties
- Horticultural businesses
- Low-density rural holdings - Areas of native vegetation and managed bushland
- Proximity to Bullsbrook townsite services
- No immediate sensitive residential interfaces

The proposal fits comfortably within the established rural character and will not detract from surrounding land uses.

3.4 TOPOGRAPHY, VEGETATION & ENVIRONMENTAL CONSIDERATIONS

- The site is gently sloping with largely cleared areas forming part of the existing nursery.
- Vegetation is clustered around the boundaries and remnant areas.
- The proposed development footprint primarily occupies previously disturbed and maintained zones, minimising environmental impact.
- Bushfire vegetation classifications and constraints are addressed comprehensively in the submitted Bushfire Management Plan (BMP).

3.5 BUSH FOREVER (SITE NO. 292)

A portion of the northern section of the subject property forms part of Bush Forever Site No. 292, as confirmed in the previous approved Development Application. This Bush Forever area represents regionally significant native vegetation protected under the Metropolitan Region Scheme.

The proposed development — including the restaurant, chalets, nursery expansion structures and associated infrastructure — is located entirely within the southern cleared portion of the lot and is wholly outside the mapped Bush Forever boundary. No earthworks, clearing, access tracks, building works or services are proposed within the protected northern section of the site.

The Bullsbrook Nature Reserve, located to the east of the property, is a separate conservation reserve. While it contributes to the broader bushfire and environmental context, it is not part of the subject lot.

The vegetation contained within the northern Bush Forever area is identified in the Bushfire Management Plan as the primary external bushfire hazard influencing BAL ratings. However, all Asset Protection Zones (APZs) and building envelopes have been designed so they remain entirely within the developed southern portion of the lot, avoiding any modification to the Bush Forever area.

The proposal therefore fully protects Bush Forever Site 292, with no impact on conservation values.

3.6 ACCESS & FRONTAGE

- Primary vehicular access is via Morrissey Road.
- A secondary gate exists on the south-eastern corner, which will be used for overflow parking and controlled access.
- The site has adequate frontage to accommodate low-profile, non-illuminated signage consistent with rural character.

4. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed redevelopment of Lot 1 (No. 5) Morrissey Road, Bullsbrook establishes a coordinated and visually consistent rural-tourism precinct. The works include a new restaurant, staff break room, ablution block, six self-contained tourist chalets, an equipment shed, greenhouses, associated access improvements, parking (including overflow facilities), signage, and a compliant static water supply.

All buildings are designed in matching Colorbond Surfmist walls with Colorbond Paperbark roofing and trims, creating a cohesive architectural theme (excluding shade and greenhouses).

The development will occur across defined stages, with all structures sited within cleared areas forming part of the maintained Asset Protection Zone (APZ). Bushfire requirements have been addressed through a certified Bushfire Management Plan (BMP) and Bushfire Emergency Evacuation Plan (BEP).

4.1 RESTAURANT (CLASS 6 BUILDING)

The restaurant is the primary public-facing component of the development and will serve as the central attraction within the nursery tourism precinct. The building will provide both indoor and outdoor dining spaces, with a focus on outdoor seating to suit the rural character of the site. The kitchen and internal service area will be enclosed and will support daily service operations for visitors. The restaurant is designed to accommodate up to 100 patrons, although typical usage is expected to be approximately 50 persons at a time.

The restaurant will be constructed using a steel-frame system with non-combustible rockwool insulated sandwich panels forming the wall structure. The external finish will consist of Colorbond Surfmist walls and a Colorbond Paperbark roof to ensure consistency with the wider development. The building will incorporate a combination of covered decks and open seating areas to integrate with the surrounding nursery gardens.

The restaurant is centrally located within the primary visitor zone and has been positioned to interact with established pedestrian routes and existing nursery infrastructure. Dedicated staff access will be provided at the rear, connecting directly to the staff break room.

As a habitable building within a designated bushfire-prone area, the restaurant will be constructed to BAL-29 standards and in accordance with the recommendations of the Bushfire Management Plan.

4.2 BREAK ROOM (CLASS 5 BUILDING)

The break room will provide essential staff facilities to support the restaurant and nursery operations. The building will function as a private area for employees and will include a small kitchenette, seating area and staff amenities. It is not intended for public access and will operate solely as a service support space.

