

Design Essentials



Design Essentials



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The Community Vision

The vision for Stockland Botanica

Stockland Botanica is a masterplanned community located in the heart of the Ripley Valley in South East Queensland. Surrounded by nature, Botanica enjoys a position which boasts plenty of space to grow while still being close to it all.

With a range of proposed amenity, including a brand new school, retail precinct and major sports park, you'll discover that Botanica is a warm-spirited, fast-growing, welcoming place with a strong sense of community.

Botanica also provides a wide range of market-leading housing choices in a variety of community settings. This incomparable range of lifestyle choices alongside memorable landmarks creates a place where people will love to live.

A place you can be proud to call home.

The Design Essentials outlined in this document allow the implementation of key design principles to deliver Botanica's strong sense of place and community.

Design Essentials



Guiding your home design

Stockland's commitment and objectives

Stockland's commitment to you is to encourage quality urban design and development, to deliver a better way to live. Stockland's objective is to create a quality living environment that is centred around a strong sense of community and provides a variety of homes to suit a range of lifestyles.

It is important that the design of your home is in keeping with the Design Essentials outlined in this document. They have been created to:

- encourage visually appealing and cohesive streetscapes that protect your investment
 - promote environmentally responsive development
 - help you get the best out of your homesite
 - outline the process to get your home approved
 - assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing
 - promote a contemporary approach to design that responds to the local climate and context, and 'The Community Vision'.
-



Design approval

Submission requirements

In order to build, you must apply to and have an application package approved by Stockland's Design Services Team. Design Approval by Stockland does not constitute development or building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building approval must be obtained from the local council or a private Building Certifier before construction can commence.

The process

Stockland's Design Services Team will endeavour to assess proposals in the shortest possible time, generally within 10 business days of receiving all required information for the application. Approved plans will be stamped approved, copied and returned to the applicant or via the Stockland Builder Portal. The progress of the home and landscape construction will be monitored by Stockland to ensure that it conforms with the approved design.

All requests for comment from Stockland's Design Services Team, or any other queries, should be directed to design@stockland.com.au



Review

1. Review Design Essentials and Contract of Sale.



Check

2. Check for Special Requirements unique to your community.



Design application

3. Submit 'Design Application' to Stockland for endorsement through our website builderportal.stockland.com.au Refer to the Design Approval Checklist on page 23.



Building permit application

4. Submit Building Application including Stockland's Design Approval to an accredited Building Surveyor to obtain a building permit and proceed to construction. Town Planning approval from council may also be required.

A woman with long dark hair and glasses is sitting on a window seat, laughing joyfully while holding a young child. The child is also laughing. They are in a bright room with a large window in the background showing a view of trees. A wall sconce with a lampshade is visible on the wall to the right. The overall atmosphere is warm and happy.

The Design Essentials



1. Siting and servicing your home

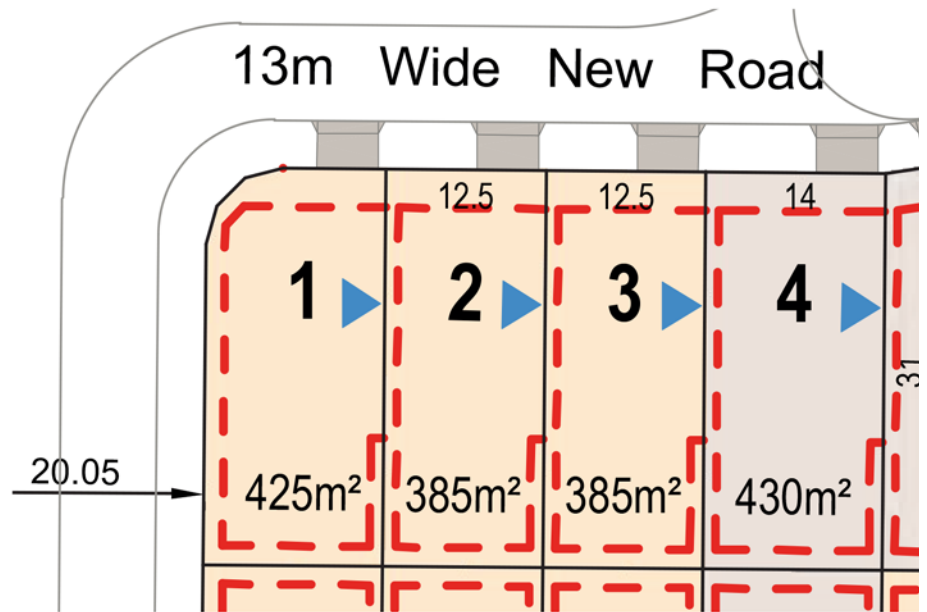
1.1 Minimum setbacks

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

Please note: All site plans must be reviewed and approved by the relevant local government or private certifier, this is not reviewed by Stockland.

1.2 Surrounding services

House construction and site works must not impact, damage or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by Stockland or a utility provider, this rectification cost will be passed on to the property owner.



Legend

- Site Boundary
- Precinct Boundary
- - - Stage Boundary
- - - EPBC Boundary

Allotment Details

- - - Maximum Building Location Envelope
- * Indicative No Built to Boundary
- ▭ Indicative Driveway Location
- ◀ Indicative Built to Boundary Wall
- Primary Frontage
- No Vehicle Access
- Nominated Allotments are subject to AS3959-2018 Construction of Buildings in Bushfire Prone Areas. BAL ratings and associated building setbacks will be confirmed following detailed stage by stage operational works and noted on Disclosure Plans.

Example only

2. The style of your home

2.1 Home style

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.

2.2 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.

