



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 8 May 2017**.

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 April 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

Nil

6. Deferred or Varied Development Applications for Decision

6.1 89 Churchill Road, Prospect - Demolition of Existing Buildings and Construction of a Five Storey Residential Flat Building comprising 12 Dwellings and Commercial Tenancy, with associated Car Parking, Landscaping, and Retaining Walls and Fencing (DA 050/368/2016)

(Pages 1 - 41, Recommendation page 5)

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 42)

8. Matters Before the Environment, Resources and Development Court

8.1 Summary of Court Appeals

(Page 43)

9. Time, date and place of next meeting

5.30pm Monday 5 June 2017 – Civic Centre, 128 Prospect Road, Prospect

10. Closure

AGENDA ITEM: 6.1 (Deferral Response)**To:** Development Assessment Panel (DAP) on 8 May 2017**From:** Scott McLuskey, Senior Development Officer, Planning**Proposal:** Demolition of Existing Buildings and Construction of a Five Storey Residential Flat Building comprising 12 Dwellings and Commercial Tenancy, with associated Car Parking, Landscaping, and Retaining Walls and Fencing (DA 050/368/2016)**Address:** 89 Churchill Road, Prospect (CT 5169/442)**SUMMARY:**

Applicant: Douglas Gardner Architect

Owner: N Walia & T Kaur

Planning Authority: Council

Mandatory Referrals: Nil

Independent Advice: Nil

Public Notification: Category 1

Representations: Nil

Respondent: Nil

Development Plan Version: Consolidated 21 April 2016

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

Key Considerations: Landscaping, Private Open Space, Setbacks, Car Parking, Waste Management, Overdevelopment, Visual Privacy

Recommendation: Refusal**ATTACHMENTS:**

<u>Attachments 1-15</u>	Revised Proposal Plans
<u>Attachments 16-19</u>	Revised Perspective Views
<u>Attachments 20-24</u>	Supporting Statement
<u>Attachments 25-36</u>	Superseded plans

1. EXECUTIVE SUMMARY

1.1 The Development Assessment Panel (DAP) previously considered a proposal for demolition of an existing dwelling and construction of a three storey residential flat building at its meeting of 10 April 2017. At that meeting, the DAP deferred the proposal seeking improvements to landscaping quality, private open space, and side boundary

setbacks, as well as resolution of car parking shortfalls, waste management, potential site overdevelopment and visual privacy solutions.

- 1.2 The applicant has provided amended plans which include a revised number of apartments, a revised landscaping plan, a greater proposed contribution to Council's Off-Street Car Parking Fund, alterations to building finishes and varied approaches to visual privacy solutions.
- 1.3 The amendments made do not warrant further mandatory referrals or independent advice, nor was public notification required. Whilst the amendments and additional information respond to the reasons for deferral and result in improvements to the proposal, the changes are not such that the proposal would warrant planning consent, as the fundamental reasons for the previous recommendation for refusal have not been adequately addressed.

2. BACKGROUND

2.1 The DAP previously considered the proposal at its meeting of 10 April 2017. At that meeting the DAP resolved to defer the application to allow the applicant to consider:

- The quality of landscaping, particularly along the northern boundary, ensuring that an integrated approach results in a high quality and durable landscape solution evidenced by a detailed landscaping plan.
- The location, size and amenity of private open space areas, including the rationale behind the separation of private open space from living areas.
- Side boundary setbacks, including resolution of potential amenity impacts relating to adjoining properties, including current and future development.
- The shortfall in car parking provided on-site, noting the relatively high number of 3 bedroom apartments within the building as well as limited on-street car parking opportunities near the subject land.
- Resolution of waste management storage and collection locations and methodologies.
- Concerns that, in the context of a number of identified shortfalls, the proposal represents an over development of the site at its current density.
- Resolution of visual privacy solutions, relating particularly to direct and oblique views that would impact upon the current and future amenity of occupants on adjoining properties.

2.2 The report from the previous DAP meeting is available for viewing on the City of Prospect website (www.prospect.sa.gov.au).

2.3 In response, and in addition to an explanatory statement accompanying the amended plans, the applicant has:

1. *Increased the extent of landscaping proposed and provided details plans of how landscaping would be established;*
2. *Provided additional balcony areas to upper level apartments;*
3. *Provided communal access to part of the roof terrace;*
4. *Provided rationale for the location of balconies;*
5. *Revised the material and colour finish of building elements that do not achieve the anticipated minimum side setback;*
6. *Proposed a greater contribution, of \$27,000, to Council's Off-Street Car Parking Fund;*
7. *Reduced the number of apartments proposed from 13 to 12;*
8. *Treated some north- and south-facing windows with screening or translucent glazing;*
9. *Provided planter boxes and horizontal screening to east-facing balconies.*

2.4 The amended proposal is therefore presented to the DAP for consideration.

3. DISCUSSION

3.1 Landscaping

3.1.1 The revised proposal would result in the planting of greater trees within northern and southern courtyard planting areas, as well as the use of planter boxes to courtyards and east-facing balconies. The applicant has also clarified that the scheme description for this development would provide opportunities for neighbouring property owners to plant creepers which would grow onto boundary walls, though acknowledges that the actual planting cannot be achieved within the subject site and therefore may not occur.

3.1.2 Detailed landscaping plans have been provided, indicating planting species, density and methods of controlling root growth for larger trees within the car park area. It is considered that these plans demonstrate the intended landscaping appropriately, with the density, species and location of plantings proposed of satisfactory quality.

3.2 Private Open Space

3.2.1 Private open space is now provided to all apartments via balconies accessible directly from living areas. It is noted however that all but one of the apartments remains reliant upon a balcony accessed via a bedroom to achieve the minimum area anticipated by the Development Plan.

3.2.2 Additional open space is also provided through access to the communal roof terrace. Further, a brief rationale has been provided for what is described as a 'split balcony' approach to private open space for apartments, which would allow some open space areas oriented away from the arterial road.

3.2.3 While private open space within the development is considered less than ideal, it is considered that the revised proposal has sufficiently responded to the reasons for deferral as described earlier in this report.

3.3 Side Boundary Setbacks

3.3.1 Side boundary setbacks throughout the proposal remain as previously proposed, though the boundary wall height to the northern elevation has been reduced and would now provide a more effective visual break between the remaining boundary wall elements. An altered material and colour finish to 'bay windows' which would protrude beyond the 2m setback would however provide greater visual interest that would assist in breaking down the scale of the building when viewed from adjoining properties. Skylights have also been added to north-facing rooms that would initially have additional light available through glass blocks within the boundary wall, in the event that future development abuts this boundary.

3.3.2 It is considered less than ideal that the scale of boundary walls to the southern property boundary remains unaltered, with setbacks of building elements above these boundary walls also remaining unchanged. Council staff remain concerned with respect to amenity impacts to potential future developments south of the subject site, though do acknowledge the altered treatment to building elements to be of some benefit to visual interest on this façade.

3.4 Car Parking

- 3.4.1 With the removal of one apartment, the minimum desired on-site quantity of car parking would reduce to 19 spaces (including one space for the commercial tenancy), and the revised proposal would provide 15 spaces. The applicant also proposes to contribute \$27,000 to Council's Off-Street Car Parking Fund in lieu of physically providing three spaces on-site.
- 3.4.2 While staff concerns remain about the proposed shortfall in parking provision, if the DAP is satisfied that the decreased demand and increased contribution successfully resolves the highlighted shortfall in the original proposal, it is considered appropriate that a condition of approval be imposed which guides the allocation of car parking in the future land division (to ensure that three visitor parking spaces remain available).

3.5 Waste Management

- 3.5.1 The waste management plan has been revised such that it would now involve the storage and collection of 360L bins through Council's ordinary kerbside waste collection system. A total of 10 bins would be required to achieve anticipated demand, with a maximum of 8 to need collection at any one time.
- 3.5.2 The proposal plans demonstrate the suitability of the proposed storage and collection areas. It is considered that the revised proposal appropriately resolves the waste management methodology.

3.6 Site Overdevelopment

- 3.6.1 The revised proposal has reduced the intended number of apartments within the building from 13 to 12, through the removal of one of the apartments previously proposed at ground floor level. The proposal would still comfortably achieve the minimum desired residential density.
- 3.6.2 It is noted that the deletion of the apartment has not had a substantive impact on the external form of the proposed building. While it is considered less than ideal that the reduction in apartment numbers has not led to improvements in boundary setbacks, the dwelling density proposed would be consistent with other proposals considered by the DAP on similar mid-block site locations.

3.7 Visual Privacy

- 3.7.1 The revised proposal includes the treatment of some north and south-facing windows with translucent glazing, or screening via balcony balustrades. A number of north- and south-facing windows would remain untreated. Additional landscaping is also proposed to assist in filtering/screening views.
- 3.7.2 Detailed sectional diagrams have been provided showing the line of sight and separation achieved between east-facing balconies and the adjacent residential zone, through the use of horizontally projecting screens and planter boxes, which would screen the potential views into the eastern adjoining property. It is noted that the design solution is premised on achieving a minimum 15m separation.
- 3.7.3 It is considered that the proposed solutions improve upon the original proposal and demonstrate that satisfactory levels of visual privacy may be achieved by the proposal, but fall short of resolving all identified visual privacy concerns. If the DAP is otherwise satisfied with the revised proposal, it is recommended that a reserved matter be imposed requiring further refinement of these solutions.

4. CONCLUSION AND RECOMMENDATION

- 4.1 The applicant has made a number of amendments to the proposal in response to the matters identified by the DAP when the matter was previously considered and deferred, including additional balconies, landscaping and privacy screening. The form and appearance of the building has not substantially changed, however, with the deletion of an apartment marginally reducing parking demand but not otherwise contributing to resolution of previously identified concerns.
- 4.2 In line with the earlier discussion in this report, the application is not considered to have successfully resolved all previously highlighted departures from the relevant provisions of the Prospect (City) Development Plan and it is thus 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 050/368/2016 is not seriously at variance with the Development Plan and as such a decision shall be made on the merits of the application; and

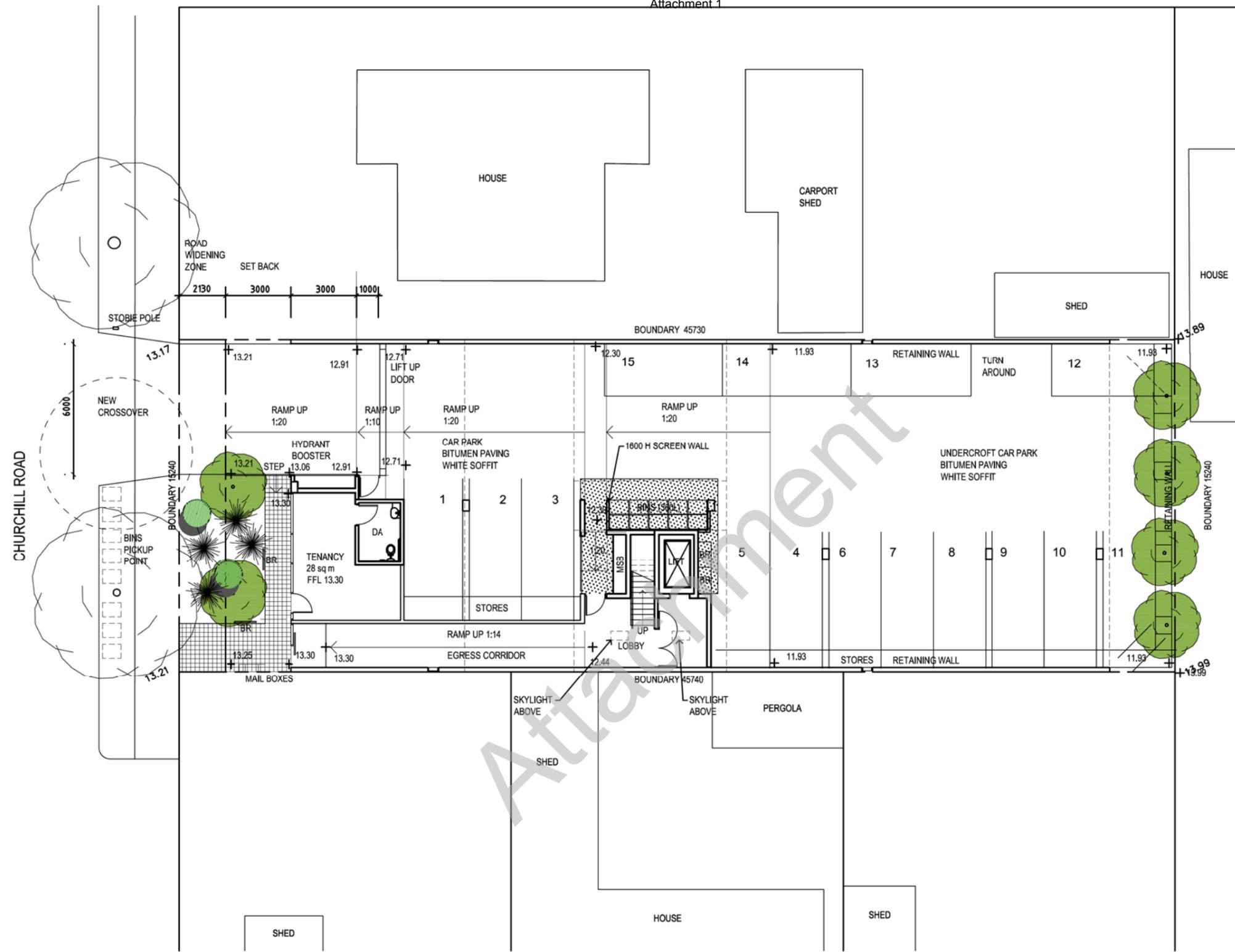
That pursuant to the *Development Act 1993*, as amended, Development Plan Consent be refused to DA 050/368/2016 from Douglas Gardner Architect on behalf of N Walia & T Kaur for Demolition of Existing Buildings and Construction of a Five Storey Residential Flat Building comprising 12 Dwellings and Commercial Tenancy, with associated Car Parking, Landscaping, and Retaining Walls and Fencing at 89 Churchill Road, Prospect (CT 5169/442), as the proposal would fail to achieve:

- Relevant setback provisions, resulting in unreasonable amenity impacts to adjoining properties;
- Relevant boundary wall height provisions, resulting in unreasonable amenity impacts to adjoining properties;
- Appropriate visual privacy solutions, resulting in unreasonable amenity impacts to occupants of the proposed building and adjoining properties;
- Relevant car parking provisions, resulting in a potential over-reliance on limited public car parking opportunities within the locality with consequential amenity impacts to nearby streets.

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.

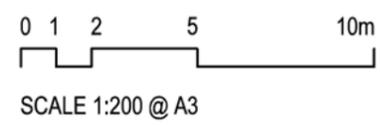
The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Postal Address: GPO Box 2465, Adelaide SA 5001).



- ### LEGEND
- 14.20 EXISTING LEVEL AHD
 - 14.34 NEW LEVEL AHD
 - CB COLORBOND FENCE
 - BR BICYCLE RACK
 - [Grid Pattern] NEW CONC PAVERS - LIGHT GREY FIELD, 400 x 400
 - [Dotted Pattern] GREEN COLOURED BRICK PATTERN BITUMEN PAVING
 - [Green Tree Icon] NEW TREE *Angophora castata*
Angophora castata AT FRONT AND REAR
Ficus hirta IN COURTYARD PLANTERS
 - [Dashed Circle Icon] REMOVE EXIST STREET TREE
 - [Solid Circle Icon] EXIST STREET TREE
 - SITE AREA 697 sq m
 - [Shrub Icon] NATIVE SHRUBS AND GROUND COVERS
MAX HT 1000
 - DEMOLITION
DEMOLISH THE EXISTING HOUSE, SHED, CARPORT, FENCES AND REMOVE EXISTING VEGETATION.

SITE and UNDERCROFT PLAN

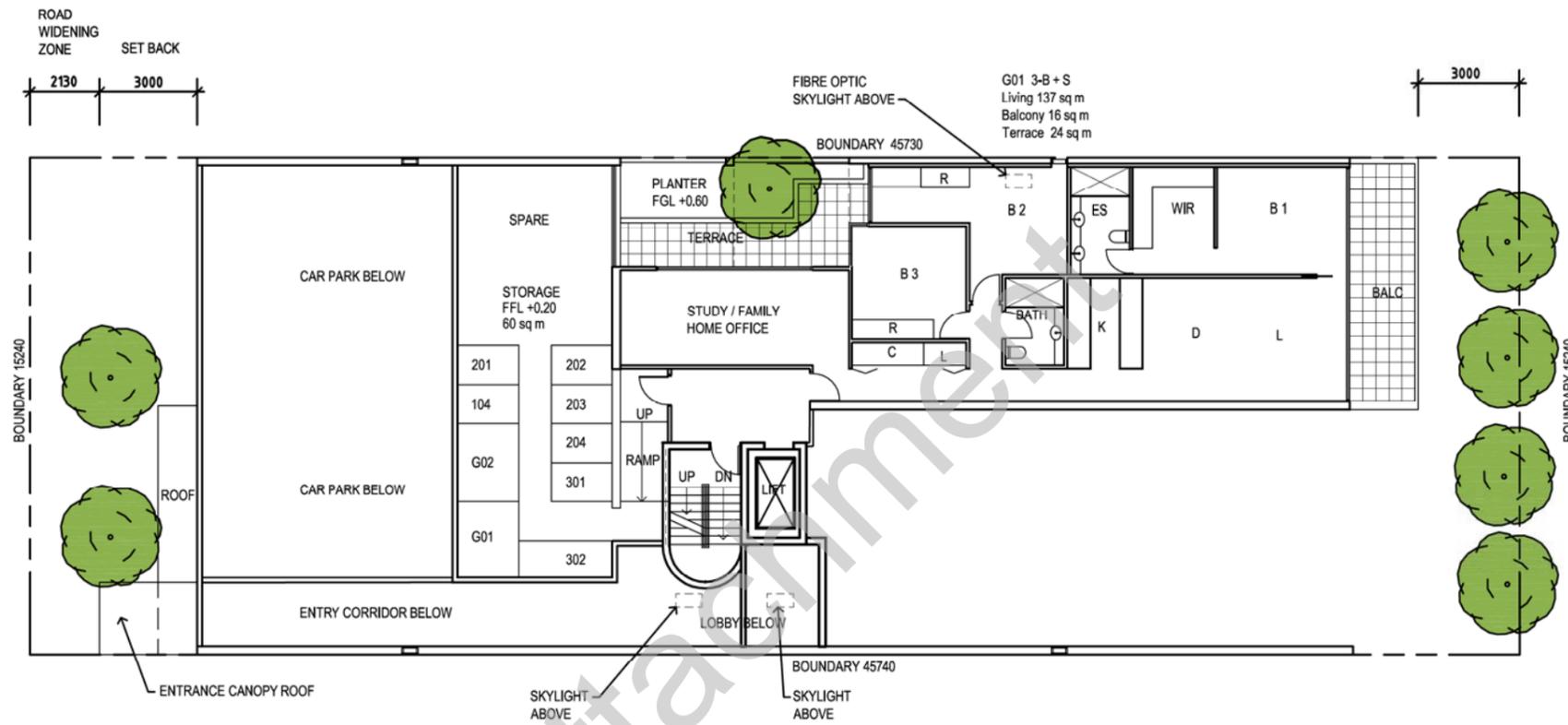
PLANNING



21.4.2017
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CONCEPT DESIGN

APARTMENT DEVELOPMENT
Mr N Walia
89 Churchill Road, Prospect SA

Douglas Gardner Architect
7 Hawke Steet, Linden Park SA 5065 0408 379 110

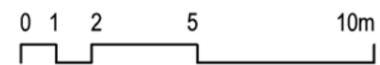


LEGEND

-  NEW TREE *Angophora costata*
Angophora costata AT FRONT AND REAR
Ficus hillii IN COURTYARD PLANTERS

