



The Boardwalk

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Stockland Design Guidelines

The Boardwalk Design Intention

Section 1 – Seeking Approval

Section 2 – Dwelling Design

Section 3 – Building Form

Section 4 – Landscape Design

Stage

Allotment

I/we have read through The Boardwalk Design Guidelines with the sales professional named below and understand the architectural and site requirements of The Boardwalk

Sales Professional

Buyer's name

Buyer's signature

Stockland (Boardwalk Sub 2) Pty limited

Seller's name

Seller's signature

Design guidelines

July 2008

Stockland Design Guidelines

The Stockland Design Guidelines for The Boardwalk ("The Design Guidelines") have been prepared to assist you (the property owner) when designing your home and landscaping your site. They have been prepared to ensure the creation of a high quality living environment.

The Design Guidelines set the minimum 'requirements' that every home within The Boardwalk must comply with unless varied by Stockland.

Stockland considers that by designing your home in accordance with the Design Guidelines you are ensuring that the quality of your home is maintained.

The Design Guidelines form part of the contract between Stockland and the purchaser.

The Boardwalk Design Intention

The Boardwalk provides an opportunity to establish an integrated community that complements the site's natural surroundings, embracing the beach and breezes, and relating to both the climatic environment and the lifestyle aspirations of residents.

The Boardwalk has been designed to create a community with a variety of building types where dwellings are united together in a harmonious living environment.

Contemporary Queensland beachfront architecture will be employed, appropriate to the environment, capturing sunlight and breezes.

Once completed, the design of homes within The Boardwalk will embody simplicity and elegance, relating comfortably to the natural environment.

Design Approval Panel

In order to achieve 'The Boardwalk Design Intention', a Design Approval Panel (*DAP*) will review all house designs prior to building certification.

Appointed by Stockland, the *DAP* encourages discussion and enquiries from purchasers and designers prior to commencement of the design of your home in order to prevent costly redesign work. Where a proposed design does not fully comply with the Design Guidelines, the *DAP* has the authority to grant approval based on merit. However, it is expected that all designs will fully comply with the guidelines. Decisions of the *DAP* are final and binding.

Section 1 – Seeking Approval

Gaining Design Guidelines approval from Stockland is easy – just follow the step by step guide below to start you on the journey to building your new home.

Step 1 – Designing Your Home

Appoint designers. Appoint your architect or building designer to design your home utilising these Design Guidelines. You are encouraged to seek advice from the *DAP* prior to lodging your application for their assessment.

Site Planning. Each dwelling should be designed to maximise the natural characteristics of its surroundings, including: orientation, prevailing breezes, solar access, potential views, points of access and relationship to adjoining allotments.

Step 2 – Design Application

Once you have finalised the design of your home the following items need to be submitted to the *DAP* for review and approval prior to lodging an application for building approval with either the Local Government Authority or your building certifier:

- **Fully Completed Application Form & Compliance Checklist** (attached)
 - **Building Plans** (two (2) sets of A3 plans)
 - **Landscaping Plans** (two (2) sets of A3 plans)
 - **Materials and Colour Schedule**

Step 3 – Design Review and Approval

The *DAP* will approve those plans which fully comply with the Design Guidelines. You can expect a response to be returned within 10 working days.

If a design varies from the Design Guidelines, or does not deliver 'The Boardwalk Design Intention', the *DAP* will provide a list of items that require further consideration. If amendments are deemed necessary the altered plans are required to be re-submitted to the *DAP* for final approval before obtaining building approval.

Step 4 – Building Approval and Construction

Upon receiving advice of compliance from the *DAP* an application can be made to the Local Government Authority or an accredited building certifier for building approval. The accredited building certifier must be shown the *DAP* approval prior to approving any working drawings.

Step 5 – Build Your Home!

Plans and Information Stockland will need...

Building Plans

As a minimum, your plans should include the following:

- **Site plan** (1:100, orientation to North), including:
 - a) dimensions and areas of proposed building structures;
 - b) setbacks to all boundaries measured to roof edge;
 - c) original and proposed finished ground levels, including changes in level;
 - d) allotment boundaries and north point;
 - e) driveways, parking areas, all hardstand surfaces (including paving and pools);
 - f) the location of water tanks; and
 - g) any retaining walls.
- **Floor plans, roof plan and elevations** (1:100, orientation to North), including:
 - a) internal layout including rooms, windows, openings and dimensions;
 - b) elevations from four sides, indicating the proposed maximum building height above existing ground level; and
 - c) roof form and pitch.

