

**SITE PLAN**  
 UNITS 3 & 4, 27 MAY HOLMAN DRIVE  
 BASSENDEAN

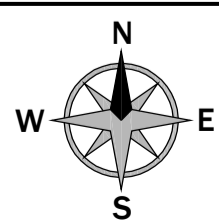
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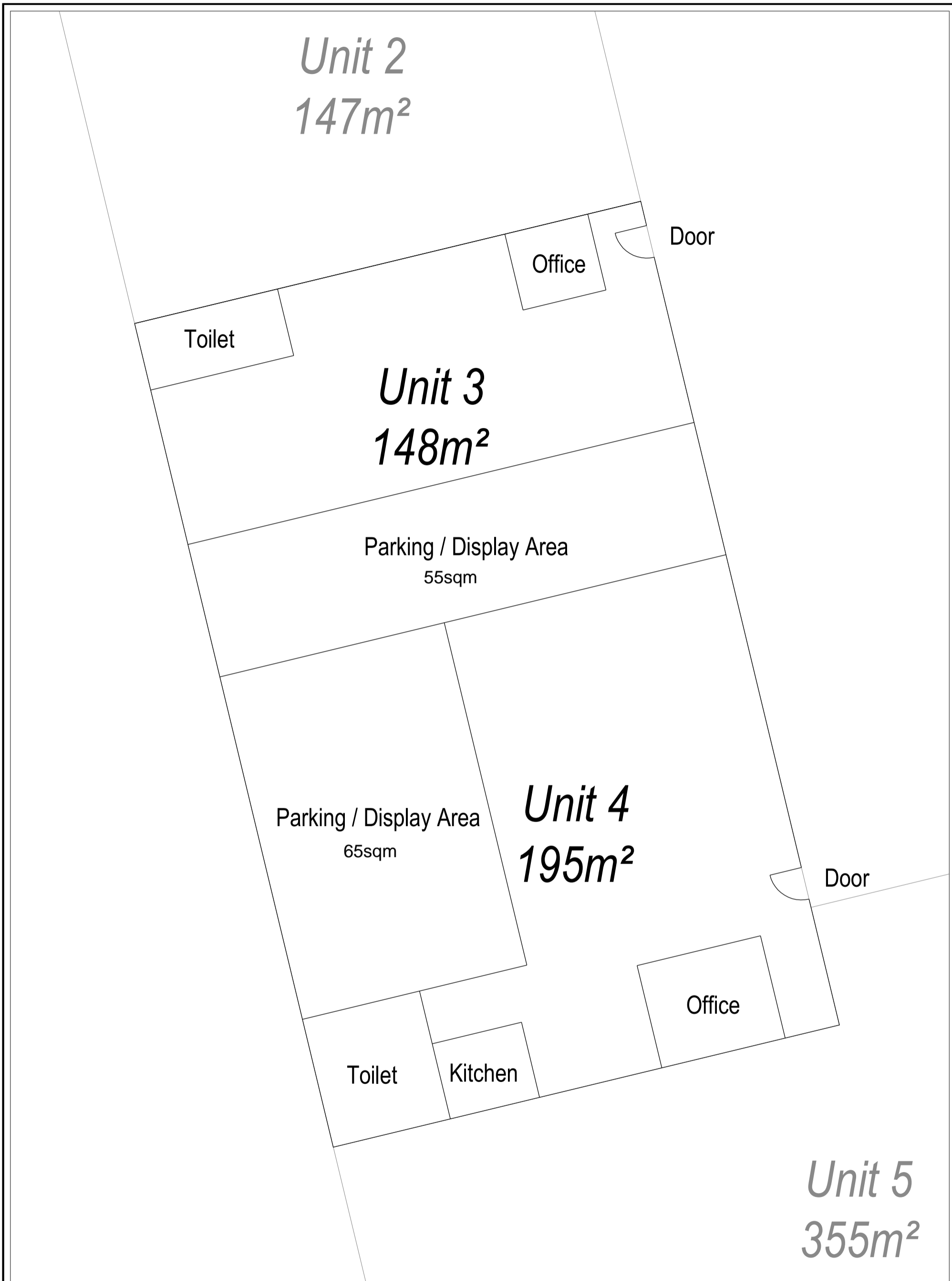


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**FLOOR PLAN**  
UNITS 3 & 4, 27 MAY HOLMAN DRIVE  
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**UDA**  
Urban Development Institute of Australia  
WESTERN AUSTRALIA

**PIA**  
Planning Institute Australia

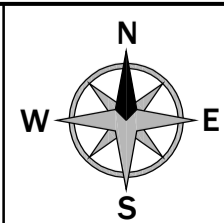
**CPP**  
CERTIFIED PRACTISING PLANNER

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**DYNAMIC PLANNING AND DEVELOPMENTS**

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# CHANGE OF USE TO 'MOTOR VEHICLE, BOAT AND CARAVAN SALES'

UNITS 3 & 4 (NO. 27) MAY HOLMAN DRIVE, BASSENDEAN

PROJECT REF: 1969



**Prepared for**  
 Zero Rentals  
 4/27 May Holman Drive  
 Bassendean

**History and Status of this Document**

Revision	Date issued	Prepared by	Reviewed by	Revision type
Rev 1	08/02/2024	AS	rc	Lodgement

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## 1.0 Introduction

Dynamic Planning and Developments acts on behalf Zero Rentals, the registered proprietor of Units 3 and 4 (No.27) May Holman Drive, Bassendean (herein referred to as the 'subject site').

This planning report has been prepared in support of a retrospective change of use application to enable the continued operation of Zero Rentals at the subject site. This planning report contains the following pertinent details of the proposal relevant to the assessment of the proposed application:

- Details of the proposal.
- Detailed assessment of the proposal against the relevant planning provisions applicable under the Town of Bassendean Local Planning Scheme 10 (LPS10).
- Detailed justification of any variations sought.

In addition to this planning report, the following documentation has been provided in order to assist the Town of Bassendean in approving the proposed application:

- Certificate of Title (**Appendix 1**);
- Relevant development plans (**Appendix 2**);
- An executed copy of the relevant Town of Bassendean Development Application Form and the MRS Form 1.

## 2.0 Site Details

### 2.1 Legal Description

The subject site is legally described as:

Lot	Plan	Volume	Folio	Street Address
3	55565	2731	584	27 May Holman Drive
4	55565			

The parent lot has an area of 1,890sqm.

A copy of the Certificate of Title pertinent to the subject site is contained in **Appendix 1**.

### 2.2 Locational and Land Use Context

#### 2.2.1 Regional and Local Context

The subject site is approximately 10 kilometres from the Perth CBD within the municipal locality of the Town of Bassendean. The site fronts May Holman Drive and is in close proximity to the May Holman Drive and Dyer Road intersection. The site is an established multi-unit industrial development with a shared single crossover to May Holman Drive.

