

# MAINWARING COLLECTION

*Coastal living by design*



**Stockland**  
*it's your place*



**brightwater**  
true sunshine coast living

# WELCOME TO TRUE COASTAL LIVING

At Brightwater, stylish architecture and scenic beauty come together to create one of the Sunshine Coast's most sought-after addresses.

Each home in the Mainwaring Collection has a distinctive coastal architectural style. Exclusively designed for the particularities of the Sunshine Coast's subtropical climate, these 3 and 4 bedroom townhomes incorporate cleverly integrated features, high-quality fixtures and fittings, and intelligent open-plan interiors.

With a balmy year-round climate and just a short walk to schools, shopping and all the community facilities you could need, the Mainwaring Collection at Brightwater is ready for you to make it your own. Discover desirable coastal living in a beautiful pocket of this thriving community.



## THE VISIONARY NAME BEHIND YOUR HOME

*As an architectural company, we have always shared Stockland's vision in producing strong, stimulating and desirable lifestyle communities.*

JOHN MAINWARING, ARCHITECT



Photographed: HMA Architects

It's not often you have the opportunity to live in a home designed by an iconic and award-winning architect. Named for its visionary designer, John Mainwaring of Hollindale Mainwaring Architecture (HMA), the Mainwaring Collection of designer townhomes brings new life to Brightwater.

The Mainwaring Collection is more than a collection of beautiful townhomes in an idyllic setting. It's a full expression of John's design philosophy – one that has shaped the Sunshine Coast's distinctive style for more than 35 years and has elevated his status as a leading architect in Queensland's design and development community.

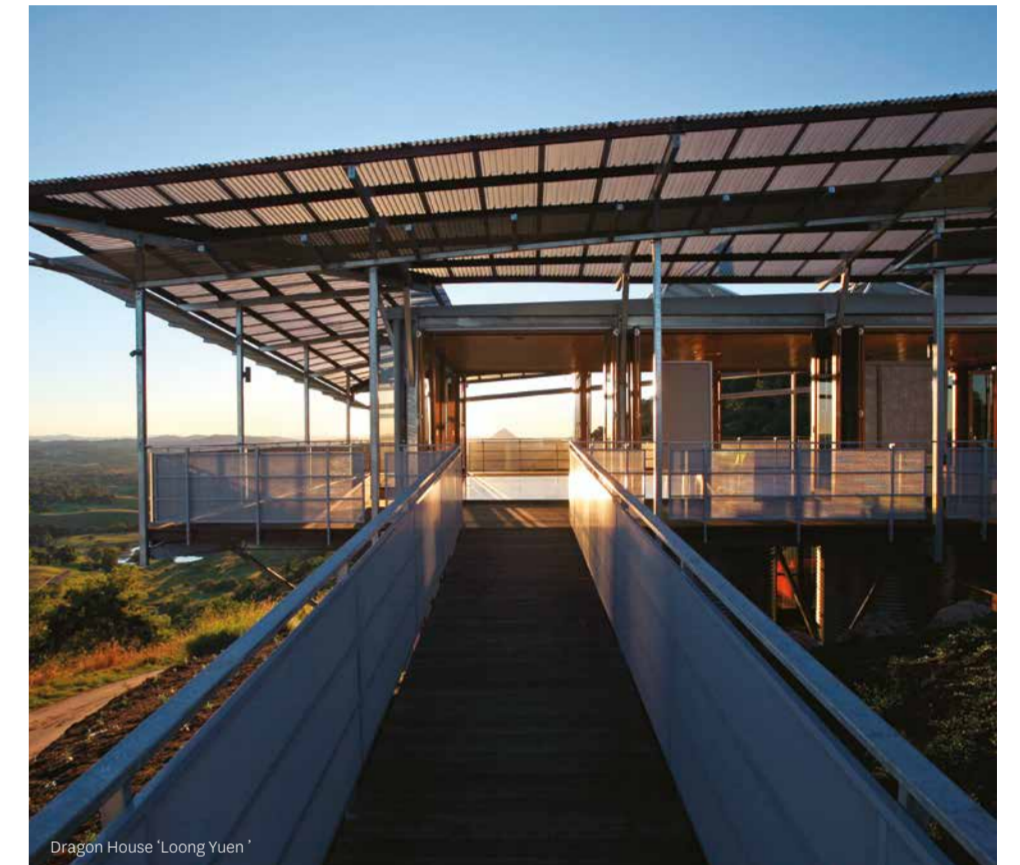
John's architecture embraces the essence of subtropical living in South East Queensland, reflecting his belief that living in this unique part of the world should be about space, air and light.

