



Development Assessment Panel of City of Prospect

(Presiding Member: Mr David Cooke)

The meeting of the Development Assessment Panel will be held in the Civic Centre, 128 Prospect Road, Prospect at **5.30pm Monday 14 August 2017**.

A handwritten signature in black ink, appearing to read 'Nathan Cunningham'.

Nathan Cunningham
Director Community & Planning

Members: Mr David Cooke, Ms Alison DeBacker, Mr Sam Green, Ms Monica Lee, Mr Julian Rutt, Mr Darren Starr, Mr Simon Weidenhofer

A G E N D A

1. **On Leave – Nil**
2. **Apologies**
3. **Confirmation of the Minutes of the Development Assessment Panel held on 10 July 2017.**
4. **Protocol**
 - 4.1 The Panel has adopted the protocol that only those agenda items on the Panel reports reserved by Members on a callover by the Presiding Member will be debated and the recommendations of all other items will be adopted without further discussion.

5. New Development Applications for Decision

- 5.1 250 Churchill Road, Prospect - 60 Three Storey Row Dwellings (DA 050/192/2017)
(Pages 1-68, Recommendation page 10)
- 5.2 142-146 Churchill Road, Prospect - Gardenia' - Five Storey Mixed Use Building Comprising a café, two retail tenancies, 62 dwellings, gymnasium, basement car parking, associated landscaping, and two 100,000 litre underground rainwater tanks (DA 050/467/2014)
(Pages 69-142, Recommendation page 82)
- 5.3 78 Harvey Street, Collinswood - Two Storey Residential Flat Building comprising Three Dwellings, Front Fence and Removal of Significant Tree (DA 050/103/2017)
(Pages 143-219, Recommendation page 151)
- 5.4 37 Barker Road, Prospect - Removal of a Significant Tree (Jacaranda) (DA 050/255/2017)
(Pages 220-255, Recommendation page 225)
- 5.5 24 Rosetta Street, Collinswood - Removal of a Significant Tree (River Red Gum) (DA 050/187/2017)
(Pages 256-303, Recommendation page 259)
- 5.6 1/237 Devonport Terrace, Prospect - Removal of a Significant Tree (Red Iron Bark) (DA 050/256/2017)
(Pages 304-340, Recommendation page 309)

6. Deferred or Varied Development Applications for Decision

- 6.1 419 Regency Road, Prospect - Four Storey Residential Flat Building Comprising 11 Dwellings (DA 050/335/2016)
(Pages 341-371, Recommendation page 343)

7. Information Reports

- 7.1 Summary of Development Assessment Commission (DAC) Decisions and Proposals Greater than \$3 Million called in by the Coordinator-General
(Page 372)

8. Matters Before the Environment, Resources and Development Court

- 8.1 Summary of Court Appeals
(Page 373)

9. Time, date and place of next meeting

5.30pm Monday 11 September 2017 - Civic Centre, 128 Prospect Road, Prospect

10. Closure

AGENDA ITEM: 5.1

To: Development Assessment Panel (DAP) on 14 August 2017

From: Scott McLuskey, Senior Development Officer, Planning

Proposal: 60 Three Storey Row Dwellings (DA 050/192/2017)

Address: 250 Churchill Road, Prospect (CT 6036/846)

Applicant: Eminent Homes

Owner: Lot 501 Pty Ltd

Planning Authority: Council

Mandatory Referrals: Department of Planning, Transport and Infrastructure

Independent Advice: Independent Architect (Jenny Newman)

Public Notification: Category 1

Representations: Not applicable

Respondent: Not applicable

Development Plan Version: Consolidated 21 April 2016

Zone and Policy Area: Urban Corridor Zone (Boulevard Policy Area)

Key Considerations: Design and Appearance, Car Parking, Private Open Space, Setbacks, Occupant Amenity

Recommendation: Approval

ATTACHMENTS:

Attachment 1 Development Application Form

Attachments 2-4 Certificate of Title

Attachments 5-6 Locality plans

Attachments 7-19 Proposal plans

Attachments 20-25 Supporting Statement

Attachments 27-28 3D Elevation

Attachments 29-35 Landscaping Plans

Attachments 36-41 Design Review Comments

Attachments 42-55 Superseded Plans

1. EXECUTIVE SUMMARY

- 1.1 60 three storey row dwellings are proposed at 250 Churchill Road Prospect. The development follows a land division approval granted by the Development Assessment Panel in January 2017 to create 62 allotments. As foreshadowed within the land division application, two allotments are intended for separate apartment developments with the remaining 60 allotments being the subject of this application. Each dwelling would be self-contained and side by side, while access to each dwelling would be via a public road (which is to be constructed in association with the land division approval).
- 1.2 The proposal was referred to the Department of Planning, Transport and Infrastructure (DPTI). Council is aware that the documents were received by DPTI but no comments regarding the proposal were forthcoming. Given the time that has elapsed, Council must presume that DPTI have no comment to make on the proposal. The application was also referred to Jenny Newman (an independent architectural adviser) for design review, who commended some aspects of the proposal but recommended that some aspects of the proposal required improvement in order to achieve a better quality outcome. Amended proposal plans and a supporting submission were received from the applicant in response to these recommendations. In accordance with the relevant development plan provisions, no public notification was undertaken in relation to the proposal.
- 1.3 The proposal follows the density, road layout and configuration approved through the previous land division application. It is noted that public realm treatments, including landscaping, recreation areas and a history wall, have been provided by the applicant to assist in understanding the future site context but are not part of this proposal (as they are associated with the land division approval only).
- 1.4 The built form would generally satisfy the relevant setback and private open space provisions. Adequate occupant car parking would be provided. The building design has been independently reviewed and, following improvements made by the application in response to the advice received, the proposal is considered to be of desirable design quality. Overall the proposal would result in development that would reasonably satisfy the Development Plan provisions.

2. LOCALITY AND SUBJECT LAND

2.1 Locality

- 2.1.1 The locality comprises a mix of residential, commercial and industrial land uses. To the west of the site is a passenger and freight train corridor, beyond which a range of commercial and industrial uses are operated. A linear north-south bike and pedestrian pathway abuts the western boundary of the site. To the north of the site are a variety of offices, small retail shops and personal services establishments, while to the east and south of the site are predominantly residential land uses.
- 2.1.2 Buildings within the locality are typically single or two storey in nature. A number of 3-5 storey residential buildings have been approved in close proximity to the subject land. North- and south-bound bus stops, as well as the Islington Train Station, are located in close proximity to the subject site.
- 2.1.3 The broader locality, indicating the location of the subject land within the relevant Zone and Policy Area as described in Council's Development Plan, is described in **Attachment 5**.

2.2 Subject Land

- 2.2.1 The land comprises 60 approved allotments located within a larger allotment of approximately 13,660m², with a frontage of 119.24m to Churchill Road and an average depth of 118.93m. The individual allotments vary in size from 69m² to 129m². The subject land is relatively flat, and there are no regulated or significant trees on or near the subject land.
- 2.2.2 The subject land has remained vacant for approximately 8 years, following completion of a site remediation programme that concluded in June 2009. An existing crossover remains, located approximately 111m from the southern boundary of the land.
- 2.2.3 The subject land is illustrated on **Attachment 6**.

2.3 PROPOSAL

- 2.3.1 The proposal is for the construction of 60 three storey row dwellings with associated fencing and landscaping on individual allotments within an approved land division. Each dwelling would have access to one of the new public roads approved within the land division application. Overall, the proposal includes 20 two bedroom, 34 three bedroom and 6 four bedroom dwellings.
- 2.3.2 No other works are proposed. The proposal plans (refer **Attachments 7-19**), and 3D elevation plans (refer **Attachments 27-28**) are attached.
- 2.3.3 To assist in considering the context of the dwellings, detailed plans have been provided public open space, street infrastructure and public landscaping treatments within the broader current allotment in addition to intended private landscaping (refer **Attachments 29-35**). The public realm elements of these plans are associated with the land division approval only and are not part of this proposal.

3. REFERRALS

3.1 Internal (Advisory) Referrals

- 3.1.1 An emphasis on high quality building and landscape design, with consideration of urban design principles is a fundamental component of any new development within the Urban Corridor. Accordingly, the original proposal was referred to Ms Jenny Newman (an independent architectural adviser) for informal design review in accordance with Council's Design Review Process for Higher Density Development.
- 3.1.2 Briefly, the review (refer **Attachments 36-41**) identified the following:
- The overall planning of the development responds reasonably positively to the grain of the area, provides good active travel connections, and is generally supported;
 - The built form generally frames the edges of the site well, and the elevations to Churchill Road and internal Road A in particular are supported. The remaining street elevations would benefit from providing accommodation at ground level, though the use of materials at ground level is well considered;

- While there is some difference in dwelling layouts, dwelling sizes consist almost exclusively of three bedroom dwellings with two parking spaces. A greater diversity of housing sizes would be desirable;
- There is a good degree of articulation to the built form, the overall residential character is supported and the palette of materials, colour and landscaping together result in a fitting and successful design response;
- Access to natural light, ventilation and outlook from a number bedroom and study areas is less than desirable;
- The relatively large balcony dimensions are commended, though the separation between dwellings 41-47, 48-53, and 54-60 need further attention to resolve occupant amenity concerns;
- The proposal does not demonstrate how dwellings might be adapted for accessible living and changing needs over time;
- Greater area set aside for open space and deep soil landscape plantings within the private realm would be of benefit to future occupant amenity.

3.1.3 The comments were provided to the applicant for consideration, following which amended plans and a supporting statement (refer **Attachments 20-25**) were submitted to Council for assessment. With respect to the amended plans and supporting statement provided, the following revisions are briefly highlighted:

- A detailed landscaping plan incorporating both private and public realm plantings is provided to assist in the assessment of the dwellings within their future streetscape context.
- Wherever possible, garage roller doors have been narrowed to maximise landscaping opportunities and the application of brick materials at ground level.
- Separation distances between dwellings 41-47, 48-53, and 54-60 have been increased, with internal layouts altered to 'open up' bedrooms and formal study areas.
- Alterations to internal and snorkel bedrooms have substantially improved the range of dwelling types available, which will be further enhanced following development of the apartment allotments.
- Additional articulation has been applied at the prominent corners identified within the design review commentary.

3.2 External (Legislated) Referrals

3.2.1 The proposal was referred to the Commissioner of Highways as required by Schedule 8 of the Development Regulations 2008. This referral was sent electronically on 15 June, then re-sent on 16 June in response to a request that the proposal plans be provided in a differing format.

3.2.2 While their response was due on 14 July, Council are yet to receive a response in relation to this referral as at 8 August. Pursuant to Section 37(1) of the *Development Act 1993*, and having reminded the Department of Planning, Transport and Infrastructure (DPTI) of their obligations, Council must presume that the Commissioner of Highways has no comment to make in relation to the proposal.

3.2.3 No other consultation with agencies was required.

4. PUBLIC NOTIFICATION

- 4.1 A residential flat building is a Category 1 development unless it is located on land adjacent to the Residential Zone or Historic (Conservation) Zone and if it would be three or more storeys, or 11.5 metres or more in height, and in excess of the 'Building Envelope - Interface Height Provisions' (UCZ PDC 24).
- 4.2 The subject land is not adjacent land within the Residential Zone or Historic (Conservation) Zone and thus the application is a Category 1 form of development.

5. PLANNING ASSESSMENT

5.1 Site Density

- 5.1.1 The proposal would provide a single dwelling on each individual allotment, matching the particulars described within the previously approved land division. Given that the site density was approved as part of the land division application, it is thus considered appropriate.

5.2 Design and Appearance

- 5.2.1 It is anticipated that development within the Urban Corridor Zone will achieve a high standard of architectural design through careful building articulation and fenestration to all visible sides. The design of building facades should contribute positively to the street by articulating the built form and accentuating the building's functions. The design of buildings should also emphasise the distinction between the base, middle and top of buildings and providing vertical elements that create a strong vertical rhythm (UCZ Desired Character Statement).
- 5.2.2 The subject site is within Concept Plan Fig UrC/1, within which two building height provisions apply to different portions of the site. The minimum building height anticipated for the subject land to the south and east of the site is 2 storeys with a maximum of 4 storeys. Setback further from the southern and eastern boundaries of the site, the minimum building height is 3 storeys and the maximum building height is 8 storeys. The proposed building would be 3 storeys, and 10.3m in height, thus achieving both relevant Development Plan provisions.
- 5.2.3 The palette of the materials, colours, and the articulation of the building's form were considered by Council's architect to result in a fitting and successful design response to the site. A cohesive theme is apparent throughout the proposal, with material applications and textures varying appropriately between dwellings within the evident theme.
- 5.2.4 A number of occupant amenity concerns identified within the design review commentary have been ameliorated through improve building separation and revised internal floor plans. While the principal public open space area is intended to be located to the north of the subject land, public realm treatments associated with the land division approval have been detailed to better describe the landscaped and recreational context within which the dwellings will be located.
- 5.2.5 The proposed dwellings are considered to provide an appropriate level of visual interest and built form articulation, whilst remaining desirably cohesive through the broader site. The proposal is thus considered to be a satisfactory design response to the desired future character of the Urban Corridor Zone.

5.3 Setbacks

- 5.3.1 The minimum setback of buildings (excluding verandahs, porticos and the like) from the primary road within the Boulevard Policy Area is 3m (UCZ PDC 16). For allotments with a frontage width of 20 metres or less, there is no minimum setback for the first 2 levels of a building from a side boundary when adjoining another allotment, and a minimum 2m setback is required for all levels above this height (UCZ PDC 18). The minimum setback from the rear allotment boundary at ground level should be 3 metres (UCZ PDC 18).
- 5.3.2 In relation to the broader site, the proposed dwellings would be generally setback 3 metres from Churchill Road boundaries (though narrowing to a minimum of 2.7m in relation to Dwelling 15) and setback 3 metres from southern boundaries that adjoin private properties.
- 5.3.3 In respect of remaining internal setbacks, the proposal generally follows the indicative plans provided during the assessment of the land division proposal. Setbacks from internal roadways would be limited and vary between 0.5 metres and 1.6 metres, with dwellings typically built to side boundaries abutting adjoining dwellings. It is noted that rear dwelling setbacks have been increased substantially from those shown on the earlier indicative plans, in relation to concerns regarding the occupant amenity of the previously described setbacks.
- 5.3.4 Noting the unique nature of the subject land and proposal, the siting of each dwelling on its allotment is considered to be appropriate.

5.4 Private open space provision

- 5.4.1 Dwellings at ground level should be provided with a minimum of 24m² of private open space, 16m² of which should be located at ground level. Areas of private open space should have a minimum dimension of 3m at ground level and 2m above ground level (Council Wide PDC 149).
- 5.4.2 The provision of private open space generally follows that described within the indicative plans provided during the assessment of the land division. It is noted that some dwellings do not have living areas at ground level, and thus different private open space configurations are likely to be required to cater to the differing needs of future occupants of some dwellings.
- 5.4.3 Dwellings 15-40 (26 of the proposed 60 dwellings) would be provided with ground level courtyards that vary between 14m² and 18m² in area. These courtyards would be supplemented with street-facing balconies varying between 10.5m² and 17m². Ground level open space areas would typically have a 3m minimum dimension, while balconies would vary in minimum dimension between 2.6m and 3m.
- 5.4.4 Dwellings 41-47 and 54-60 (14 of the proposed 60 dwellings) would be provided with ground level courtyards of 9.6m², though with a minimum dimension of 10m². These courtyards would be supplemented with street-facing balconies of 11.3m², with a minimum dimension of 2.5m.
- 5.4.5 Dwellings 48-53 (6 of the proposed 60 dwellings) would be provided ground south-facing ground level courtyards of 14.4m² with a minimum dimension of 3m. These courtyards would be supplemented with north-facing balconies of 11.7m² with a minimum dimension of 2.5m.

- 5.4.6 Dwelling 1 would have a side courtyard of approximately 25m² at ground level, though its minimum dimension would vary between 1.5m and 3.3m. Dwellings 2-14 (the remaining 13 of the proposed 60 dwellings) would not be provided with ground level private open space. Dwellings 1-14 would each have a north-facing balcony of 13m², with a minimum dimension of 2.9m. Dwellings 1, 8, 9 and 14, which are a larger size of 4 bedrooms, would be provided with a small additional south-east/west facing balcony of 4.4m² with a 1.9m minimum dimension.
- 5.4.7 47 of the 60 proposed dwellings would be provided with private open space that generally achieves the relevant quantitative provisions, including ground level and balcony open space areas. The remaining 13 dwellings, which would face an internal roadway and be rear-loaded, would be provided with a balcony of greater than the minimum depth, though would have less overall private open space allocated than desired.
- 5.4.8 In the context of the varied dwelling sizes, orientation and configuration, the departure in relation to 13 of the proposed dwellings is not considered fatal to the application. While it may be some until the total area of 250 Churchill Road is developed, it is noted that these 13 dwellings would be the closest to future public open space areas. Accordingly the proposed private open space for the dwellings is considered to satisfy the relevant provisions.

5.5 Visual Privacy

- 5.5.1 It is anticipated that a variety of measures should be used to minimise direct overlooking into adjacent internal living and private open space areas. Such measures should be integrated into the overall building design and should have minimal negative effect on the amenity enjoyed by the occupants of neighbouring dwellings (Council Wide PDC 139). It is noted that the commonly used 1.7m and 1.8m high privacy screens for windows and balconies referred to in Council Wide PDC 90 are specifically excluded for buildings that are three or more storeys in height in the Urban Corridor Zone.
- 5.5.2 Dwellings 1-26 gain outlook to two, and in some cases three, sides of each dwelling with appropriate separation from neighbouring properties via public roads. No privacy treatments are recommended to these windows that provide desirable passive surveillance of public spaces.
- 5.5.3 Dwellings 27-40 each have south-facing windows that would overlook current single storey homes on adjoining allotments, as well as create potential privacy issues with any future north-facing balconies. It is recommended that a condition be imposed requiring appropriate screening or other privacy treatments be established to the south-facing windows of these dwellings.
- 5.5.4 Dwellings 41-47 and 54-60 have a four metre separation between the rear of each dwelling, achieving the intent of typical side setback provisions of the zone. Bedroom 1 windows at second floor level have been off-set and use deep window reveals in order to frame outlook and minimise privacy intrusion. While it would be expected that adjoining kitchen windows at first floor level receive some similar form of treatment, this is not currently described in the proposal plans. It is recommended that a condition be imposed requiring appropriate treatments to these windows also.
- 5.5.5 Dwellings 48-53 include south-facing windows at second floor level only, with these bedroom windows setback 3m from the rear property boundary in order to exceed the intent of the typical side setback provisions of the zone. The first

floor kitchens would gain light and ventilation from skylights only, with all living area outlook being north-facing towards a public road.

- 5.5.6 The direction of outlook from within dwelling generally maximises passive surveillance of public spaces while minimum direct overlooking into other dwellings. Some further treatments are recommended to the south of the subject land, where the proposed dwellings would abut existing single storey homes, and to some internal dwellings with a smaller than desirable separation between windows. With the imposition of appropriate conditions, visual privacy is considered to be generally well resolved.

5.6 Energy Conservation Measures

- 5.6.1 The design of a building should enable suitable natural thermal comfort for occupants. Typically, this should be through passive design features such as the orientation of windows, living areas and private open space, while cross-ventilation opportunities should be maximised (Council Wide PDC 79).
- 5.6.2 With the exception of dwellings 48-53, cross ventilation opportunities within internal living areas are generally high. Bathrooms would rely on mechanical ventilation, which would comply with the energy efficiency requirements of the Building Code of Australia, and an Energy Efficiency report will be required during the Building Rules assessment.
- 5.6.3 Balconies typically face north or east, with 7 dwellings having west-facing balconies. While the balconies appear to have been orientated towards streets to maximise outlook and passive surveillance, it is highly desirable that this has not resulted in primary private open space areas being south-facing.
- 5.6.4 In response to the design review commentary, internal bedrooms have been typically altered such that they would instead be open study areas (though dwellings 20-26 would have an internal bedroom with access to light and ventilation through a skylight only). Three snorkel bedrooms remain in the proposal, with less than desirable south-facing windows. The remaining 50 dwellings however are considered to offer desirable access to light and ventilation from habitable rooms.
- 5.6.5 While not achieving ideal outcomes in all instances, the building design overall would incorporate features to provide adequate natural thermal comfort to future occupants.

5.7 Noise Attenuation

- 5.7.1 It is anticipated that noise and air quality impacts are mitigated through appropriate building design and orientation (UCZ Objective 1). Further, residential buildings should feature adequate separation between the habitable room windows and balconies of other buildings (Council Wide PDCs 111 and 161).
- 5.7.2 In addition to the above, the subject land is identified within Map Pr/1 (Overlay 5) for the purpose of noise and air emissions. As a result, the proposal must comply with the Ministers Specification SA78B – Construction requirements for the control of external sound. Compliance with the Minister's Specification would be required as part of the Building Code of Australia (BCA), and it is considered that such compliance would suitably address the relevant provisions of the Development Plan.

5.8 Car and Bicycle Parking

- 5.8.1 Table Pr/5 of the Development Plan anticipates that 1 car parking space be provided for 1-2 bedroom row dwellings, and 2 car parking spaces be provided for 3 or more bedroom row dwellings. Table Pr/6 does not require that dedicated bicycle parking be provided for row style dwellings.
- 5.8.2 The proposal would provide a total of 20 two-bedroom dwellings, and 40 three- or more-bedroom dwellings. This leads to an overall minimum of 100 parking spaces that are desired to be incorporated with the 60 dwellings. Overall, 113 parking spaces would be provided within private garages, though many of these would be in a stacked formation. All four bedroom dwellings would be provided with double-width garages.
- 5.8.3 While it is noted that no designated bicycle parks are required for the development, the garages are typically of sufficient internal dimensions to allow for private storage of a bicycle in addition to a car.
- 5.8.4 It is considered that the proposal provides for adequate provision of car parking associated with the dwellings, noting that on-street parking opportunities were assessed as part of the land division application.

5.9 Traffic and Vehicular Movements

- 5.9.1 The proposal would use internal laneways to provide access to each dwelling, matching the road configuration described within the previously approved land division. Given that the road configuration was approved as part of the land division application, access and traffic matters are thus considered appropriate.

5.10 Landscaping and Fencing

- 5.10.1 Within the Boulevard Policy Area it is anticipated that landscaping would comprise low-lying shrubs and grass plantings, together with trees that have relatively clean trunks and high canopies. Plantings should provide visual softening of the built form and reflect the scale of landscaping in the public realm (BA PA Desired Character Statement).
- 5.10.2 A detailed landscaping plan has been provided including all intended public realm and private plantings. While the public realm plantings are shown indicatively in this proposal (as they form part of the land division proposal), the private plantings shown on these plans do form part of this proposal.
- 5.10.3 Plantings within private property are proposed to be low-lying in nature only, though the landscaping plans demonstrate that a cohesive approach to landscaping in both the public and private realms will allow the development to overall achieve the mixed planting heights and visual interest desired by the relevant policy provisions.
- 5.10.4 Fencing to Churchill Road would be a mixture of rendered piers and timber slats, providing a clear separation between public and private spaces but being nonetheless visually permeable as desired.
- 5.10.5 It is considered that the proposed landscaping and fencing treatments, viewed within the context of public realm treatments associated with the land division application, would suitably respond to the relevant provisions of Council's development plan.

5.11 Stormwater Management

- 5.11.1 Stormwater management within the broader development has been assessed as part of the land division application. Further, each dwelling will be required by the Building Code of Australia to establish rainwater tanks plumbed into the laundry or a toilet. Given this, stormwater management is thus considered appropriate.

5.12 Waste Management

- 5.12.1 New developments should provide a dedicated area for the on-site storage, collection and sorting of recyclable materials and waste that is easily and safely accessible, to the collection point; well screened to prevent vandalism and theft; and designed to reduce odour and discourage vermin (Council Wide PDC 169 and 170). Further, new development should incorporate opportunities for minimising waste and enable waste management options that provide adequate storage while screening these areas from public view (Council Wide PDC 147).
- 5.12.2 Individual bin storage is proposed, with internal storage and kerbside collection locations described within the proposal plans. It is noted that some dwellings, typically those with double-width garaging, would need to place bins in front of garage roller doors for collection. Given the proximate internal storage location of bins for these dwellings, it is not considered that this approach to collection is so inconvenient as to warrant refusal of the proposal.
- 5.12.3 While a more convenient waste management approach would undoubtedly be more desirable, it is considered that the proposal would achieve the relevant provisions of the Development Plan.

5.13 Overshadowing

- 5.13.1 It is apparent that Dwellings 27-40 will be the cause of shadowing to the properties south of the subject land. The subject site, along with properties directly north and south of the subject site, is identified to be developed at a greater intensity than that of the existing built form. As a result, given that the subject site is not located adjacent a different zone, the overshadowing provisions that apply generally within the Council are less relevant to the proposed development. It is considered that the extent of overshadowing would be commensurate with that anticipated within the locality.

6. CONCLUSION AND RECOMMENDATION

- 6.1 This built form proposal follows an earlier approved application for land division, with 60 of the approved allotments being for single dwellings and the remaining two for denser apartment developments. The individual dwellings proposed would each be three storeys in height, which is less than the maximum height anticipated within the policy area, but greater than or equal to the minimum height.
- 6.2 The aesthetic design qualities of the proposal, including landscaping treatments, have been supported by Council's independent consulting architect. The proposal would generally achieve relevant setbacks, have adequate private open space, provide sufficient car parking, privacy, and natural thermal comforts in accordance with Development Plan provisions.
- 6.3 The floor plans proposed would provide functional and usable living spaces catering to the needs of different future occupants through variation in dwelling size and layout.

Noise impacts would be moderated through noise attenuation techniques, while access and stormwater matters have been resolved within the previously approved land division

- 6.4 The application is therefore considered to be relatively consistent with the relevant provisions of the Prospect (City) Development Plan and warrants the granting of development plan consent, subject to appropriate conditions reinforcing certain aspects of the proposal.

It is recommended:

That with reference to the relevant provisions of the Prospect (City) Development Plan, the zoning of the land within which the proposed development is situated and the locality within which the land is situated, the Panel resolves that development application 050/192/2017 is not seriously at variance with the Development Plan and as such a decision shall be made on the merits of the application; and

That pursuant to the *Development Act 1993*, as amended, Development Plan Consent be approved to DA 050/192/2017 from Eminent Homes for the construction of 60 Three Storey Row Dwellings at 250 Churchill Road, Prospect (CT 6036/846), subject to the following conditions and notes:

Conditions:

1. The development shall take place in accordance with plans and details stamped by Council relating to Development Application Number 050/192/2017, except as modified by any conditions detailed herein. All works detailed in the approved plans and required by conditions are to be completed prior to the occupation of the approved development.
2. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving, and be properly drained. The surfacing of the driveway and drainage shall be maintained to the reasonable satisfaction of Council thereafter.
3. The materials and finishes described within the endorsed elevation and landscaping plans are an essential component of the design and shall be established in strict accordance with those plans.
4. South-facing windows above ground level of Dwellings 27-40, the west-facing first floor windows of Dwellings 41-47, and the east-facing first floor windows of Dwellings 54-60 shall have:
 - a) Minimum window sill heights of 1.7m above finished floor level; or
 - b) Fixed and obscured glass to a minimum height of 1.7m above floor level; or
 - c) An awning window with obscured glass to a minimum height of 1.7m above floor level, with an opening restricted to no more than 100mm; or
 - d) Permanently fixed external screens that provide an effective screening height of 1.7m above the upper floor level and complement the external appearance of the dwelling.

