

GYDE

Urban Design Report

Elderslie Road, Branxton (Radford Park)

Prepared on behalf of Belford Land Pty Ltd

May 2022

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1. INTRODUCTION

GYDE Consulting has prepared this Urban Design Report on behalf of Belford Land Pty Ltd (the landowner).

This document supports a planning proposal for amendments to the *Singleton Local Environmental Plan 2013* (SLEP), in order to facilitate a proposed large lot residential development adjoining the existing residential subdivision known as the “Radford Park Estate”.

The planning proposal will consist of amendments to the site’s Land Zoning and Minimum Lot Size controls.

The proposal will seek to amend the site’s Land Zoning from the current RU1 - Primary Production zone to R5 - Large Lot Residential.

Furthermore, to provide for the construction of a rural residential development, changes to the site’s Minimum Lot Size controls will be required, to reflect the existing planning framework of the adjoining Estate.

This report seeks to demonstrate how the proposal integrates key opportunities and constraints affecting the subject site, contributing to the justification of the proposed SLEP amendments.

This report will provide:

- An overview of the site in its wider local and regional context.
- An analysis of the site’s strategic context and the ambitions of the state and local planning framework.
- A detailed site analysis demonstrating understanding of the site, its physical characteristics and surrounding context.
- Project principles to guide the development of the design.
- A structure plan to provide an intended framework for the delivery of a liveable, effective and considered residential community.
- Implementation considerations to guide proposed amendments to the SLEP.

2. THE SITE

This Urban Design Report relates to the site at 94 Alma Road, 285 Elderslie Road and 225 Elderslie Road (subject site).

The site is comprised of four separate adjoining lots and it is legally described as:

Lot	DP	Address
1	1124566	94 Alma Road
111	850244	285 Elderslie Road
122	1165184	225 Elderslie Road
(Part) Lot 300	1248134	

The subject site measures approximately 85ha and is intended to form the northern and western portions of the Radford Park Estate.

The site is located within the Singleton Local Government Area and is subject to the Singleton Local Environmental Plan 2013 (SLEP).

The site is currently zoned RU1 - Primary Production, and is used for low intensity agricultural purposes, as well as a few residential dwellings.

The site is located within 2km of the Branxton town centre, with access to the Branxton train station and local services such as retail shops, schools, parks and the Branxton Community Centre.

The town of Branxton has been identified as an emerging Strategic Centre within the Draft Hunter Regional Plan 2041.

The development of associated services, including a range of civic, retail, commercial and recreational facilities will enhance amenity and activity in the town, providing greater potential to support the growth of the local population.



Figure 1. Site Aerial

3. REGIONAL CONTEXT

The subject site is located within the town of Branxton, approximately 60km north-west of the metropolitan centre of Newcastle.

Branxton forms a part of the Hunter Region, an area defined by the extents of the following nine local government areas:

Lower Hunter	Upper Hunter	Mid North Coast
Cessnock Lake Macquarie Maitland Newcastle Port Stephens	Singleton Muswellbrook Upper Hunter	Dungog MidCoast

The Hunter Region is a leading regional economy in New South Wales, with productive agricultural land and natural resources underpinning the region's economic strength. It is home to approximately 860,000 people.

The Branxton Subregion is a regionally-significant growth area extending across parts of both the Singleton and Cessnock Local Government Areas.

The Subregion measures approximately 150km², and includes the towns of Branxton, Greta, Huntlee and North Rothbury.

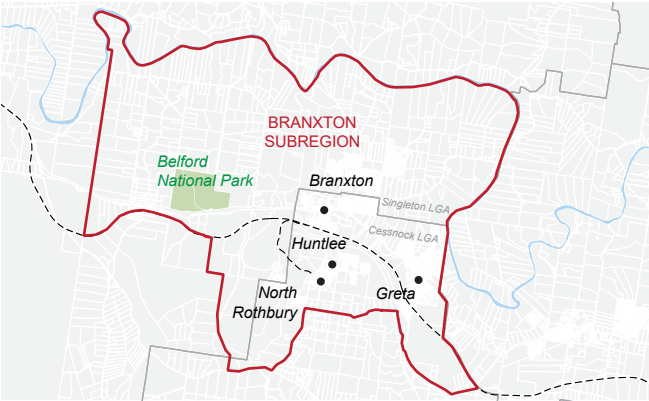


Figure 3. Branxton Subregion



Figure 2. Hunter Region and Branxton Subregion

4. LOCAL CONTEXT

The subject site is located within 2km of the town centre of Branxton, and completes the northern and western extents of the Radford Park Estate.

Branxton is accessed via the major transport corridors of the Hunter Expressway and the New England Highway, as well as via the Hunter train line at Branxton train station. Bus services connect Branxton south to Cessnock via North Rothbury and Nulkaba.

The town is oriented around the local thoroughfare of Maitland Street, along which a cluster of local shops, restaurants, cafes and pubs are located.

The surrounding streets contain community facilities such as the Branxton Community Hall, Branxton Public School, Rosary Park Catholic School and the Branxton cemeteries.

South of the railway line, a new mixed use development at Huntlee includes a Coles shopping centre and the Huntlee Tavern.

Open spaces are readily available throughout the Branxton Subregion.

Branxton Park, Miller Park and Brunner Park are located adjacent to Maitland Street. The Branxton Golf Club and the Branxton Swimming Pool provide further recreational opportunities.

The town of Branxton is located on the threshold of the Singleton and Cessnock local government areas.

While the subject site is located in the Singleton LGA, the delivery of an effective, well-designed and well-integrated community will require the collaboration of both councils.



Figure 4. Branxton Locality

5. STRATEGIC CONTEXT

Draft Hunter Regional Plan 2041

In December 2021, the Department of Planning, Industry and Environment released the Draft Hunter Regional Plan 2041.

The Draft Hunter Regional Plan includes the subject site within the north-western edge of the Greater Newcastle District. The Plan identifies Branxton as an emerging Strategic Centre, well-situated to provide a range of civic, retail, commercial and recreational services to support strategic growth.

Greater Newcastle Metropolitan Plan

The *Greater Newcastle Metropolitan Plan* sets out strategies and actions to achieve the vision of the *Hunter Regional Plan 2036*.

The Plan identifies the town of Branxton as a centre within the Metro frame, positioned along a key connectivity route. Metro frame centres are recognised for their strong identity, high amenity and sense of place.

This development proposal will deliver a well-planned rural residential housing area, in line with Strategy 18 of the Plan.

This Strategy enables rural residential housing in locations where:

- The land is unlikely to be required for more intensive urban purposes in future, due to environmental considerations;
- Less intensive development will result in better management of the land; and
- The delivery of infrastructure required to service the development is physically and economically feasible.



Singleton Local Strategic Planning Statement 2041

The Radford Park Estate is identified as a Strategic Growth Area in the Singleton's Local Strategic Planning Statement.

The proposed extension of the Estate is consistent with the relevant policy positions to:

- Explore measures to diversify housing and land supply, noting large-lot residential housing is important in the context of preferred housing choice;
- Investigate opportunities to better utilise existing urban land and growth areas first, before choosing to extend, noting land within the current growth area is already well-utilised in the context of existing controls; and
- Where the need to expand growth areas is identified, priority will be given to placement along existing growth corridors, noting the site adjoins the existing Maitland to Branxton growth corridor.

Branxton Subregional Strategy

In 2016, the Branxton Subregional Strategy was jointly adopted by Cessnock City Council and Singleton Council to guide the future development of the subregion through a period of growth and change.

The Strategy consists of a Land Use Strategy and Structure Plan, Town Centre Masterplan, Public Domain Plan and Implementation Plan.

The Strategy identifies the subject site as naturally adjacent to the North Branxton Growth Area. The site consists of an Investigation Area, identified for its longer-term opportunity to offer additional rural residential uses adjoining the planned rural residential area.

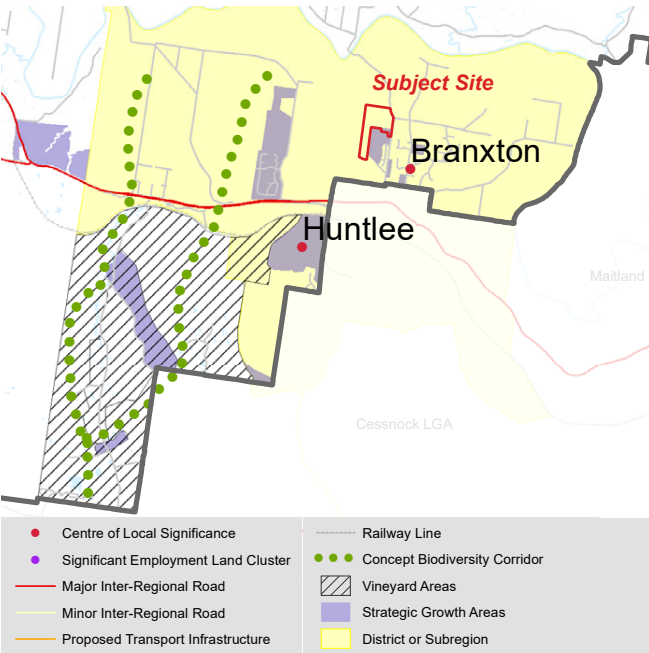


Figure 5. Branxton Subregion Structure Plan as detailed in the Singleton LSPS

Singleton Local Environmental Plan 2013

The site is currently zoned RU1 - Primary Production.

It is not subject to Height of Building or Floor Space Ratio controls listed within the SLEP 2013.

The site does not contain any Heritage Items listed within the SLEP 2013.

The site is currently controlled by a Minimum Lot Size of 40ha.

Singleton Development Control Plan 2014

Maximum building height 11m

The following controls apply to land located within a proposed R5 - Large Lot Residential zone.

