

**PHILLIPS LANDING  
COMMUNITY ASSOCIATION DP No. 270051  
247 Burwood Road Concord NSW 2137**

[www.phillipslanding.net](http://www.phillipslanding.net)

**BUILDING  
AND  
LANDSCAPING  
CODES  
2004  
as amended**

Approved at Executive Committee Meeting 7 April 2004  
As amended as at 9 February 2011.  
This document is current as at 8 May 2012.

**Our Managing Agent  
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# **BUILDING AND LANDSCAPING CODES 2004**

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## Our Management Statement

When we enter into an agreement to purchase or lease property within Phillips Landing the principles we agree to follow, when sharing the facilities, are set out in the By-Laws of our Management Statement.

By-Law 1 refers to the appearance of buildings & landscaping:

**“A person or a corporation must not make or allow to be made:-**

- (a) Any change to the appearance, design or structure of any improvements or landscaping within its strata scheme that would be visible from outside the strata scheme;**
- (b) Any building or construction work, or the installation of any fittings or fixtures, within the strata scheme that would be visible from outside the strata scheme; or**
- (c) The erection or display within the strata scheme of any notice, sign or advertisement that would be visible from outside the strata scheme,**

**unless authorised in writing by the corporation and by the Community Association, the authority in both cases having been given in general meeting.”**

Building & Landscaping Codes have been developed in an effort to speed up the approval process & maintain standards which enhance the environment in which we live. It should suit most instances but on some few occasions it may be desirable to deviate from the code. Likewise, a code is not set in concrete & may require amendment over time.

You should have received a copy of our Management Statement when you entered into an agreement to purchase or lease property within Phillips Landing. Copies are available on our website: [www.phillipslanding.net](http://www.phillipslanding.net)

## **OUR VALUES**

**WE HAVE THE RESPONSIBILITY OF KEEPING FAITH WITH THE ORIGINAL ARCHITECTURAL DESIGN CONCEPT OF PHILLIPS LANDING**

**IT IS THE OVERALL DESIGN CONCEPT WHICH, AMONGST OTHER THINGS, HAS ATTRACTED OWNERS TO OUR COMPLEX**

**OWNERS HAVE THE RIGHT TO HAVE THEIR INVESTMENT PROTECTED FROM BUILDING AND LANDSCAPING MODIFICATIONS WHICH DEPART SIGNIFICANTLY FROM THE ORIGINAL DESIGN**

**OUR COMPLEX IS A COMMUNITY OF PEOPLE LIVING TOGETHER WHO, FOR THE BENEFIT OF ALL, NEED TO ADHERE TO STANDARDS**

**OWNERS HAVE AN EXPECTATION AND A RIGHT TO EXPECT THAT BY-LAWS AND GUIDELINES WILL BE ADEQUATELY PROTECTED BY THE COMMUNITY ASSOCIATION**

**APPLICATION FOR  
BUILDING OR LANDSCAPING MODIFICATIONS**  
(Amended 22 March 2006)

**STRATA NAME:** ..... **UNIT No:** .....

**OWNER'S NAME:** ..... **PHONES:** .....

**EMAIL:** .....

**MODIFICATIONS REQUESTED:** (Please provide a brief but clear description using the terminology from the PLCA Building and Landscaping Code. Provide attachments if necessary.)

.....  
.....  
.....  
.....  
.....

Proposed modifications must comply with NSW Government & Local Authority requirements.  
It is the applicant's responsibility to obtain necessary approvals.

In your opinion does this application meet the requirements of the code?  **YES**  **NO**  **N/A**

**OWNER'S SIGNATURE:** ..... **DATE:** .....

**APPROVED BY OWNERS' CORPORATION:**

**NAME:** ..... **POSITION:** .....

**DATE:** .....

**PLEASE SUBMIT (BY EMAIL IF POSSIBLE) TO PLCA EXECUTIVE COMMITTEE MEMBERS.**

**PHILLIPS LANDING COMMUNITY ASSOCIATION:**

\* **APPROVED AS SUBMITTED**

\* **APPROVED WITH CONDITIONS AS SPECIFIED IN ATTACHMENT**

\* **NOT APPROVED BECAUSE OF REASONS SPECIFIED IN ATTACHMENT**  
(cross out those not applicable)

**DATE OF EXECUTIVE/GENERAL MEETING:** .....

**MANAGING AGENT:** .....

**POST INSTALLATION INSPECTION:**

**MODIFICATIONS HAVE BEEN CARRIED OUT IN ACCORDANCE WITH APPROVAL**

**STRATA PLCA REP:** ..... **EXEC:** .....

**DATE:**.....

BUILDING AND LANDSCAPING CODE 2004

CODE No. 1: **AIR CONDITIONERS**

**Application Process:** Submit details to the Strata Owners' Corporation on the form "Application for Building or Landscaping Modifications". If approved, the Owners' Corporation forwards the form to the Secretary of the Community Association. The decision of the Community Association will be conveyed to the applicant (copy to the Owners' Corporation) via Section 3 of the form.

