



— City of —
Melville

REPORTS AND RECOMMENDATIONS

FROM THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

29 JULY 2008

- 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: 1 AUGUST 2008



— City of —
Melville

10 Almondbury Road Booragoon WA 6154
Postal Address: Locked Bag 1, Booragoon WA 6954
Tel: 08 9364 0666
Fax: 08 9364 0285
Email: melinfo@melville.wa.gov.au
Web: www.melville.wa.gov.au

**REPORTS AND RECOMMENDATIONS FROM THE DEVELOPMENT ADVISORY UNIT
MEETING HELD IN, MELVILLE CIVIC CENTRE, 10 ALMONDBURY ROAD,
BOORAGOON, COMMENCING AT 1:30PM ON TUESDAY 29 JULY 2008**

PRESENT

D Vinicombe (Presiding Member)
J Gonzalez
T Capobianco
D Monteiro
R Jessup
R Bailey

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

TABLE OF CONTENTS

U08/0113 – (AG) - SATELLITE DISH ON LOT 250 (43) SAW ROAD, KARDINYA (REC) (ATTACHMENT).....	3
U08/0114 – (NW) - CHANGE OF USE FROM RESIDENTIAL TO OFFICE ON LOT 57 (86) FARRINGTON ROAD LEEMING (REC) (ATTACHMENT).....	8
U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT).....	14
U08/0116– (RJ) - STREET TREE REMOVAL REQUESTS RELATIVE TO DEVELOPMENT PROPOSALS AT DAU MEETING 29 July 2008.....	29

U08/0113 – (AG) - SATELLITE DISH ON LOT 250 (43) SAW ROAD, KARDINYA (REC)
(ATTACHMENT)

Ward : University
Category : Operational
Application Number : DA-2008-560
Property : 43 Saw Road, Kardinya
Proposal : Satellite Dish
Applicant : S M Islam
Owner : M F ARA and S M Islam
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 : Nil

AUTHORITY / DISCRETION

- Advocacy Definition *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.*

KEY ISSUES / SUMMARY

- Application is for a satellite dish;
- 1 objection received;
 - Proposal does not comply with Council Policy and applicant has refused to consider alternative location of the satellite dish which would have a reduced impact on the adjoining property owners.
 - Application is recommended for refusal.

**U08/0113 – (AG) - SATELLITE DISH ON LOT 250 (43) SAW ROAD, KARDINYA (REC)
(ATTACHMENT)**

BACKGROUND

Scheme Provisions

MRS Zoning : Urban
CPS 5 Zoning : Living Area – K1
R-Code : R17.5
Use Type : Residential
Use Class : P

Site Details

Lot Area : 888 sqm
Retention of Existing Vegetation : Yes
Street Tree(s) : No
Street Furniture (drainage pits etc) : No
Site Details : [U08_0113_PROPERTY_MAP.pdf](#)

[U08_0113_July_2008.pdf](#) A copy of the plans forms part of the Attachments to the Agenda, which were distributed to Members of the Council on Friday 1 August 2008.

DETAIL

Development Requirements

Development Requirement	Required/ Allowed	Proposed	Comments	Delegation to approve variation	Plan Notation
Location	Located at ground level providing that it is adequately screened from any street and the ground level view of any adjoining property	Located on a post attached to the ground floor of the dwelling and is 5.3m in height. Minor screening provided.	Does not comply	MPDS	

(Note: Non compliance is emphasised in bold)

Setbacks

N/A

PUBLIC CONSULTATION/COMMUNICATION

Advertising Required: Yes
Neighbour's Comment Supplied: Yes
Reason: Deemed to potentially impact on neighbours
Support/Object: 4 submissions: 3 supporting and 1 objecting

**U08/0113 – (AG) - SATELLITE DISH ON LOT 250 (43) SAW ROAD, KARDINYA (REC)
(ATTACHMENT)**

Submission Number	Summary of Submission	Support/ Objection	Officer's Comment	Action (Condition/ Support/ Dismiss)
1.	No objections	Support	Noted. However the dish does not comply with the Communications Equipment Policy	Not upheld
2.	No objections	Support	Please refer to 1 above	Not upheld
3.	No comment	Support	Please refer to 1 above	Not upheld
4.	The dish will be visible from outdoor living area and will affect the enjoyment of this area.	Object	Please refer to 1 above	Upheld