The screening solution(s) shall be established prior to occupation of each dwelling and maintained to the reasonable satisfaction of Council at all times thereafter.

5. Air-conditioning units and solar hot water heaters shall be provided with screening devices designed to complement the colours, materials and finishes of the building approved herein, and shall be sited to adequately screen the units from view from neighbouring properties and public land (roadways) to the reasonable satisfaction of Council.
6. The landscaping shall be planted prior to occupancy of the development, and maintained at all times to the reasonable satisfaction of Council and to ensure appropriate lines of

sight for vehicles and pedestrians. Mature trees shall be no less than 2.0m in height at time of planting. The applicant or the persons making use of the subject land shall cultivate, tend and nurture the landscaping, and shall replace any landscaping that becomes diseased or dies. An automated drip irrigation or similar watering system shall be established and maintained to ensure that sufficient water is available to satisfy the needs of the landscaping species selected.

7. During construction of the development approved herein, measures will be implemented to ensure that the construction works do not result in an unreasonable impact on occupiers of adjacent properties or pollution of existing infrastructure through drag-out or stormwater runoff. Measures shall include as necessary:
 - a) A hard surface and controlled washing zone at the entry/exit points to the site, designed to reduce the potential for mud and material dragged out by construction vehicles; and
 - b) Containment of stormwater run-off within the site, which if being discharged into the stormwater system will be filtered to the satisfaction of Council; and
 - c) Reduction of the potential for dust and other airborne particles by the use of water sprinklers and/or other means of containment; and
 - d) The establishment of an appropriate storage compound for waste materials and litter. No building waste material shall be stored outside of the storage compound or similar industrial bin; and
 - e) All mechanical equipment shall be used in a manner to minimise the potential for noise pollution and ensure compliance with the requirements of the Environment Protection (Noise) Policy.

Advisory Notes:

- (1) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either 1) a refusal of consent or 2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Postal Address: GPO Box 2465, Adelaide SA 5001).

- (2) The development plan consent granted herein is effective for a period of twelve (12) months from the date of the decision. Unless Council extends this period, building rules consent is required within this time or the consent will lapse.

Any request for an extension of the operative period of the consent must be submitted to Council in writing, accompanied by the applicable fee.

- (3) Prior to the commencement of construction of the development herein approved, it is strongly recommended that you employ the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.

Failure to correctly site the development on the land in accordance with the plans approved herein would constitute a breach of the *Development Act 1993*. Any amendments required to the approved plans as a result of the survey are to be submitted to Council for approval prior to works commencing.

- (4) You are encouraged to consult with adjoining property owners before commencing any work, to assist in minimising nuisance or inconvenience caused during construction.
- (5) You are required to give formal notification to, and consult with, the adjoining property owner if you are removing, replacing or altering an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence (Section 5 of the *Fences Act 1975*).
- (6) During construction of the development approved herein, measures will be implemented to ensure that the construction works do not result in an unreasonable impact on occupiers of adjacent properties or pollution of existing infrastructure through drag-out or stormwater runoff. Measures shall include as necessary:
- A hard surface and controlled washing zone at the entry/exit points to the site, designed to reduce the potential for mud and material dragged out by construction vehicles; and
 - Containment of stormwater run-off within the site, which if being discharged into the stormwater system will be filtered to the satisfaction of Council; and
 - Reduction of the potential for dust and other airborne particles by the use of water sprinklers and/or other means of containment; and
 - The establishment of an appropriate storage compound for waste materials and litter. No building waste material shall be stored outside of the storage compound or similar industrial bin; and
 - All mechanical equipment shall be used in a manner to minimise the potential for noise pollution and ensure compliance with the requirements of the Environment Protection (Noise) Policy.
- (7) To ensure compliance with applicable standards as described in the Environment Protection (Noise) Policy established under the Environment Protection Act, construction activities should only take place between the hours of 7:00am and 7:00pm, Monday to Saturday inclusive, and not on Sundays or public holidays.
- (8) The construction of the building shall be undertaken in accordance with the Ministers Specification SA78B – Construction requirements for the control of external sound. Compliance with the Minister’s Specification would be required as part of the Building Code of Australia (BCA).
- (9) National Broadband Network (NBN): The National Broadband Network is being rolled out across the City of Prospect. It is recommended that you consider your future connection to the optical fibre network prior to commencing works. Please visit www.nbnco.com.au for further details on how to get connected.



CITY OF PROSPECT

SCANNED

24 MAY 2017

CITY OF PROSPECT
Development Services

128 Prospect Road, Prospect SA 5082

Telephone (08) 8269 5355 Facsimile (08) 8269 5834

Development Application Form

Application No.: 050 / 192 / 2017 (Office Use Only)

1. Application Type (select one)

 Development Plan Consent only
(Planning Only) Building Rules Consent only
(Building Only) Development Approval
(Planning and Building)

2. Location of Proposed Development

Unit #:	House #: 250	Street: CHURCHILL RD.
Suburb: PROSPECT.	Postcode:	CT Volume and Folio:

3. Details of Parties

Applicant

Name: EMINENT HOMES	Address: P.O. BOX WAKERVILLE SA 5081
Contact No.: 0402936780	Email: tom@eminenthomes.com.au

Owner as applicant

Name:	Address:
Contact No.:	Email:

Builder owner builder as applicant to be advised other

Name:	Address:
Contact No.:	Email:

Builders Licence No.

4. Proposal Details

Description of Proposal: 60 TORRENS TITLED RAN DWELLINGS.

Existing Use of Property: VACANT LAND

Estimated Cost of Development: \$ 9.0 MILLION DOLLARS.

5. Declarations

- Building Rules Classification sought: _____ Present Class: _____
- Proposed number of employees (for Class 5, 6, 7, 8 or 9): _____
- Proposed number of persons for whom accommodation is provided (Class 9a only): _____
- Proposed number of occupants on the premises (Class 9b only): _____
- Does Schedule 21 or Schedule 22 of the Development Regulations 2008 apply (activities of environmental or major environmental significance)? yes no
- Has the Construction Industry Training Board (CITB) levy been paid? yes no

I acknowledge that Council may make copies of this application and documentation in accordance with the *Development Regulations 2008* and *Development Act 1993*. Details forming part of the application may be included in a Development Assessment Panel agenda published on Council's website.

If published, I request that Council obscures my telephone number and email address. yes no

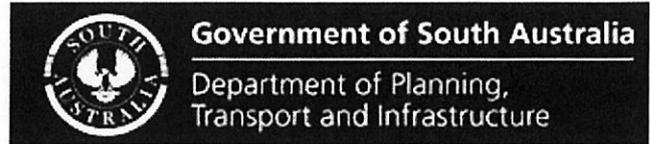
I have sought permission from the architect/engineer to allow reproduction of the application documents for provision to third parties. yes no

Name: THOMAS PIERCE Signature: _____ Date: 26/4/17.

Applicant Owner Builder



Logged on: Sue DeLawyer
Available Credit: \$1,576.15



Home My SAILIS Lodgements Account Management Payment Land Search
Image Search Dealing Search General Search Report

Log Out

Clients are advised the Bulk Check Search is now available.

Product Delivery - Register Search

Order ID	20151026007104	Download as a PDF
Date/Time	26/10/2015 01:48PM	
Order Total	\$27.25	

Register Search

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Registrar-General

Certificate of Title - Volume 6036 Folio 846

Parent Title(s) CT 5957/974
Dealing(s) RTU 11183869
Creating Title
Title Issued 11/06/2009
Edition 2
Edition Issued 06/08/2009

REAL PROPERTY ACT, 1886



South Australia

Estate Type

FEE SIMPLE

Registered Proprietor

LOT 501 PTY. LTD. (ACN: 137 324 022)
OF LEVEL 1/67 GREENHILL ROAD WAYVILLE SA 5034

Description of Land

ALLOTMENT 501 DEPOSITED PLAN 81055
IN THE AREA NAMED PROSPECT
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.

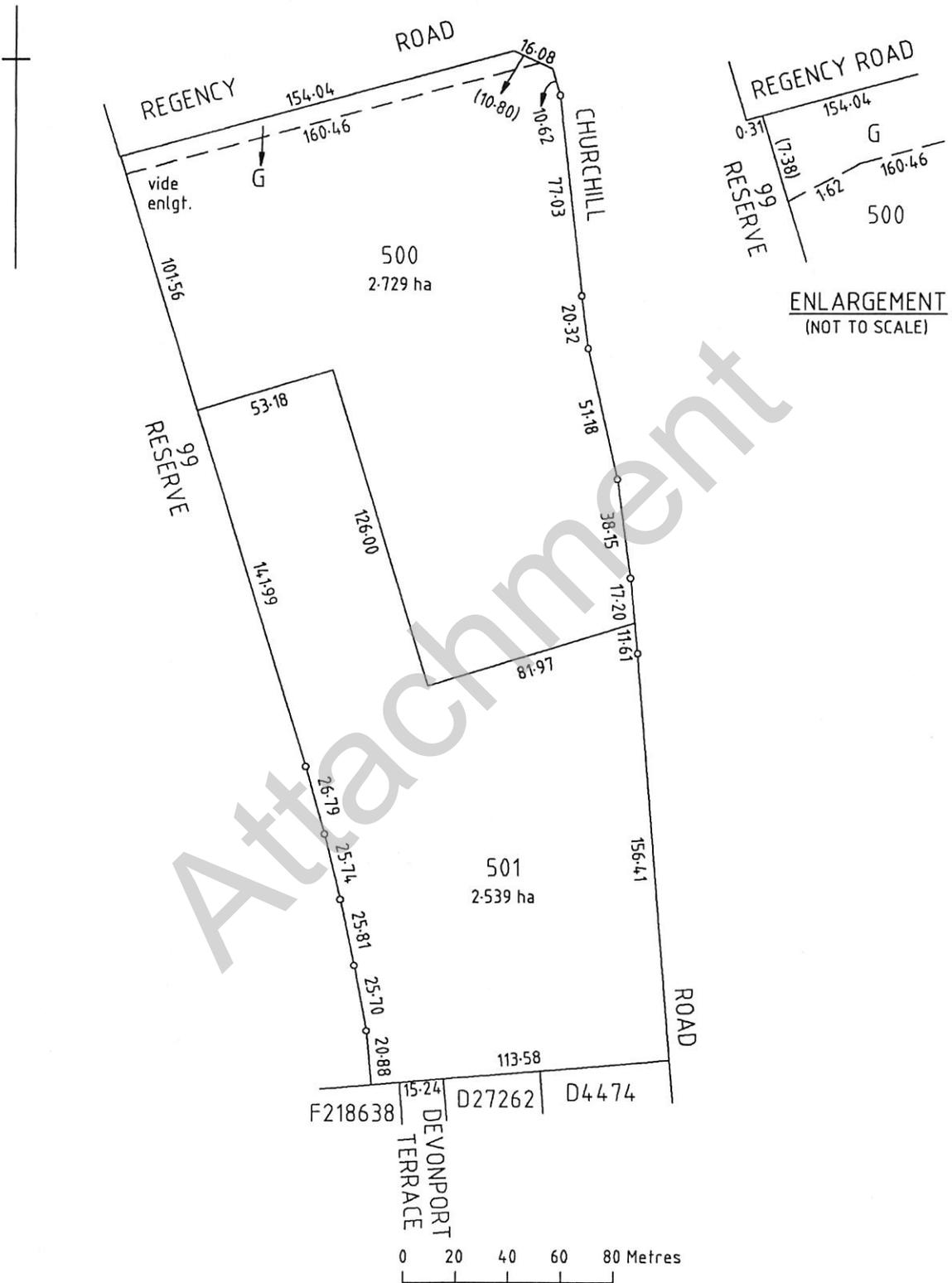
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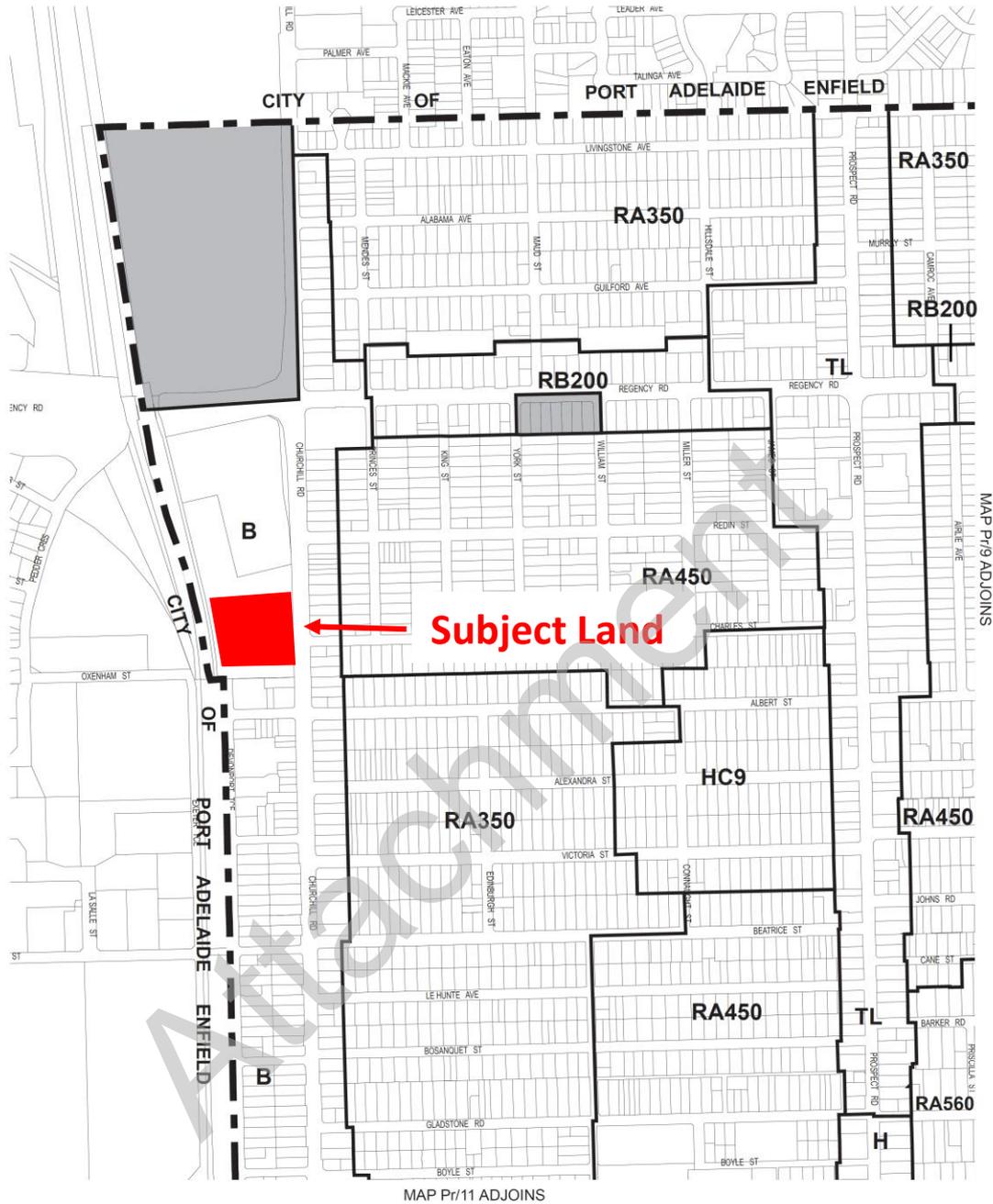


Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search
26/10/2015 01:51PM
20151026007166
\$27.25





- RA560 Residential Policy Area A650
- RA450 Residential Policy Area A450
- RA350 Residential Policy Area A350
- RB200 Residential Policy Area B200
- TL Transit Living Policy Area
- B Boulevard Policy Area
- H High Street Policy Area
- HC9 Historic Conservation Area 9 Policy Area

-  Policy Area Boundary
-  Development Plan Boundary
-  Area not covered by Policy

Scale 1:8000



PROSPECT COUNCIL POLICY AREAS MAP Pr/8

Consolidated - 30 May 2017



Civic Centre
 128 Prospect Road
 Prospect SA 5082 AUSTRALIA
 Telephone: 08 8269 5355
 Email: admin@prospect.sa.gov.au

250 Churchill Road



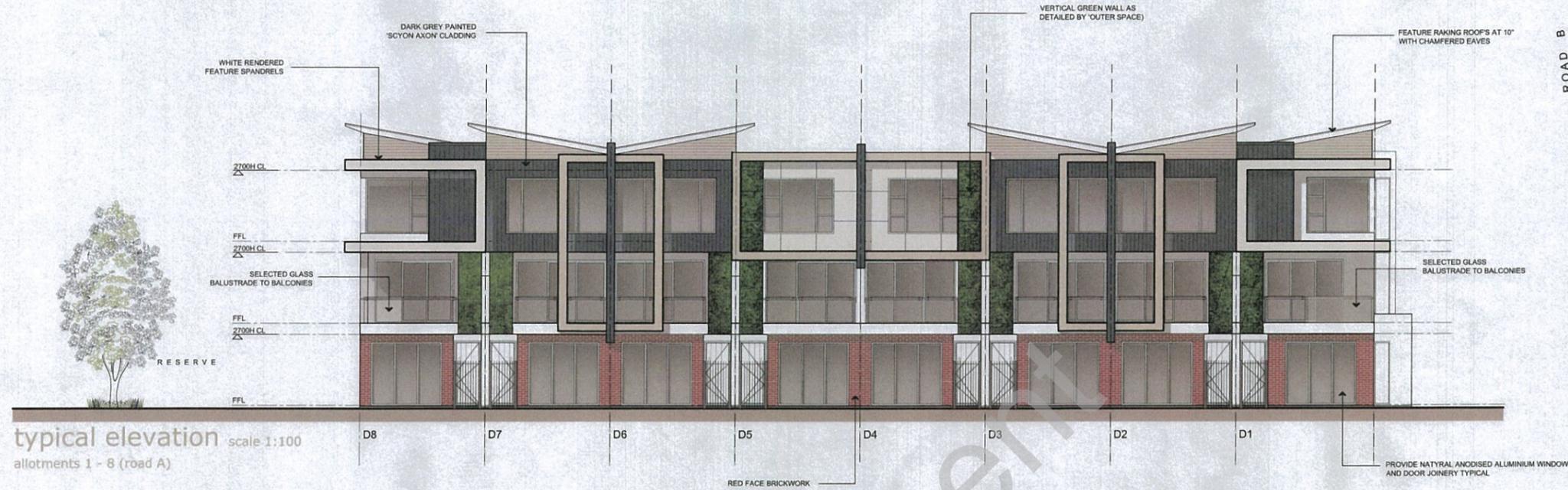
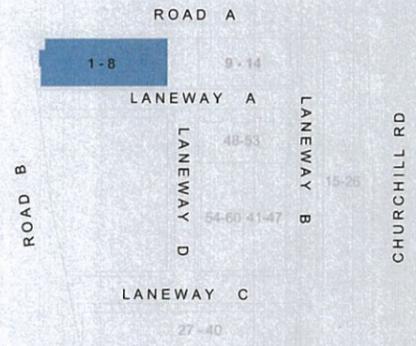
Notes

Disclaimer

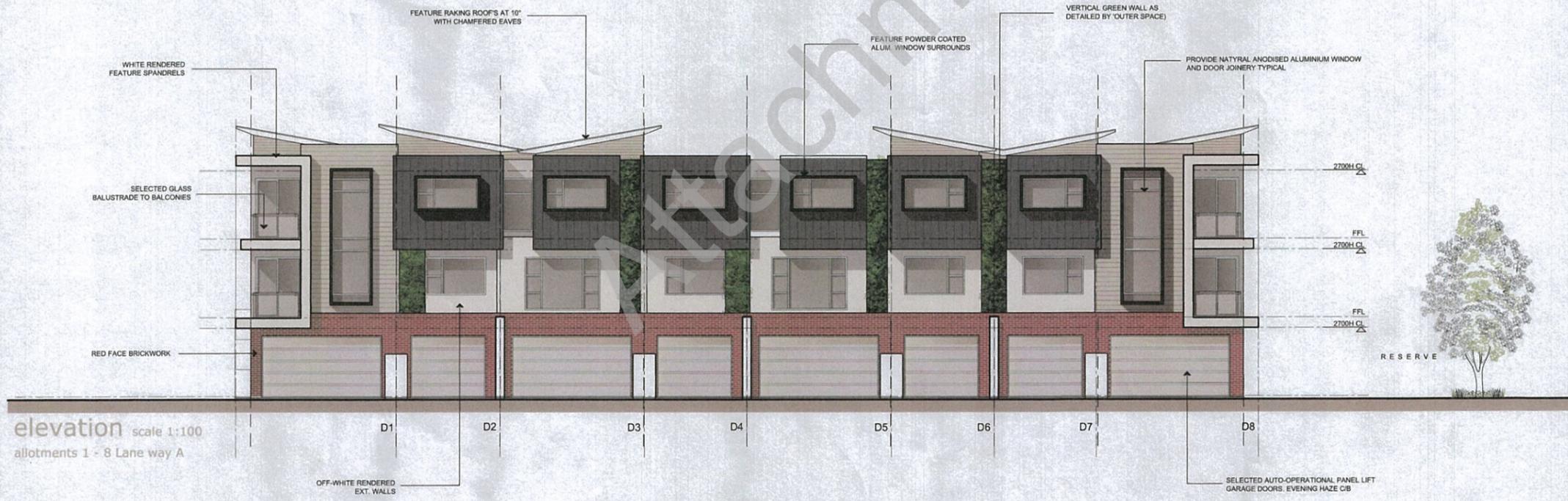
This map is a representation of the information currently held by the City of Prospect. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

preliminary - 25-04-2017

PLANNING APPLICATION 28-07-2017



typical elevation scale 1:100
allotments 1 - 8 (road A)

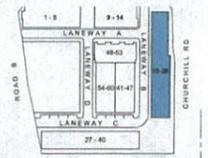


elevation scale 1:100
allotments 1 - 8 Lane way A

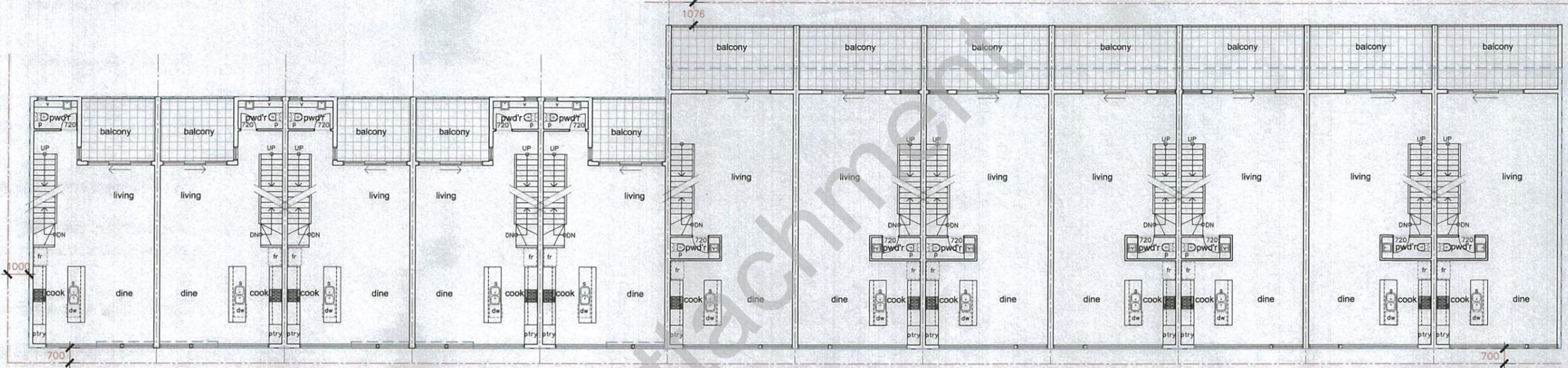
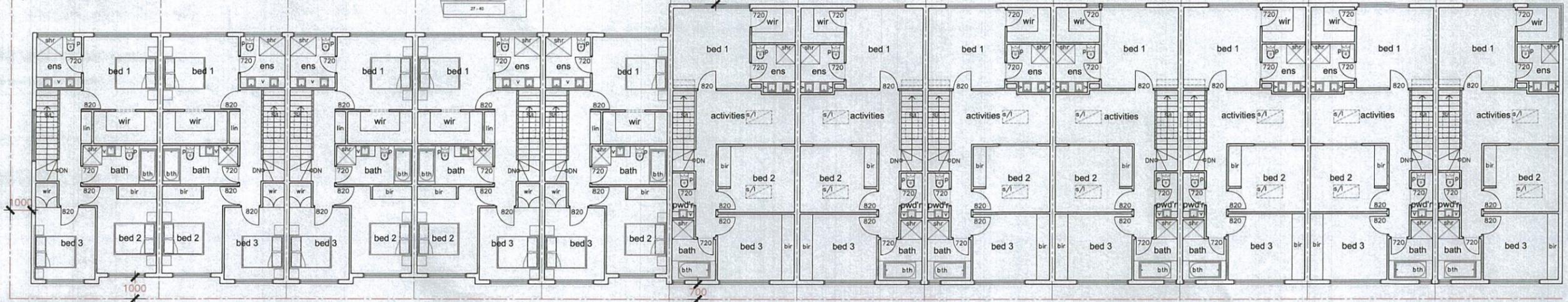
indicative elevations at: No.250 churchill rd prospect

250 churchill rd prospect

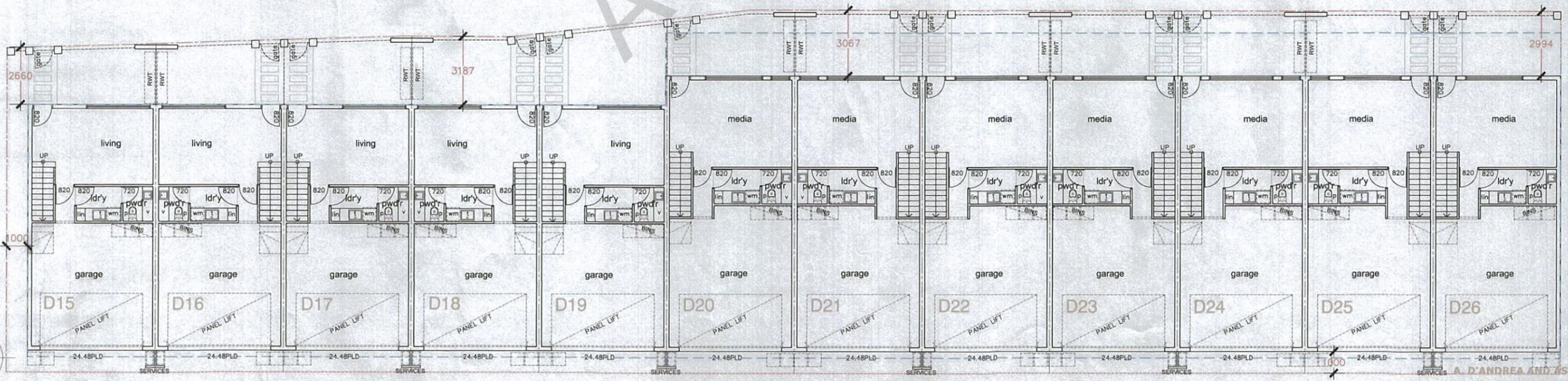
floor plans allotments 15-26 PLANNING APPLICATION - 28-07-2017



