

Residential Design Standards & Guidelines

Kindira



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Residential Design Standards & Guidelines

Great design creates a welcoming and attractive streetscape. This not only improves your quality of life but establishes Kindira as a great place to live and adds value to your home by creating an attractive streetscape.

These standards and guidelines have been prepared to assist Kindira purchasers (and their builders/designers) to construct well designed, quality homes and to join Mirvac in creating great places for life.

The Kindira Residential Design Standards and Guidelines (Design Standards & Guidelines) sets out:

- Standards which are mandatory compliance elements; and
- Guidelines which are non-mandatory elements that provide further information and suggestions to improve design and quality of life.

The Design Standards & Guidelines are technical in nature and it is recommended that you speak to your builder or Kindira sales team representative who will be able to guide you through this process.

Street Appeal

These standards and guidelines will assist in making your home part of an attractive streetscape. This is achieved by using the right materials and colours and including some cost effective design elements to the front façade.

Fencing

Fences which are visible from the street are an important part of the streetscape. So at Kindira we ask that these are of a higher standard and quality but for most lots this is only a short length and the balance of the fencing can be the neighbour type fence.

Landscaping

A great way to make your home unique is through landscaping. We ask that you include landscaping that will grow into an attractive low maintenance front yard that complements the parks and bushland that are a great part of Kindira. This document provides design standards to ensure that cohesive and attractive landscaping is established.

The Design Standards & Guidelines consists of three parts as follows:

Part 1



Authority Requirements

Design & Siting Standards

Directs customers to the Approved Plan of Development — Envelope Plan and Design Criteria documents which include the mandatory design standards for siting your home to the specific characteristics of your lot. These documents are available in Annexure A and B.

Part 2



Mirvac Requirements

Architectural & Landscape Standards

Provides the mandatory architectural and landscape design standards to include in all homes in Kindira which are essential to making Kindira a place in which you will be proud to live.

Part 3



Sustainable Living

Sustainable Living Guidelines

Provides recommendations to introduce some easy ways to potentially reduce your future ongoing costs and the impact on the environment.

Alternative design solutions may be presented to the Kindira Design Committee and will be assessed on individual architectural merit. The Design Committee acting reasonably may approve alternative design solutions where it is considered that they achieve the overall intent and desired outcomes of the Design Standards & Guidelines.

Building @ Kindira Portal

We understand that keeping track of all this information can be a challenge and have established a web portal to assist. The Building @ Kindira Portal is a one stop shop for information relating to your lot, including but not limited to the following:

- Residential Design Standards & Guidelines
- Fact Sheets and Manuals
- Approved Plan of Development — Envelope Plan
- Approved Plan of Development — Design Criteria
- Survey Plans
- Disclosure Plans
- Civil Design Drawings
- Services Location Plan
- As Constructed Drawings
- Compaction Reports
- Acoustic Report
- Bushfire Management Plans

The information available in the Building @ Kindira Portal will help you and your builder make informed decisions regarding the design of your home.

The Building @ Kindira Portal is accessible via kindira.mirvac.com or speak to one of our Kindira sales representatives.



The approval process

You will need both the Design Approval from the Kindira Design Committee (Design Committee) and Building Approval from Logan City Council (Council) / building certifier before you can commence construction.

Mirvac has developed a streamlined process based on previous experience to ensure that you can start building your home and garden as soon as possible.

Hot Tip The Design Committee often receives an influx of applications at the time of settlement. To avoid any potential delays to starting the build on your lot, we recommend that your builder submits your application as early as possible to give you a head start on the assessment process.

Step 1

YOUR STEPS

Design

Your builder will work with you to design your home to comply with this document.

Proceed to Step 2 once you're happy with your design and your builder has drawn up the consolidated set of plans.

Hot Tip It may seem daunting but often your builder has plenty of experience with this process.

Step 2

Submission

Your builder submits your house plans, colour schedules, landscape plans and proof of covenant payment (refer to Step 3) to the Design Committee via the Building @ Kindira Portal.

Hot Tip Please ensure that your builder attaches all the required documentation listed in the Covenant Application Form as part of the submission.

Step 3

Covenant bond payment

Your fully refundable Covenant Bond is required to be deposited to the following account to be held in trust.

HWL Ebsworth Lawyers Law Practice Trust Account

BSB: 034-003

Acc Number: 246634

Description:
“Surname & Kindira Lot Number”
— Covenant Bond

Amount: \$5,000

Hot Tip Be sure to include the proof of bond payment as part of your covenant application to avoid a delay in the assessment and approval process. The bond will be returned after the final inspection (refer Step 9).

Step 4

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Assessment

The Design Committee will assess your submission for compliance with the Design Standards & Guidelines. Approval can be expected within 21 working days, provided all documents have been submitted and they comply with the Kindira Design Standards & Guidelines. In the event of non-compliance, structured feedback will be provided to facilitate approval. If all feedback has been addressed, you should expect approval within 10 working days of resubmitting.

Step 5

OUR STEP!|

Design approval

The Design Committee will issue an approval when your submission has been assessed as complying with the Design Standards & Guidelines. Your stamped approved plans will be provided to you and your builder via the Building @ Kindira Portal.

Hot Tip Please take care to note any comments on your Kindira Design Committee stamped approved plans to ensure that all conditions of the Design Committee approval are addressed.

Step 6

YOUR STEPS|

Building approval

Once the Design Committee approval has been issued, your builder can then make an application to your accredited building certifier/ Council for the Statutory Building Approval.

Step 7

Construction

Please ensure that your lot is properly maintained to be free of excessive weeds, rubbish or garbage prior to and during the construction phase of your home. This will ensure that the land is safe at all times.

Step 8

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Call for inspection

Once your house and landscaping is complete, please touch base with us via the Building @ Kindira Portal to organise your final inspection.

Step 9

OUR STEP!|

Inspection & refund

The covenant bond will then be refunded once final compliance approval is issued by the Design Committee and the return bond form is completed on the Building @ Kindira Portal.

Part 1

Design & Siting Standards

Artist's impression as at September 2025 was produced prior to planning approval, statutory approval and commencement of construction and is subject to change. The information, image and artist's impression depicting exteriors are intended only as a guide and are not to be relied on as a representative of the final product. Landscaping is illustrative only, type and size of trees and planting are subject to change. Design of housing is an indicative design and its materials, colours, shape, size and design are not finalised and subject to change.

Approved Plan of Development — Envelope Plan and Design Criteria

We recommend that you speak with your builder or Kindira Sales Team representative who will be able to guide you through the Approved Plan of Development – Envelope Plan and the Approved Plan of Development – Design Criteria (PoD documents) and how these relate to your specific lot.

The Approved PoD documents are available in Annexure A and B.

The Design and Siting Standards (Part 1) which includes the approved PoD documents should also be read with the Architectural and Landscape Design Standards (Part 2).

Where compliance with any particular design standard in Part 2 results in non-compliance with Part 1, then the design standard for Part 1 takes precedence. In all other instances, the design standards in Part 2 take precedence.

Provided overleaf is a simple flow chart with instructions on how to navigate the PoD documents should you wish to review and understand these provisions yourself.

Figure A: Instructions to navigate the Approved Plan of Development Documents

1	Locate Approved PoD Documents	The Approved PoD documents are available in: Annexure A: Approved PoD — Envelope Plan Annexure B: Approved PoD — Design Criteria
2	Find your lot	Review the Approved PoD — Envelope Plan (Annexure A) and locate your lot.
3	Determine allotment type & width (frontage)	Terrace Villa (11.2m) Premium Villa (12.5m) Courtyard (14m) Premium Courtyard (16m) Traditional (18m) Premium Traditional (20m)
4	Determine relevant Design Standards	Go to the Approved PoD — Design Criteria Document (Annexure B) and review Design Standards for your allotment type.
5	Designing your home	Work with your builder to design and site your house in accordance with the relevant Design Standard.

Hot Tip Site Coverage. When talking to your builder, make sure they design your home according to the relevant design controls. The maximum site cover must not exceed the limit indicated in the PoD Design Criteria.

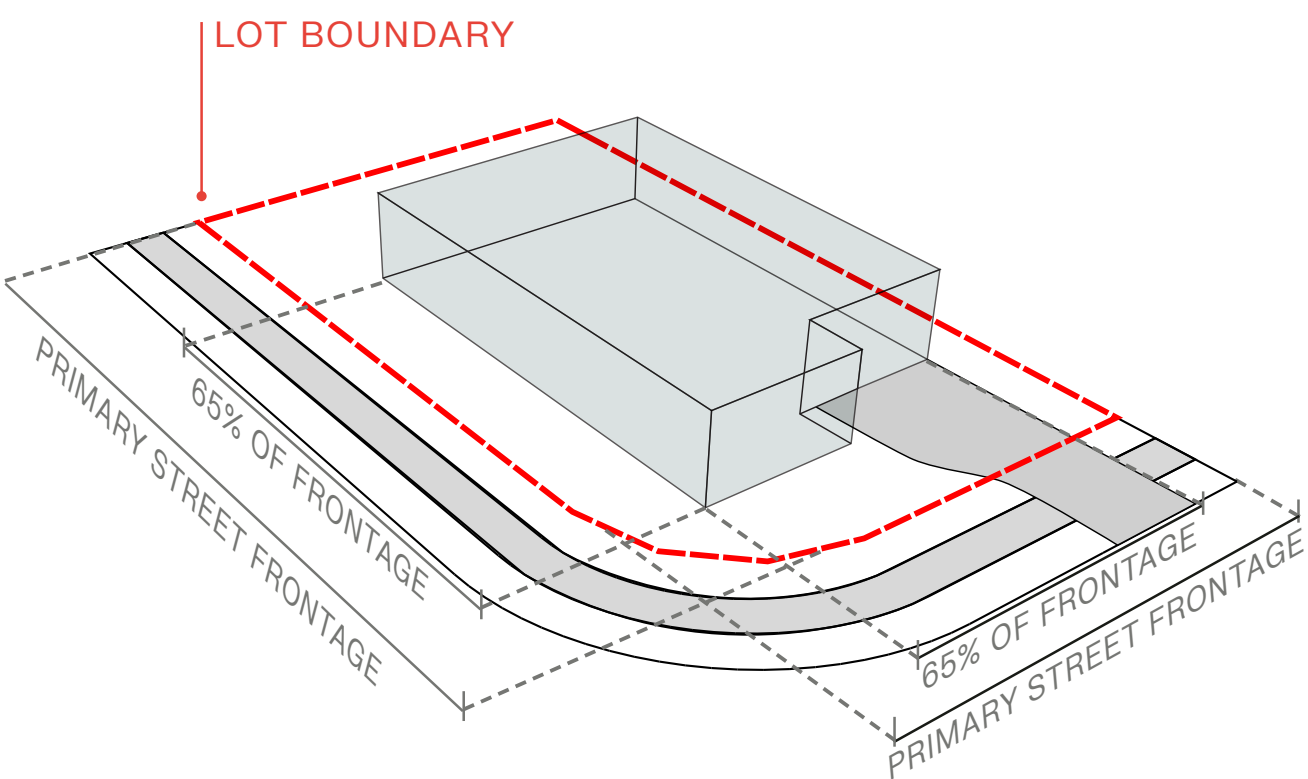
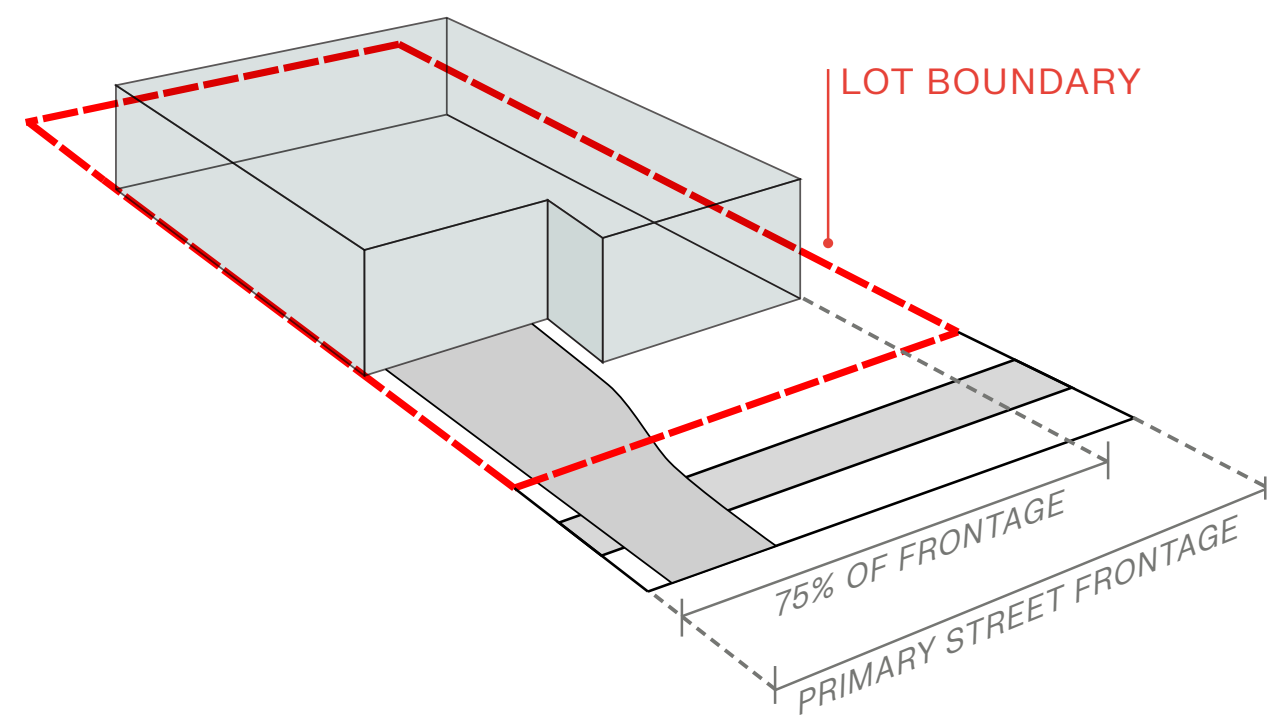
Part 2

Architectural & Landscape Design Standards

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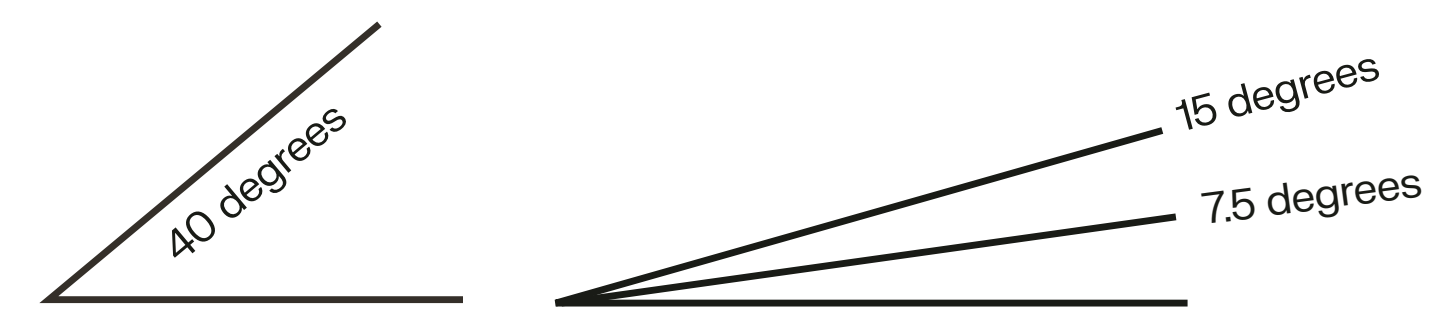
2.1 Minimum building size

- For lots with only one street frontage, the minimum width of your home is 75% of the primary street frontage width, measured to the outside of walls.
- For corner lots, the minimum width and length is 65% of the respective frontage.
- Lots with a frontage of 10 metres or less are required to build a double-storey home.



2.2 Roofs

- 40 degrees is the maximum pitch for traditional hip and gable roofs.
- Skillion roofs should be proportional to the main body of the home and roof pitches should generally be between 7.5 – 15 degrees.



- All single storey houses are to have a minimum of 450mm eaves to all publicly visible façades, with an additional minimum 3m return eave.
- All double storey houses are to have a minimum of 450mm eaves to all publicly visible façades on ground level, and a minimum of 450mm eaves must be provided to all elevations on the upper storey. Variations on this (e.g. inclusion of a parapet) may be approved on merit if it achieves a positive addition to the façade of your home.
- Roof materials are limited to:
 - » Corrugated pre-finished metal sheets (e.g. Colorbond). These are to be of matte finish and non reflective.
 - » Low or flat-profile roof tiles.
 - » Roof colour must have a Solar Absorbance (SA) value of less than or equal to 0.60.

2.2.1 Examples of accepted Colorbond colours:

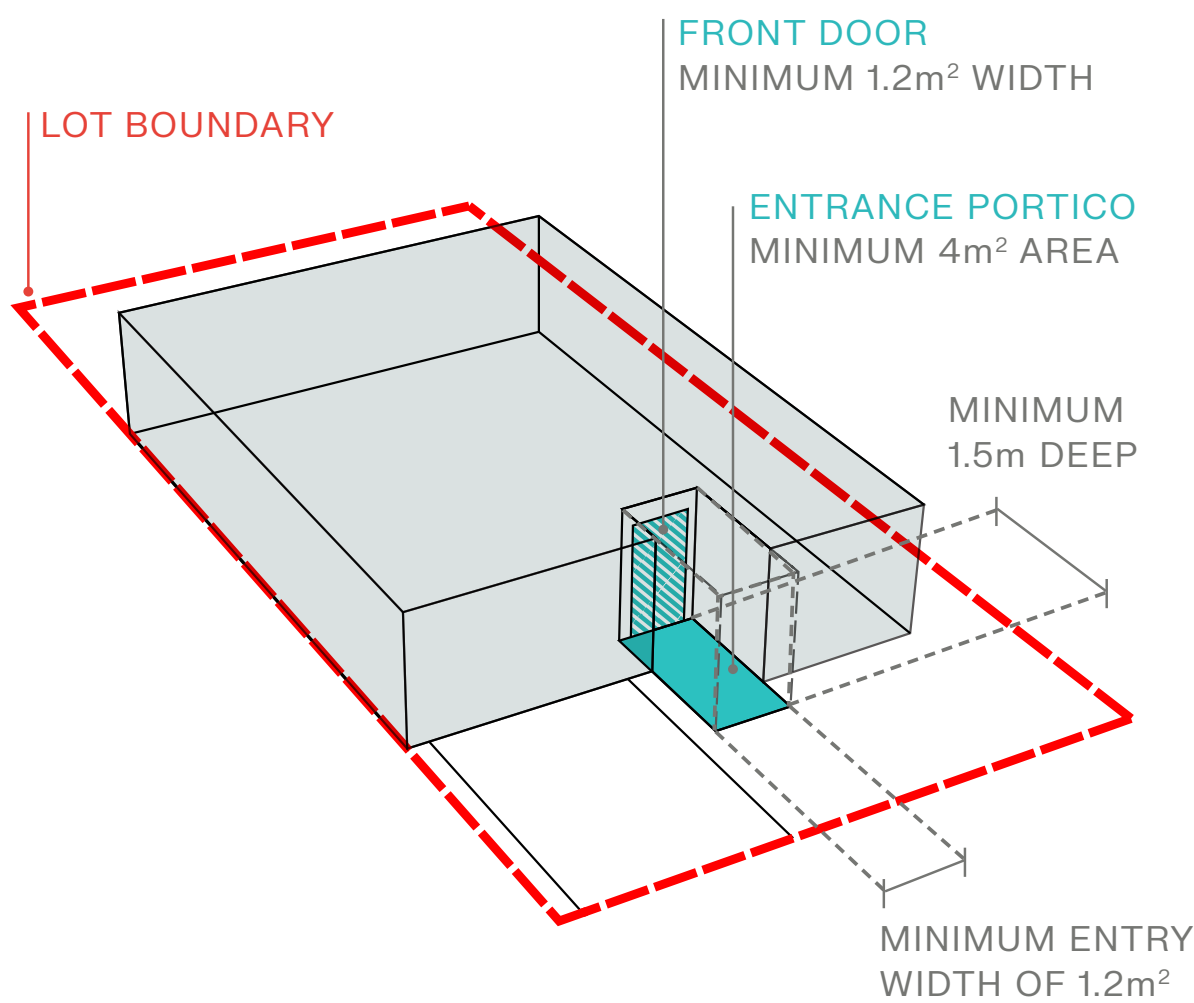
Surfmist SA=0.33
Shale Grey SA=0.44
Southerly SA=0.44
Windspray SA=0.60
Evening Haze SA=0.43
Bluegum SA=0.57
Dune SA=0.48
Pale Eucalypt SA=0.48

For more information, please visit the Building @ Kindira Portal.

2.3 Façade design

2.3.1 Primary street façade design

- The residential character of your home must be of a contemporary architectural aesthetic or design. It should reflect the characteristics of Kindira, embracing the natural bushlands and open spaces, with sympathetic colour tones and material palette. No federation or colonial design elements should be included in the design.
- The façade must have variation in the elevation with at least one substantial projecting feature element such as a portico, verandah or feature wall.
- Unless approved by the Design Committee, the entry feature should protrude forward from the main building line to promote a sense of entry.
- Any entrance portico must be proportional to the façade of the building and is to be a minimum of 4m² (including eave overhangs) and a minimum 1.5m deep.



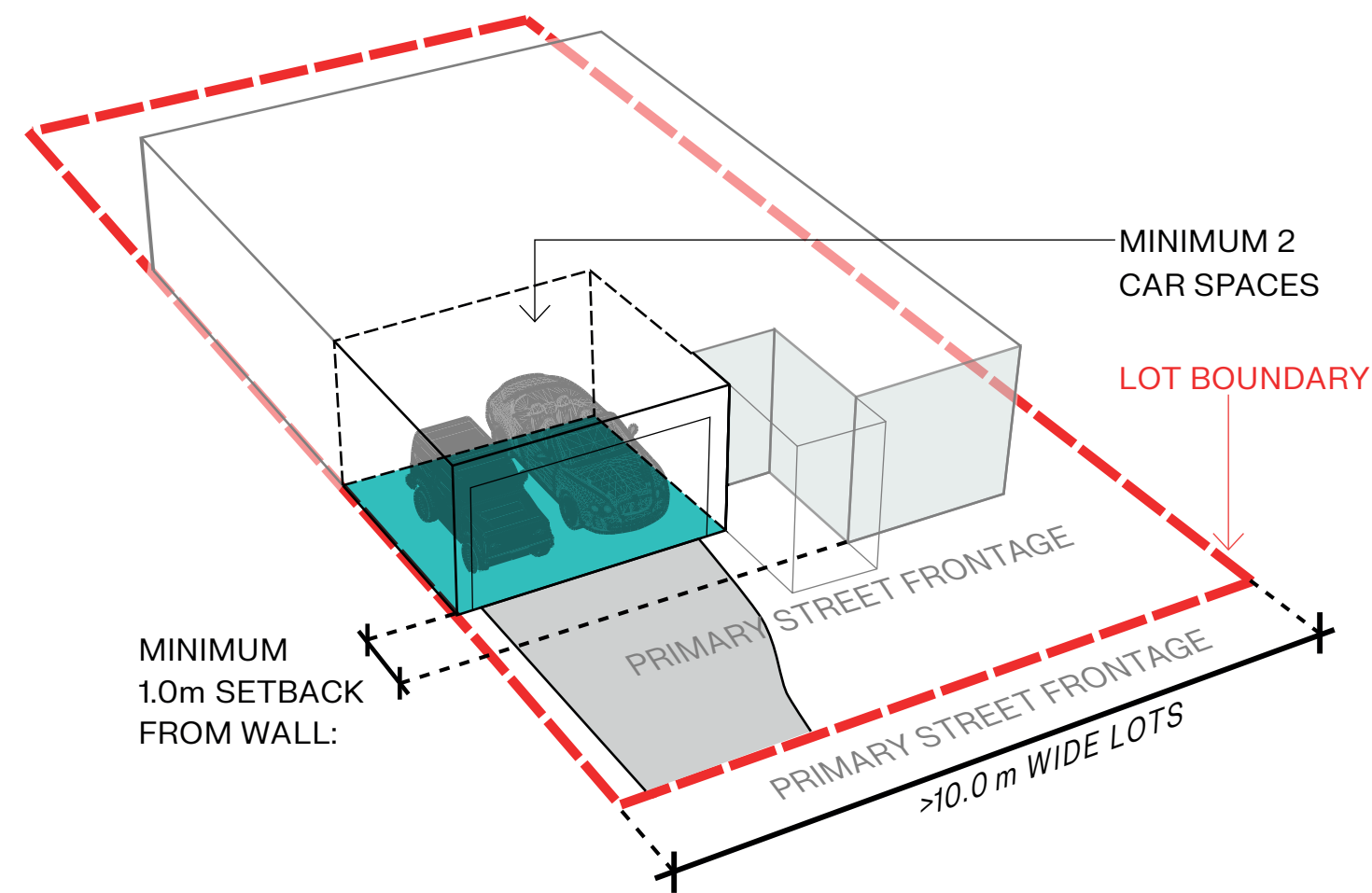
- At least 1 habitable room must address the primary street frontage.
- Your homes façade should include windows that are well integrated into overall facade design.
- The façade design of your home must avoid replicating an identical façade to another home within three (3) lots in either direction on the same side of the street or within three (3) lots on the opposite side of the street.
- In the event that more than one application of the same façade design has been submitted for lots within close proximity, consent will be given to the first complete application received.
- Obscure windows or windows to toilets and bathrooms should not front the primary street, unless aesthetically screened.
- Walls over 9m in length without windows or articulation are not permitted.
- No garden sheds, air conditioning condensers or clothes lines, etc. can be located between the primary street façade and boundary.

2.3.2 Front entry door

- Your home's front door must be well defined and/or visible from the primary street.
- The entry must have a minimum width of 1200mm.
- The entry door must be nominal 1200mm wide and is to include a glazed element. Solid doors will be considered provided sidelight is included.
- Other combinations may be approved on merit if they achieve a positive addition to the façade of your home.

2.3.3 Garages

- Minimum two car (side by side) internal garages must be provided for all lot types.
- Garages must be integrated into the main building and are to be setback 1m behind the front wall of the main building.
- Garage doors must be a single solid colour or a single tone timber-like colour that compliments the scheme of the house.



