THE elements AT AURA

DESIGN ESSENTIALS
Stage 34 & 36



Stockland it's your place | AURA



WELCOME TO THE ELEMENTS DESIGN ESSENTIALS

The Design Essentials form part of your Contract of Sale and assist when designing your home and garden. 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,' all information regarding the The Elements at Aura is available in the Reference Library of Stockland's online design application system the 'Builder Portal'.

Submission of all plans is to be via the Stockland Builder Portal website at **http://builderportal.stockland.com.au**

Stockland will issue a 'Design Approval,' where the plans appropriately comply with the Design Essentials, Plan of Development and any other contractual arrangements within the Contract of Sale.

Where not suitably complying, Stockland will identify the items requiring further consideration.

Where amendments are necessary, revised plans are to be resubmitted to Stockland via the Builder Portal website for additional assessment and approval before any construction on site.

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 to be obtained by the builder, private certifier and owner.

THE ELEMENTS AT AURA VISION

Limited by your imagination, The Elements at Aura allows you to create the lifestyle you dream of. A subtle, stylish entry welcomes you home and surrounding premium landscaping forms a sense of exclusive calm. Relax in the tranquillity of nature when you come home to your exclusive address within The Elements.



Arrive home in style

With exclusive street entries, quality neighbouring homes and premium landscaping, you will feel the difference when you arrive home at The Elements.



Designer parklands

Enjoy a short stroll to the Blackbutt Forest and the adjoining 10 hectare recreational park. Relax, entertain and unwind in the finest parks the Sunshine Coast has to offer.



Grand homesites

Spend more time in the backyard, with larger homesites giving you the freedom to do it all... a pool, a shed, a landscaped oasis... the choice is yours.



Exclusive address

Subtle exclusive entries, quiet local streets and surrounding bushland are some of the elements that are all yours.
The Elements at Aura is exclusively positioned within the wider Aura community giving you access to everything the city of Aura will offer its residents.



INNOVATION, DESIGN THEMES AND CHARACTER

The Design Guidelines have been developed as an integral part of the master planning process, which means your home will form an important part of the character of The Elements at Aura.

Quality homes will complete the vision and ensure The Elements will be an iconic village within the broader Aura community.

Queensland has a unique architectural character suited to our climate. Your home and the layout of your allotment will vary significantly depending on the orientation. It is critical that you address the Sunshine Coast climate to maximise the passive heating and cooling of the surrounding environment.

Your home should be contemporary and pay particular attention to the streetscape and surrounding bushland.

Stockland encourages owners and their architects or builders to be innovative, use raw materials, explore the latest technology, building techniques and consider building two storeys to capture the prevailing breezes and maximise your private open space opportunities.

Stockland's commitment during the The Elements at Aura design process is by way of limiting the mandatory requirements and opening the door to design innovation.

These Design Essentials are a minimum set of guidelines that you must comply with, however innovation and architectural excellence is encouraged and we recognise the importance of individuality. To this end, where the design does not strictly comply with the Essentials it will be assessed on its architectural merit.



A premium lifestyle in the heart of Aura... it's the choice you have been waiting for. These design features offer you, as the home owner, some unique design opportunities, which will contribute to completing the vision for The Elements at Aura as a premium location, and in doing so better your lifestyle and protect the vision of the village.

FREE FRONTYARD LANDSCAPE DESIGN SERVICE

The landscape design within The Elements at Aura will be of exceptional quality. The character and signature materials will provide residents of this village with a feeling of exclusivity, visually delineating the development from the remainder of Aura.

The Elements at Aura is surrounded by remnant vegetation and is connected by a path network, which easily connects with the broader Aura community, enabling residents to safely walk or ride from their homes to all major facilities located within Aura, including the shops, schools and parks.

The design of the streetscapes throughout the village aims to encompass great landscaping from home front to home front, offering a generous feeling of green open space. The perceived extensions of the front yards into the streetscape verge will create a network of green space, focusing on pedestrians rather than vehicles, connecting individual homes to adjacent parklands and the broader Aura region.

