

Discovery Design Essentials



Stockland



North Shore

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NORTH SHORE VISION

The vision for Stockland North Shore

North Shore is a master-planned community set to deliver a real sense of community and harmony between work, life and play.

More than 40 per cent of North Shore has been dedicated to green space, with each home less than 200 metres from parkland in a bid to encourage residents to make the most of an active and healthy lifestyle.

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

Providence provides 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.

BACKGROUND

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 provides 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 homesite
- 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'.

DESIGN APPROVAL

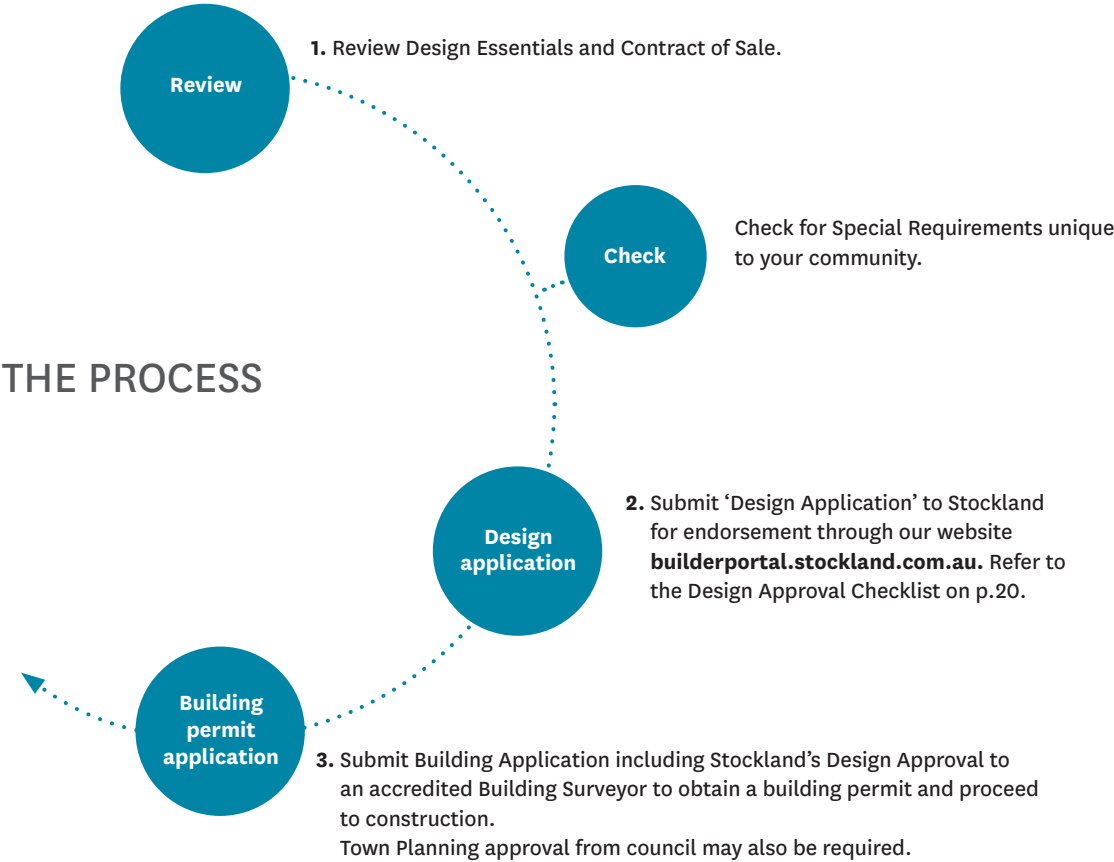
Submission requirements

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

01

SITING AND SERVICING YOUR HOME

1.1 Minimum setbacks

The minimum boundary setbacks and zero lot boundaries must be as per the Building Envelope Plan and Driveway Access Plan provided by Stockland within your land contract of sale.

Please note: All setbacks are measured to the outermost projection of the home.

1.2 Surrounding services

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 on to the property owner.

