

# **Architectural Standards and Landscape Standards for Community Association DP 270215**

## **Jacksons Landing Pyrmont**

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### **Introduction**

This document is the prescribed Architectural Standards and Landscape Standards under by-law 1 of the Jacksons Landing Community Management Statement (“CMS”). The Landscape and Architectural Standards have been prescribed to control and preserve the essence of the Community Scheme. The Community Association is responsible for the Architectural Standards and Landscape Standards. These standards apply to all Community Development Lots contained in the Jacksons Landing Community Plan except for Lots 5, 11, and 13 which are Community Development Lots to be developed for commercial usage, Lots 18, 19 and 20 (the roads to proposed to be dedicated to the Sydney Harbour Foreshore Authority) and Lots 21 and 22 (the public open spaces proposed to be dedicated to the Ministerial Corporation and the Sydney Harbour Foreshore Authority). Refer to by-law 1 of the CMS for further information on these standards.

### **Design Concept**

Jacksons Landing is a high quality mixed use development with individually designed buildings. Each residential subsidiary scheme is unique with its own architectural features and qualities. The following design standards are therefore intended to maintain consistency and quality in those areas that are typically the province of owners. They are intended to maintain and enhance the value of buyers’ investments.

The underlying design philosophy behind Jacksons Landing is that the buildings should be diverse in appearance; like a city, rather than an estate. Different architects have produced distinctive buildings using a variety of materials and colours. Hence there is a need to consider the standards which are common to all buildings, as well as each building separately. The standards applicable to a ten storey building may not suit a terrace house. Different standards might also apply to white buildings and red buildings.

So the underlying principle behind the standards is to enhance the whole by considering what is best for all buildings and each particular building. Particular design standards are contained in the Architectural Standards for each individual subsidiary scheme. However, this document contains the standards applicable to the whole of the estate.

## **1. General Architectural Standards – Applying to all buildings**

### **1.1 Air-conditioning units**

Window or wall mounted air-conditioning units are not permitted because they detract from the overall appearance of the buildings. Units are permitted on balconies provided they can be adequately screened to the satisfaction of the community association. However, they are not permitted on balconies with glass balustrades, as a sufficient screening cannot be achieved. See also by-law 3.4 of the CMS.

### **1.2 Balcony Enclosures**

Additional balcony enclosures are not permitted, whether glazing, retractable awnings, shade cloth, railings, trellises, blinds or film affixed to glazing.

### **1.3 Balcony furniture**

Balcony furniture must be limited to:

- Outdoor seating (typically a table and 4-6 chairs)

- A barbecue
- An umbrella
- Planters/fountains.

Balconies shall not be used as storage areas for bicycles, furniture or equipment. 1.2 and 1.3 are designed to prevent balconies being used as storage areas, which would adversely affect the visual amenity of neighbours. Legitimate outdoor recreational activities are not impaired.

#### 1.4 Light fittings

To ensure that the external appearance of buildings is maintained, light fittings must not be removed and/or replaced with other fittings. However, an owners corporation of a subsidiary scheme may resolve to replace all external light fittings in a Strata Scheme.

#### 1.5 Window Boxes

For safety and insurance reasons, window boxes are not to be attached to external windows.

#### 1.6 Security Screens

Security screens are permitted on units or terrace on the ground floor level.

#### 1.7 Colours

The original colours of building exteriors are to be maintained, except where the owners corporation votes for a change to the total building/complex. This measure will prevent unsympathetic and discordant colours disturbing the intended architectural effect.

#### 1.8 Flywire Screens

flywire screens are permitted provided that the colour of the frames matches that of the adjacent windows or doors

#### 1.9 Window Treatments

The parameters for each building are dealt with in the Architectural Standards for each subsidiary scheme. In general, all temporary window treatments must be white.

## **2. Landscape Standards**

The Landscape Standards apply to all external landscaped areas which are community property or common property of a subsidiary strata scheme (“Landscaped Areas”).

In keeping with the design concept at Jacksons Landing, the Landscaped Areas have been designed to a high standard to enhance the visual and functional amenity at Jacksons Landing.

The Landscaped Areas have been designed by award winning consultants and as far as possible, their concepts should be retained.

### **2.1 Generally**

Any additional or replacement planting is to be consistent with the original planting scheme. Variations to the original concepts should be considered only if plant materials fail for technical reasons, for example inadequate sunlight.

To ensure that the Landscaped Areas are maintained in first class order, professional advice should be sought from qualified professionals (landscape architects or horticulturists) where the Community Association is concerned about the state of plant material, drainage and other matters related to the maintenance and upkeep of the Landscaped Areas.

### **2.2 Public Open Space Areas**

The Community Association does not control or own the public open space areas.

Any concerns that the Community Association has in relation to these areas should be directed to the relevant public authority.

### **2.3 Paving**

The design integrity at Jacksons Landing depends on maintaining consistency within strata schemes. Any broken pavers must be replaced with a paver of the same colour and finish.