

Everleigh

Covenant Reminder



Residential Design Standards and Guidelines

Congratulations on your new home and we hope you are comfortably settling into the Everleigh Community by Mirvac.

We would like to remind you of some of the key covenant requirements to protect your investment and enhance the amenity of our Community.



FENCE RETURN / RENDER RELATIONSHIP

- **Neighbour fencing.** This 1.8m high timber paling fencing is required to be setback 1m from the primary facade (not including porches, verandas and porticos) and must not be visible from public areas. There are two types of Neighbour fencing: Type 1 & Type 2.
- **Feature fencing - primary street frontage.** Fencing facing the primary street (front of home) is referred to as return fencing. The return fencing to your home must be a feature hardwood batten style and must return a minimum of 1m behind the front wall of the home. There are two types of Feature fencing: Type A & Type B.

Note: pay close attention to the location of your return fence. Consider the extent of your render, and location of services and windows on the side of your home.

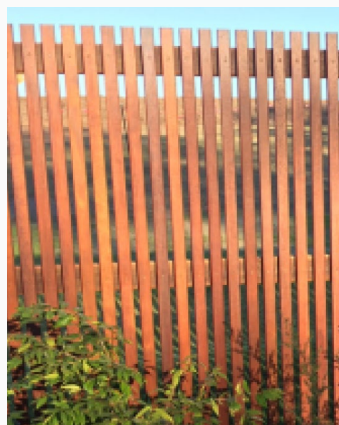
- **Feature fencing - secondary street frontage.** Fencing facing a secondary street (side of home) or pedestrian link must be feature hardwood batten style Type A or Type B. Fences more than 10m in length must be articulated to allow for planting alcoves. Please refer to pg. 16 of the Residential Design Standards & Guidelines for further instruction.



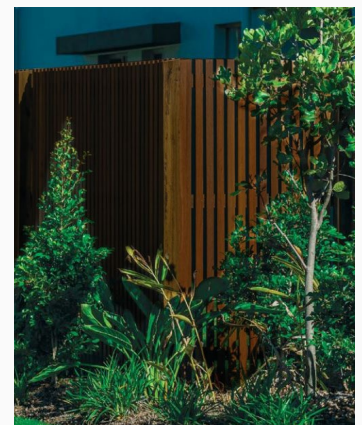
Type 1 - Timber Paling Fence



Type 2 - Good Neighbour Fence



Type A - dressed hardwood vertical battens



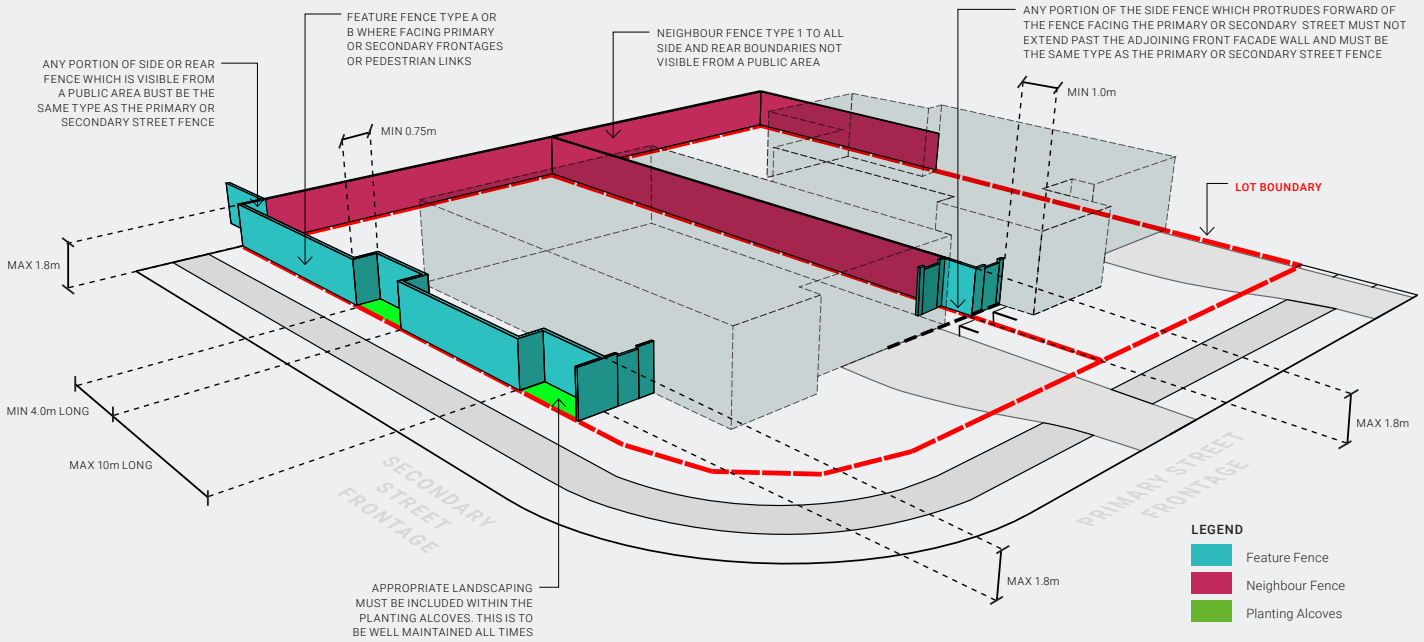
Type B - rough sawn hardwood vertical battens

