



Newport

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Cove Lake Design Essentials

June 2020



Stockland



The Design Essentials

Introduction

The vision for Newport

There's a place, where the convenience of the city meets the water, an idyllic escape located with convenient access to Brisbane and far enough away to truly escape.

At Newport, you can enjoy a unique family-friendly waterside and waterfront lifestyle with the things you need and want close to home.

Taking pride of place in the Redcliffe Peninsula, the Newport community in the Moreton Bay Region will provide a wide range of waterfront and waterside homes suitable for different lifestyle needs.

Approval process

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

The Design Guidelines should be read in conjunction with the Moreton Bay Regional Council Dwelling House Code and the QLD Development Code, which applies for this development site. Approval from your local authority or a registered building certifier will be required in addition to any approval given by Stockland.

To ensure a smooth design review process, please pass this document to your designer/builder so that a 'Home Design Package' can be prepared for endorsement by Stockland. This package must include a Site Plan (1:200); Floor Plans, Elevations, Sections (1:100); External colours and materials selection, Landscaping, Fencing and retaining wall plans. There is a 10 business day turn around for assessments.

The key steps in the Approval process are outlined in the following chart:

Owner/Designer/Builder reviews the local planning requirements and the COVE Design Essentials and Sales Contract.



Your home design can only be submitted via the Stockland Builder Portal, which also contains relevant project information with the knowledge articles.
Any queries should be directed to QLD Design:
Phone: 07 3305 8600 Email: design@stockland.com.au



Owner/Designer/Builder obtains a Building Approval from an Accredited Building Certifier and proceeds to construction.

Further information

Visit and register on our Stockland builder portal <https://builderportal.stockland.com.au/s/s> to obtain information regarding your lot in the reference library and to submit your plans for design approval.

Handy fact sheets about building a new home are available online at www.yourhome.gov.au, which is a joint initiative of the Australian Government and the design and construction industries.

For information about planning and development, you can find important information at council's offices or on their website at www.moretonbay.qld.gov.au.

1. Presenting your home to the street

The design qualities set out below in this document are provided to create a neighbourhood that is visually interesting, promotes diversity and is of consistent high quality. The intent for the design of all homes within COVE is to encourage a high level of articulation so as to provide for a diversified streetscape, with finishes and materials consistent with contemporary Australian Architectural character.

Setbacks and siting

The minimum boundary setbacks and site cover limitations must be as per Table 9.3.1.5 and RAD5 respectively of the Dwelling House Code.

Built-to-boundary walls are to be located in accordance with the Plan of Development provided by Stockland within your contract of sale. Further controls regarding built-to-boundary walls are detailed in Table 9.3.1.7 of the Dwelling House Code.

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.

Please note: Side and Rear measurements are to OMP as per QDC

Visibility

The facade 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.

- A minimum of one habitable room window having an area of 1m² on each level is required to overlook each adjoining public space (i.e. street, public open space or laneway).



House size

Dwellings should be designed in such that they appear as a substantial structure on the lot.

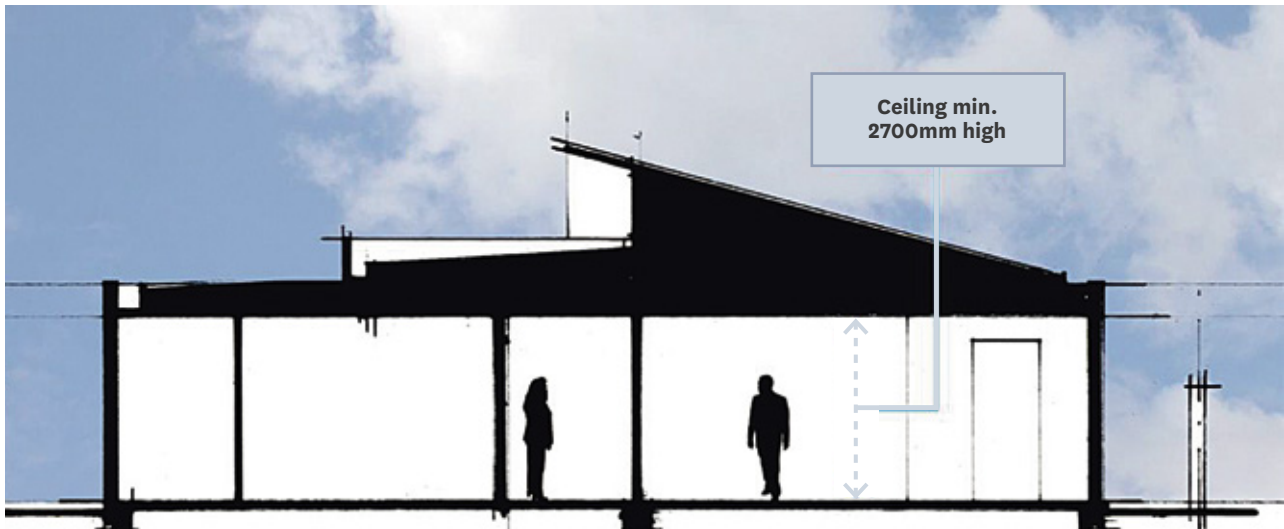
- A minimum floor area of 210m² is required for all lots in Cove.
- A minimum floor area of 250m² is required for all Waterfront lots :
 - Stages 41, 43, 48b, 48c,
 - Stage 48a - Lots 4806, 4807, 4821, 4822,
 - Stage 47a - Lots 4711 & 4712

