

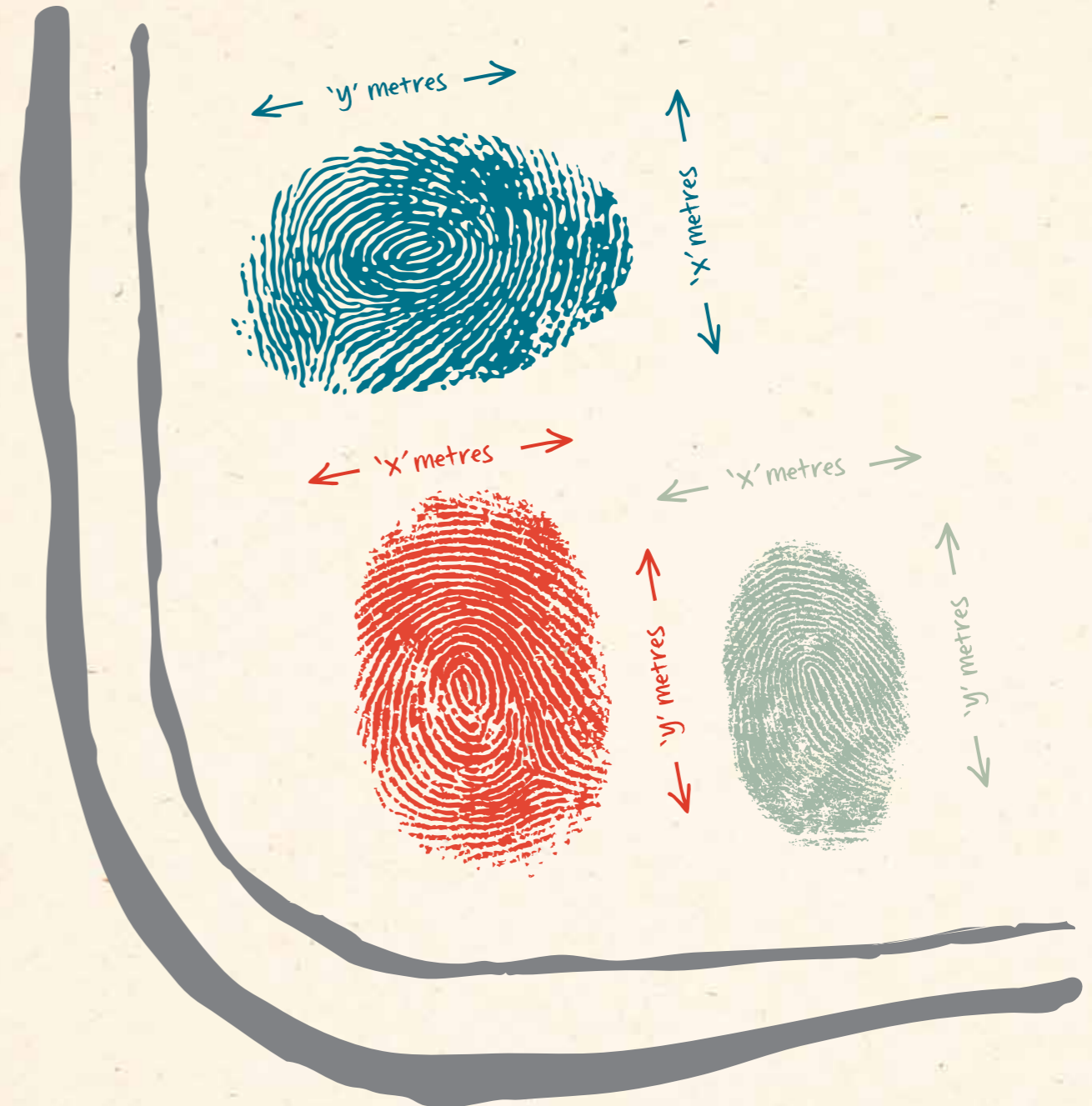
Design Guidelines Checklist

By being able to answer Yes or N/A to this checklist you should be able to ensure that your new home will comply with the Edmondson Park Design Guidelines.

