

# Newport Pier Design Essentials



Stockland

PIER  
AT  
Newport

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# THE COMMUNITY VISION

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## **The vision for Pier at Newport**

Exclusively positioned on Newport Lake and with direct access to Moreton Bay, Pier offers a rare opportunity to buy into this exclusive waterfront community.

The Design Essentials outlined in this document allow the implementation of key design principles to deliver a strong sense of place and community.

This community will offer an incomparable range of lifestyle choices, providing an outstanding place set in the signature landscape with memorable landmarks where people will love to live. A place that people will be proud to call home.



# NEWPORT MASTERPLAN



**Newport Sales and Information Centre**

**Newport Display Village**

**Education and Childcare Centres**

- Hercules Road State School
- Southern Cross Catholic College
- Grace Lutheran College
- Mueller College
- Multiple Childcare Centres
- USC Moreton Bay

**Shopping and Amenities**

- Proposed Newport Town Centre with Retail and Dining
- Peninsula Fair Shopping Centre
- Dolphins Central Shopping Centre
- Blue Water Square
- Redcliffe Retail and Dining Precinct
- Bunnings
- Westfield North Lakes
- IKEA
- Costco
- Rothwell Zone Shopping Centre

**Parks and Open Spaces**

- Central Park
- Spinnaker Park
- 22 hectare lake with high-mast boat access to Moreton Bay via a lock
- Talobilla Park (Sporting Fields)
- Future Proposed Parks
- Lock and Lock Park
- Picnic and Barbecue Facilities
- Walking and Bike Trails
- Redcliffe Botanical Garden
- 2.9 Hectare Eco-Corridor

**Conservation Zones**

- Nathan Road Wetland Reserve

**Beaches**

- Queens Beach
- Redcliffe Beach
- Suttons Beach
- Margate Beach
- Scarborough Beach

**Public Transport and Accesses**

- Kippa-Ring Train Station
- Bus Stops
- 3.3km\* drive to Redcliffe
- 5.7km\* drive to Houghton Highway
- 10km\* drive to Bruce Highway
- 28.3km\* drive to Brisbane Airport
- 33km\* drive to Brisbane CBD
- 69.5km\* drive to Sunshine Coast

**Marina**

- Newport Marina
- Scarborough Marina & Yacht Club

**Medical Centre**

- Redcliffe Hospital

**Leisure Centre**

- Live Life Get Active at Newport Park
- Talobilla Park
- Settlement Cove Lagoon
- Redcliffe Leagues Club
- Redcliffe Jetty
- Redcliffe Showgrounds
- Redcliffe Golf Club
- Deception Bay Sports Complex

**Entertainment**

- Hoyes Cinemas Redcliffe
- Event Cinemas North Lakes



# BACKGROUND

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## **Stockland's commitment and objectives**

Stockland's commitment to you is to encourage quality urban design and development, to deliver a better way to live. Stockland's objective is to create a quality living environment that is centred around a strong sense of community, and provide a variety of homes to suit a range of lifestyles.

It is important that the design of your home is in keeping with the Design Essentials outlined in this document. They have been created to:

- Encourage visually appealing and cohesive streetscapes that protect your investment
- Promote environmentally responsive development
- Help you get the best out of your home site
- Outline the process to get your home approved
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing
- Promote a contemporary approach to design that responds to the local climate and context, and 'The Community Vision'.



## FURTHER INFORMATION

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### **Builder portal registration and additional 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](http://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](http://www.moretonbay.qld.gov.au).

# DESIGN APPROVAL

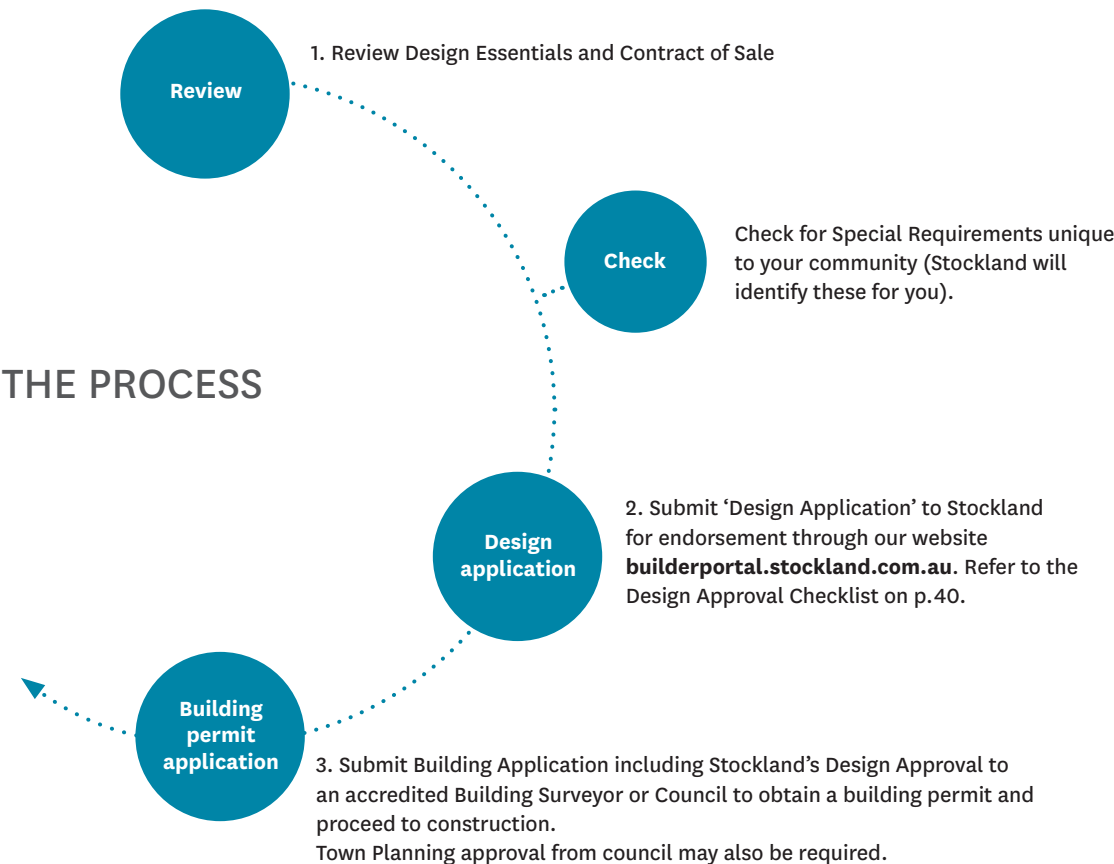
## Submission requirements

In order to build, you must apply to and have an application package approved by Stockland’s Covenant Specialist. Design Approval by Stockland does not constitute development or building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building approval must be obtained from the local council or a private Building Certifier before construction can commence.

## The process

Stockland’s Covenant Specialist will endeavour to assess proposals in the shortest possible time, generally within ten business days of receiving all required information for the application. Approved plans will be stamped approved, copied and returned to the applicant or their agent. The progress of the home and landscape construction will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland’s Covenant Specialist, or any other queries, should be directed to the Stockland Covenant Specialist.





# THE DESIGN ESSENTIALS

### 1.1 Setback and siting information

The minimum boundary setbacks and site cover limitations must be in accordance with Dwelling House Code.

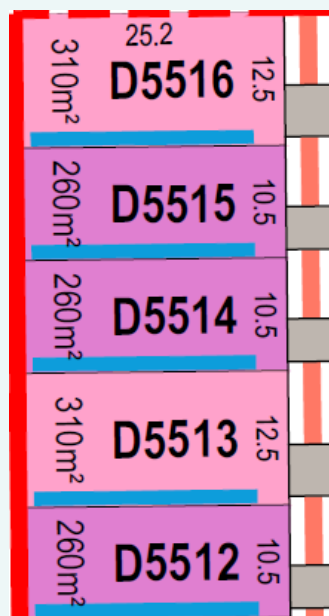
Built-to-boundary walls are to be located in accordance with the Plan of Development provided by Stockland within your contract of sale (example provided). Further controls regarding built-to-boundary walls are detailed in the Dwelling House Code.

Please note: side and rear measurements are to the outermost projection (OMP) as per the Queensland Development 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.

House construction and site works must not impact, damage or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by Stockland or utility provider, this rectification cost will be passed onto the property owner.

Example only:



### Development Controls

- Mandatory Built to Boundary Wall Location
- Optional Built to Boundary Wall Location
- Indicative Driveway max. 40% of lot width up to 4.8m
- Indicative Car Park Location

### Parking

Total Dwellings (Precinct D) .....	361
Required On Street Parking Spaces .....	181
On Street Parking Spaces Provided .....	196

### Legend

- Stage Boundary
- Indicative 1.5m Wide Footpath
- Indicative 2.0m Wide Footpath
- Villa Allotment - 10.5 x 25m
- Premium Villa Allotment - 12.5 x 25m
- Courtyard Allotment - 14 x 25m
- Traditional Allotment - 16 x 25m
- Premium Villa Allotment - 12.5 x 28m
- Courtyard Allotment - 14 x 28m

# 02

## THE STYLE OF YOUR HOME

### Choosing a home style that fits in with your neighbourhood

#### 2.1 Home style

Your home design must reflect a contemporary design keeping with the other homes in your street.

Faux heritage styles and dual living homes will not be permitted.

#### 2.2 House size

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

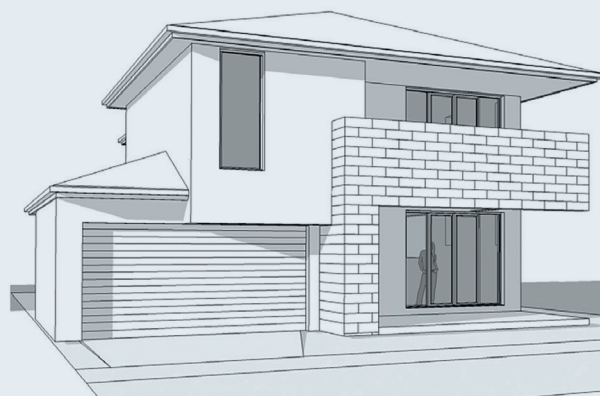
- We recommend a minimum floor area of 210m<sup>2</sup> for all lots in Pier.
- We recommend that all Waterfront lots have a minimum floor area of 250m<sup>2</sup>.

#### 2.3 Building height/house type requirement

Overall building height must be as per the Dwelling House Code and contract of sale.

Two-storey homes are required for all Villa (10.5m) lots in Pier.

Two-storey homes are also required for all waterfront Premium Villa (12.5m) lots in Pier.



