



Mr L Emery & Ms K Rourke

Ardross



City of
Melville

**Bragor Residents Group
Submission to the City of Melville
1 April 2025**

**DAP-2024-13 - 17-19 Almondbury Road
&
3 Bragor Place, Ardross**

Spokespersons for the Bragor Residents Group:

Les Emery – property owner Bragor Place

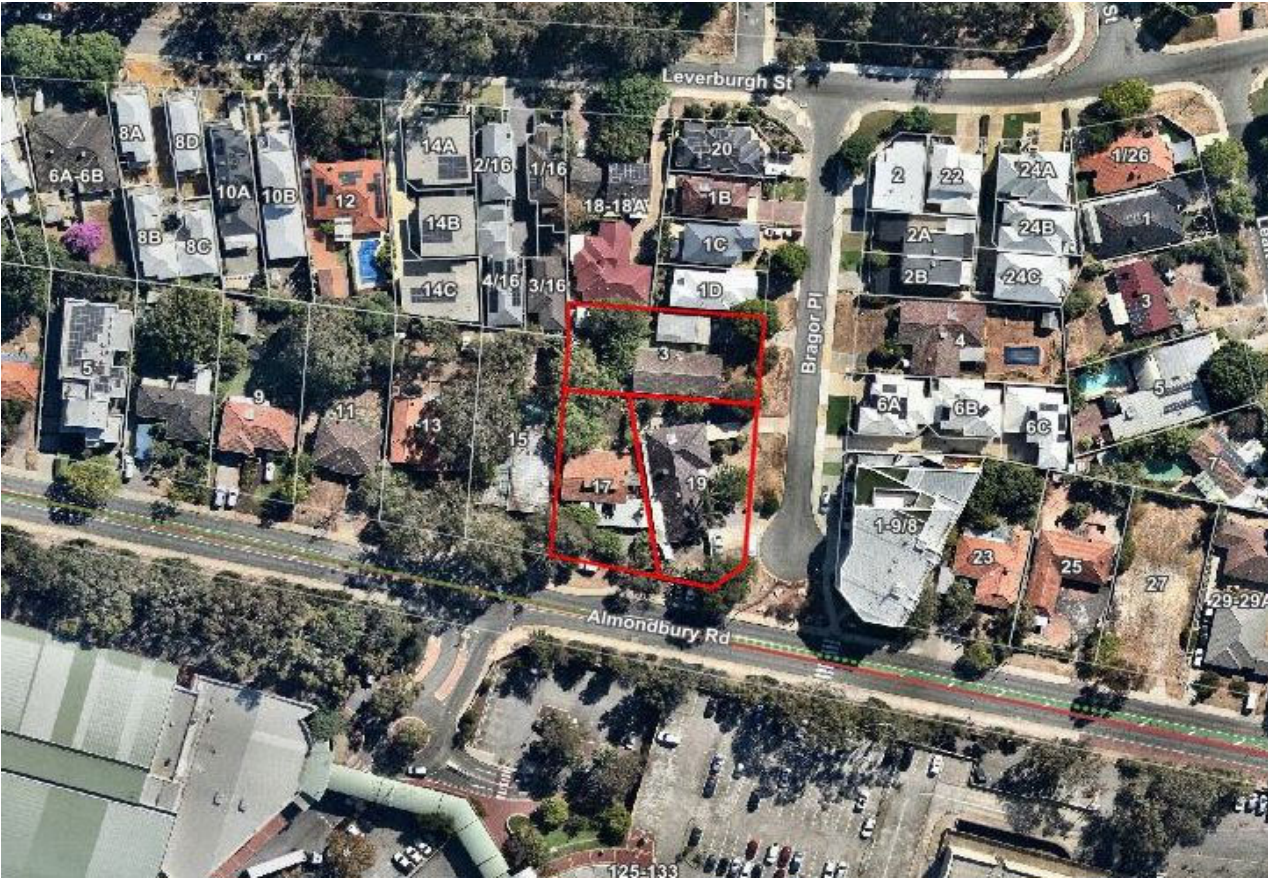
Karen Rourke – property owner Bragor Place

The Bragor Residents Group (BRG) consists of 39 residents located in Bragor Place, Leverburgh Street and nearby properties.

