



WELCOME TO THE DESIGN ESSENTIALS

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.

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.

THE APPROVAL PROCESS

Step 1 - Stockland Design Essentials Approval

Before undertaking any building work, you must first obtain written approval from Stockland. In addition to these 'Design Essentials', your builder or architect will need to review the documentation applicable to your property, which is available in the Reference Library of Stockland's online design application system "i-scope". They will also be required to discuss with your Local Council any specific codes or conditions which may apply to your lot.

Your builder or architect will submit your design to Stockland via the i-Scope website, www.stockland-iscope.com.au. 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.

Step 2 – Local Building Approval

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 requirements	<ul style="list-style-type: none"> For siting and setback requirements please see 'Statutory Requirements' contained in the Plan of Development in <i>Annexure 1</i>. For lots with a north and east orientated frontage, dwellings may be sited towards the rear of the lot thereby creating for private recreation space between the street front property boundary and building line. Please refer <i>Annexure 2</i>.
Dual Living Home requirements	<ul style="list-style-type: none"> Dual Living Homes for the stages mentioned within this Design Essentials Booklet are only permitted on lots with a street frontage of 18mtrs or greater. Dual living homes are Not permitted on Corner Lots 'or' Secondary Street Lots visible from a main collector road, public space, walkway, park or road reserves. A Dual Living Home must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view. The primary dwelling is permitted to have one (1) entry door visible from the street. The Dual Living entry door must be hidden from view from the street frontage to give the effect that the home is one (1) single residential dwelling. Garages must be located side by side. With the single garage setback 0.6mtrs back from the double garage. Creating the effect that the home has a 3 car garage. To give the effect that the home is one (1) single residential dwelling. The Dual Living Home is to remain on one (1) title and cannot be strata titled. The primary dwelling is to be greater in size (m²) to the Dual Living Home. The m² size of the Dual Living Home is permitted to be a minimum of 45m² to a maximum of 75m² only. The m² size of the Dual Living Home excludes the garage and a 4m² size covered entry porch area only. All other under roofed areas of the home is included in the m² size of the Dual Living Home. The requirement of a 5000ltr water tank is to be applied to the dwelling treated as one (1) combined dwelling. The water tank is to comply with the requirements included under Water Tank requirements within this document.
Glazing to the street requirements	<ul style="list-style-type: none"> 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 street. The facade must incorporate at least one (1) opening to allow for cross ventilation.
Front Façade Articulation and Design (including garage requirements)	<ul style="list-style-type: none"> Façade Repetition of homes within the same street. Stockland reserves the right to ensure there is no repetition of the same front facade within two houses either side of a home and the equivalent on the opposite side of the street across from a home. Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required. This includes ground floor and 1st floor front facades. The primary entry on all homes is to incorporate a feature door and a covered roof/porch area with a minimum depth of 1.5m. On Courtyard, Traditional and Premium Traditional lots there will be an additional requirement for the covered roof/porch area to meet a minimum of 4m² in size in addition to the minimum depth of 1.5mtrs. A covered roof/porch area may be reduced to a depth of 1mtr where a gatehouse is incorporated into the front fencing in accordance with the requirements within this document.

