

ARCHITECTURAL & LANDSCAPE STANDARDS 2020

For Raleigh Park Estate

Todman Avenue, Kensington NSW



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1. Introduction

1.01 Aims and Objectives

The aims and objectives of this document include:

Enhancement of the existing architectural and landscape standards, by bringing them up to date with developments in both building materials and technology.

Ensuring that alterations, additions or renovations on or in respect to any Lot are carried out in a manner that is consistent with the architectural language, style and character of the estate.

1.02 Area of Application

The document relates only to Lots in the Neighbourhood Associations.

2. Development of Standards

2.01 Introduction

The By-Laws in Part 1 of the Community Management Statement and the existing "Landscape Standards and Architectural Standards" section of the Raleigh Park Estate Community Management Statement shall continue to apply, except to the extent that they are inconsistent with the provisions of this document, in which event the provisions of this document shall apply.

2.02 Architectural Standards

Defined Terms

Words and phrases defined in the Community Management Statement shall have the same meaning when used in this document.

Approved Colour Palette

When used in this document, the expression "Approved Colour Palette" means the colour palette approved from time to time by the Review Subcommittee. For the avoidance of doubt, the Review

Subcommittee shall have the right to amend such colour palette as it deems fit.

Wall and Wooden Lattice Finishes

All walls, all brickwork and all wooden lattices are to be painted. When repainting exterior walls, brickwork or wooden lattices, colours are to be chosen only from the Approved Colour Palette.

Windows

The permission of the Review Subcommittee must be obtained prior to the replacement of any window or window frame visible from a public space or from the street.

All windows visible from a public space, and/or from the street, are to be single pane glass, of a style identical to the original windows. Multipane glass windows are not permitted.

Powder coated aluminium frame windows may be permitted by the Review Subcommittee if they are of a style identical to the original window frames.

The colour of any new timber or aluminium frame should be chosen from the Approved Colour Palette.

Roofs and Guttering

Roofs are a mix of tiled pitched roofs (predominantly) and flat metal decking. Alterations are to match existing structures. The style of roof tile shall be either Marseille or Spanish.

Approval from the Review Subcommittee shall be required to repaint roof tiles, which may be painted in a colour approved by the Review Subcommittee.

If guttering is to be replaced, the colour of same must be from the Approved Colour Palette.

Garage Doors

Garage doors are to be painted or powder coated in a colour from the Approved Colour Palette. If a garage door needs to be replaced the new door must match the existing door in style.

Pergola structures

Pergola structures are to match either Georgian Revival style with round columns or Modern Federation style with double timber columns.

Any proposal to erect a pergola or pergola-like structure must be approved by the Review Subcommittee.

Two acceptable examples of Pergola structures in Raleigh Park are shown below:



Pergola structure over a driveway



Pergola structure on house front aspect

Lightweight Structures

Structures such as shade sails are permitted only in a courtyard, where not visible from a public space or the street.

Satellite Dishes

Satellite dishes 600mm or less in diameter may be roof-mounted but only where not visible from the street in front of the house. Satellite dishes greater than 600mm in diameter must be mounted at ground level in a rear courtyard area and not visible from adjacent houses. Approval is required from the Review Subcommittee for the installation of a satellite dish which will be visible from the street or from adjacent houses.

Solar Panels

Solar panels may be installed on rooftops provided that they cannot be seen from the street or from a public space. Approval is required from the Review Subcommittee for the installation of any solar panels whether or not they are visible from the street or a public space.

Rotating Head Roof Vents

These structures may be installed on the roof provided that they cannot be seen from the street in front of the house. The colour should match the colour of the roof tiles. Approval is required from the Review Subcommittee for the installation of a rotating head roof vent if same can be seen from the street.

Air Conditioning Units.

Additional or replacement air conditioning units are not to be visible from the street in front of a house.

They should not be installed on any balcony at the front of a house.

Approval for additional air conditioning units is required from the Review Subcommittee, if same can be seen from the street.

Rainwater Tanks

Rainwater tanks are not to be visible from the street in front of a house. Approval to install a rainwater tank is required from the Review Subcommittee, whether or not the tank is visible from the street.

Security Windows and Door Screens

Any proposal to install security screens or bars on windows or doors facing the street in front of the house must be approved by the Review Subcommittee.

Security screens on windows or doors facing the street should be of an unobtrusive design, such as those currently marketed as Crimsafe Security fittings.

Exterior Lights

Exterior light fittings which require replacement, or additional light fittings, should be of a style similar to those initially installed.

Lantern fittings are not permitted.

Approval for any other style of light fitting, visible from the street, must be obtained from the Review Subcommittee.

Play Equipment

Swings, trampolines, basketball hoops and stands, and other items of play equipment are not to be installed or placed on a lot, or adjacent to a lot, where visible from the street.

2.03 Landscape Standards

The Community Management Statement requires that 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 in front yards is to be low scale to allow for ongoing visual viewing of streets from within residence front rooms, for improved security.

The preferred solution for planting around driveways is to be of a low-level scale to provide for better visibility for pedestrians.

No large trees are to be planted in rear courtyards.

Native trees such as acacias or eucalypts are not permitted.

Trees are to be sited to minimise potential impact on neighbouring properties.

Deciduous trees are to be encouraged for good solar access to courtyards and living room windows and doors. Claret ash, magnolia, frangipani and dwarf maple are suitable deciduous species.

Hedges and screen plantings. Camellia hedges are traditional “olde worlde” solutions, but also native screen trees and hedge plants such as dwarf lillipillis or Westringia Fruticosa are encouraged. The maximum height of hedge or screen plantings is preferably 1.5 metres.

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

Ground Cover/grasses. Apart from normal grass for courtyards and front gardens, low maintenance and low impact ground cover is encouraged. Understory planting can include plants from the Liriope family.

Bird of Paradise (Strelitzia Reginae) is not permitted because mature plants will damage nearby paths, sewers, drains or pipes etc.

