

# ENVIRONMENTAL ASSESSMENT REPORT

## 12-38 AND 40 BONAR STREET AND 5 LOFTUS STREET, ARNCLIFFE



**Meriton Apartments Pty Limited**  
Builders and Developers  
Level 11, 528 Kent Street  
SYDNEY NSW 2000

T: 9287 2888  
F: 9287 2777

OCTOBER 2009



## STATEMENT OF VALIDITY

### Submission of Environmental Assessment

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979.

### Environmental Assessment prepared by

<b>Name</b>	Walter Gordon
<b>Qualifications</b>	BA, MURP, Assoc. Dip. Valuation, MAPI
<b>Address</b>	Meriton Apartments Pty Ltd Level 11, 528 Kent Street SYDNEY NSW 2000
<b>In respect of</b>	12-40 Bonar Street and 5 Lotus Street, Arncliffe

### Applicant & Land Details

<b>Applicant</b>	Meriton Apartments Pty Ltd Level 11, 528 Kent Street SYDNEY NSW 2000
<b>Subject Site</b>	12-40 Bonar Street and 5 Lotus Street, Arncliffe
<b>Lot &amp; DP</b>	Lot 100, DP 706950; Lot E, DP 399131; and Lot 101, DP 706950
<b>Project Summary</b>	Project Application for a residential development including basement car parking, communal open space and a private gymnasium

### Environmental Assessment

An Environmental Assessment is attached.

### Declaration

I certify that I have prepared the contents of the Environmental Assessment in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and Regulation and that, to the best of my knowledge, the information contained in this report is not false or misleading.

<b>Signature</b>	.....
<b>Name</b>	Walter Gordon
<b>Date</b>	11 September 2009



## CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>i</b>
<b>1 INTRODUCTION .....</b>	<b>1</b>
1.1 BACKGROUND .....	1
1.2 STATUTORY CONTEXT .....	2
1.3 PROPOSED DEVELOPMENT .....	2
<b>2 SITE DESCRIPTION AND LOCATION .....</b>	<b>3</b>
<b>3 DESCRIPTION OF DEVELOPMENT PROPOSAL .....</b>	<b>5</b>
3.1 OVERVIEW .....	5
3.2 DETAILED DESCRIPTION .....	5
<b>4 THE DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS .....</b>	<b>7</b>
<b>5 KEY ISSUES .....</b>	<b>8</b>
5.1 PART 1: ENVIRONMENTAL PLANNING INSTRUMENTS AND GUIDELINES .....	9
5.2 PART 2: BUILT FORM .....	19
5.3 PART 3: URBAN DESIGN .....	19
5.4 PART 4: ENVIRONMENTAL AND RESIDENTIAL AMENITY .....	20
5.5 PART 5: CAR PARKING .....	20
5.6 PART 6: TRANSPORT AND ACCESSIBILITY .....	20
5.7 PART 7: ECOLOGICALLY SUSTAINABLE DEVELOPMENT .....	20
5.8 PART 8: CONTRIBUTIONS .....	20
5.9 PART 9: DRAINAGE .....	21
5.10 PART 10: UTILITIES .....	21
5.11 PART 11: STAGING .....	21
5.12 PART 12: CONTAMINATION .....	21
5.13 PART 13: CONSULTATION .....	21
<b>6 DRAFT STATEMENT OF COMMITMENTS .....</b>	<b>23</b>
6.1 PROPOSED MITIGATION AND MANAGEMENT OF RESIDUAL IMPACTS .....	23
6.2 STORMWATER MANAGEMENT .....	23
6.3 CONSTRUCTION IMPACTS .....	23
6.4 WASTE GENERATION AND COLLECTION .....	23
6.5 USE OF CRANES .....	23
6.6 MITIGATION OF AMENITY IMPACTS FROM CONSTRUCTION ACTIVITIES .....	24
<b>7 CONCLUSION .....</b>	<b>25</b>

## FIGURES

Figure 1: Location of subject site (shown dotted outline) .....	3
Figure 2: Aerial view of site (shown dotted outline) .....	4
Figure 3: LEP maximum height limits for the subject site .....	14
Figure 4: LEP maximum FSR limits for the subject site .....	15
Figure 5: Distance from northwestern corner of subject site to the main buildings of the heritage item .....	17

## ANNEXURE

1. Director General's Requirements
2. Survey Plan
3. Architectural Plans
4. Site Analysis Plan
5. Locality Context Plan
6. Photomontages
7. Landscape Plan
8. SEPP 65 Verification
9. Compliance Table - SEPP 65 Residential Flat Design Code
10. Compliance Table - Rockdale DCP 80
11. Acoustic Report
12. Arborist Report
13. BASIX Assessment
14. Environmental Site Assessment
15. Flood Report and Stormwater Management
16. Soil and Water Management Plan
17. Traffic and Parking Assessment
18. Waste Management Plan
19. Construction Management Plan
20. Quantity Surveyors Certificate
21. Crime Risk Assessment
22. Wind Environment Study



## EXECUTIVE SUMMARY

This Environmental Assessment report accompanies a Project Application under Part 3A of the Environmental Planning and Assessment Act, 1979. The report addresses the Director General's Requirements.

### Subject Site

The subject site is located at 12-38 and 40 Bonar Street and 5 Loftus Street, Arncliffe. It is bound by Hurst Street, to the south, Loftus Street, to the west, and Bonar Street, to the east.

The area surrounding the site is in transition due to the rezoning of the Bonar Street Precinct. Land to the south, on the other side of Hirst Street, is occupied by existing residential development comprising dwelling houses. Land to the north is occupied by the Arncliffe West Public School and associated grounds.

Land to the east and west is currently occupied by industrial buildings.

### Proposal

The proposed development seeks approval to:

- excavate the site and undertake dewatering of the site;
- construct basement levels with parking for 443 vehicles;
- erect four apartments buildings containing a total of 305 residential apartments; and
- undertake associated landscaping works.

### Key Issues

The assessment concludes that the proposal is generally consistent with the relevant controls. Where a variation is sought, it is concluded that the variation is acceptable. The development is consistent with the objects of the EP&A Act.

It is concluded that the proposal relates well to its approved future surroundings and will have an appropriate scale. No impact will result on views or overshadowing.

The development has been designed with extensive articulation and modulation to provide an interesting architectural form and will have a positive contribution to the streetscape. It is concluded that the proposal will have good acoustic and visual privacy. The apartments have good internal floor layouts and will provide a high level of amenity.