<p>Front Façade Articulation and Design (Continued - including garage requirements)</p>	<p><u>Garage Requirements:</u></p> <ul style="list-style-type: none"> • Garages on single storey homes are to be setback a minimum 450mm behind the front building line of the home. • Garages on single storey homes are permitted to be constructed forward of the building line to a maximum of 1mtr where a front fence is to be constructed out to the front boundary of the lot and be constructed forward of the garage. This fencing is to meet the front fence requirements within this document. • Garages on single storey homes are permitted to be constructed forward of the building line greater than 1mtr where a front fence is to be constructed out to the front boundary of the lot and be constructed forward of the garage. This fencing must incorporate a gatehouse and is to meet the front fence and gatehouse requirements within this document. • Garages on corner allotments are permitted to be constructed forward of the building line however will need to include additional landscaping in addition to the minimum landscaping requirement to be met. • Garages on double storey homes are permitted to be constructed forward of the building line where the first (1st) floor of the home is to be constructed as EITHER a cantilever design with an overhang over the garage of 1.0mtr (excluding eaves) OR the first (1st) floor is to be constructed within at least 1.0mtr of the ground floor garage wall for this requirement to be approved. • For two storey homes, the upper storey must extend for at least 50% of the total width and length of the home as viewed from the street or roadway and the upper storey facing the street or roadway must have sufficient glazing proportional to the size of the upper storey as determined by Stockland.
<p>Secondary Street Façade Design Articulation</p>	<ul style="list-style-type: none"> • On Secondary Street Facades (not limited to corner lots) walls may be up to 7.5mtrs long before a change in setback and eave line of at least 450mm is to apply. This requirement includes facades visible from road reserves, easements, public walkways/footpaths and parks.
<p>Garages and Carports</p>	<ul style="list-style-type: none"> • 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. These items are to meet the setback requirements for garages. • Carports must allow lock up and screened storage when visible from the front and secondary street facades.
<p>External Wall Finish requirements</p>	<ul style="list-style-type: none"> • 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. • The use of other building materials such as cladding or other contemporary building products are encouraged and can be applied to the home. Building materials selected must be displayed on the plans at time of plan submission for covenant approval. All other External Wall Finish requirements are to be met. • External house walls in masonry for the front and secondary street facades are to be rendered. • Side and rear house walls in masonry are to be bagged and painted. (Please note, if the home has a secondary façade, 1st floor levels on double storey homes or any façade visible from a main collector road, public space, walkway, park or road frontage then bag and paint is not permitted). • As a feature there is to be two (2) different materials to be applied to the front and secondary street external wall facades of the home. There is to be not one (1) material to be more than 70% of the façade. Garage doors, front entry doors, window frames, roof gables and infill materials do not form part of the two (2) different materials to be applied.

	<ul style="list-style-type: none"> • Face brick may only be used as a feature element for not more than 30% of the front façade area. • Where face brick is chosen as a feature element the brick must be uniform in colour, smooth in shape and include a complimentary mortar. Natural mortar (Grey in colour) is not permitted. A non-permitted brick type listing can be obtained from the Stockland Sales Professional or your chosen Builder. Plans submitted for approval must detail the brick type, colour selection and mortar information at time of plans submission. Approval of other brick and/or mortar type is at the sole discretion of Stockland. • Double height face brick is not permitted. Unfinished 'common' bricks are not permitted.
Water Tank requirements	<ul style="list-style-type: none"> • A mandatory requirement is that all homes within the Aura Community are to have a water tank installed at time of construction. • The requirement of a 5000ltr water tank is to be applied for all Detached Homes. The requirement of a 3000ltr water tank is to be applied for all Attached Homes ie: Duplex's or Terraces. • Rainwater Tanks must receive rainfall from at least one half of the roof catchment area. Rainwater Tanks must supply water for external use and internal use to toilet cisterns, laundry and external fixtures. • The water tank is to be displayed on the site plan at time of plan submission for covenant approval as siting requirements for all water tanks are to be checked with the covenant assessment.
Roof Form and Colour requirements	<ul style="list-style-type: none"> • As a positive energy efficiency requirement all homes within the Aura Community are to meet the criteria for "Cool Roof" requirements. • All house roofs within the Aura Community will need to meet a solar absorptance rating of less than 0.5. 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. • Roofing must be of a scale, colour and form representative of contemporary Queensland Architecture. • 30 degrees is the maximum pitch for any roof. • 15 degrees is the maximum pitch for the main skillion roof.
Driveway requirements	<ul style="list-style-type: none"> • All crossovers and driveways are to be completed prior to occupation. • Driveways must not be a plain concrete finish. A painted driveway is not permitted. • There is to be no movement of any driveway location. Individual driveway locations are approved and displayed on the Plan of Development and Building Envelope Plan. If a driveway is adjusted, any movement can only apply to the standard setback of the lot. A change to driveway locations can disrupt on street parking, tree planting locations, letterbox locations and driveway locations on adjoining lots.
Access to Letterbox requirements	<ul style="list-style-type: none"> • All properties must provide clear access for a postal delivery motorbike to deliver mail to their letterbox. • If properties have a garden feature or bio pod adjoining their property boundary the letterbox must be orientated towards the driveway and not orientated out towards the front property boundary. This will allow for postal deliveries to occur safely and efficiently to the letterbox. • If the letterbox is effected by these items and is not orientated for ease of delivery, postal items may not be delivered to the property.

