

EVERDENE

MULGOA

*D*ESIGN
GUIDELINES

VERSION 2, FEBRUARY 2026





EVERDENE
MULGOA



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NATURALLY CENTERED, INSPIRED BY LIFE

Vision for Everdene

Everdene, Mulgoa is a truly distinctive Mirvac masterplanned community that celebrates the natural beauty of the hills of Mulgoa while nurturing a sense of belonging and home for every family.

From tree-lined streets to expansive parklands to connected community spaces, Everdene, Mulgoa has been thoughtfully designed to bring residents closer to nature. With multiple world class sporting amenities, nature playgrounds, local parks and a 15-hectare bush regeneration area, Everdene, Mulgoa is a place where family and community come together.

Everdene's selection of land and rural lots offer a variety of living options to suit every household. Home isn't just a house - it's a place to belong and be part of a legacy Mirvac masterplanned community.



By others**

By others**

By others**

** Proposed future adjoining residential/roads, future school, future local shopping centre and future adjoining open space is being delivered by others and is subject to development approvals, statutory approvals and construction. The proposed amenity will not be owned or managed by Mirvac and timings and outcome are outside of Mirvac's control and subject to change and delay. Mirvac makes no representation that the proposed future adjoining residential, future school, future local shopping centre and future adjoining open space will actually be delivered or about the timing of its delivery. Purchasers should rely on their own enquiries and assessment about the future availability of the proposed amenity and infrastructure.

PURPOSE OF THE GUIDELINES

Everdene's Design Guidelines have been created to ensure that each home contributes to a harmonious street scape, creating a cohesive community that feels welcoming to all residents.

The Design Guidelines promote diverse architectural styles while preserving high-quality standards and preserve the vision for Everdene. By following these guidelines, you'll help create a connected community where nature, amenity and thoughtful design foster an exceptional living experience unique to Everdene.

These guidelines apply to both built form architecture and landscape elements and provide guidance on how to present your home design to the Design Review Panel (DRP) for approval. Adherence to these guidelines is essential for obtaining development approval, in addition to compliance with the other relevant statutory planning regulations.

APPROVAL PROCESS



Modern Country Facade by Sundancer Homes. Artists Impression*



*"A home surrounded by soft
landscapes and natural vistas,
evoking a sense of tranquility"*

Building at Everdene, Mulgoa requires an approval process to ensure the neighbourhood is kept consistent. To deliver the Everdene Vision and create harmonious streetscapes, each home must contribute, therefore a \$5,000 compliance bond will be required at the time of your land settlement and returned in line with completion of your home and landscaping meeting compliance.

STEP 1

Select your Builder

Once you've selected the home that suits your needs, your builder will assist you with your material and colour selections that will need to take in consideration the Everdene Design Guidelines, section 88b instrument and all other relevant planning controls.

After you have completed this, submit your house plans, colour schedule and landscape design plans to the Everdene Portal. From here Mirvac's Design Review Panel will review your submission.

STEP 2

Approvals

The Mirvac Design Review Panel (DRP) will then review your submission and ensure it aligns with the design guidelines. The DRP will let your builder know if any changes are required or if it's approved.

Your builder will then be able to submit your building documents through to your principal certifying authority which can either be Penrith City Council or a private certifier.

Once you have settled on your land, and have all approvals in place your home can commence construction.

STEP 3

Compliance Bond Refund

Once your home and landscaping has been completed and you have achieved occupation certificate, submit a request through the Everdene Design Portal for a compliance inspection. An inspection of the home will then be completed by a Mirvac representative. If your home is consistent with your approved plans and compliant with the Design Guidelines, your bond will be refunded.

You will need both design approval from Mirvac's Design Review Panel (DRP) and building approval from either Penrith City Council or an Accredited Building Certifier before you commence construction.

HOUSE DESIGN



*"Contemporary rural design
blending minimalism with
natural materials and clean lines"*



Style Guide

The Everdene neighbourhood reimagines the Australian rural homestead through a contemporary lens, **blending rustic charm with modern design.**

The vision for contemporary rural design blends minimalism with natural materials, contrasting dark elements and clean lines. Emphasis is placed on integrating earthy tones, simple forms, well embellished gardens and a seamless flow between indoor and outdoor spaces to offer connectivity to the surrounding landscape. The integration of modern design with rustic charm will help shape a unique aesthetic at Everdene that is both timeless and distinctly Australian.



Scandi facade by McDonald Jones Homes. Artists Impression*

Primary Façade

The front façade of a home expresses its identity and contributes to the overall character and street appeal of Everdene. The facade should create **a welcoming presence**, with **a clear focal point** on the entryway. Articulation to the front of a home, including thoughtful variations in depth, materials, and design elements, plays a key role in achieving visual interest and **a cohesive streetscape**.



KEY DESIGN CONSIDERATIONS:

- **Entry:** Keep the design simple, orienting the home towards the primary street frontage. The main entry must be well expressed, with a well-defined covered area.
- **Windows:** All homes are to include well proportioned windows from habitable rooms facing the primary street frontage.
 - They should be appropriately articulated as elements of the façade design and are encouraged for visual interest and passive surveillance.
 - All doors to ground floor must be either hung or bifold style.
 - Obscure glazing is not permitted to windows facing the street or public view and instead, privacy to be achieved through window furnishing.
 - Sliding windows are not permitted to street facing facades. All windows to street facing facades must be either awning, casement or double hung style.
 - Habitable room windows should be oriented towards streets and public open space to provide passive surveillance and contribute to community safety. Non-habitable rooms such as bathrooms and WCs should not face the public realm and must be avoided wherever possible.
- **Window Fixings:** External security blinds or shutters are not permitted.
- **Articulation:** The front facade must include articulation and a minimum of two complementary finishes, such as feature brick or lightweight cladding and minimum two colours. A maximum of four materials and a maximum of four colours to be used on any facade. Extensive blank walls visible from the street are not permitted.
- **Materiality:** Front facades must have a minimum of 25% of the area as rendered masonry or cladding.
- **Details:** Eaves, balustrades, frames and other detail elements are to complement the colour and materials of the façade with darker contrasting elements encouraged.
- **Front Doors:**
 - Front doors are to be consistent with a modern design look, and therefore replica heritage styles or highly ornate decoration is not permitted.
 - An image of your front door is to be provided in your DRP application for approval.
- **Front Security Door:** Front security doors must use continuous sheets of stainless steel mesh, lattice screen doors are not permitted.
- **Services:** Servicing infrastructure including meters, satellite dishes, air conditioning units are to be inconspicuous and screened from prominent public view. These are ideally located behind the front fence line.
- **Styling:** Avoid stylised ornamentation or ‘Replica’ historic details.
- Finishes used on the facade are required to return a minimum 4000mm on all sides of home, excluding those built to boundary

NOT PERMISSIBLE AT EVERDENE

Your home’s design must therefore be “contemporary” and in keeping with the other homes in your street. Replica heritage styles and features (such as Victorian, Edwardian or Federation) are not permitted.



CONSIDERATIONS FOR YOUR FACADE

- Although parapet walls are permitted they are to be minimised in bulk and scale so they do not dominate the streetscape. The use of alternate roof forms (eg, skillion/ gable/ hip) in combination with parapet walls are encouraged to reduce the bulk and scale.
- Where a pitch less than 15 degrees is provided, this will be deemed as a flat roof, and therefore, parapets will be required to ensure concealment of gutters.
- Façade articulation.
- Clean, simple contemporary lines.
- Maximum of Four (4) facade materials.
- Glossy or reflective materials are not permitted.
- High contrast colour schemes are encouraged, e.g. darker structural elements paired with natural finishes.
- Corner lots require a secondary facade that compliments the front facade. Balconies are encouraged to wrap around the front and secondary facade.

Secondary Façade (Corner Lots)

Corner lots provide extra yard space and increased natural light, making them ideal for **creative and innovative designs**. With two street-facing sides, your home has a **larger canvas to showcase its exterior**, and facades must be designed to address both street frontages.



Artist's Impression*

KEY DESIGN CONSIDERATIONS:

- **Consistency:** Homes on corner lots must address the secondary street and include articulation, facade elements, verandahs, colours and materials that wrap around the corner from the primary facade and return for a minimum of 4m. These must be the same as or complement the primary street façade to ensure all facades are well presented.
- **Articulation:** For corner lots, the maximum length of an uninterrupted wall break on the secondary street frontage is 8m. To provide articulation, a step of at least 230mm must be incorporated into the wall for a minimum length of 3m. Blank walls will not be permitted.
- **Windows:**
 - A minimum of 20% glazing is required on upper storey facing the secondary frontage.
 - A minimum 1x habitable room window required within the first 4m on ground level facing the secondary frontage.
- **Walls:** External walls that are not visible from the street or public open spaces should be constructed in colours and materials consistent with the front façade of the home.
- Ground floor and first floor facing secondary frontage to be in contrast material to one another unless otherwise approved by the DRP.
- A minimum of 2 and a maximum of 4 finishes are to be used on the secondary frontage, consistent with the primary frontage.



Hamptons Scheme 2 by Sundancer Homes. Artist's Impression*

Roofs & Eaves

Roofs play a key role in defining the **character and charm** of our homes, ensuring that they complement the aesthetic requirements of Everdene.

Thoughtfully designed roofs can enrich architectural appeal and contribute to an **energy efficient home**.

KEY DESIGN CONSIDERATIONS:

- Acceptable roof coverings include:
 - Low/flat profile roof tiles
 - corrugated, non-reflective metal roof sheeting such as Colorbond
- Curved profiles will not be accepted.
- Minimum 450mm eaves are required to all sides of the home facing the street or public open space and must return a minimum of 4000mm.
- For double storey dwellings, minimum 450mm eaves are also required around the entire upper-level roof perimeter.
- Exemptions to eaves apply to zero lot lines (with an easement for access and maintenance), where a parapet has been provided, and garage sides built 0–200mm from the side boundary.

