

Design Essentials





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Welcome home

Welcome to your happy place, Kinma Valley. A community where you can enjoy the simple things in life and embrace life among the trees. Becoming part of the Kinma Valley community and building your new home is an exciting time. Each and every home makes a contribution to the story of this new community.

These Home Design Essentials provide a framework to help design and consider how your home can become a part of the unique tale of Kinma Valley. We encourage everyone to consider innovative and practical sustainable approaches that can improve wellbeing, reduce home running costs and ease impacts on the environment.

You can think about the design of your home through four elements:

1. Siting and orientation
2. Architectural style and built form
3. Landscaping and fencing
4. Sustainability

Design Essentials explained

These Design Essentials are intended to help inspire and help you build your home.

While we provide building advice, we pay special attention to the streetscape and front yard, as this is where community is created, in the connections made across the fence and street.

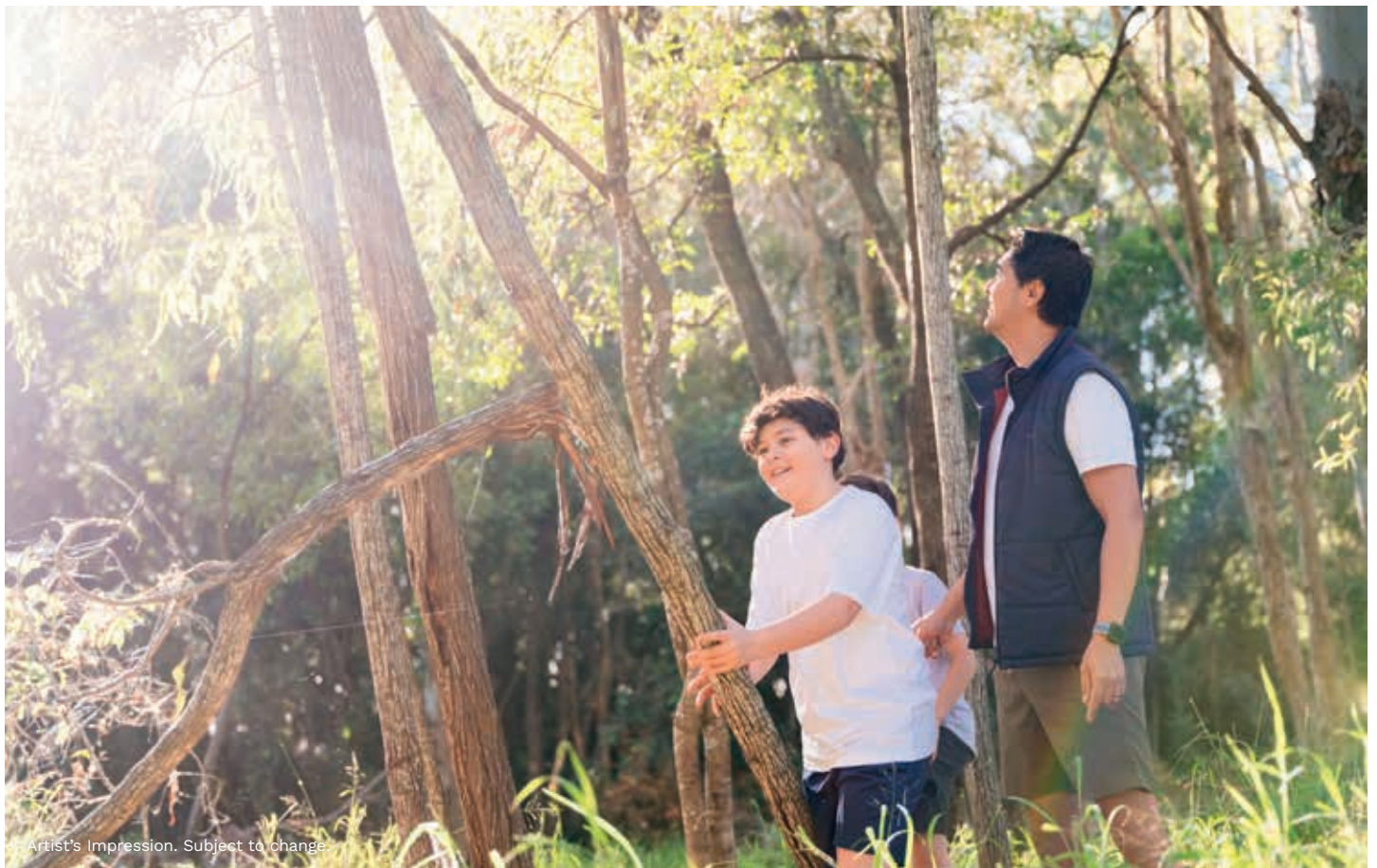
We ask you to think how your front yard, your patch of Kinma Valley, can add to the Kinma Valley vision.

It could be through a low front fence, hedge, garden, some kind of use in the front yard, we encourage and support you to use your imagination in building your happy place.

The character of Kinma Valley

- Consider a range of roof forms to maintain visual interest and diversity throughout the streetscape.
- Add some activity to the front of your house with a front verandah or windows through to living spaces.

- Make the front door, balcony, verandah, and front yard the main feature when looking at the home – avoid making the garage and driveway the main focus. We encourage a purpose for the front yard (e.g., a game space, an edible garden, even seating).
- Choose designs that fit the Australian climate and encourage connections with the community.
- Use materials and architectural features that connect to the south-western Moreton Bay region, think timbers, metals, and brickwork.
- Use front fencing made of brick, timber, or planting/landscaping that flows onto the verge.
- Make sure the height of the front fence doesn't block the view of your house; a street of homes is much more enjoyable than a street of fences.





Guiding your home design

An introduction to the Design Essentials

Let's get the requirements out of the way; the Home Design Essentials are the minimum requirements for new homes and landscaping. They are a condition of the Contract of Sale and apply in addition to any other statutory requirements. Building and landscape designs must be approved by Stockland prior to obtaining your building approval.

Some lots have special requirements for the home and landscape; these seek specific outcomes from homes in key locations through the community. These special requirements are defined on Sales Plans and need to be met in addition to these Home Design Essentials.

Additional information is included in your Contract of Sale, covering the number of dwellings permitted on your lot, plan approval and building times, the period these Home Design Essentials apply, and site maintenance requirements prior to building.

For questions regarding the requirements in these Design Essentials, contact design@stockland.com.au.

But we know there are many ways to tell a story, so we also encourage diverse and innovative design and any application that is not in accordance with these Design Essentials, but is considered by the Covenants Officers to exhibit positive community and design outcomes may be granted approval.

Statutory requirements

It is ultimately up to the architect/designer/engineer and the registered building certifier energy consultant to ensure the design of your home complies with all the statutory requirements related to the construction of your home.

