City of Melville

AGENDA

DEVELOPMENT ADVISORY UNIT MEETING

NOTICE OF MEETING

I respectfully bring to the attention of Committee Members that a Development Advisory Unit Meeting will be held in the Melville Civic Centre, 10 Almondbury Road, Booragoon on Tuesday, 20 October 2026 commencing at 9.30 am.

Kate Bainbridge
Manager Development Approvals

The City of Melville acknowledges the Bibbulmun people as the Traditional Custodians of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders past, present and future.

Use this link to access the City of Melville Council Meetings YouTube channel to watch the live stream or access the recordings of public Council meetings.

Development Advisory Unit

1. **The DAU is not a decision making forum – it is an operational meeting to inform the recommendation to the Manager Statutory Planning on Development Applications and other planning proposals.**

2. **Should any Elected Member wish to discuss the content of any item included as part of the attached agenda, please contact Kate Bainbridge, Manager Statutory Planning and Building. 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: Tel 9364 0626 or via the Elected Members Portal.**

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 DAU Terms of Reference contained within 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 DAU Terms of Reference contained within 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 and Building, after midday on the second Monday after the Friday publication of the minutes to the City's website. In the event that the DAU Agenda is 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: 27 NOVEMBER 2026

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1 ATTENDANCE AND APOLOGIES

In Attendance

Officer	Role
Kate Bainbridge	Manager Development Approvals
Troy Cappellucci	Principal Statutory Planner
Liam Johnson	Senior Statutory Planner
Gavin Davey	Statutory Planner
Melissa Baines	Senior Building Surveyor

Apologies

Nil

2 BUSINESS

	Matters for consideration	Notes from meeting
UP26/141	DA-2026-642 - Additions and Alterations to Grouped Dwelling – Lot 2 (No. 2) Haig Road, Attadale	

3 OUTCOMES

The following items are to have recommendations created and included in the next agenda:

- Nil

The following items are to be deferred to the next DAU and represented with more information:

- Nil

1 Items

Ward	Bicton - Attadale - Alfred Cove
Category	Operational
File Number:	
Responsible Officer:	Manager Development Approvals
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	Nil
Application Number:	DA-2026-642
Applicant:	Audhu Pty Ltd
Owner:	Mr & Mrs Matera
Proposal:	Additions/Alterations to Grouped Dwelling
Attachments:	1.

COUNCIL'S ROLE

Quasi-Judicial: When the Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice.

SUMMARY

- This development application seeks approval for alterations and additions to a grouped dwelling at Lot 2 (No. 2) Haig Road, Attadale (the subject site).
- The subject site currently contains an existing single storey grouped dwelling facing Haig Road to the north, as part of an existing strata plan.
- The application has been assessed against the City of Melville's Local Planning Scheme No. 6 (LPS6), Residential Design Codes Volume 1, Part B (R-Codes) and relevant Local planning policies including Local Planning Policy 3.1 – Residential Development (LPP3.1).
- The proposed development requires a performance assessment in relation to lot boundary setbacks to the southern (rear) and western adjoining properties, landscaping (non-impervious surface) and visual privacy (upper floor balcony).
- The application was advertised in accordance with the provisions of the R-Codes and Local Planning Policy 1.1 – Planning Processes and Decision Making (LPP1.1) from 13 July 2026 to 28 July 2026 to adjoining property owners and occupiers.
- Two submissions were received during the advertising period which raised objections to the proposed development in relation to lot boundary setbacks and visual privacy non-compliances to the southern (rear) and western boundaries.
- In response to the concerns raised during the advertising period, a summary of the concerns raised during advertising was issued to the applicant. As a result, the applicant amended the proposal towards the western elevation by removing a proposed two storey stairwell boundary wall and moving the western elevation off the boundary, though still resulting in a minor non-compliance with the upper floor side setback required for the stairwell. While towards the rear (south), the upper floor has been modified to ensure visual privacy from this elevation is now compliant. Whilst the development has been amended to address some of the feedback, the objections received have triggered the need for the application

to be referred through the Development Advisory Unit (DAU) process prior to being determined, which occurred via a DAU meeting held on 19 October 2026.

- At the DAU meeting, it was noted that the proposed western boundary wall of the theatre is connected to the adjoining western neighbour's boundary wall which is a common party wall. Therefore, to facilitate the proposed development, typically the common party wall is to be made good and remain structurally sound or alternatively the applicant is required to demonstrate no impact on the party wall (otherwise specific consent and inclusion of the neighbouring property would be required as part of this application). The applicant provided further information in the form of a structural certification to confirm no encroachment and no adverse effect from a qualified structural engineer.

- Notwithstanding the objection received, it is considered that the development is acceptable when assessed against the relevant design principles of the R-Codes.

- The City recommends that approval be granted subject to conditions.

OFFICER RECOMMENDATION

2. **All storm water generated from the development hereby approved shall be retained on site in accordance with the City's Stormwater guidelines.**

3. **Prior to the initial occupation of the development, the boundary wall is to be finished to either the same finish as the rest of the dwelling walls or at a minimum, be finished to a clean face brick standard, to the satisfaction of the City.**

4. **The vehicle access sightlines and any development within the sightline areas are to be provided and designed in accordance with Local Planning Policy 3.1 – Residential Development and thereafter maintained to the satisfaction of the City.**

5. **The on-site tree within the primary street setback area is to be retained and maintained in perpetuity, to the ongoing satisfaction of the City.**

PURPOSE

The purpose of this report is to provide an outline of the key matters of consideration for the proposed development, outline where discretion is required to be exercised and appropriateness of this discretion against the relevant performance criteria and outline the DAU reasoning for support.

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3 3.1 3.4	Sustainable and Connected Development Facilitate enhanced and sustainable urban development and amenity. Protect and promote the City's character and heritage.

BACKGROUND

The proposed development requires a performance assessment in relation to the northern and western lot boundary setbacks, landscaping and visual privacy. In accordance with LPP1.1, the proposal was advertised to the adjoining eastern, northern and southern properties for comment.

