



design essentials



NORTH LAKES®

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fairway chase



INTRODUCTION

The Stockland Design Essentials for Fairway Chase (“The Design Essentials”) have been prepared to assist you (the property owner) when designing your home and landscaping. The Design Essentials set the minimum ‘requirements’ that every home within Fairway Chase must comply with unless varied by Stockland in consultation with Council.

Stockland considers that by designing your home in accordance with the Design Essentials you are ensuring the quality of your living environment is enhanced.

In addition to the Design Essentials, Stockland recommends that you refer to the North Lakes Smart Living book. This book expands on the Design Essentials, and can provide valuable assistance to you when designing your home.

Things you should know...

- The Design Essentials are legally binding and form part of your Land Sales Contract.
- The resale of vacant land is restricted and re-subdivision of your lot is not permitted.
- The design of your home must comply with the Design Essentials, otherwise penalties as stipulated in your Land Sales Contract may apply.
- Before undertaking any Building Works you must first obtain written approval from Stockland. You accept this obligation upon signing your Land Sales Contract. The term Building Works has been defined in the Land Sales Contract.
- No temporary or relocatable buildings or structures may be erected or located on a lot unless for use in connection with the building of the home.
- Interpretation of the Design Essentials remains the right of Stockland North Lakes.
- Diversity and innovation in the design of your home is encouraged. Stockland promotes the use of alternative architectural styles and building materials.
- Stockland reserves the right to approve Building Works which do not comply with the Design Essentials if it is considered to be of outstanding merit in consultation with Council.
- The Design Essentials apply in addition to and not in lieu of other statutory requirements. Please note, you will require approval to build your home from Pine Rivers Shire Council or a registered building certifier in addition to any approval given by Stockland.
- You must build and landscape your home within a specified timeframe. Please refer to your Land Sales Contract for details.
- The high standard of presentation of North Lakes is a priority to you and your neighbours. By law, you as the property owner are responsible for the environmental impact of all work undertaken on your land.

SECTION 1 SEEKING APPROVAL

- Prior to, during and after construction, your lot must be kept clear of excessive weeds and rubbish and maintained to an acceptable standard. Excavation material, rubbish or builder's waste is to be stored in a bin, and may not be deposited on adjoining properties or in public area during construction.
- The Sector Plan has been defined in the Land Sales Contract and the Sector Plan Map (an extract from the Sector Plan) is contained in the Land Sales Contract.

When seeking approval from Stockland of any Building Works use the tear-out application form and checklist at the back of the Design Essentials.

We recommend that you discuss your preliminary plans with our Stockland planning staff prior to submitting your final design. Our planning staff can be contacted on (07) 3480 9000.

Plans and information Stockland will need...

Building Plans

Two copies of your building plans at minimum A3 size, fully scaled and dimensioned, must be submitted for approval showing the following information:

- A site plan – including contours, finished ground level or bench levels, finished floor levels all to the Australian Height Datum, retaining walls, fencing, driveway (including grade and as-constructed kerb levels), setbacks and orientation to North. (Scale 1:200)
- Floor Plans. (Scale 1:100)
- Front, side and rear elevations. (Scale 1:100)
- Details of building materials.
- Driveway width, location and materials.
- If proposed; location, height and materials of retaining walls.
- If proposed or required; built to the boundary construction details.

Landscape Plans

Two copies of your landscape plans at minimum A3 size for your front garden, or if you are on a corner block, both street frontages must be submitted for approval. The term "front garden" includes turfing of any footpath adjoining your land. Your plans need to be fully scaled and dimensioned and show the following information:

- Location of garden beds including details of edge treatment.
- Location, height and materials of any retaining walls.
- Planting and turf – plant selection, density and location, existing trees to be retained, and areas of turf. The turf area is to extend to the back of the kerb in Council's verge.
- Fences – details of materials, location and height of front fences, and side fences for corner blocks.

SECTION 2
SITING YOUR HOME

Table 1: Key residential design and siting requirements summary

Table 1 provides a summary of the key residential design and siting requirements in relation to the range of lot types proposed within this area. The design and siting requirements in Table 1 for each lot type must be complied with in the development of that lot type. These requirements must be read in conjunction with the development requirements contained in this document.

Lot Type	Min. Lot Size (m ²)	MINIMUM BUILDING SETBACKS (Refer To Note 1)					
		First Storey					
		Typical Av. Lot Width (m)	Front (m)†	Rear (m)	Mandatory Zero Lot Line*	Side Setback (m)**	Front (m)
Villa	320	10	3	6 [#]	Yes	1.0	3
Patio (min. 2 storeys)	320	14	3	3	No	1.0	3
Premium Villa	400	12.5	3	6 [#]	Yes	1.0	3
Courtyard	450	14	3	6 [#]	No	1.5	3
Traditional	575	18	4.5	6 [#]	No	1.5	4.5
Premium Traditional	640	20	4.5	6 [#]	N/A	1.5	4.5

SECTION 2
SITING YOUR HOME

See next page for important notes on Table 1

† Subject to additional garage setbacks where relevant

* As shown on Sector Plan Map

** For non Zero Lot Line boundary

(including 3 metre building encroachment area for 60% of lot width)