GROUND FLOOR PLAN

PLANNING



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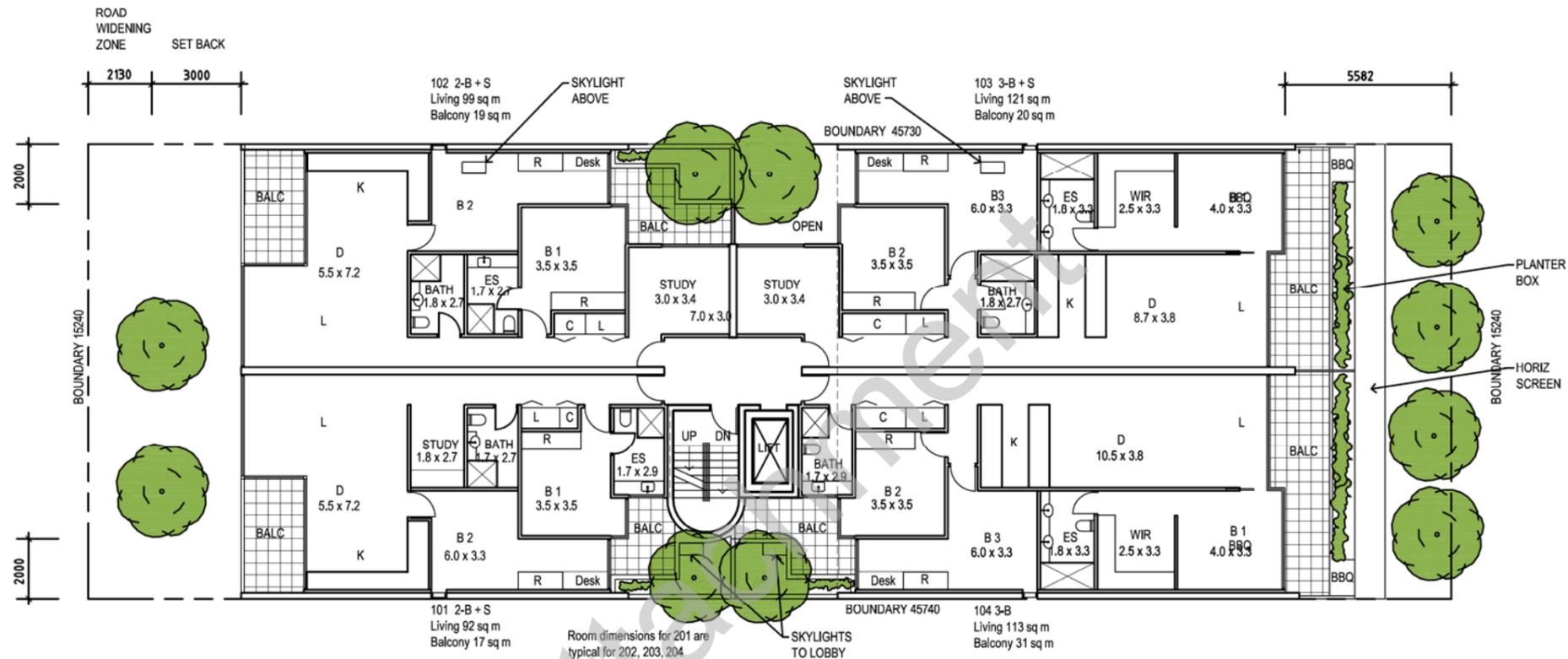
APARTMENT DEVELOPMENT

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Douglas Gardner Architect

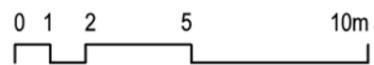
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FIRST FLOOR PLAN

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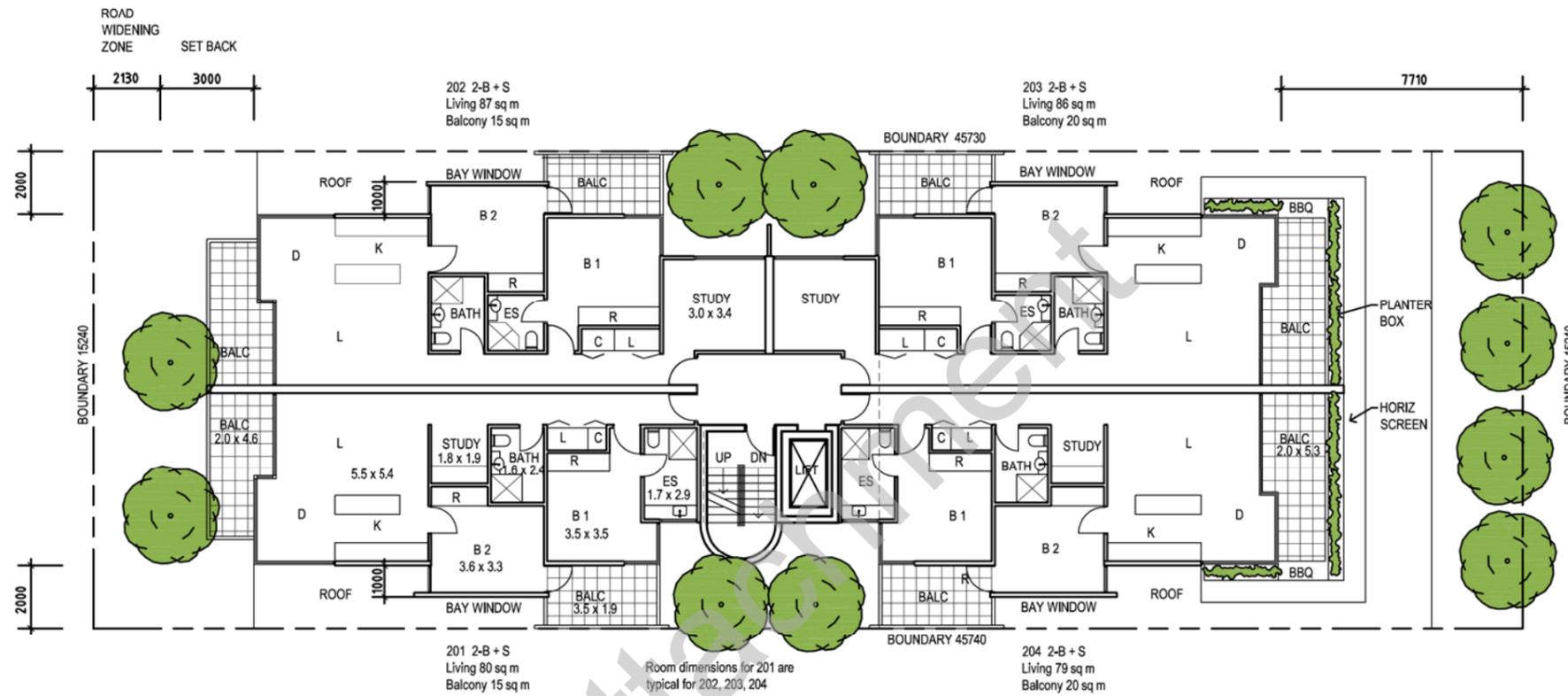
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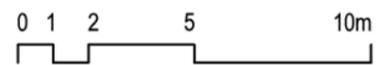
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SECOND FLOOR PLAN

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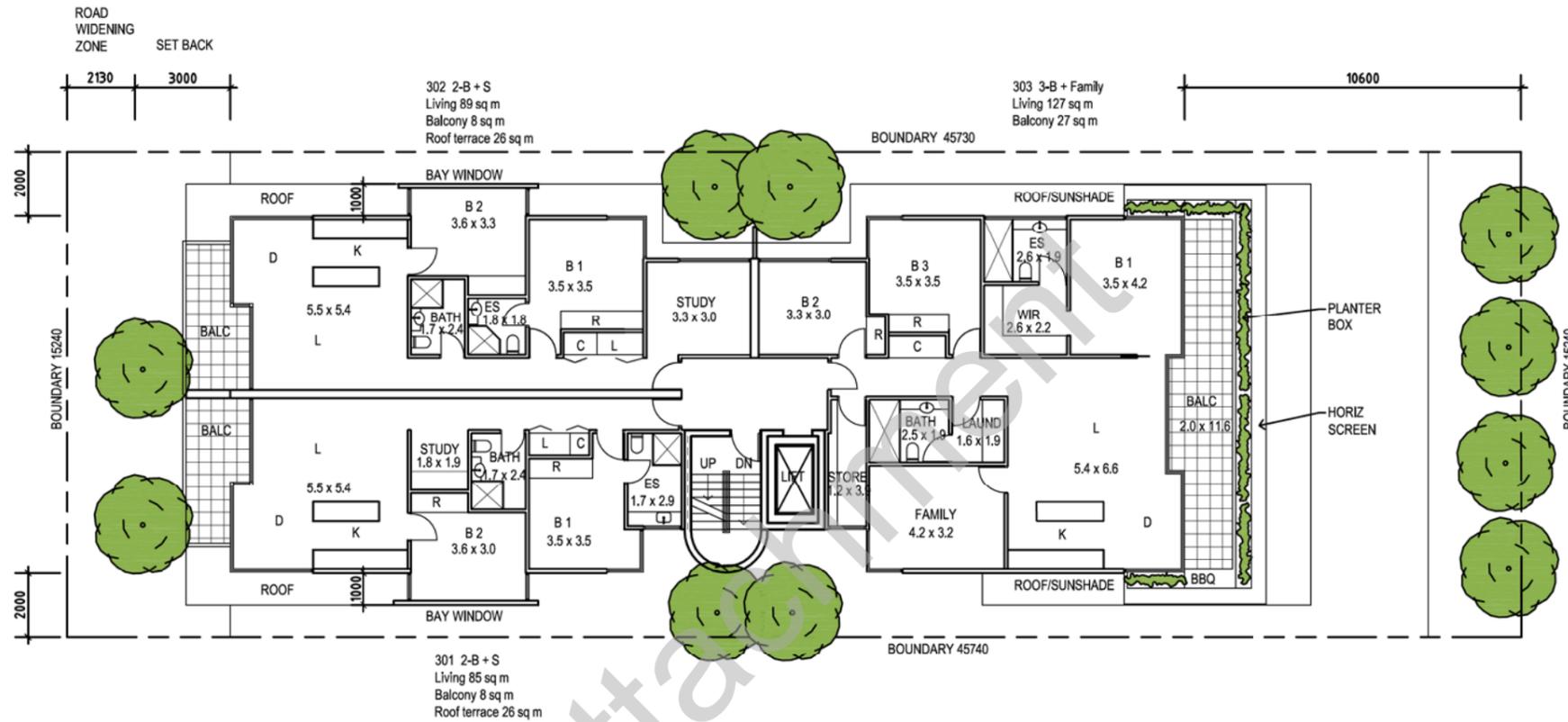
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Douglas Gardner Architect

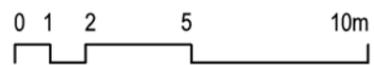
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THIRD FLOOR PLAN

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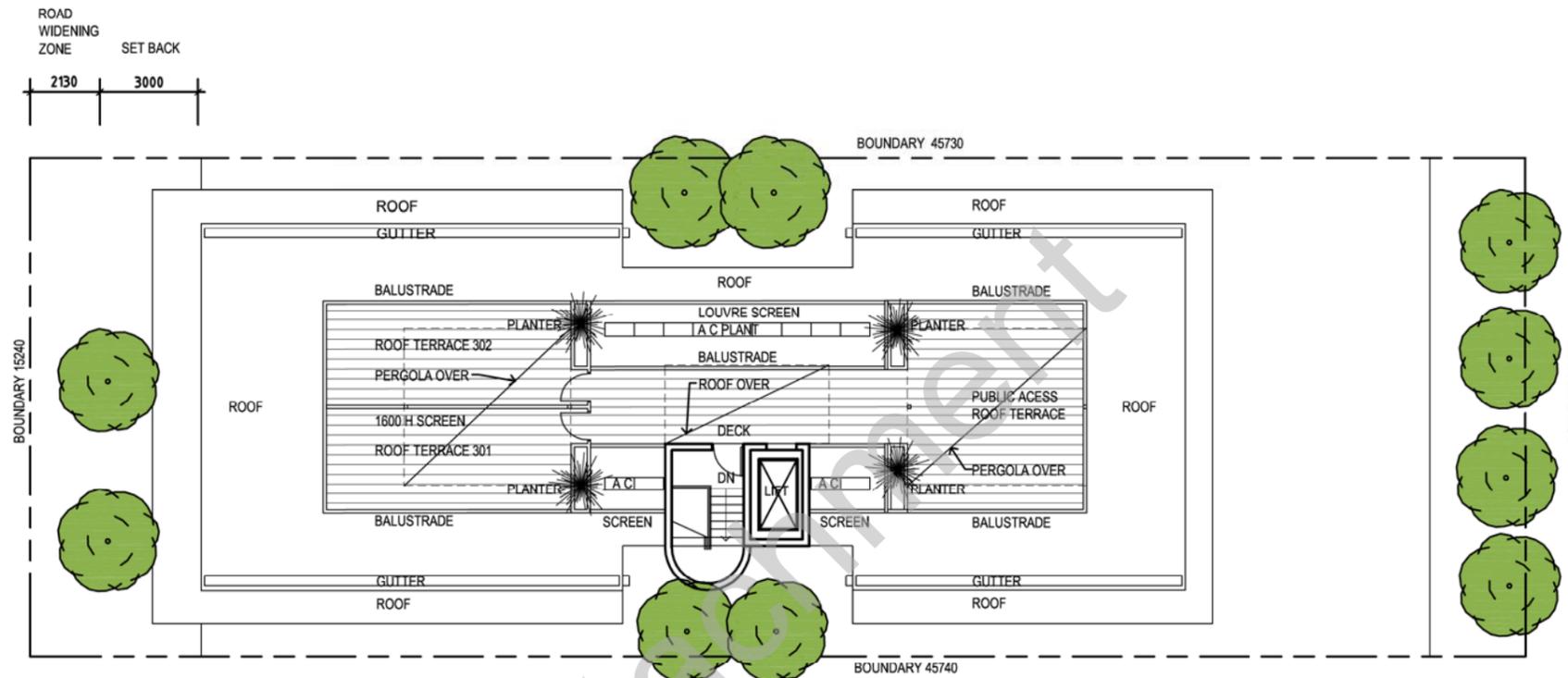
APARTMENT DEVELOPMENT

Mr N Walia
89 Churchill Road, Prospect SA

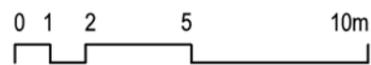
Douglas Gardner Architect

7 Hawke Steet, Linden Park SA 5065

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ROOF PLAN



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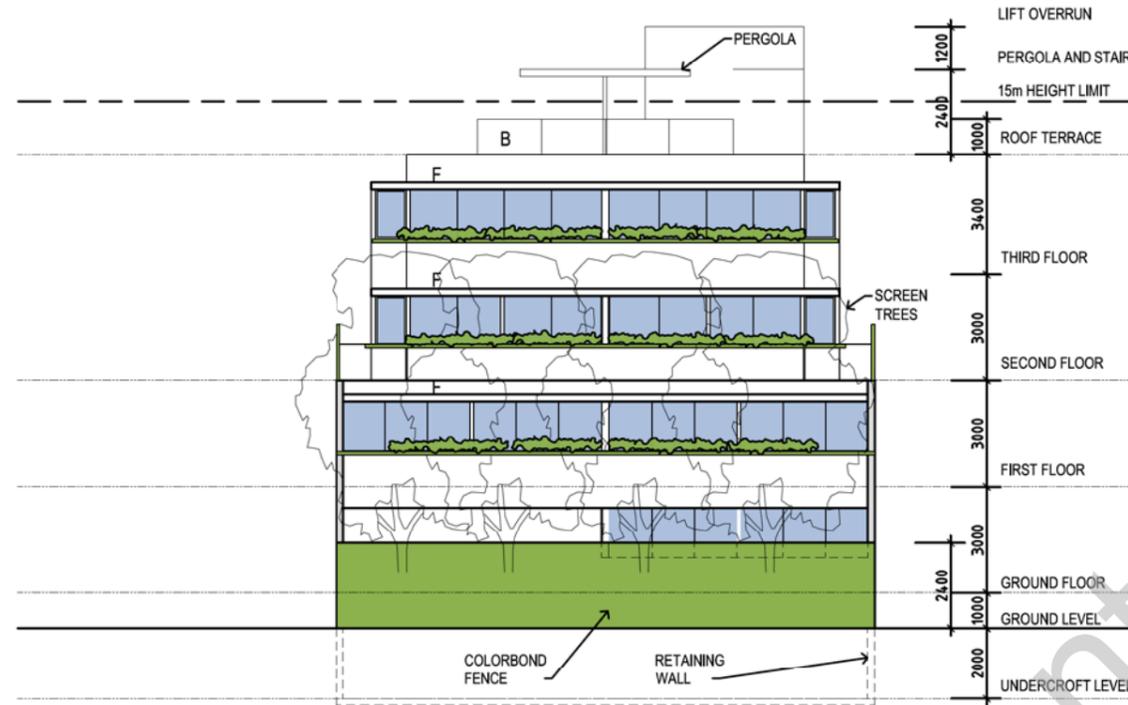
APARTMENT DEVELOPMENT

For Mr N Walia
 89 Churchill Road, Prospect SA

Douglas Gardner Architect

7 Hawke Steet, Linden Park SA 5065

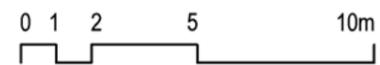
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EAST ELEVATION