Building height / House type requirement

- Overall building height must be as per RAD01 of the Dwelling House Code (presently 8.5 metres).
- Two-storey homes are required to be built on all Villa (10.5m) and Premium Villa (12.5m) allotments in the following stages:
 - Stages 41, 43, 48b, 48c,
 - Stage 48a - Lots 4806, 4807, 4821, 4822,
 - Stage 47a - Lots 4711 & 4712

Ceiling height

- All single-storey homes must have a minimum ceiling height of 2700mm.



Front facade features

- 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 4m² with a minimum depth of 1.5m; and
 - adequately covered, clearly defined and visible from the street.



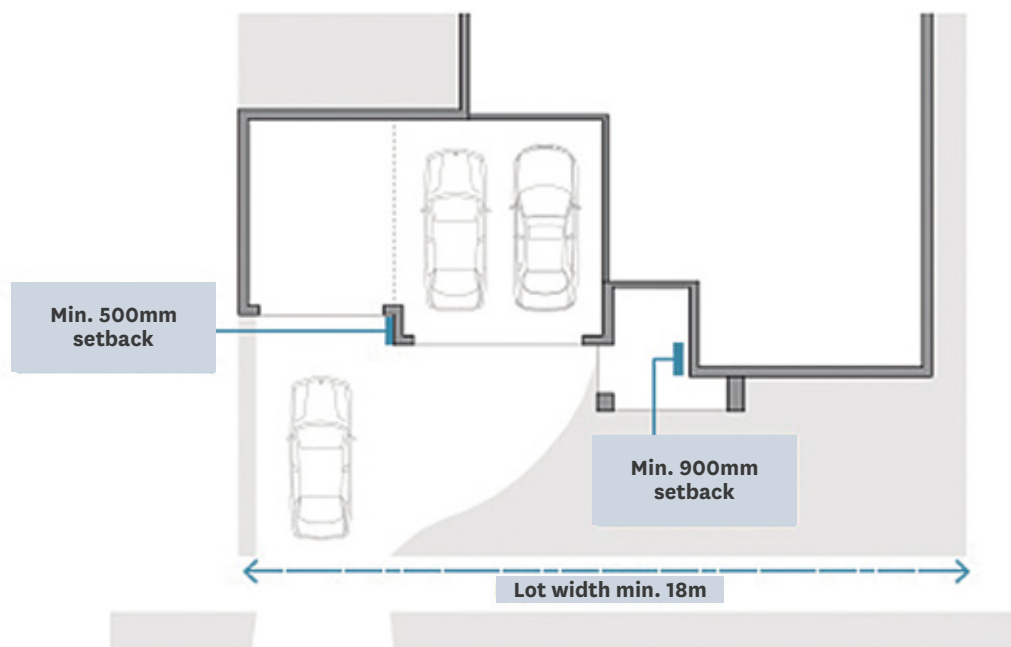
2. Secondary street treatment – not limited to corner lots

Homes on corner lots including facades visible from road reserves, easements, public walkways or parks must provide the following:

- On the secondary facade, no straight section of wall is to be longer than 8m. A step of at least 450mm is to be incorporated for a minimum length of 1.8m to break these sections to provide interest. (First floor on double storey homes)
- Windows that address both streets (window to be provided within the first 1.5m of the secondary street).
 - In front of the side gate/fence return.
 - On the ground floor on all homes.
- A minimum of three (3) contrasting materials or colours are to be used to the front and secondary street facades. No one material or colour can be more than 80% of the facade area (excludes windows, front/garage doors and gutters/downpipes).

