

7.00 LANDSCAPE & OPEN SPACE

7.05 PLANTING PRINCIPLES

Refer to Fig. 7.01

An informal, indigenous planting palette has been adopted for passive open space areas, foreshore reserve and to the major recreation centre open space.

A formal planting palette has been adopted for streets, squares and areas of strong urban character.

Deciduous species are extensively used to passively manage solar access and shade control and to provide seasonal variety and colour.

To maximise the impact of planting on the visual environment:

- paving, fences, garden walls, and all other built or service elements in the landscape are to be designed for minimum impact, to blend with soft landscape and be visually inconspicuous.
- Vertical walls and horizontal paving are to be separated by a planting strip of ground cover or shrubs.



Fig 7.01

BREAKFAST POINT

8.00 OWNERSHIP & SUBDIVISION

All land subject to this Concept Plan forms part of the Breakfast Point Master Community Scheme registered under the Community Land Management Act 1989, DP270347 21 August 2003.

The Community Title was in accord with Concord Councils resolution to isolate itself from any potential liability related to the historic industrial use of the land.

Detailed particulars are available in the registered community scheme. An overview follows:

8.01 LAND TITLE

The land at Breakfast Point is to be one of the following:
PUBLIC OWNERSHIP

A 15 metre wide portion (Lot DP 1052824) extending full extent the water frontage, behind the sea wall is to be in public ownership, with maintenance and upkeep the responsibility of the community association under Community Scheme DP 270347.

FREEHOLD TORRENS TITLE

Single family dwelling lots having frontage to existing public streets (Medora, Bishop, Adams Street and Brays Road)

LOWER STRATUM

The AGL retains ownership and responsibility for the entombed cell stratum located a minimum of 1 metre below the finished surface of the Village Green.

COMMUNITY SCHEMES

Three Community Schemes cover the remainder of the site. The minor schemes facilitated early stages of development. The scheme relevant to this Concept Plan is the Master Scheme registered DP270347.

SENIORS LIVING

The seniors housing facility will be held in a single title with tenancy on a leasehold basis.

8.02 PUBLIC ACCESS RIGHTS AND PERMEABILITY

Under the Community Scheme all streets, and the vast majority of community open space areas are 'open access ways'. Easements provide for public access rights, obligations and law enforcement as if in public ownership. Some community open space areas are subject to restrictive easements for services or private use. Refer to registered community plan DP 270347.

8.03 SUBDIVISION PATTERN

The subdivision structure for Breakfast Point is established in accordance with the registered instruments. (Fig. 8.01) Re-subdivision of land in this Concept Plan will be required to facilitate flexible development staging. Any re-subdivision requires specific project consent under the provisions of the Act.



