

Design Essentials



INTRODUCTION

The Vision for The Observatory

The Observatory offers a premium Gold Coast family lifestyle set 160 metres above sea level with sweeping views of the coastline amid unspoiled bushland.

With 60 percent dedicated to natural bushland and parks, The Observatory ensures residents have private and tranquil surroundings without feeling isolated.

The Observatory is one of the Gold Coast's premium addresses for growing families or those wanting to upgrade, offering a range of elevated homes sites for a range of lifestyle needs.

Approval Process

Stockland has prepared these Design Guidelines to guide house design at The Observatory.

The Design Guidelines should be read in conjunction with the QLD Development Code; the Plan of Development; the Building Envelope Plan; and the Building and Construction Requirements which apply for this development site.

To ensure a smooth design review process, please pass this document to your designer/builder to 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 Approval process are outlined in the following chart (below).



Further Information

- Visit our website at www.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 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.goldcoast.qld.gov.au .

PRESENTING YOUR HOME TO THE STREET

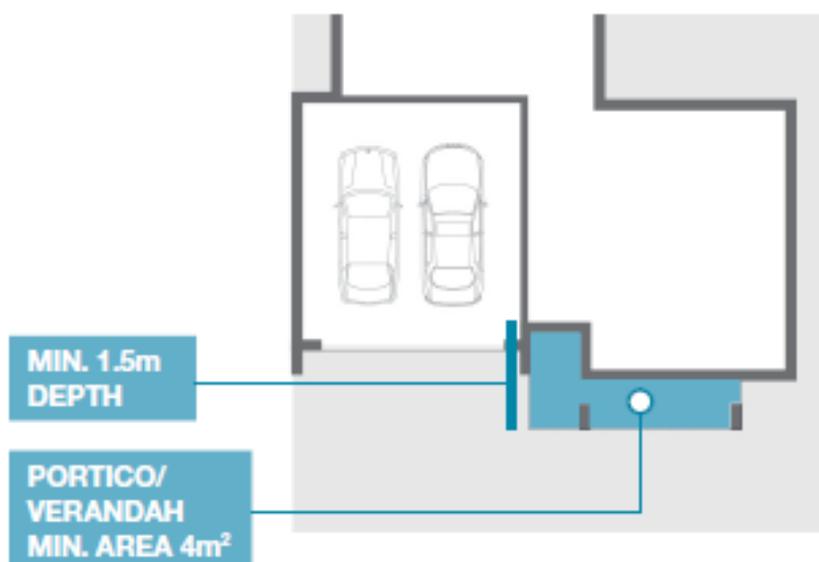
The following Design Essentials apply in addition to the Building and Construction Requirements. Where conflict exists, the Building and Construction Requirements take precedent.

Setbacks & Siting

The minimum boundary setbacks and site cover limitations must be as per shown on the Plan of Development and Building and Construction Requirements provided by Stockland within your contract of sale.

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 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.

Building Height

- Any home provided on Lot 19 must be a minimum of two-storey in design.

ROOFS

Roof Pitch

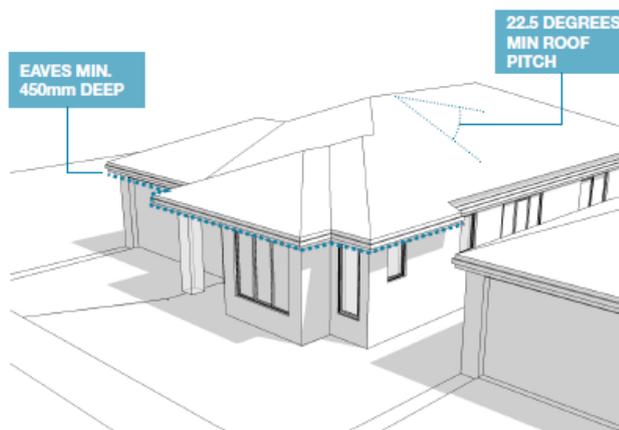
Roofing must be of a scale and form representative of contemporary Queensland Architecture.

- 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) to a minimum of 70% of the facade visible from the street or public area.

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 Material

- Roof materials are limited to pre-finished profiled metal roofing sheets, such as Colorbond.

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 and 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. Colours are to compliment the natural surroundings of the Estate.
- Face brickwork is limited to a maximum of 50% of each external wall area (not including windows, doors, or garage door.)

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 facades; or
- Recessing or projecting architectural elements that are substantial enough to articulate the corner; or
- Windows that address both streets.

Secondary Street Treatment

- On the side wall that faces the secondary street (including facades 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 500mm from the front building line of the home, except on lots with slope greater than 20% where separation of the garage should be considered.

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 asphalt or 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

Each lot is to provide:

- A minimum of 30% of the front garden area is to be planted garden beds.
- 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.
- Where transparent fencing is provided, mature planting consisting of native plant species is to be provided along the fence line.
- All landscaping to the front of the property is to be completed within three (3) months of handover from the builder.