3. Garages

- Freestanding or attached carports and garages must include a roof design and 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.
- A minimum of 2 covered car parking spaces required for all homes in Cove.
- Where a single-storey home is proposed, a minimum garage recess of 900mm from the front building line[^] of the home.
- Where a two-storey home is proposed, a minimum garage recess of 1m is to apply from the upper building line[^] or balcony.
- Triple garages are only permitted on lots with a frontage of at least 18m, and where the third garage is setback a minimum 500mm from the other garage doors.



[^]The front building line of the home is defined as a solid wall on the front facade of the home. A pier, nib wall, portico or open structure will not be permitted as a solid wall of the home.

4. Roofs

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 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.
- Flat and/or contemporary roof designs will be considered individually on their merits where they complement the overall architectural character 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.
- Eaves are encouraged to all areas of the home to assist with the shading of windows; minimising 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 any eaves, the use of awnings and/or sun shade materials is strongly encouraged where there is a window to improve energy efficiency.



Roof materials

- Roof materials are limited to the following:
 - Corrugated prefinished coloured metal sheets (e.g. Colorbond); or
 - Flat profile roof tiles.

5. 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.

- Unfinished 'commons' bricks are not permitted.
- A minimum of three (3) contrasting materials or colours are to be used to the front and secondary street facades. No one material or colour can be more than 80% of the facade area (excludes windows, front/garage doors and gutters/downpipes).
- Minor feature elements may be provided with designer face brickwork and off-white mortar, provided they complement the overall design of the home. Large wall sections of face brickwork are not permitted to any elevation of the home.
- Painted finish required to all elevations.



6. Landscaping bond

Landscaping bond refund

Where the driveway, front garden and fencing to the property are completed within 3 months of handover from the builder and is inspected and approved by Stockland, the owners shall apply for a \$5,000 Landscaping Bond Refund from Stockland.

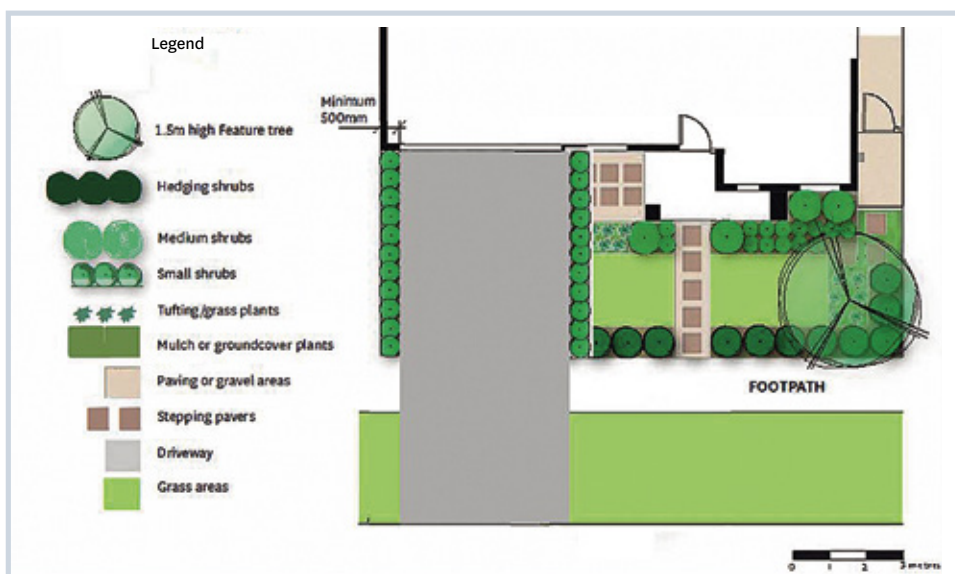
7. Landscaping – front garden and fencing

Landscaping is a fundamental element in creating quality streetscapes, and provides the final character to the home. An example for landscaping of the front yard is provided below to assist in developing a cohesive link between the home and the street.

