

# EVERDENE

M U L G O A

# DESIGN GUIDELINES



FOR EVERDENE HOMESTEAD

CHAIN-O-PONDS ROAD FACING LOTS  
VERSION 1, APRIL 2026



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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 and landscape of Mulgoa while nurturing a sense of belonging and home for every family.

Everdene's Design Guidelines promote diverse architectural styles while preserving high-quality standards and guiding 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.

The 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.



Hermitage Facade by McDonald Jones. Artists Impression\*

# 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.

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 playing fields and 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 Living 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 Mirvac masterplanned community legacy.



\*\* Proposed future adjoining residential areas and roads, school, shopping centre and adjoining open space will not be delivered, owned, or managed by Mirvac and remain subject to third parties obtaining relevant statutory approvals and construction. Mirvac makes no representation that any such future amenity or infrastructure will be delivered, or as to its timing. Purchasers should rely on their own enquiries and assessment.

# RURAL LIVING LOTS IN THE MASTERPLAN

These Design Guidelines apply specifically to the Rural Living Lots located around the perimeter of Everdene. The Rural Living Lots range from 2,000m<sup>2</sup> to 4,000m<sup>2</sup> and differ in their planning controls from the balance of the broader site.

The Rural Living Lots are located within the C4 Environmental Living Zone of the Penrith City Council Local Environmental Plan (LEP) and hence are subject to separate controls under the LEP and Development Control Plan (DCP).

Specific controls may vary depending on the lot's interface, including:

- Lots adjoining The Northern Road
- Lots adjoining Chain-O-Ponds Road
- Lots adjoining Mulgoa Nature Reserve, Environmental Conservation Land, or Environmental Management Land

# APPROVAL PROCESS



Mayfield Facade by Mojo 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 \$10,000 compliance bond is required at the time of settlement of your Rural Living Lot that will be returned at the compliant completion of your home and landscaping.

STEP 1

### Select your Designer/ Builder

Once you have designed or selected the home that suits your needs you will need to select your external building materials and colours in accordance with these design guidelines. Note that in addition to these design guidelines, the section 88B instrument within your land sale contract, and all other applicable planning controls must be reviewed and considered. Your designer and or builder can assist you with this.

After you have completed this, submit your house plans, colour schedule and landscape design plans to the Building @ 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 designer/ builder know if any changes are required or if it's approved.

Your designer/ 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 Building @ Everdene Portal for a compliance inspection. An inspection of the home and landscaping 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.

# BUILDING @ EVERDENE PORTAL



Bronte Heritage Grange Facade by McDonald Jones. Artists Impression\*



*We understand that keeping track of all this information can be a challenge and have established a web portal to assist.*

The *Building @ Everdene Portal* is a one stop shop for information relating to your lot, including but not limited to the following:

RESIDENTIAL DESIGN STANDARDS & GUIDELINES	CIVIL DESIGN DRAWINGS
FACT SHEETS AND MANUALS	SERVICES LOCATION PLAN
APPROVED PLAN OF DEVELOPMENT – ENVELOPE PLAN	AS CONSTRUCTED DRAWINGS
APPROVED PLAN OF DEVELOPMENT – DESIGN CRITERIA	COMPACTION REPORTS
SURVEY PLANS	ACOUSTIC REPORT
DISCLOSURE PLANS	BUSHFIRE MANAGEMENT PLANS

The information available in the *Building @ Everdene Portal* will help you and your builder make informed decisions regarding the design of your home.

The *Building @ Everdene Portal* is accessible via [buildingateverdene.mirvac.com](http://buildingateverdene.mirvac.com) or speak to an Everdene sales representative.



# HOUSE DESIGN



*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.





# Orientation, Siting and Aspect

Positioning a rural home well on its site is essential for comfort, environmental performance, and reinforcing the landscape character of Everdene. A well-sited home makes the most of natural light, breezes and views, sits gently within the landform, and creates a strong sense of arrival and address.

### KEY DESIGN CONSIDERATIONS:

- **Orientation:** Prioritise north-facing living areas (both indoor and outdoor spaces) to maximise winter sun and support passive solar design. Limit west-facing glazing to reduce heat gain during afternoons.
- **Solar Access:** Use shading, eaves and planting to manage low-angle morning and afternoon sun and improve thermal comfort.
- **Landscape:** Use generous setbacks and landscape buffers to reinforce the openness and spaciousness typical of rural settings.
- **Topography:** Follow the natural landform to minimise cut and fill and maintain the rural character of the site.
- **Setbacks:** Setbacks for front, rear and side boundaries must comply with Council's DCP to maintain streetscape character, optimise solar access, and support efficient land use.
- **Primary entrance:** Orient the main entry to the primary frontage, ensuring it is clearly visible and welcoming. A large covered verandah, porch or portico should project from the main building line to create a distinguished sense of arrival.
- **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.
- **Secondary entrance:** Provide secondary entry points to secondary frontages where appropriate, improving access and reinforcing the home's relationship to multiple sides of the site.
- **Porticos and Verandahs:** Incorporate larger porches to create a welcoming entry and support the homestead character. Use wrap around verandahs to unify multiple façades and create a comfortable transition between indoor and outdoor spaces.
- **Building Height:** As per the LEP, the maximum allowed building height is 8.5m (two storeys) for houses fronting Chain-O-Ponds and 5m (single storey) for houses fronting the Northern Road. Building design is to promote low, horizontal proportions characteristic of rural homes and to protect any key views across the landscape.
- **Building Length:** Houses should be proportionate to both the street frontage and the overall lot size, with a minimum of 60% of the primary frontage occupied by built form. This requirement is intended to reinforce a strong and continuous streetscape presence.



Arnett Facade by McDonald Jones Homes. Artist's Impression\*

### INDICATIVE SITE PLAN

The plan below captures key design principles and considerations for a standard Rural Living Lot. These are to be considered in addition to Council's PLEP and DCP requirements for C4 Environmental Living lots.



### Legend

1. Provide alternative, permeable surfaces such as pavers or brick to driveway.
2. Garden beds to be provided on either side of driveway to soften its appearance.
3. Post-and-rail rural fencing with planted hedge consistent across all primary frontages of Rural Living Lots. Refer to Fence section of this document for specific guidance.
4. All fencing facing street/public view to be permeable timber batten style. Consistency across side and rear fencing is encouraged. Refer to Fence section of this document for guidance.
5. Interallotment fencing to be 1.8m timber paling fence.
6. Garden beds and planting to be provided along all boundaries to enhance privacy. Further guidance on landscape design on front garden is provided in External Works section of this document.

### INDICATIVE SECTION: CHAIN-O-PONDS ROAD EXAMPLE (2,000M<sup>2</sup> LOTS)





## Primary Facade

The front facade 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:

- Scale:** Given the scale of the Rural Living Lot homes, care should be taken to ensure the length of facades are broken down in scale. To create visual interest consider a change of material or colour, or the use of façade elements, roof forms, windows, doors. To create depth consider articulating the rooms or spaces to sit forward or back (within setback requirements) or incorporating porticos or verandahs.
- Articulation:** The primary facade must incorporate articulation and use at least three complementary finishes or colours, including one feature material such as timber look cladding, stone, steel, or feature brickwork. Up to four materials and four colours may be used to maintain cohesion. Extensive blank walls visible from the street are not permitted.
- Materiality:** At least 25% of the primary façade must be constructed from painted masonry or cladding to ensure variety in materiality. Materials should be selected to complement the home's overall architectural style and contribute to a cohesive rural streetscape.
- Repetition:** Repetition of key architectural elements will help unify the facade and create a harmonious elevation. Consistent window styles, roof forms, feature materials, or column treatments can tie an elevation together while still allowing for variation and interest.
- Details:** Eaves, balustrades, frames and other detail elements are to complement the colour and materials of the façade, with darker contrasting elements encouraged. Details should reinforce the design style of the house and align with the broader 'contemporary rural' vision for Everdene.
- Entry:** The main entry should be clearly expressed and oriented to the primary street frontage. For a grand presence, generous, usable front porches or entry verandahs are encouraged to create a welcoming arrival. These elements should be integrated into the overall architectural composition rather than applied as decorative additions.
- Services:** Service infrastructure such as meters, satellite dishes, and air conditioning units should be discreetly located and screened from public view, ideally behind the front fence line. Thoughtful placement ensures these elements do not detract from the home's presentation or the broader streetscape.
- Windows:** Street facing façades should include well proportioned windows from habitable rooms to support passive surveillance and visual interest. Windows must be awning, casement, or double hung styles where fronting a street, with sliding windows only permitted on side and rear facades not fronting a street. Obscure glazing is required for wet area windows visible from public areas, and all ground floor doors must be hinged or bifold to maintain a high quality appearance.
- Window Fixings:** External security blinds or shutters are not permitted for street facing elevations, as they detract from the intended architectural character.
- Front Doors:** Front doors should reflect a contemporary design approach consistent with the broader architectural vision for Everdene. Highly ornate or replica heritage styles are not appropriate. An image of the proposed front door must be included in the DRP submission to confirm suitability.
- Front Security Door:** Security doors must use continuous mesh to maintain a clean, contemporary appearance. Lattice-style screen doors are not appropriate for primary or secondary frontages.
- 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.
- Exterior lighting:** Lighting should be low level, downward facing, and designed to minimise light spill into the surrounding landscape. Soft, warm lighting is preferred to maintain rural amenity, protect night sky visibility, and avoid unnecessary glare to neighbouring properties.
- Styling:** Homes should adopt a contemporary rural aesthetic that complements the character of Everdene. Stylised ornamentation or replica historic features - such as Victorian, Edwardian, or Federation detailing - are not permitted, as they conflict with the intended architectural direction. Designs should instead focus on clean lines, natural materials, and a cohesive modern rural expression.

## Primary Facade Examples

### Central portico:

A prominent central portico establishes symmetry and a strong sense of arrival. Its scale and placement anchors the facade, creating a clear and visually compelling entry point.

### Dormer windows:

These windows articulate the roofline, adding depth and visual interest. They also introduce natural light into upper-level spaces, and reinforce the rural architectural character.

### Stone elements:

Natural stone introduces a sense of permanence and connection to the landscape. Its inherent colour variation complements the surrounding landscape.

### Detailing and trim:

Eaves, balustrades, window and door frames reinforce the overall architectural style. The contrast between white and darker tones create a visually dynamic facade.

### Front verandah:

A long, continuous verandah softens the transition between indoor and outdoor spaces, providing visual depth, shade, and a layered facade profile typical of rural residential architecture.



New Hampton Facade by McDonald Jones Homes. Artist's Impression\*

### Monochromatic palette:

A restrained, monochromatic palette is elevated through the use of varied materials and textures, including weatherboards, masonry render and refined door and window framing.

### Roof colour:

A contrasting roof tone provides a strong visual anchor, enhancing contrast and definition while reinforcing the home's rural character.

### External works:

The architectural vision extends seamlessly into the landscape and associated external works, including fencing and entry treatments. front planters and footpath frame the entry, creating a welcoming arrival.

### Gable roof forms:

Varied gable expressions break the scale of the overall roof mass. A centrally positioned portico anchors the facade and defines a visually prominent entry.

### Architectural detailing:

Eaves, balustrades, and window and door frames reinforce the rural residential character, adding refinement and subtle visual interest to the facade.



Ashwood Facade by Sundancer. Artist's Impression



## Secondary Façade (Corner Lots)

Corner lots provide extra street frontage, 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.



Palm Cove Facade by GJGardner. Artist's Impression

### KEY DESIGN CONSIDERATIONS:

- **Consistency:** Homes on corner lots should address both street frontages with a consistent level of design quality. Articulation, facade elements, verandahs, colours and materials must wrap from the primary frontage and return a minimum of 4 meters along the secondary street. Treatments should match or complement the primary facade to ensure all visible elevations are well presented.
- **Articulation:** The maximum uninterrupted wall length on the secondary frontage is 8 meters. A minimum 230 millimeter wall step, extending at least 3 meters, is required to provide depth and visual interest. Large blank walls should be avoided through thoughtful placement of openings, materials or secondary elements.
- **Walls:** External walls not visible from public areas should still use colours and materials consistent with the primary façade. Ground and first floors facing the secondary frontage should generally use materials and colours with variation, unless otherwise supported by the DRP. Between two and four finishes may be used on the secondary frontage, aligned with the palette of the primary frontage.
- **Windows:** Upper-storey façades facing the secondary street must include at least 20% glazing. At ground level, at least one habitable-room window is required within the first 4 meters of the secondary frontage.
- **Roof Form:** Secondary frontages should maintain a similar level of roof form resolution as the primary frontage, ensuring eaves, gables, or secondary roof elements continue around the corner where visible.
- **Landscape Integration:** Landscaping along the secondary frontage should be consistent with the primary frontage in quality and character, softening the built form and reinforcing the corner presentation.
- **Fencing:** Secondary frontage fencing along the street boundary should resemble the front boundary fence and have integrated planting to reduce visual impact and maintain a presentable corner condition.
- **Premium Nominated Lots:** For corner Rural Living Lots with frontage to primary entry roads into Everdene, properties are to be designed with equal consideration to both frontages. Articulation, facade expression and streetscape presentation to each frontage are required and will be assessed through the Design Review Panel (DRP) approval process.

## 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 complementary 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 facade. Garage doors should occupy no more than 40% of the total street frontage. Any additional doors beyond a standard double garage must be set back from the main garage façade. Garages are to be positioned behind the primary building line and integrated seamlessly as part of the dwelling facade.
- **Garage Doors:**
  - Garage doors must be sectional in style with a timber, timber look or colorbond finish only. Roller doors are not permitted.
  - Door finish must be in keeping with the material and colour palette of your home and complement the primary facade colour (subject to the approval of the Design Review Panel). No gloss or shiny materials are permitted.
- **Driveway Location:** Driveways must be offset a minimum 1 meter from the side boundary, with soft landscaped areas on either side.
- **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 Materiality:** Acceptable driveway materials include; exposed aggregate concrete, segregated brick, slate or natural stone pavers. Coloured-through, or resurfaced concrete can be used if in conjunction with a permeable alternative material, due to large surface area. Permeable surface such as pavers or brick are encouraged to support on-site water infiltration and reduce stormwater runoff. 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 Laybacks:** The relocation of driveway laybacks requires DRP approval. All costs to relocate laybacks are to be covered by the land owner, and disused laybacks are to be removed and replaced with a standard kerb and gutter.
- **Driveway Delivery:** Driveway and layback must be complete prior to occupation of the home.
- **Carports:** Carports are not permitted as they can lessen the presentation of the streetscape.



Montpellier Grand House Bromley Facade by Kaplan. Artist's Impression



## Roof Forms

A well considered roof does more than provide shelter - it establishes the architectural character of a large rural homestead, shapes its proportions, and influences how the building is experienced from the ground. Thoughtful roof design enhances the home's identity and contributes to the overall aesthetic quality of Everdene, while also delivering essential functional and environmental performance.

