

DESIGN AND LANDSCAPE GUIDELINES

DESIGN REVIEW PANEL (DRP) APPROVAL

APPLICATION CHECKLIST

All homes must be approved and stamped for compliance with the Orchard Hills North Design Guidelines.

Purchasers or their Designers/Builders must complete and lodge this Application Checklist with the required plans and colour scheme for the DRP approval prior to the lodgement of any Development Application with Council or Complying Development Application. Further information can be found at: <https://orchardhillsnorth.com.au/building-information>

Applications must be lodged with the DRP including the required plans as well as materials and colour schemes attached by email to: designreview@orchardhillsnorth.com.au

Please note both a Special Condition in the Orchard Hills North Land Sale Contract and in the 88B Restrictions on Title require purchasers to comply with the Orchard Hills North Design Guidelines.

Also please note the driveway and front yard landscaping must be completed as part of the works.

Plans, Materials Selections and Colour Scheme to be submitted with this DRP Application Form.

In addition to this completed application form you must attach the following to the email:

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| • Site Plan (1:100) | Attached |
| • Floor Plans (1:100) | Attached |
| • Elevations (1:100) | Attached |
| • Landscape Plan (1:100) including planting (turf, front hedge and tree/s), driveway, paths, pier letterbox, retaining walls, fence details, painting of side gates and corner fences if required. | Attached |
| • External Materials and Colour Scheme Details. | Attached |

PURCHASER AND LOT DETAILS

Lot Number		Is this a Corner Lot?	Yes	No
Street Name				
Purchaser	Name:			
	Phone:		Email:	
Builder / Designer	Name:			
	Phone:		Email:	

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.

SALES CENTRE
225 CADDENS RD,
CADDENS NSW 2747
ORCHARDHILLSNORTH.COM.AU
1800 834 339



DESIGN COMPLIANCE

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)

HOUSE AND LANDSCAPE DESIGN	Compliance	
	Yes	No
Front façade (<i>and secondary street façade for corner lots</i>) to include articulation and a mix of external materials and / or colours.		
No mottle or speckled face bricks.		
Roof materials must be a light colour.		
No sliding windows to primary / front or secondary street façades (<i>awning or double hung windows are permitted</i>).		
A masonry letterbox pier in face brick or painted in a colour that matches the house.		
Driveway and crossover (<i>plain concrete only to the property line</i>) 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 (<i>planted hedges are required to the front boundary</i>).		
Side fences must not extend forward of a point 1m back from the front of the dwelling or the neighbouring dwelling (<i>whichever is further back</i>).		
Landscaping must include an edged garden with hedge planting to the front boundary and turf in the front yard as well as two trees (<i>one tree in the front yard and one tree in the rear yard</i>).		
For Corner Lots the fence on the secondary street boundary must be 1800mm 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 1800mm fence above, turf and an additional tree on the secondary street (<i>3rd tree</i>).		