Opticomm

Fibre optic cable is installed into all new streets to provide access to high-speed internet, free-to-air television, and telecommunication services. The service, provided by Opticomm, has specific requirements regarding connection. So, check out opticomm.net.au or contact **1300 137 800** for more information.





Stockland's commitment

Stockland's commitment and objectives

Stockland's commitment to you is to encourage and showcase quality urban design throughout Kinma Valley. Stockland's objective is to create a pleasant living environment that is centred around a strong sense of community and provides a variety of housing solutions to suit a diverse range of lifestyles.

Designing your ideal home is one of the biggest advantages of building new and our Design Essentials are put together with you in mind and to assist you in getting the most out of your investment and lifestyle.

It is important that the design of your home is in keeping with the Design Essentials outlined in this document. They have been created to:

- Encourage visually appealing and cohesive streetscapes that protect your investment
- Promote environmentally responsive development.
- Help you get the best out of your homesite
- Outline the process to get your home approved
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing
- Promote a contemporary approach to design that responds to the local climate, and deliver on 'The Community Vision'.



Design approval process

Submission requirements

In order to build, you must apply and have an application package approved by Stockland. Design approval by Stockland does not constitute development or building approval or compliance with building regulations. Upon obtaining design approval from Stockland, a building approval must be obtained from the local government or a private building certifier before construction can commence.

The process

Stockland will endeavour to assess proposals in the shortest possible time, generally within 10 business days of receiving all required information for the application. Approved plans will be stamped approved, copied and returned to the applicant or their agent. The progress of the home will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland's Design Services Team, or any other queries, should be directed to design@stockland.com.au.



1. Design your home

While designing or selecting your home, work through the Kinma Valley Design Essentials with your selected builder or architect.



2. Design submission

Complete the Design Approval Form and Checklist on pages 38 and 39 of this document and submit it with your plans through portal.beveridgewilliams.com.au.

You must obtain your Design Approval no later than 12 months after the settlement of your land.



3. Design approval

Stockland will assess and approve your plans once they meet the standards set out in this document. Assuming all required information is supplied and the design complies with these Design Essentials and any other applicable special requirement, approval should take no more than two weeks.



4. Building application

Provide a stamped copy of your Stockland Design Approval as part of your Building Approval Application to your Building Certifier and local authorities.



5. Time to build

Prior to and during construction your block should be well maintained and free of rubbish.

Construction of your new home and driveway must commence within 12 months and be completed within 24 months of the settlement date of your land.



6. Moving into your new home

Once you have completed your home and driveway and have obtained a Final Building Approval you can move in.

Your front garden must be landscaped including turf to verges and well maintained in accordance with your Design Approval within 3 months of moving in.

Kinma Valley



The Design
Essentials



1. Designing for your site

1.1 Orientation

Provide light, solar access, and ventilation.

- Face key living areas to the north or northeast to let in winter sun.
- Shade windows and outdoor areas to protect from the summer sun and rain. Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes and encourage cross ventilation.

1.2 Homes in prominent places

If your home is in a prominent spot like a corner site or facing on to a public open space, additional design outcomes may be required – so check these guidelines in addition to the sales contract, to see if they apply to your home.

1.3 Views

Those looking out from the home as well as those towards the home (e.g., if the home is seen from the end of a street) are assets to take advantage of.

1.4 Private space

Consider the location of your home's private spaces to maximise the amenity and useability.

1.5 Response to the physical environment

Consider how you access your home, and how it fits with the natural ground level, as well as landscaping in a manner that harmonises your home within the broader streetscape.

Some inspiration



2. Your home and your land

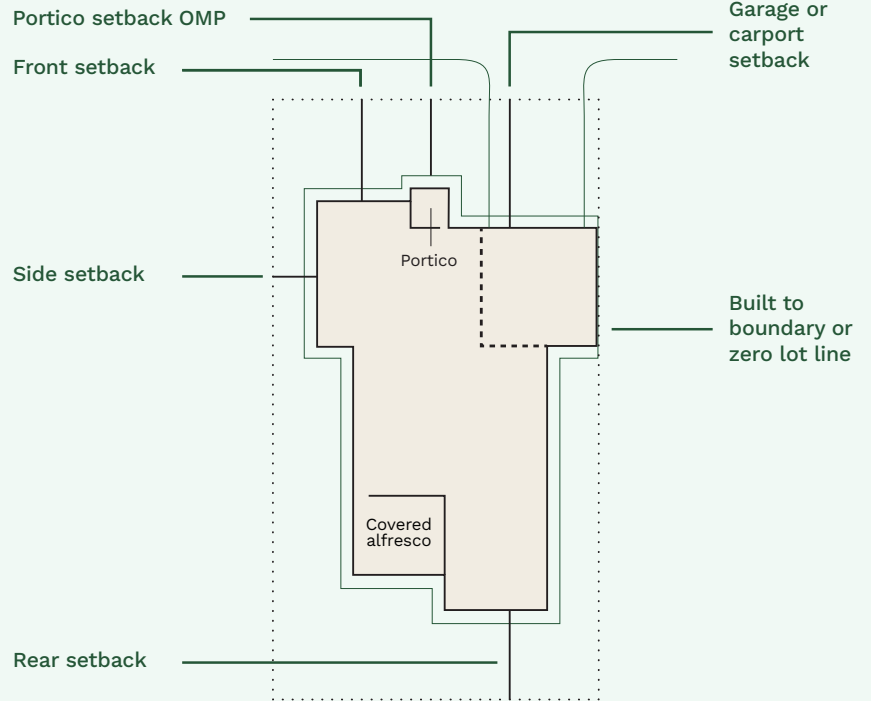
2.1 Setback and site cover plans

Setback Plans are created for each lot. The setbacks are aimed at protecting amenity between neighbours whilst providing flexibility for planning your home. Your setback plan shows the minimum setbacks from each boundary of your block.

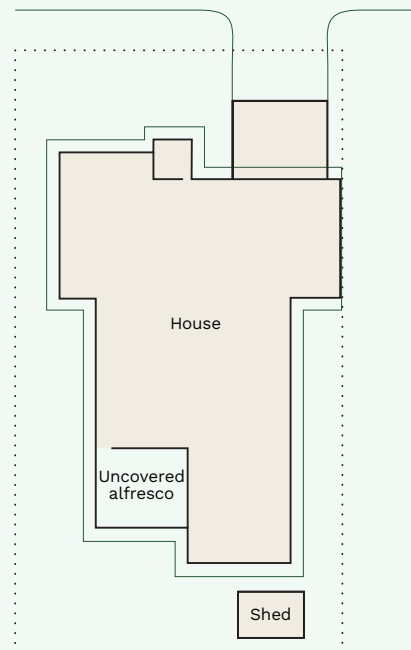
Site cover is the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also includes covered verandahs or porches.

