

11 September 2025

City of Melville
Planning Department
10 Almondbury Road
Booragoon WA, 6154

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Dear Sir/Madam,

APPLICATION FOR DEVELOPMENT APPROVAL: CHANGE OF USE TO LIGHT INDUSTRIAL, UNIT 1, 35 MCCOY STREET MYAREE, WA6156

On behalf of the applicant, Tessele Consultants Pty Ltd, I am pleased to enclose an application for the change of use of the ground floor at Unit 1, 35 McCoy Street, Myaree to light industrial use – specifically to allow for research and development space to be provided. The space will be occupied by small scale pilot equipment, which will allow testing of material and techniques in respect of Tessele Consultants Pty Ltd research work. Formal approval is requested from the City of Melville for the development proposed.

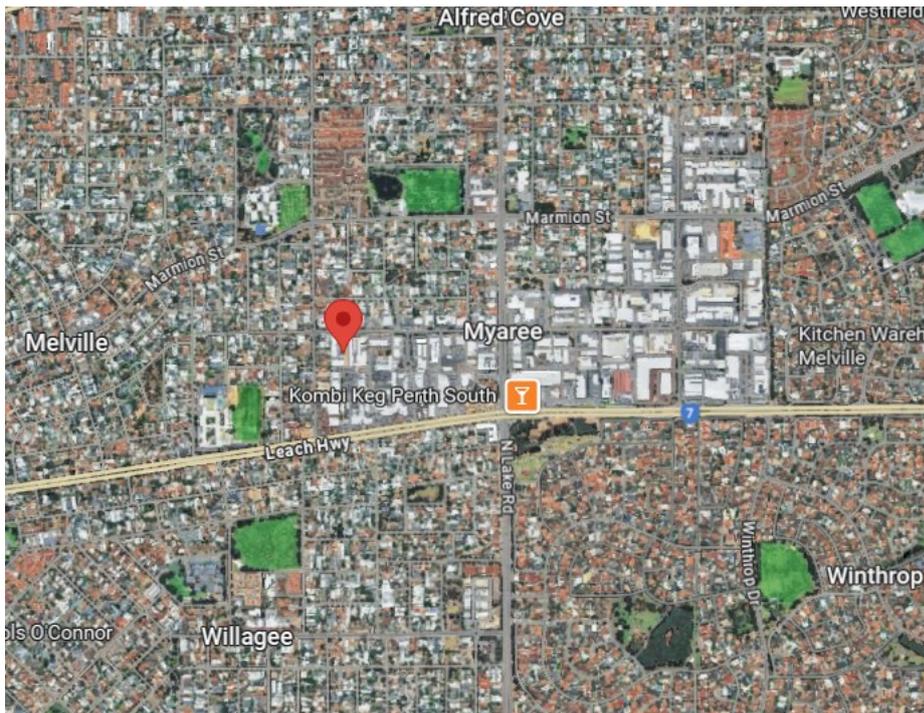
The application comprises:

- This Covering Letter;
- Application Form, MRS1 Form and Fee;
- Certificate of Title;
- Planning Information Requirement Checklist; and
- Architectural Plans:
 - Proposed Site Plan
 - Proposed Floorplans

SITE AND SURROUNDINGS

The property is located in Myaree, to the north of Leach Highway and comprises an existing warehouse/storage unit with first floor office space. The property takes access from McCoy Street and is located adjacent to other industrial and commercial properties to the east and south. The area to the north and west is characterised by residential properties.

The site location is illustrated in **Figure 1** (overleaf).



^ Figure 1: Site denoted by red marker

RELEVANT LEGISLATION AND KEY PLANNING POLICIES

The property is located within the jurisdiction of the City of Melville and the relevant legislation and planning policy is therefore as follows:

Legislation

- Planning and Development Act 2005
- Planning and Development (Development Assessment Panels) Regulations 2011
- Planning and Development (Local Planning Schemes) Regulations 2015
- Metropolitan Region Scheme
- City of Melville Local Planning Strategy
- City of Melville Local Planning Scheme No. 6

