

SECTION 75W APPLICATION

MP 10_0057

132-138 KILLEATON STREET, ST IVES

CHANGES TO RLS AND ROOFTOPS

SEPTEMBER 2011

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ANNEXURE

1. Approved architectural drawings
2. Detailed schedule of proposed changes
3. Proposed amended architectural drawings

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 make the following changes:

- Amend RLs; and
- Amend rooftops areas including providing pergolas.

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

2.0 SITE AND SURROUNDINGS

2.1 SITE DESCRIPTION

The subject site, being 132-138 Killeaton Street, St Ives, is situated on the southern side of Killeaton Street between Mona Vale Road and Yarrabung Road. The general location of the site is shown in **Figure 1** and the extent of the site is shown in the aerial photograph at **Figure 2**.

The site's legal description is Lot 2, DP 748682. It has a 145.5 metre frontage to Killeaton Street; a 77.0 metre rear boundary; a 209.9 metre eastern boundary; and two western boundaries of 80.2 and 121.9 metres. The total site area is 22,970 sqm. The site is essentially flat.

Currently on the site is a former monastery building and a stables building. These buildings do not have any statutory heritage significance. The site also contains a number of trees.

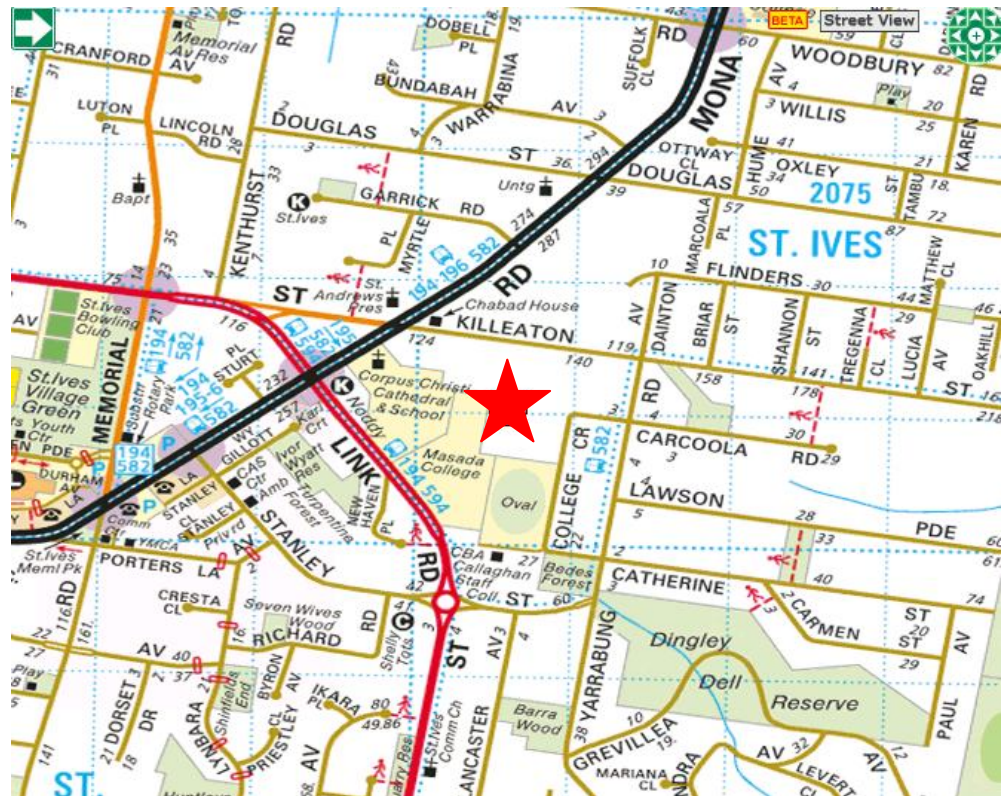


Figure 1: Location of subject site (shown marked with star)



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.*

A set of approved plans relevant to the application are contained at **Annexure 1**.

3.2 PROPOSED AMENDMENTS

It is proposed to make the following changes:

- Amend RLs; and
- Amend rooftops areas including providing pergolas.

A detailed schedule of the proposed amendments (level by level) is at **Annexure 2**. A reduced set of architectural drawings showing the proposed amendments are an **Annexure 3**.

3.2.1 Amend RLS

The RL levels in Block B are proposed to change slightly, as shown in the table below. This results in an overall increase in building height of 770mm.

Level	Approved RL	Proposed RL
1	160.33	161.00
2	163.43	164.10
3	166.53	167.20
4	169.63	170.30
5	172.73	173.50
6	175.93	176.70
Roof	179.13	179.90

The RL level of Level 1 in Block E is also proposed to be changed. It was incorrectly identified on the plans at RL 163.40. It should be shown at RL 162.40. It was an error on the original approved plans.

3.2.2 Amend rooftops areas including providing pergolas

The following changes are proposed to the top storeys and rooftops of the buildings:

- Provide pergolas to selected apartments;
- Rationalise the provision of selected apartment rooftop skylights; and
- Construct boiler rooms on the rooftop of each building, which will be clustered together with the approved air-conditioning enclosures.

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 amendment 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 amendment to the approved residential flat development and town houses is 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 not have any effect on deep soil area.	✓
(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. The proposed boiler rooms are located towards the centre of the footprint of each building. Therefore, any shadow cast by the boiler rooms will likely fall within the existing shadows cast by the approved development.	✓
(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.	✓

Consideration	Comment	Complies
(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.	✓
(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.	✓

Site Specific Controls in KPSO

The table below addresses issues of compliance with the relevant provisions contained in KPSO.

Clause	Control	Proposal	Complies
25I(5)	Site area $\geq 2,400\text{m}^2$ – maximum height is to be 5 storeys	The proposal does not change the number of storeys in any building. The amended RLs in Block B ensure that the ceiling of the fourth storey has a height of 12.5 metres.	✓
25I(8)	Maximum of 4 storeys in height and 13.4 metre ceiling height at the fourth storey.		

4.2 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft environmental planning instruments relating to the proposed modifications.

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 amendments will not have any adverse visual impacts. The proposed boiler rooms are to be located towards the centre of each building and are to have a reasonable height. This will ensure that they are not readily visible from the public domain or surrounding properties.

The proposed boiler rooms are located towards the centre of the footprint of each building. Therefore, any shadows cast by the boiler rooms will likely fall within the existing shadow cast by the approved development.

Any additional shadow cast by the minor increase in height of Block B will be cast over the existing subject site. No adjoining properties will be affected.

The proposed pergolas and amended rooftop skylights will not have any adverse visual impacts when viewed from the public domain or adjoining properties. In this regard, it is noted that the pergolas are to be constructed of lightweight materials that will allow for visual transparency.

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

5.0 CONCLUSION

The proposal seeks to make the following changes:

- Amend RLs; and
- Amend rooftops areas including providing pergolas.

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.

ANNEXURE 1

Approved architectural plans

ANNEXURE 2

Schedule of proposed amendments

ANNEXURE 3

Proposed modified architectural plans