The subject site is located within close proximity to a railway connection and bus services to the CBD. During construction, the site will be secured to ensure that no conflicts occur with pedestrians. A construction management plan is submitted with the application and the draft Statement of Commitments contains methods to ameliorate impacts during construction.

A BASIX Certificate accompanies the application, which ensures that the development will be built to appropriate ESD standards.

The subject site has no heritage significance. An item of environmental heritage is located on a site to the northwest. The Environmental Assessment concludes that the proposal will be acceptable with respect to any heritage impacts.

The proposed development does not involve staging. The building will be erected in a single stage.

### **Potential Impacts**

The buildings will form a group that has been designed in accordance with the relevant planning controls. There will be no adverse impacts on surrounding properties.

The proposed development is well separated from existing surrounding dwelling houses and will not have any adverse impact on those surrounding properties.

### **Draft Statement of Commitments**

The draft Statement of Commitments contains all the necessary identification of issues and mitigation measures to be implemented during the construction phase. This has been prepared as a requirement by the Director General but also in recognition that such considerations need to be made to minimise any adverse impacts associated or arising from construction activities on the site.

### **Conclusion**

This Environmental Assessment concludes that the proposed development is well designed and is compliant with the requirements of the relevant planning controls. The report addresses all the Director General's Requirements. The proposed development should receive endorsement from the Department of Planning in the form of an approval.

# 1 INTRODUCTION

## 1.1 BACKGROUND

On 20 July 2009, a request was made to the Minister for Planning to declare the proposed development a Major Project under Part 3A of the Environmental Planning and Assessment Act, 1979.

On 14 August 2009, the Minister declared the proposal a 'Part 3A project' and the Department of Planning provided a copy of the Director Generals Environmental Assessment Requirements under Part 3A of the Environmental Planning and Assessment Act 1979 (as amended) (the Act). A copy of the Director Generals Environmental Assessment Requirements is at **Annexure 1**.

This Environmental Assessment Report accompanies a Project Application in accordance with the Act. The Project Application is accompanied with the relevant documentation listed under Stage 1 of the *"Draft Guidelines – Major Infrastructure and Other Projects under Part 3A of the Environmental Planning and Assessment Act"*, as detailed below.

Application Requirement	Documentation
(a) A written graphical description of the project and any ancillary components, including relevant preliminary plans.	Written description - Section 3. Graphical plans - <b>Annexure 3, 6 and 7</b> .
(b) The location(s) and a map identifying the site(s) / alignment / corridor.	Section 2.
(c) The capital investment value and other relevant information in relation to parameters set out in the major project SEPP for determining whether Part 3A applies to the project.	<b>Annexure 20</b> contains a Quantity Surveyor's report.
(d) The planning provisions applying to the site and whether the project is permitted under the prevailing EPI.	Section 5.1.
(e) The views of other agencies, local Council or the community if known.	Section 5.9.
(f) List any other approvals required in particular if a licence from the Dept Environment and Conservation under the Protection of the Environment Operations Act is required.	Not applicable. No additional approvals required.
(g) If relevant, justification as to why the project should be considered to be a major project under Part 3A taking into consideration the relevant criteria.	Section 1.2.
(h) Preliminary assessment to identify the likely environmental issues.	Section 6.
(i) Completed application form.	Lodged with documentation.
(j) The prescribed application fee.	Lodged with the application.
(k) Number of copies.	Noted.
(l) Any other matters required by the director-general, following consultation with the Department.	Noted. Will be provided where required.

## 1.2 STATUTORY CONTEXT

The Capital Investment Value of the proposed development exceeds \$100 million and in accordance with Clause 6(1)(a) of State Environmental Planning Policy (Major Projects) 2005, the development is therefore of a type to which Part 3A of the EP&A Act, 1979 applies.

The proposed development has a capital value of \$112,824,422. Details are provided in the Quantity Surveyors Certificate at **Annexure 20**.

In accordance with Clause 6 of SEPP (Major Projects) the proposed development is considered to come within the major project assessment procedures.

## 1.3 PROPOSED DEVELOPMENT

The proposed development seeks approval to:

- excavate the site and undertake dewatering of the site;
- construct basement levels with parking for 443 vehicles;
- erect four apartments buildings containing a total of 305 residential apartments; and
- undertake associated landscaping works.