✓ Contemporary facade



✗ Faux heritage features not permitted



## 2.4 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.

## 2.5 Roof materials

Roof materials must be either:

- Corrugated pre finished coloured metal sheets (e.g. Colorbond); or
- Flat profile roof tiles.

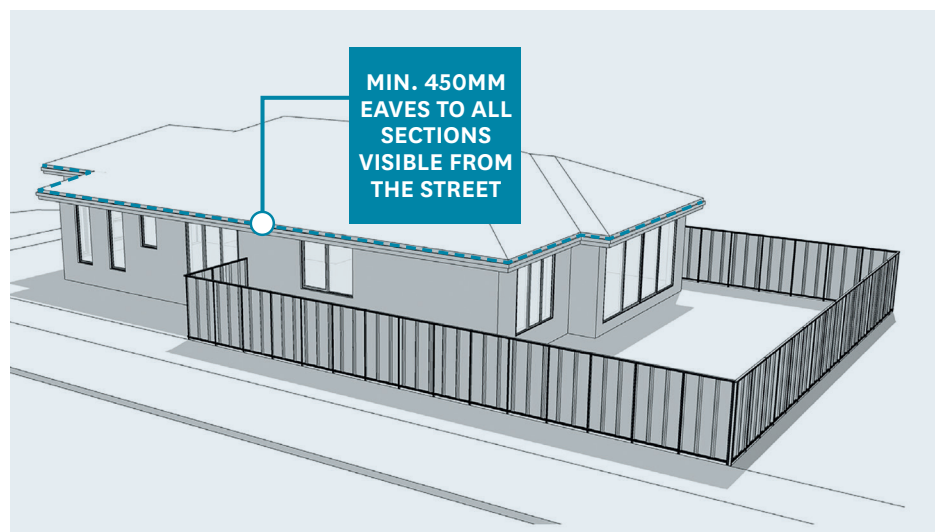
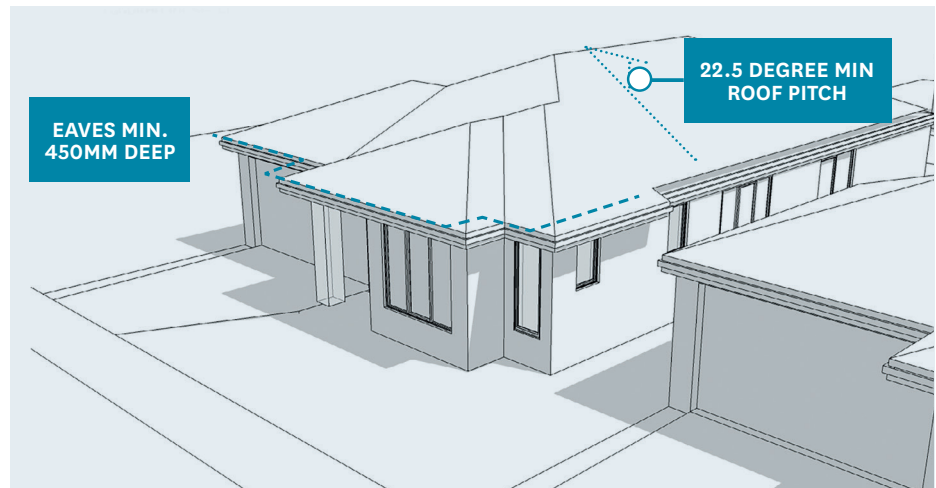
## 2.6 Eaves

All hip 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 sunshade materials is strongly encouraged where there is a window, to improve energy efficiency.

Where the design requires the home to be built to a nominated boundary, eaves are not required for the extent of the boundary wall.



# 03

## HOW YOUR HOME ADDRESSES THE STREET

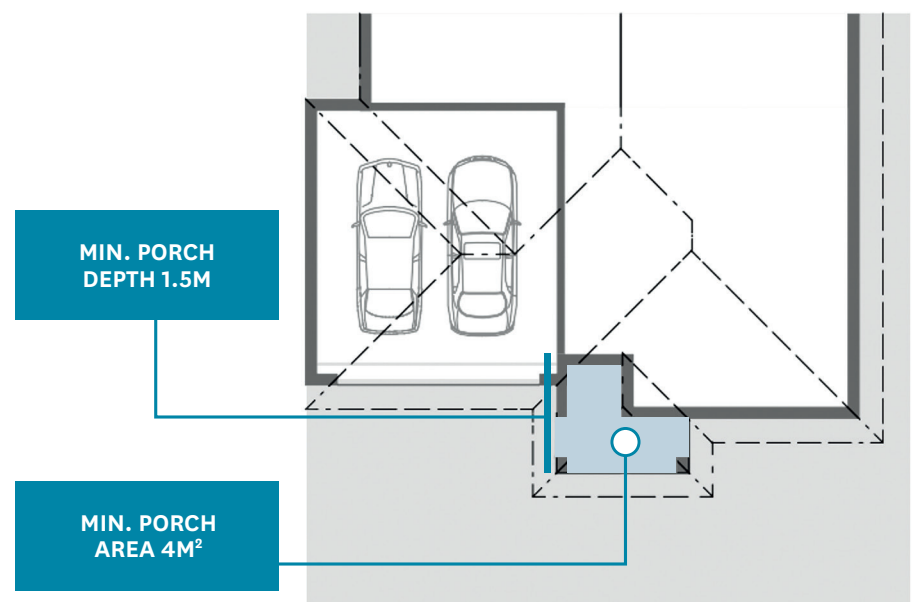
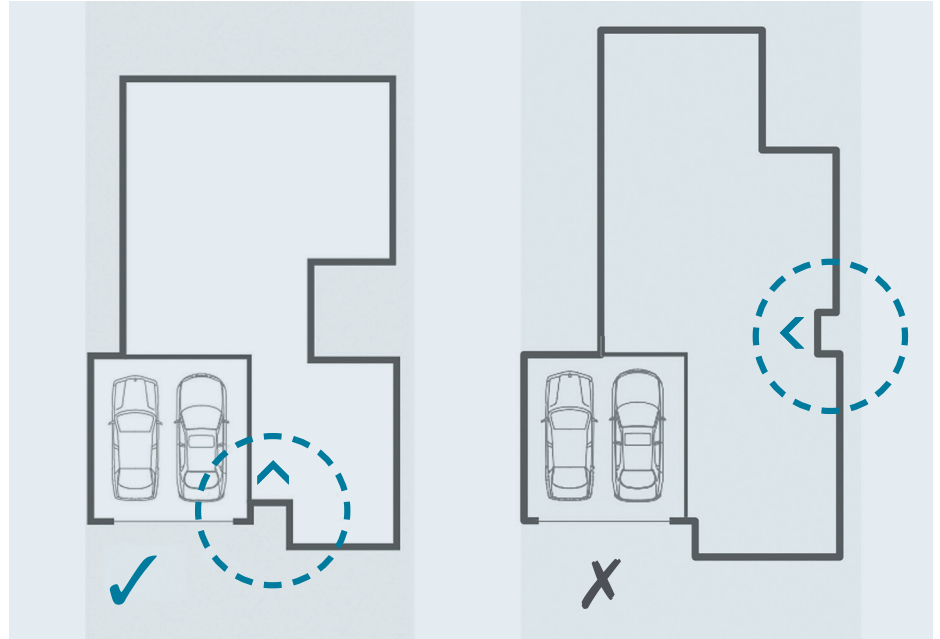
### 3.1 Front door facing the street

Your home must have a front door facing the street and either a verandah, porch or portico, to allow for passive surveillance.

### 3.2 Porch, portico or verandah size

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.



### 3.3 Front facade articulation

Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required.

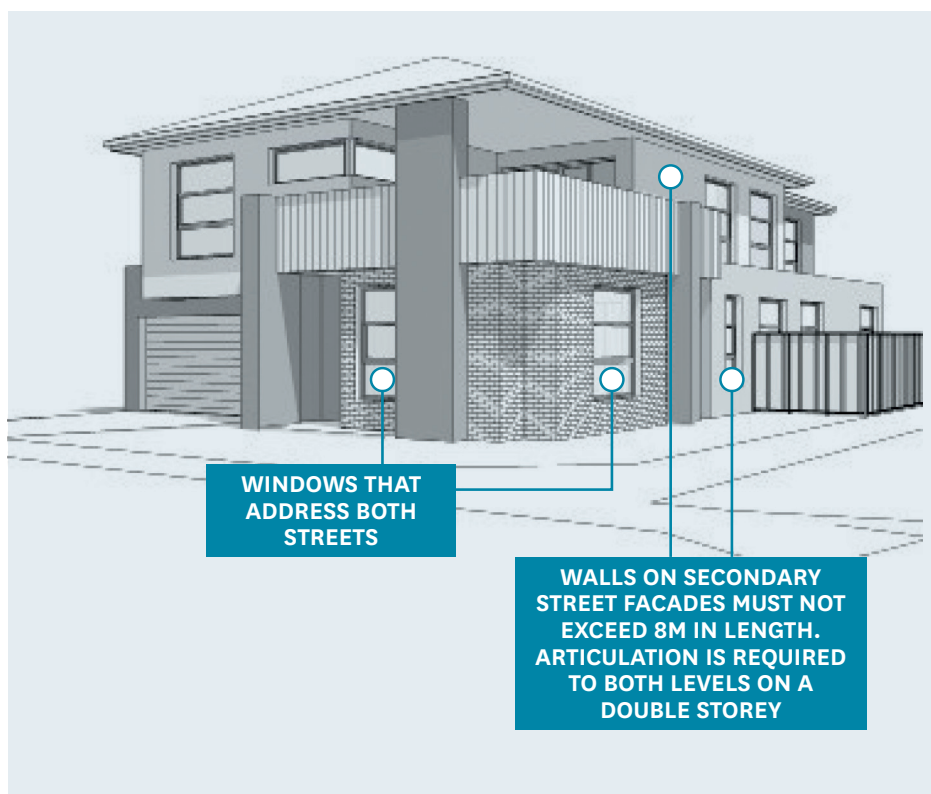
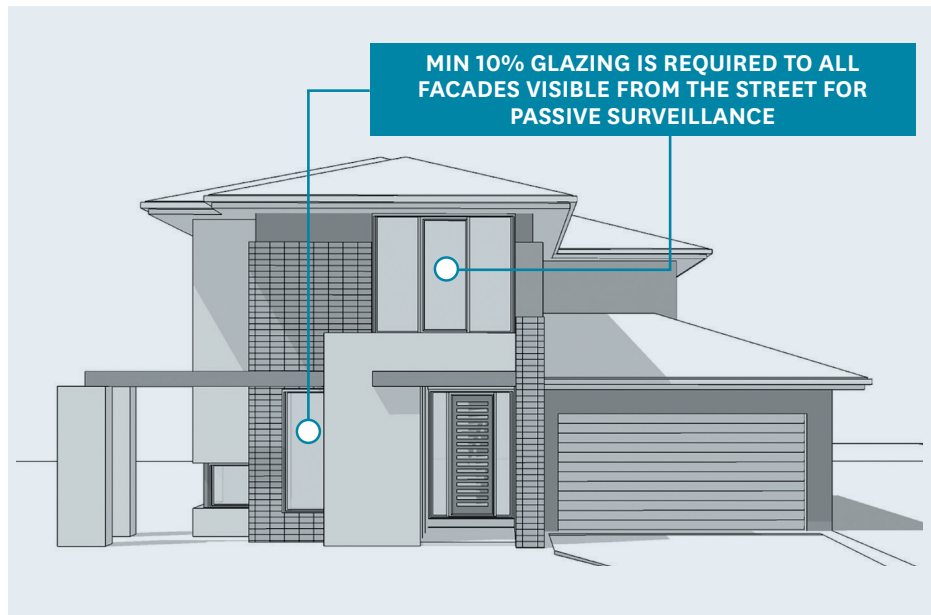
### 3.4 Visibility

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 street and include a front door. A minimum of one habitable room window having an area of 1m<sup>2</sup> on each level is required to overlook each adjoining public space (i.e. street, public open space or laneway).

### 3.5 Secondary street facade (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. (This applies to both levels of double-storey homes). A step of at least 450mm is to be incorporated within the design.
- 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.





### 3.6 External 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.

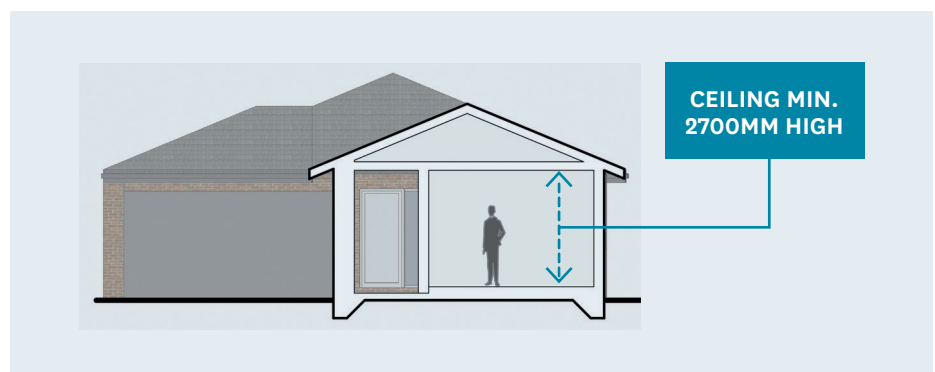
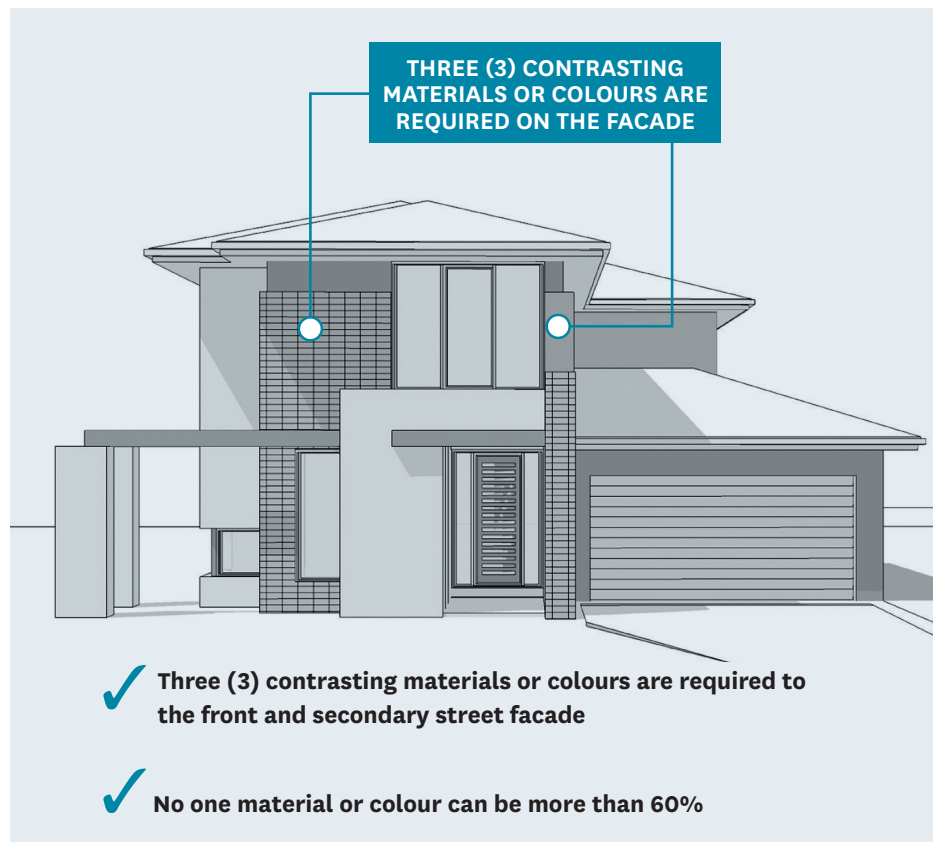
A minimum of three (3) contrasting materials or colours are to be used to the front and secondary street facades. No one material or colour can be more than 60% of the facade area (excludes windows, front/garage doors and gutters/downpipes).

The home must complement the natural environment, taking cues from Earthy, natural, muted hues and tones. Bright colours are not permitted.

A painted finish is required to all elevations of the home. Minor feature elements may be provided with designer face brickwork and off-white mortar (maximum 20%), provided they complement the overall design of the home. Large wall sections of face brickwork are not permitted to any elevation of the home.

### 3.7 Ceiling height

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



### 3.8 Garages

Free standing 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 (two) covered car parking spaces required for all homes in Pier.

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.

### 3.9 Triple garages

If a triple garage frontage is proposed then:

- The lot width must be greater than 18m
- The garage must present to the street as a double garage and a single garage
- The third garage must be set back further 500mm from the other garage doors.

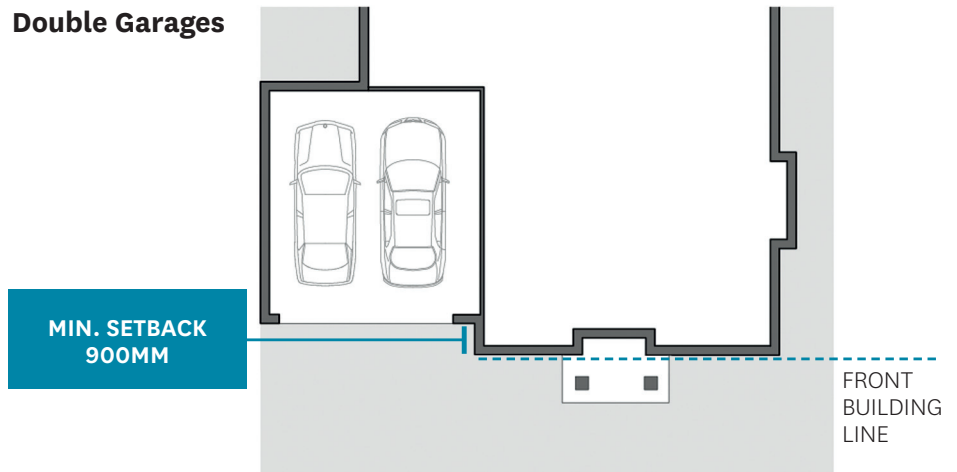
### 3.10 Garage doors

Garage doors must be:

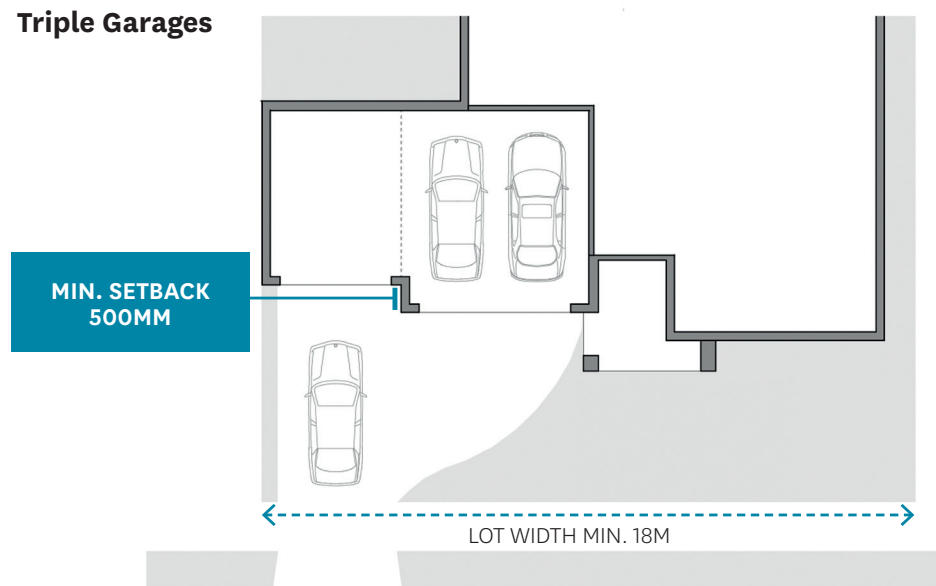
- Panel lift, or
- Sectional overhead, or
- Tilt-a-door

Roller doors are not permitted.

