

# Design Guidelines.

For designers, builders and purchasers.

## *Ridge Release*



# From the moment you arrive, you'll feel like you belong.

Nestled within Glenmore Park is Highland Views, a master planned community carefully designed around nature, lifestyle & family.

Highland Views is more than a development; it's a place to call home, a place to breathe easy, a place to connect.

Walk along the glorious bushland corridor that runs throughout. Catch up at the local café with friends and enjoy the convenience of local sporting ovals and the playground facilities at Pinnacle Park.

And with development of a first-class primary school, childcare and shopping centre now complete. Highland Views is all about making the most of your day with the people you love.



“The lifestyle you dream of,  
the space you crave &  
a community you'll adore.”





# Design Guidelines.

## Our Vision

Vianello Holdings is a family-oriented company and has envisioned the creation of a new neighbourhood. A place to call home with a sense of peacefulness, away from the busy centre of Glenmore Park, a home 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 and cohesive neighborhood character and are here to protect your investment. These guidelines establish minimum requirements that reflect our estate values, ensuring homes in our community adhere to a consistent standard and complement our careful planning of the estate.

We are passionate about encouraging and supporting thoughtfully designed homes in Highland Views ensuring sustainability and longevity. Our guidelines aim to support a sustainable exceptional quality of life.

These guidelines form part of the Contract of Sale for your land and are supplementary to, not a replacement or substitute for, any statutory or authority approvals. 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.

These guidelines have been developed in collaboration with Penrith Council with a view to making council approval for your dwelling more streamlined should you choose Council as your certifier.

## 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.

Please note that the DRP assesses each design based on its own merit, and will review each design in line with the overall intent of these guidelines, as well as individual building requirements.

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.





# The Design Approval Process.

## 1. PROVIDE DESIGN GUIDELINES TO DESIGNER / ARCHITECT / 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. PREPARE YOUR 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.

Complete the Design Guideline Checklist and include it with your submission. Please note that submissions will only be considered with a completed checklist. This form is also available for download via our website.

*You must submit the following minimum documents along with the completed checklist 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.*

## 3. SEEK DRP APPROVAL

Email a PDF of your submission to our Design Review Panel [info@highlandviews.com.au](mailto:info@highlandviews.com.au).

Please include the name of the applicant (owner of land) and lot number in your email and or submission.

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.

## 4. SEEK AUTHORITY APPROVAL

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

# How to submit your design plans.

Once you have finished your design send us a PDF copy of your design plans as a single document, along with the completed checklist to:

[info@highlandviews.com.au](mailto: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.

# Guideline Compliance Payment.

## \$5,000 COMPLIANCE PAYMENT

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

## COMPLETION & 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](mailto: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.



Highland Views Design Guidelines Checklist.

Highland Views.

GLENMORE PARK

LOT NO

LOT AREA

m<sup>2</sup>

SUBMISSION DETAILS

Applicant/s		
Submitted by	Email	Contact No.
Builder	House Name	Façade Name

SUBMISSION REQUIREMENTS

☐ Site Plan

☐ Floor Plans - floor areas calculated

☐ All Elevations - front elevation labelled with finishes & colours

☐ Colour Schedule - digital sample of colours/finishes on front facade

☐ Landscape Plan - location, size and species of tree in front yard

☐ Completed guideline checklist

COMPLIANCE REQUIREMENTS

Requirement	Please complete compliance here	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"/> Site coverage (max 0.6 : 1)	<div></div> %	
<input type="checkbox"/> Front setback (min 4.5m)	<div></div> m	
<input type="checkbox"/> Side setback (min 0.9m, 2m for corner lot)	<div></div> m	
<input type="checkbox"/> Garage setback (1m behind front façade)	<div></div> m	
<input type="checkbox"/> Rear setback (min 4m)	<div></div> m	
<input type="checkbox"/> Drop edge beam (DEB or D.E.B) <small>on zero setback construction</small>		
<input type="checkbox"/> Elevated Lot - step down garage or D.E.B		
<input type="checkbox"/> Articulated entry element <small>3m wide and 1.5m deep, 2.3m between pillars</small>		
<input type="checkbox"/> Prominent or narrow lot house (2 Storey)		
<input type="checkbox"/> Minimum 4.2m of non-garage façade		
<input type="checkbox"/> Articulated element to secondary frontage <small>corner lots minimum two material finishes</small>		
<input type="checkbox"/> Different façade to neighbouring properties		
<input type="checkbox"/> Front entry (min 1.2m wide)		
<input type="checkbox"/> Front Facade includes feature element - Timber, stone, feature tile or contrasting render		
<input type="checkbox"/> Maximum 75% of any material on front façade excluding doors & windows		
<input type="checkbox"/> Colour scheme (earthy, neutral or natural) <small>No bag or paint finish, no bright colours</small>		
<input type="checkbox"/> Bricks of red/cream palette are not the main building material		
<input type="checkbox"/> Roof profile (minimum 22.5°)		
<input type="checkbox"/> Minimum 450mm eaves <small>(Excl. zero lot setbacks)</small>		
<input type="checkbox"/> Masonry pier letter box with garden bed		
<input type="checkbox"/> Front retaining walls (masonry) Max 600mm high each tier with screen planting		
<input type="checkbox"/> Driveway not plain concrete		
<input type="checkbox"/> Ancillary Structures (located out of public view)		
<input type="checkbox"/> Fencing <small>• Boundary fencing to be Colorbond Basalt/equivalent • front fencing max 900mm high, min 30% open ratio</small>		
<input type="checkbox"/> Stairs (min 1.2m wide)		
<input type="checkbox"/> Mature tree in front yard (min height 2m), >30% garden bed in front yard		
<input type="checkbox"/> This submission is compliant.	Signed <div></div>	Date <div></div>



## 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 backyard, a landscaped front garden and home entry. Floor areas are to be in accordance with the table below.

