

Pallara Design Essentials

August 2017



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Pallara 

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The background is a vibrant green with a complex geometric pattern. It features numerous overlapping triangles of varying shades of green, creating a sense of depth and movement. Superimposed on these triangles are several sets of thin, white dotted lines that curve and sweep across the frame, adding a dynamic, almost architectural feel to the design.

The Design Essentials

Introduction

The Vision for Pallara

Just 30 minutes south of Brisbane City and surrounded by lush bushland reserve, Pallara is the perfect place for your family to bloom. Intimate in size, there is a real sense of community as vibrant cultures intertwine.

At Pallara, you can enjoy a unique family-friendly lifestyle where futures flourish. With shops, schools, transport and employment nearby, you are connected to everything you need with ample space to grow and explore. Pallara will provide a wide range of homes suitable for different lifestyle needs.

Approval Process

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

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

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

The key steps in the Approval Process are outlined as follows:

Owner/Designer/Builder reviews the local planning requirements, the Pallara Design Essentials and Land Contract of Sale.

Your home design can only be submitted online via Stockland's new builder portal: builderportal.stockland.com.au which also contains relevant project information. 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 our website stockland.com.au/residential/buying-and-building/build-new to view the Building Journey handy tips and how-to videos.

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.brisbane.qld.gov.au.



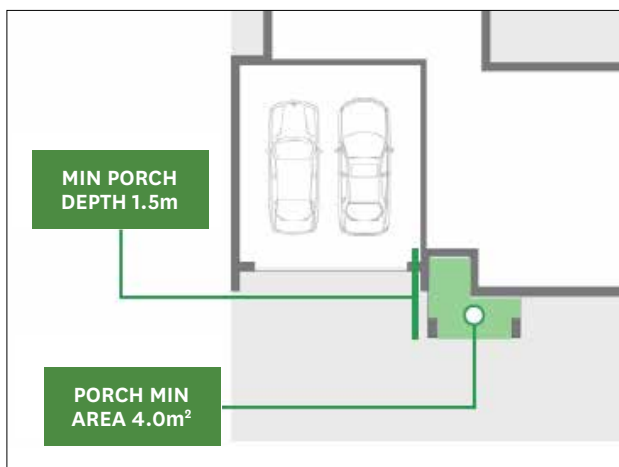
Presenting your home to the street

Setbacks and siting

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

Front façade features

- Walls may be up to 7500mm 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 1500mm; and
 - Adequately covered, clearly defined and visible from the street.



Visibility

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



Roof

Roof pitch

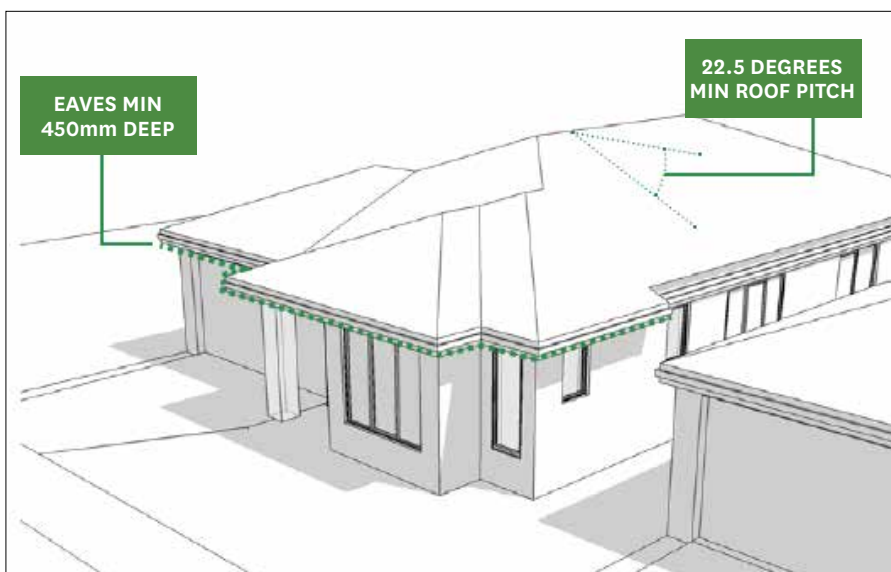
Roofing must be of a scale and form representative of contemporary Queensland Architecture.

- 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.

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.