Materials and colour schedule

As a minimum, the following information is to be provided:

- building materials proposed to be used for external walls, roofing, water tanks, pathways, driveways, fencing; and
- colour schedule (including samples) for external walls, roofing, pathways, driveways and fencing.

Landscape plan

As a minimum, your plans (1:100, orientation to North) should include the following information:

- garden beds – including location and details of edge treatment;
- retaining walls – including location, height and details of materials;
- planting and turf – including plant selection, density and location, and areas of turf; and
- fencing details – including location, height, materials and colour

Section 2 – Dwelling Design

2.1 Allotment types.

- There are a number of specific requirements that apply to various lot types designated within this document. Your lot type can be determined using Table 1 – Lot Type below.

Lot type	Average width	
A	Traditional allotments	20.0m
B	Traditional allotments (private access)	5.0m frontage
C	Contemporary allotments	18.5m
D	Beach house allotments	15.0m
E	Mews allotments (long access)	17.0m
F	Mews allotments (side access)	13.0m
G	Mews allotments (rear access)	15.0m
H	Duplex allotments	12.5m
I	Dual occupancy allotments	15.0m

Table 1 – Lot Type

2.2 Setbacks

- Front, side and rear setbacks for each lot type is specified in Table 2 – Setbacks below.

Lot Type	A	B	C	D	E	F	G	H	I ¹
Front Setback ² : Building Façade	6m	n/a	6m	6m	4m	4m	4m	6m	4m
Front Setback ² : Open Structures ²	3m		3m	3m	2m	2m	2m	3m	2m
Side Setback ³ : Ground Floor	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5
Side Setback ³ : First Floor	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2m	2m
Rear Setback ⁴ : Building Façade	4m (2m for 30% of the allotment width for the ground floor only)				6m	2m	4m	n/a	4m
Rear Setback ⁴ : Open Structures ²					6m	2m	2m	n/a	4m
Rear Setback ⁴ : Garage	4m (2m for 30% of the allotment width for the ground floor only)				6m	2m	1m	n/a	4m
Rear Setback ⁴ : Carport					6m	2m	n/a	n/a	2m

¹ When a *Dual Occupancy* dwelling is **not** proposed on Type I – *Dual Occupancy* allotments, then the requirements of Type D – Beachside allotments apply.

² Open structures only comprise balconies, verandas, open porches, porticos and covered walkways.

³ Side setbacks apply except in the case of *built to the boundary* walls

⁴ Rear setback for lot type F applies except in the case of a *built to the boundary* wall

Table 2 – Setbacks

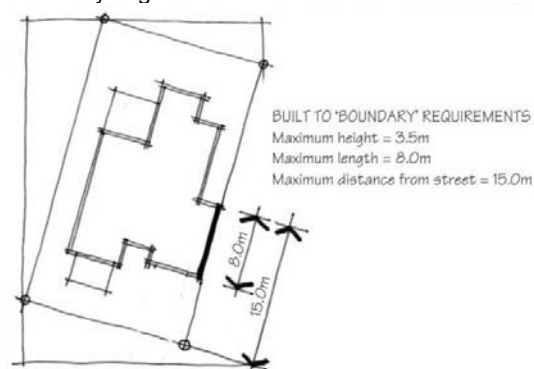
- Where garages gain access from the *primary street frontage* for lot types A, B, C and D they are to:
 - have a minimum *setback* of 6.0m from the front boundary; and
 - be set a minimum of 1.5m behind the front *setback* of the dwelling.
- The maximum *height* of a *built to the boundary* wall is 3.5m, and is constructed from materials consistent with the remainder of the dwelling.
- Built to the boundary* walls are only to be constructed on the southern or western boundary alignments of an allotment.

2.3 Vehicle Access

- On lot types E, F and G, where easement access is provided, all vehicles are to be able to exit the site in a forward motion.
- On Type H – Duplex allotments, each dwelling is to access the site from alternative roadways (*primary* and *secondary street frontages*) to minimise the visual impact of the garages on the streetscape.
- Lot type I designs are to have side access garages with sympathetic lightweight walls facing the *primary street frontage*.