**Figures 1** and **2** depict the subject site in its regional and local context, respectively.

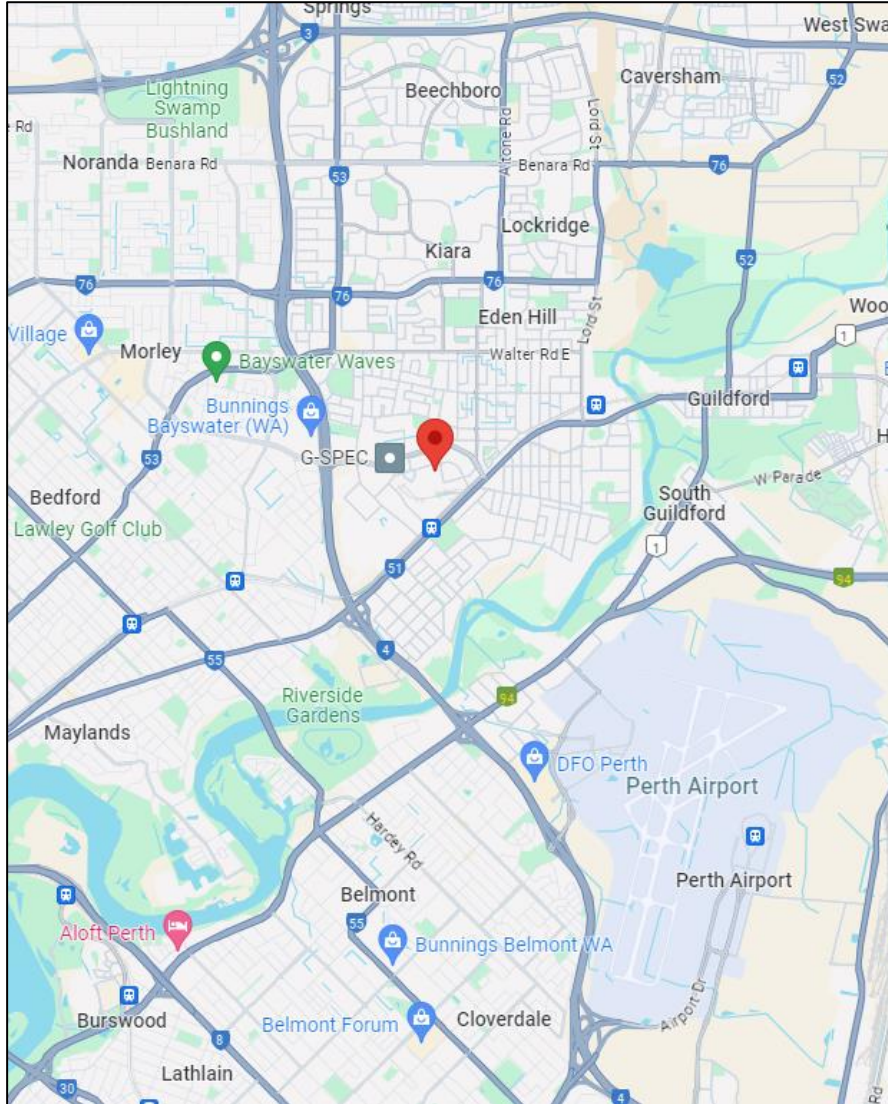


Figure 1 – Regional Context



Figure 2 – Local Context

Units 3 & 4 (No. 27) May Holman Drive, Bassendean

## **3.0 Planning Framework**

### **3.1 Metropolitan Region Scheme (MRS)**

The subject site is zoned 'Industrial' under the provisions of the Metropolitan Region Scheme (MRS).

For reasons outlined further in this report, the proposed development is considered to be consistent with the 'Industrial' MRS zoning applicable to the subject site.

### **3.2 Town of Bassendean Town Planning Scheme (LPS 10)**

#### 3.2.1 Zoning

The subject site is zoned 'General Industry' under the provisions of LPS 10. The objectives of the 'General Industry' zone are outlined in Clause 9.3.2 of LPS 10 and has been summarised below:

- a) *to provide for a broad range of industrial uses, excluding noxious or hazardous activities;*
- b) *to accommodate industry that would not otherwise comply with the performance standards of light industry;*
- c) *to accommodate a range of manufacturing and associated service activities which will not, by the nature of their operations, detrimentally affect the amenity of the adjoining or nearby land;*
- d) *to achieve safety and efficiency in traffic circulation, and also recognise the function of Collier Road as a regional road;*
- e) *to provide car parking and landscaping appropriate to the scale of development;*

- f) *to preclude the storage of unsightly goods from public view; and*
- g) *to ensure that development conforms with the Local Planning Strategy and the principles of any Local Planning Policy adopted by the Council.*

It will be detailed in subsequent sections of this submission, the existing 'Motor, Boats and Caravan Sales' operation is suited to the 'General Industry' zone due to the operation and nature of the proposed development.

#### 3.2.2 Land Use Permissibility

In accordance with the Town of Bassendean LPS10, land use permissibility is assessed against Table 1 – 'Zoning Table' with the land uses defined by the scheme allocated a permissibility depending on the zone in which they are being proposed. An assessment of the land use permissibility associated with a 'Motor Vehicle, Boat and Caravan Sales' operation has been provided in Section 5 below.



## 4.0 Proposal Details

The proposed development seeks retrospective approval for a change of use to 'Motor Vehicle, Boat or Caravan Sales' at the subject site (Units 3 and 4) in order to allow Zero Rentals to continue to operate at the subject site.

Zero Rentals ([Refrigerated Van & Truck Rental Hire - Zero Rentals](#)) are a national refrigerated van and small truck hire business. Examples of the types of vehicles offered for hire can be found on their website.

Vehicles available for rent from the subject site will typically be stored within the subject units and on occasion within the shared parking area or on the street around pick up and drop off times for ease of customer collection. Typically there are around 5 vehicles available for rent stored on site at any one time.

The operation at the subject site will typically occur in accordance with the below mentioned operating hours:

- Monday to Friday: 8:00am – 5:00pm
- Saturdays and Sundays: closed.
- If required an after hours pick up can be arranged for certain customers.

Currently Zero Rentals has one (1) staff member operating out of the subject site.

