



City of
Melville

DA-2019-585: Three Multiple Dwellings
Presenters: Mark Scarfone, Planning Coordinator
and Paula Venter, Planning Officer





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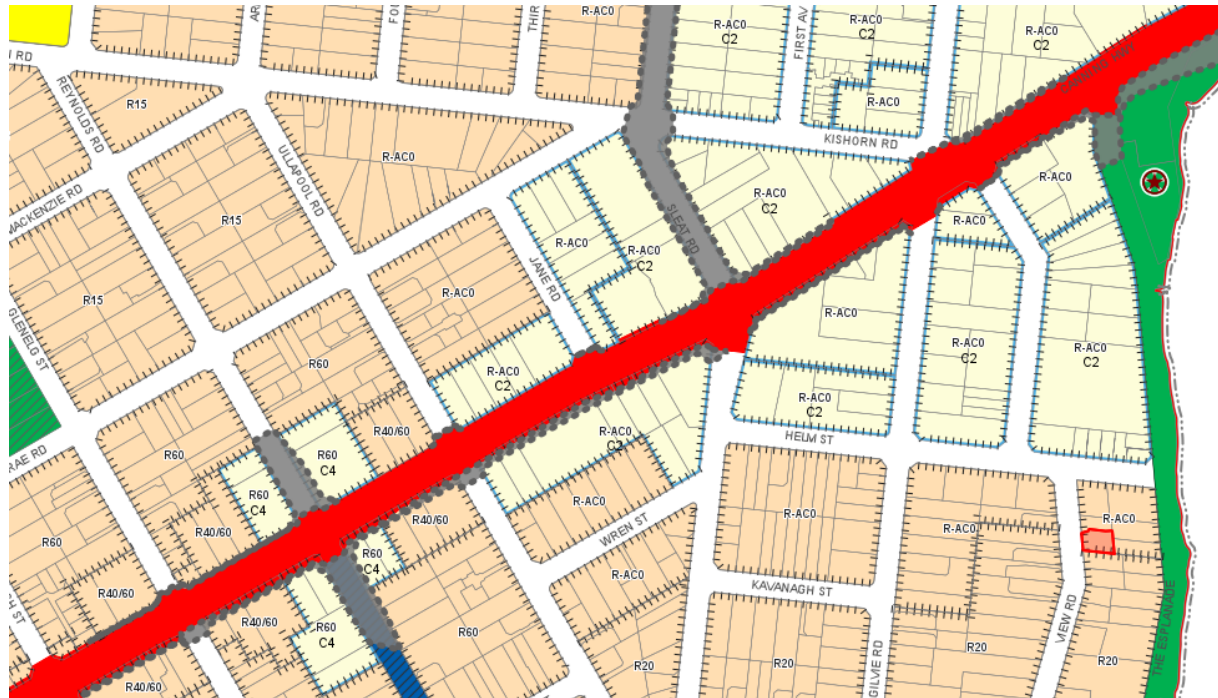


Planning approval is sought for the construction of a four storey Multiple Dwelling development (three units) at 4A View Road, Mount Pleasant.



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The proposed development is located within the H4 zone of the Canning Bridge Activity Centre Plan (CBACP) which permits residential development of up to four stories.



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Objectives of the CBACP

- To increase the density and diversity of housing in and around the CBACP area to improve land efficiency, housing variety and affordability and support the facilities in the area.
- To ensure the CBACP area provides sufficient development intensity and land use mix to support and increase high frequency public transport.



Background

- The proposed development is required to be assessed having regard to the development controls contained within the CBACP.
- The Design Guidelines contained within the CBACP replace the requirements of the Residential Design Codes.
- WAPC position statement by the Western Australian Planning Commission.
- Design Review Panel:
The development represents a creative response to what is a constrained site and that the design outcome is a good one.
- Development Advisory Unit determined that the application be recommended for approval subject to conditions.



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Desired Outcome DO 5

- Optimise development outcomes throughout the precinct.
- Encourage applicants to consider the amenity of adjoining dwellings, in terms of visual privacy and overshadowing through an appropriate design response supported by the setback provisions



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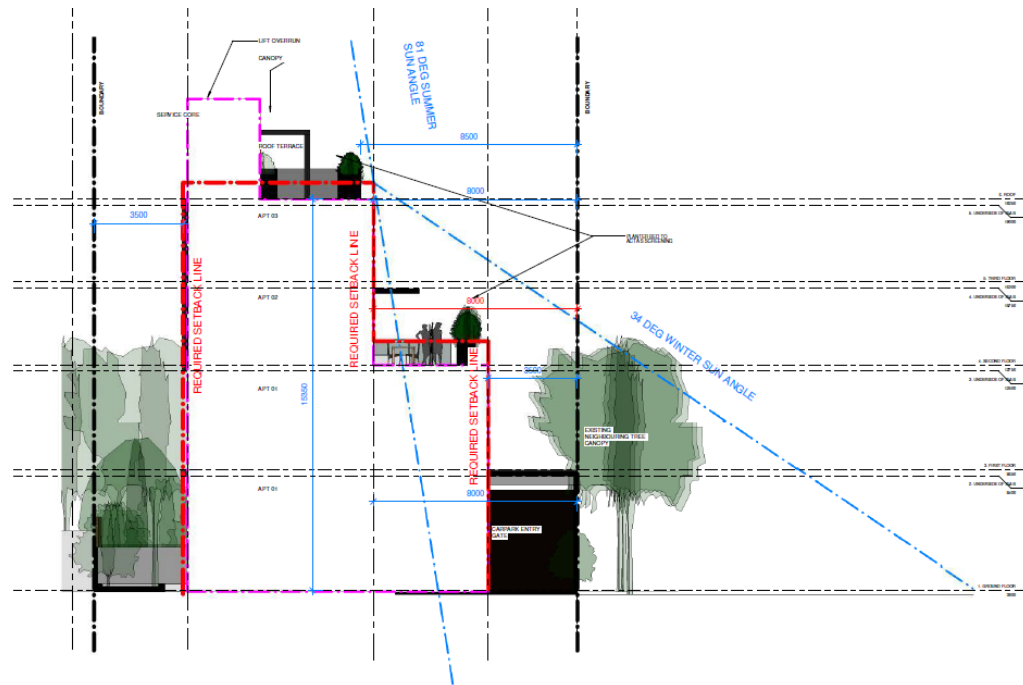
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Key Concern - Shadow





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Height





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Recommendation

- The proposed development is considered to be consistent with the intent and provisions of the CBACP and the Local Planning Scheme.
- The application is recommended for conditional planning approval on that basis.