



— City of —
Melville

REPORTS AND RECOMMENDATIONS

FOR THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

30 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: 3 JULY 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, 30 JUNE 2009.

PRESENT

D Vinicombe (Presiding Member)
J Gonzalez
P.Prendergast
T Capobianco
R Jessup
R Bailey

Manager Planning & Development Services
Planning Services Coordinator
Planning Services Coordinator
Principal Building Surveyor
Senior Horticultural Technical Officer
Technical Officer

APOLOGIES

D Monteiro

Environmental Health 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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U09/0097– (RJ) - STREET TREE REMOVAL REQUESTS RELATIVE TO DEVELOPMENT PROPOSALS AT DAU MEETING 30 JUNE 2009

No.	LOCATION	TREE/BACKGROUND	RECOMMENDATION
1	3 Rookwood Street Mount Pleasant	Pathway request 111791 for removal of one street tree for a proposed crossover. The tree is an <i>Agonis flexuosa</i> (WA Peppermint Tree) in good condition, located approximately 2.0m from the eastern boundary. The recently established theme for street trees in Rookwood Street is <i>Platanus acerifolia</i> (London Plane Tree). The lot has subdivision approval for two lots as a battleaxe with the access leg on the left side. A development application has not been received at this time however the owner has indicated the crossover will be located on the right hand side of the Lot which is in conflict with the existing street tree.	That the street tree be removed and replaced with one 100 litre <i>Platanus acerifolia</i> subject to issue of a Building Licence (so as to determine the precise location of the replacement tree relative to the proposed new house), an application to the Manager of Parks & Environment and all work by the City of Melville at the applicant's expense. Replacement with a London Plan Tree will maintain a uniform streetscape.



3 ROOKWOOD STREET MOUNT PLEASANT

U09/0097– (RJ) - STREET TREE REMOVAL REQUESTS RELATIVE TO DEVELOPMENT PROPOSALS AT DAU MEETING JUNE 30 2009

No.	LOCATION	TREE/BACKGROUND	RECOMMENDATION
2	35 Bellairs Road Kardinya	Planning assessment for two single storey grouped dwellings side by side. One street tree is proposed to be removed to allow crossover access to the left hand dwelling with a garage having a parapet wall to the eastern boundary. The tree requiring removal is a <i>Pittosporum undulatum</i> (Sweet Pittosporum) in poor condition positioned within the proposed crossover. There is insufficient room to plant a replacement tree due to a second street tree, being an <i>Lophostemon conferta</i> (Box Tree), which is located within the frontage and proposed to be retained.	That the street tree be removed, subject to issue of a Building Licence and all work by the City of Melville at the applicant's expense.



35 BELLAIRS ROAD KARDINYA

**U09/0100 - (CP) SHOWROOMS AND SELF STORAGE FACILITY DEVELOPMENT LOT
109 (NO. 100) MCCOY STREET CORNER PITT STREET, MYAREE (REC)
(ATTACHMENT)**

Ward : Applecross/Mount Pleasant Ward
Category : Operational
Application Number : DA-2008-1140
Property : Lot 109 Corner McCoy & Pit Streets, Myaree
Proposal : Showrooms and Two Storey Self Storage Units
Applicant /Owner : Alvorada Developments Pty Ltd
Disclosure of any Interest : No Officer involved in the preparation of this
report has a declarable interest in this matter.
Responsible Officer : Mr Peter Prendergast
Coordinator Planning Services
Previous Items : Nil

AUTHORITY / DISCRETION

- 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 reviews 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.*

U09/0100 - (CP) SHOWROOMS AND SELF STORAGE FACILITY DEVELOPMENT LOT 109 (NO. 100) MCCOY STREET CORNER PITT STREET, MYAREE (REC) (ATTACHMENT)

KEY ISSUES / SUMMARY

- The development consists of 249 Self storage units on two levels and 14 showrooms, with one unit being two storeys.
- The development requires a variation to car parking of 16 bays. The variation to car parking is supported given the nature of the self storage component of the development and the advantages of reciprocal car parking rights of access.
- The applicant also seeks variation of the Council Policy plot ratio of 1.0 to 1.0136. Council Policy 28-PL-006 Mixed Business Precinct Additional Development Requirements provides for variations to plot ratio up to 1.3 providing appropriate parking, landscaping, setbacks, privacy and aesthetic design requirements are achieved. As this is a Policy requirement (not a Scheme Precinct Development requirement) the consideration of this matter does not require referral to Council. The variation is supported as it is minor in nature and the proposal suitably addresses the Policy requirements.
- The application is recommended for conditional approval.



