



Highland Views Design Guidelines.

For designers, builders and purchasers

Corridale Release

Highland Views.
GLENMORE PARK

Design Guidelines

Beautiful Place – Connected Community

Vianello Holdings is a family-oriented company and has envisioned the creation of a new neighbourhood. Somewhere to call home with a sense of peacefulness, away from the busy centre of Glenmore Park, a place for a safe and vibrant community to grow. The layout, design and landscaping of Highland Views has been developed to complement the surrounding natural environment and to emphasise the scenic vistas that are available from this site over towards the Blue Mountains.

The Guidelines

The Highland Views Design Guidelines have been developed to create a sophisticated neighbourhood character and to protect your investment in Highland Views. These guidelines establish a set of minimum requirements which ensure homes in your community are well-designed to a consistent standard which complements our careful planning of the estate.

These guidelines are supplementary to and not a replacement or substitute for any statutory or authority approvals and form part of the Contract of Sale for your land. Building a home that complies with these guidelines is a condition of your Contract of Sale.

Design Approval from our Design Review Panel (DRP) is required prior to any planning or certifying authority approvals.

Design Review Panel (DRP)

The Design Review Panel has been established to assess submissions in Highland Views for compliance. Designs are assessed for compliance with the Highland Views Design Guidelines only; we do not assess your application for compliance with any other building or statutory regulations, which may be relevant.

The DRP may in their discretion deem your submission to comply, may grant conditional approval or may request more information and or request any non-compliances to be rectified and amended in the submission prior to approval.

The DRP decisions are final, and while every effort is made to clarify decisions, we reserve complete discretion on the interpretation of the Guidelines, including the right to deem home designs to be compliant or non-compliant.

Please allow 10 working days minimum for the initial assessment of your submission.

Guideline Compliance Payment

\$5,000 COMPLIANCE PAYMENT

You are entitled to a one-time \$5,000 payment if your residential home is designed and built in accordance with the Guidelines.

COMPLETION AND COMPLIANCE PAYMENT APPLICATION

If your home and landscaping is completed in accordance with the Design Guidelines within 24 months of the settlement of your land, and you have rectified any damage that may have occurred to the public verge, footpath, street trees, nature strip or services during construction, you can apply for a Compliance Payment. Submit your application to info@highlandviews.com.au

Upon receipt of your application, a representative of Highland Views will be in contact to arrange an inspection of your completed home and assess your eligibility to receive the Compliance Payment. Please allow 2 weeks minimum for an inspection date and 6 weeks for Compliance Payment transactions.



The Design Approval Process

1. PROVIDE DESIGN GUIDELINES TO DESIGNER / BUILDER

Supply a copy of these guidelines to your designer or builder. Ensure they are aware that these guidelines and compliance with the requirements forms part of your Contract of Sale. Ensure they are also aware of the compliance payment available to you upon inspection of your completed home.

2. SEEK DRP APPROVAL

Email a PDF of your submission to our Design Review Panel info@highlandviews.com.au. Ensure to include the name of the applicant (owner of land) and lot number in your email and or submission.

Your designer/architect/builder will generally produce a set of plans, which will provide enough information about your new home in order to determine whether your design complies with the Design Guidelines. Each home submitted to us is reviewed individually.

You must submit the following minimum documents to the Highland Views Design Review Panel (DRP) for approval:

1. Site plan, including dimensions and setbacks at the scale of 1:100
2. Floor plans for each floor with a schedule of areas
3. Elevations, showing front and side views of the house with materials and finishes clearly labelled
4. Schedule of finishes, including your façade materials and finishes, as well as a comprehensive colour schedule of digital swatches demonstrating natural, earthy or neutral colour tones
5. Landscape plan, indication of thoughtful garden design with a mature tree in the front yard (can be shown on site plan) fencing indications and any other requirements applicable to your release area.

Plans submitted are to be of a professional standard.

Once your design plans are deemed to comply by our Design Review Panel, we will return a stamped copy of the approved plans via PDF to the return email you supplied in your submission.

3. SEEK AUTHORITY APPROVAL

Submit your stamped approved plans to the relevant certification authority. This may be Penrith City Council or an independent certifier.

4. COMPLETION AND COMPLIANCE PAYMENT APPLICATION

If your home and landscaping is completed within 24 months of the settlement of your land and you meet the Guideline Compliance Payment criteria. Submit your application to info@highlandviews.com.au

5. DRP INSPECTION AND COMPLIANCE PAYMENT APPLICATION

Our DRP panel will inspect your home site and check that all works including the front landscaping have been completed in accordance with the DRP issued approval. Once the DRP confirms the works of your home and front landscaping are in accordance with our approval and any rectification works of the public assets have been completed the Compliance Payment will be processed and paid to you.