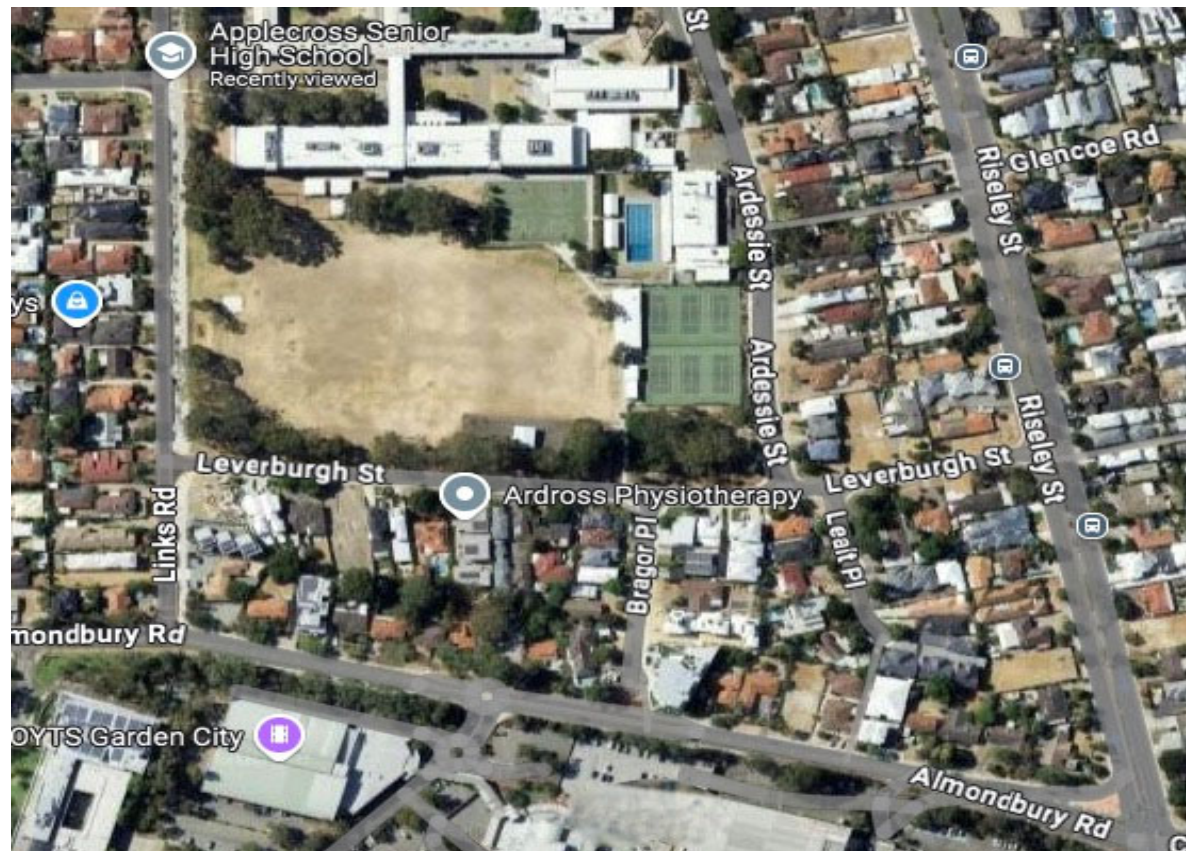
The BRG has serious concerns regarding this proposed development, principally the concern for the safety of residents and students from Applecross Senior High School, increased road congestion and the excessive size and height of the development.

The BRG accepts that unit and commercial development will occur along Almondbury Rd, as it is a major two-lane arterial road, opposite the Westfield Booragoon Shopping Centre. However, this increased development should not have an unexpected flow-on impact on and further erode the resident's quality of life in the surrounding, single lane streets of Ardross.

