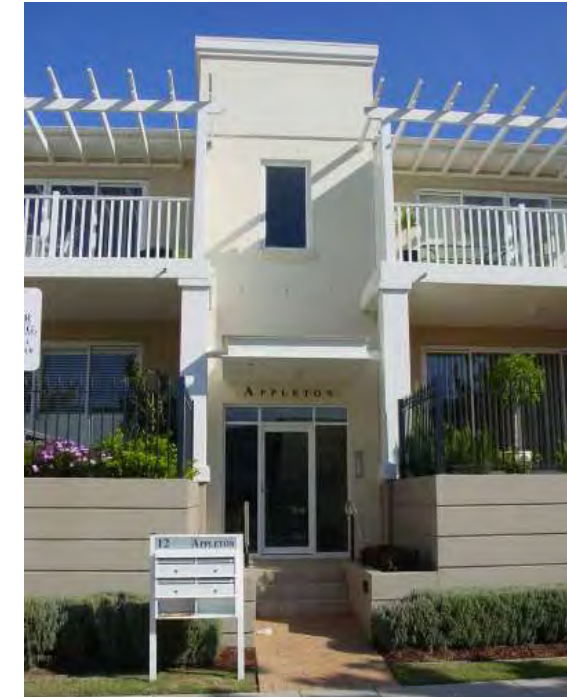


10.00 BUILDING ENVELOPE & BUILT FORM



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.

10.16 SENIORS LIVING

The inclusion of Seniors Living will provide increased choice & variety of housing types by including Assisted Self-care accommodation.

BREAKFAST POINT

11.00 HERITAGE CONSERVATION

Heritage items are buildings and structures scheduled in Concord Local Environmental Plan No.91 Clause 41H. No heritage item is to be demolished, altered, removed or modified without authority consent. Heritage items are shown in Fig. 11.01

11.01 ITEMS OUTSIDE THE CONCEPT PLAN AREA

1. Gate House and Gates

2. Office No.1

11.02 ITEM WITHIN OR ADJACENT TO THE CONCEPT PLAN AREA

3. Brick Wall to Tennyson Road (Part)

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

4. Main Meter Readers Office

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

5. Blacksmith's Shop

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

6. Power House

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

7. Plumbers' Workshop

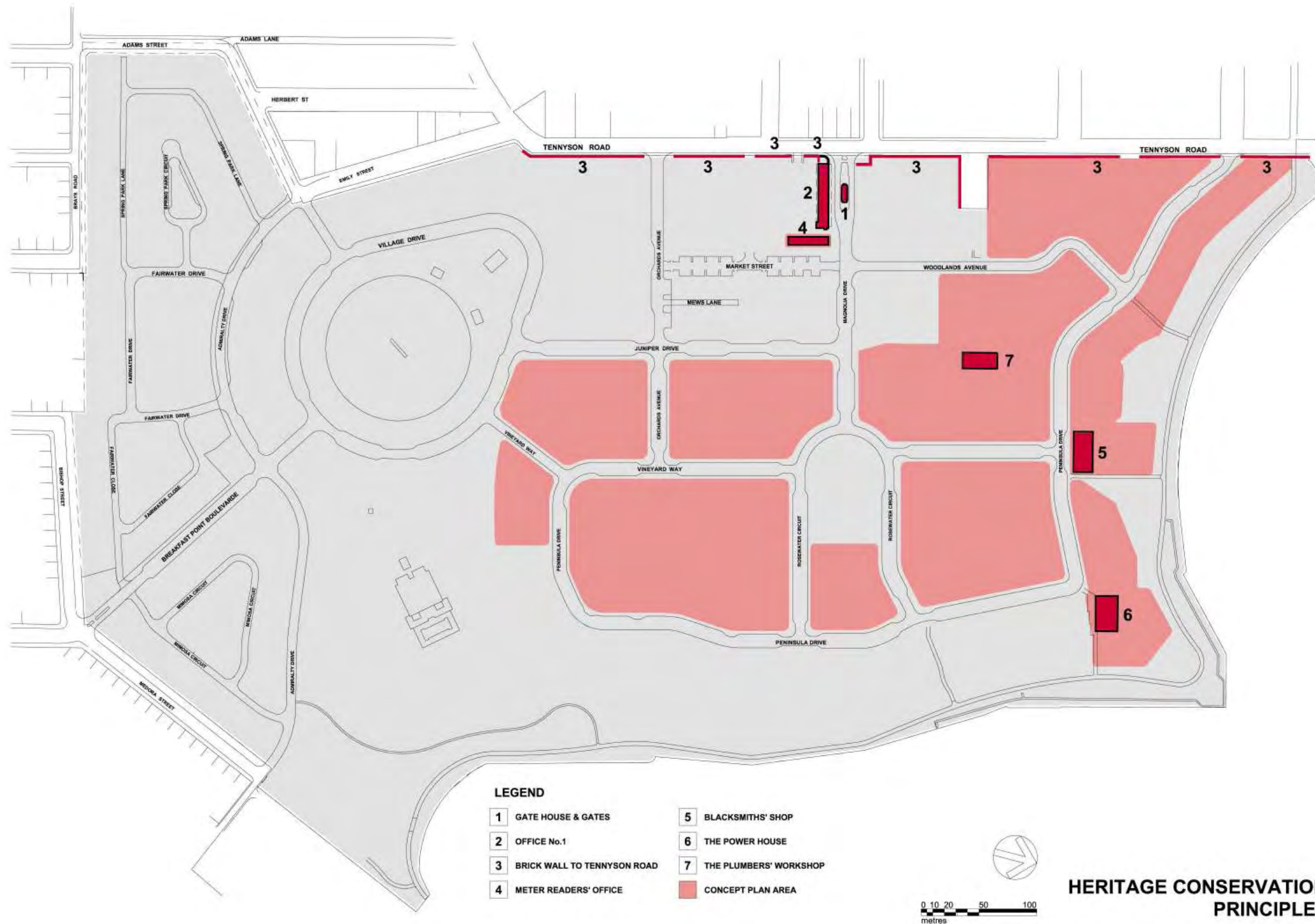
This building is not listed as a heritage item in LEP 2008. It is proposed to adaptively re-use this building to provide community facilities to support serviced self-care accommodation.

