

## **REPORTS AND RECOMMENDATIONS**

**FOR THE**

**DEVELOPMENT ADVISORY UNIT**

**MEETING**

**HELD ON**

**TUESDAY, 19 JANUARY 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](mailto: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, 22 JANUARY 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, 19 JANUARY 2021.**

**PRESENT**

P Prendergast  
G Russell  
T Cappellucci  
R Boswell

A/Director Statutory Planning  
Manager Building Services  
A/Planning Services Coordinator  
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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**U21/0547 – PROACTIVE STREET RENUMBERING – LOT 1 (NO. 559) AND LOT 2 (NO. 559B) CANNING HIGHWAY, LOT 303 (NO. 2A) AND LOT 304 (NO. 2) LATHAM STREET, ALFRED COVE WA 6154 (REC) (ATTACHMENT)****KEY ISSUES / SUMMARY**

- 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 however, there are occasions where existing properties must be renumbered to accommodate the sequencing impacts of new street numbering requirements which arise as a result of infill development.
- 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).
- This application is for a proactive street renumbering of No. 559 and No.559B Canning Highway, and No. 2A and No. 2 Latham Street, Alfred Cove (refer Figure 1 below).
- No. 559 and No. 559B Canning Highway (shown as 559B in Figure 1 below) has been subdivided into four survey-strata lots. The City is required to undertake a proactive street renumbering process as there are no available numbers for three of the four newly created lots.
- This street numbering application will result in a change of street number for the existing two dwellings at No. 2A (Lot 303) and No. 2 (Lot 304) Latham Street.
- The application was advertised to the landowners of No. 2A (Lot 303) and No. 2 (Lot 304) Latham Street and two submissions were received objecting to the proposal.
- Notwithstanding the above, the City recommends the proactive street renumbering application be progressed.

**U21/0547 – PROACTIVE STREET RENUMBERING – LOT 1 (NO. 559) AND LOT 2 (NO. 559B) CANNING HIGHWAY, LOT 303 (NO. 2A) AND LOT 304 (NO. 2) LATHAM STREET, ALFRED COVE WA 6154 (REC) (ATTACHMENT)**



**Figure 1 – Aerial Photography – lots subject of this proactive street renumbering highlighted in red above**

**BACKGROUND**

**Scheme Provisions**

MRS Zoning	:	Urban
LPS Zoning	:	Centre C4 & Residential
R-Code	:	R60 & R20
Use Type	:	N/A
Use Class	:	N/A

**Site Details**

Lot Area	:	2028m <sup>2</sup> (total of all lots)
Retention of Existing Vegetation	:	N/A
Street Tree(s)	:	No
Street Furniture (drainage pits etc.)	:	No
Site Details	:	Refer to Figure 1 above

**U21/0547 – PROACTIVE STREET RENUMBERING – LOT 1 (NO. 559) AND LOT 2 (NO. 559B) CANNING HIGHWAY, LOT 303 (NO. 2A) AND LOT 304 (NO. 2) LATHAM STREET, ALFRED COVE WA 6154 (REC) (ATTACHMENT)****DETAIL**Background

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*.