WEST ELEVATION

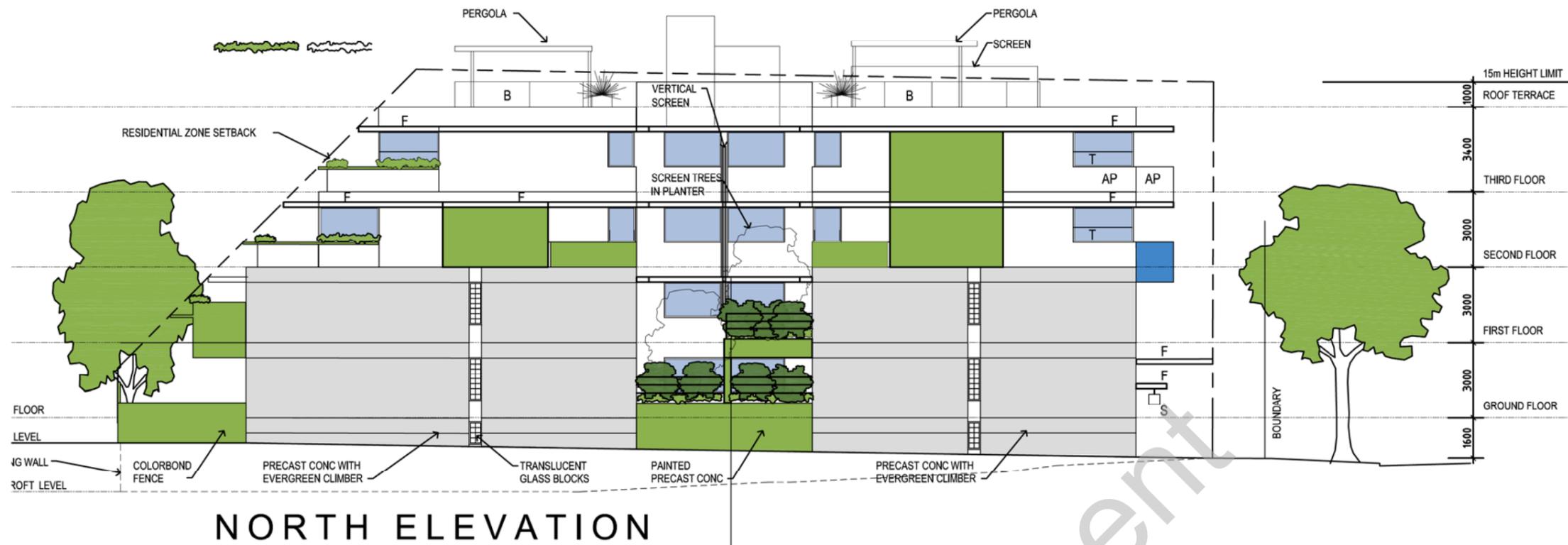


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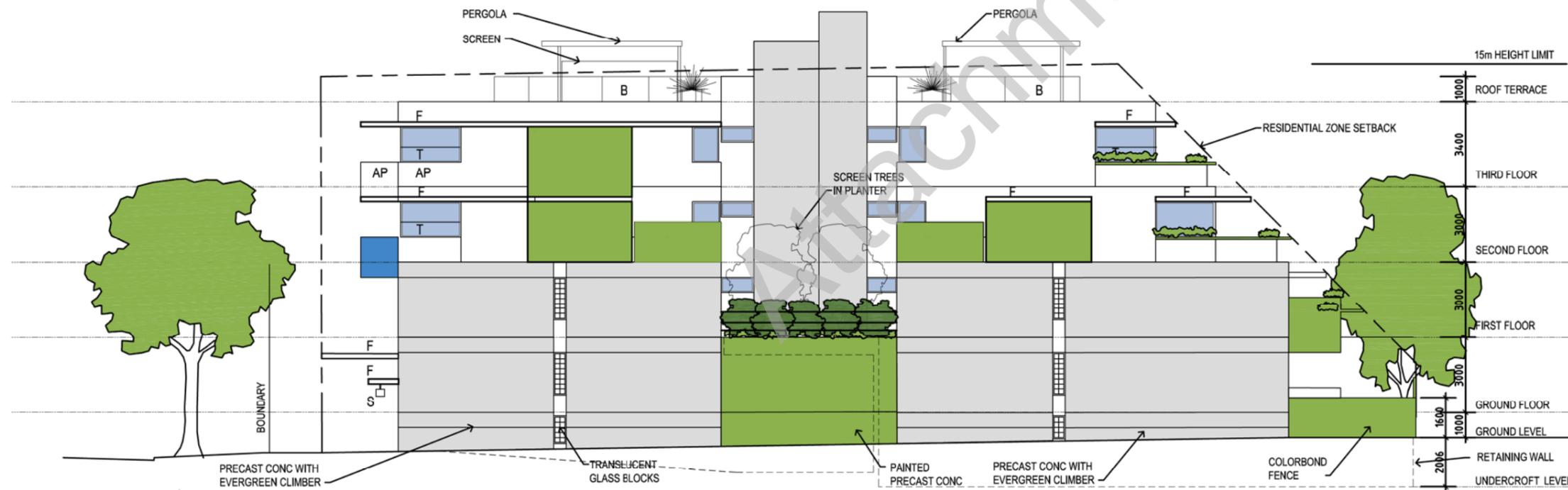
LEGEND

- FIBRE CEMENT SHEET WITH ACRYLIC FINISH - OFF WHITE COLOUR
- AP PREFINISHED ALUMINIUM PANEL - OFF WHITE COLOUR
- PREFINISHED ALUMINIUM PANEL - BLUE COLOUR
- B** BALUSTRADE - WHITE VERTICAL BARS
- CONCRETE - OFF WHITE PREFINISHED
- F** FASCIA - ALUMINIUM PANELS OFF WHITE
- FENCE - COLORBOND PALE EUCALYPT
WALL - COLORBOND PALE EUCALYPT
- L** LOUVRES - OFF WHITE POWDERCOAT
- S** SIGN
- LU** LIFT UP DOOR AND SURROUND - LIGHT GREY
- D** DOORS - LIGHT GREY
- WINDOW - NATURAL ANOD ALUM FRAMES
CLEAR HIGH PERFORMANCE GLASS
- T** TRANSLUCENT GLASS TO 1600 AFL
- TRANSLUCENT FIRE RATED GLASS BLOCKS
- PERGOLA** STEEL FRAME - OFF WHITE COLOUR WITH
WHITE PVC FABRIC ROOF COVERING.

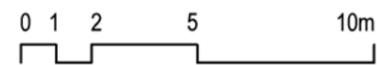
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NORTH ELEVATION



SOUTH ELEVATION



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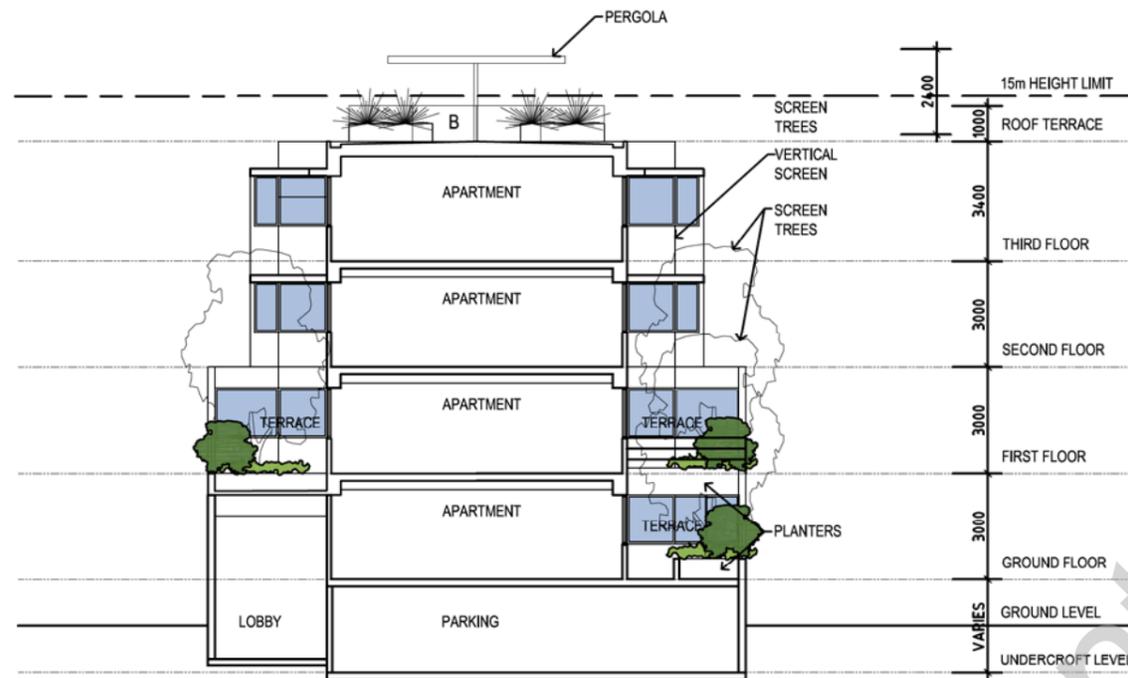
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- B BALUSTRADE - WHITE VERTICAL BARS
- CONCRETE - OFF WHITE PREFINISHED
- F FASCIA - ALUMINIUM PANELS OFF WHITE
- FENCE - COLORBOND PALE EUCALYPT WALL - COLORBOND PALE EUCALYPT
- L LOUVRES - OFF WHITE POWDERCOAT
- S SIGN
- LU LIFT UP DOOR AND SURROUND - LIGHT GREY
- D DOORS - LIGHT GREY
- WINDOW - NATURAL ANOD ALUM FRAMES CLEAR HIGH PERFORMANCE GLASS
- T TRANSLUCENT GLASS TO 1600 AFL
- [Grid Pattern] TRANSLUCENT FIRE RATED GLASS BLOCKS
- PERGOLA PERGOLA - STEEL FRAME - OFF WHITE COLOUR WITH WHITE PVC FABRIC ROOF COVERING.

PLANNING

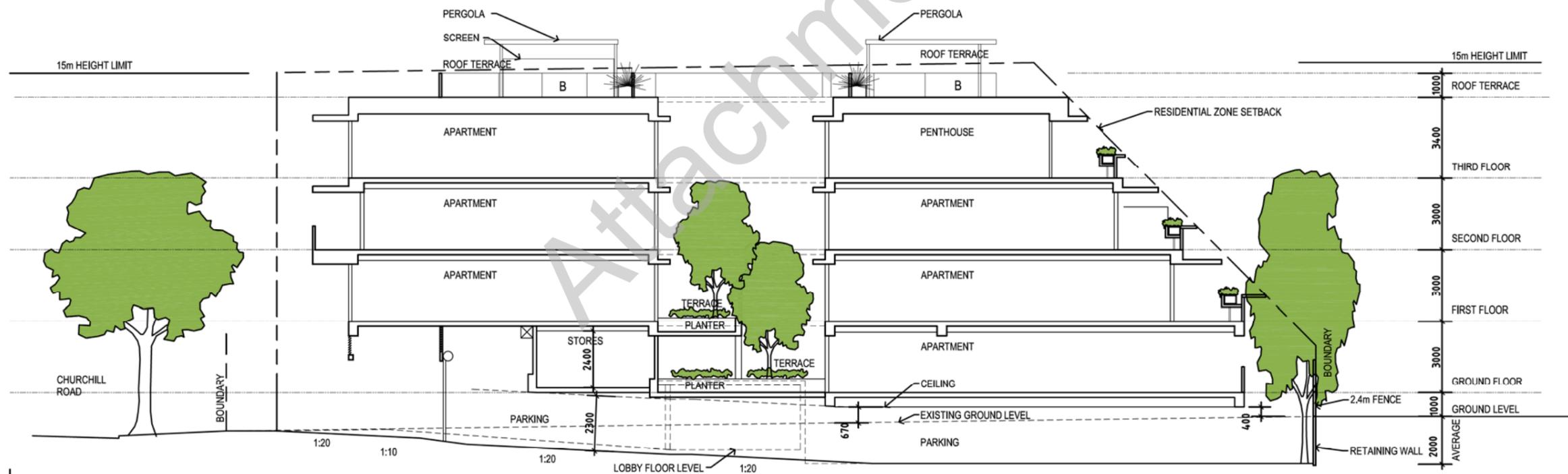
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CONCEPT DESIGN

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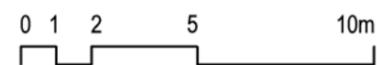


SECTION LOOKING WEST



SECTION LOOKING NORTH

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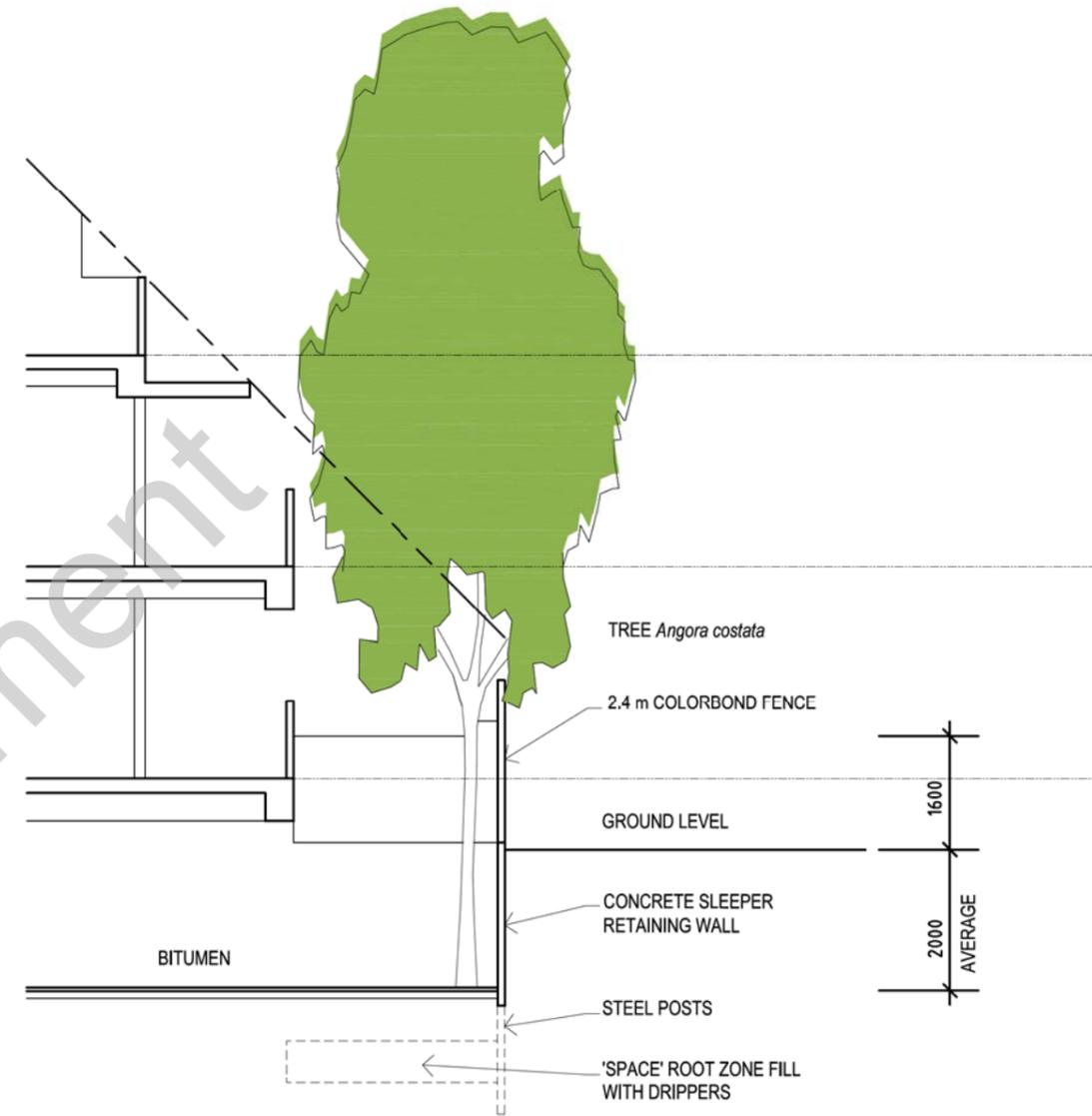
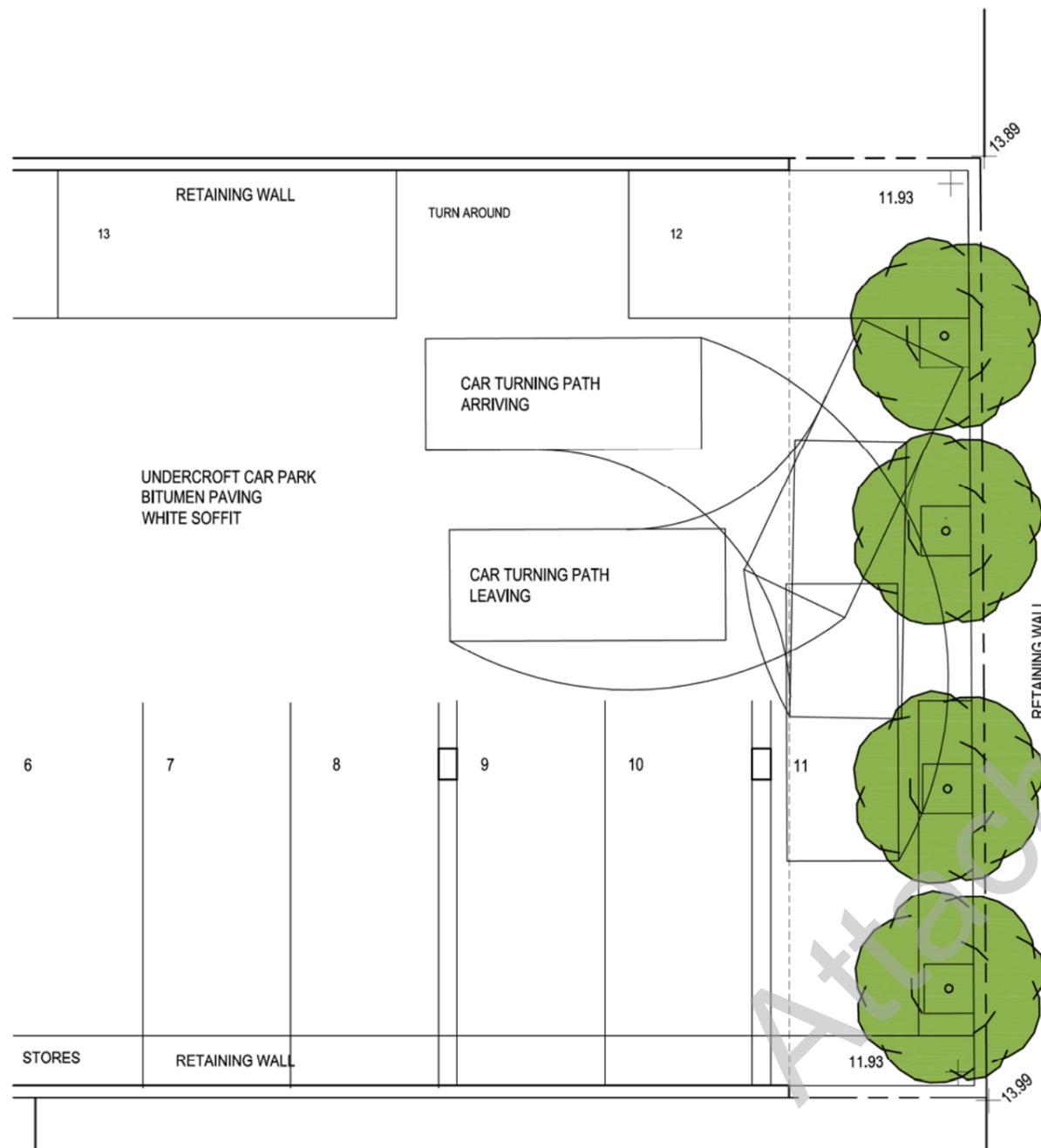


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APARTMENT DEVELOPMENT
 For Mr N Walia
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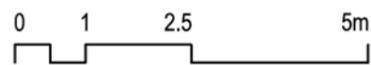