Sometimes conveying a 'beach shack' simplicity, John's designs reference the history of their communities while using contemporary design processes, materials and technology for an aesthetic that is undeniably place-specific. From Viridian Noosa and the Noosaville riverfront to Queen Street Mall in Brisbane's CBD and The Sanctuary in Palm Cove, they embrace the best of coastal living.

John also understands how peoples use of space lies behind every design, from the street presence to every interior detail. In his Mainwaring Collection for Brightwater, this philosophy carries through the choice of materials, and the way space, light and breezes interplay to create a truly unique home in Brightwater, voted Queensland's best masterplanned community in 2016.



Viridian Noosa Resort



Dragon House 'Loong Yuen'



Viridian Noosa Residences

## COASTAL LIVING BY DESIGN

The innovative layouts of the Mainwaring Collection townhomes provide a stunning blueprint for coastal terrace living.

Their Sunshine Coast aesthetic – featuring lightweight construction and unpretentious materials that respond to climate and place – is complemented by carefully considered design details. The meticulous design planning is epitomised by the inclusion of internal courtyards, which promote cross ventilation, combined with high level windows and stairwells to

drive lots of natural light to the centre of the homes and extract hot air. All whilst being highly functional in providing an out of site place for essential services and open air clothes drying, as well as additional storage. Generous eaves also create an interesting façade and protect the exterior of your home from the elements.

Thoughtful landscaping adds unmistakeable character to the streetscape and sets the Mainwaring Collection apart – while a communal BBQ area provides access to and views over Brightwater Lake.



A COASTAL  
RETREAT

The Mainwaring Collection at Brightwater is in prime position for a truly coastal lifestyle. Shopping and education options are all within easy reach – but it's the beauty of nature that steals the scene. Spend weekends exploring the majestic Mooloolah River National Park that surrounds the site, with its natural bushland and connection to the winding waterways of the Mooloolah River. Plus unspoiled beaches, exceptional walks and all the outdoor experiences you could dream of are all on your doorstep.



This map is provided solely for the purpose of providing an impression of the Mainwaring Collection at Brightwater (as well as the approximate location of existing and proposed third party facilities, services or destinations) and is not intended to be used for any other purpose. All distances and travel timeframes are estimates only, refer to distance or travel by car and are based on information obtained from Google Maps.

YOUR COMPLETE COMMUNITY

A community needs a lot of different elements to thrive: parks, roads, efficient transport, as well as places to shop, socialise and raise a growing family. Brightwater offers the right balance of all of these elements in a stunning lakeside location.

Education and childcare

Walk to Brightwater State School (prep to year 6)  
Bella Grace Early Learning Centre  
Close to a range of other private and public schools

Shopping and dining

Brightwater Marketplace with ALDI supermarket and undercover parking  
Speciality stores including a bottle shop, pharmacy and homewares outlet  
A variety of cafes and restaurants to choose from  
Brightwater Hotel and lakefront dining  
The Lakehouse Sunshine Coast function centre

