

# Kalina Springfield Design Essentials

September 2018



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# *The Design Essentials*



# 1. Introduction

## The Vision for Kalina

Located just minutes north of Springfield Lakes, elevated and almost completely surrounded by conservation, Kalina Springfield is set to become a naturally quiet and protected enclave with a large central park at its heart.

The boutique community is closely connected to the convenience of shopping, including the Springfield Fair Shopping Village and Orion Springfield Shopping Centre plus all levels of education, medical and transport, providing everything a growing family requires.

## Approval Process

Stockland has prepared these Design Essentials to guide house design at Kalina.

The Design Essentials should be read in conjunction with the QLD Development Code (QDC), which applies for this development site.

To ensure a smooth design approval process, please pass this document to your builder/architect so that a Home Design Package can be prepared for endorsement by Stockland. This package must include a Site Plan (1:200), Floor Plan, Elevation Plans, Section Plan (1:100), External Colours, Landscaping, Fencing, and Retaining Wall Plans.

**The key steps in the design approval process are outlined in the following chart:**

Builder/Architect/Owner reviews the local Council requirements, Kalina Design Essentials and Land Contract of Sale.

Builder/Architect/Owner submits the building plans to the Stockland builder portal for design approval: [builderportal.stockland.com.au](http://builderportal.stockland.com.au) which also contains relevant project information (**Allow up to 10 business days**). Any queries should be directed to QLD Design: Phone: 07 3305 8600 Email: [design@stockland.com.au](mailto:design@stockland.com.au)

Builder/Architect/Owner obtains a building approval from an accredited building certifier and proceeds to construction.

## Further Information

Visit the Stockland website at [stockland.com.au/residential/qld](http://stockland.com.au/residential/qld) to view the Building Journey, handy tips and how-to videos.

Handy fact sheets about building a new home are available at [www.yourhome.gov.au](http://www.yourhome.gov.au), which is a joint initiative of the Australian Government and the design and construction industries.

Important information about planning and development can be found on Council's website at [www.ipswich.qld.gov.au](http://www.ipswich.qld.gov.au) or visit in person at one of their Customer Service Centres.



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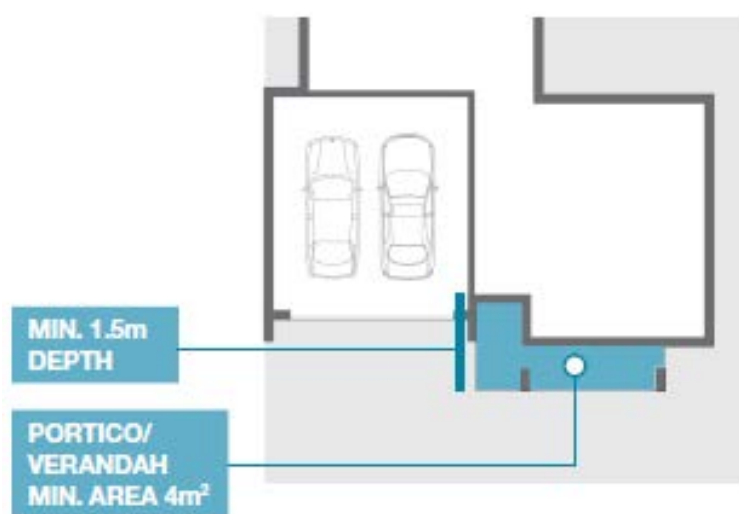
## 2. Presenting your home to the street

### Setbacks and Siting

The minimum boundary setbacks and zero lot boundaries must be as per shown on the Plan of Development and Building Setback Plan provided by Stockland within your land contract of sale.

### Front Façade

- Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required.
- The design of the home must incorporate either a porch, portico or verandah that is:
  - At least 4m<sup>2</sup> with a minimum depth of 1.5m; and
  - Adequately covered, clearly defined and visible from the street.

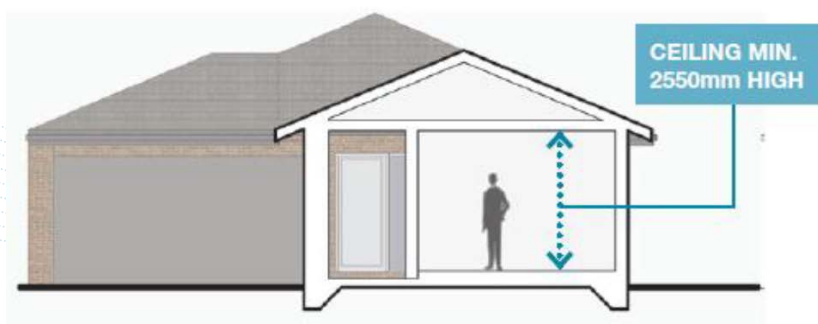


### Visibility

The façade area (excluding the garage door) facing a street or public area is to include sufficient glazing (minimum 10%) to allow for passive surveillance of the property and include a front door.

