

# Design Essentials

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Stockland Residential Communities

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# WELCOME TO THE DESIGN ESSENTIALS

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The Design Essentials form part of your Contract of Sale and assist when designing your home and landscape. They are designed to create an attractive streetscape that results in a cohesive urban form, while not precluding individual design solutions.

Stockland encourages a variety of architectural styles and materials in the design of your home. Stockland reserves the right to approve works which do not comply with the Design Essentials where considered to be of merit and to vary the requirements of the Design Essentials at its discretion.

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

## THE APPROVAL PROCESS

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### **Step 1 - Stockland Design Essentials Approval**

Before undertaking any building work, you must first obtain written approval from Stockland.

In addition to these 'Design Essentials', 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](http://www.stockland-iscope.com.au). Stockland will issue a 'Design Approval' where the plans appropriately comply with the Design Essentials. Where not suitably complying, Stockland will identify the items requiring further consideration. Where amendments are necessary, revised plans are to be submitted to Stockland for approval before you can build.

### **Step 2 – Local Building Approval**

Upon receipt of your approval from Stockland, an application can be made to the relevant authority to receive approval for building.

# THE DESIGN ESSENTIALS

<b>Siting Requirements</b>	<ul style="list-style-type: none"> <li>For siting and setback requirements please see 'Statutory Requirements' contained in the Plan of Development in Annexure 1.</li> </ul>
<b>Setbacks for Waterfront/Lake Lots</b>	<ul style="list-style-type: none"> <li>Must have a minimum setback to the Linear Park or Walkway of 3.0mtrs measured to the outermost projection.</li> <li>A lake boundary is any side or rear boundary adjoining a lake or wetland or any side or rear boundary which adjoins the linear park system adjacent to the lake or wetland.</li> </ul>
<b>Glazing to the street</b>	<ul style="list-style-type: none"> <li>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.</li> <li>The facade must incorporate at least one (1) opening to allow for cross ventilation.</li> </ul>
<b>Front Façade Articulation &amp; Design (including Garage requirements)</b>	<ul style="list-style-type: none"> <li>Façade Repetition of homes within the same street. Stockland reserves the right to ensure there is no repetition of the same front facade within two houses either side of a home and the equivalent on the opposite side of the street across from a home.</li> <li>Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required. This includes ground floor and 1<sup>st</sup> floor facades.</li> <li>The primary entry on all homes is to incorporate a covered roof area with a minimum depth of 1.5mtrs.</li> </ul> <p><b><u>Garage Requirements:</u></b></p> <ul style="list-style-type: none"> <li>Garages on single storey homes are to be setback a minimum 450mm behind the front building line of the home.</li> <li>Garages on corner allotments are permitted to be constructed forward of the building line however will need to include additional landscaping in addition to the minimum landscaping requirement to be met.</li> <li>Garages on single storey homes constructed only on Premium Villas, Villa and Terrace allotments are permitted to be constructed forward of the building line where these additional requirements are met. A front fence is constructed forward of the garage and applied to the front yard of the home. This fencing is to meet the front fence requirements listed within the covenant and is to meet the transparency requirement.</li> </ul>
<b>Secondary Street Façade Articulation</b>	<ul style="list-style-type: none"> <li>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. If the wall and eaveline is not articulated and setback is applied there is to be a considerable amount of feature elements that are to be applied to the wall in excess of 7.5mtrs in length to articulate and break up the wall to create a step and articulation in the wall. This requirement includes facades visible from road reserves, easements, public walkways and parks.</li> </ul>
<b>Garages/Carports</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Carports must allow lock up and screened storage.</li> </ul>

