



— City of —
Melville

REPORTS AND RECOMMENDATIONS

FOR THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

16 FEBRUARY 2010

- 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: 19 FEBRUARY 2010



— 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, 16 FEBRUARY 2010.**

**PRESENT
FIRST MEETING**

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

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

**PRESENT
SECOND MEETING**

D Vinicombe (Presiding Member)
S Cope
J Gonzalez
P.Stuart
T Capobianco
R Jessup

Manager Planning & Development Services
Director Urban Planning
Planning Services Coordinator
A/ Planning Services Coordinator
Principal Building Surveyor
Senior Horticultural Technical Officer

APOLOGIES

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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U10/0182– (RJ) - STREET TREE REMOVAL REQUESTS RELATIVE TO DEVELOPMENT PROPOSALS AT DAU MEETING 16 FEBRUARY 2010

No.	LOCATION	TREE/BACKGROUND	RECOMMENDATION
1	3 Money Place Melville	A Building Licence for two 2 storey grouped dwellings has previously been issued. The owner of 1 Money Place has expressed concern regarding encroachment of the proposed crossover to the verge abutting his property and is of the understanding the verge extends on a 45 degree angle from the junction of the two Lots where his garden bed currently extends. This arrangement compromises the existing street tree a mature <i>Corymbia ficifolia</i> (WA Red Flowering Gum) at 3 Money Place and results in the tree having to be removed to provide safe access to the new dwelling.	That the existing street tree be removed and replaced with a 100 litre semi advanced tree on completion of the dwelling all work by the City of Melville at the applicants expense.



3 MONEY PLACE MELVILLE

U10/0183 - (DR) PROPOSED REFURBISHMENT AND EXTENSION TO EXISTING OFFICE BUILDING ON LOT 36 (11) MARSHALL ROAD, MYAREE (REC) (ATTACHMENT)

Ward : City
 Category : Operational
 Application Number : DA-2010-24
 Property : Lot 36 (11) Marshall Road Myaree
 Proposal : Office Development
 Applicant : Dynamic Planning and Developments
 Owner : Sumreal Nominees Pty Ltd
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Responsible Officer : David Vinicombe
 Manager Planning and Development Services
 Previous Items : Not Applicable