HIP AND GABLE ROOFS:

The classic **hip and gable** roofing styles are strongly encouraged within Everdene as they promote an enduring aesthetic that is traditional and timeless. Roof pitches are to be a minimum 22.5 degrees.



SKILLION ROOFS:

A strong architectural design feature in its own right, a **skillion roof** can add a bold contemporary look to your home. Skillion roofs are permitted on double-storey dwellings only and must have a minimum 15 degree pitch.



SINGLE STOREY ROOFS:

A well-defined, integrated entry element is required for all dwellings. For single-storey homes, this must include a portico or entry structure that is incorporated into the primary roof form subject to design merit.



OTHER ROOFS:

Other roof forms may be considered and assessed based on design merit, provided they do not dominate the streetscape and compliment the surrounding architectural styles.

If you wish to build an alternate roof form than those listed please provide a concept to the DRP early for consideration ahead of finalising your plans.



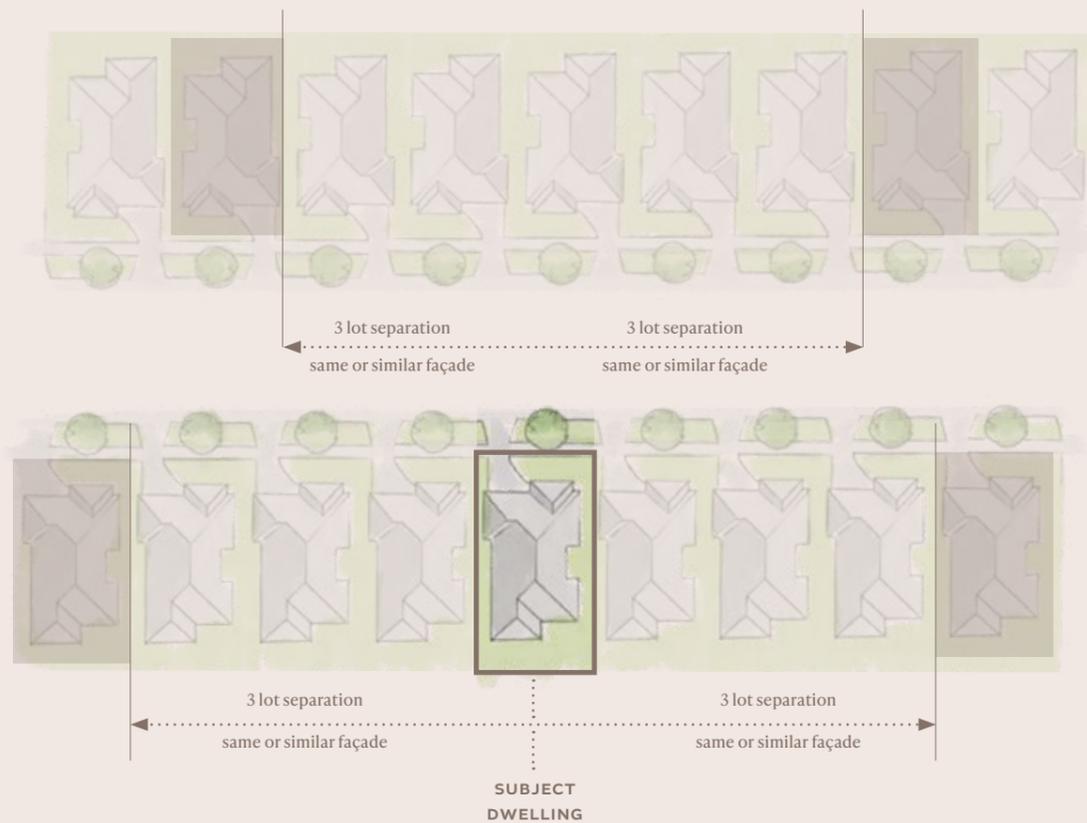
Façade Repetition

The façade of your home must **avoid replicating** or being too similar to a façade of another home within three lots in either direction on the same side of the street or within two lots in either direction on the opposite side of the street.

If more than one application of the same or similar façade design has been submitted for lots within close proximity, priority will be given to the first complete application to be received.

Requests can be made to the DRP to determine whether a similar style façade is proposed to be used within a street. Similar facades will only be allowed if the DRP is satisfied there is sufficient variance in the appearance, which may be achieved through variation of colours and materials.

FAÇADE REPLICATION GUIDE



Garage, Driveways and Paths

Garages and driveways can be visually dominant in a streetscape because of their size and volume. It is therefore important that they are **planned and designed with care** to ensure they are complimentary to the overall front façade and front garden.

KEY DESIGN CONSIDERATIONS:

- **Garage Dominance:** As your house and entryway should be the main focal point, ensure that your garage design does not dominate the façade or compete for attention, and garage widths do not contribute to more than 60% of your lot width.
- **Garage Doors:**
 - Garage doors must be sectional in style with a timber, timber look or colorbond finish only.
 - Roller doors are not permitted.
 - Door colour must be in keeping with the material and colour palette of your home and complement the primary façade colour (subject to the approval of the Design Review Panel). No gloss or shiny materials are permitted.
- **Driveway Design:**
 - Only one driveway is permitted per allotment.
 - Driveways must be offset a minimum of 500mm from the side boundary, and are to have soft landscaped areas on either side, suitable for water infiltration.
 - For zero lots a minimum offset of 300mm is required from the side boundary.
- **Driveway Materiality:** Acceptable driveway materials include; exposed aggregate concrete, segregated brick, slate or natural stone pavers or coloured-through, or resurfaced concrete. Natural grey unfinished, stencilled, or painted-on concrete is not allowed for driveways. Plain concrete must be used across the verge as per the DCP.
- **Driveway Area:** Driveways are included in the impermeable hard surface area of the front garden and must not exceed 60% of the total area of the front garden.
- **Driveway crossovers:** The relocation of driveway crossovers requires DRP approval. All costs to relocate crossovers are to be covered by the land owner, and disused crossovers are to be removed and replaced with a standard kerb and gutter.
- **Timing:** Driveway and crossover must be complete prior to occupation of the home.
- **Carports:** Carports will not be approved as they can lessen the presentation of the streetscape with clutter.

MATERIALS & COLOUR



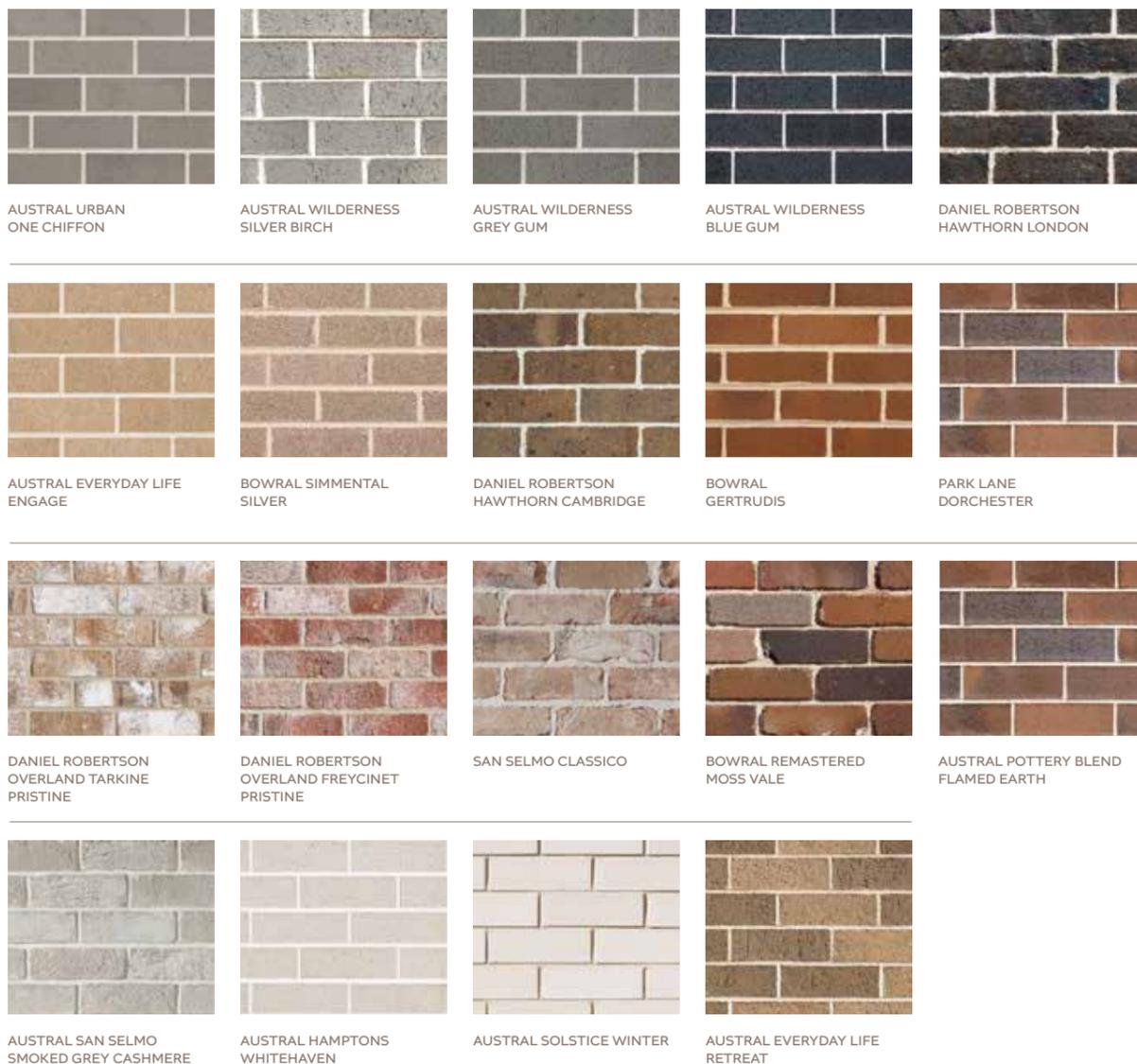
*Evoking the natural
beauty of the Hills of
Mulgoa to your doorstep*

The following materials and colour palette is **inspired by the natural landscape** setting of Everdene and its surroundings. Uniformity and cohesion from this palette will help support **a shared identity** amongst residents, **encouraging pride and a sense of place** in the neighbourhood. Materials and colours must therefore be selected from (and complement) the following Everdene palette.

Subtle tones are encouraged to form the basis of your house palette, with a controlled use of a single accent colour to define clean lines and edges of façade elements. The facade of the home must incorporate a minimum of two complementary finishes, such as a blend of feature brick, masonry, render, contemporary, natural stone claddings, paint or lightweight cladding.

Face Brick Palette

MASONRY COLOUR RANGE*



Paint Colour Palette

How to use the Colour Palette

- Trim, accent and main body colours are provided in the colour palette as a guide and similar colours can be selected subject to approval from the DRP. The main and secondary colours are to be used for large surface areas of the house such as wall materials, cladding or rendered brick. The accent colours are used to provide contrast on smaller elements and trims.
- Main body and secondary paint and render colours should complement key materials such as roofing or brickwork.
- Face bricks must be selected in colours that complement the exterior colour palette and architectural style of the home.
- Garage door colours must be selected from the Everdene Colour Palette or be a colour that matches the quality and finish of the exterior of your home, assessment is based on merit.
- Driveways and separate pedestrian access must be selected from the Everdene Colour Palette or be a colour that complements the dwelling colours, subject to approval from the DRP.
- Ancillary items such as roof plumbing, pergolas balustrades and other minor architectural features must complement the colour of the façade.
- Painted or bagged brickwork is not accepted. Alternative finishes such as whitewash may be accepted based on design merit and subject to approval from the DRP.

MAIN COLOURS (DULUX)



SECONDARY/FEATURE COLOURS (DULUX)



ACCENT COLOURS (DULUX)



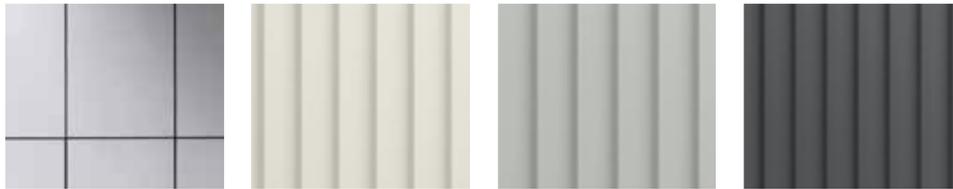
* The brick selection illustrated above has been sourced from Brickworks as a reference to the intended colour palette. However, sourcing equivalent colours and materials from alternative suppliers for approval by the DRP is also acceptable.

Main Materials

LIGHTWEIGHT CLADDING RANGE



STRIA™ CLADDING JAMES HARDIE LINEA™ WEATHERBOARD JAMES HARDIE PRIMELINE™ NEWPORT JAMES HARDIE AXON™ CLADDING JAMES HARDIE OBLIQUE™ CLADDING JAMES HARDIE



MATRIX™ CLADDING JAMES HARDIE SURFMIST LYSAGHT ENSEAM® 265 PROFILE COLORBOND® SHALE GREY LYSAGHT ENSEAM® 265 PROFILE COLORBOND® BASALT LYSAGHT ENSEAM® 265 PROFILE COLORBOND®

RENDER FINISH



DIESKAU DULUX WINTER FOG DULUX TIMELESS GREY DULUX

FEATURE BRICKWORK



SAN SELMO CLASSICO LIMEWASH AUSTRAL BRICKS SAN SELMO CLASSICO ORIGINAL AUSTRAL BRICKS LANG MURSTEN LARSEN PGH BRICKS SAN SELMO SMOKED GREY CASHMERE AUSTRAL BRICKS



LANG MURSTEN LUND PGH BRICKS SAN SELMO SMOKED OPAQUE SLATE AUSTRAL BRICKS

Main Materials

TIMBER CLADDING RANGE



SPOTTED GUM CASTELLATED CLADDING PERMATIMBER® CX EBONY CASTELLATED CLADDING PERMATIMBER® CX DECOBATTEN DECOWOOD TASMANIAN OAK ORIGINAL CLADDING PERMATIMBER® CX



WEATHERBOARD DECOCLAD DECOWOOD SPOTTED GUM ORIGINAL CLADDING PERMATIMBER® CX

STONE CLADDINGS



SILVER PEAK NATURAL FIELDSTONE PGH BRICKS RUSSET NATURAL FIELDSTONE PGH BRICKS SAVOCA FREEFORM ECO OUTDOOR CLANCY RANDOM ASHLAR ECO OUTDOOR



SANDSTONE BEACH URBANSTONE BODEGA FREEFORM ECO OUTDOOR

Garage Doors

FINISH COLOUR RANGE



Front Doors

EXAMPLES



Driveways

COLOURED-THROUGH CONCRETE



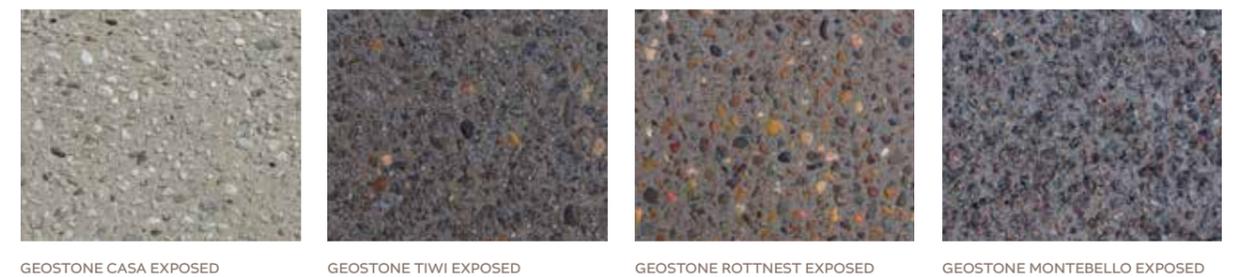
BRICK PAVERS



STONE PAVERS



EXPOSED AGGREGATE

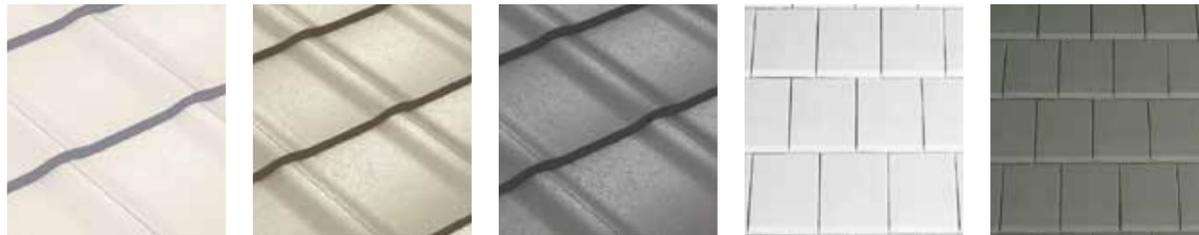


Roof Tiles

FINISH COLOUR RANGE & ACCEPTED PROFILES



BRISTILE CLASSIC STORM GREY BRISTILE CLASSIC COOL SMOKE BRISTILE CLASSIC SILVER GUM BRISTILE PLANUM SLATE BRISTILE PLANUM TURRON



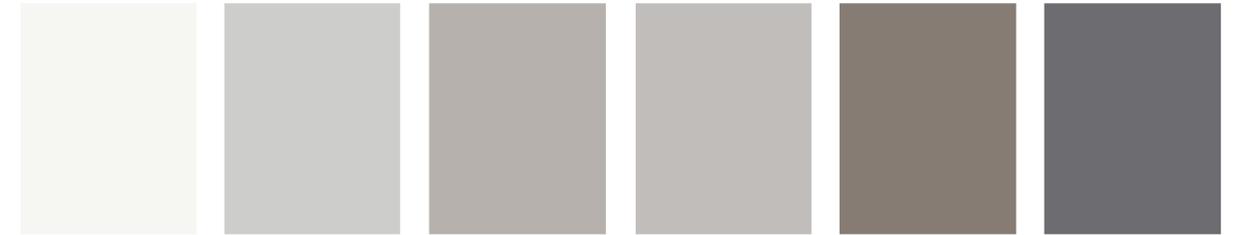
BRISTILE CLASSIC ALABASTER BRISTILE CLASSIC LINEN BRISTILE CLASSIC LATE MIST BRISTILE PLANUM GHOST WHITE BRISTILE PLANUM WALLAROO



Modern Hampton Facade by Eden Brae Homes. Artist's Impression*

Metal Roof Colours

FINISH COLOUR RANGE



COLORBOND™ DOVER WHITE SA = 0.28 COLORBOND™ SOUTHERLY SA = 0.40 COLORBOND™ DUNE SA = 0.48 COLORBOND™ SHALE GREY SA = 0.44 COLORBOND™ GULLY SA = 0.64 COLORBOND™ BASALT SA = 0.67



COLORBOND™ WINDSPRAY SA = 0.60 COLORBOND™ WALLABY SA = 0.64 COLORBOND™ MONUMENT SA = 0.73 COLORBOND™ BLUEGUM SA = 0.57 COLORBOND™ JASPER SA = 0.67 COLORBOND™ WOODLAND GREY SA = 0.70



Summit Facade by Claredon Homes. Artist's Impression*

EXTERNAL WORKS

Landscaping is essential for enhancing the identity, quality and liveability of a residential neighbourhood. It provides a natural buffer between homes and the street, enhancing privacy while inviting social interaction.

