



RADFORD PARK

DESIGN GUIDELINES

25 March 2013 v5



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# 1. RADFORD PARK - THE VISION



Belford Developments Pty Ltd welcomes you to Radford Park, a scenic rural residential land release near Branxton in the Hunter Valley, with sweeping views of the valley and the Brokenback Range.

The Radford Park Design Guidelines have been developed with the aim of safeguarding the value of your investment by encouraging the development of a visually attractive built environment with high quality homes and landscaping.

We have put much thought into providing a quality, master planned land release with intensive street tree plantings and landscaping. These measures will provide pleasant, inviting and attractive streetscapes which will compliment the built environment and add further value to your investment.

These guidelines seek to implement our vision for Radford Park, however alternative high quality design proposals may also be considered for approval on their merit.

## How to Use these Design Guidelines

STEP 1	At the time of purchase, review the design guidelines.
STEP 2	Give your builder or architect these design guidelines and ensure that the building plans they prepare comply with these guidelines.
STEP 3	Submit your plans and associated application forms (as listed below in Submission Requirements) to Belford Land Corporation for approval.
STEP 4	Your submission will be reviewed and assessed by Belford Developments Pty Ltd and a response will be issued within 10 working days.
STEP 5	If required, make any amendments required and resubmit your plans.
STEP 6	Once Belford Developments Pty Ltd has approved your plans, submit the approval as part of your development application to Singleton Council.





  
RADFORD PARK  
Master Plan

- Street Tree Key
-  Pin Oak Circuit
  -  Pyrus Avenue
  -  Radford Parkway
  -  Claret Avenue
  -  Pistacia Grove
  -  Robinia Avenue

Disclaimer: This document is provided for the purposes of illustration only and is a guide only. Lot sizes and dimensions are approximate only, and subject to change. Belford Land Corporation Pty Limited, Belford Developments Pty Ltd and their agents do not warrant the accuracy of the information and exclude all liability including but not limited to any liability for negligence, an error, discrepancy, other inaccuracy that this document may contain or your use of this document. Purchasers should not rely on this document. Purchasers are to rely on their own professional advice obtained including but not limited to legal advice to confirm the specifications of all lots, including location and dimensions.

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15/02/2013





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## 2. BUILDING APPROVAL PROCESS

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In preparing the design for your home you should review these guidelines and check that your plans comply with the criteria listed in following design sections -

- Section 2** Submission Requirements
- Section 3** Site Planning
- Section 4** Building Design
- Section 5** Access and Parking
- Section 6** Fencing and Gates
- Section 7** Ancillary Structures and Uses
- Section 8** Landscaping

### 2.1 Submission Requirements

Applicants must submit, via email, the following information for approval by Belford Developments Pty Ltd -

- Design Review Application Form (filled in online)
- A site plan drawn to scale showing -
  1. Dimensions and areas of the proposed dwelling
  2. Setbacks to all boundaries
  3. Original and proposed finished ground levels
  4. Location of the proposed dwelling and all ancillary structures
  5. Location of storm water treatment and waste water recycling facilities
- Building plans showing -
  1. Floor plans for each storey including but not limited to room details and dimensions
  2. All exterior elevations (front, rear and both sides), including heights
- Schedule of materials, finishes and colours for all external building surfaces
- Landscaping Plan showing -
  1. Letterbox position and structure
  2. Driveways, parking areas and all paved areas
  3. Fencing details including position, height, materials and colour

Plans should be submitted in PDF format, at a readable size equivalent to A3 paper plans.



## 2.2 Statutory Requirements and Conditions of Approval

### **Requirement to comply with these Design Guidelines**

Owners are required by covenants to comply with these Design Guidelines and to submit all plans for buildings and landscaping to Belford Developments Pty Ltd for formal approval prior to submitting any development application to Singleton Council. If any aspect of the plans are altered during the council development application or construction process then updated plans must be submitted and approval must be obtained from Belford Developments Pty Ltd.

### **Relationship to Government Statutory Requirements**

Design Approval by Belford Developments Pty Ltd does not constitute a development approval or a building permit. The applicant or owner is responsible for ensuring that the development complies with all statutory requirements including current Building Regulations, Australian Standards and all other relevant regulations. These approvals are required by law and must be obtained prior to commencement of construction from the relevant authority.