The structure will be constructed from insulated panel systems similar to the restaurant but presented in a smaller and more compact form. Colorbond Surfmist walls and a Paperbark roof will ensure visual consistency across the site. The break room will include its own internal fit-out and required servicing connections.

The building is located within the staff-only operational area behind the restaurant, away from public movement.

4.3 ABLUTION BLOCK (CLASS 10A BUILDING)

The ablution block will serve visitors to the restaurant, nursery and broader development, providing male, female and accessible toilets. The building is modest in scale and will support peak visitation periods associated with the restaurant and nursery activities.

The ablution block will be constructed using insulated panel walls and a flat Colorbond Paperbark roof, consistent with the architectural palette used throughout the development. The external wall colour will be Colorbond Surfmist to ensure uniformity. The building will be fully serviced with water, power and wastewater connections.

The ablution block is centrally located within the visitor zone for ease of access and does not require compliance with BAL construction standards, as it is a non-habitable Class 10a structure.

4.4 TOURIST CHALETs (SIX BUILDINGS – FIVE SINGLE-STOREY AND ONE DOUBLE-STOREY)

The development includes six tourist chalets to accommodate short-stay guests visiting the nursery and surrounding region. Five chalets will be single-storey structures, each containing two bedrooms, a bathroom, a kitchenette and a combined living and dining space. The sixth chalet will be a double-storey building providing a larger accommodation offering, with separate living areas and enhanced views across the site.

Each chalet will be constructed using steel framing with insulated panel walls and Colorbond Surfmist finishes, paired with Colorbond Paperbark roofing. The buildings will include verandahs and outdoor seating areas appropriate for the rural setting. These materials ensure durability, thermal performance and aesthetic cohesion across the development.

The chalets will be located along a dedicated internal access road positioned away from the main public activity areas. They are designed for privacy and quiet enjoyment while remaining connected to the wider precinct. As habitable buildings in a bushfire-prone area, the chalets will be constructed to BAL-29 standards and in accordance with the Bushfire Management Plan.

4.5 EQUIPMENT SHED (CLASS 10A BUILDING)

The equipment shed will function as a secure storage facility for tools, machinery and operational equipment required for the nursery, restaurant and site maintenance. The building is a simple open-faced shed typical of rural properties and will provide essential support for ongoing site operations.

The shed will be constructed as a steel-framed structure with Colorbond Surfmist walling and a Paperbark metal roof. The 6m × 12.19m skillion-roof design allows for efficient access and natural ventilation. Internal space will be configured to accommodate general storage needs including plant machinery, maintenance supplies and small vehicles.

Located within the operational zone of the property, the shed is positioned away from visitor areas but remains accessible to staff via internal service routes. As a Class 10a building, it is exempt from BAL construction standards but benefits from non-combustible external cladding.

4.6 SHADEHOUSE (CLASS 10A BUILDING)

The shadehouse is proposed as part of the nursery expansion works and will be constructed during Stage 3 of the development. The structure measures approximately 40m by 10m and will function as a dedicated plant propagation and hardening area to support ongoing nursery production. It is required to increase stock availability for both the nursery retail component and the wider landscaping required throughout the development.

The building consists of a steel arch-frame structure with commercial-grade shade cloth providing full coverage. The structure is naturally ventilated, typical of rural agricultural production facilities.

The shadehouse requires a reticulated irrigation system for plant watering, with only minimal electrical servicing needed to operate solenoid valves and timing equipment. No plumbing fixtures or wastewater generation are associated with the structure.

The shadehouse is a Class 10a non-habitable structure and is not required to meet a BAL rating under AS 3959. The lightweight design and materials are consistent with the existing nursery operations and the rural character of the property.

4.7 GREENHOUSES (TWO CLASS 10A BUILDINGS)

Two greenhouses are proposed to expand the climate-controlled propagation capacity of the nursery. Each greenhouse measures approximately 40m by 10m and will provide a stable controlled environment suitable for the cultivation of sensitive plant species and year-round production. Their primary purpose is to support retail nursery stock, restaurant landscaping demands and the vegetated surroundings of the chalet precinct.

Each structure comprises a steel arch-frame system clad in polyolefin greenhouse film. Evaporative cooling pads and horizontal airflow fans will regulate the internal growing environment and maintain favorable conditions for propagation. Electrical demand is limited to the cooling fans and cooling pad pump system. The greenhouses will not generate wastewater.