Sport and recreation

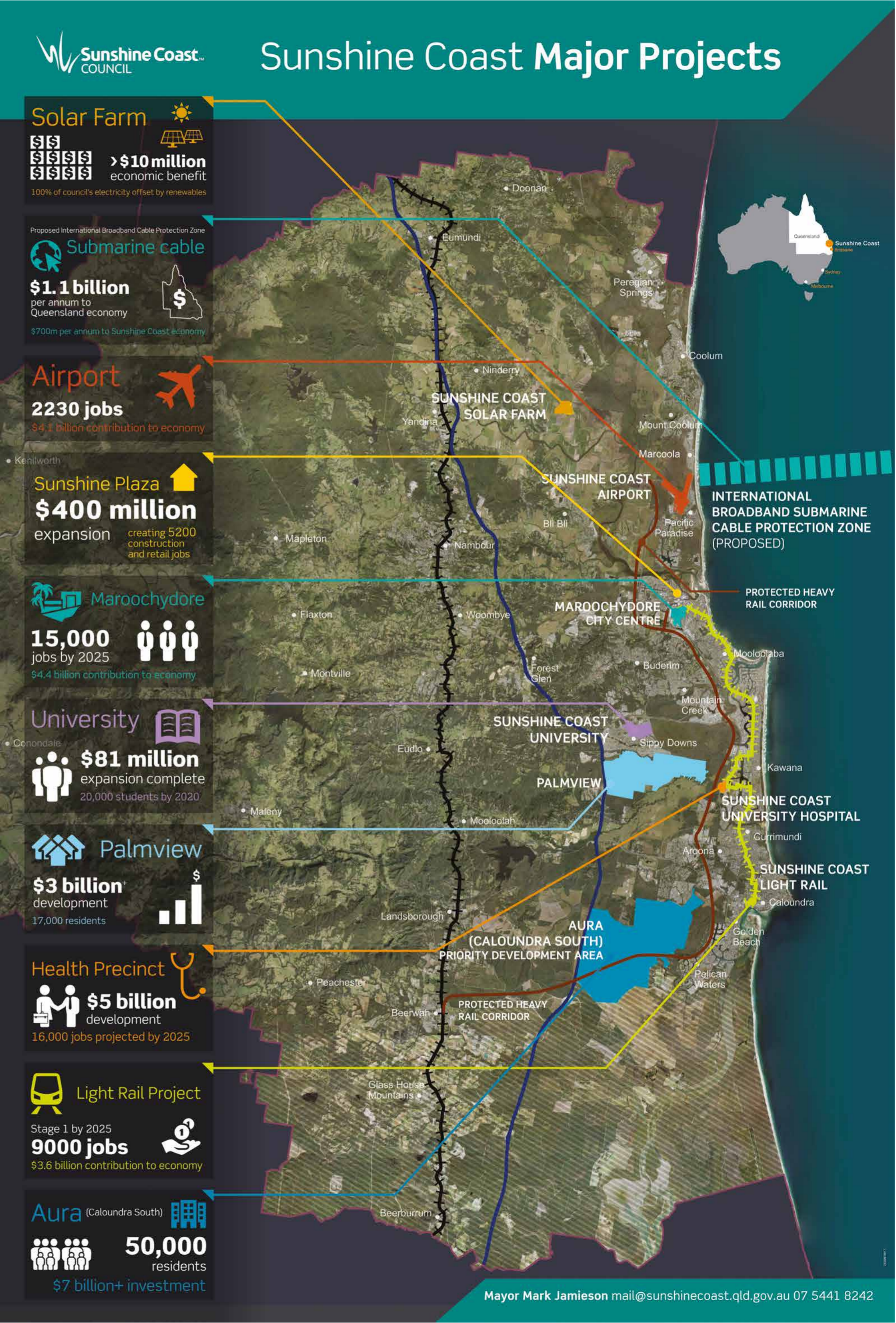
Stunning 12-hectare lake with boat ramp\*  
Nine convenient pocket parks with BBQ facilities and play equipment  
Kilometres of lakefront walking paths and bike trails  
Sporting field featuring picnic shelter areas and public toilets