You may also see the term built to boundary or zero lot line - these terms refer to a wall that is built up almost to the boundary of an adjoining lot. Despite the naming, the setback is usually around 50mm - 200mm to allow for construction tolerances and stormwater gutters.

Setback example



Site cover example





3. Facade design

3.1 Articulation

- Roofed elements such as extended eaves, entries, pergolas and verandahs forward of the front wall, as well as recessed windows and doors, give your house a sense of depth.
- At least one habitable room must address the street frontage (or both street frontages for corner lots) as it helps create a connection between your home and the street.
- All homes must include articulation between the alignment of the front wall and the garage on the primary frontage. The minimum acceptable alignment variation is 500mm.
- It is preferred that the garage is setback behind the front wall, however if your garage is the forward protruding element, the maximum distance of the protrusion is 1m, and the roof above your entry must project forward of the garage roof.
- Double storey homes which incorporate a minimum depth 1.5m covered verandah/balcony to the first floor for at least 40% of house width, do not require articulation between the front wall and the garage.

Some inspiration



3. Facade design – continued

3.2 Windows and glazing

- Windows overlooking the street and public green space from habitable rooms provide passive surveillance, make the community safer, and can take advantage of any views.
- Choose window styles that complement the housing style.
- Subject to solar orientation a minimum of 20% of the front of your house shall be glazed.

3.3 Design repetition

Consult with your builder to understand if similar house designs are proposed in proximity to your lot. Where this occurs, you may wish to consider adjustments to elements within your design and/or the colour and material selections to allow for greater individuality.

3.4 Entry

- The approach to your front door must be prominent and visible to the street, covered by a porch/verandah or portico that projects forward or above the main roof line of the home.
- All supporting posts used within the structure of the porch/portico must be of an appropriate scale and present a minimum width of 300mm to the street.
- Include glazing to the entry, either through:
 - the inclusion of an entry door with adjacent window.
 - or a minimum 1m wide door which contains integrated glazing.

Some inspiration





3.5 Corners and park frontages

If you're building your new home on a street corner or opposite parklands, maximise this by designing your home to address the street and public space. This adds to the appearance of your home and provides passive surveillance.

- For the house elevation facing a secondary street, the first 4m must include at least two of the following features:
 - a continuation of the front facade's materials and detailing.
 - windows of a style consistent with the front facade, with a minimum glazing area of 1m².
 - roof and wall articulation.
 - wrap around verandah/pergola/balcony etc around the street corner.
- A minimum 10% of the facade area facing the secondary street or park must comprise windows or glazing.
- Homes on park frontages must address the park frontage through verandahs, balconies, decks or patios that face the park.

Some inspiration



3. Facade design – continued

3.6 Roof pitch and form

The roof is a big part of the home and contributes to the streetscape significantly, here are some guidelines when designing the roof of your new home.

- For your roof to be in balance with your home and others in the street, the pitch of a hip or a gable is to be a minimum of 20 degrees, and not exceed a maximum of 29 degrees.
- If your roof is a skillion roof, a pitch shall be between 7 and 15 degrees.
- A minimum of two roof planes are required to all skillion roofs to provide a balanced appearance for the roof.
- Parapet designs are only permitted where included as a feature of the overall design of the home.
- Single storey parapet roof designs are not permitted to the entire front facade.
- Other roof forms may also be considered where they complement the architectural intent of the home and contribute positively to the streetscape. They will be assessed on their design merit by the Kinma Valley Covenant Officer.

Some inspiration





3.7 Eaves

We recommend that you consider eaves to all aspects of your home.

- A minimum of 450mm deep eaves must be provided to any of your home's frontages visible to a street or public open space or park.
- Eaves must return down the sides of the home a minimum of 1.5m from any street or public frontage.
- Two-storey homes must include eaves to all elevations of the home at the upper level.
- Eaves are not required to sections of facade finished to a built to boundary or parapet, verandah, or patio/porch.

3.8 Building materials

Building materials that complement the architectural style of your house add greatly to its streetscape appeal.

- Your front facade must include at least two different wall materials or finishes that draw attention to your home's entry and reduce the visual impact of the garage door.
- A minimum of 20% of the front facade area (excluding windows and doors) must be provided with a secondary or feature material.
- We encourage the use of brickwork, refer to the material swatches in this document.
- Unfinished materials including concrete block work, highly reflective or unpainted materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.
- Steel roofing materials of any profile cannot be used as the predominant wall material.
- Highly reflective window tints detract from the look of your home and should not be used to any street facing frontages.

Some inspiration



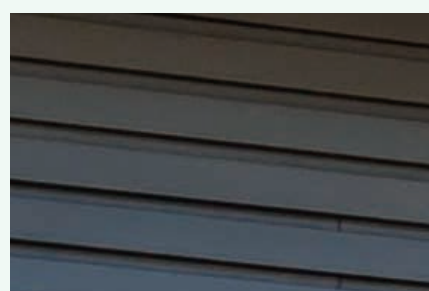
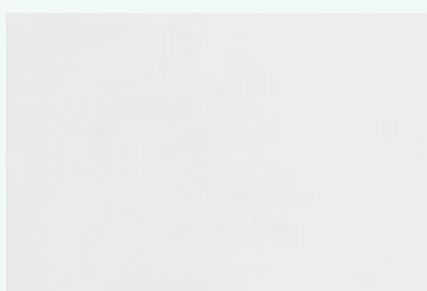
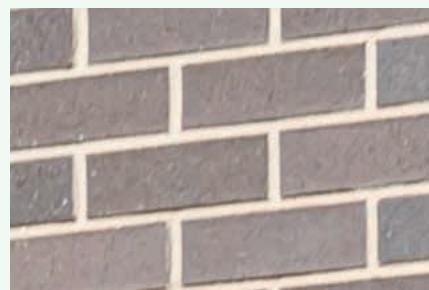
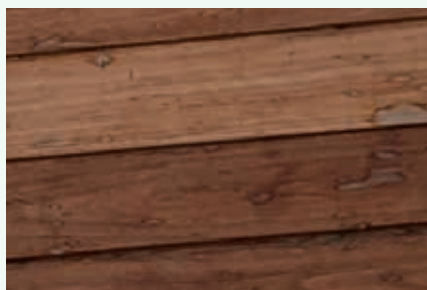
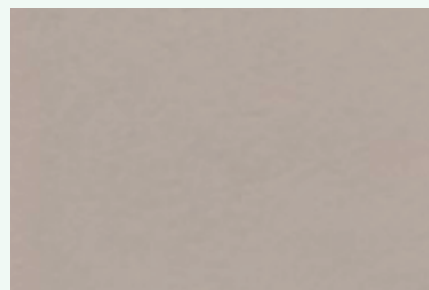
Eaves enhance the look of your home, boost energy performance and have a positive impact on the quality of the streetscape.