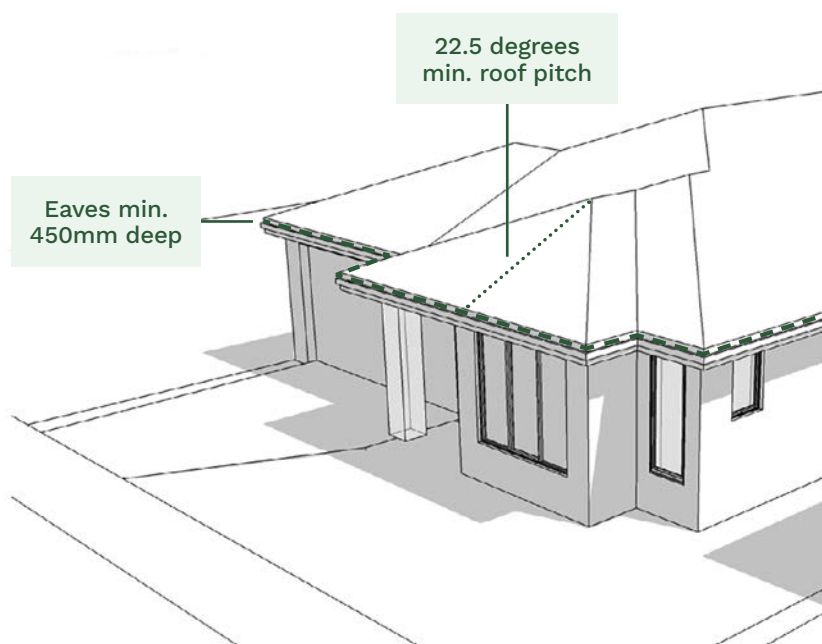
Skillion roof planes should not exceed a maximum pitch of 15 degrees, unless it can be demonstrated where a higher roof pitch forms an integral part of the overall architectural design of the home.

2.3 Eaves

All hipped and gable roofs must have eaves overhanging by a minimum 450mm (excluding fascia and gutter) visible from the street or public areas.

Eaves are encouraged to assist with 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 eaves, the use of awnings and/or sunshade materials is strongly encouraged where there is a window to improve energy efficiency.





2.4 Roof colour requirements

As a positive energy efficiency requirement, a 'cool roof' policy has been implemented at Botanica. This policy requires roof colours to meet the criteria of a solar absorptance rating of less than 0.5.

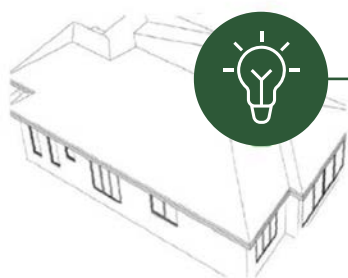
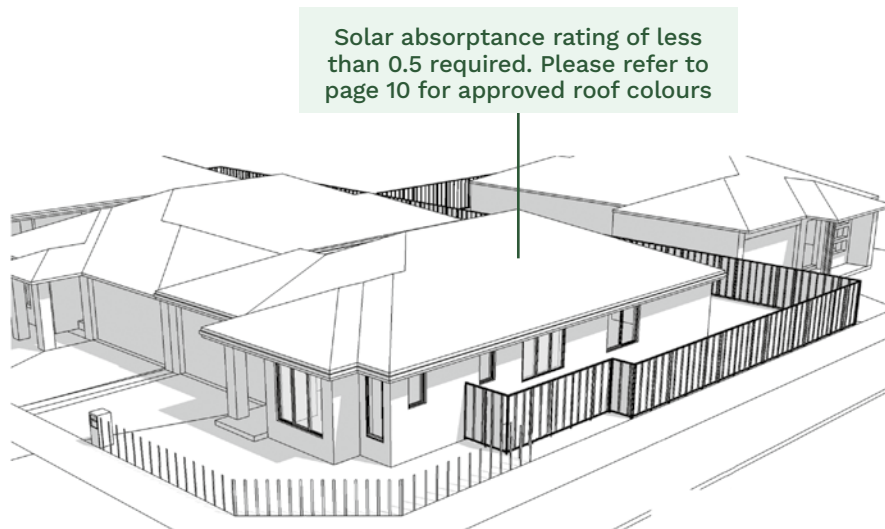
Light coloured roofs are effective in satisfying this requirement by reflecting heat, making homes cooler and more energy efficient. As a result, less heating and cooling requirements are needed, subsequently reducing energy bills for residents.

Roof materials must be either:

- corrugated pre-finished coloured metal sheets (e.g. Colorbond); or
- concrete roof tiles.

Similar colours within the approved solar absorptance rate will be supported on design merit.

Roof materials must not be: unfinished, reflective, galvanised, zinc, fibre cement or tray deck sheeting.



With light coloured roofs reflecting heat away, Botanica becomes a 'cooler community', increasing comfort levels for residents walking or riding through the streetscapes and parks

3. Cool roofs at Botanica

A roof designed to provide and maintain high solar reflectance

3.1 What is a cool roof?

Cool roofs are designed to reflect more sunlight and absorb less heat than a standard roof. Most buildings can benefit from a cool roof.

When implemented at scale, cool roofs can counter the urban heat island effect, caused by the heat absorbing materials in the built environment.

By reflecting incoming solar radiation, cool roofs can reduce temperatures inside buildings and mitigate cooling demand for an entire city.

3.2 Benefits of cool roofs

A cool roof can benefit a building and its occupants by:

- reducing energy bills by decreasing air conditioning
- improving indoor comfort for spaces that are not air conditioned, such as garages or covered patios
- decreasing roof temperature, extending roof service life
- increase ecological sustainability factor, or make your building 'greener'
- mitigating your community's urban heat island effect.

