



COBBITTY

by mirvac

# Good Design Guide



Designing a beautiful,  
balanced facade.

# How to create a well articulated facade.

A strong sense of entry is key to a welcoming façade. Make the entryway the focal point by orienting the home towards the primary street frontage and incorporating defined design elements like porches, verandahs, or balconies that project outward.



1

Use a variety of materials and colours thoughtfully to define different sections and add character to your façade. As a guide, aim for a minimum of two finishes, with no more than 70% total wall coverage in a single material or colour.



3

Windows and other glazing elements should be well-integrated into the façade design. Consider how they can be used to create strong horizontal or vertical lines, giving the façade structure and rhythm whilst breaking up large, blank wall areas.



2

Frame key architectural elements, such as your entryway, with protruding features like porches or balconies. Highlighting elements such as piers or the front door with a feature material or contrasting colour can help establish a stronger sense of entry and add personality to the façade.



4

Setting your garage behind the front of the home, whilst allowing your entryway to project forward, will make the entry feel more pronounced. Garage doors should complement the rest of the home, typically in lighter colours to avoid visual dominance. Consider using a contrasting material on the garage wall to subtly push it back and draw attention to the main entry.





# Choosing a facade for your dream home.

Please note: The images shown are intended as a guide only and may not represent fully compliant designs under the Cobbitty Design Guidelines. They are provided to illustrate the general character and design intent that is typically considered acceptable.

Your home's façade should reflect your personal style while thoughtfully responding to its surroundings. At Cobbitty by Mirvac, this means designing homes that are in harmony with the area's rural character and natural landscape. Façades must also align with Council requirements and the Cobbitty Design Guidelines to ensure a consistent and high-quality streetscape.

Set within a cherished rural setting, Cobbitty by Mirvac offers a unique opportunity to create a home that not only expresses your individuality but also contributes to a cohesive and beautifully considered neighbourhood.

Façades at Cobbitty should be sympathetic to the local context and character. Consider materials such as timber cladding, stonework, brick, or weatherboard-look finishes to bring warmth and texture. Similarly, features like pitched roofs, gables, verandahs, timber posts, and farmhouse-style windows add timeless rural charm and help your home feel connected to its surroundings.



# Designing on a corner: activating an edge

While corner lots offer the benefits of more yard space and greater natural light, they also present a valuable opportunity for clever and creative design. With two street frontages, you have a broader canvas and more of your home on display.

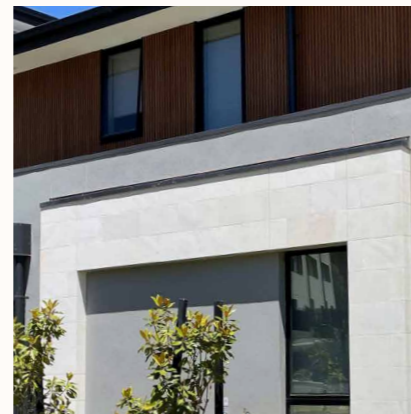
Activating both façades that face the public realm helps create an attractive visual composition and contributes to a more connected and engaging streetscape.



## DESIGN TIP Cohesiveness

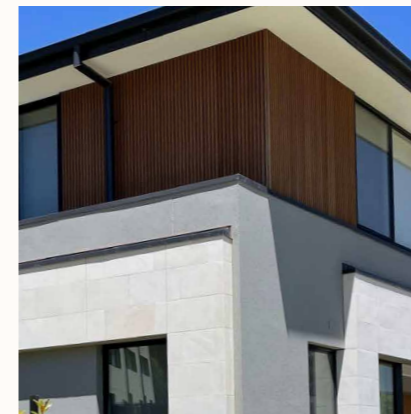
Cohesiveness is key when designing corner treatments. Consider the main design elements of your primary frontage and reflect these on the secondary street elevation. Repeating similar materials, colours, and features ensures the overall design feels purposeful and well-resolved.

1



Aim for at least 20% glazing on the upper level facing the secondary street to enhance street appeal, create balance, and reduce blank wall areas.

2



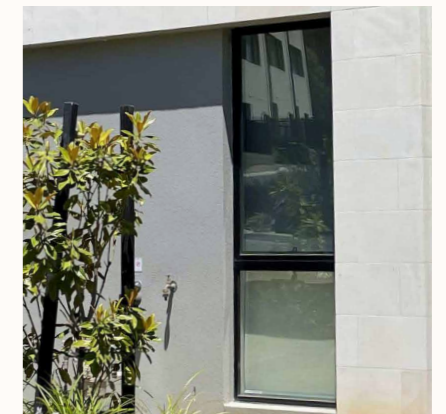
For double-storey homes, varying materials between the upper and lower levels can help break up the façade and add visual interest.

3



Establish a strong architectural presence on the secondary frontage through pop-outs, bay windows, balconies, or pergolas. Carrying key elements from the front façade through to the side will maintain a cohesive, well-articulated appearance.

4



Where possible, include a feature window within the first 4 metres of the secondary street frontage. Avoid highlight windows, as they offer limited engagement with the street.

# Material palette made easy.

Choosing the right mix of materials is key to creating a façade that feels balanced, stylish, and full of character. Whether it's brick, stone, cladding, or render, each element should work together to highlight your home's design. A thoughtful palette not only adds texture and contrast but also helps your home sit comfortably within the streetscape, whilst still expressing your personal style.

## DESIGN TIPS

Creating balance, contrast & character

1



Using contrasting materials between the upper and lower levels can help break up building mass. Typically, heavier or more textured materials such as brick or stone create a solid, grounded base, while lighter materials like cladding or render reduce visual weight and introduce contrast.

2



Keep your palette simple. Aim for two to three complementary materials to avoid a cluttered look. Think balance, not competition—each material should support the overall composition, not compete for attention.

3



Reserve visually impactful materials, such as natural stone, as feature elements to highlight key architectural features of the façade.

4



When combining finishes, mix smooth and textured surfaces, like render with timber-look cladding or stone, with care. These contrasts add depth and interest, while a calm, cohesive colour palette ensures the overall design remains harmonious.

# Material palette at a glance.

## DESIGN TIPS

### Material palette

1



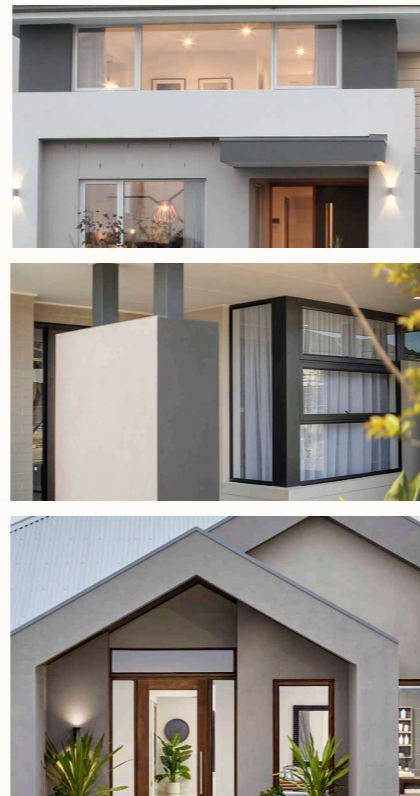
Lightweight claddings offer unique profiles and textures that create patterns and shadows. Use these to mimic other materials such as weatherboards, for a contemporary Hamptons look.