### **Compliance and Inspections**

An assessor from Belford Developments Pty Ltd will make on-site inspections as is reasonably necessary for the purpose of ascertaining compliance with the Radford Park Design Guidelines and the approved plans and specifications.

The applicant or owner should advise Belford Land Developments Pty Ltd when the construction work has been completed so that a final inspection can be arranged.

### **Supply of Design Approval to Singleton Council**

The applicant or owner must supply a copy of the Design Approval provided by Belford Developments Pty Ltd to Singleton Council when seeking council development approval.





## 3. SITE PLANNING



### 3.1 Earthworks

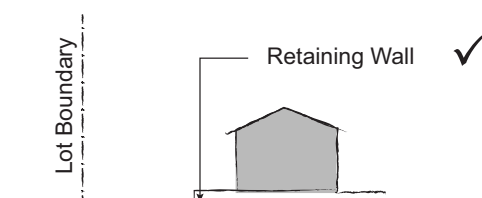
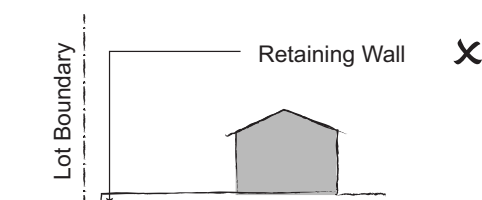
Cut and fill should be minimised for any proposed works. The effects of any cut and fill on stormwater flows need to be assessed and the works need to be designed to prevent concentration of flows or diversion from the existing flows.

Any disturbance to the natural ground level during the construction phase should be attractively landscaped after works are completed.

Where possible the use of retaining walls is to be an extension of the building footprint of the associated building.

Retaining walls must not exceed 1.5 metres in height.

Where retaining walls are visible from the public road they are to be constructed of rock, stone or rendered masonry in colours which complement the dwelling, and screened by suitable vegetative landscaping.



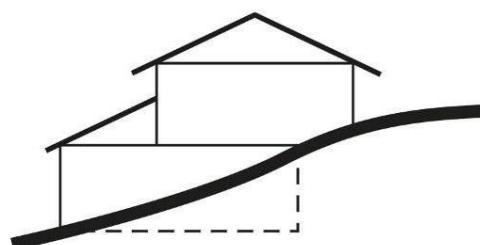
PREFERRED RETAINING WALL POSITION

### 3.2 Sloping Sites

On sloping land the height and bulk of the buildings are to be minimized and the need for cut and fill reduced by appropriate siting and building design.

Buildings should be designed to follow the grade of the slope, and the building mass should step up or down the slope.

Split level homes are encouraged for sloping sites. The building design should be configured so that the greatest wall length (horizontal dimension) follows the contour of the land.



APPROPRIATE DESIGN FOR SLOPING SITES



### 3.3 Building Setbacks

#### General building setbacks (as required by Singleton Council)

- Buildings must have a minimum setback of 20 metres from all road frontages.
- Buildings must have a minimum side setback of 10 metres.
- Buildings must have a minimum rear setback of 10 metres.

#### Reduced building setbacks apply to the following lots

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 27, 28, 29, 30, 59, 60, 62, 63, 66, 75, 76, 77, 78, 79, 80, 81, 83, 84, 87, 88, 89, 90, 112, 125, 126, 127, 128, 129, 130, 131, 135, 136, 137, 140, 147, 148, 149, 150, 151, 152, 155, 156.

- All buildings must have a minimum setback of 20 metres from all road frontages, except for corner lots 11, 16, 89, 125, 137 and 147, which must have a minimum setback of 15 metres from all road frontages.
- All buildings must have a minimum side setback of 5 metres.
- All buildings must have a minimum rear setback of 10 metres.

For any new development that is adjacent to existing development, the road boundary setback for a dwelling is to be within 20% of the average setback of the adjacent dwellings subject to the above. If there are one or more adjoining lots which are vacant a maximum dwelling building line of 40 metres applies.

