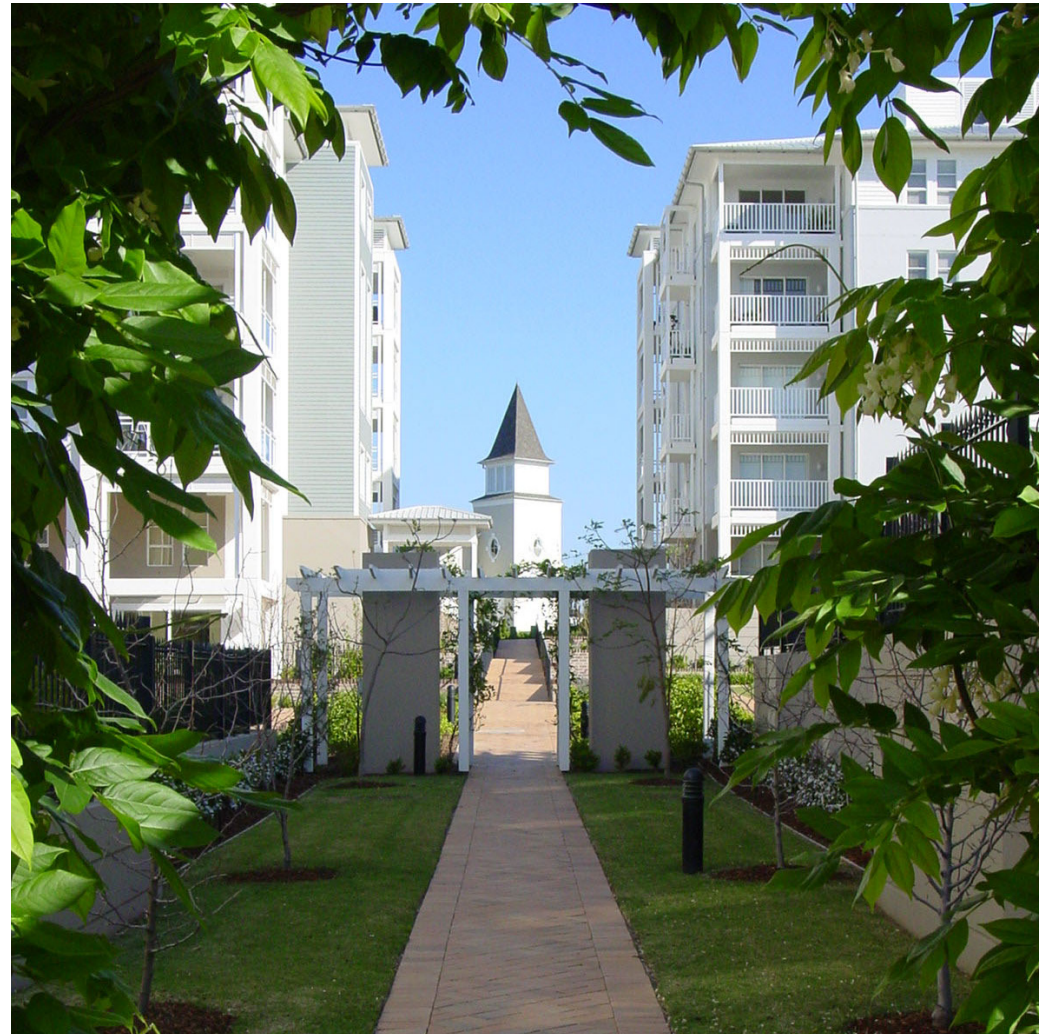


BREAKFAST POINT

CONCEPT PLAN 2005



GILES TRIBE ARCHITECTS & URBAN PLANNERS



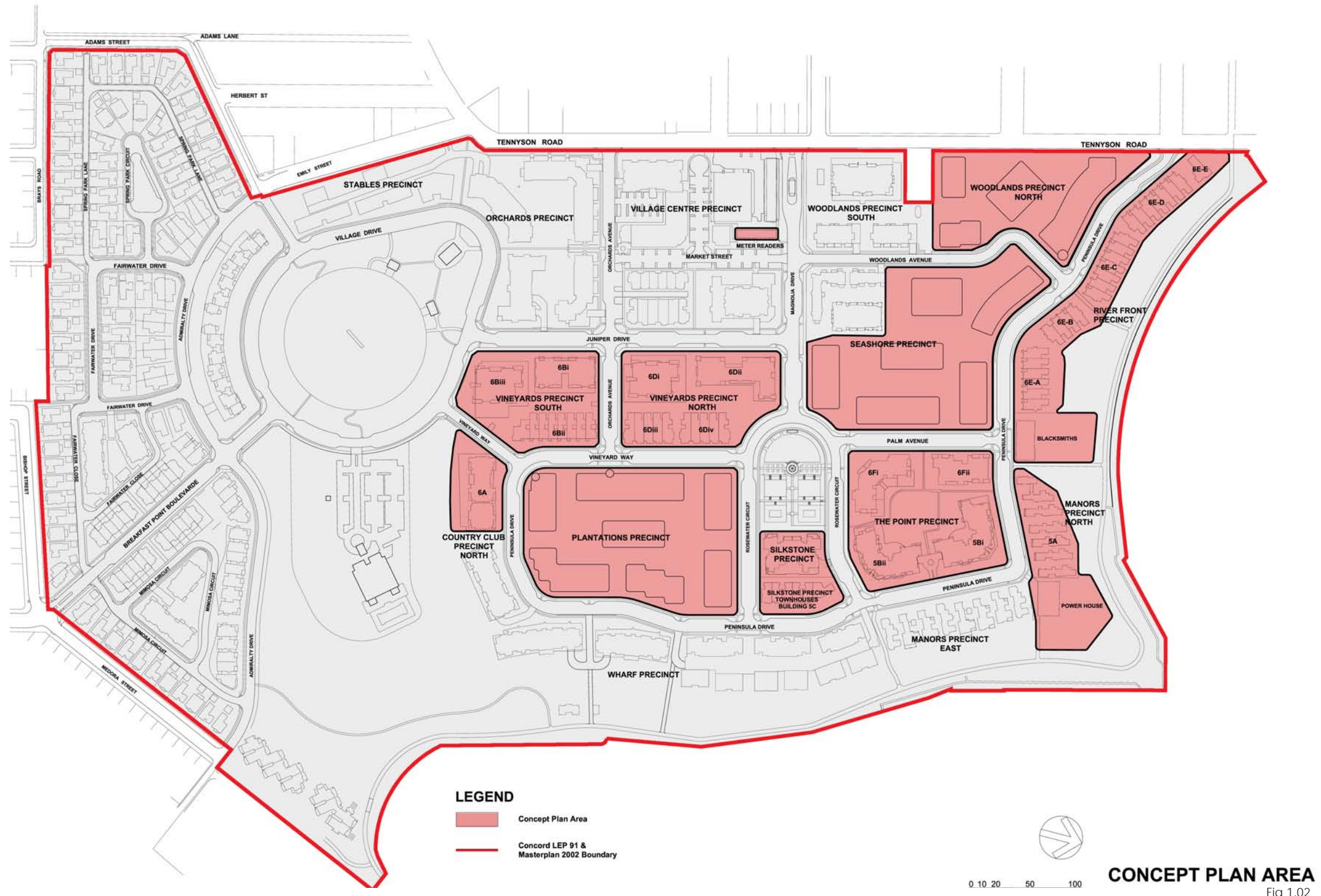
Fig1.01 Aerial View of Site October 2004
(Source: Google Earth)

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1.00 INTRODUCTION

Breakfast Point is a 51.82 hectare master-planned residential development on a waterfront remediated industrial site 9km west of Sydney CBD, in the City of Canada Bay.

Construction commenced in 1999 and as at November 2005 development was approximately 50% complete. The vast majority of the planned engineering and community infrastructure was in place or in construction. This included all roads and utility services, the Village Centre, Community Meeting Hall, recreation and leisure centre, the village green, oval, waterfront park, foreshore cycleway, landscaping and sea walls.

Some 876 dwellings were completed or approved for construction. Approximately 900 residents were in occupation.

Breakfast Point is predominantly a Community Scheme development. Only houses fronting 'perimeter' streets beyond the AGL site are not within a Community Scheme.

1.02 NAME OF THIS PLAN

This plan is known as the Breakfast Point Concept Plan 2005. It has been prepared in accordance with Division 3, Part 3A of the NSW Environmental Planning and Assessment Act (Major Infrastructure and other projects)

1.03 APPLICATION OF THIS CONCEPT PLAN

This plan applies to all that land coloured pink on the Concept Plan Area map. (Refer Fig1.02)
This Concept Plan Area is part of the Breakfast Point development site which includes Lots 25, Pt Lot 26, Lots 43,48,49,50, 51,52,53, and 64 in DP270347 at Breakfast Point.

1.04 OBJECTIVES OF THIS CONCEPT PLAN

The objectives of this plan are:
To 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.

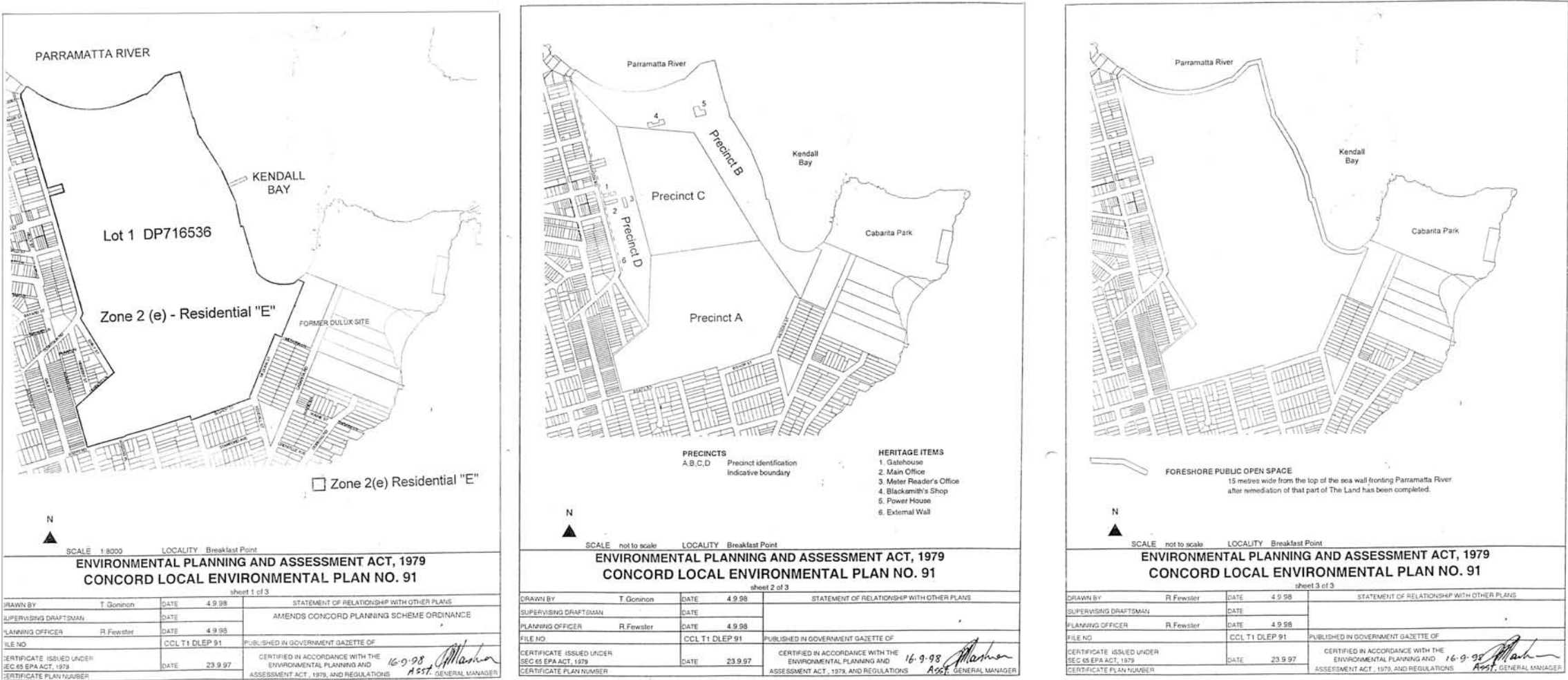
1.05 RELATIONSHIP TO OTHER PLANS

The statutory planning instrument applicable to the whole of Breakfast Point is Concord Local Environmental Plan No91 (18 September 1998.)
The Breakfast Point Master Plan 2002 remains the statutory planning instrument for areas outside the Concept Plan Area.
Where this Plan depicts areas beyond the Concept Plan Area it is to articulate the relationship between Master Plan 2002 and this Plan and to demonstrate how objectives beyond the Concept plan area are to be achieved.

BREAKFAST POINT

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2.00 STATUTORY
BACKGROUND



2.01 CONCORD LOCAL ENVIRONMENTAL PLAN NO 91 (LEP 91) (18 December 98)

LEP 91 is the principal statutory instrument applying to the whole of Breakfast Point. It amends the Concord Planning Scheme Ordinance, zoning the subject land Residential 'E' under the Concord Planning Scheme Ordinance. It prescribes objectives and standards for the orderly and economic development for the whole of the Breakfast Point land. See Fig.2.01 for LEP No 91 maps.

2.02 BREAKFAST POINT MASTER PLAN 2002

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 SEPP56 Canada Bay City Council (CBCC), in conjunction with the developer, prepared the Breakfast Point Master Plan 2002. Council adopted this plan 3 September 2002 after receipt of the the Director Generals concurrence. A formal Master Plan conditional consent was issued. Development at Breakfast Point has proceeded under this plan since its adoption.

2.03 BREAKFAST POINT LANDSCAPE MASTER PLAN

Development at Breakfast Point has proceeded generally in accordance with the Landscape Master Plan adopted by Canada Bay City Council. Development subject to this Concept Plan will be consistent with the Landscape Master Plan.

2.04 SYDNEY REGIONAL ENVIRONMENTAL PLAN (Sydney Harbour Catchment) 2005 28 September 2005

This instrument replaces SREP No22 PARRAMATTA RIVER (21 October 1994) and SEPP 56 Breakfast Point is scheduled as Strategic Foreshore Site.

Fig 2.01

DEVELOPMENT SUMMARY

Note: Site Area 51.82 Ha

LEP 91 Clause	41G (1)		41G (2)(a)		41G(2)(c)	41G(3)		
LEP Development Standard	FLOOR SPACE RATIO (max gross)	FLOOR SPACE AREA (max gross)	SCHEDULE 11 USES (max)	le SCHEDULE 11 USES (max gross)	COMMERCIAL or SHOPS (max gross)	DWELLINGS (max no/Ha)	le DWELLINGS (max no)	le BEDROOMS
	0.7:1	362,740sm	15%	54,411sm	10,000 sm	40.00 /Ha	2,073	6,219

LESS:

COMPLETED OR APPROVED DEVELOPMENT Areas outside Concept Plan Under Master Plan 99 and 02		158,532 sm	1.42%	5,159 sm	2,167 sm		876	2,322
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CONCEPT PLAN Maximum Development permitted in Concept Plan Area		188,662sm	0.8%	1,519 sm	1,519 sm		1,197	2,860
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- Notes:
- The maximum floor space permitted in the Concept Plan will result in a FSR of 0.67 over the whole Breakfast Point site as defined in LEP 91

Refer to table 15.01 for indicative staging and restrictions on small dwellings

2.00 STATUTORY BACKGROUND

2.06 INTERPRETATIONS & DEFINITIONS

As in the Breakfast Point Master Plan 2002, the Model Provisions apply generally to this Concept plan.

Exceptions in this plan are:

“storey”
means a floor which has more than 50% of its volume above existing ground level. (Refer Fig 10.02)

“existing ground level”
means existing ground level which is determined at any point by straight-line interpolation between the existing levels at street frontage, adjacent allotment or open space boundaries.

“consistent with the concept plan”
means reasonably meeting the objectives and standards of this concept plan to the satisfaction of the approval authority.

“community” referring to land or property
means land within Lot 1 of the Community Scheme DP 270347

“community plan”
means the registered deposited plan under Community Scheme DP 270347

2.07 DEVELOPMENT SCHEDULE

The development schedule (Fig 2.02) indicates the LEP 91 numerical quantum standards applicable to Breakfast Point, the development quantum constructed or approved under Breakfast Point Master Plans 1999 and 2002, and the remaining maximum quantum of development permissible under this Concept Plan.

The indicative development mix is also indicated, however, this plan anticipates the need for flexibility in dwelling mix. Subject to merits based assessment the development mix may be varied provided that the maximum development permitted under the Concept Plan is not exceeded.

Project Applications are to be accompanied by a cumulative compliance schedule substantiating consistency with Concord LEP 91 numerical standards.

Fig 2.02

The site has extensive water-frontage to the north and east and higher land to the south and west. It is well protected from cold winter winds and benefits from cooling summer sea breezes. The land has a highly desirable residential orientation with good opportunities for incorporating passive ESD principles.

3.00 SITE ANALYSIS
VIEWS TO THE SITE



Views to the site October 2005

1. Putney Point
2. Raven Point
3. Cabarita Park
4. Meriton Street
5. Looking Glass Point

BREAKFAST POINT

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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.

To positively relate new development to its urban context.

To provide a high level of continuity to existing urban elements through access links, built form, landscape and open space linkages.

To achieve a transition from existing residential areas to new development.

To provide a hierarchy of streets which respond to different types of circulation.

To provide convenient access to public transport options.

To provide convenient parking for residents, employees, visitors and commuters.

To create a network of pathways for pedestrians and cyclists throughout the site.

To ensure the creation, retention and enhancement of significant vistas to and from the site, and to and from the Parramatta River.

To maximise views, access and connection to the waterfront.

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.

To recognise the unique characteristics, opportunities and constraints of different precincts.

To achieve quality urban design with high levels of amenity at the street level and create a sense of community.

To provide significant areas of parkland providing easy access for the community to the waterfront.

To establish a village centre which includes a convenience shopping centre, shops and services for the community and surrounding area.

To provide a variety of focal points for the community with different characters and functions.

To provide a choice of residential dwellings in a variety of forms.

To give definition to the public domain by ensuring buildings address the streets and give form to open spaces.

To conserve heritage items with compatible uses and ensure adjacent development is of sympathetic scale and character.

BREAKFAST POINT

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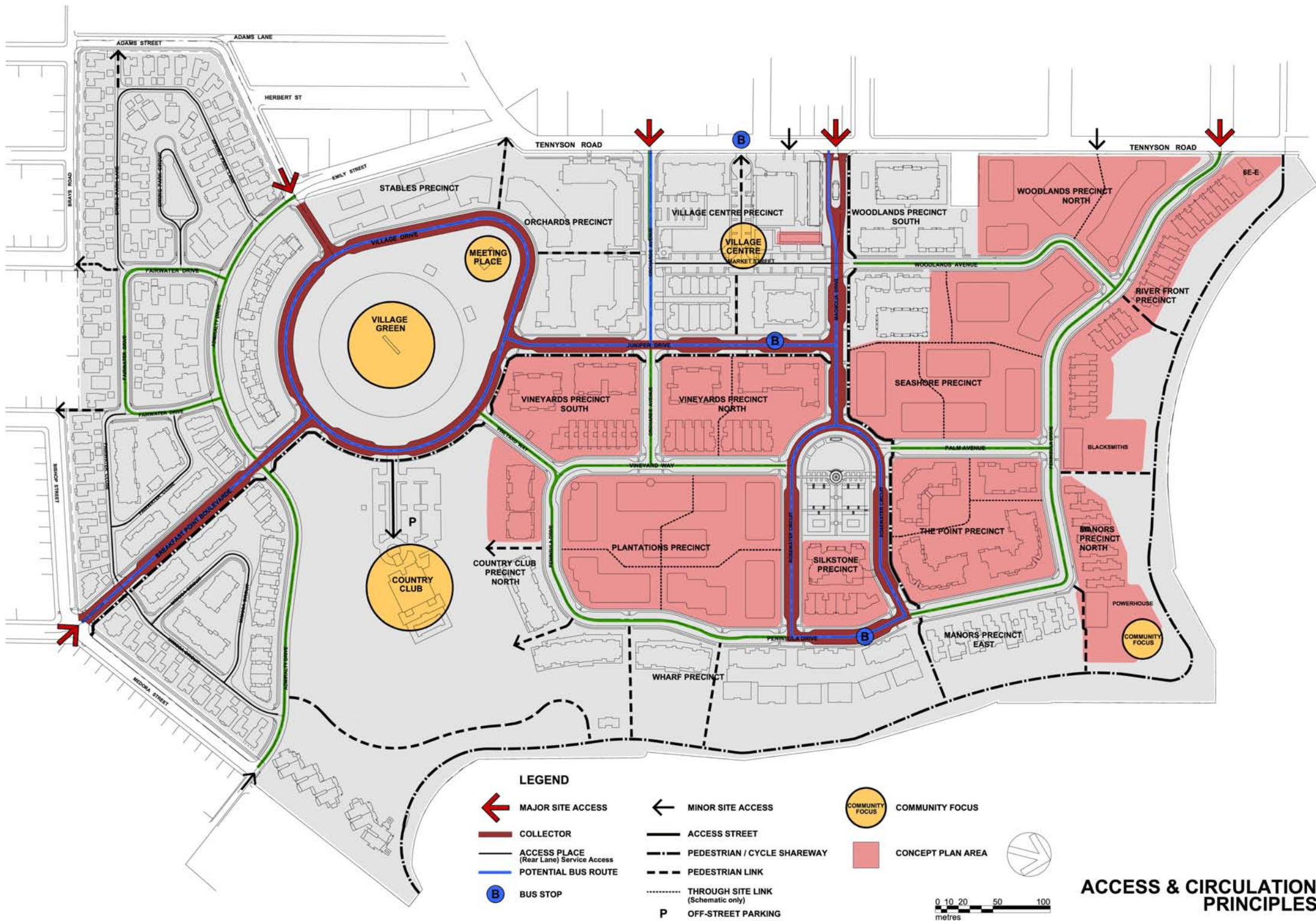


Fig 5.01

5.00 ACCESS PARKING & CIRCULATION

5.01 GENERAL

The Breakfast Point road network, pedestrian and cycleways systems are all approved are substantially constructed and are outside the application of this Concept Plan.