#### Double Garages



#### Triple Garages



# 04

## FRONT GARDEN LANDSCAPE

### 4.1 Extent of landscaping

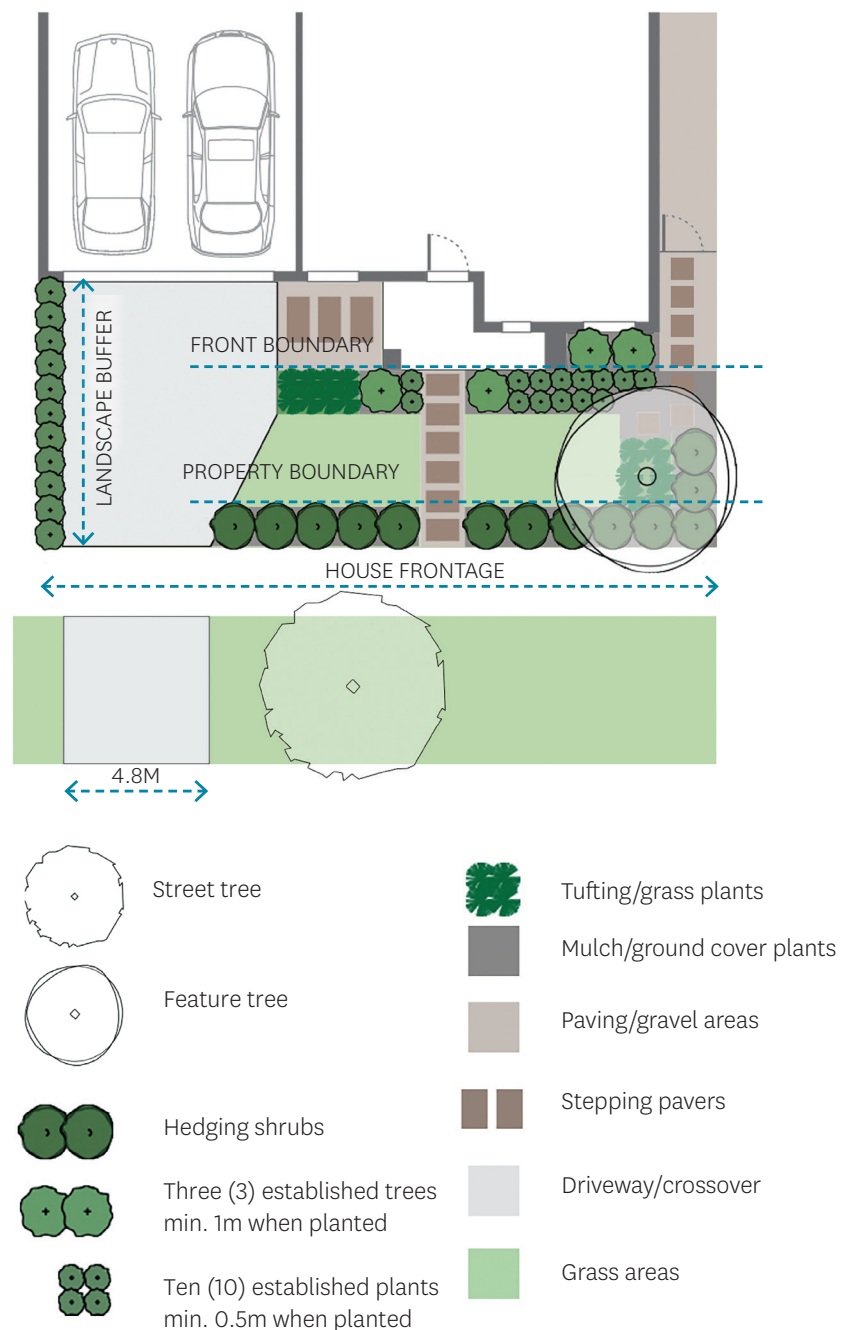
Landscaping is a fundamental element in creating quality streetscapes and assists with providing a cohesive link between the home and the street.

#### 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 0.5m at time of planting.
  - Three (3) established trees with a minimum height of 1m 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.

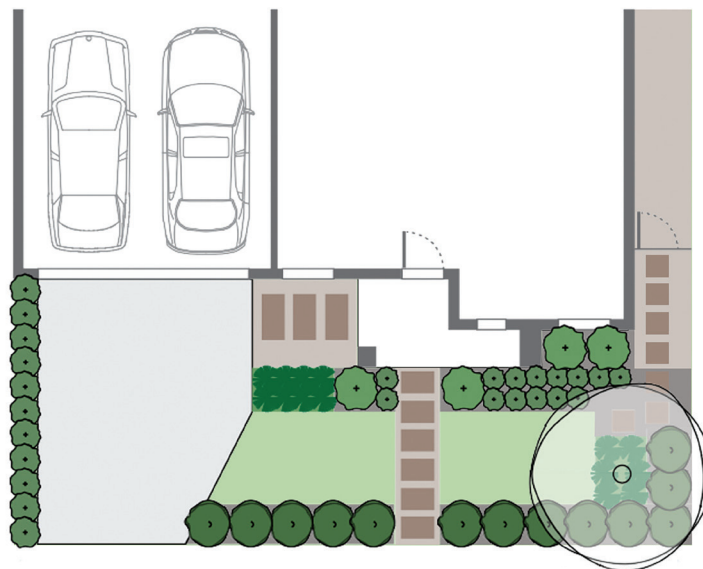
Example proposed landscape plan



#### 4.2 Artificial/synthetic grass

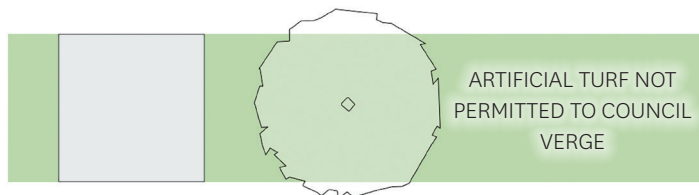
Stockland prefers that synthetic grass is not used in any of its estates, but in cases where clients request artificial/synthetic grass, the following must be applied:

- A garden bed is required along the front boundary to delineate the public verge area from private property.
- The turf must be of high quality, a minimum height of 35mm and resemble the colour of natural turf.
- Artificial grass is not permitted on the nature strip as this is council land, and penalties can be forced.



#### 4.3 Landscaping bond

Where the driveway, front garden and fencing to the property are completed within three (3) months of handover from the builder and is inspected and approved by Stockland, the owners shall apply for a Landscaping Bond Refund from Stockland. Please refer to the attached application form for more details.





#### 4.4 Driveways

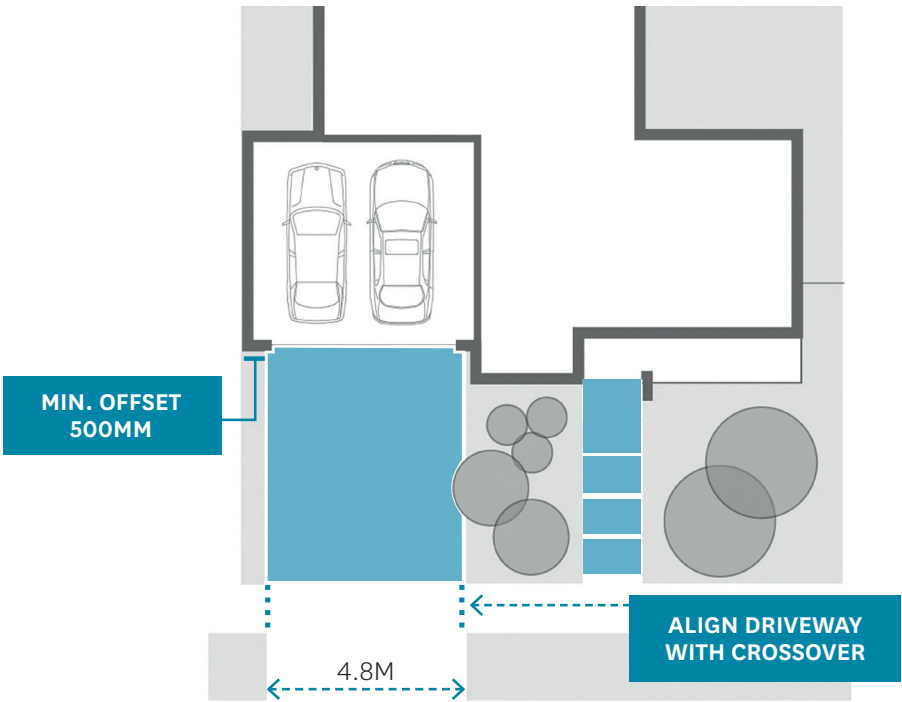
Driveways are to be offset at least 500mm from the nearest side boundary. A landscape buffer strip is to be provided between the driveway and the side boundary.

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 in plain concrete.

All crossovers and driveways are to be completed prior to occupation.

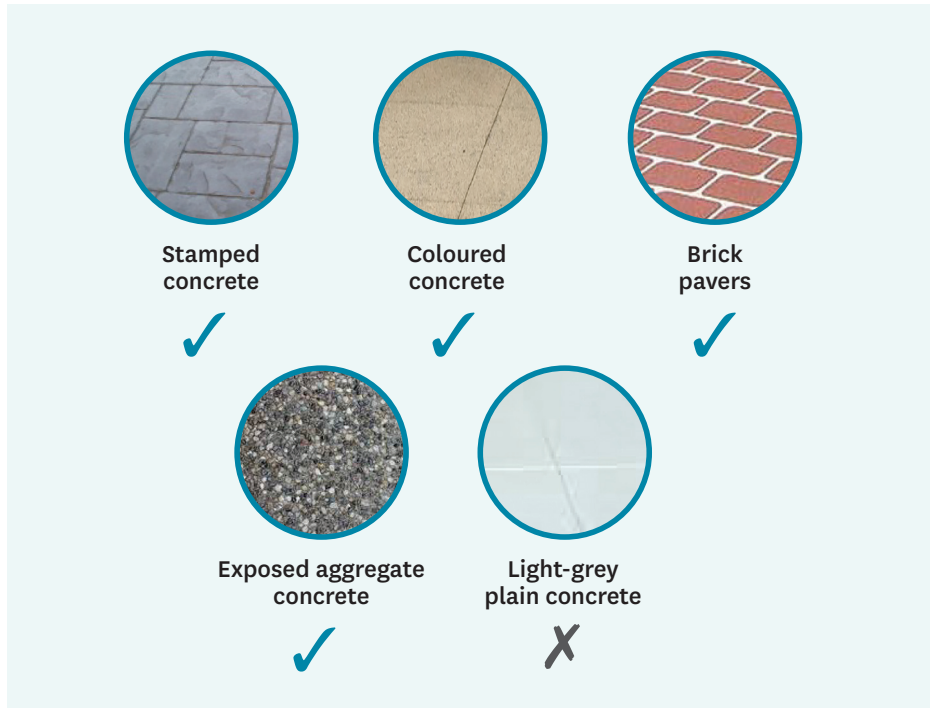
Parking areas and hardstand materials are to be designed such that they integrate with the landscape concept for the front yard, but must not include a reversing bay, maneuvering area or visitor parking spaces (other than tandem spaces) in the front set back.



#### 4.5 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 landscaped 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 (e.g. 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.



# 05

## WATERFRONT HOME REQUIREMENTS

### 5.1 Waterfront facade features

The design of a 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 set back of at least 450mm is required.
- The use of covered outdoor spaces integrated within the main house design is encouraged, so as to promote the frequent use of these spaces.

### 5.2 Fencing which faces the waterfront

Rear boundary fencing 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 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.

