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## Any Questions?

**by mirvac**

**Application Form**

**Appendix A – Zero Lot Boundaries**

**Precinct 6.1 and 6.2**

**Appendix B – Lot Typologies**
Definitions

As Constructed Site Level  The existing ground level as constructed during the civil works completed by or on behalf of Mirvac Pacific Pty Ltd.

Built to Boundary Walls  Walls built on the Zero Lot Boundaries.

Buildable Zone  As identified in the Building Envelope Plan.

Driveway  The area of hardstand between the allotment boundary and the garage door.

Facade  Elevation of a building visible from a Public Area. The primary facade is the elevation fronting the Primary Road.

GCCC  Gold Coast City Council.

GPDC  Green Park Design Committee.

Gross Floor Area  The sum of the floor area of each floor of a building measured from the external face of the external walls. It includes all fully enclosed spaces such as garages but excludes spaces that are open on at least 2 sides such as patio, alfresco and verandahs. For the purposes of floor area calculation the stair is included only once.

Primary Road  The road fronting the lot where the lot has only one road frontage; or for lots with two or more road frontages the wider road; or road with the shorter boundary to the lot if the road widths are the same.

Private Open Space  Any privatised area of your lot, directly accessible via internal living areas, that is not subject to site coverage.

Public Area  Any land vested to, or under the control of the Gold Coast City Council. For example roads, verges/nature strips (footpath areas), parks, public access ways etc.

Public Open Space  Public Area excluding roads and verges/nature strips/footpath areas.

Secondary Road  Applies to lots with more than one road frontage and is the road which is not the primary road.

Site Coverage  Is the area including any ancillary areas/structures (e.g. covered alfresco, porch, shed etc) contained under a fully impermeable roof expressed as a percentage of the total lot area. Open pergola structures are exempt from the calculation.

Vehicular Crossing  The area of hardstand that provides vehicular access between the carriageway of the road to the allotment.

Zero Lot Boundary  Common boundary of a lot upon which part of an external wall of a building may be permitted to abut. Walls should be sufficiently clear of this boundary to allow for gutters and eaves overhangs. Generally a Zero Lot Boundary is located on either the Southern or Western property boundary.
1. General

Mirvac is one of the leading developers in the Australian residential property market, consistently delivering innovative, quality developments.

Green Park at Pimpama is set to be another outstanding example of Mirvac’s award-winning masterplanned communities, situated adjacent to its sister golf course development, Gainsborough Greens.

With more than 60% of the overall site dedicated to open space and parkland, Green Park is a unique community, located on the northern Gold Coast, with the rare opportunity to live close to the beach, marinas, the cities of Brisbane and the Gold Coast as well as the hinterland.

Green Park’s convenient proximity to the M1, servicing the Gold Coast and Brisbane, ensures that future residents will have the opportunity to live within a peaceful environment – that is still close to the action, be it city or surf.

The Green Park community offers an harmonious living environment for future generations that will ensure retained open spaces provide both active and passive recreation options for its residents. Meticulously planned wetlands, conservation areas and playgrounds have all been designed to deliver a community that all residents will be proud to call home.

Aspiring to connect to the greater neighbouring communities, particularly Gainsborough Greens with its lush bush settings and 18-hole golf course, Green Park offers forward-thinking living solutions for modern families of all shapes and sizes. The ‘Greenway’ walking and cycling paths that connect the greater masterplan delivered by Mirvac in Pimpama mean that Green Park is one of those rare gems within a newly developing area.

Modern and vibrant in its vision, Green Park is set to provide a practical, yet aspirational living environment that represents the quality, placemaking and workmanship that is fundamental to all Mirvac masterplanned communities. In partnership with our display village builders, Mirvac is delivering smart living choices that will suit the ever-evolving needs of the modern family.

These guidelines have been carefully compiled to ensure the overarching vision for Green Park is delivered. The Residential Design Guidelines provide our customers with the confidence that they are moving into a community of like-minded people that see the value in quality, nature and consideration of their fellow neighbours.

2. Design vision

The design vision for Green Park at Pimpama is to create an aspirational community providing harmonious, forward-thinking living solutions for the needs of modern families and future generations.

Green Park aims to include a diverse mix of contemporary homes with materials and colours that reflect their context and unique setting with the more than 60% of the site retained as green open spaces, conservation areas and parkland.

