

Design and Landscape Guidelines

Design Review Panel Lodgement Checklist

Stage 2 Mountain View



Purchaser's Name: _____

Builder: _____

Lot No: _____ Street Name: _____

Contact Phone Number: _____

THREE LEVELS OF DESIGN CONTROL

Design & Landscape Guideline Level	Lot Numbers - Homesites	Rebate
1	164, 189, 190, 191, 204, 210, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230 & 237	\$ 8,000.00
2	166, 192, 193, 194, 195, 196, 197, 198, 203, 205, 206, 207, 208, 209, 211, 233 & 234	\$ 5,000.00
3	All other lots	\$ 3,000.00
Which Level is your Homesite – Level 1, Level 2 or Level 3?		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.
- Any damage to the surrounding public areas including streets, street trees, footpaths, nature strips, services and adjoining land caused by the construction of your home has been rectified.
- 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 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 - \$ 8,000.00

Level 2 Homesites - \$ 5,000.00

Level 3 Homesites - \$ 3,000.00

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.

Architectural Merit (Design Excellence)

Architectural styles such as 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 Design Review Panel representative prior to lodgement.

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
<h3>Building Materials</h3> <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 STREET FACADES (Corner Homesites)</p> <p>Walls are to be of:</p>		
<ul style="list-style-type: none"> • Face brickwork (maximum 80%), 		
<ul style="list-style-type: none"> • Painted, bagged & painted or painted rendered masonry (maximum 60%), 		

Compliance Area	Yes	No
Optional features element of:-		
<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. 		
Note: The use of lightweight materials is only permitted to second story or as a design feature element.		
Note: The Front Façade materials and colours need to wrap around the corners of the walls and return by 2m on the side elevations.		
SIDE AND REAR WALLS		
Walls are to be of:		
<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. 		
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.		
Verandas and Porches		
Verandas are important architectural elements to promote the architectural character of Redbank.		
<ul style="list-style-type: none"> Level 1 Homesites – Must have a covered veranda, balcony or porch a minimum of 1.5 m 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 1.2 m deep that is over 50% the width of the front elevation including an entry porch. Level 3 Homesites – Must have a covered entry porch a minimum of 1.2 m deep and 1.2 m wide. 		
Roof		
The roof is to be of concrete tile or Colorbond metal roofing.		
Must have a minimum 25% pitch in Level 1 and Level 2 Homesites.		
Roof colours must comply with the Colour Schemes in the Design Guidelines document.		
All homes must have eaves as described below:		
<ul style="list-style-type: none"> Level 1 & 2 Homesites – If concrete roof tiles, they must be shingle pattern and a minimum 25 degree pitch and a minimum 450 mm eaves. Level 3 Homesites – Must have minimum 20 degree roof pitch and minimum 300 mm eaves. 		
Windows		
Size and type:		
<ul style="list-style-type: none"> Level 1 & 2 Homesites – All windows visible from the street must be double hung or awning type and predominately of vertical proportions. Level 3 Homesites – All windows visible from the street must be double hung or awning type. 		
Note: Samples or photos of face bricks and samples of colours of painted rendered external walls are to be submitted with the building plans for approval.		

Compliance Area	Yes	No
Chimney Elements		
<p>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.</p>		
Garage Doors		
<p>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.</p>		
Satellite Dishes		
<p>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.</p>		
Services and Utilities		
<p>Water tanks, air conditioning units, garbage bin storage area, hot water units are to be positioned so they can't be seen from the street.</p>		
Granny Flats and Studios		
<p>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.</p>		
Colour Schemes		
<p>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 9 of the Design Guidelines document.</p>		
<p>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.</p>		
<p>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.</p>		
<p>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.</p>		

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 painted masonry to match the house or masonry blocks in charcoal or natural earth colours and tones.		