This Concept Plan applies to development sites only. The public domain components of the following information is provided for background purposes only. Nothing in this plan requires any change to approved or constructed works.

The plan (Fig 5.01) indicates primary access, and circulation network established at Breakfast Point.

5.02 TRAFFIC GENERATION & THIS CONCEPT PLAN

Concord LEP No.91 Clause 41(G)(4) requires that Council must be satisfied that the traffic impact of all development on the land on the external road network meets a certain maximum standard. 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.

5.03 OBJECTIVES

The Master Plan traffic and circulation objectives have been substantially fulfilled.

5.04 EXTERNAL TRAFFIC IMPROVEMENTS

All works agreed between the developer and Council have been completed in accordance with the contributions agreement

5.05 SITE ACCESS
All site access requirements under Master Plan 2002 have been completed.

5.06 INTERNAL STREETS

All Breakfast Point internal streets have been constructed. They will form part of Lot 1 in the Community Scheme. They are to be owned and maintained under the Community Management Plan.

5.00 ACCESS PARKING & CIRCULATION

5.07 CROSSOVER CO-ORDINATION

Street tree positions, pavements at Breakfast Point are pre-planned and light poles, sub-stations, 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.

5.08 PUBLIC ACCESS

All Breakfast Point internal streets are ‘open access’ ways under the Community Land and Management Act. ‘Open access’ ways are effectively ‘public space’ under the Local Government Act 1993.

Private access ways are provided on development sites for resident or service access to individual buildings or precincts.

5.09 PUBLIC TRANSPORT

Bus Service

The streets indicated as “Potential Bus Routes” in Fig 5.01 are designed to accommodate STA bus services. As at November 2005 there has been no commitment from the Authority to extend existing perimeter bus services into Breakfast Point. The location and design of suitable bus shelters will be agreed between the owners and the STA when and if the STA commit to extending bus services into Breakfast Point.

Bus/Ferry Interchange

LEP 91 objective Clause 41B (e) encourages the establishment of a ferry wharf, and Clause (f) encourages integrated public transport systems to service the land and adjoining neighbourhoods. The planning of Breakfast Point makes allowance for the provision of these objectives.

Water based facilities are beyond the Breakfast Point site and are subject to separate owner and authority consents.

5.10 TRAFFIC CONSULTANTS REPORTS

Project Applications for developments involving uses other than those listed in 5.11 are to be accompanied by a report prepared by a suitably qualified person addressing traffic and parking issues.

5.11 CAR PARKING STANDARDS

Car park design and access is to be in accordance with AS 2890. Unless otherwise approved by the consent authority, car parking provision is to be in accordance with the following table:

Use	Provision	Notes
Residential		
House or Townhouse (Attached Dwelling)	2 spaces garaged	Applies to dwellings on a Torrens Title lot
Apartment 3 or more Bedrooms	2 spaces garaged	
Apartment 2 Bedrooms	1.5 spaces garaged	0.5 space available for allocation to a specific unit
Apartment 1 Bedroom	1 space garaged	
Residential Visitors	Min 1 space per 5 dwellings	Provided On-street
Shops	1 space per 20sqm Gross Floor Area	
Offices	1 space per 40m2 Gross Floor Area	

5.12 VISITOR PARKING

The streets at Breakfast Point have been specifically designed for residential visitor parking to be provided on-street. All visitor parking is to be located on-street unless the required provision cannot be provided within 100 metres of the development it serves, in which case it must be provided on-site.

5.13 ACCESS FOR PEOPLE WITH DISABILITIES

Provision for access for people with disabilities will be incorporated in development in accordance with the Building Code of Australia.

5.14 PEDESTRIAN MOVEMENT

Foreshore Access

A combined public pedestrian/ cycleway is provided linking the northern end of Tennyson Road and Cabarita Park on a foreshore strip of land to be in public ownership. Pathways connecting streets to the foreshore open space are located approximately 200 metres apart. Access to foreshore pathways is to be provided for maintenance and emergency vehicles.

Internal Access

Traditional pavements are to be provided to all streets in accordance with the approved civil works documents.

Through Site Links

Pedestrian links are to be provided through development sites where necessary for reasonable convenience.

Links indicated on Fig 5.01 are schematic for the purposes of illustration. The exact location of any through site links is to be determined at the Project Application stage.

5.15 CYCLEWAYS AND BICYCLE PARKING

A 3.5m wide combined pedestrian/cycle path is provided to the full extent of the foreshore open space. 2.5m wide combined pedestrian/cycle paths are to be provided to the collector link and foreshore connector link where shown on the map. 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 Combined pedestrian/ cycle ways are to comply with relevant Australian Standards & Austroads guidelines.

5.16 EMERGENCY AND SERVICE VEHICLE ACCESS

The road network has been designed to facilitate emergency and service vehicle access. Large sized trucks must be able to safely negotiate to within 20m of every building. Roads and turning areas are to be designed to discourage reversing movements.

5.17 SUSTAINABLE DEVELOPMENT

All roads and movement systems are to be designed to minimise hardstand area and surface run-off, and to maximise the area available for soft landscape .

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 (See 12.00)
Permitted land use at Breakfast Point is in accordance with LEP 91. No land uses are delineated on the LEP map.
The Land Use map (Fig 6.01) and details below describe the land use principles:

6.01 RESIDENTIAL (1)
Breakfast Point is planned as primarily a residential neighbourhood. The LEP permits and encourages other compatible and sustainable uses to the extent that they contribute residential amenity, convenient services and employment.

6.02 RESIDENTIAL (TRANSITIONAL) (2)
The initial development planned at Breakfast Point was single family dwelling sub-division to the south and south west of the site to provide an early environmental buffer between long-term development and neighbouring residential areas.

6.03 OPEN SPACE (PUBLIC) (3)
A 15m wide open space extending the full length of the water frontage of the site is to be dedicated for public foreshore access. This area is immediately behind the sea wall which is owned and maintained under the Community Scheme.

6.04 OPEN SPACE (COMMUNITY) (5)
Open Space planned and provided under the Community Scheme includes the Village Green, Silkstone Park and all landscaped areas within the Community Scheme. Community buildings, eg the Meeting Hall, the Recreation Club and active recreation facilities are planned and built within this open space. This area also includes some restricted private open space 'rights' under easements.

6.05 RECREATION & SOCIAL USES (4)
The Meeting Hall , Recreation Club and related recreation facilities are located on Open Space within Lot 1 of the Community Scheme

6.06 VILLAGE CENTRE (6)
Adjacent to the remnant Mortlake Village precinct, a neighbourhood community convenience shopping and service centre has been built. Proposed are a convenience store, café, several small shops, a child care centre and market square, together with Community Scheme management and security offices. Work/live terraces and shop-top apartments have been also built in this village precinct to enhance 24 hour activity and security.

6.07 HERITAGE/ADAPTIVE RE-USE (7)
The uses for LEP 91 scheduled heritage items are to be appropriate to the heritage preservation guidelines for the individual items, and comply with the relevant remediation certification. The economic sustainable preservation of the item will be a primary issue in the consideration of applications.

6.08 COMMERCIAL / HERITAGE CURTILAGE (8)
The curtilage of heritage items certified for 'non-residential' uses. Uses compatible with heritage constraints and remediation certification.

BREAKFAST POINT

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7.00 LANDSCAPE & OPEN SPACE

The community open space structure is substantially in place at Breakfast Point. Landscape design and construction is proceeding in both public and private domains in accordance with the Landscape Master Plan. A significant proportion of the public domain landscape works have been approved and implemented at Breakfast Point.

This Concept Plan applies only to 'Development Lots' and the private open space and landscape within those lots.

The following is for background information only:

7.01 LANDSCAPE VISION

Landscape will be a major defining characteristic of Breakfast Point. The most memorable impressions will be of a planned community in a landscaped setting.

7.02 PUBLIC ACCESS TO COMMUNITY OPEN SPACE

Public access to open space is well defined, and provides a safe and active high quality public domain. Accessible open space for the recreation needs of residents has been provided. Foreshore access is clearly identifiable for public use.

7.03 COMMUNITY OPEN SPACE

Community Open Space provided and landscaped includes:

Village Green
A formal fenced playing field has been constructed with additional areas extending to include the multi-purpose community meeting hall.

Waterfront Park
An informal east sloping area linking the Village Green to the Foreshore area. This park includes the community recreation club building, associated outdoor leisure facilities and the 15 metre wide dedicated public foreshore access extending the full length of the waterfront.

Central Park (Silkstone Park)
A formal, elevated, passive recreation park, providing a sense of arrival from the Tennyson Road approach and providing vistas to the harbour and beyond.

Pocket Park (Spring Park)
A pocket park has been provided in Spring Park Close.

Market Square
This intimate landscaped space has been completed as part of the Village Centre.

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Hunters Wharf Walkway



Pavillion at Silkstone Park



Community Hall, Village Green



Silkstone Park Fountain



Pavillion overlooking Village Green



Silkstone Park



The Village Green



Kendall Bay Waterfront

7.00 LANDSCAPE & OPEN SPACE

7.03 DEVELOPMENT LOTS: COMMUNAL & PRIVATE OPEN SPACE

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. Communal open space is that which has more than one owner and is managed under a precinct or strata scheme. Private open space is that which is attached to a single lot and is managed by the owner.

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
- Privacy Landscaping and screening
- Climate, sun control, Shade
- Swimming pools etc
- BBQ areas
- Private outdoor living and dining
- Service areas
- View & outlook enhancement
- Public/Private Boundary delineation
- Solar Access
- Environmentally Sustainable Design
- Colour and seasonal effect
- Security

7.04 PRIVATE OPEN SPACE

The quantity and quality of private open space and landscape treatment will be on a merits based assessment of each Project Application.