REFERRALS TO GOVERNMENT AGENCIES

Not required

STATUTORY AND LEGAL IMPLICATIONS

Should the Council 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

N/A

STRATEGIC AND RISK MANAGEMENT IMPLICATIONS

N/A

**U08/0113 – (AG) - SATELLITE DISH ON LOT 250 (43) SAW ROAD, KARDINYA (REC)
(ATTACHMENT)****POLICY IMPLICATIONS**

Policy 06-PL-002 – Communications Equipment states that Satellite dishes with a diameter greater than 1.0m and microwave antennae with a surface area of greater than 0.8sqm, shall only be permitted if it is located at ground level providing that it is adequately screened from any street and the ground level view of any adjoining property.

COMMENTS

The proposed satellite dish is considered to be proposed in an inappropriate location. The current position of the satellite dish presents several issues as follows:

- The location of the dish will be visible from several neighbouring properties outdoor living areas. Notwithstanding, letters of support from 3 of the adjoining property owners, the proposed 2.3m diameter of the dish is not considered ordinarily desirable in residential areas and therefore will have an impact on residential amenity. It is noted that the clear intent of the Policy was to allow these dishes (as these dishes are usually used to receive television transmissions from other countries) in certain circumstances, but only when the dish is screened from neighbours views as well as the street.
- The location of the dish will make it visible from Saw Road which is considered to detract from the streetscape and the residential character of the street.

The applicant was advised of these issues throughout the assessment process and was presented with the option to relocate the dish to a number of alternative locations which were considered more consistent with Council Policy (eg. close to the upper floor so the dish can blend in with the roof and on the other side of the property). The applicant was not willing to reconsider the location of the dish and was of the opinion that the dish, in its present location, would not be visible from the street. Council records and a site inspection confirm that the proposed location of the dish will be visible from the street.

CONCLUSION

Based on the comments above, the circumstances of this application are not considered desirable to support the application. Accordingly, the application is recommended for refusal.

**U08/0113 – (AG) - SATELLITE DISH ON LOT 250 (43) SAW ROAD, KARDINYA (REC)
(ATTACHMENT)**

OFFICER RECOMMENDATION

REFUSAL

- A) THAT THE APPLICATION FOR A SATELLITE DISH ON LOT 250 (43) SAW ROAD, KARDINYA BE REFUSED FOR THE FOLLOWING REASONS**
- 1. THE PROPOSED LOCATION OF THE DISH IS CONSIDERED INAPPROPRIATE AS IT WILL DETRACT FROM THE NEIGHBOURS RESIDENTIAL AMENITY.**
 - 2. THE PROPOSED LOCATION OF THE DISH IS CONSIDERED INAPPROPRIATE AS IT WILL BE VISIBLE FROM THE STREET AND DETRACT FROM THE RESIDENTIAL CHARACTER AND STREETScape OF SAW ROAD.**
 - 3. THE SATELLITE DISH HAS NOT BEEN SUFFICIENTLY SCREENED FROM NEIGHBOURING PROPERTIES AND THE STREET.**
- B) APPLICANT AND THOSE WHO MADE SUBMISSION AGAINST THE DEVELOPMENT PROPOSAL BE ADVISED OF A) ABOVE.**

**U08/0114 – (NW) - CHANGE OF USE FROM RESIDENTIAL TO OFFICE ON LOT 57 (86)
FARRINGTON ROAD LEEMING (REC) (ATTACHMENT)**

Ward	:	Bull Creek/Leeming
Category	:	Operational
Application Number	:	DA-2008-611
Property	:	Lot 57 (86) Farrington Road Leeming
Proposal	:	Change of Use from Residential to Office
Applicant	:	John Noonan and Dale Lyon
Owner	:	John Noonan and Christine Dale Lyon
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	:	None.