Maximum floor space ratio	0.50:1 (Lot size > 1,200m²)
Building line	15m
Minimum side setback	5m
Minimum rear setback	10m
Minimum frontage	17m
Private open space	50m² (dwellings with 3 bedrooms or more)

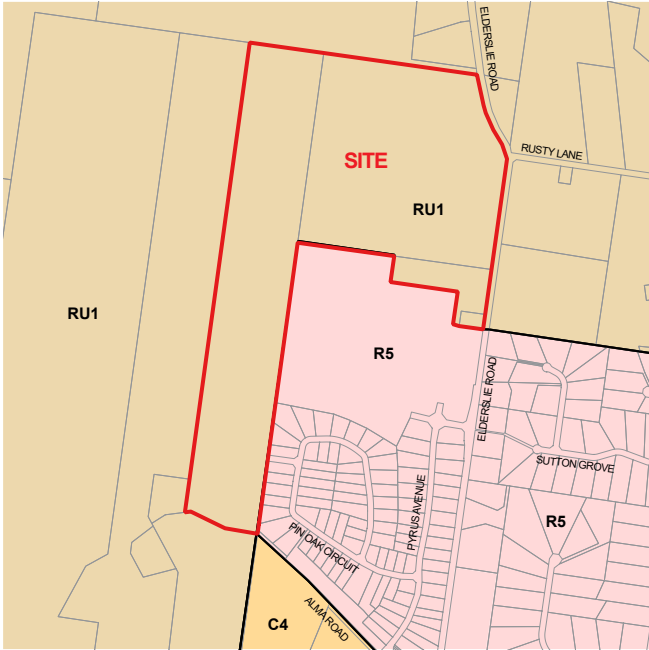


Figure 6. Land Zoning

C4	Environmental Living
R5	Large Lot Residential
RU1	Primary Production

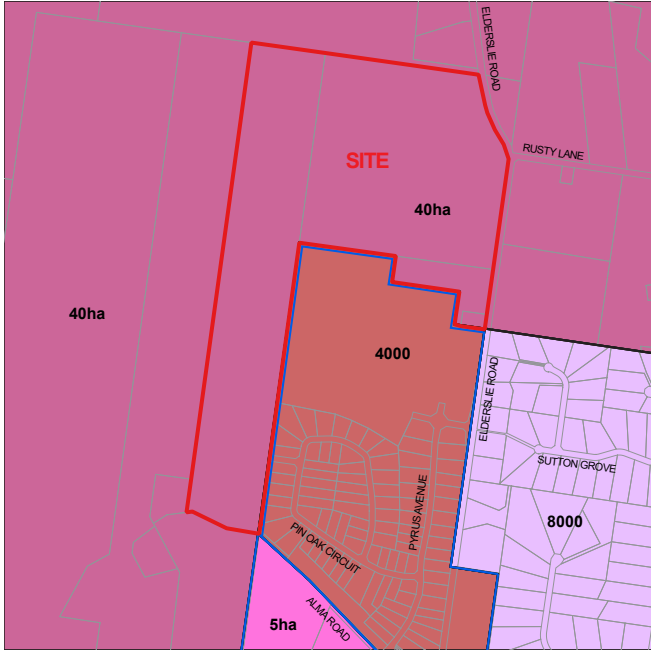


Figure 7. Minimum Lot Size

W2	4000sqm
X2	8000sqm
RU1	5ha
AB2	40ha

Better Placed

Better Placed is an integrated design policy for the built environment of NSW.

The Policy outlines principles, objectives and directions for creating well-designed built environments. It establishes a baseline of what is expected to achieve good design, with user-friendly, enjoyable and attractive places and spaces, which continue to provide value and benefits to people.

Good design brings social, environmental and economic benefits, and builds over time – continually adding value.

Key objectives of the policy are outlined as follows:

Objective 1: Better fit - contextual, local and of its place.

Objective 2: Better performance - sustainable, adaptable and durable.

Objective 3: Better for community - inclusive, connected and diverse.

Objective 4: Better for people - safe, comfortable and liveable.

Objective 5: Better working - functional, efficient and fit for purpose.

Objective 6: Better value - creating and adding value.

Objective 7: Better look and feel - engaging, inviting and attractive.

Better Placed brings rigour and focus to the need to pursue best-practice outcomes for the subject site, providing and creating spaces which are sustainable, safe, liveable, attractive and vibrant.



Implementing Good Design

This document presents a process to design, develop and deliver both large and small projects of the built environment in NSW.

The document defines good design as not just how a place looks, but how it works and feels for people.

Implementing Good Design emphasises a process of discovery in design development, prioritising research of context and place, engagement and innovation.

The intended future development of the subject site for large lot residential purposes is underpinned by detailed site analysis, project visioning, testing scenarios and widespread community and stakeholder engagement, foremostly informed by the strategies of *Implementing Good Design*.



Aligning Movement and Place

Aligning Movement and Place sets out a better approach to optimising movement and place in the design, planning, construction and operation of NSW's overall transport network.

The document outlines a better approach to understanding places in relation to movement infrastructure to allow for balanced movement and the development of place.

Of relevance to the proposed design of the subject site, *Aligning Movement and Place* details not simply legible, connected road networks, but also the importance of movement as it is understood across the whole street from property line to property line, including pedestrians and cyclists.

This document highlights that comfortable, effective places consider balanced vehicular, pedestrian and cyclist movement.



Our Place on Country

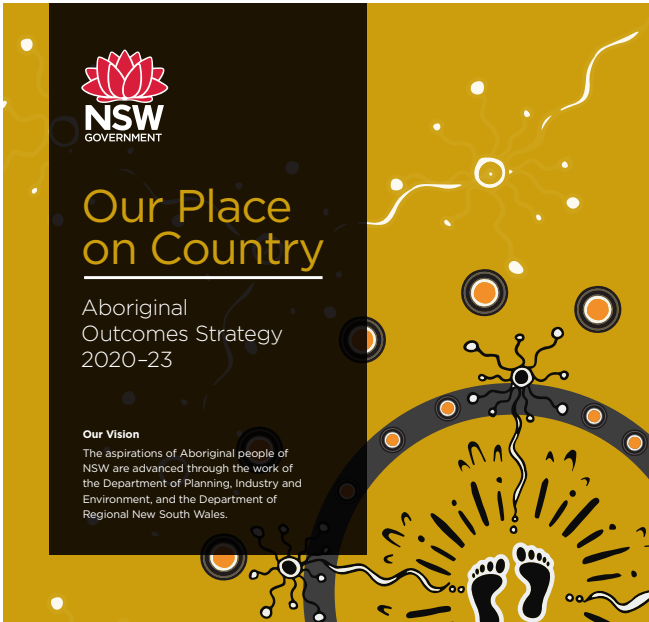
Our Place on Country is a Strategy designed to further grow our cultural understanding, guide us towards becoming an employer of choice for Aboriginal people and deliver better services in partnership with Aboriginal communities.

The Strategy was released by the Department of Planning and Environment and the Department of Regional New South Wales.

The Strategy identifies the following principles to embed Aboriginal cultural knowledge into development throughout the state:

- Acknowledge, value and embed Aboriginal cultural knowledge and world views in program delivery and business as usual
- Respect Aboriginal people’s rights, obligations and roles as Traditional Custodians of the land, sea and waterways
- Promote and strengthen connections to culture and identity
- Prioritise economic independence for Aboriginal people through increased employment and enterprise development
- Establish and maintain meaningful ongoing relationships with Aboriginal people and Country
- Recognise appropriate engagement and connection with Aboriginal people and Country as core to our service delivery.

The Strategy aims to advance the aspirations of Aboriginal people, ensuring that Aboriginal communities have a genuine voice in determining what and how services are delivered to their communities.



Draft Connecting With Country

In 2020, Government Architect NSW released the *Draft Connecting With Country* framework.

The document is intended to help project development teams; advocating ways they can respond to changes and new directions in planning policy relating to Aboriginal culture and heritage, as well as place-led design approaches. It also aims to help project teams gain a better understanding of, and to better support, a strong and vibrant Aboriginal culture in our built environment.

The document outlines Strategies for connecting with Country:

Strategy 1: Pathways for connecting

- Learning from first languages and place names
- Developing mutually beneficial relationships with Country
- Reawakening memories of cultural landscapes
- Finding common ground.

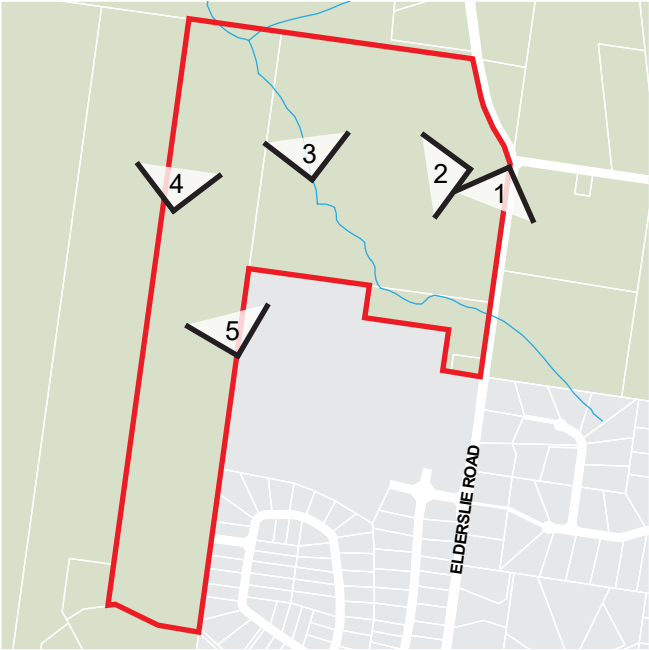
Strategy 2: Considering project life cycles with an Aboriginal perspective

- Sensing - Start with Country: project formation
- Imagining - Listen to Country: project design and conceptualisation
- Shaping - Design with Country: project delivery
- Caring for Country: project maintenance.

Draft Connecting With Country sets out pathways, commitments and principles for action that will help to make the value of Aboriginal culture visible in the built environment.



6. SITE PHOTOS



1. A line of mature trees extends along Elderslie Road.



2. Entry to the site near the intersection of Elderslie Road and Rusty Lane benefits from significant views west across the site.



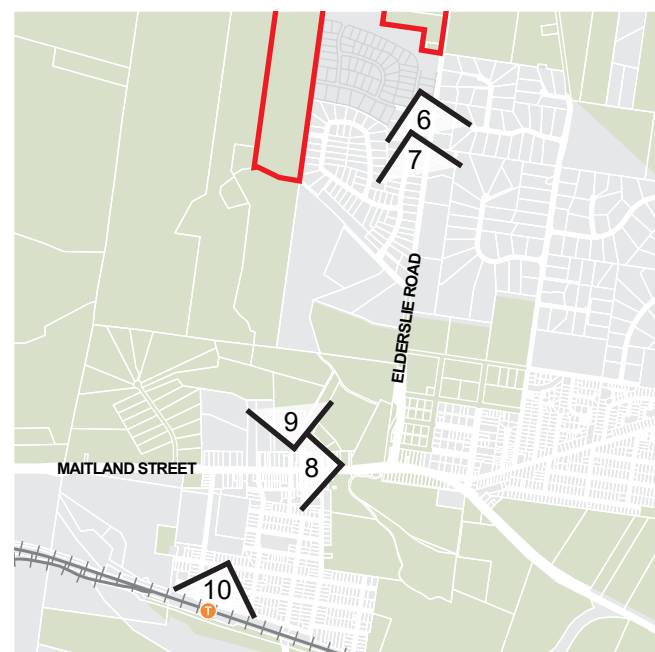
3. A creekline and riparian lands extend through the site.