The buildings are located within the nursery production area and accessed through internal service pathways, away from public circulation. As non-habitable Class 10a structures, the greenhouses are not required to meet BAL construction standards.

4.8 ACCESS AND INTERNAL MOVEMENT

Vehicular and pedestrian movement throughout the site has been designed to separate public activity from staff and service operations. The main entrance off Morrissey Road provides access for visitors to the restaurant, nursery and amenities, with defined pedestrian routes supporting safe circulation. Service vehicles and chalet guests will utilise a dedicated internal access road that runs along the rear of the development footprint, ensuring that operational and accommodation traffic remains segregated from public areas.

Internal roads are capable of accommodating emergency vehicles in accordance with bushfire access requirements. The circulation layout supports efficient movement across the site while maintaining a safe and legible pattern aligned with the natural site contours.

4.9 PARKING

Parking for the development is provided through a primary visitor parking area located adjacent to the main activity hub. This parking area will accommodate day visitors to the nursery and restaurant.

An overflow parking area is also included within the south-eastern portion of the property. This area will be utilised during seasonal peaks and event periods and will be accessed via the secondary gate.

The combination of formal and overflow parking ensures that demand can be managed throughout the year without affecting public circulation or compromising the rural character of the site.

4.10 SIGNAGE

A single entry sign will be positioned at the south-western corner of the property. The sign will reflect the rural aesthetic of the development and will provide clear identification for visitors entering from Morrissey Road. No additional external signage is proposed.

4.11 WATER INFRASTRUCTURE

Two 50,000-litre static water tanks will be provided as part of the development. The first tank will be located near the restaurant and staff break room and will service these buildings, with 10,000 litres reserved exclusively for firefighting.

The second 50,000-litre tank will be located at the existing machinery shed and is dedicated solely to providing firefighting supply for the chalet precinct. This tank will not be used for operational water purposes.

Additional water tanks may be installed in future as required to support the operational water needs of the development. These ancillary tanks do not form part of the current development application scope.

For clarity, Schedule 17 – Exempt Development of the City of Swan Local Planning Scheme identifies “Water Storage Tank” as exempt development within “All rural zones”, where:

Refer Appendix – Firefighting Water Tank Drawing.

“it is located within an approved Building Envelope, or where no Building Envelope exists, is set back no less than 15m from any lot boundary and is not located within a Heritage Area and is not on a lot that contains a place on the Heritage List.”

Any future ancillary water storage tanks will be undertaken separately in accordance with the applicable exempt development provisions and/or any separate approvals required.

The existing licensed bore will continue to supply irrigation water for the nursery, independent of the potable and firefighting water storage.

The existing licensed bore will continue to supply irrigation water for the nursery, independent of the potable and firefighting water storage.

4.12 STAGING PLAN

The development will be delivered in three stages. Stage 1 will include the restaurant, break room, ablution block, equipment shed, entry signage, primary parking and overflow parking, together with installation of the static water tank, waste water system and associated site works. Stage 2 will deliver the six tourist chalets and the internal access road servicing the accommodation area. Stage

3 will deliver the nursery expansion components, including one shadehouse and two greenhouses, along with any associated production infrastructure required to support their operation.

5. WASTEWATER MANAGEMENT PLAN

The development will be serviced by a standalone packaged wastewater treatment plant designed to accommodate the combined wastewater flows generated by the restaurant, staff facilities, offices and the six tourist chalets. The system has been sized in accordance with Department of Health (DoH) requirements for onsite treatment systems exceeding 5,000 L/day and reflects the total calculated daily wastewater load for the fully developed site.

Daily wastewater generation is estimated at 8,623 litres per day, incorporating allowances for restaurant staff, cleaning personnel, customer use, commercial food preparation and the six short-stay chalets. The wastewater load breakdown has been prepared using standard DoH design flows for non-sewered developments and includes appropriate allowances for peak and seasonal loads.

To meet this requirement, the development will utilise a 15m³/day MBBR (Moving Bed Biofilm Reactor) packaged wastewater treatment plant. The unit processes wastewater through the following sequential treatment stages: screening, equalisation, anoxic denitrification, MBBR aerobic biological treatment, secondary settling, clean water storage and UV disinfection prior to effluent discharge. The plant is constructed in 6mm carbon steel with epoxy coating, providing a service life of 10 to 15 years, and is operated via a Siemens PLC control system with automatic operation, manual override and fault alarm functions. The overall plant footprint is 5.7 × 2.0 × 2.2m.

