



Retail Plant Nurseries



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1. Objectives

- (a) To ensure that retail plant nurseries promote a high standard of visual presentation and effectively integrate landscaping, carparking, buildings and display areas as a comprehensive development proposal.
- (b) To ensure that retail plant nurseries and associated buildings are of a high quality in design and visual appearance and are compatible with the character of surrounding development in terms of bulk, scale, design and materials.
- (c) To ensure that development will not detrimentally affect the environment in the immediate locality of the site.
- (d) To ensure the appropriate location of retail plant nurseries having regard to traffic and site conditions.
- (e) To restrict development of retail plant nurseries adjacent to identified arterial roads.
- (f) To ensure the provision of on-site facilities which accommodate off-street loading/unloading manoeuvring and parking.
- (g) To permit the storage of bulk goods such as sand and soil and similar garden products only where they are provided in association with retail plant sales from the site and are appropriately located on-site:
- (h) To minimise the visual intrusion of development by providing guidelines in respect of the location, quantity and style of advertising structures and by providing for an overall landscape design.
- (i) To ensure the containment and recycling of nutrient enriched water within the site thereby preventing run-off to adjoining sites.
- (j) To ensure that erosion and sedimentation is controlled during and following the development as a result of development disturbance.

2. Controls

2.1 Access to Arterial Roads

Retail plant nurseries are not permitted:

- (a) on allotments with frontage to The Northern Road, Bringelly Road or Camden Valley Way in a location as indicated by hatching on Map No. 1 of this Chapter;
- (b) on allotments having frontage to a road that connects with the above where vehicular access is within 100m of The Northern Road, Bringelly Road or Camden Valley Way.

2.2 Access Driveways

- (a) Where a site has two road frontages, access to the development shall be provided only from the minor road frontage.

- (b) Access driveways shall be located to obtain maximum sight distances and shall be situated so that any vehicle entering or exiting the site can be readily seen by the driver of an approaching vehicle or a pedestrian.
- (c) Proposed sites abutting Local Regional Roads and/or significant collector roads will require a traffic impact statement. The statement should include an assessment of appropriate intersection treatment designs and incorporate the impacts of existing horizontal and vertical alignment on traffic safety.
- (d) Access driveways shall be located:
 - (i) a minimum of 6m from the property boundary adjacent to an intersection;
 - (ii) a minimum of 12m from the holding line on the approaches to 'stop' or 'give way' signs;
 - (iii) a minimum of 25m from the property boundary adjacent to signalised intersections.
- (e) Such distances shall be increased should it be necessary to move driveways beyond the influence of normal queue lengths at intersections or sufficiently distant from regional road or significant collector road intersection to ensure minimal impact on vehicles manoeuvring into or out of the intersection.
- (f) Driveway widths shall be in accordance with Roads and Traffic Authority requirements and Council's Engineering Specifications based upon the number of on-site parking spaces and the road frontage classification. A minimum driveway width of 6 metres is required.

2.3 Parking/Manoeuvring/Circulation

- (a) Access to carparking areas shall be in a visible location to discourage on street parking. The location of parking areas shall have regard to site constraints and the relationship to neighbouring residential areas. Parking areas shall closely relate to the location of pedestrian entranceways.
- (b) The location of entry/exit driveways to be appropriately signposted. Where significant traffic is generated the entrance should be separated and linemarked with appropriate painted arrows to support signposting. Schedules involving one-way circulation patterns to be delineated by signposting and linemarking.
- (c) On site carparking shall be provided at the rate specified in Schedule 1 Car Parking Requirements in Part D, Chapter 1 of this plan.



- (d) Parking spaces shall have minimum dimensions in accordance with Part D Chapter 1 of this plan.
- (e) All vehicles shall enter and leave the site in a forward direction. All parking areas shall observe a rational circulation pattern. Dead-end parking aisles are not permitted unless they service low turnover employee parking which is signposted accordingly.
- (f) Parking shall be provided for cars towing trailers at the rate of 5% of spaces. Trailer parking spaces shall have a minimum length of 10m. A minimum of two (2) car trailer spaces shall be provided.
- (g) Disabled parking is to be provided in accordance with the BCA.

2.4 Service Vehicles/Loading Docks

Adequate area shall be provided on-site to facilitate the loading/unloading of goods. Such area shall be sufficient to enable a large rigid truck to complete a three point or semi circular turn. Larger development should be capable of accommodating a 12m rigid truck. Service vehicle movements should not restrict access to or manoeuvring areas for normal patron parking.

