



— City of —  
**Melville**

**REPORTS & RECOMMENDATIONS**

**FROM THE**

**DEVELOPMENT ADVISORY UNIT**

**MEETING**

**HELD ON**

**23 JUNE 2009**

- NOTES:**
1. This Meeting makes Recommendations to the Manager Planning & Development Services.
  2. Should any Elected Member want any matter referred and considered by the Council, please contact the Manager Planning & Development Services prior to the Tuesday (or Wednesday if Monday is a public holiday) following the date of this Meeting.
  3. Unless 'called in' by an Elected Member it is expected that the Manager Planning & Development Services will after the 'call in' date approve the recommendations, refer the matter to the Council or back to the Development Advisory Unit for further considerations.

**DISTRIBUTED: 26 JUNE 2009**



— City of —  
**Melville**

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**REPORTS AND RECOMMENDATIONS FROM THE DEVELOPMENT ADVISORY  
UNIT MEETING HELD IN, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD,  
BOORAGOON, COMMENCING AT 9:00 AM ON TUESDAY, 23 JUNE 2009.**

**PRESENT**

T Capobianco (Presiding member)	A/ Manager Planning & Development Services
J Gonzalez	Planning Services Coordinator
G. Russell	A/Principal Building Surveyor
D Monteiro	Environmental Health Officer
R Bailey	Technical Officer

**APOLOGIES**

D Vinicombe	Manager Planning & Development Services
P. Prendergast	Planning Services Coordinator
R Jessup	Senior Horticultural Technical Officer

**IN ATTENDANCE**

**OBSERVERS**

**DISCLOSURES OF INTEREST**

**ELECTED MEMBERS' ATTENTION**

Nil

**DELEGATED AUTHORITY – PLANNING POLICY (1) 2**

**The following items are recommendations to the Manager Planning &  
Development Services for decision.**

## DISCLOSURE OF FINANCIAL INTERESTS LOCAL GOVERNMENT ACT 1995

### Members' interests in matters to be discussed at meetings to be disclosed

S.5.65 (1) A member who as an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest -

- (a) in a written notice given to the Chief Executive Officer before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

Penalty: \$10,000 or imprisonment for 2 years.

### Meeting to be informed of disclosures

**S.5.66** If a member has disclosed an interest in a written notice given to the Chief Executive Officer before a meeting then before the meeting -

- (a) the Chief Executive Officer is to cause the notice to be given to the person who is to preside at the meeting; and
- (b) the person who is to preside at the meeting is to bring the notice to the attention of the persons who attend the meeting.

### Disclosing members not to participate in meetings

**S.5.67** A member who makes a disclosure under Section 5.65 must not -

- (a) preside at the part of the meeting relating to the matter; or
- (b) participate in, or be present during, any discussion or decision making procedure relating to the matter,

unless, and to the extent that, the disclosing member is allowed to do so under Section 5.68 or 5.69.

Penalty: \$10,000 or imprisonment for 2 years.

**Please refer to your Handbook for definitions of interests and other detail.**

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**U08/0095 - (JG) PROPOSED FOUR STOREY RESIDENTIAL DEVELOPMENT WITH 4 MULTIPLE DWELLINGS AND UNDERCROFT CARPARKING ON LOT 8 (5) TWEEDDALE ROAD, APPECROSS (REC) (ATTACHMENT)**

Ward : Applecross – Mount Pleasant  
Category : Operational  
Application Number : DA-2008-1526  
Property : 5 Tweeddale Road, Applecross  
Proposal : Residential Development with 4 Multiple Dwellings and undercroft carparking  
Applicant : Brooking Design Practice  
Owner : Wicken Holdings Pty Ltd  
Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
Responsible Officer : Tony Capobianco  
Acting Manager Planning & Development Services  
Previous Items : Not Applicable