AUTHORITY / DISCRETION

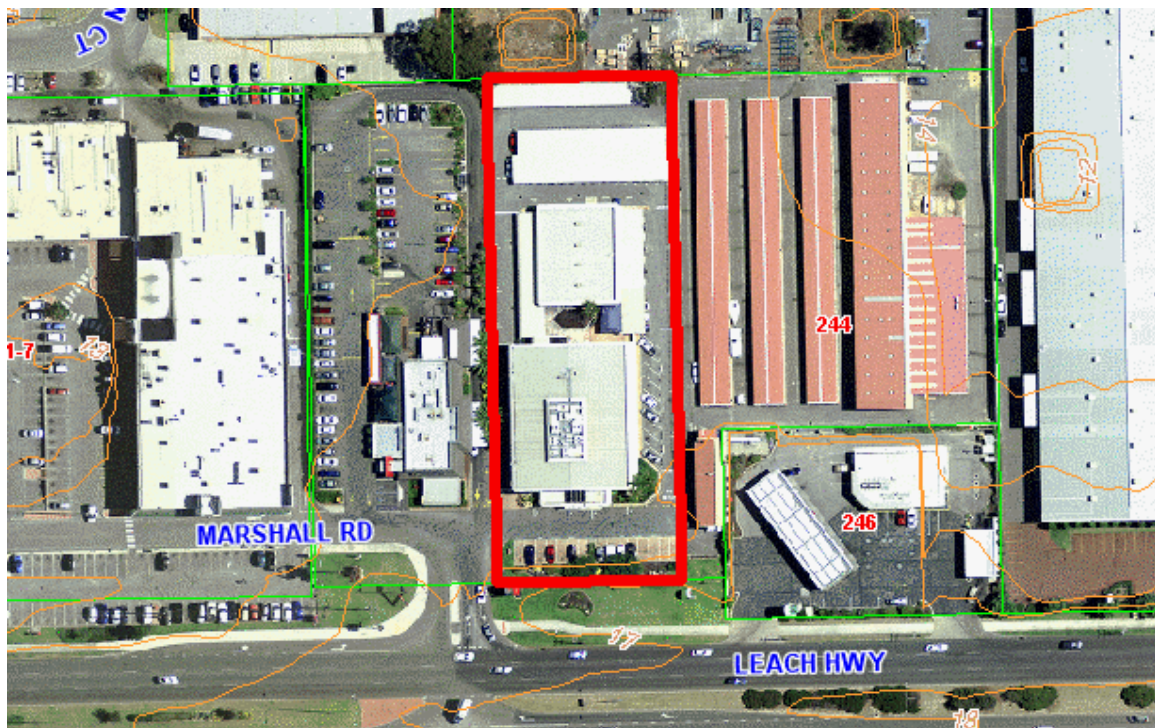
Definition

<input type="checkbox"/>	Advocacy	<i>when Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>the substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>when Council review decisions made by Officers.</i>
<input checked="" type="checkbox"/>	Quasi-Judicial	<i>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.</i>

U10/0183 - (DR) PROPOSED REFURBISHMENT AND EXTENSION TO EXISTING OFFICE BUILDING ON LOT 36 (11) MARSHALL ROAD, MYAREE (REC) (ATTACHMENT)

KEY ISSUES / SUMMARY

- The application seeks consent for the refurbishment and extension to an existing office building on Leach Highway, Myaree.
- A similar application has been submitted in December 2007 and subsequently approved by the City previously, albeit being a larger-scale proposal.
- An 'Office' use within the 'Mixed Business' Precinct is an 'X' use - a not permitted use.
- However, it has been acknowledged that the use is a non-conforming use under the provisions of the City of Melville Community Planning Scheme No. 5 (CPS No. 5) and as such, may continue to exist indefinitely in accordance with Cl. 8.1.
- At the time of the December 2007 proposal, matters with regard to the continuation and extension of the non-conforming use were considered and supported.
- Given the subject application presents a similar proposal yet at a smaller-scale, there are no concerns with respect to land use incompatibility and non-compliance with the non-conforming use rights contained under CPS No. 5.
- The development proposal is otherwise in full compliance with the provisions of the CPS No. 5 and relevant Policies.
- Conditional approval is recommended.



U10/0183 - (DRPROPOSED REFURBISHMENT AND EXTENSION TO EXISTING OFFICE BUILDING ON LOT 36 (11) MARSHALL ROAD, MYAREE (REC) (ATTACHMENT))**BACKGROUND**

In December 2007, a development application for the subject site was submitted and subsequently approved by the Development Advisory Unit (DAU). This application proposed the refurbishment and extensions to the existing (approved) non-conforming 'Office' use in the form of multi-level office building (up to a maximum of three-storeys).

The application at the time took into consideration matters with regard to the fact that the existing 'Office' use is a non-conforming use under the current zoning provisions of the City of Melville Community Planning Scheme No. 5 (CPS No. 5) and more importantly, the Council's position on the continuation and expansion of the existing use.

The agreed position with regard to the above (which was also the subject of legal advice) was that the continued use of the site as an 'Office' and, the refurbishment and extension proposal was consistent with the statement of intent for the locality and would otherwise not cause any significant use conflicts with the current and future intent for the locality. Importantly, Amendment No. 47 which was (and is still) under consideration at the time of the application recognised the site as an 'Office' use and as such, proposed to apply a dual classification which would result in the permissibility of an 'Office' use becoming 'P' – Permitted.

Further details with regard to matters dealing with the above application are contained under the DAU Minutes of the 25 March 2008.

The current application also proposes the refurbishment and extension to the existing 'Office' use however, presents a scaled-down version which has been required in part due to the recent global financial crisis. More details with respect to the current proposal are detailed further in this report.

Scheme Provisions

MRS Zoning	: Industrial
CPS 5 Zoning	: Mixed Business
R-Code	: R20/25
Use Type	: Office
Use Permissibility	: Non-conforming use

Site Details

Lot Area	: 5,182 sqm
Retention of Existing Vegetation	: Not Applicable
Street Tree(s)	: Not Applicable
Street Furniture (drainage pits etc)	: Not Applicable
Site Details	: Refer Photo above

U10_0183_February_2010.pdf A copy of the plans forms part of the Attachments to the Agenda, which were distributed to Members of the Council on 19 February 2010.