Fencing Examples

HOT TIP!

For more information, please visit the [Building @ Everleigh Portal](#).

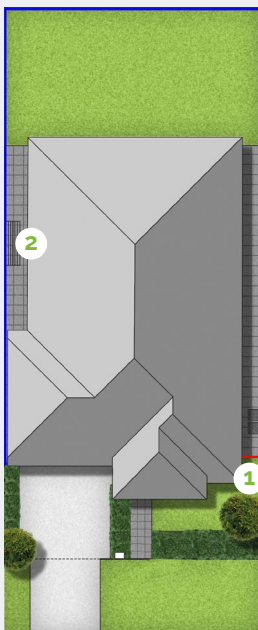
STANDARD & CORNER LOT



FENCING EXAMPLES

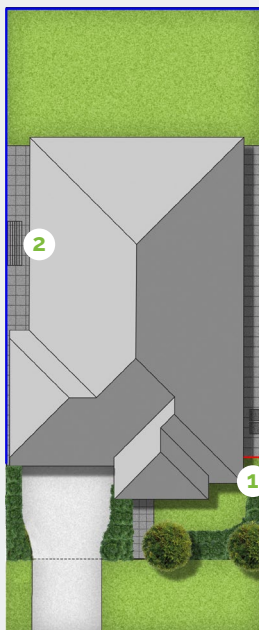
TYPICAL LOT

Example 1



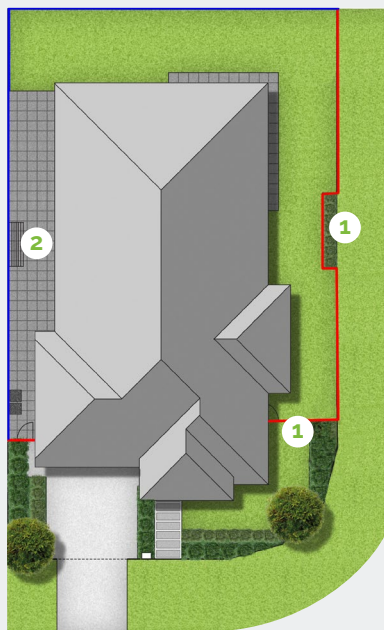
TYPICAL LOT

Example 2



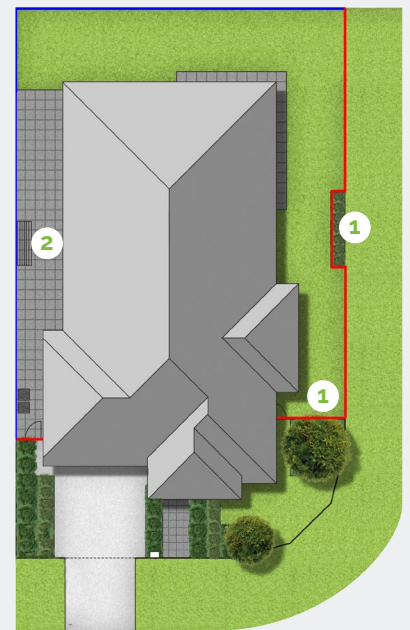
CORNER LOT

Example 1



CORNER LOT

Example 2



LEGEND

1. Feature hardwood fence Type A or B
2. Neighbour pine fence Type 1 or 2

- Fence Type 1 or 2
- Feature Hardwood
- High Quality Turf

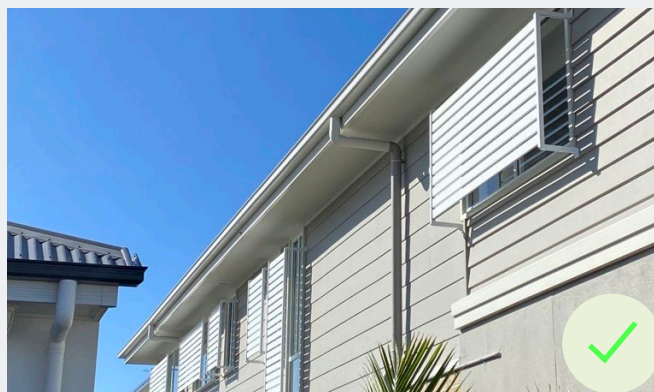
Privacy & Crossing Viewing

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

- Obscure glazing to all bathrooms and toilets.
- 1.7m high sill levels above floor level.
- External screens.
- 1.8m high dividing fence for ground floor windows.
- Where a direct view from a verandah or deck exists into the Private Open Space of an adjoining home, the out-look must be screened by privacy screens that have openings that make it not more than 25% transparent.
- Providing Mirvac with written consent from your affected neighbour stating they relax your privacy and cross viewing requirements. Please note if your neighbour doesn't provide this consent, you must comply with the above requirements.



COMPLIANT PRIVACY SCREENING



NON-COMPLIANT/MISSING PRIVACY SCREENING



Letterboxes

The letterbox design/style should complement and match the dwelling, using the same materials, finishes, and sizing as per Australia Post recommendations. It should also match the design of the home and landscaping style.