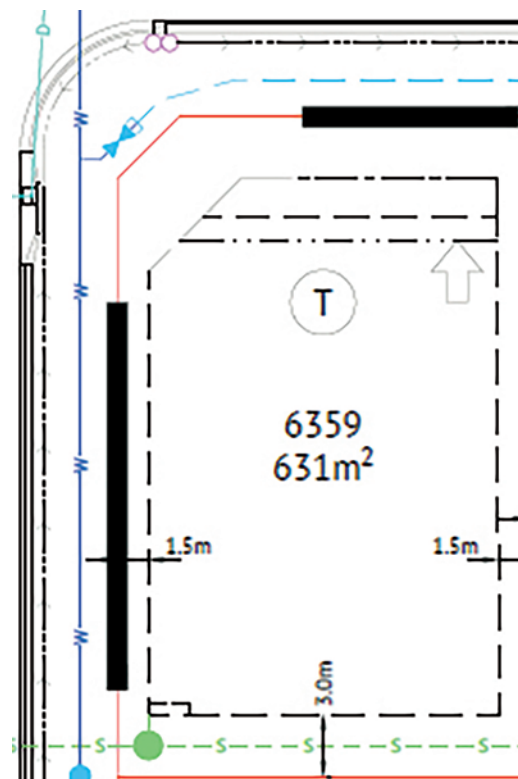
1.3 Footpaths and street trees

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

- Any adjoining lot and/or
- Any other part of the North Shore community including but not limited to footpaths, kerb and channel, roadways, landscaping and street trees.

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.

Example only



02

THE STYLE OF YOUR HOME

2.1 Home style

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.

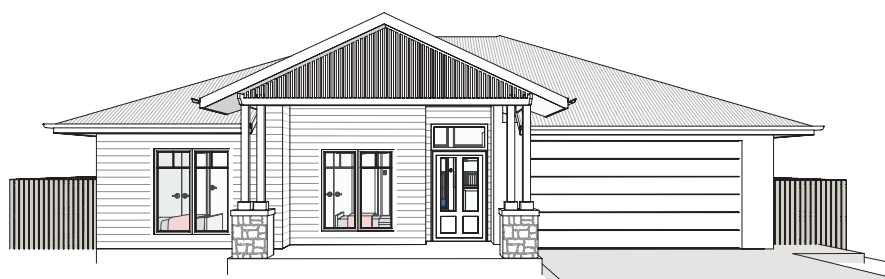
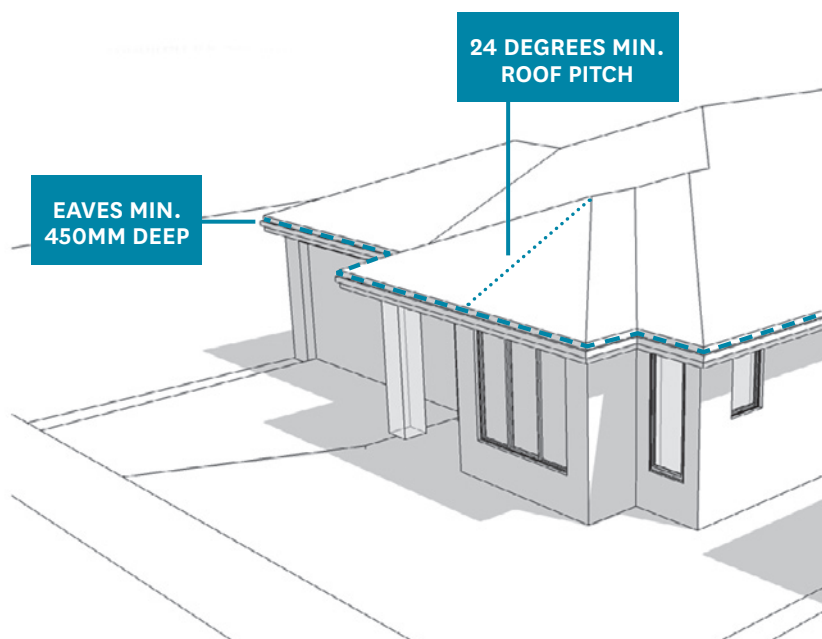
2.2 Roof pitch

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

- Hip and gable roofs must have a minimum pitch of 24 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.

2.3 Eaves

- All roofs must have eaves overhanging by a minimum 450mm (excluding fascia and gutter) visible from the street or public areas.
- Eaves are encouraged to assist with 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 eaves, the use of awnings and/or sunshade materials is strongly encouraged where there is a window to improve energy efficiency.



✓ **Contemporary facade**

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 must incorporate either a porch, portico or verandah that is:

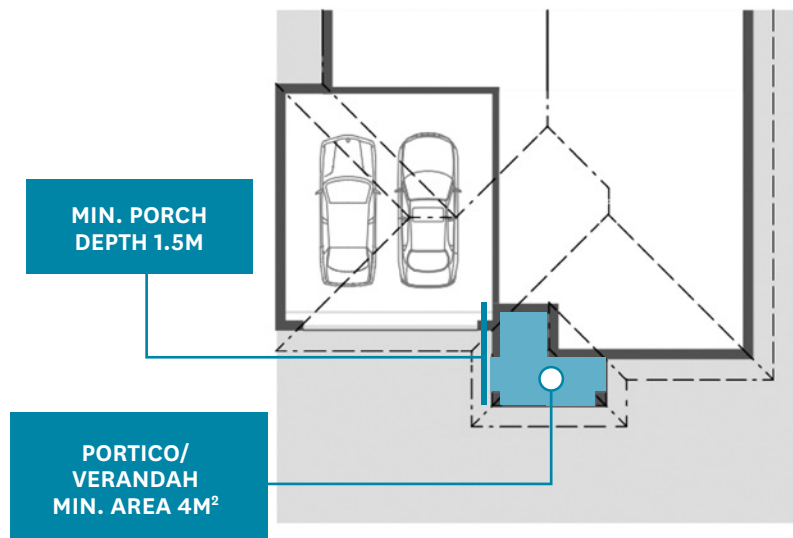
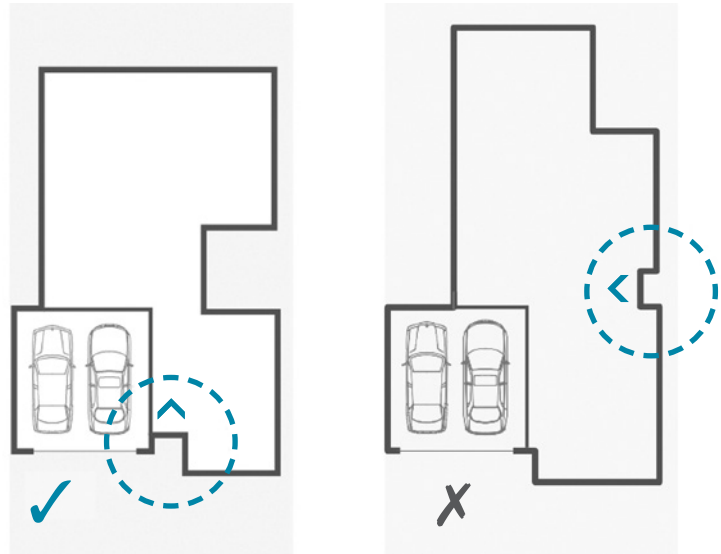
- A minimum under roof area of 4m²
- A minimum under roof depth of 1.5m
- Adequately covered, clearly defined and visible from the street.

3.2 Visibility

The facade area (excluding the garage door) facing a street or public area is to include sufficient glazing (minimum 15%) to allow for passive surveillance of the street and include a front door.

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 External materials

All external materials and colours are to be submitted to Stockland for approval and must reflect contemporary Queensland architecture.

- Two (2) contrasting materials or colours must be applied to the front and secondary street facade of the home.
- No one material or colour can be more than 80% of the facade area (excluding windows, doors, roof gables and infills).
- Face brickwork is not permitted to any elevation of the home unless it is a minor feature element within the design (max 20%).
- Unfinished 'commons' and double height bricks are not permitted.

3.5 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.
- All garages are required to be recessed a minimum of 800mm behind the front building line of the home.
- Garages forward of the front building line will be considered on design merit where the portico projects 1200mm in front of the garage wall.
- Where a triple garage is to be constructed, the third garage must be setback a minimum of 600mm from the other garage doors.

3.6 Facade duplication

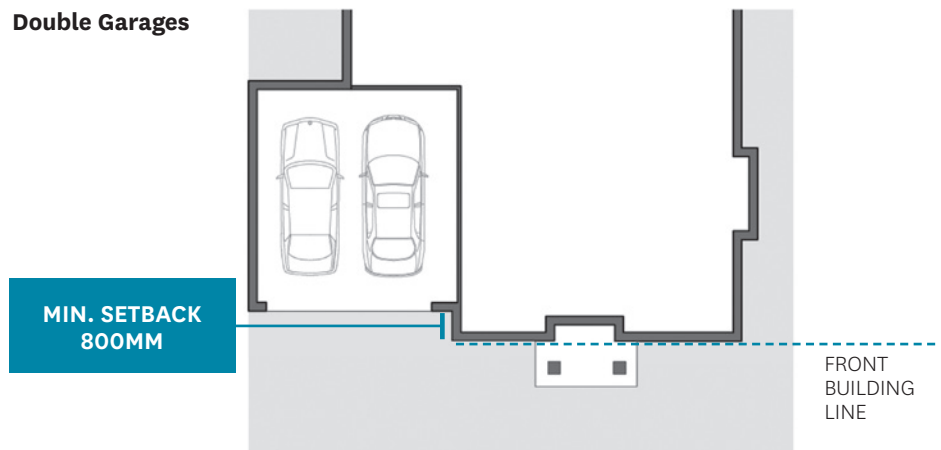
The house may not be the same as one within 2 (two) lots either side or across the street.



