

URBAN DESIGN STUDY

PROPOSED RESIDENTIAL DEVELOPMENT

130 Killeaton St, St Ives, 2075

PREPARED BY: MACKENZIE ARCHITECTS INTERNATIONAL Pty Ltd
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FIGURE 01: Concept massing
Source: Mackenzie Architects International

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EXECUTIVE SUMMARY

This Urban design study examines the constraints and opportunities presented by the subject site to support a high-density development containing 40 apartments, varying from 2-3-bedroom sizes, and is intended to form part of the documentation in support of the planning proposal.

The planning proposal is to Ku-ring-gai council for 130 Killeaton st, a 2803sqm lot with a street frontage of 35m in St Ives.

The site is controlled under Ku-ring-gai council's LEP 2015 and DCP 2021 as 1/DP748682.

The site is currently zoned for SP2 (infrastructure). The planning proposal aims to amend the zoning into R4 (High density residential) for use of a high-density apartment building.

The objectives of this Planning Proposal are to provide sufficient evidence supporting the proposal of 1/DP748682 proving capable to support an R4, high-density residential zone and well supported by the surrounding environment's current infrastructure and provisions/services.

Part 1 (i) investigates the site's parameters as well as its current state and situation whilst part 2 (ii) instigates the local provisions and infrastructure to discover if the environment can support a development such as the proposed



FIGURE 02: Realestate location diagram
Source: Ray White Commercial Real Estate

01.01 SURROUNDING CONTEXT

The site is located on 130 Killeaton Street, St Ives and is situated facing NNE in Sydney's Mid North Shore of the North District. The site is situated between 2 R4-zoned lots on both the eastern side and western side, both containing multi-storey, high-density residential apartment building dwellings. According to the Australian Bureau of Statistics (2016), 20.2% of the residential population were attached dwellings or apartments.

132-138 Killeaton street on the eastern neighbor is a 6 building, 4-5 storey complex containing 321 apartments. 124-128 Killeaton street on the western neighbor contains 74 units over 2 buildings cornering mona vale road. The rear of the site faces the Corpus Christi Catholic Church and primary school on the NWW side and faces the Masada Jewish co-education school



FIGURE 03: Subject Site Location
Source: Six Maps

02.01 PRESENT VEGETATION

The Ku-ring-gai LEP 2015 vegetation map portrays the present vegetation on the site, listed as 'other vegetation' only with no evidence of other vegetation traits. The present vegetation on the site includes an array of trees and shrubs that, following an arborist report, do not present any obstructions for removal according to the Ku-ring-gai LEP 2015, vegetation mapping, and biodiversity protection.



FIGURE 04: Vegetation map
Source: Ku-ring-gai LEP 2015 MAP

02.02 HEIGHT AND MASSING

A prominent challenge of many sites such as this one is finding the right balance between various conflicting interests and their priority in terms of height and massing. Similarly, to many, this site is one that could be utilized in many different ways and the size of the land at 2803 square meters is one that could support an array of buildings and uses. Due to the versatility, massing and accessibility of the site, there is no conflicting interests or priorities for the proposed development.

Address contamination is an issue that will not propose any issues as the address is 130 Killeaton street, detached from any neighboring lots.

The current height zone of the lot is listed as 'N/A Area 1' and proposes to be amended similarly to neighboring lots at 124-128 and 132-136 at 17.5m ('P' Zone).

With all considerations to the versatilities and limitations of this site, the concept settled upon was a 5-storey, 40-apartment, multi-storey dwelling building. The land will need to be excavated to achieve such depth.

The analysis conducted within this urban design study identifies the benefits of the concept design for this site. The design concept features 35, 2-bedroom apartments ranging from 78-84 square meters in size with 10-15 square meter courtyards and balconies and 5, 3-bedroom penthouse apartments ranging from 100-105 square meters in size with terraces ranging from 50 to almost 110 square meters in size. The average unit size dimensions 9500 in width and 10000 in length with others varying in size and shape. The ground floor consists of 8, 2-bedroom units, whilst floors 1-3 consist of 9, 2-bedroom units. The top floor consists of 5 3-bedroom units. There are 2 basements to this concept consisting of 52 resident car spaces and 10 visitor car spaces and multiple storage areas, service rooms etc. The building features a building articulation of 28800mm from the north side to south side and stands below the proposed height limit of 17.5m. Existing trees remain within this building articulation and do not interfere with each other. The canopy of the existing trees acts as a shade for the landscape area in the communal open space. The positioning of the site facing NNE and the position of the apartments and balconies etc. ensure each apartment is met with sufficient sunlight at appropriate times of the day and adequate ventilation to ensure this building is highly responsive to its environment.



FIGURE 05: Concept massing
Source: Mackenzie Architects International

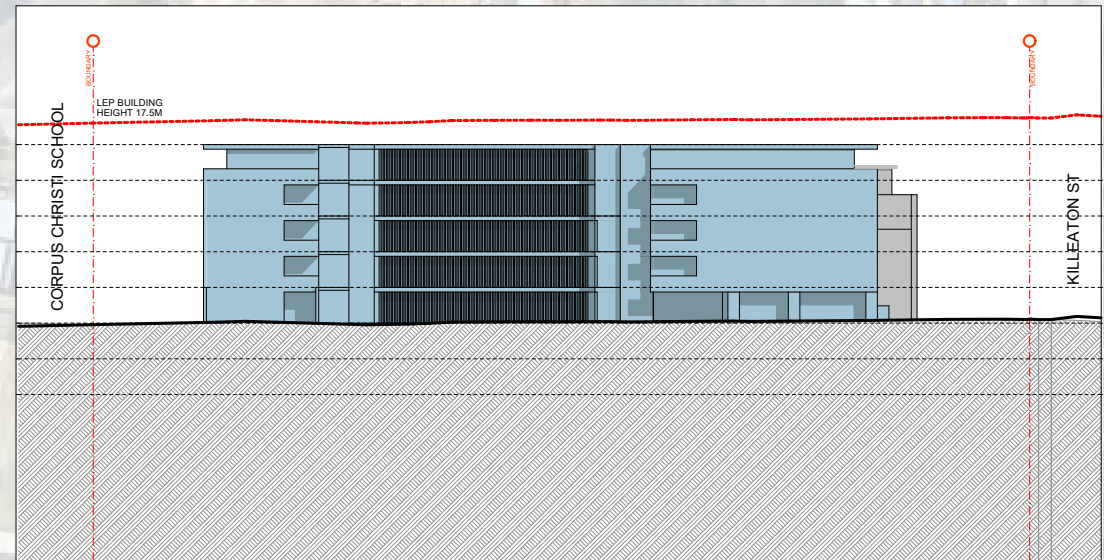


FIGURE 06: Concept East Elevation
Source: Mackenzie Architects International

02.02 YIELD ANALYSIS

As represented earlier, the planning proposal is predicated on a yield of 40 apartments of varying sizes across the site in order to ensure the site's remediation is financially viable. With this under account, the below study examines the site's capacity and FSR.

TOTAL SITE AREA	Developable site area 2,803m ²	2,803m ²
DEEP SOIL	Front setback West side setback Rear setback East side setback excluding access and basement	13 x 28.6 = 371.8m ² 6 x 58.8 = 352.8m ² 9.5 x 34.6 = 328.7m ² 370.9m ² (by calc.)
TOTAL ESTIMATED DEEP SOIL	1,424.4m ²	50.8m ²
GROSS FLOOR AREA (GFA) CALCULATIONS	<u>Massing area Calculations</u> Building footprint Driveway/access Basement <u>Gross Building Area</u> Ground floor First floor Second floor Third Floor Top Floor TOTAL GBA <u>Estimate GFA</u> Ground floor First floor Second floor Third Floor Top Floor TOTAL ESTIMATED GFA	996.2m ² 225.5m ² 180m ² 1083.4m ² 1026.1m ² 1026.1m ² 1026.1m ² 1041.3m ² 5,203m ² 710.52m ² (65.6% efficiency) 796.93m ² (77.7% efficiency) 796.93m ² (77.7% efficiency) 796.93m ² (77.7% efficiency) 541.87m ² (52.0% efficiency) 3,643.18m ²
ALLOWABLE GFA	2,803m ² (site area) X 1.3	3643.9m ²
ESTIMATED FLOOR SPACE RATIO	3,643.18m ² (GFA) : 2,803m ² (site area)	1.3:1
AVERAGE DWELLING AREA (GFA)	3,643.18m ² (GFA) : 40	91.3m ²

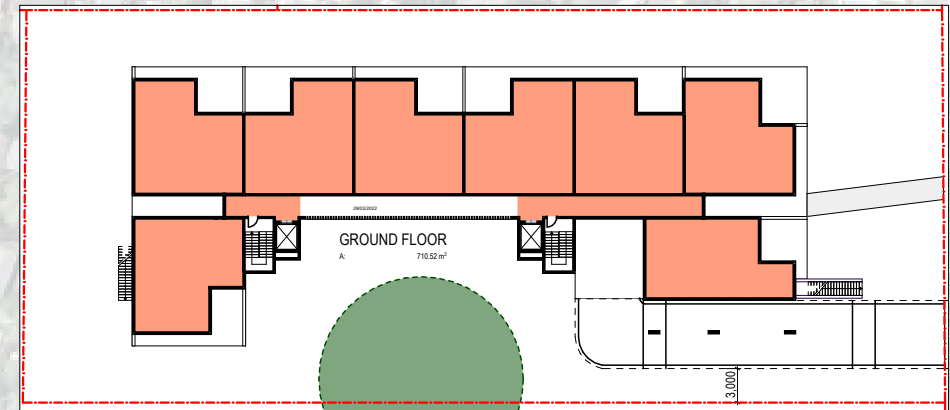


FIGURE 07: Ground floor GFA diagram
Source: Mackenzie Architects International

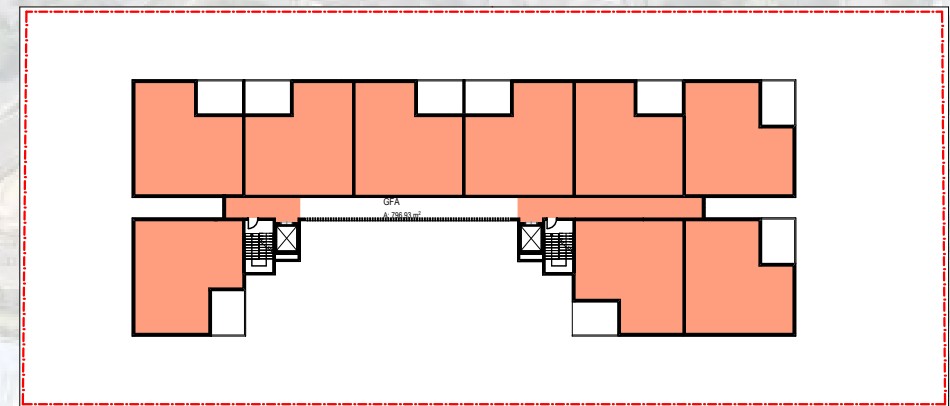


FIGURE 08: Typical floor GFA diagram
Source: Mackenzie Architects International

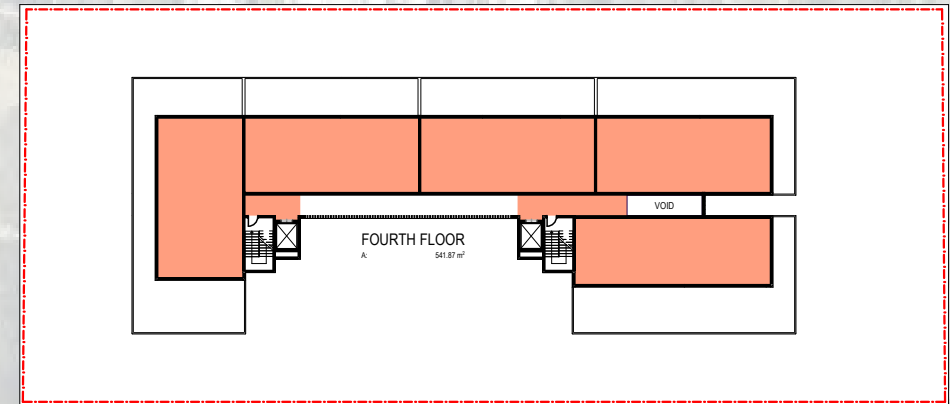


FIGURE 09: Fourth floor GFA diagram
Source: Mackenzie Architects International

02.04 SITE ANALYSIS
SITE PLAN



SITE CONTEXT PLAN

FIGURE 10: Existing Site Context Analysis
Source: Mackenzie Architects International



POTENTIAL NOISE SOURCES

FIGURE 11: Existing Site Context Analysis
Source: Mackenzie Architects International

02.04 SITE ANALYSIS
SITE PLAN



PREVAILING WINDS + SUN PATH

FIGURE 12: Existing Site Context Analysis
Source: Mackenzie Architects International



NEIGHBOURING SETBACKS

FIGURE 13: Existing Site Context Analysis
Source: Mackenzie Architects International

02.04 SITE ANALYSIS

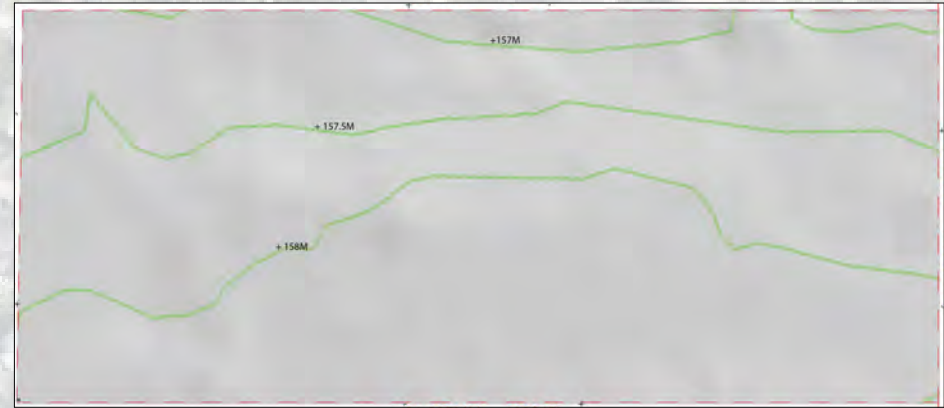
SITE PLAN



STREET RESERVE

Existing footpath + landscaping

FIGURE 14: Existing Site Context Analysis
Source: Mackenzie Architects International



EXISTING TOPOGRAPHY

FIGURE 15: Existing Site Context Analysis
Source: Mackenzie Architects International



EVERGREEN

124-128 Killeaton St, 74 unit Residential Complex

FIGURE 16: Neighbouring streetscape
Source: Google Street View



ALCOVE BY MERITON

132-138 Killeaton St, 321 unit Residential Complex

FIGURE 17: Neighbouring streetscape
Source: Google Street View

02.04 SITE ANALYSIS

SHADOW DIAGRAMS

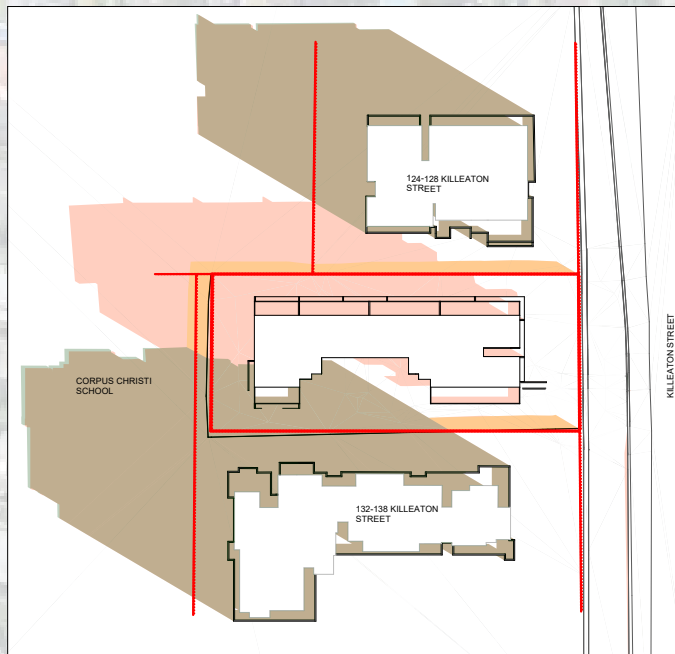


FIGURE 18: 9am 21st June Shadow Diagram
Source: Mackenzie Architects International

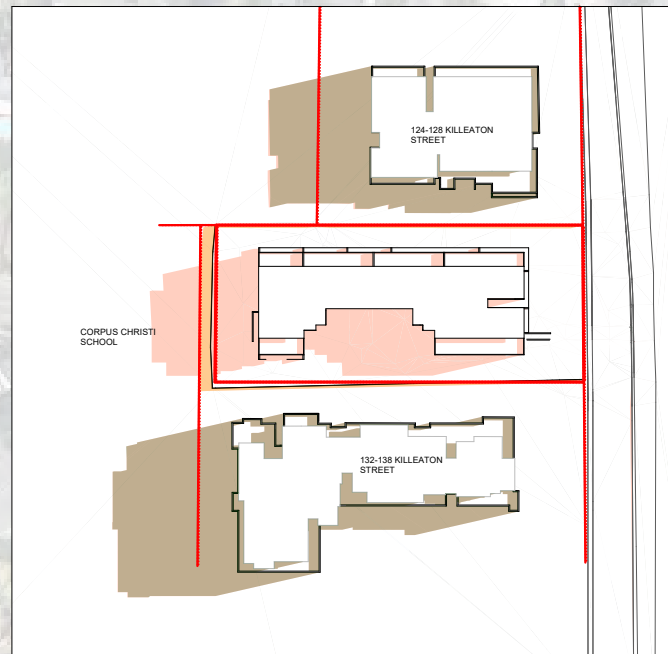


FIGURE 19: Noon 21st June Shadow Diagram
Source: Mackenzie Architects International

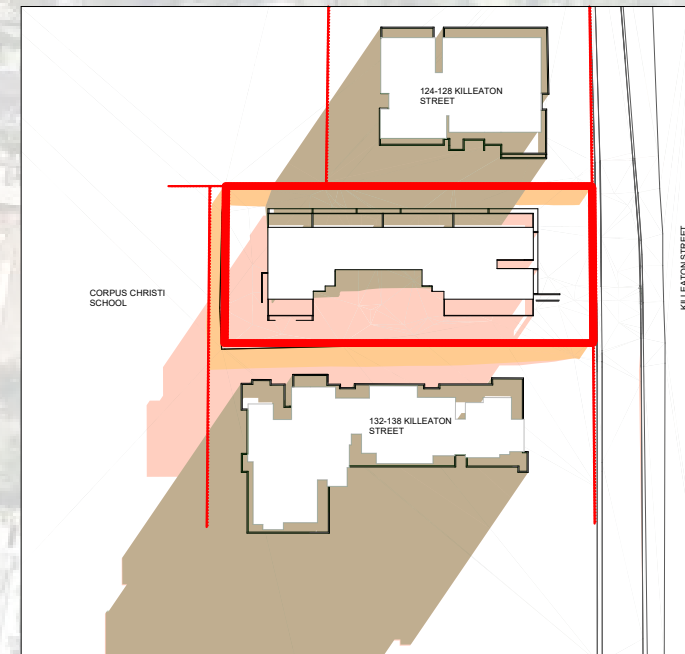


FIGURE 20: 3pm 21st June Shadow Diagram
Source: Mackenzie Architects International

Full Shadow Diagrams can be found in Appendix 06

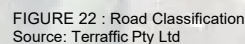
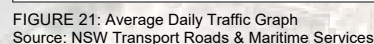
Sydney Traffic

Local Traffic

The vicinity of the subject site shows the road hierarchy of State Roads: Mona Vale rd and Regional roads: Killeaton st and Link rd. Mona Vale rd is classified as a state road performing an arterial road function. This road typically carries three traffic lanes in each direction, separated by a median island. The east side of Killeaton st, where the subject site is situated, acts as a collector road into the primarily low-density residential area. With pavement approx. 9.8m in width, this provides sufficient road width for easy access in either direction, and minimal obstruction. (Traffic, Transport and Parking Assessment Report prepared by Terrafic).