OWNERSHIP PRINCIPLES

Fig 8.01

BREAKFAST POINT

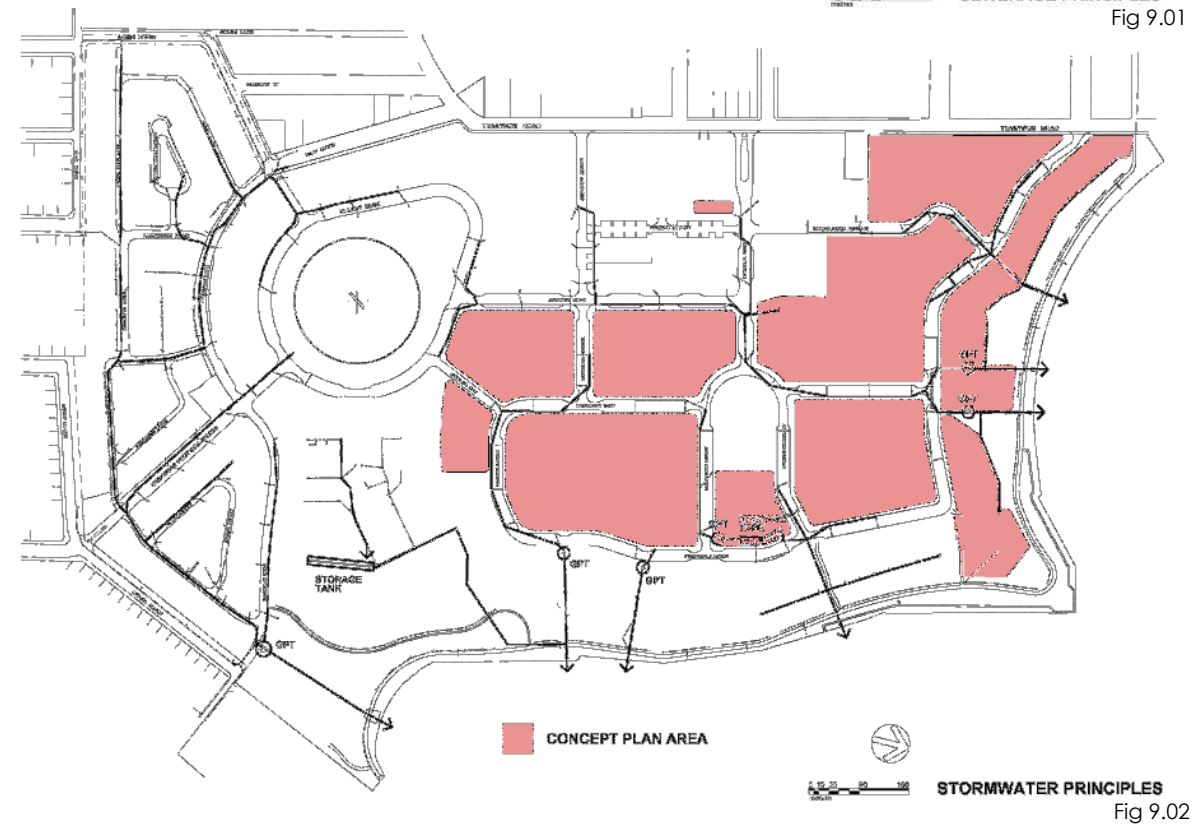
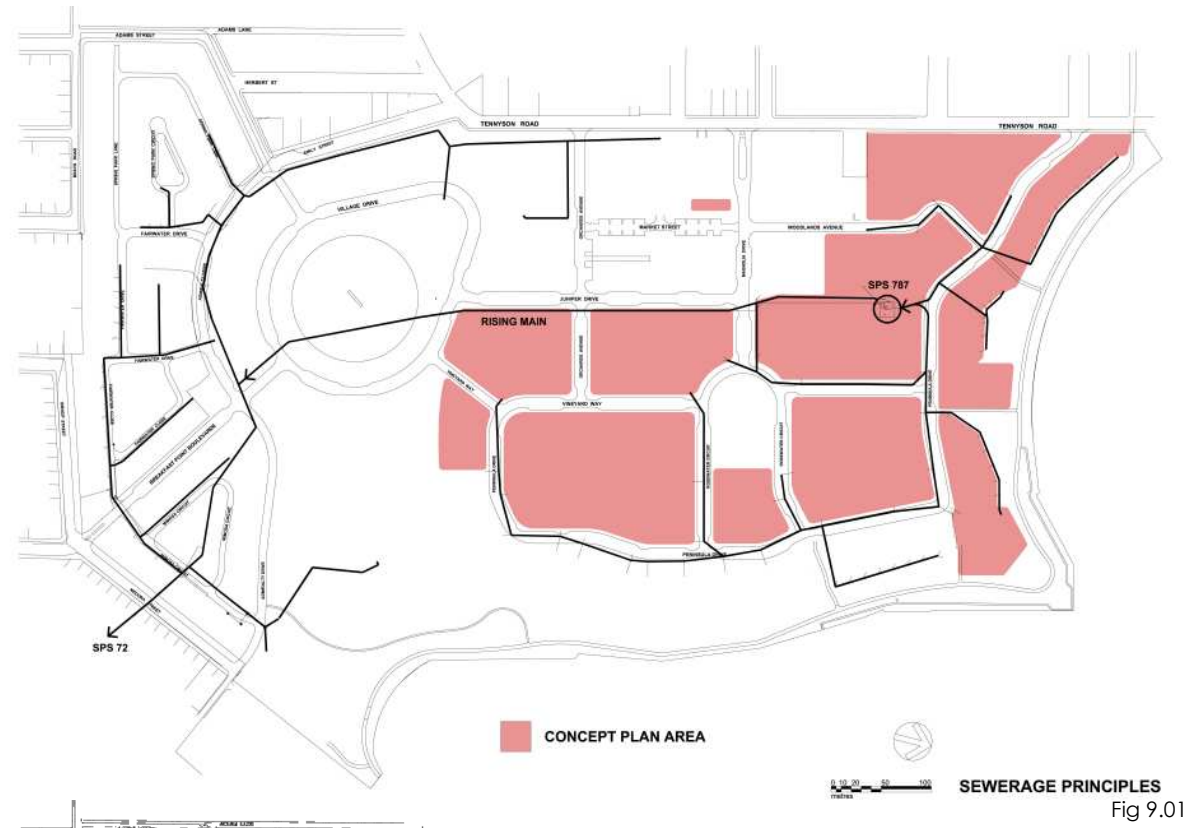
9.00 SERVICE INFRASTRUCTURE