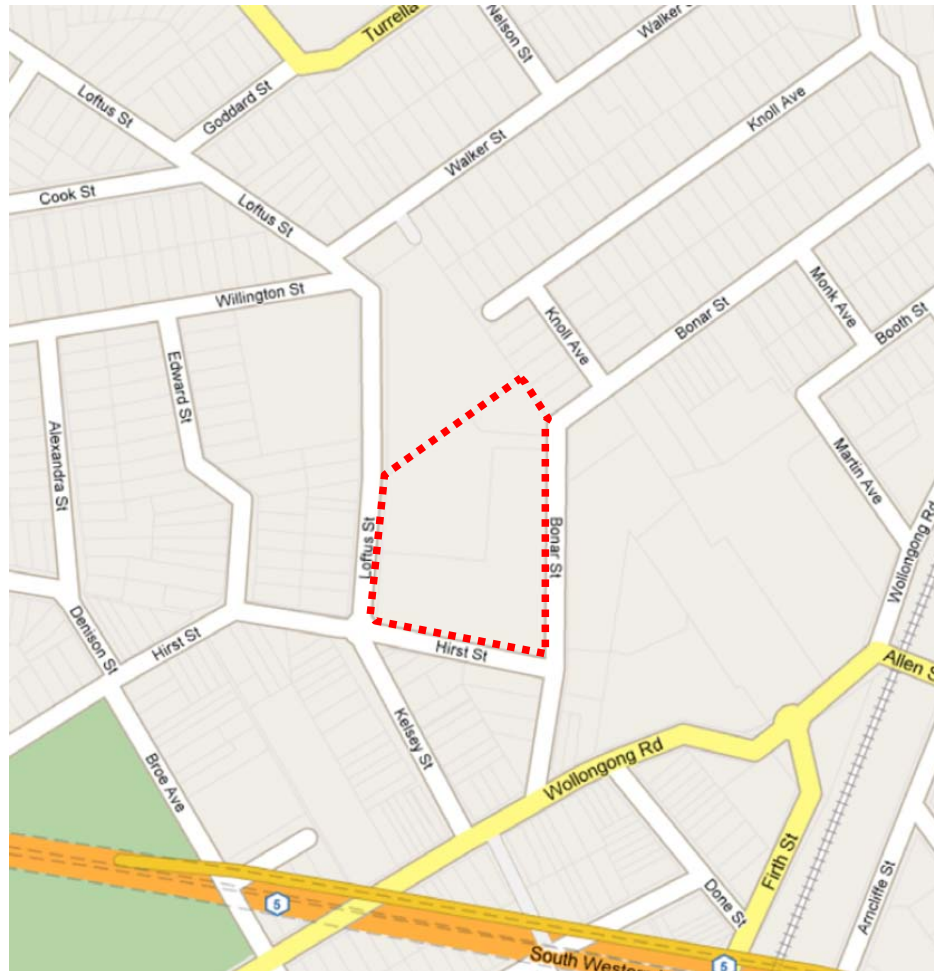
## 2 SITE DESCRIPTION AND LOCATION

The subject site is located at 12-38 and 40 Bonar Street and 5 Loftus Street, Arncliffe. It is bound by Hurst Street, to the south, Loftus Street, to the west, and Bonar Street, to the east. The location of the site is shown in **Figure 1** and an aerial view of the site is shown in **Figure 2**.

The legal details for the site are as follows:

Address	Legal Details	Title Area
12-38 Bonar Street, Arncliffe	Lot 100, DP 706950	9,152 sqm
40 Bonar Street, Arncliffe	Lot E, DP 399131	1,334 sqm
5 Loftus Street, Arncliffe	Lot 101, DP 706950	5,833 sqm

A site survey plan is at **Annexure 2**, which shows that the site has a surveyed land area of 16,326 sqm.



**Figure 1: Location of subject site (shown dotted outline)**

The site falls generally to the southeast. Its highest point is at RL 12.6, at the southwestern corner, and its lowest point is at RL 9.0, at the southeastern corner.

The site is currently occupied by a series of warehouse, light industrial and office buildings and associated paved areas. None of the buildings are architecturally significant and the site does not contain any heritage. There are trees scattered on the site, which are identified in the survey plan provided with the application and discussed in the Arborist Report at **Annexure 12**.



**Figure 2: Aerial view of site (shown dotted outline)**

The area surrounding the site is in transition due to the rezoning of the Bonar Street Precinct. Land to the south, on the other side of Hirst Street, is occupied by existing residential development comprising dwelling houses. Land to the north is occupied by the Arncliffe West Public School and associated grounds.

Land to the east and west is currently occupied by industrial buildings.

### 3 DESCRIPTION OF DEVELOPMENT PROPOSAL

#### 3.1 OVERVIEW

The proposed development seeks approval to:

- excavate the site and undertake dewatering of the site;
- construct basement levels with parking for 443 vehicles;
- erect four apartments buildings containing a total of 305 residential apartments; and
- undertake associated landscaping works.

The proposed development incorporates the elements contained in the table below.

The proposed development is shown on a reduced copy of the drawings that can be found at **Annexure 3**.

ELEMENT	PROPOSED DEVELOPMENT
Site Area	16,326 m <sup>2</sup>
Total Floor Space	32,558 m <sup>2</sup>
FSR	1.99:1
Height	6-7 storeys
Units	5 x Studio 37 x 1-bedroom 239 x 2-bedroom 24 x 3-bedroom <b>305 units</b>
Parking	443 car parking spaces

#### 3.2 DETAILED DESCRIPTION

##### 3.2.1 PARKING LEVEL 1

Parking Level 1 accommodates car parking, bicycle/motorcycle parking, secure apartment storage, stormwater tank, lifts, fire egress stairs and plant for the development.

This basement level is located wholly below ground level and it is accessed by vehicles via internal ramps.

The basement has been set back from the boundaries of the site to provide a deep soil area for mature tree growth.

##### 3.2.2 GROUND LEVEL

Due to the sloping topography of the site, Ground Level provides car parking at the western side of the site (beneath Buildings A and B) and dwellings on the eastern side of the site (beneath Buildings C and D).

The basement parking area is accessed at this level from a vehicular crossing at a centrally located position on Hirst Street. An additional vehicular access point is located on Bonar Street, at the northeastern corner of the site.

The central garbage storage/collection area and loading facilities are located at this level and are accessed via the Hirst Street vehicle entrance. Sufficient headroom is provided for access by Council's garbage truck (refer to the Traffic Report provided at **Annexure 17**). The basement areas of the building contain a number of 'satellite' garbage rooms. Waste is transferred from these rooms to the central garbage collection area on waste collection days by the building manager.

Areas of communal landscape podium surround the dwellings on the eastern side of the site at this level.

### 3.2.3 LEVELS 1 TO 7

Levels 1 to 7 of the development contain residential apartments. Due to the sloping topography, the top storey of Buildings C and D is Levels 5 and 6, and the top storey of Buildings A and B is Levels 6 and 7 (Buildings B and C have a height of 6 storeys from ground level and Buildings A and D have a height of 7 storeys from ground level).

The mix of the apartments is shown in the table under section 3.1, above. The apartments comprise a mix of cross-over (mansionette) and single level floorplans. All apartments are provided with courtyards (if at ground level) or balconies to offer high levels of occupant amenity. The design of the buildings and the layout of the apartments will ensure that generous solar access and natural ventilation is achieved.

### 3.2.4 LANDSCAPING

The proposal contains a large central courtyard podium area that is landscaped with hard and soft areas. Large deep soil areas will ensure stormwater infiltration and provide a place of establishment of mature landscaping.

The landscape plan also shows treatments to the areas surrounding the private courtyard spaces and the frontages to Hirst, Loftus and Bonar Streets.

The design of the proposed landscaping is shown on the drawings at **Annexure 7**.

### 3.2.5 COLOURS AND MATERIALS

The colours and materials have been exclusively selected by Tony Caro Architecture. The proposed development has been designed to incorporate and display a soft and modern palette of colours and materials. The building will contain a careful balance of materials incorporating masonry, glass, metal and cladding.

The proposed building finishes are shown on the architectural plans at **Annexure 3** and the photomontages at **Annexure 6**.

## 4 THE DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

The table below addresses the General Requirements of the Director General.