2.4 Built-to-the Boundary Walls

- The maximum length of a *built to the boundary* wall is 8.0m, built within 15.0m of the front boundary alignment.



2.5 Site Cover

- The maximum *site cover* for a single storey dwelling is 65%.

- The maximum *site cover* for a two storey dwelling is:
 - 50% ground floor;
 - 40% first floor; and
 - 3% for any part of the dwelling extending beyond the designated *height* limit, including non-habitable/enclosed towers, lookouts or other visual accents (which are not to exceed 15m² in area).

2.6 Street Address

- The dwelling has its main entrance opening on to the *primary street frontage* or *public realm*.

Where the allotment has frontage to a street **and** *public realm*, the main entrance of the dwelling is to open on to the *primary street frontage*.

2.7 Vehicle Accommodation

- An enclosed two car garage is to be provided to each dwelling.
- Where Type I – *Dual Occupancy* dwellings are proposed, a minimum of three enclosed car spaces are to be provided.
- Where a third vehicle garage space is provided, it is not to adjoin an enclosed two car garage and is not to be visible from the *primary street frontage*.
- Double garage doors shall apply the following:
 - all garage doors fronting the street are to incorporate design detailing, including timber finish, mini orb, and battening; and
 - two single garage doors are to be offset by a minimum of 1.0m.
- Additional car parking spaces may be provided in tandem within the property boundary (except Type I – *Dual Occupancy*).
- Caravans, boats and trailers or similar stored on site must not be visible from the street or *public realm*.
- On Type F – Mews allotments (side access) it is preferred that garages are built to the *rear boundary* to assist and enhance privacy for adjoining neighbours.

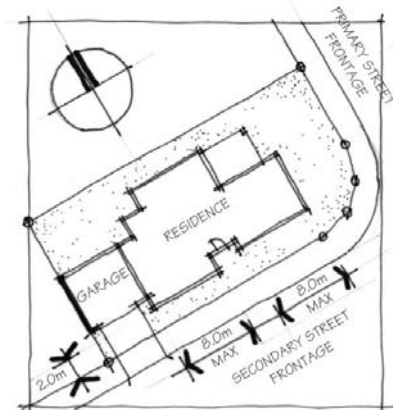
2.8 Privacy

- Ground floor windows and openings are screened by fencing to 1.8m in height (for side and rear boundaries only), or with dense mature landscaping.
- For levels above the ground, privacy screening is required on windows or openings of *habitable rooms* (with an outlook to the South or West) where those windows or openings are within 4m of a *side boundary*.

Screening can include fixed or obscure glazing, fixed external screens or sill heights greater than 1500mm.

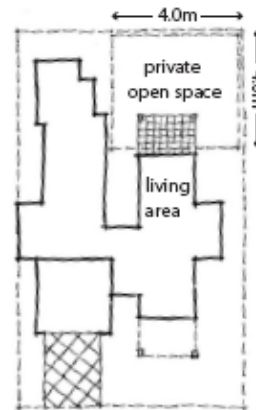
2.9 Corner Allotments

- The minimum *setback* from the *secondary street frontage* is 2.0m
- Windows, balconies, verandas and screening devices are incorporated into elevations facing street frontages to articulate building form.
- Walls to *secondary street frontages* are to include at least 10% glazing.



2.10 Private Open Space

- An area equivalent to 10% of the allotment, with a minimum dimension of 4.0m, must be provided for private open space and is to be directly accessible from a main living area of the dwelling.



- Unenclosed balconies or decks may be utilised as private open space.

2.11 Ancillary Items

- Laundries and clothes drying facilities are not located along the *primary street frontage* or *secondary street frontage*, unless suitable screening is nominated.
- Rainwater tanks and associated fixtures are:
 - of materials and colours that complement the dwelling; and
 - either located to the side or rear of the dwelling, underground and / or screened from public view.

Section 3 – Building form

3.1 Residential use

1. The primary use of the dwelling is residential. A small home office / study is allowed, but no signage or commercial activity is permitted.

