

Radford Park Rural Residential Release Area

Character Statement

The Radford Park Rural-Residential Release Area will comprise high quality large lot development that takes advantage of the natural scenic characteristics of the area, protects the natural environment and complements the rural nature of the setting.

Larger lots along the visible ridgeline and boundaries of the site will minimise the visual impacts of development when viewed from surrounding properties and the roadway. The proposed road layout will allow for future connection to adjoining properties.

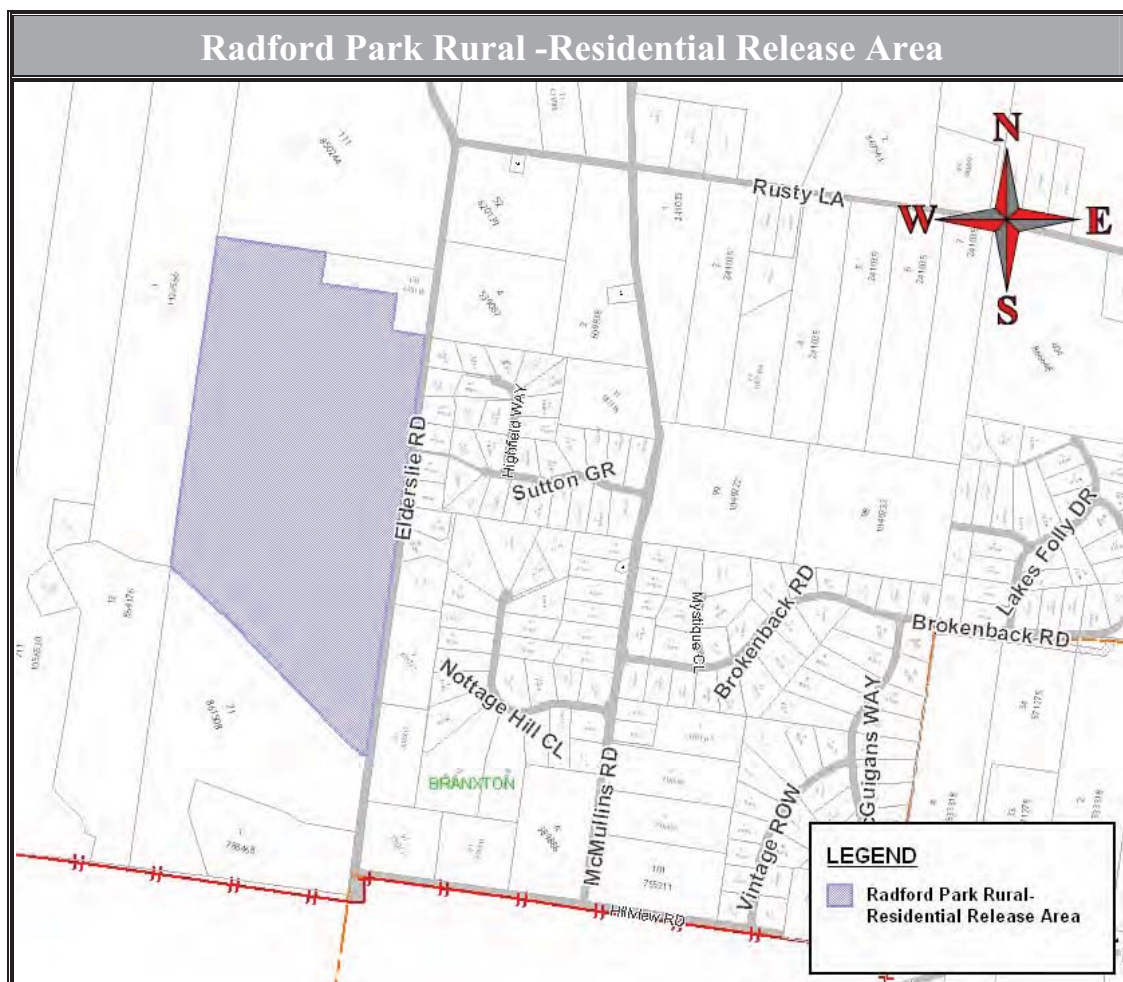
Lots along Elderslie Road will have generous depths to allow for adequate visual and acoustic buffering from the road. Smaller lots will be placed in areas that are relatively flat and not visually prominent.

Water sensitive design will be a feature of the site, with generous landscaping features, retention and enhancement of existing vegetation/riparian corridors, and implementation of measures to encourage retention and re-use of water on-site.

The collector road that runs through the central area of the site along the ridgeline will have generous verges with extensive tree plantings that mark the entrance to the site and provide a unique character to the release area.

1. Radford Park Rural-Residential Release Area

- 1.3. The provisions of this section relate to the Radford Park Rural-Residential Release Area, which is identified in the map which follows.