REQUIREMENT	COMMENT / REFERENCE
1. An Executive Summary	An Executive Summary is at the beginning of this report, at page i (before the Introduction).
2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding development.	A site analysis is at <b>Annexure 4</b> . A description of the existing and surrounding development as well as aerial photographs is at section 2 of this report.
3. A thorough description of the proposed development.	Section 3 of this report contains a full description of the proposed development.
4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed.	Section 5 contains an assessment of the proposal against the key issues and includes a summary table of response to the issues.
5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise and potential impacts of the project.	Section 5 contains an assessment and consideration of all potential environmental impacts. Section 6 contains the draft Statement of Commitments for the proposed development.
6. The plans and documents outlined in the DG requirements.	All required plans and documents have been provided with the Environmental Assessment.
7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.	The page following the front cover of the report includes a signed statement declaring that the report does not contain false or misleading information.
8. A Quantity Surveyors Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP).	<b>Annexure 20</b> contains a Quantity Surveyor's report.
9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	A conclusion is at section 7 of the report. It is concluded that the proposal is acceptable and should be supported with approval.



## 5 KEY ISSUES

This section of the Environmental Assessment Reports addresses each of the Key Issues identified in the Director General's Requirements. The table below provides a summary and response relating to each Key Issue.

KEY ISSUE	RESPONSE
1) <i>Relevant EPI's policies and guidelines to be addressed.</i>	Section 5.1 below contains an assessment of the proposal against the relevant planning controls for the site. The assessment concludes that the proposal is generally consistent with the relevant controls. Where a variation is sought, it is concluded that the variation is acceptable. The development is consistent with the objects of the EP&A Act.
2) <i>Built form.</i>	Section 5.2 below contains an assessment of the proposal with respect to built form and scale. It is concluded that the proposal relates well to its approved future surroundings and will have an appropriate scale. No impact will result on views or overshadowing.
3) <i>Urban Design.</i>	Section 5.3 below contains an assessment of the proposal relating to urban design. The development has been designed with extensive articulation and modulation to provide an interesting architectural form and will have a positive contribution to the streetscape.
4) <i>Environmental and Residential Amenity.</i>	Section 5.4 below contains an assessment of the proposal relating to environmental and residential amenity. It is concluded that the proposal will have good acoustic and visual privacy. The apartments have good internal floor layouts and will provide a high level of amenity.
5) <i>Car Parking.</i>	Section 5.5 below provides details on the car parking provisions on the site and the local public transport options.
6) <i>Transport and Accessibility.</i>	Section 5.6 below contains an assessment of the proposal relating to transport and accessibility. The subject site is located within close proximity to a railway connection and bus services to the CBD. During construction, the site will be secured to ensure that no conflicts occur with pedestrians.
7) <i>Ecologically sustainable development (ESD).</i>	Section 5.7 below contains an assessment of the proposal relating to ESD principles. A BASIX Certificate accompanies the application, which ensures that the development will be built to appropriate ESD standards.
8) <i>Contributions.</i>	Section 5.8 below contains an outline of the developer contributions that are payable under the proposed development.
9) <i>Drainage.</i>	Section 5.9 address issues relating to flooding on/around the site and the proposed stormwater drainage of the site.
10) <i>Utilities.</i>	The connection of all relevant services will occur to all buildings on the site in a coordinated manner. Details are provided at Section 5.10.
11) <i>Staging.</i>	The proposed development does not involve staging. The building will be erected in a single stage.

KEY ISSUE	RESPONSE
12) Contamination.	Section 5.12 provides details in relation to contamination and SEPP 55.
13) Consultation.	Section 5.13 below contains a summary of the consultation that has been undertaken relating to the proposed development.

## 5.1 PART 1: ENVIRONMENTAL PLANNING INSTRUMENTS AND GUIDELINES

### 5.1.1 OBJECTS OF THE EP&A ACT

The following table contains an assessment of the proposal against the objects of the EP&A Act, as contained in Clause 5 of that Act. The assessment concludes that the proposal is consistent with the objects of the Act.

OBJECT	EVALUATION	CONSISTENCY
(a) to encourage:		
(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,	The proposal involves construction of high quality apartments that will be sensitive to the surroundings. The addition of new housing will be of benefit to the economic welfare of the community.	Yes
(ii) the promotion and co-ordination of the orderly and economic use and development of land,	To proposed development involves the construction of apartments in a manner that is compliant with the relevant planning controls.	Yes
(iii) the protection, provision and co-ordination of communication and utility services,	The proposed development will utilise the existing available communications infrastructure that is available in the area.	Yes
(iv) the provision of land for public purposes,	The proposed development includes communal open space for the use of the residents on the site.	Yes
(v) the provision and co-ordination of community services and facilities, and	The proposed development does not include any community facilities.	N/A
(vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and	The proposed development will not adversely interfere with any known threatened flora or fauna communities in the area.	Yes
(vii) ecologically sustainable development, and	The proposed development has been designed to comply with BASIX to ensure sustainability.	Yes
(viii) the provision and maintenance of affordable housing, and	The proposed addition of housing stock to the area will increase supply and provide greater housing choice, which positively contributes to affordability factors.	Yes

OBJECT	EVALUATION	CONSISTENCY
<i>(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and</i>	The proposed development is to be assessed by the State with consideration to local Council controls, which promotes the sharing of responsibility.	Yes
<i>(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.</i>	The proposed development is to be publicly notified for comment.	Yes

### 5.1.2 SEPP (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the subject site and requires the submission of a BASIX Certificate with the development application. A BASIX Certificate is at **Annexure 13**.

### 5.1.3 SEPP 65 – DESIGN QUALITY OF RESIDENTIAL FLAT BUILDINGS

#### Objectives

This Policy applies to residential flat building developments of three or more storeys comprising four or more self-contained dwellings. The Policy is a matter for consideration in assessment of development applications for residential flat buildings 3-storeys and above.

The Policy aims to improve the design quality of residential flat developments in New South Wales as: -

- To contribute to the sustainable development of New South Wales;
- To achieve a better built form and aesthetic of buildings, of the streetscape and the public spaces they define;
- To better satisfy the needs of all members of the community including those with disabilities;
- To maximise amenity, safety and security of the occupants and the community;
- To conserve the environment and to reduce greenhouse gas emissions.