PART UNDERCROFT PLAN

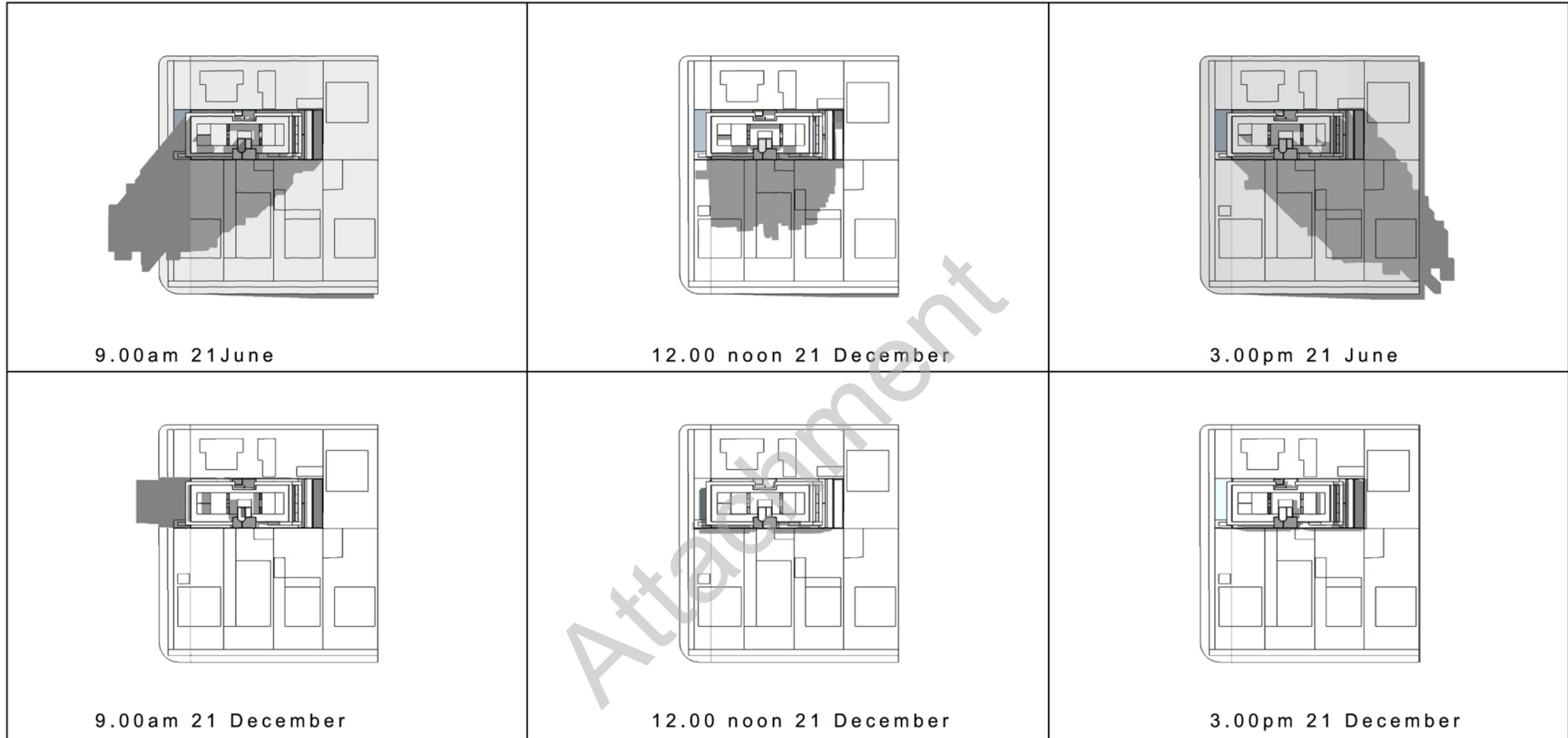
SECTION LOOKING NORTH

CONCEPT FOR EAST TREES

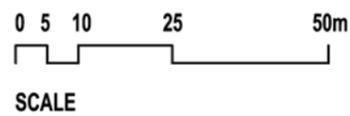
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SHADOW DIAGRAMS

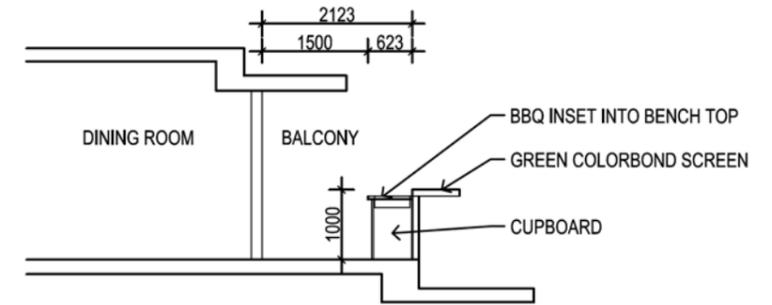
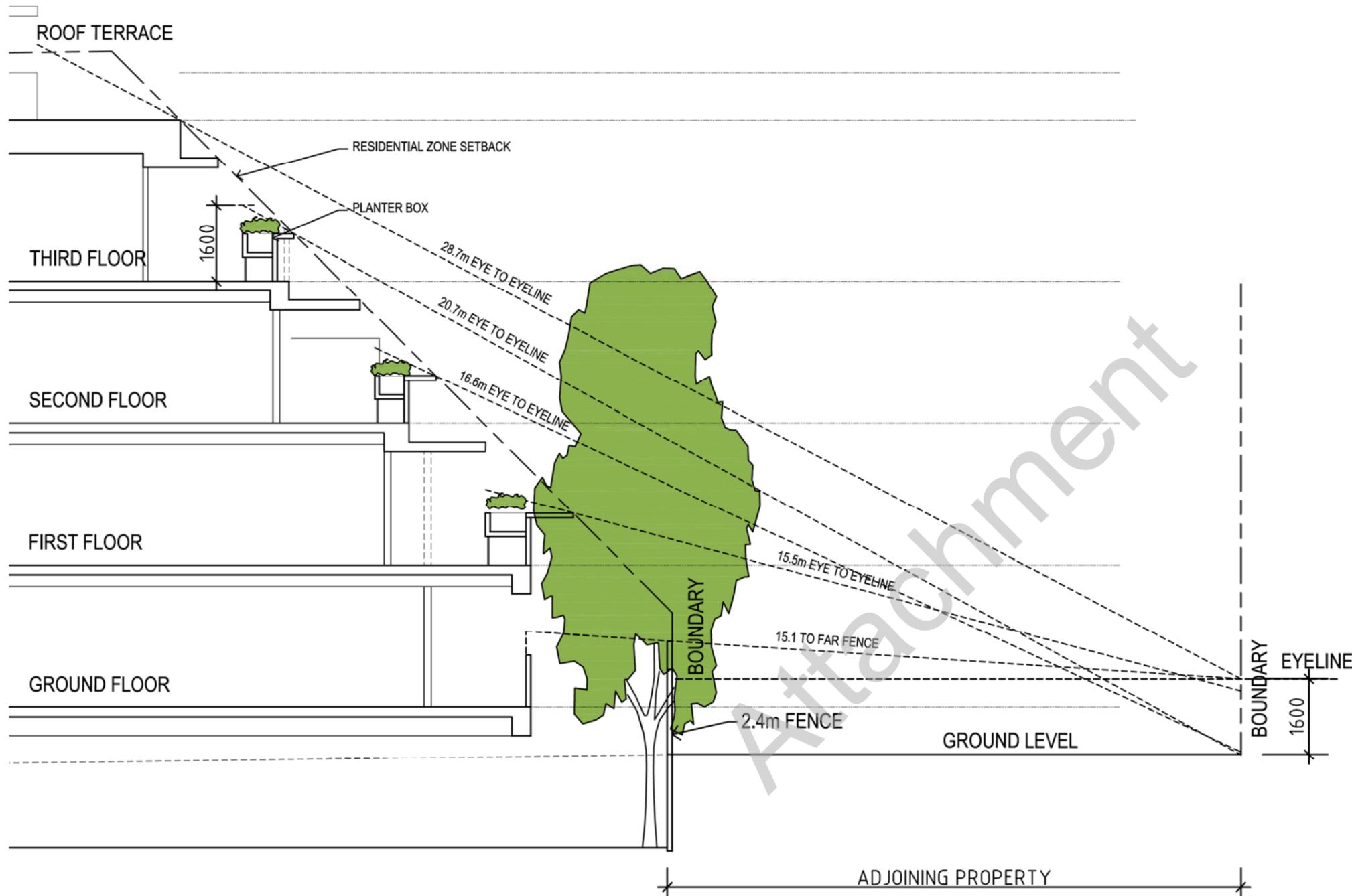


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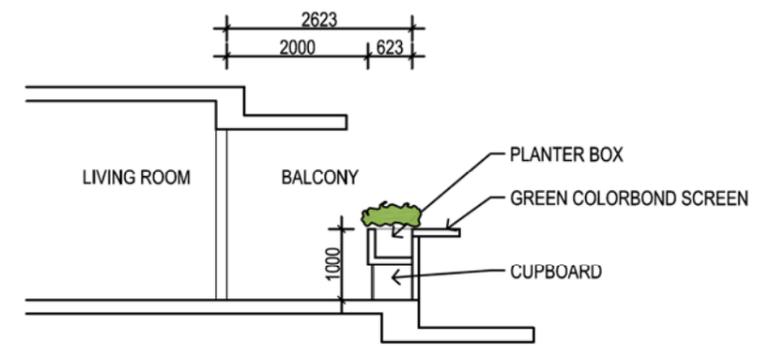
21.4.2017
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 CONCEPT DESIGN

APARTMENT DEVELOPMENT
 For Mr N Walia
 89 Churchill Road, Prospect SA

Douglas Gardner Architect
 7 Hawke Steet, Linden Park SA 5065 0408 379 110



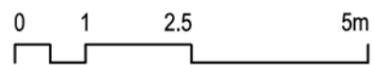
DETAIL AT BBQ



DETAIL AT PLANTER

PLANNING

SECTION THROUGH EAST BOUNDARY



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CONCEPT DESIGN

APARTMENT DEVELOPMENT

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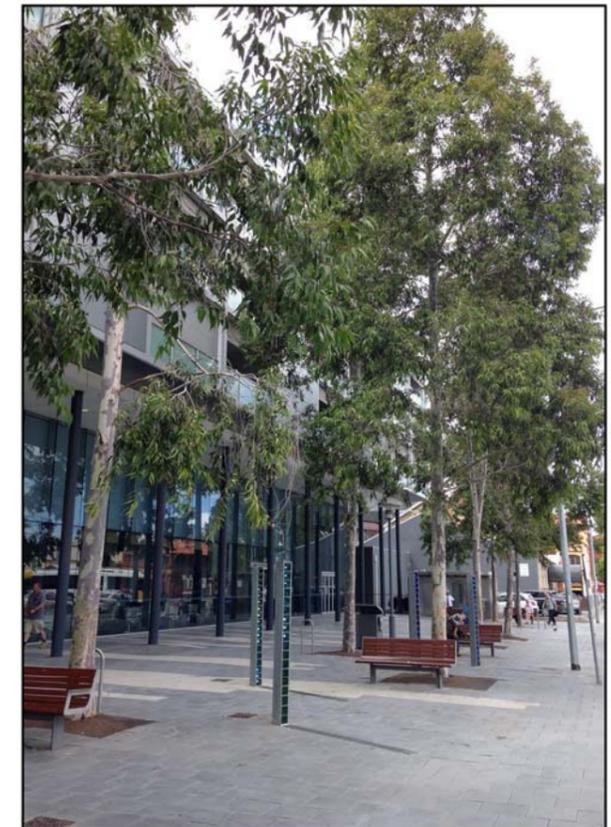
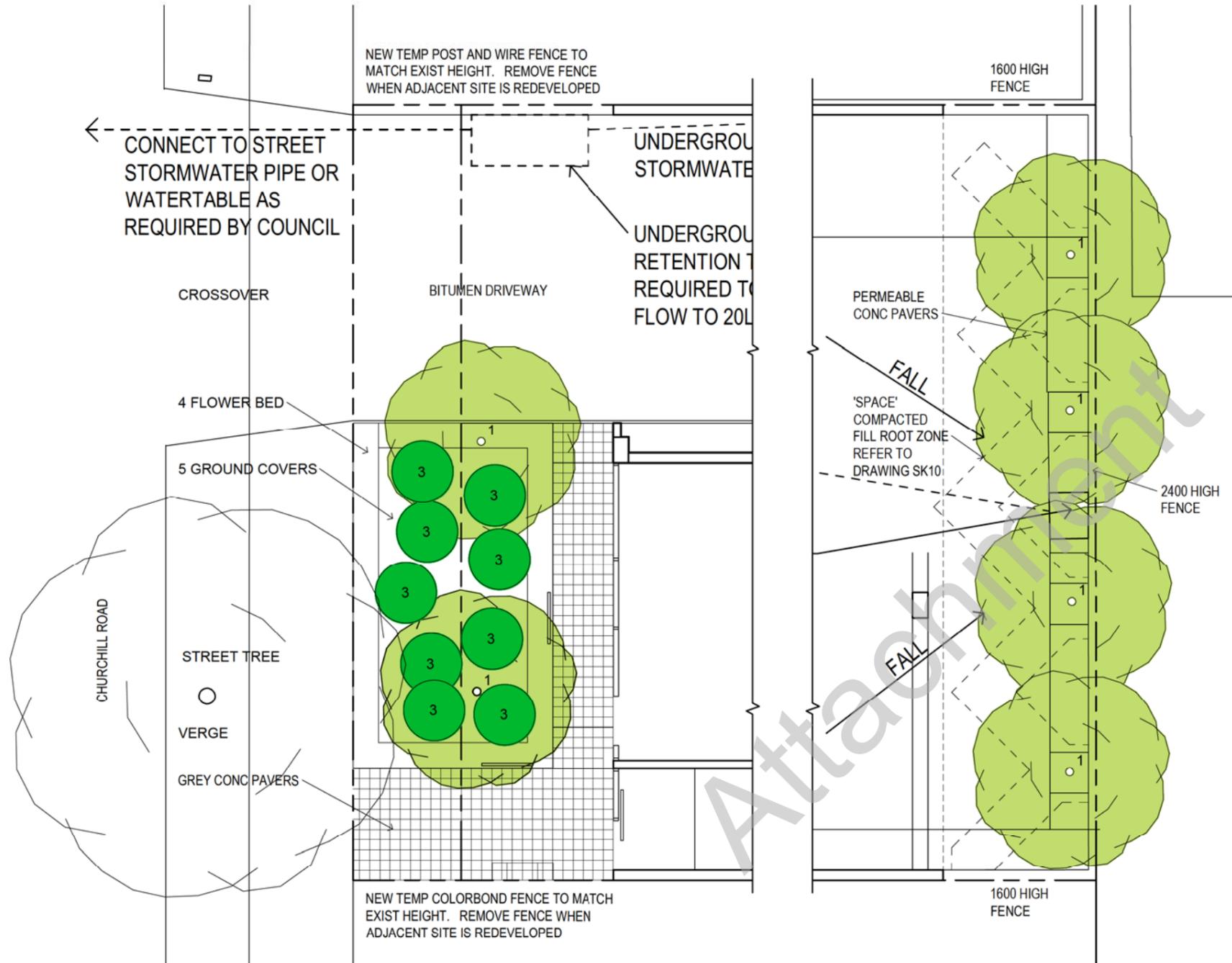
Douglas Gardner Architect

7 Hawke Steet, Linden Park SA 5065

0408 379 110

LEGEND

- 1 APPLE MYRTLE *Angophora costata*
- 2 HILLS FIG *Ficus hillii*
- 3 INDIAN HAWTHORN *Rhaphiolepis indica*
- 4 FLOWER BED - Daffodils, Snowdrops, Torch Lillies, Irises and flowering annuals.
- 5 GROUND COVERS - Flowering natives to be selected.
- 6 CAMELLIAS - Selected cultivars, 2m high, white flowers
- 7 CREPE MYRTLE *Lagerstroemia* Indian summer
- 8 PLANTER BOXES - Boston ferns, Maiden hair ferns, Asparagus ferns or the equivalent. perennials

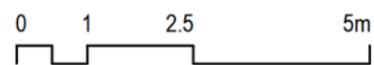


1 APPLE MYRTLE

FRONT LANDSCAPE PLAN

REAR LANDSCAPE PLAN

PLANNING

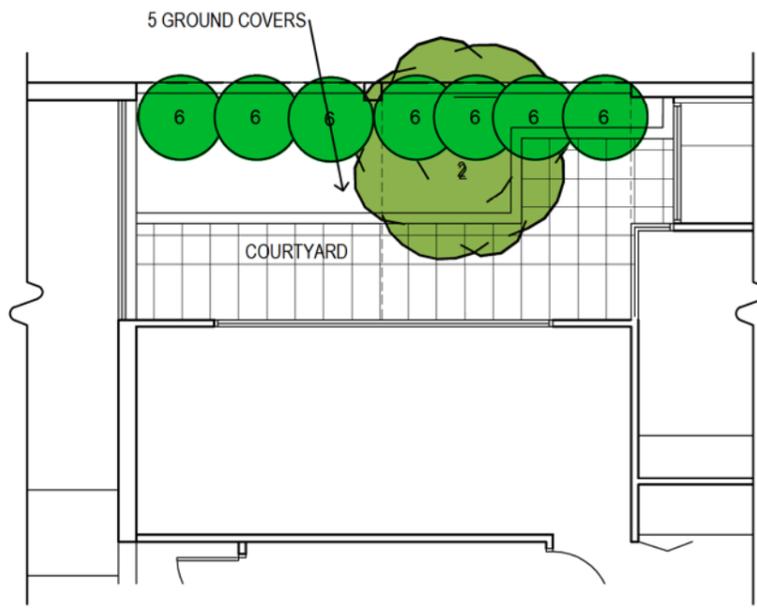


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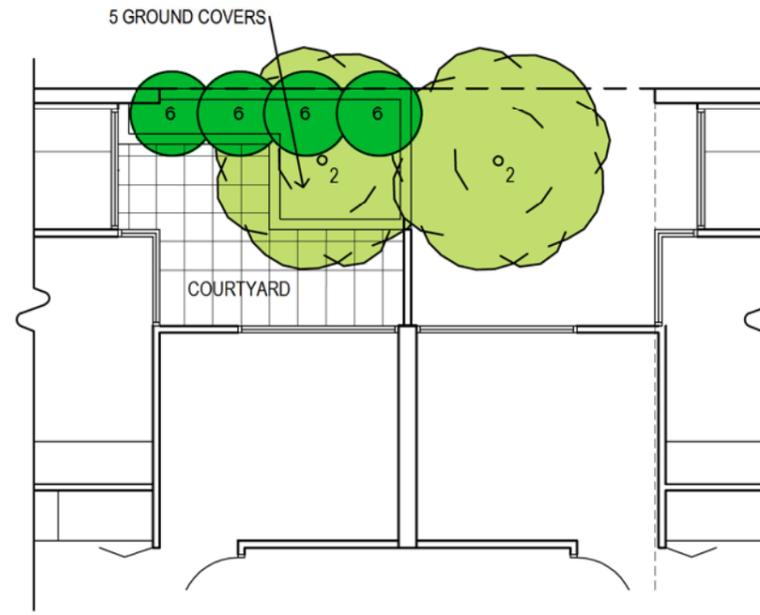
21.4.2017
SK14 | E
1603
CONCEPT DESIGN