Attachment 11



CHURCHILL ROAD



floor plans at: No.250 churchill rd prospect

LANEWAY B

A. D'ANDREA AND ASSOCIATES
BUILDING DESIGNERS

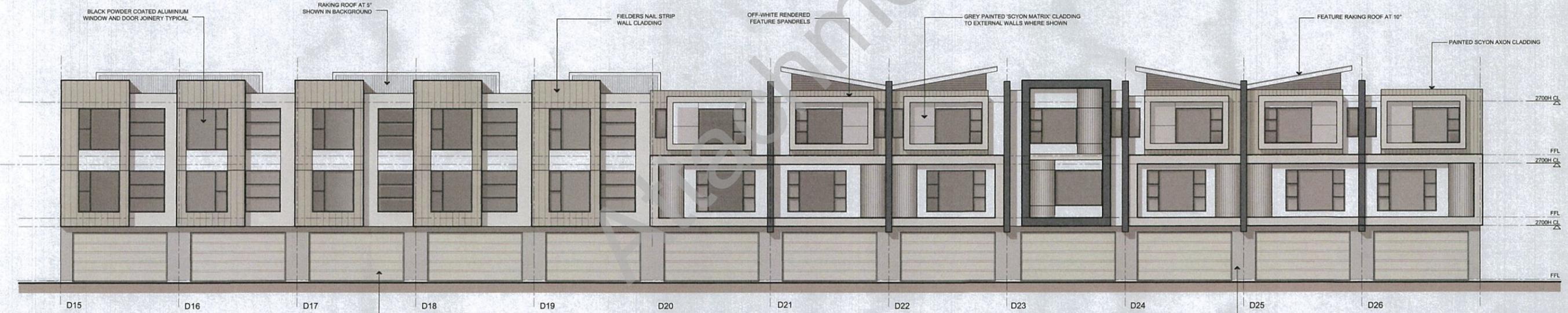
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1/30/2017 09:02
© 2017 A. D'ANDREA AND ASSOCIATES
Scale: 1:100
2/3/2017 10:00:00 AM
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preliminary - 25-04-2017

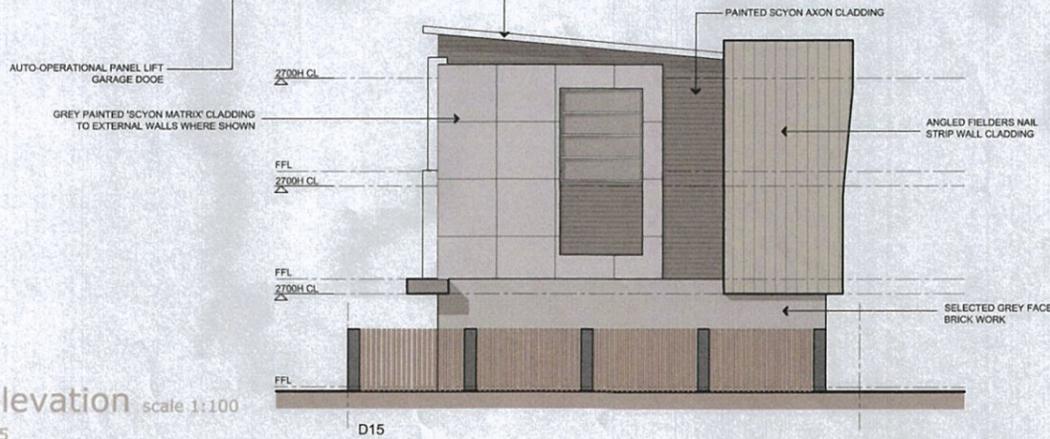
PLANNING APPLICATION - 28-07-2017



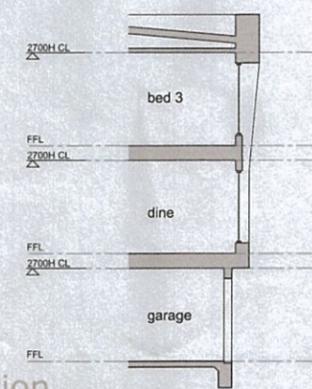
typical elevation scale 1:100
allotments 15 - 26 (churchill road)



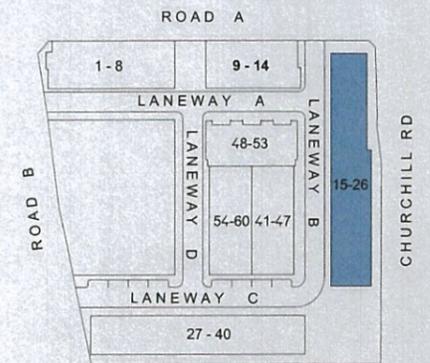
typical elevation scale 1:100
allotments 15 - 26 (lane way b)



side elevation scale 1:100
allotment 15



typical section
dwelling 15 - 19 scale 1:100



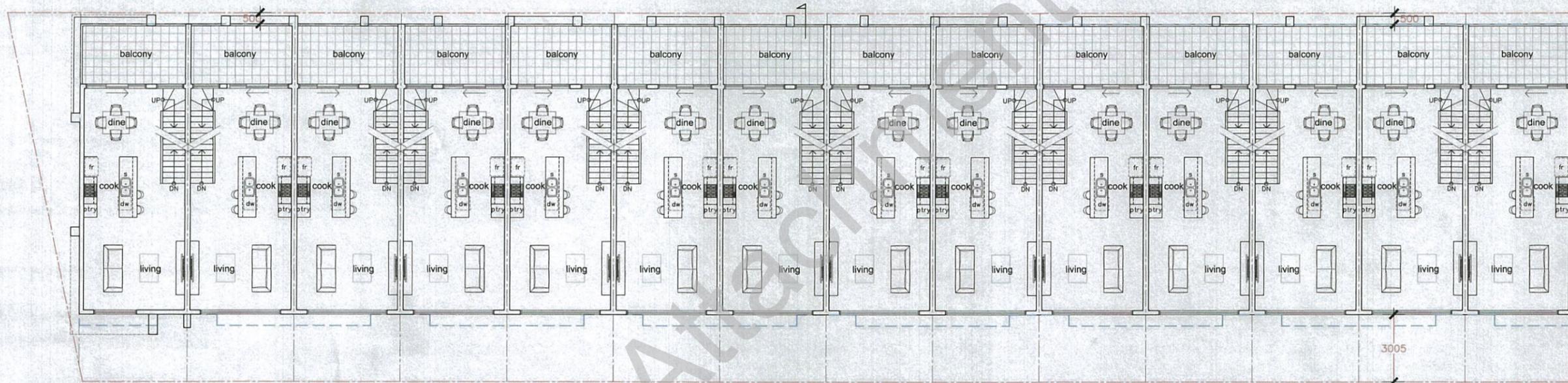
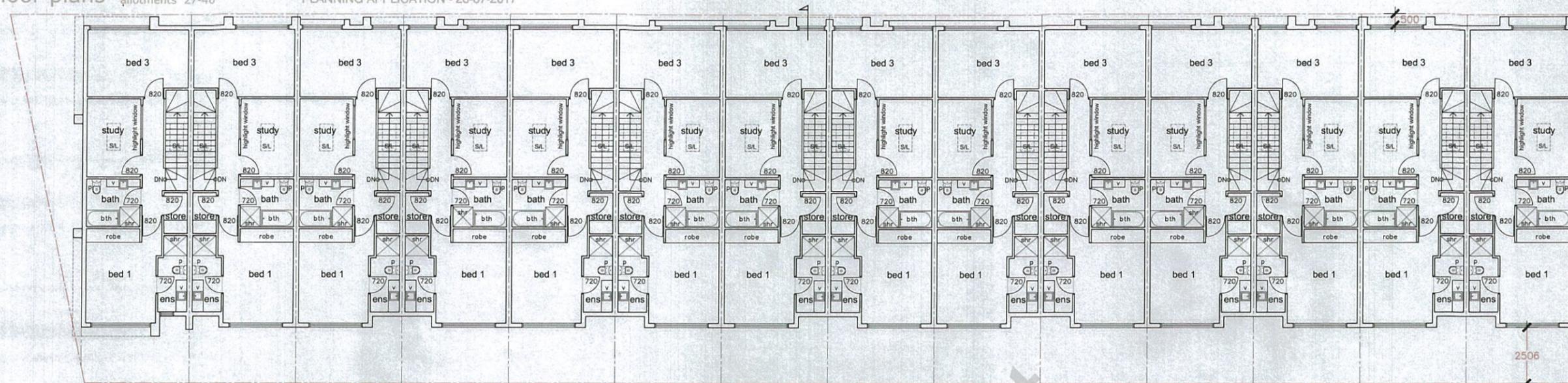
A. D'ANDREA AND ASSOCIATES
BUILDING DESIGNERS

elevations at: No.250 churchill rd prospect

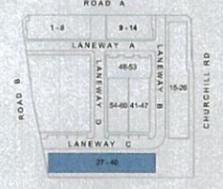
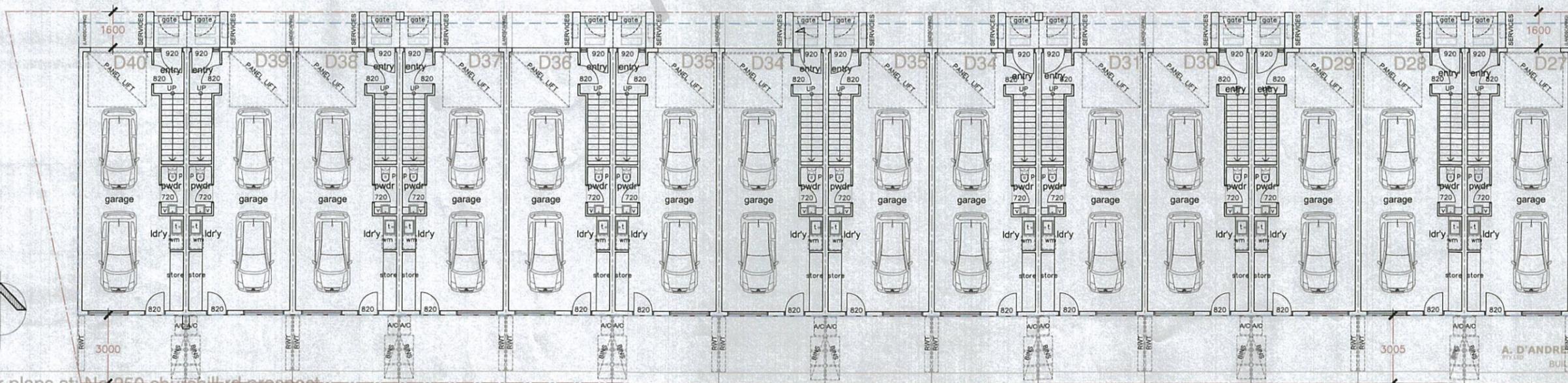
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4 38 8272 4890
5 8888 8888 8888
Suite 11, 407 Pridgen Road, Hampton, SA 5044
© 2017 A. D'ANDREA AND ASSOCIATES BUILDING DESIGNERS

floor plans allotments 27-40

PLANNING APPLICATION - 28-07-2017



LANEWAY C



A. D'ANDREA AND ASSOCIATES
 BUILDING DESIGNERS

floor plans at: No. 250 churchill rd prospect

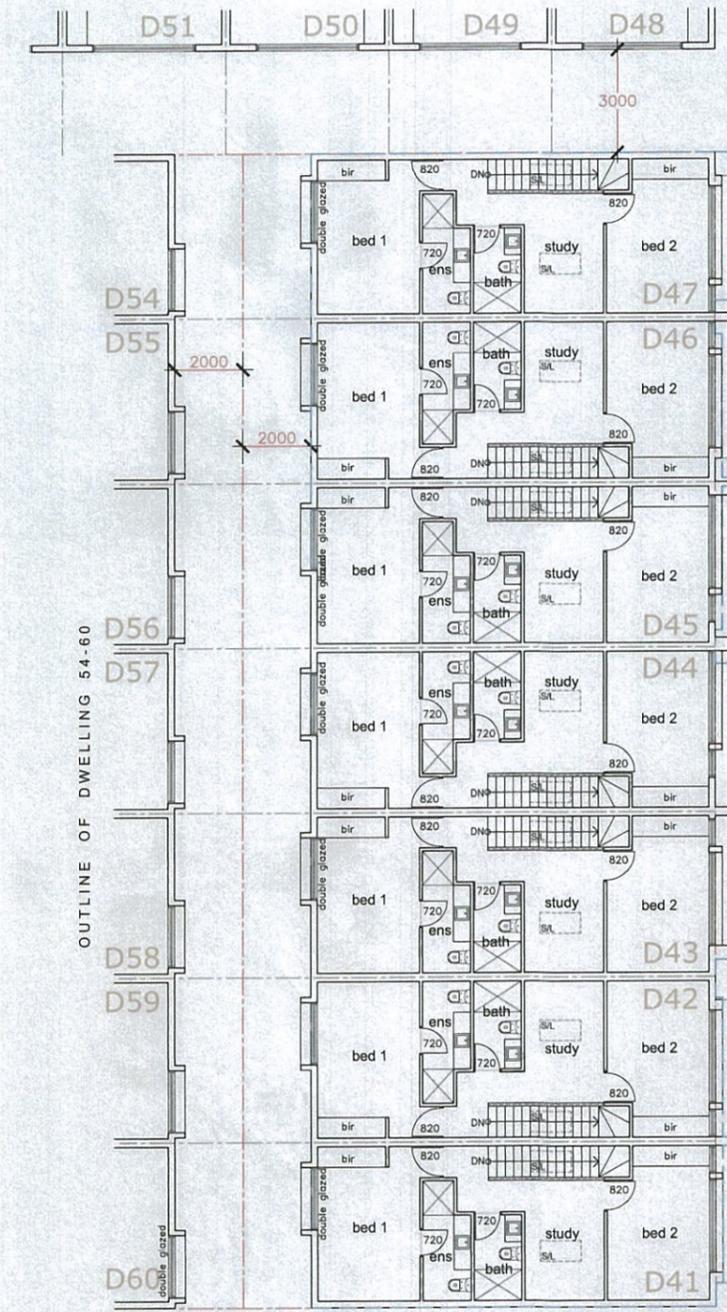
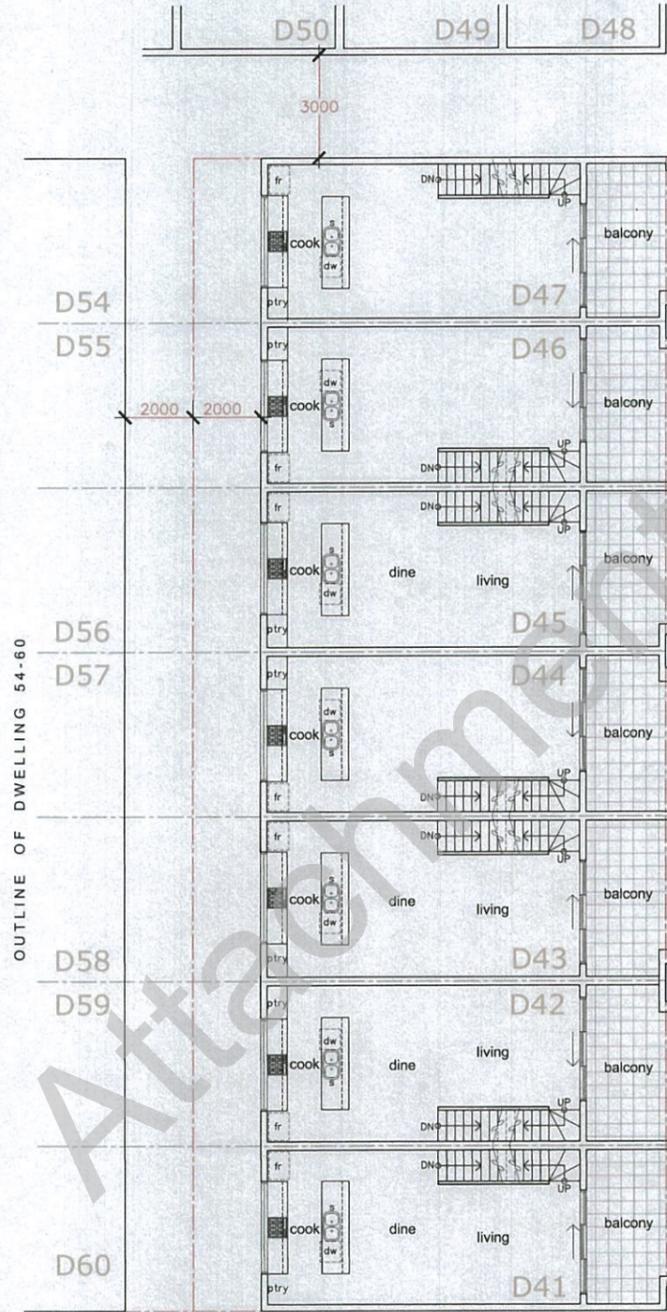
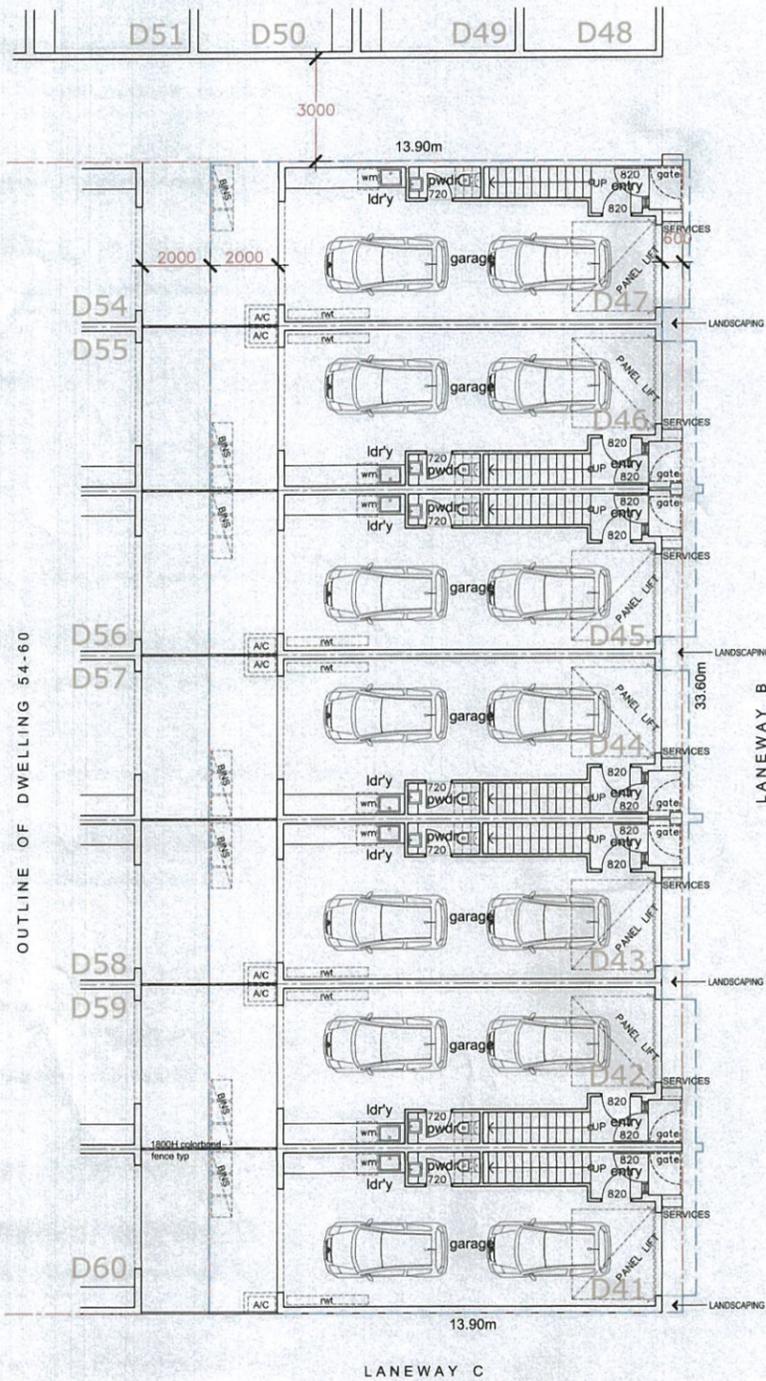
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 F 08 825 4888
 54-60-41-47
 37-46

floor plans allotments 41-47 PLANNING APPLICATION 28-07-2017

OUTLINE OF DWELLING 48-53

OUTLINE OF DWELLING 49-54

OUTLINE OF DWELLING 48-53



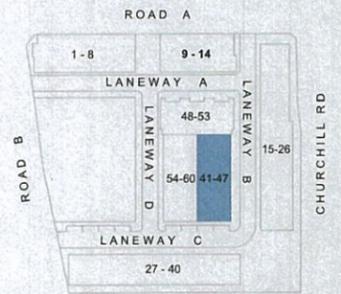
ground floor
scale 1:100

first floor
scale 1:100

second floor
scale 1:100

floor plans scale 1:200

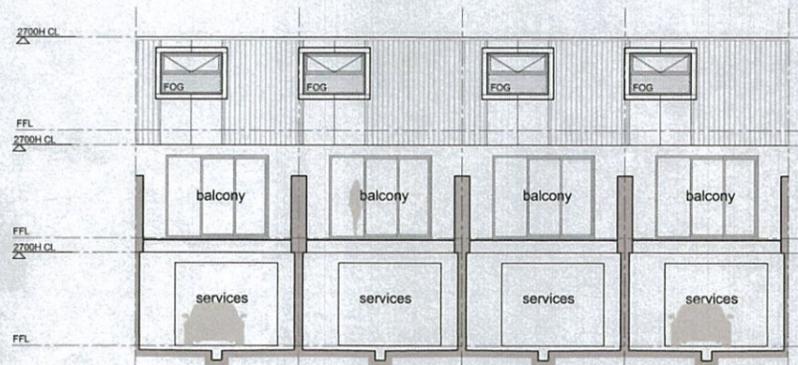
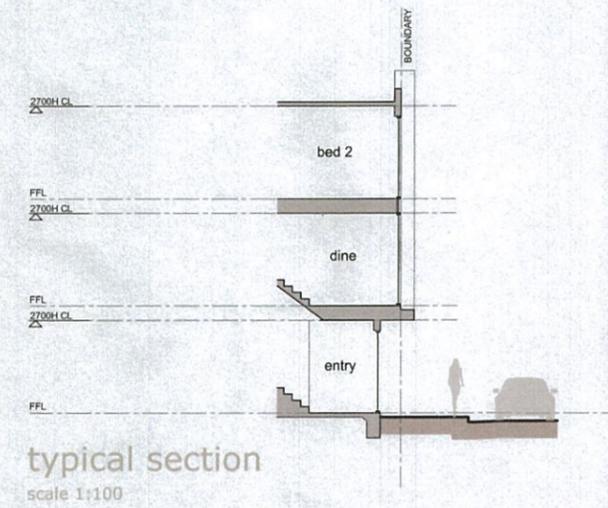
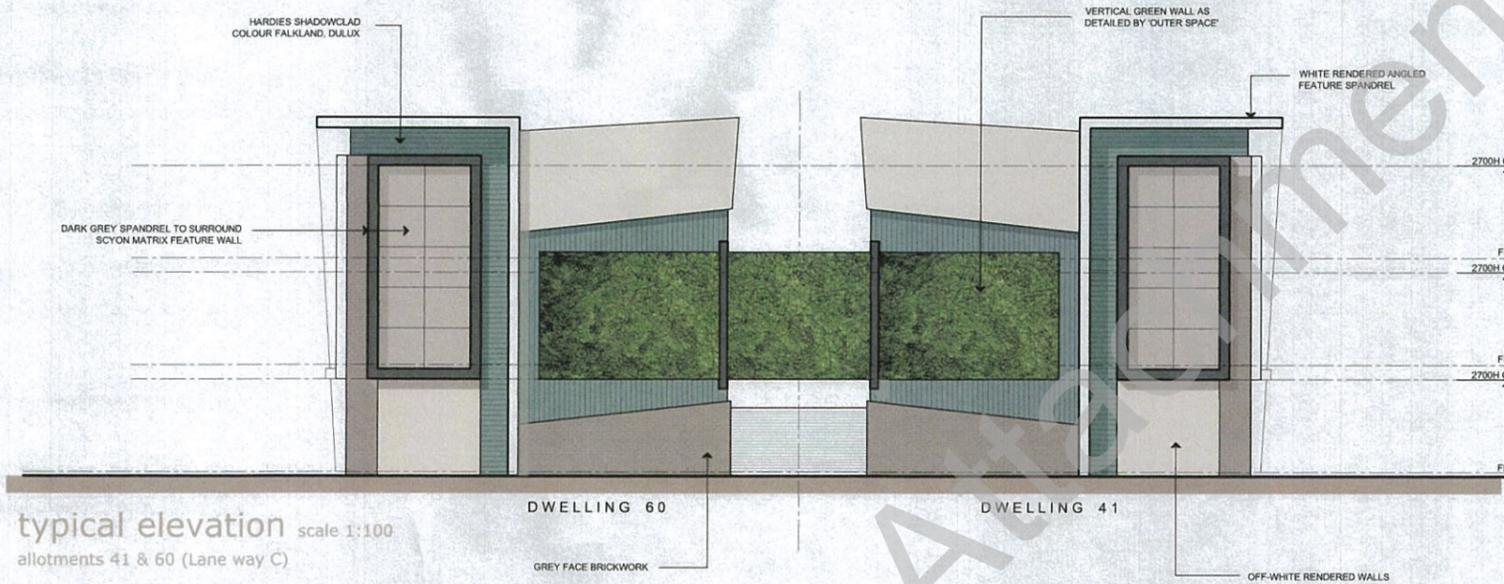
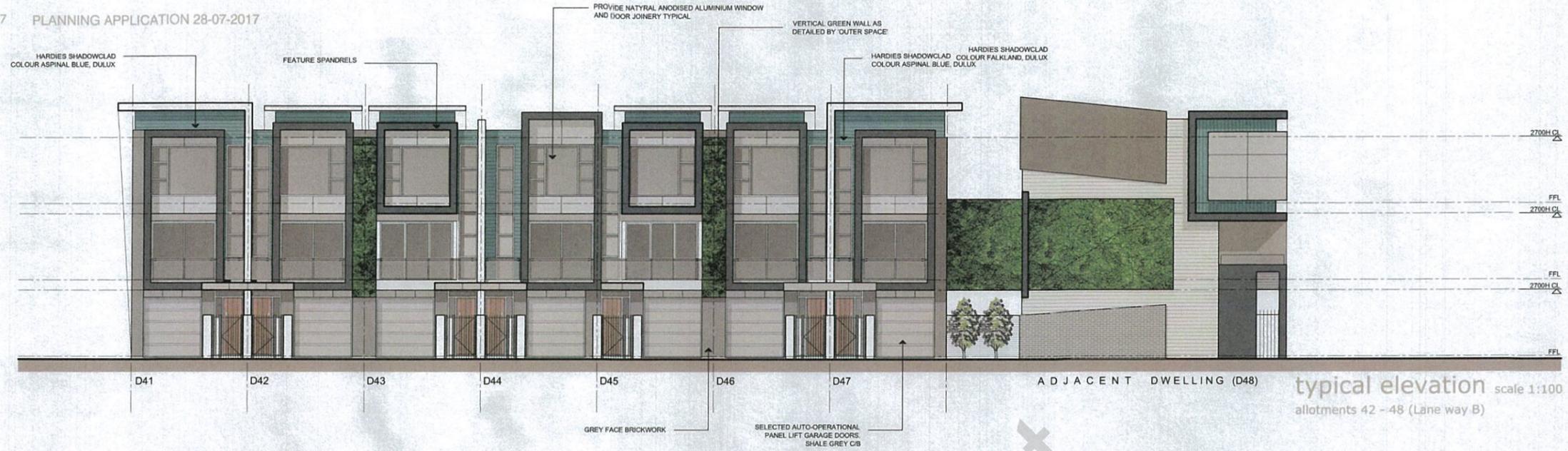
proposed typical floor plans at: No.250 churchill rd prospect