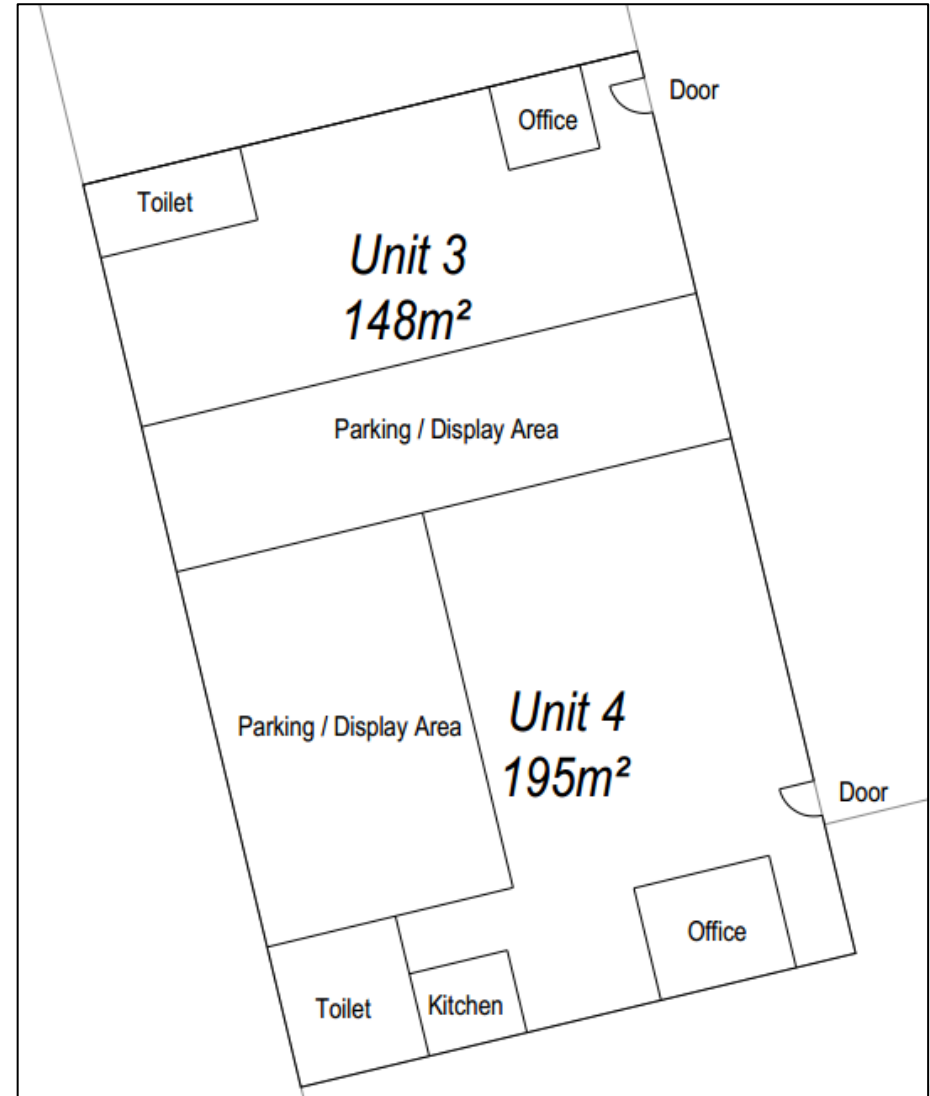


Figure 4 – Floor Plan

## 5.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the provisions of the following documents:

- Town of Bassendean Local Planning Scheme 10

The below sections will address the relevant land use permissibility and development requirements outlined in the abovementioned statutory planning documents.

### 5.1 Land Use Permissibility

The permissibility of land uses is determined with regard to:

- Town of Bassendean Local Planning Scheme 10

In considering the operational characteristics of Zero Rentals, the 'Motor Vehicle, Boat or Caravan Sales' land use is considered to be the most appropriate, which is defined by the Town of Bassendean's LPS 10 as:

*'Motor Vehicle, Boat or Caravan sales' means 'premises used to sell or hire motor vehicles, boats or caravans'.*

In accordance with the 'General Industry' zoning the 'Motor Vehicle, Boat or Caravan Sales' land use category is an '(A)' land use which means that the use can be permitted by the Scheme providing the Local Government has exercised its discretion by granting development approval after giving special notice in accordance with Clause 64 of the deemed provisions.

### 5.2 Development Requirements

As the proposed application primarily deals with a change of use, a key development requirement that warrants consideration is parking. The applicable parking requirements for the 'Motor Vehicle, Boat and Caravan Sales' land use is outlined in LPS10 under Table 2 and has been summarised below for ease of reference:

- 1 space for each 20m<sup>2</sup> of display area

Based on the above parking requirements for the proposed 'Motor Vehicle, Boat and Caravan Sales' land use will be as follows:

- Total parking/display area – 120sqm.
- **Total parking bays required – 6 bays.**

The subject units have an existing exclusive parking allocation of five (5) bays and shared use of visitor parking at the subject site. This is sufficient to accommodate the parking demand resulting from the proposal as:

- The vehicles are primarily stored within the units and as such external designated parking bays are not required for rental vehicles.
- Typically, customers are dropped off so they can drive the vehicles away, in this regard customer parking is not required.

## **6.0 Conclusion**

Based on the contents of this planning report, it is clear that the retrospective application for a change of use to 'Motor Vehicle, Boat and Caravan Sales' is appropriate for approval as:

- The proposed 'Motor Vehicle, Boat and Caravan Sales' land use is an 'Discretionary (A)' use and is capable of approval by the Town of Bassendean.
- Sufficient parking is available at the subject site to accommodate the demand resulting from the proposed business.
- The proposal will not result in any negative amenity impacts on the adjoining properties.

As such, we respectfully request that the Town of Bassendean support and approve this proposed change of use application.

# Appendices

Units 3 & 4 (No. 27) May Holman Drive, Bassendean

**APPENDIX 1 - Certificate of Title**

Units 3 & 4 (No. 27) May Holman Drive, Bassendean

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2731 584

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893 AND THE  
**STRATA TITLES ACT OF 1985**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 3 ON STRATA PLAN 55565  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

MICHAEL MONAJED  
MINA MONAJED  
BOTH OF 108 GEORGES RIVER CRESCENT OYSTER BAY NSW 2225  
AS JOINT TENANTS

(T P862046 ) REGISTERED 22/1/2024

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. L545887 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 4/2/2011.
3. P862047 MORTGAGE TO SUNCORP-METWAY LTD REGISTERED 22/1/2024.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP55565  
PREVIOUS TITLE: 2690-778  
PROPERTY STREET ADDRESS: UNIT 3 27 MAY HOLMAN DR, BASSENDEAN.  
LOCAL GOVERNMENT AUTHORITY: TOWN OF BASSENDEAN

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**2731 585**

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893 AND THE  
**STRATA TITLES ACT OF 1985**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 4 ON STRATA PLAN 55565  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

MINA MONAJED  
MICHAEL MONAJED  
BOTH OF 108 GEORGES RIVER CRESCENT OYSTER BAY NSW 2225  
AS JOINT TENANTS

(T P351290 ) REGISTERED 11/11/2022

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. L545886 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 4/2/2011.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

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SKETCH OF LAND: SP55565  
PREVIOUS TITLE: 2690-778  
PROPERTY STREET ADDRESS: UNIT 4 27 MAY HOLMAN DR, BASSENDEAN.  
LOCAL GOVERNMENT AUTHORITY: TOWN OF BASSENDEAN