KEY DESIGN CONSIDERATIONS:

- **Front Planted Hedge:** A planted hedge in a garden bed is encouraged along the front boundary. Hedging to be planted every 0.5m maximum to ensure a continuous hedge is created.
- **Front Tree:** All front yards are to include a minimum 1x feature tree with a minimum 75L pot size, and must be selected from the approved species list (see tree palette).
- **Front Garden Beds:** Garden beds must appear fully planted at installation (avoid empty mulched areas), and edging must be masonry or steel (no timber or plastic).
- **Minimum Sizing:** No tube stock is permitted. Refer to Recommended Plant Species List for minimum allowed pot sizes (pages 36-42).
- **Lighting:** External lighting of landscaped and outdoor areas are to consider impacts to surrounding neighbours.

Front Garden: Landscape Objectives

OBJECTIVES

The primary goal is to create well-designed front gardens that contribute to a cohesive, high-quality streetscape while respecting the distinctive character of the residential estate. This landscape objective guides design outcomes that enhance individual properties and contributes to the local landscape character and ecology.



Seacliff by Mojo Homes. Artist's Impression*

Promote a Unified Streetscape

Thoughtfully planned landscaping, particularly in areas visible from public spaces, supports a consistent and aesthetically pleasing neighbourhood presentation.

Minimise Hard Surfaces and Maximise Green Spaces

Minimise the use of extensive hardscaping, such as driveways, in favour of garden beds, turf, and permeable surfaces, especially in areas visible from streets, parks, and public pathways.

Create Privacy (Where Required)

Landscaping elements should be incorporated to provide additional privacy, particularly in properties with higher visibility or open frontages.

Prioritise Climate Resilient Planting

The use of climate resilient planting supports a sustainable, low-maintenance garden that promotes long-term resilience.

Urban Heat Island Reduction

Incorporating canopy trees reduces the urban heat island effect and will cool your property and neighbourhood.

Promote Biodiversity

Using a variety of native and flowering plants contributes to bee population, habitat and a healthy garden ecosystem.



Artist's Impression*

Beautiful, Sustainable Front Gardens to Enrich Your Home and Streetscape

Every home contributes to the character and aesthetic of its neighbourhood. A well-considered landscape design, paired with appropriate plant selection and sizes can significantly enhance both the individual property and the broader Mulgoa. To ensure the best results, homeowners are encouraged to seek expert guidance from qualified landscape designers / architects, local nurseries, and horticultural specialists.

Front Garden Design Elements

GENERAL LANDSCAPE CONTROLS

Driveway

Driveways must be no wider than 3.5 metres at the property boundary to maintain a consistent and visually balanced streetscape. To soften the appearance of hard surfaces and enhance the overall look of the front garden, a minimum 500mm wide landscaped strip must be included between the edge of the driveway and the side boundary. This area provides space for planting or turf and contributes to a greener, more welcoming street frontage.

Driveway materials and colours to be selected from the materials and colour section of this guide.

Fences

Front fencing is optional; however, if installed, it must be positioned at least 1m behind the front property boundary, with a landscaped garden strip with edging in front to soften its appearance. See landscape controls for fence details.

Front fencing is to be a maximum 1000mm in height and be of permeable design constructed from high quality materials such as timber battens or powder-coated metal. Lapped and capped fencing is not to be visible from the street.

Pool fencing is not permitted.

All plans for front fencing are to be submitted to the DRP for approval prior to installation.

Planting

Each front garden must include at least one feature tree, with a preference for two, each with a mature height of 4 metres. When possible, stagger garden trees with existing street trees to create a consistent and layered canopy along the street.

For optimal results:

- Planted garden beds must be provided to a minimum of 50% of the available soft landscaping area forward of the building line on the primary street frontage and 20% of the available soft landscaping area forward of the building line on the secondary street frontage (if applicable).
- Garden beds should incorporate a 50/50 ratio of shrubs to ground covers to establish an appealing look.

Front Porch

Front entry porch ground cover or deck is to be appropriately finished in materials such as timber decking, tiles or pavers. Unfinished concrete or similar will not be accepted.

Figures 1.1, 1.2 and 1.3 below provide examples of good front yard designs that features that can be used for inspiration or as guidance for your landscape designer

EXAMPLE PLAN 1.1



Design Notes:

- Driveway
- Entry path
- Front porch
- Paved / hard surface
- Turf area
- Small Feature tree.
6A. Small tree. 6B. Feature tree
- Layered planting
- Native tree
- Garden edging (Core-ten, stone, brick or concrete)
- Letter Box
- Seat / Daybed
- Bin Area
- Bin Storage Area (behind gate)
- Rocks / boulders
- 1200mm ht Vertical picket / batten style front fence w/ min 10mm gap opening between vertical elements (optional). Replace with edging if deleted.

THE PROCESS

Essential Information Before and After Moving In

To preserve high-quality streetscapes and maintain a cohesive visual identity for the community, all front gardens and areas visible from the street must be fully landscaped within three months of moving into a property. This includes turf, fencing, driveways, and entry pathways.

Before Construction: Submit Your Landscape Plan

As part of the Design Review Panel (DRP) application, a comprehensive landscape design must be submitted. This step is crucial and should be completed prior to lodging the development application with the local council. Landscaping must be completed prior to compliance bond refund

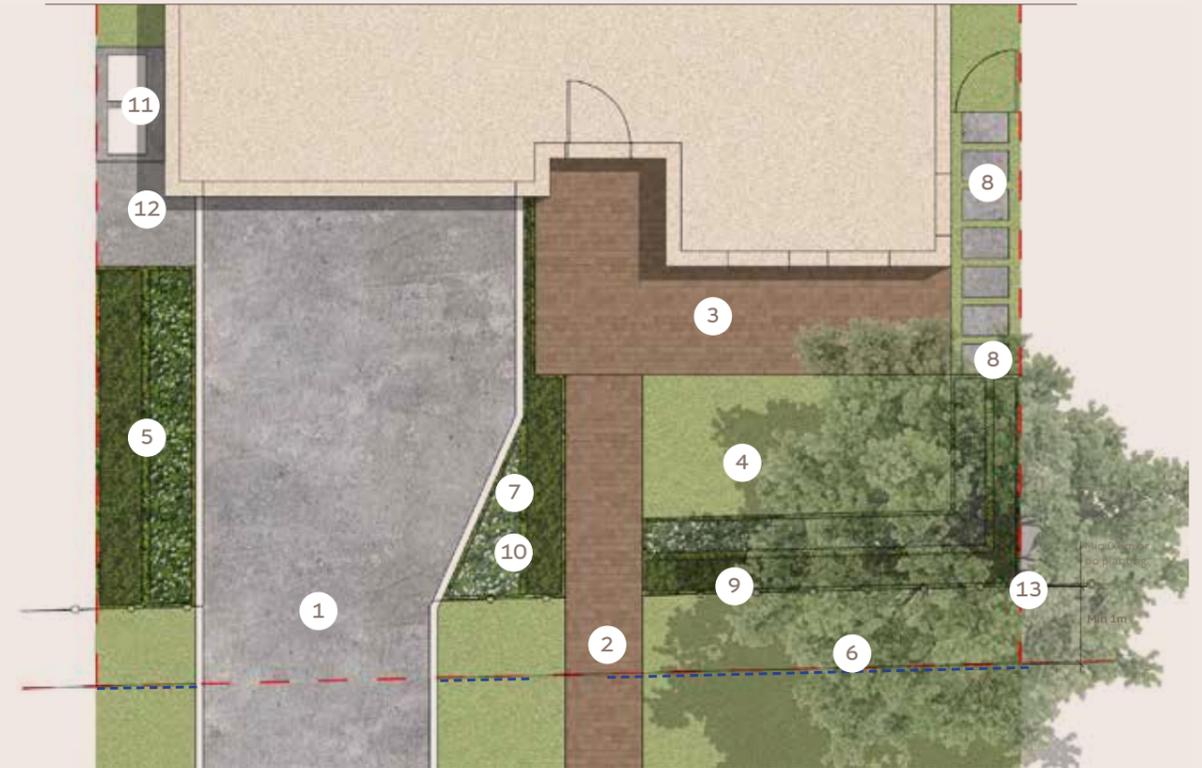
EXAMPLE PLAN 1.2



Design Notes:

1. Driveway
2. Entry path
3. Front porch
4. Stepping stones in mulch or groundcovers
5. Turf area
6. Feature tree
7. Layered planting
8. Native tree
9. Garden edging (Core-ten, stone, brick or concrete)
10. Letter Box
11. Seat
12. Bin Area
13. Bin Storage Area (behind gate)
14. 1200mm ht Vertical picket / batten style front fence w/ min 10mm gap opening between vertical elements (optional). Replace with edging if deleted.

EXAMPLE PLAN 1.3



Design Notes:

1. Driveway
2. Entry path
3. Front porch
4. Tree in turf (optional)
5. Turf area
6. Native Tree
7. Layered planting
8. Mulch path
9. Optional garden bed
10. Letter Box
11. Bin Area
12. Bin Storage Area (behind gate)
13. 1200mm ht Vertical picket / batten style front fence w/ min 10mm gap opening between vertical elements (optional). Replace with edging if deleted.

Front Garden: Landscape Process and Controls

LANDSCAPE CONTROLS

Layout

The selection of materials, plants, and colours should complement the exterior of the home, ensuring a harmonious and consistent aesthetic.

Services and Easement Awareness

Property owners should be mindful of any underground service and easements on their land. Certain areas may have planting restrictions, particularly for trees. For guidance, consult with Penrith City Council or the service authority.

Garden Beds

It is essential to avoid invasive or environmental weed species and use planting from the recommended plant list.

- Trees minimum 75L pot size.
- Shrubs minimum 200mm pot size.
- Groundcovers minimum 150mm pot size.

Organic Mulch and Pebbles

Brightly dyed mulches or pebbles (e.g. red, black or white) are prohibited. Only natural-coloured pebbles and organic mulch are acceptable in front garden designs (e.g., washed river pebble of the like).