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BUILDING DESIGNERS

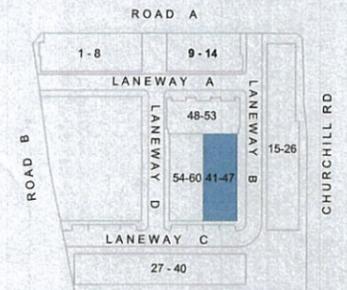
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allotments 41-47 PLANNING APPLICATION 28-07-2017



elevations scale 1:200

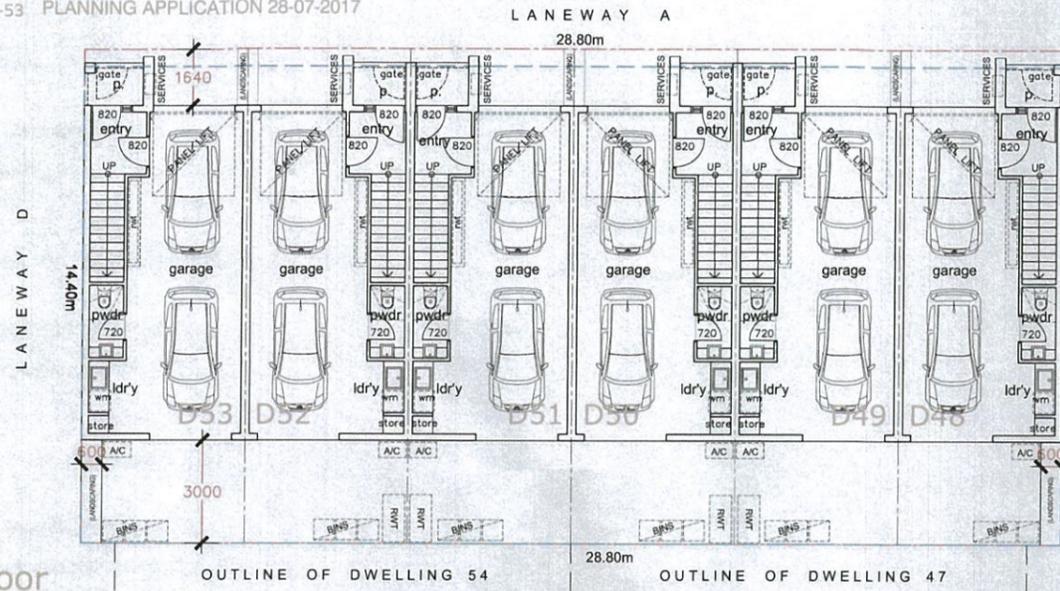
proposed typical floor plans at: No.250 churchill rd prospect



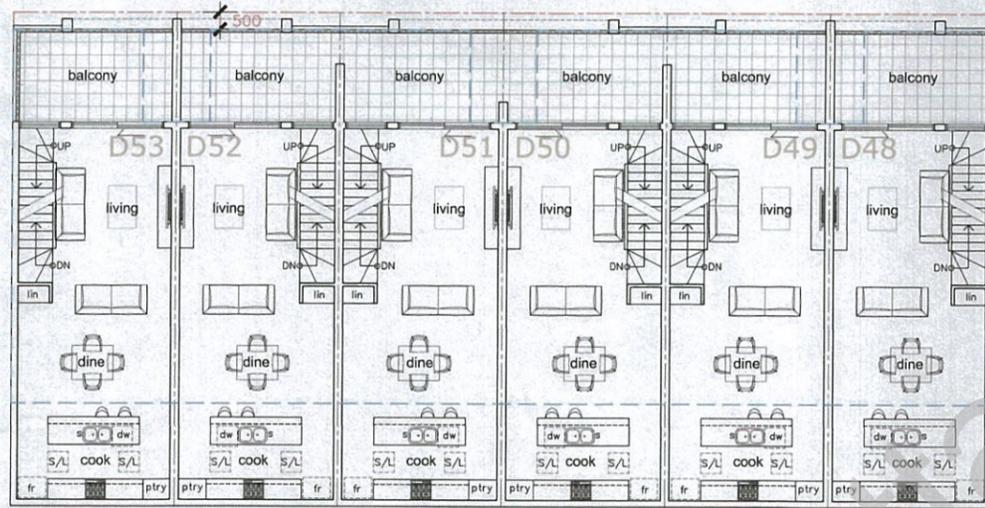
A. D'ANDREA AND ASSOCIATES
BUILDING DESIGNERS

T 08 9272 6600
F 08 9272 6606
E a.d@adandassociates.com.au
Suite 11 407 Federal Road Hoppers
NSW 2162
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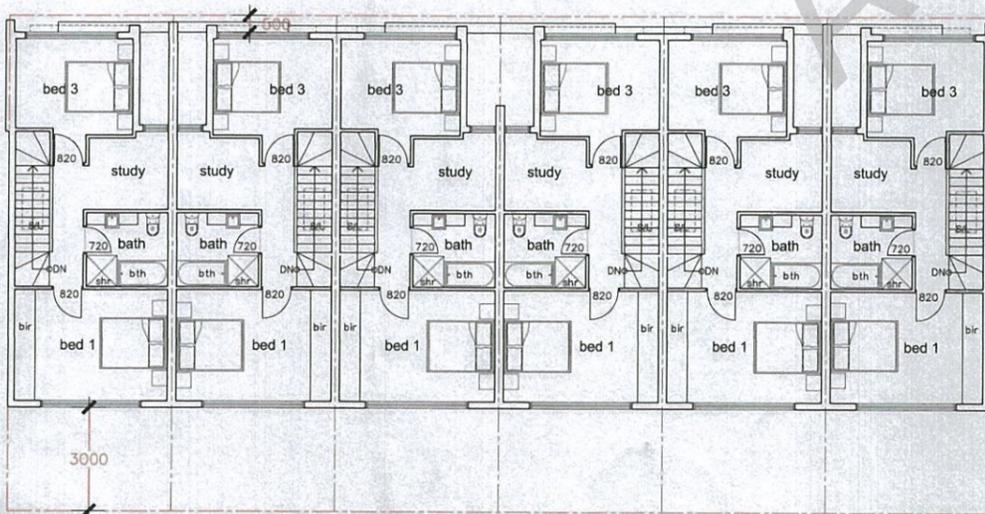
allotments 48-53 PLANNING APPLICATION 28-07-2017



ground floor
scale 1:100



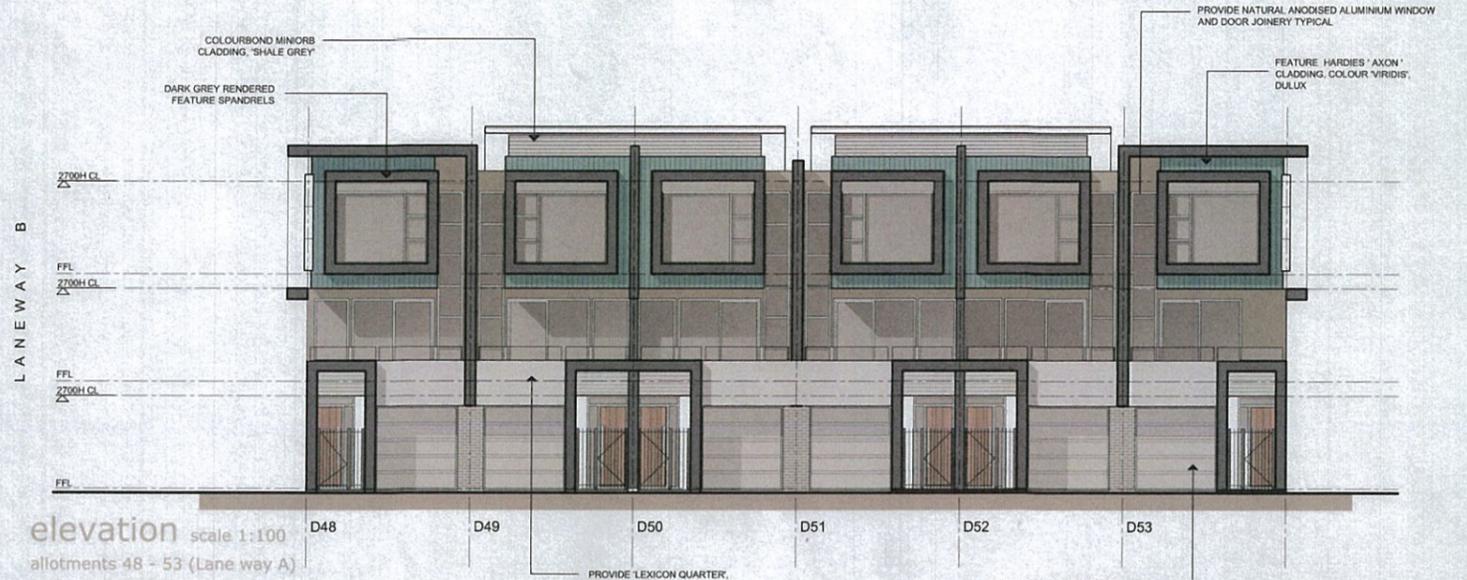
first floor
scale 1:100



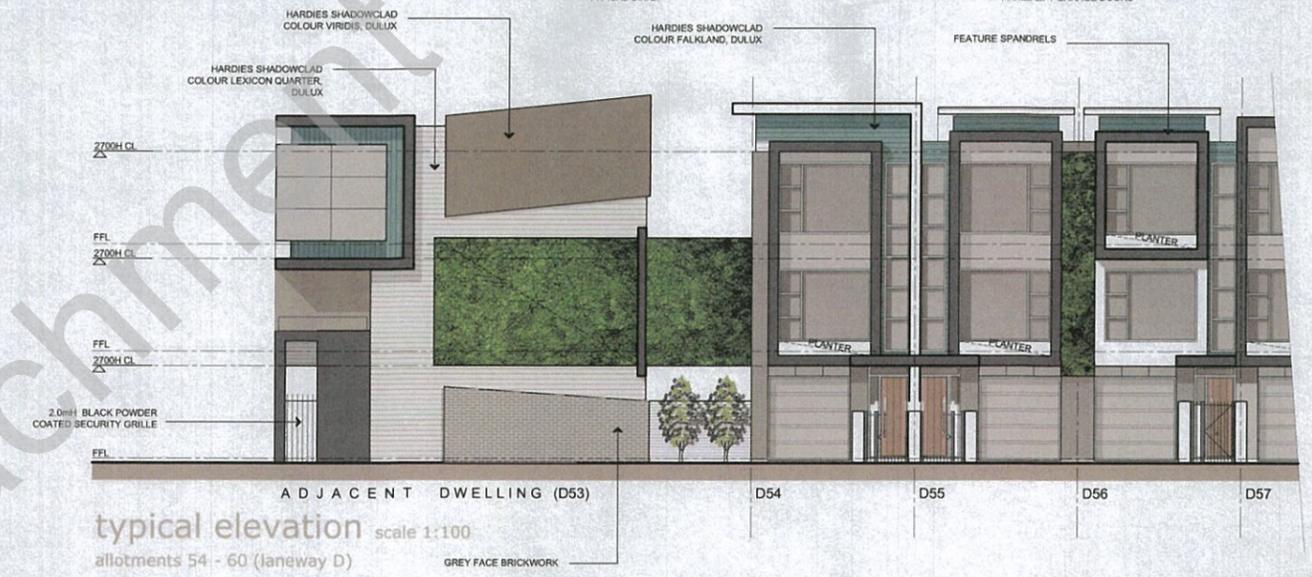
second floor
scale 1:100



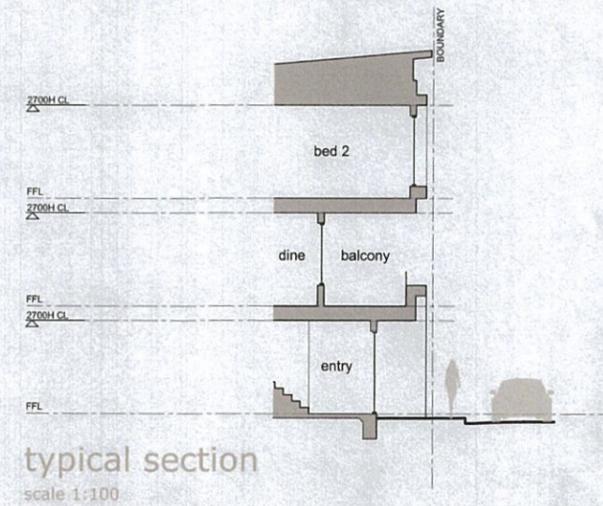
floor plans at: No.250 churchill rd prospect



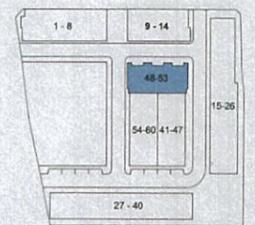
elevation scale 1:100
allotments 48 - 53 (Lane way A)



typical elevation scale 1:100
allotments 54 - 60 (lane way D)



typical section
scale 1:100



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PTY LTD
BUILDING DESIGNERS

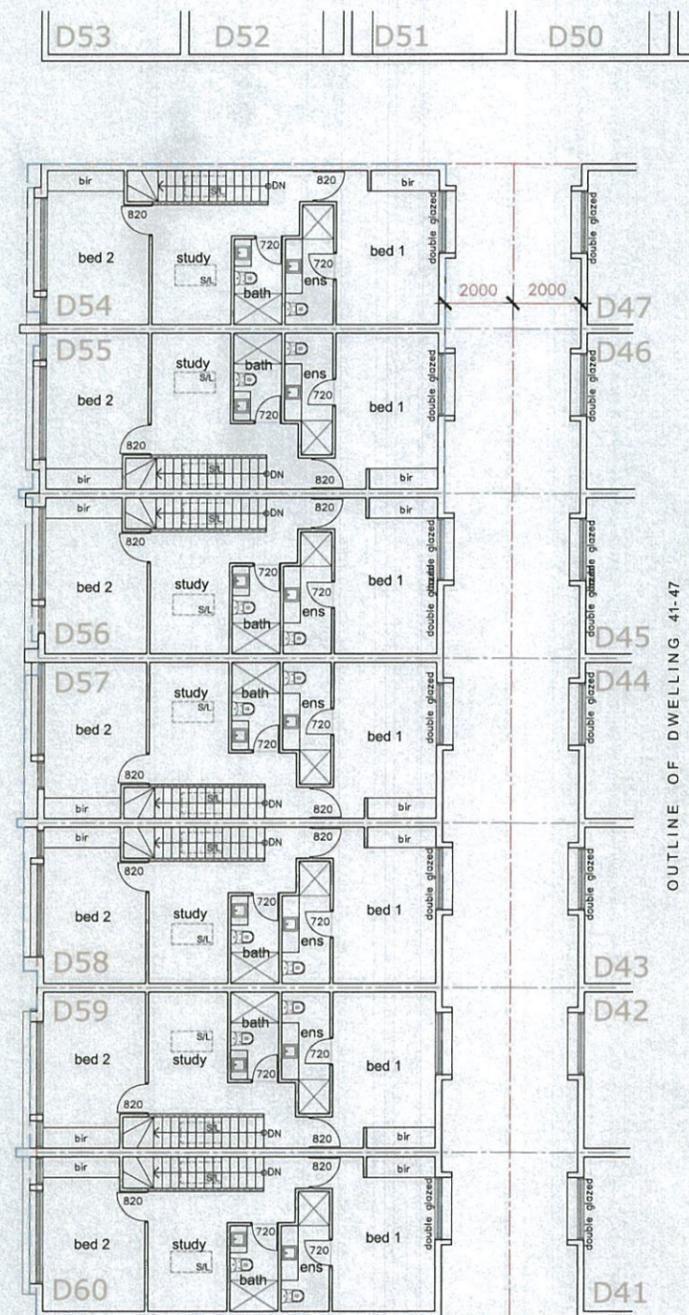
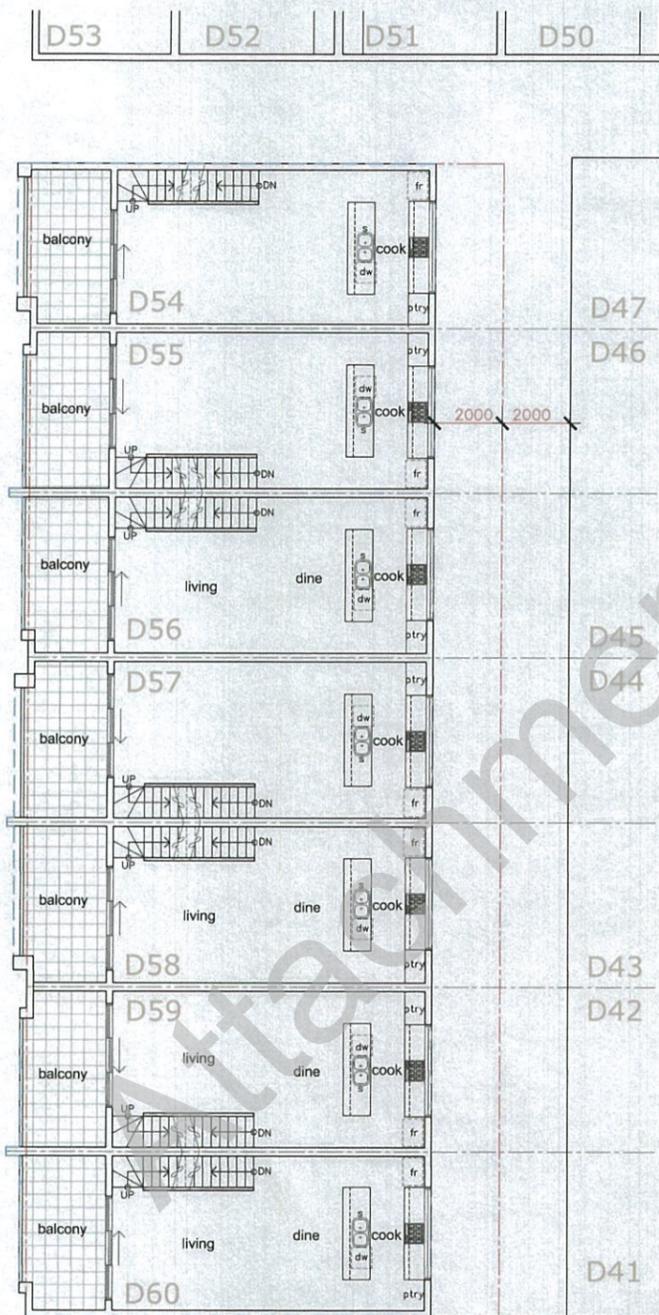
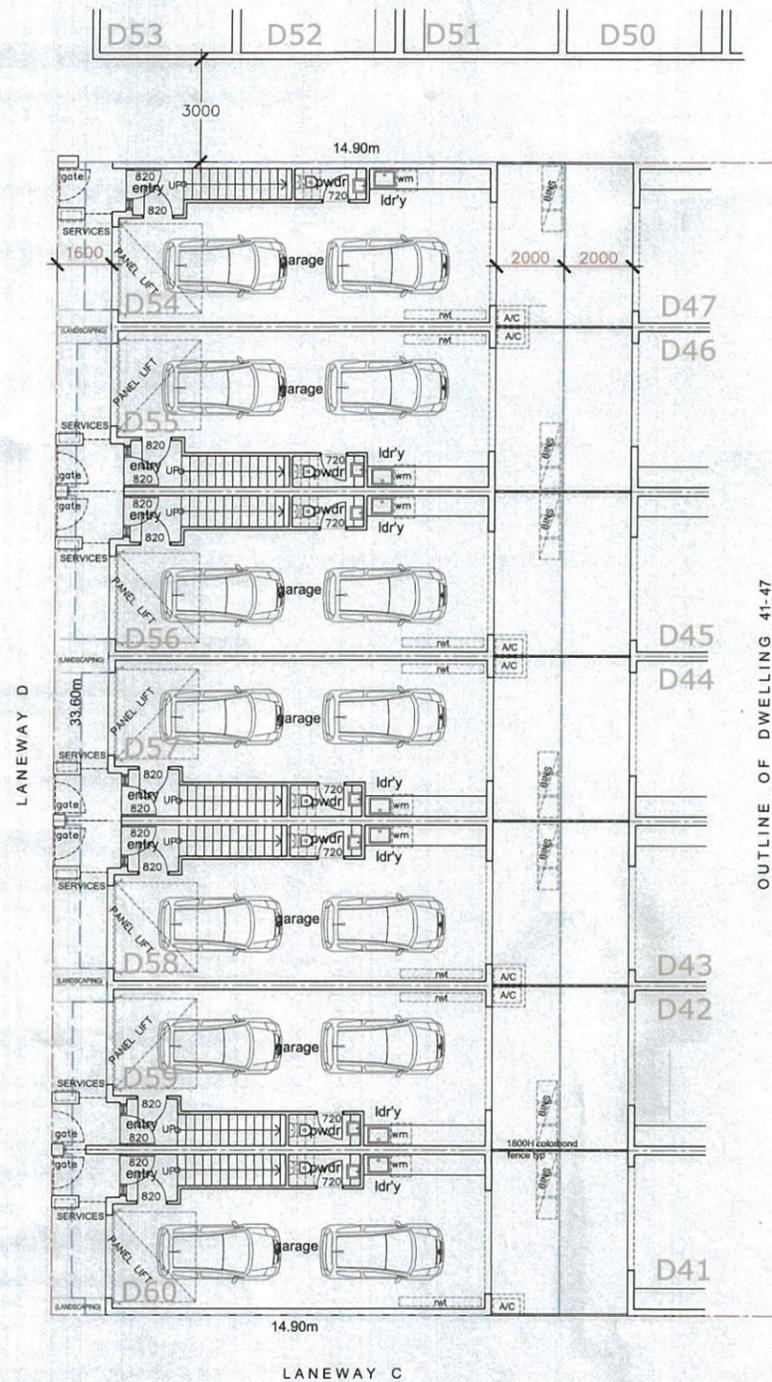
T 08 8272 9888
F 08 8272 1498
E a.dandrea@adandrea.com.au
100/111 1st Floor Prospect Road
Prospect SA 5082
© 2017 A. D'ANDREA AND ASSOCIATES PTY LTD

floor plans allotments 54-60 PLANNING APPLICATION 28-07-2017

OUTLINE OF DWELLING 48-53

OUTLINE OF DWELLING 48-53

OUTLINE OF DWELLING 48-53



ground floor
scale 1:100

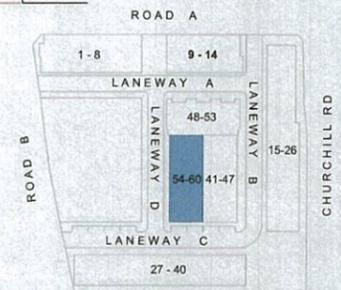
first floor
scale 1:100

second floor
scale 1:100

floor plans

scale 1:200

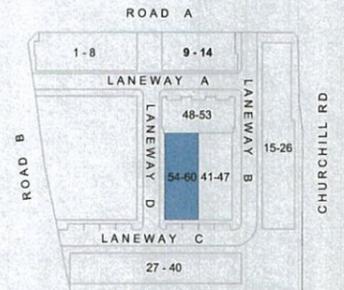
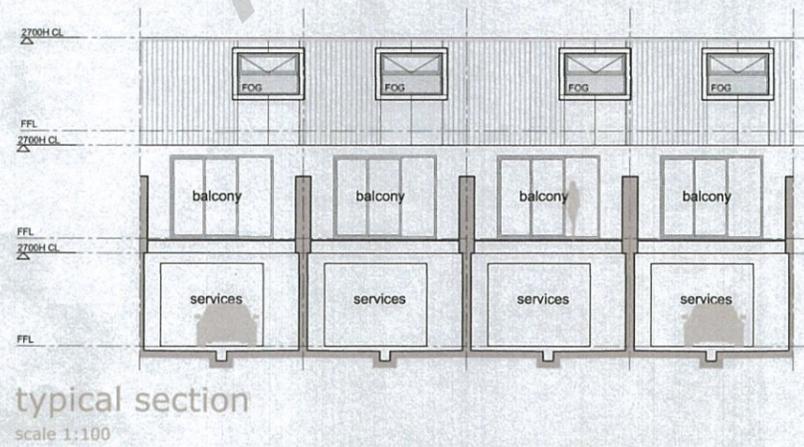
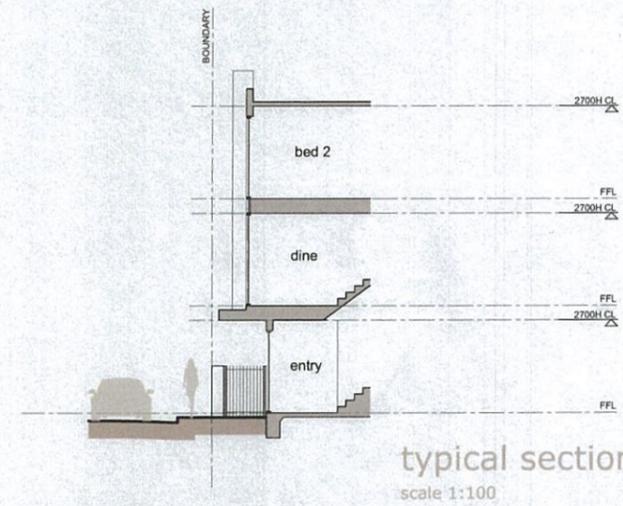
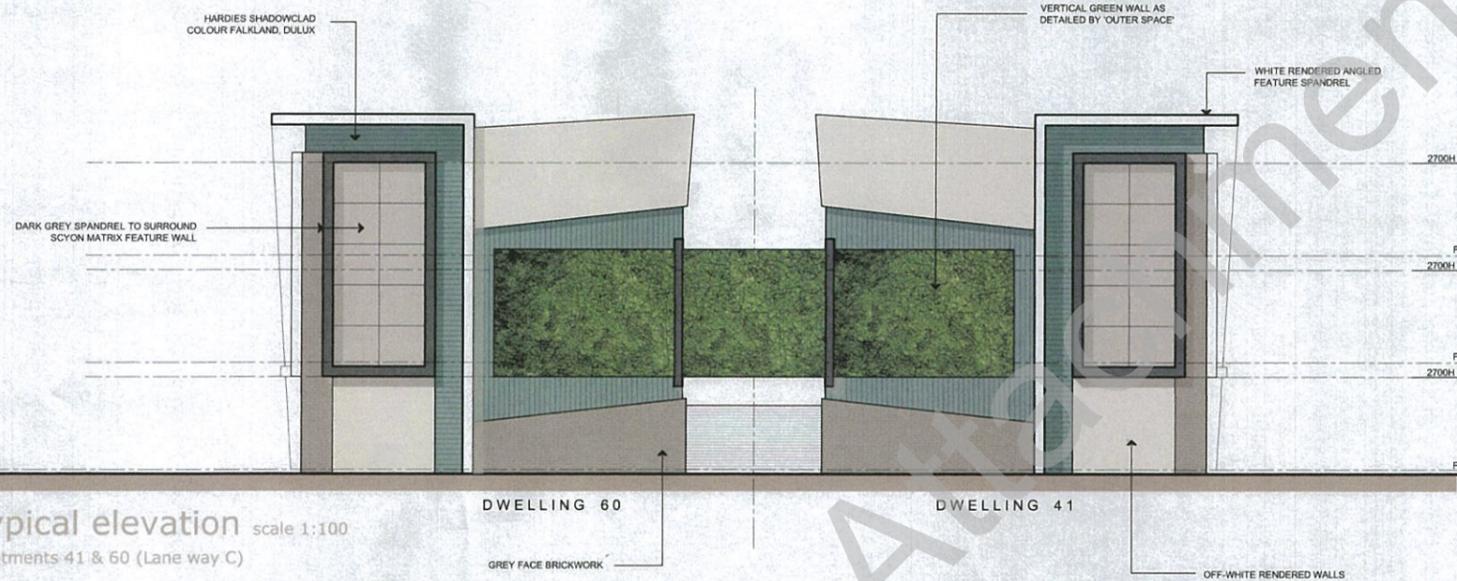
proposed typical floor plans at: No.250 churchill rd prospect



A. D'ANDREA AND ASSOCIATES
PTY LTD
BUILDING DESIGNERS

T 08 8272 8822
F 08 8272 8888
E admin@adandrea.com.au
Unit 11-127 Fulshear Road, Fulshear
SA 5033
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elevations allotments 54-60 PLANNING APPLICATION 28-07-2017



elevations

scale 1:200

proposed typical floor plans at: No.250 churchill rd prospect

A. D'ANDREA AND ASSOCIATES
BUILDING DESIGNERS

100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250



ACN 154 319 114 ABN 47154 319 114

D'ANDREA & ASSOCIATES (SA) PTY LTD
BUILDING DESIGNERS



CONTEXT DESIGN REPORT – INCORPORATING COMMENTS AND AMENMENTS FROM ARCHITECTURAL DESIGN REVIEW

Site Address: 250 Churchill Road Prospect
Proposal: Proposed 60 Residential Dwellings
Development Application Number: 050/192/2017
Zone: Urban Corridor Zone – Boulevard policy area

Context

We have endeavoured to design this development with good design principles to incorporate the key natural and built features of this proposal.

