

SECTION 75W APPLICATION

MP 09_0148

**12-40 BONAR STREET AND 5 LOFTUS
STREET, ARNCLIFFE**

**INTERNAL ALTERATIONS TO BLOCK D TO
CHANGE UNIT MIX**

**NOVEMBER 2010
(AMENDED)**

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ANNEXURE

1. Approved Plans
2. Plans Showing Proposed Modifications

1.0 INTRODUCTION

This Statement of Environmental Effects accompanies a Section 75W application by Meriton Apartments Pty Ltd to amend Major Project Approval MP 09_0148.

It is proposed to make internal alterations to Levels 4 and 5 of Building D to change 2 x 3-bedroom units into 4 x 1-bedroom units.

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

2.0 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**.

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

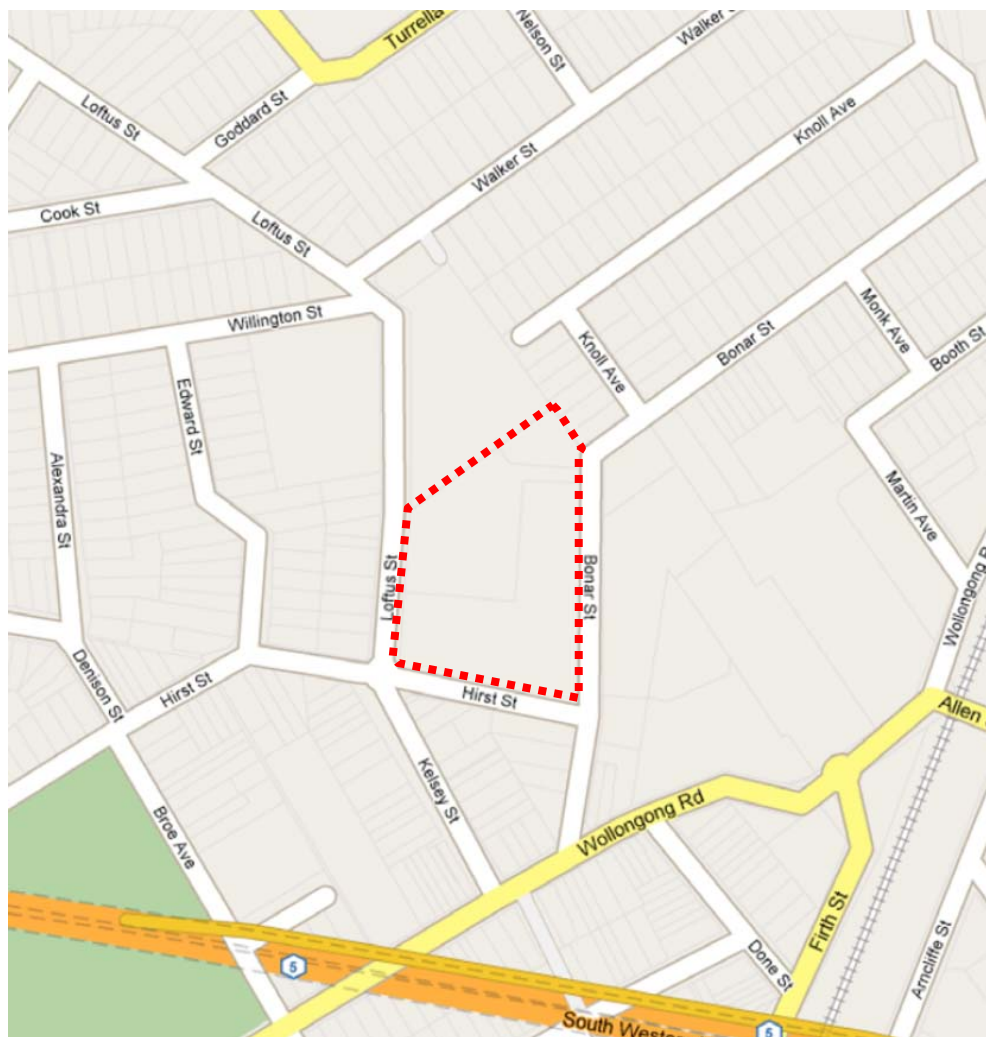


Figure 1: Location of subject site (shown dotted outline)

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.

