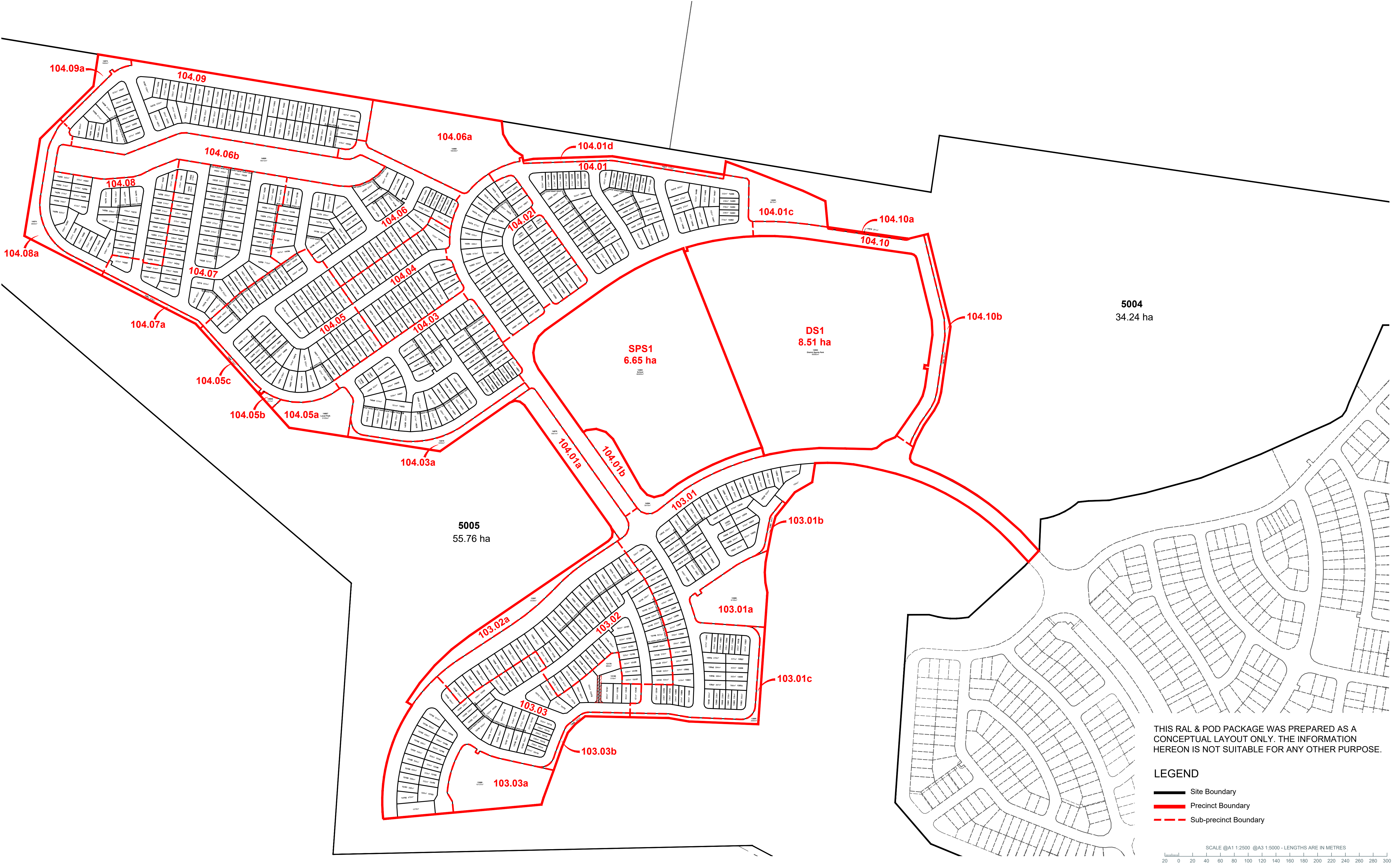


ROL5: PRECINCT 103 & 104



ROL5: PRECINCT 103 & 104 - SUB-PRECINCT PLAN



ROL5: RECONFIGURATION OF A LOT PLAN



LEGEND

- Site Boundary
 Precinct Boundary

DEVELOPMENT STATISTICS						
RESIDENTIAL ALLOTMENTS			Typical Width	No. Lots	%	Net Area
16m Deep Lots						
Urban Lots	U16	16.0m	9	1.3%	0.252 ha	
Sub Total			9	1.3%	0.252 ha	
RESIDENTIAL ALLOTMENTS			Typical Width	No. Lots	%	Net Area
25m Deep Lots						
Terrace - Front Loaded	T25	8.5m	29	4.3%	0.707 ha	
Villa	V25	11.2m	4	0.6%	0.131 ha	
Premium Villa	PV25	12.5m	15	2.2%	0.671 ha	
Courtyard	C25	14m	12	1.8%	0.603 ha	
Premium Courtyard	PC25	16m	3	0.4%	0.149 ha	
Sub Total			63	9.4%	2.261 ha	
RESIDENTIAL ALLOTMENTS			Typical Width	No. Lots	%	Net Area
28m Deep Lots						
Terrace - Front Loaded	T28	8.5m	30	4.5%	0.824 ha	
Villa	V28	11.2m	55	8.2%	1.874 ha	
Premium Villa	PV28	12.5m	84	12.5%	3.128 ha	
Courtyard	C28	14m	45	6.7%	2.001 ha	
Premium Courtyard	PC28	16m	14	2.1%	0.702 ha	
Sub Total			228	34.0%	8.529 ha	
RESIDENTIAL ALLOTMENTS			Typical Width	No. Lots	%	Net Area
30m Deep Lots						
Villa	V30	11.2m	103	15.4%	3.694 ha	
Premium Villa	PV30	12.5m	148	22.1%	5.968 ha	
Courtyard	C30	14m	68	10.1%	3.253 ha	
Premium Courtyard	PC30	16m	13	1.9%	0.707 ha	
Sub Total			332	49.6%	13.622 ha	
RESIDENTIAL ALLOTMENTS			Typical Width	No. Lots	%	Net Area
32m Deep Lots						
Villa	V32	11.2m	10	1.5%	0.380 ha	
Premium Villa	PV32	12.5m	13	1.9%	0.560 ha	
Courtyard	C32	14m	13	1.9%	0.673 ha	
Premium Courtyard	PC32	16m	2	0.3%	0.117 ha	
Sub Total			38	5.7%	1.730 ha	
Total Allotments			670	100%	26.394 ha	
Land Budget			Area (Ha)	%		
Area of Subject Site / Stage			69.286 ha	—		
Net Residential Area (no roads)			26.394 ha	38.1%		
Linear Park / Pedestrian Linkage			10.109 ha	14.6%		
Neighbourhood Recreation Park			0.511 ha	0.7%		
Road Areas			16.504 ha	23.8%		
Major Road Areas			0.579 ha	0.8%		
Utility Lot 14986			0.032 ha	0.0%		
School Lot 14983			6.649 ha	9.6%		
District Sports Park Lot 14982			8.508 ha	12.3%		
Total Area			69.286 ha	100%		
Average Lot Size (m²)			393.9 m²			
Net Density (dw/ha)			15.4 dw/ha			

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SCALE @A1 1:2500 @A3 1:5000 - LENGTHS ARE IN METRES

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SOURCE
 PROJECTION: SURVEY COORDINATES (FS94)
 SUBJECT BOUNDARIES: SUBJECT BOUNDARIES BY SH DATED 28/07/2022
 CONTOURS: DESIGN CONTOURS BY STANTEC DATED 29/04/2026,
 DWG REF "2026-04-29 P104 PADs RLs & Contours"
 STATE OVERLAYS: QUEENSLAND GOVERNMENT



CLIENT

 mirvac

Kindira
MONARCH GLEN

SITE ADDRESS
RICE ROAD, UNDULLAH

DRAWN
LW

DATE
21/07/2026

DRAWING NO.
11731 P 69 Rev H - ROL 01



 Precinct Boundary
 Sub-precinct Boundary
 Proposed Services Easement
 Proposed Access Easement
 Indicative Bin Pad location
 Indicative PMT Site
 Indicative RMU Site
 Linear Park / Pedestrian Linkage
 District Sports Park
 School

16m Deep Lots	
	Urban (U16) - 16m Typical Width
25m Deep Lots	
	Terrace (T25) - 8.5m Typical Width
	Villa (V25) - 11.2m Typical Width
	Premium Villa (PV25) - 12.5m Typical Width
	Courtyard (C25) - 14m Typical Width
	Premium Courtyard (PC25) - 16m Typical Width
28m Deep Lots	
	Terrace (T28) - 8.5m Typical Width
	Villa (V28) - 11.2m Typical Width
	Premium Villa (PV28) - 12.5m Typical Width
	Courtyard (C28) - 14m Typical Width
	Premium Courtyard (PC28) - 16m Typical Width
30m Deep Lots	
	Villa (V30) - 11.2m Typical Width
	Premium Villa (PV30) - 12.5m Typical Width
	Courtyard (C30) - 14m Typical Width
	Premium Courtyard (PC30) - 16m Typical Width
32m Deep Lots	
	Villa (V32) - 11.2m Typical Width
	Premium Villa (PV32) - 12.5m Typical Width
	Courtyard (C32) - 14m Typical Width
	Premium Courtyard (PC32) - 16m Typical Width

LOCALITY DIAGRAM

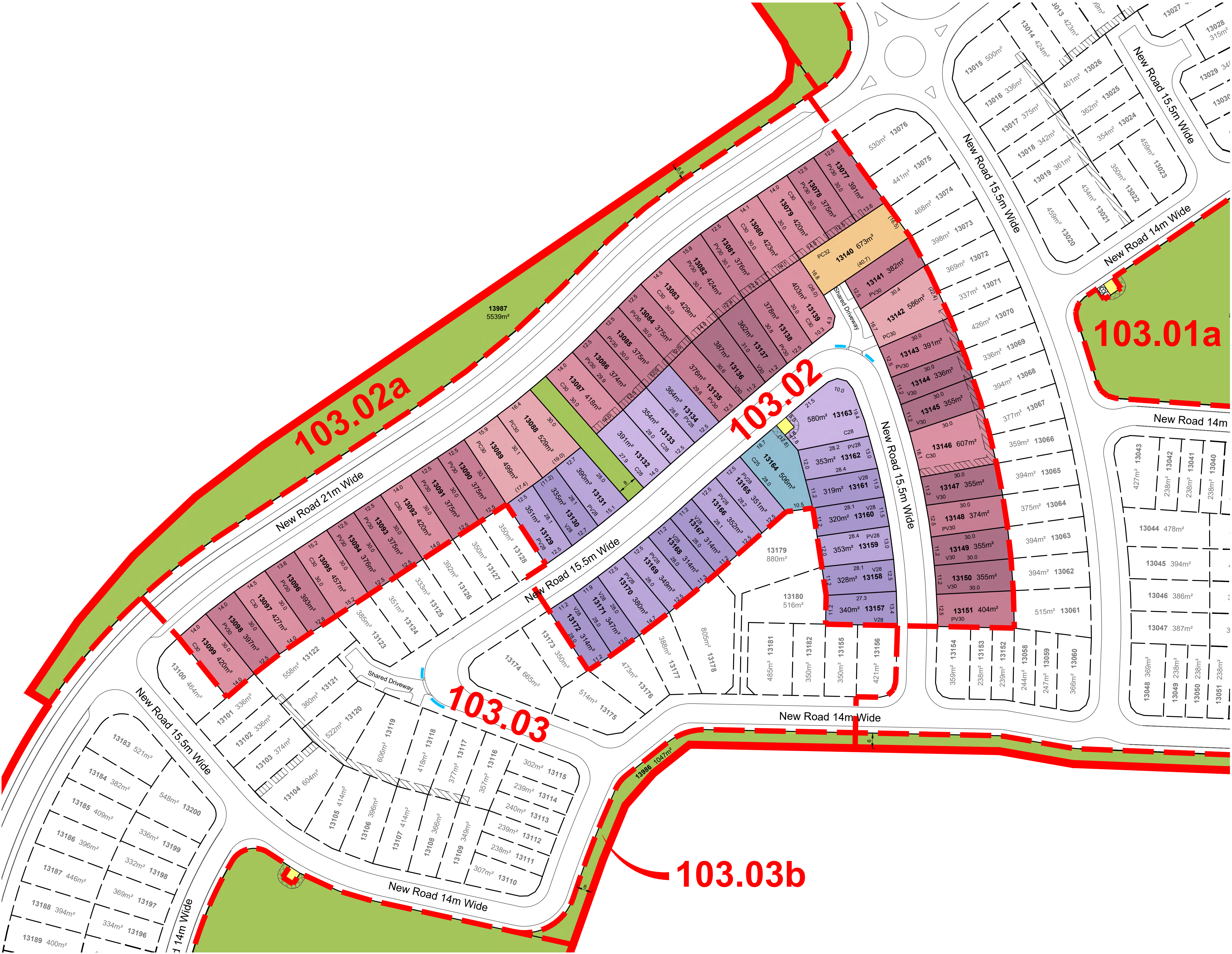
Scale 1:10,000

The diagram illustrates a proposed subdivision with the following details:

- Subdivisions:**
 - SUB 1:** 6.65 Ha (Orange shaded area)
 - SUB 2:** 8.31 Ha (Orange shaded area)
 - SUB 3:** 1.12 Ha (Orange shaded area)
- Lot Numbers:** 104.88A, 104.88B, 104.88C, 104.88D, 104.88E, 104.88F, 104.88G, 104.88H, 104.88I, 104.88J, 104.88K, 104.88L, 104.88M, 104.88N, 104.88O, 104.88P, 104.88Q, 104.88R, 104.88S, 104.88T, 104.88U, 104.88V, 104.88W, 104.88X, 104.88Y, 104.88Z, 104.88AA, 104.88AB, 104.88AC, 104.88AD, 104.88AE, 104.88AF, 104.88AG, 104.88AH, 104.88AI, 104.88AJ, 104.88AK, 104.88AL, 104.88AM, 104.88AN, 104.88AO, 104.88AP, 104.88AQ, 104.88AR, 104.88AS, 104.88AT, 104.88AU, 104.88AV, 104.88AW, 104.88AX, 104.88AY, 104.88AZ, 104.88BA, 104.88BB, 104.88BC, 104.88BD, 104.88BE, 104.88BF, 104.88BG, 104.88BH, 104.88BI, 104.88BJ, 104.88BK, 104.88BL, 104.88BM, 104.88BN, 104.88BO, 104.88BP, 104.88BQ, 104.88BR, 104.88BS, 104.88BT, 104.88BU, 104.88BV, 104.88BW, 104.88BX, 104.88BY, 104.88BZ, 104.88CA, 104.88CB, 104.88CC, 104.88CD, 104.88CE, 104.88CF, 104.88CG, 104.88CH, 104.88CI, 104.88CJ, 104.88CK, 104.88CL, 104.88CM, 104.88CN, 104.88CO, 104.88CP, 104.88CQ, 104.88CR, 104.88CS, 104.88CT, 104.88CU, 104.88CV, 104.88CW, 104.88CX, 104.88CY, 104.88CZ, 104.88DA, 104.88DB, 104.88DC, 104.88DD, 104.88DE, 104.88DF, 104.88DG, 104.88DH, 104.88DI, 104.88DJ, 104.88DK, 104.88DL, 104.88DM, 104.88DN, 104.88DO, 104.88DP, 104.88DQ, 104.88DR, 104.88DS, 104.88DT, 104.88DU, 104.88DV, 104.88DW, 104.88DX, 104.88DY, 104.88DZ, 104.88EA, 104.88EB, 104.88EC, 104.88ED, 104.88EE, 104.88EF, 104.88EG, 104.88EH, 104.88EI, 104.88EJ, 104.88EK, 104.88EL, 104.88EM, 104.88EN, 104.88EO, 104.88EP, 104.88EQ, 104.88ER, 104.88ES, 104.88ET, 104.88EU, 104.88EV, 104.88EW, 104.88EX, 104.88EY, 104.88EZ, 104.88FA, 104.88FB, 104.88FC, 104.88FD, 104.88FE, 104.88FF, 104.88FG, 104.88FH, 104.88FI, 104.88FJ, 104.88FK, 104.88FL, 104.88FM, 104.88FN, 104.88FO, 104.88FP, 104.88FQ, 104.88FR, 104.88FS, 104.88FT, 104.88FU, 104.88FV, 104.88FW, 104.88FX, 104.88FY, 104.88FZ, 104.88GA, 104.88GB, 104.88GC, 104.88GD, 104.88GE, 104.88GF, 104.88GG, 104.88GH, 104.88GI, 104.88GJ, 104.88GK, 104.88GL, 104.88GM, 104.88GN, 104.88GO, 104.88GP, 104.88GQ, 104.88GR, 104.88GS, 104.88GT, 104.88GU, 104.88GV, 104.88GW, 104.88GX, 104.88GY, 104.88GZ, 104.88HA, 104.88HB, 104.88HC, 104.88HD, 104.88HE, 104.88HF, 104.88HG, 104.88HH, 104.88HI, 104.88HJ, 104.88HK, 104.88HL, 104.88HM, 104.88HN, 104.88HO, 104.88HP, 104.88HQ, 104.88HR, 104.88HS, 104.88HT, 104.88HU, 104.88HV, 104.88HW, 104.88HX, 104.88HY, 104.88HZ, 104.88IA, 104.88IB, 104.88IC, 104.88ID, 104.88IE, 104.88IF, 104.88IG, 104.88IH, 104.88II, 104.88IJ, 104.88IK, 104.88IL, 104.88IM, 104.88IN, 104.88IO, 104.88IP, 104.88IQ, 104.88IR, 104.88IS, 104.88IT, 104.88IU, 104.88IV, 104.88IW, 104.88IX, 104.88IY, 104.88IZ, 104.88JA, 104.88JB, 104.88JC, 104.88JD, 104.88JE, 104.88JF, 104.88JG, 104.88JH, 104.88JI, 104.88JJ, 104.88JK, 104.88JL, 104.88JM, 104.88JN, 104.88JO, 104.88JP, 104.88JQ, 104.88JR, 104.88JS, 104.88JT, 104.88JU, 104.88JV, 104.88JW, 104.88JX, 104.88JY, 104.88JZ, 104.88KA, 104.88KB, 104.88KC, 104.88KD, 104.88KE, 104.88KF, 104.88KG, 104.88KH, 104.88KI, 104.88KJ, 104.88KK, 104.88KL, 104.88KM, 104.88KN, 104.88KO, 104.88KP, 104.88KQ, 104.88KR, 104.88KS, 104.88KT, 104.88KU, 104.88KV, 104.88KW, 104.88KX, 104.88KY, 104.88KZ, 104.88LA, 104.88LB, 104.88LC, 104.88LD, 104.88LE, 104.88LF, 104.88LG, 104.88LH, 104.88LI, 104.88LJ, 104.88LK, 104.88LL, 104.88LM, 104.88LN, 104.88LO, 104.88LP, 104.88LQ, 104.88LR, 104.88LS, 104.88LT, 104.88LU, 104.88LV, 104.88LW, 104.88LX, 104.88LY, 104.88LZ, 104.88MA, 104.88MB, 104.88MC, 104.88MD, 104.88ME, 104.88MF, 104.88MG, 104.88MH, 104.88MI, 104.88MJ, 104.88MK, 104.88ML, 104.88MM, 104.88MN, 104.88MO, 104.88MP, 104.88MQ, 104.88MR, 104.88MS, 104.88MT, 104.88MU, 104.88MV, 104.88MW, 104.88MX, 104.88MY, 104.88MZ, 104.88NA, 104.88NB, 104.88NC, 104.88ND, 104.88NE, 104.88NF, 104.88NG, 104.88NH, 104.88NI, 104.88NJ, 104.88NK, 104.88NL, 104.88NM, 104.88NN, 104.88NO, 104.88NP, 104.88NQ, 104.88NR, 104.88NS, 104.88NT, 104.88NU, 104.88NV, 104.88NW, 104.88NX, 104.88NY, 104.88NZ, 104.88OA, 104.88OB, 104.88OC, 104.88OD, 104.88OE, 104.88OF, 104.88OG, 104.88OH, 104.88OI, 104.88OJ, 104.88OK, 104.88OL, 104.88OM, 104.88ON, 104.88OO, 104.88OP, 104.88OQ, 104.88OR, 104.88OS, 104.88OT, 104.88OU, 104.88OV, 104.88OW, 104.88OX, 104.88OY, 104.88OZ, 104.88PA, 104.88PB, 104.88PC, 104.88PD, 104.88PE, 104.88PF, 104.88PG, 104.88PH, 10

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 103.02

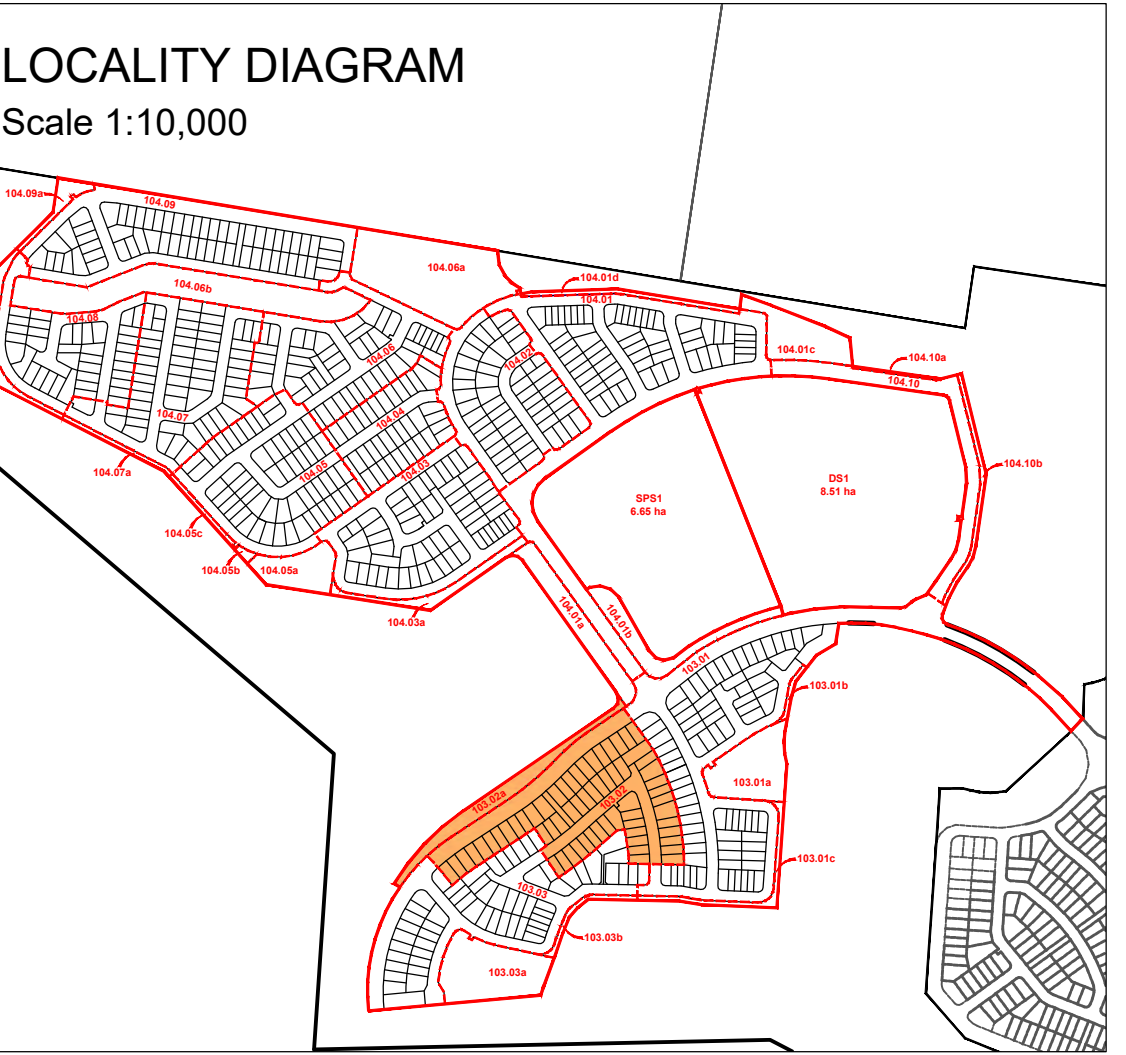


- LEGEND**
- Precinct Boundary
 - Sub-precinct Boundary
 - Proposed Services Easement
 - Proposed Access Easement
 - Indicative Bin Pad location
 - Indicative PMT Site
 - Indicative RMU Site
 - Linear Park / Pedestrian Linkage
 - District Sports Park
 - School