### KEY DESIGN CONSIDERATIONS:

- **Visual identity:** In rural homesteads, the roofline is a major contributor to visual identity. Its pitch, form, and silhouette should align with the intended architectural style and complement the surrounding landscape.
- **Traditional forms:** Hipped and gabled roofs are preferred for their rural character and balanced proportions. Skillion or flat roofs may be considered only where they are clearly secondary elements and do not dominate the composition. Curved roof profiles are not permitted.
- **Articulation:** Large rural homesteads can appear visually heavy. Breaking up long façades and expansive roof planes with secondary roof forms, gables, or attic elements helps reduce bulk and create a more domestic scale.
- **Dormer windows and attic windows:** These elements can soften massing, introduce natural light, and create opportunities for usable upper level spaces. Their placement should feel integrated rather than decorative.
- **Building height and proportions:** Minimum 2.7m floor to ceiling heights are recommended, which influence overall building height and roofline proportions. Roof design should balance these requirements with the desired rural character.
- **Materiality:** Acceptable roof materials include low or flat profile roof tiles, or corrugated, non reflective metal sheeting. Materials should be non glare, robust, and consistent with rural character. Highly reflective finishes are discouraged due to visual impact and heat reflection onto neighbouring properties. Refer to materials and colours palette in next section.
- **Heat management:** Lighter roof colours are encouraged to reduce heat absorption and improve thermal comfort based on local climatic conditions.
- **Eaves:** Eaves provide shade, reduce heat gain, protect walls from heavy rain, and improve long term durability.
  - Minimum 450 mm eaves are required on all single storey homes, including frontages or side facing streets and public open space.
  - For double storey dwellings, 450 mm eaves are required around the entire upper level perimeter.
- **Rainfall and storm resilience:** Roofs should be designed to manage intense rainfall events common to the region. Consider appropriate gutter sizing, overflow provisions, and roof pitches that support effective drainage.



Bowral Hamptons Facade by Clarendon Homes. Artist's Impression

### HIP AND GABLE ROOFS:

Hip and gable roofs are strongly encouraged within Everdene, as they provide a timeless and enduring rural character. Their balanced proportions and traditional profiles sit comfortably within the landscape and support the homestead aesthetic that defines the estate. Minimum roof pitch applies: 22 degrees for both single and double storey homes, ensuring a well scaled and visually coherent form.



Oakdale Facade by GJGardner. Artist's Impression

### SINGLE STOREY ROOFS:

Single storey homes must incorporate an entry portico to establish a clear point of arrival and enhance street presence. Additional roof elements—such as attic forms, verandahs, dormer windows, or secondary portico structures—may be used to break down building scale, introduce depth and shadow, and create visual interest appropriate to a rural setting.



Oakdale Resort Facade by GJGardner. Artist's Impression

### SKILLION ROOFS:

A skillion roof can provide a bold, contemporary expression; however, it is less aligned with the traditional homestead character of Everdene and is therefore used with restraint. Skillion roofs must have a minimum pitch of 15 degrees. Where proposed, they should be integrated as part of a cohesive architectural composition rather than a dominant feature.



Roxbury Facade by Mojo Homes. Artist's Impression

### OTHER ROOF FORMS:

Alternative roof forms may be considered where they demonstrate clear design merit, complement surrounding architectural styles, and do not visually dominate the streetscape. Proposals for non standard roof types should be presented to the Design Review Panel at concept stage to confirm suitability before plans are finalised.



Glenbrook Facade by Kaplan. Artist's Impression



# MATERIALS & COLOUR



*Evoking the natural  
beauty and landscape 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 the following Everdene palette or be an equivalent alternate.



## Materiality

Subtle tones and natural finishes are encouraged as the primary palette, with a single accent tone to define clean lines. This restrained approach helps large rural homesteads sit harmoniously within their surroundings.

Given the generous scale of rural homesteads, facades need thoughtful articulation to reduce visual bulk. Guidance below provides considerations for different materiality. A minimum of three complementary materials, finishes or colours must be used to assist with building expression, with the use one feature material, such as timber or stone cladding, feature brickwork, or steel, to articulate design elements. To maintain cohesion, no more than four materials and four colours should be used on any single façade.

Natural finishes are encouraged to reinforce the homestead character and strengthen the home's connection to the landscape. Within a neutral palette, varied textures like smooth render, tactile stone, warm timber add depth without relying on bold colour.



Rothbury Grand Grange Facade by Kaplan. Artist's Impression



San Marino Facade by McDonald Jones. Artist's Impression



Trilogy Facade by Mojo Homes. Artist's Impression

**Brick** – Durable and thermally stable, brick brings a timeless rural character. Its texture and modular pattern help break up larger façades, and colours from creams to deep reds can reference local clay tones. Bricks pair well with lighter materials for balance.

**Lightweight Cladding** – Varied profiles and textures create subtle patterns and shadows that add interest to long elevations. This helps visually soften the scale of larger rural homes.

**Timber Applications** – Timber cladding or battens introduce warmth and tactility, tying the home to its natural surroundings. Placement should consider sun exposure and maintenance in the local climate.



Oakdale Facade by GJGardner. Artist's Impression



Mayfield Facade by Mojo Homes. Artist's Impression

**Stone Cladding** – Stone provides a sense of permanence and grounding, with natural colour variation that complements the earthy tones of the landscape. It is particularly effective as an accent for entries, chimneys, or base elements.

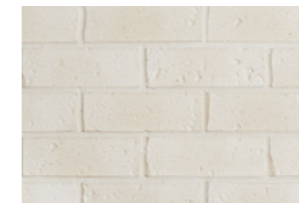
**Render** – Render offers a clean, unified finish that can simplify complex forms or soften the scale of a large home. Colour and texture can be tuned to the landscape, from light contemporary tones to warmer, earthy hues.

## Masonry Colour Range\*

### FACEBRICK



AUSTRAL HAMPTONS WHITEHAVEN



PGH MONTAUK



BOWRAL MURRAY GREY



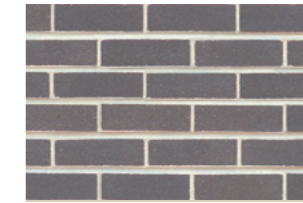
PGH RIDGES



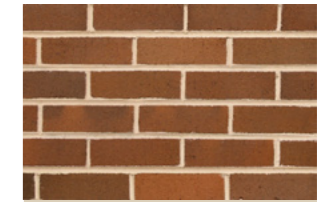
BOWRAL SIMMENTAL SILVER



AUSTRAL SAN SELMO SMOKED GREY CASHMERE



BOWRAL BRAHMAN GRANITE

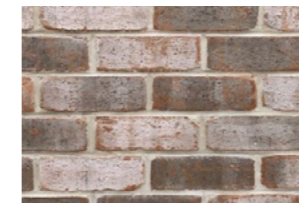


BOWRAL GERTRUDIS BROWN

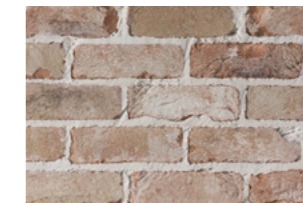
### FEATURE BRICK



PGH BRICKS MANHATTAN HARLEM



PGH BRICKS MANHATTAN WEST SIDE



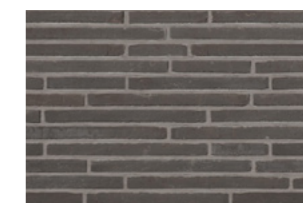
AUSTRAL SAN SELMO CLASSICO ORIGINAL



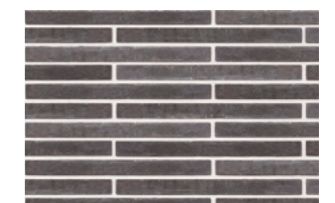
AUSTRAL SAN SELMO CORSO LIVENZA RAW



PGH BRICKS LUNG MURSTEN LARSEN



PGH BRICKS LUNG MURSTEN GEHL



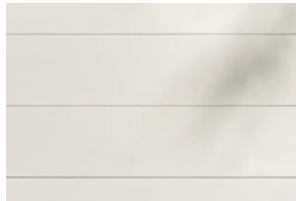
AUSTRAL SAN SELMO CORSO MARANA RAW

\* 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 FINE TEXTURE  
JAMES HARDIE



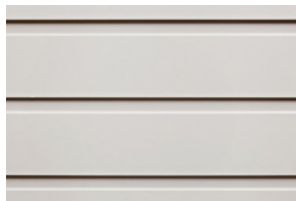
STRIA™ CLADDING 325 SMOOTH  
JAMES HARDIE



COLORBOND SHALE GREY MATT  
LYSAGHT ENSEAM 265



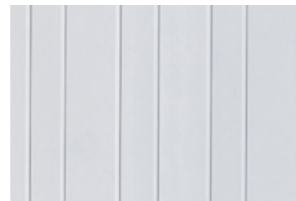
LINEA™ WEATHERBOARD 180 SMOOTH  
JAMES HARDIE



CLASSIC RUSTICATED 200 SMOOTH  
WEATHERTEX



PRIMELINE™ NEWPORT 170 SMOOTH  
JAMES HARDIE

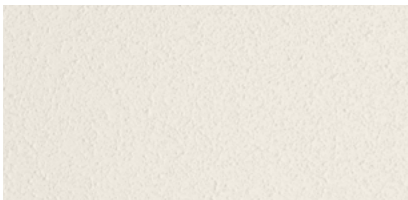


OBLIQUE™ 175/275 CLADDING  
JAMES HARDIE



AXON™ CLADDING 133 SMOOTH  
JAMES HARDIE

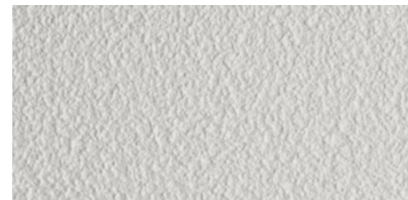
## RENDER FINISH



ACRATEX ACRASAND  
DULUX



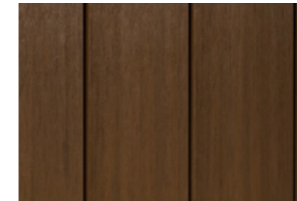
ACRATEX CONTEMPO ADVANCE COURSE  
DULUX



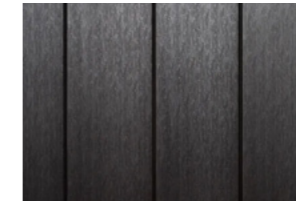
ACRATEX ROLL ON 3MM  
DULUX

# Main Materials

## TIMBER CLADDING RANGE



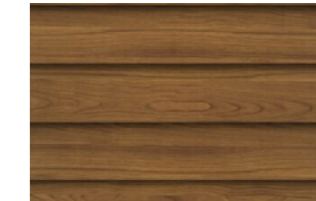
SPOTTED GUM  
ORIGINAL CLADDING  
PERMATIMBER® CX



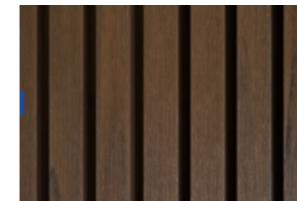
CX ORIGINAL EBONY  
ORIGINAL CLADDING  
PERMATIMBER® CX



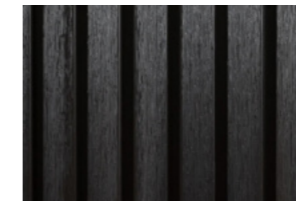
TASMANIAN OAK  
ORIGINAL CLADDING  
PERMATIMBER® CX



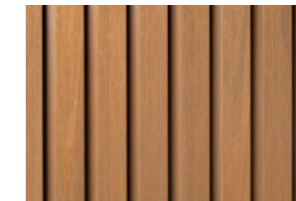
WEATHERBOARD 160  
DECOCLAD



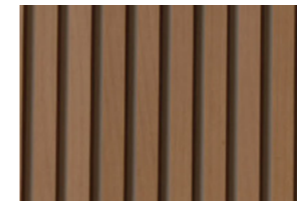
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CASTELLATED CLADDING  
PERMATIMBER® CX



EBONY  
CASTELLATED CLADDING  
PERMATIMBER® CX



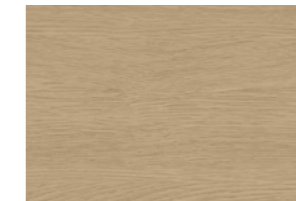
EBONY  
CASTELLATED CLADDING  
PERMATIMBER® CX



PANEL BATTENS  
KNOTWOOD

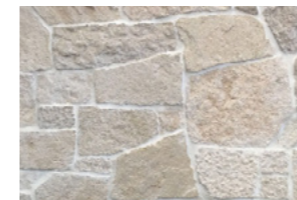


SILVER WATTLE  
KNOTWOOD



SPRUCE  
KNOTWOOD

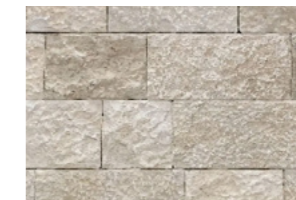
## STONE CLADDINGS



BODEGA FREEFORM  
ECO OUTDOOR



SAVOCA FREEFORM  
ECO OUTDOOR



BARRIMAH TRADITIONAL  
ECO OUTDOOR



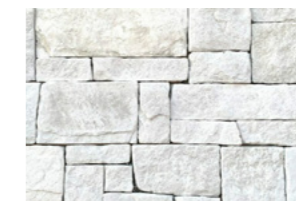
BAW BAW DRY STONE  
ECO OUTDOOR



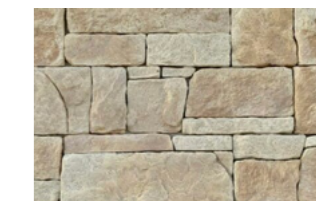
COASTAL NATURAL GREY  
VENEERSTONE



LEDGESTONE STONE TRAVERTINE  
VENEERSTONE



DRY STACK STONE LIMESTONE  
VENEERSTONE



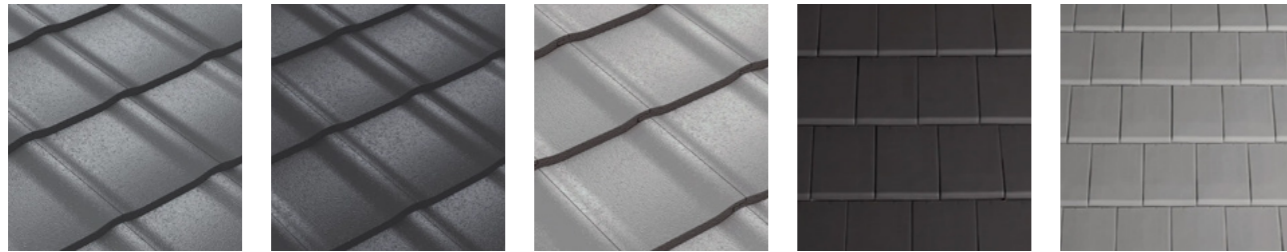
DRY STACK STONE SANDSTONE  
VENEERSTONE



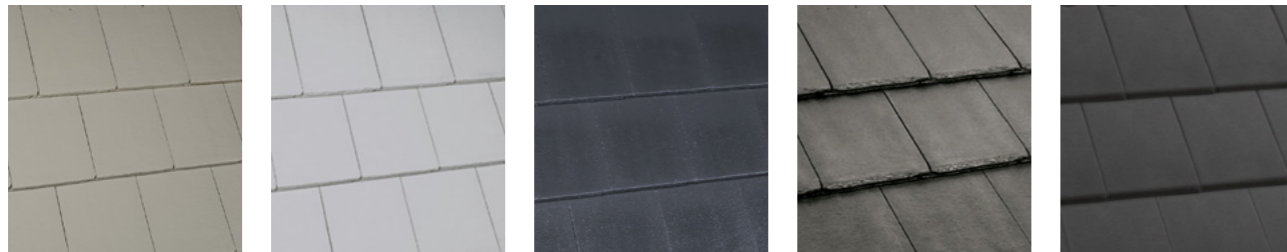
# Roof Tiles

# Metal Roof Colours

## FINISH COLOUR RANGE & ACCEPTED PROFILES



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



HORIZON SILVER PERCH MONIER    HORIZON GREY MIST MONIER    HORIZON BARRAMUNDI MONIER    CAMBRIDGE SOHO NIGHT MONIER    URBAN SHINGLE RAVINE MONIER



