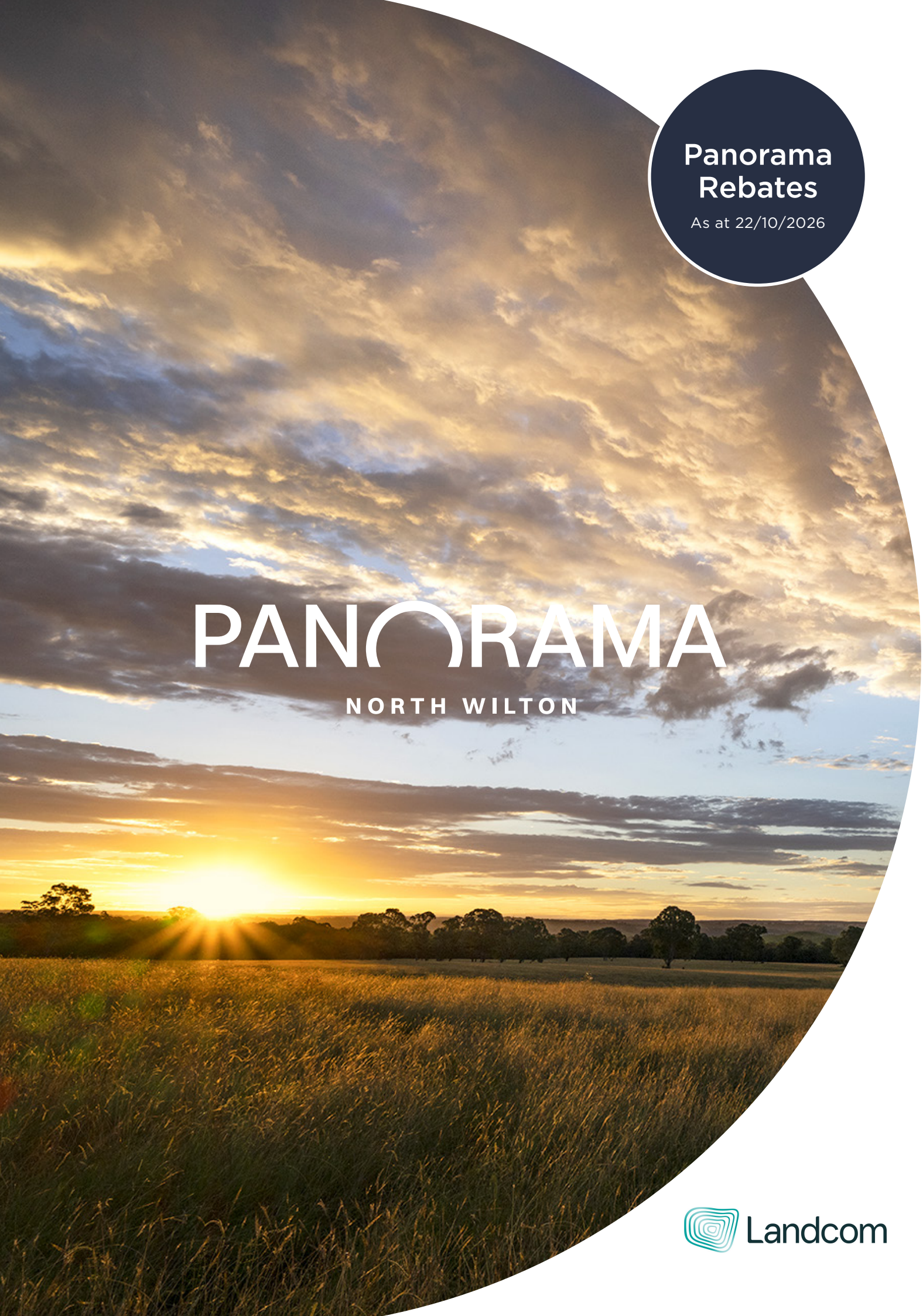
Panorama Rebates

As at 22/10/2026



Landcom

Panorama Rebates

Enabling cool, green, carbon neutral communities.

Panorama will be a 6 Star Green Star Communities accredited estate, representing world leadership in sustainable living. Panorama aims to be a carbon neutral community, through well designed, efficient, and green homes, with generous trees and landscaping support biodiversity and create cool, green streetscapes.

