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@ NORTH LAKES

Design Essentials

November 2011



Stockland

WELCOME TO THE DESIGN ESSENTIALS

The elements contained within these Design Essentials have been copied from the Moreton Bay Regional Council approved Sector Plan for your convenience. Copies of the full Sector Plan are available from Council. These elements are designed to create an attractive streetscape that results in a cohesive urban form, while not precluding individual design solutions.

Stockland encourages a variety of architectural styles and materials in the design of your home. Stockland reserves the right to approve works which do not comply with the Design Essentials where considered to be of merit and to vary the requirements of the Design Essentials at its discretion.

The Design Essentials apply in addition to, and not in lieu of other statutory requirements. Approval from your Local Government Authority or a registered building certifier will be required in addition to any approval given by Stockland.

THE APPROVAL PROCESS

Step 1 - Stockland Design Essentials Approval

Before undertaking any building work, you must first obtain written approval from Stockland. In addition to these 'Design Essentials', your builder or architect will need to review the documentation applicable to your property, which is available in the Reference Library of Stockland's online design application system "i-Scope". They will also be required to discuss with your Local Council any specific codes or conditions which may apply to your lot.

Your builder or architect will submit your design to Stockland via the i-Scope website, www.stockland-iscope.com.au. Stockland will issue a 'Design Approval' where the plans appropriately comply with the Design Essentials. Where not suitably complying, Stockland will identify the items requiring further consideration. Where amendments are necessary, revised plans are to be submitted to Stockland for approval before you can build.

Step 2 – Local Building Approval

Upon receipt of your approval from Stockland, an application can be made to the relevant authority to receive approval for building.

THE DESIGN ESSENTIALS

<p>Glazing to the street</p>	<ul style="list-style-type: none"> • A minimum of 10% of the façade area of each dwelling (including garage or carport) facing the street or public area must be either windows or glass. This includes facades to lakes, parks and secondary street frontages to dwellings on corner lots. • All entrance foyers must include either sidelight or highlight windows in the entry alcove. The only exceptions are as follows: <ul style="list-style-type: none"> ○ Where one large door with integrated glazing is used (the door is to be a minimum of 1.2m wide and contain no less than 20% of the door area as glazing); or ○ Where a set of double doors is provided.
<p>Front Façade Articulation</p>	<ul style="list-style-type: none"> • All dwellings must incorporate at least one of the following design elements within the front facade: <ul style="list-style-type: none"> ○ A veranda with a minimum area of 6m² and minimum depth of 1.5m, or ○ An entry portico with a minimum area of 4m² and minimum depth of 1.5m. • Where the lot is nominated as a Medium Density – Terrace (MDT), dwellings must: <ul style="list-style-type: none"> ○ Have a minimum of 15% of the façade area (including garage or carport) facing the street as windows or glass; ○ Have one or more habitable rooms (with windows) facing the street); and ○ The front entry must be identifiable from the lot frontage, either through: <ul style="list-style-type: none"> ▪ Location of a portico (minimum area of 4m² and depth of 1.5m) not less than 1m in front of the main building line (note: columns and other support elements are to be lightweight/slim profile with limited masonry) or ▪ Where the door is more than 2m behind the main building line, the provision of a roof element, portico, façade extension or other lightweight entry feature at the building line (note: the door must face the street, side facing doors are not permitted); and ○ Where a two-storey dwelling is proposed, and the requirement for habitable rooms is fully satisfied on the second storey, dwellings are required to satisfy the following additional criteria: <ul style="list-style-type: none"> ▪ Recess the garage at least 1m behind the alignment of the second storey and have a minimum of 20% of the façade area (including garage or carport) facing the street as windows or glass; or ▪ Where the garage or carport is not recessed: <ul style="list-style-type: none"> • Have a minimum of 20% of the façade area (including garage or carport) facing the street as windows or glass; and • Include a second storey veranda with a minimum width of 50% of the dwelling and minimum depth

