

Design and Landscape Guidelines

Design Review Panel Lodgement Checklist

Belmont (Stage 1) Lots 1 - 14



Purchaser's Name: _____

Builder: _____

Lot No: _____ Street Name: _____

Contact Phone Number: _____

TWO LEVELS OF DESIGN CONTROL

Design & Landscape Guideline Level	Lot Numbers - Homesites	Rebate
1	2, 3, 4, 5, 6, 7, 8	\$ 12,000.00
2	1, 9, 10, 11, 12, 13, 14	\$ 8,000.00
Which Level is your Homesite – Level 1 or Level 2?		Level

Please be aware of the following:

NON COMPLIANCE WITH THE DESIGN GUIDELINES

If you don't comply directly with any of the requirements in the Design and Landscape Guidelines you will have to demonstrate that the intent of the requirement has been achieved in terms of quality of streetscape outcome to justify the non-compliance. Approval of the non-compliance will be at the discretion of the Design Review Panel.

DESIGN EXCELLENCE

Proposed house designs and architectural features that don't comply with the Design and Landscape Guidelines can be proposed based on 'Design Excellence'. This is when a design is considered to be of high architectural merit but is a different style to what is proposed under the Design and Landscape Guidelines. For example it may be a very modern architectural design but considered of high quality and architectural merit.

If you want to put forward a non-compliant design by justifying Design Excellence you must first put forward a preliminary concept of the design such as a brochure or photo for feedback. Redbank want to avoid purchasers investing money in non-compliant designs that are not considered to achieve Design Excellence so please seek feedback as early as possible prior to formal lodgement with the Design Review Panel.

DESIGN AND LANDSCAPE REBATE

If your home and landscaping are completed within 18 months of your land settlement and are in compliance with your approved plans and colour scheme you will be entitled to a Design and Landscape Rebate.

You can apply for your rebate by completing the form in the Design Guidelines document and returning it to the Redbank Sales and Information Centre or by emailing: designreview@nrjv.com.au.

Conditions for release of the Design and Landscape Rebate are that:

- No changes (unless endorsed) have occurred to the exterior of the home as reviewed by the Redbank Design Review Coordinator.
- You (and your Builder) have been careful during construction to minimise any damage to the street, footpath, verge, services, public landscape or street tree and that any damage caused to these items by the construction of your home has now been rectified at your cost.
- Completion of your home, landscaping, driveways and fencing as approved, is within 18 months of settlement of your property.
- Your home and landscape is being maintained to a reasonable standard.

The Design and Landscape Rebate is different for the different levels of design control, see attached schedule of Homesites Levels:

Level 1 Homesites - \$ 12,000.00

Level 2 Homesites - \$ 8,000.00

PART 1 – YOUR HOME

Architectural Character and Style

Homes at Redbank are intended to be a mix of modern, contemporary and rural character. Front elevation features such as porches, pergolas, verandas and screens are encouraged.

Belmont is a precinct of rural residential character and is **intended to provide ranch style, country style and Australian colonial style homes with elements such as wide verandahs, eaves, metal roofs and painted masonry walls.**

Architectural styles such as some traditional rural house designs that don't fully comply with these design guidelines can be considered by the Design Review Panel and may be approved at their discretion based on architectural merit. If you want to lodge a home that doesn't comply we recommend discussion with a DRP representative prior to lodgment.

Architectural Merit (Design Excellence)

Architectural styles such as traditional, contemporary or modern rural style house designs with alternative materials or architectural elements that don't fully comply with these design guidelines can be considered by the Design Review Panel based on Design Excellence and may be approved at their discretion based on architectural merit.

Note: If you want to lodge a home that doesn't comply, we request you obtain early feedback on any non-compliance from the Design Review Panel representative prior to final lodgment.

Setbacks

For building setbacks please refer to the Hawkesbury Development Control Plan.

<http://www.hawkesbury.nsw.gov.au/development/development-information/development-control-plan/toc>

Articulation

The front façade and secondary street façade for corner homes must provide articulation including changing wall and roof lines as well as patios, porches, verandas, single and two storey elements. Articulation is also achieved by including two different wall materials. Materials and colours are to return by at least 2 metres on side elevations.

