

LANDSCAPE STANDARDS

AND

ARCHITECTURAL STANDARDS

FOR

RALEIGH PARK

COMMUNITY PLAN D.P. 270003

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PART 1

DEFINED TERMS

1. Words and phrases defined in the Community Management Statement of Raleigh Park and which appear in this document (the first letters of which are in capital letters) but are not themselves defined in this document will have the same meaning as defined in that Community Management Statement.

PART 2

PREAMBLE

Source of Power

- 2.1 The following Landscape and Architectural Standards are prescribed by the Community Association pursuant to By-Laws 1 and 2 of the Community Management Statement.

- 2.2 The Community Association's Landscape Standards apply to:

- (i) Community Property;
- (ii) Community Development Lots 17, 26 and 27; and
- (iii) Neighbourhood Property and Common Property

but do not apply to:

- (i) a Neighbourhood Lot; or
- (ii) a Community Development Lot other than Lots 17, 26 and 27.

- 2.3 The Community Associations' Architectural Standards apply to:

- (i) Community Property; and
- (ii) Community Development Lots

but do not apply to:

- (i) a Neighbourhood Lot; or
- (ii) a Strata Lot

- 2.4 (a) The Architectural Standards for each Neighbourhood Scheme or Strata Scheme must be prescribed by its relevant Neighbourhood Association or Strata Corporation within 1 month of registration of its relevant Neighbourhood Plan or Strata Plan as appropriate.

- (b) The standards in Clause 2.4(a) must be served upon the Community Association and upon service, those standards will apply as Architectural Standards for that Neighbourhood Association or Strata Corporation.

- 2.5 Landscape Standards and Architectural Standards bind:
- (a) the Community Association;
 - (b) each Neighbourhood Association;
 - (c) each Strata Corporation;
 - (d) proprietors and occupiers of Strata Lots;
 - (e) proprietors and occupiers of Community Development Lots; and
 - (f) proprietors and occupiers of Neighbourhood Lots (but no Landscape Standards will apply to Neighbourhood Lots).

PART 3

LANDSCAPE STANDARDS

Theme

- 3.1 The theme of Raleigh Park will take the form of a parkland setting in synergy with nearby Centennial Park and Moore Park Golf Course incorporating within its bounds "olde worlde" Randwick. The re-creation of the "olde worlde" and park themes will be further enhanced by the Open Space Area in the centre of Raleigh Park and the formation of tree lined streets, bushes and hedges in well ordered planting patterns prominent in the Federation era.
- 3.2 There will be a repetition of what is currently planted and what was previously planted on the land comprising all exotic plants and trees. These are complementary to the theme and architectural design and will be used to emphasise Federation style lines and shapes rather than free form Australian native plants and shrubs. Exotic plants and trees are ideal also because of their low maintenance requirements and long life span unlike some Australian natives.
- 3.3 The landscape plan in Part 6 of these Landscape Standards is a typical example of landscaping completed or to be completed at Raleigh Park and indicates:
- (a) the style of landscaping in keeping with the theme; and
 - (b) typical plants and trees planted and to be planted at Raleigh Park.
- 3.4 Landscape specifications in Part 7 of these Landscape Standards prepared for Raleigh Park's Open Space Area indicate the landscaping methods, plant materials and maintenance requirements.

Planting Approach

- 4.1 Landscaping should be appropriate to the site and consideration should be given to:
- (a) existing plant material;
 - (b) neighbouring plant material;

- (c) drainage patterns on the site;
- (d) neighbouring houses and streets;
- (e) view and obstruction of view in **all** directions to and from the site; and
- (f) location of building structures and other improvements on Community Property, Neighbourhood Property and Common Property.

4.2 Landscaping patterns should:

- (a) sufficiently screen utility areas with appropriate plants;
- (b) break up foundation lines of buildings;
- (c) buffer driveways and park areas adjacent to Community Property, Neighbourhood Property or Common Property;
- (d) provide cover for areas disturbed during development;
- (e) maintain landscaping **within** the theme;
- (f) be effective by using quantities of a few species rather than a few plants of many species; and
- (g) be prepared by a landscape architect.

Grading and Drainage

- 5.1 Site grading shall be kept to a minimum and necessary drainage systems shall be designed for minimum impact and alteration of natural drainage systems should be avoided.
- 5.2 Retaining walls may be used to reduce areas needing grading or to preserve vegetation however such must reflect the architecture of the surrounding buildings or improvements and be well integrated into the site.
- 5.3 Paving, **buildings** and drainage systems should preserve natural grade run off and plants and trees.

Fences, Gates and Walls

- 6. Fences must **harmonise** in character and colour with landscaped areas and buildings and other improvements on the site. Fences, gates and **walls** should be:
 - (a) no greater than 1.8m in height;
 - (b) designed for some air passage;
 - (c) wrought iron, lattice, wood picket, **trellis** and brick used in combination or individually as appropriate for Raleigh Park.

Lighting

7. Plant lighting, landscape lighting and path lighting may be used. Down lighting is preferable to reduce glare. Landscaping fixtures must be shielded by planting and concealed in daytime.

Prohibition on Planting

8. No plants, trees or shrubs shall be planted on any part of the community property, over service corridors without the permission of the various service authorities providing services in those corridors.

PART 4

ARCHITECTURAL STANDARDS

Theme

9. The theme is:
 - (a) Federation style reflecting the buildings currently and previously on the land; and
 - (b) Georgian Revival style of the inter-war period and Georgian modern styles of today.
10. Raleigh Park will comprise:
 - (a) a series of enclaves of single dwelling houses (comprising Neighbourhood Lots) each with its own interpretation of the theme;
 - (b) modern apartment towers (comprising Strata Lots) incorporating some forms reminiscent of buildings previously on the land. Landscaping is used to reinforce this link; and
 - (c) amenity buildings (constructed on Community Property and Community Development Lots) with modern interpretation of the theme.

Variations of the Theme

11. The size of the development affords the opportunity for varied housing products and types.

Neighbourhood Schemes

- 12.1 In respect of each Neighbourhood Scheme Architectural Standards for the relevant Neighbourhood Property and Neighbourhood Lots must be prescribed by the Neighbourhood Association within 1 month of registration of the Neighbourhood Plan and shall form part of these Architectural Standards.
- 12.2 Architectural Standards for each Neighbourhood Scheme must be held with a copy of this document by the Community Association.

Strata Schemes

- 13.1 In respect of each Strata Scheme, a plan showing architectural standards for the relevant Common Property and Strata Lots must be prescribed by the Strata Corporation within 1 month of registration of the Strata Plan and shall form part of these Architectural Standards.
- 13.2 Architectural Standards for each Strata Scheme must be held with a copy of this document by the Community Association.

Features of Residences at Raleigh Park

14. Sizes of residences:
- (a) Single dwelling houses - Two storey, 2, 3 & 4 bedroom houses; and
 - (b) Home units/apartment towers - Single level, 2, 3 & 4 bedroom units.

Floor Elevation

15. Each proposed building will be analysed according to site topography and adjacent structures:
- (a) Wall space between grade and the finished floor will be solid wall or other approved treatment;
 - (b) Slab on grade construction may be used with a raised grade as approved; and
 - (c) in each case height maximums will be measured from the grade adjacent to the building to the peak of the roof and will accord with Council zoning provisions.

Roofs

- 16.1 In accordance with the theme, a mix of tiled pitched roofs and flat metal decked finishes must be used. The emphasis will be on a broken roof lines for variation.
- 16.2 Other roof materials that may be approved are slate and shingles.

Chimneys

- 17.1 Chimneys could be a part of the architectural statement of the theme. Their location and massing should be in keeping with the theme.
- 17.2 Chimney finishes must be either brick or stucco over masonry. No metal fireboxes are permitted unless encased in masonry surrounds.

Facade Treatments

- 18.1 Facade treatment must follow the theme but variety is encouraged according to the site topography and adjacent structures.
- 18.2 Primary exterior wall finishes must be brick or stucco covered masonry.

18.3 Covered porches and entrances, if included, should be a part of the architectural statement of the theme.

18.4 Each facade should have symmetry of individual design and be clean simple and well detailed in appearance.

Doors

19. Exterior doors should be appropriate to the theme. All doors should be of timber construction with painted finish. Doors may be six or four panel doors, french doors, dutch doors and sliding doors are acceptable on rear elevations.

Windows

20. Windows should be of high quality timber construction, proportions and detailing should be in keeping with the overall theme.

Exterior Trim

21. Exterior Trim work should be simple in nature and appropriate to the theme.

Colours

22. Whilst no colours are specifically unacceptable, all exterior colours should be co-ordinated and in line with the overall design concept.

Outbuildings

23. The design of garages, storage sheds and other outbuildings should be in harmony with the main building on a lot. Wherever possible, outbuildings should be located so that access is indirect and their opening does not directly face the street.

Brickwork

24. Bricks should be appropriate to the theme and may include face brick of all varieties, common bricks and certain second-hand bricks.

PART 5

AMENDMENT OF LANDSCAPE STANDARDS OR ARCHITECTURAL STANDARDS

25.1 A proprietor of a Community Development Lot may make application to the Community Association requesting additions or alterations to Architectural Standards applying to that proprietor's Lot in accordance with By-Law 2.3 of the Community Management Statement.

25.2 A proprietor of a Neighbourhood Lot or a Strata Lot may make application to its respective Neighbourhood Association or Strata Corporation requesting additions or alterations to Architectural Standards applying to that proprietor's Lot or that Subsidiary Body's Association Property or Common Property in accordance with By-Law 2.4 of the Community Management Statement.

25.3 Applications for amendment should be made in the appropriate form in Part 9 of this document.