

**ARCHITECTURAL  
and  
LANDSCAPE STANDARDS**

**REFERRED TO IN THE**

**COMMUNITY MANAGEMENT STATEMENT**

**IN RESPECT OF**

**MASTER COMMUNITY  
(ALL LOTS WITHIN DP 270347)**

**WITHIN THE**

**BREAKFAST POINT**

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**COMMUNITY SCHEME**

CI	Item	Standard	Revision Date
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### 1.00 PRELIMINARY

1.01	Citation	These are the Architectural and Landscape Standards adopted by the executive committee of the Breakfast Point Community Association in accordance with the Breakfast Point Community Management Statement	
1.02	Application	These standards apply to all lots within the Breakfast Point Community Scheme (DP 270347).	
1.03	Other Standards CAUTION	Additional and more specific Architectural & Landscape standards apply to individual buildings, precincts, and neighbourhood associations within the Breakfast Point Community.	
1.04	Inconsistencies	Refer to Part 1, Clause 7, 8 of the Community Management Statement	
1.05	Definitions	<p>Master Plan means: The master plan adapted by the statutory consent authority ( Breakfast Point Master Plan 2002)</p> <p>Statutory Consent Authority means: Canada Bay City Council</p> <p>Original design means: The design as described in the 'as built' documents inc drawings, specifications, schedules of materials &amp; colours for the building and/or its landscape.</p> <p>Lot means: Any lot at Breakfast Point, including those in public and community ownership.</p>	

### 2.00 GENERAL

2.01	Subdivision Constraint	Breakfast Point is a master-planned community with statutory constraints on dwelling numbers and floor areas for all uses. After initial development, further subdivision of residential lots is prohibited.	
2.02	Floor Area Constraint	No increase in the enclosed floor area is permitted after initial resident occupation of a building.	
2.03	Architectural & Landscape Character to be maintained	Any external work, being repair, modification, or replacement to any building, structure, fence, paving, planted area or other element is to be consistent in material, colour, texture, and quality with the Breakfast Point Master Plan and Landscape Master Plan as adopted by the statutory consent authority.	
2.04	Substitution, Equivalents, Alternatives	Refer to Part 1, Clause 7, 8 of the Community Management Statement	
2.05	Signage	All types of Breakfast Point signage, including street names, place names, building names and numbers are to be consistent with the precedent set at Breakfast Point for its type. Statutory and safety signage is to be in accordance with relevant regulation or standard.	

### 3.00 BUILDINGS

3.01	Roofs	Roof form and materials are to be consistent with the master plan and precedents at Breakfast Point	
3.02	Roof Mounted Fixtures	<p>All roof-mounted fixtures including electronic transmission/receiving antennae, solar collectors, hot water heaters, plant, vents, flues etc are to be fully integrated into the original roof design.</p> <p>Proposal for the installation of solar panels is to be in accordance with the GUIDELINES FOR THE APPROVAL OF PHOTOVOLTAIC PANEL INSTALLATIONS.</p>	08.11.2021

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3.04	Rainwater Goods	The design of rainwater gutters and downpipes materials and colours is to be integrated into the original building design.	
3.05	External Plumbing & Services	Plumbing, pipes, wire, conduits, vents and the like are to be located internally or fully integrated, screened or disguised in the original building façade design.	
3.06	Walls	Wall materials and colours are to be compatible with the palette of materials established at Breakfast Point	
3.07	Windows & Doors	Windows and door frames are to be predominantly white in colour, or alternative compatible with the palette of materials established at Breakfast Point	
3.08	Insect screens	Any insect screens are to be aluminium framed, with vertical and horizontal framing to match mullion and rail pattern of the window. The finish and colour is to match the window. Screen fabric is to be black. All screens used on the building are to be of the same design.	
3.09	Security Screens	Any security screens are to be installed internally except to inward opening hinged doors. Screens are to comprise vertical and/or horizontal members. Diagonal or decorative bars are not permitted. All materials are to be black coloured. All screens used on the building are to be of the same design.	
3.10	Internal Window Coverings, curtains blinds	All internal materials visible externally behind glass windows and doors in dwellings, including curtain lining, venetian or vertical blinds are to be white.	
3.11	External Blinds & Shading Devices	External Blinds & Shading Devices are to be fully integrated into the design.	
3.12	Garage Doors	Garage Door materials, finish and colour are to be fully integrated into the original building design or consistent with precedents established at Breakfast Point.	08.11.2021

