



The Vision For Stone Ridge

The Stone Ridge master plan embodies a family-friendly community that exists in harmony with the surrounding environment. A generous proportion of Stone Ridge is dedicated to green, open space, with an 8.5 hectare central environment corridor which runs through the heart of the community, access to a nature boardwalk and award-winning outdoor classrooms.

Approval Process

The Design Essentials form part of your Contract of Sale and assist when designing your home and landscape. They are designed to create an attractive streetscape that results in a cohesive urban form, while not precluding individual design solutions. Certain elements contained within these Design Essentials have been copied from the Moreton Bay Regional Council approved Building Envelope Plan for your convenience.

Stockland encourages a variety of architectural styles and materials in the design of your home. Stockland reserves the right to approve works which do not comply with the Design Essentials where considered to be of merit and to vary the requirements of the Design Essentials at its discretion. 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.

Before undertaking any building work, you must first obtain written approval from Stockland. Your builder or architect will submit your design to Stockland via the i-Scope website, www.stockland-iscope.com.au, which also contains relevant project information under Reference Library. 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. Upon receipt of your approval from Stockland, an application can be made to the relevant authority to receive approval for building.

The Design Essentials

Siting Your Home

- The minimum boundary setbacks and site cover limitations must be as per shown on the Building Envelope Plan provided by Stockland in your contract of sale.

Front Façades

- The façade area (excluding the garage door) facing a street or public area is to include sufficient glazing (10% recommended) to allow for passive surveillance of the property.
- The home must have a window/door or balcony from a habitable room facing the street.
- The maximum length of continuous wall is 7.5m before a change in setback and eave line of at least 450mm is required.
- The primary entry is to incorporate a covered roof area. It is recommended that the entry roof be at least 1.5m².

Corner Lots

- For side elevations on corner lots, the maximum length of continuous wall is 7.5m. A step of 450mm or feature element must otherwise be designed.

Building Height

- All homes on Lots 1225,1228,1232,1233,1237 and 1242 are required to be two storey.

Roofs

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

- The maximum height of the roof shall not exceed 2 storeys and/or 8.5m.
- A maximum roof pitch is allowed; 30 degrees for hips and gables or 15 degrees for the main skillion roof.

External Wall Finishes

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 or colors (excluding window and doors) are to be provided to the front façade and secondary street façades. In addition, face brickwork is not permitted to be provided within the front façade, except where provided as a minor feature element only.
- Unfinished 'commons' bricks are not permitted to any home.

Garages & Driveway Access

- Where the lot frontage is less than 12.5m, garages or carports with openings of greater than 4.5m in width are not permitted, unless the home is two storeys.
- 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 crossovers and driveways are to be completed prior to occupation.
- Driveways are to have a minimum 0.5m landscaping buffer to the side property boundary.

Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.

Landscaping & Fencing

- Turf is required to be provided between the front building line and kerb-line prior to occupation.
- Fencing to Front & Secondary Streets is to be a maximum of 1.5m in height and may extend to 1.8m in height when 50% transparent above 1.5m in height.
- Fencing to Side & Rear Boundaries is to be a maximum of 1.8m in height.
- No fences are to include any coloured pre-finished metal sheets or unfinished materials including unfinished commons bricks.
- Where no front fence is used, the side or secondary street fence must return to the house a minimum of 1m behind the front building line.

Please discuss proposed fencing with the adjoining owner prior to construction and refer to the relevant 'The Dividing Fences' legislation and guidelines in your State and Local Government Area.

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 landscape terrace.
- Must not be constructed from unfinished masonry block or commons brick.

Please discuss any 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

- Any outbuilding or garden shed must not be attached to the home.

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.

Roof 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.

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.

Where the lot frontage is less than 12.5m, the design shall incorporate a fully screened wheelie bin enclosure at the front of the house, or the house shall be a minimum of 1.5m clear from one of the side boundaries as measured to the wall, or the garage shall incorporate a door in its back wall giving access to the rear of the house.

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.

Construction Obligations

- Provide a bin or enclosure on site for the duration of the construction period.
- Site cleanliness is to be maintained.