




RETFORD PARK ESTATE

DESIGN GUIDELINES



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*This image is taken within the Retford Park grounds and is currently a private residence. However it is open to visitors a number of days during the year, please refer to the Retford Park website for details.
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INTRODUCTION

THE VISION

Retford Park Estate

RobertsDay has been engaged by J O Fairfax AC to prepare Residential Design Guidelines for the new estate adjacent to the Retford Park residence.

Sensitive site responsive development of the 157 lots will ensure the amenity of the Retford Park Heritage residence and the surrounding is protected and enhanced.

The Vision

The Vision is to create a pedestrian friendly, community focused neighbourhood with a collective identity that forms a respectful contemporary extension to the Retford Park heritage listed area.

RobertsDay has developed these Design Guidelines with the aim to:

- Understand the existing Retford Park heritage character and how it is valued by the local community;
- Provide guidance on how new buildings can be developed to complement and contribute to this character;
- Provide confidence and certainty about how neighbouring dwellings, and the overall subdivision, will be developed;
- Create a memorable place that is in harmony with the heritage character of the area
- Balance community and private interests – by having a common vision.
- Accommodate a range of lifestyles for the residents searching for idyllic country living.

The design components controlled within these Design Guidelines generally comply with the building site and envelope controls contained within the DCP. The Design Guidelines build on the DCP to create a point of difference at Retford Park and is focused primarily on the consistency of quality materials, architectural language and importantly the various types of interfaces between the public and private realm.

The resulting outcome will ensure the realisation of the Vision for Retford Park.



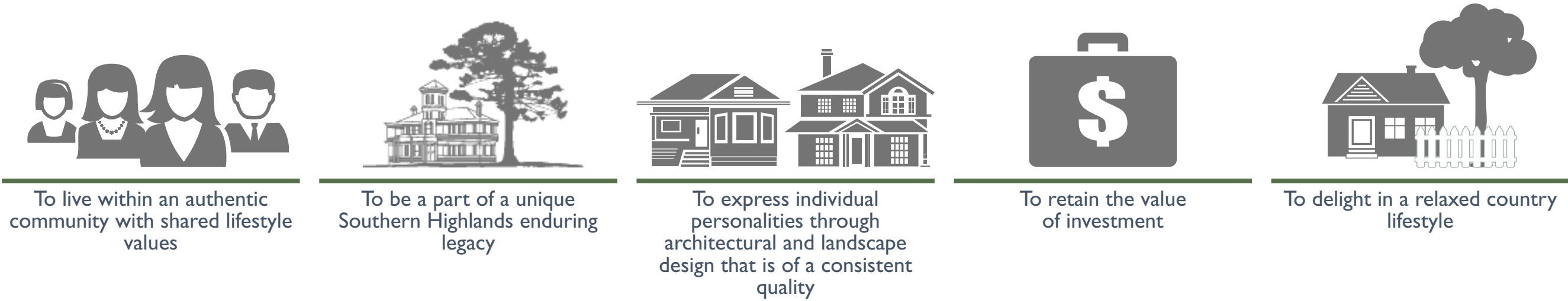
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EVOLVING THE VISION

The Vision for Retford Park Estate has evolved through a considered analysis of the site and the surrounding Wingecarribee Shire. It reflects both a broad understanding of successful country estates and Savill’s market research on the aspirations of potential purchasers.

The Design Guidelines will future proof the development and provide consumer confidence that the Vision to create a quality country estate will be developed and maintained.

Retford Park Estate Purchaser Values:



WHY DESIGN GUIDELINES?

In order to give you, the future Retford Park Estate resident, the confidence that a consistent quality and value of development will be maintained for generations to come.

The Retford Park Estate Design Guidelines have been established to reinforce the Retford Park Estate Vision and enable both quality and consistency to be realised in this development and ensure the creation of an attractive country estate with a point of difference from adjoining residential communities.

It is intended that by controlling certain built form and landscape components, Retford Park Estate will be delivered as quality housing that contributes to a pedestrian friendly environment, meets the needs of the future market and retains the value on investment made.

The Retford Park Estate Design Guidelines provide appropriate standards and guidelines for all housing within the development.

The Retford Park Difference

Retford Park Estate is a truly magnificent country estate and will provide a unique opportunity to live within the surrounds of the Retford Park Heritage Residence.

The Design Guidelines will ensure that all home designs, construction materials, building alignment and set-backs, façades and landscaping will be of the highest order, producing homes of imagination and quality, thus enhancing the quality and amenity of the broader neighbourhood and the value of every home.

Protecting Your Investment

The Design Guidelines will assure future residents that their investment will retain its value. J O Fairfax AC believes there is an obligation to buyers to assist in protecting their investment and lifestyle by the establishment of minimum requirement Design Guidelines to ensure the collective Vision for the Estate is achieved. Buying into the Retford Park Estate means that the commitment, investment and pride in a new home is shared by all residents and evident when walking down the streets of the Retford Park Estate today, tomorrow and for years to come..



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DEVELOPMENT APPROVAL

THE PROCESS

Before building your home there will be a number of steps you will need to go through to ensure it meets all necessary requirements.

Firstly, this includes obtaining approval from the Retford Park Design Panel to ensure that all homes are consistent with Design Guidelines and reflect the agreed Vision. All proposed house designs will be subject to review, and approval, by the Design Panel before a Development Application (DA) can be lodged with Council.

Once the Design Panel has issued their approval a DA will need to be lodged with the Council for their consent. This is a statutory requirement under NSW planning law.

THE STEPS IN THE APPROVAL PROCESS ARE SET OUT BELOW:

- Step 1

Review the Council's relevant planning requirements and controls and the Retford Park Estate Design Guidelines. Key matters include height, built form, roofs, setbacks, frontages, landscaping and fencing.
- Step 2

Analyse the site and develop your plans and design with your builder/architect. You can contact an appointed Design Panel member for feedback and advice prior to preparing full documentation, which may save you time later.
- Step 3

Prepare plans in accordance with the relevant requirements and controls at Step 1 and any other information that may be requested and lodge these plans with the Design Panel for approval.
- Step 4

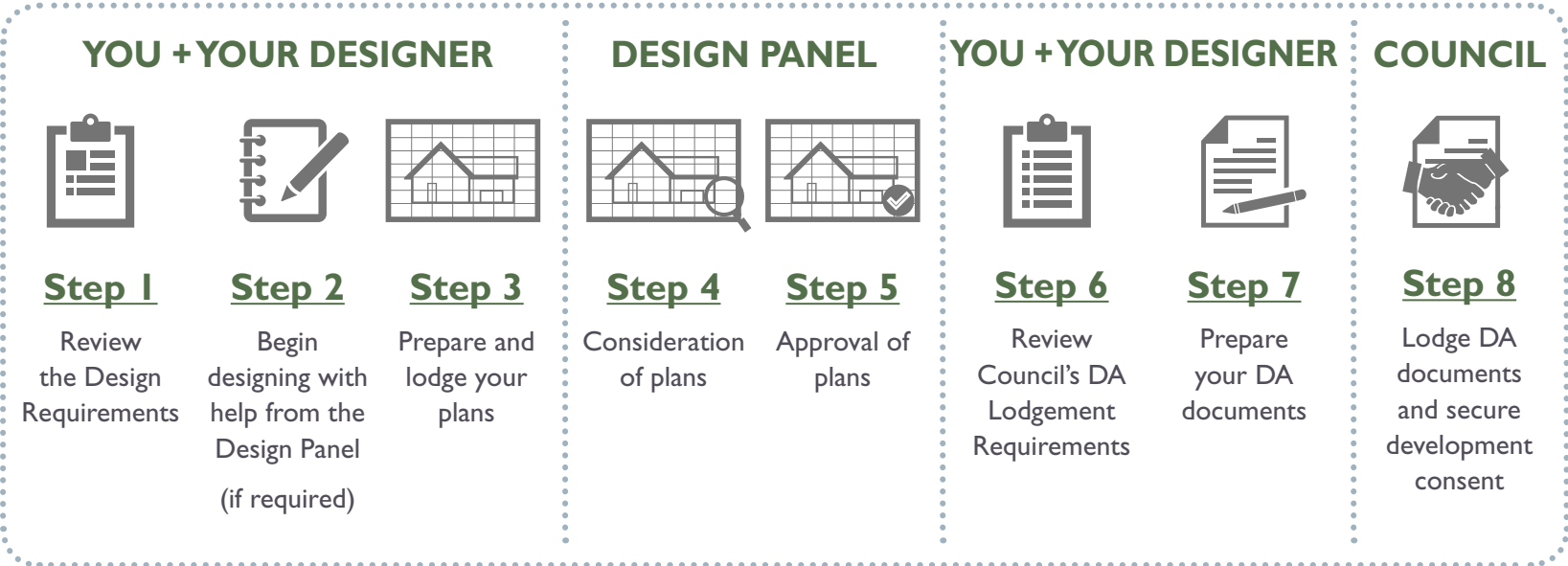
The Design Panel will have 4 weeks to review the plans and documentation for compliance with the Design Guidelines.
- Step 5

The Design Panel will advise whether it considers the design to be consistent with the Design Guidelines. If not, a redesign and further review is possible, repeating the above step.
- Step 6

If compliant at Step 5, you can then commence the required DA documentation for Council's assessment. You will need to review any information including forms and checklists Council may have in relation to the lodgement of DAs.
- Step 7

Prepare DA documentation and any other information that may be requested.
- Step 8

Lodge DA with Council and liaise with Council through to development consent being granted.



DEFINITIONS

Council

The local governing body of a rural or urban district/area.

Development Control Plan (DCP)

A Development Control Plan (DCP) provides detailed planning and design guidelines to support the planning controls in the Local Environmental Plan (LEP). They are prepared by local councils to control development in their local government area.

Primary Building Line

Measured from the front boundary of a lot to the front facade of the house. Setbacks and the Articulation Zone are measured against the Primary Building Line.

Primary Street Boundary

- (i) in the case of a site that has a frontage to only 1 road - that road frontage;
- (ii) in the case of a site that has a frontage to 2 roads - the road in relation to which the site has a shorter frontage

Secondary Street Boundary

Notably applies to Corner Lots where the secondary frontage faces an open space or secondary street. Considered secondary to the determined Primary Street Boundary.