The AM peak period occurred between 7:30-8:30AM. During that time 11 vehicles per hour turned eastbound onto Killeaton st, and 17 westbound towards Mona Vale rd for a total of 28 vehicles per hour of 2-way traffic flows on Killeaton st. (Traffic, Transport and Parking Assessment Report prepared by Terraflow).

The PM peak period occurred between 4:15-5:15PM. During that time 7 vehicles per hour turned eastbound onto Killeaton st, and 25 westbound towards Mona Vale rd for a total of 32 vehicles per hour of 2-way traffic flows on Killeaton st. (Traffic, Transport and Parking Assessment Report prepared by Terraflow).



02.05 TRAFFIC ANALYSIS

Cyclist Movement

The Traffic and Transport plan 2011-2021 shows local cyclepaths in the Ku-ring-gai council area. Mona Vale Road has no bike path access which may push cycle traffic towards side and semi main roads.

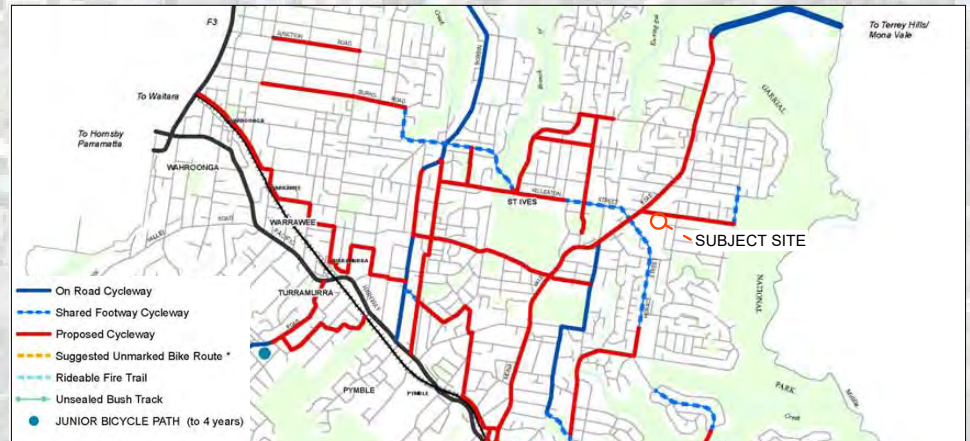


FIGURE 23: Traffic and Transport plan 2011-2021 Cycleways
Source: Traffic, transport and parking Assessment report, prepared by Terrafix Pty Ltd

Pedestrian/Cycle Traffic

The pedestrian traffic within the local vicinity of the site on Killeaton street is moderate with only some low-density residential foot traffic and bus stop access from mona vale rd. for other services, and neighboring streets such as Yarrabung rd., Dainton rd., Briar st etc. The site has very accessible foot path access on the corresponding side of the site, linking residents to local bus stops, neighboring streets, mona vale road to walk to the shopping village and a pedestrian crossing at the intersection to reach the western side of Killeaton st for access to St Ives village green and other suburbs. All footpaths are of adequate condition and access

Image 18 shows the footpaths within the local area

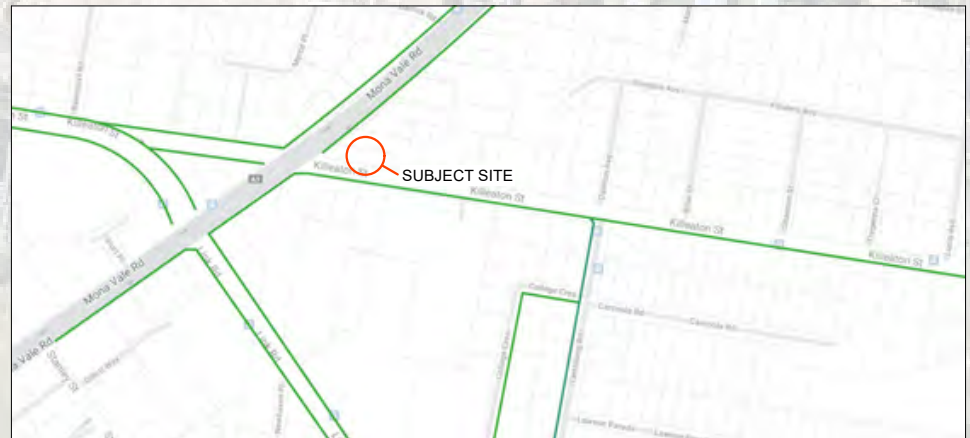


FIGURE 24: Pedestrian footpaths in the vicinity of the site
Source: Google maps

03.01 LEP 2015 Classification Mapping (Map 013)

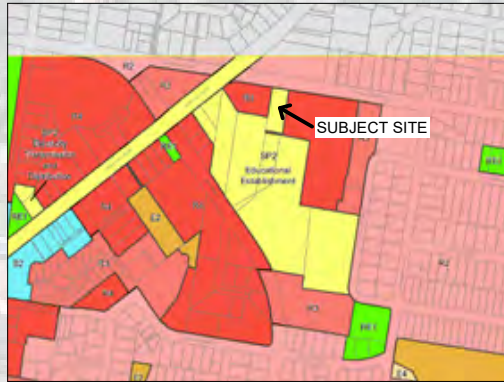


FIGURE 25: Land Zoning Map
Source: Ku-ring-gai Council LEP 2015

Land Zoning Map

The site is situated within SP2 (Educational Establishment Infrastructure), parallel to R4 (High density residential) zoned lots either side. The lot aims to be rezoned to R4 to support proposed multi-dwelling development

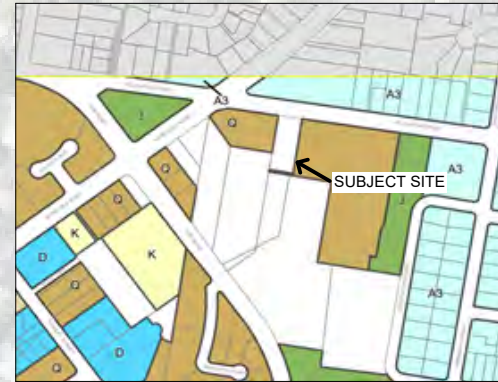


FIGURE 26: Floor Space Ratio Map
Source: Ku-ring-gai Council LEP 2015

Floor Space Ratio Map

The site at 130 Killeaton st, is situated within a Cadastre zone and beside a 'Q' zone either side with a floor-space ratio of 1.3:1. The development proposal aims to achieve the same zone as its neighbours.

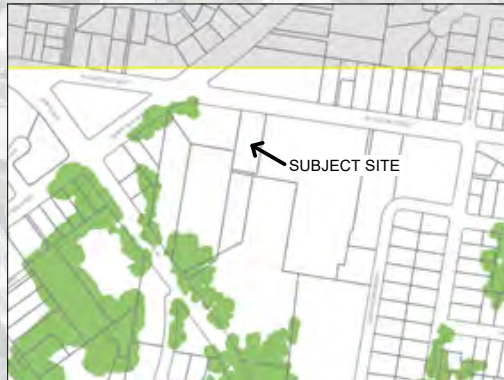


FIGURE 27: Terrestrial Biodiversity Map
Source: Ku-ring-gai Council LEP 2015

Terrestrial Biodiversity Map

The site has no evident terrestrial biodiversity and therefore does not disturb the habitat and ecological system of animals, plants and micro-organisms on the land or create a threat to any endangered species of such.

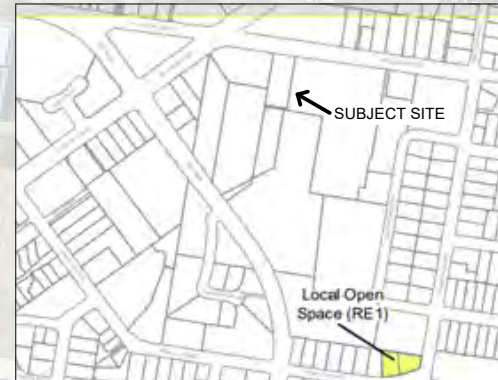


FIGURE 28: Land Reservation Acquisition Map
Source: Ku-ring-gai Council LEP 2015

Land Reservation Acquisition Map

The lot has no visible reservation acquisitions and therefore does not interfere with any public land reservations when developed.

03.01 LEP 2015 Classification Mapping (Map 013)



FIGURE 29: Land Zoning Map
Source: Ku-ring-gai Council LEP 2015

Heritage Zoning Map

The lot has no heritage zoning as per the LEP map and therefore will not remove or disturb any listed heritage zoned buildings

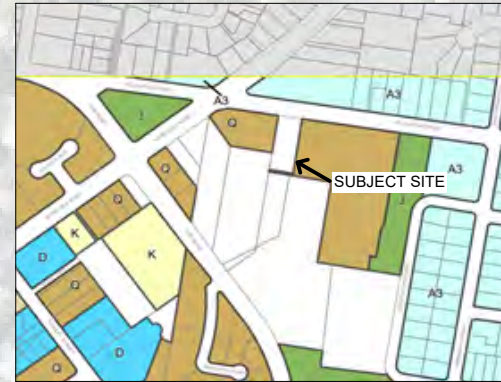


FIGURE 30: Height of Buildings Map
Source: Ku-ring-gai Council LEP 2015

Height of Buildings Map

The site is within an N/A 'area 1' zone and is situated between a 'P' height zone of 17.5m max height either side and proposes to be classed 'P' zoning to allow for the proposed high density residential apartment building and ultimately increase potential.

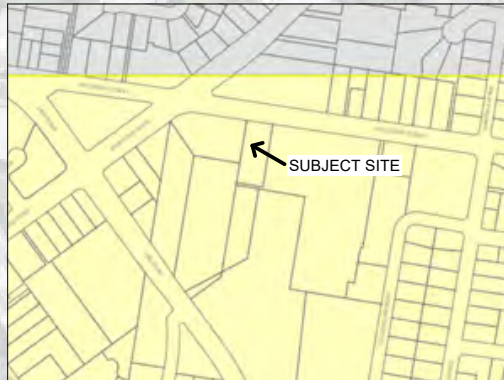


FIGURE 31: Acid Sulfate Soils Map
Source: Ku-ring-gai Council LEP 2015

Acid Sulfate Soils Map

The site in St Ives is situated on class 5 acid sulfate soil, indicating acid sulfates are not typically found within this area as per the NSW planning portal.

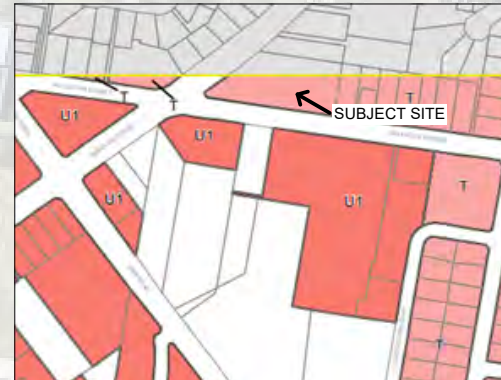


FIGURE 32 : Lot Size Map
Source: Ku-ring-gai Council LEP 2015

Lot Size Map

The lot size of the site is unspecified and is situated between a U1 zone either side (min 1200 sqm). The lot size of the site is 2803sqm.

03.02 FLOOD ZONES

There are no flood zones within the immediate vicinity of the site or through the site at 130 Killeaton Street and the nearest exposed flood zone is approximately 2.56km away (Figure 33). Therefore, the site is not exposed to any potential flood zones and is safe to build the proposed development on the site.



FIGURE 33: Flood Zone Map
Source: Six Maps

03.03 PHYSICAL FEATURES

The topography of mainland St Ives is almost a mountainous plateau in contrast with the valley below facing east towards Belrose known as the Garigal National Park. The altitude of mainland St Ives varies between 141-177m with the Garigal National Park sloping to altitudes as low as 29m.

The nature of St Ives presents the beauty of varying landscapes from suburban plateau land to overlooking steep valleys of nature.

The site is a rectangular frontage block located in the heart of St Ives, adjacent off Mona Vale Road with a street frontage of 35 meters to Killeaton St. The land is highest on the eastern side and gradually slopes towards the western side with the greatest gradient on the western side. The gradient of the site positively supports the drainage flow to the stormwater access shown on the Sydney water stormwater map. The gradient of the site does not propose any development issues.

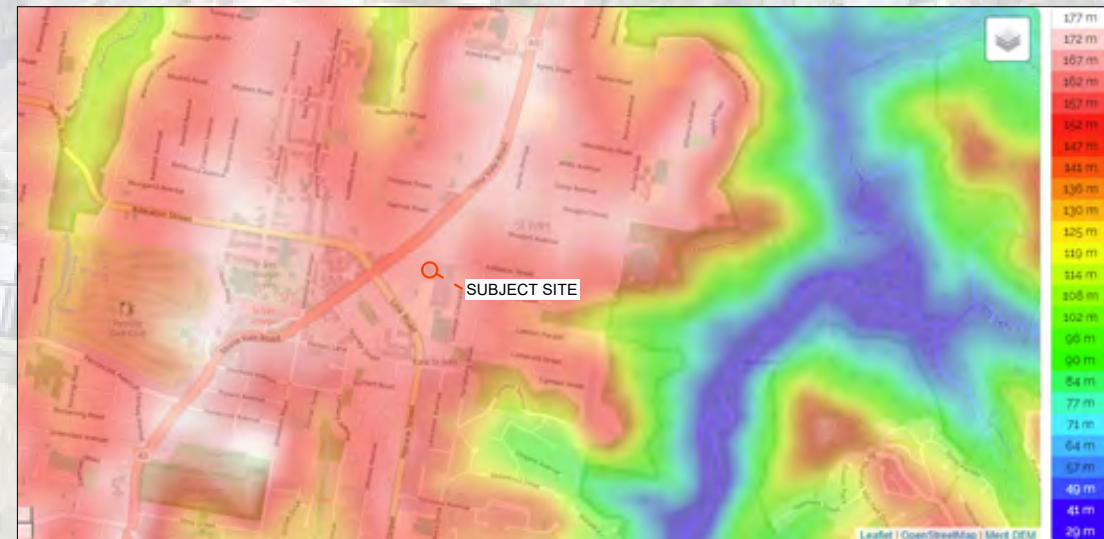


FIGURE 34: St Ives Local Topography
Source: Topography Maps

03.04 SOLAR ACCESS ANALYSIS

The site frontage face NNE onto Killeaton St and therefore has excellent sun exposure as demonstrated on the solar analysis diagramming. With majority of sun exposure on the NW, N and NE face. The North-East face receives morning sun while the North face receives the morning to afternoon sun. The North-west side lastly receives most afternoon sun and the sunset evening sun.

Full Solar Access analysis can be found in Appendix 06

03.05 SITE REMEDIATION

Remediation of the site will involve removal of Arborist advised vegetation and all buildings. This proposes no obstructions as there are no heritage-listed buildings or protected ecology on the site. Whilst typically, the extent of vegetation, its quality, connectivity and potential for biodiversity would normally be a significant feature driving the urban design response to the distribution of built form on a site, in this instance almost all obstructing vegetation is to be cleared. As a result, the extent of vegetation on the site has limited influence on the built form. The site itself or remediation will not interfere with neighboring lots.

