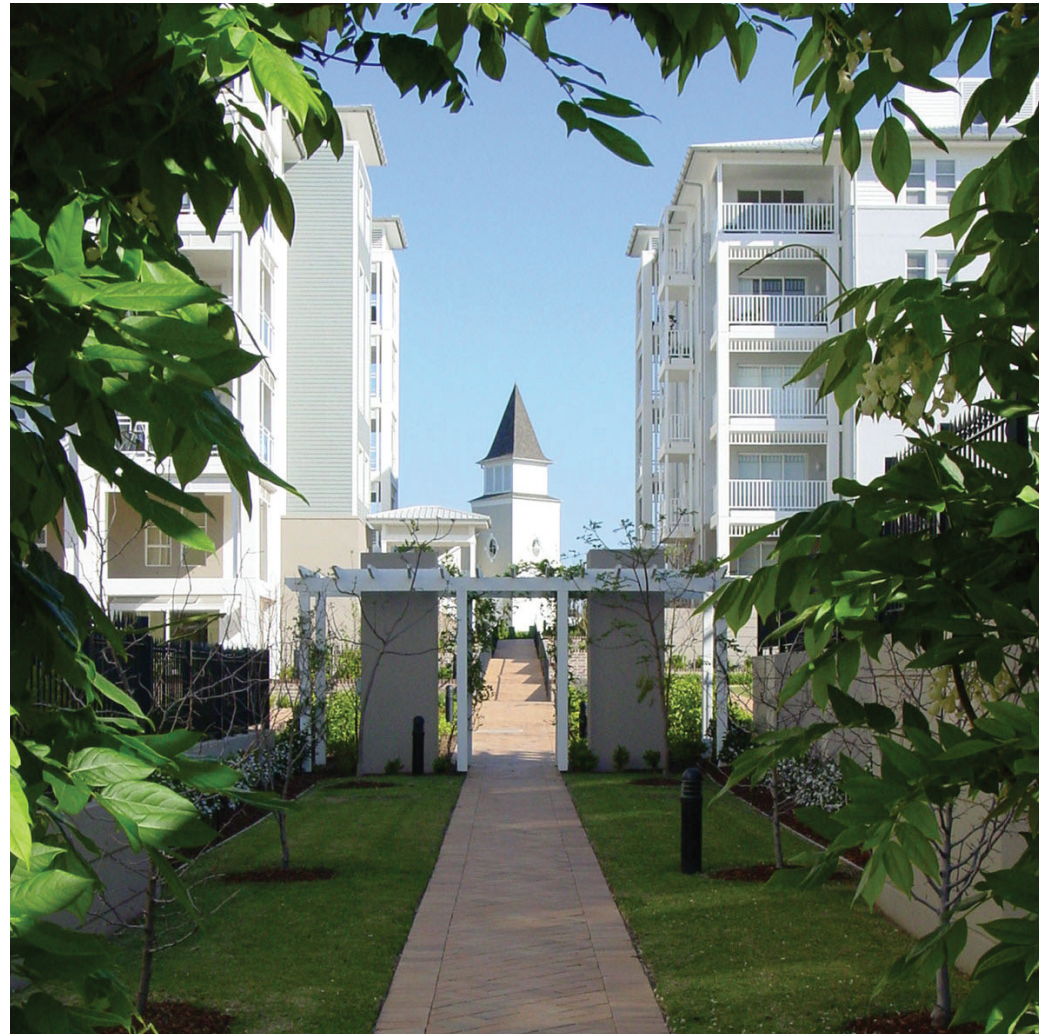


BREAKFAST POINT

CONCEPT PLAN 2005



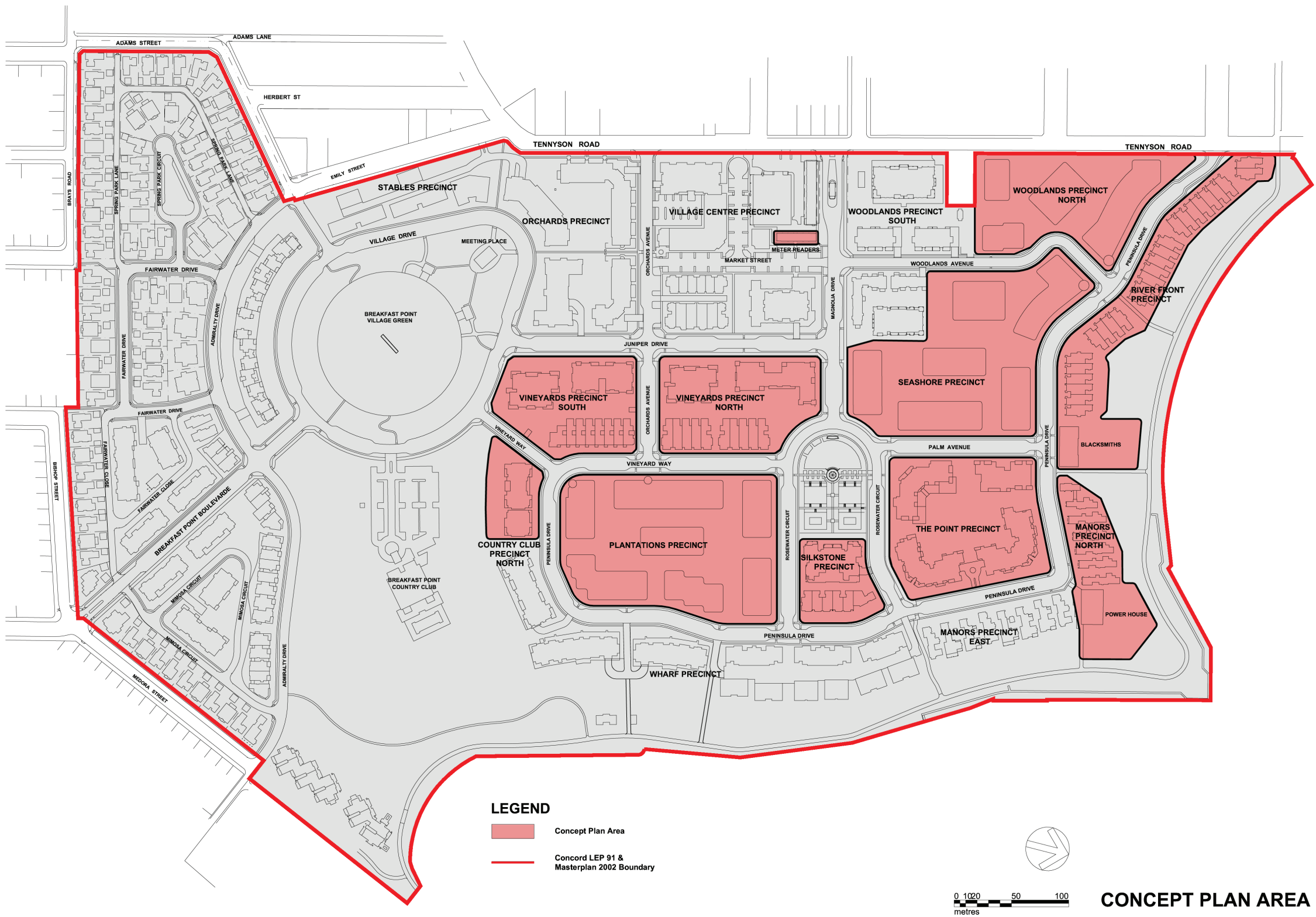
GILES TRIBE ARCHITECTS & URBAN PLANNERS



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

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1.00 INTRODUCTION

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

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

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

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

1.02 NAME OF THIS PLAN

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

1.03 APPLICATION OF THIS CONCEPT PLAN

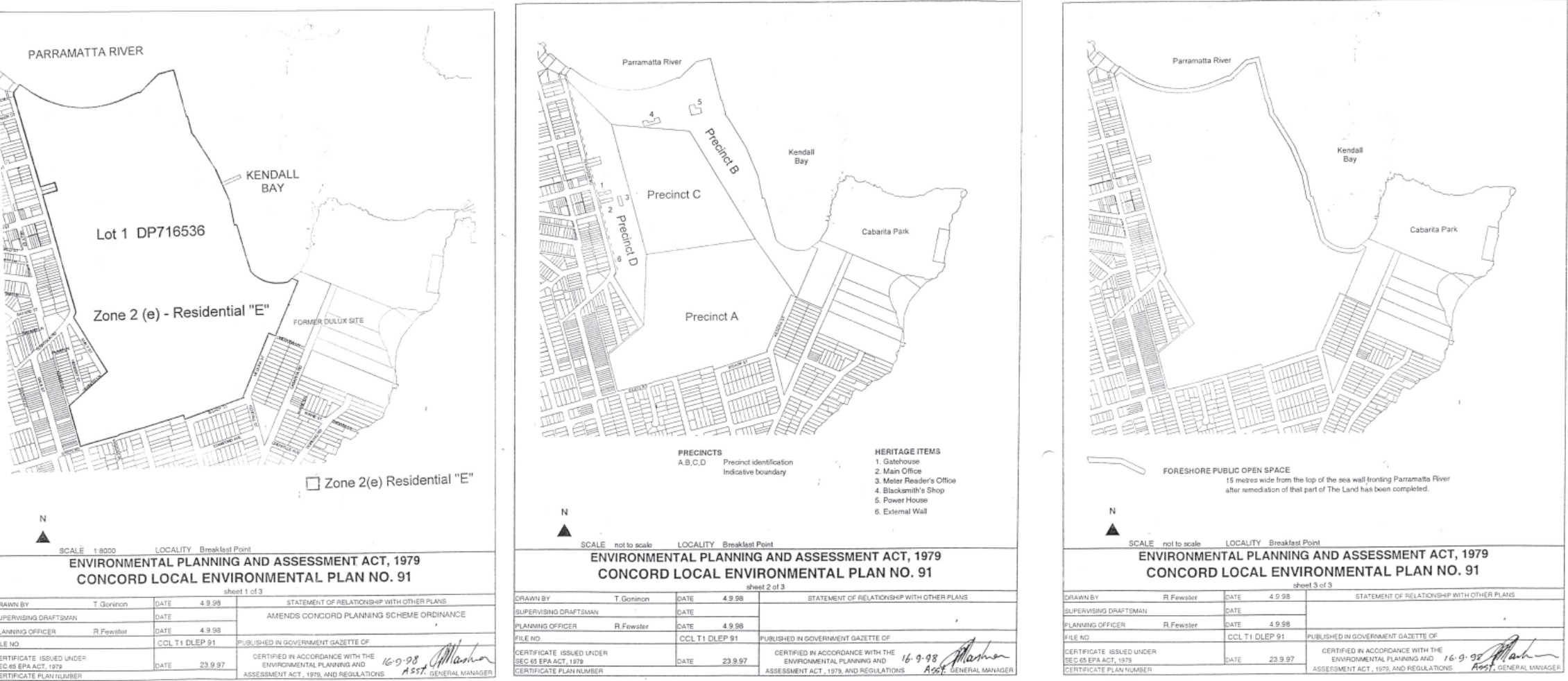
This plan applies to all that land coloured pink on the Concept Plan Area map. (Fig1.02) This Concept Plan Area is part of the Breakfast Point development site which includes all land in DP270347 and Part 1 DP1052824, 19-21 Tennyson Road, Breakfast Point, and is shown on Sheet 1, Concord Local Environmental Plan No91. This plan does not apply to areas at Breakfast Point outside the Concept Plan Area.

1.04 OBJECTIVES OF THIS CONCEPT PLAN

The objectives of this plan are:
To provide authorities and stakeholders with a plan for the most appropriate form of development of the Concept Plan area.
To provide a planning framework for the Concept Plan area, and facilitate its orderly, staged development.