The system is designed to achieve the following treated effluent quality: COD ≤80 mg/L, BOD₅ ≤20 mg/L, SS ≤30 mg/L, TN ≤35 mg/L, ammonia nitrogen ≤25 mg/L, TP ≤2 mg/L and E. coli ≤1,000 CFU/100mL. This effluent quality exceeds the standard required for subsurface leach field disposal.

Effluent from the treatment plant will be disposed of through a subsurface leach field designed in accordance with DoH infiltration and setback requirements. No surface discharge will occur in the initial installation. The leach field will be located within the rear operational area of the property and will be sized to accommodate the full development wastewater load with appropriate redundancy and reserve trench capacity.

The system has been configured to allow a future upgrade where treated and UV-disinfected effluent may be redirected for reuse as supplementary firefighting water supply or general site irrigation, subject to separate Department of Health approval under the Recycled Water Scheme.

Given that this is an onsite treatment system exceeding 5,000 L/day, the installation will require:

- engineering certification (structural and hydraulic)
- AS 1546.3 compliance
- a DoH Onsite Wastewater Treatment System (OWTS) approval
- a dedicated leach field sizing and design report
- separation distance and groundwater compliance checks

All wastewater infrastructure is located entirely outside the Bush Forever boundary.

6. SITE INFRASTRUCTURE & SERVICING

6.1 OVERVIEW

Site infrastructure has been designed to support the operational requirements of the nursery, restaurant and chalet components of the development while maintaining the rural character of the property. Servicing solutions have been prepared in accordance with relevant City of Swan and State agency requirements. The following subsections address internal access, stormwater, firefighting supply, lighting, waste management and general servicing arrangements.

6.2 INTERNAL ACCESS & CIRCULATION

Internal circulation has been designed to separate public, guest and operational movements across the site. Visitors will access the property through the primary entrance on Morrissey Road, which leads directly to the main carpark and restaurant precinct. Defined pedestrian routes will support safe movement between the parking area, restaurant, nursery grounds and ablution facilities.

Chalet guests and service vehicles will utilise the internal access road located to the rear of the site. This arrangement separates accommodation traffic from public visitor traffic and provides direct access to the chalet precinct without interrupting restaurant operations. All internal access routes have been designed to accommodate emergency appliances in accordance with the Bushfire Management Plan.

6.3 STORMWATER MANAGEMENT

Stormwater across the development will be managed through on-site infiltration consistent with rural zoning practices and the natural sandy soils of the locality. All buildings, access ways and hardstand areas will direct stormwater into adjacent vegetated areas or appropriately sized infiltration basins located around the site. No stormwater will be discharged off-site.

The approach supports groundwater recharge, reduces surface flow across the property and aligns with the City of Swan's stormwater design requirements for unsewered rural development.

6.4 ELECTRICAL SUPPLY & DISTRIBUTION

Electrical supply to the development will be provided via connection to the existing site power infrastructure, supported by local distribution networks leading to the restaurant, staff break room, chalets, equipment shed and nursery operations.

Electrical demand is modest given the lightweight construction materials and low-energy nursery buildings. The packaged MBBR wastewater treatment plant requires a dedicated power supply to serve the aeration blowers, transfer pumps and UV disinfection unit, and this load has been incorporated into the site electrical design.

Sub-circuits will service external lighting, irrigation controllers, greenhouse cooling equipment, restaurant kitchen equipment and general power outlets. All electrical works will be completed by licensed contractors and in accordance with the relevant Australian Standards.

6.5 EXTERNAL LIGHTING

External lighting will be installed to support safe vehicle and pedestrian movement during evening operations. Lighting will be provided to the main parking area, overflow parking, restaurant surrounds and along key pedestrian pathways. Chalet access routes may utilise low-impact solar bollard lighting to maintain the rural visual character of the site.

All lighting will be downward-facing, low-glare and compliant with AS/NZS 4282 – Control of the Obtrusive Effects of Outdoor Lighting. Light spill will be managed to avoid impacts on neighboring properties, roadways and wildlife.

