

Everleigh

The Tuscan Release

Lots 3096 - 3099, 3143-3146 & 3186
Home Design Guide



At Everleigh 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 3096 - 3099, 3143 - 3146 & lot 3186 in the Tuscan Release.

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 1200mm wide at minimum with 20% glazing (no side lights)
- Ground floor ceiling heights must be minimum 2550mm for lots along Moss Street
- 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

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 3096 - 3099, of the Tuscan Release. Please refer to the full residential Design Standards and Guidelines for a detailed description of the covenant requirements.

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
- Fence visible to the street must be Type 2A or 2B (no pine fence to be visible)
- Letterboxes must be a modern, contemporary aesthetic constructed from rendered masonry or similar.

FAÇADE EXAMPLES



THE LUMA - HAMPTONS DARK FACADE



THE STANTON - EDITH FACADE



THE SORRENTO - HAMPTONS FACADE



THE ARDANA 270 - SKILLION FACADE



THE BURDEKIN - HAMPTONS FACADE



THE MANDALAY - RESORT FACADE



THE JOY - HAMPTON FACADE



THE MACROSSAN - EAST COAST FACADE



THE HAWTHORN - CONTEMPORARY FACADE



MAJESTIC - CONTEMPORARY FACADE



THE MONASH - HAMPTONS FACADE



THE BAYVILLE - 49A FACADE

Call **07 3859 5960**
or visit **everleigh.mirvac.com**

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