3.2 Building Style

1. A contemporary approach to design for climate and environment is encouraged. Appropriate design for this coastal Queensland location will incorporate the following:
 - open plan living;
 - deep overhangs for sun and rain protection;
 - use of lightweight materials (resistant to salt spray) and construction; and
 - adequate screening and sun protection.

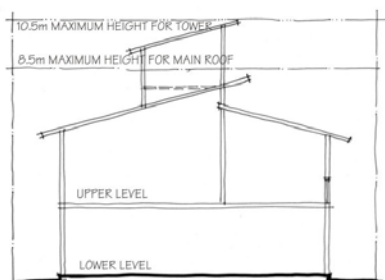
3.3 Building mass

1. The mass of buildings are minimised by:
 - variation in walls and rooflines;
 - limited use of rendered brickwork;
 - variation in materials;
 - use of contemporary materials;
 - large overhangs and shading to all openings; and
 - the use of textured details.
2. Large straight wall areas are not permitted. A single level wall length of 8.0m and a two level wall length of 6.0m require articulation. A step of 500mm is considered appropriate.
3. Design elements such as verandas and porches are encouraged as they allow for a variety of streetscape and reduction in building mass.
4. Ancillary buildings, including sheds and alike, must:-
 - be no greater than 9.0m² in area;
 - have a wall height no greater than 3.0m;
 - not be closer than 900mm to any boundary;
 - be screened or located such that they are not directly visible from the street or *public realm*;

The design, appearance and materials of ancillary buildings are to be consistent with the appearance of the main dwelling.

3.4 Building height

1. Maximum building *height* is 8.5m above ground level for the main body of the dwelling.



2. Towers, lookouts or other visual accents can extend above the maximum designated building *height* to a maximum of 10.5m above ground level provided they do not exceed 4.5m in *height* about the main roof.

3.5 Floor areas

1. The dwelling incorporates a minimum floor plate of 250m². A reduced floor plate may be approved for a high quality and innovative building design solution.

3.6 External wall finishes

1. A mix of materials is encouraged. A maximum of 70% of each elevation of each dwelling to be any one material, colour or finish. Dwellings that express 100% 'solid masonry' construction, with limited lightweight elements are not permitted.

Lightweight materials are to comprise a minimum of 30% of the cladding.

Lightweight materials with applied finishes to appear solid are not considered lightweight.

2. Acceptable wall materials include:
 - masonry – rendered and painted;
 - plywood – stained or painted;
 - weatherboard – stained or painted;
 - fibre cement wall cladding – feature panel finish;
 - fibre cement wall cladding – with batten cover strips;
 - metal deck cladding – Custom Orb[®], Mini-Orb[®] or similar to a maximum of 10% of the dwellings.

3.7 Roofs

1. Roofs are clad in matt finished (i.e. non reflective) profile metal deck (i.e. Colorbond[®] or similar) complementing the style of the house.
2. Steel roof tiles are not permitted
3. Curved roof forms will be considered on their merits along with combinations of pitched or flat roofs.
4. The minimum pitch of conventional 'hipped' roofs is 25 degrees. An alternate roof pitch may be approved for a high quality and innovative building design solution.
5. Roof eaves are to project a minimum 600mm from the face of external walls for eastern, northern and western boundary alignments. Alternatively, if architectural style dictates minimal eaves, windows and doors are to be recessed or have an awning a minimum of 450mm.

Section 4 – Landscape Design

4.1 Fencing

1. Front fencing is to:
 - be no more than 1.2m high; and
 - integrate with and complement the dwelling design; and
 - incorporate screen planting.
2. Solid fencing and walls with maximum height 1.6m are permitted where:-
 - the main private outdoor space fronts the street; and
 - the second *storey* of a dwelling has primary surveillance to the street.
3. Solid fencing:
 - is limited to 50% of allotment frontage; and
 - integrates with and complements the dwelling design; and
 - incorporates 60% lightweight construction e.g. (timber battening 50% openings to solid) and 40% solid material (e.g. rendered masonry).
4. *Secondary street frontage* fencing, where continuous fences or fences used in conjunction with planting screens service areas from the street, is:
 - a maximum length of 50% of the allotment frontage; and
 - integrated with and complements the dwelling design.
5. Boundary fencing is:
 - to be a maximum height of 1.8m; and
 - to finish 1.0m behind the building alignment on major street frontage; and
 - not constructed of Colorbond[®], corrugated iron, second hand materials or concrete blocks (unless rendered and painted finish).

