



## Design Guidelines

The Boulevard (Precinct 2), The Cape (Precinct 4),  
The Haven (Precinct 5), The Village (Precinct 6)

# Welcome to Newpark.

The Newpark Design Guidelines have been produced to help create a well-designed, high quality streetscape at Newpark and to protect your investment in your new home. The Newpark Design Guidelines form part of the Contract of Sale for your block of land (lot) and are also included in the restrictions on title known as the 88B.

The Newpark Design Guidelines apply in addition to and not in lieu of other statutory requirements and approvals. Approval by Blacktown Council under its Development Control Plan (DCP) or by a Private Certifier (PCA) under the NSW Housing Code (CDC) will still be required.

The Newpark Design Review Panel (DRP) will review all proposed home designs within Newpark for compliance. Purchasers or their selected Builders or Designers must submit their house designs along with their landscape plans for review and approval by the Newpark DRP prior to lodgement with Blacktown City Council or a Private Certifier for approval.

Also as an incentive for Land Only purchasers if your home and landscaping are completed and you apply within 24 months (two years) of your land settlement with the developer you will be eligible to receive your Design Guidelines Compliance Payment.

If you have any questions you can ask at the Newpark Sales and Information Centre or by emailing the DRP at [newparkdesignreview@winten.com.au](mailto:newparkdesignreview@winten.com.au)

## Building at Newpark

### STEP 1

#### **Inform Your Builder About the Design Guidelines**

Provide your builder with a copy of the Newpark Design Guidelines, also available for download from the Newpark website. Make sure your builder understands that it is a condition of your Sale of Land Contract and Restrictions on Title (88B) that you must comply with the Newpark Design Guidelines.

### STEP 2

#### **Seek Newpark Design Review Panel Approval**

Prior to the lodgement of your plans for approval with Blacktown City Council (or an accredited Private Certifier), you or your builder or designer (on your behalf) must ensure that your house is approved by the Newpark DRP. Complete the Newpark Design Guideline Application Checklist (available from <https://newpark.com.au/building-at-newpark>) and submit along with your building plans, colour scheme and landscape plan for approval. You, your builder or designer can lodge the plans with the DRP via email at [newparkdesignreview@winten.com.au](mailto:newparkdesignreview@winten.com.au).

### STEP 3

#### **Newpark Design Review Panel (DRP) Grants Approval**

Following review of your application the DRP may approve your building plans, landscaping plans and colour scheme. If there is any non-compliance to the Design and Landscaping Guidelines you will be asked to resubmit your application. The DRP will stamp your plans and return them to you (or your builder or designer) with a letter of approval. If you wish to lodge your plans for approval with Blacktown City Council prior to settlement the DRP can also provide an owner's consent to lodge letter.

### STEP 4

#### **Completion of Works and Application for Design Guidelines Compliance Payment**

If your building and landscape works are completed as approved, you have rectified any damage and you apply by lodging the Application Form with the DRP within 24 months (two years) of the settlement of your block of land you will be eligible for the Design Guidelines Compliance Payment to be paid to you.

### STEP 5

#### **Payment of Design Guidelines Compliance Payment**

A representative of the DRP will inspect your home and landscaping to check all the works have been completed in accordance with the DRP approved building and landscape plans. Once the completion of the works in accordance with the DRP approval has been verified, the Design Guidelines Compliance Payment will be paid to you.

## Colour Schemes

### Paint and Render Colours

Paint and render colours should suit your brick and roof materials and be in line with or based on the two Rendered and Paint Colour Schemes below. Each of the colour schemes 'Trees and Grasses', and 'Wood and Earth', 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.

### Face Brick

Face brick which generally forms the main wall material is to be flat-faced, square-edged and not deeply textured. The brick colour is to be 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.

### Roof

Roof tile colours from Colour Schemes below are suitable. Bright red terracotta, bright blue, black, dark colours or pure white are not permitted. For Colorbond or metal roof colours refer to the colour palettes below.


























### Driveways and Paths

Driveways and paths in the front yard (private land) must be either a broom finished coloured concrete; plain patterned stencilled or stamped concrete. Driveways and paths in the public road reserve (verge areas) must be plain, off-white concrete with a broom finish.

