

NORTH VILLAGE DESIGN ESSENTIALS

Stockland | Nirimba at AURA

cityofcolour.com.au

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THE COMMUNITY VISION

The vision for North Village at Aura

Living at Aura means having everything at your fingertips: schools, shopping, parks, playgrounds, cycleways, sports fields, entertainment and employment opportunities. Aura also provides a wide range of market-leading housing choices in a variety of community settings.

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

Aura provides an incomparable range of lifestyle choices, providing an outstanding place set in the signature landscape with memorable landmarks where people will love to live. A place that people will be proud to call home.

AURA MASTERPLAN



DISPLAY VILLAGE / SALES OFFICE

Aura Sales & Vision Centre

Aura Display Village

SHOPPING AND AMENITIES

Stockland Baringa offering supermarket, tavern, specialty shops, medical, dental and swim school

City Centre with future retail, dining and entertainment centres

Future neighbourhood centres with cafes and specialty shops

Caloundra CBD - 7.5km

EDUCATION

Baringa State Primary School

Baringa State Secondary College

Goodstart Early Learning Centre in Baringa

Future State Primary School in Nirimba

Future P-12 Catholic school in Aura City Centre

2 proposed P-12 private schools

3 proposed state primary schools

1 proposed state high school

Proposed urban university

3+ proposed early learning centres

COMMUNITY CENTRES

Future civic centre

7 proposed community centres

Sporting clubhouses at all sports fields

ENTERTAINMENT

City Centre with future retail, dining and entertainment centres

Proposed cultural precinct with performing arts facilities and a library

Baringa Tavern

Caloundra CBD - 7.5km

PARKS AND OPEN SPACES

A neighbourhood park within 400m of each home in Aura

11-hectare civic parkland

Caloundra beaches - 7km

REGIONAL AND NEIGHBOURHOOD SPORTS FIELDS

Regional and neighbourhood sporting facilities

ENVIRONMENTAL

Future 400-hectare conservation area

Lamerough Creek Reserve

Blackbutt Forest

Bells Creek North & South

Pumicestone Passage - 7km

BUSINESS

Aura Business Park

City Centre with future commercial and business centres

Caloundra CBD - 7.5km

VELOWAY AND WALKING PATHS

200km of future dedicated bike veloways, bike paths and pedestrian pathways throughout Aura

PUBLIC TRANSPORT AND ACCESS

Bells Creek Arterial to Caloundra Road, with future extension to the Bruce Highway

Proposed transit centre in the City Centre

Route 606 Bus Service

Proposed CAMCOS rail line

Sunshine Coast Airport - 32km

Brisbane CBD - 92km

Brisbane Airport - 88km

MEDICAL

Proposed medical centre in the City Centre

Aura Family Doctors, Dentists and allied health services in Baringa

Sunshine Coast University Hospital - 11km

Sunshine Coast University Private Hospital - 10.8km

Bellvista Family Medical Practice - 2.2km

BACKGROUND

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 provide 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

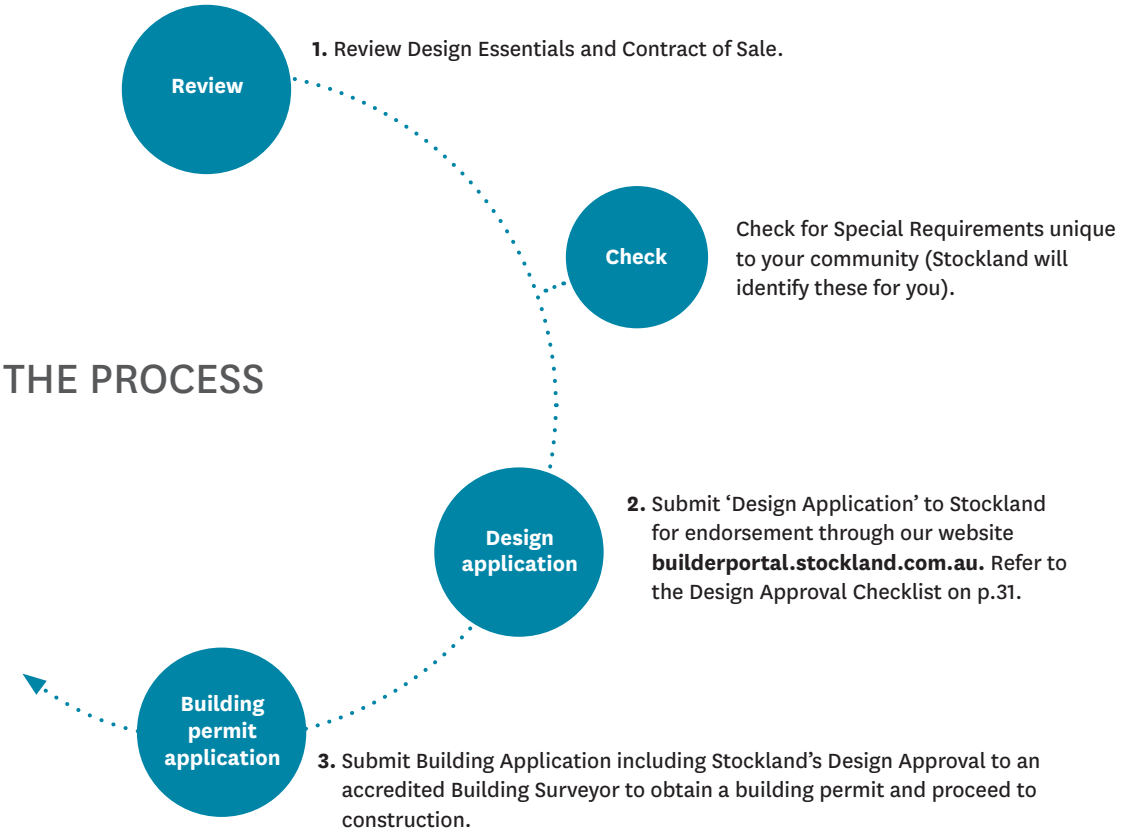
In order to build, you must apply to and have an application package approved by Stockland's Covenant Specialist. Design Approval by Stockland does not constitute development or building approval or compliance with building regulations. Upon obtaining Design Approval from Stockland, a building approval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

The process

Stockland's Covenant Specialist will endeavour to assess proposals in the shortest possible time, generally within ten business days of receiving all required information for the application. Approved plans will be stamped approved, copied and returned to the applicant or their agent. 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 Covenant Specialist, or any other queries, should be directed to the Stockland Covenant Specialist.

THE PROCESS



THE DESIGN ESSENTIALS

01 SITING AND SERVICING YOUR HOME

1.1 Minimum setbacks

All minimum setbacks must be as per the Plan of Development Setbacks Table contained within the Plan of Development (POD) provided by Stockland in your contract of sale.

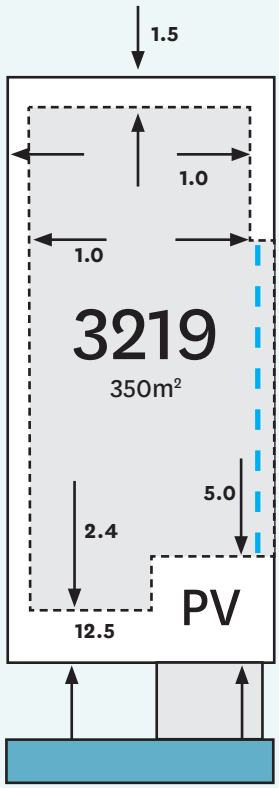
Please note: All setbacks are measured to the wall.