We have strived to encapsulate within our design good architectural practises by addressing “good residential design SA” initiatives with reference to the development plan and guidelines envisaged for this locality and proposal to develop a vibrant contemporary concept for the dwellings and micro neighbourhood.

The site is expansive and fronts Churchill road with the railway line and existing bike track adjacent. There is a mix of existing dwellings and small businesses located across Churchill road.

The proposed design has referenced the site adequately with links and connections to the railway line, bike track and expansive Churchill Road with its existing mixed building uses present. The proposal responds positively to the locality and addresses the present surrounding infrastructure and built forms.

Community open space and break out external areas have been integrally designed within the scheme. These have been incorporated as a fundamental design element and have been detailed by “Outerspace” the landscape Architects.

These features include:

- Corner reserve
- Feature wall showcasing a “Historic Wall”
- Fitness Node
- Mini Feature Treatment to Davenport Terrace
- Link Reserve to future development

Within these areas there are open spaces and areas where community can enjoy interact and enjoy the outdoors with a mix of bench seating, interesting walkways, artwork and sculptures, pergolas and fitness areas.

A “Historic Wall” as detailed by “Outerspace” the landscape Architects, buffers the development with the railway line and includes local historical information as well as providing a rich mix of planting fencing materials and displays.

Scale

The scale of the development as proposed is 3 stories in height with a mix of materials and articulated geometries; materials finishes; balconies and colour pallets have been designed to harmonise with the locality and address the expansive site and urban features present.

The individual building blocks of the dwellings have been compartmentised with a maximum of 14 dwellings per block. This has allowed for a break in the building form which reduces the bulk and scale of the facades and promotes “Green Areas”.

Built Form

Good design principles have been fundamentally adopted to provide building alignments, proportions, building types and articulated building facades and elements which provide aesthetic interest. There is a substantial degree of residential character mix and we have fundamentally framed the outer edges to create streets and laneways which addresses the north south and east west pathways. The prominent corners have been addressed with the same philosophy and incorporate a mix of materials articulated geometries; materials finishes and colour pallets.

The Future planned apartment building to be developed and built in a subsequent time will address further diversity to the overall site. It is envisaged that a mix of apartment types and sizes will be developed. Also, applicable on the ground floor street levels are the opportunity for small scale complimentary commercial uses which will add to the diversity mix.

The activation of the ground level street has been considered in our design.

The dwellings which have garage doors and entry points facing the internal roadways encourage activations of the internal roadways and pathways which then encourages the occupants and visitors to utilise the incorporated community features of the development.

Although it may be considered that activation to the outdoor environment is of a limited or lesser degree to dwellings with garaging predominately facing the internal roadways without doorway entry points this is not generally the case. We believe that these garage doors will be used as access points to and from the dwellings not only with cars but also by bike and pedestrian access. The landscape roadways paths and avenues will then allow the occupants to utilise the incorporated community features of the development.

To further improve the amenity of the roadway and garaging at ground level we have amended our drawings to provided landscaping treatments with the reduction of the single garage door widths to increase the opportunity for landscape treatments and pathways to provide more substantial deep rooted vegetation.

Density

It is recognised and acknowledged that the future apartment building will substantially increase the density of the proposed site and is envisaged that the densities will increase to the minimum 150 dwellings per hectare ratio required.

Resource, energy and Water Efficiency

The proposed development will be compliant with the Development plan and BCA requirements regarding natural light insulation and ventilation.

Through good building design principles, we have incorporated improvements in regard to the energy sustainability of the development surpassing the minimum standards.

There are design elements in the buildings which offer these improvements consisting of:

- Shading to windows via articulated design elements
- Vertical green wall plantings assisting the insulation and heat absorption
- Strategically designed windows providing cross ventilation
- Some north facing balconies and living areas
- Water efficient fixtures and fittings including shower heads
- Provision for solar photovoltaic panels

Landscaping

“Outerspace” Landscape Architects have been fundamentally involved in the development. They have insured integration of outdoor areas with the buildings. They have designed an integrated well considered scheme that binds the development into a functioning vibrant proposal incorporating various planting and material pallets that contribute positively to the development.

There is a good mix of hardscaping softscaping and integrated community features and amenities which will provide a rich blend of “interest points: throughout the development.

They have provided an in-depth landscaping submission which forms part of the documentation package for this application.

Since the Architectural review; the landscaping has been varied to include greater landscaped areas generally with an emphasis on increasing the density of deep soil planting and larger trees, especially with a view of increased landscaped areas to soften the garage door presence at street level.

Amenity

Good design has been fundamentally incorporated to provide amenity via physical special and environmental quality.

Further to the design review comments we have increased separation distances between allotments 41-47 and 54-60 by providing an increased 4.0m separation. Separation has also been increased between allotments 48-53 to allotments 41-47 and 54-60 by providing an increased separation of 3.0m to the ground and second levels and 1.5m to the first level.

In doing so this has changed the internal layouts to eliminate formal rooms and transform these into open activity spaces. This lessens the effect of having reduced external aspects to these areas which were formally rooms thus eliminating the “snorkel” rooms.

Further to this the extent of garaging has been reduced by minimising garage door widths and increasing landscaping as previously mentioned.

We have also adjusted positions of windows to alternate their positions to reduce the inverse amenity of these spaces.

Safety and Security

Safety and passive surveillance has been addressed in our design. There is good passive surveillance afforded throughout the development especially from the upper levels.

Dwellings 1-14 have been mentioned in regard to safety and a transition between public and private spaces. These dwellings face the remaining future development of the site as a whole and we envisage when preceding stages are submitted that these areas which will front future proposals will adequately provide the afforded safety and security as per the overall development.

The landscaping on Churchill road has addressed the concerns of security by incorporating varied landscaped areas and including visually permeable slat fencing to reduce entrapment areas.

Social Dimensions

The development has been designed to provide a range of dwelling types including different floor plans and configurations for choice of occupants. This includes varying sized dwellings with differing accommodation and garaging types.

It is recognised and acknowledged that the future apartment building will cater for a greater of accommodation types to cater for differing occupant requirements. This would extend to providing accessible living options with lift access envisaged.

Aesthetics

The fundamentals of the proposal have incorporated the built form and landscaping to be integral with the design and these two elements combine well with a varied mix of themes of both built form and landscaped environment.

The design incorporates a mix of materials articulated geometries; materials finishes; balconies and colour pallets with themes extending to the landscaped features.

There is variety and individual identity flowing throughout the proposal whilst maintaining consistency. The proposal is reflective of the dwellings use by being domestic and residential in nature which is supported by the design review.

The design of the dwellings allows scope for the dwellings to be adapted and changed in the future with the most obvious area being the reduction in garaging from 2 car spaces to 1 with an alternative use to this space.

Summary

We have considered the comments made in councils Design Review by Architect Jenny Newman. We have amended parts of the proposal to address her comments resulting in further dwelling and landscaping redesigns.

We have further elaborated on the design context of the proposal in this report and qualified our approach for further clarification

We thank her for her positive comments and commendation for the development.

Conclusion

In conclusion, we have worked closely with council to submit a proposal that is functional, progressive and aesthetically pleasing. We have further amended the proposal to address the comments of the Design Review and are confident that the proposal has been improved in line with the design review and as such merits approval.

Yours Sincerely

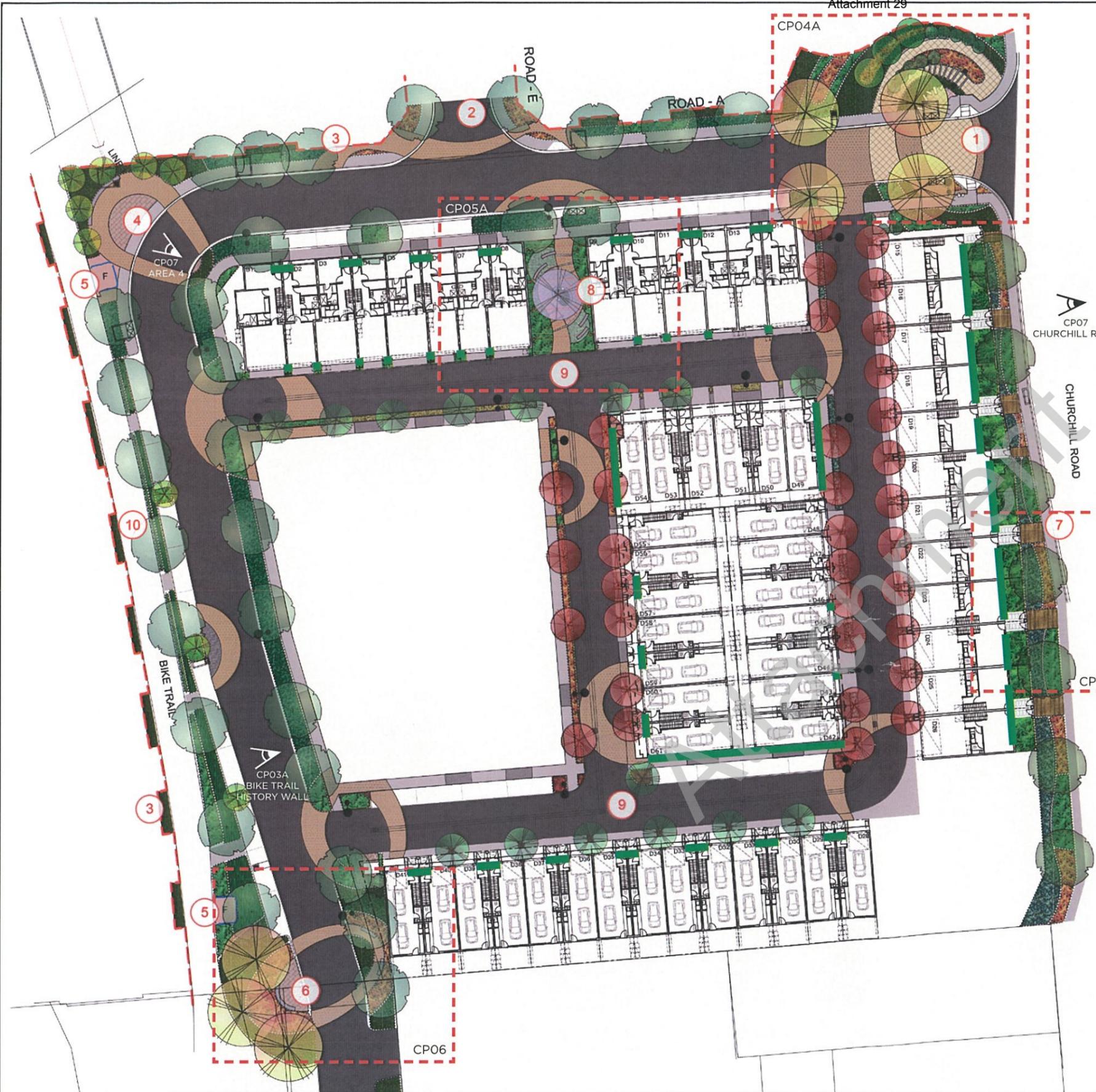
Alberto D'Andrea

Attachment

Attachment







KEY

- 1 MAIN DEVELOPMENT ENTRY STATEMENT
 - CURVILINEAR FENCE
 - FEATURE BANDING- COBBLE STONES /INTERLOCKING PAVERS
 - REGAL TREES
 - ARCHITECTURAL + COLOURFUL PLANTING
 - EVERGREEN SHRUBS
 - DRAMATIC LIGHTING
 - POSSIBLE ART INSTALLATION
- 2 ENTRY TREATMENT TO FUTURE DEVELOPMENT
 - COLOURFUL PLANTING
 - FEATURE BANDING
 - POSSIBLE ARCHITECTURAL ELEMENTS AND LIGHTING
- 3 FEATURE FENCE WALL OF ALTERNATING SOLID ALUMINUM FENCE PANELS WITH IMAGE IMPRINTS AND LASER-CUT SCREENS
- 4 CORNER RESERVE
 - POSSIBLE ARTWORK/ ARCHITECTURAL FEATURE
 - CONCRETE SEATS
 - FEATURE PAVING AND LIGHTING
- 5 FITNESS NODE
 - MODERN FITNESS EQUIPMENT TO ADD VARIETY OF ACTIVITIES ALONG BIKE TRAIL
- 6 MINI- FEATURE TREATMENT TO DAVENPORT TERRACE ENTRY
 - COLOURFUL PLANTING
 - REGAL TREES
 - FEATURE BANDING
 - CONCRETE SEATS
 - ARCHITECTURAL FEATURES
 - FEATURE PAVING AND LIGHTING
- 7 CHURCHILL ROAD FRONTAGE
 - MULTI- LAYERED PLANTING SERVE AS BUFFER FROM ROAD
 - PLANTING THEME WITHIN ALLOTMENTS TO FLOW OUT TO VERGE
 - CUSTOM-DESIGNED SEATS AND ARTWORKS ALONG FOOTPATH
- 8 LINK RESERVE
 - PAVED PLAZA
 - SEATWALLS
 - POSSIBLE ARTWORK
 - ARBOUR WITH PLANT CLIMBERS
 - CATENARY LIGHTING
 - LOW MAINTENANCE PLANTING
- 9 STREETScape
 - MULTI- LAYERED PLANTING
 - THEMED PLANTING TO GIVE EACH LANEWAY/ ROAD A UNIQUE CHARACTER
 - LARGE TREES TO MAIN ROAD SPINE
 - FEATURE SWIRL PATTERNS OF CONCRETE PAVERS
 - VARIETY OF MATERIAL COLOURS AND FINISHES TO ADD INTEREST AND CHARACTER
- 10 PLANTINGS/ LATTICE WORK BETWEEN FEATURE FENCE PANELS FOR INTEREST AND TO SOFTEN FENCE WALL

LEGEND

- ACER 'AUTUMN BLAZE'
- SAPIUM SEBIFERUM
- PRUNUS CERASIFERA
- PISTACIA CHINENSIS
- FRAXINUS PENNSYLVANICA
- PLATANUS ORIENTALIS
- PROPOSED SCREENING SHRUBS REFER CP02B FOR SELECTED SPECIES
- MULCHED GARDEN BED REFER CP02B FOR SELECTED SPECIES
- FEATURE PAVING 100x100x80 MM COBBLE STONE PAVERS ON CONCRETE BASE
- CONCRETE PAVERS
- 300 x 600 LARGE FORMAT PAVERS
- RUBBER SOFTFALL
- COLORED CONCRETE ON FOOTPATH
- COMPOSITE TIMBER BOARDS
- FEATURE FENCE
- STEEL ARBOUR
- CONCRETE SEATING WALLS
- F FITNESS NODE
- TRELLIS WITH CLIMBERS
- PUBLIC LIGHTS
- CATENARY LIGHTING
- BINS
- GREEN WALLS



PROJECT PROSPECT 1838
 CLIENT PIERCE GROUP
 DRAWING DRAFT LANDSCAPE PLAN



NOT TO SCALE

DATE: 26/07/2017
 DWG NO. OS556_CP01B

BY: RO
 APPROVED BY: PG

PLANTING PALETTE

TREES



ACER 'AUTUMN BLAZE'
H:13M W: 10 M



ACER NEGUNDO
H:9M W: 6 M



FRAXINUS GRAFFITHII
H:6M W: 4 M



FRAXINUS PENNSYLVANICA
H:11M W: 8 M



PLATANUS ORIENTALIS
H:11M W:9M



SAPIUM SEBIFERUM
H:8M W:8M



MAGNOLIA GRANDIFOLIA
'LITTLE GEM'
H:4M W:2.5 M



ULMUS PARVIFOLIA 'REFLECTION'
H:9M W:9 M



LAGERSTROEMIA INDICA
H:6M W:4M



PRUNUS CERASIFERA
H:6M W:2 M



PISTACIA CHINENSIS
H:8M W:6 M



CUPANIOPSIS ANACARDIOIDES
H:8M W:6 M

SHRUBS/ GROUNDCOVERS



ROSMARINUS OFFICINALIS
H:1M W: 1M



MURRAYA PANICULATA
H:1M W: 1M



RAPHIOLEPIS DELACOURII
H:1.5 M W: 1.5 M



PHOTINIA RED ROBIN
H:3 M W: 2 M



VIBURNUM TINUS
H:3M W: 3M



CYCAS REVOLUTA
H:1M W: 1M



LOMANDRA TANIKA
H:0.6 M W: 0.6M



LEUCOPHYTA BROWNII
H:1M W: 1M



DIANELLA REVOLUTA
H:0.5 M W: 0.5M



LIRIOPE MUSCARI
H:0.4 M W: 0.4M



ZAMIA PUMILA
H:0.9 M W: 0.9M



SENECIO SERPENS
H:0.3 M W: 0.2M



AGAVE AMERICANA
H:1.2 M W: 1M



AGAVE ATTENUATA
H:1.5 M W: 1.2M



SANSEVIERIA BLACK GOLD
H:0.6 M W: 0.4M



PHILODENDRON XANADU
H:0.8 M W: 0.8M

PRECEDENT IMAGES



IMAGE TRANSFER



LASER-CUT PANELS



LASER-CUT PANELS



WIRE-TIMBER FENCE

MATERIALS PALETTE

STEEL



POWDER COATED STEEL



CORTEN STEEL

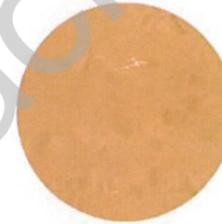
CONCRETE



CONCRETE BRICK PAVERS



LARGE FORMAT PAVERS



COLORED CONCRETE

TIMBER/ STONE/



NATURAL TIMBER



COBBLE STONES

RESERVE



PICTURE PERFORATIONS



LATTICE- STEEL
POST AND CABLE



CONCRETE SEATWALLS



MODERN CURVILINEAR



CONCRETE SEAT WALL

FITNESS STATIONS



STEEL



TIMBER + STEEL



PUBLIC ART INSTALLATIONS



POSSIBLE ART WORK



POSSIBLE ART WORK

STREETSCAPE



TYPICAL STREETSCAPE



MULTI-LAYERED PLANTING



FEATURE PAVING



ARBOUR WITH VINES



CORTEN STEEL SCULPTURES



PROJECT PROSPECT 1838
CLIENT PIERCE GROUP
DRAWING PLANT AND MATERIALS PALETTE

DATE: 26/07/2017
DWG NO. OS556_CP02B

BY: RO
APPROVED BY: PG



ELEVATION - BIKE TRAIL HISTORY WALL



ELEVATION - BIKE TRAIL HISTORY WALL CONTINUED



ELEVATION BLOW-UP - BIKE TRAIL HISTORY WALL

Prospect 1835 – History Wall

Prospect Council are very keen to incorporate the stories and histories of the local area in the bike-way wall that borders the west side of the development alongside the railway. There is currently a lightweight mesh fence that is in poor condition. The desire is to have a more substantial fence that will protect the bike way / pedestrians from noise and for safety reasons. They want it to be an engaging feature rather than just a concrete and steel wall dividing people using the bike way from the housing complex. Although this will be a security for the residences it also has to be an exciting piece of urban construction. This will also encourage a more contained, 'community' feel to the development and enhance the landscaping.

To celebrate the rich history of Prospect it was decided to incorporate stories and themes of the areas development as an innovative asset to the community. The wall will have historical images and stories from the past of Prospects' family life, multi-cultural development, small industry and retail areas as well as community events and destinations.

Prospects Historical Society have the knowledge and assets to supply relevant imagery and narratives for local history and are involved in the project. We work with the council members and volunteers to curate the best images and stories that can be used on the history wall. This would be the catalyst to other associated projects - sculpture, branding etc.

Themes:

Images and stories are based around themes.

- Entertainment - in the home and on the town, social life
- Sport - local footie teams, grassroots, school sports
- Events - local fairs, sporting events
- Indigenous - it is important to recognise that the Kaurna people were habiting this area before white settlement
- Murder, mystery and accidents - everyone likes a bit of danger!
- Local commerce and industry - what business were here - then and now
- Transport - how did we get around the area - horses, trams, buses, early cars
- Schools and kids - what was taught at school, school hours etc.
- Life in the home - domestic life, fashions
- Buildings - architecture and gardens, major buildings

Materials:

To add interest to the site, which is approximately 400m long in a straight line, a variety of materials will be used. The materials will reflect the different themes. For example stories about businesses in the area will be displayed on a rusted steel effect. Stories about a local dairy that was on the site would be made out of recycled timber and vertical gardening or what life was like in the home would be in a rendered material to represent the home.

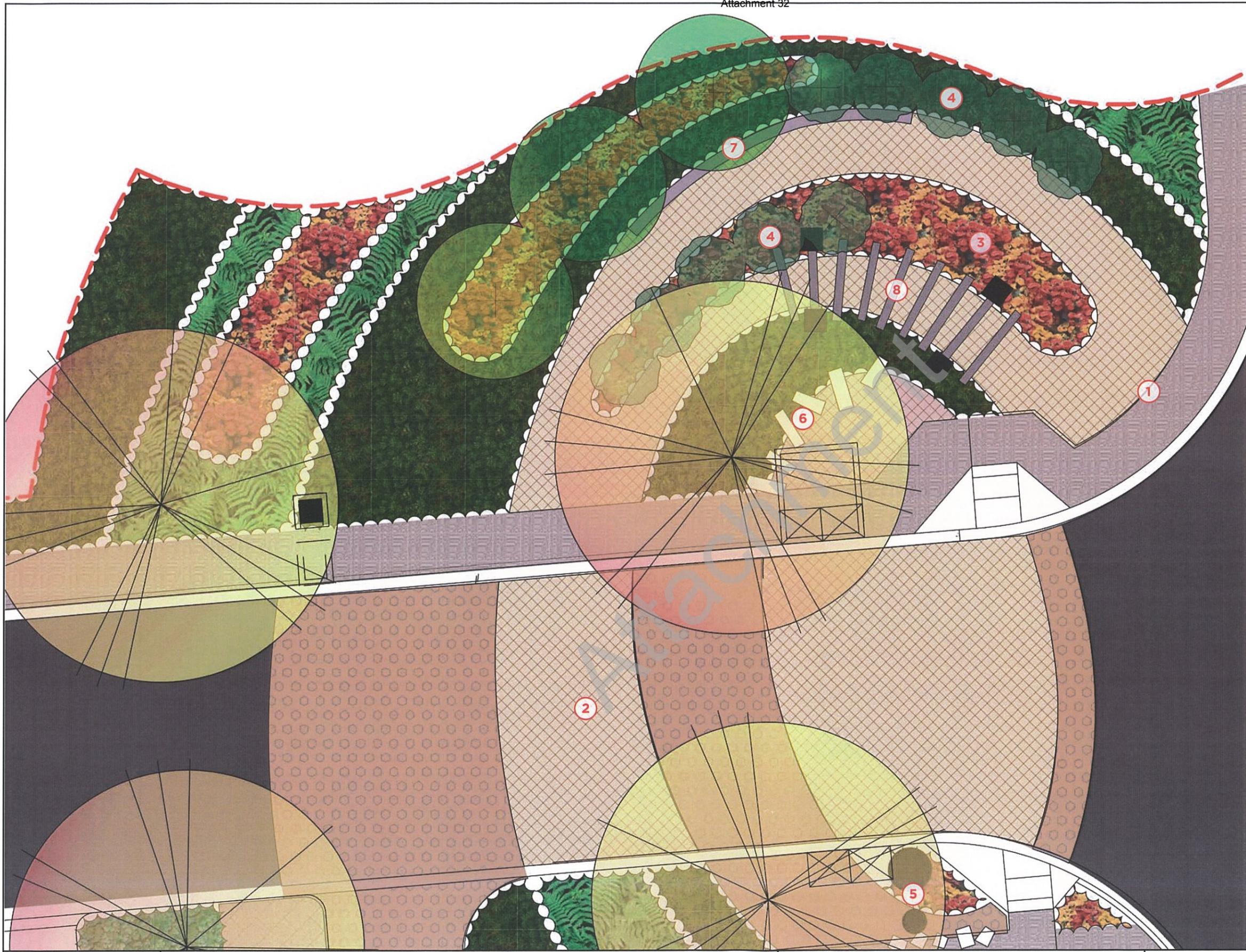


PROJECT PROSPECT 1838
 CLIENT PIERCE GROUP
 DRAWING BIKE TRAIL HISTORY WALL ELEVATIONS

NOT TO SCALE

DATE: 26/07/2017
 DWG NO. OS556_CP03A

BY: RO
 APPROVED BY: PG

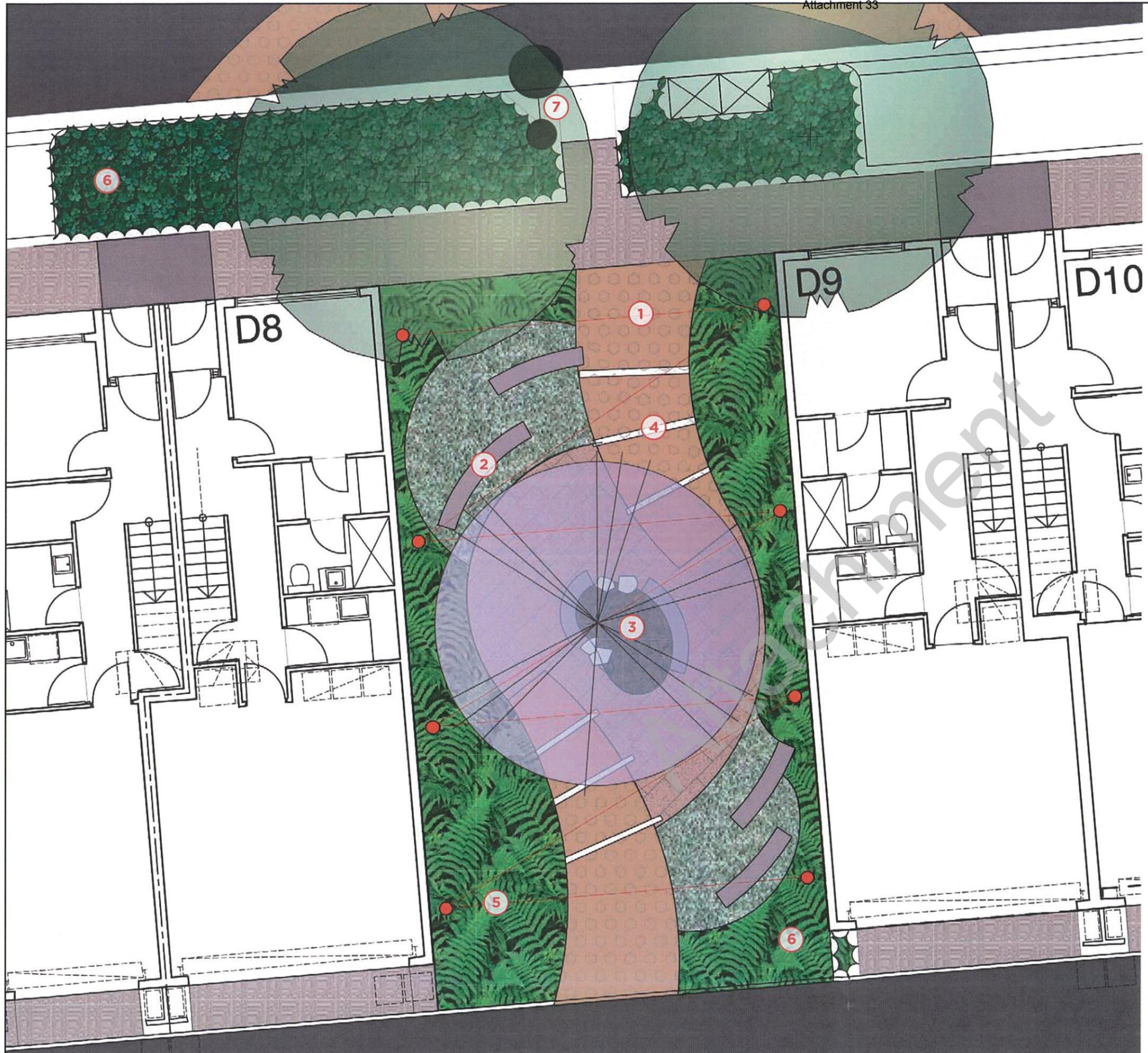


LEGEND

-  ACER 'AUTUMN BLAZE'
-  SAPIUM SEBIFERUM
-  PRUNUS CERASIFERA
-  PISTACIA CHINENSIS
-  FRAXINUS PENNSYLVANICA
-  PLATANUS ORIENTALIS
-  PROPOSED SCREENING SHRUBS
REFER CP02B FOR SELECTED SPECIES
-  MULCHED GARDEN BED
REFER CP02B FOR SELECTED SPECIES
-  FEATURE PAVING
100x100x80 MM COBBLE STONE
PAVERS ON CONCRETE BASE
-  CONCRETE PAVERS
-  300 x 600 LARGE FORMAT PAVERS