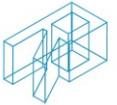
State Government Policies

- State Planning Policy 3.7 Planning in Bushfire Prone Areas
- State Planning Policy 4.2 Activity Centres for Perth and Peel
- State Planning Policy 7.0 - Design of the Built Environment

Structure Plans/Activity Centre Plans

- Melville City Centre Structure Plan

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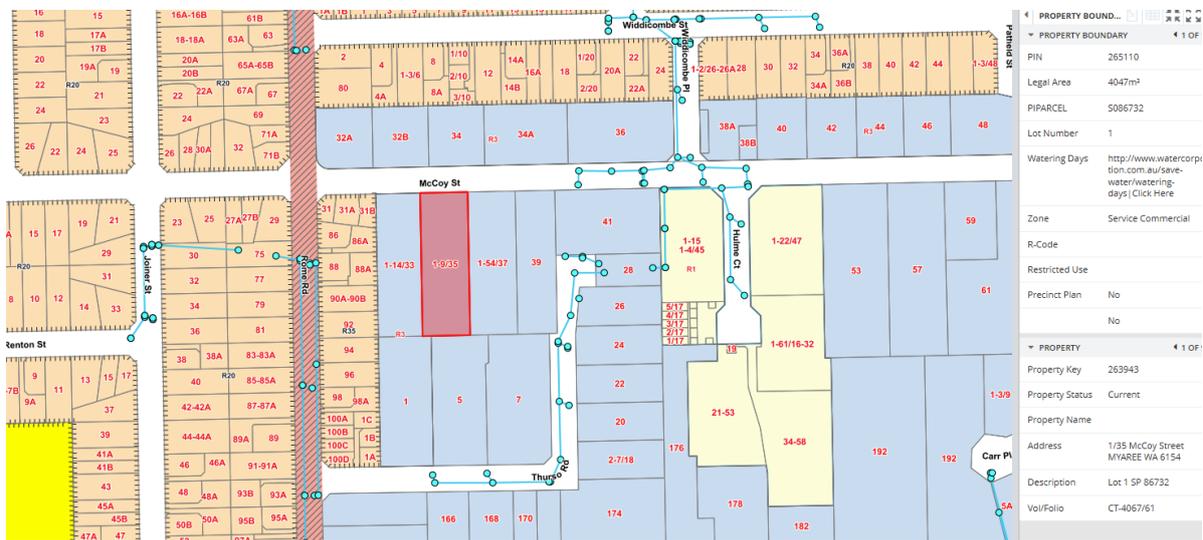
Local Policies

- LPP1.1 Planning Process and Decision Making
- LPP 1.10 Amenity
- LPP1.6 Car Parking and Access
- LPP2.1 Non-Residential Development

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SITE ALLOCATION / ZONING

The land is zoned for ‘Service Commercial’ within the adopted Local Planning Scheme no. 6, as illustrated in **Figure 2** below. As such, and in accordance with the Zoning Table, a development application is required for the change of use of the property to ‘Industry – Light’.



^ Figure 2: City of Melville, Zoning Map (Plot shaded red)

PROPOSED DEVELOPMENT

The application seeks approval for the change of use of the property from an approved use of ‘warehouse/storage’ to a ‘Light Industry use’, specifically to allow for research and development space to be provided. The space will be occupied by small scale pilot equipment, which will allow testing of material and techniques in respect of Tessele Consultants Pty Ltd research work.

About the Applicant

Tessele is a Perth-based, multi-award-winning engineering consultancy with over 20 years of experience. They specialise in sustainability, emissions reduction, resource recovery, and treatment process design for industries including manufacturing, mining, food and beverage, local government, and municipal operations.



The establishment of the proposed facility at 35 McCoy Street, will expand their capacity to deliver innovative solutions, particularly in the recovery of resources from water and by-products, and in the identification of zero-waste strategies, developing circular economy solutions for industries.

The Operation

The facility will operate on a highly scaled-down, bench-top level, trailing pilot equipment to develop innovative methods of resource recovery and circular economy solutions for clients.

Activities will be limited in scope, with products such as food by-products, water, organic material received in very small quantities (less than those handled by a small café) and minimal water usage, which will be safely disposed of or transported off-site to other research facilities as required.

The facility will directly support the company's consulting services and enable them to better serve local, regional, and national stakeholders, including private clients, government agencies, and non-profit organisations such as the Australian Water Association and the Australian Red Meat Processing Corporation.

The facility will operate from 8am to 5pm.

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KEY MATTERS FOR CONSIDERATION

Land Use Permissibility

Within the Local Planning Scheme no. 6, Industry-Light is defined as:

'Industry - light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.'

Industry-Light is a discretionary (D) land use within a 'Service Commercial' area which means the use is not permitted unless the local government has exercised its discretion by granting planning approval. As such a development application is required and is submitted by virtue of this Covering Letter and enclosed application.

Surrounding Residential Amenity

LPP1.10 Amenity requires that due consideration is given to the preservation of reasonable amenity for occupiers of adjoining properties and the surrounding area.

With regards to this application, it is noted that there are external alterations and therefore there will be no adverse impacts to amenity in respect of daylight, sunlight and overshadowing; privacy and overlooking; or access to views.

Furthermore, the use proposed will not generate large volumes of noise, or any fumes or odours. The proposed change of use will therefore not provide any disturbance to neighbours in respect of noise or air quality. There will therefore not be any disturbance to surrounding residential amenity or the enjoyment of adjacent residential properties.

Other Technical Considerations

Car Parking and Access Arrangements

The City of Melville Local Policy No. LPP1.6 (Parking and Access) states that for Industry-Light and Office Uses, 1 bay per 50m² NLA should be provided, with a minimum of 4 bays for each unit. A minimum of 2 Cycle Parking spaces are also required.

The Unit includes 4 allocated car bays; and an allocated Unit Service Bay as shown in the existing plans. In addition, the wider development includes 25 parking bays and an accessible parking space all for shared use, with a total of 42 parking spaces provided across the business park as a whole.

Within Unit 1, the Ground Floor Area comprises 392.97m²; and the Upper Floor Area (utilised as associated Office space) comprises 219.50m². As such the previous parking requirements for Warehouse / Office use would have been 4 no. spaces for the Ground Floor and 5 no. spaces for the Upper Floor, totalling 9 no. spaces. For the proposed use, the parking requirements comprise 8 no. spaces for the Ground Floor, and 5 no. spaces for the Upper Floor area, totalling 13 spaces and an increase in requirement of an additional 4 spaces only.

It is noted that the Local Policy advises that variations to the policy requirements will be considered on a case-by case basis. In this instance, it is relevant to note that the McCoy Business Centre is located in a highly accessible mixed-business precinct with strong public transport links and good active transport infrastructure. This includes bus routes along North Lake Road and Leach Highway provide access to Murdoch Station and regional centres; and good cycling infrastructure and connectivity in the surrounding area, with suitable cycle parking also provided at the Site. The availability of alternative travel modes reduces reliance on private vehicles and supports a lower on-site parking ratio in line with contemporary planning policy promoting sustainable transport.

In addition, it is important to note that the Business Centre complex provides a consolidated parking arrangement across multiple units, which enables shared use of parking spaces due to staggered peak periods and varying operational demands. Given this arrangement, the practical demand for parking from the subject tenancy can be absorbed without the need for four additional bays, noting the provision of 42 bays across the site as a whole.

Bushfire

The property is not located in a designated bushfire prone area in accordance with the Map of Bushfire Prone Areas.

SUMMARY

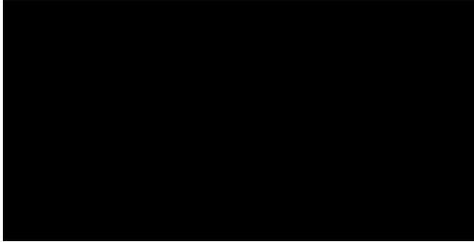
In light of the above, we respectfully request the City of Melville favourably consider the Change of Use of the property at Unit 1, 35 McCoy Street, Myaree

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I trust that this information will meet your requirements and the development application can be assessed without delay. In the event you require additional information or you would like to arrange a meeting to discuss feel free to give me a call on [REDACTED] or via email at [REDACTED]