Design Guidelines

Minimum Dwelling Size

Homes in Highland Views should be sized in proportion to the land area of the lot. There should be enough room for a good sized back yard, a landscaped front garden and home entry. Floor areas are to be in accordance with the table as displayed to the right. A maximum Floor Space Ratio (FSR) of 0.6:1 applies. Refer also to Council's Design and Planning Controls (DCP) and the Housing Code.

Minimum Floor Area		
Lot Size	1 Storey	2 Storey
<375sqm	160 sqm	200sqm
> 375–440sqm	190 sqm	220sqm
> 440sqm	220sqm	260sqm

Setbacks

Setbacks are to be in accordance with the DCP.

1. House to be 4.5m from the front boundary
2. House to be 0.9m from the side boundary (unless zero setback construction is permissible and an easement for access and maintenance is in place on the zero setback side)
3. Garage to be 1.0m behind the front façade

Any zero lot setback construction is to incorporate a drop edge beam to 600mm below ground level.

The secondary façade for corner lots must include at least two material finishes.

The colour scheme should be neutral, earthy and natural; in keeping with our rural setting. No bright colours with the exception of tasteful feature elements. Bag and paint finishes to brickwork are not permitted. Bricks of a red and cream palette must not be used as the main building material.

Roof

The roof slope is to be a minimum 22.5 degrees (flat roof designs will be considered on merit).

A minimum 450mm eaves are to be incorporated into the design of all house walls that are not nominated as zero lot setbacks.

Front Facade

Entry & Articulated Elements:

An articulated entry element is required to give depth to the street façade of the house. This element must have a roof.

1. Minimum width for articulated element /porch is 3m
2. Minimum depth for the element is 1.5m

For any single storey homes with a house width less than 10.5m, the front porch articulation is to extend the full width of the home (excluding garage)

Homes situated on corner lots shall address both streets and must also comply with the DCP. The secondary building frontage must incorporate an articulated element to ensure all street frontages have a designed element and maintain a pleasant street appearance.

Façades must be differentiated from neighbouring properties in Highland Views and duplicate façades next to one another will not be accepted. It is the builder/designer's responsibility to ensure this.

Front Entry Door

Your homes front entry door should be well defined and visible from the street. The entry should be a minimum 1.2m wide.

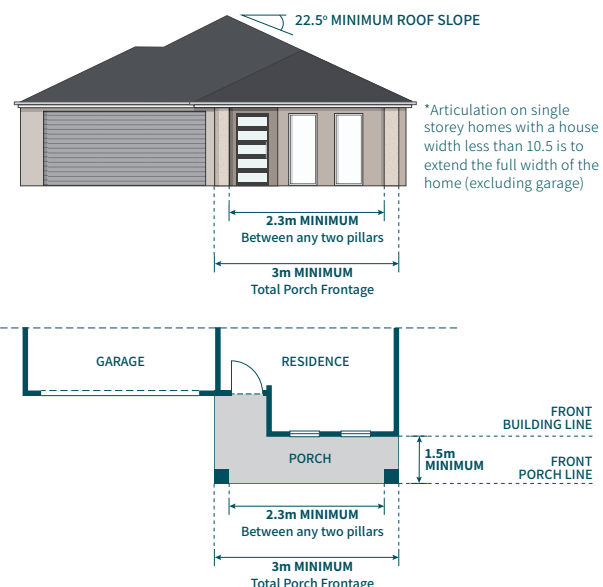
Ancillary Structures

Ancillary Structures (i.e. water tanks, air-conditioning units, TV antennas, satellite dishes, hot water heaters, etc.) are to be located out of public view. The only exception to this is solar panels which may be visible from the street if it is the ideal solar orientation.

Materials, Colours & Finishes

The front elevation must be no more than 75% face brick, excluding doors and windows in order to maintain interest and diversity. The primary façade must include at least two finishes and include at least ONE of the following:

- Timber or stone feature
- Feature / contrast render
- Feature tile element.





Elevated Lots

Lots 419 to 428 have been identified as elevated lots due to the tiered retaining walls constructed by the developer in the rear yards. The intention of the elevated lot controls is to preserve the rear amenity and achieve a suitable streetscape outcome.

TOPOGRAPHY CONTROLS

- The maximum gradient between the floor level at rear of the house and the existing 2-tiered retaining wall is not to be greater than 1:20
- No additional retaining is permitted in the rear of the lot
- For lots where a level building pad cannot be achieved, a slope sensitive dwelling design will be required (i.e. split level)

It is envisaged that the split within the dwellings will be relatively minor and the transition in level change may be taken up by dropping the garage slab and/or providing additional front stairs to the entry porch.