U10/0183 - (DR) PROPOSED REFURBISHMENT AND EXTENSION TO EXISTING OFFICE BUILDING ON LOT 36 (11) MARSHALL ROAD, MYAREE (REC) (ATTACHMENT)

DETAIL

Development Requirements

Development Requirement	Required/ Allowed	Proposed	Comments	Delegation to approve variation	Plan Notation
Plot Ratio	1.0 (1.3 max)	0.58	Complies		
Landscaping	5% (259 sqm) where verge is maintained	6.5% (341sqm) plus verge to be maintained	Complies		
Building Height	11.0m (eaves) 13.5m (max)	7.84m 9.7m	Complies Complies		
Carparking (3,019m ² NLA)	1 bay for every 30sqm of NLA (100.6 bays)	104 bays plus 15 bicycle racks	Complies		

Setbacks

Wall	Required	Proposed	Comments	Delegation to approve Variation	Plan Notation
Front	15 metres	16.95m	Complies		
Rear	Nil	10.9m	Complies		
Sides	Nil	5.35m (east) 5.55m (west)	Complies		

PUBLIC CONSULTATION/COMMUNICATION

There are no CPS No. 5 or Policy provisions which require the public consultation of applications for the extension and/or continuation of a approved non-conforming use. Given a similar proposal has been the subject of public consultation previously, the current application for a scaled-down option is not deemed to necessitate re-advertising.

REFERRALS TO GOVERNMENT AGENCIES

Required: Yes
Reason: Abuts Category 2 'Primary Regional Roads' Reservation
Support/Object: No objection

U10/0183 - (DR) PROPOSED REFURBISHMENT AND EXTENSION TO EXISTING OFFICE BUILDING ON LOT 36 (11) MARSHALL ROAD, MYAREE (REC) (ATTACHMENT)

Agency	Summary of Submission	Support/Objection	Officer's Comment	Action (Uphold / Not Uphold)
Main Roads Western Australia	<p>The proposed development is acceptable to Main Roads subject to the following conditions:</p> <ol style="list-style-type: none"> 1. <i>No earthworks shall encroach onto the Leach Highway road reserve.</i> 2. <i>No stormwater drainage shall be discharged onto the Leach Highway reserve.</i> 3. <i>The applicant shall make good any damage to the existing verge vegetation within the Leach Highway road reservation.</i> 4. <i>The type of sign and location must comply with all relevant by-laws and planning schemes implemented by Council.</i> 5. <i>If the sign is to be illuminated, it must be of a low level not exceeding 300cd/m² and may not flash, pulsate or chase.</i> 6. <i>Main Roads agreement is to be obtained prior to any modifications.</i> 7. <i>The device shall not contain fluorescent, reflective or retro reflective colours or materials.</i> 8. <i>The sign and sign structure is to be placed on private property and shall not over hang or encroach within the road reserve.</i> <p><i>No unauthorised signage is to be displayed.</i></p>	No objection	Noted.	Uphold

U10/0183 - (DR) PROPOSED REFURBISHMENT AND EXTENSION TO EXISTING OFFICE BUILDING ON LOT 36 (11) MARSHALL ROAD, MYAREE (REC) (ATTACHMENT)**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 IMPLICATIONSStrategic Implications

The Council of the City of Melville at its Ordinary Meeting of 21 February 2006 resolved to initiate Amendment No. 47 pursuant to Community Planning Scheme No. 5 (CPS No. 5). The purpose of Amendment No. 47 is to address the evolving nature of land uses within the Myaree Business Precinct from a light industry focus to a mixed-use area. Of particular importance was to recognise the area's designation as an 'activity centre' under the State Government's (now former) Network City initiative, and to facilitate this function through the proposed Precinct changes.

Although Amendment No. 47 is still the subject of further review by the City, given its recent 'knock-back' by the Minister for Planning (Minister), it is considered that the justification presented as part of the previous December 2007 application (refer background section above) is still applicable. In this regard, it is noted that the current review is simply working towards a revised Amendment to provide a more coherent and orderly consolidation of zoning as recommended by the Minister.

