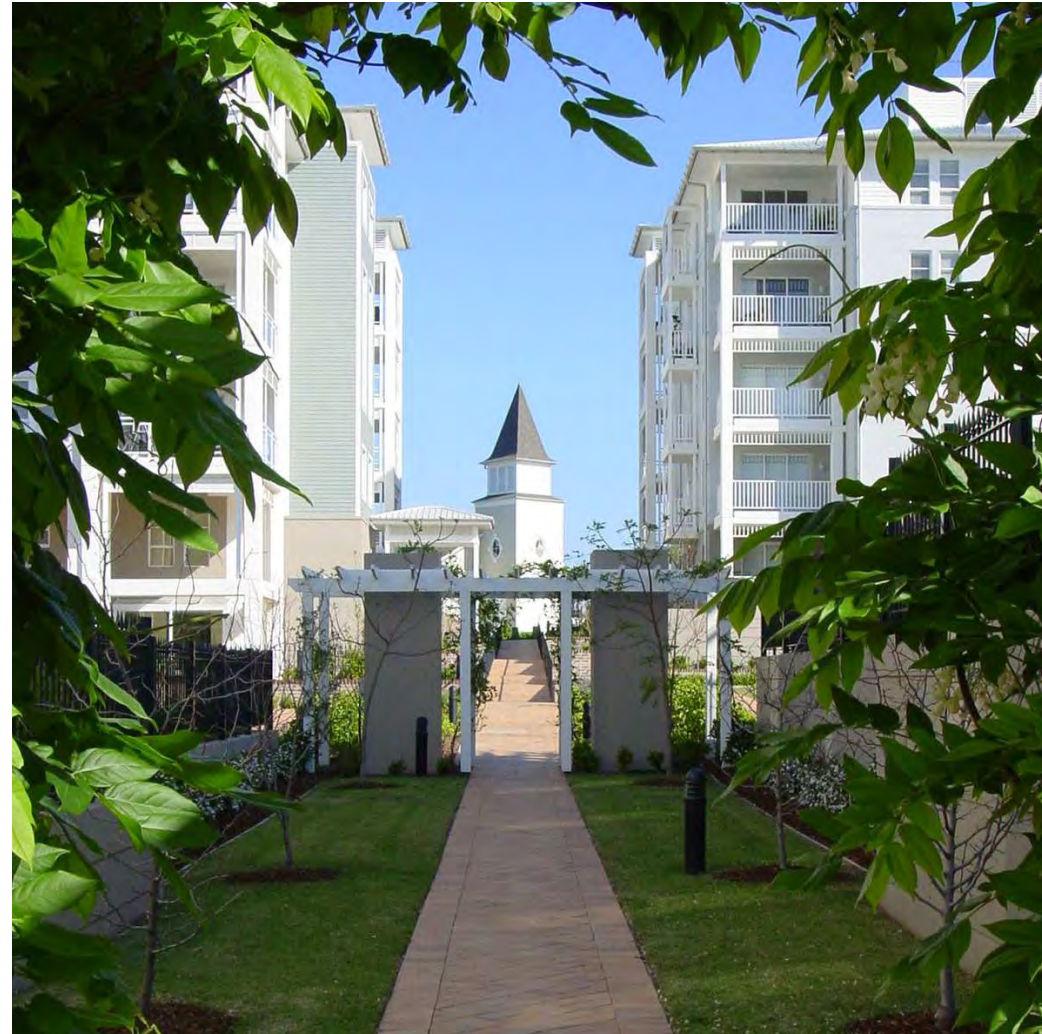


BREAKFAST POINT

CONCEPT PLAN 2005
(Amended 2010)



GILES TRIBE ARCHITECTS & URBAN PLANNERS



Fig1.01 Aerial View of Site January 2010

TABLE OF CONTENTS

- 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 May 2010 development was approximately 60% 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 1378 dwellings have been completed or approved for construction. Approximately 2350 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 2010). 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