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.

Fencing provided forward of the front wall of the home is limited to the Northern side only, and must be:

- A maximum of 1.2m in height.
- Include a minimum of 50% transparent;
- Fully incorporated with garden plantings;

- Where front fencing is provided, it may extend for a maximum of 50% of the width of the frontage of the lot, and join to the side or secondary street boundary fence; and
- Contribute positively to the low key character being established in the streetscapes.

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 1.5m in height and may extend to 1.8m in height when 50% transparent above 1.5m in height;
- Is to articulate and be planted with shrubs at even intervals;
- Must not include any coloured pre-finished metal sheets or unfinished materials including 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.

Side and Rear Fencing

Where fencing has not been provided by Stockland, fencing is to be:

- Is to be a maximum of 1.8m in height;
- Must not include any coloured pre-finished metal sheets or 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.
- Where the lot boundary adjoins a conservation area or open space area, fencing is to be 50% transparent and a maximum of 1.2m in height; and constructed from fauna friendly material such as powder coated tubular pool fencing.

Please discuss your proposed fencing with the adjoining owner prior to construction and refer to the relevant 'Neighbourhood Dispute Resolution Act 2011' legislation and guidelines in your State and Local Government Area

Retaining Walls

- Retaining walls are limited to 1.2m in height, except where incorporated into a level change within the dwelling itself;
- 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).

- Retaining walls and embankments are to be terraced where possible and suitably landscaped.

All retaining walls are to be fully located property boundary so as to minimize impact on the adjoining property; common property areas or the adjacent conservation or public space areas. The consent from the adjoining property owner should be obtained where walls are located closer than 600mm from the boundary.

Full details of heights, materials and locations of all retaining walls and embankments are to be submitted for approval prior to construction.

Appropriate approvals are to be obtained where required from the Local Council or regulatory body.

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

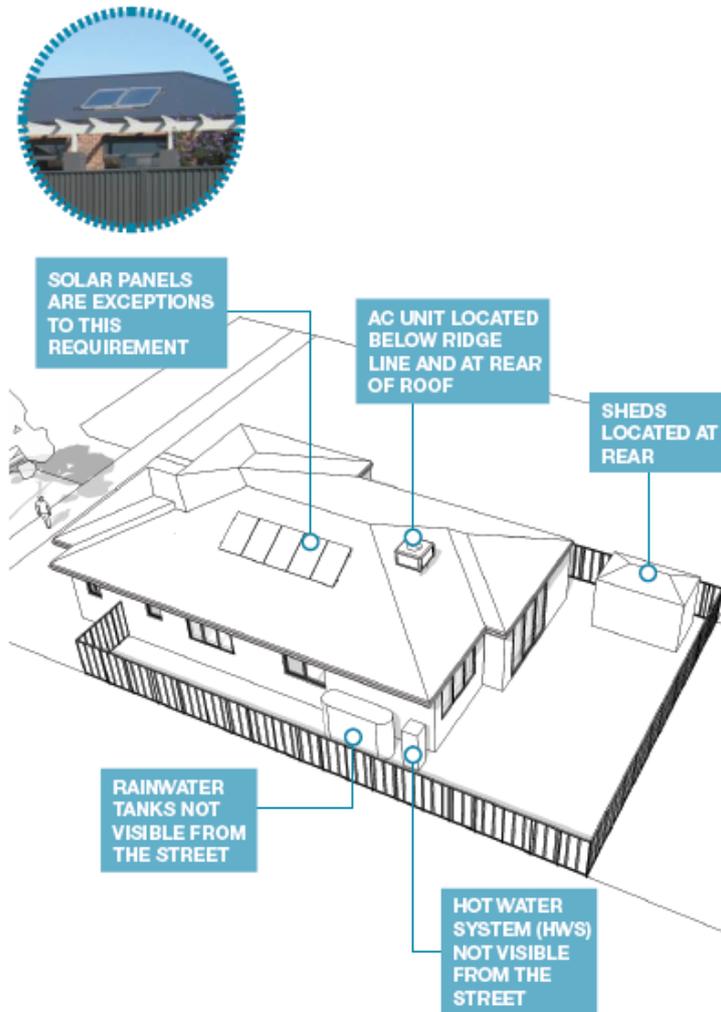
Outbuildings

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.
- Unfinished metal sheds of any size are not permitted.
- Sheds greater than 9m² are considered an extension of the main dwelling and must therefore satisfy the building setbacks and external material finishes of the main dwelling.

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, rain water 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.
- Rubbish bins are not to be left on the street and are to be stored and appropriately screened within the property.