Health and wellbeing

Brightwater Medical Centre  
Brightwater Chemmart Pharmacy  
Brighter Smiles Dentist  
Exercise equipment by the lake  
Spa and beauty services  
24-hour Stepz gym  
Mothers' groups  
Brightwater parkrun group

Transport and employment

20 minutes to Sunshine Coast Airport  
(with plans for investment and expansion)  
5km to Bruce Highway  
Proposed upgrade to Sunshine Coast Rail Link  
10 minutes to the new Sunshine Coast University Hospital Precinct  
15 minute drive to regenerated Maroochdore CBD  
10 minutes to Mooloolaba





### ***Waterside exercise***

You'll find healthy outdoor living in abundance at Brightwater. Start the day with a kayak, a scenic walk around the waterways and parkland, or a session at one of the lakeside fitness sessions. Or sign up to the weekly Brightwater parkrun for a social spin on fitness.



### ***A safe place***

With more than 5 kilometres of walking and bike paths and a 'walking school bus' program, children can safely walk and ride to school. Our network of pathways joins other communities and extends right to the coastal edges.



### ***Neighbours become friends***

At Brightwater you'll find friendly familiar faces all around and plenty of cafés and restaurants to catch up. Take your pick of places to enjoy beautiful food, a coffee or a sundowner by the lake.



