

ENVIRONMENTAL ASSESSMENT REPORT

**ACCOMPANYING
THE PROJECT APPLICATION
Under Part 3A of the EP&A Act**

FOR A

RESIDENTIAL APARTMENT BUILDING (7D5)

ON A PROPOSED

Community Development Lot

WITHIN THE

**‘SEASHORE PRECINCT’
Lot 26, DP 270347**

AT

**BREAKFAST POINT
NSW**

Declaration

I certify that I have prepared this report 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 herein is neither false nor misleading.

Signed:



Name: Anthony Occhiuto (Architect Reg. 8221)

Date: 25 February 2011

for

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EXECUTIVE SUMMARY

The Proposal

The proposal is for the construction of a 5 storey residential apartment building comprising 60 apartments on a proposed Community Development Lot, Magnolia Drive, Breakfast Point. The proposed Community Development Lot will result from the subdivision of Lot 26, DP 270347 (and other minor lots) currently known as the Seashore and Woodlands North Precincts.

The proposal includes all associated facilities, basement car-parking, services and landscape. The building is to be strata subdivided.

Staging

The development is to be constructed in a single stage.

This Report

This report together with plans and documents addresses the Director Generals Requirements for Project Application MP 10_0200 – Seashore Precinct received 21 February 2011.

The Subject Site

The proposed Community Development Lot is located on the northern side of Magnolia Drive within a street block bounded by Magnolia Drive to the south, Rosewater Circuit to the south-west, Palm Avenue to the east, Peninsula Drive to the north, Woodlands Avenue to the west and known as the 'Seashore Precinct'. The site has frontages to Magnolia Drive to the north and Rosewater Circuit to the south-west. The site is currently vacant. Completed remediation works have left the site effectively devoid of topsoil and vegetation.

Context

All roads and utility services to the perimeter of the site are in place and are operational. Outstanding approved works to be completed to streets in concurrent stages with this development are street tree planting and pedestrian paths. Final road sealing will occur on 'build-out' of development fronting the perimeter streets.

Adjoining development includes:

- Spyglass Hill to the west comprising three and nine storey apartment buildings, and
- A vacant site to the north.

The vacant site is allocated for Seniors Living in the Concept Plan and proposes a five and nine storey height maximum. Development of this vacant site is subject to the relevant consents.

Surrounding development includes:

- Three storey apartment building across Magnolia Drive to the south known as 'Mornington';
- Nine storey apartment building across Magnolia Drive to the south-west known as 'Mulberry Hill', and
- Silkstone Park to the east.

Outlooks from the proposed building are oriented to the park, surrounding streets and over future low/mid rise and open space development to the north. Water views will be contained to the north and east upper floor apartments and will occur between setbacks and open spaces of intervening apartment buildings within the Breakfast point community.

Existing (Hunters Wharf) and proposed (The Point Precinct) five storey development to the east will screen the development from Kendall Cove. The future Seniors Living development to the north will screen the development from The Parramatta River. The building addresses the streets in accordance with the Breakfast Point Concept Plan 2005.

Design Considerations

The design addresses the relevant Environmental Planning Instruments and is generally consistent with the Breakfast Point Concept Plan 2005 and the Ministers Conditions of Approval 7 April 2006. Any inconsistencies are addressed in this report.

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

		Comments
Application number	MP 10_0200 – Seashore Precinct	
Project	Project Application for construction of a 5 storey Residential Building	
Location	Seashore Precinct, Breakfast Point - 19-21 Tennyson Road, Mortlake (Canada Bay LGA)	
Proponent	Rosecorp Management Services Pty Ltd	
Date issued	21 February 2011	
Expiry date	If the Environmental Assessment (EA) is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.	Noted
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <p>1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies contained in Appendix A.</p> <p>Appendix A</p> <ul style="list-style-type: none"> • Objectives of the EP&A Act 1979; • NSW State Plan 2010; • Draft Inner West Subregional Strategy; • Metropolitan Plan of Sydney 2036; • Metropolitan Transport Plan 2010; • Urban Transport Statement; • Canada Bay Local Planning Strategy 2010; • Canada Bay Local Environmental Plan 2008 and other relevant Development Control Plans; • SEPP (Building sustainability Index: BASIX) 2004; • Breakfast Point Visitor Car Parking Master Plan; • Breakfast Point Landscape Master Plan; • SEPP 55 – Remediation of Land; • SEPP 65 – Design Quality of Residential Flat Development (SEPP 65) and the Residential Flat Design Code (RFDC); • SREP (Sydney Harbour Catchment) 2005; • Draft Sea Level Rise Policy Statement (NSW Government, October 2009); • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. <p>2 Concept Plan The EA shall demonstrate consistency with The Breakfast point Concept Plan 2005 (including relevant modifications) and justification for any areas of inconsistency.</p> <p>3 Built Form and Height The EA shall address the height, bulk and scale of the proposed development within the context of the locality and the approved Concept Plan.</p> <p>4 Urban Design The EA shall address the design quality with specific consideration of the</p>	<p style="color: red;">1. Refer EA, Part 3.0</p> <p style="color: red;">2. Refer EA, Parts 3.8.1 & 3.8.2</p> <p style="color: red;">3. Refer EA, Part 3.8.2 Clause 10, Part 3.13 Principle 3</p> <p style="color: red;">4. Refer EA, Part 3.13</p>

	<p>façade, massing, setbacks, building articulation, use of appropriate colours, building materials, landscaping, 'safer by design' principles and public domain.</p> <p>5 Environmental and Residential Amenity The EA must address solar access, acoustic privacy, visual privacy, view loss and achieve a high level of environmental and residential amenity.</p> <p>6 Transport & Accessibility Impacts (Construction and Operational) The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. The EA shall also provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages. The EA must demonstrate compliance with the approved visitor parking numbers/ allocations.</p> <p>7 Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must demonstrate that the development has been assessed against a suitable accredited rating scheme to meet industry best practice. Details of a BASIX compliance certificate to achieve satisfactory levels of thermal comfort and water and energy ratings for the proposed development.</p> <p>8 Contributions The EA shall address provision of public benefit, services and infrastructure having regard to the Council's Section 94 Contribution Plan and provide details of any Voluntary Planning Agreements or other legally binding instruments proposed to facilitate this development and to be consistent with the terms of the approved Concept Plan.</p> <p>9 Contamination The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>10 Landscaping The EA must explain the type, function and landscape character of the various open spaces on site, and clearly identify deep soil zones, and the manner in which these zones are to be treated. Pedestrian circulation and linkages between various open areas should be demonstrated in a schematic form.</p> <p>11 Public Domain The EA is to address public domain improvements, pedestrian linkages and street activation.</p> <p>12 Drainage The EA shall address stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>13 Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p> <p>14 Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities.</p>	<p>5. Refer EA, Part 3.13 Principle 7</p> <p>6. Refer EA, Part 3.8.2 Clause 5 & Appendix P</p> <p>7. Refer EA, Part 3.13 Principle 5, Part 4.0 & Appendix K</p> <p>8. Refer EA, Part 3.8.1 Conditions 8 & 9</p> <p>9. Refer EA, Part 3.12 & Appendix L</p> <p>10. Refer EA, Part 3.13 Principle 6 & Appendix E</p> <p>11. Refer EA, Part 3.8.2 Clauses 4 & 9 & Part 3.13 Principle 8</p> <p>12. Refer EA, Part 3.13 Principle 5 & Appendices F, G & K</p> <p>13. Refer EA, Appendix H</p> <p>14. Refer EA, Part 3.8.2 Clause 9 & Appendices F & G</p>
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	15 Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i> .	15. The required consultation was undertaken as a part of the approval process for the Breakfast Point Concept Plan 2005. The EA Report demonstrates general compliance with the Concept Plan 2005 approval.
Deemed refusal period	60 days	Noted

Plans and Documents to accompany the Application

<i>General</i>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A thorough 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; 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 any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); 9. Details demonstrating that any fill brought onto the site is contamination free, and from where obtained; 10. Details of where all excavated material leaving the site is to be placed; and 11. 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. 	<ol style="list-style-type: none"> 1. Refer EA, Executive Summary 2. Refer EA, Executive Summary & Appendix R. 3. Refer EA, Executive Summary & Part 1.0 4. Refer EA, Part 3.0 5. Refer EA, Part 3.1 & Appendix H 6. Refer below. 7. Refer EA, Cover Page 8. Refer EA, Appendix J 9 & 10. All fill and excavated material is to be sourced/ remain within Breakfast Point. Refer Appendix M 11. Refer EA, Part 5.0
<i>Plans and Documents</i>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and 	<ol style="list-style-type: none"> 1. Refer EA, Appendix R

	<ul style="list-style-type: none"> all levels to be to Australian Height Datum. 	
	<p>2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).</p>	2. Refer EA, Appendix A
	<p>3. A locality/context plan drawn at an appropriate scale should be submitted indicating:</p> <ul style="list-style-type: none"> significant local features such as parks, community facilities and open space and heritage items; the location and uses of existing buildings, shopping and employment areas; traffic and road patterns, pedestrian routes and public transport nodes. 	3. Refer EA, Executive Summary & Part 1.0
	<p>4. Architectural drawings at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; detailed floor plans and elevations of the proposed buildings; elevation plans providing details of external building materials and colours proposed; fenestrations, balconies and other features; accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; the height (AHD) of the proposed development in relation to the land; the level of the lowest floor, the level of any unbuilt area and the level of the ground; and any changes that will be made to the level of the land by excavation, filling or otherwise. 	4. Refer EA, Appendix A
	<p>5. Other documents/ plans:</p> <ul style="list-style-type: none"> Stormwater Concept Plan - illustrating the concept for stormwater management; Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm; Construction Management Plan and Traffic Management Plan – addressing the management of traffic (including bus operations) during the construction stages of the development; and 	<p>5. Refer EA Report:</p> <ul style="list-style-type: none"> Appendix F Appendix S Appendix N Appendix A, Drawing PA.14 and PA.15 Appendix E Appendix A Appendix P (Traffic Management Plan)