2. Development Precincts

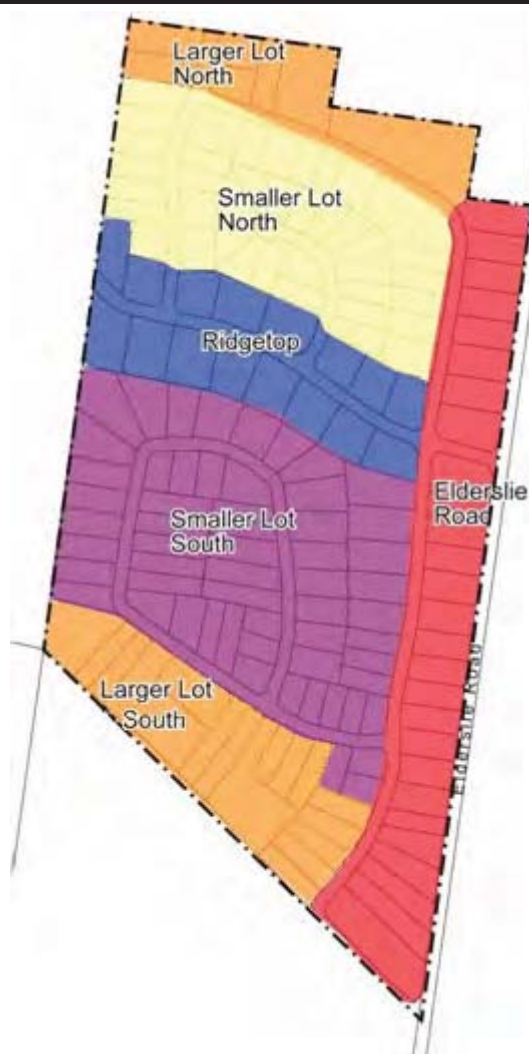
Objectives

- (e) To identify specific development precincts within the Radford Park Rural-Residential Release Area based on distinct landscape or development character areas.
- (f) To specify the desired future character for the development precincts.
- (g) To ensure areas with special constraints are developed in an adequate way.

Criteria

- 2.12. The Radford Park Rural Residential Release Area is to comprise six (6) main development precincts as identified by the “Concept Precincts Plan” which follows.

Concept Precincts Plan



Note:

This is a concept plan only. Its aim is to provide a broad design structure to ensure individual development stages are appropriately integrated. The actual development may vary from this concept plan. Variances from the concept plan need to be justified and must not adversely affect the overall vision for the rural-residential release area.

- 2.13. The table which follows provides an overview of the desired character for each of the estates development precincts. The precincts have been identified through an analysis of potential visual impacts and natural features, such as slope, ridgelines, and existing vegetation. Development of the respective precincts shall aim to achieve the desired character for the precincts as identified in the table which follows.

Desired Future Character for Development Precincts	
Development Precinct	Desired Character
Elderslie Road Precinct	The existing trees in the Elderslie Road Precinct are to be retained to maintain the vegetated character of the precinct. Generous setbacks along Elderslie Road allow for the retention of these trees and provide a buffer between the development and the existing road. The primary site entry point in this precinct is to be landscaped to reflect the rural character of the release area and surrounding area and provide a high quality entrance statement that sets the tone for the development.
Small Lot South Precinct	The Smaller Lot South Precinct is to provide for an efficient lot layout while still maintaining the rural character of the estate. The layout is to take advantage of the gently sloping nature of the land to maximise solar access. Riparian corridors that run through the precinct are to be retained and enhanced to improve water quality, provide visual interest and protect ecological value.
Smaller Lot North Precinct	The Smaller Lot North Precinct is to allow for an efficient lot layout while still maintaining the rural character of the estate. The layout should take advantage of the gently sloping nature of the land to maximise solar access. Riparian corridors that run through the precinct are to be retained and enhanced to improve water quality, provide visual interest and protect ecological value.
Ridgetop Precinct	The Ridgetop Precinct is the most visible area of the site and will provide the main sense of arrival to the estate. Because of the visibility of the precinct, it is suited to larger lots which minimise the likelihood of substantial visual impacts. Such large lots also help set the rural character that is intended for