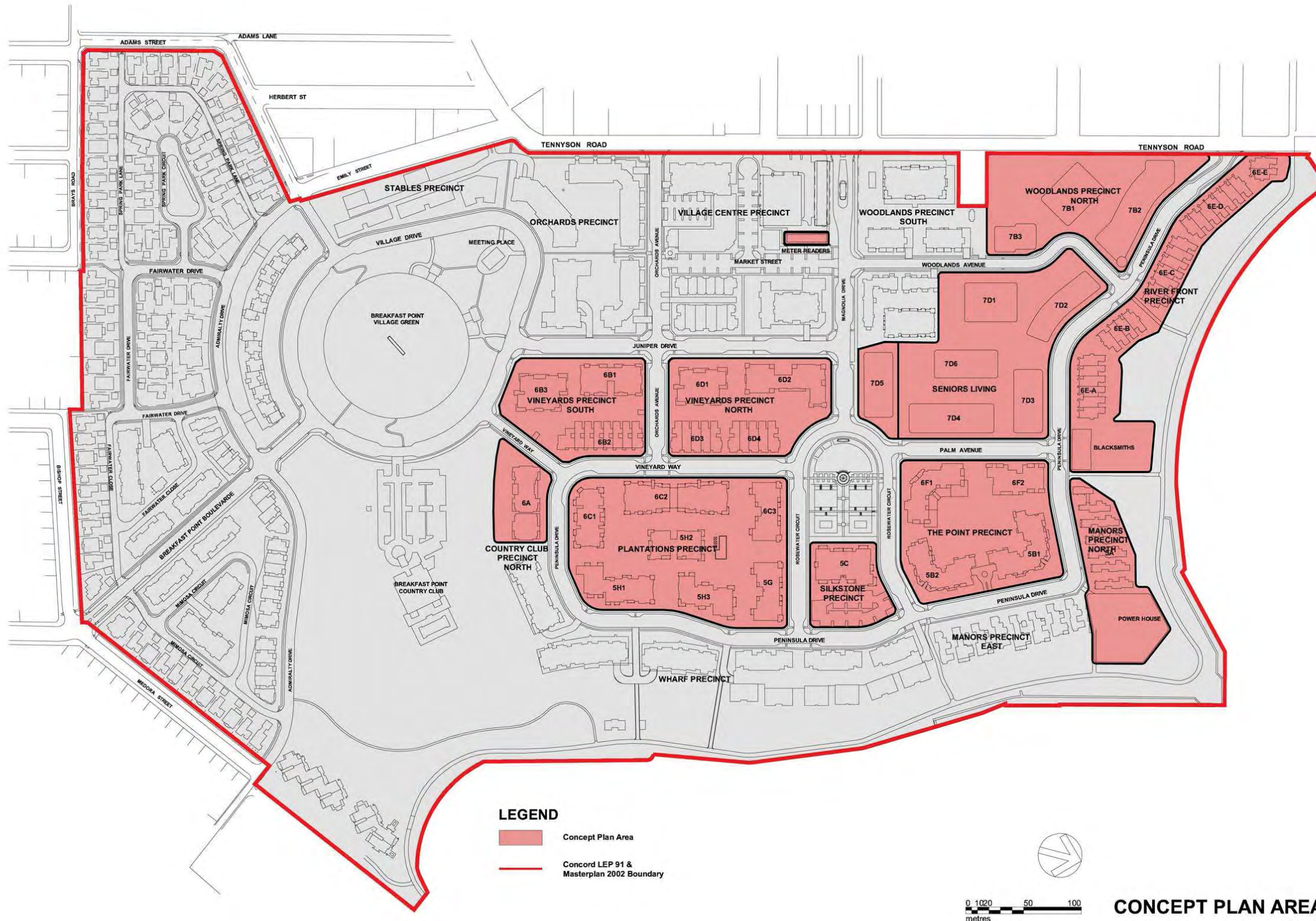
This plan applies to all that land coloured pink on the Concept Plan Area map. (Refer Fig 1.02)

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 BayLocal Environmental Plan 2008. 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.