U09/0100 - (CP) SHOWROOMS AND SELF STORAGE FACILITY DEVELOPMENT LOT 109 (NO. 100) MCCOY STREET CORNER PITT STREET, MYAREE (REC) (ATTACHMENT)

BACKGROUND

Scheme Provisions

MRS Zoning	:	Urban
CPS 5 Zoning	:	Mixed Business
R-Code	:	R25
Use Type	:	'Showroom' and 'Storage'
Use Class	:	'P' and 'D' (respectively)

Site Details

Lot Area	:	10,570 sqm
Retention of Existing Vegetation	:	Nil
Street Tree(s)	:	Yes
Street Furniture (drainage pits etc)	:	No
Site Details	:	See above image

[U09_0100_July_2009.pdf](#) A copy of the plans forms part of the Attachments to the Agenda, which were distributed to Members of the Council on 3 July 2009.

DETAIL

Development Requirements

Development Requirement	Required/ Allowed	Proposed	Comments	Delegation to approve variation	Plan Notation
Front Setbacks	10m (min)	13.1m	Complies		
Side & Rear Setbacks	Nil	Nil	Complies		
Landscaping	5% on site if verge landscaped (i.e. 528.5 sqm)	5.5% (585 sqm -on site) (628 sqm -verge)	Complies		
Building height	3 storeys, 11m to eaves and 13.5m (max)	10m	Complies		
Car parking	Showroom - 47 Storage - 81 Total - 128 bays	Showroom-56 Storage -55 Total - 111 bays	Does not comply	MPDS	
Plot Ratio	1.0 10,570 sqm	1.0136 10,714 sqm (144 sqm variation)	Does not comply	MPDS	

(Note: Non compliance is emphasized in bold)

U09/0100 - (CP) SHOWROOMS AND SELF STORAGE FACILITY DEVELOPMENT LOT 109 (NO. 100) MCCOY STREET CORNER PITT STREET, MYAREE (REC) (ATTACHMENT)

PUBLIC CONSULTATION/COMMUNICATION

Advertising Required:	No
Reason:	Not required under Scheme.
Support/Object:	N/A

REFERRALS TO GOVERNMENT AGENCIES

Not applicable

FINANCIAL IMPLICATIONS

Not applicable.

STRATEGIC AND RISK MANAGEMENT IMPLICATIONS

Not applicable

STATUTORY AND LEGAL IMPLICATIONS

The applicant may have the right to have the decision of the City reviewed in accordance with Part 14 of the Planning and Development Act 2005.

POLICY IMPLICATIONS

Policy 06-PL-024 Car Parking (Non Residential)

This Policy provides guidance on parking requirements for specific uses and options for variation inclusive of consideration of reciprocal parking.

Policy 28-PL-006 Mixed Business Precinct Additional Development Requirements Policy

This Policy provides guidance on specific development standards for the Mixed Business Precinct to augment the Precinct Development Requirements contained in CPS No 5. These requirements relate to plot ratio, setbacks, landscaping, building height, parking, and advertising.

U09/0100 - (CP) SHOWROOMS AND SELF STORAGE FACILITY DEVELOPMENT LOT 109 (NO. 100) MCCOY STREET CORNER PITT STREET, MYAREE (REC) (ATTACHMENT)

ALTERNATE OPTIONS & THEIR IMPLICATIONS

Not applicable.

COMMENT

This application seeks consideration of a showroom and self storage facility development. There are 249 self storage units proposed on two levels, which have 7 lift and 8 stair access points located behind the showrooms units. The development has 14 showroom units presenting to the street setbacks of 13.1m from the front boundary, 13 of which have self storage units above. Showroom 14 (on McCoy Street frontage) is the only unit proposed to have 'showroom use' on two floors. Car parking and landscaping is proposed between the building and the front boundary. A footpath is required along both frontages in the verge area. The remaining verge area is proposed to be landscaped.