2.3.3.1 Garage door colours that will not be supported:



2.3.4 Secondary street façade design

- If your home is on a corner lot, it must be designed to address all streets.
- It must have variation in the secondary street façade with at least one substantial projecting feature element such as a portico, verandah or feature wall.
- Walls over 9m in length without windows or articulation are not permitted.
- At least 1 habitable room should address the secondary street frontage. Highlight windows are discouraged.
- The materials used on the front facade must return to cover the full extent of the secondary street frontage and continue to the rear elevation minimum of 3 metres. The use of face brickwork or split block work is permitted only as a limited feature.
- No garden sheds, air conditioning condensers or clothes lines, etc. can be located between the secondary street façade and boundary unless they are screened from view from a Public Area by approved screens or fences.

For more information, please visit the Building @ Kindira Portal.

2.3.5 Glazing to public areas

- All façades (excluding the garage door) are to include glazing for a minimum 10% of the façade area to provide surveillance, interest and variation. This includes the upper storey.
- Windows visible to the public should be awning windows unless approved otherwise.
- Sliding windows under 1200mm width are not permitted.
- Reflective glass is not permitted.
- Temporary window treatments or vertical blinds are not permitted.

2.3.6 Window furnishing

- Window furnishings must be in accordance with the following specifications type:
 - » Roller Blinds
 - » Venetian Blinds
 - » Curtains (note: lace curtains are not permitted)
 - » Timber Venetians
 - » Timber / Plantation Shutters
- The external face of all window furnishings shall be black, charcoal or white, except timber blinds, which shall be clear finished cedar, black, charcoal or white. Other finishes are subject to the approval of the Design Committee.

2.4 Letter boxes

Letterbox design is to complement and match the dwelling using the same materials and finishes. The letterbox must be installed prior to the occupation of the main building.

2.4.1 Letterboxes that are supported



2.4.2 Letterboxes that will not be supported



2.5 External wall materials and colours

- To give a sense of variety and interest, a mix of materials or colours must be used to all walls of your home facing a street or park frontage.
- A minimum of 2 and a maximum of 3 variations of colour and/or materials (excluding windows, doors and garage doors) must be incorporated.
- Colour and/or material change should comprise a minimum 10% of façade wall area. Include a Façade Material Analysis Table on the Front Elevation, ensuring that calculations exclude door and window openings when submitting the Design Application.

2.5.1 External wall materials

- Face brickwork or split-face block work is not permitted on primary street, secondary street or public open space façades except as a limited feature only.
- The choice of face brick should be a muted-toned brick with a smooth finish and not textured. Refer examples in 2.5.3.
- Continuation of materials used on the primary street and/or secondary street facade must return to the side of the home to a minimum length of 3m.
- Finishes to any non-feature masonry on primary street and secondary street façade must be solid render, not ‘bag and painting’.
- Double or 1.5 height face brick is not permitted anywhere, unless approved by the Design Committee.
- Feature cladding is permitted however, must be of a matte and/or natural finish with edging to match cladding colour.
- Shiny surfaced finishes and chrome edging will not be approved.

- Glossy marble imitation tiles, or the like, are not permitted.
- Recycled materials are not permitted unless they are used as highlight architectural elements.



Render not returned to meet the line of the side fence.

2.5.2 External wall colours

- The prominent colours of the facade should be light, muted and earthy, with deeper secondary and feature colours to articulate the design elements and help create contrast. The use of outlandish colours is not permitted (this will be subject to the approval of the Design Committee)
- Any proposed facade colours must be generally consistent with the colour palettes within whites, neutrals, greys and browns; Any other colours are subject to the approval of the Design Committee.
- Each application is to be accompanied by an External Colour Schedule clearly nominating the location and extent of colours and materials.

2.5.3 External materials should be similar to:



Lightweight cladding vertical panel



Lightweight cladding horizontal panel

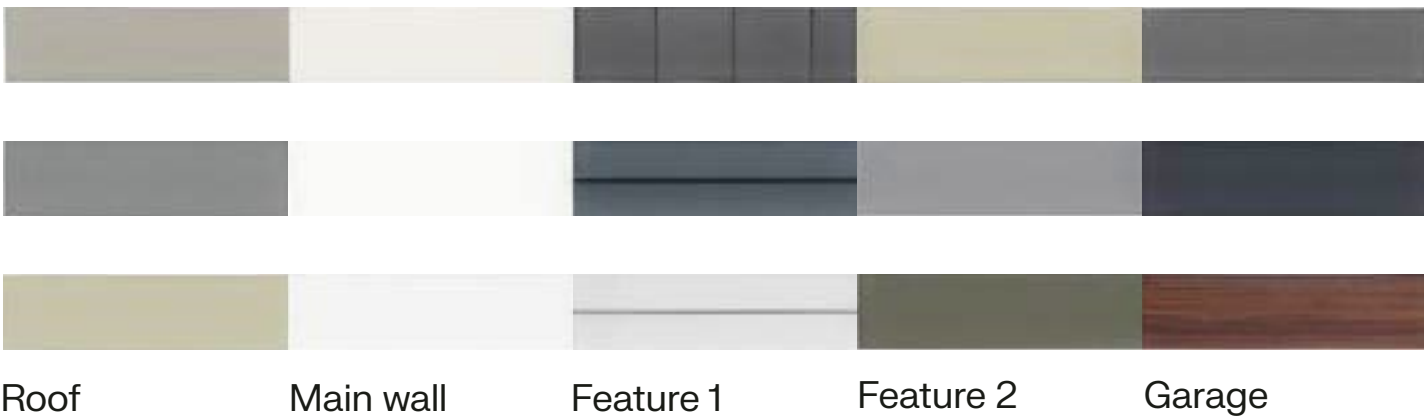


Feature brick

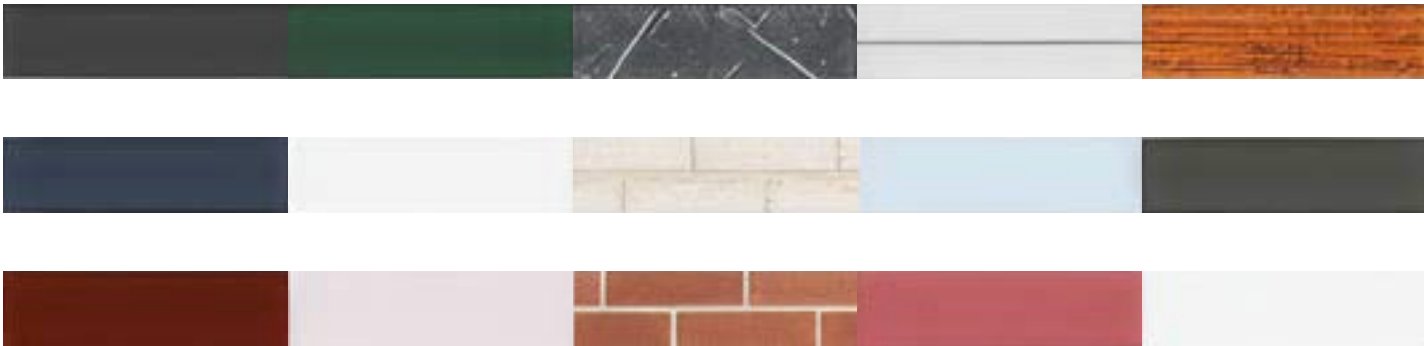


Render

2.5.4 External colour schemes that are supported:



2.5.5 External colour schemes that will not be supported:



2.6 Driveways & entry paths

- Acceptable materials for your driveway include coloured through concrete, exposed aggregate concrete and pavers on a concrete base slab. These must compliment the external colour scheme of your home and are to be completed prior to moving into your home.
- The main pedestrian entry path to your home must be from the primary street frontage and must be constructed from a permanent hard surface such as coloured through concrete, exposed aggregate, natural stone or concrete pavers. Pebble or decorative gravel are not permitted as materials for the main entry path to your home but can be used in conjunction with the permanent hard surface, i.e. around pavers or stepping stones.
- Side paths must be constructed from similar materials to the main entry path or decorative gravel on compacted road base. Material selection must reflect and integrate with the surrounding landscape.
- It is important that you ensure your builder complies with Council's approval requirements for your driveway as Council may require you to remove it and reconstruct it if it is not constructed correctly.

For more information, please visit the Building @ Kindira Portal.

2.7 Privacy and cross viewing

Privacy between your home and your neighbours' homes is to be achieved by one or more of the following measures:

- Obscure glazing to all bathrooms and toilets.
- 1.7m high sill levels above floor level.
- External screens.
- 1.8m high dividing fence for ground floor windows.
- Where a direct view from a verandah or deck exists into the Private Open Space of an adjoining home, the outlook must be screened by privacy screens that have openings that make it not more than 25% transparent.

Hot Tip Consult your builder for further guidance.

2.7.1 Privacy screening should be similar to:



2.8 Security and insect screens

- The style of any screen visible from a Public Area must be of a simple profile. Hexagonal, diamond grill or ornate historical styles are not permitted.
- Frames and screens must match the colour of the door or window frames or be dark grey or black in order to reduce their visual impact.
- Security shutters or security blinds over windows are not permitted if visible from a Public Area.

2.8.1 Security and insect screens that are supported where visible from a public area



2.9 External services and waste recycling

- Rainwater tanks must be located away from or screened from view from all Public Areas.
- Meter boxes must be painted to match the wall colour.
- TV aerials are to be installed inside the roof cavity or designed and located so that they are not visible from Public Areas.
- Radio masts or satellite dishes are to be designed and located so that they are not visible from Public Areas.
- Storage tanks for solar hot water systems, roof and wall mounted air conditioning units, clothes drying facilities and service yards are not to be visible from Public Areas.
- Garbage bin pads are mandatory and are to be located so that they are not visible from Public Areas.

2.10 Construction obligations

- Your building site must be clean and safe at all times.
- Your builder must provide a skip bin or enclosure on site to contain rubbish for the duration of the construction period.
- Bins and site facilities must be clear of all neighbouring properties, roads, footpaths, reserves and all other Public Areas at all times.

2.11 Developer works

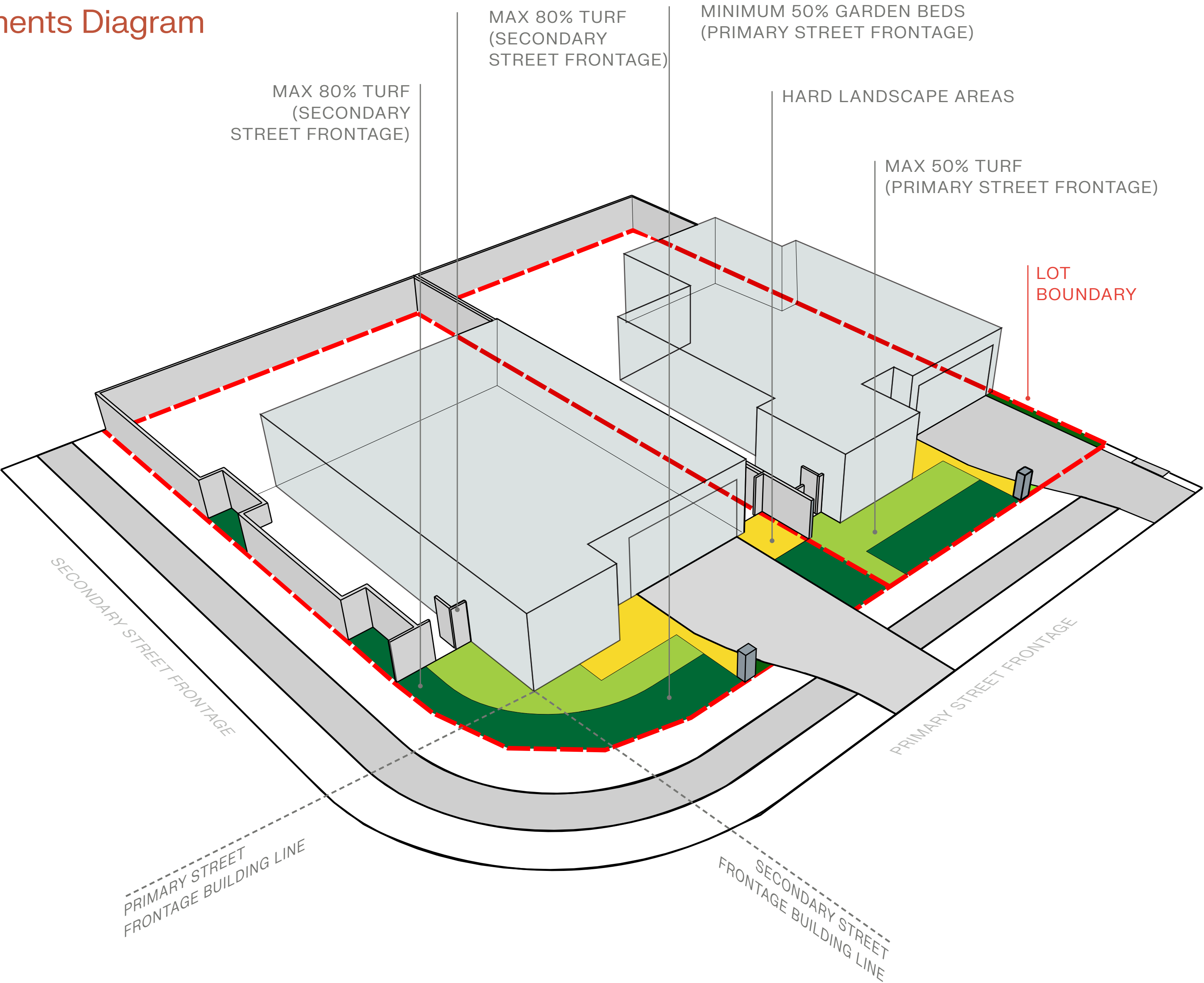
- Where the Developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.
- The road and verge in front of your lot including the concrete footpath and services such as water meters, telecommunication boxes, street trees, stormwater drains, manholes, and electrical pillars are assets owned by Council or service authorities. They have been constructed to the required standards and Council and other service authorities have recorded them as correctly constructed prior to your house building commencing.
- These assets cannot be altered, including changing the ground levels, without the correct approval from Council. Mirvac inspects these assets at completion of your home to ensure no damage. Any damage caused during construction of a dwelling to any estate infrastructure (e.g. kerbs, grassed verges, street trees, bollards, etc.) is to be repaired by the owner to the standard to which it was constructed.

Hot Tip Make sure that any damage to these assets are repaired before the final inspection. This will avoid a delay in refunding your covenant bond.

2.12 Landscaping

- Your front garden and areas visible on secondary frontages must be completely landscaped in accordance with the guidelines within six (6) months of issue of Certificate of Occupancy for the dwelling.
- The landscaping to areas of your lot visible from Public Areas must be approved by the Design Committee.
- Planted garden beds must be provided to a minimum of 50% of the available soft landscaping area forward of the building line on the primary street frontage and 20% of the available soft landscaping area forward of the building line on the secondary street frontage (if applicable), with high quality turf installed to the remainder of soft landscaping areas.
- Generally, a 50/50 ratio of shrubs to ground covers will establish an appealing look.
- A minimum of two advanced feature trees (minimum size of 45L stock and 1.8m tall at the time of planting) must be provided to the landscape areas between your house and the verge.
- Gardens are to be edged with concrete, galvanized steel, masonry or rectangular shaped treated timber, but not round timber, logs or plastic edging.
- Garden edges with a height exceeding 200mm are considered to be a retaining wall, therefore must be constructed according to the design requirements of a retaining wall.
- Artificial turf must not be used in the front lot landscaping.
- Any decorative stones, pebbles or mulches used should be in natural colours of grey to brown. Brightly coloured/ dyed wood mulches or pebbles (such as red and white) are not accepted.

2.12.1 Landscaping Requirements Diagram



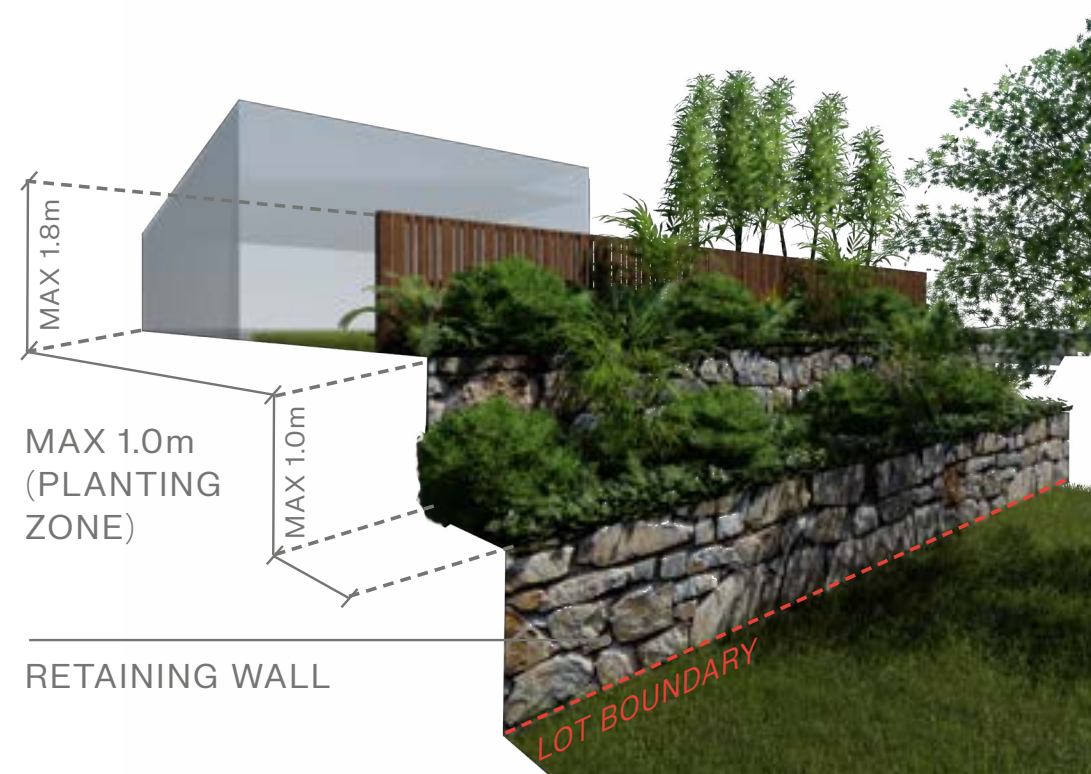
For more information, please visit the Building @ Kindira Portal.

LEGEND

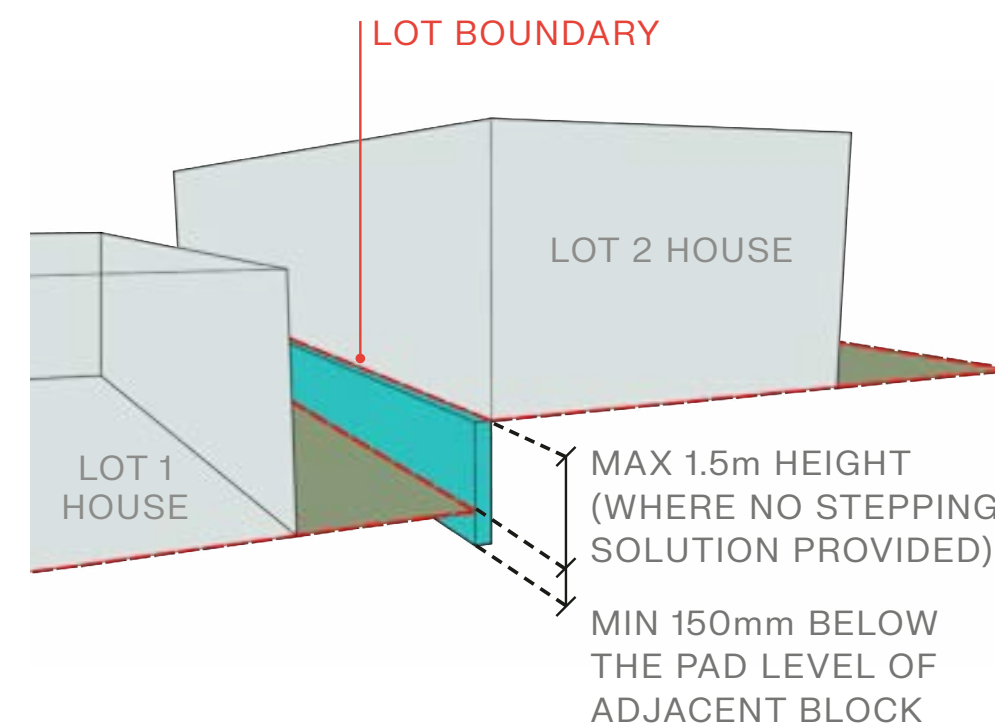
- Hard landscaped areas
- Garden beds
- Natural turf

2.13 Retaining walls

- A retaining wall is defined as any retaining structure higher than 200mm.
- All retaining walls are to be approved by the Design Committee and must be constructed as part of the construction of your home.
- Retaining walls must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from Public Areas and must be constructed to match the developer's specification or materials such as stone, masonry, steel or quality hardwood timber. The horizontal section is to comprise a planting zone to soften the visual impact of the retaining wall.



- For sloping lots and where a built to boundary wall is permitted, this wall must be projected to at least 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down of the built to boundary wall must be in a material consistent with the visible section of the wall immediately above it.



- Retaining wall construction must include a suitable drainage system to deliver sub-surface water below the wall to the local storm water system.
- A retaining wall subsoil drain outlet may be located on your lot. If present, your builder must connect this outlet to the roofwater drainage they install to mitigate the chance of ponding in the backyard.
- Retaining walls may need to be certified by a Registered Professional Engineer. You are required to meet the Local Authorities requirements with regard to this matter.
- Please refer to the Retaining Wall Fact Sheet, Annexure E for further detail.

- Existing retaining walls cannot be altered without the approval of the Design Committee.
- The installation of any new retaining walls that will structurally affect the existing walls, building platforms or batters, and any modification of the lot's existing batters and retaining walls, is only permitted once you have obtained professional advice from a structural engineer and received all relevant approvals. A copy of such advice and approvals must be provided to the Design Committee.

Hot Tip Check the Building @ Kindira Portal team for sub-soil drain locations, or speak to the Kindira team.

Hot Tip You are responsible for drainage. Ensure your builder and landscaper consider this in their designs as drainage issues can be difficult and expensive to manage after your home and landscaping works are completed.

2.14 Sheds

- Must be located behind the front building line and screened from view from a Public Area.
- Must be painted or stained to suit the colour scheme of the home. Reflective materials are not permitted.
- Must be less than 12m².
- Must be less than 2.1m in height.

2.15 Fences general

- All fences to your lot must be approved by the Design Committee.
- Only fence types shown in Annexure C are allowed. No other materials such as bamboo or colorbond are allowed.
- Fences constructed by Mirvac on any lots cannot be removed or altered without written permission from Mirvac. Any damage to these fences must be repaired to the original standard by the land owner(s).
- Fences visible from Public Areas must be maintained on an ongoing basis including re-coating with timber treatment if detailed as part of the fence type.
- All lots are required to have side & back fences.
- Fences are not permitted along road frontages forward of the building line.

2.15.1 Fencing facing the Primary Street

- Must be a Feature Fence (refer Annexure C)
- Maximum 1.8m in height.
- Must be located a minimum of 1m behind the adjoining front façade wall

2.15.2 Fencing facing the secondary street or pedestrian links

- Must be a Feature Fence (refer Annexure C)
- Maximum 1.8m in height.
- Must not extend past the façade line of the other street frontage.

- Fences more than 10m in length must be articulated further from the boundary, to allow for planting alcoves, by a minimum 0.75m alignment variation over a minimum length of 4m.
- Appropriate landscaping must be included within the planting alcoves.

2.15.3 Fencing to side and rear boundaries not on a public open space boundary

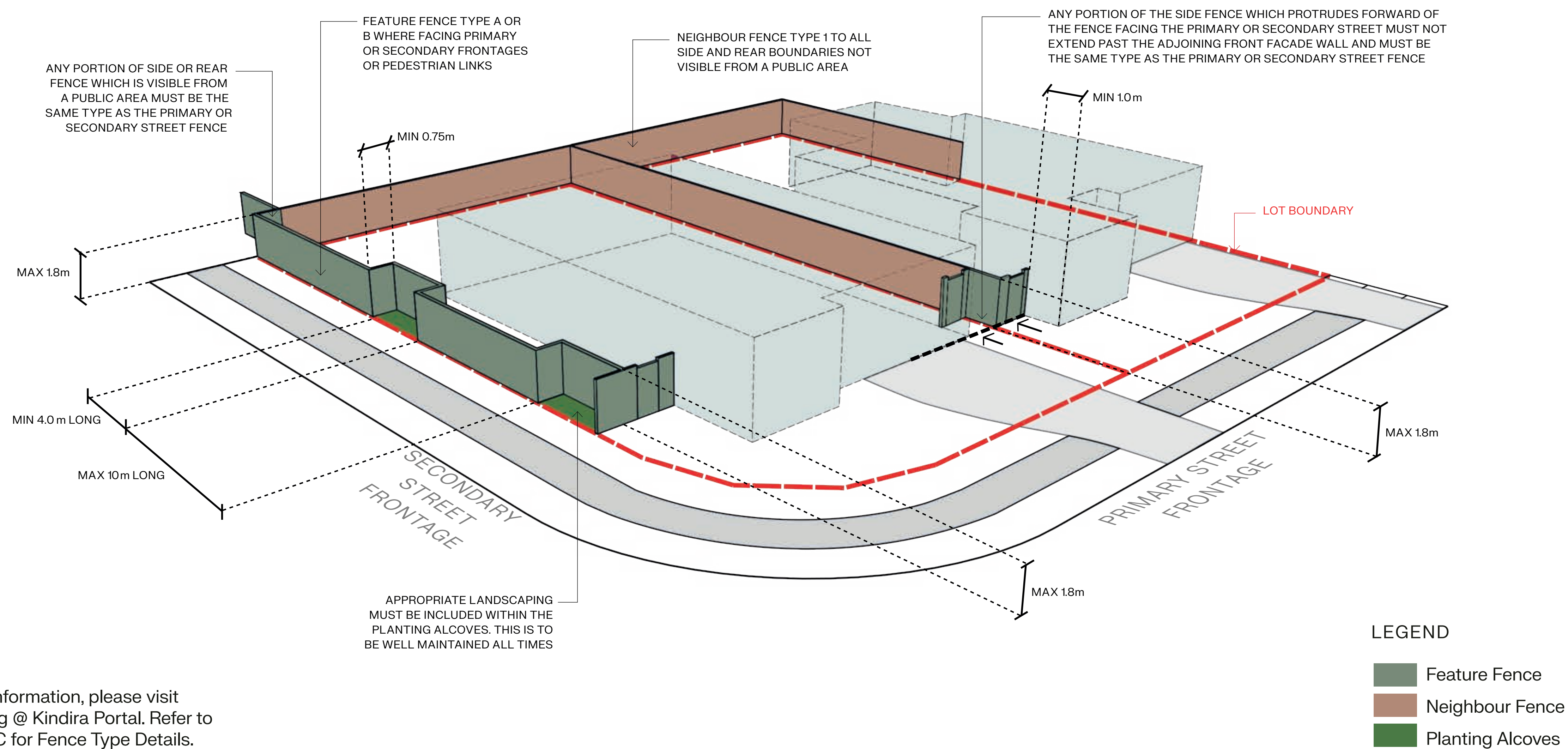
- Must be a Neighbour Fence Type 1 (except as detailed below).
- Maximum 1.8m in height.
- Must not be visible from Public Areas.
- The portion of the side or rear fence which protrudes forward of the fence facing the primary or secondary street must not extend past the adjoining front façade wall and must be the same type as the primary or secondary street fence.
- Please liaise with Mirvac in regard to neighbouring lot arrangements to ensure no fencing is constructed that will be ultimately demolished.