2



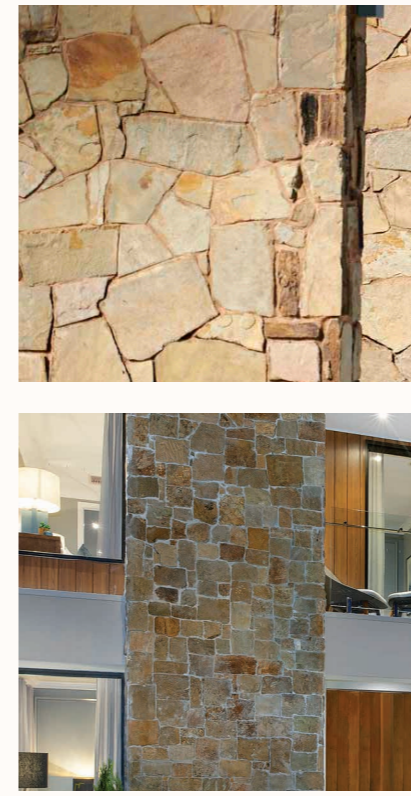
Choose earthy, muted brick colours to create a natural look. Bricks come in various finishes and can be laid in different patterns. Consider layering alternative brick laying styles to add visual interest.

3



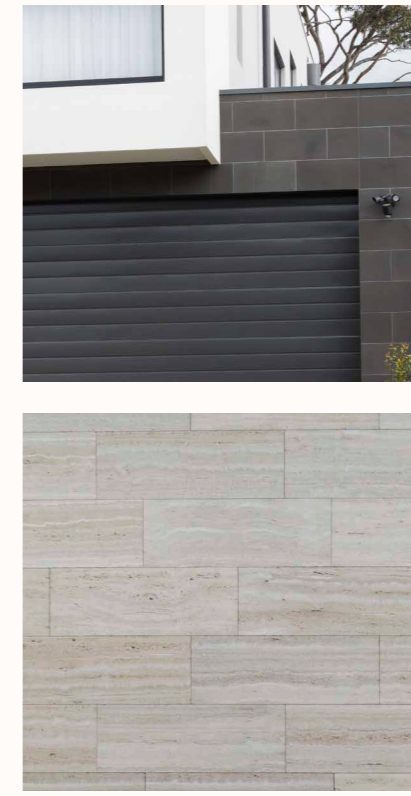
Render offers a smooth, clean finish that's versatile and modern. It also works well to highlight architectural lines, giving your facade a sleek, contemporary look.

4



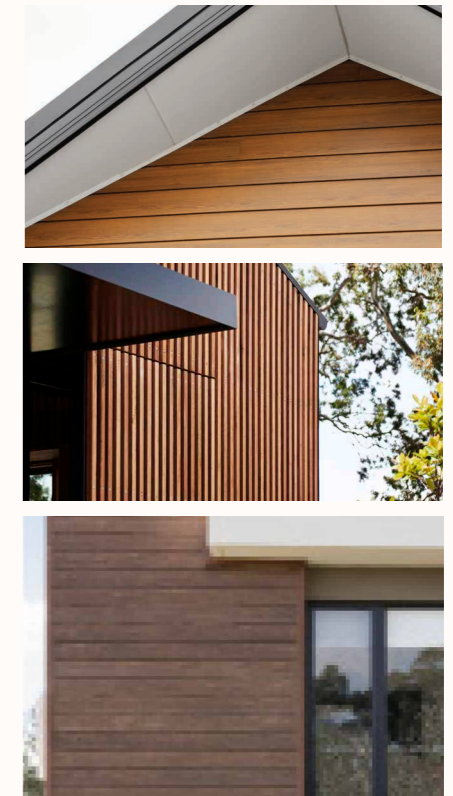
Stone claddings add natural texture and a timeless, rustic elegance to your facade. Consider their use to create a warm, grounded look that complements both modern and traditional styles.

5



If exploring tile options, stick to matte finishes in muted colours with a more simplistic and natural pattern as these are more appropriate. Imitation marble tiles are to be avoided.

6



Timber applications such as claddings or battens are a great way to inject warmth and character into your facade. Ensure that location is considered for easy upkeep.



# Creating a cohesive colour story.

While many elements contribute to the overall look of your façade, a great place to start is with the colour palette. When selecting colours for your home, subtlety is often the most effective approach. The dominant colours of the façade should be light, muted, and earthy, with deeper secondary and feature colours used to highlight architectural elements and add contrast.

## 1 Step 1 Sample Primary Colours



Start with a light, neutral base colour that will cover the majority of your façade. This forms the foundation of your palette and sets the overall tone of your home. Apply it to the main wall surfaces, typically rendered or clad areas. Think soft whites, warm greys, or muted greige tones for a timeless look. Tip: Depending on your façade design, you may need two complementary primary tones; one for the ground level and another for the upper level, to create visual balance and subtle contrast.

## 2 Step 2 Sample Secondary Colours



Introduce a darker, complementary shades to provide contrast and definition. This can be used to highlight architectural features like recessed panels, projected elements such as entryway features, balconies or porches and may be made from materials like brick or stone. They are typically found on the groundlevel where the upper level is lighter. Tip: Opt for a tone that enhances depth. Charcoal, soft taupe, or mid-tone greys work beautifully.

## 3 Step 3 Sample Accent/Trim Colours



Finish your palette with an accent colour used for smaller details like window frames, doors, or fretwork. This is your opportunity to inject subtle character, whether it's a crisp white for contrast, matte black for edge, or a natural timber stain for warmth. Tip: Keep accents consistent and restrained to maintain a clean, modern look.