This resulted in two (2) submissions raising objections and/or concerns in relation to the proposed development, summarised as follows:

1. The southern adjoining landowner raised concerns regarding visual privacy and the setback of the proposed upper floor; and
2. The western adjoining landowner raised concerns regarding the proposed two-storey (5.5m high) boundary wall.

In response to the concerns raised during consultation and the City concluding the two-storey boundary (5.5m high) wall was not supportable against the applicable design principles of the R-Codes, the City worked with the applicant to explore amendments that would reduce the potential impacts of the development on the adjoining properties. This resulted in the following modifications to the proposal:

- Removal of the upper-floor window facing the southern adjoining property thereby removing the need for performance assessment for visual privacy; and
- Removal of the proposed two-storey boundary wall for the stairwell along the western boundary and increasing the upper floor setback to 1.1 metres from the boundary.

The revised plans were readvertised to the adjoining southern and western landowners to provide them with an opportunity to consider the amendments made to the proposal. Both submitters confirmed they did not wish to withdraw their initial objections.
As the proposal still requires the exercise of discretion in relation lot boundary setbacks and there are outstanding objections with valid planning concerns, the application has progressed through the City's DAU process.



Figure 1: Aerial Photo of the subject site marked in red.

Scheme Provisions

MRS Zoning		Urban
LPS Zoning		Residential
R-Code		R15
Use Type		Residential – Grouped Dwelling
Use Class		'P' Use

Site Details

Lot Area		487 m^2 (strata lot)
Retention of Existing Vegetation		N/A
Street Tree(s)		N/A
Street Furniture (drainage pits etc.)		N/A
Site Details		Existing Grouped Dwelling – Refer to Figure 1 above

CONSIDERATION

The application has been assessed against the provisions of LPS6, the R-Codes and relevant Local Planning and Council Policies. The proposal complies with all the relevant development requirements except for those matters listed below, for which a performance assessment is required.

Local Planning Scheme and Local Policy Requirements

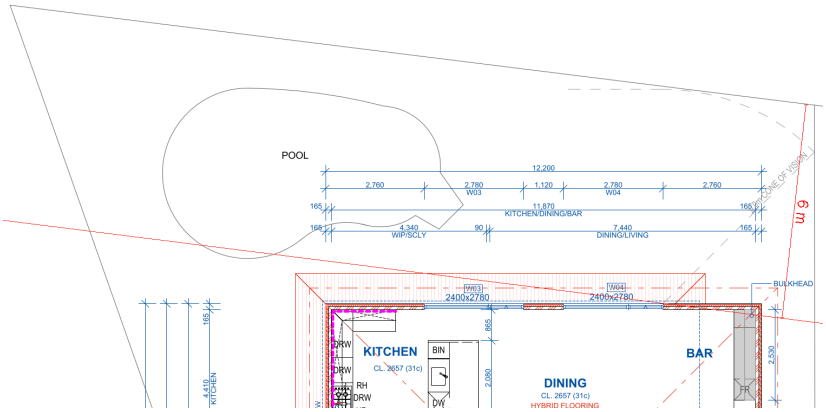
Residential Design Codes Volume 1 Part B

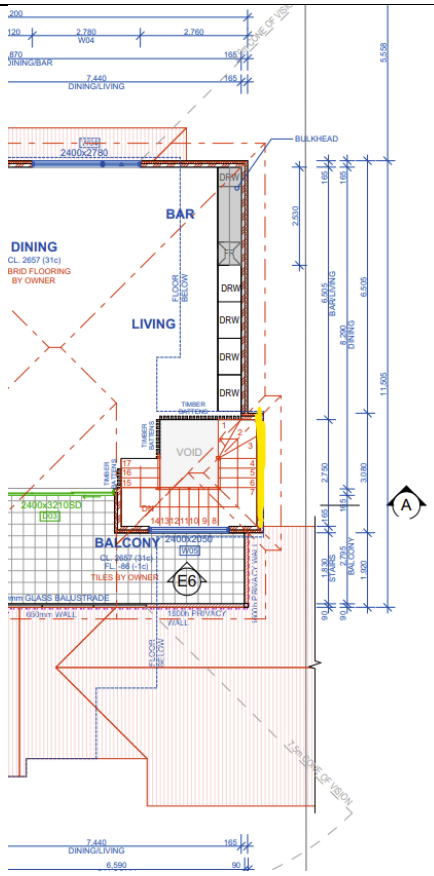
Development Requirement	Deemed to Comply	Proposed	Comments
Clause 5.1.3 – Lot Boundary Setbacks	West Upper Floor (Stairwell) - 1.2m Rear (South) Upper Floor (Kitchen/Bar) - 6m	West Stairwell - 1.1m Rear (South) Kitchen/Bar – 5.7m to 7.2m	Requires assessment using Performance Criteria, refer to discussion below
Clause 5.3.2 - Landscaping	Landscaping in street setback area <50% impervious surfaces. Up to 18.5sqm is permitted.	The proposed development has up to 21sqm of impervious area.	Through the Assessment against the design principles, the City has deemed this element as being acceptable.
Clause 5.4.1 - Visual Privacy	East Balcony – 7.5m West Balcony – 7.5m	East Balcony – 5.8m West Balcony – 5.8m	Through the Assessment against the design principles, the City has deemed this element as being acceptable.

Comment

Lot Boundary Setbacks

Concerns were raised by the submitters in relation to the upper floor rear (south) and western side lot boundary setback non-compliances proposed. As noted above, the rear (south) and side (west) lot boundary setbacks do not meet the deemed to comply provisions of the R-Codes and requires a design principles assessment. The proposed development is considered to meet the relevant design principles as discussed below:

Design Principles	Assessment:
P3.1: *Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:* • *reduce impacts of building bulk on adjoining properties;*	**Southern Wall – Upper Floor** The setback of the wall ranges from 5.7m to 7.2m with the bulk of the wall being setback further than 6m, See Figure 2 below. Given the bulk of the wall is setback more than 6m, the wall bulk impact to the adjoining property is negligible and is a better outcome than a deemed to comply wall setback at 6m.  **Figure 2: Upper Floor rear 6m minimum rear setback non-compliance with the rear (southern boundary) being top of image** **Western Wall – Upper Floor** The proposed setback of 1.1m is only 0.1m less than the deemed to comply requirement and therefore the discretion sought can be considered minor in nature (See Figure 3 below). Furthermore, the proposed wall which has setback of 1.1m is limited to 3m in length, substantially less than the permitted 9m length, thereby reducing the extent of building bulk experienced from the adjoining western property and maintaining an appropriate separation between the two properties.