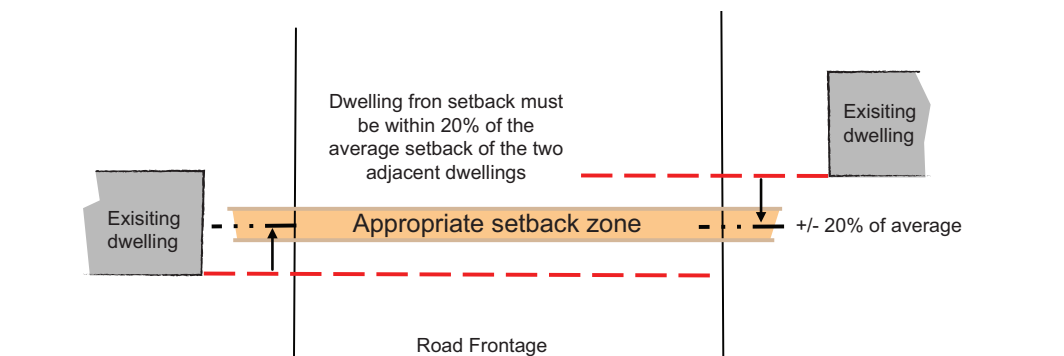


ILLUSTRATION OF APPROPRIATE SETBACK ZONE

#### Lots adjoining Elderslie Road

All buildings on lots adjoining Elderslie Road must be set back from the Elderslie Road boundary by 20 metres. These lots carry a restriction on the use of land as detailed in the relevant Section 88B Instrument accompanying the Deposited Plan requiring this setback.

Dwellings on lots adjoining Elderslie Road must front Pyrus Avenue or Claret Avenue and are prohibited from any direct access to Elderslie Road. A visually sympathetic vegetative screen along the Elderslie Road lot boundary of each lot must be provided inside the post and rail fence.







## 4. BUILDING DESIGN

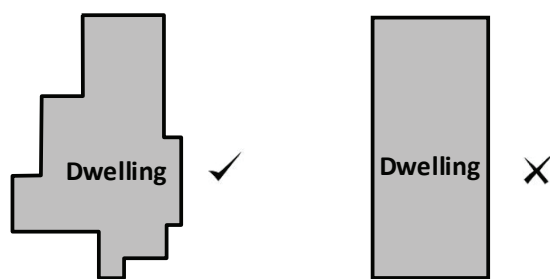


### 4.1 Building Form

Buildings are to be at a suitable scale and front building façades are to incorporate appropriate articulation in exterior walls to provide visual interest to the streetscape.

Dwellings are not to exceed 2 main floor levels, with the total height from natural ground level to the peak of the roof to be less than 8.5 metres.

For lots located on a ridgeline and corner lots, the buildings exterior walls should be articulated to provide visual interest to the streetscape.



BUILDING ARTICULATION

### 4.2 Building Footprint

Dwellings are to have a minimum building footprint of 200 square metres. Dual occupancy or multi-unit development is not permitted.

### 4.3 Exterior Walls

Exterior wall materials may include -

- Accent elements of natural timber, stone and weatherboard
- Bagged or rendered brick (any single colour facebrick must be approved by the assessor)
- Weatherboard
- Steel
- Rammed earth
- Aggregate concrete
- Ecoply (exterior ply sheeting)

Wall colours are to reflect earth tones, neutral colours and natural finishes. The use of brightly coloured renders and contrasting mortars are prohibited.



## 4.4 Verandahs and Balconies

Architectural elements such as terraces, balconies, verandahs, entry porticoes and pergolas are strongly encouraged for their value in diversifying streetscapes, softening building bulk and elevation treatments, and responsiveness to climate.

## 4.5 Roofs

Roof ridgelines are to follow the natural contour of the land. Roofs must have a minimum pitch of 22 degrees and have a minimum of 450 millimetre wide overhangs or eaves.