4.2 Landscape Amenity

1. Landscaping shall give consideration to site conditions including:
 - prevailing winds and breezes;
 - solar access; and
 - privacy.

Soft landscape elements will provide visual relief from built elements. Hard landscape elements will provide screening, access and definition of spaces

4.3 Plant Species

1. 75% of plants used are to be selected from the recommended planting schedule (refer [Appendix-1](#)). All other plants will be reviewed on their merits.

4.4 Allotment Access

1. Driveways must be completed prior to occupation of the dwelling. Materials and colours are to complement the dwelling and landscape and may include:
 - masonry or clay pavers;
 - exposed aggregate;
 - treated timber or sleepers.

Undecorated grey, broom-finished concrete driveways are not permitted.
2. All driveway widths are to be no wider than 3.0m for a single garage or 5.5m for all other garage widths at the property boundary.

Appendix 1 – Plant Selections

Scientific Name	Common Name
Trees	
BANKSIA integrifolia	Coast Banksia
BUCKINGHAMIA celcissima	Ivory Curl
CALLISTEMON viminalis	Weeping Bottlebrush
CALLISTEMON salignus	White Bottlebrush
CASUARINA glauca	Swamp Oak
CASUARINA equisetifolia	Horse Tail She-Oak
CASUARINA littoralis	Black She-Oak
COMMERSONIA bartramii	Brown Kurrajong
CUPANIOPSIS anacardioides	Tuckeroo
ELAEOCARPUS reticulatus	Blueberry Ash
EUCALYPTUS tessellaris	Moreton Bay Ash
HIBISCUS tilliaceus	Cottonwood
HYMENOSPORUM flavums	Native Frangipani
LAGUNARIA patersonii	Norfolk Island Hibiscus
MACARANGA tanarius	Macaranga
MELALEUCA linarifolia	Snow in Summer
MELALEUCA quinquenervia	Paper Bark Tea Tree
MELIA axedarach var Australasica	White Cedar
PLUMERIA rubra	Frangipani

Scientific Name	Common Name
Groundcovers	
ANIGOZANTHOS species	Kangaroo Paw
AUSTROMYRTUS dulcis	Midyim
BACKEA virgata miniature	
BRACHYSOME spp.	River Daisies
CALLISTEMON "Little John"	Bottlebrush Species
CARPOBROTUS glaucescens	Pigface
CHRYSOPHEBALUM ramossissimum	Yellow Buttons
CRINUM pedunculatum	Swamp Lily
CYMOPOGON ambiguous	Lemon Scented Grass
DIANELLA caerulea	Flax Lily
DIETES bicolor	Spanish Iris
DIETES grandiflora	Spanish Iris
ERIGERON karvinskianus	Seaside Daisy
GAZANIA ringens	Gazania species
GREVILLEA "Bronze Rambler"	Grevillea species
GREVILLEA lanigera	Woolly Grevillea
GREVILLEA "Royal Mantle"	Grevillea species
HARDENBERGIA violacea	Native Sarsparilla
HIBBETIA scandens	Snake Vine
HYMENOCALLIS littoralis	Spider Lily
LOMANDRA hystrix	Lomandra
LOMANDRA longifolia	Mat Rush
MESSEMBRYANTHE-MUM species	Pigface
MYOPORUM ellipticum	Myoporum
NEPHROLEPIS indica	Bungwall Fern
PITTOSPORUM tobira "Little Miss Muffet"	Dwarf Pittosporum
POA labillardierii	Tussock Grass
SCAEVOLA calendulaceae	Fan Flower
SCAEVOLA aemula	Fan Flower
THEMEDA TRIANDRA	Kangaroo Grass
TIBOUCHINA jules	Dwarf Tibouchina
VIOLA hederacea	Native Violet
ZEPHRANTHES candida	Autumn Crotus

Scientific Name	Common Name
Palms	
ARCHONTOPHOENIX alexandrae	Alexandra Palm
LIVISTONA decipiens	Weeping Cabbage Tree
PANDANUS tectorius	Pandanus
WODYETIA bifurcate	Foxtail Palm

