

Thursday, October 24, 2013

Ben Lusher
Team Leader
Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Ben

RE: Breakfast Point Concept Plan – Mod No.4
Response to Key Issues and Preferred Project Report

Thank you for your letter dated 9th September 2013 requiring responses to queries raised. We respond as follows:

The traffic impact assessment fails to consider:

- ***the cumulative impacts of the proposed modifications along with other approved developments in the Mortlake/Breakfast Point Peninsula including the approved Mortlake Concept Plan for residential development (MP010_0154).***
- ***the impact of the additional traffic generated by the proposed modification on the wider local road network beyond that considered by the traffic assessment.***

In this regard, a revised traffic impact assessment is required to be submitted addressing these points and shall use Council's submission as a point of reference with regards to assessment of key roads and intersections in wider road network.

We engaged Colston Budd Hunt & kafes to undertake the required traffic impact assessment. The outcome of this assessment is included in Annexure 1. In summary, the impacts of the proposed modification are negligible and as such, there is no requirement to amend the proposal.

The Department raises concern with the proposed demolition of the former Plumbers Workshop building. The former Plumbers Workshop building was previously identified by the Concept Plan to be retained and adaptively reused as a community facility due to its heritage significance and being the last of few remaining buildings in Breakfast Point from the Gasworks era. The Department notes this building is now also identified local heritage item Canada Bay Local Environmental Plan 2013. Noting this heritage significance, further consideration should be given to the conservation of the heritage significance of the Plumbers Workshop.

We have considered this item and agree with the issue raised. As such, we are proposing that the Plumbers Workshop be adaptively re-used to accommodate 14 residential dwellings within the existing fabric of the building. This has been reflected in our Preferred Project Report in Annexure 5.

The Department raises a concern with the proposed modification to provide flat roof forms for future buildings in the Seashores precinct. The proposed changes to the roof form should give more careful consideration to the consistency of the existing pitched roof character of Breakfast Point.

Please refer to the correspondence from Placemakers and Rose Architectural Design included in Annexure 2.

Further information should be provided demonstrating the capability of the proposed building envelopes to provide a reasonable level of internal amenity for future occupants. This information should include indicative floorplan layouts and an assessment of the proposal against the provisions of State Environmental Planning Policy (SEPP) No. 65 and the Residential Flat Design Code (RFDC).

Please refer to the correspondence from Rose Architectural Design included in Annexure 3.

In addition to the key points raised, we have also summarised the public submissions. The response to the submissions is included in Annexure 4. It is noted that City of Canada Bay Council made a detailed submission. The issues raised by Council are the same as the key issues raised by the Department. As such, the responses to the department are covering the issues raised by Council in their submission.

In assessing the key issues raised and the public submissions, we have prepared a Preferred Project Report which is included in Annexure 5.

We hope this letter covers all aspects of the issues raised. If you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

Nick Jackman
Senior Development Manager

Rosecorp Management Services Pty Ltd ACN 092 138 504



Annexure 1

Traffic Impact Assessment



Annexure 2

Building Form Analysis

23 October 2013

NSW Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attn: Mr Ben Lusher

Breakfast Point Concept Plan 2005 (Amended 2011) (the Plan)
Preferred Project Report: Building Form

Project: 13008

This is in response to a request by Rose Management Services Pty Ltd to address the concern raised by the Department relating to the proposed modification to future buildings in the Seashores Precinct. (Letter 9 September 2013, Schedule 1- Key Issues)
Other issues raised, including residential amenity, are addressed elsewhere and by others.

The issue:

"The Department raises a concern with the proposed modification to provide flat roof forms for future buildings in the Seashores Precinct. The proposed changes to the roof form should be give(sic) more careful consideration to the consistency of the existing pitched roof character of Breakfast Point."

The proposal:

Rose Architectural Design letter 9th October 2013 to Rose Management Services Pty Ltd describes and simply illustrates the proposal.

The proposed variation applies to 3 five-storey buildings only, (7D2, 7D3 and 7D3), within the Seashore precinct.

In essence, a 6th storey, setback from the main facades, is proposed in lieu of habitable attic space within the pitched roof-space over the 5 storey buildings anticipated in the Plan.

The roof of this 6th storey is proposed to be low-pitch metal deck, less than 5 degrees.

In addition the amendment proposes:

- *"Retaining traditional pitched roof elements and details at level 5 where possible.*
- *Utilising minimal balustrade treatments to level 6 balconies.*
- *Limiting use of parapet walls*
- *Eliminating all service plant areas and access shafts from the roof area."*

Building Envelope & Built Form:

Section 10 (pages 18-21) of the Plan describes the intended scale, envelopes and built form envisioned for Breakfast Point.

The heights (storeys) determined (10.05) *"are to be designed to minimise amenity impact of new development on adjoining areas and to ensure that buildings are appropriately scaled in relation to street widths and open space."*

Any amenity impacts are addressed in detail by others, however the proposals are, with minor exceptions, within the prescribed building envelopes.

Consistency with the Plans prescribed envelope, the footprint, height and volume of building is not at issue.

The issue is one of appropriateness of built form, aesthetics and architectural character.



A R Tribe Pty Ltd ABN 27 002 320 434 Trading as PLACEMAKERS ARCHITECTS URBAN PLANNERS
Architect A R Tribe B.Arch (Hons) Dip T&CP FRAIA MPIA IAMA NSW Reg No 2973 Qld Reg No 1354 Certified Practicing Planner
54 Hopetoun Ave MOSMAN NSW 2088
T: 9969 6429 M: 0417 203 198 E: tonytribe@placemakers.com.au

Breakfast Point Vision:

Having a long-term staged delivery cycle, the sustainable vision for Breakfast Point incorporated in the master plan, and subsequent iterations, inevitably anticipated change over time.

The topography, remediation action plan, statutory approval authorities, financial climate, urban consolidation attitudes, market and community expectations have all been subject to extreme and unpredictable change over the 15 years of the project.

The one change anticipated, but not realised, is development team upheaval. What if a new developer and design team, with less aspirational objectives, integrity and vision comes aboard? The Plan endeavours to address this potential scenario through its more prescriptive built-form and other standards.

Undoubtedly, the consistent delivery of the Breakfast Point vision is largely attributable to the continuity, and persistence of the design and development team.

To date this team has creatively provided variety, contrast, surprise and delight in the visual environment and streetscape interpreting the standards consistently with the underlying principles of the vision, not necessarily literal or strict compliance with the standards.

What is the visual effect of the proposal?:

Views Inward

From distant viewpoints, where visible over intervening development, from the river and foreshores, the proposed setback 6th storey will present as a longitudinal eave, in lieu of the intermittent dormer aesthetic anticipated in Fig 10.02 of the plan.

Streetscape

From the adjacent streets, the building skyline at Breakfast Point is predominantly one of projecting eaves. The proposal maintains this, with eaves at 5th floor ceiling level and setback eaves above.

Overlooking Residents

From overlooking apartments (8-9 storey Spyglass Hill, 7D1) the lower pitch roofs are proposed in materials consistent with the Plan and no major penetrating ducts or services. Importantly, from an amenity aspect, the ridgeline will be no higher than achievable with a proposal totally compliant with the Plan.

Comment on visual effects:

The visual effect, visual change proposed viewed from adjacent streets and overlooking residents is insignificant provided the detail design resolution and built delivery maintains the detail design standards precedent at Breakfast Point.

From the distant viewpoint, it is noted that the 6th floor eaves line is clearly broken above and reflecting the building entry.

This is considered essential to manage the visual scale of the buildings.

It is supported on the basis that the detail design resolution and built result maintains the detail design standards precedent at Breakfast Point.

Comment on Concept Plan standards:

10.08 Roof Form & Colour

"Hipped and gable type roofs, with wide eaves are to be the predominant roof form."

Hipped and gable roofs have been to date the most predominant, but not exclusive, roof form at Breakfast Point. The clause is aimed at 'the lowest common denominator developer' who may lean to regulatory compliance in preference to creative design and detail design resolution.

The plan did not intend to, nor does preclude other roof forms.

Pitched roofs are promoted in the plan as one of the most acceptable aesthetic solutions for overlooked roofs of lower buildings. They offer opportunities to facilitate integration of potentially unattractive lift overruns, plant and equipment.

On taller buildings pitched roofs are less appropriate, provided the roof services, equipment lift overruns etc are a fully and sensitively integrated component of the overall design.

Conclusion:

I am of the opinion that flat or very low pitched roofs as proposed to the three Seashore Precinct buildings, are consistent with the Concept Plan. They also would provide both interesting variety and contrast to the Palm Avenue and Peninsula Drive streetscapes.

I am also of the opinion that the change to distant views from the river and foreshores to the buildings to the average casual observer would be imperceptible.

These views are subject to the proposed 6th storey and roof design being properly resolved and delivered with finessed detail, eaves and integration of roof top services, consistent with the Plan and Breakfast Point precedents.

PLACEMAKERS ARCHITECTS URBAN PLANNERS

Per

A handwritten signature in black ink, appearing to read 'Tony Tribe', with a horizontal line underneath.

Tony Tribe

Giles Tribe Architects (GTA) and Urban Planners, was commissioned by Rosecorp in 1998 to prepare the master plan, urban design principles, architectural standards and assist with authority liaison, statutory instruments, and community consultation for the Breakfast Point project.

Tony Tribe, was the author of the original Master Plan, its early amendments, conversion to Breakfast Point Concept Plan under Part 3A of the EP&A Act, and its amendments up to and including Breakfast Point Concept Plan 2005.

Prior to his retirement from GTA in 2007, Tony was retained by Rose as co-ordinating architect-urban planner to overview the design inputs of GTA and the multitude of other consultants to ensure consistency with the Breakfast Point vision.

GTA have also been architects for over 40 projects at Breakfast Point to date.

Concept Plan 2005 (amended 2011) incorporates as-built photographs, predominantly of GTA projects, to illustrate the desired Breakfast Point character and vision.

Tony, as principal of Placemakers Architects Urban Planners, continues his association with Breakfast Point providing periodic advice on planning and urban design aspects of the project.

Anthony (Tony) Rayden TRIBE

B.Arch(Hons) Dip T&CP FAIA MPIA IAMA

An architect and urban planner with extensive practice in Australia and Europe, Tony is a hands-on leader.

As a director of Giles Tribe Architects and Urban Planners from 1976-2006, he established and led a team in a diverse range of successful projects achieving many architectural and urban planning awards.

Professionalism, broad expertise, experience and vision, combine with his pragmatic ability to isolate, prioritise and creatively address issues.

Through Placemakers Architects Urban Planners, Tony provides independent architectural, urban planning consulting services, and mentoring to emerging practices.



Contact:

Tony Tribe
54 Hopetoun Avenue
MOSMAN NSW 2088

Tel: +612 9969 6429
Mob: 0417 203 198
Email:
tonytribe@placemakers.com.au

QUALIFICATIONS

Bachelor of Architecture (Honours), University of NSW
Diploma Town & Country Planning, University of Sydney
Professional Certificate in Arbitration, University of Adelaide
Registered Architect NSW 2973 Queensland 1354
Certified Practising Planner

AFFILIATIONS

Fellow, Australian Institute of Architects
Corporate Member, Planning Institute of Australia
Associate Member, Institute of Arbitrators and Mediators Australia
Member Australian Congress New Urbanism

ADVISORY

Senior Counsellor RAIA Senior Counselling Service (2002-)
Independent Hearing and Assessment Panel (IHAP), Warringah Council 2006-7
Architectural Review Advisory Panel (ARAP), Sutherland Shire Council (2006-)
Examiner-Assessor NSW Architects Registration Board

KEY EXPERTISE

PROJECT MANAGEMENT & LEADERSHIP

Keen understanding of property development industry and processes.
Project programming and prioritisation.
Leadership and co-ordination of multi-disciplinary consultant teams.
Mentoring establishing Architecture and Planning practices.

ARCHITECTURE

Brief Preparation and Development, Concept Design
Development Feasibility Studies, Cost Benefit Analysis
BCA and compliance reports,
Diverse project experience. Successfully served Corporate, Developer, Government and institutional clients.
Extensive skills all facets of design, practice and project management.

URBAN PLANNING

Master Planning, Concept Planning
Sound knowledge of NSW Statutory Planning & Land Titles systems
Planning Management re-zoning EIS, LEPS
Preparation Local Environmental Plans, Development Control Plans.
Design and Compliance Review Development Applications
Site Planning Studies, Analysis

URBAN DESIGN

Visual analysis and creative place-making design.
Design co-ordination architecture, landscape, engineering public-private domain
Built Form Studies
Urban Design Manuals
Architectural and Landscape Standards

COMMUNICATIONS

Highly developed verbal, written and graphic communication skills.
Government, statutory authority and community liaison, presentation, negotiation.
Industry training and mentoring.
Established network of industry and authority contacts

DISPUTE RESOLUTION

Formal alternative dispute resolution qualifications
Commitment to principles of fairness and natural justice
Expert Witness Land and Environment Court.

INDICATIVE PROJECT EXPERIENCE

RESIDENTIAL - MAJOR

BREAKFAST POINT

A 2000 dwelling new residential community on 55 ha remediated harbour front site.

- Coordinating master planner / architect
- Multiple Industry Awards
- Master Plans 1999, 2002
- Concept plan 2005 (Part 3A)
- DCP, Architectural & Landscape Standards
- Urban Design Guidelines , Manual
- Architectural Detail Standards
- Architectural Projects
- Special Precinct Plans
- DA, Project Plan urban design compliance review

CAPE CABARITA

A 250 dwelling pioneering residential community on 8 ha remediated harbour front site.

- Multiple Industry Awards
- Rezoning, Master Plan & DCP
- Architects for all 4 stages.

MACQUARIE LINKS

A 350 dwelling golf course security community estate, master planned by DEM

- Coordinating Architect Urban Designer.
- Urban Design Manual, Public & Private domains.
- Architectural & Landscape Guidelines
- Architects for medium density development

RENEWICK VILLAGE

A 600 dwelling semi-rural estate

- Master Plan
- Built Form Studies
- DCP
- Village Centre Studies

FERN BAY

A 600 dwelling urban release in environmentally sensitive area.

- Coordinating Planner for re-zoning Urban Release
- Environmental Studies, LES
- Architects individual buildings

INGLEBURN GARDENS

A 350 dwelling, medium density residential community in SW Sydney growth centre.

- Master Planners & Urban Design
- Architects Housing Types & Community Amenities
- DCP
- Architectural & Landscape Guidelines

THE HEIGHTS TAMWORTH

A staged master-planned golf course residential estate.

- Precinct planning
- Urban Design
- Housing & Built form guidelines
- Model dwelling designs

RESIDENTIAL - GENERAL

- Private city and rural houses
- Prototype modular manufactured housing
- Medium density housing, small lot, attached dwellings, low-rise apartments.
- Multi-storey apartments
- Shop-Top Housing, Village Centre Breakfast Point
- Work-Live flexi-housing, Breakfast Point

MANUFACTURED HOUSING ESTATES

Innovative affordable housing concepts and master plan. Fern Bay, Narellan NSW.

NEW TOWN, TOWN CENTRE STUDIES

Glenbrook, Renwick, Vincentia District Centre, Maitland, Raymond Terrace, Culburra, NSW AI Jahra Kuwait, Biggin Hill, New Woking, UK

COMMERCIAL, INDUSTRIAL

- Australian Tax Office, Hurstville, NSW
- Australian Tax Office, Newcastle, NSW
- Monarch Head Office, Chatswood, NSW
- Metro-centre Business Park, Rydalmere NSW
- Corporate Centre, St Leonards NSW
- City South Corporate Centre, NSW
- Lye Industrial Estate, Luton UK

SHOPPING CENTRE PROJECTS & RETAIL

Over 40 shopping centres throughout Australia
Numerous retail, bank, fast-food and service chains

EDUCATION, INSTITUTIONAL

- Public Schools, NSW Department of Works
- Uniting Church Centre Nowra, NSW
- Child Care Centres, NSW
- Wanniassa College and Community Activity Centre, ACT

MOTOR INDUSTRY

- Dealership Location studies, Planning and Design
- numerous sites throughout Australia and NZ.
- General Motors, Holden, SAAB, Mercedes-Benz, Lexus

MASTER PLANNING

Residential Communities, Industrial Estates, Retail, Business Parks, Tourist Developments

MISCELLANEOUS

- Overseas Passenger Terminal, Darling Harbour
- Gaol Planning & Social Studies, Dept Corrective Services
- Flying School concept master plan , Tamworth
- Cinema Complexes, Village, Greater Union
- Wilderness Resort Studies, Vanuatu
- Time Share Resorts, Iluka NSW, Cedar Lake Qld
- Chimpanzee House, Taronga Zoo
- Wilderness Resort, Havannah Harbour, Vanuatu
- Australian National Museum Competition, Finalist

EMPLOYMENT

2007- Placemakers Architects and Urban Planners

1988-2006 Giles Tribe Architects Urban Planners
Managing Director, Master Planner

1976-88 Graham Alcock Giles Tribe Architects
Director: Major Projects, Urban Planning

1976-80 Colin Graham and Partners Pty Ltd
Director: Major Projects, Urban Planning

1974-76 Jackson Teece Chesterman Willis
Senior Architect-Planner

1974 Scott Brownrigg and Turner
Architect Planner

1973 Chapman Taylor Partners
Architect Planner

1969-73 Peter Duffield and Associates
Project Architect

1968-69 Perrot Lyon Timlock Kesa
Project Architect

1966-67 Duffield Young Associates
Architectural Assistant

1963-64 Stephenson and Turner
Architectural Assistant

EDUCATION

On-going professional development

2004 Professional Certificate Arbitration
University of Adelaide:

1979 Certificate Business Administration
University of NSW

1969-72 Dip Town and Country Planning
University of Sydney

1963-68 Bachelor Architecture (Hons)
University of NSW

1957-62 Matriculation
North Sydney Boys High School

PERSONAL INTERESTS

Hand Sketching
Boat Building - Joinery
Trekking
Sea Kayaking
Tennis

CAREER ACHIEVEMENTS

- Led a successful and multiple-award winning architectural and urban planning practice for 30 years.
- Facilitated the design, statutory approval and delivery of a multitude of complex and diverse projects.
- Mentored and trained many leaders in the architectural and urban design profession.
- Established an acute understanding of the design, development and construction industry
- Master-planned complex neighbourhoods and communities in Australia and offshore.
- Coordinated multi-disciplinary design teams delivering major projects and master planned developments.
- Built and maintained solid communications and sound working relationships with developers, authorities and design teams facilitating project delivery.
- Developed change management systems, manuals to ensure design quality and consistency over long duration projects.
- Demonstrated extensive skills in all facets of project design, practice, compliance and delivery.
- Provides independent experiential advice to peers, clients, authorities and general public through AIA Senior Counselling Services, Independent Hearing and Assessment and Architectural Review Panels.
- Lead successful multi-disciplinary teams winning major design, construct project tenders including office buildings, retail centres, and master-planned estates.



Nick Jackman
Rose Management Services Pty. Ltd.
51 Riley Street,
Woolloomooloo, NSW, 2011

Date: 9 October 2013

RE: SEASHORE PRECINCT BREAKFAST POINT - S75W Mod 4
BUILDING ENVELOPE ANALYSIS

As requested I have prepared 2 sketches to demonstrate the likely differences in built form between a 5 storey building with a pitched roof and a 6 storey building with a flat roof.

Attached Sketch 1 shows the street façade of an approved 5 storey building (7D5) currently under construction adjacent the Seashore Precinct. The building contains 60 apartments comprising 30 one bedroom and 30 two bedroom layouts. It has a similar footprint to building 7D3 within the Seashore Precinct.

Attached Sketch 2 modifies the same street façade with the inclusion of a 6th level. A flat roof (< 5 degree pitch) is used to cap the additional floor. The key features used to generate this façade are as follows:

- Setting the 6th level back from the walls of the level immediately below.
- Retaining traditional pitched roof elements and details at level 5 where possible.
- Utilising minimal balustrade treatments to level 6 balconies.
- Limiting the use of parapet walls.
- Eliminating all service plant areas and access shafts from the roof area.

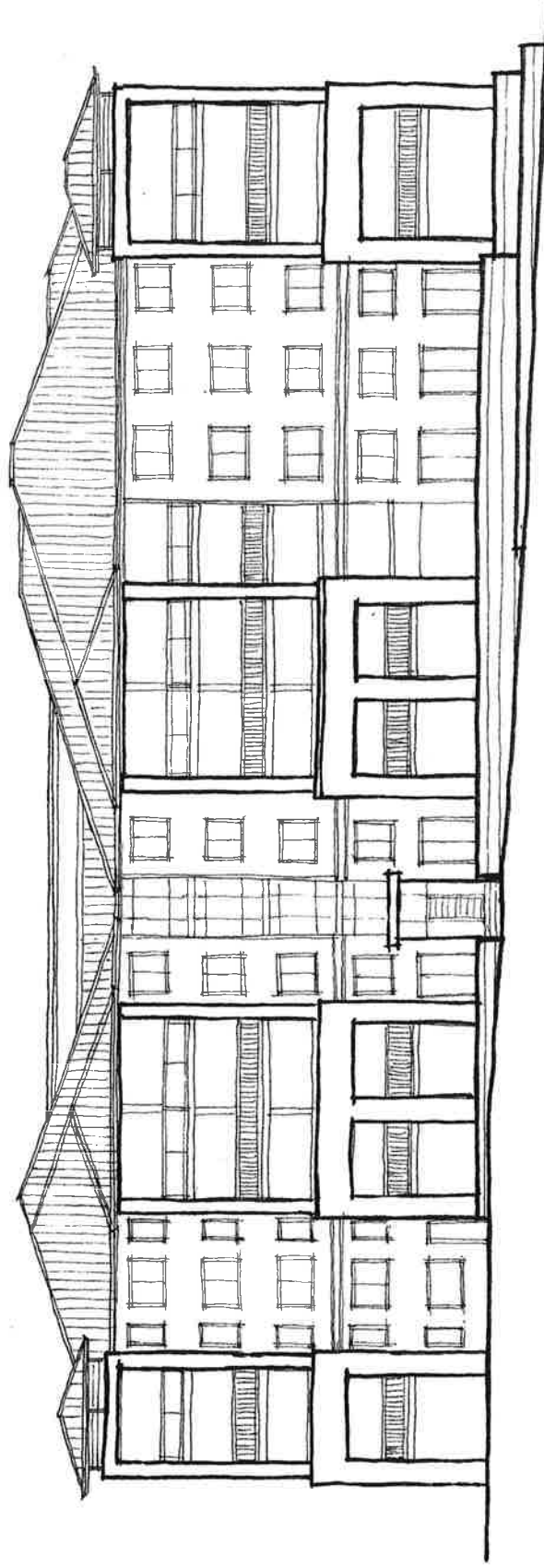
Whilst Sketch 2 is basic in its nature, it nonetheless demonstrates how the addition of a 6th level can be contained wholly within the maximum ridge height of a 5 storey + pitched roof building envelope. This concept only applies to buildings 7D2, 7D3 and 7D4 on the Seashore Precinct. No height modification is sort for the 7D1 (9 storey) or 7D6 (Plumbers Workshop) buildings. Over the entire Breakfast Point site this increase is relatively insignificant and conforms to the principle of *contrast and variety within a consistent design theme* as outlined in the Breakfast Point Concept Plan.

With this in mind along with considered architectural treatment, 6 storey in-lieu of 5 + attic floor buildings are considered not only compatible but complementary to the Breakfast Point built environment.

Yours Faithfully,

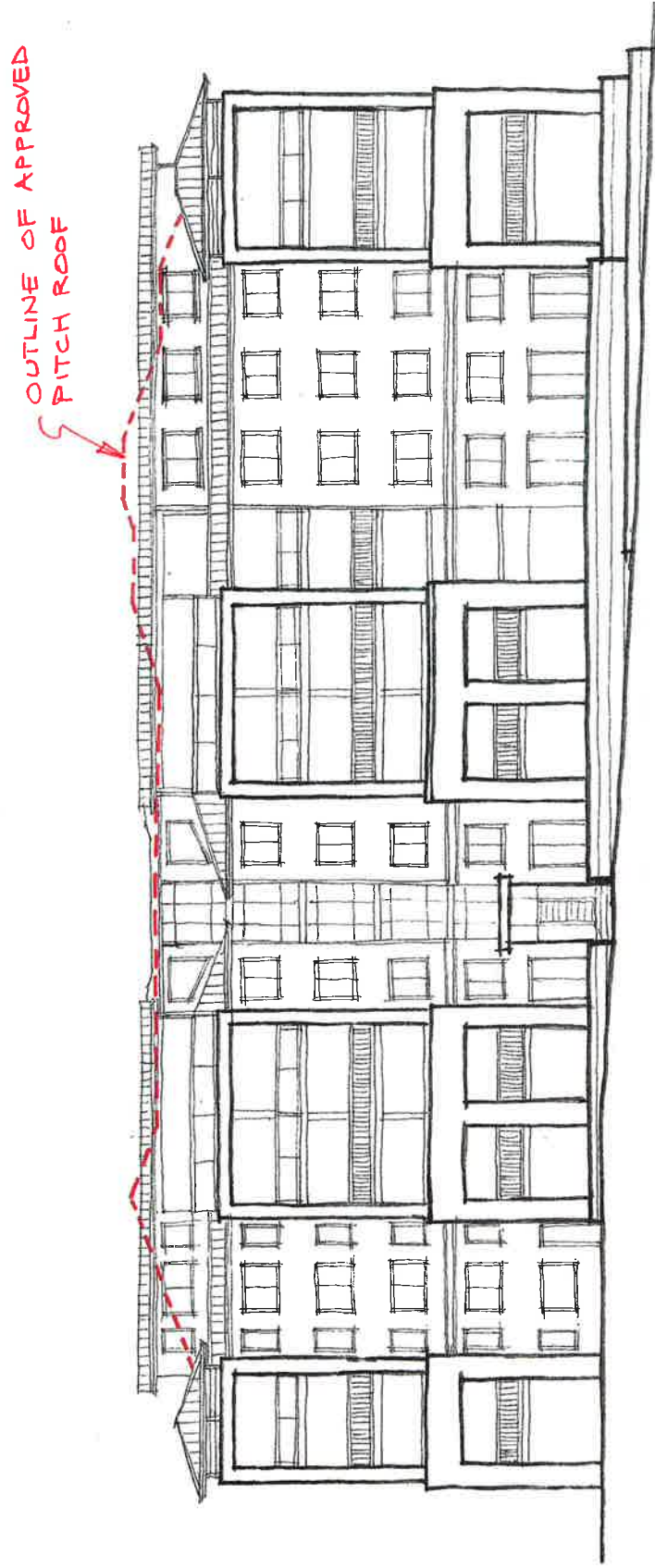
Anthony Occhiuto.
Architect [Reg. 8221]

Rose Architectural Design



SKETCH 1

Street Elevation of Approved 5 Storey Apartment Building (7D5)



SKETCH 2

Street Elevation of Approved 5 Storey Apartment Building (7D5)

Modified to incorporate a 6th level with flat roof



Annexure 3

Residential Amenity Analysis



Nick Jackman
Rose Management Services Pty. Ltd.
51 Riley Street,
Woolloomooloo, NSW, 2011

Date: 9 October 2013

RE: SEASHORE PRECINCT BREAKFAST POINT - S75W Mod 4 SEPP 65 ANALYSIS

As requested I have undertaken a broad assessment of the proposed S75W Modifications to the Breakfast Point Concept Plan 2005 as they relate to the aims and objectives of SEPP 65.

The proposed S75W Modifications encompass the following:

- 1 Change to Residential uses within the 5 building envelopes within the Seashore Precinct, as opposed to Seniors Housing use as currently approved.
- 2 An increase in the number of apartments in the Concept Plan Area from 1416 to 1589, an increase of 173. The increase takes the number of apartments planned within the 5 Seashore Precinct buildings from 227 to 400 (227 approved Seniors Housing Units + proposed increase of 173 apartments).
- 3 Change to the internal configuration of the approved Seashore Precinct building envelopes to allow 6 storey in-lieu of current 5 + attic floor.
- 4 An increase in the number of car spaces within the Seashore Precinct from 304 to 555.

Methodology

Experience to date at Breakfast Point has shown the design quality principles of SEPP 65 are achieved when the following key aspects of the Residential Flat Design Code [RFDC] are met:

- 1 Adequate building separation
- 2 Appropriate building depth
- 3 Adequate daylight access to apartments
 - 10% maximum single south facing apartments (SE – SW)
 - 70% minimum of apartments receiving a minimum 2 hours direct sunlight mid-winter
- 4 Adequate natural ventilation to apartments
 - 60% minimum of apartments being naturally cross ventilated
 - 25% of apartment kitchens being naturally ventilated

In order to assess each building individually and the Seashore Precinct as a whole against the key parameters above, a schematic layout for each building has been generated. The schematic layouts utilise the built form concepts derived from the approved 6C2, 7B1 and 7B2 buildings at Breakfast Point. These three buildings comply with the SEPP and have similar footprints and orientations to those of the Seashore Precinct.

Assessment

SEASHORE PRECINCT

Building Details		Apartment Details (Concept)					Parking Details	
Name	Storeys	Apartment Numbers by Bedrooms				Total Beds	Apt (off street)	Visitor (street)
		1 bed	2 bed	3 bed	Total			
7D1	9	56	54	8	118	188	153.0	23.6
7D2	6	59	33	8	100	149	124.5	20
7D3	6	38	24	6	68	104	86.0	13.6
7D4	6	52	42	6	100	154	127.0	20
7D6	4	6	6	2	14	24	19.0	2.8
TOTAL		211	159	30	400	619	510	80
S75W Proposal		197	165	38	400	641	555	

TABLE 1: Schematic Building/ Apartment Statistics

SEASHORE PRECINCT

Building Details		Daylight Access						Natural Ventilation			
Name	Total Apt No.	Single Aspect South Facing			Direct Sunlight Access			Natural Cross Ventilation			Kitchen (natural ventilation)
		Qty	%	Comp.	Qty	%	Comp.	Qty	%	Comp.	
7D1	118	0	0.0%	YES	83	70.3%	YES	78	66.1%	YES	100%
7D2	100	8	8.0%	YES	74	74.0%	YES	66	66.0%	YES	100%
7D3	68	6	8.8%	YES	61	89.7%	YES	52	76.5%	YES	100%
7D4	100	0	0.0%	YES	76	76.0%	YES	70	70.0%	YES	100%
7D6	14	1	7.1%	YES	13	92.9%	YES	14	100.0%	YES	100%
TOTAL	400	15	3.8%	YES	307	76.8%	YES	280	70.0%	YES	100%

TABLE 2: Residential Flat Design Code Assessment

Building Separation

The schematic Seashore Precinct Site Plan indicates the number of storeys and separation distances of the relevant buildings. Building separation is consistent with the Objectives of the RFDC as well as completed development within Breakfast Point. (Refer Appendix A)

Building Depth

The maximum 18m building depth generally applies to street wall buildings, buildings with dual and opposite aspects and buildings with minimal side setbacks. The Seashore Precinct buildings are freestanding tower buildings and as such may exceed the maximum depth if adequate daylight and natural ventilation is achieved. Compliance with the minimum requirements of Natural Ventilation and Daylight Access is indicated in Table 2 above.