3. Facade design – continued

- We encourage low front fences – consider using brick in front fences – these can be mixed with hedging or wood picket.
- For fences, courtyard walls, and letter boxes, use materials and colours that complement your home.
- We encourage the use of natural material(s) as an accent on the front facade of your new home.

3.9 Colour palettes

- Natural earthy toned colours that suit the natural environment of Kinma Valley, such as off-whites, browns, greens, creams and greys, are permitted as the main colour for walls, garage doors and other major surfaces.
- Accent materials such as fascias, gutters, window trims, front doors, balustrades and handrails should be a complementary colour to the house.
- The colour of gutters should match the roof tile for a cleaner architectural result and downpipes should match the adjacent wall colour and not be highlighted.
- All roof and wall colour selections are to be complementary. Overly bright and unnatural colours are only permitted as a feature accent and must not be provided as major wall elements. Roof colour shall comply with section 5.4.





3.10 Garages

Garages and driveways can have a negative impact on the street when they dominate the home and landscape.

- Garage doors on the primary frontage of single storey homes must not occupy more than 50% of the width of the home.
- Any garage door should not exceed 5.4m wide.
- We recommend avoiding triple garages, but if you do decide to build one, minimise how much the garage dominates the front view of your home. Articulation is required between the garage doors, with the third garage door to be set back a minimum of 500mm behind the alignment of the other garage doors. The additional door must not exceed 3m in width.
- The setback requirements for garages apply to carports.
- Carports work well when they're located behind the front facade of your home.

Some inspiration



3. Facade design – continued

3.11 Driveways

- The preferred location of driveway is shown on the building envelope plan.
- Where a concrete footpath is provided to the front of the lot, the existing footpath is to be saw cut and removed in accordance with the Moreton Bay Council standard design drawings.
- Driveways and paved areas within your property cannot exceed the width identified in Moreton Bay Council standard design drawings.
- Driveways across the verge must comply with Council requirements and widths cannot exceed 4m for a single garage or 5m for a double garage at the front property boundary.
- Where access is required to service the rear of a corner lot, temporary access may be obtained from the secondary street where it does not conflict with services or streetscape planting locations; and the road facilitates this arrangement.
- Only one permanent driveway is permitted to each dwelling.
- Acceptable driveway materials include pavers, concrete (either broom finished, coloured, stamped or exposed) or any combination of these elements.
- Your driveway must be completed before you move into your home.





3.12 Non-standard homes

Everyone lives their lives differently and you choose a lot to build the home you want to live in. This variation and difference is a part of what gives a community character, so we've provided some design tips for your happy place.

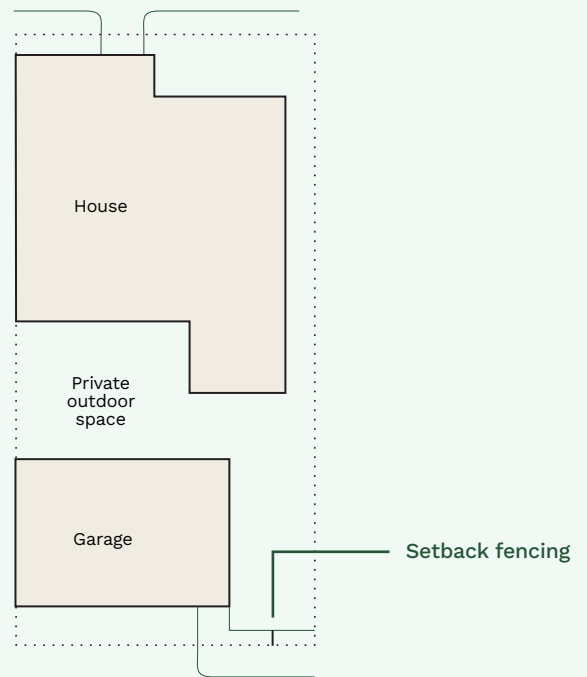
The design of dual frontage homes is not so different to single homes. So, we recommend you still apply the guidelines in the preceding chapters.

3.12.1 Dual frontage homes

If your home is a dual frontage home, that is a home that has a street or laneway on both ends of the lot.

- Your lot shall be designed so that the vehicular access will only be from the rear access street.
- Set your rear fencing a minimum of 500mm from the rear boundary for some variation to the street.
- We recommend a garden bed between the boundary and the fence.
- When deciding between turf or a garden in an area, think about how easy it is to access with a mower. If your mower won't reach it'll just overgrow so we recommend a low maintenance garden, or paved area instead.
- Your lot will work best with the primary private outdoor space in between your home and the garage. This uses your space more effectively.
- The rear street is like a 'second front yard' so we recommend that fencing on your rear street/lane be decorative rather than a standard backyard fence.

In some locations, fencing and a letterbox to the front of your lot may be provided so we can create a consistent streetscape for all to enjoy.



4. Design requirements for landscaping

4.1 Front landscaping

The front yard provides a great opportunity to create an outdoor space you can enjoy and use. It contributes to your and everyone else's enjoyment of the street.

Now we're going to provide some guidelines to create a front yard you'll love.

- Shade sails are not permitted in the front yard of your home.
- A minimum of 50% of your front yard is to be landscaped with a combination of garden beds and grass.
- Planted garden beds are required to the strip between your driveway and side boundary.
- Your yard, including the verge, is to be landscaped within six months of moving into your home.
- Grass in the adjacent verge must be made good as part of your landscaping.
- Artificial turf is not an acceptable landscape treatment within the front yard or verge areas.

Below is the minimum number of plants for a front yard

Lot frontage width	18m or more	16m – 18m	14m or less
Number of trees/large shrubs	3	2	1
Number of shrubs (less than 1m high)	15	10	10
Number of ground covers	20	15	15
Planting bed area (m ²)	30	18	15

Pot size	Trees/large shrubs	Shrubs	Groundcovers
45lt	200mm – 300mm	125mm – 140mm	



Other elements to consider in your landscape are as follows:

- Consider including a recreational use in the front yard, like a basketball hoop or a porch where you can sit and watch the world go by.
- Consider building a low front fence and/or low hedges to define your front yard especially where you have a recreational use in the front yard.
- While the verge between your block and the street is council controlled land, Moreton Bay Regional Council does allow verge gardens; we recommend checking out council's guidelines.
- Select plants that are suitable for your lifestyle, the local climate and your lot. We recommend using local native species where you can. Additionally, you may consider planting some edible species (e.g., small fruit trees).
- We recommend you be careful with some trees, check to ensure its roots won't cause issues with cracking slabs or other property damage.
- It's preferable to include a pedestrian path separated from the driveway to the front door for pedestrian safety.