<p>Landscaping requirements</p>	<ul style="list-style-type: none"> • A maximum of 40% of the front and secondary property boundaries (not including driveways, decks or paths) is to be turfed. Only Platinum Zoysia or Empire Zoysia turf is to be used in order to match the final verge turfing (Zoysia Japonica SS500, of which Empire and Platinum Zoysia are trademark names). Please refer to <i>Annexure 3</i> for details on this turf species. • The remaining 60% (or greater) of the front and secondary street property boundaries are to apply a mixture of shrubs, plants and trees. • For Villa Lots, there must include a minimum of 2 x 1.5mtr plants or trees (at time of planting). For Premium Villa lots, there must include a minimum of 4 x 1.5mtr high plants or trees (at time of planting) between the property boundary and front of the house. A minimum of 1 for Villa Lots and 2 for Premium Villa Lots of these species must be selected from the approved tree species list included in <i>Annexure 3</i> of this document. • For Courtyard, Traditional and Premium Traditional Lots, there must include 6 x 1.5mtr high plants or trees (at time of planting) between the property boundary and front of the house. A minimum of 2 of these species must be selected from the approved tree species list included in <i>Annexure 3</i> of this document. • For all lots, the balance of the 60% planting area must include grasses, groundcovers and/or shrubs at a coverage of approximately 4 plants / m². • All landscaping to the front and secondary property boundaries (if not included in the building contract by the builder) are to be completed within 6 weeks of occupation to the home. • A Landscaping Plan matching the above requirements must be submitted at the time of plan submission for Covenant Approval to be obtained.
<p>Fencing General (incl screening)</p>	<ul style="list-style-type: none"> • Please ensure all proposed fencing is discussed with your adjoining neighbour prior to construction. Please refer to the relevant Neighbourhood Disputes Resolution Act 2011 and/or any guidelines in your State & Local Government regarding fencing requirements. • Please ensure all fencing is constructed at a maximum of 1.8mtrs in height. There is to be no extensions or screening devices that are applied to any fence to exceed 1.8mtrs in height. Any extension, screening or additional materials attached to the top of any fencing will be in non-compliance of the covenant. Any such item will be required to be removed by the owner of the property at the owners expense.
<p>Front Fencing requirements (incl Gatehouses)</p>	<ul style="list-style-type: none"> • All front fencing to be constructed will require a covenant approval to be obtained by the Stockland Covenant Department prior to construction. • All front fencing is to be displayed on the site plan at time of plan submission for assessment and approval. • Front fencing is to be a maximum of 1.8m in height. • Any front fencing greater than 1.2mtrs in height is to apply at least a minimum of 50% transparency to the complete length of front fence. • All Courtyard, Traditional and Premium Traditional lots are to apply design features within the front fencing ie: articulation with design features, planters or stepped garden beds to create a design feature for each 3mtrs of front fencing. • Front fencing must not include any unfinished materials. Timber fencing must be painted and incorporate feature columns. Masonry is to be rendered and painted and is to incorporate feature elements. Refer <i>Annexure 2</i> for suggested fencing design. • Front fencing may not be of colourbond construction.