Low front retaining walls are permitted in the front of the lot (max 0.6m height each tier) to assist in grade changes and providing access to the dwelling but must be minimised and screened by landscape treatment.

PRINCIPAL PRIVATE OPEN SPACE CONTROLS

Principal Private Open Space controls apply to the land in accordance with Penrith Councils Development Control Plan (DCP)

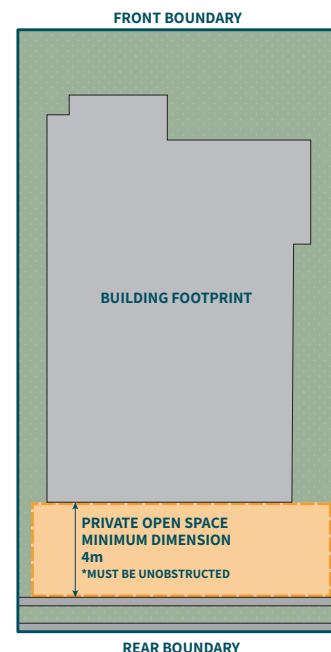
Lots between 360m² to 600m² :

- Require a minimum 50m² of Principle Private Open Space with a minimum dimension of 4m
- The Principal Private Open Space is to achieve at least 3 hours of sunlight to 50% of the area between 9am and 3pm on the 21st of June.
- The Principle Private Open Space is to be a useable unobstructed area free of permanent structures including retaining walls, garden lockers & sheds and the like.

Lots between 230m² and 450m² that are nominated as Build to Boundary lots:

- Require a minimum 40m² of Principle Private Open Space with a minimum dimension of 4m
- The Principal Private Open Space is to achieve at least 3 hours of sunlight to 50% of the area between 9am and 3pm on the 21st of June.
- The Principle Private Open Space is to be a useable unobstructed area free of permanent structures including retaining walls, garden lockers & sheds and the like.

Refer to the Penrith Council DCP for Principal Private Open Space compliance requirements for all other lots.



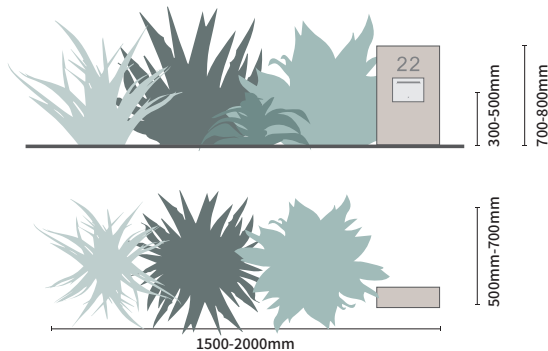
Design Guidelines

Landscaping and Retaining Walls

The front landscaping is to include the driveway, letterbox, any paths, lawns, planting and walls.

Letterboxes

Letterboxes must be a masonry pier with a minimum height of 900mm. In Corridale North, letterboxes must also be accompanied by a garden bed as per the diagram below. Colours must compliment the house façade colours and finishes.



Front Retaining Walls and Masonry Elements

Retaining Walls

Any retaining walls visible from public space (i.e. in front of the gate/fence line) are to be masonry.

Acceptable materials include:

- Grey Split Face masonry
- Stacked stone
- Rendered masonry
- Sandstone

Front retaining walls are to be a maximum of 600mm high with screen planting in front of the face or at the top of the wall to soften the appearance.

Where retaining greater than 600mm is required the introduction of a tier is required with screen planting required both in the front face of the wall and in the space between the tiers.

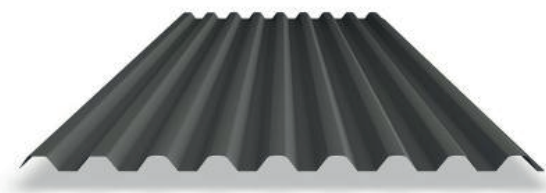
Retaining walls along the side boundary of the property, that are not constructed of acceptable masonry materials, are not to be visible from the street.

Driveways

Driveways between the front boundary and the garage must not be plain concrete.

Fencing

Fencing of the side and rear boundaries is to be Colorbond 'Basalt', Spanscreen profile or equivalent. Fencing in the front yard, beyond the front gate, must not be colorbond sheet and must have an open ration minimum of 30% with a maximum height of 900mm from ground level.



Stairs

Any stairs leading to the front porch must be a minimum of 1200mm in width and consistent with the porch materials used

Steps must compliment the facade and must not be left as plain concrete.

Planting

The front yard must incorporate one mature tree at least 2m in height and incorporate at least 30% garden bed.

