

City of Rockingham
Planning Team

Attention Lindsay Bergsma

Proposed Plant Nursery

I am writing to outline the proposed operations of a small plant nursery to operate from my property located at 145 Young Road, Baldivis WA.

Nature of the Business

The proposed business will operate as a small-scale retail plant nursery specialising in tropical, indoor and outdoor plants. Plants will be propagated and grown on-site and sold directly to customers. Plant varieties will include tropical plants, palms, hedging plants, natives and ornamental garden plants.

Plants will be grown in pots and displayed in both an outdoor yard area and within a shade house structure designed for tropical plant varieties.

In addition to plants, a small range of related gardening products may be available for sale including plant pots, potting mix and basic gardening supplies.

Operating Days and Hours

The nursery is proposed to operate primarily on weekends and selected weekdays, with anticipated opening hours being:

Thurs – Sunday
9am to 3pm

These hours may vary slightly depending on seasonal demand.

Staff and Customer Numbers

The nursery will be a small family-operated business.

Typically there will be 1-2 staff members on site at any given time. Myself and husband or child/ren.

Customer numbers are expected to be low to moderate, with an estimated 5–15 customers per day, primarily on weekends.

Parking Arrangements

Parking will be provided on-site within the property. The large rural block allows ample space for customer and staff parking well away from the road and neighbouring properties. Vehicles will enter and exit via Young Road.

Facilities for Staff and Customers

No café, toilet or food service facilities are proposed.

Deliveries and Vehicles

Deliveries to the nursery will consist primarily of gardening supplies such as pots, potting mix and plant materials.

Most deliveries will be made using small commercial vehicles, vans or light trucks. Deliveries are expected to occur infrequently.

Water Use

Water for the nursery will be used for irrigation of plants grown on site. The volume of water used will be typical for a small-scale plant nursery. Irrigation will be managed responsibly through efficient watering systems to minimise water usage.

Details of any applicable groundwater licence will be complied with where required.

Management of Impacts

The nursery will be operated in a manner that minimises impacts on surrounding properties.

- Activities will occur during daytime hours only.

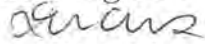
- No loud machinery or industrial activity will occur.
- Lighting will be minimal and directed downward where required.
- Dust will be minimised through normal nursery management practices.
- No odour-producing activities are proposed.

The intention is for the nursery to remain a quiet, low-impact rural business compatible with surrounding properties.

This nursery will provide a small local plant supply for the community while maintaining the character of the rural area.

Thank you for considering this proposal.

Kind regards



Lisa Evans
145 Young Road
Baldivis WA



Site Plan Description – Proposed Plant Nursery

Property: 145 Young Road, Baldivis WA

A scaled site plan has been prepared to demonstrate the layout of the proposed plant nursery and associated facilities.

Existing Buildings and Structures

The site plan identifies the existing residential dwelling and any existing outbuildings located on the property. These structures will remain unchanged and will continue to be used as part of the residential property.

Proposed nursery-related structures shown on the plan include:

- A shade house structure used for tropical and indoor plants. 50m x 8m x 2.2m.
- Outdoor plant display and growing areas for palms, hedging plants, natives and other outdoor varieties.
- Existing shed to be used for storage of plant pots, gardening supplies and equipment.
- Plant bench areas located within the shade house.
- Open plant area 50m x 9m.

All structures are positioned within a designated nursery area while maintaining substantial separation from neighbouring properties.

Vehicle Access

Vehicle access to the nursery will utilise 2 x 3m gates bound from Young Road. Entry South Gate exit north gate.

This access will be used by customers and delivery vehicles entering and leaving the property.

Parking

Adequate on-site parking will be provided within the property boundary.

Parking areas will be informal gravel or compacted ground areas suitable for rural use. The site provides sufficient space for:

- Customer parking

- Staff parking will be at the existing residence house driveway

Will be 6 parking bays along the north boundary.

1. 60 degree angle.
2. 2.5m x 5.4m bays.
3. 5.4m manoeuvring isle.

Which will mean 16-17m along the north boundary.

Loading and Unloading Area

A designated area within the nursery section of the property will be used for the loading and unloading of nursery supplies and plants.

This area will allow small commercial vehicles, vans and light trucks to safely enter, unload supplies such as pots and potting mix, and exit the property without disrupting customer parking areas. These deliveries are expected infrequently.