	<ul style="list-style-type: none"> Where there is no front fence constructed the side fence must return to the side of the house a minimum of 1mtr behind the side building line. Must not include any unfinished materials ie: timber must be painted only; masonry is to be rendered and painted only. Front fencing may incorporate a roofed gatehouse, where the gatehouse has a maximum area of 4m², has a street elevation of not more than 2m wide and is not more than 3m in height. The gatehouse is to incorporate the house number and letterbox.
Secondary Street Fencing requirements (not limited to Corner Lots)	<ul style="list-style-type: none"> Secondary street fencing is to be a maximum of 1.8m in height. Is to be capped to the top section of the fence and returns with the same material as the secondary fence material. Must not include any unfinished materials ie: timber must be painted only; masonry is to be rendered and painted only. Secondary fencing may be of colourbond construction limited to certain colour requirements only. A non-permitted colourbond fencing colour listing can be obtained from the Stockland Sales Professional or your chosen Builder. Plans submitted for approval must detail the colour of the colourbond fencing at time of plan submission. Where there is no front fence to be constructed the secondary/corner/side fence must return to the side of the home a minimum of 1mtr behind the side building line. Must not include any unfinished materials ie: timber must be painted only; masonry is to be rendered and painted only. Where the side boundary of a lot forms the rear boundary of an adjoining lot (usually a corner lot) the side fence may continue to the front of the lot. Fencing details are to be displayed on the site plan at time of plan submission.
Side & Rear Fencing requirements	<ul style="list-style-type: none"> All side and rear fencing is to be a maximum of 1.8m in height. Where there is no front fence to be constructed, the side fence must return to the side of the house a minimum of 1mtr behind the side building line. Must not include any unfinished materials ie: timber must be painted only; masonry is to be rendered and painted only.
Developer Works (Including Retaining Walls, Fencing, Parks or Entry Statements)	<ul style="list-style-type: none"> 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 by the Developer. All fencing connected to any developer fencing must taper for the final 3mtrs to meet the height of the developer fencing.
Retaining Walls	<ul style="list-style-type: none"> Please discuss all proposed retaining walls with your adjoining neighbour prior to construction. Please ensure that the height of the retaining is appropriate to suit the finished ground levels on all adjacent blocks. Retaining walls visible from the street, park or public space areas are to be constructed from masonry with a rendered and painted finish and/or stone only. Where retaining walls are located a minimum of 1mtr behind the side building line and is not visible from the above listed areas the retaining wall can be constructed of timber sleepers.
Outbuildings (including sheds and structures)	<ul style="list-style-type: none"> All outbuildings and sheds must be constructed behind the front or secondary street building line of the home and are not to be visible from the front and secondary street or any public area. All outbuildings including sheds must be displayed on the site plan at the time of plan submission for a Covenant Approval to be obtained prior to construction. All structures including but not limited to gazebo's, alfrescos, patios, verandahs and porch areas including extensions or renovations which are to be applied to the home after builder handover or after the original plans for the lot have been covenant approved the owner and builder will be

	<p>responsible for obtaining a covenant approval for these structures prior to construction. Items including but not limited to: location and siting of the structures, material, size and height, site coverage, external material and colours will need to be checked and approved prior to construction. These structures may also require a Council approval and building permit prior to construction which will be the owner and builders responsibility.</p> <ul style="list-style-type: none"> Sheds must be of a colour complimentary to the main home or roof colour. Unfinished metal sheds of any size are not permitted. Any shed larger than a 3mtr x 3mtr garden shed will need to apply the standard setbacks for the lot and may require a council permit and be taken into consideration for the site coverage % of the lot also.
Clothesline	<ul style="list-style-type: none"> An external clothesline is to be included to each home in the Aura Community. The external clothesline will need to be clearly displayed on the site plan at the time of plan submission. All clotheslines must be constructed behind the front or secondary street building line of the home and are not to be visible from the front and secondary street boundaries or any public areas.
Non-Ground Mounted Plant or Equipment	<ul style="list-style-type: none"> Roof mounted items visible from the street or public spaces must be minimal including but not limited to: satellite dishes, TV aerials, hot water services, air conditioning units, heating units. Solar panels and collectors for hot water units are the exception when orientated to maximise their effectiveness.
Ground Mounted Plant or Equipment (Inc rubbish bin storage, water tanks and sheds)	<ul style="list-style-type: none"> All ground mounted services are not to be visible from any street or public space. This includes but is not limited to homes constructed on corner lots or visible from easements, walkways, parks and road reserve. These items may include: heating & cooling units, rubbish bins or compost bins, swimming pool equipment, gas bottles, rain water tanks, clothes lines and sheds. If bin storage is proposed on a small house design which does not have side access only, a bin storage enclosure is to be designed to completely screen the bins to be non transparent through the screen completely. The bin location and screening device is to be included on the site plans at time of plan assessment for a covenant approval to be obtained prior to construction.
Energy Efficiency requirements	<ul style="list-style-type: none"> All dwellings are to be wired with an “off-peak” energy circuit enabling the general household appliances to be connected at the discretion of the home owner. All pool/spa pumps are to be 5 star energy rated or connected to “off-peak” energy circuits. All split system air conditioners are to be “peak smart” enabled and activated. All hot water systems are to be connected to “off peak” energy circuits unless solar hot water is installed and/or LP Gas continuous flow hot water systems.
Acoustic requirements	<ul style="list-style-type: none"> Some lots within the Aura Community are potentially impacted by road traffic noise. These lots are marked on the Plan of Development in <i>Annexure 1</i>. For affected lots, dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 ‘Acoustics – Recommended design sound levels and reverberation times for building interiors’.
National Broadband Network (NBN)	<ul style="list-style-type: none"> Aura will be supplied with NBN network. In-house wiring must comply with the requirements of NBN in-home wiring guide including Home Distributor, Conduiting, Category 6 wiring and power supply.