2.5 Sale Of Ancillary Products/Noise/Dust

- (a) The storage and sale of ancillary garden products and sand/soil materials is permitted where such is ancillary to and associated with the growing and retail selling of plants and outdoor gardening.
- (b) In relation to the items which are considered ancillary or associated with the nursery, the list in Table 1 defines those items which are either considered appropriate or not to be sold from the premises.

Table 1

Yes	No
Statues	Indoor Furniture
Fountains	Lawn Mowers
Outdoor Furniture	Light Garden Tractors/The Like
Pavers	Whipper Snippers
Wind Chimes	Sporting Equipment
Pots	Chain Saws
Bush Rock	Leaf Vacuum Cleaners
Bird Baths	Swimming Pools
Dove Cotes	Swimming Chemicals
Garden Ornaments	Irrigation Equipment (Pumps)
Edging	Cement Mixers
Mail Boxes	Electrical Fencing Equipment
Fertilisers Packaged	Rain Water Tanks
Bark	Aquariums, Fish Tanks And Stands
Mulch	Ladders
Sand and Gravel (With Council Approval)	Umbrellas
Sleepers	Decorative Farm Machinery
Outdoor Treated Pine Products	Farm Bikes
Gloves (Garden)	Hire Of Equipment
Rakes	Kites
Spades	Prints
Forks	Fire Places/Pot Belly Stoves Etc
Hoe	Plates
Water Hoses And Fittings	Glass Wares
Sprinkler Water	Meat Traps
Cane Baskets	Bicycles
Packaged Plant Food & Chemicals	Ornaments (Wooden/Brass)
Tomato Stakes Or The Like	Lamps
Hedge Clippers	Tables
Wheel Barrows	Dressers
Garden Gloves And Hats	Floor Rugs
Bird And Fish Ponds	Brass Products
Shade Cloth	Face Masks
Manure	Wardrobes
Plants	Seat Cushions
Hand Garden Tools	Table Cloths



Yes	No
Tree Guards	Silverware
Garden Books	Crockery
Seed Packets	Spoons
Seedlings	Doorstops
Turf	Water Purifier
Shrubs	Cheese Making Shovel
	Display Cabinet
	Side Boards
	Indoor Chairs
	Hat Stand
	Hall Stand
	Picnic Rugs
	Barbecues
	Bric-A-Brac
	Antiques
	Bochi
	Sporting Apparel Or Equipment

- (c) The location of bins for bulk materials such as sand and soil shall be chosen following careful consideration of the proximity of adjoining residences and the possible noise and/or dust impact on them. Such bins shall be carefully landscaped and integrated with the development to limit their visual intrusion.
- (d) The applicant shall submit detailed information with the Development Application identifying dust control measures in relation to the sand and soil bins, prevailing wind conditions, type of material to be stored and location, of surrounding residences. Where necessary Council will require the provision of a wind activated automatic sprinkler system to control airborne nuisances.
- (e) Where Council deems that a possible noise impact may exist as a result of the loading/unloading of sand and soil and associated traffic, the applicant shall submit an acoustic report from an appropriately qualified acoustic engineer identifying noise amelioration measures to be implemented.

- (f) In retail plant nurseries incorporating areas for sand/soil storage and sale, the accessway to these areas shall be independent of the main entranceway. Alternatively the main accessway shall be designed to minimise traffic conflicts by reducing reversing movements from carparking spaces and by clearly delineating safe pedestrian routes.
- (g) The layout of sand/soil bins shall be designed to allow a large rigid truck to manoeuvre on-site utilising a 3 point turn. No obstructions shall be placed within the manoeuvring area which will inhibit the movements of delivery trucks, car towing trailers and machinery operating on-site.

2.6 Water Storage Runoff And Fuel, Chemical Etc. Storage

- (a) The development shall be designed as a closed system to ensure the containment of stormwater and excess water associated with irrigation, including nutrient enriched waters generated within the site.
- (b) A strategy shall be submitted with the Development Application indicating the proposed method of collection and recycling of water to prevent the release of fertilisers and run-off into the local drainage/stormwater system or adjacent properties and to protect groundwater from contamination by “nutrient enriched waters”.
- (c) The storage, distribution and use of fuels, chemicals etc. shall only be permitted in an area(s) which is impermeably floored and bunded.

