

# Design Essentials





## Contents

Guiding your home design	3
Design approval process	4
Design Essentials	5
1. Your home and your land	6
2. Facade design	7
3. Design requirements for landscaping	14
4. Smart ideas for your home	18
Design approval checklist	20
Landscaping bond refund	23

## Guiding your home design

These Design Essentials set out the minimum requirements for new homes and their front yard landscapes in Yarrabilba.

They are a condition of your Contract of Sale and apply in addition to any other statutory requirements. All building and landscape designs must be approved by Stockland prior to obtaining your Building Approval.

Some lots in Yarrabilba have key design outcomes for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community. Lots with key design outcomes are defined on the Sales Plans and Setback Plans. These lots require both these Design Essentials and the Key Design Outcomes to be met.

Additional information is included in your Contract of Sale covering the number of dwellings permitted on your lot; plan approval and building times; the period Yarrabilba Design Essentials apply; site maintenance requirements prior to building; and Stockland supplied fencing where applicable.

Stockland encourages diverse and innovative design at Yarrabilba. Any application that is not in accordance with the Design Essentials but exhibits positive community and design outcomes may be granted approval.

If you have any questions regarding the requirements in the Design Essentials, email [design@stockland.com.au](mailto:design@stockland.com.au).

### Statutory requirements

It is ultimately up to the Architect/Designer/Engineer and the Registered Building Surveyor/Energy Consultant to ensure that the home design complies with all of the statutory requirements related to the construction of the home.

### Fibre optic connection

At Yarrabilba, fibre optic cable is installed into every street to provide access to high speed internet, free to air television and telecommunication services.

This service, provided by Opticomm, has specific requirements regarding connections. These are available from the Stockland Sales and Vision Information Centre.

For more information visit [opticomm.net.au](http://opticomm.net.au) or contact **1300 137 800**.





# Design approval process

## Submission requirements

In order to build, you must apply and have an application package approved by Stockland. 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 government or a private building certifier before construction can commence.

## The process

Stockland 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 their agent. The progress of the home 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](mailto:design@stockland.com.au).



### 1. Design your home

While designing or selecting your home, work through the Yarrabilba Design Essentials with your selected builder or architect.



### 2. Design submission

Complete the Design Approval Form and Checklist on pages 21 and 22 of this document and submit it with your plans through [portal.beveridgewilliams.com.au](http://portal.beveridgewilliams.com.au).

You must obtain your Design Approval no later than 12 months after the settlement of your land.



### 3. Design approval

Stockland will assess and approve your plans once they meet the standards set out in this document. Assuming all required information is supplied and the design complies with these Design Essentials and any other applicable special requirement, approval should take no more than two weeks.



### 4. Building application

Provide a stamped copy of your Stockland Design Approval as part of your Building Approval Application to your Building Certifier and local authorities.



### 5. Time to build

Prior to and during construction your block should be well maintained and free of rubbish.

Construction of your new home and driveway must commence within 12 months and be completed within 24 months of the settlement date of your land.



### 6. Moving into your new home

Once you have completed your home and driveway and have obtained a final building approval you can move in.

Your front garden must be landscaped within six weeks of moving in, including turf to verges, and be well maintained in accordance with your design approval.



The Design Essentials



# 1. Your home and your land

## 1.1 Setback plans and site cover

Setback Plans are created for each lot in Yarrabilba. Your Setback Plan shows the minimum setbacks from each boundary of your block.

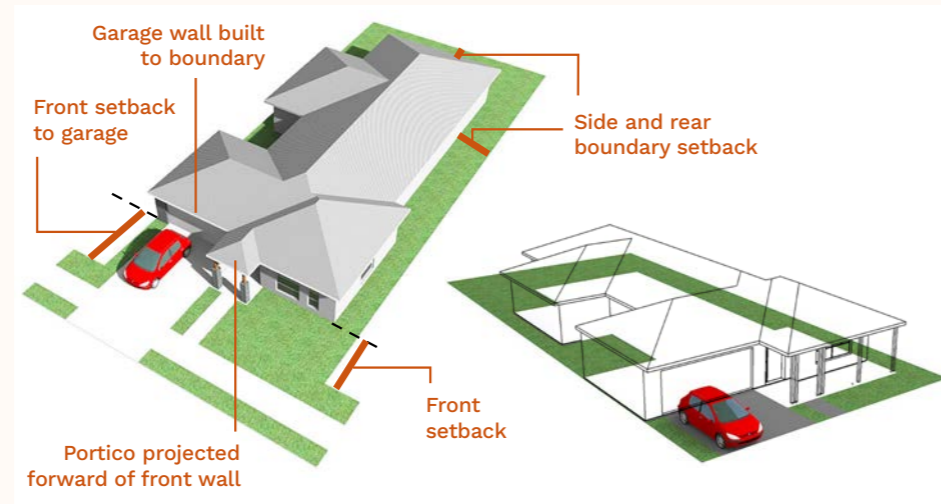
When you lodge for Building Approval, the approving authority must ensure your home complies with the Setback Plan, so be aware of them as you design or select the home for your lot.

Contact Stockland should you require any further information regarding setbacks.

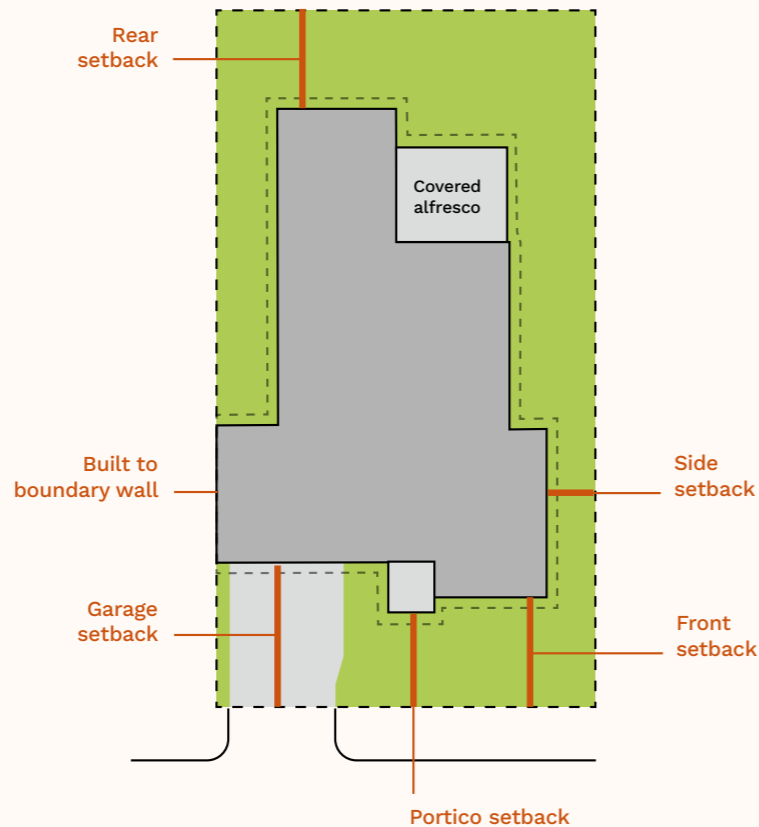
Site Cover is the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also includes covered verandahs or porches.

A built to boundary wall refers to a wall that is built up to the boundary of an adjoining lot. The term built to boundary is sometimes referred to as the 'zero lot line', as the building setback approaches zero. However, typically the actual setback is 50mm-200mm to allow for construction tolerance and stormwater gutters.

Site cover is the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also covered verandahs or porches



### Boundary setbacks



# 2. Facade design

## 2.1 Facade design

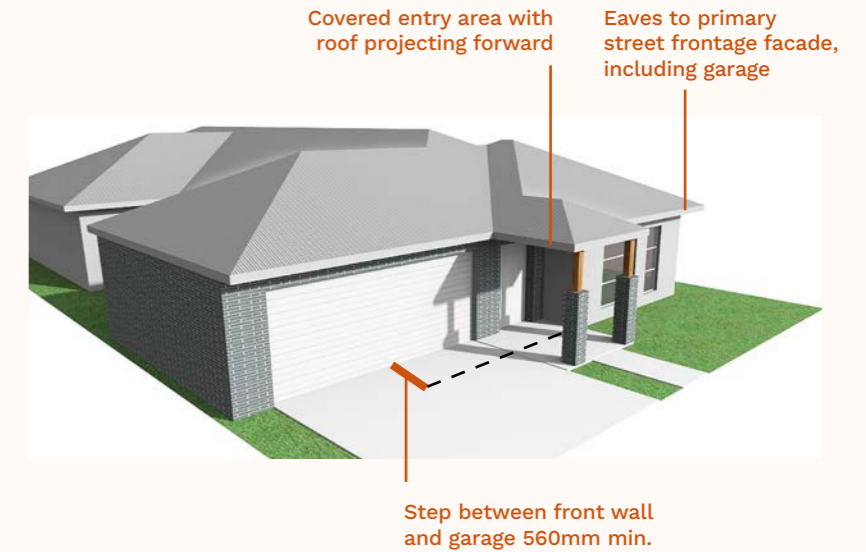
Great streets include well designed homes and high quality front yard landscaping complementing each other.

### Single storey homes

Single storey homes must include articulation between the alignment of the front wall and the garage on the primary frontage.

The minimum acceptable alignment variation is 560mm. It is preferred that the garage is setback behind the front wall, however if your garage is the forward protruding element, the maximum distance of the protrusion is 1.0 metre, and the roof above your entry must project forward of the garage roof.

### Typical single storey home facade



### Double storey homes

Double storey homes which incorporate a minimum depth 1.5 metre covered verandah/balcony to the first floor, for at least 40 per cent of house width, do not require articulation between the front wall and the garage.

Other elements to consider include:

Windows facing the street work best when they complement the house style and make up at least 20 per cent of the front facade.

- Roofed elements such as extended eaves, entries and verandahs forward of the front wall as well as recessed windows and doors, give your house a sense of depth.
- Windows which overlook the street and public open space should be from habitable rooms, such as living areas and bedrooms, in order to provide passive surveillance and take advantage of any views over open space.

### Typical double storey home facade





## 2. Facade design – continued

### 2.2 Entry

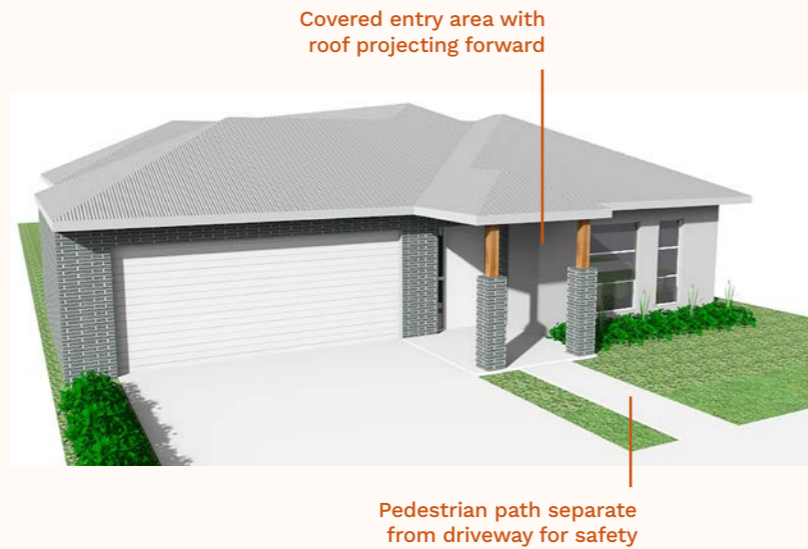
The entry expands the threshold of crossing from the public to the private realm, allowing for a space to sit, engage, greet and connect.

The approach to your front door must be prominent and visible to the street, covered by a porch/verandah or portico with a roof.

All homes must include glazing to the entry, either through:

- the inclusion of an entry door with adjacent window
- or a minimum 1m wide door which contains integrated glazing.

Typical approach to entry



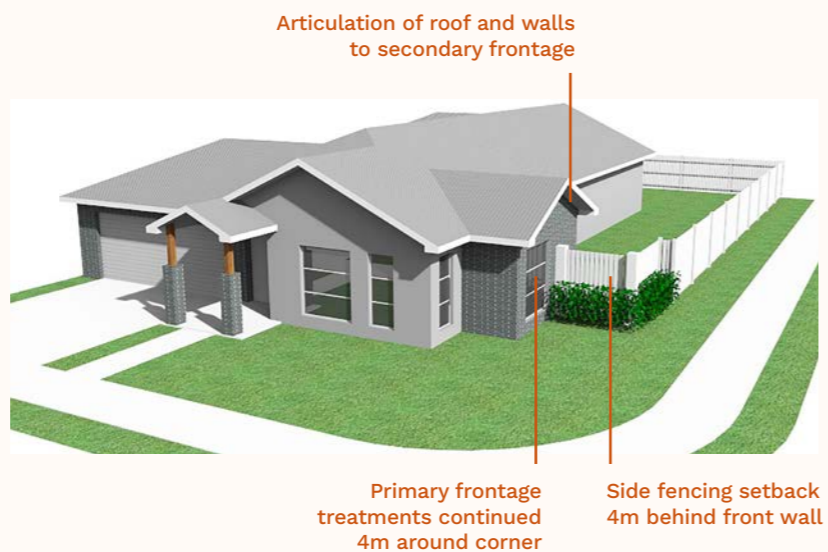
### 2.3 Corners and park frontages

Homes on street corners or adjacent parks and public open space must address all street and park frontages, as this adds to the appearance of your home within the public realm through visual interest and also increases passive surveillance.

For the house elevation facing a secondary street, the first 4m must feature a continuation of the front facade's main materials, detailing and or windows. Roof and wall articulation and other detailing or feature treatments may be considered acceptable solutions if provided in conjunction with significant landscaping to this area of the block.

Homes on park frontages must address the park frontage through verandahs, decks and patios that face the park.

Home on corner lot with secondary frontage



### 2.4 Dual frontages

Homes which have dual frontage to a street or laneway at the rear of the lot must address both frontages where required by a Key Design Outcome (KDO).

The dwelling must gain vehicular access from the rear access street.

The primary private open space is to be provided between the garage and the house.

Pedestrian access, front letterbox and a front door entry is to be from the primary frontage.

Fencing to the rear access street must be:

- setback a minimum of 500mm from the rear boundary
- be a decorative fence style, consistent with the fencing requirements outlined for secondary streets
- includes a landscaped garden bed between the fence and the property boundary.

Fencing and letterbox to the front may be provided by Stockland in certain locations to provide a consistent streetscape.

Grass shall not be installed where it can not be accessed by a lawn mower.

The entry experience and its physical form is a space that is welcoming to residents and visitors.



## 2. Facade design – continued

### 2.5 Multi-unit dwellings (MFS)

Homes which comprise multiple dwelling units are only permitted on lots where nominated on the sales/setback plans. All dwellings provided on these lots must be consistent with authority requirements as listed in the Plan Of Development (POD).

Auxiliary and secondary dwellings are to be designed to be subordinate to the primary dwelling.

Refer to the Plan Of Development (POD) for the additional requirements.

### 2.6 Roof pitch and form

The roof on your home is a significant part of the visual presence that your home contributes to an attractive streetscape.