<b>STRATA PLAN</b> <h1 style="margin:0;">555665</h1> <p style="margin:0;">SHEET 1 OF 1 SHEET</p>	<b>LOT 821 ON DEPOSITED PLAN 57538</b> <b>CERTIFICATE OF TITLE</b> VOLUME 2690 FOLIO 778 TOWN OF BASSENDEAN INDEX PLAN FIELD BOOK BG34(2) 18.30 SCALE 1 : 400 @ A3	<b>STRATA PLAN</b> <h1 style="margin:0;">555665</h1> <p style="margin:0;">SHEET 1 OF 1 SHEET</p>	<b>LOCATION PLAN</b> MAY HOLMAN DRIVE 	<b>GROUND FLOOR PLAN</b> 	VERSION AMENDMENT AUTHORISED BY DATE
<b>SURVEYOR'S CERTIFICATE - Reg 54</b> CLIFF KEMP hereby certify that this plan is accurate and is a correct representation of the: (a) survey; and/or (b) calculations from measurements, [delete if inapplicable] undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. Cliff Kemp 15/05/14 15:55:14 -0800 LICENSED SURVEYOR DATE		<b>FORM 26</b> STRATA TITLES ACT 1985 SECTIONS 25(1), 25(4) CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION OF STRATA PLAN It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the Strata Titles Act 1985 to the "Strata Plan Plan of the Subdivision" - <del>companion</del> submitted on 28-May-09 and relating to the property described above. W.A.P.C. REF: 215-09 		48 P 17530 47 P 17530 822 DP 57538 9001 DP 57538 <i>Managerial Statement model</i> To No. 1 Apply Assnt. Register of Titles 2/2-2006	
<b>MANAGEMENT STATEMENT</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO LODGED CERTIFIED CORRECT  28-May-09 COR. FILE 1478/2006 vol.3 p.172 IN ORDER FOR DEALINGS SUBJECT TO NIL ASSESS No. 5158387 REGISTERED 4-11-09 		<b>INTERESTS AND NOTIFICATIONS</b> STATUTORY REFERENCE LAND BURDENED BENEFIT TO COMMENT		THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985. WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY. ALL ANGLES 90 DEGREES, UNLESS SHOWN OTHERWISE. ALL DISTANCES TO EXTERNAL FACE OF WALL, UNLESS SHOWN OTHERWISE. ORIGINAL	
<b>NAME OF SCHEME</b> 27 MAY HOLMAN DRIVE, BASSENDEAN <b>ADDRESS OF PARCEL</b> 27 MAY HOLMAN DRIVE, BASSENDEAN W.A. 6054		PURPOSE Scale 1 : 400 @ A3 0 5 10 9001 DP 57538		EASEMENT BENEFIT - SEE TRANSFER 7506/1948 AS MODIFIED PURSUANT TO SECTION 229A BY INSTRUMENT H562135 EASEMENT BENEFIT - SEE TRANSFER 7507/1948 AS MODIFIED PURSUANT TO SECTION 229A BY INSTRUMENT H562136 EASEMENT BENEFIT - SEE INSTRUMENT A152369 & SKETCH ON DP 57538	
DELEGATED UNDER S. 16 P&A ACT 2005 Western Australian Land Information Authority		DELEGATED UNDER S. 16 P&A ACT 2005 DATE		STRATA PLAN 555665 STRATA PLAN	



**FORM 3**

STRATA PLAN No. <span style="float: right;">55565</span>							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	20	2731-582					
2	16	2731-583					
3	16	2731-584					
4	18	2731-585					
5	30	2731-586					
				Aggregate	100		


**DESCRIPTION OF PARCEL AND BUILDING**

FIVE TILT-UP CONCRETE CONSTRUCTED COMMERCIAL UNITS  
 UPON LOT 821 ON DEPOSITED PLAN 57538  
 ADDRESS OF PARCEL: 27 MAY HOLMAN DRIVE, BASSENDEAN WA 6054

**CERTIFICATE OF LICENSED VALUER  
 STRATA**

I, **Bradley J Dawson**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

24-Feb-2008  
 Date

  
 Brad Dawson  
 2009.02.24  
 15:37:15 +09'00'  
 Signed

**FORM 5**

*Strata Titles Act 1985*

Sections 5B(1), 8A, 22(1)

**STRATA PLAN No. 55565**

**DESCRIPTION OF PARCEL & BUILDING**

Five tilt-up concrete commercial units upon Lot 821 on Deposited Plan 57538

ADDRESS OF PARCEL: 27 May Holman Drive, Bassendean WA ~~6101~~  
6054

**CERTIFICATE OF LICENSED SURVEYOR**

I, <sup>Cliff Kemp</sup>....., being a licensed surveyor registered under the *Licensed Surveyors Act 1909* certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"): —

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or



Cliff Kemp  
2009.04.24 16:03:08 +08'00'

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable

**FORM 7**

*Strata Titles Act 1985*

Sections 5B (2), 8A (f), 23 (1)

**STRATA PLAN No. 55565**

**DESCRIPTION OF PARCEL & BUILDING**

FIVE TILT-UP CONCRETE COMMERCIAL UNITS  
UPON LOT 821 ON DEPOSITED PLAN 57538

ADDRESS OF PARCEL: 27 MAY HOLMAN DRIVE, BASSENDEAN WA ~~6104~~  
6054

**CERTIFICATE OF LOCAL GOVERNMENT**

Town of Bassendean, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

(1) \*(a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or

~~\*(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~

(2) the building, in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;

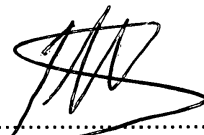
~~(3) where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment; and~~

(4) \*(a) any conditions imposed by the Western Australian Planning Commission have been complied with; or

~~\*(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~

20<sup>TH</sup> APRIL 2009  
Date

\* Delete if inapplicable



~~Chief Executive Officer~~

DELEGATED OFFICER

S23(S)

STRATA TITLES ACT

FORM 8

REGISTRAR OF TITLES

ANNEXURE 'A' OF STRATA PLAN No. 55565

SCHEDULE OF DEALINGS ON Strata Plan

Dealings registered or recorded on Strata Plan

	Instrument			Signature of Registrar of Titles
	Nature	Number	Regist'd Time	

Note: Entries may be affected by subsequent endorsements.



**FORM 8**

ANNEXURE 'B' OF STRATA PLAN No. 55565

REGISTRAR OF TITLES

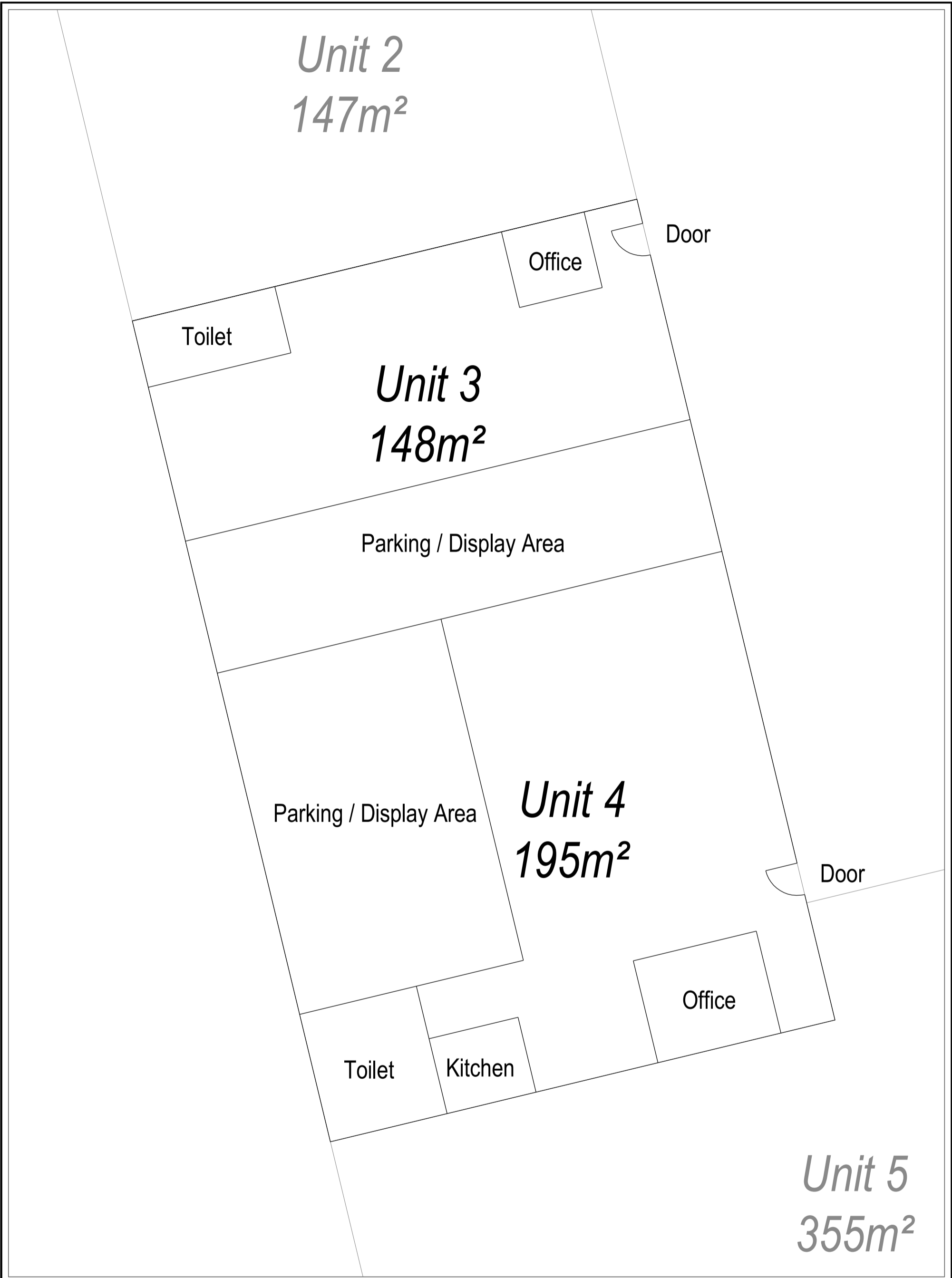
**SCHEDULE OF ENCUMBRANCES ETC.**

Instrument		Regist'd	Signature of Registrar of Titles	Cancellation				
Nature	Number			Nature	Number	Regist'd Time		
Application	L749630	4.10.2011	REGISTRAR					

Note: Entries may be affected by subsequent endorsements.