Corner lots

Wrapping the corner

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

- A verandah, portico or pergola of substantial bulk that utilises and wraps around both facades; or
- Recessing or projecting architectural elements that are substantial enough to articulate the corner; or
- Windows that address both streets.
- A minimum of one habitable room window having an area of 1m² on each level is required to overlook each adjoining public space (e.g. secondary street, public open space or laneway.)

Secondary street treatment

On the side wall that faces the secondary street (including façades visible from road reserves, easements, public walkways or parks) no straight section of the wall is to be longer than 12m.

A step of at least 450mm is to be incorporated to break up these sections and to provide interest to the façade along the secondary street.



Building materials

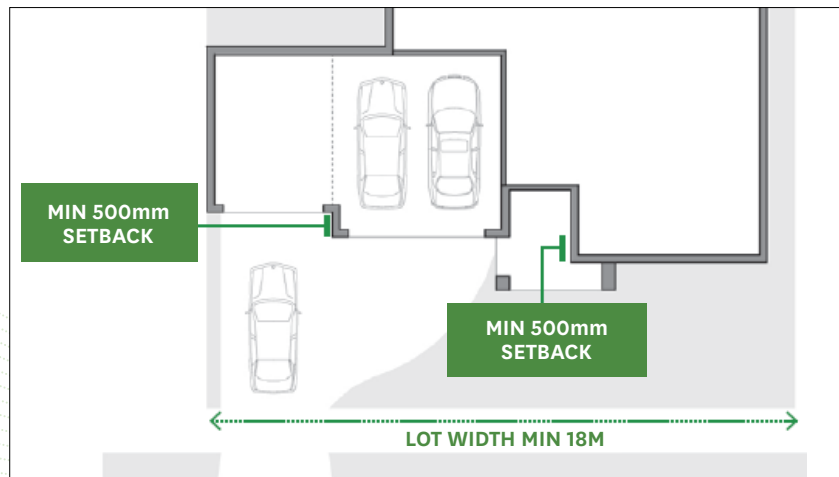
Mix of materials

Homes are to be constructed to reflect contemporary Queensland Architecture and have regard to the climatic conditions of the area and the estate's unique location.

- A minimum of 2 materials and 2 colours are to be applied to both the front façade and secondary street façade. No one material or colour can be more than 80% of a façade area.
- Unfinished 'commons' bricks are not permitted.

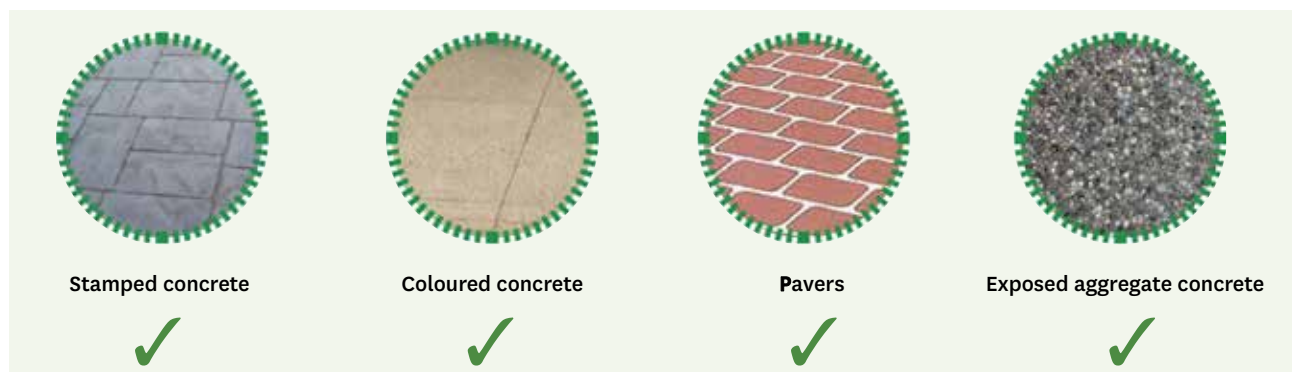
Garage

- All garages are required to be recessed a minimum of 900mm behind the front building line of the home.
- 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 (including roof) must be consistent with the materials of the home.
- Triple garages are only permitted on lots with a frontage of at least 18m; and where the third garage is setback a minimum 500mm behind the other garage doors.



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.
- Driveways must not be constructed 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.