Articulation Zone

The area forward of the Primary Building Line where elements such as verandahs, porticos, sun shades, bay windows or similar features are permissible and encouraged.

Street Address

The elements of a House and Lot design that has a focus on the public realm or the 'Street.'

Multi Frontage Lots

Lots with two or more frontages. Frontages address interfaces which include primary streets, secondary streets, open spaces, pedestrian accessways and sensitive heritage zones. Specific controls apply to dwellings built on these lot types.

Curved Frontage Lots

Lots with only 3 frontages; 2 side boundaries and 1 primary street boundary that is curved. Standard Lot controls apply to dwellings built on these lot types.

Habitable Room

Habitable room means a room used for domestic activities but does not include a bathroom, laundry, hallway, lobby or other service or access area or space that is not occupied for extended periods.

THE MASTER PLAN

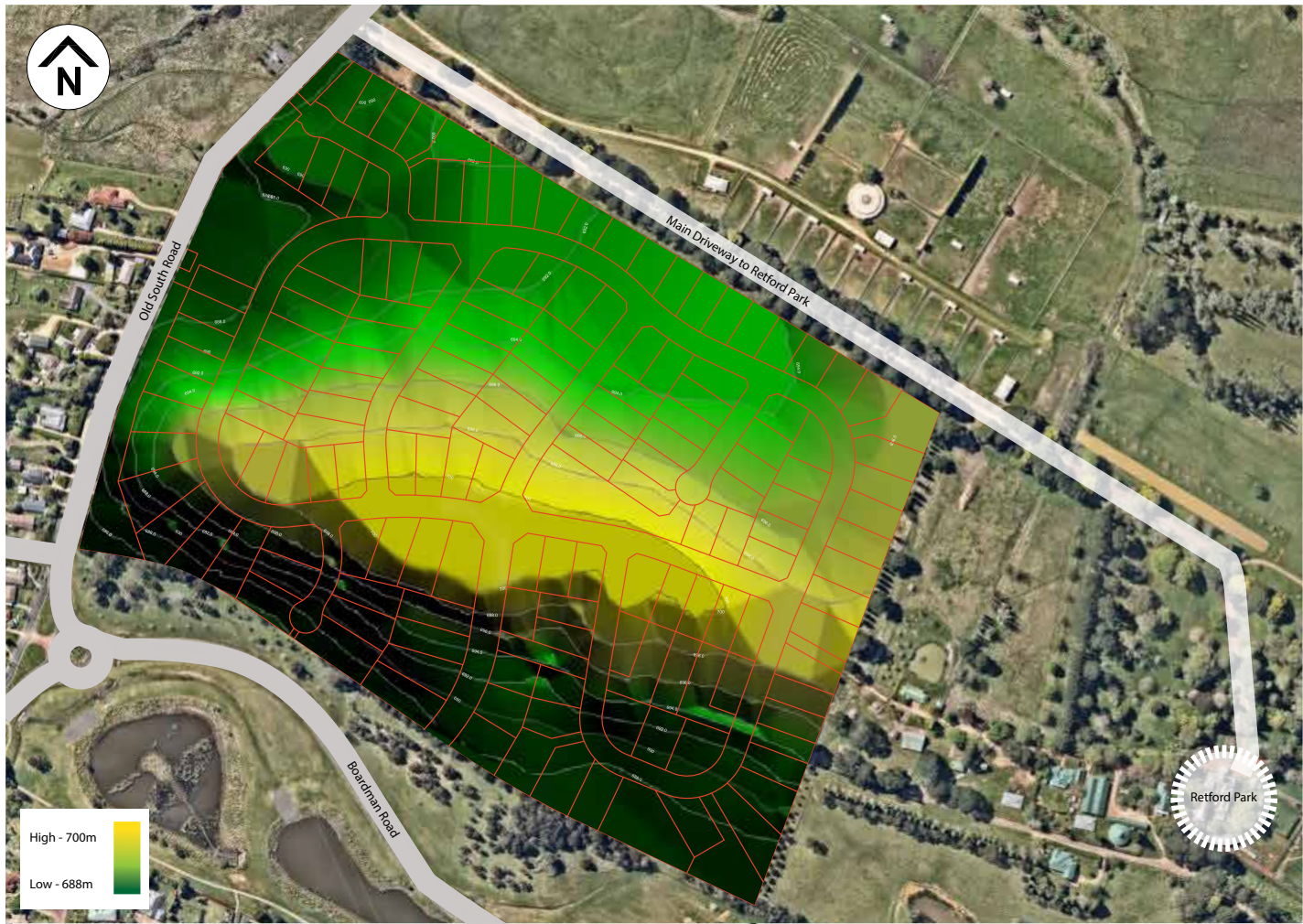
SUBDIVISION



A TAILORED RESPONSE

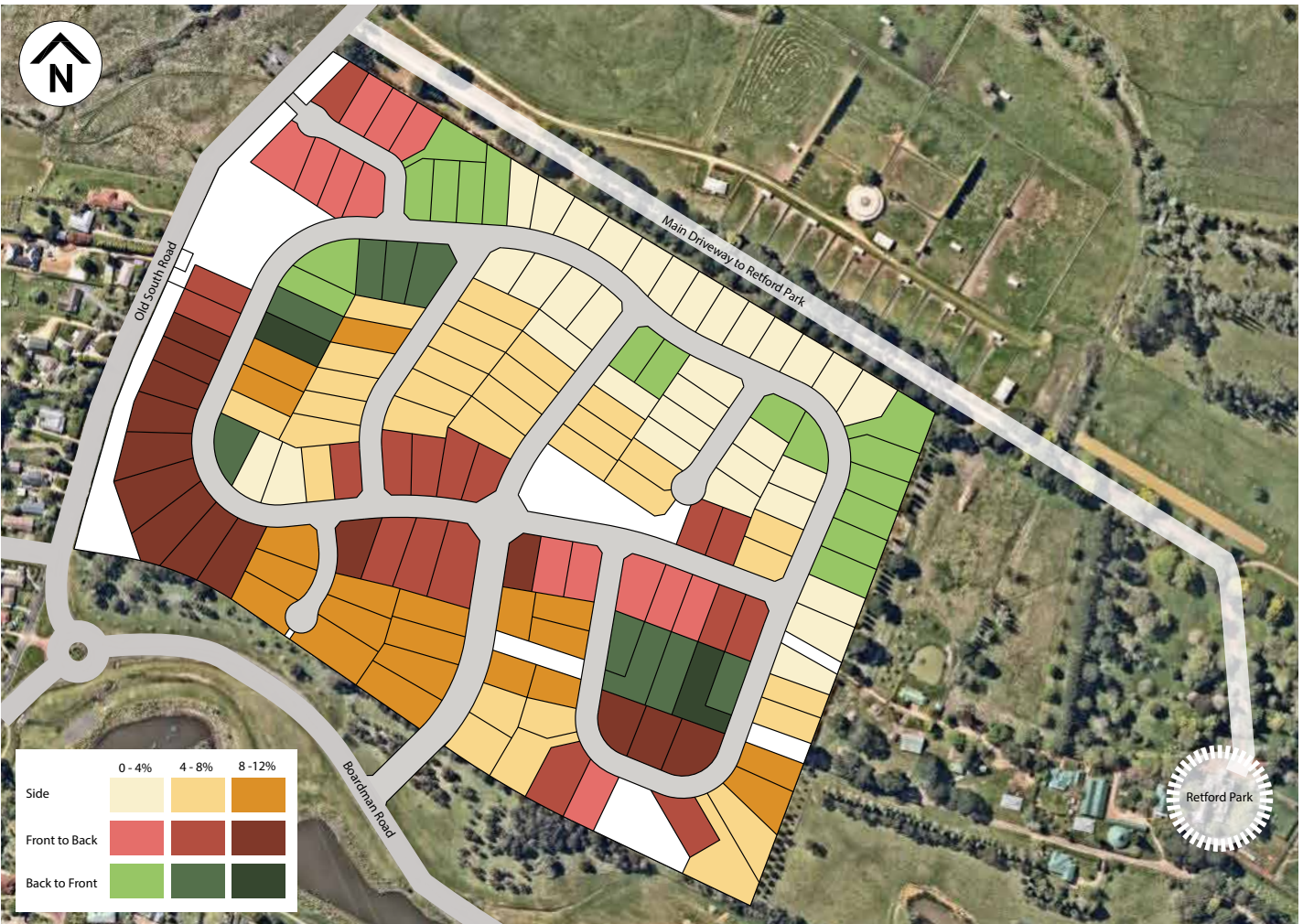
A comprehensive site analysis was undertaken of the Master Plan to ensure all significant site characteristics such as typography, heritage and open space interfaces, and lot characteristics have been appropriately identified.

Through this process, three recurring lot types were identified.