3.3 Types of cool roofs

Stockland suggests the use of roofing with a solar absorptance rating of less than 0.5 to gain natural cooling benefits.



Colorbond®



Dover White™
SA = 0.28
SRI = 88



Surfmist®
SA = 0.33
SRI = 81



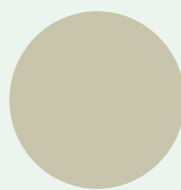
Classic Cream™
SA = 0.33
SRI = 81



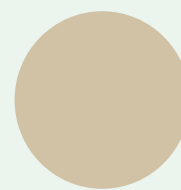
Surfmist® Matt
SA = 0.35
SRI = 78



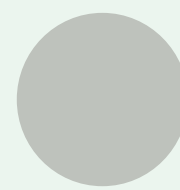
Southerly®
SA = 0.40
SRI = 71



Evening Haze®
SA = 0.43
SRI = 67



Paperbark®
SA = 0.43
SRI = 67



Shale Grey™
SA = 0.44
SRI = 66

A list of Colorbond options is provided here (or to be colour matched) and their values for Solar Absorptance (SA) and on the Solar Reflectance Index (SRI).

A list of Colorbond options is provided here (or to be colour matched) and their values for Solar Absorptance (SA) and on the Solar Reflectance Index (SRI).



4. How your home addresses the street

4.1 Front door facing the street

Your home must have a front door facing the street and must incorporate either a porch, portico or verandah that is:

- a minimum under roof area of 4m² and 1.5m depth
- adequately covered, clearly defined and visible from the street.

4.2 Visibility

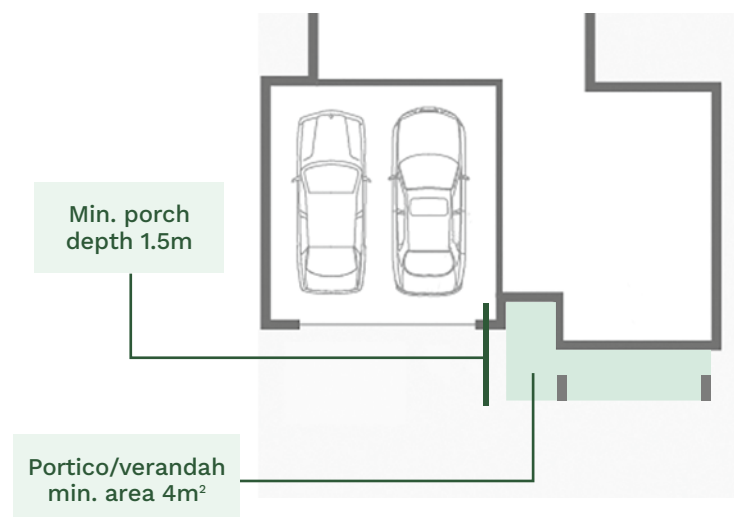
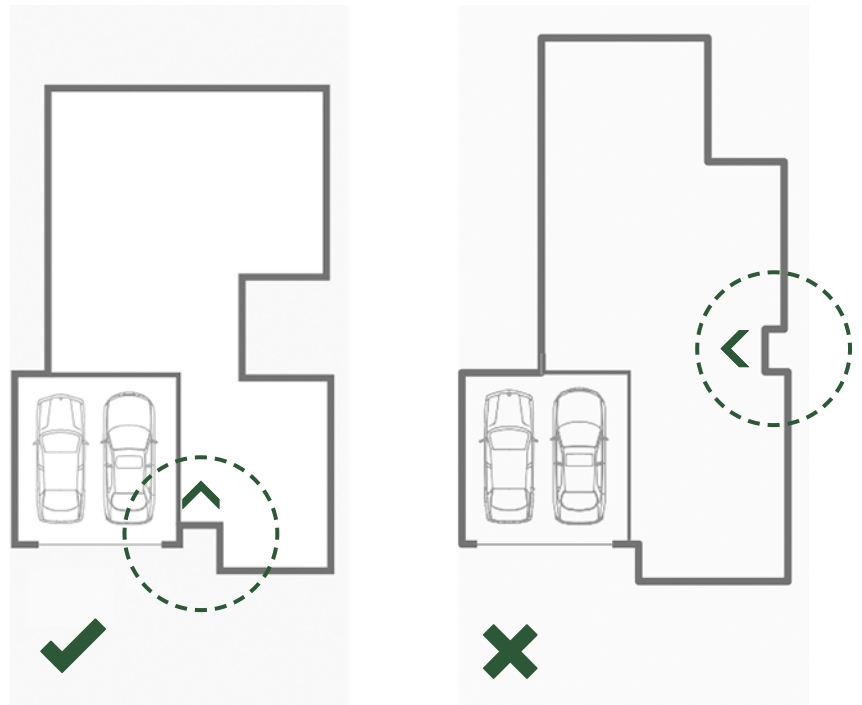
The facade area (excluding the garage door) facing a street or public area is to include sufficient glazing (minimum 10%) to allow for passive surveillance of the property and include a front door.

4.3 Front facade articulation

Walls may be up to 7.5m long before a change in setback and eave line of at least 450mm is required.

4.4 Secondary street facade

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 8m. A step of at least 450mm is to be incorporated to break up these sections and to provide interest to the facade along the secondary street.



Design Essentials

4.5 External materials

All external materials and colours are to be submitted to Stockland for approval and must reflect contemporary Queensland architecture.

Two (2) contrasting materials or colours must be applied to the front and secondary street facade of the house.

No one material or colour can be more than 80% of the facade area (excluding windows, doors, roof gables, infills).

If facebrick is proposed, a contrasting material must be provided (two separate facebrick colours will not be permitted). Unfinished 'commons' and double height bricks are not permitted.

