

## Grimsay Road, Ardross – Streetscape & Existing Built Form



Photo 1 – No.15A & 15B Grimsay Rd. The land has been subdivided centrally, with the land comprising two (2) double storey dwellings. This built form is similar, if not greater, than that proposed for the development at No.5 Grimsay Road.



Photo 2 – Existing dwelling at No.2B Grimsay Road. This dwelling comprises greater bulk & scale than the proposed development at No.5 Grimsay Road. The development at No.5 will include keeping the large street tree & the planting of a mature tree in the front setback area to soften the built form.



Photo 3 – No.7A & 7B Grimsay Rd (adjoining property). The land has been subdivided centrally, with the land comprising two (2) double storey dwellings. In addition, No.7B has removed landscaping within the front setback to accommodate additional parking. This illustrates that a single dwelling could generate greater need for parking than a multiple dwelling and is not required to provide visitor parking. The development at No.5 will provide compliant resident and visitor parking which is screened from the street. And allows for vehicles to enter the street in a forward gear.

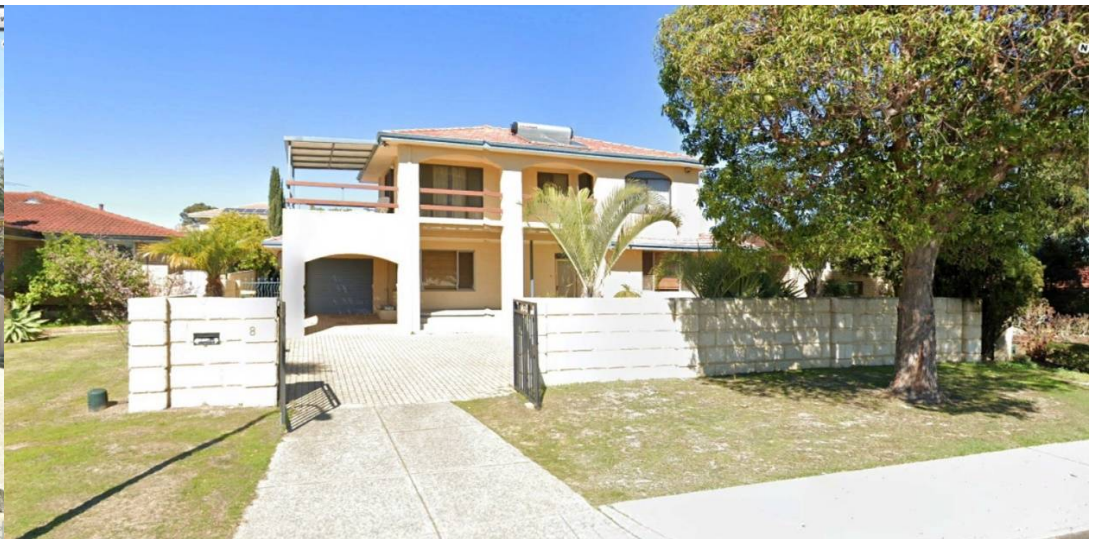


Photo 4 – No.8 Grimsay Road. The dwelling is double storey and comprises a solid front fence, which has a greater impact on the local streetscape than the proposed development at No.5 Grimsay Road. The two storey dwelling illustrates a common built form within the area. As such, the proposed two development at No. Grimsay Road is consistent with the current built form within the immediate locality.