2.7 Buildings

- (a) Buildings shall be designed to ensure compatibility with surrounding landuses in terms of bulk scale and architectural form and shall have regard to the qualities and character of surrounding landuses. The colours and materials selected shall have regard to the environmental sensitivity of the area with natural earthy tones being appropriate in rural areas. In residential areas the scale and appearance of the building shall be compatible with surrounding dwellings.
- (b) In rural areas, applications which include the erection of storage sheds, igloo type greenhouses, hailnet protective structures and the like shall have regard to Council’s ‘Large Shed’ policy, policy covering the ‘Erection of Igloo-Type Greenhouses’ and policy covering the ‘Erection of Hailnet Protective Structures in Rural Areas.

- (c) Buildings shall observe the minimum building line identified by Council policy depending upon the locality and zoning. Similarly, side boundary setbacks shall comply with Council policy and the requirements of the BCA.

2.8 Erosion And Sediment Control

- (a) The preparation of an Erosion and Sediment Control Plan prior to development proceeding is required to be submitted with the pertinent Construction Certificate.
- (b) The major aspects of consideration for the Erosion and Sediment Control Plan are:
 - (i) Control of waterflow in the area by minimising slope length and gradient, trapping sediment and non-filterable residues, diverting clear run-off above denuded areas and keeping run-off at non-erodable velocities; and
 - (ii) Early rehabilitation of disturbed areas; and
 - (iii) Construction of sediment control trapping structures (eg, strawbales, geotextile fabric and sediment basins).

2.9 Landscaping/Vegetation

- (a) Retail plant nurseries shall be designed to ensure the retention of existing trees on-site to provide shade within the carpark area or act as a feature within display areas.
- (b) Nurseries shall be designed with a high standard of presentation to promote the product sold within and landscaping should be used as an integral feature of the development. Carparking and buildings shall be effectively integrated with the landscaping to promote a softened appearance within the development.
- (c) Landscaping shall be provided adjacent to the frontage of the site to reduce the visual intrusion of the development. A minimum 3m wide landscape strip shall be provided in this location, which may be required to be increased due to the scale of development.
- (d) Landscaping shall be provided throughout large parking areas to reduce the impact of paved surfaces and provide shade. Species shall be chosen 'to ensure that sight distances are not hindered.
- (e) Adjacent to the boundaries of the site, planting shall be used to provide a visual buffer for adjoining residents. Planting shall be chosen having regard to its screening qualities and its suitability to the local area whilst retaining solar access on adjoining properties.

- (f) Landscaping throughout the site shall be chosen having regard to the scale of the development and shall incorporate upper storey, lower storey and ground cover planting. Landscaping adjacent to intersections shall not exceed 1m in height nor impact on the mutual sight distance required between vehicles approaching the intersection.

2.10 Fencing

- (a) Any security fencing to be erected shall be located behind the landscaped area adjacent to the frontage of the site and shall be suitably screened from public view. Materials shall be selected having regard to the nature of the immediate environment.
- (b) Suitable fencing or dense landscaping shall be provided adjacent to the frontage of the site to discourage on-street parking. Such fencing and dense landscaping shall not restrict mutual sight distance requirements where the development is at the intersection of two public roads.

2.11 Signage/Lighting

- (a) Advertising signs on-site shall be limited in quantity to reduce visual intrusion.
- (b) The theme of advertising signs shall be in keeping with the nature of surrounding landuses and shall have regard to Council's Advertising requirements outlined in Part D Chapter 4 of this Plan. A proliferation of signs on-site adjacent to the road frontage is not permitted.
- (c) No bunting or associated illumination shall be erected on the property without Council consent.
- (d) Any proposed security lighting shall be selected and located to ensure light is contained within the bounds of the property and does not spill into adjacent premises.
- (e) The location of all signs and fixtures must consider sight distance requirements for development abutting intersections of public roads. Security lighting or flood lighting must not be directed into public roads.
- (f) Details of signage and lighting shall be submitted in conjunction with the Development Application.

2.12 Hours Of Operation

Hours of operation shall be dependent upon the proposed location and the nature of surrounding landuses. Developments in close proximity to residential properties may require restricted hours of operation to reduce any impact on adjoining residents.



Map No. 1 Areas where Retail Plant Nurseries are Not Permitted