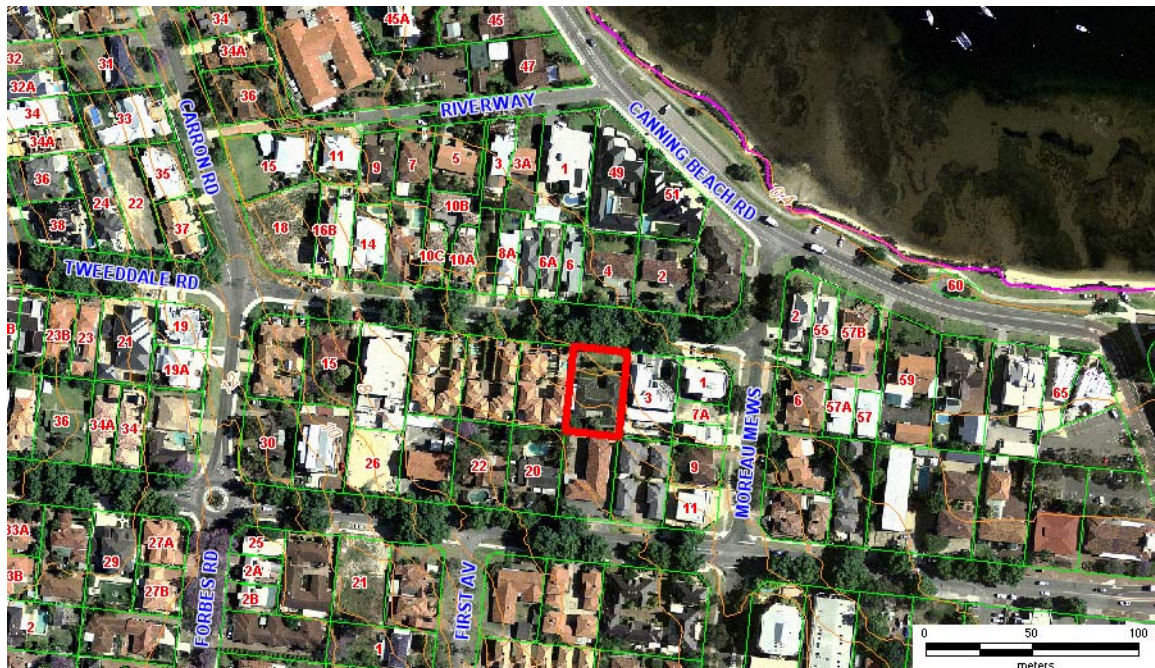
**AUTHORITY / DISCRETION**

- {mark one box}      Definition
- Advocacy      *when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
- Executive      *the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets*
- Legislative      *includes adopting local laws, town planning schemes & policies.*
- Review      *when Council review decisions made by Officers.*
- Quasi-Judicial**      ***when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.***

**U08/0095 - (JG) PROPOSED FOUR STOREY RESIDENTIAL DEVELOPMENT WITH 4 MULTIPLE DWELLINGS AND UNDERCROFT CARPARKING ON LOT 8 (5) TWEEDDALE ROAD, APPLECROSS (REC) (ATTACHMENT)**

**KEY ISSUES / SUMMARY**

- Proposal is for a four storey residential building providing 4 multiple dwellings.
- Undercroft carparking for 12 vehicles inclusive of 4 visitor bays is provided.
- Total plot ratio is 0.589 and is less than the 0.6 permitted under R-Codes.
- Two minor variations to the maximum height limit are proposed relating to a small portion of stairwell and the lift shaft.
- These extend to a height of 14.9 metres and 15.4 metres respectively, in lieu of 13.5m required by CPS No 5 and Council Policy.
- The design also incorporates an over height structural beam which extends to a height of 14.0m for a length of 3.8m. This is treated as an architectural feature for the purposes of CPS No 5 and Council Policy and may be supported on that basis.
- 2 submissions have been received objecting to the proposal.
- The over height stairwell and lift shaft are not supported and the proposal should be amended to bring it in compliance with the maximum building height provisions of 13.5m.
- It is recommended that conditional approval is granted.