4.1.1 Corner lot landscaping

On corner lots, planting including trees and shrubs must be provided to wrap the corner of the lot and address both street frontages.

Front landscaping inspiration



4. Design requirements for landscaping – continued

4.2 Fencing generally

In addition to these guidelines all fencing is subject to council and other statutory requirements. It is the responsibility of the owners to maintain all their fences.

Getting the balance right with your fence is important; it needs to be low enough or have a level of transparency to provide safety, through passive surveillance and the opportunity to interact with others but also mark out what is private and what is public.

4.2.1 Low front fencing and/or hedging

We encourage low front fencing and/or hedging. This can include some sort of activation like seating and can create a useable outdoor space in your front yard. Where fencing is desired forward of the house, it is required to be:

- The fence or hedging can be up to a maximum 1.2m high.
- Where the fence includes an integrated retaining wall, a combined maximum height of 1.5m is permitted.
- Acceptable fencing materials include rendered masonry, painted or stained timber with expressed posts and shaped paling, capping, or open metal panels. Solid metal fences will not be permitted.
- Refer to the **Designing your Garden Guide** for recommended hedge plants.
- Where a courtyard fence is required to enclose private open space provided at the front of the home, solid fencing over 1.2m in height may be provided, subject to approval from Stockland.

Hedges may form a front fence and can enhance the appearance of your front yard, however they do require more regular maintenance. Similar to standard fencing, we recommend aiming for a height of 1.2m and consider mixing it with other materials.

Front landscaping inspiration



Fencing that is well designed has a positive impact on your home and street.



4.2.2 Secondary street fencing

While it might seem less noticeable, fencing elsewhere around your block is also important to the overall feel of the community.

If you have a corner block, you may have secondary fencing (usually on the long side of your lot without the front door or letterbox).

- Fencing fronting a secondary frontage or public open space is required to be:
 - a maximum height of 2m including retaining
 - the fence element cannot exceed 1.8m and can be solid to this height.
 - any gates provided within these fences must be of a design consistent with and complementary to the fence.
- Excluding retaining elements, these fences should consist of no more than two materials/colours.
- The fence must be decorative. Acceptable materials include painted or stained timber with expressed posts and shaped palings or a top rail; masonry fences in brick or finished block including render and paint with suitable timber or open metal infill.
- Solid metal fences will not be permitted.
- Secondary fencing must finish 4m behind the front wall of your home. The return section to the home must be of a consistent design and finish as the secondary fencing. You could use gardens, low fencing, or hedges to link in consistently with any front fencing.

Some inspiration



4. Design requirements for landscaping – continued

4.2.3 Internal boundary fencing

Some internal boundary fencing may be built by Stockland (see below). But where they aren't we have the following guidelines for building your internal fencing:

- Maximum 1.8m high and agreed with your neighbour where possible.
- Aim to match the fence type with the standard in your part of Kinma Valley.
- Build the side fence to a minimum of 1m behind the front of your home and return to the side wall of the home.
- Taper the side fence to the front fence if you choose to have one.
- All timber side fence returns between the house and the side boundary must be painted or stained.

4.2.4 Fencing by Stockland

Where indicated on sales plans, Stockland will build fencing along open space boundaries and on high-profile locations. This fencing can't be altered, removed, damaged or modified. However, a section of the side fence if on a retaining wall on the zero lot line along a garage may be removed to allow construction.

If you want to remove a section or modify any of the Stockland fencing get in contact with the local Stockland staff member and we also recommend discussing with any affected neighbours.

Some inspiration





4.3 Retaining walls

Retaining walls facing the street can have a positive impact on the visual appeal of your new home, yard and the neighbourhood. Ensure you check with council to confirm their requirements, specifically height limits and stepping of retaining walls.

If building a retaining wall, we recommend getting independent advice from an engineer as retaining walls can be critical in the stability of yours and your neighbours' lots.

- Retaining wall materials can be boulders, timber, concrete sleepers, or rendered or feature block walls.
- Retaining walls visible along street or public open space frontages cannot exceed 1.0m in height in any single step. A planted strip a minimum depth of 500mm is required between the front boundary and the retaining wall.
- Retaining walls to side boundaries between lots cannot exceed 1m high at the front wall of the house and must taper down forward of the home.
- In some instances, Stockland has undertaken retaining to improve the buildability of your lot. These walls cannot be modified without approval from Stockland and may require independent advice from your engineer.

Some inspiration



4. Design requirements for landscaping – continued

4.4 Ancillary elements and screening of structures

Don't forget to pay attention to the small details such as letterboxes, bins, and storage to reduce the visual impact of these necessities.

Letterboxes

To be complemented with landscaping and must match the quality and style of the home.

Rubbish bins

Must be stored where they are not visible from the street, or a permanent built screening structure or enclosure is to be provided.

Elevated construction

The underside of flooring must be screened to minimise the visual impact of under floor services. This may be achieved through battening, landscaping or a combination of both.

Meter boxes, gas meters, air conditioning equipment and other services

Must be located in the least visually obtrusive location, away from public view from the street, or be screened or coloured to match the adjacent wall finish.

Sheds and storage

- Boats, caravans or similar must not be visible from the street or public open space.
- Garden sheds larger than 10m² in plan area will require council approval.
- Garden and storage sheds 12m² and less must be located 900mm off the boundary and will not require approval from the Kinma Valley Covenants team.
- Prefabricated metal sheds over 12m² must be located within the building zone, and the roof and wall materials must be similar to the main dwelling.

Rainwater tanks and clotheslines

Must not be visible from any street or public open space.

Signage

Home business signage must be submitted for approval. All other signs other than real estate signs, builders' signs and development signage are prohibited.

Swimming pools and associated pumps and filters

- Must be screened from view from neighbouring homes and public open space.
- Swimming pool fencing must comply with relevant Australian Standards and Building Codes of Australia.

Some inspiration





5. Affordability and liveability

5.1 Solar

- A minimum 1kW solar system is required to be provided to all homes.
- Solar panels are most effective on the north-most side of your roof or as directed by the installer if you don't have sufficient roof space.
- Solar panels and solar hot water collectors and their frames visible from the street or public open space should follow the roof pitch to minimise visibility and bulk.
- Panels may be paired with a solar battery storage system. The battery captures unused solar power and stores it for later use.

Solar hot water uses the heat from the sun to provide hot water for your home which reduces energy usage.