All utility services and civil works infrastructure have been designed, approved and substantially completed.

Off-site augmentation of head works and reticulation are complete.

Construction work to be completed includes footpaths, cycle ways and top-sealing of roads adjacent to development sites. Consents for these works are in place. Works are to be completed in conjunction with adjacent building work.

The as-built diagrams (Figs. 9.01, 9.02, 9.03) are included in this Concept Plan for background information purposes only.



9.00 SERVICE INFRASTRUCTURE

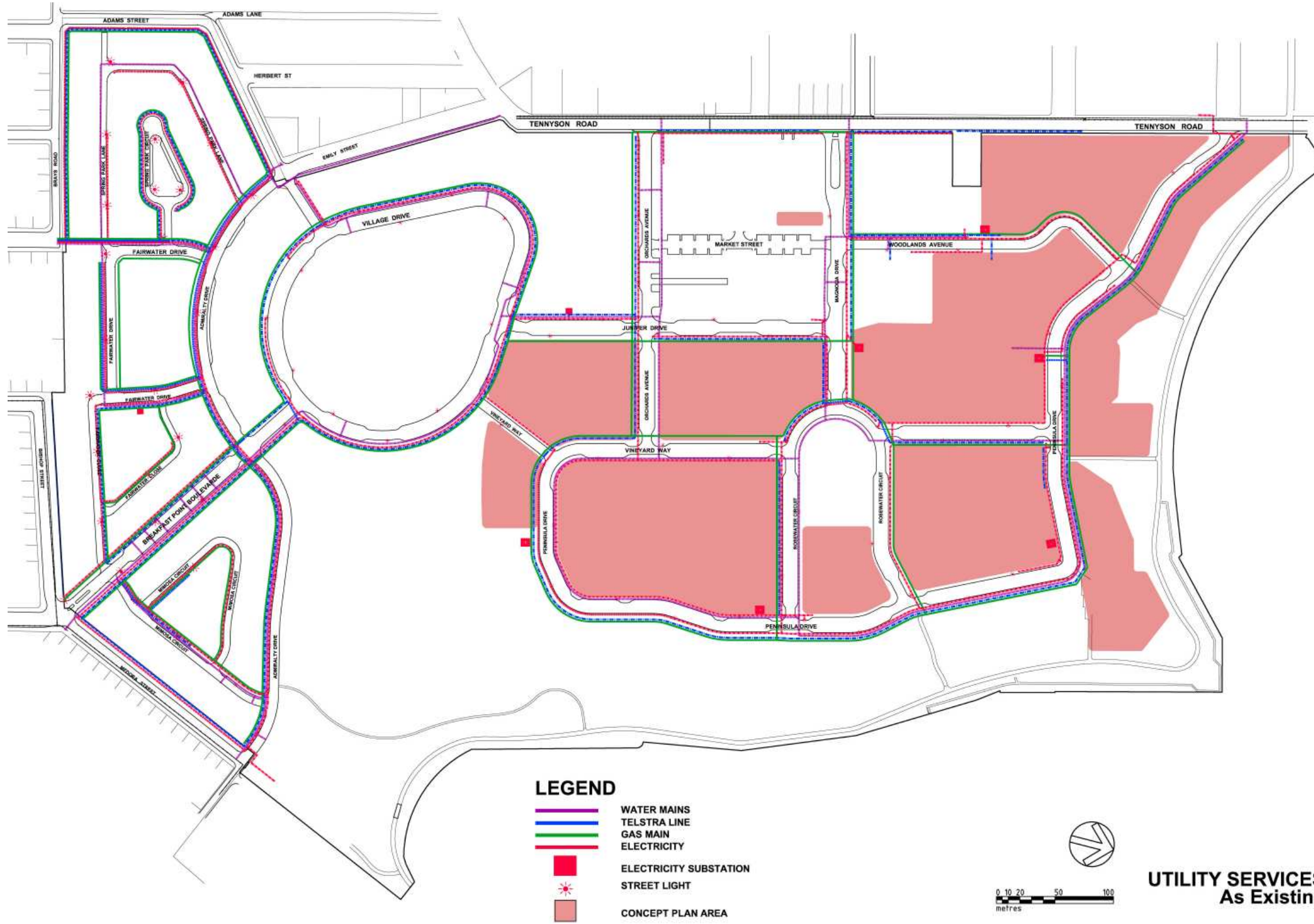