### Building & Ceiling Height

- All single storey homes must have a minimum ceiling height of 2550mm.





## 3. Roof

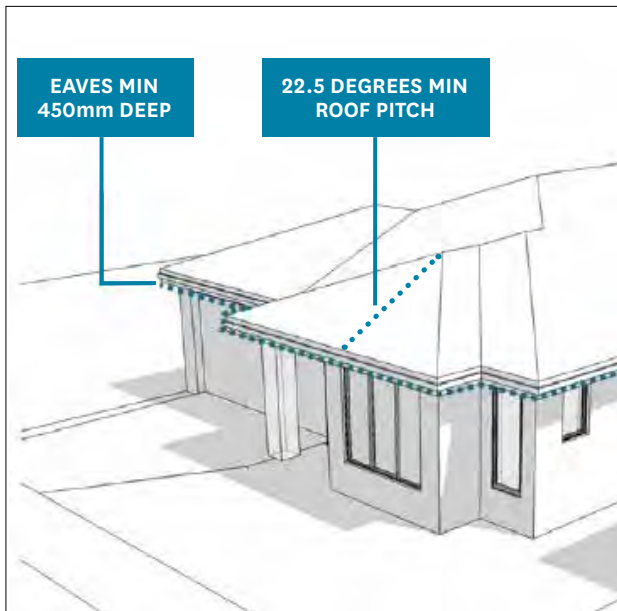
### Pitch

Roofing must be of a scale and form representative of contemporary Queensland Architecture.

- Hip and gable roofs must have a minimum pitch of 22.5 degrees.
- Skillion roof planes should not exceed a maximum pitch of 15 degrees, unless it can be demonstrated where a higher roof pitch forms an integral part of the overall architectural design of the home.

### Eaves

- All Hipped and gable roofs must have eaves overhanging by a minimum 450mm (excluding fascia and gutter) where visible from the street or public areas.
- Eaves are encouraged to assist with shading of windows, minimizing heat gain during the day, and helping to moderate the internal temperature of the home.
- Where the design is contemporary and does not allow for eaves, the use of awnings and/or sun shade materials is strongly encouraged where there is a window to improve energy efficiency.



## 4. Building materials

### Mix of materials

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.

- A minimum of two (2) materials or colours are to be used to the front and secondary street façades.
- No one material or colour can be more than 80% of a front and secondary façade area and is to return 1m behind the front build line.
- Face brickwork is not permitted to the front and secondary façade of the home, except where provided as a minor feature element within the design.
- Unfinished 'commons' bricks are not permitted.

## 5. Corner lots

### Wrapping the Corner

Houses on corner lots must have some form of articulation that addresses both streets, and is visible to the public. The articulation should be incorporated on the primary façade and should wrap around the corner, it is also to be incorporated on the secondary façade. Examples of these could be as follows:

- A portico, pergola or verandah of substantial bulk that utilises and wraps around both façades, or
- Recessing or projecting architectural elements that are substantial enough to articulate the corner.

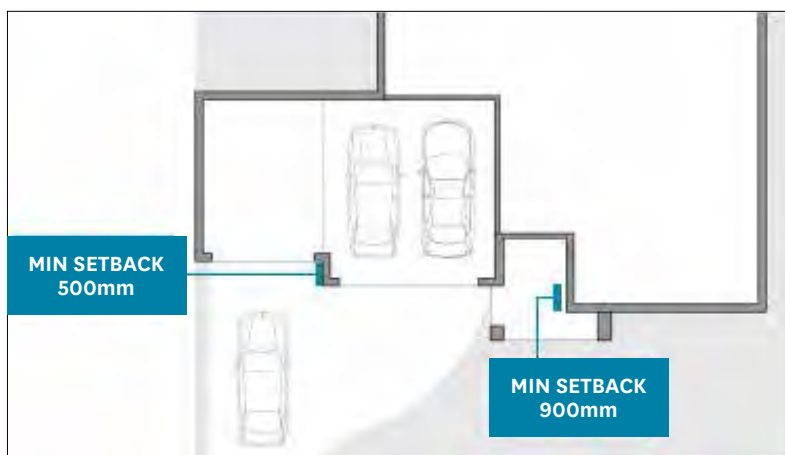
### Secondary Street Treatment

On the side wall that faces the secondary street (including facades visible from road reserves, easements, public walkways or parks) no straight section of the wall is to be longer than 8m. A step of at least 450mm to the wall is to be incorporated to break up these sections and to provide interest to the façade along the secondary street.