APARTMENT DEVELOPMENT
Mr N Walia
89 Churchill Road, Prospect SA

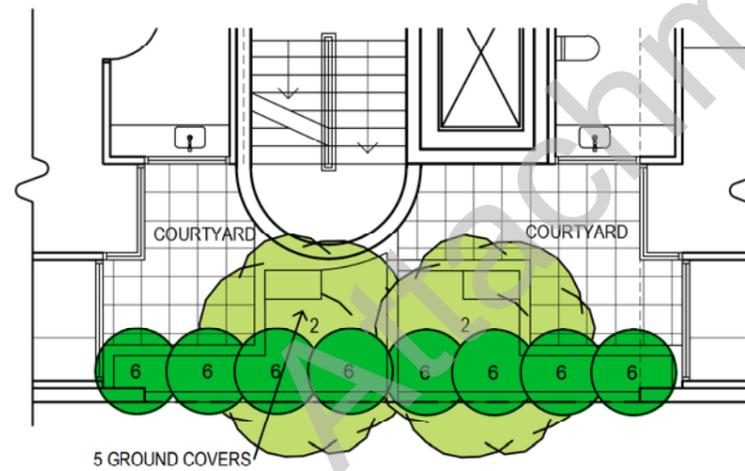
Douglas Gardner Architect
7 Hawke Steet, Linden Park SA 5065 0408 379 110



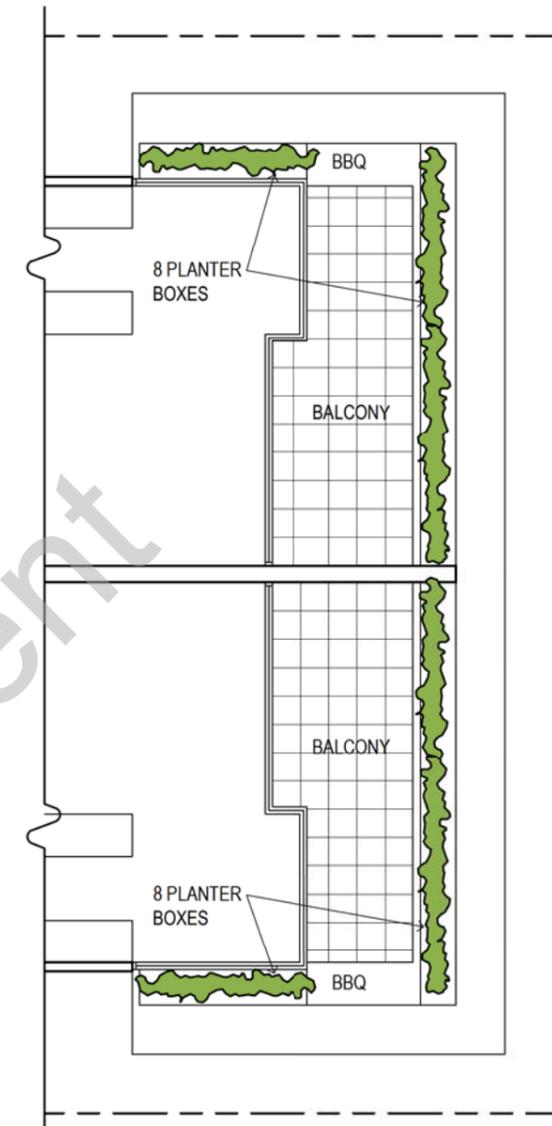
NORTH COURTYARD
GROUND FLOOR



NORTH COURTYARD
FIRST FLOOR



SOUTH COURTYARD
FIRST FLOOR



EAST BALCONIES
TYPICAL

LEGEND

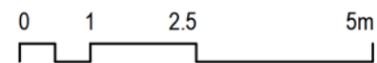
- 1 APPLE MYRTLE *Angophora costata*
- 2 HILLS FIG *Ficus hillii*
- 3 INDIAN HAWTHORN *Rhaphiolepis indica*
- 4 FLOWER BED - Daffodils, Snowdrops, Torch Lillies
Inises and flowering annuals.
- 5 GROUND COVERS - Flowering natives to be selected.
- 6 CAMELLIAS - Selected cultivars, 2m high, white flowers
- 7 CREPE MYRTLE *Lagerstroemia* Indian summer
- 8 PLANTER BOXES - Boston ferns, Maiden hair ferns,
Asparagus ferns or the equivalent. perennials



2 HILLS FIG



LANDSCAPE PLANS



SCALE 1:100 @ A3

PLANNING

21.4.2017
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1603
CONCEPT DESIGN

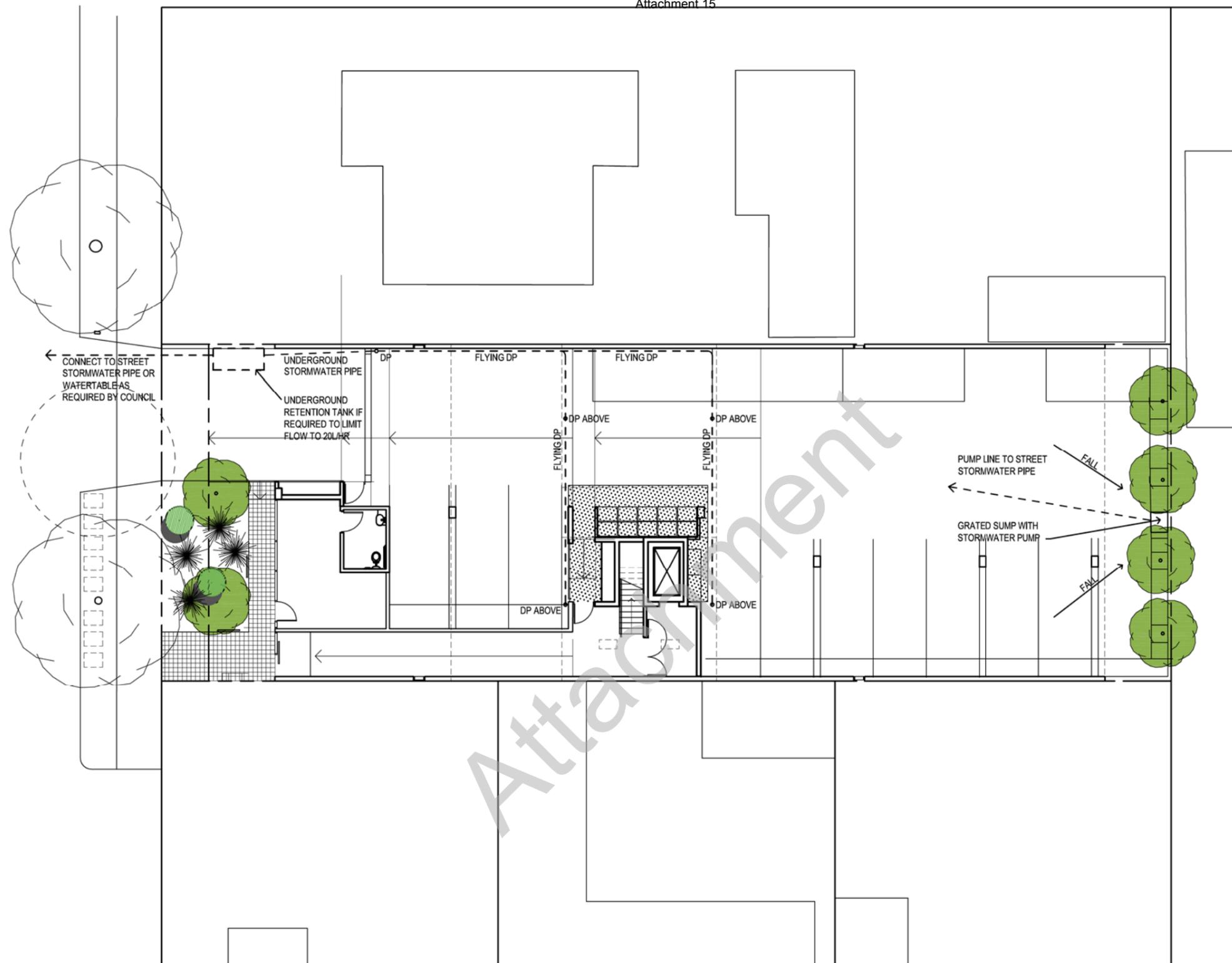
APARTMENT DEVELOPMENT

Mr N Walia
89 Churchill Road, Prospect SA

Douglas Gardner Architect

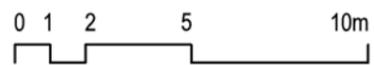
7 Hawke Steet, Linden Park SA 5065

0408 379 110



STORMWATER CONCEPT PLAN

PLANNING



SCALE 1:200 @ A3

21.4.2017
 SK16 | E
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 CONCEPT DESIGN

APARTMENT DEVELOPMENT

Mr N Walia
 89 Churchill Road, Prospect SA

Douglas Gardner Architect

7 Hawke Steet, Linden Park SA 5065

0408 379 110



PERSPECTIVE VIEWS - NORTH WEST

PLANNING

25.4.2017

SK17 | E

1603

CONCEPT DESIGN

APARTMENT DEVELOPMENT

Mr N Walia

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Douglas Gardner Architect

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0408 379 110



PERSPECTIVE VIEWS - NORTH WEST

PLANNING

25.4.2017

SK18 | E

1603

CONCEPT DESIGN

APARTMENT DEVELOPMENT

Mr N Walia

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Douglas Gardner Architect

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0408 379 110



PERSPECTIVE VIEWS - SOUTH EAST

PLANNING

25.4.2017

SK19 | E

1603

CONCEPT DESIGN

APARTMENT DEVELOPMENT

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PERSPECTIVE VIEWS - NORTH EAST

PLANNING

25.4.2017

SK20 | E

1603

CONCEPT DESIGN

APARTMENT DEVELOPMENT

Mr N Walia

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0408 379 110

27 April 2017

Mr Scott McLuskey

Acting Manager - Development Services
City of Prospect
128 Prospect Road | PO Box 171, Prospect SA 5082

Dear Mr McLuskey,

APARTMENT BUILDING DEVELOPMENT
89 Churchill Road, Prospect SA
DEVELOPMENT APPLICATION FOR PLANNING CONSENT DA 050/368/2016

In response to the issues raised by the DAP, I submit the following information in support of the development application for the new 4 storey apartment building at 89 Churchill Road, Prospect.

LANDSCAPING

Planter Boxes

Refer to the landscape plan for further details of the proposed landscape design. Planter boxes have been incorporated into to east balcony horizontal screens, with window planter boxes added to the north and south facing adjoining windows. These reduce the visual impact of the wide horizontal sight screens for the occupants, and will be attractive for both the occupants and neighbours.

Courtyard Planting

An additional screening tree has been added to each of the central courtyards to improve the visual screening between apartment windows and to the adjoining properties. Planter boxes have been extended for the full width of the central courtyard boundary walls to limit occupants from standing immediately adjacent to the boundary and to provide attractive views for both residents and neighbours.

Maintenance

Community Corporation byelaws will require the occupants to maintain the quality of planting within apartments to be equal to or better than the plants specified.

PRIVATE OPEN SPACE

Table

Refer to the attached spreadsheet for an analysis.

G01	Complies
101, 102	Areas and dimensions comply, one balcony accessed from bedroom
103	Complies including planter box
104	Complies including planter box, has additional balcony accessed from bedroom/study
201, 202	Areas and dimensions comply, one balcony accessed from bedroom
203, 204	Areas and dimensions comply including planter box, one balcony accessed from bedroom
301, 302	Balcony added accessible from living room, complies with areas and dimensions including private roof deck
302	Complies including planter box
Public space	Additional roof deck space provided for residents.

Dimensions

All apartments have a 2m wide area for a alfresco dining.

Some have 1.4m wide additional space for seating, BBQ, plants, etc.

In addition, all apartments have access to a large sheltered roof deck area.

Split balconies

Some apartments have part of the private open space accessed from bedrooms rather than all from living rooms as indicated in the Development Plan. Given the context of the location of the site near an arterial road with its noise and fumes, it is a superior alternative solution to provide a choice of outdoor space that includes areas away from directly fronting the road.

In addition, it offers residents a choice of outdoor locations depending on the season, weather, wind direction and time of the day.

Public open space

The roof deck public open space has been added, which will require careful controls under the Community Corporation byelaws to minimise nuisance from noise, odours, etc.

SETBACKS

Glass block boundary panels and skylights

Glass block panels have been retained in the concrete walls to break up the length of the walls and admit light. Skylights have been added to the “hammerhead” bedrooms for when adjacent developments build to the boundary, which is more likely on the north boundary. Apartment G01 has a skylight using a Parans fibre optic solar lighting system which directs sunlight from the roof into the bedroom skylight.

Bay window encroachment

The colour of the solid wall elements of the bay windows has been amended to green to match “Pale Eucalypt”. This emphasises the articulation of the walls visually breaks up the length.

Planter boxes

Planter boxes have been added to the east facing balconies and extended the full length of the north and south courtyards with planting to benefit both the building and adjoining residents.

Visual screening

Translucent glass to 1.6m above floor level has been added where required to north and south facing windows. Horizontal screens with window planter boxes have been added to the north and south facing windows at the east end of the site to limit direct downward looking to existing and future open space and windows.

Evergreen creepers

The amenity for adjoining existing and future development residents on the adjacent north and south properties would be enhanced by allowing them to plant evergreen (or deciduous) creepers of their own choice if they wish. This gives them some individual control. Community Corporation byelaws would include clauses to allow the adjoining owners and/or residents the right to plant creepers to grow onto the boundary walls. Maintenance is not an issue because the boundary walls are prefinished precast concrete that do not require painting.

East boundary

The setbacks comply with the 45⁰ requirement in the Development Plan.

Horizontal screens have been added to balconies as described below.

CAR PARKING

The proposal has been amended to delete one large 3-bedroom apartment (G02).

The 12 apartments and commercial space require 18 car park spaces.

The applicant proposes to contribute to Council’s car parking fund for the shortfall of 3 spaces.

WASTE MANAGEMENT PLAN

Waste management has been amended.

Waste will be placed by residents in 360L bins in a screened area of the car park convenient to the lift.

From the Zero Waste SA web site, waste generation rates for high density residential are:

Item	General waste	Recyclable waste	Green waste
Waste per bedroom per week	30 L	25 L	10 L
Total for 32 bedrooms (including studies)	960 L	800 L	330 L
Number of 360L bins per week	3		
Number of 1.1m ³ bins per fortnight		5	2

Storage space is provided for 10 x 360L bins based on weekly pickup for general waste and fortnightly pickup for recyclable and green waste.

The ramps up to the street are 1:20 with one 2m section of 1:10. I have tested a 240L bin with double the normal weight of rubbish on a 7m long 1:10 ramp and found it easy to move.

The bins would be taken to the verge on Churchill Road. Alternatively, if Council regulations allow, bins can be placed on Palmer Street which is one house block away. to avoid Churchill Road traffic.

There sufficient collection space along the Churchill Road verge for 8 x 360L bins spaced to suit pickup as shown on the site plan.

For this bin size, pick up would be by a private contractor until Council changes policy on the size of bins that can be picked up.

An alternative would be for Council pickup from Palmer Street using 140L and 240L bins. There is space in the screened alcove for 16 bins in a double row, which would meet the projected generation rates.

OVERDEVELOPMENT

Reduction

The proposal has been reduced from 13 to 12 apartments to reduce the density and parking demand.

VISUAL PRIVACY

Generally

Overlooking of adjoining properties has been eliminated or minimised by introducing horizontal screens, higher balustrades and translucent glass to some windows.

The proposed landscaping further minimises the impact of overlooking by creating filtered views through trees along the east boundary and within the north and south boundary courtyards.

East boundary

Refer to the diagram showing the sightlines from the east facing balconies to the property to the east. The screens prevent overlooking from the balconies to the whole of the ground level of the adjoining property.

The eyeline to eyeline distances measured at 1.6m above the floor and ground level range from a minimum of 15.5m on the first floor to 28.7m from the roof terrace.

The horizontal distances are a minimum of 15m as recommended in the Good Residential Design Guidelines.

In addition, the proposed trees along the east boundary provide filtered views.

North and South boundaries

Glass blocks prevent overlooking from the lower levels.

The east elevation horizontal screens with window planter boxes are wrapped around the north and south corners to limit direct overlooking from the corner windows.

Balustrades have been increased in height to 1.6m above the balcony floor levels, and extended in length past the edge of the balcony.

At the north and south courtyards, the planter boxes have been extended the full width of the courtyard to limit residents from standing immediately next to the boundary balustrade. The landscape plan proposes evergreen camellias in a line for these planters to minimise overlooking.

Two *Ficus hilli* trees are now proposed in each of the courtyards to increase the density of the foliage and to screen views between apartments and overlooking to adjoining properties.

Translucent glass to 1.6m above floor level limits overlooking on some higher-level windows.

Redevelopment to the south

It is likely there could be north facing windows as properties to the south are redeveloped. Note that the southern courtyard has high level south facing bathroom windows set back 3.3m from the boundary, and has the stair and lift core without windows.

Please let me know if you need any clarification or further information.