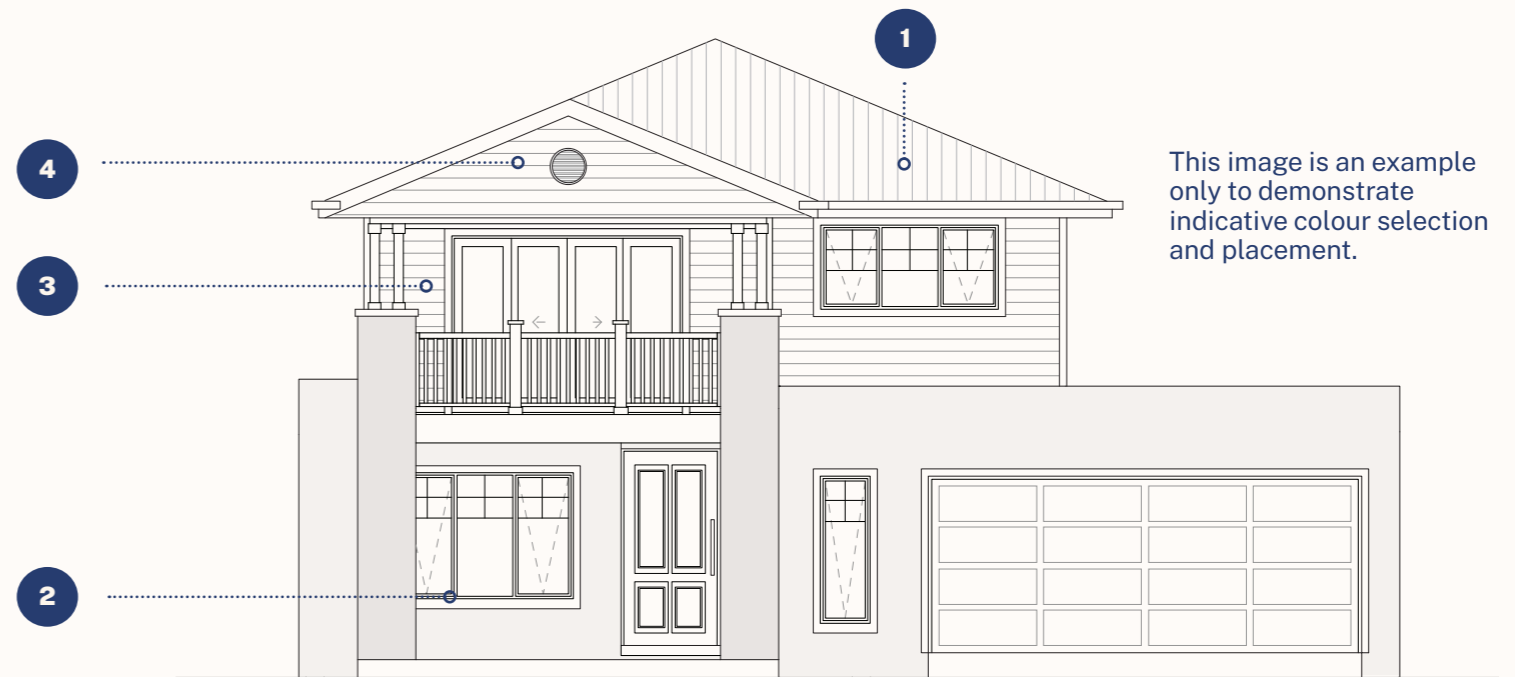


Discovering your  
style at Cobbitty.



# Australian Hamptons: Your Style Toolkit

A timeless favourite, the Australian Hamptons style blends coastal charm with classic elegance. Think gabled rooflines, crisp weatherboard cladding, and soft neutral tones accented with white trim. At Cobbitty, this style is reimagined with soft timber tones and stonework, offering a fresh yet familiar take on a beloved classic, fitting seamlessly into the rural character of the neighbourhood.



This image is an example only to demonstrate indicative colour selection and placement.

- 1** Colorbond roofing in tones like Surfmist, Shale Grey, or Windspray assist in creating a lightweight, coastal-appropriate appearance, iconic for a contemporary Hamptons look.
- 2** White trim detailing around windows, gables, posts, and doors – this crisp contrast defines the style.
- 3** Horizontal timber or fibre cement boards are style-defining. Painted in soft greys, whites and muted grey-blues.
- 4** Prominent gables, including dutch gables (often with multiple front-facing ones) are a hallmark. These create strong symmetry and visual interest. Paired with gable vents that are painted white or soft greys, they add authenticity and character.

## STYLE SNAPSHOT

Roof Covering

Main Finishes

Feature Finishes

Details





# Contemporary Coastal: Your Style Toolkit

Breezy, refined, and effortlessly relaxed, the Contemporary Coastal style takes its cues from the shoreline while embracing modern design. Defined by clean lines, open balconies, and a soft, restrained palette of whites and natural textures, this style feels both grounded and light. Stonework and timber finishes bring warmth and texture, while lightweight cladding in pale tones creates a fresh, sunlit feel. Ideal for those who love simplicity, light, and a strong connection between indoors and out.



- 1** Balcony spaces should feel like a natural extension of the interior living space; light, open and effortless. A well-designed balcony doesn't just add aesthetic value. It creates a quiet, elevated retreat that embodies the essence of coastal living.
- 2** Introduce natural, textured materials such as stonework or timber paired with an otherwise restrained colour palette of whites to add warmth.
- 3** Ground the façade with natural stonework to add depth and texture, creating a strong yet relaxed base that complements a light, coastal-inspired palette.
- 4** Clad upper storeys with lightweight material in a light and airy white tone. This creates a fresh, breezy feel that reflects the laid-back elegance of the coast while keeping the home feeling spacious and bright.

