



The Observatory

Design Essentials

June 2010



Stockland

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 Queensland Government recently introduced bans on certain building covenant requirements which restrict sustainable or affordable design features for homes.

Stockland has amended its Design Essentials from 1 January 2010 to comply with the new law.

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

Glazing to the street	<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 for passive surveillance of the property.
Front Façade Articulation	<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 be at least 4m² with a minimum depth of 1.5m.
Secondary Street Façade Articulation	<ul style="list-style-type: none"> Walls may be up to 7.5m long before a change in setback of at least 450mm and a feature element is required.
Carports	<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. Carports/carport materials (incl. roof) must also be consistent with the materials of the home. Parking areas and hardstand materials are to be designed such that they integrate with the landscape concept for the front yard.
External Wall Finishes	<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. Unfinished 'commons' bricks are not permitted. A minimum of 2 materials and colours are to be used to the front and secondary street façades. No one material or colour can be more than 80% of a façade area. Face brick is limited to 10% of external wall areas. <p>Stockland consent is required if these recommendations will not be met.</p>
Roof Form & Materials	<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 roof. 15 degrees is the maximum pitch for the main skillion roof. Roofing materials are limited to corrugated pre-finished metal sheets (e.g. colorbond).
Eaves	<ul style="list-style-type: none"> A minimum 450mm eave is required to 70% of all façades visible from the street and public areas
Non-Ground Mounted Plant or Equipment	<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.



<p>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. • Driveways must not be constructed from asphalt or plain concrete.
<p>Landscaping</p>	<ul style="list-style-type: none"> • Lay turf between the front building line and kerb-line prior to occupation. <p>A minimum of 30% of the front garden is to be planted garden beds.</p>
<p>Construction Obligations</p>	<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.
<p>Fencing to Front & Secondary Streets</p>	<p>As viewed from the street or public space:</p> <ul style="list-style-type: none"> • 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; • Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks; • Must extend 1m behind the front building line when returned to a side or secondary street boundary. • Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front building line.
<p>Fencing to Side & Rear Boundaries</p>	<ul style="list-style-type: none"> • Is to be a maximum of 1.8m in height; • Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks; • Where no front fence is used, the side fence must return to the house a minimum of 1m behind the front façade. • Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot. <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>	<ul style="list-style-type: none"> • Retaining walls visible from the street or public area are to be constructed from: stone or masonry; or timber sleepers (where less than 300mm in height). • 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.



Outbuildings	<ul style="list-style-type: none"> • Any outbuilding or garden shed must not be attached to the home. • 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 (or can be adequately screened) from the adjacent street or public area.
Ground Mounted Plant or Equipment	<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> <p>heating and cooling units, rubbish disposal containers, swimming pools & equipment, rain water tanks, clothes hoists and washing lines.</p>



GLOSSARY OF TERMS

<p>‘Commons’ 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.
<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>Feature Element</p>	<ul style="list-style-type: none"> • May include attached materials or free standing structure that is complementary to the form and materials of the house including but not limited to: window hoods / external shades, decorative surface treatments, screens and battening.
<p>Building and Other Legislation Amendment Act 2009 (Act)</p>	<ul style="list-style-type: none"> • The 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 of 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.