Any fencing facing the waterfront must be installed within the property boundary. Installation of any fencing on the revetment wall is not permitted.



Indicative images only



Indicative images only



### 5.3 Screening to the waterfront

All ground-mounted equipment must be screened from public view and must not be visible from waterfront. This includes but is not limited to: heating and cooling units, rubbish disposal containers, swimming pools & equipment, rainwater 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, AC 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.

### 5.4 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).
- Applications for decks must be submitted to the Architecture Review Committee (ARC). Please refer to page 31 for submission details.
- 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.



Indicative images only



Indicative images only

**5.5 Fencing to structures over water**

Fencing around decks extending over the lake must be designed to integrate with any other fencing that is visible 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 be consistent with fencing applied to the deck (or the fencing visible along the property waterfront 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.

**5.6 Pontoons and jetties**

Pontoons and jetties must comply with the typical structure details attached to these guidelines.

Applications for pontoons or jetties must be made to Moreton Bay Regional Council (unless the standardised design has already been approved).

Applications for decks must be made to the Architecture Review Committee (ARC). Details for the ARC can be found on page 31.

A copy of the approval must be provided before any works commence for any structure that extends into the waterway.

Pontoons must not project excessively above the waterline and be sized appropriately for the vessel intended to be moored.



Indicative images only



Jetties should be constructed of concrete or steel. Timber jetty structures that are of high quality and integrated with a deck may be permitted to be constructed with written consent of Stockland's Covenant Specialist and the ARC.

Pontoons and jetties are to be finished in neutral colour tones (e.g. greys and off whites).

Any lighting must be low intensity and directed downwards and must not create glare towards any dwellings or across the waterway.

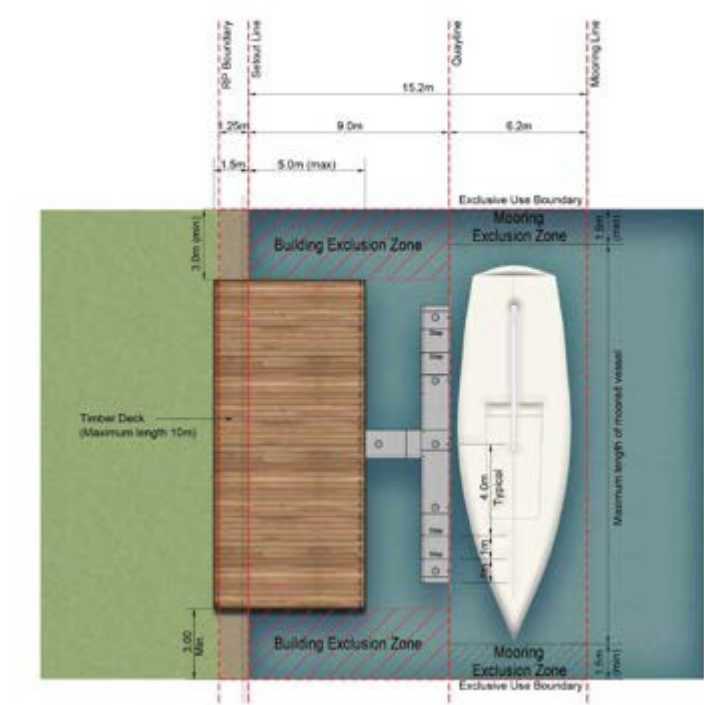
The Lake Management Plan and the exclusive use plans that are attached to the owner's contract of sale take precedence over the images provided in the covenant.

5.7 Boat ramps & sheds

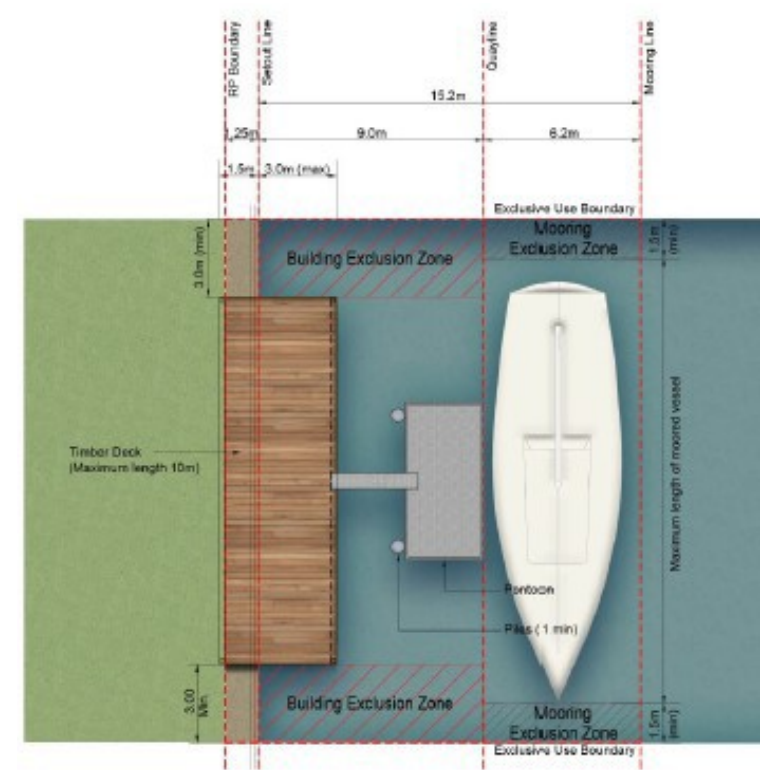
For all mooring diagrams, please refer to pages 30-38 of this document.

Due to the presence of a mass concrete revetment wall which provides a vertical edge to the constant level lake, boat ramps and associated sheds are not permitted.

Typical Structure Details - Deck and Jetty  
(Parallel Mooring - Plan View)



Typical Structure Details - Deck and Pontoon  
(Parallel Mooring - Plan View)



# 06

## FENCING AND BOUNDARIES

### 6.1 General requirements

Stockland does not provide fencing. Fencing design drawings must be submitted for approval by Stockland's Covenant Specialist.

Fencing, other than optional front fencing, is to be constructed prior to you moving in to your home.

Pre-existing fencing is not to be removed for any reason without prior written consent from Stockland's Covenant Specialist.

### 6.2 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.



Indicative images only



Indicative images only

- Gates may be incorporated across the driveway where a front fence is provided.

### 6.3 Mandatory 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 visible from 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.

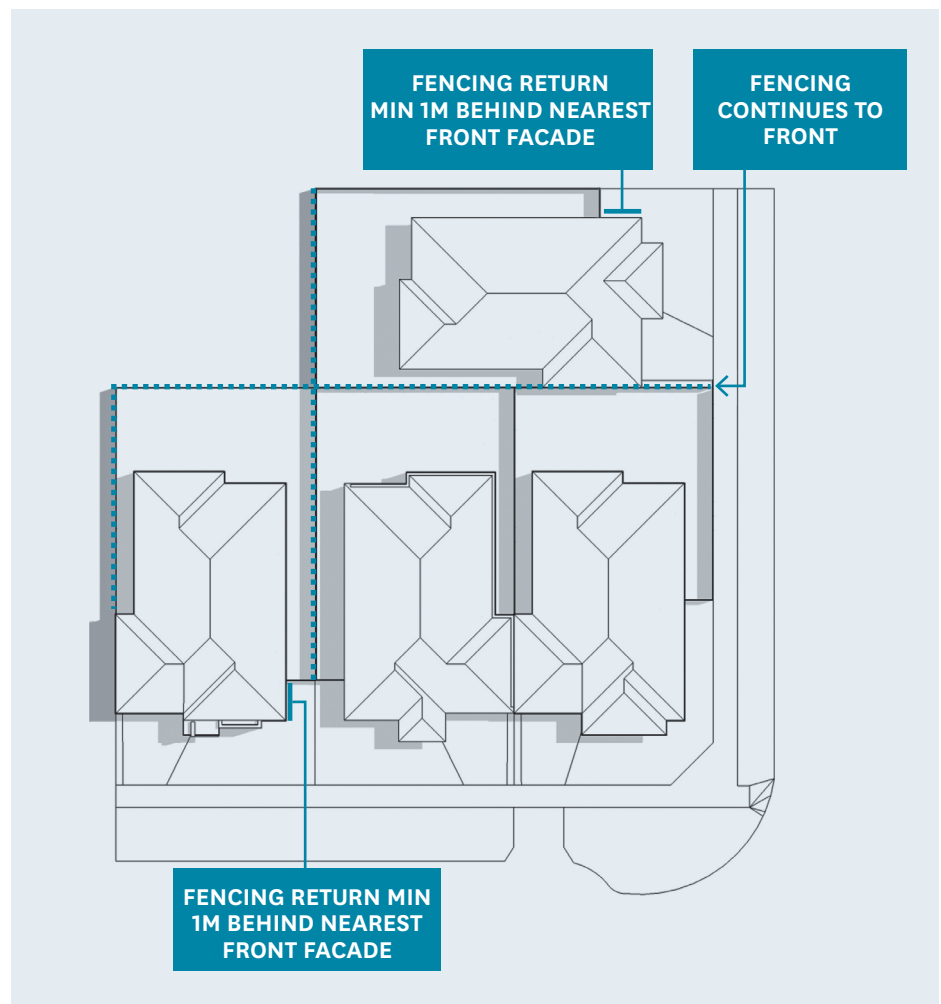
Fencing is not permitted forward of the side gate/return.

Side fence returns/gates are to be painted a colour to complement your home. Stain not permitted.

Colorbond side fencing is only permitted in monument colour, 1m behind the front build line and must not be visible from the street. Solid Colorbond gates visible from the street will not be permitted.

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 'Dividing Fences' legislation and guidelines in your state and local government area.





#### 6.4 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 colour 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





### 7.1 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, rainwater 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.

