Design Essentials

Stockland Residential Communities

Stage DPA11 Terraced Lots Only

birtinya
AT OCEANSIDE

WELCOME TO THE DESIGN ESSENTIALS

The Design Essentials form part of your Contract with Stockland in the delivery of attached freehold terrace housing at Oceanside. The Design Essentials are designed to create an attractive streetscape and built form 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 the terrace 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 Stockland's discretion.

The Design Essentials apply in addition to, and not in lieu of other statutory requirements. Approval from your Local Government Authority or a registered building certifier will be required in addition to any approval given by Stockland.

THE APPROVAL PROCESS

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 to be obtained by the Builder, Private Certifier and Owner.

THE DESIGN ESSENTIALS

Siting Requirements	• For siting and setback requirements please refer to the Site Development Plan and the Building Envelope Plan. • Site Coverage is contained within the Site Development Plan within the Allotments Setback Table.
Setbacks for Waterfront Lots	• The setbacks for lots adjoining and backing onto the Western Waterway please refer to the Site Development Plan within the Allotments Setback Table.
Glazing to the street	• The façade area (excluding the garage door) facing a street or public area is to include sufficient glazing (minimum 10%) to allow passive surveillance of the street. • All homes are to have a window/door or balcony from a habitable room that faces the street
Front Façade Articulation & Design (including Garage requirements)	• Façade Repetition: Adjoining Terraces should demonstrate a cohesive and complimentary approach to façade form and materials. Stockland reserves the right to ensure there is to be no repetition of the same front facade within a cluster of terrace housing by one builder. There is to be no façade repetition within 5 cluster terrace housing product within the same street. • Walls may be up to 6.0mtrs long before a change in setback and eave line of at least 450mm is required. This requirement includes ground and first floor levels and to be applied to front and rear facades of the terraced home. • The primary entry on all homes is to incorporate a covered roof area with a minimum depth of 1.5mtrs. **Garage Requirements:** • Garages on single storey homes are to be setback a minimum 450mm behind the front building line of the home. (The front building line of the home is defined as a solid wall on the front façade of the home. A pier, nib wall, portico or open structure will not be permitted as a solid wall of the home for the garage to be setback behind). • Garages on single storey homes constructed on lots less than 300m² only are permitted to be constructed forward of the building line where these additional requirements are met: A front fence is to be constructed out to the front boundary of the lot and be constructed forward of the garage. This fencing is to meet the front fencing requirements listed within the covenant and is to meet the height and transparency requirements. • Garages on double storey homes are permitted to be constructed forward of the building line where these additional requirements are met: The 2nd storey of the home is to be constructed as either a cantilever design with an overhang over the garage towards the front street of 1.0mtr (excluding eaves) or within at least 1.0mtr of the ground floor garage wall for this requirement to be approved.
Secondary Street Façade Design & Articulation	• On Secondary Street Facades (not limited to corner lots) walls may be up to 7.5mtrs long before a change in setback and eave line of at least 450mm is to apply. This requirement includes facades visible from road reserves, easements, public walkways and parks.

Garages/Carports	• Freestanding or attached Carports and Garages must include a roof design , material and design features which are consistent with the form and materials of the home and fencing. These items are to meet the setback requirements for garages also. • Carports must allow lock up and screened storage when visible from the front and secondary street facades.
External Wall Finishes	• Homes are to be constructed to reflect contemporary Queensland Coastal Architecture and have regard to the climatic conditions of the area and the estate's unique location • The use of other building materials including cladding, custom orb and timber screens or other contemporary building products are encouraged and can be applied to the home. Building materials selected must be displayed on the plans at time of plan submission for covenant approval. All other External Wall Finish requirements are to be met. • External house walls in masonry are to be rendered only. • Feature Face Brick is acceptable for up to 20% of the front façade area only. Unfinished 'common' bricks are not permitted. • As a feature to the front and secondary external walls of the home there is to be two (2) different materials and two (2) different colours to be applied. Not one (1) material or colour is to take up more than 70% of the front and secondary external walls on the street facades. The garage doors, front entry doors, window frames and roof materials including gable features do not form part of the two (2) different materials and (2) different colours to be applied.
Roof Form & Colour requirements	• As a positive Energy Efficiency requirement there is to be no "Dark Coloured Roofing" permitted. A non permitted roof colour listing can be obtained from the Stockland Sales Professional or your chosen Builder. • Roofing must be of a scale and form representative of contemporary Queensland Architecture. • 30 degrees is the maximum pitch for any roof (other than a skillion roof). • 15 degrees is the maximum pitch for a main skillion roof.
Driveways	• All crossovers and driveways are to be completed prior to occupation. • Driveways must not be constructed from plain or painted concrete. • There is to be no movement of any driveway location. Individual driveway locations are displayed on the Site Development Plan and Building Envelope Plan. A change to driveway locations can disrupt on street parking, tree planting locations, letterbox locations and other driveway locations on adjoining lots.
Access to Letterbox requirements	• All properties must provide clear access for a postal delivery motorbike to deliver mail to their letterbox. • If properties have a garden feature or bio pod adjoining their property boundary the letterbox must be orientated towards the driveway and not orientated out towards the front property boundary. This will allow for postal deliveries to occur safely and efficiently to the letterbox. • If the letterbox is effected by these items and is not orientated for ease of delivery, postal items may not be delivered to the property.

Landscaping Requirements)	• The front and secondary yards (property boundaries) are to apply a mixture of ground cover, shrubs, plants and/or trees with a minimum of at least 2 x 1.5mtr high stock plants (at time of planting). The majority (minimum 60%) of the front and secondary yards (property boundaries) are to be landscaped with gardens. The remaining 40% can be turfed only (if turf is an option at all). • All landscaping to the front and secondary property boundaries (if not included in the building contract by the builder) is to be completed after handover within 6 weeks of occupation to the home. • A Landscaping Plan matching the above requirements must be submitted at the time of plan submission for Covenant Approval.
Fencing requirements (Including screening)	• Please ensure all proposed fencing is discussed with your adjoining neighbour prior to construction. Please refer to the relevant Neighbourhood Disputes Resolution Act 2011 and/or any Guidelines in your State and Local Government Area regarding fencing requirements. • Please refer to the Landscaping & Fencing Plan included in the Terrace Housing Building Contract of sale (Attachment 1) and the SDP (Site Development Plan). • Any alterations or changes to any fencing by the owner of the Terrace Housing Product will require a covenant assessment and approval. • Please ensure all fencing is constructed as displayed on the SDP. There is to be no extensions or screening devices that are applied to any fence to exceed the maximum height as displayed in the SDP Fencing Plan. Any extension, screening or additional materials attached to the top of any fencing will be in non compliance of the covenant. Any such item will be required to be removed by the owner of the property at the owners expense.
Front Fencing Requirements	• All front fencing to be constructed will require a Covenant Approval to be obtained by the Stockland Covenant Department prior to construction if not constructed by the Developer. • All front fencing is to be displayed on the site plan at time of plan assessment for approval. • Please refer to the Landscaping & Fencing Plan included in the Terrace Housing Building Contract of sale (Attachment 1) and the SDP (Site Development Plan).
Secondary Street Fencing Requirements (Not limited to Corner Lots)	• All front fencing to be constructed will require a Covenant Approval to be obtained by the Stockland Covenant Department prior to construction if not constructed by the Developer. • All front fencing is to be displayed on the site plan at time of plan assessment for approval. • Please refer to the Landscaping & Fencing Plan included in the Terrace Housing Building Contract of sale (Attachment 1) and the SDP (Site Development Plan).
Side and Rear Fencing Requirements	• All front fencing to be constructed will require a Covenant Approval to be obtained by the Stockland Covenant Department prior to construction if not constructed by the Developer. • All front fencing is to be displayed on the site plan at time of plan assessment for approval. • Please refer to the Landscaping & Fencing Plan included in the Terrace Housing Building Contract of sale (Attachment 1) and the SDP (Site Development Plan).

Waterfront and Sensitive Area Fencing (including by not limited to parks and public areas)	• Please refer to the Landscaping & Fencing Plan included in the Terrace Housing Building Contract of sale (Attachment 1) and the SDP (Site Development Plan). • All fencing is to taper for the final 3mtrs of fencing to meet the height of the rear or side fencing connecting to these sensitive areas.
Swimming Pool Requirements	• Please refer to the Site Development Plan for requirements which are to apply to all swimming pools. The owner, builder and private certifier will be responsible for any swimming pool requirements that are to apply as listed in the SDP with Zones of Influences, Setbacks, Retaining Walls and Easements taken into consideration. The owner, builder and private certifier will need to be responsible for any council or building code requirements also which are to apply to swimming pools.
Developer Works (Including Retaining Walls, Fencing, Parks or Entry Statement)	• Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner of the Terrace Home to the standard to which it was constructed by the Developer. • All fencing connected to any developer fencing must be only constructed to the same height of the developer fencing and covenant approval obtained prior to any additional fencing applied to the Terrace Home.
Retaining Walls	• Please discuss proposed retaining walls with your adjoining neighbour prior to construction. Please ensure that the height of the retaining is appropriate to suit the finished ground levels on adjacent blocks. • Retaining walls visible from the street, walkable waterfront, park or public space areas are to be constructed from masonry with a rendered and painted finish and/or stone only. Where the height of the wall is less than 300mm and is not visible from the above listed areas the retaining wall can be constructed of timber sleepers.
Sheds	• There is to be no sheds permitted within the Terrace Housing Product.
Outbuildings (including structures)	• All outbuilding must be constructed behind the front or secondary street building line of the home and are not to be visible from the front and secondary street boundaries or any public area. • All outbuildings must be displayed on the site plan at the time of plan submission for a Covenant Approval to be obtained prior to construction. • All structures including but not limited to gazebo's, alfrescos, patios, verandahs and porch areas including extensions or renovations which are to be applied to the home after builder handover or after the original plans for the lot have been covenant approved the owner and builder will be responsible for obtaining a covenant approval for these structures prior to construction. Items including but not limited to: location and siting of the structures, material, size and height, site coverage, external material and colours will need to be checked and approved prior to construction. These structures may also require a Council approval and building permit prior to construction which will be the owner and builders responsibility.
Clothesline	• External clothesline will need to be clearly displayed on the site plan at time of plans submission. • All clotheslines must be constructed behind the front or secondary street building line of the home and are not to be visible from the front and secondary street boundaries or any public area.
Non-Ground Mounted Plant or Equipment	• Roof mounted items visible from the street or public spaces must be minimal including but not limited to: satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units, spa and pool pumps. • Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.

Ground Mounted Plant or Equipment (Including rubbish bin storage and water tanks)	• All ground mounted services are not to be visible from any street or public space. This includes but is not limited to homes constructed on corner lots or visible from easements, walkways, parks and road reserve. These items may include: heating & cooling units, rubbish bins or compost bins, swimming pool equipment, gas bottles, rain water tanks and clothes lines. • If bin storage is proposed on a house design which does not have side access, a bin storage enclosure can be designed to completely screen the bins to be completely non transparent through the screen. The bin location and screening device is to be included on the site plans at time of plan assessment for a covenant approval to be obtained prior to construction.
Energy Efficiency Requirements	• All dwellings are to be wired with an "off-peak" energy circuit enabling the general household appliances to be connected at the discretion of the home owner. • All pool pumps are to be 5 star energy rated or connected to "off-peak" energy circuits. • All split system air conditioners are to be "peak smart" enabled and activated. • All hot water systems are to be connected to "off peak" energy circuits unless solar hot water is installed.
National Broadband Network (NBN)	• For certain stages of Birtinya Island NBN network will be supplied. • In-house wiring must comply with the requirements of NBN in-home wiring guide including Home Distributor, Conduiting, Category 6 wiring and power supply. • The owner and the builder will be responsible for these requirements with the owner to speak with their chosen builder if any additional wiring to the home internally and externally is to be provided at time of house construction.
Sewer or Manhole Zone of Influence requirements	• Please ensure all works that are carried out that are adjacent to any sewer or manholes including but not limited to landscaping and earthworks are to be applied and to ensure that the sewer or manhole is not adversely impacted upon. • This may include covering, burying, modifying, changing and causing damage to the manhole. Any works carried out that impact on the manhole will need to be rectified at the property owners expense.

Presentation and Maintenance of your lot and completed home	An owner/builder must not permit; cause or authorise any damage to: • any adjoining lot and/or • any other part of the Birtinya Community including but not limited to footpaths, kerb and channel, roadways and/or landscaping. Where such damage occurs and Stockland is required to undertake repairs the owner/builder of the Terraced Home will be responsible to pay the cost of these works. Your property must be kept in a clean and tidy state at all times. Silt fences and rubble driveways are in place and must be maintained during the total construction of the Terrace Home. Where rubbish, soil and grass cuttings are washed or blown from the Terraced lot and Stockland determines it is necessary to remove this rubbish the owner/builder will be responsible to pay for the cost of the removal/clean up. The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times. The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full so no material escapes the waste bin. The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day. No excavated material shall be placed on any adjoining lot or public area. When the home is constructed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are to be kept mowed and maintained and is the owners responsibility.

GLOSSARY OF TERMS

'Common' Brick	• Bricks made for general building purposes and not specially treated for colour and texture.
Face Brick	• Brick made especially for exterior use with special consideration of colour, texture and size, and used as a facing on a building.
Front Building Line	• The front building line of the home is defined as a solid wall on the front façade of the home. A pier, nib wall, portico or open structure will not be permitted as a solid wall of the home.
Façade Area	• 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.
Glazing	• Any fixed or opening panel made from glass.
Eave Line	• As explained in the SDP (Site Development Plan).
Setback	• The distance measured from adjacent boundary of the lot to the wall or outermost projection of the home as per the Site Development Plan and Building Envelope Plan.
Walkable Waterfront	• The public area and walking path adjoining the Lake.
Waterfront Lots	• Any property sharing a common boundary to the walkable waterfront adjoining the Western Waterway.
Public Area	• Any area accessible to the public including but not limited to parks, conservation areas, walkable waterfront and walkways.
Building and Other Legislation Amendment Act 2009	• These 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 or 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.