4.6 Garages

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.

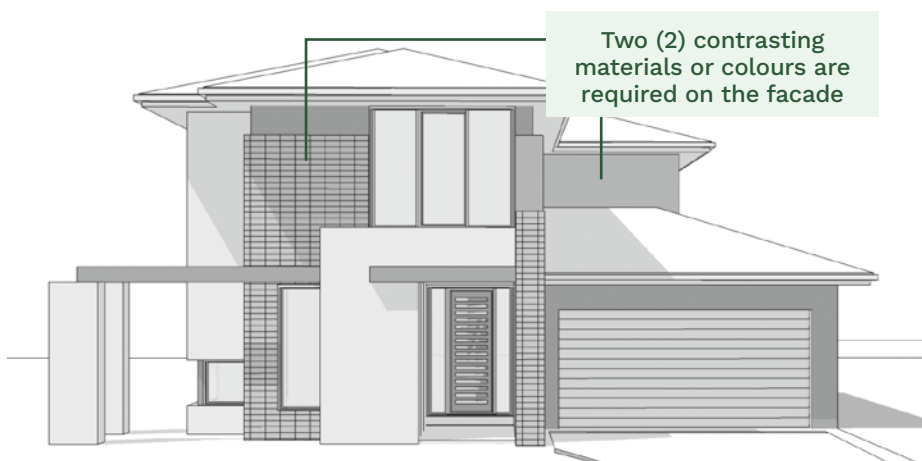
All garages are required to be recessed a minimum of 900mm from the front building line[^] of the home.

Where a triple garage is to be constructed, the third garage must be set back a minimum of 500mm from the other garage doors.

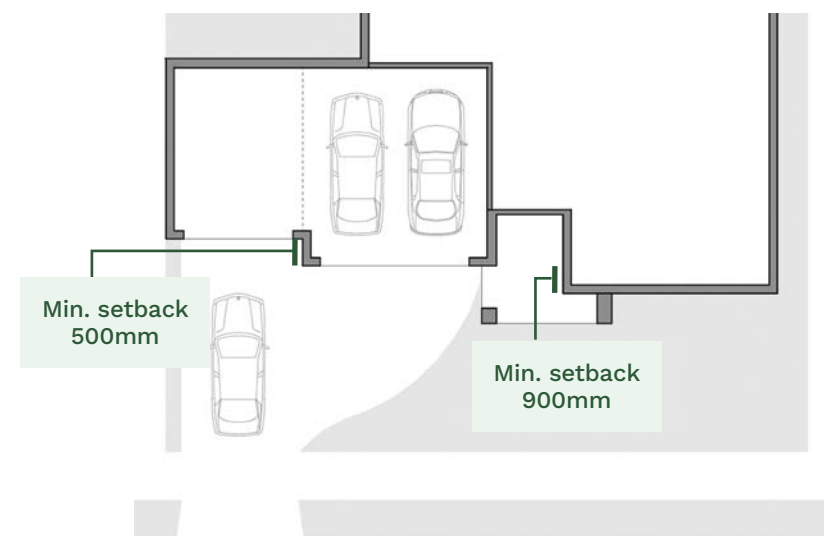
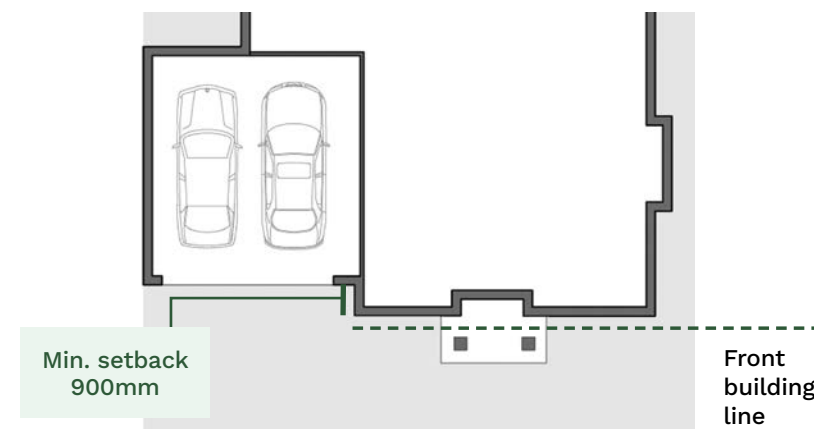
Note: Standard roller door profiles are not permitted.

4.7 Double garages on villa lot

If the proposed design is a single storey home with a double garage (frontage of 10m-12.49m), please refer to the Plan of Development for additional requirements. Please discuss this with your builder and certifier to ensure this meets all requirements set out in the POD.



- ✓ Front street elevation materials and colours continue for all facades visible to the street
- ✓ No one material or colour can be more than 80%



Triple garages

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



5. Botantica front garden landscaping packages (if applicable)

5.1 Please refer to the terms and conditions outlined in your contract of sale to see if your lot has a front landscaping package applicable.

Packages delivered under this arrangement are compliant with the Design Essentials. To apply for your landscaping package (if applicable) please refer to the application form in your contract of sale.

5.2 Extent of landscaping

Landscaping is a fundamental element in creating quality streetscapes and assists with providing a cohesive link between the home and the street.

Where a front landscaping package is not applicable (refer to contract of sale for details) a minimum level of landscaping must be provided:

- 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
- 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



Legend

1. Travertine paver pathway
2. Travertine paver steppers
3. Focal plant
4. Cobble border paver; beech
5. Focal tree
6. Wintergreen couch turf
7. Screening shrubs

Recommendations

8. Driveway concrete: Arcticsun, medium exposed
9. Allow driveway extension for bin pad
10. Entry arbour

*Image above is for illustrative purposes. Please refer to your contract for further details.