4. Significant views of rural land and vegetated hills surround the site.



5. A ridgeline can be seen from the southern portion of the site.



6. Large lot residential development at the existing Radford Park development.



7. Wide frontages, generous setbacks and open landscaping define the existing Radford Park development, which has been designed to complement the existing topography of its site.



8. Town services and amenity can be found at the nearby local centre at Maitland Street.



9. The Branxton War Memorial with Branxton Park behind.



10. The Branxton Train Station.

7. SITE ANALYSIS

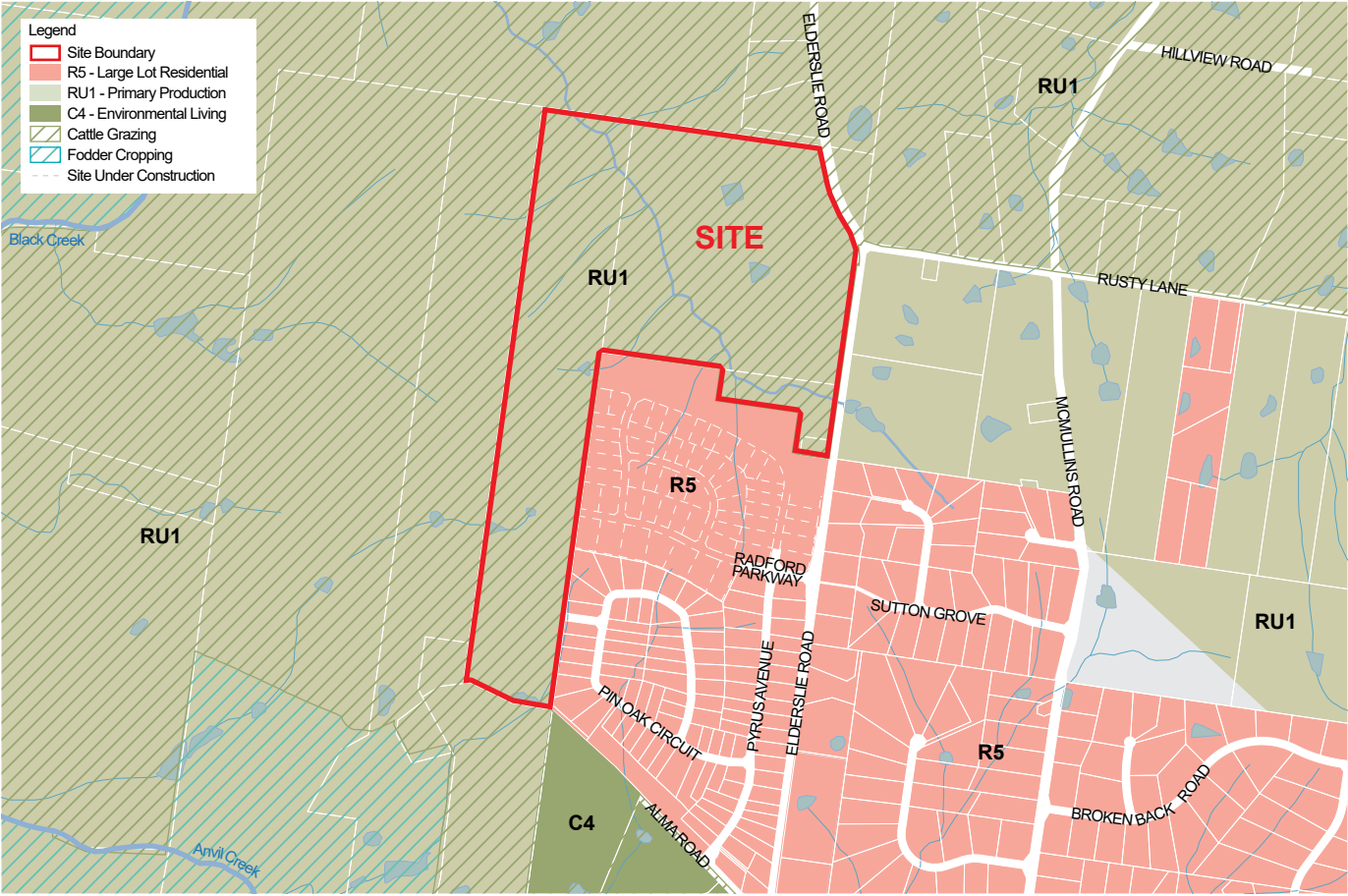


Figure 8. Existing Land Use

Existing Land Use

The subject site is currently zoned RU1 - Primary Production, and is used for low intensity agricultural purposes; mostly cattle grazing. A few dwellings also currently occupy the site.

To the north and west, the site interfaces with large extents of RU1 land. A number of small waterways extend through these properties, one of which crosses the subject site; generally from the north-west across to the south-eastern boundary.

The site is located at the northern extent of the town of Branxton, and is bordered to the south and east by subdivisions of R5 - Large Lot Residential land. To the immediate south are the recently constructed, and under construction, stages of the existing Radford Park development.

The subject site presents a natural extension to the existing R5 - Large Lot Residential land at the north of Branxton and will complete the Radford Park Estate.

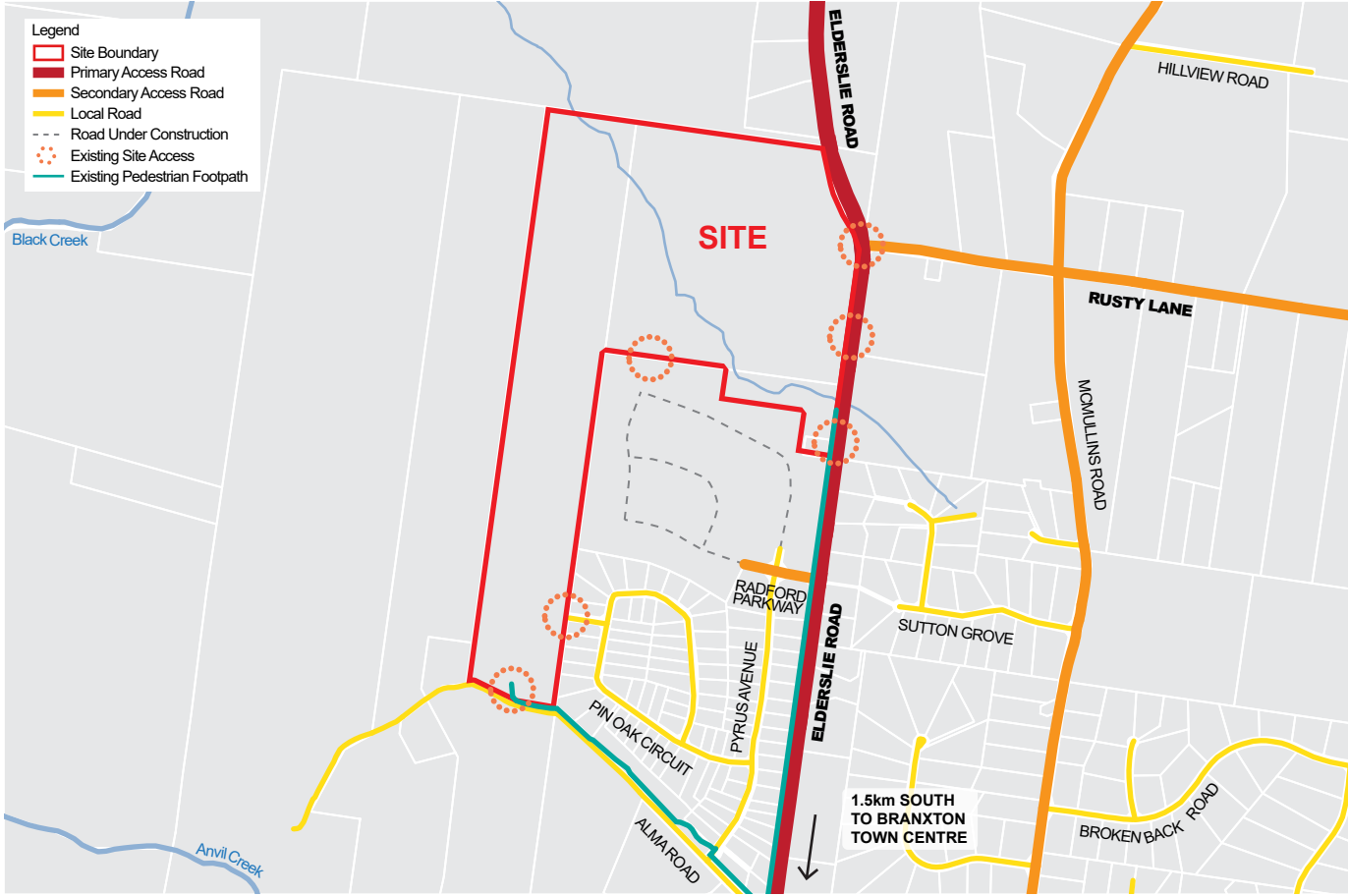


Figure 9. Access and Circulation

Access and Circulation

Primary access to the subject site is via Elderslie Road, which connects residential areas north of Branxton southwards to the town centre. A number of existing driveway entries to the site extend along Elderslie Road. Access to the western portion of the site is currently off Alma Road.

Approaching the site from the east is Rusty Lane, which intersects with Elderslie Road at an existing access driveway. Within the wider context, a network of local streets service detached residences.

Pedestrian pathways currently extend along both Elderslie Road at the eastern boundary of the existing Radford Park development, and along Alma Road at the southern boundary. These pathways require passage along the busy vehicular thoroughfare of Elderslie Road to access the Branxton town centre.

No dedicated cycleways are currently in the vicinity of the subject site.