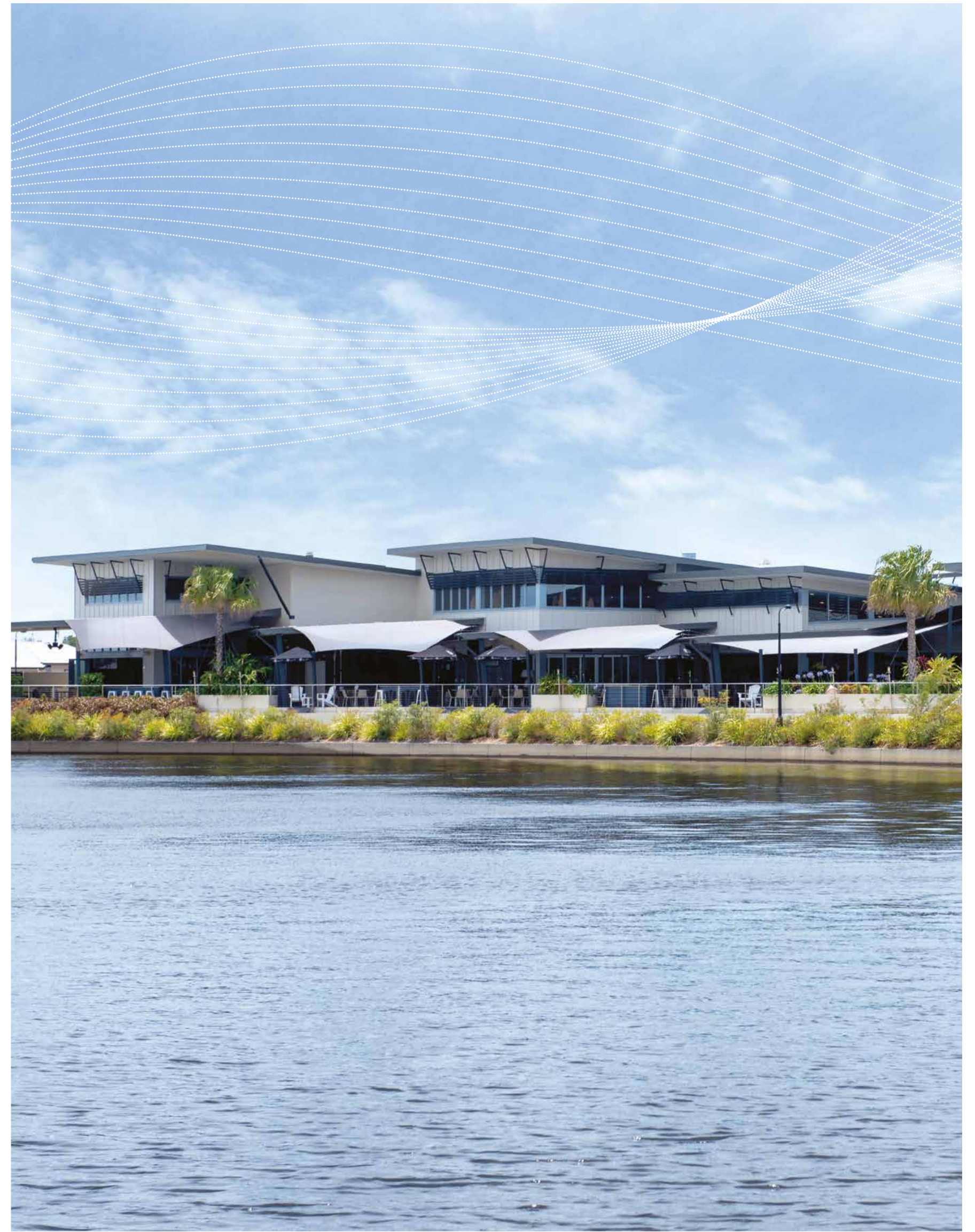
### ***On-site education***

Brightwater State School and the Bella Grace Early Learning Centre are within walking distance from home. There are other quality private and public schools nearby, and when the kids have finished for the day let them roam free in the state-of-the-art adventure playground.



### ***Sociable times***

With the convenience of major retailers at Brightwater Marketplace and specialty stores close by, it's a quick trip to grab treats for an afternoon of entertaining in your beautiful courtyard.



## **BRIGHT LIVING**

At Brightwater you'll discover a vibrant established community. Its many parks, walking trails and community facilities are filled with a strong sense of community spirit. The lake is this friendly community's recreational centrepiece. You can stroll around it in the morning and be

calmed by its serenity, or set off from the boat ramp in kayaks. Unwind by the water at the end of the day with drinks at the Brightwater Hotel. With sports fields, playgrounds and a dog off-leash park, this family-friendly neighbourhood already feels like home.



The central BBQ area is a beautiful communal space to share with friends and family. It's the perfect spot to relax and catch up with the neighbours.

JOHN MAINWARING

Affina. Artist's impression. Furniture not included.

## YOUR CORNER OF THE WORLD

In the Mainwaring Collection, the traditional townhome has been redesigned for a sub-tropical climate, with cleverly integrated features for bright coastal living.

A true coastal lifestyle is one lived outdoors. Each home opens to a generous outdoor dining and living area, with a low maintenance courtyard to allow you to spend more time doing the things you love.

Inside, central lightwells and large windows let natural light and coastal air pour into the middle of your home. Your kitchen prioritises light, space and liveability, with high quality European-style appliances, reconstituted stone benchtops and seriously smart storage.



Affina. Artist's Impression. Furniture not included.



Alfina. Artist's impression. Furniture not included.

## LIGHTER THAN AIR

Your generous bedrooms are flooded with natural light and cool coastal breezes. Each bedroom is designed with maximum storage in mind, as well as easy access to bathrooms, while maximising the privacy of everyone in your home.

High ceilings and generous wall mirroring add grandeur to this light, airy space. Plenty of storage keeps it clutter free and offset shower mixers ensure your bathroom provides a luxurious experience from start to finish.

JOHN MAINWARING



Alfina. Artist's impression. Furniture not included.

MEET  
THE TEAM



Hollindale Mainwaring  
Architecture (HMA)

Established on the Sunshine Coast in 1985, HMA is renowned for developing characteristic Australian coastal architecture, which offers simplicity and unpretentiousness. They constantly search for inventive ways of maintaining historical continuity, using contemporary design processes, materials and technology.

John Mainwaring leads the team for projects that include the recently refurbished \$25M Queen Street Mall in central Brisbane, the Noosaville riverfront and streetscape, and the Noosa Junction streetscape.