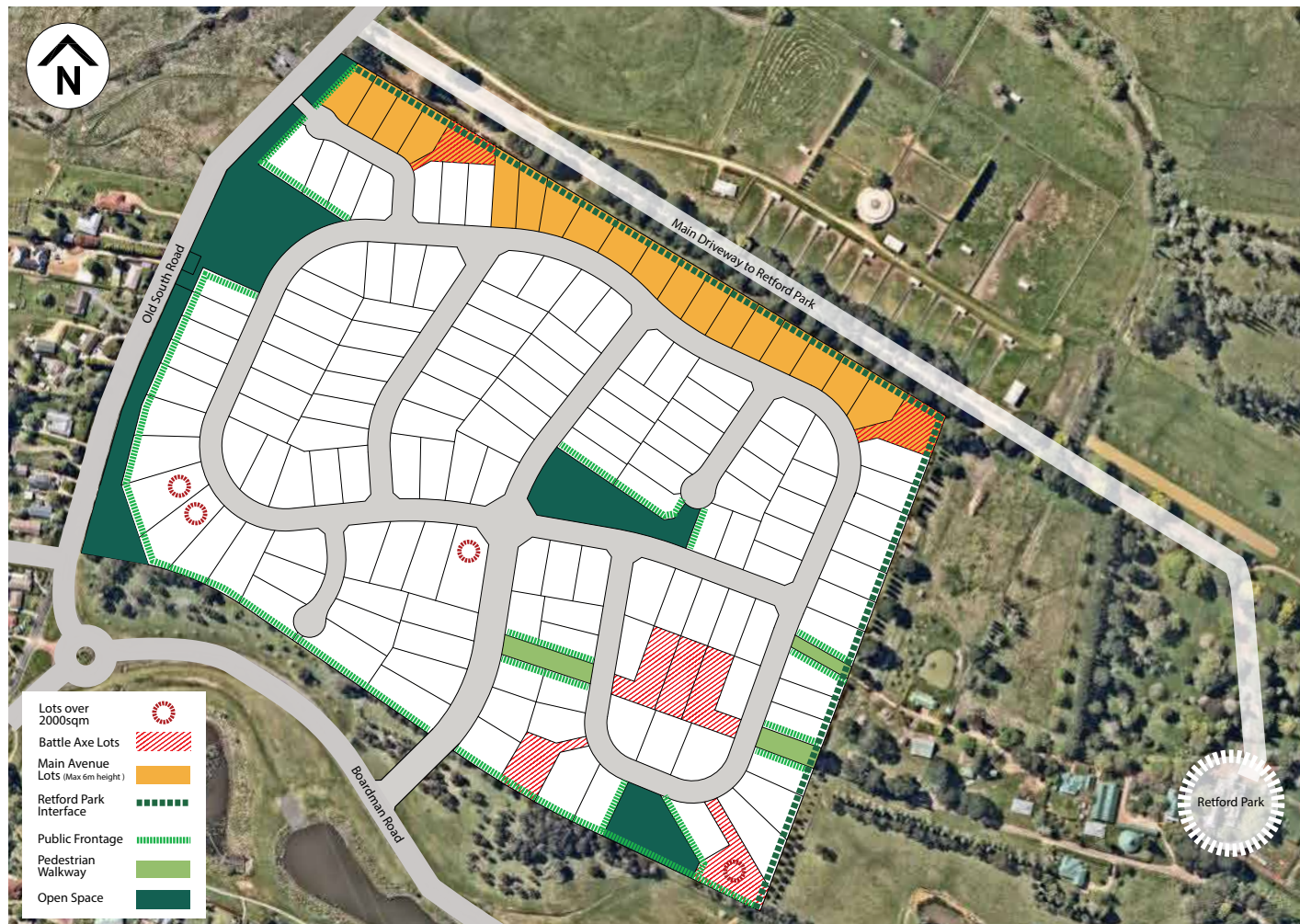
Lot Elevation Plan

The site has a slope of 12 metres from the lowest part of the site to the ridgeline. The slope falls away gently towards the north and the east and more dramatically towards the south and the west. The gradient of the slope will have an impact on the siting and retaining of the lot.



Slope Direction & Gradient Plan

A number of lots located on the western and southern parts of the site are subject to sloping conditions over 4%. Slope direction has also been analysed to enable a clearer understanding of the design solution requirements for the lots.



Lot Characteristics Plan

A number of recurring characteristics were identified. In particular, interfaces to the public domain including primary street, secondary street, open space, pedestrian accessways and heritage areas.

The outcome of the analysis helped to inform the Lot Typologies Plan.



Lot Typologies Plan

Three typical lot typologies; the Standard Lot, the Multi Frontage Lot, Curved Frontage Lot and the Corner Lot have been identified. Building typologies for these lots have been prepared to guide prospective purchasers to identify appropriate design solutions for their lot.

BUILDING ENVELOPES

THE CONTROLS

The table below summarises the controls which apply in Retford Park Estate and which also satisfy Wingecarribee Council’s Development Control Plan (DCP):

The DCP contains detailed objectives and controls to guide how development is designed and built. It sets benchmarks of what is acceptable development and includes design controls such as side and rear setbacks, streetscape and building form requirements and amenity provisions relating to privacy and solar access.

The DCP must be considered by applicants and their architects or building designers when preparing a Development Application (DA), and by the Council when assessing the DA. Both the applicant and the Council should assess any proposed development against both the objectives and the controls contained in the DCP.

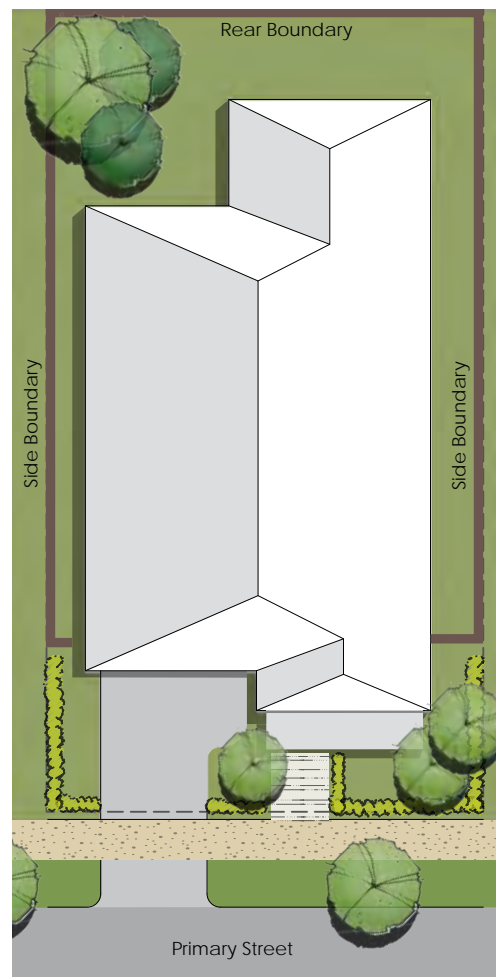
Key Design Elements	Controls
Storeys	1-2 Storeys 3rd storey element permitted - Rooms may be in the roof space with dormer windows.
Height	Maximum 8.5m Maximum 6m (Lots along the Main Driveway to Retford Park)
Front Boundary Setback to Primary Building Line	Over 1500sqm – 15m minimum 1000-1500sqm – 6.5m minimum
Secondary Street Boundary Setback	Minimum 3m for a maximum length of 9m, then 4m after Minimum 3m setback from splayed corner boundary
Public Open Space Boundary Setback	Minimum 3m for a maximum length of 9m, then 4m after
Side Boundary Setback	Over 1500sqm – 2.5m minimum 1000-1500sqm – 2m minimum
Rear Boundary Setback	Over 1500sqm – 10 - 15m (dependent on height of building) * 1000-1500sqm – 5m - 12m (dependent on height of building) *
Garage	Minimum 2.0m Setback from Primary Building Line Garage Door to not exceed 40% of total width of dwelling frontage
Articulation Zone	2.0m set forward of Primary Building Line 1.5m set forward of Secondary Building Line
Maximum Development Footprint	1000-4000sqm – 50%
Minimum Private Landscaped Open Space Area	1000-2000sqm – 40% 2000-4000sqm – 45%
Primary Private Open Space	Minimum 36 sqm with 6x6m minimum dimension Minimum 1x deep soil area with 5x5m minimum dimension

Roofs	Pitched - Minimum 22 degrees (27.5 degree and above is preferred)
Eaves	Minimum 450mm
Fencing	Front and side fence forward of Primary Building Line - 1.2m maximum height Secondary Street Frontage fence - 1.2m maximum height along the first 30% of length Corner Splay Boundary fence - 1.2m maximum height Side fence - 1.8m maximum height Rear fence - 1.8m maximum height
Internal Ceiling Height	Minimum 2.7m height (in main habitable areas)
Façades	To be articulated every 5.0m
Secondary Building (non-habitable)	Minimum 3.0m setback from Retford Park Heritage Estate Maximum 5m height Footprint Maximum 150sqm

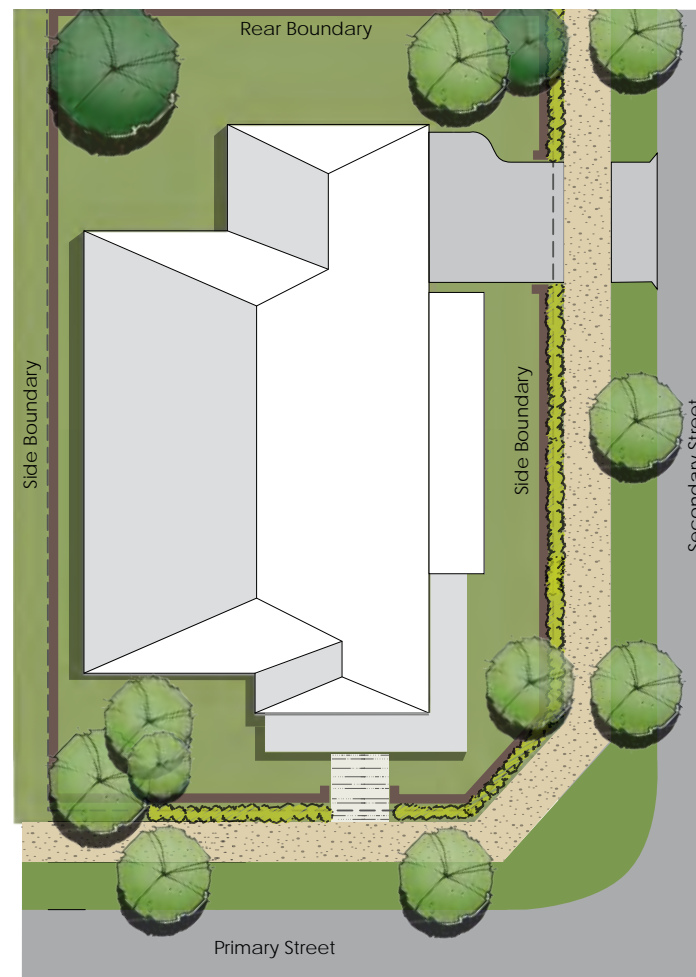
** Minimum rear setback increases on a sliding scale once the building height at the rear of the dwelling exceeds 3.8m. The rear setback is calculated as the minimum rear setback for the relevant lot size plus three times the height of the rear of the dwelling which exceeds 3.8m.*