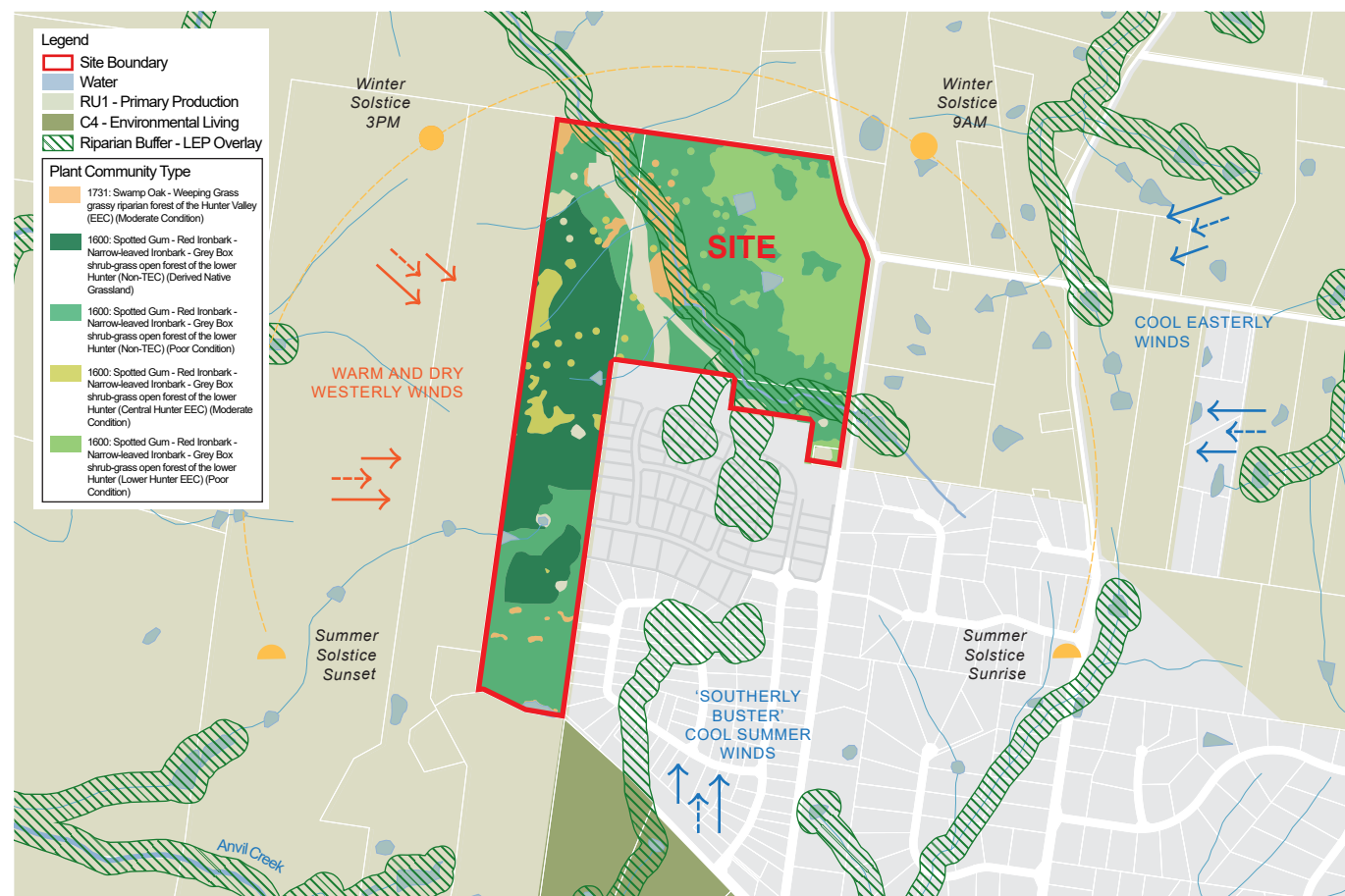


Figure 10. Climate and Ecology

Climate and Ecology

The subject site consists of moderately to highly disturbed vegetation due to the historical land use of containing livestock.

The site and surrounding lands contain a network of creeks and small gullies. A dominant waterway extends through the site from the north-west across to the south-eastern boundary. This waterway is further defined by distinct riparian lands and some dense vegetation.

Two Plant Community Types (PCT) and three Endangered Ecological Communities (EEC) were detected on the site (refer to mapping above and MJD Environmental, 'Biodiversity Proposal').

New development would seek to retain and enhance the plant communities within the creek's riparian corridor and to retain interconnected plant communities within lots and the public domain as practicable.

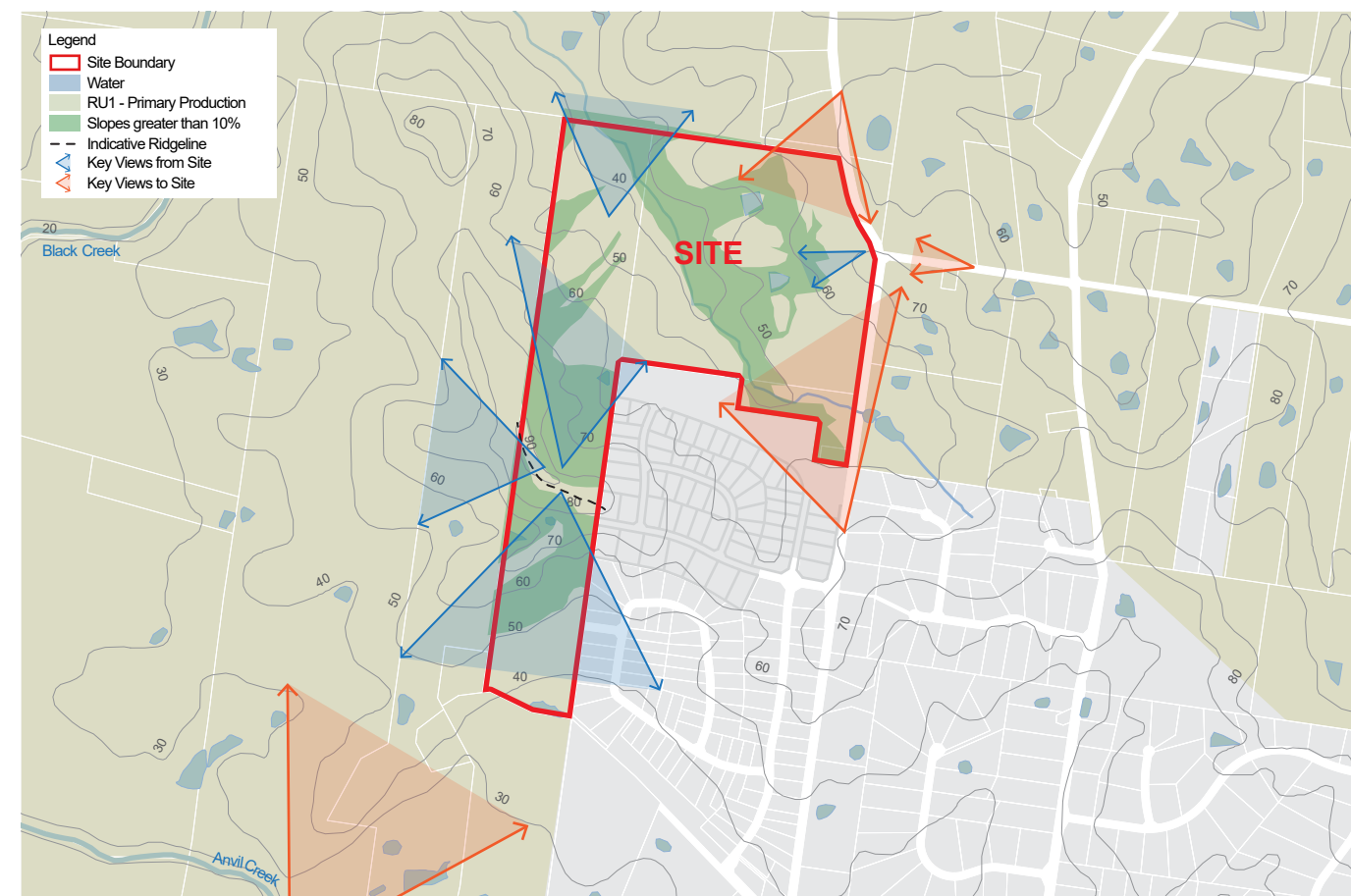


Figure 11. Topography and Views

Topography and Views

The subject site can be divided into two areas; the northern valley (main site) and the narrow area west of existing Radford Park.

The landform of the northern valley section falls towards the creekline, and rises to the east along Elderslie Road and to the western boundary. A series of rocky gullies carve through the site from higher ground at the boundaries towards the central creekline.

A local ridge runs across the site, falling from west to east through the narrow area west. This ridge prevents views to the northern section of the site from Branxton, but offers views south over the town. New development in this southern portion will require mitigation and screening to reduce visual impact from Branxton to the site.

The site benefits from extensive views of surrounding pastoral lands and rolling hills. A distinctive vantage point at the Elderslie Road/Rusty Lane access point offers direct views down to the creekline.

