

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1625/1

Date: 8 December 2025



PREPARED FOR **SERENITAS**

SERENITAS EVERLEIGH

STATEMENT OF LANDSCAPE DESIGN INTENT



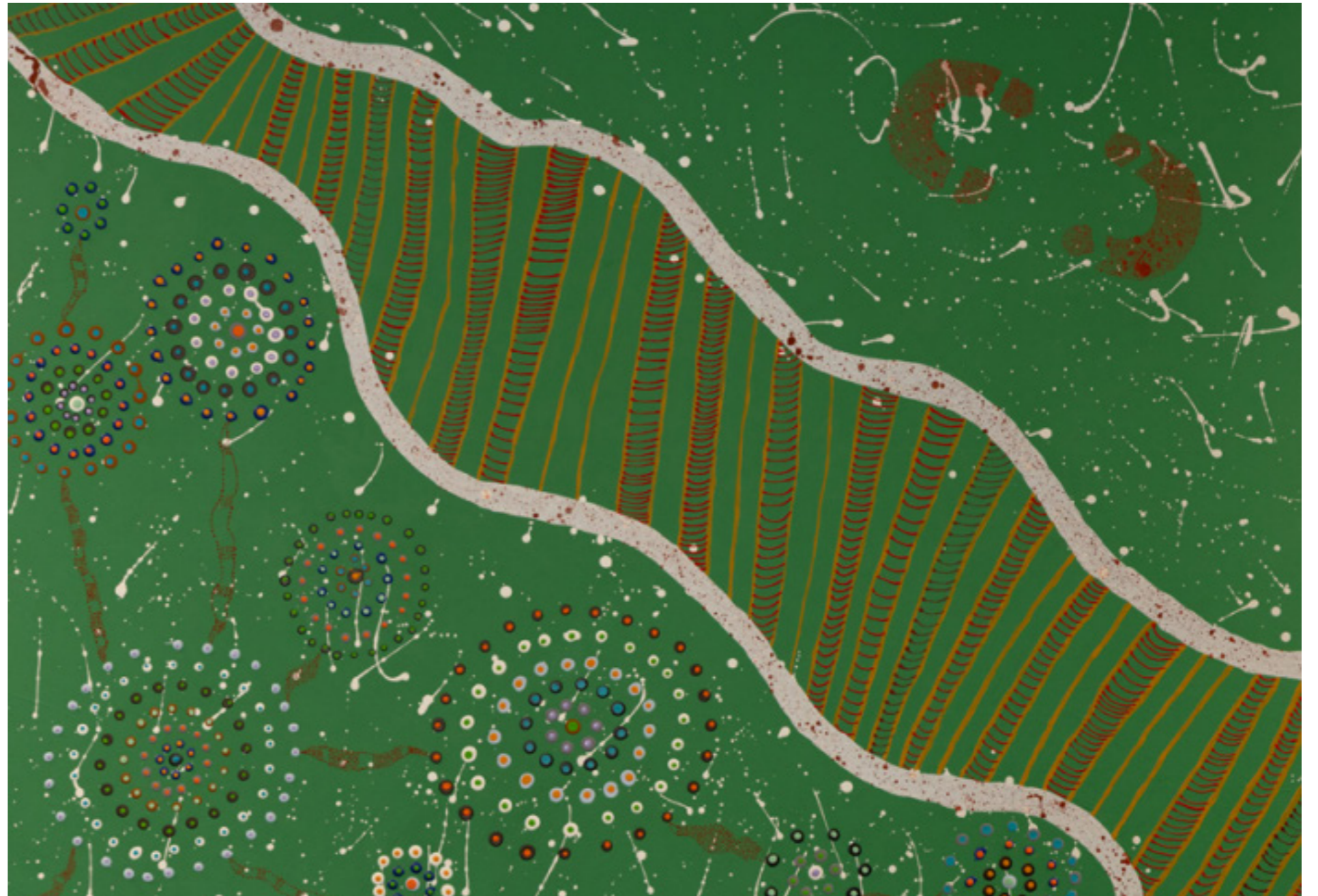
20 October 2025



Render Image by BDA

Acknowledgement of Country

Urbis acknowledges the Aboriginal and Torres Strait Islander peoples as the traditional custodians of all lands on which we do business and we pay our respects to Elders, past and present. We acknowledge the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.



Title: Sacred River Dreaming
Artist: Hayley Pigram
Darug Nation
Sydney, NSW



SERENITAS



ISSUE AUTHORISATION

Director: Matthew Franzman
Project Team: Edwin Dacre, Brian Samonte, Hannah Jia
Project Code: P0057867
Prepared for: Serenitas
Version: P4

Rev	Date	Purpose	Prepared	Reviewed
P1	09.05.25	Preliminary Issue	BS	ED
P2	14.05.25	Preliminary Issue	BS	ED
P3	14.07.25	Minor Boundary Update	BS	ED
P4	20.10.25	RFI Response	BS	ED

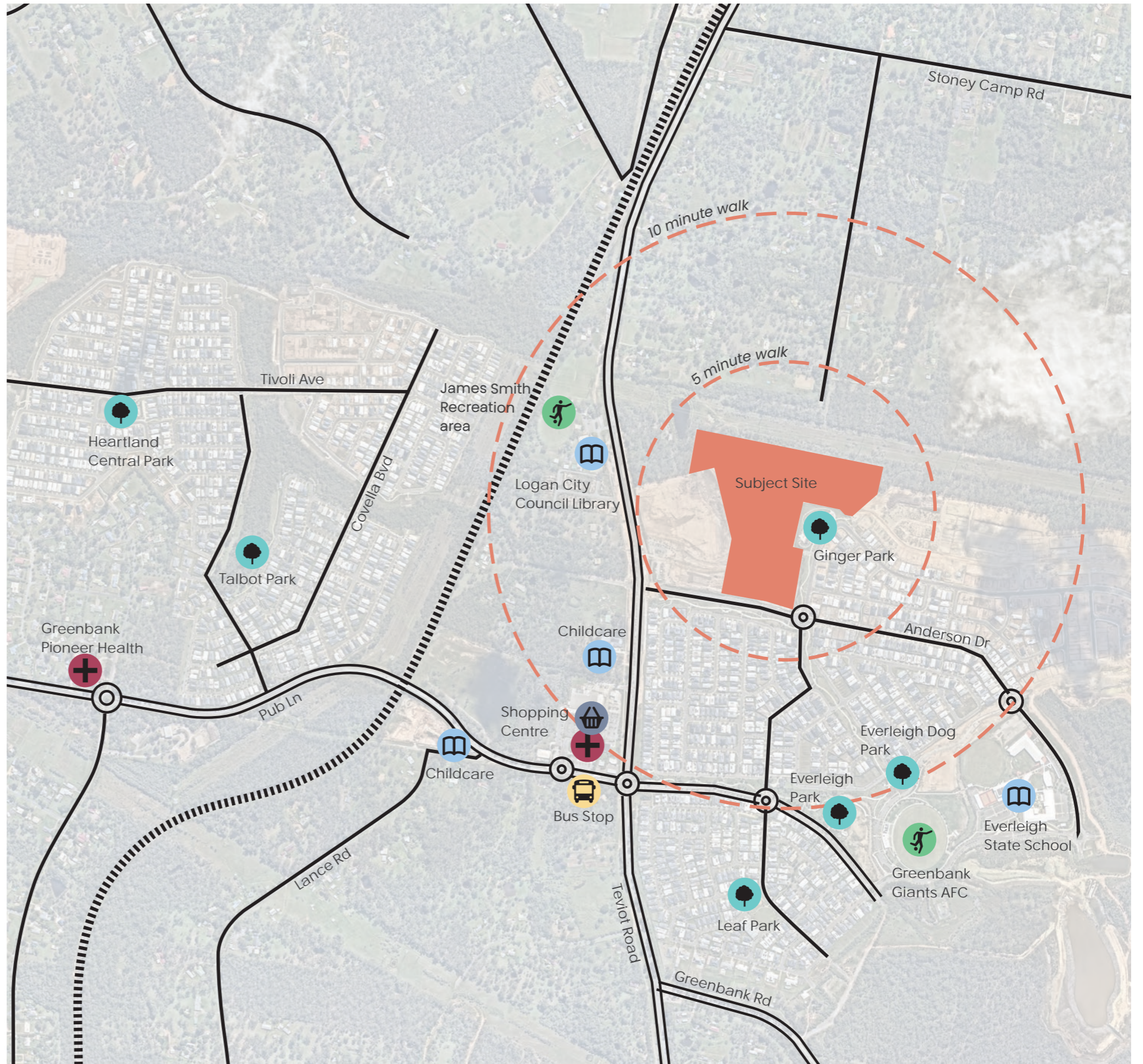
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SITE ANALYSIS.

Local Context



Surrounding Character



Everleigh Pedestrian Path Links



Everleigh Park



Everleigh Park

Site Photographs



Key Plan



01



02



03

Site Photos

DESIGN APPROACH.