**APPENDIX 2** - Development Plans

Units 3 & 4 (No. 27) May Holman Drive, Bassendean



**FLOOR PLAN**  
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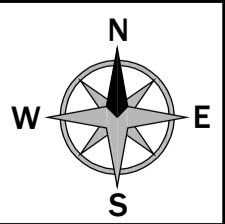
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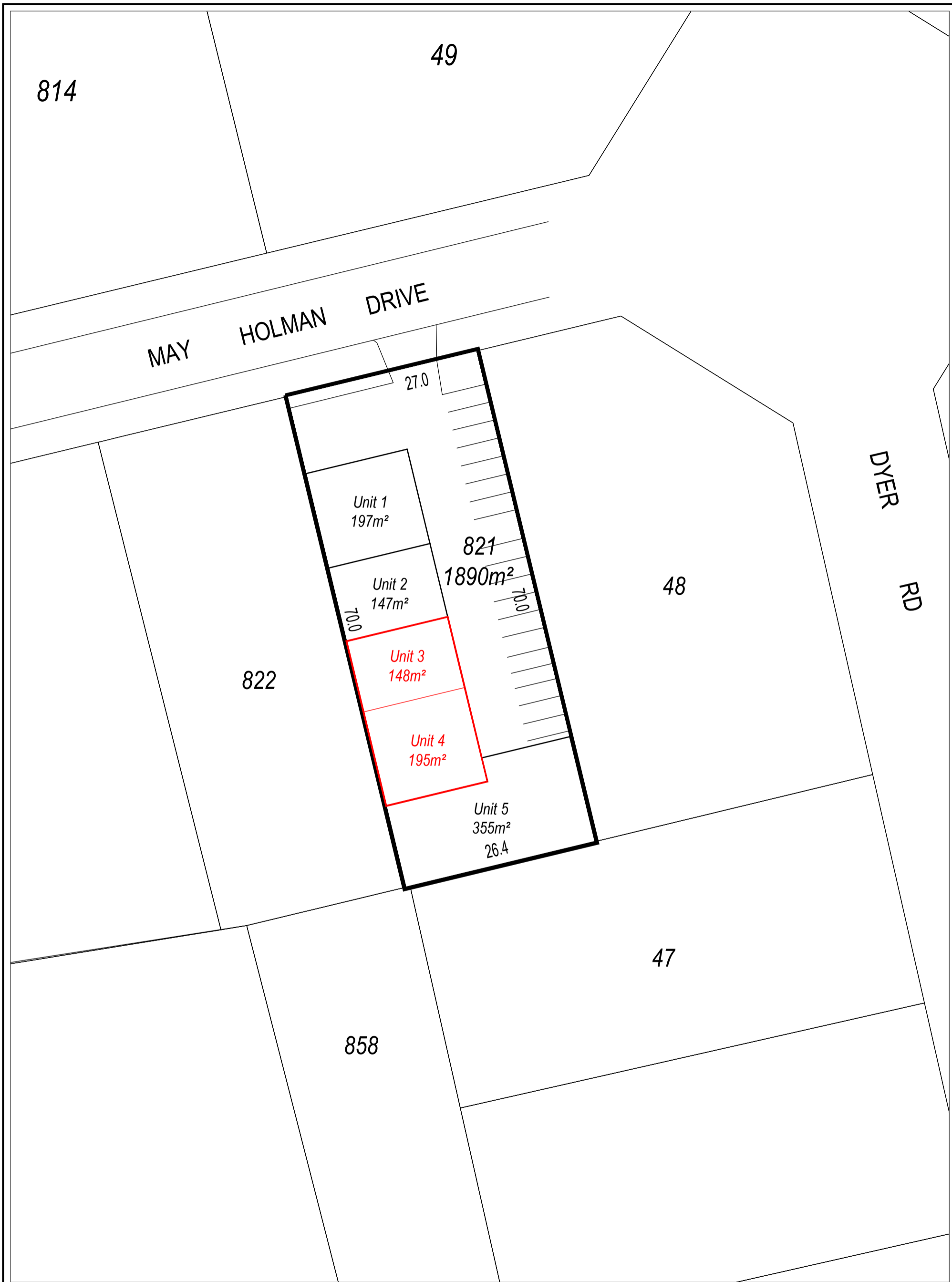
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