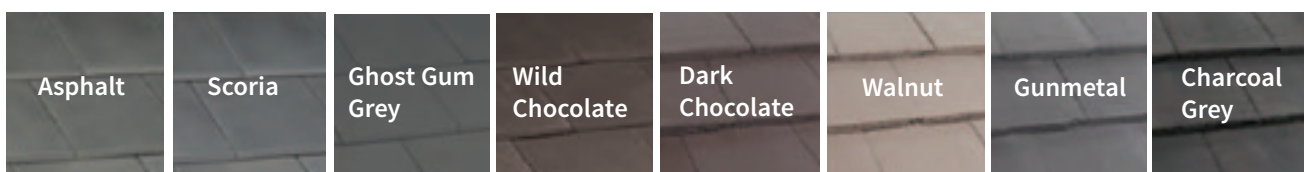
The use of attractively detailed gable ends is encouraged to break up the roof volume and add interest to the streetscape.

Roofs from non-coated galvanised iron or zincalume are prohibited . Roof materials used must be selected from the list below -

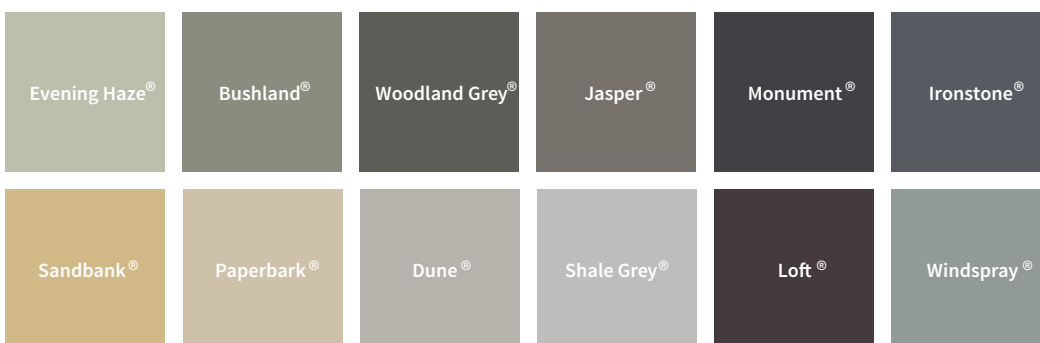
- Colorbond metal roof sheets
- Copper tray roofing (natural)
- Flat profile terracotta shingle tiles
- Flat profile concrete roof tiles
- Slate

Roof colours must be chosen from the medium tone ranges in similar colours to those shown below -

Acceptable colours for Boral Terracotta Flat Shingles or Concrete Roof tiles



Acceptable Colorbond Steel Roofing colours\*



\*These colour charts are only general indications of actual colours.



## 4.6 Garages

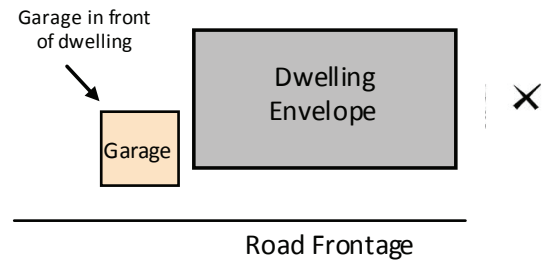
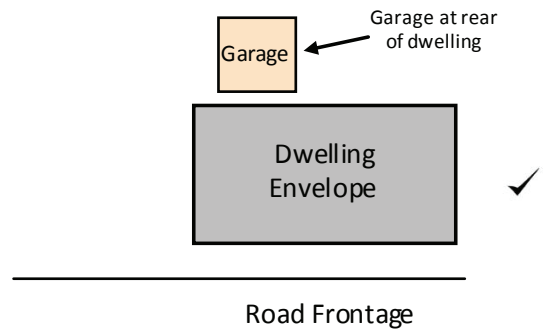
Garages should be designed and positioned to reduce the apparent bulk from the road; garages that dominate the streetscape are prohibited.

Design solutions that incorporate garages into the side façade rather than along the primary frontage are encouraged.

Where garages are attached to the dwelling they must be setback a minimum of 1 metre further from the road frontage than the dwelling wall.

The 1 metre garage setback does not apply where the garage width is less than 30 percent of the total width of the dwelling frontage.

The style and materials used for garage doors are to be consistent with the appearance of the dwelling.