### 7.2 Bin storage

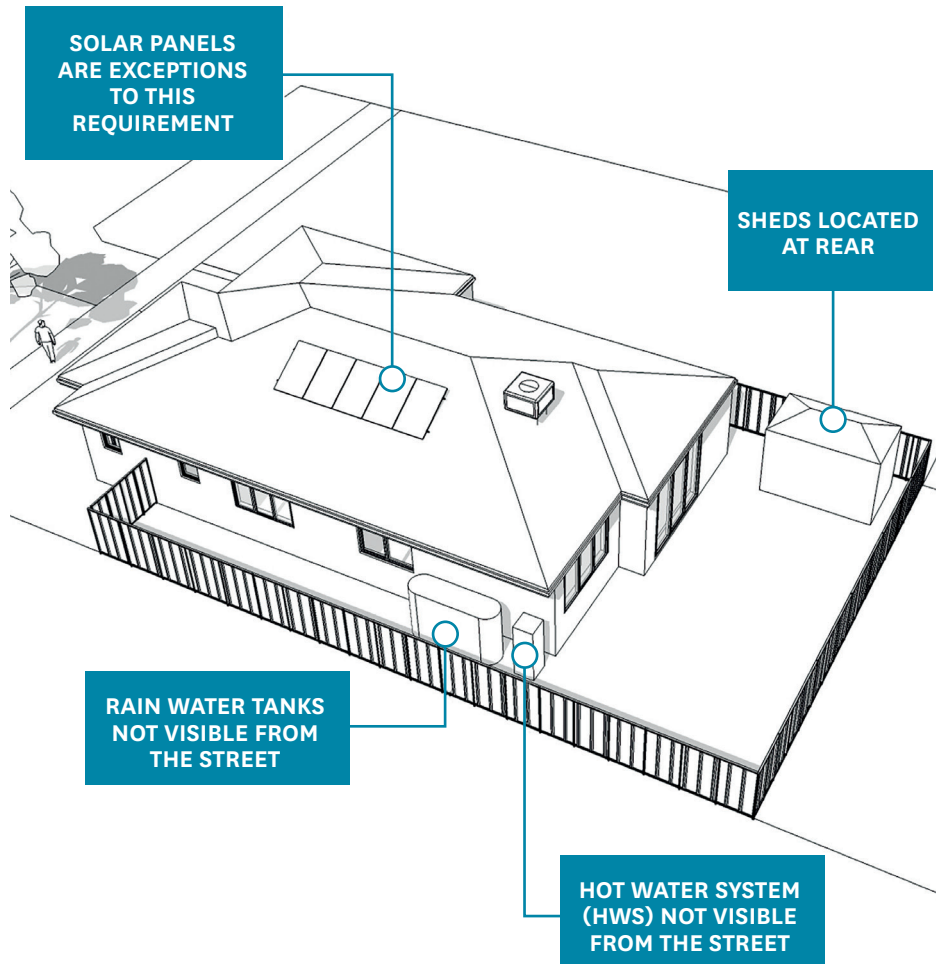
Rubbish bins must be screened and out of public view.

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.

For narrow lots with no side access, a bin storage enclosure is to be designed to completely screen the bins. The enclosure must be noted on the plans submitted to Stockland's Covenant Specialist for approval.



7.3 Sheds and outbuildings

All outbuildings and sheds must be constructed behind the front or secondary street building line of the home and are not to be visible from the front and secondary 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.

All structures including but not limited to gazebos, alfresco, patios, verandahs and porch areas including extensions or renovations which are to be applied to the home after builder handover or after the original plans for the lot have been covenant-approved, the owner and builder will be responsible for obtaining a covenant approval for these structures prior to construction. Items including but not limited to location and siting of the structures, material, size and height, site coverage, external material and colours will need to be checked and approved prior to construction. These structures may also require a council approval and building permit prior to construction which will be the owner and builder's responsibility.

Sheds must be of a colour complementary to the main home or roof colour. Unfinished metal sheds of any size are not permitted. Any shed larger than a 3m x 3m 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 percentage of the lot.



#### 7.4 Presentation and maintenance of your property

Any owner/builder must not permit, cause or authorise any damage to adjoining lots or any other part of the Newport community. This includes, but is not limited to foot paths, kerbs and channels, 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 and secondary street frontages. All turf and garden areas are the owner's responsibility and are to be kept mowed and maintained.





**7.5 Developer works (including retaining walls, fencing parks or entry statements)**

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.

All fencing connected to any developer fencing must taper for the final 3m to meet the height of the developer fencing. In the circumstance where the developer fence exceeds the 1.8m maximum fence height, the adjoining fence is permitted to exceed the maximum fence height within the 3m tapered section of the fence.

**7.6 National Broadband Network**

Newport will be supplied with the NBN. The owner will be responsible to speak with their chosen builder if any additional wiring to the home internally and externally is to be provided at time of house construction.



All details, images, and statements are based on the intention of, and information available to, Stockland as at the date of publication July 2021 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.



# **EXAMPLES OF PONTOON AND JETTY DESIGNS**

# PONTOON AND JETTY DESIGN APPROVALS

## Submission requirements

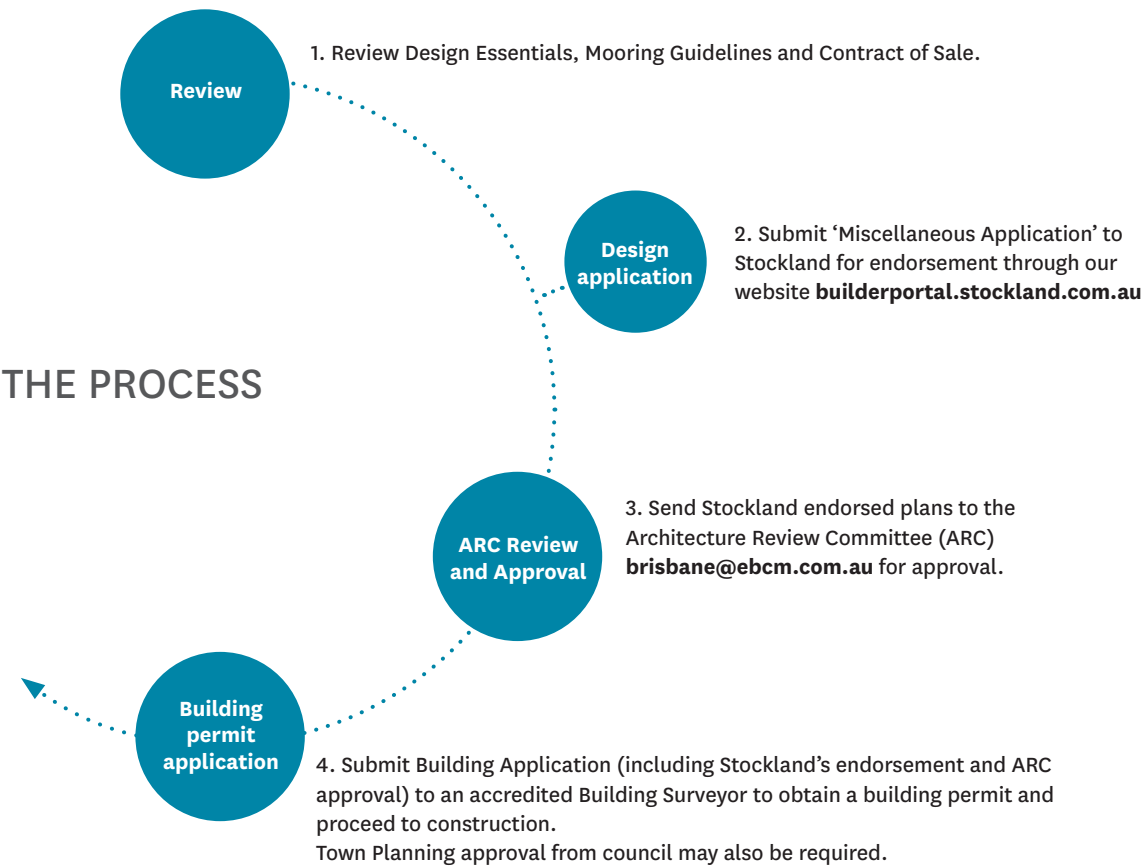
In order to construct a pontoon, jetty or deck over the water, you must apply to and have plans approved by Stockland’s Covenant Specialist. Design Approval by Stockland does not constitute development or building approval or compliance with building regulations.

Upon obtaining Design Approval from Stockland, a building approval must be obtained from the Architecture Review Committee (ARC) and the local council before construction can commence.

## The process

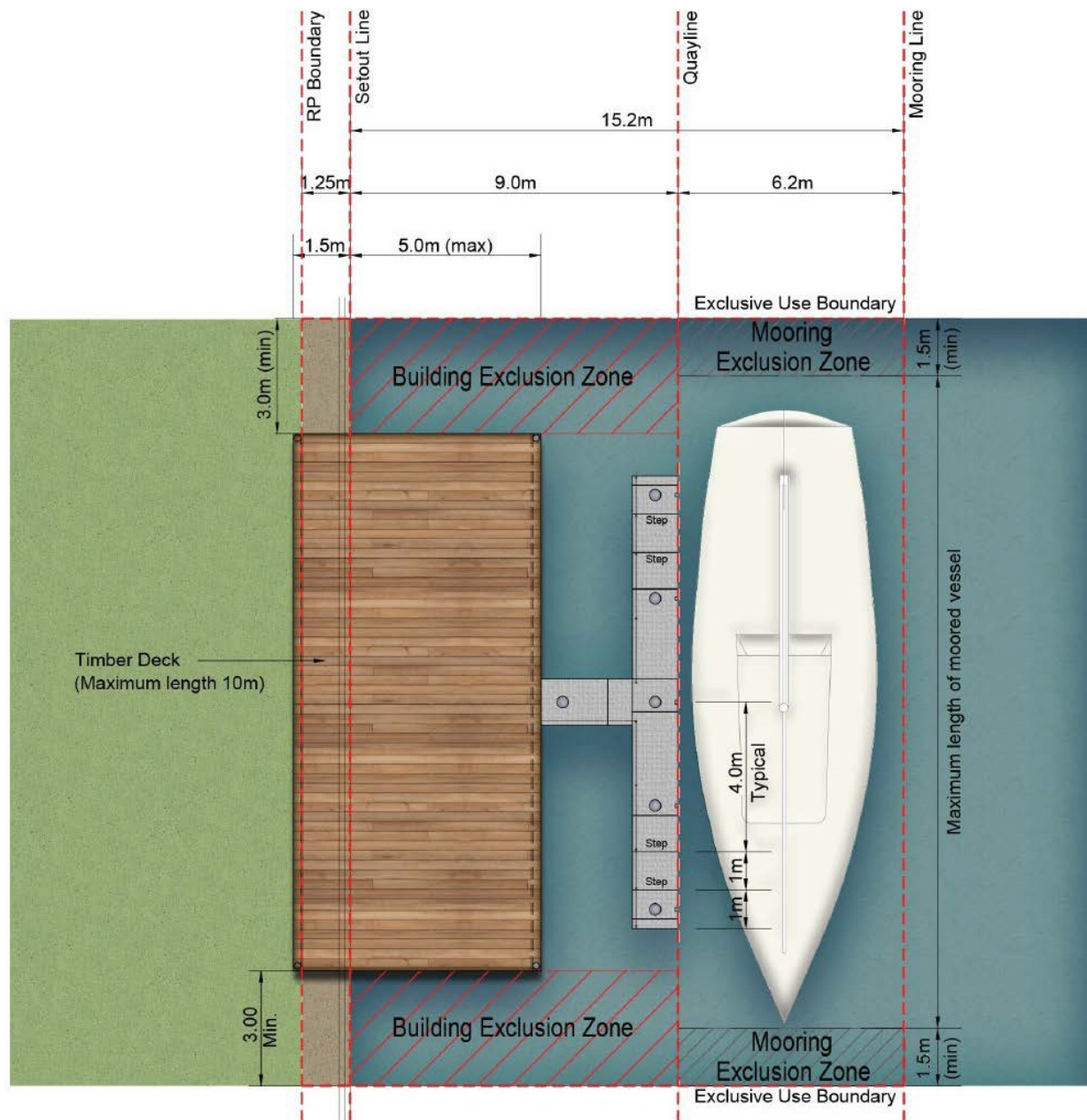
Stockland’s Covenant Specialist will endeavour to assess proposals in the shortest possible time, generally within ten business days. Approved plans will be stamped approved, conditioned and returned to the applicant or their private contractor. The progress of these structures will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland’s Covenant Specialist, or any other queries, should be directed to the Stockland Covenant Specialist.



