

Housing Covenants

1 ACKNOWLEDGMENT BY BUYER

- 1.1 The Buyer acknowledges that the Land is part of a residential subdivision known as Everleigh. The Buyer covenants that it is desirable and in the interest of all buyers of lots in Everleigh that the Seller exercises supervision and control to ensure that:
- (a) the Land and other lots in Everleigh are properly maintained prior to the commencement of construction of a Dwelling thereon;
 - (b) a high standard of design and construction of dwellings, Improvements, Outbuildings and Extensions in Everleigh are maintained; and
 - (c) buyers conform with agreed standards in relation to the use of their lots and any Extensions and Improvements erected thereon.
- 1.2 The Buyer acknowledges that further construction and development works may be carried out at Everleigh after the settlement of the Contract. The Buyer agrees not to Object or seek to make a Claim in respect of any future construction or associated development or other works in connection with Everleigh.
- 1.3 The Buyer consents to and agrees not to raise any Objection or lodge any submissions in respect of any Development Application or amendments to any Development Approvals in respect of Everleigh or any adjoining or nearby land owned by the Seller.

2 OCCUPATION AND USE

- 2.1 The Buyer must not:
- (a) use or permit the Dwelling to be used for any other purpose than a single family house or a long term residential rental dwelling;
 - (b) reside in the Dwelling until curtain rails and functional curtains, shutters and blinds are installed to all clear glazed windows of the Dwelling visible from any street. The Buyer must not install any sheets or other materials as a temporary measure;
 - (c) commence any Building Work, Improvements to the Dwelling or Land or excavation on the Land unless plans and designs for those Building Works and Improvements have been approved by the Seller or its representative and a building permit has been issued by the Local Government, other relevant Authority or a private certifier; or
 - (d) except for a fireplace within the Dwelling, erect or install on the Land any incinerators or burners and the Buyer must not burn off any material or rubbish on, in or about the Land.

3 USE AND RESIDENCY CONDITIONS

- 3.1 After completion of the Dwelling on the Land, the Buyer must keep and maintain the Dwelling and all landscaping, trees, shrubs, lawns and gardens on the Land, as well as the lawn between the Land boundary and the road kerb in good order and condition acceptable to the Seller or its representative. Such order and condition will minimally require the adequate watering of all garden and lawn areas (within current Local Government and other relevant Authority guidelines), the frequent mowing of lawns and trimming of lawn edges and the regular maintenance of plants and trees.
- 3.2 The Buyer must not park or place either on the footpath or within the area of the required setback of the Dwelling from the street boundary of the Land, nor permit to be placed there, any trailer, caravan, boat or other vehicle or object which in the Seller's or its representative's opinion will cause nuisance or annoyance or

detract from the amenity of the area. The Buyer must not park or allow to be parked within Everleigh's private or public land or upon its streets either overnight or regularly on weekends for periods considered by the Seller or its representative to be excessive, any commercial vehicle other than a light utility vehicle.

- 3.3** The Buyer must not store or leave on the Land any materials or equipment (other than during the period of construction of the Dwelling and any Outbuildings, Improvements or Extensions) on the Land, nor carry out on the Land, repairs to or maintenance of any vehicle or equipment in such a way as, in the Seller's or its representative's opinion, to cause nuisance or annoyance or detract from the amenity of the area.
- 3.4** Refuse bins must be kept to the side of the Dwelling built on the Land and behind any fence or screen constructed between the Dwelling and a side boundary. Refuse bins must not be kept in front of the Dwelling or within the area of its setback from the street or otherwise unnecessarily in public view. Refuse bins are not to be placed on the street for a period greater than 48 hours every 7 days.
- 3.5** The Buyer must not without the Seller's or its representative's prior written consent display or permit to be displayed to the public the Dwelling erected on the Land (such as for a Display Home) except when such display is with the sole and immediate object of selling such Dwelling. Such period of public display is limited to 2 x 1 hour sessions weekly.
- 3.6** The Buyer must not without the express prior written consent of the Seller or its representative use the Dwelling, garage or outbuilding as a showroom, shop or Display Home. The Buyer consents to the Seller using (or permitting to be used) other dwellings at Everleigh as either a showroom or a Display Home if the Seller wishes to do so.

4 BUILDING OPERATION REQUIREMENTS

- 4.1** The Seller has produced Residential Design Standards and Guidelines (**Design Standards**) which set out architectural controls for houses and other improvements being built in Everleigh.
- 4.2** The Buyer agrees to be bound by the Design Standards which form a part of these Housing Covenants and if there is any conflict between the Design Standards and these Housing Covenants then the Design Standards will prevail.
- 4.3** Only a single Dwelling for residential purposes (unless permitted otherwise by these Housing Covenants and the Residential Standards) may be erected on the Land, together with a lock-up garage, which must be suitably fitted with a vehicular access door and form an integral part of the design of the Dwelling.
- 4.4** The design, appearance and external colours and building materials of all Outbuildings must comply with these Housing Covenants and the Design Standards and be integrated with the design of the Dwelling.
- 4.5** The Buyer can erect or permit to remain upon the Land part of any Building Works or structure only if it fully complies with the requirements of the Local Government or other relevant Authority.
- 4.6** No Temporary Dwelling or sub-standard Dwelling can be brought onto the Land except for the purpose of building the Dwelling and for the purpose of building such other permanent structure on the Land as may be permitted by the Seller or its representative. No person can reside in any portion of the Dwelling prior to Practical Completion of the Dwelling and no person can reside in any workshop or garden shed at any time.
- 4.7** The Buyer is responsible for the establishment and maintenance in a proper manner all landscaping on their Land and must not remove any pre-existing trees without the consent of the Seller or its representative.
- 4.8** The Buyer must complete all driveways and landscaping of the Land including fencing on or before Practical Completion of the Dwelling.
- 4.9** Additions and Extensions to the Dwelling, Outbuildings and other structures on the Land, including new verandahs, pergolas, Outbuildings, sheds, swimming pools and garden structures are subject to the same covenant requirements as the Dwelling and application for approval must be made to the Seller or its representative in the same manner as the original Dwelling building applications.

4.10 Street landscaping along each frontage of the Land must be protected by the Buyer during the construction of the Dwelling, Outbuildings, Improvements and Extensions. The Buyer agrees to reimburse the Seller, upon demand, for expenses incurred by the Seller on the Buyer's behalf in maintaining or repairing the landscaping along each frontage of the Land which have been damaged by the activities on the Land.

4.11 The Seller or its representative, in its absolute discretion, may approve or reject any application for approval of the Dwelling or grant approval subject to such conditions as it may reasonably require unless such application complies with the Housing Covenants

5 CONSTRUCTION AND PUBLIC SAFETY

5.1 The Land must be clean and safe at all times. This is the responsibility of the Buyer and the Buyer's builder.

5.2 Prior to construction of the Dwelling and Outbuildings, the Land must be cleared of all weeds, building debris and general waste.

5.3 During construction of any improvements, a suitable bin must be provided for adequate disposal of waste goods and materials.

5.4 Debris, bins and site facilities should be clear of all neighbouring properties, roads, footpaths, reserves and all other public places at all times.

6 MAINTENANCE OF THE LAND

6.1 The Buyer must not allow weeds or grass on the Land to exceed more than 150mm in height, nor bring onto or allow on the Land or adjoining lots or footpaths any rubbish, spoil or unsightly materials. In the case that the Land is tenanted, it is the Buyer's responsibility to ensure that tenants comply with this requirement.

6.2 The Buyer hereby authorises the Seller or its representative, and the Seller or its representative may elect, to maintain the Land (should the Buyer not do so to the standard required by these Housing Covenants as determined by the Seller or its representative) and grants access to the Land for this purpose and agrees that such entry and access will not constitute trespass. The Buyer agrees to reimburse the Seller or its representative, upon demand, for expenses incurred by the Seller or its representative in maintaining the Land on the Buyer's behalf.

7 ANIMALS

7.1 Animals may only be kept in accordance with Local Government by-laws and regulations.

8 SIGNS

8.1 The Buyer must not without the Seller's or its representative's prior written consent erect on the Land or adjoining footpath or fix to any building or fence on the Land or permit to be erected or fixed, any signs, hoardings or advertisements of any kind except a sign, of no more than 1.08 square metre (900mm x 1200mm) in area, of a contractor actively carrying out work on the Land (together with such other signs as workplace health and safety or planning regulations require) and a maximum of 1 sign no more than 1.08 square metre (900mm x 1200mm) in area advertising the Land for sale. The Buyer hereby authorises the Seller or its representative to enter upon the Land to remove any signs or advertising not complying with these provisions and agrees that such entry and access will not constitute trespass.

9 APPROVAL OF PLANS FOR BUILDING WORK, EXTENSIONS AND IMPROVEMENTS

9.1 If the Buyer's Extensions or Improvements are being constructed by the Seller or a related entity of the Seller then this Clause 9 does not apply.

9.2 Prior to the Buyer commencing any Building Work, Extension or Improvement or making any application for the approval of building plans (including plans for the Buyer's proposed Dwelling unless the Dwelling has already been approved by the Seller at the time of the application) by the Local Government or other relevant Authority, the Buyer must first submit the plans for any Building Work, Extension or Improvement to the Seller or its representative showing, in addition to the requirements of Local Government or other relevant Authority:

- (a) the material and finish of all external walls and gables and of the roof and the pitch of the roof;
- (b) the position on the Land and the description of any retaining walls and fences;
- (c) any other information, matter or thing required by the Design Standards; and
- (d) obtain the Seller's or its representative's written approval.

9.3 The Seller or its representative, in its absolute discretion, may approve or reject any application for Building Works, an Extension or Improvement or grant approval subject to such conditions as it may reasonably require unless such application complies with the Housing Covenants.

9.4 The Buyer acknowledges that any approval granted by the Seller or its representative is in addition to, and not in place of, any approvals required to be given by Local Government and any competent Authority. The Buyer agrees not to place any reliance on the Seller's or its representative's approval and acknowledges that the Seller's or its representative's approval will not constitute any representation as to the adequacy, suitability or fitness of any building plan, Building Work, Extension or Improvement.

9.5 The Buyer acknowledges and agrees that the Land may have been filled. The Buyer must make its own investigations to satisfy itself concerning any proposed Building Work as to the suitability of any footing, foundations or proposed construction given the nature of the Land and as to any requirements of the Local Government or other relevant Authority.

10 REQUIREMENTS OF THE EXTENSIONS AND IMPROVEMENTS

10.1 If the Buyer's Extensions or Improvements are being constructed by the Seller or a related entity then this Clause 10 does not apply.

10.2 The Buyer will carry out all Building Works in respect of any Extensions or Improvements strictly in accordance with the plans, details and conditions approved by the Seller and will obtain the Seller's or its representative's prior written approval of any variation in relation to the approved plans, details and conditions which the Buyer wishes to implement and which affects in any way the outside of the Dwelling or the development of the Land.

10.3 The Extensions or Improvements of the Dwelling or the Land must proceed continuously after commencement and without undue interruptions until the Extensions or Improvements are in all practical respects Practically Completed. Any subsequent construction of fences, walls, a driveway or pool and the like, whether undertaken by the Buyer and/or by others on the Buyer's behalf, must be carried on to completion in all respects without undue interruption or delay.

10.4 The aesthetic quality of the Extensions and Improvements in general and its appearance from the adjoining street in particular, in the Seller's or its representative's opinion, will be such as to contribute to or not detract from, the amenity of the area. The Buyer acknowledges that the following requirements in pursuit of this objective are reasonable and agrees to comply with them:

- (a) the aesthetic quality of the Extensions and Improvements will be determined by the Seller or its representative in terms of the style, colour and appearance of the Extensions and Improvements in its own right and in relation to that of the Dwelling and existing other dwellings in proximity to the Land and/or the appearance or style which the Seller intends future dwellings in proximity to the Land to have;
- (b) the Extensions and Improvements will not incorporate any secondhand or substandard materials;
- (c) no Temporary Dwelling, caravan, privy, tent or substandard Dwelling can be brought onto the Land prior to completion of the Extensions and Improvements and the Buyer must not live in any part of the Extension or Improvement prior to Practical Completion of the Extension or Improvement; and
- (d) the aesthetic quality of landscape works between the Dwelling and the street kerb, together with other areas of the Land within public view, will be determined by the Seller or its representative in terms of the style and appearance of the landscape works on the Land in its own right and in relation

to that of existing other landscape works in proximity to the Land and/or the appearance or style which the Seller intends future landscape works in proximity to the Land to have.

10.5 All Building Works constructed upon the Land must be constructed by a registered and licensed builder.

11 FENCING

11.1 The Buyer is not permitted to replace any pre-existing fence on the Land that has been constructed by or on behalf of the Seller unless:

- (a) the materials are the same standard, design, and quality as the fence which was constructed at the time the Dwelling was constructed; and
- (b) the replacement fence is constructed in the same location as the original fence was constructed.

11.2 The Buyer is not permitted to construct any new fence on the Land without the prior written approval of the Seller or its representative.

11.3 Please refer to the Design Standards for design requirements for fencing on the Land.

11.4 Notwithstanding any provisions of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011(Qld)* to the contrary, the Seller will not be liable or be required, at any time, to join in or contribute to the cost of erecting or maintaining any fence erected or to be erected on the Land or on the boundaries of the Land or on any dividing line between the Land and any lots unsold or held by the Seller.

12 EARTHWORKS

Any earthworks to be constructed by the Buyer are to be strictly in accordance with the Design Standards.

13 SERVICES

13.1 The Buyer and Seller acknowledge and agree that if a water supply pipeline or sewerage pipeline, an underground electricity supply cable, an underground telephone service cable, a stormwater or other drainage pipeline or any other similar pipelines or services traverse the Land (whether on, above or below the surface of the Land), then the Buyer accepts title to the Land subject to any rights of the local authority, government department or person or company or in respect of such pipelines and cables and will not make any requisition or Objection in respect of the same.

14 DISCLAIMER

14.1 The Seller at its discretion has the authority to approve on its merits any innovative or diverse designs that do not meet the requirements of these Housing Covenants. The Buyer acknowledges that the Seller or its representative has the right to vary, exclude or elect not to enforce any of the Housing Covenants on owners of other land in Everleigh. The Buyer will not Object against the Seller and its representatives and specifically absolves the Seller and its representatives from any liability of any nature for any action taken in varying, excluding and electing not to enforce any Housing Covenants on other owners of other land in Everleigh.

15 NO MERGER

15.1 The Buyer and the Seller agree that all of the covenants and agreements in the Housing Covenants remain in full force and effect against the Buyer and the Buyer's successors, administrators and assigns in favour of the Seller and its successors, administrators and assigns notwithstanding the completion of the sale and purchase of the Land and the registration of a transfer of the Land in favour of the Buyer.

16 SALE OR LEASE BY THE BUYER

16.1 The Buyer must not sell, transfer or otherwise dispose of the Land without first delivering to the Seller a Deed Poll executed by the future buyer, transferee or donee in favour of the Seller containing covenants in the same terms (*mutatis mutandis*) as set forth in the Housing Covenants and including an obligation for each

further purchaser, transferee or disponee to obtain a further Deed Poll from any subsequent purchaser, transferee or disponee.

16.2 The Buyer must not lease, licence or part with possession of the Land without first delivering to the tenant, licensee or occupier a copy of the Housing Covenants.

16.3 The Buyer hereby indemnifies the Seller and agrees to keep the Seller indemnified against all loss and damage incurred by the Seller as a direct or indirect result of the Buyer's failure to comply with the obligation contained in Clauses 16.1 and 16.2.

17 ENTRY ONTO THE LAND BY THE SELLER

17.1 The Buyer and Seller agree that if and whenever the Buyer or any successors in title make any default under these Housing Covenants, the Seller or its representative, without prejudice to its other rights, remedies and powers, will be at liberty to enter upon the Land to perform such work as may be necessary to comply with these Housing Covenants and the Seller or its representative will be entitled to recover the cost of the work from the Buyer or any successors in title.

17.2 The Buyer agrees that access or entry onto the Land by the Seller or its representative pursuant to Clause 17.1 is irrevocable and does not constitute trespass.

18 SELLER'S DISCRETION

18.1 The Buyer may apply to the Seller or its representative for consent to complete works on the Land and other buyers of lots in Everleigh may apply to the Seller or its representative for consent to complete works on those lots which do not comply with these Housing Covenants. The Seller or its representative may grant or refuse such applications in its absolute discretion.

18.2 The Seller or its representative reserves the right to vary the Housing Covenants for future lots at Everleigh.

19 CONSTRUCTION

19.1 The Buyer must:

- (a) commence construction of the Dwelling on the Land (in accordance with these Housing Covenants) by the date 12 months after settlement of the Contract;
- (b) not have the building of the Dwelling left at any time without substantial work being carried out for more than one month; and
- (c) complete construction of the Dwelling, fencing, driveway and landscaping on the Land by the date 12 months after the date the Buyer commenced construction of the Dwelling,

as determined by the Seller acting reasonably.

20 BOND

20.1 The Buyer must pay the Bond to the Deposit Holder prior to the Seller issuing approval to the Buyer in accordance with these Housing Covenants.

20.2 The Bond will be held by the Deposit Holder as security for:

- (a) the Buyer strictly complying with the terms of these Housing Covenants and the terms of the Seller's approval pursuant to these Housing Covenants; and
- (b) damage to any land or improvements within Everleigh including but not limited to damage to footpaths, roads, street trees, turfing and gutters which in the Seller's opinion has been caused or contributed to by the Buyer and/or its employees, agents, invitees, contractors and builders.

20.3 The Seller is free to use the Bond to effect, carry out or rectify:

- (a) any works required to be done by the Buyer pursuant to these Housing Covenants or the Seller's approval pursuant to these Housing Covenants but which have not been done by the Buyer; and
- (b) any and all damage to any land or improvements within Everleigh including but not limited to damage to footpaths, roads, street trees, turfing, and gutters which in the Seller's opinion has been caused or contributed to by the Buyer and/or its employees, agents, invitees, contractors and builders.

20.4 The Buyer and the Seller irrevocably authorise and direct the Deposit Holder to release to the Seller the Bond for any of the purposes set out in Clause 20.3 on receiving a request from the Seller.

20.5 On Practical Completion of the Dwelling, landscaping, fencing and driveway (in accordance with these Housing Covenants and the Seller's approval pursuant to these Housing Covenants) to the Seller's satisfaction, the Deposit Holder will return any unused portion of the Bond to the Buyer on receiving a request from the Seller.

21 COMPLIANCE WITH HOUSING COVENANTS

21.1 Compliance with Housing Covenants Generally

- (a) The Buyer:
 - (i) acknowledges that the Seller has a significant investment in Everleigh, and has an interest in maintaining the value and desirability of lots within the Estate;
 - (ii) acknowledges that a failure by the Buyer to strictly comply with the Housing Covenants will diminish the value of the Seller's significant investment in Everleigh;
 - (iii) acknowledges that a failure by the Buyer to strictly comply with the Housing Covenants will diminish the value and desirability of:
 - (A) unsold lots in Everleigh in the hands of the Seller; and
 - (B) lots sold by the Seller to other owners within Everleigh.
 - (iv) agrees that in the event that the Buyer does not strictly comply with the Housing Covenants, the Seller will have legally enforceable rights against the Buyer, including the right to seek orders from the Courts compelling compliance by the Buyer, the right to enter onto the Land to undertake works to remedy a non-compliance and/or the right to seek damages against the Buyer and the right to call on and use the Bond; and
 - (v) hereby irrevocably grants to the Seller or the Seller's representative or agent, a licence to enter onto the Land to undertake work reasonably necessary to rectify any non compliance with the Housing Covenants, such right not to be exercised until after notice has been given by the Seller to the Buyer to rectify the breach and that breach has not been rectified within the period provided for in the notice.
- (b) The Buyer warrants and represents to the Seller that the Buyer will comply strictly with the terms of the Housing Covenants and that it has the capacity to do so and the Buyer acknowledges that the Seller has relied on and been induced by those warranties and representations, to enter into the Contract with the Buyer to sell the Land.