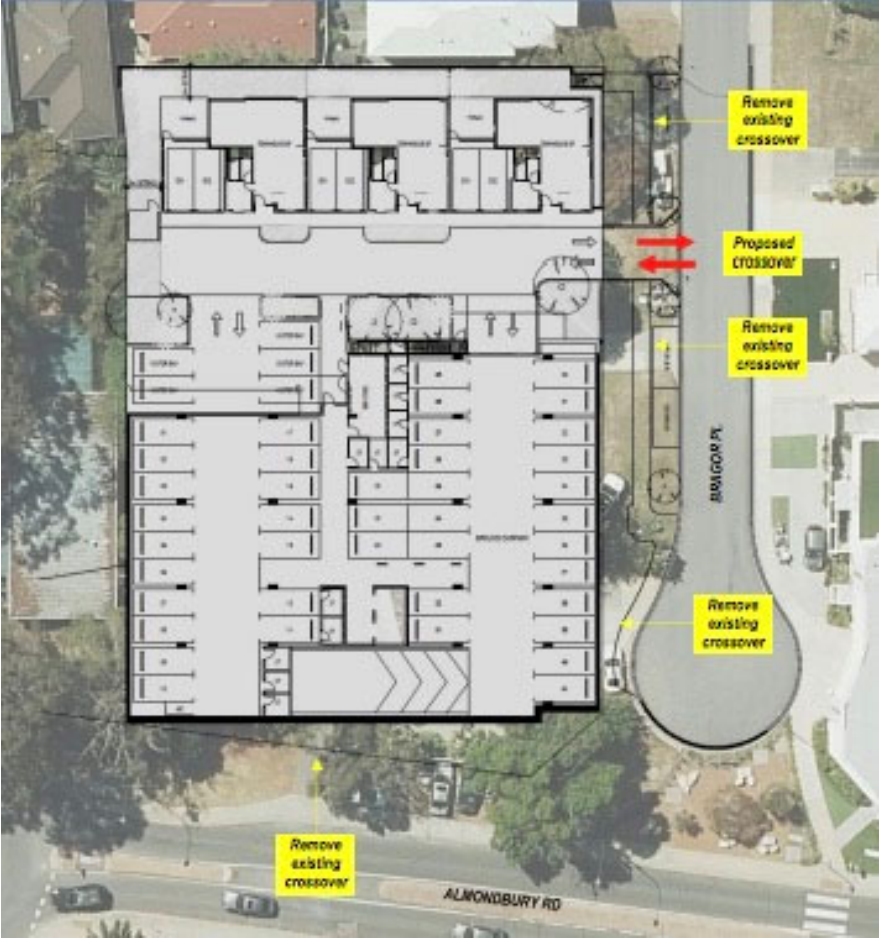
Proposed development location and affected roads



Area affected by the proposed development.
Applecross Senior High School 2,000+ students and increasing.



Proposed development showing access via Bragor Place



**ACCESS TO CAR PARKS OF DEVELOPMENT AT 17 & 19
ALMONBURY ROAD AND 3 BRAGOR PLACE, ARDROSS,
AS WELL AS FUTURE DEVELOPMENTS AT 9, 11, 13 &
15 ALMONDBURY ROAD.**