This application is support by a Biodiversity Impact Assessment prepared by Keystone Ecology and Arboricultural Impact Assessment prepared by Advanced Treescape



FIGURE 35: Existing tree locations
Source: Biodiversity Impact Assessment prepared by Keystone Ecology

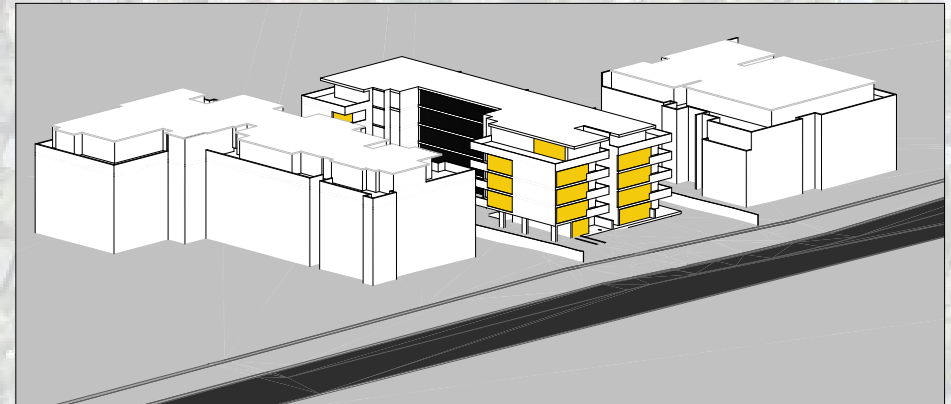


FIGURE 36: 9am 21st June Solar Access Living Spaces
Source: Mackenzie Architects International

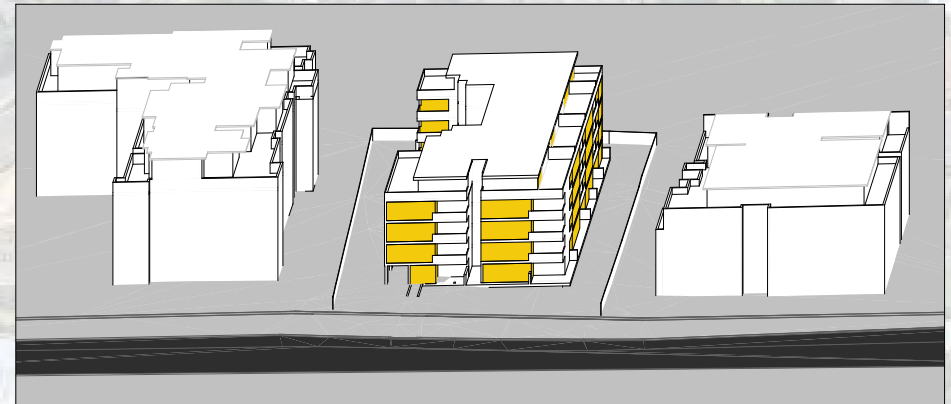


FIGURE 37: Noon 21st June Solar Access Living Spaces
Source: Mackenzie Architects International

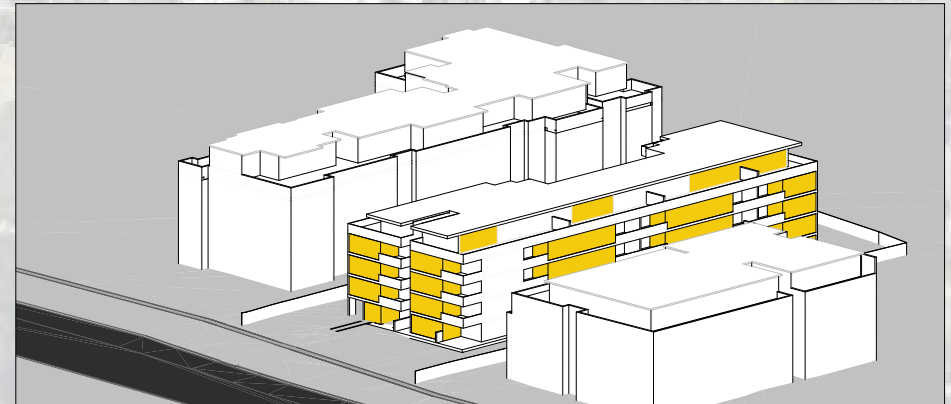


FIGURE 38: 3pm 21st June Solar Access Living Spaces
Source: Mackenzie Architects International

03.06 SITE ACCESS

The main access to the site is predetermined via Killeaton street with frontage access, making entry and exit easy onto the semi-main road. The location of the site constraints the ability for access to be relocated. Direct access onto Mona Vale means there is a medium but constant flow of traffic, being the primary road connecting east St Ives to central St Ives and to Mona Vale Road for access to Gordon and further Sydney to the city, and also the medium connecting to the Northern beaches. The location of where the site is situated results in potential added car and pedestrian traffic for the Corpus Christi Church and primary school, St Ives-Pymble Presbyterian church and the Masada Synagogue and school. This inevitably will mean addition parked cars throughout the street due to the street's convenient location and accessibility. The great amount of bus stops throughout the street also indicates there could be additional parked cars to access the bus stops for many catching public transport.

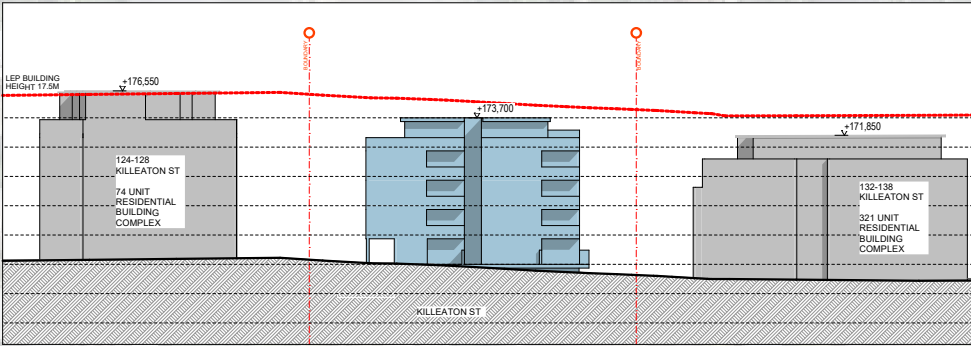


FIGURE 39: Concept North Elevation (STREET VIEW)
Source: Mackenzie Architects International

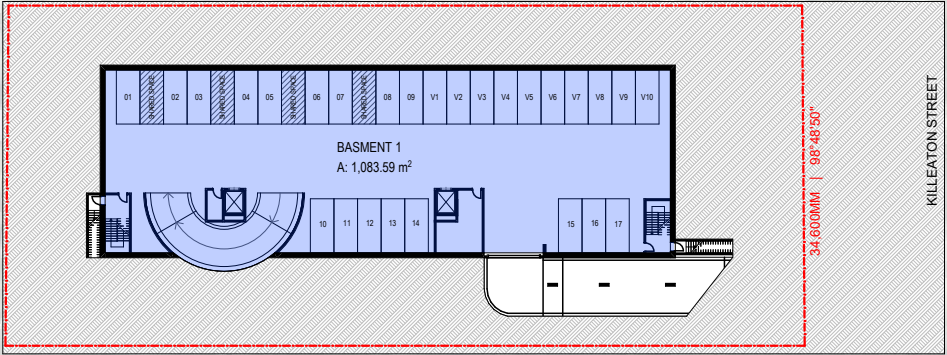


FIGURE 40: Concept Basement Plan
Source: Mackenzie Architects International



FIGURE 41: Concept Ground Floor Plan
Source: Mackenzie Architects International

3.07 SITE VIEWS

The site at 130 Killeaton st is distantly visible from Mona Vale Road and the rear from Link Road behind the catholic church and school. Current visibility is largely obstructed by the dense trees and vegetation all throughout the site. The current vegetation situation creates a large canopy over the existing house.

Views from the site are facing the neighboring apartment building development of 14-128 on the west, the Meriton apartment complex on 132-136 on the eastern side. The rear of the lot has views of the school and synagogue. The North (front) face has views of the opposing low density residential housing on Killeaton St. As a result, privacy may be limited from the neighboring buildings' elevations of 4 storey onto the site.

Due to the topography of the lot, the site does not have any elevated views from ground level or throughout the site. The proposed new development will add new and interesting views from the higher elevations, outlooking the nature of St Ives, whilst adding additional levels of privacy to the residents.



FIGURE 42: 124-128 Killeaton street to the West of subject site
Source: Mackenzie Architects International



FIGURE 43: Killeaton street to the North of subject site
Source: Mackenzie Architects International



FIGURE 44: 132-138 Killeaton street to the East of subject site
Source: Mackenzie Architects International



FIGURE 45: View of site from Killeaton Street
Source: Mackenzie Architects International



FIGURE 46: Existing house
Source: Mackenzie Architects International

4.01 PUBLIC TRANSPORT

Provisions for seamless transport have been well integrated within the surroundings of the site and the suburb of St Ives, to easily and efficiently connect residents around the area and around Sydney and to the CBD.

As seen in Figure 47, there are over 24 bus stops within a 1km radius of the site with adequate footpaths to reach them from any location.



FIGURE 47: Local bus stop locations
Source: Google Maps

Bus Route to Nearest Train Station (Pymble Station)

Public transport to the nearest train station at Pymble is 3.7km away driving and 20 mins on the 197-bus route that is scheduled for every 10 minutes, ensuring frequent transport options as seen in Image 48.

Pymble train station is on the T1 North shore train network line connecting to Hornsby station for changes to Far Northern Sydney and Gordon for the T9 service and Chatswood station for the Metro. The T1 connects to central station for changes to other networks, light rail or the light rail and directly to stations within the Sydney CBD.

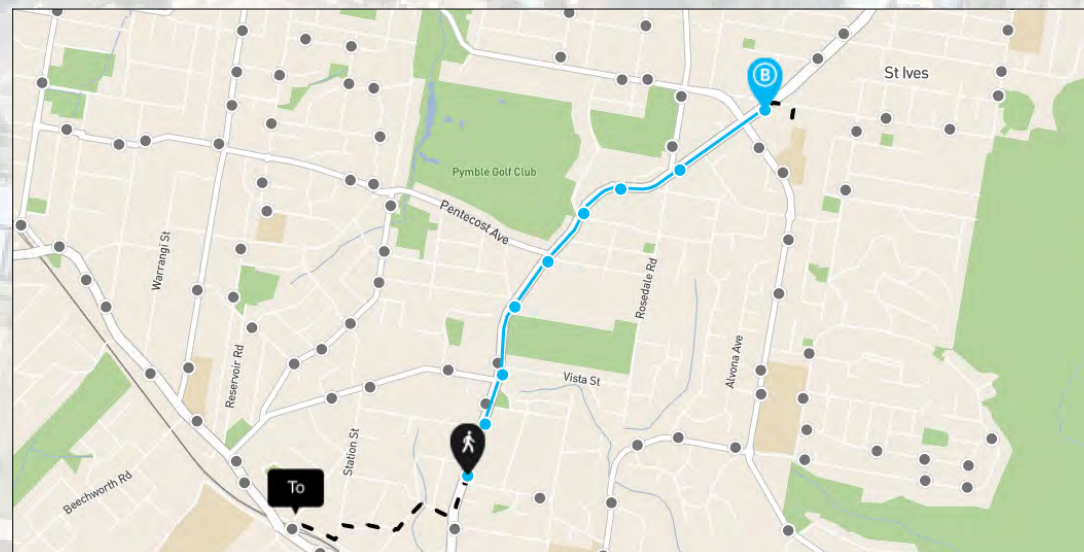


FIGURE 48: Public transport
Source: Transport NSW

LOCAL SERVICES

The location of the site ensures residents have access to sufficient health services including hospitals, doctors etc. with extensive capabilities and capacity to comfortably accommodate for this development.

5.01 HOSPITALS

The nearest hospital to 130 Killeaton St is only 5.6km away at Gordon private hospital, easily accessible via mona vale rd., making it less than a 10-minute drive or 20-minute bus trip. Another nearby private hospital is the Sydney Adventist hospital at Wahroonga, only 7.6km away. The nearest public hospital is only 7.4km away at Hornsby-Ku-ring-gai hospital, with state-of-the-art facilities and services and the capacity to accommodate for many patients.

5.02 DOCTORS/CLINICS

Pymble Health care clinic is 1.5km away and the nearest medical practice being 700m away, the high-density residential development is ensured to have sufficient health services for any demand. St Ives shopping center contains various other medical practices and health clinics to accommodate for any resident's needs.

5.03 SHOPS

The nearest shopping center away is St Ives shopping village at only 1.4km away, it is easily accessible via driving, bus or walking, providing over 100 specialty stores and services accommodating for any needs.

6.01 LOCAL SCHOOLS

The location of the site within St. Ives ensures the residents have access to an abundance of quality schools and educational services within Sydney's mid North Shore to support residents with sufficient educational services to cater for all different needs.

Within a 5km radius of the site there are 60 schools including

- 20 public primary schools
- 4 public high schools
- 11 Catholic primary schools
- 2 private boy's high schools
- 3 private girl's high schools
- 1 Jewish school
- 19 pre-education schools (pre-schools)



FIGURE 49: Services Map
Source: Mackenzie Architects International

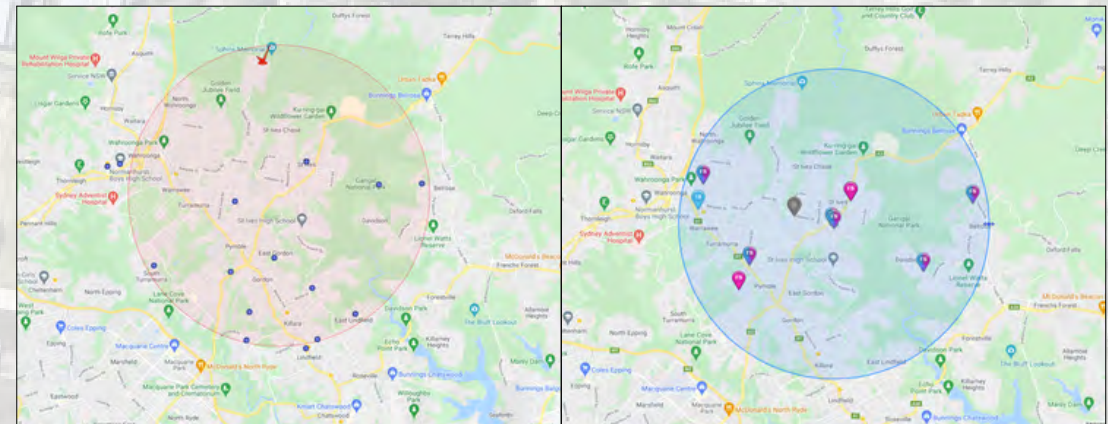
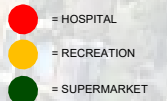


FIGURE 50: Public School Map
Source: NSW School finder

FIGURE 51: Private School Map
Source: NSW School finder

7.01 DEMOGRAPHICS

The demographic of St Ives as shown in the Australian Bureau of Statistics (2016 Census) presents a total population of 17,300, with a median age of 42 years old.

- 20.8% of the immediate population were ages 0-14, 59.5% were ages 14-64 and 19.7% of the population was 65 or over.
- The most common nationality was South African at 8.6%, followed by Chinese then English.
- 82.9% of the demographic were family households whilst 16.2% were single family households
- Religion in St Ives is highest with No religion at 28.6%, 17.6% Anglican, 17.3% Catholic and 7.6% Judaism

The location of the site within the North District of Sydney shows a projection of the aging population change from 2016-2036. The graph provided by The Greater Sydney Commission shows a large increase of population within the 64-84-year-old range as well as the 85+ range. The building will have to be built to accommodate to this changing demographic (Image 52). (Northern District projected population)

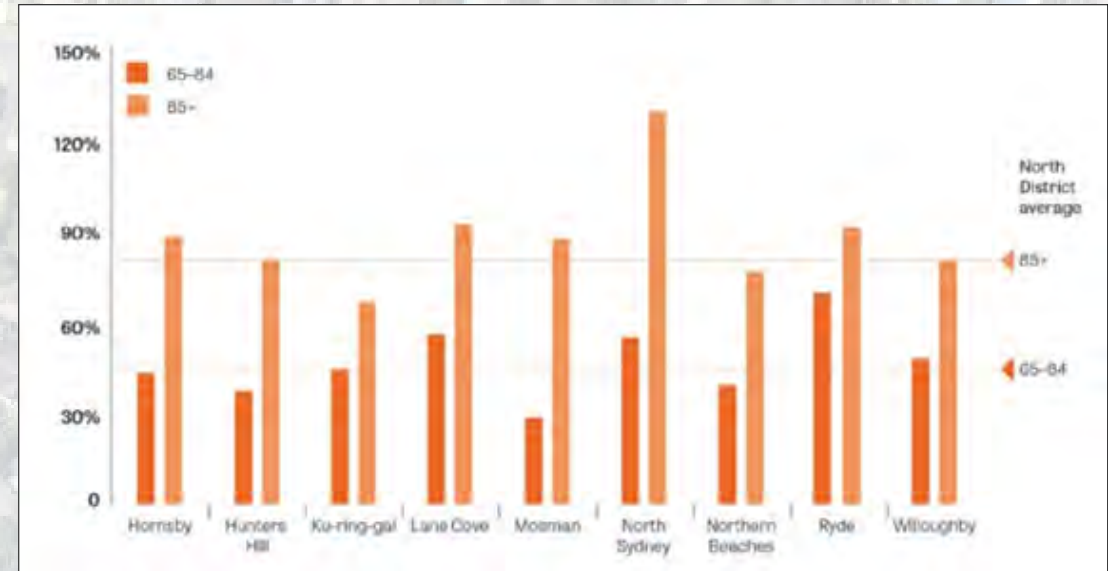


FIGURE 52: North District projected population change 2016-2036 by LGA
Source: NSW Department of Planning + Education NSW State and Local Government Area Household Projections and Implied Dwelling Requirements 2016 to 2036, NSW Government, Sydney

7.02 SOCIAL AND CULTURAL IMPACT

The social and cultural impact of the proposed development is an inevitable impact of a residential development. The main impact with a residential development is the added density of people within a specific area. The increase in population may create more of a demand for infrastructure upgrades, added shops, services etc. as the increased population may create more traffic, both road and pedestrian within Killeaton st and the whole of St Ives as well. The increased population may have a positive economic impact with the increase of demand for goods and services from more people and may see local shops prospering with the increased traffic and overall boosting the local economy. The increased population will perhaps create greater diversity among the local region with a supply of new local residents, diversifying the culture of religion and nationality. Another social impact is increased socialisation within the community with the added population, potentially creating new and growing communities.