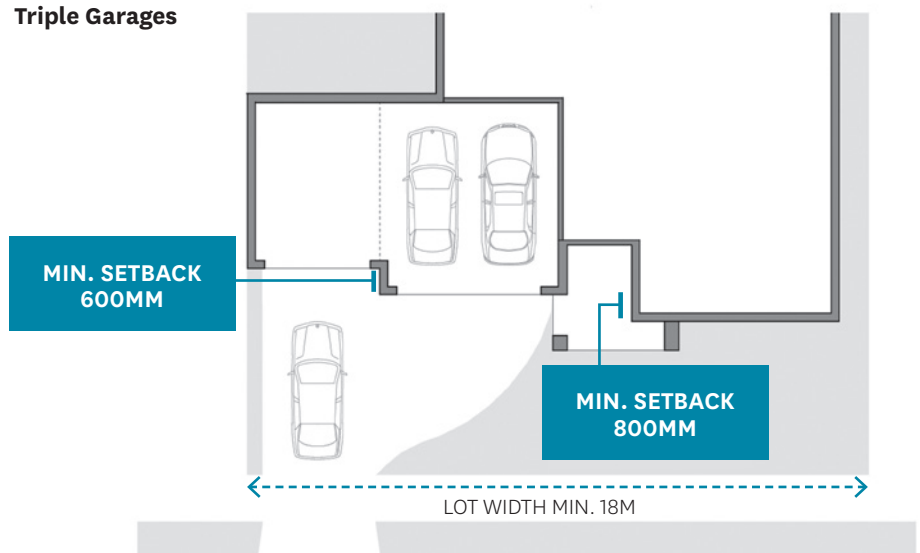
✓ **Front street elevation materials and colours continue for all facades visible to the street**

