

Design Essentials

Stockland Residential Communities

1 June 2010



birtinya island

WELCOME TO THE DESIGN ESSENTIALS

The Design Essentials form part of your Contract of Sale and assist when designing your home and landscape. They 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"> The façade area (excluding the garage door) facing a street or public area is to include sufficient glazing (10% recommended) to allow passive surveillance of the street.
<p>Front Façade Articulation</p>	<ul style="list-style-type: none"> Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required. The primary entry is to incorporate a covered roof area. It is recommended that the entry roof area be at least 4m² with a minimum depth of 1.5m. Garages on single storey homes are to be setback a minimum 450mm behind the front building line of the home. Garages on corner allotments are not required to be setback behind the front building line where not practical and design adds to an attractive streetscape
<p>Secondary Street Façade Articulation</p>	<ul style="list-style-type: none"> Where secondary street fencing is not provided walls may be up to 7.5m long before a change in setback of at least 450mm except where a secondary street fence is constructed.
<p>Garages/Carports</p>	<ul style="list-style-type: none"> Freestanding or attached carports and garages must include a roof design & design features which are consistent with the form and materials of the home. Garage/carport materials (incl. roof) must also be consistent with the materials of the home. Open parking areas and hardstand materials are to be designed such that they are integrated with the landscape concept for the front yard.
<p>External Wall Finishes</p>	<ul style="list-style-type: none"> Homes are to be constructed to reflect contemporary Queensland Architecture and have regard to the climatic conditions of the area and the estate's unique location External masonry walls are to be rendered (feature face brick is acceptable for up to 25% of the façade area only) Unfinished 'common' bricks are not permitted. It is recommended that a minimum of 2 materials or 2 colours are to be used to the front façade with no colour or material being more than 80% of the façade area.
<p>Roof form</p>	<ul style="list-style-type: none"> Roofing must be of a scale and form representative of contemporary Queensland Architecture. 30 degrees is the maximum pitch for any hip or gable roof. 15 degrees is the maximum pitch for a main skillion roof.
<p>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, photovoltaic cells (i.e. solar panels), 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.

Driveways	<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. • Driveways must not be constructed from plain concrete.
Landscaping	<ul style="list-style-type: none"> • Turf between the front building line and kerb-line must be laid prior to occupation.
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.
Front Fencing Requirements	<p>Please ensure you discuss your proposed fencing with your adjoining neighbour prior to construction. Please refer to the relevant 'Dividing Fences Act' and guidelines in your State and Local Government Area.</p> <p><u>Front Fencing requirements:</u></p> <ul style="list-style-type: none"> • Any front fencing to be constructed will require a Covenant Approval to be obtained by the Stockland Covenant Department prior to construction. <p>The following information is permitted for Front Fencing:</p> <ul style="list-style-type: none"> • Is limited to 75% of the boundary length • Front fencing is to be a maximum of 1.8m in height • Any front fencing greater than 1.2m in height that extends for more than 50% of the boundary length must have openings that make it at least 50% transparent; • Any front fencing must not include any unfinished materials ie; timber must be stained or painted; masonry is to be rendered and painted. • There is to be no unfinished common bricks used; • Where there is no front fence to be constructed, the side fence must return to the side of the house a minimum of 1mtr behind the front building line.
Secondary Street Fencing Requirements (Corner Lots)	<p><u>Secondary/Corner Lot Fencing requirements:</u></p> <ul style="list-style-type: none"> • Is to be a maximum of 1.8m in height; • Must not include any unfinished materials ie; timber must be stained or painted; masonry is to be rendered and painted • There is to be no unfinished common bricks used • Where there is no front fence to be constructed, the side fence must return to the side of the house a minimum of 1mtr behind the front building line.
Side and Rear Fencing Requirements	<p><u>Side and Rear Fencing requirements only:</u></p> <ul style="list-style-type: none"> • Is to be a maximum of 1.8m in height; • Where there is no front fence to be constructed, the side fence must return to the side of the house a minimum of 1mtr behind the front building line. <p>Where the side boundary of a lot forms the rear boundary of an adjoining lot the side fence may continue to the front of the lot.</p>

<p>Fencing Connecting to Developer Fencing Adjacent to Linear Park and Wet Lots</p>	<ul style="list-style-type: none"> All fencing connected to any developer fencing must taper for the final 3mtrs to meet the height of the developer fencing.
<p>Setbacks on Wet Lots Only</p>	<ul style="list-style-type: none"> Must have a minimum setback to the Linear Park (walkway) of 3.0m measured to the outermost projection.
<p>Retaining Walls</p>	<p>Please discuss 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> <ul style="list-style-type: none"> Retaining walls visible from the street or public space are to be constructed from stone or masonry only. Where the height of the walls is 300mm or less and is not visible from the street can be built out of timber sleepers.
<p>Developer Works (Fencing, Entry Statements or Retaining Walls)</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>Outbuildings</p>	<ul style="list-style-type: none"> Any outbuilding or garden shed must not be attached to the home. All outbuildings and garden sheds must be constructed behind the front or secondary street building line unless it can be shown that they are not visible (or can be adequately screened) from the adjacent street or public area.
<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.
<p>Presentation and Maintenance of Your Lot</p>	<p>You must not permit; cause or authorise any damage to:</p> <ul style="list-style-type: none"> any adjoining lot and/or any other part of the Birtinya Island Community including but not limited to footpaths, kerb and channel, roadways and/or landscaping. <p>Where such damage occurs and Stockland is required to undertake repairs, the owner of the lot will be responsible to pay the cost of these works.</p> <p>Your property must be kept in a clean and tidy state at all times and you must take the necessary steps to ensure the required silt fences and rubble driveways are in place and must be maintained during the total construction of your home.</p> <p>Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal.</p> <p>The owner of the lot or your builder must maintain an industrial waste bin on site at all times. The industrial waste bin is to be delivered on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full so no material escapes the waste bin. The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day.</p>

GLOSSARY OF TERMS

<p>'Common' Brick</p>	<ul style="list-style-type: none"> • Brick made for general building purposes and not specially treated for colour and texture.
<p>Face Brick</p>	<ul style="list-style-type: none"> • Brick made especially for exterior use with special consideration of color, texture and size, and used as a facing on a building.
<p>Front Building Line</p>	<ul style="list-style-type: none"> • The line of the front wall of the house. This wall is the solid wall on the front façade of the home.
<p>Façade Area</p>	<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.
<p>Glazing</p>	<ul style="list-style-type: none"> • Any fixed or opening panel made from glass.
<p>Eave Line</p>	<ul style="list-style-type: none"> • The edge of the roof or parapet.
<p>Setback</p>	<ul style="list-style-type: none"> • The distance measured from adjacent boundary of the lot to the wall or outermost projection of the home in accordance with Council's requirements.
<p>Linear Park</p>	<ul style="list-style-type: none"> • The public park adjoining Lake Kawana
<p>Public Area</p>	<ul style="list-style-type: none"> • Any area accessible to the public including but not limited to parks and walkways
<p>Wet Blocks</p>	<ul style="list-style-type: none"> • Any property sharing a common boundary to the Linear Park or walkable waterfront
<p>Building and Other Legislation Amendment Act 2009</p>	<ul style="list-style-type: none"> • These Design Essentials are to be read and applied subject to the requirements of the Building and Other Legislation Amendment Act 2009 (Act). If any term, requirement or condition in these Design Essentials (or any part of them) is invalid or unenforceable for any reason (including as a result of the application of the Act) the remaining terms, requirements and conditions will continue to apply and will be valid and enforceable to the fullest extent permitted by law.