RESIDENTIAL ALLOTMENTS

- 16m Deep Lots**
- Urban (U16) - 16m Typical Width
- 25m Deep Lots**
- Terrace (T25) - 8.5m Typical Width
 - Villa (V25) - 11.2m Typical Width
 - Premium Villa (PV25) - 12.5m Typical Width
 - Courtyard (C25) - 14m Typical Width
 - Premium Courtyard (PC25) - 16m Typical Width
- 28m Deep Lots**
- Terrace (T28) - 8.5m Typical Width
 - Villa (V28) - 11.2m Typical Width
 - Premium Villa (PV28) - 12.5m Typical Width
 - Courtyard (C28) - 14m Typical Width
 - Premium Courtyard (PC28) - 16m Typical Width
- 30m Deep Lots**
- Villa (V30) - 11.2m Typical Width
 - Premium Villa (PV30) - 12.5m Typical Width
 - Courtyard (C30) - 14m Typical Width
 - Premium Courtyard (PC30) - 16m Typical Width
- 32m Deep Lots**
- Villa (V32) - 11.2m Typical Width
 - Premium Villa (PV32) - 12.5m Typical Width
 - Courtyard (C32) - 14m Typical Width
 - Premium Courtyard (PC32) - 16m Typical Width

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SOURCE
PROJECTION: SURVEY COORDINATES (FS94)
SUBJECT BOUNDARIES: SUBJECT BOUNDARIES BY SH DATED 28/07/2022
CONTOURS: DESIGN CONTOURS BY STANTEC DATED 29/04/2026,
DWG REF "2026-04-29 P104 PADs RLs & Contours"
STATE OVERLAYS: QUEENSLAND GOVERNMENT



ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 103.03



LEGEND

- Precinct Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Proposed Access Easement
- Indicative Bin Pad location
- Indicative PMT Site
- Indicative RMU Site
- Linear Park / Pedestrian Linkage
- District Sports Park
- School

RESIDENTIAL ALLOTMENTS

16m Deep Lots

- Urban (U16) - 16m Typical Width

25m Deep Lots

- Terrace (T25) - 8.5m Typical Width
- Villa (V25) - 11.2m Typical Width
- Premium Villa (PV25) - 12.5m Typical Width
- Courtyard (C25) - 14m Typical Width
- Premium Courtyard (PC25) - 16m Typical Width

28m Deep Lots

- Terrace (T28) - 8.5m Typical Width
- Villa (V28) - 11.2m Typical Width
- Premium Villa (PV28) - 12.5m Typical Width
- Courtyard (C28) - 14m Typical Width
- Premium Courtyard (PC28) - 16m Typical Width

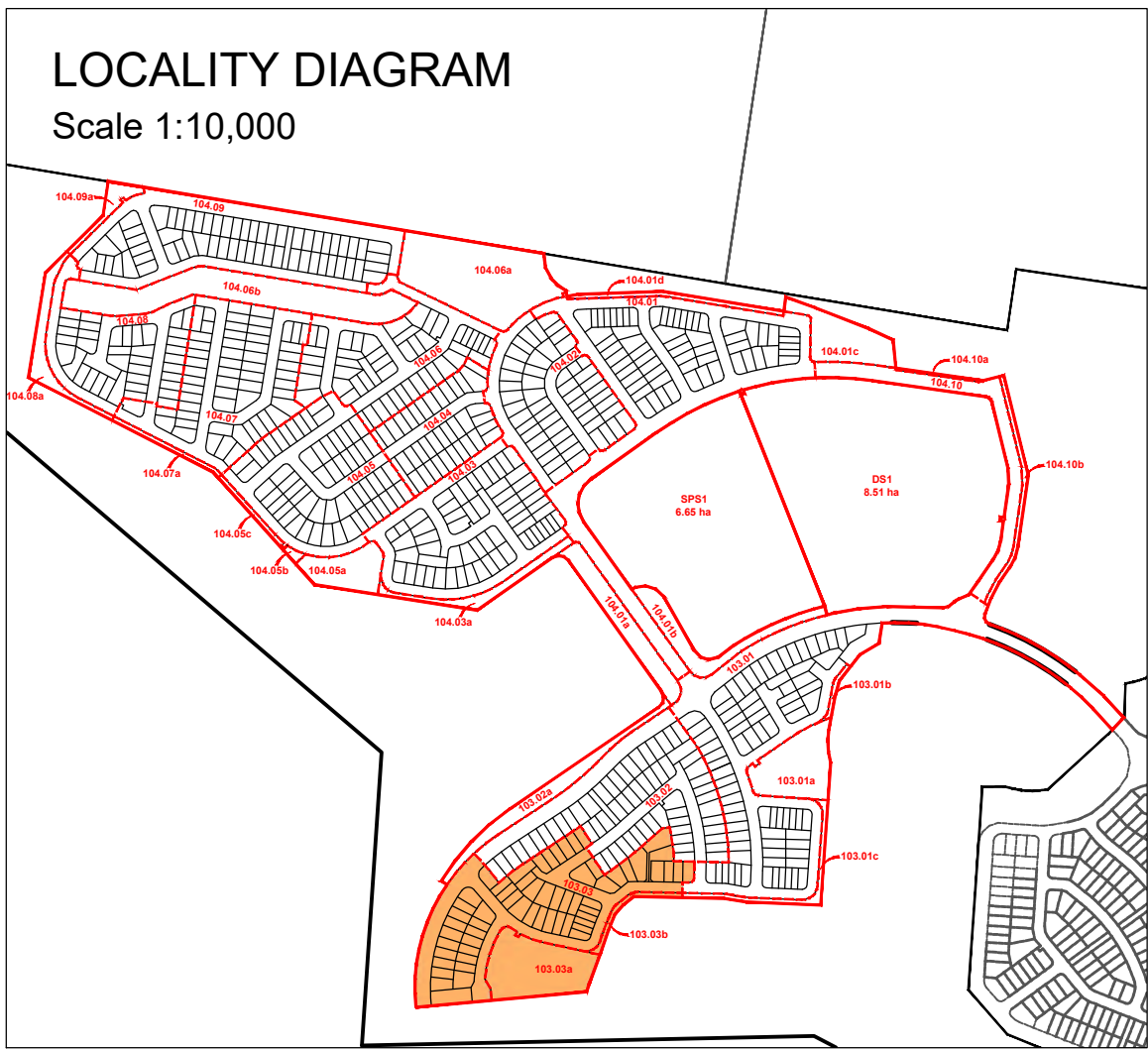
30m Deep Lots

- Villa (V30) - 11.2m Typical Width
- Premium Villa (PV30) - 12.5m Typical Width
- Courtyard (C30) - 14m Typical Width
- Premium Courtyard (PC30) - 16m Typical Width

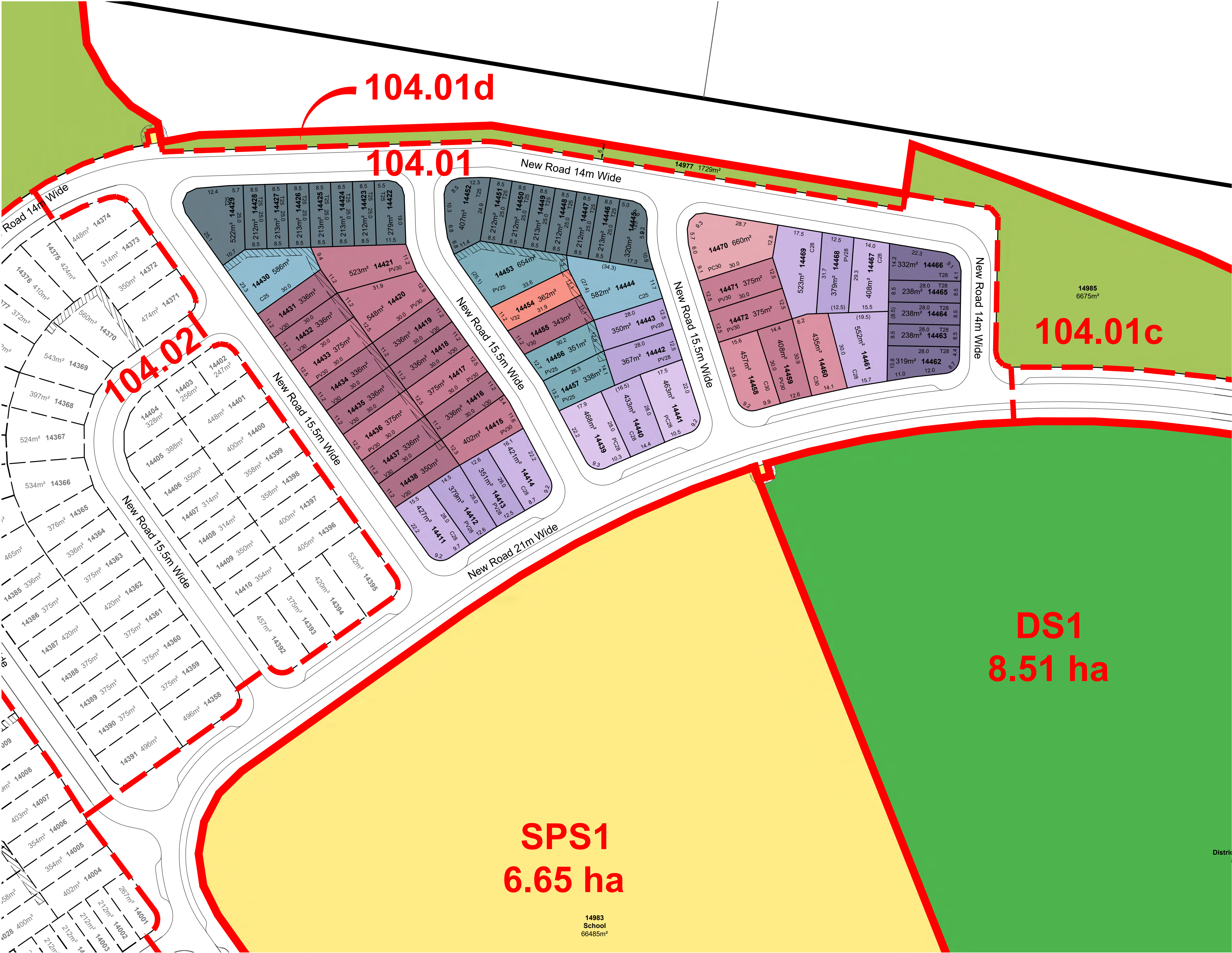
32m Deep Lots

- Villa (V32) - 11.2m Typical Width
- Premium Villa (PV32) - 12.5m Typical Width
- Courtyard (C32) - 14m Typical Width
- Premium Courtyard (PC32) - 16m Typical Width

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ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 104.01



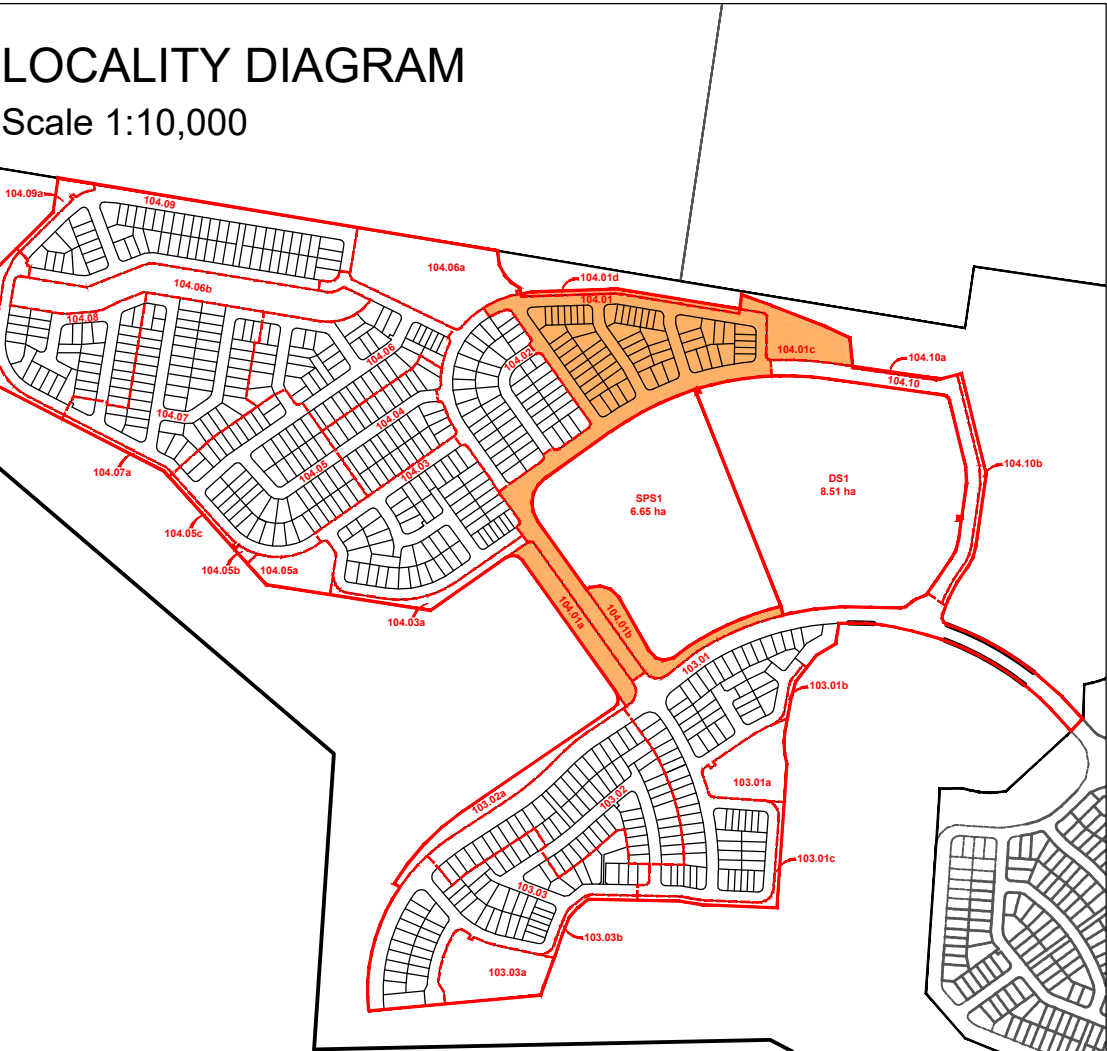
LEGEND

- Precinct Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Proposed Access Easement
- Indicative Bin Pad location
- Indicative PMT Site
- Indicative RMU Site
- Linear Park / Pedestrian Linkage
- District Sports Park
- School

RESIDENTIAL ALLOTMENTS

- 16m Deep Lots
- Urban (U16) - 16m Typical Width
- 25m Deep Lots
- Terrace (T25) - 8.5m Typical Width
 - Villa (V25) - 11.2m Typical Width
 - Premium Villa (PV25) - 12.5m Typical Width
 - Courtyard (C25) - 14m Typical Width
 - Premium Courtyard (PC25) - 16m Typical Width
- 28m Deep Lots
- Terrace (T28) - 8.5m Typical Width
 - Villa (V28) - 11.2m Typical Width
 - Premium Villa (PV28) - 12.5m Typical Width
 - Courtyard (C28) - 14m Typical Width
 - Premium Courtyard (PC28) - 16m Typical Width
- 30m Deep Lots
- Villa (V30) - 11.2m Typical Width
 - Premium Villa (PV30) - 12.5m Typical Width
 - Courtyard (C30) - 14m Typical Width
 - Premium Courtyard (PC30) - 16m Typical Width
- 32m Deep Lots
- Villa (V32) - 11.2m Typical Width
 - Premium Villa (PV32) - 12.5m Typical Width
 - Courtyard (C32) - 14m Typical Width
 - Premium Courtyard (PC32) - 16m Typical Width

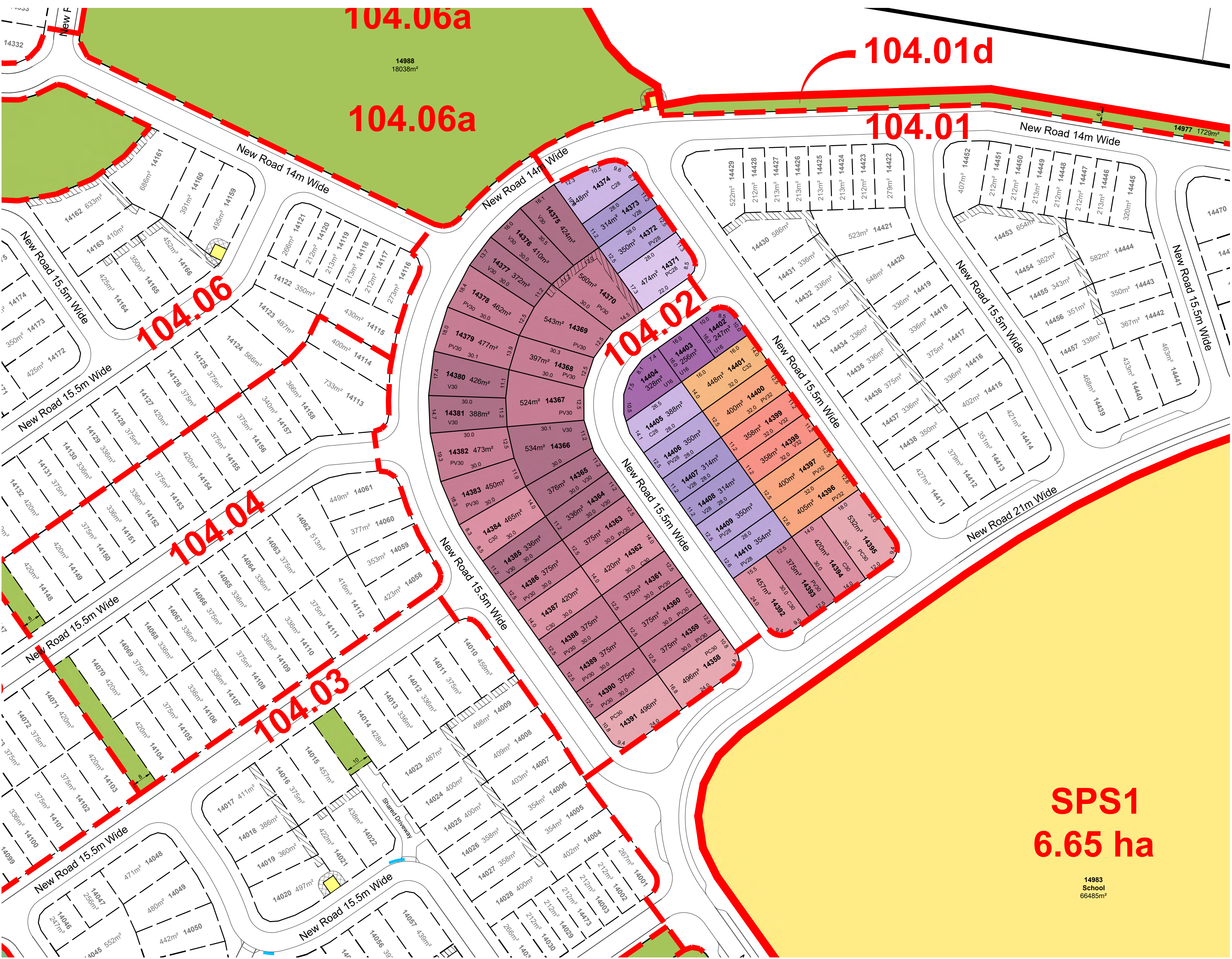
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SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