	<ul style="list-style-type: none"> • Access Report – to be prepared demonstrating compliance with the various Discrimination and Disability regulations for the building and open space areas, as well as access to the surrounding public spaces. 	<ul style="list-style-type: none"> • Note: A full Construction Management Plan will be submitted to the Certifying Authority prior to the issue of a Construction Certificate • Appendix Q
<i>Documents to be submitted</i>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • Once the EA has been determined adequate and all outstanding issues adequately addressed, 7 hard copies of the EA for exhibition; • 2 sets of architectural and landscape plans at A1 size and appropriate scale; and • 7 copies of the Environmental Assessment and 7 copies on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: Each file must be titled and saved in such a way that it is clearly recognizable without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.</p>	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy submitted for the Test of Adequacy

1.0 APPLICATION DATA

Applicant: Rosecorp Management Services Pty Ltd
51 Riley Street WOOLLOOMOOLOO NSW 2011

Consent Authority: Minister for Planning

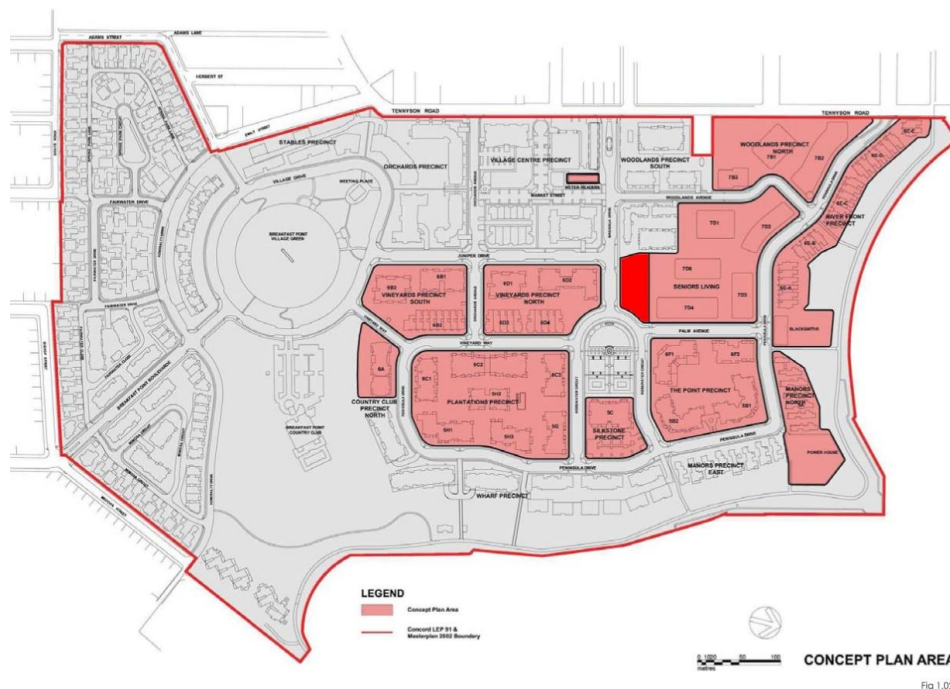
Project Name: Building 7D5, Seashore Precinct
BREAKFAST POINT

Project Address: Proposed Community Development Lot, Seashore Precinct
7, 9 & 11 Magnolia Drive BREAKFAST POINT 2037

Application Type: Project Application under Part 3A of the EP& A Act

Application Documents: This Environment Assessment Report including all Appendices

Location:



Concept Plan Area: PINK
Subject Site: RED

2.0 DEVELOPMENT SUMMARY

Consent is sought for:

- The development of a strata-title residential apartment building together with basement parking, all services and landscaping works.

Development Summary

Lot	DP	Site Area (m2)	Development							Car Parking Spaces	
			3	2	1	Total	Bed	GBA	FSR*	Resident	Visitor
			Bed	Bed	Bed	DUs	rooms	(sqm)		(on site)	(off site)
26	270347	2189	0	30	30	60	90	5797	0.11	75	12

* Expressed as a ratio to Breakfast Point Site Area
[51.82 Ha]

3.0 KEY ISSUES

The Director General requires the following EPI's, Policies and Guidelines to be addressed:

- Objectives of the EP&A Act 1979;
- NSW State Plan 2010;
- Draft Inner West Subregional Strategy;
- Metropolitan Plan of Sydney 2036;
- Metropolitan Transport Plan 2010;
- Urban Transport Statement;
- Canada Bay Local Planning Strategy 2010;
- Canada Bay Local Environmental Plan 2008 and other relevant Development Control Plans;
- SEPP (Building sustainability Index: BASIX) 2004;
- Breakfast Point Visitor Car Parking Master Plan;
- Breakfast Point Landscape Master Plan;
- SEPP 55 – Remediation of Land;
- SEPP 65 – Design Quality of Residential Flat Development (SEPP 65) and the Residential Flat Design Code (RFDC);
- SREP (Sydney Harbour Catchment) 2005;
- Draft Sea Level Rise Policy Statement (NSW Government, October 2009);
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

The Director General requires the following Key issues to be addressed:

- Concept Plan;
- Built Form and Height;
- Urban Design;
- Environmental and Residential Amenity;
- Transport & Accessibility Impacts (Construction and Operational);
- Ecological Sustainable Development (ESD);
- Contributions;
- Contamination;
- Landscaping;
- Public Domain;
- Drainage;
- Statement of Commitments;
- Utilities;
- Consultation.

3.1 Objectives of the EP&A Act 1979

CONTEXT & SETTING	The site is bounded by a street to the south and east, a nine storey apartment building to the west and the remainder of the Seashore Development Lot to the north. The site is located one street block back from the foreshore reserve. The development has been designed with consideration to the existing and proposed buildings in the immediate vicinity. The remaining lots within the Seashore Precinct will propose buildings of a similar scale and use.
ACCESS, TRANSPORT & TRAFFIC	Vehicular access to the basement parking is from Rosewater Circuit while pedestrian access to the main building entry door is from Magnolia Drive . Planning associated with vehicular and pedestrian access is consistent with the Breakfast Point Concept Plan . Planning is consistent with the Breakfast Point Concept Plan.
PUBLIC DOMAIN	The proposed building has been designed to address Magnolia Drive to the south, Rosewater Circuit to the east and planned communal open spaces to the north. The proposed building forms part of the street edge along the historic entry to the Breakfast Point site from Tennyson Road.
UTILITIES	Power, water and telecommunications infrastructure is available to the development, and stormwater and sewerage infrastructure to serve the site is complete.
HERITAGE	There are no heritage items on the site. The Plumber's Workshop building is located to the north of the site and while not listed as a heritage item, is intended to be retained in an adaptive re-use scenario.
OTHER LAND RESOURCES	n/a
WATER	The proposal includes rain water retention, storage and irrigation reticulation to ease pressure on the Boards supply.
SOILS	The development site has been remediated and certified suitable for residential use. Topsoil to support planted areas will be imported as required.
AIR & MICROCLIMATE	Discharges to the atmosphere will include bathroom and car park exhausts, in accordance with the relevant standards. Exhaust systems to basements will be sensor activated.
FLORA & FAUNA	The subject site has been remediated and supports no visible flora apart from grasses planted for stabilisation of the surface. It is not a habitat supportive fauna. Extensive landscaping of the site is proposed – refer to the accompanying landscape plan prepared by Context Landscape Design.
WASTE	A Waste Management Plan accompanies the application prepared in accordance with the Breakfast Point Waste Management Plan applicable to the whole area.
ENERGY	A Basix and ABSA Certificate accompanies the application. Major glazed areas are shaded by slab projections of balconies or by roof eave overhangs. Natural gas fired central water heating plant is proposed along with dual flush toilet cisterns and water efficient shower heads.
NOISE & VIBRATION	Mechanical exhaust systems and other plant will be treated to ensure that neither occupants nor neighbours are affected by noise nuisance.
NATURAL HAZARDS	n/a
TECHNOLOGICAL HAZARDS	n/a
SAFETY, SECURITY & CRIME PREVENTION	Access to the building will be controlled by an electronic security system. Casual surveillance of and from the bounding streets and open spaces is a natural attribute of the site master planning.
SOCIAL IMPACT ON LOCALITY	This proposal forms part of the on-going redevelopment of the Breakfast Point site and will contribute to the revitalisation of the Mortlake Peninsula. No adverse social impacts are anticipated.
ECONOMIC IMPACT ON LOCALITY	The proposal will provide short to medium term construction industry employment (design & construction phase) as well as on-going building maintenance staffing needs on completion. The additional population will create further demand for goods and services in the area, supporting the Village Centre complex which is complete and operating.
SITE DESIGN & INTERNAL DESIGN	The building design responds to its site and surroundings. Internal design, living spaces and amenities are to be of high standard. The planning and layout of dwellings and open spaces is consistent with SEPP 65 guidelines.
CONSTRUCTION	Construction will require heavy vehicles to deliver building materials to the site. Heavy vehicles will be restricted to existing Council designated truck routes in accordance with agreed construction management procedures. Vehicles belonging to workers engaged on the site will be required to be parked within designated construction parking zones.
CUMULATIVE IMPACTS	Any negative impacts are generally of a minor or temporary nature (such as construction impacts) and are more than offset by positive social and economic benefits as well as landscape improvements.

3.2 NSW State Plan 2010

The NSW State Plan 2010 sets targets, priorities and actions for the delivery of services in New South Wales. The proposal responds to relevant chapters as follows.

CH 1 BETTER TRANSPORT AND LIVEABLE CITIES

The development is located within walking distance to both STA bus services along Tennyson Road and Sydney Ferry services at Cabarita Wharf. The project will assist the Government in achieving transport targets by 2016. The provision of 30 x 1 bedroom and 30 x 2 bedroom apartments will not only improve housing affordability stock but will increase the percentage of the population living within 30 minutes by public transport from the CBD.

CH 2 SUPPORTING BUSINESS AND JOBS

The proposal is consistent with the Breakfast Point Concept Plan 2005. Approval will result in jobs growth in the design, construction and operational phases of the development. Additional dwellings will also support existing businesses located within a centralised locality in the context of the Sydney Metropolitan Area.