LANDSCAPE



Address at Street Level

VISION



Textured Landscape Identity

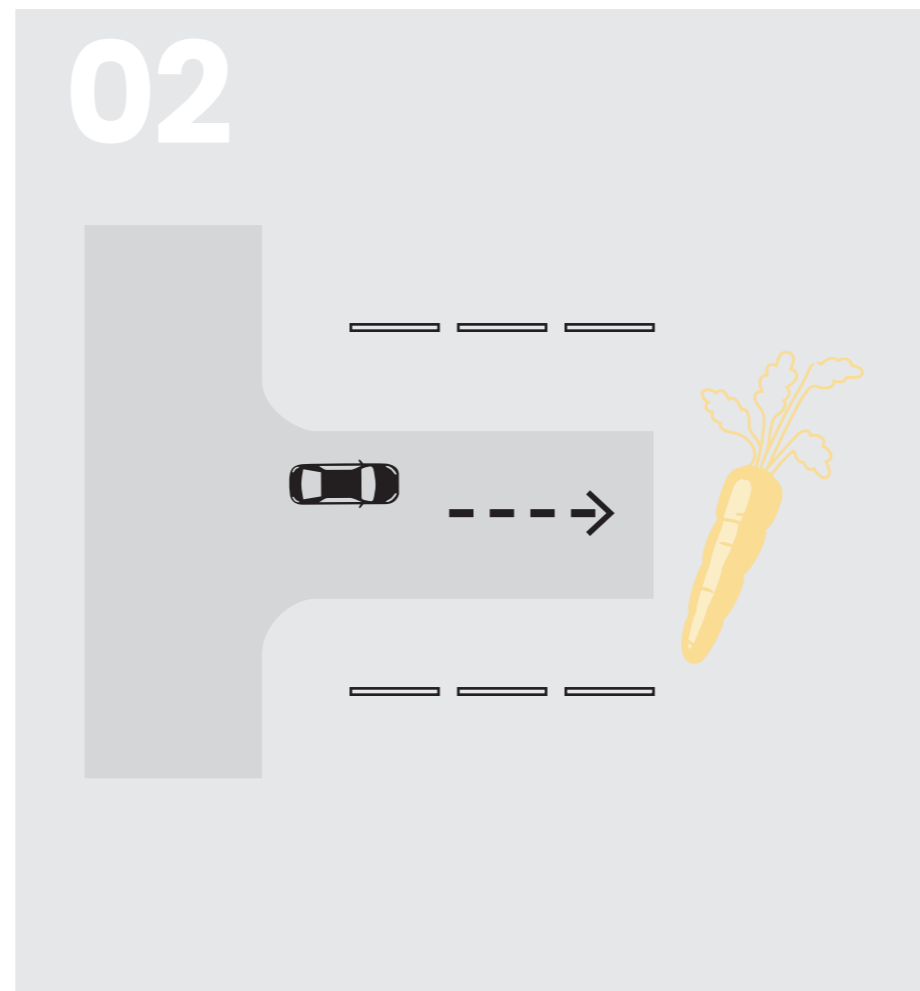


To Compose Landscape To Seamlessly Integrate With Architecture of Site

Design Principles



Genuine street Tree Environment



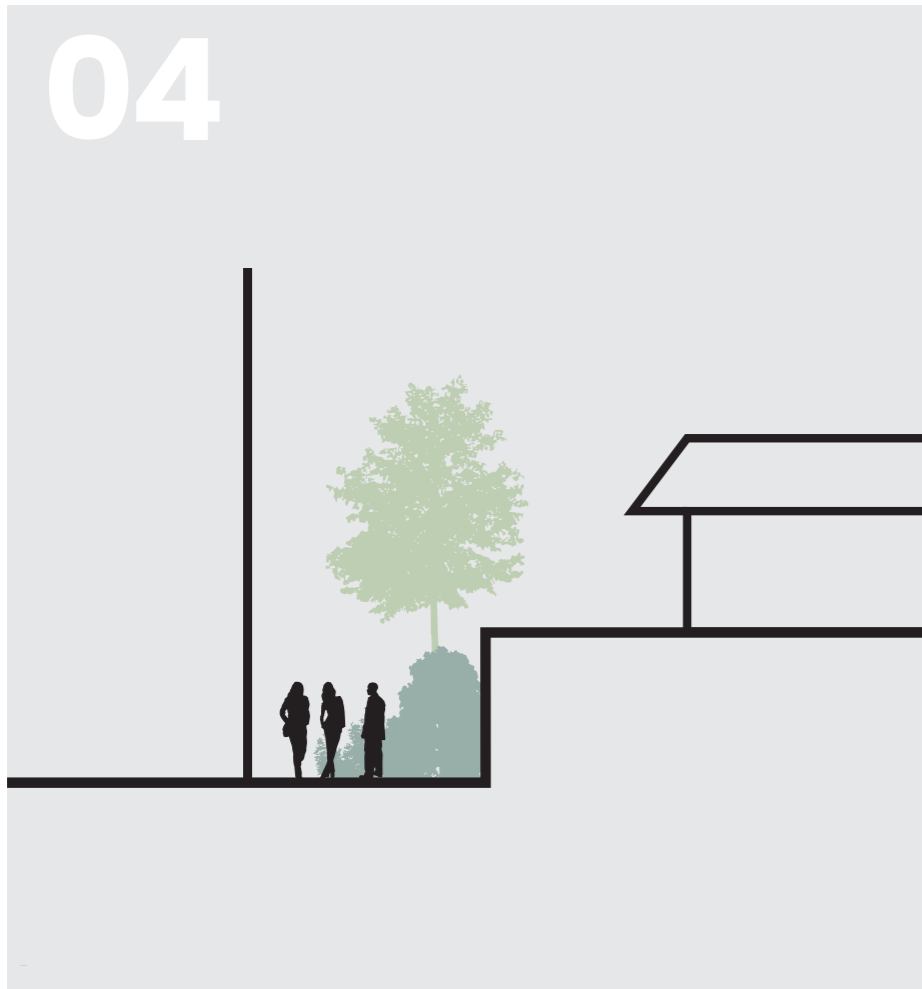
Arrival Experience



Support Local Fauna Environment

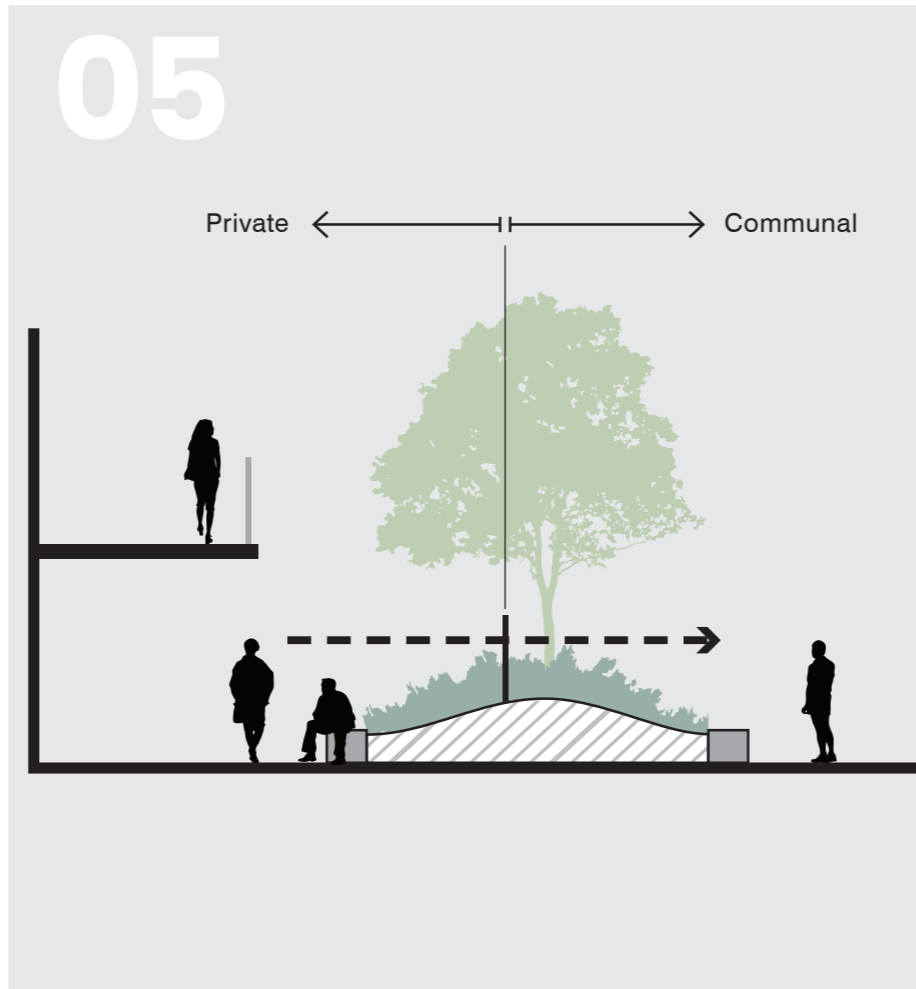
Design Principles

04



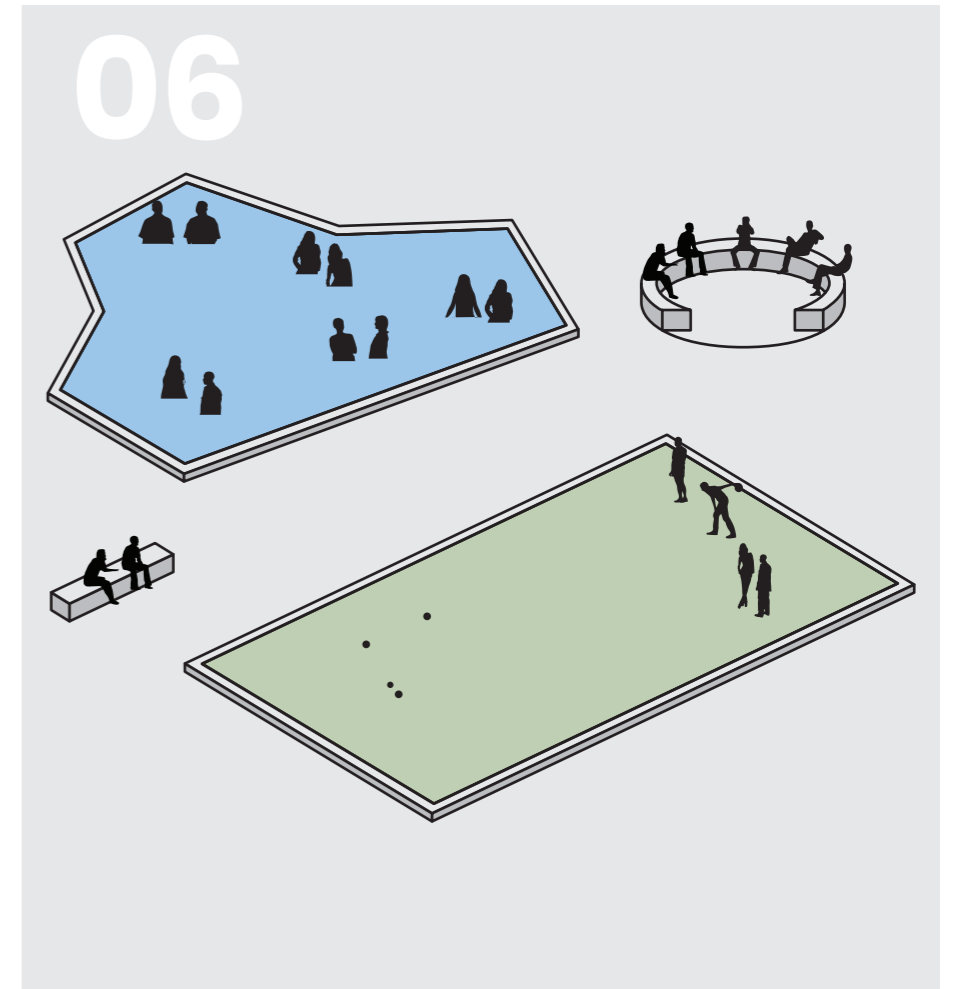
Softening Neighbouring Edges

05



Distinction Between Public And Private

06



Generous Resident Amenity

Planting Strategy

Street Tree to Street frontage:
 Located in private lot and offset from bin pick up location to avoid clashing with rubbish truck arm.