To help you make Panorama a cool, green, carbon neutral community, we are offering a **$10,000** Design and Landscape rebate AND a **$5,000** Sustainability rebate to homes which meet the following requirements.*

Design and Landscape Rebate Requirements

To be eligible for the $10,000 Design and Landscape Rebate follow these four steps:

Step 1:

Plan your home in accordance with the design, landscape, and fencing requirements in the Panorama Design Guidelines, and take note of the "Biodiversity and Planting at Panorama" advice in this brochure.

Step 2:

Submit your plans and BASIX Certificate to Landcom for approval.

Step 3:

Complete your home, landscaping and fencing within 24 months of your land contract settlement date.

Step 4:

Submit a completed Rebate Application Form (at the end of this brochure) to Landcom, along with a copy of the Occupation Certificate, and BASIX Compliance Certificate for your house.

Landcom will assess your application and inspect your property. If everything has been satisfactorily completed, we will arrange payment of your rebate.

** Payment of any rebate is strictly subject to the terms and conditions in the Contract for Sale of Land with Landcom.*

Sustainability Rebate Requirements

To be eligible for the **$5,000** Sustainability Rebate your home must meet all the requirements from one of the two below compliance pathways**.**

Pathway 1: Table of Requirements

Step 1:

Speak to your builder and include all the following items in your home:

- A solar photovoltaic system with minimum capacity of 6.6kW (detached homes)
- A reverse cycle air conditioner with an efficiency rating of at least 5 stars
- An electric heat pump water heater, and
- An induction cooktop.

Step 2:

Complete your home build within 24 months of your settlement date.

Step 3:

Submit a completed Rebate Application Form (at the end of this brochure) to Landcom along with:

a) A copy of the Occupation Certificate for your house; and

b) Evidence of installation of each of the items listed above.

Pathway 2: BASIX 100

Step 1:

Speak to your builder to ensure your home achieves a target of BASIX Energy 100.

Step 2:

Complete your home build within 24 months of your settlement date.

Step 3:

Submit a completed Rebate Application form (at the end of this brochure) to Landcom with:

a) Copies of your approved BASIX Certificate and Occupation Certificate for your house; and

b) A final BASIX Compliance Certificate from your builder. Additional evidence of completion of BASIX requirements may also be required (e.g. solar PV installation) and has to be provided if requested.

Up to $20,000 settlement bonus available on selected lots

Bonuses are in addition to the rebates on offer for design and landscaping.

$20,000 settlement bonus			
Lot 2050	Lot 2059	Lot 2064	Lot 2067

$10,000 settlement bonus			
Lot 2039	Lot 2049	Lot 2057	Lot 2070
Lot 2078	Lot 2079	Lot 2094	Lot 2120

Subject to your Contract for Sale of Land with Landcom.

Biodiversity and Planting At Panorama

Enabling cool, green, carbon neutral communities

Your garden plays an important role in making a positive contribution to natural diversity in Panorama, and help create a cool, green community. Landcom has developed this handy guide to help you plan a waterwise and biodiverse garden.

Waterwise Gardening

The opportunity to minimise the amount of water your garden needs should be considered when planning your garden. The amount of water your garden needs depends on three main factors – soil, plants, and microclimate. Improving the soil, choosing low water use plants and designing to suit your garden's microclimates can reduce the water needs of your garden and keep it looking greener for longer.

Soil

Soil at Panorama tends to be clayey, so it is important you prepare your soil well before planting. Make sure you break up the clay layer well. Adding gypsum and organic matter also improves soil structure which helps soil moisture holding capacity. The ideal soil is classed as loam – a good mix of sand, clay, and organic matter. Loam has a good water holding capacity and encourages wide, deep roots in your plants, meaning they will survive dry spells better. Incorporating soil wetting agents into your garden soil will also increase the water holding capacity of the soil and improve the health of your plants, reducing watering frequency.

Planting

Select a broad variety of native, waterwise plant species well suited to the local climate. This will create a garden with a constant array of flowers and foliage, splashes of colour and plenty of seasonal interest. Not only does this look appealing, but it also attracts wildlife like birds, bees, and butterflies. This approach mimics nature, encouraging you to mix up your plants in a considered way, building in a level of climate resilience so that it not only looks good year-round but is long lived.

Choosing plants suited to local conditions also minimises water and fertiliser use and increases the self-reliance of your garden. It is important to locate plants to best reflect their tolerance of sun exposure and water availability.