Compliance Area	Yes	No
<p>Building Materials</p> <p>External walls of all homes should be constructed from a mix of the following materials in colours that are selected from the Colour Scheme Palettes in the Design Guidelines document.</p>		
<p>FRONT FACADES AND SECONDARY STREE FACADES (Corner Homesites)</p> <p>Walls are to be of:</p>		
<ul style="list-style-type: none"> Painted, bagged & painted or painted rendered masonry (maximum 90%), 		
<ul style="list-style-type: none"> Timber or fibre cement premium profile cladding painted (maximum 90%) 		
<ul style="list-style-type: none"> Face brickwork (maximum 30%), 		
<p>Feature element of (optional):</p>		
<ul style="list-style-type: none"> Stone, 		
<ul style="list-style-type: none"> Lightweight materials such as cladding, fibre cement or seamless, textured and coated materials. 		
<p>Note: The use of lightweight materials is only permitted to second story or as a design feature element.</p>		
<p>Note: The Front Façade materials and colours need to wrap around the corners of the walls and return by 2m on the side elevations.</p>		
<p>SIDE AND REAR WALLS (not visible from the street)</p> <p>Walls are to be of:</p>		
<ul style="list-style-type: none"> Face brickwork or painted, bagged & painted or painted rendered masonry, 		
<ul style="list-style-type: none"> Lightweight materials such as cladding fibre cement or seamless, textured and coated materials. 		
<p>Note: The use of lightweight materials is to be minimised and is only permitted on the second storey as features or in areas not supported by a brick veneer below.</p>		
<p>Verandas and Porches</p> <p>Verandas are important architectural elements to promote the architectural character of Redbank.</p>		
<ul style="list-style-type: none"> Level 1 Homesites – Must have a covered veranda, balcony or porch a minimum of 1.5m deep including an entry porch that wraps around the corner of the home site or by a minimum of 50% of the width of the primary frontage and 4 m on the secondary street. Level 2 Homesites – Must have a covered veranda, balcony or porch a minimum of 1.5m deep that is over 50% the width of the front elevation including an entry porch. 		
<p>Roof</p>		
<p>The roof is encouraged to be a lighter colour Colorbond metal roofing. If roof tiles are preferred, then concrete flat shingle / low profile (colour through) roof tiles are also encouraged.</p>		
<p>Must have a minimum 25% pitch.</p>		
<p>Must have minimum 450mm eaves. (600mm or wider eaves are strongly encouraged.)</p>		
<p>Roof colours must comply with the Colour Schemes in the Design Guidelines document.</p>		

Compliance Area	Yes	No
Windows		
All windows visible from the street must be double hung or awning type and predominately of vertical proportions.		
Chimney Elements		
Chimney Elements are required on Level 1 Homesites. A 'chimney element' is an architectural design feature that looks like a chimney but may not be a working chimney. It can be an architectural element, it can be a working chimney or a metal flue concealed by the chimney element. Chimney elements are to be constructed of stone, cladding or masonry and consistent with the house. Chimney elements should not exceed the maximum height of the roofline by 1 metre.		
Garage Doors		
Any garage doors that face the street must be sectional panel or panel lift style doors either simple pattern or plain. Roller doors are not permitted.		
Position of Garages		
It is important to carefully consider the location of garages to minimize any negative visual impact on the overall streetscape and adjoining properties by:		
<ul style="list-style-type: none"> Integrating them into the overall design of your home with similar architectural features. 		
<ul style="list-style-type: none"> Setting them back at least 2m from the front building line. 		
<ul style="list-style-type: none"> Using maximum double garage width facing the street. 		
<ul style="list-style-type: none"> If considering a third garage door, it should be setback an additional 1m from the other garage doors. 		
<ul style="list-style-type: none"> Setting them back on a secondary frontage by at least 2.5m. 		
<ul style="list-style-type: none"> Consider including a storage area in your garage so you don't need an additional shed. 		
<ul style="list-style-type: none"> Carports, if used, should integrate with the overall design of the dwelling and should be setback from the dwelling and not prominent from the street. 		
<ul style="list-style-type: none"> Considering dwelling designs that have garage doors facing side boundaries rather than the street. 		
Outbuildings		
<ul style="list-style-type: none"> Outbuildings will have a maximum floor area 100m² and a maximum length of 10.5m provided that a maximum of 50% of the lot is maintained as landscape open space. 		
<ul style="list-style-type: none"> The rear setbacks for outbuildings are 5m minimum. The side setback is 3m minimum. Greater setbacks may be required if the use of the outbuilding has the potential to create adverse impacts on the amenity (e.g. light and noise) of adjoining residents such as a workshop. 		
<ul style="list-style-type: none"> The roofing of the outbuilding is encouraged to be Colorbond and match the colour of the dwelling roof, or clad to match the main dwelling. Roof pitch should be in keeping with the main dwelling roof pitch. 		

- The external wall cladding of the outbuilding, if fronting a street, should be painted masonry, timber siding or face brick to match the main dwelling. Side and rear walls can be Colorbond to match roof cladding.

Note: Any outbuildings need to be approved by the Design Review Panel and will be subject to Council approval.