Daylight Access

Each building demonstrates compliance with the maximum allowable number of single aspect apartments with a southerly aspect (SW-SE) and the minimum requirement for direct sunlight access to apartments. (Refer Appendix B)

Natural Ventilation

Each building demonstrates compliance with the minimum requirement for natural cross ventilation to apartments and kitchens with access to natural ventilation. (Refer Appendix B)

Conclusion

The preliminary assessment undertaken indicates that compliance with the RFDC and SEPP 65 is achievable.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'A. Occhiuto', with a stylized flourish at the end.

Anthony Occhiuto.

Architect [Reg. 8221]

Rose Architectural Design

APPENDIX A

WOODLANDS AVE

3 STOREY

3 STOREY

SPYGLASS

9 STOREY

7D1
9 STOREY

7D2
6 STOREY

7D6
4 STOREY

SEASHORE
PRECINCT

7D5
5 STOREY

7D4
6 STOREY

7D3
6 STOREY

6E-A
2 STOREY

6E-B
2 STOREY

BLACKSMITHS
SINGLE STOREY

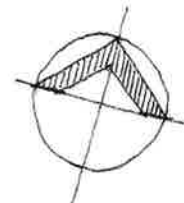
6F1
5 STOREY

6F2
5 STOREY

DRIVE

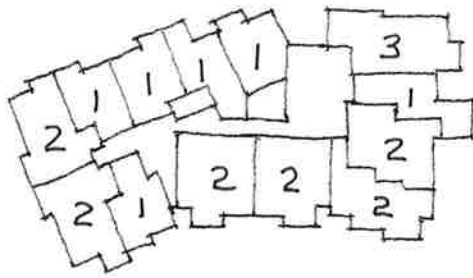
PERINSCULA

PALM AVE



APPENDIX B

7D1



L1



SINGLE LEVEL APARTMENT
No. = Number of bedrooms



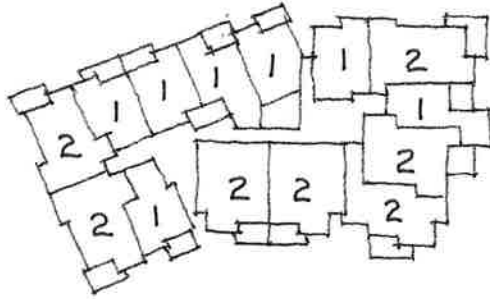
2 STOREY APARTMENT
[Living Level]



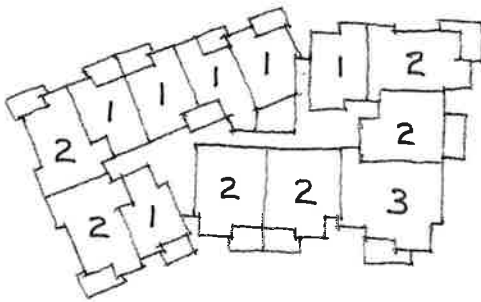
CROSSOVER APARTMENT
[Living Level]



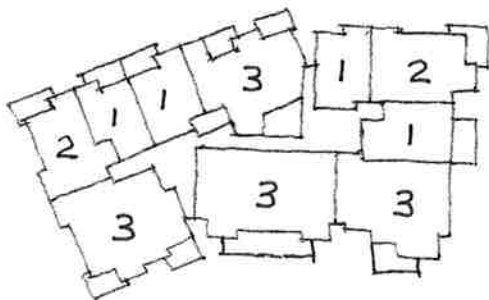
2 STOREY & CROSSOVER APT
[Bedroom Level]



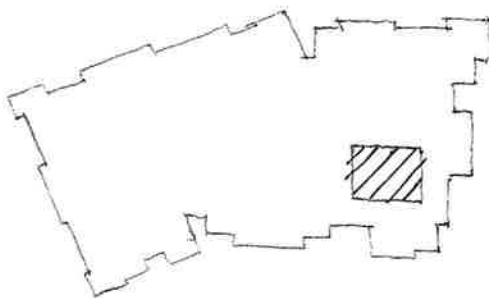
L2-5



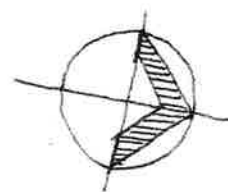
L6-8



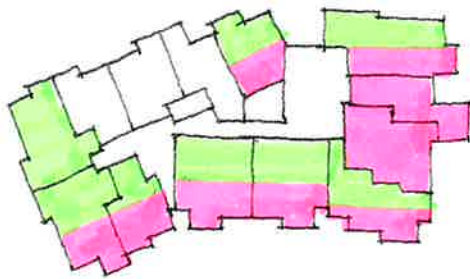
L9



LOFT



7D1



L1



SINGLE SOUTH FACING APT



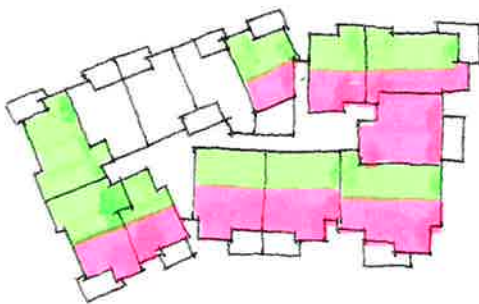
MIN. 2 Hr SUNLIGHT ACCESS



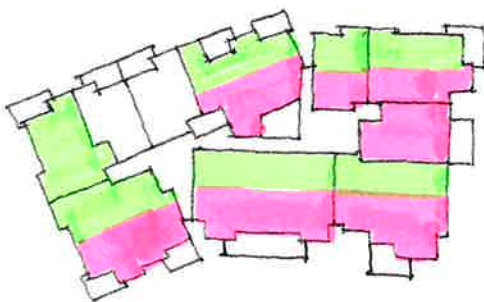
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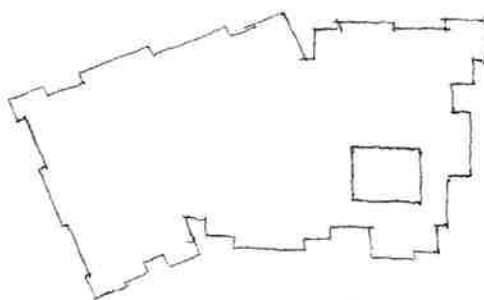
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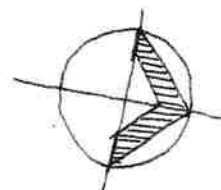
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



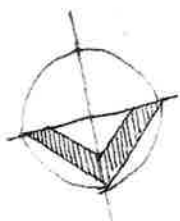
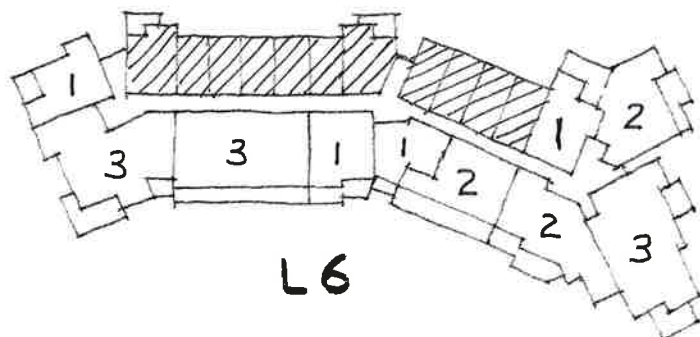
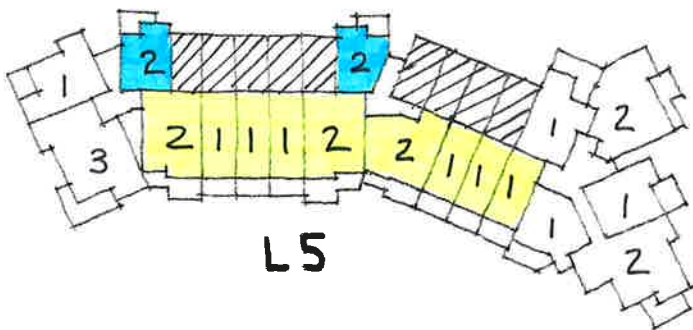
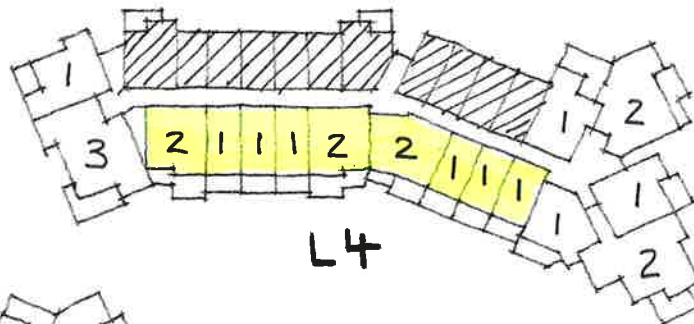
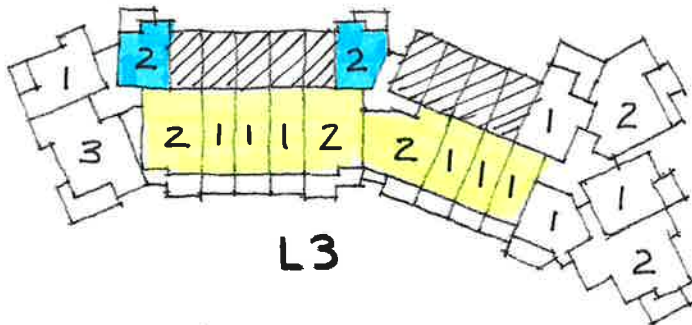
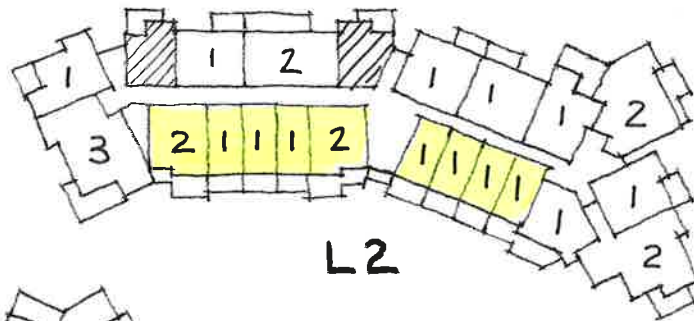
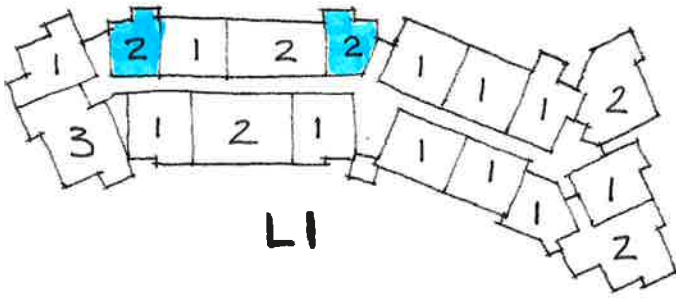
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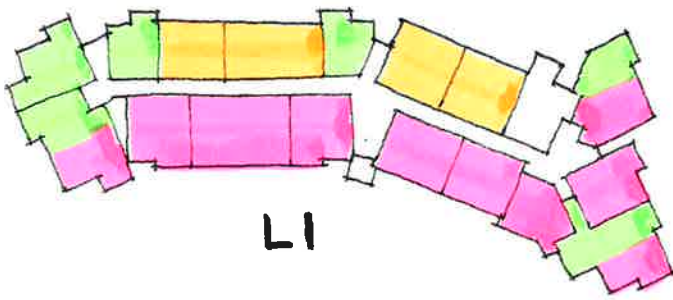
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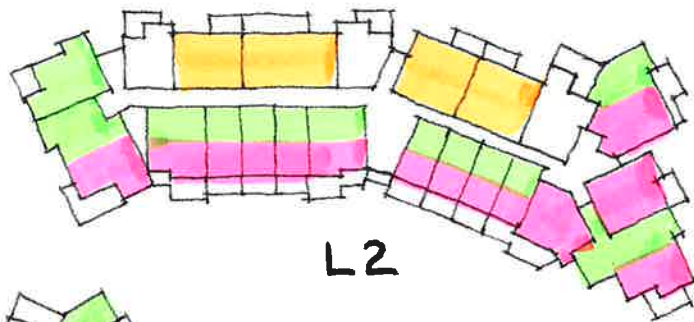
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No. = Number of bedrooms
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[Living Level]
-  CROSSOVER APARTMENT
[Living Level]
-  2 STOREY & CROSSOVER APT
[Bedroom Level]



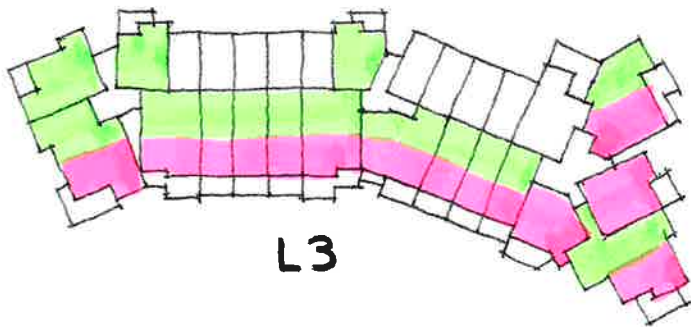
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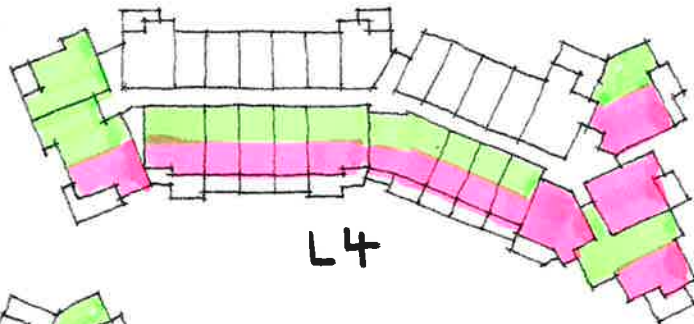
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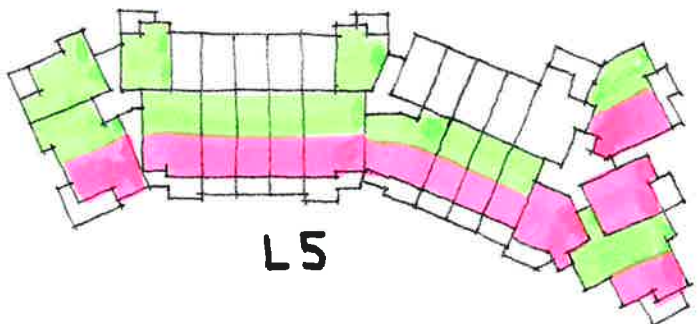
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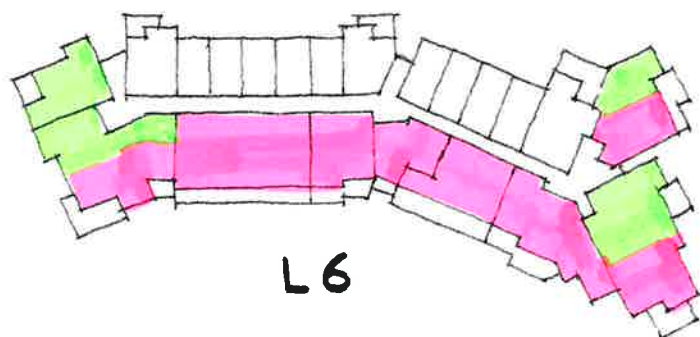
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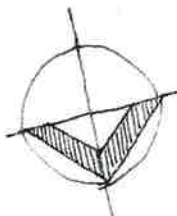
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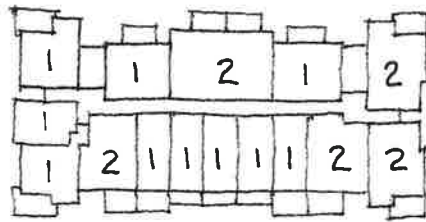
L5