All houses must, in the opinion of the Green Park Design Committee (GPDC), complement the desired Design Vision.
3. Covenant approval process

All new homes proposed for Green Park require approval from the Green Park Design Committee (GPDC) prior to statutory approval from the Gold Coast City Council (GCCC). These guidelines should be read in conjunction with any Local Planning Policies. Please refer to your Private Certifier for further information in this regard.

Process

Mirvac’s GPDC will assist and review the design of your home through the covenant approval process. The typical process is outlined below.

Whilst a preliminary approval is not compulsory, it is encouraged to minimise unnecessary expenditure with your builder in preparing full drawings, should components of the house design not be compliant with the guidelines. For further information, contact your Mirvac Sales Consultant.

Submissions must be made to the Green Park Design Committee (GPDC)

By mail:
Green Park Design Committee (GPDC)
C/-Mirvac
Level 9, 340 Adelaide Street
Brisbane QLD 4000
(07) 3859 5888

Or by email:
greenpark@mirvac.com

(please note that there is a 5MB limit for email applications)

Submission Documents as a minimum must include:

- Site plan – at 1:200 scale showing all boundary setbacks, any site features, existing and final contours and north point
- All floor plans – at 1:100 scale including dimensions of building and setbacks, plus an area schedule
- Elevations – at 1:100 scale showing roof pitch
- External colour schedule and material selections
- Landscape plan – at 1:200 scale showing the following:
  - Location of services such as water tanks, rubbish bins, air-conditioning units, clotheslines, etc
  - All fencing types
  - All plant and tree selections
  - All driveways and entry paths
  - All existing and proposed retaining walls
  - Any shed or outdoor structures
  - Letterbox type and location
- $1,000 covenant bond to be fully refunded upon acceptable completion of the home and landscaping, and final inspection by the GPDC.

Mirvac’s GPDC approval of a building design does not imply or guarantee development approval by the Gold Coast City Council. Mirvac’s approval of a building design is to ensure that the vision for Green Park is upheld by all residents and that the value and investment for all is protected equally and fairly.

Mirvac may consider an application that varies from the specific requirements of the Residential Design Guidelines if, in its opinion, the design supports the vision of the development and there is justification for the variation. Approval of a variation does not, however, set a precedent for future variation requests.

The GCCC may have conditions which vary from these guidelines. If you are unsure or need clarification please speak to a member of the Mirvac Sales Team.
4. **Orientation**

Positioning your home and living spaces appropriately can help improve the comfort and enjoyment of your home whilst helping reduce heating and cooling costs. Mirvac therefore recommends that your first consideration is placing your home design correctly on your lot of land, taking into consideration:

- Position of doors, windows and openings to allow for cross ventilation from prevailing breezes through the home
- Allow for at least two external openings from the living areas to maximise natural breeze flow and ventilation
- Maximise opportunities for natural light into your home whilst enabling the shading of windows particularly from west-facing light
- Maximise openings to habitable rooms overlooking the street to encourage a friendly and safe neighbourhood
- Place your outdoor living areas where most likely to be enjoyed, recognising the cooling summer breezes, winter sunlight, usable spaces and clear open access from internal living spaces
- Consider the design of your home, orientate your living areas to enjoy any views into public areas.

The following site coverage and setback controls in relation to your lot have been adopted by the Gold Coast City Council (GCCC) in November 2010. This framework gives the GCCC, Mirvac and future residents comfort that all dwellings within Green Park must comply with these standards and are enforceable by GCCC. For further information, please contact your Private Certifier.

5. **Site coverage**

- The Site Coverage for all lots within Green Park is 60% maximum.
- For ‘Smart Lots’ with a 10m frontage, an additional 10% site cover is allowable for roofed Private Open Space (POS) open on at least two sides (see Appendix B. Lot typologies for detailed information relating to POS areas).

6. **Setbacks**

All setbacks dimensions are measured from the relevant boundary to the outer edge of the wall. Eaves, hoods and screens are permitted to extend into the setback providing they are a minimum of 450mm off the boundary in accordance with the Building Code of Australia, except for ‘Built to Boundary’ walls where no part of the building will encroach over the boundary.

Minimum setback requirements for each lot type (as per GCCC Built Form Code controls) are referenced in Appendix B. Below are some additional GCCC requirements relating to setbacks.

**Lots adjacent to Public Open Space Areas**

- Setbacks to a Public Open Space boundary are to be a minimum of 3m to the main building wall and 1.5m to the outer most projection including patio, veranda or balcony, where unenclosed on at least three sides.
- No Built to Boundary walls are permitted on Public Area frontages.
- No garden sheds, air-conditioning condensers or clotheslines can be between the Facade and the boundary with Public Area.