Build to boundary walls are to have a maximum length of 15m or 50% of the length of the the lot depth (whichever is greater) and a maximum height of 3.5m.

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 utility provider, this rectification cost will be passed on to the property owner.

Example of Building Envelope Plan contained within your contract of sale.



Legend

V	Villa lot
PV	Premium villa lot
C	Courtyard lot
T	Traditional lot
	Proposed lot boundary
	Mandatory built to boundary wall
	Optional built to boundary wall
	Building location envelope (BLE)
	Indicative driveway location
	Second driveway location for duplex
3.0	BLE setback dimension
	Corner lot truncation setback applies
	Dual occupancy opportunity^
	Collector streets
	Access streets
	Rain garden

^Different boundary setbacks and controls apply to multiple residential (Duplex) lots.

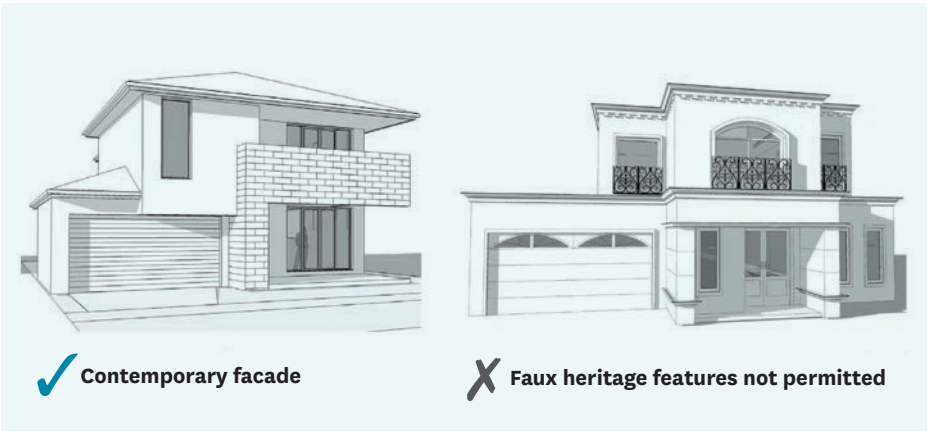
02 THE STYLE OF YOUR HOME

Choosing a home style that fits in with your neighbourhood

2.1 Home style

Your home design must reflect a contemporary design keeping with the other homes in your street.

Faux heritage styles and dual living homes will not be permitted.



✓ **Contemporary facade**

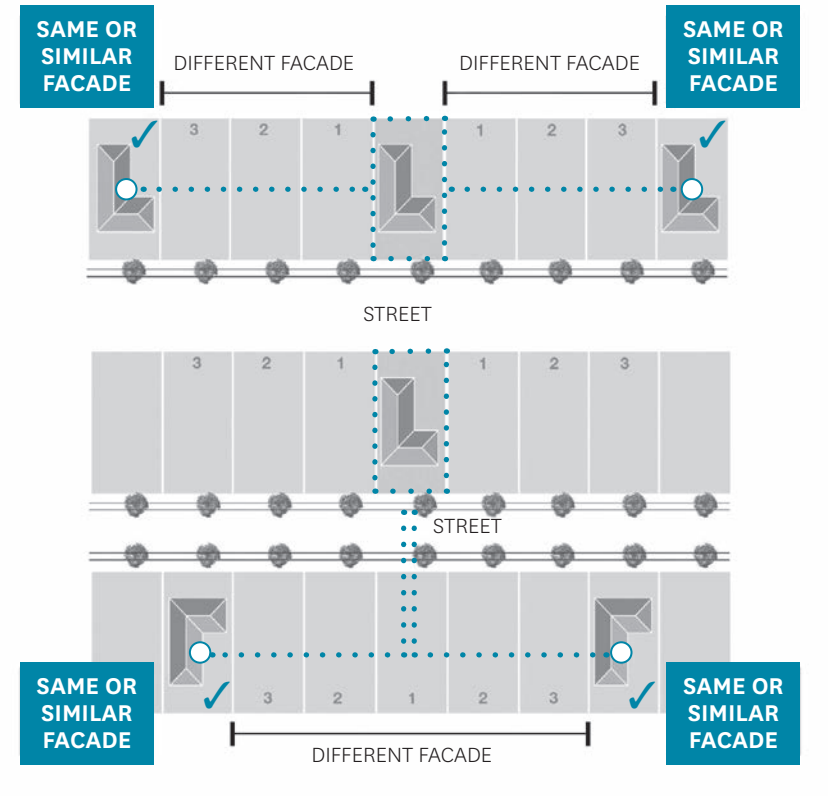
✗ **Faux heritage features not permitted**

2.2 Duplexes

Duplex designs are applicable to specific lots as identified on the Plan of Development (POD) and a minimum of one unit must have a double storey component.

2.3 House design separation

There is to be no repetition of the same front facade within three (3) houses either side of a home and the equivalent on the opposite side of the street across from a home.



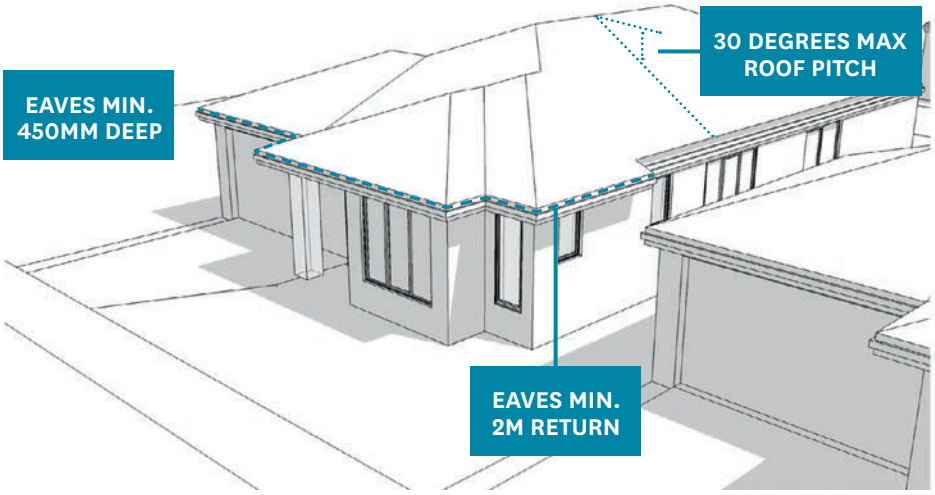
2.4 Roof pitch and ceiling height

Roofing must be of a scale, colour and form representative of contemporary Queensland architecture.

30 degrees is the maximum pitch for any roof.

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

All single storey homes must have a minimum ceiling height of 2550mm.