This will be west of car bays. 4m x 15m.

Landscaping and Fencing

The nursery will incorporate existing vegetation and landscaping where possible. Additional landscaping may include planted garden beds and plant display areas. Mainly few large pots with palms for display purposes only. Existing gum trees will be the landscaping features.

Existing boundary fencing on the property will remain in place. No major additional fencing is proposed – only new replacement wire will go up.

NEW fencing will be around the nursery area to exclude any water/dams.

1. After gate at 26m in from young road on south boundary of property.
2. Fence will run north along the east boundary of Dam 1.
3. Then run along the north boundary of Dam 1.
4. Then along the east, south and west boundary of the greenhouse structure.
5. Continues northbound to house dam and around the dam to north boundary back to young road.

Existing Trees

Existing mature trees within the nursery area have been identified on the site plan.

Where possible, these trees will be retained and incorporated into the nursery layout. Nursery structures and plant areas will be positioned to avoid damage to tree root zones and canopy areas. The trees will only get a slight trim to neaten up.

No significant tree removal is proposed as part of the nursery establishment.

Lisa Evans
145 Young Road
Baldivis WA

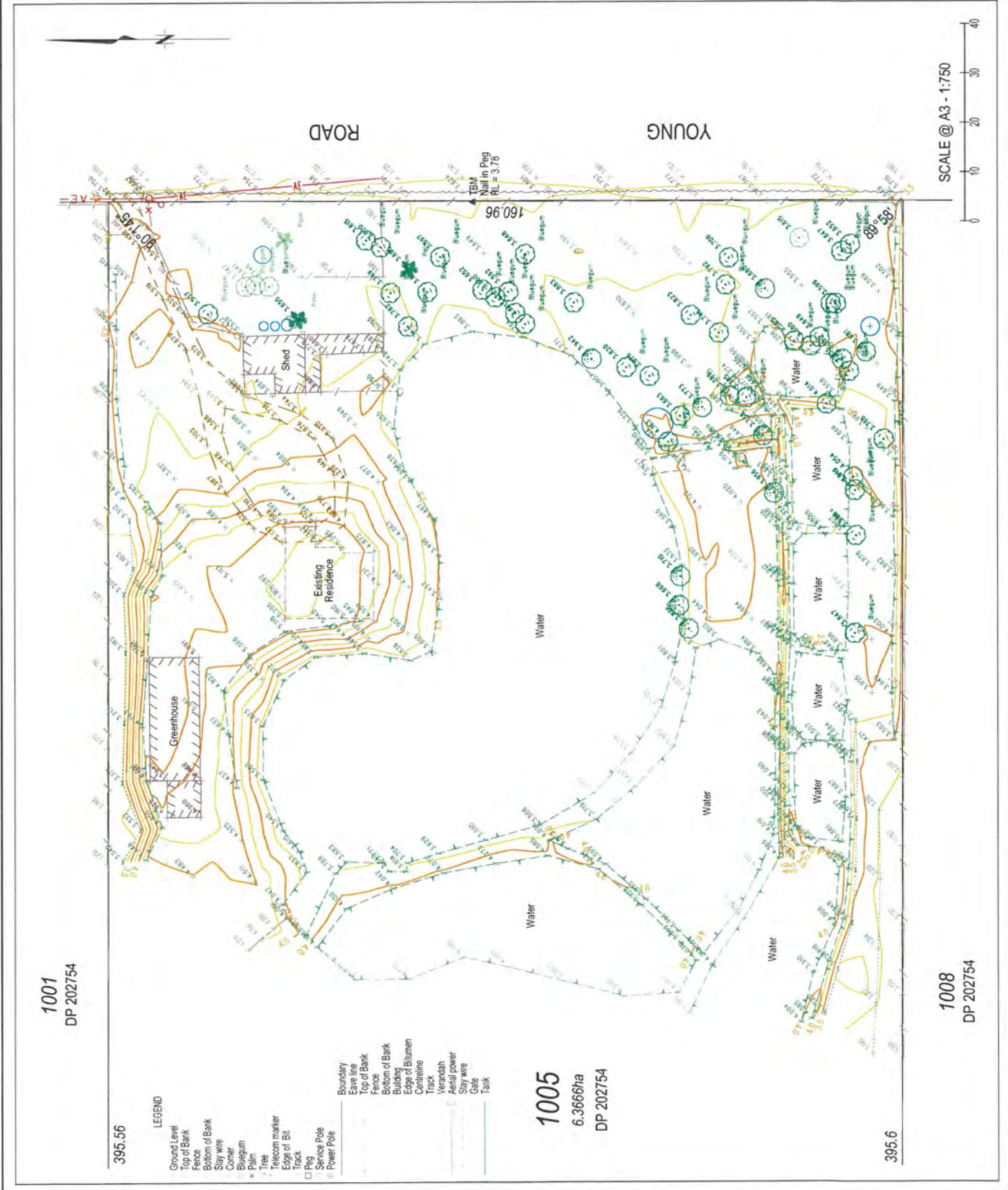
Notes:
1. A Legal Resurvey is recommended prior to construction.
2. This survey does not guarantee the location of the lot boundaries or improvements unless a legal resurvey has been carried out in conjunction with the feature survey. Check the Certificate of Title for any interests or notifications impacting on this lot.
3. All levels are approximate AHD levels taken from GPS Observations. This will need to be verified if crucial to building pad levels.
4. All underground services plotted from Dial Before You Dig records and not physically located. Please note physical changes on site may have occurred, but are yet to be updated into Dial Before You Dig records.