2.15.4 Fencing to public open space boundaries

- Must be a Feature Fence (refer Annexure C)
- Maximum 1.8m in height.
- Where fencing is required to the top of retaining walls on a street or public open space boundary and where the combined height will be greater than 1.8m then the fence must be tiered / setback 1m from the back of the retaining wall to allow for planting in front of the fence to soften the visual impact.

For more information, please visit the Building @ Kindira Portal.

2.15.5 Fencing Requirements Diagram



2.16 Sustainable living mandatory requirements – EnviroDevelopment

Mirvac is committed to creating sustainable, high-quality communities, and our participation in the UDIA's EnviroDevelopment program ensures our projects meet rigorous environmental and social performance standards. EnviroDevelopment independently assesses projects across six key elements—ecosystems, waste, energy, materials, water and community—recognising those that deliver genuine, measurable sustainability outcomes.

At Kindira, this commitment is reflected in extensive biodiversity protection and habitat enhancement, strong recycling and reuse practices, energy-efficient design, low-emission and responsibly sourced materials, reduced potable water use, and a masterplanned community that prioritises connection, inclusion and cultural respect.

As part of maintaining this accreditation, the following design criteria outline the mandatory requirements that all customers must incorporate into their home designs to help achieve a resilient, efficient and environmentally responsible neighbourhood.

- Use low emissions products on 90% of internal surfaces.
- Roof colours must have a Solar Absorbance (SA) value of less than or equal to 0.60.
- Increased rating of the wall and ceiling insulation. For example, east and west facing walls must have a minimum insulation value of R2.0.

- Home builders must apply appropriate waste practices. At a minimum, the following should be included:
 - » The use of skip bins rather than cages;
 - » Maintenance of waste records;
 - » Use of contractors who transport waste to a licensed recycling centre;
 - » Select materials and products which minimise or use recycled packaging; and
 - » Design dwellings to maximise use of standard sizes of materials wherever possible.
- One native tree species must be planted in the front yard of each dwelling.
- Use low emission composite and engineered wood products, such as kitchen cabinetry and wardrobes, with low or zero formaldehyde, panels with Particleboard base: E1 or better and panels with MDF base: E0 or better. Other engineered wood products (LVL, Glulam, CLT, plywood etc.): better than E0.
- Select water efficient fixtures, which include:
 - » Showerheads that use <7.5 litres per minute;
 - » Taps to bathrooms, kitchen and laundry that use <6 litres per minute;
 - » A dishwasher with a water consumption of ≤14 litres per use; and
 - » A washing machine with a water consumption of ≤90 litres per use.

The requirements in this section take precedence over any conflicting information within the Design Standards & Guidelines.

A completed Sustainability Compliance Form, as provided in Annexure F, must be submitted to the Mirvac Design Review Panel. All checklist items are mandatory and must be clearly identified on the plans submitted for assessment.



Part 3

Sustainable Living Guidelines

Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy and active lifestyles and result in lower household expenses.

Objectives

- To set a new benchmark for high-quality sustainable living, and encourage the incorporation of best practice sustainable initiatives.
- To provide and encourage opportunities for residents to reduce their environmental impact.
- To provide and encourage opportunities for residents to reduce household expenses during operation.



Artist's impression as at September 2025 was produced prior to planning approval, statutory approval and commencement of construction and is subject to change. The information, image and artist's impression depicting exteriors are intended only as a guide and are not to be relied on as a representative of the final product. Landscaping is illustrative only, type and size of trees and planting are subject to change. Design of housing is an indicative design and its materials, colours, shape, size and design are not finalised and subject to change.

3.1 Energy consumption and greenhouse gas-emission reduction

- Mirvac encourages all homes to achieve a 7 Star NatHERS rating. This may be achieved through incorporation of the following elements where necessary —
 - » Maximising opportunities for cross ventilation and provide high level operable windows in multi-level homes to allow for heat removal.
 - » Shading designed to restrict solar access to the living spaces in summer, whilst allowing beneficial solar access in winter.
 - » Treated glazing or double glazing where necessary.
 - » Draft sealing (weather seals on external doors etc.) where necessary.
 - » Sealed exhaust fans where necessary.
- In addition to achieving a 7 Star rating on the building fabric, Mirvac encourage house designs to include the following energy saving features:
 - » Gas boosted solar hot water or electric heat pump hot water systems.
 - » Gas or induction cook tops.
 - » LED light fittings throughout the home.
 - » Exterior lighting fitted with motion sensors.
 - » Low energy use appliances (aim for energy ratings greater than 4 star).
 - » Energy efficient air conditioning systems (aim for a COP greater than 3).
 - » Standby 'Green Switch' or Smart home automation to reduce energy whilst the home is unoccupied.
 - » Solar photovoltaic electricity systems with battery storage.

3.2 Water conservation and reuse

To assist in achieving an overall reduction in household water usage, Mirvac recommends that homes incorporate the following measures:

- Rainwater tanks for toilet flushing and irrigation.
- Purchasers are encouraged to consider water efficient landscape design, soil mix, and plant selections, with a target of a minimum of 70% of planted species to be drought tolerant.

3.3 Materials and waste

- Maximise the use of standard sizes of materials wherever possible to minimise wastage.
- Mirvac recommends the use of low-impact construction materials
 - » For masonry, consider low impact options, such as recycled or carbon neutral bricks.
 - » For lightweight construction, consider the use of natural or innovative materials such as timber, structural insulated panels or Hebel for a reduced environmental impact and good thermal performance qualities.
- Internal Finishes
 - » Consider the use of flooring, joinery and plasterboard that is environmentally certified by independent certification schemes such as GECA, EcoSpecifier or the Carpet Institute of Australia.
 - » Select high quality, durable finishes with long warranty periods.
- To reduce the airborne chemicals within your home consider using paints, adhesives and carpets rated to have low levels of volatile organic compounds (VOCs).

- To reduce waste to landfill during the operation of your home,
 - » Install a dual bin in the kitchen joinery to make recycling as easy as disposing of general waste.
 - » Adopt a worm farm or composting bin to reduce food waste and provide fertiliser for your gardens.

3.4 Smart technology

- Smart monitoring
 - » Incorporate smart meters to help track your energy consumption and reduce your bills even further.
- Smart home automation
 - » Consider the use of smart home automation to make your life easier and future proof your home. Systems available include:
 - Smart Security systems.
 - Smart intercom and access controls
 - Smart controls of lighting, blinds, air conditioning and appliances.
 - Audio Visual systems.
- If solar electricity and/or batteries are installed, consider a fully electric house to avoid the need for a natural gas connection.

3.5 Landscaping

- The use of permeable surfaces is encouraged to maximise opportunities for natural infiltration and groundwater recharge.
- The use of waterwise plant species, waterwise irrigation and mulching of garden beds is encouraged to reduce water use.
- The planting of trees offering shade for the house and outdoor living areas and contributing to bird habitat is encouraged.
- The use of locally native plant species is encouraged to increase biodiversity.
- Consider the use of herbs, vegetables and fruit trees to create a productive garden.

Hot Tip Please refer to Annexure D for the Landscaping Design Guidelines including concepts and example planting palettes to help you achieve a high quality landscape outcome.

Definitions

As Constructed Site Level

The existing level of your lot as constructed during the civil works completed by or on behalf of Mirvac.

**Built to Boundary Walls
(Zero Lot Boundary)**

Refer Plan of Development (PoD).

Covenant Bond

A Covenant Bond has been incorporated into the land sales contract for all properties within Kindira. The fully refundable Covenant Bond serves to ensure that well designed, quality homes are brought to life to make this an attractive community to be proud of.

Design Committee

The entity appointed by Mirvac authorised to approve building applications under these Residential Design Standards & Guidelines.

Façade

Elevation of a building visible from a Public Area. The primary façade is the elevation facing the primary street.

Living Areas

The internal part of your home excluding utility areas such as garage, laundry, bathroom, toilet, hallways and storage areas.

Local Authority

Logan City Council or the Department of State Development, Manufacturing, Infrastructure and Planning as applicable.

Plan of Development (PoD)

The approved Plan of Development — Envelope Plan and Plan of Development — Design Criteria in Annexure A and B.

Primary Street

The street fronting your lot where the lot has only one street frontage; or for lots with two or more street frontages the street which your home’s front door is located.

Private Open Space

External areas of your lot with an area and dimensions as required by the Plan of Development. Private Open Space areas are not to contain any service items such as bin store, air conditioning condensers or rainwater tanks, etc. It may be roofed or un-roofed.

Public Area

Any land vested to, or under the control of the Logan City Council. E.g. roads, verges /nature strips, parks, public access ways, etc.

Public Open Space

Public Area excluding roads and verges / nature strips.

Retaining Wall

A retaining wall is defined as any retaining structure higher than 200mm.

Setback

Refer Plan of Development.

Site Coverage

Site coverage is the percentage of the land parcel covered by your building(s). Refer to the Plan of Development for more information.

Secondary Street

Applies to lots with more than one street frontage and is the street(s) which is not the primary street.

Annexure A

Approved PoD – Envelope Plan

ROL 4: PRECINCT 101 & 102



CLIENT



SITE ADDRESS
HOMESTEAD DRIVE, MONARCH GLEN

RP DESCRIPTION
Lot 1-3 on SP351245

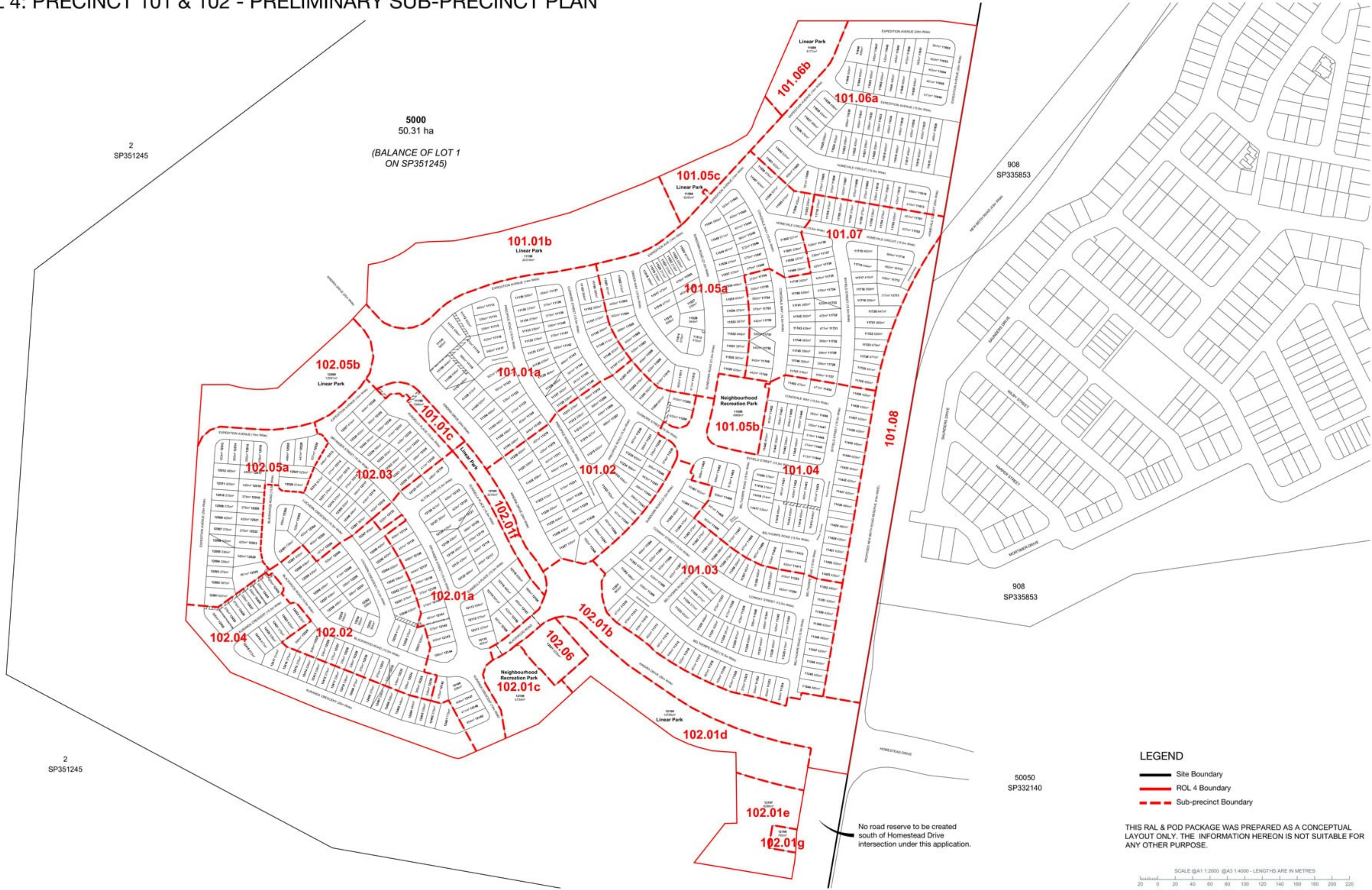
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MF

DATE
22/01/2026

DRAWING NO.
11731 P 27 Rev O - PRO 01



ROL 4: PRECINCT 101 & 102 - PRELIMINARY SUB-PRECINCT PLAN



ROL 4: RECONFIGURATION OF A LOT PLAN



- LEGEND
- Site Boundary
 - ROL 4 Boundary
 - Sub-precinct Boundary
 - Proposed Services Easement
 - Conservation Area
 - Indicative Bin Pad location
 - Indicative PMT / RMU Site

DEVELOPMENT STATISTICS				
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
25m Deep Lots				
Villa	V25	11.2m	1	0.2%
Courtyard	C25	14m	2	0.4%
Premium Courtyard	PC25	16m	1	0.2%
Sub Total		4	0.7%	0.186 ha
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
28m Deep Lots				
Terrace - Front Loaded	T28	7.5m	7	1.2%
Villa	V28	11.2m	4	0.7%
Premium Villa	PV28	12.5m	16	2.8%
Courtyard	C28	14m	31	5.4%
Premium Courtyard	PC28	16m	16	2.8%
Traditional	TD28	18m	4	0.7%
Premium Traditional	PT28	20m	1	0.2%
Sub Total		79	13.9%	3.411 ha
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
30m Deep Lots				
Villa	V30	11.2m	48	8.4%
Premium Villa	PV30	12.5m	134	23.5%
Courtyard	C30	14m	118	20.7%
Premium Courtyard	PC30	16m	52	9.1%
Traditional	TD30	18m	6	1.1%
Premium Traditional	PT30	20m	5	0.9%
Sub Total		363	63.7%	15.679 ha
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
32m Deep Lots				
Villa	V32	11.2m	9	1.6%
Premium Villa	PV32	12.5m	56	9.8%
Courtyard	C32	14m	42	7.4%
Premium Courtyard	PC32	16m	13	2.3%
Traditional	TD32	18m	1	0.2%
Premium Traditional	PT32	20m	1	0.2%
Sub Total		122	21.4%	5.772 ha
Multiple Residential	MR (2 dwellings)	2	0.4%	0.124 ha
Total Allotments		570		
Total Dwellings		572	100%	25.172 ha
Land Budget				
Area of Subject Site / Stage	Area (Ha)	%		
Net Residential Allotments	25.172 ha	49.9%		
Linear Park / Pedestrian Linkage	6.847 ha	13.6%		
Neighbourhood Recreation Park	1.073 ha	2.1%		
Local Road Areas	11.067 ha	21.9%		
Major Road Areas	5.096 ha	10.1%		
Special Use Lot 12601	0.324 ha	0.6%		
Balance Lot 12196	0.079 ha	0.2%		
Balance Lot 12197	0.829 ha	1.6%		
Total Area	50.487 ha	100%		
Average Lot Size (m²)	441.6 m²			
Net Density (dw/ha)	15.3 dw/ha			

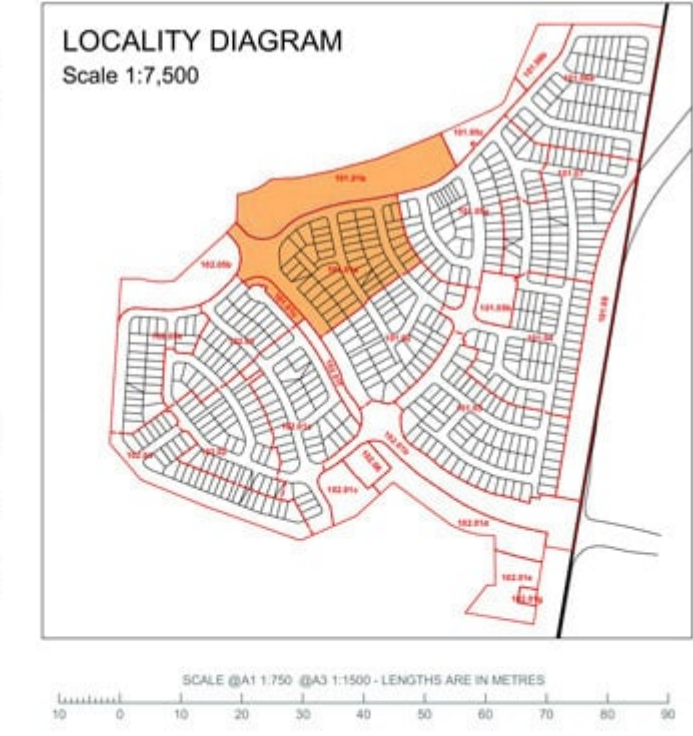
SCALE @A1 1:2000 @A3 1:4000 - LENGTHS ARE IN METRES



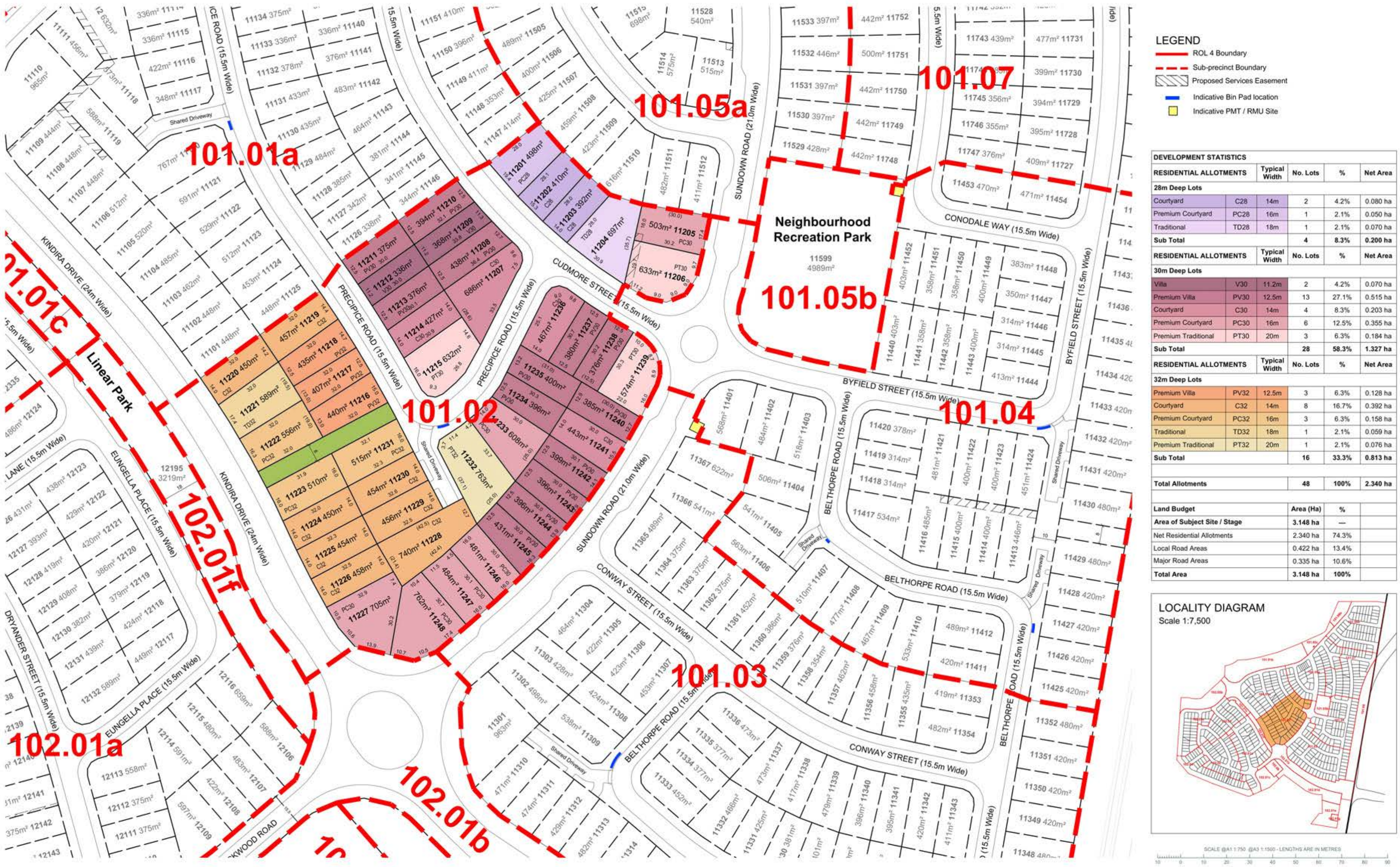
LEGEND

-  ROL 4 Boundary
-  Sub-precinct Boundary
-  Proposed Services Easement
-  Indicative Bin Pad location
-  Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	5	9.3%	0.186 ha
Courtyard	C28	14m	5	9.3%	0.202 ha
Sub Total			10	18.5%	0.388 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	8	14.8%	0.271 ha
Premium Villa	PV30	12.5m	15	27.8%	0.637 ha
Courtyard	C30	14m	3	5.6%	0.140 ha
Premium Courtyard	PC30	16m	1	1.9%	0.051 ha
Premium Traditional	PT30	20m	1	1.9%	0.096 ha
Sub Total			28	51.9%	1.195 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	1	1.9%	0.057 ha
Courtyard	C32	14m	12	22.2%	0.612 ha
Premium Courtyard	PC32	16m	3	5.6%	0.154 ha
Sub Total			16	29.6%	0.823 ha
Total Allotments			54	100%	2.406 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			6.610 ha	—	
Net Residential Allotments			2.406 ha	36.4%	
Linear Park / Pedestrian Linkage			2.626 ha	39.7%	
Local Road Areas			0.760 ha	11.5%	
Major Road Areas			0.818 ha	12.4%	
Total Area			6.610 ha	100%	



ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 101.02



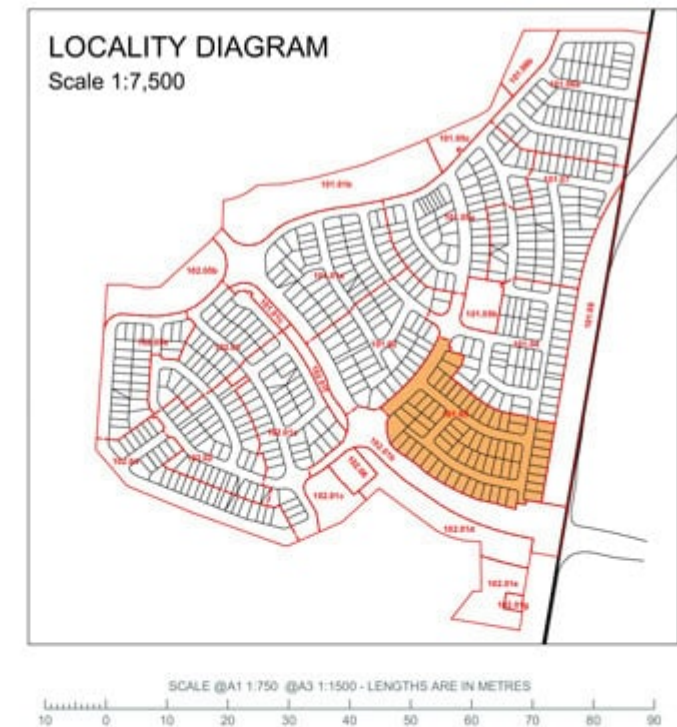
The map displays a residential subdivision with the following details:

- Lot Numbers and Areas:**
 - 101.02 (Pink):** 11222 558m², 11223 510m², 11224 450m², 11225 454m², 11226 458m², 11227 705m², 11232 703m², 11241 443m², 11242 399m², 11243 399m², 11244 399m², 11245 431m², 11246 481m², 11247 762m², 11248 762m².
 - 101.03 (Pink):** 11301 963m², 11302 498m², 11303 428m², 11304 464m², 11305 422m², 11306 423m², 11307 453m², 11308 424m², 11309 538m², 11310 471m², 11311 474m², 11312 429m², 11313 482m², 11314 487m², 11315 446m², 11316 423m², 11317 451m², 11318 445m², 11319 424m², 11320 403m², 11321 370m², 11322 394m², 11323 404m², 11324 508m².
 - 101.04 (Pink):** 11367 622m², 11368 541m², 11369 489m², 11370 536m², 11371 535m², 11372 535m², 11373 452m², 11374 388m², 11375 376m², 11376 554m², 11377 462m², 11378 459m², 11379 435m², 11380 482m², 11381 419m², 11382 435m², 11383 480m², 11384 420m², 11385 420m², 11386 420m², 11387 420m², 11388 420m², 11389 420m², 11390 420m², 11391 420m², 11392 420m², 11393 420m², 11394 420m², 11395 420m², 11396 420m², 11397 420m², 11398 420m², 11399 420m², 11400 420m², 11401 420m², 11402 420m², 11403 420m², 11404 420m², 11405 420m², 11406 420m², 11407 420m², 11408 420m², 11409 420m², 11410 420m², 11411 420m², 11412 420m², 11413 420m², 11414 420m², 11415 420m², 11416 420m², 11417 420m², 11418 314m², 11419 314m², 11420 481m², 11421 481m², 11422 400m², 11423 400m², 11424 451m², 11425 420m², 11426 420m², 11427 420m², 11428 420m², 11429 480m², 11430 480m², 11431 420m², 11432 420m².
 - 101.08 (Pink):** 11352 480m², 11351 420m², 11350 420m², 11349 420m², 11348 480m², 11347 420m², 11346 420m², 11345 420m², 11344 480m².
 - 102.01a (Purple):** 12115 480m², 12116 059m², 12117 059m², 12118 059m², 12119 059m², 12120 059m², 12121 059m², 12122 059m², 12123 059m², 12124 059m², 12125 059m², 12126 059m², 12127 059m², 12128 059m², 12129 059m², 12130 059m², 12131 059m², 12132 059m², 12133 059m², 12134 059m², 12135 059m², 12136 059m², 12137 059m², 12138 059m², 12139 059m², 12140 059m², 12141 059m², 12142 059m², 12143 059m², 12144 059m², 12145 059m², 12146 059m², 12147 059m², 12148 059m², 12149 059m², 12150 059m², 12151 059m², 12152 059m², 12153 059m², 12154 059m², 12155 059m², 12156 059m², 12157 059m², 12158 059m², 12159 059m², 12160 059m², 12161 059m², 12162 059m², 12163 059m², 12164 059m², 12165 059m², 12166 059m², 12167 059m², 12168 059m², 12169 059m², 12170 059m², 12171 059m², 12172 059m², 12173 059m², 12174 059m², 12175 059m², 12176 059m², 12177 059m², 12178 059m², 12179 059m², 12180 059m², 12181 059m², 12182 059m², 12183 059m², 12184 059m², 12185 059m², 12186 059m², 12187 059m², 12188 059m², 12189 059m², 12190 059m², 12191 059m², 12192 059m², 12193 059m², 12194 059m², 12195 059m², 12196 059m², 12197 059m², 12198 059m², 12199 059m², 12200 059m², 12201 059m², 12202 059m², 12203 059m², 12204 059m², 12205 059m², 12206 059m², 12207 059m², 12208 059m², 12209 059m², 12210 059m², 12211 059m², 12212 059m², 12213 059m², 12214 059m², 12215 059m², 12216 059m², 12217 059m², 12218 059m², 12219 059m², 12220 059m², 12221 059m², 12222 059m², 12223 059m², 12224 059m², 12225 059m², 12226 059m², 12227 059m², 12228 059m², 12229 059m², 12230 059m², 12231 059m², 12232 059m², 12233 059m², 12234 059m², 12235 059m², 12236 059m², 12237 059m², 12238 059m², 12239 059m², 12240 059m², 12241 059m², 12242 059m², 12243 059m², 12244 059m², 12245 059m², 12246 059m², 12247 059m², 12248 059m², 12249 059m², 12250 059m², 12251 059m², 12252 059m², 12253 059m², 12254 059m², 12255 059m², 12256 059m², 12257 059m², 12258 059m², 12259 059m², 12260 059m², 12261 059m², 12262 059m², 12263 059m², 12264 059m², 12265 059m², 12266 059m², 12267 059m², 12268 059m², 12269 059m², 12270 059m², 12271 059m², 12272 059m², 12273 059m², 12274 059m², 12275 059m², 12276 059m², 12277 059m², 12278 059m², 12279 059m², 12280 059m², 12281 059m², 12282 059m², 12283 059m², 12284 059m², 12285 059m², 12286 059m², 12287 059m², 12288 059m², 12289 059m², 1229

LEGEND

-  Site Boundary
-  ROL 4 Boundary
-  Sub-precinct Boundary
-  Proposed Services Easement
-  Indicative Bin Pad location
-  Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	4	6.0%	0.155 ha
Courtyard	C28	14m	7	10.4%	0.298 ha
Premium Courtyard	PC28	16m	4	6.0%	0.190 ha
Sub Total			15	22.4%	0.643 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	2	3.0%	0.073 ha
Premium Villa	PV30	12.5m	13	19.4%	0.529 ha
Courtyard	C30	14m	27	40.3%	1.191 ha
Premium Courtyard	PC30	16m	8	11.9%	0.390 ha
Traditional	TD30	18m	2	3.0%	0.159 ha
Sub Total			52	77.6%	2.342 ha
Total Allotments			67	100%	2.985 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			4.230 ha	—	
Net Residential Allotments			2.985 ha	0.706 ha	
Local Road Areas			1.245 ha	29.4%	
Total Area			4.230 ha	100%	



DISCLAIMER
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SOURCE
PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: PROVIDED BY SAUNDERS HAVILL, DRAWING REFERENCE "11731 LC Rev P F594, 08.01.2020"
 DATED 08/01/2026
BUSHFIRE MANAGEMENT PLAN: PROVIDED BY COVEY, DOCUMENT REFERENCE "243951_RHF_GDA2020_Rev_G.dwg"
 DATED 15/12/2025
ROAD TRAFFIC NOISE ASSESSMENT: PROVIDED BY ATP CONSULTING ENGINEERS, DOCUMENT REFERENCE
 "ATP240148-R-RTNA-01-P101&P102" DATED APRIL 2025



CLIENT



SITE ADDRESS
HOMESTEAD DRIVE, MONARCH GLEN

RP DESCRIPTION
Lot 1-3 on SP351245

DRAWN
MF

DATE
22/01/2026

	DRAWING NO.
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11731 P 27 Rev O - STG 101.03



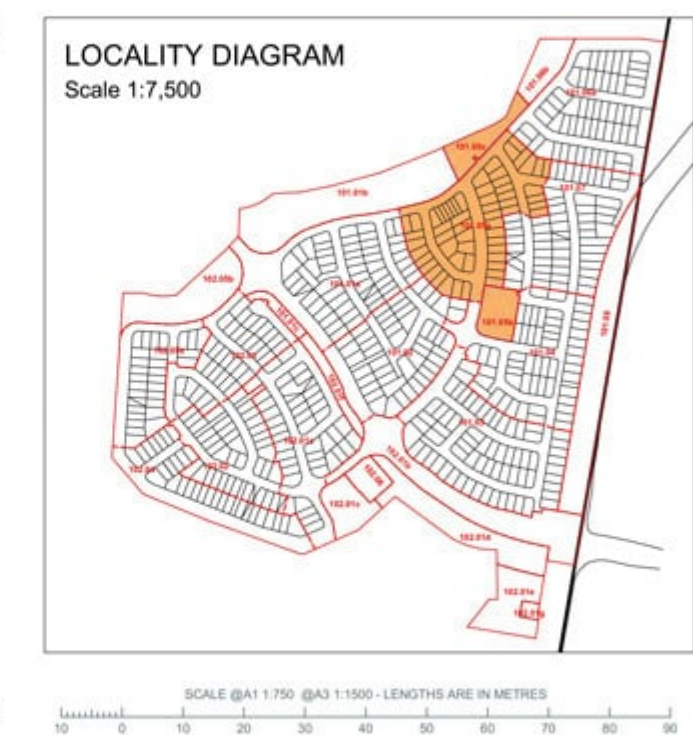
ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 101.04



LEGEND

-  Site Boundary
-  ROL 4 Boundary
-  Sub-precinct Boundary
-  Proposed Services Easement
-  Indicative Bin Pad location
-  Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Terrace - Front Loaded	T28	7.5m	7	12.1%	0.191 ha
Courtyard	C28	14m	3	5.2%	0.147 ha
Premium Courtyard	PC28	16m	1	1.7%	0.059 ha
Traditional	TD28	18m	2	3.4%	0.121 ha
Sub Total			13	22.4%	0.518 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	5	8.6%	0.174 ha
Premium Villa	PV30	12.5m	13	22.4%	0.511 ha
Courtyard	C30	14m	11	19.0%	0.523 ha
Premium Courtyard	PC30	16m	4	6.9%	0.201 ha
Sub Total			33	56.9%	1.409 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	6	10.3%	0.272 ha
Courtyard	C32	14m	6	10.3%	0.307 ha
Sub Total			12	20.7%	0.579 ha
Total Allotments			58	100%	2.506 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			4.754 ha	—	
Net Residential Allotments			2.506 ha	52.7%	
Linear Park / Pedestrian Linkage			0.526 ha	11.1%	
Neighbourhood Recreation Park			0.500 ha	10.5%	
Local Road Areas			1.222 ha	25.7%	
Total Area			4.754 ha	100%	



ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 101.06



CLIENT



SITE ADDRESS
HOMESTEAD DRIVE, MONARCH GLEN
RP DESCRIPTION
Lot 1-3 on SP351245

DRAWN

MF

DATE

22/01/2026

DRAWING NO.

11731 P 27 Rev O - STG 101.06



ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 101.07



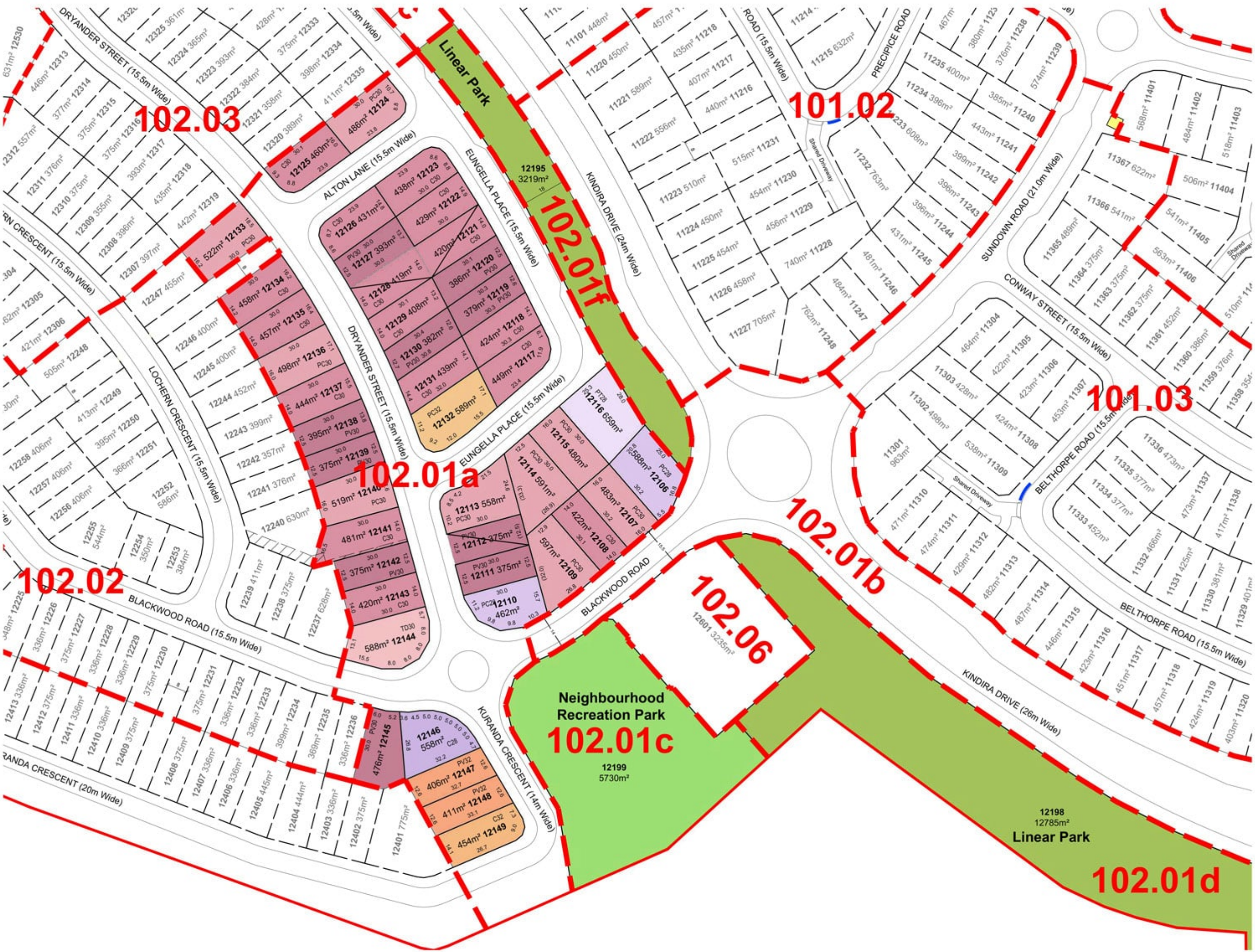
LEGEND

- Site Boundary
- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	2	3.6%	0.072 ha
Courtyard	C28	14m	3	5.4%	0.124 ha
Premium Courtyard	PC28	16m	1	1.8%	0.046 ha
Traditional	TD28	18m	1	1.8%	0.072 ha
Sub Total			7	12.5%	0.314 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	7	12.5%	0.247 ha
Premium Villa	PV30	12.5m	17	30.4%	0.663 ha
Courtyard	C30	14m	14	25.0%	0.623 ha
Premium Courtyard	PC30	16m	3	5.4%	0.146 ha
Sub Total			41	73.2%	1.679 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	6	10.7%	0.317 ha
Premium Courtyard	PC32	16m	1	1.8%	0.065 ha
Sub Total			7	12.5%	0.382 ha
Multiple Residential	MR (2 dwellings)		1	1.8%	0.067 ha
Total Allotments			56		
Total Dwellings			57	100%	2.442 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			3.235 ha	—	
Net Residential Allotments			2.442 ha	75.5%	
Local Road Areas			0.793 ha	24.5%	
Total Area			3.235 ha	100%	



ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.01



LEGEND

- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS				
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%
28m Deep Lots				
Courtyard	C28	14m	1	2.3%
Premium Courtyard	PC28	16m	2	4.5%
Premium Traditional	PT28	20m	1	2.3%
Sub Total			4	9.1%
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%
30m Deep Lots				
Premium Villa	PV30	12.5m	10	22.7%
Courtyard	C30	14m	16	36.4%
Premium Courtyard	PC30	16m	9	20.5%
Traditional	TD30	18m	1	2.3%
Sub Total			36	81.8%
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%
32m Deep Lots				
Premium Villa	PV32	12.5m	2	4.5%
Courtyard	C32	14m	1	2.3%
Premium Courtyard	PC32	16m	1	2.3%
Sub Total			4	9.1%
Total Allotments			44	100%
Land Budget		Area (Ha)	%	
Area of Subject Site / Stage		8.226 ha	—	
Net Residential Allotments		2.037 ha	24.8%	
Linear Park / Pedestrian Linkage		1.600 ha	19.5%	
Neighbourhood Recreation Park		0.573 ha	7.0%	
Local Road Areas		1.245 ha	15.1%	
Major Road Areas		1.863 ha	22.6%	
Balance Lot 12196		0.079 ha	1.0%	
Balance Lot 12197		0.829 ha	10.1%	
Total Area		8.226 ha	100%	



ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.01



ROL 4 Boundary

Sub-precinct Boundary

Proposed Services Easement

Neighbourhood Recreation Park

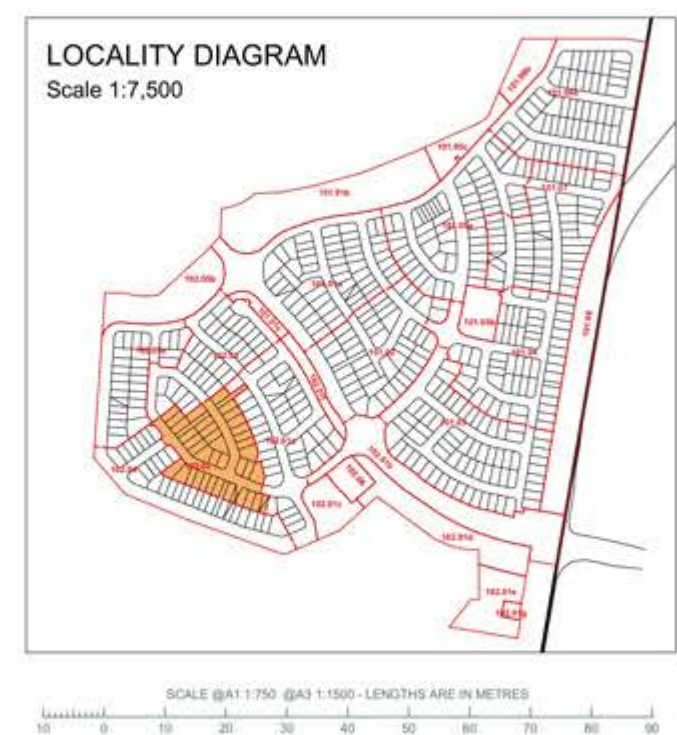
Indicative Bin Pad location

Indicative PMT / RMU Site

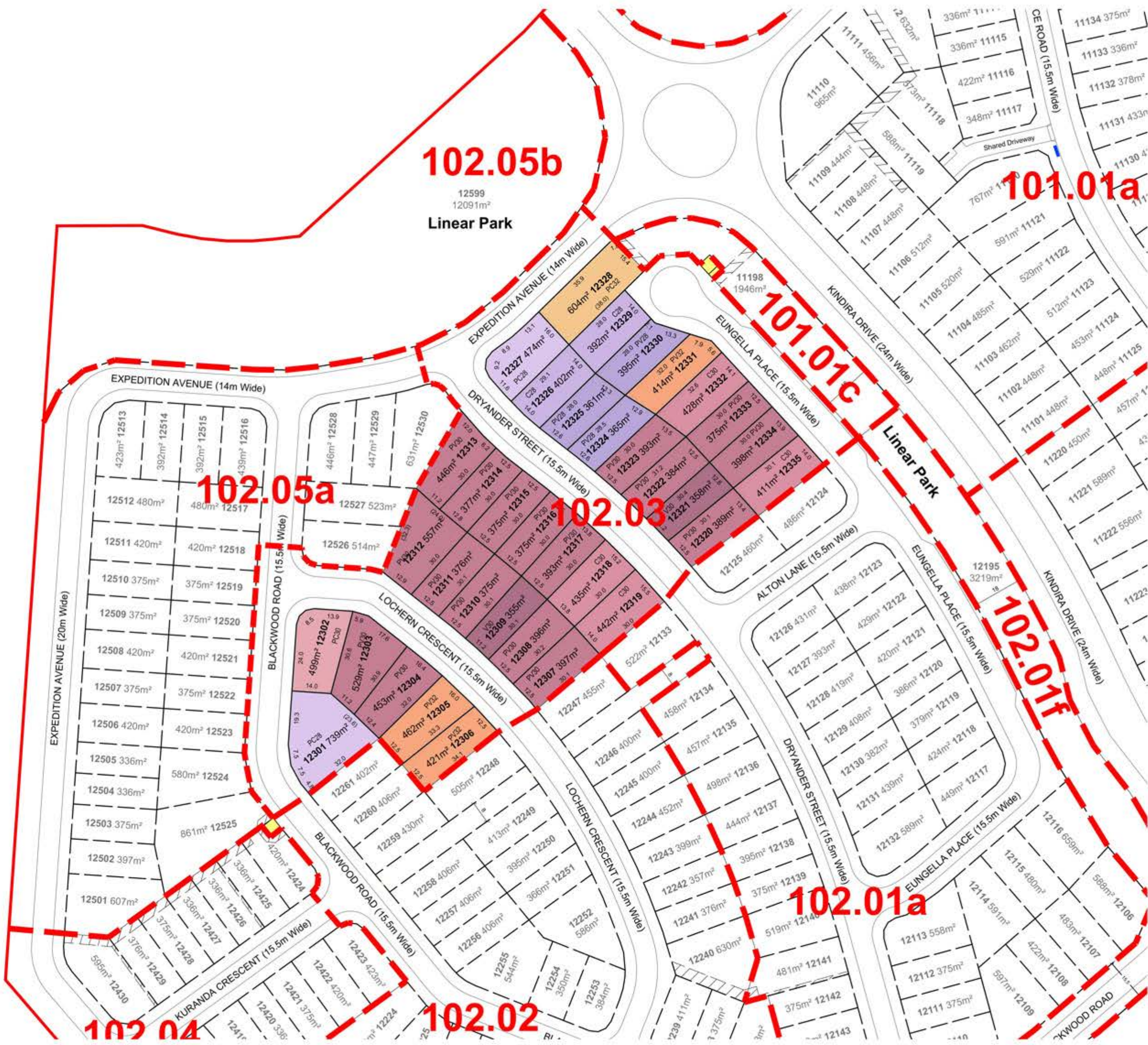
DEVELOPMENT STATISTICS

RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
25m Deep Lots					
Villa	V25	11.2m	1	2.6%	0.059 ha
Courtyard	C25	14m	2	5.3%	0.089 ha
Premium Courtyard	PC25	16m	1	2.6%	0.038 ha
Sub Total			4	10.5%	0.186 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	1	2.6%	0.037 ha
Courtyard	C28	14m	1	2.6%	0.063 ha
Sub Total			2	5.3%	0.100 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	8	21.1%	0.274 ha
Premium Villa	PV30	12.5m	12	31.6%	0.482 ha
Courtyard	C30	14m	4	10.5%	0.195 ha
Sub Total			24	63.2%	0.951 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Villa	V32	11.2m	1	2.6%	0.041 ha
Premium Villa	PV32	12.5m	6	15.8%	0.264 ha
Courtyard	C32	14m	1	2.6%	0.051 ha
Sub Total			8	21.1%	0.356 ha
Total Allotments			38	100%	1.593 ha

Land Budget		Area (Ha)	%
Area of Subject Site / Stage		2,271 ha	—
Net Residential Allotments		1.593 ha	70.1%
Linear Park / Pedestrian Linkage		0.125 ha	5.5%
Local Road Areas		0.553 ha	24.4%
Total Area		2,271 ha	100%



ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.03



LEGEND

- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
28m Deep Lots					
Premium Villa	PV28	12.5m	3	8.6%	0.112 ha
Courtyard	C28	14m	2	5.7%	0.079 ha
Premium Courtyard	PC28	16m	2	5.7%	0.121 ha
Sub Total			7	20.0%	0.312 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	2	5.7%	0.071 ha
Premium Villa	PV30	12.5m	17	48.6%	0.700 ha
Courtyard	C30	14m	4	11.4%	0.172 ha
Premium Courtyard	PC30	16m	1	2.9%	0.050 ha
Sub Total			24	68.6%	0.993 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Villa	PV32	12.5m	3	8.6%	0.130 ha
Premium Courtyard	PC32	16m	1	2.9%	0.060 ha
Sub Total			4	11.4%	0.190 ha
Total Allotments			35	100%	1.495 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			2.262 ha	—	
Net Residential Allotments			1.495 ha	66.1%	
Local Road Areas			0.767 ha	33.9%	
Total Area			2.262 ha	100%	



CLIENT



SITE ADDRESS

HOMESTEAD DRIVE, MONARCH GLEN

RP DESCRIPTION

Lot 1-3 on SP351245

DRAWN

MF

DATE

22/01/2026

DRAWING NO.