This process is important to ensure that uniformity of external appearance is maintained across the Phillips Landing complex.

**1. Split A/C systems are the only type approved for installation within Phillips Landing.**

- a. The external A/C unit must be mounted at ground level within the courtyard or directly on the tiles of the balcony, ideally in line with units already fitted on floors above or below.
- b. If two external units are required they can be mounted separately on the ground or balcony level. Mounting in tandem (on top of one another) is discouraged, but will be assessed on merit.
- c. Colour of the unit must be cream/beige.
- d. The installation must comply with NSW Government & Local Authority requirements. It is the applicant's responsibility to obtain necessary approvals.

**2. Housing of piping and electrical conduit:**

- a. A **vertical** riser of ducting is required to house all electrical cable and A/C piping. **NO HORIZONTAL DUCTING IS PERMITTED ON THE EXTERNAL SURFACE OF THE BUILDING.**
- b. For an apartment with a balcony immediately above the external part of the A/C unit, the ducting should extend from the top of the unit to the balcony ceiling or to the underside of the soffit.
- c. If the external unit & ducting is located next to a downpipe the ducting should be butted up against the downpipe.
- d. Generally ducting must be powder coated to match the colour of the downpipes (green). However, ducting of a recessive colour may be used if considered more appropriate, subject to PLCA approval.
- e. Water must be drained to an existing water outlet – if the only option requires conduit on the outside of the building it must be as unobtrusive as possible & painted to blend in with the surface. The proposed method is required to be detailed on the application.

**Costs which arise from the installation of A/C systems are the responsibility of the apartment owner. Damage to strata or community property must be made good within two (2) weeks of completion of the installation.**

BUILDING AND LANDSCAPING CODE 2004

**CODE No. 2:**

**SECURITY DOORS AND SCREENS**

**Application Process:** Submit details to the Strata Owners' Corporation on the form "Application for Building or Landscaping Modifications". If approved, the Owners' Corporation forwards the form to the Secretary of the Community Association. The decision of the Community Association will be conveyed to the applicant (copy to the Owners' Corporation) via Section 3 of the form.

This process is important to ensure that uniformity of external appearance is maintained across the Phillips Landing complex.

**Approved Design**

The same design of security grill must be used in screen doors and windows across the Phillips Landing complex.

The design is a diamond pattern with each diamond having dimensions of approximately 80mm wide x 100mm deep.

The frame colour should be the same as the colour of the original window and sliding door frames & the screen must be grey or black.

It is the choice of the individual unit owner as to the security rating of doors and screens. Security rating usually reflects the overall strength of design. A higher security rating usually attracts a higher cost.

**Costs which arise from the installation of security doors & screens are the responsibility of the apartment owner. Damage to strata or community property must be made good within two (2) weeks of completion of the installation.**

BUILDING AND LANDSCAPING CODE 2004

CODE NO. 3:

**EXTERIOR LIGHTING**

**Application Process:** Submit details to the Strata Owners' Corporation on the form "Application for Building or Landscaping Modifications". If approved, the Owners' Corporation forwards the form to the Secretary of the Community Association. The decision of the Community Association will be conveyed to the applicant (copy to the Owners' Corporation) via Section 3 of the form.

This process is important to ensure that uniformity of external appearance is maintained across the Phillips Landing complex.

**Under no circumstances will approval be granted for the fitting of conduit or electrical leads to the external surfaces of buildings.**

**Entryway Lights and Sensors**

New, single, light fittings must be similar to those in use at other entrances to the strata

Total replacement light fittings must be of a size, design and colour to complement those in use in neighbouring buildings. Generally this is an orange coloured paver bordered by a rectangular or square grey paver.

It is strongly recommended that the applicant chooses light fittings which complement the architecture and character of Phillips Landing.

**Balcony and Courtyard Bunker Lights**

New, single, light fittings must be similar to those in use on the balcony or courtyards of that strata.

Total replacement light fittings must be of a size, design and colour to complement those in use in neighbouring buildings.

It is strongly recommended that the applicant chooses light fittings which complement the architecture and character of Phillips Landing.