**Zero Lot Boundaries/Built to Boundary walls**

Refer to Appendix A for an outline of the Zero Lot Boundary locations on lots.

There will be no more than one Zero Lot Boundary on each lot. Not all lots have a Zero Lot Boundary.

- An individual dwelling will not have Built to Boundary walls except on Zero Lot Boundaries. This is to ensure that all lots receive light into their indoor and outdoor living areas, as well as maintaining buffers between dwellings. These walls must meet the relevant building code requirements.
- No openings are allowed in Built to Boundary Walls.
7. Retaining walls and earthworks

- Retaining wall style and materials must be complementary to the house.
- All retaining walls must be constructed as part of the dwelling construction. Retaining walls constructed by Mirvac are not to be altered without first applying for and obtaining written approval from GPDC.
- Retaining walls may need to be certified by a Registered Professional Engineer. Purchasers are required to meet the Local Authorities requirements with regard to this matter.
- Retaining walls must be constructed from one of the following materials:
  - Stone
  - Masonry
  - Concrete
  - Steel.

Treated timber sleepers to landscape areas that are not within view of public areas are allowed, however timber logs or timber rounds are not permitted.

Retaining wall heights must not exceed 1.5m without constructing a tier including a minimum of a 1m planting zone between each to soften the impact on the streetscape. If a fence is constructed at the top of a retaining wall, there must also be a 0.5m planting zone between the top of the wall and the fence.

See sketch at left and fence type 5 on pg 23.

8. Maintenance and public safety

Mirvac prides itself on its commitment to Health, Safety and Environment.

The following must be adhered to prior to and during construction:

- Your building site must be clean and safe at all times. This is the responsibility of the registered owner and/or nominated parties (e.g. Builder)
- Your lot must be clear of weeds, building debris and general waste
- Skip bins should be provided for adequate disposal of waste goods and materials during the construction period
- Bins and site facilities should be clear of all neighbouring properties, roads, footpaths, reserves and all other public places at all times
- It is your responsibility to ensure that your builder keeps their construction site safe for trades persons and the public.
The residential character of your home must be of a contemporary architectural aesthetic or design. It should reflect the characteristics of Green Park, embracing the natural wetlands and open spaces, with sympathetic colour tones and material palette.

9. Front facade

a) Primary street front design

Walls visible from the primary and secondary streets, Public Open Spaces and walkways must have sufficient articulation or variety, with consideration of the following:

- Adequate number of windows for surveillance, interest and variation – 10% of facade to be glazing – sliding windows to be no narrower than 1200mm
- Garages setback a minimum of 1m behind the main building form
- Variation in the elevation with at least one substantial projecting feature element such as a portico, verandah or feature wall (i.e. a ‘flat fronted and featureless elevation’ is not permitted) – Portico to be a minimum of 4m² and minimum of 1.5m deep
- Use of sun shading devices, such as sunscreens and pergolas
- The inclusion of outdoor living areas such as verandahs and balconies complementary to the main building
- At least 1 habitable room should address the primary street frontage
- A well defined and visible front entry way/door – doorway to include highlight or side light or have a door 1200mm wide with minimum 20% glazing.
- No security shutters or security blinds over windows are permitted
- Similar homes with similar facades are not allowed on adjoining lots.

In relation to window treatments, temporary window treatments are not permitted. Vertical window blinds are also not permitted and the colour of window treatments must be of muted tones. Obstruct windows or windows to toilets and bathrooms should not front the primary street.

b) Secondary street front design

If on a corner lot, your home must be designed to address all street frontages using such elements as outlined in section 9a and:

- Walls over 9.0 metres in length without any windows or articulation must be avoided
- At least 1 habitable room should address the secondary street
- Wrap around verandahs fronting both streets are encouraged or other forms of street articulation
- Fence must not exceed more than 50% of the boundary length.

Refer to Fence type 3 on pg 21.

c) House design facing Public Areas and Public Open Space

The following are requirements of the GCCC in relation to designs facing any Public Areas:

- Featureless expanses of blank walls are not permitted. Visual interest to the facade(s) can be provided through means of articulation, the inclusion of windows and doors and variations in colour and materials. No part of a facade, excluding a garage door or a garage side wall, uniform in the vertical plan, will be greater than 10m².