Stockland recognises that, to deliver an integrated vision, residents will need assistance throughout the landscaping process. Stockland will provide each home owner in The Elements at Aura village (at no cost to the owner) a Landscape Design Consultation Service undertaken by a professional, award-winning Landscape Architect.

As part of your Frontyard Landscape Concept, you will receive:

1 x A3 Surface Finishes Plan

1 x A3 Planting Plan

1 x Plant Schedule

1 x Material Selections Palette

1 x Fencing detail (front fencing only)

1 x Plan (in AutoCAD for your builder)

1 x 1 hour site meeting with Aecom including a travel fee of 1 hour each way

1 x design review/change

For your initial consultation please come prepared with the following:

- Your landscaping budget (if known);
- Your home design site plans on A3 (2 copies to enable sketches to be done) – i.e. your home laid out on a site plan – your builder can provide you with these.

To ensure you get the best value out of this free service, you may like to also come prepared with: your ideas – photos of things you like, cut-outs from magazines, your own sketches. And bring your imagination!

THE PROCESS FOR THE LANDSCAPE DESIGN IS AS FOLLOWS

1. Complete your home design (or concept design with your builder);

2. Once your home concept designs are completed, contact our Landscape Architect at David.Henderson2@aecom.com to book an appointment;

3. Meet with our Landscape Architect. At the appointment with our Architect you will discuss your garden and home landscaping. Our Architect will also provide you professional advice and together you can set objectives for your landscaping;

4. Our Landscape Architect will complete a concept design. Our Architect will then send the concept to you by email;

5. Review the concept design. Take your time and review the concept and discuss the concepts with your builder. Ensure you understand the price to construct the work in relation to your budget;

6. Send any changes or amendments you would like to make back to our Landscape Architect (Note: You will be allowed one set of changes/amendments so please ensure everything is covered);

7. Our Landscape Architect will then finalise your plan and send it to you and your builder by email;

8. Submit your final home design on the Stockland Builder Portal. Your builder will include the landscaping design in your Builder Portal application to Stockland for covenant approval and will form part of your approval. You must then construct your landscaping in accordance with the approved plan;

9. Build your dream home!

DESIGN EXAMPLE



- **A** Formalised entry incorporating a non-standard letterbox and link to pathway.
- **B** Garden bed in front of fence to soften appearance.
- **C** Integration of the driveway and landscape feature (planting between panels).
- **D** Garage door same colour as the surrounding wall.
- **E** Transparency and mix of materials applied to the front fence.
- **F** Large entry door with glass panel above.
- **G** Articulation that delivers an architecturally interesting street presence.
- **H** Skillion roof form.
- **I** Use of contemporary materials and colours.
- **J** Double storey to capture breezes and maximise private open space opportunities.

THE DESIGN ESSENTIALS

Siting requirements

- For siting and setback requirements please see 'Statutory Requirements' contained in the Plan of Development in Annexure 1.
- 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 Annexure 2.

Dual Living Home requirements

- Dual living homes are not permitted in The Elements at Aura.

Large Entry Door

- **Single Storey**
  The front door must be a feature door a minimum of 1.2m wide with a highlight feature (above or beside the door) or double doors.
- **Double Storey**
  The front door must be a feature door a minimum of 1.2m wide or double doors.

Formalised Entries and access to Letterbox

- A formalised pedestrian path must be constructed from the front fence/letterbox to the entry door or patio. The path must be separate from the driveway, be integral with the surrounding landscape and incorporate the front letterbox.
- Gatehouses and front fencing are encouraged.
- Individual designed letterboxes are encouraged and must utilise materials that match the feature material of the façade or the materials used within the front landscaping.
- 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.