L6



7D3



L1



SINGLE LEVEL APARTMENT
No. = Number of bedrooms



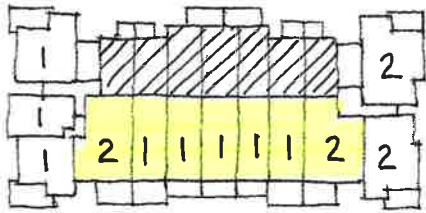
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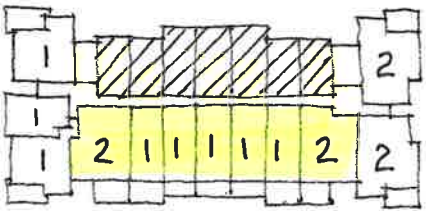
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2 STOREY & CROSSOVER APT
[Bedroom Level]



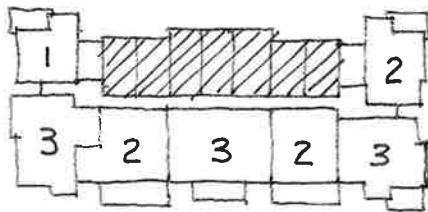
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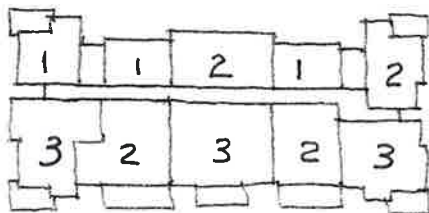
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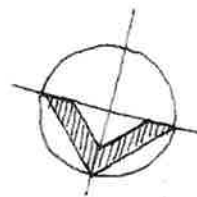
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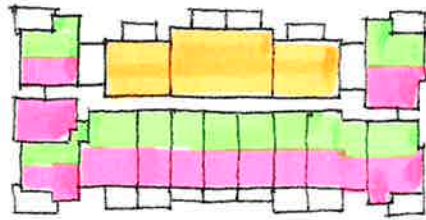
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L6



7D3



L1



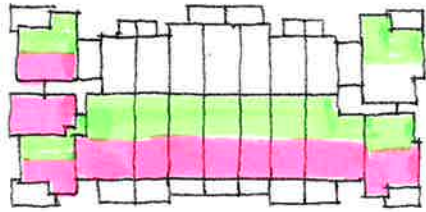
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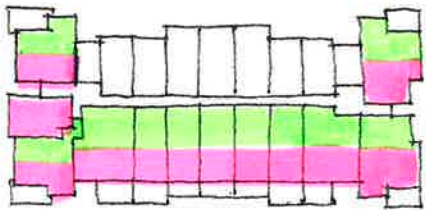
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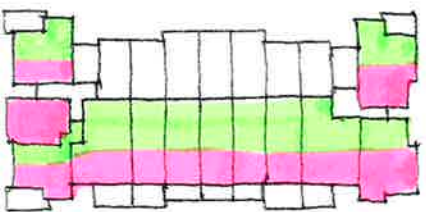
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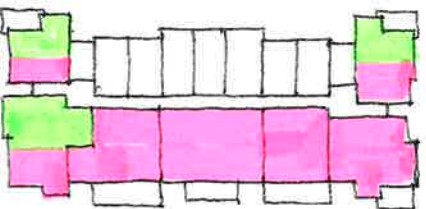
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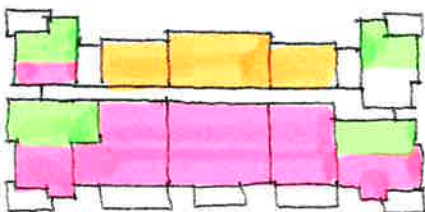
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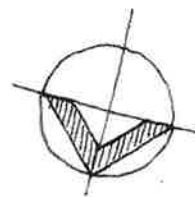
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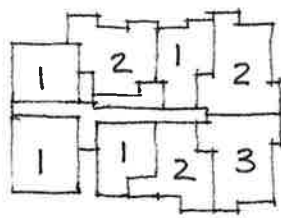
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L6



7D4



L1



SINGLE LEVEL APARTMENT
No. = Number of bedrooms



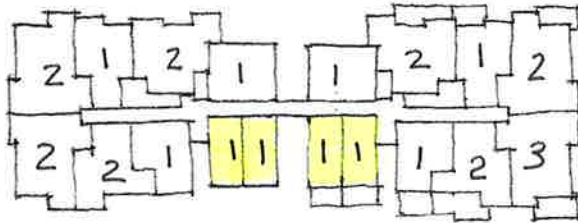
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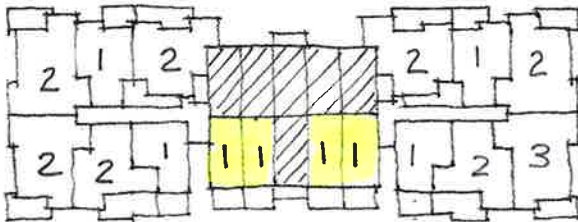
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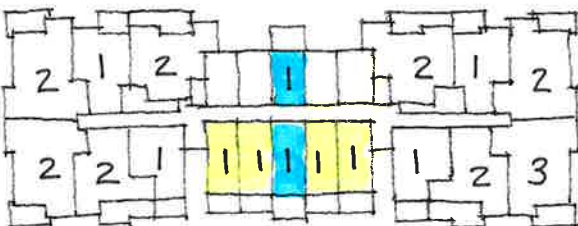
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[Bedroom Level]



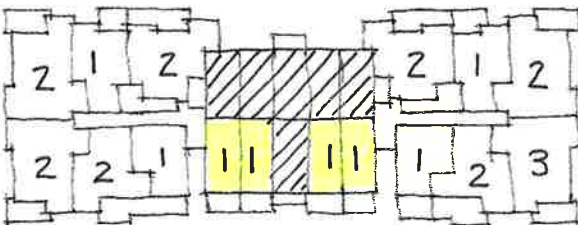
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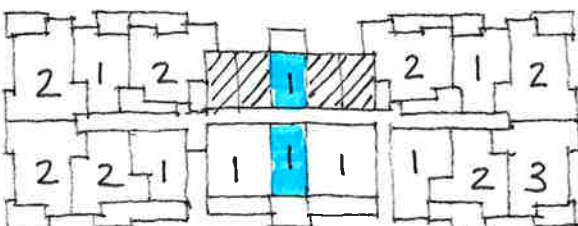
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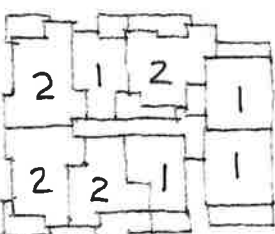
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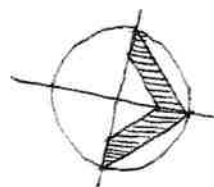
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L5a/6



L6a



7D4



L1



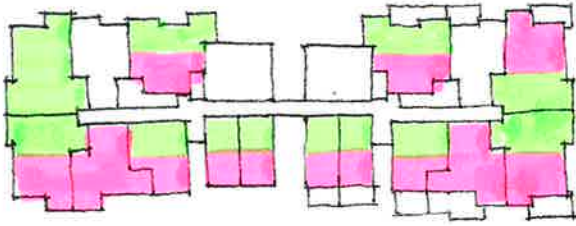
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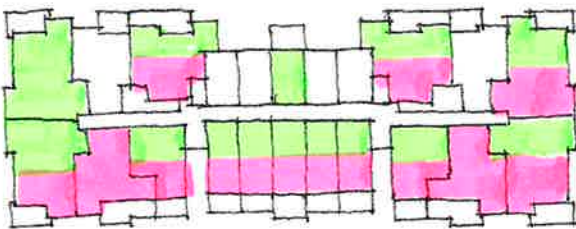
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L2a/3



L3a/4



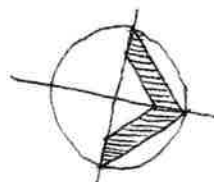
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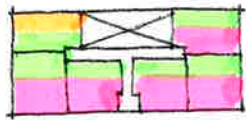
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L6a



7D6



L1



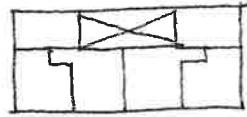
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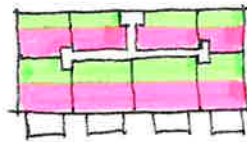
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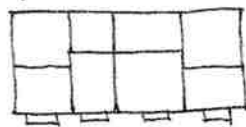
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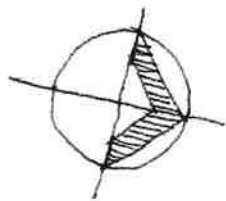
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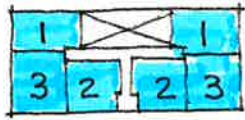
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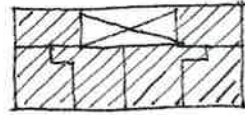
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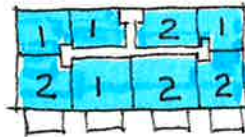
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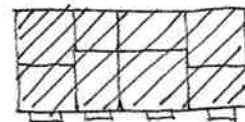
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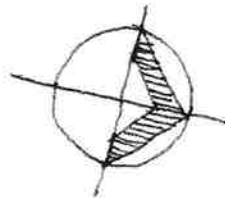
L2



L3



L4



SINGLE LEVEL APARTMENT
No. = Number of bedrooms



2 STOREY APARTMENT
[Living Level]



CROSSOVER APARTMENT
[Living Level]



2 STOREY & CROSSOVER APT
[Bedroom Level]



Annexure 4

Response to Public Submissions

Issue Raised	No of Objectors	Response
There is insufficient time for a detailed submission; Community consultation did not allow sufficient time	5	The application was on exhibition for 4 weeks and extended by 1 week to allow for Canada Bay Council to finalise a submission. Community Consultation was undertaken mid way through the exhibition period allowing adequate time for submissions to be made.
Application does not provide sufficient info to fully determine the impact on BP; New environmental, traffic and parking reports are necessary	2	All statutory reports were included in the application. This included an Environmental Assessment and a traffic report.
Application is far too big, given all the amendments have been made, needs to be smaller.	1	The application is in accordance with LEP 2013.
Extra apartments are not in public interest	23	The application is in accordance with LEP 2013.
Will cause loss of amenity for residents, decrease in quality of life for residents	24	The additional dwellings are located within the existing Concept Plan footprints and envelope. It can be shown that there is no loss of amenity.
The Seashores Application should be referenced to the original Application	2	The original application is not relevant. The application is in accordance with LEP 2013.
Burden for residents as no extra community fees are raised yet	3	The additional dwellings are located within the existing Concept Plan footprints and envelope. There is no additional burden on the Community.
No offer to community to substitute for cost impost of extra units	1	The additional dwellings are located within the existing Concept Plan footprints and envelope. There is no additional burden on the Community.
Flat roofs and extra storey are in conflict with BP quality and arch standards	36	Refer to our key issues response.
Original plans offered 9 heritage preserved items. The proposal to demolish the Plumbers building must be rejected as it is having historical significance	51	Noted. The Plumbers Workshop is now to be retained and adaptively re-used.
Heritage statement should have been prepared by an independent heritage conservation specialist and not by applicant's architect	2	The Heritage Statement was prepared by a qualified Heritage Architect.
With significant increase in apartment numbers there has been no increase in community facilities	31	There will be a significant increase in S94 contributions if this modification is approved.
The application for 1-bed apartments must be rejected. These were not part of the original plan	9	The application is in accordance with LEP 2013.
The provision of seniors living was a positive addition to the community	22	Our Environmental Assessment discussed the issues surrounding the Seniors Living. Refer to the report in the application.
Developer's contention that this approval only for an additional 173 residences is patently false by his own admission. This proposal is clearly for an increase of 400 .	18	This has been clearly represented in our Environmental Assessment. There is a notional increase of 173 apartments over the previous Aged Care Apartments.
The number residents will increase to over 2460 which will lead to overcrowding	42	The application is in accordance with LEP 2013. The development has a much lesser density ratio than other surrounding developments.
Parking provision within a building and on street parking are inadequate	49	The parking provisions are in accordance with the approved Concept Plan and Council standards.
Traffic report is not of an acceptable standard, ignoring traffic pressure on roads: Concord Rd, Tennyson Rd, Mortlake peninsular and farther afield; does not address the internal traffic to be generated by 2469 residents on roads designed for 1650 residents	64	Refer to our key issues response.
Insufficient info provided on design of the buildings with flat roofs	16	Refer to our key issues response.
The replacement for the plumbers workshop does not have a street address as required under the concept plan	2	The Plumbers Workshop will be similar in nature to the Maple Building which is located in the centre of the Plantations Precinct previously approved.
There is insufficient info on occupant parking, vehicle entry and exit from existing streets, and visitor parking in the red area of the concept plan	16	The parking provisions are in accordance with the approved Concept Plan and Council standards. Entry and exit points will be addressed at Development Application stage.
The floor space ratio in the red area of the concept plan exceeds that approved in the original concept plan	1	This is not correct. The Floor Space ratio has not increased from the original approval.
Gross breach of faith with existing residents	17	Not a relevant issue.

Breach of contracts for sale with existing residents	16	Not a relevant issue.
Breach of the original Council LEP91 for the site which specifies a maximum 2073 residents	16	The application is in accordance with LEP 2013.
Failure to maintain and not obstruct existing view corridors and vistas , negative aesthetic impact	32	The application does not alter footprints and building envelopes as approved in the current Concept Plan.
Will result in a significant loss of open space	22	There is no alteration to existing open space as part of the application.
Unbalanced development , with the eastern side being low rise and lower density than the western side	1	The development is in accordance with the principles setout in the Concept Plan.
Difficult parking situation makes caretakers move garbage bins to the street up to 48 hours before emptying time. In addition to the smell, it may cause health hazard.	2	Garbage collections will be arranged on a building by building basis and details addressed in the Development Application for each building and in accordance with Council standards.
The politicians should protect the lot owners' interest that the number of apartments are not increased	1	Not a relevant issue.
Misleading letters delivered to residents contain misrepresentation of the proposal	7	Not enough detail to respond to. Community consultation was held and any queries were responded to regarding information sent to residents.
Residents paid a premium to live in less crowded and more spacious apartment complexes	2	Not a relevant issue.
Suburb is changing as more 1-bedroom apts are added, which usually are for renters and investors	2	Not a relevant issue.
It would have an impact on the ambience and character of the suburb, ultimately affect the resale value of the properties.	7	Not a relevant issue.
9 storey building moved closer to Spyglass Hill	2	Footprints shown are indicative. Building separation is dictated by design standards and SEPP 65.
Demanding a playground for kids	1	This application does not alter open space and as such is not a relevant issue.
Single bedrooms and removal of senior accommodation will change the demographics of BP	5	Not a relevant issue.
New proposal - on financial grounds without explanation	3	Not a relevant issue.
Environmental pollution from household wastes, high noise levels from cars	2	The application is in accordance with LEP 2013.
Surrounding areas are over developed	3	Not a relevant issue.
Privacy, together with downstairs neighbour, will be negatively impacted as the living room and bedrooms would be viewable from the proposed 7D1 building	1	There has been no alteration to building envelopes. Privacy issues will be addressed in detail at Development Application stage.
ADSL line is over used, low speed, share 1 exchange	1	New buildings are being connected to the NBN.