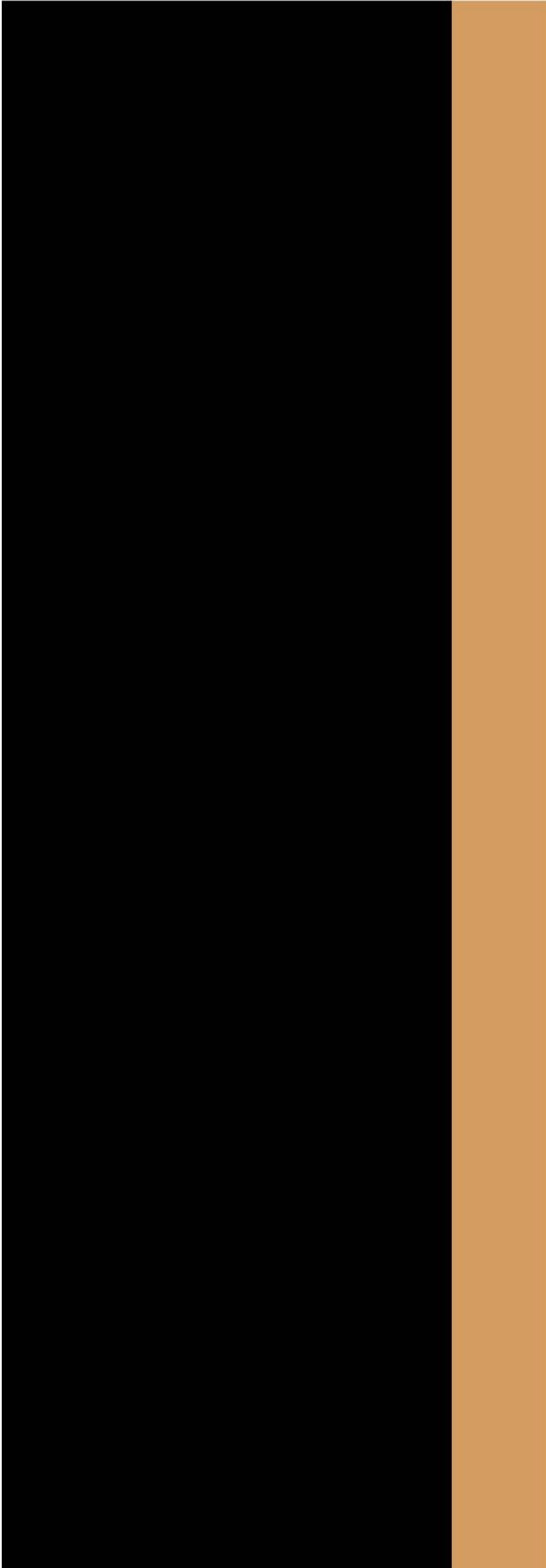
CONSTRUCTION OBLIGATIONS

- 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 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 The Observatory.

APPENDIX 1 – BUILDING AND CONSTRUCTION REQUIREMENTS



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MCU201501108

Dated: 19 May 2016

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

The Observatory Precinct D - Stage 7 Building and Construction Requirements

issue G - 31.03.16

Document prepared by BDA Architecture

GENERAL

The intent of this document is to guide the design and construction of detached dwellings within The Observatory Precinct D – Stage 7 to achieve the following key principles:

- Creation of environmentally sensitive urban development that maintains a high level of amenity for residents, and contributes to the character, identity and quality of life within The Observatory estate;
- The provision of housing construction methods that are consistent with the physical and environmental characteristics of the site. Housing is to visually complement the landscape through design, siting, and the use of light weight materials so as not to dominate the visual aspect;
- Protect the natural landscape, including retention of existing identified vegetation, to ensure the natural aesthetic qualities of the site are maintained;
- Promote principles of energy efficiency through housing design and materials.

RESIDENTIAL CHARACTER

The vision is to create an Environmentally sensitive neighbourhood in a bushland setting that reflects contemporary Queensland architecture integrated with quality landscape solutions. Homes should be a combination of simple lines of contemporary materials and building techniques with the climatic responsive forms of Queensland subtropical architecture.

Buildings should be carefully placed within the lots to maximise the amenity of the home, take advantage of the natural environment and create a comfortable living environment.

Homes should incorporate simple architectural design principles with articulated architectural elements such as porches, balconies, decks, pergolas and awnings.

Homes should:

- articulate long walls and eaves to create interesting facades;
- be a harmonious balance of colours and materials;
- be responsive to the natural environment and local climatic conditions;
- adopt a palette of colours and materials sympathetic to the local environment;
- use architectural elements to create interest to the elevations



Use simple roof shapes.



Use simple materials and compositions to create interesting facades.

RESIDENTIAL CHARACTER (cont.)

Design styles such as Colonial, Federation and Tuscan are discouraged.

The character of the Ridge Top Homes will be a product of the following elements:

- Homes on elevated lots should take advantage of good views and breezes.
- Homes on steep lots should be predominantly lightweight design to be slope sensitive.
- Landscaping around homes is to be designed to screen retaining walls, batters and under storey parts of elevated homes.
- Landscaping around the homes should include similar plant species used in public spaces to reinforce the bushland landscape character.
- Home design and colours should be selected to allow homes to blend into the bush setting, reducing their visual impact from other parts of the site.