Heritage Impact Assessments

Assessment of any development application relating to a heritage items will be in accordance with Concord LEP 2008

BREAKFAST POINT

concept plan 2005
(amended 2010)





The Gatehouse



The Plumbers' Workshop



Tennyson Rd Wall



The Meter Readers' Office



The Blacksmiths' Workshop - Interior



The No1 Office



The Powehouse - Interior



The Blacksmiths' Workshop



The Powehouse

12.00 REMEDIATION

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

LAND USE & DEVELOPMENT CONSTRAINTS
The certification determined remediation zones (Fig. 12.01), impacting on land-use, as follows:

1. Unrestricted Residential Zone
No restrictions on land-use in this zone. Anticipated development of this zone includes all forms of residential buildings, child care and school facilities, commercial and industrial buildings, parks, recreational facilities and open space.

2. Restricted Residential Zone
No restriction on land-use in this zone. Construction is constrained by a Section 88b Instrument attached to the land title, no construction disturbance is to occur below RL AHD 13.00. 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.

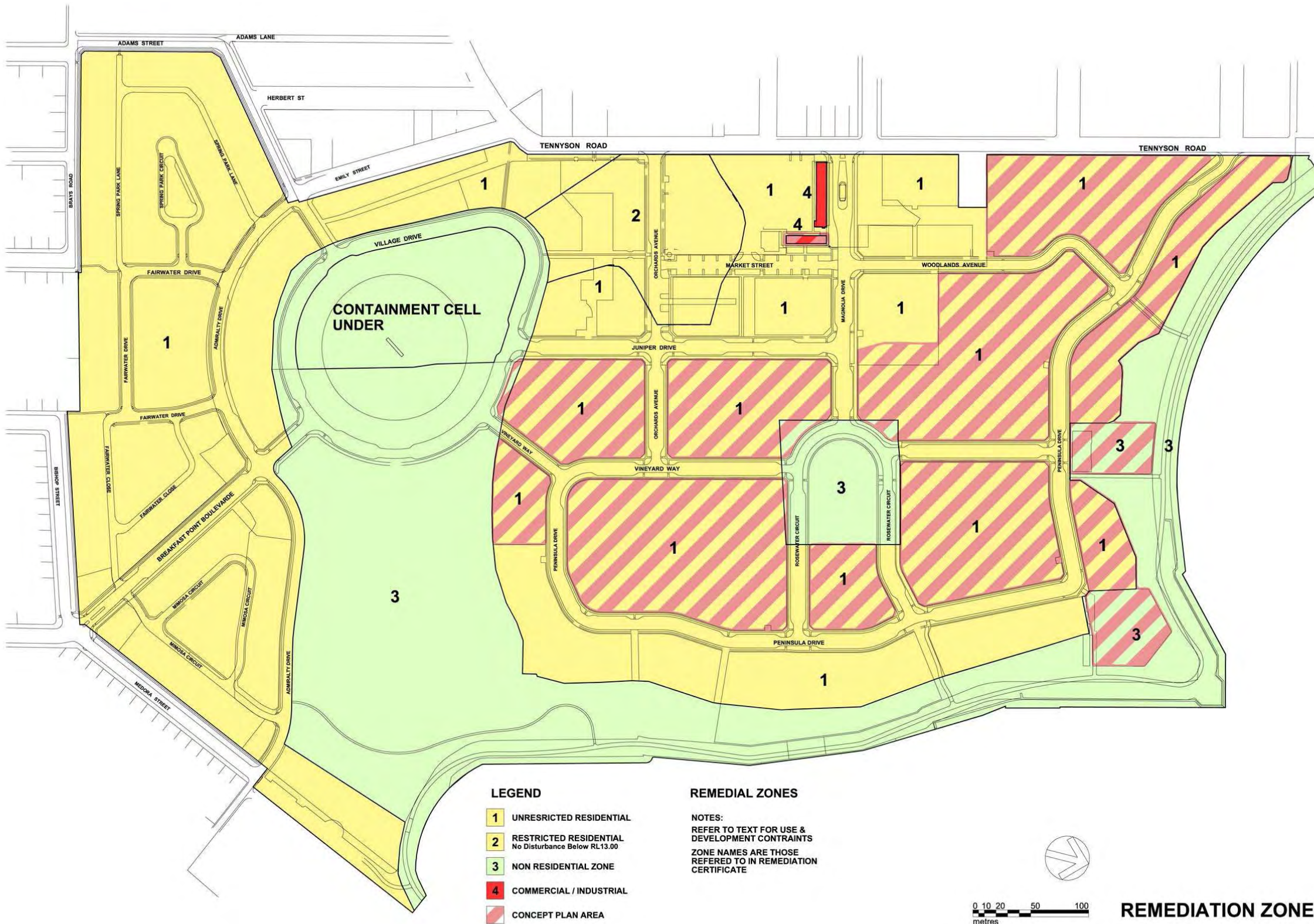


Fig 12.01

BREAKFAST POINT

concept plan 2005
(amended 2010)

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

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

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

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

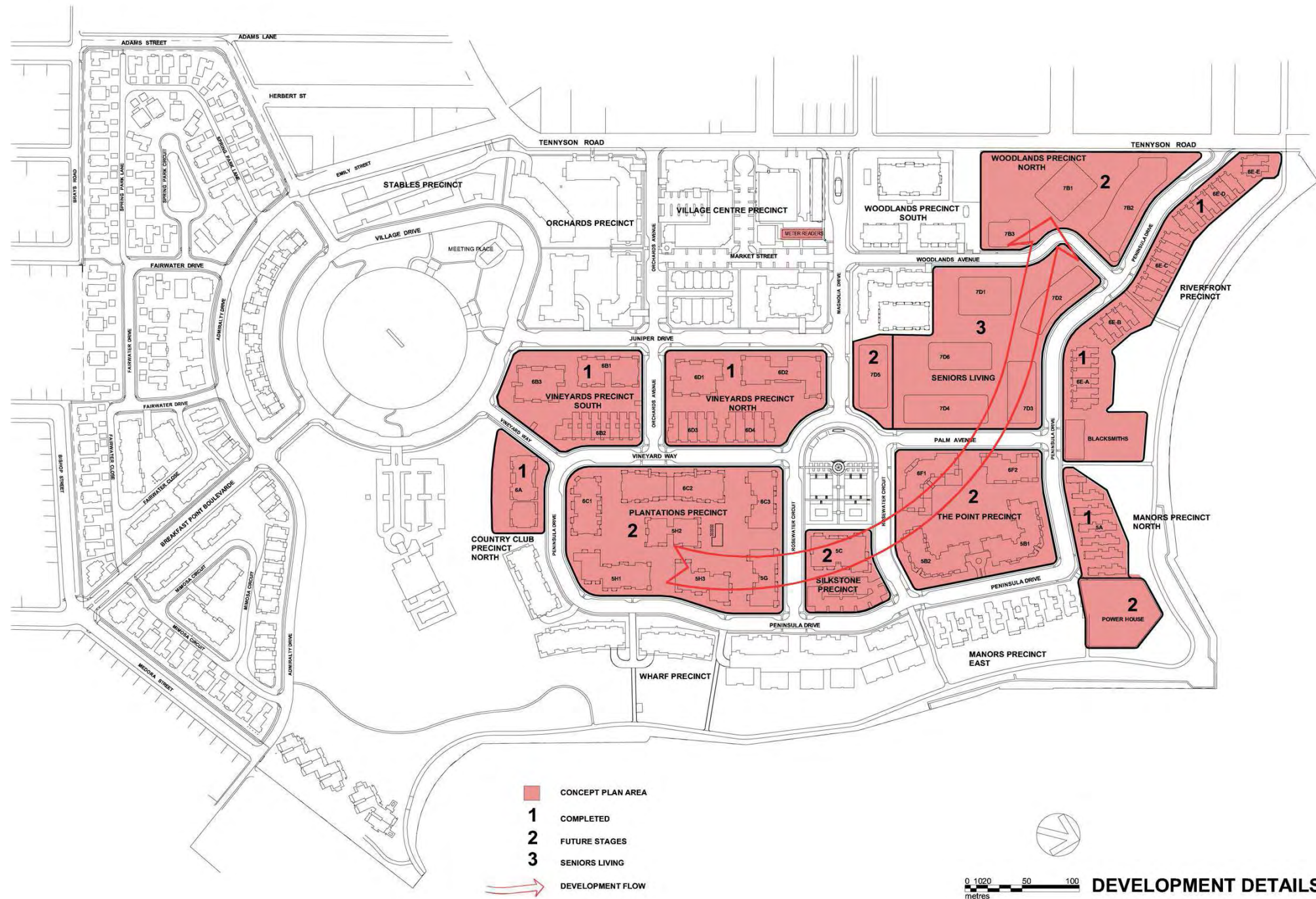


Fig 15.01

DEVELOPMENT DETAIL COMPONENTS

MARKETING NAME	Lot No.	Total FSR	Total Residential FSR	Total Non-Residential FSR	Total Dwellings	Total Bedrooms	3 Bedroom	2 Bedroom	1 Bedroom	Carspaces
Under Construction/Completed - Stage 1										
Foreshore Townhouses	6E	6735	6735	0	25	75	25	0	0	50
Country Club North	6A	11889	11889	0	83	190	24	59	0	137
Vineyards South	6B	16624	16624	0	118	268	50	59	9	202
Vineyards North	6D	16288	16288	0	110	247	45	56	9	184
Harbourfront homes	5A	2420	2420	0	6	24	6	0	0	12
Blacksmiths	Other	450	0	450	0	0	0	0	0	11
Meter Readers		230	0	230	0	0	0	0	0	6
Total Stage 1	Subtotal	54636	53956	680	342	804	150	174	18	602
Future Stages/Under Construction - Stage 2										
Point Precinct										
1 Building 5s	Lot 5Bi	7042	7042	0	55	129	20	34	1	90
1 Building 5s	Lot 5Bii	5091	5091	0	55	95	5	30	20	75
1 Building 5s	Lot 6Fi	5552	5552	0	60	90	0	30	30	75
1 Building 5s	Lot 6Fii	4629	4629	0	40	70	5	20	15	55
Total Point Precinct		22314	22314	0	210	384	30	114	66	295
Silkstone Precinct										
The Silkstone	Lot 5C	6750	6750	0	45	100	20	15	10	73
Total Silkstone Precinct		6750	6750	0	45	100	20	15	10	73
Plantations Precinct										
Indigo & Magnolia	Lot 5G/6C3	8791	8791	0	98	140	0	42	56	119
Cypress	Lot 5H1	3946	3946	0	33	66	9	15	9	50
Maple	Lot 5H2	2736	2736	0	21	42	3	15	3	32
Jacaranda	Lot 5H3	3816	3816	0	30	62	8	16	6	46
1 Building 5s	Lot 6C1	4577	4577	0	50	75	0	25	25	63
1 Building 5s	Lot 6C2	8966	8966	0	88	146	0	58	30	117
Total Plantations Precinct		32832	32832	0	320	531	20	171	129	427
Woodlands North Precinct										
1 Building 9s	Lot 7Bi	11800	11800	0	110	198	18	52	40	154
1 Building 5s	Lot 7Bii	9800	9800	0	90	140	10	30	50	115
1 Buildings 3s	Lot 7Biii	1005	1005	0	12	24	0	12	0	18
Total Woodlands Precinct North		22605	22605	0	212	362	28	94	90	287
Seashore Precinct										
Building 7D5	Lot 7Dv	6500	6500	0	60	99	5	29	26	80
Total Seashore Precinct		6500	6500	0	60	99	5	29	26	80
Commercial Building										
Powerhouse	Other	839	0	839	0	0	0	0	0	10
Total Powerhouse		839	0	839	0	0	0	0	0	10
Total Stage 2	Subtotal	91840	91001	839	847	1476	103	423	321	1172
SUBTOTAL STAGES 1&2		146476	144957	1519	1189	2280	253	597	339	1774
Seniors Housing - Stage 3										
1 Building 9s	Lot 7D1	11800	0	11800	0	180	27	45	9	108
1 Building 5s	Lot 7D2	7800	0	7800	0	115	20	25	5	70
1 Building 5s	Lot 7D3	6800	0	6800	0	98	14	26	4	58
1 Building 5s	Lot 7D4	8200	0	8200	0	116	16	32	4	68
Plumbers Workshop	Lot 7D6	2404	0	2404	0	0	0	0	0	0
Total Seniors Housing - Stage 3	Subtotal	37004	0	37004	0	509	77	128	22	304
SUBTOTAL STAGE 3		37004	0	37004	0	509	77	128	22	304

For summary of development, see Page 5

Table 15.01 Concept Plan Stages

BREAKFAST POINT