Fig 9.03

10.00 BUILDING ENVELOPE & BUILT FORM

Merits-based assessment of Project Applications at Breakfast Point will take into consideration the following:

10.01 VISION

Breakfast Point is planned, designed and substantially completed in accordance with a binding vision.

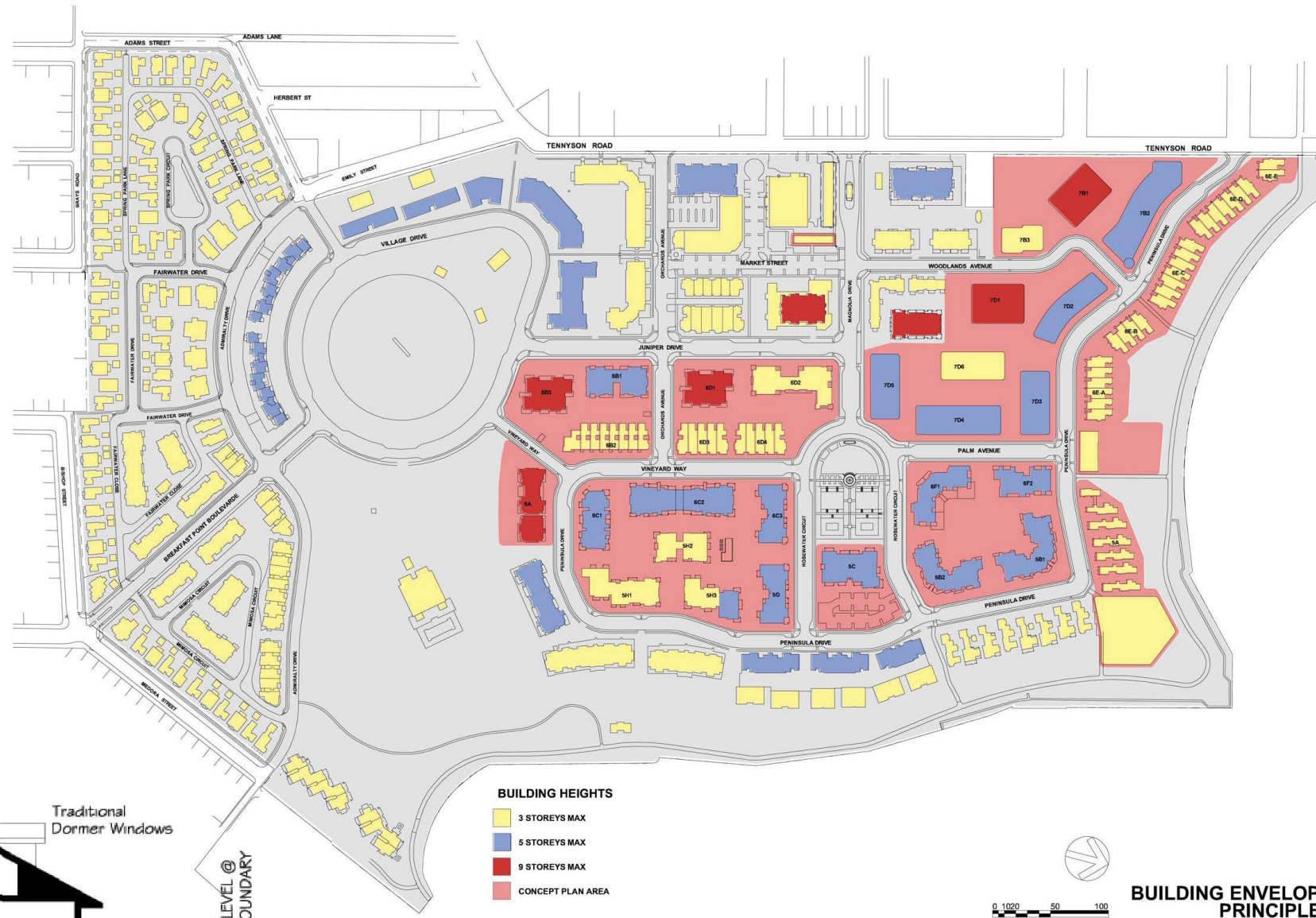
The images in this section illustrate various architectural interpretations of this vision to date. Existing development establishes clear precedents for both the variety possible, and consistency required for future built form at Breakfast Point.