	the estate. Larger front setbacks reinforce the rural character of this precinct. Formal street tree plantings along the collector road will provide a unique character for the release area that differentiates it from other developments.
Large Lot North Precinct	The Larger Lot North Precinct will provide a buffer to the surrounding area and roads through larger lots. These larger lots allow for greater retention of vegetation and larger setbacks from the site boundaries.
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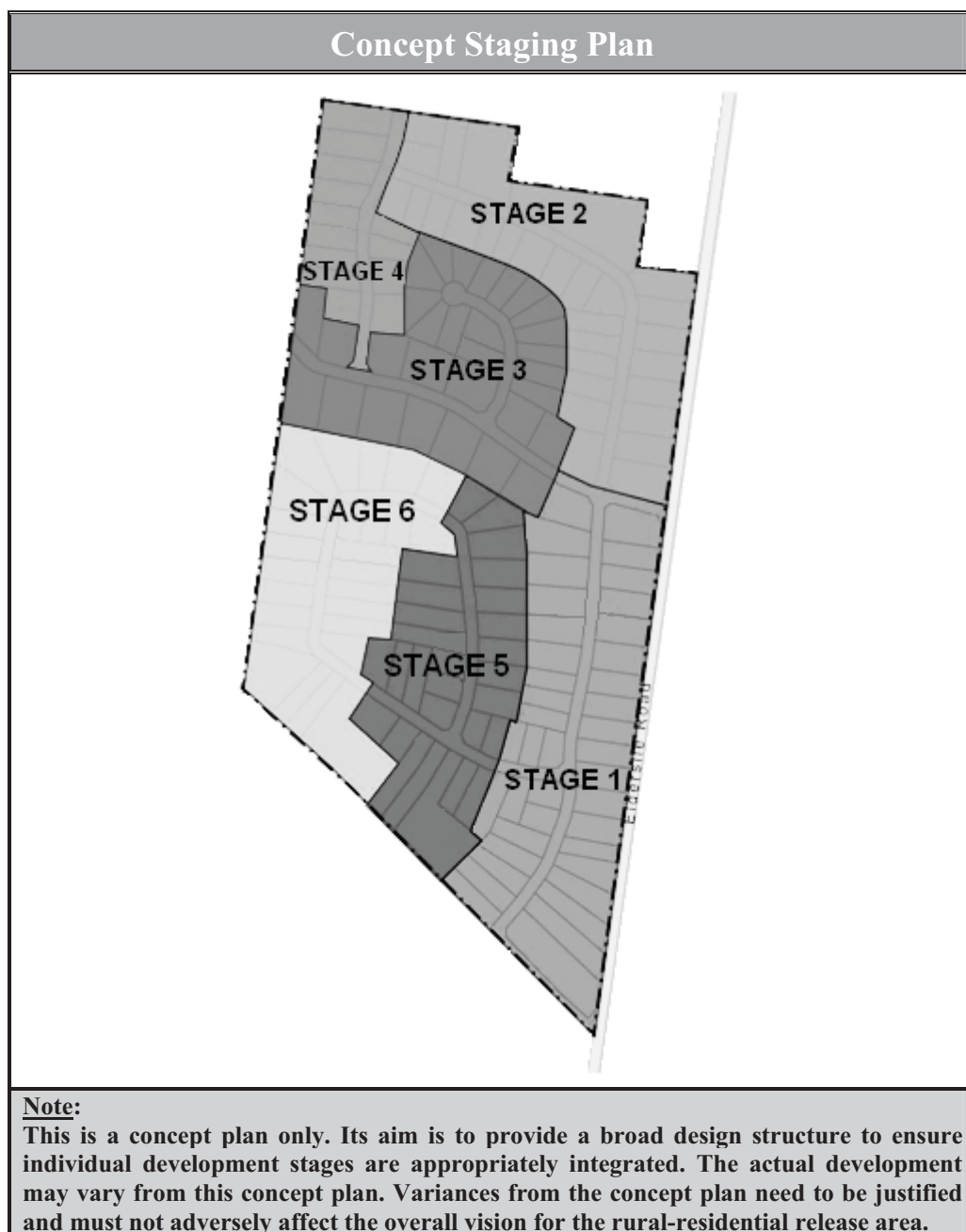
3. Staging Plan

Objectives

- (a) To provide an indicative concept staging plan for development of the rural-residential release area to facilitate appropriate subdivision of the land, assist in the coordinated programming of works and promote the efficient provision of necessary infrastructure.

Criteria

- 3.1. The indicative stages of development of the estate are shown in the concept staging plan which follows. Development of the rural-residential release area is to be generally in accordance with the "Concept Staging Plan" which follows.



- 3.2. Stages are to consider the need to provide appropriate and efficient provision of infrastructure. Infrastructure systems are to be designed to provide for the future use of the estate. The staging and design of utility works should anticipate future growth of the release area and be designed to minimise the need for replacement and upgrading as a result of development of subsequent stages.

- 3.3. The “Staging of Major Works” schedule which follows indicates major works to be carried out at particular stages of subdivision of the estate. It does not detail all required works. Specific requirements will be determined as part of consideration of individual development proposals. The following major infrastructure works are to be undertaken in accordance with the “Staging of Major Works” schedule.