Second Storey			PRIVATE OPEN SPACE (POS)			MINIMUM CAR PARKING PROVISION (Refer To Note 2)		OTHER REQUIREMENTS (Refer To Note 3)	
Rear (m)	Zero Lot Line	Side Setback (m)	Indicative Location of POS*	Minimum Area (m ²)	Minimum Circle Diameter (m)	On-site	On-street	Maximum Building Site Cover (%)	Indicative Driveway Location*
6 [#]	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
3	1.0	1.5	Yes	25	5	2	1 space per 2 lots	50	Yes
6 [#]	1.0	1.5	Yes	40	5	2	1 space per 2 lots	50	Yes
6 [#]	1.5	2	Yes	40	5	2	1 space per 2 lots	50	Yes
6 [#]	1.5	2	Yes	60	5	2	1 space per 2 lots	50	Yes
6 [#]	N/A	2	No	–	–	3	1 space per 2 lots	50	No (except where specific access location required)



SECTION 2 SITING YOUR HOME

IMPORTANT NOTES ON TABLE 1

1. Minimum Building Setbacks

- (a) The minimum building setbacks outlined in Table 1 and illustrated on the Sector Plan Map do not take into account any features of the land, existing or proposed easements, and/or other underground services which may require increased building setbacks.
- (b) 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 truncations 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.
- (c) Where a lot fronts a park, the Sector Plan Map may nominate that the garage is to be set back a minimum of 5.5 metres from the property boundary to provide space for additional on-site visitor car parking in lieu of the standard on-street parking provision.
- (d) Where a setback is specifically dimensioned and referenced on the Sector Plan Map, the Sector Plan Map requirement will prevail over Table 1.
- (e) On Traditional and Premium Traditional lots, unenclosed spaces such as verandahs, terraces, balconies, and pergolas may project into the front setback by a maximum distance of 1.5 metres provided the outermost projection is no closer than 3 metres from the front boundary. An additional setback to the garage is required as per note 2(d).

2. Car Parking Provision

- (a) At least one on-site parking space is to be covered.
- (b) Any single storey Villa lots are only permitted to have a single covered car space. Premium Villa lots are permitted to have a single garage, provided that the dwelling has two habitable rooms or similar width facing the street. A two storey dwelling on a Villa lot may have a double garage provided the garage has a minimum front setback of 5.5 metres to the property line.
- (c) Where a single garage is proposed, a minimum front setback of 5.5 metres is required for the garage.
- (d) Where a third on-site parking space is required (i.e. for Premium Traditional lots), the minimum front setback for a double garage will be 4.5 metres.
- (e) On-street car parking is to be provided at the rate of one space per two lots.

SECTION 2 SITING YOUR HOME

3. Building Site Coverage

- (a) Except for Premium Traditional lots, pergolas, gazebos, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are permitted as additional building site coverage to a further maximum of 10% of the total site area.

The summary of requirements in Table 1 are expanded below and the following are to be satisfied.

2.1 Building Controls

- .1 The maximum building height is either:
- Ten (10) metres measured from the natural ground level to the top of the roof; or
 - Eight and a half (8.5) metres measured from the natural ground level to the top of the roof for lots 65, 66, 67, 68, 69, 70, 71, 72, 73, 74 and 75 in Sector Plan Figure 5a and lots 76, 77, 78, 79, 80, 93, 94, 95, 96, 97, 98, 99 and 100 in Sector Plan Figure 5c.
Refer Diagram 1.

- .2 The maximum number of storeys is two (2). Attics which are wholly contained within the roof space are not defined as a storey.
Any Dwelling on a Patio lot is to be two (2) storeys.

Where a two storey dwelling is proposed, the upper storey must extend for at least 50% of the total width of the dwelling (including the garage and verandahs) as viewed from any street frontage.

- .3 Site coverage, as specified for each lot type in Table 1, 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, verandahs, shade structures and other leisure and recreational purpose areas (whether fully roofed or not) are included in site coverage. Except for Premium Traditional lots, the above semi-enclosed outdoor structures are permitted to a further maximum building site coverage of 10% of the total lot area.

2.2 Building Setbacks

- .1 Building setbacks for lots must comply with the setback requirements of Table 1 (unless dimensioned otherwise on the Sector Plan Map).
Refer Diagram 2.
- .2 **One Storey** (for single storey or ground floor of two storey buildings)
- The front setback from boundary to building line for each lot type nominated on the Sector Plan Map is to be the minimum specified in Table 1 (unless dimensioned otherwise on the Sector Plan Map). However, on Traditional and Premium Traditional lots, unenclosed spaces such as verandahs, terraces, balconies, and pergolas may project into the front setback by a maximum distance of 1.5 metres provided the outermost projection is no closer than 3 metres from the front boundary. An additional setback to the garage is required as per Table 1 notes and clause 3.3.