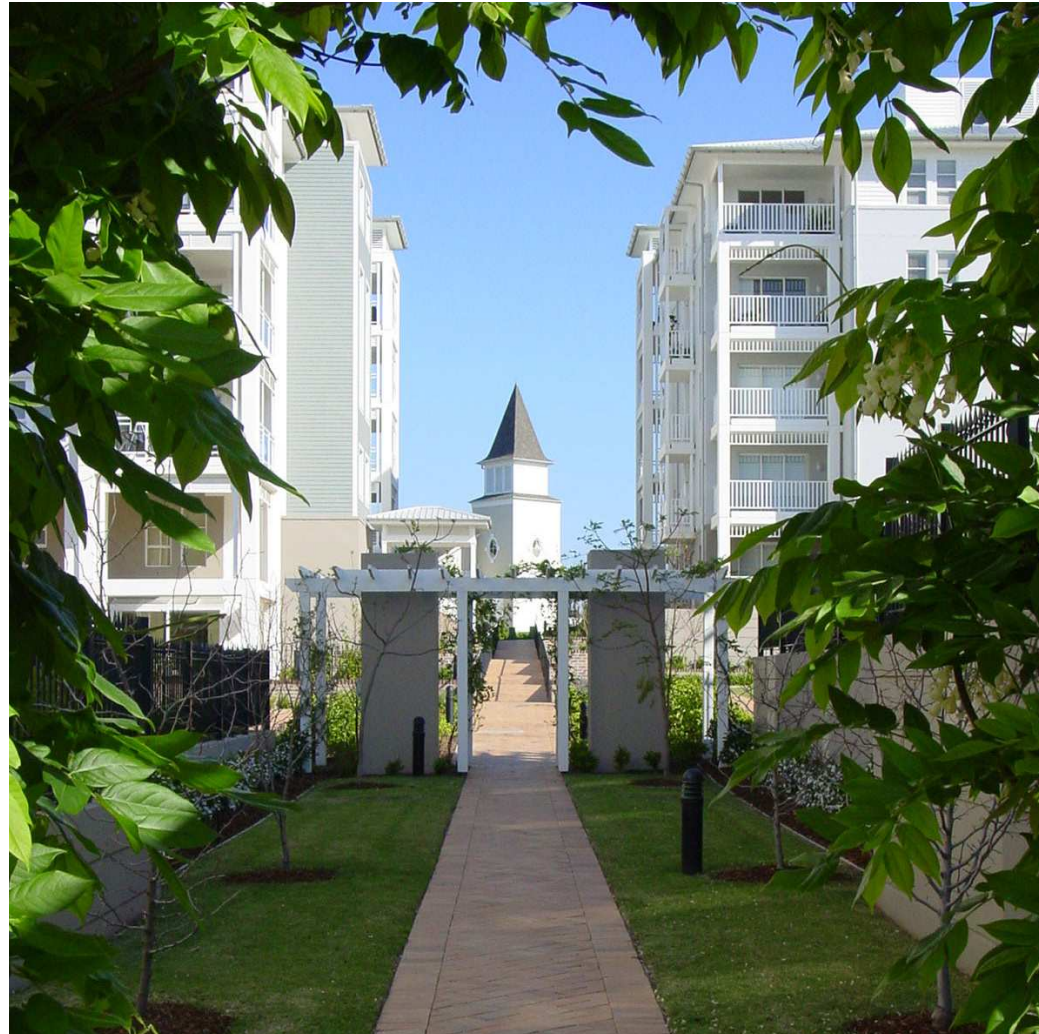


Annexure 5

Preferred Project Report

BREAKFAST POINT

CONCEPT PLAN 2005
(Amended 2013)



GILES TRIBE ARCHITECTS & URBAN PLANNERS



Fig1.01 Aerial View of Site January 2010

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- 1.00 INTRODUCTION
- 2.00 STATUTORY BACKGROUND
- 3.00 SITE ANALYSIS – VIEWS TO THE SITE.
- 4.00 SITE PLANNING OBJECTIVES
- 5.00 ACCESS, PARKING & CIRCULATION
- 6.00 LAND USE PRINCIPLES
- 7.00 LANDSCAPE & OPEN SPACE
- 8.00 OWNERSHIP & SUBDIVISION
- 9.00 SERVICE INFRASTRUCTURE
- 10.00 BUILDING ENVELOPE & BUILT FORM
- 11.00 HERITAGE CONSERVATION
- 12.00 REMEDIATION
- 13.00 COMMUNITY FACILITIES
- 14.00 ESD PRINCIPLES
- 15.00 DEVELOPMENT DETAILS

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 June 2012 development was approximately 70% 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 1746 dwellings have been completed or approved for construction. Approximately 3620 residents are 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 (Amended 2012). 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)

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 Canada Bay Local Environmental Plan 2013. 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 Master Plan 2002 and this Plan and to demonstrate how objectives beyond the Concept plan area are to be achieved.

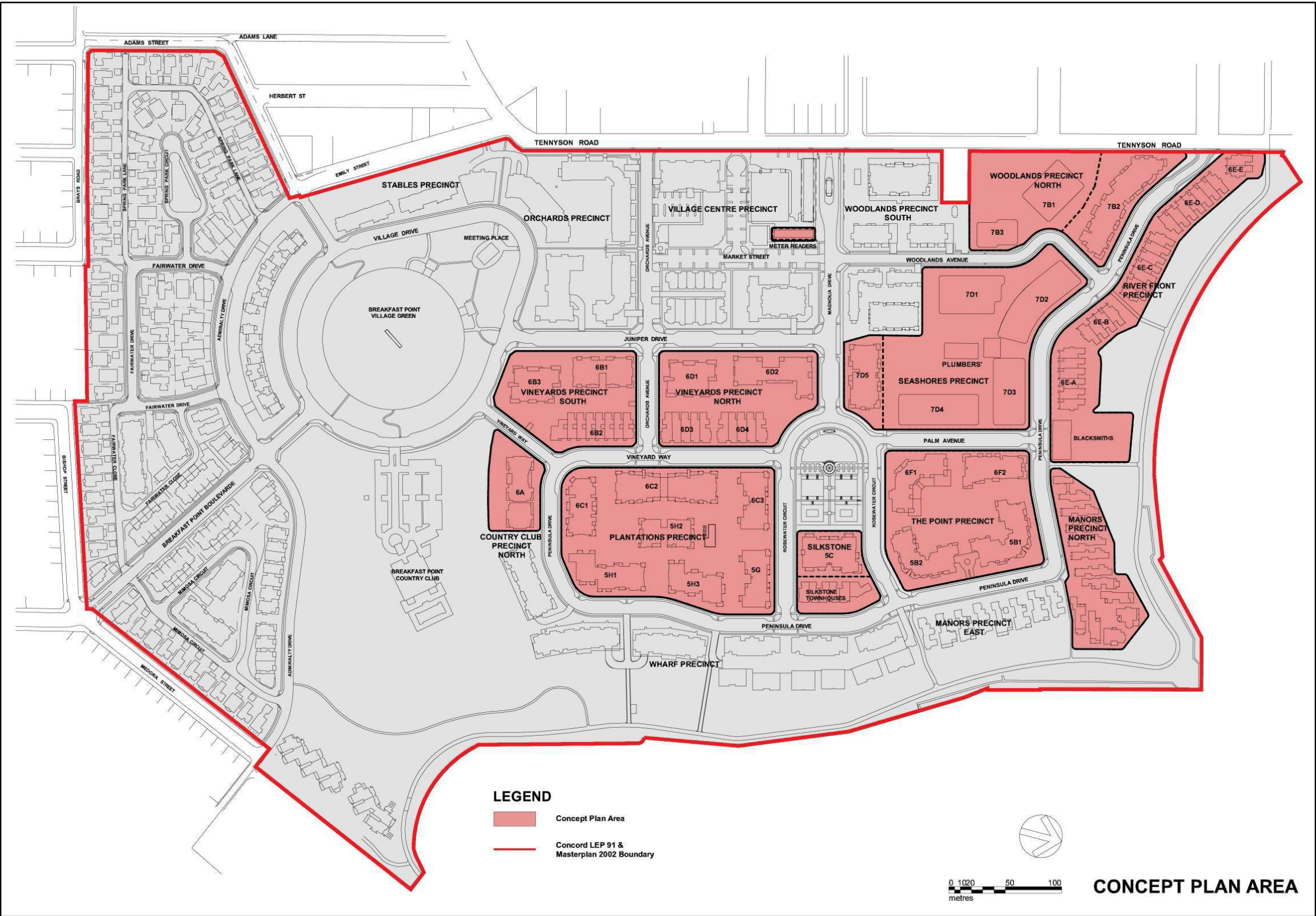


Fig 1.02

2.00 STATUTORY BACKGROUND

2.01 CANADA BAY LOCAL ENVIRONMENTAL PLAN 2013

LEP 2013 is the principal statutory instrument applying to the whole of Breakfast Point. Zonings applicable to the Breakfast Point Site include: R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation and RE2 Private Recreation. The Concept Plan area is predominantly zoned R2 Low Density Residential and R3 Medium Density Residential, with the Meter Readers' office falling within the B1 Neighbourhood Centre zone. LEP 2013 prescribes objectives and standards for the orderly and economic development for the whole of the Breakfast Point land. See Fig.2.01 for LEP 2013 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.

2.05 BREAKFAST POINT CONCEPT PLAN 2005

This instrument was approved by the Minister on 7 April 2006 . Further approval was given for compliance with Conditions 7 & 12 of that consent of 4 August 2006. Amendments to the Breakfast Point Concept Plan 2005 were approved by the Minister on 18 October 2010 and on 19 September 2012



Fig 2.01 LEP 2013 Maps

BREAKFAST POINT

DEVELOPMENT SUMMARY

Note: Site Area 51.82 Ha

Development Standard	FLOOR SPACE RATIO (max gross)	GROSS FLOOR AREA (max gross)	NON RES. USES (max)	NON RES. USES (max gross)	BUSINESS OR RETAIL (max gross)	DWELLINGS (max no)	BEDROOMS
	0.7:1	362,740sqm	15%	54,411sqm	10,000 sqm	2,073	
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	880	2,334
CONCEPT PLAN 2005 Maximum Development permitted in Concept Plan Area	0.67:1	183,480 sm	0.8%	1,519 sm	1,519 sm	1,189	2,722
CONCEPT PLAN 2005 AMENDED 2010	0.67:1	183,480 sm	0.8%	1,519 sm	1,519 sm	1,189	2280 Reduced by 442 bedrooms
CONCEPT PLAN 2005 AMENDED 2011	0.67:1	183,480 sm	0.8%	1,519 sm	1,519 sm	1189 + 227 Seniors Units = 1,416	2299 Increased by 19 bedrooms
CONCEPT PLAN 2005 AMENDED 2013	0.67:1	183,480 sm	0.8%	1,519 sm	1,519 sm	1589	2909 Increased by 610 bedrooms
Notes: <ul style="list-style-type: none">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 2011Refer to table 15.01 for indicative staging							

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 registerd deposited plan under Community Scheme DP 270347

2.07 DEVELOPMENT SCHEDULE

The development schedule (Fig 2.02) indicates the 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 the Concept Plan approval.

Fig 2.02



3.00 SITE ANALYSIS

Site factors determining the planning of the site were addressed in the Rezoning Application, the accompanying Local Environmental Studies and in the gazetted LEP No 91 standards.

The following information is provided as background to assist users of the Concept Plan.

Fig. 3.01 summarises current site constraints and opportunities.

3.01 REMEDIATION

The Breakfast Point site was previously the AGL gas works. It was the primary coal gas producing site providing the energy needs of Sydney for over 100 years. With the introduction of natural gas, coal gas production ceased and the site ended its industrial life. The subsequent remediation action plan (RAP) clean-up resulted in all the vegetation, and all the soil and significant portions of the underlying bedrock, being removed from the site. The remediation certification constraints on the site are summarised in Section 12.00.

3.02 TOPOGRAPHY

The site was subject to extensive re-shaping with the remediation program. The complete road network and utility infrastructure are in place. Extensive areas of excavation to the base rock require substantial fill to support vegetation. To avoid unnecessary import of fill through residential neighbourhoods, development sites have been left unfilled, pending detailed design. Most developments will require extensive below ground car parks.

3.03 VEGETATION

All previously existing vegetation and topsoil was removed with the remediation of the site. All replacement soil and re-vegetation is subject to certified consistency with the Landscape Masterplan.

3.04 CLIMATE & ORIENTATION

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.

Fig 3.01

BREAKFAST POINT

concept plan 2005
(amended 2013)

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

concept plan 2005
(amended 2013)



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.

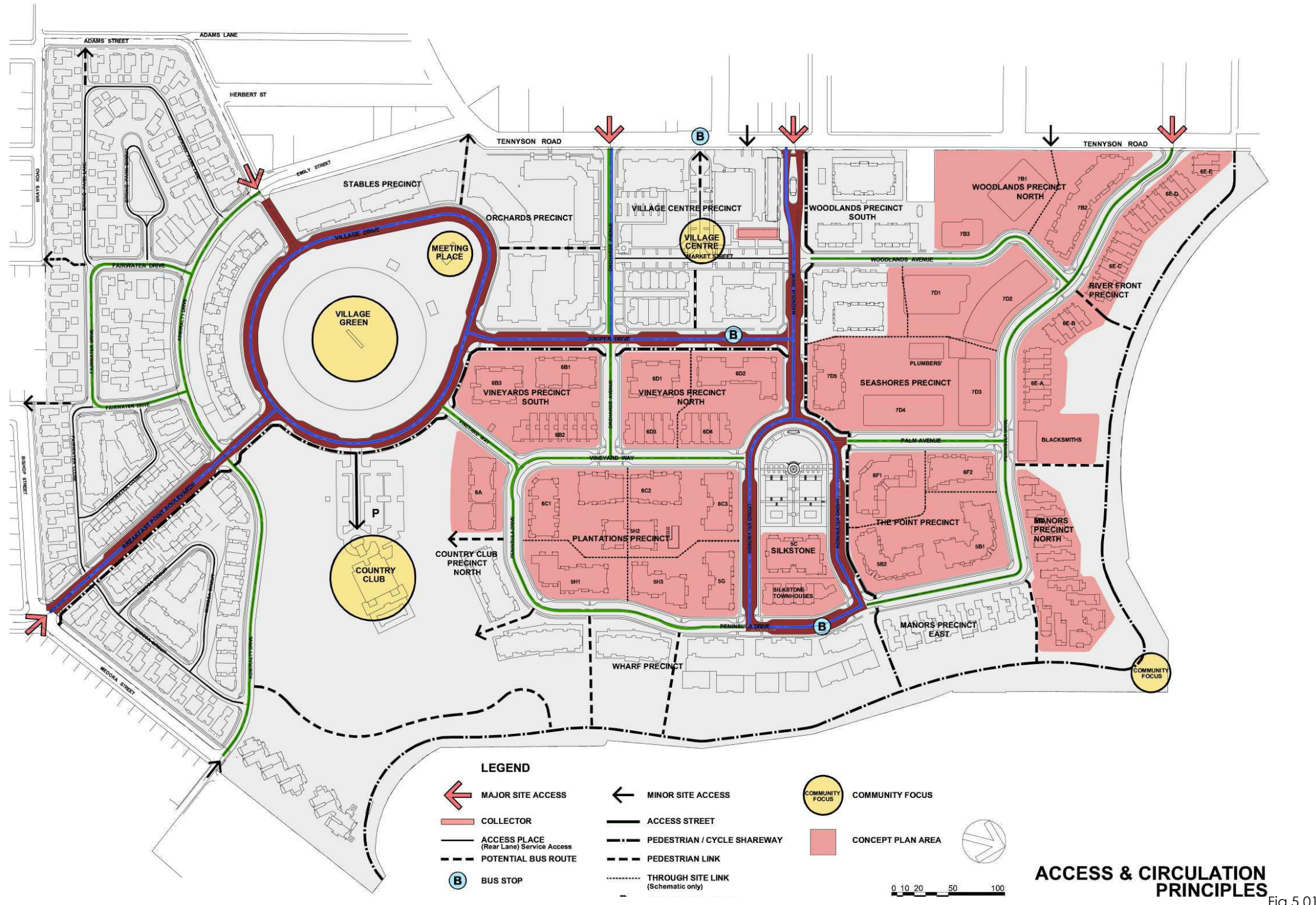
To provide a choice of residential dwellings in a variety of forms.