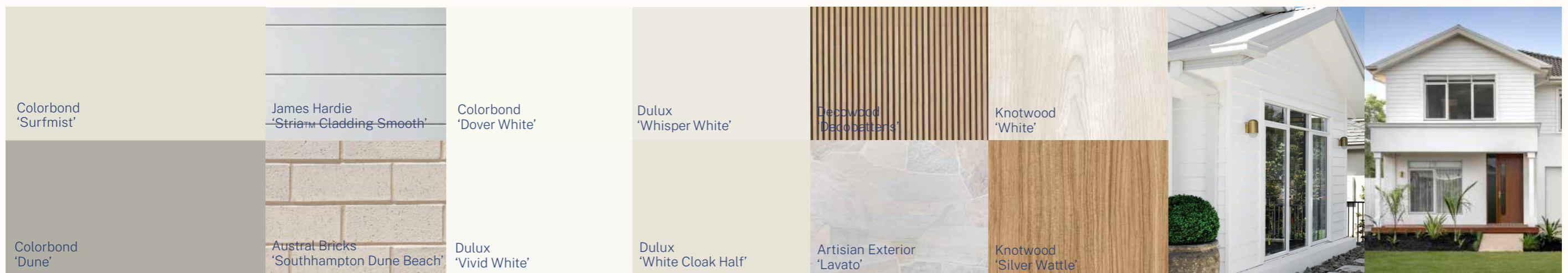
## STYLE SNAPSHOT

Roof Covering

Main Finishes

Feature Finishes

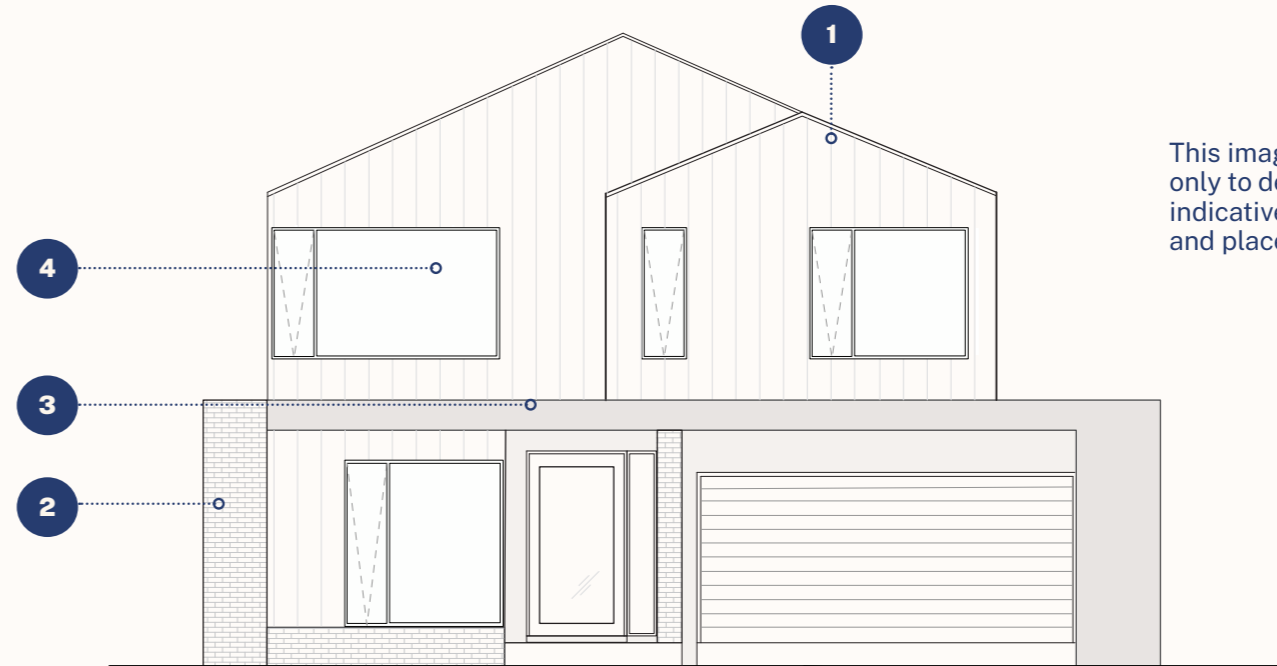
Details





# Contemporary Australian: Your Style Toolkit

Bold yet refined, Contemporary Australian design celebrates form, function, and our unique way of living. This style champions materials like brick, timber, and metal, layered with strong lines, open-plan layouts, and thoughtful detailing. At Cobbitty, it's about architecture that feels grounded in place, responding to light, landscape, and lifestyle while delivering effortless modernity. Pair with native planting, gravel paths, and timber or corten features that connect the home to its site.



This image is an example only to demonstrate indicative colour selection and placement.

- 1** Strong and prominent roof forms such as contemporary gables bring a sense of drama and structure, while feeling grounded and authentic to the local landscape of Cobbitty.
- 2** Think mixed material façades pairing brick with metal sheeting, vertical claddings or timber battens in natural textures and earthy tones inspired by the Australian landscape such as warm neutrals, rusts and soft greys.
- 3** Minimalist entryways, such as clean, recessed or framed entries with minimal ornamentation. A minimalist entryway strips back unnecessary detail to focus on proportion, material quality, and a strong sense of arrival. It's not about being plain—it's about being purposeful.
- 4** Large, framed windows and sliding doors blurring the line between indoors and outdoors are a must to nail the contemporary Australian style.

## STYLE SNAPSHOT

Roof Covering

Main Finishes

Feature Finishes

Details





# Modern Farmhouse: Your Style Toolkit

Rooted in rural tradition but designed for contemporary living, the Modern Farmhouse look pairs clean lines with rustic warmth. Expect pitched roofs, oversized windows, and a mix of natural textures like timber, recycled-look brick, and matte steel. It's honest, functional architecture with just the right hint of nostalgia, ideal for those drawn to simplicity, authenticity, and a connection to the outdoors.



This image is an example only to demonstrate indicative colour selection and placement.

- 1** A contemporary take on traditional corrugated iron, matte Colorbond roofing (in shades like Woodland Grey or Basalt) provides durability with a modern edge, anchoring the home in the landscape.
- 2** Use of recycled-look brick, timber cladding, or stone elements adds warmth and visual interest while maintaining a pared-back, honest feel.
- 3** A generous, functional porch creates a welcoming presence and enhances the connection between indoor and outdoor living. Exposed timber posts ground the design in rustic authenticity.
- 4** A signature of the farmhouse aesthetic, front-facing gables provide strong, simple geometry. Fretwork or gable detailing adds a subtle nod to heritage charm.

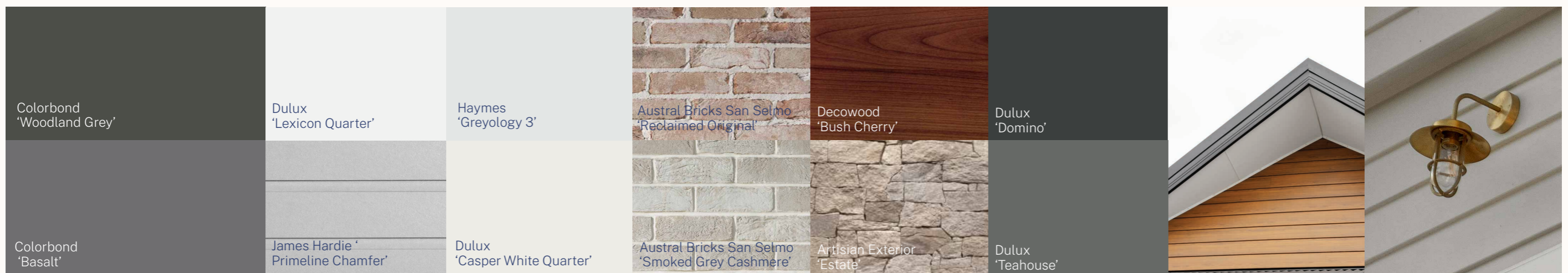
## STYLE SNAPSHOT

Roof Covering

Main Finishes

Feature Finishes

Details





Your front garden,  
thoughtfully designed.

# The Cobbitty Landscaping Snapshot

The front garden should be an extension of your home and reflect the same level of care and consideration as your façade. A well-designed landscape not only enhances street appeal, but also helps define entry points, soften built forms, and tie your home into its surroundings.

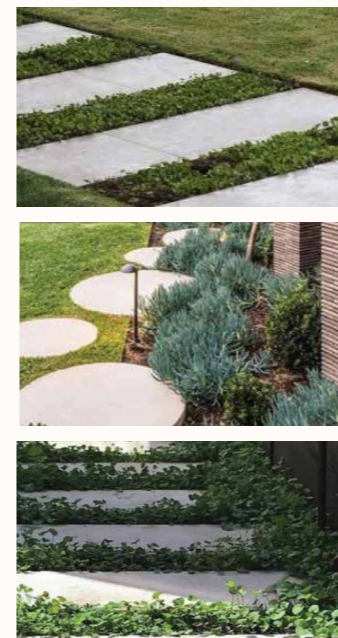
Consider how materials, planting, and level changes can work together to create a welcoming and polished look. Whether it's clean steel edging, sculptural feature trees, or natural stone paving, each element should be thoughtfully selected to complement your home's style and deliver lasting impact.

## DESIGN TIP Landscaping Elements

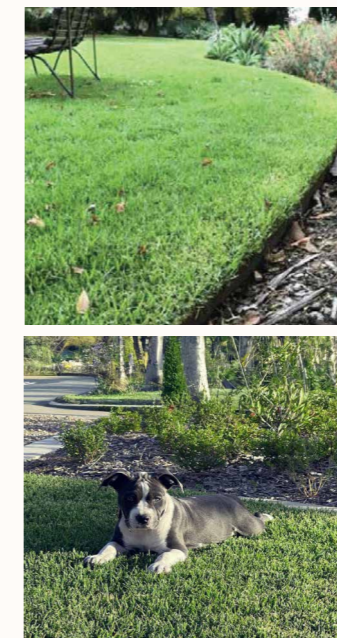
- 1** To create clean, stylish level changes in your landscape, opt for natural stone, steel edging or light concrete formwork. Avoid using timber or plastic, as it may not hold up as well over time.