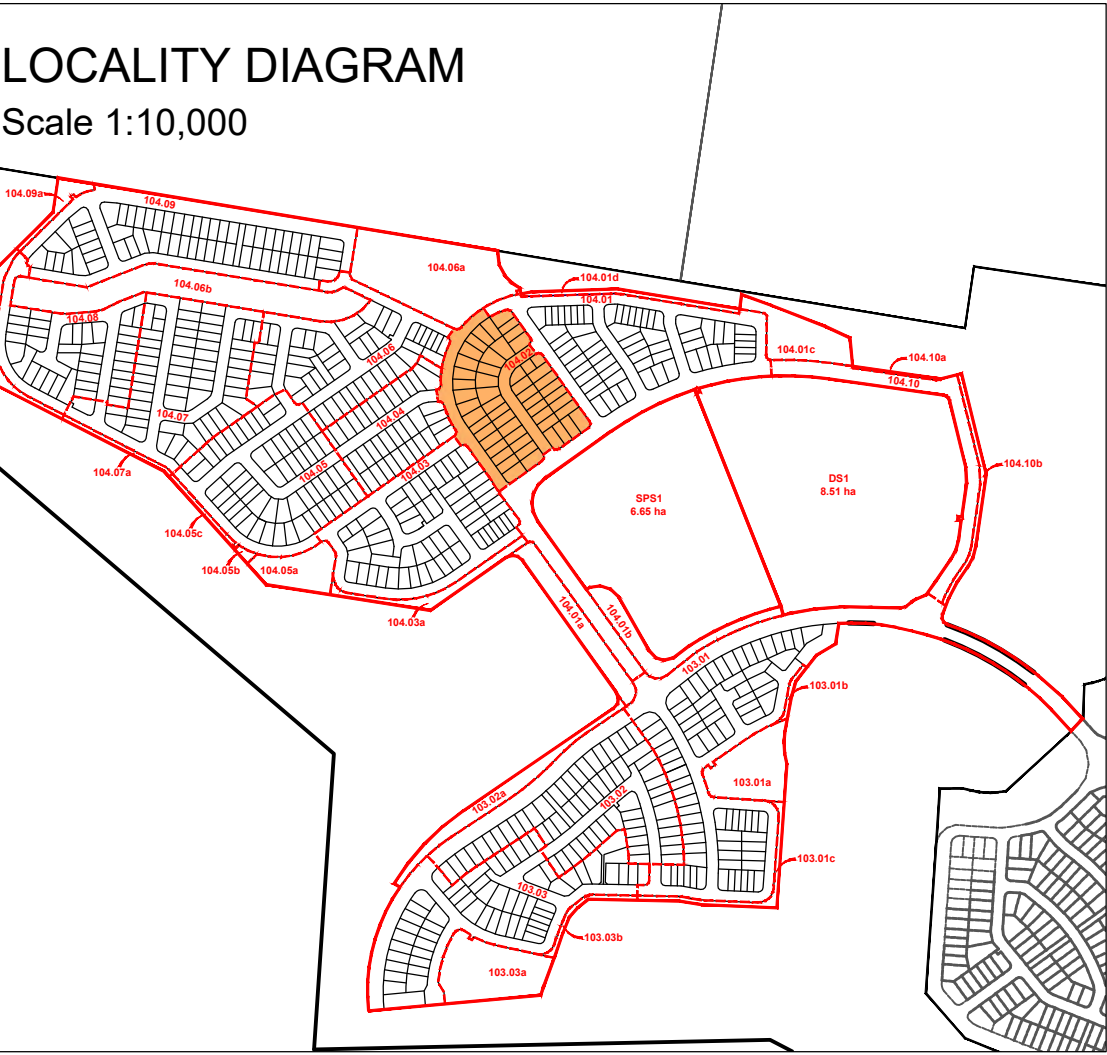


ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 104.02



- LEGEND**
- Precinct Boundary
 - Sub-precinct Boundary
 - Proposed Services Easement
 - Proposed Access Easement
 - Indicative Bin Pad location
 - Indicative PMT Site
 - Indicative RMU Site
 - Linear Park / Pedestrian Linkage
 - District Sports Park
 - School
- RESIDENTIAL ALLOTMENTS**
- 16m Deep Lots**
- Urban (U16) - 16m Typical Width
- 25m Deep Lots**
- Terrace (T25) - 8.5m Typical Width
 - Villa (V25) - 11.2m Typical Width
 - Premium Villa (PV25) - 12.5m Typical Width
 - Courtyard (C25) - 14m Typical Width
 - Premium Courtyard (PC25) - 16m Typical Width
- 28m Deep Lots**
- Terrace (T28) - 8.5m Typical Width
 - Villa (V28) - 11.2m Typical Width
 - Premium Villa (PV28) - 12.5m Typical Width
 - Courtyard (C28) - 14m Typical Width
 - Premium Courtyard (PC28) - 16m Typical Width
- 30m Deep Lots**
- Villa (V30) - 11.2m Typical Width
 - Premium Villa (PV30) - 12.5m Typical Width
 - Courtyard (C30) - 14m Typical Width
 - Premium Courtyard (PC30) - 16m Typical Width
- 32m Deep Lots**
- Villa (V32) - 11.2m Typical Width
 - Premium Villa (PV32) - 12.5m Typical Width
 - Courtyard (C32) - 14m Typical Width
 - Premium Courtyard (PC32) - 16m Typical Width

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



ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 104.03



LEGEND

- Precinct Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Proposed Access Easement
- Indicative Bin Pad location
- Indicative PMT Site
- Indicative RMU Site
- Linear Park / Pedestrian Linkage
- District Sports Park
- School

RESIDENTIAL ALLOTMENTS

16m Deep Lots

- Urban (U16) - 16m Typical Width

25m Deep Lots

- Terrace (T25) - 8.5m Typical Width
- Villa (V25) - 11.2m Typical Width
- Premium Villa (PV25) - 12.5m Typical Width
- Courtyard (C25) - 14m Typical Width
- Premium Courtyard (PC25) - 16m Typical Width

28m Deep Lots

- Terrace (T28) - 8.5m Typical Width
- Villa (V28) - 11.2m Typical Width
- Premium Villa (PV28) - 12.5m Typical Width
- Courtyard (C28) - 14m Typical Width
- Premium Courtyard (PC28) - 16m Typical Width

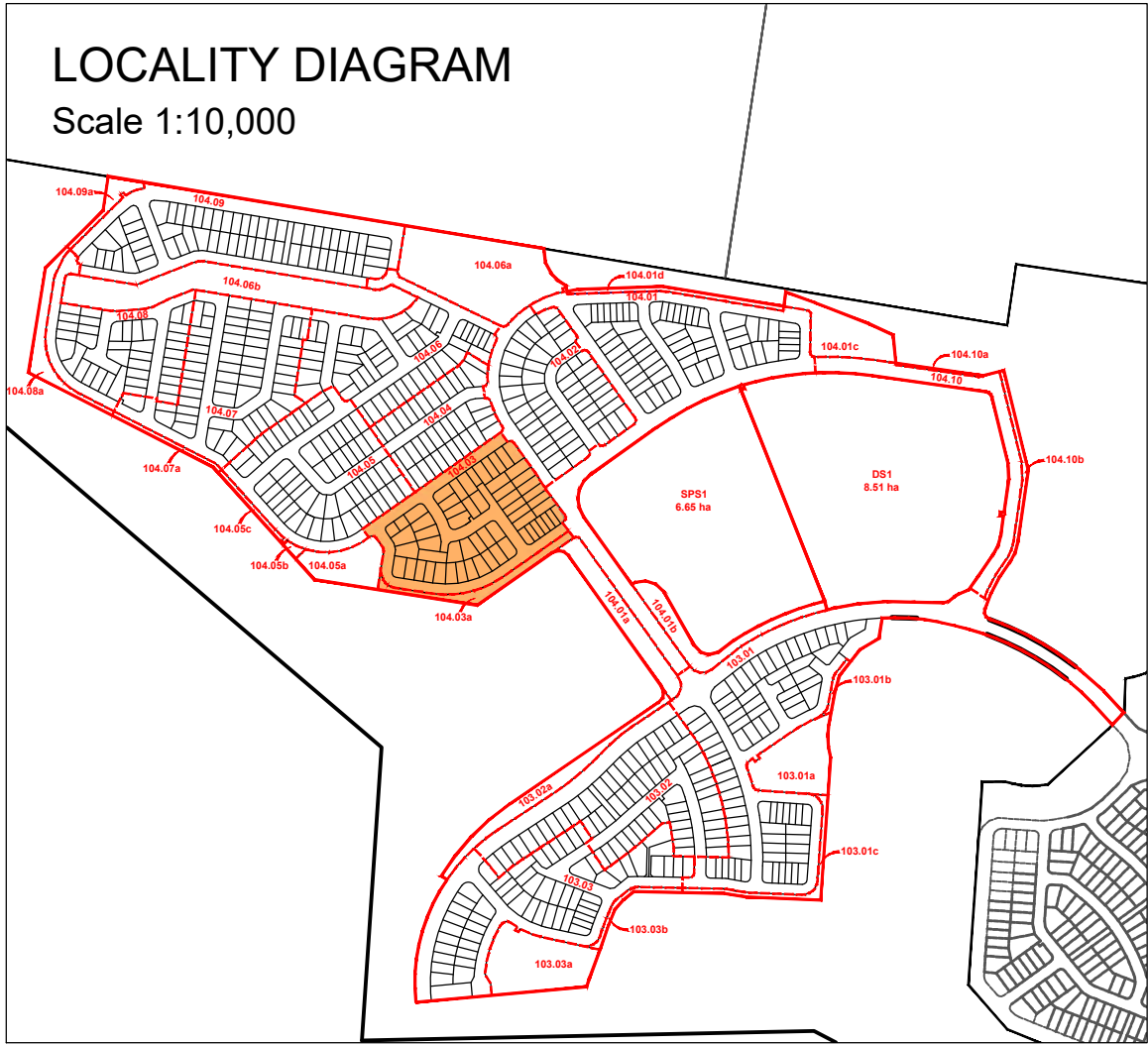
30m Deep Lots

- Villa (V30) - 11.2m Typical Width
- Premium Villa (PV30) - 12.5m Typical Width
- Courtyard (C30) - 14m Typical Width
- Premium Courtyard (PC30) - 16m Typical Width

32m Deep Lots

- Villa (V32) - 11.2m Typical Width
- Premium Villa (PV32) - 12.5m Typical Width
- Courtyard (C32) - 14m Typical Width
- Premium Courtyard (PC32) - 16m Typical Width

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ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 104.04



LEGEND

- Precinct Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Proposed Access Easement
- Indicative Bin Pad location
- Indicative PMT Site
- Indicative RMU Site
- Linear Park / Pedestrian Linkage
- District Sports Park
- School

RESIDENTIAL ALLOTMENTS

16m Deep Lots

- Urban (U16) - 16m Typical Width

25m Deep Lots

- Terrace (T25) - 8.5m Typical Width
- Villa (V25) - 11.2m Typical Width
- Premium Villa (PV25) - 12.5m Typical Width
- Courtyard (C25) - 14m Typical Width
- Premium Courtyard (PC25) - 16m Typical Width

28m Deep Lots

- Terrace (T28) - 8.5m Typical Width
- Villa (V28) - 11.2m Typical Width
- Premium Villa (PV28) - 12.5m Typical Width
- Courtyard (C28) - 14m Typical Width
- Premium Courtyard (PC28) - 16m Typical Width

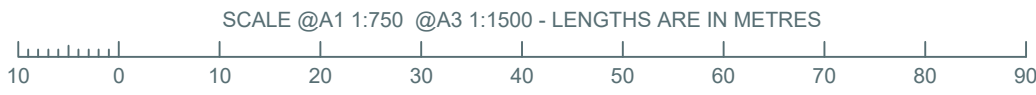
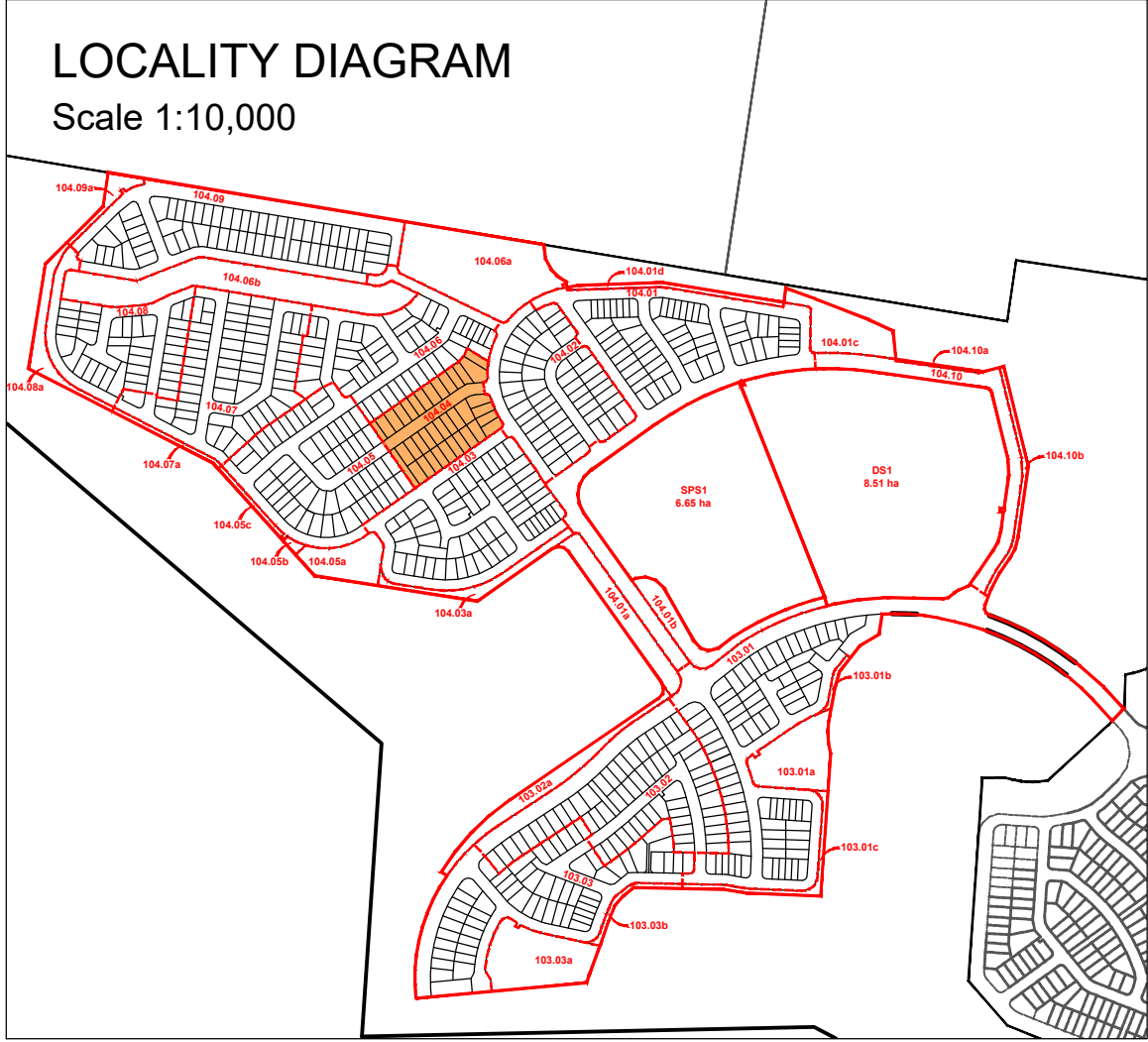
30m Deep Lots

- Villa (V30) - 11.2m Typical Width
- Premium Villa (PV30) - 12.5m Typical Width
- Courtyard (C30) - 14m Typical Width
- Premium Courtyard (PC30) - 16m Typical Width

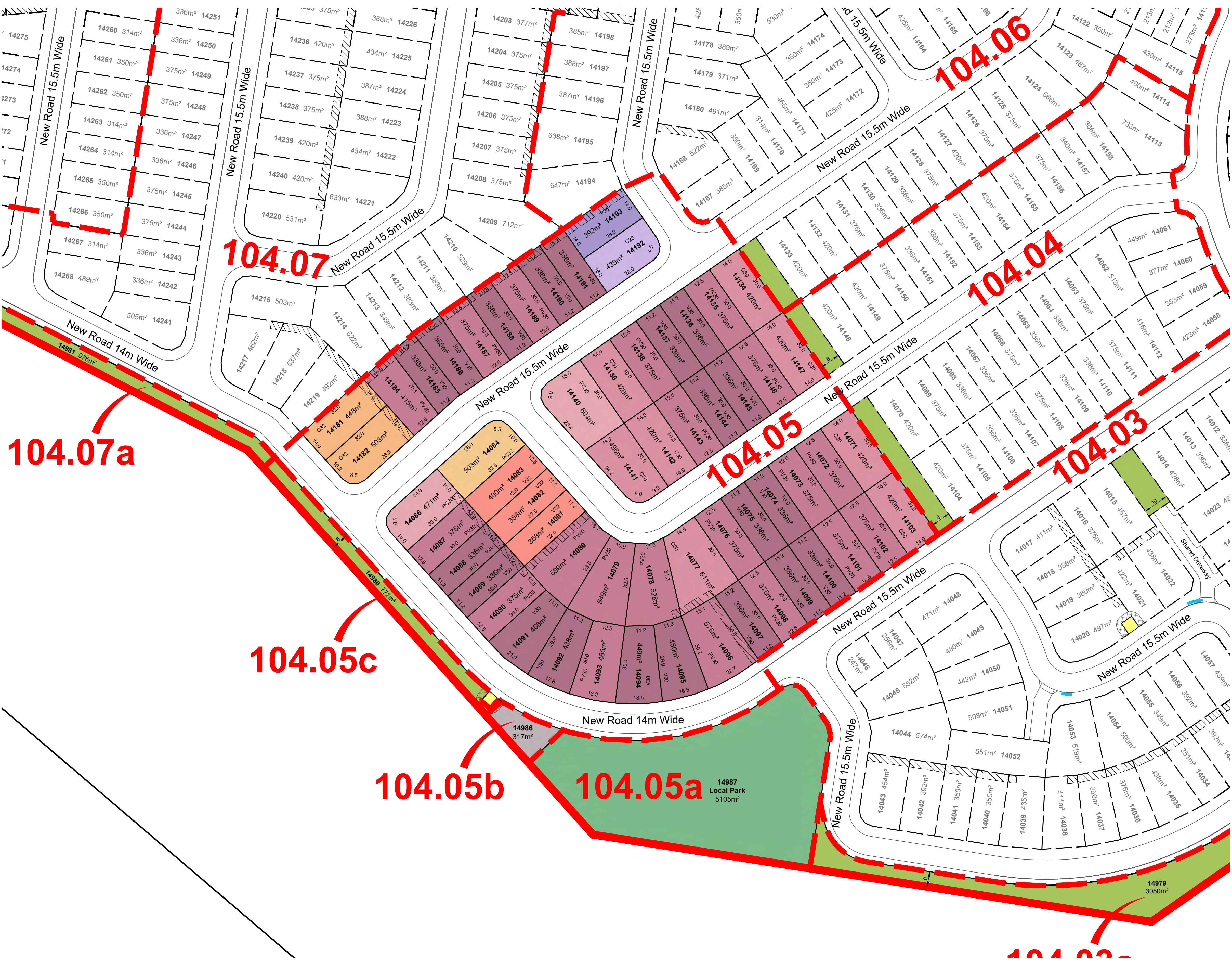
32m Deep Lots

- Villa (V32) - 11.2m Typical Width
- Premium Villa (PV32) - 12.5m Typical Width
- Courtyard (C32) - 14m Typical Width
- Premium Courtyard (PC32) - 16m Typical Width

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ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 104.05



LEGEND

- Precinct Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Proposed Access Easement
- Indicative Bin Pad location
- Indicative PMT Site
- Indicative RMU Site
- Linear Park / Pedestrian Linkage
- District Sports Park
- School

RESIDENTIAL ALLOTMENTS

16m Deep Lots

- Urban (U16) - 16m Typical Width

25m Deep Lots

- Terrace (T25) - 8.5m Typical Width
- Villa (V25) - 11.2m Typical Width
- Premium Villa (PV25) - 12.5m Typical Width
- Courtyard (C25) - 14m Typical Width
- Premium Courtyard (PC25) - 16m Typical Width

28m Deep Lots

- Terrace (T28) - 8.5m Typical Width
- Villa (V28) - 11.2m Typical Width
- Premium Villa (PV28) - 12.5m Typical Width
- Courtyard (C28) - 14m Typical Width
- Premium Courtyard (PC28) - 16m Typical Width

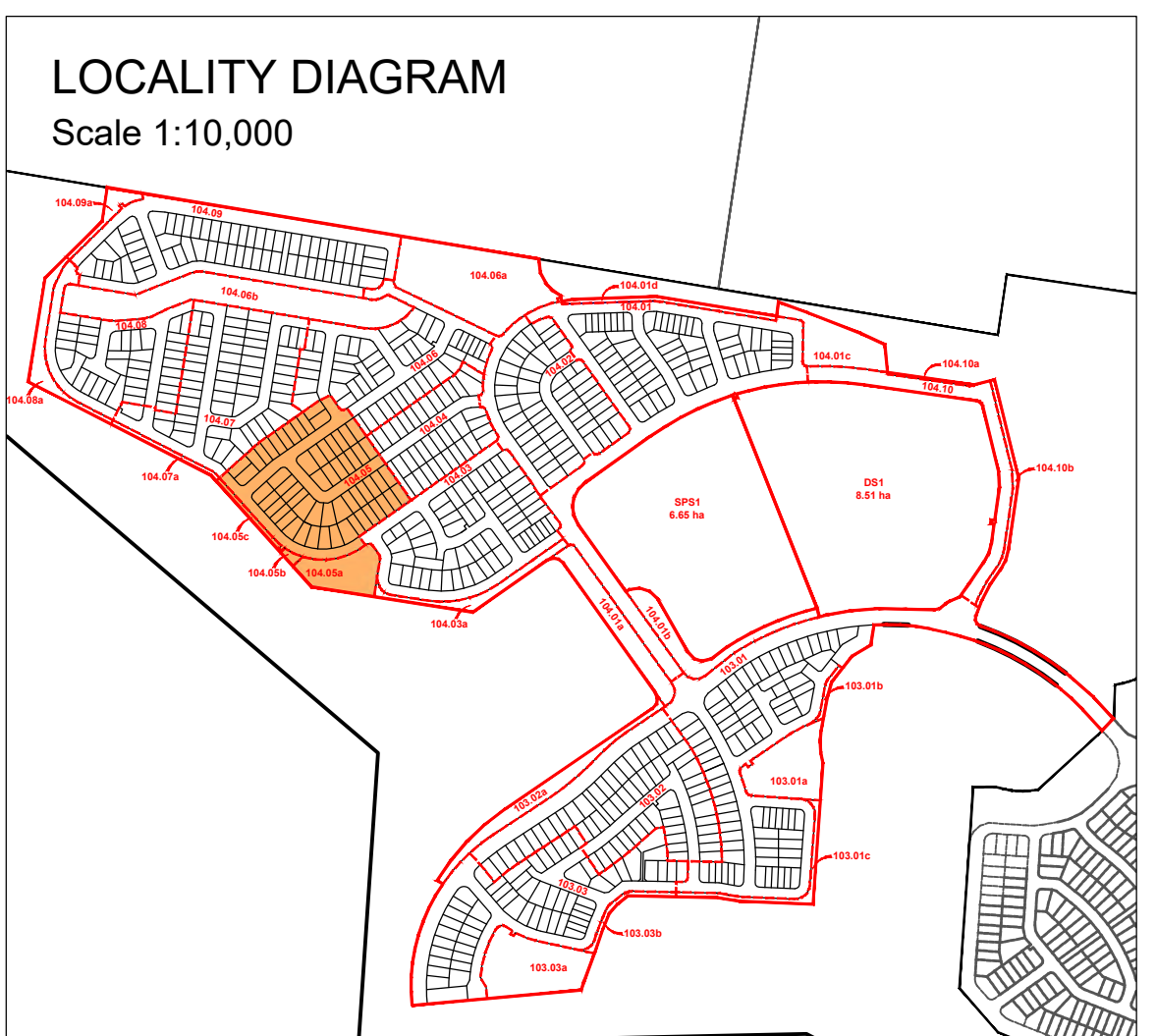
30m Deep Lots

- Villa (V30) - 11.2m Typical Width
- Premium Villa (PV30) - 12.5m Typical Width
- Courtyard (C30) - 14m Typical Width
- Premium Courtyard (PC30) - 16m Typical Width

32m Deep Lots

- Villa (V32) - 11.2m Typical Width
- Premium Villa (PV32) - 12.5m Typical Width
- Courtyard (C32) - 14m Typical Width
- Premium Courtyard (PC32) - 16m Typical Width

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ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 104.06



LEGEND

-  Precinct Boundary
 Sub-precinct Boundary
 Proposed Services Easement
 Proposed Access Easement
 Indicative Bin Pad location
 Indicative PMT Site
 Indicative RMU Site
 Linear Park / Pedestrian Linkage
 District Sports Park
 School

RESIDENTIAL ALLOTMENTS

16m Deep Lots

- Urban (U16) - 16m Typical Width
- 25m Deep Lots
- Terrace (T25) - 8.5m Typical Width
- Villa (V25) - 11.2m Typical Width
- Premium Villa (PV25) - 12.5m Typical Width
- Courtyard (C25) - 14m Typical Width
- Premium Courtyard (PC25) - 16m Typical Width