8.01 STORMWATER CATCHMENT

This map indicates the site is located approximately 5km from Sydney Water's nearest stormwater catchment zone at East Lindfield (Figure 53)

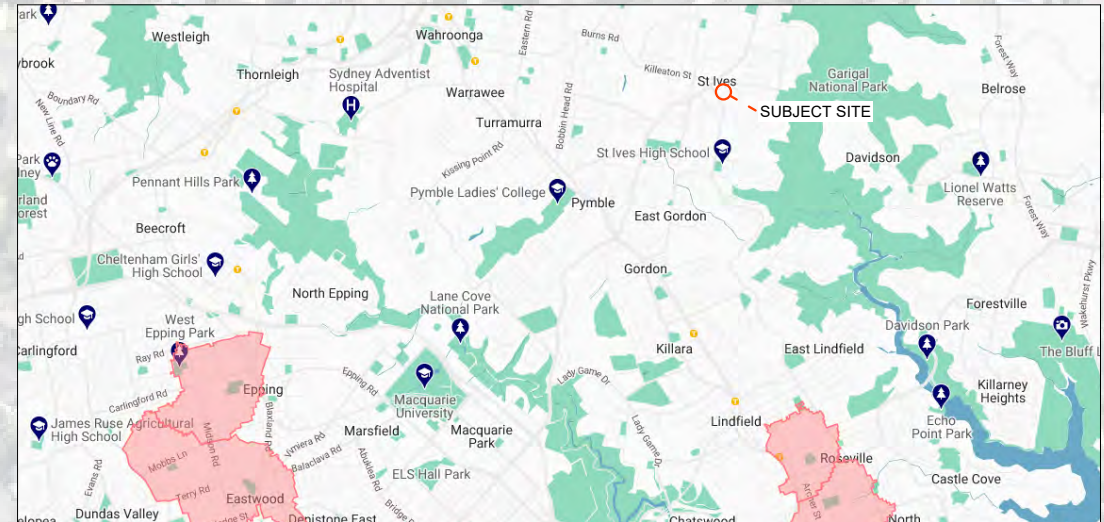


FIGURE 53: Stormwater Catchment
Source: Sydney Water

8.02 ROAD NETWORK

The location of St Ives within Sydney ensures the road network infrastructure is sufficient to accommodate for the needs of any transportation. The situation of St Ives within the upper north shore denotes that, roads to connect residents to the rest of the city are very accessible from Sydney's CBD to the northern beaches, St Ives provides a demanded gateway for accessible living supported by an extensive road network. Killeaton Street acts as a bridge between east and west St Ives, easily connecting residents to the Shopping village and other services, whilst channeling traffic onto Mona Vale Road. Mona Vale Road acts as the gateway connecting St Ives and the rest of the North Shore to the Northern Beaches, as well as connecting St Ives back to Pacific Highway for the CBD, Chatswood and Hornsby, and Ryde Road for easy access to Epping, Ryde and the M4

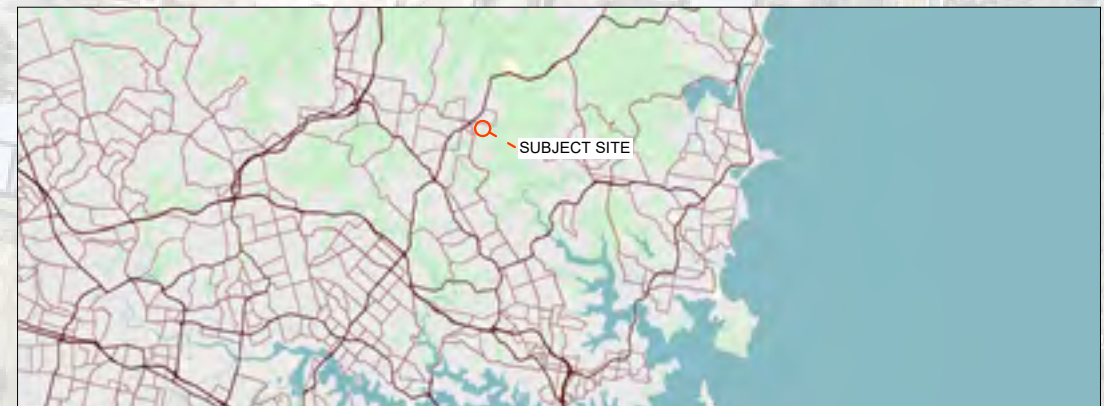


FIGURE 54: Sydney Road Network
Source: Google Maps

CONCLUSION

An urban design study has been conducted on the proposed site at 130 Killeaton Street, St Ives, 2075, and has been assessed for the reality of the physical lot as well as the provisions in place to support the proposed amendments. Through extensive analysis of the proposed site, we have exposed the potential of the site and its ability to support the proposed zoning amendments through sufficient infrastructure, physical properties and characteristics.

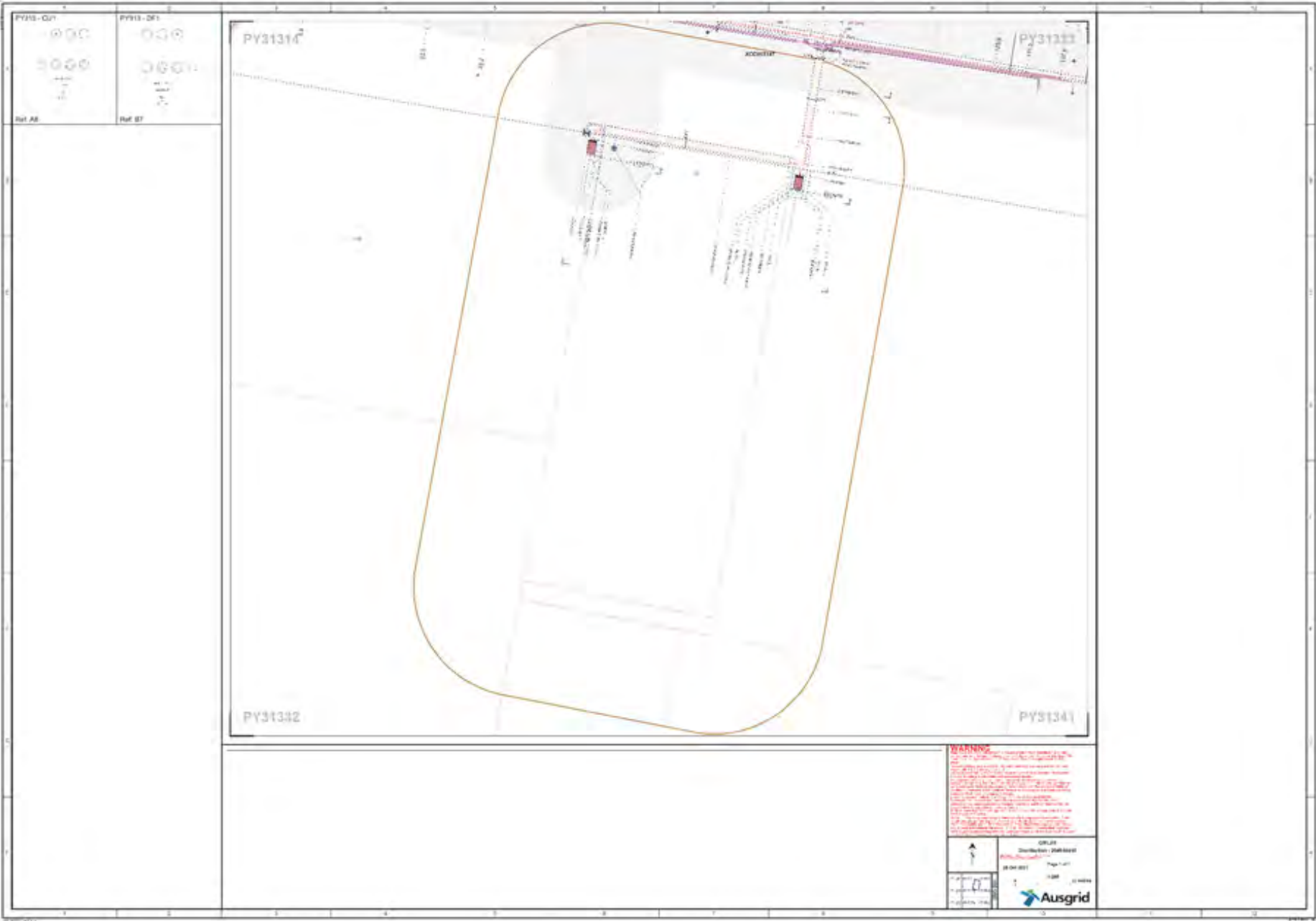
Proposed Amendments Include the following:

- Land zoning > Amended from SP2 to R4
- Floor Space ratio zoning > Amended from Cadastre to 'Q' Zoning (1.3:1)
- Building Height Zoning > Amended from N/A Area 1 Zone to 'P' Zone (17.5m)



FIGURE 55: Realestate location diagram
Source: Ray White Commercial Real Estate

APPENDIX 06 - AUSGRID MAP



APPENDIX 02 - KU-RING-GAI STORMWATER MAP

Sequence No: 204616421
 Job No: 30791094
 Location: 130 Killeaton Street, St Ives, NSW 2075



Legend | Scale: 1:1000



- | | | |
|-----------------|-----------------------------|---------------|
| Recycled Main | Irrigation Power | Rock Anchor |
| Stormwater Main | House Service Connection | Survey Marker |
| Stormwater Pit | Communication Cable | Easement |
| Sewer Main | Electrical (Lighting) Cable | Land Parcel |

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APPENDIX 03 - OPTUS TELECOMMUNICATIONS MAP



Tile No: 1

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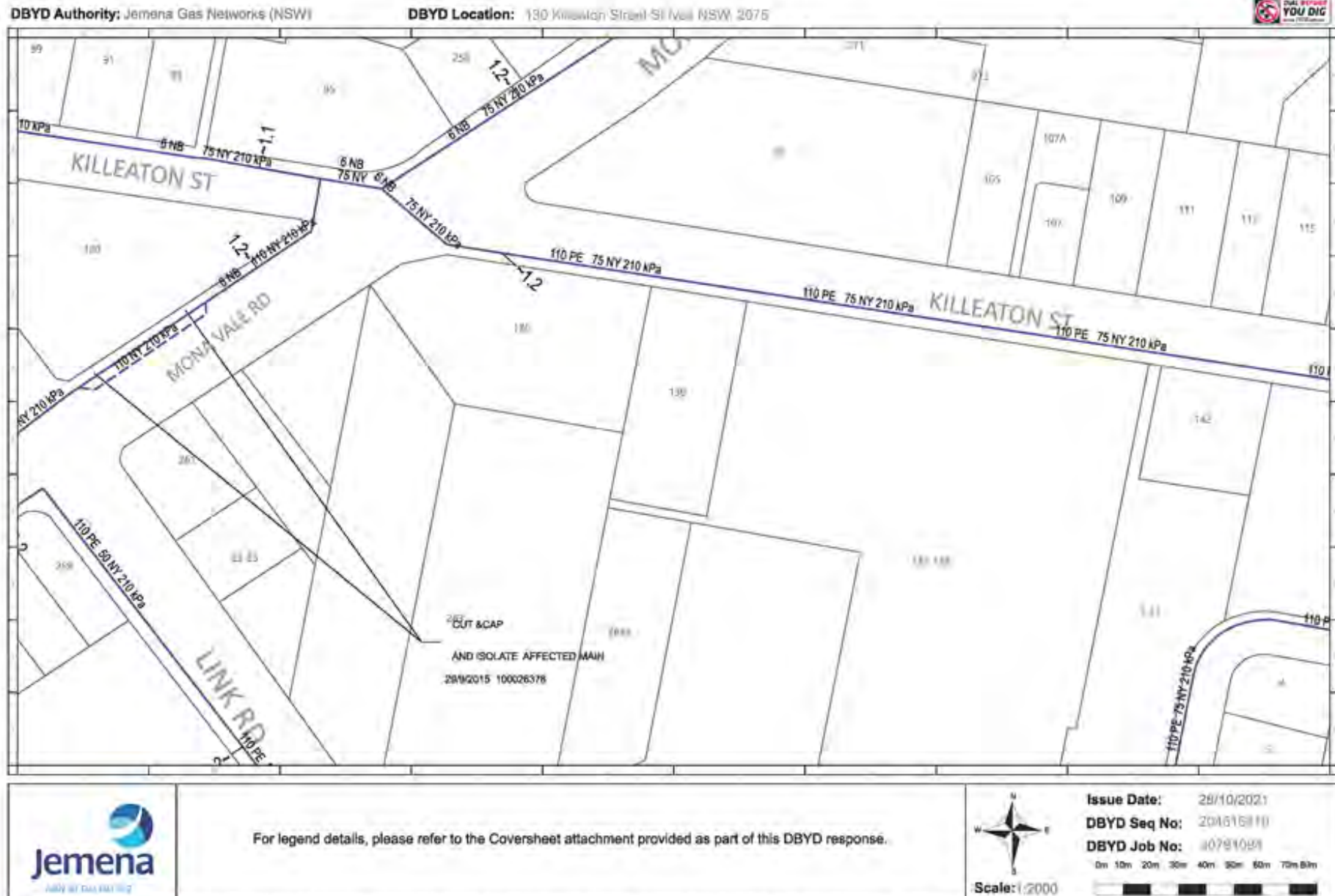
Sequence Number: 204616420

Date Generated: 28 Oct 2021

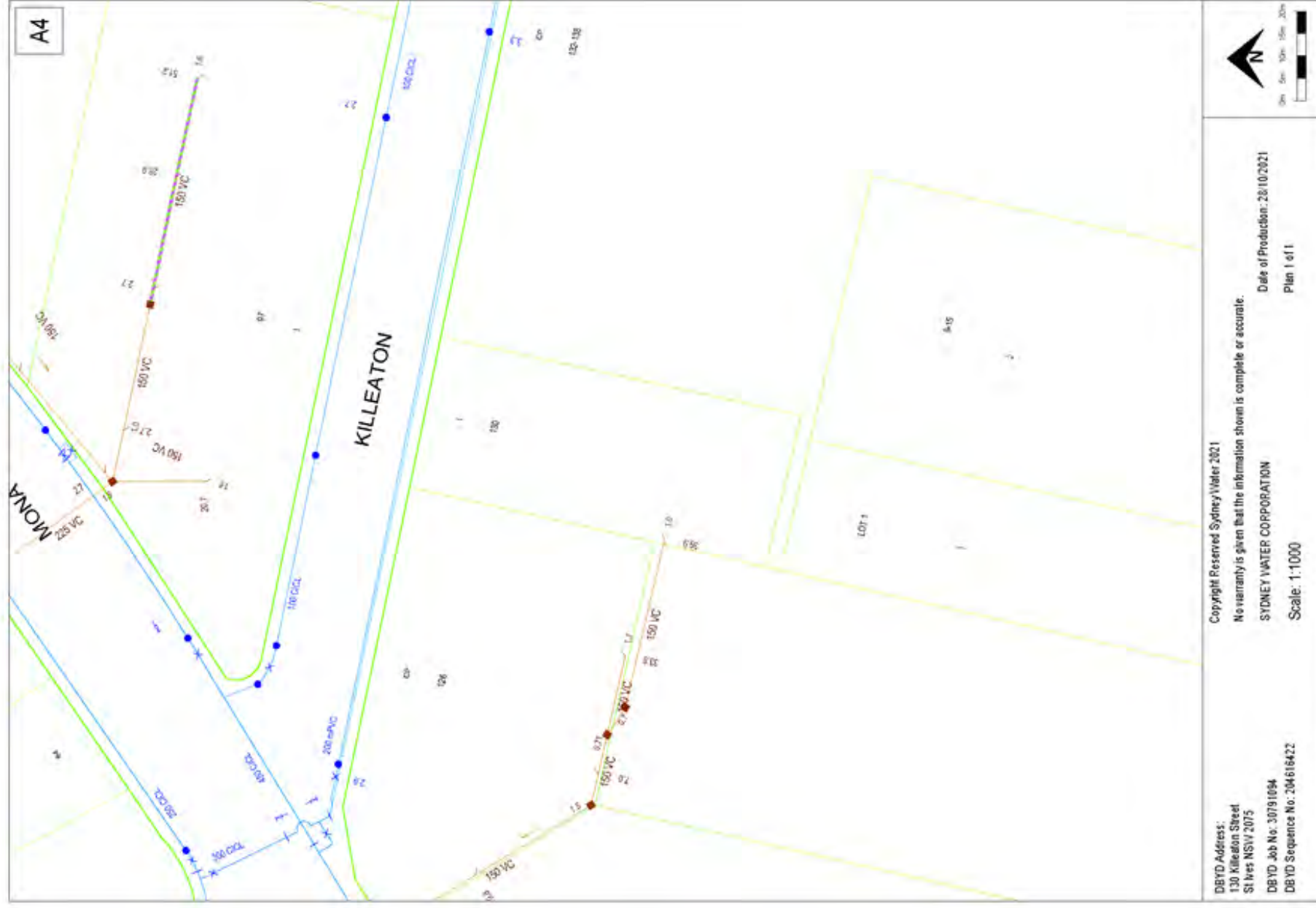
For all Optus DBYD plan enquiries –
Email: Efbre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208