	<p>of 1200mm, and must not protrude into the front setback.</p> <ul style="list-style-type: none"> ○ Identical facades must not be located adjacent to or opposite each other. ● Medium Density - Villa (MDV) and Medium Density - Premium Villa (MDPV) lots are required to present one or more habitable rooms to the street; with significant glazing proportional to the size of the room provided. ● Where a two-storey dwelling is proposed, the requirement for habitable rooms and windows can be either fully or partly satisfied on the second storey. ● Where a two-storey dwelling is proposed on a Medium Density – Villa (MDV) lot, and the requirement for habitable rooms is fully satisfied on the second storey, dwellings are required to satisfy the following additional criteria: <ul style="list-style-type: none"> ○ Recess the garage at least 1m behind the alignment of the second storey and have a minimum of 20% of the façade area (including garage or carport) facing the street as windows or glass; or ○ Where the garage or carport is not recessed: <ul style="list-style-type: none"> ▪ Have a minimum of 20% of the façade area (including garage or carport) facing the street as windows or glass; and ▪ Include a second storey veranda with a minimum width of 50% of the dwelling and minimum depth of 1200mm, and must not protrude into the front setback. ● Where a two storey dwelling is proposed, the upper storey must extend for at least 50% of the total width of the dwelling (including garage and verandas) as viewed from all street frontages.
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Secondary Feature Façade Articulation	<ul style="list-style-type: none"> ● For lots fronting and having a common boundary with a secondary street, park, lake, or containing dual street frontage the façade facing these features must mimic the design features and detail of the main façade of the dwelling, (i.e. through replicating the design, scale and dimension of roof style, windows and verandas).
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Garages and Carports	<ul style="list-style-type: none"> ● The garage/carport requirements for each lot type are summarised in the table below: <table border="1" data-bbox="421 1541 1386 1935"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Medium Density – Terrace (MDT)</th> <th colspan="2">Medium Density – Villa (MDV)</th> <th colspan="2">Medium Density - Premium Villa (MDPV)</th> </tr> <tr> <th>1 storey</th> <th>2 storey</th> <th>1 storey</th> <th>2 storey</th> <th>1 storey</th> <th>2 storey</th> </tr> </thead> <tbody> <tr> <td>Single Garage</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Double Garage</td> <td>✗</td> <td>✓</td> <td>✗</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Minimum Garage Setback</td> <td colspan="6">Single garage - minimum setback of 5.5 metres Double garage - minimum of 4 metres.</td> </tr> </tbody> </table>		Medium Density – Terrace (MDT)		Medium Density – Villa (MDV)		Medium Density - Premium Villa (MDPV)		1 storey	2 storey	1 storey	2 storey	1 storey	2 storey	Single Garage	✓	✓	✓	✓	✓	✓	Double Garage	✗	✓	✗	✓	✓	✓	Minimum Garage Setback	Single garage - minimum setback of 5.5 metres Double garage - minimum of 4 metres.					
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*two storey section must extend over no less than 50% of the garage

	<ul style="list-style-type: none"> • All garages and carports must: <ul style="list-style-type: none"> ○ Be set back a minimum of 1m from the front building line, or where a two storey section extends over not less than 50% of the garage, the garage may be inline with the second floor; ○ Occupy no more than 55% of the length of the frontage for single-storey homes; ○ Incorporate tilt up, panel lift or single roller doors. Double roller doors will be considered on their architectural merit where they complement the design of the dwelling. ○ A single storey dwelling on a Medium Density – Terrace (MDT) or Medium Density - Villa (MDV) lot is only permitted to have a single width garage, however, a second covered car parking space may be provided in a tandem garage arrangement. • Triple garages are only permitted where a two storey home is provided on lots with a minimum 20m frontage and must: <ul style="list-style-type: none"> ○ Have one garage door fully integrated within the front façade where a two-storey section extends over no less than 100% of this garage. The garage may be inline with the second floor; ○ Have all other garage doors set back a minimum 900mm from the alignment of the garage integrated within the front façade.
<p>External Wall Finishes</p>	<ul style="list-style-type: none"> • The major wall materials are to be one or a combination of the following: <ul style="list-style-type: none"> ○ Rendered painted masonry or bagged and painted masonry; ○ Fibre cement with rendered and painted texture finish; ○ Face brick; ○ Painted or stained weatherboard; ○ Stone or prefinished materials provided they have a natural appearance. • Where a wall extends to the underside of eaves in a gabled roof or where the roof design incorporates a gable, it is to be treated as a wall extension rather than a roof gable for the purpose of building material selection. Fibre cement cladding used to this part of the wall or gable is therefore required to be finished with a rendered and painted texture finish. • The materials and colours to be used to infill above windows and doors on a façade facing a street or public area must be the same materials and colours used on the remainder of that façade.
<p>Roof Pitch Hip or Gable</p>	<ul style="list-style-type: none"> • Buildings shall be restricted to a maximum height of 2 storeys (10 metres) above natural ground level. • A minimum roof pitch of 25 degrees is to apply for all lot types. • Innovative roof designs incorporating curved, flat or skillion elements will be assessed on their individual architectural merits by Council in consultation with the principal developer. • Parapet walls are not permitted along a wall built to a zero lot line boundary.
<p>Roof Pitch Skillion</p>	<ul style="list-style-type: none"> • A skillion roof is permitted on a two storey dwelling provided the roof design includes the following elements: <ul style="list-style-type: none"> ○ The roof pitch is a minimum of 15 degrees;