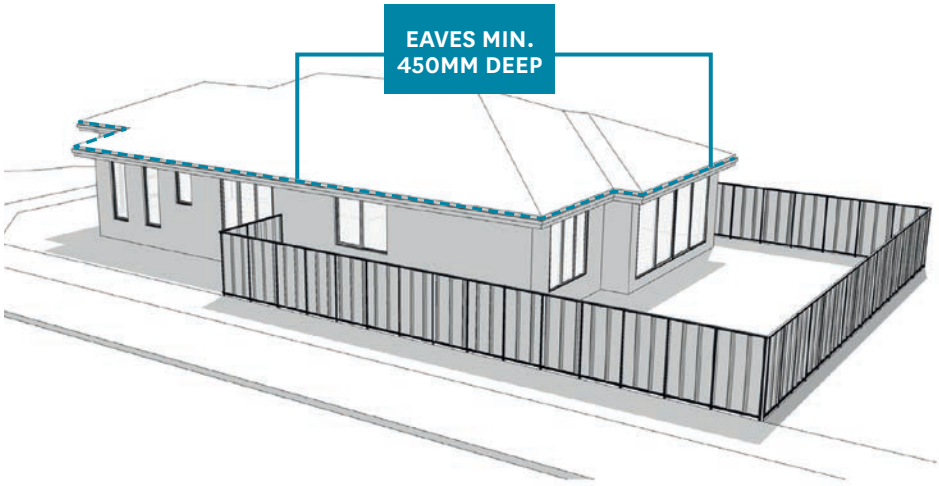


2.5 Eaves

Eaves a minimum of 450mm deep are required for sections of roof visible from the street, with a minimum 2 metre return on the side.

Eaves a minimum of 450mm deep are required to all sides of double storey components.

Eaves are not required for walls on boundary.



03

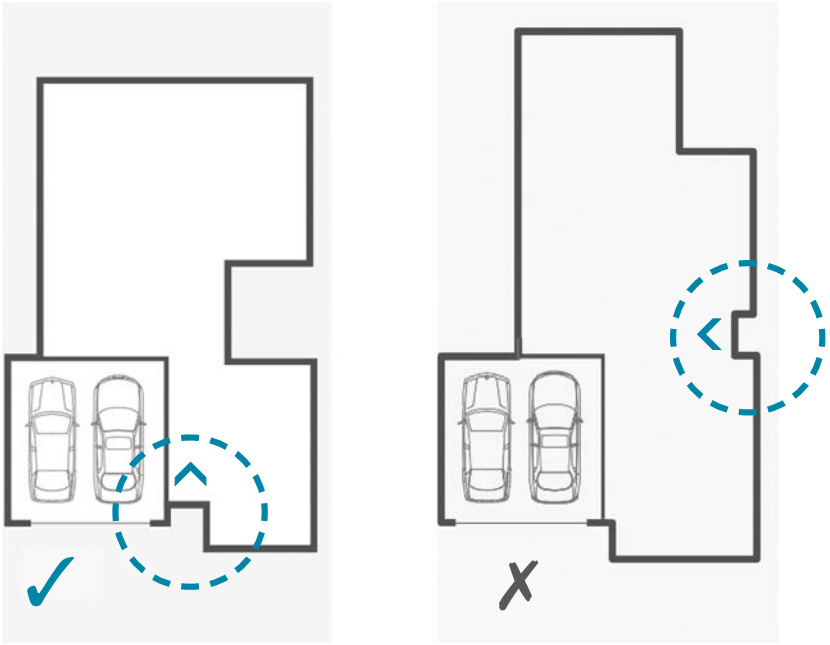
HOW YOUR HOME ADDRESSES THE STREET

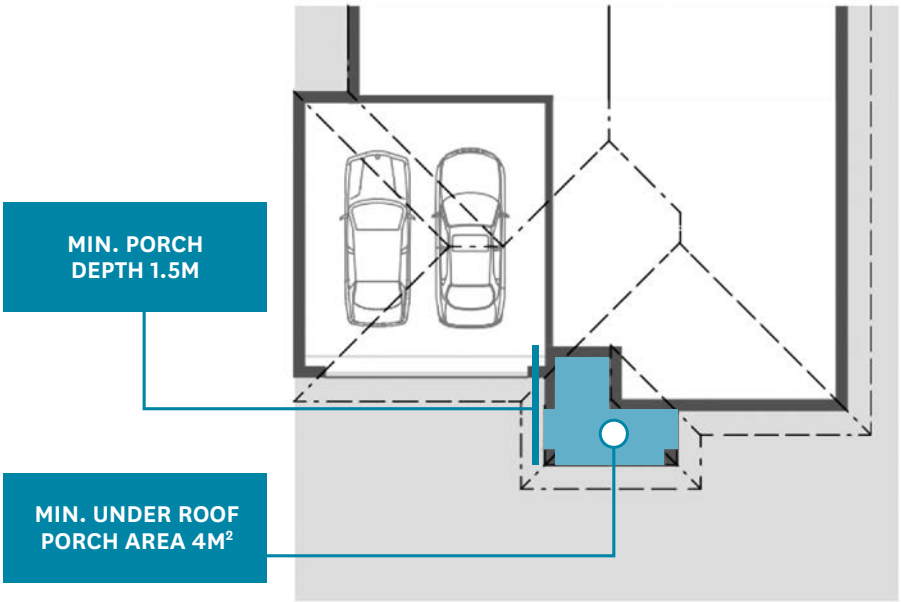
3.1 Front door facing the street

Your home must have a front door facing the street and either a verandah, porch or portico, to allow for passive surveillance.

3.2 Porch, portico or verandah size

Your home must have an undercover porch, portico or verandah with a minimum under roof area of 4m^2 and a minimum depth of 1.5m.





3.3 Front facade articulation

Walls may be up to 8m long before a change in setback of at least 450mm is required for a minimum length of 2m. This includes ground and first floor front facades. No change to the eave line is required.

3.4 Secondary street facade

On secondary street facades (not limited to corner lots) walls may be up to 8m long before a change in setback of at least 450mm is required for a minimum length of 1.8m. No change to the eave line is required. This includes ground and first floor facades.

This requirement includes facades visible from road reserves, easements, public walkways, footpaths and parks.

3.5 Visibility

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

✓ **Front street elevation materials and colours continue for all facades visible to the street**

✓ **Additional setbacks and articulation to second storey facade**



3.6 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 and colours must be applied to the facade of the house. Facebrick is not permitted to the front and secondary facades of the home except where provided as a minor feature element within the design (30% maximum).