CH 3 CLEVER STATE

Residential development in a locality where housing growth opportunities are limited, adds to the vibrant nature of the Canada Bay Municipality. The broad range of new residents resulting from the development will enhance Breakfast Point as a destination for living as well as study and work.

CH 4 HEALTHY COMMUNITIES

The site is located within the Breakfast Point redevelopment and as such has access to community facilities. These include swimming pools, sports oval, a park and extensive walking and cycle paths.

CH 5 GREEN STATE

The proposal assists in the reduction of greenhouse gas emissions through energy efficient measures outlined within the Basix Certificate accompanying the project. The Waste Management Plan prepared for the proposal aims to reduce waste going to land fill primarily through the supply of recycling bins.

CH 6 STRONGER COMMUNITIES

The development is adjacent Silkstone Park and in close proximity to the Breakfast Point Foreshore Reserve. This proximity will encourage the use of established open space areas. The footpath network at Breakfast Point has been designed with consideration for people with limited mobility.

CH 7 KEEPING PEOPLE SAFE

Apartments face and overlook adjacent streets and open spaces affording opportunities for casual surveillance by the occupants.

CH 8 BETTER GOVERNMENT

The proposal is consistent with the policy objectives outlined in the NSW State Plan.

3.3 Draft Inner West Subregional Strategy

The draft subregional strategies assists Councils to implement the Metropolitan Plan for Sydney 2036. The Draft Inner West Subregional Strategy is seeking an additional 30,000 new dwellings over the next 20 years with Canada Bay LGA contributing 10,000 (1/3). The provision of 60 new dwellings as part of the continuing Breakfast Point build-out will contribute towards this target.

Specifically, the proposal addresses Inner West Housing Actions:

C2.1 Focus residential development around centres, town centres, villages and neighbourhood centres.

The site is located within the established suburb of Breakfast Point and within 400 metres of the village retail centre.

C2.3 Provide a mix of housing.

1 and 2 bedroom options of varying configurations are proposed. Ground floor apartments with courtyard account for 20% of the development with upper level apartments incorporating generous sized balconies.

C4.1 Improve the affordability of housing.

Increasing the supply of housing stock, particularly 1 and 2 bedroom apartments is an effective way of increasing housing affordability.

C5.1 Improve the design quality of new development

The proposal complies with the requirements of SEPP 65 and the residential flat design code with the exception of the number of single aspect apartments with a southerly aspect exceeding 10%. Approximately 15 of the 60 apartments (25%) fall in this category. 8 of these 15 apartments incorporate operable windows facing due east or west in spaces adjacent living areas to facilitate daylight access and natural ventilation.

Given the high level of amenity achieved across all the design principles, the variance from the minimum standard is considered acceptable in this instance.

3.4 Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney establishes a vision for Sydney over the next 25 years. The strategy provides a framework for growth and development throughout the region on the basis of key areas such as employment and economy, housing, transport, environment etc. The most relevant objective in relation to this proposed development centres around the provision of new housing and the subsequent flow-on benefits.

Under the strategy, Breakfast Point is categorised as a village, a sub group of a local centre. The strategy targets at least 70% of new dwellings to be located within existing centres. With its proximity to public transport, local shops and employment opportunities, the site is well placed. Development within established localities leads to a more compact and connected city. In turn, compact cities are more able to manage congestion on roads leading to better air quality and climate change outcomes.

The development will result in the creation of employment opportunities ranging from construction jobs in the short term to ongoing maintenance and service roles on completion.

The statutory planning instrument applicable to the whole of Breakfast Point is Canada Bay Local Environmental Plan 2008. It prescribes objectives and standards for the orderly and economic development for the whole of the Breakfast Point land. Breakfast Point Concept Plan 2005 - Issue 4 was approved by the Minister in 2010. It assists the consent authority in its consideration of applications for development consent within the area.

**3.5 Metropolitan Transport Plan 2010, and
3.6 Urban Transport Statement**

Integrated with the Metropolitan Plan For Sydney 2036, the Metropolitan Transport Plan 2010 and the Urban Transport Statement aim to encourage public transport usage wherever possible.

The site has access to public transport in the form of bus and ferry services. Existing STA bus services along Tennyson Road and Sydney Ferry services at Cabarita Wharf link the site to the greater Sydney transport network.

Breakfast point has been designed to accommodate STA bus services. Possible future expansion of the STA bus network into Breakfast Point will further enhance Sydney as a connected, sustainable city as the population grows over the next 25 years.

3.7 Canada Bay Local Planning Strategy 2010

The Local Planning Strategy is required to ensure that the *Metropolitan Strategy For Sydney* and the *Draft Inner West Subregional Strategy* are implemented at a local level.

Breakfast Point is located on the Parramatta River, one of the special planning areas identified in the Local Planning Strategy. The broad Parramatta River objectives are to:

- Improve public access to the foreshore.
- Reduce visual environmental impacts of development on the Parramatta River.

These objectives have been addressed in detail in the Breakfast Point Concept Plan 2005. The subject site is not located on the river front.

3.8 Canada Bay Local Environmental Plan 2008 and other relevant Development Control Plans

The standards adopted in the Breakfast Point Concept Plan 2005 are entirely consistent with this instrument. Compliance with the Concept Plan standards ensures compliance with the standards of the Canada Bay Local Environmental Plan 2008.

3.8.1 Breakfast Point Concept Plan Consent - Schedule 2 Conditions of Approval 11 April 2006, amended 18 October 2010

Condition	Standard summary	Y	N	Comment
1.	Development Description			
	Concept approval is granted only to the carrying out of development solely within the concept plan area as described in the document titled "Breakfast Point Plan 2005" prepared by Giles Tribe Architects & Urban Planners (dated 22 March 2006 – Issue 4) as amended by plans by Giles Tribe Architects & Urban Planners dated 24 May 2010 – Issue 4 including:	✓		Seashore Precinct and subject site located within concept plan area.
(1)	183,480 m ² max gross floor area.	✓		(Items 1-3a & 8) Refer <i>Appendix D: Breakfast Point Cumulative Development Table</i> .
(2)	1,519 m ² max commercial & non residential uses (within the 183,480 m ² maximum gross floor area specified above)	✓		
(2a)	37,004 m ² maximum gross floor area for Serviced Self-Care Housing (as defined by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (within the 183,480 m ² maximum gross floor area specified above)	✓		
(3)	989 max residential dwellings (1,189 max subject to condition 7)	✓		(Items 4-6) Refer 3.8.2 <i>Breakfast Point Concept Plan 2005</i>
(3a)	227 seniors housing dwellings	✓		
(4)	Landscape public and private open space	✓		
(5)	Associated services and infrastructure	✓		
(6)	Land use distribution, building heights, densities, dwelling mixes and types	✓		75 Torrens Title Lots anticipated
(7)	100 Torrens Title Lots max subdivision	✓		
(8)	1,189 strata subdivision lots (for residential dwellings) max	✓		
2	Development in Accordance with Plans and Documentation			
(1)	Development generally consistent with: Breakfast Point Concept Plan 2005 (dated 24 May 2010 – Issue 4)	✓		Refer 3.8.2 <i>Breakfast Point Concept Plan 2005</i> .
(2)	Statement of Commitment for the Concept Plan (dated 24 March 2006)	✓		
(3)	Breakfast Point Response to issues raised in submissions (dated 24 March 2006)	✓		
(4)	Breakfast Point Response to issues raised in Council's submissions (dated 24 March 2006)	✓		
3	Inconsistency Between Plans and Documentation			

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Condition	Standard summary	Y	N	Comment
(1-2)	In the event of any inconsistency this Schedule 2 prevails			Note
4	Lapsing of Approval Approval of the Breakfast Point Concept Plan shall lapse 5 years after the determination date in Part A of Schedule 1	✓		Concept Plan is current
5	Withdrawal of Applications 3 months from the date of commencement of this approval withdraw from City of Canada Bay Council any development Applications within the Concept Plan Area.			Not applicable to this application.
6	Prescribed Conditions Applicant shall comply with the prescribed conditions of concept approval under Clause 75J(4) of the Act.	✓		Refer 3.8.2 Breakfast Point Concept Plan 2005.
7	Additional Floor Space Applicant may request an increase in the approved GFA to 0.67:1 across the entire Breakfast Point site subject to: - maintain or improve the amenity - maintain and not obstruct existing view corridors - no significant loss of open space within the subject precinct Other matters as required by the Director General	✓		Refer Appendix D: Breakfast Point Cumulative Development Table.
8	Monetary Contributions – Section 94 Contributions In accordance with Division 6 of Part 4 of the Act, the following contributions per unit/single dwelling lot: \$ 251.74 Community Facilities \$ 412.02 Open Space \$1,166.24 Roads Evidence of payment prior to issue of Construction Certificate	✓		Evidence of payment to Canada Bay Council of required monetary contributions will be submitted to Certifying Authority prior to issue of Construction Certificate.
9	Other Monetary Contributions Contribution for Clause 7 – Additional Floor Space as follows: - \$7,200.00 per dwelling (max 200) resulting in increase - administered by the Applicant - submission of a Community Enhancement Plan	✓		Evidence of payment to Canada Bay Council of required monetary contributions to be submitted to Certifying Authority prior to issue of Construction Certificate. Condition 9 of the Concept Plan approval requires the applicant to prepare and submit a Community Enhancement Plan(CEP) for the approval of the Minister. The CEP was to apply if Condition No.7 – Additional Floor Space was approved which equated to an additional 200

