



Ms R Travaglione & Mr K Nolan

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Perth



City of  
**Melville**

**CITY OF MELVILLE  
- DEVELOPMENT ASSESSMENT PANEL  
ALTERNATIVE RECOMMENDATION**



17 & 19 Almondbury Road and 3 Bragor  
Place, Ardross



# **SUPPORT**

The Alternative Recommendation to DAP to approve the proposal:

## **Basis of Request**

- There is no adverse impact
- The immediately abutting neighbour provided a letter of non objection
- 2013 drafted structure expires in ~6 months
- The heights plan is only one consideration for DAPs when making its decision
- The City requested Community Benefits has been complied with
- The City's Design Review Panel fully supports the proposal
- Housing delivery in the Melville City Centre is 64% behind target
- No new apartments have started construction in the Frame Precinct since 2018 (7 years)
- Providing housing in the Frame Precinct reduces need for upcoding other parts of Ardross, West Booragoon, East Booragoon, Applecross, etc

# PREVIOUS DEVELOPMENT IN FRAME

## Previous Development

- Pre-Grenfell fire (new regulations since)
- Pre-Covid (housing crisis, construction cost increase ~+50%, etc)

### No requirement for minimum SPP7.3 provisions:

- No communal open space
- No deep soil or landscaping on building
- No existing tree retention
- No direct natural daylight to all bedrooms

### No requirement for Design Excellence provisions:

- Minimal integrated fire safety strategies
- No community benefit initiatives
- Does not have any Green Star compliance
- Garage, car parking and mechanical plant areas visible from street
- No full height balcony windows & sliding doors
- No control over plastic grass verges or minimum setback plantings



# COMMUNITY BENEFIT

## The City of Melville:

- requested a Community Benefits package
- provided the calculation method for Community Benefits
- requested changes to the plans to accommodate the desired Community Benefits

In response, the proponent complied in good faith with all of the above on the basis of the alternative recommendation.

## The alternative recommendation supports the delivery to the community of:

- on ground landscaping in Almondbury Road and Bragor Place
- a financial contribution to the upgrade of Bragor Place
- City of Melville ownership of the Residents & Community Business Centre
- housing designed with Environmental and Design Excellence

Support for the alternative recommendation provides the basis for DAP to consider a Community Benefits package reviewed and open to further shaping by the Elected Members of the City of Melville.

Residents & Community Business Centre  
Accessible from Almondbury Road



# PROPOSED DEVELOPMENT

- Includes no commercial uses which are allowed in the Frame – less intense development
- Carefully includes two storey town homes transitioning on site - in lieu of the 3 storey height provisions allowable
- Internalises all vehicle access with a shared driveway
- Provides diverse housing product catering for owner occupier local residents
- High quality development proposed with significant landscaping and tree retention
- Does not impact on any neighbour by way of overshadowing and overlooking

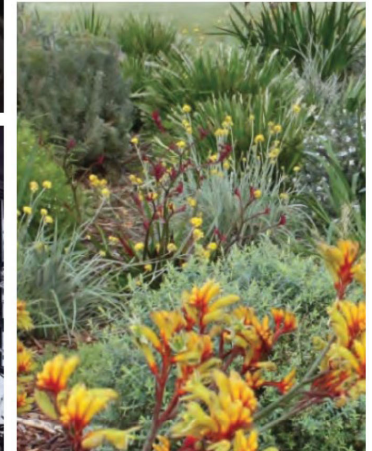
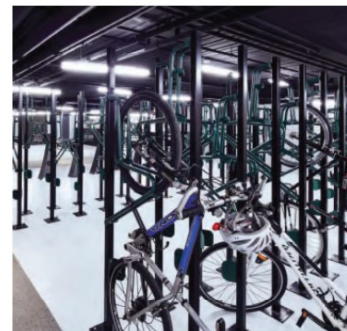


NB: earlier version render shown

# PROPOSED DEVELOPMENT – ENVIRONMENT

Best Practice Green Star Equivalent measures including strategies for:

- Environmental management system
- Environmental management plan
- Diversion of construction and demolition waste
- Environmental performance targets
- Metering and monitoring
- Commissioning and tuning
- Airtightness
- Natural ventilation systems
- Waste storage requirements
- Outdoor air provisions
- Elimination of pollutants
- Natural lighting
- Dedicated bicycle storage
- Future EV charging



# PROPOSED DEVELOPMENT – DESIGN EXCELLENCE

Design Excellence measures, include:

- Tree retention
- Significant landscaping
- Natural light
- Natural ventilation
- Architectural response to local history
- Feature walls
- Double walls
- Distribution of bulk and scale
- Green star equivalent
- Floor to floor heights
- Balcony planters
- Sliding screens
- Full height glazing
- Feature wall cladding



The proposal references the expressive 1970s architectural mannerisms from Garden City Shopping Centre. Sculptural curves articulate building mass and define building edges.

# CITY OF MELVILLE DESIGN REVIEW PANEL

Full support by the City of Melville Design Review Panel.

## Key Comments

Appropriate and **supported height, bulk and scale**.

**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.

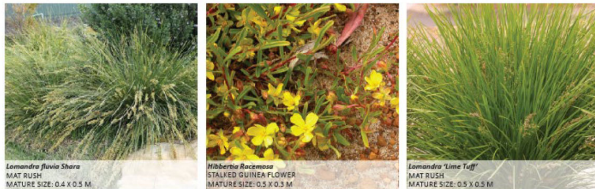
**Careful mediation and transitioning down of scale** from the south to north.

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

# PROPOSED DEVELOPMENT – LANDSCAPING

Includes:

- Retention of existing significant trees
- 392m<sup>2</sup> of landscaping on ground and on building (over 15%)
- 22 trees providing over 200m<sup>2</sup> of canopy
- Open space on site for residents at ground, external and upper level
- Local planting to encourage native fauna



*Lymantria flavia Shara*  
MAT RUSH  
MATURE SIZE: 0.4 X 0.3 M

*Wibrortha Ruziciana*  
STALKED QUINER FLOWER  
MATURE SIZE: 0.5 X 0.3 M

*Lymantria 'Line 1'*  
MAT RUSH  
MATURE SIZE: 0.5 X 0.3 M



*Pitrorrhoea occidentalis*  
PURPLE FLAG - NATIVE BIC  
MATURE SIZE: 0.5 X 0.3 M



*Angerathia Bush Peart*  
BANGAROO PLANT  
MATURE SIZE: 0.5 X 0.45 M



*Banksia speciosa*  
BATHING CANDLES  
MATURE SIZE: 0.4 X 0.8 M



# SUMMARY OF IMPACT

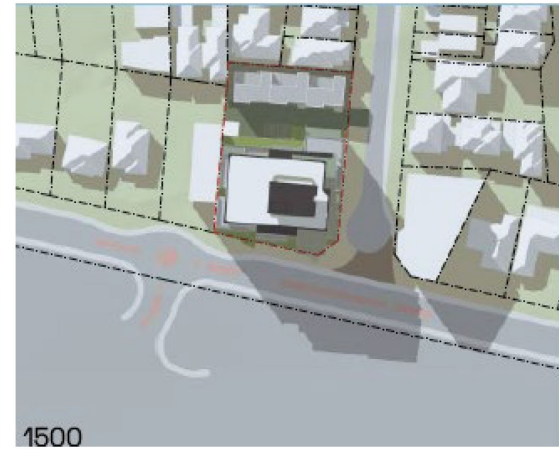
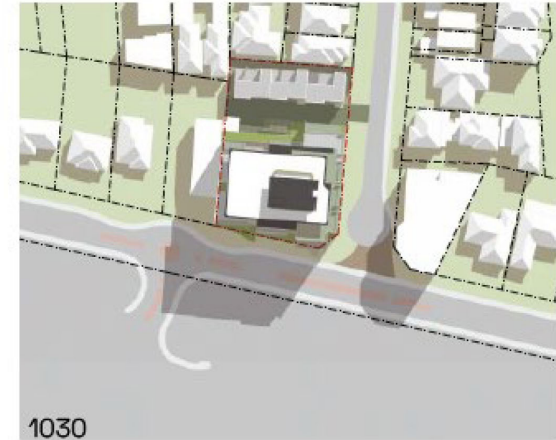
Additional height does not result in additional impact to overshadowing or overlooking.