#### Application

Clause 30(2) of the Policy stipulates as follows:

*“(2) In determining a development application for consent to carry out residential flat development, a consent authority is to take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration):*

- (a) the advice (if any) obtained in accordance with subclause (1), and*
- (b) the design quality of the residential flat development when evaluated in accordance with the design quality principles, and*
- (c) the publication Residential Flat Design Code (a publication of the Department of Planning, September 2002).”*



**Annexure 8** contains the Design Verification Statement for the development, as required by Section 50 of the Environmental Planning and Assessment Regulation, 2000. **Annexure 8** also contains an assessment against the 10 Design Principles of the Policy.

### **Residential Flat Design Code**

At **Annexure 9** is a table that outlines the compliance of the proposed development against the relevant guidelines contained in the SEPP 65 Residential Flat Design code. The assessment in that table demonstrates that the proposed development is generally compliant with the policy and is consistent with its aims and objectives.

#### **5.1.4 DRAFT SOUTH SUB-REGIONAL STRATEGY**

The Draft South Sub-Regional Strategy is intended to guide land-use planning until 2031 in the Canterbury, Hurstville, Kogarah, Marrickville, Rockdale and Sutherland local government areas. Key directions include:

- Retaining and protecting strategic employment lands to help provide jobs close to home
- Strengthening the existing Hurstville commercial centre and promoting Kogarah as a Major Centre
- Planning for employment growth at Sydney Airport and Environs
- Identifying opportunities for renewal around centres and provide a greater mix of housing
- Protecting the subregion's environment and lifestyle

The Subregional Strategy translates objectives of the NSW Government's Metropolitan Strategy and State Plan to the local level.

The parts of the Draft Strategy that are relevant in the assessment of the proposal are Housing and Economy and Employment. Consideration is given to the provisions of these parts of the Draft Strategy in the following paragraphs.

In terms of Housing, the proposed development will help to achieve the extra 7,000 dwellings targeted for the Rockdale City Council area. The proximity of the site to shopping, transport and recreational facilities is consistent with the aims of the Strategy. The apartments will be constructed to comply with the sustainability requirements of BASIX, which is also consistent with the sustainability objectives of the Strategy. Housing choice and affordability will be promoted by providing a market-responsive unit mix and an increase in local housing supply.

In terms of Economy and Employment, the Strategy identifies that the site is not a preferred location for industry because of the potential for landuse conflicts with the schools and also because of restricted access due to narrow streets.

The proposed development is considered to be generally consistent with the aims and objectives of the Draft South Sub-Regional Strategy.

### 5.1.5 ROCKDALE LOCAL ENVIRONMENTAL PLAN 2000

#### Zoning

The subject site is zoned Residential 2(d) – High Density Residential pursuant to Rockdale Local Environmental Plan 2000, as amended by Amendment No.29 ‘gazetted’ on 31 October 2008.

Clause 28 provides the objectives of the 2(d) zone and development that is permissible in the zone. It is proposed to erect ‘*residential flat buildings*’ on the site, which is a permissible form of development in the zone.

An assessment against the objectives of the zone is contained in the following table.

OBJECTIVE	ASSESSMENT
a) <i>to take advantage of existing public transport infrastructure at the Wolli Creek, Arncliffe and Turrella railway stations by encouraging land within the zone to be developed to its optimum potential in an orderly and efficient manner, but only where high quality design is achieved for the public and future occupants of the land, and</i>	Arncliffe railways station is located within 400 metres to the southeast of the subject site. The development of the site for multi-units housing promotes the use of public transport by virtue of its close proximity to the railway station.
b) <i>to promote development of the land for predominantly residential purposes, due to its proximity to existing public transport and existing residential areas and the constraints of the local road system, and</i>	The proposal involves the erection of four residential flat buildings. No commercial component is proposed.
c) <i>to allow limited development of the land for non-residential purposes where it will not significantly impact on the traffic capacity of the road network and will not have an adverse impact on residential development, and</i>	The proposed development does not include any non-residential component.
d) <i>to allow retail development of the land only if it is small in scale and is intended to serve the immediate neighbourhood, and</i>	The proposed development does not include any non-residential component.
e) <i>to require all new buildings to achieve a high standard of urban design from the general public and occupants’ viewpoints, and</i>	The proposal has been designed to ensure that the buildings will have a high quality presence on the streetscape. Each building is extensively articulated with the use of balconies and window placement. A blend of colours and materials will provide further visual interest to the buildings.
f) <i>to require residential development within the zone to include areas of useable open space within their sites where the design and size of the space, and solar access to it, will be of benefit to the occupants, and</i>	The site has large areas of communal open space and private open space to meet the requirements of the relevant planning controls. All open space areas have been designed and located to maximise access to sunlight and provide the highest level of amenity.

OBJECTIVE	ASSESSMENT
g) <i>to preserve, where possible, reasonable views and outlooks from, and solar access to, existing and prospective residential development in the vicinity, and</i>	The buildings have been designed, orientated and separated to ensure maximum solar access to the proposed apartments. These design characteristics will also ensure that views and outlook from the proposed apartments is maximised.  The level of overshadowing caused by the development on adjoining properties is considered to be acceptable.
h) <i>to provide for adequate vehicular and pedestrian circulation and access and to ensure streetscapes will be of a high visual standard, and</i>	The proposed development includes two vehicle entry points into the basement parking areas. The car parking and circulation areas have been designed to comply with the relevant Australian Standard. The location of the vehicle entrances has been selected to complement the visual amenity of the development.
i) <i>to ensure that future development in the zone will meet environmental requirements relating to flood prone land, stormwater management, waste management, noise and vibration, air and water quality and energy efficiency, and</i>	The design of the buildings has been influenced by the flood potential characteristics of the site.  All waste collection activities will occur within the basement of the building, which will ensure that noise and odours are contained.  The development has been designed to comply with BASIX and a Certificate is at <b>Annexure 13</b> .
j) <i>to provide for the environmental protection of the Wolli Creek wetlands and Cooks River by requiring development to meet appropriate water quality standards for stormwater, and</i>	The proposed stormwater plan is at <b>Annexure 15</b> . It has been designed to meet all relevant requirements.
k) <i>to ensure that development within the zone will have due regard to, and enhance the heritage significance and setting of, any heritage items within or adjacent to the zone through appropriate building design and landscaping.</i>	A heritage item is located on the western side of Loftus Street, opposite the site (see details below). The proposal has been designed to comply with the requirements of Council's planning controls and, therefore, it is considered that this context would have already been anticipated. In any case the heritage item does not bear any immediate visual relationship with the subject site.

