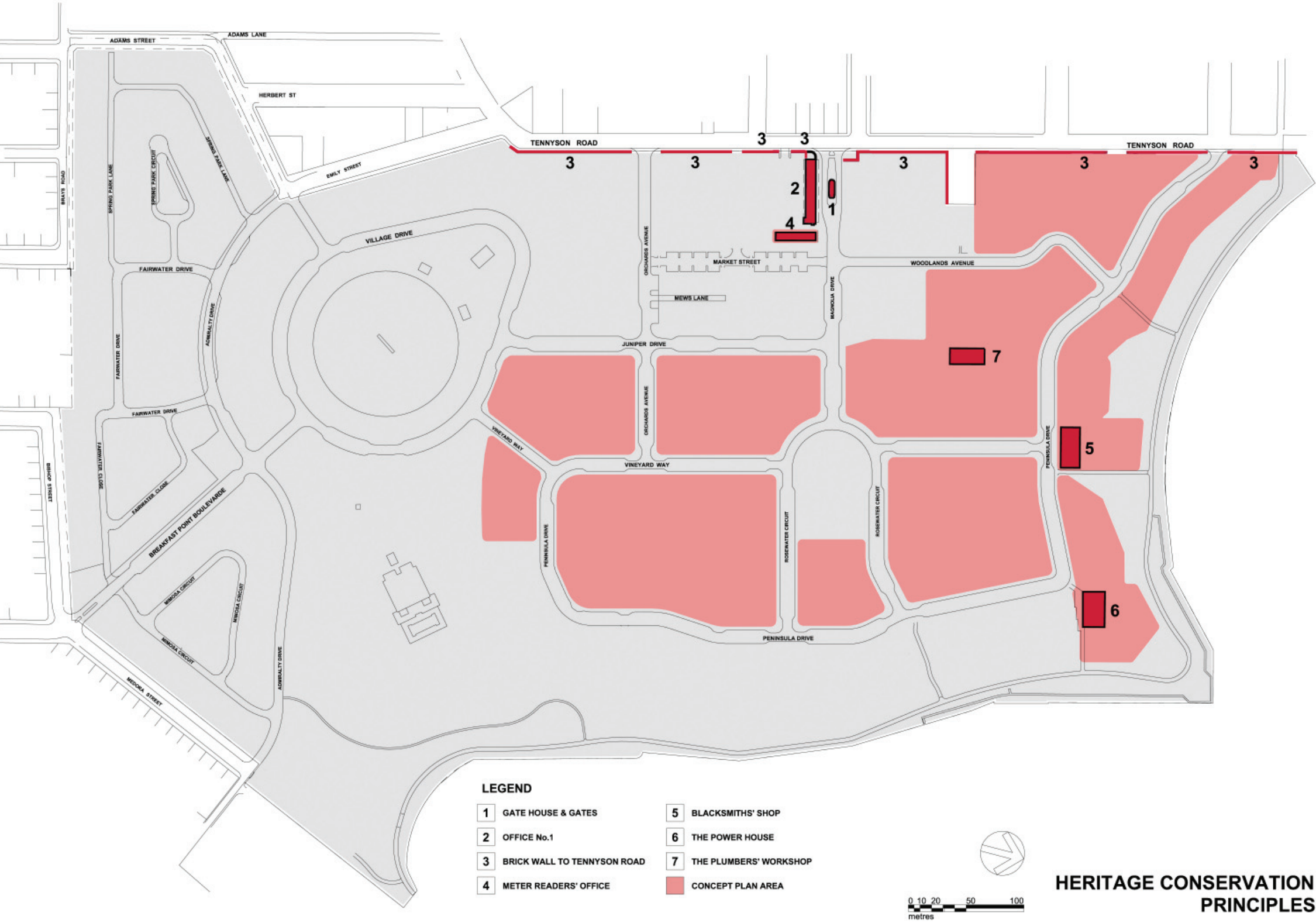




11.00 HERITAGE CONSERVATION

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.