28m Deep Lots

- | | |
|---|--|
|  | Terrace (T28) - 8.5m Typical Width |
|  | Villa (V28) - 11.2m Typical Width |
|  | Premium Villa (PV28) - 12.5m Typical Width |
|  | Courtyard (C28) - 14m Typical Width |
|  | Premium Courtyard (PC28) - 16m Typical Width |

30m Deep Lots

- | | |
|---|--|
|  | Villa (V30) - 11.2m Typical Width |
|  | Premium Villa (PV30) - 12.5m Typical Width |
|  | Courtyard (C30) - 14m Typical Width |
|  | Premium Courtyard (PC30) - 16m Typical Width |

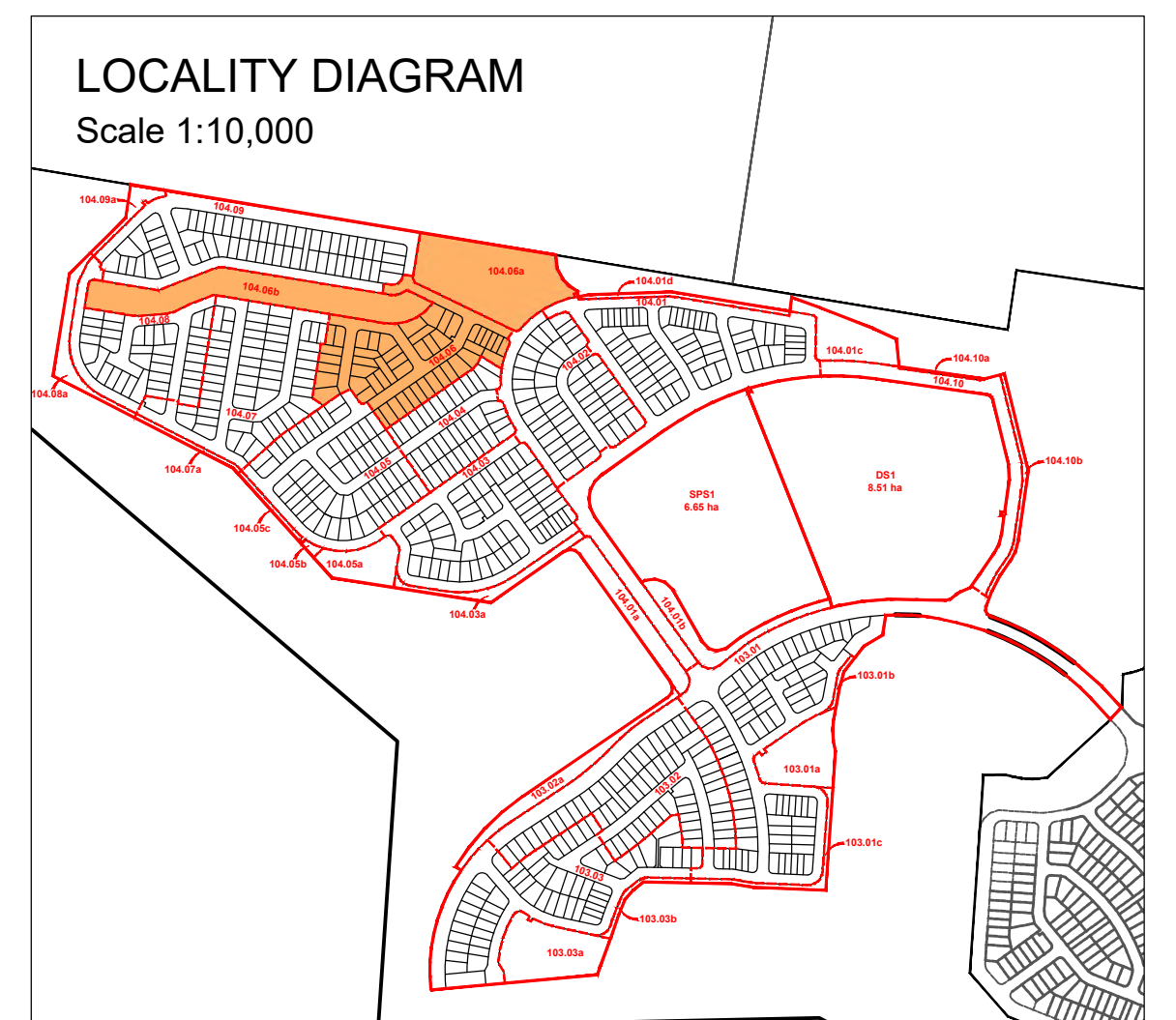
32m Deep Lots

- | | |
|---|--|
|  | Villa (V32) - 11.2m Typical Width |
|  | Premium Villa (PV32) - 12.5m Typical Width |
|  | Courtyard (C32) - 14m Typical Width |
|  | Premium Courtyard (PC32) - 16m Typical Width |

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LOCALITY DIAGRAM

Scale 1:10,000



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

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 DWG REF "2026-04-29 P104 PADs RLs & Contours"
 STATE OVERLAYS: QUEENSLAND GOVERNMENT



CLIENT



Kindira
MONARCH GLEN

SITE ADDRESS

RICE ROAD, UNDULLAH

DRAWN

LW

DATE _____

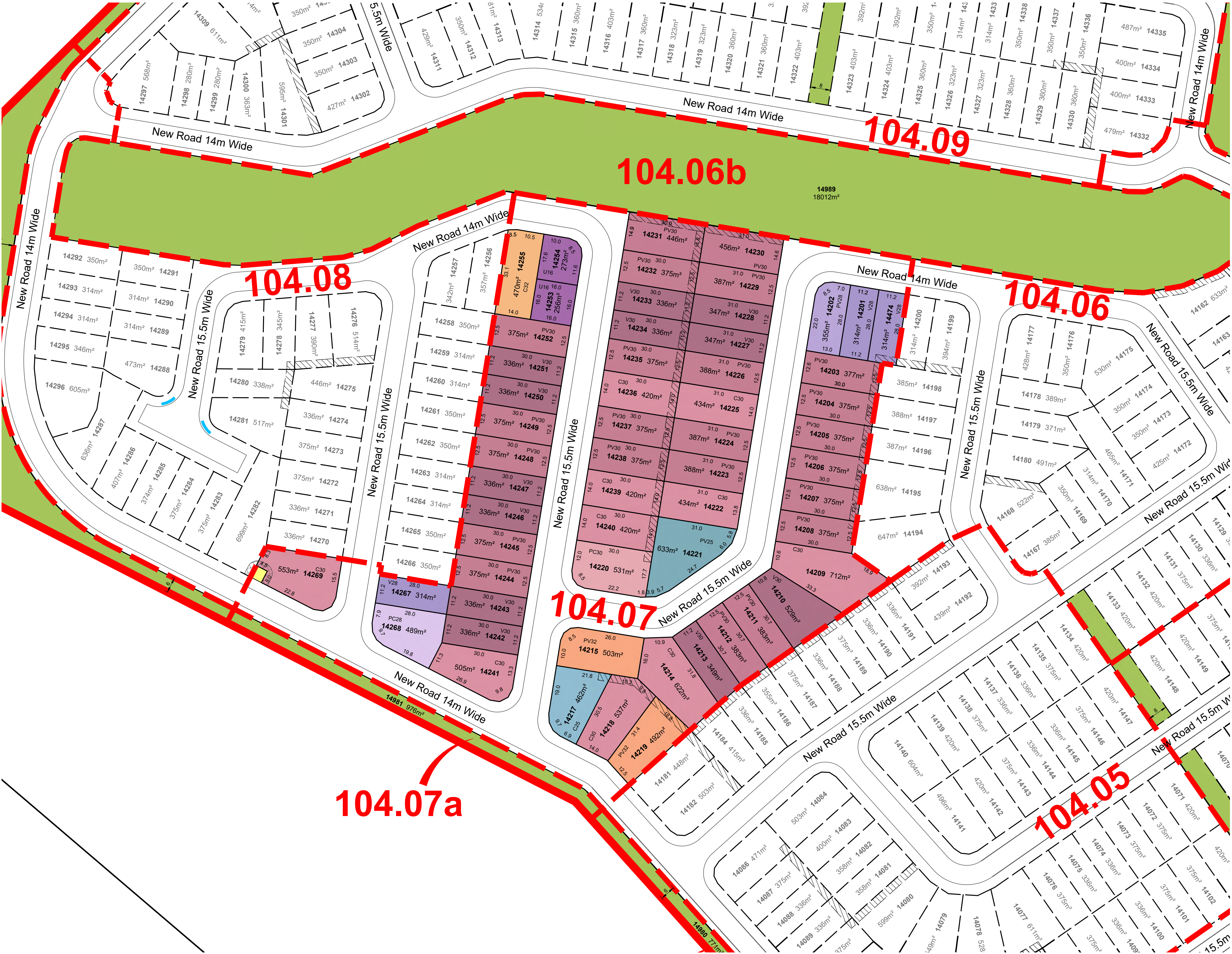
21/07/2026

DRAFTING NO.

11731 P 69 Rev H - STG 104.06



ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 104.07



LEGEND

Precinct Boundary

Sub-precinct Boundary

Proposed Services Easement

Proposed Access Easement

Indicative Bin Pad location

Indicative PMT Site

Indicative RMU Site

Linear Park / Pedestrian Linkage

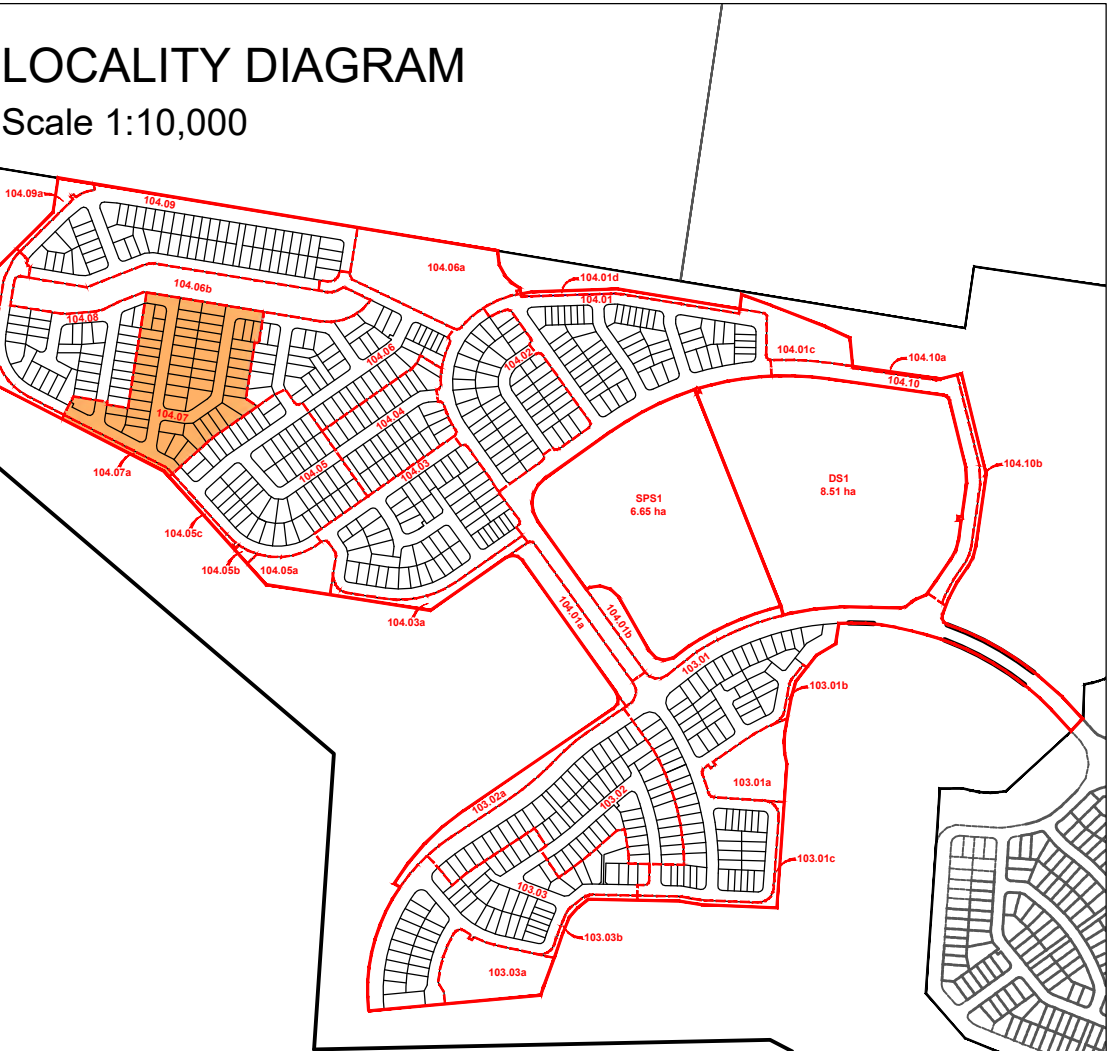
District Sports Park

School

RESIDENTIAL ALLOTMENTS

- 16m Deep Lots
- Urban (U16) - 16m Typical Width
- 25m Deep Lots
- Terrace (T25) - 8.5m Typical Width
 - Villa (V25) - 11.2m Typical Width
 - Premium Villa (PV25) - 12.5m Typical Width
 - Courtyard (C25) - 14m Typical Width
 - Premium Courtyard (PC25) - 16m Typical Width
- 28m Deep Lots
- Terrace (T28) - 8.5m Typical Width
 - Villa (V28) - 11.2m Typical Width
 - Premium Villa (PV28) - 12.5m Typical Width
 - Courtyard (C28) - 14m Typical Width
 - Premium Courtyard (PC28) - 16m Typical Width
- 30m Deep Lots
- Villa (V30) - 11.2m Typical Width
 - Premium Villa (PV30) - 12.5m Typical Width
 - Courtyard (C30) - 14m Typical Width
 - Premium Courtyard (PC30) - 16m Typical Width
- 32m Deep Lots
- Villa (V32) - 11.2m Typical Width
 - Premium Villa (PV32) - 12.5m Typical Width
 - Courtyard (C32) - 14m Typical Width
 - Premium Courtyard (PC32) - 16m Typical Width

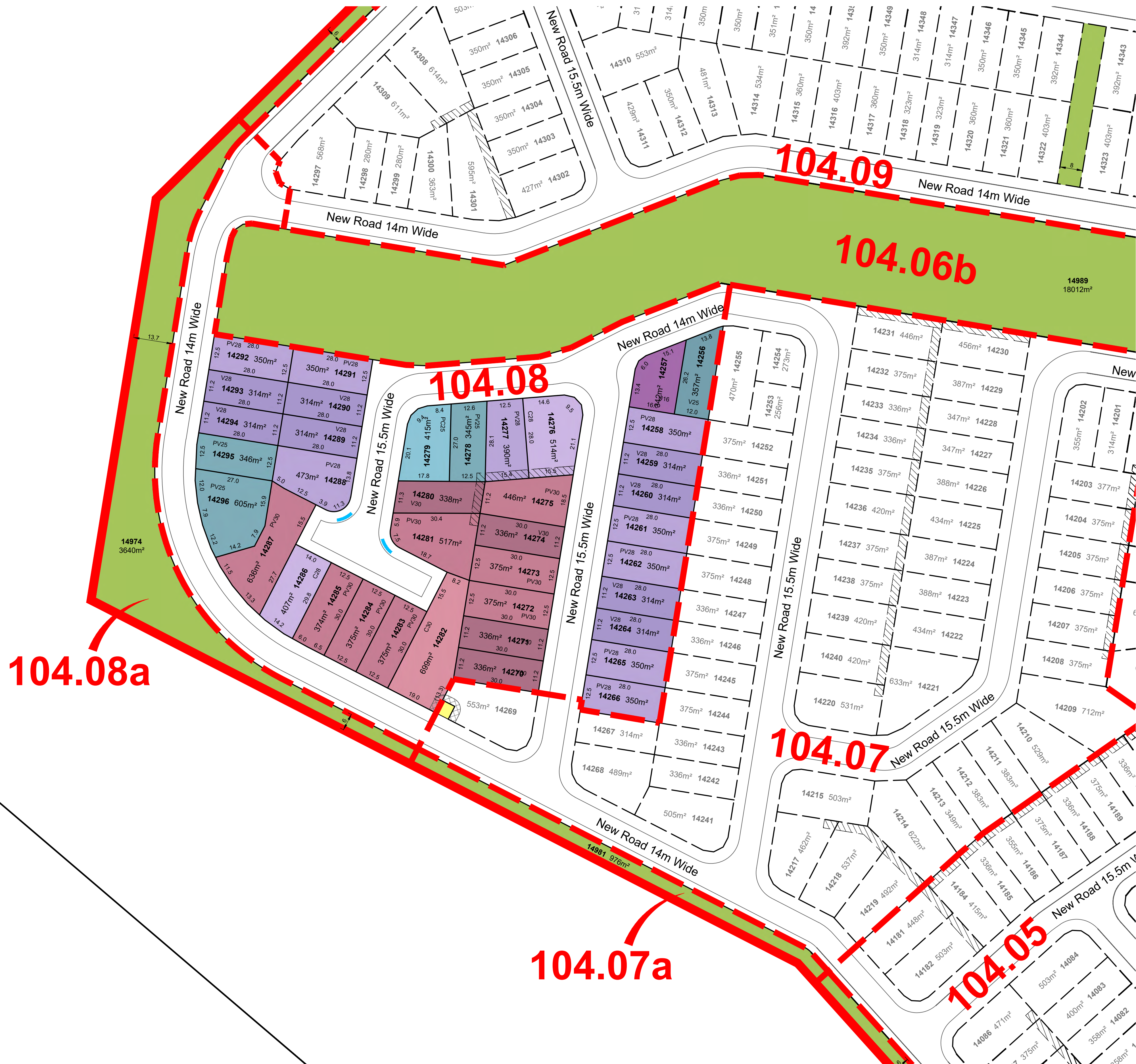
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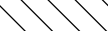
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ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 104.08



LEGEND

-  Precinct Boundary
-  Sub-precinct Boundary
-  Proposed Services Easement
-  Proposed Access Easement
-  Indicative Bin Pad location
-  Indicative PMT Site
-  Indicative RMU Site
-  Linear Park / Pedestrian Linkage
-  District Sports Park
-  School

RESIDENTIAL ALLOTMENTS

16m Deep Lots

-
- The diagram illustrates lot widths for two lot depths: 25m and 28m. For each depth, five lot types are shown with their respective typical widths. The lot types are color-coded: Urban (U16) is dark purple, Terrace (T25/T28) is dark grey, Villa (V25/V28) is teal, Premium Villa (PV25/PV28) is light blue, and Courtyard (C25/C28) is medium blue. Premium Courtyard (PC25/PC28) is a lighter shade of blue.
- | Lot Type | Typical Width |
|--------------------------|---------------|
| Urban (U16) | 16m |
| Terrace (T25) | 8.5m |
| Villa (V25) | 11.2m |
| Premium Villa (PV25) | 12.5m |
| Courtyard (C25) | 14m |
| Premium Courtyard (PC25) | 16m |
| Terrace (T28) | 8.5m |
| Villa (V28) | 11.2m |
| Premium Villa (PV28) | 12.5m |
| Courtyard (C28) | 14m |
| Premium Courtyard (PC28) | 16m |

30m Deep Lots

- | | |
|---|--|
|  | Villa (V30) - 11.2m Typical Width |
|  | Premium Villa (PV30) - 12.5m Typical Width |
|  | Courtyard (C30) - 14m Typical Width |
|  | Premium Courtyard (PC30) - 16m Typical Width |

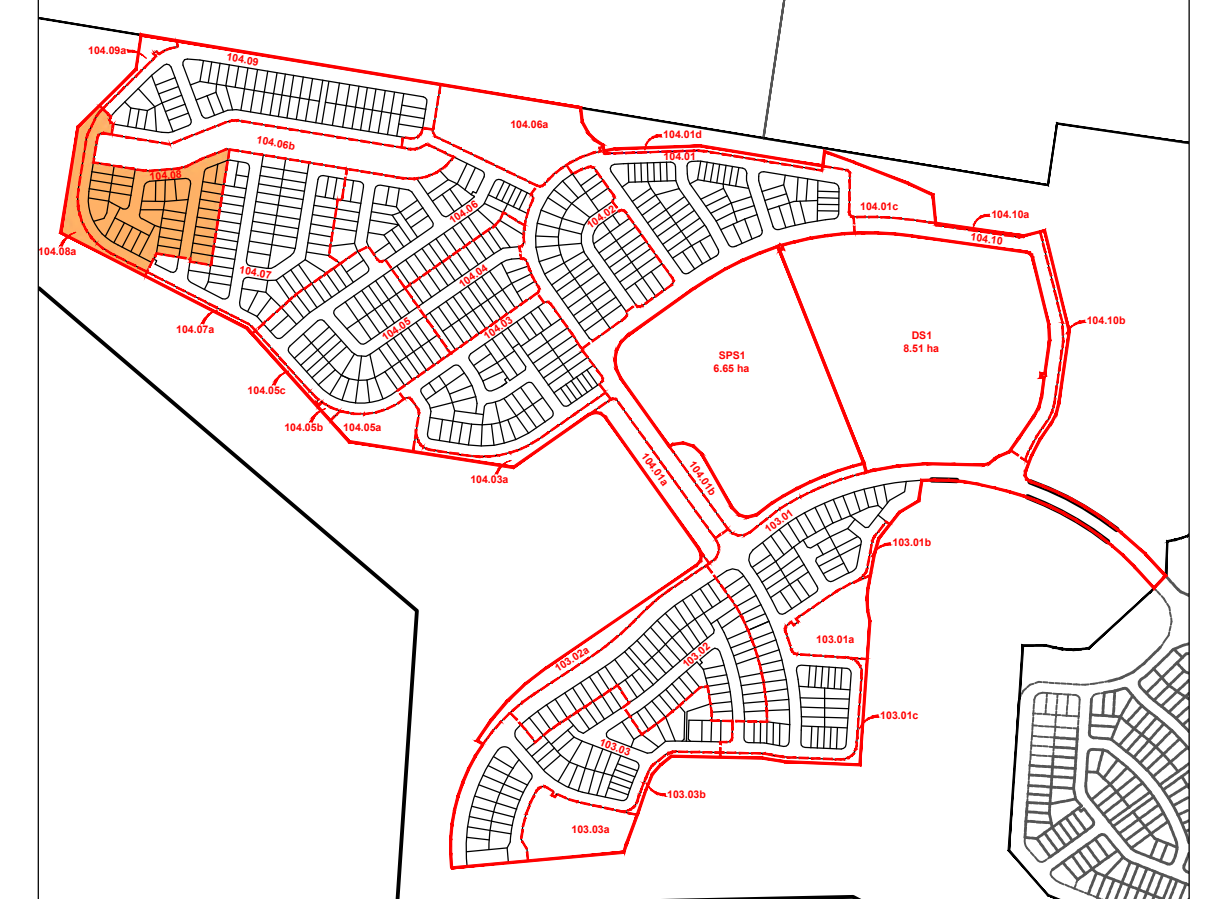
32m Deep Lots

- | | |
|---|--|
|  | Villa (V32) - 11.2m Typical Width |
|  | Premium Villa (PV32) - 12.5m Typical Width |
|  | Courtyard (C32) - 14m Typical Width |
|  | Premium Courtyard (PC32) - 16m Typical Width |