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Condition	Standard summary	Y	N	Comment
	<p>create landscaped settings</p> <p>(4) Enhance view corridors through the subject site to maximise visual permeability</p> <p>(5) Share views by stepping the buildings down the slope</p> <p>(6) Diversify building forms to create variety and visual interest</p> <p>(7) Limit overshadowing to 50% for 2 hours per day for private open space</p> <p>(8) Minimise overshadowing of public open space</p> <p>(9) Maintain privacy by ensuring adequate distances between dwellings – windows of habitable rooms be a minimum of 12m apart or if these distances are not achievable other design measures, such as appropriate window and balcony locations and screening, being incorporated</p> <p>(10) Ensure that external colours and finishes are consistent with the palette of precedents and standards already established for Breakfast Point.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>		
16	<p>Silkstone Precinct</p> <p>This approval does not include the building envelopes identified within the Silkstone Precinct in the Breakfast Point Concept Plan.</p> <p>Demonstrate proposed residential development consistent with all relevant conditions of this approval and the following:</p> <p>(1) Future development limited to max 40 dwellings (+/- 10%)</p> <p>(2) Future development limited to max 5 storeys + attic</p> <p>(3) Future development reflects overarching landscape nature of precinct. Publicly accessible landscape strip allowed along eastern edge adjoining Peninsula Drive</p> <p>(4) Future development incorporates perimeter landscaping sympathetic to adjoining parkland</p> <p>(5) Basement car parking and bicycle parking in accordance with 5.00 Access and Parking Circulation in Breakfast Point Concept Plan 2002</p>			Not applicable to this application.
17	<p>Submission of Subsequent Project Applications</p> <p>Submit subsequent project applications, where relevant, for development sites. Project Applications will be supported (but not limited to) the following:</p> <p>(1) Plans and /or maps specifying existing ground levels</p> <p>(2) Compliance with relevant Site Audit Statements and any recommendations within the Breakfast Point Site Management Plan Revision E</p> <p>(3) Archaeological investigation by qualified person(s)</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>		<p>Refer Appendices A-S and this Environmental Assessment Report.</p> <p>Included in application.</p> <p>Included in application.</p> <p>Not required.</p>

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Condition	Standard summary	Y	N	Comment
(4)	(as relevant) Detailed landscape survey and design plans consistent with the Breakfast Point Landscape Principles contained within Section 10 of the Breakfast point Concept Plan	✓		Included in application.
(5)	Detailed staging plan (or similar) showing proposed distribution of units and associated car parking , GFAs, unit type, and dwelling mix	✓		Included in application
(6)	Demonstration that all off street car parking associated with the proposed development in accordance with AS 2890.1-2204 and AS 2890.2-2002	✓		Included in application.
(7)	Plans (or similar) confirming number and location of visitor car parking spaces having regard to the Visitor Car Parking Master Plan	✓		Included in application.
(8)	Compliance with the 2002 Master Plan's "Section 5.00 – Access, Parking and Circulation" as they apply to pedestrian movements and bicycles	✓		Included in application.
(9)	Compliance with BASIX	✓		Included in application.
(10)	Compliance with SEPP Seniors Living			Not applicable to this application
(11)	Draft subdivision plans having regard to matters in Conditions 18-20	✓		Refer <i>Appendix D: Breakfast Point Cumulative Development Table</i> .
(12)	Seniors Living, documentary evidence of discussions with State Transit Authority regarding designated bus routes.			Not applicable to this application
18	Strata Subdivision Approval is granted to strata subdivision solely within the concept plan area for the creation of 1189 strata lots (for residential dwellings) and a reasonable number of ancillary strata lots required for common areas The total number of common area lots within the concept plan area shall not exceed 15% of the 1189 strata lots approved.	✓		Refer <i>Appendix D: Breakfast Point Cumulative Development Table</i> .
19	Subdivision Certification Application under Part 4A of the Act shall be submitted to the approval authority or accredited private certifier along with a plan of subdivision prepared by a registered surveyor, for certification prior to the issue of the Subdivision Certificate for any Torrens Title or Strata Subdivision			The separate strata subdivision application will be lodged after consent for this Project Application.
20	Other Details Required prior to Issue of Subdivision Certificate Comply with ant relevant conditions of approval imposed at project application stage Demonstrate compliance with the following: (1-2) Relevant documentary easements must be created over the appropriate lots in the subdivision			Not applicable to this application.

Condition	Standard summary	Y	N	Comment
	pursuant to Section 88B of the <i>Conveyancing Act 1919</i> .			
(3)	Restrictions on use of on-site car parking spaces pursuant to Section 88B of the <i>Conveyancing Act 1919</i> and Section 68 of the <i>Strata Schemes Act 1986</i> and signage			
(4)	No right of exclusive use without the prior consent of the Department.			
	Restrictive covenant placed on the title pursuant to Section 88E of the <i>Conveyancing Act 1919</i>			

3.8.2 Breakfast Point Concept Plan 2005

The proposed development is entirely within concept plan area as described in 'Breakfast Point Concept Plan 2005' Giles Tribe Architects & Urban Planners (27 May 2010 – Issue4)

Clause	Standard summary	Y	N	Comment
1.00	Introduction The objectives of this plan are: Provide authorities and stakeholders with a plan for the most appropriate form of development of the Concept Plan Area. To provide a planning framework for the Concept Plan area, and facilitate its orderly, staged development. To assist the public to understand the future character of development. To assist the consent authority in its consideration of applications for development consent within the area.	 ✓ ✓		 Proposed development is as anticipated by the Concept Plan
2.00	Statutory Background: Numerical Standards Project Applications are to be accompanied by a cumulative compliance schedule substantiating consistency with the Concept plan approval The maximum development permitted in the Concept Plan Area (subject to Schedule 2, Conditions of Approval, Breakfast Point Concept Plan) is: 183,480m ² Gross Floor Area. 0.67:1 FSR over the whole Breakfast Point Site. 1,519m ² Gross Floor Space Area for Schedule 6 uses. 0.8% of the Concept Plan area for Schedule 6 uses. 1,519m ² Gross Floor Area for commercial or	 ✓ ✓		 Refer Appendix D: Breakfast Point Cumulative Development Table. This proposal will not result in any of the numerical standards of the Concept Plan to be exceeded.

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	shops. 1,189 dwellings 2,280 bedrooms			
3.00	Site Analysis	✓		Noted
4.00	Site Planning Objectives			
	The following objectives of Breakfast Point Master Plan 2002, apply to this Concept Plan where relevant:			
	To establish a new community within an urban village which embodies the principles of traditional neighbourhoods.	✓		The proposed development will add to the Breakfast Point community as a whole.
	To positively relate new development to its urban context.	✓		The proposal is harmonious with completed surrounding development.
	To provide a high level of continuity to existing urban elements through access links, built form, landscape and open space linkages.	✓		Common area landscaping is provided along both street frontages.
	To achieve a transition from existing residential areas to new development.	✓		Consistent with objective.
	To provide a hierarchy of streets which respond to different types of circulation.	✓		Street system complete and operational.
	To provide convenient access to public transport options.	✓		Project site located in the vicinity of State Transit Bus Routes.
	To provide convenient parking for residents, employees, visitors and commuters.	✓		Consistent with objective.
	To create a network of pathways for pedestrians and cyclists throughout the site.	✓		Street system complete and operational. Consistent with objective.
	To ensure the creation, retention and enhancement of significant vistas to and from the site, and to and from the Parramatta River.	✓		Refer 3.13 SEPP 65, Principle 1: Context.
	To maximise views, access and connection to the waterfront.	✓		Refer 3.13 SEPP 65, Principle 1: Context
	To ensure that the views of the site from the street and the harbour should form a harmonious vista which includes vegetation in harmony with the buildings and view corridors to and from the water.	✓		Building sits within context of 3, 5 & 9 storey buildings. Coordinated street tree and planting in setback zones proposed
	To recognise the unique characteristics, opportunities and constraints of different precincts.	✓		Proposal considers themes established in the adjacent 6D2, 3C2 & 5J sites.
	To achieve quality urban design with high levels of amenity at the street level and create a sense of community.	✓		Consistent with objective.
	To provide significant areas of parkland providing easy access for the community to the waterfront.	✓		NA
	To establish a village centre which includes a convenience shopping centre, shops and services for the community and surrounding area.	✓		Village Centre complete and operational

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	<p>To provide a variety of focal points for the community with different characters and functions.</p> <p>To provide a choice of residential dwellings in a variety of forms.</p> <p>To give definition to the public domain by ensuring buildings address the streets and give form to open spaces.</p> <p>To conserve heritage items with compatible uses and ensure adjacent development is of sympathetic scale and character.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>Consistent with objective.</p> <p>Refer <i>Appendix D: Breakfast Point Cumulative Development Table</i>.</p> <p>Proposal fronts and addresses primarily Magnolia Drive and secondly Rosewater Circuit.</p> <p>Adjacent to a structure not listed as a heritage item but intended to be retained and reused.</p>
5.00	Access Parking & Circulation		
5.01	The Breakfast Point road network, pedestrian and cycleway systems are all approved are substantially constructed and are outside the application of this Concept Plan.		Note
5.02	An assessment by Colston Budd Hunt & Kafes demonstrates that the Concept Plan meets the LEP standard. In granting consent to any development under this Concept Plan the consent authority must be satisfied the traffic impact does not exceed this standard.	✓	<p>The development was contemplated in this report.</p> <p>Refer <i>Appendix P: Traffic & Parking Report by Colston Budd Hunt & Kafes Pty Ltd</i>.</p>
5.03-5.06	The Master Plan traffic, circulation, site access and internal streets requirements have been substantially fulfilled. All works agreed between the developer and Council have been completed in accordance with the contributions agreement.		Note
5.07	Street tree positions, pavements at Breakfast Point are pre-planned and light poles, substations, pits, grates and power supply kiosks are in place. All development works, particularly crossovers are to be design co-ordinated to fit with these items.	✓	<p>The proposal has been co-ordinated to fit with the Street Tree Master Plan. Street trees have not yet been installed along the street frontages of the site.</p>
5.08	All Breakfast Point internal streets are 'open access' ways under the Community Land and Management Act.		Note
5.09	The streets indicated as "Potential Bus Routes" in Fig 5.01 are designed to accommodate STA bus services.		Note
5.10	Project Applications for developments involving uses other than those listed in 5.11 are to be accompanied by a report.	✓	NA
5.11	<p>Car park design and access is to be in accordance with AS 2890.</p> <p>Provision is to be in accordance with the following table:</p> <p>House or Townhouse – 2 spaces garaged</p> <p>3 or more bedroom Apartment - 2 spaces garaged</p> <p>2 bedroom Apartment – 1.5 spaces garaged</p> <p>1 bedroom Apartment - 1 spaces garaged</p> <p>Residential Visitors – Min 1 space per 5 dwellings</p> <p>Shops – 1 space per 20m² GFA</p>	<p>✓</p>	The proposal complies