21.2 Indemnities

- (a) In further consideration of the Seller entering into the Contract with the Buyer to sell the Land, the Buyer hereby indemnifies the Seller in relation to all Claims and liabilities whatsoever, which are made or may be made by any other person against the Seller, its agents, employees, directors or contractors, arising directly or indirectly out of or in connection with any failure by the Buyer to strictly

comply with the terms of the Housing Covenants, including all Claims for damages and costs (on a full indemnity basis); and

- (b) indemnifies the Seller in connection with all legal costs and outlays incurred by the Seller in enforcing or attempting to enforce the Housing Covenants, on a full indemnity basis.

21.3 Restrictions to Cease

The restrictions specified in the above clauses (inclusive) will cease to burden the Land with effect from the date 3 years after the date after Mirvac sold the Land to the Buyer.

21.4 Joint and Several

The Buyer (if more than one person) agrees that they are jointly and severally liable in relation to the obligations pursuant to these Housing Covenants.

22 DEFINITIONS

Authority	means any body, government, person or otherwise having or exercising control over the approval of, carrying out of, use or operation of the Land or the Estate or any services to be provided to the Land or the Estate, including, but not limited to, the Local Government and Economic Development Queensland (a division of the Department of State Development, Manufacturing, Infrastructure and Planning).
Bond	means the amount of \$1,000.00.
Building Works	means any works carried out on the Land in the nature of the construction, alteration, renovation or repair of the Dwelling or other building, fence, retaining wall, external sign or hoarding, driveway, external floodlights or spotlights or external fittings.
Buyer	means the buyer as detailed in the Reference Schedule of the Contract and any subsequent buyer of the Land.
Contract	means the contract of sale by which the Buyer became the owner of the Land whether the Seller or a third party was the seller of the Land to the Buyer.
Claim	means any cost, claim, demand, obligation, remedy, damage, loss, action, proceeding, claim for compensation, requisition or objection, whichever is applicable.
Development Application	means an application for Development Approval.
Deposit Holder	means HWL Ebsworth Lawyers Law Practice Trust Account.
Development Approval(s)	means a development approval made by or on behalf of the Seller or third party pursuant to the <i>Planning Act 2016 (Qld)</i> , the <i>Sustainable Planning Act 2009 (Qld)</i> and/or the <i>Economic Development Act 2012 (Qld)</i> as applicable in relation to the Land and/or Everleigh.
Display Home	means a dwelling used as a 'Display Home' as that term is defined in the <i>Domestic Building Contracts Act 2000 (Qld)</i> .
Dwelling	means the residential detached Dwelling constructed or to be constructed on the Land.
Extension	means addition, renovation, or alteration to an existing Dwelling.

Housing Covenants	means these Housing Covenants including the Residential Design Standards and Guidelines annexed to these Housing Covenants.
Everleigh	means the estate currently known as "Everleigh" of which the Land forms part which is being progressively developed by the Seller and which name may change from time to time in the Seller's absolute discretion.
Improvements	means any of the following but is not limited to: new Dwelling, transmitting and receiving devices, security systems, air conditioning units, fences, retaining walls, letterboxes, landscaping within public view, garden sheds, clothes lines, external floodlights or spotlights, driveway, external fittings, pergolas and hot water systems.
Land	has the same meaning as detailed in the Reference Schedule of the Contract which is owned or under contract by the Buyer and is located in Everleigh.
Local Government	means the Logan City Council.
Object or Objections	means to object generally and includes: <ul style="list-style-type: none"> (b) object to a variation, change or substitution; (c) object to title to the Land; (d) avoid or attempt to avoid the Housing Covenants or Contract; (e) require the Seller to carry out any works to the Land; (f) withhold a consent; (g) make any claim, demand, appeal or suit of any nature; or (h) seek an injunction.
Outbuilding	means, for example, garage, verandah, pergola, shed whether attached or detached from the Dwelling.
Practical Completion	means when the relevant Building Works, Dwelling, Improvement, Extension or Outbuilding have reached practical completion and they have been approved by a building certifier (if applicable) that they are fit for use and occupation.
Residential Design Standards and Guidelines (Design Standards)	means the attached Residential Design Standards and Guidelines which form part of the Housing Covenants.
Seller	means Mirvac Queensland Pty Limited ACN 060 411 207 and its executors, administrators, successors, substitutes and permitted assigns.
Temporary Dwelling	means, for example, caravan, tent or any Dwelling temporarily erected to assist in any Building Works.

RESIDENTIAL DESIGN GUIDELINES

(follows this page)

Everleigh

Residential Design
Standards and Guidelines
Precinct 12.3
(Display Village)

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Residential Design Standards and Guidelines

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

The standards and guidelines are intended to help you add value to your home and protect your investment by creating an attractive streetscape.



Great design creates a welcoming and attractive streetscape. This not only improves your quality of life but establishes Everleigh as a great place to live and a place in which you will be proud to be a part of.

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 Everleigh 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 Everleigh. This document provides design standards to ensure that cohesive and attractive landscaping is established.

How the Residential Design Standards and Guidelines Work

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

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



AUTHORITY REQUIREMENTS

Design and Siting Standards

Directs customers to the Approved Plan of Development – Envelope 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.



MIRVAC REQUIREMENTS

Architectural and Landscape Standards

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



GOOD PRACTICE

Sustainable Living Guidelines

Provides **suggestions** 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 Everleigh Design Committee and will be assessed on individual architectural merit. The Design Committee at its absolute discretion may approve alternative design solutions where it is considered that they achieve the overall intent and desired outcomes of the Design Standards & Guidelines.

Building @ Everleigh Portal

We understand that keeping track of all this information can be a challenge and have established a web portal to assist.

The **Building @ Everleigh 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 @ Everleigh Portal** will help you and your builder make informed decisions regarding the design of your home.

The **Building @ Everleigh Portal** is accessible via the Everleigh website or speak to an Everleigh sales representative.



The Approval Process

You will need both the Design Approval from the Everleigh 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.

YOUR STEPS

HOT TIP!

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

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.

STEP 1

HOT TIP!

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

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 @ Everleigh Portal**.

STEP 2

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).

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 & Lot Number" – Covenant Bond**
Amount: **\$1000**

STEP 3

STEP 4

OUR STEPS

Assessment

The Design Committee will assess your submission for compliance with the **Design Standards & Guidelines**. During this process we will work with you and your builder if anything needs amendment. In some cases, plans may need to be resubmitted. This process normally takes 2 weeks if all information is provided.

STEP 5

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 @ Everleigh Portal**.



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

STEP 6

Building Approval

Once 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

Call for Inspection

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

STEP 9

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 @ Everleigh Portal**.

Design & Siting Standards

Approved Plan of Development – Envelope Plan and Design Criteria

We recommend that you speak with your builder or an Everleigh 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.

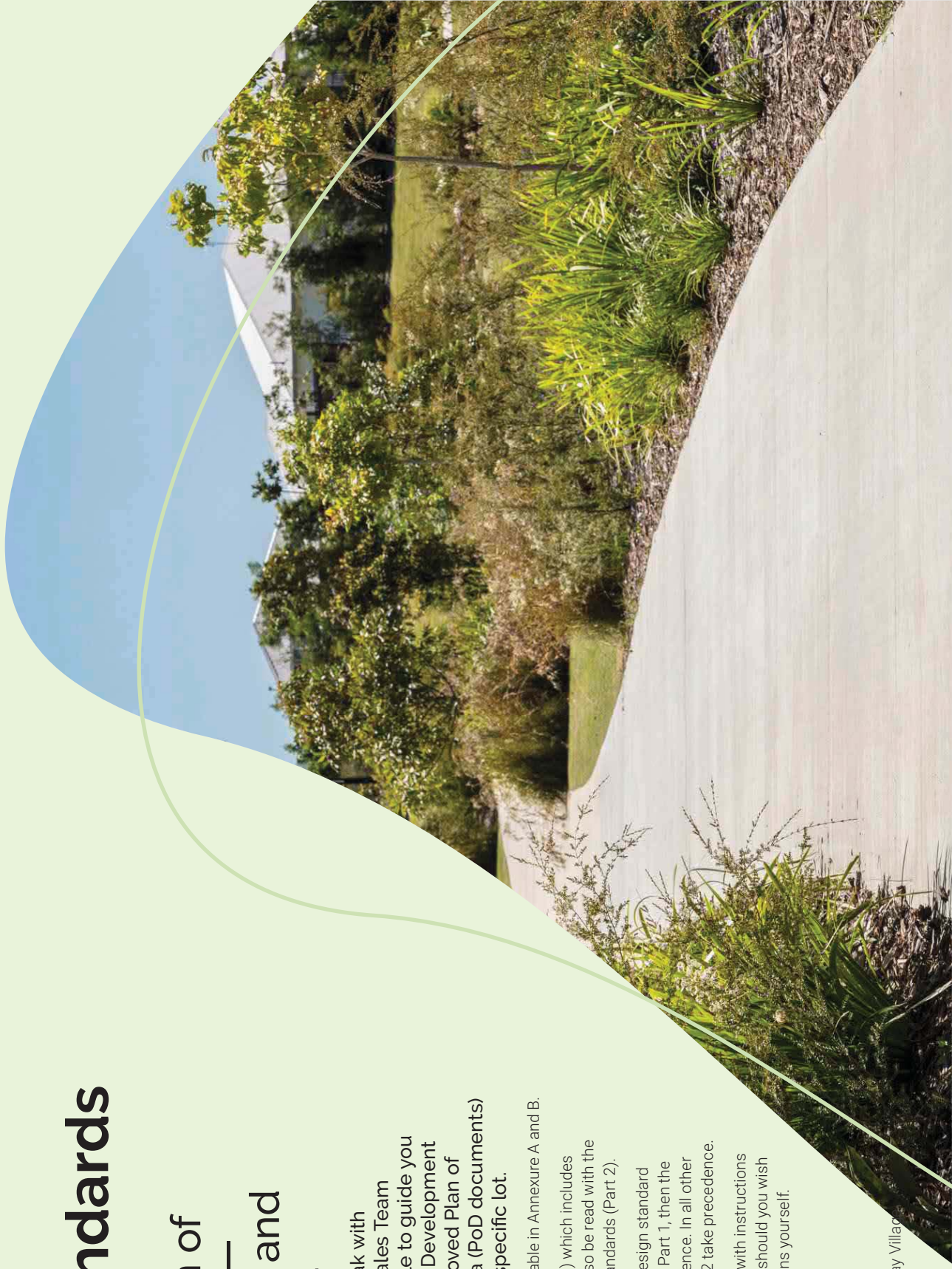
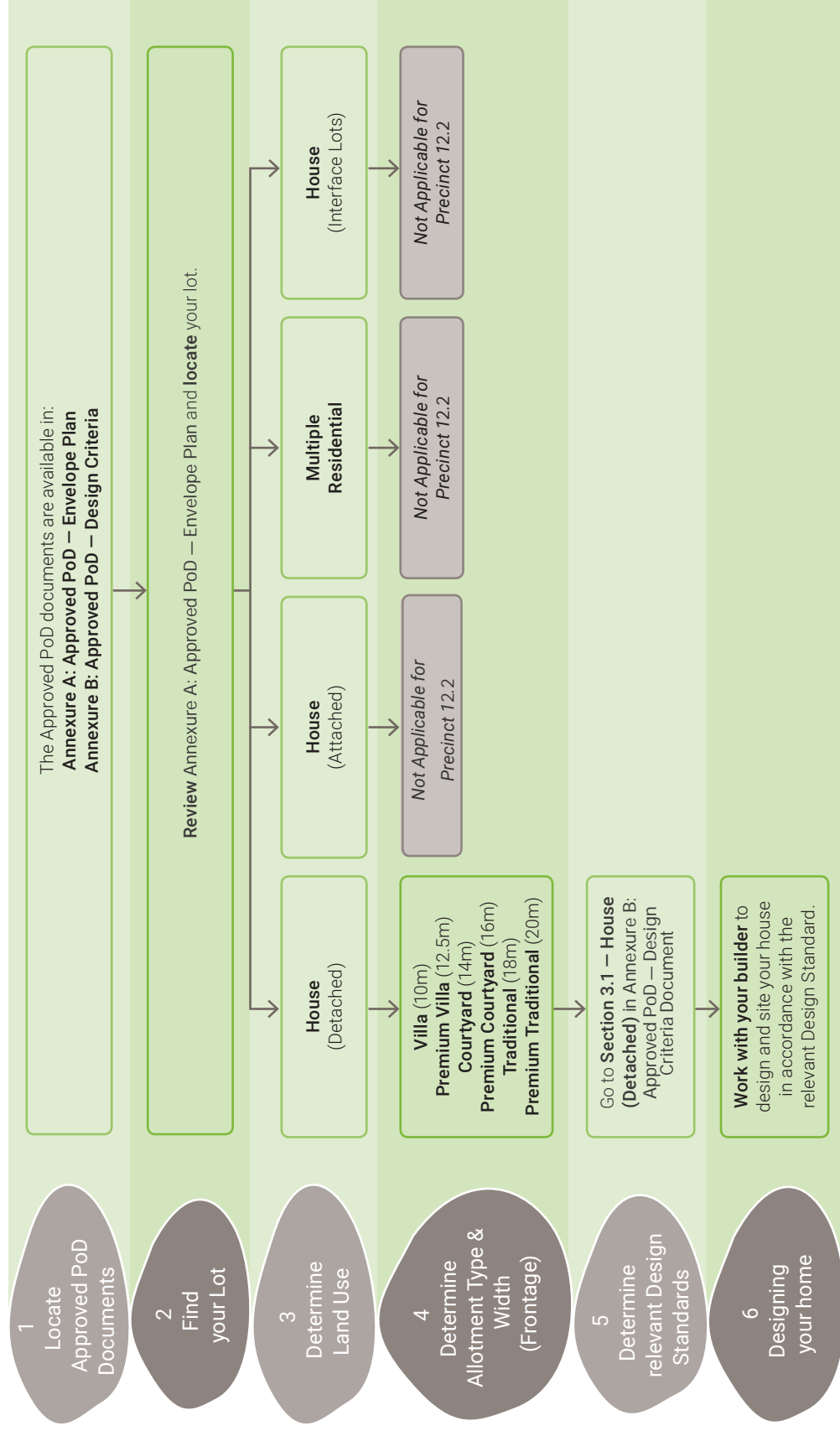


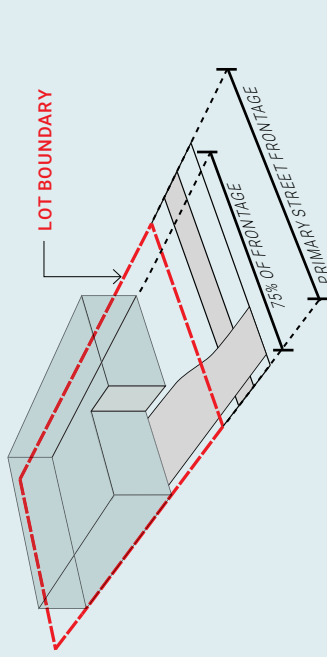
Figure A Instructions to navigate the Approved Plan of Development Documents



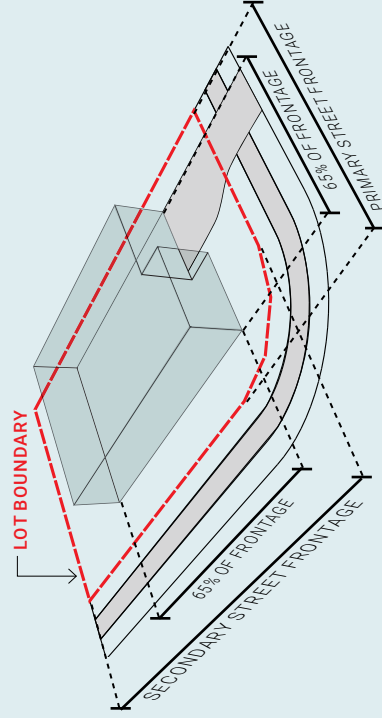
Architectural and Landscape Design Standards

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.



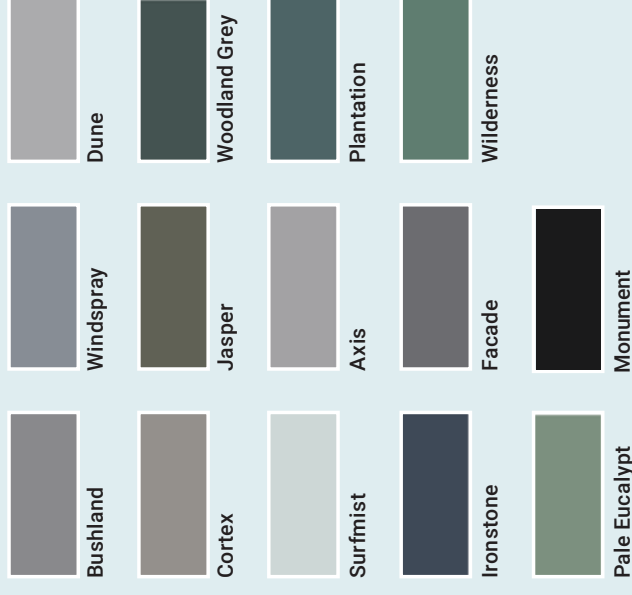
ROOFS

- 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.
- 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.
- Your roof materials are limited to:
 - Corrugated pre-finished metal sheets (e.g. Colorbond).
 - Roof Tiles.
 - Your roof colour must be of a muted / earthy tone (refer to colour palette below for guidance). Harsh colours such as blue, red and black are not permitted.

Colorbond references:



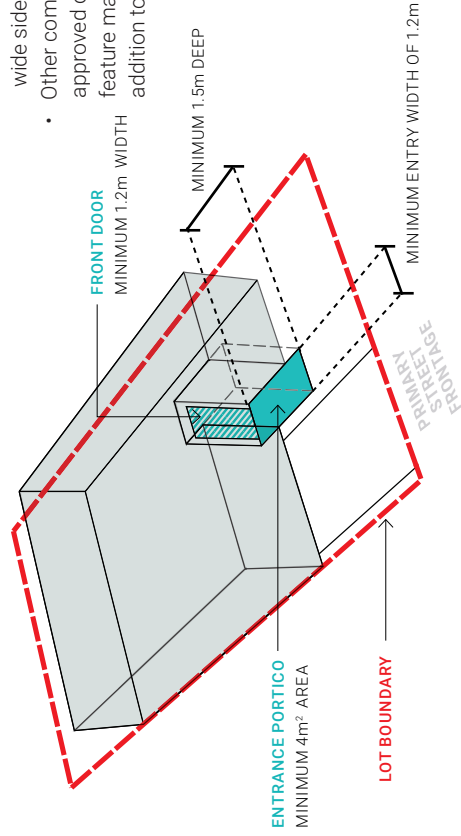
HOT TIP!

For more information, please visit the **Building @ Everleigh Portal**.

FAÇADE DESIGN

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 Everleigh, 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.
- Any entrance portico must be proportional to the façade of the building and is to be a minimum of 4m² (including eave overhangs) and 1.5m deep.
- At least 1 habitable room must address the primary street frontage.