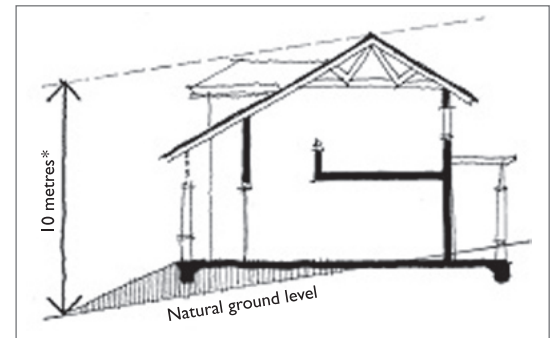


Diagram 1 Building height

* certain lots are restricted to a lesser maximum building height – refer to Section 2.1.1(ii)

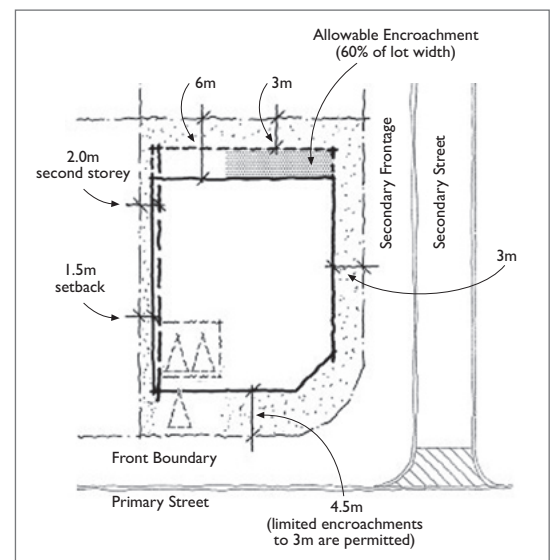


Diagram 2 Typical Premium Traditional setbacks (refer Sector Plan Map)



SECTION 2 SITING YOUR HOME

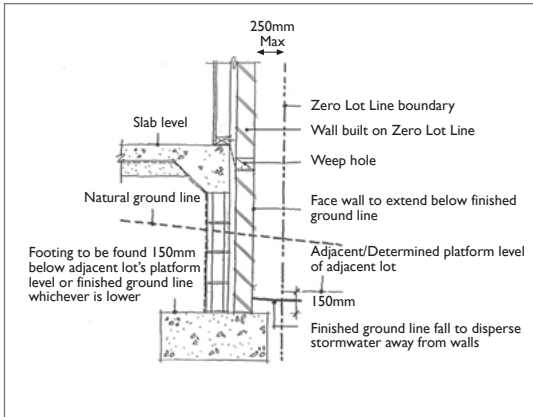


Diagram 3 Low side zero lot line footing design option

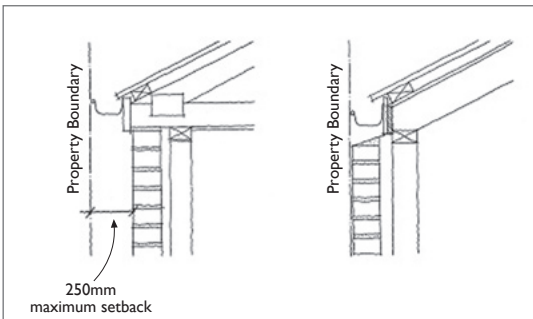


Diagram 4 Zero lot line design options

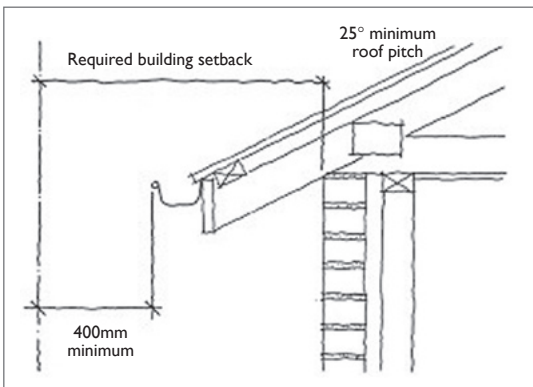


Diagram 5 Roof eaves requirements

- (ii) For corner lots, the minimum setback to the secondary street is 3 metres for Traditional and Premium Traditional lots, and 1.5 metres for all other lots. The only exception to these requirements is where a lot has a secondary frontage to a minor access or stub road reserve in which case the minimum side setback to this secondary frontage may be reduced to 1.5 metres. These setback requirements to secondary street frontages and additional corner setback requirements are shown on the Sector Plan Map.
- (iii) Except as noted in Table 1, the minimum setback to a rear boundary is 6 metres incorporating a 3 metre building encroachment area where dwellings (including patios, verandahs and pergolas) may extend to an absolute minimum rear setback of 3 metres for a maximum of 60% of the width of the lot measured at the rear boundary. For the avoidance of doubt, where any part of the building extends into this building encroachment area, it must not extend beyond a maximum of 60% of the lot width within the building encroachment area of the lot.
- (iv) Where lots have a zero lot line nominated on the Sector Plan Map, it is mandatory for the external wall of the building to be built to this boundary in accordance with Council's requirements. Refer Diagram 3. A building built to a zero lot line boundary must have a minimum length of wall on this boundary of six metres. The maximum length of wall that can be built to the boundary is 60% of the length of the nominated boundary.
- (v) Where an internal courtyard is incorporated on the zero lot line boundary, a courtyard fence to the height of 1.8 metres must be constructed with the same finish as the zero lot line wall of the dwelling. For the avoidance of any doubt, the length of courtyard fence is not included in the minimum or maximum wall lengths identified in clause 2.2.2 (iv).
- (vi) Where a non-mandatory zero lot line is not utilised on a Traditional, Courtyard or Patio lot or for the balance of any dwelling not built to this boundary, it must comply with the relevant side setback requirement for that lot type. Except on a courtyard lot, where a side garage wall (maximum 9 metres in length with no openings) may be built a minimum of 1 metre from the unutilised zero lot line boundary. A zero lot line tolerance of up to 250mm is permitted to accommodate a gutter overhang. Refer Diagram 4. Where the 250mm tolerance is used, fencing to the zero lot line boundary must not be provided for this length of external wall.
- (vii) All other side boundary setbacks for each lot type nominated on the Sector Plan Map are to be as specified in Table 1 (unless dimensioned otherwise on the Sector Plan Map). Side entry canopies or gateway structures over dwelling entries are permitted within the side boundary setback area.
- (viii) 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.

