



HIGHLAND  
RESERVE

# Design Essentials

April 2012



Stockland

## WELCOME TO THE DESIGN ESSENTIALS

---

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

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

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

## THE 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](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.

Approval of these requirements is at the discretion of the Stockland Design Approval Panel.

### 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 &amp; Setbacks</b>	<ul style="list-style-type: none"> <li>Refer to the applicable Council approved Highland Reserve Planning Code for siting and setback requirements.</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 (10% recommended) to allow for passive surveillance of the property.</li> </ul>
<b>Front Façade Articulation</b>	<ul style="list-style-type: none"> <li>Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required.</li> <li>The primary entry is to incorporate a covered roof area. It is recommended that the entry roof be at least 4m<sup>2</sup> with a minimum depth of 1.5m.</li> </ul>
<b>Secondary Street Façade Articulation</b>	<ul style="list-style-type: none"> <li>Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm or feature element is required.</li> </ul>
<b>Garages/Carports</b>	<ul style="list-style-type: none"> <li>Freestanding or attached carports and garages must include a roof design &amp; design features which are consistent with the form and materials of the home.</li> <li>Carports/carport materials (incl. roof) must also be consistent with the materials of the home.</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>Unfinished 'commons' bricks are not permitted.</li> <li>Contemporary Designer Brick (using off white mortar) is limited to 50% of each external wall area (excluding Windows, doors and Garage door). A sample of the proposed brick is to be submitted for assessment prior to approval.</li> </ul>
<b>Roof Form &amp; Materials</b>	<ul style="list-style-type: none"> <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 the main skillion roof.</li> </ul> <p>Roof materials are limited to -</p> <ul style="list-style-type: none"> <li>Corrugated pre-finished metal sheets (e.g. Colourbond).</li> <li>Roof Tiles</li> </ul>



<b>Eaves</b>	<ul style="list-style-type: none"> <li>A minimum 450mm eave is required to 70% of all façades visible from the street and public areas.</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>Driveways</b>	<ul style="list-style-type: none"> <li>All crossovers and driveways are to be completed prior to occupation.</li> <li>Driveways to have a minimum 0.5m landscaping to the side property boundary.</li> <li>Driveways must not be constructed from asphalt or plain concrete.</li> </ul>
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>Lay turf between the front building line and kerb-line prior to occupation to minimise sediment erosion.</li> </ul>
<b>Construction Obligations</b>	<ul style="list-style-type: none"> <li>Provide a bin or enclosure on site for the duration of the construction period.</li> <li>Site cleanliness is to be maintained.</li> </ul>
<b>Fencing to Front &amp; Secondary Streets</b>	<p>As viewed from the street or public space:</p> <ul style="list-style-type: none"> <li>Front and secondary street fencing is to be a maximum of 1.5m in height and may extend to 1.8m in height when 50% transparent above 1.5m in height.</li> <li>Where front fencing is used, it must extend to the side or secondary street boundary fence.</li> <li>Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks.</li> <li>Secondary street fencing must return to the house a minimum of 1m behind the front building line, where no front fence is used.</li> <li>Secondary street fencing is to articulate at even intervals and be planted with shrubs.</li> </ul>
<b>Fencing to Side &amp; Rear Boundaries</b>	<ul style="list-style-type: none"> <li>Is to be a maximum of 1.8m in height.</li> <li>Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks.</li> <li>Side boundary fencing must return to the house a minimum of 1m behind the front building line where no front fence is used.</li> <li>Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.</li> </ul> <p>Please discuss your proposed fencing with the adjoining owner prior to construction and refer to the relevant 'Neighbourhood Disputes Resolution Act 2011' and guidelines in your State and Local Government</p>



	Area.
<b>Developer Works</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.</li> </ul>
<b>Retaining Walls</b>	<p>Please discuss proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriate to suit the finished ground levels on adjacent blocks.</p> <ul style="list-style-type: none"> <li>Earthworks and retaining walls are to be limited to a maximum height of 1.2m</li> <li>Retaining Walls and embankments are to be terraced where possible and suitably landscaped</li> <li>Retaining Walls are to be located so as not to impact upon adjoining properties</li> <li>The consent from the adjoining property owner should be obtained where walls are closer than 600mm from the boundary.</li> <li>Full details of heights, materials and location of all retaining walls and embankments are to be submitted for approval</li> <li>Appropriate approvals are to be obtained where required from the Local Council or regulatory body.</li> </ul>
<b>Outbuildings</b>	<ul style="list-style-type: none"> <li>Any outbuilding or garden shed must not be attached to the home.</li> <li>All outbuilding and garden sheds must be constructed behind the front or secondary street building line unless it can be shown that they are not visible (or can be adequately screened) from the adjacent street or public area.</li> <li>Unfinished metal shed of any size are not permitted</li> <li>Sheds greater than 9m<sup>2</sup> are considered as an extension of the main dwelling and must therefore satisfy the building setbacks and external material finish requirements as per the main dwelling.</li> </ul>
<b>Ground Mounted Plant or Equipment</b>	<p>All ground mounted services are to be screened where visible from any street or public space. This includes but is not limited to:</p> <ul style="list-style-type: none"> <li>heating and cooling units, rubbish disposal containers, swimming pools &amp; equipment, rain water tanks, clothes hoists and washing lines.</li> </ul>





## GLOSSARY OF TERMS

<b>‘Commons’ Brick</b>	<ul style="list-style-type: none"> <li>Brick made for general building purposes and not specially treated for colour and texture. These bricks are often larger in height to a Face brick.</li> </ul>
<b>Front Building Line</b>	<ul style="list-style-type: none"> <li>The line of the front wall of the house.</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 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 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 Council's requirements.</li> </ul>
<b>Feature Element</b>  <b>Building and Other Legislation Amendment Act 2009 (Act)</b>	<ul style="list-style-type: none"> <li>May include attached materials or free standing structure that is complementary to the form and materials of the house including but not limited to: window hoods / external shades, decorative surface treatments, screens and battering.</li> <li>The Design Essentials are to be read and applied subject to the requirements of the Building and Other Legislation Amendment Act 2009 (Act). If any term, requirement 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>