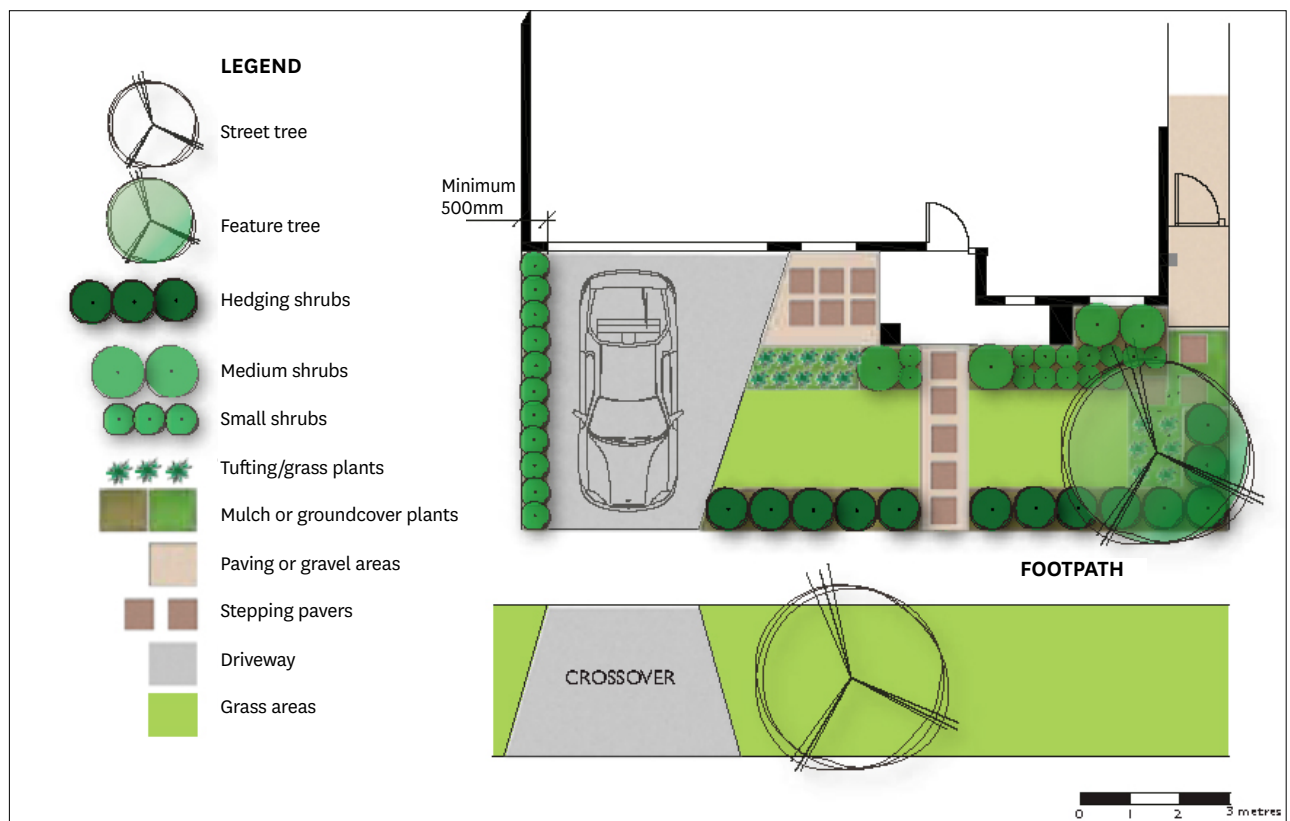


Landscaping

Landscaping is a fundamental element in creating quality streetscapes and provides the final character to the home. Examples of landscaping to the front yard are shown below to assist in developing a cohesive link between the home and the street.

Each lot is to provide:

- A minimum of 5 plants within the front of the property;
- 1 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 is to be planted natural grass. 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.
- All landscaping to the front of the property is to be completed within 1 - 3 months of handover from the builder. If it is completed within 1 month of handover from the builder and completion is approved by Stockland, owner(s) may submit an application to Stockland to obtain a \$2,000 landscaping bond refund.



Fencing and retaining walls

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 constructed forward of the front wall of the home must include:

- Rendered and/or masonry piers (located at regular intervals), either with or without a plinth, with matching masonry or other appropriate infill panels, or
- 150mm x 150mm hardwood timber posts with infill panels of open pool style fencing in between.
- Is to be a maximum of 1.8m in height.
- Not constructed from pre-finished coloured metal sheets (e.g. Colorbond) or unfinished materials (e.g. unfinished commons bricks).
- Gates may be incorporated across the driveway where a front fence is provided.