TOTAL 300 CAR BAYS



Student Safety
Compromised

ASHS Students Exiting for Westfield Booragoon



Increased Traffic Congestion in Leverburgh Street

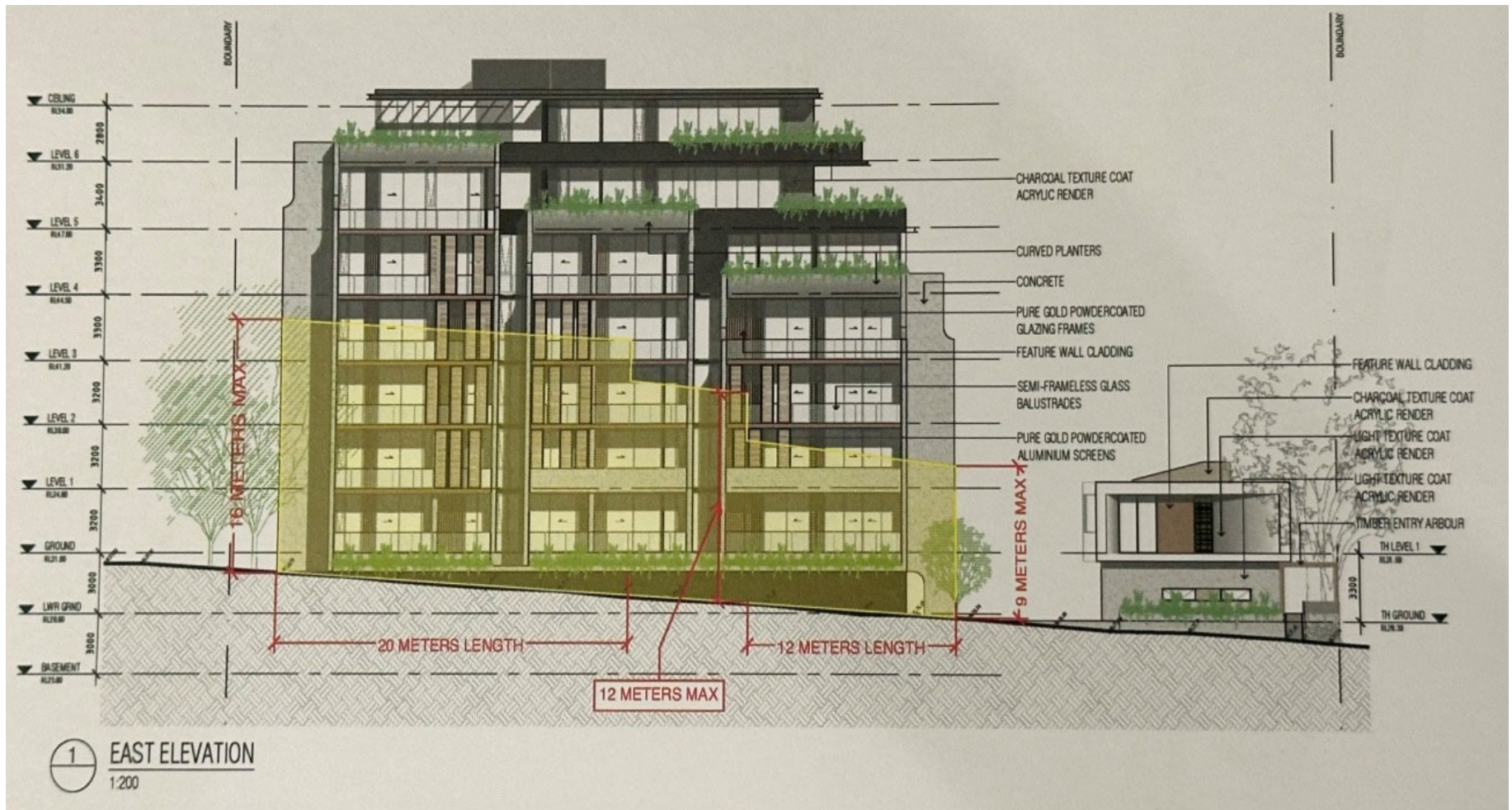


Negative Impacts of Proposed Road Access

- An increased number of vehicles using an already congested area, particularly at the start and finish of the school day.
- Increased danger to students using Bragor Place as a route to and from Westfield Booragoon.
- Adding traffic to residential streets, when traffic should flow along Almondbury Road, a two-lane arterial road and accessway to Westfield Booragoon, and Riseley Street (traffic lights).
- Occupants of the proposed development (Stage 1) will have to take an extended route to travel to Almondbury Road, to then travel south to Leach Hwy and the Kwinana Freeway.
- After considerable investment in converting Links Road to a Safe Active Street, increased traffic flow will reduce its benefit.

A Solution





- The current multistorey buildings around the sides of Westfield that have been built on the original 1 or 2 single blocks of land are up to four storeys in height.
- 164 Riseley St, Booragoon, Western Australia 10 Apartments and 3 Offices



- Riseley Central Apartments - Located directly opposite Westfield Shopping Complex in Booragoon, the Riseley Street development, spanning four levels accommodating up to 10 commercial tenancies and 16 residential apartments with a double storey basement.



‘Aurora On Riseley’ 136 Riseley Street Booragoon. This complex has only 9 apartments over 4 levels offers the perfect blend of culture, lifestyle and connectivity.



557 Marmion St, Booragoon - Mixed use - Residential and Offices - Medical & Consulting



8 Bragor Place, Ardross - 4 level apartment building
17 luxury apartments and 17 car bays



The City of Melville has received a development application for a four storey multi dwelling development at 25 Almondbury Road, Ardross comprising 20 Apartments



West elevation showing the parapet wall with no unit windows to the west. (see next page for proof.) This indicates that the future development on the blocks of land already owned by the developer to the west of this building may be even higher.



Floor plan facing west showing no west facing windows in the units, only a space to allow light into the passageway.



Ground floor bin storage area. Has there been enough space allowed? Is there enough space in Bragor Place/ Almondbury Rd for this many bins to be placed on the verge?

		
<p>Skip Bin 660L Wheelie Bins ... Wheelie Bins Perth</p>	<p>240L Wheelie Bin</p>	

Changing Bragor Place to a cul-e-sac with the closure at the opposite end would result in the Applecross High School students walking through the front yards of the neighbouring properties. Who would pay for the changes?? The developer?? The City of Melville ??



Thank you for your time and consideration of
this matter.



Special Meeting of Council

April 2025



City of
Melville