Design Essentials

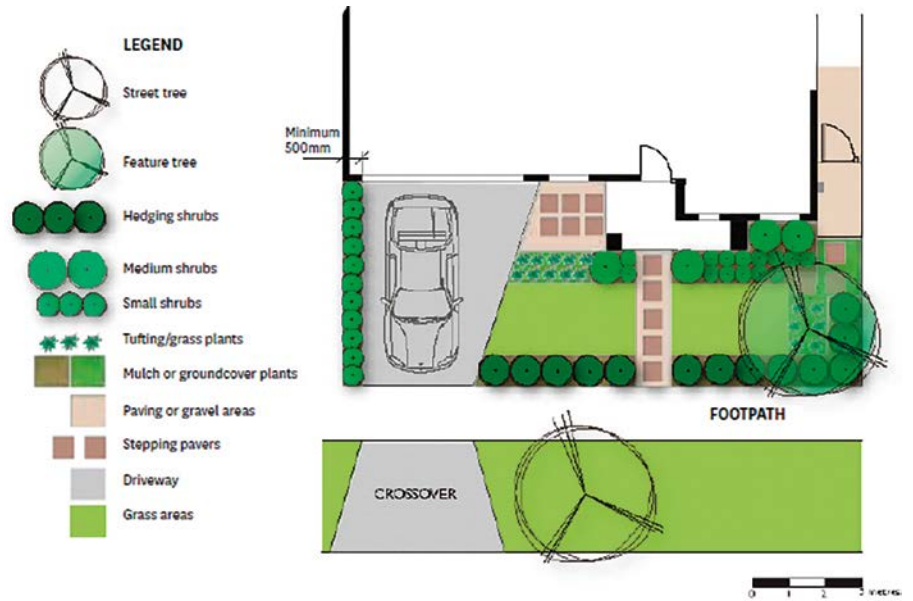
- turf to the front yard is to be planted natural grass. Artificial or synthetic turf is not permitted
- clear access for a postal delivery motorbike to deliver mail to their letterbox.

Each of these landscaping items is to be clearly marked on your plans when submitting for design approval

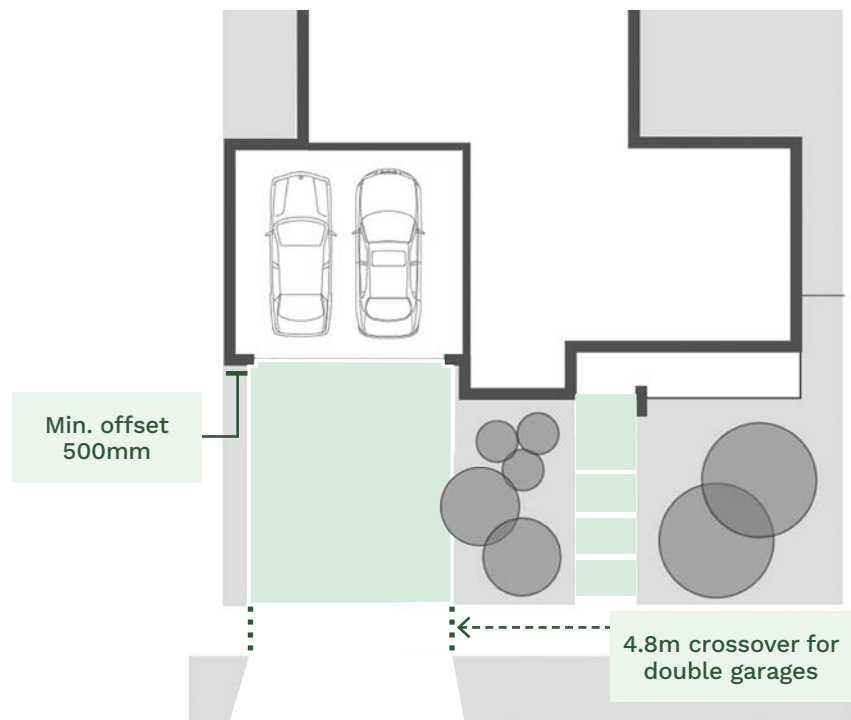
Letterboxes must complement the home. Letterboxes on poles are not permitted.

5.3 Landscaping bond (if applicable)

All landscaping to the front of the property is to be completed within 3 months of handover from the builder. Once all landscaping and fencing works have been completed the customer may apply for their landscaping bond to be returned as outlined in their land contract. The application form is attached to the back of the Design Essentials.



Example proposed landscape plan





5.4 Driveways

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.

Crossover is limited to a maximum of 3.5m for single car garages or 4.8m for double car garages, please refer to POD for additional information.

Driveway and crossover are to be completed prior to occupation.

Parking areas and hardstand materials are to be designed so that they integrate with the landscape concept for the front yard.



6. Fencing and boundaries

6.1 Front fencing

All front fencing is required to be displayed on the landscaping and fencing plans submitted to Stockland for design approval prior to construction.

Solid fencing is permitted up to 1.2m in height. Any fencing above 1.2m is to apply an element of transparency (sections or whole fence) to a maximum of 1.8m in height.

The front fence must return a minimum of 1m behind the front building line[^] to meet the side fence return.

All timber fencing must be painted in a colour that complements your home (stain is not permitted).