Yours faithfully,



Douglas Gardner

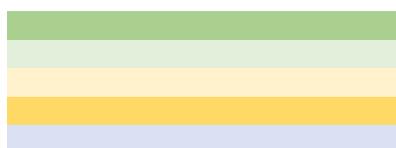
Ph 0408 379 110
Registered Architect SA 464

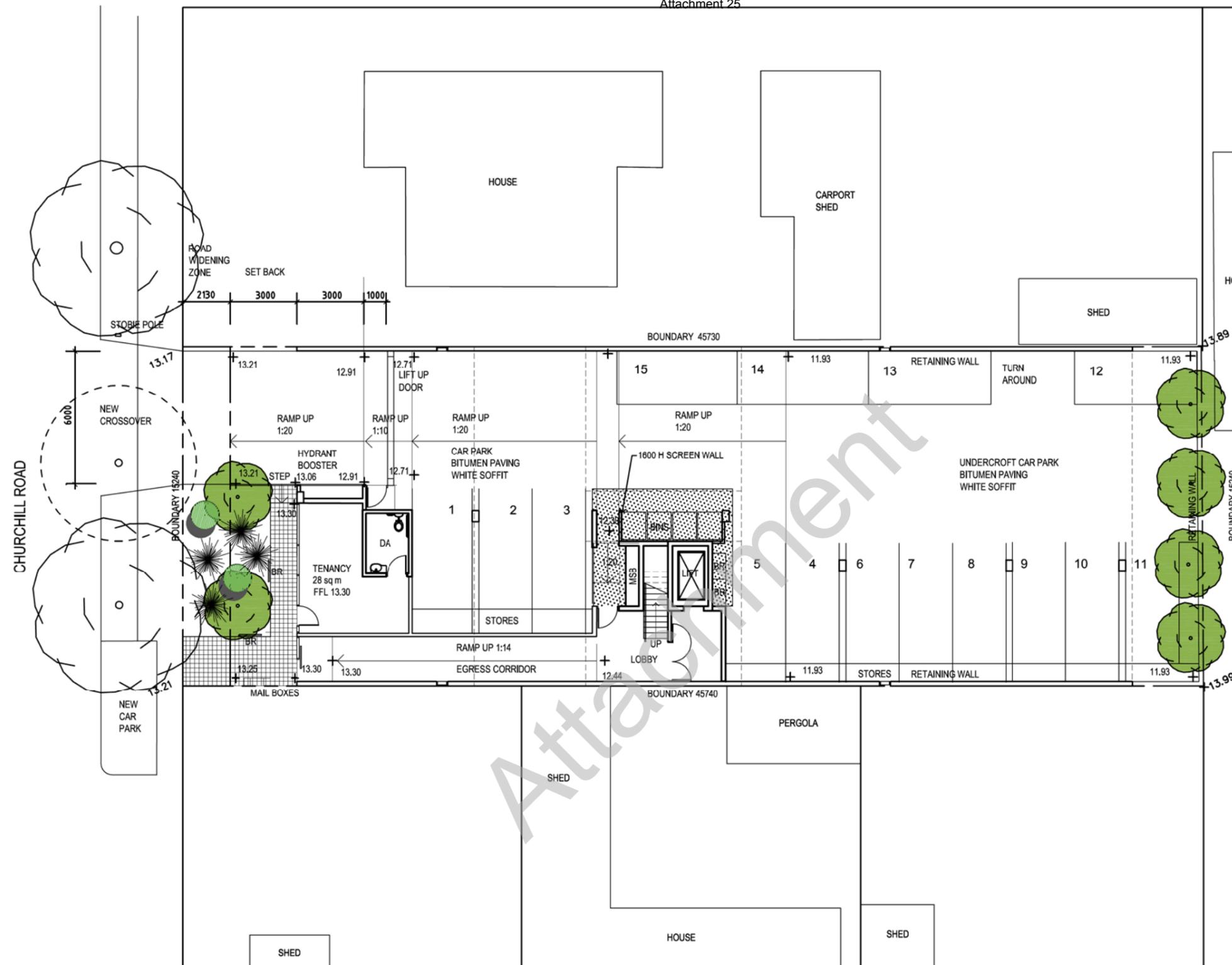
Copy to Mr N Walia

Dwelling	No Beds	Minimum m ²	Size m	Area m ²	Total m ²	Location
G01	3	15	7.7 x 3.2 2.0 x 7.4	24.1 15.6	39.7	Court bedrooms/study East living
G02	Deleted					
101	2	11	2.0 x 3.8 4.1 x 3.3	7.6 10.0	17.6	West dining Court bedrooms
102	2 + S	11	2.0 x 3.8 4.1 x 3.2	7.6 12.3	19.9	West dining Court bedrooms
103	3 + S	15	2.0 x 3.9 1.5 x 3.6 0.6 x 7.5	7.7 5.4 4.5	17.6	East living East dining Planter box
104	3	15	2.0 x 3.9 1.5 x 3.6 0.6 x 7.5 4.1 x 3.3	7.7 5.4 4.5 12.3	29.9	East living East dining Planter box Court bedrooms
201	2	11	2.0 x 2.7 1.4 x 1.9 3.5 x 1.9	5.4 2.7 6.7	14.8	West living West dining South bedrooms
202	2 + S	11	2.0 x 2.7 1.4 x 1.9 3.5 x 1.9	5.4 2.7 6.7	14.8	West living West dining North bedrooms
203	2 + S	11	2.0 x 3.2 1.5 x 2.5 0.6 x 6.1 3.5 x 1.9	6.4 4.2 3.7 6.7	21.0	East living East dining Planter box North bedrooms
204	2	11	2.0 x 3.2 1.5 x 2.5 0.6 x 6.1 3.5 x 1.9	6.4 4.2 3.7 6.7	21.0	East living East dining Planter box South bedrooms
301	2	11	8.2 x 3.3 2.0 x 2.7 1.4 x 1.9	26.6 5.4 2.7	34.7	Roof deck West living West dining
302	2 + S	11	8.2 x 3.3 2.0 x 2.7 1.4 x 1.9	26.6 5.4 2.7	34.7	Roof deck West living West dining
303	3	15	1.5 x 3.7 1.5 x 4.9 0.6 x 11.0	7.0 5.5 7.4 8.2	28.1	East living East dining East bedroom Planter box
Public Open Space					43.0	Roof deck

Legend

- Complying balcony
- 1.9m wide balcony
- 2.1m balcony including 0.6m planter
- Roof deck
- 1.5m wide balcony

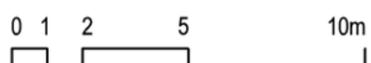




- ### LEGEND
- 14.20 EXISTING LEVEL AHD
 - 14.34 NEW LEVEL AHD
 - CB COLORBOND FENCE
 - BR BICYCLE RACK
 - [Grid Pattern] NEW CONC PAVERS - LIGHT GREY FIELD, 400 x 400
 - [Dotted Pattern] GREEN COLOURED BRICK PATTERN BITUMEN PAVING
 - [Green Circle] NEW TREE *Angophora castata*
Angophora castata AT FRONT AND REAR
Ficus hillii IN COURTYARD PLANTERS
 - [Dashed Circle] REMOVE EXIST STREET TREE
 - [Solid Circle] EXIST STREET TREE
 - SITE AREA 697 sq m
 - [Shrub Icon] NATIVE SHRUBS AND GROUND COVERS
MAX HT 1000
- DEMOLITION**
DEMOLISH THE EXISTING HOUSE, SHED, CARPORT, FENCES AND REMOVE EXISTING VEGETATION.

SITE and UNDERCROFT PLAN

PLANNING

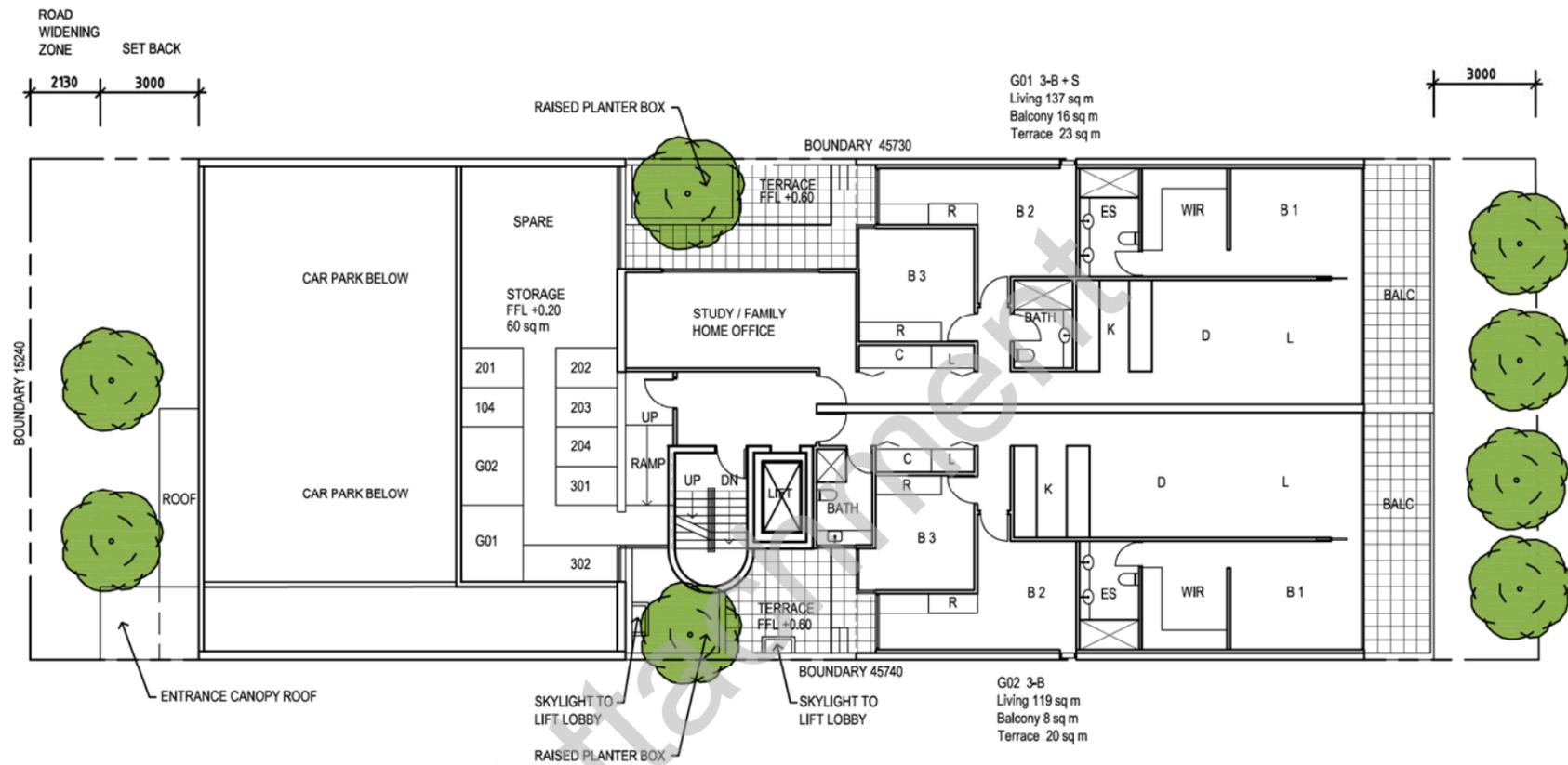


SCALE 1:200 @ A3

14.2.2017
SK01 | D
1603
CONCEPT DESIGN

APARTMENT DEVELOPMENT
Mr N Walia
89 Churchill Road, Prospect SA

Douglas Gardner Architect
7 Hawke Steet, Linden Park SA 5065 0408 379 110

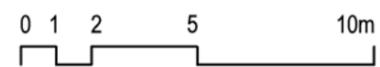


LEGEND

-  NEW TREE *Angophora castata*
Angophora castata AT FRONT AND REAR
Ficus hillii IN COURTYARD PLANTERS

GROUND FLOOR PLAN

PLANNING

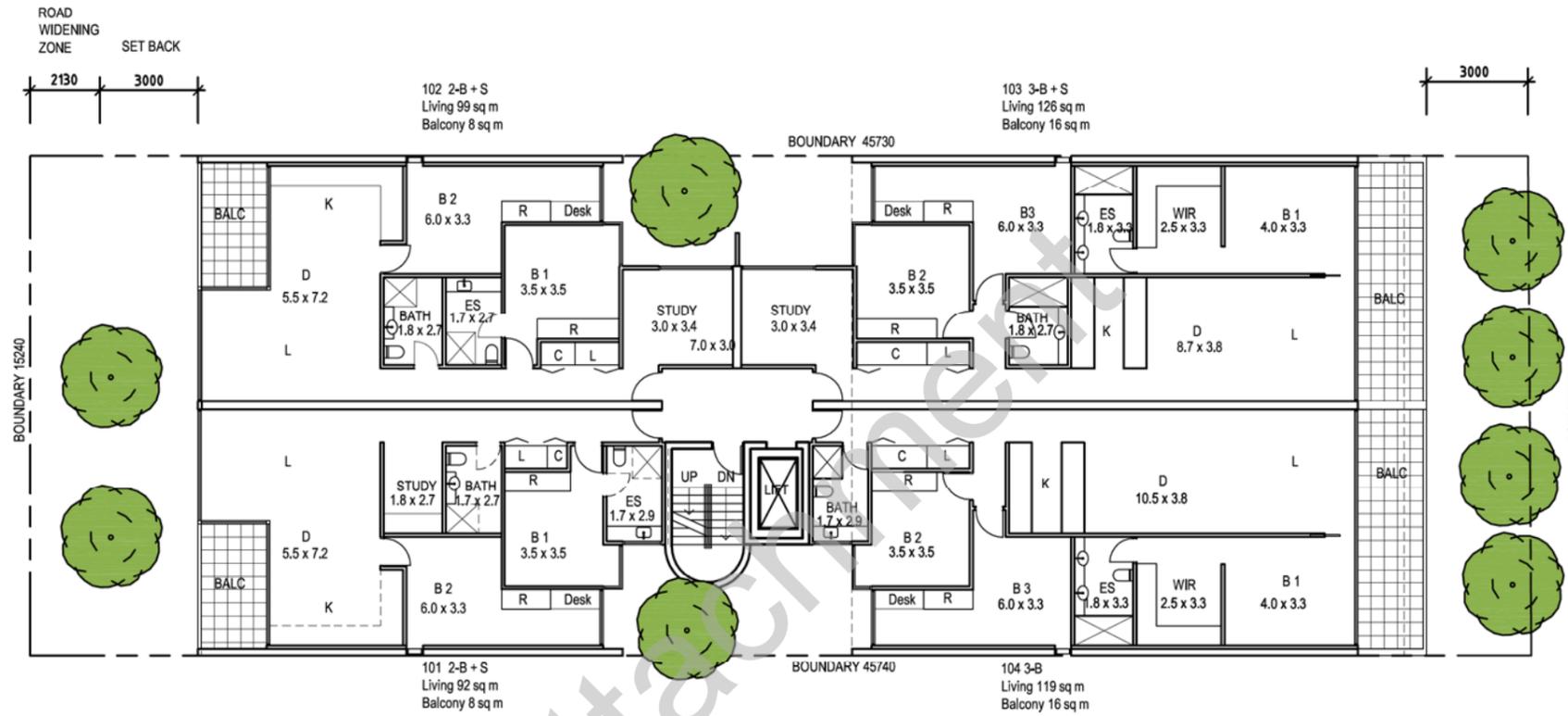


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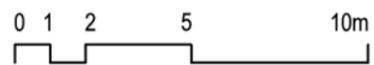
APARTMENT DEVELOPMENT
Mr N Walia
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0408 379 110



FIRST FLOOR PLAN

PLANNING



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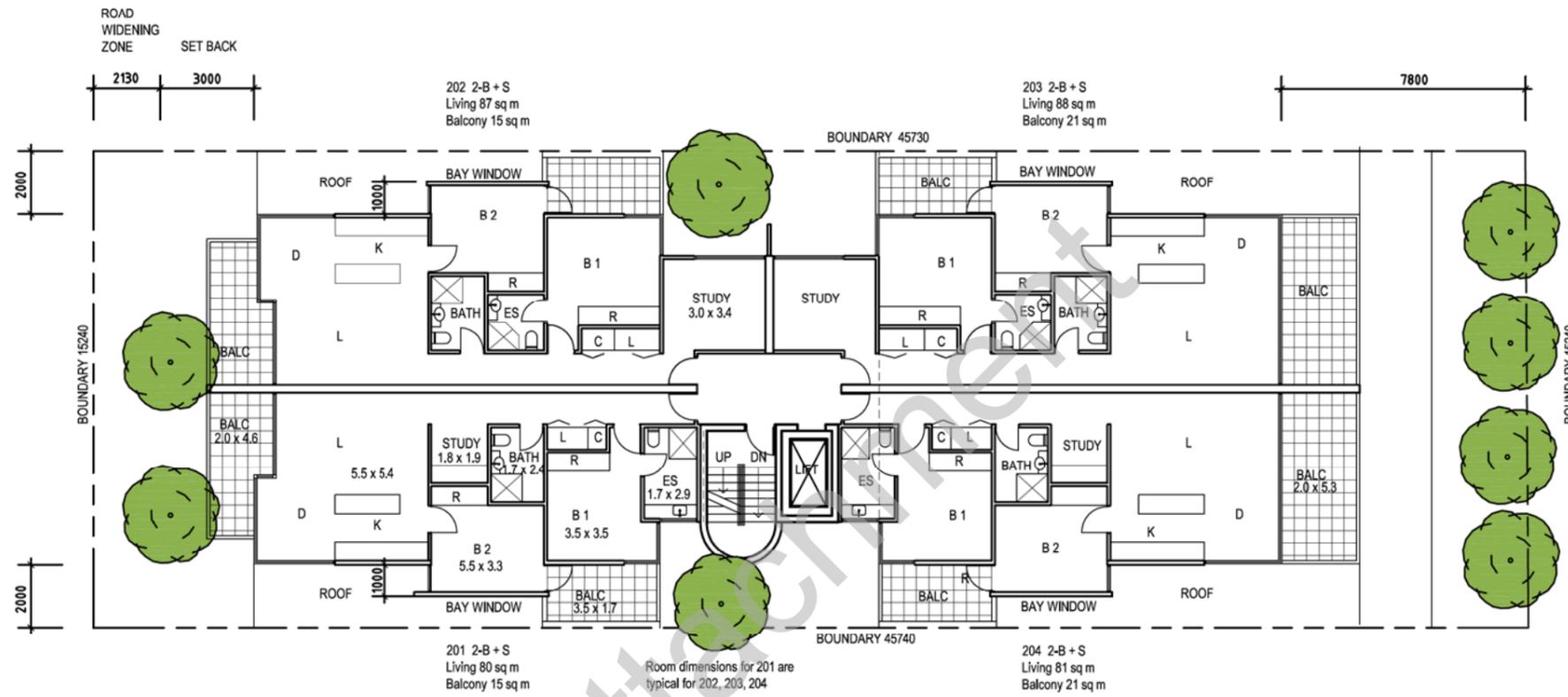
APARTMENT DEVELOPMENT

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Douglas Gardner Architect

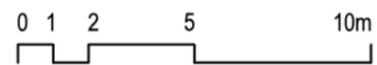
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SECOND FLOOR PLAN

PLANNING



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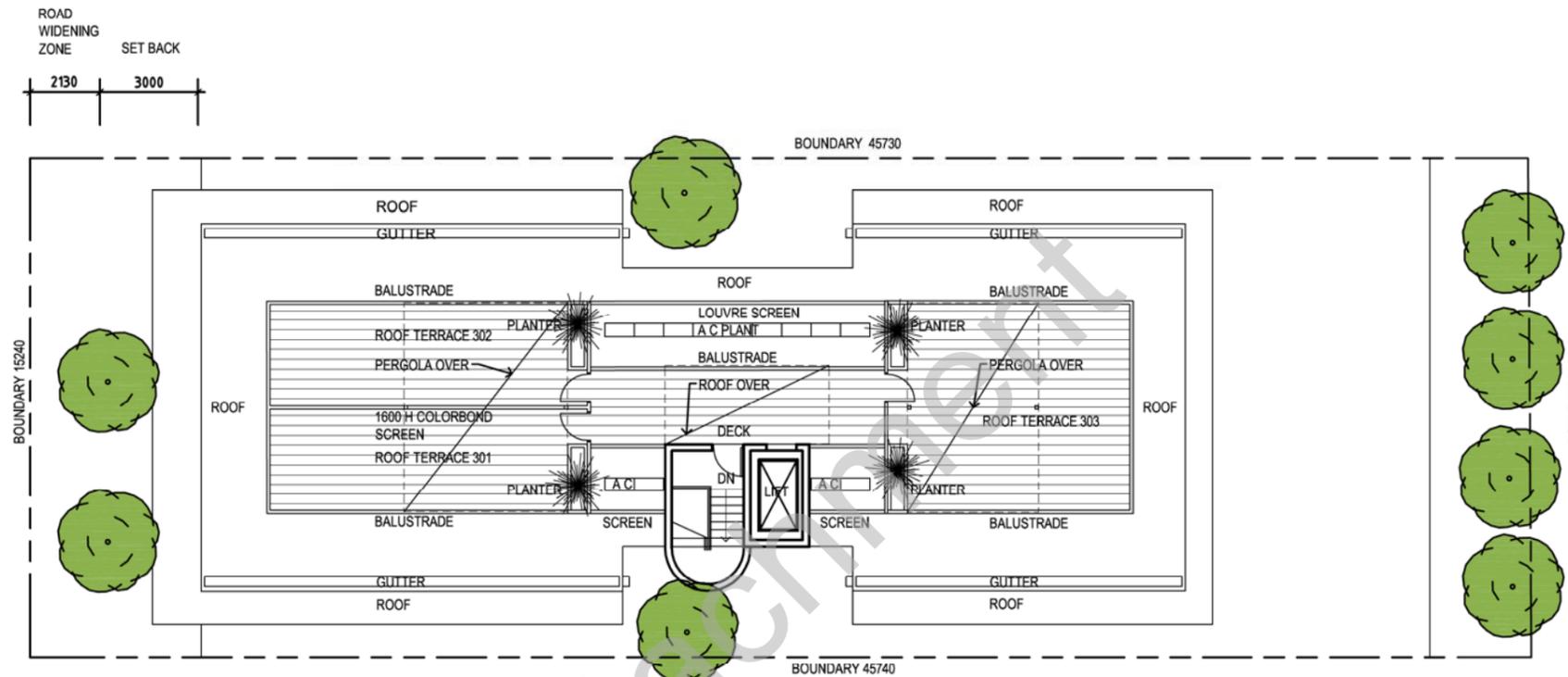
APARTMENT DEVELOPMENT