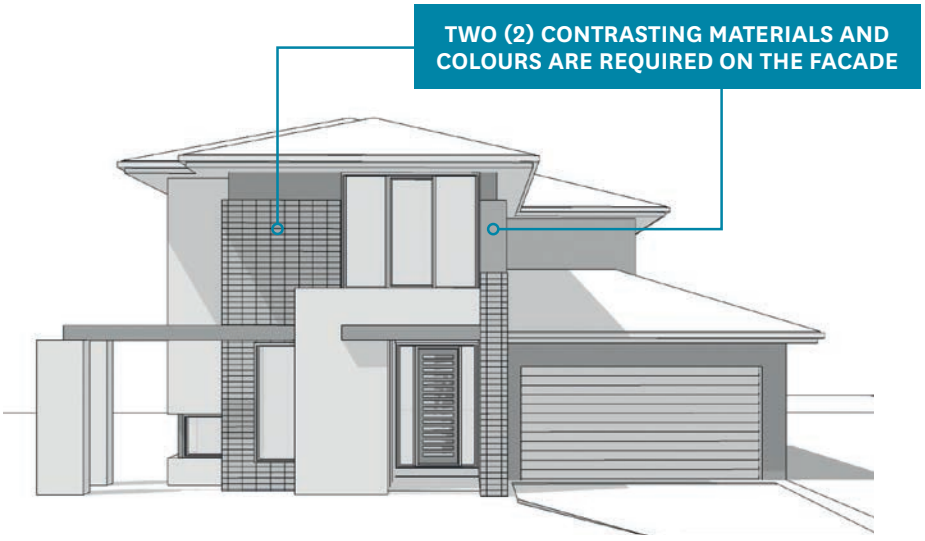
Painted finish required to all elevations - bagged and painted surface is not permitted to the front and secondary facades.

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

All facebrick must be uniform in colour and smooth in shape. Feature brick will be assessed on case-by-case basis.

Double height facebrick and unfinished 'common' brick are not permitted.

Off-white mortar must be provided to all visible brickwork. Natural (grey in colour) is not permitted.

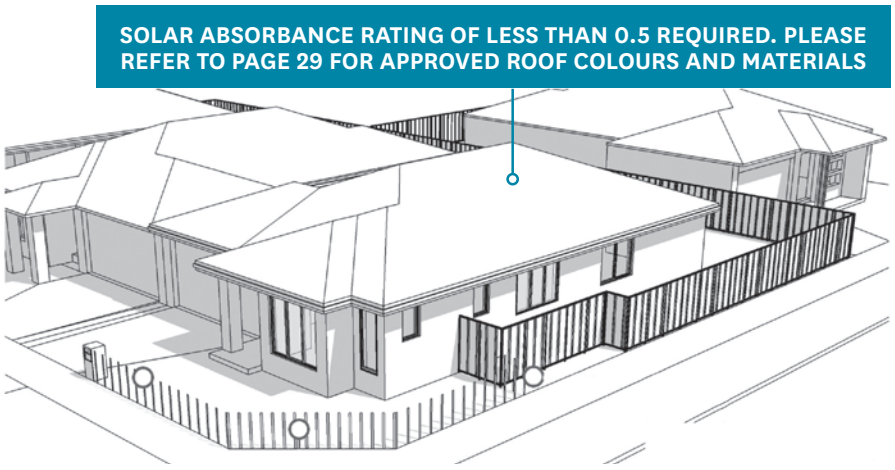


3.7 Roof materials

As a positive energy efficiency requirement all homes within the Aura Community area need to meet the criteria of solar absorbance rating of less than 0.5.

Colorbond and flat tile roofs are permitted (Atura roof tile only). No other roof tile will be accepted. Refer to to external material and colour pallette on page 29.

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



3.8 Garages

All garages are required to be recessed a minimum of 450mm from the front building line^ of the home.

All homes must have a double garage. Single car garages are not permitted.

Garages on double storey homes are permitted to be constructed forward of the main building line where the first floor of the home is constructed with an overhang over the garage of 1m (excluding eaves) and extending at least 50% of the width of the facade.

Garages on corner allotments are permitted to be constructed forward of the front building line^ with the condition that front fencing is installed and additional landscaping is provided.

Carports, freestanding or attached garages are not permitted.

3.9 Garage doors

Garage doors must be:

- Panel lift, or
- Sectional overhead, or
- Tilt-a-door

Roller doors will not be approved.

3.10 Water tanks

All dwellings (including duplex dwellings) must have:

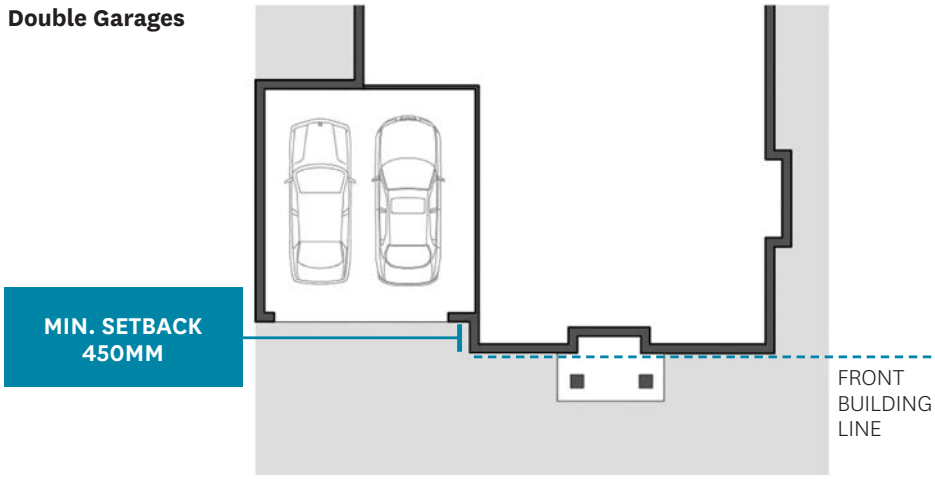
- A 5,000 litre water tank is required for lots greater than 300m^2.

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.

^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.

