

DISCOVERY

Design Essentials

Version 2.1

INTRODUCTION

The Vision for North Shore

A connected township, where you can live, work, shop and play.

At North Shore, you will feel your connection to the things you need and want close to home.

Located at the gateway to the Northern Beaches, the North Shore community will link shops, schools, parks and pools with Townsville best parkland network to seamlessly create a connected Township, that will be the envy of all your friends.

The Approval Process

Stockland has prepared these DesignEssentials to guide house design at North Shore.

The Design Essentials should be read in conjunction with the 'Building Envelope & Driveway Access Plan' for your lot which is available on the Stockland Builder Portal (www. stockland.com.au/northshore).

Before undertaking any building work, you must first obtain written approval from Stockland. The key steps to obtain Approval are outlined below:

Step 1 – House design

The Designer of your home should review the local planning requirements, these Design Essentials and the Land Sale Contract and undertake the design of your home.

Step 2 - Stockland Design Essentials Approval

Submit your design to Stockland via the Stockland Builder Portal. 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.

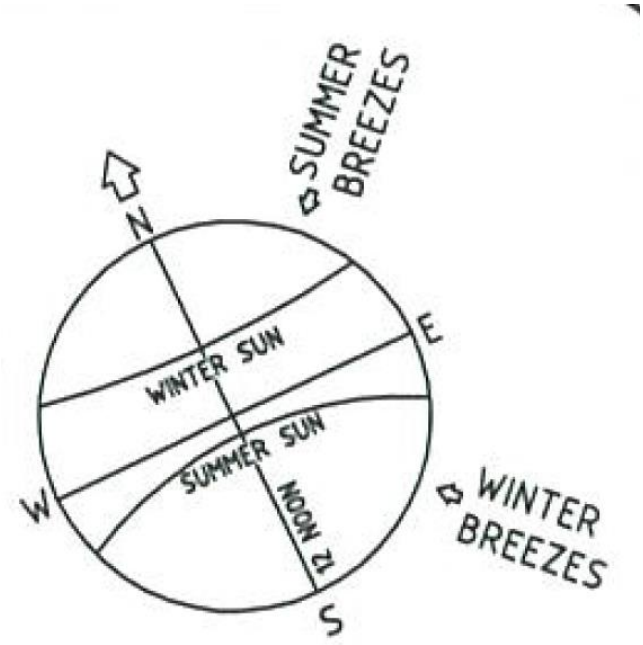
Step 3 – Local Building Approval

Upon receipt of your approval from Stockland, an application can be made to an Accredited Building Certifier to receive approval for building.

SITE PLANNING

INTENT: Flexible setback provisions are intended to create diversity in the streetscape and to allow dwelling design to respond to lot orientation/solar comfort and climactic responsible design.

Tip: *The Building Envelope and Driveway Access Plan for your lot provides advice on the construction of a climatically responsive dwelling.*



Building Setbacks	Building setbacks must comply with the Building Envelope and Driveway Access Plan for your lot.
Building Orientation	To best capture prevailing breezes and for optimum solar orientation the majority of the living areas must be constructed along the northern or eastern side of the dwelling or a combination of both.
Site Cover	To maximise the efficient and flexible use of each lot, site coverage limitations for dwellings shall not exceed 70% of the allotment area including covered open space but excluding the driveway.

STREETSCAPE

INTENT: To encourage a diversified streetscape, articulation along the street, each home to have an inviting front entry and street appeal and to discourage overly-prominent garages to the street.

Choose one of the façade setback options on the following page.

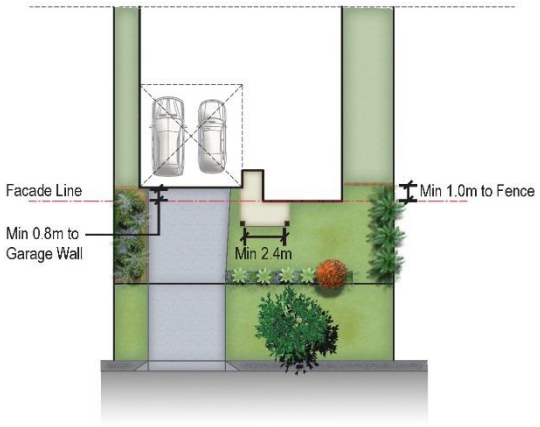
Each option has been designed to ensure that each home is provided with articulation along the front façade and provide an overall attractive streetscape.

Façade Setback Options

Option 1

Front wall forward of garage

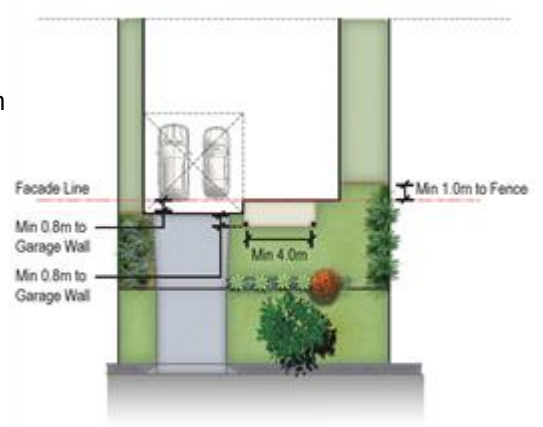
- Front façade wall projected a minimum 800mm forward of the garage wall.
- A covered entry to be provided.



Option 2

Front patio

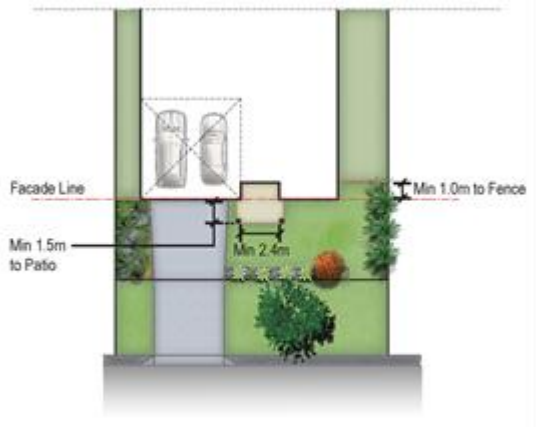
- Front façade wall setback a minimum 800mm back from the garage wall.
- A front patio of any width that projects forward a minimum 800mm from the Garage wall.



Option 3

Front wall in line with garage

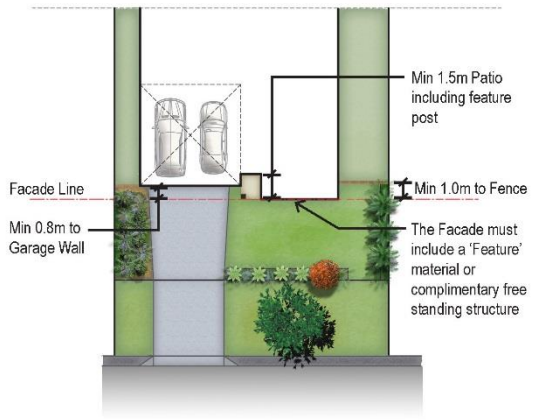
- Front façade wall in line with garage wall.
- A front patio projecting forward a minimum 1200mm from the Garage wall with a minimum 2400mm between centre of supporting columns.
- Front porch/patio to have a minimum 300mm difference in fascia height from the main building fascia.



Option 4

Smaller front entry

- Front façade wall projected a minimum 800mm forward of the garage wall.
- A covered front entry.



Option 1 examples





Option 2 example



Note: *Your dream home doesn't meet one of these options? No problems, provided your home has some architectural merit Stockland will consider each design on its merits in order to present an attractive streetscape*

Option 3 examples





Option 4 examples





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MANDATORY FAÇADE REQUIREMENTS

Glazing to the Street

- The façade area (calculated by excluding the garage door) facing a street or public area is to include a minimum 15% glazing to allow for passive surveillance.



Min 10% of your front wall must be windows

Note: *Consider over size windows to front façade. It will improve the look of your home*

Front Façade Repetition

- Stockland reserve the right to ensure there is not repetition of the same façade within two houses either side and directly opposite on the same street.

Painted Side Fence Returns

- Side fences must return to the dwelling. The fence return must be a minimum 1m behind the façade where the return is wider than 1.5m.
- Side fence returns must be painted a colour that matches the main dwelling colour or an alternative complimentary colour.



Note*: The fence return must be painted a colour that matches or compliments the main dwelling colour*

External Wall Finishes

- A minimum of 2 materials or 2 colours are to be used to the front façade with no one material/colour being more than 80% of a façade area. (For clarity, the garage door and roof is not counted in the assessment of the materials or colours or façade area)
- All blockwork must be rendered unless the blockwork is a feature blockwork product.

Roof Pitch	• 30 degrees is the maximum pitch for any hip or gable roof. (Minimum is 24 degrees) • 15 degrees is the maximum pitch for a main skillion roof.  Minimum 24 degrees for hip or gable roof. Maximum 30 degrees  Maximum 15 degrees for the main roof of a Skillion Roof
Front Entry Door	• The front entry door must be visible from the street;
Garages/Carports	• Freestanding or attached carports and garages must include a roof design & design features which are consistent with the form and materials of the home. • Triple garages and carports are only permitted when the third garage door/carport is setback a minimum further 800mm from the front alignment of the double garage/carport.
Non-Ground Mounted Plant or Equipment	• Roof mounted items visible from the street or public spaces must be minimal including but not limited to: satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units, spa and pool pumps, dependent person units etc. • Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.

LANDSCAPING AND DRIVEWAYS

INTENT: Landscaping is an important part of the Streetscape. In a dry, hot climate like Townsville landscaping provide relief from reflective heat, an attractive streetscape and most importantly shade.

Front yard landscaping

- Turf between the front building line and kerb-line must be laid in a timely manner to minimise topsoil erosion or run-off.
- A minimum 30% of the front yard must be garden bed, incorporating a variety of planting and landscape materials.



- ***The North Shore Home Buyers Landscape Handbook*** contains some great tips to create the perfect landscaped yard, including a plant species list perfect for Townsville.
- A **relaxation** to the garden bed requirements above will be permitted where you would prefer a simplistic low maintenance yard with minimal garden bed and planting, provided a single landscaping feature is provided in the front yard, which could include **one** of the following:
    - Front fence (refer front fence requirements);
    - A shade tree planted within a raised concrete (or better product) edge;
    - Water feature;
    - Other landscape feature that requires little maintenance but is modern and provides a feature to the front yard;

Back Yard landscaping

- Consider the landscaping for your backyard carefully. Great backyards have strategically located garden beds and trees that provide great viewlines from key internal windows and doors and create shade for your backyard. Done correctly landscaping can also create a micro-climate and can cool your patio and outdoor areas. Whilst not a mandatory requirements, we encourage you to plant a garden bed and a shade tree within your backyard as a minimum or allow for one in the future in your irrigation layout.



Tip (not mandatory):
Consider a garden bed in your backyard in a strategic location that can be seen from inside your home (eg. a viewline from a window), it provides a much better view from within your home and brings the outside in.

Side yard (Corner lots only)

- Turf and irrigation between the side fence and kerb-line must be laid in a timely manner to minimise topsoil erosion or run-off.

Turf

- All turf to the front yard (between the façade and the kerb) must be a Zoysia species unless a front fence is constructed (refer front fence requirements). Zoysia is more hardy, require less water, less maintenance and less green waste (16 mows per vs 30 for couch/buffalo).
- All turf to secondary streets for corner lots must be a Zoysia species.

KNOW YOUR GRASS CHEAT SHEET

	Heat Stress Tolerance	Water Requirement	Shade Tolerance	Weed Tolerance	Estimated Mow Per Year	Wear Tolerance	Waste Produced	Ideal Fertilising Time	Recommended Mowing Height	Establishment Method
BUFFALO	LOW	HIGH	HIGH	LOW	30	MOD	HIGH	Sept or Oct	30-50mm	Seed or Turf
GREEN COUCH	MOD	MOD	LOW	MOD	25	HIGH	MOD	Sept or Oct	15-30mm	Seed or Turf
BLUE COUCH	MOD	MOD	MOD	MOD	25	HIGH	MOD	Sept or Oct	15-30mm	Seed or Turf
ZOYSIA	HIGH	LOW	MOD	HIGH	16	HIGH	LOW	Sept or Oct	15-30mm	Turf

Irrigation

- A fixed automated irrigation system must be installed to landscaping located between the front building line and the kerbline and the side fence and kerb on secondary frontages.

Driveways	• All crossovers and driveways are to be completed in a timely manner and in accordance with Townsville City Council requirements. • Driveways must not be constructed from plain concrete. • If a footpath has been constructed along the frontage of your property the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and kerb must match the footpath colour.
Rubbish Bin storage	• A designated place for rubbish bin storage must be provided within the landscaping plan that is not visible from the street by locating the bin storage area behind the side fence return or screening the bin storage area from view.

FENCING

Fencing to Front yard

Fencing as viewed from the front street frontage:

- is to be a maximum of 1.2m in height;
- must return 1m behind the front building line.
- Must **not** include any colorbond or metal sheeting within the fence.
- Must **not** include pool fencing (i.e. aluminium tubular).
- Must be constructed from modern materials complimentary to the dwelling. Examples below.













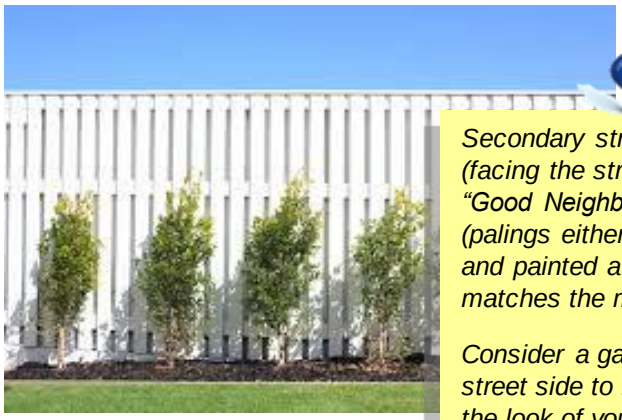
Pool style (tubular aluminium) fencing is no longer permitted!

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Fencing to Secondary Streets (corner lots) & Public Open Space (Park)

As viewed from the secondary street or public space:

- is to be a maximum of 1.8m in good neighbour fence;
- must be painted a colour to match the main colour of the dwelling or an alternative complimentary colour.
- must return to the house a minimum of 1m behind the front building line;
- No colorbond or metal sheeting is permitted.



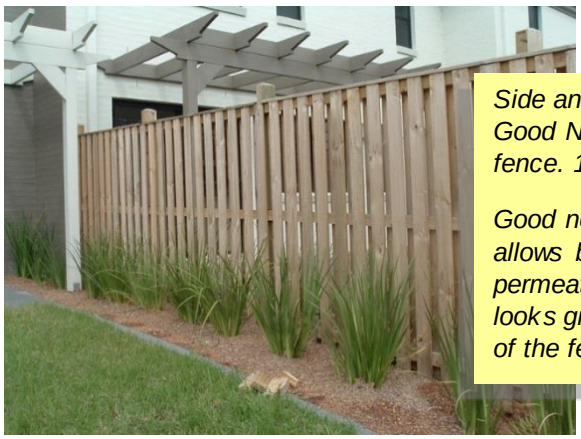
Secondary street fencing (facing the street) shall be "Good Neighbour" fencing (palings either side of rails) and painted a colour that matches the main dwelling.

Consider a garden bed on the street side to further enhance the look of your home.

Fencing to Side & Rear Boundaries

- Is to be a maximum of 1.8m in height, "Good Neighbour" (paling either side and support rails with palings overlapping) style fencing with 10% transparency.
- Where no front fence is used, the side fence must not protrude forward of the fence return.
- The side fence return to the dwelling must be painted a colour to match the main colour of the dwelling or a complimentary colour.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.

Note: please discuss your proposed fencing with the adjoining owner prior to construction and refer to the Queensland 'Dividing Fences' legislation and guidelines.



Side and rear fencing to be Good Neighbour styles fence. 1.8m high

Good neighbour fencing allows breezes to permeate through and looks great from both sides of the fence.

GENERAL REQUIREMENTS

Developer Works	• 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.
Retaining Walls	• Retaining walls visible from the street or public area are to be constructed from: stone or masonry; or timber sleepers (where less than 300mm in height). **Note:** 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.
Outbuildings, sheds and garden sheds	• All outbuildings and garden sheds must be constructed 800mm behind the front or secondary street garage setback unless it can be shown that they are not visible (or can be adequately screened) from the adjacent street or public area. • Unfinished metal sheds of any size are not permitted. Sheds must be of a colour complimentary to the main building. • All sheds of any size must be constructed within Building Envelope for the lot. • Sheds must not be more than 3.6m high. • Sheds in backyards may be colorbond sheds, with the colour to match the main dwelling roof colour or other complimentary colour.
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. • Air Conditioners must be located below the eave line and screened from public view.
National Broadband Network (NBN)	• This stage of North Shore will be supplied with NBN network; • In-house wiring must comply with the requirements of NBN Co`s in-home-wiring guide (available from *www.nbnco.com.au/NewDevelopments*) including Home Distributor, Conduiting, Category 6 wiring and power supply. • For the status of NBN roll-out to the stage your lot is located in, refer to the following website (if you do not know the stage your lot is located in please ask us!) *http://www.nbnco.com.au/learn-about-the-nbn/rollout-map.html*

REQUIREMENTS PRIOR TO CONSTRUCTION

Cleanliness	• Your allotment must be kept in a clean state.
Vegetation Maintenance	• Your allotment must be regularly mowed and maintained to ensure grass growth does need exceed 150mm. This will ensure no nuisance to your neighbours.
Remain Vacant Land	• Your allotment must be kept free of any objects, vehicles, shipping containers or the like and must remain as a clear vacant land until building construction commences.

REQUIREMENTS DURING CONSTRUCTION

Construction Obligations	• Provide a skip bin for the duration of the construction period. • Site cleanliness is to be maintained. • No excavated material shall be placed on any adjoining lot or public area. • No soil or sediment must run off site. Appropriate soil and sediment control measures must be implemented.
Construction Access	• All construction access must be via the allotment frontage. • Access that crosses any other allotment is not permitted. • No vegetated areas (any grass cover of any kind) must not be disturbed as this forms part of the erosion protection at North Shore. • A dedicated construction access point must be delineated and maintained and all access to the lot must be via this access point.
Street Tree Obligations	• Each lot is provided with one (or more) street trees. Street trees are an important part of the urban design of North Shore. It is the owners obligation to ensure that the street trees: – are protected during the construction period; – are not damaged during construction; – are kept as part of the front landscaping of the dwelling. • Discuss with your builder the protection of your street trees; • Should a street tree be removed or damaged during construction the tree must be replaced by the owner (a replacement tree can be ordered through Stockland for a fee of $650).