	 **Figure 3: Upper Floor plan showing Stairwell location (marked in yellow) with western boundary being to right of image**
• *provide adequate sunlight and ventilation to the building and open spaces on the site and adjoining properties; and*	**Southern Wall – Upper Floor** Notwithstanding the discretion sought to the rear setback, the proposed setback of 5.7m to 7.1m provides adequate separation between the development and adjoining property. This separation ensures that access to sunlight and ventilation is maintained for buildings and open spaces on both the subject site and adjoining properties, with no undue impact on residential amenity. **Western Wall – Upper Floor** The discretion sought and when considered in conjunction with the limited length of the wall, is not expected to materially restrict access to sunlight or ventilation. The proposal therefore maintains adequate sunlight and ventilation to buildings and open spaces on both the subject site and adjoining property, while limiting the extent of building bulk presented to the adjoining property.
• *minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*	**Southern Wall – Upper Floor** The portion of the wall encroaching into the 6m rear setback does not contain any major openings. The major openings within the rear elevation are setback a minimum of 6m, thereby complying with the visual privacy requirements of Clause 5.4.1 of the R-Codes. **Western Wall – Upper Floor** The stairwell is a non-habitable space and does not contain any windows, eliminating opportunities for direct overlooking from this portion of the building. Accordingly, the design provides a

	greater level of visual privacy to the adjoining property than would otherwise be required under the R-Codes.

ENGAGEMENT

Advertising Required	Yes
Neighbour's Comment Supplied	Yes
Reason	Required pursuant to LPP1.1 Planning Process and Decision Making - Clause 3.4 (c)
Support/Object	Object

A summary of the content of the objections received and a response is provided in the table below:

Submission Number	Summary of Submission	Support / Objection	Officer's Comment	Action (Condition / Uphold / Not Uphold)
1	Concern that the proposed two-storey stairwell is located close to the common boundary and will introduce additional building bulk adjacent to their kitchen and living areas. Concern that the stairwell will obstruct the existing kitchen window and reduce natural sunlight to the kitchen and dining area.	Objection	Plans have been amended since the submission was received to increase the upper floor setback. As outlined above in the comments section of this report, the proposed western side lot boundary setbacks are considered to meet the design principles under Clause 5.1.3 'Lot Boundary Setbacks' of the R-Codes.	Partially Uphold
2	Concern that the extensive floor-to-ceiling glazing along the southern elevation will result in direct and frequent overlooking of the adjoining property, particularly from the proposed kitchen, dining and living areas and the wall should be setback further to comply with the 6m.	Objection	The plans have been amended, and the window mentioned in the submission has now been removed. The remaining windows are compliant with the deemed to comply requirements of the R-Codes. The lot boundary setback discretion being sought to the rear (southern boundary) is considered to be minor in nature and offset by sections of wall with a larger setback and hence meets the relevant Design Principles as outlined above in the	Not Uphold

			comments section of this report under Clause 5.1.3 'Lot Boundary Setbacks' of the R-Codes.	

SUSTAINABILITY IMPLICATIONS

There are no sustainability implications presented as part of this report.

LEGISLATIVE AND POLICY ALIGNMENT

This proposal has been assessed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), LPS6, R-Codes and relevant local planning policies. The requirements of the R-Codes and LPP 1.1 necessitated the advertising of this application, and receipt of objections requires, as per DA-20 and LPP 1.1, that this application is required to go through the DAU process prior to determination at either Council or by officers under delegation.

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

This application is recommended to be approved and if it's not called up through the DAU Process, will be determined under delegation. However, should Elected Members have an alternative view to the officer recommendation, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration and determination.
If this application is not called up, this application will be determined in accordance with the officer recommendation under delegation

BRIEFING FORUM – FURTHER INFORMATION

This section may be updated if called up following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

OUTCOMES FOLLOWING CALL UP PERIOD

This section will be updated following the closure of the call up period – please refer to the DAU Terms of Reference for further information.

CLOSURE

10.00 am

NOTES:

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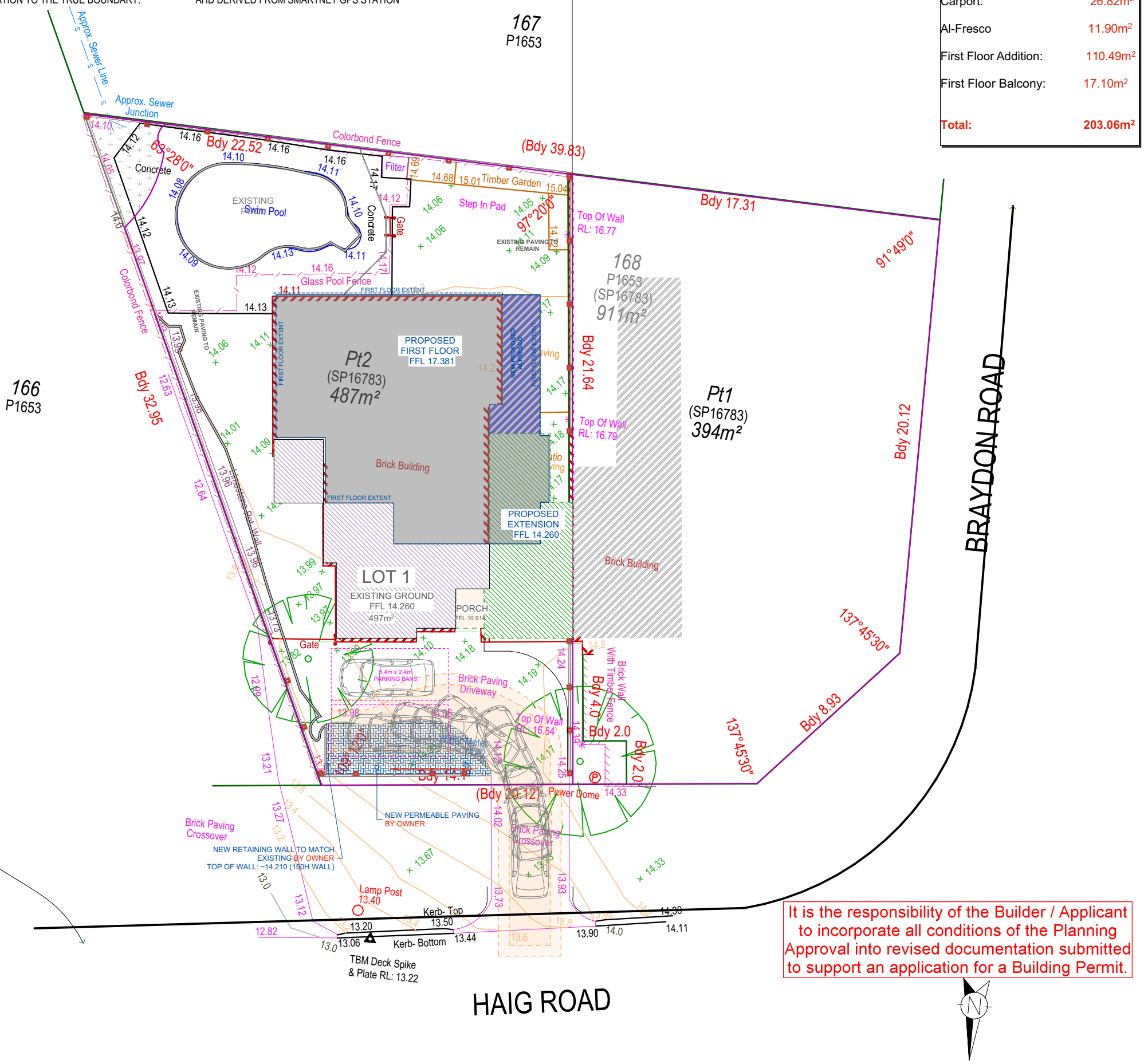
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NOTES:
- These Plans are Subject to Shire Approval
- Proposed Measurements May Vary Due to Site Inconsistencies

OPEN SPACE

Site Area:	497m²
Ground Floor Extension:	36.75m²
Carport:	26.82m²
Al-Fresco	11.90m²
First Floor Addition:	110.49m²
First Floor Balcony:	17.10m²
Total:	**203.06m²**



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2 HAIG ROAD
ATTADALE WA 6156
LOT 168 ON PLAN 1163, Pt2 ON SP16783

DRAWN	T.GILL	05/08/2026
SURVEYOR	I.HENDERSON	05/08/2026
CHECKED	I.HENDERSON	05/08/2026

HORIZONTAL DATUM: ARBITRARY
VERTICAL DATUM: AHD

No.	DATE	REVISION	DRAWN	SURVEYOR	CHECKED	CLIENT
0	05/08/2026	APPROVED AND ISSUED TO CLIENT	TG	IH	IH	NUCHANGE

DRAWING NUMBER 26400-01 | REV 0 | SIZE A3

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Date: **12.10.2026**
Site: **2 Haig Rd, Attadale**
Drawn: **C.B**

Site Plan
Scale 1:200

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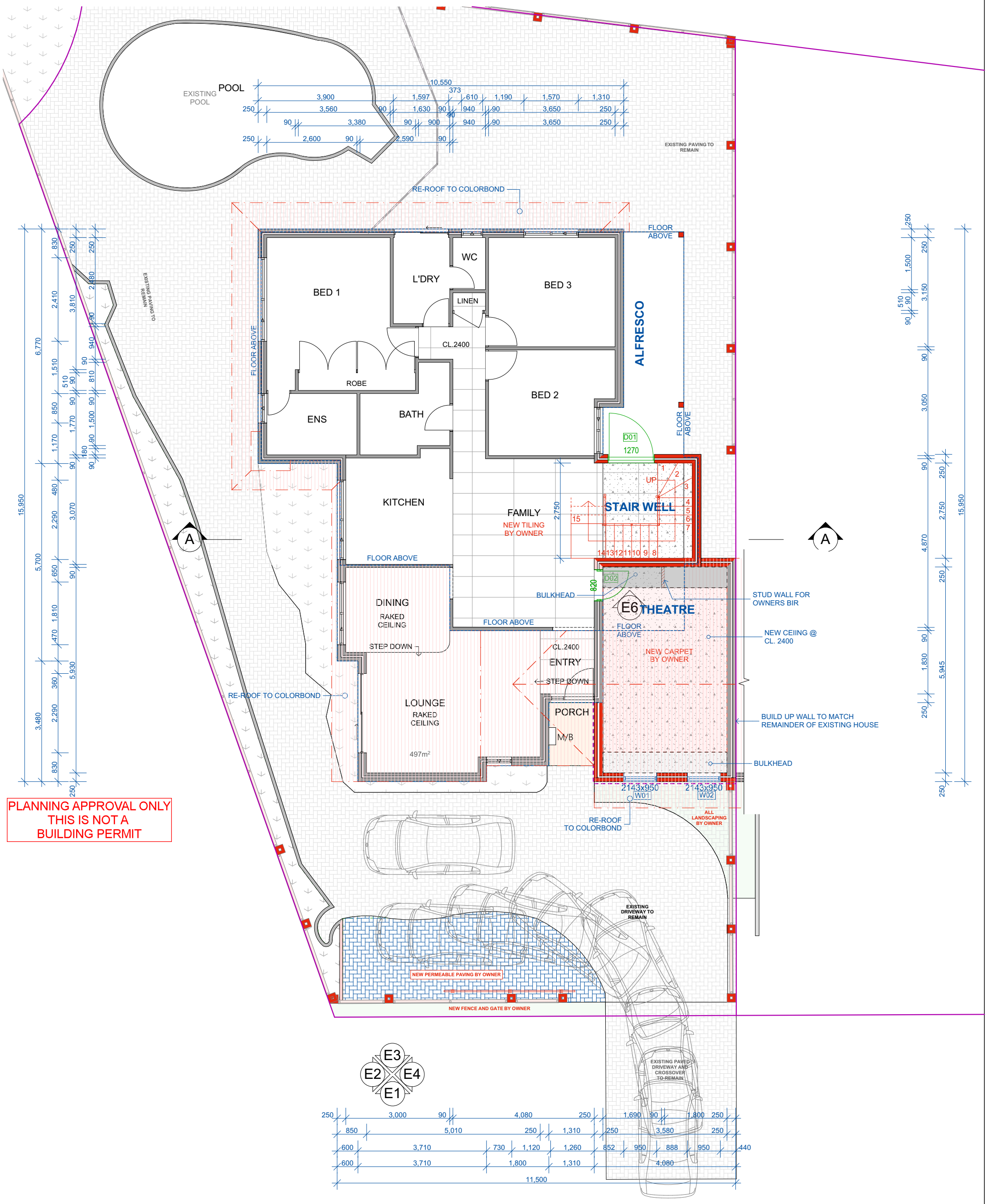
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Ground Floor Plan