	<ul style="list-style-type: none"> ○ A minimum of two roof planes are required. i.e. One continuous roof plane across the entire width of the dwelling is not permitted. A separate portico or veranda roof will be considered as a separate roof plane; ○ Overhangs/eaves not less than 600mm (excluding gutters) are to be incorporated except where a zero lot line has been utilised; and ○ Articulation and variation of materials used for the external walls. ● Where a skillion roof is proposed on a single storey dwelling, the roof design will be assessed on its individual architectural merit by Council in consultation with Stockland. As a guide, the following elements should be considered: <ul style="list-style-type: none"> ○ The roof pitch is a minimum of 15 degrees and it must be demonstrated that the skillion roof has a similar ridge height to that which would be achieved with a 25 degree pitch roof; ○ A minimum of two roof planes are required. i.e. One continuous roof plane across the entire width of the dwelling is not permitted. A separate portico or veranda roof will be considered as a separate roof plane; ○ Where two roof planes form a clerestory or similar, the height of this feature is to be in the order of 500mm; ○ Overhangs/eaves not less than 600mm (excluding gutters) are to be incorporated except where a zero lot line has been utilised; and ○ Articulation and variation of materials used for the external walls.
<p style="text-align: center;">Roof Finishes</p>	<ul style="list-style-type: none"> ● Roof materials are limited to the following: <ul style="list-style-type: none"> ○ Corrugated prefinished and coloured metal sheets (e.g. colorbond); or ○ Clay, concrete or slate tiles. ● Gutters and downpipes are to be pre-finished or painted to match the dwelling, or to provide appropriate colour accents.
<p style="text-align: center;">Non-Ground Mounted Plant or Equipment</p>	<ul style="list-style-type: none"> ● Roof mounted items visible from the street or public spaces must be minimal, including but not limited to: satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units, spa and pool pumps, dependent person units etc. ● Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.
<p style="text-align: center;">Driveways</p>	<ul style="list-style-type: none"> ● All crossovers and driveways are to be completed prior to occupation. ● Driveways to have a minimum 0.5m landscaping to the side property boundary. ● Plain concrete driveways are not permitted. ● All driveways must extend continuously for their full width and be no wider than 3m for a single garage or carport or no wider than 5m for all other garages or carports. <p>Where a footpath has been constructed in front of the lot, the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.</p>

Landscaping	<ul style="list-style-type: none"> • For lots less than 14m wide, the front and external side garden (for corner lots) must include the following as a minimum at the time of planting: <ul style="list-style-type: none"> ○ 1 plant at a minimum of 2m in height; ○ 5 plants, each at a minimum of 1m in height; • For lots 14m or wider, the front and external side garden (for corner lots) must include the following as a minimum at the time of plating: <ul style="list-style-type: none"> ○ 3 plants, each at a minimum of 2m in height; ○ 5 plants, each at a minimum of 1m in height. • All lots are to include the following: <ul style="list-style-type: none"> ○ Garden beds mulched and edged; ○ Turf to the remainder of the front garden area. • The minimum landscape requirements are to be retained and maintained to an acceptable standard.
Construction Obligations	<ul style="list-style-type: none"> • Provide a bin or enclosure on site for the duration of the construction period. • Site cleanliness is to be maintained.
Fencing to Front & Secondary Streets	<ul style="list-style-type: none"> • A wall or fence required to enclose a front private courtyard must: <ul style="list-style-type: none"> ○ Must extend a minimum of 1m behind the front wall of the dwelling; ○ Be a maximum of 1.8m in height; ○ Be constructed of face brickwork or rendered and painted masonry piers (with a minimum 300mm base), and include infill panels of complementary masonry, coloured metal tube; painted or treated timber battens; ○ Not exceed 50% of the lot width. • Where the lot is identified as a Medium Density - Villa, Medium Density - Premium Villa or Medium Density – Premium Courtyard, the following additional elements are required to enclose a front private courtyard: <ul style="list-style-type: none"> ○ be a maximum of 1.8 metres high and constructed of face brickwork or rendered and painted masonry piers and base (minimum 400mm base); ○ include infills of coloured metal tube, painted or treated timber lattice or battens set at the rear of the fence piers with a minimum of 25% transparency; ○ include dense or feature landscaping planted within the 400mm strip between front boundary and courtyard fence infills; ○ provide a screen to the frontage of the nominated bin storage area set back a minimum of 2metres, with dense or feature landscaping planted between the frontage and the bin storage; and not exceed 50% of the lot width. • Fencing on the secondary street frontage must: <ul style="list-style-type: none"> ○ Be a maximum of 1.8m in height. ○ Not extend for greater than 50% of the length of the secondary street boundary if solid fencing (i.e. less than 25% transparent);