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.

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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

Canada Bay LEP 91 (repealed) required that the consent authority must be satisfied that the traffic impact of all development on the land on the external road network met a particular maximum 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.

BREAKFAST POINT

concept plan 2005
(amended 2013)

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. It is understood that the Authority is reviewing the provision of bus services in the Cabarita, Mortlake and Breakfast Point area. 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 (repealed) encouraged the establishment of a ferry wharf, and encouraged integrated public transport systems to service the land and adjoining neighbourhoods. The planning of Breakfast Point did make 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 2013, which zones the land R2 Low Density Residential, R3 Medium Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation and RE2 Private Recreation. All of the land within the Concept Plan Area is zoned either R2 Low Density Residential or R3 Medium Density Residential with the exception of the area occupied by the Meter Readers' Office which lies within the B1 zone.
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 other compatible 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, comprising 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 2013 scheduled heritage items are to be appropriate to the heritage conservation guidelines for the individual items, and comply with the relevant remediation certification. The economically sustainable preservation of the item will be a primary issue in the consideration of applications.

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

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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

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.

BREAKFAST POINT

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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

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.



Fig 7.01

BREAKFAST POINT

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 Council's 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

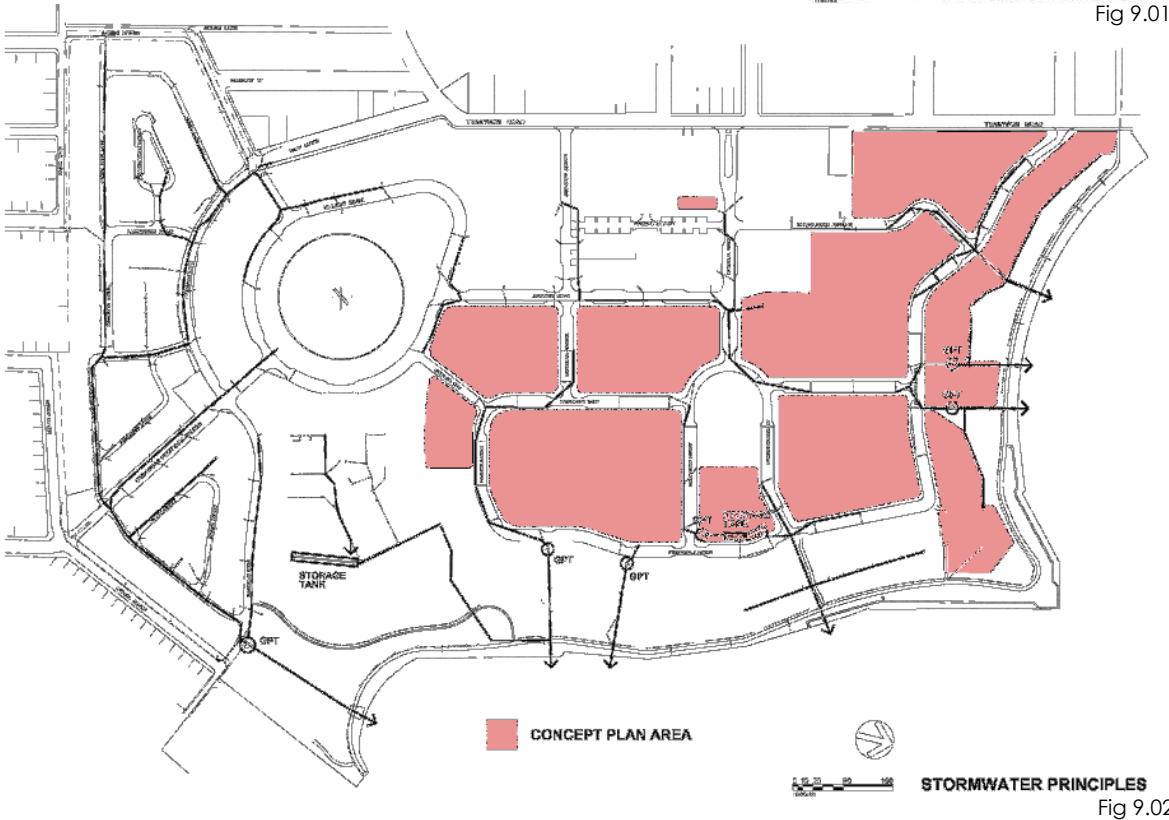
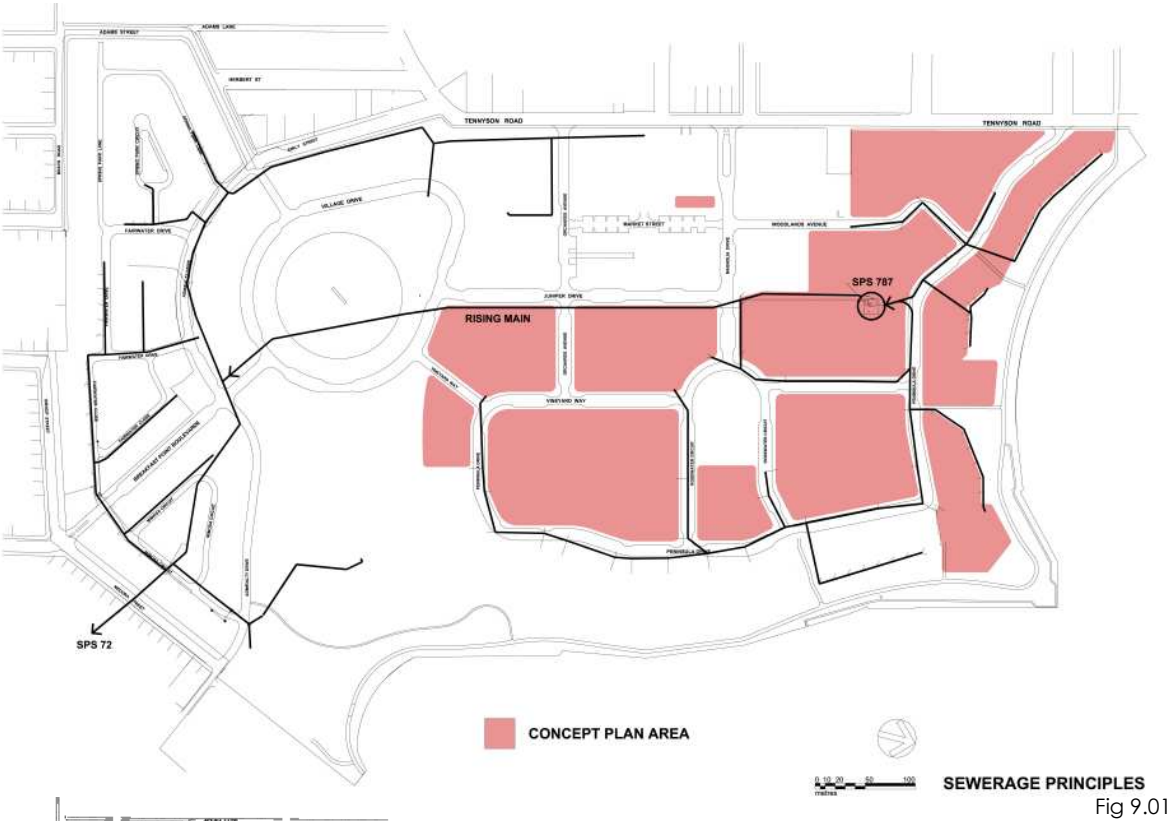
9.00 SERVICE INFRASTRUCTURE

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.



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9.00 SERVICE
INFRASTRUCTURE

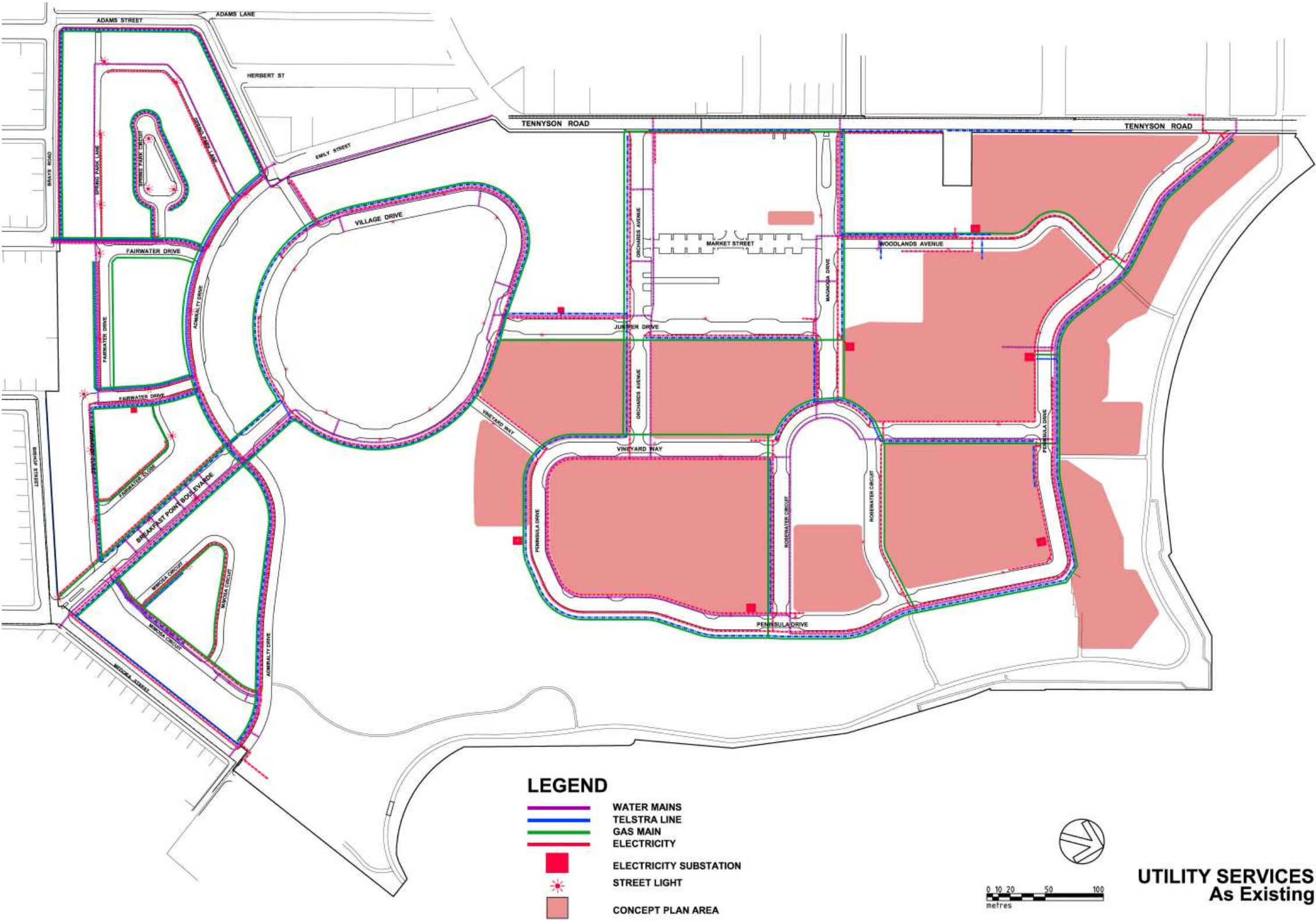


Fig 9.03

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.