The following are requirements of the GCCC in relation to designs facing any Public Open Space:

- Dwellings are to include either or a combination of the following:
  - A primary living area with windows and/or doors with a minimum of 6m² of clear glazing overlooking the public open space
  - A balcony, patio or veranda on the facade directly facing Public Open Space. The area of the balcony or patio shall be at least 8m², with a minimum dimension of 2m, and shall be directly accessible from a living area.

d) Sustainability requirements of the GCCC

It is a requirement of the GCCC that windows to north-facing living areas and principle open space areas receive at least three hours of sun between 9am and 5pm on 21st June.

e) Minimum Building Size and Building Heights

- The minimum width of a dwelling is 75% of the primary frontage width, measured to the outside of walls, for non-corner lots. For corner lots the minimum width and length is 65% of the respective frontages, measured to the outside of walls. The GPOD will consider to approve a variation to this requirement if the house design supports the design vision for Green Park or for irregular shaped lots. Approval of a variation does not set a precedent for future variation requests.
- Dwelling heights will be measured above the As Constructed Site Level. These levels are available as an “As Constructed Plan” from Council.
- The highest point of the dwelling must not exceed 8.5m above the As Constructed Site Level measured vertically at that location.
10. External wall materials and colours

a) External wall materials

To give a sense of variety and interest, a mix of materials or colours must be used to all walls 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.

Based on the above, the following wall materials are acceptable:

• Painted render
• Split-face blockwork or face brickwork as a feature
• Painted or stained timber
• Painted fibre cement sheet with timber or aluminium battens
• Painted weatherboard.

Innovative use of highlight feature materials such as timber and metal (copper, zinc, etc) will be considered on merit. A combination of materials and colours will enable a balanced streetscape.

• Reflective glass is not permitted.
• Double-height face brick is not permitted.
• Secondhand materials are not permitted unless they are used as highlight architectural elements.

b) Wall colours

• Colour schemes must be primarily muted tones, but limited and controlled feature highlight colours may be approved.
• Each application is to be accompanied by a coloured elevation or coloured perspective or a detailed written description of the colours and materials of all elevations.

11. Vehicle accommodation

Garages must minimise the visual impact on the streetscapes and not dominate appearance of the home. Home designs must adhere to the following:

• Each lot is limited to one garage with a maximum width of 6.2m
• Garages must be integrated into the main building, be setback 5.5m from the relevant boundary (including a secondary boundary) to allow for visitor parking, and be set back 1m from the facade of which it is part. Garage door profiles must reflect the character of the facade
• The colour of the garage door is to complement the palette used on the house facade
• Garages not facing the street may be approved based on an assessment of the garage elevations and the streetscape appearance
• Carports are not permitted
• For the GCCC requirements relating to car spaces to be provided for each lot type please refer to Appendix B.

12. Outdoor living

Each dwelling must have private open space (external outdoor recreation space and external living areas) and service areas (clothes drying spaces and utility areas).

Private open space areas are to be provided with internal living areas opening onto them and must not contain any service items such as bin store, air-conditioning condensers or rainwater tanks, etc. The required area and dimensions of private open space are shown in Appendix B for each lot type.

The minimum areas required for private open space are regulated by the GCCC, and do not include service areas.

Service areas will be of a sufficient size to accommodate all clothes drying facilities, waste bins, water tanks, air-conditioning plant, etc. Service areas may be provided in more than one location and are to be screened from any Public Area. This is to ensure the desired street character is maintained throughout the development.

Sunshades, awnings, pergolas and shading screens must be of a design, materials and colours in keeping with the house design. Any other proprietary shade structures/devices must not be visible from the public domain.
13. External services and waste recycling

a) Services
- Rainwater tanks, including any supporting structure such as a stand, must not be more than 2.4m high in areas defined as suitable for permitted encroachments. Rainwater tanks must be located away from or screened from public view.
- Meter boxes must be painted to match the wall colour of the house.
- TV antennae, satellite dishes and radio masts are not permitted unless they are not visible from the Public Areas and neighbouring homes.
- Non-solar hot water systems and other ancillary structures must be screened from public view and the ground floor of neighbouring homes.
- Solar collector panels as part of a split solar hot water system or solar energy system are encouraged and their location must be considered as it may be visible from the public realm. Closed coupled systems (where the water storage tank is also roof mounted) must be located away from public view.
- Roof and wall mounted air-conditioning units must be located in the least visibly obtrusive location from public view and in colours complementary to the wall colour. Unscreened wall or window mounted air-conditioning units must not be visible from Public Areas. Unpainted galvanised steel and non-wall colour matched colorbond materials are not permitted.
- Clothes drying facilities must be located away from or screened from public view.
- Pools, spas and filters must be located to minimise noise impacts on neighbouring dwellings. Pool sides exposed to public view must not be more than 1200mm in height and should be screened by landscaping. Filters must be located away from or screened from public view.
- The letterbox must be clearly in view and positioned on the primary boundary of the property, or in a similarly clear position with the number of the property clearly displayed. The letterbox must be positioned in a location that is clear of obstacles like trees, shrubs and rocks.

