

Corner lot house design approval process (before building)



Congratulations on the purchase of your Lot at Edmondson Park!
You are required to meet certain design and landscaping guidelines as outlined in the Contract for Sale of Land.

Once your builder/designer has completed your plans, they must be sent to Landcom for approval BEFORE being lodged with Liverpool or Campbelltown Council or an Independent Certifier.

In addition to following our guidelines, your home design must comply with the Council's Development Control Plan (DCP), or the Complying Development Code (CDC) to ensure approval.

Please ensure that your application includes, as a minimum:

- **Architectural plans including site plan, floor plans, elevations and sections**
- **Landscape plans including all paving, plants, turf areas and external features**

Forward your application with a covering letter and applicant details:

By email:

edpark@landcom.nsw.gov.au

OR by mail:

Edmondson Park Design Review Coordinator

Landcom

PO Box 237

Parramatta NSW 2124

Your house design and landscape plans will be reviewed by the Design Review Coordinator within 14 days of submission. If your plans do not comply with the guidelines in the Contract for Sale of Land, the Design Review Coordinator will contact you to provide advice for design improvement.

If you or your builder/designer require advice or would like to discuss your concept plans before submitting for approval, please do not hesitate to contact the Edmondson Park Design Review Coordinator on (02) 9841 8600 or edpark@landcom.nsw.gov.au

Turn over for information on how to claim your Design and Landscape Rebate.

Claiming your \$5,000 corner lot rebate (after building)



Purchasers of nominated lots at Edmondson Park are eligible to receive a Design and Landscape Rebate* as set out in the Contract for Sale of Land. To receive the rebate you **must build your new home and garden** in accordance with the designs that have been approved by both the Design Review Coordinator and Liverpool or Campbelltown Council (or an Independent Certifier) within **18 months from the date** of settlement.

When you are ready to apply for your rebate, please complete the application below and send:

By email:
edpark@landcom.nsw.gov.au

OR by mail:
**Edmondson Park Design Review Coordinator
Landcom
PO Box 237
Parramatta NSW 2124**

Property Details

Lot No Street No Street Name
Suburb State Postcode

Personal Details

Name
Postal Address
Phone (H) Phone (W)
Phone (M) Email

Purchase & Approval Details

Settlement of land purchase contract Date / /
Plans approved by the Edmondson Park Design Review Coordinator Date / /
Plans approved by the Council / Independent Certifier Date / /

Checklist

- Dwelling is completed with Occupation Certificate
- Dwelling is completed in accordance with Landcom stamped drawings
- Landscaping is completed in accordance with Landcom stamped landscape plan within 18 months of settlement

I confirm that construction of my house and garden are completed with my Landcom approved house designs and landscape plan and request payment of my Design and Landscape Rebate.

Signature Date / /

*Conditions apply. Refer to Contract for Sale of Land. Only nominated lots are eligible for a rebate, the amount of which is detailed in the Contract for Sale of Land. Printed October 2012