✓ **No one material or colour can be more than 80%**

Double Garages



Triple Garages



04

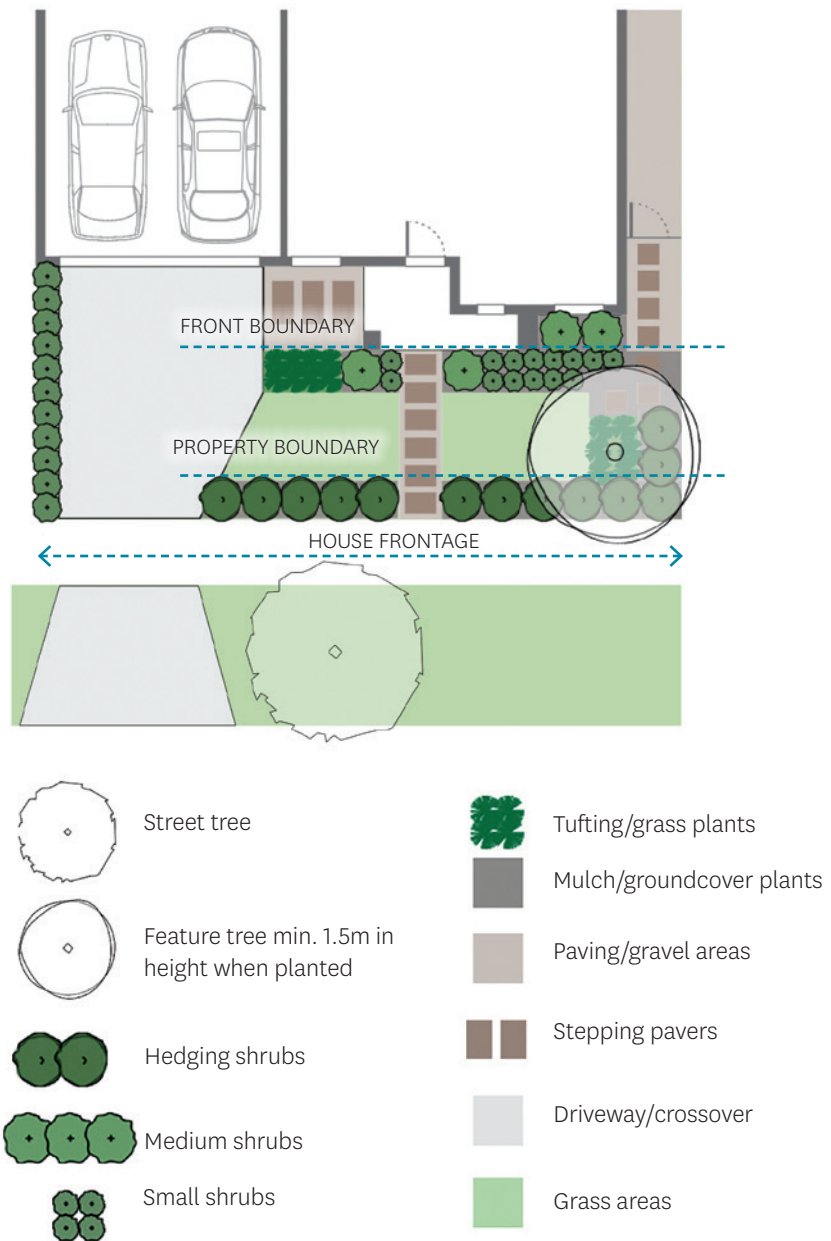
FRONT GARDEN LANDSCAPE

4.1 Extent of landscaping

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

Each lot is to provide:

- A garden bed occupying 30% of the front yard
- One additional feature tree with a minimum pot size of 75L;
- All garden beds are to be edged and mulched; and
- Turf is to be provided to the remainder of the front yard between the front building line and kerb line, except where an alternative landscape treatment is provided.
- Turf to the front yard (and secondary street frontages on corner lots) are to be a *Zoysia* species.
- Fixed automated irrigation must be installed between the front build line of the home and kerb line (and secondary street frontages on corner lots).
- Artificial or synthetic turf is not permitted.
- Each of these landscaping items are to be clearly marked on your plans when submitting for covenant approval. If landscaping is being undertaken by the owner/s, a signed landscaping agreement form must be provided to the builder at time of covenant submission.
- All properties must provide clear access for a postal delivery motorbike to deliver mail to their letterbox.



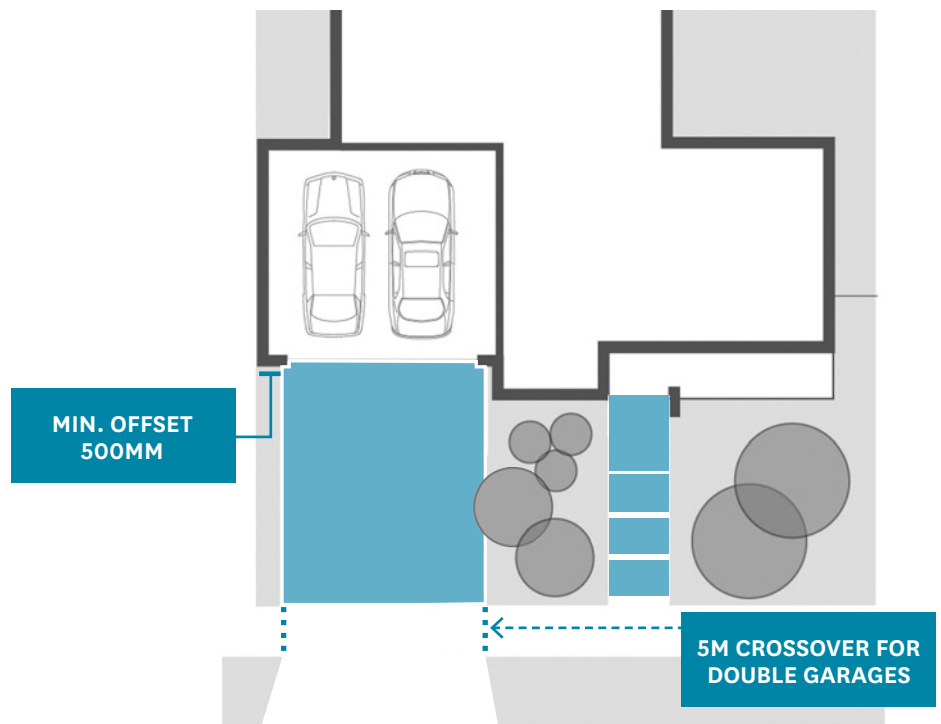
Example proposed landscape plan

4.2 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 (see back pages).

4.3 Driveways

- Driveways are to be constructed in accordance with Townsville City Council, and 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 plain concrete.
- Crossover is limited to a maximum width of 40% of the road frontage or 5m, 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.



05

FENCING AND BOUNDARIES

5.1 Front fencing

All front fencing is required to be displayed on the landscaping and fencing plans submitted to Stockland for covenant approval prior to construction.