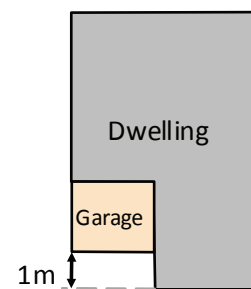
PREFERRED GARAGE LOCATION

### Freestanding Garages

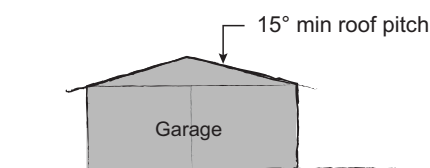
One free standing garage is permitted per lot with a maximum of three garage bays.

Freestanding garages should be constructed and roofed to complement the dwelling.

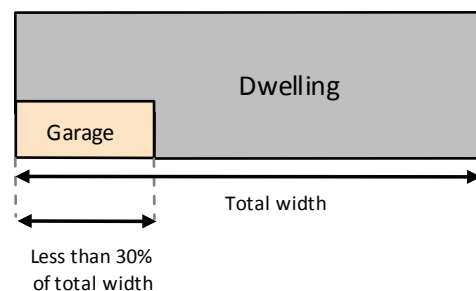
The roof pitch for freestanding garages must be a minimum of 15 degrees.



MINIMUM GARAGE SETBACK



MINIMUM GARAGE ROOM PITCH DIAGRAM



INSTANCE WHERE GARAGE SETBACK DOES NOT APPLY





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## 5. ACCESS & VEHICLE ACCOMMODATION

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### 5.1 Driveways

One driveway is permitted per lot. Driveways should be designed to minimize site disturbance and cut and fill. The driveway should substantially follow the natural contour of the land and should have its vertical grade as low as possible.

The maximum width of the driveway at the front boundary is 4.5 metres. The full width of the driveway must utilize paving materials that provide a permanent hard surface in earth tone colours only.

Driveway options which make use of permeable paving are strongly encouraged.

Acceptable finishes for driveways are -

- Concrete flag pavers
- Clay pavers
- Exposed aggregate
- Granite sets
- Broom finished coloured concrete
- Stamped concrete
- Permeable paving option

All lots with rear frontage to Elderslie Road must use the Radford Park internal road system, with driveway access from Claret Avenue or Pyrus Avenue. Driveways exiting onto Elderslie Road are prohibited by covenant.

### 5.2 Letterboxes

Plans for letterbox structures must be submitted to Belford Developments Pty Ltd for approval.

Letterboxes structures should be more substantial than a simple pillar or post. Designs complementing the general streetscape and matching associated dwelling external finishes are encouraged. Owners are encouraged to provide attractive landscaping around their letterbox.

### 5.3 Commercial Vehicles

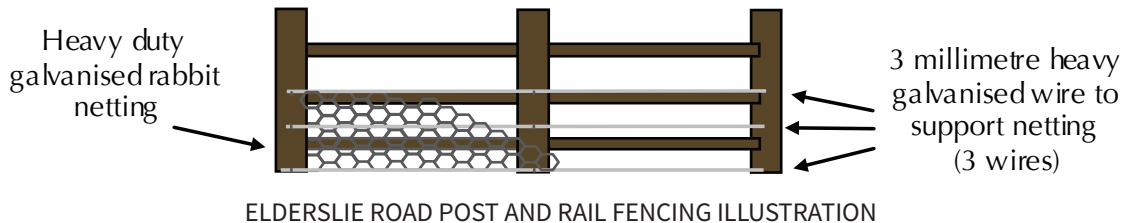
Commercial vehicles are not to be parked on any road frontage or within the front building line. This requirement does not preclude commercial vehicles being parked on the lot for use by non-resident trades persons undertaking work on the property.

## 6. FENCING

### 6.1 Fencing along Elderslie Road

Post and rail fencing will be installed by Belford Developments Pty Ltd along Elderslie Road as part of the development of Radford Park and must be maintained by the owner through regular painting and repairs. Owners are prohibited from installing gates or modifying the post and rail fencing in any way except to add animal proof netting as detailed below.