Double Garages



04 FRONT GARDEN LANDSCAPE

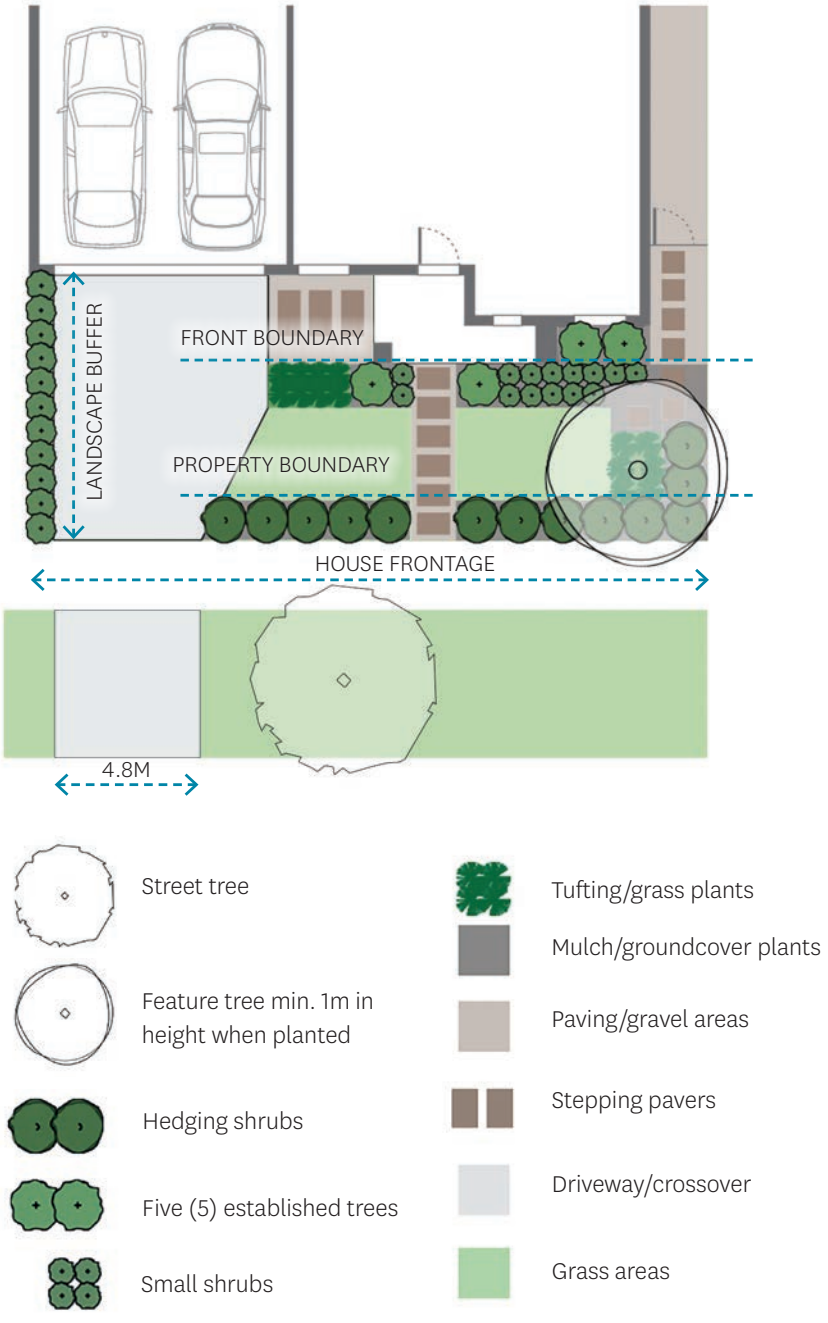
4.1 Extent of landscaping

As a minimum, each lot is to provide the following requirements within the property boundary:

- Five (5) established plants with a minimum height of 0.5m within a garden bed.
- One (1) established feature tree with a minimum height of 1.5m to be planted within a garden bed that is located between the front build line and the property boundary. Tree must not be planted in landscape buffer on garage side.
- Potted plants can be used, but will not be accepted as part of the above minimum landscaping requirements.
- All garden beds are to be edged and mulched or have stones in lieu of mulch. Timber edging visible from the street must be painted or stained.
- Artificial turf is accepted within the boundary line.
- A maximum of 40% of the front yard (excluding 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).

A formalised pedestrian path must be constructed from the front door to the front fence/letterbox. Where a footpath is located in front of the home (within the council verge), the pathway must connect with the footpath. The path must be separate from the driveway, be integrated with the surrounding landscape and incorporate the front letterbox.

- All landscaping is to be completed within 6 weeks after handover from builder.



Example proposed landscape plan

4.2 Access to letterbox

All properties must proivde 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 lettbox 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 affected by these items and is not orientated for ease of delivery, postal items may not be delivered to the property.

Single post letterboxes are not permitted.

4.3 Driveways

Driveways are to be offset 500mm from the nearest side boundary for built to boundary lots with a maximum offset of 1m. A landscaping buffer strip is to be provided between the driveway and the side boundary.

Where there is no build to boundary, the driveway can be offset up to a maximum of 2m. A landscaping buffer strip is to be provided between the driveway and the side boundary.

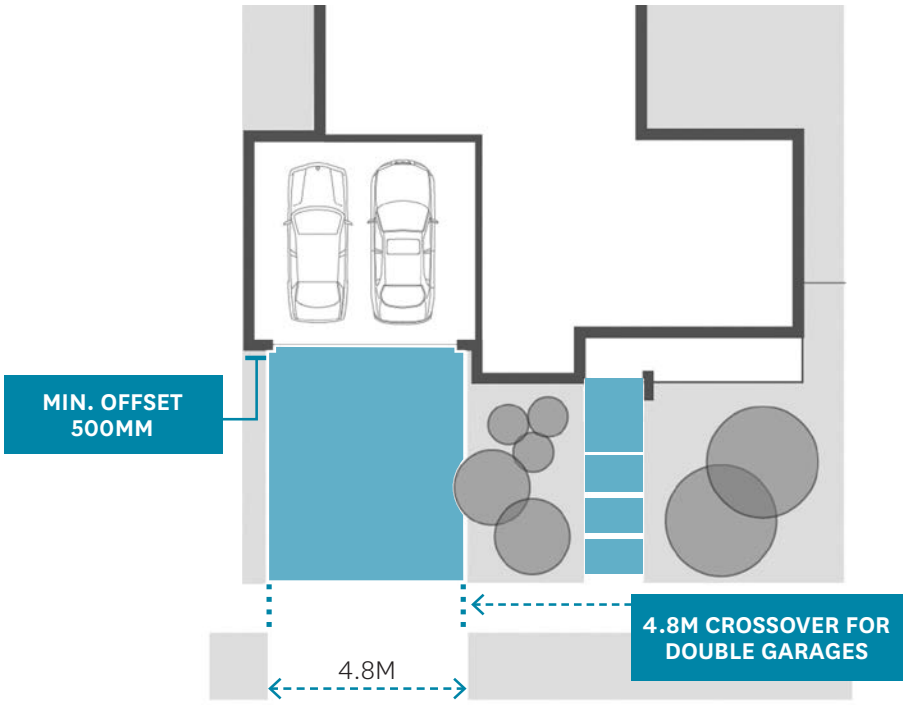
For a double garage the crossover and kerb is to be 4.8m. For a single garage the crossover is to be 3m.

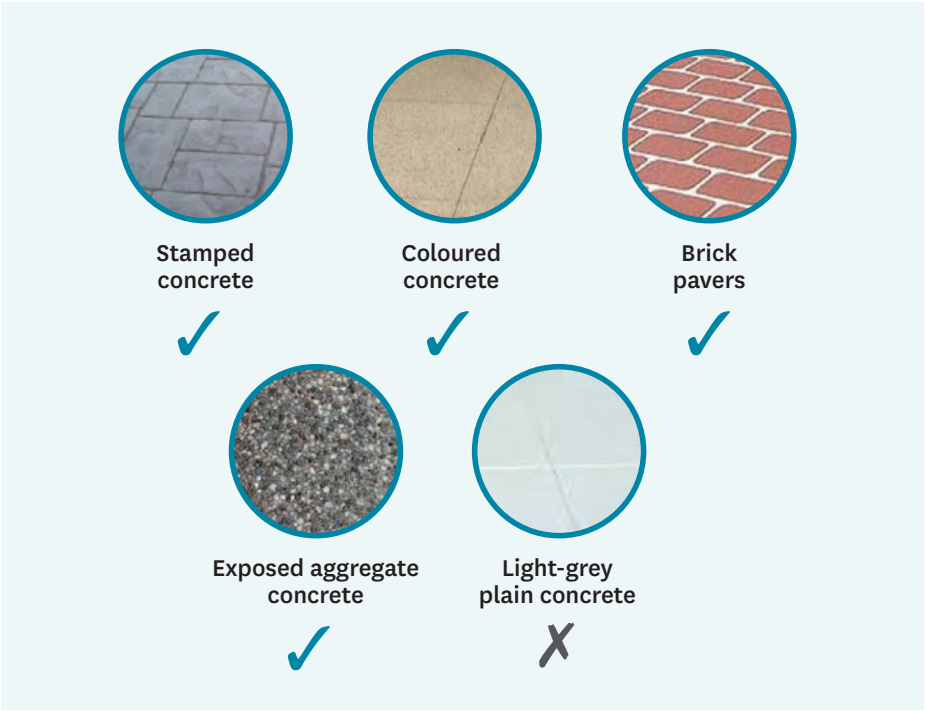
Where there is an existing footpath, the footpath must be removed and driveway completed in one single pour.