### **Road Widening**

The subject site is affected by road widening and as such portions of the site fronting Hirst Street and Bonar Street are zoned 7(d) – *Local Road Reservation* under Rockdale LEP 2000. The development proposes to widen Hirst and Bonar Streets in accordance with Clause 53 of RLEP 2000 and DCP No.80 – Bonar Street, and as such, the requirements of RLEP 2000 are met (the 7(d) zone does not contain any objectives to respond to). Detailed civil drawings are provided at **Annexure 15** for the required road widening.

## Height

Pursuant to clause 35A(2A), the maximum heights for development on the site are shown on the map at Figure 3, below. The map shows that the site has height limits of 15 and 21 metres.



**Figure 3: LEP maximum height limits for the subject site**

The maximum heights for each building are shown in following table.

Building	Parapet Height	Plant Height
A	Level 6: 19.6 – 20.8 metres Level 7: 22.8 – 24.0 metres	Level 6 Plant: 22.2 metres Level 7 Plant: 25.0 metres
B	Level 4: 14.0 – 15.4 metres Level 6: 19.8 – 22.0 metres	22.0 metres
C	Level 4: 14.0 – 16.0 metres Level 6: 19.6 – 22.0 metres	22.0 metres
D	Level 4: 13.0 metres Level 6: 19.6 – 20.4 metres Level 7: 22.6 – 25.0 metres	25.0 metres

The above table shows that some variation is sought to the height limit control. The proposed variation to the height control is discussed in Section 5.1.7 of this report.

### **Floor Space Ratio**

Pursuant to clause 35A(2A), the maximum floor space ratio for development on the site is shown on the map at Figure 3, below. The map shows that the entire site has a maximum permissible floor space ratio of 2:1.



**Figure 4: LEP maximum FSR limits for the subject site**

The proposal has a gross floor area of 32,558 sqm and a floor space ratio of 1.99:1, which complies with the requirements. Refer to FSR calculations provided in the drawing set at **Annexure 3**.

### **Flooding and Vehicular Access**

Clause 35A(2F) contains provisions relating to erection of dwellings in respect of flooding and vehicular access. The clause states as follows:

*Consent must not be granted to the erection of a dwelling, or a building to be used as a shop or commercial premises, on land in the Bonar Street Precinct development site unless the consent authority is satisfied that:*

- (a) any works necessary to adequately protect the land from flooding have been, or will be, provided, and*
- (b) satisfactory vehicular access to the land has been, or will be, provided.*

Provided with the application is full details of future road layouts and flood mitigation works in and around the site. A copy of the report and relevant plans is attached at **Annexure 15** of this statement.

### **Development Adjacent to Industrial Premises**

Clause 35A(2G) contains provisions relating to erection of dwellings adjacent to existing industrial premises. The clause states as follows:

*Consent must not be granted to the erection of a dwelling on land in the Bonar Street Precinct development site that is adjacent to industrial premises unless the consent authority has considered whether or not:*

- (a) any residents of the dwelling will be adversely and materially affected by the use of the industrial premises, and*
- (b) the use of the industrial premises will be adversely and materially affected by the proximity of the dwelling.*

Existing industrial land uses that surround the site will be gradually removed following the redevelopment of the locality as anticipated by the Bonar Street DCP. An Acoustic Report is attached at **Annexure 11** of this Statement, which concludes that noise related impacts on future residents will be reasonable and in accordance with Australian Standards.

### **Heritage**

The subject site is in the vicinity of a heritage item listed in Schedule 1 of the LEP. The item is identified as 'Cairnsfoot' and is located to the northwest of the subject site, on the west side of Loftus Street.

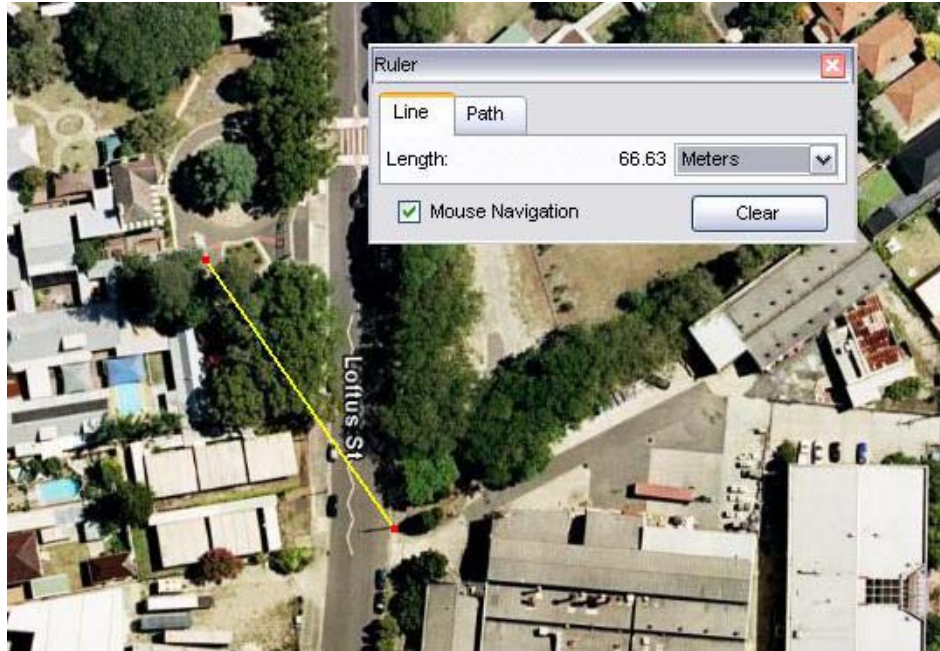
Clause 60 contains the following provision in respect of development in the vicinity of heritage items:

*The consent authority must take into consideration the likely effect of the proposed development on the heritage significance of a heritage item, heritage conservation area, archaeological site or a potential archaeological site, and on its setting, when determining an application for consent to carry out development on land in its vicinity.*

The boundary of the land containing the heritage item is located opposite the northwestern corner of the subject site. However, that part of the land located opposite the subject site is occupied by transportable school buildings and car parking.