REQUIREMENTS POST CONSTRUCTION

Renovations, Additions or Alterations	• Any renovation, addition, alteration must be compliant with the Design Essentials.
Storage of large or unsightly objects	• Caravans/boats/trailers must be stored behind the front façade of the dwelling and must not be stored on the driveway, street frontage or public carparks for any more than 3 weeks.
Temporary carports or shade structures	• Temporary carports and/or shade structures must not be erected in the driveway or front yard of your dwelling and must not be visible from public streets or parks.
Landscaping Maintenance	• All landscaping in the front yard from front façade/fence line to the street kerb must be kept in a neat manner and regularly maintained. • On corner lots the landscaping between the side fence and the street kerb must also be maintained in a neat manner and regularly maintained. • All garden beds visible from the street or any public areas must be maintained and kept weed free.
Street Tree	• All street trees between your property boundary and the kerb shall be maintained and watered intermittently as appropriate to ensure growth of the tree.
Signage	• Signage advertising of any sort is not permitted on your home without Stockland approval. • Builder signage required by law is permitted during construction of your home but must be removed once your home is completed.
Rubbish Bins	• Rubbish Bins must be stored in a location that is not visible from the street except on the nominated day for rubbish collection by Townsville city Council.

OTHER LEGISLATION

Building and Other Legislation Amendment Act 2009 (Act)	• These 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.

RESIDENTIAL DESIGN APPLICATION

Your application must include with your design application, each of the following:

- ☐ Site Plan (min. scale 1:200) indicating North point, setbacks from all boundaries, total floor area and any proposed earthworks or retaining walls where applicable.
- ☐ Floor Plans (min. scale 1:100) showing key dimensions and window positions.
- ☐ Elevations (min. scale 1:100) indicating building heights, roof pitches, eave depths and all external plant and equipment (e.g. air conditioners.)
- ☐ External Works Plan showing driveway details (including location, extent, material and finish) and fence heights, locations and finishes clearly marked.
- ☐ Landscape Plan showing Front yard landscaping. Hand drawn landscaping plans will be accepted provided they show how compliance with these design essentials will be achieved.

Note:

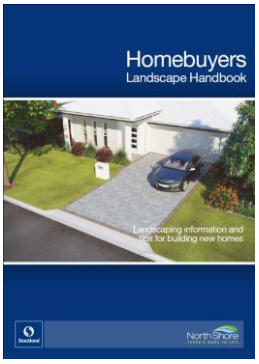
- Applications will generally be assessed and responded to within 10 business days from day of receipt at Stockland. A written response will be sent to the preferred party identified in the application (generally your Builder.)
- Applications will not be assessed until all information as noted above has been supplied to Stockland.
- The method for the lodgment of applications is online via the Stockland builder portal system www.stockland.com.au/northshore

FURTHER RESOURCES

This section does not form a mandatory requirement for your home and is provided for information purposes only and to provide places where you can obtain more information and ensure your home meets all your expectations.

Stockland have prepared some relevant resources which are available from our land sales office free of charge, as follows:

Homebuyers Landscape Handbook. Contains an overview of landscaping your home including different types of mulch, how to irrigate your yard properly, options for decorative treatments, how to plan, build and create a garden bed for most impact and a list of plant species picked especially for North Shore.



Landscape Series. A collection of landscape designs undertaken by our landscape architect to inspire you to design and plan the perfect landscaping for you home.



The Handbook. Developed in conjunction with Ergon, The Handbook makes sense of sustainable living in Townsville. Ensure you make the right choices when designing your home.



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Further resources can be found at:

Townsville City Council. Sustainable Housing information kit:

https://www.townsville.qld.gov.au/water-waste-and-environment/sustainability/sustainable-housing

A kit especially designed to provide you information about building sustainably in Townsville. The kit is free of charge and downloadable form the above website.

There are also links to many more useful websites.

Australian Institute of Horticulture Inc. Plant Selector

http://aih.org.au/plant-selector

This website allows you to search for plants that are appropriate to the specific postcode entered (for North Shore that would be 4818).

Australian Government – Your Home Website.

http://yourhome.gov.au/

Your Home is your guide to building, buying or renovating a homes. It shows how to create a comfortable home with low impact on the environment – economical to run, healthier to live in and adaptable to your changing needs.