Private open space provisions are to be in accord with the relevant SEPP 65 guidelines.



Breakfast Point Boulevard



The Orchards Pedestrian Link



Mimosa Apartments



Silkstone Park



Orchards Avenue Streetscape



Breakfast Point Boulevard Streetscape



The Orchards Precinct

BREAKFAST POINT

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Fig 7.01

7.00 LANDSCAPE & OPEN SPACE

7.05 PLANTING PRINCIPLES

Refer to Fig. 7.01

An informal, indigenous planting palette has been adopted for passive open space areas, foreshore reserve and to the major recreation centre open space.

A formal planting palette has been adopted for streets, squares and areas of strong urban character.

Deciduous species are extensively used to passively manage solar access and shade control and to provide seasonal variety and colour.

To maximise the impact of planting on the visual environment:
-paving, fences, garden walls, and all other built or service elements in the landscape are to be designed for minimum 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

All land subject to this Concept Plan forms part of the Breakfast Point Master Community Scheme registered under the Community Land Management Act 1989, DP270347 21 August 2003.

The Community Title was in accord with Concord Councils resolution to isolate itself from any potential liability related to the historic industrial use of the land.

Detailed particulars are available in the registered community scheme. An overview follows:

8.01 LAND TITLE

The land at Breakfast Point is to be one of the following:
PUBLIC OWNERSHIP

A 15 metre wide portion (Lot DP 1052824) extending full extent the water frontage, behind the sea wall is to be in public ownership, with maintenance and upkeep the responsibility of the community association under Community Scheme DP 270347.

FREEHOLD TORRENS TITLE

Single family dwelling lots having frontage to existing public streets (Medora, Bishop, Adams Street and Brays Road)

LOWER STRATUM

The AGL retains ownership and responsibility for the entombed cell stratum located a minimum of 1 metre below the finished surface of the Village Green.

COMMUNITY SCHEMES

Three Community Schemes cover the remainder of the site. The minor schemes facilitated early stages of development. The scheme relevant to this Concept Plan is the Master Scheme registered DP270347.

8.02 PUBLIC ACCESS RIGHTS AND PERMEABILITY

Under the Community Scheme all streets, and the vast majority of community open space areas are 'open access ways'. Easements provide for public access rights, obligations and law enforcement as if in public ownership. Some community open space areas are subject to restrictive easements for services or private use. Refer to registered community plan DP 270347.

8.03 SUBDIVISION PATTERN

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.



Fig 8.01

BREAKFAST POINT

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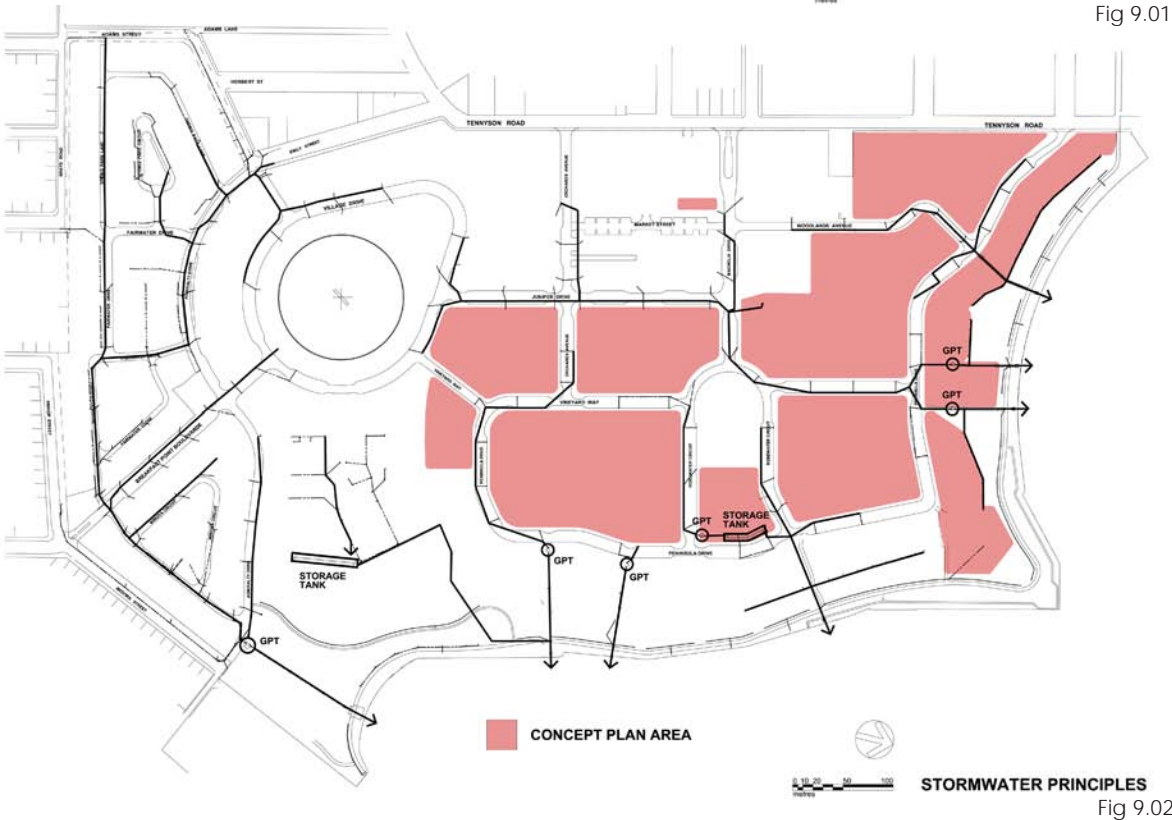
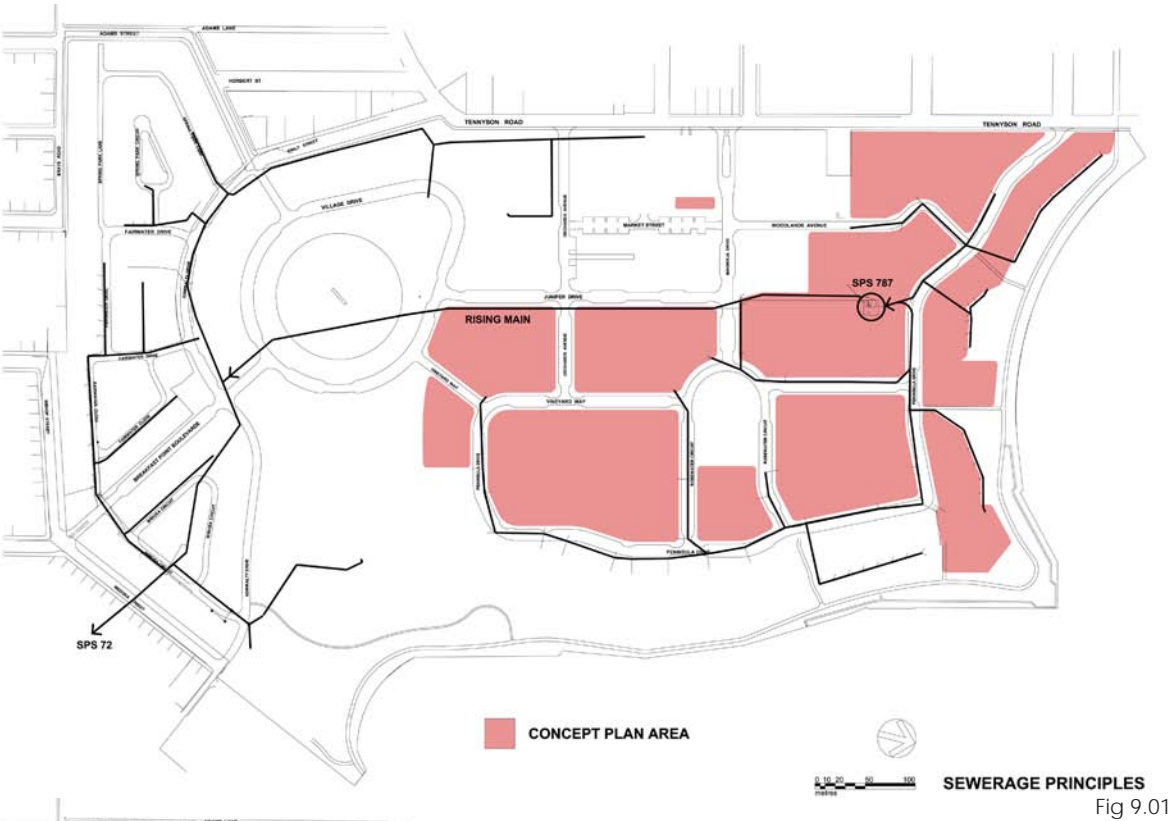
9.00 SERVICE INFRASTRUCTURE

All utility services and civil works infrastructure have been designed, approved and substantially completed.

Off-site augmentation of head works and reticulation are complete.

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 work.

The as-built diagrams (Figs. 9.01, 9.02, 9.03) are included in this Concept Plan for background information purposes only.



BREAKFAST POINT

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9.00 SERVICE
INFRASTRUCTURE

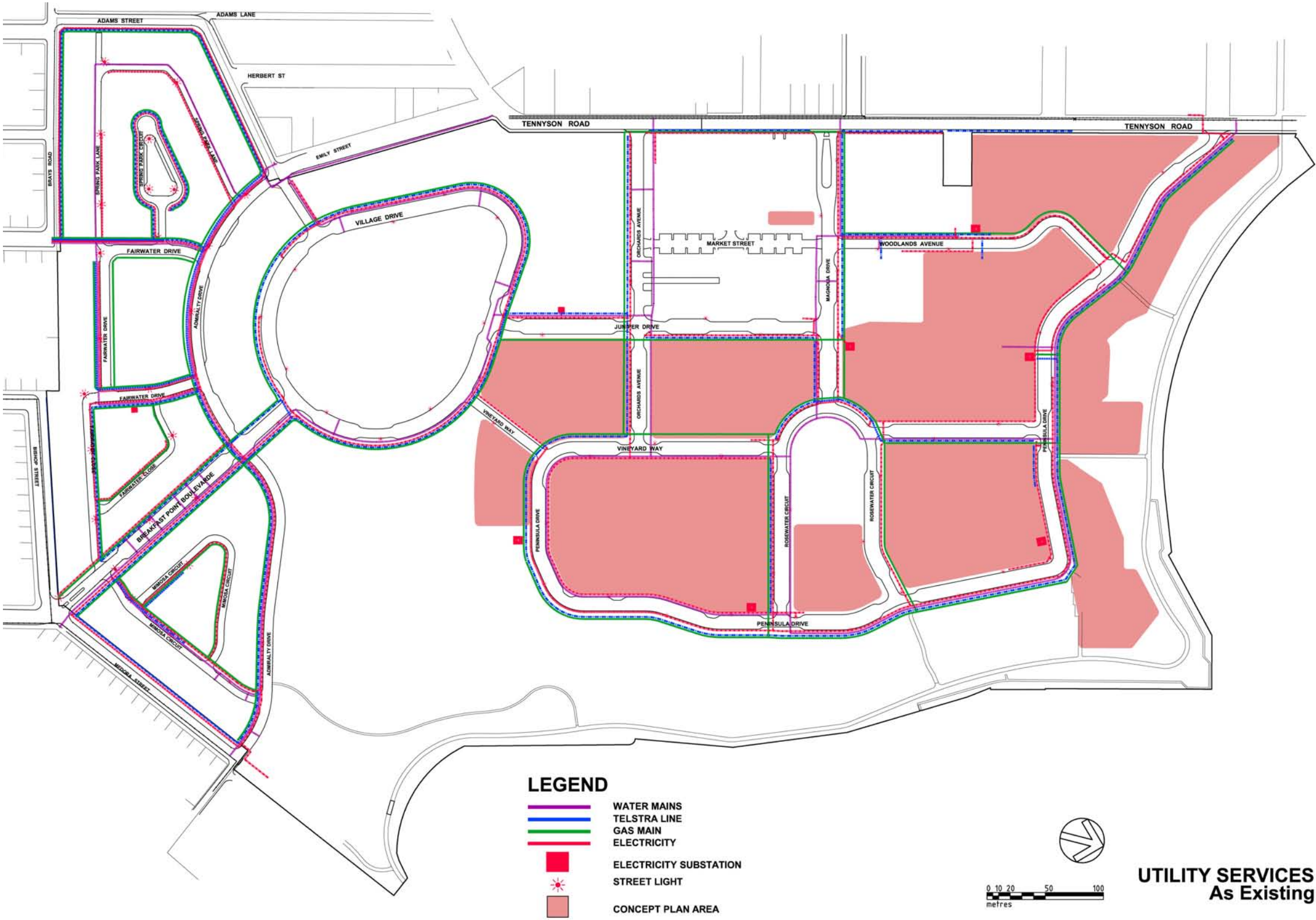


Fig 9.03

BREAKFAST POINT

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10.00 BUILDING ENVELOPE & BUILT FORM

Merits-based assessment of Project Applications at Breakfast Point will take into consideration the following:

10.01 VISION

Breakfast Point is planned, designed and substantially completed in accordance with a binding vision.

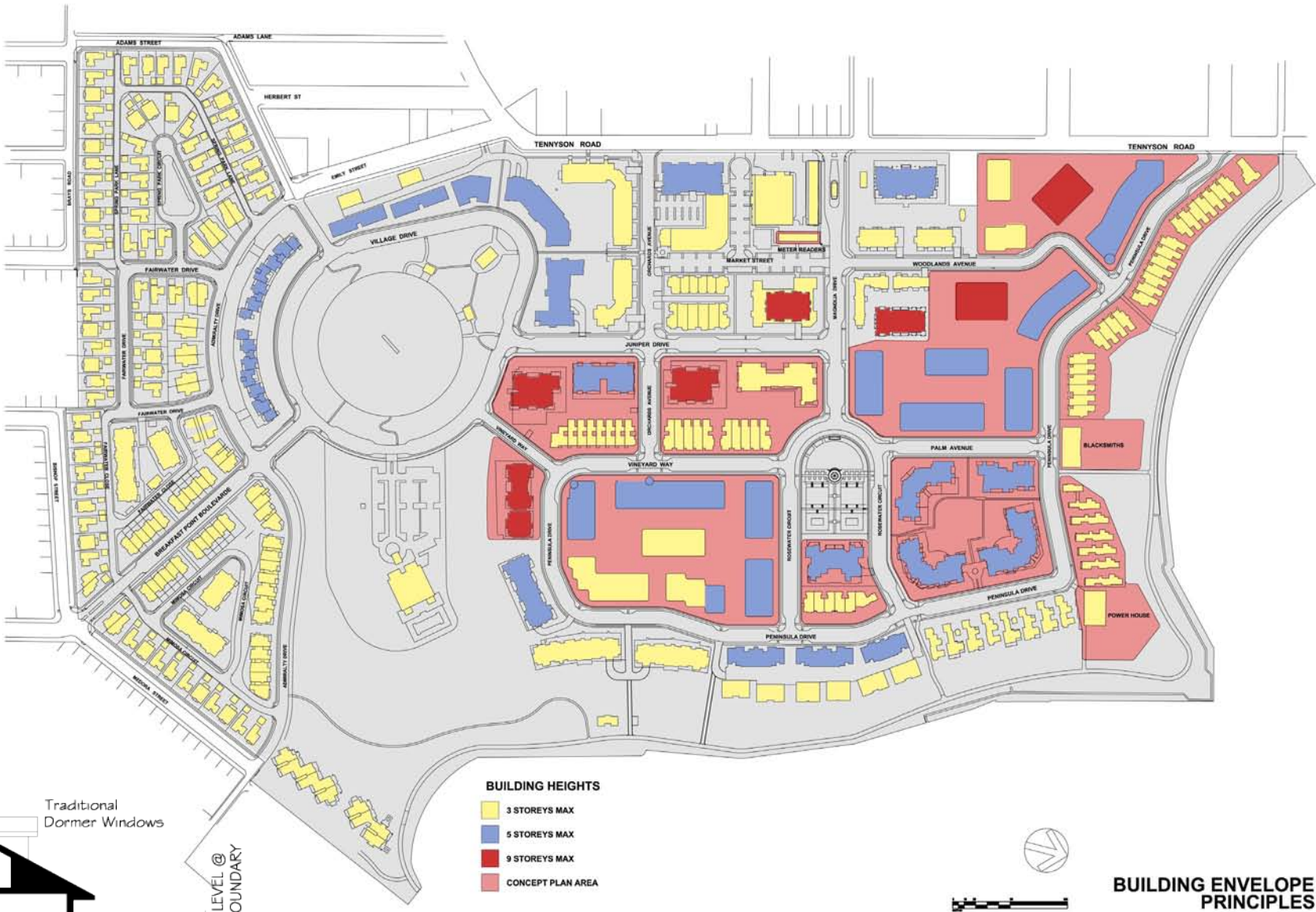
The images in this section illustrate various architectural interpretations of this vision to date. Existing development establishes clear precedents for both the variety possible, and consistency required for future built form at Breakfast Point.

10.02 OBJECTIVES

- To acknowledge and enhance the prominent visual relationship Breakfast Point has to Parramatta River and its environs.
- To provide a complementary interface with the surrounding urban fabric, and transition between existing and new, higher density, living areas.
- To provide a vision for the future built character of Breakfast point.
- To establish principles of building arrangements and envelopes and their relationships to site features, adjacent development, and the public domain. (Fig. 10.03)
- To provide a high standard of amenity and quality of living environment for residents.

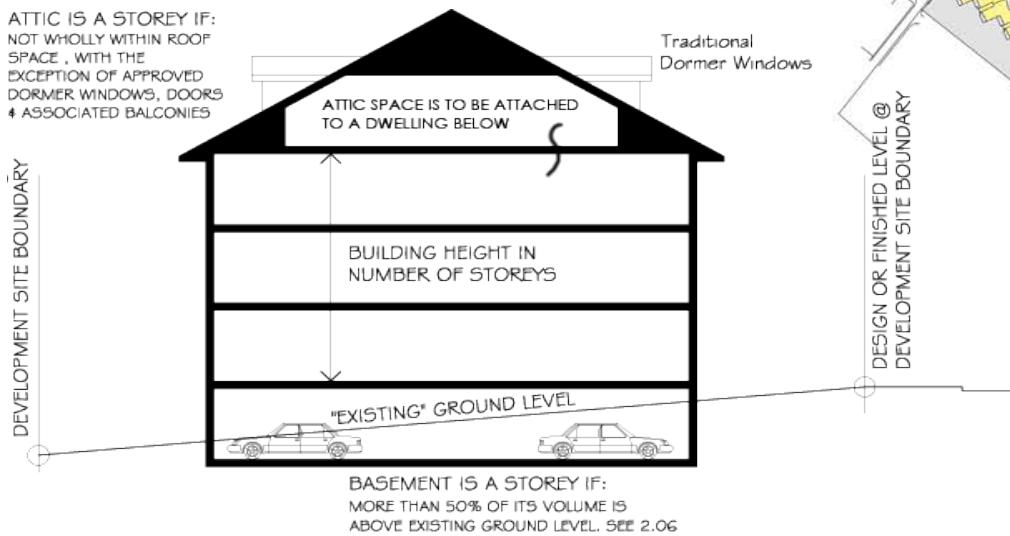
10.03 PARRAMATTA RIVER VISUAL CATCHMENT

The character of Breakfast Point viewed from the River, its foreshores and viewpoints beyond is to comprise: 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. Skyline: The skyline is to comprise of articulated low-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.



BUILDING ENVELOPE PRINCIPLES

Fig 10.01



MEASUREMENT OF STOREY HEIGHT

Fig 10.02

10.00 BUILDING ENVELOPE & BUILT FORM

10.04 STREETScape & PUBLIC DOMAIN CHARACTER

The vision for Breakfast Point is:
-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.

10.05 BUILDING HEIGHTS

Building heights are to be designed to minimise the amenity impact of new development on adjoining areas and to ensure that 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)

10.06 RESIDENTIAL AMENITY : SOLAR ACCESS, LIGHT & PRIVACY

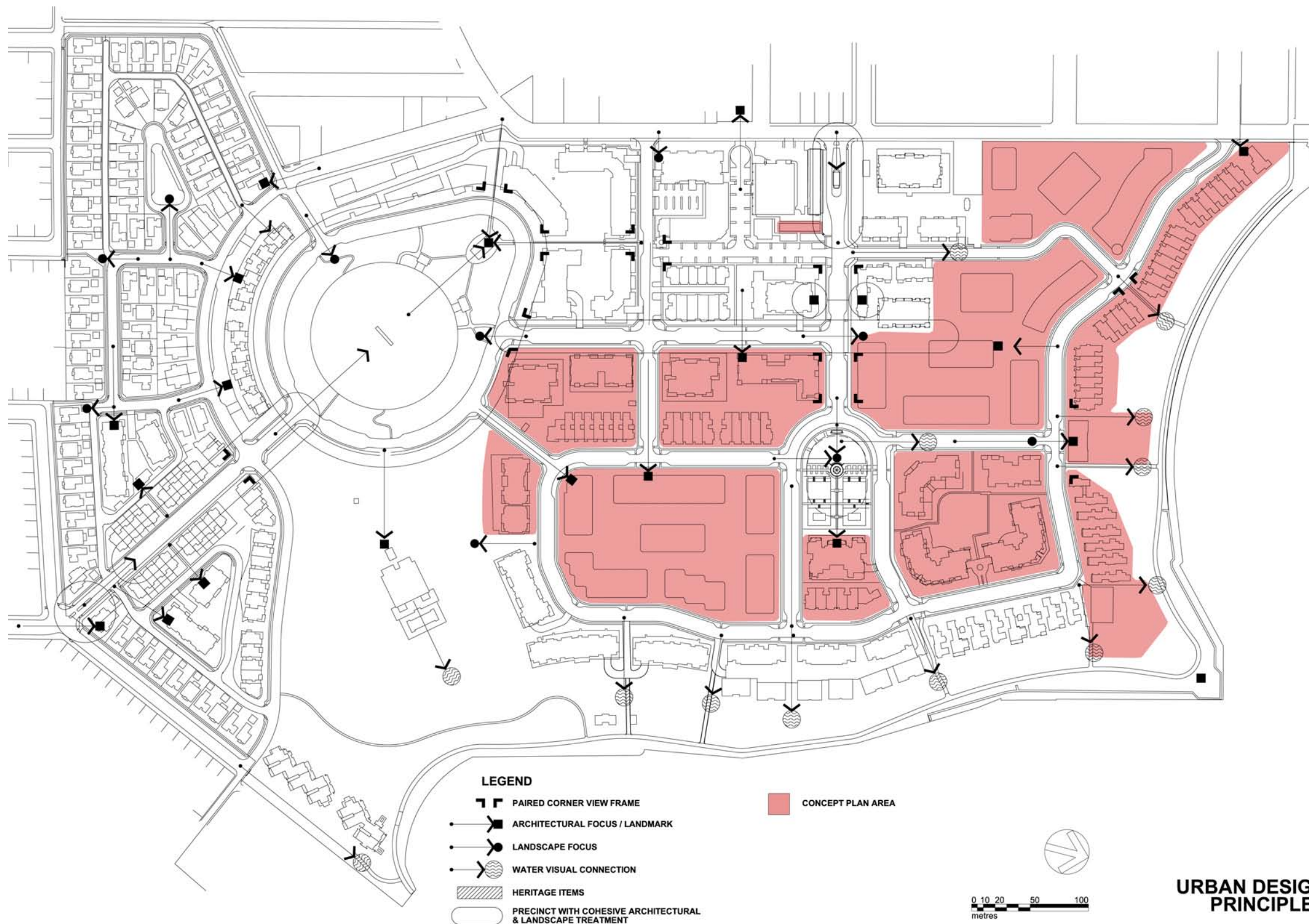
Residential development at Breakfast Point is to be in accordance with State Environmental Policy No65 – Design Quality Residential Flats standards. Where SEPP 65 does not strictly apply, (eg single, attached and two storey apartments) the relevant amenity principles are adopted as the guideline for minimal acceptable residential amenity standards.

10.07 BUILDING MASS & PROPORTION

Objectives:
To provide for streetscape relief, pedestrian, landscape, breeze and view corridors.
To maintain an appropriate residential scale to the Breakfast Point streetscape.

10.08 ROOF FORM & COLOUR

Objectives:
-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



URBAN DESIGN PRINCIPLES

Fig 10.03

BREAKFAST POINT

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10.00 BUILDING ENVELOPE & BUILT FORM

Hipped and gable type roofs, with wide eaves are to be the predominant 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 inconspicuous grey tones.

10.09 FAÇADE 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, louvres, shutters, pergolas, verandas, balconies, balustrades, porticos, loggias, dormers, roof lanterns and ventilators.

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.

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.

10.12 COLOUR & LIGHT

Objective: To encourage provision of reflected light and feeling of warmth to both public and private domains in a comparatively dense built environment.
The predominant primary wall colours are to be warm, light tones.
The predominant colour for secondary architectural detail is to be white.



Above and Above Right: Village Centre Shop Façades
Right: Market Square
Below: North East Corner of Shops
Below Left: Village Centre Shop Facade
Left: View Down Market Street



10.00 BUILDING ENVELOPE & BUILT FORM



10.13 ANCILLARY BUILT ELEMENTS

Objective: To maximise visual quantity and effect of soft landscaping.
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.

10.14 HOUSING VARIETY AND CHOICE

Objective: To provide a variety of housing choice responding to differing locations, prevailing market demands and lifestyle needs at each stage of development.
A large variety of housing has been built at Breakfast Point. Development in this Concept Plan will include a similar diversity. Nothing in this plan excludes future innovative, emerging housing solutions.

Breakfast Point housing choices to date (illustrated left) include:

- Single Family Dwellings:
Detached, 2 Storey, 3+ bedroom, Torrens Title
- Single Family Dwellings:
Attached Duplex, 2 Storey, 3+ bedroom, Torrens Title
- Terrace/Row Housing:
2 Storey, Torrens Title
- Terrace/Row Housing:
2 Storey, Strata Title
- Work/Live flexi Terrace/Row Housing:
2 Storey, Torrens Title
- Apartments 2-3 Storey:
Walk up and lifted, walk-up, 1,2,3 bedroom, Strata Title
- Apartments 4-5 Storey:
Lifted, 1,2,3 bedroom, Strata Title.
- Apartments 9 Storey:
Lifted, 1,2,3 bedroom, Strata Title.
- Shop top Apartments:
Walk-up, 1,2,3 bedroom, Strata Title
- Adaptable Housing Apartments:
Integrated in lifted buildings within 300m Village Centre
- Maisonette Style Apartments:
2 Storey, 2 bedroom, within lifted buildings, Strata Title

10.15 ADAPTABLE HOUSING

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.

BREAKFAST POINT

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11.00 HERITAGE CONSERVATION

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. Heritage items are shown in Fig. 11.01

11.01 ITEMS OUTSIDE THE CONCEPT PLAN AREA

1. Gate House and Gates

2. Office No.1

11.02 ITEM WITHIN OR ADJACENT TO THE CONCEPT PLAN AREA

3. Brick Wall to Tennyson Road (Part)

Additional openings may be desirable to provide vehicular access, to improve visual or to improve pedestrian connectivity.

4. Main Meter Readers Office

The 'Meter Readers' building fronts a paved terrace. It is an important contributing element to the Market Square. A commercial or retail use compatible with the village location is proposed.

5. Blacksmith's Shop

The building is a significant urban design focus, symmetrically terminating Palm Avenue. A controlled vista is provided from Silkstone Park to the River and far shore over its simple roof form. It is equally significant viewed from the river. Commercial or retail use is proposed.

6. Power House

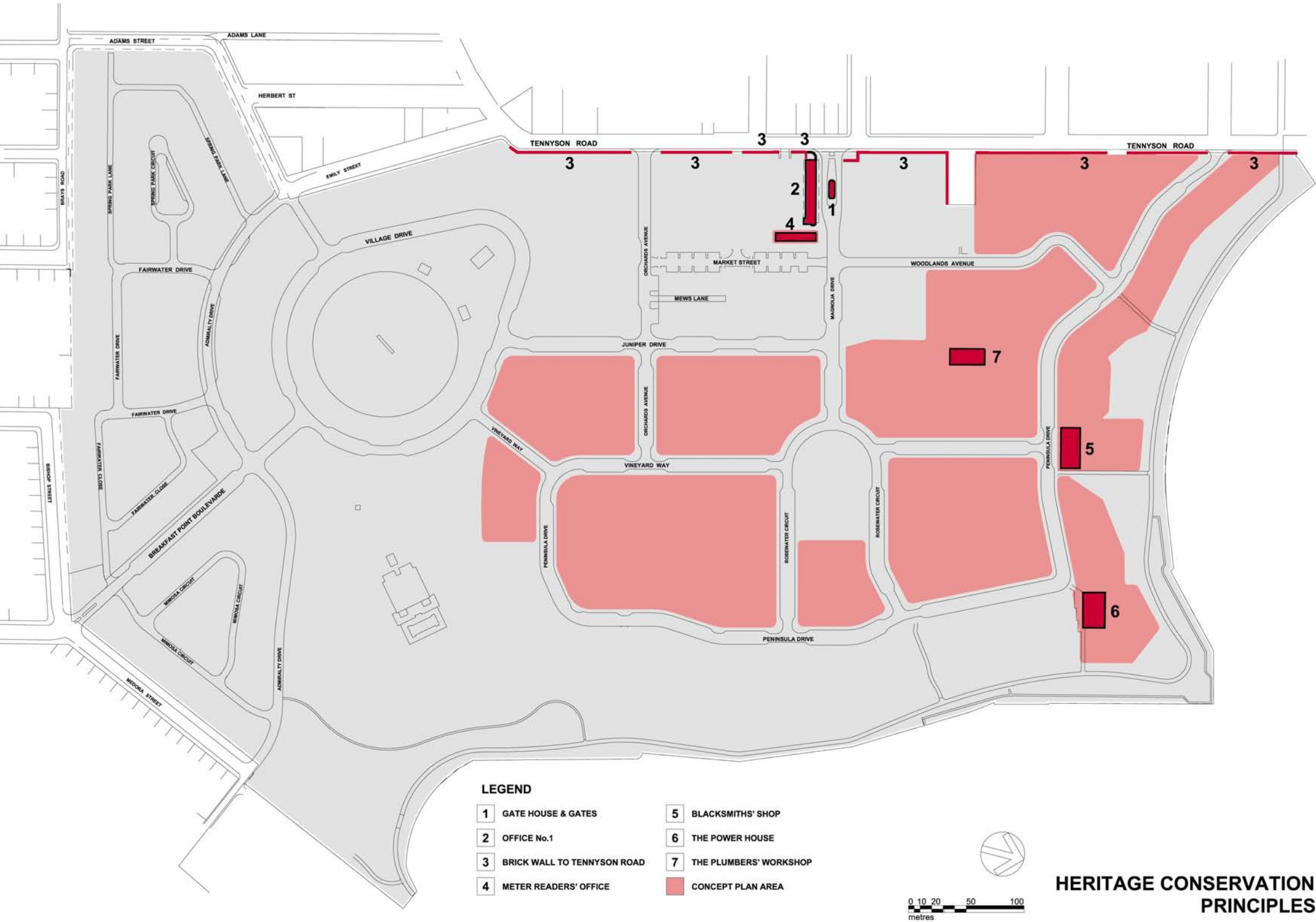
Adaptive use feasibility assessment is to include consideration of its use as a Breakfast Point Museum and / or commercial and retail uses.