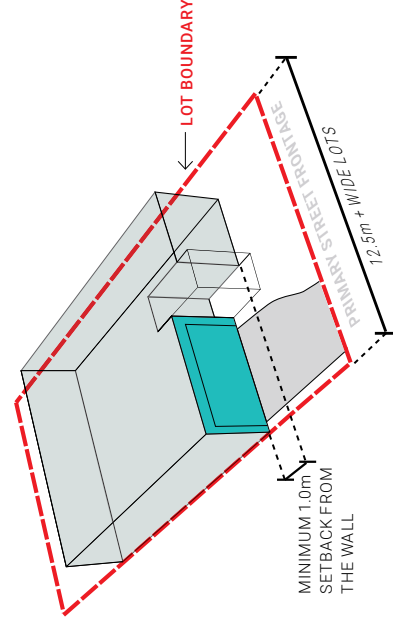
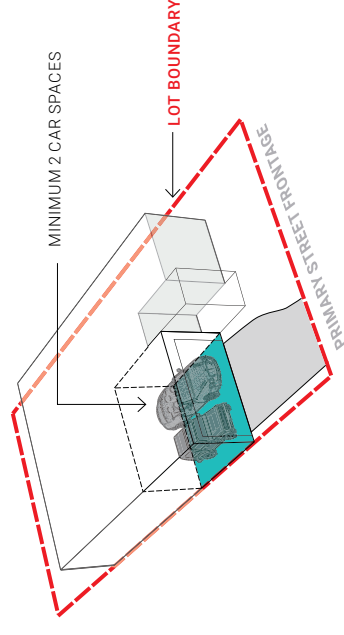
- Similar homes with similar façades are not allowed on adjoining lots.
- Obscure windows or windows to toilets and bathrooms should not front the primary street, unless aesthetically screened.
- Walls over 9m in length without windows or articulation are not permitted.
- No garden sheds, air conditioning condensers or clothes lines, etc. can be located between the primary street façade and boundary.

Front Entry Door

- Your home's front door must be well defined and/or visible from the primary street.
- The entry door must be:
 - nominal 1200mm wide with minimum 20% glazing; or
 - nominal 1000mm wide combined with a minimum 200mm wide sidelight
- Other combinations on smaller frontages (<12.5m) may be approved on merit subject to the inclusion of additional feature material being incorporated to achieve a positive addition to the façade of your home.

Garages

- Minimum two car (side by side) internal garage must be provided for lots with frontages of 12.5m or greater.
- Garages must be integrated into the main building and are to be setback 1m behind the front wall of the main building.



HOT TIP!

For more information, please visit the **Building @ Everleigh Portal**.

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.
- 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.

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.
- Sliding windows under 1200mm width are not permitted.
- Reflective glass is not permitted.
- Temporary window treatments or vertical blinds are not permitted.

LETTER BOXES

- The letter box must be complementary to the modern aesthetics of the primary building and be constructed using materials such as stone and masonry.
- The letter box must be installed prior to the occupation of the main building.

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.

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.
- Finishes to the Primary Street and or Secondary Street Façade must return back around the other walls and extend back 1m or wherever the side fence meets the house, whichever is the greater.
- 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.
- Finishes to any non-feature masonry on public open space façades may be 'bag and painting' and the finish used on this façade must also be used on the adjoining side and/or rear walls.
- Second hand materials are not permitted unless they are used as highlight architectural elements.

External Wall Colours

- Your colour scheme must be primarily muted tones, but limited and controlled feature highlight colours may be approved.
- Each application is to be accompanied by an External Colour Schedule clearly nominating the location and extent of colours and materials.

DRIVEWAYS & ENTRY PATHS

- Acceptable materials for your driveway include coloured concrete, exposed aggregate concrete and pavers on a concrete base slab. Stencil or painted finish are also accepted. These must compliment the external colour scheme of 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 concrete, exposed aggregate, natural stone or concrete pavers on a concrete base. Pebble or decorative gravel are not permitted as materials for the main entry path to your home.
- 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.

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.

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.

EXTERNAL SERVICES AND WASTE RECYCLING

- If you have a rainwater tank it 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.**

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.

DEVELOPER WORKS

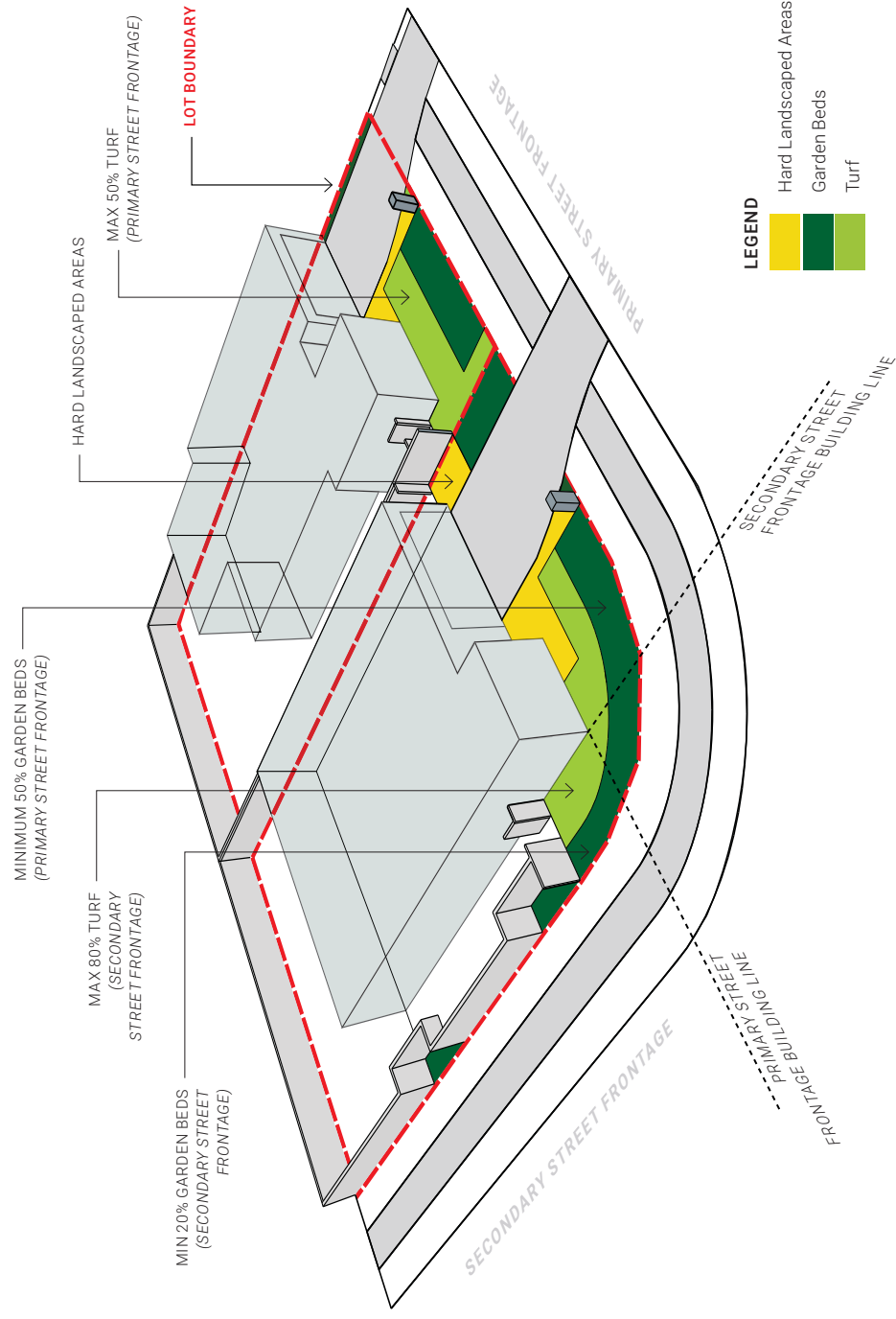
- Where the Developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.
- The road and verge in front of your lot including the concrete footpath and services such as water meters, telecommunication boxes, **street 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.

LANDSCAPING

- The landscaping to areas of your lot visible from Public Areas must be approved by the Design Committee.
- The planting theme to be adopted is generally of a native character. All trees, shrubs, and ground covers must be selected for their appropriateness according to their proposed situation.
- 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 suitable variety and form.
- A minimum of two advanced 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.

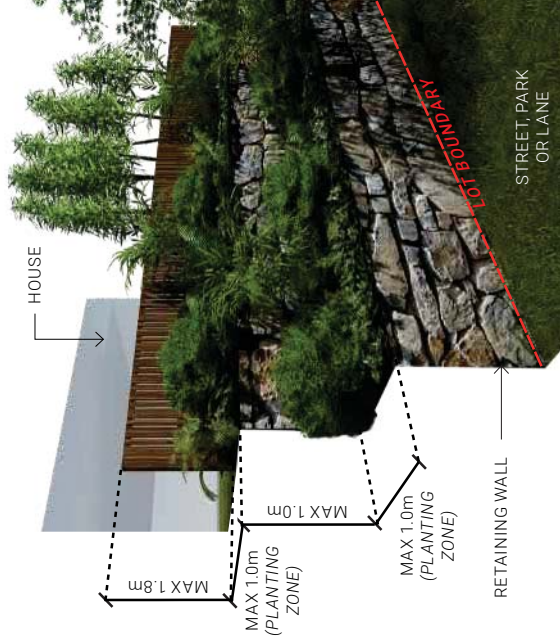


HOT TIP!

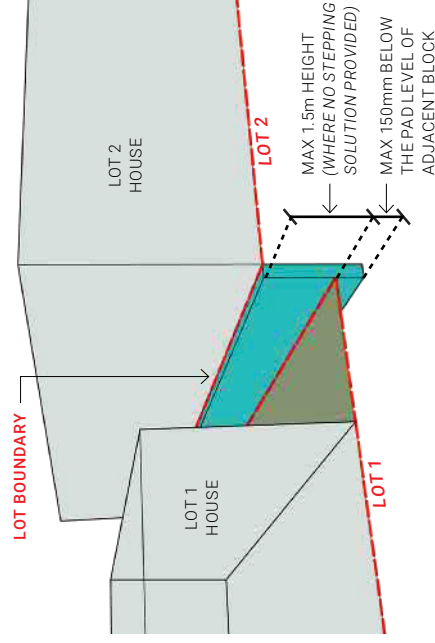
For more information, please visit the **Building @ Everleigh Portal**.

Retaining Walls

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



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.

- Retaining wall construction must include a suitable drainage system to deliver sub-surface water below the wall to the local storm water system.
- 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 and WRB Retaining Wall Warranty in [redacted] for further detail.

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 recoating 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.**

Fencing facing the Primary Street

- Must be Feature Fence Type A or B.
- Maximum 1.8m in height.
- Must be located a minimum of 1m behind the adjoining front façade wall.

Fencing facing the Secondary Street or Pedestrian Links

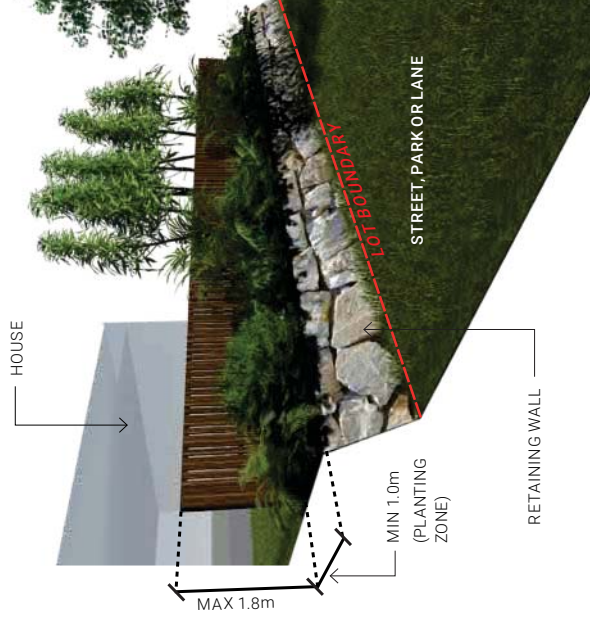
- Must be Feature Fence Type A or B.
- Maximum 1.8m in height.
- Must not extend past the façade line of the other street frontage.
- Fences more than 10m in length must be articulated further from the boundary, to allow for planting alcoves, by a minimum 1m alignment variation over a minimum length of 3m.
- Appropriate landscaping must be included within the planting alcoves.

Fencing to Side and Rear Boundaries Not on a Public Open Space Boundary

- Must be a Neighbour Fence Type 1 or 2 (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.

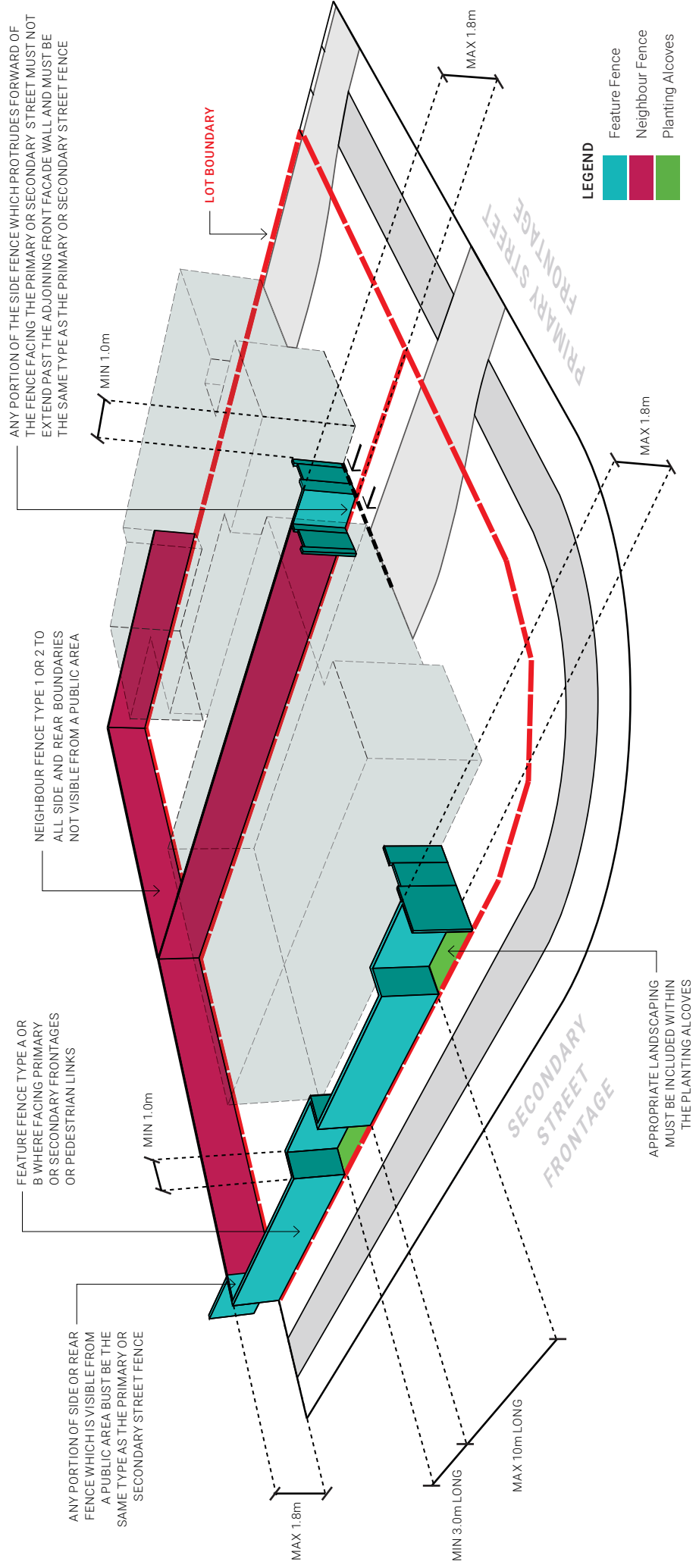
Fencing to Public Open Space Boundaries

- Must be Feature Fence Type A or B.
- 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 @ Everleigh Portal**.



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

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.
 - Increased rating of the wall and ceiling insulation to the required specification
 - Treated glazing or double glazing where necessary
 - Draft sealing (weather seals on external doors etc.) where necessary
 - Sealed exhaust fans where necessary

Water Conservation and reuse

- 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

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
 - Dishwasher and washing machines with a 4 Star or greater WELS rating
 - Tapware and toilets with a 4 Star or greater WELS rating
 - Showers with a 3 Star WELS rating
 - 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

Materials and Waste

- Maximise the use of standard sizes of materials wherever possible to minimise waste
- 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 the following products
 - Engineered wood products, such as kitchen cabinetry and wardrobes, with low or zero formaldehyde (rated as E1 or E0)
 - 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, consider
 - Installing a dual bin in the kitchen joinery to make recycling as easy as disposing of general waste
 - The use of a worm farm or composting bin to reduce food waste and provide fertiliser for your gardens.

Smart Technology

- Smart monitoring
 - Consider the use of 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.

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 a recommended planting palette which provide further information on how to 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.

Covenant Bond

A Covenant Bond has been incorporated into the land sales contract for all properties within Everleigh. 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, hall ways 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

Refer Plan of Development.

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 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS

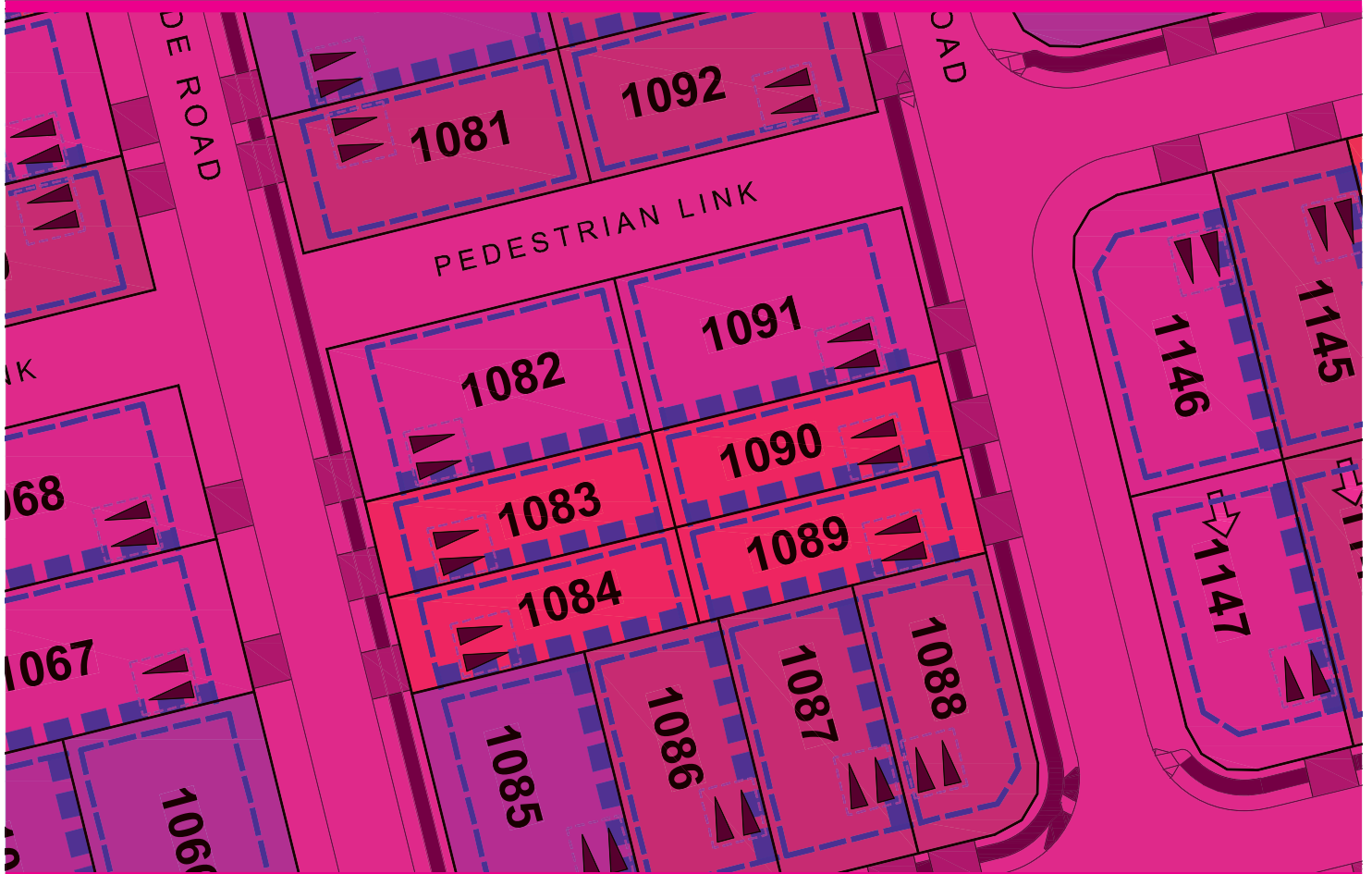
TEVIOT ROAD, GREENBANK

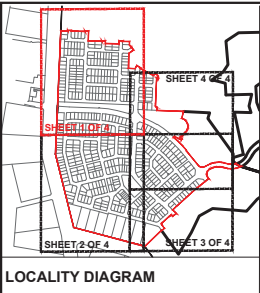
14 JANUARY 2021

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 4 March 2021





LOCALITY DIAGRAM

LEGEND

GENERAL

- Site Boundary
- ROL 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- ★ Buildings which require acoustic design to upper floors only
- ★ Buildings which require acoustic design to the ground and upper floors
- Sales Office (Interim Use)
- ▨ Sales Centre (Interim Use)
- ▨ Major Linear Park
- ▨ Regional Recreation Park
- ▨ Neighbourhood Recreation Park
- ▨ Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

- ▨ Terrace
- HOUSE (DETACHED)**
- ▨ Villa
- ▨ Premium Villa
- ▨ Courtyard
- ▨ Premium Courtyard
- ▨ Traditional
- ▨ Premium Traditional

MULTIPLE RESIDENTIAL

- ▨ Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- ▨ Front Loaded
- ▨ Rear Loaded
- ▨ Dual Loaded

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the ROL 1: Plan of Development - Design Criteria document have precedence)
- ▨ Optional Built to Boundary Wall
- ▨ Preferred Garage Location (Refer the ROL 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- ▨ Indicative Driveway Location
- ↔ Lots which require increased setbacks (Refer the ROL 1: Plan of Development - Design Criteria document for rear setback distances)
- ▨ Indicative Bin Pad Location

NOTES:

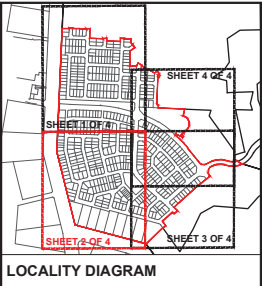
- These plans must be read in conjunction with ROL 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the ROL 1: Plan of Development - Design Criteria document.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768
Date: 4 March 2021



JOINS PLAN POD01-02 (SHEET 2 OF 4)



LOCALITY DIAGRAM

LEGEND

GENERAL

- Site Boundary
- ROL 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Acoustic / Visual Buffer - No Buildings or Structures (other than fencing) (Extends 40m from the Greenbank Road boundary)
- Buildings require acoustic design to the upper floor only (40-60m from the Greenbank Road boundary)
- Neighbourhood Recreation Park
- Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

- Terrace
- HOUSE (DETACHED)**
- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

MULTIPLE RESIDENTIAL

- Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- Front Loaded
- Rear Loaded
- Dual Loaded

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the ROL 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Preferred Garage Location (Refer the ROL 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks (Refer the ROL 1: Plan of Development - Design Criteria document for rear setback distances)
- Indicative Bin Pad Location

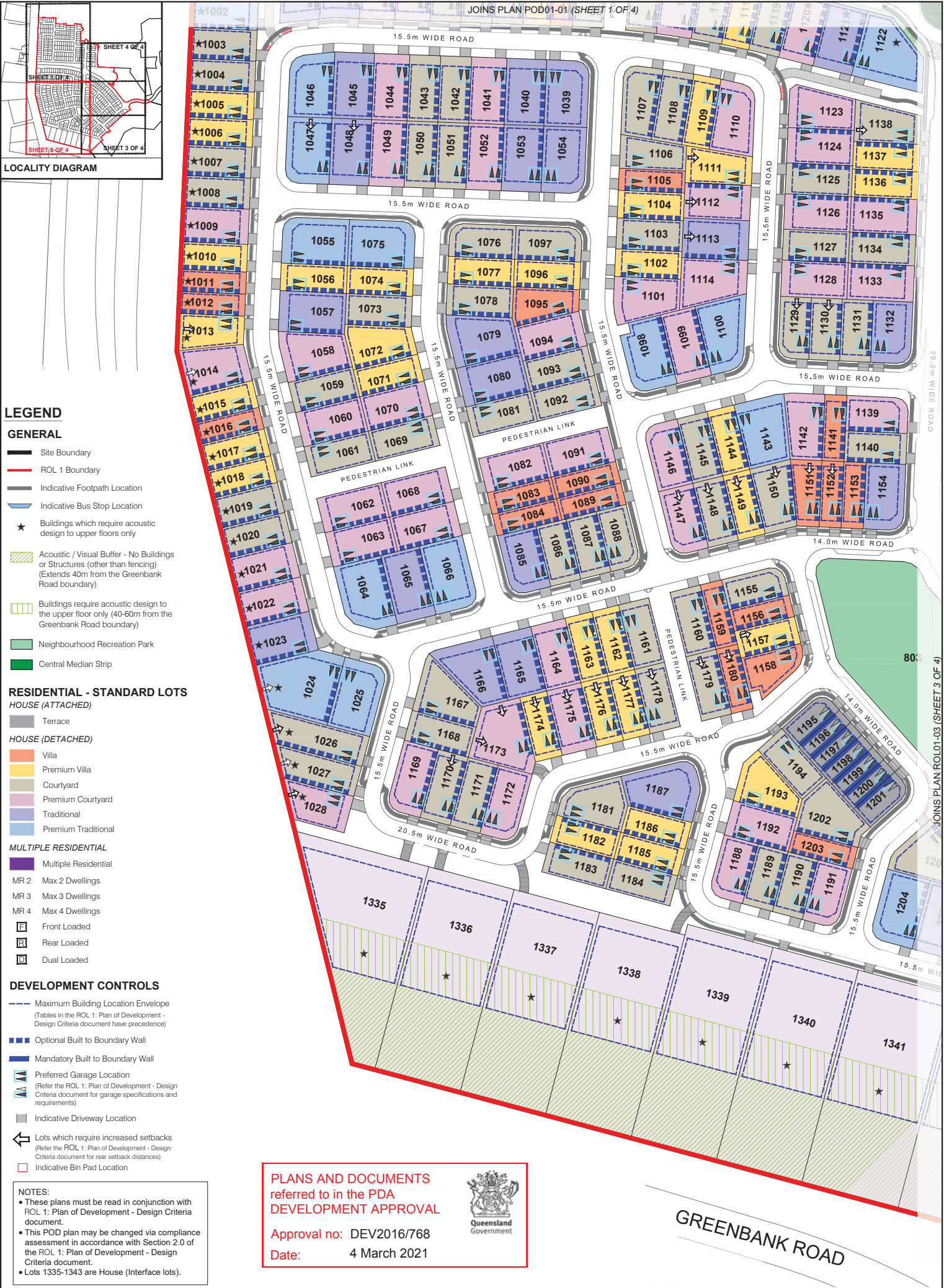
NOTES:

- These plans must be read in conjunction with ROL 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the ROL 1: Plan of Development - Design Criteria document.
- Lots 1335-1343 are House (Interface lots).

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768
Date: 4 March 2021

Queensland Government



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768

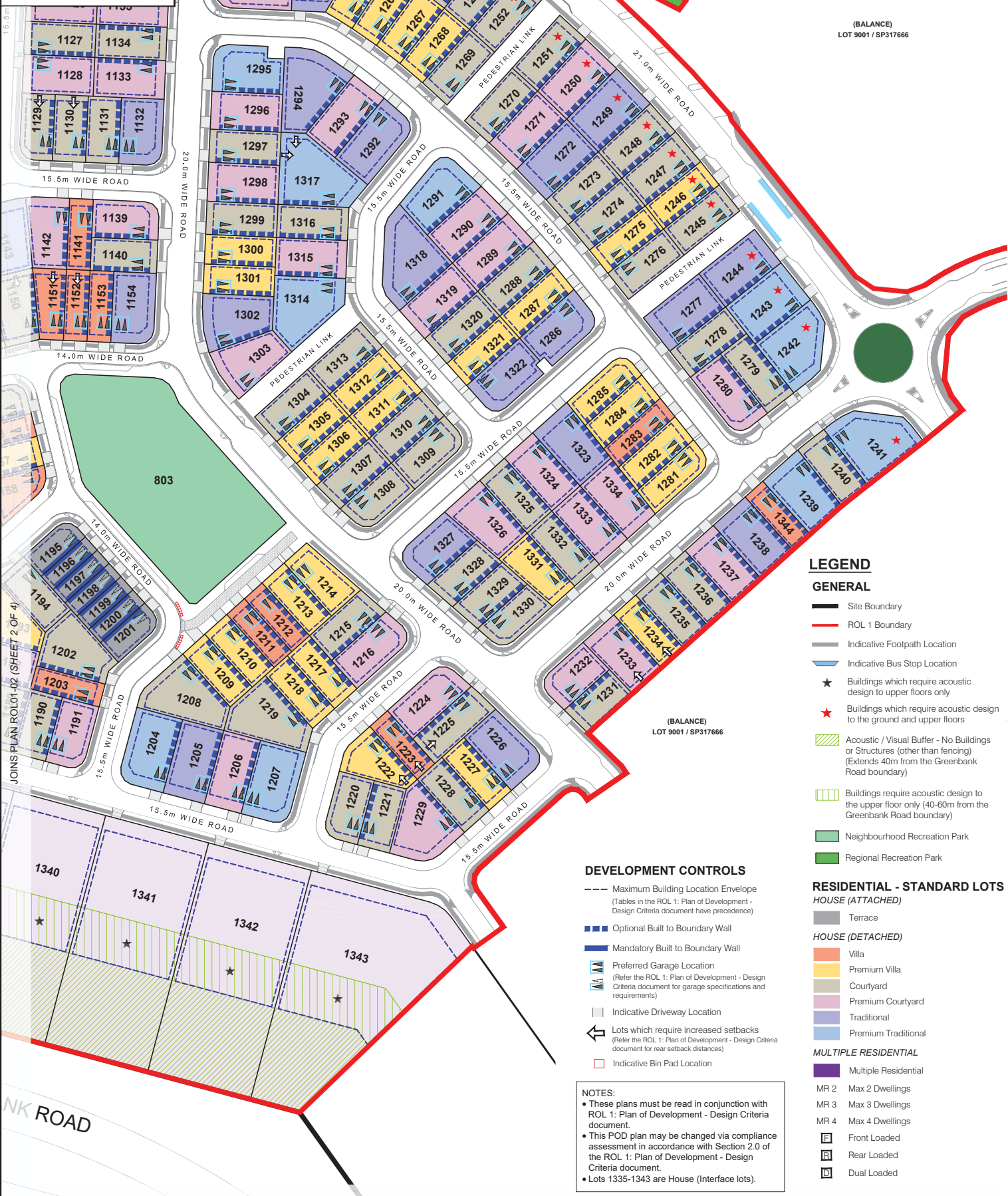
Date: 4 March 2021



(BALANCE)
LOT 9001 / SP317666

(BALANCE)
LOT 9001 / SP317666

LOCALITY DIAGRAM



LEGEND

GENERAL

- Site Boundary
- ROL 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- ★ Buildings which require acoustic design to upper floors only
- ★ Buildings which require acoustic design to the ground and upper floors
- ▨ Acoustic / Visual Buffer - No Buildings or Structures (other than fencing) (Extends 40m from the Greenbank Road boundary)
- ▨ Buildings require acoustic design to the upper floor only (40-60m from the Greenbank Road boundary)
- ▭ Neighbourhood Recreation Park
- ▭ Regional Recreation Park

RESIDENTIAL - STANDARD LOTS (HOUSE) (ATTACHED)

- ▭ Terrace
- ▭ HOUSE (DETACHED)
 - ▭ Villa
 - ▭ Premium Villa
 - ▭ Courtyard
 - ▭ Premium Courtyard
 - ▭ Traditional
 - ▭ Premium Traditional

MULTIPLE RESIDENTIAL

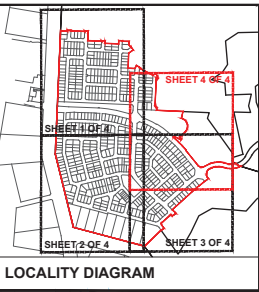
- ▭ Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- ▭ Front Loaded
- ▭ Rear Loaded
- ▭ Dual Loaded

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the ROL 1: Plan of Development - Design Criteria document have precedence)
- ▭ Optional Built to Boundary Wall
- ▭ Mandatory Built to Boundary Wall
- ▭ Preferred Garage Location (Refer the ROL 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- ▭ Indicative Driveway Location
- ▭ Lots which require increased setbacks (Refer the ROL 1: Plan of Development - Design Criteria document for rear setback distances)
- ▭ Indicative Bin Pad Location

NOTES:

- These plans must be read in conjunction with ROL 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the ROL 1: Plan of Development - Design Criteria document.
- Lots 1335-1343 are House (Interface lots).



LOCALITY DIAGRAM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the ROL 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Preferred Garage Location (Refer the ROL 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks (Refer the ROL 1: Plan of Development - Design Criteria document for rear setback distances)

NOTES:

- These plans must be read in conjunction with ROL 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the ROL 1: Plan of Development - Design Criteria document.

LEGEND

GENERAL

- Site Boundary
- ROL 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Buildings which require acoustic design to the ground and upper floors
- Sales Office (Interim Use)
- Sales Centre (Interim Use)
- Major Linear Park
- Regional Recreation Park
- Neighbourhood Recreation Park
- Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

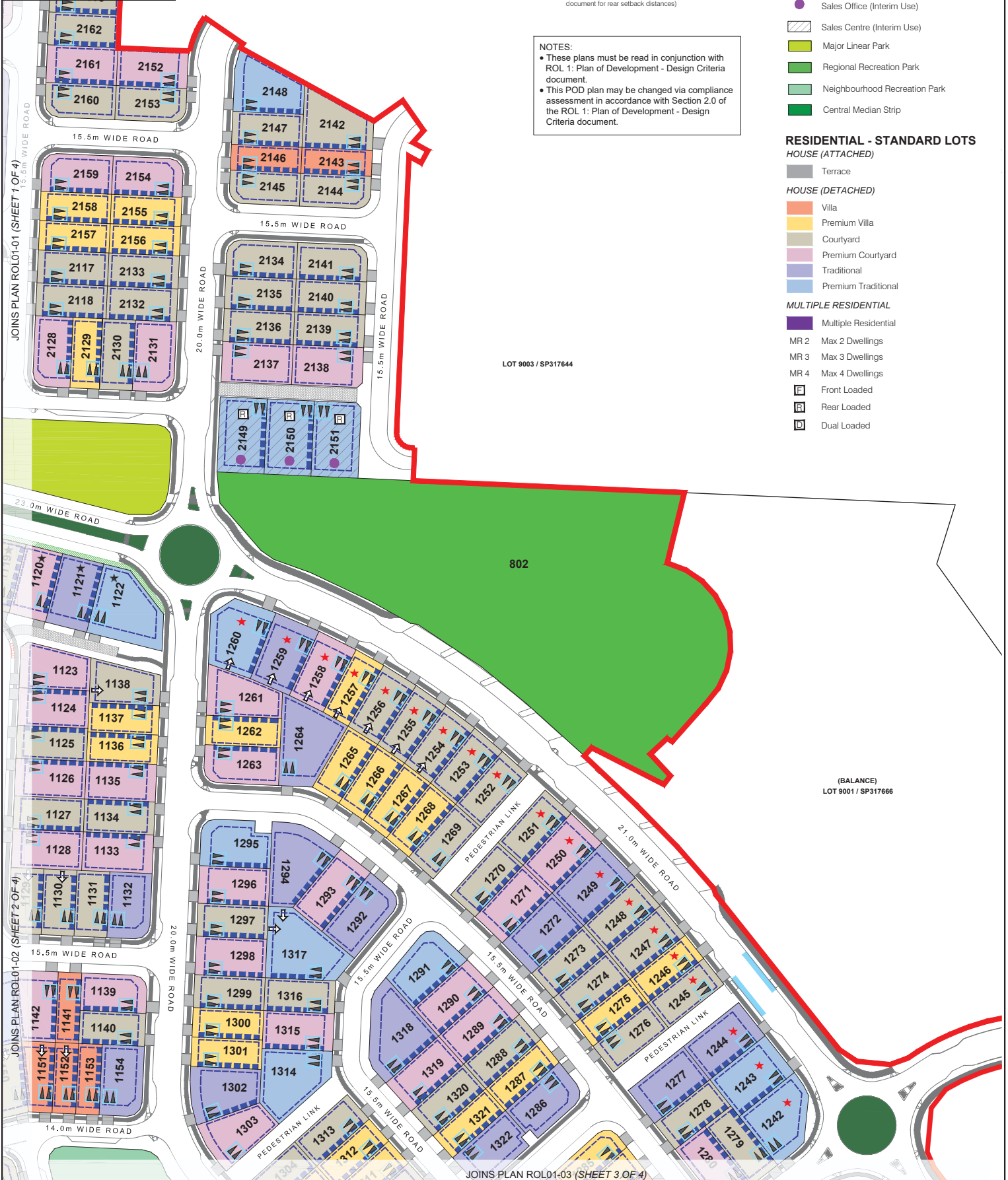
- Terrace

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

MULTIPLE RESIDENTIAL

- Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- Front Loaded
- Rear Loaded
- Dual Loaded