- Single post supporting letterboxes will not be approved.
- Please submit an image of your chosen letterbox for our approval prior to installation.



LETTERBOXES THAT ARE SUPPORTED:



Simple, contemporary form



Numbers clearly displayed



Clear of obstacles



LETTERBOXES THAT WILL NOT BE APPROVED:



Security Screens, Window Furnishings & External Wall Materials

SECURITY SCREENS

The style of any screen visible from a Public Area must be of a simple profile.

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



Any security screen visible to the street must be of a simple profile



Hexagonal, diamond grill or ornate historical styles are not permitted

Finishes to the Primary Street and or Secondary Street Facade must return back around the other walls and extend back 1m or wherever the side fence meets the house, whichever is the greater.

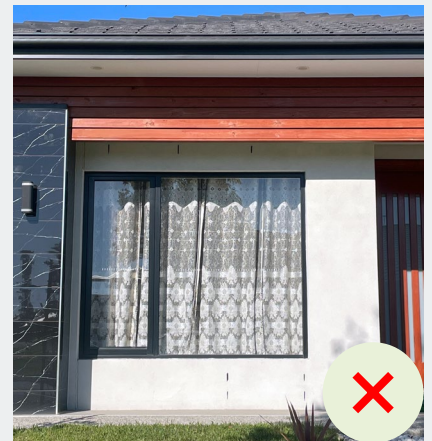
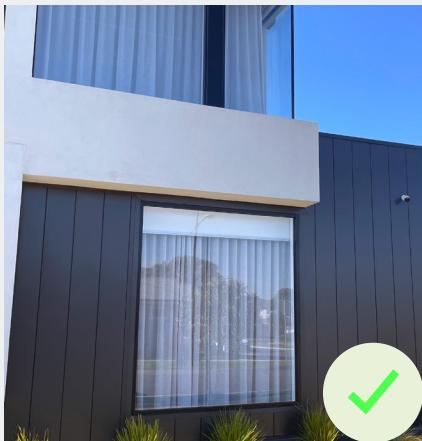
Security Screens, Window Furnishings & External Wall Materials

WINDOW FURNISHING

Window furnishings must be in accordance with the following specifications type:

- Roller Blinds
- Venetian Blinds
- Curtains (note: lace curtains are not permitted)
- Hanging Blinds
- Timber Venetians
- Timber Shutters

The external face of all window furnishings shall be black, charcoal or white, except timber blinds, which shall be clear finished cedar, black, charcoal or white. Other finishes are subject to the approval of the Design Committee.



Continuation of materials used on the primary street and/or secondary street facade must return to the side of the home to a minimum length of 3m.