b) Waste and recycling
- Garbage bins and service yards must be located away from or screened from both public and neighbour view with appropriate planting or constructed screens to ensure minimal impact on neighbours prior to collection times, and removed from bin pads and or verges within a reasonable timeframe.
- Garbage bins and service yards must be located away from or screened from both public and neighbour view with appropriate planting or constructed screens to ensure minimal impact on neighbours prior to collection times, and removed from bin pads and or verges within a reasonable timeframe.

14. Roofs

In order to encourage a range of contemporary roof lines for the benefit of the streetscape, the following roof forms will be considered.

a) Roof form
- Roof pitches for traditional hip and gable roofs must be less than 40 degrees.
- Skillion or mono-pitched roof profiles may also be used to embrace the natural aesthetic of Green Park.
- Roofs concealed within a parapet on all visible sides as viewed from the street or park or laneway will be considered.
- No domes, turrets or spires are allowed.

b) Eaves
- For all single-storey houses a minimum of 450mm eaves must be provided to all publicly visible facades (primary street, secondary street, park, etc).
- For all double-storey houses a minimum of 450mm eaves must be provided to all publicly visible facades (primary street, secondary street, park, etc) on the ground level, and 450mm eaves must be provided to all elevations on the second storey.
- Exceptions to the above will only be permitted over garage structures and Built to Boundary walls as long as they are a minimum of 1m behind the Primary Facade.

c) Materials and colours
- Roofs should complement the external house colour scheme.
- Organic materials such as thatch or timber shingles are not acceptable.
- Highly reflective materials, such as unpainted or finished metal sheeting or zincalume are not permitted.
- All gutter and downpipe profiles or treatments must complement the colour scheme of the home.
15. Privacy and cross viewing

Privacy between buildings is to be achieved by one or more of the following measures as approved by the GCCC:

- Minimum of 50% obscure glazing to all bathrooms and toilet rooms, including obscure glazing in an awning style window with degree of opening restricted to 125mm
- 1.7m high sill levels above floor level
- External screens
- 1.8m high dividing fence for ground floor windows.

Verandahs, decks and balconies must be designed and constructed in a manner so as not to compromise the privacy and amenity of the adjacent dwellings. Where a direct view exists into the private open space of an adjoining dwelling, the outlook from verandas and decks must be screened by privacy screens that have openings which make it not more than 25% transparent.

16. Security and insect screens

- Frames and screens must match the colour of the door or window frames or be of a dark colour (grey or black) in order to reduce their visual impact.
- The style of screen must be of a simple profile. Hexagonal or ornate historical styles are not acceptable. Refer to the below diagram.

17. Fencing

All fencing must be approved by the GPDC.

- All lots must have side and rear fencing (except where a Built to Boundary wall is located) for privacy.
- Fences visible from a Public Area will be of high quality finish in order to enhance the streetscape environment.

Fencing along the Primary Road boundary must be setback behind the principle building line unless associated with north facing principle private open space.

Fence type 1:

Rear and side fences not visible from public areas

To be used in locations behind the front building line only. This type of fence is not to be visible from the public domain.

Construction will be as follows:

- The maximum fence height will be 1.8m
- Fences may be visually solid up to 1.8m high
- Minimum standard fence type is to be neighbour friendly fence in accordance with the below specification.

Feature elements, entry statements, walls, fences and all other fixtures constructed by Mirvac may not be removed or modified by the owner of the lot on which they are positioned without GPDC approval.
Fence type 2:

Front fences visible from public areas

These fences must be of an appearance grade quality. This means using a quality of material and finish of a higher order than the fence type 1. The fence must be maintained on an ongoing basis.

See the plan diagram indicating typical locations of Fence type 2 below.

