



Highland Views Design Guidelines.

For designers, builders and purchasers



Pinnacle Release

Highland Views.
GLENMORE PARK

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.

Pinnacle Release - Rev.5 27/02/24

Highland Views Design Guidelines Checklist

Applicant/s	First Name	Last Name
Contact No.	Email	
Lot no.	Lot Area	m²
Builder	House Name	Façade Name

SUBMISSION REQUIREMENTS

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

COMPLIANCE REQUIREMENTS

Description	Comment	Description	Comment
<input type="checkbox"/> Floor Area Minimum (<i>highlight applicable</i>) <375sqm: 200sqm double storey >375-440sqm: 190sqm single storey / 220sqm double storey >440sqm: 220sqm single storey / 260sqm double storey		<input type="checkbox"/> Maximum 75% of any material on front façade excluding doors & windows	
<input type="checkbox"/> Site coverage (max 0.6 : 1)		<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"/> Minimum two material finishes for secondary façades of corner lots	
<input type="checkbox"/> Side setback (min 0.9m, 2m for corner lot)		<input type="checkbox"/> Colour scheme (earthy, neutral or natural) No bag or paint finish, no bright colours	
<input type="checkbox"/> Garage setback (1m behind front façade)		<input type="checkbox"/> Bricks of red/cream palette are not the main building material	
<input type="checkbox"/> Rear setback (min 4m)		<input type="checkbox"/> Roof profile (minimum 22.5°)	
<input type="checkbox"/> Drop edge beam (DEB or D.E.B) on zero setback construction		<input type="checkbox"/> Minimum 450mm eaves (Excl. zero lot setbacks)	
<input type="checkbox"/> Elevated Lot - step down garage or drop edge beam		<input type="checkbox"/> Masonry pier letter box with garden bed	
<input type="checkbox"/> Articulated entry element 3m wide and 1.5m deep, 2.3m between pillars		<input type="checkbox"/> Front retaining walls (masonry) Max 600mm high each tier with screen planting	
<input type="checkbox"/> Houses on Prominent or narrower lots are 2 storey		<input type="checkbox"/> Driveway not plain concrete	
<input type="checkbox"/> Minimum 4.2m of non-garage façade		<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"/> Articulated element to secondary frontage for corner lots (incl. min. 2 materials)		<input type="checkbox"/> Stairs (min 1.2m 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"/> Front entry (min 1.2m wide)			
<input type="checkbox"/> Ancillary Structures (located out of public view)			

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

Visit our website at highlandviews.com.au

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