Mulching

Using mulch on garden beds helps to maintain soil moisture, suppress weeds, and improves the presentation of your garden. A thick layer of chunky, organic mulch provides an excellent outcome, balancing presentation, and plant health by cooling the roots and reduce water loss through evaporation.

Irrigation

Homeowners may also consider installing irrigation to manage watering needs. A well designed and correctly installed irrigation system will last for many years and enable garden health to be easily maintained.

Microclimate

The microclimate of your garden will vary from area to area depending on a variety of factors including:

- Sun exposure – east-facing area are typically cooler than west-facing areas
- Shade density – dappled shade from trees versus solid shade from roofs
- Air circulation – roofs can contain heat while trees provide shade and let heat escape
- Surrounding surfaces – hard surfaces such as brick, concrete or stone absorb heat during the day and radiate it back after the sun sets
- Wind exposure / protection – garden fences offer some wind protection, whilst narrow gaps between homes can create a wind tunnel effect
- Locating plants in the most suitable microclimate will reduce watering needs and encourage your garden to thrive.

Sustainability at Panorama

What does living sustainably at Panorama entail?

Sustainability rebates can help make your home carbon neutral*

Improved BASIX scores can save over $1,000/year on energy bills[1]

Tree canopies, water bodies and open space can contribute to temperatures up to 6°C lower than typical developments

An increase of 10% in tree cover can increase property values by up to $50,000[3]

Electric vehicles save on transport costs[2]:
$1,300/yr (approx) on fuel
$300/yr on maintenance

On and off-road paths support active recreation

Recycled water improves:
- tree health
- drought
- water bill reduction

Community programs improve social connections

52 ha of open space provides opportunity for recreation and improved mental health

Electrifying appliances can reduce adult and childhood asthma rates[4]

[1] Sustainable Buildings SEPP Overview
[2] NSW Government Net Zero Plan: 2020–2030
[3] AECOM Green Infrastructure Report
[4] Climate Council: Kick The Gas Habit
* Refers to carbon neutral operations

Claiming your Rebates*

Panorama offers a Design and Landscape Rebate AND a Sustainability Rebate. You can claim either one or both with this one form.

To claim your rebates, simply meet the requirements outlined in the Rebates Brochure and the conditions of your Contract for Sale of Land with Landcom strictly within 24 months from the date of settlement of your land purchase.

When you are ready to apply, please complete this Rebate Claim Form and email to:

The Panorama Design Review Coordinator
Panorama@landcom.nsw.gov.au

Lot No. Street No. Street Name

Your Name(s) as per Contract with Landcom

Current Postal Address

Email Phone

Nominated Bank Account Name

BSB 000 – 000 Account No.

I now wish to claim the following rebates (checklist, please tick): ✔

Design, Landscape and Fencing Rebate	
Plans and BASIX Certificate approved by Panorama design review panel	
House, landscaping, and fencing completed in accordance with the Panorama design guidelines	
Copies of Occupation Certificate and BASIX Compliance Certificate	
Sustainability Rebate	
Pathway 1: Table of Requirements	
Solar photovoltaic system minimum 6.6kW	
Reverse cycle air conditioner with a minimum rating of 5 stars	
Electric heat pump water heater	
Induction cook top	
Documents/photos evidencing installation of these items	
Pathway 2: BASIX 100	
Copy of Occupation Certificate	
Copy of approved BASIX Certificate	
Copy of BASIX Compliance Certificate	

Your application will be assessed as soon as practicable and, if everything is completed satisfactorily, Landcom will process your rebate payment to your nominated bank account you have advised above. Landcom will not pay the rebate to bank accounts of parties not named as the purchaser(s) on the Contract for Sale of Land with Landcom.

Please confirm:

1. The information supplied in and with this form is true and correct; and
2. I/we have checked our Contract of Sale of Land with Landcom and confirm that I/we are eligible to receive the Rebate(s) in accordance with the terms and conditions of that Contract and on this form.

Signature(s) as per Contract Date DD / MM / YYYY

*Subject to terms of Contract for Sale of Land with Landcom. The rebate will only be paid to the purchaser(s) named on that Contract.
We are collecting your personal information to enable us to assess and contact you regarding your rebate application.

PANORAMA

NORTH WILTON

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Phone: (02) 9391 2983 | www.landcom.com.au/panorama

Scan for directions to Sales Centre

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