Native landscaping is encouraged



Homes to have minimal earthworks



Possible streetscape elevation of homes on sloping sites.

BUILDING DEVELOPMENT REQUIREMENTS

These controls seek to provide designers and future residents with design criteria that are specific to Precinct D. They have been driven by the opportunities provided by the topography and natural landscape and are necessary inclusions in designs that reflect contemporary Queensland architectural styles.

APPLICATION

These 'Building and Construction Requirements' apply to all proposed development for the purposes of Detached Dwellings located in Stage 7 Precinct D of The Observatory residential estate. Detached Dwellings must also comply with the requirements of the Detached Dwelling Specific Development Code contained in the *Gold Coast Planning Scheme v1.2 (amended October 2010)*. Where there is a conflict with the Detached Dwelling Specific Development Code then these 'Building and Construction Requirements' prevail.

1.0 GENERAL PRINCIPLES

Factors to consider include when sitting a home:

- Site orientation, solar access and prevailing breezes;
- Home entry and street address;
- Special requirements on corner lots and dual frontage lots;
- Topographic characteristics and drainage lines;
- Site slope;
- Points of access;
- Views and Vistas;
- The relationship to the adjoining allotments and buildings (existing or proposed); and
- Tree coverage, including preservation of existing vegetation and tree planting

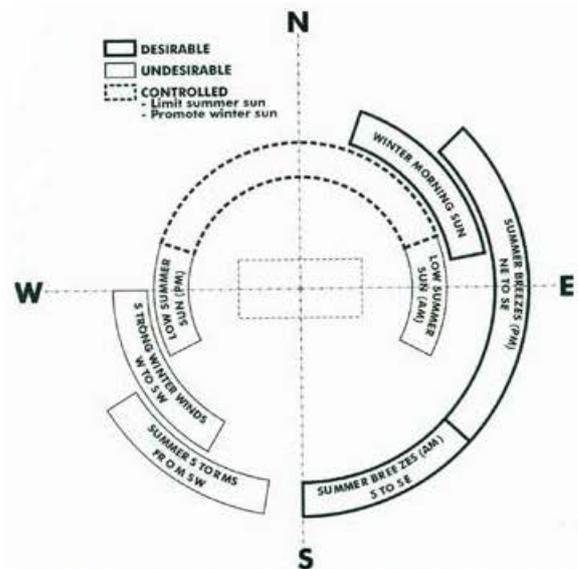
2.0 BUILDING APPEARANCE

Dwellings should be designed to reflect contemporary Queensland architecture while responding to the climatic conditions and unique location. The style of the building will be assisted by incorporating a mixture of building materials and colours and further supported by exceptional landscaping and fencing design. Building designs should consider the use of solid wall materials and light-weight elements such as terraces, balconies, verandahs and pergolas to promote a variety of elevations. Suspended frame or split-level housing designs are encouraged that consider the natural topography of each house site.

3.0 SITE COVER

Criteria - Maximum site cover of 60%

Building Orientation And Climatic Guide



Uphill Home design with the garage under.

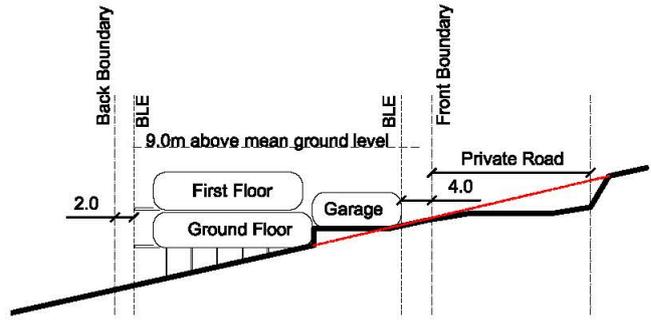


Downhill housing design on a steep site.

4.0 MAXIMUM BUILDING HEIGHT

Criteria - Maximum building height shall not exceed two (2) storeys (9.0 metres) above the mean ground level. Refer Gold Coast Planning Scheme Version 1.2 (amended October 2010) for clarification of definition of "Storey".

Definition of 'mean ground level' as per Gold Coast Planning Scheme Version 1.2. For any site, calculated as one half the sum of the highest and lowest levels along ground level of the outer surface of all external building walls.