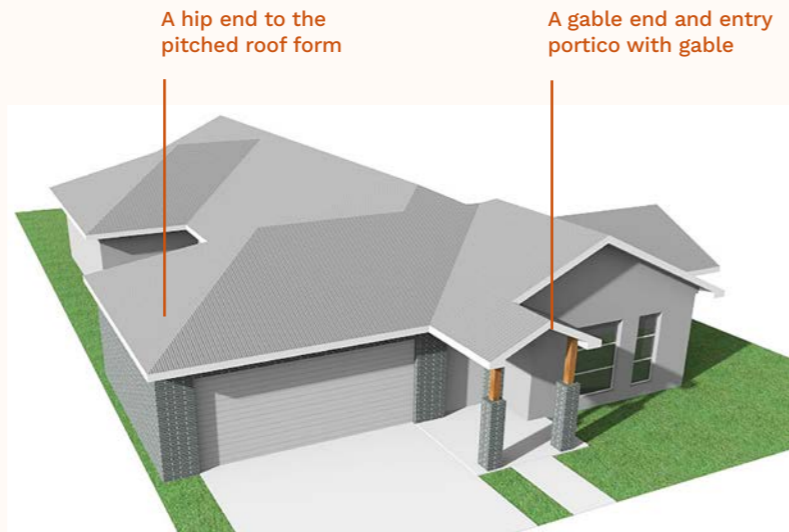
For your roof to be in balance with your home and others in the street, the pitch of a hip or a gable is to be a minimum of 20 degrees.

The pitch of a skillion roof is to be between 7 and 15 degrees.

Other roof forms can also be considered where they complement the architectural intent of the home and contribute positively to the streetscape.

Parapet designs are only permitted where included as a feature of the overall design of the home. Single storey parapet roof designs are not permitted to the entire front facade.

Hip and gable approach to a roof



Skillion roof form



### 2.7 Eaves

Eaves enhance the look of your home, shade walls and windows from summer sun and have a positive impact on the quality of the streetscape. While eaves must be provided to any of your home's frontages visible to a street or public open space or park, we recommend that you consider eaves to all aspects of your home.

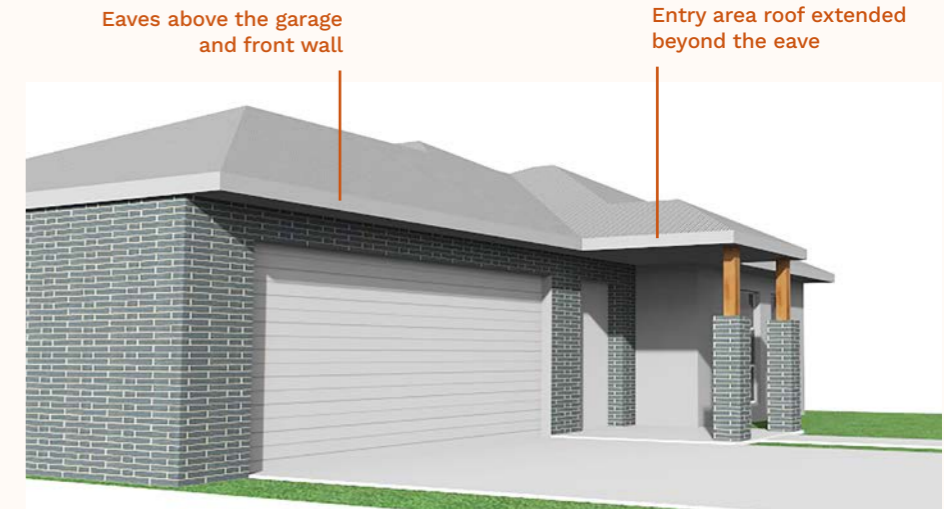
- Your home must include at least 450mm deep eaves to all street or public open space frontages.
- Eaves wrap around a minimum of 1.5m from the publicly visible frontage.
- Eaves are not required to sections of façade finished to a boundary or parapet, verandah or patio/porch.

### 2.8 Building materials

Building materials that complement the architectural style of your house add greatly to its streetscape appeal.

- Your front facade must include at least two different wall materials or finishes that draws attention to your homes entry and reduces the visual impact of the garage door, or be shaded by a substantial covered verandah.
- Unfinished materials including block work, highly reflective or unpainted materials are not permitted. All external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.
- Steel roofing materials of any profile cannot be used as the predominant wall material of your home

Eaves on the primary frontage of a home



Two materials



Substantial covered verandah





## 2. Facade design – continued

Other elements to consider include:

- Highly reflective window tints detract from the look of your home and should not be used to any street facing frontages.
- Built elements in the landscape such as fences, courtyard walls and letter boxes should use materials that complement those in your home.
- All roof and wall colour selections are to be complementary. Overly bright and unnatural colours are only permitted as a feature accent and must not be provided as major wall elements. Dark roof and wall colours absorb heat and should be avoided. Light and medium colours are preferred as they absorb less of the sun's energy and help keep your house cool.
- Built elements in the landscape such as fences, courtyard walls and letter boxes should use materials that complement those in your home.