- Select the size that best suits the size of your household and your hot water needs.
- Ensure the hot water roof collector is installed in accordance with the specifications.

Some inspiration



Solar panels generate electricity from the sun and reduce the need to buy electricity during the day.

5. Affordability and liveability – continued

5.2 Heating and cooling

A home with great natural light and natural ventilation will be easier to heat and cool, more comfortable and cheaper to run.

Most of these features can be achieved with little if any extra cost:

- Improving the NatHERS rating of your home during design will reduce the amount of energy and cost of heating or cooling your home. Talk to your builder about options for 7 star or higher.
- Face key living areas to the north or north-east to let in winter sun
- Shade windows and outdoor areas to protect from the summer sun.
- Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes.
- Use reflective and bulk insulation to reflect the sun in summer and hold in heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.





5.3 LED lighting

LED lights can do the same job as a compact fluorescent globe or a halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.

- Select the lumen output of each LED. Lumens is a measure of total light output and is usually shown on the packaging, make sure you choose the right luminosity for the size and expected usage in the space.
- We also recommend controlling outdoor lights with timers, motion sensors or photocells to reduce electricity usage.
- Dimmers can save electricity – check with the supplier to ensure the dimmer is compatible with the LED.

5.4 Light coloured roof

Dark roof and wall colours absorb heat and should be avoided. Light and medium colours are preferred as they absorb less of the sun's energy and may help you save energy.

Metal roofs must have a Solar Absorptance (SA) rating of no more than 0.60 and tiled roofs must have a Solar Absorptance (SA) rating of no more than 0.80, as classified by the Building Code of Australia. The below selection provides an overview of the different SA ratings for reference purposes. Product-specific ratings are readily available from the suppliers' website.

Some inspiration



Glossary

Building approval

The approval pathway used to obtain development consent for your home from an authority (usually council)

Contract of sale

The sale contract for which you have purchased your land. Your contract will contain requirements and conditions to be adhered to including compliance with these guidelines.

Design approval

An approval from Stockland confirming that your home has been designed in accordance with the intended outcomes of these guidelines.

Sales plan

The plan for indicative information purposes that shows a stage release.

Open space

Generally, refers to parkland or environmental conservation – this land is publicly accessible.

Built form

Refers to the shape a structure takes and encompasses all of the elements associated with a structure.

Siting

The location of a structure on a lot.

Articulation

Refers to changes in a structure's facade, often achieved by having portions of the wall protrude. This is in contrast to a singular flat surface

Alignment

The position of an object (e.g., fence) or building element (window) relative to another object or building element.

Glazing

The glass component of a window.

Addressing

How a building, or yard interfaces with other buildings, streets, or open space.

Passive surveillance

Also known as natural surveillance, it refers to clear sight lines, effective lighting and reduction of entrapment areas to improve the safety of an area.

Facade

The external component of a structure often refers to the front of a structure by default.

Masonry

Individual blocks laid and bound together by mortar – often bricks or stonework.

Built to boundary

Refers to a wall that is built up almost to the boundary of an adjoining lot.

Zero lot line

As above.



Kinma Valley building and siting guidelines

Note: Refer to guidelines for more detail

Your home and your land		Yes	No	N/A
2.1 Setback and site cover plans				
	House is located within the setbacks.			
	The site cover has not been exceeded.			
	If the zero lot is used - it is on the correct side and within tolerance.			
	Council open space requirements have been achieved.			
Facade design				
3.1 Articulation				
3.1.1	Roofed elements (such as extended eaves, entries, pergolas and verandahs) forward of the front wall, as well as recessed windows and doors are required.			
3.1.2	At least one habitable room must address the street frontage (or both street frontages for corner lots).			
3.1.3	All homes must include articulation between the alignment of the front wall and the garage on the primary frontage. The minimum acceptable alignment variation is 500mm.			
3.1.4	It is preferred that the garage is setback behind the front wall, however if your garage is the forward protruding element, the maximum distance of the protrusion is 1.0 metre, and the roof above your entry must project forward of the garage roof.			
3.1.5	Double storey homes which incorporate a minimum depth 1.5 metre covered verandah/balcony to the first floor for at least 40% of house width, do not require articulation between the front wall and the garage.			
3.2 Windows and glazing				
3.2.1	The home must include windows overlooking the street and public green space from habitable rooms.			
3.2.3	Subject to solar orientation a minimum of 20% of the front of your house shall be glazed.			
3.3 Design repetition				
	Consult with your builder to understand if similar house designs are proposed in proximity to your lot. Where this occurs, you may wish to consider adjustments to elements within your design and/or the colour and material selections to allow for greater individuality.			

Kinma Valley

		Yes	No	N/A
3.4 Entry				
3.4.1	The approach to your front door must be prominent and visible to the street, covered by a porch/verandah or portico that projects forward or above the main roof line of the home.			
3.4.2	All supporting posts used within the structure of the porch/portico must be of an appropriate scale and present a minimum width of 300mm to the street.			
3.4.3	Glazing is to be included in the entry, either through: <ul style="list-style-type: none">• The inclusion of an entry door with adjacent window.• Or a minimum 1 metre wide door which contains integrated glazing.			
3.5 Corners and park frontages				
3.5.1	For the house elevation facing a secondary street, the first 4 metres must include at least two of the following features: <ul style="list-style-type: none">• A continuation of the front facade's materials and detailing.• Windows of a style consistent with the front facade, with a minimum glazing area of 1m².• Roof and wall articulation.• Wrap around verandah/pergola/balcony etc around the street corner.			
3.5.2	A minimum 10% of the facade area facing the secondary street or park must comprise windows or glazing.			
3.5.3	Homes on park frontages must address the park frontage through verandahs, balconies, decks or patios that face the park.			
3.6 Roof pitch and form				
3.6.1	The pitch of a hip or a gable is to be a minimum of 20 degrees, and not exceed a maximum of 29 degrees.			
3.6.2	If your roof is a skillion roof, a pitch shall be between 7 and 15 degrees.			
3.6.3	A minimum of two roof planes are required to all skillion roofs to provide a balanced appearance for the roof.			
3.6.4	Parapet designs are only permitted where included as a feature of the overall design of the home.			
3.6.5	Single storey parapet roof designs are not permitted to the entire front facade.			
3.6.6	Refer 5.4 for roof colour.			
3.7 Eaves				
3.7.1	A minimum of 450mm deep eaves must be provided to any of your home's frontages visible to a street or public open space or park.			
3.7.2	Eaves must return down the sides of the home a minimum of 1.5 metres from any street or public frontage.			
3.7.3	Two-storey homes must include eaves to all elevations of the home at the upper level.			
3.7.4	Eaves are not required to sections of facade finished to a built to boundary or parapet, verandah, or patio/porch.			