7. Plumbers' Workshop

This building is not listed as a heritage item in LEP 91. A decision on its future will be made at Planning Application stage. Retention of this item may not be feasible.

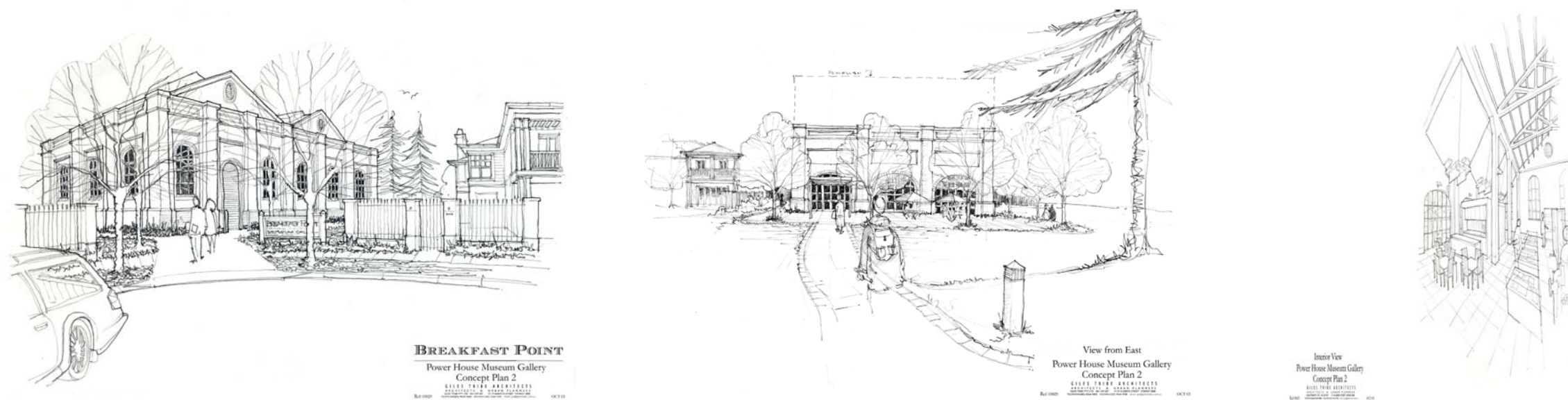
Heritage Impact Assessments

Assessment of any development application relating to a heritage items will be in accordance with Concord LEP No 91, Clause 41D.



HERITAGE CONSERVATION PRINCIPLES

Fig 11.01



The Powehouse - Adaptive re-use



The Blacksmiths' Workshop - Interior



The Meter Readers' Office



The Powehouse



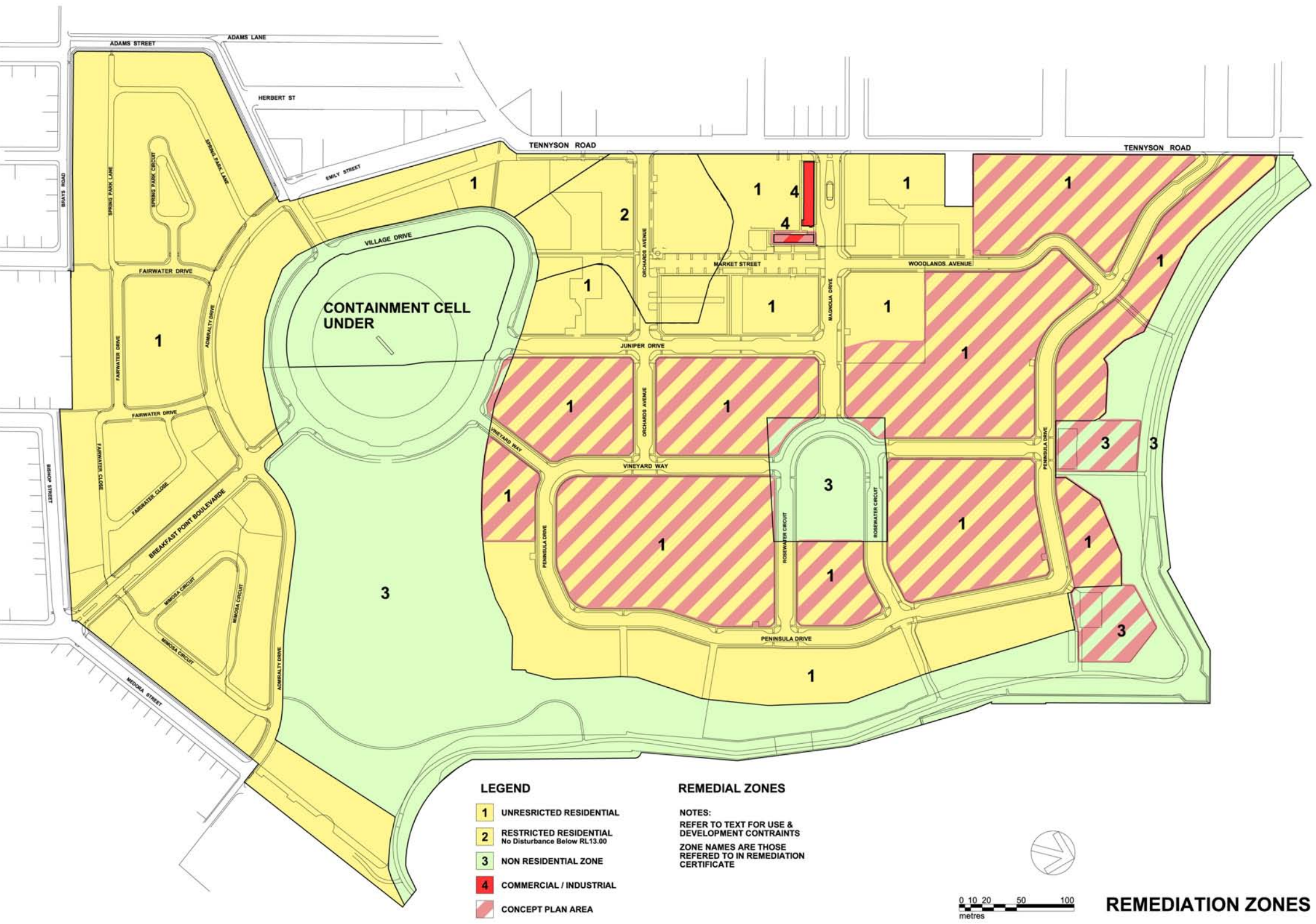
The Powehouse - Interior



The Blacksmiths' Workshop



The Powehouse



12.00 REMEDIATION

The Breakfast Point land has been remediated under an audited Remediation Action Plan.

LAND USE & DEVELOPMENT CONSTRAINTS

The certification determined remediation zones (Fig. 12.01), impacting on land-use, as follows:

1. Unrestricted Residential Zone

No restrictions 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.

2. Restricted Residential Zone

No restriction on land-use in this zone. Construction is constrained by a Section 88b Instrument attached to the land title, no construction disturbance is to occur below RL AHD 13.00. 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. Project Approval in this zone, which involves construction or disturbance below RL AHD 13.00, will not be granted unless the Application includes a 'Work Method Statement' certified by the Site Auditor.

3. Non Residential Zone

This land includes areas which may contain low level residual contamination. It includes the area above the 'containment cell stratum'. Anticipated uses in this zone include open space, playing fields, commercial or industrial, roads and infrastructure. Despite the naming of this Zone, limited residential development could be permitted subject to more exacting work methods, procedures, and construction than the above anticipated uses. Project Approval in this zone will not be granted unless the Application includes a 'Work Method Statement' certified by the Site Auditor.

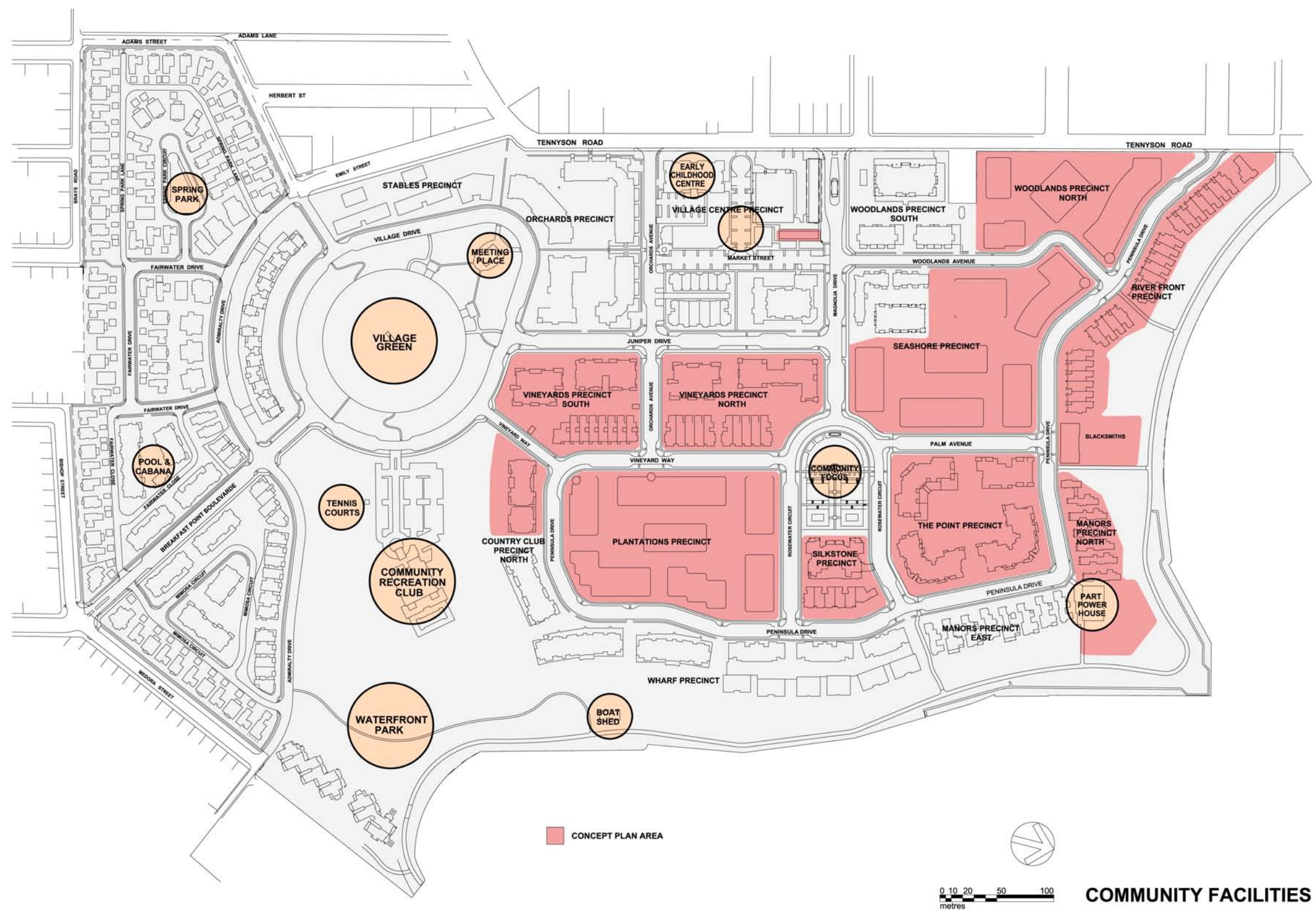
4. Commercial/ Industrial Zone

This zone includes areas under existing buildings to be retained. The nature and extent of development and construction in this zone is constrained by a Section 88b Instrument attached to the land title. Anticipated uses include commercial or industrial. Project Approval in this zone will not be granted unless the Application includes a 'Work Method Statement' certified by the Site Auditor.