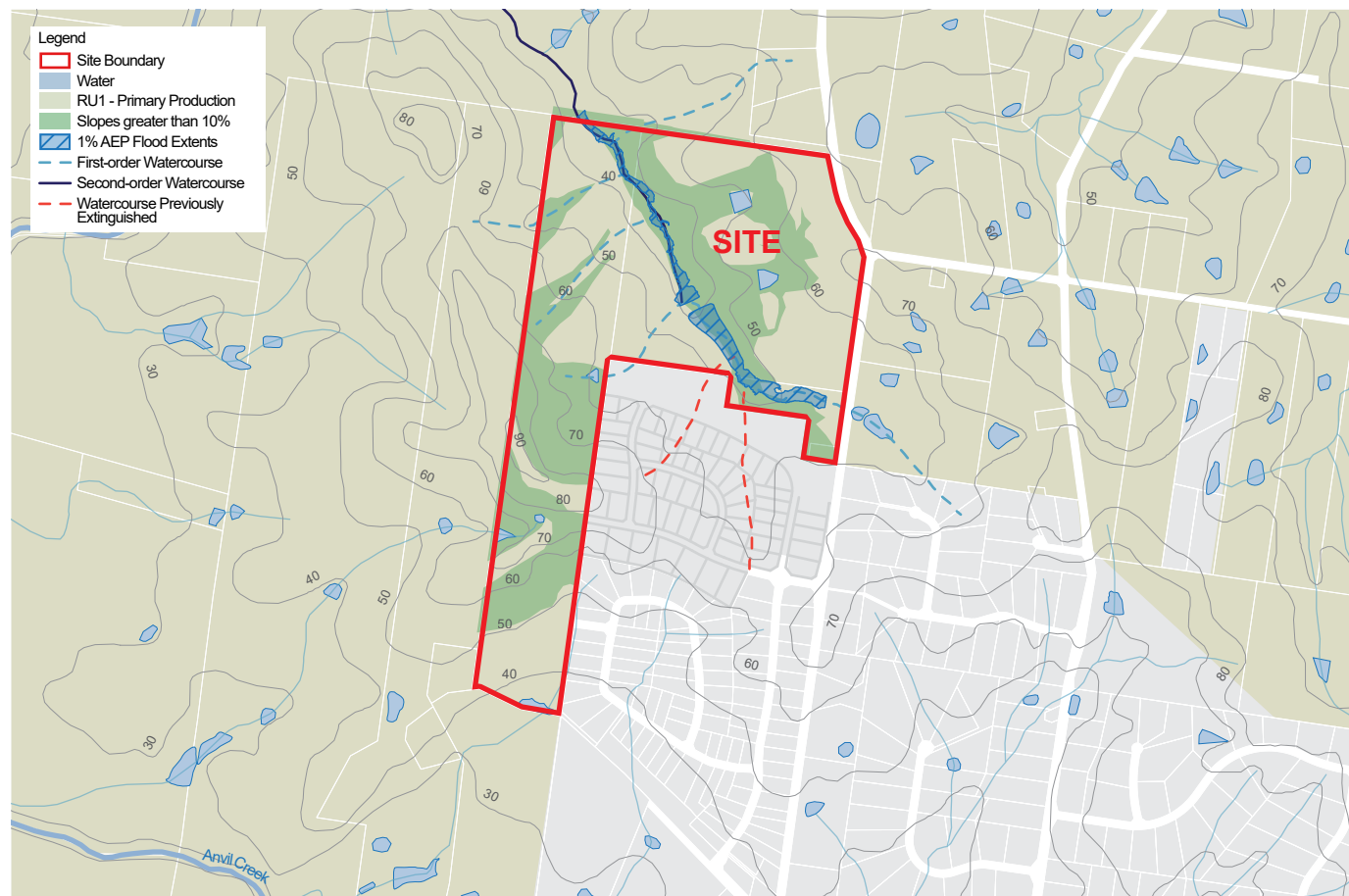


Figure 12. Flooding and Stormwater

Flooding and Stormwater

The majority of the site is drained via a first-order watercourse and second-order watercourse to the north-west corner of the site, before adjoining Black Creek. The southwestern portion of the site is currently drained via two first-order watercourses towards Black Creek. There is one upstream catchment that currently drains through the site, located to the east of Elderslie Road.

Local flooding assessment shows that no development areas are impacted by local flooding and the flood extents are contained within the existing watercourse. Flooding behaviour assessments conclude that there are safe, flood-free evacuation routes from the site.

Future development should apply non-residential land uses to those areas subject to local flooding. Some sections of first-order watercourses will need to be extinguished to accommodate the intended future large lot residential development.

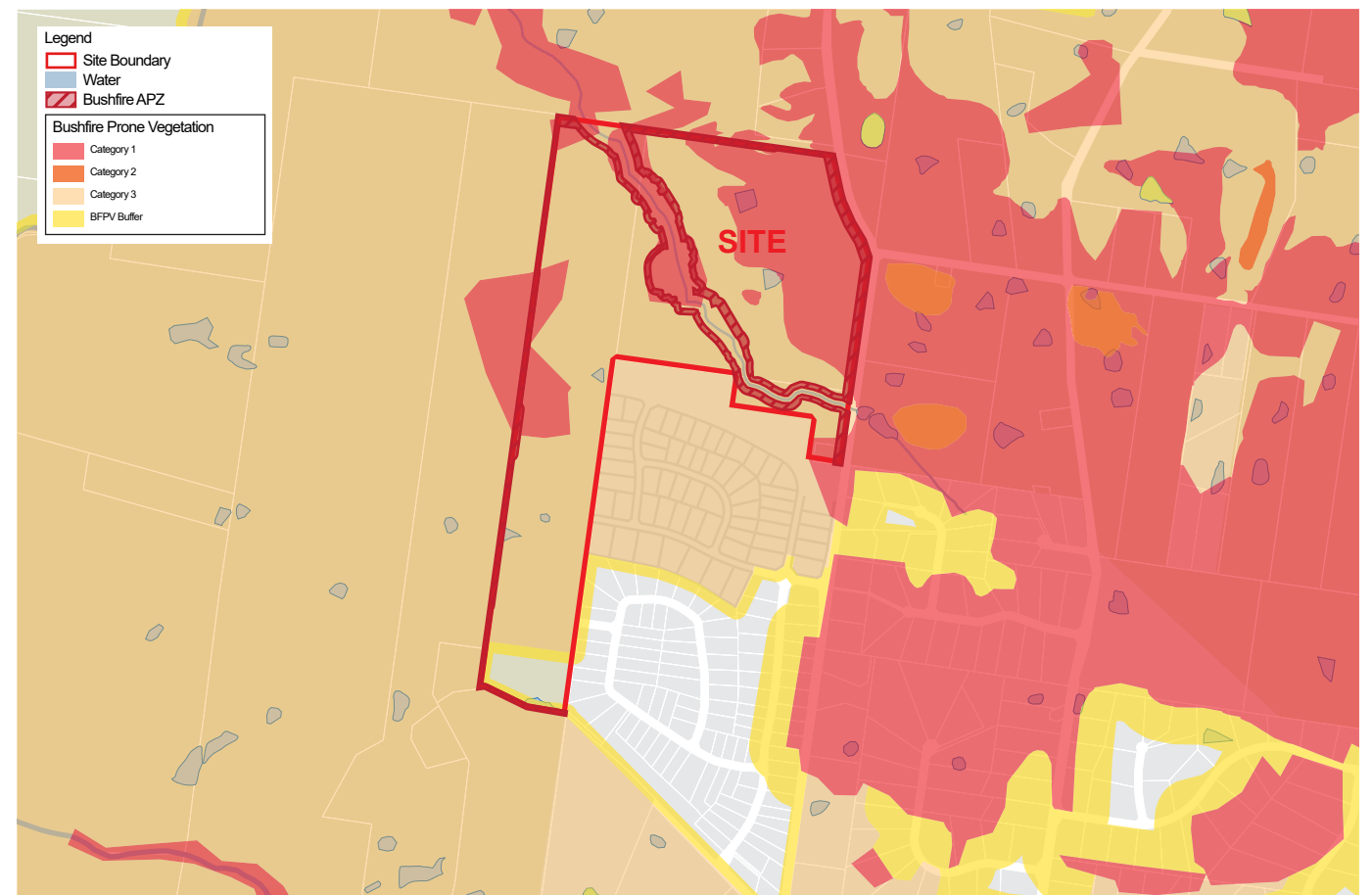


Figure 13. Bushfire Prone Land

Bushfire Prone Land

The subject site and surrounding context contains land that is affected by bushfire prone land mapping. The site contains Category 1 and Category 3 Bushfire Prone Land. The primary hazard from adjacent land has been determined to be grassland, save the riparian corridor.

An Asset Protection Zone (APZ) for the intended development will be required on the site and can be achieved outside of key areas that are to be retained

(riparian corridors). The APZ will be adjusted to reflect appropriate vegetation classification for stormwater basin arrangements and function.

Compliant access and servicing of the land is able to be provided for the intended future large lot residential development.

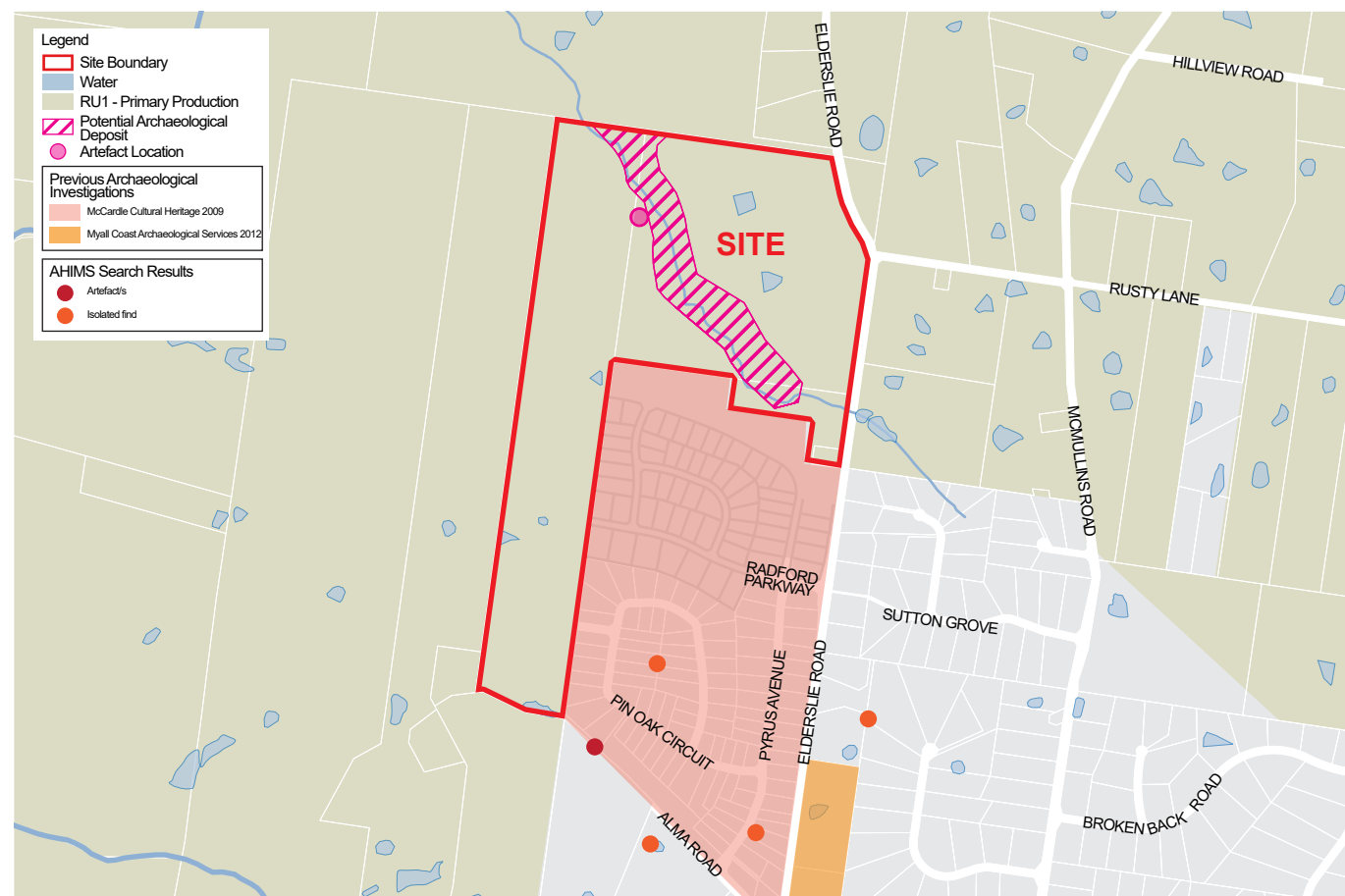


Figure 14. Heritage and Archaeology

Heritage and Archaeology

The subject site does not contain any heritage items listed within the SLEP 2013.

