

From: [Shirai-Doull, Aya \(DHUD\)](#)
Cc: [Ferguson, Karen \(DHUD\)](#)
Subject: DA 21018947 259 Churchill Road, Prospect - updated comments on the revised scheme post SCAP deferral
Date: Tuesday, 18 February 2025 2:55:33 PM

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Hi Karen,

Thank you for sharing the updated documentation.

The following comments are in relation to the revised documents for Development Application 21018947 (received on 5 February 2025), following the SCAP's decision to defer the application on 6 December 2024.

The SCAP requested further consideration of the following matters:

- *Confirmation of obscure glazing to the rear balconies and upper-level windows;*
- *Review of the proposed side blade projections of the building facade on levels one (1) and two (2);*
- *The submission of a landscaping plan demonstrating the feasibility and selection of landscaping including to communal deck areas;*
- *Review of the apartment layouts with consideration given to occupant amenity, access to sunlight and balcony functionality;*
- *Confirmation of compliance of all carpark areas with Australian standards;*
- *Review of the driveway and crossover width and extent of landscaping within the verge area and front yard of the site; and*
- *Front pedestrian path location.*

The following notable changes have been identified:

- Churchill Road frontage
 - reduction of the crossover width from 7.1 metres to 6.3 metres
 - provision of pedestrian path line marking (zebra crossing) to the residential lobby (with a minor relocation of the accessible visitor car parking space towards north)
- landscape scope
 - confirmation of planting selections
 - reduction of the number of trees (from 14 to 7)
 - inclusion of soft landscaping in planter boxes on the roof terrace
- removal of blade walls
- confirmation of obscure glazing and privacy screens to the rear windows and balconies to mitigate overlooking
- provision of obscure glazing to the glazing between lift lobby and private balcony (levels 2 and 3)
- confirmation by the traffic engineer regarding compliance of the car parking arrangement with the Australian Standards
- amended garage door colour from 'Weathered Steel' to 'Monument'.

We are generally supportive of the amendments, as they appear to address matters identified

by the SCAP, however we recommend review of the following:

- further consideration of the pedestrian access and landscaping area at the Churchill Road frontage to avoid vehicle/pedestrian conflict, for example relocation of the path to the northern edge and relocation of the trees to the front garden bed area to accommodate any changes.
- number of trees – we query the reason for reduction from 14 to 7 and recommend retention of trees where appropriate to manage rear and side boundary interface conditions.

Kind regards,

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