The heritage items outside the Concept Plan area are:
1. Gate House and Gates

2. Office No.1

The scheduled heritage items within or adjacent to the Concept Plan area are:

3. Brick Wall to Tennyson Road

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

4. Main Meter Readers Office

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

5. Blacksmith's Shop

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

6. Power House

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

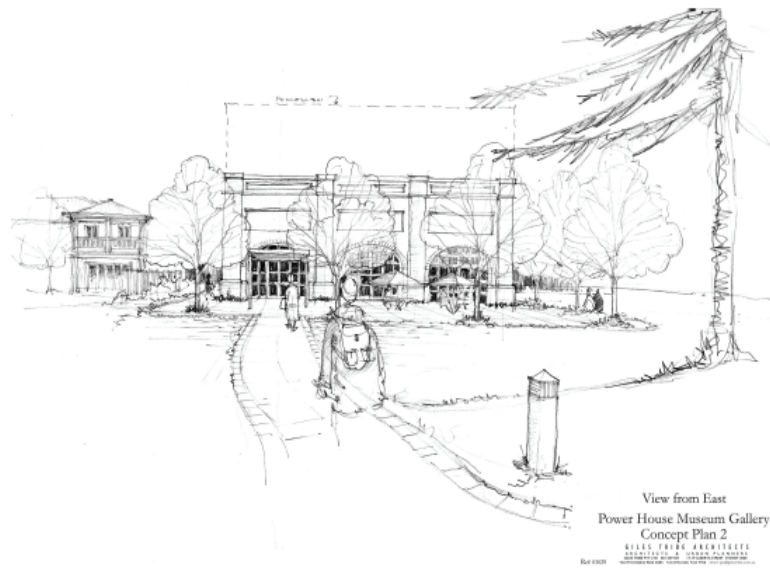
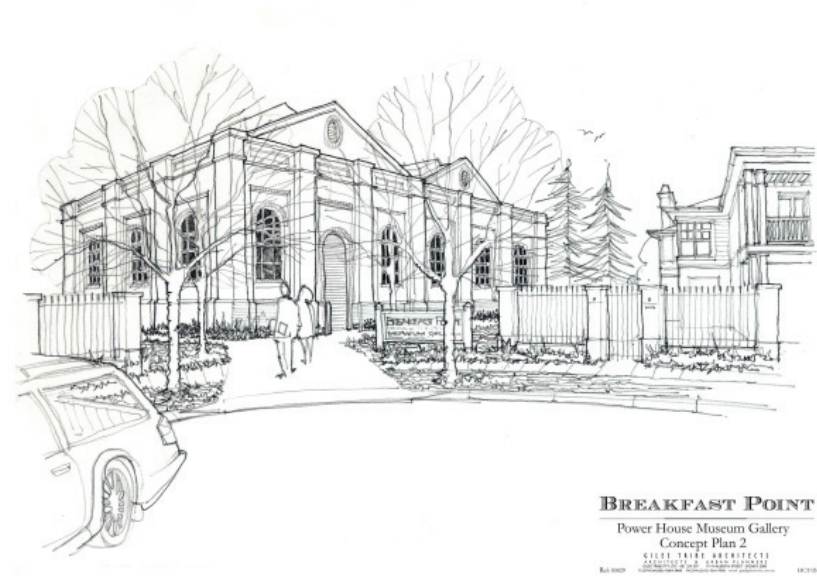
7. Plumbers' Workshop