10.02 OBJECTIVES

- To acknowledge and enhance the prominent visual relationship Breakfast Point has to Parramatta River and its environs.
- To provide a complementary interface with the surrounding urban fabric, and transition between existing and new, higher density, living areas.
- To provide a vision for the future built character of Breakfast point.
- To establish principles of building arrangements and envelopes and their relationships to site features, adjacent development, and the public domain. (Fig. 10.03)
- To provide a high standard of amenity and quality of living environment for residents.

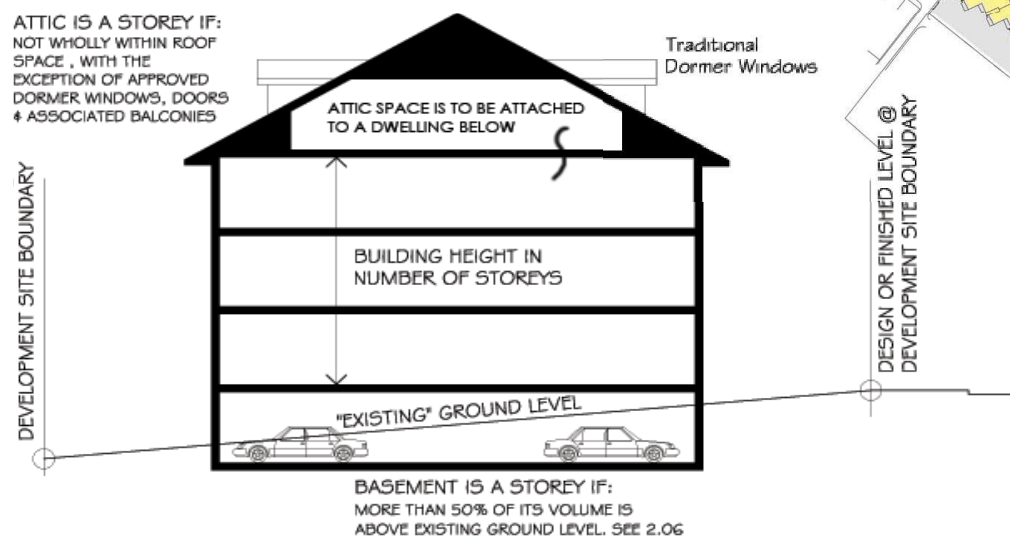
10.03 PARRAMATTA RIVER VISUAL CATCHMENT

The character of Breakfast Point viewed from the River, its foreshores and viewpoints beyond is to comprise:
 Foreshore edge: Behind a foreground dominated by informal vegetation, building foreshore setbacks are to be varied. Building facades fronting the foreshore are to be broken to provide visual connection to inner areas.
 Skyline: The skyline is to comprise of articulated low-to-mid rise roof forms interspersed with vegetation. Roof forms are to be simply designed, modulated to a scale, and in materials and colours recognising the significant views to the site. Taller buildings are to be located near the ridgeline, away from the foreshore, or towards the centre of the site.