6.6 WASTE MANAGEMENT

General waste from the restaurant and chalets will be managed through a combination of bulk bins and segregated recycling containers located in a screened service area. Waste collection will occur via private contractor with sufficient vehicle access for collection trucks.

6.7 FIREFIGHTING INFRASTRUCTURE

Fire protection across the site is supported by two 50,000-litre static water tanks. The first tank, located near the restaurant and staff break room, includes 10,000 litres of reserved firefighting supply. The second tank, positioned at the existing machinery shed, is dedicated solely to firefighting for the chalet precinct. Both tanks will be fitted with compliant firefighting couplings. Access for emergency appliances is available throughout the site via the internal circulation network. This layout has been prepared in accordance with the Bushfire Management Plan and ensures suitable access to all habitable buildings and high-risk areas.

6.8 OPERATIONAL WATER SUPPLY

Operational water for the restaurant, break room, chalets and nursery will be provided through a combination of rainwater storage and supplementary water tanks installed as required to support the ongoing operation of the site.

The two firefighting water tanks forming part of the current development application have been identified within the submitted plans and Bushfire Management Plan.

Additional future ancillary water storage tanks do not form part of the current development application scope. For clarity, Schedule 17 – Exempt Development of the City of Swan Local Planning Scheme identifies “Water Storage Tank” as exempt development within “All rural zones”, where:

“it is located within an approved Building Envelope, or where no Building Envelope exists, is set back no less than 15m from any lot boundary and is not located within a Heritage Area and is not on a lot that contains a place on the Heritage List.”

6.9 IRRIGATION & NURSERY SERVICES

The nursery, shadehouse and greenhouse propagation areas will continue to be irrigated using the existing licensed bore supply. The property holds a valid groundwater abstraction license, and the bore has historically supported nursery operations without issue.

Irrigation systems will utilise automated solenoid valves, timing controls and low-pressure distribution networks suited to nursery production. Irrigation demand for the nursery is entirely independent of the potable and operational water tanks installed on-site. The existing bore will remain the primary water source for all plant production areas, with irrigation infrastructure upgraded or expanded as required to service the shadehouse and greenhouse facilities.

6.10 SERVICING SUMMARY

The development is fully self-sufficient in relation to water, wastewater, firefighting supply, stormwater disposal and general services. All servicing arrangements have been designed to support staged development delivery and to integrate with the existing operations on-site without imposing any external infrastructure burden on the surrounding locality.

7. STATUTORY PLANNING FRAMEWORK

7.1 OVERVIEW

This section outlines the State and Local planning framework applicable to the proposed development and assesses the proposal against the relevant strategic and statutory instruments. The development has been designed to align with the objectives of the Local Planning Scheme, the Rural zone and associated policy frameworks, and to ensure compatibility with the surrounding rural landscape and land uses.

7.2 METROPOLITAN REGION SCHEME (MRS)

The subject site is zoned Rural under the Metropolitan Region Scheme. The proposed development; comprising a restaurant, six short-stay chalets, nursery infrastructure and related operational buildings; is consistent with the range of low-intensity tourism, agricultural and ancillary uses typically supported in the Rural zone. The development does not conflict with the regional planning intent of the MRS.

7.3 CITY OF SWAN LOCAL PLANNING SCHEME NO. 17 (LPS17)

The site is zoned General Rural under LPS17. The objectives of the General Rural zone include:

- supporting horticultural, equestrian and other rural pursuits
- encouraging low-impact tourism and small-scale rural enterprise
- maintaining the rural landscape
- ensuring development does not adversely impact environmental or rural-residential character

The proposal directly supports these objectives by expanding a well-established nursery use, introducing low-impact tourism accommodation, and providing a small-scale local restaurant that enhances visitor experience. The development remains low-density, landscape-responsive and compatible with surrounding rural land uses.

7.4 LAND USE PERMISSIBILITY

The land uses proposed on the site include:

- Restaurant (Food & Beverage)
- Short-Stay Accommodation (Chalets)
- Nursery & Propagation Structures
- Rural Outbuildings (shed, water tanks, storage)

Under LPS17:

- A Restaurant is a *D'' use* (discretionary) in the General Rural zone.

- Chalets / Tourist Accommodation are a *D'' use* when low-intensity and compatible with rural lands.
- Nursery operations and associated propagation structures (shadehouse, greenhouses) are consistent with rural land uses and considered ancillary to the primary nursery activity.
- Outbuildings and water tanks are *permitted* development when compliant with Schedule 5 exemptions.