Shrubs and Groundcovers:
 Mixes of lush native & exotic planting species to verges limits small unuseable small patches of turf reducing maintenance routines. Planting integrates seamlessly with private front gardens giving a more generous spatial planting outcome.

Corner lots:
 Planting the side of corner lots enhances street appeal, provides vegetative screen and softening of side yard fencing and enhances privacy.

Feature Trees:
 Feature trees are strategically placed to create inviting leafy corridors and provide vertical vegetative softening and green relief to built forms.



LANDSCAPE DESIGN.



Lots Subject
to Future DA

3B

3A

2D

2C

2B

2A

CF

1A

1B

1C

1D

Staging Plan

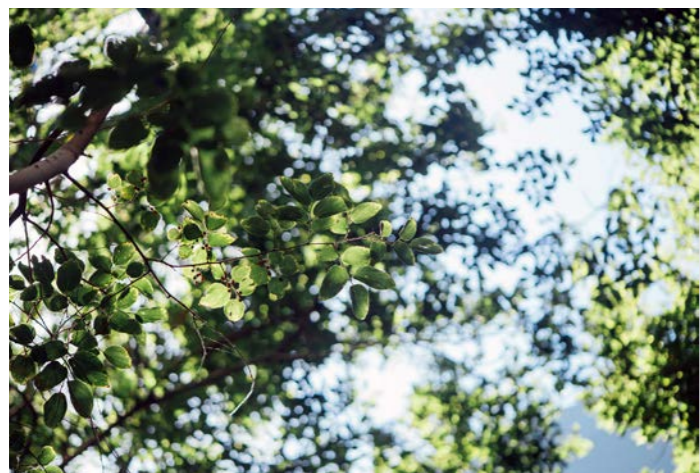
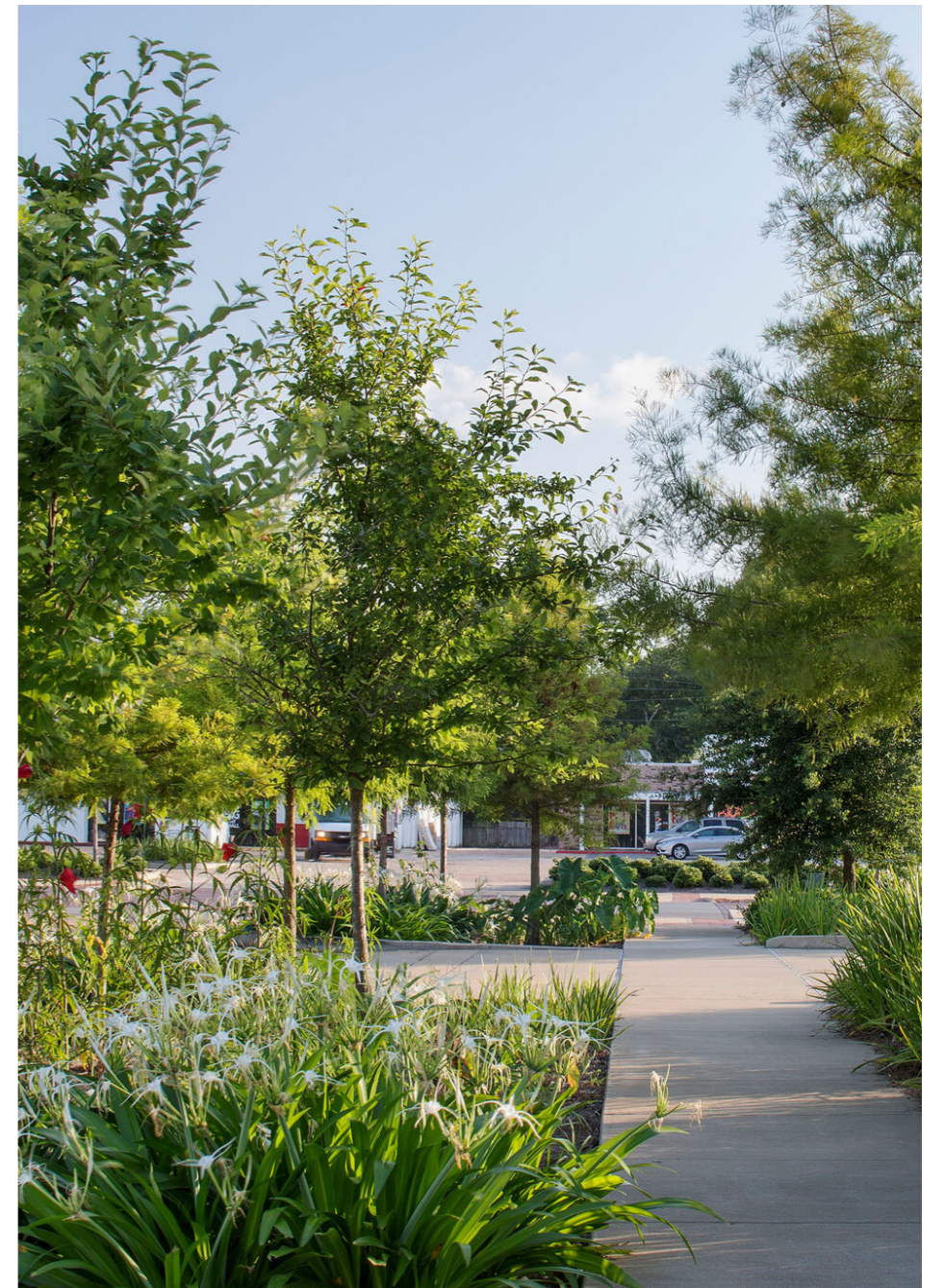
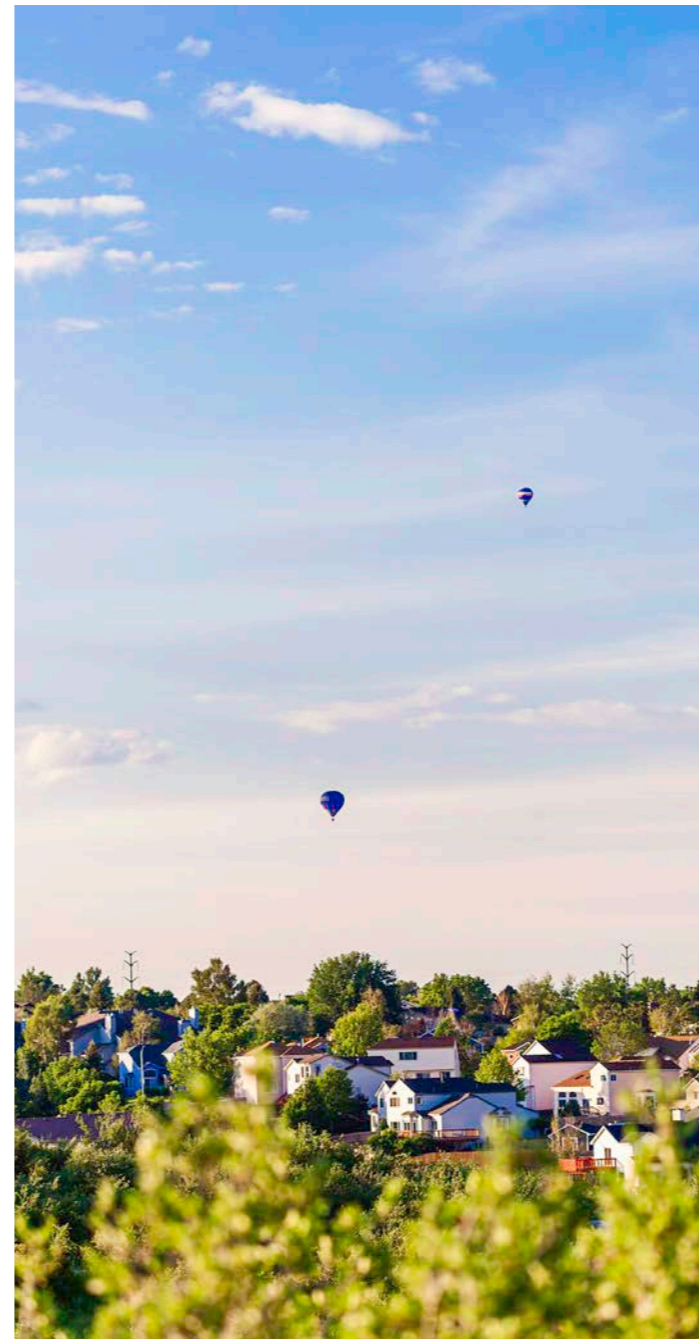
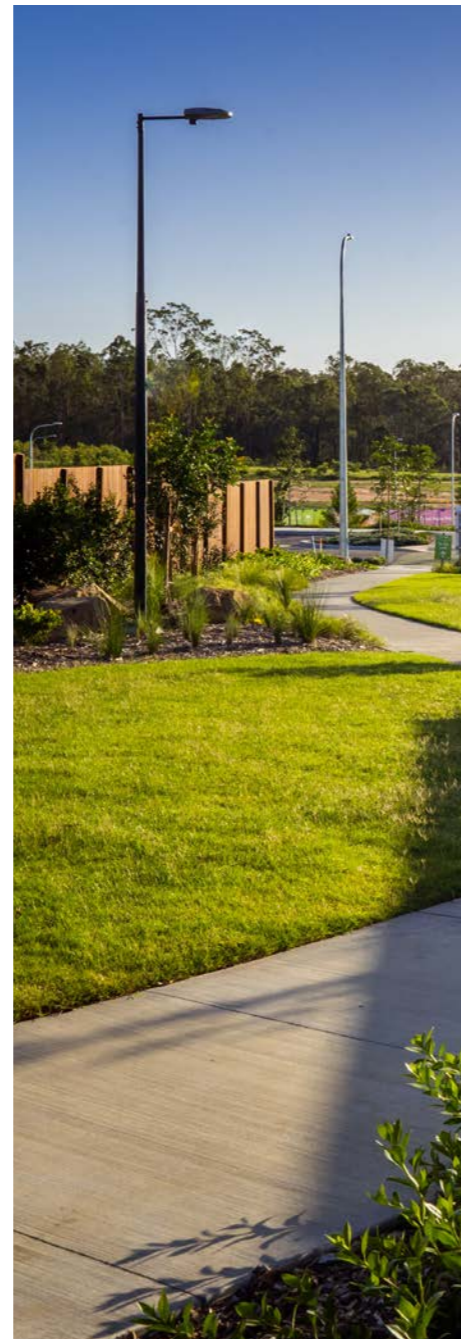
Ground Level Master Plan

