

SEPP 65 DESIGN PRINCIPLES STATEMENT: 132-138 KILLEATON STREET, ST IVES, NSW

Principle	Response
<p>Principle 1: Context</p> <p><i>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</i></p> <p><i>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</i></p>	<p>The site is part of the expanded St Ives Centre, which has been zoned high density. Adjoining sites to the West and South have also been rezoned high density and the site to the East has been rezoned medium density. The North side of Killeaton St remains as cottages.</p> <p>The site therefore is undergoing a transition from cottages to apartment buildings 5 storeys high on the high density sites and lower on the medium density sites.</p> <p>The proposed development consists of five apartment buildings of four storeys with a fifth storey, which occupies only 60% of the floors below in accordance with Ku-Ring-Gai Town Centres LEP 2010. The buildings are grouped around the existing two storey monastery building which is to become the manager's office facility and amenities centre including gym, pool, spa and sauna. The 'monastery' is not a heritage building, but it has a very pleasant brick façade and a grand timber staircase. The campus quality of the overall plan suggested by the presence of the monastery is reinforced by the three very large courtyards between buildings, as well as the avenue of trees on the East, the boundary side of which will be retained.</p> <p>A timber stables will also be made good and retained as a quiet place to retreat.</p> <p>The apartment buildings are set well back from Killeaton St behind existing trees which will remain, so the effect on the cottages on the North side of Killeaton St is minimal.</p> <p>The transition of the residential character of St Ives from exclusively cottages to a broader centre of apartment buildings surrounding the storey shopping centre on Mona Vale Road is well advanced, and this development will hasten the final form of the area.</p>

SEPP 65 DESIGN PRINCIPLES STATEMENT: 132-138 KILLEATON STREET, ST IVES, NSW

<p>Principle 2: Scale</p> <p><i>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</i></p> <p><i>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</i></p>	<p>The scale of the development is in accordance with the LEP. The Killeaton St buildings are set back between 15 and 18 metres, which exceeds the requirements of the LEP. Together with the mature native trees to be retained on the boundary the transition from cottages to apartments is ideal. Setbacks to the east, west and south also exceed the requirements of the LEP. A hedge of dense conifers will be planted between the development and the adjoining Masada College at the school's request.</p> <p>The massing of the buildings are well mannered in their setbacks to neighbours, which will be redeveloped under the same height controls except for the school.</p> <p>The scale of the development matches other nearby developments, which have been completed and are occupied.</p> <p>The individual buildings are articulated with small scale architectural elements to facilitate a contextually appropriate massing, and provide legibility of scale.</p>
<p>Principle 3: Built form</p> <p><i>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.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>The building forms in Killeaton St clearly define the public domain by their uniform setback and retention of the boundary trees. The view of the monastery from the street is achieved by the large courtyard to its north side.</p> <p>Internal amenity is achieved by the large landscaped courtyards, which form external green 'rooms' for use by the residents.</p> <p>The boundaries to the east, south and west are addressed by exceeding the required setbacks and dense deep soil planting as required for privacy from present and future neighbours.</p>
<p>Principle 4: Density</p> <p><i>Good design has a density appropriate for a site and its context in terms of floor space yields (or number of units or residents).</i></p> <p><i>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</i></p>	<p>The buildings are a complying development in the rezoned areas of St Ives Town Centre, and as such are appropriate in density to Council's vision for future residential growth in the area. The leafy setting of the area will be enhanced by the landscaping retained and newly planted for the development.</p> <p>The centre is well served by road and buses and the proposed development is close to the shopping centre thus encouraging pedestrian travel. It is immediately adjacent to Masada College and in close proximity to St Ives High School and a long standing day care centre.</p> <p>St Ives Showground is a few minutes drive away as is the Terry Hills Supa Centre, and the Northern Beaches are readily accessible.</p> <p>There is a golf club nearby as well as bushwalking in Ku-Ring-Gai chase, and Bobbin Head.</p>

