

**Architectural Standards and Landscape Standards for the Cadigal Avenue Terraces
SP 62406**

Jacksons Landing Pyrmont

Introduction

Under by-law 1 of the Jacksons Landing Community Management Statement ("CMS"), a Subsidiary Body may prescribe Architectural Standards for a Subsidiary Scheme. Once served on the Community Association, the Community Association is responsible for the Architectural Standards. This document is the Architectural Standards for the Cadigal Avenue Terraces, being Strata Scheme 62406. These Standards must be read in conjunction with the Architectural Standards for the Community Association and set out the Standards which apply to owners and occupiers of House Lots in Strata Scheme SP 62406.

Refer to by-law 1 of the CMS for further information on these standards.

Design Concept

The Cadigal Avenue Terraces were designed by Richard Huxley. They are contemporary terraces bounded by Cadigal Avenue, Jones and Bowman Streets.

Each terrace has a frontage to a street, and is a clearly defined entity.

1.1 General

(a) Security Grilles

Security grilles are permitted on ground floor doors and windows in conformity with the attached drawing, marked A. Security Grilles on entry doors must be in accordance with the locations shown in diagrams B and C.

(b) Structures in Courtyards

Pergolas and trellis structures are permitted in internal courtyards provided that such structures do not protrude above party walls or parapets. The rationale for this restriction is to maintain solar access to adjoining residences.

(c) Nameplates

Nameplates can be affixed to the front of the building subject to approval by the appropriate public authority and the owners corporation.

(d) Light Fittings

The light fittings on external balconies cannot be replaced. Restrictions do not apply to internal courtyards.

(e) Satellite Dishes

Satellite dishes are not permitted on roofs, with the exception of a dish on the common property roof of one of the Terraces (at this stage to be Lot 7, 13 Cadigal Avenue) to enable provision of pay TV and the like to the whole of the strata scheme. Wall mounted dishes can be mounted on internal courtyards where they do not visually affect adjoining owners (see by-law 3.3 of the CMS).

(f) Trees and Shrubs

In order to preserve the solar amenity of neighbours, trees in courtyards must not exceed 3 metres in height.

(g) Alarm Systems

Internal alarm systems may be installed by an Owner in a House Lot. External security devices may be installed in the position shown on the attached diagrams B and C.

(h) Real Estate Signs

“For Sale” or “For Lease” signs are permitted provided that:

- there is only one sign per terrace;
- the sign does not exceed 1 metre by 1 metre in size; and
- signs are not attached to balconies.

1.2 Particular Requirements for the Cadigal Avenue Terraces

(a) Window Treatments

Western red cedar shutters and blinds, white curtain backing and frosted glass are acceptable on those windows facing the streets. There are no restrictions on windows facing internal courtyards or on upper level windows not facing streets.

(b) Balcony Furniture

In order to reduce contrast between the building and furniture pale-coloured outdoor furniture is required on those balconies facing the street.