Annexure B

Approved PoD -
Design Criteria

ROL 1: PLAN OF DEVELOPMENT - DESIGN CRITERIA

TEVIOT ROAD, GREENBANK

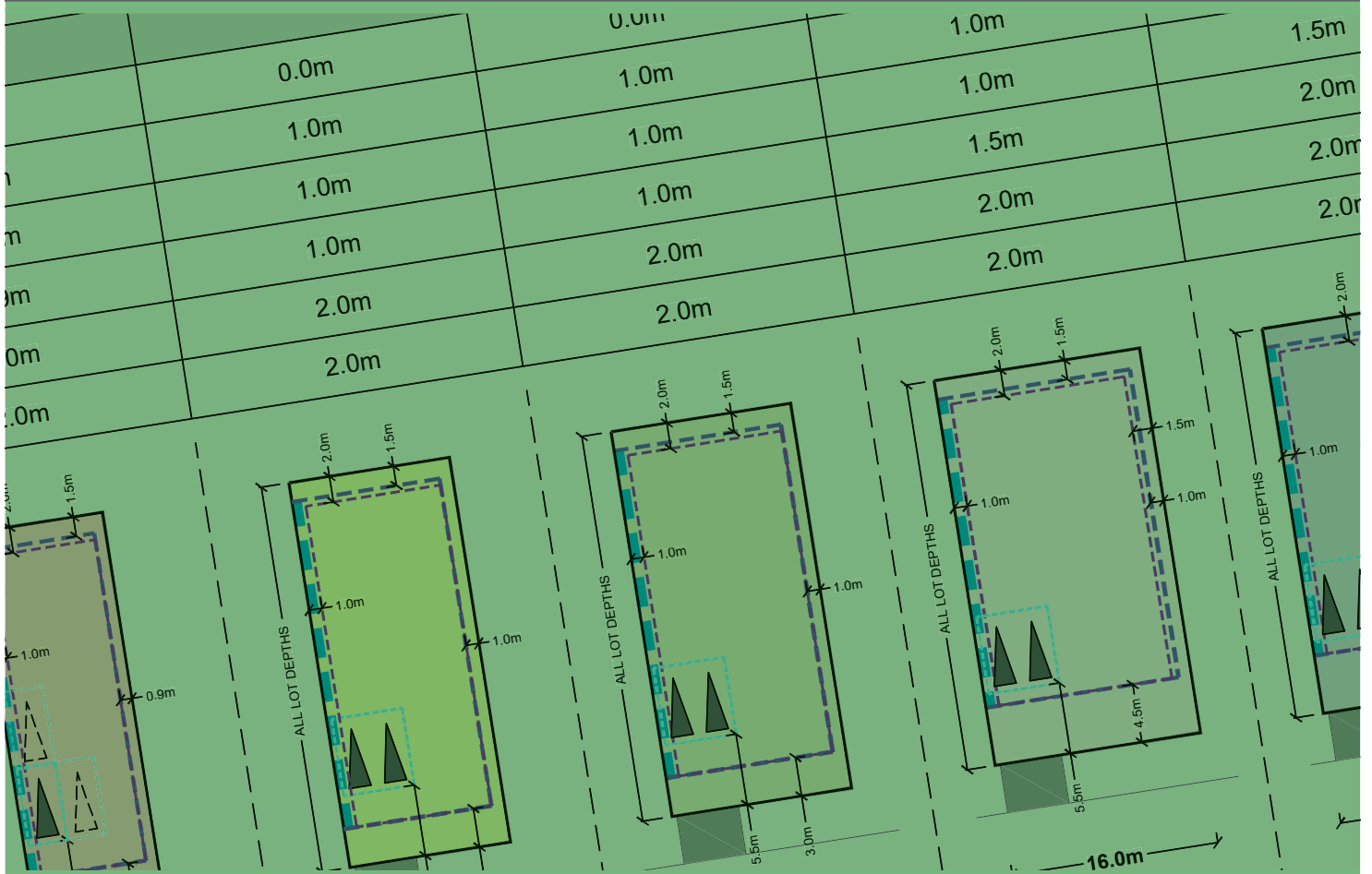
10 NOVEMBER 2020

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



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1.0 APPROVED USES

1.1 USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

Uses listed in Table 1 and complying with the relevant Design Criteria (Section 3.0 and Section 4.0) in this Plan of Development and ROL 1: Plan of Development - Envelope Plans document are approved exempt development.

TABLE 1: LAND USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

LAND USES	
<ul style="list-style-type: none"> Display Home House (detached, attached, or interface lots) Park Home Based Business 	<ul style="list-style-type: none"> Multiple Residential (Up to 3 dwelling units where identified on the ROL 1: Plan of Development - Envelope Plans) Advertising Device

1.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

Uses listed in Table 2 and complying with the relevant Design Criteria (Section 3.3, 3.4 and 3.5) in this Plan of Development and ROL 1: Plan of Development Envelope Plans document are approved development subject to Compliance Assessment.

TABLE 2: LAND USES USES SUBJECT TO COMPLIANCE ASSESSMENT & DESIGN CRITERIA

LAND USES	
<ul style="list-style-type: none"> Sales Office (up to 400m² GFA) Other Residential (Retirement) Multiple Residential (4 or more dwelling units where identified on the ROL 1: Plan of Development - Envelope Plans) 	

1.3 DEFINED TERMS

The terms used in this document have a particular meaning as stated in the Greater Flagstone UDA Development Scheme (October 2011) (Development Scheme). The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

2.0 CRITERIA FOR A CHANGE TO APPROVED LAYOUT FOR GREENBANK ROL 1

2.1 DESIGN STANDARDS FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT AND PLAN OF DEVELOPMENT ENVELOPE PLANS FOR GREENBANK ROL 1

The following plans and documents can be amended by compliance assessment where generally in accordance with the design standards in Table 3, or as otherwise agreed with the nominated assessing authority.

- ROL 1: Plan of Development - Envelope Plans (Envelope Plans)
- ROL 1: Reconfiguration of a Lot Plans (RoL Plans)

Figure 1 below identifies those fixed elements of the Envelope Plans and RoL Plans that cannot be adversely impacted or changed.

FIGURE 1: FIXED ELEMENTS - ROL 1

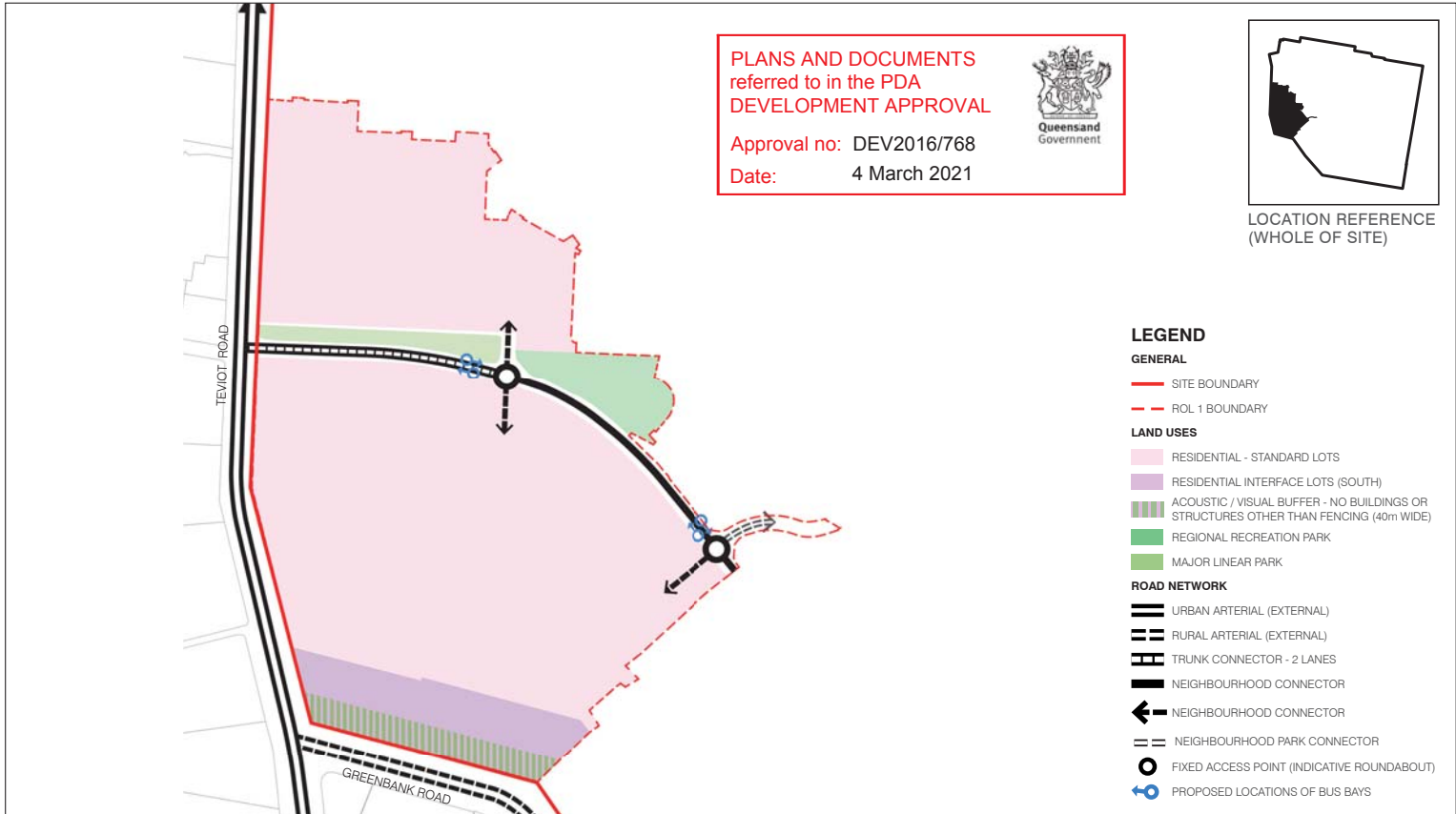


TABLE 3: DESIGN STANDARDS

GENERAL	DESIGN STANDARDS
Development Yield	<ul style="list-style-type: none"> The total development yield is to be between 457 and 559 dwellings (being the originally approved 508 dwellings +/- 10%) where not in conflict with the other requirements of Table 3: Design Standards.
Lot Design	<ul style="list-style-type: none"> Size & density <ul style="list-style-type: none"> no minimum lot size For Residential - Standard Lots, development achieves a minimum net residential density of 15 dwellings per hectare for ROL 1 Shape <ul style="list-style-type: none"> Width and depth consistent with typical lot dimensions - refer Section 3.0. Slope <ul style="list-style-type: none"> Unless constructed in an integrated or attached development, the finished slope on a lot less than 450m² in area does not exceed: <ul style="list-style-type: none"> 10% side slope 5% lengthwise slope Less, if both figures approach the maximum together. Platform construction required when finished slope on lot is 16% or greater
Block Size	<ul style="list-style-type: none"> Length 100-200 metres Mid-block break providing a pedestrian link when blocks are over 130 metres Depth 40-80 metres
Interface Lots	<ul style="list-style-type: none"> Minimum lot size of 3,000m²
Lot Layout	<ul style="list-style-type: none"> No more than eight narrow (less than 10.0 metres) frontage lots in a row. No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane.
Access	<ul style="list-style-type: none"> 90% of dwellings must be within 400m of a Neighbourhood Recreation Park or other park providing equivalent informal recreation opportunities. 90% of Residential - Standard Lots are within 400 metres of an existing or planned public transport stop.
Street Network	<ul style="list-style-type: none"> Grid pattern or modified grid responsive to site characteristics. Where slope allows, orientation within 15 degrees of north-south or east-west. To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. Minimise cul-de-sacs where possible. Where proposed, cul-de-sac length is desirably no greater than 10 lots.
Typical Road Typologies	<ul style="list-style-type: none"> Roads are designed generally in accordance with the approved Context Plan. Street network includes (where relevant): <ul style="list-style-type: none"> A trunk connector providing access to neighbourhood connector streets; Neighbourhood connector streets providing direct access to properties and connections to neighbourhood destinations; Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and Neighbourhood lanes - provide direct property access either at the front or rear of lots.
On-Street Car parking	On-street car parking to be provided at a minimum rate of 0.5 spaces per residential lot.
Total Park Area Required	<ul style="list-style-type: none"> Minimum 2.8 ha

Note: Parks to be provided generally in accordance with the requirements of the Open Space Master Plan Rates of Provision & Accessibility

REFERENCE MATERIAL

PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> Guideline 1 - Residential 30 (May 2015) Guideline 5 - Neighbourhood Planning and Design (May 2015) Guideline 6 - Street and Movement Network (April 2012) Guideline 7 - Low Rise Buildings (May 2015) Guideline 12 - Park Planning and Design (May 2015) Guideline 13 - Engineering Standards (May 2015) Guideline 18 - Development Interfaces (May 2015)
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3.0 DESIGN CRITERIA

3.1 HOUSE (DETACHED)

The following criteria apply to a House (Detached) proposals.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (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 the Development Approval.
- Notified building location envelopes may be constrained by future easements and/or services.
- Where allotments are so marked on ROL 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

- Setbacks are as per Table 4: Plan of Development Table - House (Detached) (Table 4), unless specified otherwise on this sheet.
- The permitted location of built to boundary walls are indicated on the ROL 1: Plan of Development - Envelope Plans.
- Built to boundary walls are not mandatory. 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 Table 4.
- All boundary setbacks are measured to the wall of the structure.
- 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 structure where there is no fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, 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 wall is not to exceed 50% of the lot depth, or 15.0m, whichever is the greatest.
- 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 Table 4).
- 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 facade
 - Balconies, porches or verandahs
 - Window hoods
 - Shadow lines created on the building through minor changes in the facade (100mm minimum).
- Entrance porticoes may be located closer to the property boundary than stated in Table 4, 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 width of 3.0m; and
 - The portico remains open and not enclosed.

Building Height

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

Site Cover

- The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed the maximum site cover indicated in Table 4, where Area means:
 - for enclosed spaces, the area including the outside wall; and
 - for unenclosed spaces, the area is measured along a line 600mm from the perimeter of the roof.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



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Date: 4 March 2021

Private Open Space and Amenity

- Each house / dwelling unit has a clearly defined outdoor living space which:
 - Has an area of at least:
 - 12 sqm with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
 - 9 sqm with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
 - 5 sqm 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;
 - Provides visual privacy from outdoor living spaces on adjacent lots.

Eaves and Roof Pitch

- Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls excluding those built to the boundary.
- The maximum roof pitch is 40 degrees.

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
 - 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
 - Setback a minimum of 240mm behind the pillar of the garage door; and
 - Has a sectional, tilt or roller door.
 - The front facade 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. If the front facade includes a habitable room with window, a sidelight is not required; 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.
 - 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
 - Setback a minimum of 240mm behind the pillar of the garage door; and
 - Has a sectional, tilt or roller door.
 - A dwelling on 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.
- For a dwelling on a lot with a primary frontage less than 10.0m the garage door width must not exceed 3.0m.
- 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 ROL 1: 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 unless it is a corner lot where a maximum of two driveways are permitted (1 per frontage).
- 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

b. designed and constructed in accordance with approval / permit requirements of Logan City Council.

- Carports are only permitted where:
 - Located behind the facade of the dwelling which faces the primary street frontage; and
 - For corner lots, set back a minimum of 3.0m from the secondary street frontage.

Retaining Walls

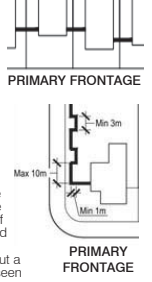
- Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.

For sloping lots:

- 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.
- 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 Table 4.

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 seen on the right).
- 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 1.2m with any fencing above 1.2m 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 3m in length and 1m deep (as seen on the right).
 - Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.2m with any fencing above 1.2m 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).



Structures and Services

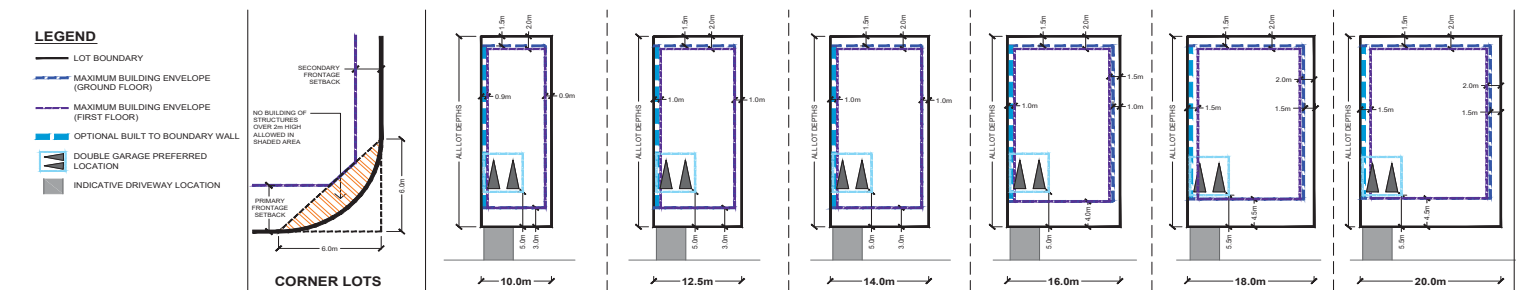
- All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
- 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.

Secondary Dwelling

- A secondary dwelling is only permitted where:
 - The lot is 400m² or more;
 - The lot frontage is 12.5m or more; and
 - It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
- There is to be no more than one secondary dwelling on a lot.

TABLE 4: PLAN OF DEVELOPMENT TABLE - HOUSE (DETACHED)

INDICATIVE ALLOTMENT TYPE <small>(PRIMARY REFERENCE FOR ALLOTMENT TYPE IS THE ROL 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS)</small>	VILLA	PREMIUM VILLA	COURTYARD	PREMIUM COURTYARD	TRADITIONAL	PREMIUM TRADITIONAL
INDICATIVE ALLOTMENT WIDTH (FRONTAGE)	10m	12.5m	14m	16m	18m	20m
FRONT SETBACKS						
PRIMARY FRONTAGE <small>For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the ROL 1: Plan of Development - Building Envelope Plan (if nominated)</small>	To Wall (Ground Floor)	3.0m	3.0m	3.0m	4.0m	4.5m
	To Wall (First Floor)	3.0m	3.0m	3.0m	4.0m	4.5m
	To Garage Door	5.0m	5.0m	5.0m	5.0m	5.5m
SECONDARY FRONTAGE <small>Note: A Pedestrian Link is not a secondary frontage</small>	To Wall (Ground Floor)	1.5m	2.0m	2.0m	2.0m	3.0m
	To Wall (First Floor)	2.0m	2.0m	2.0m	2.0m	3.0m
	To Garage Door	5.0m	5.0m	5.0m	5.0m	5.0m
REAR SETBACK						
Where allotments are so marked (↔) on ROL 1: Plan of Development - Envelope Plan.	Ground Floor	2.5m	2.5m	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m	2.5m	2.5m
For lots located on the low side of a retaining wall greater than 2.0m total height	Ground Floor	2.5m	2.5m	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m	2.5m	2.5m
For all other lots	Ground Floor	1.5m	1.5m	1.5m	1.5m	1.5m
	First Floor	2.0m	2.0m	2.0m	2.0m	2.0m
SIDE SETBACK						
SIDE SETBACK Built to Boundary	Ground Floor	0-0.3m	0-0.3m	0-0.3m	0-0.3m	0-0.3m
	First Floor	0.9m	1.0m	1.0m	1.0m	1.5m
SIDE SETBACK Non-Built to Boundary	Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m
	First Floor	0.9m	1.0m	1.0m	1.5m	2.0m
SITE COVER	70%	70%	60%	60%	60%	60%



3.2 HOUSE (ATTACHED)

The following criteria apply to House (attached) proposals.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (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 the Development Approval.
- Nominated building location envelopes may be constrained by future easements and/or services.
- Where allotments are so marked on ROL 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

- Setbacks are as per Table 5: Plan of Development Table - House (Attached) (Table 5), unless specified otherwise on this sheet.
- The permitted location of built to boundary walls are indicated on the ROL 1: Plan of Development - Envelope Plans.
- Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Non-Built to Boundary Wall setbacks nominated in Table 5.
- Length of Built to Boundary walls shall be no more than:
 - 80% for a house on a lot width of 7.5m or less
 - 75% for a house on a lot width of 7.5m - 9.9m
 - 70% for a house on a lot width of 10m - 12.49m
 - 65% for a house on a lot width of 12.5m - 14.9m
 - 60% for a house on a lot width of 15m - 19.9m
 - 55% for a house on a lot width of 20m or greater
- All boundary setbacks are measured to the wall of the structure.
- 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) of a building is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
- 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 Table 5).
- 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 facade
 - Balconies, porches or verandahs
 - Window hoods
 - Shadow lines created on the building through minor changes in the facade (100mm minimum).
- Entrance porticoes may be located closer to the property boundary than stated in Table 5 provided that the portico:
 - Is located no less than 1.4m from the front property boundary;
 - Does not exceed a maximum height of 4.5m;
 - Does not exceed a width of 3.0m; and
 - The portico remains open and not enclosed.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768
Date: 4 March 2021



Building Height

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

Site Cover

- The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed the maximum site cover indicated in Table 5, where Area means:
 - for enclosed spaces, the area including the outside wall; and
 - for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Private Open Space and Amenity

- Buildings must ensure the provision of natural light and ventilation to core living areas.
- Each house / dwelling unit has a clearly defined outdoor living space which:
 - Has an area of at least:
 - 12 sqm with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit; and
 - 9 sqm with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
 - 5 sqm with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit; and
 - Is accessible from a living area; and
 - Has a ground slope of not more than 1 in 10; and
 - Provides visual privacy from outdoor living spaces on adjacent lots.