However, heritage and archaeological assessments of the subject site have identified one surface artefact site and one potential archaeological deposit on the site.

The artefact site is currently flagged off and will be subject to an Aboriginal Heritage Impact Permit (AHIP).

The Potential Archaeological Deposit is likely to contain low to moderate quantities of artefacts, due to its location between larger streams and the Hunter River, which suggests it was likely used infrequently.

New development proposing to overlap with the Potential Archaeological Deposit will necessitate further archaeological investigation in conjunction with a future detailed design and development application stage.

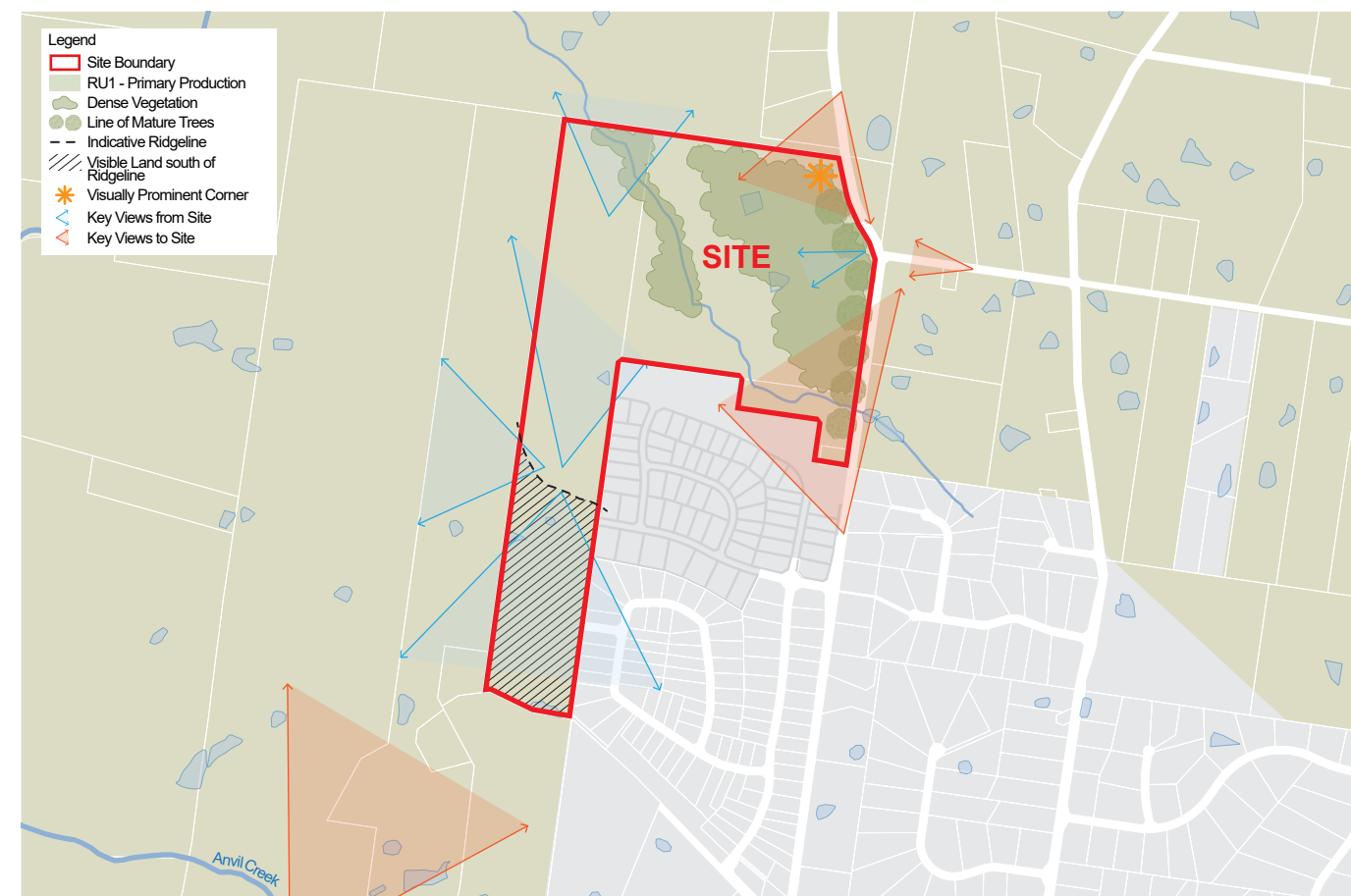


Figure 15. Landscape and Scenic Quality

Landscape and Scenic Quality

The landscape character of the subject site is largely pastoral, relatively clear of taller, woody vegetation. There are two main areas of tall vegetation on the subject site: along the single creekline (mostly Casuarinas); and in the northeastern corner (scattered trees which include Spotted Gum and Ironbark).

The recently constructed Radford Park development features large, mostly single storey homes with substantial setbacks from the internal roads. Street trees are prevalent and partially mature in this area, and a group of native trees are present where

Elderslie Road reaches a local ridge (south of the entry).

Visible areas on the ridgeline, along the southern narrow portion of the site, along Elderslie Road, and at the north-easternmost corner of the site will require high quality design treatment and landscaping that provides visual screening to enhance the site's scenic quality.

Where safe and practicable, mature trees and vegetation are also to be retained, softening and screening new development.

8. PROJECT PRINCIPLES



1 Complement existing land forms and topography

- New development will minimise disturbance of the existing site topography through, where possible, terraced streets and update of slope within blocks.
- The proposed design will minimise construction on the ridgeline.
- Proposed internal streets will accommodate surface water run off towards a detention pond that is integrated with the existing creekline.



2 Protect creekline and riparian lands

- The proposed design will ensure the conservation and enhancement of the existing creek corridor, integrating natural open space, a green link and surface water drainage.
- The development will prioritise the minimal disturbance of existing ecosystems.
- The design of roads and landscaped open spaces will be optimised adjacent to the vegetated creek corridor to provide a natural buffer to fire risk.



3 Preserve existing mature trees

- Where safe and practicable, the development will seek to retain existing mature trees on the site, particularly the scattered Spotted Gum and Ironbark in the north-eastern corner.
- Where safe and practicable, the development will retain the existing and distinctive line of mature trees along Elderslie Road as a visual buffer and key landscape feature of the site.



4 Develop a sympathetic built form

- Future development will occur in conjunction with design guidelines to identify effective building envelopes, ensuring built and landscape elements complement the visual and landscape setting, and take advantage of the rural outlook.
- The proposal will naturally integrate roads with the surrounding access points and adjacent subdivision (currently under development) to establish a rational and intuitive road network.
- The development will provide access to the site via the existing Rusty Lane to minimise the number of intersections along Elderslie Road.



5 Optimise outlook, scenic qualities and key views

- The development will seek to orient buildings towards key views to optimise resident comfort and outlook.
- Visible structures on the ridgeline will be minimised.
- The design will deliver landscape screening for lots south of the ridgeline to minimise views to housing from Branxton.
- The proposed entrance to the site via the existing Rusty Lane will take advantage of key sight lines to support safety and visual quality.



6 Create an active public domain

- The development will deliver active and green public spaces, including the creek corridor, green links and public, landscaped and open spaces.
- The design will create an enjoyable and attractive public domain links that will naturally integrate with the wider community and the natural elements within and outside of the site.

9. STRUCTURE PLAN

This Structure Plan illustrates the intended and desired urban design strategies to deliver the vision for the proposed Radford Park Estate extension.

The Plan sets out the high level framework for the development of the site. It synthesises the project principles with the unique place characteristics, opportunities and constraints identified in the site analysis.

The Plan addresses the distribution of residential lots, access, integration with the existing context, staging, open space, pedestrian connectivity and site legibility.

The design has been informed by the constraints and opportunities identified in the Site Analysis of Section 7 of this report.

Neighbourhood Structure

The Structure Plan outlines a potential organisational framework to provide for legible, rational and comfortable neighbourhood units.

- The Plan aims to ensure all households receive optimal environmental and climatic conditions as well as access to services and infrastructure, open space, amenity and active links.
- The configuration and extent of the neighbourhood structure prioritises the protection of the existing creekline and riparian zones, and mature trees where safe and practical.
- The intended layout of roads, street blocks and public domain elements responds to the natural topography of the site, aiming to respect natural forms and view corridors.
- The intended site layout is connected by a legible street network, encouraging walking and cycling, and forms a natural, intuitive and logical extension of the existing estate.

Road Hierarchy

The Plan creates a legible and responsive street network to service the needs of the proposed residential community.

- The design naturally integrates with the adjoining network of streets in the existing Radford Park Estate, continuing to divide the site into legible blocks that are consistent with the existing pattern of development.
- The intersection of Elderslie Road and Rusty Lane marks the arrival to the site, where a proposed roundabout will enable safe and efficient access.
- A rational network of new local streets will divide the site into discrete residential blocks, providing a basis for a permeable and interconnected neighbourhood.
- Proposed roads throughout the site are designed to act as Asset Protection Zones.

Landscape and Open Space

The Structure Plan details a variety of environmental and recreational open spaces, including a local park, green corridor and the protection of scenic and mature trees where safe and practicable.

- The riparian corridor of the creek in the north-eastern portion of the site will be protected and expanded, preserving the existing landscape buffer and enhancing natural habitats.
- The Structure Plan provides for the opportunity for controlled public access along the creekline in the form of a green link.
- The eastern edge of the development adjoining Elderslie Road, together with interfaces south and west of the main ridgeline, will create or preserve existing landscape buffers to soften and minimise visual impacts.

- A main public open space will be located in a central location of the development, likely adjoining the green corridor along the creek.

This park will provide approximately 13,000m² of recreational opportunity and a social core for the community.

It is intended that, once completed, the public open space will be dedicated to council.

Active Movement

The Structure Plan prioritises pedestrian connectivity through the site, extending along a north-east to south-west trajectory.