Townhouses on northern portion of the site to mitigate the impact of the development.

Separation to neighbouring height is approx. 30m to retain residential amenity.

Between 9am and 3pm on the 21st of June, no adjoining sites are adversely impacted by overshadowing.

Transition intent and overshadowing controls are still achieved on site despite the additional height.



# PLANNING FRAMEWORK – DWELLING TARGETS

MCCSP has only delivered 197 dwellings to date.

Currently 353 dwellings (64%) short of the 2026 target.

703 dwellings need to be delivered in the next 5 years to met the 2031 targets.

The likely floorspace configuration and staging timeframes are estimated in the following table:	Current	2021	2026	2031	Beyond 2031
Shop retail floorspace (sqm NLA)	63,000	117,500	120,000	120,000	120,000
Other floorspace (sqm NLA)	12,000	20,000	26,000	32,000	41,500
Eating / Entertainment / Culture (sqm NLA)	7,000	11,500	13,500	14,000	15,500
Civic (sqm NLA)	7,000	8,000	9,000	9,400	9,500
Total Floorspace (sqm NLA)	89,000	155,000	167,500	174,000	184,500
Dwellings	80	250	550	900	1,370
Du/ Gross Hectare (approx 35.5ha developable)	2.3	7.0	15.5	25.4	38.6



# COMMUNITY BENEFIT

Community Benefit Requirement is calculated as 3% of Construction Value - between \$172,865 and \$274,845 required.

Development exceeds this contribution by a significant margin – calculated as \$3.94 million.

Upgrades include:

- Contribution to the value of construction of a footpath from Almondbury to Leverburgh.
- A publically accessible business centre.
- Sustainability measures, including retention of mature trees and best practice green star.
- Shared accessway to provide access in the event adjoining sites are redeveloped.

Proposed Community Benefit Items	** Construction Cost
Verge & On Ground Landscaping	\$207,900
<b>Contribution:</b> Equivalent to the cost of Constructing a footpath along the western side of Bragor Place. CoM to determine final approach to expenditure in precinct.	\$182,700
<b>Business Centre &amp; UAT:</b> including 48m <sup>2</sup> total tenure and 29m <sup>2</sup> internal space to CoM with arrangements for public use.	\$305,550 (Market Value estimate of Title is \$320,000)
Green Star Equivalent	\$756,000
Floor to Floor heights	\$403,200
Balcony Planters*	\$378,000
Balcony Sliding Screens*	\$367,920
Double & Feature Walls	\$333,900
Full Height Glazing	\$151,200
Feature Wall Cladding	\$35,280
Communal Facilities (Excl Business Centre)	\$711,900
<b>Shared Accessway:</b> Easement in Gross in favour of the CoM and the public at large. No maintenance costs to CoM.	\$107,100
<b>Total</b>	<b>\$3.94m</b>

# SUPPORT ALTERNATIVE RECOMMENDATION TO DAP

## The Proposal

- Delivers much-needed housing within the Melville City Centre.
- Helps the City progress toward its strategic housing targets.
- Will be the first new apartment development to commence in the Frame Precinct in 7 years, marking the beginning of a new era of high quality residential development.
- Has been carefully designed to ensure no adverse impact on surrounding properties.

## Support for the Alternative Recommendation

- Aligns with the City's Design Review Panel endorsement.
- Reflects the City's request for Community Benefits.
- incorporates plan changes specifically requested by the City.
- Is consistent with the flexibility afforded to DAPs in their decision-making.





# Special Meeting of Council

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**April 2025**



City of  
**Melville**