Mr N Walia
 89 Churchill Road, Prospect SA

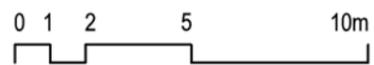
Douglas Gardner Architect

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0408 379 110



ROOF PLAN



SCALE 1:200 @ A3

PRELIMINARY



14.2.2017
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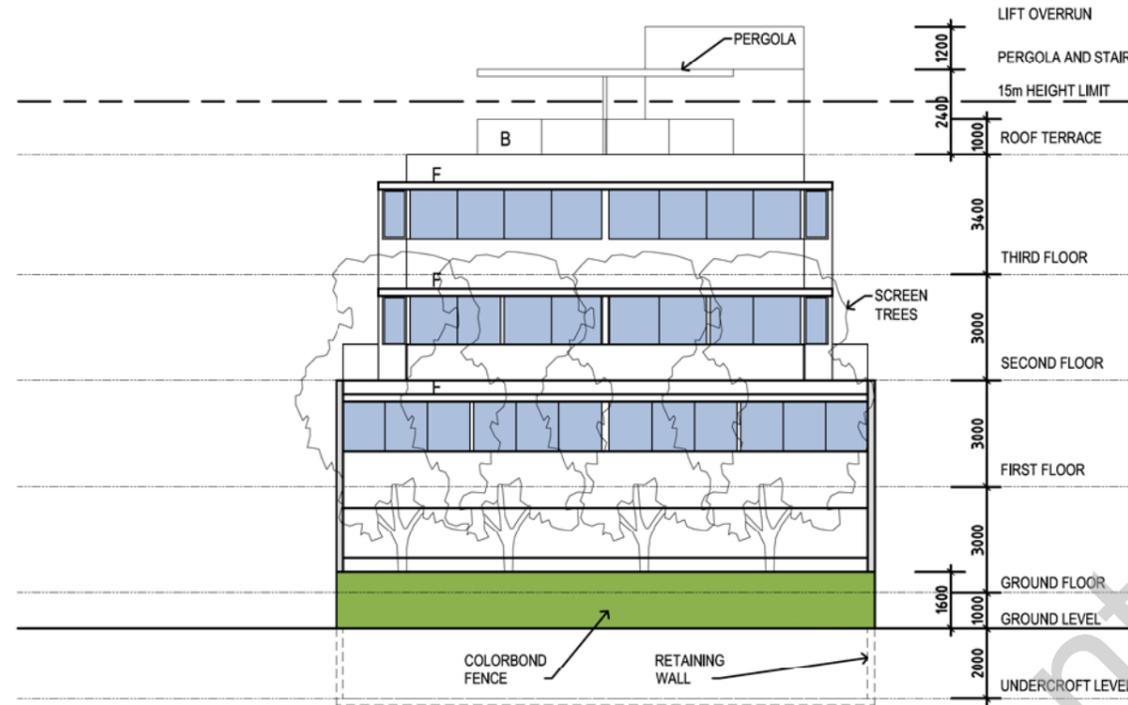
APARTMENT DEVELOPMENT

For Mr N Walia
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Douglas Gardner Architect

7 Hawke Steet, Linden Park SA 5065

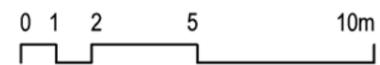
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EAST ELEVATION



WEST ELEVATION



SCALE 1:200 @ A3

LEGEND

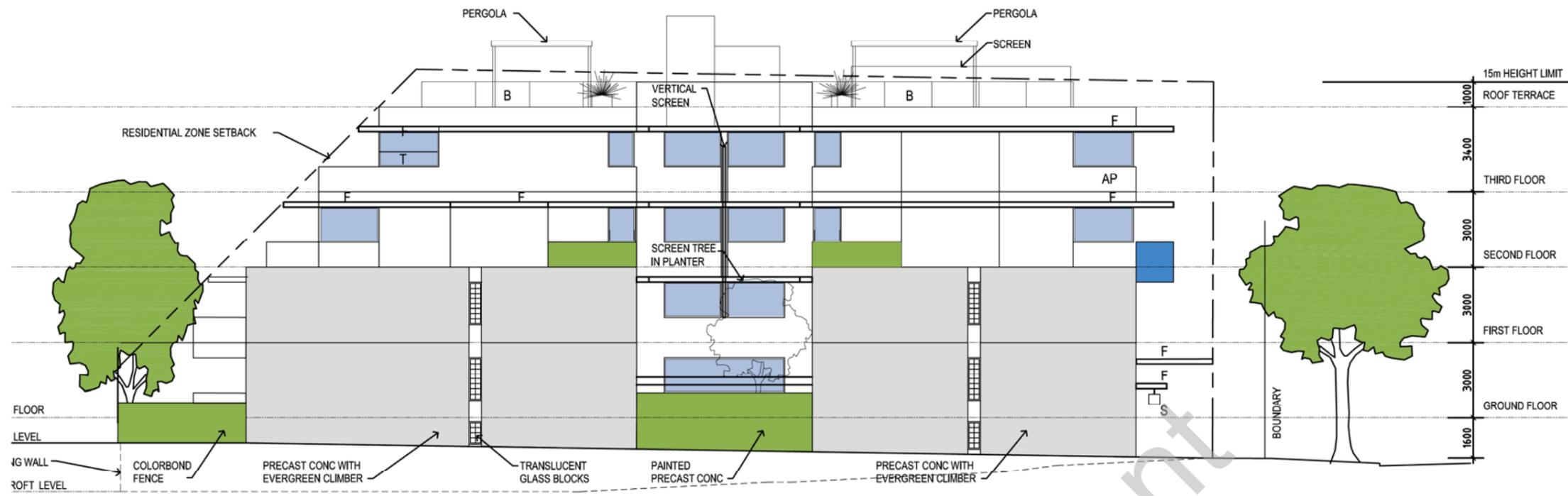
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- PREFINISHED ALUMINIUM PANEL - OFF WHITE COLOUR
- PREFINISHED ALUMINIUM PANEL - BLUE COLOUR
- BALUSTRADE - WHITE VERTICAL BARS
- CONCRETE - OFF WHITE PREFINISHED
- FASCIA - ALUMINIUM PANELS OFF WHITE
- FENCE - COLORBOND PALE EUCALYPT
- LOUVRES -OFF WHITE POWDERCOAT
- SIGN
- LIFT UP DOOR AND SURROUND - LIGHT GREY
- DOORS - LIGHT GREY
- WINDOW - NATURAL ANOD ALUM FRAMES CLEAR HIGH PERFORMANCE GLASS
- TRANSLUCENT GLASS TO 1600 AFL
- TRANSLUCENT FIRE RATED GLASS BLOCKS
- PERGOLA - STEEL FRAME - OFF WHITE COLOUR WITH WHITE FABRIC ROOF COVERING.

PLANNING

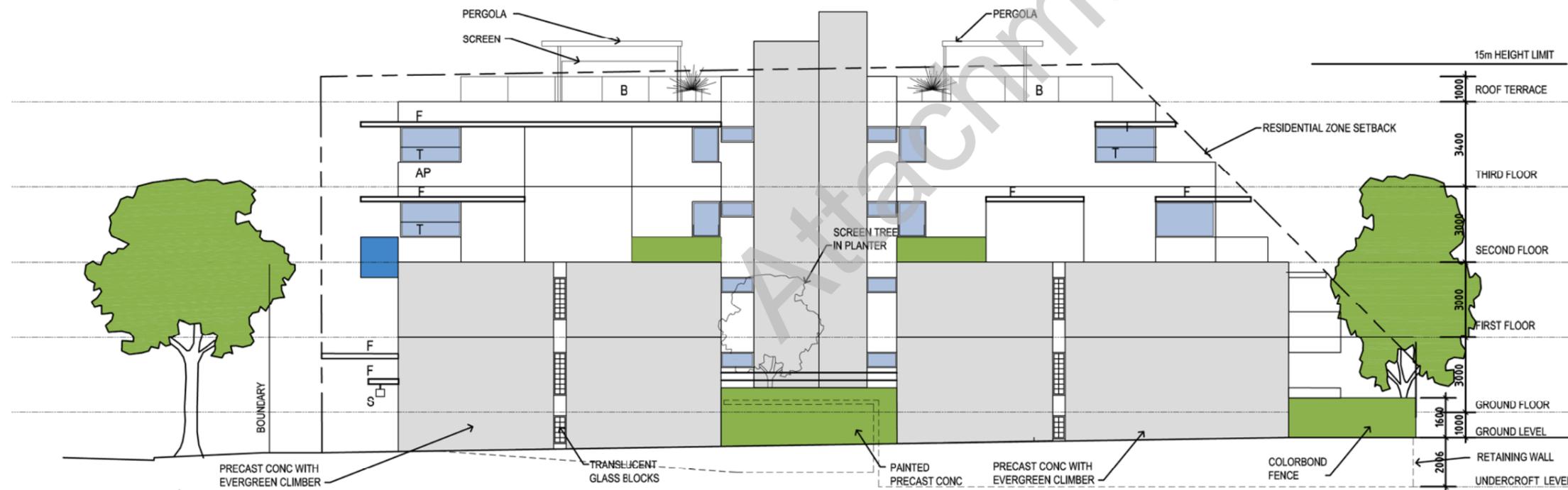
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CONCEPT DESIGN

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For Mr N Walia
89 Churchill Road, Prospect SA

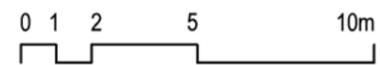
Douglas Gardner Architect
7 Hawke Steet, Linden Park SA 5065
0408 379 110



NORTH ELEVATION



SOUTH ELEVATION



SCALE 1:200 @ A3

LEGEND

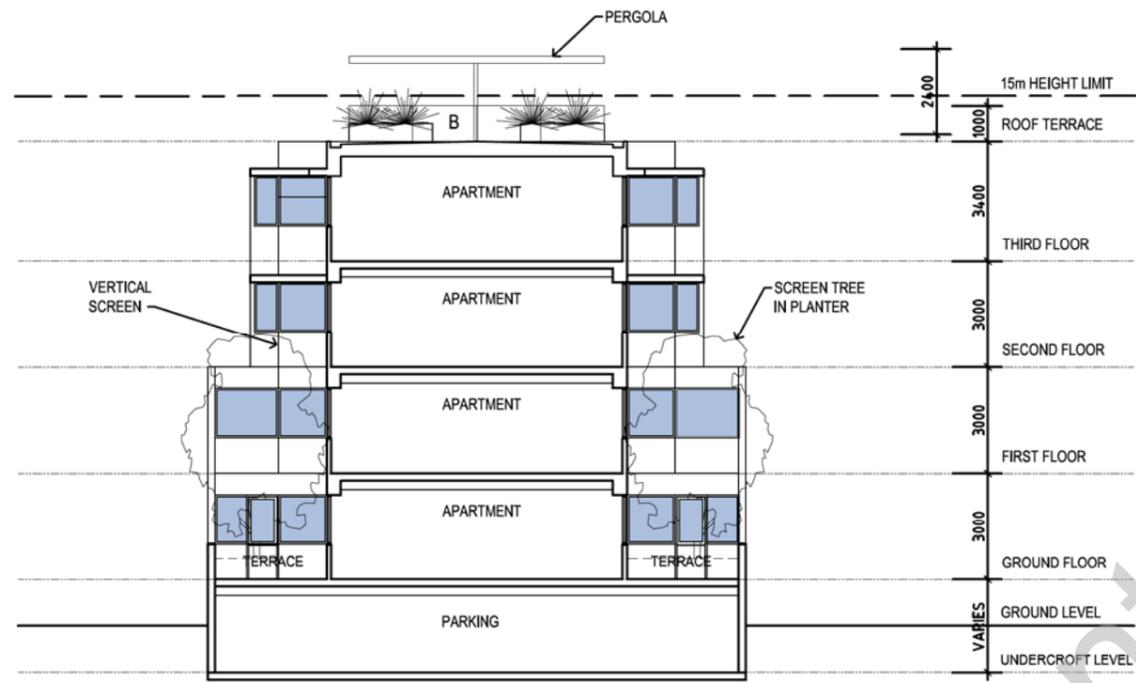
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- B BALUSTRADE - WHITE VERTICAL BARS
- CONCRETE - OFF WHITE PREFINISHED
- F FASCIA - ALUMINIUM PANELS OFF WHITE
- FENCE - COLORBOND PALE EUCALYPT
- L LOUVRES - OFF WHITE POWDERCOAT
- S SIGN
- LU LIFT UP DOOR AND SURROUND - LIGHT GREY
- D DOORS - LIGHT GREY
- WINDOW - NATURAL ANOD ALUM FRAMES CLEAR HIGH PERFORMANCE GLASS
- T TRANSLUCENT GLASS TO 1600 AFL
- [Grid Pattern] TRANSLUCENT FIRE RATED GLASS BLOCKS
- PERGOLA PERGOLA - STEEL FRAME - OFF WHITE COLOUR WITH WHITE FABRIC ROOF COVERING.

PLANNING

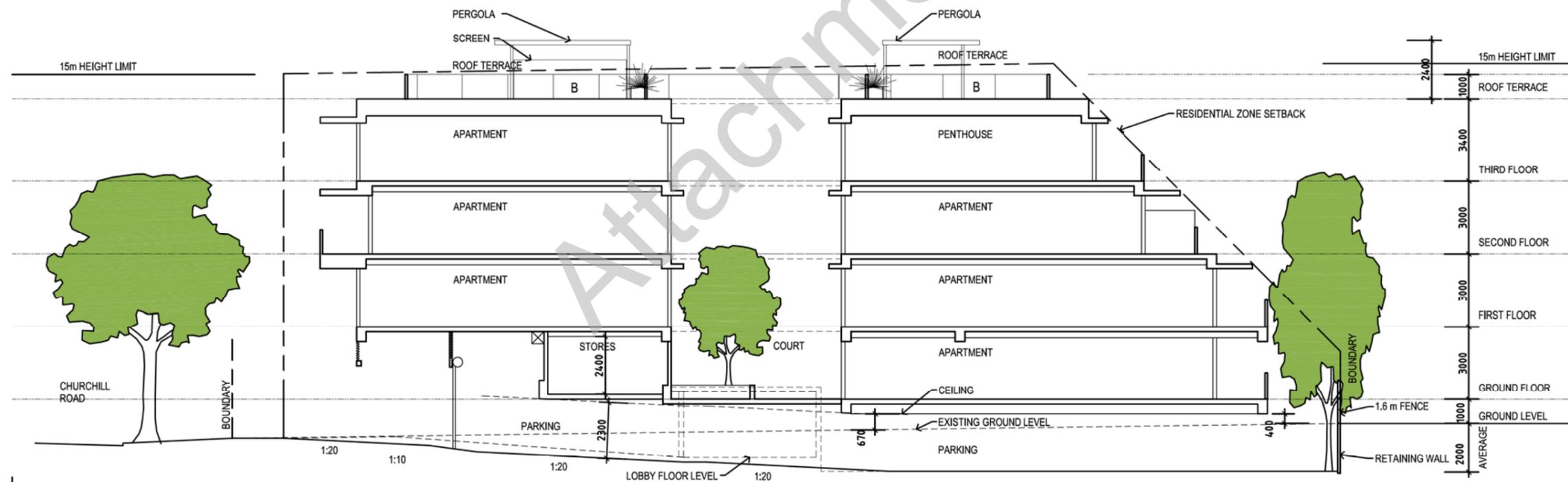
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CONCEPT DESIGN

APARTMENT DEVELOPMENT
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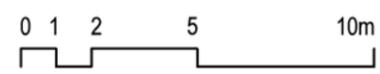