BUILDING TYPOLOGIES

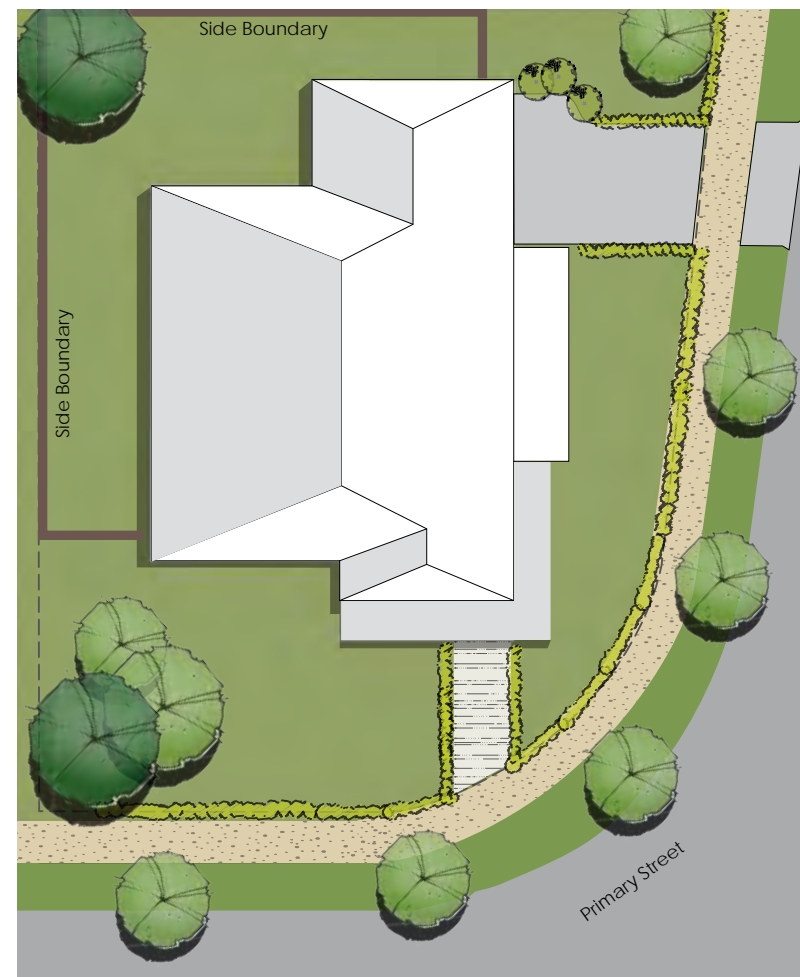
TYPICAL LOTS



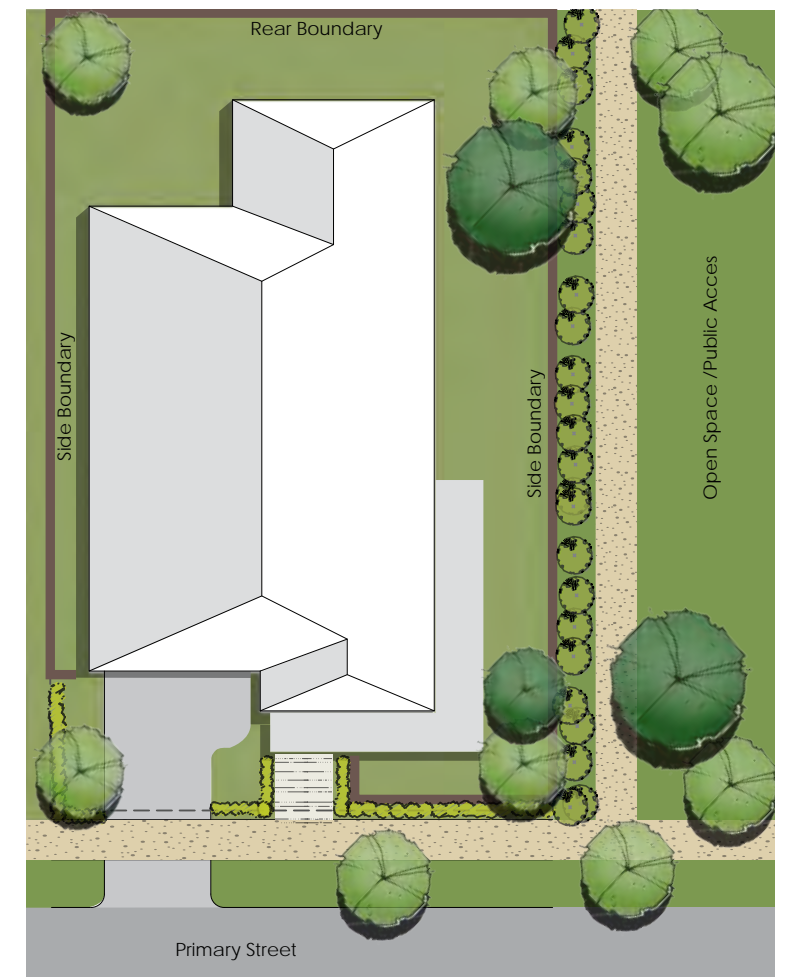
Standard Lot



Corner Lot



Curved Frontage Lot



Multi Frontage Lot

DESIGN PRINCIPLES

The following key design principles have informed the Design Guidelines and reflect the agreed lifestyle, architecture and landscape intent for the Retford Park Estate.



Respect the Heritage

The Retford Park Heritage residence is an important historical landmark of the Wingecarribee Shire area, with its Italianate revival-style mansion and its beautifully manicured grounds. The Design Guidelines aim to respect the architectural language of the house and reinterpret a number of its qualities in the new housing estate located to the west.

The Design Guidelines respect the sensitivity of the interface between the proposed new dwellings on the northern and eastern boundary and the Heritage residence. The northern interface is of particular importance as houses will back on to the main tree lined driveway to the Heritage residence. The height limit and fencing requirements seek to sensitively address this heritage interface.



A Consistent Quality & Architectural Character

The Design Guidelines seek to deliver houses that reflect the natural landscape and the local architectural character and respect the adjacent Retford Park Heritage residence.

They aim to promote a consistent quality, that will meet the needs of the future market either as a valuable investment or a family home with a strong country and community focus.

A common syntax of quality materials, simple lines, related volumes and a consistent colour palette, is proposed. The outcome of this approach is a simple robust regional style of architecture which offers variety, yet achieves a common syntax for the development and reflects the historic vernacular of the region.



A Complete Pedestrian Experience

The Design Guidelines encourage integrated built form and landscape elements that are legible, attractive and address the pedestrian environment.

Particular attention has been paid to creating an attractive street facade that comprises elements that create visual interest and enhances the prominence of the houses.

Boundaries between public and private spaces that satisfy the physical and social needs of future residents are delineated by requiring rooms, verandahs and balconies to face the street as well as having considered solutions for fencing and landscaping. This aims to ensure privacy and safety for both residents and pedestrians.

The resulting design outcomes will contribute to a consistent streetscape and a 'complete' pedestrian experience for both residents and pedestrians.



Articulated Multi Frontage Lots

The Design Guidelines recognise that lots with more than one frontage can make a significant contribution to the streetscape and quality of the pedestrian environment.

Within the new estate, more than half of the lots are classified as 'Multi Frontage Lots', with frontages that interface primary streets, secondary streets, open spaces, pedestrian accessways and sensitive heritage zones.

The Design Guidelines ensure that these lots appropriately address their frontages, and provide passive surveillance to the pedestrian zone.

These lots also have the potential to accommodate prominent homes that can define the character of the estate, celebrate view terminations and provide gateway opportunities.

A landscape photograph showing a wide, green grassy field in the foreground. In the middle ground, there is a dense line of various trees, including several tall, dark evergreens. The background features rolling green hills under a bright, overcast sky with soft clouds. The text "DESIGN GUIDELINES" is centered in the middle of the image in a white, serif font.

DESIGN GUIDELINES

DESIGN GUIDELINES

BUILDING HEIGHT & ORIENTATION

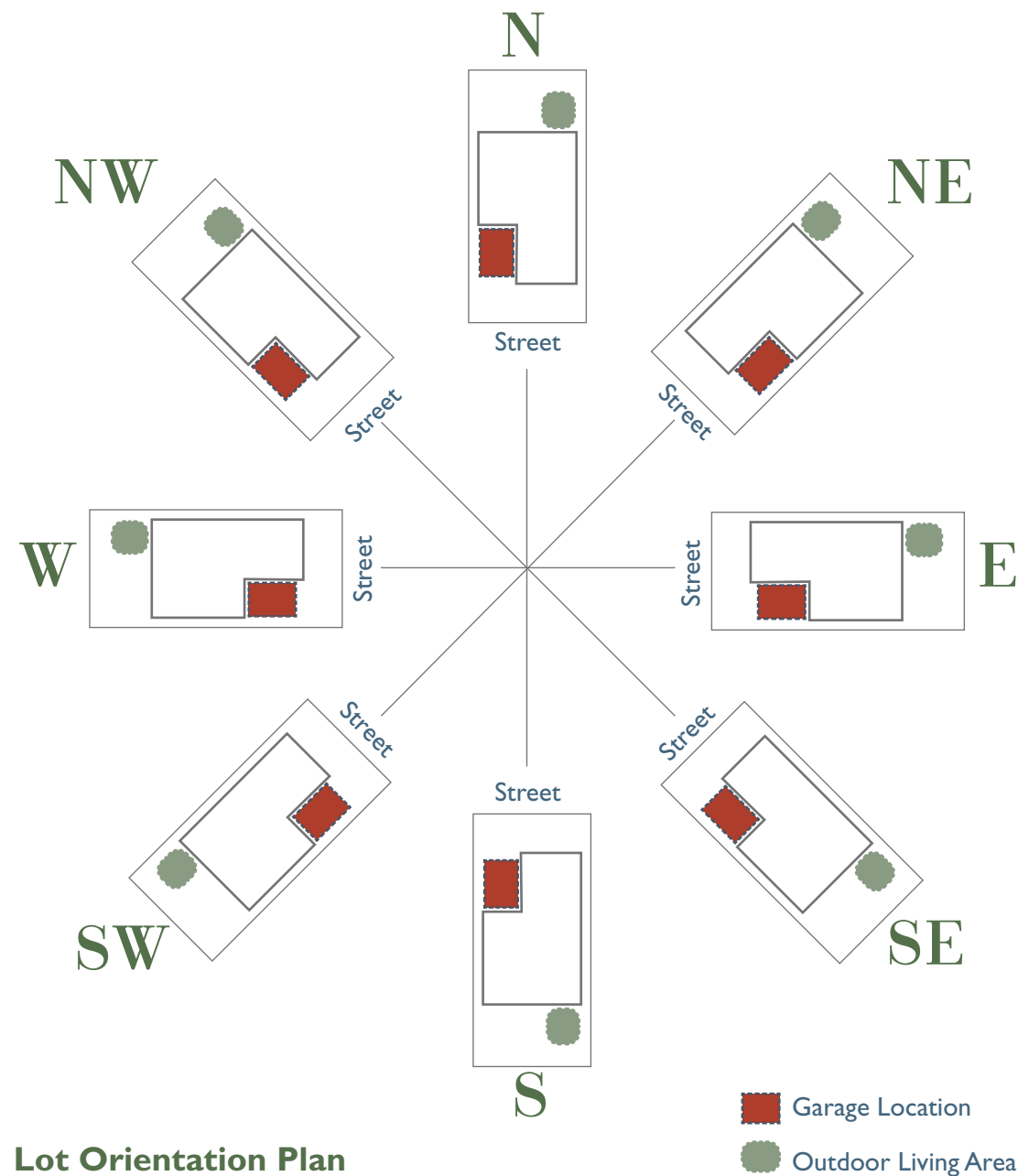
Objective

To ensure a prominent built form height is achieved along the streetscape whilst minimising overshadowing.