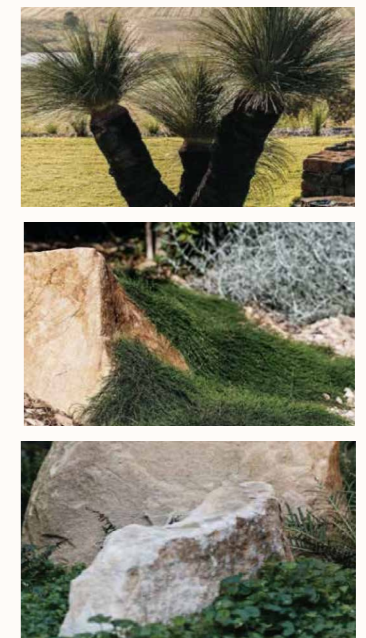
- 2** Stone and concrete pavers in varied tones and sizes are ideal. Ensure they're professionally laid on a concrete base for a level, long-lasting finish.



- 3** Ensure all turf used to areas visible to the public realm is natural and not synthetic. Ensuring that it is well edged will help create clean lines whilst keeping garden beds clear and easier to maintain.



- 4** Use feature elements like planters, boulders, or sculptural trees to create visual interest and standout moments in the garden.



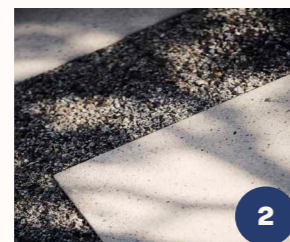


# Landscaping palette at a glance.

When selecting materials for your front garden, it's important to choose a palette that feels natural, timeless, and in tune with Cobbitty's semi-rural character. Prioritise quality, durable materials in muted, earthy tones that complement the surrounding environment and enhance the overall streetscape. Together, these elements work to create a cohesive and considered landscape that feels both modern and grounded in place.

## DESIGN TIP

Hardscaping material

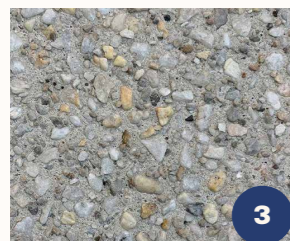


**1** PAVING TYPE 01  
Natural Stone Paving  
Crazy - Paving

**2** PAVING TYPE 02  
Concrete Steppers  
Natural Finish

**3** DRIVEWAY FINISH  
Exposed Aggregate  
Midway Concrete - Cindy

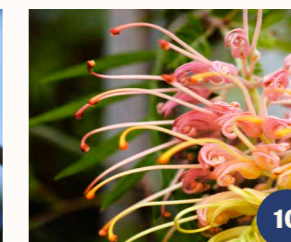
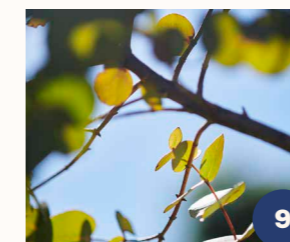
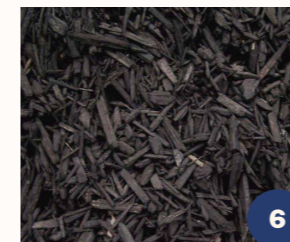
**4** PORCH FINISH  
Natural Timber Decking  
Stained



Hardscaping — like your driveway, porch, and paths — is key to a functional front garden, but too much can dominate the space visually and reduces the sense of softness and greenery. Keep it to no more than 60% of your front yard to allow room for planting, better drainage, and a greener, more welcoming street appeal.

## DESIGN TIP

Softscaping material



**5** MULCH TYPE 01  
Organic Wood Mulch  
Natural Brown

**6** MULCH TYPE 02  
Organic Wood Mulch  
Black

**7** MULCH TYPE 03  
Exposed Aggregate  
Natural colour/finish

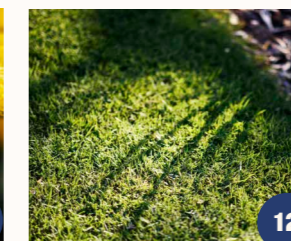
**8** EDGING TYPE  
Metal Edging  
Corten Steel or similar

**9** PLANT TYPE 01  
Tree  
Native - Baby Blue Gum

**10** PLANT TYPE 02  
Shrub  
Native - Grevillea

**11** PLANT TYPE 03  
Groundcover  
Native - Yellow Buttons

**12** TURF TYPE  
Natural Grass  
Sir Walter Buffalo or similar



Softscaping is the living or permeable elements in your garden — like lawn, planting beds, mulch, and groundcovers. Aim for this to contribute to at least 40% of your front garden, with most of that as planted garden beds. A good balance of soft and hard surfaces keeps the estate green and visually appealing — while supporting cooler, healthier outdoor spaces.



# Creating structure & flow to the front garden.

A well-structured front garden feels intentional, functional, and visually balanced. By thoughtfully integrating elements like pathways, planters, and natural features, you can guide movement, frame key views, and create a stronger connection between the home and its landscape. Pathways are more than just practical. They create flow and rhythm in the garden. Choose materials that are permeable and complementary to the home's palette to maintain a softer, more integrated look in line with Cobbitty's natural character.

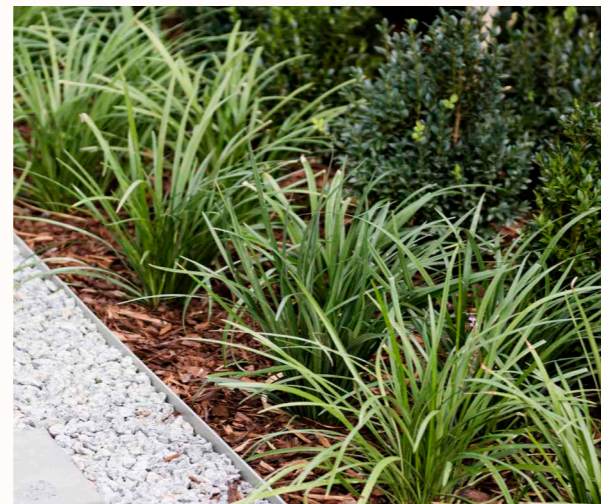
## DESIGN TIPS

Elevate your front garden



1

Think about how rendered planter boxes can be incorporated into your front garden design to create added dimension.



2

Edging your garden beds in high quality materials creates a clean and refined finish. It also acts as a clear barrier that helps keep grass and weeds creeping into your garden beds.



3

Consider the use of natural, feature materials such as boulders that fit seamlessly into the rural context of Cobbitty that are visually impactful and help break up areas of planting.



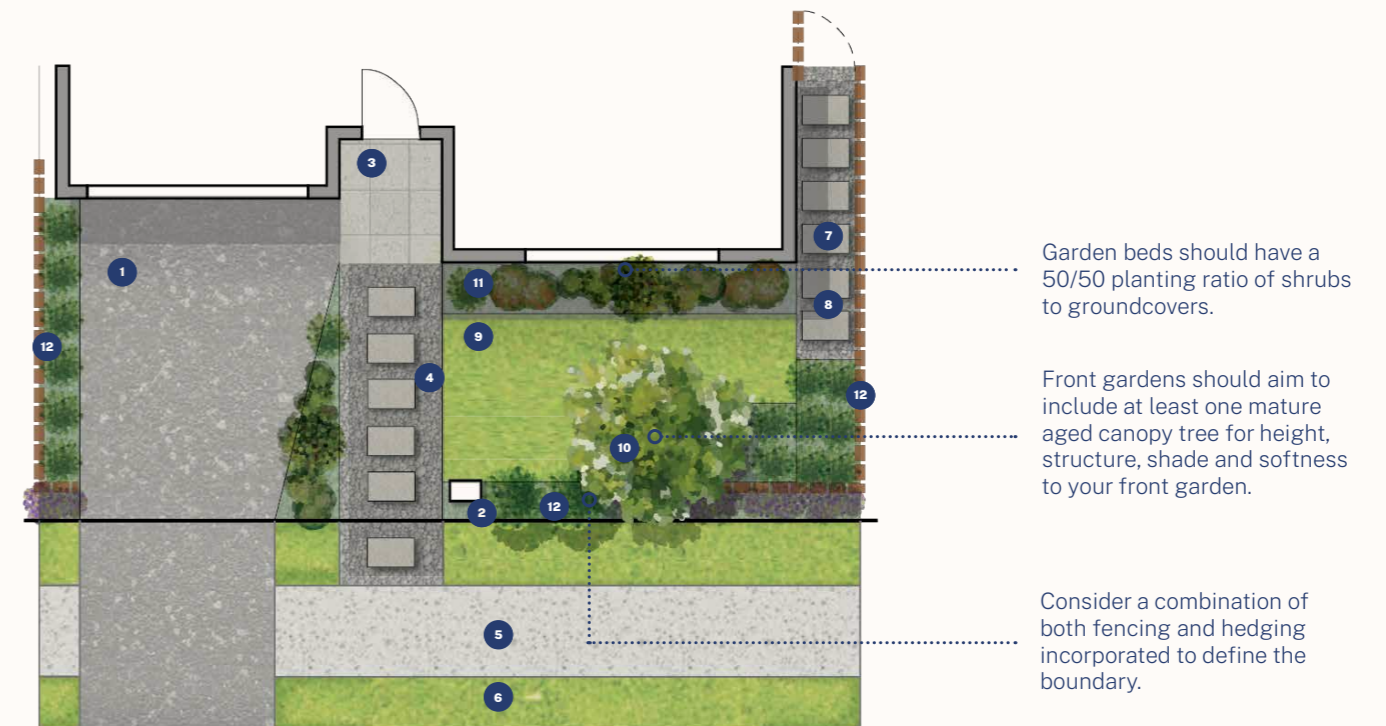
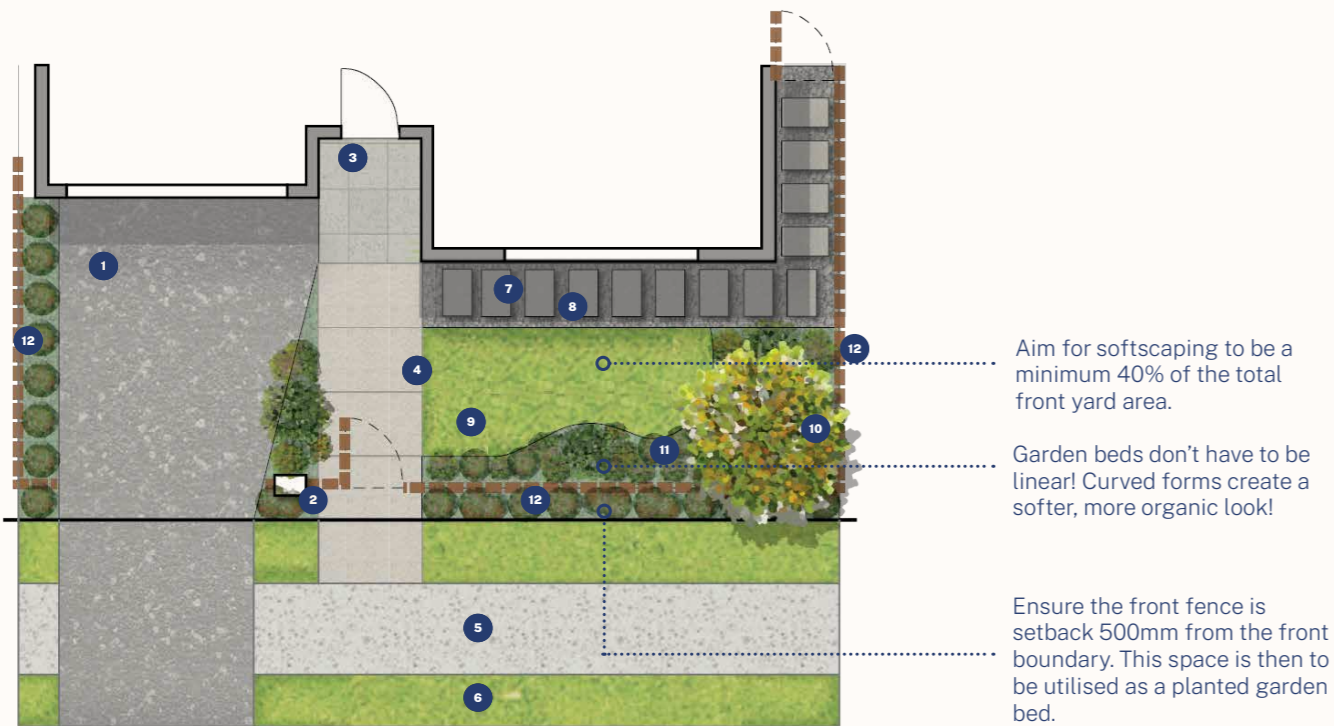
4

Pathways should be integrated into your front garden design to help organise the garden space and create a sense of intentional design, directing the eye and allowing for foot traffic. Opt for more permeable-style paved pathways instead of large concreted areas.