The significant elements of the heritage item are located some 60 metres away from the corner of the subject site, as shown in **Figure 5**. This is considered to be a generous distance and ensures that the proposed development will have no visual relationship with the heritage item. Accordingly, no adverse impact will result.





*Figure 5: Distance from northwestern corner of subject site to the main buildings of the heritage item*

#### 5.1.6 DEVELOPMENT CONTROL PLAN No.80 – BONAR STREET PRECINCT

##### Development Control Plan No.80 – Bonar Street Precinct

Development Control Plan No.80 – Bonar Street Precinct (DCP) applies to the subject site. The DCP provides detailed development provisions, which complement the provisions of the Rockdale LEP. The DCP aims to achieve a high quality urban development on land in the Bonar Street Precinct.

**Annexure 10** contains an assessment against the relevant provisions of the DCP including those contained within the Residential Apartment Improvement Strategy (RAIS). The assessment shows that the proposed development is consistent and compliant with the objectives, performance criteria and the controls of the DCP.

#### 5.1.7 NATURE AND EXTENT OF NON-COMPLIANCES

Generally, Buildings B and C comply with the height limits. Up to Level 6, Buildings A and D also generally comply with the height limit. Some variation is sought where architectural expression has been added to the facades with the use of a staggered parapet. This architectural expression is considered a visually important characteristic of the buildings and should be regarded as an acceptable variation to the height limit. Variation to the height control is also sought in relation to the roof plant, which is set well back from the building elevations and will not be readily visible from the public domain.

An additional level has been added to parts of Buildings A and D. The purpose of adding the additional level to Buildings A and D relates to the floor space that can be achieved in the envelope control contained in DCP No.80. A floor space ratio of 2:1

permitted under clause 35A(2A) of the Rockdale LEP cannot be achieved in the building envelope contained in DCP No.80. To increase the supply of housing in the locality at affordable prices, with the permissible floor space ratio and height, a Development Application lodged to Council in March 2009 that included units outside of the DCP envelope. Rockdale City Council and the Design Review Panel did not support the units extending outside the building envelope where the internal common open space was reduced in area (refer to Rockdale City Council letter at **Annexure 1**).

A review of the proposed development was undertaken to determine where the permitted floor space could be allocated within the DCP envelope without impacting upon the future use of the internal common open space and ensuring that the amenity of adjoining residents and Arncliffe West Public School would not be overly reduced from an additional storey on all buildings.

Additional building height was seen as the most appropriate way to accommodate the permissible floor space in the development. To ensure appropriate solar access was maintained to adjoining residents, it was decided that Buildings A and D were most suitable to contain additional height without impacting on adjoining residents and the school.

Building A is located partly against the school and along Loftus Street. The siting of Building A casts shadows from a predominant northerly orientation. Therefore shadows between 9am-3pm generated by Building A would fall upon the road surface of Loftus Street and have no impact upon the school.

The height on Building A will be screened by existing trees along the School's southern boundary. The additional height and in particular at any level along the school boundary will have minimal privacy impacts, as students will predominantly be in the school grounds during day time hours when future residents will be at work or out on typical living errands. Future residents in Building A will be at home in the majority of cases when students have left the school, which creates a healthy environment in terms of protecting visual and acoustical privacy.

Opposite Building A along Loftus Street, industrial land is currently deferred from a residential zoning. The additional height on this part of Building A will have no impact in terms of privacy afforded to the current industrial use. Industrial workers will attend employment at a time when residents will be at work or out on typical living errands. Similarly, when residents return home in the evenings, industrial workers will no longer be present.

In terms of building form, the additional height on Building A along Loftus Street, will be consistent with the future residential character of apartments when the deferment in the LEP is lifted.

Building D was the next most suitable location for more height to accommodate the permitted floor space ratio. The additional height on Building D will not affect the solar access afforded to future residents along the eastern side of Bonar Street, when the land is developed for residential purposes. The orientation of Building D



from the north generates shadows between 9am-3pm that fall only upon the road surface of Bonar Street.

On the eastern side of Bonar Street, industrial land has also be rezoned for residential units to a height of 24m, which is higher than Building D (excluding the architectural features of the parapet and hoods). Accordingly, in terms of building form, the additional height of Block D will be consistent with the future character of the locality.

Any additional height to Buildings B and C was considered unsuitable due to the fact that dwelling houses are located opposite the site, on the southern side of Hirst Street. Additional height to these buildings would cause additional overshadowing and potential privacy impacts, which would be unsatisfactory. Accordingly, Buildings B and C have been designed to be generally compliant with the height controls for the site.

For these reason, the additional height is considered reasonable and will have no concerning impacts on surrounding uses or development.

## **5.2 PART 2: BUILT FORM**

The proposed development has been designed to generally comply with the height and floor space ratio requirements of the relevant planning controls. This will ensure that the development has an appropriate scale and will relate appropriately to its context.

## **5.3 PART 3: URBAN DESIGN**

The proposed development has been designed to provide a well articulated façade with projecting balconies and regular placement of windows. All other elevations have a similar style of treatment to ensure that the building has a coordinated design approach and presentation to all publicly accessible areas.

The proposed development has been designed to incorporate and display a subdued and modern palette of colours and materials. The building will contain a careful balance of materials incorporating masonry, glass, metal and cladding. A colours and materials sample board accompanies the application.

The landscaping of the site provides extensive vegetation to assist in blending the proposed building into the landscape and its surroundings.

The siting and design of the proposed building ensures that no hiding places will result on the site. The apartments have good casual surveillance of the street and all surrounding communal areas on the site.

#### 5.4 PART 4: ENVIRONMENTAL AND RESIDENTIAL AMENITY

The proposed apartments offer a high level of internal amenity and comfort to future occupants. The building has been designed so that all balconies have suitable privacy and are separated adequately to ensure acoustic privacy.

The building is well-sited, in accordance with the relevant planning controls, to ensure that the apartments receive good solar access and ventilation.

The internal layout of the apartments is conducive to modern living and a high standard of residential accommodation.

#### 5.5 PART 5: CAR PARKING

The proposed development has been designed to provide car parking that is compliant with Rockdale City Council's requirements. A traffic and parking report is at **Annexure 17**, which contains details on the parking requirements and provisions for the development.

The site is in relatively close proximity to Arncliffe and Turrella railway stations and to local services. These public transport options provide options for residents and will assist in reducing car dependency.