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

Heritage Impact Assessments

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

11.00 HERITAGE
CONSERVATION



The Powehouse - Adaptive re-use



The Blacksmiths' Workshop - Interior



The Meter Readers' Office



The Powehouse



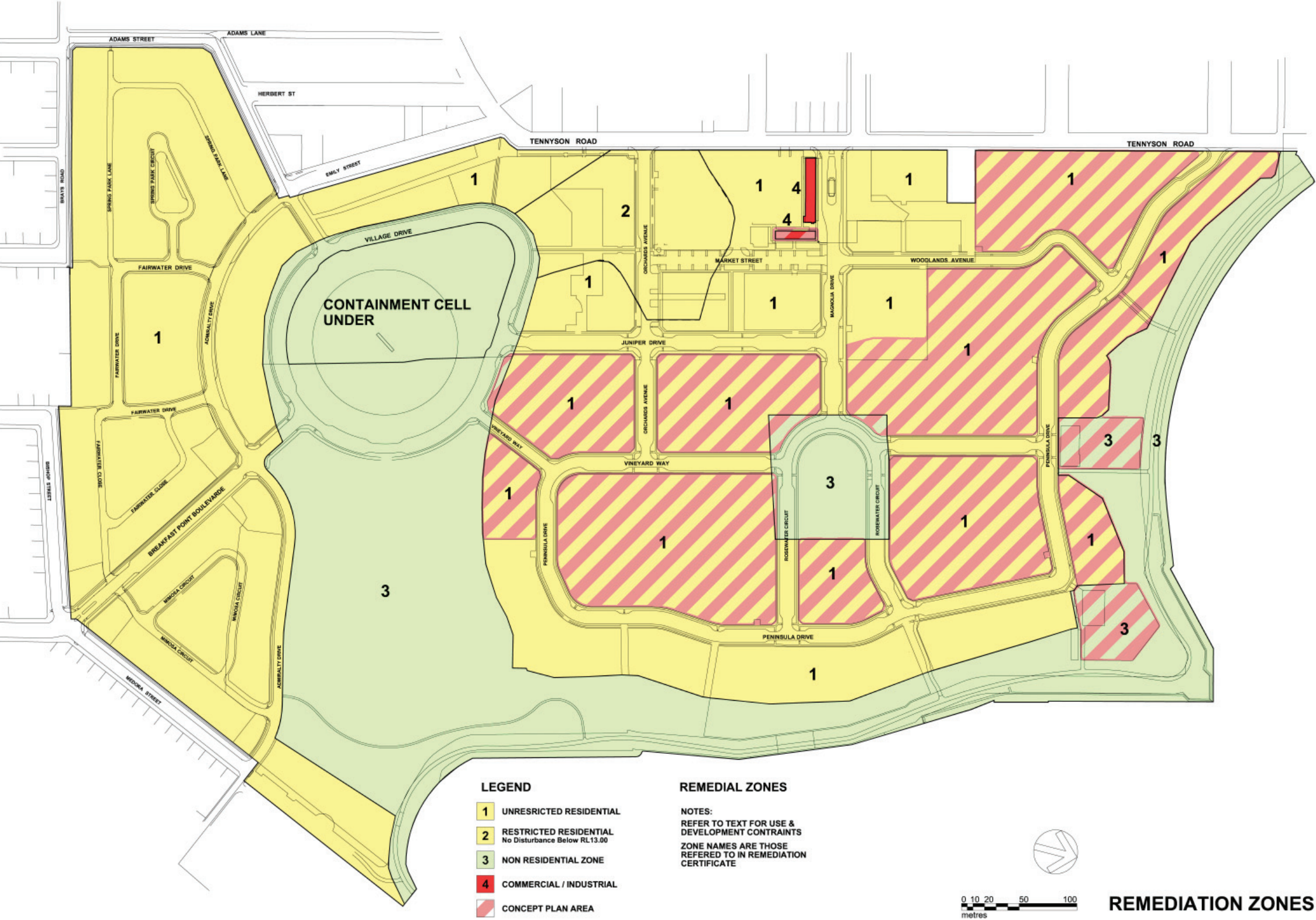
The Powehouse - Interior



The Blacksmiths' Workshop



The Powehouse



12.00 REMEDIATION

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

LAND USE & DEVELOPMENT CONSTRAINTS

The certification determined remediation zones, impacting on land-use, as follows:

1. Unrestricted Residential Zone

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

2. Restricted Residential Zone

No restriction on land-use in this zone. Construction is constrained by a Section 88b Instrument attached to the land title, no construction disturbance is to occur below RL AHD 13.00. Anticipated development of this zone includes all forms of residential buildings, child care and school facilities, commercial and industrial buildings, parks, recreational facilities and open space. Development Consent in this zone, which involves construction or disturbance below RL AHD 13.00, will not be granted unless the Application includes a 'Work Method Statement' certified by the Site Auditor.