APPENDIX 04 - JEMENA GAS MAP



APPENDIX 05 - SYDNEY WATER MAP

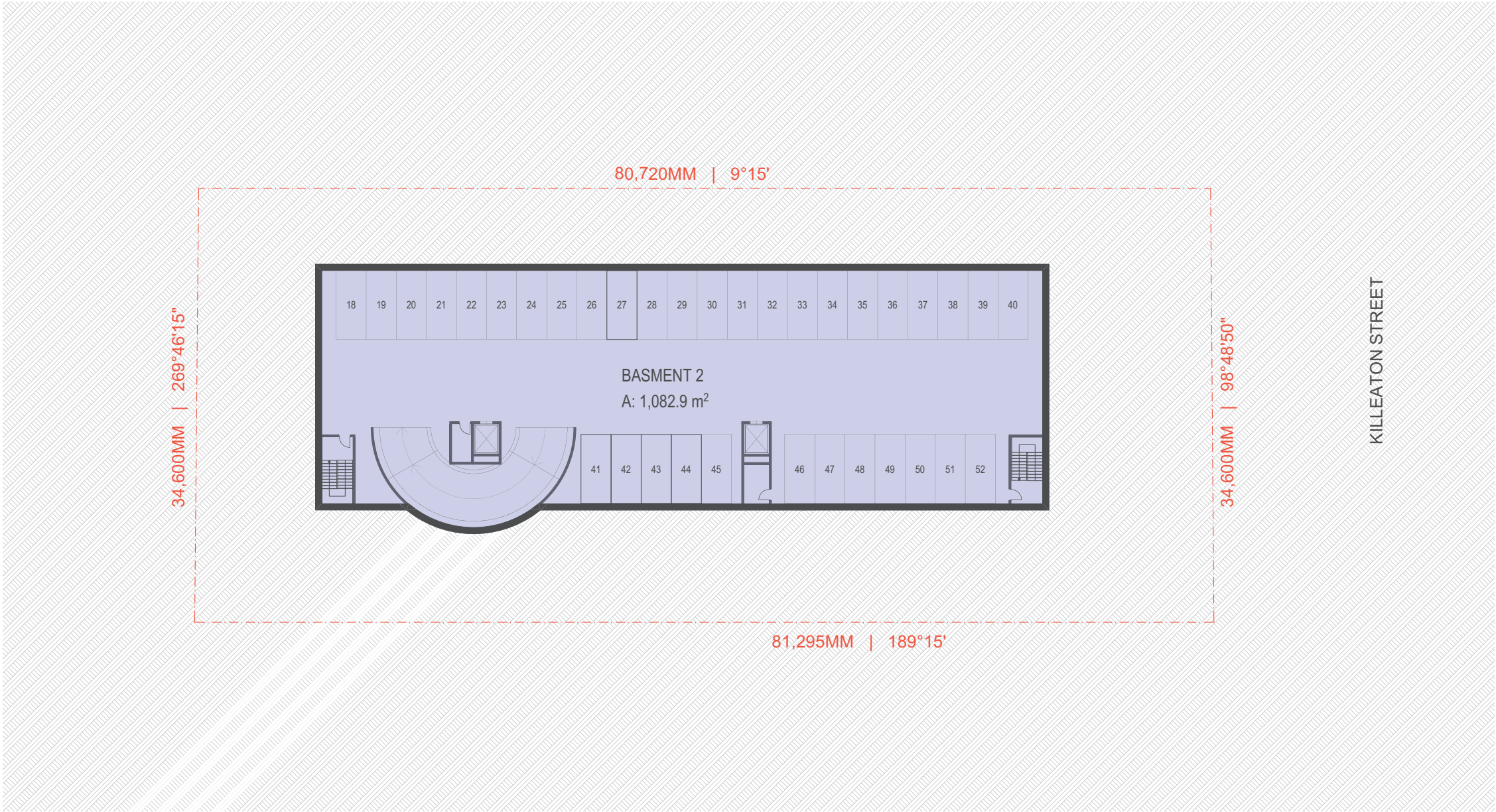


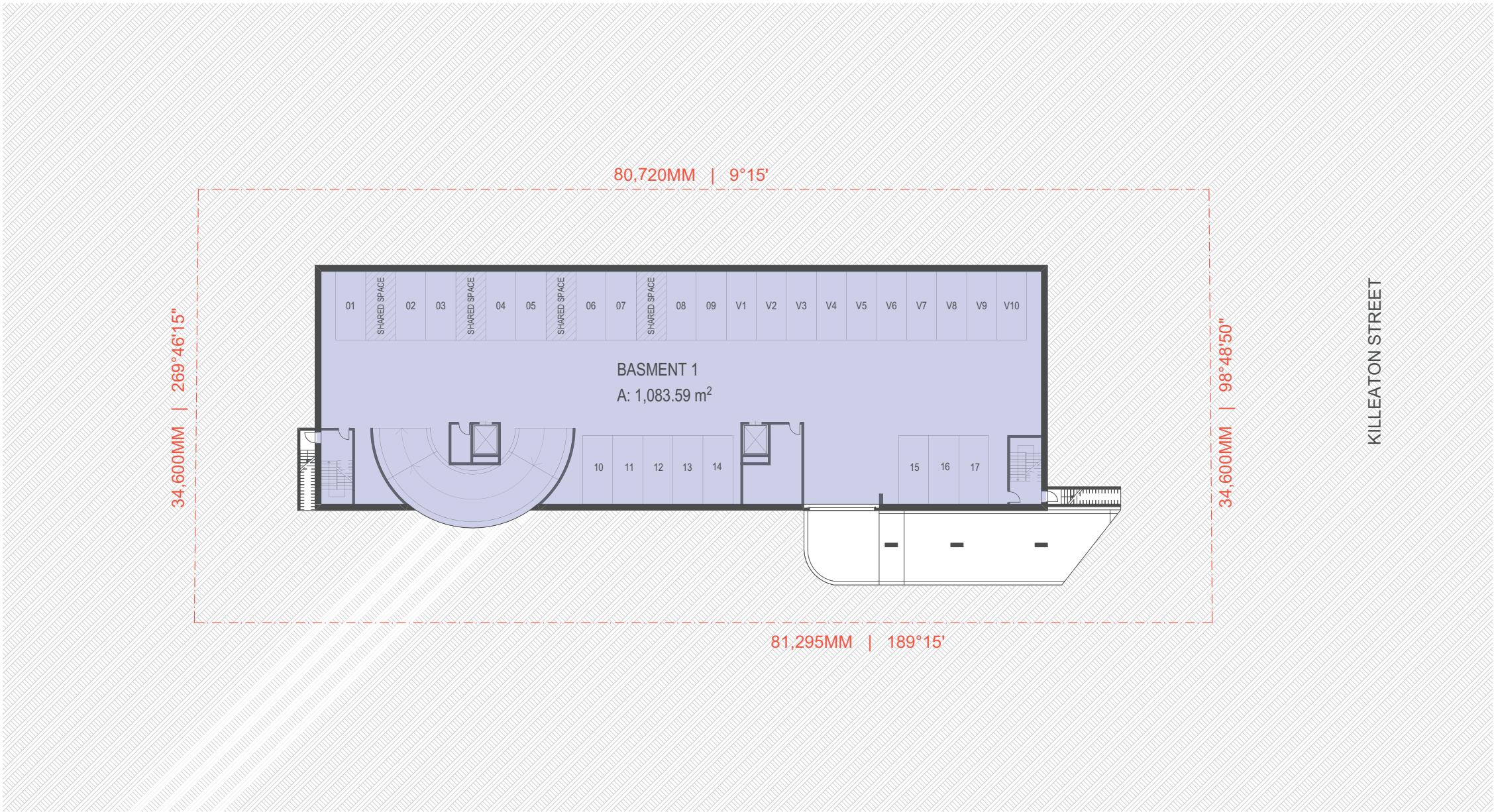
PLANNING PROPOSAL

130 Killeaton Street, St Ives, NSW 2075



DRAWING SCHEDULE				
	DRAWING NAME	SCALE	ISSUE	ISSUE DATE
A0001	COVERPAGE		A	29/03/2022
A1000	BASEMENT PLAN 02	1:200	A	29/03/2022
A1001	BASEMENT PLAN 01	1:200	A	29/03/2022
A1002	GROUND FLOOR PLAN	1:200	A	29/03/2022
A1003	TYPICAL FLOOR PLAN	1:200	A	29/03/2022
A1004	FOURTH FLOOR PLAN	1:200	A	29/03/2022
A2001	NORTH & EAST ELEVATIONS	1:200	A	29/03/2022
A2002	SOUTH & WEST ELEVATIONS	1:200	A	29/03/2022
A2101	SECTIONS	1:200	A	29/03/2022
A3001	GFA CALCULATIONS	1:300	A	29/03/2022
A4001	9AM-11AM SOLAR ACCESS		A	29/03/2022
A4002	12PM-1PM SOLAR ACCESS		A	29/03/2022
A4101	9AM-11AM PROPOSED SHADOW DIAGRAMS		A	29/03/2022
A4102	12PM-1PM PROPOSED SHADOW DIAGRAMS		A	29/03/2022
A4103	2PM-3PM PROPOSED SHADOW DIAGRAMS		A	29/03/2022





CORPUS CHRISTI
SCHOOL

34,600MM | 269°46'15"



34,600MM | 98°48'50"

KILLEATON STREET



**mackenzie
architects
international**

4/2 The Postern, Castlereag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
info@maiinternational.com.au
www.maiinternational.com.au
Nominated Architect No.6033
ABN 76 091 107 201
ACN 091107201



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AMENDMENTS

No.	REVISION	BY	DATE
A	PLANNING PROPOSAL APPLICATION	JE	29/03/2021

PROJECT NORTH



MULTI RESIDENTIAL DEVELOPMENT

PROJECT
**130 Killeaton Street, St
Ives, NSW 2075**
PROJECT NO.
21/16

STATUS
NOT FOR CONSTRUCTION

DRAWING:

GROUND FLOOR PLAN

DRAWN BY

J.E

SCALE:

1:200@A1

DRAWING NO.

A1002

ISSUE:

A

CORPUS CHRISTI
SCHOOL



**mackenzie
architects
international**

4/2 The Postern, Castlereag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
info@maiinternational.com.au
www.maiinternational.com.au
Nominated Architect No.6033
ABN 76 091 107 201
ACN 091107201



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PROJECT NORTH



MULTI RESIDENTIAL DEVELOPMENT

PROJECT
**130 Killeaton Street, St
Ives, NSW 2075**
PROJECT NO.
21/16

STATUS

NOT FOR CONSTRUCTION

DRAWING:

TYPICAL FLOOR PLAN

DRAWN BY

J.E

CHECKED BY

B.C.

SCALE:

1:200@A1

DRAWING NO.

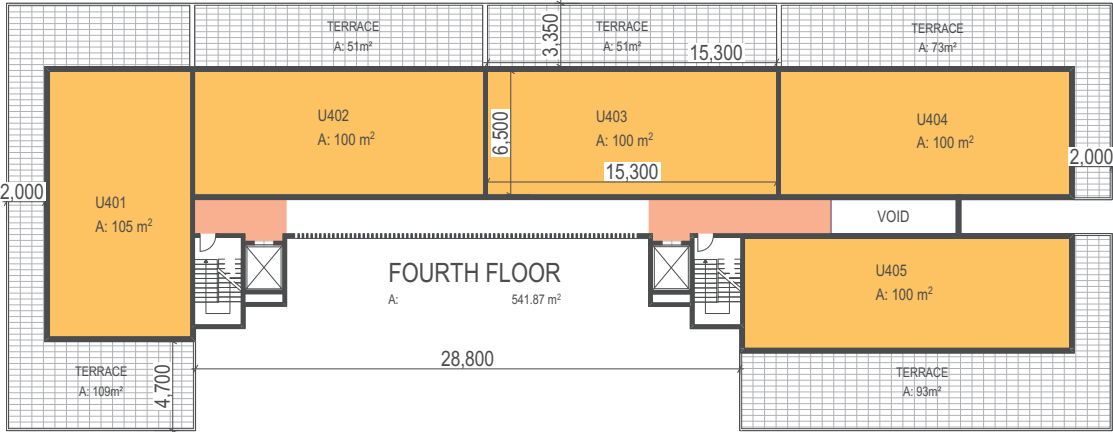
A1003

ISSUE:

A

CORPUS CHRISTI
SCHOOL

34,600MM | 269°46'15"



34,600MM | 98°48'50"



FOURTH STORY



**mackenzie
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4/3 The Postern, Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
info@maiinternational.com.au
www.maiinternational.com.au
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PROJECT NORTH



MULTI RESIDENTIAL DEVELOPMENT

PROJECT

130 Killeaton Street, St

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PROJECT NO.

21/16

STATUS

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FOURTH FLOOR PLAN

DRAWN BY

J.E.

SCALE:

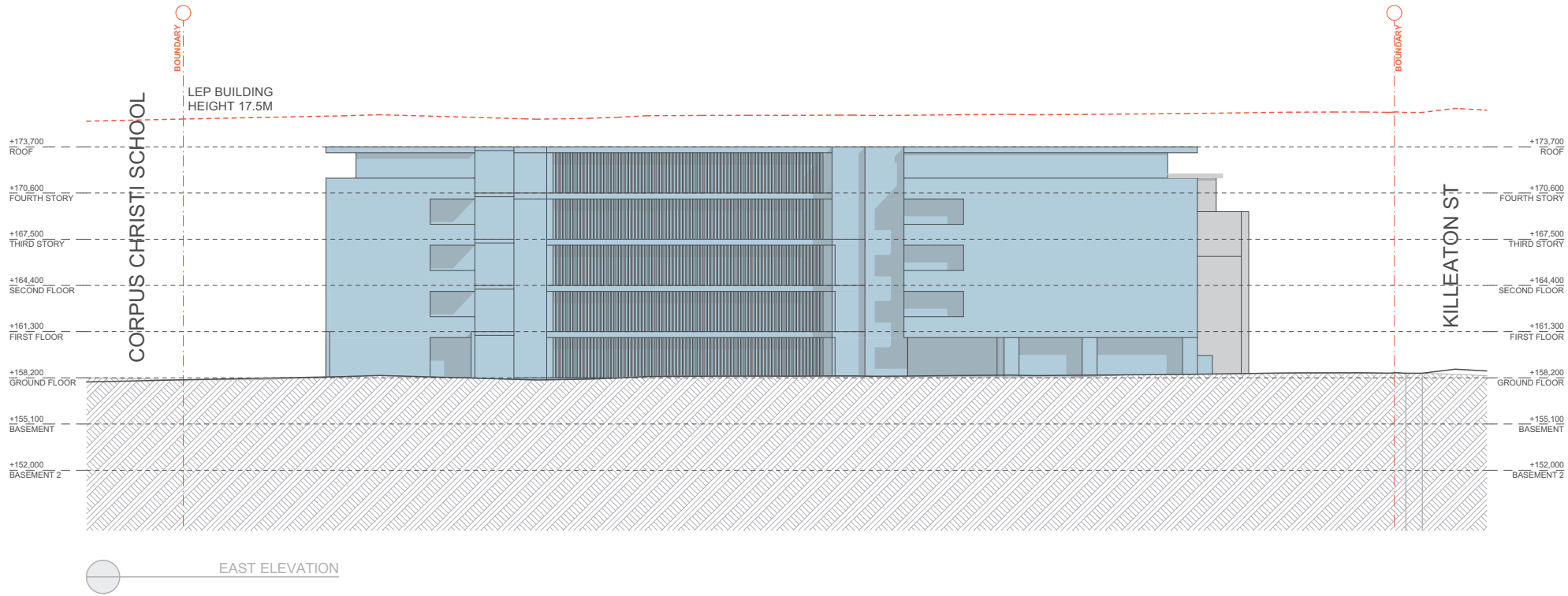
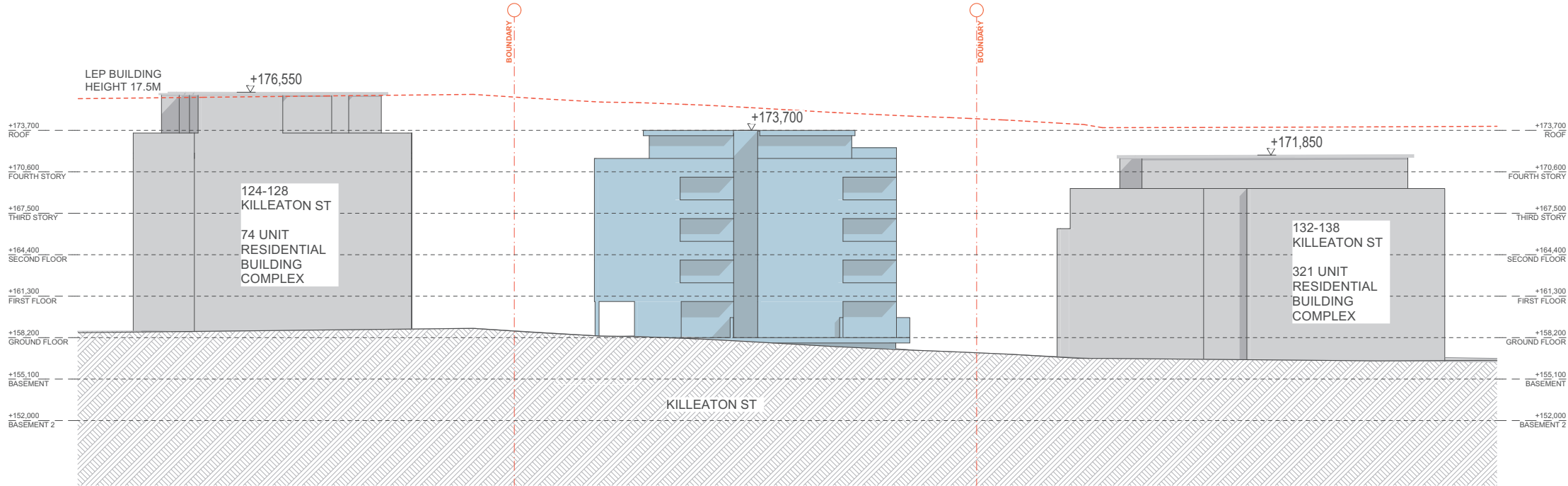
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DRAWING NO.