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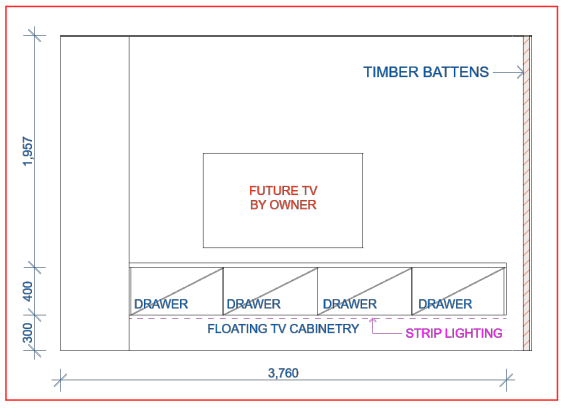
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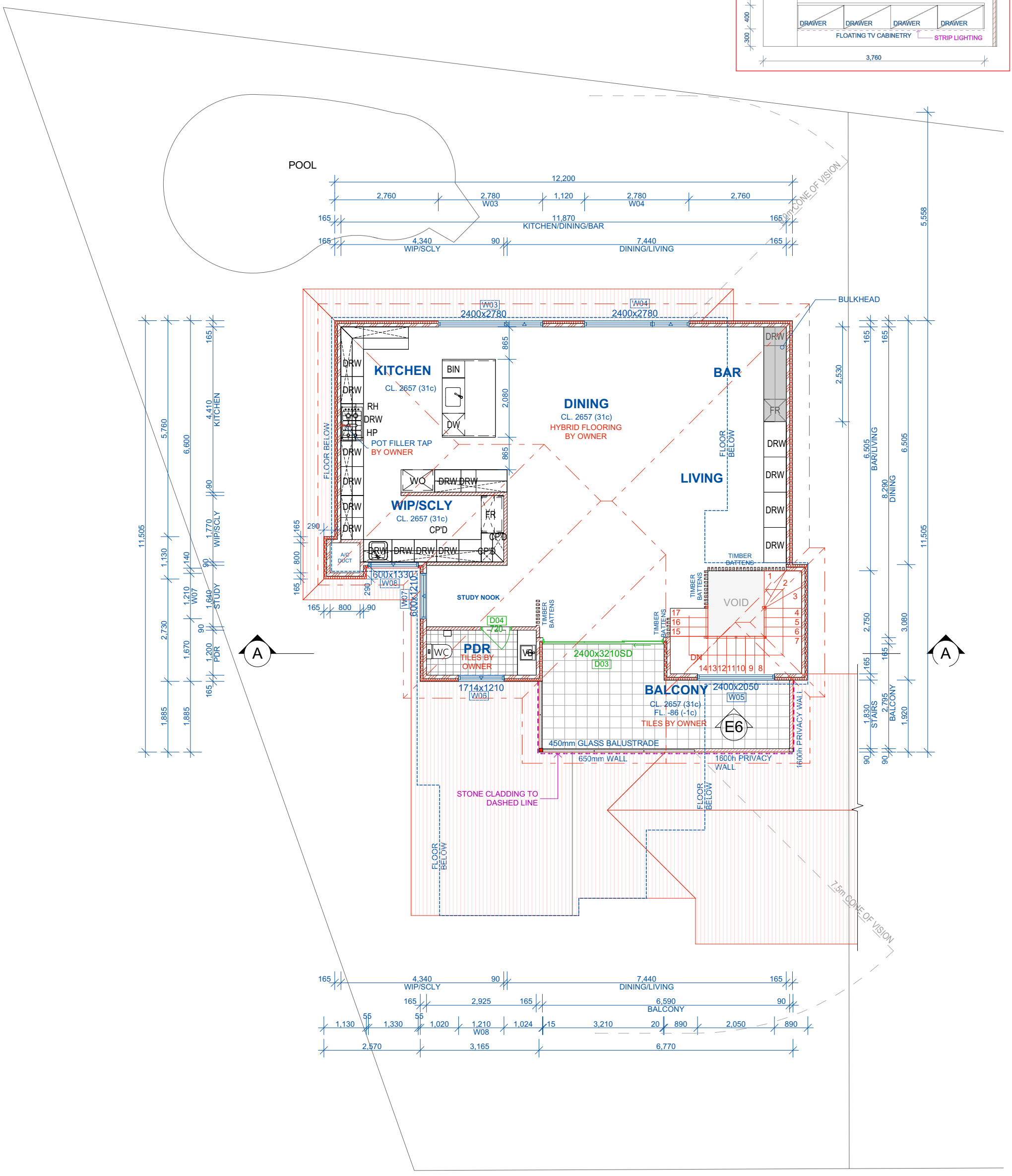
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First Floor Plan