Staging of Major Works	
Stage 1	Roundabout to be constructed at the cross-type intersection near the entrance to the site.
	Water and sewer infrastructure to be connected to the site.
	Internal roads, sewer and water infrastructure, telephone and electricity services for the area, shown in the concept staging plan as “Stage 1”, are to be constructed. This includes bringing the services to the site.
	Temporary terminus turning circle to be constructed at west ends of roads to provide for continuation at further stages.
	Bulb type cul-de-sac head to be constructed at southern road end point. Gated fire access trail to be constructed from cul-de-sac head to Elderslie Road.
	Minimum 2m wide strip of land running the full length of the eastern boundary of the estate to be dedicated to Council to allow for the widening of the road reserve and provide satisfactory area for the construction of a cycleway.
	Cycleway is to be constructed within the Elderslie Road reserve (reserve includes strip of land to be dedicated to allow for the widening of the road reserve to provide for the cycleway construction) for the full frontage of Stage 1 addressing Elderslie Road.
Stage 2	Sewer pumping station to be constructed to provide for Stage 3.
	Internal roads, sewer and water infrastructure, telephone and electricity services for the area shown in the concept staging plan as “Stage 2” are to be constructed.
	Temporary terminus turning circle to be constructed at north-west road to provide for continuation of road (intersection construction) into Stage 4.
	Cycleway to be constructed within the Elderslie Road reserve (reserve includes strip of land to be dedicated to allow for the widening of the road reserve to provide for the cycleway construction) for the full frontage of Stage 2 addressing Elderslie Road.
Stage 3	Internal roads, sewer and water infrastructure, telephone and electricity services for the area shown in the concept staging plan as “Stage 3” are to be constructed.
	Bulb type cul-de-sac head to be constructed at western road end point (at boundary of release area).
Stage 4	Internal roads, sewer and water infrastructure, telephone and

	electricity services for the area shown in the concept staging plan as “Stage 4” are to be constructed.
	Bulb type cul-de-sac head to be constructed at northern road end point (at boundary of release area).
Stage 5	Internal roads, sewer and water infrastructure, telephone and electricity services for the area shown in the concept staging plan as “Stage 5” are to be constructed.
	Temporary terminus turning circle to be constructed at western road end point to provide for continuation of road into Stage 6.
Stage 6	Internal roads, sewer and water infrastructure, telephone and electricity services for the area shown in the concept staging plan as “Stage 6” are to be constructed.
	All infrastructure required by this DCP section to be completed by Stage 6.

- 3.4. Construction works on stages which are adjoining or adjacent to residences are to minimise disruption to those residences.