# A visual guide to thoughtful garden layout.

## DESIGN TIPS

Incorporating front fencing into your garden design



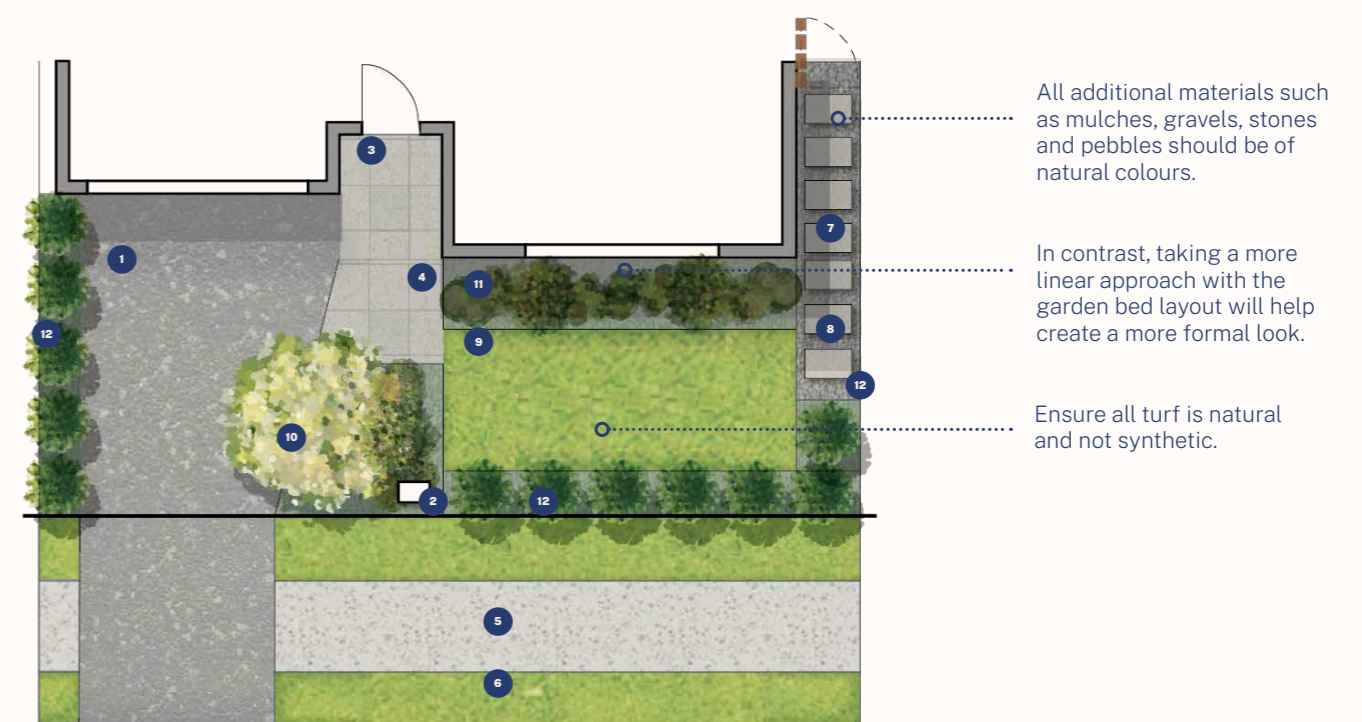
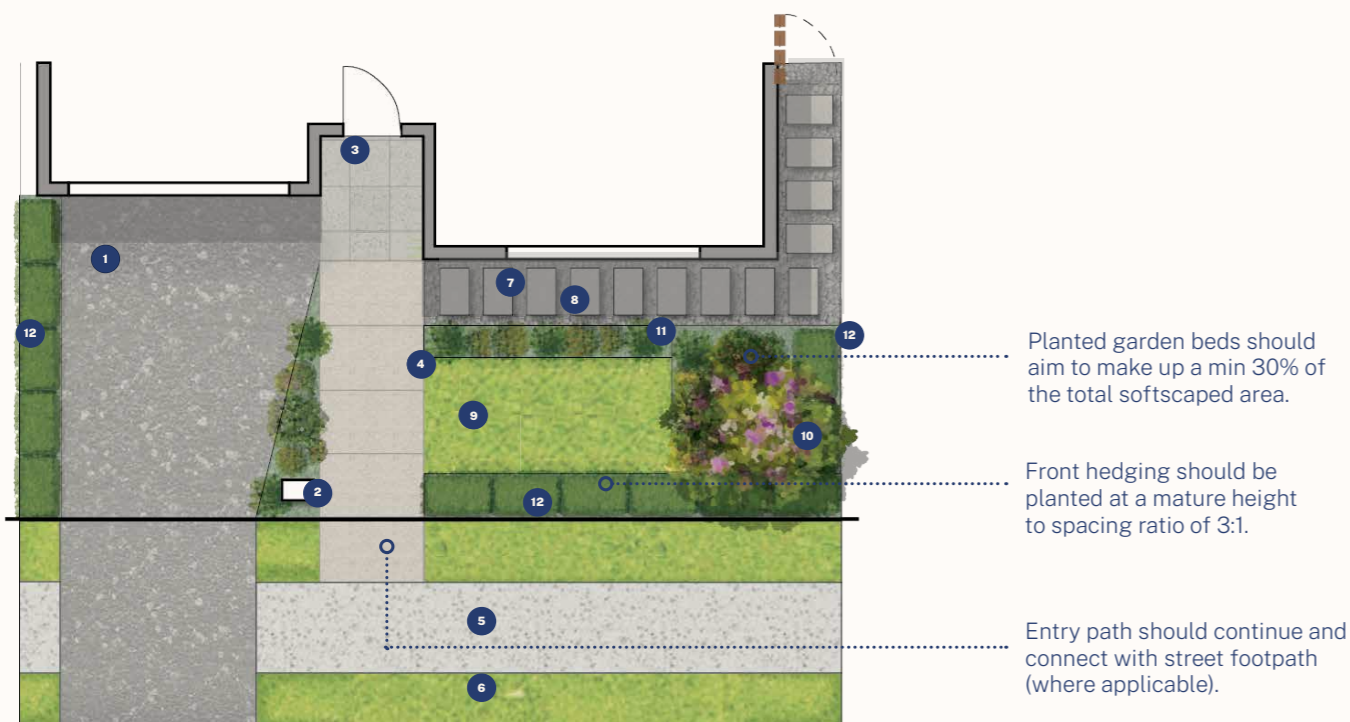
### LEGEND/KEY:

- |              |                               |                           |
|--------------|-------------------------------|---------------------------|
| 1 DRIVEWAY   | 5 FOOTPATH (where applicable) | 9 NATURAL TURF            |
| 2 LETTERBOX  | 6 VERGE (where applicable)    | 10 FEATURE CANOPY TREE    |
| 3 PORCH      | 7 STEPPERS                    | 11 MULCHED GARDEN BED     |
| 4 ENTRY PATH | 8 GRAVEL (or similar)         | 12 FRONT BOUNDARY FENCING |

# A visual guide to thoughtful garden layout.

## DESIGN TIPS

Defining your boundary with a front hedge



### LEGEND/KEY:

- |              |                               |                           |
|--------------|-------------------------------|---------------------------|
| 1 DRIVEWAY   | 5 FOOTPATH (where applicable) | 9 NATURAL TURF            |
| 2 LETTERBOX  | 6 VERGE (where applicable)    | 10 FEATURE CANOPY TREE    |
| 3 PORCH      | 7 STEPPERS                    | 11 MULCHED GARDEN BED     |
| 4 ENTRY PATH | 8 GRAVEL (or similar)         | 12 FRONT BOUNDARY FENCING |

# Choosing a planting schedule

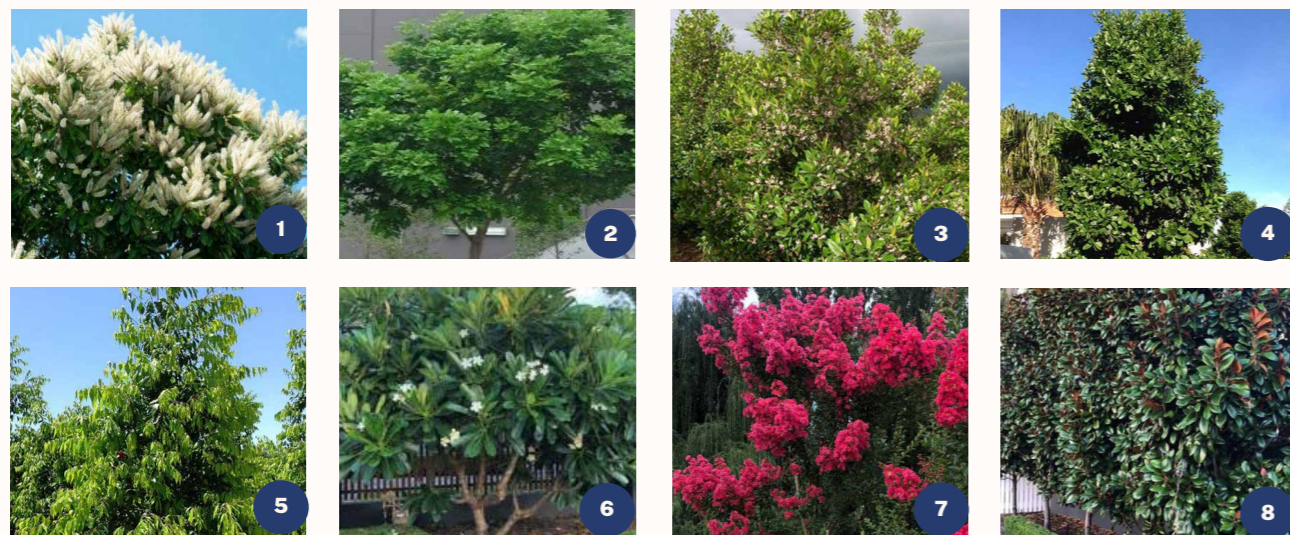
The final step to creating a beautiful front garden is plant choice. The key to a well-presented garden is one that is healthy, thriving and well-maintained. Therefore, when choosing plants for your front garden, a little research first goes a long way. Camden Council have a suggested plant species list available on their website. Once you have familiarised yourself with this, then you can narrow down based on shape, colour and style.