Locksley Facade by Mojo Homes. Artist's Impression

## FINISH COLOUR RANGE



COLORBOND™ SURFMIST SA = 0.33    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



Carrington Grand Facade by Mojo Homes. Artist's Impression

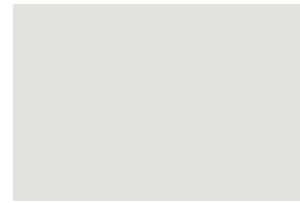


# Garage Doors

## FINISH COLOUR RANGE



COLORBOND™ DOVER WHITE



COLORBOND™ SURFMIST



COLORBOND™ WOODLAND GREY



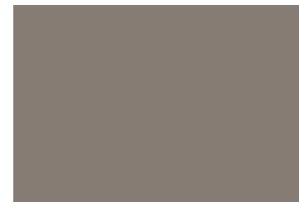
COLORBOND™ WALLABY GREY



COLORBOND™ SOUTHERLY



COLORBOND™ EVENING HAZE



COLORBOND™ GULLY



COLORBOND™ IRONSTONE



COLORBOND™ SHALE GREY



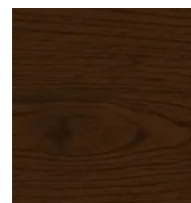
COLORBOND™ DUNE



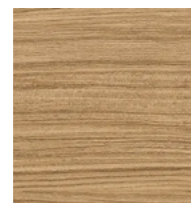
COLORBOND™ BASALT



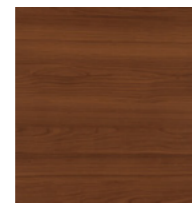
COLORBOND™ MONUMENT



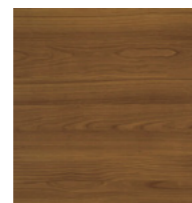
KNOTWOOD™ BLACK WALNUT



KNOTWOOD™ SILVER WATTLE



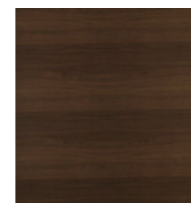
KNOTWOOD™ WESTERN RED CEDAR



DECOWOOD™ CASUARINA



DECOWOOD™ KWILA



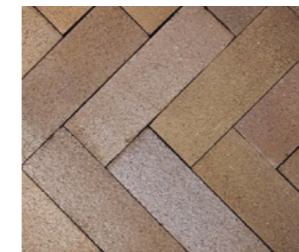
DECOWOOD™ CHESTNUT

# Driveways

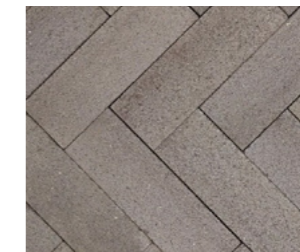
## BRICK PAVERS



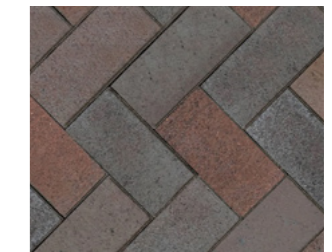
LONDON SILVER SAND BOWAL



HAMLET SEPIA BOWRAL



HAMLET ASH BOWRAL



LONDON BOWRAL BLUE BOWRAL

## DRIVEWAY STONE PAVERS



PORPHYRY ECO OUTDOOR



FILETTI ECO OUTDOOR



GRIS COBBLE STONES ARMSTONE



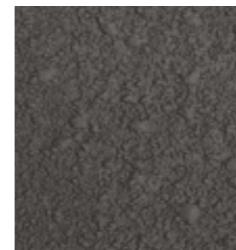
BONZA COBBLE STONES ARMSTONE

## DRIVEWAY CONCRETE RESURFACING

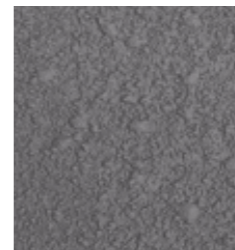
MUST BE USED IN CONJUNCTION WITH ALTERNATIVE PERMEABLE SURFACE



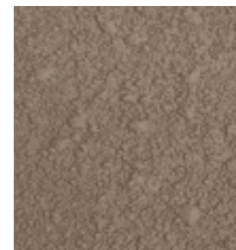
AVISTA GUNMETAL



AVISTA SLATE GREY



AVISTA CHESTNUT



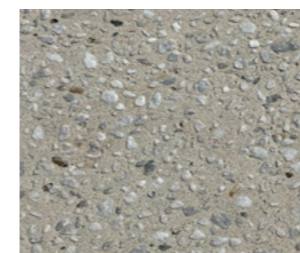
AVISTA FRENCH GREY



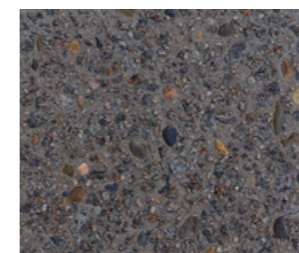
FRENCH GREY

## EXPOSED AGGREGATE

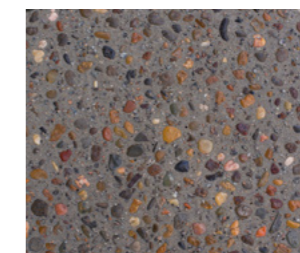
MUST BE USED IN CONJUNCTION WITH ALTERNATIVE PERMEABLE SURFACE



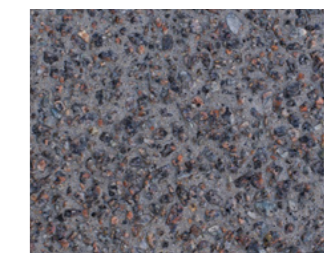
GEOSTONE CASA EXPOSED



GEOSTONE TIWI EXPOSED



GEOSTONE ROTTNEST EXPOSED



GEOSTONE MONTEBELLO EXPOSED



# Paint Colour Palette

## FINISH COLOUR RANGE (DULUX)



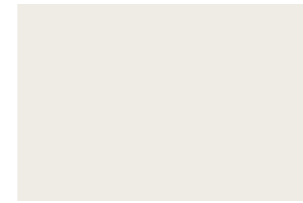
GREY BARON  
DULUX™



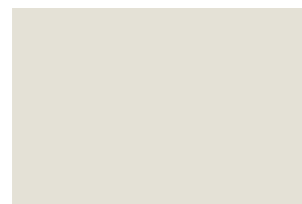
GREY PEBBLE  
DULUX™



WINTER FROG  
DULUX™



NATURAL WHITE  
DULUX™



WHITE DUCK QUARTER  
DULUX™



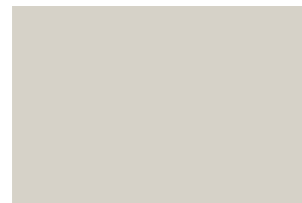
WHITE DUCK  
DULUX™



OYSTER LINEN  
DULUX™



COLOURBOND™ WOODLAN GREY  
DULUX™



FEATHER SOFT  
DULUX™



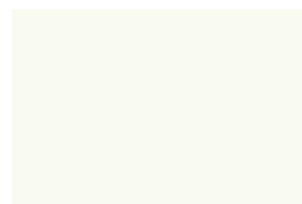
SILO GRAIN  
DULUX™



SHADOW CATCHER  
DULUX™



TEAHOUSE  
DULUX™



COLOURBOND™ DOVER WHITE  
DULUX™



TRANQUIL RETREAT  
DULUX™



STEEL MAGNET  
DULUX™



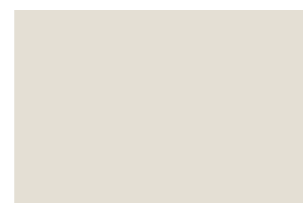
AGELESS GREY  
DULUX™



CANDLEBARK  
DULUX™



GULLY  
DULUX™



BEIGE ROYAL QUARTER  
DULUX™



DOMINO  
DULUX™

# Front Doors

## FINISH COLOUR RANGE (DULUX)



FOUR SEAS DOORS  
OWT-4VL



FOUR SEAS DOORS  
FS-V



FOUR SEAS DOORS  
FS-H7G



PARKWOOD  
BFR12 DURAX



PARKWOOD  
DURAMAX PLUS HV05



PARKWOOD DURAMAX  
VV53-BATTEN 40 WITH  
STYLE



FOUR SEAS DOORS  
OWT-6L



CROWN DOORS  
PADDINGTON 6L



CROWN DOORS  
TRADITIONAL



# EXTERNAL WORKS



*Landscaping is essential in shaping the character, liveability, resilience, and long term sustainability of rural properties at Everdene.*