#### 5.6 PART 6: TRANSPORT AND ACCESSIBILITY

A Traffic and Accessibility Study has been completed by TTPA traffic consultants and is at Annexure 17. The report addresses all the relevant Director General Requirements.

#### 5.7 PART 7: ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The proposed development has been designed to comply with the requirements of BASIX. A certificate is at **Annexure 13**.

The apartments have good solar access and cross ventilation, which will assist in passive climate control.

Recycling facilities are provided on each floor of the building to encourage residents to recycle and minimise waste.

#### 5.8 PART 8: CONTRIBUTIONS

The Rockdale Section 94 Contributions Plan 2004 applies to the subject site and the proposed development. The table below sets out what contributions are payable under the Plan.

	0-1 Bedroom	2 Bedroom	3+ Bedroom
Bonar Street Precinct Rates	\$12,348.20	\$19,644.50	\$20,000.00
	42 units	239 units	24 units
<b>Sub Total</b>	<b>\$518,624.40</b>	<b>\$4,695,035.50</b>	<b>\$480,000</b>
<b>Total Contributions Payable</b>	<b>\$5,693,659.90</b>		

The amount of Section 94 contributions payable will be reduced where 'works-in-kind' are carried out.

## 5.9 PART 9: DRAINAGE

A flood study has been completed for the site and is at **Annexure 15**. The study formed the basis of an appropriate stormwater drainage system for the site and addresses overland flowpath, drainage infrastructure and Water Sensitive Urban Design measures. The stormwater plans are also at **Annexure 15**.

## 5.10 PART 10: UTILITIES

All relevant utility services are available to the subject site. Connection to services will occur as part of the construction schedule. Consultation is underway with the service authorities to establish appropriate timing for the connection of services to the development.

## 5.11 PART 11: STAGING

The proposed development is not to be staged. The buildings will generally be erected at the same time in accordance with an appropriate construction management schedule.

## 5.12 PART 12: CONTAMINATION

SEPP 55 introduces statewide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use due to contamination. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

An environmental site report is at **Annexure 13** and satisfies the requirements of SEPP 55.

## 5.13 PART 13: CONSULTATION

The local community is aware of Meriton's plans to redevelop the site. The previous application that was lodged to Rockdale City Council was notified to all potentially affected residents in the surrounding area.

The proposal will be notified by the Department of Planning NSW in accordance with the requirements of Part 3A of the Environmental Planning and Assessment Act, 1979. This will include the availability of all submitted documentation on the Department's website for downloading and analysis by any potentially affected or concerned residents.

The development has been designed to be generally compliant with all relevant planning controls for the site. Accordingly, it is a form of development that is anticipated for the site.

The development is not comparable to the form or scale of development that requires preparation of an Environmental Impact Statement. Therefore, it is not considered necessary to hold public meeting and the like that would normally be associated with such larger scale developments that generally have high impacts.

Prior to lodgment of the subject Major Project Application, the Department of Planning consulted with relevant State agencies and Rockdale City Council. During the determination of the Application the Department of Planning will again refer the proposed development to Rockdale City Council for detailed comments. A copy of the relevant correspondence is at **Annexure 1**. The design of the development has been guided by the comments received by Rockdale City Council and DECC.



## **6 DRAFT STATEMENT OF COMMITMENTS**

### **6.1 PROPOSED MITIGATION AND MANAGEMENT OF RESIDUAL IMPACTS**

Relevant to the proposed development, statement of commitments relate to stormwater management, construction impacts, project waste management, waste collection and crane management. Each of these issues and commitments are made in the paragraphs that follow in this section.

### **6.2 STORMWATER MANAGEMENT**

Stormwater management of the site will be designed in accordance with the relevant guidelines of Rockdale City Council.

An undertaking is be made that stormwater will be removed from the development lot by way of pipes and pits connected to the drainage system.

Where possible, stormwater will be captured and stored for irrigation purposes for landscaping. The use of any such water will be undertaken in accordance with the relevant standards and regulations.

### **6.3 CONSTRUCTION IMPACTS**

Noise emissions are primarily from machinery on the site and trucks entering and leaving a development site. To minimise noise impacts, the hours of work will be restricted to between 7am-6pm Monday-Fridays 7am-5pm Saturdays and Sundays.

Sediment run off will be managed with the provision of siltation traps, silt meshing at sensitive locations along the perimeter of the site during construction of the buildings. Sediment control management will be based on the Rockdale City Council's guidelines.

### **6.4 WASTE GENERATION AND COLLECTION**

Construction material on the site is used in an efficient manner to reduce wastage and costs. All construction material that is no longer requires is sent to local building recycling companies or reused elsewhere on site where applicable.

Waste collection for the final development has been designed to take place from the basement car parking levels. The ceiling to floor heights and maneuverability of trucks have been designed to ensure Council garbage trucks and service vehicles can enter and leave the site in a forward direction.

### **6.5 USE OF CRANES**

Wiring will be appropriately covered where equipment or cranes are over transmission lines.

To reduce the impact of existing residents, crane operating hours of 7am-6pm Monday to Friday and 7am-5pm Saturdays and Sundays will be undertaken by construction companies and subcontractors.

## **6.6 MITIGATION OF AMENITY IMPACTS FROM CONSTRUCTION ACTIVITIES**

Relevant mitigation matters have been identified and addressed above. Construction will be undertaken in accordance with the approved Construction Management Plan.



## 7 CONCLUSION

In accordance with Part 3A of the Act, the proposed development is a major project application by virtue of Schedule 2 pursuant to SEPP (Major Projects) and is an appropriate form of development.

The proposal is permissible with the Minister's consent and provides a high quality development, which exhibits a high standard architectural design and excellent residential amenity. The development will make a notable contribution to the Arncliffe area utilising the immediate convenient access to public transport and other facilities.

The proposal satisfies the requirements of the relevant planning instruments. The apartments provide a high level of residential amenity through their spacious design, orientation, natural ventilation and visual outlook to contribute to providing a mix of housing choices in the Arncliffe area.

This Environmental Assessment Report has demonstrated that the development is an appropriate residential development in terms of building height, quality of design and finishes, provision of active street frontages, provision of quality open space, access to natural light, traffic, parking and waste management.

Occupants of the development will enjoy immediate access to excellent public transport, recreational, cultural, and retail, services of the Arncliffe area. The development supports and reinforces Arncliffe as a comfortable, sustainable, and pleasant place to live.