#### 4.00 EXTERNAL WORKS

4.01	Fences & Gates	Fences and gates within the community lot are to be consistent with design and quality precedents established at Breakfast Point for the type.	
4.02	Privacy Screens	Privacy Screens are to be fully integrated into the original design.	
4.03	Garden Walls, Retaining Walls, sea wall structures.	Garden walls, retaining walls and the like within the community lot are to be consistent with design and quality precedents established at Breakfast Point.	
4.04	Ancillary Buildings	Any Ancillary Buildings are to be fully integrated into the original design.	
4.05	Airconditioning & Ventilation Plant	Air conditioning and ventilation equipment, plant, and ducting is to be concealed from view. External items, screens, grilles, ventilators etc are to be integrated into, and consistent with, the building design without prior approval from the Community Association for Breakfast Point Pty Limited. Air conditioning units to be installed on balconies must include, in the application to the Community Association, the approved balcony mounted condenser enclosure and all pipes and conduits are to penetrate the wall at floor level so they are not visible from Common Property and Community Property. Air conditioning units installed in the garden must be totally planted out so that the condenser is not visible and all pipes and conduits are to penetrate the wall at floor level so they are not visible from the Common Property and Community Property.	
4.06	Gas, Water, power, and other utility installations	Gas, Water, power, and other utility installations, valve, meters etc are to be concealed from view in a manner integrated into, and consistent with, the building design.	
4.07	Mail Boxes	Mail boxes are to be integrated into the building / landscape design consistent with the precedents established for Breakfast Point.	

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4.08	Paving	Paving design, materials, colours and quality within the community lot are to be consistent with design and quality precedents established at Breakfast Point.	
4.09	Security Alarm Systems	The Breakfast Point community has an integrated a 'back to base' security system. No security alarm device or equipment is to be visible from another lot.	
4.10	External Light Fittings	External lighting is to be consistent the the precedent established for the building, precinct or area. Light fittings not attached to a building or structure are to be unobtrusive, dark coloured, and designed to blend into a landscaped background.	
4.11	Handrails & Balustrades	External handrails and balustrades are to be consistent with the design and quality precedent established at Breakfast Point. Handrails not attached to a building or structure are to be unobtrusive, dark coloured, and designed to blend into a landscaped background.	
4.12	Clothes Drying	External clothes drying is not permitted at Breakfast Point except in screened enclosures planned, designed and landscaped for the purpose in the original design of a building or precinct.	
4.13	Driveway/ Crossovers	Driveways accessing dwellings crossing community land (nature strip) are to be broomed or wood float concrete finish and are not to exceed 3.5 metres width serving single dwellings, and 6 metres width serving multiple dwellings.	
4.14	Street Lighting	Street lighting is to be consistent throughout Breakfast Point in accordance with the precedent established.	
4.15	Car Washing & Maintenance	Car washing is prohibited except in designated car wash bays with pollution control systems. No vehicle maintenance activity involving lubricants or pollutants of any kind is permitted.	
4.16	Commercial Vehicle Parking	Commercial Vans, Trucks, or any other large vehicles are not to be parked overnight anywhere at Breakfast Point except in an enclosed garage area.	
4.17	Trailer/Van/ Boat Parking	Trailers, Vans, Boat Trailers and the like are not to be parked overnight anywhere at Breakfast Point except in an enclosed garage area.	

## 5.00 LANDSCAPE

5.01	Pot plants on balconies and terraces	Any potplants, or planters of any kind on balconies, terraces are to be integrated into the original design, complete with irrigation and drainage.	
5.02	External Furniture, seats, tables, umbrellas etc	All external furniture located on the community lot for use by the public is to be consistent with the design and quality precedents established at Breakfast Point.	
5.03	Lawns, Grassed Areas, Turf	The only permitted grass species at Breakfast Point are Greenlees Park couch and a shade tolerant alternative grass for use on Community Property. In circumstances where growing conditions preclude the use of Greenlees Park couch and on Subsidiary Body Property, upon formal application to the Community Association.	14.08.2020
5.04	Street Trees	Street tree planting is to be consistent with the tree location, species, and spacing precedent established for the street.	
5.05	Nature Strip Planting	Nature strip planting is to be consistent with the plant location, species, and spacing precedent established for the street.	
5.06	Hedging, Group, & Row Planting	Hedging, Group, Row and cluster planting and the like is to be maintained totally consistent with the original design.	