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LOCALITY DIAGRAM

Scale 1:10,000



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

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 STATE OVERLAYS: QUEENSLAND GOVERNMENT



CLIENT



Kindira
MONARCH GLEN

SITE ADDRESS

RICE ROAD, UNDULLAH

DRAWN

LW

DATE _____

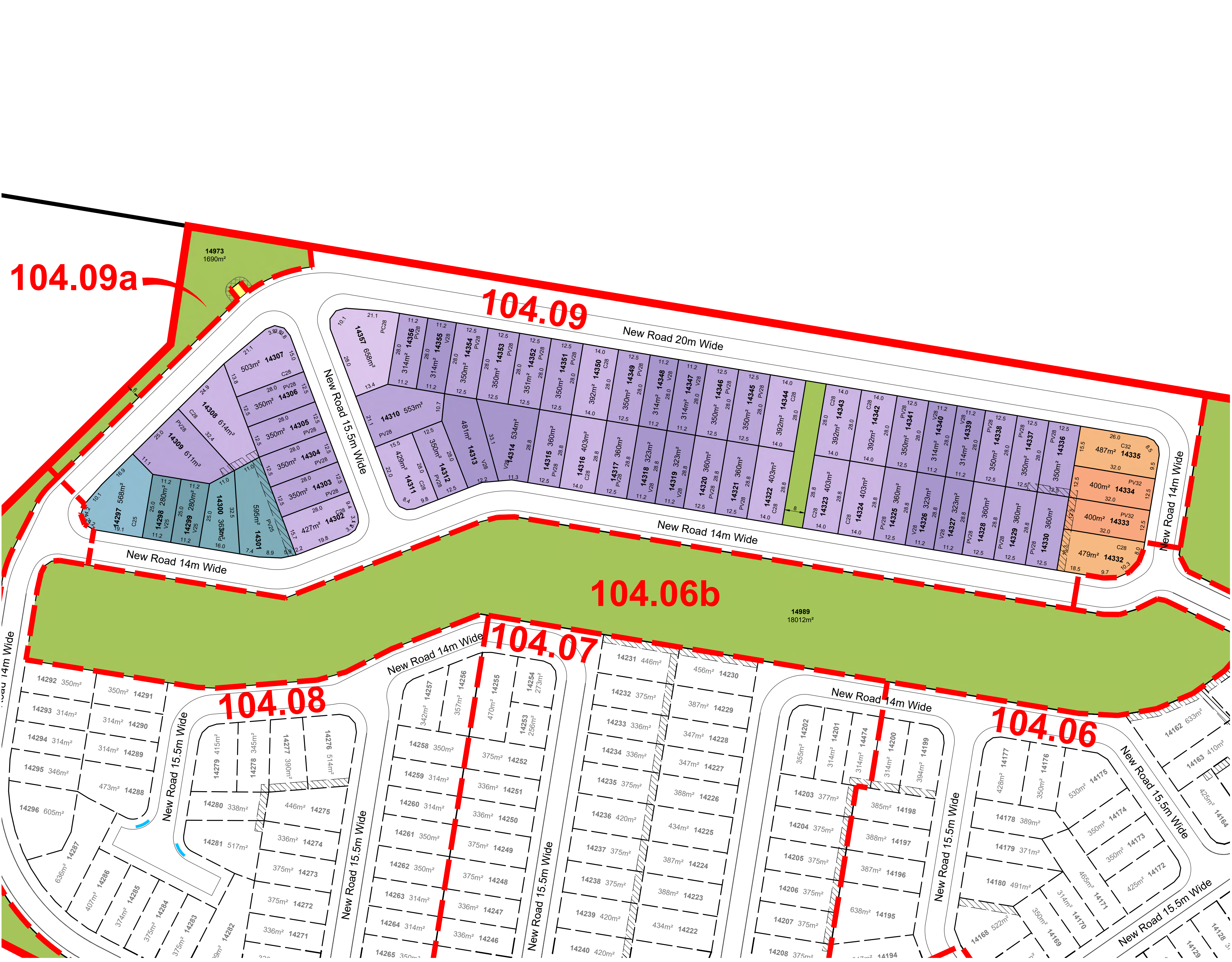
21/07/2026

DRAWING NO.

11731 P 69 Rev H - STG 104.08



ROL5: RECONFIGURATION OF A LOT PLAN - SUB-PRECINCT 104.09



LEGEND

- Precinct Boundary
- Sub-precinct Boundary
- Proposed Services Easement
- Proposed Access Easement
- Indicative Bin Pad location
- Indicative PMT Site
- Indicative RMU Site
- Linear Park / Pedestrian Linkage
- District Sports Park
- School

RESIDENTIAL ALLOTMENTS

16m Deep Lots

- Urban (U16) - 16m Typical Width

25m Deep Lots

- Terrace (T25) - 8.5m Typical Width
- Villa (V25) - 11.2m Typical Width
- Premium Villa (PV25) - 12.5m Typical Width
- Courtyard (C25) - 14m Typical Width
- Premium Courtyard (PC25) - 16m Typical Width

28m Deep Lots

- Terrace (T28) - 8.5m Typical Width
- Villa (V28) - 11.2m Typical Width
- Premium Villa (PV28) - 12.5m Typical Width
- Courtyard (C28) - 14m Typical Width
- Premium Courtyard (PC28) - 16m Typical Width

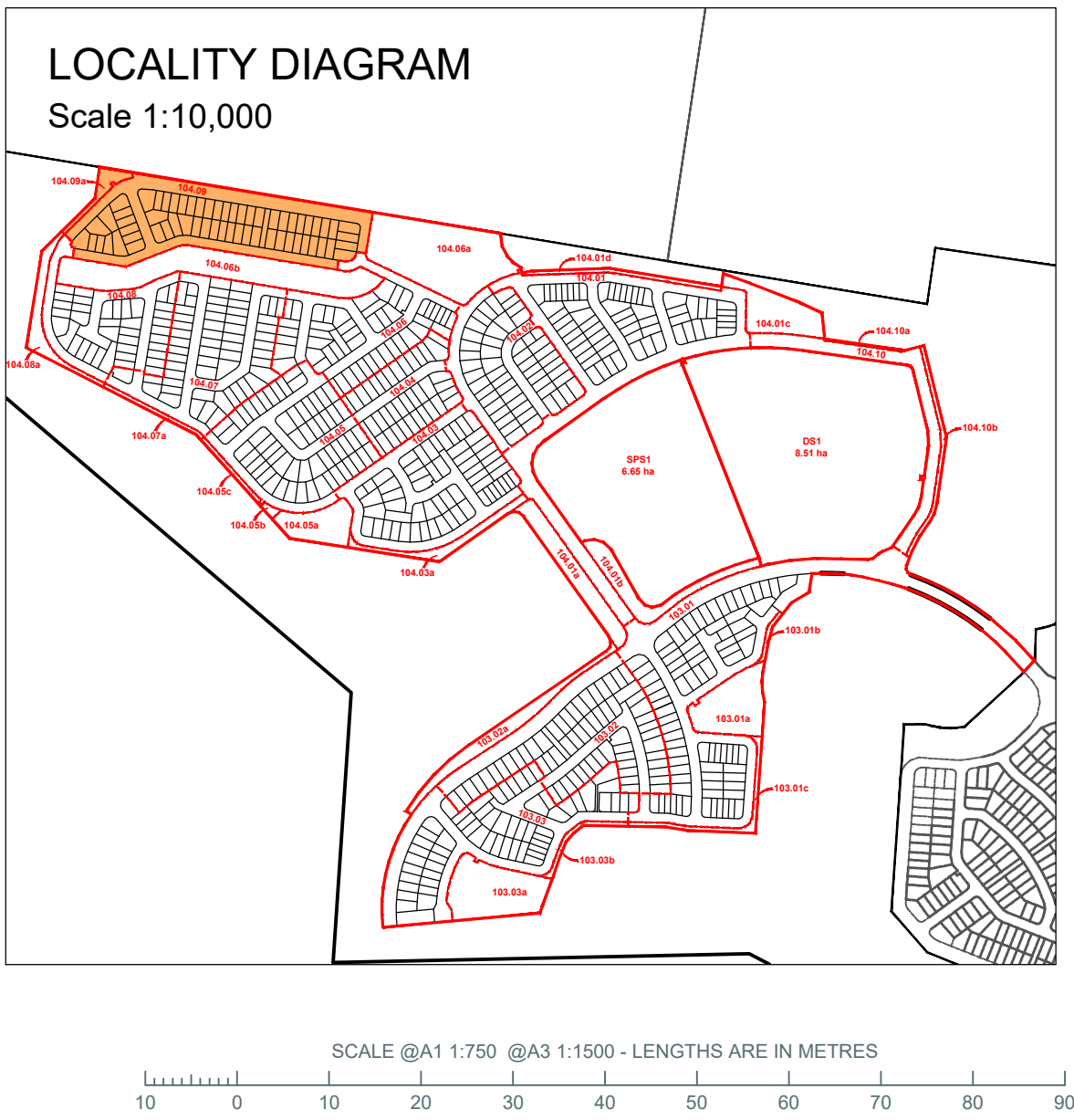
30m Deep Lots

- Villa (V30) - 11.2m Typical Width
- Premium Villa (PV30) - 12.5m Typical Width
- Courtyard (C30) - 14m Typical Width
- Premium Courtyard (PC30) - 16m Typical Width

32m Deep Lots

- Villa (V32) - 11.2m Typical Width
- Premium Villa (PV32) - 12.5m Typical Width
- Courtyard (C32) - 14m Typical Width
- Premium Courtyard (PC32) - 16m Typical Width

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ROL 5: PLAN OF DEVELOPMENT - DESIGN CRITERIA

NOTES

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

Planning Context

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

General

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

Setbacks

- Setbacks are as the relevant approved PoD Table, unless specified otherwise on this plan.
- The permitted location of built to boundary walls are indicated on the PoD.
- 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 PoD Table.
- 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) is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
- The length of the built to boundary walls shall be no more than:
 - 75% of the boundary length for a house on a lot width of 7.5m - 9.5m
 - 50% of the boundary length for a house on a lot width of greater than 9.5m, or 15m, which ever is greater.
- Walls over 8m in length facing either the primary or secondary street without windows or articulation are not permitted.
- A lot can have only one primary frontage. Primary frontages are nominated as per driveway frontages, unless specified otherwise on the PoD - Envelope Plans;
- The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade
 - Balconies, porches or verandahs
 - Shadow lines created on the building through minor changes in the façade (100mm minimum).
- Entrance porticoes may be located closer to the property boundary than stated in POD Table, provided that the portico:
 - is located no less than 1.4m from the front property boundary,
 - Does not exceed maximum height of 4.5m,
 - Does not exceed a depth of 2.5m; and
 - The portico remains open and not enclosed.

Corner Lot Setback

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

Building Height

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

Site Cover

- Site cover means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is--
 - in a landscaped or open space area, including, for example, a gazebo or shade structure; or

- a basement that is completely below ground level and used for car parking; or
- the eaves of a building; or
- a sun shade.

Private Open Space and Amenity

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

Parking and Driveways

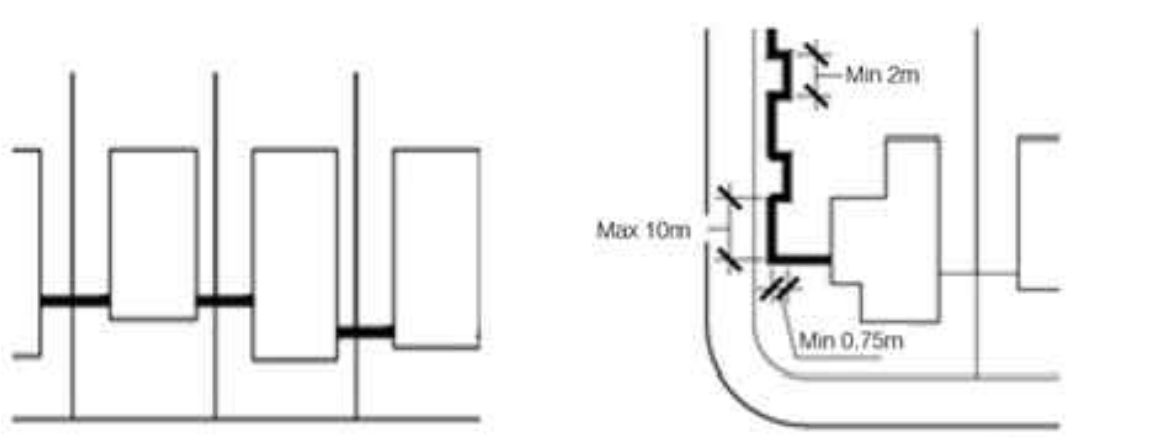
- A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
- Garages:
 - Where single storey on lots less than 10m in width, single or tandem garages must be used. Where double storey on a lot less than 10m, double garages can be used provided the garage is setback a min 1.0m from the first floor balcony / façade and the main entrance address the street.
 - For a dwelling on a lot with a primary frontage less than 10m the garage door width must not exceed 3.0m for single storey.
 - A single storey dwelling on a lot with a primary frontage equal to or greater than 10m and less than 12.5m must adhere to the following criteria:
 - The front facing building wall, which comprises the garage door, to not exceed an external width of 5.7m
 - The garage door:
 - Width does not exceed 4.8m; and
 - Has a minimum 450mm eave above it; and
 - Garages are to be setback 0.5m behind the main face of the dwelling.
 - Setback a minimum of 240mm behind the pillar of the garage door; and
 - Has a sectional, tilt (if accommodating architectural cladding or elements) or roller door.
 - The front façade of the dwelling is to be forward of the alignment of the garage wall, and include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. ; or
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door. The verandah, portico or porch is to include front piers with distinct materials and/or colours of sufficient mass to compliment the overall facade design.
 - A double storey dwelling on a lot with a primary frontage equal to or greater than 10m and less than 12.5m must adhere to the following criteria:
 - The front facing building wall, which comprises the garage door, to not exceed an external width of 5.7m
 - The garage door:
 - Width does not exceed 4.8m; and
 - Garages are to be setback 1m behind the main face of the dwelling at the ground floor.
 - Setback a minimum of 240mm behind the pillar of the garage door; and
 - Has a sectional, tilt (if accommodating architectural cladding or elements) or roller door.
 - The front entrance door is to be visible and identifiable from the street.
 - A dwelling on a lot with a primary frontage of 12.5m or greater must adhere to the following criteria:
 - Must have a garage door not exceeding 40% of the lot frontage
 - Double garages are to be setback 1.0m behind the main face of the dwelling at the ground floor.
- The maximum width of a driveway at the lot boundary shall be:

- 4.8m for a dwelling with a double garage with a lot frontage of 12.5m or greater;
 - 3.5m for a dwelling with a double garage with a lot frontage equal to or greater than 10m and less than 12.5m; or
 - 3.0m for a dwelling with single or tandem garage on any lot frontage.
- Garages are to be located as nominated on the PoD - Envelope Plans, or in an alternate location subject to confirmation that there is no conflict with proposed/existing services.
 - A maximum of one driveway per dwelling is permitted.
 - The driveway finish must not be plain concrete.
 - Driveways are to be:
 - a minimum distance of 6m from an intersection of one street with another street; and
 - designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

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

Fencing

- 

PRIMARY FRONTAGE
- Primary frontage requirements:
 - The maximum fence height is 1.8m;
 - Fences are not permitted along road frontages forward of the building; and
 - Side boundary fences are to be recessed at least 1m behind the wall addressing the primary road frontage (as per diagram).
 - For rear loaded terrace lots the primary frontage requirement are as follows
 - A maximum fence height of 1.5m;
 - Fences are permitted along the Primary Frontage and the side boundaries forward of the facade facing the Primary Frontage; and
 - Fences must be a least 50% transparent.
 - Fences on the primary frontage must not be constructed using timber
 - Street numbers and letterboxes must be intergrated into the fencing construction
 - Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing area. Any fencing area above 1.5m in height to be at least 50% transparent.
 - Secondary frontage requirements:
 - Fences to secondary frontages (side) of corner lots may extend beyond the face of the secondary facade only on the basis the fencing visible from the public area is:
 - A maximum fence height of 1.8m;
 - Solid up to a height of 1.5m with any fencing above 1.5m in height being

- at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (ie. transparent sections cannot be located solely at ground level); and
 - Does not extend for lengths greater than 10m without a landscaped recess 2m in length and 0.75m deep (as per diagram).
- Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.5m with any fencing above 1.5m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level).

Letterboxes

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

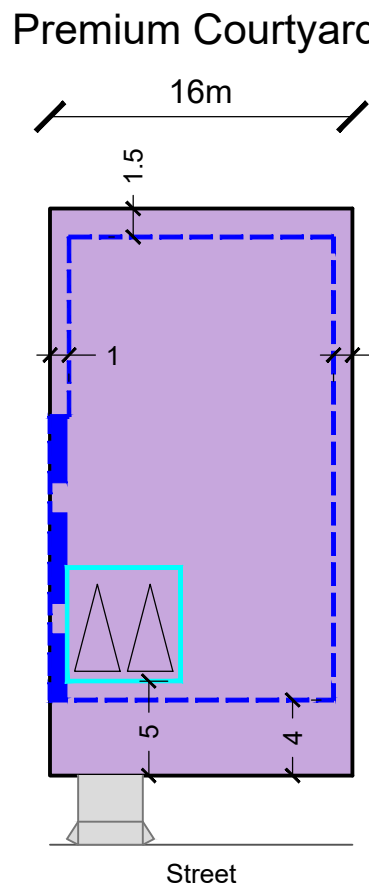
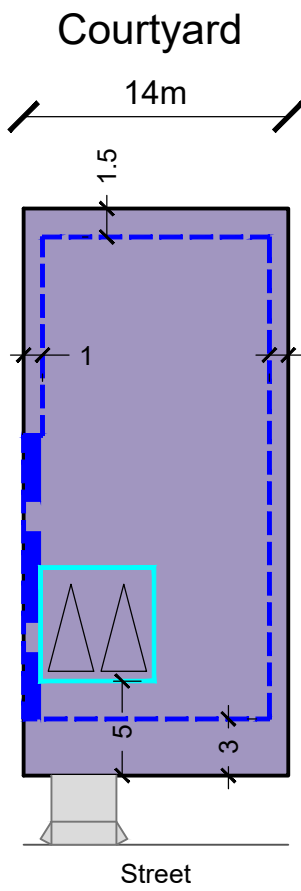
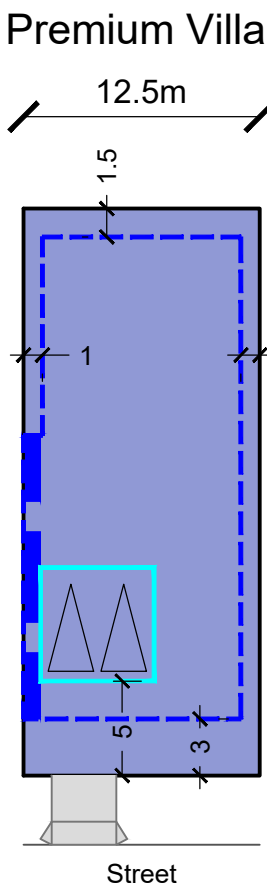
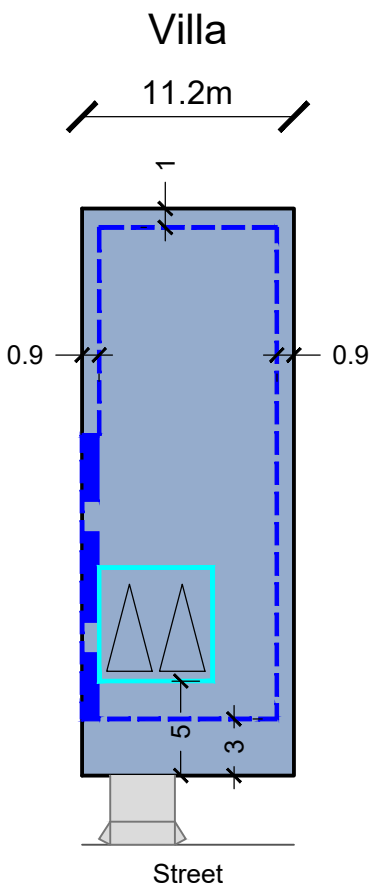
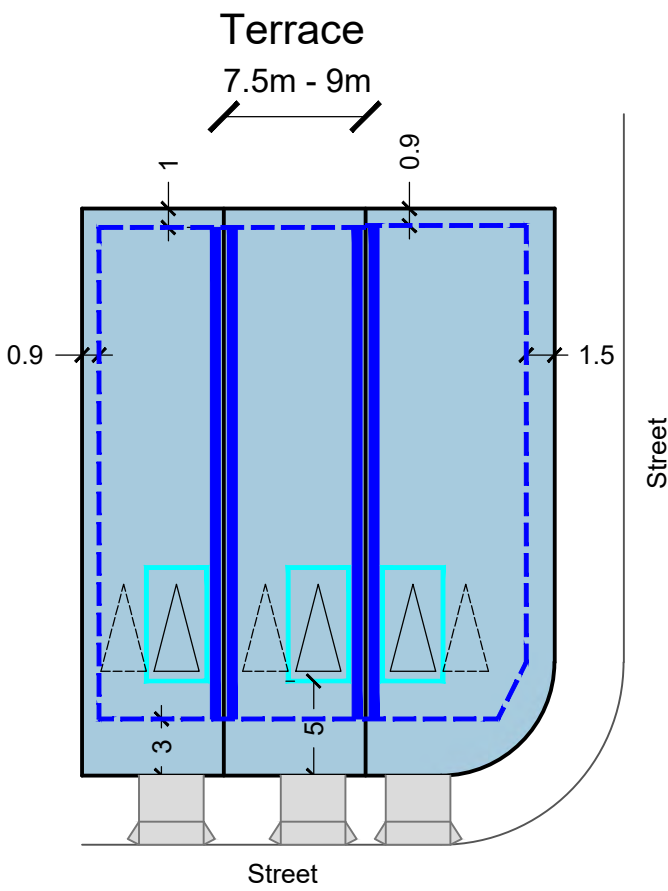
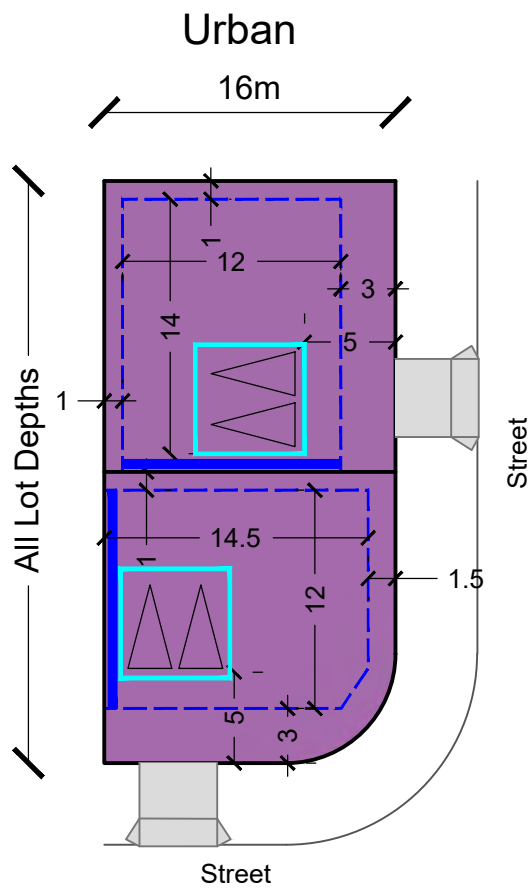
Structures and Services

- Screened drying areas are to be located behind the main face of the dwellings.
- Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.
- All building and structures (including pools) are to be clear of PMT buffer zones in accordance with authority requirements.