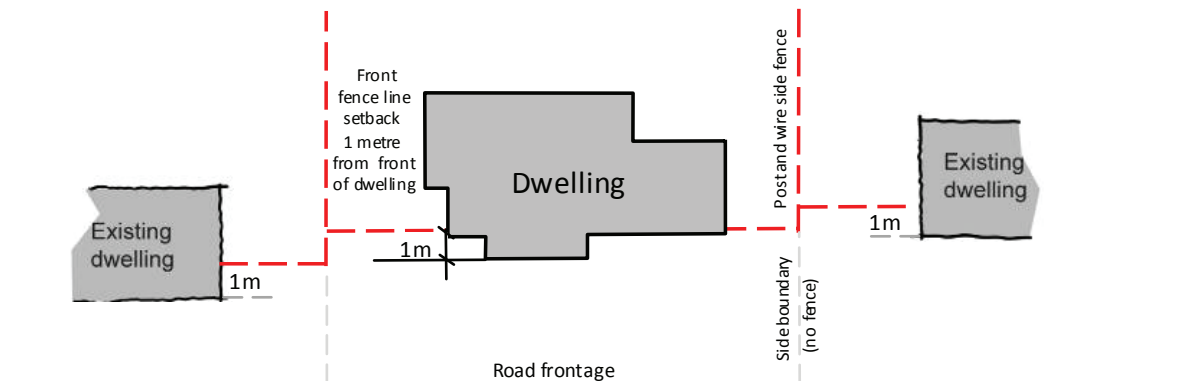
The post and rail fencing along Elderslie Road may be modified to provide dog security by the installation of 900 millimetre high heavy duty galvanised rabbit netting attached to 3 wires as shown below. The wires and netting are to be attached to the posts on the inside of the property.



### 6.2 Front Fencing

In order to create an open and attractive streetscape and to encourage attractive front garden landscaping, no front or side fencing is permitted in front of dwellings. Front fencing must be set at least 1 metre behind the front of the dwelling as shown below. On corner lots, fencing must be set behind the secondary frontage building line as well. Front fencing materials and colours must compliment the associated dwelling.

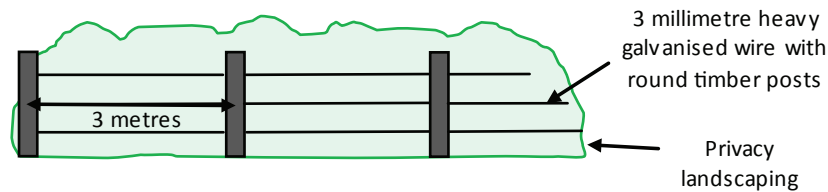
Owners are encouraged to use landscape plantings to enclose or delineate boundaries however any hedging planted forward of the front fencing line must not exceed 1.5 metres in height.



PRIVATE FRONT FENCING ILLUSTRATION

### 6.3 Dividing Fencing

All side and rear boundary fences are to be constructed of post, wire and netting. Posts are to be round timber posts measuring between 150 millimetres and 200 millimetres , spaced every 3 metres to create a uniform fencing standard throughout the development.



PRIVATE SIDE FENCING ILLUSTRATION

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## 7. ANCILLARY STRUCTURES & ITEMS

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### 7.1 Sheds and Detached Garages

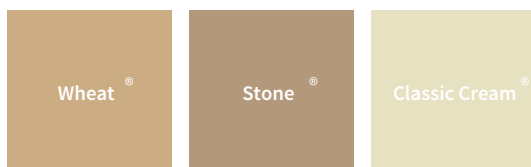
Only one (1) shed or detached garage per lot is permitted.

Any shed or detached garage must comply with the building setbacks stipulated in section 3.3 and should be located behind the dwelling and appropriately landscaped to reduce visual impacts on the streetscape, especially on corner lots.

Sheds are to have maximum dimensions of 9 metres x 9 metres and must not exceed a height of 5 meters measured from natural ground level to the peak of the roof apex.

Sheds and detached garages should complement the selected materials and colours of the associated dwelling as set out in section. Door and roof colours are to be chosen from one of the acceptable Colorbond colours listed in the roofing section on page 10 or from the additional colours listed below -

Additional acceptable Colorbond colours\*



\*These colour charts are only general indications of actual colours.