5.12	Offices - 1 space per 40m ² GFA All visitor parking is to be located on-street unless the required provision cannot be provided within 100m of the development it serves, in which case it must be provided on-site.	✓		The proposal complies. Refer <i>Appendix A: Architectural Plans</i>
5.13	Provision for access for people with disabilities will be incorporated in development in accordance with the BCA.	✓		The proposal complies. General access is provided to the BCA
5.14	Access to foreshore pathways is to be provided for maintenance and emergency vehicles. Traditional pavements are to be provided to all streets in accordance with the approved civil works documents.			Not applicable to this site.
5.15	Pedestrian links are to be provided through development sites where necessary for reasonable convenience. The exact location of any through site links is to be determined at the Project Application stage. Apartment buildings are to incorporate resident bicycle storage where individual garaging is not provided. Bicycle parking is to be provided generally in accordance with "Guide to Traffic Engineering Practice" (Austroads) Part 14 Bicycles.			The proposal complies.
5.16	Large sized trucks must be able to safely negotiate to within 20m of every building.			The proposal complies.
5.17	All roads and movement systems are to be designed to minimise hardstand areas and surface run-off, and to maximise the area available for soft landscape.			The proposal complies.
6.00	Land Use Principles Uses in the Concept Plan are residential and a range of potential adaptive uses for heritage items possible under the Remediation Certification	✓		Residential apartments are the only land use proposed.
7.00	Landscape & Open Space			
7.01-7.02	This Concept Plan applies only to 'Development Lots' and the private open space and landscape within those lots.	✓		Development Lot Landscape Plans by Context Landscape Design describing communal and private open space form part of this application.
7.03	Communal and private open spaces are to be provided and integrated into the design of each development precinct or project to adequately meet the needs of its residents. Professionally prepared Landscape Plans are to accompany each Project Application, generally in accordance with the Landscape Principles. Issues to be considered in landscape design include: *Streetscape enhancement	✓ ✓		Refer <i>Appendix E: Landscape Plan & Design Certificate of Consistency by Context Pty Ltd.</i>

7.04	<ul style="list-style-type: none"> *Privacy landscape and screening *Climate, sun control, shade *Swimming pools etc *BBQ areas *Private outdoor living and dining *Service areas *View and outlook enhancement *Public/Private Boundary delineation *Solar access *Environmentally Sustainable Design *Colour and seasonal effect *Security <p>Private open space provisions are to be in accord with the relevant SEPP 65 guidelines.</p>			
7.05	<p>To maximise the impact of planting on the visual environment:</p> <ul style="list-style-type: none"> *paving, fences, garden walls, and all other built or service elements in the landscape are to be designed for minimal impact, to blend with soft landscape and be visually inconspicuous. * vertical walls and horizontal paving are to be separated by a planting strip of ground cover or shrubs. 			
8.00	Ownership & Subdivision			
8.01	The scheme relevant to this Concept Plan is the Master Scheme registered DP 270347.	✓		The site falls within the Breakfast Point Master Community Scheme.
8.03	The subdivision structure for Breakfast Point is established in accordance with the registered instruments. (Fig 8.01) Re-subdivision of land in this Concept Plan will be required to facilitate flexible development staging. Any re-subdivision requires specific project consent under the provisions of the Act	✓		A strata subdivision application for the building will be lodged after receipt of development consent.
9.00	Services Infrastructure			
	Construction work to be completed includes footpaths, cycle ways and top-sealing of roads adjacent to development sites. Consents for these works are in place. Works are to be completed in conjunction with adjacent building works.	✓		The construction of previously approved footpaths, street landscaping and tree planting and road top seal will be concurrent with the development of the site.
10.00	Building Envelope & Built Form			
10.01	<p>Merits-based assessment of Project Applications at Breakfast Point will take into consideration the following:</p> <p>VISION</p> <p>Existing development establishes clear precedents for both variety possible, and consistency required for future built form at</p>	✓		The proposed development planning adheres to the principles defined in Fig 10.03 in terms of general arrangement,

	Breakfast point.		building footprint and building height.
10.02	<p>OBJECTIVES</p> <p>*To acknowledge and enhance the prominent visual relationship Breakfast Point has to Parramatta River and its environs.</p> <p>* To provide a complementary interface with the surrounding urban fabric, and transition between existing and new, higher density, living areas.</p> <p>* To provide a vision for the future built character of Breakfast point.</p> <p>* To establish principles of building arrangements and envelopes and their relationships to site features, adjacent development, and the public domain. (Fig 10.03)</p> <p>* To provide a high standard of amenity and quality of living environment for residents.</p>	✓	Proposal is consistent with objectives
10.03	<p>PARRAMATTA RIVER VISUAL CATCHMENT</p> <p>The character of Breakfast Point viewed from the river, its foreshores and viewpoints beyond is to comprise:</p> <p>Foreshore edge: Behind a foreground dominated by informal vegetation, building foreshore setbacks are to be varied. Building facades fronting the foreshore are to be broken to provide visual connection to inner areas.</p> <p>Skyline: The skyline is to comprise of articulated lo-to-mid rise roof forms interspersed with vegetation. Roof forms are to be simply designed, modulated to a scale, and in materials and colours recognising the significant views to the site. Taller buildings are to be located near the ridgeline, away from the foreshore, or towards the centre of the site.</p>	✓	The building will be substantially obscured from Parramatta River viewpoints by existing and proposed foreshore and intervening development. The skyline will be dominated by 9 storey buildings nearer the ridgeline.
10.04	<p>STREETSCAPE & PUBLIC DOMAIN CHARACTER</p> <p>The vision for Breakfast Point is:</p> <ul style="list-style-type: none"> • A built environment which optimises available light and sun to private and public domains within an orchestrated landscape setting. • A vigorous and interesting public domain reinforced by its landscape and its defining, and articulated architectural edges. 	✓	Proposal Complies
10.05	<p>BUILDING HEIGHTS</p> <p>Building heights are to be designed to minimise the amenity impact of new development on adjoining areas and to ensure buildings are appropriately scaled in relation to street widths and open space. The Building Height Principles Plan (Fig 10.01) indicates building heights in storeys. (see 'storey' interpretation Fig. 10.02)</p>	✓	The buildings comply with the prescribed 5 storey maximum.
10.06	<p>RESIDENTIAL AMENITY</p> <p>Residential development at Breakfast Point is to</p>	✓	Refer 3.13 SEPP 65: Design Quality of

	be in accordance with State Environmental Policy No.65 – Design Quality Residential Flat standards.			<i>Residential Flat Development.</i>
10.07	BUILDING MASS & PROPORTION To provide for streetscape relief, pedestrian, landscape, breeze and view corridors. To maintain an appropriate residential scale to the Breakfast Point streetscape.	✓		The staggered footprint and facades having a high ratio of deep balconies provide variety and relief to the defining edge of the street and internal spaces.
10.08	ROOF FORM & COLOUR Objectives: <ul style="list-style-type: none"> To minimise the visual prominence of roofs overlooked by residents of higher dwellings. To provide an articulated skyline to Breakfast Point from distant viewpoints. To encourage subtle contrast and variety within a consistent design theme. To encourage the use of dormer style windows. Hipped and gable type roofs, with wide eaves to be the predominate roof form. Dormer windows, gables and other fully design-integrated elements which create interesting roof forms are encouraged. Attic accommodation within traditional hip/gable roof space is encouraged. All roof top services, vents, lights are to be integrated into the roof design. Roof materials may vary. Roof colours are to be inconspicuously grey tones.	✓		The building roof form adopts the Breakfast Point established precedent of traditional wide eaves, hips and gables. Corner treatments are emphasised. Plant and equipment are contained within 'dormer' or similar integrated design treatments. Low reflection grey coloured metal roof sheeting is proposed.
10.09	FACADE TREATMENT Objective: To enrich the streetscape. Facades, particularly those defining streets are to provide modulation of light and shade through finessed secondary architectural detail, contrasting with heavier wall and roof elements. Contributing detail elements include eaves, sun control, hoods, louvers, shutters, pergolas, verandas, balconies, balustrades, porticos, loggias, dormers, roof lanterns and ventilators.	✓		The design incorporates most of the 'contributing detail elements'. Facade design also proposes varying materials and colours vertically from a 'heavy' base to 'lightweight' upper floor, consistent with precedents at Breakfast Point.
10.10	ADDRESS THE STREET To reinforce the streetscape objectives, subject to adequately meeting amenity performance requirements, buildings are to define (be parallel to) the streets.	✓		The proposal appropriately addresses the street. The building entry is designed to be highly visible. The building also appropriately addresses Silkstone Park.
10.11	STREET SETBACKS To reinforce the streetscape objectives, building setbacks from the street alignment are to reflect any precedent established for the street. Accommodating the reasonable mature canopy of street trees in the landscape master plan is to be considered.	✓		Setbacks vary from 3.4 – 5m consistent with precedents at Breakfast Point.

10.12	<p>COLOUR & LIGHT</p> <p>To encourage provision of reflective light and feeling of warmth to both public and private domains in a comparatively dense built environment.</p> <p>The predominant primary wall colours are to be warm, light tones.</p> <p>The predominant colour for secondary architectural detail is to be white.</p>	✓	Refer <i>Appendix B: Building Materials, Finishes and Colours</i> .
10.13	<p>ANCILLARY BUILT ELEMENTS</p> <p>To maximise visual quantity and effect of soft landscaping.</p> <p>All built elements (fences, garden and retaining walls etc) not part of a building are to be designed to blend into the landscape to minimise their visual intrusiveness.</p>	✓	Refer <i>Appendix B: Building Materials, Finishes and Colours</i> .
10.14	<p>HOUSING VARIETY AND CHOICE</p> <p>To provide a variety of housing choice responding to different locations, prevailing market demands and lifestyle needs at each stage of development.</p> <p>Nothing in this plan excludes future innovative, emerging housing solutions.</p>	✓	The proposal provides 1 and 2 bedroom apartments in a variety of single level configurations.
10.15	<p>ADAPTABLE HOUSING</p> <p>A minimum of 5% of the total dwellings at Breakfast Point are to be designed to be readily adaptable to the requirements of the Essential Features of AS4299-1995. These dwellings are to be located within 300 metres of the Village Centre.</p>	✓	The requirements for adaptable housing are addressed elsewhere within the Breakfast Point community. Refer <i>Appendix D: Breakfast Point Cumulative Development Table</i> .
10.16	SENIORS LIVING		Note
11.00	<p>Heritage Conservation</p> <p>Heritage items are buildings and structures scheduled in Concord Local Environmental Plan No.91 Clause 41H. No heritage item is to be demolished, altered, removed or modified without authority consent.</p> <p>Assessment of any development applications relating to a heritage item will be in accordance with Concord LEP No.91 Clause 41D.</p>	✓	The proposal is adjacent to a structure not listed as a heritage item but intended to be retained and reused.
12.00	<p>Remediation</p> <p>The certification determined remediation zones (Fig 12.01), impacting on land-use, as follows: Unrestricted Residential Zone No restriction on land-use in this zone. Anticipated development of this zone includes all forms of residential buildings, child care and school facilities, commercial and industrial buildings, parks, recreational facilities and open space.</p>	✓	There are no outstanding contamination issues relating to the residential development of the land.

13.00	Community Facilities Breakfast Point community facilities (Fig. 13.01) are generally beyond the application of this Concept Plan.	✓		The Concept Plan does not propose any facilities on this site.
14.00	ESD Principles Breakfast Point Master Plan 2002 prescribes State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development and BASIX water and energy conservation requirements under CI 97A of the EP&A Act regulations. These statutory requirements are applicable to all lands in NSW, including Breakfast Point. Specific ESD performance standards and guidelines for built development will be in accordance with SEPP 65 guidelines.	✓ ✓		Refer 3.13 SEPP 65: <i>Design Quality of Residential Flat Development</i> .
15.00	Development Staging			The proposal comprises a single building to be completed in one stage.

3.9 SEPP (Building Sustainability Index: BASIX) 2004

BASIX Certificate for the building demonstrating compliance is appended.

3.10 Breakfast Point Visitor Parking Master Plan

The architectural plans indicate locations of on street visitor parking in accordance with the above Master Plan. The parking spaces are conveniently located on-street within 100 metres of the development served as indicated on Project Application drawing DA-7D5-29.

3.11 Breakfast Point Landscape Master Plan

Refer to Appendix E: [Context](#) Landscape Design Certificate of Consistency.

3.12 SEPP 55 - Remediation of Land

The subject land has been remediated under an audited remediation plan. It is wholly within an Unrestricted Residential Zone. There are no restrictions on land use in this zone. A copy of the NSW Environmental Protection Authority letter and revocation notice is appended.

3.13 SEPP 65 – Design Quality of Residential Flat Development (SEPP 65) and the Residential Flat Design Code (RFDC)

Part 2 – Design Quality Principles

Note: Refer also to *Appendix C: SEPP 65 Compliance Table*.

Guiding Principle	Comment
PRINCIPLE 1: CONTEXT	
<p>Decisions about the location, size and type of residential flat development will be informed by:</p> <ul style="list-style-type: none"> -Regional context and urban centres -Neighbourhood and precinct areas -Open space -Views -Topography -Street layout -Streetscape -Blocks -Lots -Heritage buildings and Significant elements -Existing uses 	<p>The Seashore Precinct is bounded by completed roads with utility services in place and operational. Outstanding approved works to streets comprising street trees and pedestrian paths along with final road sealing will be completed in concurrence with associated developments fronting each particular street.</p> <p>Surrounding development includes a three/ nine storey apartment buildings to the west (Spyglass Hill) and a three storey apartment block across Magnolia Drive to the south (Morningside). Silkstone Park (open space) is located to the east of the site with a proposed Seniors Living development planned on the vacant land immediately to the north. The Seniors Living development will comprise one nine storey and three five storey residential buildings along with the adaptive reuse of a two storey brick building within the site (Plumbers' Workshop).</p> <p>Outlooks from the building will be orientated over Silkstone Park to the east, Magnolia Drive to the south and the future internal communal landscaped spaces of the Seniors Living development to the north. Views to and from the development from Kendall Cove and Parramatta River will be obscured by existing and future development immediately to the east and north along the foreshore. Some water glimpses will be available between surrounding buildings and from upper level apartments.</p> <p>The design address the relevant Environmental Planning Instruments and is generally consistent with the Breakfast Point Concept Plan 2005 and the Ministers Conditions of Approval dated 7 April 2006 and amended 18 October 2010.</p>

PRINCIPLE 2: SCALE

<p>Building Height</p> <p>Rules of Thumb</p> <ul style="list-style-type: none"> – Where there is an existing floor space ratio (FSR), test height controls against it to ensure a good fit. – Test heights against the number of storeys and the minimum ceiling heights required for the desired building use. 	<p>The 5 storey scale is consistent with the Breakfast Point Concept Plan 2005 and the Breakfast Point Master Plan 2002.</p>
<p>Building Separation</p> <p>Rules of Thumb</p> <ul style="list-style-type: none"> – Design and test building separation controls in plan and section. – Test building separation controls for daylight access to buildings and open spaces. – Building separation controls may be varied in response to site and context constraints. – Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactory achieved. 	<p>The proposed building is separated from the nine storey section of 'Spyglass Hill' by approximately 12 metres and from the three storey section by approximately 18 metres. The three storey 'Morningside' building is located over 30 metres away across Magnolia Drive.</p> <p>While a building separation of 18 metres is desirable between the proposal and 'Spyglass Hill', the current minimum distance of 12 metres (balcony to balcony) is considered satisfactory. The two apartment types on the western end of the proposal with a 12 metre separation have their main orientations to the north and to the south avoiding 'Spyglass Hill' to the west. Louvre screens have been utilised to further aide visual and acoustic privacy of future occupants. The shadow diagrams produced demonstrate that an increased setback to 'Spyglass Hill' would not significantly improve daylight access resulting from overshadowing.</p>
<p>Building Depth</p> <p>Rules of Thumb</p> <ul style="list-style-type: none"> – Resolve building depth controls in plan, section and elevation. – In general, an apartment building depth of 10 -18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory daylight and natural ventilation are to be achieved. 	<p>The proposed building depth ranges from 18-25 metres.</p> <p>Refer <i>Principle 7: Amenity (Daylight Access)</i> and <i>(Natural Ventilation)</i> for demonstration of how objectives are satisfactorily achieved.</p>

PRINCIPLE 3: BUILT FORM

Fences + Walls	External fencing is to be the Breakfast Point transparent charcoal 'spear-point' style, and generally limited to enclosing private open spaces and providing security to the entry approach. Garden and retaining walls will be rendered masonry limited to a max of 1.5m in height. Privacy screens are proposed between abutting private open space.
Building Entry	A single distinct pedestrian entry point with access from Magnolia Drive orientates visitors and clearly identifies the building within the street grid system.
Parking	All required resident car parking is provided on-site within the building basement levels. All visitor parking is provided on-street.
Pedestrian Access Rules of Thumb <ul style="list-style-type: none"> – Identify the access requirements from the street or car parking area to the apartment entrance. – Follow the accessibility standard set out in Australian Standard AS 1428 (parts 1 and 2), as a minimum. – Provide barrier free access to at least 20% of dwellings in the development 	Level pedestrian access to the building entry is provided off Magnolia Drive. Consequently all dwellings are considered to have barrier free access.
Vehicle Access Rules of Thumb <ul style="list-style-type: none"> – Generally limit the width of driveways to a maximum of six metres. – Locate vehicle entries away from main pedestrian entries and on secondary frontages. 	Access to the secure basements is provided off Rosewater Circuit. The main building pedestrian entry and basement car park access driveway enter from different streets, minimising conflicts.
Street Setbacks Rules of Thumb <ul style="list-style-type: none"> – Identify the desired streetscape character, the common setback of buildings in the street, the accommodation of street tree planting and the height of building and daylight access controls. – Relate setbacks to the area's street hierarchy. – Identify the quality, type and use of gardens and landscaped areas facing the street. – Test street setbacks with building envelopes and street sections. – Test controls for their impact on the scale, proportion and shape of building facades. 	<p>The building setback from Magnolia Drive ranges from 3.4m (balconies) to 5m (building)</p> <p>Building street setbacks are sufficient to allow for the projected mature street tree canopy.</p> <p>The development proposed is consistent with the Concept Plan and the Breakfast Point Master Plan 2002 and adjacent development.</p>
Side + Rear Setbacks Rules of Thumb <ul style="list-style-type: none"> – Relate side setbacks to existing streetscape patterns. – Test side and rear setback with building separation, open space and deep soil zone requirements. – Test side and rear setbacks for overshadowing of other parts of the development and/or adjoining properties, and of private open space. 	Refer <i>Principle 2: Scale (Building Separation)</i>
Roof Design	The proposed roof is a traditional hipped form with parapets and pop-up elements used to provide relief and interest. The roof will be partly visible from the Parramatta River and from taller buildings situated at higher levels on the Breakfast Point site. The roof forms will disguise plant areas and vent shafts integrated within the overall roof design.
Orientation	The building has been orientated to maximise solar access, views and define streetscapes as well as enhancing the public domain.
Ground Floor Apartments Rules of Thumb <ul style="list-style-type: none"> – Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site. – Provide ground floor apartments with access to private open space, preferably as a terrace or garden. 	<p>All ground floor apartments include substantial terrace and/or balcony areas that are fenced and screened for the exclusive use of the apartment occupants. The areas provided exceed the Residential Flat Design Code guidelines.</p> <p>The slope of the street, the objective to maximise soft landscaping and security considerations combine to preclude separate entries to ground floor apartments</p> <p>Refer <i>Appendix C : SEPP 65 Compliance Table.</i></p>