Yours sincerely,



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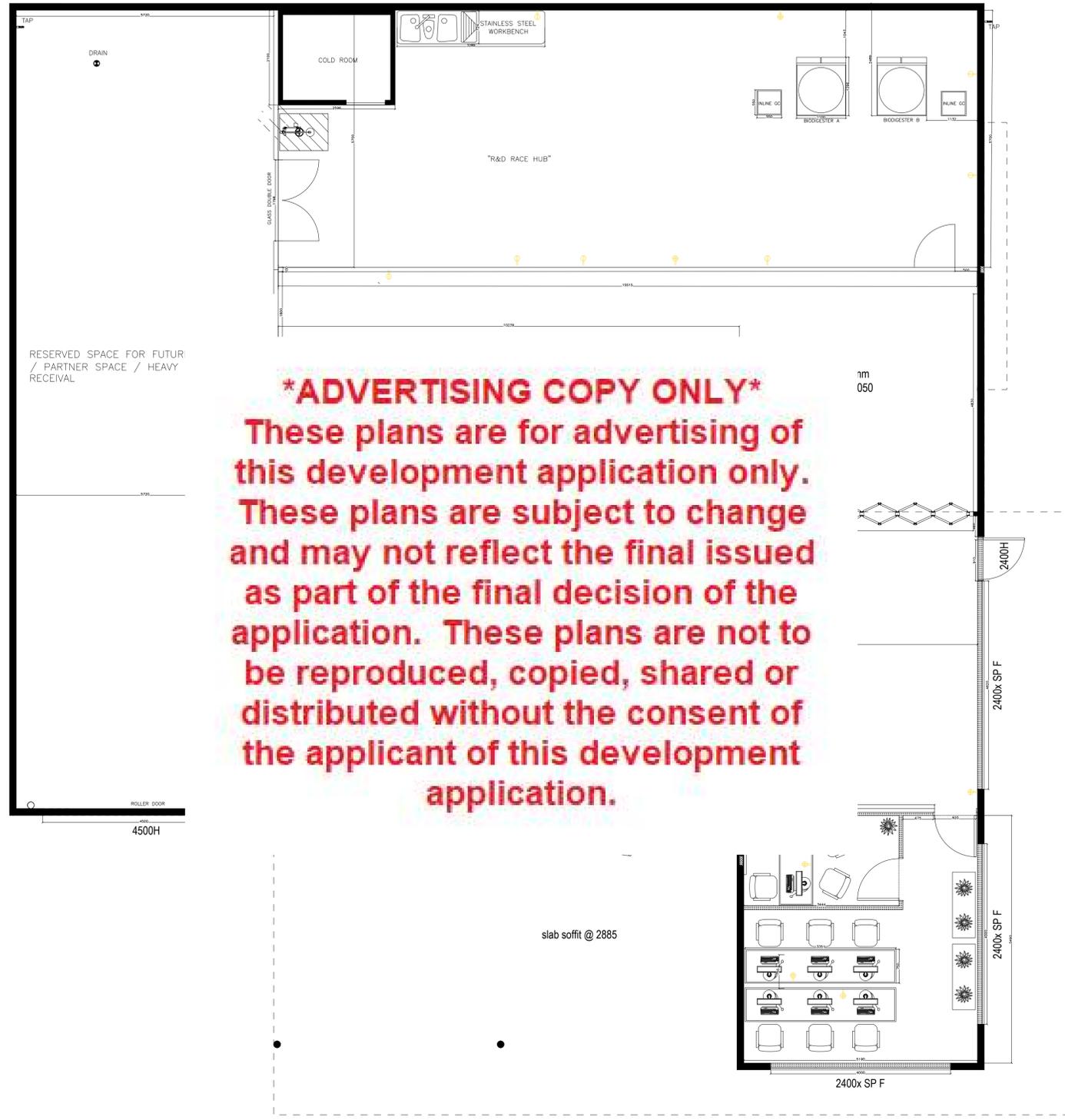
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RESOLVE
RESOLVE GROUP PTY LTD

LEGEND	
	Quad Power Point
	Double Power Point
	Structural beams



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DATE	DESCRIPTION	REV
19-06-25	Scales adjusted to reflect reality	08
18-06-25	Interior design suggestions	07
16-06-25	After builder and electrician meeting	06
28-04-25	Initial Design	00