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**U08/0095 - (JG) PROPOSED FOUR STOREY RESIDENTIAL DEVELOPMENT WITH 4 MULTIPLE DWELLINGS AND UNDERCROFT CARPARKING ON LOT 8 (5) TWEEDDALE ROAD, APPLECROSS (REC) (ATTACHMENT)****BACKGROUND**

Not Applicable

**Scheme Provisions**

MRS Zoning	: Urban
CPS 5 Zoning	: CBF - Canning Bridge Frame
R-Code	: R50
Use Type	: Residential
Use Class	: Residential: D Use – Council discretion required.

**Site Details**

Lot Area	: 1010 sqm
Retention of Existing Vegetation	: No
Street Tree(s)	: Two (2)
Street Furniture (drainage pits etc)	: Nil
Site Details	: See above image

[U09 0095 June 2009.pdf](#) A copy of the plans forms part of the Attachments to the Agenda, which were distributed to Members of the Council on 26 June 2009.

**DETAIL**

This application proposes a four storey building for residential development providing 4 multiple dwellings, one on each of the proposed floors. A roof terrace is also proposed.

A total of 12 carparking bays are proposed within the undercroft carparking area. This includes 2 bays per residence and 4 visitor bays.

A total plot ratio of 0.589 is acceptable when assessed against the standard plot ratio requirement of 0.6 under the 2008 Residential Design Codes.

The application details include a portion of the stair well and lift shaft extending beyond the 13.5m maximum height provisions of CPS No 5 and Council Policy. In this case those elements extend to 14.9 metres and 15.4 metres respectively, above the natural ground level.

**U08/0095 - (JG) PROPOSED FOUR STOREY RESIDENTIAL DEVELOPMENT WITH 4 MULTIPLE DWELLINGS AND UNDERCROFT CARPARKING ON LOT 8 (5) TWEEDDALE ROAD, APPLECROSS (REC) (ATTACHMENT)**

**Development Requirements**

<b>Development Requirement</b>	<b>Required/ Allowed</b>	<b>Proposed</b>	<b>Comments</b>	<b>Delegation to approve variation</b>	<b>Plan Notation</b>
Open Space	45 %	66.2%			
Plot Ratio	0.6	0.589			
Landscaping	No minimum is required under the RDC or Scheme	Yes			
<b>Building Height</b>	<b>10.0 metres 13.5 metres</b>	<b>14.9/15.4 m</b>	<b>This element of the proposal is not supported</b>	<b>MPDS</b>	
Carparking	8 bays	12 bays			

**U08/0095 - (JG) PROPOSED FOUR STOREY RESIDENTIAL DEVELOPMENT WITH 4 MULTIPLE DWELLINGS AND UNDERCROFT CARPARKING ON LOT 8 (5) TWEEDDALE ROAD, APPLECROSS (REC) (ATTACHMENT)**

**Setbacks**

Wall	Required	Proposed	Comments	Delegation to approve Variation	Plan Notation
Front GF, 1F, 2F, 3F, Terrace	4.0 metres	8.7 metres	Complies		
Rear GF 1 F 2 F 3 F Terrace	1.5 metres 3.6 metres 5.3 metres 7.25 metres 6.0 metres	9.2 metres 9.2 metres 9.2 metres 9.2 metres 13.0 metres	Complies		
East Side GF 1 F 2 F 3 F Terrace	1.5 metres 1.6/2.1 m 2.0/2.6 m 3.25/3.25 m 2.0/3.6 m	3.46 metres 3.46/4.87 m 3.46/4.87 m 3.46/4.87 m 3.46/4.87 m	Complies		
West Side GF 1 F 2 F 3 F Terrace	1.5 metres 1.7/2.0 m 2.1/2.8 m 3.5/5.0 m 3.5 metres	3.5 metres 3.5/5.85 m 3.5/5.85 m 3.5/5.85 m 4.5 metres	Complies		

**PUBLIC CONSULTATION/COMMUNICATION**

Advertising Required: Yes  
 Neighbour's Comment Supplied: Yes  
 Reason: "D" use not permitted unless the Council exercises discretion and grants approval.  
 Support/Object: 2 Submissions received objecting to the proposed development.