3. Non Residential Zone

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

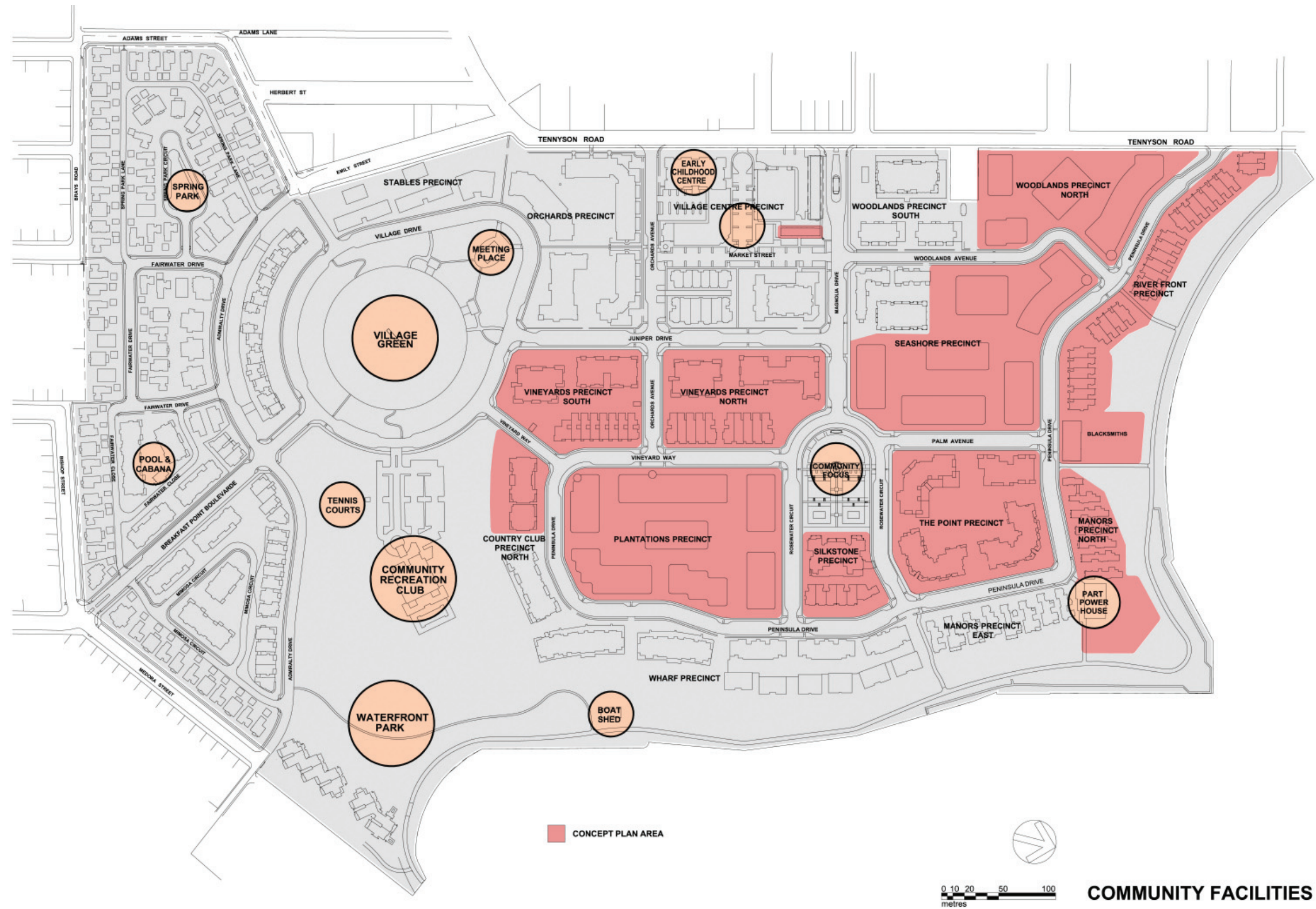
4. Commercial/ Industrial Zone

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. Development Consent 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



13.00 COMMUNITY FACILITIES

Breakfast Point community facilities are generally beyond the application of this Concept Plan.

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

13.01 OPEN SPACE

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

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

13.02 VILLAGE GREEN

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

13.03 MEETING HALL

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

13.04 RECREATION CLUB

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

Fig 13.01

13.00 COMMUNITY FACILITIES



13.05 BOAT SHED

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

Council development consent has been granted for a small boatshed.

13.06 VILLAGE CENTRE

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

13.07 EARLY CHILDHOOD CENTRE

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

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

Car parking has been provided within the Village Centre.



BREAKFAST POINT

concept plan 2005

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.

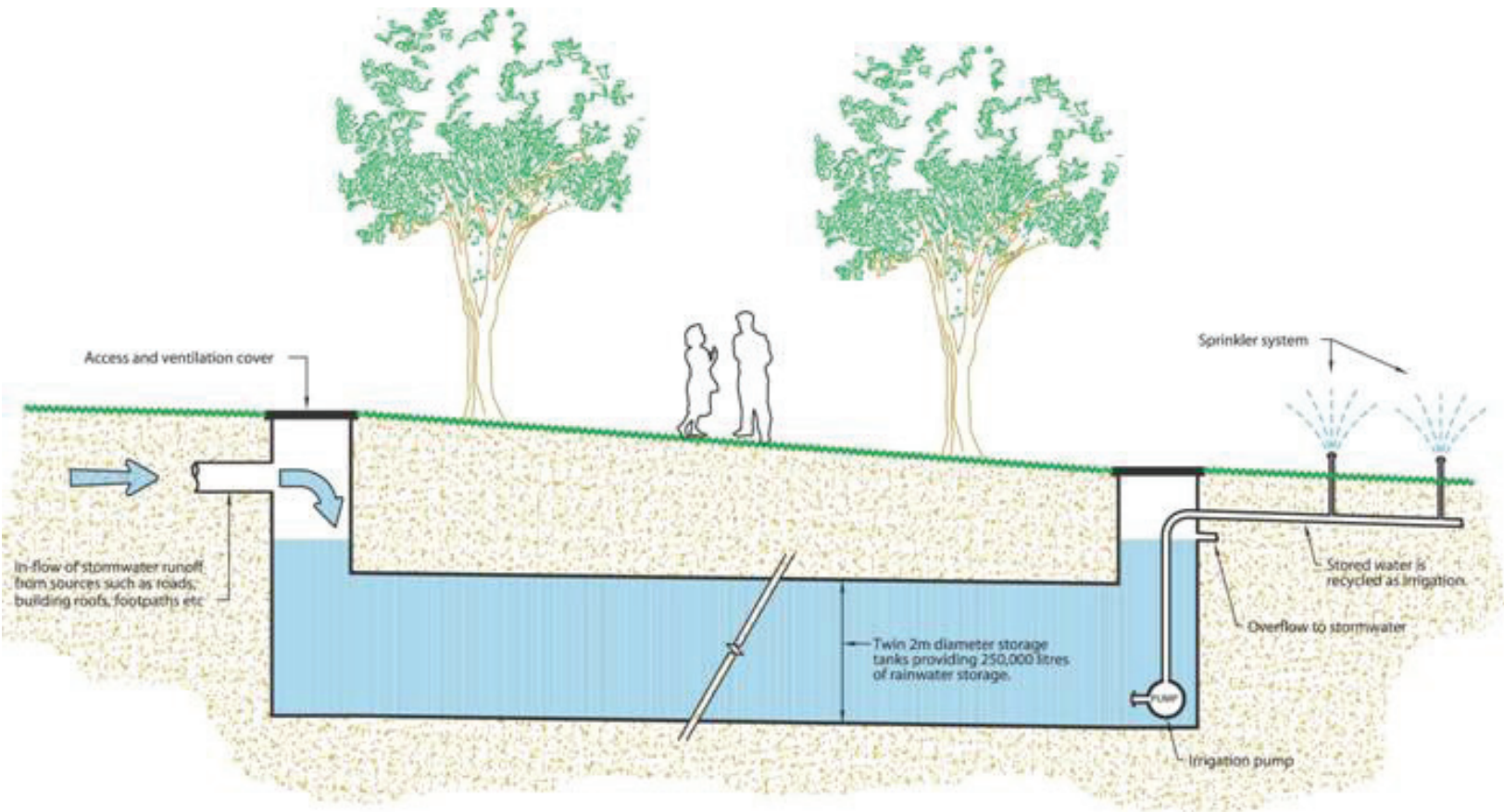
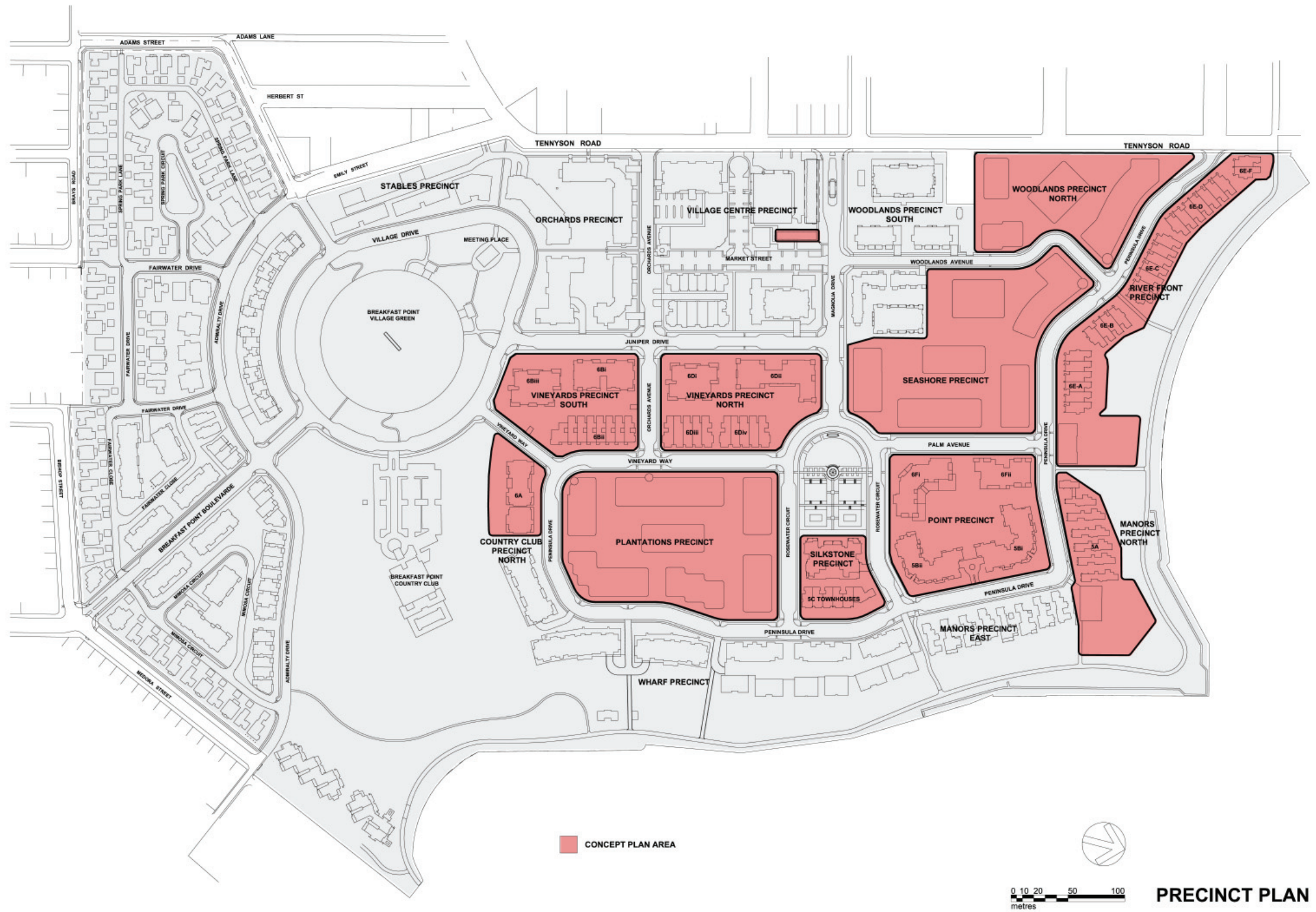


Diagram of stormwater retention tanks installed at Breakfast Point



15.00 DEVELOPMENT STAGING

The Breakfast Point Development staging principles are:

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

These principles remain applicable to development under this Concept Plan.

The general order of development will continue to proceed from the south and waterfront to the North-West to contain construction traffic through occupied neighbourhoods.

Fig 15.01