A well-designed landscape elevates the appeal of a rural property, enhances the home's overall style, and creates a seamless relationship between indoor spaces and the surrounding natural environment. Beyond aesthetics, thoughtful planting supports biodiversity, stabilises soil, manages water and erosion, and improves comfort through shade and wind protection. It also strengthens privacy, frames views and supports bushfire resilience—making landscaping an essential component of a sustainable and presentable rural home at Everdene.





# Landscape Objectives

## OBJECTIVES

A well-designed landscape enhances the appeal of your rural property, strengthens its connection to the natural environment, and contributes to an elevated and unified streetscape character at Everdene. The objectives below outline key drivers for positive landscape outcomes.



Artist's Impression of local road within Everdene community.

### 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

- 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

- In line with Council's DCP objectives, an aim to maximise tree canopy will reduce the urban heat island effect and will cool your property and neighbourhood. Where possible existing mature trees are to be retained.

### Promote Biodiversity

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

# Landscape Design Elements

## KEY DESIGN CONSIDERATIONS

### Layout

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

### Driveway

- Refer to Driveway section of this guide for requirements on the extent, location, materiality, and design of driveways and laybacks.
- Driveway materials and colours to be selected from the Materials & Colour section of this guide.

### Lighting

- Lighting should be low level, downward facing, and designed to minimise light spill into the surrounding landscape. Soft, warm lighting is preferred to maintain rural amenity, protect night sky visibility, and avoid unnecessary glare to neighbouring properties.

### 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.

### Fences

- Refer to Fence section of this guide for requirements on front, secondary and side fencing. All plans for front fencing are to be submitted to the DRP for approval prior to installation.

### Planting

- As per Council's DCP, existing trees are to be kept where practicable. Planting selection and size should consider overhead electricity infrastructure.
- Each front garden must include at least three feature trees, with a minimum 75L pot size, and must be selected from the Recommended Plant Species List. When possible, stagger garden trees with existing street trees to create a consistent and layered canopy along the street.
- Garden beds must appear fully planted at installation (avoid empty mulched areas).
- For optimal outcomes, the following minimum front yard landscaping requirements apply:
  - A minimum of 40% of the front yard area is to be provided as soft landscaping, with at least 30% of this softscape area dedicated to planted garden beds.
  - Garden beds are to incorporate an even mix of shrubs and ground covers (50:50 ratio) to achieve a cohesive and visually appealing landscape character.



Bronty Country Pavilion Facade by McDonald Jones. Artist's Impression.



# Landscape Design Elements

## KEY DESIGN CONSIDERATIONS

### Plant Size

- It is essential to avoid invasive or environmental weed species and use planting from the recommended plant list. No tube stock is permitted. Refer to Recommended Plant Species List for minimum allowed pot size.
  - Trees minimum 75L pot size.
  - Shrubs minimum 200mm pot size.
  - Groundcovers minimum 150mm pot size.

### 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.
  - Concrete.
- Round timber, logs or plastic edging not accepted.

### 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).

### 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 neatly edged to maintain a clean, well-kept appearance. A tidy lawn enhances your property and contributes to the overall presentation of the street.
- Garden beds and turfed areas must be free from weeds and kept neat and tidy.
- Front hedging is to be maintained to a maximum height of 1.5 meters to preserve connection to the primary residence.
- 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.



Berry Hamptons Facade by Clarendon Homes. Artist's Impression

# Landscape Design Elements

## INDICATIVE LANDSCAPE PLAN

The plan below captures key design principles and considerations for site planning for standard Rural Living Lots. These are to be considered in addition to Council's DCP requirements for C4 lots.



### Legend

1. Driveway
2. Entry path
3. Front porch
4. Lawn
5. Feature tree/s

6. Perimeter planting
7. Front fence and hedge
8. Letter box
9. Bin storage area (behind gate)

### Fence Types

- Post and rail fence to front yards  
(refer to Fence section of the Guideline for details)
- Paling fence to rear yards
- ||||| Permeable timber battens for side fences and gates



## Recommended Plant Species List

### *Understanding Sunlight Helps You Select the Right Plants*

The amount of daily sunlight gardens receive 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.

Engaging qualified landscape designers and horticultural specialists can help homeowners achieve the best outcomes for both their property and the wider rural character of the area.

#### 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

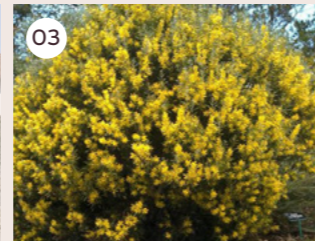
### MEDIUM FEATURE TREE



**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)



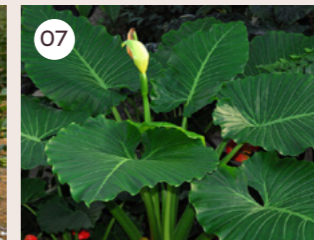
**04**  
VIBURNUM ODORATISSIMUM  
*Sweet Viburnum (Exotic)*  
Size (HxW) 5m  
(Hedged to 2m max)



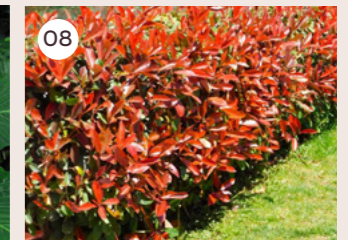
**05**  
SYZYGIUM AUSTRALE  
*'AUSSIE BOOMER'*  
SYZYGIUM AUSTRALE  
*'RESILIENCE'*  
SYZYGIUM AUSTRALE  
*'AUSSIE SOUTHERN'*  
*Lilly Pilly (Native)*  
Size (HxW) 2.5 x 1.5m



**06**  
CAMELLIA SASANQUA  
*'WHITE'*  
*White Camellia (Exotic; Shade)*  
Size (HxW) 2-4m



**07**  
ALOCASIA BRISBANENSIS  
*Spoon Lily*  
Size (HxW) 1.5m



**08**  
RED TIP PHOTINIA  
*Red Robin*  
Size (HxW) 1.5m

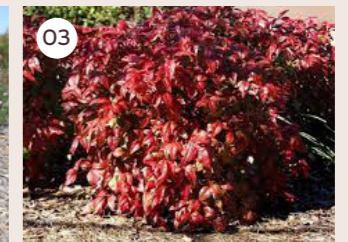
### MEDIUM SHRUBS



**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  
PITOSPORUM  
'MISS MUFFET'  
*Miss Muffet (Native)*  
Size (HxW) 0.5m



03  
CALLISTEMON  
'LITTLE JOHN'  
*Little John Dwarf Bottlebrush (Native)*  
Size (HxW) 1m



04  
RAPHIOLEPIS  
'SNOW MAIDEN'  
*Indian Hawthorn (Exotic)*  
Size (HxW) 1m



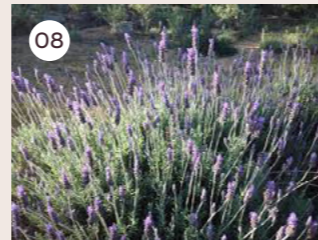
05  
CALLISTEMON  
'GREAT BALLS OF FIRE'  
*Bottlebrush 'Great Balls Of Fire' (Native)*  
Size (HxW) 0.5m



