

# Everleigh

## The Cinnamon Release

### Home Design Guide

Stage 1 - Lots 4199 - 4211

Stage 2 - Lots 4235 - 4241 & 4493 - 4495

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 4199 - 4211 in the Cinnamon Release (Stage 1) and lots 4235 - 4241 & 4493 - 4495 in the Cinnamon Release (Stage 2).

#### 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
- 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 4199 - 4211 in the Cinnamon Release (Stage1) and lots 4235 - 4241 & 4493 - 4495 in the Cinnamon Release (Stage 2). 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 CAULFIELD - MADRID FAÇADE



THE ASPEN - FORESHORE FAÇADE



THE SORRENTO - HAMPTONS FAÇADE



THE ARDANA 270 - SKILLION FAÇADE



THE BURDEKIN - HAMPTONS FAÇADE



THE MANDALAY - RESORT FAÇADE



THE JOY - HAMPTON FAÇADE



THE NEVDA - HAMPTON FAÇADE



THE HUDSON - KINGSLEY FAÇADE



MAJESTIC - CONTEMPORARY FAÇADE



THE MONASH - HAMPTONS FAÇADE



THE BAYVILLE - 49A FAÇADE

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

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