

# Design Guidelines

## \$5,000 rebate

### compliance conditions



Many of the *rule of thumb* principles outlined in the Vantage Design Guidelines are also requirements of the New South Wales Housing Code and Council's Development Control Plans. To assist you to qualify for the rebate, Landcom has identified elements of these principles which underpin a quality outcome at Vantage.

Your building and landscaping at Vantage must incorporate the following elements as a minimum outcome in order to comply with the guidelines and qualify for the rebate:

- 1 Dual occupancy or duplex style development must only occur on nominated dual occupancy lots.
- 2 Dwellings on corner lots are to address both street frontages.
- 3 Buildings to use neutral colours or finishes with accents of warm earthy colours and natural timber.
- 4 The front entry must be easily identifiable from the street and protected by a sheltered verandah, porch or deck with enough space for a sitting area.
- 5 Building to incorporate lightweight finishes for wall cladding or strip cladding with painted / rendered / bagged masonry walls. Use generous full length windows and doors from indoor to outdoor living areas. The use of face brick walls is to be minimised. Heavy masonry columns and high portico roofs are not permitted.
- 6 Simple rooflines: skillion pitch 15° to 30°, gable and simple hip pitch 22° to 30°.
- 7 Roofing to be pre painted sheet steel.
- 8 Driveways within the road reserve to be plain concrete finish. Driveways within the lot to be plain concrete or a light colour without pattern.
- 9 Retaining walls in front yard to be natural stone or neutral colour masonry.
- 10 Front fencing is to be lightweight construction incorporating timber elements. Metal fencing is not permitted in the front yard.
- 11 Corner lot front fencing is to be lightweight construction incorporating timber elements and continue along the secondary street frontage a minimum of 3 metres past the front façade of the house. Metal fencing is not permitted in the front yard of the house or on any street frontage.

# Design Guidelines Rebate Approval Process



In order to qualify for a rebate you must satisfactorily complete your home within 24 months of the date of settlement and in accordance with the Vantage Design Guidelines and as approved by the Vantage Design Review Panel. The Vantage Design Review Panel will require you to provide a location plan, floor plan, elevations and landscaping plan. These are similar to the plans that will be required by council.

The rebate approval process is shown below:

