



Design Guidelines

January 2012

The Design Guidelines

Landcom has developed design guidelines because we are conscious of the importance of building well designed and sustainable homes in our new communities.

Guidelines help you:

- Choose a home that fits your land and lifestyle
- Protect your investment by ensuring all homes are of the same high quality
- Add value to your home and suburb

Your house should be designed to take advantage of the best orientation, views and outlooks including those to the street. The presentation of the house to the street and other public areas contributes to the visual character, social interaction and implied security of the neighbourhood.

All Landcom projects follow the same design principles as follows:

Landcom Guidelines + Individual Project Guidelines

Help is at Hand

On page 9-10 you will find a Design Guidelines Checklist.

If you or your builder require advice on how to ensure your concept plans conform please contact:

Vantage Design Review Coordinator

Phone: (02) 4927 7444

Email: vantagedesignreview@landcom.nsw.gov.au

Home Approval Process

Select and purchase a lot that best suits you



Select your preferred builder and a house design that best suits your chosen lot



Submit your house plans and Design Guidelines Checklist to the Vantage Design Review Coordinator for approval prior to lodging a development application with Port Stephens Council



After all approvals are received your builder will commence construction



When construction is completed in accordance with your approved plans and Council issues an Occupation Certificate, send the 'Claiming Your Rebate' form to the Vantage Design Review Coordinator



Landcom will arrange an inspection of your home to confirm compliance with the Vantage Design Guidelines. In accordance with your Contract for Sale of Land, Landcom will then forward your rebate cheque



Then it's time to relax and enjoy life at Vantage

Landcom Guidelines

Landcom uses the NSW Housing Code as the basis for design guidelines in all its new communities. In addition, Landcom has four guidelines that we believe enhance the Housing Code to deliver an improved neighbourhood. Every purchaser is required to meet these guidelines when building a home in a Landcom community.

1. Reduced garage dominance

The front of your home (facade) is far more attractive than a garage door. Similarly, a row of homes with different facades and entry features makes for a much nicer street than a row of garage doors. To ensure that every home facade is the dominant feature to the street, the impact of garages must be minimised.

2. Eaves

Eaves provide shade to windows from the hot summer sun and allow warm winter sun to penetrate into living areas, contributing to the character and liveability of the house. Eaves also provide weather protection to windows and doors.

3. Articulation

Articulation means to add architectural interest to a home by breaking down a large building mass into smaller sections. It ensures that every home looks interesting and helps to avoid a street that consists of large, plain 'boxes'. It can be achieved by changing wall or roof lines; adding elements such as verandahs, porches or pergolas and by varying the colour and type of materials used in the house facade. The sides and rear of your home are also important – they can be seen by your neighbours, just as you can see theirs. Articulation will ensure your view is not of a long single wall. For two storey homes, it also helps to avoid unreasonable overshadowing on your neighbour's outdoor living area or internal living space.

4. Corner lots – fencing and landscaping

Corner lot homes are particularly important as they are highly visible from both streets. As both sides act as the 'front' of the home, the design and landscaping must emphasise and 'wrap around' the corner as well as look out onto both streets. Fencing and the location of garages on corner lots are also extremely important. High fencing down the secondary frontage detracts from the overall streetscape.



Vantage Guidelines and Your \$5,000 in Rebates

At Vantage there are also a number of specific guidelines that you must follow when building your home. By following these guidelines you will be eligible for \$5,000 in design rebates*. The following is an explanation of the guidelines and why they are important.

5. House design

Our Vantage Guidelines seek to encourage designs with a 'look & feel' of contemporary coastal character. This will achieve a high standard of housing design and an imaginative mix that considers the area's topography and is complementary to the unique seaside location and natural beauty of Port Stephens.

House designs should fit well with the land area, the slope, aspect and the existing vegetation. Houses should incorporate environmentally sustainable design elements to ensure good solar access which help to make your home a comfortable and pleasant place to live.

Great house designs will be achieved at Vantage by:

- Choosing a house design that minimises the need for earthworks and retaining walls, and on sloping sites uses split-level or suspended floor construction to limit cut and fill
- Using lightweight construction techniques that typify contemporary coastal character and promote casual indoor/outdoor lifestyles
- Using metal roofing in simple skillion, gable or hipped roof designs characteristic of traditional Aussie coastal and bush style housing. Lightweight pre-painted corrugated metal sheeting allows flexibility to design modern forms and rooms with higher or raked ceilings
- Ensuring roofing is in light tones and neutral hues to reduce solar absorbance value to 0.69 or less to cut heat loads in summer. Examples of some approved colours include: Surfmist®, Paperbark®, Evening Haze®, Shale Grey™, Dune®, Windspray®, Pale Eucalypt®, Bushland® and Wilderness®
- Having generous windows for better light, views and cross ventilation.

6. Street character

Street character is created through a combination of considered built form and thoughtful landscaping.

A great street character at Vantage is achieved by:

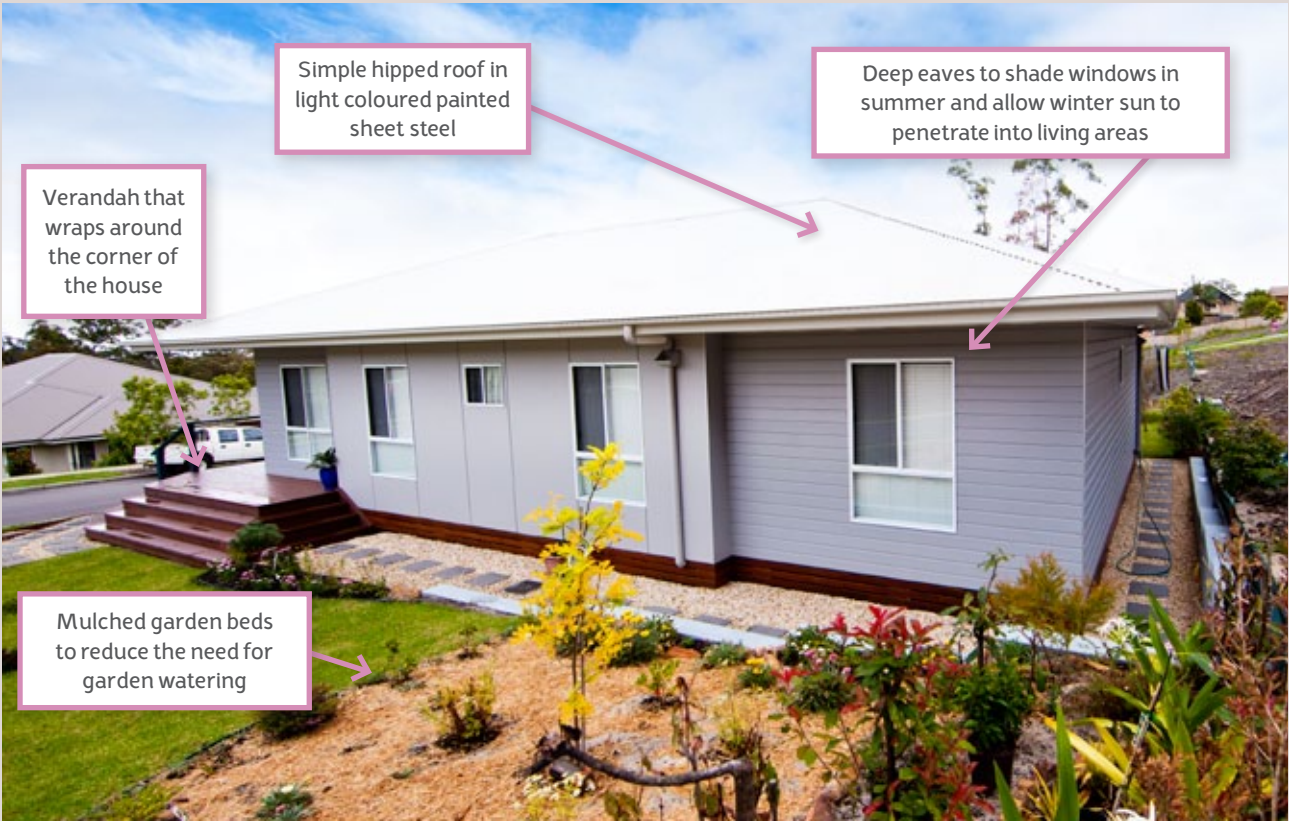
- Designing for privacy by reducing over shadowing and overlooking of your neighbours
- Ensuring all homes have a well articulated front verandah or porch
- Providing generous outdoor living spaces towards the rear
- Minimise driveways and concrete paths by setting aside generous garden areas to retain and grow healthy native trees
- Ensuring sheds and separate garages complement the house design and are unobtrusive from the street
- Screening utilities, tanks and garbage storage areas from the street
- Landscaping to continue the 'native' species theme of the generous street tree planting at Vantage that complements the native forest of coastal gums, banksias and smooth barked angophoras.

* Subject to Contract for Sale of Land

Standard Lot




Corner Lot





Design Guidelines Checklist 01/2012

This checklist must be completed and signed by you and your builder and submitted to the Vantage Design Review Coordinator with the plans and information set out in Section 7.

Guidelines		Yes	No	N/A	
1. Garage Dominance	Garages setback 1.0 metres behind the Main Front Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Width of garage doors less than 6 metres or 50% of the total house width (whichever is lesser)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Garage doors have a simple design and finish. Must be a panel lift door of timber or steel finish with a simple horizontal profile look	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Garage positioned to consider land slope and solar access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Driveway does not interfere with street trees, drains and services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Eaves	Minimum 450mm eaves to main external walls of house. Where practical, 600mm eaves should be considered to increase shading to windows and enhance aesthetic appeal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Articulation	Houses to address the street, with the house entry visible and clearly defined in built form	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Houses must have windows in habitable rooms facing the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	The house must have a well defined front entrance articulated with a verandah that is: <ul style="list-style-type: none"> • Minimum 1.5 metres deep x 4 metres wide • Fully paved or decked 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Corner lots	Houses must address both street frontages. Windows on habitable rooms are to overlook both streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	The verandah, balcony or a pergola element must extend around the corner of the house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Garages are not permitted in the corner position of a lot and are encouraged on the secondary frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	The side fence to the street must be of lightweight construction incorporating timber elements starting at least 3 metres behind the main front wall of the house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. House Design	Site works	Cut and fill does not alter natural ground level by more than 1.0 metre at any point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wall materials, finishes and colours	A combination of wall materials and finishes is preferred for the entire house, but as a minimum requirement walls visible from the street must: <ul style="list-style-type: none"> • Contain no more face brickwork than 25% • Include lightweight sheet, timber or strip cladding finishes to at least 35% • Include in combination painted rendered or bagged masonry with lightweight sheet, timber or strip cladding finishes to at least 75% 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Heavy masonry columns and high portico roofs are not permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Buildings are to use neutral colours or finishes with accents of warm earthy colours and natural timbers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Roofs	Roofing must be pre-painted sheet steel	<input type="checkbox"/>	<input type="checkbox"/>
	Roof forms are simple skillion, gable or hipped designs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Roof colours are mid to light tones and neutral hues with a solar absorbance value of 0.69 or less or as per the BASIX colour classification: Light or Medium	Approved colours include:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  Classic Cream™ </div> <div style="text-align: center;">  Surfmist® </div> <div style="text-align: center;">  Paperbark® </div> <div style="text-align: center;">  Evening Haze® </div> <div style="text-align: center;">  Shale Grey™ </div> </div> <div style="display: flex; justify-content: space-around; align-items: flex-start; margin-top: 10px;"> <div style="text-align: center;">  Sandbank® </div> <div style="text-align: center;">  Dune® </div> <div style="text-align: center;">  Windspray® </div> <div style="text-align: center;">  Pale Eucalypt® </div> <div style="text-align: center;">  Bushland® </div> </div> <div style="display: flex; justify-content: space-around; align-items: flex-start; margin-top: 10px;"> <div style="text-align: center;">  Headland® </div> <div style="text-align: center;">  Wilderness® </div> <div style="text-align: center;">  Jasper® </div> <div style="text-align: center;">  Manor Red® </div> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

			Yes	No	N/A
6. Street Character Continued	Dual Occupancy	Dual occupancy or duplex development must only occur on nominated lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Driveways	Driveways within the road reserve are plain concrete and broom finish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Driveways within the lot are plain concrete or a light colour without pattern (Max. solar absorbance value of 0.65)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Driveway not to exceed 4 metres in width at the front boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landscaping	Metal fencing is not permitted on any street frontage or where visible from the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing and Retaining Walls	Retaining walls in the front yard to be natural stone or neutral coloured masonry. Timber retaining walls can be used where screened from the street by landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	All utilities, services, water tanks, bin storage and drying areas are concealed from the street view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Applications Forms and Checklists	Site Plan	[1:200] including: Dimensions and areas of proposed building structures, setbacks to all boundaries and private open space dimensions, original and proposed finished ground levels, including changes in level, allotment boundaries, areas and north point, driveways, parking areas, all hardstand surfaces (including paving and pools), and details of proposed retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor Plans, Roof Plan and Elevations	[1:100] including: Internal layout including rooms, balconies, verandahs, decks, windows, openings and dimensions, shadow diagrams for two storey homes, elevations from four sides, indicating proposed wall finishes, building height, roof form and pitch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Materials and Colour Schedule	Building materials proposed to be used for external walls, roofing, pathways, driveways, fencing and retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Contacts

Your name _____ Signature _____ Date _____

Builder's contact name _____ Signature _____ Date _____



Help is at Hand

If you or your builder require advice on how to ensure your concept plans conform please contact:

Vantage Design Review Coordinator

Phone: [02] 4927 7444

Email: vantagedesignreview@landcom.nsw.gov.au



Landcom Sales Office:
Mooring Avenue (off Spinnaker Way)
Corlette, Port Stephens
Phone: 4934 5122 www.landcom.com.au

Landcom proudly prints all brochures on 100% recycled paper
using vegetable based inks. Printed January 2012. ♻️ LCM0984