### Retaining Walls


























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. The retaining wall must retain soil.

### Trees and Grass

Roof/Gutter Colours	Fascia / Windows / Garage Door Colours	Building Colours	Accent	Concrete Driveway Colours
 Colorbond Shale Grey	 Colorbond Surfemist	 Lexicon Half SWIG2	 Surfmist C1	 Bluestone
 Colorbond Windspray	 Colorbond Basalt	 Manorburn NZ9A1	 Colorbond Basalt	 Gunmetal
 Colorbond Wallaby	 Colorbond Shale Grey	 Lyttelton Double NZ9B4	 Colorbond Coaba	 French Grey Humble Faun SN3C6
	 Colorbond Windspray	 Maraetai Quarter NZ10G8	 Colorbond Classic Cedar	 Chestnut
	 Colorbond Woodland Grey	 Kingston NZ9C6	 Natural Oak	 Bluestone
		 Madigan SNFF2	 Lexicon Half SWIG2	

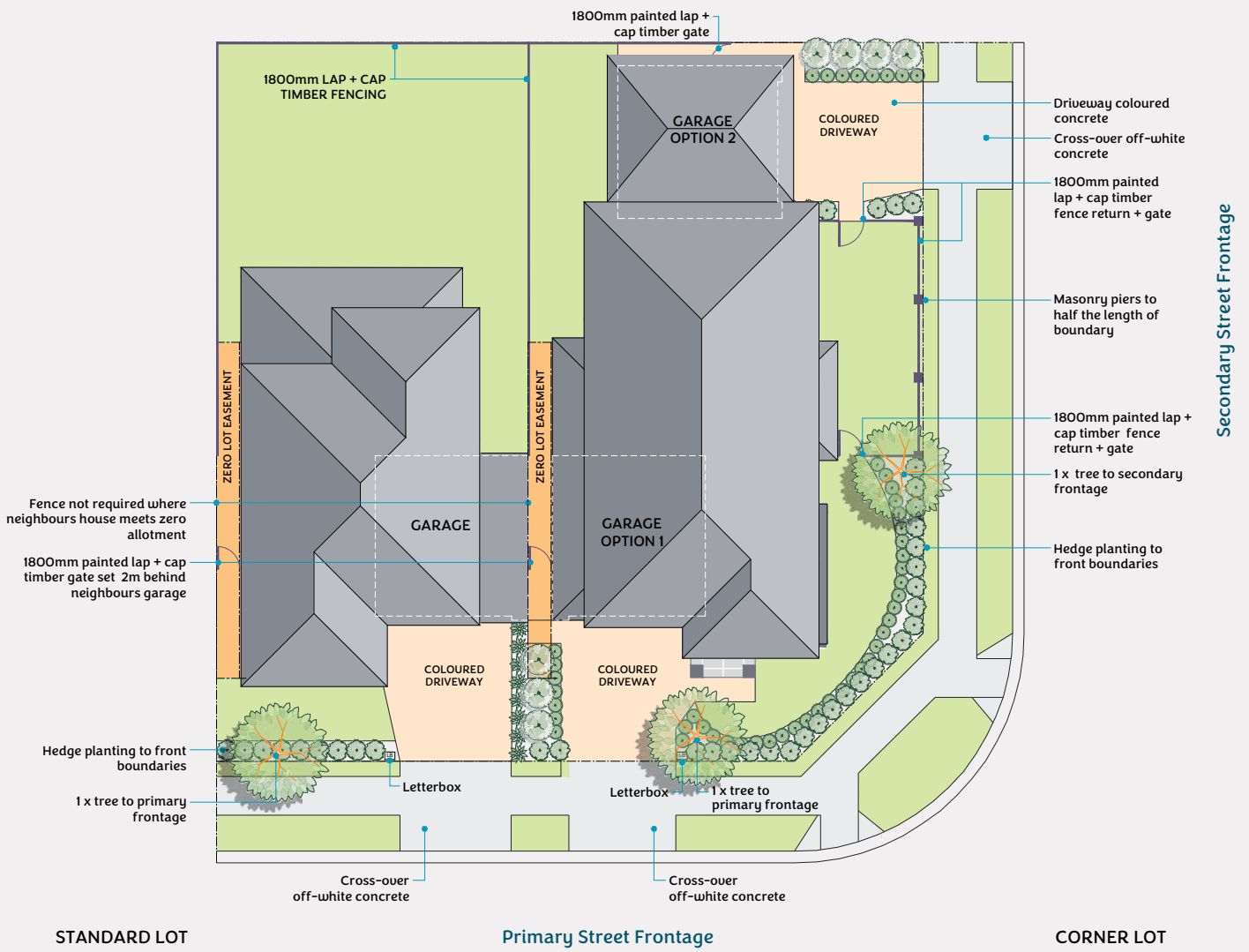
**Please note:** While Dulux colours are specified, equivalent colours within other paint brands are allowed. Half and quarter strength of each tint are also allowed.

### Wood and Earth

Roof/Gutter Colours	Fascia / Windows / Garage Door Colours	Building Colours	Accent	Concrete Driveway Colours
 Colorbond Dune	 Colorbond Surfemist	 Mason Bay NZ9D2	 Surfmist C1	 Bluestone
 Colorbond Wallaby	 Colorbond Dune	 Midhirst NZ9D5	 Colorbond Woodland Grey	 Gunmetal
 Colorbond Gully	 Colorbond Wallaby	 Humble Faun SN3C6	 Colorbond Coaba	 French Grey Humble Faun SN3C6
	 Colorbond Woodland Grey	 Master Beige SN3F9	 Colorbond Classic Cedar	 Chestnut
	 Colorbond Gully	 Norsewood SN4A8	 Lexicon Half Strength	 Bluestone
		 China White SN3H1	 Colorbond Wallaby	

**Please note:** While Dulux colours are specified, equivalent colours within other paint brands are allowed. Half and quarter strength of each tint are also allowed.





## Compliance Payment

For Land Only purchasers the Newport Design Guidelines Compliance Payment is \$5,000 for all lots and \$10,000 for corner lots. **Please note there are no Compliance Payments for Home and Land Packages purchased through Newport partner builders.**

The Special Conditions in the Land Sale Contract offers Land Only purchasers a Design Guidelines Compliance Payment once their new home and landscaping is complete and the conditions of the offer have been satisfied.

Conditions of the Design Guidelines Compliance Payment are:

- Your home, landscaping, driveways and fencing as approved, has been completed within 24 months of the settlement of your lot with the developer.
- You (and your builder) have been careful during construction to minimise any damage to the street, footpath, verge, services, public landscape or street tree.
- 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 (at your cost).
- No changes (unless endorsed by the DRP) have occurred to the exterior of the home or landscaping as approved by the DRP.
- Your home and landscaping is being maintained to a tidy and reasonable standard.

To apply for your Compliance Payment complete the Newport Compliance Payment Application Form, available to download from the Newport website on the 'Building at Newport' page, and email it to [newparkdesignreview@winten.com.au](mailto:newparkdesignreview@winten.com.au) within 24 months of settlement of your lot with the developer.

## Your Plans

Your plans being submitted to the Newport DRP for approval must include House Plans, Landscape Plan, and Materials and Colour Scheme.

### House Plans

House plans must include:

- Site plan with levels.
- Street elevations, showing all materials.
- Floor plans.

### Landscape Plan

A landscape plan or the landscaping works may be shown on the Site Plan.

The landscape plan should include the following elements in the front yard, and side yard of secondary street frontages on corner lots:

- Location of proposed hedge plants including species, quantity, size and pot sizes.
- Turf, front hedge, garden and edges.
- Trees – 1 x tree to front street and 1 x tree to side street on corner lots.
- Retaining walls – including location, height and materials.
- Driveway location and finish – off-white concrete to public road reserve and coloured concrete on private lot.
- Paths and hard paving areas, size and finish.
- Fencing including secondary street fencing to corner lots.
- Letterbox pier location and finish.

### Materials and Colour Scheme

Must comply with the Newport Colour Schemes and include:

- Brick type – include a picture/photo.
- Roof type and colour.

- Colour of the private driveway concrete (public street crossover to be off-white concrete).
- Colours of windows, garage doors, handrails, downpipes, fascia and gutter.
- All paint colours.