Due to concerns raised by the City about the car parking layout and landscaping, the plans were modified on 16 June 2009.

Design

The amended design maintains an awning effect (in parts of the facade) created by the upper floor, which is cantilevered over the car parking accessway and footpath in front of the showroom units. With changes to the design to incorporate two way access for the car parking area forward of the showrooms, so as to provide improved vehicular circulation and accommodate service vehicles, adequate height clearances between the accessway and the awning / façade is required. As the applicant has not modified the plans (but has agreed to this occurring), it is recommended that a condition be applied requiring the modification to the facade / canopy.

Mixed Business Precinct Additional Development Requirements Policy

The application has been assessed against the requirements of Council Policy 28-PL-006 Mixed Business Precinct Additional Development Requirements. For the most part, the proposal satisfies the requirements of this Policy, although consideration of the following elements is required.

U09/0100 - (CP) SHOWROOMS AND SELF STORAGE FACILITY DEVELOPMENT LOT 109 (NO. 100) MCCOY STREET CORNER PITT STREET, MYAREE (REC) (ATTACHMENT)Plot Ratio

The subject site has an area of 10, 570 sqm. The application proposes a gross floor area for showroom uses of 1352 sqm and storage uses of 9362 sqm, therefore a total gross floor space of 10,714 sqm. The proposed plot ratio is 1.0136 and only marginally (144 sqm) above the required 1.0 under the Policy. . The Policy permits a variation to a maximum of 1.3 under the following terms:

“As a guide, optimum plot ratio generally will be regarded as 1.0, with a maximum of up to 1.3 provided that sufficient parking and landscaping, adequate setbacks, no undue overlooking and attractive building design are achieved.”

It is considered that the plot ratio variation is acceptable as the above requirements are suitably addressed. Specifically, the development provides sufficient car parking (subject to consideration of reciprocal parking as detailed below) and landscaping (also discussed in detail below) and will present an attractive building design to a local street.

Setbacks

The proposed buildings are set back 13.1m from both frontages. The proposed setbacks are generally consistent with existing development on adjacent properties in the street and meet the criteria of the City's Policy in addressing site utilisation (i.e. parking forward of the building), outdoor spaces, streetscape and adjoining development, as well as land use.

Landscaping

The following criteria are relevant to this assessment:

- *ensure quality, well-maintained landscaping to achieve attractive streets and properties with emphasis on verges, frontages and boundaries with adjoining property.*
- *verges may be landscaped, reticulated and maintained as a developer contribution, including the provision of street trees (for beautification and shade where appropriate). Street trees to be of uniform species and distributed in relation to traffic visibility, advertising signs, crossovers/entry statements and planned street parking where shade is desirable.*
- *The focus of on-site landscaping is to be on street frontages, the side boundaries of front yards between lots and garden beds against front facades to give relief.*
- *Corner lots are to be landscaped on both street frontages.*
- *Organised maintenance of verge or frontage landscaping.*

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The applicant proposes to meet the requirements of the Policy by proposing a total of 585 sqm soft and hard (pavement) landscaping within the property and landscaping the entire verge of approximately 628 sqm. The verge landscaping provision will however be reduced to accommodate a standard 1.8 metre wide path required by the City's Technical Services, for McCoy Street and Pitt Street frontages. The path will improve access, and increase amenity for patrons of the development and is therefore acceptable in this context.

The on site (hard) landscaping within the street setback area is not supported as it does little to improve the amenity of the development. It is recommended that the proposed hard landscaping areas between the car parking bays at the front of the development be constructed, reticulated and maintained as soft landscaping.

As details of the proposed landscaping are not shown in this application, should the development be supported, it is recommended an appropriate condition be applied requiring the provision of a detailed landscaping plan and for the verge be developed to the City's standard. The landscaping plan is to be approved by the City of Melville and to provide details identifying plant species and location, reticulation, and paths on both street frontages.

Car Parking

The proposal depicts a total of 111 car bays on site for the development. As per the plans, the applicant has allocated 56 bays for Showroom uses and 55 for Storage. CPS No 5 requires a total of 127 bays, with 46 for the Showrooms and 81 for Storage, therefore a shortfall of 16 bays.