PRINCIPLE 4: DENSITY

<p>Floor Space Ratio</p> <p>Rules of Thumb</p> <ul style="list-style-type: none"> – Test the desired built form outcome against proposed floor space ratio to ensure consistency with: <ul style="list-style-type: none"> • Building height • Building footprint • The three dimensional building envelope • Open space requirements – Test a variety of typical lot sizes and shapes in your area before establishing a blanket FSR control. 	<p>The development will not cause the Gross Floor Area at Breakfast Point to exceed the Concept Plan standard.</p> <p>Refer <i>Appendix D: Breakfast Point Cumulative Development Table</i>.</p>
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PRINCIPLE 5 : RESOURCE, ENERGY & WATER EFFICIENCY

Energy Efficiency	Basix and ABSA Certificates have been submitted as part of this Project Application. All apartments will achieve the required star rating as assessed under Basix.
Maintenance	Windows are designed to be cleaned from the inside or from a balcony area. Communal open and landscaped areas within the Development Lot will be maintained by the building strata scheme.
Stormwater Management	Deep soil zones are provided to the perimeter of the site to facilitate infiltration and mature tree growth. The stormwater disposal system is connected to the Breakfast Point stormwater infrastructure which incorporates storage for irrigation and gross pollutant traps.
<p>Waste Management</p> <p>Rules of Thumb</p> <p>Supply waste management plans as part of the development application submission as per the NSW Waste Board.</p>	Provision is made for separate storage of recyclables and garden waste in accordance with Council policy and Waste Management Concept Plan. Contractor will be required to provide a Waste Management Plan for the construction phase.
<p>Water Conservation</p> <p>Rules of Thumb</p> <p>Rainwater is not to be collected from roofs coated with lead- or bitumen-based paints, or from asbestos-cement roofs. Normal guttering is sufficient for water collections provided that it is kept clear of leaves and debris.</p>	On-site underground water tanks are proposed to meet irrigation demands.

PRINCIPLE 6: LANDSCAPE

<p>Deep Soil zones</p> <p>Rules of Thumb</p> <p>A minimum of 25% of the open space area of a site should be a deep soil zone; more is desirable. Exceptions may be made in urban areas where sites are built out and there is no capacity for water infiltration. In these instances, stormwater treatment measures must be integrated with the design of the residential flat building.</p>	<p>Deep soil zones are provided to entire building perimeter within the development site. In excess of 25% of the Seashore Precinct open space is provided as a deep soil zone.</p>
Landscape Design	A landscape concept plan prepared by Context Landscape Design accompanies this application. The plan is consistent with the Breakfast Point Landscape Master Plan.
<p>Open Space</p> <p>Rules of Thumb</p> <ul style="list-style-type: none"> – The area of communal open space required should generally be at least between 25 and 30% of the site area. Larger sites and brownfield sites may have potential for more than 30%. – Where developments are unable to achieve the recommended communal open space, such as those in dense urban areas, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space. – The minimum recommended area of private open space for each apartment at ground level or similar space on a structure, such as on a podium or car 	<p>On-site open space is primarily private open space attached to individual dwellings. This open space provides residents with a recreational area and enables soft landscaping opportunities.</p> <p>Private open space in the form of ground level courtyards and upper level balconies substantially exceed the recommended minimum area and dimensional standards.</p> <p>No usable communal open space is proposed serving this development. The site fronts a large Public Open Space (Silkstone Park).</p> <p>Refer <i>Appendix C : SEPP 65 Compliance Table</i></p>

<p>park, is 25m²; the minimum preferred dimension in one direction is 4 metres.</p>	
<p>Planting on Structures</p> <p>Rules of Thumb</p> <ul style="list-style-type: none"> – In terms of soil provision there is no min standard that can be applied to all situations as the requirements vary with the size of plants and trees at maturity. The following are recommended as min standards for a range of plant sizes: – Large trees such as figs (canopy diameter of up to 16m at maturity) <ul style="list-style-type: none"> • Min soil volume 150m³ • Min soil depth 1.3m • Min soil area 10m X 10m area or equivalent – Medium trees (8m canopy diameter at maturity) <ul style="list-style-type: none"> • Min soil volume 35m³ • Min soil depth 1m • Approximate soil area 6m X 6m area or equivalent – Small trees (4m canopy diameter at maturity) <ul style="list-style-type: none"> • Min soil volume 9m³ • Min soil depth 800mm • Approximate soil area 3.5m X 3.5m area or equivalent – Shrubs <ul style="list-style-type: none"> • Min soil depths 500-600mm – Ground cover <ul style="list-style-type: none"> • Min soil depths 300-450mm – Turf <ul style="list-style-type: none"> • Min soil depths 100-300mm • Any subsurface drainage requirement are in addition to the min soil depths quoted above 	<p>Refer <i>Appendix E: Landscape Plan & Design Certificate of Consistency</i>.</p> <p>Where basements extend beyond building and terrace footprint, a minimum of 200mm nom soil depth provided over part of basement to permit turf and small shrub planting. 600mm deep planters provided to permit larger shrubs. 1000 deep planters to permit larger trees</p>

PRINCIPLE 7: AMENITY

<p>Acoustic Privacy</p>	<p>Building layout seeks to maximise the acoustic privacy between apartments primary through two design principles:</p> <ol style="list-style-type: none"> 1. Locating like type quiet spaces (bedrooms) close together and isolating noise producing space such as plant rooms. 2. Adequate building to building separation. <p>All party walls provided within the proposed development will meet the minimum acoustic standard prescribed by the Building Code of Australia.</p>
<p>Daylight Access</p> <p>Rules of Thumb</p> <ul style="list-style-type: none"> – Living rooms and private open spaces for at least 70% of apartments in a development should receive a min of three hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas a min of two hours may be acceptable. – Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a max of 10% of the total units proposed. Developments which seek to vary from the min standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed. – See Apartment Layout for additional rules of thumb. 	<p>Refer <i>Appendix A: Architectural Plans (Shadow Diagrams)</i> and <i>Appendix C: SEPP 65 Compliance Table</i>.</p> <p>45 out of the 60 apartments (75%) receive over 2 hours sunlight mid-winter to living rooms/private open spaces. 40 of the 45 apartments achieve greater than 3 hours.</p> <p>Due to the orientation of the building and the aspect of the site, it is not possible to limit the number of apartments with a single southerly aspect to a maximum of 10%. Approximately 15 of the 60 apartments (25%) fall in this category. 8 of these 15 apartments incorporate operable windows facing due east or west in spaces adjacent living areas to facilitate daylight access and natural ventilation.</p> <p>Given the high level of amenity achieved across all the design principles, the variance from the minimum standard is considered acceptable in this instance.</p> <p>Window and sliding glass door heads are set between 2400mm and 2800mm above floor level facilitating daylight penetration to internal spaces. The area of glazing exceeds the minimum requirement of the BCA.</p>
<p>Natural Ventilation</p> <p>Rules of Thumb</p> <ul style="list-style-type: none"> – Building depths, which support natural ventilation typically range from 10 to 18m. – 60% of residential units should be naturally cross ventilated. – 25% of kitchen within a development should have access to natural ventilation. – Developments, which seek to vary from the min standards, must demonstrate how natural ventilation can be satisfactorily 	<p>The proposed building depth ranges from 18 – 25 metres.</p> <p>38 of the 60 apartments (63%) are naturally cross ventilated by virtue of openings located in walls of differing orientation. Lobbies and corridors at each floor have natural light and ventilation.</p> <p>20 of the 60 kitchens (33.3%) are located against an external wall containing a window or within 8m of the living room sliding doors and as such, have access to natural ventilation.</p> <p>The open plan layout of all apartments along with the proximity of the site to the foreshore will facilitate the circulation of fresh air and the thermal comfort of the users.</p>

achieved, particularly in relation to habitable rooms.	
Visual Privacy Rules of Thumb Refer to Building Separation minimum standards (see Building Separation).	Separation distances from adjacent development will ensure reasonable visual privacy. Recessed balconies and screens provide the inhabitants with control over their visual privacy. Panel fences and planting will assist ground level screening.
Storage Rules of Thumb – In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: Studio apartments - 6m ³ One-bedroom apartments - 6m ³ Two-bedroom apartments - 8m ³ Three plus bedroom apartment – 10m ³	Wardrobes, linen/cloak & broom cupboards are provided in each apartment. Additional secure storage area is provided in the garage to meet the required areas where deficient within the apartment itself. Refer <i>Appendix C : SEPP 65 Compliance Table</i>
Balconies Rules of Thumb – Provide primary balconies for all apartments with a minimum depth of 2m. Developments which seek to vary from the minimum standards must demonstrate that negative impacts from the context-noise, wind -cannot be satisfactory mitigated with design solutions. – Require scale plans of balcony with furniture layout to confirm adequate, useable space when an alternate balcony depth is proposed.	All apartments have been designed with either a primary courtyard or balcony space directly accessed from the internal living space. They provide an “outdoor room” for recreation and dining. The areas and depths provided exceed the minimum requirements of the standard. See <i>Apartment Layout</i> below.
Ceiling Heights Rules of Thumb – The following recommended dimensions are measured from finished floor level (FFL) to finished ceiling level (FCL). These are minimums only and do not preclude higher ceilings, if desired. <ul style="list-style-type: none"> - in mixed use buildings: 3.3m min ground floor retail or commercial and for first floor residential, retail or commercial to promote future flexibility if use - in residential flat buildings in mixed use areas: 3.3m min for ground floor to promote future flexibility of use - in residential flat buildings or other residential floors in mixed use buildings: - In general, 2.7m min for all habitable rooms on all floors, 2.4m is the preferred min for all non-habitable rooms, however 2.25m is permitted - For two storey units, 2.4m min for second storey if 50% or more of the apartment has 2.7m min ceiling heights - For two-storey units with a two storey void space, 2.4 m min ceiling heights - Attic spaces, 1.5m min wall height at edge of room with a 30° min ceiling slope – Developments which seek to vary the recommended ceiling heights must demonstrate that apartments will receive satisfactory daylight (eg. Shallow apartments with large amount of window area)	The design targets a minimum 2.7m ceiling height to habitable rooms and 2.4m in kitchens, bathrooms & hallways, reducing to 2.25m where required for plumbing and air handling plant.
Apartment Layout Rules of Thumb – Single-aspect apartments should be limited in depth to 8m from a window. – The back of a kitchen should be no more than 8m from a window. – The width of cross-over or cross-through apartments over 15m deep should be 4m or greater to avoid deep narrow apartment layouts.	The size of apartments proposed is considered appropriate considering the location of the site in relation to the CBD and market demands experienced to date through completed projects within the Breakfast Point area. The development proposes the following apartment sizes: 1 bedroom: Minimum area = 60 m ² Average area = 68 m ² 2 bedroom: Minimum area = 97 m ² Average area = 101 m ² All apartments have balcony or terrace areas of at least 8m ² with a minimum dimension of 2m. The average size of apartment balconies is 15 m ² .