## 7.2 Ancillary Items

Ancillary items, such as aviaries, kennels, and gazebos must be located behind the dwelling and must have adequate vegetative landscaping to screen their view from the road. The materials and colour palette adopted for these ancillary items should complement the materials and colours of the associated dwelling.

## 7.3 Water Tanks

All dwellings must be supplied with a minimum of 20,000 litres of roof water storage capacity. Water storage tanks must be installed and connected to the roof during the dwelling construction stage and should utilize colours that match the associated dwelling.

Water tanks are to be located behind or beside the home or underground and should be screened with vegetative landscaping.

## 7.4 Solar Panels, Hot Water Units & Air Conditioning Systems

Solar panels are encouraged at Radford Park to reduce energy consumption, however careful consideration should be given to the positioning and visual impact of the panels. Water and electrical solar panels should follow the roof line, with the mounting frame protruding no more than 50 millimetres from the roof surface and solar panels visible from the road must blend with the roof colour on which they are mounted.

All solar water storage tanks and air conditioning or heating units must be located at ground level and screened from public view. If evaporative cooling units are located on the roof they should be located to minimise visibility from the road and should blend in with the chosen colours of the dwelling.

## 7.5 Pools

Swimming pool fences, pumps and filters should be fully screened from public view with appropriate landscaping.

## 7.6 Rubbish & Recycling Bins

Rubbish and recycling bins are to be stored in an area that is screened to prevent visibility from the road. Bins should only be at the roadside for 12 hours before and after the collection service.

## 7.7 Clothes Drying Areas

Clothes drying areas must be located behind the dwelling and screened from the road with appropriate landscaping.

## 7.8 Signage

Advertising signage (other than by Belford Developments Pty Ltd ) is prohibited unless it relates to land or property sales. The signage is limited to a single sign that is no larger than 600 millimetres x 400 millimetres in size and should be attached to an existing approved letterbox structure.



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## 8. LANDSCAPING

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Landscaping is an important part in delivering the desired character of Radford Park. The following landscape guidelines are aimed at enhancing the visual and scenic amenity of the estate and providing integration between landscaping and built elements.

### 8.1 Existing Trees

The design and construction of all structures on the lot should maximize the retention of existing trees. Development should aim to retain all trees and to preserve the natural rural character of the area.

All streetscape trees and riparian trees planted by Belford Developments Pty Ltd must be retained and maintained by the owners.

### 8.2 Gateway Lots, Stone Walls, Street Markers, Landscaping and Street Trees

A stone wall entrance will be constructed on the gateway corner lots at the entrance to the Radford Park Estate and will incorporate the estate signage.

The entrance will be landscaped with hedging and shrubs on the road side of the stone wall and trees will be planted behind the stone wall to provide a pleasant entrance to the estate.

All landscaping, stone walls, street markers and street trees installed by Belford Developments Pty Ltd must be maintained by the owner without alteration.



CONCEPT STONE WALLS



### 8.3 Lots adjacent to Elderslie Road

All buildings on lots along Elderslie Road are to be setback 20 metres from Elderslie Road as per the restrictions on the use of land as detailed in the relevant Section 88B Instrument accompanying the Deposited Plans.

All lots are to provide vegetated screening along the lot boundary adjoining Elderslie Road that is sympathetic to the character of the area.

All lots are to retain and maintain as provided the post and rail fencing constructed by Belford Developments Pty Ltd along the Elderslie Road lot boundaries.