**U08/0095 - (JG) PROPOSED FOUR STOREY RESIDENTIAL DEVELOPMENT WITH 4 MULTIPLE DWELLINGS AND UNDERCROFT CARPARKING ON LOT 8 (5) TWEEDDALE ROAD, APPLECROSS (REC) (ATTACHMENT)**

Submission Number	Summary of Submission	Support/ Objection	Officer's Comment	Action (Condition / Up Hold/ Not Uphold)
1.	<p>A complex of this size would impact upon what is currently a very attractive residential living area precinct. Development of this magnitude on a single property could open the flood-gates for further urbanisation and high rise development not only in Tweeddale Road but adjoining streets that have city views.</p> <p>The beautiful trees in this street will be in danger.</p>	Objection	<p>Noted, however the proposed 4 storey building with undercroft, is located within the Canning Bridge Precinct Frame wherein residential uses are "D" uses, subject to discretion of the Council. This area along Tweeddale Road is residential on both sides. The property could potentially accommodate 5 dwellings and only 4 are proposed. In general the proposal complies with the maximum height limit for buildings, with the exception of the stair well and lift shaft.</p> <p>The existing trees on the street will be retained and protected.</p>	Not Uphold

**U08/0095 - (JG) PROPOSED FOUR STOREY RESIDENTIAL DEVELOPMENT WITH 4 MULTIPLE DWELLINGS AND UNDERCROFT CARPARKING ON LOT 8 (5) TWEEDDALE ROAD, APPLECROSS (REC) (ATTACHMENT)**

<p>2.</p>	<p>Was the tower included in the shadow survey? From what I can see I suspect it will extend the time our courtyard will be in shadow.</p> <p>Although building design is subject to personal taste the elevator tower does look like an outback dunny perched on the roof, and something we will be subjected to if this aspect of the buildings non-conformance to the code is passed by Council. And I must admit so does the whole building design</p> <p>I am unsure if the lap pools have glass walls/windows along the west side of the complex, if not then additional noise will be expected to travel across the units on the adjoining property to the west.</p>	<p>Objection</p>	<p>The tower was included within the shadow calculation (at noon on the 21 June), and the resultant shadow is found to be cast mainly within the subject property with a portion of it cast within the lot to the rear. The latter amounts to 12.45% of the total rear lot being overshadowed which is in accordance with the 25% overshadowing tolerance permissible under the R-Codes.</p> <p>Noted, however as expressed by the objector, design is a subjective matter. The building is of modern contemporary design similar to other new dwellings recently constructed in close proximity to the application site..</p> <p>Noise from swimming pool use in a domestic scenario will not give rise to any material planning related concern..</p>	<p>Not Uphold</p>
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	<p>Are the street trees in front of the development being retained? This aspect of Tweeddale Road is one of the key reasons we chose this location.</p>		<p>Existing street trees will be retained and protected.</p>	
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**REFERRALS TO GOVERNMENT AGENCIES**

Not Applicable

**STATUTORY AND LEGAL IMPLICATIONS**

Should the City of Melville refuse the application for Planning Approval, the applicant will have the right to have the decision reviewed in accordance with Part 14 of the Planning and Development Act 2005.

**FINANCIAL IMPLICATIONS**

Not Applicable

**STRATEGIC AND RISK MANAGEMENT IMPLICATIONS**

Not Applicable

**POLICY IMPLICATIONS**

Policy No. 06-PL-026 Height of Buildings.

This policy provides guidance relative to the maximum permissible building heights throughout the City as specified by CPS No 5. It sets out the approach to the measurement of height, limitation of the impact of height on the surrounds, and allowance for taller structures.