Caravan and Boat Storage

Trailers, caravans, motorhomes, boats and other vehicles shall be stored behind the front building line (main dwelling), and have a screened parking bay to ensure that they are not visible from the street or other public places. Vehicles such as prime movers and/or articulated load carrying vehicles are not permitted to be stored on any Homesite.

Satellite Dishes

Satellite dishes are permitted providing they comply with the following provisions. Dishes must be located, or screened, so they are not visible from the Homesites primary street. Dishes should be located to minimise the visual impact from adjoining homes. Dishes must not be larger than 900mm in diameter.

Services and Utilities

Water tanks, air conditioning units, garbage bin storage area, hot water units, clothes drying areas, are to be positioned so they can't be seen from the street. Water tanks of an appropriate scale that are in a traditional form of corrugated steel may be seen from the street.

Granny Flats and Studios

Only one home can be built on a home site with the exception of granny flats and studios that comply with the NSW Affordable Housing SEPP.

Colour Schemes

Paint and Render Colours - should suit your brick and roof materials and be in line with or based on the three Render and Paint Colour Schemes in the Design Guidelines. Each of the colour schemes 'Trees and Grasses', 'Wood and Earth' and 'Shadows and Sunsets' include a number of trim, accent and background colours. Choose one of each for your house. Background and accent colours are to be used for large expanses of the house such as wall materials, cladding or painted masonry. Strong/bright colours are restricted to highlights and trim such as columns and beams, windows and door frames, the front door, gutters and downpipes, handrails and pergolas. Refer to the Colour Schemes on Page 10 of the Design Guidelines document.

Face Bricks - which form the main wall material are to be generally flat-faced, square-edged and not deeply textured. The brick colour is to be generally uniform throughout the brick and provide a consistent wall colour. Pale or white coloured bricks are not permitted. Mid to darker tone bricks are preferred. Ledges & corners are not to show extrusion holes.

Roof Tiles - Colours such as mid-range greys to charcoal are suitable. Bright red terracotta, bright blue, pure black or pure white are not permitted.

Driveways and Paths – in the front yard (private land) must be either a broom finished coloured concrete; plain patterned stenciled or stamped concrete, clay pavers or exposed aggregate. Driveways and paths in the public road reserve (verge areas) must be plain concrete with a broom finish.

Compliance Area	Yes	No
Retaining Walls – in the front or side yard areas that are visible from the street must be masonry and must be either face brick or painted masonry to match the house or masonry blocks in natural earth colours and tones such as sandstone colour.		

PART 2 – YOUR HOMESITE

Sloping Sites – Retaining Walls

Homes are to be designed to respond to the slope of your block. Split level homes and the use of drop edge beams are encouraged to minimise the use of retaining walls in the private open space areas. The following principles apply:

<ul style="list-style-type: none"> An elevated entry can be no greater than 1.2m from the existing ground level at that point unless otherwise approved. 		
<ul style="list-style-type: none"> Retaining walls on the front boundary are not permitted. 		
<ul style="list-style-type: none"> Retaining walls within your property should be a maximum height of 1500mm unless otherwise approved. 		
<ul style="list-style-type: none"> Retaining walls that are forward of the home and visible from the public street must be constructed of sandstone, unit masonry block, painted masonry or face brick to match the dwelling. 		
<ul style="list-style-type: none"> Plain concrete block, concrete sleepers and timber retaining walls are not permitted. 		
<ul style="list-style-type: none"> Planting should be used to soften the appearance of retaining walls. 		

Driveways

<ul style="list-style-type: none"> Driveways must be constructed from the garage to the road kerb prior to occupation of the home. 		
<ul style="list-style-type: none"> Between the kerb and the boundary of the Homesites the driveway is to be a consistent width between 3m and 4.5m. 		
<ul style="list-style-type: none"> The driveway must be constructed to its full width using either a broom finished coloured concrete, plain patterned stencilled or stamped concrete, unit pavers or exposed aggregate concrete. Asphalt or gravel driveways are also permitted. 		
<ul style="list-style-type: none"> The driveway, footpath and cross over in the public street must be plain nature broom finished concrete. 		
<ul style="list-style-type: none"> Driveways are to be sufficiently set back from side boundaries to allow effective screen planting along the boundary. 		
<ul style="list-style-type: none"> The average grade of driveways measured from the boundary of the Homesites to the garage is not to exceed Hawkesbury City Council's requirements. 		
<ul style="list-style-type: none"> Driveways are to be at least 500mm clear of all drainage structures in the kerb and gutter. 		
<ul style="list-style-type: none"> Driveways to corner Homesites must be located at least 6m from the end of the curve in the kerb. 		