Front Façade Articulation and Design (including garage requirements)

- The front façade must provide articulation that when combined with front landscaping, delivers an Architecturally interesting street presence.
- Façade Repetition of homes within the same street. Stockland reserves the right to ensure there is no repetition of the same front façade within the same street.
- The primary entry on all homes is to incorporate a covered roof/porch area with a minimum depth of 1.5m and minimum area of 4m^2.
- A covered roof/porch area may be reduced to a depth of 1.0m where a gatehouse is incorporated into the front fencing in accordance with the requirements within this document.
- Ceiling Heights. The front rooms of a single storey home must have a minimum ceiling height of 2700mm.

Garage Requirements:

- 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 1m 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 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 1.0m (excluding eaves) OR the first (1st) floor is to be constructed within at least 1.0m 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.

THE DESIGN ESSENTIALS *Continued*

Secondary Street Façade Design Articulation

- On Secondary Street Façades (not limited to corner lots) walls may be up to 7.5ms long before a change in setback of at least 450mm is to apply. This requirement includes façades visible from road reserves, easements, public walkways/footpaths and parks.

Garages and Carports

- Open carports will be considered on Architectural merit.
- 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 façades.

External Wall Finish requirements

- 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 building materials such as concrete, recycled timber, stone, steel, glass 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.
- 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.
- Face brick may only be used as a feature element for no 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 complementary mortar. Double height exposed block must be sealed. 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 plan's submission. Approval of other brick and/or mortar type is at the sole discretion of Stockland.

Water Tank requirements

- 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.
- 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

Roofing Design Requirements

As a positive energy efficiency requirement all homes within the Aura Community are to meet the criteria for "Cool Roof" requirements.

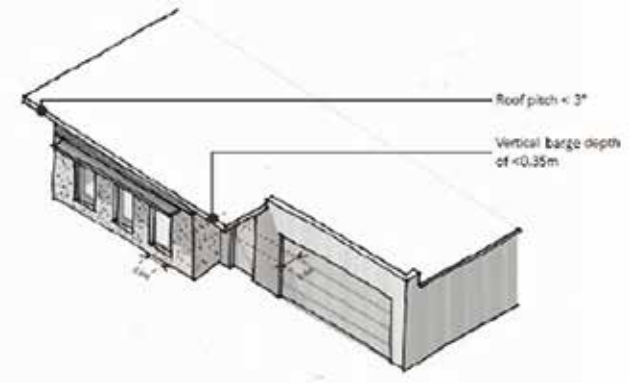
All house roofs within the Aura Community will need to meet a solar absorbance rating of less than 0.5. The solar absorbance rating is included in each roof companies selection brochures to assist Stockland purchasers to make their selection to meet this rating score.

Roof forms on single storey homes consisting only of hipped roof lines will not be accepted but other roof forms will be considered on architectural merit.

The building's roof form as seen from all primary and secondary street frontages on single storey homes must consist of (either solely or via combination of);

Flat

The maximum vertical barge dimension for a flat roof is 350mm. If concealed by a parapet, please refer to the parapet requirements below:



THE DESIGN ESSENTIALS *Continued*

Parapet

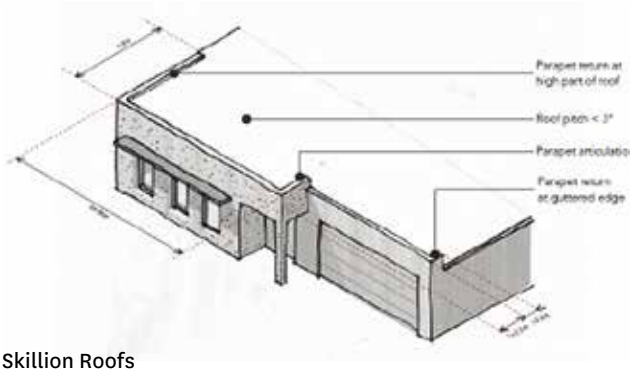
A parapet can be used on all roof types including a flat or hip and valley roof where no part of a hip is visible from the street view (combination of hip & valley and parapet is not permitted on corner blocks).

