

# Design Essentials



## WELCOME TO THE DESIGN ESSENTIALS

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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

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### **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', please consult the 'site information plans' available on our [www.stockland.com.au](http://www.stockland.com.au) website or by contacting our office. Please also discuss with your Local Council any specific codes or conditions which may apply to your lot.

Submit your design to Stockland inclusive of the information noted on the application form included at the rear of the Design Essentials. 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

<b>Glazing to the street</b>	<ul style="list-style-type: none"> <li>A minimum of 10% of the façade area (excluding the garage door) facing a street or public area is to be glazed.</li> </ul>
<b>Front Façade Articulation</b>	<ul style="list-style-type: none"> <li>Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required.</li> <li>The primary entry is to incorporate a covered roof area of at least 1.5m<sup>2</sup>.</li> </ul>
<b>Secondary Street Façade Articulation</b>	<ul style="list-style-type: none"> <li>Walls may be up to 7.5m long before a change in setback of at least 450mm or feature element is required.</li> </ul>
<b>Carports</b>	<ul style="list-style-type: none"> <li>Carports must include a roof design &amp; design features which are consistent with the form and materials of the home.</li> </ul>
<b>External Wall Finishes</b>	<ul style="list-style-type: none"> <li>Unfinished 'commons' brick are not permitted.</li> </ul>
<b>Roof Pitch Hip or Gable</b>	<ul style="list-style-type: none"> <li>A minimum 20 degree roof pitch is required for all lots.</li> <li>30 degrees is the maximum pitch for any roof.</li> </ul>
<b>Roof Pitch Skillion</b>	<ul style="list-style-type: none"> <li>15 degrees is the maximum pitch for the main skillion roof.</li> </ul>
<b>Non-Ground Mounted Plant or Equipment</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.</li> </ul>
<b>Driveways</b>	<ul style="list-style-type: none"> <li>All crossovers and driveways are to be completed prior to occupation.</li> <li>Driveways to have a minimum 0.5m landscaping to the side property boundary.</li> <li>Driveways must not be constructed from asphalt.</li> </ul>
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>Lay turf between the front building line and kerb-line prior to occupation.</li> </ul>
<b>Construction Obligations</b>	<ul style="list-style-type: none"> <li>Provide a bin or enclosure on site for the duration of the construction period.</li> <li>Site cleanliness is to be maintained.</li> </ul>



<p><b>Fencing to Front &amp; Secondary Streets</b></p>	<p>As viewed from the street or public space:</p> <ul style="list-style-type: none"> <li>• Is to be a maximum of 1.5m in height and may extend to 1.8m in height when 50% transparent above 1.5m in height;</li> <li>• Must not include any unfinished materials including unfinished commons bricks;</li> <li>• Must extend 1m behind the front building line when returned to a side or secondary street boundary.</li> <li>• Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front building line.</li> </ul>
<p><b>Fencing to Side &amp; Rear Boundaries</b></p>	<ul style="list-style-type: none"> <li>• Is to be a maximum of 1.8m in height;</li> <li>• Must not include any unfinished materials including unfinished commons bricks;</li> <li>• Where no front fence is used, the side fence must return to the house a minimum of 1m behind the front façade.</li> <li>• Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.</li> </ul> <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><b>Developer Works</b></p>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p><b>Outbuildings</b></p>	<ul style="list-style-type: none"> <li>• All outbuilding and 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.</li> </ul>
<p><b>Ground Mounted Plant or Equipment</b></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"> <li>• heating and cooling units, rubbish disposal containers, swimming pools &amp; equipment, rain water tanks, clothes hoists and washing lines.</li> </ul>



## GLOSSARY OF TERMS

<p><b>'Commons' Brick</b></p>	<ul style="list-style-type: none"> <li>• Brick made for general building purposes and not specially treated for colour and texture.</li> </ul>
<p><b>Front Building Line</b></p>	<ul style="list-style-type: none"> <li>• The line of the front wall of the house.</li> </ul>
<p><b>Façade Area</b></p>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p><b>Glazing</b></p>	<ul style="list-style-type: none"> <li>• Any fixed or opening panel made from glass.</li> </ul>
<p><b>Eave Line</b></p>	<ul style="list-style-type: none"> <li>• Edge of the roof or parapet, measured in plan view.</li> </ul>
<p><b>Setback</b></p>	<ul style="list-style-type: none"> <li>• The distance measured from the adjacent boundary of the lot to the wall or outermost projection of the home as per Councils requirements.</li> </ul>
<p><b>Feature Element</b></p>	<ul style="list-style-type: none"> <li>• May include attached materials or free standing structure that is complimentary to the form and materials of the house including but not limited to: window hoods / external shades, decorative surface treatments, screens and battening.</li> </ul>



# RESIDENTIAL DESIGN APPLICATION FORM

Your application must include with this application form, each of the following:

- Site Plan (min. scale 1:200) indicating North point, contour levels, finished floor levels, setbacks from all boundaries, total floor area and any proposed earthworks or retaining walls where applicable.
- Floor Plans (min. scale 1:100) showing key dimensions and window positions.
- Elevations (min. scale 1:100) indicating building heights, roof pitches, eave depths and all external plant and equipment (e.g. air conditioners.)
- External Works Plan showing driveway details (including location, extent, material and finish) and fence heights, locations and finishes clearly marked.

**Note:**

- Applications will generally be assessed and responded to within 10 business days from day of receipt at Stockland. A written response will be sent to the preferred party identified below (Applicant or Builder.)
- Applications will not be assessed until all information as noted above has been supplied to Stockland.
- The preferred method for the lodgment of applications is by email to the following address:  
[covenants.goldcoast@stockland.com.au](mailto:covenants.goldcoast@stockland.com.au)

Please note that applications submitted via facsimile WILL NOT BE ACCEPTED.

Lot Number:  Street:

Preferred Contact: Applicant  Builder  Estimated Build Cost:

**Applicant's Details**

Name(s):

Email:

Phone:

**Builder's Details**

Name:

Contact Person:  Phone:

Email:

