

Promenade Rothwell Design Essentials

May 2018



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Promenade
ROTHWELL

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The background is a vibrant blue with a complex geometric pattern. It features numerous overlapping triangles of varying shades of blue, 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 Promenade Rothwell

Imagine bayside living at its best, where modern city living and a relaxed coastal lifestyle integrate seamlessly to create the perfect harmony in your life.

At Promenade Rothwell, you can enjoy a boutique residential community beside beautiful Moreton Bay with everything you need in life within easy reach. With more than 190 homes to be created, a wide range of stunning high-quality designs will cater for people at all stages of life, including modern low-maintenance terraces to family-friendly living.

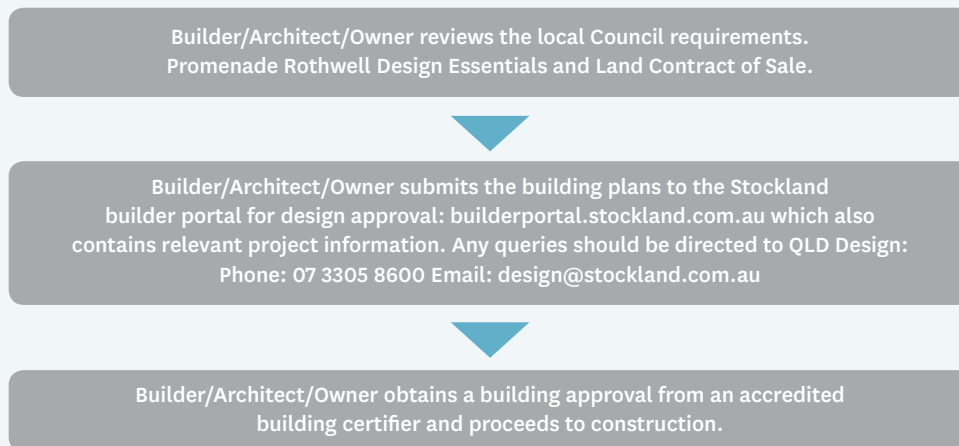
Approval Process

Stockland has prepared these Design Guidelines to guide house design at Promenade Rothwell.

The Design Guidelines should be read in conjunction with the Moreton Bay Regional Council Dwelling House Code and the QLD Development Code, which applies for this development site.

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

The key steps in the design approval process are outlined in the following chart:



Further Information

Visit our website at stockland.com.au/residential/qld to view the Building Journey handy tips and how-to videos.

Handy fact sheets about building a new home are available online at 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 moretonbay.qld.gov.au.

Presenting your home to the street

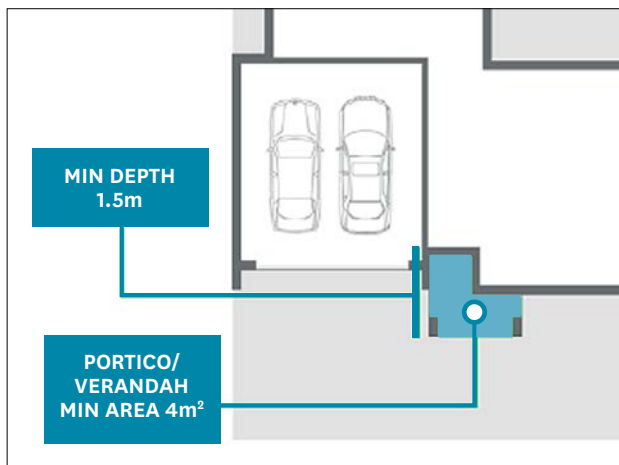
Setbacks and Siting

The minimum boundary setbacks and site cover limitations must be as per Table 9.3.1.5 and SA05 respectively of the Dwelling House Code.

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

Front Façade features

- Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required.
- The design of the home must incorporate either a porch, portico or verandah that is:
 - At least 4m² with a minimum depth of 1.5m; and
 - Adequately covered, clearly defined and visible from the street.



Visibility

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

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

Roofs

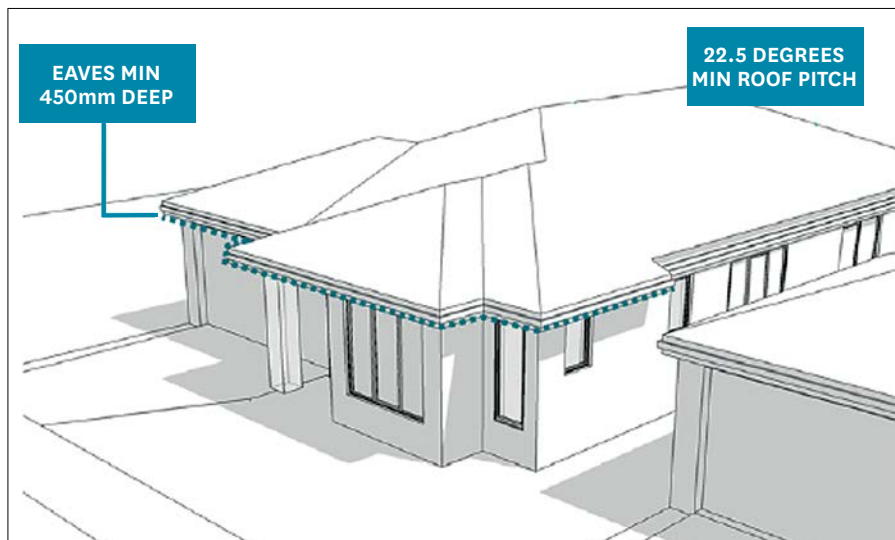
Roof Pitch

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

- Hip and gable roofs must have a minimum pitch of 22.5 degrees.
- Skillion roof planes should not exceed a maximum of 15 degrees, unless it can be demonstrated where a higher roof pitch forms an integral part of the overall architectural design of the home.

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, minimizing heat gain during the day, and helping to moderate the internal temperature of the home.
- Where the design is contemporary and does not allow for any eaves, the use of awnings and/or sun shade materials is strongly encouraged where there is a window to improve energy efficiency.



Roof Form and Colour requirements

- As a positive energy efficiency requirement all homes within the Promenade Rothwell Community are to meet the criteria for 'Cool Roof' requirements.
- All house roofs within the Promenade Rothwell Community will need to meet a solar absorptance rating of less than 0.68. The solar absorptance rating is included in each roof companies selection brochures to assist Stockland purchasers to make their selection to meet this rating score.

Approved Colorbond colours

• Surfmist	SA = 0.32	• Dune	SA = 0.43	• Mangrove	SA = 0.64
• Classic Cream	SA = 0.32	• Cove	SA = 0.54	• Wallaby	SA = 0.64
• Paperbark	SA = 0.42	• Windspray	SA = 0.58	• Jasper	SA = 0.68
• Evening Haze	SA = 0.43	• Pale Eucalypt	SA = 0.60		
• Shale Grey	SA = 0.43	• Gully	SA = 0.63		

Building materials

Mix of materials

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

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

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 utilizes, and wraps around both façades; 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 (i.e. secondary street, public open space or laneway).

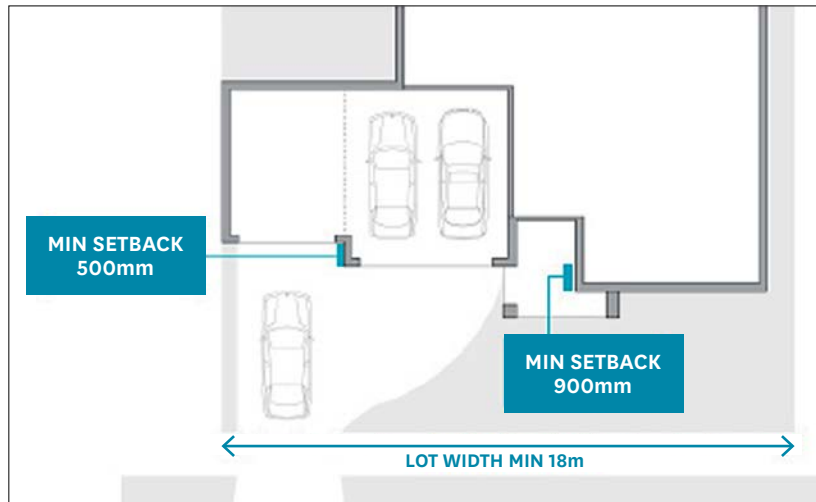
Secondary street treatment

- 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 7.5m. 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.