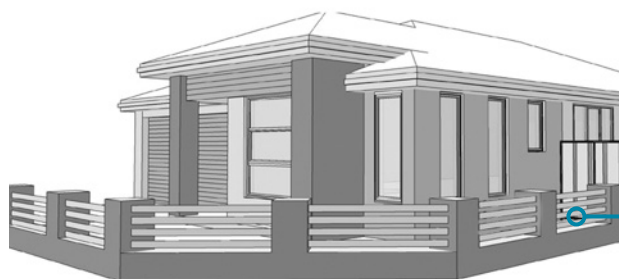
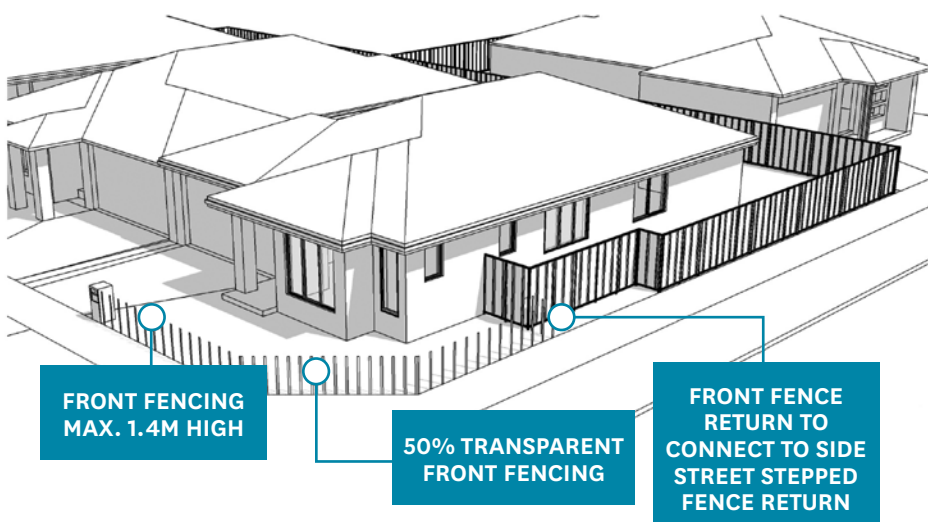
Solid fencing is permitted up to 1.4m in height and must apply an element of transparency (sections or whole fence).

The front fence must return a minimum of 1m behind the front building line to meet the side fence return.

All timber fencing must be painted in a colour that complements your home (stain is not permitted).

Masonry fencing is to be rendered and painted with contrasting feature elements.

Front fencing must not include any unfinished materials, including metal sheeting (Colorbond) or pool fencing.



✓ Front fence 50% transparent



5.2 Mandatory side and rear fencing

Fencing constructed along the side and/or rear boundaries must 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).
- Constructed of 'good neighbour' type fencing
- Where timber materials are used, it is to have a painted finish (stain not permitted).
- Where no front fence is constructed, the side fence must return to the house a minimum of 1m behind the front facade.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.

Side fence returns must be painted to complement the home. Staining is not permitted.

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.



✓ **Front fence 50% transparent and complements style of home**



✗ **Front fence not transparent and does not complement the style and colour scheme of the home**



5.3 Secondary street fencing

Secondary street fencing, or fencing visible from road reserves, easements, walkways or parks must be:

- A maximum of 1.8m in height
- Constructed of 'good neighbour' fencing
- Returned a minimum of 1m behind the front build line
- Painted (on the side visible to the street) to match/complement the main dwelling. Staining is not permitted.