Refer Diagram 5.

- (ix) Setbacks other than a zero lot line are to ensure unrestricted pedestrian access around the dwelling.

.3 **Second Storey**

- (i) The front and rear setbacks and the setback to a secondary street frontage (corner lots) for each lot type nominated on the Sector Plan Map are to comply with the setback requirements specified in clauses 2.2.2(i), (ii), (iii) and (iv), with the exception that the second storey setback to a secondary street frontage is to be 2 metres for a corner courtyard lot.
- (ii) Where lots have a zero lot line side boundary nominated on the Sector Plan Map, the external wall of the second storey is to comply with the minimum zero lot line setbacks specified in Table 1.
- (iii) Side boundaries which are not zero lot line must comply with the minimum setbacks specified in Table 1 (unless dimensioned otherwise on the Sector Plan Map).
- (iv) 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.

- .4 A building or structure and any retaining wall on a lot is to be structurally independent of a building or structure or retaining wall on an adjoining lot.

2.3 Private Open Space and Landscaping

- .1 The preferred location of the private open space nominated in Table 1 for each lot type other than Premium Traditional lots is shown on the Sector Plan Map, although other locations within each lot are acceptable having regard to the natural features of the lot, desirable northerly orientation, view opportunities, housing layout, privacy considerations and the influence of neighbouring buildings or open space.

Refer Diagram 6.

- .2 Major private open space is to have a maximum gradient of 1 in 10.
- .3 All private open space 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.
- .4 Landscaping of the front garden for lots with a front boundary of 14 metres or wider, or on corner blocks both the front and external side garden must include the following as a minimum at the time of planting:
 - (i) 3 plants, each at a minimum of 2 metres in height;
 - (ii) 5 plants, each at a minimum of 1 metre in height;

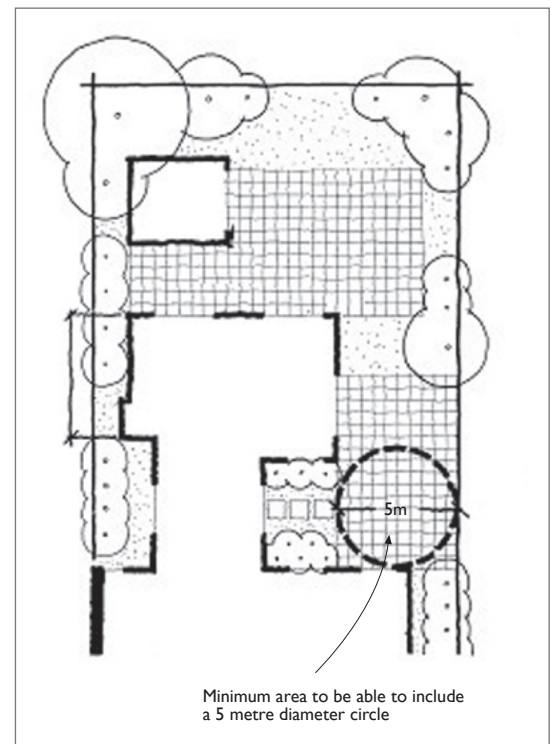


Diagram 6 Private open space



SECTION 3 DESIGNING YOUR HOME

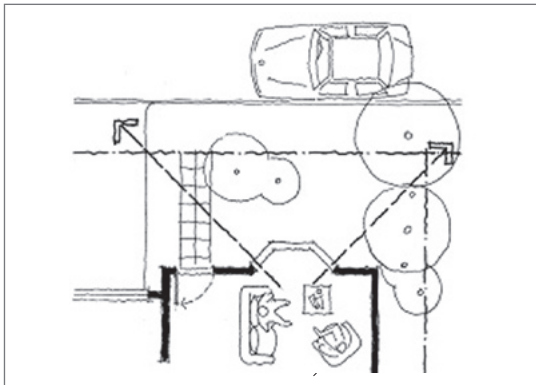


Diagram 7 Habitable rooms to face streets



Diagram 8 Front façade to include verandah and/or entry portico

- (iii) Garden beds mulched and edged; and
 - (iv) Turf to the remainder of the front garden area.
- .5 Landscaping of the front garden for lots with a front boundary less than 14 metres wide must include the following as a minimum at the time of planting:
- (i) 1 plant, at a minimum of 2 metres in height;
 - (ii) 5 plants, each at a minimum of 1 metre in height;
 - (iii) Garden beds mulched and edged; and
 - (iv) Turf to the remainder of the front garden area.
- .6 The minimum landscaping requirements outlined above are to be retained and maintained to an acceptable standard.

