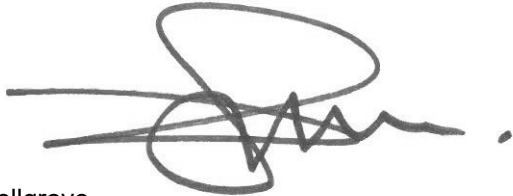


# **Appendix C      Design Review Panel Minutes (Dec 2023)**

# **Design Review Report**

**3 Bragor Place & 17-19 Almondbury Place  
Ardross: DR 02**

December 2023

<b>Design Review Report</b>		
Subject	<b>3 Bragor Place &amp; 17-19 Almondbury Place – Design Review 02</b>	
Date	2023-12-14	
Time		
Location	City of Melville	
Design Reviewers	Name Dominic Snellgrove Chris Maher Malcolm MacKay	Chair Panel Member Panel Member
Proponent	MJA & dexus	
Project Team		
Planning Authority	City of Melville	
Stakeholders		
Declarations		
<b>Briefings</b>		
Relevant Authorities Project Team		
<b>Design Review Report endorsement</b>		
Reviewer's signature	 (Name) Dominic Snellgrove	

## Introductory Comments

## Design quality evaluation

	<i>Supported</i>
	<i>Pending further attention</i>
	<i>Not yet supported</i>
	<i>Yet to be addressed</i>

### Strengths of the Proposal

- The Proponent is commended for significant improvements to the proposal and for working collaboratively with the DRP.
- Improved streetscape engagement including townhouse orientation to Bragor Place.
- Improved entry legibility with direct access to the lift core
- Improved access to natural light, view and vista to the internal corridors.
- Landscape professional and high-quality concept including permeable paving strategy to the mews environment and small areas of green roof.
- ESD professional and concept. 5 Star Green Star and Independent verification.
- Built form well managed to mitigate height, bulk and scale through management of built form volumes with the introduction of strategic reveals and parapet heights to create the visual impression of individual buildings that are connected rather than a singular mass.
- Cross ventilation and access to natural light for living areas.
- High levels of passive surveillance over the mews including a dedicated resident entry from the laneway to the apartment building.
- Apartment layouts well planned and arranged with generous balconies.
- 
- A comprehensive and instructive presentation arranged around the 10 Design Principles of Design WA.
- Early engagement with the Panel.
- The project represents a much-needed typology delivering multi-residential density within a mixed-use precinct.
- The project has the capacity to capitalize on existing retail and commercial amenity and be a catalyst for further residential development and activation.
- The Panel supports the opportunity for height and scale in this location.
- The Proponent is commended for appointing a landscape professional in the early stages of the design work and for providing a concept framework.
- Generous deep soil provision and existing tree retention.
- Provision of a diverse residential typology including townhouses and apartments.
- Appropriate and supported height, bulk and scale.
- Careful mediation and transitioning down of scale from the south to north.
- Mediation of scale in bulk with the judicious insertion of vertical reveals.
- A highly layered façade resulting in depth and shadow.
- Legible and convenient connectivity with future shopping centre development across Davey Road.
- Individual ground floor apartment street access from Davey Road bringing activity and engagement to the public domain and streetscape.

	<ul style="list-style-type: none"> <li>• Roof top screened HVAC plant.</li> <li>• Communal amenity.</li> <li>• High levels of cross ventilation.</li> <li>• Functional and well-arranged apartment plans.</li> </ul>
Principle 1 <b>Context and character</b>	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	<ul style="list-style-type: none"> <li>a) The project has the capacity to make a positive contribution to the current and future character of the area.</li> <li>b) The careful management of built form and scale along with materiality texture and colour and the Davey Street ground plane promise to deliver a considered and sensitive addition to the character of the area.</li> </ul>
<b>Recommendations</b>	<b>1. None</b>
Principle 2 <b>Landscape quality</b>	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	<ul style="list-style-type: none"> <li>a) The Proponent is commended for engaging a landscape professional at the early concept design stage.</li> <li>b) The initial concepts suggest a high-quality design approach.</li> </ul>
<b>Recommendations</b>	<b>1. None</b>
Principle 3 <b>Built form and scale</b>	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	<ul style="list-style-type: none"> <li>a) The Panel supports the potential for height and scale in this location.</li> <li>b) Careful mediation and transitioning down of scale from the south to north using the townhouse typology to mediate at the north boundary.</li> <li>c) Mediation of scale in bulk with the judicious insertion of vertical reveals.</li> <li>d) A highly layered façade resulting in depth and shadow.</li> </ul>
<b>Recommendations</b>	<b>1. None</b>
Principle 4 <b>Functionality and build quality</b>	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	<ul style="list-style-type: none"> <li>a) The proposal is generally functional.</li> <li>b) HVAC equipment is successfully located and screened at the roof level.</li> </ul>
<b>Recommendations</b>	<b>1. Ensure the waste management strategy is coordinated with the City.</b>
Principle 5 <b>Sustainability</b>	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	<ul style="list-style-type: none"> <li>a) ESD professional and concept. 5 Star Green Star and Independent verification.</li> </ul>
<b>Recommendations</b>	<b>1. None</b>
Principle 6 <b>Amenity</b>	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	<ul style="list-style-type: none"> <li>a) The proposal has the capacity to offer high levels of resident and visitor amenity.</li> <li>b) The proposed roof top communal terrace offers the opportunity for high quality resident amenity.</li> </ul>
<b>Recommendations</b>	<b>1. None</b>
Principle 7 <b>Legibility</b>	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>

	<p>a) Entry legibility for the main entry and individual ground floor units as well as town house entries off the mews provide for high levels of access legibility.</p> <p>b) Natural light in both access corridors and lift lobbies also provides very good legibility.</p>
<b>Recommendations</b>	<b>1. None</b>
Principle 8 <b>Safety</b>	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	<p>a) The project offers high levels of passive surveillance.</p>
<b>Recommendations</b>	<b>1. None</b>
Principle 9 <b>Community</b>	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	<p>a) In a project of this scale the most effective outcome for the community is a project that engages successfully with its streetscape providing passive surveillance and activation to the public domain.</p>
<b>Recommendations</b>	<b>1. None</b>
Principle 10 <b>Aesthetics</b>	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	<p>a) The proposal represents a high-quality aesthetic response.</p> <p>b) Careful mediation and transitioning down of scale from the south to north.</p> <p>c) Mediation of scale in bulk with the judicious insertion of vertical reveals.</p> <p>d) A highly layered façade resulting in depth and shadow.</p>
<b>Recommendations</b>	<b>1. None</b>

<b>Concluding Remarks</b>	
<ul style="list-style-type: none"> <li>The Panel supports the Proposal.</li> <li>The Proponent is commended for significant improvements to the proposal and for working collaboratively with the DRP.</li> <li>The project represents an exemplary design outcome.</li> </ul>	

<b>Design Review progress</b>			
	<i>Supported</i>		
	<i>Pending further attention</i>		
	<i>Not yet supported</i>		
	<i>Yet to be addressed</i>		
	<i>DR1</i>	<i>DR2</i>	<i>DR3</i>
Principle 1 - <b>Context and character</b>			
Principle 2 - <b>Landscape quality</b>			
Principle 3 - <b>Built form and scale</b>			
Principle 4 - <b>Functionality and build quality</b>			
Principle 5 - <b>Sustainability</b>			
Principle 6 - <b>Amenity</b>			
Principle 7 - <b>Legibility</b>			
Principle 8 - <b>Safety</b>			
Principle 9 - <b>Community</b>			
Principle 10 - <b>Aesthetics</b>			