

1.0 Introduction

This report is in support of application for Transport Depot on a portion of Lot 2 Arthur Road in the locality of Bootenal.

The application report should be read in conjunction with Landwest Plan Set 18196DA.

The application demonstrates that the proposed transport depot proposal offers the existing business activities currently undertaken elsewhere, a more suitable location for operation, in a zone where the use can be considered by the local authority. Negligible impacts are expected given the elements of the development proposal.

2.0 The Landholding

Lot 2 is located on Arthur Road, with an unnamed but constructed road on its northern boundary. The lot is 32.4ha in area. The lot contains a dwelling and outbuilding (refer Figure 2 for aerial photograph). The building envelope is surrounded by vegetation.

The balance of the lot is cleared with the exception of small stand of trees at northern end of the landholding. The southern section of the lot has been used for grazing activities in the past.

The landholding is generally flat, falling marginally between 19m AHD and 20m AHD across the site.



View southwest from workshop site to building envelope screened by existing vegetation



Stand of vegetation within development area

The lot is serviced with reticulated power and telecommunications.

The area subject of this application is approximately 4ha located at the north-east corner of the landholding. The development area has been chosen for its secondary road access, no direct access from Arthur Road, development area not visible from Arthur Road, and to minimise impacts on residents in dwelling.

Lot 117 is zoned Rural in City of Greater Geraldton Town Planning Scheme No 1 ('TPS No 1'). In considering an application in the Rural zone, the local authority should consider the objectives of the Rural zone as prescribed in the Local Planning Scheme:

- (a) provide for the maintenance or enhancement of specific local character.
- (b) protect broadacre agricultural activities, such as cropping and grazing, and intensive uses, such as horticulture, from incompatible uses and minimise land use conflicts.
- (c) provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with the surrounding rural uses.
- (d) protect and provide for existing or planned key infrastructure, public utilities and renewable energy facilities.

Transport Depot is listed in the zoning table as an "A" use in the Rural zone: the local authority may consider the proposal after giving notice of the application as required by the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Transport Depot is defined as follows in the LPS:

means premises used primarily for parking or garaging of 3 or more commercial vehicles including: (a) any ancillary maintenance or refuelling of those vehicles; and (b) any ancillary storage of goods bought to the premises by those vehicles; and (c) the transfer of goods or persons from one vehicle to another.

3.0 The Proposal

The proposal is for a Transport Depot comprising workshop, storage area, office and associated car parking, and landscaping.

The business activity will be transport depot. The existing earthmoving and transport business is locally owned but conducts all core business activities and contracts in locations away from Geraldton. Once mobilised to these work sites, there is minimal site activity on daily basis, apart from administration, some storage and limited maintenance functions.

The existing property where the business operates from, is no longer suitable for the continuation of these activities.

Development Summary

Development Provision Rural	Minimum Requirement	Actual Provision
Minimum Lot Size	NA	4ha (development area only)
Minimum Front Setback	20m	378m
Minimum Secondary Street/ Side Setback	10m	36m (secondary street) 14m (east)
Minimum Rear Setback	10m	14m (east)
Floor Area (workshop sea containers, ablutions & office)	NA	171m
Maximum Plot Ratio (53m ² /40,000m ²)	NA	0.01
Maximum Building Height	NA	6.79m (workshop) 2.4m (office & ablutions)
Landscaping	NA	3012m ²
Ablutions	2 closets (m & f) 1 urinal (m) 2 washbasins (m & f)	2 1 2
Parking 1/100m ² (office, ablutions, sea containers 171m ²)	2 car	5
Stormwater Requirements Total Impervious Area	8.2m ³	Locations as required
546.52m ²		