Eaves and Roof Pitch

- Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls excluding those built to the boundary.
- The maximum roof pitch is 40 degrees.

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:
 - Front loaded attached allotments must adhere to the following criteria:
 - For lot frontages less than 10m, single or tandem garages must be used;
 - For lot frontages equal to or greater than 10m and less than 12.5m, double garages can be used where the garage door width does not exceed 4.8m;
 - For lot frontages greater than 12.5m, single, tandem or double garages may be used where the garage door width does not exceed 40% of the lot frontage; and
 - Double garages are to be setback 1.0m behind the main face of the dwelling, excluding balconies.
 - The maximum width of a driveway at the lot boundary shall be:
 - 4.8m for a dwelling with a double garage on a lot with a width of 12.5m or greater;
 - 3.5m for a dwelling on a lot with a width between 10m to 12.49m.
 - 3.0m for a dwelling with a single or tandem garage on any lot.
- A maximum of one driveway per dwelling is permitted unless it is a corner lot where a maximum of two driveways are permitted (1 per frontage).
- Where accessed from a laneway, garages are to be paired (built to a common boundary where possible).
- 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.

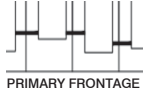
Retaining Walls

- 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.
- For sloping lots:
 - Where a built to boundary wall is permitted, this wall must be pro-

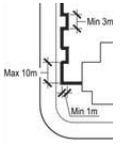
jected to at least 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down of the build to boundary wall must be in a material consistent with the visible section of the wall immediately above it.

Fencing

- 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 Table 5.
- For front loaded lots the Primary Frontage requirements are as follows:
 - 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 seen on the right).
- For rear loaded lots the Primary Frontage requirements are as follows:
 - The maximum fence height is 1.2m;
 - Fences are permitted along the Primary Frontage and the side boundaries forward of the facade facing the Primary Frontage; and
 - Fences must be at least 50% transparent.
- For all lots the Secondary Frontage requirements are as follows:
 - Fences 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 1.2m with any fencing above 1.2m 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); and
 - Does not extend for lengths greater than 10m without a landscaped recess 3m in length and 1m deep (as seen on the right).
- Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.2m with any fencing above 1.2m 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).
- Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing areas.



PRIMARY FRONTAGE



PRIMARY FRONTAGE

Letterboxes

- For rear loaded lots, letterboxes for the dwelling shall be located on the primary street or park frontage and not in the laneway.

Structures and Services

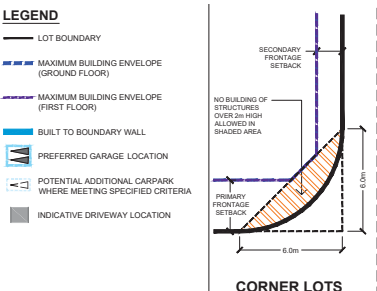
- All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
- 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.

Secondary Dwelling

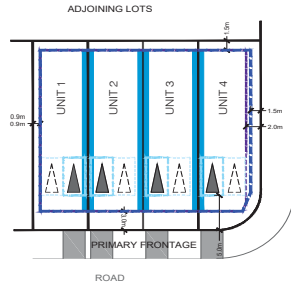
- A secondary dwelling is only permitted where:
 - The lot is 400m² or more;
 - The lot frontage is 12.5m or more; and
 - It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
- There is to be no more than one secondary dwelling on a lot.

TABLE 5: PLAN OF DEVELOPMENT TABLE - HOUSE (ATTACHED)

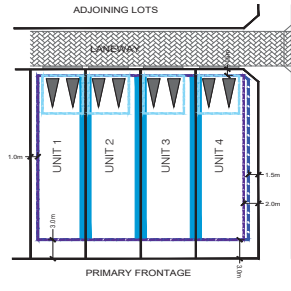
INDICATIVE ALLOTMENT TYPE (PRIMARY REFERENCE FOR ALLOTMENT TYPE IS THE ROL 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS)		FRONT LOADED	REAR LOADED	DUAL LOADED
FRONT SETBACKS				
PRIMARY FRONTAGE <i>For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the ROL 1: Plan of Development - Building Envelope Plan (if nominated)</i>	To Wall (Ground Floor)	3.0m	3.0m	3.0m
	To Wall (First Floor)	3.0m	3.0m	3.0m
	To Garage Door	5.0m	N/A	5.0m
SECONDARY FRONTAGE <i>Note: A Pedestrian Link is not a secondary frontage</i>	To Wall (Ground Floor)	1.5m	1.5m	2.0m
	To Wall (First Floor)	2.0m	2.0m	2.0m
	To Garage Door	N/A	N/A	5.0m
REAR SETBACK				
Where allotments are so marked (↔) on ROL 1: Plan of Development - Envelope Plan.	Ground Floor	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m
For lots located on the low side of a retaining wall greater than 2.0m total height	Ground Floor	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m
For all other lots	Ground Floor	1.5m	1.5m	1.5m
	First Floor	1.5m	1.5m	1.5m
	To Garage Door	N/A	1.5m	N/A
SIDE SETBACK				
SIDE SETBACK Built to Boundary	Ground Floor	0-0.3m	0-0.3m	0-0.3m
	First Floor	0-0.3m	0-0.3m	0-0.3m
SIDE SETBACK Non-Built to Boundary	Ground Floor	0.9m	1.0m	1.0m
	First Floor	0.9m	1.0m	1.0m
SITE COVER		75%	75%	70%



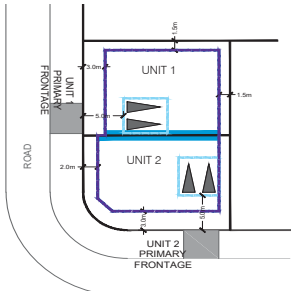
CORNER LOTS



ADJOINING LOTS



ADJOINING LOTS



ADJOINING LOTS

3.3 MULTIPLE RESIDENTIAL



The following criteria apply to Multiple Residential Proposals.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (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 the Development Approval.
- Nominated building location envelopes may be constrained by future easements and/or services.
- Where allotments are so marked on ROL 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

- Setbacks are as per Table 6: Plan of Development Table - Multiple Residential (Table 6), unless specified otherwise on this sheet.
- All boundary setbacks are measured to the wall of the structure.
- 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) of a building is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
- 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 Table 6).
- 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 facade
 - Balconies, porches or verandahs
 - Window hoods
 - Shadow lines created on the building through minor changes in the facade (100mm minimum).
- Entrance porticoes may be located closer to the property boundary than stated in the Table 6 provided that the portico:
 - Is located no less than 1.4m from the front property boundary;
 - Does not exceed a maximum height of 4.5m;
 - Does not exceed a width of 3.0m; and
 - The portico remains open and not enclosed.

Building Height

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

Site Cover

- The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed the maximum site cover indicated in Table 6, where Area means:
 - for enclosed spaces, the area including the outside wall; and
 - for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Private Open Space and Amenity

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

Or communal open space is provided which:

- has an area of at least 25% of the area of the lot; and
 - is of a shape which can include a circle with a 4.0m diameter.
- Buildings must ensure the provision of natural light and ventilation to core living areas.

Eaves and Roof Pitch

- Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls.
- The maximum roof pitch is 40 degrees.

Parking and Driveways

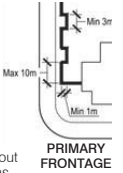
- A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
- For all front-loaded attached allotments, garages are not to dominate the streetscape.
- A maximum of one driveway per dwelling permitted.
- Where accessed from a laneway, garages are to be paired where possible.
- 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.

Fencing

- For front loaded dwellings the Primary Frontage requirements are as follows:
 - 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 setback at least 1m behind the face of the wall addressing the primary road frontage (as seen on the right).
- For rear loaded dwellings the Primary Frontage requirements are as follows:
 - The maximum fence height is 1.2m;
 - Fences are permitted along the Primary Frontage and the side boundaries forward of the facade facing the Primary Frontage; and
 - Fences must be at least 50% transparent.
- For all dwellings the Secondary Frontage requirements are as follows:
 - Fences 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 1.2m with any fencing above 1.2m 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); and
 - Does not extend for lengths greater than 10m without a landscaped recess 3m in length and 1m deep (as seen on the right).
- Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.2m with any fencing above 1.2m 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).
- Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing areas.



Letterboxes

- For rear loaded dwellings, letterboxes shall be located on the primary street or park frontage and not in the laneway.

Structures and Services

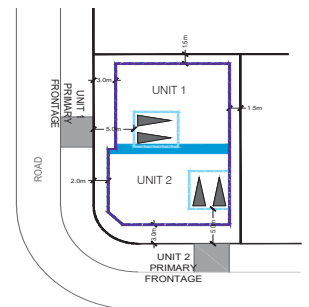
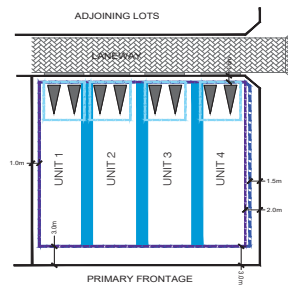
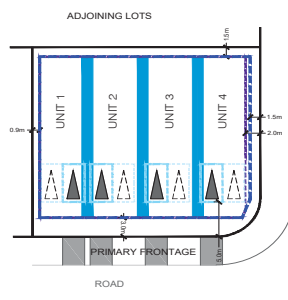
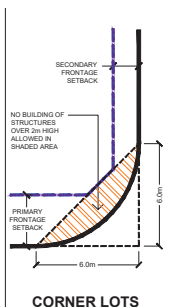
- All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
- 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.

TABLE 6: PLAN OF DEVELOPMENT TABLE - MULTIPLE RESIDENTIAL

PLAN OF DEVELOPMENT TABLE - MULTIPLE RESIDENTIAL				
INDICATIVE ALLOTMENT TYPE <small>(PRIMARY REFERENCE FOR ALLOTMENT TYPE IS THE ROL 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS)</small>		FRONT LOADED	REAR LOADED	DUAL LOADED
FRONT SETBACKS				
PRIMARY FRONTAGE <small>For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the ROL 1: Plan of Development - Building Envelope Plan (if nominated)</small>	To Wall (Ground Floor)	3.0m	3.0m	3.0m
	To Wall (First Floor)	3.0m	3.0m	3.0m
	To Garage Door	5.0m	N/A	5.0m
SECONDARY FRONTAGE <small>Note: A Pedestrian Link is not a secondary frontage</small>	To Wall (Ground Floor)	1.5m	1.5m	2.0m
	To Wall (First Floor)	2.0m	2.0m	2.0m
	To Garage Door	N/A	N/A	5.0m
REAR SETBACK				
For lots located on the low side of a retaining wall greater than 2.0m total height	Ground Floor	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m
For all other lots	Ground Floor	1.5m	1.5m	1.5m
	First Floor	1.5m	1.5m	1.5m
	To Garage Door	N/A	1.5m	N/A
SIDE SETBACK				
SIDE SETBACK Non-Built to Boundary	Ground Floor	1.0m	1.0m	1.5m
	First Floor	1.0m	1.0m	1.5m
SITE COVER		75%	75%	70%

LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- MAXIMUM BUILDING ENVELOPE (FIRST FLOOR)
- BUILT TO BOUNDARY WALL
- PREFERRED GARAGE LOCATION
- POTENTIAL ADDITIONAL CARPARK WHERE MEETING SPECIFIED CRITERIA
- INDICATIVE DRIVEWAY LOCATION



3.4 SALES OFFICE

The following criteria apply to a Sales Office:

- The hours of operation of the sales office do not commence before 7am or extend later than 6pm.
- A minimum of 2 on-site car parking spaces are provided.
- Private open space and public frontage are turfed and landscaped.

3.5 OTHER RESIDENTIAL

The following criteria apply to Other Residential:

- Development has minimum boundary clearances that comply with Table 7.
- Each dwelling has private open space with direct access from the principal living areas of each dwelling of a shape which can include a circle with 2.4m diameter.
- An outdoor communal open space area being a minimum 10% of the site area is provided.
- 90% of development is located within 400m of a bus service.

TABLE 7: PLAN OF DEVELOPMENT TABLE - OTHER RESIDENTIAL

Setbacks		
Front Setback		4.0m
Side Boundary	where the height of that part is 4.5m or less	1.5m
	where the height of that part is greater than 4.5m but not more than 7.5m	2.0m
	where the height is greater than 7.5m	2.0m
Rear Boundary		6.0m
Maximum Building Height		9.0m

3.6 HOUSE (INTERFACE LOTS)

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (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

1. All development is to be undertaken in accordance with the Development Approval.
2. Nominated building location envelopes may be constrained by future easements and/or services.
3. Where allotments are so marked on ROL 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

4. Setbacks are as per Table 8: Plan of Development Table - House (Interface Lots) (Table 8), unless specified otherwise on this sheet.
5. All boundary setbacks are measured to the wall of the structure.
6. 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).

Building Height

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

Site Cover

9. The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed site cover of 25% where Area means:
 - a. for enclosed spaces, the area including the outside wall; and
 - b. for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Eaves and Roof Pitch

10. Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls.
11. The maximum roof pitch is 40 degrees.

Parking and Driveways

12. A minimum of two on-site car parking spaces must be provided for each dwelling.
13. A double garage must be used.
14. The maximum width of a driveway at the lot boundary shall be 4.8m.
15. A maximum of one driveway per dwelling is permitted.
16. The driveway finish must not be plain concrete.
17. Driveways are to be designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

18. 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.

Fencing

19. The maximum fence height is 1.2m.
20. Fences are permitted to all frontages.
21. Fences must be at least 50% transparent.

Structures and Services

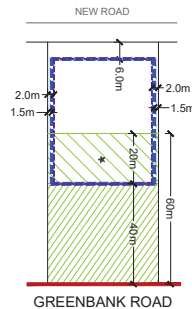
22. All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
23. Screened drying areas are to be located behind the main face of the dwellings.
24. 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.

Secondary Dwelling

25. A secondary dwelling is only permitted where:
 - The lot is 400m² or more;
 - The lot frontage is 12.5m or more; and
 - It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
26. There is to be no more than one secondary dwelling on a lot.

TABLE 8: PLAN OF DEVELOPMENT TABLE - HOUSE (INTERFACE LOTS)

Setbacks		
Front Setback		6.0m
Side Boundary	Ground Floor	1.5m
	First Floor	2.0m
Rear Boundary		40m <i>(Note that acoustic attenuation may be required where structures are built within 40-60m of the rear boundary)</i>



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 4 March 2021

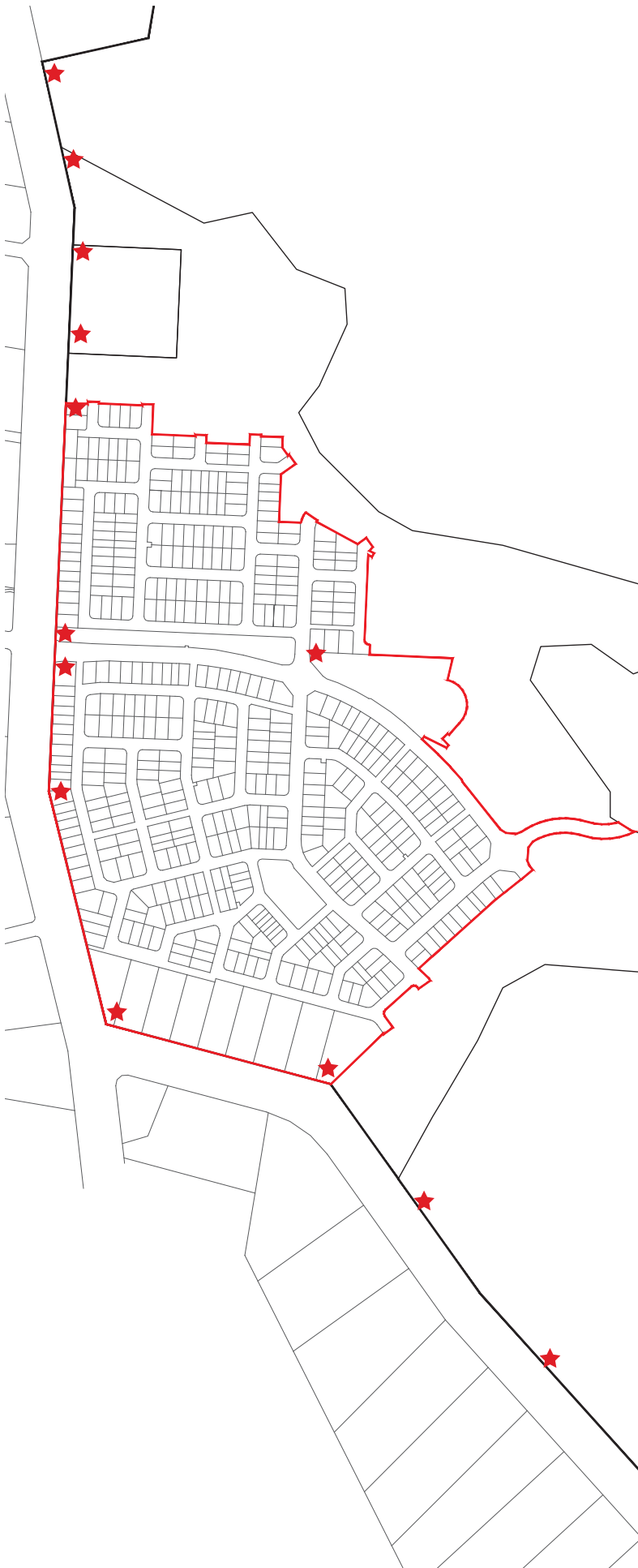


LEGEND

- Site Boundary
- ★ Buildings which require acoustic design to upper floors only.
- ▨ Acoustic Buffer / Visual Buffer - No Buildings or Structures (other than fencing) (extends 40m from the Greenbank Road Boundary)
- ▧ Buildings require Acoustic Design to the upper floor only (40-60m from the Greenbank Road Boundary)
- Maximum Building Location Envelope (Ground Floor)
- Maximum Building Location Envelope (First Floor)

4.0 ADVERTISING DEVICES

Advertising Devices in accordance with the controls on this sheet are exempt in accordance with this Plan of Development.



Notes

Currency period

1. Unless otherwise agreed to in writing, all advertising devices nominated on this plan are not permitted to remain longer than 20 years from either the date that approval is granted for the last lot or once the last residential lot is sold within the estate, whichever is the earliest.
2. After these times, the Advertising Devices must be removed.