Garden Bed Edging

- Garden beds must have neat, flush edges using approved materials, including:
- Steel: Electro-galvanised mild steel or Core-ten.
- Face Brick or Stone.
- Round timber, logs or plastic edging not accepted.
- Concrete.

Turf Selection

All lawns must be planted with warm-season grass, such as buffalo, which is well-suited to the local climate, providing year-round coverage. These grasses are hardy, water-efficient, and appropriate for residential areas.

To maintain a natural streetscape, synthetic turf is not permitted to the front yard or any areas visible from the street.

Topsoil for Healthy Turf

A minimum of 150mm of good-quality topsoil is required for turf installation to support healthy root development and ensure long-term lawn performance.

Maintenance

Lawns must be regularly mowed and edged to maintain a clean, well-kept appearance. A neat lawn enhances the property and contributes to the overall visual appeal of the street.

Garden beds and turfed areas must be free from weeds and kept neat and tidy.

The verge (nature strip) in front of the property must be turfed and maintained by the homeowner. This area must be included in the landscape plan and is part of the overall landscaping responsibility.

Recommended Plant Species list

Understanding Sunlight Helps You Select the Right Plants

The amount of daily sunlight garden receives significantly influences plant selection and long-term landscape success. The following guide outlines suitable plant characteristics based on garden orientation, helping to inform species choices from the recommended planting palettes aligned with each design theme.



UNDERSTANDING SUNLIGHT HELPS YOU SELECT THE RIGHT PLANTS

North-Facing Front Garden

Exposed to the highest levels of direct sunlight throughout the day. Best suited to sun-tolerant species that thrive in full sun and withstand dry conditions.

South-Facing Front Garden

Receives minimal winter sun and remains shaded for extended periods. Ideal for shade-tolerant species adapted to cooler temperatures and low-light environments.

West-Facing Front Garden

Shaded during the morning, followed by intense afternoon sun, particularly in summer. Requires heat- and sun-tolerant plants capable of enduring strong, late-day sunlight.

East-Facing Front Garden

Enjoys gentle morning sun followed by partial shade in the afternoon. Well-suited to shade-tolerant or part-shade species that benefit from softer, indirect light.

Recommended Plant Species list

NATIVE TREE FEATURE TREE



- 01 BUCKINGHAMIA CELSISSIMA
Ivory Curl (Native)
Size (HxW) 6x3m
- 02 CORYMBIA CITRIODORA 'SCENTUOUS'
Dwarf Lemon Scented Gum (Native)
Size (HxW) 6x3m
- 03 TRISTANIOPSIS LAURINA
Water Gum (Native)
Size (HxW) 7x4m

MEDIUM FEATURE TREE



- 01 HYMENOSPORUM FLAVUM
Native Frangipani (Exotic)
Size (HxW) 8x5m
- 02 MELALEUCA LINARIIFOLIA
Snow Summer (Native)
Size (HxW) 8x5m
- 03 ACACIA FLORIBUNDA
Gossamer wattle (Native)
Size (HxW) 6x4m

SMALL FEATURE TREE



- 01 MAGNOLIA 'LITTLE GEM'
Also consider:
Magnolia 'Exmouth'
Magnolia 'Coolwyn Gloss'
Dwarf Magnolia (Exotic)
Size (HxW) 15x10m
- 02 LAGERSTROEMIA 'INDICA'
Crepe Myrtle (Exotic)
Size (HxW) 6x4m
- 03 FICUS HILLII
Hills Weeping Fig (Native)
Size (HxW) 8x5m

Recommended Plant Species list

LARGE SHRUBS



- 01 ACMENA SMITHII 'MINOR'
Lillypilly (Native)
Size (HxW) 3m
(Hedged to 2m max)
- 02 MURRAYA PANICULATA
Orange Jessamine (Exotic)
Size (HxW) 4m
(Hedged to 2m max)
- 03 VIBURNUM TINUS
Viburnum (Exotic)
Size (HxW) 4m
(Hedged to 2m max)
- 04 VIBURNUM ODORATISSIMUM
Sweet Viburnum (Exotic)
Size (HxW) 5m
(Hedged to 2m max)
- 05 SYZYGIIUM AUSTRALE 'AUSSIE BOOMER'
SYZYGIIUM AUSTRALE 'RESILIENCE'
SYZYGIIUM AUSTRALE 'AUSSIE SOUTHERN'
Lilly Pilly (Native)
Size (HxW) 2.5 x 1.5m
- 06 CAMELLIA SASANQUA 'WHITE'
White Camellia (Exotic; Shade)
Size (HxW) 2-4m
- 07 ALOCASIA BRISBANENSIS
Spoon Lily
Size (HxW) 1.5m
- 08 ALPINIA 'RED BACK'
Red Back Australian Ginger
Size (HxW) 1.5m

MEDIUM SHRUBS



- 01 CALLISTEMON 'WHITE ANZAC'
Bottlebrush 'White Anzac' (Native)
Size (HxW) 1.5m
- 02 WESTRINGIA RUTICOSA
Australian rosemary (Native)
Size (HxW) 1.5m
- 03 NANDINA 'BLUSH'
Blush Pink Nandina (Exotic)
Size (HxW) 1m

Recommended Plant Species list

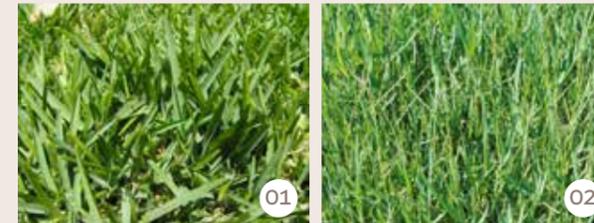
SMALL SHRUBS



- 01 WESTRINGIA 'JERVIS BAY' OR 'ZENA'
Coastal Rosemary (Native)
Size (HxW) 1m
- 02 PITTOSPORUM 'MISS MUFFET'
Miss Muffet (Native)
Size (HxW) 0.5m
- 03 CALLISTEMON 'LITTLE JOHN'
Little John Dwarf Bottlebrush (Native)
Size (HxW) 1m
- 04 RAPHIOLEPSIS 'SNOW MAIDEN'
Indian Hawthorn (Exotic)
Size (HxW) 1m
- 05 CALLISTEMON 'GREAT BALLS OF FIRE'
Bottlebrush 'Great Balls Of Fire' (Native)
Size (HxW) 0.5m
- 06 BANKSIA SPINULOSA 'BIRTHDAY CANDLES'
Birthday Candles (Native)
Size (HxW) 0.5-1.5m
- 07 GARDENIA AUGUSTA 'FLORIDA'
Gardenia (Exotic)
Size (HxW) 1m
- 08 LAVANDULA DENTATA
French Lavender (Exotic)
Size (HxW) 0.6m
- 09 BUXUS MICROPHYLLA
Japanese Boxwood (Exotic)
Size (HxW) 1m
- 10 SYZYGIUM 'TINY TREV'
Tiny Trev Lily Pilly
Size (HxW) 0.8m
- 11 AZALEA INDICA
Southern Indian Azalea
Size (HxW) 1m
- 12 CALLISTEMON 'GREEN JOHN'
Green John Bottlebrush
Size (HxW) 1m
- 13 CALLISTEMON 'MINI RED'
Mini Red Bottlebrush
Size (HxW) 1m

Recommended Plant Species list

TURF



- 01 STENOTAPHRUM SECUNDATUM
Sir Walter Soft-leaf Buffalo (Exotic)
Size (HxW)
Height not required.
Refer to specifications
- 02 PASPALUM DISTICHUM
Couch Paspalum (Native)
Size (HxW)
Height not required.
Refer to specifications

GROUNDCOVER



- 01 GAZANIA TOMENTOSA
Silver Leaf Gazania (Native)
Size (HxW) 0.2m
- 02 BRACHYSCOME MULTIFIDA
Australian Cut Leaf Daisy (Native)
Size (HxW) 0.2m
- 03 SENECIO SERPENS
Blue Chalksticks (Exotic)
Size (HxW) 0.2m
- 04 CARPOBROTUS GLAUDESCENS
Pigface (Native)
Size (HxW) 0.2m
- 05 MYOPORUM PARVIFOLIUM
Creeping Boobiella (Native)
Size (HxW) 0.2m
- 06 GREVILLEA 'POORINDA ROYAL MANTLE'
Royal Mantle (Native)
Size (HxW) 0.2m
- 07 CLIVIA MINIATA
Bush Lily (Exotic)
Size (HxW) 0.3m
- 08 TRACHELOSPERMUM JASMINOIDES
Chinese star jasmine
Size (HxW) 0.2m

Recommended Plant Species list

GROUNDCOVER (CONTINUED)



- 09 TRACHELOSPERMUM ASIATICUM
Asiatic jasmine
Size (HxW) 0.2m
- 10 LOMANDRA FILIFORMIS'
Wattle mat-rush
Size (HxW) 0.2m
- 11 LOMANDRA MULTIFLORA
Many-flowered mat-rush
Size (HxW) 0.2m
- 12 LOMANDRA LONGIFOLIA
Spiny-head mat rush
Size (HxW) 0.2m
- 13 DIANELLA CAERULEA
Blue flax-lily
Size (HxW) 0.2m
- 14 DIANELLA REVOLUTA
Blueberry lily
Size (HxW) 0.2m
- 15 LIRIOPE MUSCARI
Blue Lily Turf
Size (HxW) 0.2m
- 16 HARDENBERGIA VIOLACEA
Purple coral pea
Size (HxW) 0.2m
- 17 HIBBERTIA SCANDENS
Snake vine
Size (HxW) 0.2m



Fencing

Fences play a key role in defining the character, safety, and social dynamics of a neighborhood. As such, the following controls are provided for the estate to promote a sense of consistency and cohesion:

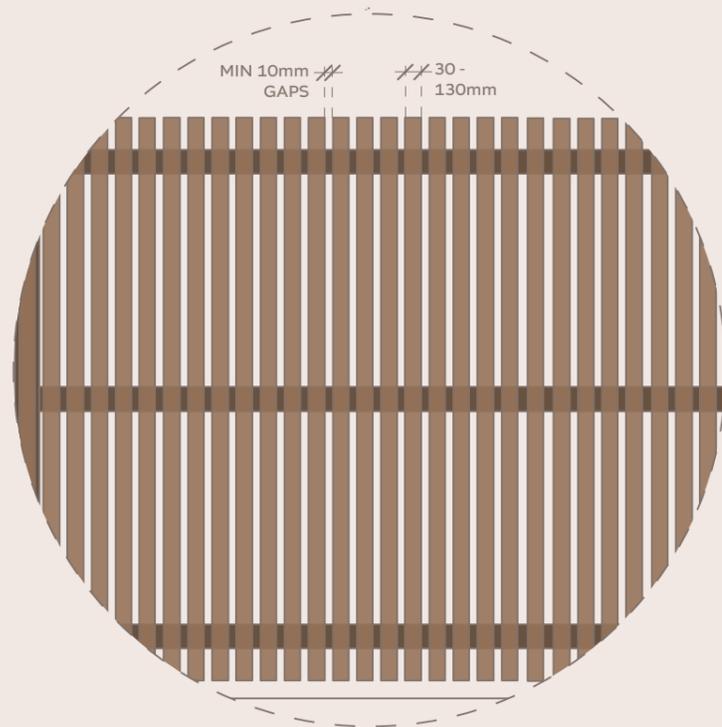
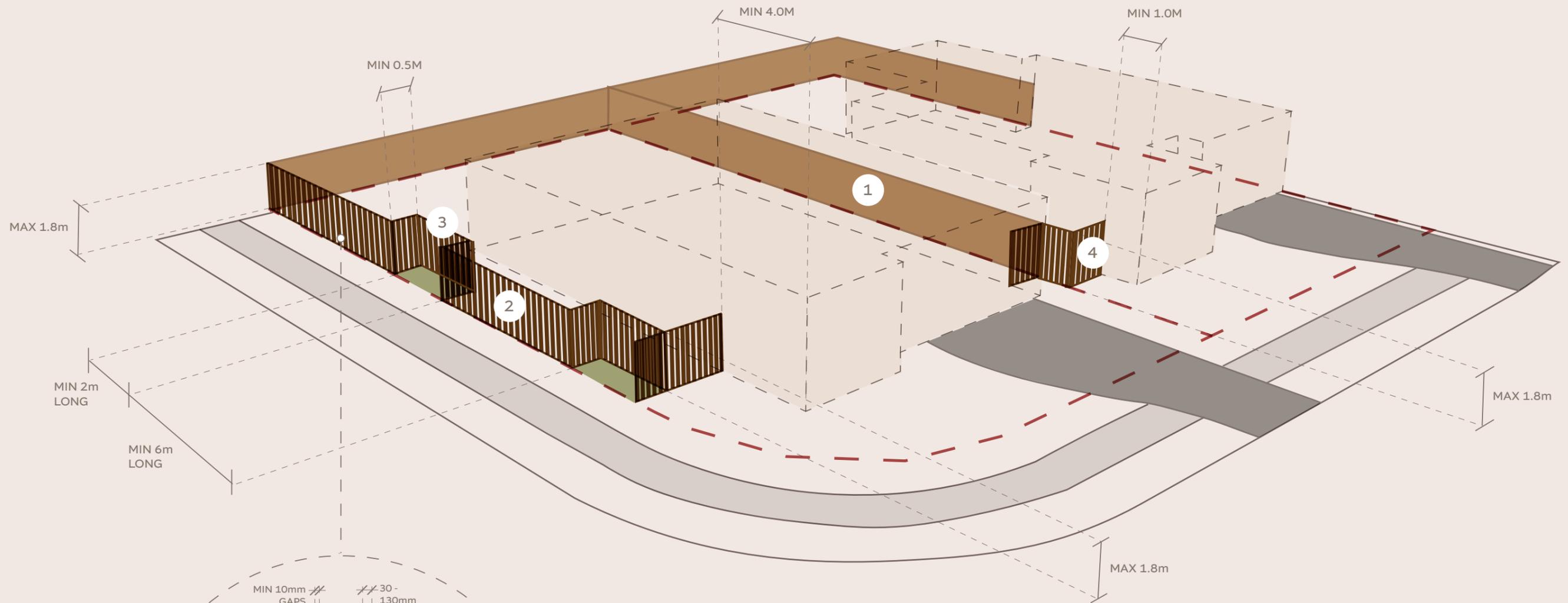
KEY DESIGN CONSIDERATIONS:

- Interallotment fencing is to be a 1.8m high timber lapped-and-capped fence and must commence a minimum of 1m behind the front building line. Timber paling fencing must not be visible from the street.
- Corner boundary fencing fronting a secondary façade must be set back a minimum of 4m from the primary front façade line to enable architectural expression at the building corner. Corner boundary fencing must have a maximum height of 1.8m and be constructed in a permeable timber batten style, with acceptable batten widths between 30–130mm and a minimum 10 mm gap between battens.
- Boundary fencing lengths facing the street or public view that exceed 6m must incorporate landscaped alcoves with a minimum length of 2m and a minimum depth of 500mm, including appropriate planting that is well maintained at all times.
- Side gates must be constructed in timber or aluminium batten-style fencing, with batten widths between 30–130mm and a minimum 10mm gap between battens.
- All fencing facing the street, including side gates and corner boundary fencing, must be stained in natural tones that match or complement the dwelling façade and surrounding landscaping.
- Colorbond fencing is not permitted
- **Letterboxes:** Letterboxes should be located close to entry paths and where there is a front fence, letterboxes should be integrated and mounted into the fence as per the examples herein.
- **Entry boulevard lots:** For lots fronting the entry boulevard, Mirvac will provide front fencing to front title boundary.

Installation Process for Entry Boulevard Fencing by Mirvac

- After home completion and before landscaping, owner is to notify DRP.
- DRP confirms timing for fencing works.
- Site prep requirements:
 - 1m strip clear of obstructions/materials
 - Ground must be level and smooth across the fence alignment





--- Lot Boundary

- 1 Interlotment fencing is to be a 1.8m high lapped and capped timber paling fence, and is to start a minimum 1m behind the building line.
- 2 Permeable timber-batten fencing. Acceptable range for timber batters is between 30-130mm, with a minimum gap allowance of 10mm. Should be stained in natural tones.
- 3 Appropriate landscaping must be included within the planting alcoves. This is to be well-maintained at all times.
- 4 Side gates are to be timber or aluminium batten style fencing with minimum 10mm gaps between batters. Should be stained or painted in natural colours to match or compliment the home.

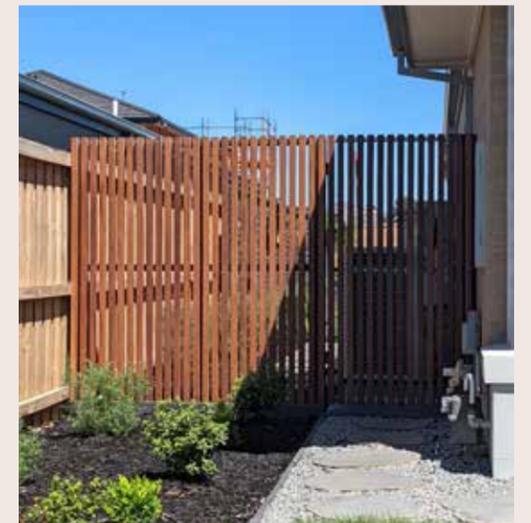
Fencing

EXAMPLE FRONT FENCING DESIGNS



Fencing

EXAMPLE SIDE GATE DESIGNS





Letterboxes

Letterboxes are a repeating element in the streetscape that should compliment the fencing and landscape and not be dominating in the streetscape.

LETTERBOX – FENCE MOUNTED



MILKCAN
Regent 8421 White, Charcoal or Black



MILKCAN
Monza 743 White, Charcoal or Black



MILKCAN
Milton 851 Charcoal or Black



MILKCAN
Canterbury 8591 White, Charcoal or Black



SANDLEFORD
Matilda, White, Charcoal, Black or Rust

LETTERBOX – PIER



Austin Parcel
Pillar



Vienna Parcel
Pillar



Bondi Parcel
Pillar



Noosa Extra
Wide



Noosa
Pillar

KEY CONSIDERATIONS:

- Letterboxes are to comply with Australia Post size guidelines.
- The style, material and colour of letterboxes are to be in keeping with the house and garden designs.
- The letterbox should be incorporated into the design of the front fence be a pier or a box and post letterbox with a maximum height of 1.2m.
- Letterboxes must clearly display the street number.
- See above images for example styles for use in Everdene.

Retaining Walls

Retaining walls have both a functional and aesthetic role. Similar to fences, they can be highly visible from public view and contribute to the visual appeal and character of a street.