Garages

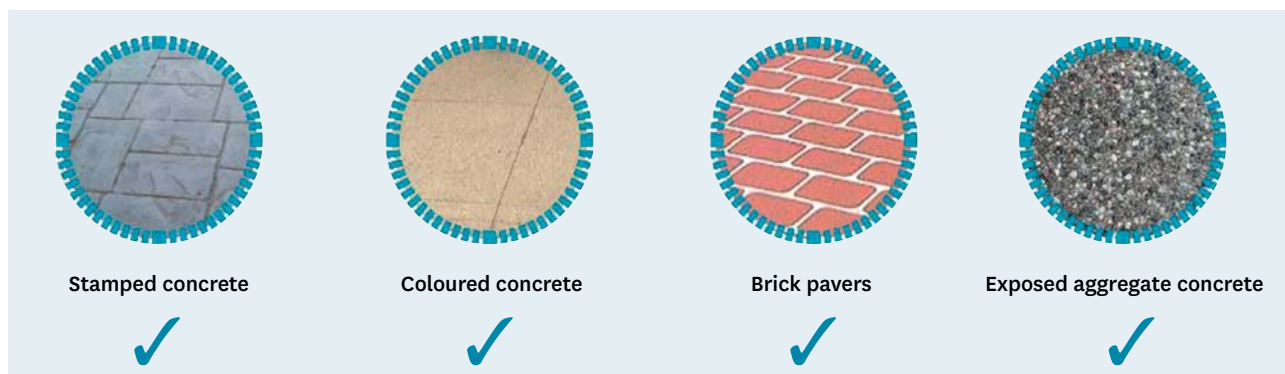
- Freestanding or attached carports and garages must include a roof design & design features which are consistent with the form and materials of the home.
- Carports/carport materials (incl. roof) must also be consistent with the materials of the home.
- All garages are required to be recessed a minimum of 900mm from the front building line of the home.
- Where a two-storey home is proposed, a minimum garage setback of 1m is to apply to the upper building line[^] or balcony.
- Triple garages are only permitted on lots with a frontage of greater than 18m; and where the third garage is setback a minimum 500mm from the other garage doors.

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



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.
- The crossover is limited to a maximum width of 40% of the road frontage or 4.8m, whichever is lesser.

Landscaping

Each lot is to provide:

- 10 x plants at a minimum of 1m in height – at time of planting.
- 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.



Side and Rear Fencing

- Is to be a maximum of 1.8m in height.
- Must not include any unfinished materials including unfinished commons bricks.
- Where no front fence is used, 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 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.

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 home to enclose a front private courtyard 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.
- Is limited to a maximum of 1.8m in height.
- Must not exceed more than 50% of the lot width.
- Must extend a minimum of 1m behind the front wall of the home.



Front Fencing



Corner Fencing

Secondary Fencing (Corner Lots)

Fencing as viewed from the secondary street:

- Is to be a maximum of 1.8m in height.
- Not extend for greater than 50% of the length of the secondary street boundary if solid fencing (i.e. less than 25% transparent).
- Be constructed of:
 - Painted or treated timber palings with capping and feature posts; or
 - Open style coloured metal tube fencing complemented by hardwood timber posts (minimum 150mm x 150mm size posts);] or
 - As per the requirements for a front fence (constructed either with or without a base).
- Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front building line.
- Must not include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks.

Retaining Walls

Retaining walls:

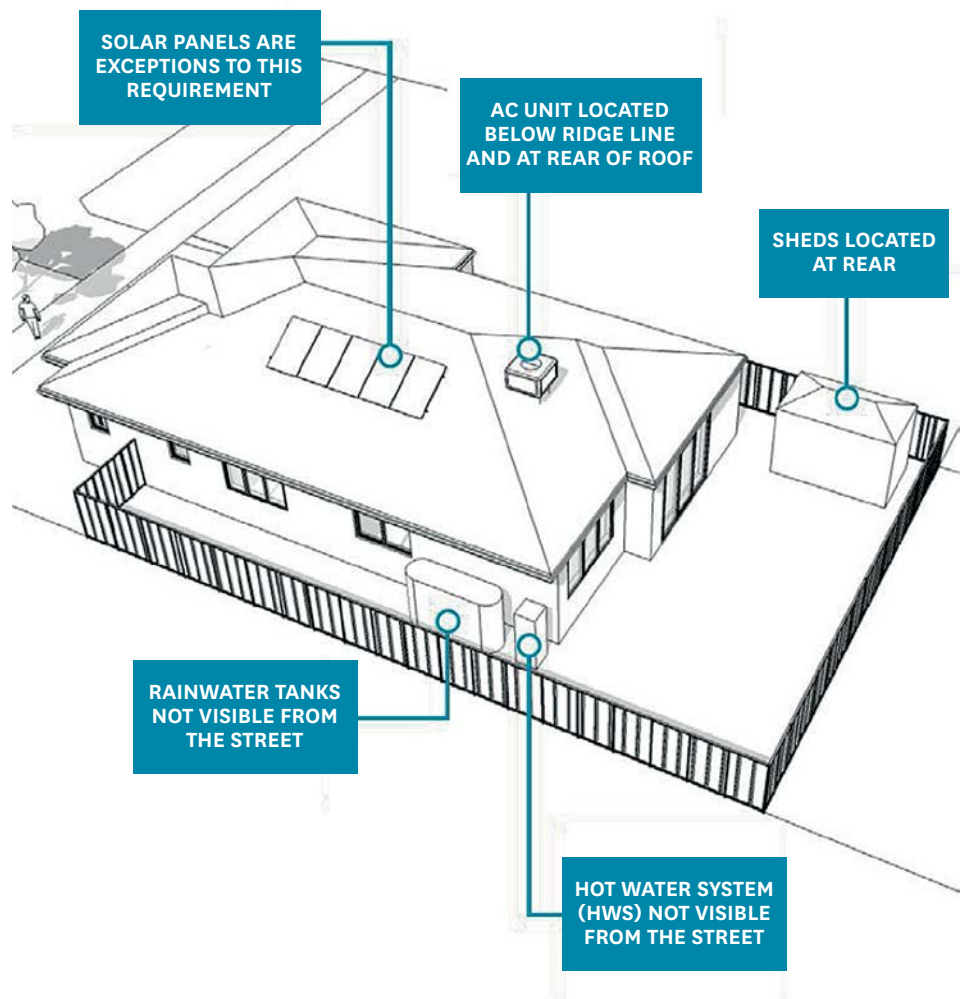
- Are limited to 900mm in height.
- Retaining walls visible from the street or public area are to be constructed from stone or masonry; or timber sleepers (where less than 300mm in height).

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.

Exteriors

Screening

- All ground mounted equipment must be screened from public view and must not be visible from any street or public space. This includes but is not limited to heating and cooling units, rubbish disposal containers, swimming pools & equipment, 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, dependant person units etc. Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.



Outbuildings

The appearance of any outbuildings should be carefully designed:

- They must be constructed in an approved finish to complement the house.
- All outbuilding and garden sheds must be constructed behind the front or secondary street building line, unless it can be shown that they are not visible (or can be adequately screened) from the adjacent street or public area.
- Sheds greater than 9m² are considered as an extension of the main dwelling and must therefore satisfy the building setbacks and external material finish requirements as per the main dwelling.

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.

Presentation and Maintenance of your lot and completed home

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

- Any adjoining lot and/or
- Any other part of the Promenade Rothwell community including but not limited to footpaths, kerb and channel, roadways and/or landscaping.
- Where such damage occurs and Stockland is required to undertake repairs, the owner/builder of the lot will be responsible to pay the cost of these works.
- Your property must be kept in a clean and tidy state at all times.
- Silt fences and rubble driveways are in place and must be maintained during the total construction of your home.
- Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal.
- The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times.
- The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full so no material escapes the waste bin.
- The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day.
- No excavated material shall be placed on any adjoining lot or public area.
- When the home is constructed and completed the owner is responsible for maintaining the front & secondary street frontages. All turf and garden areas are to be kept mowed and maintained and is the owner's responsibility.

Design variation

Where designs are proposed that will vary from these Design Guidelines, they will be assessed on their design merit by the Design Review Panel. Variations will only be considered where it can be demonstrated that they still achieve the desired objectives for the creation of an aspirational community in Promenade Rothwell.

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