BUILDING ENVELOPE PRINCIPLES

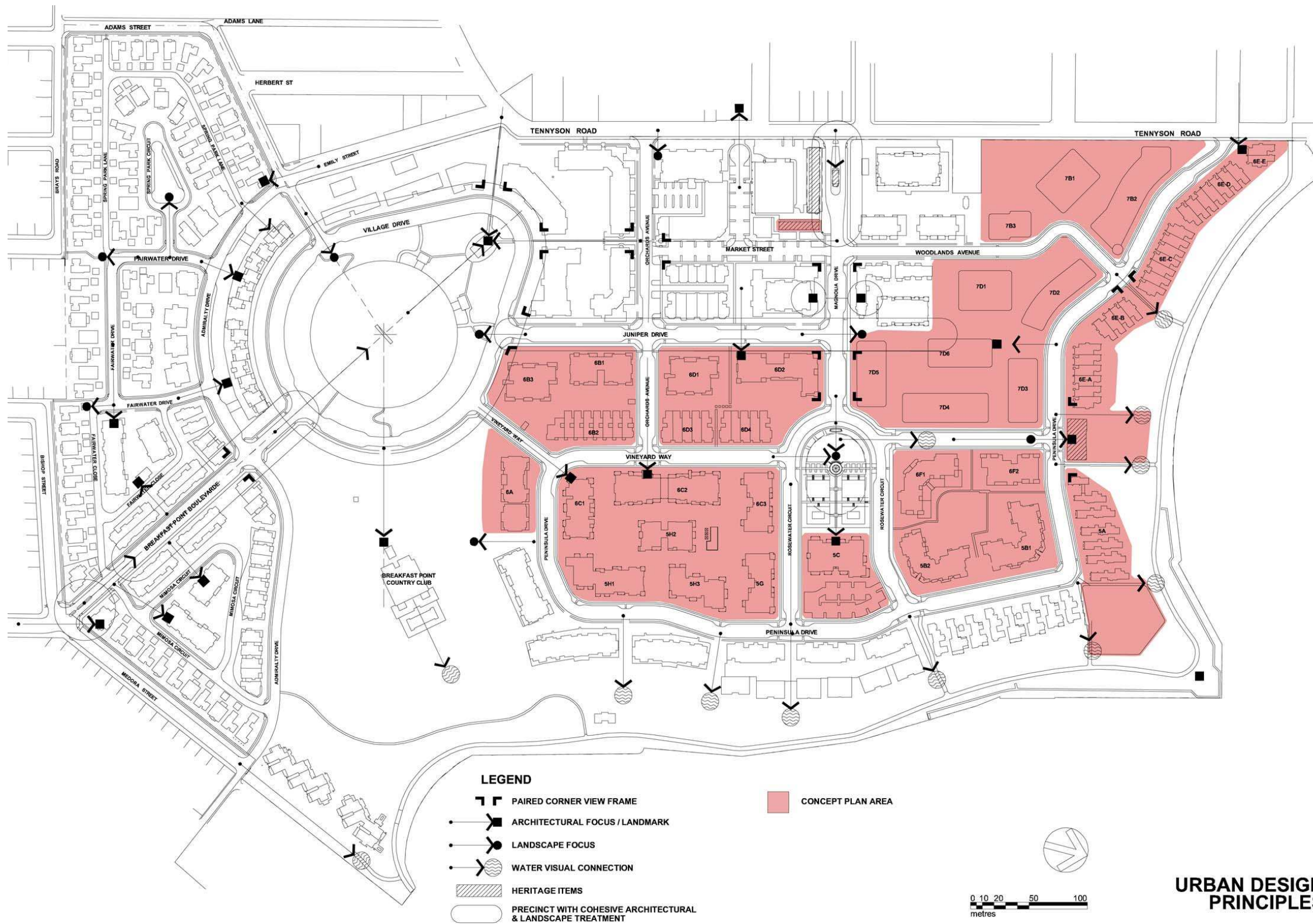
Fig 10.01



MEASUREMENT OF STOREY HEIGHT

Fig 10.02

10.00 BUILDING ENVELOPE & BUILT FORM



URBAN DESIGN PRINCIPLES

Fig 10.03

10.04 STREETScape & PUBLIC DOMAIN CHARACTER

The vision for Breakfast Point is:
 -A built environment which optimises available light and sun to private and public domains within an orchestrated landscape setting.
 -A vigorous and interesting public domain reinforced by its landscape and its defining, and articulated architectural edges.

10.05 BUILDING HEIGHTS

Building heights are to be designed to minimise the amenity impact of new development on adjoining areas and to ensure that buildings are appropriately scaled in relation to street widths and open space. The Building Height Principles Plan (Fig. 10.01) indicates building heights in storeys. (see 'storey' interpretation Fig. 10.02)

10.06 RESIDENTIAL AMENITY : SOLAR ACCESS, LIGHT & PRIVACY

Residential development at Breakfast Point is to be in accordance with State Environmental Policy No65 – Design Quality Residential Flats standards. Where SEPP 65 does not strictly apply, (eg single, attached and two storey apartments) the relevant amenity principles are adopted as the guideline for minimal acceptable residential amenity standards.

10.07 BUILDING MASS & PROPORTION

Objectives:
 To provide for streetscape relief, pedestrian, landscape, breeze and view corridors.
 To maintain an appropriate residential scale to the Breakfast Point streetscape.

10.08 ROOF FORM & COLOUR

Objectives:
 -To minimise the visual prominence of roofs overlooked by residents of higher dwellings.
 -To provide an articulated skyline to Breakfast Point from distant viewpoints.
 -To encourage subtle contrast and variety within a consistent design theme.
 - To encourage the use of dormer style windows