# TYPICAL STRUCTURE DETAILS – DECK AND JETTY

(Parallel Mooring – Plan View)



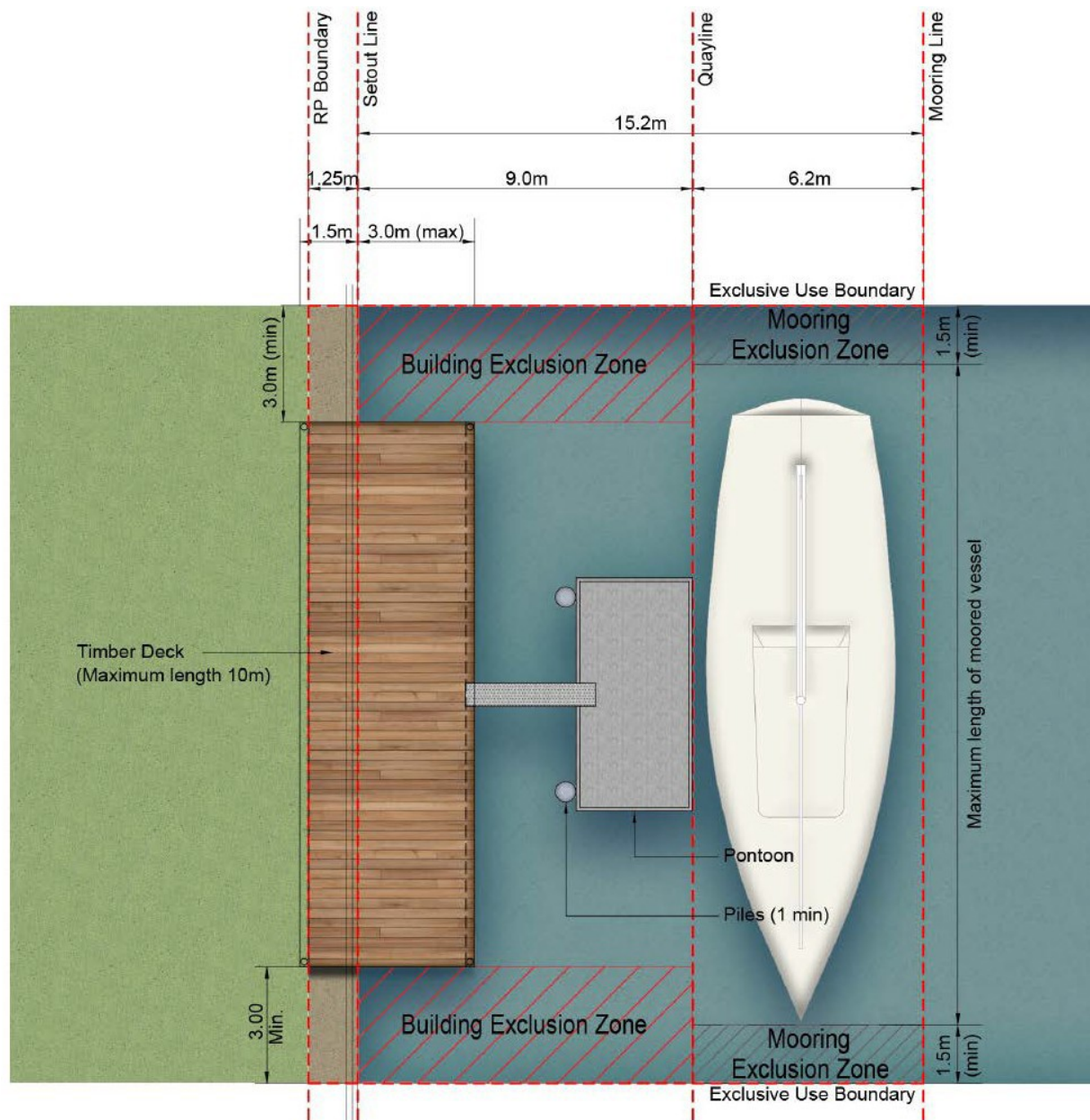
(Parallel Mooring – Elevation)





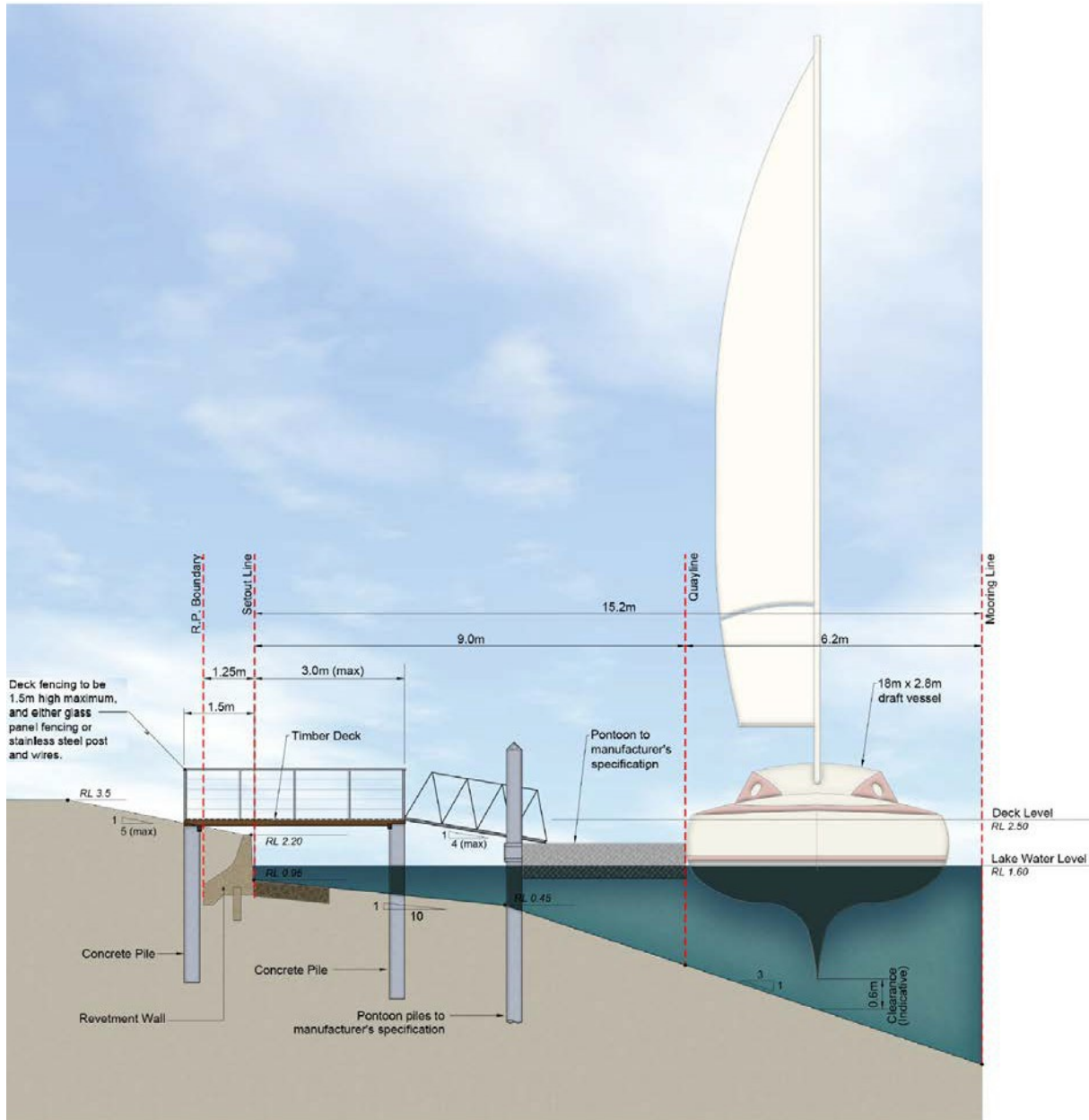
# TYPICAL STRUCTURE DETAILS – DECK AND PONTOON

(Parallel Mooring – Plan View)



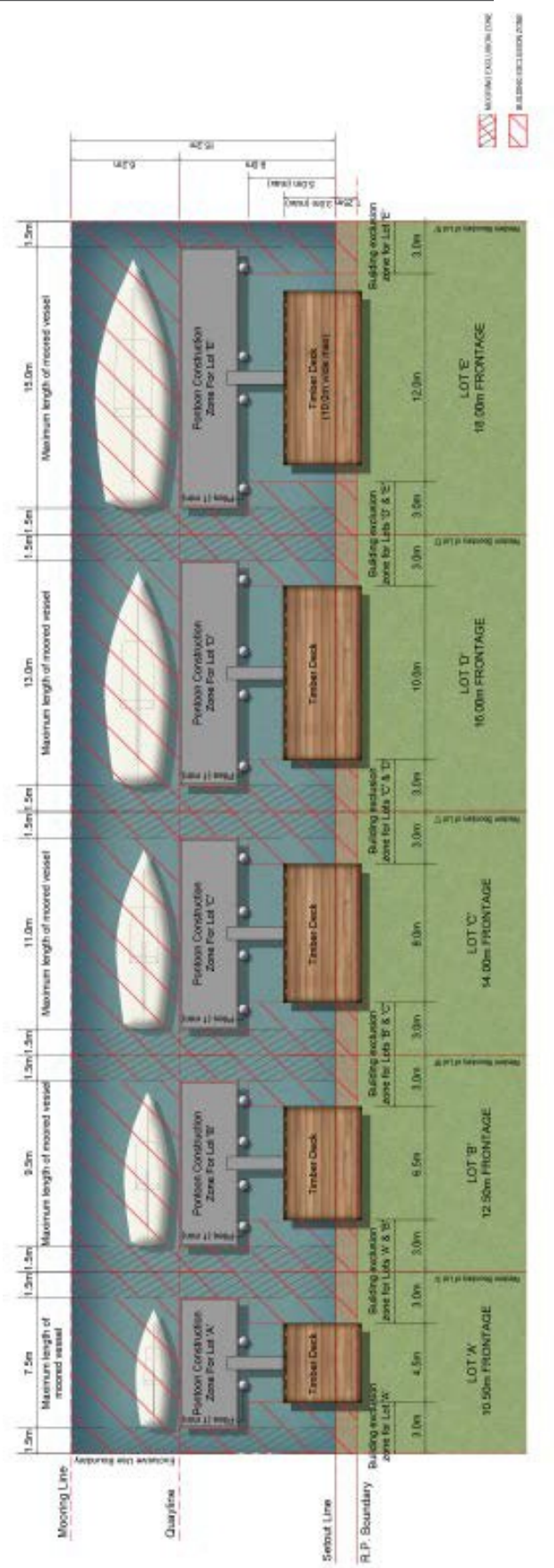
# TYPICAL STRUCTURE DETAILS – DECK AND PONTOON

(Parallel Mooring - Elevation)



# TYPICAL STRUCTURE DETAILS – DECK AND PONTOON

(Parallel Mooring – Plan View)





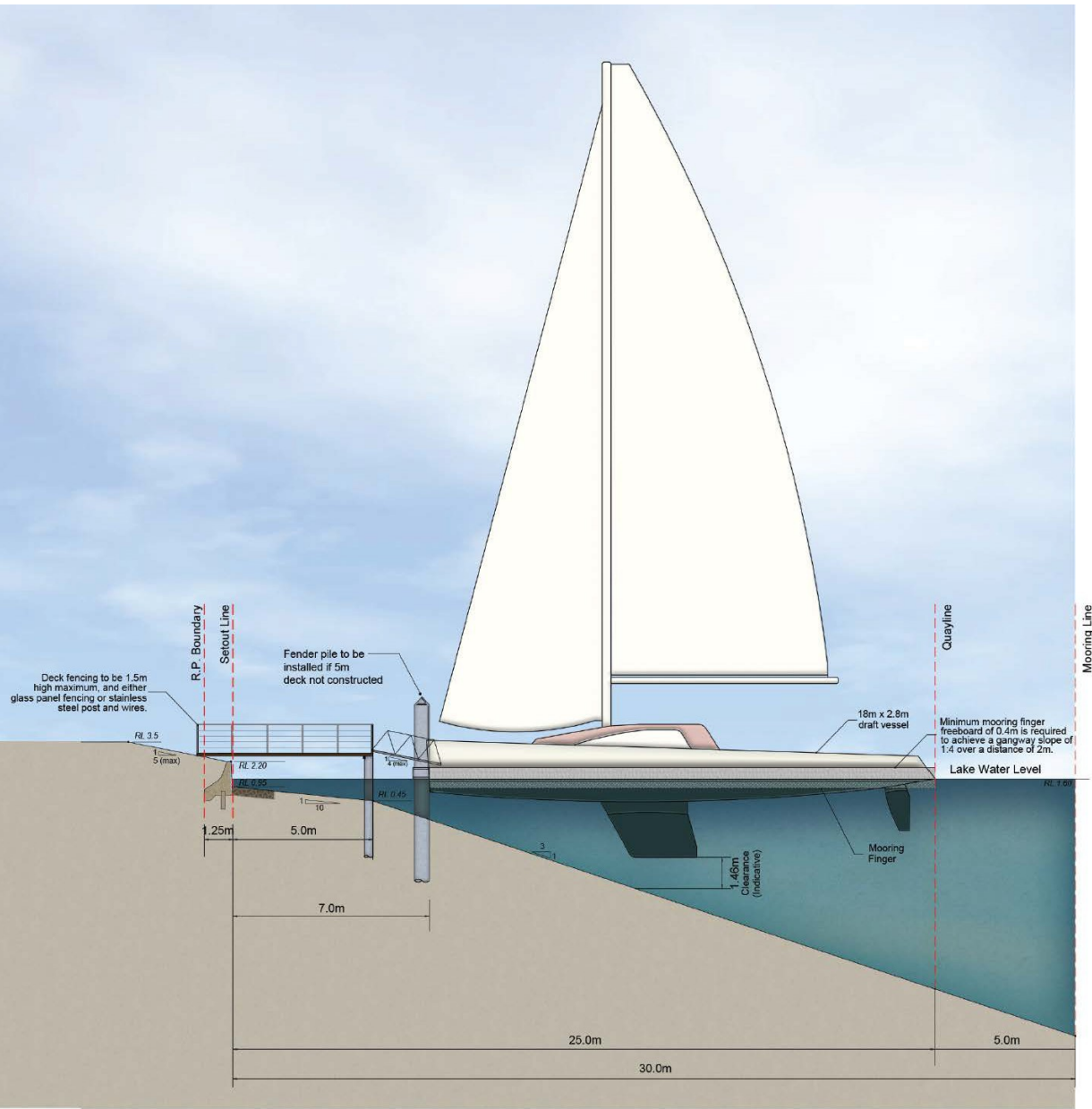
*(Perpendicular Mooring – Plan View)*





# TYPICAL STRUCTURE DETAILS – DECK AND PONTON

(Perpendicular Mooring – Elevation)



# DESIGN APPROVAL CHECKLIST

# DESIGN APPROVAL CHECKLIST

## Site plan

1:200 or 1:100 scale

- ☐ Existing and proposed contours
- ☐ Proposed floor levels
- ☐ All setback dimensions to boundaries
- ☐ Fencing (incl. dimensions of fence return setbacks, stepped fencing, side street boundary fencing, etc.)

## Floor plan

1:100 scale

- ☐ Internal layout
- ☐ Dwelling areas
- ☐ Dimensions (including setbacks, articulation, porch, etc.)
- ☐ Ancillary fixtures and equipment (e.g. rain water tanks, hot water systems, etc.)
- ☐ Sheds, outbuildings, pergolas, etc.

## All elevations

1:100 scale

- ☐ External materials and colours
- ☐ Proposed floor levels and building heights from natural ground level
- ☐ Eave dimensions
- ☐ Roof pitch
- ☐ Sheds, outbuildings, pergolas, etc.

## Sections

1:100 or 1:50 scale

- ☐ Built form and natural ground level
- ☐ Site cut/fill
- ☐ Ceiling heights
- ☐ Retaining walls

## External materials & colours schedule

- ☐ Wall cladding material and colour
- ☐ Roof material and colour
- ☐ Gutters, fascias, downpipes colour
- ☐ Window and door frames colour
- ☐ Decks, verandahs, etc.
- ☐ Fencing material and colour
- ☐ Driveway material and colour
- ☐ Minimum 10% glazing

## Landscape plan

1:100 scale

- ☐ Plant list, including species and sizes
- ☐ Front fencing details, material and colour
- ☐ Driveway material and colour
- ☐ Paving or hard scape material and colour
- ☐ Retaining walls

# LANDSCAPING BOND REFUND APPLICATION FORM

## TO CLAIM YOUR LANDSCAPING BOND FOR NEWPORT PIER HERE'S WHAT YOU NEED TO DO

You may be eligible to claim a refund on your bond payment, once you have completed the driveway, fencing and all landscaping to the front of your home. To receive your bond payment, you must comply as outlined below.

### CLAIMING \$5,000 ON YOUR LANDSCAPING

- Complete all front landscaping works within three (3) months from date of handover from your builder and in accordance with the requirements stated in the Design Essentials, Covenant Approved Plans, and Land Contract of Sale.
- Complete and sign the attached Landscaping Bond Refund Application Form.
- Email it to **design@stockland.com.au** and attach a photo(s) of your completed driveway, fencing and front landscaping.
- Stockland will assess and/or inspect the completed works to determine if all requirements have been met. If approved, your bond will be processed and paid within 45 business days.

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### CHECKLIST

- ☐ 10 x plants with a minimum height of 0.5m and 3 x established trees with a minimum height of 1m at time of planting
- ☐ Planted garden beds mulched & edged
- ☐ Turf to the remainder of the front yard
- ☐ Fencing 1m behind the front build line & painted fence return
- ☐ Driveway completed



# LANDSCAPING BOND REFUND APPLICATION FORM – NEWPORT PIER

## PROPERTY TO BE ASSESSED BY STOCKLAND:

Community:	<input type="text"/>
Stage Number:	<input type="text"/>
Lot Number:	<input type="text"/>
Street Address:	<input type="text"/>

## ☐ \$5,000 LANDSCAPING BOND

I/We acknowledge that a Stockland representative will assess and/or inspect the property mentioned above. If all of the driveway and landscaping requirements have been met as per the Design Essentials, Covenant Approved Plans, and Land Contract of Sale, then the bond will be paid within 45 business days after the assessment and/or inspection has been completed.

## APPLICANT'S DETAILS:

Name(s):	<input type="text"/>	← must match name(s) on land contract sale
Postal Address:	<input type="text"/>	
Mobile:	<input type="text"/>	
Email:	<input type="text"/>	
Signature 1:	<input type="text"/>	← please sign here
Signature 2:	<input type="text"/>	← please sign here
Date:	<input type="text"/>	

## APPLICANT'S BANK DETAILS:

Account Name:	<input type="text"/>
Account Number:	<input type="text"/>
BSB Number:	<input type="text"/>
Bank Name:	<input type="text"/>

- (1) Email this form to **design@stockland.com.au** (2) Attach a photo of your completed driveway, fencing & landscaping  
(3) Advise of your builder handover date (4) Advise of your landscaping completion date

## Office Use Only:

<input type="checkbox"/> Owner's details confirmed in CTS	<input type="checkbox"/> JDE# <input type="text"/>
<input type="checkbox"/> Settlement statement confirmed bond included	<input type="checkbox"/> PO# <input type="text"/>



# PIER

AT

## *Newport*

**Contact us:**

[stockland.com.au/newport](https://stockland.com.au/newport)  
E: [design@stockland.com.au](mailto:design@stockland.com.au)



**Stockland**

An approval issued under these Design Essentials is not an approval under the requirements of the Building Act, or any other Act or Regulation. The documents provided have not been checked for compliance with structural, health, or planning requirements, or for the suitability of the building for the use to which it may be intended. Accordingly, Stockland Development Pty Limited, its Architects, and/or its employees or representatives do not accept responsibility for the suitability or soundness of construction of the completed building of the associated site development works.