A1004

ISSUE:

A



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4/3 The Postern, Castlereag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
info@maiinternational.com.au
www.maiinternational.com.au
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MULTI RESIDENTIAL DEVELOPMENT

PROJECT

130 Killeaton Street, St

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PROJECT NO.

21/16

STATUS

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DRAWING:

NORTH & EAST ELEVATIONS

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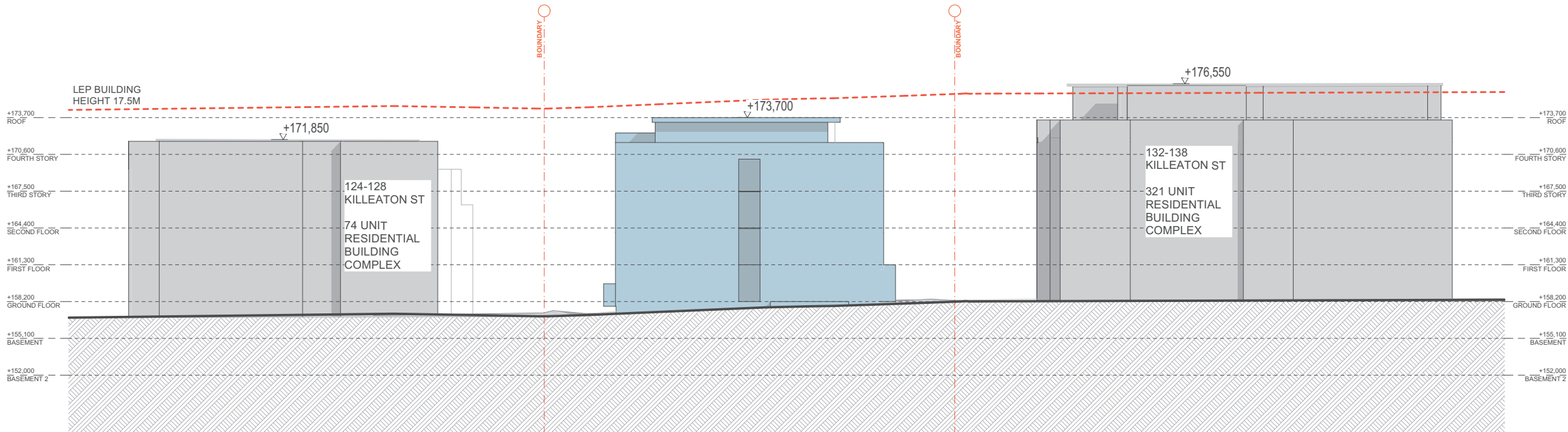
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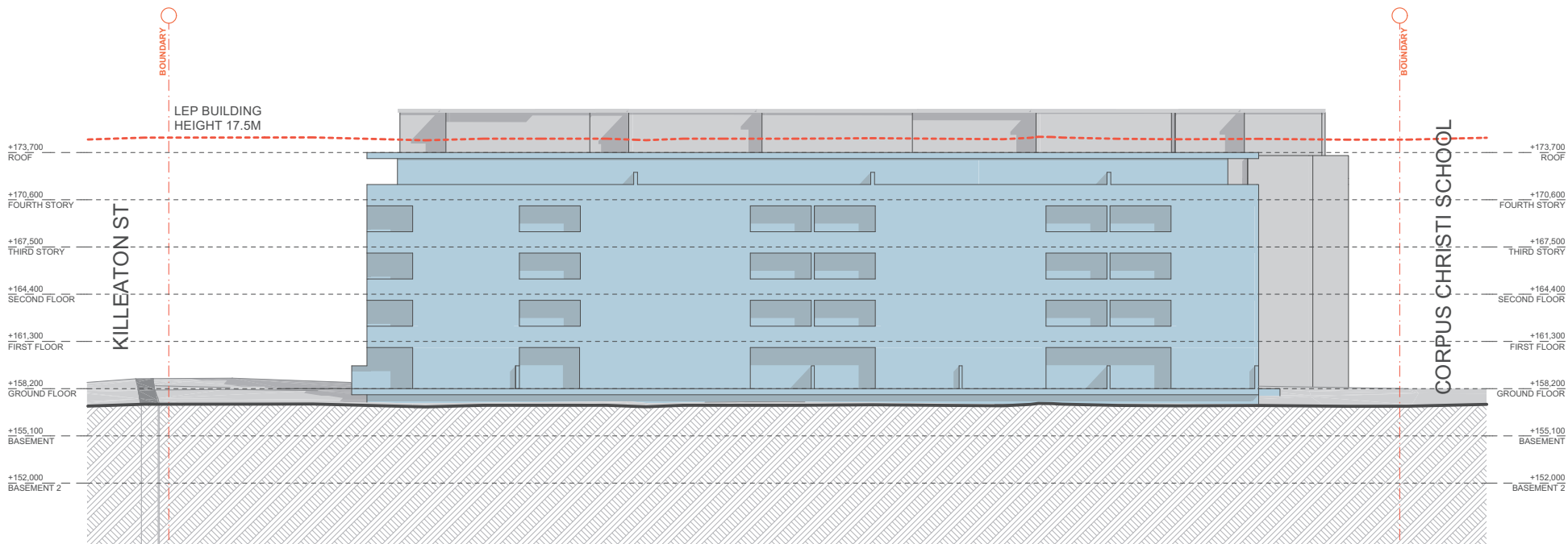
A2001

ISSUE:

A



SOUTH ELEVATION



WEST ELEVATION



**mackenzie
architects
international**

4/2 The Postern, Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
info@maiinternational.com.au
www.maiinternational.com.au
Nominated Architect No.6033
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MULTI RESIDENTIAL DEVELOPMENT

PROJECT
**130 Killeaton Street, St
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PROJECT NO.
21/16
STATUS
NOT FOR CONSTRUCTION

DRAWING:

SOUTH & WEST ELEVATIONS

DRAWN BY

J.E

SCALE:

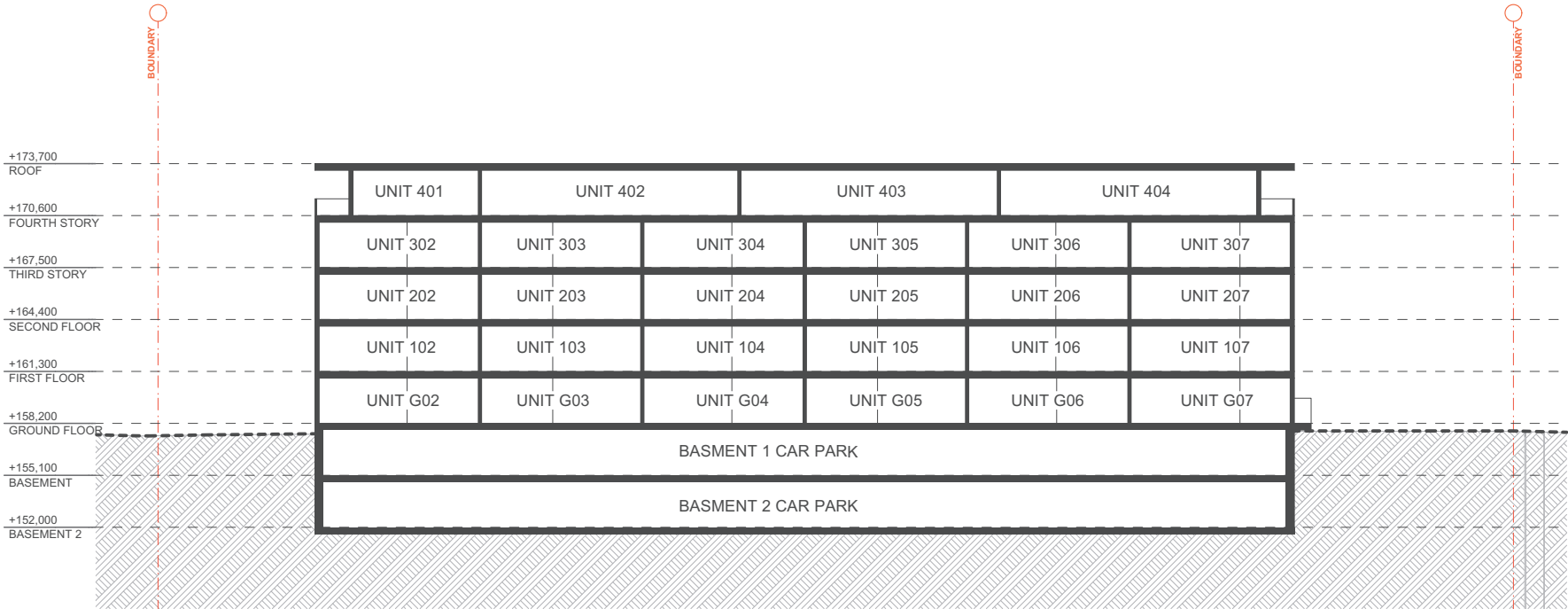
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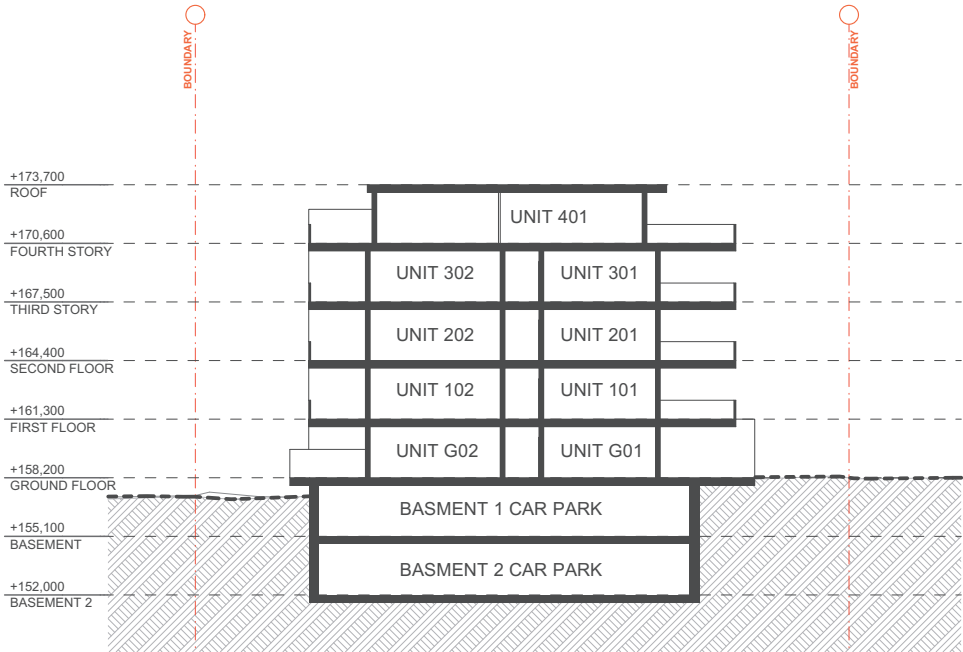
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ISSUE:

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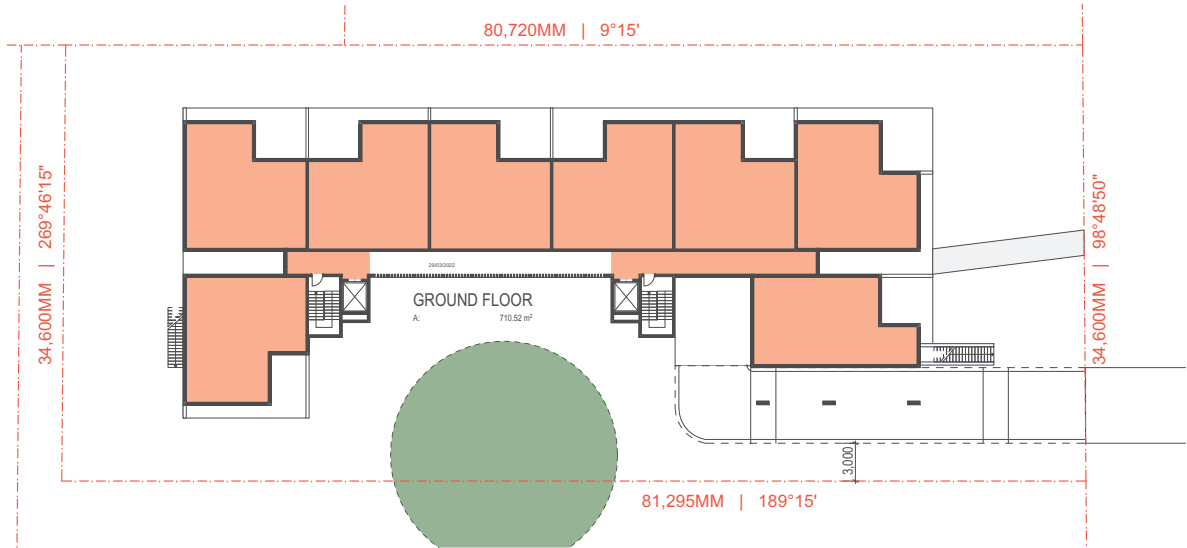


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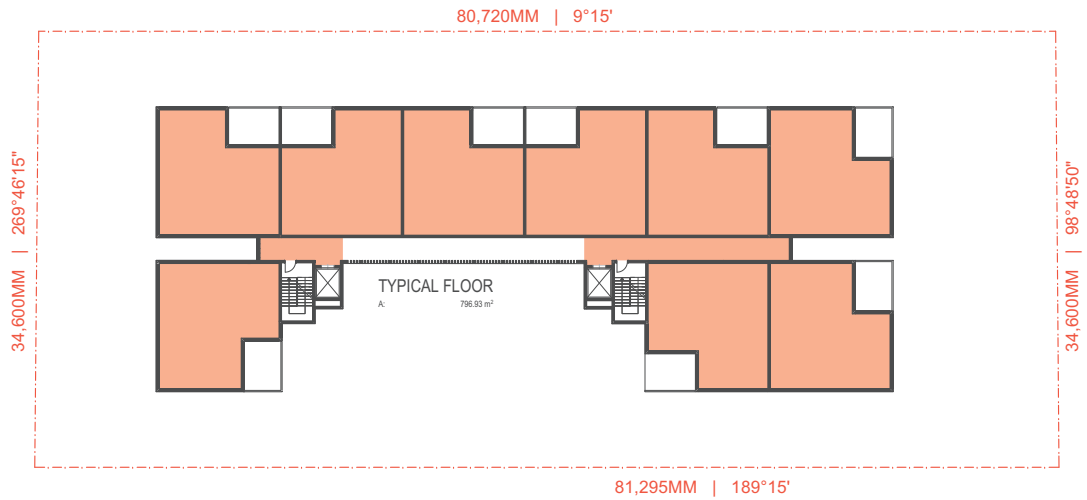


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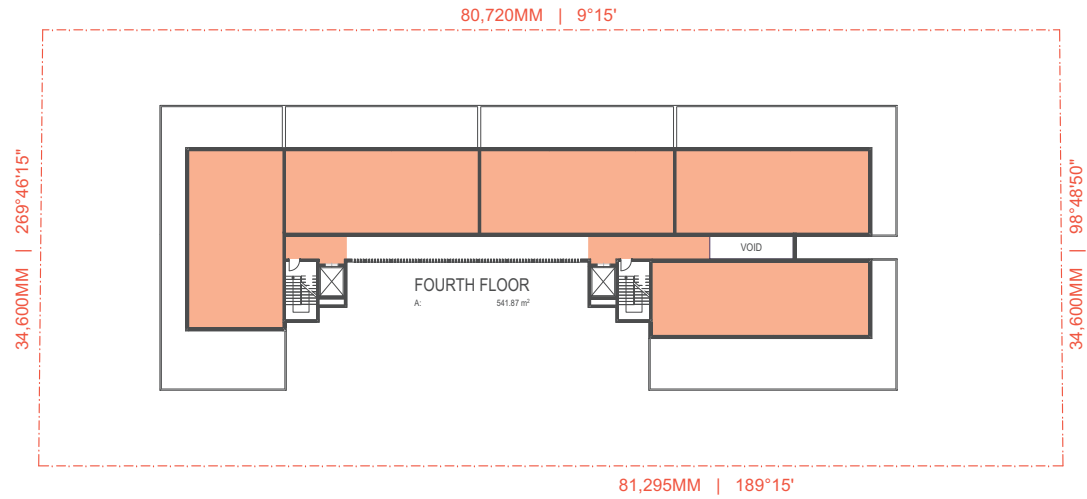
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A	PLANNING PROPOSAL APPLICATION	JE	29/03/2021



