

Chris Wilson
Acting Deputy Director General
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

FAO Oliver Klein
Your ref: 9039939-1

Breakfast Point Concept Plan

Dear Mr Wilson

I refer to your letter dated 2-12-2005 in which you provided Director General's Requirements for Environmental Assessment for the Breakfast Point Concept Plan and associated Project Applications.

Attached herewith are documents that constitute our formal application under Section 75H(1) of part 3A of the EP&A Act for Concept Plan and Project Application approvals.

The following documents are attached:

15 hard copies and five electronic copies of the following documents to place on exhibition:

- The Concept Plan
- A schedule of differences between the Concept Plan and Masterplan
- 6 Project Applications including environmental assessments for the following precincts:
 - Vineyards Precinct North ref: 05_0149
 - River Front Precinct ref: 05_0150
 - Vineyards Precinct South ref: 05_0151
 - Country Club North ref: 05_0152
 - Point Precinct ref: 05_0153
 - Silkstone Precinct ref: 05_0154

A copy of the following documents for information:

- A review of transport aspects of the revised concept plan by Colston Budd Hunt and Kafes Pty Ltd
- Heritage Impact Statements for Tennyson Road Wall, The Power House and the Blacksmiths Shop.
- A Heritage Conservation Plan for the remaining heritage items on the site completed by Godden MacKay Logan in 1988

- Decontamination/Remediation Classifications and Auditor Certification by C2HM Hill
- Breakfast Point Master Community Scheme including Registered plans, S88 instruments and a management statement
- Breakfast Point Landscape Master Plan – Canada Bay City Council 2/7/03
- Breakfast Point Master Plan 2002 and consent – Canada Bay City Council 3/9/02
- Traffic Report 2002: Colston Budd Hunt and Kafes
- Officers Report to Council on Draft Master Plan 2005
- Concord Master Plan 1999
- Concord Planning Scheme Amendment LEP 91 18/12/1998
- Remediation Action Plan
- Breakfast Point Rezoning Application – Julie Bindon Associates 1997

A summary of how the Concept Plan and Project Applications address the Director General's Environmental Assessment Requirements follows. I also attach a cheque for \$20,000 representing 5% of the total DA fees for the projects covered by the application.

I trust that this information will be sufficient and look forward to the commencement of the exhibition of our applications.

Thank you for your assistance in this matter. Please do not hesitate to contact me should any further information be required.

Yours sincerely

Bryan Rose
Managing Director

Executive summary:

Adherence of the Concept Plan and Project Applications to the DG's requirements.

Description of Proposal

Breakfast Point is a 51.82-hectare master-planned residential development on a water front remediated industrial site 9 km west of the Sydney CBD, in the City of Canada bay. Construction commenced on the site in 1999 and is currently about 50% complete. The Concept Proposal covers the areas of the site that remain to be developed. Existing precincts remain under current planning controls.

Most of the planned engineering, community facilities and infrastructure are already in place or under construction.

The Concept Plan is contained within DP270347 and includes development lots: 25, 26, 43, 46, 47, 48, 49, 50, 51, 52, 53, 60 and 64. All lots are owned by Breakfast Point Pty Ltd other than lot 26, which is owned by AGL. Concept Plan areas are denoted by the pink shaded area in the Concept Plan document, section 1.0.

The Concept Plan aims to provide authorities and stakeholders with a plan for the most appropriate form of development in the Concept Plan area. This plan will facilitate the orderly and staged development of the site whilst assisting the public to understand the future character of the development and the consent authority to assess the context for development in the area. The Concept Plan document details the design principles of the site.

The staging of the development will be in line with market conditions and carried out in order to minimise the impacts on existing residents.

Project applications are being lodged concurrently for 18 buildings located in 6 precincts. These applications represent a substantial backlog and their assessment under the Concept Plan will allow the development of the project to be completed within an appropriate timeframe.

Consultation

Rosecorp have held regular meetings to consult Council, the Department of Planning, the local member and community throughout the life of the project.

The community at Breakfast Point and the community have been made aware of the Concept Plan process. Meetings are proposed for 19 December and 16 January to brief residents on the content and scope of the Concept Plan to ensure that they have full opportunity to make submissions or to express any concerns they may have.

The Local Member is holding a meeting on..... to consult with the community. Rosecorp will attend and provide support for that meeting.

Key issues to be addressed in the Environmental Assessment

A. Concept Plan Application

Access, Traffic and Transport

Traffic, public transport and parking issues are dealt with in Section 5.0 of the Concept Plan.

Colston Budd Hunt and Kafes Pty Ltd have carried out a review of Transport aspects of the Concept Plan for Breakfast Point. This report found that there would be little difference in traffic or parking between the Concept Plan and the Masterplan.

The 1991 Concord LEP allows dwellings that will result in a maximum estimated afternoon peak hour traffic generation of 1,140 vehicles per hour, two way. The approved Master Plan 2002 complied with a maximum traffic generation of 1,100 vehicles per hour, two way. The Concept Plan results in maximum afternoon peak hour generation of some 1,115 vehicles per hour two way, less than the maximum figure permitted under the LEP and only marginally above the original Master Plan figure.

Parking provision will adhere to AS 2890 and parking provision is set out in detail in Section 5.0 of the Concept Plan. All Project Applications logged under the Concept Plan will include visitor and private parking provision identical to the provisions in the 2002 Masterplan.

Utilities and Infrastructure Provision

Service infrastructure is dealt with in section 9.00 of the Concept Plan.

All services are available to the site as shown in the Concept Plan. Capacity is available to meet the needs of the Concept Plan. All utility services and civil works infrastructure have been designed, approved and completed.

Design / Site Analysis

Site analysis is provided in section 3.00 of the Concept Plan. The Planning Objectives for the site are provided in section 4.00.

Section 94 Developer Contributions / Section 93 Planning Agreements

At its meeting on 3 July 2001 Council resolved to accept an offer from Breakfast Point to comply with the Section 94 Contributions plan in the following way:

- Provide a Community Hall
- Provide a Child Care Centre
- Provide landscaped open space

All of the above as works in kind in lieu of cash.

- Pay a cash contribution of \$1,830 per dwelling (irrespective of its size)

It is proposed that this agreement be continued as the appropriate document for contributions under the Concept Plan with the following amendment:

- An additional Works in Kind be contributed to the Canada Bay Community in the form of approximately 240 square metres of floor area of the existing Heritage Building on the North Eastern point of Breakfast Point known as the Power House Building plus a curtilage of landscaped open space (see plan attached). This facility will be made habitable for the purpose of the establishment of a museum both inside the building and in the landscaped area.

Ownership and subdivision

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Phasing of Development

The Concept Plan aims to provide authorities and stakeholders with a plan for the most appropriate form of development in the Concept Plan area. This plan will facilitate the orderly and staged development of the site whilst assisting the public to understand the future character of the development and the consent authority to assess the context for development in the area. The Concept Plan document details the design principles of the site.

The staging of the development will be in line with market conditions and carried out in order to minimise the impacts on existing residents.

Variation and changes from Breakfast Point Master Plan 2002

A schedule of alterations from the Masterplan is included in the application.

B. Project Applications

BASIX / SEDA Compliance

The details of compliance with ESD related policies and legislation are provided as part of the Environmental Assessments in the Project Applications. All buildings will be fully BASIX compliant. This will be a component of the Statement of Commitments for the Project Applications.

Urban Design and Site Analysis

These issues are dealt with in the individual Environmental Assessments for each Project Application.

Revision of existing Statement of Environmental Effects

All Statements of Environmental Effects have been updated to form Environmental Assessments.