KEY DESIGN CONSIDERATIONS:

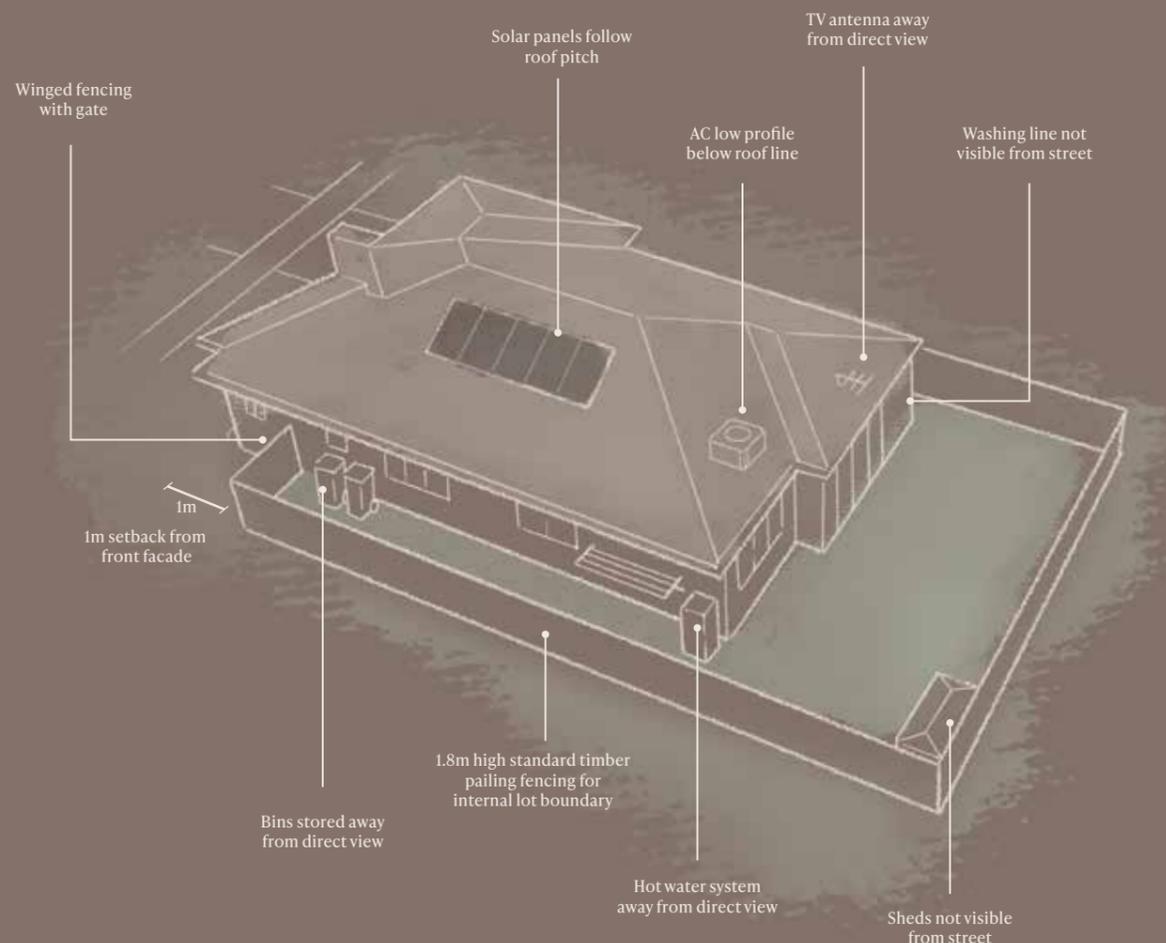
- Retaining walls visible from the street should be well-integrated into the overall front yard design, must be concrete or masonry and complement the house facade colours (unless otherwise approved by the DRP)
- If visible from the street or public space, must be one of:
 - Split-face block wall
 - Brick wall (selected from approved palette)
 - Feature stone wall
 - Sandstone boulder/log wall
- No timber or concrete sleeper retaining walls are permitted to be visible from street.
- Rear yard concrete panel walls with universal beams are acceptable only where not visible from public space.
- Any proposed retaining walls visible from the street or public spaces must be designed to a maximum height of 0.9m. If further retaining is required, then this is to be stepped 500mm apart with landscaping in between
- All fencing and retaining walls must be completed with the construction of your home.
- The installation of any new retaining walls that will structurally affect the existing walls, building platforms or batters, and any modification of the lot's existing batters and retaining walls, is only permitted once you have obtained professional advice from a structural engineer and received all relevant approvals. A copy of such advice and approvals must be provided to the Design Review Panel.



GOOD NEIGHBOUR GUIDE



"Neighbours who care become communities that thrive"



Good Neighbour Guide

Careful consideration has been given to fostering a sense of **privacy, security, comfort, functionality and aesthetics** at Everdene. Below are some additional measures to supporting the aspirations of the Everdene community.

KEY CONSIDERATIONS:

Servicing infrastructure

- Air conditioning units, hot water units, gas bottles, PV system batteries, electric car charging ports, water tanks, clotheslines and garbage bins must not be visible from the street.
- Electrical meter box colours must complement the wall colour.
- The use of solar panels within the estate is encouraged, though solar panels are not permitted on the roof of the front facade.
- Reticulated Gas is not available to the site. Gas bottles are permitted but must not be visible from the street.
- Visually obtrusive and unsightly items such as hot water storage tanks, garbage bins, rainwater tanks, utility meters, air conditioning condensers, air conditioning service lines, clotheslines, TV antenna and garden sheds are not to be directly visible from the street. These items should also have a minimal visual impact on adjacent dwellings.

Vehicles

- Vehicles of any kind are not permitted 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.
- To keep thoroughfares clear, trucks or similar vehicles cannot be parked on the roadway for extended periods of time.
- Storage of trucks, trailers, boats, caravans or similar must be parked off street and out of view from streets and public domain.

Gardens

- Front gardens should be kept tidy with grass (including verge) mowed regularly, gardens weeded, and plants thriving for an evergreen look and feel.
- Garden sheds are not to be directly visible from the street or public domain and should have minimal visual impact on neighbouring dwellings.

Waste

- Rubbish bins should always be kept behind fences or screened from both public and neighbouring allotment views; except for the day of rubbish collection.

Laundry

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

Window fittings

- 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 any street frontage.
- External window roller shutters and security blinds are not permitted.

Construction

- Mirvac will be trialling different waste removal systems with home builders to ensure that waste is kept to a minimum and recycled where possible. The aim is to minimise the dumping of material in landfill.
- During home construction, no rubbish can accumulate on the lot unless stored in a skip or bin and trade vehicles or delivery vehicles must not park on verges, footpaths, nature strips or park reserves.
- Building materials are not permitted to be delivered or stored on the nature strip or anywhere outside the title boundary.

Other

- No advertising signage is permitted on either vacant land or an occupied allotment.



SUSTAINABILITY



"Laying the foundation for a healthy and livable future for generations to come"

Mirvac considers sustainability and innovation to be key components in delivering **cohesive communities** that are safe, encourage healthy and active lifestyles. In line with Mirvac's sustainability goals, the Everdene, Mulgoa estate will be **all electric**, meaning that all homes in the estate will use electricity to power all of its required energy needs.

Sustainability

OBJECTIVES

Mulgoa

Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy and active lifestyles and result in lower household expenses. In line with Mirvac's sustainability goals, the Everdene by Mirvac estate will be all electric, meaning that all homes in the estate will use electricity to power all of its required energy needs. All electric homes with solar PV are cheaper to run and have a lower environmental impact compared to homes with gas.

Objectives

- To set a new benchmark for high-quality sustainable living, and encourage the incorporation of best practice sustainable initiatives.
- To provide and encourage opportunities for residents to reduce their environmental impact.
- To provide and encourage opportunities for residents to reduce household expenses during operation.

Energy consumption and greenhouse gas-emission reduction

Mirvac encourages all homes to achieve a 7.5 Star NatHERS rating. This may be achieved through incorporation of the following elements where necessary –

- Glazing should be located to provide light, ventilation and views and be designed to maximise the benefit of northern winter sun. Glazing facing east or west should be minimised, as it can allow unwanted heat gain in summer. Glazing facing south should be minimised to avoid heat loss in winter.
- Locate living areas to the north and aim for the garage and bedrooms to the south.
- Consider roof colours that have a Solar Absorbance (SA) value of less than or equal to 0.60
- Maximising opportunities for cross ventilation and provide high level operable windows in multi-level homes to allow for heat removal.
- Shading designed to restrict solar access to the living spaces in summer, whilst allowing beneficial solar access in winter.

- Increased the R value of the wall and ceiling insulation
- Draft sealing (weather seals on external doors etc.) where necessary.
- Sealed exhaust fans where necessary.
- Ceiling fans

In addition to achieving a 7.5 star NatHERS rating, Mirvac encourage house designs to include the following features:

- Solar photovoltaic system (aim for a minimum of 5kW) with household consumption monitoring.
- Utilise Federal government rebates to include battery storage.
- Efficient heat pump hot water system
- Low energy use appliances (aim for energy ratings greater than 4 star).
- Energy efficient air conditioning systems (aim for a COP greater than 3).
- LED light fittings throughout the home.
- Exterior lighting fitted with motion sensors.
- Standby 'Green Switch' or Smart home automation to reduce energy whilst the home is unoccupied.
- Provision for EV charging to future proof your home

Water conservation and reuse

To assist in achieving an overall reduction in household water usage, Mirvac recommends that homes incorporate the following measures:

- Rainwater tanks for toilet flushing and irrigation.
- Dishwasher and washing machines with a 4 Star or greater WELS rating.
- Tapware and toilets with a 4 Star or greater WELS rating.
- Showers with a 3 Star WELS rating.
- Purchasers are encouraged to consider water efficient landscape design, soil mix, and plant selections, with a target of a minimum of 70% of planted species to be drought tolerant.

Materials and waste

- Maximise the use of standard sizes of materials wherever possible to minimise wastage.