To ensure each lot is designed to maximise solar amenity for the interior living space, private landscaped open space and as well as providing adequate privacy.

Guidelines

- Dwellings are to be a maximum height of 8.5m with the exception of the lots along the main driveway of the Retford Park Heritage residence which has a maximum height limit of 6m (refer to Lot Characteristics Plan).
- Dwellings are to be 1-2 storeys with a 3rd storey element permitted as a room within the roof space (loft) with dormer windows.
- Minimum internal ceiling heights are to be 2.7m to increase the prominence of the roof.
- Minimum private landscaped open space for lots between 1000 to 2000sqm is 40%. For lots between 2000-4000sqm the minimum private landscaped open space area is 45%.
- Dwellings are to have a primary private open space that is directly accessible from the living area with a minimum dimension of 6x6m.
- Dwellings are to have at least one deep soil area with a minimum dimension of 5x5m.
- Siting of the dwelling is to be generally consistent with the Lot Orientation diagram shown opposite. Alternative dwelling siting may be considered where other amenities such as views, outlook over open space are available, or otherwise affected by steep slope.
- Where the garage is a detached secondary building, siting principles opposite still apply but with the addition of locating the garage to the rear of the property (refer to Garage & Driveways page for details).



Lot Orientation Plan

Private open spaces can be provided in the form of sheltered outdoor terraces, protected courtyards, usable outdoor decks and grassed areas. They should be connected to living areas and shaded from the sun during summer months.

DESIGN GUIDELINES

ROOF DESIGN

Objective

To create a collective roofscape of a consistent style that is sympathetic to the character of Retford Estate.

To emphasise the height and prominence of one storey built forms.

Guidelines

- Roof forms that are lightweight with generous eaves and recessed lines are preferred.
- Roof forms to be simple hips or gables with a minimum pitch of 22 degrees. However roof pitch 27.5 degrees and above is preferred.
- Roof material to be corrugated metal sheeting or flat roof tiles such as Nulok slate or ceramic tiles. No profiled tiles permitted.
- Roof colours are to be a non reflective colour. Refer to Appendix for Colour Palette.
- Gutters and downpipes are to be of a similar colour to the facade and be integrated with the design of the dwelling.
- All dwellings will require eaves with a minimum depth of 450mm. The eaves may project into the setback zones.
- Fascias & trims are to be painted a light colour to match fenestration framing. (Refer to Appendix for Colour Palette)
- A minimum of one gable to present to front boundary (primary street) is encouraged. Preferred location to celebrate entry or primary living area.
- Verandah roofs are to be a separate element from the primary roof, be less pitch than the primary roof and in the same material as the primary roof.
- Front entry porticos with hip or gable roof elements are preferred.
- Chimneys if present are to be celebrated as feature elements.



Complex hipped roof and non compliant roofing material.



Simple roof forms using flat roof tiles such as ceramic or slate.



Dormer roof to indicate partial storey or loft.

White fascias and trims emphasize roof form and matches fenestration framing.



Front entry portico with gable roof element as an integrated roof solution.

DESIGN GUIDELINES

ARCHITECTURAL CHARACTER & FAÇADE ELEMENTS

Objective

To reinterpret traditional country characteristics in a contemporary way and deliver a built form that references the heritage estate and characteristics of the natural landscape.

To deliver a built form that creates visual interest through quality detailing and well proportioned openings.

Guidelines

- Facades should stress strong vertical lines to create height and prominence.
- Incorporate light and shade elements such as timber screens and shutters to add depth and visual interest to façades.
- Quality detailing and vertically proportioned openings to create character and view opportunities.
- Generous overhangs and screening for sun and rain protection encouraged.
- Balconies, verandahs to break down massing and the facade.
- Facades facing the primary and secondary street frontage will require articulation in the form of openings, recesses and elements at least once every 5 metres.
- Timber joinery is preferred however if aluminium joinery is used then light coloured painted timber surrounds is required.
- All joinery to be painted light coloured. Refer to Appendix for Colour Palette.



Overly complicated facade with a number of different materials, styles and colours.



Well articulated facades with generous overhangs and wrap around verandahs create visual interest and additional open space areas around the house.



White or light-coloured wide timber window surrounds, doors and door frames, posts and fascias provide a common syntax. The thickness of these frames create a striking contrast against the walls.



One of the defining elements of vernacular buildings is the simplicity of form and the honest use of materials. An example of this would be the straight forward composition of the rectangular forms of the buildings, wide porches and simply conceived corrugated iron roof.

DESIGN GUIDELINES

MATERIALS & COLOUR PALETTE

Objective

To ensure a coherent streetscape is achieved within the estate by using quality materials with a selective colour and tonal palette.

To achieve a consistent standard of housing whilst still allowing for individual architectural outcomes to be expressed.

Guidelines

- A maximum of 1 dominant and 2 complimentary materials are permitted on the external facade of the dwelling plus glass. The number of colours are not limited but are to remain within the Colour Palette and corresponding tones.
- Where the dominant material is painted, a colour or tonal variation of the Colour Palette is to be used. Colours and materials are to be warm earthy tones.
- Where column features are used, the material should be consistent with the facade materials.
- Posts, balustrades and handrail material shall match either the dominant or the complimentary dwelling material or use the colours within the Colour Palette to complement the architectural character of the dwelling.
- All joinery/fenestration framing are to be light colour paint finish ie, windows and doors.
- Fascias & trims are to be painted a light colour to match fenestration framing. Refer to Appendix for Colour Palette.
- Timber or wrought iron detailing or similar feature elements are encouraged
- Acceptable Materials include:
 - Masonry - rendered and painted finish
 - Timber - stained or painted finish
 - Weatherboards - stained or painted finish
 - Fibre cement wall cladding with expressed joints - with a low reflective painted finish
 - Brick - rendered and painted or if exposed mortar is to match or blend with the brick colour and avoid a contrasting effect.
 - Stone - natural
 - Concrete - natural or rendered and painted finish



When too many materials and colours are used on the facade, the architectural language becomes confusing and chaotic.



Light coloured timber weatherboards as a backdrop against lush green landscaping.



A palette of masonry walling, natural stone feature walls and natural grey concrete is recommended to allow for variation and individual design while creating a common materials palette that celebrates the natural colours and textures of local materials.



Light coloured corrugated iron roofs will reflect the colour of the sky, while colours from the earth used for external walls. Chimneys as celebrated feature elements.

DESIGN GUIDELINES

SECONDARY BUILDINGS

Objective

To allow non habitable uses to be appropriately housed on the lot within a detached secondary building.

Guidelines

- Detached non habitable secondary building uses include: shed, workshop, garage
- Maximum 5m height
- Maximum 150sqm footprint area
- Minimum 5m setback to rear and side boundary
- To be located behind dwelling house at the rear of the site
- Secondary buildings on Standard Lots are to be generally screened from the street frontage.
- Secondary buildings located on Multi Frontage Lots and Corner Lots are to have a similar architectural character, material and colours as the primary dwelling house.
- Secondary building access is to be informal and to not read as a second driveway or an extension to the primary driveway. Materials such as gravel, red pea gravel, pavers, loose stone or similar are preferred.
- Where secondary building is a garage
 - driveway width to be maximum of 3.5m with splay permitted at garage door.
 - maximum of 6m of building frontage is to present to primary street frontage, secondary street frontage or open space.



Open boat shed in addition to rear garage is non compliant.



Detached garage at rear of lot with a consistent architectural style as main dwelling.



Informal secondary building accessway.



Secondary building visible from the side boundary. with well articulated facades and materials matching the style of the primary dwelling

DESIGN GUIDELINES

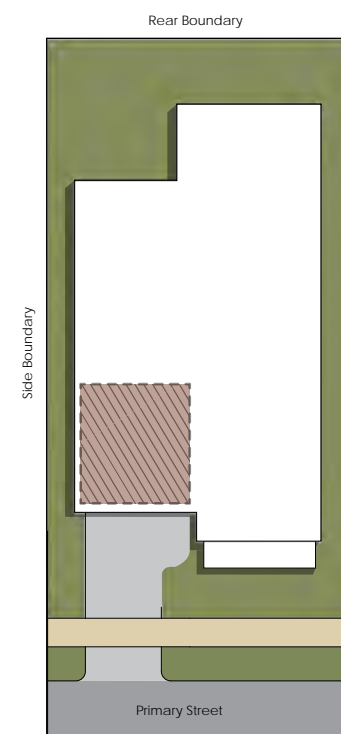
GARAGES & DRIVEWAYS

Objective

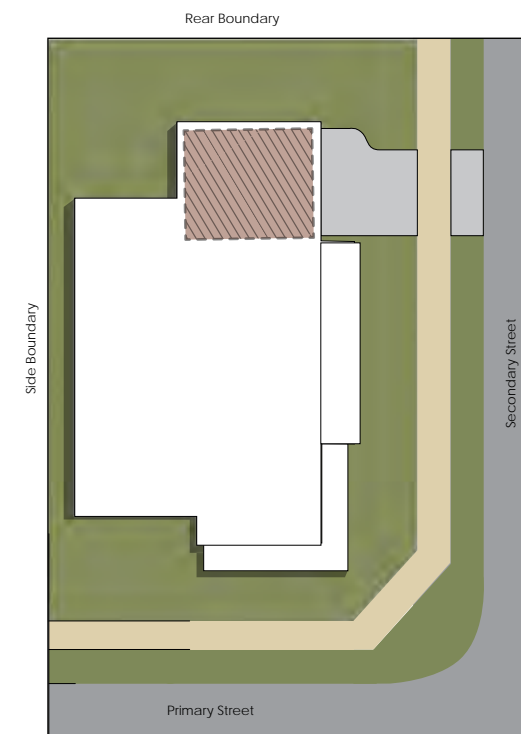
To enable a seamless integration of the house, garage and driveway so that the visual impact of hardscape is minimised and contributes to a quality public domain that is pedestrian friendly.