- LEGEND**
- 01 Central Facility Building
 - 02 Pool Area
 - 03 Pickle Ball Courts
 - 04 Lawn Bowls
 - 05 Dog Off Leash Area
 - 06 Main Entry/ Egress
 - 07 Road Details
 - 08 WSUD Infrastructure
 - 09 Feature Trees
 - 10 Caravan Parking
 - 11 Pedestrian link to future commercial precinct
 - 12 Screening Planting along sides of lots
 - 13 Secondary Egress
 - 14 Sewer Pump Station
 - 15 Visitor Parking
 - 16 Planting screen and turf to boundary road
 - 17 Maintenance Shed

North  Scale 1:1500 @ A3 



Ground Level Character

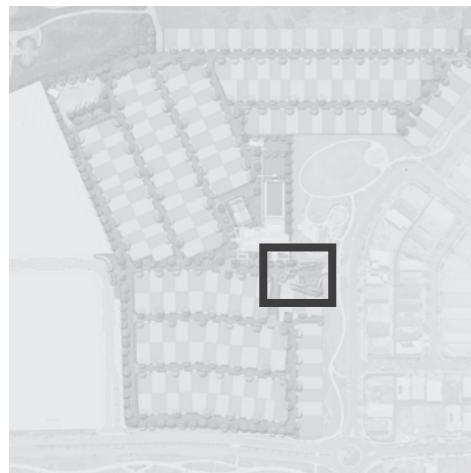


Main Entry Detailed Plan

LEGEND

- 01 Entry Intercom
- 02 Centre median with low groundcovers and medium shrubs.
- 03 Sliding vehicle gate behind entry walls
- 04 Low Planting in front of entry signage
- 05 Pedestrian entry gate
- 06 Mail collection
- 07 Feature Trees to Entry
- 08 Road Threshold
- 09 Visitor Parking
- 10 Pedestrian Link
- 11 Central Facility Building
- 12 Lush linear garden with screening species to fence line

KEY PLAN



LANDSCAPE DESIGN.



Secondary Entry Detailed Plan

LEGEND

- 01 Sliding maintenance access & emergency egress gate
- 02 Pedestrian access gate
- 03 Pedestrian link to pocketpark / northern path
- 04 Linear and screen planting to lot boundary
- 05 Road Threshold
- 06 Lush planting to street frontage

KEY PLAN



Typical Street Frontage Detailed Plan

LEGEND

- 01 Street Tree to Frontage
- 02 Large front garden with lush planting, extending to verge
- 03 Bin pickup locations by driveway
- 04 Driveway
- 05 Screen planting to front terrace areas

KEY PLAN



LANDSCAPE DESIGN.

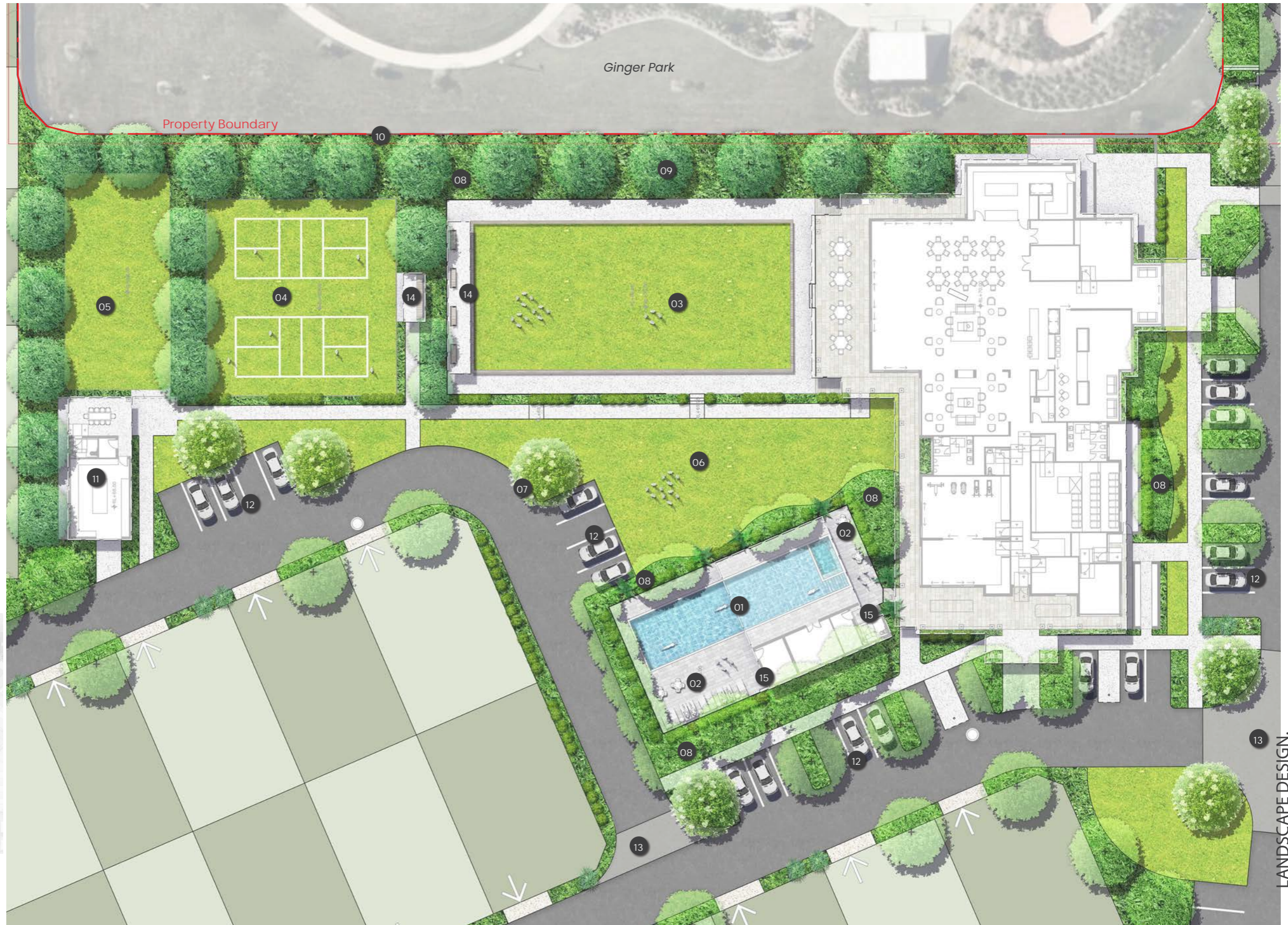
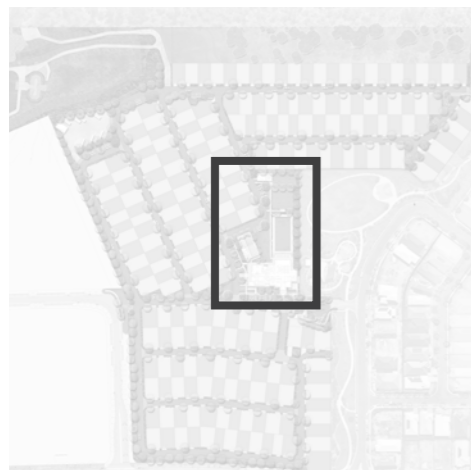


Central Facility Detailed Plan

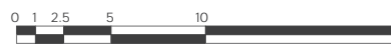
LEGEND

- 01 Pool
- 02 Pool Terrace Space
- 03 Lawn Bowls
- 04 Pickle Ball Courts
- 05 Dog Off-leash Area
- 06 Event Lawn Space
- 07 Feature Trees- 08 Lush Planting to garden bed
- 09 Batter to existing park level
- 10 Feature batten fence to park interface
- 11 Hobby Shed & Facilities
- 12 Visitor Parking
- 13 Road Threshold
- 14 Undercover viewing area
- 15 Shower location

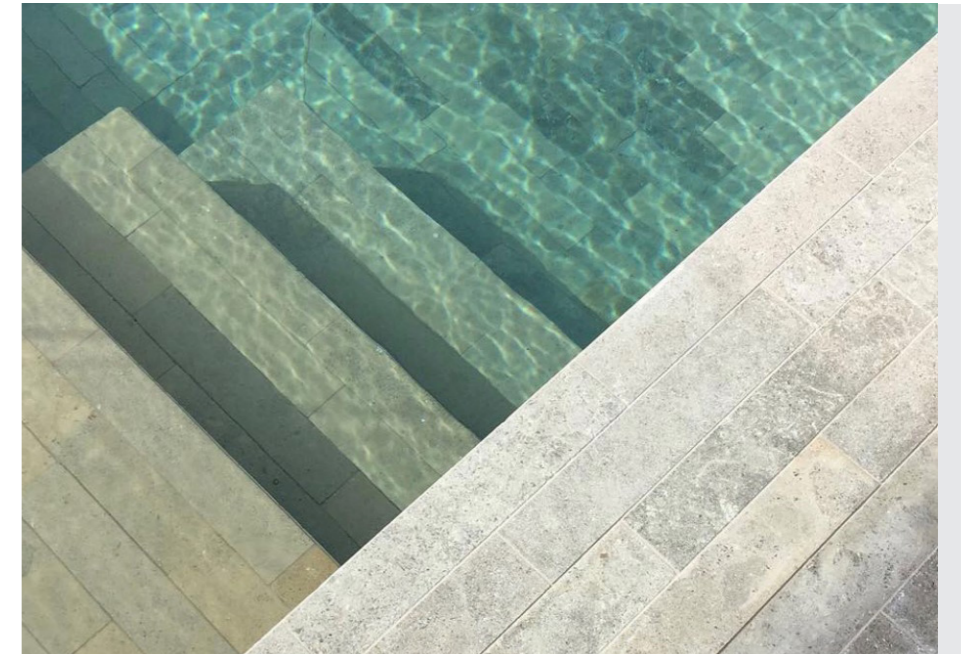
KEY PLAN



LANDSCAPE DESIGN.