Fencing must not extend forward of the primary building line. Fences in these locations must be in accordance with one of the below two options:

1. Posts 100x75 F14
2. Posts 100x100 F14
3. 75x20mm DPR HWD battens fixed to posts with H.D. galvanised nails, 5mm gap between battens
4. 20x40mm DPR HWD battens fixed to rails with hot-dipped galvanised nails
5. 50x50mm H3 treated HWD vertical support fixed to post
6. 450x600mm deep concrete footing
7. Drainage gravel
8. Compacted sub grade
9. Fix timber garden edge to base of post when fence separates different surface finishes

Note all hardwood timber to be treated with Tancoat by Koppers Arch.

Fence type 3:

Corner fencing

For corner lots the fencing to the Secondary Road frontage can be a non-transparent 1.8m high fence providing it complies with:

- Fence type 3 must match Fence type 2 specifications
- Fences of more than 10m in length must be articulated to allow for planting alcoves by a minimum 1m alignment variation over a minimum length of 3m
- Does not extend more than 50% of that frontage length
- Is set back a minimum of 1m from the property boundary
- Includes appropriate landscaping within the 1m setback area.
Fence type 4:

Open space boundaries
To ensure a harmonious presentation from public open space, fences on these boundaries must be:

- A maximum of 1.2m high
- Of an approved flat top pool fence in black
- Posts: 100x100 hard wood.

Side fences abutting Fence type 4 need to drop down in scale as they approach the junction. 1.8m high fence type 1 or type 3. Fence to match adjoining type.

Fence type 5:

Fencing if required to protect from fall hazards
- Where a fall hazard greater than 1m in height exists on any lot fencing is mandatory in accordance with the BCA.
- The height of the fence must be 1m high and have no horizontal climbable components. Further requirements may be necessary to comply with any applicable building codes. It is the lot owner’s responsibility to ensure compliance with all relevant codes.
- Must be consistent in design with either Fence type 2 Option 1 or Option 2. Modifications may be required in order for the fence to meet any building codes applicable at the time.
- Must be approved by the GPDC.

Fence type 6:

North-facing principle Private Open Space
Where north-facing principle private open space adjoins any Primary Road frontage or Public Open Space frontage, alternative fencing may be installed, to provide privacy, provided it meets the following criteria:

- The design of the fencing must ensure surveillance of Public Areas
- May be forward of the building line on the Primary Road frontage
- May extend for the length of the principle Private Open Space only, to a maximum of 50% of the frontage length
- The maximum fence height shall be 1.8m
- The fence can be solid up to a height of 1.2m with any fencing above 1.2m in height being 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)
- Setback a minimum of 1.0m from the property boundary
- Includes appropriate landscaping within the 1m setback area
- The fencing materials complement the built form and of a high quality finish.
18. Sheds

Garden sheds must:

- Be located away from or screened from public view.
- Be painted or stained to suit the colour scheme of the home.
- Be approved by the Local Authority where applicable.

Garden sheds must not:

- Have a floor area greater than 12m².
- Have a height (from ground level) exceeding 2.1m.
- Be erected between the dwelling and any road.
- Be constructed from a reflective material.

19. Planting

The planting theme to be adopted throughout Green Park is generally of a native character. All trees, shrubs, and ground cover specified for use within the project must be selected for their appropriateness according to their proposed situation. Landscaping to areas visible from Public Areas must be approved by the GPDC.

- The landscaping must be of a high quality, with healthy plants, thick good quality mulch and correctly installed edging.
- The combination of trees, shrubs and ground covers must be selected to soften the built form, provide variety and contribute to privacy and security.
- Turf areas must be separated from other surface finishes such as gardens and gravel with a robust edge to contain the lawn within the desired area.
- Acceptable materials for garden edging include concrete, galvanised steel and regular-shaped timber. Unacceptable materials include, but are not limited to, plastic and timber logs.
- Generally, a 50/50 ratio of shrubs to ground covers will establish suitable variety of form.
- In order to maximise the privacy between dwellings and add to the overall environment, residents are encouraged to plant trees and shrubs that will provide a canopy between buildings to the rear of their dwelling.
- Storm water run-off must discharge to the kerb via a built-in kerb adaptor or inter-lot drainage (if provided). Grading of the landscape must eliminate storm water run-off into neighbouring properties.
- Retaining wall construction must include a suitable drainage system to deliver sub-surface water below the wall to the local storm water system.
- At the final inspection of the dwelling construction by the GPDC the plants and grass must be thriving, the grass cut neatly and the garden beds free of weeds.
- Front and side yards visible from the road.
- Planted gardens beds must be provided to a minimum of 50% of the available soft landscaping area forward of the building line on the primary frontage, with high quality turf installed to the remainder of soft landscaping areas.
- A minimum of one advanced tree (minimum size of 45L stock and 1.8m tall) must be provided to the landscape areas between dwellings and the verge.
- Tree species must be located to avoid interference with services, infrastructure and neighbouring properties and your own home. It is recommended to plant trees with a minimum of 3m clearance to structural elements. Depending on the species selected, owners must satisfy themselves that there is sufficient clearance.
20. **Driveway and entry paths**