AUTHORITY / DISCRETION

- 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.*

KEY ISSUES / SUMMARY

- The application proposes a Change of Use from Residential to Office (Accounting Practice)
- The proposed use is in keeping with the Statement of Intent for the Farrington Frame.
- The application complies with the requirements of the Community Planning Scheme No. 5 and Council Policy with regard to plot ratio, landscaping and car parking spaces.
- It is noted that a minor portion of the verge is required for reversing and the existing paving on the verge is to be landscaped (and maintained) to prevent access to the property from an adjacent slip road / access road on Farrington Road.
- As per the Use Class table in CPS5, the application is an 'S' use and was advertised for a period of 21 days, with no submissions received.
- It is recommended that the application be approved.

**U08/0114 – (NW) - CHANGE OF USE FROM RESIDENTIAL TO OFFICE ON LOT 57 (86)
FARRINGTON ROAD LEEMING (REC) (ATTACHMENT)****BACKGROUND****Scheme Provisions**

MRS Zoning	:	Urban
CPS 5 Zoning	:	Commercial Centre Frame Farrington Frame
R-Code	:	R20
Use Type	:	Office
Use Class	:	S

Site Details

Lot Area	:	700 sqm
Retention of Existing Vegetation	:	Yes
Street Tree(s)	:	No
Street Furniture (drainage pits etc)	:	No
Site Details	:	U08_0114_PROPERTY_MAP.pdf

[U08_0114_July_2008.pdf](#) A copy of the plans forms part of the Attachments to the Agenda, which were distributed to Members of the Council on Friday 1 August 2008

DETAIL

The application proposes a change of use from an existing residential use to an office for Accounting Practice with minor internal modifications.

PUBLIC CONSULTATION/COMMUNICATION

Advertising Required:	Yes
Comments Supplied:	No
Reason:	Office use is 'S' and requires advertising
Support/Object:	No submission received

REFERRALS TO GOVERNMENT AGENCIES

Not applicable.

STATUTORY AND LEGAL IMPLICATIONS

Should the Council 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.

**U08/0114 – (NW) - CHANGE OF USE FROM RESIDENTIAL TO OFFICE ON LOT 57 (86)
FARRINGTON ROAD LEEMING (REC) (ATTACHMENT)**

FINANCIAL IMPLICATIONS

Not Applicable

STRATEGIC AND RISK MANAGEMENT IMPLICATIONS

Not applicable.

POLICY IMPLICATIONS

Planning and Building Policy (06-PL-024) - Car Parking (Non-residential)

The City of Melville Car Parking (Non-residential) Policy states in Appendix 1 : Car Parking By Use Class that the car parking requirement for professional or commercial office use is “1 bay per 30 square metres NLA [Net Lettable Area]”.

COMMENT

The proposal is for an existing residential dwelling in the Farrington Frame to have a Change of Use to an Office which is to be used for an Accounting Practice. The residential appearance of the dwelling will be maintained in accordance with the Statement of Intent for the Precinct, which requires that the residential character along the frame be retained.

The proposed change of use application complies with all of the relevant requirements with regard to plot ratio, the provision of 25 per cent landscaping and car parking.

The number of clients is expected to be seasonal, with a maximum six (6) clients per day during the peak period between July and October. The proposed operating hours are weekdays from 8am to 5.30pm and during the aforementioned peak period the proposed operating hours also include Saturdays between 8am and 5pm.

The proposed change of use was advertised in accordance with Clause 7.5, sub-clauses (d) and (f) of Community Planning Scheme No 5, with no submissions received.

Car Parking

The application proposes 4 car parking bays (with an additional informal parking bay in the driveway behind the carport), inclusive of a disabled bay (based on the required 1 bay per 30sqm of net lettable area). The NLA is 120.84sqm and thus the application satisfies the requirement of 4 car parking bays. As peak overflow parking is not available for the property due to the road and verge treatments, it is necessary to ensure that all parking is contained on the property and a condition in this regard is proposed.

**U08/0114 – (NW) - CHANGE OF USE FROM RESIDENTIAL TO OFFICE ON LOT 57 (86)
FARRINGTON ROAD LEEMING (REC) (ATTACHMENT)**

However, even though there is sufficient space to accommodate the required number of bays, due to Farrington Road being designated as a District Distributor on the City of Melville Road Hierarchy map there is a requirement that cars exit the property (and enter Farrington Road) in forward gear. Due to there being insufficient space behind the existing double carport to accommodate the required 6 metre clearance for reversing from the proposed bays within the property boundary, a number of alternate parking arrangements were considered, inclusive of providing parking to the rear of the property. These were not supported by the City of Melville Engineering Services. In addition, the Statement of Intent for the Farrington Frame specifically states that no rear parking is permitted. For this reason the reversing bay is proposed to be partially located on the verge between the existing footpath and the front of the property. In addition, to improve reversing from the parking bays located in the car port, it is desirable to remove the central column of the carport which presently constrains reversing movement. This will require structural modifications to the carport.