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- 3.1 Workshop
Floor area: 477m² in area (sea containers and container dome over)
Sea container wall height: 2590mm
Container shelter height: 4200mm
Total height: 6790mm
Construction materials: sea container metal cladding (light colour – final colour to be advised at building design certification stage); shelter steel frame and heavy duty waterproof polyethylene fabric.
Tie down method subject to detailed engineering design and certification at building permit stage.
- 3.2 Office
Floor area: 36m²
Wall height: 2400mm
Construction materials: steel chassis, walls and roof colourbond cladding.
- 3.3 Setbacks
Front: 378m
Secondary Street (north): 36m
Side (east): 14m
Rear (east): 14m.
- 3.4 Ablutions
As per table F2.3 of BCA 2016: 1 closet pan per male and per female; 1 urinal male & 1 wash basin per male and per female.
- 3.5 Site Works
Ground levels are indicated on site plan. Minimal site works will be required to accommodate development. Finished ground levels determined at detailed building design stage. The area of development is cleared, no vegetation removal is required.
- 3.6 Building
Prior to commencement of any works, building design certification will be required. This will include requirements for structural engineering certification and on-site fire management assessment
- 3.7 Fire Safety
In accordance with AS2419.1, a class 8 building (which is classified as contributing to the fire load) with a floor area less than 500m² does not require on site fire suppression. The total floor area of the workshop (including area of sea containers and undercover dome area) is 477m².

3.8 Stormwater Drainage

The detailed site plan indicates the calculations for stormwater drainage based on sandy soil type and total impervious area. All stormwater will be detained on site. A system of soak wells will be employed for stormwater capture, together with a small number of rainwater tanks, as indicated on Figure 3 - 6.

The proposed business activities do not generate waste requiring grease traps or oil/water separators as only minor maintenance occurs on site. Where this alters at a later stage and becomes necessary, the proponent will obtain necessary approvals from local authority including environmental health.

3.9 Landscaping

Landscaping is proposed that complements the existing tree stand in the development area. A total of approximately 3010m² is proposed. Tree and shrub planting is proposed on all boundaries of the development area of 2metres. An extended width (10m) is proposed at the south east corner of the development area, in order to assist with screening of the development from adjoining landholdings. In addition, a vegetation strip is proposed at the frontage of the office building

Species will be selected from the Northern Agricultural Catchments Council (NACC) recommended *Coastal Gardens A Planting Guide for the coastal region between Guilderton and Kalbarri (2015)* species list for the region. Species to be selected which have minimal water requirements and are wind tolerant.

3.10 Vehicle Access/Hard Stand

Access/egress via single crossover 10 metres in width to unnamed but constructed road on northern boundary. The crossover will constructed to local authority specifications and match with internal vehicle access areas.

Internal vehicle access areas including in workshop area will be constructed with compacted blue metal ballast material, as has already occurred in past on site. This compacted material will ensure of dust from vehicle movements in negated.

3.11 Parking

Parking allocation has been calculated for the floor are of solid structures only and not including the workshop floor area. This is based on fact that staff at the site will be limited to 2 or 3 people, being 1 fulltime and 1 part time workshop employee/s and 1 administration position. All other employees are employed for contracts off site as detailed in section 3, and do not attend the site. The workshop floor area does not generate additional staff and therefore, does not generate additional parking requirements.

Schedule 5 of the local planning scheme prescribes 1 parking bay per 100m² for transport depot; therefore 2 parking bays are required. However 5 bays are indicated on Figure 3. They are located adjoining the office building. An accessibility bay is also included, with suitable ramp for access to office and ablutions (refer Figure 3, 4 & 5 for detail). The accessible bay will be hard stand as required to permit accessibility.

3.12 Storage Areas

External storage is indicated adjoining the workshop area. This storage area is for site workshop requirements only.

A separate storage area is indicated on Figure 3 as Transit Storage. This is for temporary storage of plant and equipment when demobilised from remote work sites and stored on site between contracts. This may include (but not limited to) trucks, trailers, light vehicles, plant and equipment, mobile site facilities, storage containers (used on remote sites), potable water storage etc.

3.13 Hours of Operation

7am to 5pm week days; very occasional 8am to 12pm Saturday as required.

3.14 Number of Employees

2 - 4 (FTE)

3.15 Balance Landholding

No change to the balance lot land use is proposed: the balance of Lot 2 will continue to be used for grazing activities. The proposed transport depot will not remove productive agricultural land from production.

Whilst the existing dwelling is located within 200 metres of the proposed development, this is not expected to cause issues for the landowner/business owner. The residence is well screened by trees and shrubs from the development area.

The residence has a separate entrance to the site than is proposed to be used by the transport depot component, so light and heavy vehicle conflict will not be generated.
