



Design and Landscape Guidelines Design Review Panel (DRP) Approval Precinct 7 Application Checklist – Land Only

All homes must be approved and stamped for compliance with the Newpark 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://newpark.com.au/building-at-newpark>

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

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

A Restriction on Title in the 88B also requires some homes to be double storey dwellings. Please refer to the Single and Double Storey Plan at <https://newpark.com.au/building-at-newpark> to confirm if your home needs to be double storey or can be either a double or single storey home.

Is this a Double or Single Storey Home? Double Storey Single Storey

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

Front yard landscaping is included Yes

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:

- 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 selected from the Newpark Colour Schemes. Attached

Purchaser and Lot Details

| | | |
|------------------|--|--------|
| Lot Number | Is this a Corner Lot? <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Street Name | | |
| Purchaser | Name: | |
| | Phone: | Email: |
| Builder/Designer | Name: | |
| | Phone: | Email: |

| HOUSE AND LANDSCAPE DESIGN | Compliance | |
|--|------------|----|
| House Design | Yes | No |
| <p>All homes in Newpark must be two storey dwellings unless they are nominated as being able to be double or single storey on the Single and Double Storey Plan at https://newpark.com.au/building-at-newpark.</p> <p>If a Single Storey Home is being proposed, does it have a:</p> <p>(A) Raised Entry Patio Element</p> <p>The Element must be:</p> <ul style="list-style-type: none"> • A minimum 3m wide • Have a raised roof and soffit by min. 300mm • Articulated forward of main facade by min. 450mm • Columns must be masonry • Can have a hip or gable roof <p>(B) Entry Verandah Element</p> <p>The Element must be:</p> <ul style="list-style-type: none"> • A minimum 4m wide • Articulated forward of main facade by min. 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 | | |
| <p>The primary or main roof must be a hip roof, some gable and/or minor parapet 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). Two Storey Home must have a minimum 22.5 degrees primary roof. Single Storey Homes must have a minimum 25 degree primary roof.</p> | | |
| <p>Front facades must include articulation and a mix of materials and colours.</p> | | |
| <p>Colours and materials must be selected from the Newpark Colour Schemes.</p> | | |
| <p>No mottle, speckled, or light face bricks.</p> | | |
| <p>No sliding windows to the front facade (awning or double-hung permitted).</p> | | |
| Landscaping, Fences, Paths and Driveways | Yes | No |
| <p>Driveway and crossover from the street to the property boundary must be off white concrete). Private driveway and paths within the property boundary can be coloured concrete (colour must be selected from the Newpark Colour Schemes). No dark roof colours are allowed.</p> | | |
| <p>A masonry letterbox pier in face brick or painted in a colour that complements the house.</p> | | |
| <p>No front fences are allowed, a planted hedge in a garden bed is required to the front boundary.</p> | | |
| <p>Front yard landscaping to the street must include a minimum of one small tree and hedge plants (300mm pots) on the boundary and turf.</p> | | |
| <p>Any retaining walls visible from the street or public place must be masonry and must retain soil.</p> | | |
| <p>Side and rear fences must be 1800mm Colorbond Woodland Grey 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.</p> | | |
| <p>Side gates must be Colorbond Woodland Grey to match the house (must be noted on the plan).</p> | | |
| SECONDARY/ADDITIONAL STREET FRONTAGE (CORNER LOTS) | Compliance | |
| Corner Lots (Controls for Secondary Street Frontage) | Yes | No |
| <p>Secondary street facades for corner lots must also include articulation and a mix of materials and colours.</p> | | |
| <p>No sliding windows to the secondary street facade (awning or double hung permitted).</p> | | |
| <p>No front fences are allowed, the front planted hedge in a garden bed is required to return along the secondary street boundary.</p> | | |
| <p>Front side yard landscaping to the secondary street must include a minimum of one additional small tree (2 trees in total) and hedge plants (300mm pots) on the secondary street boundary and turf.</p> | | |
| <p>Any retaining walls visible from the secondary street or a public place must be masonry and retain soil.</p> | | |
| <p>The rear section of fence on the secondary street enclosing the rear or side yard must be 1800mm high Colorbond Woodland Grey between masonry piers of face brick or bagged and painted in a colour that complements the house. Painting the fence must be noted on the plan. The maximum length of this fence is half the length of the lot boundary.</p> | | |

| COLOUR SCHEME | Compliance | |
|--|------------|----|
| | Yes | No |
| 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. | | |
| Colours for the driveway, garage doors, facia, gutters, downpipes, handrails, and windows must also be provided. | | |
| 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 Tiles or Metal Roof | | |
| Roof colours such as charcoal dark colours, bright red terracotta, bright blue, pure black or pure white are not permitted. | | |
| Driveways and Pathways | | |
| 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 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. | | |

| DESIGN GUIDELINES COMPLIANCE PAYMENT (LAND ONLY PURCHASERS) | |
|--|--------------------|
| Lot Type | Compliance Payment |
| Street Frontage (Regular Block) | \$5,000 |
| Street Frontage (Corner Block) | \$10,000 |
| <p>The Special Conditions in the Land Sale Contract offers purchasers a Design Guidelines Compliance Payment once their new home and landscaping is complete and the conditions of the offer have been satisfied.</p> <p>Conditions of the Design Guidelines Compliance Payment are:</p> <ul style="list-style-type: none"> 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 and that any damage has now been rectified at your cost. 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. No changes (unless endorsed by the DRP) have occurred to the exterior of the home or landscape as approved by the DRP. Your home and landscape is being maintained to a tidy and reasonable standard. <p>You can apply for your compliance payment by completing the Newpark Compliance Payment Application Form that can be downloaded from the Newpark Website, Building at Newpark page https://newpark.com.au/building-at-newpark and then emailing it to: newparkdesignreview@winten.com.au within 24 months of settlement of your lot with the developer.</p> | |