Roofs that are concealed by parapet must use a vertical step in the parapet height every 8m, that is either;

a) articulated through a horizontal setback of >300mm, and

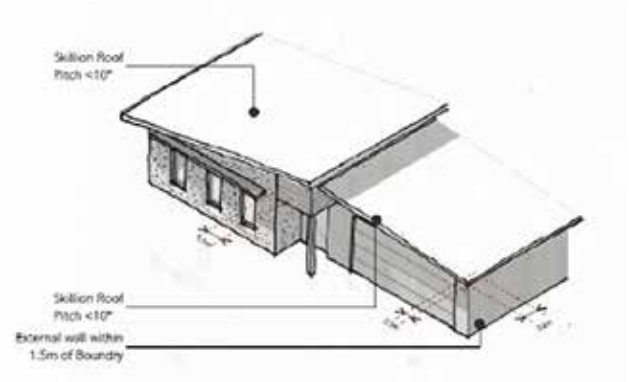
b) returned a minimum of 4m down the side elevation where at the highest point of the roof, and/or

c) returned a minimum 600mm down the side of the house where the top of parapet is no more than 450mm above the guttered edge, or



Skillion Roofs

Skillion roofs must have a maximum pitch of 10.0° and a minimum overhang of 600mm. Where the overhang applies to an external wall within 1.2m of the side boundary, the overhang may be 300mm.

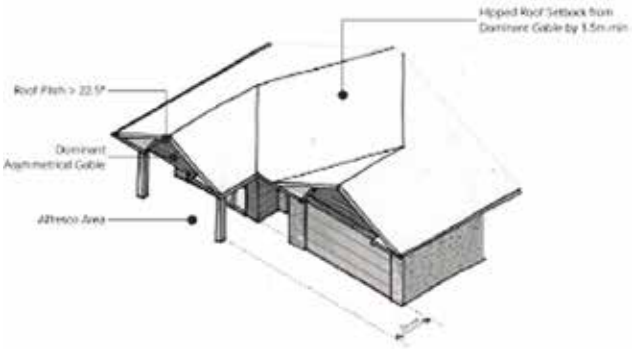


Hamptons Style

A "Hamptons style façade" must be dominated by an asymmetrical gable proud of the roof majority combined with painted weatherboards to a minimum of 25% of the façade (minus garage door), with;

Single Storey Hamptons

- The roof must include a minimum of 2 gables with a minimum pitch of 22.5 degrees proud of the roof majority covering a minimum of 70% of the frontage; and



- Hipped components of the roofs are to be setback a minimum of 1.5m from the gabled façade using;
  - a minimum of two horizontal steps back from the gabled roofline in the gutter line of more than 900mm, OR
  - one horizontal step to the gutter line of more than 1.5m from the gabled roofline

THE DESIGN ESSENTIALS *Continued*

Driveway requirements

- All crossovers and driveways are to be completed prior to occupation.
- Driveways must not be a plain concrete finish. Integration (or blurring the lines) of the driveway and landscape feature is encouraged.
- Lots 1238, 1239, 1240, 1241, 1257, 1258, 1259, 1260, 1273, 1274, 1314, 1304, 1305 must use CCS Morpheus (dark grey concrete) with High-tech Dalmatian 75 aggregate lightly exposed as a driveway finish to match in with the driveway crossovers and footpath delivered by Stockland. It is recommended that all other lots use this same finish.
- Driveways are not to cut through the pathway. If there is a pathway in front of the property, the driveway will need to be constructed in 2 separate pours.
- 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.

Landscaping requirements

Refer to the landscaping section in the design guidelines for the Landscaping Vision.

Taking cues from the surrounding bushland, The Elements at Aura precinct will reference the surrounding natural environment through the use of premium native plant species.