The front of the subject property has a brick paved verge to the footpath as well as a primarily brick paved front yard. Immediately to the east of the property is a slip road / access road which runs partially in front of the subject property (from east to west) and then exits on to Farrington Road. The section in front of the subject property from where the slip road ends, up to the property's driveway then has a footpath. Due to this layout there is an existing situation whereby some vehicles may exit the slip road and gain access to the subject property over the footpath. This represents a serious safety concern for pedestrians. In order to prevent vehicles from driving along the slip road and onto the footpath, or directly accessing the subject property in this manner, it is proposed to require the applicant to provide substantial landscaping between the footpath and parking bays on the property, inclusive of the verge in that location (not including reversing area adjacent the western access to the property).

Sign

A pylon sign is proposed to be placed adjacent to the north east corner boundary which does not exceed 1.0 sqm. The maximum height of the sign is proposed at 3.5m above natural ground level. To reduce the impact of the sign and provide adequate pedestrian safety, the height of the under side of the sign will be required to be 1.8 metres above natural ground level. This will bring the proposed signage in to consistency with the character of the Farrington Frame and the provisions of Community Planning Scheme No. 5 for the Commercial Centre Frame Precinct.

CONCLUSION

The proposed development is considered to be consistent with the expected types of uses associated with the Farrington Frame. No adverse impacts appear likely. All aspects of the development are compliant with Community Planning Scheme No. 5 and Council Policy.

The application is therefore recommended for approval.

U08/0114 – (NW) - CHANGE OF USE FROM RESIDENTIAL TO OFFICE ON LOT 57 (86) FARRINGTON ROAD LEEMING (REC) (ATTACHMENT)

OFFICER RECOMMENDATION

APPROVAL

THAT THE PROPOSED CHANGE OF USE FROM RESIDENTIAL TO OFFICE ON LOT 57 (86) FARRINGTON ROAD, LEEMING BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

SPECIAL CONDITIONS:

- 1. THE VERGE BETWEEN THE FOOTPATH AND THE FRONT BOUNDARY, AS SHOWN IN RED ON THE APPROVED PLANS, TO BE LANDSCAPED AND MAINTAINED TO THE APPROVAL OF THE MANAGER PLANNING AND DEVELOPMENT SERVICES.**
- 2. THE PROPOSED DISABLED PARKING BAY, AS MARKED IN RED ON THE APPROVED PLANS, IS TO MEET THE MINIMUM STANDARD REQUIREMENTS OF 3.2 METRES WIDE BY 6.0 METRES DEEP IN ACCORDANCE WITH THE AUSTRALIAN CAR PARKING STANDARD AS2890.1.**
- 3. THE UNDER SIDE OF THE PROPOSED PYLON SIGN TO BE A HEIGHT OF 1.8 METRES ABOVE NATURAL GROUND LEVEL.**
- 4. ANY ALARM SYSTEM TO BE A SILENT MONITORED SYSTEM TO THE APPROVAL OF THE MANAGER PLANNING AND DEVELOPMENT SERVICES.**
- 5. TO IMPROVE REVERSING FROM BAYS 2 AND 3, THE CENTRE PIER AT THE FRONT OF THE CARPORT TO BE REMOVED AND REPLACED WITH A STRUCTURAL BEAM IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA TO THE APPROVAL OF THE MANAGER PLANNING AND DEVELOPMENT SERVICES.**
- 6. ALL STAFF AND CLIENT PARKING TO BE CONTAINED ON SITE TO THE APPROVAL OF THE MANAGER PLANNING AND DEVELOPMENT SERVICES.**

STANDARD CONDITIONS:

- 7. THE DEVELOPMENT COMPLYING WITH ANY AMENDMENTS AND NOTATIONS MARKED IN 'RED' AS SHOWN ON THE APPROVED PLANS.**
- 8. 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.**

**U08/0114 – (NW) - CHANGE OF USE FROM RESIDENTIAL TO OFFICE ON LOT 57 (86)
FARRINGTON ROAD LEEMING (REC) (ATTACHMENT)**

- 8. 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**
- 9. THE SIGN IN ITS ENTIRETY BEING LOCATED WITHIN THE BOUNDARY OF THE SUBJECT LAND.**
- 10. THE LAND SHALL NOT BE USED FOR THE PURPOSE APPROVED UNTIL COUNCIL HAS ISSUED A CERTIFICATE OF CLASSIFICATION FOR THAT USE AND THE MANAGER PLANNING AND DEVELOPMENT SERVICES IS SATISFIED THAT ALL RELEVANT CONDITIONS OF THIS APPROVAL HAVE BEEN SATISFIED.**

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

Ward : Applecross/Mt Pleasant
Category : Operational
Application Number : SN-2008-13
Property : Western side of Glenelg Street, between MacRae Road and Canning Highway, Applecross
Proposal : Street Renumbering
Applicant : Mr D Agar
Owner : Various
Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
Responsible Officer : Mr David Vinicombe
Manager Planning and Development Services
Previous Items : None

AUTHORITY / DISCRETION

- Quasi-Judicial Definition *when Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

KEY ISSUES / SUMMARY

- The application proposes to allocate a new Glenelg Street number to a property which currently has a Canning Highway street number. This can only be done by renumbering a portion of Glenelg Street, Applecross
- The application results from a request from owners / residents of seven strata units on the corner of Canning Highway and Glenelg Street. Although the property faces Glenelg Street, it has a Canning Highway address. According to the City of Melville Street Numbering Policy, it is more appropriate that the property has a Glenelg Street address.
- In considering this request it has been observed that another property in close vicinity (on other side of Canning Highway) has the same problem and the assigning of a Glenelg Street address could also be appropriate.
- Affected landowners have been consulted and a number of objections have been submitted. The key concern expressed relates to the inconvenience of having to notify personal and business contacts of the change of address.
- In considering this request it has been observed that the current numbering on the letterbox of the subject lot may be causing confusion and that directional signage on the secondary street (Canning Highway) wall may assist with visitors locating the property.
- In view of the impact on other property owners, it is recommended that the proposed street renumbering be refused and that that improved directional signage be applied to the Canning Highway frontage of Units 1-7/832 Canning Highway.

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)**BACKGROUND**

No relevant background.

Scheme Provisions

MRS Zoning	:	Urban Primary Regional Roads
CPS 5 Zoning	:	Living Area Precinct – Canning Highway Local Open Space
R-Code	:	R15/R25
Use Type	:	N/A
Use Class	:	N/A

Site Details

Lot Area	:	N/A
Retention of Existing Vegetation	:	N/A
Street Tree(s)	:	N/A
Street Furniture (drainage pits etc)	:	N/A
Site Details	:	U08_0115_PROPERTY_MAP.pdf

[U08_0115_July_2008.pdf](#) A copy of the plans forms part of the Attachments to the Agenda, which were distributed to Members of the Council on Friday 1 August 2008.

DETAIL**Development Requirements**

Not applicable.

PUBLIC CONSULTATION/COMMUNICATION

Advertising Required:	Yes - 17 letters sent
Comments Supplied:	Yes – 13 responses received
Reason:	Changes to street numbers
Support/Object:	5 support, 8 object

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

Submission Number	Summary of Submission	Support/Objection	Officer's Comment	Action (Condition/Uphold Not uphold)
1.	<p>Entrance to property is on Glenelg Street.</p> <p>Finds it inconvenient having to constantly explain this, and the fact that you cannot turn into Glenelg Street from Canning Highway when travelling towards Fremantle.</p>	Support.	<p>It is considered that clearer signage facing Canning Highway and Glenelg Street would assist in alleviating the problem and would not result in inconvenience for other properties along Glenelg Street.</p> <p>Access restrictions due to median island on highway a traffic management device not the subject of this application.</p>	Not uphold.
2.	<p>Does not experience any problems with people locating their property.</p> <p>Believes that inconvenience and expense involved with having to notify friends, associations, redraw strata titles and change details in legal wills is an unnecessary inconvenience and outlay.</p>	Objection.	<p>Please refer to 1 above.</p> <p>Please refer to 1 above</p>	Uphold