He has been honoured with many awards, including the Robin Boyd and Robin Dods Award for residential architecture, the FDG Stanley Award and the Sir Zelman Cowan Award for institutional buildings, the National Commercial Commendation and the National Environment Award.

RCQ Construction

Founded in 1987, RCQ Construction is one of Queensland’s most respected construction companies, boasting over 25 years of experience in the construction industry. Responsible for the delivery of more than \$100 million worth of projects each year, RCQ Construction possesses a trusted reputation for delivering high quality building projects as well as industry-leading design and construction solutions.

RCQ Construction has successfully planned and delivered an extensive range of projects including major residential developments, gated communities, medium density apartments, retail centres and supermarkets, commercial offices, childcare centres and hospitality venues. In recent years, they have been recognised by a number of Master Builders Housing and Construction Awards across various assets.

Stockland

Stockland is Australia’s largest diversified property group. For more than 60 years we’ve been dedicated to creating spaces where communities thrive.

We own and manage retail centres, business parks, logistics centres, office buildings, residential communities and retirement living villages.

We believe, of course, in environmental sustainability. But just as importantly we believe in social sustainability: we create places where communities thrive.

Vee Design

Vee Design is an internationally acclaimed landscape architecture, urban design and master planning company, with offices in Australia and China.

They coordinate and consider all aspects of the built environment to deliver holistic and integrated design solutions that address all issues and maximise all possibilities. Vee believes that innovative design is the result of true collaboration between the client, designer, engineer, contractor and other key specialist contributors. Vee’s difference lies in its genuine passion to deliver great outcomes for its clients and communities

TERRACE HOMES  
FOR MODERN LIVING



Move in soon

- At every stage of the process we’ll make finding and settling in to your new home as smooth as possible.
- There’s no need to waste time registering land or finding and managing a construction team.
- Leave the tough decisions in our hands. All you need to do is select a colour scheme and home design.
- Once we’re done, all that’s left to do is turn the key and step inside your stunning new home, created just for you.

Peace of mind

- Become part of a carefully planned community, designed with your safety, security and convenience at heart.
- High quality, streamlined construction means your home doesn’t need much ongoing maintenance.
- Whether you’re popping out to the shops or jetting off on your next adventure, take comfort knowing everything will be just as you left it.

Life as it should be

- From appliances to bathroom fixtures, enjoy a home that’s perfectly fitted out – where everything just works.
- Take back the things you love in life. Your new home is thoughtfully designed to minimise the time you spend on upkeep and maintenance.
- Durable materials and easy-to-care-for gardens give you extra blissful hours to enjoy any way you like.

Fixed price, single contract,  
pay on completion

- It only takes a moment to lock in the full cost of your beautiful home ahead of its construction.
- There are no progress payments throughout the land and building process. Once you’ve signed your contract and paid your deposit, you won’t pay another cent until your home is completed.

This brochure is provided solely for the purpose of providing an impression of the proposed development called "Mainwaring Collection at Brightwater" (as well as the approximate location of existing and proposed third party facilities, services or destinations) and the contents are not intended to be used for any other purpose. Any indications of distance, location, size or area are approximate and for indicative purposes only, and are not to scale. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. All images, photographs and illustrations are artistic impressions of "Mainwaring Collection at Brightwater" (including the townhomes) and are provided for illustrative purposes only. Furniture is shown for illustrative purposes only and is not included in any sale. The use of the term "furniture" in this brochure includes, but is not limited to, indoor and outdoor furniture, furnishings, rugs, decorative items, window coverings, kitchen appliances, mirrors, picture frames, artwork and indoor and outdoor pot plants. Information and images relating to landscaping are indicative only and may show plantings which may not be mature at settlement. All diagrams, images, photographs, illustrations, statements and information are based on information available to Stockland at the time of creation of this brochure (March, 2018) and are subject to change without notice. No diagram, image, photograph, illustration, statement or information amounts to a legally binding obligation on or warranty by Stockland and Stockland accepts no liability for any loss or damage suffered by any person who relies on them either wholly or in part.



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