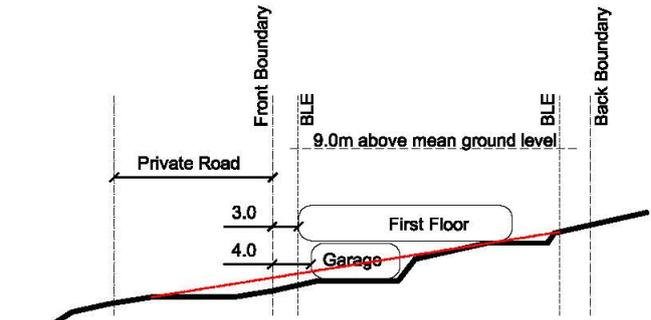


TYPICAL DOWNHILL SECTION

5.0 BUILDING SETBACKS

Criteria - All building work shall be located wholly within the limits of the nominated building envelope on the Plan of Development.

- Front setback; 4.0m to garage, 3.0m to building line (walls/columns), 2.0m to architectural extension or feature (deck, eaves, pergolas, fins, hoods, etc);
- Side setback to be 2.0m;
- Rear setback to be 2.0m;
- or as defined by the building envelope, whichever is the greater.

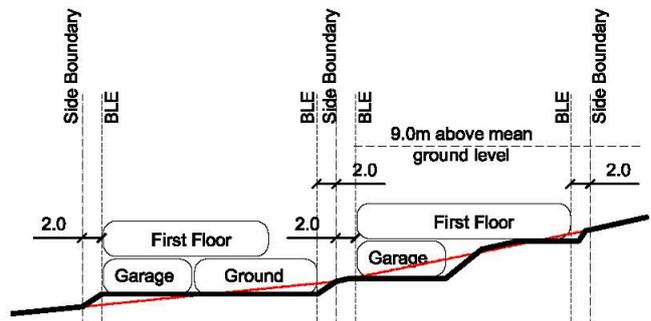


TYPICAL UPHILL SECTION

6.0 GARAGES, CARPORTS AND DRIVEWAYS

Criteria - The location of driveways and access points to the lot will consider the topography to minimise cut and fill. The finished driveway gradient shall accord with Australian Standard AS 2890.1 : 2004.

On lots with slope greater than 20%, separation of the garage from the home should be considered as it allows for the garage to be brought closer to the street so as to reduce the length of the driveway, accommodate a quality built form and require minimal earthworks.



TYPICAL CROSS SLOPE SECTION

7.0 PRIVATE OPEN SPACE

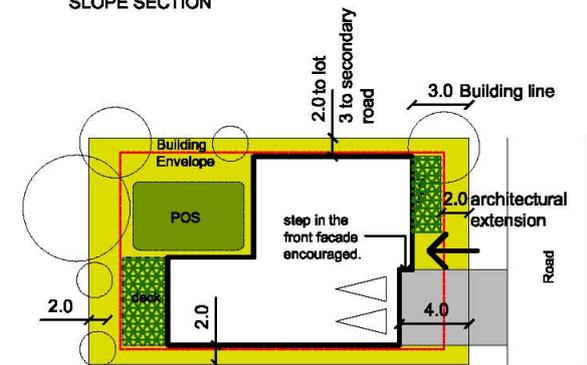
Criteria - The minimum area of private open space is 30m² with a minimum dimension of no less than 4.0 metres. The total private open space may include decks, balconies and verandas. The principal private open space area is to be located adjacent to and directly accessed off the living room with the slope being no greater than 1:10.

8.0 LANDSCAPING

Criteria - The retention of natural vegetation within private lots and use of bushland gardens in individual lot landscaping is an essential element to a sustainable development.

The removal of native vegetation is limited to within the building envelope as nominated on the plan of development. Bushfire trails and access ways are excluded from this requirement;

Outside of the building envelope, native vegetation is to be managed or enhanced to achieve bushfire management requirements.



TYPICAL PLAN

Note:
Plan mirrored for downhill section

9.0 LAND FORM AND BUILDING CONSTRUCTION

Criteria - Building design/construction is to consider the natural land form of the site, in particular the retention of the existing slopes

Split level or suspended frame housing designs shall be utilised to give regard to the natural topography of each house site, and ensure that the height/general roof forms of the dwellings is stepped in a manner that is generally consistent with the topography of the respective lots.

10.0 RETAINING

Criteria - Earthworks associated with the construction of a dwelling over any of the lots shall ensure that the height of retaining walls shall not exceed 1.2 metres except where incorporated into a level change within the dwelling itself. That is, the restriction of a 1.2 metre retaining wall height only applies to retaining walls external to the footprint/ platform of the dwelling house.

Construction of houses within the proposed lots may be required to incorporate pole or split level designs to ensure that retaining walls do not exceed this height.

Retaining structures are not to encroach within the conservation area. The structures are to be within the proposed residential property and/or common property boundaries only.

11.0 VISUAL AMENITY

Criteria - Areas between the buildings floor and the ground level, or between outdoor decks and the ground level, are screened from view by using lattice screen, battens and/or landscaping.

12.0 ARCHITECTURAL FEATURES

Criteria - Incorporate eaves, awnings, verandas, porches, and shutters to add to the articulation of the dwelling and assist in achieving energy efficiency.

Homes are to be designed to address the street and create a safe and appealing place to live.