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

3.	<p>Very pleased with proposal to renumber.</p> <p>Have to constantly give directions to visitors and trades people. Lack of access to Glenelg Street from Canning Highway (when heading towards Fremantle) causes confusion. Believes proposal is also imperative to assist with emergency services being able to locate their property.</p>	Support.	<p>Noted.</p> <p>Please refer to 1 above</p>	Not uphold.
4.	<p>Supports proposal to renumber as they have continued mail mix-ups, deliveries from senders not arriving at home address, trades people have difficulty locating their property, and they have home meal delivery mix-ups. Also have concerns about medical attention not arriving promptly if change not implemented.</p> <p>Property and driveway faces Glenelg Street, and postal boxes are on Glenelg Street.</p>	Support.	<p>Please refer to 1 above</p> <p>Please refer to 1 above</p>	Not uphold.

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

<p>5.</p>	<p>Objects to proposal to renumber because of expense and inconvenience of amending strata documents.</p> <p>Believes other households will be even more affected with having to arrange alteration of Title Deeds, bank, superannuation, water, power, phone, Centrelink, medical records, and business, trade and personal contacts.</p> <p>Queries if Council would reimburse residents.</p> <p>Believes proposal will have negative impact on mail delivery as well.</p>	<p>Objection</p>	<p>Please refer to 1 above.</p> <p>Although costs of changes are not reimbursed by the City of Melville, standard procedures provide for servicing authorities being advised of changes and for change of address letters to be provided to affected property owners.</p> <p>Council does not provide reimbursement to owners for having to change their street address.</p> <p>Australia Post is one of the servicing authorities advised of changes, therefore mail delivery problems unlikely to eventuate in event of address changes.</p>	<p>Uphold.</p>
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U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

<p>6.</p>	<p>Finds it very inconvenient and is concerned about expense of having to notify a very large number of friends, clubs, societies, statutory bodies, corporate institutions and organizations, and change details of Legal Will for no good reason.</p> <p>Being 93 years old and having lived in property for 43 years, believes that all properties are clearly marked and there are no issues with mail or being able to locate properties between Canning Highway and MacRae Road.</p> <p>Believes that the real reason for the proposal is to possibly give the 832 Canning Highway property a Glenelg Street address to make it more attractive to sell, but believes that owners of this property bought it knowing the street numbering situation and therefore should leave it as is to avoid disruption to others.</p>	<p>Objection</p>	<p>Please refer to 1 above</p> <p>.</p> <p>Please refer to 1 above</p> <p>Noted</p>	<p>Uphold.</p>
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U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

7.	<p>Believes that proposal would have opposite effect to those stated in the City of Melville letter and would make it harder for mail delivery, emergency services and visitors to locate the properties and would not be of any benefit.</p> <p>On a personal level, thinks it would be a daunting task for elderly people to have to notify necessary services etc of change of address.</p>	Objection	<p>Please refer to 1 above</p> <p>Noted</p>	Uphold
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U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

<p>9.</p>	<p>Have lived in property for 28 years and have not had problems with people locating their property or mail going astray.</p> <p>Believes the proposal is unnecessary and a waste of time and money, and will be disruptive with no real benefit.</p>	<p>Objection</p>	<p>Please refer to 1 above.</p> <p>Please refer to 1 above.</p>	<p>Uphold</p>
<p>10.</p>	<p>Strongly objects to proposal and believes none of the reasons stated as reasons for change are valid.</p> <p>Numbering is already logical, acknowledges there is a slight mismatch but nothing more than exists in other areas.</p> <p>Bringing the corner property into Glenelg Street breaks the sequence along Canning Highway.</p> <p>Have lived in property for 5 years and only received wrong mail twice and believes this is due to human error not numbering issues.</p> <p>Giving clear directions to new visitors is sufficient.</p>	<p>Objection</p>	<p>Please refer to 1 above.</p> <p>Please refer to 1 above.</p> <p>Noted</p> <p>Please refer to 1 above.</p> <p>Please refer to 1 above.</p>	<p>Uphold.</p>