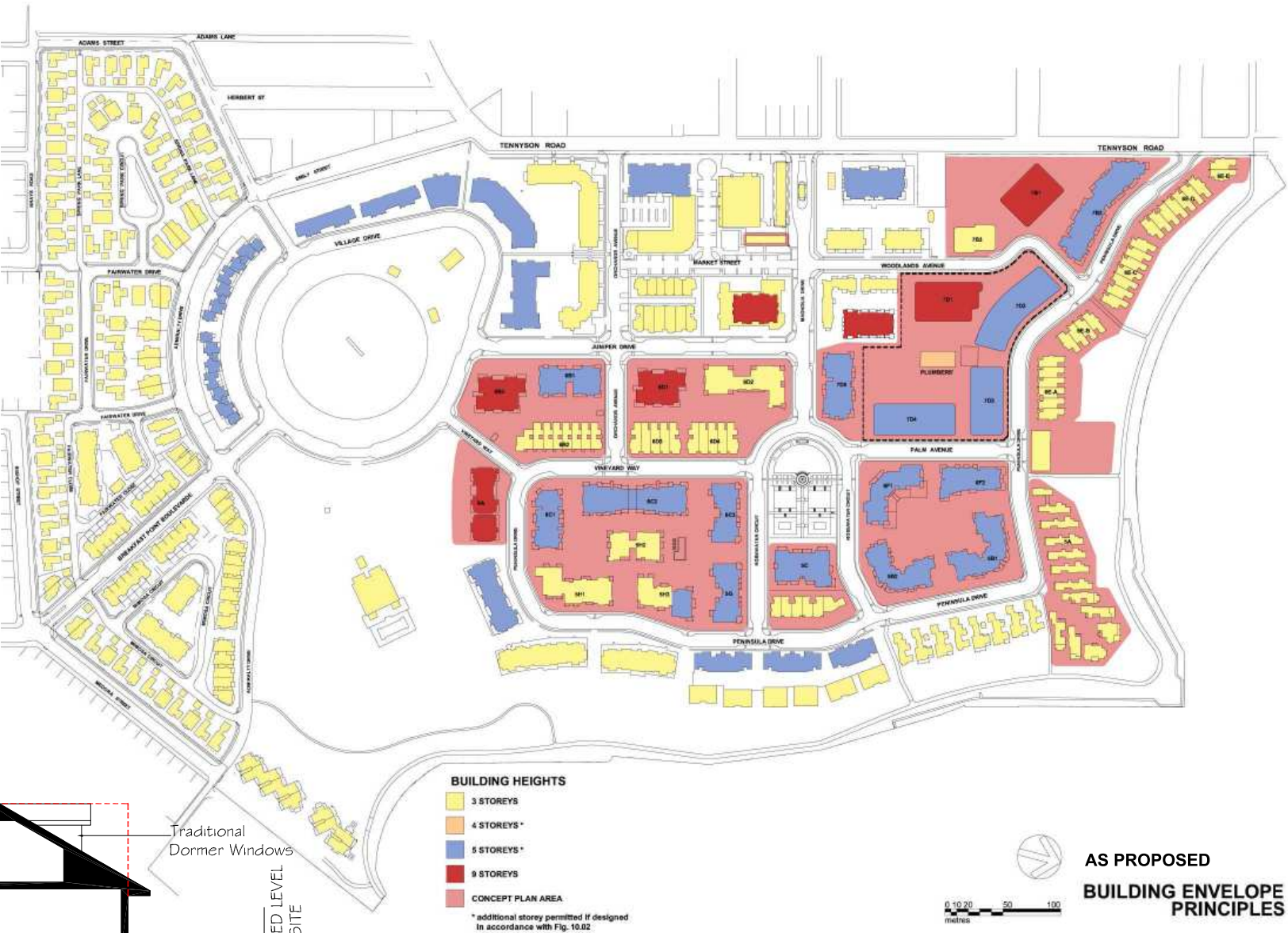
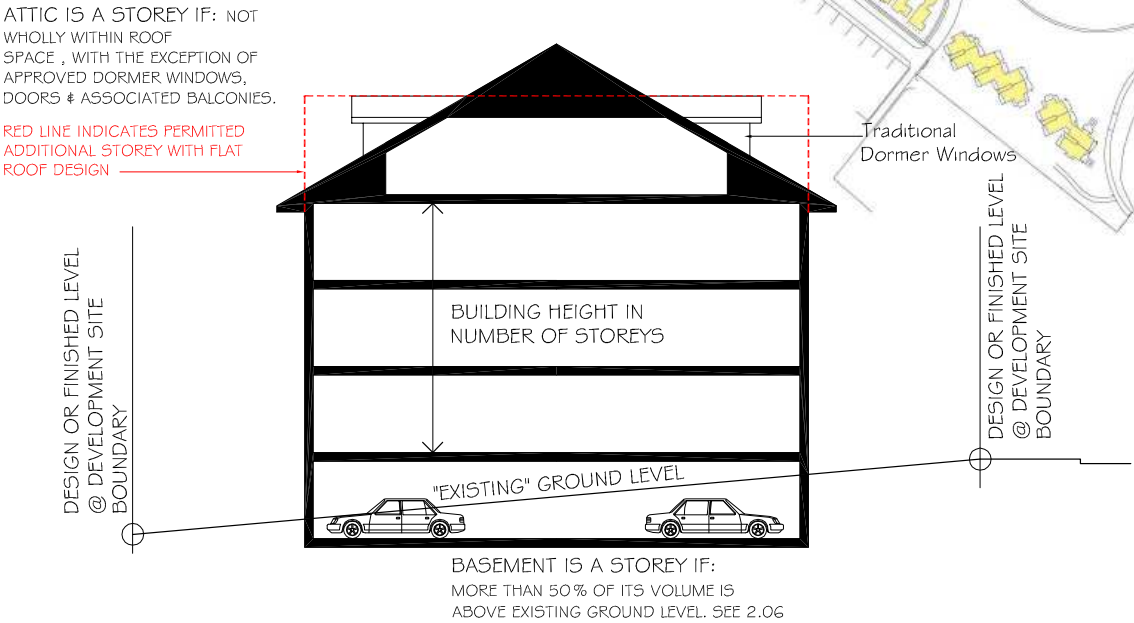
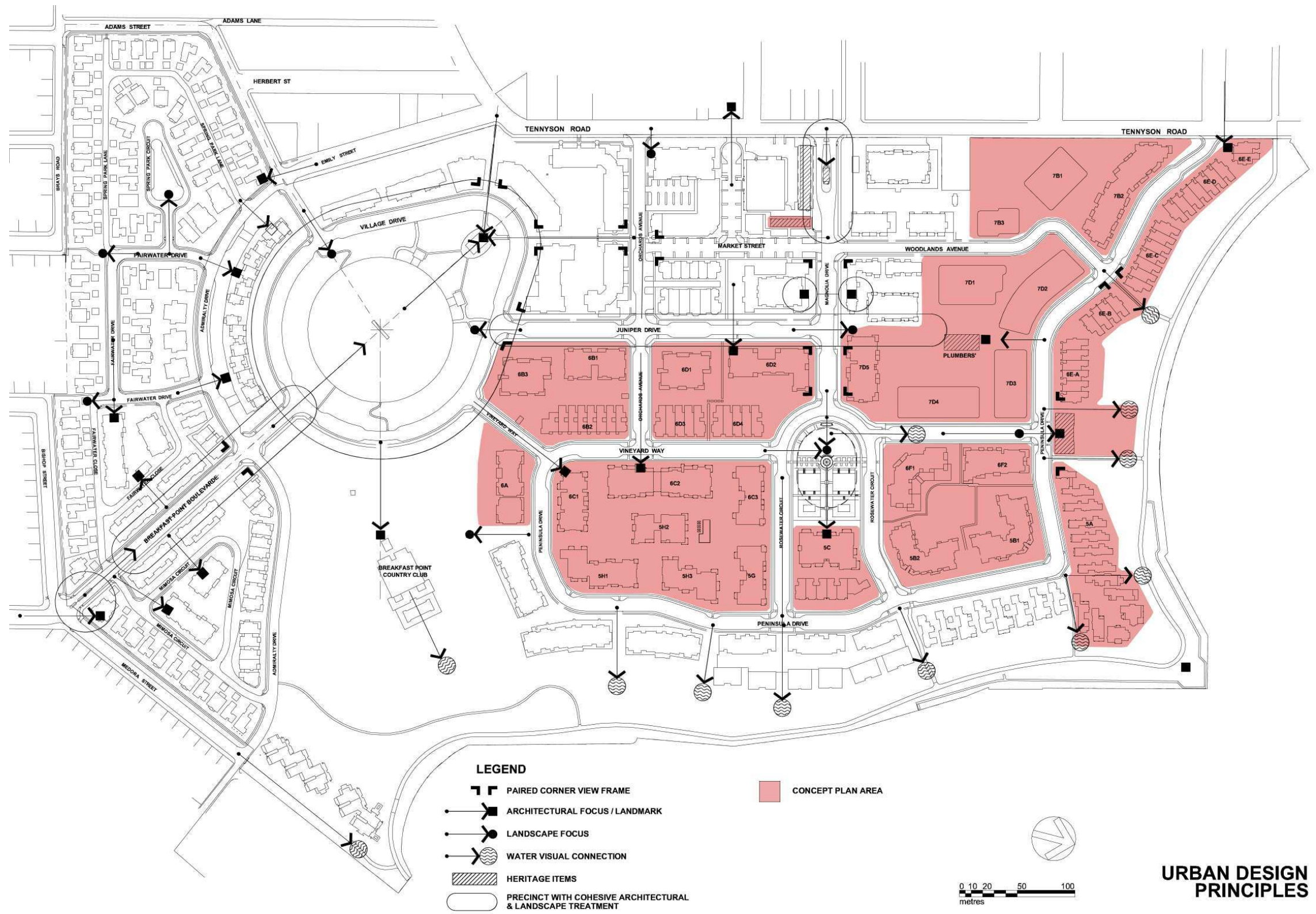


Fig 10.01



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.

Fig 10.02 demonstrates how the roof level of a building with a flat roof is lower than the ridge level of a similar building with a pitched roof. This results in improved view access.

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

Hipped and gable type roofs, with wide eaves are to be the predominant roof form.

URBAN DESIGN PRINCIPLES

Fig 10.03

BREAKFAST POINT

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(amended 2013)

10.00 BUILDING ENVELOPE & BUILT FORM

Flat roofs with carefully selected finishes and considered detailing may be used to facilitate view sharing.

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



BREAKFAST POINT

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 Canada Bay Local Environmental Plan 2013 Schedule 5. 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 ITEMS 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. Blacksmiths' Workshop

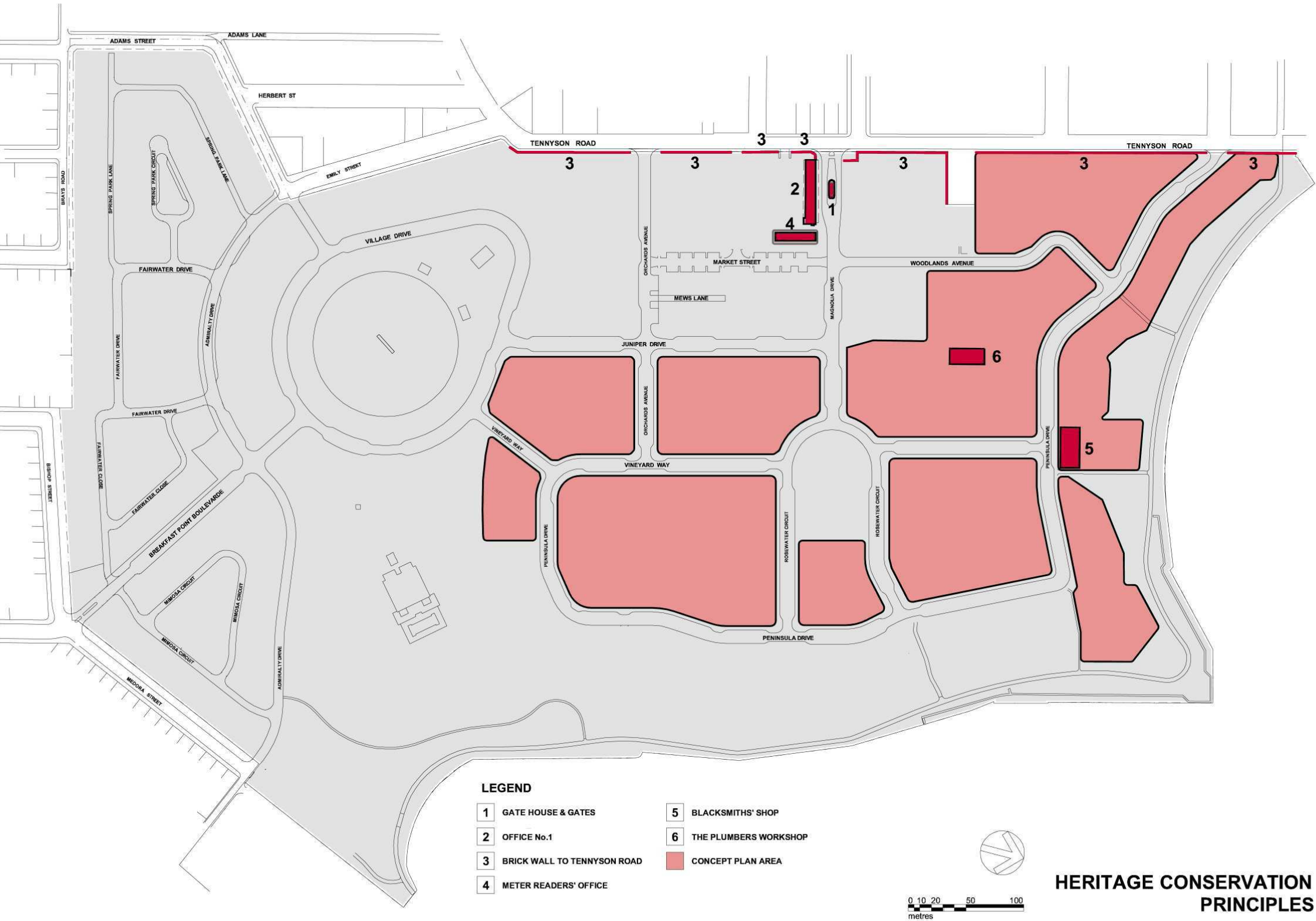
The building is a significant urban design focus, symmetrically terminating Palm Avenue. A controlled vista is provided from Silkstone Park to the River and far shore over its simple roof form. It is equally significant viewed from the river. The Blacksmiths Workshop has been restored and is currently used as the sales office for the site. Commercial or retail use is proposed for the future.

6. Plumbers' Workshop

It is proposed to adaptively re-use this building. Potential uses include apartments and recreation facilities

Heritage Impact Assessments

Assessment of any development application relating to a heritage item will be in accordance with Canada Bay LEP 2013





The Gatehouse



The Blacksmiths' Workshop - Interior



Tennyson Rd Wall



The Meter Readers' Office



The Blacksmiths' Workshop - Interior



The No1 Office



The Plumbers' Workshop



The Blacksmiths' Workshop



The Meter Readers Office

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. 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'.

Despite the naming of this Zone, residential development could be permitted subject to more exacting work methods, procedures and construction.

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.

