

SECTION 75W APPLICATION

MP 10_0057

132-138 KILLEATON STREET, ST IVES

ERECT CABINET FOR BOOSTER VALVES

JANUARY 2013

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1.0 INTRODUCTION

This Statement of Environmental Effects accompanies a Section 75W application by Meriton Apartments Pty Ltd to amend Major Project Approval MP 10_0057.

It is proposed to erect a cabinet for the fire booster valves at the front of the site.

This application provides an assessment of the proposed changes against the relevant issues and has been undertaken as part of the design process.

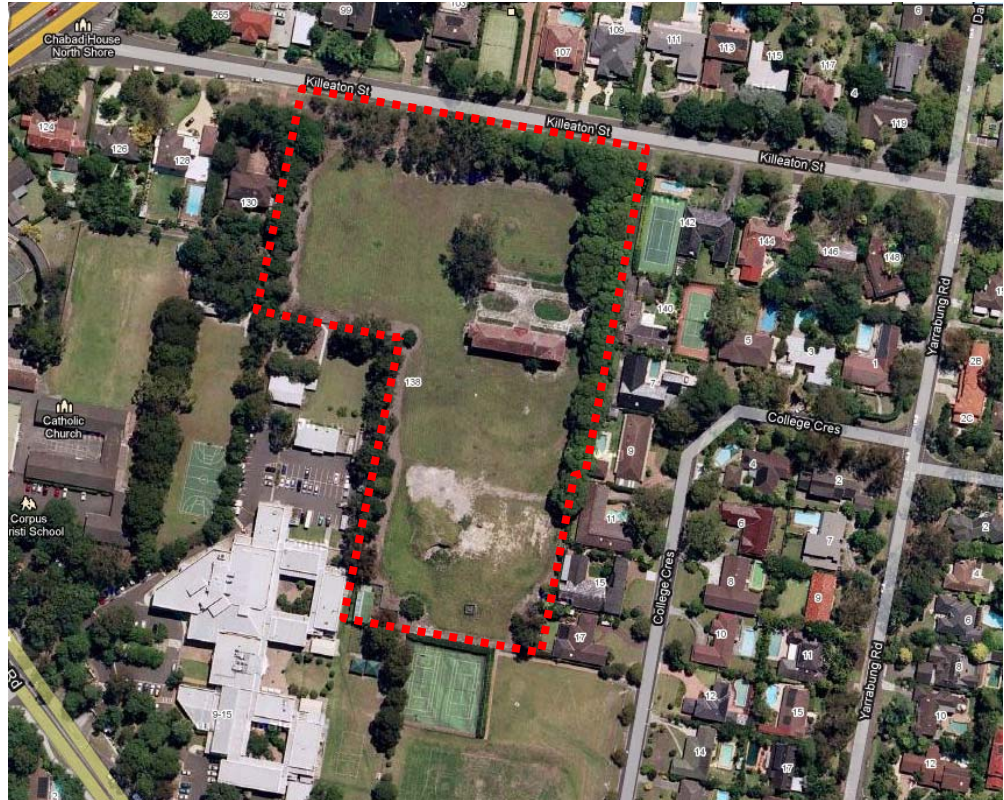


Figure 2: Aerial view of site showing approximate boundary location

2.2 SURROUNDING DEVELOPMENT

The area surrounding the site is mixed with dwelling houses and educational facilities. The surrounding development can be seen in Figure 2.

Adjoining the south and part of the west of the site is Masada College. The College oval is located to the south and the College buildings are located to the west. Also adjoining to the west of the subject site is a detached dwelling house.

To the east of the subject site are properties occupied with detached dwelling houses. Those properties front onto either Killeaton Street or College Crescent.

Although much of the surrounding land is occupied by detached dwelling houses that characterise a low-density environment, the new Town Centres LEP (see later in this Statement) has rezoned land in the area for higher density development. There are other areas of land in the vicinity that have been subject to these higher zonings. Therefore, the character of the area will be undergoing change in coming years as the densities under the new Town Centres LEP are realised.