	<ul style="list-style-type: none"> ○ Be constructed of: <ul style="list-style-type: none"> ▪ Painted or treated timber palings with capping and feature posts; or ▪ Open style coloured metal tube fencing complemented by hardwood timber posts (minimum 125mm x 125mm size posts); or ▪ As per the requirements for a front private courtyard (constructed either with or without a base). ● Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front wall of the dwelling.
<p>Fencing to Side & Rear Boundaries</p>	<ul style="list-style-type: none"> ● Is to be a maximum of 1.8m in height; ● Constructed of treated timber palings; ● Return to the house a minimum of 1m behind the front wall of the dwelling. ● Where a zero lot line boundary is utilised, fencing is not permitted to be constructed along the boundary adjacent to this length of external wall (including when the 250mm tolerance is used). ● For lots having a common boundary with a park, fencing along the common boundaries is to be : <ul style="list-style-type: none"> ○ A maximum of 1.8m in height; ○ Constructed of face brickwork or rendered and painted masonry piers (either with or without masonry base) and/or hardwood posts; ○ Infills of coloured metal tube; and ○ Any side fence must match the style, height and finish of the fence fronting the park extending no less than 1.0 metre behind the adjacent wall of the dwelling. <p>Please discuss your proposed fencing with the adjoining owner prior to construction and refer to the relevant 'The Dividing Fences' legislation and guidelines in your State and Local Government Area.</p>
<p>Developer Works</p>	<ul style="list-style-type: none"> ● Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.
<p>Retaining Walls</p>	<p>Retaining walls visible from the street or public space:</p> <ul style="list-style-type: none"> ● Are limited to 1m in height before use of a 0.5m wide landscape terrace. ● Must be constructed from stone or masonry to match the dwelling. ● Timber retaining walls may be constructed along side boundaries (excluding secondary street frontages) and rear boundaries. Timber retaining walls along side boundaries may protrude forward of the front building line provided the wall tapers to meet the finished ground line at the front of the property. <p>Please discuss any proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriate to suit the finished ground levels on adjacent blocks.</p>
<p>Outbuildings</p>	<ul style="list-style-type: none"> ● Unfinished metal shed of any size are not permitted. All outbuilding and

	<p>garden sheds must be constructed behind the front or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.</p> <ul style="list-style-type: none"> • Sheds greater than 9m² are considered as an extension of the main dwelling and must therefore satisfy the building setbacks and external material finish requirements as per the main dwelling.
<p>Ground Mounted Plant or Equipment</p>	<p>All ground mounted services are to be screened where visible from any street or public space. This includes but is not limited to:</p> <ul style="list-style-type: none"> • heating and cooling units, rubbish disposal containers, swimming pools & equipment, rain water tanks, clothes hoists and washing lines. • A screened enclosure, suitable to accommodate 2 x 240L wheelie bins (no higher than 1.5m and no wider than 2m), shall be provided to the side of the dwelling, or forward of the main building line. Where forward of the main building line, the enclosure shall be no closer than 1m to the front property boundary and suitably screened by landscaping between the enclosure and the boundary.
<p>Signs</p>	<ul style="list-style-type: none"> • Signs and hoarding for advertising products and businesses are not permitted on residential lots with the exception of businesses being undertaken from home within the definition of a detached house, approved home occupations or display home signage, which may only be erected with the prior approval of Stockland. Builders/tradespersons' signs are permitted where they are required on lots but only during construction.