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**ALTERNATE OPTIONS & THEIR IMPLICATIONS**

The application could be recommended for refusal. However, it is emphasised that the proposal complies with the higher density R50 coding for this specific area and the creation of a four storey multiple dwelling structure is consistent with the location of the application site within the Canning Bridge Frame. In addition the details of this proposal generally comply with the requirements of the 2008 Residential Design Codes, CPS No. 5, and Council Policies. A refusal of permission in this context could give rise to an appeal to the State Administrative Tribunal.

**COMMENTS**

The details of this application have been assessed against the provisions of the R-codes, CPS No 5, and relevant Council Policies, and it is concluded that the proposal complies with all of the above with the exception of the proposed maximum building height.

Building Height

The proposal has been assessed in accordance with Policy No. 06-PL-026 Height of the Building and ground levels and per Metropolitan Water Authority Perth GB 2000 Series Aerial Photography 1972-1975 maps.

As previously indicated, the proposed stairwell and lift shaft extend to a maximum height of 14.9m and 15.4m respectively. These elements do not contribute to the quality of the proposed building and can therefore be deleted from the building design without compromising the finished product.

The stairwell and lift shaft extends to beyond the main roof height in order to provide access for occupiers of the units to a proposed roof terrace. The roof terrace is designed to cater for the outdoor space requirements of the occupiers of the units. In reality however, there is no need to provide a roof terrace for this purpose as the rear garden is large enough to accommodate the demand for outdoor space for all of the proposed units.

The submitted details depict the rear garden area being set aside for the exclusive use of the ground floor unit only. The garden amounts to an area of 325sqm, a large outdoor space sized far in excess of what would reasonably be deemed necessary to meet the outdoor space requirements of the occupiers of the ground floor unit. It is considered that the rear garden space could be modified to create a smaller dedicated area for the ground floor unit, whilst providing an area of communal open space for the occupiers of the three remaining units. In so doing, the over height elements of the proposed building can be removed.

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It is recommended that a condition be attached to the planning approval to require the development to be constructed in accordance with the maximum height provisions of CPS No 5 and Council Policy. This will prohibit the creation of a roof terrace. Whether the rear garden area is re-defined to utilise part of it for the dedicated use of the ground floor unit and the remainder for use on a communal basis for the other units, is the choice of the developer. Either way the space provided for within the rear garden area is sufficient in size to accommodate the outdoor space requirements for all four units as required by the R-codes.

The building design also incorporates an horizontal structural beam which extends to a height of 14.0m for a length of 3.8m. In accordance with Council Policy 06-026 'Height of Buildings' this element of the building design is treated as an architectural feature which "may be approved at a height greater than the basis maxima provided that the amenity of surrounding properties is not unduly affected." it is considered that this architectural feature will not detract from the amenity of surrounding properties as it is a fundamental element of the building design, and the projection above the maximum height provisions of CPS No 5 is very minor.

Other issues pertinent to this determination relate to the following:

#### Car Parking

Under the provisions of the R-codes and Council Policy, the car parking requirement for this development is 10 bays (2 bays per dwelling plus 2 bays for visitors). This application proposes 12 bays located within an undercroft car parking area, 4 of which are designated for use by visitors.

Whilst compliant in terms of provision, the Technical Services Team have recommended that the southern wall of the stair well should be protected from vehicles turning into 'Visitor 2' embayment, and have expressed concern that structural support columns should not inhibit access to car parking bays nor inhibit ease of use for users. A condition to ensure the car parking area is laid out to comply with Australian Standards is therefore recommended.

#### Streetscape Considerations

Recent years have witnessed a change in the character of the streetscene in this locality, from a dominance of single storey/single lot residential development to two or more storey and often multiple lot development. Whilst this has resulted in a visual change in an architectural sense, the residential character of the area has been maintained.