- The proposed development will extend pedestrian access along Elderslie Road to the site entry at the intersection of Elderslie Road and Rusty Lane, enhancing connectivity south to Branxton.
- A proposed pathway will connect residents to the community core of the local park and central green corridor, as well as south to the existing pedestrian pathway along Alma Road.

Views

The site and surrounds feature gently undulating hills and vegetated peaks to the north and west.

- The Structure Plan orients proposed residential areas to maximise views over the green open hills to the north and west.
- The Structure Plan uses the existing topography of the site to retain and create key visual corridors, such as those of the creek and riparian lands and the natural view corridor from the intersection of Elderslie Road and Rusty Lane.
- The Structure Plan proposes the retention and enhancement of natural landscape buffers along ridgelines and high points to soften views to and from the site.

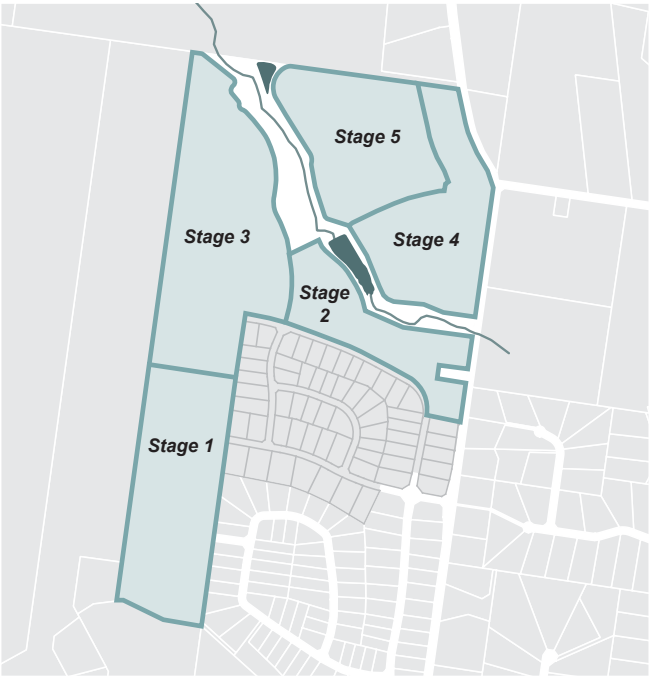


Figure 16. Indicative Staging Plan

Staging

Figure 16 provides an outline of the indicative staging plan intended for the development.

The indicative staging has been designed to best integrate with the existing Radford Park Estate, providing a natural extension to the lot arrangement and existing road network.

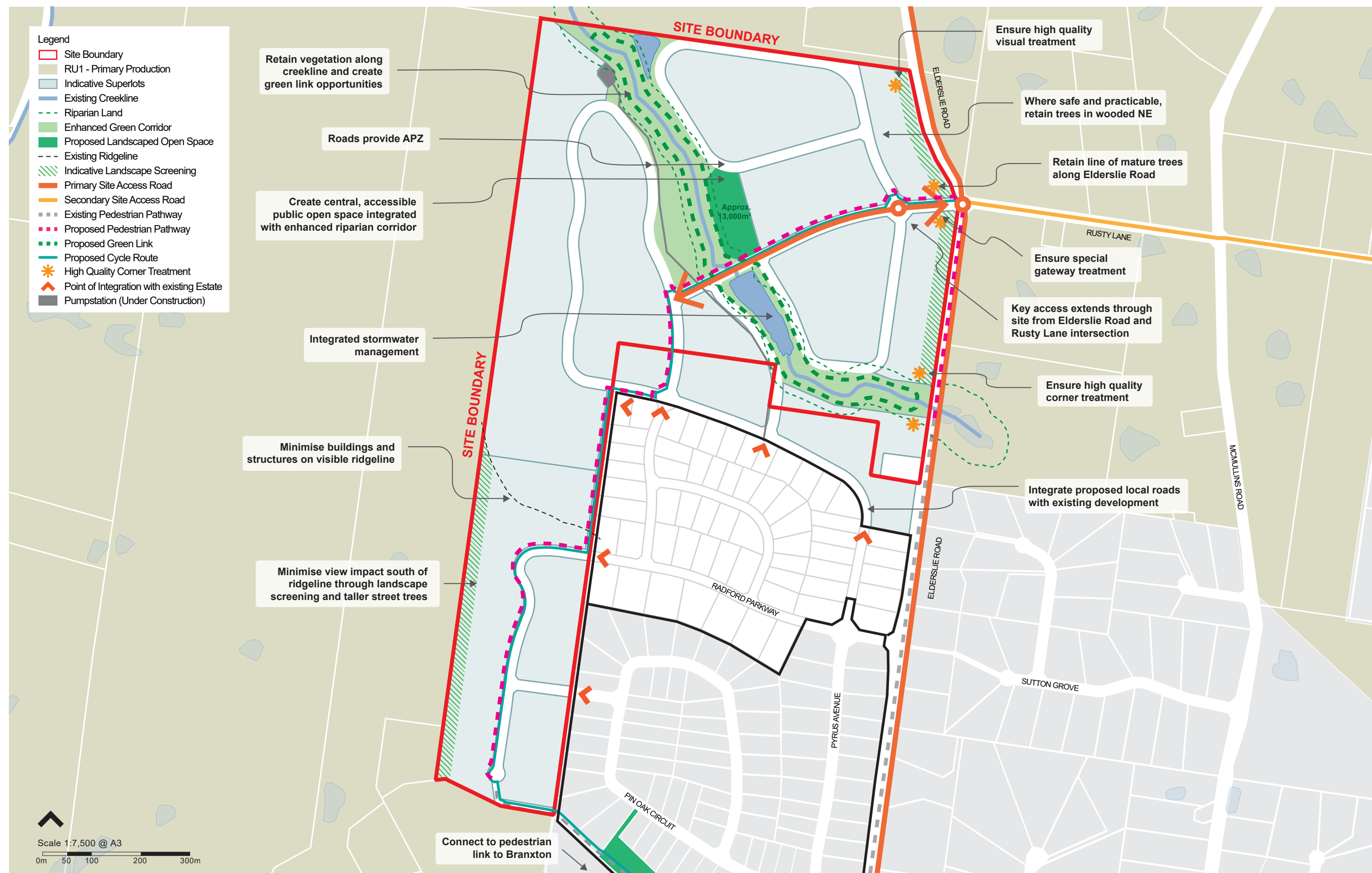


Figure 17. Structure Plan

10. STRUCTURE PLAN (OPTIONS)

The Structure Plan represents an evolved stage in testing and demonstrates a feasible layout for large lot residential development on the site.

The Plan outlines key strategies that will underpin future stages of the development, identifying a logical lot layout, a hierarchy of roads, open spaces, green corridors and active links.

It forms a flexible foundation for the rezoning of the site and subsequent stages of detailed development.

Specific lot details for the subject site are yet to be determined, and will ultimately be influenced by a range of functional, environmental and market forces.

Detailed design development will continue to refine lots to create comfortable and efficient building envelopes, complementing the site’s rural landscape setting. As refinement of lot sizes and configuration takes place in conjunction with the development of design guidelines, the future depth of individual lots may result in some reconfiguration of superblocks.

The following diagrams represent future options that may include slight variations to the Structure Plan presented in Section 9 of this report. Variations might include adjustments to the superlot configuration or the road network to best respond to the site and context.

Future development of the site for large lot residential will aim to achieve an excellent design outcome including generous separation, pedestrian amenity and social infrastructure, balanced with a variety of factors influenced by market demands for particular lot sizes and frontage widths.

The proposed rezoning will enable the development of a detailed subdivision plan for the creation of a comfortable, efficient, connected and liveable community.