11731 P 27 Rev O - STG 102.03



102.03a

102.05a

102.04

102.02

102.01a

102.01f

102.01c

Neighbourhood Recreation Park

12199 5730m²

EXPEDITION AVENUE (20m Wide)

BLACKWOOD ROAD (15.5m Wide)

LOCHERN CRESCENT (15.5m Wide)

KURANDA CRESCENT (20m Wide)

ALTON LANE (15.5m Wide)

DRYANDER STREET (15.5m Wide)

EUNGELLA PLACE (15.5m Wide)

KINDRA DRIVE (20m Wide)

12511 420m²

12510 375m²

12509 375m²

12508 420m²

12507 375m²

12506 420m²

12505 336m²

12504 336m²

12503 375m²

12502 397m²

12501 607m²

12526 514m²

12312 375m²

12311 375m²

12310 375m²

12309 355m²

12308 586m²

12307 397m²

12306 455m²

12247 455m²

12246 400m²

12245 400m²

12244 452m²

12243 399m²

12242 357m²

12241 376m²

12240 630m²

12239 411m²

12238 375m²

12237 628m²

12236 406m²

12235 544m²

12234 350m²

12233 384m²

12232 586m²

12231 375m²

12230 375m²

12229 375m²

12228 375m²

12227 375m²

12226 375m²

12225 548m²

12224 590m²

12223 375m²

12222 375m²

12221 375m²

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12105 375m²

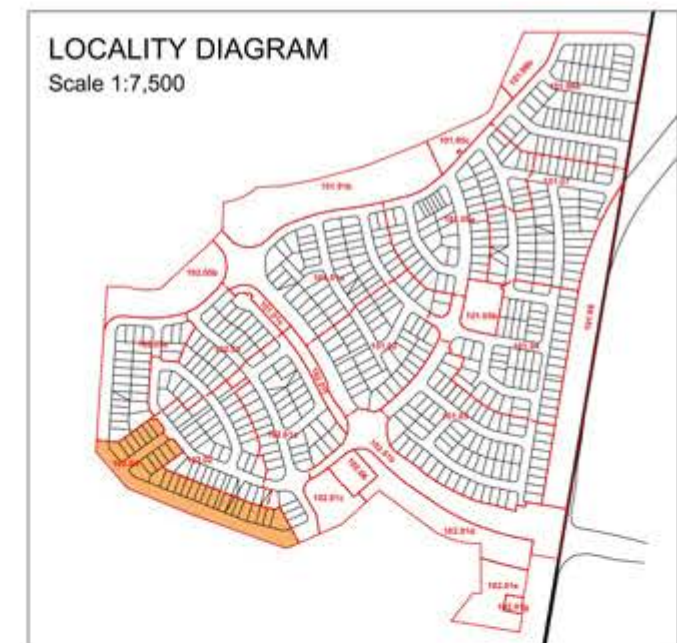
12104

LEGEND

-  ROL 4 Boundary
-  Sub-precinct Boundary
-  Proposed Services Easement
-  Neighbourhood Recreation Park
- Indicative Bin Pad location
-  Indicative PMT / RMU Site

DEVELOPMENT STATISTICS					
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
30m Deep Lots					
Villa	V30	11.2m	11	31.4%	0.369 ha
Premium Villa	PV30	12.5m	11	31.4%	0.431 ha
Courtyard	C30	14m	5	14.3%	0.215 ha
Premium Courtyard	PC30	16m	2	5.7%	0.127 ha
Sub Total			29	82.9%	1.142 ha
RESIDENTIAL ALLOTMENTS		Typical Width	No. Lots	%	Net Area
32m Deep Lots					
Premium Courtyard	PC32	16m	1	2.9%	0.078 ha
Sub Total			1	2.9%	0.078 ha
Total Allotments			30	86%	1.220 ha
Land Budget			Area (Ha)	%	
Area of Subject Site / Stage			2.196 ha	—	
Net Residential Allotments			1.220 ha	55.6%	
Linear Park / Pedestrian Linkage			0.024 ha	1.1%	
Local Road Areas			0.952 ha	43.4%	
Total Area			2.196 ha	100%	

LOCALITY DIAGRAM
Scale 1:7,500



SCALE @ A1: 1:750 @ A3: 1:1500 - LENGTHS ARE IN METRES

DISCLAIMER

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SUBJECT BOUNDARIES: PROVIDED BY SAUNDERS HAVILL, DRAWING REFERENCE "11731 LC Rev# F994-08.01.200"
 DATED 08/01/2008
BUSHFIRE MANAGEMENT PLAN: PROVIDED BY COVEY, DOCUMENT REFERENCE "343661_RHF_GDA2020_Rev_G.dwg"
 DATED 15/12/2025
ROAD TRAFFIC NOISE ASSESSMENT: PROVIDED BY ATP CONSULTING ENGINEERS, DOCUMENT REFERENCE
 "ATP240148-R-RTNA-01-P101&P102" DATED APRIL 2025



CLIENT



SITE ADDRESS

HOMESTEAD DRIVE, MONARCH GLEN

AP DESCRIPTION

Lot 1-3 on SP351245

DRAWN

MF

DATE _____

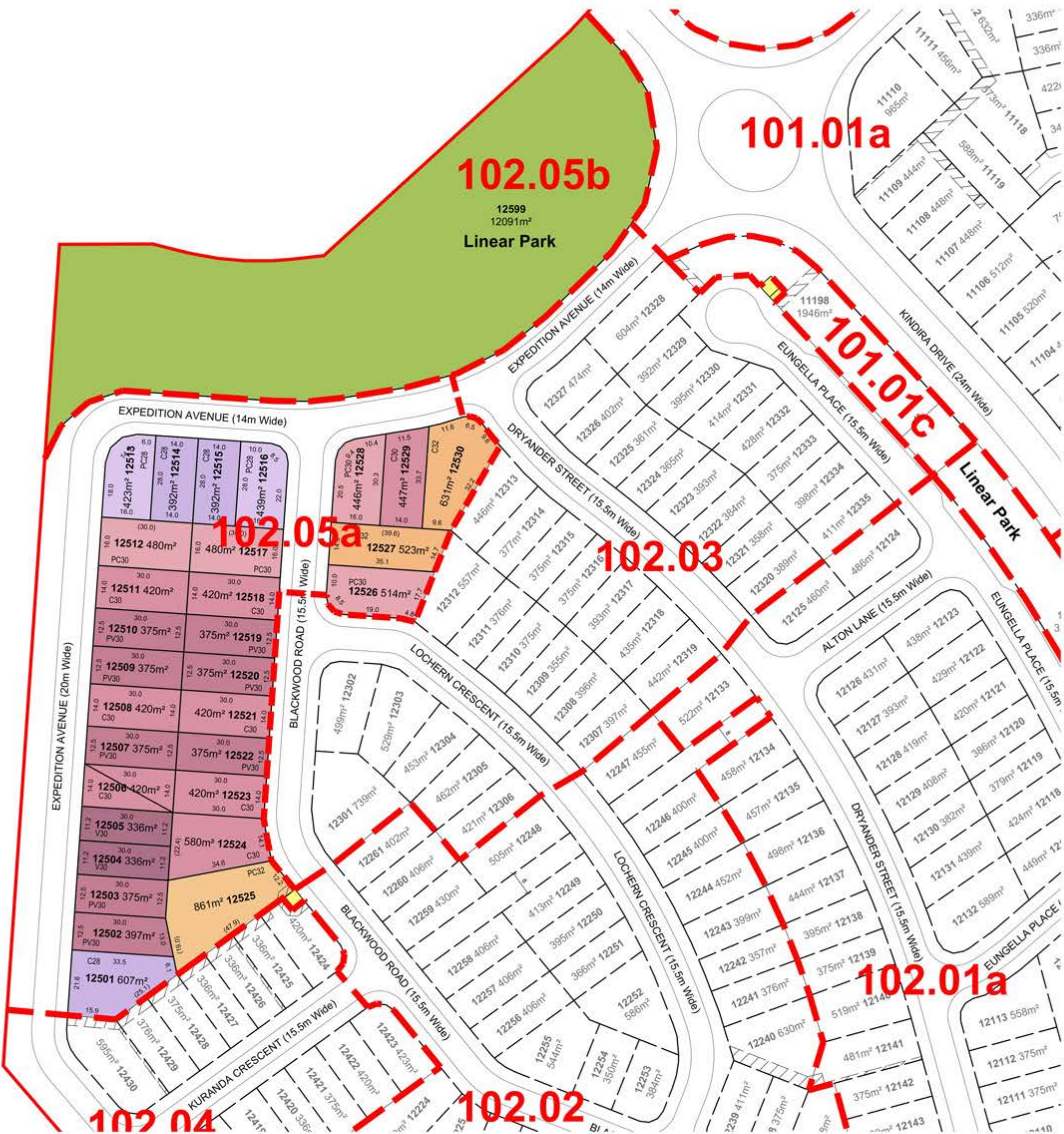
22/01/2026

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11731 P 27 Rev O - STG 102.04



ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.05

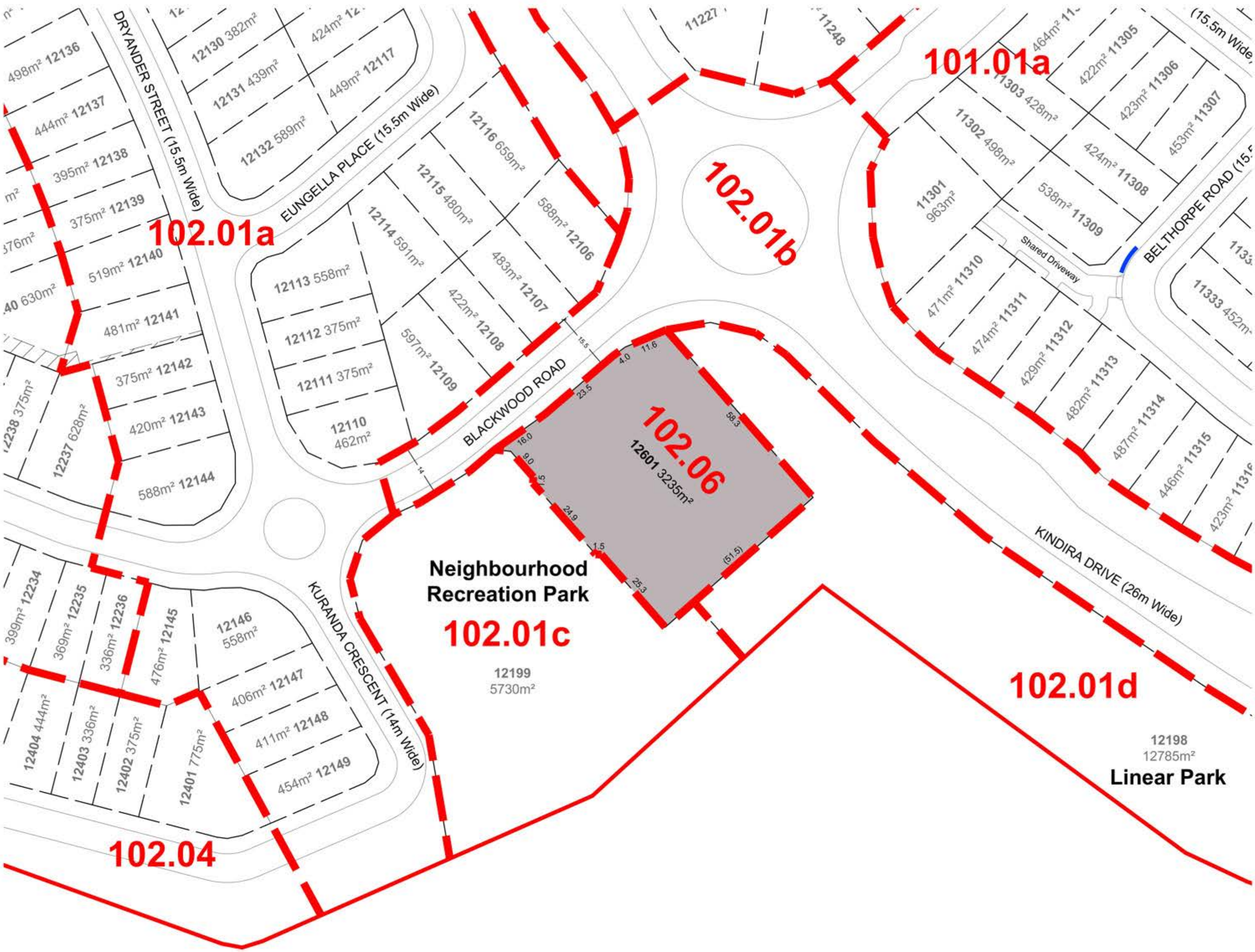


- LEGEND
- ROL 4 Boundary
 - Sub-precinct Boundary
 - Proposed Services Easement
 - Neighbourhood Recreation Park
 - Indicative Bin Pad location
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DEVELOPMENT STATISTICS				
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
28m Deep Lots				
Courtyard	C28	14m	3	8.6%
Premium Courtyard	PC28	16m	2	5.7%
Sub Total		5	14.3%	0.225 ha
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
30m Deep Lots				
Villa	V30	11.2m	2	5.7%
Premium Villa	PV30	12.5m	8	22.9%
Courtyard	C30	14m	8	22.9%
Premium Courtyard	PC30	16m	4	11.4%
Sub Total		22	62.9%	0.916 ha
RESIDENTIAL ALLOTMENTS	Typical Width	No. Lots	%	Net Area
32m Deep Lots				
Courtyard	C32	14m	2	5.7%
Premium Courtyard	PC32	16m	1	2.9%
Sub Total		3	8.6%	0.201 ha
Total Allotments		30	86%	1.342 ha
Land Budget				Area (Ha)
Area of Subject Site / Stage				3.190 ha
Net Residential Allotments				1.342 ha
Linear Park / Pedestrian Linkage				1.209 ha
Local Road Areas				0.639 ha
Total Area				3.190 ha



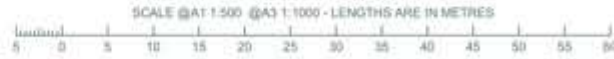
ROL 4: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 102.06



LEGEND

- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Indicative Bin Pad location
- Indicative PMT / RMU Site

DEVELOPMENT STATISTICS			
Land Budget	Area (Ha)	%	
Area of Subject Site / Stage	0.324 ha	—	
Special Use Lot 12601	0.324 ha	100.0%	
Total Area	0.324 ha	100%	



Annexure B

Approved PoD – Design Criteria



Artist's impression as at September 2025 was produced prior to planning approval, statutory approval and commencement of construction and is subject to change. The information, image and artist's impression depicting exteriors are intended only as a guide and are not to be relied on as a representative of the final product. Landscaping is illustrative only, type and size of trees and planting are subject to change. Design of housing is an indicative design and its materials, colours, shape, size and design are not finalised and subject to change.

ROL 4: PLAN OF DEVELOPMENT - DESIGN CRITERIA

NOTES

THE FOLLOWING CRITERIA APPLY TO A HOUSE (DETACHED), MULTIPLE RESIDENTIAL, DISPLAY HOME PROPOSALS.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

- All development is to be undertaken in accordance with Development Approval, and Queensland Development Code (QDC), except as varied below.
- Nominated building location envelopes may be constrained by future easements and/or services.
- Buildings shall be constructed in accordance with the approved Bushfire Report.
- Where allotments are so marked on Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with the approved Noise Impact Assessment.

Setbacks

- Setbacks are as the relevant approved Plan of Development Table, unless specified otherwise on this plan.
- The permitted location of built to boundary walls are indicated on the Plan of Development.
- Where built to boundary walls are not adopted, side setbacks shall be in accordance with the requirements of the Non-Built to Boundary Setbacks nominated in Plan Of Development Table.
- Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
- The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism).
- Other than built to boundary walls, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, rainwater fittings, or ornamental attachments) is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
- The length of the built to boundary walls shall be no more than:
 - 75% of the boundary length for a house on a lot width of 7.5m - 9.5m
 - 50% of the boundary length for a house on a lot width of greater than 9.5m, or 15m, which ever is greater.
- Walls over 8m in length facing either the primary or secondary street without windows or articulation are not permitted.
- A lot can have only one primary frontage. Primary frontages are nominated as per driveway frontages, unless specified otherwise on the Plan of Development - Envelope Plans;
- The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade
 - Balconies, porches or verandahs
 - Shadow lines created on the building through minor changes in the façade (100mm minimum).
- Entrance porticoes may be located closer to the property boundary than stated in POD Table, provided that the portico:
 - Is located no less than 1.4m from the front property boundary,
 - Does not exceed maximum height of 4.5m,
 - Does not exceed a depth of 2.5m; and
 - The portico remains open and not enclosed.

Corner Lot Setback

- A corner lot is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that abut a shared access driveway, pedestrian link /connection / threshold, landscape buffer &/or open space.
- Corner lots are interpreted as having a Primary and Secondary frontage and two side boundaries for the purposes of determining building setbacks (ie. No rear boundary setback applies).
- For corner lots (excluding a corner intersecting with a laneway), no building or structure over 2m high is built within a 6m x 6m truncation at the corner of two road frontages (refer Plan of Development Table).

Building Height

- The maximum building height is 9.0m.
- Buildings must have no more than 2 storeys.
- Maximum height of any structure to the built to boundary wall is 3.5m from finish ground level.

Site Cover

- Site cover means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is--
 - in a landscaped or open space area, including, for example, a gazebo or shade structure; or
 - a basement that is completely below ground level and used for car parking; or
 - c the eaves of a building; or
 - d a sun shade.

Private Open Space and Amenity

- Each house / dwelling unit has a clearly defined outdoor living space which:
 - Has an area of at least:
 - 12m² with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
 - 9m² with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
 - 5m² with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
 - Is accessible from a living area; and
 - Has a ground slope of not more than 1 in 10;

Parking and Driveways

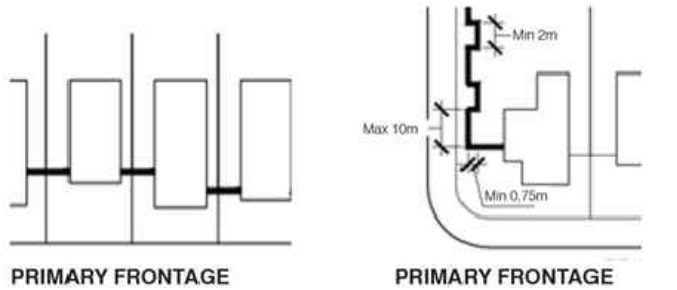
- A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
- Garages:
 - Where single storey on lots less than 10m, single or tandem garages must be used. Where double storey on a lot less than 10m, double garages can be used provided the garage is setback a min 1.0m from the first floor balcony / façade and the main entrance address the street.
 - For a dwelling on a lot with a primary frontage less than 10.0m the garage door width must not exceed 3.0m for single storey.
 - A single storey dwelling on a lot with a primary frontage equal to or greater than 10m and less than 12.5m must adhere to the following criteria:
 - The front facing building wall, which comprises the garage door, to not exceed an external width of 5.7m
 - The garage door:
 - Width does not exceed 4.8m; and
 - Has a minimum 450mm eave above it; and
 - Garages are to be setback 0.5m behind the main face of the dwelling.
 - Setback a minimum of 240mm behind the pillar of the garage door; and
 - Has a sectional, tilt (if accommodating architectural cladding or elements) or roller door.
 - The front façade of the dwelling is to be forward of the alignment of the garage wall, and include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. ; or
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door. The verandah, portico or porch is to include front piers with distinct materials and/or colours of sufficient mass to complement the overall facade design.
 - A double storey dwelling on a lot with a primary frontage equal to or greater than 10m and less than 12.5m must adhere to the following criteria:
 - The front facing building wall, which comprises the garage door, to not exceed an external width of 5.7m
 - The garage door:
 - Width does not exceed 4.8m; and
 - Garages are to be setback 1.0m behind the main face of the dwelling at the ground floor.
 - Setback a minimum of 240mm behind the pillar of the garage door; and

- Has a sectional, tilt (if accommodating architectural cladding or elements) or roller door.
 - The front entrance door is to be visible and identifiable from the street.
- A dwelling on a lot with a primary frontage of 12.5m or greater must adhere to the following criteria:
 - Must have a garage door not exceeding 40% of the lot frontage
 - Double garages are to be setback 1.0m behind the main face of the dwelling at the ground floor.
- The maximum width of a driveway at the lot boundary shall be:
 - 4.8m for a dwelling with a double garage with a lot frontage of 12.5m or greater;
 - 3.5m for a dwelling with a double garage with a lot frontage equal to or greater than 10m and less than 12.5m; or
 - 3.0m for a dwelling with single or tandem garage on any lot frontage.
 - Garages are to be located as nominated on the Plan of Development - Envelope Plans, or in an alternate location subject to confirmation that there is no conflict with proposed/existing services.
 - A maximum of one driveway per dwelling is permitted.
 - The driveway finish must not be plain concrete.
 - Driveways are to be:
 - a minimum distance of 6m from an intersection of one street with another street; and
 - designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

- Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.
- cannot be constructed out of timber or timber elements
- if visible from the street, concrete sleeper must not be grey concrete colour finish.
- retaining wall must contribute to a coherent and visually pleasing experience with architecture design of home.
- Where on a lot with a rear retaining wall exceeding 2.0m above ground level (or where identified on the Plan of Development - Envelope Plans), the Rear Setback is as per Plan of Development Table.
- All retaining walls over 1.0m in height must be certified by an RPEQ.

Fencing



- Primary frontage requirements:
 - The maximum fence height is 1.8m;
 - Fences are not permitted along road frontages forward of the building; and
 - Side boundary fences are to be recessed at least 1m behind the wall addressing the primary road frontage (as per diagram).
- For rear loaded terrace lots the primary frontage requirement are as follows
 - A maximum fence height of 1.5m;
 - Fences are permitted along the Primary Frontage and the side boundaries forward of the facade facing the Primary Frontage; and
 - Fences must be a least 50% transparent.
 - Fences on the primary frontage must not be constructed using timber
 - Street numbers and letterboxes must be intergrated into the fencing construction

- Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing area. Any fencing area above 1.5m in height to be at least 50% transparent.
- Secondary frontage requirements:
 - Fences to Secondary Frontages (Side) of Corner Lots may extend beyond the face of the secondary facade only on the basis the fencing visible from the public area is:
 - A maximum fence height of 1.8m;
 - Solid up to a height of 1.5m with any fencing above 1.5m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (ie. transparent sections cannot be located solely at ground level); and
 - Does not extend for lengths greater than 10m without a landscaped recess 2m in length and 0.75m deep (as per diagram).
- Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.5m with any fencing above 1.5m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level).

Letterboxes

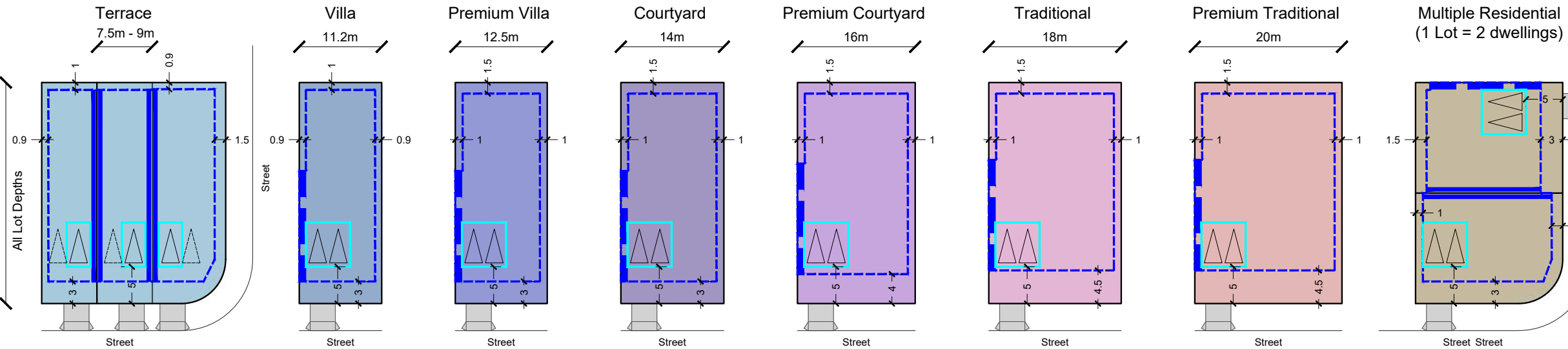
- Letterboxes for the dwelling shall be located on the primary street frontage. Letterboxes are not permitted in laneways.

Structures and Services

- Screened drying areas are to be located behind the main face of the dwellings.
- Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.

PLAN OF DEVELOPMENT TABLE										
ALLOTMENT TYPE		Terrace	Villa	Premium Villa	Courtyard	Premium Courtyard	Traditional	Premium Traditional	Multiple Residential (2 dwellings)	
		7.5 - 9.5m	11.2m	12.5m	14m	16m	18m	20m		
FRONT SETBACKS										
Primary Frontage	To Wall (Ground Floor)	3.0m	3.0m	3.0m	3.0m	4.0m	4.5m	4.5m	3.0m	
	To Wall (First Floor)	3.0m	3.0m	3.0m	3.0m	4.0m	4.5m	4.5m	3.0m	
	To Garage Door	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	
Secondary Frontage	To Wall (Ground Floor)	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	
	To Wall (First Floor)	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	
	To Garage Door	N/A	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	
SIDE / REAR SETBACKS										
From any part of the side or rear boundary of a lot where: - on the low side of a retaining wall; and - the total wall height at that part of the side or rear boundary is greater than 2.0m total height.		To Wall (Ground Floor)	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	
		To Wall (First Floor)	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
Note: Where a retaining wall is less than or equal to 2.0m on any part of the side or rear boundary of a lot, standard setback provisions apply for that part of the side or rear boundary of a lot.										
For all other side / rear boundaries	Rear Setback	To Wall (Ground Floor)	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
		To Wall (First Floor)	1.0m	1.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
	Side Setback – Built to Boundary	To Wall (Ground Floor)	0 - 0.3m	0 – 0.3m	0 – 0.3m	0 – 0.3m	0 – 0.3m	0 – 0.3m	0 – 0.3m	0 – 0.3m
		To Wall (First Floor)	0 - 0.3m	0.9m	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
	Side Setback – Non-Built to Boundary	To Wall (Ground Floor)	0.9m	0.9m	1.0m	1.0m	1.0m	1.0m	1.2m	1.0m
		To Wall (First Floor)	0.9m	0.9m	1.0m	1.0m	1.5m	1.5m	2.0m	1.0m
Site Cover (Maximum)		75%	65%	65%	60%	60%	60%	60%	70%	
Note: Additional Setbacks may be required to ensure the building envelope does not encroach past the Bushfire Reach of BAL29										

TYPICAL LOT DIAGRAM



ROL 4: PLAN OF DEVELOPMENT - DESIGN CRITERIA

NOTES

THE FOLLOWING CRITERIA APPLY TO A SALES OFFICE, COMMUNITY FACILITY, AND FOOD PREMISES PROPOSALS.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

- All development is to be undertaken in accordance with Development Approval, and Queensland Development Code (QDC), except as varied below.
- Nominated building location envelopes may be constrained by future easements and/or services.
- Buildings shall be constructed in accordance with the approved Bushfire Report.
- Where allotments are so marked on Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with the approved Noise Impact Assessment.

Setbacks

- Setbacks are as the relevant approved Plan of Development Table, unless specified otherwise on this plan.
- Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.

Building Heights

- The maximum building height is 9.0m.
- Buildings must have no more than 2 storeys.

Parking and Driveways

- The lot has physical access to a sealed or constructed road

Structures and Services

- Connected to a reticulated water supply network and a reticulated electricity network or is capable of providing on site effluent treatment and disposal in accordance with the Queensland Plumbing and Wastewater Code.
- Rubbish bin areas are to be located behind the main face of the are not visible from the public realm.
- Development ensures that air conditioning, refrigeration and other mechanical plant, vents, exhausts and refuse and recycling storage areas are:
 - located so that they are not visually obtrusive when viewed from the street;
 - screened from an adjacent sensitive use.

Retaining Walls

- Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.
 - cannot be constructed out of timber or timber elements
 - if visible from the street, concrete sleeper must not be grey concrete colour finish.
 - retaining wall must contribute to a coherent and visually pleasing experience with architecture design of home.
- Where on a lot with a rear retaining wall exceeding 2.0m above ground level (or where identified on the Plan of Development - Envelope Plans), the Rear Setback is as per the Plan of Development Table.
- All retaining walls over 1.0m in height must be certified by an RPEQ.

Design

- The length of blank façade without variation in material, substantial articulation or large openings is no more than 15m.
- Development entrances are:
 - highly accessible to pedestrians through the provision of a defined pedestrian access from the existing active transport network;
 - clearly visible from the primary street frontage;
 - not obscured by fencing, walls, advertising or dense landscaping;
 - separate from vehicle entry points.
- The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade
 - Balconies, porches or verandahs
 - Shadow lines created on the building through minor changes in the façade (100mm minimum).

- A window:
 - does not directly face the window of a habitable room of another building within 2 metres at the ground storey or 9 metres above the ground storey; or
 - has:
 - fixed obscure glazing in any part of the window below 1.5 metres above floor level; or
 - fixed external screens which:
 - achieve a minimum 50% transparency;
 - have openings with a maximum dimension of 50mm.
- Development:
 - is orientated to overlook the public realm with windows or balconies located on upper levels, designed to provide passive surveillance opportunities;
 - where bordering public open space, provides an interface with it.
- Landscaping
 - A minimum of 10% of the site is planted with deep planting with a minimum dimension of 4m.
 - A landscape strip with a minimum width of 1.5m is planted along the full extent of a boundary adjoining land intended for a sensitive land use.