10.00 BUILDING ENVELOPE & BUILT FORM



Above and Above Right: Village Centre Shop Facades
 Right: Market Square
 Below: North East Corner of Shops
 Below Left: Village Centre Shop Facade
 Left: View Down Market Street



Hipped and gable type roofs, with wide eaves are to be the predominant roof form.
 Dormer windows, gables and other fully design-integrated elements which create interesting roof forms are encouraged.
 Attic accommodation within traditional hip/ gable roof space is encouraged.
 All roof top services, vents, lights are to be integrated into the roof design.
 Roof materials may vary. Roof colours are to be inconspicuous grey tones.

10.09 FAÇADE TREATMENT

Objective:
 To enrich the streetscape.
 Facades, particularly those defining streets are to provide modulation of light and shade through finessed secondary architectural detail, contrasting with heavier wall and roof elements.
 Contributing detail elements include eaves, sun control, hoods, louvres, shutters, pergolas, verandas, balconies, balustrades, porticos, loggias, dormers, roof lanterns and ventilators.

10.10 ADDRESS THE STREET

To reinforce the streetscape objectives, subject to adequately meeting amenity performance requirements, buildings are to define (be parallel to) the streets.

10.11 STREET SETBACKS

To reinforce the streetscape objectives, building setbacks from the street alignment are to reflect any precedent established for the street.
 Accommodating the reasonable mature canopy of street trees in the landscape master plan is to be considered.

10.12 COLOUR & LIGHT

Objective: To encourage provision of reflected light and feeling of warmth to both public and private domains in a comparatively dense built environment.
 The predominant primary wall colours are to be warm, light tones.
 The predominant colour for secondary architectural detail is to be white.

BREAKFAST POINT