Guidelines

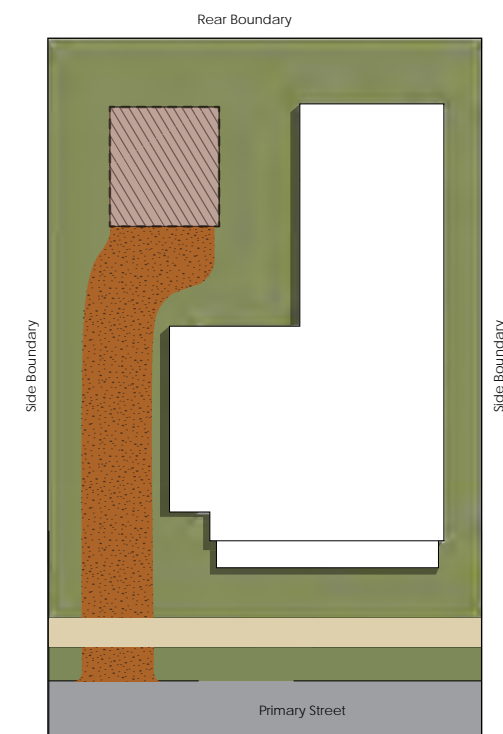
- Double garage doors cannot exceed 40% of dwelling frontage or a maximum width of 5.5m. Driveway width to be a maximum width of 4.5m with splay permitted at garage door.
- A single garage door cannot exceed 40% of dwelling frontage or a maximum width of 2.5m.
- Garages to be setback a minimum of 2.0 metres from the primary building line.
- On Corner Lots garages are to be located on the secondary street with a minimum setback of 2.0 metres from the primary building line.
- Driveways are located a minimum 1.5m from street trees.
- Where there is a driveway crossing, the footpath material must maintain a consistent material and texture.
- Light colours and tones are preferred for garage doors and driveways, refer to the Appendix for the Colour Palette.
- Wherever possible, landscaping and planting should be used to break up the mass and dominance of the driveway.
- Alternative garage solution may be a detached secondary building located at rear of site(refer to secondary buildings controls)



Front garage



Corner lot/Curved Frontage Lot garage



Detached garage at rear



Non complying triple garage.



Overly complicated driveway material and patterning.

DESIGN GUIDELINES

STREET ADDRESS

Objective

To deliver an integrated built form and landscape that addresses the street, provides passive surveillance and contributes to a cohesive and attractive streetscape for pedestrians.

Guidelines

- Articulation zone: 2.0m set forward of the Primary Building Line along the front boundary
- Articulation zone on a Corner Lot: 1.5m forward of the building line of the secondary street boundary and corner splay boundary
- Multi Frontage Lots which have a side boundary fronting an open space or pedestrian accessway are to be treated as Corner Lots and the same controls will apply.
- The articulation zone can include verandah, entry portico, sun shades, bay windows or similar features.
- Living areas are to open on to front garden or verandah and/ or provide windows for casual surveillance onto the street.
- Front entries are to be celebrated as part of a raised entry portico (minimum two step up) with a separate roof element or alternatively be a part of a front verandah.
- Front verandahs on the ground floor must extend for at least 50% of the width of the front facade (not including the garage) and be at least 2m deep.
- The verandah roof must be built as a lightweight attachment to the primary building and may be a level extension to the building slab or may be a raised verandah depending on design and construction considerations.



Driveway and Garage door dominates the front facade.



Timber post and rail fencing delineating boundary to park.



The front verandah/porch is a semi-public transition between private and public spaces. It provides the passer-by with a glimpse of the private lives of the residents and to the resident; it provides selective engagement with the public realm. They are to be raised above the side walk to provide visual dominance to the occupant using the porch. They are to have a minimum depth of 2000mm to allow for tables and chairs.



When verandahs wrap around corners of buildings, the different orientations will be shaded from the sun and sheltered from the wind differently, allowing residents to choose the most comfortable place to be at any time.

DESIGN GUIDELINES

PUBLIC/PRIVATE DELINEATION

Objective

To achieve a consistent and continuous streetscape character whilst appropriately delineating between the public and private realm.

Guidelines

- Fencing along the front boundary, secondary street boundary and open space boundary is optional but if provided is to be setback a minimum of 0.5m from the boundary to allow for a landscaping strip in front of the fence. If additional privacy is required; hedges or shrubs can be used behind fencing.
- Where there is no front fencing then landscaping is to be provided as either dense groundcover, grasses or mature planting to provide boundary delineation.
- Front and side fencing forward of the Primary Building Line is to be a maximum 1.2m in height and is to be finished on both sides to the same level of quality. Where there is no fence forward of the building line, it is required that the fence returns into the building at the Primary Building Line.
- Side fencing on a Standard Lot is to have a maximum height of: 1.8m
- Rear fencing on a Standard Lot is to have a maximum height of: 1.8m
- Corner Lots
 - Secondary street frontage fencing is to be a maximum height of 1.2m for the first 30% of the lot length.
- Multi Frontage Lots
 - Frontages along open spaces and pedestrian accessways will require fencing to be a maximum height of 1.2m.
- The fence is to be constructed with an open style (minimum 50% transparent)
- Palisade and Corrugated metal fencing are not permitted.
- Permitted Front Fencing materials:
 - Timber slat fencing (vertical) with stained or painted finish
 - Wrought iron feature fencing
 - Timber post and rail fencing with stained or painted finish
- Appropriate pool fencing is permitted in muted neutral colours such as grey and green.



Fencing Plan -

Timber Post and Rail fencing will be provided by along all four boundaries of the estate .



Dense landscaping behind fencing provides an extra layer of privacy.



Overly complex fencing creates a clash of materials and heights.



Gardens are a great example of celebrating individuality, character and tastes.

DESIGN GUIDELINES

UTILITIES & SERVICES

Objective

To minimise the aesthetic impact of utilitarian items such as hot water units, bins, air-conditioning units, pumps from public view.

Guidelines

- Appropriately screened rubbish bin areas should be located along the side boundary behind the primary building line. Bins should not be visible from the street except for rubbish collection days.
- TV Antennas and satellite dishes are to be roof mounted or located within the roof and at the rear of the property.
- Rain water tanks to be located below ground or appropriately screened from public view at the rear of the property.
- Letter boxes to be located at the front boundary and integrated into the fence design where appropriate. Alternatively free standing letter box designs are to be of a same architectural character, colour and material as the house.
- Air conditioning units to be located at the rear of the property on the ground floor and appropriately screened. Roof mounted units are also permitted however must be mounted below the ridgeline at the rear of the property and colour matched to the roof and not visible from the street.
- Solar panels and solar hot water systems are to be mounted on the roof facing the side or rear of the property and are generally not to be visible from the street.



Bins & tanks visible to the public realm with no screening.



Timber screen solutions for bins and utilities.



Letterbox & fence that is not a consistent architectural style and material to the house.



Integrated letterbox and fencing with a consistent architectural style to the house.

DESIGN GUIDELINES

CORNER LOTS

Objective

To provide articulation, passive surveillance and quality address to primary and secondary streets and/or public open spaces.

To celebrate view termination / gateway opportunities using built form features and appropriate landscaping.

Set the appropriate tone and character for the estate.

Guidelines

- Corner Lot secondary street boundary setback: 3m for a maximum length of 9m, then 4m after
- Minimum 2m setback from splayed corner boundary
- The Articulation Zone shall be designed to address both streets and/or open space frontages to create a consistent and coherent design.
 - 1.5m set forward of Building Line along secondary street boundary
 - 2.0m set forward of Primary Building line along front boundary
- Habitable rooms are to present to both street frontages through windows, doors and architecturally designed features.
- Ground floor verandahs and upper level balconies and windows shall wrap around corner to the secondary street boundary.
- Garage is to be located on the secondary street frontage and set back from the Primary Building Line by 2.0m.
- Landscape design and quality to be consistently applied to both street frontages and integrated with fencing guidelines.
- Where there is fencing on the front boundary then it must be applied along the corner splay boundary and to the first 30% of the secondary street boundary. (refer to Public/Private Delineation page for detailed fencing controls)
- Where there is no front fencing then landscaping is to be extended along the corner splay boundary through to the first 30% of the secondary street boundary. (refer to Public/Private Delineation page for landscaping details)



Lack of articulation and street address along corner. No landscaping or fencing to delineate between the public and private realm.



Verandah wraps around corner with habitable rooms that present to both frontages providing passive surveillance to both street frontages.. Verandah roof as a separate element to primary roof.



Garage located on the secondary street frontage and set back from the Primary Building Line.



Low garden and fencing that is consistently applied to both street frontages. Dense planting behind fencing provides extra privacy to residents.

DESIGN GUIDELINES

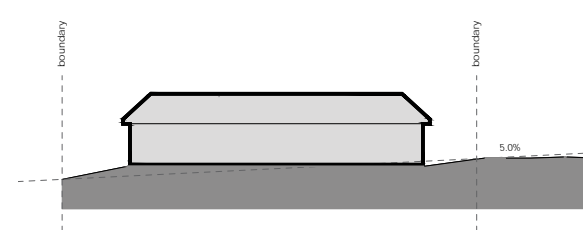
RESPONDING TO SLOPE

Objective

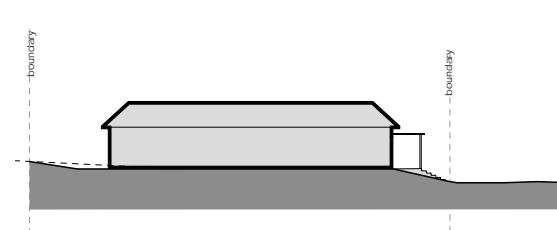
To enable an integrated house and lot solution which responds to, and reflects, the site's natural topography with designs and reduces the need for earthworks and retaining walls.