3.0 PROPOSED MODIFICATION

3.1 EXISTING CONSENT

On 2 May 2011, the Planning Assessment Commission granted development consent (MP10_0057) subject to conditions, to the following development on the subject site:

- *Demolition and excavation;*
- *Construction of 6 residential buildings of 4-6 storeys in height comprising 298 apartments;*
- *Adaptive reuse of monastery building for communal facilities including pool and gymnasium;*
- *Basement parking; and*
- *Landscaping works.*

3.2 PROPOSED AMENDMENTS

It is proposed to erect a cabinet for the fire booster valves at the front of the site.

The cabinet is designed to contain the valves to ensure a more attractive presentation to the site.

The proposed cabinet and its location is shown on the plans that accompany the application.

3.3 AMENDMENT TO CONDITIONS

The following conditions are to be amended as shown below.

3.3.1 Condition A1

Condition A1, which references the approved plans, will require amendment to reference the submitted modified plans.

Objectives

The proposed amendment is consistent with the relevant objectives. The proposed minor amendments will not contravene any objective of the KPSO.

Permissibility

The following uses are permitted in the Residential 2(d3) zone, with development consent:

"Demolition of a building or work (being demolition that is not exempt development). Development (other than exempt development) for the purpose of: attached dual occupancies; boarding houses; detached dual occupancies; drainage; dwelling-houses; educational establishments; family flats; home occupations; hospitals; open space; places of public worship; professional consulting rooms; residential flat buildings; roads; townhouses; utility installations (other than generating works or gas holders); villas. Subdivision of land. Any development other than that permitted by Column 2 or 3."

The proposed amendments to the approved residential flat development are permissible in the zone.

Heads of Consideration

The consent authority must consider the matters in Clause 25I(1) of the KPSO when considering an application within the Residential 2(d3) zone. The assessment is contained in the following table.

Consideration	Comment	Complies
(a) <i>the desirability to provide a high proportion of deep soil landscape to the site area,</i>	The proposed amendments will have only a very minor effect on deep soil.	✓
(b) <i>the impact of any overshadowing, and any loss of privacy and loss of outlook, likely to be caused by the proposed development,</i>	The proposed amendments will have no impact in terms of privacy.	✓
(c) <i>the desirability to achieve an appropriate separation between buildings and site boundaries and landscaped corridors along rear fence lines,</i>	The proposed amendments will not have any bearing on the separation of buildings.	✓
(d) <i>the environmental features that are characteristic of the zone in which the site is situated by requiring sufficient space on-site for effective landscaping,</i>	The proposed amendments will have no impact on approved landscaping on the site.	✓

Consideration	Comment	Complies
(e) <i>the desirability of adequate landscaping so that the built form does not dominate the landscape,</i>	The proposed amendments will have no impact on approved landscaping on the site.	✓
(f) <i>how the principles of water cycle management can be applied to limit the impacts of runoff and stormwater flows off site.</i>	The proposed amendments will have no impact on stormwater runoff or infiltration.	✓

4.2 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

4.2.1 Draft Ku-ring-gai Local Environmental Plan (Local Centres) 2012

The Draft Ku-ring-gai Local Environmental Plan (Local Centres) 2012 has been publicly exhibited.

Part 2 of the draft LEP identifies that the subject site is to be zoned R4 High Density Residential. The proposed amendments to the approved residential development are a permitted use in the draft zone subject to consent.

There are no other clauses of the draft LEP that are relevant in the assessment of the proposal.

4.3 DEVELOPMENT CONTROL PLANS

4.3.1 Development Control Plan 55 - Railway/Pacific Highway Corridor and St Ives Centre

This DCP provides the more detailed provisions supporting the objectives and controls contained in the Ku-ring-gai Planning Scheme Ordinance as amended by Local Environmental Plan 194.

There are no clauses of the DCP that are particularly relevant in the assessment of the proposed amendments.

4.4 LIKELY IMPACTS

The proposed cabinet will be unobtrusive and will not have any adverse impacts on the presentation of the development to the street. Rather, the cabinet will ensure that the unsightly booster valves are contained out of sight.

The proposed amendments do not give rise to any potential adverse impacts.

5.0 CONCLUSION

It is proposed to erect a cabinet for the fire booster valves at the front of the site.

The proposal satisfies assessment of all relevant issues including all relevant provisions contained in Ku-ring-gai Planning Scheme Ordinance and Ku-ring-gai DCP 55.

It is therefore submitted that the Minister grant approval to the Section 75W application and amend the development consent in the manner requested.