Fig 12.01

BREAKFAST POINT

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13.00 COMMUNITY FACILITIES

Breakfast Point community facilities (Fig. 13.01) are generally beyond the application of this Concept Plan.

The following information on other facilities is provided as background only.

13.01 OPEN SPACE

At least 12 Hectares of open space has been provided at Breakfast Point. This includes the Village Green and oval, the Foreshore Park, Silkstone Park, the pocket park at Spring Park Circuit and the sidewalks. This open space, being part of Lot 1 in the Community Scheme, is community owned.

A 15m wide foreshore strip extending the full length of the harbour frontage the behind the seawall is to be dedicated public land, bringing the total open space to more than 15Ha.

13.02 VILLAGE GREEN

A full sized sports oval, with associated amenities and picnic facilities has been provided on open space at the southern end of the site.

13.03 MEETING HALL

A 300sm multi-purpose meeting hall has been provided to the north west of the Village Green.

13.04 RECREATION CLUB

A 1100sm recreation club building and outdoor complex is nearing completion at the southern end of the site. The facility includes gymnasium, aerobics room, swimming pools, tennis courts, putting green, dining, library and function rooms.

Fig 13.01

BREAKFAST POINT

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13.00 COMMUNITY FACILITIES

13.05 BOAT SHED

Subject to necessary authority approval, a low-key water access facility (skid) is proposed within the foreshore park.

Council development consent has been granted for a small boatshed.

13.06 VILLAGE CENTRE

The Village Centre has been constructed including a local convenience supermarket and flexible shop space for some 10 specialty shops grouped about an open market square. The centre includes flexible live/work terrace dwellings and 'shop-top' apartments to enhance 24 hour security, vitality and communal ownership.

13.07 EARLY CHILDHOOD CENTRE

A 90 place child care centre is planned within the Village Centre.

Construction of the building is complete, and an application for the use of the child care centre is currently awaiting approval from City of Canada Bay Council.

Car parking has been provided within the Village Centre.

13.08 POWERHOUSE

Part of the Powerhouse, comprising the Boiler House and the Hoppers area, and part of its curtilage are to be contributed to Council (?) as part of the S94 plan for the site. It is anticipated that this portion of the Powerhouse will be used as a museum to commemorate the former use of the site.

BREAKFAST POINT

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14.00 ESD PRINCIPLES

Breakfast Point Master Plan 2002 preceded 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.

The planning and every phase of the construction process for the Breakfast Point community is to be directed towards:

- Reducing dependence on non-renewable and environmentally detrimental energy resources
- Reducing household energy demands
- Providing convenient and pleasurable access alternatives to the use of motor vehicles for local trips
- Reduction in residential waste to landfill
- Minimising pollutants to atmosphere, ground and water

ESD principles and initiatives applicable to this Concept Plan are:

- Planning provision is in place for a bus route linking all major community destinations, the Village Green, the Recreation Centre, the Village Centre and the waterfront.
- A pedestrian/cycleway system in accord with Chapter 10 is to provide safe and convenient and attractive links between facilities.
- Priority is to be given to deciduous trees and shrubs to the north of internal and external living spaces to maximise solar and light availability in winter.
- Natural gas is reticulated throughout the estate

Specific ESD performance standards and guidelines for built development will be in accordance with SEPP 65 guidelines.

15.00 DEVELOPMENT STAGING

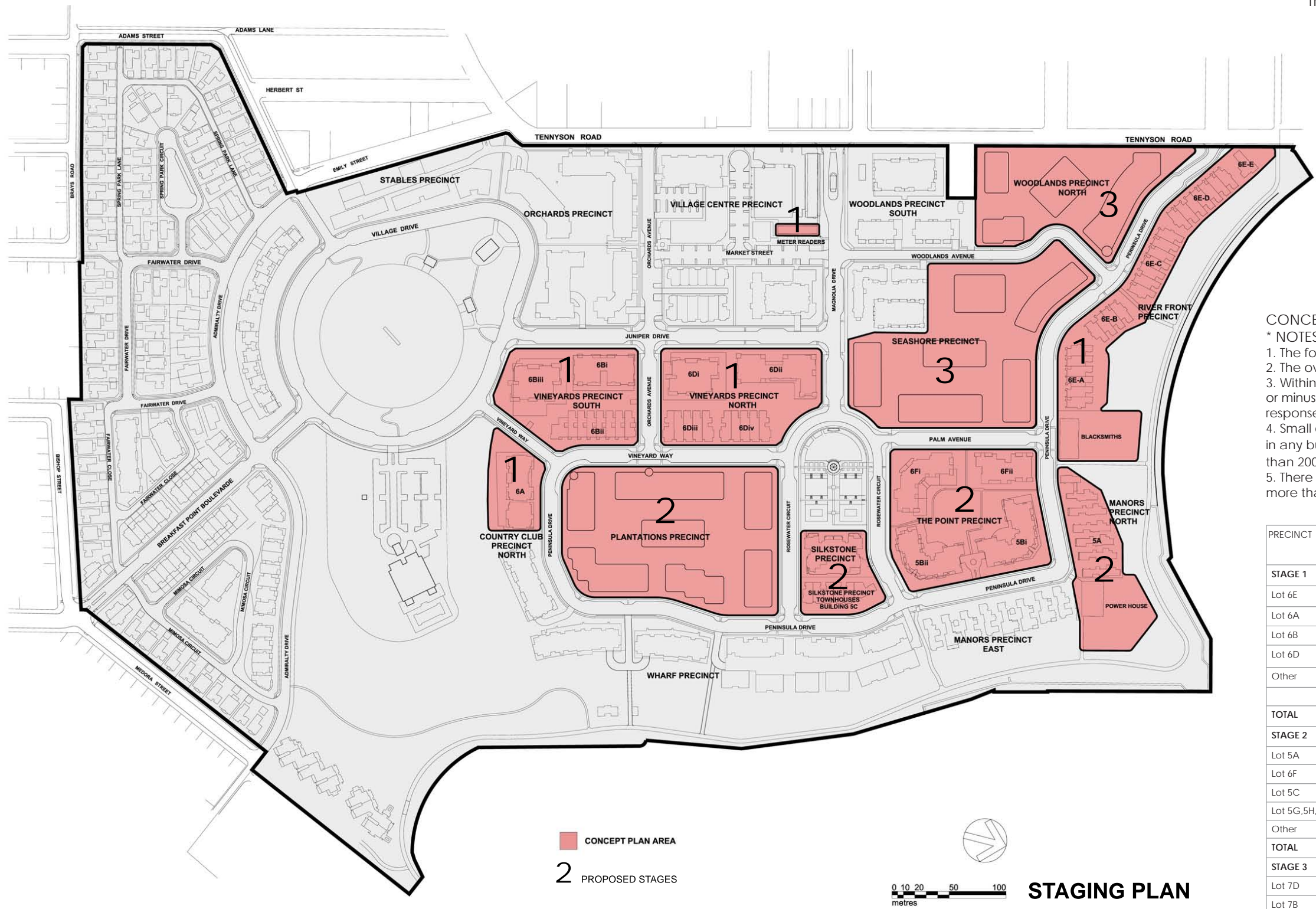
The Breakfast Point Development staging principles are:

- To Limit long term exposure of the adjacent Mortlake and Cabarita residential areas to a construction site.
- To facilitate development in an orderly manner.
- To minimise loss of residential amenity and inconvenience to Breakfast Point residents and adjoining neighbourhoods due to on-going construction activities.
- To coordinate development planning, staged site acquisition, and the availability of certified land under the remediation program.
- To ensure the earliest availability of all necessary support infrastructure and community facilities to the Breakfast Point Community.
- To provide reasonable flexibility to adjust to site conditions, market variables and remediation certification and the like over the delivery of the project.

CONCEPT PLAN STAGES - Table 15.01

- * NOTES:
1. The following proposed stages are indicative.
 2. The overall Concept Plan Area aggregates are not to be exceeded.
 3. Within each stage and precinct a planning and design tolerance of plus or minus 10% is to be allowed to facilitate planning and design flexibility in response to prevailing market and physical conditions.
 4. Small dwellings (1 Bedroom or less) are not to exceed 25% of the dwellings in any building. There will be a minimum of 75 small dwellings and no more than 200 small dwellings within the Concept Plan area.
 5. There will be a minimum of 400 large dwellings (3 bedroom plus) and no more than 600 large dwellings within the Concept Plan area.

PRECINCT	PRECINCT MARKETING NAME	ALL USES FSR Area sm	Residential FSR Area sm	Non Residential FSR Area sm	DWELLINGS (Unit Numbers)
STAGE 1					
Lot 6E	Foreshore Townhouse	6735	6735	0	25
Lot 6A	Country Club North	11889	11889	0	83
Lot 6B	Vineyards South	17224	17224	0	118
Lot 6D	Vineyards North	16288	16288	0	110
Other	Ex Blacksmiths Workshop Building	450	0	450	0
	Ex Meter Readers Building	230	0	230	0
TOTAL	*NOTE 3, 4 & 5	52816	52136	680	336
STAGE 2					
Lot 5A	Harbourfront Homes	2366	2366	0	6
Lot 6F	Point Precinct	21596	21596	0	128
Lot 5C	Silkstone	6575	6575	0	40
Lot 5G,5H,6C	Plantations Precinct	40738	40738	0	264
Other	Ex Powerhouse Building	839	0	839	0
TOTAL	*NOTE 3, 4 & 5	72114	71275	839	438
STAGE 3					
Lot 7D	Seashore Precinct	42732	42732	0	283
Lot 7B	Woodlands Precinct North	21000	21000	0	140
TOTAL	*NOTE 3, 4 & 5	63732	63732	0	423
Aggregates All Stages	* NOTE 2	188,662	187,143	1,519	1,197



STAGING PLAN

Fig 15.01