All crossovers and driveways are to be completed prior to occupation.

Painted or plain concrete driveway finishes are not permitted.

Driveway locations are noted on the Building Envelope Plan and are not subject to change to ensure they do not disrupt on-street parking, tree planting locations, letterbox locations and driveway locations on adjoining lots.





4.4 Retaining walls

Retaining walls visible from the street, park or public space areas are to be constructed from masonry with a rendered and painted finish, painted and textured concrete sleepers and/or stone only. Where retaining walls are located a minimum of 1m behind the side building line and are not visible from the above listed areas, the retaining wall can be constructed of timber sleepers.

05 FENCING AND BOUNDARIES

5.1 General requirements

Stockland does not provide fencing. Fencing design drawings must be submitted for approval by Stockland's Covenant Specialist.

Fencing, other than optional front fencing, is to be constructed prior to you moving into your home.

Pre-existing fencing is not to be removed for any reason without prior written consent from Stockland's Covenant Specialist.

5.2 Front fencing

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

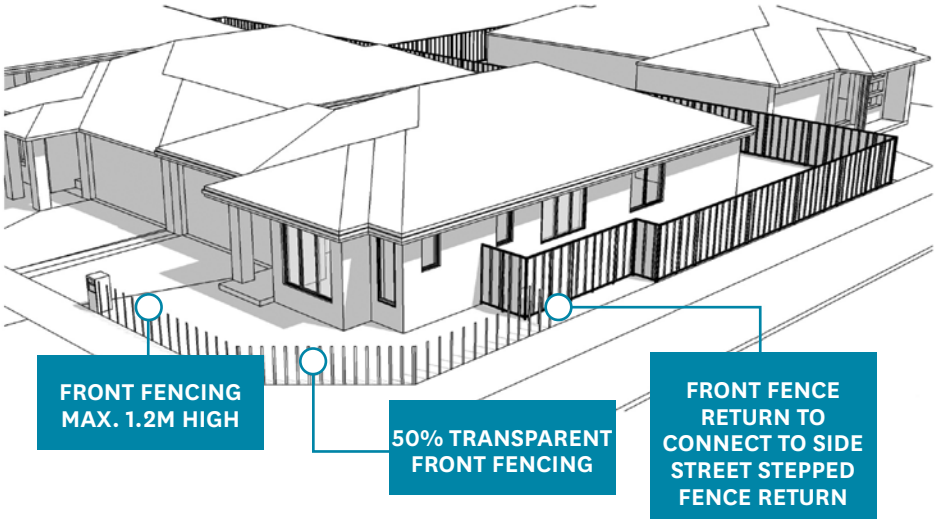
Solid fencing is permitted up to 1.2m in height. Any fencing above 1.2m is to apply an element of transparency (sections or whole fence) to a maximum of 1.5m in height.

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.





✓ **Front fencing complements style and colour scheme of home**



✓ **Front fence 50% transparent**

Front fencing may incorporate a roofed gatehouse, which has a maximum area of 4m^2, 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.

If you choose to fence the front of your lot, you must submit fencing layout and design drawings for approval by Stockland before commencing construction.

Chain mesh, chain link, Colorbond and pool fencing will not be approved.

5.3 Mandatory side and rear fencing

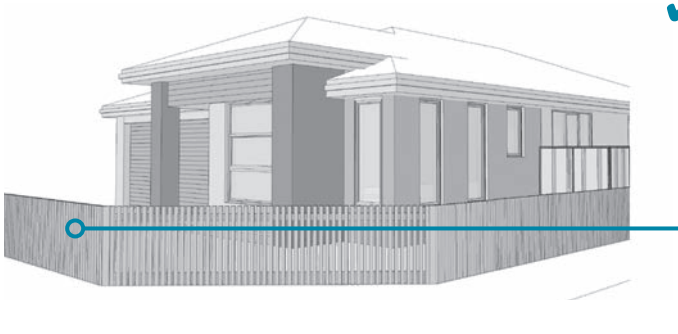
All side and rear fencing is to be a maximum of 1.8m in height.

Side fence returns and gates visible to the street are to be painted to complement your home (stain is not permitted).

Where there is no front fence constructed, the side fence must return 1m behind the front build line^ and be clearly marked on the landscaping and fencing plan.

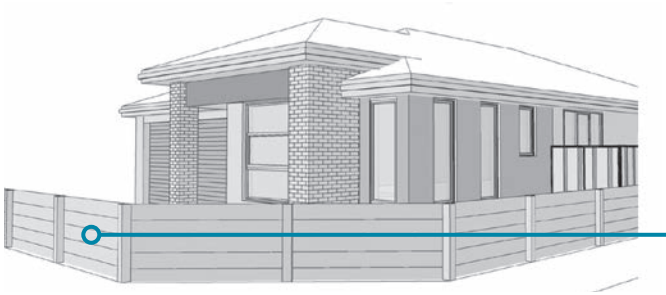
Colorbond fencing, if installed 1m behind the front build line^ and is not visible from the street, will be considered upon application.

Approval must be obtained from Stockland prior to construction.



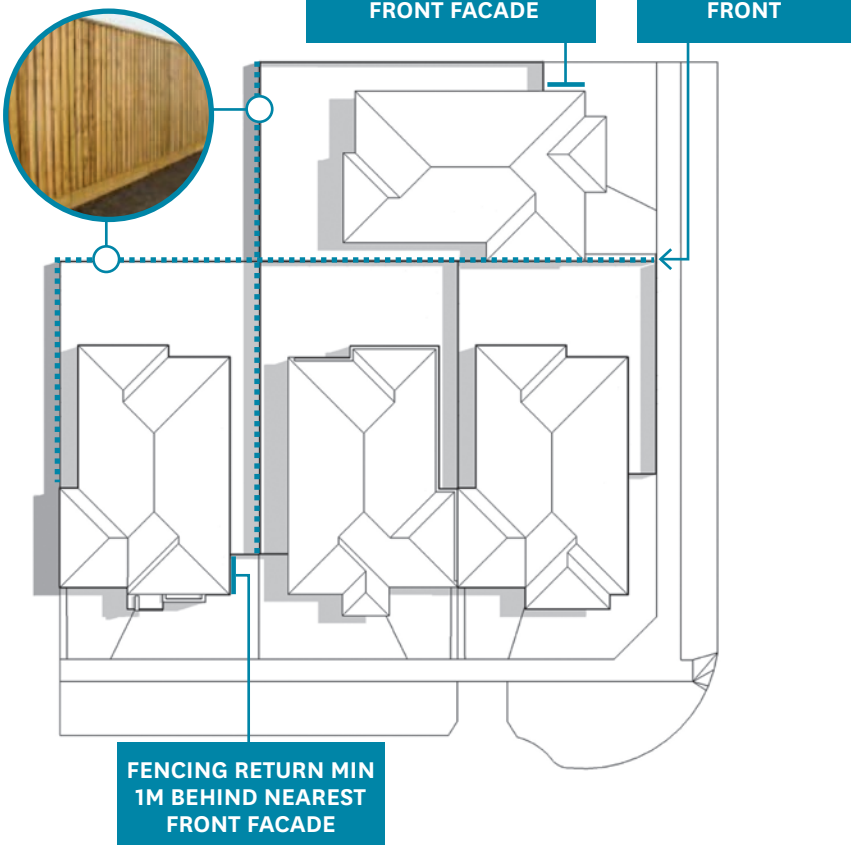
✓ **Front fence 50% transparent and complements style of home**





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





5.4 Mandatory secondary street fencing (not limited to corner lots)

Secondary street fencing is to be a maximum of 1.8m in height.