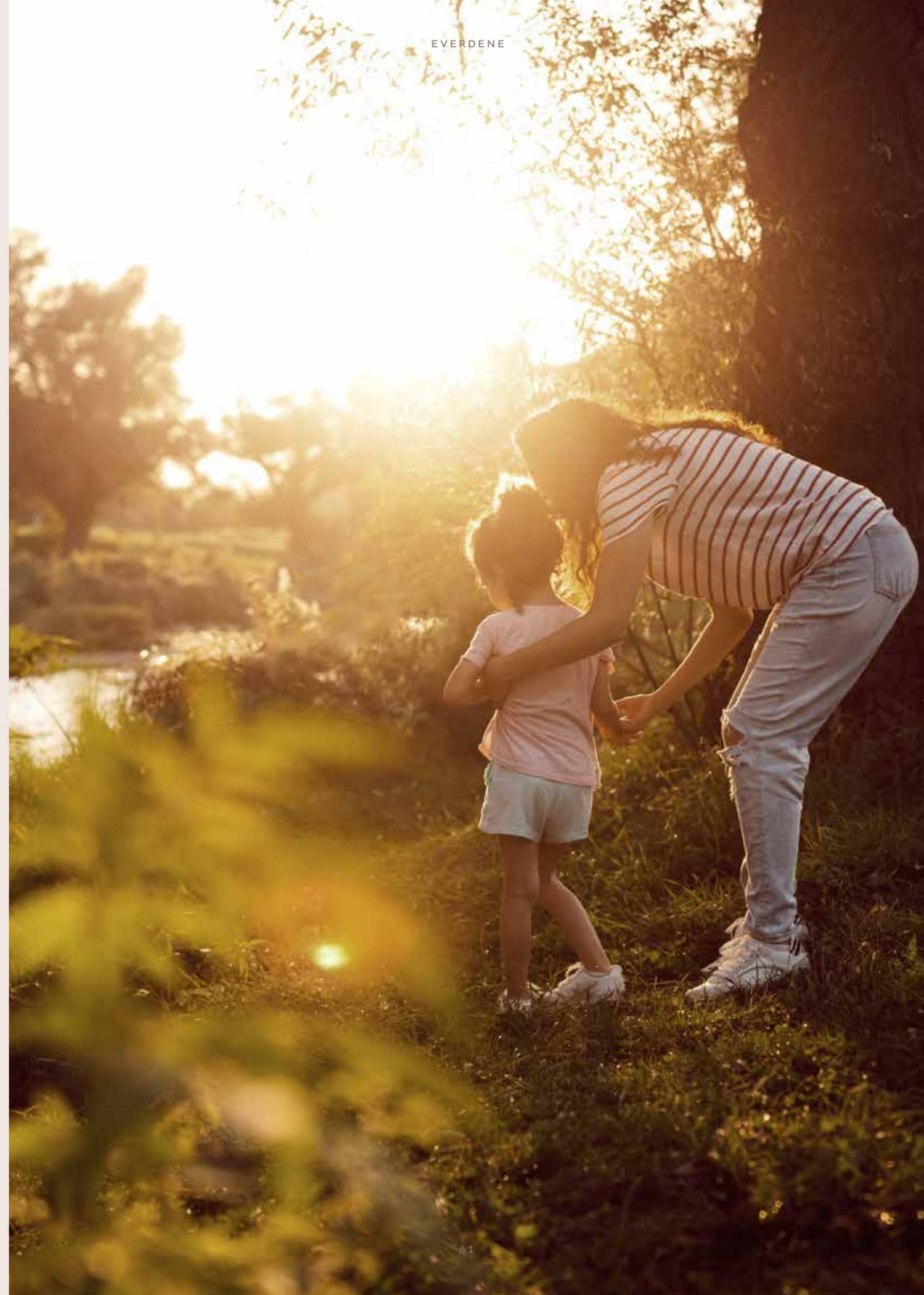
- Mirvac recommends the use of low-impact construction materials.
 - For masonry consider low impact options, such as recycled or carbon neutral bricks.
 - For lightweight construction, consider the use of natural or innovative materials such as timber, structural insulated panels or Hebel for a reduced environmental impact and good thermal performance qualities.

Internal Finishes

- Consider the use of flooring, joinery and plasterboard that is environmentally certified by independent certification schemes such as GECA, EcoSpecifier or the Carpet Institute of Australia.
- Select high quality, durable finishes with long warranty periods.
- To reduce the airborne chemicals within your home consider the following products
 - Engineered wood products, such as kitchen cabinetry and wardrobes, with low or zero formaldehyde (rated as E1 or E0).
 - Paints, adhesives and carpets rated to have low levels of volatile organic compounds (VOCs).
- To reduce waste to landfill during the operation of your home, consider
 - Installing a dual bin in the kitchen joinery to make recycling as easy as disposing of general waste.
 - The use of a worm farm or composting bin to reduce food waste and provide fertiliser for your gardens.

Landscaping

- The use of permeable surfaces is encouraged to maximise opportunities for natural infiltration and groundwater recharge.
- The use of waterwise plant species, waterwise irrigation and mulching of garden beds is encouraged to reduce water use.
- The planting of trees offering shade for the house and outdoor living areas and contributing to bird habitat is encouraged.
- The use of locally native plant species is encouraged to increase biodiversity.
- Consider the use of herbs, vegetables and fruit trees to create a productive garden.



APPENDIX

Appendix A

DESIGN REVIEW PANEL APPLICATION CHECKLIST

Site Plan Checklist

- North Point
- Scale (1:100, 1:200)
- Lot boundaries & setback dimensions (front, rear & sides)
- Building footprint (outline)
- Finished floor level
- Existing site contours
- Location of driveway & crossover
- Location of fencing & gates
- Location of swimming pools (where applicable)
- Location of services (hot water service, water tanks, air conditioning, satellite dishes, tv antennae, clothesline, garden shed etc)
- Shadow diagram for 9am, 12pm and 3pm
- Site coverage
- Site permeability

Sections

- Scale (1:100, 1:200)
- Existing ground level
- Finished ground level
- Cut and fill levels
- Ceiling heights
- Building heights relative to existing ground level
- Roof pitch

Floor Plan Checklist

- North point
- Scale (1:100)
- Finished floor levels
- All key internal room names
- Floor area (living, porch, balcony, alfresco, garage)
- All room and house dimensions
- Elevations
- Scale (1:100)
- Existing ground level and finished ground level
- Materials and finishes
- Roof pitch and materials, including dimension of eaves
- Location of services (hot water service, solar panels, air conditioning, rainwater tank)

Landscape Plan Checklist

- Driveway materials, finish and specifications (dimensions)
- Entry path including dimensions and fence line, materials and colours
- Plant species, size, quantity and location (include imagery)

- Turf lawn extent and species
- Clothesline location
- Hot water service, rainwater tank, air conditioning unit and any screening locations
- Bin storage and screening where required (to screen bins from the street or public area)
- Fence location and type

DRP Supporting Documents

- Energy report
- Materials and finishes schedule (include colours and images)
- All roof colours and materials (full profile images to be provided)
- All fencing finishes and colours
- Garage door profile, imagery and colour
- Front door imagery and colour
- Retaining wall type, including finish/colour
- Fence type including finish/colour
- Letterbox location and type

Appendix B

DESIGN REVIEW PANEL APPLICATION CHECKLIST

This table must be submitted with your Design Assessment Application.

Lot Number _____ Date _____

Owner's Contact Details

Owner's Name _____ Ph. _____

Email _____

Address _____

Suburb _____ Post Code _____ State _____

The main point of contact for all design assessment correspondence will be your **builder/architect**. Please provide contact details below:

Contact Details for Builder/Architect

Company _____

Main Contact Name _____ Ph. _____

Email _____

Address _____

Suburb _____ Post Code _____ State _____

By submitting this application form to Mirvac I acknowledge the following:

- My building designer is aware of the Everdene by Mirvac Design Guidelines.
- I understand that my house design must comply with all sections of the Everdene by Mirvac Design Guidelines.
- Approval by the Design Review Panel (DRP) does not guarantee my design complies with the requirements of Penrith City Council, Penrith DCP, and other statutory requirements and any restrictions, positive covenants and other requirements stipulated within the Section 88b Instrument.
- My house design will need to be re-submitted for assessment under the Everdene by Mirvac Design Guidelines if the design changes following approval.

Signed (Owner) _____

Date _____

Appendix C

DEFINITIONS

Section 88B Instruments

These are crucial for defining how land can be used and developed, ensuring transparency and legal enforceability of conditions related to easements, restrictions, and covenants.

Covenant instrument

Is a legal document often registered on a property title, that outlines specific agreements or restrictions regarding the use or development of land. These agreements, known as covenants, can be positive (requiring certain actions) or negative (restricting certain actions). Covenant instruments ensure that land is used in a way that benefits other landowners or adheres to specific standards, often in subdivisions or developments

DCP – Development Control Plans

Is a supporting document to a Local Environmental Plan (LEP) that provides detailed planning and design guidelines for development in a specific area or for specific types of development. Councils use DCPs to make local planning more specific and provide detailed controls for residential, business, and commercial areas in terms of accessibility, environmental performance, building design, and character.

NatHERS

Stands for the Nationwide House Energy Rating Scheme. It's a system used in Australia to assess the energy efficiency of homes, particularly in relation to heating and cooling needs. It provides a star rating (from 0 to 10) that indicates how well a dwelling minimizes energy consumption for temperature control.

BASIX

Stands for Building Sustainability Index, is a New South Wales (NSW) government planning measure that sets minimum standards for water and energy efficiency, and thermal performance in new residential buildings and major renovations. It's designed to reduce the environmental impact of homes by ensuring they are built to be more sustainable.

WELS Rating

Stands for Water Efficiency Labelling and Standards, and is a star rating system used in Australia to indicate the water efficiency of appliances and fixtures, with more stars signifying greater efficiency. It helps consumers make informed choices when purchasing products like washing machines, dishwashers, showers, and toilets.

GECA Ecolabel

Is an independent 'tick' that shows your product is better for the environment, has a lower impact on human health and has been ethically made.

The content of this brochure was produced prior to completion, and prior to the receipt of final planning approvals. Photographs, diagrams and artists' impressions depicting interiors, exteriors and indicative views are a guide only. The information provided in this brochure, including those images, is believed to be correct at the time of printing but will change as the development and planning approvals proceed. Changes will also be made during the development of the project and specifications, details and fittings may be changed without notice. Purchasers must rely on their own continuing enquiries. To the extent permitted by law, this brochure is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person.



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