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

	<p>There will be considerable time and expense involved with notifying authorities and friends of change.</p> <p>Believes there will be issues with mail being lost if a change is made..</p> <p>Has spent some \$200 in street numbers, and kerb numbers will require repainting; and stationery and business cards which will require reprinting.</p> <p>There is substantial cost with resubmitting strata title paperwork.</p> <p>Asks if they are expected to bear the costs noted above.</p>		<p>.Noted</p> <p>Australia Post is one of the servicing authorities advised of changes, therefore mail delivery problems unlikely to eventuate in event of address changes.</p> <p>Noted</p> <p>Noted</p> <p>Although costs of changes are not reimbursed by the City of Melville, standard procedures provide for servicing authorities being advised of changes and for change of address letters to be provided to affected property owners.</p>	
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U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

11.	<p>Have lived in property for 14 years and have had no issues with delivery of mail or with visitors locating their property.</p> <p>Believes the proposed change will create problems with mail delivery and emergency services rather than solve them.</p> <p>There is considerable cost and inconvenience involved with changing details with service authorities, Strata Titles office, banks, insurance companies, medical services, friends and relatives.</p> <p>States that if Council has a Local Law and Policy then we should have ensured numbering was correct before the land was sold.</p>	Objection	<p>Please refer to 1 above.</p> <p>.</p> <p>Please refer to 1 above.</p> <p>Noted</p> <p>Local Law was not in place at the time of subdivision and was developed due to inconsistencies starting to arise with street numbering within the City of Melville.</p>	Not uphold.
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U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

12.	In favour of the proposed change.	Support.	Please refer to 1 above	Not Uphold.
13.	Very much in favour of proposed change as it seems logical due to property having sole access from Glenelg Street and post boxes being located on Glenelg Street. Also states that the proposal is vitally important for being able to locate the property correctly, and for stopping confusion caused to vital services under the current numbering.	Support.	Please refer to 1 above	Not uphold.

REFERRALS TO GOVERNMENT AGENCIES

Not applicable

STATUTORY AND LEGAL IMPLICATIONS

Not applicable

FINANCIAL IMPLICATIONS

Not applicable

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)**STRATEGIC AND RISK MANAGEMENT IMPLICATIONS**

Issues of safety relative to emergency services locating the property can be readily addressed by additional signage on the Canning Highway frontage fence.

POLICY IMPLICATIONS

[City of Melville Local Law Relating to Street Numbering](#)

[City of Melville Street Numbering Policy](#)

COMMENTS

The application for street renumbering was initiated by a request to allocate Glenelg Street numbers to the seven units at 832 Canning Highway. This property fronts Glenelg Street and has no relationship with Canning Highway, other than being on the corner. In accordance with the City of Melville Street Numbering Policy, the request may be considered reasonable.

Upon further investigation of the requested renumbering however, it was revealed that there is no spare Glenelg Street number that can be allocated to the property that is consistent with the Street Numbering Policy. There may be scope to reallocate Glenelg Street numbers from Gairloch Reserve which has property numbers 46 to 60 from Gairloch Street also allocated to it, but to which Glenelg Street property numbers are not in use. This would possibly allow for the creation of additional Glenelg Street property numbers. Gairloch Reserve is bordered on its north east face by 37 Glenelg Street and its south east face by 55 Glenelg Street. This provides leeway for some numbers between 39 and 53 Glenelg Street to potentially be reallocated to the properties along the western side portion of Glenelg Street in between Gairloch Reserve / MacRae Street and Canning Highway.

In order to proceed with the proposed renumbering (utilising numbers allocated from Gairloch Reserve), several properties which currently have street numbers consistent with Council Policy and Local Laws, and whose owners have indicated that they do not have issues with people locating their properties or with mail delivery, would be required to change their street numbers. This would transfer any inconvenience experienced by property owners at 832 Canning Highway and considerable expense to those owners required to change address. The owners of the affected properties along the western side of Glenelg Street, between MacRae Road and Canning Highway, were consulted and eight (8) objections were received.

