

Architectural & Landscape Standards for Raleigh Park Estate Todman Avenue, Kensington, NSW



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1. Introduction

1.01 Purpose

These guidelines have been prepared to provide additional information for the existing Architectural & Landscape guidelines that are applied to additional development and alterations and additions to existing dwellings in the Raleigh Park Estate.

1.02 Aims & objectives.

The aims and objectives of these guidelines are:-

- To enhance the existing guidelines.
- To ensure new development or alterations and additions are carried out to match the architectural language, style and character of the existing estate.

1.03 Area of application

The guidelines relate to the low scale residential development in the main central section of the estate and to those properties and lots identified in the Raleigh Park Estate Community Management Statement (RPECMS).

1.04 Relationship to other planning instruments

These guidelines do not replace any requirement under Randwick Council's Local Environmental Plan and any relevant Development Control Plans.

2. Development Guidelines

2.01 Introduction

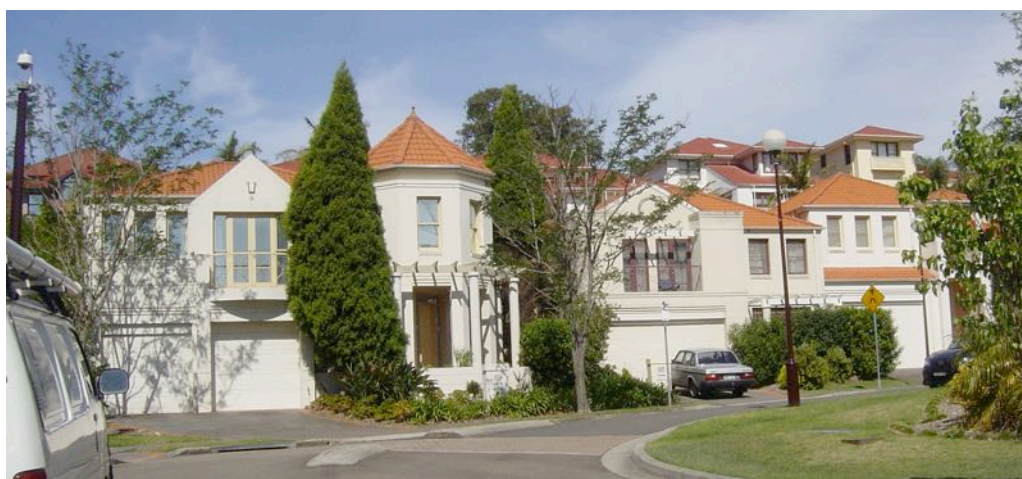
The existing “Landscape Standards and Architectural Standards” from the Raleigh Park Estate Community Management Statement, set out the background for the control of any new elements to be introduced into the Estate.

2.02 Architectural Standards

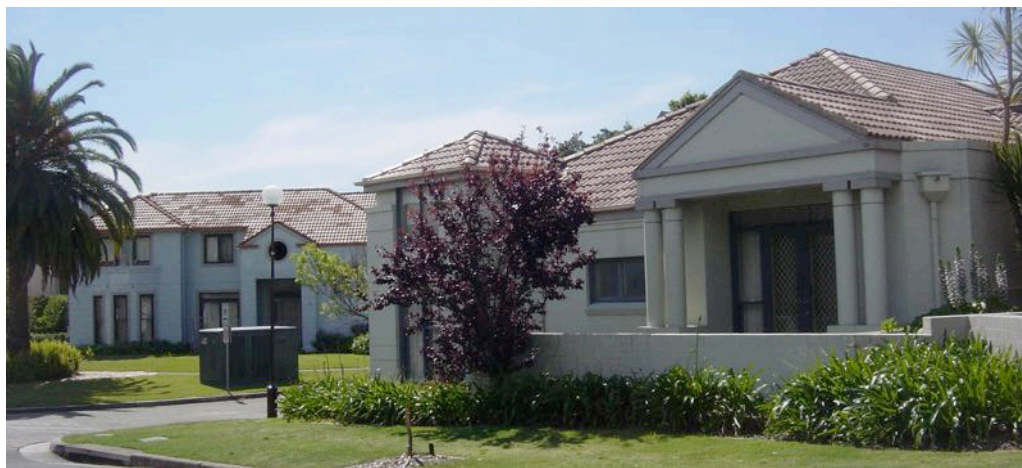
The RPECMS requires all new development or alterations and additions to be in the style of Federation of Georgian Revival.

The Estate theme is based on two styles.

- Federation style reflecting the buildings currently and previously on the land. This is evident in some tower and porch elements
- Georgian revival style of the interwar period, Interwar Cottage and Georgian Modern styles of today. This is the predominant style within the estate and is more of a Post Modern form of Georgian Revival.



pic 01. Streetscape with Federation elements



pic 02 Streetscape with Georgian Revival elements



pic 03 Streetscape with Interwar Cottage elements.



pic 04 Typical Post Modern style with Georgian elements.

New development and alterations and additions are to match or be sympathetic to the styles within the streetscape or to the style of the residence to be altered and as follows:-

- The wall finishes are all painted, either cement render or bagged brickwork. Colours to be in the palette of accepted colours (see appendix 1).
- Windows are to be vertical in form.
- Roofs are to be tiled. Alterations to match existing tiles. New developments to use either red or grey terracotta style tiles in either Marseille or Spanish style. Modern flat "slate" like tiles permitted as an alternative.
- Garage doors to be paint finish or powder coated. amendment B
- Pergola structures to match either Georgian Revival style with round columns or Modern Federation style with double timber columns. Painted steel columns allowed (minimum 150 square). Dwarf walls encouraged to visually contain pergola areas but not essential.