Central Facility Character



LANDSCAPE DESIGN.



**SECTIONS AND
ELEVATIONS.**

Overall Sections Key Plan

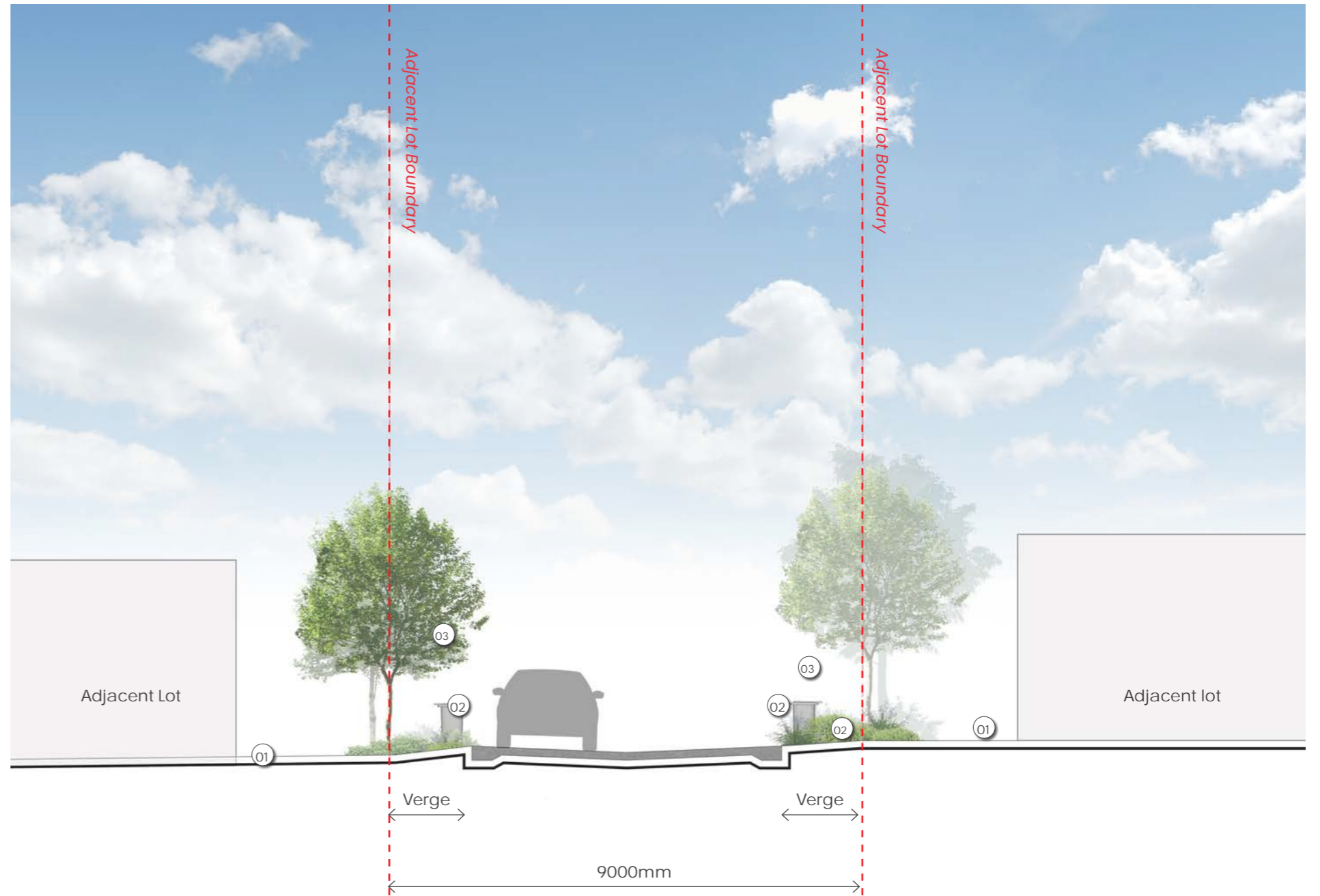


Section 01 - Typical Street Frontage

LEGEND

- 01 Private land
- 02 Bin pick-up location
- 03 Street trees offset from bin pickup location
- 04 Lush planting to street frontage

KEY PLAN



Scale 1:100 @ A3

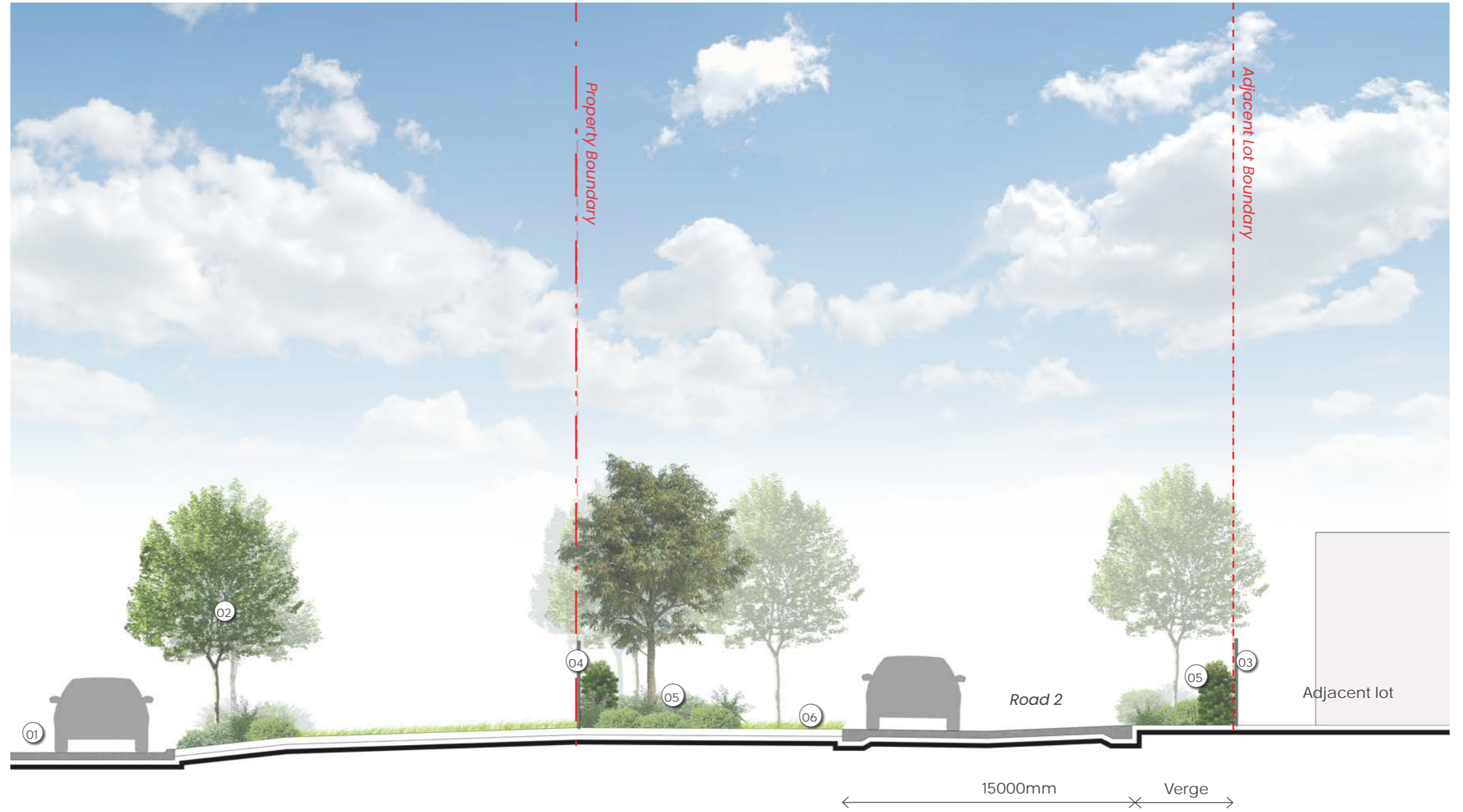


Section 02 - Western Boundary Interface

LEGEND

- 01 Adjacent future road
- 02 Street trees and verge planting
- 03 Privacy fence to adjacent lot side yard
- 04 H1.8m batten fencing to boundary with vegetative screen in front
- 05 Lush street garden
- 06 Turf punctuated with street trees to road edge