- (a) Homes are to have at least one habitable room and window facing the street.
- (b) The front façade of your home is to include a verandah, balcony, pergolas or screens to help articulate the front facade.



1

2

1

2

1

2

1

- 1. The use of light weight materials in elements such as balconies, pergolas and screenings
- 2. Combination of solid wall materials and nonreflective, natural earthy or green colours

BUILDING APPEARANCE

13.0 BUILDING MATERIALS AND COLOURS

Criteria - The building materials and colours shall be lightweight, natural, earthy tones, and non-reflective. Roof colours are to be limited to blues, greens and greys that will blend in with the skylines and existing vegetation.

14.0 ROOF FORM AND MATERIAL

Criteria

- (a) Roof materials are to be profiled metal roofing and of a colour that helps blend into the bush land setting.
- (b) Roofs are to be a simple composition of shapes to create interest to the elevations.

SIMPLE COMPOSITION OF ROOF FORMS



Example of simple roof forms and use of eaves.



Example of simple roof forms and use of eaves.



Buildings are within a bushland setting

15.0 FENCING

Intent

It is important that any fencing is not visually detrimental to the streetscape and adjoining neighbour.

Criteria

- (a) No colourbond fencing allowed.
- (b) Maximum 1.8m high
- (b) Fencing between the home and open space areas must be 50% transparent and maximum 1.2m high.
- (c) No fencing between the homes and the street unless the on the northern side of the home. When fencing is provided in front of the home it must be:
 - (i) Maximum 1.2m high.
 - (ii) a minimum 50% transparent
 - (ii) Fully incorporated with garden plantings maximum 50% of the road frontage of the lot.
 - (iii) Fully incorporated with garden plantings maximum 50% of the road frontage of the lot.
 - (iv) Contribute positively to the low key character being established in the streetscapes



Example of Front Fencing

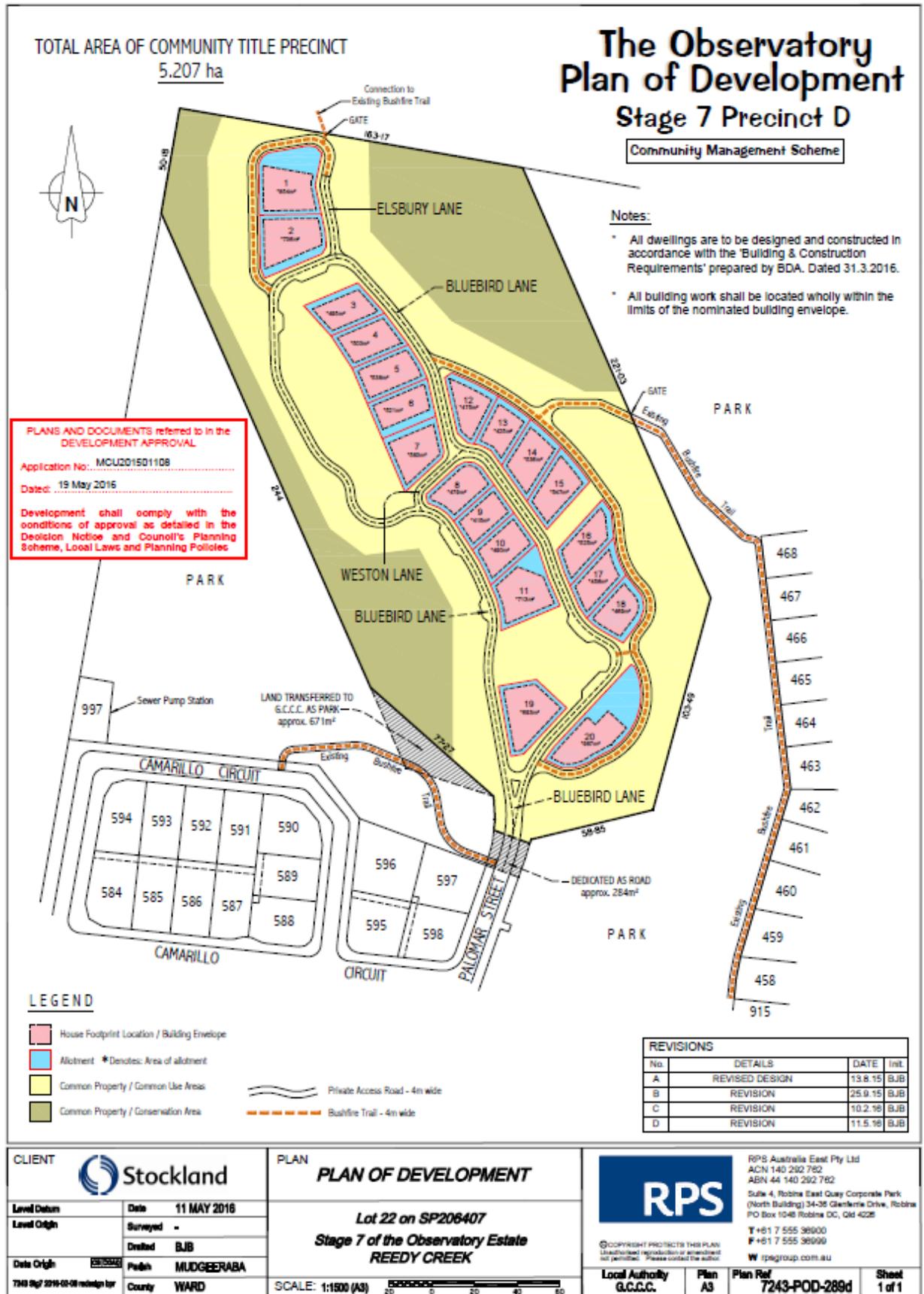


Good quality landscape is encouraged and is an important part of your home.