Scientific Name	Common Name
Shrubs	
ACACIA complanata	Wattle species
ACACIA sophorae	Coastal Wattle
ALPINEA caerulea	Native Ginger
BACKHOUSIA citrodora	Lemon Scented Myrtle
BANKSIA ericifolia	Heath Banksia
BANKSIA robur	Swamp Banksia
BANKSIA serrata	Saw Banksia
BANKSIA spinulosa	Honeysuckle Banksia
CALLISTEMON pachyphyllus	Wallum Bottlebrush
DORYANTHES excelsa	Gynea Lily
GREVILLEA banksii	Grevillea sp.
GREVILLEA "Honey Gem"	Grevillea sp.
GREVILLEA "Orange Marmalade"	Grevillea sp.
GREVILLEA "Robyn Gordon"	Grevillea sp.
GREVILLEA "Sandra Gordon"	Grevillea sp.
HAKEA suaveolens	
HAKEA gibbosa	
HELICONIA humilis	Lobster Claw
HIBISCUS rosasinensis	Hibiscus species
LEPTOSPERMUM flavescens	Tea Tree
LEPTOSPERMUM petersonii	Lemon Scented Tea Tree
MELALEUCA nodosa	Prickly Heath Paperbark
METROSIDEROS excelsa	NZ Christmas Tree
MURRAYA paniculata	Mock Orange
PHEBALIUM Woombye	Woombye
PITTOSPORUM rhombifolium	White Holly
PULTENEA villosa	
ROSMARINUS officinalis	Rosemary
SYZYGIUM leuhmanii	Lilly Pilly
SYZYGIUM paniculatum	Lilly Pilly
STRELITZIA reginae	Bird of Paradise
WESTRINGIA fruticosa	Coastal Rosemary
WESTRINGIA "Wynyabbie Gem"	Coastal Rosemary
XANTHORRHOEA spp.	Grass Tree

Definitions

Average width

Nominates the average dimensions of individual allotments, determining the allotment types and subsequent requirements associated with this lot type (e.g. an allotment may range from a frontage of 18.0m and a *rear boundary* of 22.0m, giving it an average width of 20.0m, making it a Type A lot).

Building façade

The front of a building (excluding the eaves), oriented towards the street or other publicly-accessible areas.

Building works

Building, repairing, altering and/or additions to any work regulated under the Standard Building Regulations 1993. This term also includes any excavation or filling activities.

Built to the boundary

Walls do not contain any windows or openings and are built to a side or *rear boundary* of a free-standing detached dwelling.

Corner allotment

Any allotment bounded by two roadway frontages, dedicated parkland or unconstructed road reserve.

DAP

Design Approval Panel, created to review house designs prior to building certification.

Dual occupancy

Two attached dwelling units on a site in a single building or two physically adjoining buildings.

Duplex

Two dwellings on separate title attached by a common wall.

Floor plate

The total internal floor area of the ground floor of the building (inclusive of a garage).

Frontage boundary

Any boundary line or part thereof, of a lot, which coincides with the *primary street frontage* or *public realm* (including beach frontage, parklands and unconstructed road reserves).

Gross floor area

The sum of the plan areas (inclusive of all walls, columns and balconies, whether walled or not) of all *storeys* of a building or buildings, except for:

- the area of that part of any private balcony whether roofed or not and accessible only from one dwelling or rooming unit, where the combined area of such balconies does not exceed 20% of the maximum allowable *gross floor area* of the building;
- the areas of any *ground storey level* (in the case of residential premises), of all space used or intended for use for the parking and manoeuvring of motor vehicles.
- the area of any roof-top terrace.

Habitable rooms

Rooms that are designed, constructed or adapted for the activities normally associated with domestic living and, for this purpose:

- includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, sunroom and the like; and
- excludes, in addition to bathrooms, laundries, water closets and the like, such rooms or spaces as food storage pantries, walk-in wardrobes, corridors, enclosed verandas, hallways, lobbies, photographic darkrooms,

clothes drying rooms and office spaces of a specialised nature, occupied neither frequently nor for extended periods.

