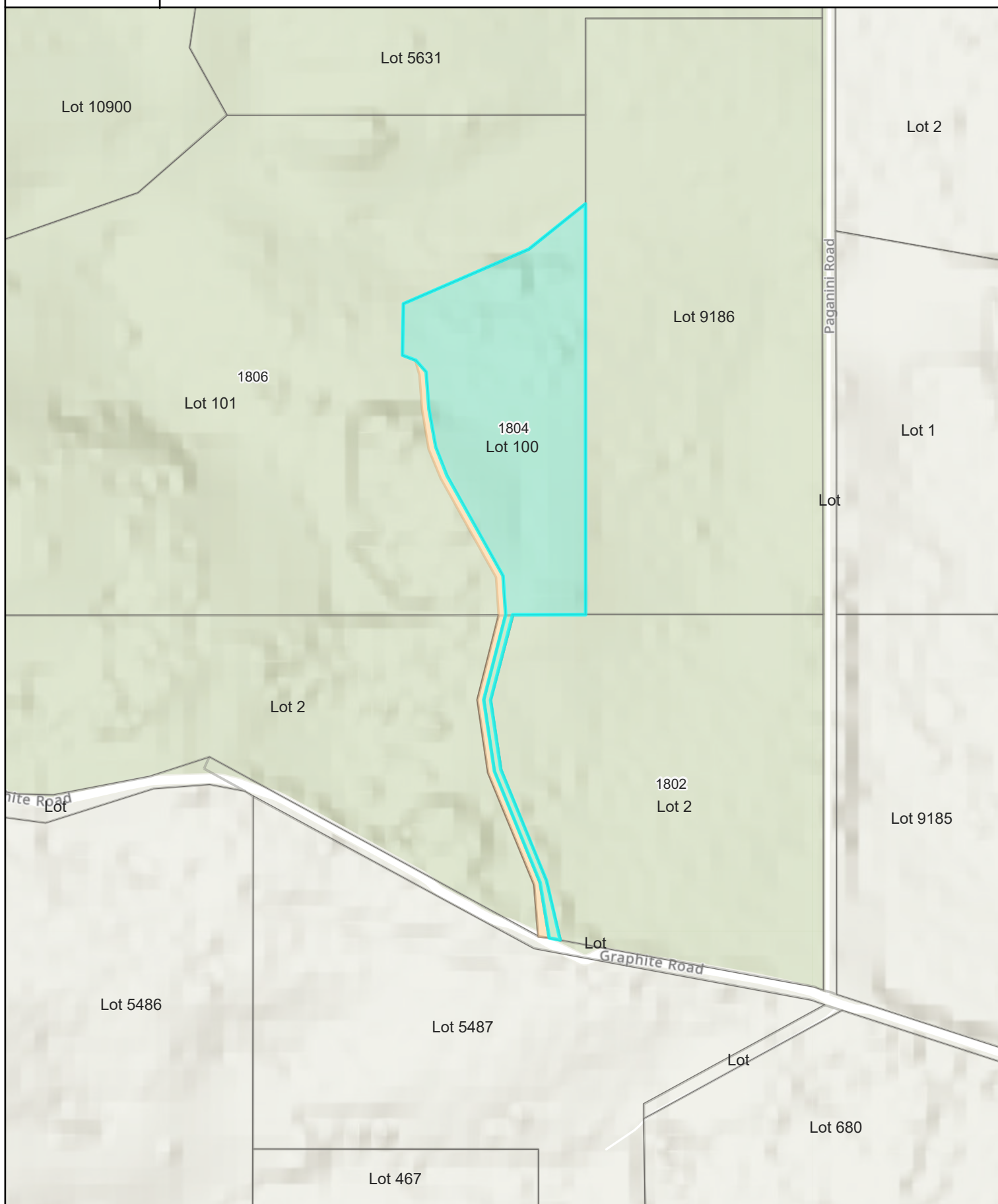


Date Exported:
25/09/2026
11:03:19 am AWST

Map: Lot 1804 Graphite Road Glenoran



37-39 Rose St
PO Box 1
MANJIMUP WA 6258
<http://www.manjimup.wa.gov.au>
P: (08) 9771 7777
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Notation:

0 0.050.1 0.2 Kilometers

This plan is intended for internal Shire of Manjimup use only. It is not to be used as a site plan for planning, building or environmental health applications.



Development Application – 1804 Graphite Rd Glenoran

Proposed Usage

This development application is to permit usage of the site, indicated on the attached map, for the activity of **Pick-Your-Flowers** by members of the public on selected dates throughout the growing season extending from late January to late April 2027 and similarly in future years.

Site Plan

1. The location is at our residence - 1804 Graphite Road Glenoran.

Two flower growing areas on the map are indicated in pink as Plot A and Plot B.

Plot A – is an area of $40\text{m} \times 30\text{m} = 1200\text{m}^2$

Plot B – is an area of $24\text{m} \times 30\text{m} = 720\text{m}^2$

2. Setbacks – the boundary is indicated by the dotted lines on the map.

Plot A – is 20m from the driveway boundary and Plot B is 25 m from the boundary.

Graphite Road is not visible on the map. Our property is located 1.5km from the road, via a driveway.

The nearest neighbour's house is 300m to the west of our house (not visible on the map)

3. existing structures on the property include the house and shed visible on the map. This proposal does not include building a new structure.
4. no vegetation will be removed
5. Access for vehicles is via our driveway. Cars will be directed to the allocated parking area inside our boundary. As we are located 18km from town access to the site is via vehicles only. Within the site, (once out of their vehicles) pedestrians have ample room to move about.
6. Vehicle parking space is indicated on the map with green outline. This is adequate space for up to 10 vehicles and the nearby space could be used for overflow parking. However, we do not anticipate that number of vehicles to be here at any one time (see additional information below). Total area available for parking is $20 \times 20\text{m}$.

7. Loading and unloading of goods takes place at the farm shed which is accessed via the farm track indicated in by a dotted orange line on the map. Please note: Loading and unloading of goods will not be done during the proposed times of Pick-Your-Flowers.
8. Open Storage/Trade Display area – will we erect a portable 3m x 3m market gazebo as an entrance and welcoming space. Indicated on the map in orange.
9. Open Space – the area surrounding the flower growing areas Plot A and Plot B is open lawn. To the south and east of the flower plots are farm paddocks.

Floor Plans – not applicable as we are not proposing a new structure

Additional Information

This proposal is extension of our current business. We have been operating as Winterbrook Flowers (registered business and ABN) for the last four years, supplying flowers for the wholesale cut flower market.

1. Hours of Operation

Our proposal is to operate strictly by appointment only. By doing so we can control and limit the number of people and vehicles on site at any one time. Bookings will be for a half hour session with a maximum of 10 people for each session.

Sessions will be available selectively between 8:00 am – 7:00 pm

We anticipate holding 4-6 of these events (depends on flower availability) between:

14 February 2027 – 10 May 2027 and similarly in future years.

Attachments:

1. Map
2. Business Certificate

1804 Graphite Rd Glenoran



scale 1:200