Sales Office Specific Design Criteria

- Parking and driveway:
 - Car parking rates: 3 spaces per 100m² gross floor area
- GFA:
 - Maximum of 400m²
- A Sales office has a maximum of six (6) employees or contractors on the premises at any one time.
- A Sales office has operating hours that are limited to:
 - 8am to 5pm Monday to Saturday;
 - 10am to 5pm on Sunday.

Community Facility Specific Design Criteria

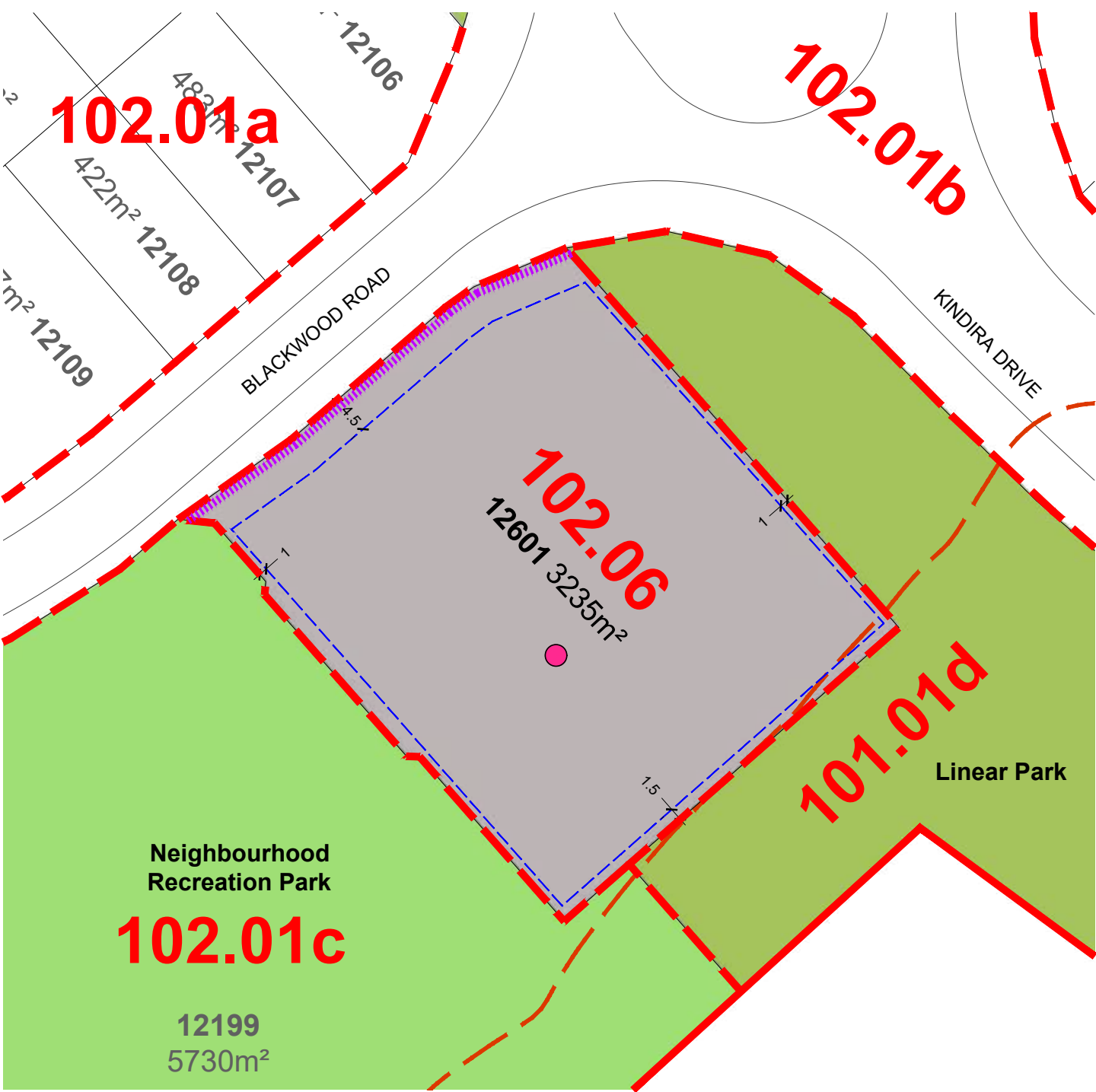
- Parking and driveway:
 - Car parking rates: 3 spaces per 100m² gross floor area
 - Onsite maneuvering for an SRV.
- GFA:
 - Maximum of 400m²
- Hours of operation, including the use of indoor activity areas and private open space, which are limited to 7am to 6pm.
- Development has hours of operation for delivery vehicles which are limited to 7am to 6pm Monday to Saturday, excluding public holidays.

Food Premises Design Criteria

- Parking and driveway:
 - Car parking rates: 3 spaces per 100m² gross floor area
 - Onsite maneuvering for an SRV.
- GFA:
 - Maximum of 400m²
- Hours of operation are limited to 6am to 10pm.
- Development has hours of operation for delivery vehicles which are limited to 7am to 6pm Monday to Saturday, excluding public holidays.

PLAN OF DEVELOPMENT TABLE			
ALLOTMENT TYPE			Special Use
FRONT SETBACKS			
Primary Frontage	To Wall (Ground Floor)	4.5m	
	To Wall (First Floor)	4.5m	
	To Garage Door	5.0m	
Secondary Frontage	To Wall (Ground Floor)	1.5m	
	To Wall (First Floor)	1.5m	
	To Garage Door	5.0m	
SIDE / REAR SETBACKS			
For all other side / rear boundaries	Rear Setback	To Wall (Ground Floor)	1.5m
		To Wall (First Floor)	2.0m
	Side Setback – Non-Built to Boundary	To Wall (Ground Floor)	1.2m
		To Wall (First Floor)	2.0m
	Site Cover (Maximum)		60%

SPECIAL USE LOT 12601 DIAGRAM



LEGEND

- ROL 4 Boundary
- Sub-precinct Boundary
- Special Use Lot
- Linear Park / Pedestrian Linkage
- Neighbourhood Recreation Park
- Primary Frontage
- Indicative Building Envelope
- Lots impacted by Bushfire Radiant Heat Flux 29kW/m2
- Extent of bushfire Radiant Heat Flux 29kW/m2

LOCALITY DIAGRAM

Scale 1:7,500



DISCLAIMER

THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL RENDERS THE INFORMATION INVALID.

SOURCE

PROJECTION: GDA2020 MGA56
SUBJECT BOUNDARIES: PROVIDED BY SAUNDERS HAVILL, DRAWING REFERENCE '11731 LC RevP F384_08.01.2026'
DATED 08/01/2026
BUSHFIRE MANAGEMENT PLAN: PROVIDED BY COVEY, DOCUMENT REFERENCE '243951_RHF_GDA2020_Rev_G.dwg'
DATED 15/12/2025
ROAD TRAFFIC NOISE ASSESSMENT: PROVIDED BY ATP CONSULTING ENGINEERS, DOCUMENT REFERENCE 'ATP240148-R-RTNA-01-P101&P102' DATED APRIL 2025



CLIENT



SITE ADDRESS

HOMESTEAD DRIVE, MONARCH GLEN

RP DESCRIPTION

Lot 1-3 on SP351245

DRAWN

MF

DATE

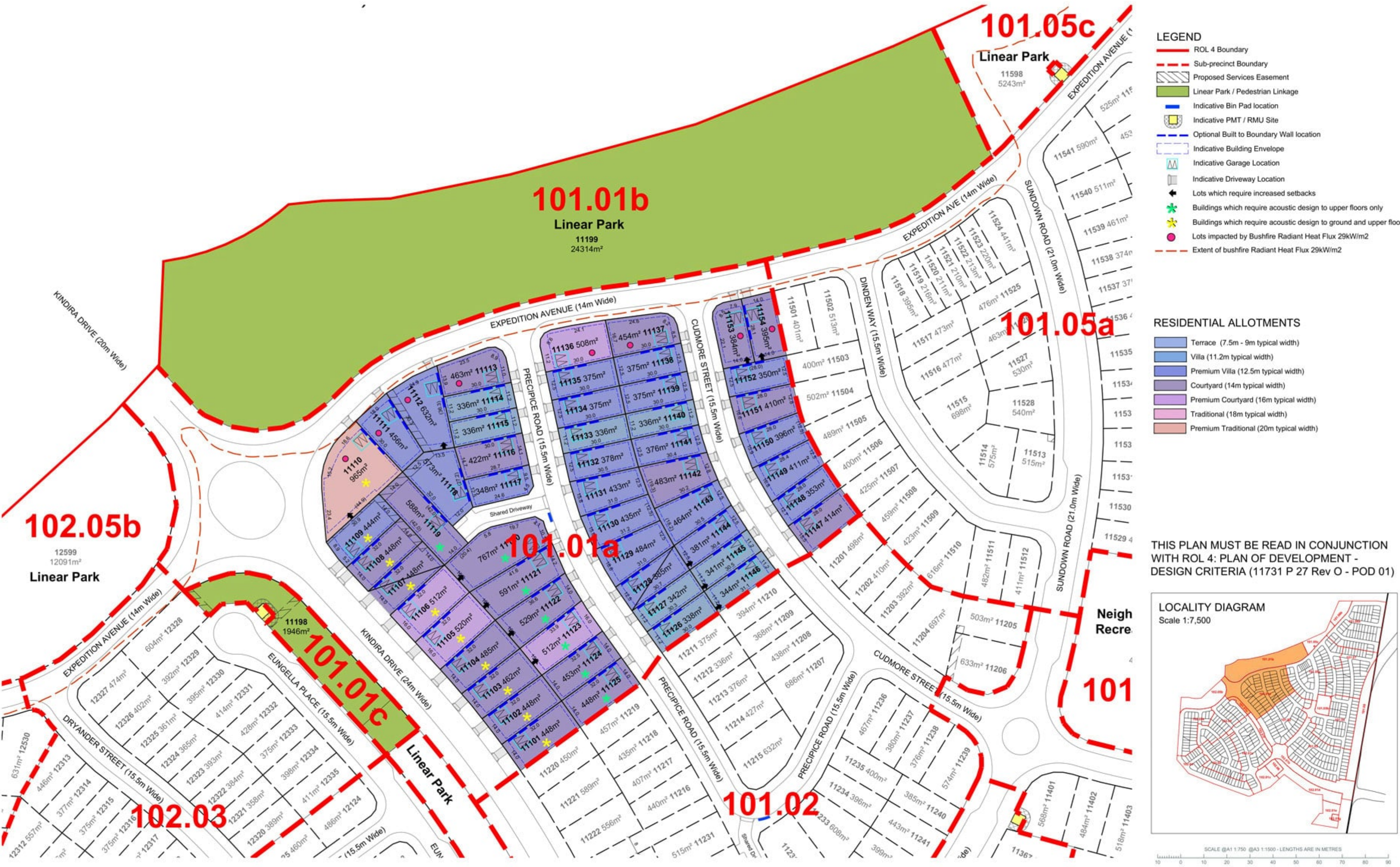
22/01/2026

DRAWING NO.

11731 P 27 Rev O - POD 02



ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 101.01



ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 101.02



ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 101.03



LEGEND

- Site Boundary
- ROL 4 Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Linear Park / Pedestrian Linkage
- Indicative Bin Pad Location
- Indicative PMT / RMU Site
- Optional Built to Boundary Wall location
- Indicative Building Envelope
- Indicative Garage Location
- Indicative Driveway Location
- Lots which require increased setbacks
- Buildings which require acoustic design to upper floors only
- Buildings which require acoustic design to ground and upper floors
- Extent of bushfire Radiant Heat Flux 29kW/m2

RESIDENTIAL ALLOTMENTS

- Terrace (7.5m - 9m typical width)
- Villa (11.2m typical width)
- Premium Villa (12.5m typical width)
- Courtyard (14m typical width)
- Premium Courtyard (16m typical width)
- Traditional (18m typical width)
- Premium Traditional (20m typical width)

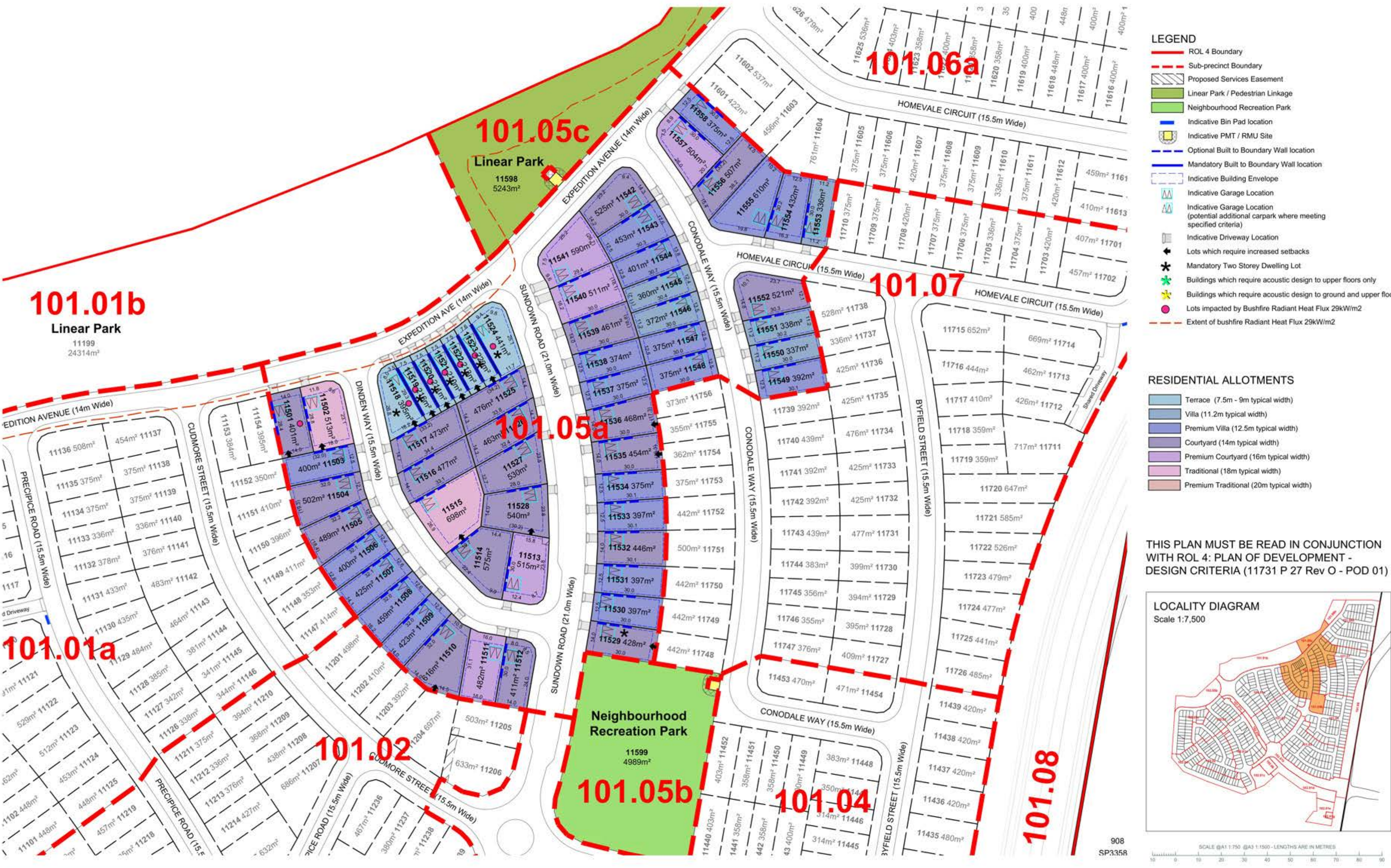
THIS PLAN MUST BE READ IN CONJUNCTION WITH ROL 4: PLAN OF DEVELOPMENT - DESIGN CRITERIA (11731 P 27 Rev O - POD 01)

LOCALITY DIAGRAM
Scale 1:7,500

SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

The site plan shows a residential development with various lots and streets. The lots are color-coded according to the Residential Allotments legend. The streets include Sundown Road, Conodale Way, Byfield Street, Belthorpe Road, Conway Street, and Precipice Road. A Neighbourhood Recreation Park is located in the center of the site. The plan also shows a proposed new Beith Road Reserve and a bushfire radiant heat flux extent. The locality diagram shows the site's location within a larger residential area. The scale bar indicates that the plan is at a scale of 1:7,500.

ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 101.05



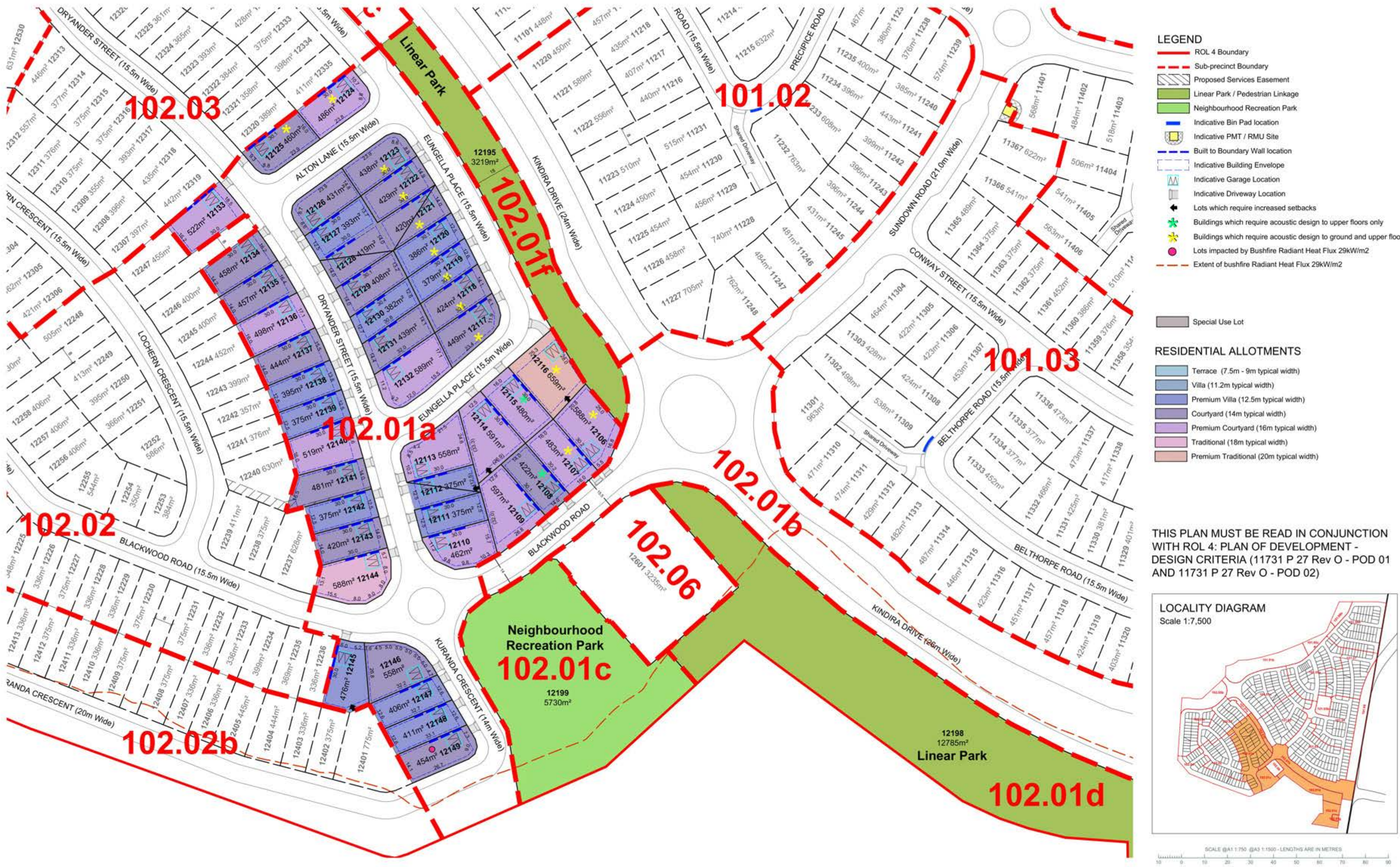
ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 101.06



ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 101.07



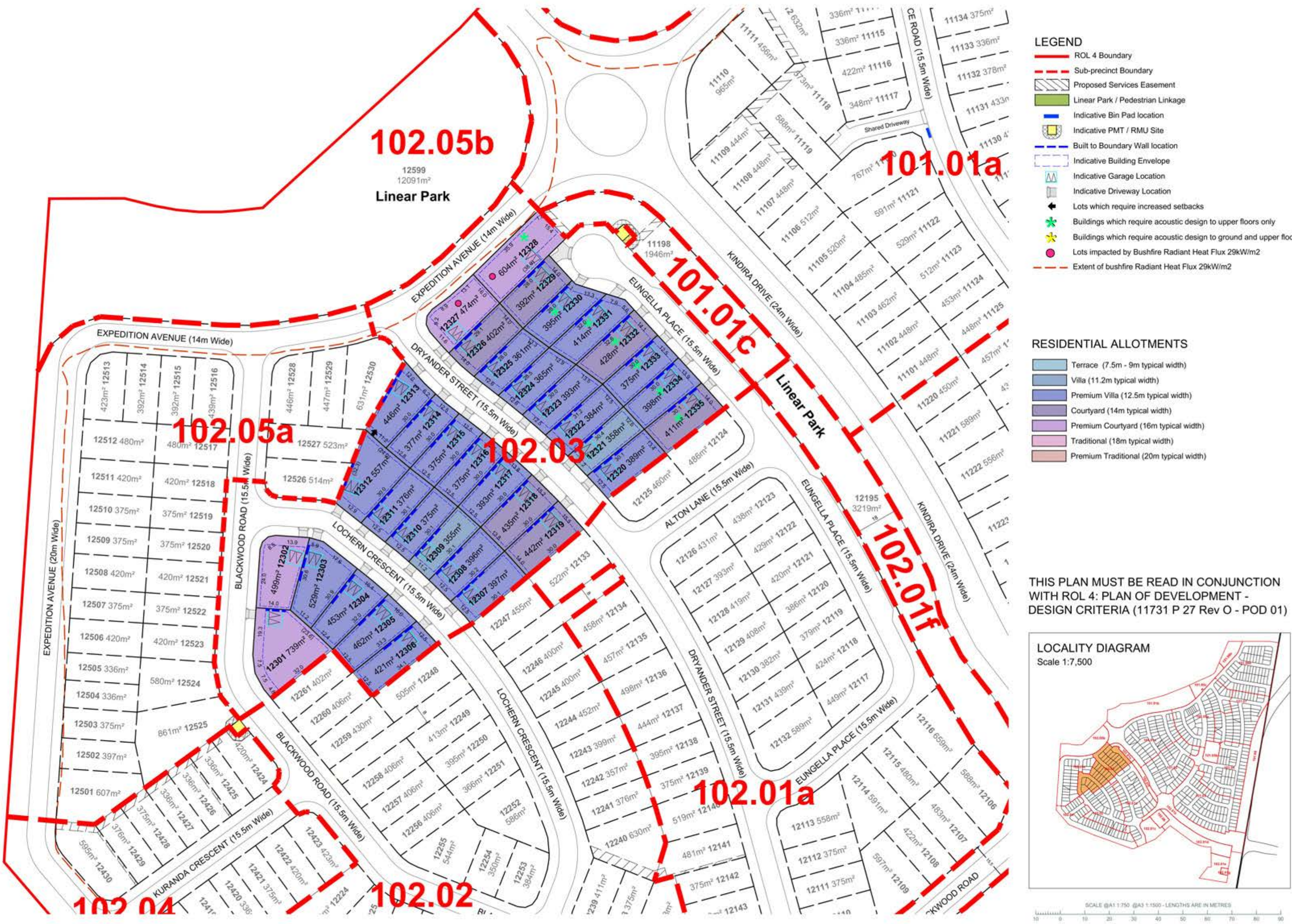
ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 102.01



ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 102.02



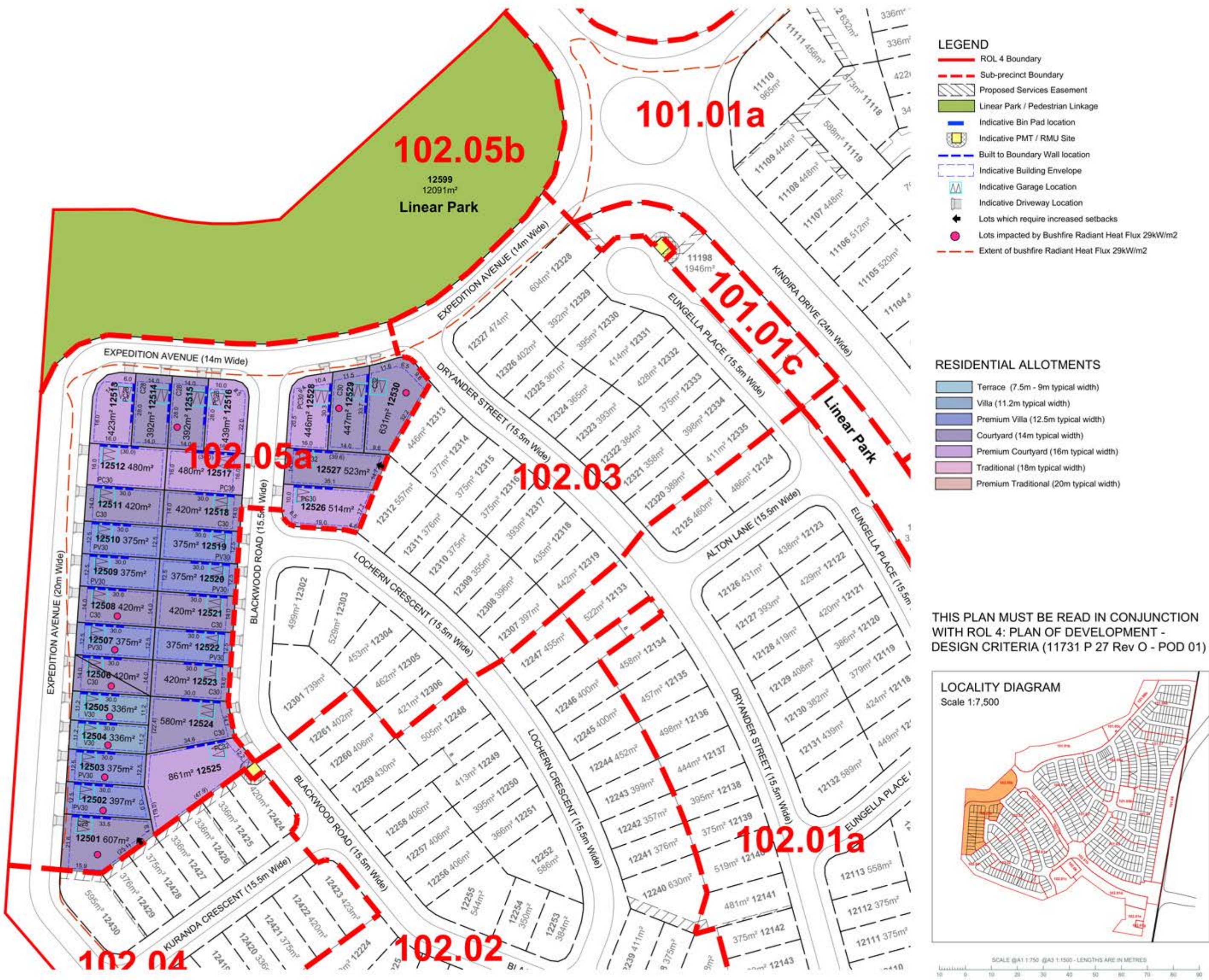
ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 102.03



ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 102.04



ROL 4: PLAN OF DEVELOPMENT - ENVELOPE PLAN - SUB-PRECINCT 102.05



Annexure C

Fence Types



Neighbour Fence

Timber Paling Fence

FINISHES

- Timber paling fence
- Unpainted
- Pine palings
- Posts and rails to be hardwood, recommended grade F14, durability Class 1
- Any timber in contact with ground to be H4 treated minimum



Hot Tip Retaining walls to be constructed by Mirvac have been designed to allow these fences to be attached using cleats. Speak to the Sales Team or refer to the Building @ Kindira Portal for further detail.