Height

In relation to a building or other structure, refers to the total height of that building or other structure measured (in metres or metres and *storeys*) from the ground level. Such measurement includes any shade structure for a car park where that structures does not exceed 2 metres in height above the maximum specified for the use in the precinct or any non load-bearing antenna attached to a building, but includes other projections such as architectural features, satellite dishes, advertising signs and lift motor rooms.

Mews allotments

Allotments that obtain alternative vehicle access to that of the primary road frontage. Mews allotments gain access by way of a private easement or a roadway deemed to be a secondary street.

Primary street frontage

The frontage of an allotment or *corner allotment* determining the street address.

Public realm

Any land which falls under the ownership of the local authority, state agency or crown.

Rear boundary

Any boundary line or part thereof which coincides with another allotment and is generally paralleled with the nominated *frontage boundary*.

Secondary street frontage

The frontage of a *corner allotment* which abuts a second street, not the frontage determining the allotment address.

Setbacks

A line, or lines, parallel to a boundary of a lot, beyond which a building or other structures shall not encroach. For the purpose of *setbacks*, roof eaves or window awnings may extend into the setback area for a maximum of 1 metre, provided at least 1 metre is retained to the relevant boundary.

Side boundary

Any building line or part thereof which coincides with the alignment of another lot which is not the *rear boundary*.

Site cover

The portion of an allotment which is covered by a building or other structure having an impervious roof (including balconies and eaves).

Storey

A space within a building which is situated between one floor level and the floor level next above, including a mezzanine level, or, if there is not floor level above, the ceiling or roof above but not:

- A space that contains only:
 - a lift shaft, stairways or meter room;
 - a bathroom, shower room, laundry, water closet or other sanitary compartment;
 - lift motor, air conditioning or other mechanical or electrical plant at rooftop level;
 - accommodation intended for not more than three vehicles;
 - a basement car park where any part of the ceiling is not higher than 1 metre above ground level;
 - a combination of the above.
- A rooftop terrace.

Compliance report

This report is a checklist for compliance with these guidelines. Where non-compliance or alternative solutions are proposed, please provide comment to outline the alternative approach.

If need be, additional material can be attached to the compliance report in support of your application.

Dwelling design		Dwelling design (continued)	
For individual allotment types		<input type="checkbox"/>	3.1 Residential Use
<input type="checkbox"/>	2.2 Setbacks	<input type="checkbox"/>	3.2 Building Style
<input type="checkbox"/>	2.3 Vehicle access	<input type="checkbox"/>	3.3 Building Mass
For all allotment types		<input type="checkbox"/>	3.4 Building Height
<input type="checkbox"/>	2.4 Built to the boundary walls	<input type="checkbox"/>	3.5 Floor Plate
<input type="checkbox"/>	2.5 Site Cover	<input type="checkbox"/>	3.6 External Wall Finishes
<input type="checkbox"/>	2.6 Street address	<input type="checkbox"/>	3.7 Roofs
<input type="checkbox"/>	2.7 Vehicle Accommodation	Landscape design	
<input type="checkbox"/>	2.8 Privacy	<input type="checkbox"/>	4.1 Fencing
<input type="checkbox"/>	2.9 Corner Allotments	<input type="checkbox"/>	4.2 Landscape amenity
<input type="checkbox"/>	2.10 Private Open Space	<input type="checkbox"/>	4.3 Plant Species
<input type="checkbox"/>	2.11 Ancillary Items	<input type="checkbox"/>	4.4 Allotment access

Application Form / Compliance Checklist

This application form and compliance checklist is to be completed and submitted to the Design Approval Panel with all plans for approval.

Name _____

Current Postal Address _____

Postcode _____

Business hours contact _____ Mobile _____

Phone _____ Email _____

Building designer / architect _____

This submission is for The Boardwalk allotment type:

- A – Traditional lot
- B – Traditional lot (private access)
- C – Contemporary lot
- D – Beach house lot
- E – Mews lot (long access)

- F – Mews lot (side access)
- G – Mews lot (rear access)
- H – Duplex lot
- I – Dual occupancy lot

Allotment Number _____

Please post all applications to: Stockland Development
 The Boardwalk DAP
 PO Box 20
 Wurtulla QLD 4575