KEY

-  CURVILINEAR FENCE
-  FEATURE BANDING - COBBLESTONES &
INTERLOCKING PAVERS
-  ARCHITECTURAL + COLOURFUL
PLANTING
-  EVERGREEN SHRUBS
-  LIGHTING
-  POSSIBLE ART INSTALLATION
-  CONCRETE SEATING WALL
-  TRELLIS WITH CLIMBERS



LEGEND

- ACER 'AUTUMN BLAZE'
- SAPIUM SEBIFERUM
- PRUNUS CERASIFERA
- PISTACIA CHINENSIS
- FRAXINUS PENNSYLVANICA
- PLATANUS ORIENTALIS
- PROPOSED SCREENING SHRUBS
REFER CPO2B FOR SELECTED SPECIES
- MULCHED GARDEN BED
REFER CPO2B FOR SELECTED SPECIES
- FEATURE PAVING
100x100x80 MM COBBLE STONE
PAVERS ON CONCRETE BASE
- CONCRETE PAVERS
- 300 x 600 LARGE FORMAT PAVERS

KEY

- 1 PAVED PLAZA
- 2 CONCRETE SEATING WALLS
- 3 POSSIBLE ARTWORK/SCULPTURE
- 4 ARBOUR WITH PLANT CLIMBERS
- 5 CATENERY LIGHTING
- 6 LOW MAINTENANCE PLANTING
- 7 LIGHTING



POSSIBLE ARTWORK/SCULPTURE



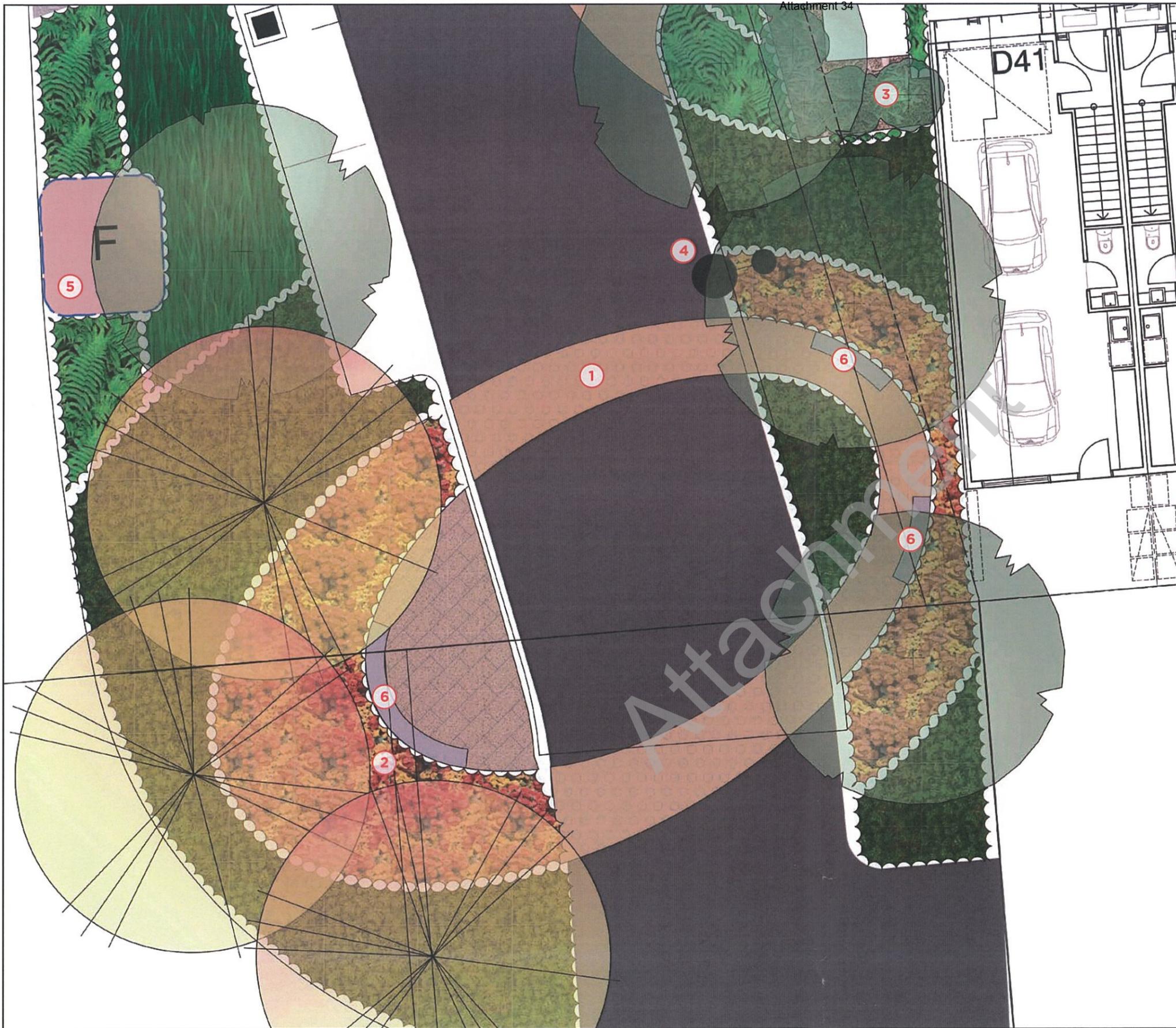
PROJECT PROSPECT 1838
 CLIENT PIERCE GROUP
 DRAWING BLOW-UP PLAN - AREA 8



NOT TO SCALE

DATE: 26/07/2017
 DWG NO. OS556_CP05A

BY: RO
 APPROVED BY: PG



LEGEND

- ACER 'AUTUMN BLAZE'
- SAPIUM SEBIFERUM
- PRUNUS CERASIFERA
- PISTACIA CHINENSIS
- FRAXINUS PENNSYLVANICA
- PLATANUS ORIENTALIS
- PROPOSED SCREENING SHRUBS
REFER CPO2B FOR SELECTED SPECIES
- MULCHED GARDEN BED
REFER CPO2B FOR SELECTED SPECIES
- FEATURE PAVING
100x100x80 MM COBBLE STONE
PAVERS ON CONCRETE BASE
- CONCRETE PAVERS
- 300 x 600 LARGE FORMAT PAVERS

KEY

- 1 FEATURE BANDING - COBBLESTONES & INTERLOCKING PAVERS
- 2 ARCHITECTURAL + COLOURFUL PLANTING
- 3 EVERGREEN SHRUBS
- 4 LIGHTING
- 5 FITNESS STATION
- 6 CONCRETE SEATING WALL



PROJECT PROSPECT 1838
 CLIENT PIERCE GROUP
 DRAWING BLOW-UP PLAN - DEVONPORT TERRACE ENTRY



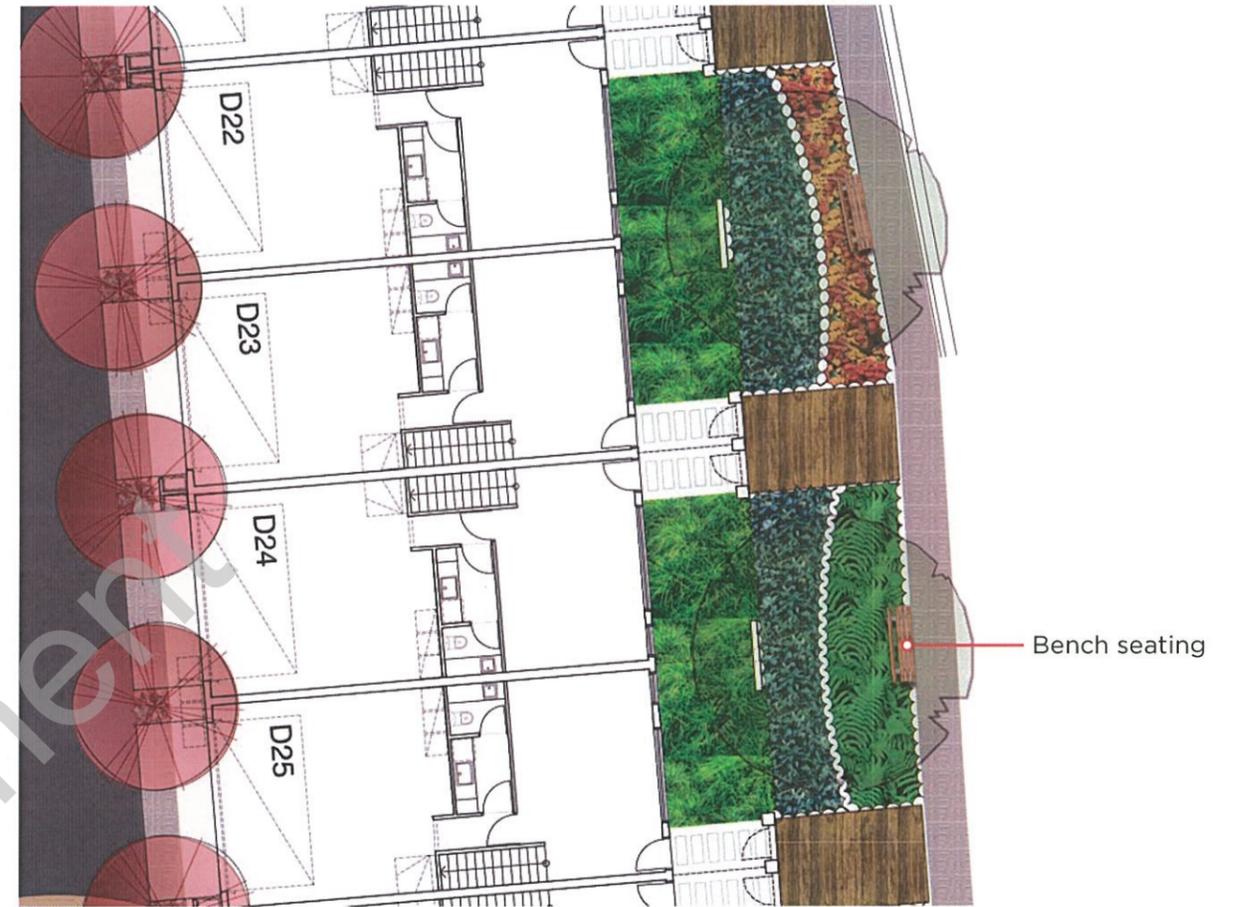
NOT TO SCALE

DATE: 26/07/2017
 DWG NO. OS556_CP06

BY: RO
 APPROVED BY: PG



ELEVATION - AREA 4



BLOW-UP PLAN - CHURCHILL ROAD



ELEVATION - CHURCHILL ROAD



PROJECT PROSPECT 1838
 CLIENT PIERCE GROUP
 DRAWING ELEVATIONS & CHURCHILL ROAD BLOW-UP

NOT TO SCALE

DATE: 26/07/2017
 DWG NO. OS556_CP07

BY: RO
 APPROVED BY: PG

24th June 2017

City of Prospect
Development Services
128 Prospect Road
Prospect SA 5082

Attention: Susan Giles

Dear Susan

DESIGN REVIEW: 250 Churchill Road, Prospect

This Design Review has been prepared following an observational site visit undertaken from the street and detailed analysis of the drawings supplied. Comments made relate to design quality in the context of the ten criteria outlined by the City of Prospect Council. It is within this framework that I offer the following comments:

Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

The site is situated to the west of Churchill Road and is bounded to the west by the bike track and railway line. To the north is a large vacant parcel of land which extends to Regency Road and the Mixed Use Zone. On the eastern side of Churchill Road the character is mixed with a variety of dwellings and small businesses and although most buildings are single storey, there is an inconsistency in the built form and materials.

The context is expansive and although the height of the dwellings at three storeys is at odds with the existing heights of buildings opposite and to the south, it responds positively to the desired character and anticipated building heights for this site. Due to the width of Churchill Road, the location of the site adjacent to a vacant site and the sense of spaciousness generally in the area, it is my view that the proposed townhouses will not dominate the built environment but will create their own context which is considered acceptable.

The overall planning of the development responds reasonably positively to the grain of the area addressing Churchill Road and acknowledging the railway line; providing east west and north south links; and offering connections to the bike track and surrounding roads. Notwithstanding the current land division approval which indicates public open space to be provided in the adjacent parcel of land, it is my view that a substantial area of public open space should be provided either as the Concept Plan anticipates fronting Churchill Road or as an alternative facing the bike track and railway line.

Scale

Good design provides an appropriate scale in terms of building height relative to width of the street and height of surrounding buildings.

Due to the expansive nature of the site, the width of Churchill Road and the scale of the railway infrastructure to the west the three storey dwellings are not considered out of scale with the surrounding environment. Although taller than the single storey buildings opposite and to the south, these three storey dwellings are well articulated and adopt a variety of materials and geometries which assist in reducing the sense of scale in the overall development.

It is in fact noted that the Concept Plan for this area anticipates a maximum building height of eight storeys within the centre of the site (likely due to the size of the site, nature of the surrounding context and proximity to public transport routes etc) and it could be argued that an increase in height would be desirable to provide the option for greater diversity of product offering and present as a larger scale development. It is accepted that this might be addressed in the future apartment developments.

Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

The built form generally frames the edges of the site and creates streets and laneways which is supported, however of the seven main street and laneway elevations, only two elevations (facing Churchill Road and north onto Road A) provide accommodation at ground level which would assist in contributing to a pedestrian friendly ground floor plane and enable street interaction to occur. The remaining street elevations consist either entirely of garaging or of garaging and a single pedestrian entry point. Whilst it is acknowledged that some vehicular access and cross overs are to be expected and that the variety of building materials proposed at ground floor level assists in breaking up the monotony of the garage doors, the expanse of garaging generally leaves little opportunity for meaningful ground level street activation and is an undesirable outcome.

In addition much is written in the Development Plan about encouraging diversity of building types, uses and in the case of dwellings, sizes and although it is acknowledged that the future apartments will serve to offer a different product offering and although there is a degree of variation of dwelling sizes, the majority are proposed as three bedroom townhouses with two car parking spaces. For large sites in particular, the Development Plan encourages developments which propose a range of uses and describes integrated mixed use developments which include medium and high density residential development. With such a large site area (and it is noted that these uses may be proposed as part of the future apartment applications) additional small scale complementary commercial uses which contribute to the vitality of the area would be strongly encouraged.

In considering the townhouse blocks individually however, there is a good degree of articulation to the built form and the overall residential character proposed is supported. In addition the applicant has addressed the buildings' corners with the inclusion of balconies or change in materials which is supported. The applicant is encouraged to develop this approach further, for instance at the more prominent corners at the northern end of allotments 15 – 26 and western end of allotment 27 – 40.

Density

Good design has a density appropriate for a site and its context in terms of dwelling yields (or number of units or residents).

- The concept plan envisages a minimum dwelling density of 150 dwellings per hectare and with the inclusion of the future apartment buildings it is likely that overall this site will achieve these densities.

Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

- No specific information has been supplied regarding the sustainability of the materials proposed, energy use or generation and other sustainable initiatives and there is no indication that the proposal extends beyond the minimum requirements of the Development Plan and BCA with regards to natural light, insulation and ventilation etc.

- In support of the proposal, many of the living spaces are provided with the opportunity for cross ventilation and some balconies have northern orientation. The articulation in the façades will offer a degree of shading to the windows and there appears to be some vertical planting to parts of the elevations which would assist in reducing the heat absorption of some of the buildings. It is noted however that these “green walls” have not been labelled as such on the elevations and if they do consist of planting, it is suggested the applicant provide details of how they would be installed and maintained to ensure their survival.

- A number of the dwellings incorporate bedrooms, studies and activity areas which either have no natural light or which rely on skylights for natural light and ventilation. These areas will tend to result in an increased use of mechanical ventilation and therefore the incorporation of internal rooms and reliance on skylights to naturally light and ventilate to many habitable spaces is not supported.

- In addition the development proposes a high site coverage and large proportion of hard landscaping and is likely to result in a hotter micro climate locally and contributing to the urban heat island effect generally.

Landscape

Good design recognises that together landscape and buildings operate as integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

- The landscaping proposed is well considered, offers a rich variety of landscaping features and textures and responds positively to the context and surrounding built form.

- The fact remains however, that the extent of landscaping, and in particular the area nominated for soft planting and deep soil planting, is limited (especially considering the large site area). There is a relatively small landscaped space between Road A and laneway A and another landscaped area at the north eastern corner of the site but with some of the dwellings built to their boundaries, the large extent of garaging and the number of dwellings proposed, there is little space left for soft planting (and large, shade trees in particular). This is seen as a negative aspect of the proposal and the applicant is strongly encouraged to

address this as well and ideally provide a large area of open space for the residents and the wider community.

In addition it is suggested that details of the proposed landscaping area fronting Churchill Road are submitted to demonstrate how the design addresses the intent of the Boulevard Policy Zone which seeks varied setbacks, visual permeability of fencing, deep soil planting zones, outdoor seating and the like.

Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development

There is a varied level of amenity provided for future residents. Generally room sizes are sufficient and the plans efficient. There is a variation in plan configuration which provides choice for future buyers and the relatively large balcony dimensions in some of the townhouses are to be commended.

However, there are a number of issues which will negatively affect amenity. These include:

- the separation distances between allotments 54-60 and 41-47 and 48-53 where rear boundary setbacks of 1.5m are proposed
- the internal bedrooms, study areas and activity spaces some of which rely on skylights but none of which are offered outlook
- “snorkel” bedrooms where daylight is restricted
- the minimal setback from Churchill Road which diminishes at the northern end of the row
- the absence of any setback from the property boundary for allotments 1 -14
- the extent of garaging and crossovers proposed which has been mentioned previously and affects landscaping, street interaction, aesthetics and the amenity for users of the public realm.

Safety and Security

Good design optimises safety and security both internal to the development and for the public domain.

There is good opportunity for passive surveillance from the upper levels of the dwellings and also from ground level to Churchill Road and Road A but providing additional ground level surveillance opportunities is strongly recommended.

It is noted that no front setback is proposed for Allotments 1 -14 which does not provide the opportunity for an area in front of the dwelling which can act as a defensible space or transition space between public and private, both of which are important when considering the safety, security and privacy of the residents.

Furthermore throughout the development a clearly defined private ownership can help reinforce the impression that greater effort is needed to commit a crime and in this proposal although the number of garages on Avenue Road makes it difficult to incorporate low height visually permeable structures, changes in surface materials at boundary lines and individualising of dwelling entries can assist.

In addition providing uninterrupted sightlines are important in the design of a safe environment and as mentioned previously, the redesign of the landscaping and fencing fronting Churchill Road is encouraged to eliminate entrapment spots in this location.

Social dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

There is a degree of variation in the dwelling sizes but most are three bedroom dwellings with two car parking spaces and this is contrary to good social design which advocates a range of dwelling sizes. It is noted that the apartment developments may address this to some degree but it is my view that providing a range of dwelling sizes (including small townhouses and single car parking options) is not only encouraged by the Plan but good social design and it is the responsibility of larger sites which achieve greater efficiencies, to achieve these intentions.

No concessions appear to have been made for accessible living and it is unclear how these homes might be able to be adapted and changed as occupants age and needs change over time. It is suggested that the applicant provide this information which might include reference to increased clearances (for corridors, bathrooms and in staircases for mobility aids etc.), possible future lift provision and general flexibility and adaptability of plan.

Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Generally the palette of the materials, colours and form and the articulation of the development along with a well-designed landscaped setting, results in a fitting and successful design response.

There is variety within a theme and both the landscaping and building designs adopt this approach in their expression. The materials are varied and textured and whilst some materials are lightweight (which is less than desirable), generally the aesthetic is domestic and residential and as such is supported.

To summarise, whilst the design approach and resolution of parts of the proposal are to be commended, it is my view that there are a number of issues which the applicant might wish to consider further. These include:

- providing habitable space (other than entry and vehicular access) at ground floor level
- reducing the dominance and width of garaging in the streetscapes
- providing a large public open space area for shared communal and community uses such as BBQ, clothes drying, planting/gardening, children's play equipment etc
- greater variation in dwelling types (and car parking provision) and providing complementary small scale commercial uses
- increased rear boundary setbacks particularly at upper levels and increased separation distances between allotments 54-60 and 41-47 and 48-53
- increased amenity for future residents addressing – internal and “snorkel” rooms and Churchill Road setback

- providing property boundary setbacks for allotments 1-14
- further articulation of the two prominent corners (at the end of allotments 15-26 and 27-40)
- additional consideration of sustainable measures
- increased area for landscaping in general (including deep soil planting, large trees)
- the potential for the adaptability of the dwellings in the future

It is important to note that in my view it is not the density of dwellings which is the issue but the size of the building footprints (the site coverage) and in some instances the upper level setbacks too which appear to contribute to the deficiencies. It could be that the same building area distributed over four floors might assist in resolving some of the amenity issues.

In conclusion having reviewed the drawings and assessed the architectural merits of the proposal against the parameters of Council's design review policy, I would acknowledge that there are aspects of the design which are successful but would strongly recommend that the proposal be improved through the amendments as outlined above.