Hot Tip Modifications to the fence detail may be required to ensure that the fence is compliant with pool safety standards.

Hot Tip Check with your Builder or Engineer on correct fence footings detail.

SPECIFICATIONS

Posts

- Spacing nominal 2m
- Corner posts/End posts 100x100mm
- Intermediate posts 100x75mm
- Height 1.8m above finished level

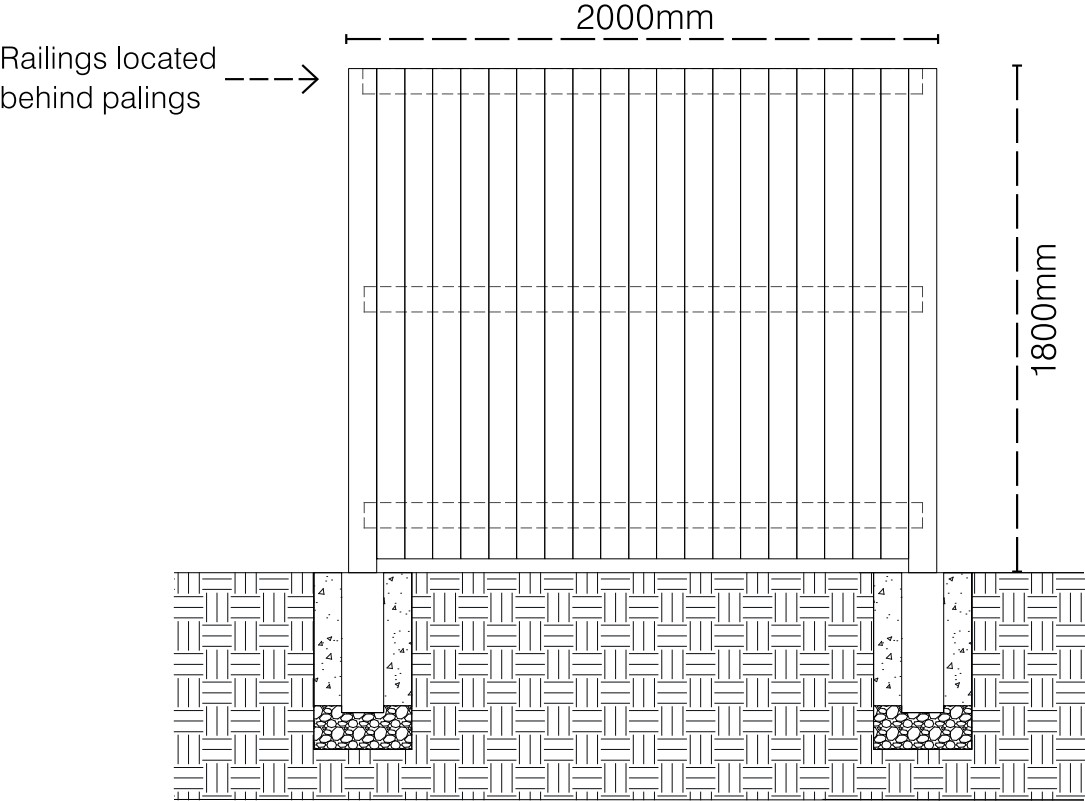
Rails

- 3 required
- 90x40mm

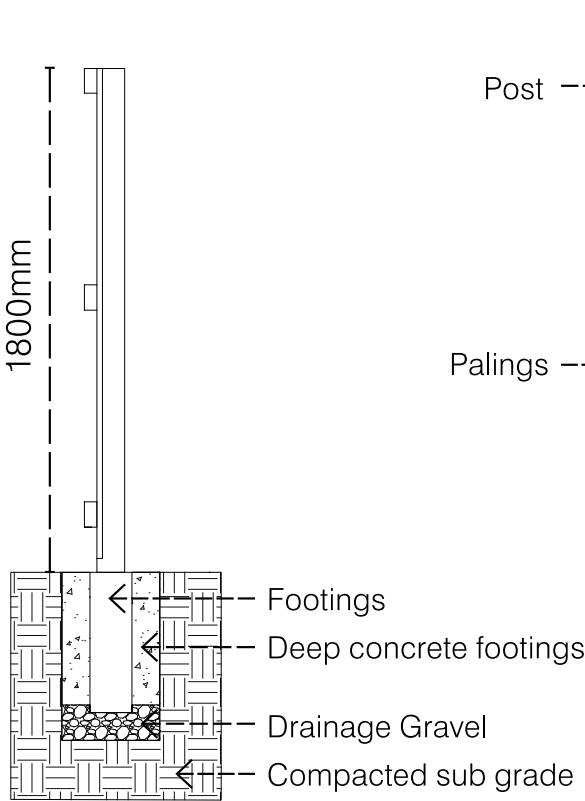
Palings

- 100x16mm
- Nominal 0mm gap between palings

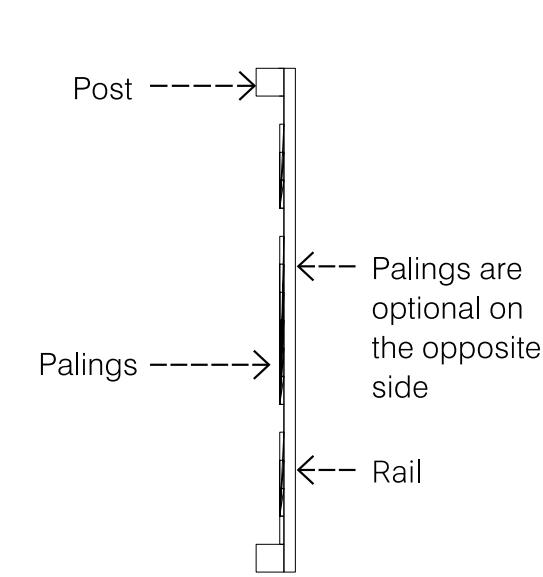
Front view



Side view



Plan view



NEIGHBOUR FENCE EXAMPLE



Feature Fence

Dressed hardwood or rough sawn vertical battens

FINISHES

- All timber to be hardwood, recommended grade F14, durability Class 1.
- Any timber in contact with ground to be H4 treated minimum.
- Vertical battens to be dressed all round or, arris all exposed edges (5mm) on rough sawn vertical battens.
- Rough sawn battens are to be mechanically wire brushed.
- 2 coats of intergrain ultradeck (natural) minimum standard
- Hardwood battens to remain un-painted.



Hot Tip Retaining walls to be constructed by Mirvac have been designed to allow these fences to be attached using cleats. Speak to the Sales Team or refer to the Building @ Kindira Portal for further detail.

Hot Tip Check with your Builder or Engineer on correct fence footings detail.

SPECIFICATIONS

Posts

- Spacing nominal 2m
- Corner posts/End posts 100x100mm
- Intermediate posts 100x75mm
- Height 1.8m above finished level

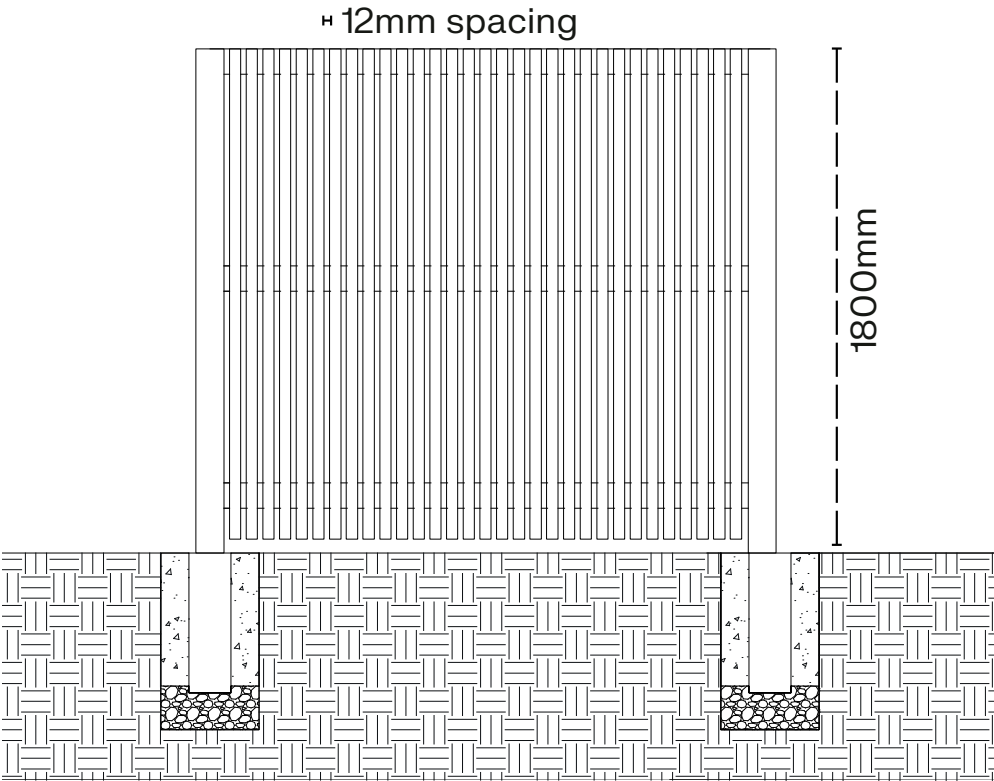
Rails

- 3 required
- 90x40mm

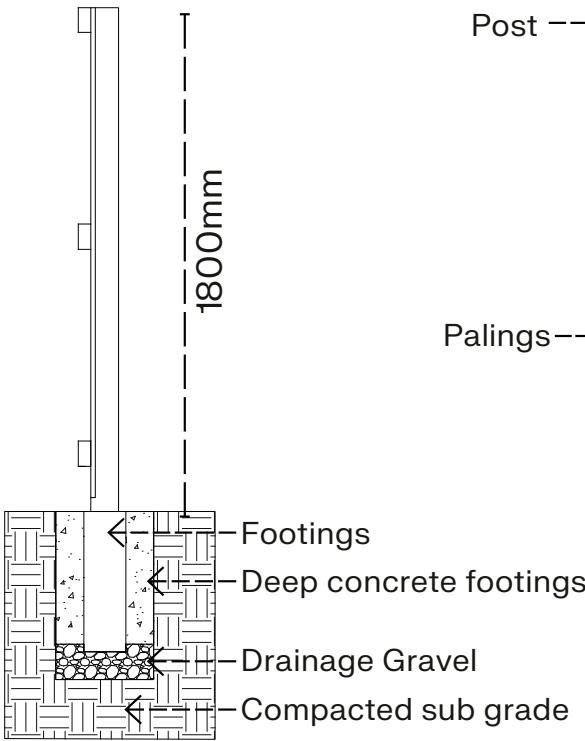
Palings

- 20x40mm
- 20mm gap (minimum) between palings

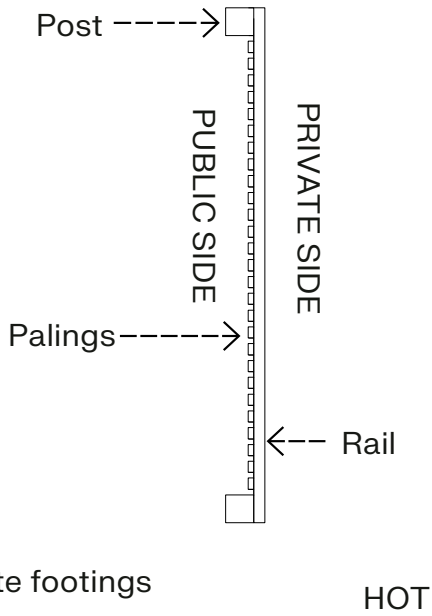
Front view



Side view



Plan view



FEATURE FENCE EXAMPLE



Annexure D

Landscape Design Guidelines



Kindira Landscape Design Guidelines

The following planting plans present typical garden layouts

Plans require customisation to suit the unique site conditions.

Designs must meet requirements outlined in Part 2: Architectural and Landscape Design Standards of the Kindira Residential Design Standards & Guidelines.

Your front garden and areas visible on secondary frontages must be completely landscaped in accordance with the guidelines within six (6) months of issue of Certificate of Occupancy for the dwelling.

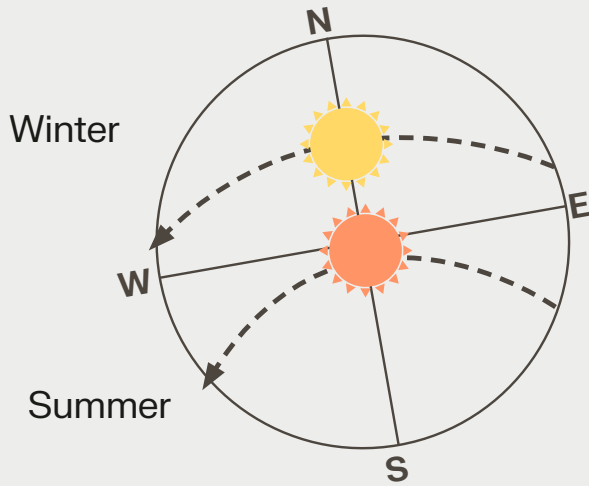
Refer to the example planting palette for recommended species list.

Hot Tip Be sure to seek advice from your engineer for any retaining walls or fencing requirements.

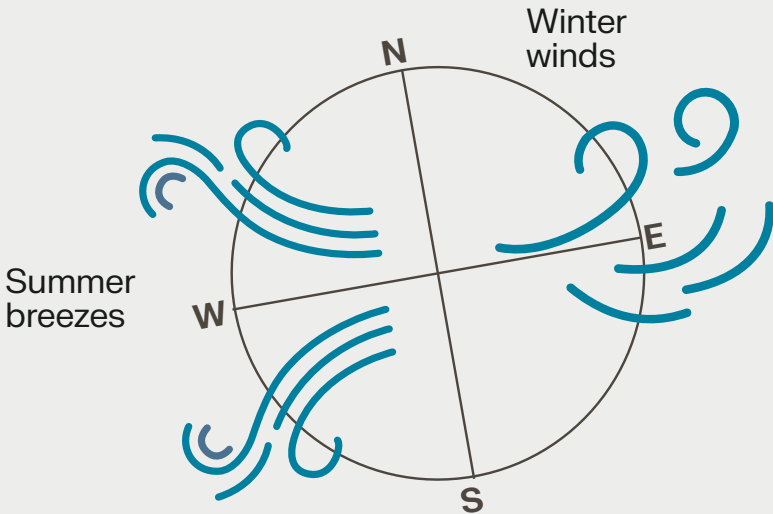
Give consideration to the following:

- Protect and enhance favourable existing views and vistas through considerate placement of trees and shrubs.
- Locate trees and shrubs to provide adequate privacy between neighbours and the public realm.
- Provide a balance of sun penetration, shading and wind screening.
- Consider the location of windows and the mature heights of shrubs when planting around the house perimeter to preserve views into the garden and prevent overshadowing of the interior.
- Consider service locations and potential conflicts with trees.
- Provide safe and comfortable access to gates and doorways.
- Ensure pathways and pavements are stable, even and non-slip in all weather conditions with adequate crossfalls to prevent ponding of water.
- Do not plant spiky plants next to pathways.
- Maintain adequate sightlines for drivers and pedestrians in the vicinity of driveways and ensure plants with a mature height of under 500mm are chosen for critical locations.
- Manage site water to ensure stormwater runs off away from buildings and waterlogging is minimised.
- Consider the site’s aspect and predict the amount of sun and shade plants will likely receive when selecting species from the plant palette.

Typical solar path



Typical wind path



Landscape Design Examples

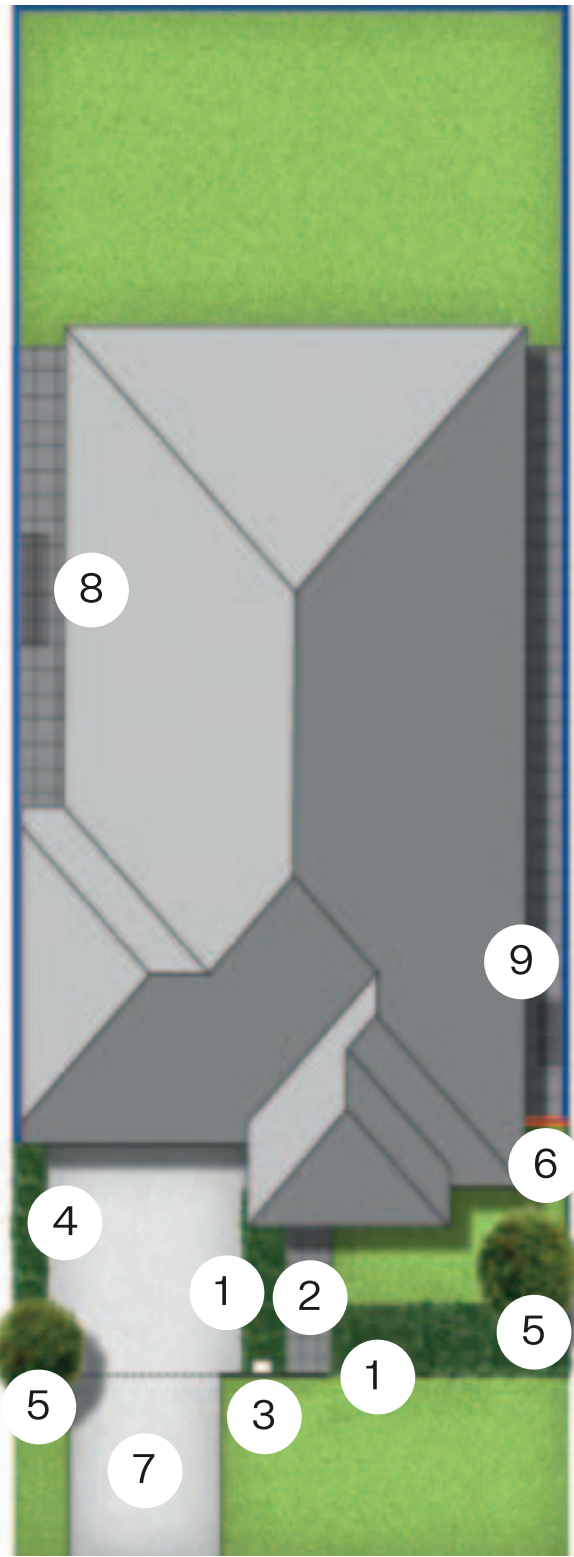
LEGEND

- 1. Shrubs and ground covers
- 2. Entry path constructed from a permanent hard surface
- 3. Information on letterbox style required for approval
- 4. Hedging plants and groundcovers
- 5. Advanced Feature Tree (min 1.8m tall at time of planting)
- 6. Feature hardwood fence
- 7. Driveway to Logan City Council Standards
- 8. Clothesline
- 9. Concrete pads for rubbish bin storage

