

DESIGN GUIDELINES

ALL HOUSE AND LANDSCAPING PLANS MUST BE APPROVED BY THE DEVELOPER'S (VENDOR) DESIGN REVIEW PANEL (DRP) PRIOR TO LODGEMENT FOR APPROVAL WITH PENRITH CITY COUNCIL OR A PRINCIPAL CERTIFYING AUTHORITY (PCA).

HOUSE AND LANDSCAPE DESIGNS MUST COMPLY WITH THE FOLLOWING DESIGN GUIDELINES (INCLUDED IN THE LAND SALE CONTRACT) IN ADDITION TO PENRITH COUNCIL'S DEVELOPMENT CONTROL PLAN (DCP)

- Front façade (and secondary street façade for corner lots) to include articulation and a mix of external materials and colours.
- No mottle or speckled face bricks.
- Roof materials must be a light colour.
- No sliding windows to primary / front or secondary street façades (awning or double hung windows are permitted).
- A masonry letterbox pier in face brick or painted in a colour that matches the house.
- Driveway and crossover (plain concrete only to the property line) private driveway and path can be coloured concrete.
- Any retaining walls visible from the street or public place must be masonry.
- No front fences are allowed (planted hedges are required to the front boundary).
- Side fences must not extend forward of a point 1 m back from the front of the dwelling or the neighbouring dwelling (whichever is further back).
- Landscaping to the front yard must include an edged garden with hedge planting to the front boundary, turf to the front yard and two trees (one tree in the front yard and one tree in the rear yard).
- For Corner Lots the fence on the secondary street boundary must be 1800 mm high lapped and capped pine, painted with masonry piers in a face brick or bagged and painted in a colour that matches the house to a maximum of ½ the boundary length.
- For Corner Lots the landscaping must include hedge planting along the secondary street boundary to the 1800 mm fence above, turf and an additional tree to the front yard on the secondary street (3rd tree).

For more information on Design Guidelines, the Design Review Panel (DRP) or how your builder can lodge your plans for approval, please go to the Building Info page on the Orchard Hills North website – orchardhillsnorth.com.au.

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