

Kindira

& The Mulayn Neighbourhood Release 1

Lots 12253 & 12239



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Home Design Guide

At Kindira we focus on delivering quality homes that make the community a highly desirable place to live – that's the Mirvac difference. The Residential Design Standards and Guidelines assist you and your builder to construct well designed homes to ensure the community has a cohesive, harmonious and attractive streetscape. Below is an overview of the key design requirements and specifications for lots 12253 and 12239 in the Mulayn Neighbourhood, Release 1.

These controls take precedence over any conflicting controls in the broader Design Guidelines.

House Design

The residential character of your home must be of a contemporary, coastal architectural design including but not limited to the below specifications:

- A mix of 3 variations of colour and materials (excluding windows, doors and garage door) to all public & open space facades
- Entry Door must be 1,200mm wide or aluminum with 20% glazing (no side lights)*
- Ground floor ceiling heights must be minimum 2,590mm*
- Full render to brick work and/or feature cladding*
- No hexagonal/diamond grill security screens
- Services must be screened from public/open space view
- TV aerials must not be visible from the street

Landscaping Design

High quality landscaping softens the facade of your home and forms an integral part of the streetscape.

- Two 1.8m / 100L advanced trees established at time of planting
- 50% garden bed coverage with appropriate planting density
- Retaining walls must be constructed from stone, masonry, concrete or steel – no timber
- Any fence visible from the street must be Feature Fence (pine fencing must not be visible) as per Annexure C of the Design Guidelines
- Letterboxes must be a modern, contemporary aesthetic constructed from rendered masonry or similar

*Disclaimer: Please note that the items listed above are extracts from the Residential Design Standards and Guidelines, designed to give you a high-level understanding of the additional covenant requirements for lots 12253 and 12239 in the Mulayn Neighbourhood, Release 1. Please refer to the full Residential Design Standards and Guidelines for a detailed description of the covenant requirements.