Driveways must meet the following criteria:

- One driveway is permitted per allotment
- Minimum 3m separation from neighbouring driveway unless stipulated closer in lot typology diagrams (refer to Appendix B)
- Maximum driveway gradients shall be no greater than 1:4, with grades greater than 1:8 having appropriate transition zones
- Acceptable materials include coloured concrete, exposed aggregate concrete and pavers on a concrete base slab. These must complement the external colour scheme.

**Main pedestrian entry paths must:**

- Be constructed from a permanent hard surface such as coloured concrete, exposed aggregate, natural stone or concrete pavers on a concrete base
- Side paths must be constructed from similar materials to the main entry path or decorative gravel mulch on a compacted road base. Material selection must reflect and integrate with the surrounding landscape.

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**Any questions?**

The Mirvac team are here to make your move into the Green Park Community as easy as possible so please contact your Mirvac Sales Consultant or the Mirvac Customer Relations team if you have any questions in regards to these guidelines.

**Green Park Sales Team:**
(07) 5549 2322

**Green Park Customer Relations Team:**
(07) 3859 5888

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by mirvac

Mirvac is a proud, Australian property development group with more than 300 distinguished industry awards to its name. For over 35 years, it has produced some of the most innovative and revered addresses in Australia. This has been achieved by maximising prime locations across all areas of design, construction, planning and sales and marketing.

Mirvac Design is a unique and diverse group of individuals specialising in architecture, urban design, interior design, landscape architecture and graphic design.

Creativity is Mirvac Design’s core asset and what defines it culturally. With a focus on quality residential, commercial, hotel and retail development, Mirvac Design continually challenge conventional thinking through design leadership.

Meticulous planning, knowledge and a stringent control of design and construction means that Mirvac customers receive the quality they expect and deserve. Mirvac prides itself on raising the bar in residential and waterfront living with every piece of work.

As one of Australia’s largest integrated real estate groups, Mirvac has a strong sense of responsibility to the people with whom it does business, as well as the broader community in which it operates.

If you’d like to find out more about Mirvac’s previous or future developments, please visit the “Company Profile” page at www.mirvac.com
Please detach this form and complete details:

Lot Number: ____________________________________________
Street Address: __________________________________________

Plans submitted for preliminary approval? (please circle) YES / NO
Date of Submission: __________________________________________________________________________

Owners Details:                              Builders Details:
Name:__________________________________________       Company: __________________________________________________________________________
Address:__________________________________________       Contact Name: ____________________________________________
________________________________________________        ________________________________
Contact No: ____________________________________________       Address: ____________________________________________
Home No: ____________________________________________       Contact No: ____________________________________________
Mobile: ____________________________________________       Business No: ____________________________________________
Fax: ____________________________________________       Fax: ____________________________________________
Email: ____________________________________________       Email: ____________________________________________

Checklist:
Are the following attached to your application? YES / NO

☐ Site plan – including any site features, all boundary setbacks, existing and final contours and north point (min. 1:200 scale)
☐ All floor plans – including dimensions of building setbacks plus area schedules (1:100 scale)
☐ Elevations with external colour schedule and material selections indicated (1:100 scale)
☐ External colour schedule and material selections
☐ Location of services such as water tanks, rubbish bins, air-conditioning units, clotheslines, etc
☐ Landscape plan including any retaining walls
☐ Fencing details and location
☐ $1,000 covenant bond to be fully refunded upon completion of the home and landscaping, and final inspection by the GPDC.

I/we the owners/builder of Lot _____ at Green Park at Pimpama acknowledge that I/we have read and accept Green Park Design Guideline requirements.