4. Sewer Servicing Plan

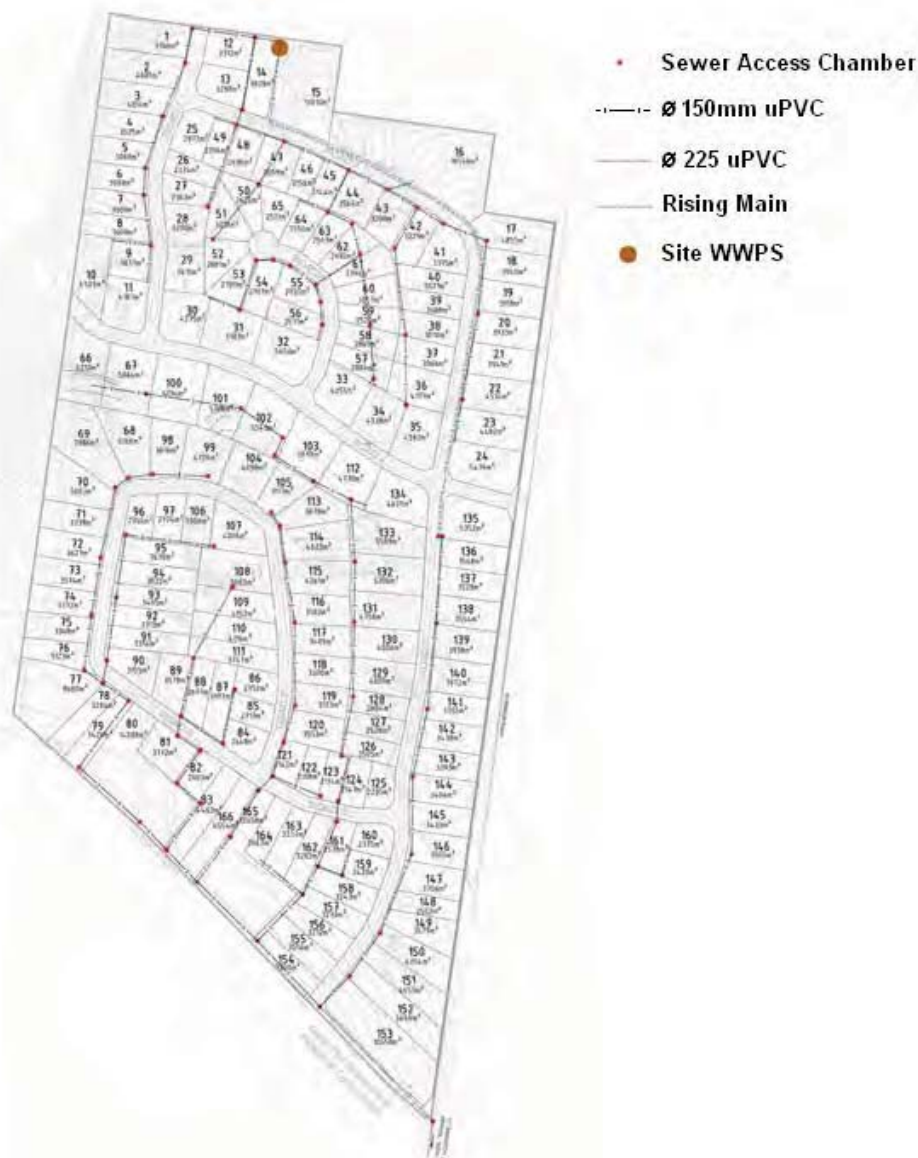
Objectives

- (d) To provide an indicative location for major sewer infrastructure.
- (e) To specify general sewer servicing requirements.

Criteria

- 4.4. Each lot within the rural-residential release area is to be provided with suitable connection to sewer. Major sewer infrastructure is to be provided generally in accordance with the concept sewer servicing plan which follows.

Concept Sewer Servicing Plan



Note:

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- 4.5. The design of sewer infrastructure is to be in accordance with the requirements of the responsible servicing authority.

5. Water Servicing Plan

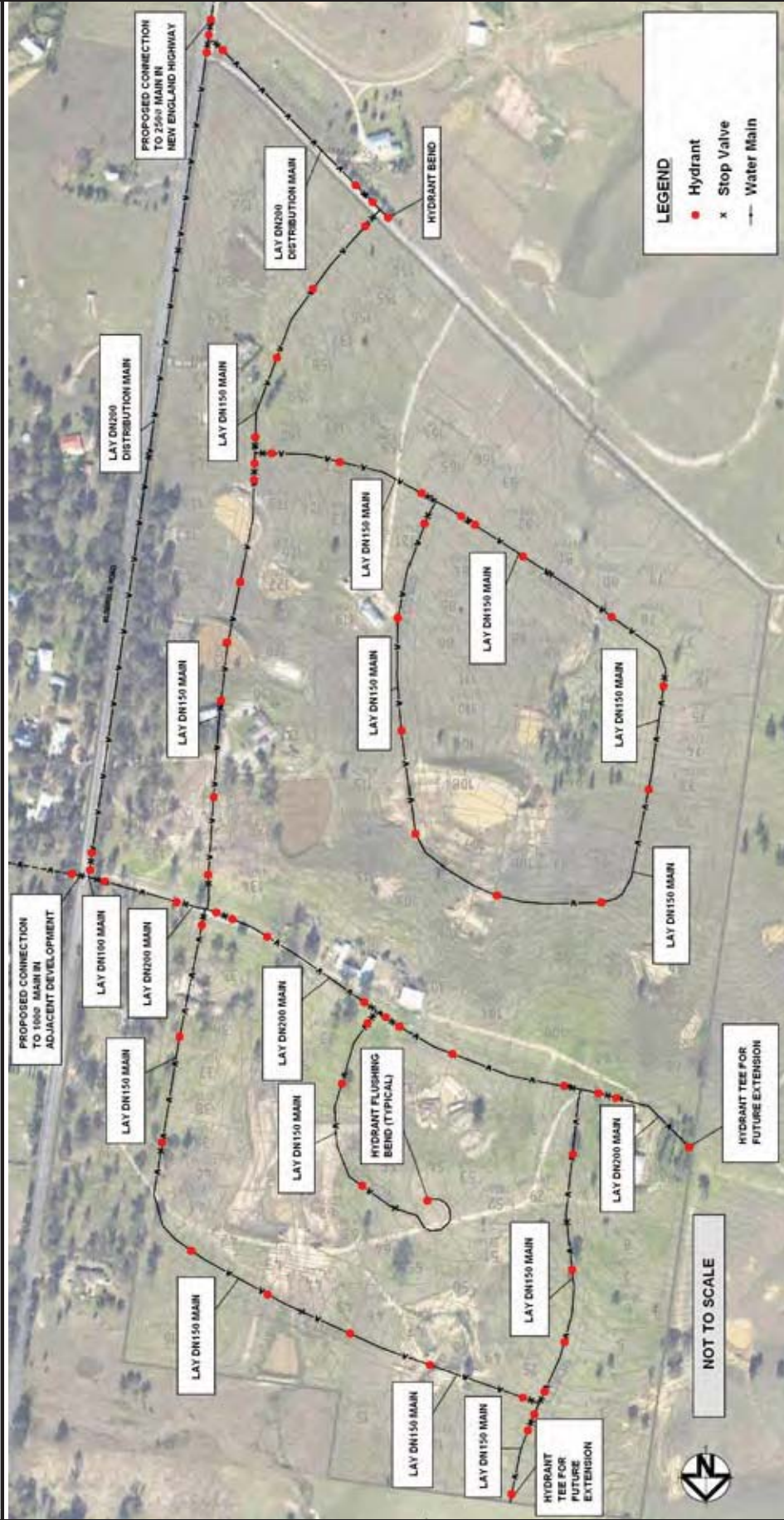
Objectives

- (a) To indicate the location of major water infrastructure.
- (b) To specify general water serving requirements.
- (c) To ensure the development of water servicing occurs in a timely and efficient manner.