Arncliffe railway station is location south east of the site and within approximately 400m walking distance.

3.0 PROPOSED MODIFICATION

3.1 EXISTING CONSENT

On 3 March 2010, the Planning Assessment Commission granted development consent (MP09_0148) subject to conditions, to the following development on the subject site:

- Excavation of and dewatering of site
- Construction of basement level car parking for 450 vehicles
- Erect 4 residential flat buildings comprising 305 apartments
- Undertake landscaping works

The development has been subsequently amended. Most recently, the Department approved MOD4 on 1 October 2010.

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

3.2 PROPOSED AMENDMENTS

It is proposed to make internal alterations to Levels 4 and 5 of Building D to change 2 x 3-bedroom units into 4 x 1-bedroom units. A reduced copy of the proposed amended plans is at **Annexure 2**.

It is noted that the original consent and MOD4 were approved with errors in the total number of units and unit mix in the development. The approval, as modified by MOD4, states a total of 307 apartments (but the development actually contains a total of 305 apartments). This application seeks to correct the approved unit mix for the development and the total number of units to ensure consistency between the approved plans and the written consent.

The table below provides a mix of units as approved and as proposed.

| Unit Type | Approved | Proposed |
|--------------|------------|------------|
| Studio | 5 | 5 |
| 1 Bedroom | 37 | 42 |
| 2 Bedroom | 243 | 238 |
| 3 Bedroom | 22 | 22 |
| Total | 307 | 307 |

3.3 AMENDMENT TO CONDITIONS

Schedule 2, Condition A2

The list of approved plans in condition A2 will require amendment to refer to the proposed amended plans.

4.0 PLANNING ASSESSMENT

This section undertakes an assessment of the proposal under the relevant issues raised by the proposed modifications.

4.1 ENVIRONMENTAL PLANNING INSTRUMENTS

4.1.1 Rockdale Local Environmental Plan 2000

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. The proposed amendments ensure that the development remains consistent with the objectives of the zone.

4.1.2 SEPP 65 – Design Quality of Residential Flat Buildings

The proposed amendments have been designed to ensure that the development remains compliant with the requirements of SEPP 65.

The amended apartments maintain the approved depth and the sizes of the units meet the minimum requirements of the Residential Flat Design Code. Each of the amended apartments has a balcony.

4.2 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

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

4.3 DEVELOPMENT CONTROL PLANS

4.3.1 Development Control Plan 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.

The table below provides an assessment of the car parking implications of the proposed amended unit mix. The table demonstrates that the proposal seeks a variation from the DCP parking requirements and exceeds the RTA guidelines. Parking compliant with the RTA guidelines has been previously approved by the Department under MOD 1.

| Unit Type | Proposed unit mix | DCP Requirement | RTA Guidelines | Provided parking |
|--------------|-------------------|--------------------|-------------------|-------------------|
| Studio | 5 | 5 (1 per unit) | 0 (0) | 5 spaces |
| 1 Bedroom | 42 | 42 (1 per unit) | 26 (0.6) | 32 spaces |
| 2 Bedroom | 238 | 286 (1.2 per unit) | 215 (0.9) | 287 spaces |
| 3 Bedroom | 22 | 44 (2 per unit) | 31 (1.4) | 44 spaces |
| Total | | 377 spaces | 272 spaces | 368 spaces |

No other provisions of the DCP are particularly relevant in the assessment of the proposed amendments. Accordingly, it is considered that the proposed amendments ensure that the development remains compliant with the DCP.

4.4 LIKELY IMPACTS

The proposed amendments have been designed to comply with the requirements of the relevant planning controls. The proposal will not change the building footprint, landscaping, floor space ratio, building height or the colours and materials approved for the development. No adverse impacts are anticipated by the proposed amendments.

5.0 CONCLUSION

The proposed modifications seek to make internal alterations to Levels 4 and 5 of Building D to change 2 x 3-bedroom units into 4 x 1-bedroom units.

The proposal satisfies assessment of all relevant issues including all relevant provisions contained in Rockdale Local Environmental Plan 2000, SEPP 65 and Rockdale Development Control Plan 80.

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

ANNEXURE 1

Approved Plans

ANNEXURE 2

Plans of Proposed Modifications