**Costs which arise from the installation of light fittings are the responsibility of the apartment owner. Damage to strata or community property must be made good within two (2) weeks of completion of the installation.**



**BUILDING AND LANDSCAPING CODE 2004**

(Approved at ECM 7 April 2004)

**CODE No 4:**

**EXTERIOR BLINDS AND AWNINGS**

**Application Process:** Submit details to the Strata Owners' Corporation on the form "Application for Building or Landscaping Modifications". If approved, the Owners' Corporation forwards the form to the Secretary of the Community Association. The decision of the Community Association will be conveyed to the applicant (copy to the Owners' Corporation) via Section 3 of the form.

This process is important to ensure that uniformity of external appearance is maintained across the Phillips Landing complex.

**Approved Designs**

The same design of blinds and awnings must be used across the Phillips Landing complex.

Each strata may choose from ONE of two plain colours, Brunswick Green or Beige. Once a colour has been chosen & blinds of that colour have been installed all future installations in that strata must be of that colour. This ruling applies to existing installations.

**Folding Arm Awnings**

Units with a reinforced concrete balcony on top of their own balcony space are generally able to install a folding arm awning. The awning may be manual or motorized.

Awnings must

- \* be fixed to the underside of the balcony overhead
- \* have a plain front edge when extended
- \* have the roller mechanism covered by a metal pelmet or headbox the same colour as the awning fabric.

**Under no circumstances are folding arm awnings to be installed to units on brick or concrete block rendered surfaces. These walls are incapable of withstanding the higher wind loads which can be exerted on these walls by this awning type. The PLCA is considering alternate coverings for these units.**

**Straight Drop Roller Blinds**

Units with a balcony overhead or with a roofline which extends over the whole depth of a unit's balcony space are generally able to install straight drop roller blinds. These blinds may be manual or motorized.

These blinds must:

- \* be fixed to the underside of the balcony overhead.
- \* have a plain bottom edge when extended

**Costs which arise from the installation of light fittings are the responsibility of the apartment owner. Damage to strata or community property must be made good within two (2) weeks of completion of the installation.**

BUILDING AND LANDSCAPING CODE 2004

CODE No. 5:

**PAINTING OF BUILDING**  
**EXTERIORS**

**Application Process:** Submit details to the Strata Owners' Corporation on the form "Application for Building or Landscaping Modifications". If approved, the Owners' Corporation forwards the form to the Secretary of the Community Association. The decision of the Community Association will be conveyed to the applicant (copy to the Owners' Corporation) via Section 3 of the form.

This process is important to ensure that uniformity of external appearance is maintained across the Phillips Landing complex.

**Rendered Surfaces.**

*Murobond, Murawash or Murobond Mineral Silicate Flat Finish* are the only paints approved for application to rendered external surfaces.

It is strongly recommended that residential buildings be repainted in their original colour.

It is strongly recommended that recreational buildings be repainted in their original colour.

**Gutters, Fascia Boards, Downpipes, Vents**

High gloss is the paint finish chosen by the original architects and is the only type of paint approved for application to the above external surfaces

It is strongly recommended that residential buildings be repainted in their original colour.

It is strongly recommended that recreational buildings be repainted in their original colour.

**Fences & Gates**

Two coats of "Uroa" Dulux acrylic gloss must be used for fences

Two coats of "Brunswick Green" Dulux acrylic gloss must be used for fence posts

**Damage to strata or community property must be made good within two (2) weeks of completion of painting.**

**CODE No. 6:**

## **PLANTER BOX LANDSCAPING**

**Application Process:** Submit details to the Strata Owners' Corporation on the form "Application for Building or Landscaping Modifications". If approved, the Owners' Corporation forwards the form to the Secretary of the Community Association. The decision of the Community Association will be conveyed to the applicant (copy to the Owners' Corporation) via Section 3 of the form.

This process is important to ensure that uniformity of external appearance is maintained across the Phillips Landing complex.

**Please remember regular watering, fertilizing, pruning and plant replacement.**

### **Preferred Plants**

The original architectural plan for Phillips Landing used buxus (upright hedge) and star jasmine (perfumed flowers and prostrate/cascading habit) as the preferred plants. Both are disease and drought tolerant but inadequate watering produces signs of stress earlier in the jasmine than the buxus.

To ensure uniformity of external appearance across the Phillips Landing complex the PLCA prefers that Owners' Corporations continue to use these two plants.

### **Permitted Variations**

Each Owners Corporation has some latitude in plant choice and planter box layout. Other suitable plants include some varieties of hebe, pittosporum, murraya and dwarf conifers. More than one of the approved plant types may be used.

Proposed variations to the preferred PCLA code should:

- \* Ensure that uniformity of external appearance is maintained **across the strata** and the proposed plants and layout **complement other approved planter box landscaping**
- \* Be submitted to the PLCA for approval.

**Damage to community property caused by planter box maintenance must be made good by the Owners' Corporation within four (4) weeks of completion of maintenance work.**