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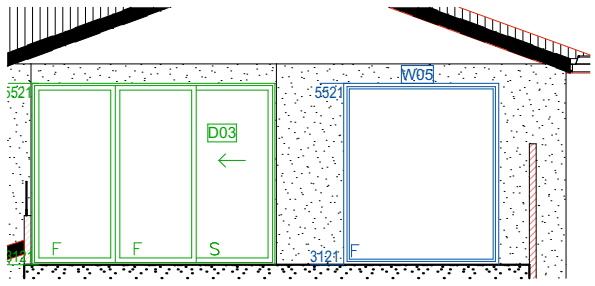
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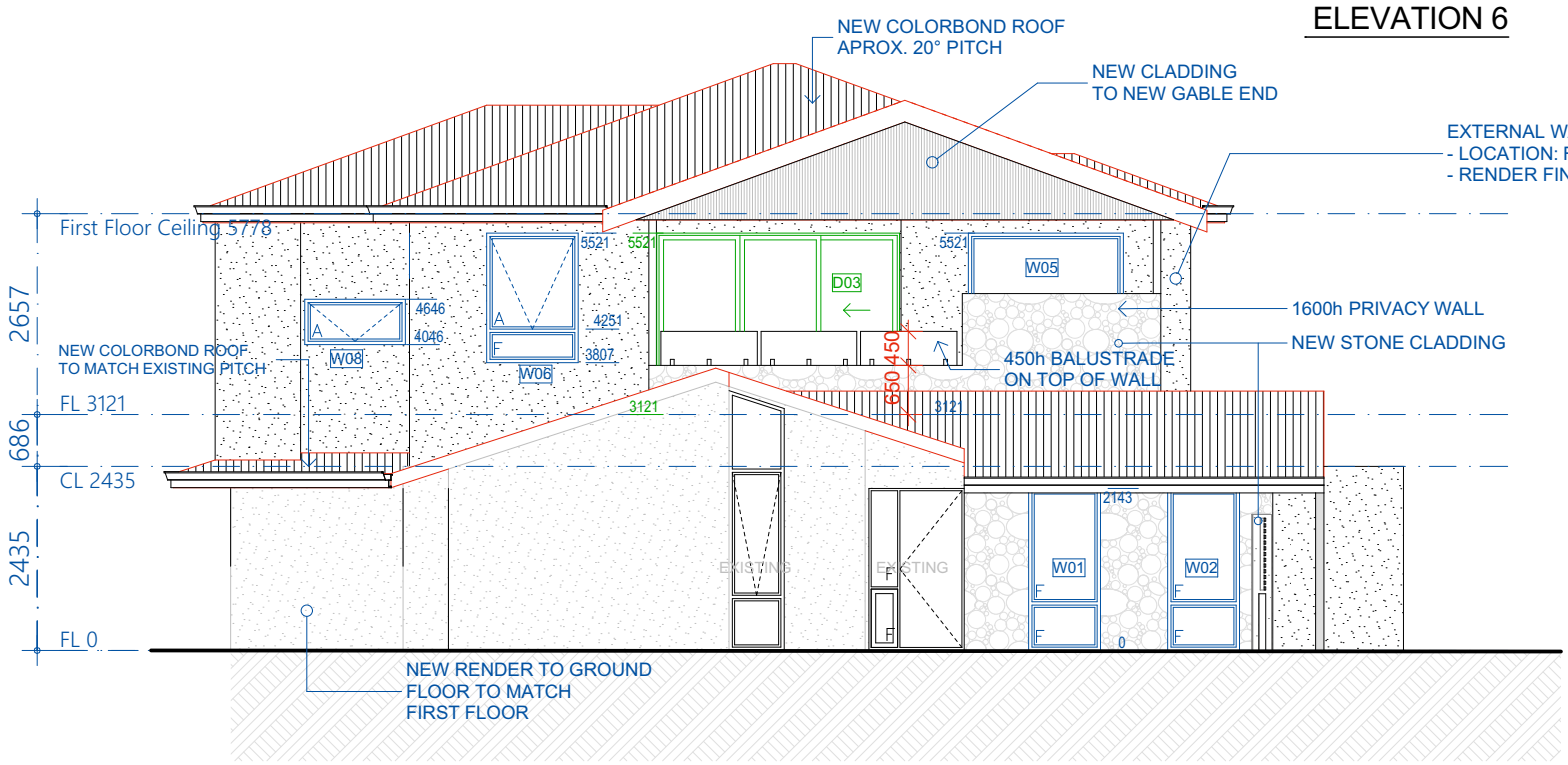
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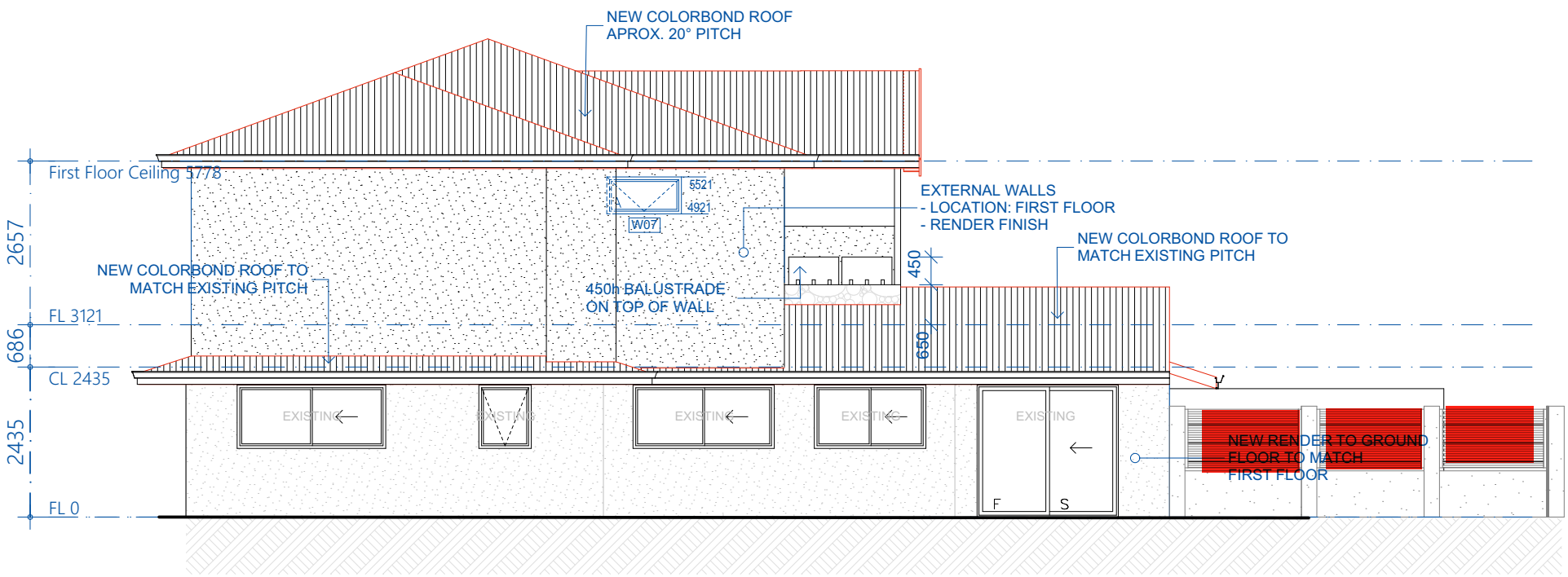
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ELEVATION 6



ELEVATION 1



ELEVATION 2

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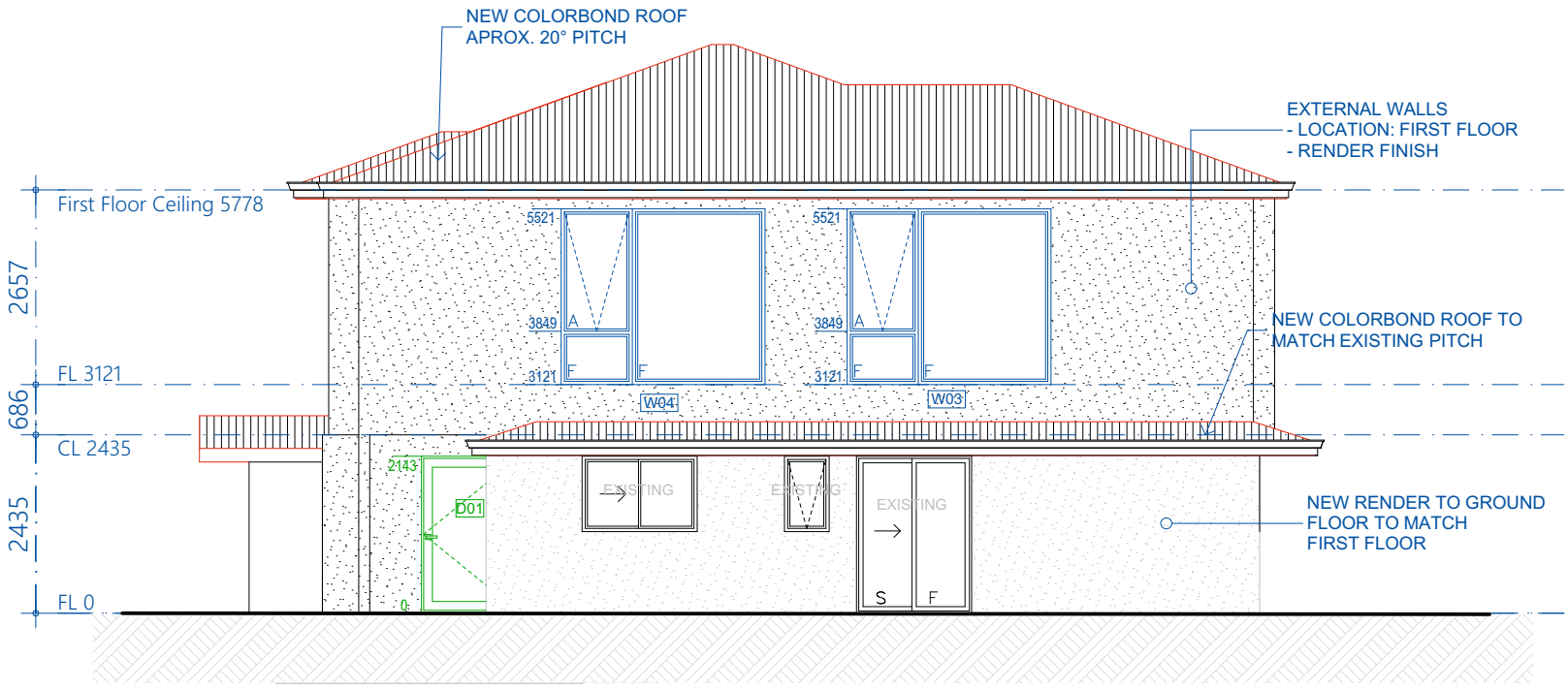
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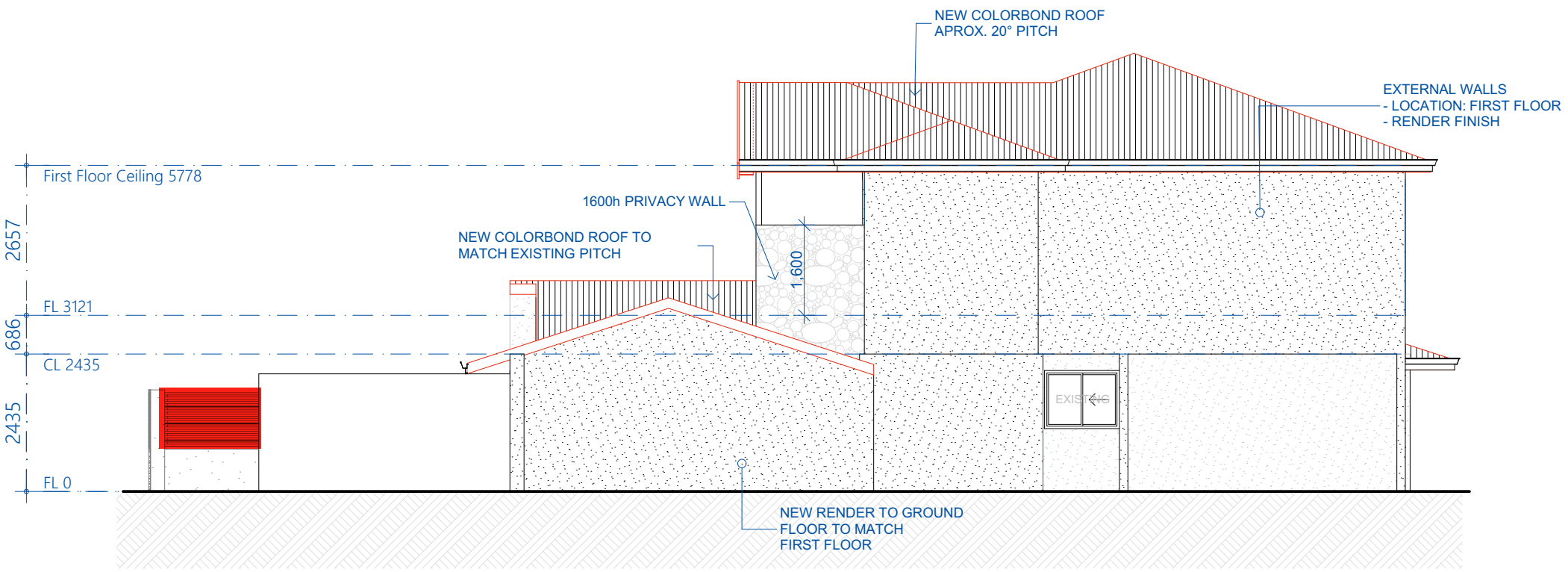
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ELEVATION 3



