

REPORTS AND RECOMMENDATIONS

FOR THE

DEVELOPMENT ADVISORY UNIT

MEETING

HELD ON

TUESDAY, 3 AUGUST 2021

1. This Meeting makes Recommendations to the Manager Statutory Planning.
2. Should any Elected Member wish to discuss the content of any item included as part of the attached agenda, please contact Peter Prendergast, Manager Statutory Planning. Contact should be established as soon as possible after the publication of the agenda to the City of Melville website. Contact details are as follows: peter.prendergast@melville.wa.gov.au or Tel 9364 0626.
3. Should an Elected Member propose that an item on this agenda be referred to Council for determination, a request to that effect must be made to the Chief Executive Officer (CEO). This request shall be made in accordance with the requirements set out by Clause 3.5.4 of Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
4. Should any applicant or adjoining property owner object to any proposal included as part of this DAU agenda, then an opportunity exists to request that the application be determined by Council. All such requests should be referred to an Elected Member of Council for the Ward within which the development application is located. An Elected Member may request that the application be determined by Council. Any call up request from an Elected Member shall be made in accordance with the requirements set out by Clause 3.5.4 of Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
5. In the absence of any referral request, a decision on any application included as part of this DAU agenda can take place under delegated authority to the Manager Statutory Planning, after midday on the second Monday after the Friday publication of the minutes to the City's website. In the event that the DAU minutes are not published to the City's website until the Monday after the DAU meeting, a decision on the application can still take place the following Monday.

DISTRIBUTED: FRIDAY, 6 AUGUST 2021



**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, 3 AUGUST 2021**

PRESENT

P Prendergast
M Scarfone
G Russell
T Cappellucci
M Flanagan

Manager Statutory Planning
Planning Services Coordinator
Manager Building Services
Senior Planning Officer
Planning Officer

DISCLOSURES OF INTEREST

**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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U21/0567 - PROACTIVE STREET RENUMBERING – LOT 2 (1B) HESFORD AVENUE, MOUNT PLEASANT WA 6153 (REC) (ATTACHMENT)

Ward : Applecross – Mount Pleasant Ward
 Category : Operational
 Application Number : DA-2021-790
 Property : Lot 2 (1B) Hesford Avenue, Mount Pleasant WA 6153
 Proposal : Proactive Street Numbering
 Applicant : City of Melville
 Owner : Mr W J Gooding
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Responsible Officer : Peter Prendergast
 Manager Statutory Planning
 Previous Items : N/A

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the 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 the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input checked="" type="checkbox"/>	Quasi-Judicial	<i>When the 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 (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council to note.</i>

U21/0567 - PROACTIVE STREET RENUMBERING – LOT 2 (1B) HESFORD AVENUE, MOUNT PLEASANT WA 6153 (REC) (ATTACHMENT)

KEY ISSUES / SUMMARY

Street Numbering

- The City's role is to issue the most appropriate street numbering pattern in accordance with the *Australian Standards AS/NZS 4819:2011 Rural and Urban Addressing*.
- A street number is generally assigned at the time of development approval or subdivision (whichever is earlier) for new properties.
- All street numbering applications are assessed against the provisions of Council Policy for *Street Numbering* (CP-068) and *Local Planning Policy 1.1 – Planning Process and Decision Making* (LPP1.1).

Proposal

- This application is for the street renumbering of No. 1B Hesford Avenue, Mount Pleasant. This street numbering application will result in a change of street number for future Lot 21 and Lot 22 Hesford Avenue to No. 1A and No. 1B Hesford Avenue.
- The application was advertised to the landowner of 1B Hesford Avenue and a submission was received objecting to the proposal.
- Notwithstanding the above, the City recommends the proactive street renumbering application be progressed.



Figure 1: Aerial Photography – lot subject of this proactive street renumbering highlighted in red above

**U21/0567 - PROACTIVE STREET RENUMBERING – LOT 2 (1B) HESFORD AVENUE,
MOUNT PLEASANT WA 6153 (REC) (ATTACHMENT)****BACKGROUND****Scheme Provisions**

MRS Zoning	:	Urban
LPS Zoning	:	Residential
R-Code	:	R20
Use Type	:	N/A
Use Class	:	N/A

Site Details

Lot Area	:	714m ² (total of all lots)
Retention of Existing Vegetation	:	N/A
Street Tree(s)	:	Yes
Street Furniture (drainage pits etc.)	:	No
Site Details	:	Refer to Figure 1 above

DETAILBackground

The City of Melville is responsible for the allocation of street numbers for all properties within the City's jurisdiction. The City's role is to ensure that all properties are correctly addressed, clearly identifiable and are numbered in accordance with the *Australian Standards AS/NZS 4819:2011 Rural and Urban Addressing*.

All new properties will be allocated street numbers at the time of development approval or subdivision (whichever is earlier). On occasions, it may be necessary to adjust or modify existing address numbers to cater for the development or redevelopment of areas, particularly as a result of infill subdivision/development proposals. Under the provisions of the *Local Law Relating to Street Numbering*, the City may choose to proactively pursue a change of street numbers for existing properties.

An application for street numbering is assessed against the requirements of CP-068 *Street Numbering* and LPP1.1.

On 6 April 2020, the Western Australian Planning Commission approved the subdivision of Lots 1 and 2 Hesford Avenue, Mt Pleasant into three survey strata lots. These future lots (titles are yet to be issued) were allocated the following street numbers; No.1A, No.1B and No.1C Hesford Avenue as a part of the subdivision clearance process. Subsequently, the owner of 1A Hesford Avenue lodged an application for a street renumbering which was approved and what was allocated as 1A is now was granted No.8 Curruthers Road as the existing dwelling has its primary frontage to that street.

This street renumbering has created a situation where the Hesford Avenue begins with No.1B which is inconsistent with CP-068 and the Australian Standards. Accordingly, the City commenced a proactive street renumbering process which renumbers future Lots 21 and 22.

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The City has recommended the following addresses for the two properties as tabled below and as depicted in Figure 2:

Current Street Address	New Street Address
Lot 21 (No. 1B) Hesford Avenue, Mount Pleasant	Lot 21 (No. 1A) Hesford Avenue, Mount Pleasant
Lot 22 (No. 1C) Hesford Avenue, Mount Pleasant	Lot 22 (No. 1B) Hesford Avenue, Mount Pleasant

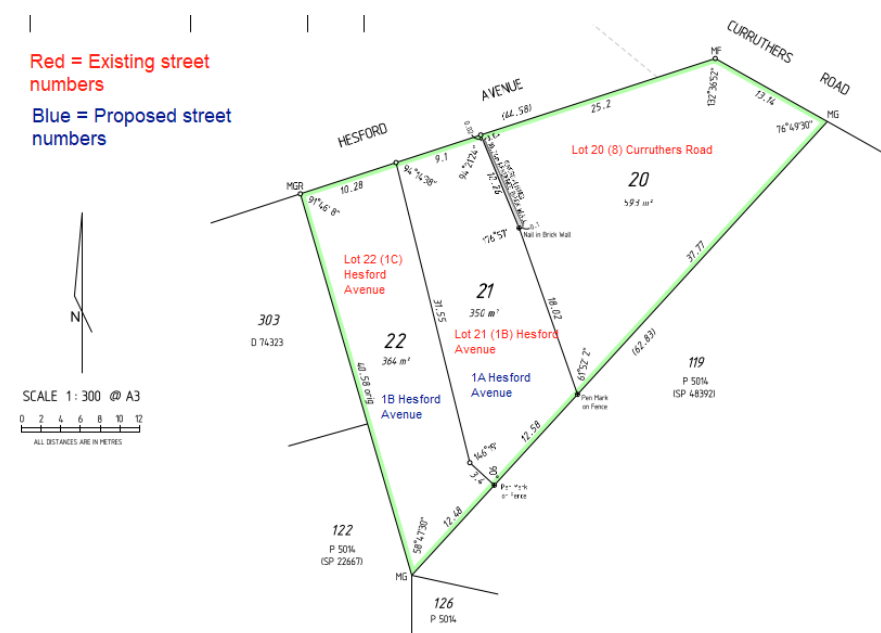


Figure 2: Deposited Plan showing proposed street numbering pattern.

STAKEHOLDER ENGAGEMENT

I. COMMUNITY

Advertising Required:	Yes
Neighbour's Comment Supplied:	Yes
Reason:	Required pursuant to LPP 1.1 Planning Process and Decision Making Clause 3.4(a)
Support/Object:	One objection received.

In accordance with the requirements of LPP1.1, the application was advertised to the affected landowners for a period of 14 days, commencing 16 July 2021. One submission was received from the landowner of future Lot 21 and 22 Hesford Avenue, objecting to the proposal.