To assist the public to understand the future character of development.
To assist the consent authority in its consideration of applications for development consent within the area.

1.05 RELATIONSHIP TO OTHER PLANS

The statutory planning instrument applicable to the whole of Breakfast Point is Concord Local environmental Plan No91 18 September 1998. The Canada Bay City Council Breakfast Point Master Plan 2002 remains the planning instrument for areas outside the Concept Plan Area. This Concept Plan continues the vision, planning, urban design, architectural and landscape design principles of the Master Plan 2002 and preceded by development at Breakfast Point.



2.00 STATUTORY BACKGROUND

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

LEP 91 is the principal statutory instrument applying to the whole of Breakfast Point. It amends the Concord Planning Scheme Ordinance, zoning the subject land Residential 'E' under the Concord Planning Scheme Ordinance. It prescribes objectives and standards for the orderly and economic development for the whole of the Breakfast Point land.

2.02 BREAKFAST POINT MASTER PLAN 2002

The AGL site, Breakfast Point, is a Schedule 2 site of Strategic Significance under State Environmental Planning Policy No 56 (SEPP 56). Under the provisions of SEPP56 Canada Bay City Council (CBCC), in conjunction with the developer, prepared the Breakfast Point Master Plan 2002. Council adopted this plan 3 September 2002 after receipt of the the Director Generals concurrence. A formal Master Plan conditional consent was issued. Development at Breakfast Point has proceeded under this plan since its adoption.

2.03 BREAKFAST POINT LANDSCAPE MASTER PLAN

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

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

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

Fig 2.01

DEVELOPMENT SUMMARY

Note: Site Area 51.82 Ha

LEP 91 Clause	41G (1)		41G (2)(a)		41G(2)(c)	41G(3)		
LEP Development Standard	FLOOR SPACE RATIO (max gross)	FLOOR SPACE AREA (max gross)	SCHEDULE 11 USES (max)	le SCHEDULE 11 USES (max gross)	COMMERCI AL or SHOPS (max gross)	DWELLINGS (max no/Ha)	le DWELLINGS (max no)	le BEDROOMS (if all 3 bed)
	0.7:1	362,740sm	15%	54,411sm	10,000 sm	40.00 /Ha	2073	6219

LESS:

COMPLETED OR APPROVED DEVELOPMENT Areas outside Concept Plan Under Master Plan 99 and 02		158532 sm	1.42%	5159 sm	2167 sm		876	2322
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CONCEPT PLAN Maximum Development permitted		204,208sm	13.58%	49,252 sm	1575 sm		1197	2860
Indicatively Planned as								
Large Dwellings		76890					466	1398
Small Dwellings		105990					731	1462
		177620 sm	0.42%	1539 sm	1539 sm		1197	2860
Note: Large dwelling: 3 or more bedrooms Small Dwelling: 1 or 2 bedrooms								

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.

