

**JOINT REGIONAL PLANNING PANEL  
(East)**

JRPP No	<b>2015SYDE075</b>
DA Number	<b>2015/0185</b>
Local Government Area	<b>City of Canada Bay</b>
Proposed Development	<b>Construction of a nine storey building comprising 118 Apartments with Basement Car Parking and Landscaping. The application includes Strata Subdivision of 118 Lots.</b>
Street Address	<b>19-21 Tennyson Road, Building 7D1 – Seashore Precinct, Breakfast Point</b>  <b>(Lot 91 in DP 270347)</b>
Applicant/Owner	Applicant – Rosecorp Management Services Pty Ltd Owner – Breakfast Point Pty Ltd
Number of Submissions	<b>14</b>
Regional Development Criteria (Schedule 4A of the Act)	Proposed Development has a capital investment value of more than \$20 million
List of All Relevant s79C(1)(a) Matters	<p><b><i>Relevant environmental planning instruments: s79C(1)(a)(i)</i></b></p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 (SEPP No. 55) Remediation of Land.</li> <li>• State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings</li> <li>• State Environmental Planning Policy - Building Sustainability Index (2004)</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Canada Bay Local Environmental Plan 2013</li> </ul> <p><b><i>Proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii)</i></b></p> <ul style="list-style-type: none"> <li>• Not Applicable</li> </ul>

	<p><b>Relevant development control plan: s79C(1)(a)(iii)</b></p> <ul style="list-style-type: none"> <li>Breakfast Point Concept Plan 2005 (As Amended 2014)</li> </ul> <p><b>Relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv)</b></p> <ul style="list-style-type: none"> <li>Not Applicable</li> </ul> <p><b>Relevant coastal zone management plan: s79C(1)(a)(v)</b></p> <ul style="list-style-type: none"> <li>Not Applicable</li> </ul> <p><b>Relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288</b></p> <ul style="list-style-type: none"> <li>Section 94 Contributions</li> </ul>			
List all documents submitted with this report for the panel's consideration	<b>Reference/Dwg No</b>	<b>Title/Description</b>	<b>Prepared By</b>	<b>Date/s</b>
	DA.101	Site Plan & Site Analysis Plan	Rose Architectural Design	28/05/2015 Revision A
	DA.200	Basement Level 3 Plan	Rose Architectural Design	15/07/2015 Revision B
	DA.201	Basement Level 2 Plan	Rose Architectural Design	28/05/2015 Revision A
	DA.202	Basement Level 1 Plan	Rose Architectural Design	15/07/2015 Revision C
	DA.203	Level 1 Plan	Rose Architectural Design	28/05/2015 Revision A
	DA.204	Level 2-5 (Typical) Plan	Rose Architectural Design	28/05/2015 Revision A
	DA.205	Level 6-8 (Typical) Plan	Rose Architectural Design	28/05/2015 Revision A
	DA.206	Level 9 Plan	Rose Architectural Design	28/05/2015 Revision A
	DA.207	Level 9 Loft Plan	Rose Architectural Design	28/05/2015 Revision A
	DA.208	Roof Plan	Rose	28/05/2015

			Architectural Design	Revision A
	DA.300-DA.312 (13 Sheets)	Pre & Post Adaptability Floor Plans	Rose Architectural Design	28/05/2015 Revision A
	DA.400	East Elevation	Rose Architectural Design	28/05/2015 Revision A
	DA.401	West Elevation	Rose Architectural Design	28/05/2015 Revision A
	DA.402	North Elevation	Rose Architectural Design	28/05/2015 Revision A
	DA.403	South Elevation	Rose Architectural Design	28/05/2015 Revision A
	DA.404	Section A-A	Rose Architectural Design	28/05/2015 Revision A
	DA.405	Section B-B	Rose Architectural Design	28/05/2015 Revision A
	DA.406	Streetscape Elevations	Rose Architectural Design	28/05/2015 Revision A
	DA.500	Visitor Parking Plan	Rose Architectural Design	28/05/2015 Revision A
	DA.501	Shadow Diagrams 21 June	Rose Architectural Design	28/05/2015 Revision A
	LSK 001	Landscape Plan	Context	21/05/2015 Revision A
	-	West and East Elevations External Materials, Finishes and Colours	Rose Architectural Design	
	1	External Materials, Finishes and Colours	Rose Architectural Design	
	-	Street numbering Schedule	Rose Architectural Design	
Recommendation	Approval			

Report by	Ms E Sorensen - Statutory Planner, City of Canada Bay
Report date	<b>19 August 2015</b>