Yours sincerely

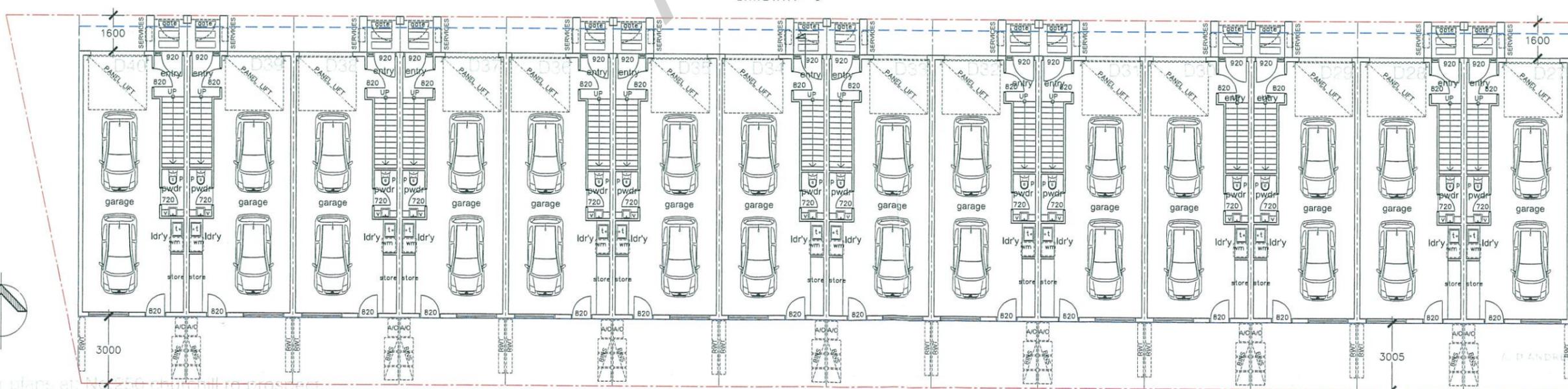
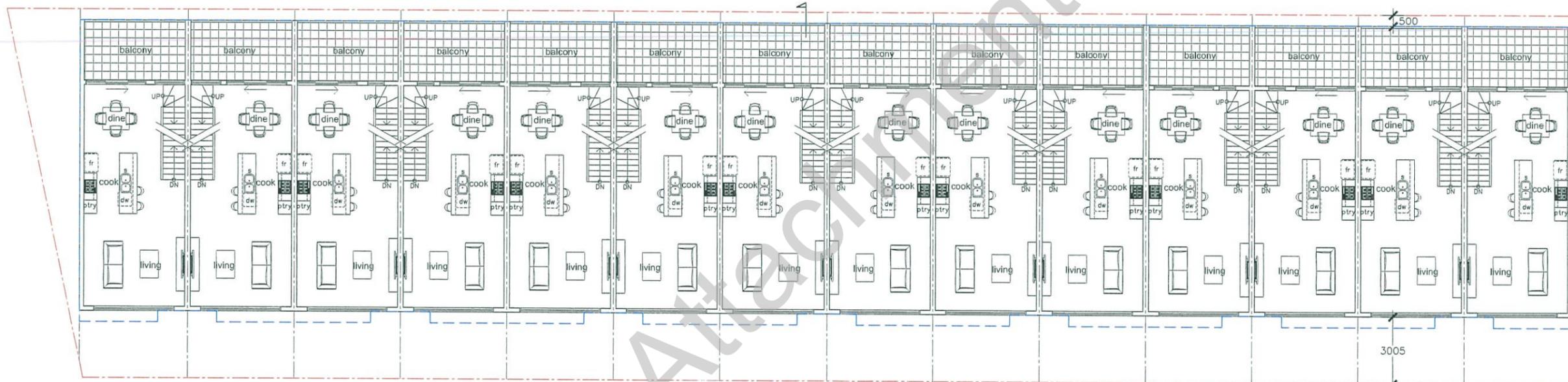
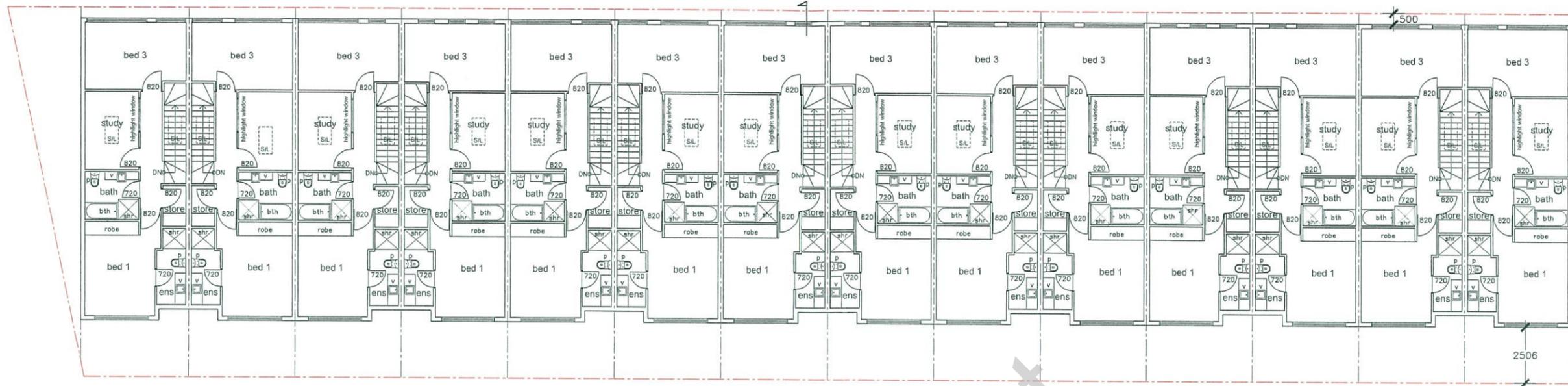


Jenny Newman
BA (Hons) Dip Arch (dist) MA SCert Ag

Drawings Reviewed:

Prepared by A D'Andrea and Associates and Outer Space

- Draft Landscape Plan 21.04.17 CP01
- Plant and materials palette 21.04.17 CP02
- Indicative Elevations allotments 27 – 40 25.04.17
- Floor Plans allotments 27 – 40 25.04.17
- Elevations allotments 27 – 40 25.04.17
- Floor plans allotments 9 – 14 25.04.17
- Typical elevations allotments 15 – 26 25.04.17
- Floor plans allotments 1 – 8 25.04.17
- Typical elevations allotments 9 – 14 25.04.17
- Typical elevations allotments 1 – 8 25.04.17
- Floor plans and elevations allotments 48 – 53 25.04.17
- Floor plans allotments 15 – 26 25.04.17
- Floor plans allotments 54 - 60 25.04.17
- Site plan 25.04.17
- Elevations allotments 54 - 60 25.04.17
- Elevations allotments 41 - 47 25.04.17
- Floor plans allotments 41 - 47 25.04.17

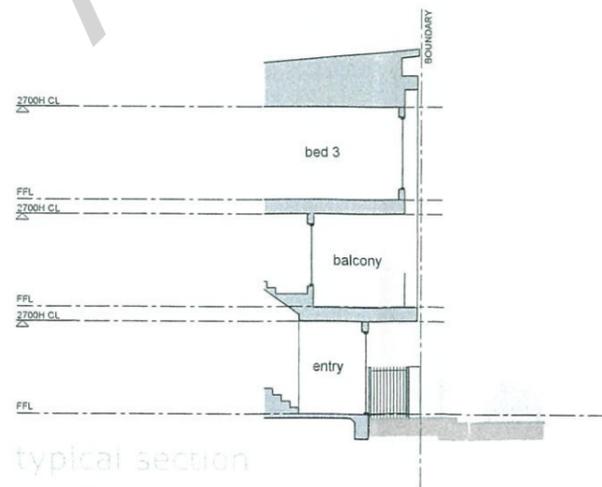


A. D. ANDRZEJCZAK & ASSOCIATES

SUPERSEDED



typical rear elevation



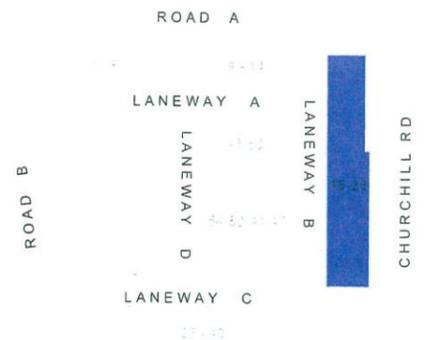
typical section



SUPERSEDED

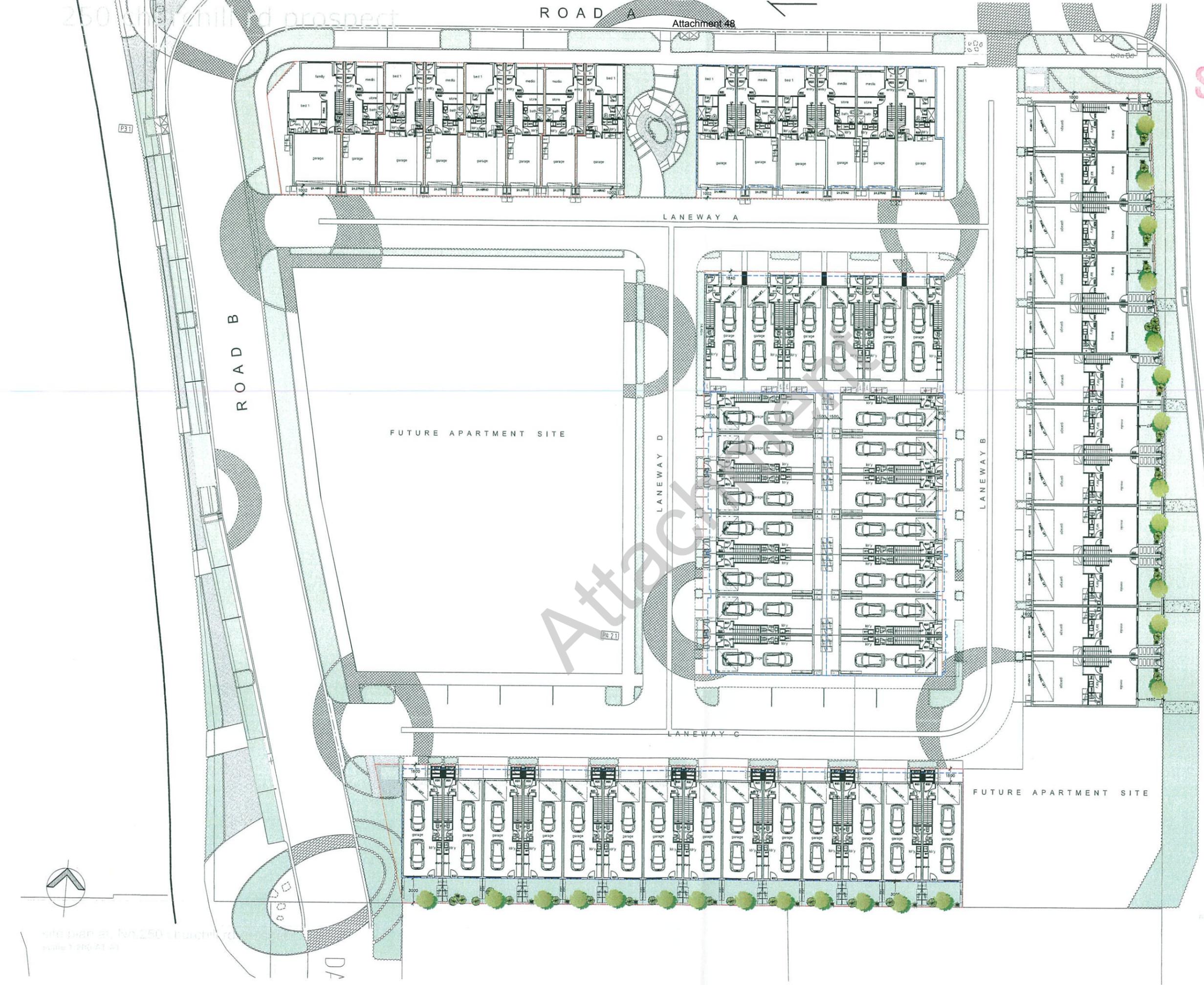


typical elevation





SUPERSEDED



REFER TO LANDSCAPE ARCHITECTS PLANS FOR LANDSCAPING DETAILS



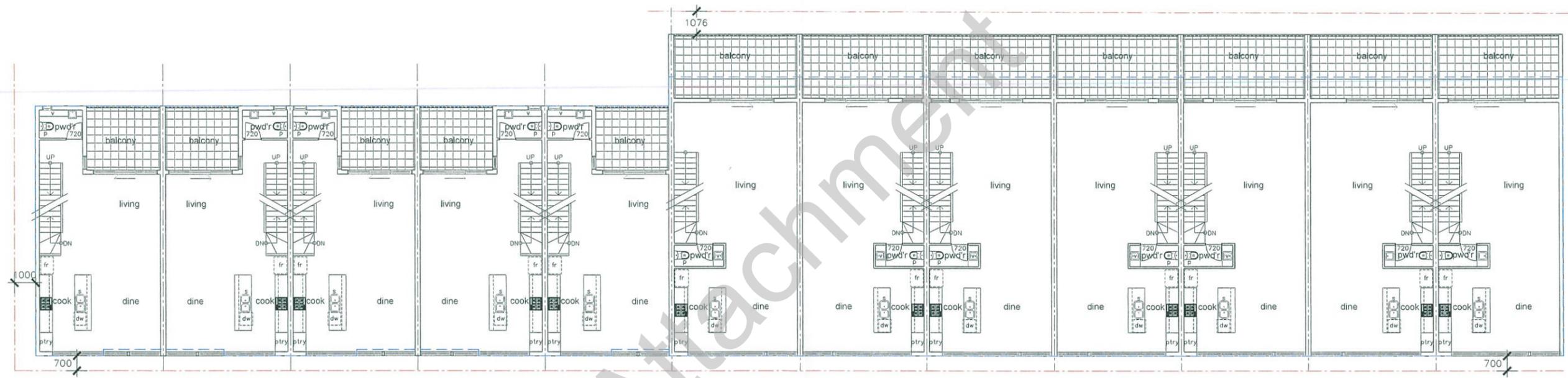
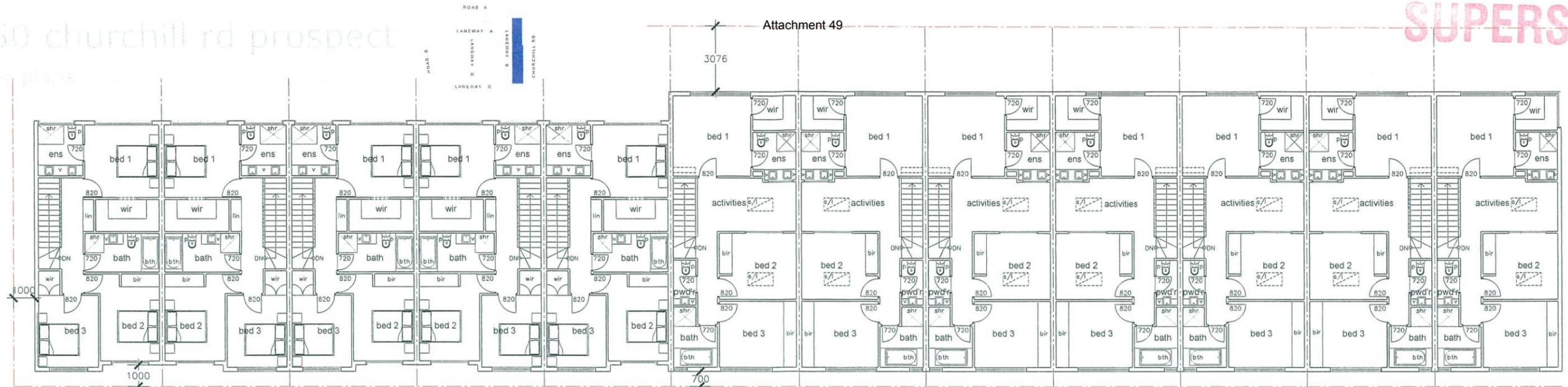
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SCALE: 1:500 ET A1
R. D'ANDREA PND ASSOCIATES

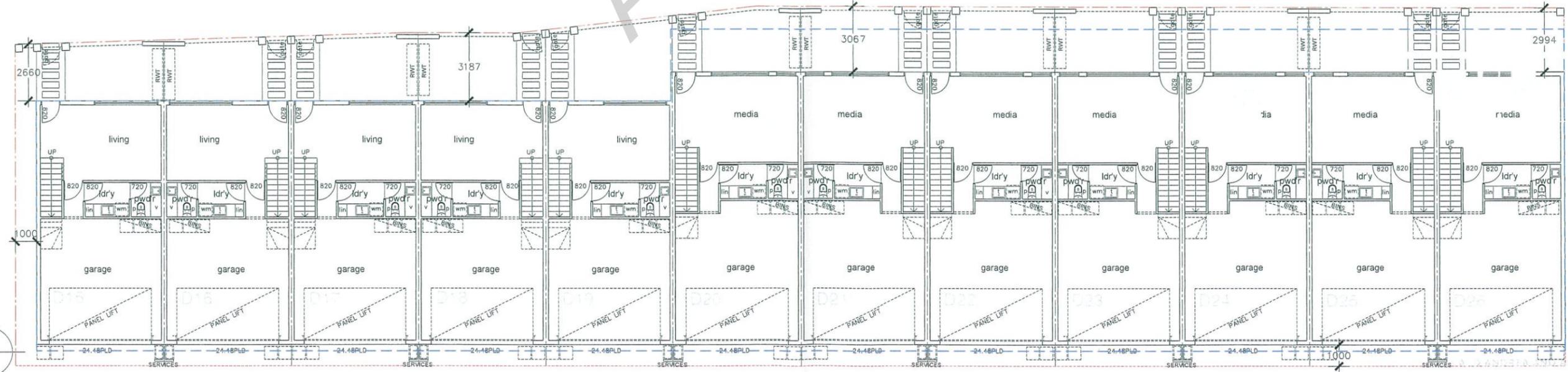
250 churchill rd prospect
floor plans

SUPERSEDED 62

Attachment 49



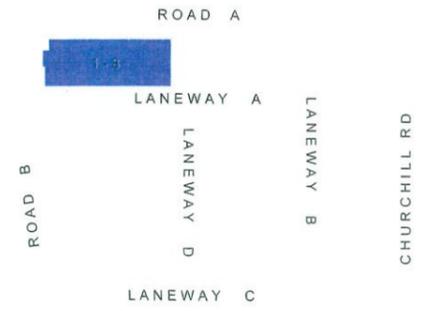
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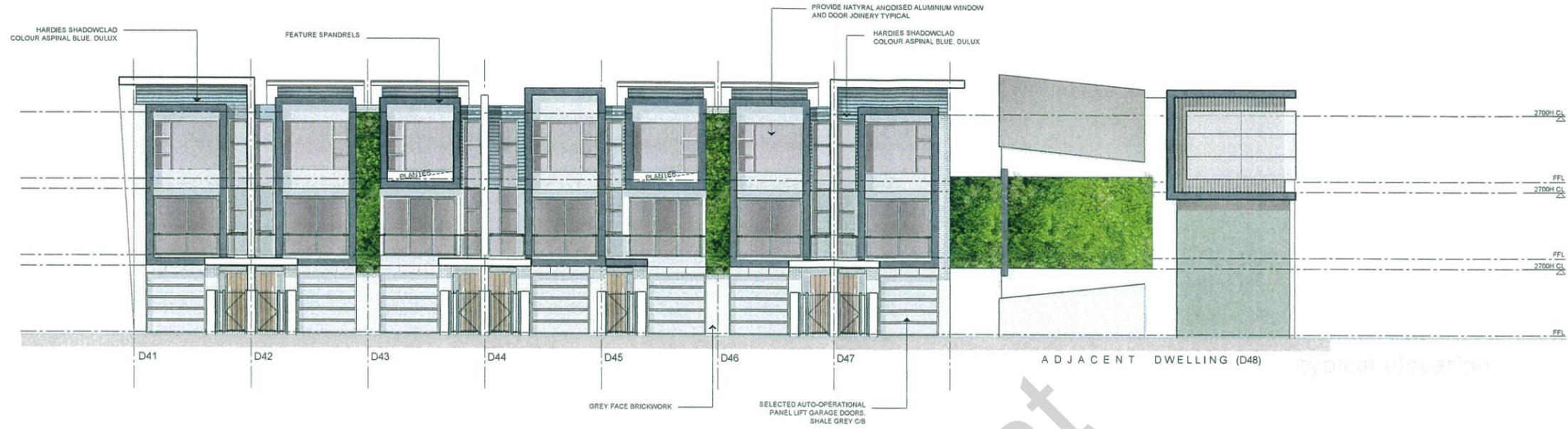


LANEWAY B

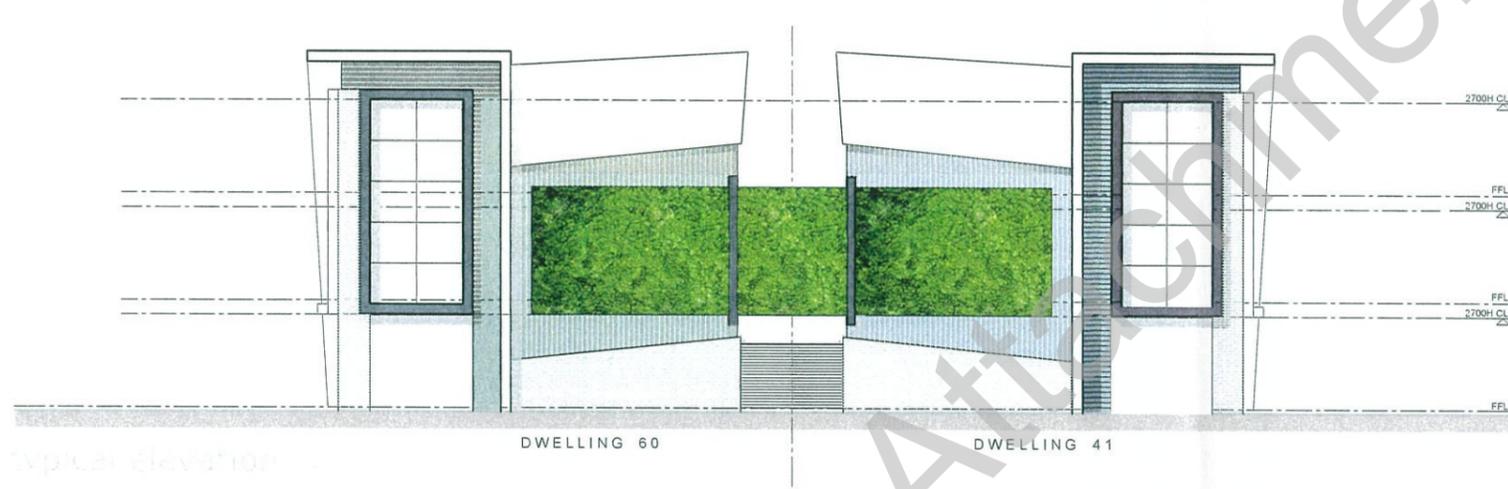


Floor Plans for 250 Churchill Rd Prospect

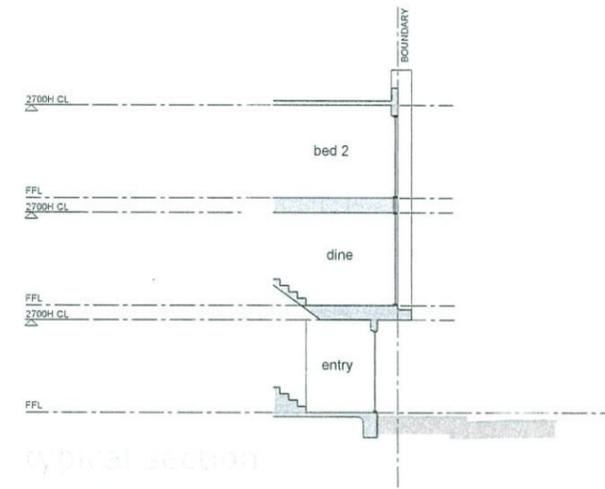




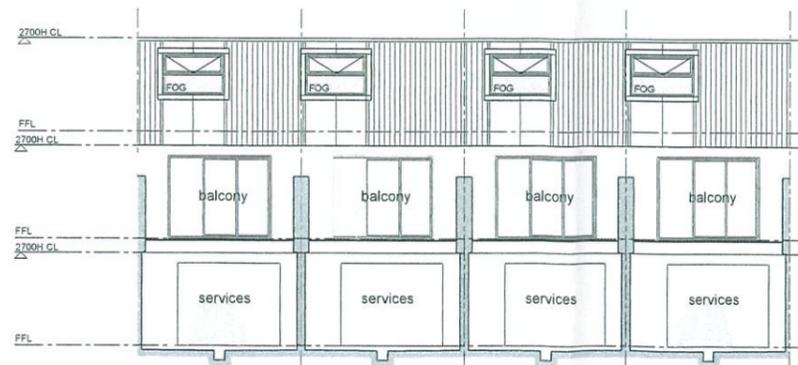
typical elevation



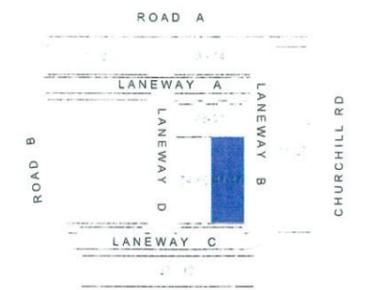
typical elevation



typical section



typical section



elevations

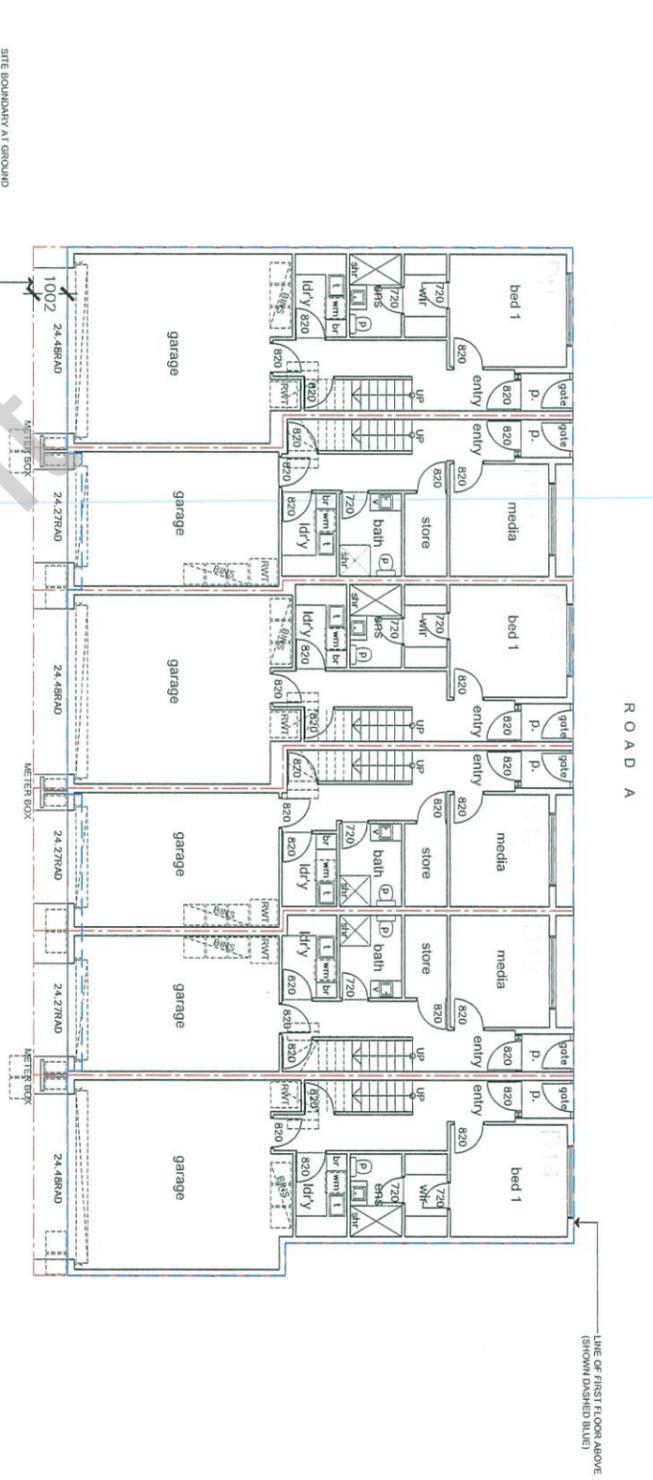
proposed typical floor plans at No 250 churchill rd prospect

SUPERSEDED

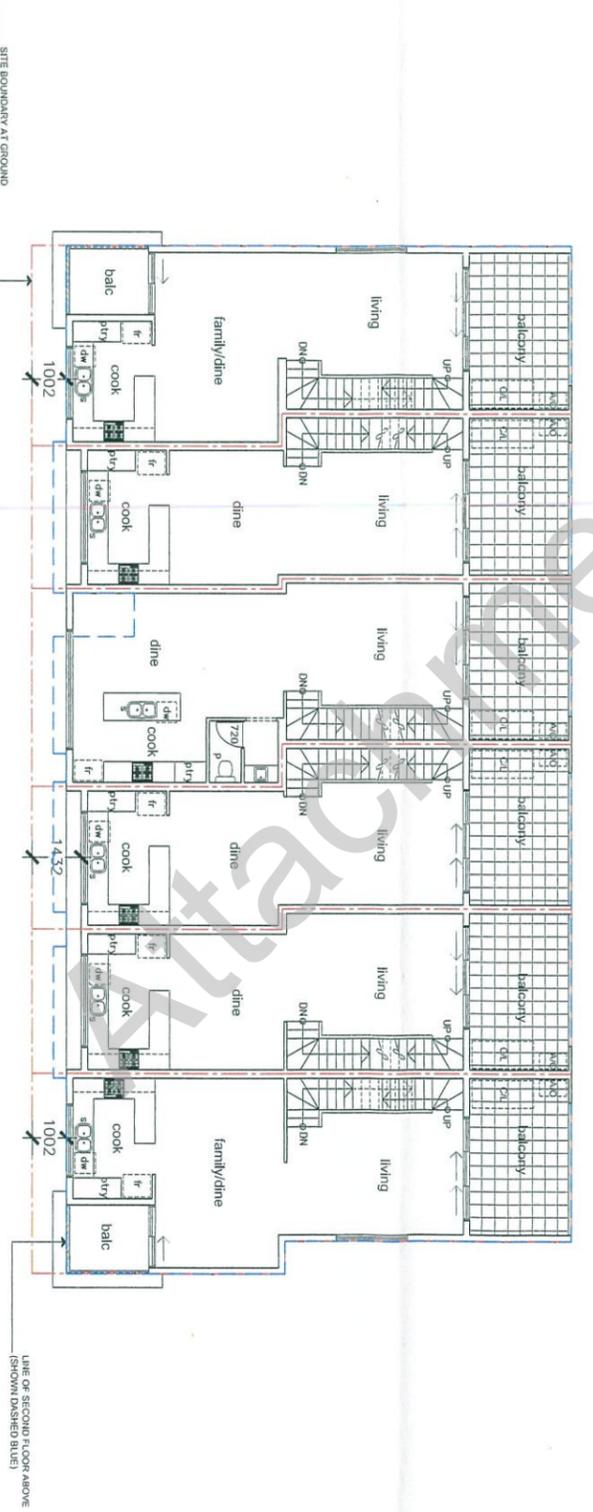
250 Churchill rd prospect
Floor plans

ROAD A
LANEWAY A
LANEWAY B
LANEWAY C
LANEWAY D
ROAD B
CHURCHILL RD

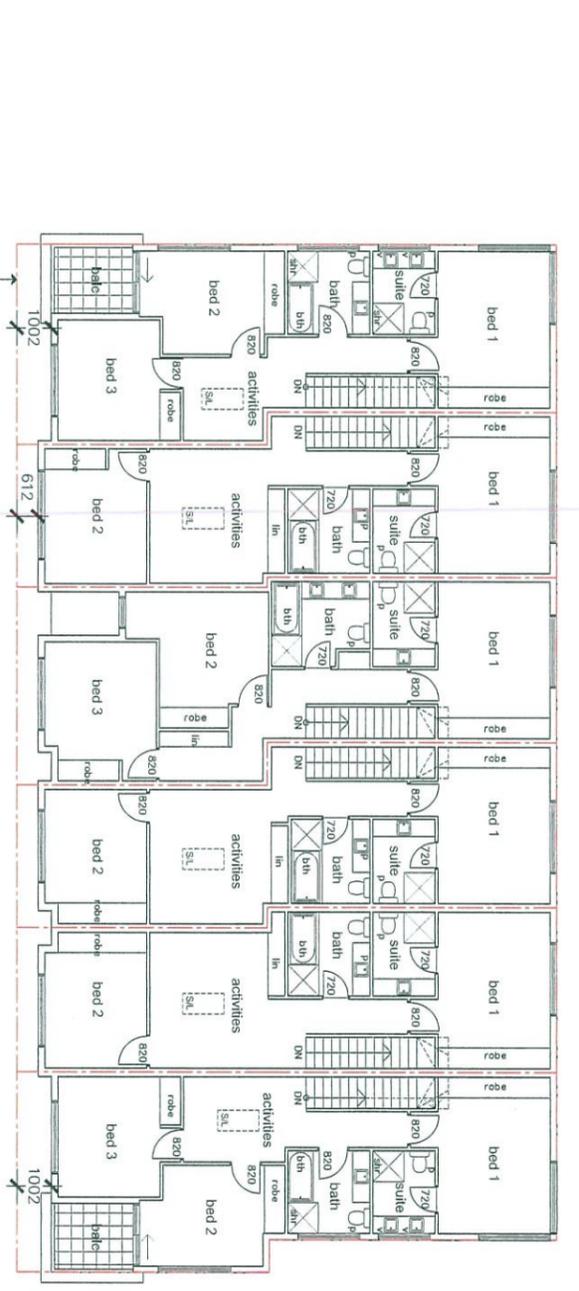
9-14



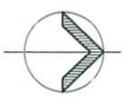
Site Boundary at Ground Floor Level (Shown Dashed Red)

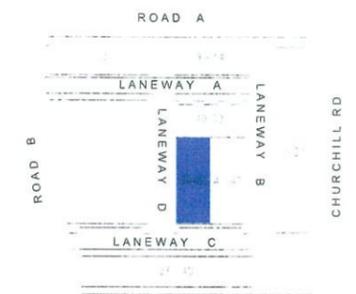
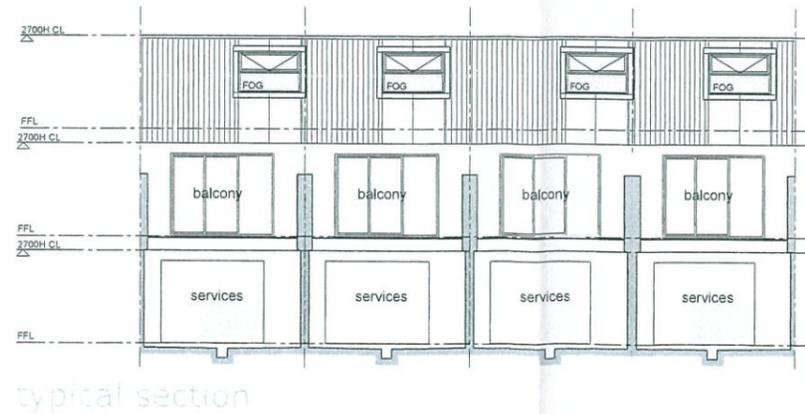
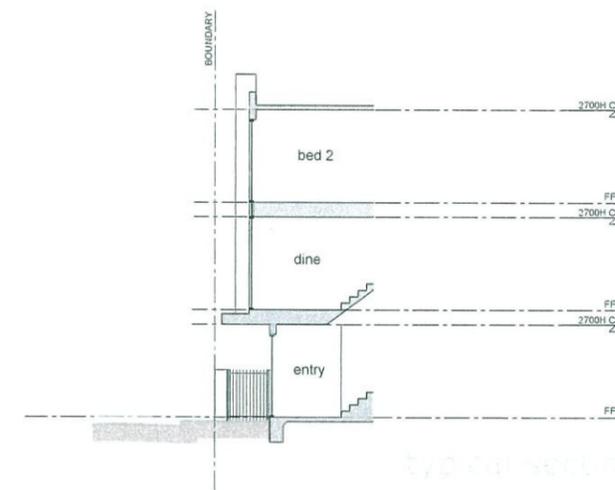
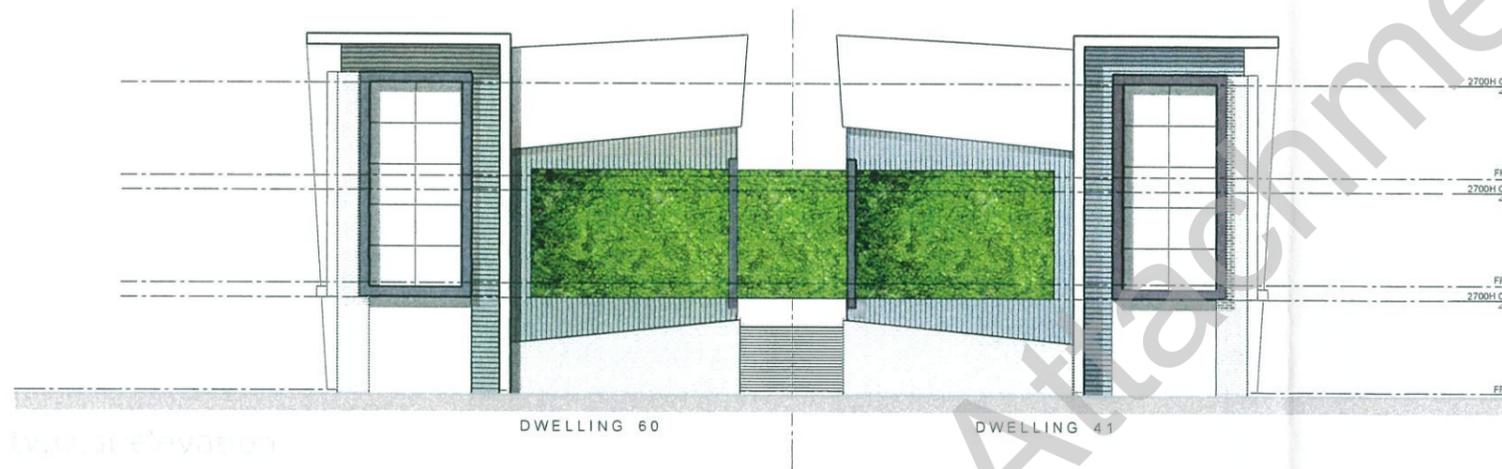


Site Boundary at Ground Floor Level (Shown Dashed Red)



Site Boundary at Ground Floor Level (Shown Dashed Red)



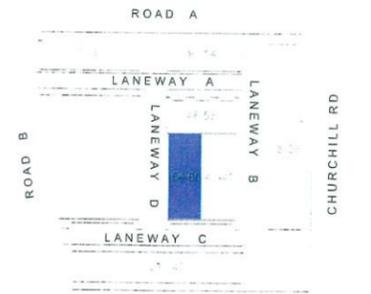
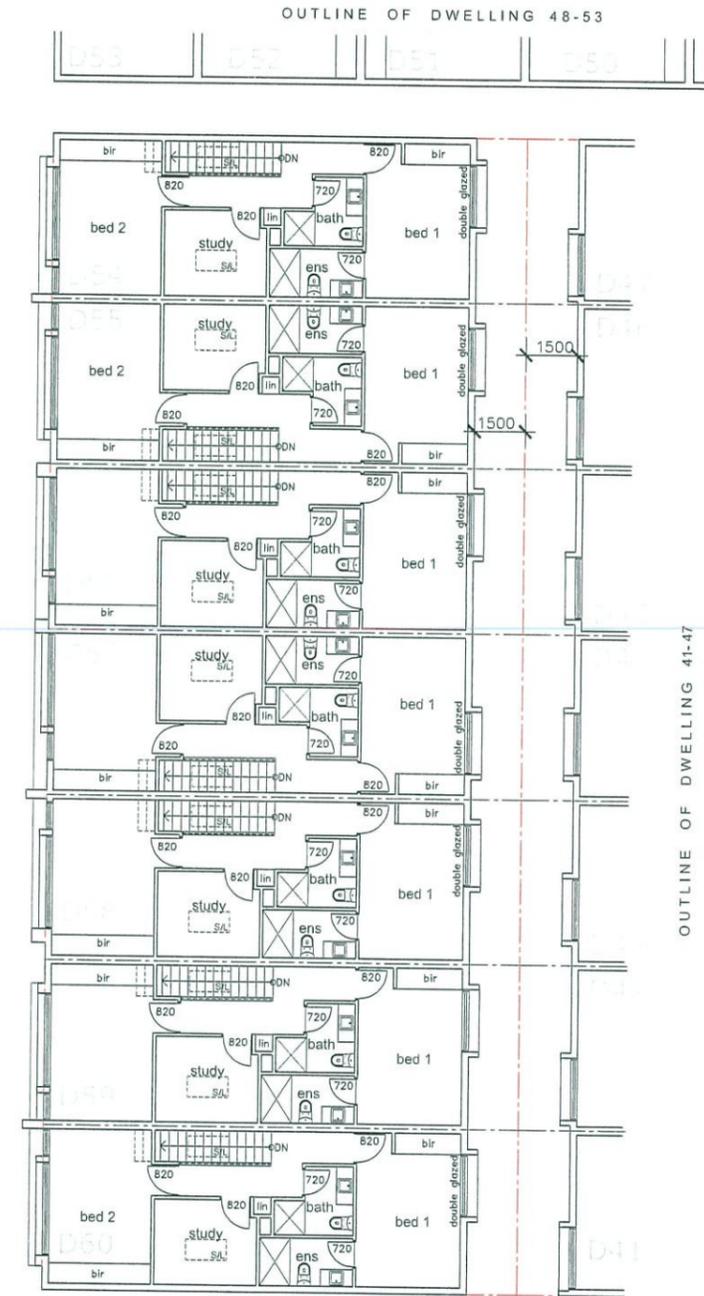
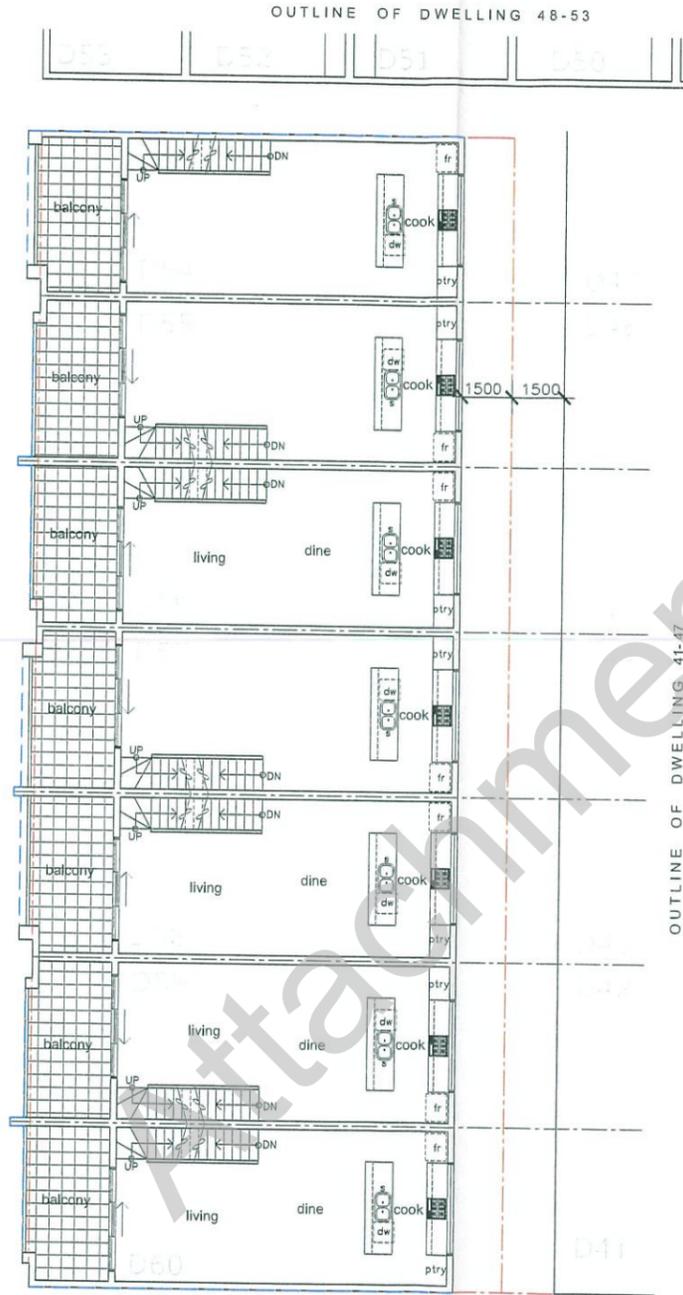
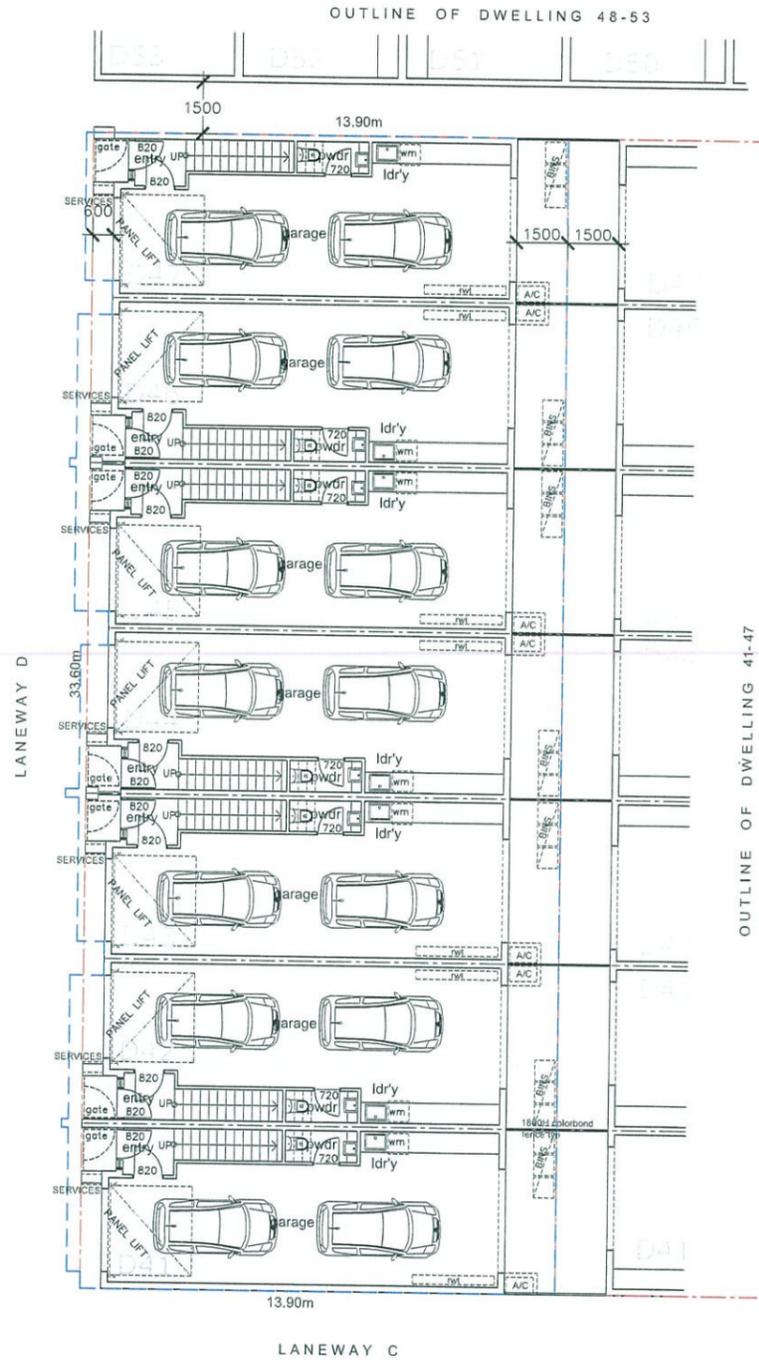


elevations

proposed: typical floor plans at: No 250 churchill rd prospect

Attachment

SUPERSEDED



ground floor

first floor

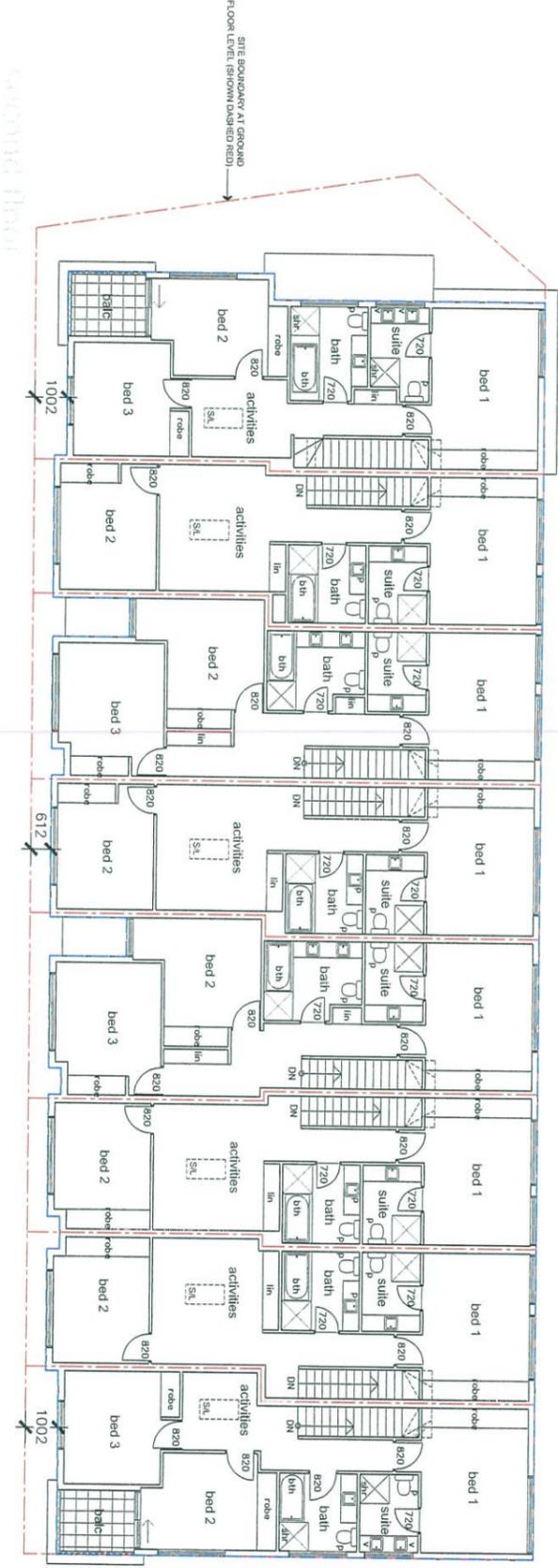
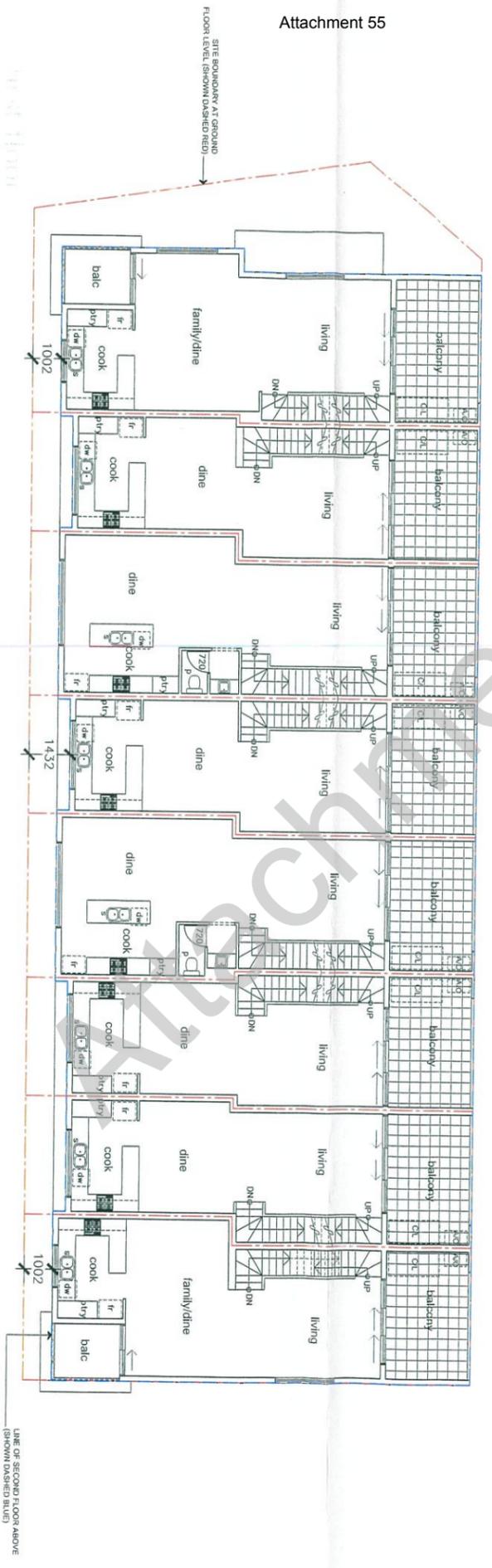
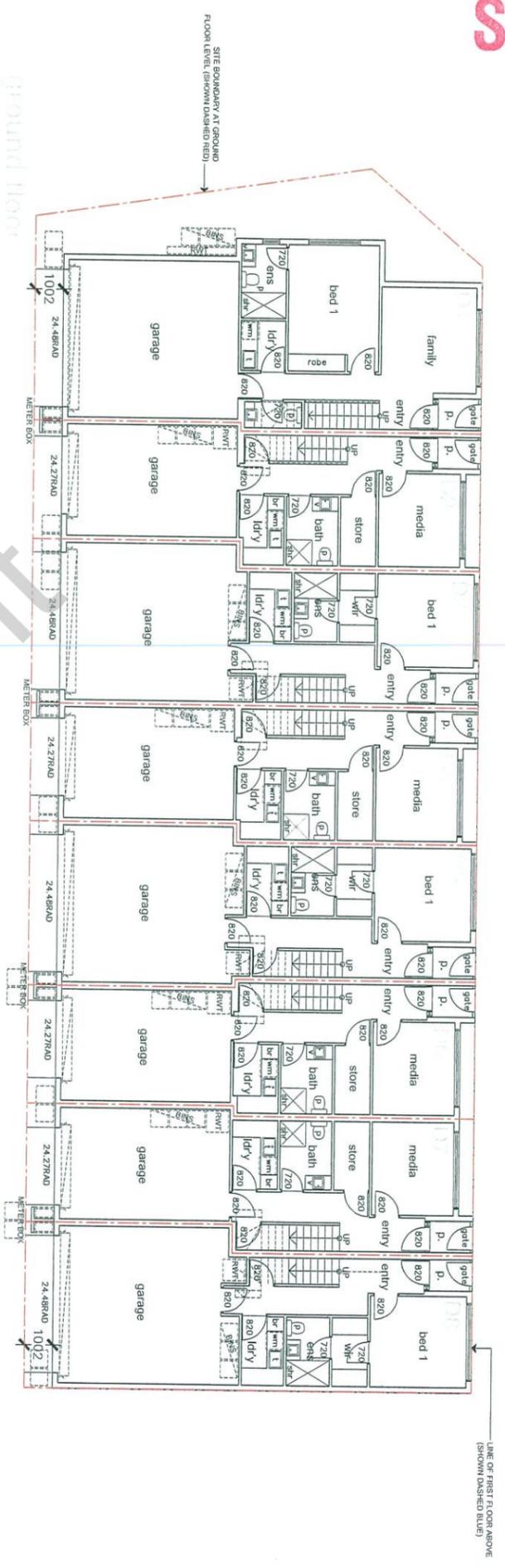
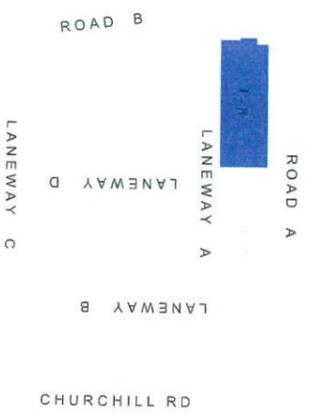
second floor

floor plans

proposed typical floor plans at No.250 churchill rd prospect

250 Churchill rd prospect

floor plans



Attachment 55



250 Churchill rd prospect

250 Churchill rd prospect