- Neighbour Fence
- Feature Hardwood
- High Quality Turf

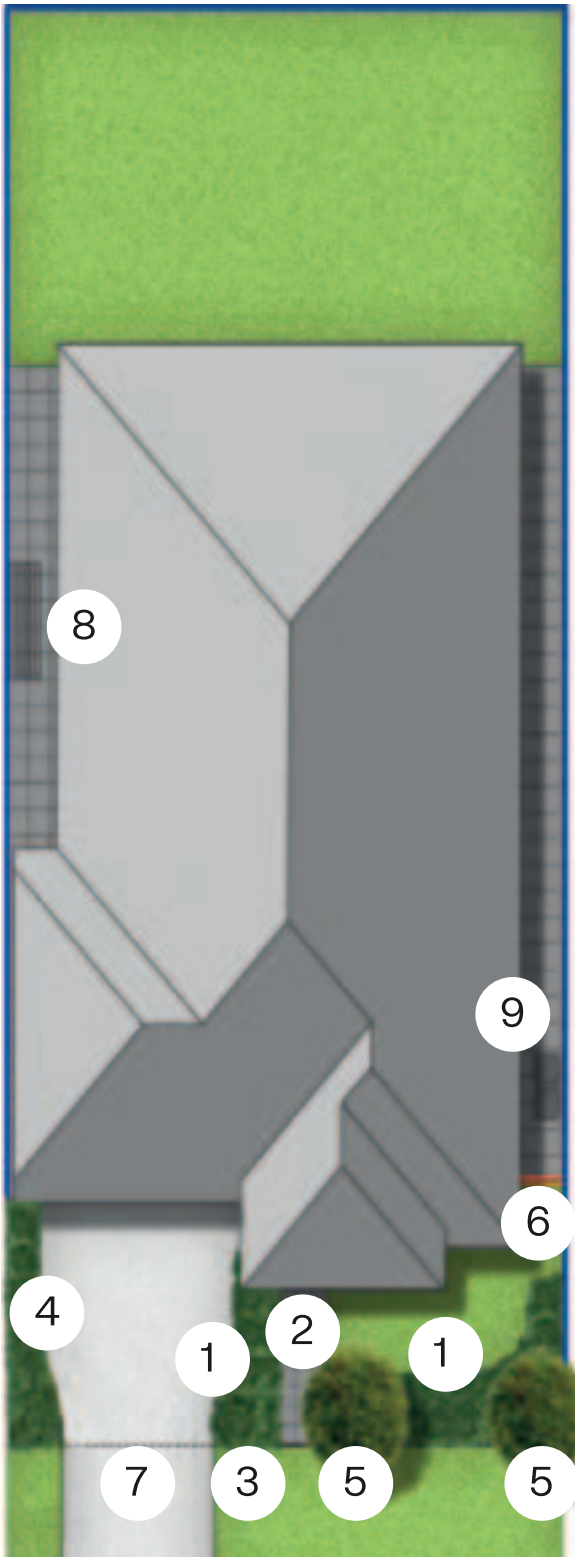
TYPICAL LOT

Example 1



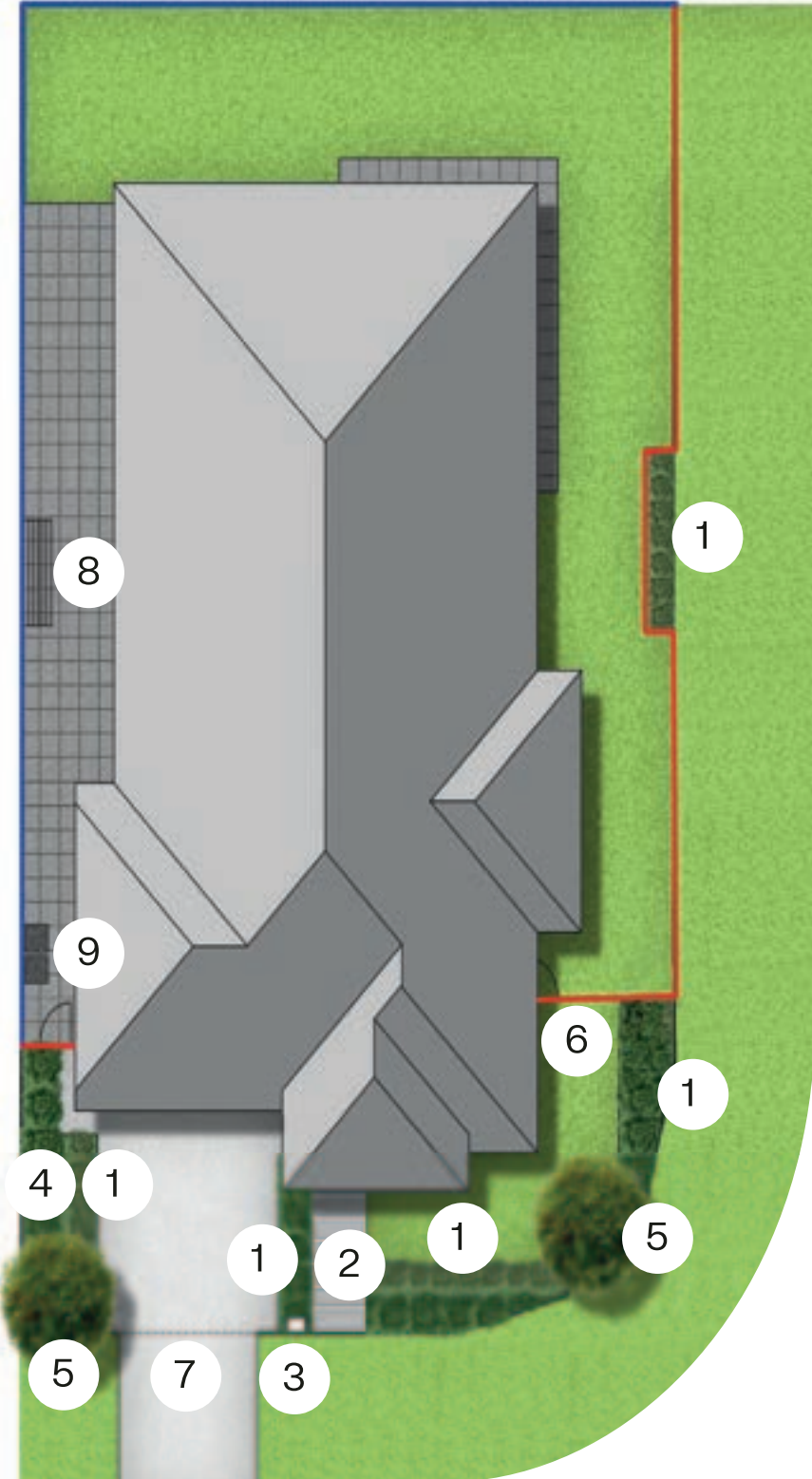
TYPICAL LOT

Example 2



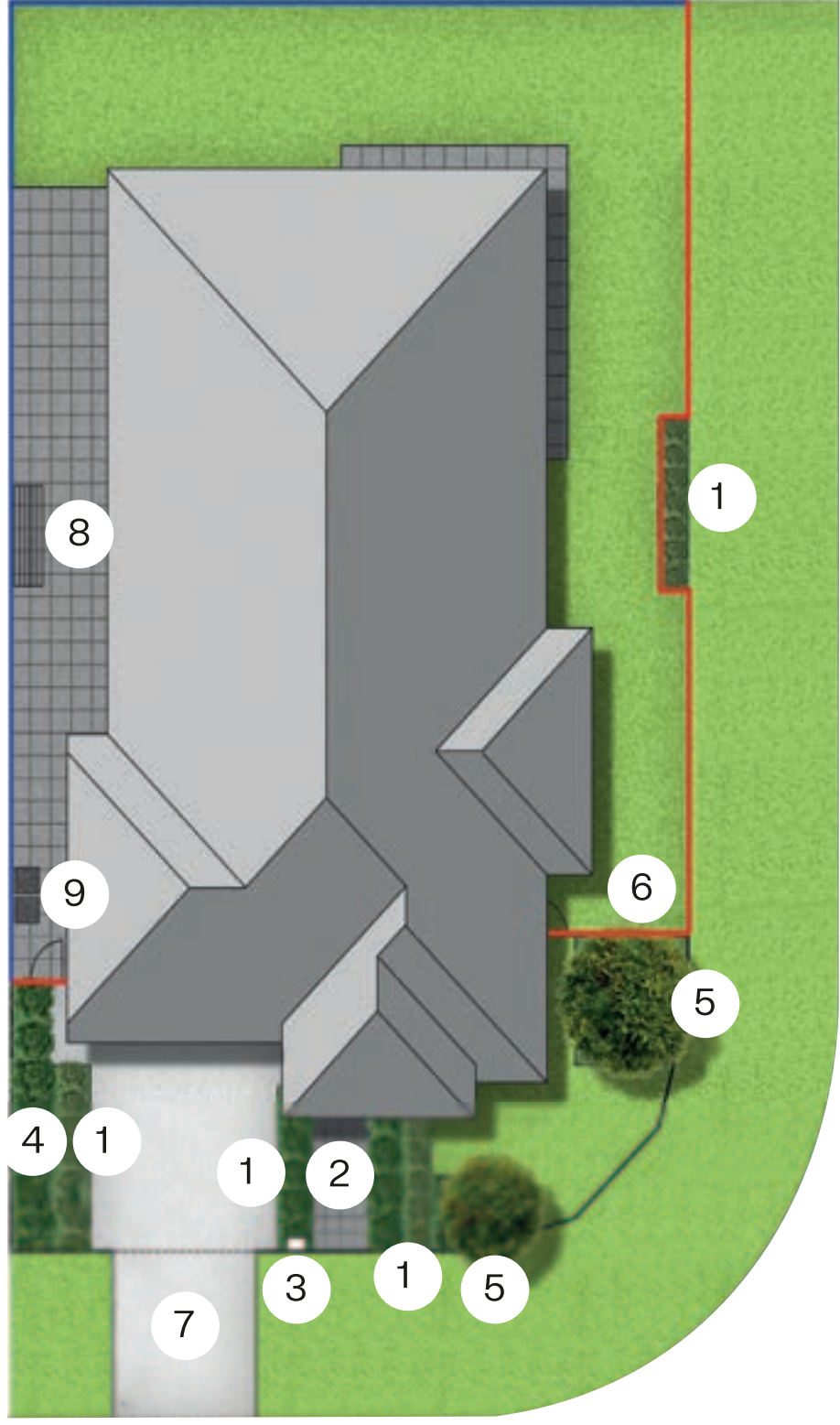
CORNER LOT

Example 1



CORNER LOT

Example 2



Example planting palette: **Native**

Remember: One native tree species must be planted in the front yard of each dwelling

Advanced Feature Tree



Golden Penda



Native Gardenia



Flowering Gum



Ivory Curl



Tuckeroo



Claret Tops



Swamp Banksia



Midgen Berry



Callistemon 'Little John'



Syzgiun 'Pinnacles'

Tall Shrubs



Doryanthes Excelsa



Westringia Zena



Cushion Bush



Leaf Flower



Miss Muffet

Shrubs



Tussok Grass



Yellow Buttons



Spider Lily



Wild Iris



Native Violet

Ground Covers

Plant species information: Native

Remember: One native tree species must be planted in the front yard of each dwelling

				Light requirements			Wildlife attracting			Maintenance tips & water requirements			Flowers			
				Full sun	Part sun	Full shade	Birds	Butterfly	Bees/Insects	Prune for hedge	Drought tolerant	Moist soil- Well mulched	Spring	Summer	Autumn	Winter
Feature trees	Golden Penda	Xanthostemon chrysanthus	45L	●			●	●	●				●			●
	Native Gardenia	Atractocarpus fitzalanii	45L	●	●		●	●	●	●		●	●			
	Corymbia ‘Summer Red’	Flowering gum	45L	●	●		●				●			●		
	Ivory Curl	Buckinghamia celsissima	45L	●	●		●	●	●		●					
	Tuckeroo	Cupaniopsis anacardioides	45L	●	●		●				●		●		●	
Tall shrubs	Claret Tops	Melaleuca ‘Claret Tops’	140mm	●							●					
	Swamp Banksia	Banksia robur	140mm	●			●	●	●			●			●	
	Midgen Berry	Austromyrtus dulcis	140mm	●	●		●		●			●	●	●	●	
	Callistemon ‘Little John’	Callistemon ‘Little John’	140mm	●			●							●	●	
	Pinnacles	Syzgiun ‘Pinnacles’	140mm	●	●		●	●	●	●	●	●	●			
Shrubs	GyMEA Lily	Doryanthes excelsa	140mm	●			●	●	●	●	●	●	●	●		
	Native Rosemary	Westringia zena	140mm	●	●			●	●	●	●		●			
	Cushion Bush	Leucophyta brownii	140mm	●					●		●			●		
	Leaf Flower	Phyllanthus minutiflora	140mm	●	●		●			●	●					
	Miss Muffet	Pittosporum tobira	140mm		●		●			●	●		●			
Ground covers	Tussok Grass	Poa labillardierei	140mm	●	●						●		●	●		
	Yellow Buttons	Chrysocephalum apiculatum	140mm	●	●				●				●	●	●	●
	Spider Lily	Hymenocallis littoralis	140mm	●	●				●			●		●		
	Wild Iris	Dietes grandiflora	140mm	●			●	●			●		●	●		
	Native Violet	Viola hederacea	140mm		●	●					●	●	●	●	●	

Example planting palette: Tropical

Remember: One native tree species must be planted in the front yard of each dwelling

Advanced Feature Tree



Evergreen Frangipani



Macarthur Palm



Dragon tree



Cottonwood Hibiscus



Native Gardenia

Tall Shrubs



Red Cordyline



Lady Finger Palm



Mauritius Hemp



Summerscent



Sago Palm

Shrubs



Xanadu



Cordyline 'Pink Diamond'



Bird of Paradise



White Empress



Cardboard Palm

Ground Covers



Spider Lily



Kangaroo Vine



Dew Plant



African Lily



Guinea Flower

Plant species information: Tropical

Remember: One native tree species must be planted in the front yard of each dwelling

				Light requirements			Wildlife attracting			Maintenance tips & water requirements			Flowers			
	Plant species common name	Scientific name	Min. supply size	Full sun	Part sun	Full shade	Birds	Butterfly	Bees/Insects	Prune for hedge	Drought tolerant	Moist soil- Well mulched	Spring	Summer	Autumn	Winter
Feature trees	Evergreen Frangipani	Plumeria obtusa	45L	●	●		●		●		●		●	●		
	Macarthur Palm	Ptychosperma macarthurii	45L	●	●		●									
	Dragon Tree	Dracaena draco	45L	●	●						●					
	Cottonwood Hibiscus	Hibiscus tiliaceus 'rubra'	45L	●	●		●		●		●		●			
	Native Gardenia	Atractocarpus fitzalanii	45L	●	●		●	●	●	●		●	●			
Tall shrubs	Red Cordyline	Cordyline rubra	140mm	●	●		●	●			●		●	●		
	Lady Finger Palm	Rhapis excelsa	300mm		●	●										
	Mauritius Hemp	Furcraea foetida 'Veriegata'	140mm	●	●						●	●				
	Summerscent	Radermachera 'Summerscent'	300mm	●	●		●	●	●	●	●			●		
	Sago Palm	Cycas revoluta	300mm		●	●					●					
Shrubs	Xanadu	Philodendron 'Xanadu'	140mm	●	●		●					●				
	Cordyline 'Pink Diamond'	Cordyline fruticosa 'Pink Diamond'	140mm	●	●		●	●			●		●	●		
	Bird of Paradise	Strelitzia reginae	140mm	●							●		●	●	●	●
	White Empress	Alcantarea extensa	140mm	●	●						●	●		●		
	Cardboard Palm	Zamia furfuracea	140mm	●	●						●					
Ground covers	Spider Lily	Hymenocallis littoralis	140mm	●	●				●		●			●		
	Kangaroo Vine	Cissus antarctica	140mm		●	●						●	●			
	Dew Plant	Aptenia cordifolia	140mm	●			●		●		●		●	●	●	
	African Lily	Agapanthus africanus	140mm		●	●	●		●			●	●	●		
	Guinea Flower	Hibbertia scandens	140mm	●	●				●				●	●		

Example planting palette: Traditional

Remember: One native tree species must be planted in the front yard of each dwelling

Advanced Feature Tree



Native Gardenia



Magnolia 'Teddy Bear'



Pink Trumpet Tree



Pink Trumpet Tree



Olive

Tall Shrubs



Red Robin



Summerscent



Sweet Viburnum



Laurustinus



Lilly Pilly Resilience

Shrubs



Miss Muffet



New Zealand Christmas Bush



Port Wine Magnolia



Cape Jasmine



Dwarf Indian Hawthorn

Ground Covers



Gazania 'Treasure Flower'



Fan Flower



Star Jasmine



Chinese Wisteria



Creeping Fig

Plant species information: Traditional

Remember: One native tree species must be planted in the front yard of each dwelling

				Light requirements			Wildlife attracting			Maintenance tips & water requirements			Flowers			
				Full sun	Part sun	Full shade	Birds	Butterfly	Bees/Insects	Prune for hedge	Drought tolerant	Moist soil- Well mulched	Spring	Summer	Autumn	Winter
Feature trees	Native Gardenia	Atractocarpus fitzalanii	45L	●	●		●	●	●	●		●	●			
	Magnolia ‘Teddy Bear’	Magnolia ‘Teddy Bear’	45L		●					●		●	●	●		
	Pink Trumpet Tree	Tabebuia palmeri	45L	●			●						●	●		
	Rosary Tree	Melia azedarach	45L	●												
	Olive	Olea europa	45L	●							●					
Tall shrubs	Red Robin	Photinia ‘Red Robin’	140mm	●	●		●		●	●	●		●			
	Summerscent	Radermachera ‘Summerscent’	300mm	●	●		●	●	●	●	●			●		
	Sweet Viburnum	Viburnum Odoratissimum	140mm	●	●				●	●			●			
	Laurustinus	Viburnum Tinus	140mm	●	●				●	●		●	●			
	Lilly Pilly Resilience	Syzygium ‘Resilience’	140mm	●	●		●	●	●	●	●	●	●			
Shrubs	Miss Muffet	Pittosporum tonira ‘Miss Muffet’	140mm		●		●			●	●		●			
	New Zealand Christmas Bush	Metrosideros thomasii	140mm	●			●	●	●	●	●	●	●	●		
	Port Wine Magnolia	Michelia figo	45L	●	●					●	●	●		●		
	Cape Jasmine	Gardenia radicans	140mm	●	●		●	●	●		●		●	●		
	Dwarf Indian Hawthorn	Rhaphiolepis ‘Oriental Pearl’	140mm	●					●	●	●		●		●	●
Ground covers	Treasure Flower	Gazania rigens	140mm	●			●	●	●		●		●	●		
	Fan Flower	Scaevola aemula	140mm	●	●			●					●	●	●	●
	Star Jasmine	Trachelospermum jasminoides	140mm	●	●			●	●		●		●	●		
	Chinese Wisteria	Wisteria senensis	140mm	●	●		●	●	●		●		●	●		
	Creeping Fig	Ficus pumila	140mm	●												

Annexure E

Retaining Wall Fact Sheet

Retaining Wall Fact Sheet and Owner Obligations

The Kindira team have carefully considered and prepared your land during the civil works to ensure the best outcome for your future build. This fact sheet outlines some key ongoing owner obligations to ensure that your retaining walls are well maintained throughout the life of the property.

When designing retaining walls, Mirvac prefer the use of either:

- Boulders, stone or masonry, usually for areas facing the street areas to maximise street appeal, or
- Concrete sleeper panel walls to minimise the impact the structure has on useable land and to reduce maintenance costs because of the robust nature of concrete.

As these retaining walls are contained within private property the land owner owns them and has a responsibility to monitor and maintain the retaining walls. At Kindira, retaining walls between private lots are located on the common boundary, and hence adjoining landowners share a responsibility to maintain the wall. The following information is provided to assist all homeowners and their builders.

The retaining walls have been designed in accordance with:

- All relevant Australian Standards
- Applicable planning authority approvals
- A 5kPa surcharge loading above the retaining wall
- Maximum 1 in 10 back slope above concrete sleeper retaining wall
- Existing site soil properties

In order to avoid adversely affecting the structural integrity of the retaining wall, each land owner has a responsibility to ensure the following (including making builders or tenants aware):

- That works adjacent to the retaining wall structure complies with the design parameters noted above
- That no open excavations, alterations or modifications are permitted within the zone of influence without Engineering assessment. Refer to sketch for definition of 'zone of influence'
- That no structures or trees are installed within the zone of influence (both above and below the retaining wall) without Engineering assessment
- Water is not permitted to pond within the zone of influence above or below the wall
- Any site works within any individual allotment must not disrupt the wall drainage including limiting discharge from the retaining wall

- The retaining walls have been constructed with a subsoil drain located on the common boundary between you and your neighbour's property. A non-slotted sub-soil drain outlet has been installed with a marker post labeled 'Retaining Wall Subsoil Outlet' on relevant lots. Your builder must connect this outlet to the yard / roofwater drainage system they install as part of their house contract works. Connecting this drain will mitigate the chance of water ponding in your backyard. Refer to sketch of 'typical retaining wall subsoil outlet to allotments' for further detail.
- No machinery is to be used above the retaining wall where it would result in a load more than the 5kPa limit noted above as this may cause deformation of the wall components
- The wall height is not to be raised by any method, including bolting on or constructing an additional retaining wall above, without obtaining an engineering assessment of the effects on the wall

Installation of a solid 1.8m boundary fence on or adjacent to the wall (depending on boundary location and/or agreement with neighbour) is acceptable provided the consideration given to the items raised above. As with all fences, design and construction of the fence is the owner's responsibility.

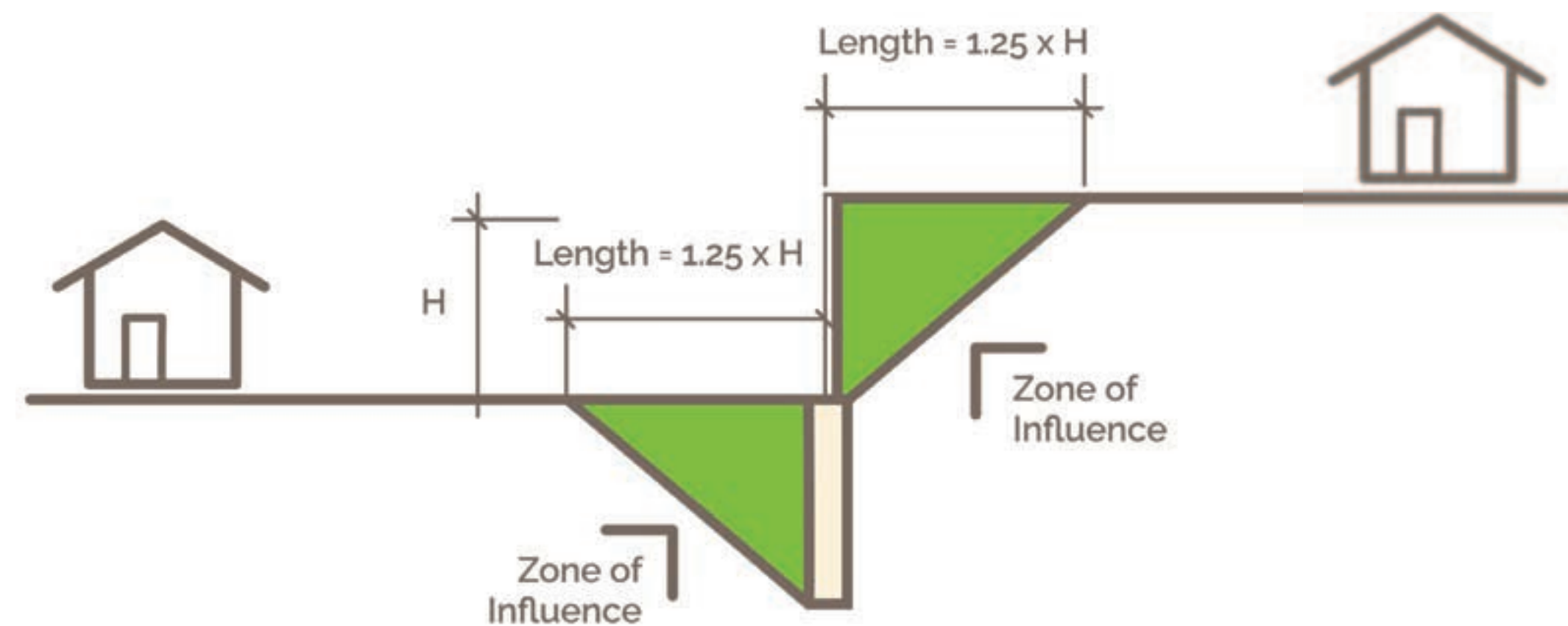
Zone of Influence

The following information is provided as a general guide. If you are unsure you should consult with a suitably qualified engineer to confirm the actual extent of the zone of influence.

For example, if the wall height (H) is 1.6m then:

For the Lower Lot the Zone of Influence extends from the base of the wall for $H \times 1.25$ or $1.6\text{m} \times 1.25 = 2\text{m}$

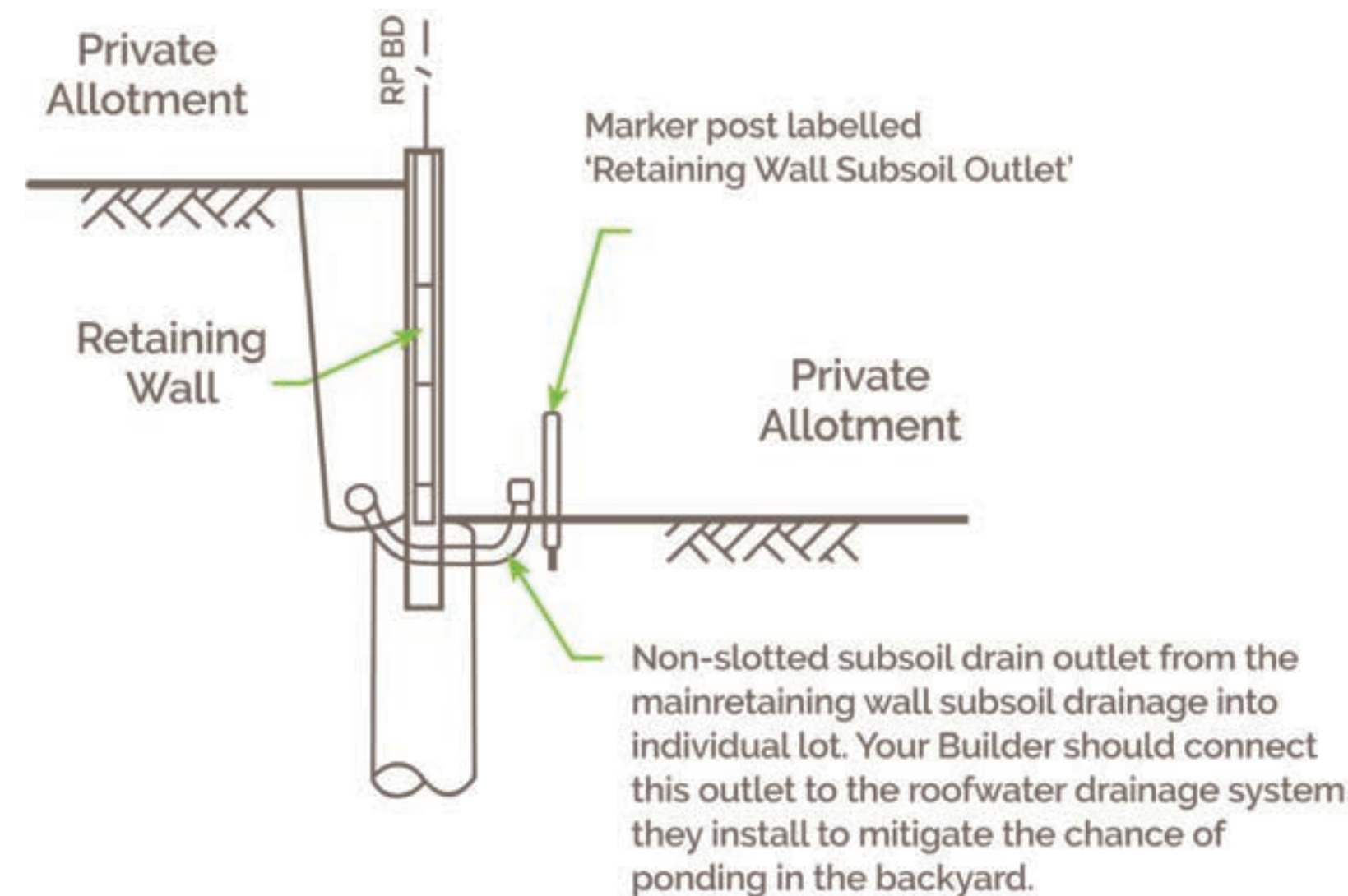
For the Upper Lot the Zone of Influence extends from the base of the wall for $H \times 1.25$ or $1.6\text{m} \times 1.25 = 2\text{m}$



Typical Retaining Wall Subsoil Outlet on Relevant Low Side Allotments

Installed in the rear corner of relevant allotments located on the low side of a retaining wall.

Hot Tip Check the Building @ Kindira Portal team for sub-soil drain locations, or speak to the Kindira team. You are responsible for drainage. Ensure your builder and landscaper consider this in their designs as drainage issues can be difficult and expensive to manage after your home and landscaping works are completed.



Annexure F

Design Application and
Sustainability Compliance Form

Kindira



DESIGN ASSESSMENT APPLICATION FORM

Lot Number _____

Date ____ / ____ / ____

Owner's Contact Details:

Name _____

Ph. _____

Email _____

Address _____

Suburb _____

Postcode _____ State _____

The main point of contact for all design assessment correspondence will be your **builder/architect**. Please provide contact details below.

Contact Details for Builder/Architect:

Company Name _____

Main Contact Name _____

Ph. _____

Email _____

Address _____

Suburb _____

Postcode _____ State _____

House Design Summary

Storey _____

Bathrooms _____

Bedrooms _____

Living Area _____

Estimated Value of Build _____

Total internal area (sqm)* _____

Are gas appliances being installed? _____

Where are gas appliances being installed? _____

Estimated Site Start _____

Estimated Build Time (Weeks) _____

Bond Payment Details

Bond Amount Paid \$ _____

Bond Reference Number _____

Bond Payment Date _____

Kindira



SUSTAINABILITY COMPLIANCE FORM

Kindira participates in the UDIA's EnviroDevelopment program, which recognises communities that achieve measurable sustainability outcomes. To support and maintain this accreditation, all homes must incorporate the minimum sustainable living requirements outlined below. Compliance must be demonstrated as part of the Design Approval application.

☐ **Low-emission finishes** ($\geq 90\%$ internal surfaces)

Location on plans / supporting documentation:

☐ **Roof colour** (Solar Absorptance ≤ 0.60)

Location on plans / supporting documentation:

☐ **Insulation**

- East and west-facing walls minimum R2.0
- Increased wall and ceiling insulation provided

Location on plans / supporting documentation:

☐ **Waste management measures**

- Waste reduction and recycling measures incorporated during construction

Supporting documentation:

☐ **Native tree planting**

- Minimum one native tree within the front yard

Location on landscape plan:

☐ **Low-emission engineered timber products**

- Particleboard E1 or better
- MDF E0 or better
- Other engineered timber products better than E0

Supporting documentation:

☐ **Water-efficient fixtures and appliances**

- Showerheads $< 7.5\text{L/min}$
- Taps $< 6\text{L/min}$
- Dishwasher $\leq 14\text{L/use}$
- Washing machine $\leq 90\text{L/use}$

Location on plans / supporting documentation:

Signed: _____

Name (print): _____

Company: _____

Date: ____/____/____

Kindira

Residential Design
Standards and Guidelines

Version 2.0
Sep 2026