Signature 1: ____________________________________________ Date: __________________________________________________________________________

Signature 2: ____________________________________________ Date: __________________________________________________________________________
Appendix A  Zero Lot Boundaries Precinct 6.3

This Lot Plan was prepared prior to construction, is indicative only, and not intended to be a true representation. Changes may be made to all aspects of the development (including without limitation, to the layout, composition, streetscape, dimensions, specifications, fittings, and finishes) during the development without notice. This Lot Plan is believed to be correct as at 6 March 2013 but is not guaranteed. Prospective purchasers must rely on their own enquiries. Please refer to individual plans and specifications, as this masterplan is for guidance only. This brochure is indicative only and is not an offer or contract.
Smart Lots are designed for people seeking a low-maintenance lifestyle. It has all the room for a contemporary home with practical entertaining areas.

Smart Lots are generally 10m to 14m frontages with a nominal depth. They can range in size from approximately 300m² – 420m².

The four typical Smart Lots are identified below with GCCC requirements relating to Private Open Space and car parking.

**10m frontage Smart Lot with 30m depth (dimensions and sizes only approximate)**
- Site Area: 300m²
- Height: 1+2 storeys
- Site Cover: 60% max
  - An additional 10% site cover is allowable for roofed Private Open space open at least 2 sides
- Private Open Space: 25m² min width 4m
- Car parking: Resident 1 car min (internal), Visitor 1 car min (in driveway)

**12.5m frontage Smart Lot with 25m depth (dimensions and sizes only approximate)**
- Site Area: 313m²
- Height: 1+2 storeys
- Site Cover: 60% max
- Private Open Space: 30m² min width 4m
- Car parking: Resident 1 car min (internal), Visitor 1 car min (in driveway)

**12.5m frontage Lifestyle Lot with 30m depth (dimensions and sizes only approximate)**
- Site Area: 375m²
- Height: 1+2 storeys
- Site Cover: 60% max
- Private Open Space: 30m² min width 4m
- Car parking: Resident 1 car min (internal), Visitor 1 car min (in driveway)

**14m frontage Smart Lot with 25m depth (dimensions and sizes only approximate)**
- Site Area: 350m²
- Height: 1+2 storeys
- Site Cover: 60% max
- Private Open Space: 40m² min width 5m
- Car parking: Resident 2 car min (internal), Visitor 1 car min (in driveway)
Lifestyle Lots are ideal for couples or families looking for a spacious home and outdoor area in which to grow. Lifestyle Lots are generally 14m to 16m frontages, and generally have a 30m depth with overall lot size ranging from approximately 420m² – 540m².

The two typical Lifestyle Lots are identified below with GCCC requirements relating to Private Open Space and car parking.

**14m frontage Lifestyle Lot with 30m depth (dimensions and sizes only approximate)**
- **Site Area**: 420m²
- **Height**: 1+2 storeys
- **Site Cover**: 60% max
- **Private Open Space**: 40m² min width 5m
- **Car parking**: Resident 2 car min (internal), Visitor 1 car min (in driveway)

**16m frontage Lifestyle Lot with 30m depth (dimensions and sizes only approximate)**
- **Site Area**: 480m²
- **Height**: 1+2 storeys
- **Site Cover**: 60% max
- **Private Open Space**: 40m² min width 5m
- **Car parking**: Resident 2 car min (internal), Visitor 1 car min (in driveway)
Premium Lots

Premium Lots are perfect for families looking for added space and flexibility. They are ideal for a single or double-storey home, with room for a backyard and pool. Premium Lots are approximately 18m frontages, and generally have a 30m depth with overall lot size starting from approximately 540m² plus.

Premium Lots are approximately 18m frontages, and generally have a 30m depth with overall lot size starting from approximately 540m² plus.

The typical Premium Lot is identified below with GCCC requirements relating to Private Open Space and car parking.

**18m frontage Premium Lot with 30m depth (dimensions and sizes only approximate)**

- **Site Area**: 540m² approx
- **Height**: 1-2 storeys
- **Site Cover**: 60% max
- **Private Open Space**: 40m² min width 5m
- **Car parking**: Resident 2 car min (internal), Visitor 1 car min (in driveway)

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**Duplex Premium Lots**

- **Site Area**: 700m²+ approx
- **Height**: 1+2 storeys
- **Site Cover**: 60% max
- **Private Open Space**: 25m² min width 4m per dwelling
- **Car parking**: Resident 2 car min (internal) per dwelling, Visitor 1 car min (in driveway) per dwelling

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**LEGEND**

- Open Space
- Driveway
- Footpath
- Entry
- Landscape Forecast
- Tree

3m separation must be provided between adjoining footpaths unless otherwise noted.