

**REPORTS AND RECOMMENDATIONS**

**FOR THE**

**DEVELOPMENT ADVISORY UNIT**

**MEETING**

**HELD ON**

**TUESDAY, 12 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, 15 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, 12 JANUARY 2021**

**PRESENT**

M Scarfone  
G Russell  
B Ashwood  
T Cappellucci  
A Di Nella

A/Manager Statutory Planning  
Manager Building Services  
Senior Planning Officer  
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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**U21/0546 - PROACTIVE STREET RENUMBERING – LOT 128 (14) DONEY STREET, LOT 68 (NO. 8) AND LOT 69 (NO. 8A) COVERLEY STREET, ALFRED COVE WA 6154 (REC) (ATTACHMENT)**

Ward : Bicton - Attadale - Alfred Cove Ward  
 Category : Operational  
 Application Number : DA-2020-1528  
 Property : Lot 128 (14) Doney Street, Lot 68 (No. 8) and Lot 69 (No. 8A) Coverley Street, Alfred Cove WA 6154  
 Proposal : Proactive Street Numbering  
 Applicant : City of Melville  
 Owner : I Langenbach, T R Hannah, K L Hart, K A Henthorn & M J Reid  
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.  
 Responsible Officer : Mark Scarfone  
 Acting 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 &amp; 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"/> | <b>Quasi-Judicial</b> | <b><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></b> |
| <input type="checkbox"/>            | Information           | <i>For the Council to note.</i>  |



**U21/0546 - PROACTIVE STREET RENUMBERING – LOT 128 (14) DONEY STREET, LOT 68 (NO. 8) AND LOT 69 (NO. 8A) COVERLEY STREET, ALFRED COVE WA 6154 (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 however, there are occasions where existing properties must be renumbered to accommodate 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).

Proposal

- This application is for the proactive street renumbering of No. 14 Doney Street, No. 8 and No. 8A Coverley Street, Alfred Cove (refer Figure 1 below).
- No. 14 Doney Street is being subdivided into two survey-strata lots. The City is required to undertake a proactive street renumbering process as there are no available numbers for the future lot 2.
- This street numbering application will result in a change of street number for the existing two dwellings at No. 8 (Lot No. 68) and No. 8A (Lot No. 69) Coverley Street.
- The application was advertised to the landowners of No. 8 (Lot No. 68) and No. 8A (Lot No. 69) Coverley Street and two submissions were received objecting to the proposal.
- Notwithstanding the above, the City recommends the proactive street renumbering application be progressed.



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





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## **BACKGROUND**

### **Scheme Provisions**

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

### **Site Details**

|                                       |  |
|---------------------------------------|--|
| Lot Area                              | : 2022m <sup>2</sup> (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                |

## **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 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.

### Proposal

On 4 November 2020, the City received an application for subdivision clearance of No. 14 (Lot No. 128) Doney Street, Alfred Cove. The subdivision clearance relates to the creation of two survey-strata lots; future Lot 1 which will face Doney Street and Coverley Street and future Lot 2 which will face Coverley Street only.



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Upon assessment, it was identified that there were no available street numbers for future lot 2. Accordingly, the City commenced a proactive street renumbering process which incorporates No. 14 (Lot No. 128) Doney Street, No. 8 (Lot No. 68) and No. 8A (Lot No. 69) Coverley Street, Alfred Cove, which is the subject of this application.

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

| Current Street Address                                   | New Street Address   |
|--|--|
| No. 14 (Lot No. 128) Doney Road, ALFRED COVE WA 6154     | No. 14 (Future Lot No. 1) Doney Street, ALFRED COVE WA 6154    |
|  | No. 8A (Future Lot No. 2) Coverley Street, ALFRED COVE WA 6154 |
| No. 8 (Lot No. 68) Coverley Street, ALFRED COVE WA 6154  | No. 8B (Lot No. 68) Coverley Street, ALFRED COVE WA 6154       |
| No. 8A (Lot No. 69) Coverley Street, ALFRED COVE WA 6154 | No. 8C (Lot No. 69) Coverley Street, ALFRED COVE WA 6154       |



Figure 2 – Map showing proposed street numbering pattern.