Whilst a revised Amendment is being progressed, the fact remains that the proposed development is statutorily categorised as an extension of an approved non-conforming use under the provisions of Part 8 of CPS No. 5.

STRATEGIC AND RISK MANAGEMENT IMPLICATIONS

There are no anticipated strategic and risk management implications.

U10/0183 - (DR) PROPOSED REFURBISHMENT AND EXTENSION TO EXISTING OFFICE BUILDING ON LOT 36 (11) MARSHALL ROAD, MYAREE (REC) (ATTACHMENT)**POLICY IMPLICATIONS**Policy 06-PL-024 - Car Parking (Non Residential)

Policy 06-PL-024 – Car Parking (Non-Residential) exists to control the provision of non-residential car parking throughout the City of Melville.

Policy 06-PL-024 requires parking for an ‘Office’ land use to be provided at a ratio of ‘1 bay per 30 square metres net lettable area (NLA)’.

Based on the above ratio, a total of 101 bays are required. The development proposal satisfies this demand plus provides an additional three bays surplus on-site. Accordingly, the Policy requirement is satisfied (see comments section below for further discussion).

Policy 06-PL-017 – Bicycle Planning and End of Trip Facilities in Non-Residential Areas

Policy 06-PL-017 provides a set of standards for the provision of bicycle parking and associated facilities at end of trip destinations. Where appropriate, the policy provides a dispensation on the car parking bays required under Policy 06-PL-024 based on a standard of six bicycle bays for every ‘converted’ car parking bay, subject to suitable bicycle parking and end-of-trip facilities being provided.

Whilst the subject application already complies with the car parking bay requirement, 15 wall-mounted bicycle bays are proposed with associated end-of-trip facilities provided within the compounds of the Office. As such, this will result in an additional two bay surplus of vehicle bays within the subject site (raising the total additional parking bays to five).

The proposal to integrate sustainable transport options is entirely supported.

ALTERNATE OPTIONS & THEIR IMPLICATIONS

This application is proposed to be approved under delegation through the Development Advisory Unit (DAU) process.

Should Elected Members have an alternative view, the DAU ‘call-up’ procedures provide opportunity to call this matter up for formal Council consideration.

COMMENTS

The subject site is situated within a section of the Myaree ‘Mixed Business’ Precinct categorised by a range of large format retail developments which extend along Leach Highway. The lot, which is accessible off Leach Highway via a right-of-carriageway, abuts a range of established commercial developments, these consisting of a McDonald’s restaurant to the west, Guardsman Self Storage units to the east and a variety of light-industrial developments to the north.

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The site itself accommodates an existing two-storey office development (commercially identified as 'Summit Homes Group'), with ancillary storage areas and parking abutting the perimeter of the building. Visitor parking is provided at the southern boundary of the site (abutting the Marshall Road road reserve).

Whilst the existing office building is well maintained, its design is reflective of the era that it was constructed within and an opportunity to modernise the premise exists as part of this application.

The following sections detail the development proposal and relevant planning considerations.

Proposal

In summary, the current proposal presents the following works:

- Removal of an existing warehouse/storage, carpark and carparking structures;
- Removal of existing facade and glazing to reveal the existing two-storey structure;
- Introduction of a new entry statement complete with double height foyer, a new lift and associated pedestrian refuge and paths supporting the use of visitor parking bays;
- Introduction of a new first floor extension and undercroft car parking with stair and lift access;
- Internal and external refurbishment of the existing building, as well as new facade glazing and cladding treatment to the entire building;
- Increase in soft and hard landscaping areas external to the building;
- Improvement in traffic circulation through re-orientation of one-way access systems;
- 15 wall mounted bicycle stands with associated end-of-trip facilities provided internally; and,
- Increase in car parking bays - total of 104 parking bays.

Car Parking

As detailed in the preceding development table, the current proposal provides a surplus of 3 car parking bays on the subject site in lieu of the 101 bays required under the provisions of Policy 06-PL-024.

