



Summary

- Development approval is sought for six multiple dwellings at 5 Grimsay Road, Ardross.
- The application was advertised to surrounding landowners and occupiers in accordance with Local Planning Policy 1.1 'Planning Process and Decision Making'. Six individual submissions and a petition were received objecting to the proposed development.
- The application has been assessed having regard to the relevant planning framework and is recommended for approval subject to conditions.

- The proposed development requires assessment having regard to the local planning framework, including City of Melville Local Planning Scheme No. 6 and State Planning Policy 7.3 'Residential Design Codes Volume 2 – Apartments (the R-Codes Volume 2)
- R-Codes Volume 2 is a performance based document which aims to ensure development provides a high level of amenity to future occupiers while ensuring that the development responds well to the existing and future context.
- When the application was first received, the City had a number of concerns in relation to keys aspects of the development such as vehicle car parking, visual privacy, internal amenity and overall landscaping.
- In response to the concerns raised by the City as well as the submissions received during advertising, the applicant provided amended plans. The amended plans are considered to be acceptable and are recommended for approval on that basis.

- The proposed development was the subject of advertising in accordance with the provisions of Local Planning Policy 1.1 'Planning Policy and Decision Making'. Six individual submissions and a petition were received objecting to the proposed development. The submissions relate to matters such as plot ratio visual privacy, overshadowing, lot boundary setbacks and parking related issues.
- The amended plans meet the minimum requirements in terms of visual privacy, overshadowing and car parking.
- The proposed boundary setback and plot ratio are considered to be acceptable having regard to the objectives of the R-Codes. The proposed building has been designed so that it presents as two storey to the street, ensuring that it fits in with the existing streetscape character. The boundary wall is located next to the driveway of the adjoining property ensuring that the amenity impacts on this property are minimised.
- Overall the proposed development is considered to provide reasonable levels of amenity for the future occupiers of the building while ensuring that it fits with both the existing and future streetscape character. The building is considered to meet the objectives of Local Planning Scheme No. 6 and the R-Codes and is recommended for support on that basis.