Yes No N/A

3.8 Building materials

3.8.1	Your front facade must include at least two different wall materials or finishes that draw attention to your home's entry and reduce the visual impact of the garage door.			
3.8.2	A minimum of 20% of the front facade area (excluding windows and doors) must be provided with a secondary or feature material.			
3.8.3	Unfinished materials including concrete block work, highly reflective or unpainted materials are not permitted.			
3.8.4	Steel roofing materials of any profile cannot be used as the predominant wall material.			
3.8.5	Highly reflective window tints detract from the look of your home and shall not be used to any street facing frontages.			
3.8.7	For fences, courtyard walls, and letter boxes, the materials and colours shall complement the home.			
3.8.8	All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.			

3.9 Colour palettes

3.9.1	Natural earthy toned colours that suit the natural environment of Kinma Valley, such as off-whites, browns, greens, creams and greys, are permitted as the main colour for walls, garage doors and other major surfaces.			
3.9.2	Accent materials such as fascia's, gutters, window trims, front doors, balustrades and handrails should be complementary colour to the house.			
3.9.3	The colour of gutters should match the roofing material for a cleaner architectural result and downpipes should match the adjacent wall colour and not be highlighted.			
3.9.4	All roof and wall colour selections are to be complementary. Overly bright and unnatural colours are only permitted as a feature accent and must not be provided as major wall elements.			
3.9.5	Refer 5.4 for roof colour.			

3.10 Garages

3.10.1	Garage doors on the primary frontage of single storey homes must not occupy more than 50% of the width of the home.			
3.10.2	Any garage door should not exceed 5.4 metres wide.			
3.10.3	Avoid triple garages where possible, but if you do decide to build one, minimise how much the garage dominates. Articulation is required between the garage doors, with the third garage door to be set back a minimum of 500mm behind the alignment of the other garage doors. The additional door must not exceed 3 metres in width.			
3.10.4	The setback requirements for garages apply to carports.			

3.11 Driveways

3.11.1	The driveway is located in the position shown on the building envelope plan, or as agreed with Stockland.			
3.11.2	Where a concrete footpath is provided to the front of the lot, the existing footpath is to be saw cut and removed in accordance with the Moreton Bay Council standard design drawings.			

Kinma Valley

		Yes	No	N/A
3.11.3	Driveways and paved areas within your property cannot exceed the width identified in Moreton Bay Council standard design drawings.			
3.11.4	Driveways across the verge must comply with Council requirements and widths cannot exceed 4 metres for a single garage or 5 metres for a double garage at the front property boundary.			
3.11.6	Only one permanent driveway is permitted to each dwelling.			
3.11.7	Acceptable driveway materials include pavers, concrete (either broom finished, coloured, stamped or exposed) or any combination of these elements. (Plain concrete is not to be used).			

3.12 Non-standard homes

3.12.1	Dual frontage homes			
3.12.1.1	Vehicular access shall only be from the rear access street.			
3.12.1.2	Set the rear fencing a minimum of 500mm from the rear boundary for some variation to the street.			
3.12.1.4	Turf shall not be included in areas that cannot be accessed by a lawn mower.			
3.12.1.6	Fencing to the rear street/lane shall be decorative.			

Design requirements for landscaping

4.1 Front landscaping

4.1.1	Shade sails are not permitted in the front yard.																															
4.1.2	A minimum of 50% of the front yard is to be landscaped with a combination of garden beds and grass.																															
4.1.3	Planted garden beds are required to the strip between the driveway and side boundary.																															
4.1.5	Grass in the adjacent verge must be made good as part of the landscaping.																															
4.1.6	Artificial turf is not an acceptable landscape treatment within the front yard or verge areas.																															
4.1.7	Below is the minimum number of plants for a front yard: <table border="1" data-bbox="204 1435 1145 1921"> <thead> <tr> <th>Lot frontage width</th> <th>18m or more</th> <th>16m – 18m</th> <th>14m or less</th> </tr> </thead> <tbody> <tr> <td>Number of trees/large shrubs</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>Number of shrubs (less than 1m high)</td> <td>15</td> <td>10</td> <td>10</td> </tr> <tr> <td>Number of ground covers</td> <td>20</td> <td>15</td> <td>15</td> </tr> <tr> <td>Planting bed area (m³)</td> <td>30</td> <td>18</td> <td>15</td> </tr> </tbody> </table> <table border="1" data-bbox="204 1787 1145 1921"> <thead> <tr> <th>Pot size</th> <th>Trees/large shrubs</th> <th>Shrubs</th> <th>Groundcovers</th> </tr> </thead> <tbody> <tr> <td>45lt</td> <td>200mm – 300mm</td> <td>125mm – 140mm</td> <td></td> </tr> </tbody> </table>	Lot frontage width	18m or more	16m – 18m	14m or less	Number of trees/large shrubs	3	2	1	Number of shrubs (less than 1m high)	15	10	10	Number of ground covers	20	15	15	Planting bed area (m ³)	30	18	15	Pot size	Trees/large shrubs	Shrubs	Groundcovers	45lt	200mm – 300mm	125mm – 140mm				
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4.1.1 Corner lot landscaping

4.1.1.1	On corner lots, planting including trees and shrubs must be provided to wrap the corner of the lot and address both street frontages.			
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4.2 Fencing generally

Yes No N/A

4.2.1 Low front fencing and/or hedging

4.2.1.1	The fence or hedging can be up to a maximum 1.2 metres high.			
4.2.1.2	Where the fence includes an integrated retaining wall, a combined maximum height of 1.5 metres is permitted.			
4.2.1.3	Acceptable fencing materials include brick, rendered masonry, painted or stained timber with expressed posts and shaped paling, capping, or open metal panels. Solid metal fences are not permitted.			
4.2.1.5	Where a courtyard fence is required to enclose private open space provided at the front of the home, solid fencing over 1.2 metres in height may be provided, subject to approval from Stockland.			

4.2.2 Secondary street fencing

4.2.2.1	Fencing fronting a secondary frontage or public open space is required to be: <ul style="list-style-type: none"> • A maximum height of 2 metres including retaining. • The fence element cannot exceed 1.8 metres and can be solid to this height. • Any gates provided within these fences must be of a design consistent with and complementary to the fence. 			
4.2.2.2	Excluding retaining elements, these fences should consist of no more than two materials/colours.			
4.2.2.3	The fence must be decorative: Acceptable materials include painted or stained timber with expressed posts and shaped palings or a top rail; masonry fences in brick or finished block including render and paint with suitable timber or open metal infill.			
4.2.2.4	Solid metal fences will not be permitted.			
4.2.2.5	Secondary fencing must finish 4 metres behind the front wall of the home. The return section to the home must be of a consistent design and finish as the secondary fencing. Gardens, low fencing, or hedges can be used to link in consistently with any front fencing.			