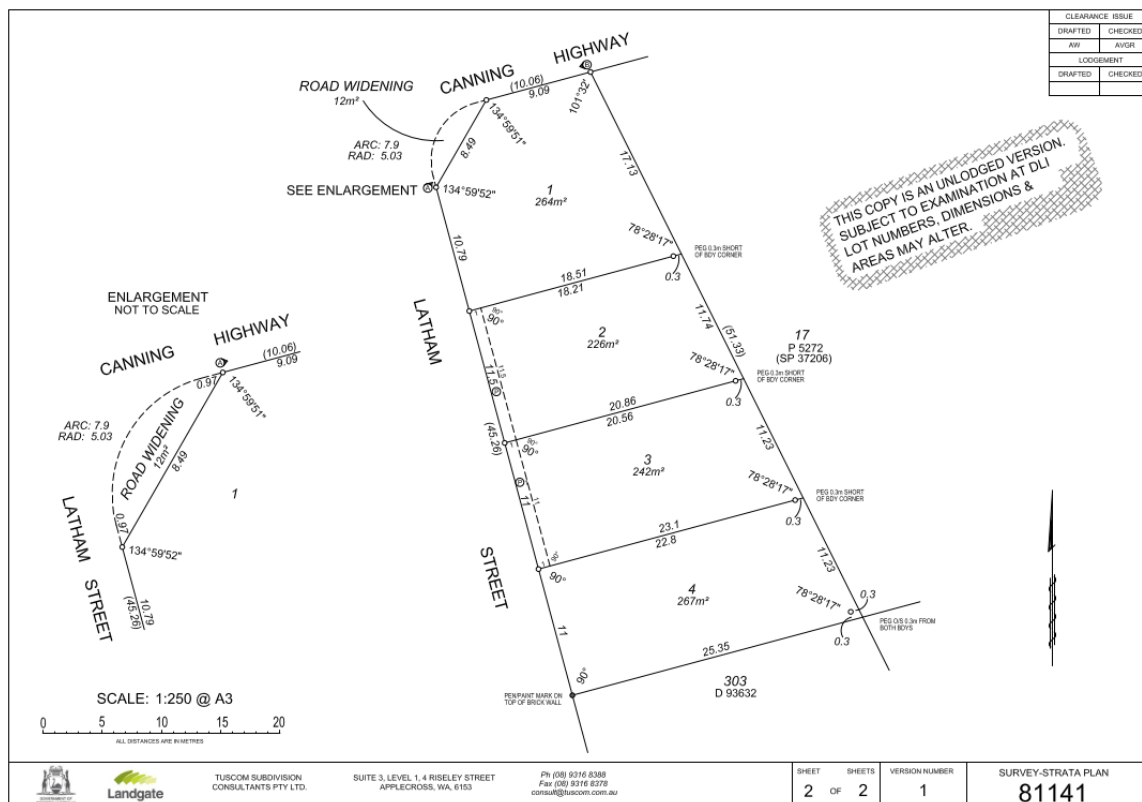
All new properties will be allocated street numbers at the time of development approval or subdivision (whichever is earlier). On occasions, it may be necessary to adjust or modify the street number of existing properties to manage the introduction of new properties within established streets. Under 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.

Proposal

On 12 October 2020, the City received an application for subdivision clearance of No. 559 and 559B (Lots 1 & 2) Canning Highway, Alfred Cove. The subdivision clearance relates to the creation of four survey-strata lots (as shown in Figure 2 below); future Lot 1 which will face Canning Highway and Latham Street and future Lots 2, 3 and 4 which will face Latham Street only.

**U21/0547 – PROACTIVE STREET RENUMBERING – LOT 1 (NO. 559) AND LOT 2 (NO. 559B) CANNING HIGHWAY, LOT 303 (NO. 2A) AND LOT 304 (NO. 2) LATHAM STREET, ALFRED COVE WA 6154 (REC) (ATTACHMENT)**



**Figure 2 – Approved Survey Strata Plan for future four lots at Nos. 559 and 559B Canning Highway**

Given the existence of No. 2a and 2 Latham Street, and the need to address three of the resultant new properties created by the subdivision of 559 and 559b Canning Highway, there is a need to apply new street numbers to both No 2 and 2a Latham Street.

The City recommends the following addresses for the six properties as tabled below and depicted in Figure 3:

Current Street Address	New Street Address
No. 559 (Lot 1) and No. 559B (Lot 2) Canning Highway, ALFRED COVE WA 6154	No. 559 (Future Lot 1) Canning Highway, Alfred Cove WA 6154
	No. 2A (Future Lot 2) Latham Street, ALFRED COVE WA 6154
	No. 2B (Future Lot 3) Latham Street, ALFRED COVE WA 6154
	No. 2C (Future Lot 4) Latham Street, ALFRED COVE WA 6154
No. 2A (Lot 303) Latham Street, ALFRED COVE WA 6154	No. 2D (Lot 303) Latham Street, ALFRED COVE WA 6154
No. 2 (Lot 304) Latham Street, ALFRED COVE WA 6154	No. 2E (Lot 304) Latham Street, ALFRED COVE WA 6154

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Figure 3 – Map 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:	Two objections received.

In accordance with the requirements of LPP1.1, the application was advertised to the affected landowners for a period of 14 days, commencing 18 December 2020 and concluding 9 January 2021. Two submissions were received from the landowners of No. 2A and No. 2 Latham Street, both objecting to the proposal.