KEY PLAN

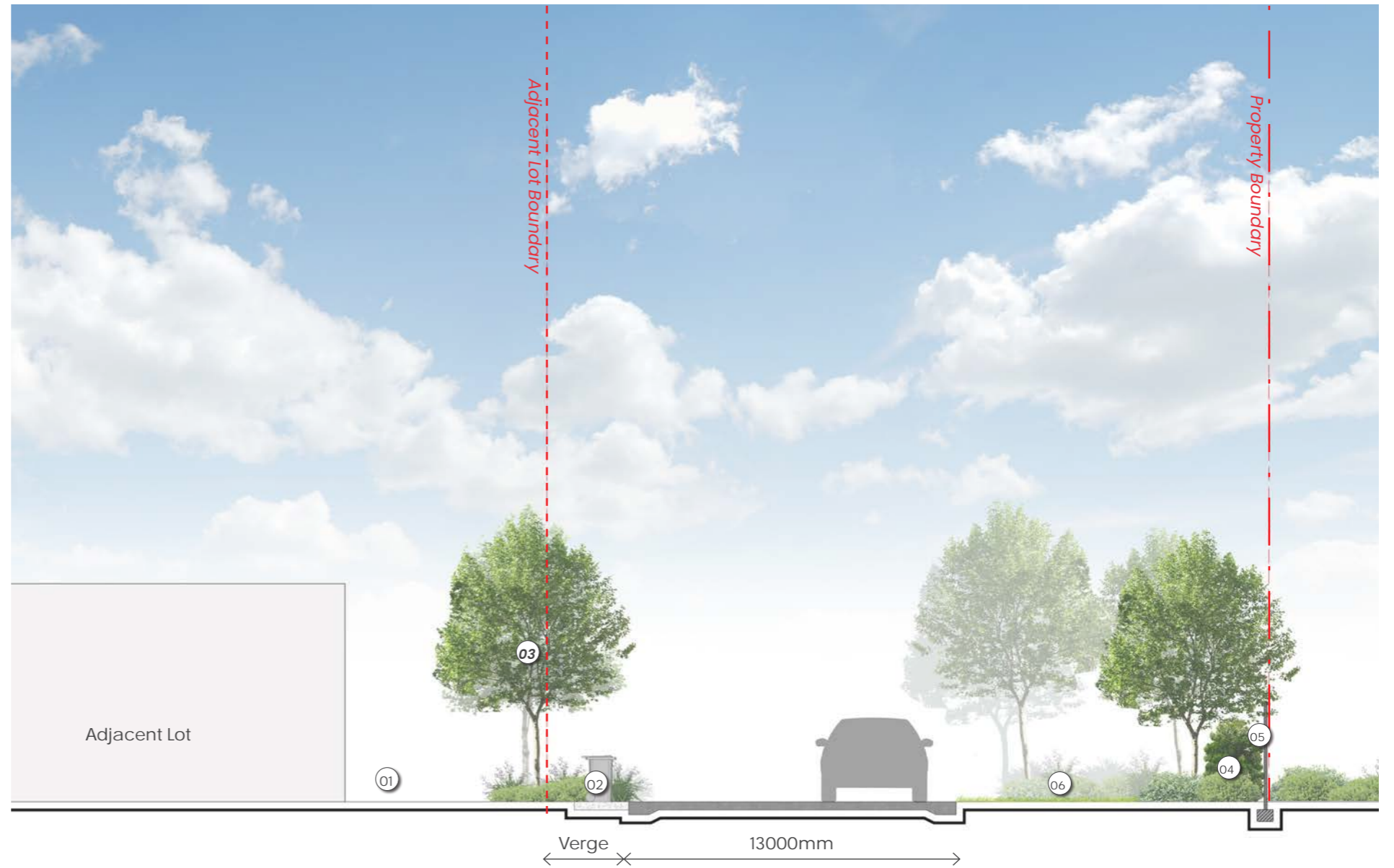


Section 03 - Southern Boundary

LEGEND

- 01 Private land
- 02 Bin pick up location
- 03 Street trees offset for bin pick up
- 04 Screening planting to rear boundary
- 05 Timber paling fence
- 06 Turf area to road edge

KEY PLAN



Scale 1:100 @ A3



Section 04 - Main Entry

LEGEND

- 01 Visitor parking
- 02 Pedestrian footpath
- 03 Signage wall
- 04 Centre median with low planting
- 05 Intercoms
- 06 Pedestian Gate
- 07 Feature trees frame entry
- 08 Screen planting to lot boundaries

KEY PLAN



SECTIONS, ELEVATIONS, 3D.

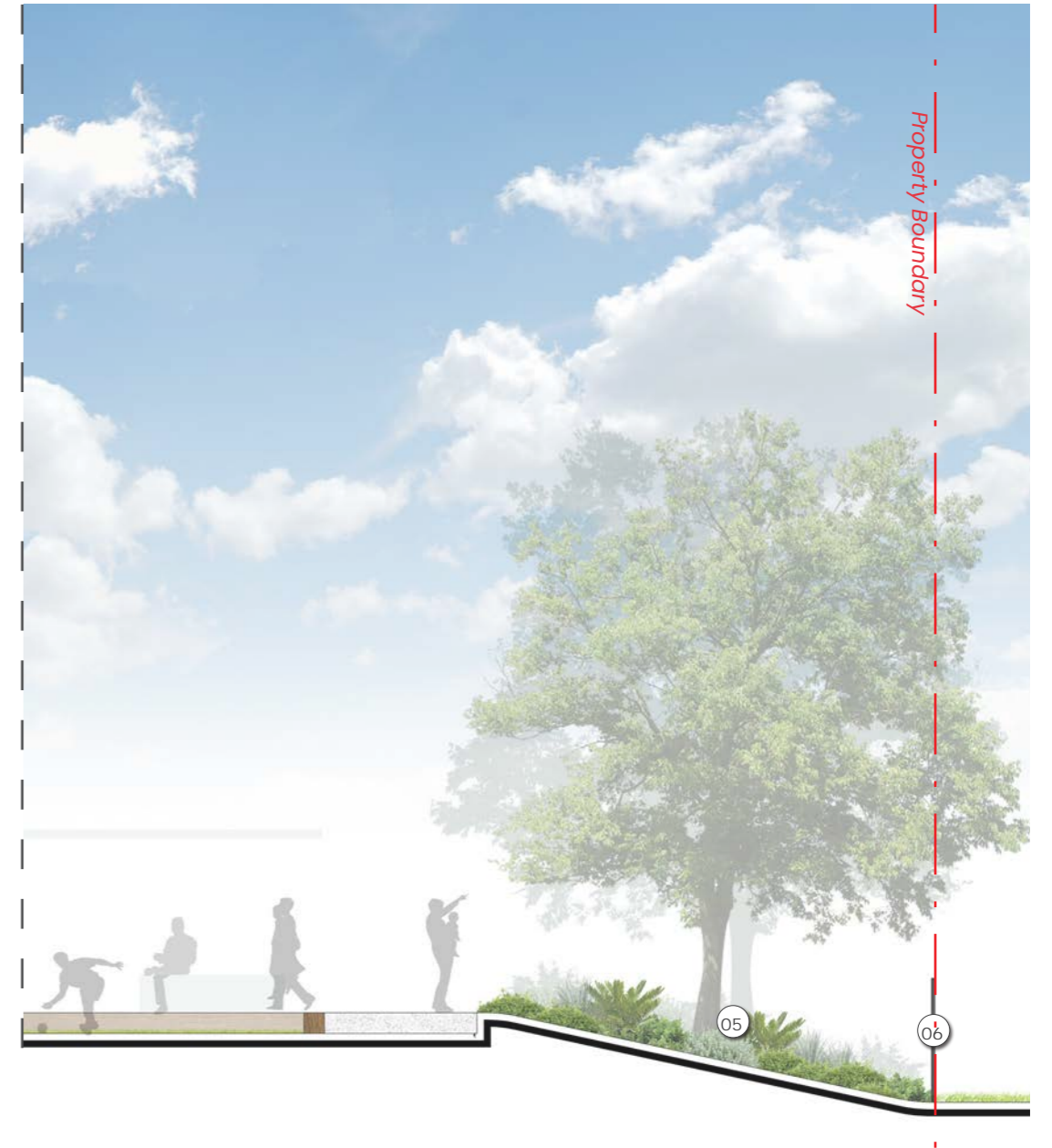
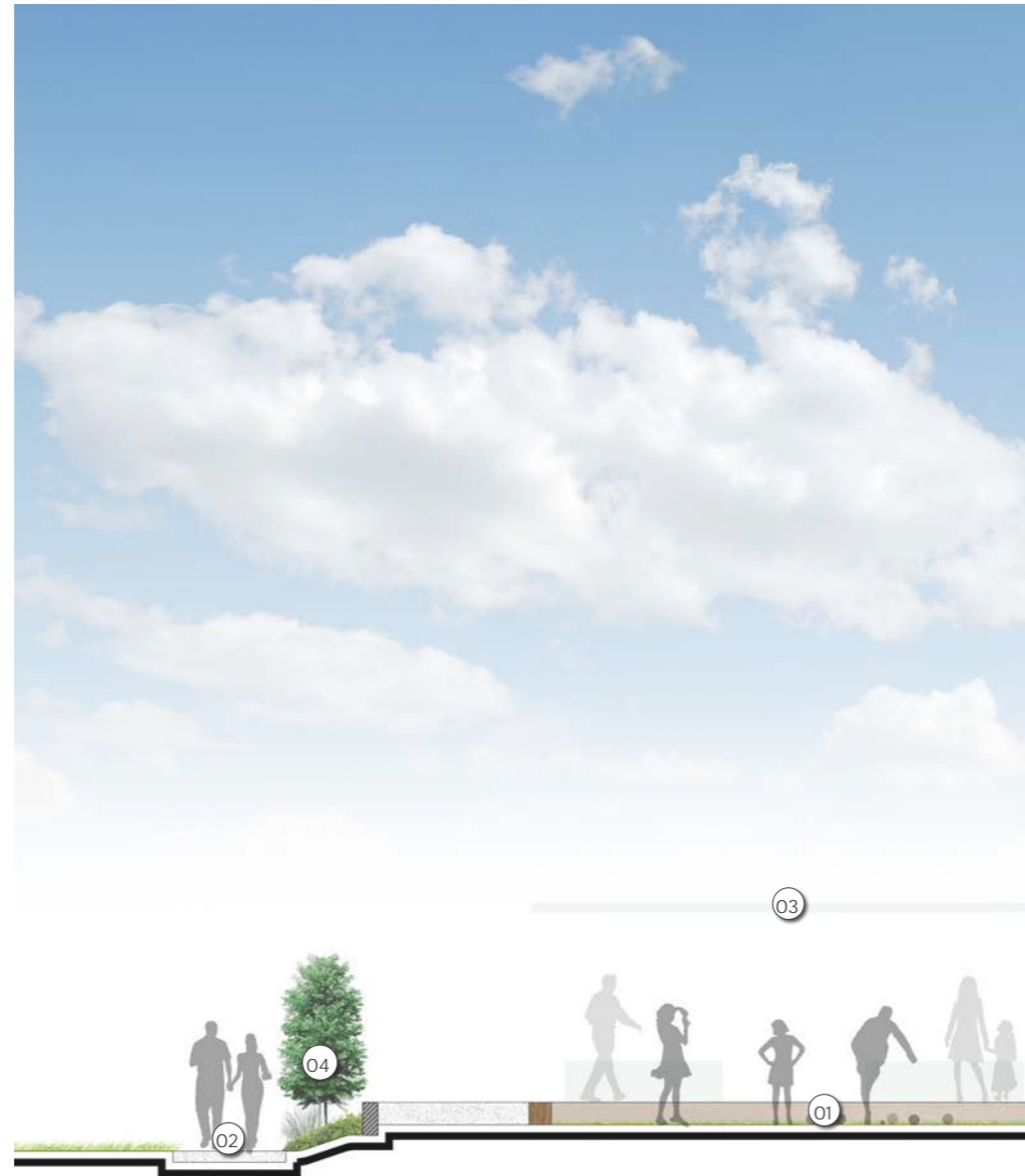
Scale 1:100 @ A3