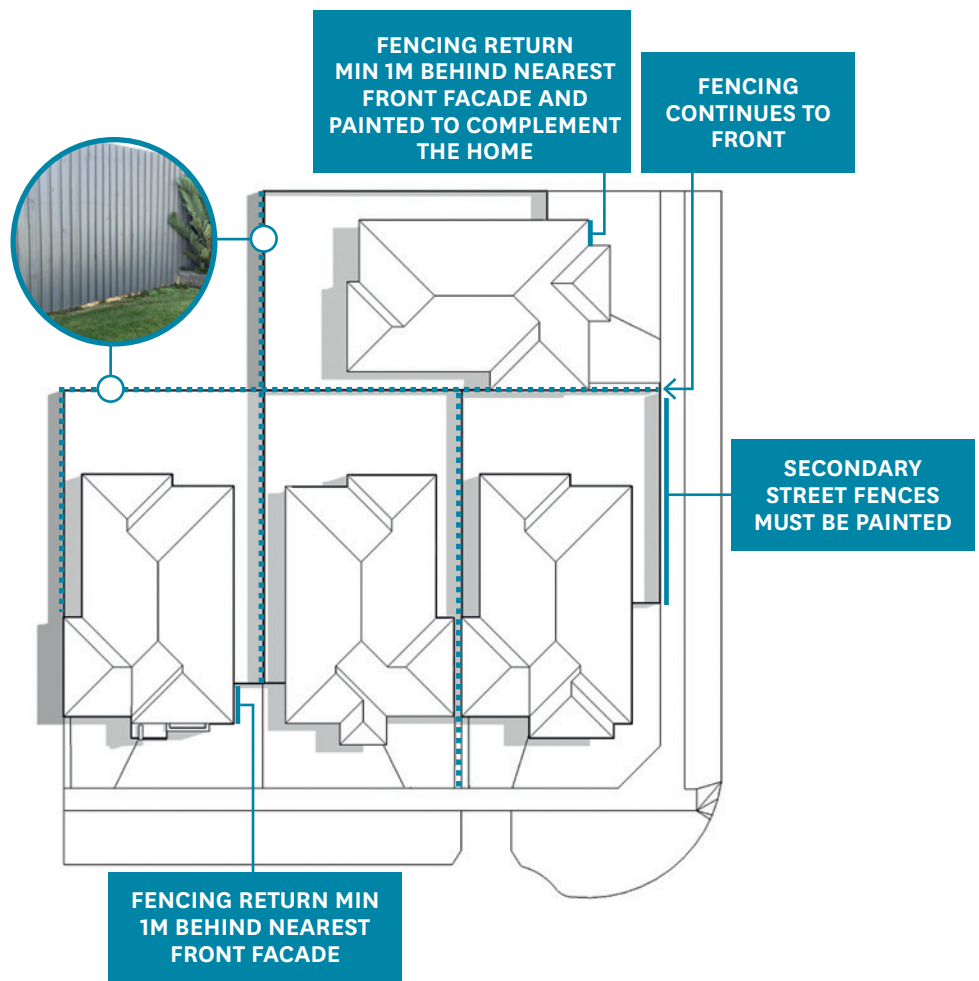
Fencing must not include any coloured pre-finished metal sheets (e.g. Colorbond).

5.4 Retaining walls

Retaining walls visible from the street or public space must be constructed from stone or masonry, or timber sleepers (where less than 300mm in height).

Any proposed retaining wall over 1m in height must comply with council regulations.

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.



06

EXTERNAL ELEMENTS

6.1 General requirements

Any additions, fixtures, equipment, sheds, outbuildings or pergolas must be located to the rear of your home, out of sight from your street or any public reserve.

This includes (but is not limited to) satellite dishes, external hot water services, solar hot water systems with roof-mounted tanks, water tanks, spa pumps, heating and cooling units, rubbish disposal containers, rainwater tanks, washing lines, and solar pool heating coils.

Solar panels for heating water or generating energy are exceptions to this requirement.