TYPICAL FLOOR



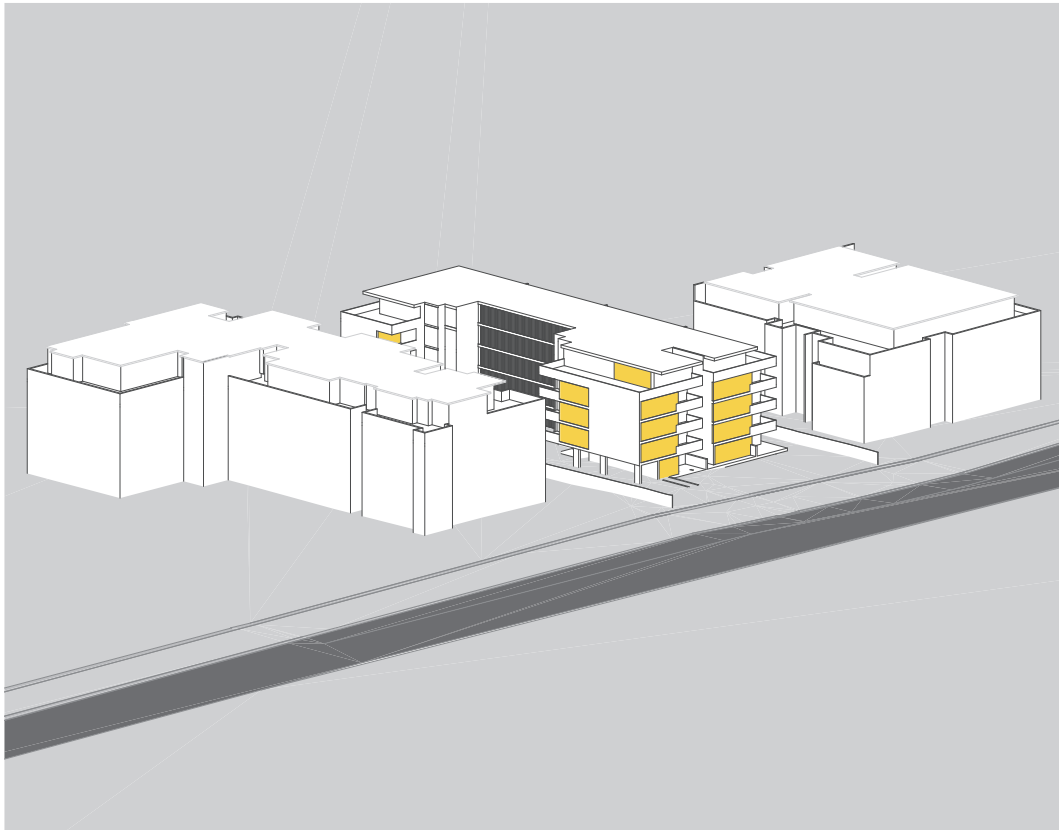
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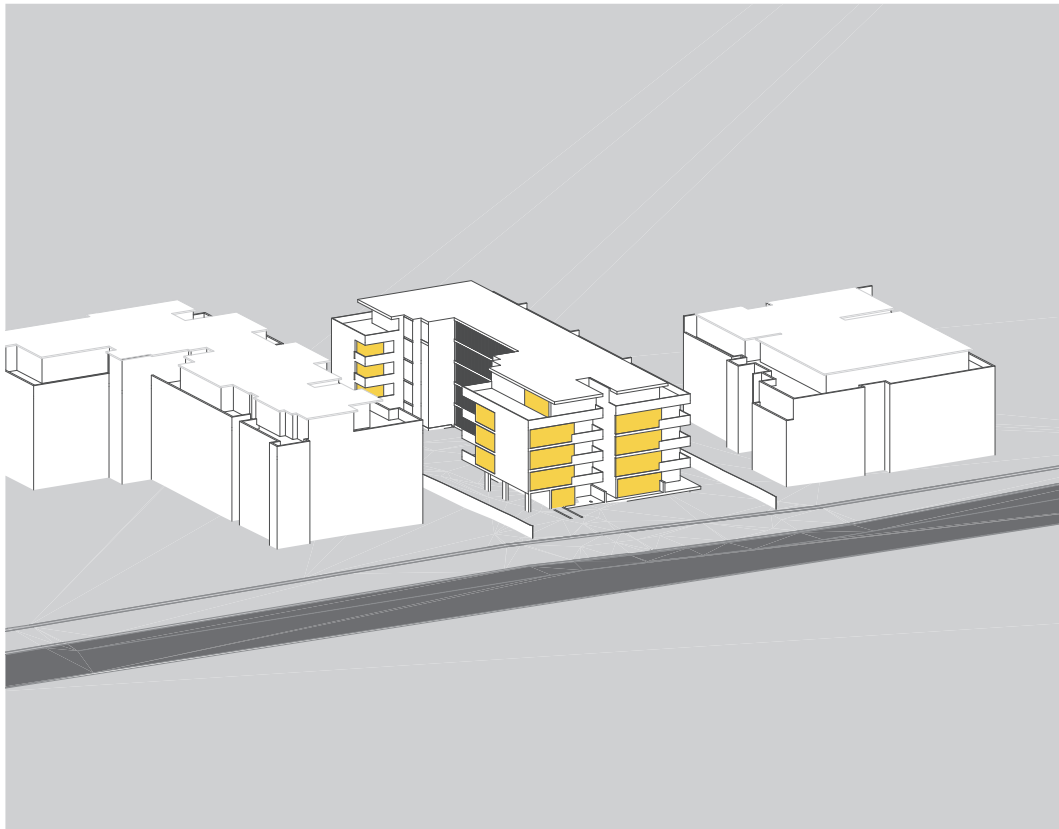
FOURTH STORY

GROSS FLOOR AREAS	
	AREA (m2)
GROUND FLOOR	710.52
FIRST FLOOR	796.93
SECOND FLOOR	796.93
THIRD STORY	796.93
FOURTH STORY	541.87
	3,643.18 m²
	GFA AREAS MEASURED

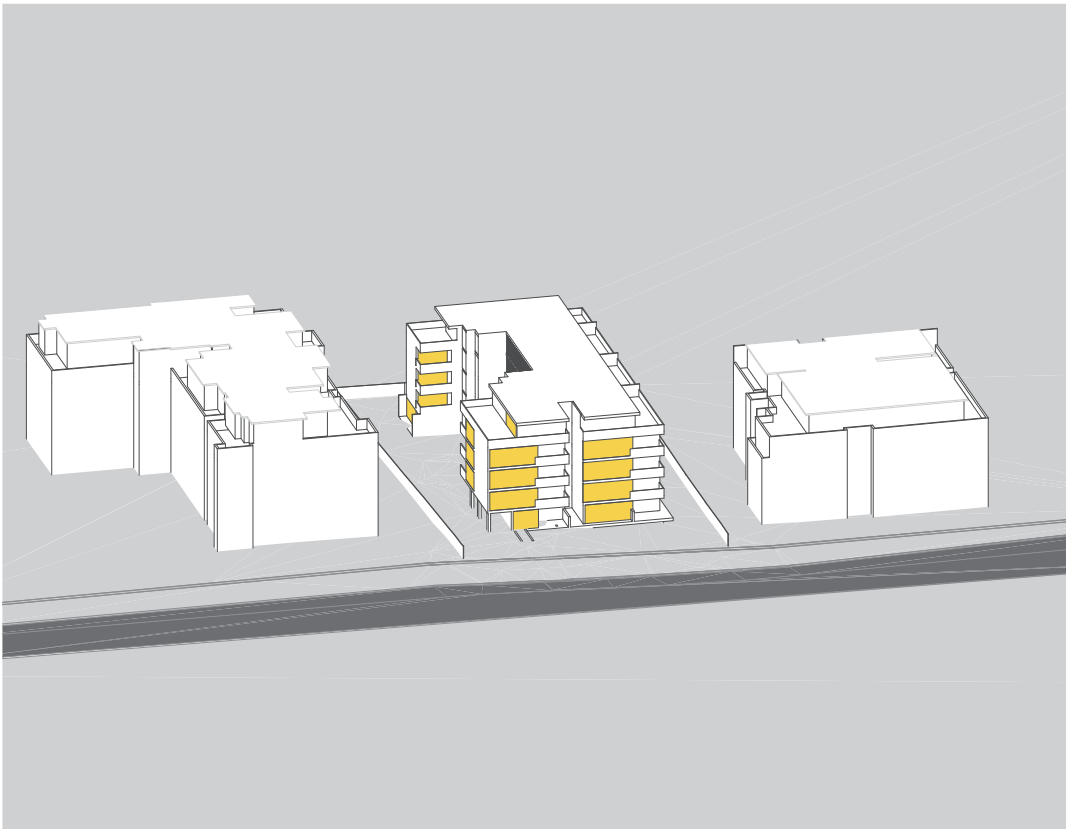
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SITE AREA	2803m²
LEP ALLOWABLE FSR RATIO	1.3:1
LEP ALLOWABLE GFA AREA m²	3643.9m²
PROPOSED GFA m²	3643.18m²
PROPOSED FSR RATIO	1.3:1



9AM 21 JUNE



10AM 21 JUNE



11AM 21 JUNE

 LIVING AREA



mackenzie
architects
international

4/3 The Postern, Castlereag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
info@maiinternational.com.au
www.maiinternational.com.au
Nominated Architect No.6033
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CONSTRUCTION COMPANY:

CLIENT & DEVELOPER:

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MULTI RESIDENTIAL DEVELOPMENT
PROJECT
130 Killeaton Street, St
Ives, NSW 2075
PROJECT NO. 21/16
STATUS: NOT FOR CONSTRUCTION

DRAWING:
9AM-11AM SOLAR ACCESS

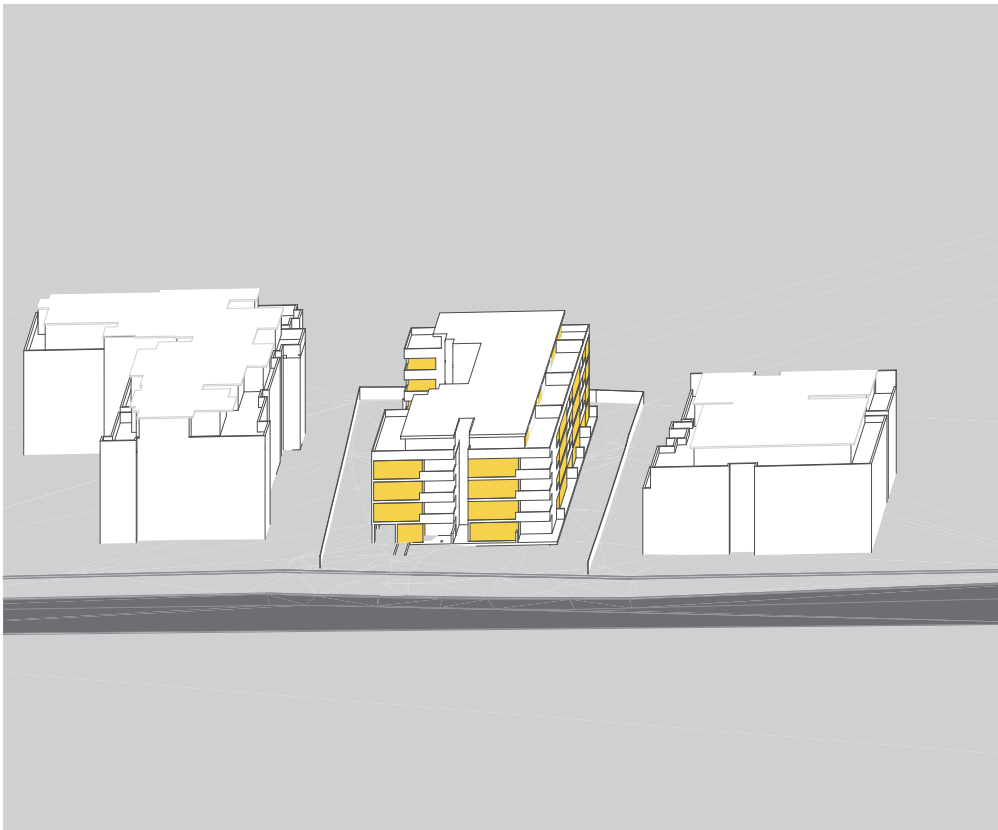
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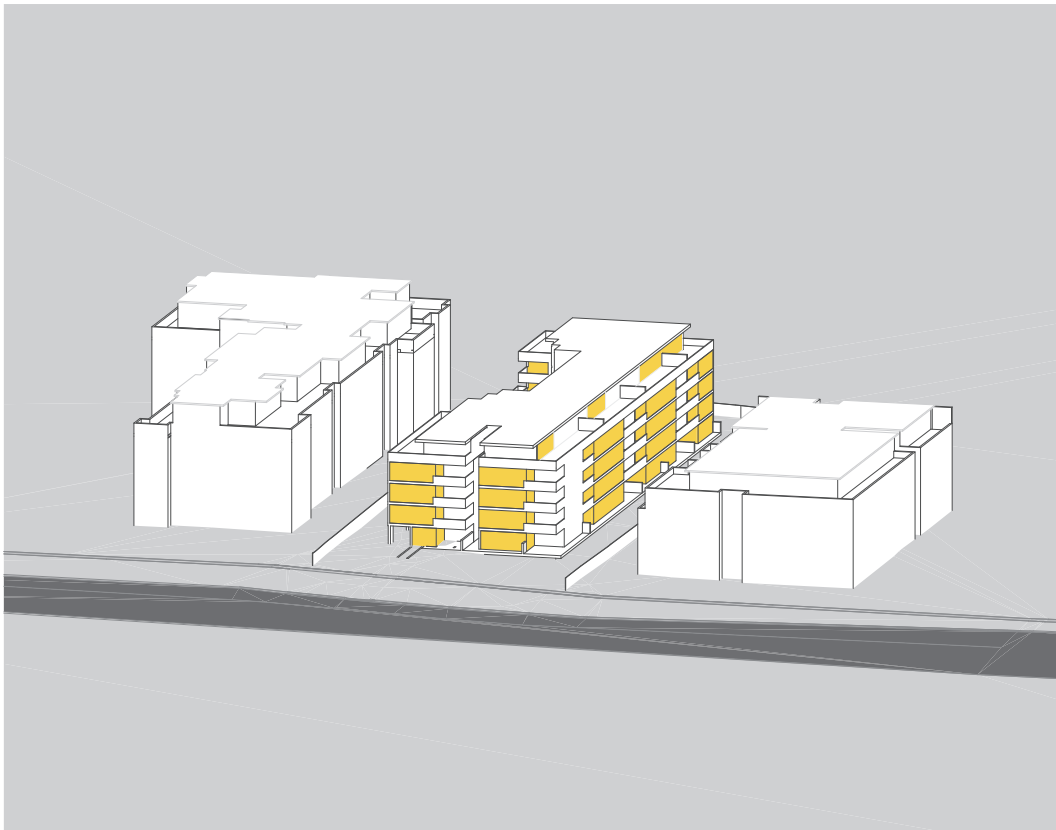
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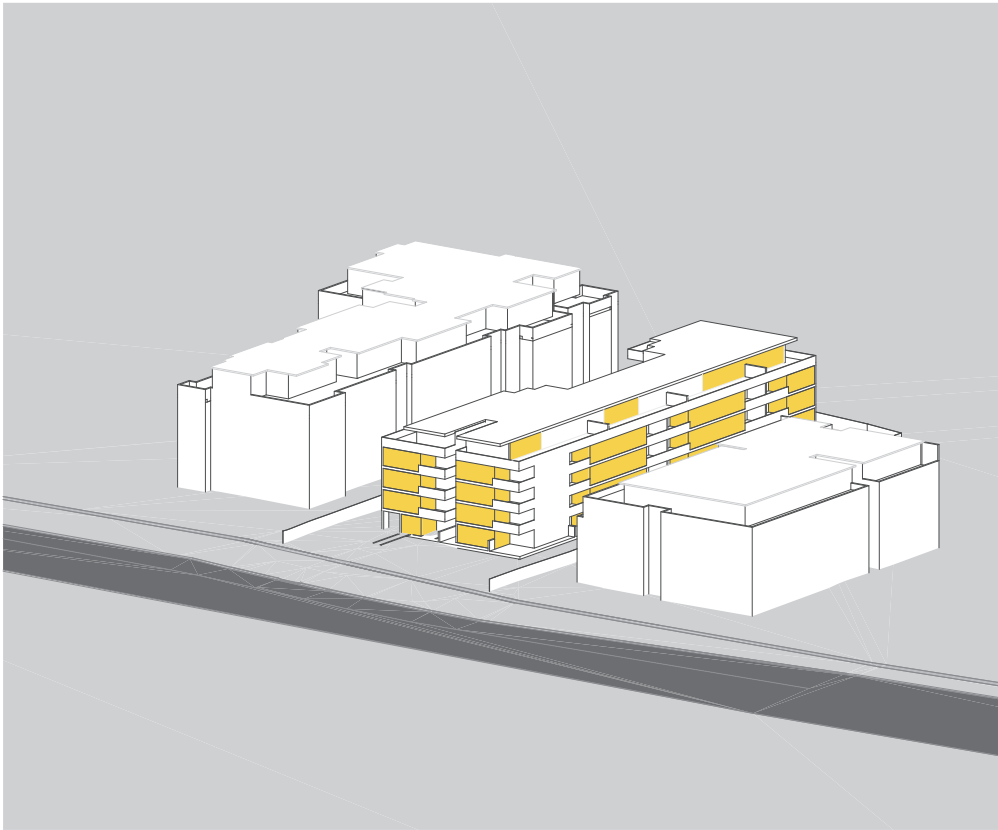
ISSUE:
A