EXTERNAL WALL MATERIALS



Continuation of materials used on the primary street facade returns to the side of the home minimum 3m.



Render or material finish not meeting side fence

Landscaping

- The landscaping to areas of your lot visible from Public Areas must be approved by the Design Committee.
- Planted garden beds must be provided to a minimum of 50% of the available soft landscaping area forward of the building line
- Generally, a 50/50 ratio of shrubs to ground covers will establish an appealing look.
- A minimum of two advanced trees (minimum size of 45L stock and 1.8m tall at the time of planting) must be provided to the landscape areas between your house and the verge
- Garden edges with a height exceeding 200mm are considered to be a retaining wall, therefore must be constructed according to the design requirements of a retaining wall.



Well maintained, full, lush landscaped front gardens with two 1.8m advanced trees



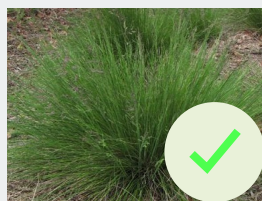
Sparse front gardens with limited plants and trees that are not maintained



LANDSCAPE MATERIALS THAT ARE SUPPORTED:



Native Gardenia



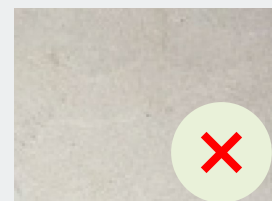
Tussock Grass



LANDSCAPE MATERIALS THAT WILL NOT BE APPROVED:



Synthetic turf



Plain Concrete

Whilst nature strips (verges) are Council properties, it is the responsibility of each resident/owner to maintain them in accordance with Council's By-Laws.

Living at Everleigh

This Covenant Reminder aims to assist buyers in sharing our vision of producing well-designed, high quality homes and a premium Mirvac community.

On behalf of Mirvac, we would like to take this opportunity to thank you for your cooperation and patience throughout the covenant and build process. We are confident your efforts will be worthwhile as part of your investment at Everleigh, now and in the future.

Good Neighbour Guide

When the time comes to settle in to your new home, please see the below helpful tips to ensure the Everleigh community is a harmonious and neighbourly place to live.

Parking

Vehicles of any kind are not to be parked in your front yard, on footpaths, verges or vacant land. Your driveway can be used to park cars or light utilities but not for long term storage of boats, caravans or containers.

Oversized / Commercial vehicles

To keep thoroughfares clear, trucks or similar vehicles cannot be parked on the roadway for extended periods of time.

Truck parking in residential areas is not permitted at Everleigh and we ask that you contact the Logan City Council for suitable alternatives - council@logan.qld.gov.au or 3412 3412.

Waste / Rubbish

Rubbish bins are to be kept behind fences to hide them from public view at all times, except for the day of rubbish collection which is a Thursday at Everleigh.

Please ensure you put your bin back behind your return fence property after rubbish collection.

Please also remember to take poo bags when you walk your dog and be sure to pick up after them and dispose of your dog's waste thoughtfully.

Laundry

Clothes drying facilities must be located away from or screened from public view.

Window fittings

For privacy, homes should be fitted with curtains, blinds or shutters. Please ensure visually prominent security screens (e.g. diamond grills) or vertical blinds are not installed on doors or windows facing the street frontage.

Noise

In the interest of positive neighbour relations, please consider those around you and keep noise to a respectable level at all times.

Landscaping

Front gardens should be kept tidy with grass mowed regularly, gardens weeded and plants thriving for an evergreen look and feel. It is the responsibility of the landowner/occupant to:

- Mow the grass in their front yard, including the secondary street frontage on corner lots and the verge between the footpath and road
- Tend to the gardens in their front yard including the secondary street frontage planting alcoves on corner lots; and
- We also encourage owners to and in the vicinity of pedestrian links to maintain these areas. Mirvac has designed these links to be attractive and safe. Council maintenance of these areas may be limited and resident stewardship will be required to keep these to a high standard.

Covenant questions

Please refer to the stage specific Residential Design Standards & Guidelines for information specific to your lot. Please visit buildingateverleigh.mirvac.com for more information.

Thank you in advance for observing the Good Neighbour Guidelines at Everleigh.

Everleigh

Visit the sales office open daily 10am - 5pm

3 Guroman Drive, Greenbank

Call 07 3859 5960 or visit [everleigh.mirvac.com](https://www.everleigh.mirvac.com)

July 2024, V2