### 8.4 Southern Boundary Approach Lots

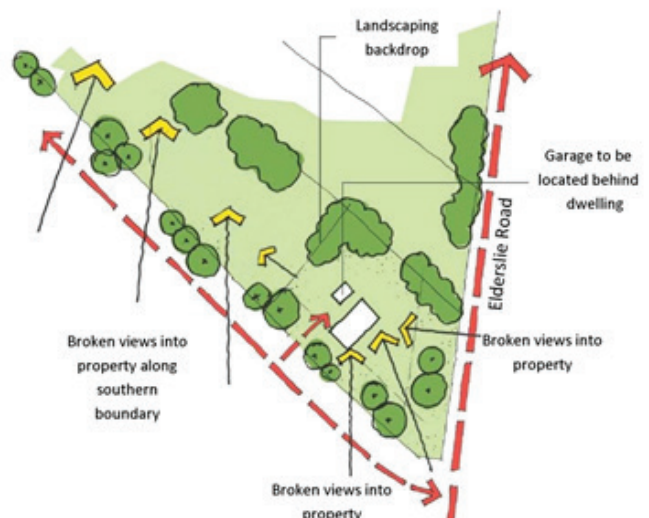
The southern boundary approach lots will be planted with boundary edge and backdrop landscaping to allow broken views into the site and to serve as a backdrop for the dwellings. All planting provided by Belford Developments Pty Ltd must be retained and maintained by the owners.

The space between the dwelling and Elderslie Road must be vegetatively landscaped with no cars or any other material or equipment permitted in this area.

Any freestanding garage or other ancillary structure is to be located behind the dwelling so that it is not visually dominant from Elderslie Road.



SOUTHERN BOUNDARY APPROACH LOTS



CONCEPT LANDSCAPING FOR SOUTHERN BOUNDARY CORNER LOTS



## 8.5 Private Domain Landscaping

Landscaping designs are to be submitted for approval by Belford Developments Pty Ltd with the Landscaping Plan showing -

- Letterbox position and structure (elevations)
- Driveways, parking areas and all paved areas
- Fencing details including position, height, materials and colour.

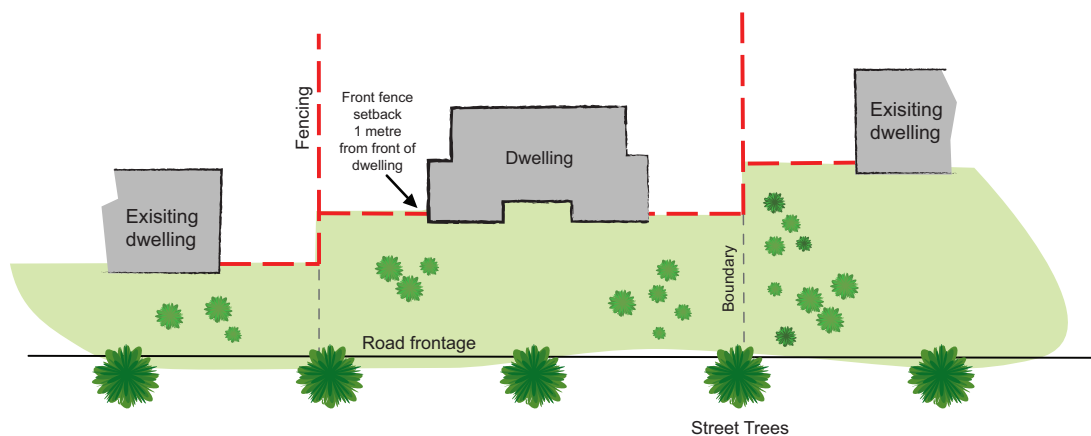
Private landscaping is to complement dwellings and existing adjacent landscaping. Hedging and screen planting along boundaries is encouraged to provide privacy and soften fences. Landscaping around the letterbox structure is also encouraged.

Open lawns between dwellings and roads are encouraged with informal drifts of trees, shrubs and ground covers. Any hedging forward of the front fence line is restricted to 1.5 metres in height. All lawn areas must be seeded or turfed to establish a high quality visual landscape.

Owners are encouraged to choose planting schemes for their private landscaping which complement the native trees and street trees in estate. Radford Park street trees comprise the following species -

- Chinese Elm (*Ulmus parvifolia*)
- Claret Ash (*Fraxinus angustifolia*)
- Golden Robinia (*Robinia pseudoacacia*)
- Chinese Pistachio (*Pistacia chinensis*)
- Flowering Pear (*Pyrus calleryana*)
- Pin Oak (*Quercus palustris*)

Tropical landscaping schemes which include palms are not permitted and any plants which are declared noxious or categorized as environmental weeds or hazards will not be permitted.



CONCEPT FRONT LANDSCAPING





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# Design Approval Team Contact Details

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