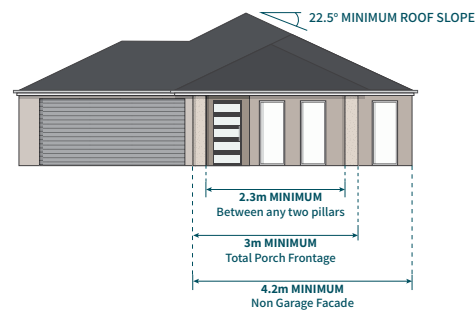
Dwellings should be a maximum of two storeys in accordance with the DCP. Furthermore, the site coverage should be a maximum of 60% to allow the remaining space for an ample backyard, a landscaped front garden;

Site coverage is the proportion of the site covered by buildings including garages, porches, verandah and any roofed structures.

The site coverage will be calculated as follows:

Site coverage = roof area / lot area.

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

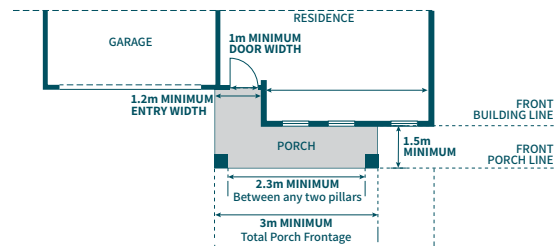


## Setbacks.

Setbacks are to be in accordance with the DCP and the relevant Lot Disclosure plan.

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.





## Cultivating Streetscapes.

Highland Views is actively cultivating a welcoming and inviting street character that offers visual interest, diversity and sophistication through thoughtful design. We believe that the quality of street presence in the estate is essential in fostering a sense of belonging, safety & community.



## Front Facade.

The considerate design of your front facade and orientation of your home to the street plays a crucial role in creating and sustaining the atmosphere of Highland Views.

We have identified below some key design features for front facades:

- Articulated front element of the home in relation to the street/s.
- Depth and materials used in the front facade.
- Roofline.
- Complementary front landscaping.

Façades of homes must also 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.

Our minimum requirements ensure these considerations are of a consistent standard across the estate and that homes have an elevated sense of arrival.

## Articulated Front Element.

An articulated element is required to give depth to the street frontage/s of the house. The intention of the articulated front element is to provide ample depth to mediate between the street and the house. We like to use the indicator of enough space for an outdoor setting (a small table and two chairs, for instance) to create enough depth for the articulated element of the home whilst visually enhancing the streetscape.

This entry element must have an enclosed structural roof.

1. Minimum width for articulated element is 3m
2. Minimum depth for the element is 1.5m
3. This element must be integrated with the frontage of the home.
4. Porticos only are generally not acceptable. The articulated element must be a considered element that extends further across the front room of the dwelling.

To reduce garage dominance in the streetscape, all homes are required to have a minimum of 4.2m non-garage facade. This 4.2m should incorporate a window.

## 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, with the door itself being a minimum of 1m wide.



## Corner Lots.

Homes situated on corner lots are required to visually address both streets and must also comply with the DCP. The secondary frontage of the house must incorporate a minimum of one articulated element to ensure all street frontages maintain a pleasant street appearance. This element must create visual depth.

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

Side fencing is to start no less than 2m behind the primary facade.



## Double Storey Homes.

Homes on the following prominent or narrower lots are required to be double (2) storey:

501, 502, 503, 504, 505, 506, 510, 512, 514, 515, 517, 519, 522, 523, 524, 525, 526.

## Ridgefront Lots.

Ridgefront Lots front Darug Avenue and have driveway access along this street. These elevated homesites offer a rare opportunity to design balcony spaces that embrace the views framed by the Blue Mountains & landscape. To maintain a strong and cohesive visual identity, double-storey dwellings are required.





## Materials, Colours & Finishes

The front elevation must be no more than 75% of any material, 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.

The colour scheme should be neutral, earthy and natural; in keeping with our rural setting. No bright colours are permissible, 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).

Dark coloured rooves will not be supported please refer to the DCP C14 Urban Heat Management

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

## 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. Ideally these elements are screened. The only exception to this is solar panels which may be visible from the street if it is the ideal solar orientation.





# Design Guidelines.

## Landscaping & Retaining Walls.

The front landscaping includes the consideration of the following elements: planting, letterboxes, walls, driveway, any paths & lawns.

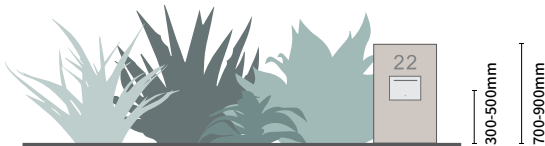
### Planting

The front yard must incorporate one mature tree at least 2m in height when planted and maturing at a minimum height of 5m to provide shading and assist with reducing Urban Heat. (refer to Council guidelines). Artificial turf is not permitted in the front yard or verge.

Garden beds are required to be a minimum of 1m in width across the frontage of the house & side. As a guide these should comprise of at least 30% of the landscape plan.

### Letterboxes

Letterboxes must be a masonry pier with a height between 700- 900mm. Letterboxes must also be accompanied by a garden bed as per the diagram below. Colours must compliment the house façade colours and finishes



### 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 walls are greater than 600mm, the introduction of a tier is required with screen planting both in the front face of the wall and 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 ratio minimum 30% with a maximum height of 900mm from ground level.



### Stairs

Any stairs leading to the front porch must be a minimum of 1.2m in width and consistent with the porch materials used.

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



## 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 materials 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 to 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.







**Highland Views.**  
GLENMORE PARK

Design Guidelines. For designers, builders and purchasers