## Design Guidelines

### Dwelling Design

Many lots in Newport have a restriction on title that you must build a two storey home. Some lots allow double or single storey homes depending on the restrictions on the title of your lot. **Please refer to the Single and Double Storey Plan at <https://newpark.com.au/building-at-newpark> to confirm if your home must be double storey or can be either double or single storey home.**

- The front facade of all single storey homes must include either:  
(A) Raised Entry Patio Element (minimum of 3m wide); or  
(B) Entry Veranda Element (minimum 4m wide).  
NOTE: Refer to images A and B (on the next page) for details of the Single Storey Design Requirements for these elements.
- The primary or main roof must be a hip roof. Gables and/ or some minor parapet wall elements are allowed including to the garage. No skillion roofs are to be visible from the street (only permitted at the rear of the ground floor or behind minor parapet wall elements).
- For single storey homes the primary or main roof must be a minimum of 25-degree pitch and for two storey homes the minimum is a 22.5-degree pitch.
- All homes must have eaves on the front (primary street) facade.
- No sliding windows to front facades (awning or double hung windows are permitted).
- All front facades must include articulation and a mix of materials and colours such as face brick, painted masonry or cladding.
- Front facades of single storey homes must have a minimum of 25% of the area of walls or faces of masonry columns as painted masonry or cladding.
- Single storey homes can have up to a maximum of 25% of front facade wall area as cladding.
- Colours and materials have been selected from the Newport Colour Schemes.
- No mottle, speckled, or light face bricks are permitted, mid to dark bricks are preferred.

### Landscaping, Fences, Paths and Driveways

- Driveway and crossover from the street to the property boundary must be off white concrete. Private driveways and paths within the property boundary can be coloured concrete (colour must be selected from the Newport Colour Schemes).
- A masonry letterbox pier in face brick or painted in a colour that complements the house.
- No front fences are allowed, a planted hedge in a garden bed is required on the front boundary.
- Front yard landscaping must include a minimum of one small tree, hedge plants (minimum 300mm pots) on the boundary and turf.
- Any retaining walls visible from the street or public place must be masonry and retain soil.
- Side and rear fences must be 1800mm lapped and capped timber and not extend forward of a point 1m back from the front of the dwelling or the neighbouring dwelling. Any timber fencing visible from the street must be painted in a dark colour that complements the house (must be noted on the landscape plan).
- Side gates must be painted in a dark colour that complements the house (must be noted on the landscape plan).

### Corner Lots (Controls for Secondary Street Frontage)

- Secondary street façades for corner lots must include articulation and a mix of materials and colours such as face brick, painted masonry or cladding.
- No sliding windows to the secondary street facades (awning or double hung windows are permitted).
- All corner lot homes must have eaves on the secondary street facade.
- No front fences are allowed, the front planted hedge in a garden bed is required to return along the front section the secondary street boundary.
- Front side yard landscaping to the secondary street must include a minimum of one additional small tree (2 trees in total), hedge plants (minimum 300mm pots) on the secondary boundary and turf.
- Any retaining walls visible from the secondary street or a public place must be masonry and retain soil.
- The rear section of fence on the secondary street enclosing the rear or side yard is to be 1800mm high. Timber lapped and capped timber, painted in a dark colour between masonry piers in a face brick or bagged and painted in a colour that complements the house. Painting the fence must be noted on the landscape plan. The maximum length of this fence is half the length of the lot boundary.

## Single Storey Design Requirements



### (A) Raised Entry Patio Element

The Element must be:

- A minimum 3m wide
- Have a raised roof and soffit by minimum 300mm
- Articulated forward of main facade by minimum 450mm
- Columns must be masonry
- Can have a hip or gable roof



### (B) Entry Verandah Element

The Element must be:

- A minimum 4m wide
- Articulated forward of main facade by minimum 450mm
- Can have a hip or gable roof
- Can be masonry columns or timber posts
- Can be at the same level as the eave soffit



Newpark Sales Centre: Corner of Elara Boulevard & Rosepark Drive, Marsden Park  
1300 122 500 [newpark.com.au](http://newpark.com.au)

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