

House Design and Landscape Approval Process



Step 1 - Read the Oran Park Town Design Guidelines

As part of your land purchase at Oran Park Town, you will have received a copy of the Oran Park Town Design Guidelines from the Sales Information Centre. A copy has also been provided to your solicitor / conveyancer with your Contract for Sale of Land. Every home at Oran Park Town is required to comply with these Guidelines.

Please ensure your builder / architect is aware of the Oran Park Town Design Guidelines.

Step 2 - Submit your plans for approval to the Oran Park Town Design Review Panel

Once your plans are complete, you or your builder / designer should send your house and landscaping plans to the Design Review Panel for approval **BEFORE** they are lodged to Camden Council or your Private Certifier.

We prefer electronic submission of documents emailed to aoreilly@landcom.nsw.gov.au. Otherwise, if you hand in hard copies, please bring them to the Sales Information Centre.

If submitting a hard copy please ensure you include as a minimum:

- 2 sets of house plans including site plans, floor plans, elevations & sections and shadow diagrams (if required by Council)
- 2 sets of landscape plans
- 2 copies of the BASIX certificate
- 2 sets of the external colour schedules (including driveway)

The Design review Panel will endeavour to respond to your plans within 2 weeks.

Step 3 - Complete your home and landscaping to receive your House Design & Landscaping Rebates*

Once your home is completed and you have your Occupation Certificate you can apply for the Rebates*.

Two Rebates* of \$5,000 each are offered on select lots at Oran Park Town when purchased direct from the developer. Please confirm Rebate detail for individual lots with Oran Park Town Sales staff and the Contract for Sale of Land.

In order to qualify for the Home Design \$5,000 Rebate*, purchasers must:

- Commence construction of a home on the lot within twelve (12) months of settlement.
- Ensure that the home as constructed complies with the Oran Park Town Design Guidelines.

In order to qualify for the Landscaping \$5,000 Rebate*, purchasers must:

- Landscape the lot, after construction of the home, in line with the Design Guidelines and the landscape plan approved by the Design Review Panel, within twenty four (24) months of settlement.
- Erect fencing on the lot within twenty four (24) months from settlement, as approved by the Design Review Panel.
- Construct a driveway on the lot within twenty four (24) months from settlement.

Claim your rebates*

For details on how to claim your rebates, please turn over.

Further Information

Please ask at the Sales Information Centre if you have any questions regarding the House Design or Landscaping Rebates*.

*Conditions apply. Refer to Contract for Sale of Land.

Claiming Your House Design & Landscape Rebate

To claim your rebates once your home and landscaping is completed you need to meet the following requirements:

- Meet the conditions of the Contract for Sale of Land from Greenfields Development Company and Landcom; and
- Build your home and garden in accordance with the Oran Park Design Guidelines and designs that have been approved by the Oran Park Town Design Review Panel and the Principal Certifying Authority (Camden Council or Private Certifier)

When you are ready to apply for your Rebate and you have obtained your Occupation Certificate, please complete the application form below and send it to the Oran Park Town Design Review Panel located at the Oran Park Town Sales Information Centre.

We will inspect the outside of your home and if you have met **all** the Design Guidelines as approved, the Rebate is paid in full within 3 to 4 weeks. You may apply to have your House Design Rebate paid upon moving in, and apply later for your Landscape Rebate.

Application Details

Lot No Street No Street Name

Name

Current Postal Address

Suburb State Postcode

Phone (H) Phone (W)

Phone (M) Email

Bank Details

Account Name

Account Number BSB Number

Checklist

- House is completed in accordance with approved plans
- Landscaping is completed in accordance with approved plans
- House has approved Occupation Certificate

I / we have now completed our home and / or landscaping in accordance with the plans approved by the Oran Park Town Design Review Panel and would like to claim our rebate of:

- \$5,000 House Design Rebate*
- \$5,000 Landscape Rebate*

Date Submitted

*Conditions apply. Refer to Contract for Sale of Land.