“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 property or land, means land within Lot 1 of the community plan

“community plan” means the registered deposited plan under the community scheme

2.07 DEVELOPMENT SCHEDULE

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

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

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

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

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.

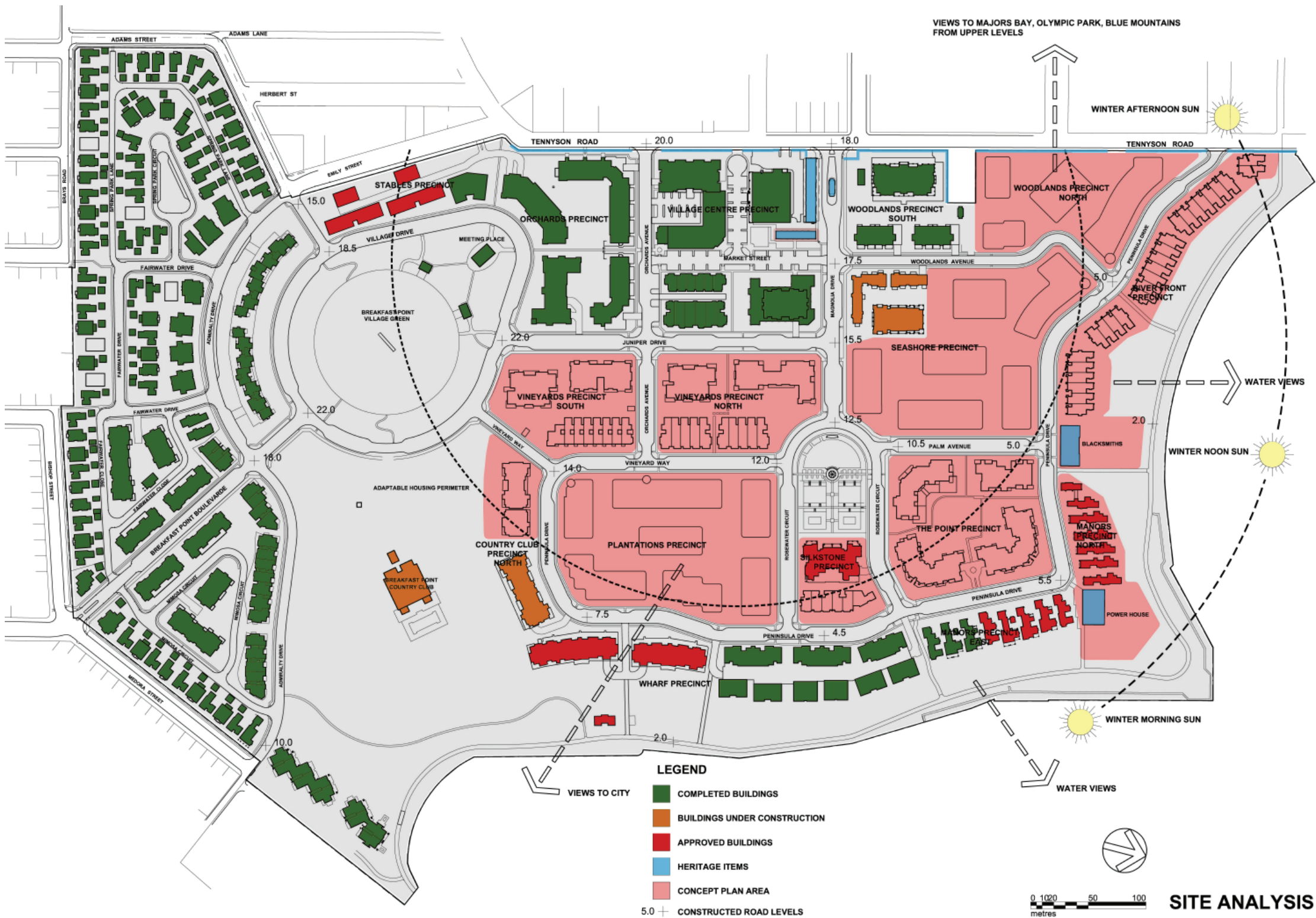


Fig 3.01

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