

# Design Essentials

November 2010



# 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. Certain elements contained within these Design Essentials have been copied from the Moreton Bay Regional Council approved Building Envelope Plan for your convenience.

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 Queensland Government recently introduced bans on certain building covenant requirements which restrict sustainable or affordable design features for homes.

Stockland has amended its Design Essentials from 1 January 2010 to comply with the new law.

## 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>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> <li>The home must have a window/door or balcony from a habitable room facing the street.</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 1.5m<sup>2</sup>.</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 of at least 450mm or feature element is required.</li> </ul>
<b>Garages/Carports</b>	<ul style="list-style-type: none"> <li>Where the lot frontage is less than 12.5m, garages or carports with openings of greater than 4.5m in width are not permitted, unless the home is two storeys.</li> <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> </ul>
<b>Roof Form</b>	<ul style="list-style-type: none"> <li>Roofing must be of a scale and form representative of contemporary Queensland Architecture.</li> <li>The maximum height of building shall not exceed 2 storeys and/or 8.5m.</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>
<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, photovoltaic cells (i.e. solar panels), 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> </ul>
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>Lay turf between the front building line and kerb-line prior to occupation.</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>• 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>• Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks;</li> <li>• Must extend 1m behind the front building line when returned to a side or secondary street boundary.</li> <li>• Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front building line.</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>• Where no front fence is used, the side fence must return to the house a minimum of 1m behind the front façade.</li> </ul> <p>Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot. Please discuss your proposed fencing with the adjoining owner prior to construction and refer to the relevant 'The Dividing Fences' legislation and guidelines in your State and Local Government Area.</p>
<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>Retaining walls visible from the street or public space:</p> <ul style="list-style-type: none"> <li>• Are limited to 1.8m in height before use of a 0.5m wide landscape terrace.</li> <li>• Must not be constructed from unfinished masonry block or commons brick.</li> </ul> <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>
<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> </ul>

### Ground Mounted Plant or Equipment

All ground mounted services are to be screened where visible from any street or public space. This includes but is not limited to:

- heating and cooling units, rubbish disposal containers, swimming pools & equipment, rain water tanks, clothes hoists and washing lines.
- Where the lot frontage is less than 12.5m, the design shall incorporate a fully screened wheelie bin enclosure at the front of the house, or the house shall be a minimum of 1.5m clear from one of the side boundaries as measured to the wall, or the garage shall incorporate a door in its back wall giving access to the rear of the house.

## 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.</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>	<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 battening.</li> </ul>
<b>Building and Other Legislation Amendment Act 2009 (Act)</b>	<ul style="list-style-type: none"> <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>

## APPENDIX A – BUILDING ENVELOPE PLAN

The following information is provided as a guide to assist with locating a home on the lot and has been extracted from the Moreton Bay Regional Council's approved Building Envelope Plans for Stone Ridge. This provides a summary of the key residential design and siting requirements in relation to the range of lot types proposed within this area.

A copy of the relevant Building Envelope Plan for your lot is included in your contract documents. Building work must be undertaken in accordance with the Building Envelope Plan and the Dwelling House Code contained within the Shire Plan. Where a conflict exists between the Building Envelope Plan and the relevant code the Building Envelope Plan prevails.

Lot Width	Min. Building Setbacks									
	Front <sup>A</sup> (m)		Rear <sup>B</sup> (m)		Side <sup>C</sup> (m)				Secondary Street Frontage <sup>D</sup> (m)	
	Wall	Eave	Wall	Eave	First Storey Wall	First Storey Eave	Second Storey Wall	Second Storey Eave	Wall	Eave
10 – 12.49m	3	2.4	3	2.4	1	0.55	1	0.55	2.0-3.0	1.4 – 2.4
12.5 – 14.9m	3	2.4	3	2.4	1	0.55	1.5	0.9	2.0-3.0	1.4 – 2.4
15m & Above	3	2.4	3	2.4	1.5	0.9	2.0	1.4	2.0-3.0	1.4 – 2.4

- A(i) - Front porticos may be located closer to the front property boundary than stated, provided that the portico is located not less than 3.0m from the front property boundary, the height of the portico does not exceed 4.5m, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
- (ii) - A minimum setback of 5.5m must be provided to the garage from the front boundary. Where an eave is provided to the front of the garage, it may extend no closer than 4.9m from the front boundary.
- B – Rear patios may be located closer to the rear boundary than stated, provided the patio is located not less than 1.5m from the rear property boundary and the patio remains open and not enclosed.
- C(i) - Built to boundary walls are mandatory where the road frontage widths are 12.49m or less. All other lots with frontages 12.5m or more and less than 600m<sup>2</sup> have optional built to boundary walls and must comply with the setbacks outlined on the building envelope plan.
- (ii) - Built to the boundary walls shall be built with a maximum length of 15m, and a maximum height of 3.5m.
- D - Subject to engineering requirements. Refer to individual lots for secondary road frontage setbacks.

**Site Coverage:** Site coverage shall not exceed 50% with an additional 10% allowable for open structures such as patios, verandah, porticos.

**Private Open Space:** The minimum area of rear private open space for the lots shall be in accordance with the following table:

	Lot Width				
	10 – 12.49m	12.5 – 13.9m	14 – 15.9m	16 – 17.9m	18+m
<b>Minimum Area of Open Space*</b>	30m <sup>2</sup>	37.5m <sup>2</sup>	42m <sup>2</sup>	48m <sup>2</sup>	54m <sup>2</sup>

\* All dimensions are to be 3.0m or greater.