BREAKFAST POINT

Rose Architectural Design

<ul style="list-style-type: none"> Buildings not meeting the min standards listed above, must demonstrate how satisfactory daylighting and natural ventilation can be achieved, particularly in relation to habitable rooms. If council chooses to standardize apartment sizes, a range of sizes that do not exclude affordable housing should be used. As a guide, the Affordable Housing Service suggest the following min apartment sizes, which can contribute to housing affordability: (apartment size is only one factor influencing affordability) <ul style="list-style-type: none"> 1 bedroom apartment - 50m² 2 bedroom apartment - 70m² 3 bedroom apartment - 95m² 	<p>Apartment layouts are generally 'open-plan' style allowing a variety of furniture layouts and uses over time and multiple occupants.</p> <p>Where possible, internal and external living spaces have been oriented to maximise site opportunities including street address, vistas and natural ventilation.</p> <p>Apartment entry doors are 900mm wide, facilitating furniture placement and removal.</p>
<p>Internal Circulation</p> <p>Rules of Thumb</p> <ul style="list-style-type: none"> In general, where units are arranged off a doubled-loaded corridor, the number of units accessible from a single core/corridor should be limited to eight. Exceptions may be allowed: <ul style="list-style-type: none"> For adaptive reuse building Where developments can be demonstrate the achievement of the desired streetscape character and entry response <p>Where developments can demonstrate a high level of amenity for common lobbies, corridors and units (cross over, dual aspect apartments)</p>	<p>The apartments have been planned off a conventional double loaded corridor. The corridor contains a centrally located lift and two sets of fire stairs positioned at either end of the common passageway. This layout has resulted from the desire to provide the building with a single distinct entry point from the street fostering a sense of community and identity.</p> <p>The corridor is articulated by increasing its width at appropriate locations, corresponding generally to apartment entry door positions.</p> <p>A generous foyer space surrounding the lift with a large window overlooking the street provides opportunities for natural daylight and ventilation. The maximum number of apartments on any one level served by a single core is 12. Given the high level of amenity proposed to both internal and external common areas, the variance from the Rules of Thumb is considered reasonable in this case.</p>

PRINCIPLE 8: SAFETY AND SECURITY

<p>Safety</p> <p>Rules of Thumb</p> <p>Carry out a formal crime risk assessment for all residential developments of more than 20 new dwellings</p>	<p>The building entry door will be a security intercom controlled point. Private open spaces to ground level apartments will be screened and fenced. Security card/code control will be provided to the basement parking area for residents spaces with all visitor parking located on-street. Apartments face and overlook adjacent streets and open spaces affording opportunities for casual surveillance by the occupants. External illumination will be provided to surrounding pathways and entry points.</p>
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PRINCIPLE 9: SOCIAL DIMENSIONS

Apartment Mix	The proposal provides 30 x one bedroom (50%) and 30 x two bedroom (50%) apartments for a total of 60 (100%) residential dwellings.
Flexibility	The proposal is generally consistent with the Design Code objectives. There are no adaptive use apartments proposed. Adaptive Use apartments at Breakfast Point are concentrated in buildings close to the Village Centre in accordance with the Concept Plan.
Mixed Use	Residential apartments is the only land use proposed. This is consistent with the Breakfast Point Concept Plan.

PRINCIPLE 10: AESTHETICS

Awnings + Signage	<p>The building identification name will be located above the main pedestrian entry door and will be affixed directly to the building fabric.</p> <p>Letterboxes will be located adjacent the main building pedestrian entry. The letterbox structures will contain the street number and name and will be clearly visible from Magnolia Drive.</p>
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Facades	<p>The main building facades address Magnolia Drive to the south and Rosewater Circuit to the east.</p> <p>The building fabric is expressed vertically in three sections.</p> <ul style="list-style-type: none"> - The base is given a 'heavier' feel with use of rendered walls, expressed groove joints and a darker wall colour. - The middle section utilises painted brick walls to provide a human scale and texture up close yet a blended scale befitting a five storey building when viewed from a distance. - The upper floor structure generates a lighter feel with the use of weatherboard cladding and trim details. <p>Horizontally the building facade is modulated by use of balconies, column, slabs and fenestration patterns in keeping with the proportions of existing buildings at Breakfast Point.</p> <p>Materials and colours are selected to fit with the Breakfast Point palette, ie predominantly soft light-reflective walls, with grey roofs and white detail to joinery, shutters, louvres, pergolas, balustrades and other trim. Lower portions of the facades are darker tones within the wall theme and fencing is charcoal grey transparent spear-point style.</p>
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3.14 SREP (Sydney Harbour Catchment) 2005

The AGL site, Breakfast Point, is a Schedule 2 site of Strategic Significance under State Environmental Planning Policy No.56 (SEPP 56). Under the provisions of SEPP 56 Canada Bay Council, in conjunction with the developer, prepared the Breakfast Point Master Plan 2002. This plan was adopted in 2002 after receipt of the Director Generals concurrence. Development at Breakfast Point has proceeded under this plan since its adoption.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 replaces SREP 22 and SEPP 56. Breakfast Point is scheduled as Strategic Foreshore Site under SREP (Sydney Harbour Catchment) 2005.

3.15 Draft Sea Level Rise Policy Statement (NSW Government, October 2009)

The primary objective of the Sea Level Rise Policy Statement is to minimise the social disruption, economic costs and environmental impacts resulting from long-term sea level rise. To achieve these objectives, the NSW Government will:

1. *promote an adaptive risk-based approach to managing sea level rise impacts*

To support this adaptive risk-based approach, the NSW Government has adopted a sea level rise planning benchmark. The NSW sea level rise planning benchmark is an increase above 1990 mean sea levels of 40 cm by 2050 and 90 cm by 2100.

The development is situated approximately 250 metres from the Parramatta River foreshore with the lowest level (basement car park 2) set at RL 8.60 AHD. As a consequence of sea level rise, the proposal:

- is not exposed to immediate tidal risk
- provides for the safety of occupants on-site
- does not increase risk to neighbouring properties or the public off site
- infrastructure, services and utilities will maintain their function and intended design performance
- does not impact on ecosystems nor reduce access and amenity to the foreshore

The proposal considers the principles of the Draft Sea Level Rise Policy Statement. It does not pose any risk to public safety, properties adjoining the site or natural ecosystems.

3.16 Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

Minor variations to the *Rules of Thumb* requirements of the Residential Flat Design Code have been identified with relevant justifications supplied. Refer EA Report, Part 3.13 & Appendix C.

4.0 WASTE MANAGEMENT PLAN

The following should be read in conjunction with the Breakfast Point Waste Management Plan.

Within Individual Unit

A waste storage area is provided under the sink in the kitchen cupboard sufficient to hold one days waste. Adequate space is provided for occupants to have separate containers / bins for garbage and recyclables.

Refuse Rooms

Garbage and recyclable material is taken by residents from their apartment to the refuse and recycling rooms located in the basement. (refer to the accompanying plans)

Construction specification for the garbage rooms include:

- Rendered smooth walls that are coved at the intersection with the floor
- Floor graded to a sump and dry basket arrestor, connected to the sewerage system
- A hose cock
- Roof provided by the slab over
- Mechanical exhaust ventilation
- shelving to accommodate bulky items

The refuse and recycling rooms have been designed to accommodate mobile garbage bins calculated as follows:

Projected volume of garbage = 120 litres per dwelling / week

Projected volume of recyclables = 120 litres per dwelling / week

Assuming weekly collection, the following storage provisions have been made:

Garbage:	60 Apartments @ 120 litres / dwelling	=	30 off	240 litre bins
Recyclables:	60 Apartments @ 120 litres / dwelling	=	30 off	240 litre bins
Total:		=	60 bins	

Recyclables (to be co-mingled) include:

- Steel and aluminium cans
- Glass bottles and jars
- Milk and juice cartons
- Newspapers, cardboard and magazines
- Plastic Bottles (PET, HDPE)

Recycling bins will be distinguished by provision of a different coloured lid.

Garbage Bin Collection Areas

The caretaker or other person employed by the Body Corporate will move the bins from the garbage rooms to the kerbside in Palm Avenue once a week for collection by Council's contractor, and will return the empty bins to the garbage rooms. An easement will be created as part of the Community Association to facilitate on-site collection of garbage and recyclables by Council's contractors.

Garden Waste

2 x 240 litre bins will be provided for garden waste, to be stored in the basement. These bins are intended for the use of residents of ground floor apartments which include private landscaped areas. Bins will be moved to the kerbside by the caretaker once a fortnight and returned to the enclosure after collection.

Communal landscaped areas will be maintained by contractors employed by the Community Association who will be required to remove any garden waste they generate.

RECYCLING DURING CONSTRUCTION

Building contractors will be required to prepare a Waste Management Plan for construction works in accordance with the 'Waste Planning Guide for Development Applications' published by the Inner Sydney Waste Board.

5.0 CONCLUSION

This proposal is for the development and landscaping of a site which has stood devoid of useful topsoil, landscape and habitat since completion of remediation work several years ago.

The proposed works are consistent with the Breakfast Point Master Plan 2002, Breakfast Point Concept Plan 2005 and other relevant environmental instruments.

All utility services, roads, public open space, community and retail facilities to serve the ultimate Breakfast Point community are effectively completed and operational.

The development of this site is part of the progressive build-out of the Master Plan. It will contribute additional housing, population and landscape, enhancing the social, economic and environmental sustainability of Breakfast Point as a community.