Additionally, in recognition of moving towards a sustainable development outcome, 15 wall mounted bicycle stands will also be provided with associated lockers and end-of-trip facilities. In this regard, the development will also satisfy the requirements contained under Policy No. 06-PL-017 'Bicycle Planning and End of Trip Facilities in Non-Residential Areas' and as such, result in a total surplus of 5 car parking bays.

This initiative is welcomed by the City's Planning and Engineering Department given it satisfies the City's objectives to promote sustainable practice and reduce the dependence on the motor vehicles. Furthermore, Summit Homes Group currently and will continue to operate independent of the application an internal shuttle service for its employees to and from the closest rail station along Leach Highway.

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Traffic and Transport Considerations

A detailed traffic report prepared by an independent traffic consultant has been submitted as part of the subject application. The assessment concludes that:

- The proposed development will function safely and efficiently with respect to traffic related matters.
- The proposed development is well suited to surrounding land uses from a traffic point of view because there will be appropriate provision of car parking facilities and there has been good attention given to the design of access for delivery vehicles, rubbish collection vehicles, emergency vehicles and pedestrian access.
- The development encourages the use of other transport modes, thus reducing the dependence on private motor vehicles.
- The location and size of the proposed development is appropriate in relation to traffic related matters and is supported by the assessment.

The Report has been the subject of review by the City of Melville Engineering Services which is generally satisfied with the proposal. However, the following comments and recommendations have been raised:

- Car Parking – With the majority of the employee parking contained in the undercroft area (with the circulation aisle adjacent to the north side of the building), there is some concern regarding the restricted visibility for employees exiting from the doors either side of the kitchen area and entering into the circulation aisle in the car park. It is recommended that employees exiting the building via the two rear doors are protected from vehicles.
- Service Vehicles - Whilst it has been indicated that refuse vehicles will service the site prior to staff commencing work, further clarification is required with regard to how refuse vehicles will service bins.
- Travelsmart Initiatives - Summit Corporation is congratulated with regard to their *“recent initiative of purchasing a mini bus”* to operate *“a staff shuttle run between the office and the Leach Highway train station”*. An opportunity may exist to work with the City’s Travelsmart officers and promote the SMARTI program with staff.

In response to the above, the applicant has advised as follows:

- Car Parking – It has been recommended that line-hatching be provided to provide protection instead of kerbing which can impact on drainage, sweeping and manoeuvring. Given the area is a car parking and not a roadway, it is considered that the slow vehicle speeds would not necessitate the need for kerbing.

In regard to the above, it is noted that an alternative solution may be the incorporation of signage in the form of ‘zebra-crossings’ to warn vehicles to slow down and/or stop for pedestrians.

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- Service Vehicles – Given Summit Development Group utilise the services of a private refuse collection and disposal company, matters associated with bin servicing will be an internal management matter. Notwithstanding, the applicants have confirmed that the refuse company agrees to the proposed location and have confirmed the ability for refuse vehicles to safely access and egress the subject lot.
- Travelsmart Initiatives – As suggested by the City's Engineering Services, future opportunities to work in conjunction with the City's Travelsmart officers may be progressed during the course of the re-development.

Based on the above, the subject application is supported on transport grounds.

Signage

The development proposal seeks approval for a range of signage associated with the proposed re-fabrication of the facade. Signage forming part of this application consists of three (3) illuminated horizontal signs and a translucent window sign.

The City of Melville Local Law relating to Signs, Hoardings and Billpostings provides development requirements pertaining to various forms of signage. In this instance, the illuminated horizontal signs generally satisfy the requirements of the Local Law with the exception of the 'SUMMIT' front façade sign which exceeds the maximum height permissible by 150mm. The translucent window sign is exempt from the requirements of the Local Law and as such, is approved as-of-right.

Where signage does not comply with the requirements of the Local Law, Clause 5.10 of CPS No. 5 provides Council the discretion to consider variations subject to considering the following:

(d) without limiting the generality of the matters which may be taken into account when making a decision upon an application for planning approval to erect, place or display an advertisement, the Council shall examine each such application in light of the objectives of the Scheme and with particular reference to the character and amenity of the locality within which it is to be displayed, including its historic or landscape significance and traffic safety, and the amenity of adjacent areas which may be affected. (Emphasis added).