<b>External Wall Finishes</b>	<ul style="list-style-type: none"> <li>Homes are to be constructed to reflect contemporary Queensland Architecture and have regard to the climatic conditions of the area and the estate's unique location</li> <li>The use of other building materials such as cladding 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.</li> <li>External walls in masonry to the front and secondary street facades of the home are to be rendered.</li> <li>Side and Rear house walls in masonry (excluding secondary/corner walls) are permitted to be bagged and painted.</li> <li>Feature Face Brick is acceptable for up to 25% of the front façade area only. Unfinished 'common' bricks are not permitted.</li> <li>A minimum of either 2 materials or 2 colours are to be applied to the front and secondary façades to create a feature. Garage Doors, Front Entry Doors and Windows Frames do not form one of the minimum two materials.</li> </ul>
<b>Roof Form &amp; Colour Requirements</b>	<ul style="list-style-type: none"> <li>As a positive Energy Efficiency requirement is for there 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.</li> <li>Roofing must be of a scale and form representative of contemporary Queensland Architecture.</li> <li>30 degrees is the maximum pitch for any roof.</li> <li>15 degrees is the maximum pitch for a main skillion roof.</li> </ul>
<b>Driveways</b>	<ul style="list-style-type: none"> <li>All crossovers and driveways are to be completed prior to occupation.</li> <li>Driveways must not be constructed from plain concrete. A painted driveway is not permitted.</li> <li>There is to be no movement of any driveway location. Individual lot driveway positions are displayed on the Plan of Development and the Building Envelope Plan.</li> </ul>
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>Turf must be laid between the front building line and kerb-line prior to occupation.</li> <li>A maximum of 50% of the front and secondary property boundaries (not including driveways, decks or paths) are to be turfed only.</li> <li>The remaining 50% of the front and secondary street property boundaries are to apply a mixture of shrubs, plants and trees and is to apply at least a minimum of 2 x 1.5mtr high plants or trees (at time of planting). The 2 x 1.5mtrs plants or trees is to be applied in addition to the other listed plantings to make up the remaining 50% of the front and secondary street property boundaries.</li> <li>All landscaping to the front and secondary property boundaries are to be completed within 6 weeks of occupation to the home.</li> <li>A Landscaping Plan matching the above requirements must be submitted at the time of plan submission for Covenant Approval.</li> </ul>

<b>Front Fencing Requirements</b>	<p>Please ensure you discuss your proposed fencing with your adjoining neighbour prior to construction. Please refer to the relevant Neighbourhood Disputes Resolution Act 2011 and any Guidelines in your State and Local Government Area.</p> <ul style="list-style-type: none"> <li>Any front fencing to be constructed will require a Covenant Approval to be obtained by the Stockland Covenant Department prior to construction.</li> <li>Front fencing is to be a maximum of 1.8m in height</li> <li>Any front fencing greater than 1.2m in height is to apply at least a minimum of 50% transparency to the complete fence.</li> <li>Any front fencing must not include any unfinished materials ie; timber must be stained or painted; masonry is to be rendered and painted.</li> <li>Where there is no front fence to be constructed, the side fence must return to the side of the house a minimum of 1mtr behind the front building line of the home.</li> </ul>
<b>Secondary Street Fencing Requirements (not limited to Corner Lots)</b>	<p><b><u>Secondary/Corner Lot Fencing requirements:</u></b></p> <ul style="list-style-type: none"> <li>Is to be a maximum of 1.8m in height.</li> <li>Must not include any unfinished materials ie; timber must be stained or painted; masonry is to be rendered and painted. There is to be no unfinished common bricks used.</li> <li>Where there is no front fence to be constructed, the secondary/corner side fence must return to the side of the house a minimum of 1mtr behind the front building line of the home.</li> </ul> <p><b>If stain is to be chosen it is recommended that the same developer stain applied to the Brightwater Developer Fencing is to be used. Please contact the Stockland Covenant Department for this information if required.</b></p>
<b>Side &amp; Rear Fencing Requirements</b>	<p><b><u>Side and Rear Fencing requirements only:</u></b></p> <ul style="list-style-type: none"> <li>Is to be a maximum of 1.8m in height;</li> <li>Where there is no front fence to be constructed, the side fence must return to the side of the house a minimum of 1mtr behind the front building line of the home.</li> <li>Where the side boundary of a lot forms the rear boundary of an adjoining lot (usually adjoining a corner lot) the side fence may continue to the front of the lot.</li> </ul>
<b>Waterfront and Sensitive Area Fencing</b>	<ul style="list-style-type: none"> <li>Any fencing adjacent to or connecting to the walkable waterfront, conservation areas and park areas must meet these requirements:</li> <li>All fencing is to taper for the final 3mtrs of fencing to meet the height of the developer fencing connecting to these sensitive areas.</li> <li>On waterfront (lake) allotments, all fencing within 3.0m of the rear boundary must be predominantly transparent and to a maximum height of 1.5mtrs (includes standard pool type tubular fencing).</li> </ul>
<b>Developer Works (Retaining Walls, Fencing, Parks, or Entry Statement)</b>	<ul style="list-style-type: none"> <li>Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed by the Developer.</li> <li>All fencing connected to any developer fencing must taper for the final 3mtrs to meet the height of the developer fencing.</li> </ul>
<b>Retaining Walls</b>	<ul style="list-style-type: none"> <li>Please discuss all proposed retaining walls with your adjoining neighbour prior to construction. Please ensure that the height of the retaining wall is appropriate to suit the finished ground levels on all adjacent blocks.</li> <li>Retaining walls visible from the street or public space are to be constructed from stone or masonry only. Where the height of the wall is 300mm or less and is not visible from the street, the wall can be built out of timber sleepers.</li> </ul>