All secondary street fencing is to provide capping of the same material as the main fence.

All timber fencing must be painted (stain is not permitted).

Colorbond and pool fencing is not permitted to the secondary fence.

Where there is no front fence constructed, the side fence must return 1m behind the front building line^ and is to be painted to complement your home.

Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.

All fencing must not include any unfinished materials i.e: timber must be painted; masonry is to be rendered and painted.



✓



✓



✗

06 EXTERNAL ELEMENTS

6.1 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, and washing lines, solar pool heating coils.

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

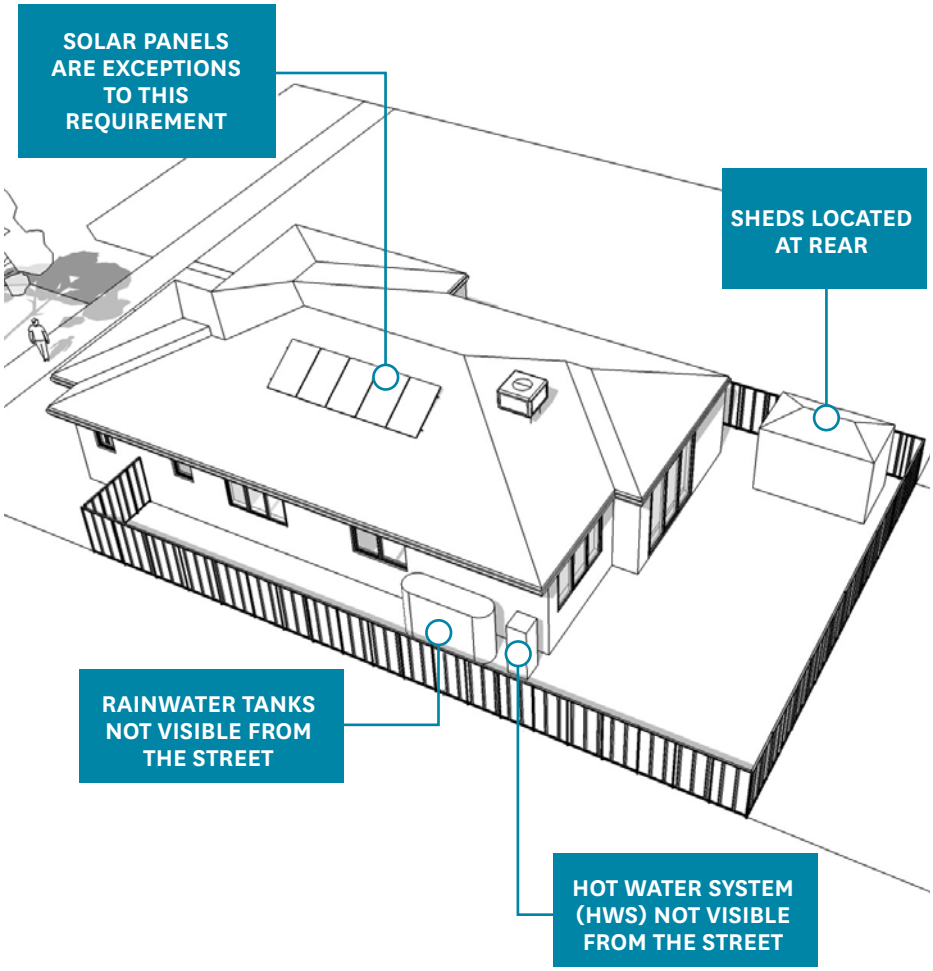
6.2 Bin storage

Rubbish bins must be screened and out of public view.

All bins are to be out of sight during non-rubbish collection days.

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.

If bin storage is proposed on a small house design, a bin storage enclosure is to be designed to completely screen the bins. 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.



6.3 Sheds and outbuildings

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. 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 percentage of the lot.



✓



✗

6.4 Clothesline

An external clothesline is to be included for 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.

6.5 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 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 rectifications, 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.

6.6 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 3m to meet the height of the developer fencing. In the circumstance where the developer fence exceeds the 1.8m maximum fence height, the adjoining fence is permitted to exceed the maximum fence height within the 3m tapered section of the fence.

6.7 Sewer or manhole zone or 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 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.

6.8 National Broadband Network

Aura will be supplied with the NBN. In-house wiring must comply with the requirements of the 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.

07 ENVIRONMENTAL SUSTAINABILITY

7.1 Energy efficiency & lighting

All dwellings are encouraged to be designed and built to achieve reductions in greenhouse gas emissions in line with the relevant government regulations.

It is encouraged that all internal light fittings such as downlights, pendants, wall mounts etc allow for compact fluorescents or LED.

External light fittings must not result in excessive light spill.

7.2 Passive design

Locate indoor and outdoor living spaces to the north of the dwelling to facilitate solar access in winter months.

Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass etc to prevent significant summer solar heat gain.

Where possible, locate private open space on the north side of the allotment and avoid being located along a primary frontage.

If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

7.3 Water efficiency

All dwellings are encouraged to be connected to a rainwater tank for garden watering and car washing.

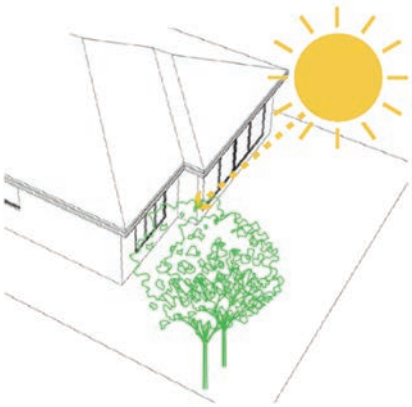
Where a purple pipe recycled water system is in operation you will be required to connect for other purposes such as toilet flushing and washing machine supply.

Reducing energy, waste and water needs and usage, increasing comfort and reducing running costs for homeowners.