3.1 Building Appearance

- .1 All lots are required to present appropriate rooms and windows to the street, refer *Diagram 7*, according to the lot type as listed below:
- (i) For Premium Villa (where a single garage is provided) lot types, dwellings are to have at least two habitable rooms, with each room presenting an appropriate sized window to the street.
 - (ii) For Traditional and Premium Traditional lots, dwellings are required to satisfy either of the following:
 - (a) Two habitable rooms and windows facing the street; or
 - (b) One or more habitable rooms which comprise a minimum internal width of 5.4 metres (excluding the width of the entry foyer), to be measured in the same plane as the front alignment of the garage. Significant glazing must be provided to this frontage proportional to the size of the room provided.
 - (iii) All other lot types are to address the street by having a minimum of one habitable room and window within the front façade.
 - (iv) Where a two-story dwelling is proposed, the requirement for habitable rooms and windows must also be either fully or partly satisfied on the second storey.
- .2 Front façades for all dwellings must incorporate at least one of the following design elements:
- (i) A verandah with a minimum area of 6m² and minimum depth of 1.5 metres; or
 - (ii) An entry portico with a minimum area of 4m² and minimum depth of 1.5 metres. Refer *Diagram 8*.
- .3 For Traditional and Premium Traditional lots, unless the façade contains a step of a minimum depth of 900mm (excluding the step at the garage), the following elements will be required in addition to clause 3.1.2:
- (i) An entry portico and verandah with a minimum depth of 1.5 metres and a total minimum area of 10m² (the element provided under clause 3.1.2 may be included as part of this total area); or

- (ii) A full front verandah with a minimum depth of 1.5 metres for the length of the frontage of the dwelling (not including the garage).

However, provided the columns of the entry portico referred to in clause 3.1.2 (ii) each have a minimum width of 350mm and the doorway is recessed a minimum of 230mm, the additional step or features included in this clause (3.1.3) are not required.

- .4 For lots fronting and having a common boundary with the North Lakes Golf Course, 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 verandahs).
- .5 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 **façades to the North Lakes Golf Course**, lakes, parks and secondary street frontages to dwellings on corner lots.
- .6 All entrance foyers must include either sidelight or highlight windows in the entry alcove. The only exceptions are as follows:
 - (i) On all lots where one large door with integrated glazing is used (the door is to be a minimum of 1.2 metres wide and contain no less than 20% of the door area as glazing); and
 - (ii) On all lots where a set of double doors is provided.
- .7 The ceiling height of all single storey homes must be at least 2700mm above floor level. 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.
- .8 Sheds and rainwater tanks greater than 9m² in area are to meet the building setback requirements for all lot types. The design, appearance and materials of these sheds and rainwater tanks are to complement the appearance of the main dwelling by meeting the requirements for building materials and colours of a main dwelling.
- .9 Unfinished metal sheds and rainwater tanks of any size are not permitted. Sheds and rainwater tanks of any sizes are to be screened from the North Lakes Golf Course, the street, and park (i.e. located behind or to the side of the main dwelling, screened by landscaping and/or side fence returns, etc.).
- .10 Shade sails, with a combined area greater than 9m², are to meet building setback requirements for all lot types.
- .11 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 Stockland.
- .12 A skillion roof is permitted on a two storey dwelling provided the roof design includes the following elements:
 - (i) The roof pitch is a minimum of 15 degrees;



SECTION 3 DESIGNING YOUR HOME

- (ii) 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 verandah roof will be considered as a separate roof plane;
 - (iii) Overhangs/eaves not less than 600mm (excluding gutters) are to be incorporated except where a zero lot line has been utilised; and
 - (iv) Articulation and variation of materials used for the external walls.
- .13 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:
- (i) 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;
 - (ii) 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 verandah roof will be considered as a separate roof plane;
 - (iii) Where two roof planes form a clerestory or similar, the height of this feature is to be in the order of 500mm;
 - (iv) Overhangs/eaves not less than 600mm (excluding gutters) are to be incorporated except where a zero lot line has been utilised; and
 - (v) Articulation and variation of materials used for the external walls.
- .14 Ground level open type pergolas may be built abutting any side boundary. No part of any such structure abutting a side boundary is to be attached to the wall of an adjoining building.
- .15 Parapet walls are not permitted if a dwelling is required to be built to a side boundary.
- .16 All external plumbing, not associated with roofing (e.g. waste pipes and vents) must be concealed within wall cavities on two storey dwellings.

3.2 Building Colours and Materials

- .1 Bright colours (e.g. red, yellow, violet and pink), highly reflective finishes (e.g. unfinished metal), and colours and finishes which are otherwise unsympathetic (e.g. discordant patterns) are not permitted as major colours for roof, wall, garage door and other major vertical surfaces such as front courtyard walls and secondary street frontage walls.
- .2 Roof, wall and garage door colours are to be selected to be complementary.
- .3 Colour accents, including brighter or stronger colours, are acceptable only on detailed building elements such as window and door frames, gutters, fascias and downpipes.
- .4 The major wall materials are to be one or a combination of the following:
 - (i) Rendered painted masonry or bagged and painted masonry;

- (ii) Fibre cement with rendered and painted textured finish;
- (iii) Painted or stained weatherboard; or
- (iv) Stone or prefinished materials provided they have a natural appearance.

Other materials are to be considered on their merits by Council in consultation with Stockland and, if acceptable, are to be recorded in Council's 'North Lakes Register of Alternative Acceptable Design Solutions'.

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 element rather than a roof gable for the purpose of building material selection. Fibre cement cladding used as a minor element to this part of the wall or gable is therefore required to be rendered.

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.

.5 Roofing materials are limited to the following:

- (i) Corrugated prefinished and coloured metal sheets (e.g. colorbond); or
- (ii) Flat (Slate) concrete profile tiles.

Other materials are to be considered on their merits by Council in consultation with the principal developer and, if acceptable, are to be recorded in Council's 'North Lakes Register of Alternative Acceptable Design Solutions'.

Roof materials are not to be highly reflective.

Gutters and downpipes are to be prefinished or painted to match the dwelling, or to provide appropriate colour accents.

.6 The letterbox is to complement the dwelling.

3.3 Garages/Carports

- .1 The minimum on-site parking provision for each lot type is specified in Table 1. On any single storey Villa lots, only one car parking space is to be under cover. Premium Villa lots are permitted to have a single garage, provided that the dwelling has two habitable rooms or similar width facing the street. All other lots must provide two under cover car parking spaces.
- .2 On lots where more than two on-site parking spaces are required (i.e. Premium Traditional lots), the minimum garage setbacks must be 4.5 metres for a double garage.
- .3 All garages and carports must:
 - (i) Be set back a minimum 900mm from the front building line (the front building line is a line containing no less than 3.5 metres of the dwelling excluding unenclosed spaces) Refer Diagram 9, or where a two storey section extends over no less than 50% of the

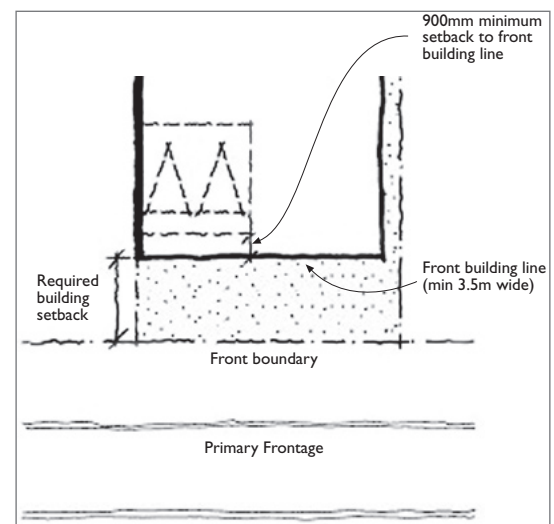


Diagram 9 Garage/carport to be setback 900mm (except two storey dwellings)



SECTION 4 AROUND YOUR HOME

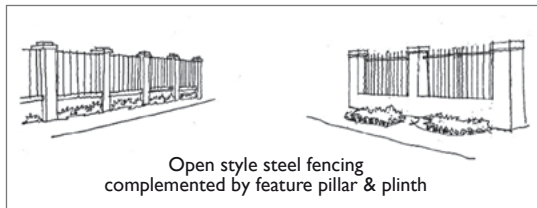


Diagram 10 Fence options (examples only)

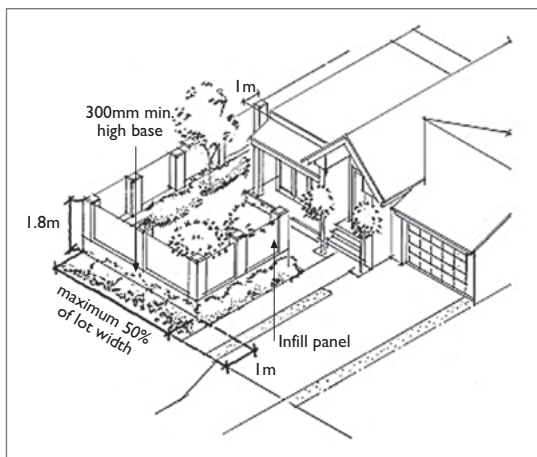


Diagram 11 Front courtyard fencing

- garage, the garage may be in line with second floor;
 - (ii) Occupy no more than 55% of the length of the frontage of single storey homes; and
 - (iii) Incorporating a tilt up, panel lift doors or single roller doors. Double roller doors will be considered on their architectural merit where they complement the design of the dwelling.
- .4 Triple garages are only permitted on two storey homes on lots with a minimum 20 metre frontage and must have:
- (i) One parking bay and door integrated within the front façade where a two storey section extends over no less than 100% of the width of this garage, the garage may be in line with second floor; and
 - (ii) All other garage doors set back a minimum 900mm from the front building line (the front building line is a line containing no less than 3.5 metres of the dwelling excluding unenclosed spaces).

4.1 Boundary Fencing

- .1 In order to ensure a predominance of landscaping in front of buildings and hence more attractive streetscapes, front fencing is not permitted other than for:
 - (i) Secondary street frontages on corner lots; or
 - (ii) Screening to front private courtyards.
- .2 'Soft' enclosures and demarcations of the front property boundary, e.g. hedges, earth mounding and landscape planting, are encouraged. Where hedges are established to delineate a front boundary, gates may be incorporated, providing established and vigorous plantings are utilised for hedges.
- .3 Where a wall or fence is required to enclose a front private courtyard for lots with a frontage to Trevino Parade, it is to include side returns, is to be a maximum of 1.8 metres high, and must be constructed of rendered and painted masonry piers and base (minimum 300mm base), and infills of matching masonry, coloured metal tube, or painted or stained timber battens. The extent of the front courtyard fencing is not to exceed 50% of the lot width.
- .4 Where a wall or fence is required to enclose a front private courtyard elsewhere in the Sector, it is to include side returns, is to be a maximum of 1.8 metres high and be constructed of rendered and painted masonry piers and base (minimum 300mm base), and infills of coloured metal tube, painted or treated timber lattice or battens, or off-set timber palings boarded on both sides with capping (commonly referred to as 'Good Neighbour' style fencing). The extent of the front courtyard fencing is not to exceed 50% of the lot width. Refer Diagrams 10 and 11.
- .5 Fencing on the secondary street frontage of corner blocks must:
 - (i) Be a maximum of 1.8 metres height;
 - (ii) Not extend for greater than 50% of the length of the secondary

street boundary if solid fencing (less than 25% transparent when viewed directly on) is proposed; and

- (iii) Be constructed of:
 - (a) Painted or treated timber palings with capping and feature posts;
 - (b) Open style steel fencing coloured metal tube panels complemented by hardwood timber posts measuring 125mm x 125mm; or
 - (c) A decorative fence as stated in clause 4.1.3 (constructed either with or without a base.)

Solid pre-coloured metal fencing is not permitted on the secondary street frontage of a corner block.

- .6 Notwithstanding 4.1.5 (iii) fencing on the secondary street of lots 7 and 22 which address Trevino Parade must be a decorative fence as stated in clause 4.1.3, must include side returns, and is to extend 1 metre past the building line.
- .7 All side and rear fencing (other than fencing referred to in section 4.1.5, 4.1.6 and 4.1.8) must be:
 - (i) A maximum of 1.8 metres high;
 - (ii) Constructed of treated timber paling; and
 - (iii) Set back 1 metre behind the front wall of the dwelling.
- .8 For the lots having a common boundary with the North Lakes Golf Course or a park, fencing along the common boundaries (unless otherwise constructed by the Principal Developer) with these types of open space is to be:
 - (i) A maximum of 1.8 metres high;
 - (ii) Constructed of rendered and painted masonry piers (either with or without masonry base) and/or hardwood timber posts;
 - (iii) Infills of coloured metal tube; and
 - (iv) Any side fence must match the style, height and finish of the fence fronting these types of open space extending no less than 1 metre behind the adjacent wall of the dwelling.
- .9 Where Stockland has constructed a fence, it must be maintained by the owner to the standard at which it was constructed.
- .10 Vertical retaining walls must be no more than 1 metre above natural ground level. All earthworks greater than 1 metre in height must be stepped with a minimum 500mm landscape area between the walls. Retaining walls must be constructed from stone or masonry to match the dwelling. Timber retaining walls are not permitted where they are visible from the street or public areas.
- .11 An integrated front private courtyard fence and retaining wall is permitted, provided that the total height of the combined front fence and retaining wall does not exceed 1.8 metres in height. **Alternatively**, the front private courtyard fence must be setback a minimum of 1 metre from the top of the retaining wall and incorporated with landscaping to the street frontage.



SECTION 4 AROUND YOUR HOME

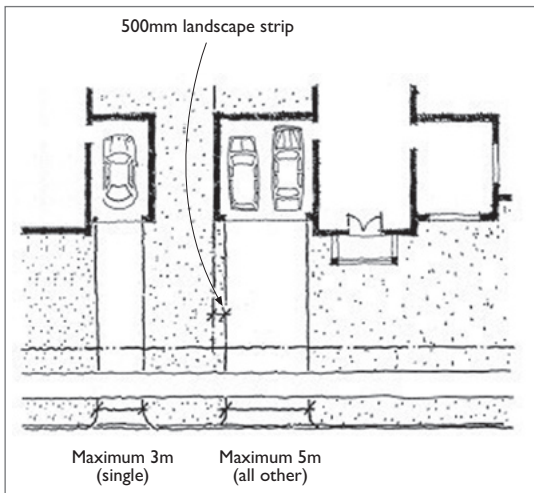


Diagram 12 Driveways

4.2 Driveways

- .1 One driveway is required for each lot, and must be completed prior to occupation of the dwelling. Plain concrete driveways are not permitted e.g. a plain concrete driveway with a border and/or motif only is not permitted.

Plain concrete driveways may only be used within the road reserve to finish between a public footpath and the kerb.
- .2 Vehicular Access locations nominated on the Sector Plan Map for lots fronting Trevino Parade and lots 7 and 22 in Sector Plan Figure 5b must be used during construction and as the final driveway location. It is noted that alternative Vehicular Access locations will not be permitted for these lots due to landscaping works undertaken by the Principal Developer within Trevino Parade.

For all other areas of the Sector, indicative Vehicular Access locations are shown on the Sector Plan Map for smaller lots, and certain traditional lots where special locational circumstances dictate the need for more specific access requirements and must be complied with unless otherwise approved.

Except for Vehicular Access locations nominated on Trevino Parade in Sector Plan Figure 5b, other access point locations are acceptable where:

 - (i) the garage is not built to a zero lot line; or
 - (ii) site specific issues warrant a different driveway location (e.g. as a response to land form, streetscape works or manoeuvrability requirements for vehicles).
- .3 All driveways must:
 - (i) Be no wider than 3 metres wide for a single garage or carport or be no wider than 5 metres for all other garage or carport at the property boundary. *Refer Diagram 12;* and
 - (ii) Allow for at least 500mm of landscaping between the driveway and the side property boundary.
- .4 Driveways are to be paved for their full width (i.e. "car tracks" are not permitted).
- .5 The maximum grade for driveways is 1:5 except for lots which have a single garage, where additional carparking spaces are to be provided on the driveway, a maximum grade of 1:8 is required. All driveway grades from the property boundary (not the kerb) to the garage are to conform with the North Lakes standard drawings for residential driveway layout and construction. The profile of the section of driveway between the front property boundary and the kerb is to follow the Council approved grade.
- .6 If a footpath has been constructed in front of your property 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.
- .7 If a crossover is provided and not used then it must be removed and the verge and kerb be must constructed at the owners cost, to Council's standard.

SECTION 4 AROUND YOUR HOME

4.3 Lots Fronting a Park

- .1 Where a lot fronts a park, the Sector Plan Map may nominate that the garage is to be set back a minimum of 5.5 metres from the property boundary to provide space for additional on-site visitor car parking in lieu of the standard on-street parking provision.
- .2 Despite any other requirements for fencing in this document, fencing to a park frontage is permitted to be 1.2 metres high only unless provided by the principal developer. Refer *Diagram 13*.
- .3 The principal address and letterbox location for the lot will be facing the street frontage.

4.4 Ancillary Structures

.1 Signs

Signs and hoardings 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. Refer *Diagram 14*. Builders/tradespersons' signs are permitted where they are required on lots but only during construction.

.2 Air Conditioners

Air conditioners are to be located below the eave line and screened from public view. Air conditioning units may only be permitted above the eave line if they are of a low profile and coloured to match the roof colour.

Roof-mounted or unscreened wall and window mounted air conditioning units facing the North Lakes Golf Course, the street or parks are not permitted.

.3 Television/Radio Antennae and Satellite Dishes

Internal or under the roof antennae are encouraged. An external antenna, if required, is to be located towards the rear of the dwelling. Satellite dishes are only acceptable below the roof line.

.4 Solar Water Heaters

Where practicable, solar water heaters are to be located on roof pitches which minimise their visibility from public areas. Solar collector panels are to lie on the roof and not be supported on a frame. Where practicable, storage tanks are to be detached and concealed from view by locating them within the roof space. Refer *Diagram 15*.

.5 Other Structures

Clotheslines, hot water systems, gas systems, fuel storage tanks, rainwater tanks and meter boxes are to be screened or located away from the North Lakes Golf Course and any street or park frontage.



Diagram 13 Lots adjacent to a park



Diagram 14 Signage for home business

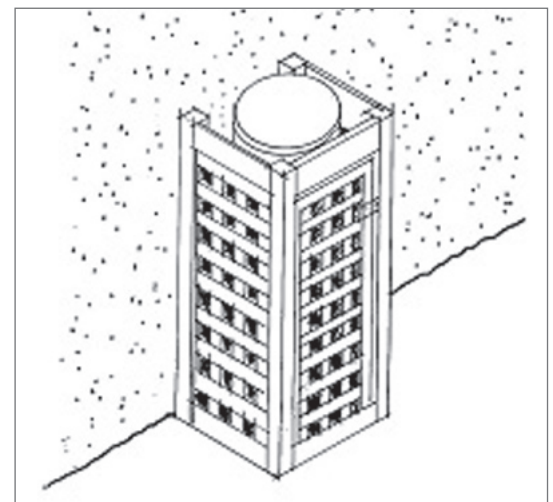


Diagram 15 Screened hot water
(example only)



SECTION 4 AROUND YOUR HOME

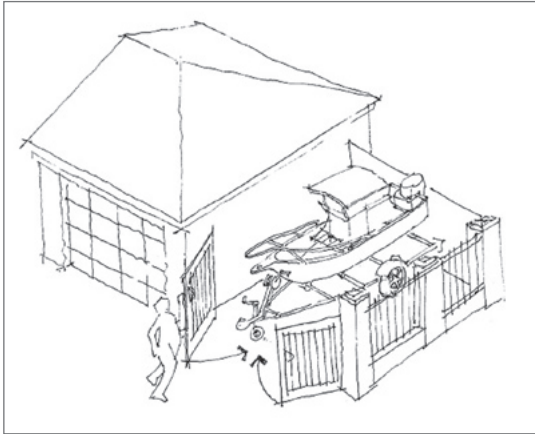


Diagram 16 Screened unsightly object
(example only)

.6 Unsightly Objects

To maintain an attractive overall streetscape, trucks, caravans, boats or trailers are not permitted to be parked on lots unless they are completely housed within a garage or screened from public view. Refer Diagram 16.

Lot _____ Street _____

APPLICATION FORM

Owner

Name _____

Address _____

Contact numbers _____

Builder/Architect

Business name _____

Contact person _____

Address _____

Contact numbers _____

House Details

Floor area _____ m²

(Including garages/carports, but excluding verandahs, balconies and pergolas)

Area of verandahs, balconies and pergolas _____ m²

Roof pitch _____ degrees

Wall materials _____

Roof materials _____

Garage door style _____

Driveway material _____

Attachments

Have you attached the following to your application? (tick)

- A site plan
- Floor plans
- Front, side and rear elevations
- Section of zero lot line detail, if required
- Fencing, driveway and retaining wall details
- Landscape plan

Signature of Applicant (Owner/Builder)

Date

Please return Application form and Attachments to North Lakes Sales and Information Centre, 2 Lakefield Drive, North Lakes 4509

fairway chase



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For more information, visit the North Lakes Sales and Information Centre,
2 Lakefield Drive, North Lakes, QLD 4509.

Freecall: 1800 099 009 Telephone: (07) 3480 9000

Email: northlakes@stockland.com.au or visit www.northlakes.com

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