4.2.3 Internal boundary fencing

4.2.3.1	Maximum 1.8 metres high and agreed with your neighbour where possible.			
4.2.3.3	Build the side fence to a minimum of 1 metre behind the front of your home and return to the side wall of the home.			
4.2.3.4	Taper the side fence to the front fence if included.			
4.2.3.5	All timber side fence returns between the house and the side boundary must be painted or stained.			

4.2.4 Fencing by Stockland

4.2.4.1	Fencing built by Stockland cannot be altered, removed, damaged or modified without approval from Stockland. Any impacted neighbours will also need to be consulted. However, a section of the side fence if on a retaining wall on the zero lot line along a garage may be removed to allow construction.			
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		Yes	No	N/A
4.3 Retaining walls				
4.3.1	Retaining wall materials can be boulders, timber, concrete sleepers, or rendered or feature block walls.			
4.3.2	Retaining walls visible along street or public open space frontages cannot exceed 1 metre in height in any single step. A planted strip a minimum depth of 500mm is required between the front boundary and the retaining wall.			
4.3.3	Retaining walls to side boundaries between lots cannot exceed 1 metre high at the front wall of the house and must taper down forward of the home.			
4.4 Ancillary elements and screening of structures				
4.4.1	Letterboxes To be complemented with landscaping and must match the quality and style of the home.			
4.4.2	Rubbish bins Must be stored where they are not visible from the street, or a permanent built screening structure or enclosure is to be provided.			
4.4.3	Elevated construction The underside of flooring must be screened to minimise the visual impact of under floor services. This may be achieved through battening, landscaping or a combination of both.			
4.4.4	Meter boxes, gas meters, air conditioning equipment and other services Must be located in the least visually obtrusive location, away from public view from the street, or be screened or coloured to match the adjacent wall finish.			
4.4.5	Sheds and storage <ul style="list-style-type: none"> • Boats, caravans or similar must not be visible from the street or public open space. • Garden sheds larger than 10m² in plan area will require council approval. • Garden and storage sheds 12m² and less must be located 900mm off the boundary and will not require approval from the Kinma Valley Covenants team. • Prefabricated metal sheds over 12m² must be located within the building zone, and the roof and wall materials must be similar to the main dwelling. 			
4.4.6	Rainwater tanks and clotheslines Must not be visible from any street or public open space.			
4.4.7	Signage Home business signage must be submitted for approval. All other signs other than real estate signs, builders' signs and development signage are prohibited.			
4.4.8	Swimming pools and associated pumps and filters <ul style="list-style-type: none"> • Must be screened from view from neighbouring homes and public open space. • Swimming pool fencing must comply with relevant Australian Standards and Building Codes of Australia. 			
Affordability and liveability				
5.1 Solar				
5.1.1	A minimum 1kW solar system is required to be provided to all homes.			
5.4 Light coloured roof				
5.4.1	Metal roofs must have a Solar Absorptance (SA) rating of no more than 0.60 and tiled roofs must have a Solar Absorptance (SA) rating of no more than 0.80, as classified by the Building Code of Australia.			

A background photograph of a meeting around a wooden table. A person on the left holds a white coffee cup. A smartphone lies on the table. In the foreground, a person's hands are seen reviewing architectural blueprints, with one hand holding a yellow pencil. A large, white, irregular circular graphic is overlaid on the scene, framing the central text.

Design approval checklist

Design approval checklist

The following information and plans need to be submitted with the Design Approval Form. All plans need to be in A3 format as a minimum. These would normally be prepared for you by your builder or architect. You can submit your application through www.portal.beveridgewilliams.com.au

Site plans

1:200

These plans must show the home you are seeking approval for including:

-
- Street address and lot details

 - Site details, including boundary dimensions and bearings, existing contours, setbacks requirements to all boundaries

 - Proposed contours and proposed finished floor levels

 - Easements

 - Private open space

 - North point and scale

 - Setbacks to all boundaries

 - Building outline and extent of overhangs

 - Driveway width, location and materials, including location of existing crossover

 - Height and materials of all fences

 - Location and capacity of solar panels and solar hot water system

 - Location of any rainwater tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos, and pools

 - Proposed cut and fill and retaining walls including materials to be used and height of walls

 - House footprint area and total house internal and covered areas
-

Materials and colour schedule

-
- All external materials and colours in colour
-

House plans

1:100 scale

These plans must include:

-
- Room names

 - Internal and external dimensions

 - Location of meter boxes

 - Width and type of garage door

 - Elevations of all sides of the home

 - An indication of existing and proposed levels

 - Location and extent of proposed materials and colours

 - Location of any elements placed outside the walls or above the roof such as air conditioning condensers, solar panels, aerials and satellite dishes

 - Roof pitch, eave widths, materials and heights
-

Landscape design

1:200 scale

To be prepared by designer, landscaper, horticulturist:

-
- A landscaping plan for all yard areas visible from any street or park must include paved areas, walls fences and any planting including information about species, supplied plant size and location
-

BASIX certificate

-
- A BASIX certificate which demonstrates that the minimum energy targets have been achieved (The NSW Government announced increases to the BASIX standards on 29 August 2022 and these came into effect on 1 October 2023. Make sure that the house design is designed to the latest version.)
-

Design approval form



Allotment details

Lot number: _____

Street address: _____

Village/precinct _____

Owner Details

Name: _____

Mailing address: _____

Contact number: _____

Email: _____

Builder details

Builder company: _____

Builder contact name: _____

Builder address: _____

Builder contact number: _____

Builder contact email: _____

Preferred contact: Builder Owner

Building structure details

Has this house been modified in any way from the standard builders plan for this house type and facade?
 Yes No Unsure

Structure area (m²): _____

Number of bedrooms: _____

Levels/floors: _____

Wall material: _____

Roof material: _____

Roof type: _____

Number of car spaces in garage/carport: _____

NatHERS rating for home: _____

Rainwater tank: Yes No

Number of bathrooms: _____

Number of living spaces: _____

Solar panel system size: _____

Hot water system size: _____

Air conditioning percent of home: _____

Air conditioning energy rating: _____

LED lighting installed: Yes No

Submissions

Submit your application to
portal.beveridgewilliams.com.au

Please ensure the application form includes:

Design approval form

A3 copy of site plan, including land survey

A3 copy of full set of building plans including floor plans, roof plan, elevations and landscape and fencing plan

Materials and colour schedule

Landscape design

A BASIX certificate

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval or any changes.

Name/s: _____

Signed: _____

Date: _____

Stockland Design Services Team

design@stockland.com.au

stockland.com.au