**U21/0547 – PROACTIVE STREET RENUMBERING – LOT 1 (NO. 559) AND LOT 2 (NO. 559B) CANNING HIGHWAY, LOT 303 (NO. 2A) AND LOT 304 (NO. 2) LATHAM STREET, ALFRED COVE WA 6154 (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>The newly created lots at No. 559 residents should retain a Canning Highway address. Alternate street addressing for the proposed lots can be:</p> <ul style="list-style-type: none"> <li>• 559, 559A, 559B and 559C Canning Highway; <b>Or</b></li> <li>• 599 Canning Highway and 2D, 2C and 2B Latham Street.</li> </ul>	<p>To retain a Canning Highway address for the new lots that address Latham Street would be contrary to the need to provide a street address to the Australian Standard and Council Policy.</p> <p>The numbering of future Lots 2, 3 and 4 is discussed in further detail in the Comment section below.</p>	<p>Not Upheld</p>
<p>Devaluation of property as a result of renumbering.</p>	<p>Property devaluation, whether real or perceived, is not a material consideration for this street numbering exercise.</p>	<p>Not Upheld</p>
<p>Prospect of losing posted documents because of confusion over the street renumbering and unnecessary administrative inconveniences;</p>	<p>The concerns expressed will not materialise if the proposed sequential numbering as per the City's recommendation is implemented.</p> <p>The possible administrative inconveniences are noted, but do not outweigh the need to implement the recommended street numbering sequence.</p>	<p>Not Upheld</p>
<p>The residences at 2 and 2A Latham Street have existed for more than 20 years post subdivision. Renumbering them now to satisfy the City of Melville Street Numbering policy is unfair.</p>	<p>Noted. However, as outlined within Clause 3.1.1 of the City's Policy for <i>Street Numbering</i> (CP-068), the City will initiate renumbering of properties to achieve a logical sequence of street numbering within a street.</p> <p>The numbering pattern suggested is the only logical street pattern and no other numbering pattern can achieve compliance with the <i>Australian Standards AS/NZS 4819:2011 Rural and Urban Addressing</i>.</p>	<p>Not Upheld</p>

**U21/0547 – PROACTIVE STREET RENUMBERING – LOT 1 (NO. 559) AND LOT 2 (NO. 559B) CANNING HIGHWAY, LOT 303 (NO. 2A) AND LOT 304 (NO. 2) LATHAM STREET, ALFRED COVE WA 6154 (REC) (ATTACHMENT)****II. OTHER AGENCIES / CONSULTANTS**

The City has engaged in conversations with Landgate to discuss the most appropriate street numbering pattern for this application. This is discussed in further detail in the Comment section below.

**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**

There is no available street number for future Lots 2, 3 and 4 and as such, the City is required to pursue a proactive street renumbering application which involves Lot 1 (No. 559) and Lot 2 (No. 559B) Canning Highway, Lot 303 (No. 2A) and Lot 304 (No. 2) Latham Street, Alfred Cove.

While the City understands the disruption associated with the numbering changes on the owners of No. 2A and No. 2 Latham Street, the City is required to assign a street number to future Lots 2, 3 and 4. The proposed street numbering sequence is supported for the following reasons;

- The numbering pattern of No. 559 Canning Highway and 2A, 2B, 2C, 2D and 2E Latham Street is the only logical street pattern and no other numbering pattern can achieve compliance with the *Australian Standards AS/NZS 4819:2011 Rural and Urban Addressing*. This numbering pattern is supported by Landgate;
- Future Lots 2, 3 and 4 cannot be numbered 559B, 559C and 559D Canning Highway as the lots do not face Canning Highway;
- In addition to the above, future Lots 2, 3 and 4 cannot be numbered as No. 2D, 2C and 2B Latham Street respectively as this would not result in the logical sequential numbering that is required to be provided. Landgate has advised that it does not support numbers where a split in the street number sequence is created and are not in chronological order; and
- To allocate six separate street numbers (without a suffix) to the six affected lots in question would require further numbering changes along the street.

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## 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:

### 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
No. 559 (Lot 1) and No. 559B (Lot 2) Canning Highway, ALFRED COVE WA 6154	No. 559 (Future Lot 1) Canning Highway, Alfred Cove WA 6154
	No. 2A (Future Lot 2) Latham Street, ALFRED COVE WA 6154
	No. 2B (Future Lot 3) Latham Street, ALFRED COVE WA 6154
	No. 2C (Future Lot 4) Latham Street, ALFRED COVE WA 6154
No. 2A (Lot 303) Latham Street, ALFRED COVE WA 6154	No. 2D (Lot 303) Latham Street, ALFRED COVE WA 6154
No. 2 (Lot 304) Latham Street, ALFRED COVE WA 6154	No. 2E (Lot 304) Latham Street, ALFRED COVE WA 6154

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.