Criteria

- 5.1. The design of reticulated water infrastructure is to be in accordance with the requirements of the responsible servicing authority.
- 5.2. Each lot within the rural-residential release area is to be provided with suitable connection to reticulated water. Major water supply infrastructure is to be provided generally in accordance with the concept water servicing plan which follows.

Concept Water Servicing Plan



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6. Utility Servicing

Objectives

- (a) To advise of general utility servicing requirements.
- (b) To ensure that the rural-residential allotments created by subdivision of the release area are provided with connection to telephone and electricity services.

Criteria

- 6.1. All lots created for the purpose of release are to be supplied with connection to a suitable 240 volts mains electricity supply. Such electricity supply is to be provided underground.
- 6.2. All lots created for the purpose of release are to be supplied with suitable connection to telecommunication services.
- 6.3. Provision of telephone and electricity infrastructure is to be in accordance with the requirements of applicable servicing authorities and Council.
- 6.4. Each rural-residential allotment in the estate is to be provided with suitable connection to utility services by the time of completion of all stages of subdivision of the estate.

7. Movement Hierarchy Plan

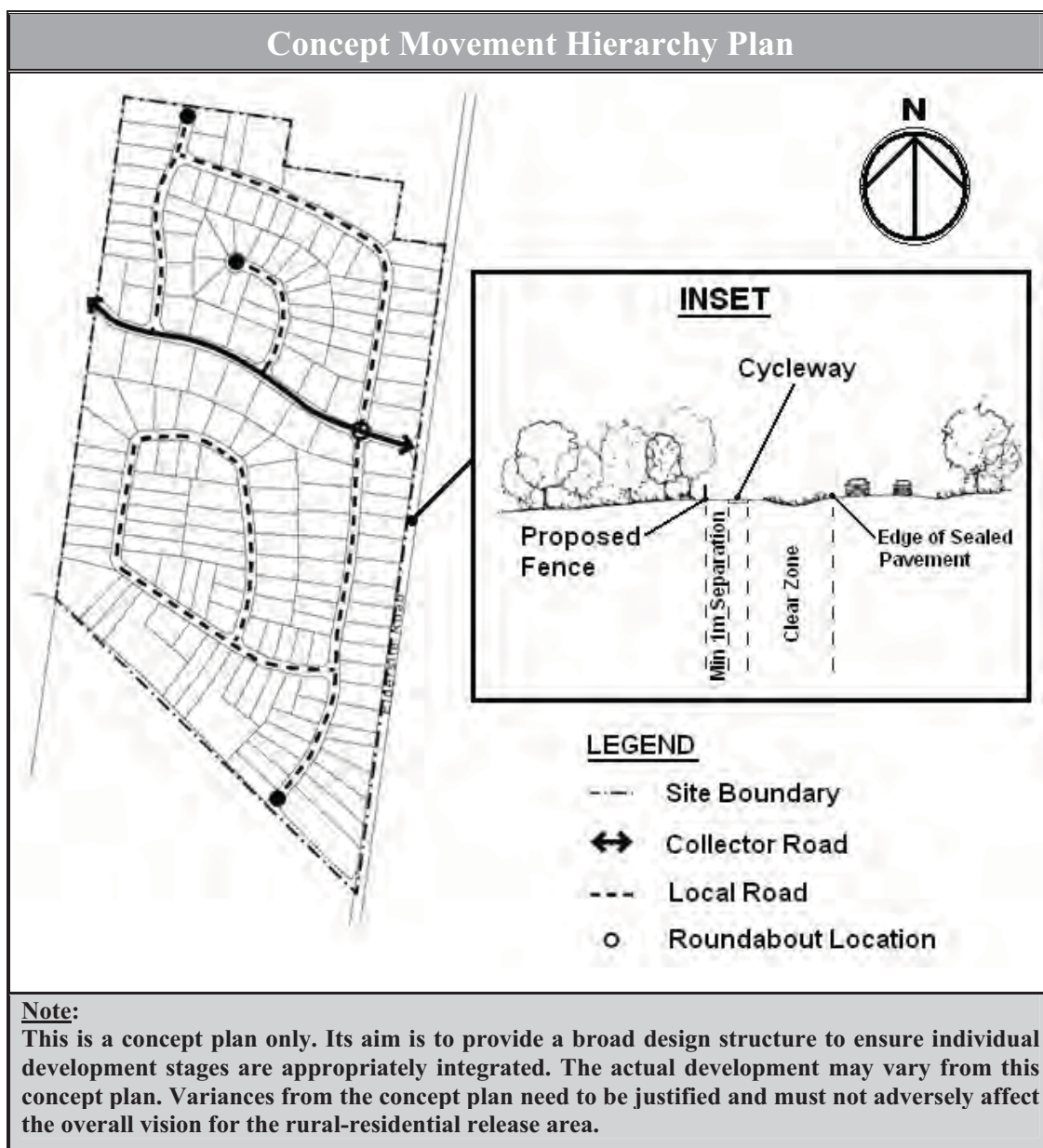
Objectives

- (a) To ensure the road design reflects the function of the road, the needs of the road user and provides connectivity to existing and future development.
- (b) To achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists.
- (c) To ensure a high quality, functional, safe, legible and visually attractive public domain.