Minimum landscaping to the front of the dwelling;

- A maximum of 40% of the front and secondary property boundaries (not including driveways, decks or paths) can 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 Annexure 3 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 to create an impact of 'green' streets and to encourage native birds to live within this precinct.
- For Premium Villa (12.5m frontage) lots, there must include a minimum of 1 x 1.5m + 2 x 2.0m plants or trees (at time of planting) between the property boundary and front of the house.
- For Courtyard, Traditional and Premium Traditional Lots, there must include 3 x 2m high plants or trees (at time of planting).
- For all lots, the balance of the 60% planting area must include, groundcovers and/or shrubs at a coverage of approximately 4 plants / m^2.
- Front landscaping must include a variety of hard finishes i.e. concrete, timber, stone etc)
- Standard timber edging is not permitted. Aluminium or similar must be used.
- 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.

Street Tree Obligations

- Each lot is provided with one (or more) street trees. Street trees are an important part of the urban design of The Elements at Aura. It is the owner's obligation to ensure that street trees:
  - Are protected during the construction period
  - Are not damaged during construction
  - Are kept as part of the front landscaping of the dwelling.
- Discuss with your builder the protection of your street trees.

Fencing General (incl screening)

- 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 1.8ms in height. There is to be no extensions or screening devices that are applied to any fence to exceed 1.8ms 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 owner's expense.

THE DESIGN ESSENTIALS *Continued*

Front Fencing requirements (incl Gatehouses)

- Front fencing with an incorporated roofed gatehouse is encouraged. The gatehouse is to incorporate the house number and letterbox.
- All front fencing to be constructed will require a covenant approval to be obtained by the Stockland Covenant Department prior to construction.
- Front fencing is to be a maximum of 1.8m in height.
- Where a front fence exceeds 1.2m in height, a minimum of 50% transparency must be applied to the balance height (or entire height) of the fence.
- All lots are to apply design features within the front fencing i.e. articulation with design features, planters or stepped garden beds to create a design feature of the front fencing to add interest to the streetscape.
- Front fencing may not be of colorbond or pool type fencing construction.
- Where there is no front fence constructed the side fence must return to the side of the house a minimum of 1m behind the side building line.

Secondary Street Fencing requirements (not limited to Corner Lots)

- 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.
- Timber paling fences and colorbond fences are not permitted where visible to the street.
- 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 1m behind the side building line.
- 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

- 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 1m behind the side building line.

Developer Works (Including Retaining Walls, Fencing, Parks or Entry Statements)

- 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 3ms to meet the height of the developer fencing.

Retaining Walls

- 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 complement the contemporary character of The Elements at Aura.
- Material should reflect the dwelling character and architecture.

THE DESIGN ESSENTIALS *Continued*

Outbuildings (including sheds and structures)

- 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 gazebos, 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 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 builder's responsibility.
- Sheds must be of a colour complementary to the main home or roof colour. Unfinished metal sheds of any size are not permitted (i.e. must be coloured colorbond at minimum). Any shed larger than a 3m x 3m 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. Consideration will be given to properties with sheds regarding driveway location.

Clothesline

- 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

- 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

- 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, clotheslines and sheds.
- All lots are to include a dedicated non-transparent screened bin storage location. 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

- 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.

THE DESIGN ESSENTIALS *Continued*

Acoustic requirements

- Some lots within the Aura Community are potentially impacted by road traffic noise. These lots are marked on the Plan of Development in Annexure 1.
- 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)

- 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.
- 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.
- NBN pits are not permitted to be located within a driveway.

Sewer or Manhole Zone of Influence requirements

- 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 owner's expense.

Presentation and Maintenance of your lot and completed home

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

- Any adjoining lot and/or
- Any other part of the Aura 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 and rectification, 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, rubbish or dumping shall be placed on any adjoining lot, private or public area within Aura.

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.

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 owner's responsibility.

THE elements AT AURA

VISIT THE AURA SALES & VISION CENTRE

Open 7 days a week from 10am to 5pm.
Visit us at 1 Bells Reach Drive, Caloundra West QLD 4551,
or call our team on 1300 762 058.

aura@stockland.com.au
cityofcolour.com

Stockland it's your place | AURA