Given the scale, siting and nature of the proposed uses, the development is capable of approval under the discretionary provisions of the Scheme.

7.5 LOCAL PLANNING POLICIES (LPPS)

LPP – Outbuildings, Sheds and Water Tanks

The firefighting water tanks forming part of the current development application have been identified within the submitted plans and supporting Bushfire Management Plan.

Additional future ancillary water storage tanks do not form part of the current development application scope. For clarity, Schedule 17 – Exempt Development of LPS17 identifies “Water Storage Tank” as exempt development within rural zones, subject to the applicable setback and exemption requirements.

LPP – Tourist Accommodation

The chalet component is low-density, standalone and designed for rural compatibility. The development meets policy intent by:

- maintaining rural landscape character
- minimising noise/light spill
- providing adequate separation from adjoining properties
- being supported by sufficient infrastructure (water, wastewater, fire protection)

LPP – Vehicle Parking Standards

Car parking has been provided in accordance with City of Swan requirements through:

- a primary visitor parking area;
- a defined overflow parking area; and
- chalet guest parking within the accommodation zone.

Parking areas ensure safe access, maneuverability and segregation of public, guest and operational movements.

7.6 BUSHFIRE PLANNING FRAMEWORK

The subject site is within a designated bushfire-prone area. A Bushfire Management Plan (BMP) and Bushfire Emergency Evacuation Plan (BEP) have been prepared and accompany this application.

The proposal includes:

- BAL-29 compliant construction for all habitable buildings
- two dedicated static firefighting water tanks (50,000L each)
- compliant emergency access routes
- setbacks and asset protection zones
- safe egress for guests, staff and visitors

The development is consistent with the requirements of State Planning Policy 3.7 (SPP 3.7) and the Guidelines for Planning in Bushfire-Prone Areas.

Refer Appendix – Firefighting Water Tank Drawing.

7.7 SERVICING & INFRASTRUCTURE COMPATIBILITY

The development is self-sufficient in key servicing areas including:

- potable and operational water supply
- firefighting water storage
- on-site wastewater management
- on-site stormwater infiltration
- bore-fed irrigation for the nursery
- compliant electrical supply and minimal external lighting impacts

The servicing strategy is fully compatible with rural zoning and avoids burdening external infrastructure.

7.8 ENVIRONMENTAL CONSIDERATIONS

The proposal is low-impact and maintains:

- existing vegetation where possible
- rural character and open landscape values
- no off-site stormwater discharge
- controlled lighting to prevent obtrusive spill
- on-site wastewater treatment with subsurface effluent disposal

The development is therefore consistent with the environmental objectives of LPS17 and related State planning policies.

8. CONCLUSION

The proposed development represents a coordinated and well-considered expansion of the existing nursery operations at Lot 1 (No. 5) Morrissey Road, Bullsbrook. The introduction of a small restaurant, six short-stay chalets, nursery production structures and supporting site infrastructure has been designed to complement the established rural activities on the property and enhance the visitor experience associated with the nursery.

The development remains low-impact and reflects the natural landscape character of the area through the use of rural-appropriate materials, modest building forms and a layout that respects the landform and site vegetation. All habitable buildings have been positioned to ensure safe access, bushfire resilience and operational efficiency, while non-habitable structures support the horticultural and maintenance functions of the site.

Comprehensive servicing arrangements have been incorporated into the design, including on-site wastewater treatment, adequate firefighting water supply, stormwater infiltration, licensed bore irrigation, appropriate vehicular access and safe external lighting. These measures ensure the development is self-sufficient and does not place additional demand on municipal infrastructure.

The proposal is consistent with the Rural zoning under both the Metropolitan Region Scheme and the City of Swan Local Planning Scheme No. 17. It aligns with the objectives for low-intensity tourism, rural enterprise and horticultural activity and meets the applicable policy and statutory requirements. The accompanying Bushfire Management Plan further demonstrates that the site can accommodate the proposed land uses safely and in accordance with State Planning Policy 3.7. Overall, the development will deliver a high-quality rural attraction that supports local tourism, enhances the viability of the existing nursery and contributes positively to the character of the Bullsbrook locality. The proposal is considered suitable for approval and represents an appropriate and beneficial use of the site.