A		Original drawing	06-06-2026
Rev.		Details	Date
Note: This drawing is the property of ADR Surveys. It may not be copied or altered without the consent of the owner			
Survey		C.A.D. File	1105-01ALCO
DNR 08-06-26		Drawn	Certified Correct
DNR 08-06-26		DNR 08-06-26	RJR 08-06-26
Horizontal Datum		Vertical Datum	AHD (GPS)
PCGS4		Scale @ A3	(all distances are in metres)
		1 : 750	
		PLAN 1	
Client		Lisa Evans	

Description	Feature Survey
	Lot 1005 on DP 202754
	145 Young Road, Baldvis
Drawing No.	1105-01A

ADR
SURVEYS

Mandurah WA 6210
P (08) 6186 9277
E.ashen@adrsurveys.com.au



Nutrient and Irrigation Management Plan

Proposed Plant Nursery – 145 Young Road, Baldivis WA

1. Purpose

This Nutrient and Irrigation Management Plan outlines how irrigation water and fertiliser use will be managed at the proposed plant nursery to minimise nutrient runoff and protect surrounding land and groundwater.

2. Nursery Operation

The nursery will operate as a small-scale plant nursery growing and selling tropical plants, palms, hedging plants and ornamental garden plants in pots.

Plants will primarily be grown in containers located within a shade house structure and outdoor display areas.

3. Irrigation Management

Irrigation will be managed to minimise water waste and runoff through the following methods:

- Use of low-pressure irrigation systems, including drip irrigation (outdoor pots) and micro-sprayers (greenhouse) where appropriate.
- Irrigation will be scheduled to match seasonal plant requirements.
- Watering will generally occur during early morning or late afternoon to reduce evaporation.
- Plants will be grown in containers with appropriate potting mix designed to retain moisture while allowing drainage.
- Overwatering will be avoided to minimise runoff.

4. Nutrient Management

Fertiliser will be applied in a controlled manner to prevent nutrient leaching.

Management practices will include:

- Use of slow-release fertilisers suitable for nursery plants.
- Fertiliser will be applied according to manufacturer recommendations.

- Fertiliser storage will be kept in a covered, secure area to prevent contamination from rain or wind (existing shed).

5. Runoff and Nutrient Filtration

To manage and filter any potential nutrient runoff from irrigation areas, the nursery will incorporate a drainage system directing excess water to a small on-site filtration dam.

This dam will be planted with filtering reed species and wetland plants which naturally absorb nutrients and assist in water purification.

Key features include:

- Surface runoff from nursery areas directed toward the dam in the south west corner of the nursery lot.
- Planting of reeds and aquatic vegetation to filter nutrients.
- The dam will be lined with plastic.

This natural bio-filtration area will act as a buffer to ensure nutrient-rich water does not leave the property or impact surrounding land.

6. Monitoring

The nursery owner will regularly monitor irrigation and fertiliser use to ensure efficient water management and minimal environmental impact.

Adjustments will be made as required to improve water efficiency and nutrient management.