<b>Outbuildings (including Sheds)</b>	<ul style="list-style-type: none"> <li>• All outbuilding and sheds must be constructed behind the front or secondary street building line of the home and are not to be visible from the street or any public area. All outbuildings including sheds must be displayed on the site plan at the time of plan submission for a Covenant Approval to be obtained prior to construction.</li> <li>• Unfinished metal sheds of any size are not permitted.</li> <li>• Sheds must be of a colour complimentary to the main home or roof colour.</li> <li>• Any shed larger than a 3 x 3 garden shed will need to apply the standard setbacks for the lot and may require a council permit and be taken into consideration for the site coverage % of the lot also.</li> </ul>
<b>Non-Ground Mounted Plant or Equipment</b>	<ul style="list-style-type: none"> <li>• Roof mounted items visible from the street or public spaces must be minimal including but not limited to: satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units, spa and pool pumps, dependent person units etc.</li> <li>• Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.</li> </ul>
<b>Ground Mounted Plant or Equipment (Inc rubbish bin storage, water tanks and sheds)</b>	<ul style="list-style-type: none"> <li>• 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 &amp; cooling units, rubbish bins or compost bins, swimming pool equipment, gas bottles, rain water tanks, clothes lines, sheds.</li> <li>• All equipment or rubbish bins within public view will require to have a storage area that has non transparent screening and be sufficient in size to store these items. These storage areas are to be displayed on the site plan at time of plan submission for a Covenant Approval to be obtained prior to construction.</li> </ul>
<b>Energy Efficiency Requirements</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• All pool pumps are to be 5 star energy rated or connected to “off-peak” energy circuits.</li> <li>• All split system air conditioners are to be “peak smart” enabled and activated.</li> <li>• All hot water systems are to be connected to “off peak” energy circuits.</li> </ul>
<b>National Broadband Network (NBN)</b>	<ul style="list-style-type: none"> <li>• For certain stages of Brightwater the NBN network will be supplied.</li> <li>• In-house wiring must comply with the requirements of NBN in-home wiring guide including Home Distributor, Conduiting, Category 6 wiring and power supply.</li> <li>• The owner and the builder will be responsible for these requirements.</li> </ul>

## **Presentation and Maintenance of Your Lot**

An owner/builder must not permit; cause or authorise any damage to:

- any adjoining lot and/or
- any other part of the Brightwater 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 lot 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 your home.

Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal.

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.

# GLOSSARY OF TERMS

<b>'Commons' Brick</b>	<ul style="list-style-type: none"> <li>Bricks made for general building purposes and not specially treated for colour and texture.</li> </ul>
<b>Face Brick</b>	<ul style="list-style-type: none"> <li>Brick made especially for exterior use with special consideration of colour, texture and size, and used as a facing on a building.</li> </ul>
<b>Front Building Line</b>	<ul style="list-style-type: none"> <li>The line of the closest point to the front boundary either measured to the wall of the house or the outer most structure (including but not limited to porticos or verandahs).</li> </ul>
<b>Façade Area</b>	<ul style="list-style-type: none"> <li>Façade Area is calculated as a square meter measure of the entire solid vertical surface of the elevation of the house visible from the Street or Public Area.</li> </ul>
<b>Glazing</b>	<ul style="list-style-type: none"> <li>Any fixed or opening panel made from glass.</li> </ul>
<b>Eave Line</b>	<ul style="list-style-type: none"> <li>The edge of the roof fascia or parapet.</li> </ul>
<b>Setback</b>	<ul style="list-style-type: none"> <li>The distance measured from adjacent boundary of the lot to the wall or outermost projection of the home as per the Plan of Development, Building Envelope Plan or Council's requirements.</li> </ul>
<b>Walkable Waterfront</b>	<ul style="list-style-type: none"> <li>The public area and walking path adjoining the Lake.</li> </ul>
<b>Waterfront Lots</b>	<ul style="list-style-type: none"> <li>Any property sharing a common boundary to the walkable waterfront adjoining the lake.</li> </ul>
<b>Public Area</b>	<ul style="list-style-type: none"> <li>Any area accessible to the public including but not limited to parks, conservation areas, walkable waterfront and walkways.</li> </ul>
<b>Building and Other Legislation Amendment Act 2009 (Act)</b>	<ul style="list-style-type: none"> <li>These Design Essentials are to be read and applied subject to the requirements of the Building and Other Legislation Amendment Act 2009 (<b>Act</b>). 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.</li> </ul>



# ANNEXURE 1

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## **Statutory Requirements**

- Plan of Development