

Architectural Code

30 April 2009

Schedule 1

ARCHITECTURAL and LANDSCAPE STANDARDS

REFERRED TO IN THE
COMMUNITY MANAGEMENT STATEMENT
IN RESPECT OF THE
CITY QUARTER
COMMUNITY SCHEME
DP 270241

1.00 PRELIMINARY

1.01	Citation	These are the Architectural and Landscape Standards adopted by the community association in accordance with its community management statement.
1.02	Interpretation	These Architectural and Landscape Standards are to be read subject to the extent permitted by law and development consent conditions of City of Sydney Council including without limitation requirements under the Heritage Act 1977. These Architectural and Landscape Standards do not require works which existed prior to the adoption of these standards by the Community Association to be removed.

2.00 GENERAL		
2.01	Floor Area Constraint	No increase in the enclosed floor area is permitted. Balconies and Terraces are not to be temporarily or permanently enclosed.
2.02	Architectural & Landscape Character to be maintained	Any external works, being repair, modification, or replacement to any building, structure, fence, paving, planted area or other element is to be consistent in finish and appearance with respect to colour, texture, and quality with the original design and the built plans which may be held by the Community Association or the relevant owners corporation.
2.03	Signage	All signage is to be consistent in design, type style, colour, material and quality of the original design. All signs on Community Property or common areas within owners corporations or visible from either of the places must be approved by the Community Association.

3.00 BUILDINGS		
3.01	Roofs	Roof material, finish, colour and detail is to be in accordance with the original construction.
3.02	Roof Mounted Fixtures	Roof-mounted fixtures including electronic transmission/receiving antennae, solar collectors, hot water heaters, plant, vents, flues must not be installed in a place that is visible from the street or Community Association roads.
3.03	Rainwater Goods	Gutters & down pipe materials, finish and colour are to be in accordance with the original construction.
3.04	External Plumbing & Services	No external plumbing, pipes, wires, conduits, vents or the like are permitted to an external face or roof of the building.
3.05	Walls	Wall materials, finish and colour are to be in accordance with existing materials, finishes and colours in each strata.

3.06	Windows & Doors	Window and door frame materials, finish and colour are to be in accordance with existing materials, finishes and colours in each strata.
3.07	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.
3.08	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. The colour of all materials is to be consistent with colours used on other external features of the building. All screens used on the building are to be of the same design. All security screens must comply with Fire Regulations.
3.09	Internal Window Coverings, curtains blinds	All internal window coverings are to conform to the materials and colours existing in each strata.
3.10	External Blinds & Shading Devices	External shading devices including shutters, blinds, pergolas, retractable awnings are to be consistent in finish and appearance and performance with those on the original building.
3.11	Garage Doors	Garage door materials, finish and colour are to be in accordance with existing materials, finishes and colours in each strata.
3.12	Rubbish	All rubbish must be deposited in the garbage rooms provided Page 3 within each building and sorted for recycling.
3.13	Retail Areas	All retail areas must comply with By Laws 12, 13, 14, 15 and 16 of strata plan 71747.

3.14	Garage storage units	Garage storage unit materials, finish and colour are to be in accordance with existing units where installed and are to be constructed in opaque materials that prevent stored items being seen.
3.15	Garage enclosures and storage cages	Garage enclosure and storage cage materials, finish and colour are to be in accordance with existing materials, finishes and colours in each strata. The supervision and leasing of storage cages is to be managed in accordance with the By-laws of the strata concerned.

4.00 EXTERNAL WORKS		
4.01	Fences & Gates	Fence & gate materials, finish and colour are to be in accordance with existing materials, finishes and colours in each strata.
4.02	Privacy Screens	Privacy screen materials, finish and colour are to be in accordance with existing materials, finishes and colours in each strata.
4.03	Garden Walls, Retaining Walls	Garden wall and retaining wall materials, finishes and colours are to be in accordance with the original construction.
4.04	Ancillary Buildings	No sheds, pavilions, gazebos or other ancillary buildings or structures are to be erected on any lot or common property areas or part of Community Property.
4.05	Air-conditioning & Ventilation Plant	No air-conditioning or ventilation evaporative condensers, cooling towers or other plant is to be located on a balcony or terrace, or be visible from another lot or passers by without prior approval from the Community Association. Air conditioning units to be installed on balconies must comply with the appropriate by-laws of the owners corporation concerned and be further approved by the Community Association. One piece package units, normally referred to as room air conditioners, which protrude through windows or walls are not permitted.

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 and landscape design.
4.07	Mail Boxes	Mailbox materials, finishes, numbers and colours are to be in accordance with the original design. No additional boxes are permitted.
4.08	Paving	Balcony, terrace and other paving and driveway materials, finish and colour are to be in accordance with existing materials, finishes and colours.
4.09	Security Alarm Systems	No external audio or visual mounted security alarm equipment is permitted, except for the Terraces.
4.10	External Light Fittings	All building mounted, and landscape light fittings are to match in type, performance, colour, output and quality that of the original design.
4.11	Handrails & Balustrades	Handrails and balustrade materials, finish and colour are to be in accordance with existing materials, finishes and colours. Nothing may be placed on or be affixed to balustrades.
4.12	Clothes Drying	External drying of clothes etc, other than using clothes drying facilities provided in the original design is not permitted. Small, collapsible clothes driers may be used discreetly on loggias or balconies.
4.13	Driveway/ Crossovers	Driveway and crossover materials, finish and colour are to be in accordance with the original construction. The width or area of hardstand material on the land or nature strip is not to be increased.

4.14	Car Washing & Maintenance	Car washing is prohibited except in the designated car wash bays with pollution control systems. No vehicle maintenance activity involving lubricants or pollutants of any kind is permitted.
4.15	Commercial Vehicle Parking	Commercial vans, trucks, or any other large vehicles are not to be parked overnight except in an enclosed garage area.
4.16	Trailer/Van/Boat Parking	Trailers, vans, boat trailers and the like are not to be parked overnight except in an enclosed garage area.
4.17	Swimming Pools, Spas, Hot Tubs	Unless provided in the original design swimming pools, spas, hot tubs and the like are not permitted.
4.18	Barbecues on balconies and terraces	Except where barbecues are inbuilt, barbecues must be mobile. All barbecues are to be kept clean at all times.
4.19	Heating units on terraces and balconies	External fixed heating units must be approved by the Community Association.

5.00 LANDSCAPE		
5.01	Pot plants on balconies and terraces	Pot plants, and planting of any kind is not to be placed on balustrades. Where planters were included in the original design plant material is to be consistent with other plantings within the building.
5.02	External Furniture, seats, tables, umbrellas etc	External terrace or balcony furniture is limited to furniture and fittings of an outdoor nature.

5.03	Lawns, Grassed Areas, Turf	The only permitted grass species at City Quarter is Sir Walter Buffalo variety.
5.04	Nature Strip Planting	The nature strip, where planted is a City Quarter master-planned community streetscape asset. Nature strip planting, where Community Property is to be preserved, maintained and fostered to maturity in accordance with the original design or the design as approved by Council and / or the Community Association.
5.05	Hedging, Group, & Row Planting	Hedging, group and row planting is to be retained, maintained and fostered in accordance with the original design.
5.06	Private Courtyard Planting	Planting to private courtyards is to be consistent with the original design. Invasive, spreading species or any planting adversely impacting on another lot is not permitted.
5.07	Communal Area Planting	Planting to communal areas is to be consistent with the original design. Invasive, spreading species or any planting adversely impacting on another lot is not permitted.
5.08	Landscape Irrigation	Any proposals for changes to irrigation systems are to be accompanied by a qualified hydraulic consultant's assessment of the potential impacts on drainage and building water-proofing systems. Any repairs are to be consistent with the original installation.

SCHEDULE A: PLANTS

Notes regarding the Plants Schedule

In general, plantings around existing buildings are to be maintained and replaced with similar species if necessary to maintain the original architectural designs.

Any new plantings are to be selected from the list below, as a continuation of the plantings in the Orphan School Creek Gully, which forms the northern boundary of City Quarter.

Trees

Acacia decurrens	-	Sydney green wattle
Acacia Maidenii	-	Maiden's wattle
Angophera floribunda	-	Rough-barked apple
Corymbia gummifera	-	Red bloodwood(syn, Eucalyptus gummifera)
Melaleuca styphelioides	-	Prickly- leaved paperbark

Shrubs

Acacia longifolia	-	Sydney golden wattle
Acacia suaveolens	-	Sweet scented wattle
Acacia terminalis	-	Sunshine wattle
Acmena smithii var. minor	-	Dwarf Lilly Pilly
Acacia ulicifolia	-	Prickly Moses
Breynia oblongifolia	-	Breynia
Dillwynia retorta	-	Parrot pea
Dicksonia Antarctica	-	Tree Fern
Doryanthes excelsia	-	Gynea Lily
Einada nutans	-	Saltbush
(syn. Rhagodia nutans)		

Grevillea buxifolia	-	Grey spider flower
Hakea dactyloides	-	Broad-leaved hakea
Kunzea ambigua	-	Tick bush
Melaleuca nodosa	-	Ball honey myrtle
Platysace lanceolata	-	Native parsnip
Syzygium paniculatum	-	Brush cherry
Viminaria juncea		
Grasses and groundcovers		
Centella asiatica	-	Swamp pennywort
Commelina cyanea	-	Scurvy weed
Cyperus gracilis	-	
Danthonia tenuior	-	Wallaby grass
Dianella caerulea	-	Flax lily
Echinopogon caespitosus	-	Hedgehog grass
Gonocarpus teucrioides	-	Raspwort
Imperata cylindrical	-	Blady grass
Var. major		
Lomandra cylindrical	-	Mat-rush
Lomandra filiformis	-	Mat-rush
Lomandra oblique	-	Mat-rush
Microlaena stipoides	-	Weeping meadow grass
Oplismenus imbecillis	-	Basket grass
Wahlenbergia galcilis	-	Native bluebell

Climbers, scramblers and twiners		
Billardiera scandens	-	Apple berry
Eustrephus latifolius	-	Wombat berry
Hibbertia scandens	-	Snake vine
Kennedia rubicunda	-	Dusky coral pea
Pandorea pandorana	-	Wonga Wonga vine
Ferns		
Calochlaena dubia	-	False bracken fern
(syn. Culcita dubia)		
Cyathea Australis	-	Rough tree fern
Doodea caudate	-	Rasp fern
Histiopteris incisa	-	Batswing fern
Hypolepsis muelleri	-	Harsh ground fern
Pteridium esculentum	-	Bracken fern