SECTION LOOKING WEST



SECTION LOOKING NORTH

PLANNING

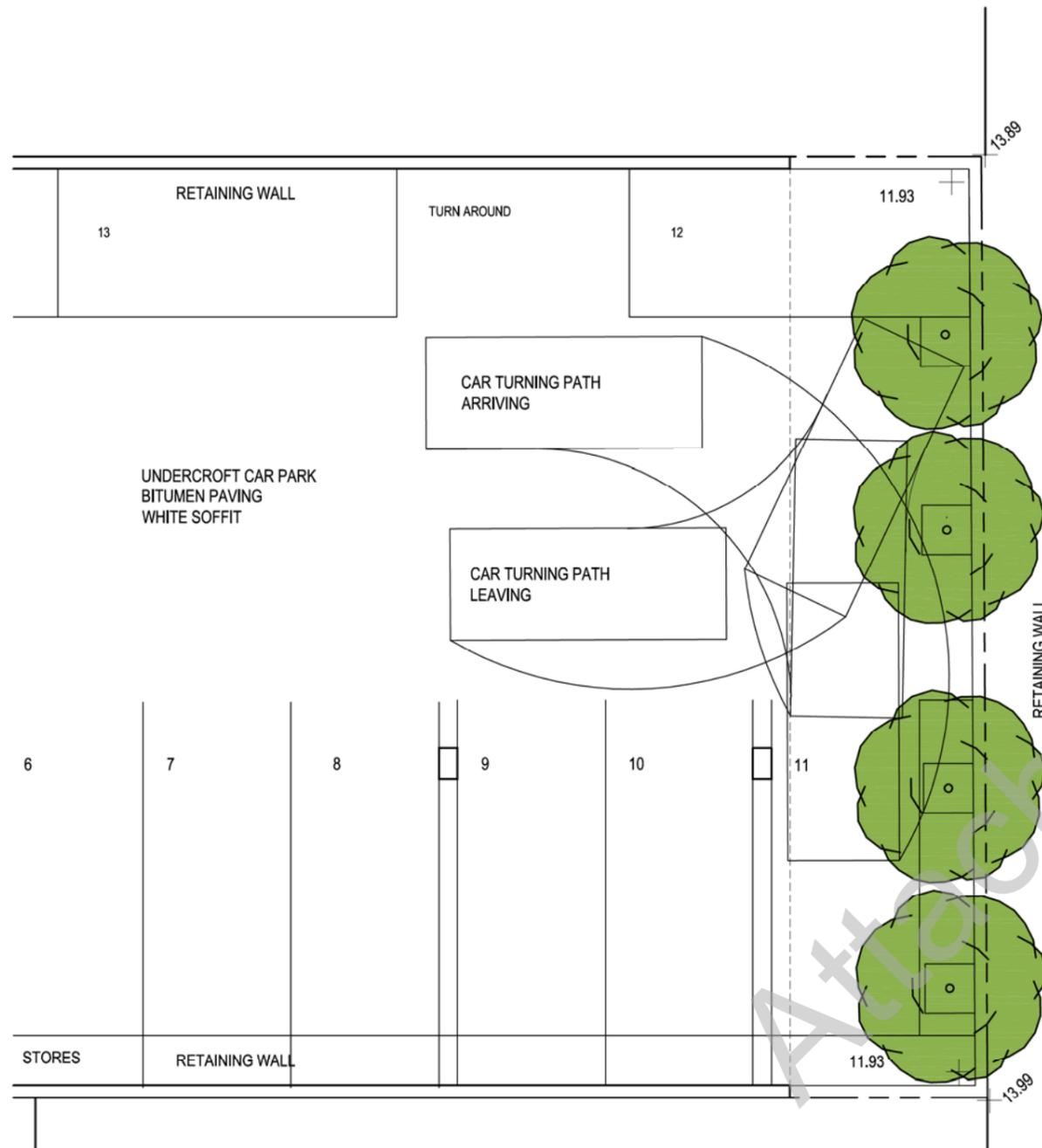


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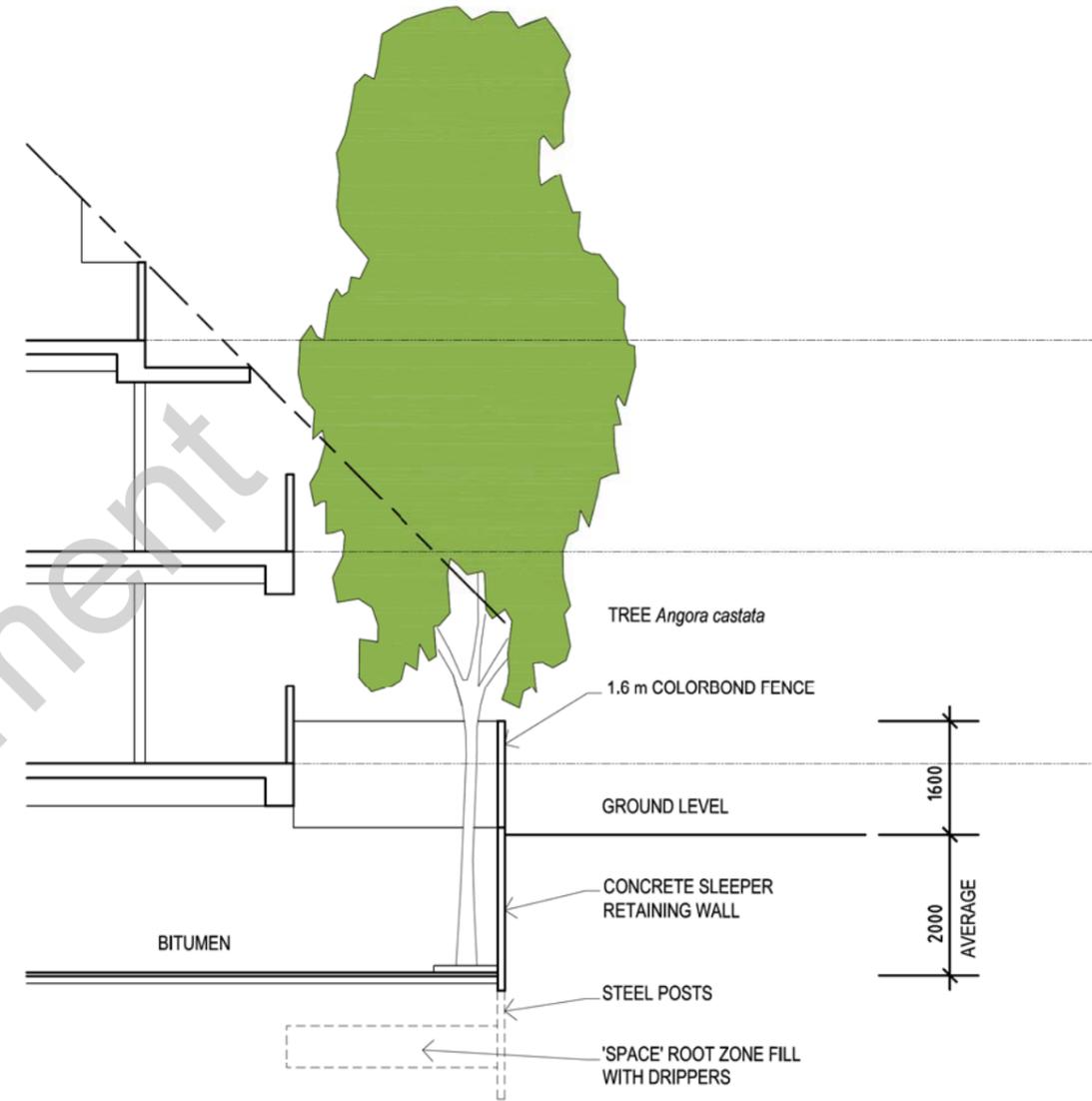
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 CONCEPT DESIGN

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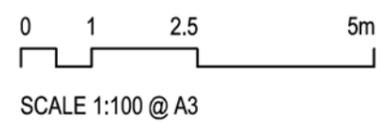
PART UNDERCROFT PLAN



SECTION LOOKING NORTH

CONCEPT FOR EAST TREES

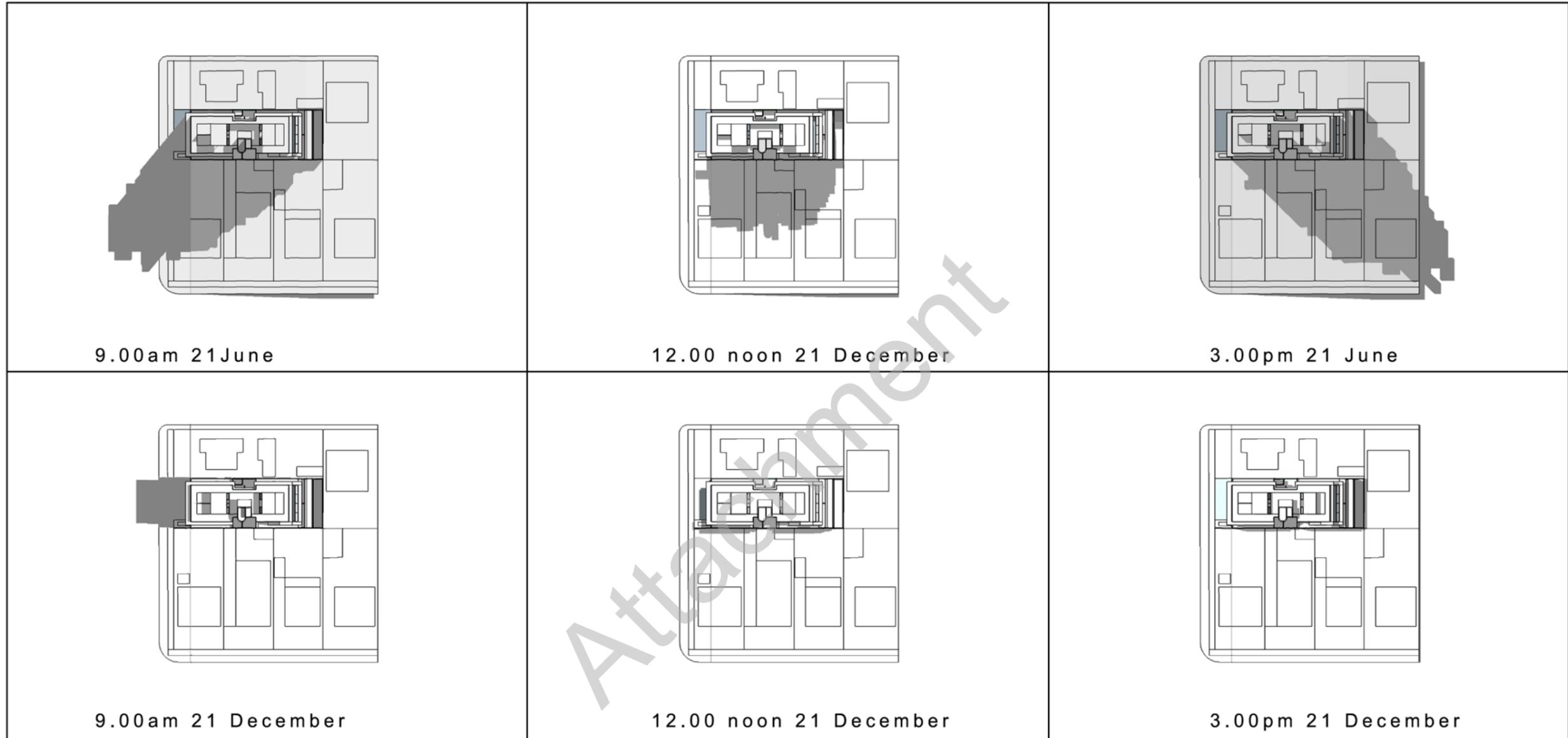
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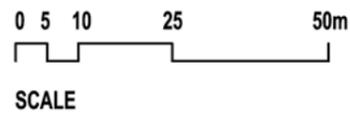
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 CONCEPT DESIGN

APARTMENT DEVELOPMENT
 Mr N Walia
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 0408 379 110



SHADOW DIAGRAMS

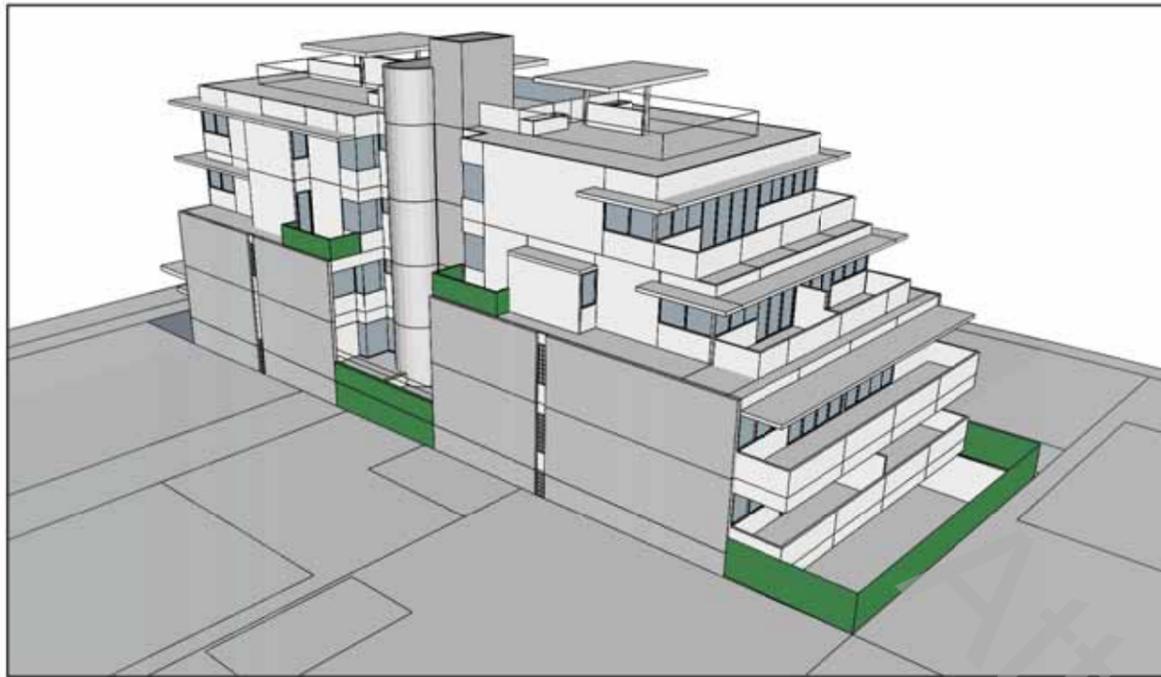


PLANNING

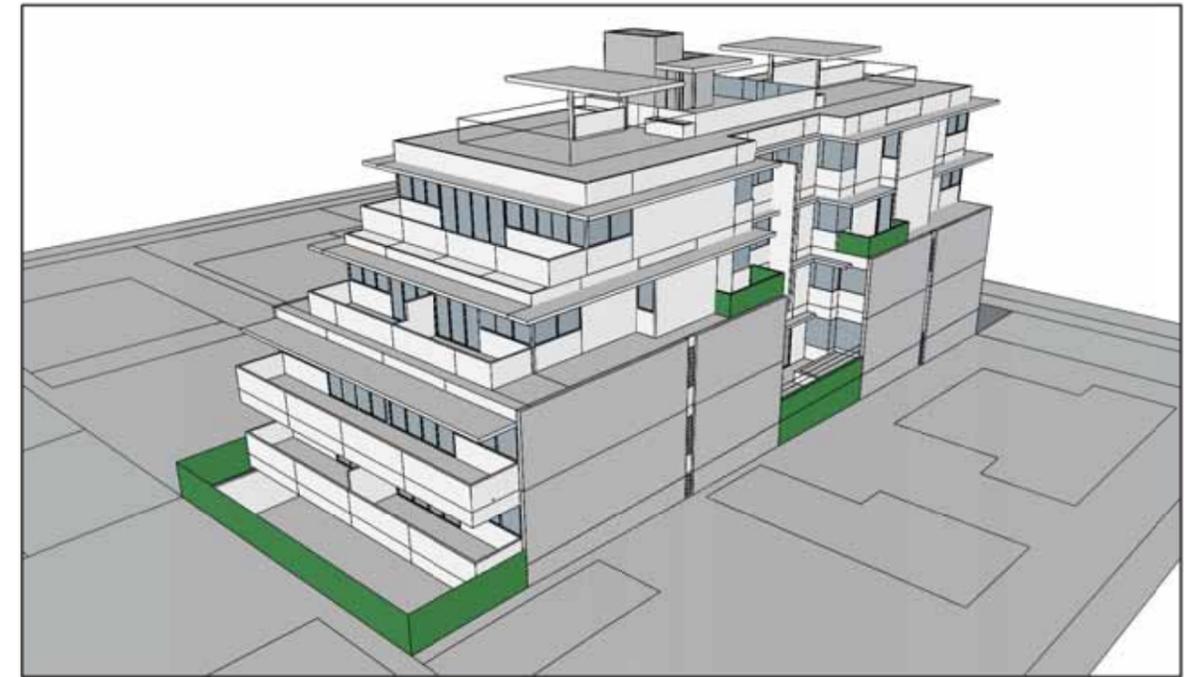
14.2.2017
 SK11 | D
 1603
 CONCEPT DESIGN

APARTMENT DEVELOPMENT
 For Mr N Walia
 89 Churchill Road, Prospect SA

Douglas Gardner Architect
 7 Hawke Steet, Linden Park SA 5065 0408 379 110



SOUTH EAST

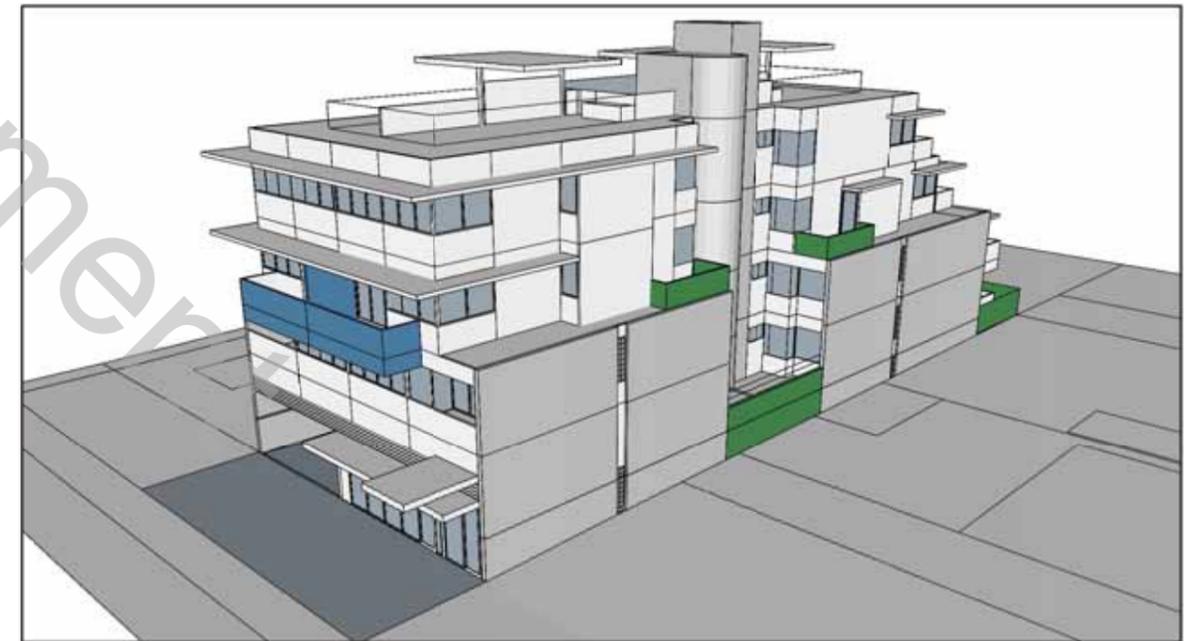


NORTH EAST



NORTH WEST

PERSPECTIVE VIEWS



SOUTH WEST

PLANNING

Attachment 36

ITEM NO.: 7.1

TO: Development Assessment Panel (DAP) on 8 May 2017

FROM: Nathan Cunningham, Director Community & Planning

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

The summary of matters before and decisions by DAC together with proposals called in by the Coordinator-General is provided to the DAP for information purposes.

For the purpose of this report, the table below also includes matters before, considered or determined by the Inner Metropolitan Development Assessment Commission.

1. MATTERS BEFORE DAC

Development Application / Address	Nature of development	Process update
DA 050/260/2016 82-84 Churchill Road, Prospect	Five Storey Residential Flat Building comprising 51 Dwellings, and associated site works	The application was considered by the DAP on 8 August 2016. The application is currently being considered by DAC.
DA 050/144/2017 168 Prospect Road, Prospect	Four Storey Residential Flat Building comprising 16 Dwellings (ROSAS)	The proposal was lodged in accordance with the Renewing Our Streets and Suburbs Stimulus Program (ROSASSP) which sought an exemption from the need to obtain Development Plan Consent. The exemption for the application was granted by DAC on 6 April 2017.

2. RELEVANT DECISIONS BY DAC

Nil

3. MATTERS CALLED IN BY THE CO-ORDINATOR GENERAL

No new proposals have been called in by the Co-ordinator General.

ITEM NO.: 8.1

TO: Development Assessment Panel (DAP) on 8 May 2017

FROM: Nathan Cunningham, Director Community & Planning

SUBJECT: Summary of Court Appeals

The status of appeals is provided to the DAP for information purposes. Further clarification may be sought from staff during the meeting.

APPEALS

Development Application / Subject Site	Nature of Development	Decision authority and date	Current status
DA 050/120/2014 13-14 Fitzroy Terrace, Fitzroy	Change of use from Dwelling to Aged Care Facility, and two-storey additions to Aged Care Facility, and Basement Carpark	12/09/2016 By the DAP	Appeal lodged by applicant. <i>Appealing against Refusal.</i> The preliminary conference has been scheduled for 15 June 2017.
050/83/2015 270A Main North Road, Prospect	LED Advertising Display and Mesh Canopy	12/09/2016 By the DAP	Appeal lodged by applicant. <i>Appealing against Refusal.</i> At the request of the applicant the matter has been adjourned, with the preliminary conference now scheduled for 9 October 2017.
050/256/2016 59 Farrant Street, Prospect	Remove Significant Tree (Willow Myrtle)	13/02/2016 By the DAP	Appeal lodged by applicant. <i>Appealing against Refusal.</i> The preliminary conference has been scheduled for 15 May 2017.