Side and rear fencing

- Is to be a maximum of 1.8m in height.
- Not constructed from pre-finished coloured metal sheets (e.g. Colorbond) or unfinished materials (e.g. unfinished commons bricks).
- Where timber material is used, it is to have a stained or painted finish.
- Where no front fence is constructed, the side fence must return to the house a minimum of 1m behind the front façade.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.

Please discuss proposed fencing with your adjoining neighbours prior to construction and refer to the relevant Neighbourhood Disputes Resolutions Act 2011 legislation and guidelines in your state and local government area.

Corner lot side fencing (secondary street frontage)

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.
- Where solid fencing is provided, it must have:
 - Feature elements and recessed areas (minimum 500mm deep and 2.5m in length) in order to accommodate landscape planting at intervals no greater than 12m apart, or
- Where no landscape recesses are provided, solid fencing is to be a maximum of 50% of the boundary length.
- Where timber material is used, 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
 - a stained or painted finish.
- Not constructed from pre-finished coloured metal sheets (e.g. Colorbond) or unfinished materials (e.g. 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.

Fencing and retaining walls - continued

Retaining walls

Retaining walls visible from the street or public space:

- Are to be maximum 1.8m in height before use of a 0.5m wide landscape terrace;
- Are to be constructed from stone or masonry; or timber sleepers (where less than 300mm in height).

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

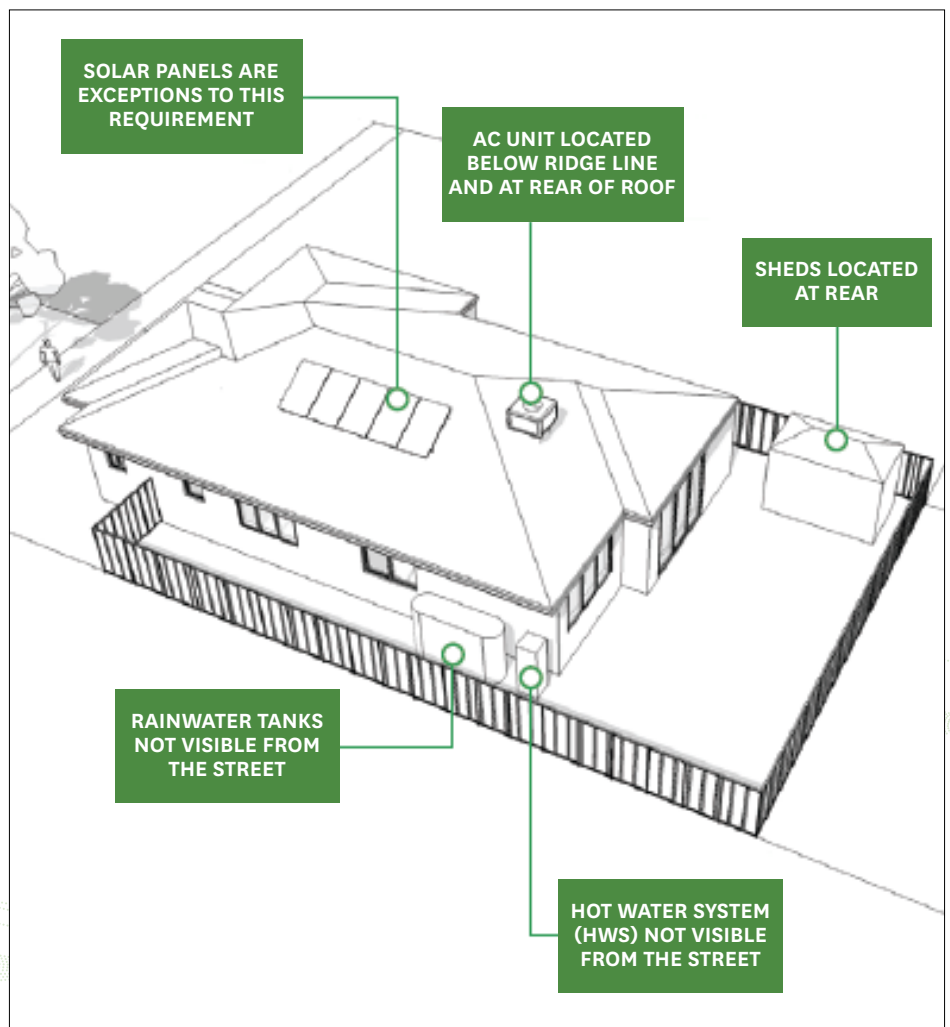
Exteriors

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 and 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 maximize their effectiveness.



