

1.0 THE SITE AND ITS CONTEXT

1.1 THE 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 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

The site has a surveyed land area of 16,326 sqm.

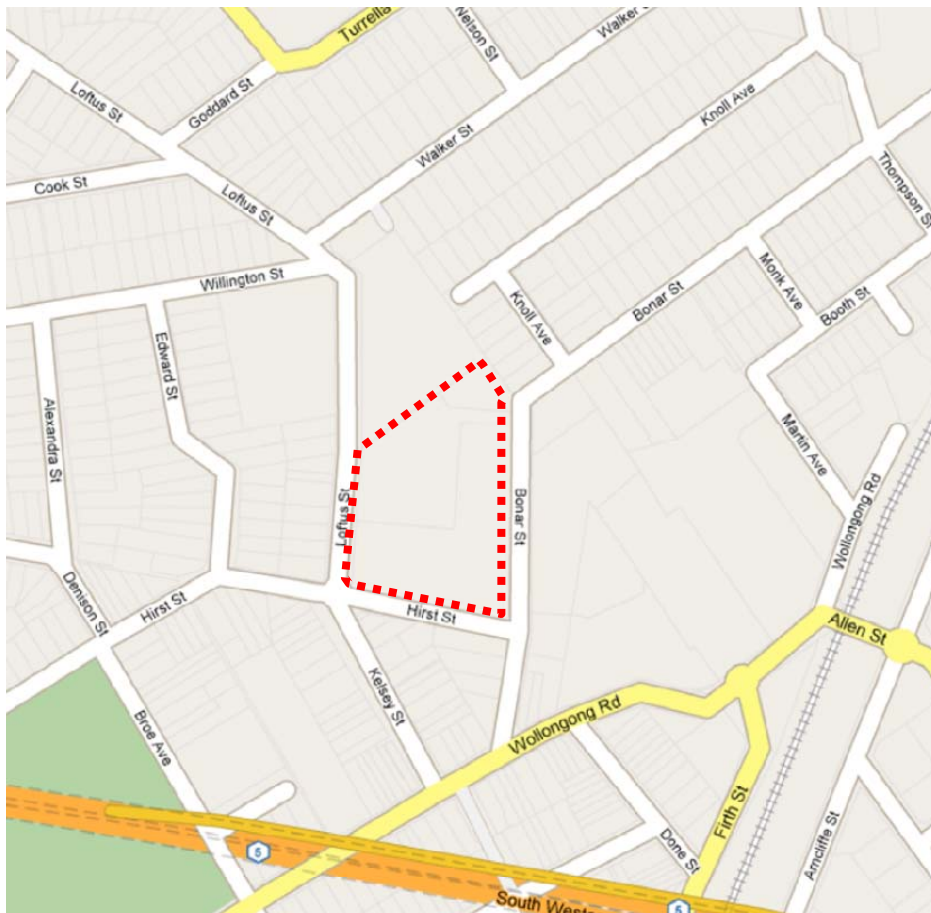


Figure 1: Location of subject site (shown dotted outline)

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.



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

1.2 SURROUNDING AREA

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.

2.0 PROPOSED DEVELOPMENT

The Development Application that accompanies this Statement of Environmental Effects seeks consent for the following:

- Demolition of existing structures on the site;
- Construction of four residential flat buildings comprising a total of 313 units;
- 2 basement levels providing car parking for 432 vehicles; and
- Associated landscape, road and flood mitigation works.

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

2.1 GENERAL DESCRIPTION

This development application proposes four residential buildings that range in height from 4 to 6-storeys and contain a total of 313 apartments. 2 ½ levels of basement car parking are proposed that accommodate 432 vehicles, bicycle/motorcycle parking and secure apartment storage.

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

ELEMENT	PROPOSED DEVELOPMENT
Site Area	16,326 m ²
Total Floor Space	32,644 m ²
FSR	1.99:1
Height	4-6 storeys
Units	10 x Studio 32 x 1-bedroom 267 x 2-bedroom 4 x 3-bedroom 313 units
Parking	432 car parking spaces

2.2 DETAILED DESCRIPTION

2.2.1 Level 1 (basement)

Level 1 accommodates car parking, bicycle/motorcycle parking, secure apartment storage, a building manager's office, 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 and contains a central core to provide a deep soil area for mature tree growth.

2.2.2 Level 2 (½ basement and ½ residential)

Due to the sloping topography of the site, Level 2 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. 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.

2.2.3 Levels 3 to 8 (residential)

Levels 3 to 8 of the development contain residential apartments. Due to the sloping topography, the top storey of Buildings C and D is Level 7, and the top storey of Buildings A and B is Level 8 (the buildings have a height of 6 storeys from ground level with the exception of the northern end of Building D, which has a height of 4 storeys).

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.

2.2.4 Landscaping

The proposal contains a large central courtyard podium area that is landscaped with hard and soft areas. A large central deep soil area 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.

2.2.5 Colours and Materials

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.

A colours and materials sample board accompanies the development application to Council.