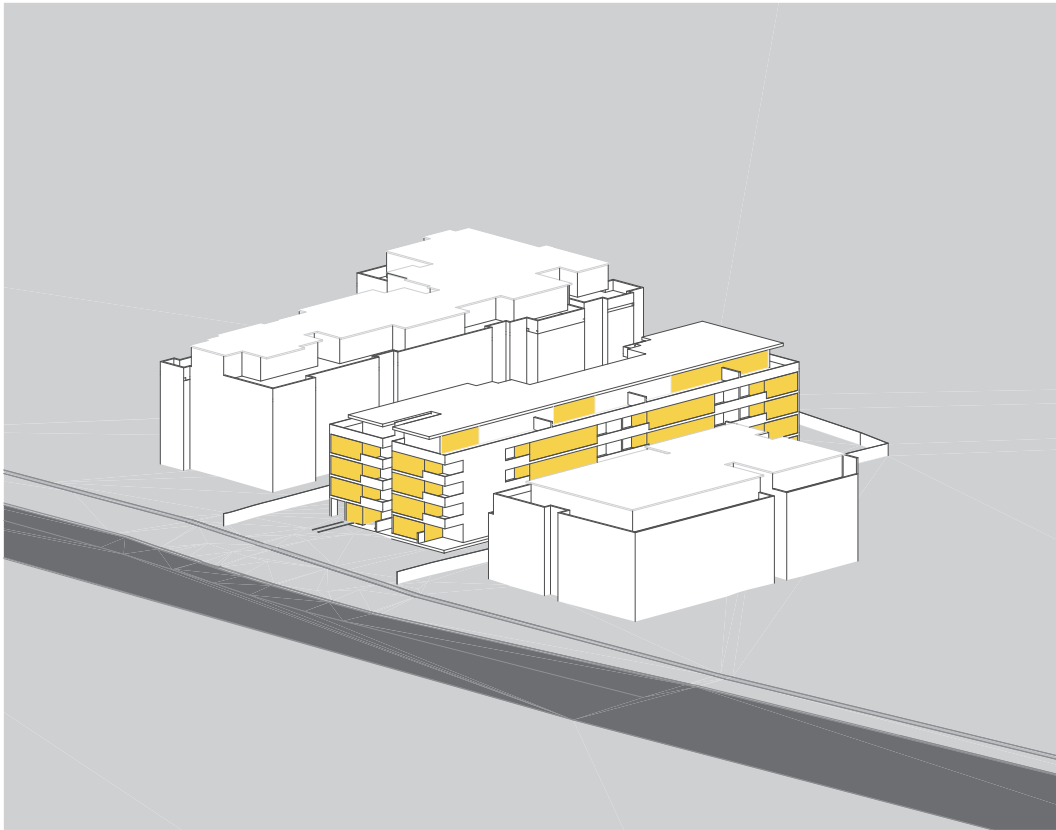
12PM 21 JUNE



1PM 21 JUNE

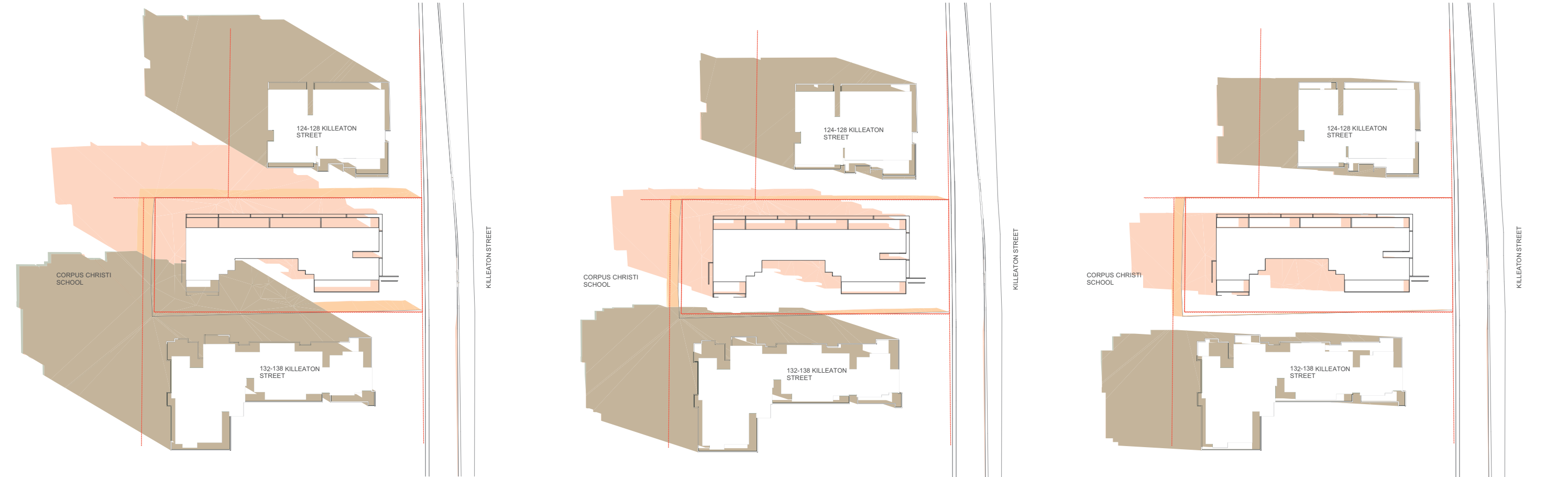


2PM 21 JUNE



3PM 21 JUNE

LIVING AREA

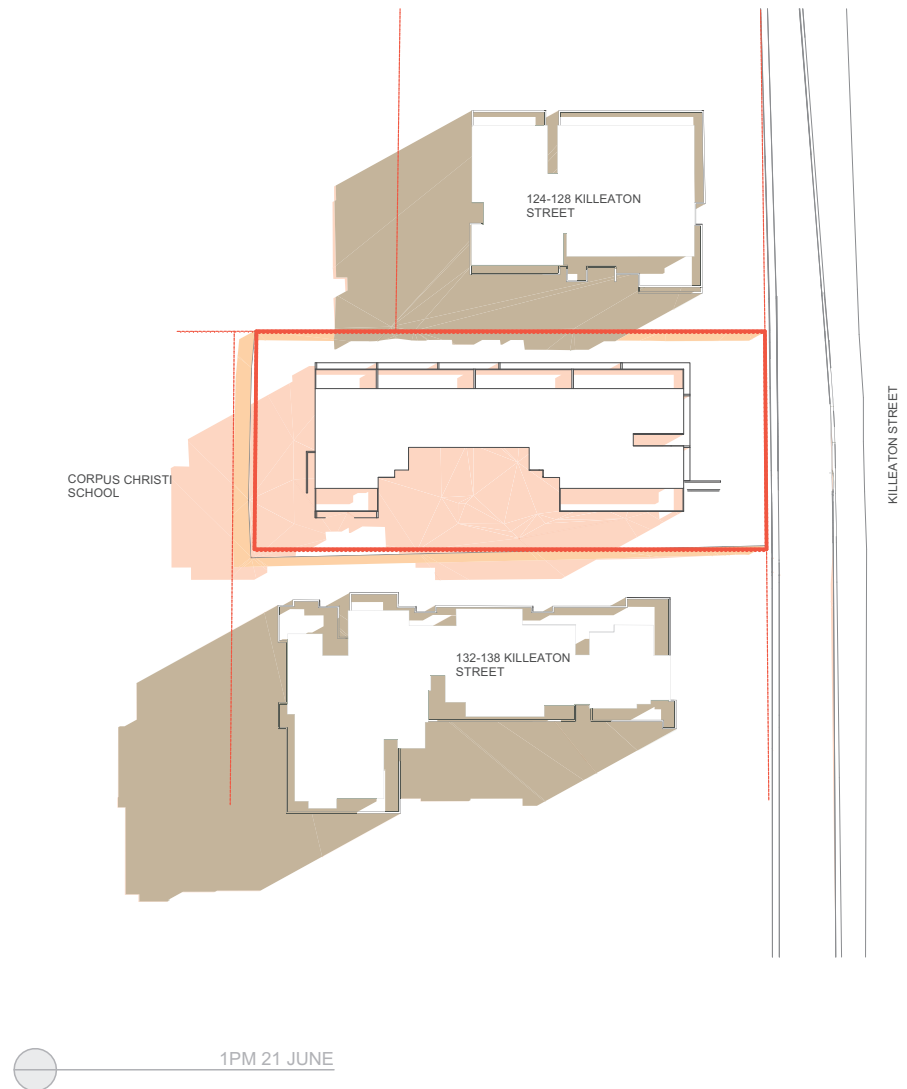
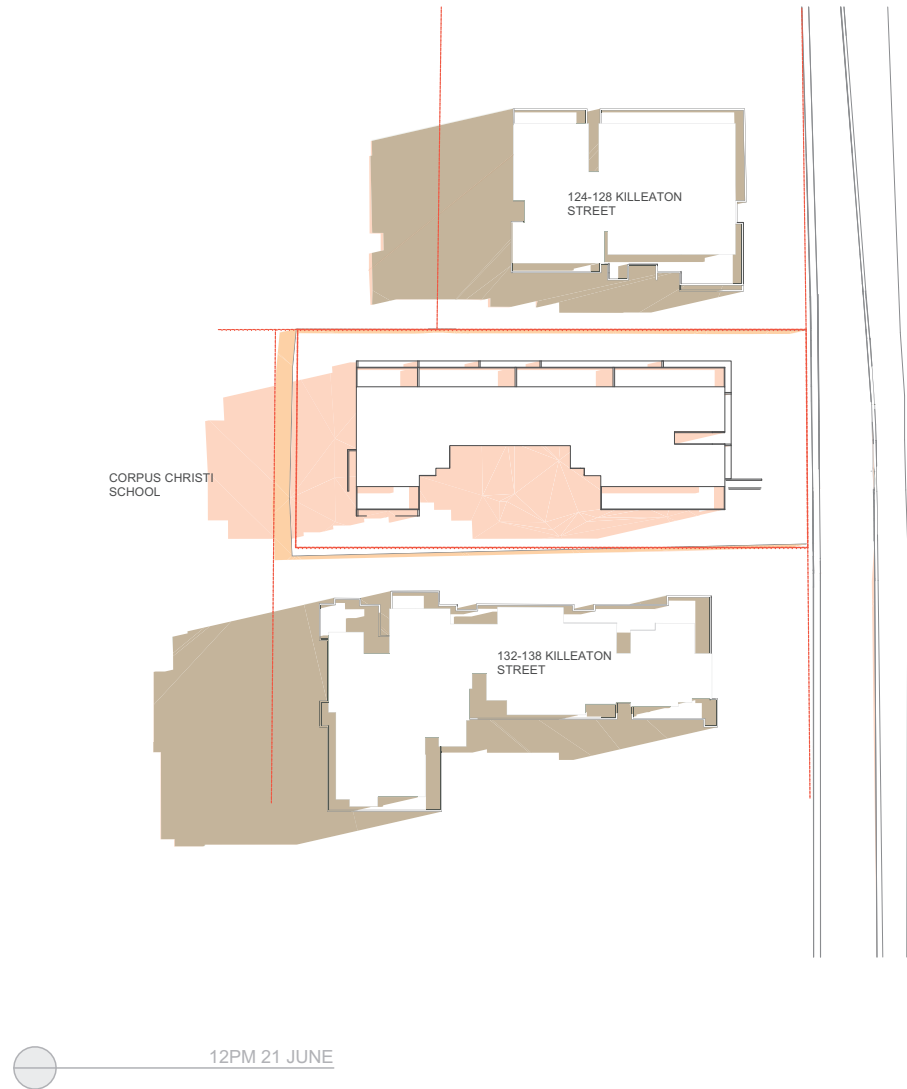


9AM 21 JUNE

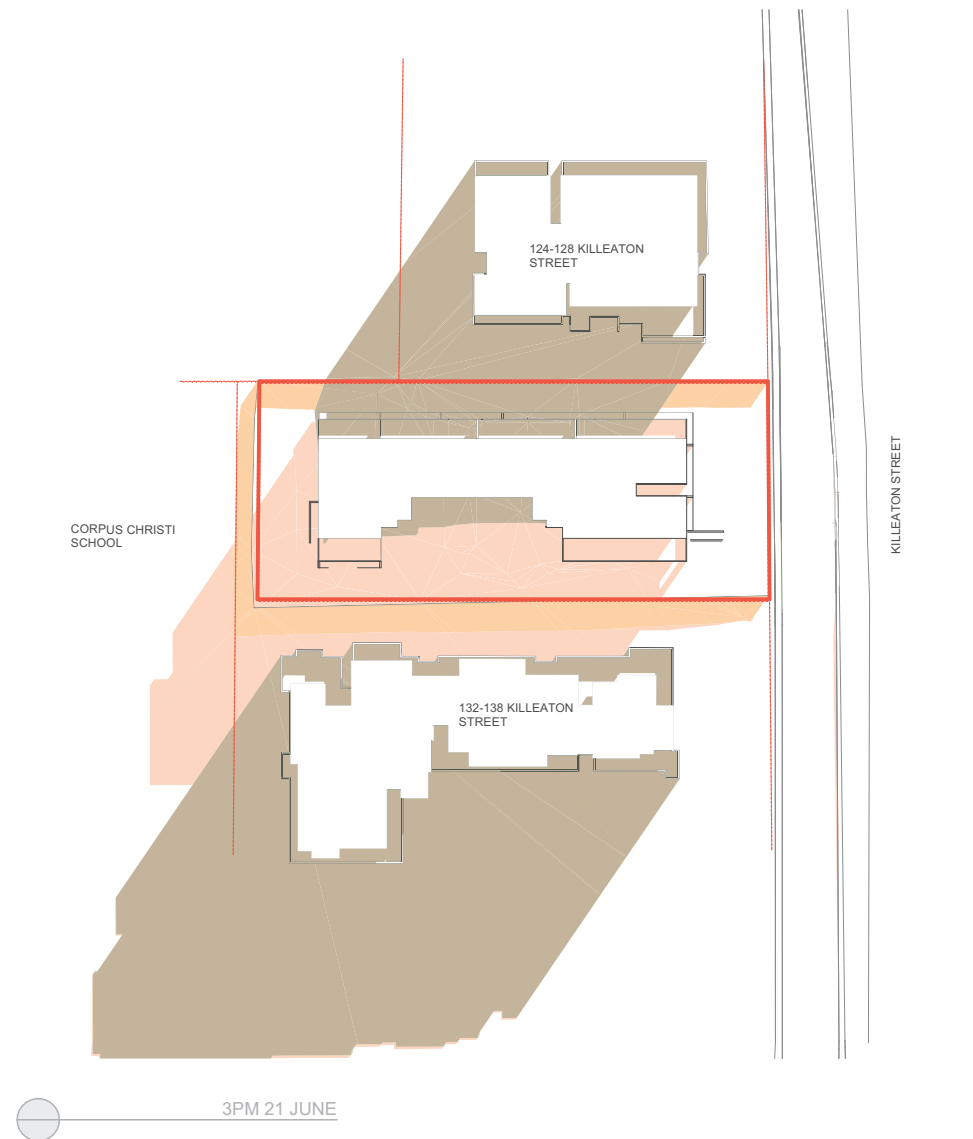
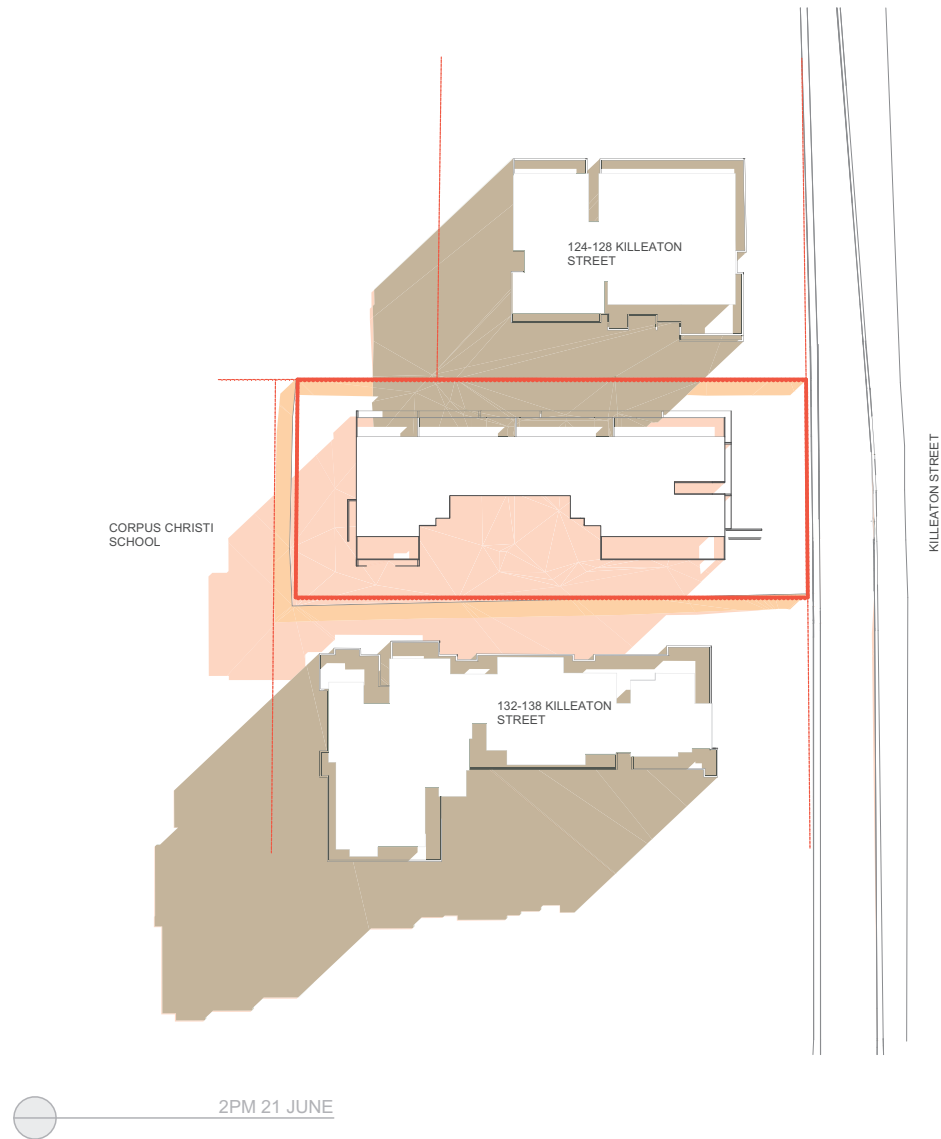
10AM 21 JUNE

11AM 21 JUNE

- EXISTING FENCE
- NEIGHBOUR SHADOWS
- PROPOSED BUILDING SHADOWS



- EXISTING FENCE
- NEIGHBOUR SHADOWS
- PROPOSED BUILDING SHADOWS



- EXISTING FENCE
- NEIGHBOUR SHADOWS
- PROPOSED BUILDING SHADOWS