GLOSSARY OF TERMS

Front Building Line	<ul style="list-style-type: none">• The line of the house where a minimum enclosed width of 3.4m is provided.
Façade Area	<ul style="list-style-type: none">• Façade Area is calculated as a square meter measure of the entire vertical surface of the elevation of the house visible from the Street or Public Area.
Glazing	<ul style="list-style-type: none">• Any fixed or opening panel made from glass.
Eave Line	<ul style="list-style-type: none">• The edge of the roof or parapet.
Setback	<ul style="list-style-type: none">• The distance measured from adjacent boundary of the lot to the wall or outermost projection of the home as per Council's requirements.

APPENDIX A – BUILDING SETBACKS

The following information is provided as a guide to assist with locating a home on the lot and has been extracted from the Moreton Bay Regional Council's Sector Plan and Structure Plan of the Town Centre West Precinct. This provides a summary of the key residential design and siting requirements in relation to the range of lot types proposed within this area.

Building setbacks for all lots must comply with the setback requirements outlined in the following table (unless dimensioned otherwise on the Sector Plan Map or Plan of Development). Where a setback is specifically dimensioned and referenced on the Sector Plan Map or Plan of Development, the Sector Plan Map or Plan of Development will prevail.

Lot Type	Min. Building Setbacks – First Storey				Min. Building Setbacks – Second Storey				Private Open Space (POS) ^F		Max. Site Cover (%) ^D
	Front ^A (m)	Rear (m)	Side ^B (m)	Secondary Street ^C (m)	Front (m)	Rear (m)	Side ^H (m)	Side ^G (ZLL) (m)	Min. Area (m ²)	Min. Diameter (m)	
Medium Density - Terrace	3	3	1.0	1.5	3	3	1.5	1.0	20	4.5	50
Medium Density – Villa	3	3	1.0	1.5	3	3	1.5	1.0	20	4.5	50
Medium Density - Premium Villa	3	3	1.0	1.5	3	3	1.5	1.0	20	4.5	50

Notes Relating To Setbacks:

A - Subject to additional garage setbacks where relevant. Where a single garage is provided, it is to be set back a minimum of 5.5m from the front boundary to facilitate off-street parking.

B(i) - Eaves excluding gutters are permitted to extend up to 600mm within setback areas (other than where buildings are built to a zero lot line boundary), provided that a minimum side boundary clearance from eaves and gutters of 400mm is provided.

(ii) - Where lots have a mandatory zero lot line nominated on the Sector Plan Map, the dwelling must be built to this boundary. Where a wall is built to a zero lot line boundary, it is to be constructed with materials and finishes consistent with the balance of the dwelling, extending 150mm below the anticipated level of the adjacent lot's platform in accordance with Council's requirements. A zero lot tolerance of up to 250mm is permitted to accommodate a gutter overhang. Where a non-mandatory zero lot line nominated on the Sector Plan Map is not used, or for the balance of any dwelling not built

to this boundary, it must comply with the relevant side setback requirements for that lot type. Notwithstanding the above, a side garage wall (max 9m in length with no openings) may be built a minimum of 1m from an unutilised zero lot line boundary on a Courtyard lot only.

C - The design of the development has taken into consideration the visibility at intersections and the amenity of the proposed neighbourhood. Consequently, for the purposes of Part 3 of the Standard Building Regulations (i.e. corner truncation setbacks), further application for corner truncation setbacks is not required, provided that the setback specifically dimensioned and referenced on the Sector Plan Map is complied with.

D - Site coverage is defined as that portion of a site covered by a building (including garages), fixed structure, or outdoor storage area, but not including unroofed parking areas and roof eaves. Pergolas, gazebos, verandas, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are included in site coverage; however the above semi-enclose outdoor structures are permitted to a further maximum building site coverage of 10% of the total lot area.

F - The preferred location of private open space is shown on the Sector Plan Map. Major private open space is to have a maximum gradient of 1 in 10 and is to be designed to ensure useability, e.g. entry courts, outdoor living areas or service areas must demonstrate a clear relationship to the internal living area of the dwelling.

G - The side setback distance to the second storey may be reduced to ZLL where the side boundary adjoins the ZLL of another Terrace Lot or where exclusively to accommodate a stairwell access, for a length of not more than 6m.

H - The side setback may be reduced to 1m exclusively to accommodate a stairwell access, for a length of not more than 5m

For additional information or to obtain a copy of the Sector Plan or Structure Plan for the Town Centre Precinct, please refer to the Moreton Bay Regional Council website (www.moretonbay.qld.gov.au.)