ELEVATION 4

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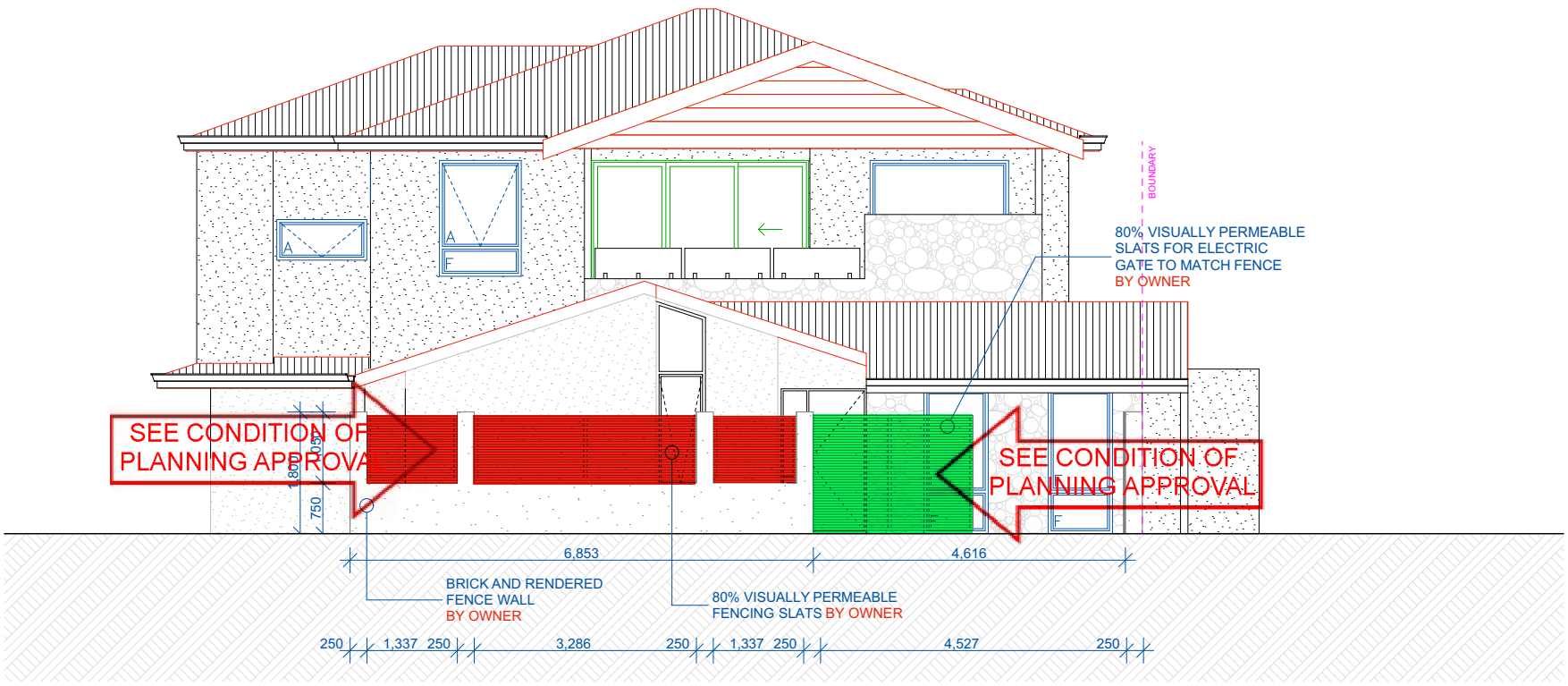
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ELEVATION 5 - FRONT FENCE/GATE

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Client:	**Koen Matera & Talliah Downie**
Date:	**12.10.2026**
Site:	**2 Haig Rd, Attadale**
Drawn:	**C.B**

Elevation 5 - Front Fence/ Gate

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