Details of the car parking are as follows:

Use / NLA Floor Area	Parking Required (bays)	Provided
Showroom – 1254 sqm	1/40 sqm NLA + staff 31.35 bays (NLA for patrons) 14.0 bays (staff) Total: 45.35 (46) bays	35 bays (NLA for patrons) (provided forward of showrooms buildings) 11 bays (staff) Total: 46 bays
Storage – 8090 sqm	1/100 sqm NLA 81 bays	65 bays
Total: 9344m ²	Total: 127 bays	Total: 111 bays

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With reference to the Council Policy 06-PL-024 Car Parking (Non Residential), Council may support the shortfall of 16 bays in consideration of reciprocal parking.

This can be applied for the separate uses where there is overlap in operating times of activities to a maximum of 35% being applied. As the self storage facility will operate on a 24 hour basis, storage will most likely be on a long term basis, with potential for less intense and regular access, therefore reducing parking demand. Accordingly, in this case it is considered reasonable that the full 35% reciprocity may be applied.

In light of this, an estimated 16.1 bays from the showroom use requirement (35% of total 46 bays) can be shared with the storage uses, which give a total of 65 bays plus 16.1 bays for the storage uses, therefore 81.1 bays. Out of the shared (showroom) bays, 11 will be located within the storage facility compound (enclosed area) and 5 bays to the front of the development, within the building street setback area.

With the reciprocal car parking allowance, the storage facility can meet its whole parking requirement of 81 bays and therefore no shortfall would exist. Accordingly, it is considered that the proposal meets suitable parking requirements in accordance with Council Policy. As it is likely the development will be strata subdivided, a requirement for the protection of those rights is appropriate via a legal agreement.

Traffic and Turning Areas

As part of the assessment process, the applicant was required to submit a Traffic Study for consideration of development impact and flow around the property, given the original design depicted two access points, for separate access and egress and one way traffic flow in both the storage compound area and the front showrooms. The Traffic Study indicated that the traffic generated by the development can be accommodated within the adjoining streets and locale.

Further information has been provided by the applicant's consultant indicating swept path of vehicles with trailers and rubbish trucks within the self storage facility compound. This information indicates that the trailer paths are satisfactory with some minor adjustment required for the design to accommodate the rubbish vehicle paths adjacent to storage units 63, 64 and 70. In consideration that the design can be modified to incorporate full compliance prior to submission of a building licence application, an appropriate condition can be applied if the application is approved. The front parking area has been modified to provide for two way traffic flow. As indicated above, design modifications will be required in relation to the second storey storage units to provide for suitable clearances above the front accessway for service vehicles.

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Advertising Signage

The applicant has indicated minimal detail for the development signage, without accurate drawings of signage dimensions and quality (i.e. illuminated or other) for consideration as part of this development application. It is recommended that the standard condition be applied requiring a separate application depicting a signage scheme for the entire development.

CONCLUSION

With exception to the variations to allow reciprocal parking within the development as noted above, it is considered that this proposal suitably satisfies Council's Scheme and Policy requirements. Accordingly, it is recommended that the development be conditionally approved.

OFFICER RECOMMENDATION

Approval

That the application for Showrooms and Self Storage Facility Development on Lot 109 McCoy Street corner of Pitt Street, Myaree be approved subject to the following conditions:

Special Conditions

- 1. The front car parking area forward of the showroom units shall be maintained for two way vehicular movements and appropriately line marking.**
- 2. The pavement to vehicular access and egress points to the self storage units shall be marked as 'Entry Only' and 'Exit Only' and sign posted.**
- 3. The design to be modified to incorporate minor adjustment for the design to accommodate the rubbish vehicle swept paths.**
- 4. Prior to the issue of a Building Licence, details of the design of the front showrooms/storage unit building are to be modified to incorporate height clearances (from the cantilevered façade over the front accessway) for service vehicles to the satisfaction of the Manager Planning and Development Services.**
- 5. The owners to provide a minimum of 66 car parking bays for the self storage units (plus a further 16 bays in reciprocal arrangements with the showroom uses) and 46 car bays for the showroom units (32 patrons and 14 staff).**