### 2.9 Garages and driveways

- Driveways and paved areas within your property cannot exceed 300mm wider than your garage door.
- Your driveway must be complete before you occupy your home.
- Acceptable driveway materials include pavers (of stone, concrete or clay), concrete either broom finished, coloured, exposed or with applied finishes, or any combination of these elements.

Garages and driveways can have a negative impact on the street when they dominate the home and landscape.

- Driveways across the verge must comply with local council requirements and widths cannot exceed 3.0 metres for a single garage or 5.0 metres for a double garage. Additional driveway width limits apply to narrow lots, refer to Plan of Development (POD).
- Where a triple garage is allowed by the local Council, the additional doors must not exceed 3.0 metres in width. Articulation is required between the garage doors with both garage doors setback behind the front wall. The third garage shall be setback a minimum of 900mm behind the other garages.

Other elements to consider include:

- Garage doors on the primary frontage should be no wider than 50% of the width of the block.
- Any garage door should not exceed 5.4m wide.
- Where a concrete footpath is provided to the front of the lot, the driveway is to integrate with the footpath in accordance with the local authority standard design drawing requirements.
- Where lots have two street frontages, the garage must be located away from the corner.
- Carports and shade sails are only permitted where located behind the front facade and are to comply with the setbacks for garages.

### Typical driveway





# 3. Design requirements for landscaping

## 3.1 Front landscape

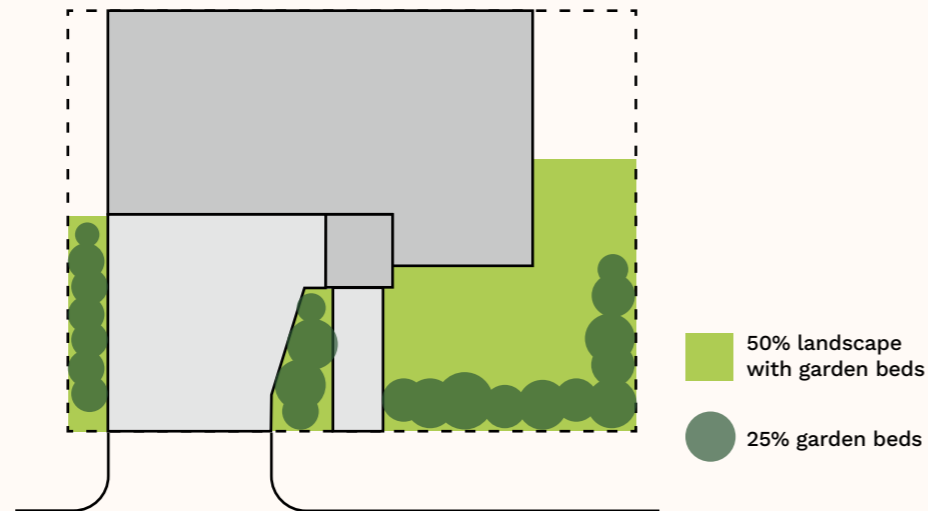
Quality front landscaping enhances the positive impact your home will have on the streetscape.

- Your front yard, including the Council owned verge, must be landscaped within 6 weeks of moving into your home.
- A minimum of 25% of your front yard must be landscaped with garden beds and/or grass. Hardscape cannot exceed 25% of the front yard.
- A minimum of 25% of your front yard (including the driveway) must comprise gardens including trees or shrubs capable of growing beyond 3m tall and at least 600mm high when planted. A minimum of 3 trees or shrubs must be included. A minimum of 1 plant per 1m<sup>2</sup> of garden bed area is required.
- The garden area must include groundcovers, mulch and mid storey planting.
- Grass in the adjacent verge must be made good as part of your landscaping.
- Landscaping with plants is required to the strip between your driveway and side boundary.

Other elements to consider in your landscape include:

- It is preferable to include a pedestrian path separated from the driveway between the front door and the front of your lot, for pedestrian safety.
- On corner lots, planting including trees and shrubs should be provided to both street frontages.

Front yard plan indicating percentage of to be landscaped and to be garden only. Note: Diagram only



Typical front yard showing 50 per cent softscape



Landscaping with plants to the strip between the driveway and side boundary

At least 50 per cent grass and gardens with significant plantings

Trees and shrubs capable of growing to 3m

- Letterboxes are to be complemented with landscaping and must match the quality and style of the home. They shall be a 'pillar' style or similar, supported by landscaping.
- Select plants that are suitable for your lifestyle, the local climate and your lot. Advice on plant selection can be found in the Landscape Design Guide, available from the Yarrabilba Sales & Vision Centre.

## 3.2 Fencing

Fencing that is well designed has a positive impact on your home and street. All fencing is subject to authority requirements.

### Front fencing:

- Generally it is preferred that your landscape flows from the street to the front of your home; however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds quality and activation to the street.
- Where desired forward of your home the decorative fencing is required to be:
  - A maximum height 1.5m or 1.8m when including retaining;
  - The fence element can be solid up to 1.2m high, but must be at least 50 per cent transparent where the height exceeds 1.2m.
  - Acceptable materials include painted or stained timber with expressed posts and shaped paling, capping, or pool fence panels up to 1.2m high.
  - Solid metal fences will not be permitted.
  - Where a courtyard fence is required to enclose private open space provided at the front of the home, solid fencing over 1.2m in height may be provided, subject to approval from Stockland.

Typical front fencing



Detailed front fence with screen planting

A front fence returning to side fence which stops 1m behind the front wall



A corner block front fence returning to side fence which stops 4m behind front wall





### 3. Design requirements for landscaping – continued

#### Fencing fronting a secondary frontage or public open space is required to be:

- The fence must be decorative.
- Maximum height 2m including retaining.
- The fence elements cannot exceed 1.8m and can be solid to this height.
- Acceptable materials include painted or stained timber with expressed posts and shaped palings or a top rail; masonry fences in brick or finished block including render and paint with suitable timber or open metal infill.
- Solid metal fences will not be permitted.
- Excluding retaining elements, these fences should consist of no more than two materials/colours.
- Secondary fencing must finish 4m behind the front wall of your home.

#### Internal boundary fencing:

- Maximum 1.8m high and agreed with your neighbour where possible.
- Fencing not visible from the street should match the standard fence type of the area.
- This fence must finish at least 1m behind the adjacent front building line of the home and return to the side wall of the home. Where a front fence is proposed, the side fence height must either taper or drop at the front building line of the home to the front fence height and continue forward as decorative fencing.
- The section of fence facing the street behind the front wall of the house and side fence shall preferably be painted or stained.

#### Fencing by Stockland

- Where indicated on Sales Plans, Stockland will build feature decorative fencing along open space boundaries, project boundaries and high profile lot boundaries. This fencing cannot be altered, removed, damaged or modified in any way without prior written approval by Stockland.
- A section of the side fence built by Stockland on top of a retaining wall on the build to boundary (zero lot line) adjacent the garage, may be removed to allow construction of the home. It may or may not be replaced subject to discussions between neighbours.

### 3.3 Retaining walls

Retaining walls that face the street need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the block and along the street is safe. Acceptable retaining wall materials are boulders, timber (not to the property boundary facing the street) or concrete sleepers and rendered or feature block walls.

- Retaining walls visible along street or public open space frontages cannot exceed 1 metre in height in any single step. A planted strip of minimum depth 500mm must exist between any terraced retaining walls.
- Retaining walls to the front boundary shall not be timber.
- Retaining walls to side boundaries between blocks cannot exceed 1.0 metre high at the front wall of the house and must taper down forward of the street.

- In some instances Stockland has undertaken fencing and retaining to improve the buildability of your lot. These fences and walls cannot be modified without approval from Stockland.

### 3.4 Ancillary elements and screening of structures

- Rubbish bins must be stored where they are not visible from the street or a permanent built screening structure or enclosure is to be provided.
- For elevated construction the underside of flooring must be screened to minimise the visual impact of under floor services. This may be achieved through battening, landscaping or a combination of both.
- Solar panels and their frames visible from the street or public open space should follow the roof pitch to minimise visibility and bulk.

- Meter boxes, gas meters and other services must be located in the least visually obtrusive location, away from public view from the street, or be screened or coloured to match the adjacent wall finish.
- Sheds or the storage of boats, caravans or similar must not be visible from the street or public open space.
- Rainwater tanks and clotheslines must not be visible from any street or public open space. Antennae and satellite dishes must not be located on the street or public frontage of the roof.

Front retaining wall



Retaining walls forward of the house must be stepped where they exceed 1m high on front boundaries

Side retaining walls forward to the house



Side retaining walls above 900mm should be fenced for safety



## 4. Smart ideas for your home

This section outlines the elements for your home that can assist to reduce energy and water usage in your home. Including these features during initial design is easier and more cost effective than retrofitting later. Talk to your builder about including these money-saving ideas in your home.

### 4.1 Creating an adaptable home

Sometimes life doesn't go as planned. Creating a home that meets Silver Liveable Housing Standards means that your home is able to meet your needs.

This includes:

- At least one, level (step-free) entrance into the home.
- A safe continuous and step free path of travel from the street entrance and/or parking area(s), with generous space to facilitate unimpeded movement around the vehicle, to a dwelling entrance that is level.
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces e.g. hallways are at least 1.0m wide and door openings have a minimum width of 850mm - including to toilets and bathrooms.
- A toilet on the ground (or entry) level that provides easy access.
- Reinforced walls around one toilet and shower and to support the safe installation of grabrails later.
- A shower that contains a hobless (step-free) shower recess.
- A continuous handrail on one side of any stairway where there is a rise of more than 1.0 metre.

### 4.2 Solar panels

- Solar panels generate electricity from the sun and reduce the need to buy electricity during sunlight hours.
- Solar panels are most effective on the north most side of your roof as directed by the installer.
- Solar panels and solar hot water

collectors and their frames visible from the street or public open

- Space should follow the roof pitch to minimise visibility and bulk.
- The size of the system should match your day time electricity consumption.
- Solar hot water uses the heat from the sun to provide hot water for your home which reduces energy consumption.
- Solar hot water roof collectors will need to be fixed in accordance with the product specifications.
- Base the size of your hot water system relevant to your household hot water needs.

### 4.3 LED lights

LED lights can do the same job as a compact fluorescent globe or halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.

### 4.4 Rainwater tank

Consider installing a rainwater tank for use in the gardens. If you want to save more potable water you could also plumb this to toilets and the cold water tap for your washing machine.

### 4.5 Heating and cooling

A home with great natural light and natural ventilation will be easier to heat and cool, more comfortable and cheaper to run. Most of these features can be achieved with little if any extra cost:

Improving the NatHERS rating of your home during design will reduce the amount of energy and cost of heating

or cooling your home. Talk to your builder about options for 7 star or higher.

Face key living areas to the north or north east to let in winter sun.

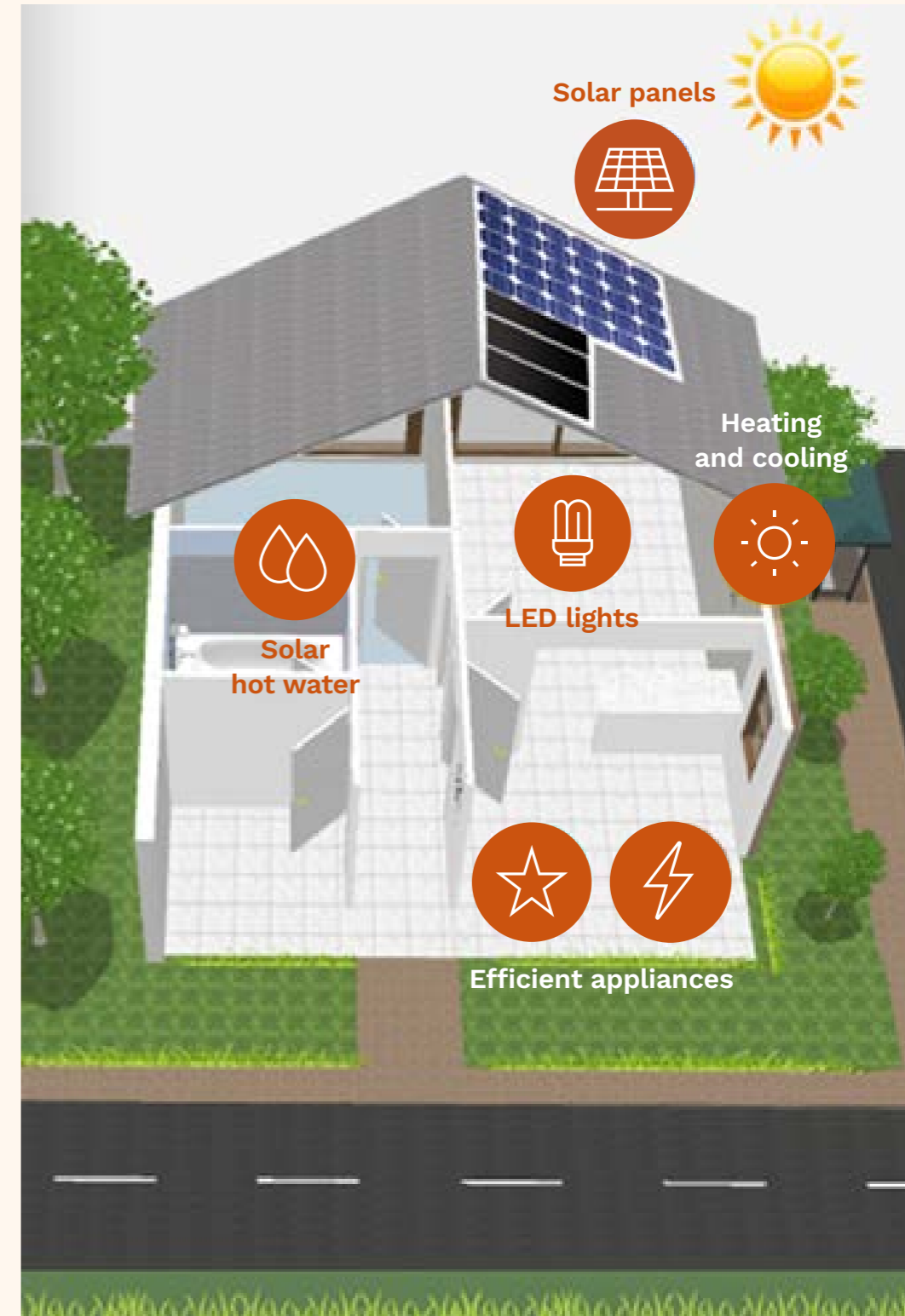
- Shade windows and outdoor areas to protect from the summer sun.
- Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes.
- Use reflective and bulk insulation to reflect the sun in summer and hold in heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.

### 4.6 Efficient appliances

Energy and water star ratings assist in comparing the efficiency and expected running costs of appliances. Being aware of the star ratings, particularly for the following appliances can help you save later:

- Dishwashers with a 4 star water rating.
- Electric air conditioners with ratings of 2.5 stars or greater.
- Refrigerators with ratings of 3.5 stars or greater.
- Clothes washers with ratings (energy and water efficiency) of 4.5 stars or greater.
- Televisions with ratings of 7 stars or greater.

Further information and useful tips around ways to reduce your living costs can be found in the Live Smart and Build Smart Guides available at the Yarrabilba Sales & Vision Centre.