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

Given the significant number of and concern contained in the objections raised, an amendment to the proposal was considered, which entailed the northern neighbouring property to the subject property (No.63) retaining its number and being allocated an additional three suffixes (A, B, C) to allow for the future subdivision potential of that property, and to renumber the subject property units 1-7/63D Glenelg Street. This amended proposal was presented to the owners of 63 Glenelg Street and an objection to this amended proposal was received.

Another proposal was also considered regarding the provision of clearer signage for the subject property. This proposal was put to the representative of the seven strata unit owners of the subject property. This involves the placing a directional sign along the secondary street frontage (Canning Highway) stating that entry to the property is via Glenelg Street. In addition, it was also suggested that the words 'Glenelg Gardens' adjacent to the letterbox on Glenelg Street be removed so as to do away with the ambiguity which it creates, and placing the words Canning Highway next to the number 832 on the letterbox so that it would be clear that this was the property number. This proposal was not supported by the representative of the owners of the seven strata units.

CONCLUSION

It is believed that the implementation of the proposed street renumbering would be onerous for the properties involved who do not currently experience any problems. In addition, any inconvenience currently experienced by property owners at 832 Canning Highway will be transferred to a number of other property owners in the street. It is also clear that this street numbering anomaly has existing since the property was developed some years ago, and that less ambiguous and improved signage may resolve issues with locating the subject property. Accordingly, it is considered that proposal should be refused.

U08/0115 – (NW) - PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET APPLECROSS (REC) (ATTACHMENT)

OFFICER RECOMMENDATION

REFUSAL

A) THAT THE PROPOSED STREET RENUMBERING ALONG WESTERN SIDE OF GLENELG STREET, BETWEEN MACRAE ROAD AND CANNING HIGHWAY AND RENUMBERING OF UNITS 1-7/832 CANNING HIGHWAY TO GLENELG STREET ADDRESS BE REFUSED FOR THE FOLLOWING REASONS:

1. IMPROVED SIGNAGE ON THE LETTERBOX FRONTING GLENELG STREET AND A DIRECTIONAL SIGN ON THE CANNING HIGHWAY FRONTAGE OF THE SUBJECT PROPERTY WOULD ALLEVIATE ISSUES WITH LOCATING THE PROPERTY.
2. THE PROPOSED STREET RENUMBERING WILL RESULT IN CONSIDERABLE INCONVENIENCE AND EXPENSE FOR SEVERAL PROPERTIES WHICH ARE CURRENTLY CORRECTLY NUMBERED, DO NOT EXPERIENCE ISSUES WITH LOCATION OF THEIR PROPERTIES AND MAIL DELIVERY AND WHO STRENUOUSLY OBJECT TO THE PROPOSAL.
3. A LACK OF ALTERNATIVE STREET NUMBERS BEING AVAILABLE IN GLENELG STREET.

B) APPLICANT AND THOSE WHO MADE SUBMISSIONS ON THE PROPOSED RENUMBERING BE ADVISED OF B) ABOVE.

FOOTNOTE:

APPLICANT BE ADVISED THAT A DIRECTIONAL SIGN NOT EXCEEDING 0.2 SQUARE METRES ON THE CANNING HIGHWAY SECONDARY STREET FRONTAGE STATING THAT ENTRY TO THE SUBJECT PROPERTY IS VIA GLENELG STREET AND CLEARER NUMBERING DISPLAY ON THE GLENELG STREET LETTERBOX REFERING THE CANNING HIGHWAY ADDRESS FOR THE SUBJECT PROPERTY IS RECOMMENDED TO IMPROVE LEGIBILITY OF THE PROPERTY.

U08/0116– (RJ) - STREET TREE REMOVAL REQUESTS RELATIVE TO DEVELOPMENT PROPOSALS AT DAU MEETING 29 JULY 2008

No.	LOCATION	TREE/BACKGROUND	RECOMMENDATION
1	12 Carey Street (cnr Hillary Street), Willagee	A written request has been submitted for removal stating “branches will hit my Pajero coming in and out”. DA-2007-1141 was approved for a Single Storey Grouped Dwelling, which is presently under construction. No condition in relation to the tree was imposed as the existing street tree is clear of the crossover.	Removal of tree will impact on the streetscape and retention of the tree with under pruning will improve vehicular access.