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In the case of the subject proposal, the proposed 4 storey building with undercroft carparking is located between a 3 storey single house on the eastern side (3 Tweeddale Road) and a development comprising 3 grouped dwellings of 2 storey's each on the western side, (7 Tweeddale Road),. with the dwelling fronting the street being of 2 storey construction with undercroft Area. It should be noted that to the lot to the east of the subject site at the corner of Tweeddale Road and Moreau Mews, is of 3 storey construction.

All nine (9) of the original properties located on the southern side of Tweeddale Road have been redeveloped as follows:

- 3 properties with 3 grouped dwellings of 2 storey each,
- 2 single houses with 3 storeys each,
- 1 property with 7 multiple dwellings in a 4 storey building with undercroft,
- 1 property with 3 grouped dwellings of 2 storey each,
- 1 property remains as a single storey house but has the potential for redevelopment to create 6 dwellings, 5 new and the existing property.

It is concluded that the proposed 4 storey residential development will sit comfortably within this context on Tweeddale Road, and complement the pattern of recent developments accordingly.

The 2 existing trees located on the subject property are proposed to be retained. The existence of mature trees is a defining feature of the streetscape which should be retained. A condition of planning approval is therefore recommended to ensure that the integrity of the trees is safeguarded throughout the construction phase.

## **CONCLUSION**

The proposed residential development is, subject to the imposition of conditions relative to maximum building height, designed in accordance with the provisions of CPS No 5, Council Policy and the R-codes. The development is consistent with the pattern of residential development in this locality in both land use terms and in terms of its design and overall appearance. Accordingly the application is recommended for conditional approval.

**U08/0095 - (JG) PROPOSED FOUR STOREY RESIDENTIAL DEVELOPMENT WITH 4 MULTIPLE DWELLINGS AND UNDERCROFT CARPARKING ON LOT 8 (5) TWEEDDALE ROAD, APPLECROSS (REC) (ATTACHMENT)**

**OFFICER RECOMMENDATION**

**APPROVAL**

- A) That the application for proposed four storey residential development with 4 multiple dwellings and undercroft carparking on Lot 8 (5) Tweeddale Road, Applecross be approved with the following conditions:

**Special Conditions:**

1. In accordance with Council Policy No. 06-PL-026 'Height of Buildings' and the City of Melville Community Planning Scheme No. 5, the proposed development should be to be modified to remove the over height stairwell and lift shaft.
2. A detailed landscaping and reticulation plan being submitted and approved for the subject site and road verge adjacent to the site. The approved landscaping plan shall be fully implemented prior to occupancy of the development and maintained thereafter to the approval of the Manager Planning and Development Services.
3. During excavations, all necessary precautions are to be taken to prevent damage or collapse of any adjacent streets or adjoining properties. It is the responsibility of the builder to liaise with adjoining and adjacent property owners prior to carrying out work.
4. Prior to the issue of a Building Licence, the applicant is to submit a dilapidation report of the adjacent properties, including Council's infrastructure, to the City of Melville for the approval of the Principal Building Surveyor.
5. All security alarm devices to be "silent monitored" systems to address potential impacts on surrounding residential amenity to the approval of the Manager Planning and Development Services.
6. The façade of the building and walls to be treated with an anti-graffiti agent to the approval of the Manager Planning and Development Services.
7. A dedicated bin collection area is to be provided on the verge and not to interfere with the use and operation of the footpath to the approval of the Manager Planning and Development Services. This may require relocation of the footpath at the applicant's cost.