In relation to the character of the locality, the subject site falls within the 'Mixed Business' Precinct which provides for a range of commercial land uses. As such, various forms of signage are already prominent in the locality, some of which are of greater scale than that proposed as part of this application. Signage is a critical component of any commercial land use as it serves to notify passing trade of its presence.

With regard to amenity impacts, the subject site is surrounded by established commercial and light industrial land uses as well as abutting Leach Highway, which is reserved as a 'Primary Regional Roads' under the provisions of the Metropolitan Region Scheme. Whilst there are residential uses to the south, the amenity impact to the residences is deemed to be negligible given the nearest residence is located greater than 65.0 metres from the property, buffered by Leach Highway, Kirwan Way and numerous verge trees.

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Traffic safety will not be detrimentally affected as the proposed signage does not obstruct any views / sightlines nor contain any fluorescent colours and pulsate which may result in driver distraction.

The proposed minor variation to the height of the front façade sign warrants approval under clause 5.10(k) of CPS No. 5 given that it is deemed reasonable for the locality and consistent with existing signage in the locality. Given the above, the proposed signage is supported.

CONCLUSION

Given the proposal as submitted is in full compliance with the provisions of the City of Melville Community Planning Scheme No. 5 and relevant Policies, it is recommended that the application be conditionally approved.

OFFICER RECOMMENDATION**APPROVED**

A) That the application for the refurbishment and extension to the existing office building on Lot 36 (11) Marshall Road, Myaree be approved and subject to the following Special Conditions and Standard Conditions:

SPECIAL CONDITIONS:

- 1. A separate application for Signs Licence is required for all signage.**
- 2. No earthworks shall encroach onto the Leach Highway road reserve (Main Roads WA).**
- 3. No stormwater drainage shall be discharged onto the Leach Highway reserve (Main Roads WA).**
- 4. The applicant shall make good any damage to the existing verge vegetation within the Leach Highway road reservation (Main Roads WA).**
- 5. The type of sign and location must comply with all relevant by-laws and planning schemes implemented by Council (Main Roads WA).**
- 6. If the sign is to be illuminated, it must be of a low level not exceeding 300cd/m^2 and may not flash, pulsate or chase (Main Roads WA).**
- 7. Main Roads agreement is to be obtained prior to any modifications (Main Roads WA).**
- 8. The device shall not contain fluorescent, reflective or retro reflective colours or materials (Main Roads WA).**

U10/0183 - (DR) PROPOSED REFURBISHMENT AND EXTENSION TO EXISTING OFFICE BUILDING ON LOT 36 (11) MARSHALL ROAD, MYAREE (REC) (ATTACHMENT)

9. The sign and sign structure is to be placed on private property and shall not over hang or encroach within the road reserve (Main Roads WA).
10. No unauthorised signage is to be displayed (Main Roads WA).
11. Line-hatching or 'zebra-crossings' to be incorporated within the rear exit and locker-room areas of the development as marked in 'RED' on the approved plans.
12. 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 and thereafter maintained. 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 metres must be installed between a brick paved crossing and the bitumen surface of a road The cost of damage to a street tree will be determined in accordance with the "Tree Amenity Valuation Formula" adopted by the Council in September 1994.
13. 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 the completion of the proposed refurbishment and extension works.
14. Rubbish storage area to be provided and screened from public view. This area is not to be located within the parking or landscaping area.
15. 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 and thereafter maintained. 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.

U10/0183 - (DR) PROPOSED REFURBISHMENT AND EXTENSION TO EXISTING OFFICE BUILDING ON LOT 36 (11) MARSHALL ROAD, MYAREE (REC) (ATTACHMENT)

STANDARD CONDITIONS:

16. 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.
 17. All sewerage wastes and water pipes to be concealed within the building.
 18. 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 overflow.
 19. During construction access to the lot to be via the street frontage only and that no building rubble be permitted to overspill the site.
 20. Disabled car parking bay/s to be provided, clearly designated as such, located conveniently to the principal building entrance and to be of minimum dimensions 3.2 metres wide by 5.4 metres deep.
- B) Main Roads Western Australia are notified in writing of the above decision (reference number D10#23864).