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6. Prior to the issue of a Building Licence, the owner is to enter into a legal agreement with the City of Melville to ensure the operation of reciprocal parking within the development. This agreement is to be registered as an Easement in Gross on the Certificate of Title and is to be prepared at the applicant's cost by and to the satisfaction of Council's Solicitors.
7. All on site landscaping to be 'soft' landscaping (plantings) and the verge being landscaped, reticulated and maintained to the satisfaction of Manager Planning and Development Services.
8. Footpaths to be constructed on the McCoy and Pitt Street verges to the satisfaction of the Executive Engineer – Engineering Design Services.
9. A detailed landscaping and reticulation plan being submitted and approved for the subject site and the road verge(s) adjacent to the site. The approved landscaping and reticulation plan shall be fully implemented prior to first commencement of operation or occupation of the development and maintained thereafter to the satisfaction of the Manager Planning and Development Services.
10. Prior to occupancy of the units and the issue of a Certificate of Classification, the applicant to submit details of a Signage Strategy for the site to the approval of the Manager Planning and Development Services.
11. 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.
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. 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:
 - 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 property owners/occupants.

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14. 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.
15. 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.
16. No direct access is permitted between the Showroom Units and the Storage Units (located above) without Planning Approval by the City of Melville, in consideration of (but not limited to) car parking requirement, land use, and strata subdivision.

Standard Conditions

17. 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 100mm; have a base of 4m² and a height of 1m and a hinged lid. The receptacle should not be allowed to overfill.
18. Ground levels cannot be changed other than approved as part of this approval.
19. The external face of all boundary and retaining walls to be finished to the satisfaction of the adjoining neighbour or, in the event of a dispute to be finished to the satisfaction of the Manager Planning and Development Services.
20. 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 satisfaction 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.
21. All unused crossover(s) are to be removed and the kerbing and road verge are to be reinstated at the owners full cost to the satisfaction of the Manager Planning and Development Services.

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22. The façade of the buildings and walls are to be treated with non-sacrificial anti-graffiti agent.
23. Lighting to be provided to all car parking areas and the exterior entrances to all buildings in accordance with Australian Standard AS 1158.3.1 (Cat. P).
24. Refuse storage areas to be screened from public view to the satisfaction of Manager Planning and Development Services prior to occupancy of any part of the development.
25. In accordance with the approved plans all parking bay/s, driveway/s and points of ingress and egress areas are to be permanently provided, constructed, drained, marked prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Planning and Development Services. The parking bay/s, driveway/s and points of ingress and egress are to be designed in accordance with the City of Melville Plan Nos 102A2-80E/1 (concrete commercial crossover), 423A2-87E (bitumen commercial crossover) unless otherwise specified by this approval. The applicant shall pay for where any damage is caused to a Council facility, tree or street furniture, or where alteration to a Council facility is required, the cost or such damage or alteration. A concrete apron having width of 0.75 millimetres must be installed between a brick paved crossing and the bitumen surface of a road.
26. Prior to occupancy of the units and the issue of a Certificate of Classification, the applicant to submit details of a Signage Strategy for the site to the approval of the Manager Planning and Development Services. A separate application for Planning Approval and a Signs Licence is required for all signage.
27. The building shall not be used for habitable or residential purposes.

ADVICE NOTES:

- i) *Prior to Occupancy or commencement of the land use the applicant is to arrange for a Practical Completion Inspection to be undertaken by the City and for all relevant conditions to be satisfied to the satisfaction of the Manager Planning and Development Services. In certain circumstances, and at its discretion, a condition maybe satisfied in part by way of a legal agreement being in place and bond/bank guarantee being submitted by the applicant/owner to the satisfaction of the Manager Planning and Development Services. The development requires the issue of a Certificate of Classification from the City of Melville prior to occupancy.*

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- ii) No use described as a 'Prescribed Premises' under the Environmental Protection Act shall be permitted unless clearance has been obtained from the EPA.*
- iii) The only permitted uses for this development are 'Showroom' and 'Storage', which are to be in accordance with this approval and the Community Planning Scheme No 5 and Council Policy requirements. Any changes to uses require a separate Planning Approval.*