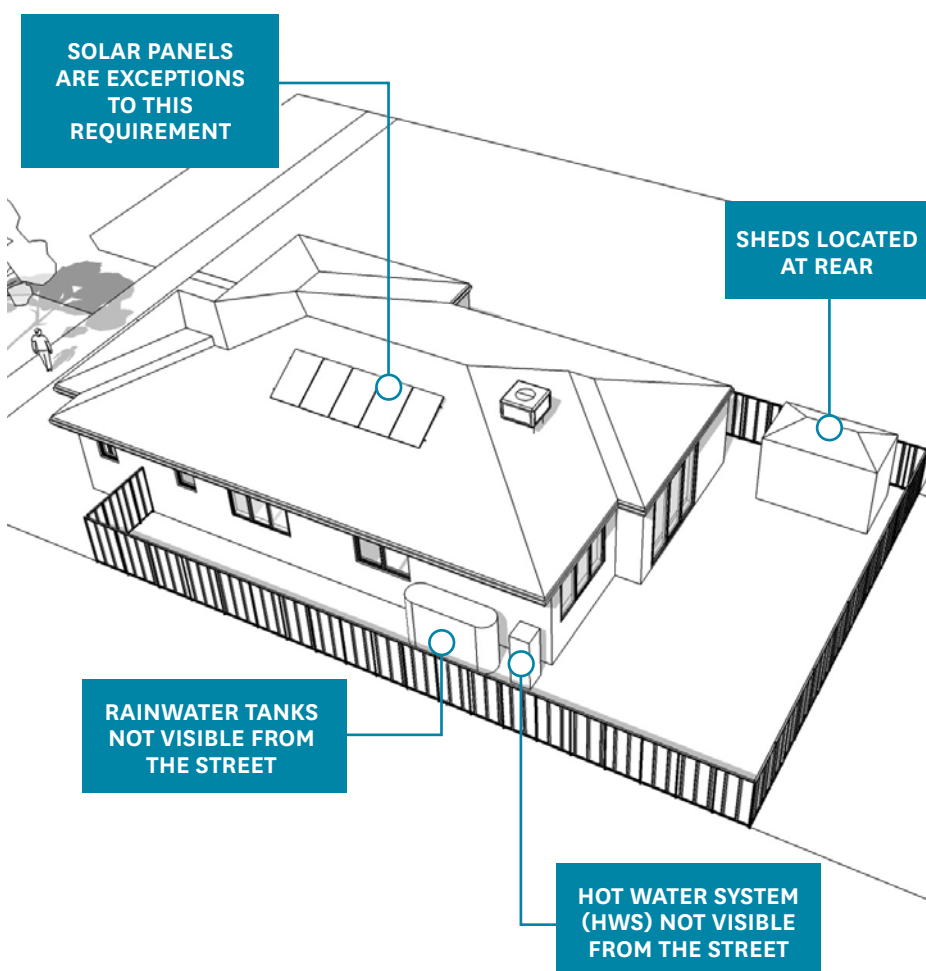
6.2 Bin storage

Rubbish bins must be screened and out of public view.

Bin location and storage area is to be noted on plans at time of submission. Dedicated bin storage is required behind the front building line of the home behind the side fence return and must be detailed on the plan.

6.3 Construction obligations

- Provide a skip bin or skip bag onsite 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.



6.4 Sheds and outbuildings

All outbuildings and sheds must be constructed within the Building Envelope Plan provided by Stockland in the land contract of sale.

Sheds and outbuildings are to be constructed 800mm behind the front wall of the garage and:

- Use materials/colours to complement the main dwelling.
- Not exceed 3.6m in height.

Sheds with an area less than 3m² are to be set back a minimum of 600mm from the property boundary.

Sheds with an area larger than 3m² are to be set back a minimum of 900mm from the property boundary.

Colorbond sheds are permitted where the colour complements the overall look of the home.

6.5 National Broadband Network (NBN)

North Shore 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 the time of house construction.

6.6 Presentation and maintenance of your property

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

- Any adjoining lot and/or
- Any other part of the North Shore 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.
- The owner/builder must ensure street trees are not damaged during construction. If a street tree is damaged, the tree must be replaced by the owner. Replacements can be ordered through Stockland for a fee of \$650.
- 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.

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 (eg. rainwater 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

Landscape plan

1:100 scale

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

LANDSCAPING BOND REFUND APPLICATION FORM

TO CLAIM YOUR LANDSCAPING BOND FOR NORTH SHORE, 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 \$1,000 or \$2,000 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.

CHECKLIST

Discovery and Sunhaven (\$1,000)

- ☐ Front/side fencing is to be constructed in accordance with the Design Essentials
- ☐ Edged and mulched garden beds occupying 30% of the front yard
- ☐ One (1) 75L feature tree planted in the ground
- ☐ Zoysia turf installed to the front yard (and secondary street if on a corner lot)
- ☐ Fixed automated irrigation to front (and secondary street if on a corner lot)
- ☐ Driveway completed
- ☐ Side fence return is 1m behind the front build line and is painted (not stained) to compliment the home
- ☐ Corner fencing facing the street is painted to compliment the home (if applicable)

CHECKLIST

Horizon (\$2,000)

- ☐ Front/side fencing is to be constructed in accordance with the Design Essentials
- ☐ Edged and mulched garden beds occupying 30% of the front yard, located adjacent to fencing, pathways, driveways and the front build line of the home
- ☐ One (1) feature tree that is a minimum of 1.5m high
- ☐ One (1) front yard feature
- ☐ Decorative pathway to letterbox
- ☐ Zoysia turf installed to the front yard (and secondary street if on a corner)
- ☐ Fixed automated irrigation to front (and secondary street if on a corner)
- ☐ Driveway completed
- ☐ Side fence return is 1m behind the front build line and is painted (not stained) to compliment the home
- ☐ Corner fencing facing the street is painted to compliment the home (if applicable)

LANDSCAPING BOND REFUND APPLICATION FORM – NORTH SHORE

PROPERTY TO BE ASSESSED BY STOCKLAND:

Community:	North Shore - Discovery Village
Stage Number:	
Lot Number:	
Street Address:	

☐ \$1,000 LANDSCAPING BOND ☐ \$2,000 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):		← must match name(s) on land contract sale
Postal Address:		
Mobile:		
Email:		
Signature 1:		← please sign here
Signature 2:		← please sign here
Date:		

APPLICANT'S BANK DETAILS:

Account Name:	
Account Number:	
BSB Number:	
Bank Name:	

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



Contact us:

stockland.com.au/northshore
E: 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.