Section 05 - Central Facility (Lawn Bowls)

LEGEND

- 01 Lawn bowl
- 02 Pedestrian footpath
- 03 Undercover viewing area
- 04 Linear garden with lush planting species and screening
- 05 Buffer planting between lawn bowls and boundary fence
- 06 Batten Fence at park interface

KEY PLAN



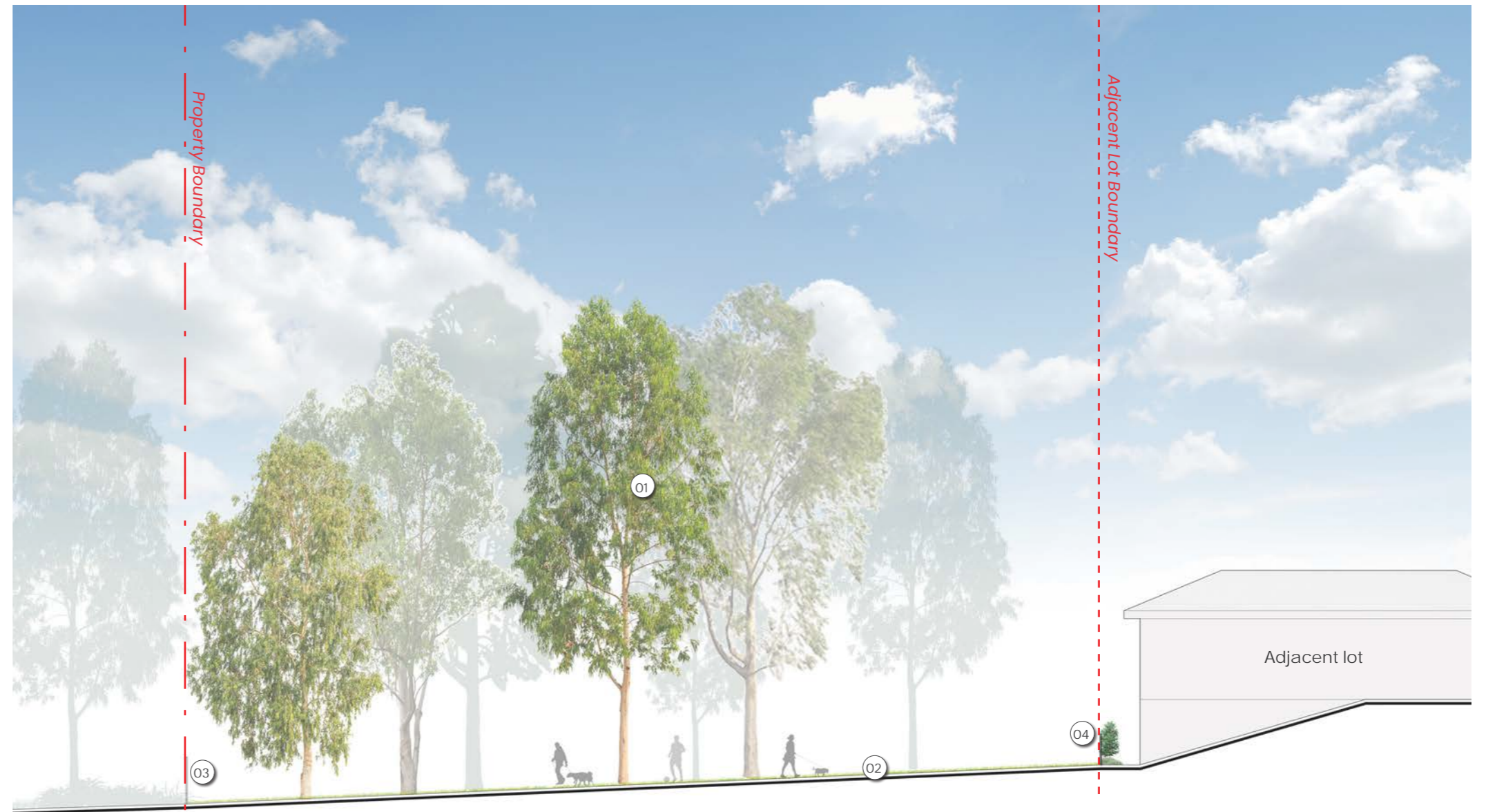
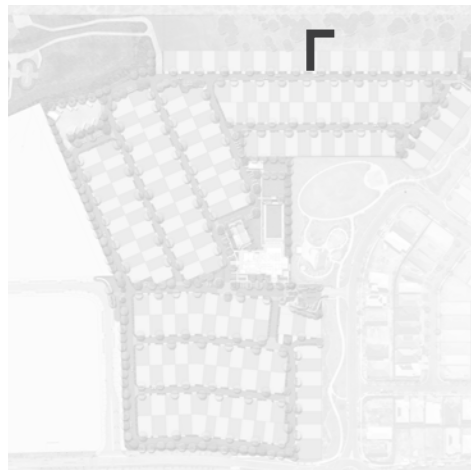
Scale 1:100 @ A3

Section 06 - Northern Lots Interface

LEGEND

- 01 Existing established Trees in communal area, culled to meet bushfire requirements
- 02 Turf maintained less than 100mm
- 03 Chain mesh fence to northern site boundary
- 04 H1.2 fence on lot boundary

KEY PLAN



SECTIONS, ELEVATIONS, 3D.

Scale 1:200 @ A3

A close-up photograph of a fan palm leaf, showing the intricate radial pattern of its leaflets. The leaf is a vibrant green color, with some areas appearing slightly darker due to shadows. The central vein where the leaflets meet is clearly visible. The background is softly blurred, showing other parts of the plant and a hint of a bright, outdoor environment. The word "DETAILS." is written in a bold, white, sans-serif font, positioned on the right side of the image, partially overlapping the leaf's structure.

DETAILS.

Circulation Diagram



LEGEND

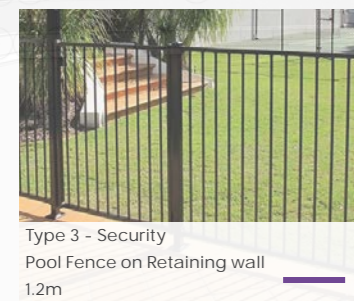
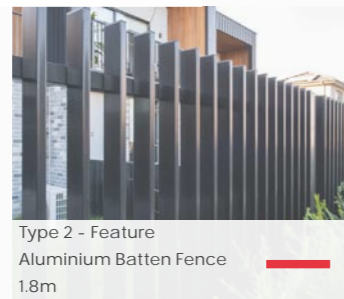
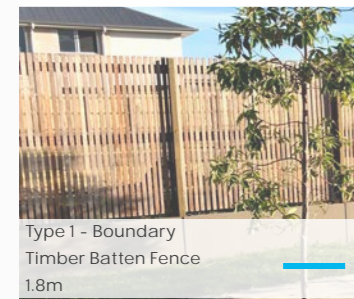
- Pedestrian entry / exit
- ⋯➔ Pedestrian circulation
- ➔ Maintenance / council access
- ➔ Vehicular
- ➔ Caravan Parking



Open Space Fencing Diagram

LEGEND

-  Pedestrian Gate
-  Vehicle Gate



Property Boundary

Elevated Lots - Ballustrade on Decks to Rear of Houses. By Architects.

DETAILS.

Wall Diagram & Palette

LEGEND

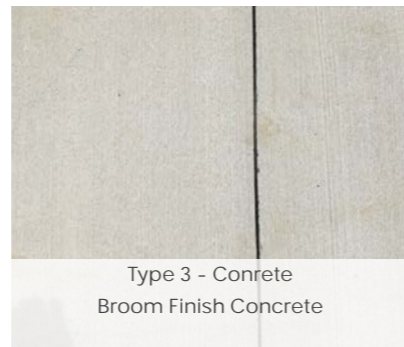
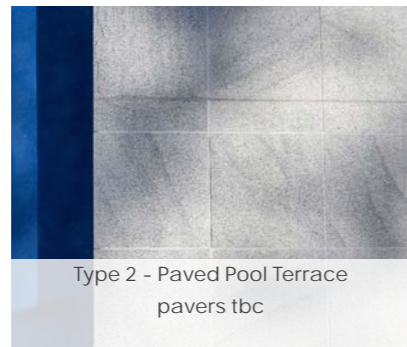
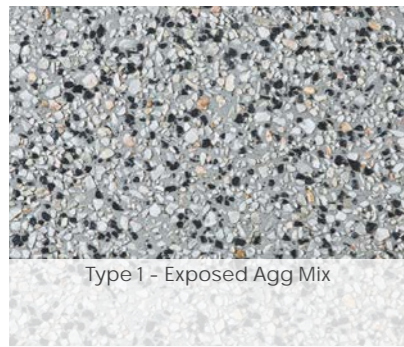
- Type 1 — Retaining wall by Civil (3m - 5m)
- Type 2 — Feature Entry Walls (2H)
- Type 3 — Retaining wall in communal area (0.5m - 1m)

DETAILS.