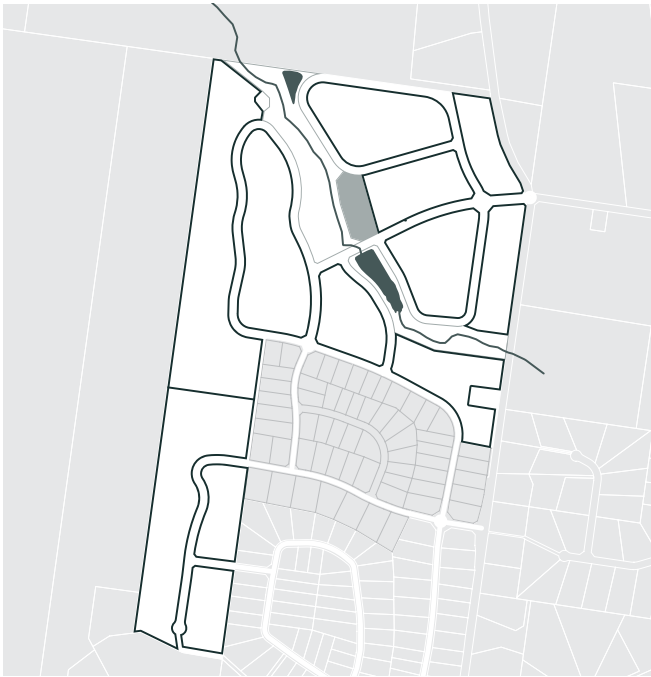


Figure 18. Current Structure Plan

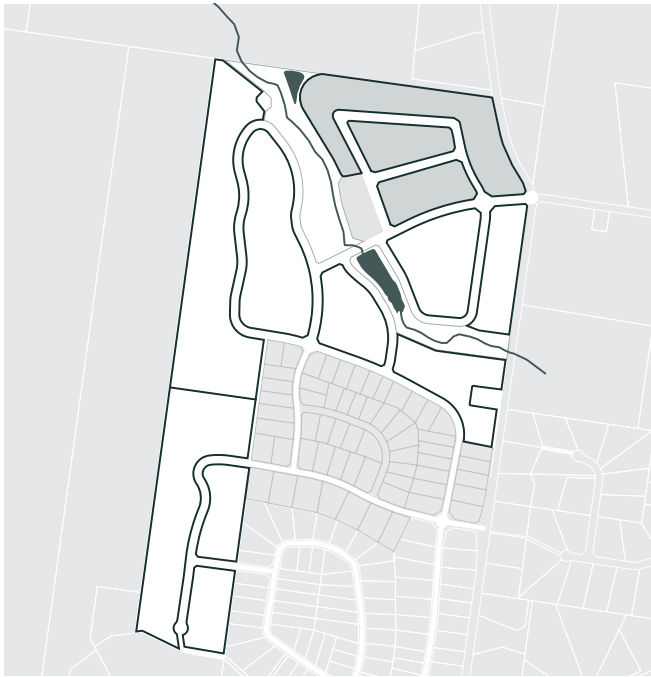


Figure 19. Potential Structure Plan Option

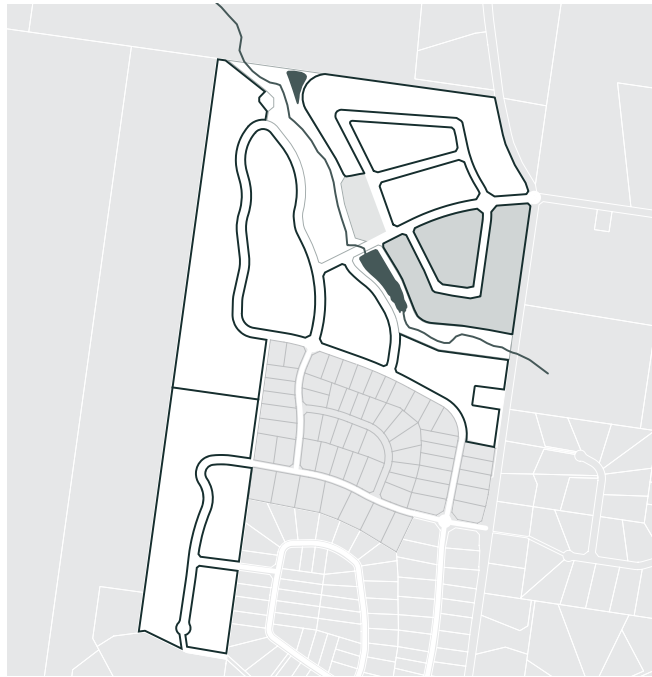


Figure 20. Potential Structure Plan Option

11. IMPLEMENTATION

Land Zoning

The Planning Proposal seeks to amend the site’s land zoning controls defined in the SLEP 2013.

In order to achieve the desired large lot residential uses and the intended outcome of the Structure Plan, it will be necessary to amend the land use zoning from RU1 – Primary Production to R5 – Large Lot Residential.

This proposed amendment will enable the delivery of a greater supply of housing to the Branxton Subregion, providing new residential lots as well as key community facilities, including the potential for a future local park.

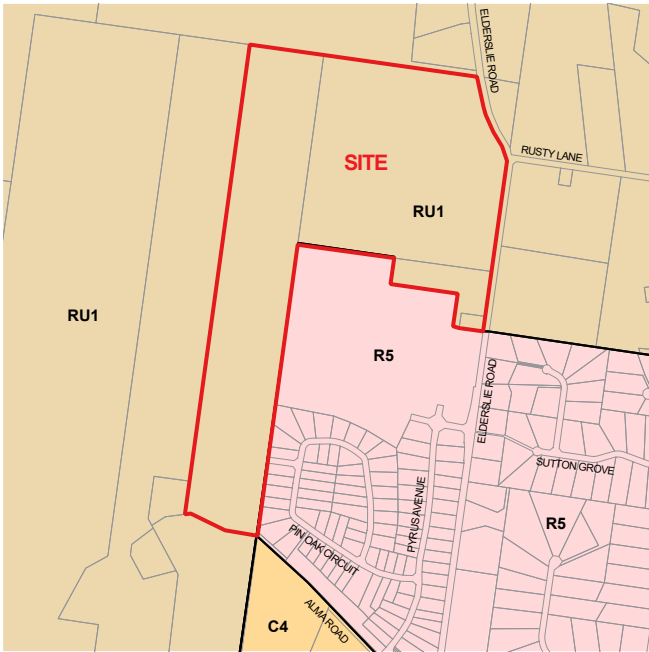


Figure 21. Current Land Zoning

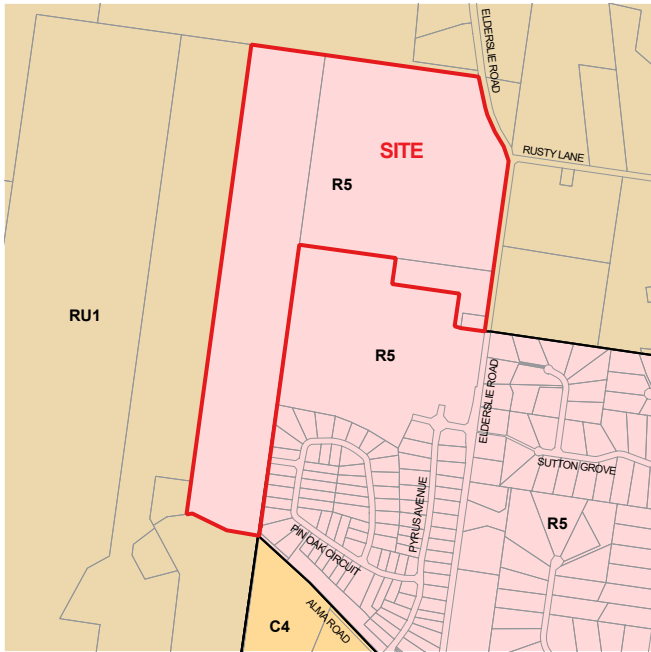
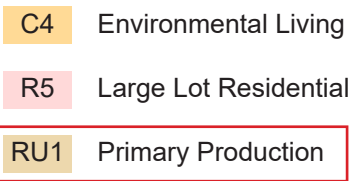
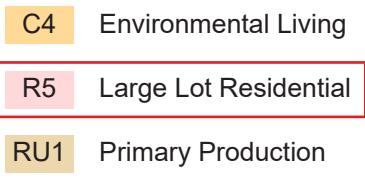


Figure 22. Proposed Land Zoning



Indicative Future Land Zoning

Once the relevant approvals are in place for the detailed subdivision of the site, the land set aside for public use and conservation could be identified through the application of the RE1 – Public Recreation zone.

The Structure Plan envisages around 13,000m² of land as open space, including a local neighbourhood park. The RE1 – Public Recreation zone would enable land uses and activities relevant to the protection of sensitive environmental land and the creation of a connected green corridor.

Postponing the application of the RE1 – Public Recreation zone will provide the necessary flexibility during the detailed design stage to adjust the boundary of this area. This will ensure a DA for rural residential subdivision can be considered without relying on a subsequent amendment to the LEP.

Once the relevant approvals are in place, Council can initiate a Planning Proposal process or incorporate this change as a housekeeping amendment at a suitable time.



Figure 23. Indicative Future Land Zoning (with indicative RE1 land)

Minimum Lot Size

This Planning Proposal will require amendments to the Minimum Lot Size permitted on the site.

In order to achieve the desired large lot residential uses and the intended outcome of the Structure Plan, it will be necessary to amend the current 40ha Minimum Lot Size to facilitate appropriate rural residential subdivision of the land.

The existing Radford Park Estate is controlled by a Minimum Lot Size of 4,000m² and has utilised Clause 4.1C, which outlines lot size averaging provisions.

To provide flexibility, a variety of lot sizes, and a subdivision design that is in keeping with the rural context and visual sensitivity of the site, an extension of the existing Estate’s controls is considered appropriate for this proposal.

Retaining the rural character of the subject site will involve the protection, where practicable, of its existing natural features and landforms. It is expected that scenic and ecological considerations will require that certain lots may measure greater or less than 4,000m².

Adopting the Minimum Lot Size controls of the existing Estate will offer the required flexibility to create a development that is well-sited and complementary to its context.

As a rural residential development, it is expected that lot sizes would remain within a range of 2,000m² - 21,000m², where any necessary variations of the 4,000m² minimum may be guided by further concept design.

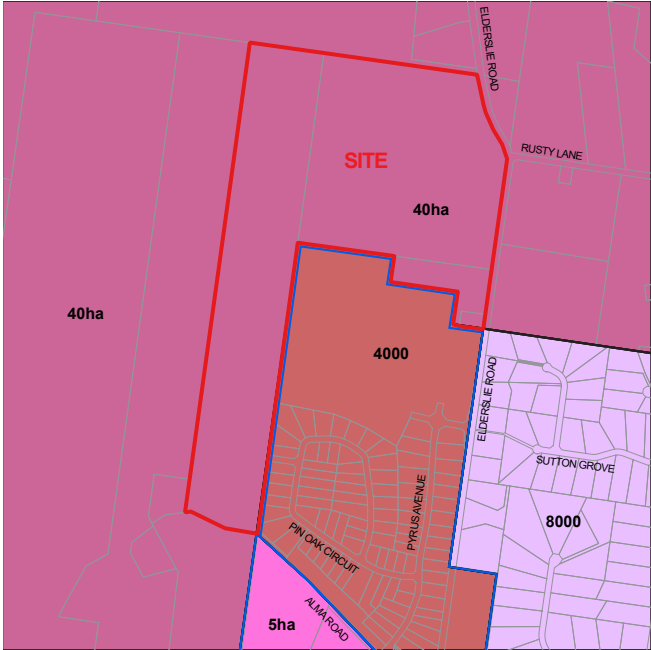


Figure 24. Current Minimum Lot Size

W2	4000sqm
X2	8000sqm
RU1	5ha
AB2	40ha
	Lot Averaging

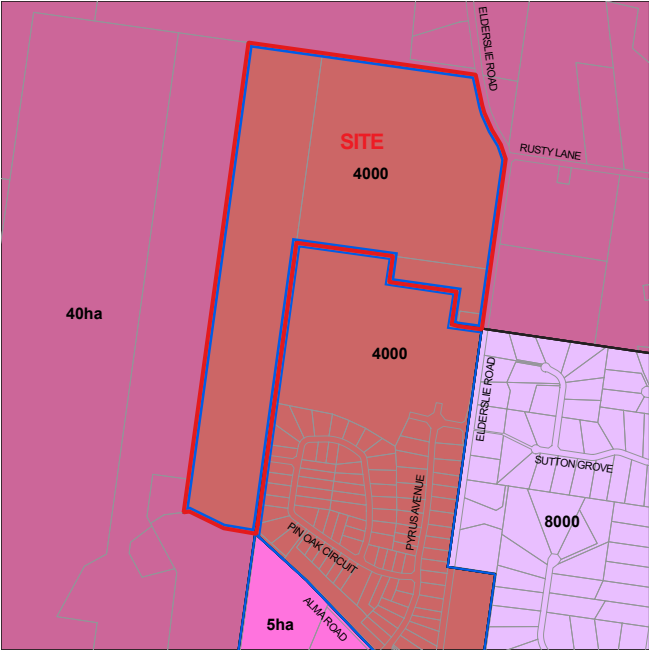


Figure 25. Proposed Minimum Lot Size

W2	4000sqm
X2	8000sqm
RU1	5ha
AB2	40ha
	Lot Averaging

GY
DE