Guidelines

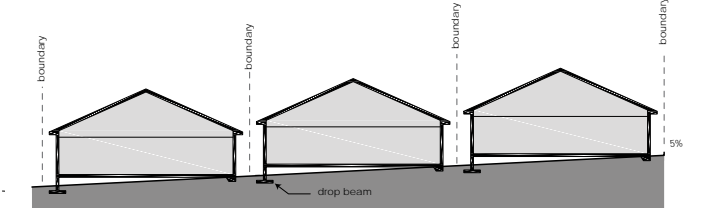
- Utilise battered soil slopes with dense plantings to accommodate level changes in preference to engineered retaining walls.
- Terraced retaining walls no higher than 0.8m are to be used for level changes forward of the primary building line. Terrace depths to be a minimum of 1.0m to allow for appropriate landscaping.
- A split-level building form is to preferred on sloping lots. Construction methods include deepened edge beam, suspended slab and bearer & joist construction.
- Landscaping solutions are preferred to fencing on sloping sites to reduce the height impact of a combined fence and retaining wall solution.
- Integrate retaining walls into the house design to reduce the need for localised earthworks and retaining at boundaries.
- Garages should be located on the low side of the lot.



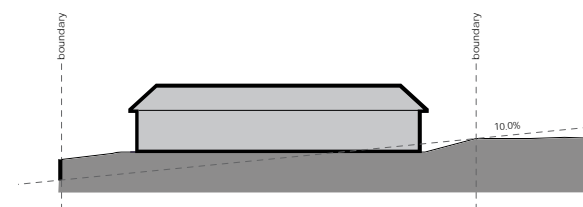
Front to Back Slope 5%



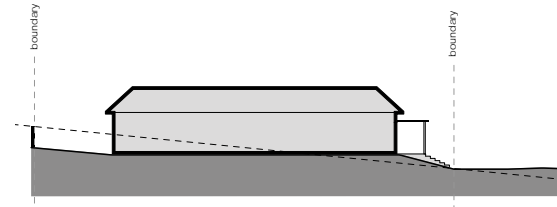
Back to Front Slope 5%



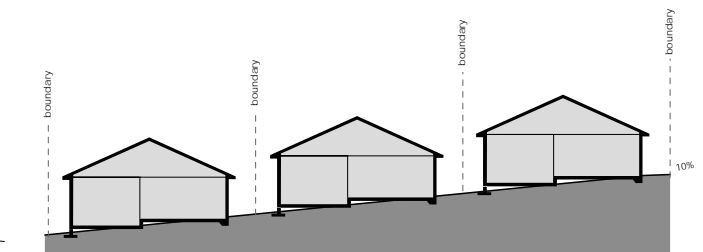
Side Slope 5%



Front to Back Slope 10%



Back to Front Slope 10%



Side Slope 10%



Non-compliant response to topography: entire site flattened with visually prominent retaining walls.



Undercroft garage with integrated retaining as part of the front entry is a preferred solution.



DESIGN GUIDELINES

ILLUSTRATIVE STREETScape



Illustrative Character

DESIGN GUIDELINES

LANDSCAPE & DESIGNING YOUR GARDEN

The design of any landscape is inextricably tied up with the nature and character of the site, the climate, the personality and desires of the home owner and the time frames and budgets they have to work with. Every site and every client is different. This is particularly true of private residential gardens. They are an extension of your house and your personality and therefore are intensely personal. Some people want something that is merely good to look at, some people want something they can get out into, enjoy and experience the garden. Some people revel in maintaining and tinkering with the garden, clipping hedges, weeding, growing vegies, while others would prefer a more set-and-forget garden. Some people want to attract birds and wildlife, some people like native plants and others like a more contemporary and stylised garden. It is always important to consider whether the garden will have to cater to the rigors and needs of small children and pets. This is the beauty of landscape design – no two gardens will ever be the same.

Objective

Creation of a landscape around the home that will contribute greatly to the character and beauty of the Retford Park Estate. Use of landscape to soften and frame the housing from the street and extend the living spaces of the house to encourage healthy activities outside. Contribute to the overall urban canopy and provide summer shade, and winter sun, where appropriate.



DESIGN GUIDELINES

LANDSCAPE & DESIGNING YOUR GARDEN

Guidelines

- Each lot is to have at least one large tree planted in the front yard and at least one large tree in the rear yard. A large tree shall be defined as a tree capable of attaining a spread of at least 8m and a height of at least 10m.
- Ensure attention to the basic horticultural aspects of your garden. Make sure you address soil, drainage, aspect, mulching, slopes and retaining treatments, the correct plant choice, watering and irrigation needs. You really only get one chance to easily address these aspects and that's at the start, particularly the soil and drainage. If you don't get your soils right, your garden and trees may never reach their potential.
- Consider your garden and its street appeal. Don't underestimate the value and psychology of a nice garden. Even the best house may look shabby if it is surrounded by an ill-planned or poorly maintained garden.
- Utilise the front yard as a defined and useable space with a low hedge and fence at the boundaries. This means the front yard can be reclaimed as a valuable part of your private open space, somewhere that is comfortable to sit and possibly interact with passers-by. The hedges and fences create definition, and you still have an outlook while maintaining a clear sense of privacy and ownership. Without this sense of enclosure, the front yard tends to become a barren wasteland that no one uses or appreciates.
- Celebrate your private and usable outdoor space - try and orient this close to the living area of the house as much to the north of the house as possible to take advantage of the sun. You can always add shade by way of umbrellas, trees and pergolas, but it is very difficult to get sun to the shady side of a house.
- Landscape paving - utilise a style, colour and texture of pavement in your outdoor areas that is similar or compatible with your internal floors. Try and continue the same pavement well out into other garden areas – it will make the spaces feel more generous and link indoors with outdoors. It is also a good way of linking the look and feel of your garden together as one harmonious element. Try and pick mid-range neutral colours for the pavements. Very light colours may be offensively glarey in the sun, and very dark colours will absorb and re-radiate heat which may make the space unbearably hot in warmer months.
- Choose a good sized deciduous tree or vine over a pergola to shade the main outdoor living area. This will give you shade and a feeling of privacy and keep the heat out of the pavement in summer, but keep it warm and sunny in winter.
- Typically establish low planting at the base of all retaining walls to provide a softer appearance and hide the often difficult to maintain hard lines where vertical faces meets horizontal. The same applies for many of the clearly visible walls of the house.
- Try to provide contiguous and generous planting areas to group plants within in a bed, rather than a “mean and spotty” planting of individual plants. This will usually result in better plant growth, easier maintenance and hide any under performing plants. Try to always use generously wide edges between your planting and the adjoining gravel or grass. Again this will reduce maintenance and improve the look.
- Avoid over use of turf grass as it is generally one of the most water hungry and high maintenance things you will have in your garden.
- Use hedges and climbers to screen unsightly features such as sheds and clothes lines.
- Layer your plant material in the garden beds with lower border plants at the front and then stepping up to bigger plants at the rear. Try and vary the colour or texture of the layers so they read as separate elements.
- Ensure you provide good access pathways right round your house. You won't regret the easier maintenance and access in the long term.
- Although trees are important, avoid planting too many trees, and space the trees according to their ultimate sizes and shape. Let them have the space to grow to their full potential and their preferred habit. Just have some patience and you will be rewarded with better formed and healthier trees. Importantly, never plant a tree closer than 1.5m from any walls, pavement edges and fences.
- Use artwork - just like you decorate and embellish inside your house, you should also consider adding texture and interest with sculptures and pots. Carefully place the sculptures and feature plants to draw the eye and attention – as a guide sit inside your house and see what areas you can easily see from the main viewing areas.

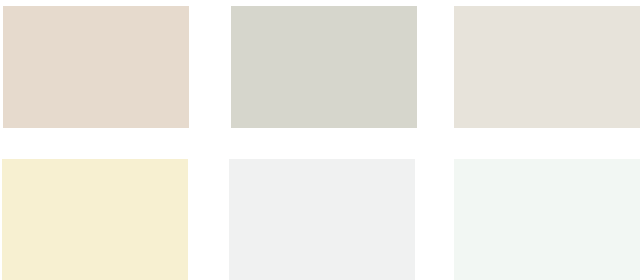
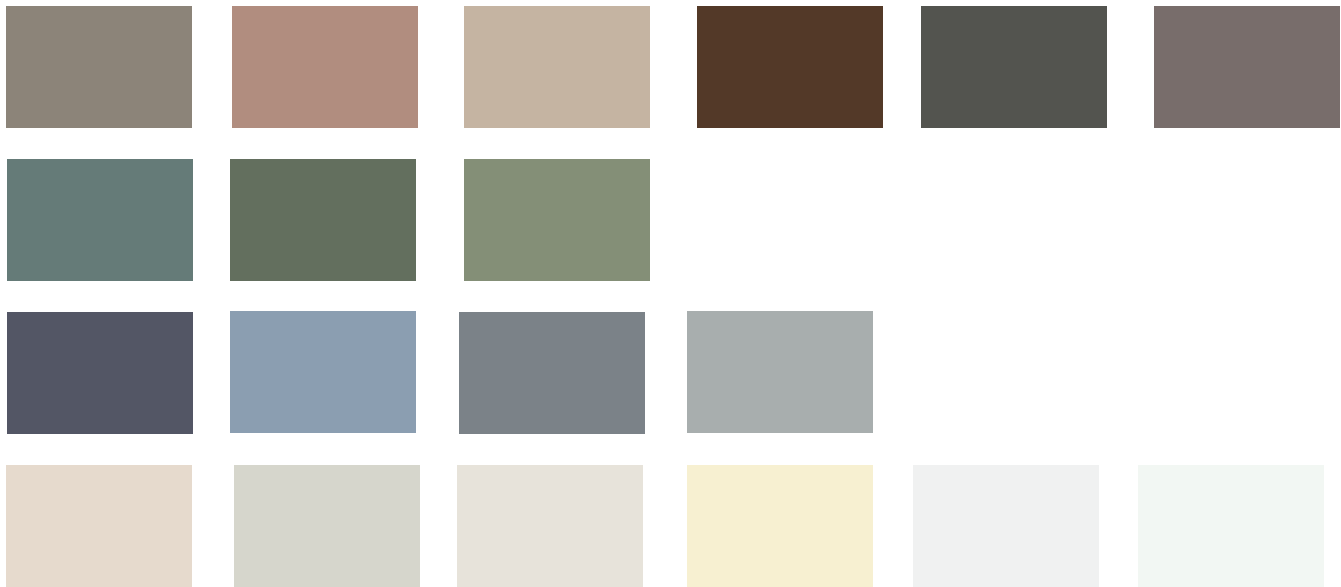