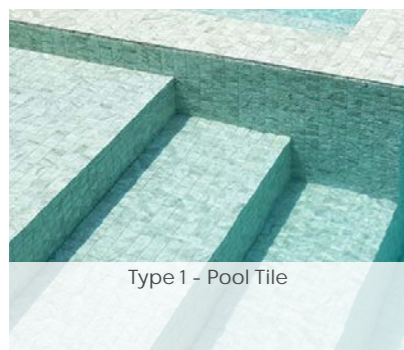


Additional Materials & Finishes

Surface Finishes



Pool & Water



Furniture



WALLS



EDGES



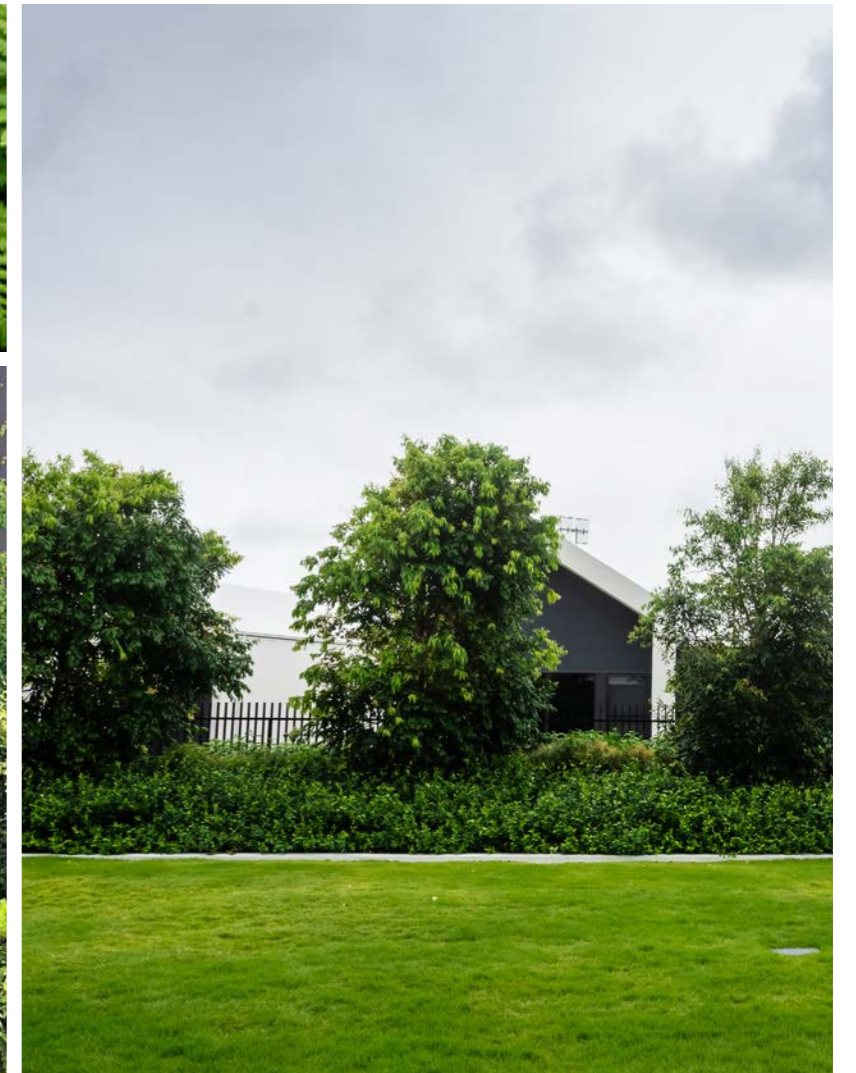
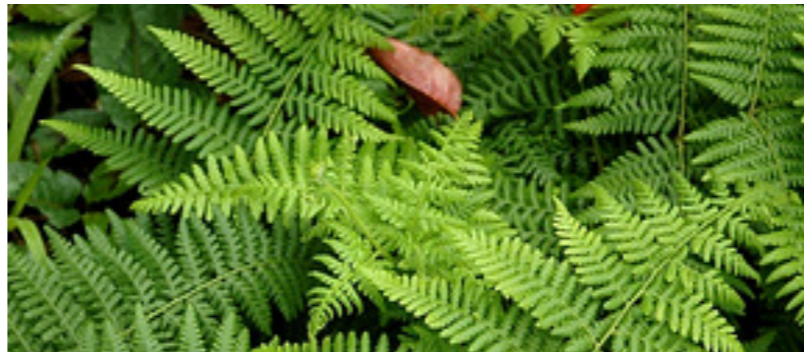
Planting Diagram

LEGEND

- Deep planting on natural ground — 1.07ha (8.7% of total site area)

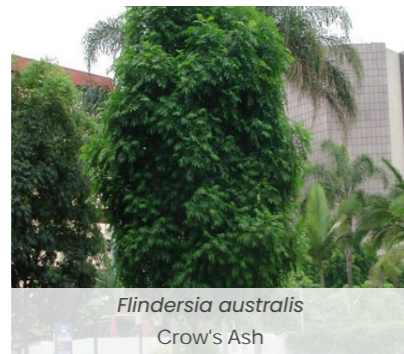


Planting Character

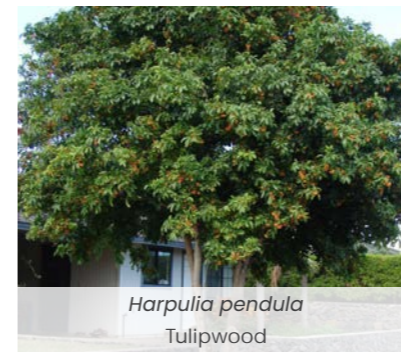
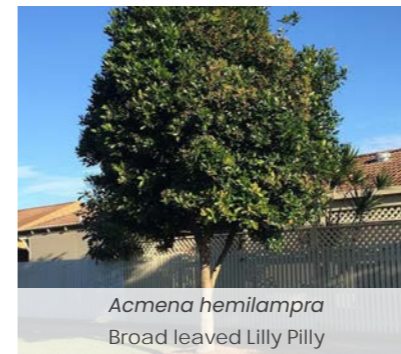


Plant Palette

Feature Trees

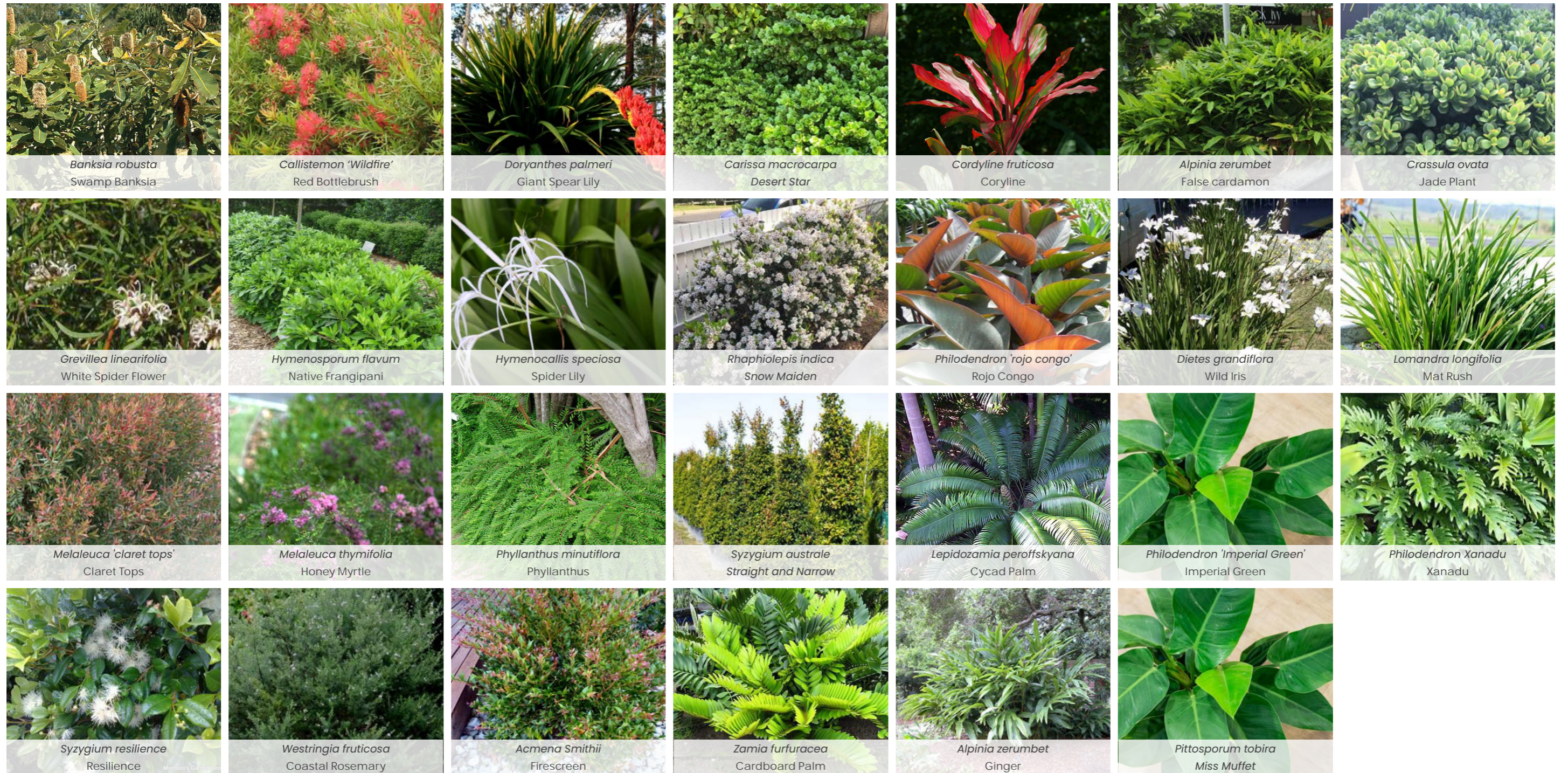


Native Trees



Plant Palette

Shrubs & Hedges



Plant Palette

Groundcovers & Vines



Casuarina 'Cousin It'
Cousin It



Scaevola albida
White Carpet



Liriope muscari
Evergreen Giant



Helichrysum ramosissimum
Yellow Buttons



Dianella caerulea
Blue Flax-Lily



Pandorea jasminoides
Bower of Beauty



Juniperus conferta
Shore Juniper



Dichondra repens
Silver Falls



Trachelospermum jasminoides
Star Jasmine



Lomandra fluviatilis 'Shara'
Shara'



Gazania rigens
Gazania



Hibertia scandens
Snake Vine

Productive Garden



Citrus Eureka
Lemon Tree



Citrus x sinensis
Orange Tree



Citrus latifolia
Persian Lime



Macadamia integrifolia
Macadamia Tree

DETAILS.

THANK YOU.