Criteria

- 7.1. The main entry point to the estate is to be via the collector road that intersects with Elderslie Road. The roundabout proposed at the entrance to the estate is conceptual and indicative of the likely intersection treatment. Detailed intersection design works will be required to determine the actual intersection treatment. The appropriateness of the intersection design will be at the discretion of Council.
- 7.2. The internal road network is to be comprised of collector road(s) along the ridgeline with interconnecting local roads. Two-lane access and egress to the site may be required.
- 7.3. The layout of the streets should endeavor to take advantage of the topography and capture views and vistas of the landscape where possible.

- 7.4. The streetscape design is to provide appropriate landscaping. Suitable tree species are to be used which require minimal maintenance. Trees must not adversely impact upon utilities or services.
- 7.5. The road layout is to be generally in accordance with the concept movement hierarchy plan, such that connectivity and traffic safety is maintained. Road design is to be in accordance with the requirements of the “General Development Provisions” part of this [DCP](#).
- 7.6. A minimum 2m wide strip of land is to be dedicated along the entire length of the site along Elderslie Road to provide for the widening of the road reserve and construction of a cycleway within the reserve. The cycleway is to be constructed along the full frontage of the estate addressing Elderslie Road at suitable development stages.
- 7.7. The major road layout for the estate is to be designed generally in accordance with the “Concept Movement Hierarchy Plan” which follows.



8. Landscaping Strategy

Objectives

- (a) To ensure landscaping is appropriate to the character of the development.
- (b) To work with the natural topography and drainage patterns that exists on the site.
- (c) To retain as much as possible the existing significant native vegetation.
- (d) To maintain and enhance the rural character of the site and surrounding area through appropriate plantings.
- (e) To minimise the visual impacts of the development on the surrounding area.
- (f) To maintain an open landscape character.

Criteria

- 8.1. The landscaping of the estate is to be designed generally in accordance with the concept landscaping plan which follows.

Concept Landscaping Plan



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- 8.2. Where practical, impacts on existing vegetation are to be avoided to achieve positive impacts on biodiversity and maximize visual buffering of future building development. Where practicable existing vegetation is to be maintained and enhanced.
- 8.3. Riparian corridors and other vegetation to be maintained and enhanced, are to be protected by placing a relevant restriction on the use of the land through an instrument created under the *Conveyancing Act 1919* (or if this Act has been repealed at the time of development, the relevant subsequent Act).
- 8.4. Detailed landscaping plans prepared by a suitably qualified landscape consultant (i.e. landscape architect), are to be lodged with applications for the respective stages of subdivision of the land.
- 8.5. The street tree planting for the estate is to be designed such that it assists in defining the road hierarchy. The collector roads are to have avenue tree plantings that provide differentiation between the collector roads and the local roads, while also adding character to the estate.
- 8.6. Street tree plantings are to be in accordance with the “General Development Provisions” part of this [DCP](#).
- 8.7. To ensure consistency of fencing addressing Elderslie Road, the eastern boundaries of properties backing onto Elderslie Road are to be fenced with post and rail fencing that is consistent in form, materials and colour. Such fencing is to be provided at the relevant stages of creation of blocks for release.

Details of fencing are to be submitted with the development application for the respective subdivision stages. The “Elderslie Road Fence Plan” which follows identifies where the consistent form of fencing is required.

Elderslie Road Fence Plan



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9. Stormwater and Water Quality Management

Objectives

- (a) To provide an effective stormwater management system that is sustainable and requires minimal maintenance.
- (b) To promote implementation of the principles of water sensitive design.
- (c) To ensure suitable measures are implemented to protect stormwater infrastructure.