Outbuildings

The appearance of any outbuildings should be carefully designed:

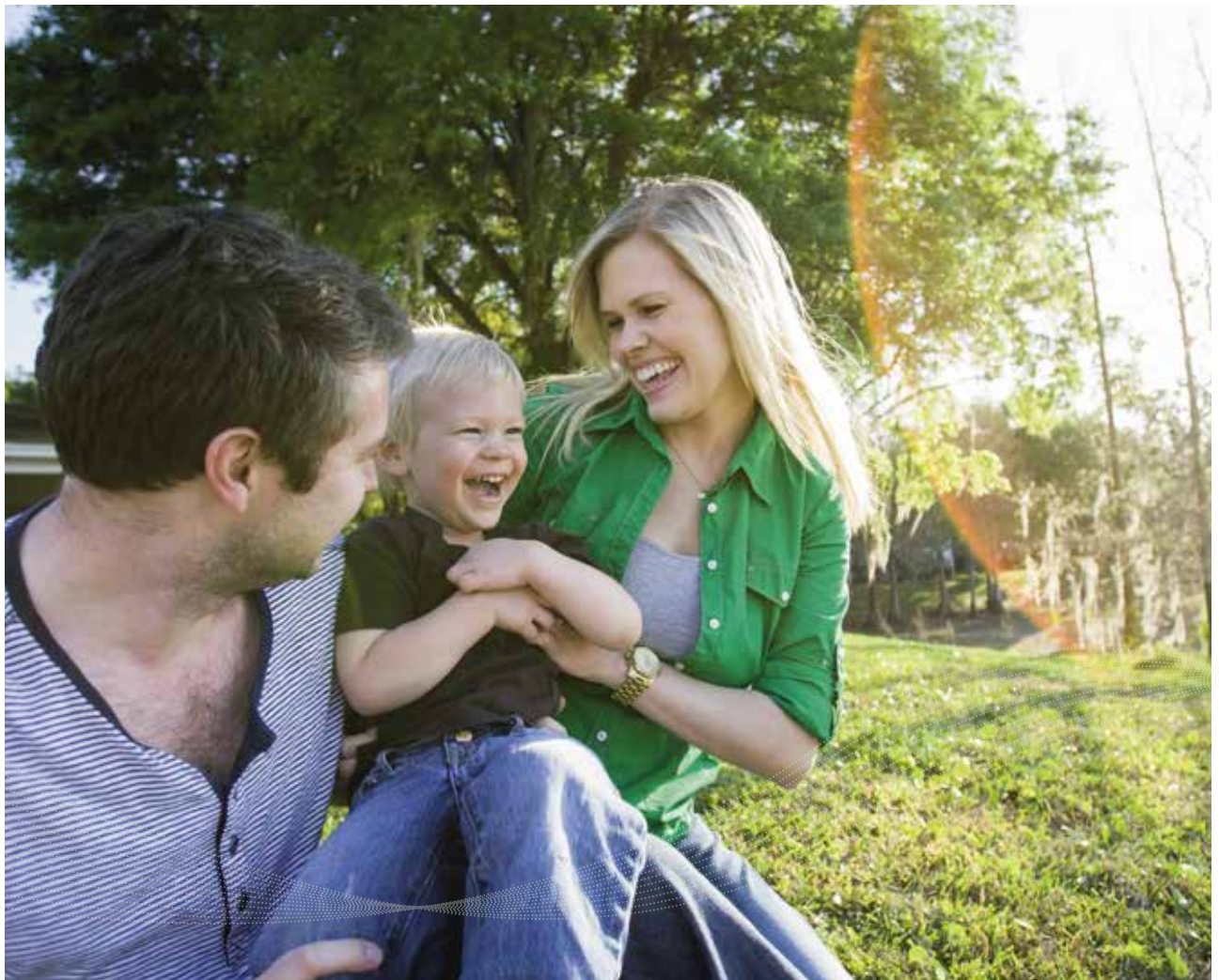
- Any outbuilding or garden shed must not be attached to the home;
- Constructed in an approved finish to complement the house;
- Constructed behind the front or secondary street building line, unless it can be shown that they are not visible (or can be adequately screened) from the adjacent street or public area.

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.

Design variation

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



All details, images, and statements are based on the intention of, and information available to, Stockland as at the date of publication August 2017 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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