CONCEPT PLAN AREA

Fig 1.02

2.00 STATUTORY BACKGROUND

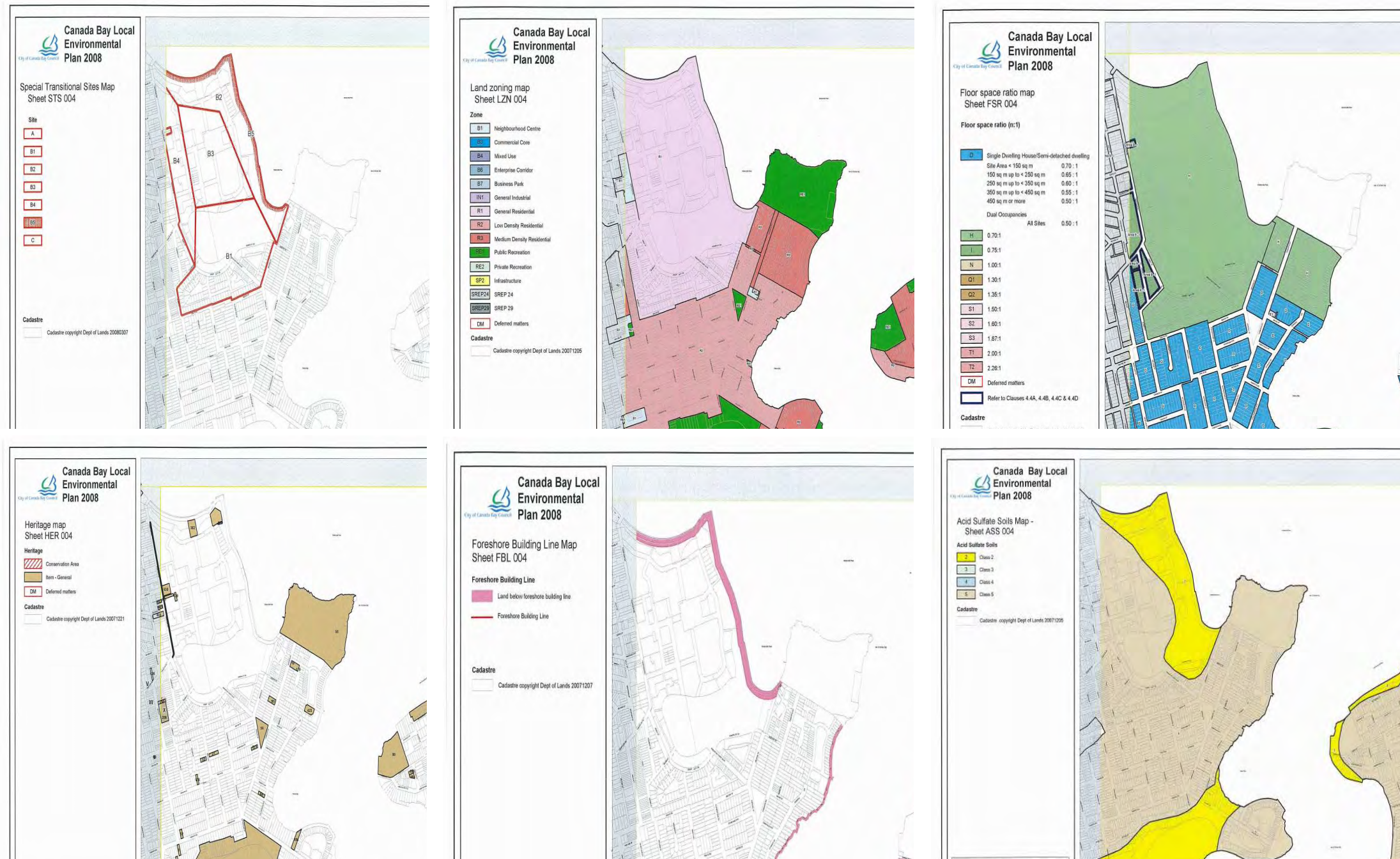


Fig 2.01 LEP 2008 Maps

2.01 CANADA BAY LOCAL ENVIRONMENTAL PLAN 2008

LEP 2008 is the principal statutory instrument applying to the whole of Breakfast Point, zoning the subject land R1 General Residential. It prescribes objectives and standards for the orderly and economic development for the whole of the Breakfast Point land. See Fig.2.01 for LEP 2008 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.

DEVELOPMENT SUMMARY

Note: Site Area 51.82 Ha

LEP 2008 Clause	4.4 (2)		Sch 6 - Cl 5(1)(a)		Sch 6 - Cl 5(1)(c)		Sch 6 - Cl 5(2)		
LEP 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)	SENIORS HOUSING / RESIDENTIAL CARE	DWELLINGS (max no/Ha)	DWELLINGS (max no)	BEDROOMS
	0.7:1	362,740sqm	15%	54,411sqm	10,000 sqm	Permissible	40.00 /Ha	2,073	N.A.
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	183,480sm	0.8%	1,519 sm	1,519 sm	na		1,189	2,722
CONCEPT PLAN 2005 AMENDED 2010	0.67:1	183,480sm	0.8%	1,519 sm	1,519 sm	37,004 sm 509 bedrooms		1189	2280 Reduced by 442 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 2008 Refer to table 15.01 for indicative staging and restrictions on small dwellings 									

Fig 2.02

2.00 STATUTORY BACKGROUND

2.06 INTERPRETATIONS & DEFINITIONS

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

Exceptions in this plan are:

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

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

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

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

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

2.07 DEVELOPMENT SCHEDULE

The development schedule (Fig 2.02) indicates the LEP 2008 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.

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

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