## Design approval checklist

The following information and plans need to be submitted with the Design Approval Form. All plans need to be in A3 format as a minimum. These would normally be prepared for you by your builder or architect. You can submit your application through [www.portal.beveridgewilliams.com.au](http://www.portal.beveridgewilliams.com.au)

### Site plans

1:200

These plans must show the home you are seeking approval for including:

- Street address and lot details
- Site details, including boundary dimensions and bearings, existing contours, setbacks requirements to all boundaries
- Proposed contours and proposed finished floor levels
- Easements
- Private open space
- North point and scale
- Setbacks to all boundaries
- Building outline and extent of overhangs
- Driveway width, location and materials, including location of existing crossover
- Height and materials of all fences
- Location and capacity of solar panels and solar hot water system
- Location of any rainwater tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos, and pools
- Proposed cut and fill and retaining walls including materials to be used and height of walls
- House footprint area and total house internal and covered areas

### Materials and colour schedule

- All external materials and colours in colour

### House plans

1:100 scale

These plans must include:

- Room names
- Internal and external dimensions
- Location of meter boxes
- Width and type of garage door
- Elevations of all sides of the home
- An indication of existing and proposed levels
- Location and extent of proposed materials and colours
- Location of any elements placed outside the walls or above the roof such as air conditioning condensers, solar panels, aerials and satellite dishes
- Roof pitch, eave widths, materials and heights

### Landscape design

1:200 scale

To be prepared by designer, landscaper, horticulturist:

- A landscaping plan for all yard areas visible from any street or park must include paved areas, walls fences and any planting including information about species, supplied plant size and location

# Design approval checklist

# Design approval form

## Allotment details

Lot number: \_\_\_\_\_

Street address: \_\_\_\_\_

Village/precinct: \_\_\_\_\_

## Owner details

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Contact number: \_\_\_\_\_

Email: \_\_\_\_\_

## Builder details

Builder company: \_\_\_\_\_

Builder contact name: \_\_\_\_\_

Builder address: \_\_\_\_\_

Builder contact number: \_\_\_\_\_

Builder contact email: \_\_\_\_\_

Preferred contact:  Builder  Owner

## Building structure details

Has this house been modified in any way from the standard builder's plan for this house type and facade?  
 Yes  No  Unsure

Structure area (m<sup>2</sup>): \_\_\_\_\_

Number of bedrooms: \_\_\_\_\_

Levels/floors: \_\_\_\_\_

Wall material: \_\_\_\_\_

Roof material: \_\_\_\_\_

Roof type: \_\_\_\_\_

Number of car spaces in garage/carport: \_\_\_\_\_

NatHERS rating for home: \_\_\_\_\_

Rainwater tank:  Yes  No

Number of bathrooms: \_\_\_\_\_

Number of living spaces: \_\_\_\_\_

Solar panel system size: \_\_\_\_\_

Hot water system size: \_\_\_\_\_

Air conditioning percent of home: \_\_\_\_\_

Air conditioning energy rating: \_\_\_\_\_

LED lighting installed:  Yes  No

## Submissions

Submit your application to  
portal.beveridgewilliams.com.au

Please ensure the application form includes:

Design approval form

A3 copy of site plan, including land survey

A3 copy of full set of building plans including floor plans,  
roof plan, elevations and landscape and fencing plan

Materials and colour schedule

Landscape design

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval or any changes.

Name/s: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

# Landscaping bond refund



## To claim your landscaping bond for Yarrabilba here's what you need to do

You may be eligible to claim a refund on your bond payment, once you have completed the driveway, fencing and all landscaping to the front of your home. To receive your landscaping bond payment, you must comply as outlined below.

## Claiming \$1,000 on your landscaping

Complete all front landscaping works within six 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 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 landscaping bonus will be processed and paid within 30 business days after the assessment and/or inspection has been conducted.

## Checklist for standard allotments

A minimum of 3 x plants or shrubs, to be minimum 600mm in height when planted.

Garden Beds are a minimum 25% of front yard area.

Hardscape does not exceed 25% of the front yard area.

Landscape and plant area between driveway and side boundary.

Turf to remainder of front yard, including verge made good.

Driveway completed and letterbox completed (letterbox conforms with style of home).

Fencing completed in accordance with the Yarrabilba Design Essentials



# Landscaping bond refund (if applicable)



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](mailto: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 45 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.

## Notes:

**Stockland Design Services Team**

[design@stockland.com.au](mailto:design@stockland.com.au)

[stockland.com.au](http://stockland.com.au)

---

All details, images, and statements are based on the intention of, and information available to, Stockland as at the date of publication (January 2025) and may change due to future circumstances. All images and photographs are conceptual and indicative only. An approval issued by Stockland under the Design Essentials is not an approval or certification from the local council, from an accredited certification authority or under the requirements of any legislation. Any building plans submitted to Stockland are not checked by Stockland for compliance with structural, health or planning requirements, or for the suitability of the building for your intended use. Stockland reserves the right to approve designs and works which do not comply with the Design Essentials where considered to be of merit, and to vary, relax or waive any of the requirements in this document, at its absolute discretion. If Stockland exercises any of these rights, this will not set a precedent or imply that the same or similar approval will be repeated by Stockland in the future.

---