Other Restrictions

No further subdivision of any lots is permitted without endorsement from the Design Review Panel. Similarly, no dual occupancies, secondary dwellings, "granny flats" or the like are permitted without endorsement from the Design Review Panel.

Site Management

You are required to adopt site management practices in the interest of maintaining a safe and appealing residential setting. Prior to construction of your home, you are to ensure that your homesite is regularly maintained with vegetation kept to an acceptable residential standard.

During construction, all rubbish and building waste generated from the construction is to be appropriately managed so that excessive or unsightly waste is not visible from the street. Construction material are to be stored within your lot only, not on adjoining land. Footpaths and nature strips are to be kept free of any material to maintain pedestrian movements.

It is the responsibility of the purchaser to ensure that the footpaths located adjacent their property be adequately protected from damage during construction. Any damaged footpaths are to be replaced prior to release of the compliance payment.

The developer reserves the right to clean or tidy unsightly vegetation and rubbish from your site. Any costs associated with this will be deducted from the compliance payment.

Once you have finished your design send us a PDF copy of your design plans as a single document, along with the completed checklist below, to info@highlandviews.com.au

Be sure to include your best contact information with your submission to help us quickly resolve any issues should they arise during the review process. You need only submit the relevant plans to us for review.

Please note that we will return only relevant plans as approved.

If you find that you do not meet a requirement but feel that your home complies with the intent of the guidelines, please ensure you explain the non-compliance in your email to us so that we have the best possible chance to understand your home design and are able to take this into consideration in our review process.

Highland Views Design Guidelines Checklist

Applicant/s	First Name	Last Name
Contact No.	Email	
Lot no.	Lot Area	m ²
Builder	House Name	Façade Name

SUBMISSION REQUIREMENTS

- | | |
|---|---|
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Landscape plan, indicating location, size and species of tree in front yard |
| <input type="checkbox"/> Floor plans with floor areas calculated | <input type="checkbox"/> Colour schedule, indicating digital sample of colours and finishes on front façade |
| <input type="checkbox"/> All elevations, front elevation must be labelled with finishes and colours | |

COMPLIANCE REQUIREMENTS

Description	Comment	Description	Comment
<input type="checkbox"/> Floor Area Minimum (<i>highlight applicable</i>) <375sqm: 160sqm single storey / 200sqm double storey >375-440sqm: 190sqm single storey / 220sqm double storey >440sqm: 220sqm single storey / 260sqm double storey		<input type="checkbox"/> Feature façade materials used feature element: Render, tile, timber or stone element	
<input type="checkbox"/> Front setback (min 4.5m)		<input type="checkbox"/> Colour scheme (earthy, neutral or natural) No bag or paint finish, no bright colours	
<input type="checkbox"/> Side setback (min 0.9m, 2m for corner lot)		<input type="checkbox"/> Bricks of red/cream palette are not the main building material	
<input type="checkbox"/> Garage setback (1m behind front façade)		<input type="checkbox"/> Roof profile (minimum 22.5°)	
<input type="checkbox"/> Rear setback (min 4m)		<input type="checkbox"/> Minimum 450mm eaves (Excl. zero lot setbacks)	
<input type="checkbox"/> Drop edge beam (DEB or D.E.B) on zero setback construction		<input type="checkbox"/> Elevated Lots • Max gradient in backyard 1:20 • No additional retaining walls in backyard • Principal Private Open Space compliant	
<input type="checkbox"/> Articulated entry element 3m wide and 1.5m deep, 2.3m between pillars		<input type="checkbox"/> Masonry pier letter box with garden bed	
<input type="checkbox"/> Full width porch/articulation for single story home with house width less than 10.5m		<input type="checkbox"/> Front retaining walls (masonry) Max 600mm high each tier with screen planting	
<input type="checkbox"/> Articulated element to secondary frontage for corner lots (incl. min. 2 materials)		<input type="checkbox"/> Driveway not plain concrete	
<input type="checkbox"/> Front entry door (min 1.2 wide)		<input type="checkbox"/> Fencing • Boundary fencing to be Colorbond Basalt/equivalent • Any front fencing to be max 900mm high with minimum 30% open ratio	
<input type="checkbox"/> Ancillary Structures (located out of public view)		<input type="checkbox"/> Stairs (min 1,200mm wide)	
<input type="checkbox"/> Different façade to neighbouring properties		<input type="checkbox"/> Mature tree in front yard (min height 2m), >30% garden bed in front yard	
<input type="checkbox"/> FSR 0.6:1 or less			
<input type="checkbox"/> Maximum 75% of face brick on front façade excluding doors & windows			

If you have any questions, please email us at
info@highlandviews.com.au

Visit our website at highlandviews.com.au

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