



Mr S French

Ardross



City of
Melville

DAP-2024-13



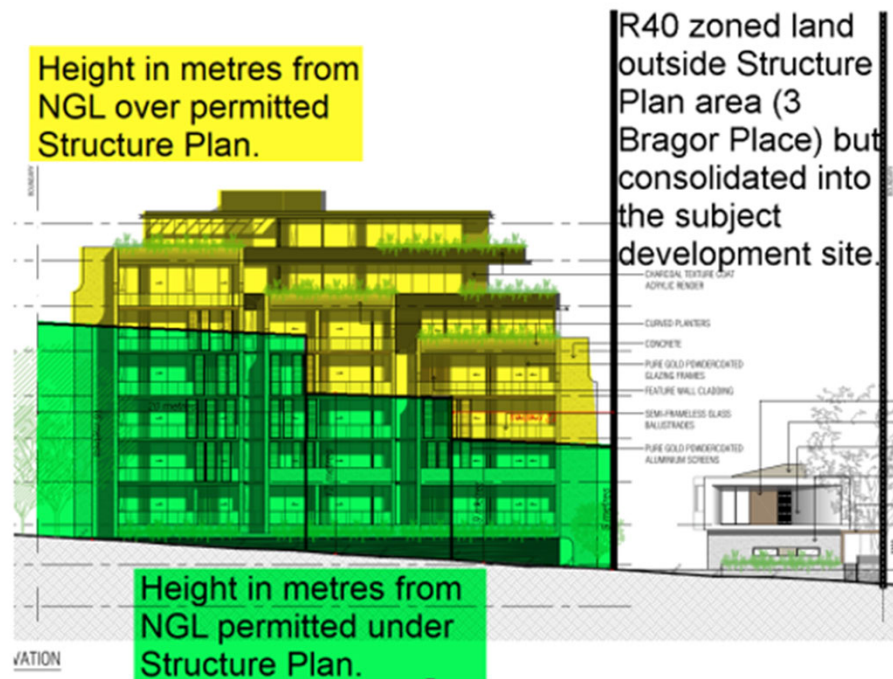
Design Statement_

Located at a key junction within the Melville City Centre Structure plan area, the proposal endeavours to negotiate a middle ground of respecting the existing locale, while responding to future precinct development

UP25/64 – Lot 274 (No. 17) and Lot 275 (No. 19) Almondbury Road and Lot 585 (No. 3)

Bragor Place, Ardross - 57 Multiple Dwellings and 3 Grouped Dwellings

DAP-2024-17 – in frame precinct



- **7 STOREYS – not 4!** 57 Units + 3 Houses
- Does not meet minimum design standards in MCCSP:
 - Building height
 - Design principles
 - Setbacks
 - Townscape/edge treatments
- Does not meet Residential Design Codes Vol 2 (Element objectives)

Claimed 'community benefit' - Flawed

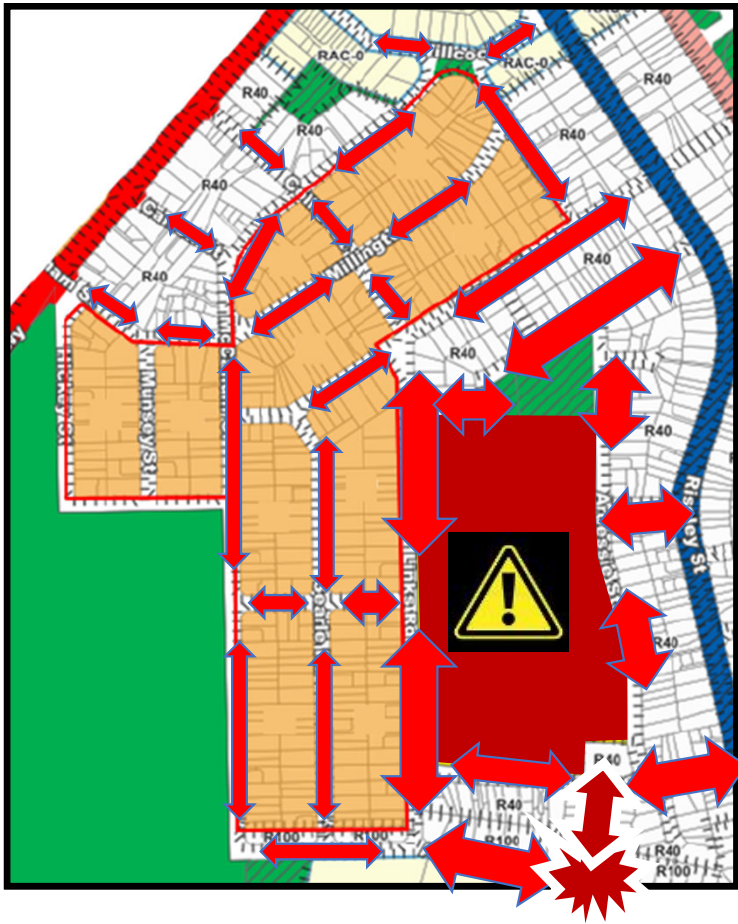
- A number of community benefits claimed **\$3.94m** – not valid
 - MCCSP framework doesn't apply – applicant error
 - 'Exemplary design'
 - 'Business centre'
- Actual value ? **\$498k** ? (verge/streetscape enhancements, shared accessway and financial contribution)

CoM: '*Whilst the community benefits proposed are **significant**, they are **not considered to suitably mitigate the considerable discretion to the height controls stipulated by the MCCSP.***'

?Are they **really** significant?

Transport Impact Statement

- ...increasing? **YES!**



- **Flawed**
- **ALL** traffic - Bragor Place – to Leverburgh
NOT Almondbury
- ‘Adequate on-street parking’ – **WRONG!**



DAP-2024-13 - summary

- Errors
- Poorly justified
- Inconsistent with MCCSP
- Inconsistent with Codes
- *CoM: Built form, bulk and scale are not considered to respond well to the future or existing character of the local area*
- *....a good example of the issues we already face in our area.....with more applications to come*
- *Developers – do it properly*
- *City –refuse this – enforce standards*



Special Meeting of Council

April 2025



City of
Melville