Construction

3. Construction of Advertising Devices is limited to 6:30am – 6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.

Visual amenity and safety of movement

4. An advertising device is not to be animated or revolve or flash.
5. The advertising devices are to be treated to reduce glare and reflectivity.

Standards for signs

6. A Banner Sign is permitted where complying with the following criteria:
 - a. Does not exceed a maximum sign face area of 2.5m²
 - b. Where a flag on a flagpole:
 - Does not exceed a maximum height of 9m;
 - Is set a minimum of 2.4m from ground level; and
 - Is limited to 1 flag per 10m of street front boundary.
7. Building / Structure Façade Sign is permitted where complying with the following criteria:
 - a. The sign is painted on, attached to or otherwise incorporated into a wall of a building / structure does not project above the wall of the building / structure;
 - b. The sign is painted on, attached to or otherwise incorporated into a window of a building is limited to a window on the ground floor of the building;
 - c. The sign is painted on, attached to or otherwise incorporated into the fascia of a building:
 - Does not prejudice above or below the fascia of the building;
 - Has a maximum height of 30% of the height of the building / structure; and
 - Has a maximum total face of 25% of the building façade.
8. Directional Sign is permitted where complying with the following criteria:
 - a. Has a maximum height of 1.2m above ground level; and
 - b. Has a maximum total face area of 1m².
9. Free Standing Sign is permitted where complying with the following Criteria:
 - a. Has a maximum height of 8m;
 - b. Has a maximum width of 6m per advertising face;
 - c. Being a pole, pylon or billboard sign or v sign, has a minimum clearance above ground level of 2.4m where pedestrian access is to occur under the Free Standing Sign;
 - d. For billboard and v signs, avoids visual clutter by adhering to the following:
 - No more than 2 billboard or v signs are erected per 100m of road frontage to the site;
 - A separation of at least 60m from another billboard or v sign on the same road frontage, or 200m if either sign has an electronic component; and
 - Does not include bunting.
10. Sales Office Sign is permitted where complying with the following criteria:
 - a. Is located on premises lawfully operating as a Sales Office;
 - b. Limited to 1 per road frontage; and
 - c. Has a maximum face area of 5m²
11. A Third Party Sign is permitted to be erected on land owned or under the control of Mirvac, and intended to advertise the emerging community.

Definitions:

Advertising Device

Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

Banner Sign

A device that:

- a. comprises only cloth, paper, flexible plastic, fabric or other non-rigid material; and
- b. is suspended from a structure or pole with or without supporting framework.

Building / Structure Façade Sign

A sign which is painted on, attached to or otherwise incorporated into the wall, window, canopy or fascia of a building or structure.

Note—Examples of a building façade sign:

- Awning fascia sign being an advertising device painted on, attached to or incorporated into the fascia of an awning, balcony or veranda.
- Canopy sign being an advertising device painted on or otherwise incorporated into a canopy of a building.
- Hamper sign being an advertising device painted on, attached to or otherwise incorporated into the area between a door head and the underside of an awning, balcony or veranda.
- Building name sign being an advertising device painted on, attached to or otherwise incorporated into the wall of a building naming or identifying a building by the use of a logo or the like.
- Wall sign being an advertising device painted on, attached to or otherwise incorporated into a wall of a building or structure (fence).
- Window sign being an advertising device painted on, attached to or otherwise incorporated into a window of a building.

Directional Sign

A sign providing information in respect of the operation of an activity on the premises.

Note—Examples of a directional sign:

- entrance sign;
- parking sign;
- menu board.

Face Area

In relation to an advertising device, where the advertising device has:

- a. only one face, the greater of the area of:
 - the advertisement panel or board as installed; or
 - a rectangular figure best enclosing the advertisement message, logo or figure;
- b. more than one face, the sum of the area of each of the faces where each is calculated separately in accordance with paragraph (a).

Free Standing Sign

A sign permanently attached to the ground on its supportive structure independent of any building.

Note—Examples of a freestanding sign:

- A billboard sign being an advertising device the width of which is greater than the height and which may be positioned on the ground or mounted on one or many vertical supports;
- A v sign being an advertising device the width of which is greater than the height and which may be positioned on the ground or mounted on one or many vertical supports where the two advertising faces are arranged at an angle to each other addressing the road frontage;
- A ground sign being an advertising device which in effect sits on or rises out of the ground;
- A pole sign being an advertising device which may be positioned on the ground or mounted on one or more supports;
- A vertical banner free standing sign being an advertising device of non-rigid material normally fixed at the top and bottom to brackets extending from a freestanding pole.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 4 March 2021



Legend

- Site Boundary
- ROL 1 Boundary
- ★ Free Standing Sign

FIGURE 2: INDICATIVE LOCATIONS OF PRIMARY ADVERTISING DEVICES



Annexure C

Fence Types

NEIGHBOUR FENCE

NEIGHBOUR FENCE TYPE 1 — TIMBER PALING FENCE

FINISHES

- Timber paling fence
- Unpainted
- Pine paling
- Posts and rails to be hardwood, recommended grade F14, durability Class 1
- Any timber in contact with ground to be H4treated minimum



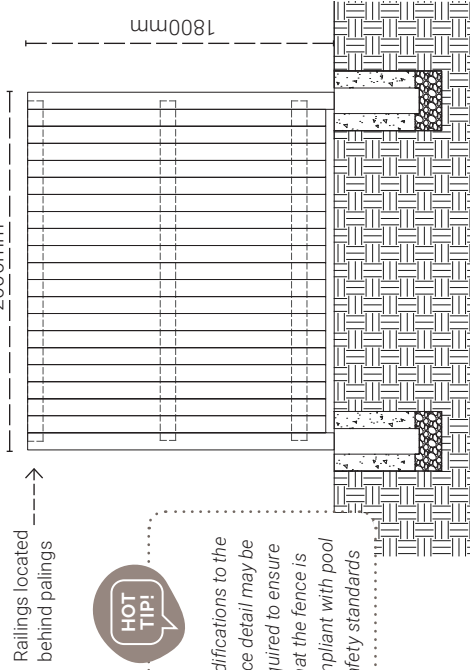
FENCE TYPE 1 EXAMPLE



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 @ Everleigh Portal** for further detail.

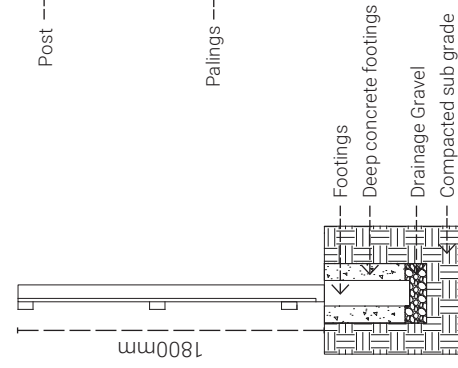
Front view



HOT TIP!

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

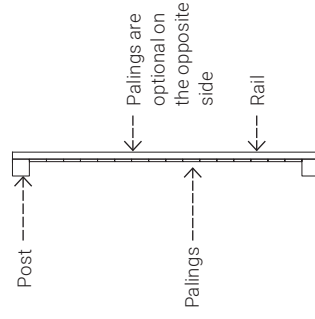
Side view



HOT TIP!

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

Plan view



Specifications:

Posts

- Spacing nominal 2m
- Corner posts/End posts 100x100
- Intermediate posts 100x75
- Height 1.8m above finished level

Rails

- 3 required
- 90 x 40

Paling

- 100x16
- Nominal 0mm gap between paling

NEIGHBOUR FENCE

NEIGHBOUR FENCE TYPE 2 — GOOD NEIGHBOUR PINE FENCE

FENCE TYPE 2: EXAMPLE

FINISHES

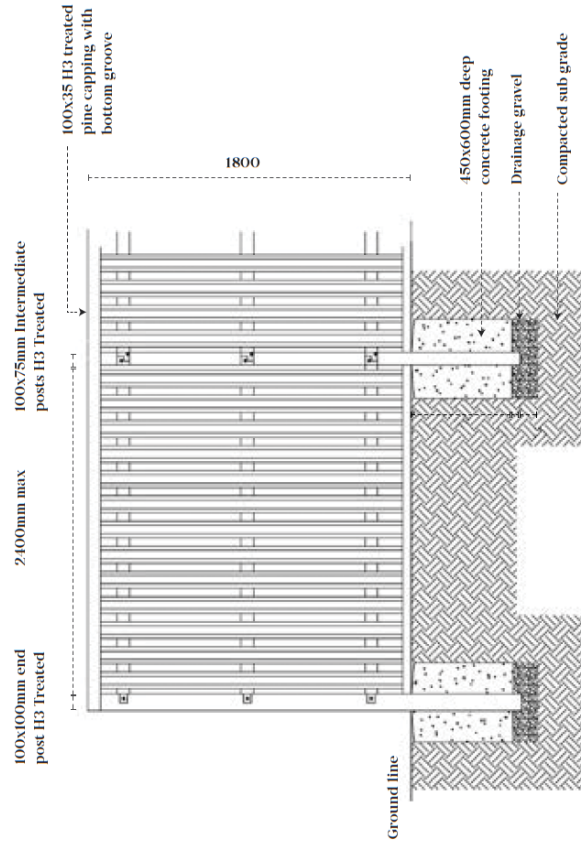
- Good Neighbour Pine Fence
- Painted / Unpainted
- Pine palings
- Posts and rails to be hardwood, recommended grade F14, durability Class 1
- Any timber in contact with ground to be H4 treated minimum



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 @ Everleigh Portal** for further detail.

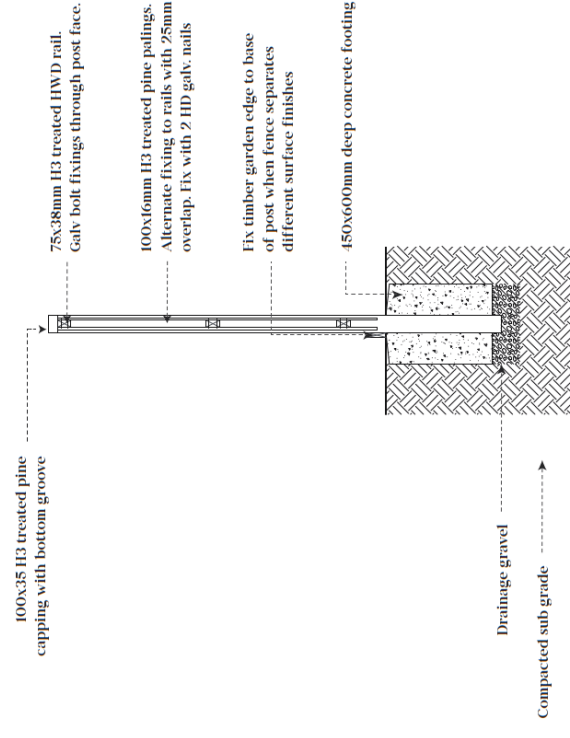
Front view



HOT TIP!

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

Side view



FEATURE FENCE

FEATURE FENCE TYPE A — DRESSED HARDWOOD VERTICAL BATTENS

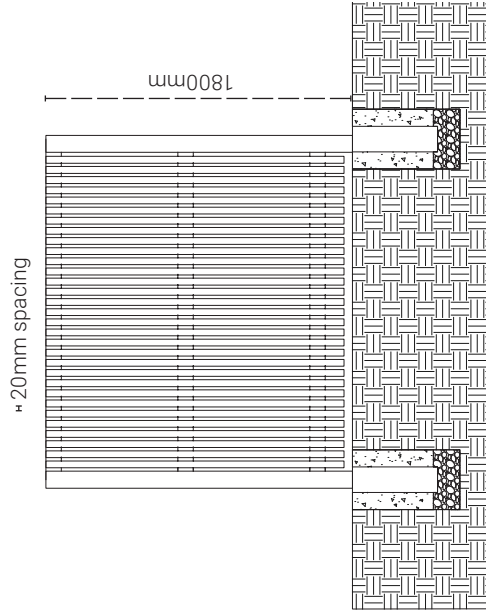
FINISHES

- 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
- 2 coats of intergrain ultradeck (natural) minimum standard

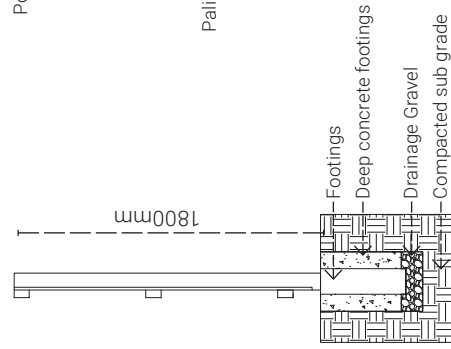
FENCE TYPE A EXAMPLE



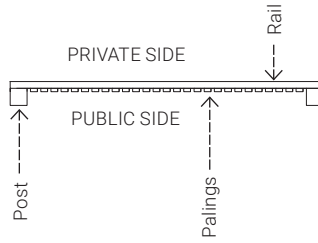
Front View



Side view



Plan view



HOT TIP!

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

Specifications:

- Posts**
- Spacing nominal 1.5 metres
 - Corner posts/End posts 100x100
 - Intermediate posts 100x75
 - Height 1.8m above finished level
- Rails**
- 3 required
 - 90 x 40
- Palings**
- 20 x 40
 - 20mm gap (minimum) between palings

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 @ Everleigh Portal** for further detail.

FEATURE FENCE

FEATURE FENCE TYPE B — ROUGH SAWN HARDWOOD 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
- Arris all exposed edges (5mm)
- Mechanical wire brush palings
- 2 coats of intergrain ultradeck (natural) minimum standard

FENCE TYPE B EXAMPLE

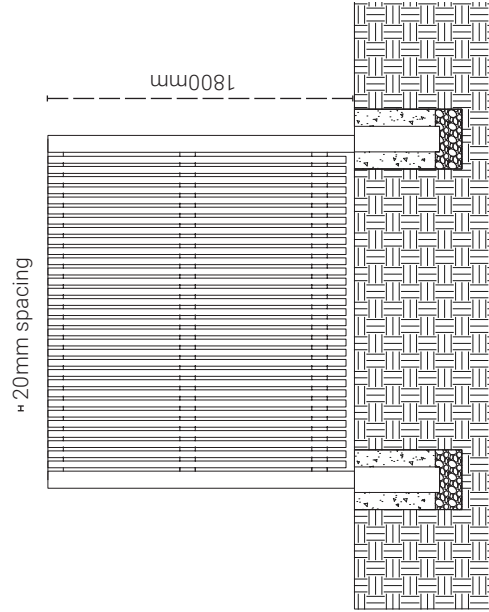


HOT TIP!

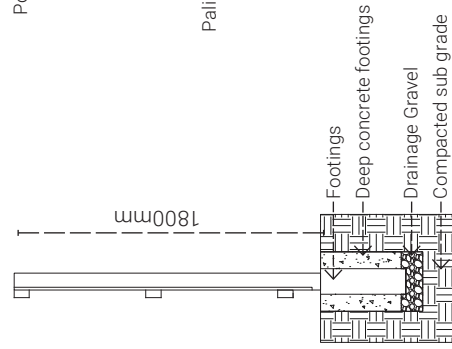
Retaining walls to be constructed by Mirvac have been designed to allow these fences to be attached using cleats. Speak to the Sales Team or refer to the **Building @ Everleigh Portal** for further detail.



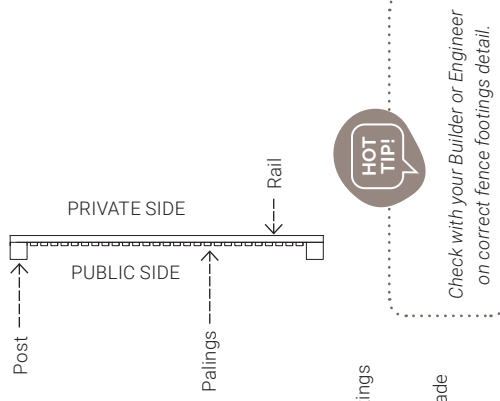
Front View



Side view



Plan view



Specifications:

- Posts**
- Spacing nominal 1.5 metres
 - Corner posts/End posts 100x100
 - Intermediate posts 100x75
 - Height 1.8m above finished level
- Rails**
- 3 required
 - 90 x 40
- Palings**
- 20 x 40
 - 20mm gap (minimum) between palings

Annexure D

Landscape Design Guidelines

Everleigh 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 the Part 2: Architectural and Landscape Design Standards of the Everleigh Residential Design Standards & Guidelines.

Refer to the plant palette for recommended species list.

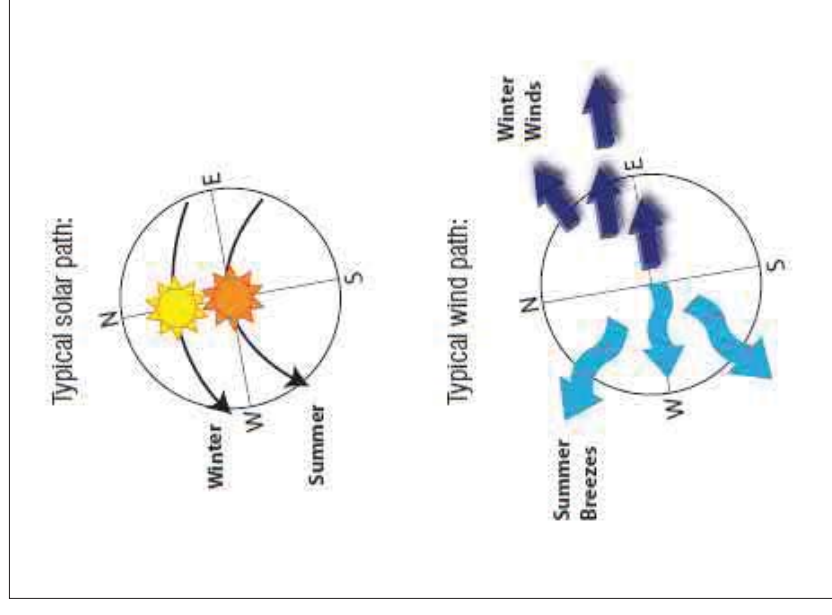
HOT TIP!