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 should be a maximum height of 500mm unless otherwise approved. 		
<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"> To create usable and efficient private open space areas, retaining walls should not be located in your principal private open space. Well-designed terraces will be accepted. 		
<ul style="list-style-type: none"> Retaining walls within your front setback or forward of the home (visible from the street) must be constructed of sandstone or coloured masonry block or painted masonry 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. No portion of the driveway on the private land (Homesite) is to be uncoloured concrete. 		
<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 Fencing		
<ul style="list-style-type: none"> Fencing along the front boundary or in front of the primary building setback is not permitted. 		
<ul style="list-style-type: none"> Homes should have a masonry letterbox pier to the entry pathway with a planted hedge (minimum 500mm high plants) along the front boundary. 		
<ul style="list-style-type: none"> The masonry pier letterbox should be 900mm high and 350mm x 350mm square constructed of either face brick or painted bagged or rendered brickwork. 		
Side and Rear Fencing between Homesites		
Fencing on common boundaries between Homesites must comply with these provisions:		
<ul style="list-style-type: none"> Fencing on rear boundaries is limited to 1.8m in height. 		
<ul style="list-style-type: none"> Fencing on side boundaries is limited to 1.8m in height from 1m behind the front building façade closest to the side boundary. 		
<ul style="list-style-type: none"> Fencing along the side and rear common home site boundaries is to be constructed of lapped and capped timber or masonry materials where a fence height limit of 1.8m is permitted. 		
<ul style="list-style-type: none"> Side gates and block-off fences between the side fence post and house are to be slatted timber and painted a dark colour to match the home. 		
Corner Homesite Fencing		
Fencing on boundaries of corner Homesites are to comply with the following provisions:		
<ul style="list-style-type: none"> Fencing along the secondary street frontage on the road reserve must be 1.8m in height and should not exceed more than 50% of the length of the home fronting that road boundary. 		
<ul style="list-style-type: none"> Fences on road boundaries must be masonry or painted a colour to match the home with plants planted in front. 		
<ul style="list-style-type: none"> Must be face brick, bagged or rendered and painted masonry piers with infill panels of painted lapped and capped timber or brushwood, or slatted timber. 		
<ul style="list-style-type: none"> Side gates and return block off fences to the house are to be slatted timber and painted a dark colour to match the home. 		
<ul style="list-style-type: none"> Where 1.8m corner home site fencing abutting a road reserve is constructed on top of a retaining wall, the total height of the front fence and retaining wall (measured from ground level on the verge side) is not to exceed 1.8m in height. 		
<ul style="list-style-type: none"> Fencing is permitted to a height of 1.8m above a retaining wall provided the fence is set back a minimum of 500mm from the front of the retaining wall. 		
<ul style="list-style-type: none"> Fencing on common home site boundaries for corner Homesites is limited to a height of 1.8m. 		

Compliance Area	Yes	No
<p>Park or Open Space Shared Fence</p> <p>Homesites that share boundaries with parks and open spaces will be Level 1. Fencing on boundaries of home site that are shared with parks or open space must be 1500mm high and built in accordance with the fence detail in the Design Guidelines.</p>		
<ul style="list-style-type: none"> Rural post and 3 rails. 		
<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. 		

Signs

Signs for home business must be submitted for approval. All other signs other than real estate signs, builders’ signs and development signage are prohibited.

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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 Coordinator in order to obtain final design endorsement. 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:

- Location of proposed trees, shrubs and ground covers including species, quantity, size and pot sizes.
- Turf and Garden and edges.
- Retaining walls including location, heights and materials.
- Driveway, alignment area and finish.
- Paths and hard paving areas, size and finish.
- Fencing (Corner Homesites and Abutting Parks or Open Space)
- Letterbox Pier location, and finish.
- Existing services.
- Identify adjoining open space

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

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Compliance Area	Yes	No
<h3>Minimum Required Planting and Soft Landscaping</h3> <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>		
<h3>Rear Yards and Side Areas</h3>		
Generally for rear yards or private areas that can't be seen from the street or Public Park the minimum required planting is turf. In these locations timber retaining walls are also acceptable. Side setback areas that can't be seen from the street can have gravel or pebbles in lieu of turf.		
<h3>Level 1 & 2</h3>		
Trees – minimum of 2 to 6 trees (minimum 100 litre pot) – including: <ul style="list-style-type: none"> • 2 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. 		
Boundary Hedge Planting – (minimum 500 mm high) to the front boundary as well as the rear boundary if fronting or abutting a park or public open space and to the secondary street frontage on a corner lot.		
Garden Beds – some additional planting to the side of the entry path or the front veranda is also required.		
The rest of the front yard is to be a minimum of turf or ground cover.		
<h3>Level 3</h3>		
Trees – minimum 2 x trees (100 litre pot) in the front yard.		
Boundary Hedge Planting – (minimum 500 mm high) to the front boundary.		
The rest of the front yard is to be a minimum of turf or ground cover.		
<h3>Plant & Species Selections</h3>		
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.		
<h3>Grose Vale Road Frontage – Vegetated Buffer</h3>		
All Homesites on Grose Vale Road (Lots 212 to 229 ex. Lot 222) will have a 'Rural Style Fence' and 'Vegetated Buffer' provided by the vendor as part of the subdivision works on the boundary in accordance with the details in Hawkesbury City Council Development Control Plan – Part E.		