Front garden

As a minimum, each lot is to provide:

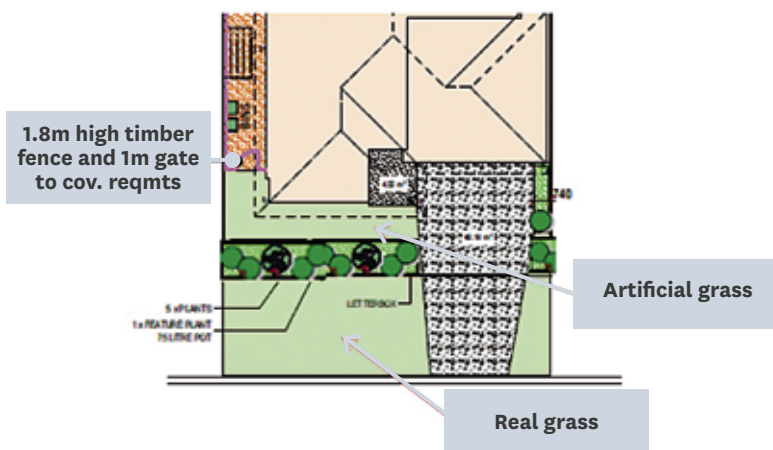
- Planted garden beds that occupy a minimum of 30% of the frontage of the lot, and include:
 - Ten (10) established plants with a minimum height of .5m at time of planting.
 - One (1) established tree with a minimum height of 1.5m in the garden bed.
- Potted plants can be used but will not be accepted as part of the landscaping bond requirements
- 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.
- Artificial grass will be considered and reviewed on an individual basis.



Artificial/synthetic grass

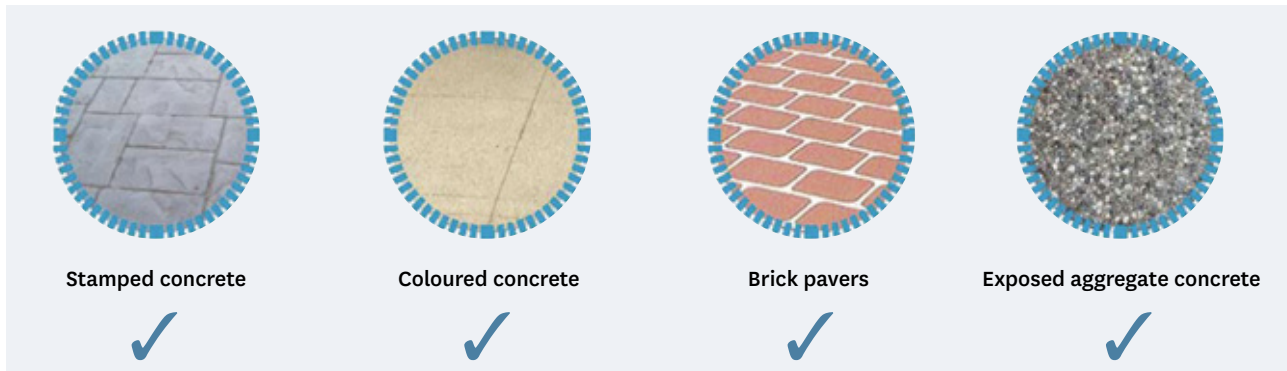
Stockland prefers that synthetic grass is not used in any of its estates, but in cases where clients request artificial/synthetic grass, the following must be applied:

- 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 as this is Council land, and fines will be enforced.



8. Driveways and crossovers

- 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.
- The crossover is limited to a maximum width of 40% of the road frontage or 4.8m, whichever is the lesser.
- Driveways must not be finished from plain concrete.
- All crossovers and driveways are to be completed prior to occupation.
- Parking areas and hardstand materials are to be designed such that they integrate with the landscape concept for the front yard, but must not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.



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.

Any fencing provided forward of the front wall of the home must include:

- Rendered and/or masonry piers (located at regular intervals) and plinth (a minimum of 300mm high); with matching masonry or other appropriate infill panels.
- Mixed material front fencing where two (2) contrasting materials and articulation is provided, will be considered and reviewed on an individual basis.
- Is limited to a maximum of 1.8m in height.
- The front fence material is to extend/return a minimum of 1m behind the front build line[^].
- Gates may be incorporated across the driveway where a front fence is provided.



