

# Everleigh

by mirvac



Good Neighbour Guide

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Everleigh is a thriving, connected community our residents are proud to be a part of.

As you settle in to your new home, please see some helpful tips to guide you on how to be a good neighbour in the Everleigh community.

This guide has been put together to help you with common neighbourhood concerns.

## Logan City Council Information

To find out useful information relating to your property (such as bin collection, transport, school catchments, electoral details and more) simply enter your address into Logan City Council's **My Property Tool**.

## Parks

The parks at Everleigh are designed and delivered by Mirvac, however after a period of on-maintenance works, the management and maintenance of these parks are the responsibility of Logan City Council.

Rubbish – Logan City Council empties the bins in our parks on a regular basis. If you see that the bins are full or overflowing please ensure that you take your own rubbish home and notify the Council of the situation via [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au) or 07 3412 3412.

Park Bookings – Park bookings can be made through Logan City Council at [logan.qld.gov.au/holding-event-park](http://logan.qld.gov.au/holding-event-park). Please contact Enriching Communities Greenbank at [admin@enrichingcommunities.com.au](mailto:admin@enrichingcommunities.com.au) for assistance with park bookings.

## Parking

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 for short periods but not for long term storage of boats, caravans, trailers, camper trailers, containers or commercial vehicles.

Note requirements above are in addition to Council requirements [logan.qld.gov.au/vehicles-and-parking](http://logan.qld.gov.au/vehicles-and-parking)

## Oversized/ Commercial Vehicles

To keep thoroughfares clear, we ask that trucks or similar vehicles not be parked on the roadway. Please visit [logan.qld.gov.au/vehicles-and-parking/heavy-vehicle](http://logan.qld.gov.au/vehicles-and-parking/heavy-vehicle) for more information.

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](mailto:council@logan.qld.gov.au) or 07 3412 3412.

## 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; and
- Tend to the gardens in their front yard including the secondary street frontage planting alcoves on corner lots.
- We also encourage owners adjacent 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.

## Fencing

Regular oiling of your feature fence will keep it looking its best and ensure the longevity of the wood.

For more information on fencing, please visit the Building at Everleigh portal: [buildingateverleigh.mirvac.com/covenant-guidelines/fencing/](http://buildingateverleigh.mirvac.com/covenant-guidelines/fencing/)

## Security

At Everleigh we are fostering a community of inclusivity and safety. However, as we share our beautiful parks and walkways with the wider community, please remember to lock your house (including back and side doors) when you aren't home and lock your car when not in use. Remember to remove your bag/wallet from your car as well.

While the community establishes, Mirvac is funding nightly security patrols at Everleigh between 7pm and 6am. Please note: this service may not be ongoing.

Logan City Council has a network of CCTV cameras in Everleigh's public spaces with footage accessible by the police. As more parks and public spaces are delivered the CCTV network will grow. There is also a Greenbank Neighbours Community Watch group on Facebook you can join: [facebook.com/groups/greenbankcommunitywatch](https://www.facebook.com/groups/greenbankcommunitywatch)

Should you encounter anything suspicious or feel unsafe, please contact 000 in an emergency (as always) or Policelink on 131 444.

## Waste/Rubbish Bins

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 Thursday at Everleigh.

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

To order a green bin or to find out more about waste and recycling, visit the Council website [logan.qld.gov.au/waste-and-recycling](https://www.logan.qld.gov.au/waste-and-recycling)

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.

## Noise

We're a community of friends and neighbours. In the interest of positive neighbour relations, please consider those around you and keep noise to a respectable level at all times. If you're holding an event or party, please let your neighbours know ahead of time.

Lawn mowers/ power tools etc – Logan City Council rules state you must not carry out an activity on premises that makes audible noise during these hours:

- Monday to Saturday – not before 7:00am or after 7:00pm
- Sundays and Public Holidays – not before 8:00am or after 7:00pm

Please note that different rules apply for the construction industry - generally 6:30am to 6:30pm other than by special permit

## Reporting a Noise Issue

Amplified Sound (including parties, gatherings of people, alarms) – Policelink 131 444

Barking dogs – [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au) or 07 3412 3412

## 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 (eg. diamond grills) or vertical blinds are not installed on doors or windows facing the street frontage.

## Covenant Questions

Please refer to the stage specific Residential Design Standards & Guidelines for information specific to your lot. Please visit [buildingateverleigh.mirvac.com/](https://www.buildingateverleigh.mirvac.com/) for more information.

"At Mirvac, one of our core values is to 'do the right thing'. To this end, the Everleigh team has a strong focus on quality design and delivery of physical works, and in promoting connection, activation, safety and pride through its community development program.

As works progress, physical works become owned by others including residents and the local council and Mirvac's ability to influence outcomes diminishes.

Everleigh is a special place and needs genuine community stewardship and ownership to keep it this way. It requires everyone to do the right thing, take pride in the place they live, and be respectful of their neighbours and the broader community. We look forward to continuing to grow this fantastic Everleigh community together."

- Mark Clancy, Mirvac Project Director





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**Call** 07 3859 5960  
**everleigh.mirvac.com**  
**Sales Centre Open Daily** 10am - 5pm  
**Visit us at** 3 Guroman Drive, Greenbank

Disclaimer: Please note that the items listed within this guide are extracts from the residential Design Standards and Guidelines. Should there be any inconsistencies between this document and the Residential Design Standards and Guidelines or your Contract of Sale, the information within the Residential Design Standards and Guidelines and your Contract of Sale will prevail. Please refer to the full residential Design Standards and Guidelines for a detailed description of Everleigh's covenant requirements. Version 1, July 2022.