## DESIGN TIP

### Trees

Including at least one mature canopy tree in your front garden will help provide shade, enhance street appeal, and create a natural focal point. It also supports local wildlife and helps improve air quality, making your outdoor space healthier and more inviting.

- |   |  |
|---|--|
| <b>1</b> IVORY CURL FLOWER<br><i>Buckinghamia celsissima</i>  | <b>2</b> TUCKEROO<br><i>Cupaniopsis anacardioides</i>                      |
| <b>3</b> BLUE BERRY ASH<br><i>Elaeocarpus reticulatus</i>     | <b>4</b> WATER GUM<br><i>Tristaniopsis laurina</i>                         |
| <b>5</b> WEEPING LILLY PILLY<br><i>Waterhousea floribunda</i> | <b>6</b> NATIVE FRANGAPANI<br><i>Hymenosporum flavum</i>                   |
| <b>7</b> CREPE MYRTLE<br><i>Lagerstroemia</i> species         | <b>8</b> MAGNOLIA 'LITTLE GEM'<br><i>Magnolia grandiflora</i> 'Little Gem' |



## DESIGN TIP

### Shrubs

Select shrubs with mature size and growth habits in mind to avoid overcrowding. Group them thoughtfully to add texture, height, and year-round interest to your garden while keeping maintenance manageable.

- |   |  |
|---|--|
| <b>1</b> BANKSIA<br><i>Banksia</i> spp                    | <b>2</b> BOTTLE BRUSH<br><i>Callistemon</i> spp                  |
| <b>3</b> FLOWER GUM<br><i>Corymbia ficifolia</i> cvs.     | <b>4</b> COASTAL ROSEMARY<br><i>Westringia fruticosa</i>         |
| <b>5</b> EMU BUSH<br><i>Eremophila</i> varieties          | <b>6</b> CORDYLINE<br><i>Cordyline fruticosa</i>                 |
| <b>7</b> AUSTRALIAN INDIGO<br><i>Indigofera australis</i> | <b>8</b> GREVILLEA<br><i>Grevillea</i> shrubs – e.g. 'Spinebill' |





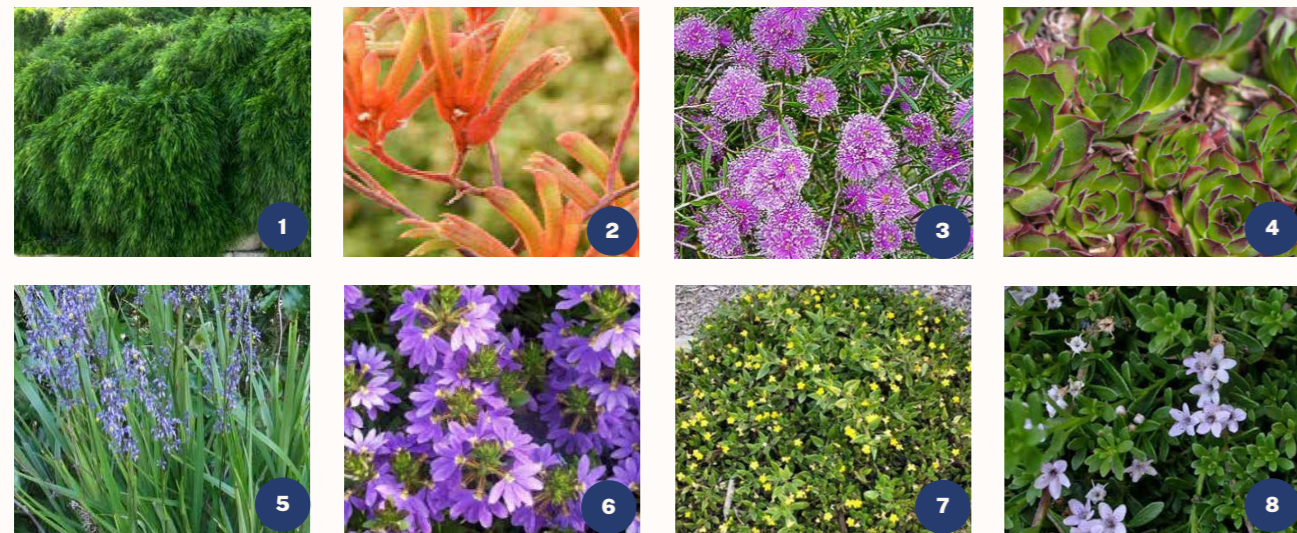
# Choosing a planting schedule

## DESIGN TIP

### Groundcovers

Once shrubs are planted, groundcovers can then be used to fill in space. Use low-growing groundcovers to fill gaps, suppress weeds, and reduce maintenance. Choose varieties suited to your soil and light conditions for healthy, long-lasting coverage. Planting shrubs and groundcovers in garden beds at a 50/50 ratio creates a well balanced look.

- 1** WATTLE  
*Acacia cognate* 'Limelight'
- 2** KANGAROO PAW  
*Anigozanthos* 'Bush Gems'
- 3** HONEY MYRTLE  
*Melaleuca pentagona*
- 4** HENS AND CHICKS  
*Sedum sempervirens*
- 5** BLUE FLAX LILY  
*Dianella caerulea*
- 6** FAN FLOWER  
*Beach naupaka*
- 7** GOODENIA  
*Goodenia hederacea*
- 8** CREEPING BOOBIALLA  
*Myoporum parvifolium*



## DESIGN TIP

### Hedges

To achieve a lush, consistent hedge and encourage even growth, plant at a 3:1 ratio, spacing each plant at one-third of its mature height. Additionally, Choose native or drought-tolerant hedge plants to reduce water use and upkeep, while creating a healthy, resilient boundary that thrives with minimal care.

- 1** LILLY PILLY  
*Syzygium smithii* 'Sublime'
- 2** ORANGE JASMINE  
*Murraya* varieties
- 3** PORT WINE MAGNOLIA  
*Michelia figo*
- 4** BUXUS  
*Buxus* varieties
- 5** WHITE LUCULIA  
*Luculia grandiflora*
- 6** SWEET VIBURNUM  
*Viburnum odoratissimum*
- 7** RED ROBIN  
*Photonia x fraseri*
- 8** SCENTED PEARL MAGNOLIA  
*Michelia yunnanensis*





# COBBITTY

by mirvac



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