U21/0567 - PROACTIVE STREET RENUMBERING – LOT 2 (1B) HESFORD AVENUE, MOUNT PLEASANT WA 6153 (REC) (ATTACHMENT)

A summary of the objections received and the City's response is provided in the table below.

Summary of Issues Raised	Comments	Action (Condition/Uphold/ Not Uphold)
<p>In 1997 the property owner of the current 1B Hesford Avenue paid the City a fee to have the following numbers;</p> <ul style="list-style-type: none"> - Strata Lot 1 (No.1) Hesford Avenue (approved to be No.8 Curruthers); and - Strata Lot 2 (No.1A) Hesford Avenue (proposed to be No.1A and 1B). <p>Given the above, the property owner wishes for future Lot 21 to be allocated No.1 and future Lot 22 to be allocated No.1A.</p>	<p>The numbering of future Lot 21 and Lot 22 is discussed in further detail in the Comment section below.</p>	<p>Not Upheld</p>

II. OTHER AGENCIES / CONSULTANTS

N/A.

FINANCIAL IMPLICATIONS

There are no financial implications for the City relating to this proposal.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

There is no strategic risk or environmental management implications with this application.

POLICY IMPLICATIONS

There are no policy implications for the City relating to this proposal.

COMMENT

The City understands that the renumbering of properties can be inconvenient. While the City previously assigned numbers 1 and 1A to the lots in question these have now been redeveloped and the City is required to assign street numbers in accordance with the current policy framework in order to maintain orderly and proper planning and to ensure easy wayfinding for visitors and organisations including Australia Post and emergency services. The proposed street numbering is appropriate for the following reasons;

**U21/0567 - PROACTIVE STREET RENUMBERING – LOT 2 (1B) HESFORD AVENUE,
MOUNT PLEASANT WA 6153 (REC) (ATTACHMENT)**

- As a result of the approved subdivision, three new lots have been created and the lots referenced by the property owner no longer exist;
- The application of a suffix to future Lots 21 and 22 is consistent with the City of Melville *Council Policy CP-068* (see figure 3 below). This numbering pattern is also consistent with the *Australian Standards AS/NZS 4819:2011 Rural and Urban Addressing*; and
- Future Lot 21 cannot be numbered 1 Hesford Avenue as this number is reserved for future Lot 20 should the existing home be demolished and reoriented.

Side by Side Subdivision – house demolished

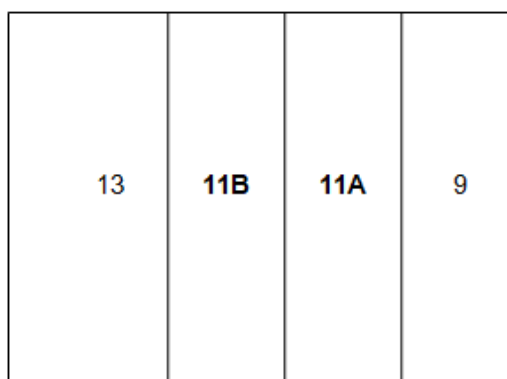


Figure 3: Relevant diagram from CP-068

CONCLUSION

The proposed street numbering pattern is consistent with the Australian Standards AS/NZS 4819:2011 Rural and Urban Addressing and the City's *CP-068 Street Numbering Policy*. The application is recommended for approval subject to the following street addressing as tabled within the Officer Recommendation:

**U21/0567 - PROACTIVE STREET RENUMBERING – LOT 2 (1B) HESFORD AVENUE,
MOUNT PLEASANT WA 6153 (REC) (ATTACHMENT)****OFFICER RECOMMENDATION****APPROVAL**

1. That the City proceed with approval of the proactive street numbering application, subject to the following street addressing:

Current Street Address	New Street Address
Lot 21 (No. 1B) Hesford Avenue, Mount Pleasant	Lot 21 (No. 1A) Hesford Avenue, Mount Pleasant
Lot 22 (No. 1C) Hesford Avenue, Mount Pleasant	Lot 22 (No. 1B) Hesford Avenue, Mount Pleasant

2. That the City proceed with notifying the relevant Government Agency bodies including Landgate, Water Corporation, Electoral Commission, Australia Post, Alinta Gas, ATCO Gas Australia, Synergy and GIS/Rates of the revised street addressing.
3. That the City advises the submitters of the outcome of the application and revised street addressing.