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 'MINI RED'  
*Mini Red Bottlebrush*  
Size (HxW) 1m

### 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

## Recommended Plant Species List

### 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  
CAROBROTUS GLAUDESCENS  
*Pigface (Native)*  
Size (HxW) 0.2m



05  
MYOPORUM PARVIFOLIUM  
*Creeping Boobialla (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



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  
HIBBERTIA SCANDENS  
*Snake vine*  
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



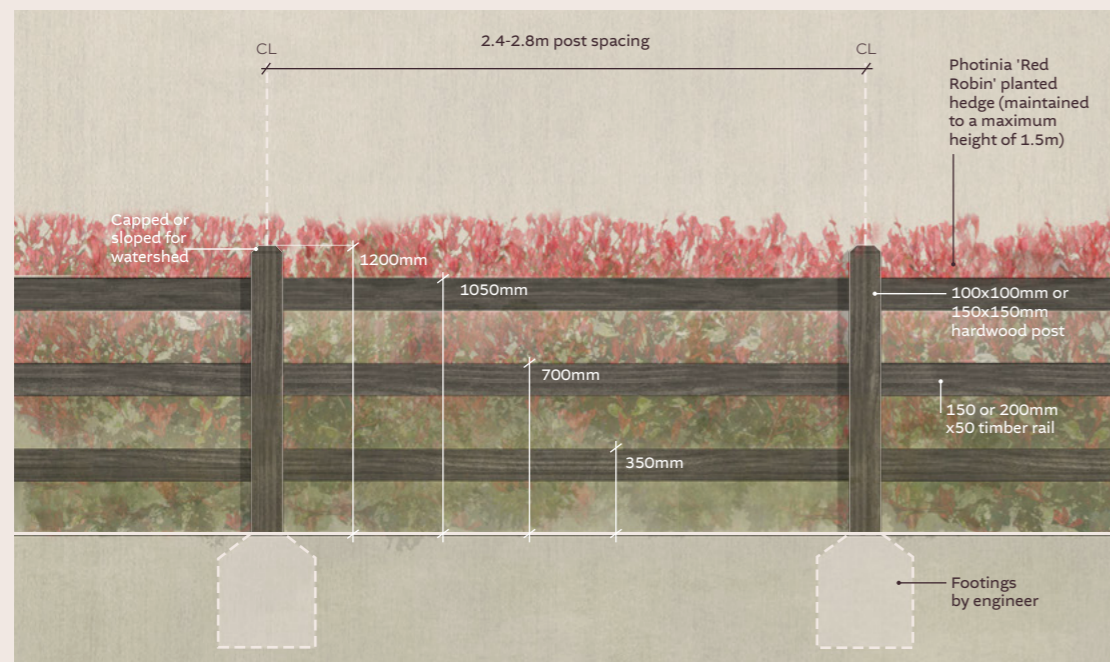
## Fencing

Fences play a key role in defining the character, safety, and social dynamics of a neighborhood. As such, the following fencing guidance intends to promote a sense of consistency and cohesion at Everdene.

### KEY DESIGN CONSIDERATIONS:

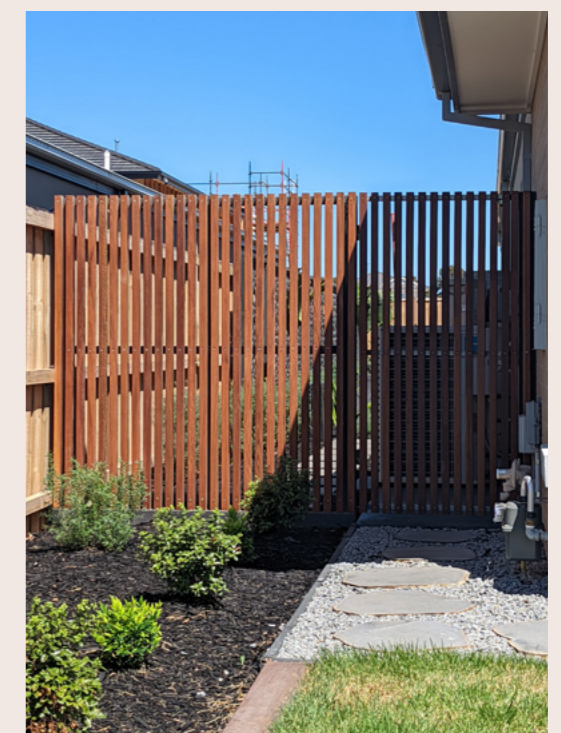
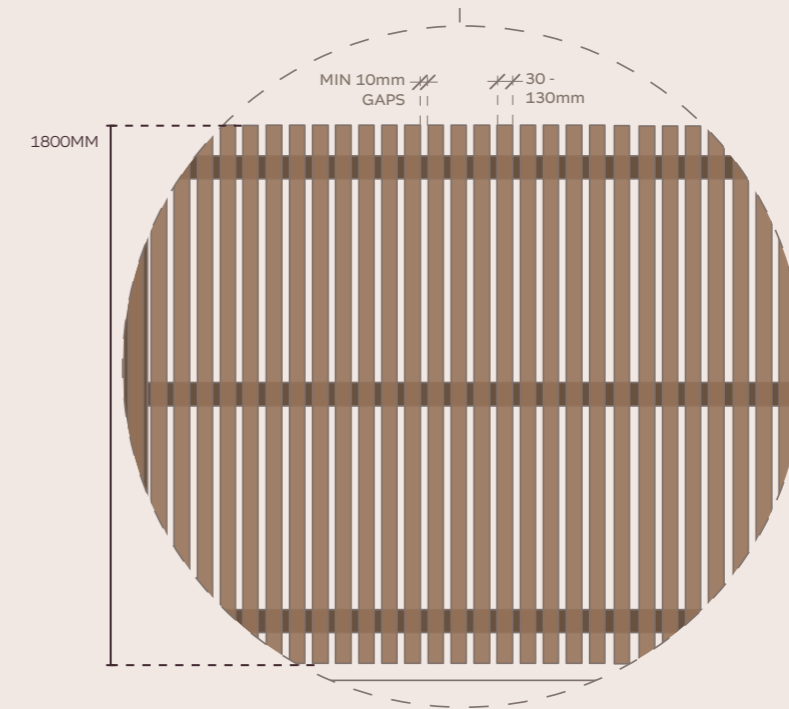
- All fences in front of the building line, and visible from the street within the Rural Living Lots, are to reflect the standard detail shown below, incorporating the following key characteristics:
  - Timber post and three-rail rural fence design
  - Maximum post height 1.2 meters, with three evenly spaced rails as illustrated
  - Square hardwood timber posts at 2.4-2.8 meter centres, capped or sloped for water shedding; minimum post size 100 x 100 mm
  - Rails constructed from hardwood or treated pine, with a minimum rail height of 150 mm;
  - Stained dark black tone finish. Fence finish should complement neighbouring fences and house design.
- All front fencing is to include Photinia 'Red Robin' planted hedge behind the fence line. Front hedging is to be maintained to a maximum height of 1.5 meters to preserve sightlines and maintain visual connection to the primary residence.
- For corner lots, post and rail fence in line with this guidance is to span both frontages.
- For side and rear boundary fencing not visible from public areas, lapped and capped timber paling fence to a maximum height of 1.8 meters is encouraged (subject to DRP approval).
  - Side fences and gates are to be located at least 1 meter behind the primary building line.
  - Side block off fences and side gates separating the rear yards must be timber or aluminium picket style fencing where visible from the street to a maximum height of 1.8m.
  - For paling fences, acceptable timber batten widths range from 30-130 mm, with a minimum 10 mm gap.
  - Fencing and gates must be stained in natural or dark tones to complement the house design or front fence.
- All fencing locations, types, materials, finishes and heights must be noted on the landscape plans and submitted to the DRP for approval.