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

General Landscape Design Notes

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



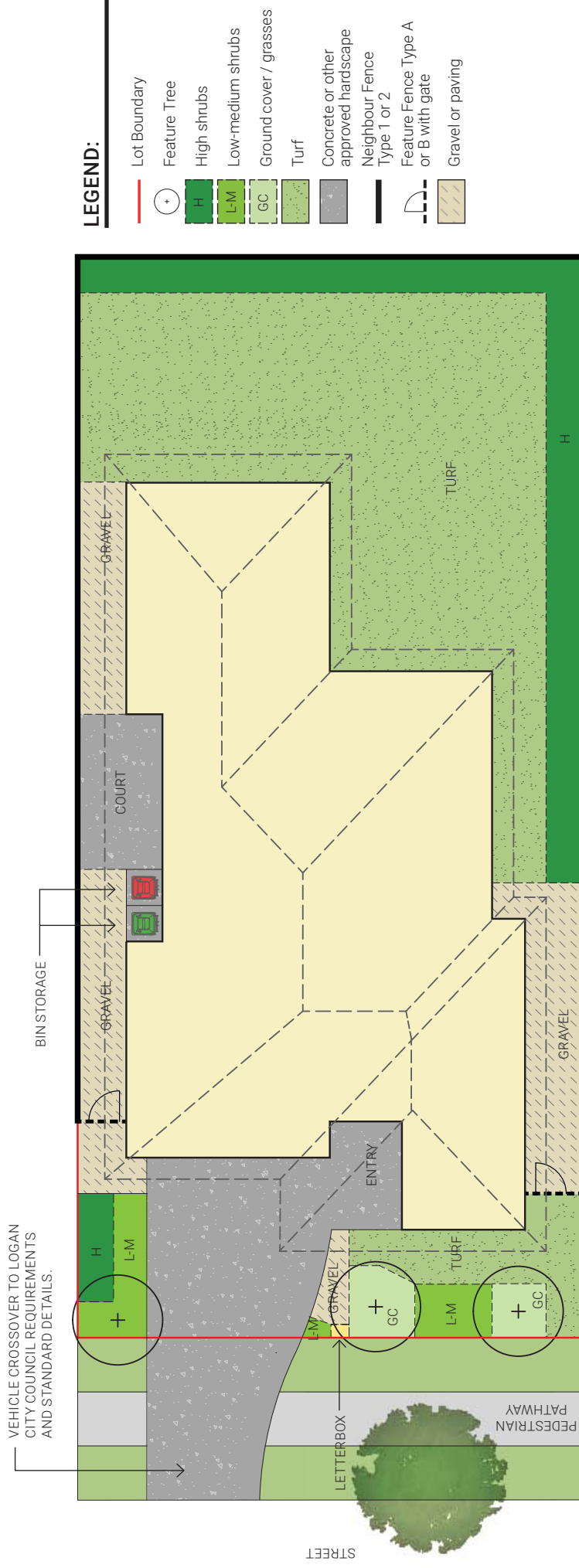
LANDSCAPE PLAN: TYPICAL LOT – BUILT TO BOUNDARY



LEGEND:

- Lot Boundary
- + Feature Tree
- High shrubs
- Low-medium shrubs
- Ground cover / grasses
- Turf
- Concrete or other approved hardscape
- Neighbour Fence Type 1 or 2
- Feature Fence Type A or B with gate
- Gravel or paving

LANDSCAPE PLAN: TYPICAL LOT – NOT BUILT TO BOUNDARY



LANDSCAPE PLAN: TYPICAL LOT – CORNER LOT



PROPOSED PLANTING GUIDELINE: TREES



PLANT SPECIES		SIZE	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS			STYLE				
Scientific Name	Common Name	Height x Spread at Maturity (m)		Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil - Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical	Traditional	
1	<i>Atractocarpus fitzalanii</i>	Native Gardenia 8m x 3m	45L	X	X		X	X	X	X		X	X					X		X
2	<i>Buckinghamia celsissima</i>	Ivory Curl 8m x 3m	45L	X	X		X	X	X		X			X				X		
3	<i>Callistemon 'White Anzac'</i>	Bottlebrush 0.5-1.5m x 0.5-3m	45L	X	X		X	X	X				X	X				X		
4	<i>Corymbia 'Summer Red'</i>	Flowering Gum 3-5m x 3-4m	45L	X	X		X	X	X		X			X				X		X
5	<i>Cupaniopsis anacardioides</i>	Tuckeroo 5-8m X 5-7m	45L	X	X		X				X		X		X				X	
6	<i>Grevillea baileyana</i>	Brown Silk Oak 5-10m x 3-4m	45L	X	X		X		X		X			X				X		
7	<i>Grevillea 'Honey Gem'</i>	Honey Gem 5m x 3m	45L	X	X		X				X					X		X		
8	<i>Grevillea 'Robyn Gordon'</i>	Grevillea 1-1.5m x 0.5-1.5m	45L	X	X		X	X	X		X		X			X		X		
9	<i>Lophostemon confertus</i>	Queensland Brush Box 10-25m x 5-15m	45L				X	X	X		X		X	X				X		X
10	<i>Michelia figo</i>	Port Wine Magnolia 2.5m x 1.5m	45L	X	X					X		X	X	X				X		X
11	<i>Magnolia grandiflora 'Little Gem'</i>	Magnolia 'Little Gem' 4-5m x 2-3m	45L	X	X		X		X		X			X	X				X	
12	<i>Melaleuca bracteata</i>	Honey Myrtle 3-4m x 1.5-2m	45L	X	X		X	X	X		X			X				X		X
13	<i>Melaleuca leucadendra</i>	Weeping Paperbark 10-14m x 8-10m	45L	X	X		X				X		X	X				X		
14	<i>Peltophorum pterocarpum</i>	Yellow Poinciana 8-15m x 5-10m	45L	X	X			X	X		X		X	X					X	
15	<i>Tristaniopsis laurina</i>	Water Gum 5-8m x 5-10m	45L	X	X		X	X	X		X		X	X					X	X
16	<i>Waterhousea floribunda</i>	Weeping Lilly Pilli 4-5m X 2-3m	45L	X	X		X			X				X						X

PLANTING PALETTE: TREES



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



16

PROPOSED PLANTING GUIDELINE: FEATURE PLANTS (INCLUDING VINES & CLIMBERS)

Feature plant

PLANT SPECIES		SIZE Height x Spread at Maturity (m)	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS				STYLE		
Scientific Name	Common Name			Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil - Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical	Traditional
1	<i>Alcantarea extensa</i>	1.5m x 1.5M	140mm	X	X					X	X					X			
2	<i>Doryanthes excelsa</i>	2-4m x 2-3m	140mm	X			X			X		X				X		X	
3	<i>Furcraea Foetida 'Variegata'</i>	1.2-1.5m x 1-1.8m	140mm	X	X					X						X			
4	<i>Pandorea jasminoides</i>	To 5m	140mm	X	X					X					X			X	
5	<i>Trachelospermum jasminoides</i>	5m - 7m	140mm	X	X				X	X		X			X		X	X	
6	<i>Yucca elephantipes</i>	2m x 15m	140mm	X	X					X		X				X		X	
7	<i>Zamia furfuracea</i>	1m x 1.5-2m	140mm	X	X					X								X	

PLANTING PALETTE: FEATURE PLANTS (INCLUDING VINES & CLIMBERS)



Everleigh

Landscape Design Guidelines

PROPOSED PLANTING GUIDELINE: LARGE SCREENING PLANTS & HEDGING SHRUBS



PLANT SPECIES		SIZE Height x Spread at Maturity (m)	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS			STYLE		
Scientific Name	Common Name			Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Pune for Hedge	Drought Tolerant	Moist Soil - Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical
1	<i>Banksia integrifolia</i>	4-15m x 1-6m	140mm	X	X		X				X			X	X			
2	<i>Callistemon 'Captain Cook'</i>	2m x 1.5m	140mm												X			
3	<i>Callistemon viminalis</i>	5-8m x 3-4m	140mm	X	X		X				X	X			X			
4	<i>Metrosideros thomasi</i>	4m x 2m	140mm	X								X	X		X			X
5	<i>Syzygium 'Resilience'</i>	5m x 2m	140mm	X	X						X				X	X		X

PLANTING PALETTE: LARGE SCREENING PLANTS & HEDGING SHRUBS



Everleigh

Landscape Design Guidelines

PROPOSED PLANTING GUIDELINE: MEDIUM SCREENING PLANTS & HEDGING SHRUBS

L-M Low-medium shrubs

PLANT SPECIES		SIZE	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS				STYLE		
Scientific Name	Common Name			Height x Spread at Maturity (m)	Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil - Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical
1	<i>Alpinia caerulea</i>	Native Ginger	1.5m x 1m	140mm	X						X		X			X			
2	<i>Babingtonia virgata</i>	Heath Myrtle	2-4m x 2-3m	140mm	X		X	X					X						X
3	<i>Banksia robur</i>	Swamp Banksia	2 x 2m	140mm	X		X	X			X			X		X			
4	<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	2m x 2m	140mm	X		X			X		X			X	X			
5	<i>Leptospermum 'Cardwell'</i>	Cardwell	2m x 1.5m	140mm	X		X	X		X		X			X	X			X
6	<i>Melaleuca 'Claret Tops'</i>	Claret Tops	1.5m x 1m	140mm	X					X						X			X
7	<i>Strelitzia reginae</i>	Bird of Paradise	1-2m x 1.5m	140mm	X							X	X	X	X			X	X
8	<i>Westringia 'Wynabbie Gem'</i>	Native Rosemary	1.5m x 1.5m	140mm	X		X	X	X	X		X				X			X
9	<i>Westringia 'Zena'</i>	Native Rosemary	1m x 1m	140mm	X		X	X	X	X		X				X			X
10	<i>Xerochrysum bracteatum</i>	Everlasting Daisy	0.2-0.5m x 0.2-0.5m	140mm	X		X	X	X	X		X	X	X	X	X			X

PLANTING PALETTE: MEDIUM SCREENING PLANTS & HEDGING SHRUBS



Everleigh

Landscape Design Guidelines

PROPOSED PLANTING GUIDELINE: LOW SCREENING PLANTS & HEDGING SHRUBS

L-M Low-medium shrubs

	PLANT SPECIES		SIZE	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS				FLOWERS			STYLE		
	Scientific Name	Common Name			Height x Spread at Maturity (m)	Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil - Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical
1	Baeckea virgata 'La Petite'	La Petite	1m x 1m	140mm	X	X			X	X		X		X			X			X
2	Callistemon 'Little John'	Little John	1 x 1m	140mm	X			X						X	X		X			X
3	Myoporum ellipticum	Coastal Myoporum	0.5m x 2m	140mm	X	X						X		X			X			X
4	Philodendron 'Xanadu'	Xanadu	0.75m x 1m	140mm	X	X						X							X	
5	Westringia fruticosa	Coastal Rosemary	2m x 4m	140mm	X	X		X					X	X			X			X

PLANTING PALETTE: LOW SCREENING PLANTS & HEDGING SHRUBS

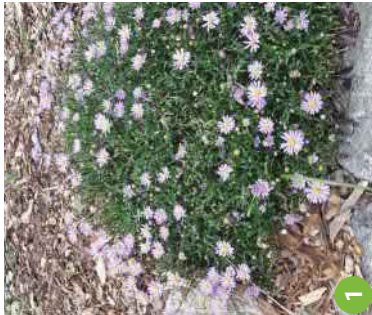


PROPOSED PLANTING GUIDELINE: GRASSES AND GROUND COVER



PLANT SPECIES		SIZE Height x Spread at Maturity (m)	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS			STYLE		
Scientific Name	Common Name			Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil - Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical
1	<i>Brachycome multifida</i>	0.5m x 0.8m	140mm	X	X		X	X				X	X			X		
2	<i>Casuarina</i> 'Cousin It'	0.15-0.3 x 1.5-3m	140mm	X	X						X	X						
3	<i>Chrysocephalum apiculatum</i>	0.3 x 0.5-3m	140mm	X	X		X	X										
4	<i>Cordylone fruticosa</i> 'Pink Diamond'	2-3m x 1m	140mm	X	X					X						X		
5	<i>Diets bicolor</i>	1 x 1m	140mm	X							X	X						X
6	<i>Diets grandiflora</i>	1 x 1m	140mm	X							X	X						X
7	<i>Gazania rigens</i>	0.3 – 0.5m	140mm	X							X	X				X		X
8	<i>Grevillea 'Poorinda Royal Mantle'</i>	0.1-0.2m x 3-8m	140mm	X	X		X									X		
9	<i>Liriope muscari</i> 'Evergreen Giant'	0.75 x 0.3m	140mm	X							X	X		X			X	X
10	<i>Lomandra hystrix</i> 'Slender Mat Rush'	1.5m x 1.5m	140mm	X								X	X			X		
11	<i>Myoporum parvifolium</i>	0.1-0.5m x 1-3m	140mm	X	X						X	X				X		
12	<i>Russelia equisetiformis</i>	1m x 4m	140mm	X	X		X										X	
13	<i>Viola hederacea</i>	0.15 x 0.2m	140mm		X	X					X	X				X	X	X

PLANTING PALETTE: GRASSES AND GROUNDCOVER



Annexure E

Retaining Wall
Fact Sheet & WRB
Retaining Wall
Warranty

Everleigh

Retaining Wall Fact Sheet and Owner Obligations

The Everleigh 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 Everleigh, 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 Logan City Council 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 labelled 'Retaining Wall Subsoil Outlet' on relevant lots. Your builder should 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.



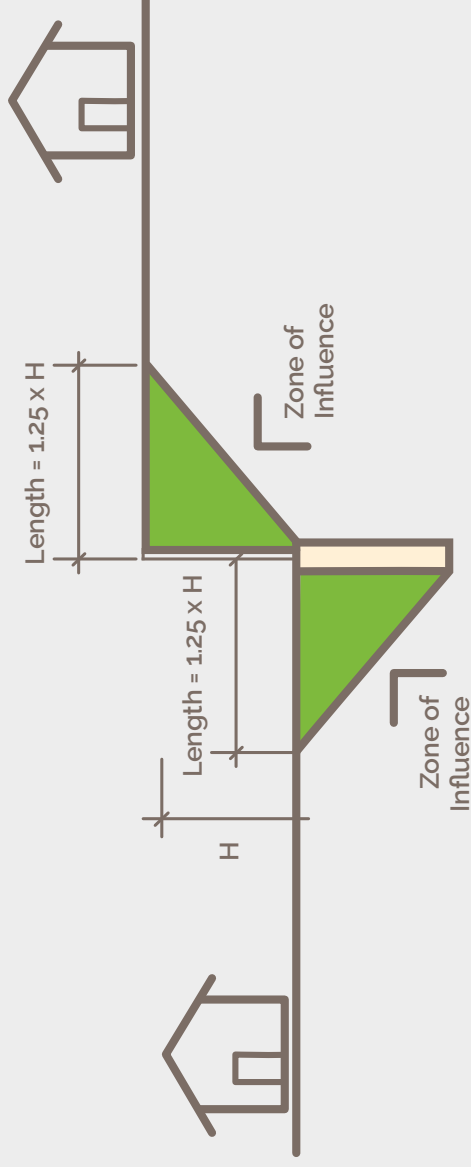
Zone of Influence

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:

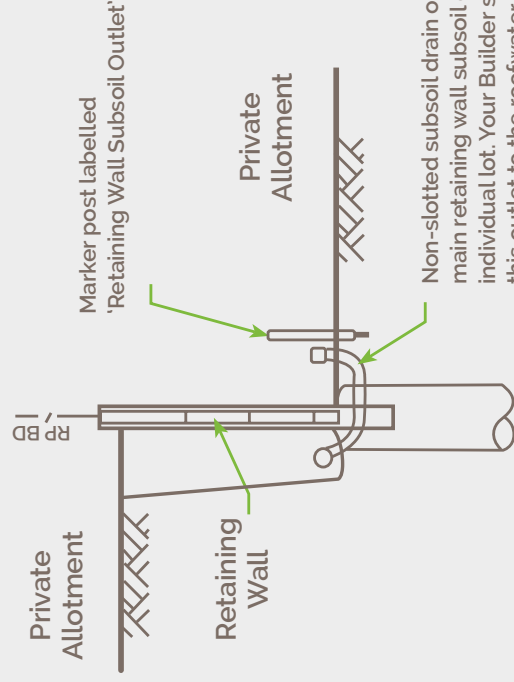
For the Lower Lot the Zone of Influence extends from the base of the wall for $H \times 1.25$ or $1.6\text{m} \times 1.25 = 2\text{m}$

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.



Non-slotted subsoil drain outlet from the main retaining wall subsoil drainage into individual lot. Your Builder should connect this outlet to the roofwater drainage system they install to mitigate the chance of ponding in the backyard.



Visit the sales office open daily 10am – 5pm
 146 Teviot Road, Greenbank
 Call 07 3859 5960 or visit everleigh.mirvac.com

Product Warranty

TO: Warranty Holder

Retaining Wall Warranty

WRB Group Holdings Pty Ltd (QBCC Licence No. 15065209) ABN 47 620 599 377 (WRB) warrants that if the structural integrity of the retaining wall supplied and installed by WRB for the Project, fails as a direct result of it not having been reasonably fit for its purpose at the time of its installation, WRB will for the term of 15 years commencing from the Installation Date, repair the retaining wall or compensate the Warranty Holder in accordance with the following terms and conditions:

Subject Retaining Walls

This warranty is provided only for retaining walls constructed by WRB in accordance with records maintained by WRB. Details for retaining walls constructed by WRB on a specific lot can be obtained from WRB on request by a Warranty Holder. The retaining wall warranty does not extend to cover any liability, loss or damage, consequential or otherwise however suffered or incurred as a direct or indirect result of the supply or installation of the retaining wall by WRB. This product warranty is in addition to other rights and remedies under the consumer law (see additional benefit).

Claim

You must make a claim under this product warranty within 3 months of becoming aware, or when you should reasonably have become aware, of the failure in the structural integrity of the retaining wall by providing WRB with written details of:

- (a) the failure sufficient to enable WRB to assess the claim;
- (b) the name of the estate, lot number and street address where the failure occurred; and
- (c) your name, street address, email address, daytime telephone number and interest in the land,

by email to admin@wrbconstruction.com.au or post to PO Box 4411, Gumdale QLD 4154.

Assessment

WRB will assess your claim within a reasonable time, and give you written notice of WRB's assessment of your claim.

If in assessing your claim, WRB requires you to make the retaining wall available for inspection, you will make it available for inspection by WRB within a reasonable time.



If WRB assesses that failure in the structural integrity of the retaining wall has occurred as a direct result of it not having been reasonably fit for its intended purpose at the time of its installation, WRB will take one of the following actions (the election of which will be made by WRB in WRB's absolute discretion) within 28 days after giving you written notice of WRB's assessment of your claim:

- (a) repair the retaining wall; or
- (b) compensate you for the reasonable cost to repair the retaining wall.

Exclusions & Limitations

WRB will not have any liability to you under this product warranty if:

- (a) the retaining wall is altered, modified or damaged by any person, thing or weather event outside of the Design Scope after the Installation Date.
- (b) the retaining wall is not reasonably maintained, and failure of the retaining wall is accelerated as a result. To avoid any doubt, the Warranty Holder's obligations include but are not limited to ensuring that:
 - no open excavations, alterations or modifications are permitted within the zone of influence without Engineering assessment in writing.
 - no structures or trees are installed within the zone of influence (both above and below the retaining wall) without Engineering assessment in writing
 - 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
 - no machinery is to be used above the retaining wall where it would result in a load more than the 5kPa 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 (noting that 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 consideration is given to the items raised above).
- (c) you are not the Warranty Holder;
- (d) you fail to make a claim under this product warranty strictly within 3 months of becoming aware, or when you should reasonably have become aware, of the failure in the structural integrity of the retaining wall.

Transfer of warranty



The benefit of this warranty may be transferred to a new land owner if the property is sold subject to:

- The Warranty Holder making a written request to WRB; and
- WRB agreeing in writing to transfer the benefit of the warranty (acting reasonably).

Additional Benefit

The benefits provided to you under this product warranty are in addition to other rights and remedies, including any right or remedy under the Australian Consumer Law, you may have at law, in equity or under statute.

Definitions

Developer means Mirvac Queensland Pty Limited

Warranty Holder means the lawful owner of the land where the owner:

- is the Developer;
- is the first transferee when the Developer transfers ownership of the land (subject to the first transferee registering the warranty with WRB within 3 months of transfer of the land); or
- has WRB's written confirmation that the warranty has been validly transferred to them.

Installation Date means the date on which the relevant Form 16 is signed.

Zone of Influence means the area adjacent to the retaining wall within which any changes to ground conditions may have an impact on the performance of the retaining wall.

Design Scope means the codes which are outlined in the Form 15 to identify how the retaining wall has been designed.

Project means the Everleigh subdivision development undertaken by the Developer at Teviot Road, Greenbank in the State of Queensland.



Everleigh

Residential Design
Standards and Guidelines
Precinct 12.3
Display Village

REVISIONS SCHEDULE

REVISION	DATE	CHANGES MADE
A	16.12.2020	First Copy