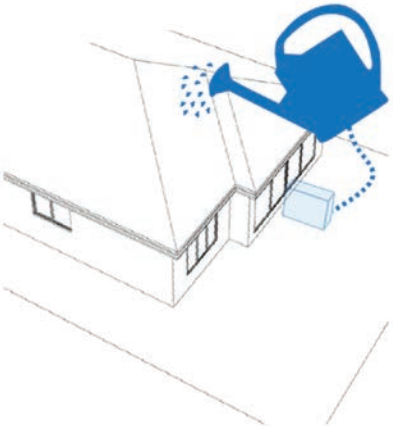
LED



NORTH



WATER



GLOSSARY OF TERMS

‘Common’ brick
Brick made for general building purposes and not specially treated for colour and texture.

Corner lots
Lots that are visible from road reserves, easements, public walkways or paths.

Eave line
As explained in the Plan of Development included in your contract.

Facade area
Facade Area is calculated as a square metre measure of the entire vertical surface of the elevation of the house visible from the Street or Public Area.

Front building line
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.

Glazing
Any fixed or opening panel made from glass.

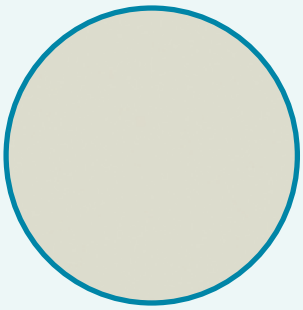
Public area
Any area accessible to the public including but not limited to parks, conservation areas, walkable waterfront, walkways/footpaths and easements.

Setback
The distance measured from adjacent boundary of the lot to the wall of the home as per the Plan of Development setback requirements.

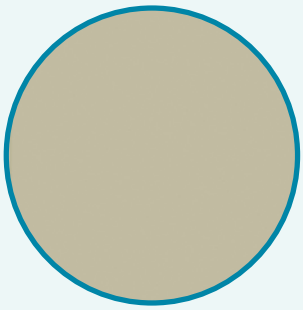
Building and Other Legislation Amendment Act 2009
The Design Essentials are to be read and applied subject to the requirements of the Building and Other Legislation Amendment Act 2009 (Act). If any term, requirement or condition in these Design Essentials (or any part of them) is invalid or unenforceable 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.

EXTERNAL MATERIAL AND COLOUR PALETTE

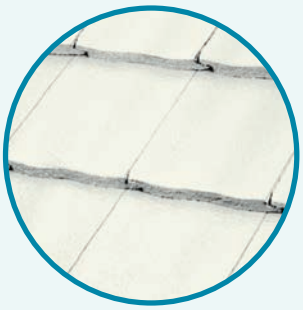
EXTERNAL MATERIAL AND COLOUR PALETTE



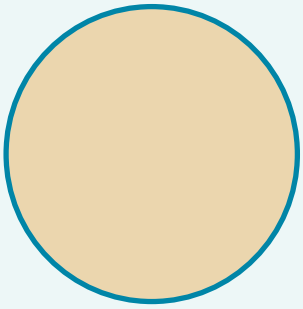
Surfmist



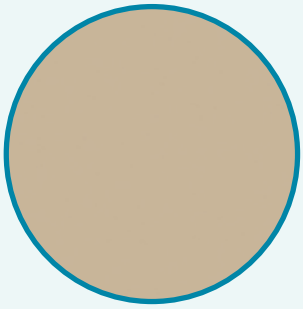
Evening Haze



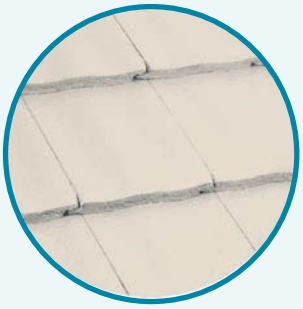
Salt Spray (Atura)



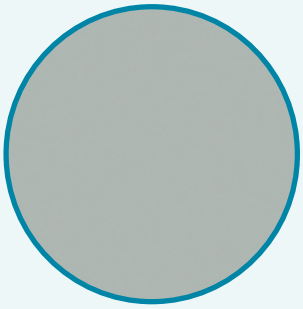
Classic Cream



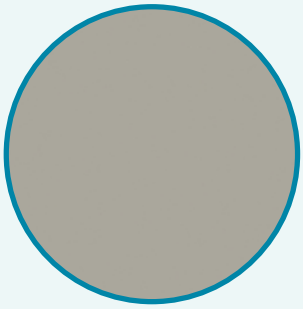
Paperbark



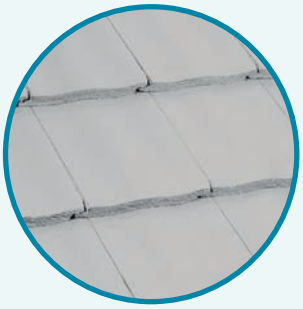
Sea Shell (Atura)



Shale Grey



Dune



Mist Grey (Atura)

DESIGN APPROVAL CHECKLIST

DESIGN APPROVAL CHECKLIST

Site plan
1:200 or 1:100 scale

- [ ] Existing and proposed contours
- [ ] Proposed floor levels
- [ ] All setback dimensions to boundaries
- [ ] Fencing (incl. 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 (eg. 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

AURA

Aura Sales & Information Centre
1 Lukin Terrace,
Baringa QLD 4551
P: 1300 762 058

Stockland Development Pty Ltd
Level 4, 99 Melbourne Street South
Brisbane QLD 4101
P: 07 3305 8600
F: 07 3181 8620

CITY of COLOUR.com

Stockland

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LANDSCAPING GIFT CARD APPLICATION FORM

TO CLAIM YOUR LANDSCAPING BOND FOR NIRIMBA, HERE'S WHAT YOU NEED TO DO

You may be eligible to claim a $500 Visa Gift Card, once you have completed the driveway, fencing and all landscaping to the front of your home. To receive your gift card, you must comply as outlined below.

CLAIMING $500 ON YOUR LANDSCAPING

- Complete all front landscaping works within 6 weeks from date of handover from your builder and in accordance with the requirements stated in the Design Essentials, Covenant Approved Plans, and Land Contract of Sale.
- Complete and sign the attached Landscaping Gift Card Application Form.
- Email it 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 gift card will be processed and ordered.

CHECKLIST

- [ ] 3x plants with a minimum height of 1.5m and 1 x feature tree with a minimum height of 2m at time of planting
- [ ] Planted garden beds mulched, edged & painted
- [ ] Turf to the remainder of the front yard
- [ ] Fencing 1m behind the front build line & painted return fence
- [ ] Driveway completed

COVENANT COMPLIANCE GIFT CARD APPLICATION FORM – NIRIMBA

PROPERTY TO BE ASSESSED BY STOCKLAND:

Community:

Stage Number:

Lot Number:

Street Address:

$500 GIFT CARD

I/We acknowledge that a Stockland representative will assess and/or inspect the property mentioned above.

If the driveway, fencing and landscaping requirements have been met as per the Design Essentials, Covenant Approved Plans, and Land Contract of Sale, then the Gift Card will be issued within 30 business days after the assessment/inspection has been completed.

APPLICANT'S DETAILS:

Name(s):

Postal Address:

Mobile:

Email:

Signature 1: ← please sign here

Signature 2: ← please sign here

Date:

(1) Email this form to design@stockland.com.au
(2) Attach a photo of your completed driveway & landscaping
(3) Advise of your builder handover date
(4) Advise of your landscaping completion date