SEPP 65 DESIGN PRINCIPLES STATEMENT: 132-138 KILLEATON STREET, ST IVES, NSW

<p>Principle 5: Resource, energy and water efficiency</p> <p><i>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</i></p> <p><i>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</i></p>	<p>The building façade elements are developed by a climate control strategy whereby the North elevations have large windows for plenty of light but retractable external venetians to control summer heat: the East elevations have projecting slab edges for sun shading which are sometimes used as balconies: the West elevations use a similar device with the addition of horizontal louvres to further reduce sun ingress: the South elevations have more punched in windows to reduce heat loss and use warm colours for the same reason.</p> <p>Double glazing will be used where required to ensure a satisfactory thermal and acoustic environment.</p> <p>Design strategies for this development include:</p> <ul style="list-style-type: none"> ▪ Maximising occupants access to daylight, ventilation, sun and views ▪ Providing 64.8% cross ventilated units ▪ Providing wide frontage units to maximise natural light penetration ▪ Collecting the roof rainwater for grey water usage ▪ Minimising structural transfers ▪ Providing large areas of water detention on site
<p>Principle 6: Landscape</p> <p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</i></p> <p><i>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</i></p> <p><i>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</i></p>	<p>The development is to be extensively landscaped to maintain the leafy nature of the area, and provide large areas of outdoor landscaped recreation for the residents on site as the visual amenity from the street and neighbouring properties.</p> <p>The residents landscaped open space provides connectivity between the buildings but provides an adequate buffer to ensure maximum amenity is offered to the dwellings and their occupants.</p> <p>The landscaping on the site interfaces with the public domain. The large areas of landscaping that front Killeaton Street preserve the green streetscape.</p> <p>The inner landscaping of the courtyards is designed with slightly different characters, so that there are spaces that work differently depending on season.</p>

SEPP 65 DESIGN PRINCIPLES STATEMENT: 132-138 KILLEATON STREET, ST IVES, NSW

<p>Principle 7: Amenity</p> <p><i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i></p> <p><i>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</i></p>	<p>The units are generously sized to not only maximise amenity, but to facilitate future flexibility for reconfiguration or adaptability. There is a great variety of unit layouts and sizes to suit a wide cross section of the community, all designed from the wealth of experience residing in Meriton.</p> <p>All units provide adequate basement storage, as well as providing ample bedroom and kitchen storage.</p> <p>The old monastery is a communal recreation facility for each the development. A pool, gymnasium, spa, sauna and amenities sit with a garden aspect from the monastery, easily reached by all residents via lift or from the resident's landscaped area pedestrian walkways.</p> <p>There is ample car parking provision on the site itself (underground), which minimises the impact of the development on the neighbourhood.</p>
<p>Principle 8: Safety and security</p> <p><i>Good design optimises safety and security, both internal to the development and for the public domain.</i></p> <p><i>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</i></p>	<p>The development provides secure parking for residents, as well as a central reception clearly visible from the street in the monastery.</p> <p>All apartments are also lifted, which means that with a keyed system, there is a high degree of security.</p> <p>Obscured areas and alcoves have been avoided in the design of the public domain spaces, and all lobbies are wide and brightly lit, with units adjacent to facilitate safety and passive overlooking.</p> <p>All landscaped spaces and pedestrian boulevards within the site will be well lit, and designed to maximise personal security.</p>
<p>Principle 9: Social dimensions and housing affordability</p> <p><i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</i></p> <p><i>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</i></p> <p><i>New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</i></p>	<p>The mix of the development provides for the needs of a wide variety of future occupants with many income levels. Some units have studies to facilitate lifestyle flexibility, and recognise the extended family.</p>

SEPP 65 DESIGN PRINCIPLES STATEMENT: 132-138 KILLEATON STREET, ST IVES, NSW

Principle 10: 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. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

The overall development has a high quality aesthetic. The level 5 setbacks of the individual buildings reduce building bulk and the landscaped setting will ensure they are integrated into their surroundings.

The architectural style is contemporary and is consistent with the expectations of the market and is sympathetic to its surroundings.

The building masses are appropriately articulated by considered massing within the proscribed envelope aiming to reduce apparent building bulk at the large scale. Small scale architectural elements and a rich palette of materials and colour provide a user friendly pedestrian environment.