	<ul style="list-style-type: none"> The owner and the builder will be responsible for these requirements with the owner to speak with their chosen builder if any additional wiring to the home internally and externally is to be provided at time of house construction.
Sewer or Manhole Zone of Influence requirements	<ul style="list-style-type: none"> Please ensure all works that are carried out which are adjacent to any sewer or manholes including but not limited to landscaping and earthworks are to be applied and to ensure that the sewer or manhole is not adversely impacted upon. This may include covering, burying, modifying, changing and causing damage to the manhole. Any works carried out that impact on the manhole will need to be rectified at the property owners expense.
Presentation and Maintenance of your lot and completed home	<p>An owner/builder must not permit; cause or authorise any damage to:</p> <ul style="list-style-type: none"> any adjoining lot and/or any other part of the Aura Community including but not limited to footpaths, kerb and channel, roadways and/or landscaping. <p>Where such damage occurs and Stockland is required to undertake repairs and rectification, the owner/builder of the lot will be responsible to pay the cost of these works.</p> <p>Your property must be kept in a clean and tidy state at all times.</p> <p>Silt fences and rubble driveways are in place and must be maintained during the total construction of your home.</p> <p>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.</p> <p>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.</p> <p>This waste bin must be regularly emptied and must be covered when full so no material escapes the waste bin.</p> <p>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.</p> <p>No excavated material, rubbish or dumping shall be placed on any adjoining lot, private or public area within Aura.</p> <p>For vacant lots that have been sold and settled, the individual owner is responsible for the presentation of the lot. Should excavated material or rubbish be dumped upon the lot, the owner is to address this directly with the adjoining owners/builders.</p> <p>When the home is constructed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are to be kept mowed and maintained and is the owners responsibility.</p>

GLOSSARY OF TERMS

'Common' Brick	<ul style="list-style-type: none"> Brick made for general building purposes and not specially treated for colour and texture.
Front Building Line	<ul style="list-style-type: none"> The line of the closest point to the front boundary either measured to the wall of the house or the Outer Most Structure (including but not limited to porticos, porch or verandahs). The Outer Most Structure excludes gatehouses constructed within the front property boundary or front setbacks.
Façade Area	<ul style="list-style-type: none"> Façade Area is calculated as a square meter measure of the entire vertical surface of the elevation of the house visible from the Street or Public Area.
Glazing	<ul style="list-style-type: none"> Any fixed or opening panel made from glass.
Eave Line	<ul style="list-style-type: none"> As explained in the Plan of Development attached <i>Annexure 1</i>.
Setback	<ul style="list-style-type: none"> The distance measured from adjacent boundary of the lot to the wall of the home as per the Plan of Development setback requirements.
Public Area	<ul style="list-style-type: none"> Any area accessible to the public including but not limited to parks, conservation areas, walkable waterfront, walkways/footpaths and easements.
Building and Other Legislation Amendment Act 2009	<ul style="list-style-type: none"> The Design Essentials are to be read and applied subject to the requirements of the Building and Other Legislation Amendment Act 2009 (Act). If any term, requirement or condition in these Design Essentials (or any part of them) is invalid or unenforceable for any reason (including as a result of the application of the Act) the remaining terms, requirements and conditions will continue to apply and will be valid and enforceable to the fullest extent permitted by law.

ANNEXURE 1

Statutory requirements

- Plan of Development

ANNEXURE 2

Siting and
Fencing
Examples



ANNEXURE 3

Landscaping
requirements