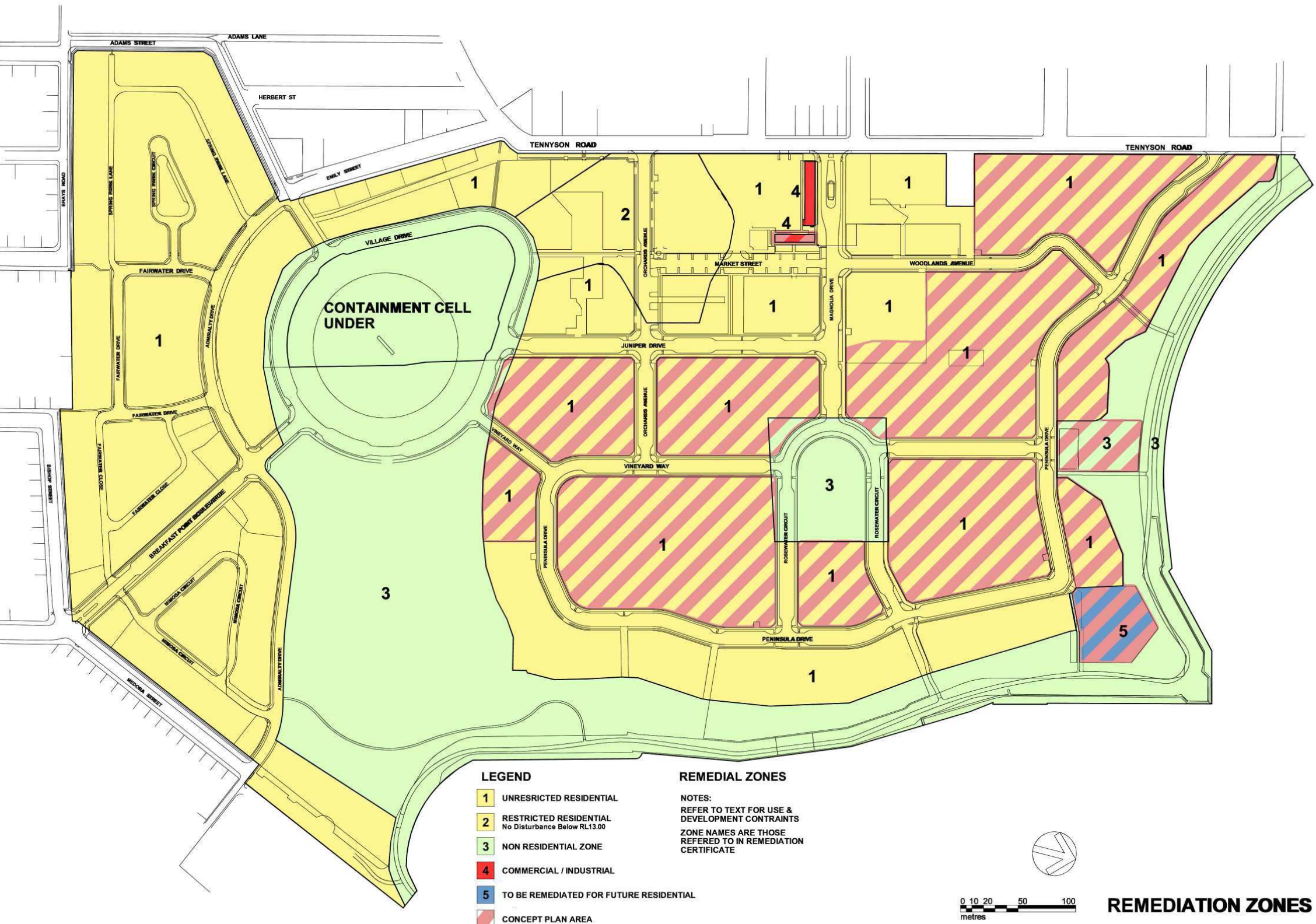
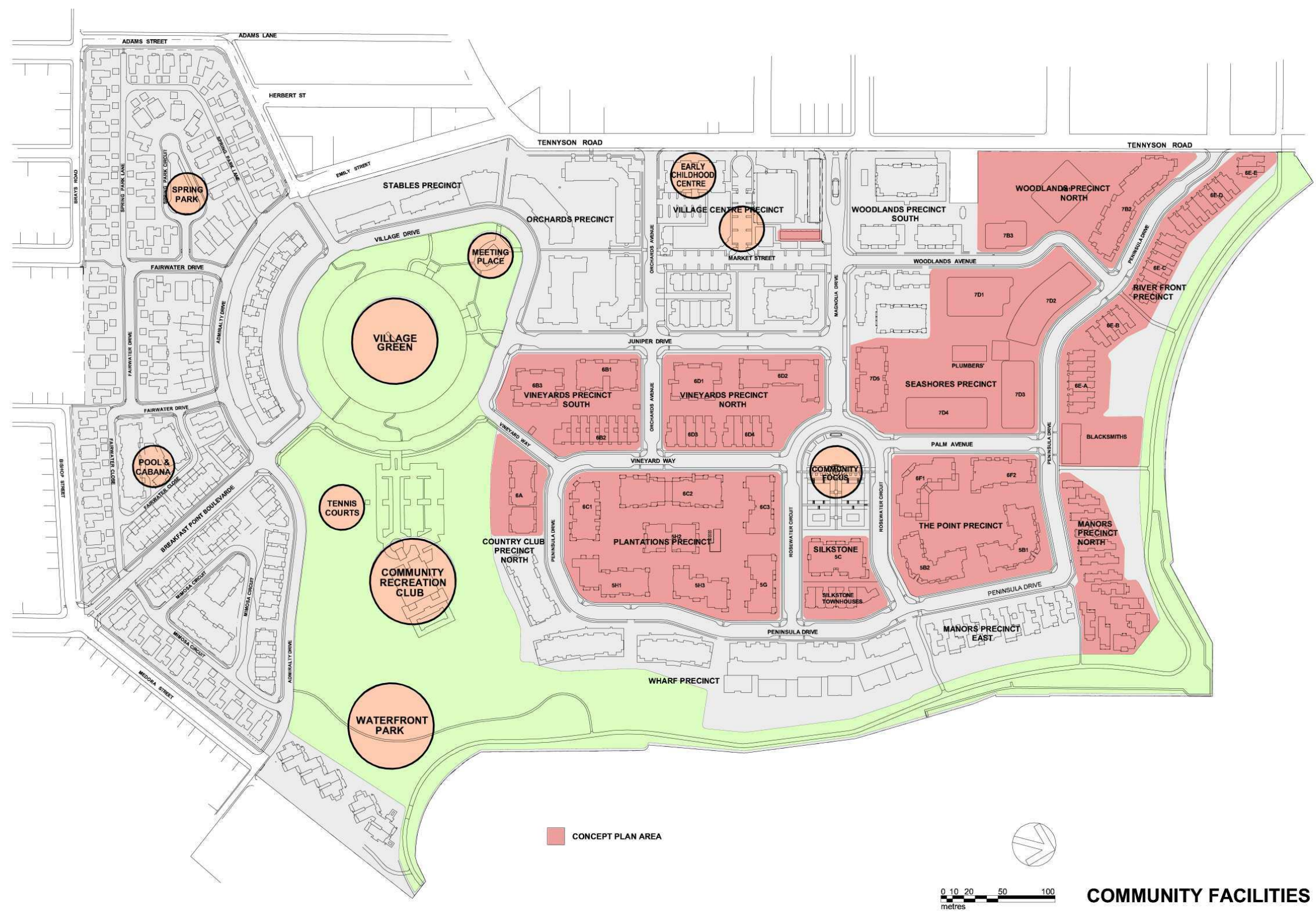


Fig 12.01

BREAKFAST POINT

concept plan 2005
(amended 2013)



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

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

COMMUNITY FACILITIES

Fig 13.01

BREAKFAST POINT

concept plan 2005
(amended 2013)

13.00 COMMUNITY
FACILITIES



13.05 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.

13.06 EARLY CHILDHOOD CENTRE

An 88 place child care centre has been completed within the Village Centre.

Car parking has been provided within the Village Centre.



BREAKFAST POINT

• G I L E S T R I B E A R C H I T E C T S & U R B A N P L A N N E R S •

concept plan 2005
(amended 2013)

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 Cl 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 and Basix.



15.00 DEVELOPMENT DETAILS

The Breakfast Point Development staging principles are well established. Site services infrastructure has been completed, as has the community open space.

Under Concept Plan 2005, the precincts completed to date include:

- Vineyards North and South
- Country Club Precinct North
- Riverfront Precinct
- Manors North Precinct
- Silkstone Apartments
- Plantations Precinct

The Point Precinct is currently being constructed and it is proposed to continue development generally in accordance with the development flow line.

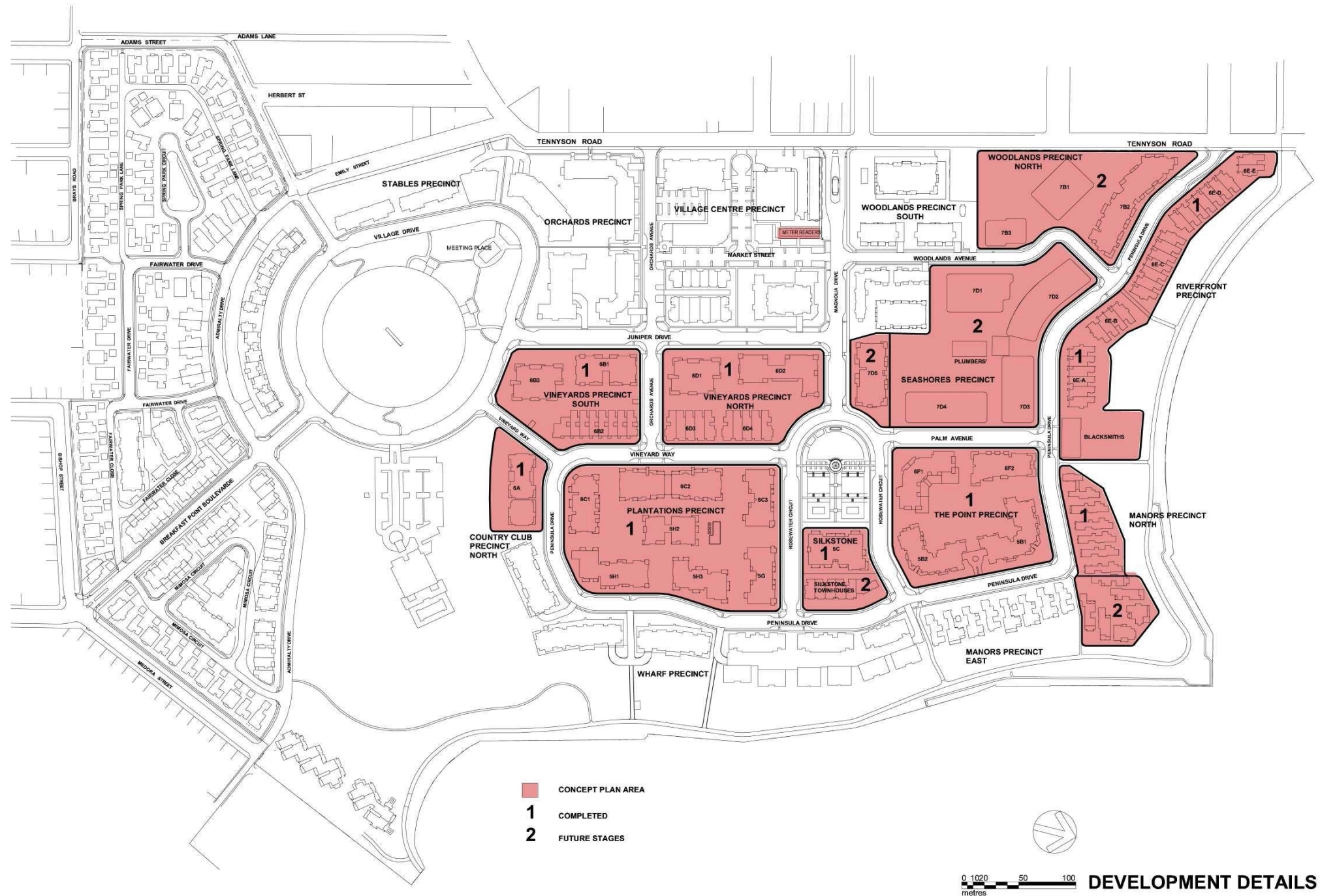


Fig 15.01

BREAKFAST POINT

concept plan 2005
(amended 2013)

DEVELOPMENT DETAIL
COMPONENTS

MARKETING NAME	Lot No.	Total FSR		Total Residential FSR		Total Non-Residential FSR		Total Dwellings		Total Bedrooms		4 Bedrooms		3 Bedrooms		2 Bedrooms		1 Bedrooms		PARKING (off street)	
		Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed	Approved	Proposed
Under Construction/Completed	Stage 1																				
Bellona	Lot 5Bi	7240	7240	7240	7240	0	0	62	62	108	108	0	0	9	9	28	28	25	25	85	85
Sirius	Lot 5Bii	5953	5953	5953	5953	0	0	55	55	92	92	0	0	6	6	25	25	24	24	74	74
The Silkstone	Lot 5C	5804	5804	5804	5804	0	0	45	45	100	100	0	0	20	20	15	15	10	10	73	73
Indigo & Magnolia	Lot 5G	9114	9114	9114	9114	0	0	98	98	140	140	0	0	0	0	42	42	56	56	119	119
Cypress	Lot 5H1	3674	3674	3674	3674	0	0	33	33	66	66	0	0	9	9	15	15	9	9	50	50
Maple	Lot 5H2	2471	2471	2471	2471	0	0	21	21	42	42	0	0	3	3	15	15	3	3	32	32
Jacaranda	Lot 5H3	3492	3492	3492	3492	0	0	30	30	62	62	0	0	8	8	16	16	6	6	46	46
Country Club North	6A	11100	11100	11100	11100	0	0	83	83	190	190	0	0	24	24	59	59	0	0	137	137
Vineyards South	6B	15579	15579	15579	15579	0	0	117	117	277	277	3	3	46	46	59	59	9	9	200	200
Acacia	Lot 6C1	4763	4763	4763	4763	0	0	50	50	75	75	0	0	0	0	25	25	25	25	63	63
Norfolk	Lot 6C2	8772	8772	8772	8772	0	0	88	88	146	146	0	0	0	0	58	58	30	30	117	117
Vineyards North	6D	15501	15501	15501	15501	0	0	110	110	256	256	0	0	45	45	56	56	9	9	184	184
Foreshore Townhouses	6E	6708	6708	6708	6708	0	0	25	25	76	76	1	1	24	24	0	0	0	0	50	50
Scarborough	Lot 6Fi	5560	5560	5560	5560	0	0	60	60	90	90	0	0	0	0	30	30	30	30	75	75
Endeavour	Lot 6Fii	5015	5015	5015	5015	0	0	45	45	77	77	1	1	5	5	19	19	20	20	61	61
The Hamptons	Lot 7Bi	9710	9710	9710	9710	0	0	91	91	148	148	0	0	10	10	37	37	44	44	120	119.5
Building 7D5	Lot 7Dv	5854	5854	5854	5854	0	0	60	60	90	90	0	0	0	0	30	30	30	30	75	75
Blacksmiths	Other	450	450	0	0	450	450	0	0	0	0	0	0	0	0	0	0	0	0	11	11
Meter Readers	Other	230	230	0	0	230	230	0	0	0	0	0	0	0	0	0	0	0	0	6	6
Total Stage 1	Subtotal	126990	126990	126310	126310	680	680	1073	1073	2035	2035	5	5	209	209	529	529	330	330	1578	1578
Future Stages	Stage 2																				
Woodlands North Precinct																					
1 Building	Lot 7Bi	10240	10240	10240	10240	0	0	100	100	179	179	0	0	16	16	47	47	37	37	140	140
1 Building	Lot 7Biii	800	800	800	800	0	0	4	4	12	12	0	0	4	4	0	0	0	0	8	8
Total Woodlands Precinct North		11040	11040	11040	11040	0	0	104	104	191	191	0	0	20	20	47	47	37	37	148	148
Silkstone Townhouses																					
6 Townhouses	5CTH	0	1500	0	1500	0	0	6	6	0	18	0	0	0	6	0	0	0	0	12	12
Total Silkstone Townhouses		0	1500	0	1500	0	0	6	6	0	18	0	0	0	6	0	0	0	0	12	12
Powerhouse Site																					
6 Houses	5K	2420	2420	2420	2420	0	0	6	6	24	24	6	6	0	0	0	0	0	0	12	12
Total Powerhouse		2420	2420	2420	2420	0	0	6	6	24	24	6	6	0	0	0	0	0	0	12	12
Main Seashore Precinct																					
1 Building 9s	Lot 7D1	11800	10500	0	10500	11800	0	81	118	180	188	0	0	27	8	45	54	9	56	108	153
1 Building 5s	Lot 7D2	7800	7600	0	7600	7800	0	50	100	115	149	0	0	20	8	25	33	5	59	70	125
1 Building 5s	Lot 7D3	6800	6700	0	6700	6800	0	44	68	98	104	0	0	14	6	26	24	4	38	58	86
1 Building 5s	Lot 7D4	8200	7600	0	7600	8200	0	52	100	116	154	0	0	16	6	32	42	4	52	68	127
Plumbers Workshop	Lot 7D6	2404	2115	0	2115	2404	0	0	14	0	24	0	0	0	2	0	6	0	6	0	19
Total Main Seashores Precinct	Subtotal	37004	34515	0	34515	37004	0	227	400	509	619	0	0	77	30	128	159	22	211	304	510
Total Stage 2	Subtotal	50464	49475	13460	49475	37004	0	343	516	724	852	6	6	97	56	175	206	59	248	476	682
TOTAL BP Concept Plan Area	TOTAL	177454	176465	139770	175785	37684	680	1416	1589	2759	2887	11	11	306	265	704	735	389	578	2054	2260
Masterplan 2002		158532	158532	153373	153373	5159	5159	880	880	2334	2334	0	0	555	555	317	317	8	8	1603	1603
BREAKFAST POINT TOTAL		335986	334997	293143	329158	42843	5839	2296	2469	5093	5221	11	11	861	820	1021	1052	397	586	3657	3863

For summary of development, see Page 5

Table 15.01 Concept Plan Stages