- Ad hoc lightweight structures, such as shade sails, permitted where not visible from a public space but require approval.
- Satellite dishes. Satellite dishes less than 600mm in diameter may be roof mounted but only where not visible from the street. Satellite dishes greater than 600mm in diameter must be mounted at ground level in a rear yard or courtyard area.
- Solar panels, rotating head roof vents, air-conditioning units and rainwater tanks are not to be visible from the street. amendment B
- Aluminium framed windows are not permitted. amendment B

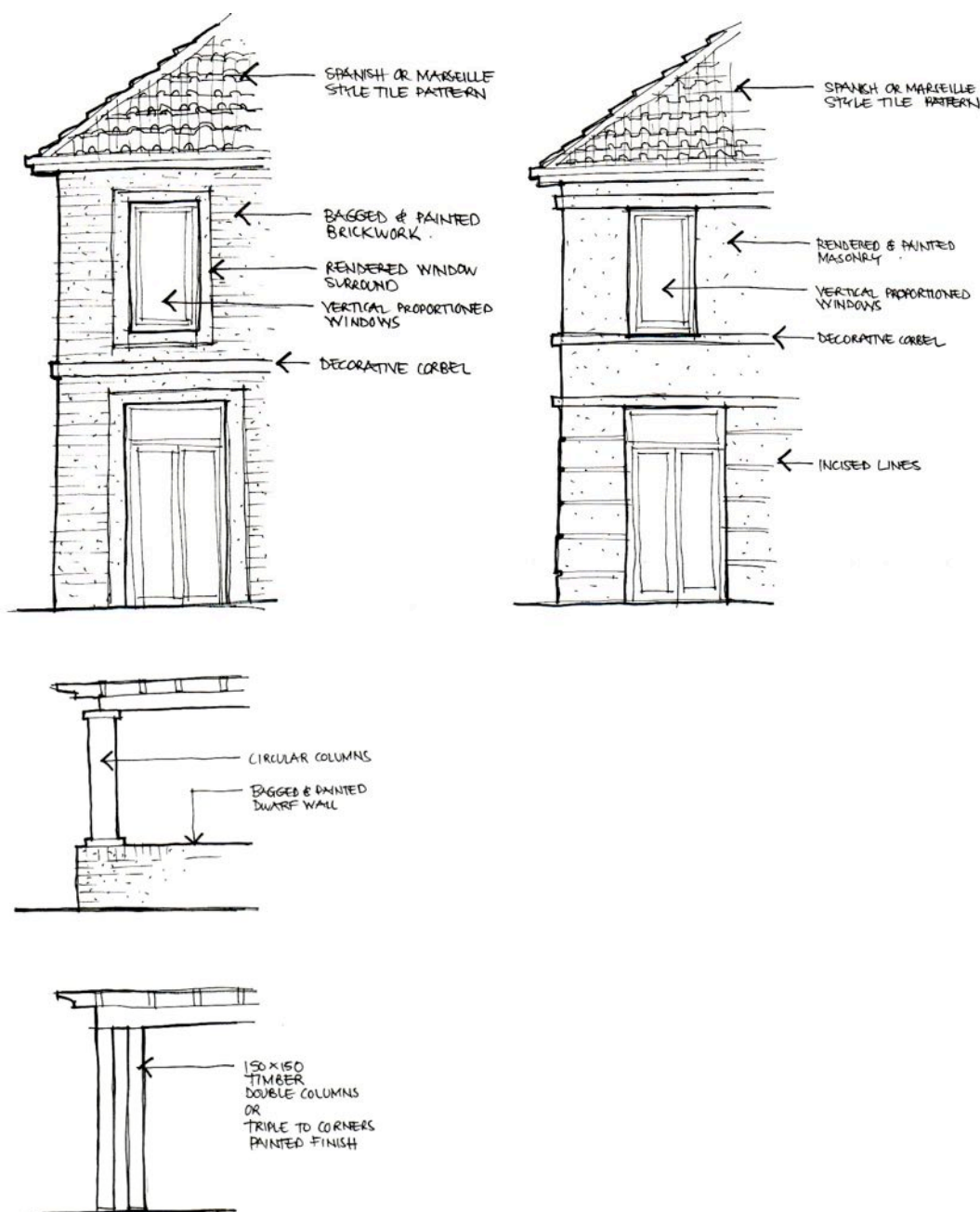


Illustration 01 Acceptable design elements in new development or alterations.

2.03 Landscape Standards

The RPECMS requires landscaping is to be in “olde worlde” planting style. This encourages exotics as would be found in an English garden setting but also some natives are suitable.

General additional guidelines are as follows:-

- Planting to front yards are to be low scale to allow for ongoing visual viewing of streets from within residence front rooms for improved security.
- Preferred solution for planting around new driveways to be low scale (maintained at 600mm height) to provide for better visibility for pedestrians.
- Large trees to be planted to rear yards only. Native large trees such as Eucalypts and Acacias are not permitted. Trees to be sited to minimise potential impact on neighbouring properties.
- Deciduous trees to be encouraged for good solar access to courtyards and living room windows and doors. Claret Ash, Magnolia, Frangipani and dwarf Maple are all suitable deciduous species.



- Hedges and screen planting. Camellia hedges are traditional “olde worlde” solutions but also native screen trees and hedge plants such as dwarf Lilipillis or Westringia Fruticosa are encouraged.



- Climbers. Ivy is not permitted. Ficus Pumuli can be used but must be maintained. Other decorative climbers such as Wisteria are encouraged.



- Ground covers/grasses. Apart from normal grass for courtyards low maintenance and low impact ground covers are encouraged such as Native Violet (*Viola Hederacea*). Understorey planting can include plants from the Liriope (*Liriope Gigantea*) family, Bird of Paradise (*Strelitzia Reginae*) or native grasses like Kingsdale Grass (*Poa Poiformus*).