Front fencing

[^]The front building line of the home is defined as a solid wall on the front facade of the home. A pier, nib wall, portico or open structure will not be permitted as a solid wall of the home.

Side and Rear fencing

- Is to be a maximum of 1.8m in height, but must taper down from the alignment of the rear of the home to match the height of any fence provided along the waterfront.
 - Must not include any unfinished materials including unfinished bricks.
 - Where no front fence is provided, the side fence must return to the house a minimum of 1m behind the front build line[^].
 - Fencing is not permitted forward of the side gate/return.
 - Side fence returns/gates are to be painted a colour to complement your home. Stain not permitted.
 - Colorbond side fencing is permitted in monument colour, 1m behind the front build line[^]. Must not be visible from the street.
 - 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.

Secondary street fencing (Visible from road reserves, easements, public walkways or parks)

Where fencing has not been provided by Stockland to the secondary street frontage, fencing 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.
- 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 stained or 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[^].
- Rendered and/or masonry piers (located at regular intervals) and plinth (a minimum of 300mm high); with matching masonry or other appropriate infill panels.
- Mixed material, secondary street fencing will be considered and reviewed on an individual basis.



Secondary fencing

Retaining walls

Retaining walls visible from the street or public space:

- Are limited to 1.8m in height before use of a 0.5m wide landscape terrace.
- Are to be constructed from stone or masonry, and are to complement the quality and finish of the home.
- Retaining walls or built up structures visible (eg. raised garden beds) from the street or public area are to be constructed from stone or masonry; or painted timber sleepers (where less than 300mm in height).

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

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9. Waterfront activation

Houses on lots with a direct connection to the water require additional design treatment to be included within these visible public areas.



Waterfront facade features

The design of the home facing the water is to include a variety of spaces that help contribute to the activation of the water's edge.

- Walls may be up to 7.5m long before a change in setback of at least 450mm is required.
- The use of covered outdoor spaces integrated within the main house design are encouraged, so as to promote the frequent use of these spaces.



Fencing to the waterfront

• Rear boundary fencing that directly adjoins the waterfront is discouraged. However, fencing that is of a high quality, and provides for a high level of transparency may be provided. Acceptable types of fencing to the waterfront include:

- Black, powder-coated pool type aluminium fencing
- Transparent glass panel fencing
- Stainless-steel or wooden post and wires.

All fencing is to be a maximum of 1.5m in height.



Waterfront fencing

Decks over water

- Decks must comply with the typical structure details attached to these guidelines.
- Applications for decks must be made to Moreton Bay Regional Council (unless the standardised design has already been approved). A copy of the approval must be provided before any works commence for any structure that extends into the waterway.
- Decks must not have any permanent roofing and must not contain any temporary shade structures other than foldable umbrellas (e.g. marquees).
- Decks must provide the appearance of natural timber and may be treated, stained and oiled but not painted.
- Lighting is not permitted on decks.



Fencing to structures over water

- Fencing around decks extending over the lake must be designed to integrate with any other fencing that is provided along the property waterfront. High quality fencing is important due to the prominent visibility of decks from other properties and needs to provide transparency. Acceptable types of fencing around decks include:

- Transparent glass panel fencing.
- Stainless-steel or wooden post and wires.

All fencing is to be a maximum of 1.5m in height.

- Fencing to jetties must integrate with the style of fencing to the deck (or the waterfront boundary if no deck is provided).
- Fencing to pontoon gangways is permitted to use standard stainless-steel barriers.
- A security gate may be provided to gangways.



10. 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 maximise 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.

11. Rubbish bin storage

- Rubbish bins must be screened and out of public view.
- All bins are to be out of sight during non-rubbish collection days.
- Bin location and storage area, is to be noted on plans at time of submission.
- Dedicated bin storage is required behind the return fence/gate.
- If bin storage is proposed on a small house design which does not have side access, a bin storage enclosure is to be designed to completely screen the bins.

12. Construction obligations

- Provide a bin or enclosure 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 owner to the standard to which it was constructed.

13. Presentation and maintenance of your lot, before and after construction

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

- Any adjoining lot, and/or
- Any other part of the Newport 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 are the owner's responsibility.

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 waterside community in Newport.

All details, images, and statements are based on the intention of, and information available to, Stockland as at the date of publication (September 2019) 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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