7. Commitment to Environmental Management

The nursery will be operated in an environmentally responsible manner to ensure surrounding properties, groundwater and the local environment are not adversely affected by nutrient runoff.

This plan will be reviewed periodically and updated if nursery operations expand.

Lisa Evans
145 Young Road
Baldivis WA
[REDACTED]

Proposed Works

The proposed development involves establishing a small scale retail and propagation plant nursery on the rural property located at 145 Young Road, Baldivis. The nursery will operate as a low-impact horticultural business specialising in tropical and ornamental plants suitable for residential gardens in Western Australia.

The nursery will utilise a small portion of the front section of the 15-acre property, with driveway access from Young Road. The remainder of the property will continue to be used as rural land and maintained as existing.

The proposed works include the installation and setup of:

- A shade house structure for the propagation and sale of tropical plants. Steel frame arch, covered with green shade cloth.
- Outdoor plant display rows consisting of potted palms, hedging plants and ornamental plants.
- Metal plant benches within the shade house to display smaller potted plants.
- Existing shed for the storage of pots, soil and nursery supplies.
- A small customer parking area near the entrance – 6 bays.
- Designated loading and unloading space for deliveries 1 truck bay.
- Irrigation infrastructure connected to the existing water supply on the property.
- Drainage directing excess irrigation and rainwater runoff to a reed filtration dam area, which will naturally filter nutrients before water enters the existing dam system.

Land Use

The land use will be a plant nursery for propagation and retail sale of plants grown on-site or sourced from wholesale growers.

Products available for sale will include:

- Tropical indoor plants
- Palms
- Hedging plants
- Ornamental garden plants
- Pots and basic garden accessories

The nursery will operate on a small-scale basis with limited customer traffic and minimal infrastructure. Activities will primarily involve plant propagation, plant maintenance, irrigation and retail sales.

The proposed nursery will be designed and managed to ensure minimal impact on neighbouring properties, with operations conducted during normal daytime hours and with appropriate management of water use, nutrient runoff and site maintenance.

The business will contribute to the local horticultural industry and community by providing locally grown plants and gardening products.

BUSHFIRE MANAGEMENT PLAN

Property Details

Address: 145 Young Rd, Baldivis WA

Lot: 1005 (Plan 202754)

Use: Plant Nursery

1. Development Summary

The proposed development involves establishing a small-scale plant nursery within the front south east area of the property.

The layout includes:

- Shade house (50m x 8m)
- Shed (storage)
- Customer parking (6 bays)
- Truck bay
- Hedging plant rows
- Internal access tracks
- Existing dam (for drainage + fire water source)

2. Bushfire Risk

The site is located in a bushfire-prone area, with surrounding grassland and rural vegetation presenting a moderate bushfire risk.

Indicative rating:

☐ BAL-12.5 to BAL-19 (subject to formal assessment)

3. Asset Protection Zone (APZ)

A 20-metre APZ will be maintained around all built structures including:

- Greenhouse
- Shed
- Customer parking area

APZ Management:

- Grass kept below 100mm
- No dead vegetation or leaf litter
- Trees spaced to avoid canopy connection
- No flammable materials stored near buildings

4. Fuel Management Strategy

- Nursery plants are irrigated and spaced → low fuel risk
- Hedging rows maintained and trimmed
- No dense vegetation buildup
- Regular clearing of debris

5. Access & Emergency Egress

- Two 3m-wide gates on Young Rd
- Drive-through layout (entry left, exit right)
- Internal access tracks min 4m wide
- Turning space for emergency vehicles

✓ No dead-end access

✓ Clear evacuation path at all times

6. Firefighting Water Supply

- Existing dam (rear of site) used as water source
- Installation of:
 - Fire pump
 - 38mm hose line

7. Equipment & Preparedness

- Fire extinguishers (ABE) in structures
- Fire hose + pump accessible
- Staff trained in emergency response

8. Building Materials

- Steel frame greenhouse
- Shade cloth (low flammability preferred)
- Steel sea container
- All structures kept clear of vegetation

9. Emergency Plan

In event of bushfire:

1. Call 000
2. Open gates for emergency access
3. Evacuate customers to road frontage
4. Staff assist and account for all person

10. Maintenance

- Seasonal slashing
- Pre-summer inspection

- Equipment testing
- Ongoing vegetation control

11. Compliance

This plan aligns with:

- WA Planning for Bushfire Guidelines
- DFES recommendations