**U21/0546 - PROACTIVE STREET RENUMBERING – LOT 128 (14) DONEY STREET, LOT 68 (NO. 8) AND LOT 69 (NO. 8A) COVERLEY STREET, ALFRED COVE WA 6154 (REC) (ATTACHMENT)**

**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 1 December and concluding 15 December 2020. Two submissions were received from the landowners of No. 8 and No. 8A Coverley Street, both objecting to the proposal.

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

| Summary of Issues Raised  | Comments   | Action<br>(Condition/Uphold/<br>Not Uphold) |
|---|--|---|
| <p>Alternate street addressing for the proposed lots can be:</p> <ul style="list-style-type: none"> <li>• Future Lot 1 at 14 Doney Street is to retain the address of 14 Doney Street; and</li> <li>• Future Lot 2 at 14 Doney Street hold the address of 14A Doney Street; <b>OR</b></li> <li>• Future Lot 1 remains as 14 Doney Street (as existing); and</li> <li>• Future Lot 2 to be numbered as No. 6D Coverley street; and</li> <li>• No. 8 and No. 8A Coverley Street retains its street number; <b>OR</b></li> <li>• No. 8 Coverley Street can be renumbered to No. 10.</li> </ul> | <p>The street addressing suggested by the adjoining landowners cannot be issued. Future Lot 1 at 14 Doney Street can retain its address.</p> <p>The numbering of future Lot 2 is discussed in further detail in the Comment section below.</p> <p>No. 8 Coverley Street cannot be renumbered to No. 10 as this already exists.</p> | Not Upheld                                  |
| Devaluation of property as a result of renumbering due to indication of higher density zoning.  | The devaluation of a property as a result of an application is a non-relevant planning matter.   | Not Upheld                                  |
| Increased risk of postal and emergency services not correctly locating our address as 8B can very easily be misinterpreted as 88.   | The misinterpretation of '8B' as '88' is unlikely to occur given the numbering of No. 8B will be situated between No. 8A and 8C.   | Not Upheld                                  |

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| Summary of Issues Raised (Continued)  | Comments  | Action (Condition/Uphold/Not Uphold) |
|---|---|--------------------------------------|
| On the adjacent street, Cowan Street, Alfred Cove, No. 4A Doney Street is facing onto Cowan Street, indicating that it is acceptable to have a house facing a different street to its actual address. | Noted. This address is inconsistent with the Australian Standards. The City does not consider it appropriate to repeat this example | Not Upheld                           |

## **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 lot 2 and as such the City is required to pursue a proactive street renumbering application which involves Lot 128 (14) Doney Street, Lot 68 (No. 8) and Lot 69 (No. 8A) Coverley Street, Alfred Cove.

While the City understands the disruption associated with the numbering changes, on the owners of No. 8 and No. 8A Coverley Street, the City is required to assign a street number to future lot 2. The application is supported for the following reasons;

- The numbering pattern of No. 8A-8C 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 Lot 2 cannot be numbered 14A Doney Street as the property does not face Doney Street;

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- In addition to the above, the future Lot 2 cannot be numbered as No. 6D Coverley Street. The properties on the northern side of Doney Street, as seen in Figure 2 are numbered No. 6-6C Coverley Street. Landgate has advised that it does not support numbers with a continuation of suffixes which skip over a street intersection; and
- No. 8 Coverley Street cannot be renumbered to No. 10 as this number already exists and would require further numbering changes along the street.

**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. 14 (Lot No. 128) Doney Road, ALFRED COVE WA 6154     | No. 14 (Future Lot No. 1) Doney Street, ALFRED COVE WA 6154    |
|  | No. 8A (Future Lot No. 2) Coverley Street, ALFRED COVE WA 6154 |
| No. 8 (Lot No. 68) Coverley Street, ALFRED COVE WA 6154  | No. 8B (Lot No. 68) Coverley Street, ALFRED COVE WA 6154       |
| No. 8A (Lot No. 69) Coverley Street, ALFRED COVE WA 6154 | No. 8C (Lot No. 69) Coverley 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 of the application and revised street addressing.