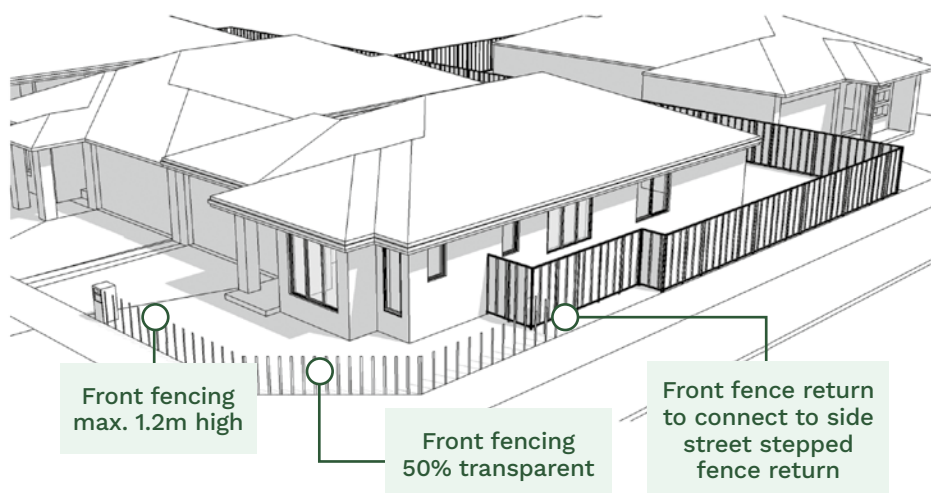
Masonry is to be rendered and painted with contrasting feature elements.

Front fencing must not include any unfinished materials.

6.2 Mandatory side and rear fencing

Fencing constructed along the side and/or rear boundaries must be:

- a maximum of 1.8m in height
- Colourbond fencing will not be permitted as front fencing. If Colorbond fencing is selected, it must be installed a minimum of 1m behind the front build line and be a colour the that complements the design of your home



✔ Front fence 50% transparent

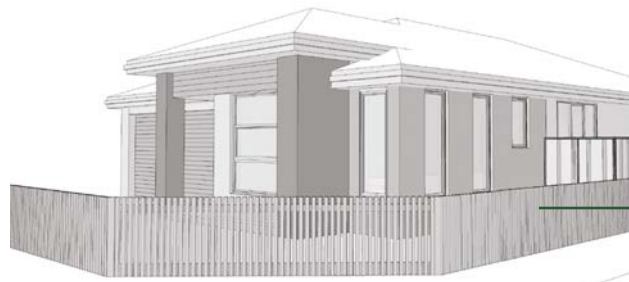


- all side and rear fencing must be clearly noted on your landscaping plan when submitted for design approval
- where timber material is used, any section visible from the street is to have a painted finish
- where no front fence is constructed the side fence must return to the house a minimum of 1m behind the front facade
- where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot
- timber fencing is only permitted forward of the build line if installed directly in front of a 500mm retaining wall. The fence must not exceed 1200mm in height and be painted in a complementary colour to the dwelling. Proposed fencing and colour must be clearly marked on your landscaping plan.

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

6.3 Fencing by Stockland (if applicable)

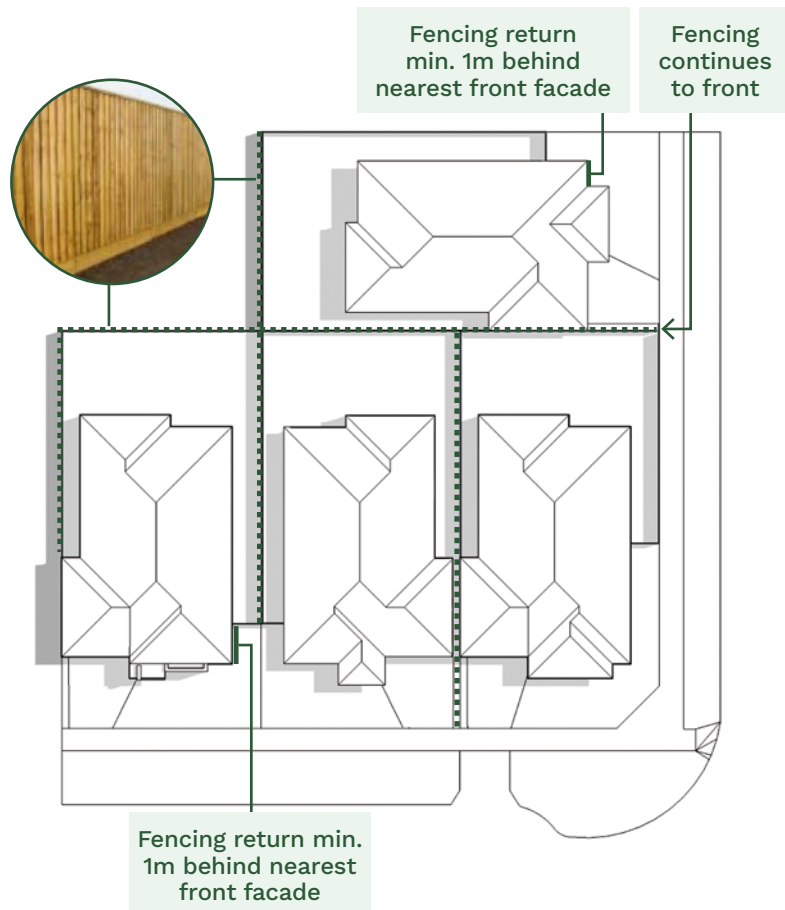
Please refer to your contract of sale if fencing by Stockland is applicable to your lot.