Compliance Area	Yes	No
Entry Pathway		
<ul style="list-style-type: none"> The entry path can be connected to the driveway and the letterbox pier can be located on the boundary next to the driveway. 		
Front and Secondary Street (Corner Homesite) Fencing		
All front and secondary street fences must be to the following specification:		
<ul style="list-style-type: none"> Rural post and 3 rail 		
<ul style="list-style-type: none"> 1500mm high 		
<ul style="list-style-type: none"> Post 200mm x 100mm 		
<ul style="list-style-type: none"> Rails 140mm x 35mm 		
<ul style="list-style-type: none"> Treated Pine and/or natural Hardwood 		
<ul style="list-style-type: none"> If treated pine, a dark brown colour appearance paint finish shall apply. 		
<ul style="list-style-type: none"> Optional galvanised wire netting. Black mesh preferred if used on dark colour post and rail. 		
Side and Rear Fencing between Homesites		
Side and rear fences must be to the following specification:		
<ul style="list-style-type: none"> Rural post and 3 rail 		
<ul style="list-style-type: none"> 1500mm high 		
<ul style="list-style-type: none"> Post 200mm x 100mm 		
<ul style="list-style-type: none"> Rails 140mm x 35mm 		
<ul style="list-style-type: none"> Treated Pine and/or natural Hardwood 		
<ul style="list-style-type: none"> If treated pine, a dark brown colour appearance paint finish shall apply. 		
<ul style="list-style-type: none"> Optional galvanised wire netting. Black mesh preferred if used on dark colour post and rail. 		
<ul style="list-style-type: none"> Hedging along fence boundaries is recommended for screening. 		
<ul style="list-style-type: none"> Privacy screens are permitted around outdoor barbeque, entertaining or alfresco areas and in-ground swimming pools. Screens to be of materials that are in keeping with the main dwelling walls. 		
Letterbox		
<ul style="list-style-type: none"> Must be of high quality and in keeping with the formal rural character of the area. 		

Compliance Area	Yes	No
<p>Park or Open Space Shared Fence</p> <p>All front, side, park front or fences adjoining open space must be to the following specification:</p>		
• Rural post and 3 rail		
• 1500mm high		
• Post 200mm x 100mm		
• Rails 140mm x 35mm		
• Treated Pine and/or natural Hardwood.		
• If treated pine, a dark brown colour appearance paint finish shall apply.		
• Optional galvanised wire netting. Black mesh preferred if used on dark colour post and rail.		
<p>Signs</p>		
Signs for home business must be submitted for approval. All other signs other than real estate signs, builders' signs and development signage are prohibited.		

PART 3 – YOUR GARDEN

Landscape and Garden Design

The character of Redbank will build upon natural attributes to create a unique country garden community setting.

Landscape Plan

A landscape plan is required to be prepared and to be submitted to the Redbank Design Review Panel in order to obtain final design endorsement and rebate. The plan must be drawn to a scale by a person with Landscape design or horticultural qualifications or similar (such qualifications must be displayed on the plans).

The landscape plan should be at a scale of 1:100 and include the following elements in all front yards, side yard of secondary street frontages on corner lots and rear yards of lots abutting parks and public open space:

- Main dwelling, outbuildings and garages.
- Existing trees and contours
- Location of proposed trees, shrubs and ground covers including species, quantity, size, and pot sizes.
- Turf and Garden and edges.
- Paths and hard paving areas, size, finish and levels.
- Fencing (note Corner Homesites and Abutting Parks or Open Space) all sites.
- Letterbox Pier or entry gateway location, and finish.
- Existing services.
- Identify adjoining open space

Plans should include a legend, scale bar, north point as well as planting details, soil preparation; mulching and turf area / soil underlay preparation and the turf species.

Compliance Area	Yes	No
<p>Minimum Required Planting and Soft Landscaping</p> <p>Soft landscape elements include trees, shrubs, groundcovers, mulches and turf. To achieve a successful landscape setting for your home the following minimum planting or soft landscaping is required:</p>		
<p>Trees – minimum of 3 to 7 trees (minimum 100 litre container size when installed) – including:</p> <ul style="list-style-type: none"> • 3 x trees in the front yard, • 2 x trees in the side yard on a corner lot fronting the secondary street, • 2 x trees fronting a public park. 		
<p>Turf – Post construction, all open space areas excluding garden beds, courtyards, paths and driveways shall be turf or existing pasture grass suitable for mowing.</p>		
<p>Plant & Species Selections</p>		
<p>All plants nominated on the Landscape Plan or in the Planting Schedules must be in accordance with Hawkesbury City Council Development Control Plan – Part C and Part D.</p>		