## 6. Garage

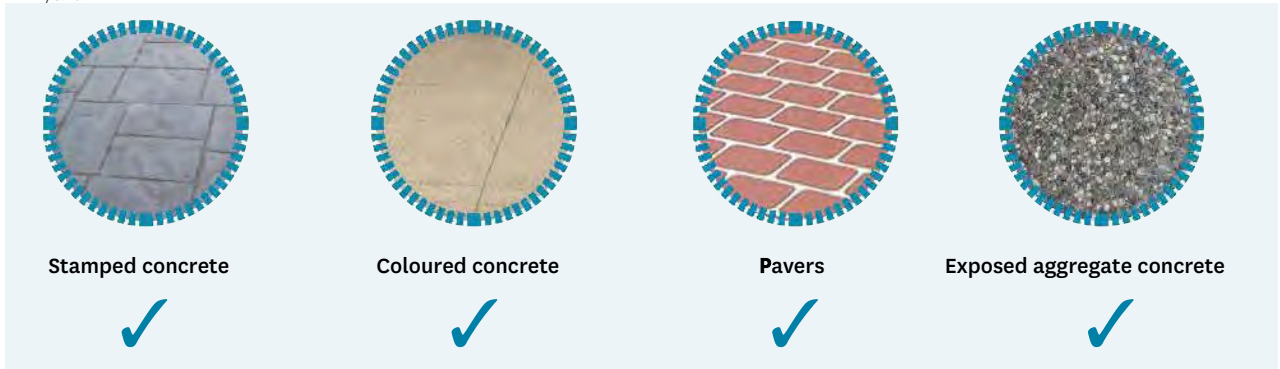
- Freestanding or attached carports and garages must include a roof design & design features which are consistent with the form and materials of the home.
- Carports/carport materials (incl. roof) must also be consistent with the materials of the home.
- All garages are required to be recessed a minimum of 900mm from the front building line of the home.
- Where a two-storey home is proposed, a minimum garage setback of 1m is to apply to the upper building line<sup>^</sup> or balcony.
- Where a triple garage is to be constructed, the third garage must be setback a minimum of 500mm from the other garage doors. All materials are to be consistent with the form and materials of the home.

<sup>^</sup>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.



## 7. Driveway and crossover

- Driveways are to be offset at least 500mm from the nearest side boundary. A landscape buffer strip is to be provided between the driveway and the side boundary.
- Driveways must not be constructed from asphalt or plain concrete.
- Crossover is limited to a maximum width of 40% of the road frontage or 4.8m, whichever is the lesser.
- Driveway and crossover are to be completed prior to occupation.
- Parking areas and hardstand materials are to be designed so that they integrate with the landscape concept for the front yard.



## 8. Landscaping

### Landscaping to the Front

Each lot is to have:

- 10 x plants at a minimum of 1m in height – at time of planting.
- All garden beds are to be edged and mulched.
- Turf is to be provided between the front building line and kerb-line, except where an alternative landscape treatment is provided.
- All landscaping to the front of the property is to be completed within three (3) months of handover from the builder.
- Where artificial grass is requested by the owner, a garden bed is required along the front boundary to delineate the public verge area from private property.
- Artificial grass is not permitted on the nature strip.



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## Landscaping Bond Refund

Where all landscaping, fencing and driveway are completed and compliant within 3 months of handover from the builder and are inspected and approved by Stockland, the owners shall apply for a \$2,000 Landscaping Bond Refund from Stockland.

## Access to Letterbox

\* All properties must provide clear access for a postal delivery motorbike to deliver mail to their letterbox.

# 9. Fencing

## Side and Rear Fencing

Fencing constructed along the side and/or rear boundaries must be:

- Is to be a maximum of 1.8m in height.
- Not constructed from pre-finished coloured metal sheets (e.g. Colorbond) or unfinished materials (e.g. unfinished commons bricks).
- Where timber material is used, it is to have a painted finish.
- Where no front fence is constructed, the side fence must return to the house a minimum of 1m behind the front façade.
- 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 proposed fencing with your adjoining neighbours prior to construction and refer to the relevant Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 legislation and guidelines in your state and local government area.

## Side Fencing on Corner Lot (facing Secondary Street Frontage)

Where fencing has not been provided by Stockland to the secondary street frontage, fencing is to be (as viewed from the street or public space):

- Is to be a maximum of 1.8m in height;
- May be constructed from rendered masonry to match the style of the front fence when one is provided and is to incorporate landscaping or garden bed within the design of the side fence
- Where timber fencing is provided, it is to include:
  - Lapped timber palings with a matching top rail;
  - a minimum of 150mm x 150mm hardwood posts, expressed to the street; and
  - be provided with a painted finish.
- Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks;
- Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front building line.



## Front Fencing

In order to ensure a predominance of landscaping in front of homes, soft enclosures and demarcations of the front property boundary (e.g. hedges, landscape planting etc) are encouraged.