✓ Front fence 50% transparent and complements style of home



✗ Front fence not transparent and does not complement the style and colour scheme of the home

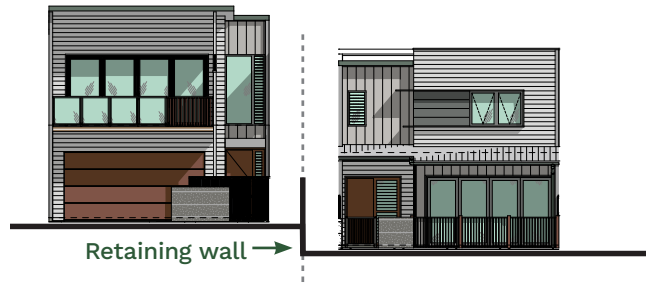


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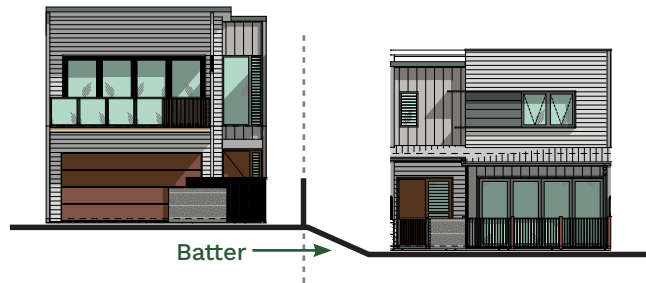
6.4 Retaining walls

Retaining walls visible from the street or public space must be constructed from stone or masonry.

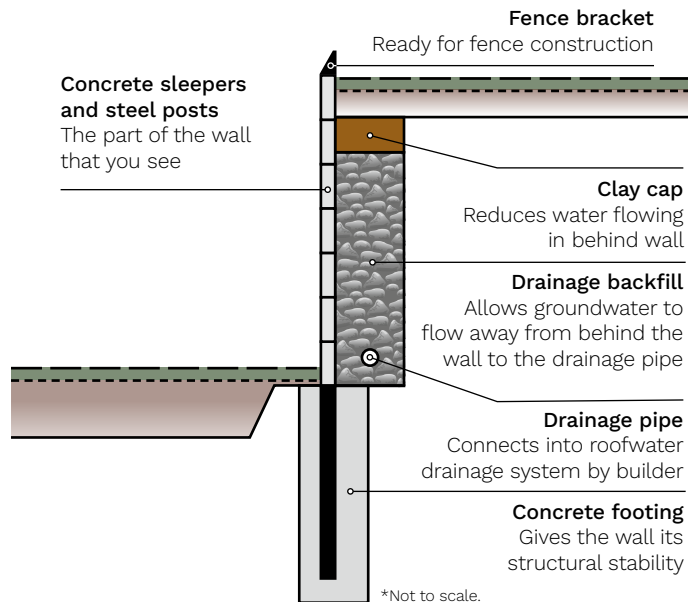
Any proposed retaining wall over 1m in height must comply with council regulations. Please discuss proposed retaining walls with your adjoining neighbours prior to construction to ensure that the height of each retaining wall is appropriate to suit the finished ground levels on each adjacent block.



Retaining wall example



Batter example





7. External elements

7.1 General requirements

Any additions, fixtures, equipment, sheds, outbuildings or pergolas must be located to the rear of your home out of sight from your street or any public reserve.

This includes (but is not limited to) satellite dishes, external hot water services, solar hot water systems with roof-mounted tanks, water tanks, spa pumps, heating and cooling units, rubbish disposal containers, rainwater tanks, washing lines and solar pool heating coils.

Solar panels for heating water or generating energy are exceptions to this requirement.

7.2 Bin storage

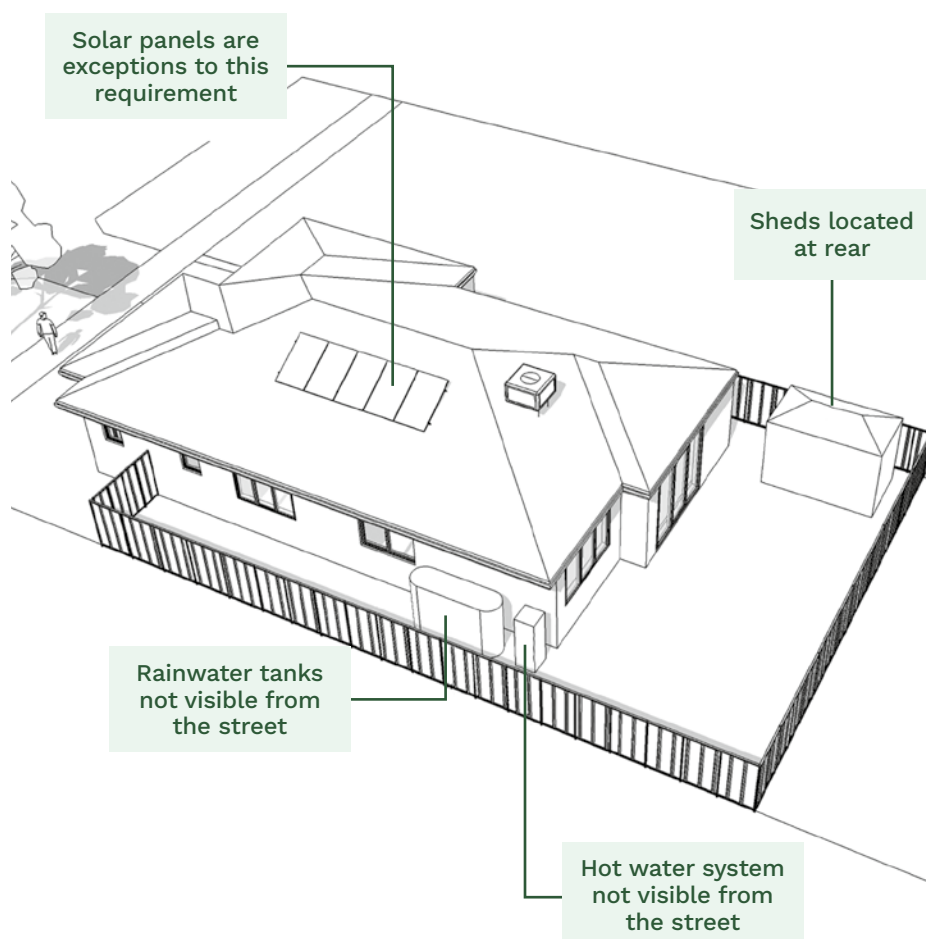
Rubbish bins must be screened and out of public view.