NOTE: CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS AND CONSULTANTS DOCUMENTATION AND SPECIFICATION. REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING WITH WORK.
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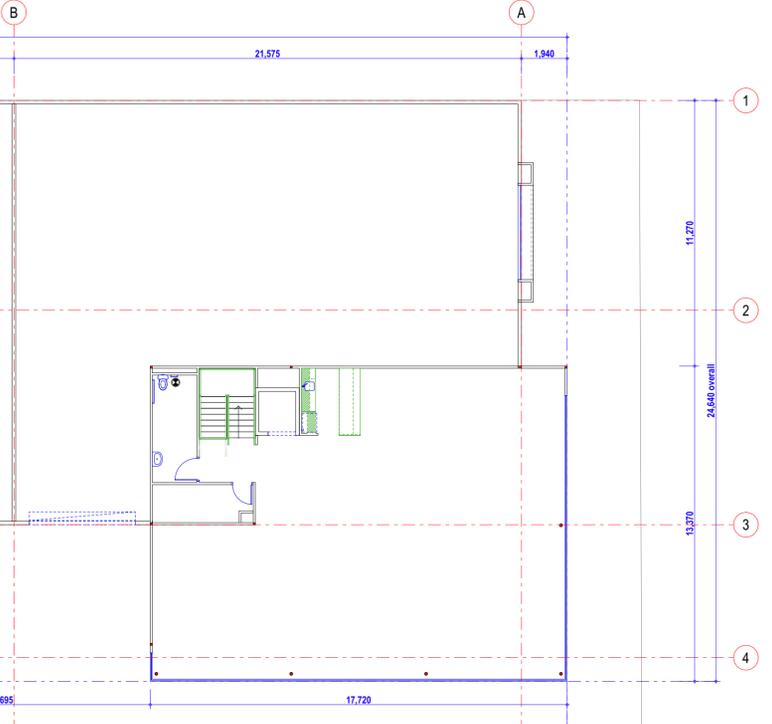
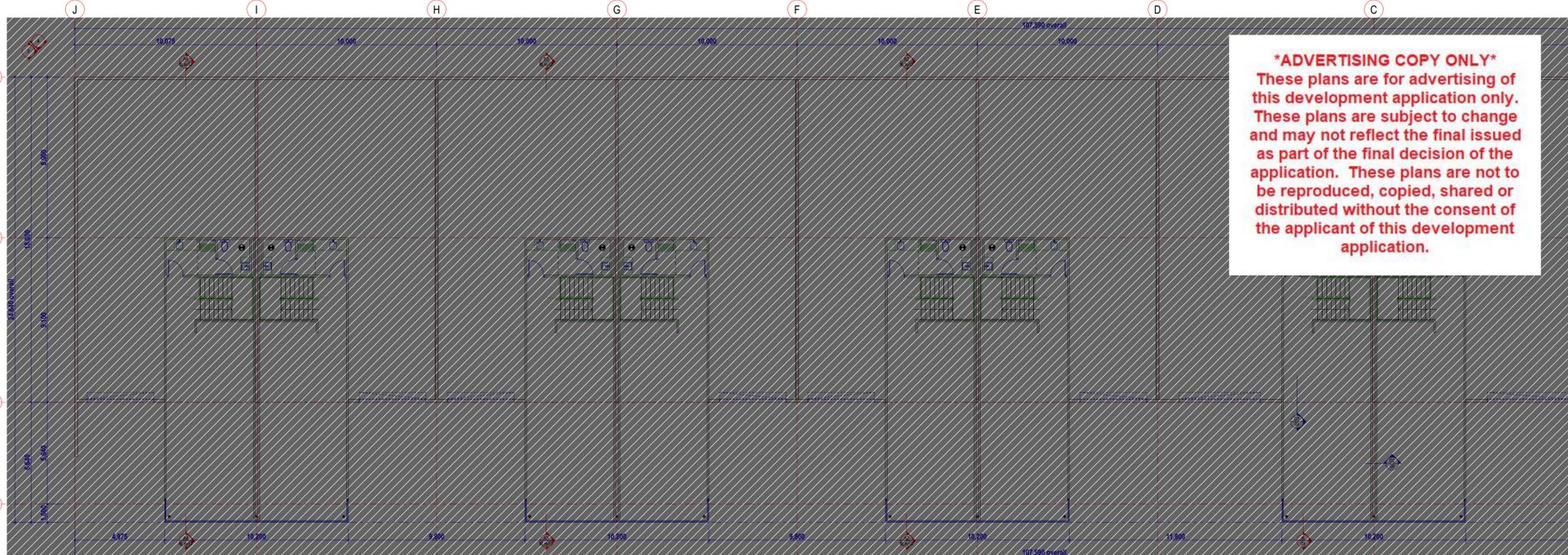