Fencing constructed forward of the front building line must be:

- Rendered and/or masonry piers (located at regular intervals), either with or without a plinth, with matching masonry or other appropriate infill panels, and is to incorporate landscaping or garden bed within the design of the front fence.
- Is to be a maximum of 1.8m in height.
- Gates may be incorporated across the driveway where a front fence is provided.
- Picket fences are permitted, where height is no greater than 1.2m and is painted white.
- All front fences are to return 1m behind the front build line.
- Not constructed from pre-finished coloured metal sheets (e.g. Colorbond) or unfinished materials (e.g. unfinished commons bricks).



## 10. Retaining walls

### Materials and Height

Retaining walls visible from the street or public space must be:

- Maximum height of 1.8m before use of a 500mm wide landscape terrace.
- Constructed from stone or masonry.

Please discuss proposed retaining walls with your adjoining neighbours prior to construction to ensure that the height of each retaining wall is appropriate to suit the finished ground levels on each adjacent block.

## 11. Utilities

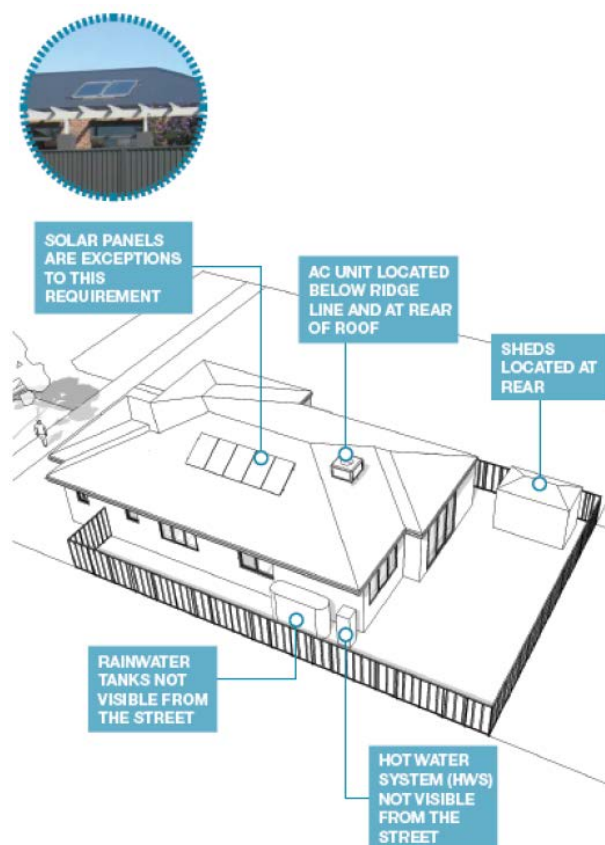
### Connections

\* NBN and Natural Gas services are provided to the street, outside the property boundary. It is the owners responsibility to connect to the home.

## 12. Exteriors

### Screening

- All ground mounted equipment must be screened from public view and must not be 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.
- Non-ground mounted equipment 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. Solar panels and collectors for hot water units are the exception to this standard when orientated to maximize their effectiveness.



### Outbuildings

The appearance of any outbuildings should be carefully designed

- They must be constructed in an approved finish to complement the house.
- 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.
- 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.

### Alterations, Additions and Ancillary Structures

- Any alterations, additions and extensions within private property are subject to design approval prior to construction.
- These include (but are not limited to): patios, pergolas, verandahs, decks, sheds, swimming pools, pool fencing, and shade sails.





## 12. Construction obligations

- Provide a skip bin or skip bag on site for the duration of the construction period.
- Site cleanliness is to be maintained.
- Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owners to the standard to which it was constructed.

## 13. 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 Kalina Springfield 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.
- When the home is constructed and completed the owner is responsible for maintaining the front & secondary street frontages. All turf and garden areas are to be kept mowed and maintained and is the owner's responsibility.

## 14. Design variation

Where designs are proposed that will vary from these Design Guidelines, they will be assessed on their design merit by the Design Review Panel. Variations will only be considered where it can be demonstrated that they still achieve the desired objectives for the creation of an aspirational community in Kalina.

All details, images, and statements are based on the intention of, and information available to, Stockland as at the date of publication September 2018 and may change due to future circumstances. All images and photographs are conceptual and indicative only. An approval issued by Stockland under these Design Essentials is not an approval or certification from the local Council, from an accredited certification authority or under the requirements of any legislation. Any building plans submitted to Stockland are not checked by Stockland for compliance with structural, health or planning requirements, or for the suitability of the building for your intended use. Stockland reserves the right to approve designs and works which do not comply with these Design Essentials where considered to be of merit, and to vary, relax or waive any of the requirements in this document, at its absolute discretion. If Stockland exercises any of these rights, this will not set a precedent or imply that the same or similar approval will be repeated by Stockland in the future.

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