Criteria

- 9.1. The stormwater drainage for the estate will be designed to ensure that existing downstream systems are not adversely affected. The stormwater drainage system should:
- ensure water sensitive design is integrated within the design of the estate;
 - ‘fit’ as much as possible, within the hydrology of the natural system;
 - emphasise stormwater detention, vegetated overflow lines, sensitive location of discharge points and quality of receiving waters; and
 - minimise non-porous surfaces to reduce stormwater run-off.
- 9.2. Water quality treatment and quantity control measures are to be implemented as appropriate which demonstrates compliance with relevant requirements. Landscaping is to be designed to assist in stormwater control by including permeable surfaces to absorb water and minimise run-off.
- 9.3. Existing major natural drainage lines and watercourses are to be retained wherever possible, and preferably rehabilitated through re-planting with indigenous plant species.
- 9.4. The design of the stormwater management system for the estate is to be generally in accordance with the stormwater management provisions contained within the “General Development Provisions” part of this [DCP](#).
- 9.5. Where appropriate, surface water from lots and rainwater tanks overflows are to be directed to onsite treatment trenches before filtering to a grass swale or inter-allotment drainage line.

10. Significant Development Sites

Objectives

- (a) To identify significant development sites which require special consideration and controls.
- (b) To ensure appropriate controls are provided that protect the more visually and environmentally sensitive areas of the site.
- (c) To ensure development is in keeping with the desired character of the release area and its precincts.

Criteria

- 10.1. The “Significant Sites Plan” which follows identifies areas (shaded) of the Radford Park Rural-Residential Release Area to which special requirements apply because of their location and site characteristics. Where development is proposed within the Elderslie Road, Gateway or Edgetop “significant sites”, special consideration is to be given to any potential aesthetic impacts and additional design requirements.

Significant Sites Plan



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- 10.2. Development of the site is to comply with the requirements stated in the “Special Requirements for Significant Sites” table which follows.

Special Requirements for Significant Sites	
Elderslie Road	• All existing vegetation is to be retained within this area. Buildings are to be constructed in area clear of vegetation. • Buildings must not be constructed within 20m of the eastern boundary of the estate (addressing Elderslie Road). This requirement is to be implemented by placing a relevant restriction on the use of this 20m strip of land through an instrument created under the <i>Conveyancing Act 1919</i> (or if this Act has been repealed at the time of development, the relevant subsequent Act). • To ensure consistency of fencing addressing Elderslie Road, the eastern boundaries of properties backing onto Elderslie Road are to be fenced with post and rail fencing which is consistent in form, materials and colour. Details of fencing are to be provided with the development application for the respective subdivision stages. • Direct vehicular access onto Elderslie Road is to be prevented for lots in this area. Instead these lots should utilize the estates internal road network for access. This requirement is to be implemented by placing a relevant restriction on the allotments through an instrument created under the <i>Conveyancing Act 1919</i> (or if this Act is repealed by the time of development, the relevant subsequent Act) which details that vehicular access onto Elderslie Road is prohibited.
Gateway	• As the entry to the estate, allotments in this area are of special aesthetic importance as they set the character for the estate. Development on these lots is to be of high quality architectural design. Buildings are to be designed to have articulation and an appropriate address to each road frontage. • Given the close proximity of road intersections, special consideration is to be given to the appropriate

	siting of vehicular access points of allotments in this area. Access to the allotments must located where they are safe and do not create a hazard. • Lots in this area are to provide soft landscaping within the property frontages and are to have fencing which is appropriate, given the prominent location. • Distinctive entry statements that are in keeping with the rural character of the development can be considered on these allotments. The entry statement(s) can consist of feature lighting, fencing, estate identification signage and the like. • Direct vehicular access onto Elderslie Road is to be prevented for lots in this area. Instead these lots should utilize the estates internal road network for access. This is to be implemented by placing a relevant restriction on the allotments through an instrument created under the <i>Conveyancing Act 1919</i> (or if this Act is repealed by the time development occurs, the relevant subsequent Act) which details that vehicular access onto Elderslie Road is prohibited.
Ridgetop	• This area is suited to larger blocks. The number of vehicular accesses onto the collector road is to be minimised. • Tree plantings are to be placed along the boundaries of allotments in this area.

11. Hazard Management

Objectives

- (b) To ensure that due consideration is given to prospective hazards and amelioration of the impacts of such hazards.

Criteria

- 11.1. Plans and calculations showing any potential flooding impacts on the site are to be lodged as part of the applications for subdivision of the site. Flooding impacts and stormwater impacts are to be managed in accordance with the general development provisions of this [DCP](#).
- 11.2. Consideration is to be given to the impacts that landscaping measures, building setbacks and building materials may have in regard to the spread of bushfire and grassfire. Suitable measures are to be put in place to minimise the likelihood bushfire spreading throughout the site or between nearby properties and the site.
- 11.3. Notwithstanding any other hazards which might need to be considered, the potential hazards identified in the “Natural and Environmental Hazard Plan” which follows are to be taken into consideration as part of the design and assessment of applications to develop the land and are to be suitably addressed in the information submitted as part of those applications.

Natural and Environmental Hazard Plan



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Note:

This part details requirements for the Radford Park Rural-Residential Release Area. The provisions contained in this part are to be read and used in conjunction with the provisions of other parts of this **DCP**. Where there is a variance in requirements between this part and another part in this **DCP**, the provisions of this part will take precedence to the extent of any inconsistency.