APPENDIX

APPENDIX

COLOUR PALETTE



Preferred palette for trim, and fenestration joinery

ROOF COLOUR PALETTE



Colour source from <http://www.bluescopesteel.com.au>

DRIVEWAY/ACCESSWAY PALETTE



APPENDIX

PLANT SCHEDULE - TREES

TREES		
BOTANICAL NAME	COMMON NAME	POTENTIAL HEIGHT
Acacia melanoxylon	Blackwood	12-20m
Acer palmatum	Japanese Maple	7-9m
Acer palmatum 'Atropurpureum'	Purple Japanese Maple	4-5m
Acer rubrum 'October Glory'	Red Maple	6-12m
Aesculus hippocastanum	Horse Chestnut	10-18m
Alnus cordata	Italian Alder	10-12m
Alnus jorullensis	Evergreen Alder	8-12m
Arbutus unedo	Irish Strawberry Tree	5-7m
Betula pendula	Silver Birch	8-15m
Brachychiton populneus	Kurrajong	10-15m
Calodendrum capense	Cape Chestnut	10-15m
Cedrus deodara	Himilayan Cedar	12-15m
Celtis australis	Nettle Tree	10-15m
Corymbia maculata	Spotted Gum	15-25m
Cupressus sempervirens 'Stricta'	Pencil Pine	10-20m
Eucalyptus cinerea	Argyle Apple	10-12m
Fraxinus excelsior 'Aurea'	Golden European Ash	10-15m
Fraxinus oxycarpa 'Raywoodi'	Claret Ash	12-15m
Ginkgo biloba	Maidenhair Tree	15-20m
Gordonia axillaris	Fried-Egg Plant	5-8m
Koelreuteria bipinnata	Chinese Golden Rain Tree	10-15m
Koelreuteria paniculata	Golden Rain Tree	8-12m
Lagerstroemia indica	Crepe Myrtle	8-12m
Liriodendron tulipifera	Tulip Tree	15-20m
Magnolia grandiflora 'Exmouth'	Bull Bay Magnolia	10-15m
Magnolia x soulangiana	Common Magnolia	5-7m
Malus ionensis 'Plena'	Betchel Crab Apple	3-5m
Melaleuca bracteata	Black Tea-tree	8-10m

BOTANICAL NAME	COMMON NAME	POTENTIAL HEIGHT
Melaleuca styphelioides	Prickly Paperbark	8-10m
Melia azedarach var. australasica	White Cedar	12-15m
Nyssa sylvatica	Sour Gum	12-15m
Pistacia chinensis	Chinese Pistacio	10-13m
Pittosporum eugeniioides	Tarata	6-10m
Pittosporum tenuifolium 'James Stirling'	Kohuhu	3-6m
Prunus cerasifera 'Nigra'	Cherry Plum	6-8m
Prunus persica	Flowering Peach	3-4m
Prunus serrulata	Japanese Flowering Cherry	3-6m
Pyrus calleryana	Callery Pear	6-8m
Pyrus ussuriensis	Manchurian Pear	8-12m
Quercus ilex	Holly Oak	12-18m
Quercus palustris	Pin Oak	15-25m
Robinia pseudoacacia 'Frisia'	Golden Locust	15-20m
Robinia pseudoacacia 'Umbraculifera'	Mop Top Robinia	6-9m
Sapium sebiferum	Chinese Tallow Tree	8-10m
Schinus areira	Peppercorn Tree	15-17m
Tristaniopsis laurina	Water Gum	5-8m
Ulmus glabra 'Lutescens'	Golden Elm	10-15m
Ulmus minor 'Variegata'	Variegated Smooth leafed Elm	10-15m
Ulmus parvifolia 'Todd'	Chinese Elm	8-15m
Zelkova serrata 'Green Vase'	Japanese Zelkova	10-15m

APPENDIX

PLANT SCHEDULE - SHRUBS

SHRUBS		
BOTANICAL NAME	COMMON NAME	POTENTIAL HEIGHT
Abelia x grandiflora	Glossy Abelia	2m
Acacia fimbriata 'Dwarf'	Dwarf Fringed Wattle	2-4m
Acacia cognata 'Limelight'	Wattle	1m
Acanthus mollis	Oyster Plant	1-2m
Aucuba japonica	Japanese Aucuba/Gold Dust Plant	2-3m
Azalea indica 'Alba Magnifica'	White Azalea (Tall)	2-3m
Azalea indica 'Alphonse Anderson'	Pink Azalea (Tall)	2-3m
Azalea indica 'Red Wings'	Red Azalea (Medium)	2m
Azalea kurume'Kirin'	Crimson Azalea (Medium)	2m
Banksia spinulosa 'Honey Pot'	Hairpin Banksia	3m
Brunfelsia pauciflora 'Eximia'	Yesterday, Today & Tomorrow	2m
Buxus microphylla var. japonica	Japanese Box	1m
Buxus sempervirens	Common / English Box	1m
Callistemon citrinus 'White Anzac'	White Bottlebrush	1m
Callistemon 'Dawson River Weeper'	RedBottlebrush	4m
Callistemon 'Mauve Mist'	Bottlebrush	3m
Camellia japonica	Camellia	3-4m
Camellia sasanqua	Camellia	3-5m
Choisya ternata	Mexican Orange Blossom	2m
Coleonema pulchrum	Diosma	2m
Escallonia rubra var. macrantha	Escallonia	3m
Euonymus japonicus	Japanese Spindle Bush	3m
Fatsia japonica	Japanese Aralia	3-4m
Gardenia augusta	Gardenia	1m
Grevillea 'Clearview David'	Spider Flower	2m
Grevillea 'Honey Gem'	Honey Gem Grevillea	3-5m
Grevillea 'Superb'	Red Grevillea	1m
Hydrangea macrophylla	Hydrangea	2m

BOTANICAL NAME	COMMON NAME	POTENTIAL HEIGHT
Juniperus x media 'Pfitzeriana'	Pfitzer Juniper	2m
Lavandula angustifolia	English Lavender	1m
Lavandula dentata	Toothed Lavender	1m
Lavandula stoechas 'Avonview'	French Lavender	1-2m
Leptospermum flavescens 'Cardwell'	White Tea Tree	2-3m
Leptospermum flavescens 'Copper Glow'	Tea Tree / Purple Tea Tree	2-3m
Loropetalum chinense 'Plum Delight'	Chinese Fringe Flower	2-3m
Michelia figo	Port Wine Magnolia	2-3m
Nandina domestica 'Gulf Stream'	Compact Heavenly Bamboo	0.5m
Nerium oleander 'Dwarf Salmon'	Dwarf Oleander	1-2m
Osteospermum fruticosum	Creeping Marguerite	1m
Phormium tenax 'Atropurpureum'	New Zealand Flax (purple foliage)	1.5-3m
Photinia x fraseri 'Robusta'	Photinia / Red Photinia	3-5m
Raphiolepis x fergusonii 'Apple Blossom'	Pink Indian Hawthorn	1.5m
Rosmarinus officinalis 'Blue Lagoon'	Prostrate Rosemary	1-2m
Russellia equisetiformis	Coral Plant	1.5m
Spiraea cantoniensis	May Bush	2.5m
Teucrium fruticans	Bush Germander	1-2m
Thuja orientalis 'Morgan'	Morgan Arborvitae	2m
Thuja orientalis 'Shirl's Supreme'	Shirl's Supreme Arborvitae	3m
Viburnum odoratissimum 'Emerald Lustre'	Sweet Viburnum	3-4m
Westringia fruticosa 'Aussie Box'	Dwarf Coastal Rosemary	1m
Westringia fruticosa 'Wynyabbie Gem'	Mauve Coastal Rosemary	1-2m

APPENDIX

PLANT SCHEDULE - GROUNDCOVERS

GROUNDCOVERS		
BOTANICAL NAME	COMMON NAME	POTENTIAL HEIGHT
Ajuga reptans	Carpet Bugle	0.3m
Banksia paludosa 'Greenscape Dwarf'	Prostrate Swamp Banksia	0.5m
Banksia spinulosa 'Birthday Candles'	Dwarf Hairpin Banksia	0.5m
Banksia spinulosa 'Coastal Cushion'	Prostrate Hairpin Banksia	0.5m
Bergenia cordifolia	Pink Elephants Ears	0.3m
Cissus rhombifolia	Grape Ivy	0.5m
Clivia miniata	Kaffir Lily	0.5m
Convolvulus mauritanicus 'Full Moon'	Purple Trailing Convolvulus	0.2m
Coprosma x kirkii	Prostrate Coprosma	0.3m
Dianella caerulea 'King Alfred'	Flax Lily	0.7m
Dietes iridoides	Dietes	0.7m
Gardenia augusta 'Radicans'	Prostrate Gardenia	0.3m
Grevillea 'Bronze Rambler'	Bronze Rambler	0.5m
Grevillea x gaudichaudii	Cascading Red Flowering Grevillea	0.3m
Hedera canariensis	Algerian Ivy	0.3m
Helichrysum petiolare	Licorice Plant	0.3m
Juniperus conferta	Shore Juniper	0.3m
Juniperus horizontalis 'Glauca'	Prostrate Juniper	0.5m
Nepeta × faassenii 'Walkers Blue'	Faassen's Catmint	0.6m
Osteospermum jucundum	Creeping Pink Daisy	0.3m
Phormium 'Cookianum'	Green Dwarf Flax	0.3m
Salvia farinacea	Blue Salvia	1.0m
Stachys lanata	Lambs Ears	0.2m
Trachelospermum asiaticum	Japanese Star Jasmine	0.2m
Trachelospermum jasminoides	Chinese Star Jasmine	0.3m
Tulbaghia violacea 'Silver Lace'	Variegated Society Garlic	0.3m





*This image is taken within the Retford Park grounds and is currently a private residence. However it is open to visitors a number of days during the year, please refer to the Retford Park website for details.
(www.retfordparkbowral.com.au)*