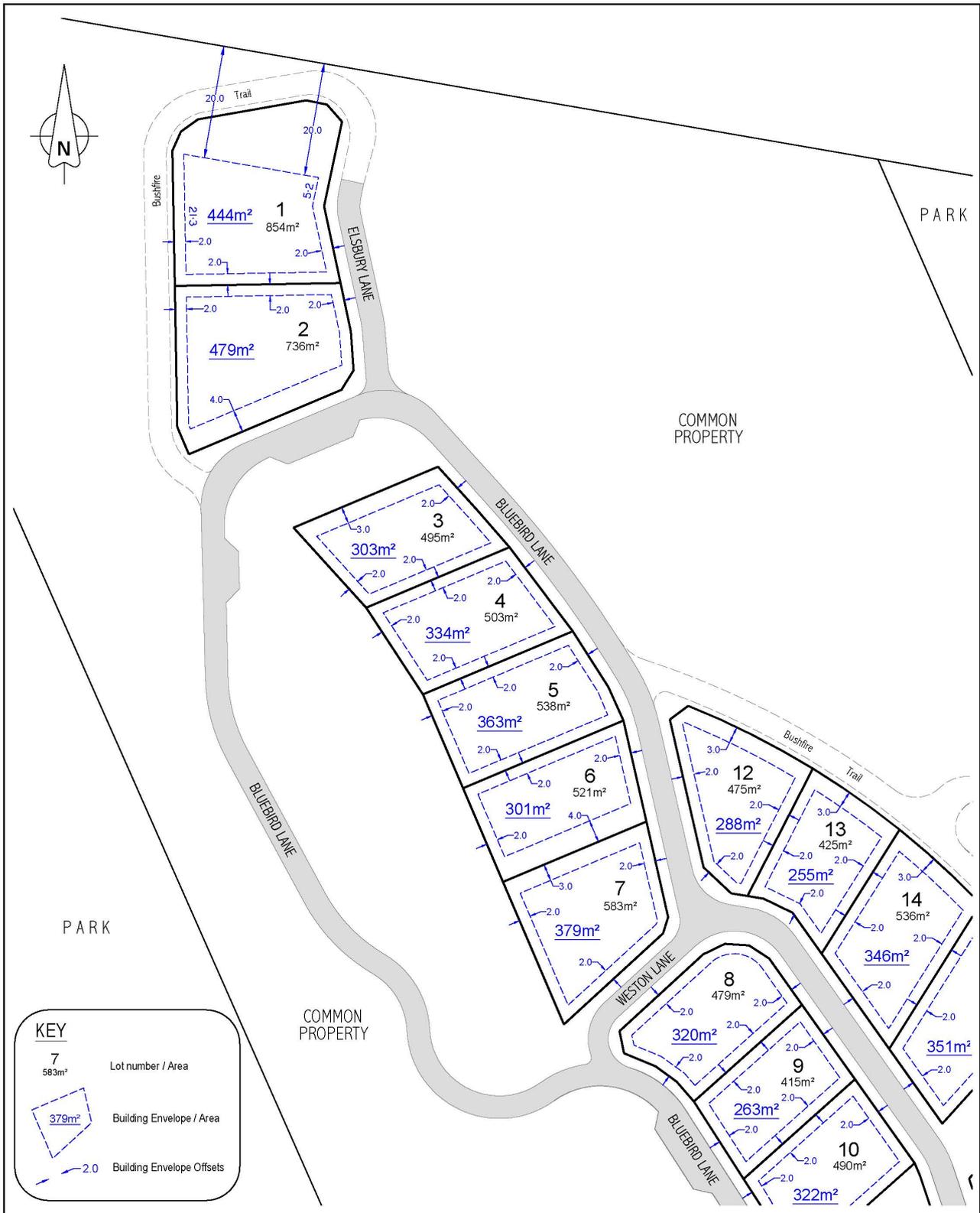


Example of Front Fencing to open space combined with landscaping

APPENDIX 2 – PLAN OF DEVELOPMENT

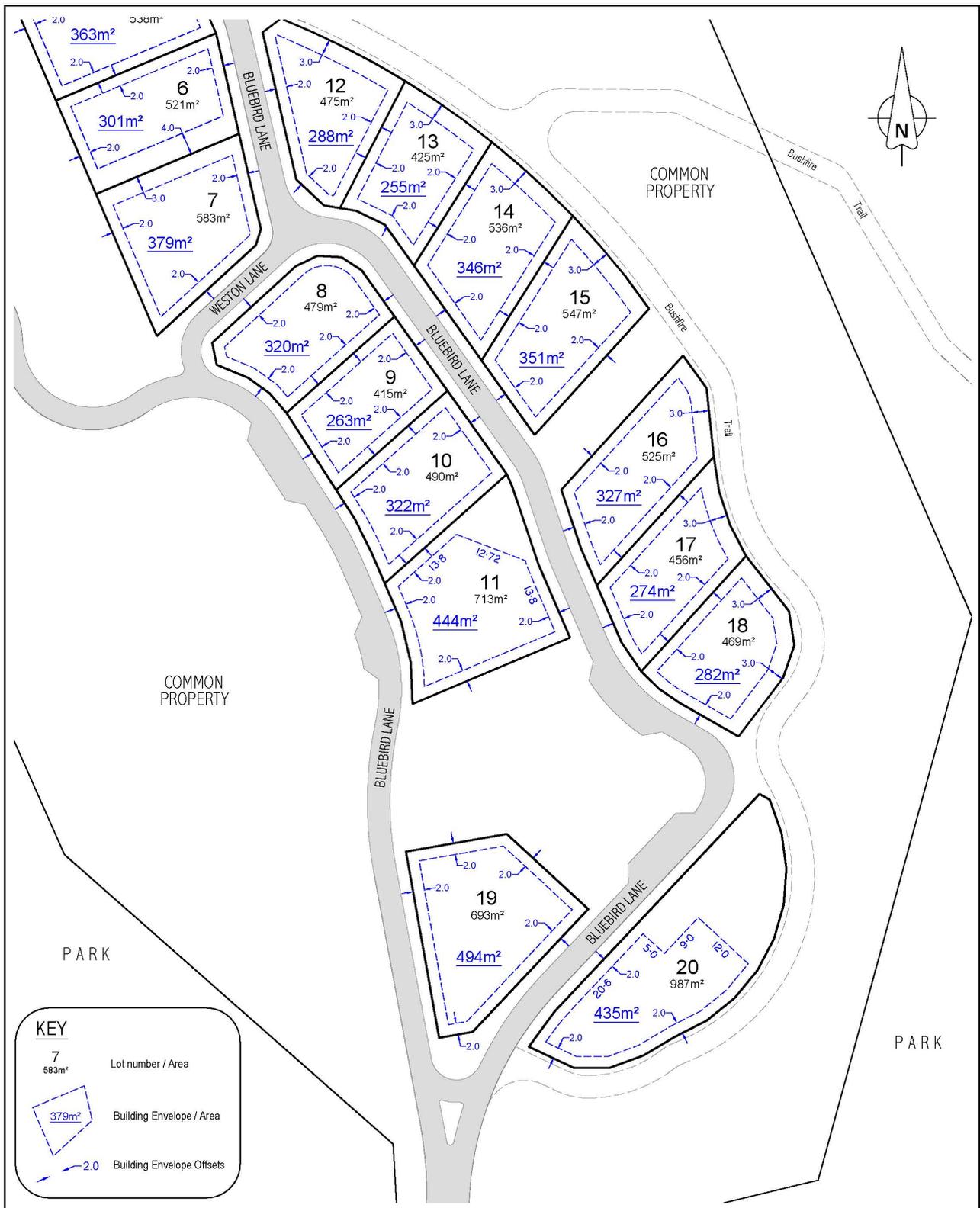


APPENDIX 3 – BUILDING ENVELOPE PLAN



CLIENT STOCKLAND		PLAN BUILDING ENVELOPE PLAN		 <p>RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Suite 4, Robina East Quay Corporate Park (North Building) 34-36 Glenferrie Drive, Robina PO Box 1048 Robina DC, Qld 4226 T +61 7 555 36900 F +61 7 555 36999 W rpsgroup.com.au</p>
Level Datum	Date 30 MAY 2016	The Observatory Estate Reedy Creek "PROMINENCE ESTATE" CTS		
Level Origin	Surveyed RPS GC			
	Drafted BJB	SCALE: 1:600 (A3)		© COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author. Plan Ref: 7243-BENV-374
Local Authority	Data Origin [CSC6AD]			
GOLD COAST CITY	7243 BDY 2016-02-03			Sheet 1 of 2

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Local Authority	Data Origin CS/CAD GOLD COAST CITY 7243 BDY 2016-02-03				