### FRONT FENCE - TIMBER POST AND RAIL WITH PHOTINIA 'RED ROBIN' HEDGE



## Fencing

### SIDE FENCE AND GATE EXAMPLE





## Letterboxes

Letterboxes should complement the design of the house and garden, contributing to a cohesive streetscape without dominating it.

### LETTERBOX – FENCE MOUNTED



NOOSA EXTRA WIDE



VIENNA PARCEL PILLAR



AUSTIN PARCEL PILLAR



AUSTIN PARCEL PILLAR



NOOSA PILLAR



MONTE CARLO PARCEL PILLAR



CAMDEN PARCEL PILLAR



HAMILTON PARCEL PILLAR



BOSTON FENCE/BRICK LETTERBOX



CHLESEA SLIM FENCE LETTERBOX



GENEVA LARGE PARCEL/BRICK LETTERBOX



STROUD FENCE LETTERBOX

### KEY CONSIDERATIONS:

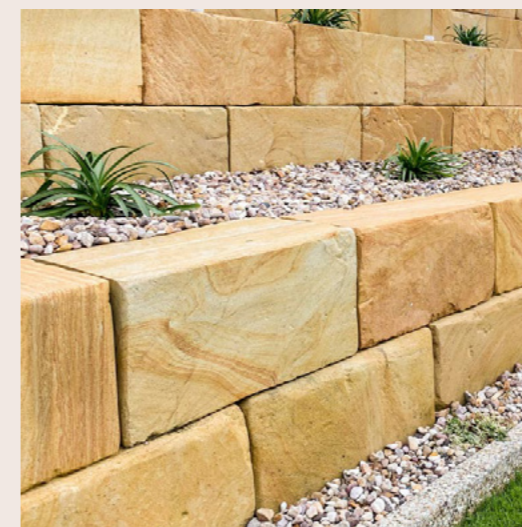
- Letterboxes are to comply with [Australia Post size guidelines](#).
- The style, material and colour of letterboxes are to be in keeping with the house and garden designs.
- The letterbox should be incorporated into the design of the front fence be a pier or a box and post letterbox with a maximum height of 1.2m.
- Letterboxes must clearly display the street number.
- See above images for 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 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 a minimum of 500mm apart (subject to a Structural Engineers detail).
- 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.



SANDSTONE BLOCKS EXAMPLE



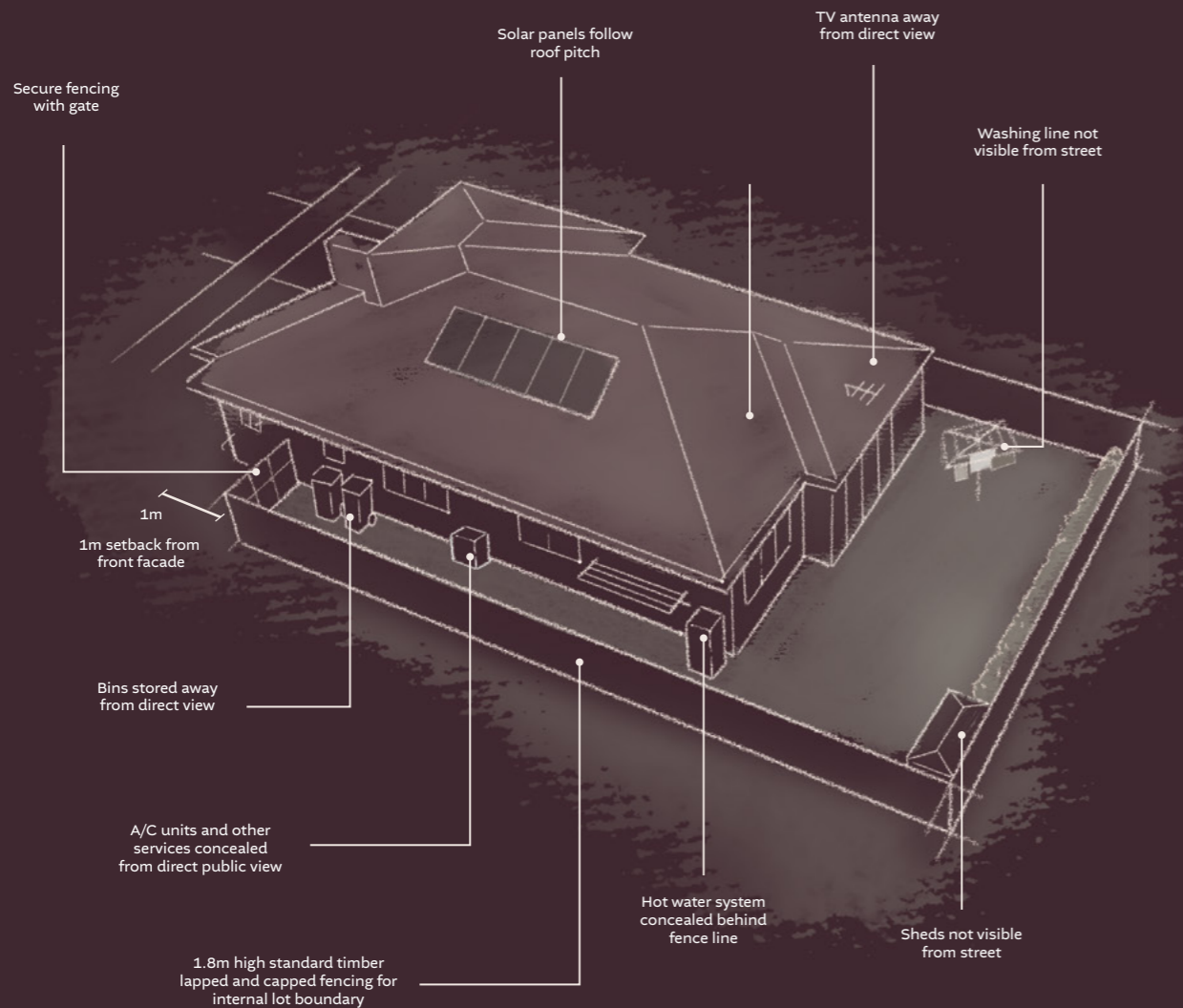
BRICK WALL EXAMPLE



# 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

- 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.
- 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.

### Vehicles

- Unregistered 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.

### Gardens

- Front gardens should be kept tidy with grass (including verge) mowed regularly, hedges maintained, 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 internal 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 waste to 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 lot boundary.

### Other

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



# SUSTAINABILITY



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

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



# Sustainability

## OBJECTIVES

### Everdene

Everdene 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, Everdene by Mirvac will be all electric, meaning that all homes will use electricity to power all of its required energy needs.

### 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 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 for solar and 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.

### Construction materials and waste

- Maximise the use of standard sizes of construction 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 (1:200)
- 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

#### Elevations and Sections

- Scale (1:100)
- 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
- 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/Designer

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 Design Guidelines**.
- I understand that my house design must comply with all sections of the **Everdene 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 within my land sales contract.
- My house design will need to be re-submitted for assessment under the Everdene Design Guidelines if the design changes following approval.

Signed (Owner) \_\_\_\_\_

Date \_\_\_\_\_

## Appendix C

### DEFINITIONS

#### Section 88B Instruments

Located within your land sales contract, the Section 88B Instrument will be registered on the title of the property and outlines specific covenants and restrictions. It 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.

#### LEP – Local Environmental Plan

A Local Environmental Plan (LEP) in NSW is a legally binding planning instrument made under the Environmental Planning and Assessment Act 1979 that guides local land-use planning. Created by local councils, it sets zoning, development standards (height, density), and permissible development types to manage growth and protect environmental, heritage, and agricultural land.

#### 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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