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8. The roof of the building not to be zincalume or white metal (e.g. colorbond surfmist) or any other material / colour considered to be highly reflective unless otherwise approved by the Manager Planning and Development Services. Details of the proposed roof material and colour are to be shown on the development plans prior to the issue of a building licence.
9. The dimensions of all car parking bays, aisle widths and circulation areas, together with access ramps for vehicles and pedestrians complying with Australian Standards.
10. Signage advising residents to give way to pedestrians when egressing the basement parking area is to be provided to the approval of the Manager Planning and Development Services.
11. The submission of a colour schedule board detailing the use of materials, finishes and colours for the building to the approval of the Manager Planning and Development Services prior to the issue of a building licence.
12. Equipment such as air conditioners or exhaust vents, but not including any solar panel, which are likely to detract from the visual appearance of the building shall not be located on the roof or otherwise exposed to public view.
13. Provision of a Noise Management Plan for the development indicating: a) how the noise from the carparking, exhaust vents, air conditioning, pool pumps and other mechanical equipment will impact on the neighbouring properties; b) and recommendations for reducing any potential noise impact; to the approval of the Manager Planning and Development Services. The recommendations shall be incorporated in the plans submitted for a building licence.
14. Lighting to be provided to all carparking areas and the exterior entrances to all buildings in accordance with Australian Standard AS 1158.3.1 (CAT. P). All external lighting to be hooded and oriented so that the light source is not directly visible to the travelling public or abutting residences.
15. Prior to the issue of the Building Licence, the applicant/owner is required to submit a Construction Management Plan for the proposal, to the approval of the Manager Planning and Development Services, detailing how it is proposed to manage:

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- The delivery of materials and equipment to the site;
  - The storage of materials and equipment on the site;
  - The parking arrangements for contractors and subcontractors;
  - Impact on traffic movement and;
  - Other matters likely to impact on the surrounding residents.
16. On completion of construction, all excess articles, equipment, rubbish or materials and temporary facilities are to be removed and the site and surrounding area used during the development is to be made good and left in an orderly and tidy condition to the approval of the Manager Planning and Development Services.
17. The existing street tree marked on the development plans are to be retained and protected during the construction process.
18. The developer is required to re-instate the footpath along the development frontage (adjacent to the boundary) in Tweeddale Road and is to be incorporated into a verge landscape plan to be submitted to the City of Melville for approval.
19. The southern wall of the stair well has to be protected from vehicles turning into 'Visitor 2' embayment; and columns do not inhibit access to bays 3 & 4 and bays 7 & 8 and 'passengers' doors can be opened.
20. At the building Licence stage, the applicant is to demonstrate the disposal of the wash water from the pools proposed at each level.

**Standard conditions**

21. A 1.8 metre high fence to be provided from the highest retained ground level. All fencing to be provided in accordance with the Dividing Fences Act and as a minimum standard be constructed, of fibre cement.
22. The construction of retaining walls not to exceed the heights specified on the approved plans unless otherwise approved by Council. Details, signed by a practicing structural engineer must be submitted for approval at the time of submitting a building licence application.
23. The development is to be connected to the water corporation's reticulated sewerage system.

**U08/0095 - (JG) PROPOSED FOUR STOREY RESIDENTIAL DEVELOPMENT WITH 4 MULTIPLE DWELLINGS AND UNDERCROFT CARPARKING ON LOT 8 (5) TWEEDDALE ROAD, APPLECROSS (REC) (ATTACHMENT)**

24. Ground levels may not be changed other than approved as part of this approval.
25. All sewerage wastes and water pipes are to be concealed within the building.
26. Prior to the commencement of any construction the Council requires the provision of a suitable receptacle for the containment of windblown rubbish. The receptacle (generally a wire mesh cage) should have maximum openings of 100 mm; have a base of 4.0 sqm and a height of 1.0 m and a hinged lid. The receptacle should not be allowed to overflow.
27. During construction access to the lot to be via the street frontage only and that no building rubble be permitted to overspill the site.
28. Electrical installation to be constructed and maintained to the satisfaction of Western Power in accordance with the SAA Wiring Rules No. CC1, Part 1, 1961.
29. All stormwater and drainage run off to be contained on site. An onsite stormwater drainage system with a capacity to contain a 1:100 year storm of a twenty-four (24) hour duration is to be provided prior to the development first being occupied and thereafter maintained to the approval of the Manager Planning and Development Services. All downpipes to be connected to soakwells. The proposed stormwater drainage system is required to be shown on the building licence submission for approval prior to the commencement of construction.