Secondary Dwelling

- A secondary dwelling is only permitted where:
 - The lot is 400m² or more;
 - The lot frontage is 12.5m or more; and
 - Where lot is not a multiple residential allotment.
- There is to be no more than one secondary dwelling on a lot.
- Design and siting of buildings and structures to be in accordance with this PoD. Where not on a corner lot, the dwelling/secondary dwelling must have the design effect of one (1) single residential dwelling from the road/street frontage or within public view.
- Materials, detailing colours and roof form are consistent with those of the primary house.
- Outdoor living space is a minimum 9m² with a minimum dimension of 3m and directly accessible from a main living area.
- Car Parking and Garaging is minimum one space in addition to the primary dwelling requirement - with minimum dimensions of 5m x 3m.
- Shared minimum driveway with the primary house.
- If the lot is on a corner the dedicated pedestrian entry and door are visible from and addressing the secondary street.
- Street Surveillance - on a single street frontage the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling.
- Any secondary dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
- Any secondary dwelling is unable to be separately titled to the primary dwelling.
- No separate infrastructure servicing to the secondary dwelling is permitted (ie. water, gas, electricity).

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

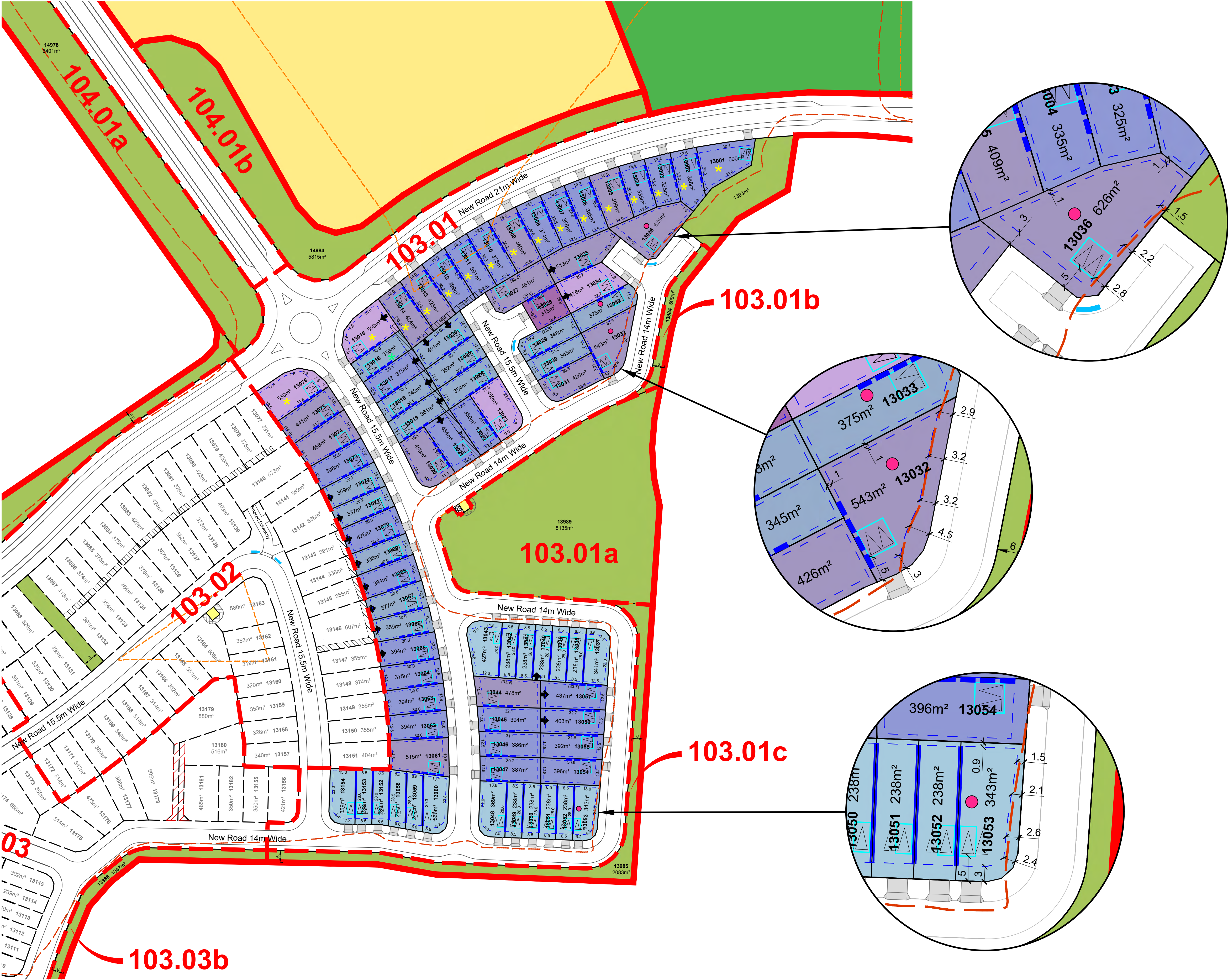


LEGEND

- Optional Built to Boundary Wall location
- Mandatory Built to Boundary Wall location
- Indicative Building Envelope
- Indicative Garage Location
- Indicative Driveway Location



ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 103.01

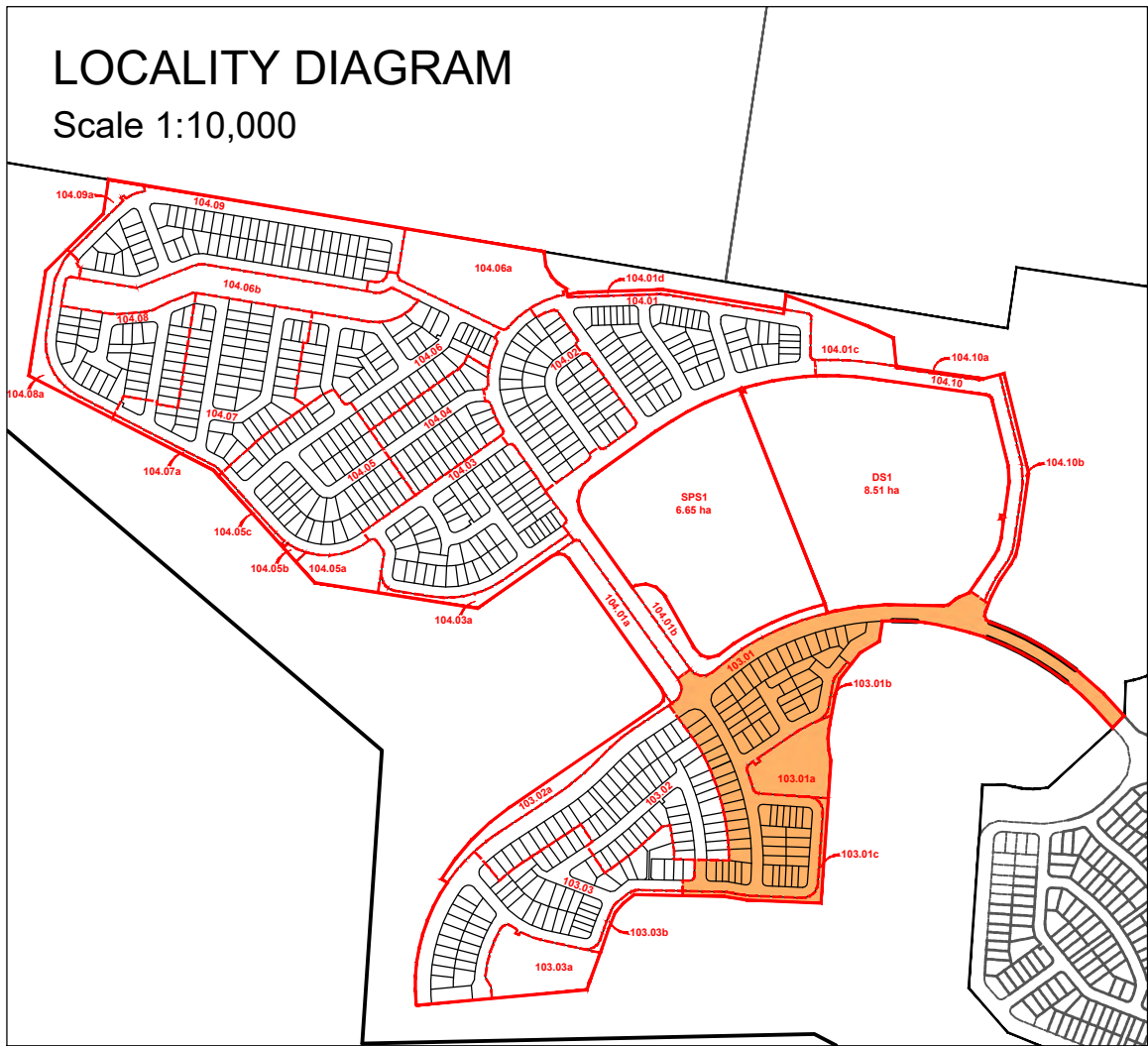


- LEGEND
- Precinct Boundary
 - Sub-precinct Boundary
 - Proposed Services Easement
 - Proposed Access Easement
 - Linear Park / Pedestrian Linkage
 - School
 - Indicative Bin Pad location
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 - Indicative RMU Site
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 - Lots impacted by Bushfire Radiant Heat Flux 29kW/m2
 - 100m Vegetation Offset Potential Impact Zone

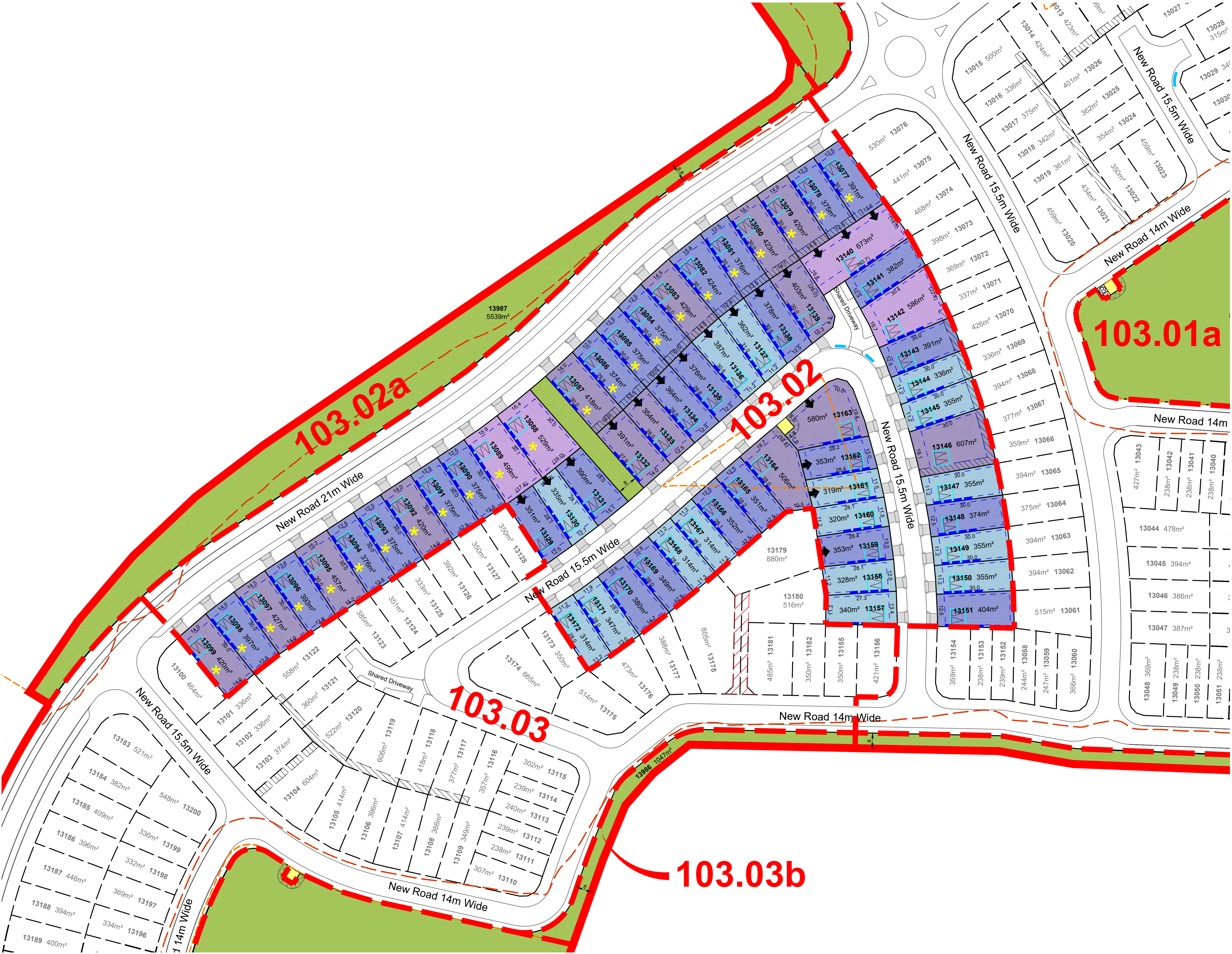
- RESIDENTIAL ALLOTMENTS
- Terrace (7.5m - 9m typical width)
 - Villa (11.2m typical width)
 - Premium Villa (12.5m typical width)
 - Courtyard (14m typical width)
 - Premium Courtyard (16m typical width)
 - Urban (16m typical width)

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ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 103.02



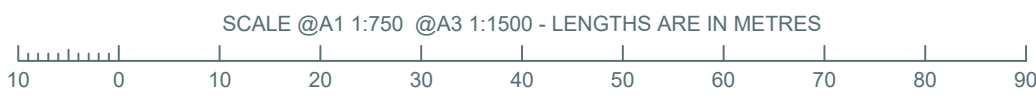
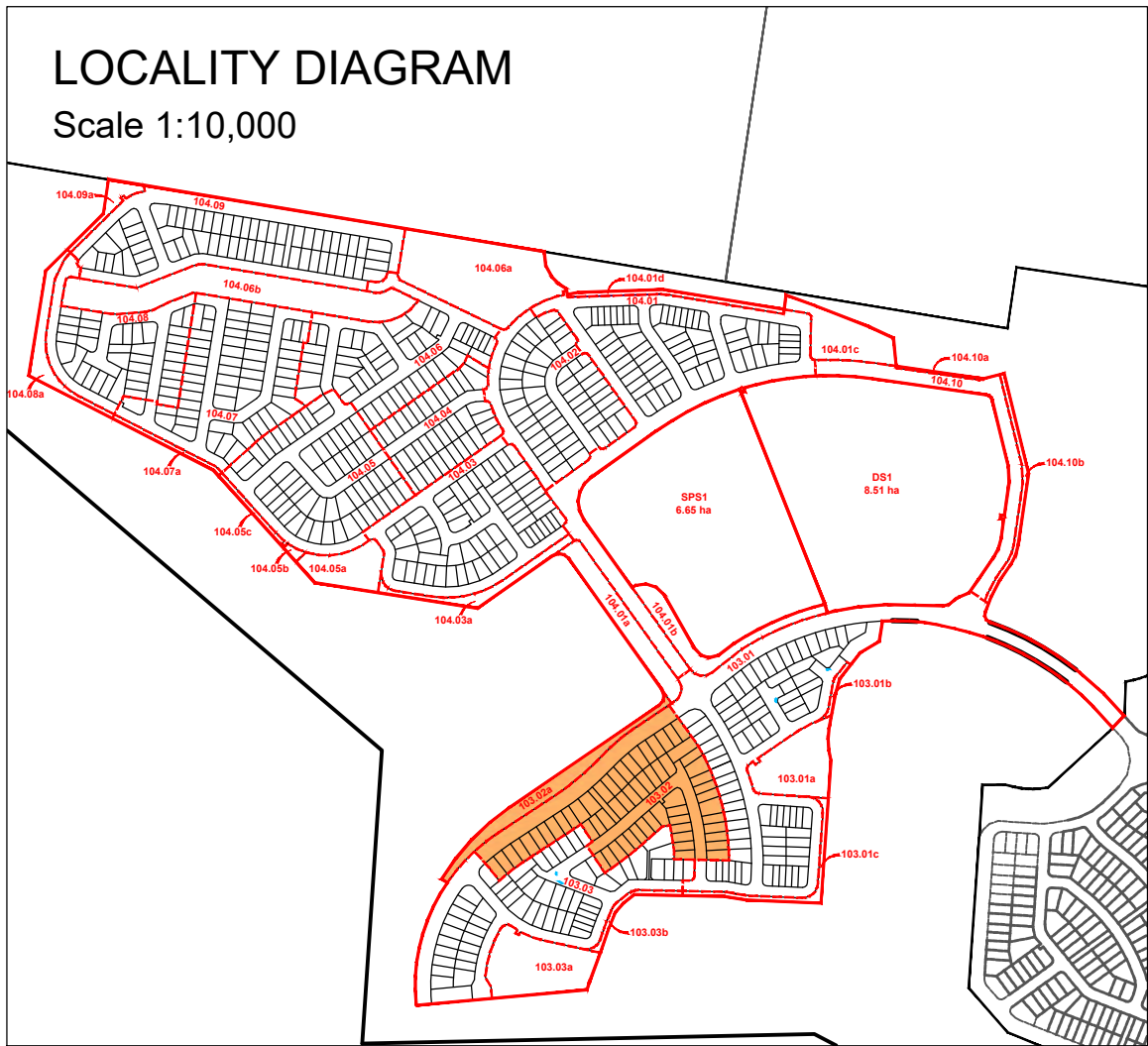
- LEGEND**
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RESIDENTIAL ALLOTMENTS

Terrace (7.5m - 9m typical width)
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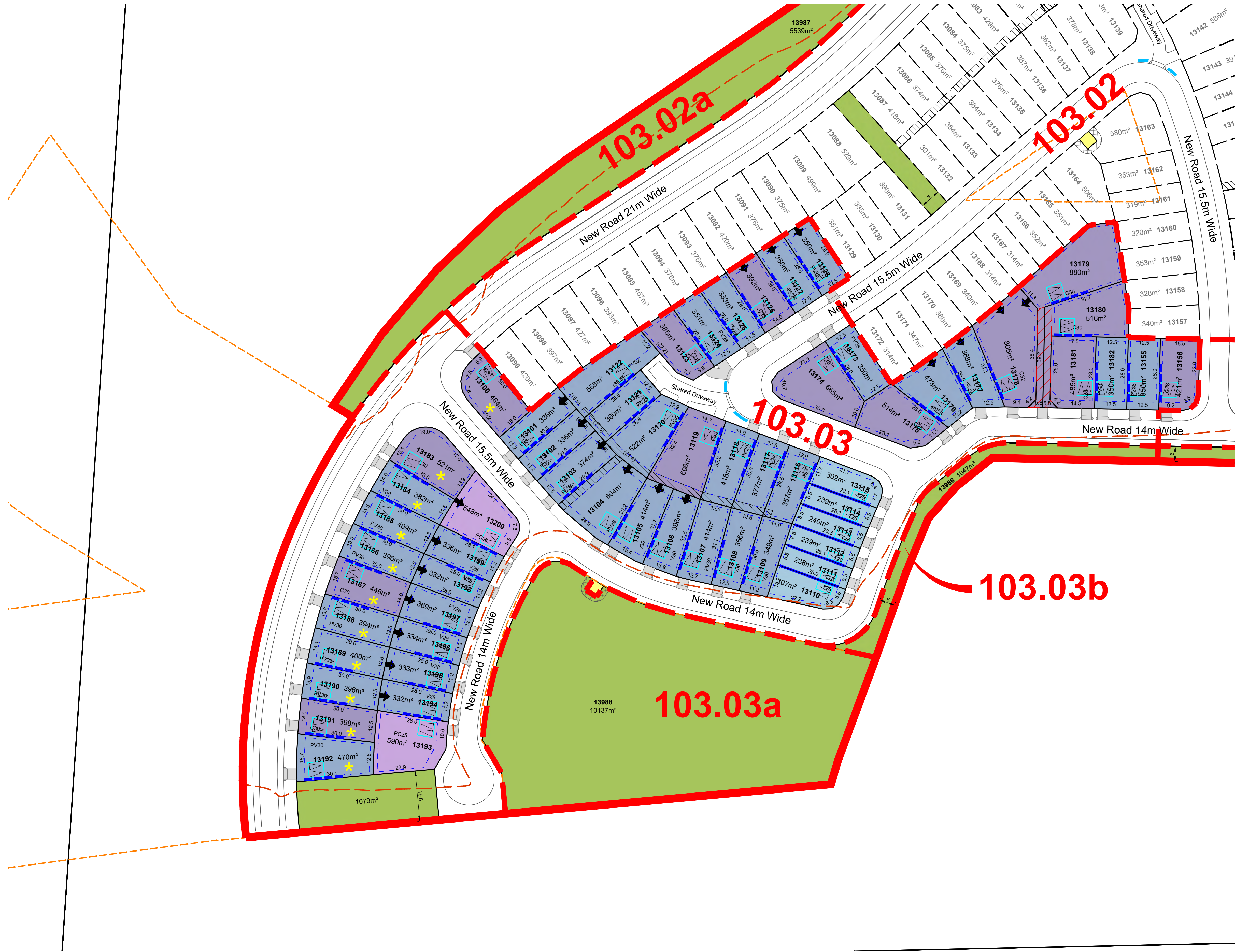


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SOURCE
PROJECTION: SURVEY COORDINATES (FS94)
SUBJECT BOUNDARIES: SUBJECT BOUNDARIES BY SH DATED 28/07/2022
CONTOURS: DESIGN CONTOURS BY STANTEC DATED 29/04/2026
DWG REF: "2026-04-29 P104 PADs RLs & Contours"
STATE OVERLAYS: QUEENSLAND GOVERNMENT



ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 103.03



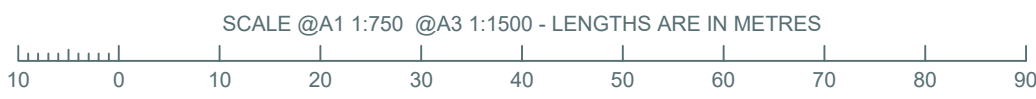
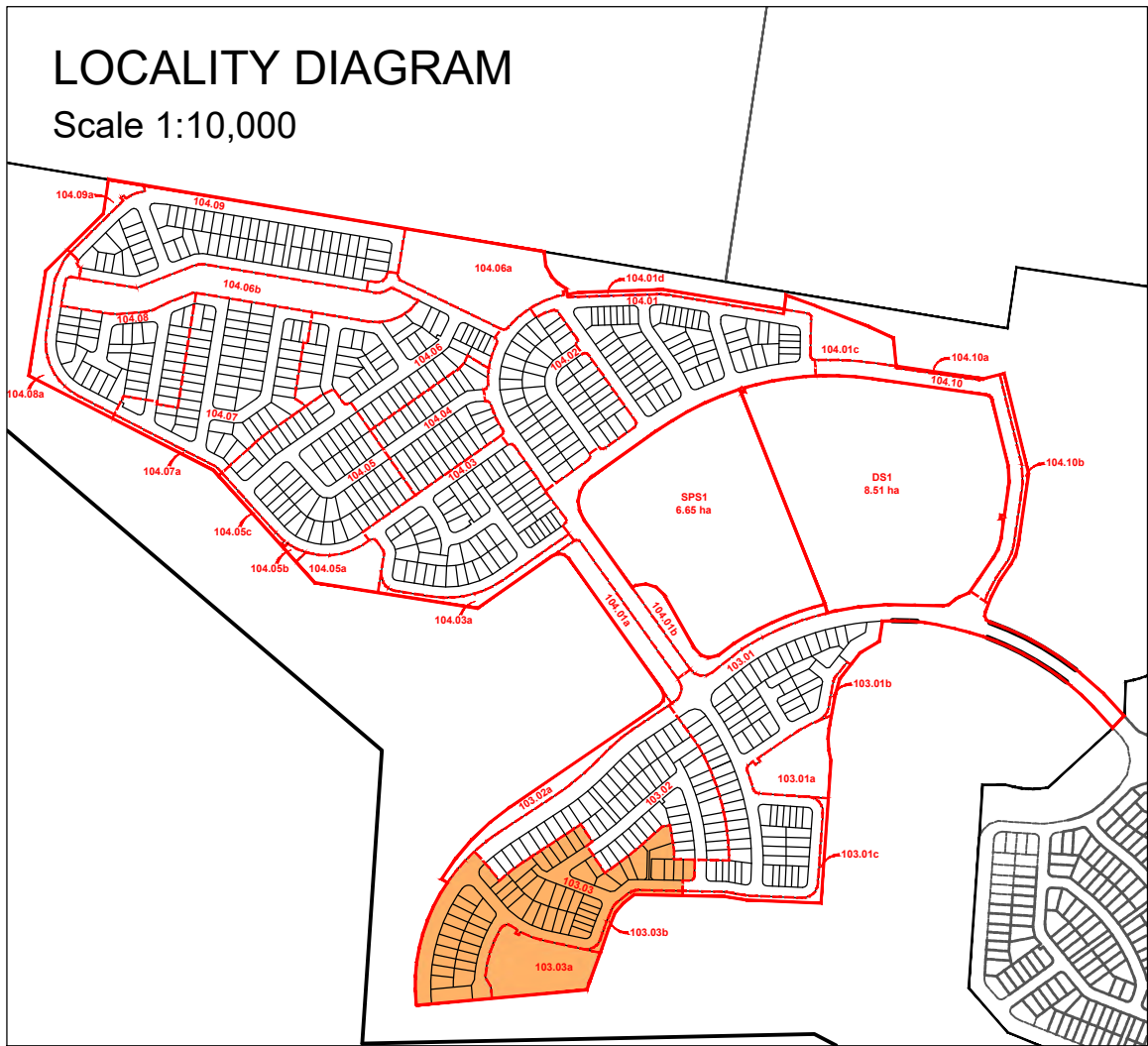
- LEGEND**
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RESIDENTIAL ALLOTMENTS

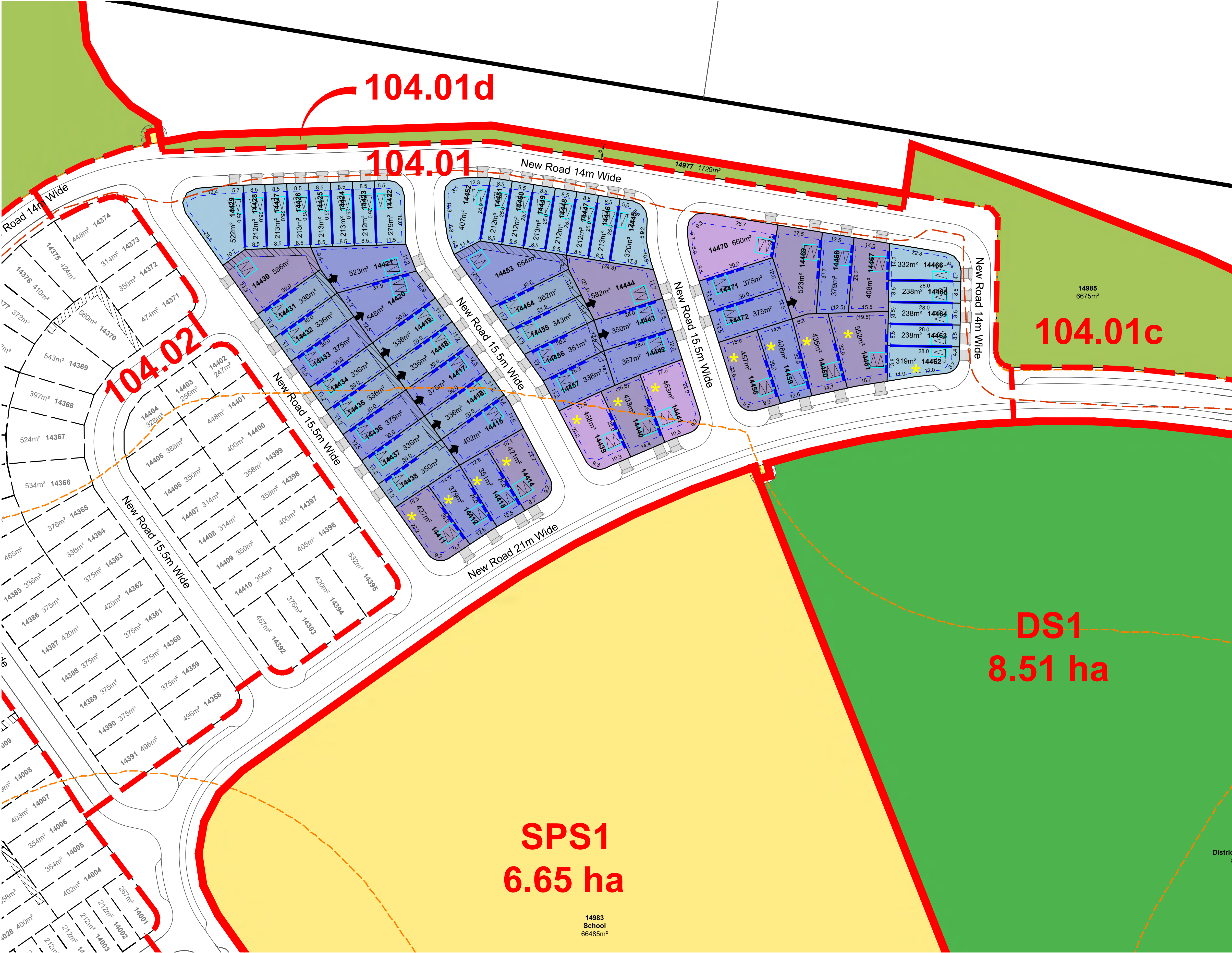
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ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 104.01

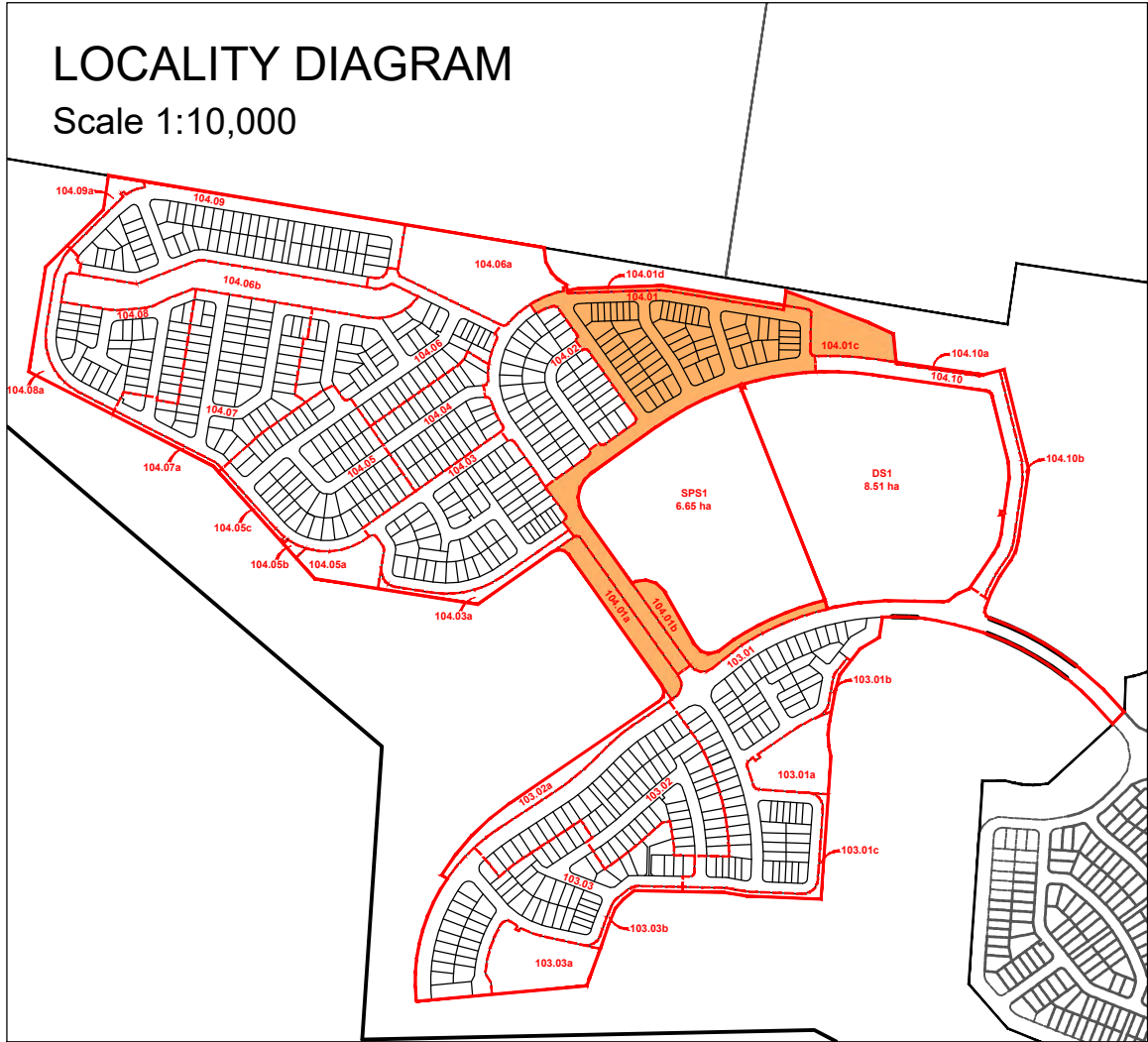


- LEGEND
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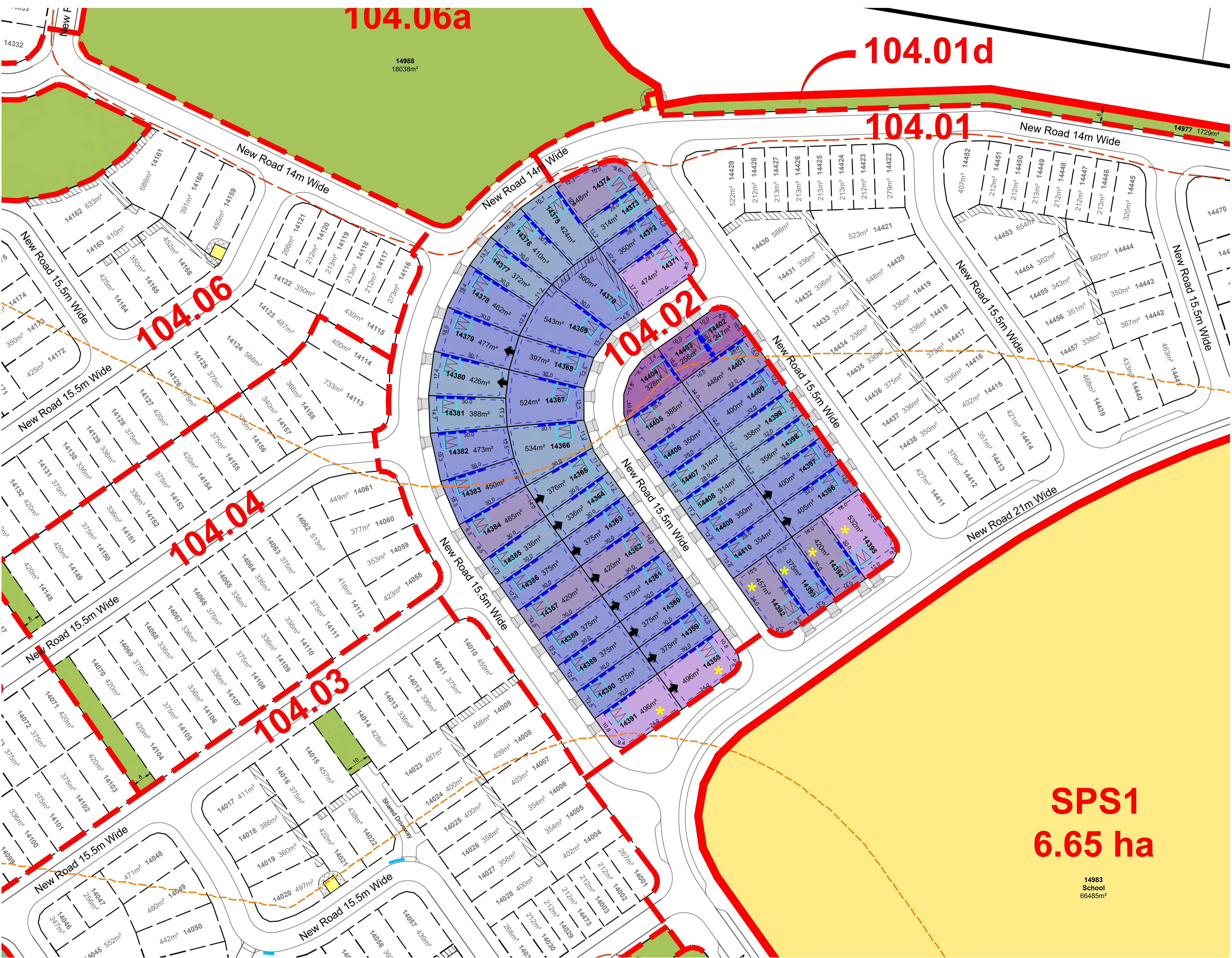
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ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 104.02



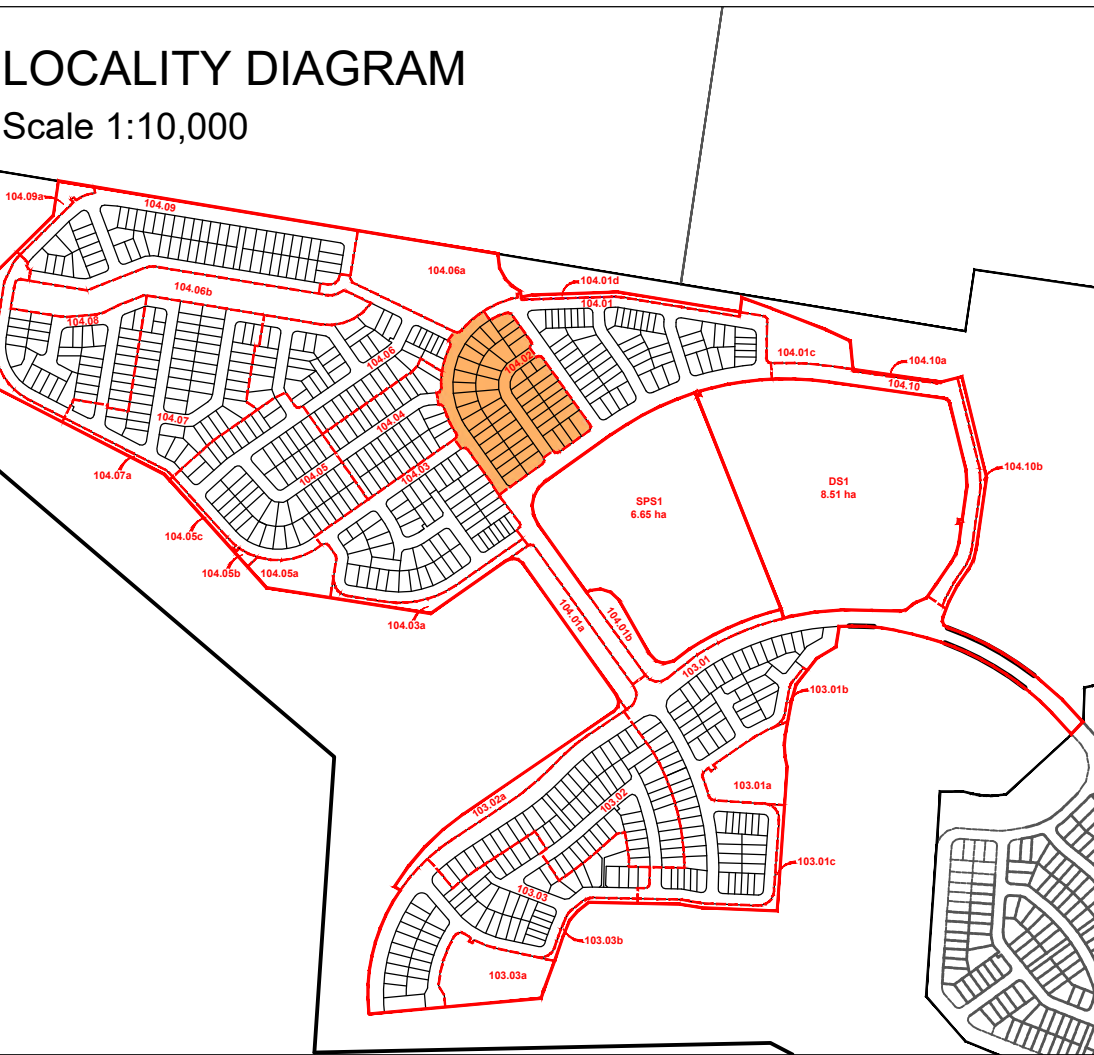
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ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 104.03



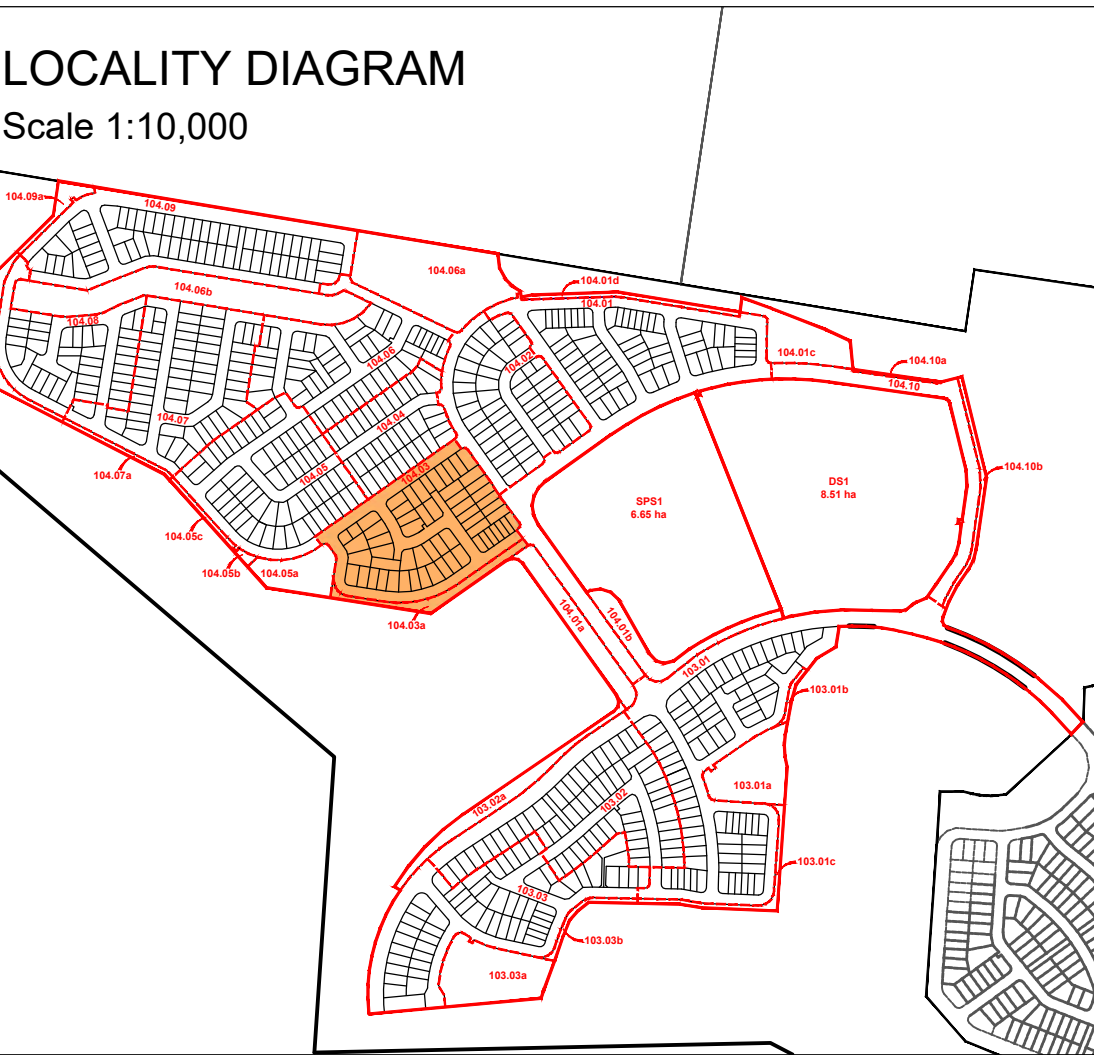
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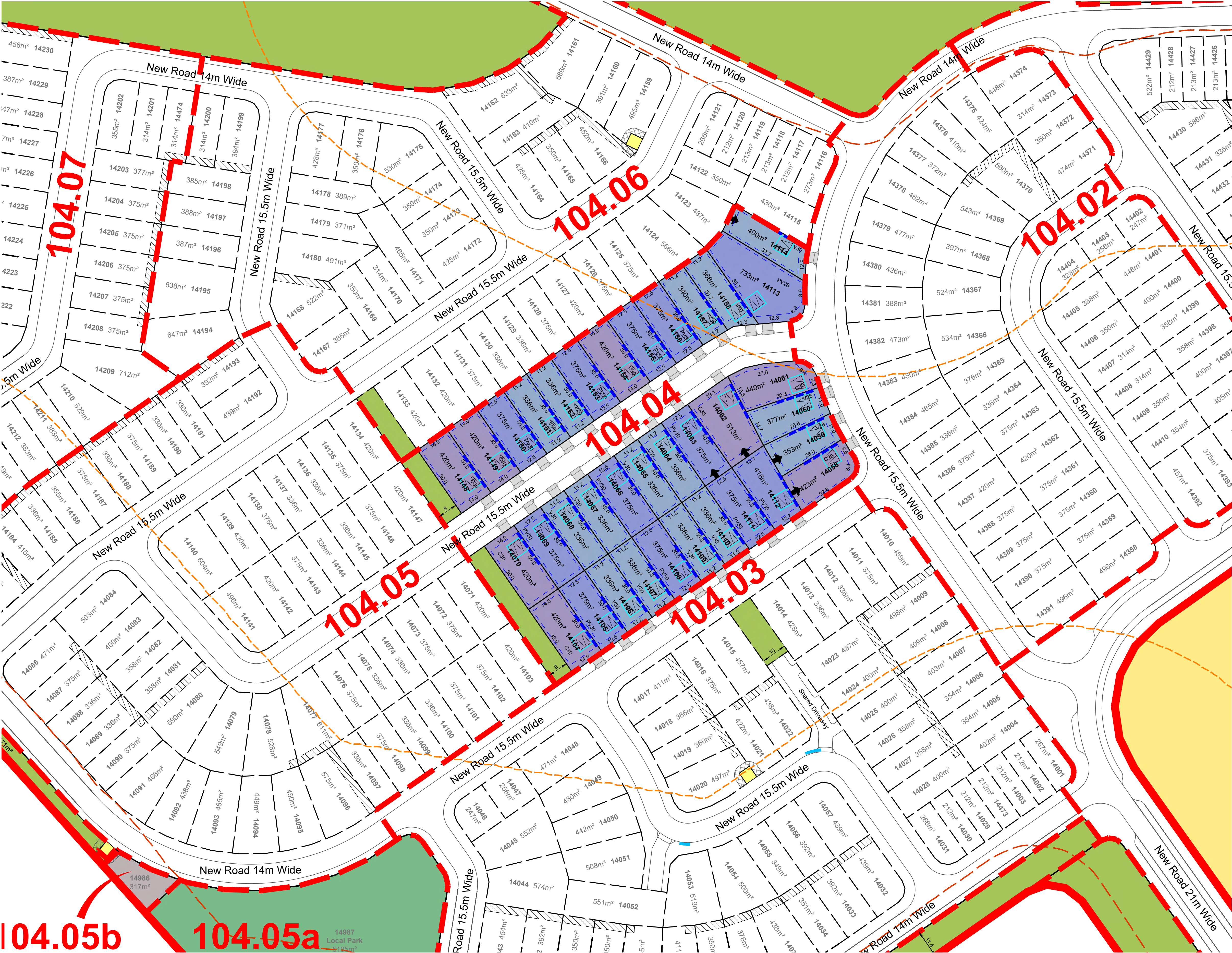
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SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES



ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 104.04



LEGEND

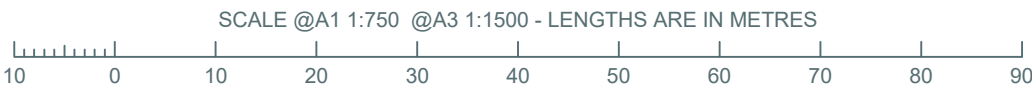
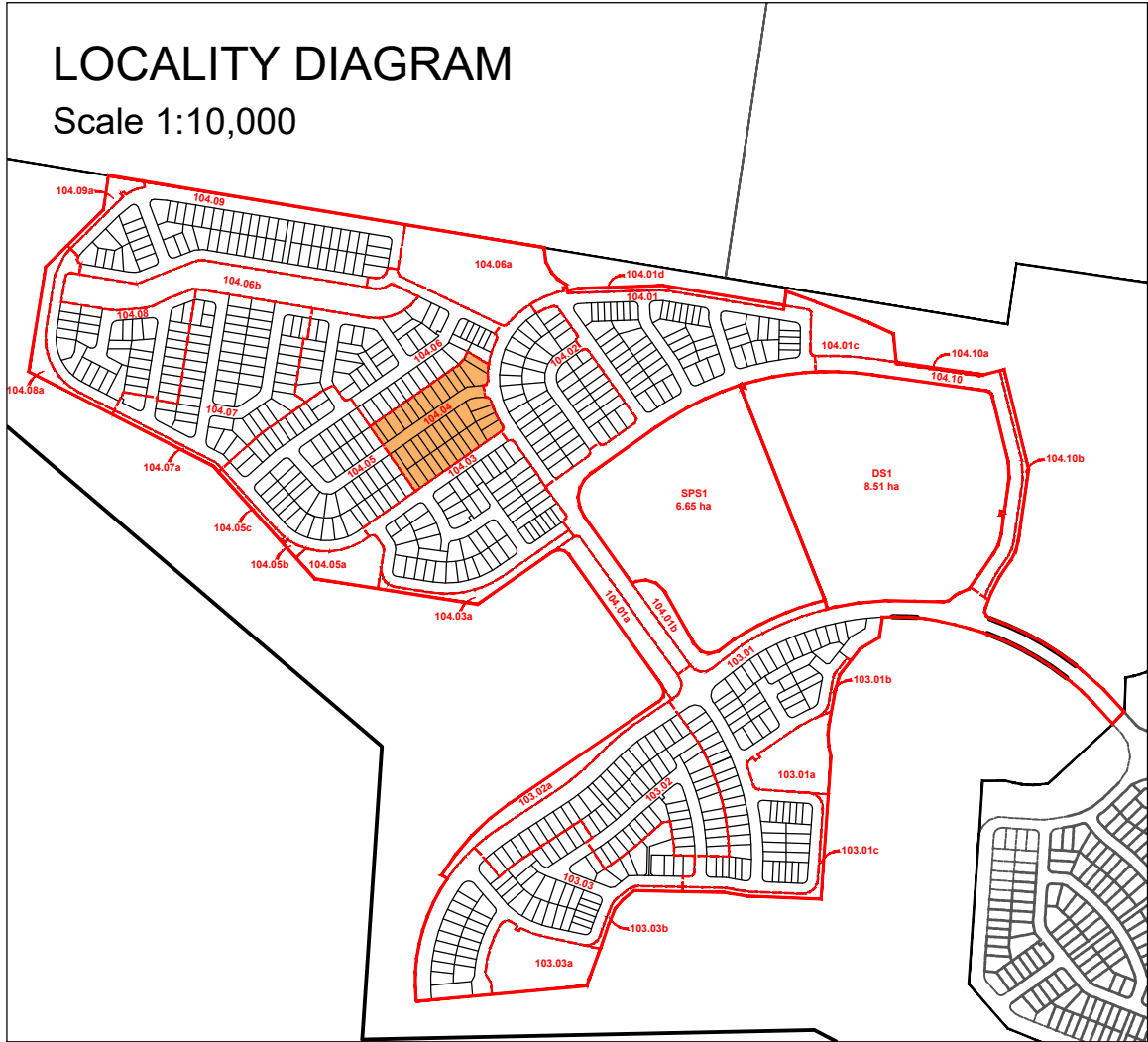
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RESIDENTIAL ALLOTMENTS

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	Sub-precinct Boundary
	Proposed Services Easement
	Proposed Access Easement
	Linear Park / Pedestrian Linkage
	School
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	Indicative RMU Site
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	Indicative Driveway Location
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SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 104.06



LEGEND

Precinct Boundary

Sub-precinct Boundary

Proposed Services Easement

Proposed Access Easement

Linear Park / Pedestrian Linkage

School

Indicative Bin Pad location

Indicative PMT Site

Indicative RMU Site

Optional Built to Boundary Wall location

Indicative Building Envelope

Indicative Garage Location

Indicative Driveway Location

Lots which require increased setbacks - Refer to SIDE / REAR SETBACKS in the PoD table

Buildings which require acoustic design to upper floors only

Buildings which require acoustic design to ground and upper floors

Extent of bushfire Radiant Heat Flux 29kW/m2

Lots impacted by Bushfire Radiant Heat Flux 29kW/m2

100m Vegetation Offset Potential Impact Zone

RESIDENTIAL ALLOTMENTS

Terrace (7.5m - 9m typical width)

Villa (11.2m typical width)

Premium Villa (12.5m typical width)

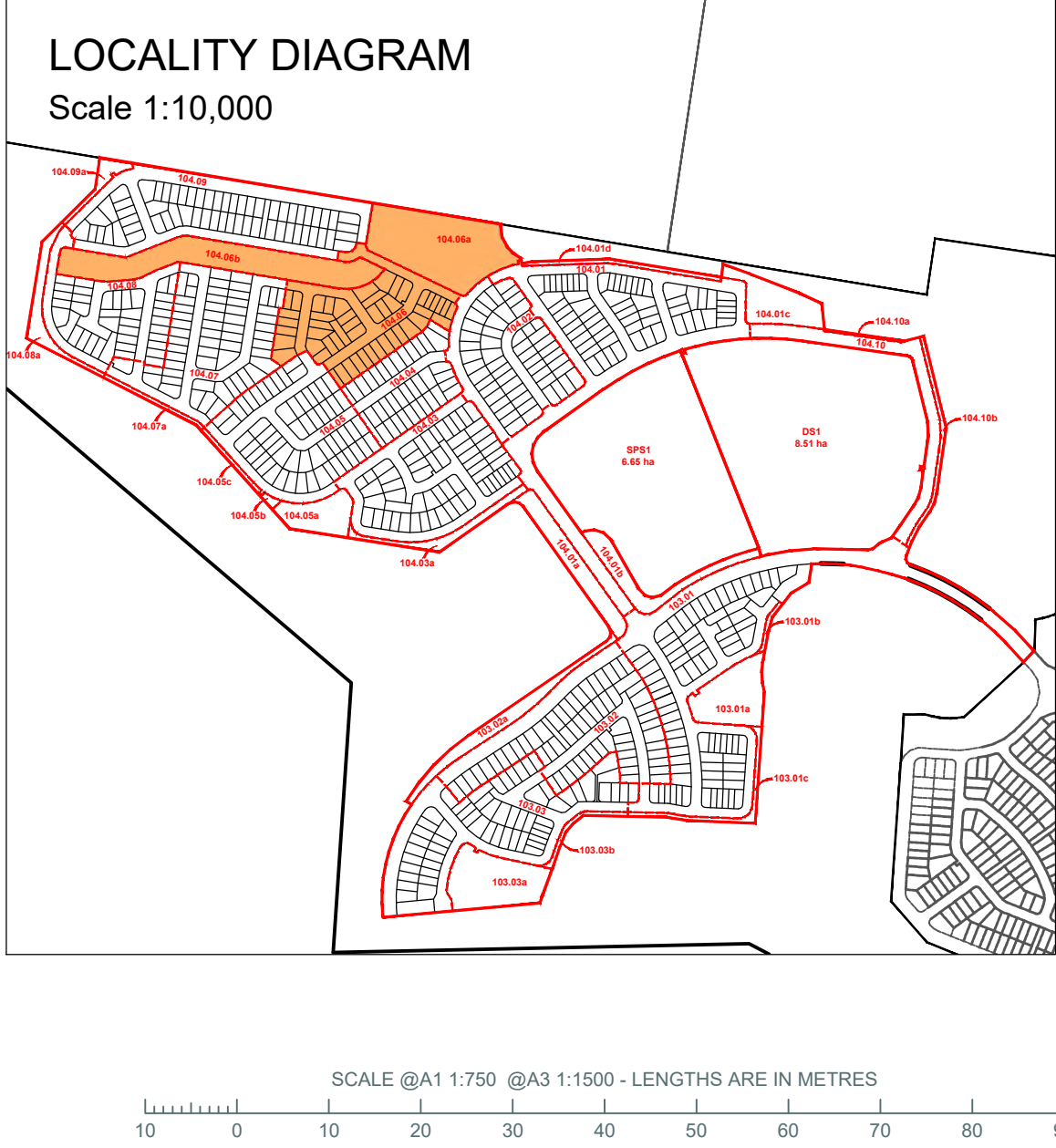
Courtyard (14m typical width)

Premium Courtyard (16m typical width)

Urban (16m typical width)

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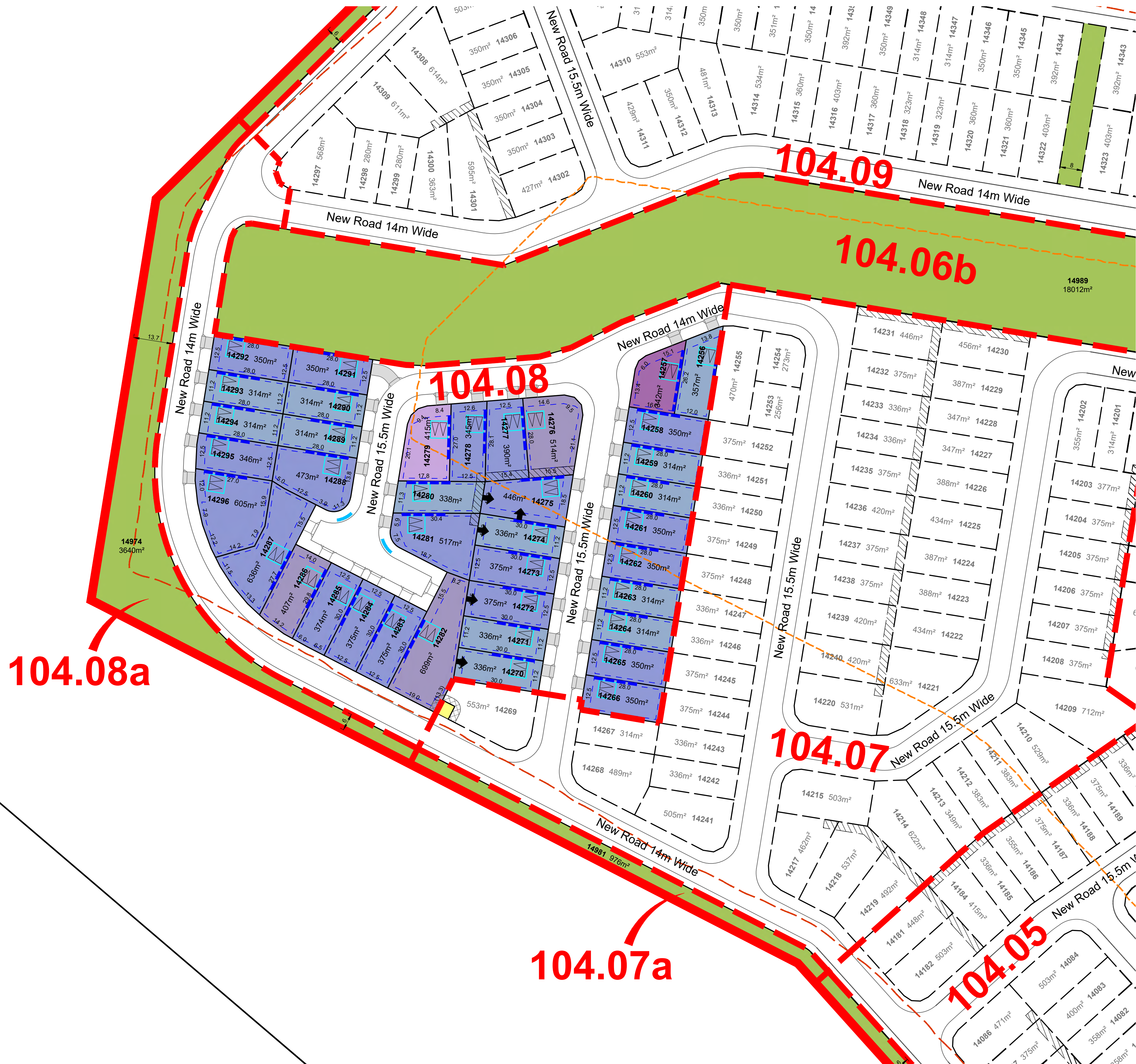
	Precinct Boundary
	Sub-precinct Boundary
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SCALE @A1 1:750 @A3 1:1500 - LENGTHS ARE IN METRES

ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 104.08



LEGEND

- | | |
|--|--|
| | Precinct Boundary |
| | Sub-precinct Boundary |
| | Proposed Services Easement |
| | Proposed Access Easement |
| | Linear Park / Pedestrian Linkage |
| | School |
| | Indicative Bin Pad location |
| | Indicative PMT Site |
| | Indicative RMU Site |
| | Optional Built to Boundary Wall location |
| | Indicative Building Envelope |
| | Indicative Garage Location |
| | Indicative Driveway Location |
| | Lots which require increased setbacks - Refer to SIDE / REAR SETBACKS in the PoD table |
| | Buildings which require acoustic design to upper floors only |
| | Buildings which require acoustic design to ground and upper floors |
| | Extent of bushfire Radiant Heat Flux 29kW/m2 |
| | Lots impacted by Bushfire Radiant Heat Flux 29kW/m2 |
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RESIDENTIAL ALLOTMENTS

- | | |
|---|---------------------------------------|
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|  | Courtyard (14m typical width) |
|  | Premium Courtyard (16m typical width) |
|  | Urban (16m typical width) |

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LOCALITY DIAGRAM

Scale 1:10,000



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

DISCLAIMER

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SOURCE
 PROJECTION: SURVEY COORDINATES (FS94)
 SUBJECT BOUNDARIES: SUBJECT BOUNDARIES BY SH DATED 28/07/2022
 CONTOURS: DESIGN CONTOURS BY STANTEC DATED 29/04/2026,
 DWG REF "2026-04-29 P104 PADs RLs & Contours"
 STATE OVERLAYS: QUEENSLAND GOVERNMENT



CLIENT



Kindira
MONARCH GLEN

SITE ADDRESS
RICE ROAD, UNDULLAH

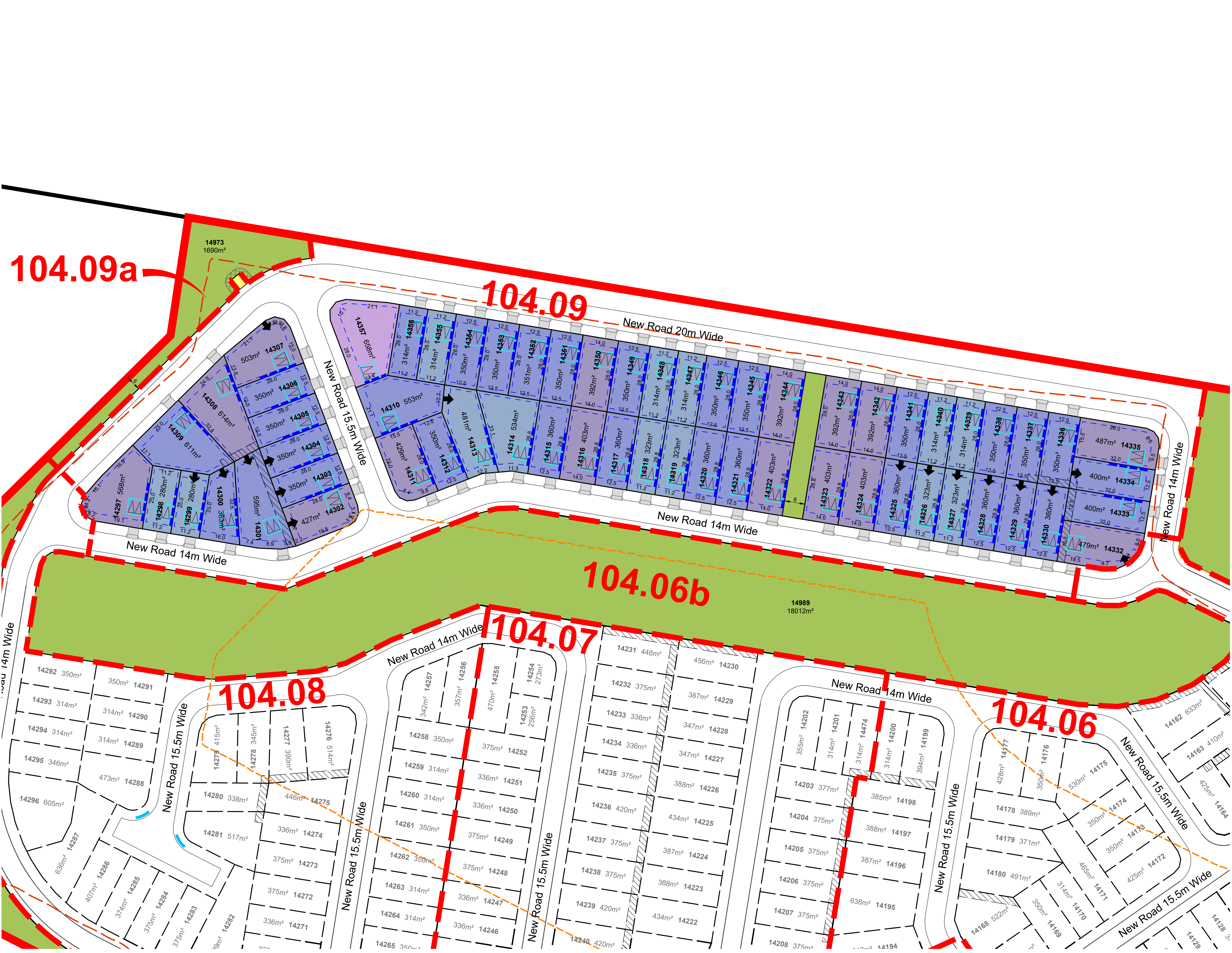
DRAWN
LW

DATE
21/07/2026

DRAWING NO.
11731 P 69 Rev H - POD 104.08



ROL5: PLAN OF DEVELOPMENT - SUB-PRECINCT 104.09



- LEGEND
- Precinct Boundary
 - Sub-precinct Boundary
 - Proposed Services Easement
 - Proposed Access Easement
 - Linear Park / Pedestrian Linkage
 - School
 - Indicative Bin Pad location
 - Indicative PMT Site
 - Indicative RMU Site
 - Optional Built to Boundary Wall location
 - Indicative Building Envelope
 - Indicative Garage Location
 - Indicative Driveway Location
 - Lots which require increased setbacks - Refer to SIDE / REAR SETBACKS in the PoD table
 - Buildings which require acoustic design to upper floors only
 - Buildings which require acoustic design to ground and upper floors
 - Extent of bushfire Radiant Heat Flux 29kW/m2
 - Lots impacted by Bushfire Radiant Heat Flux 29kW/m2
 - 100m Vegetation Offset Potential Impact Zone

- RESIDENTIAL ALLOTMENTS
- Terrace (7.5m - 9m typical width)
 - Villa (11.2m typical width)
 - Premium Villa (12.5m typical width)
 - Courtyard (14m typical width)
 - Premium Courtyard (16m typical width)
 - Urban (16m typical width)

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PMT locations, Extent of Bushfire Radiant Heat Flux 29kW/m2, Buildings which require acoustic design to ground and/or upper floors, Lots which require increased setbacks, and Proposed Services Easements widths and location are subject to final OPW.