Bin location and storage area is to be noted on plans at time of submission. Dedicated bin storage is required behind the front building line of the home behind the side fence return and must be detailed on the plan.

7.3 Construction obligations

Provide a skip bin or skip bag on site for the duration of the construction period.

Site cleanliness is to be maintained.



Design Essentials

Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owners to the standard to which it was constructed.

7.4 Presentation and maintenance of your property

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

- any adjoining lot and/or
- any other part of the Botanica 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 and secondary street frontages. All turf and garden areas are the owner's responsibility and are to be kept mowed and maintained.



Design
approval
checklist



Site plan

1:200 or 1:100 scale

- Existing and proposed contours
- Proposed floor levels
- All setback dimensions to boundaries
- Fencing (including dimensions of fence return setbacks, stepped fencing, side street boundary fencing, etc.)

Floor plan

1:100 scale

- Internal layout
- Dwelling areas
- Dimensions (including setbacks, articulation, porch, etc.)
- Ancillary fixtures and equipment (e.g. rainwater tanks, hot water systems, etc.)
- Sheds, outbuildings, pergolas, etc.

All elevations

1:100 scale

- External materials and colours
- Proposed floor levels and building heights from natural ground level
- Eave dimensions
- Roof pitch
- Sheds, outbuildings, pergolas, etc.

Sections

1:100 or 1:50 scale

- Built form and natural ground level
- Site cut/fill
- Ceiling heights
- Retaining walls

External materials & colours schedule

- Wall cladding material and colour
- Roof material and colour
- Gutters, fascias, downpipes colour
- Window and door frames colour
- Decks, verandahs, etc.
- Fencing material and colour
- Driveway material and colour

Landscape plan

1:100 scale

- Plant list, including species and sizes
- Front fencing details, material and colour
- Driveway material and colour
- Paving or hardscape material and colour
- Retaining walls

Landscaping Bond Checklist (if applicable)

To claim your landscaping bond refund for Botanica here's what you need to do

- Complete all front landscaping works within 3 months from date of handover from your builder and in accordance with the requirements stated in the Design Essentials, Design Approved Plans and Land Contract of Sale
- Complete and sign the attached application form
- Email your completed form to design@stockland.com.au and attach a photo(s) of your completed driveway, fencing and front landscaping
- Stockland will assess and/or inspect the completed works to determine if all requirements have been met. If approved, your bond refund will be processed and paid within 30 business days after the assessment and/or inspection has been conducted.



Checklist

- 5 x plants and 1 x feature tree with a minimum 75L pot size time of planting
- Planted garden beds mulched, edged and painted
- Turf to the remainder of the front yard
- Fencing 1m behind the front build line and painted return fence
- Driveway completed



Landscaping Bond Refund (if applicable)



Why am I receiving this form?

Once your landscaping, fencing and driveway has been reviewed and approved by the Stockland Design Services team, you will receive an email which will direct you to DocuSign where you can provide your nominated bank details. Stockland values your safety and security, which is why we have chosen DocuSign as the secure method of providing financial information.

Please check the information you provide **thoroughly** before completing the document, as Stockland will assume these details are correct when processing the refund.

DocuSign will also prompt you to verify this request through a SMS verification code as an extra level of security.

***Important** – DocuSign will require a different email and mobile number from each customer (in the event that there are 2+ purchasers). Please ensure that different mobile numbers and emails are used per customer for signing and verification purposes.

Should you have any concerns with this process, please email design@stockland.com.au and we will be available to help you with your request.

Customer/Lot Details:

Community:

Lot and Stage Number:

Bond Amount (as per land contract/settlement statement):

If you're unsure of your lot, stage number or bond amount, please refer to your land contract or settlement statement for details.

Customer Name (Purchaser 1):

Email (Purchaser 1):*

Mobile Phone Number (Purchaser 1):*

Customer Name (Purchaser 2):

Email (Purchaser 2):*

Mobile Phone Number (Purchaser 2):*

Customer Name (Purchaser 3):

Email (Purchaser 3):*

Mobile Phone Number (Purchaser 3):*

- I/we acknowledge that a Stockland representative will assess and/or inspect the property mentioned above. If all of the driveway, fencing and landscaping requirements have been met as per the Design Essentials, Design Services Approved Plans, and Land Contract of Sale, then the bond will be paid within 30 business days after the assessment and/or inspection has been completed. If the above conditions have not been satisfied, Stockland reserves the right to retain bond amount in full, until all items comply and have been approved.
- I/we hereby acknowledge that the submitted images provided to Stockland are a true and accurate representation of the delivered landscaping/fencing/driveway works.



Design Essentials



Contact us today
design@stockland.com.au

stockland.com.au/residential/qld/botanica



Map supplied for the purpose of providing an impression of Stockland Botanica and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. An approval issued under these Design Essentials is not an approval under the requirements of the Building Act, or any other Act or Regulation. The documents provided have not been checked for compliance with structural, health, or planning requirements, or for the suitability of the building for the use to which it may be intended. Accordingly, Stockland Development Pty Limited, its Architects, and/or its employees or representatives do not accept responsibility for the suitability or soundness of construction of the completed building of the associated site development works.