NORTH:
 PROJECT TITLE:
 Tessele R&D Centre
 Unit 1 / 35 McCoy Street, Myaree

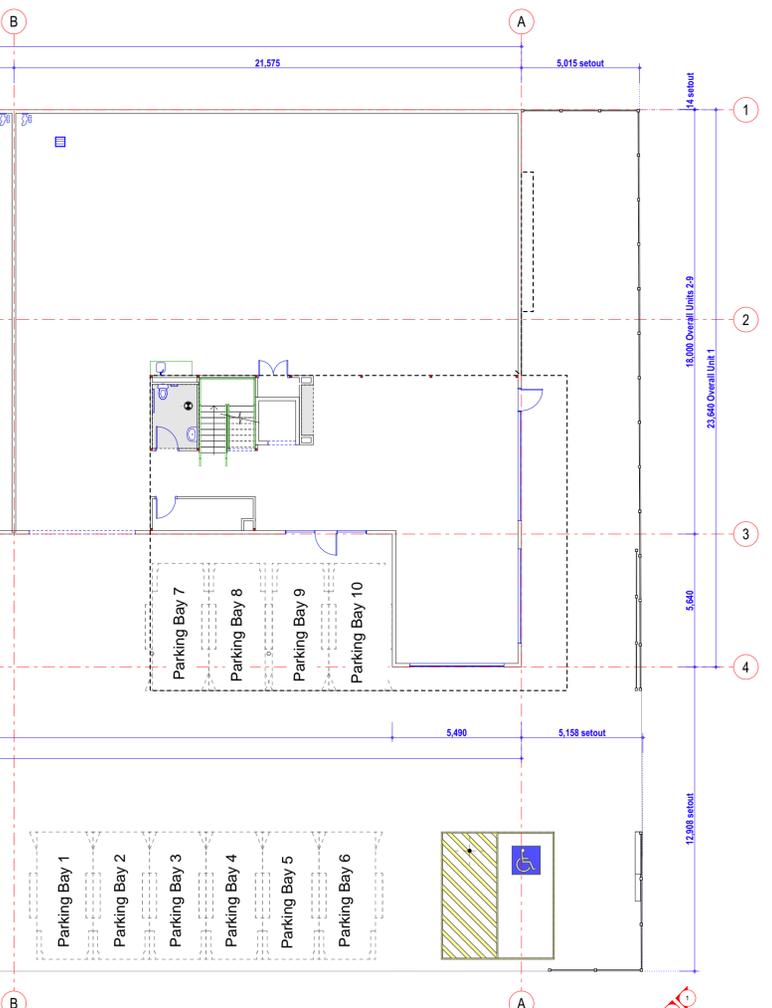
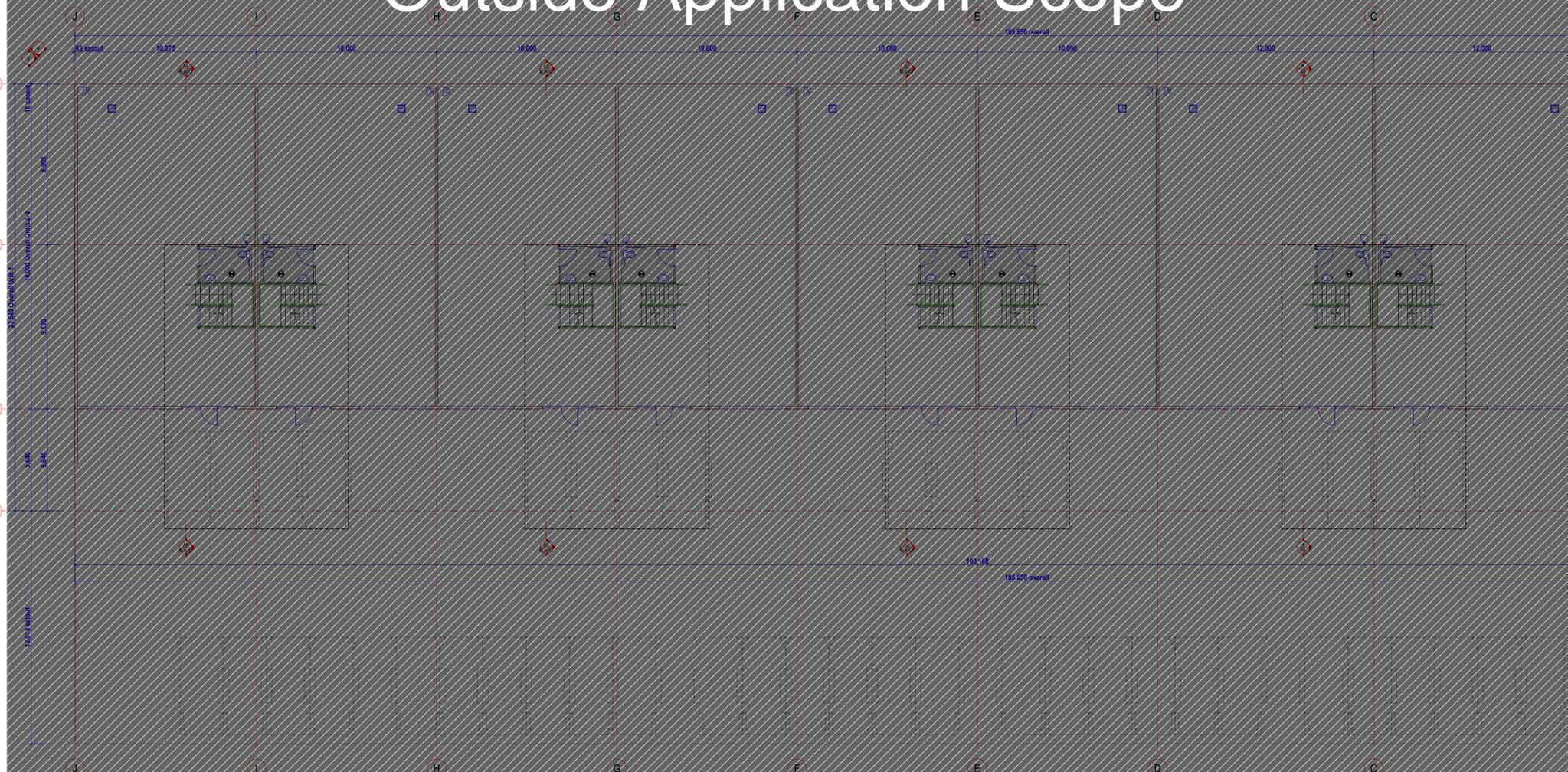
SCALE@A1: NOT APPLICABLE	PLOT DATE: 19-06-25	PROJECT NO: 2024-1079
DRAWN: LM	CHECKED: LT	APPROVED: FT
SHEET: 1 of 1		REVISION:

DRAWING TITLE:
 TESSELE R&D CENTRE
 INITIAL DESIGN
 DRAWING NUMBER:
 2025-0001-TESSELE-R&D CENTRE-001_08

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Outside Application Scope



Upper Floor Overall Dimensions & Setout Plan
 scale 1:150

Ground Floor Overall Dimensions & Setout Plan
 scale 1:150



Equipment Set ID: 7226836 Version: 1, Version Date: 09/12/2025	Parking Plan 1/35 McCoy St	Scale: 1:150 (A1)	Date: 01.06.2023	JOB No. 111850	REV No. 1
		Issued for Planning		SHEET No. 1/1	