In addition to following our guidelines, your home design must comply with the Edmondson Park South Development Control Plan (DCP) or the Complying Development Code (CDC) to ensure dwelling approval.

Requirements	Yes	No	N/A
1. Reduced Garage Dominance			
Garage setback minimum 1.0m behind the main front wall of the house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage doors to be less than 50% of the width of the house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage doors to have a simple design and finish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Eaves			
Minimum 450mm eaves to main external walls of house required for all pitched roofs, unless a better architectural outcome is achieved	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Articulation			
Articulation to be achieved by changing wall or roof lines, the use of different materials and adding architectural elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For two storey homes: upper level walls longer than 14m must be stepped a minimum of 0.6m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
North facing windows of habitable rooms require shading devices if not protected by eaves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Corner Lots			
Houses must address both street frontages with windows, architectural features, the continuation of facade elements and landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary frontage fence must be no higher than 1.8m and a maximum of 50% of the lot length	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage is to be located the maximum distance possible from the street corner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Landscaping in your neighbourhood			
Existing street trees must be retained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side fences and gates are to be set back a minimum 1.0m from nearest front wall of house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal sheet fencing is not permitted except where required to address bushfire regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The driveway crossing (between the lot boundary and the kerb) is to be plain uncoloured concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front yards should include a minimum of two advanced trees and substantial planting along the front boundary and the side of the driveway. In addition, for corner lots, a minimum of one advanced tree and substantial planting along the side boundary is required.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rubbish bin storage and drying areas to be concealed from view from the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Guidelines



Landcom has printed this brochure on 100% recycled paper using vegetable based inks. Printed December 2013. LCM2358

Landcom has developed design guidelines because it is important to build well designed and sustainable homes in our new communities.

The Design Guidelines help you to:

- Choose a home that best 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 amenity of the neighbourhood.

All Landcom projects have Design Guidelines and Individual Project Guidelines.

Any departure from these Design Guidelines will be assessed on architectural merit.

In addition to following our Guidelines, your home design must comply with the Edmondson Park South Development Control Plan (DCP) or the Complying Development Code (CDC) to ensure approval of your dwelling.

How to buy & build at Edmondson Park

Select and purchase the lot that best suits you



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



Ensure your design meets the Development Control Plan or Complying Development Code and the Edmondson Park Design Guidelines and submit your plans to Landcom* for approval, prior to lodging your application with Campbelltown Council or an Independent Certifier



After Council or an Independent Certifier issues your development and construction approval, start building your new home



Your builder completes your home in accordance with your approvals and issues you with an Occupation Certificate



Complete your landscaping and fencing



Move in

*See Sales Representative or refer to Contract for Sale of Land for applicability

Help is at hand

On the back page you will find a design checklist that includes the Edmondson Park Design Guidelines. If you or your builder require advice on how to ensure your draft plans comply, please contact: Edmondson Park Design Review Coordinator on 02 9841 8600.



Landcom Guidelines

Landcom uses the NSW Housing Code as the basis for design guidelines in all its new communities. Landcom has guidelines that we believe 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 and walls 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, and give a consistent visual character to homes in the street.

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

Corner lot homes are particularly important, as they are prominent in the neighbourhood and 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. Too much high fencing down the secondary frontage detracts from the overall streetscape.

5. Landscaping in your neighbourhood

In addition to building design, landscaping is an important element in your neighbourhood. Well defined front yards, landscaping and trees contribute to creating a high quality street and neighbourhood that is a pleasant and healthy place to live. In addition, a great street is achieved by ensuring bins, clothes lines and other such clutter are not seen from the street as well as consistency in fencing.

Standard lot



1. Garage set back minimum 1m behind front wall 2. Minimum 450mm eaves to main external walls 3. Good articulation achieved by varied materials (bricks and rendering); front pergola; and stepped wall and roof lines 4. Well landscaped front gardens.

Corner lot



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.