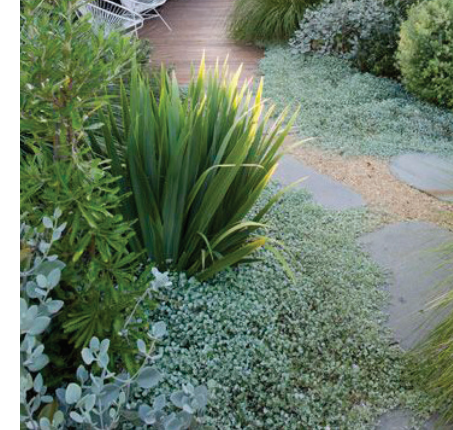




Oakebella



front landscape packages by

LWP
bringing communities to life

Introduction

As part of the ongoing development of Oakebella, LWP Property Group is offering all residential land purchasers a front garden landscape starter package. This initiative demonstrates LWP's commitment to its residents and to the quality of the development at Oakebella.

The landscape package is designed to assist new land buyers to establish the basics such as irrigation, turf and planting to their front garden and serves to immediately improve the visual amenity of the streetscape of Oakebella. The landscape package will be managed by an approved landscape contractor selected by LWP, who will assist you in the design and landscaping of your front garden.

Outlined in this information pack is detailed advice on:

- inclusions and site considerations
- four design ideas to help you start thinking about how you would like your front garden to look
- what you need to do and how to apply for the landscape package
- how the front landscape package works, including eligibility for the offer which is dependent on the landowner undertaking certain requirements.

Water Wise Gardens

All gardens designed and built as part of the landscape package will be water wise. The design of the landscape and irrigation will use water wise principles as set out in The Water Corporation's water wise garden scheme. The aim of the scheme is to reduce consumption of our precious drinking water reserves, particularly on gardens, while at the same time providing an attractive landscape treatment.

There are a number of water wise solutions recommended at Oakebella to help reduce the amount of water used on the garden. They include the use of specific water wise plant species, water wise irrigation, thick mulch layers and other water wise techniques.

Inclusions

The landscape works will typically consist of the installation of an irrigation system and controller to the Water Authority requirements, garden planting, installation of turf and the installation of a Council approved street tree to the verge immediately fronting your property.

Things to consider to assist in reducing water consumption in your garden:

At Oakebella, all residents will be encouraged to minimise water consumption in their gardens. There are a number of water saving design ideas that should be taken into consideration when planning your own garden.

lawn:	requires large volumes of water. Therefore, when designing your garden take special consideration of the area required. The size of the lawn will depend on the function and overall garden appearance.
plant species:	all plants listed in the plant species list have been chosen because they are predominantly water wise and native. Native and locally endemic species should be chosen over exotic where possible.
planting:	it is more efficient to water plants that are densely planted and grouped according to similar watering requirements than plants that are sparsely spaced.
mulch:	a minimum thickness of 50mm applied to garden beds reduces the evaporative loss from the soil surface, improves the soil organic matter as it breaks down and suppresses weed growth.
irrigation:	the water system that will be installed for you will be efficient, flexible and designed in accordance with the Water Corporation's specifications.
weather:	it is important to monitor the seasonal weather conditions and change your watering system accordingly.

KEY FEATURES

Native species will be used to achieve informal planting layout with feature shade tree canopy and striking colours throughout the year.

This design features a very low maintenance and progressive bloom through changing seasons and accommodates refuge for native birds.

SCIENTIFIC NAME

COMMON NAME

Trees

Agonis flexuosa
Banksia integrifolia
Callistemon 'Kings Park Special'
Corymbia ficifolia
Eucalyptus victrix
Eucalyptus torquata

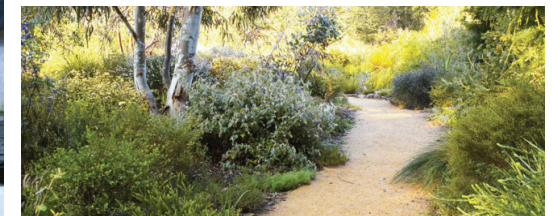
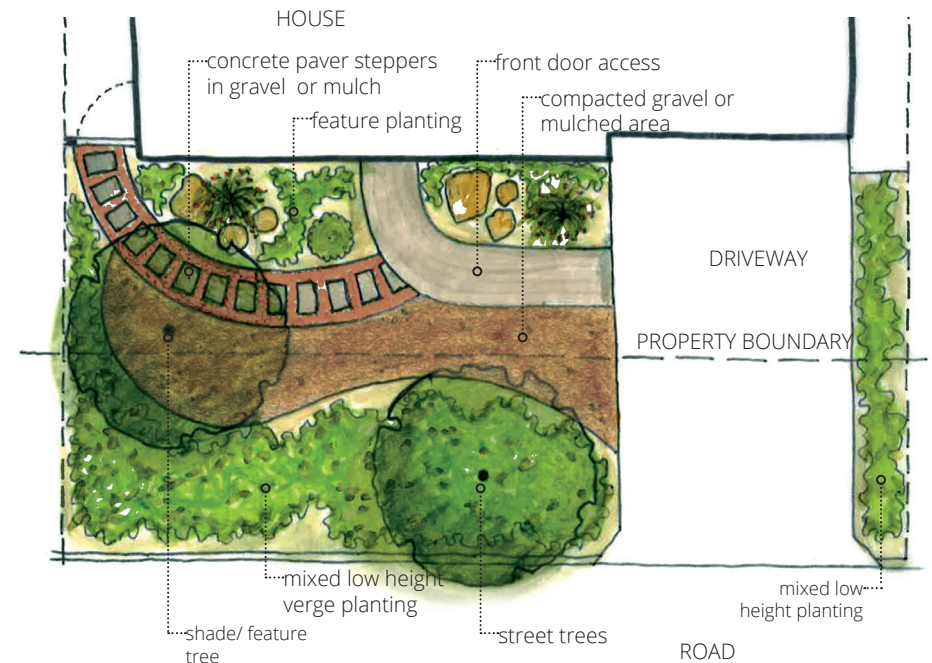
Weeping Peppermint
Coast Banksia
Bottlebrush
Red Flowering Gum
Ghost Gum
Coral Gum/ Coolgaardie Gum

Shrubs

Acacia saligna prostrate
Acacia lasiocarpa prostrate
Anigozanthos 'Bush Ballad'
Anigozanthos 'Amber Velvet'
Banksia menziesii (dwarf)
Banksia spinulosa 'Birthday candles'
Beaufortia aestiva 'Summer flame'
Boronia crenulata
Dampiera diversifolia
Dianella revelation
Eremophila glabra 'Carramar Carpet'
Hakea laurina
Grevillea fililoba 'Ellendale'
Kennedia prostrata
Lomandra 'Tanika'
Lomandra 'Silver Grace'
Leucophyta 'Silver Nugget'
Olearia axillaris 'Little Smokie'
Scavola 'Purple Fanfare'
Thryptomene baeckeacea 'Prostrate form'
Westringia 'Zena'

Golden Wreath Wattle
Glow Wattle
Red Kangaroo Paw
Amber Kangaroo Paw
Firewood Banksia (dwarf)
Birthday candle Banksia
Beaufortia summer flame
Aniseed Boronia
Dampiera
Dianella revelation
Eremophila 'Carramar Carpet'
Pin-cushion Hakea
Grevillea 'Ellendale'
Running Postman
Lomandra 'Tanika'
Lomandra 'Silver Grace'
Leucophyta 'Silver Nugget'
Olearia 'Little Smokie'
Scavola 'Purple Fanfare'
Thryptomene Prostrate form'
Coastal Rosemary

AUSTRALIAN GARDEN STYLE



Oakebella front landscape packages

KEY FEATURES

A garden aesthetic achieved through geometric ordered layout of exotic and native species.

This design features structured rows of plant species grouped and planted with symmetry and incorporates lawn and evergreen trees.

SCIENTIFIC NAME

COMMON NAME

Trees/ Large shrubs

Delonix regia
Laurus nobilis
Olea europaea
Pyrus ussuriensis
Prunus nigra
Syzygium australe 'Big Red' pbr
Viburnum suspensum

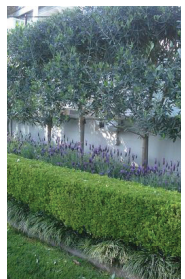
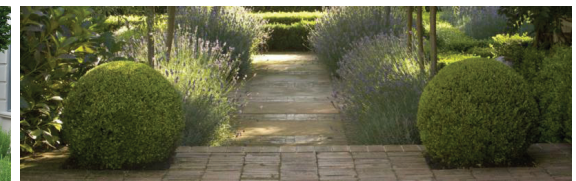
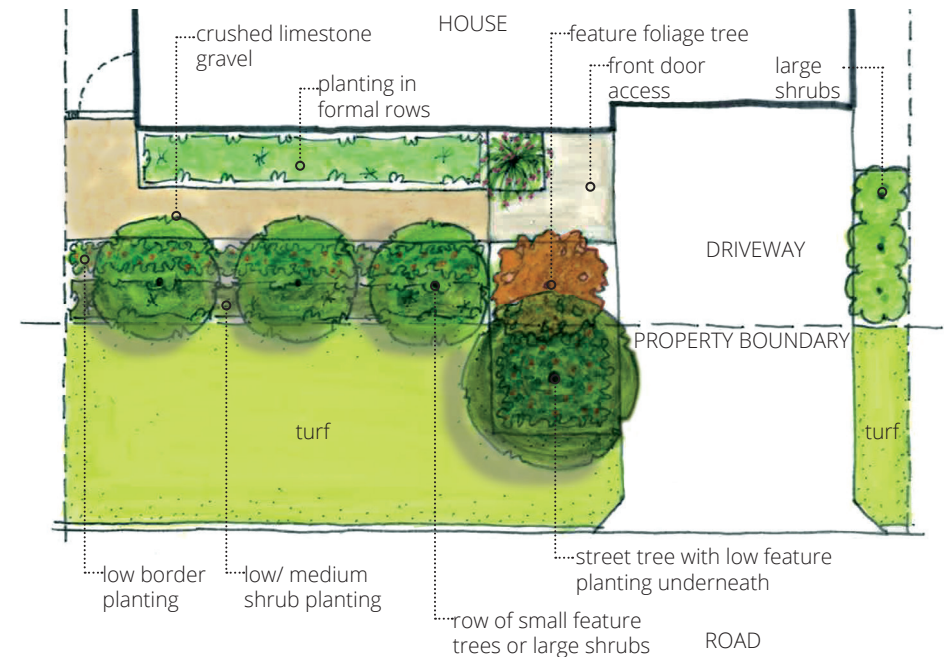
Royal Poinciana
Bay Tree
Olive Tree
Manchurian Pear
Ornamental Flowering Plum
Lilly Pilly
Viburnum

Shrubs

Agave attenuata
Agonis flexuosa 'Nana'
Buxus microphylla
Coleonema pulchellum 'Aurea'
Dianella revelation
Liriope gigantea
Lomandra 'Tanika'
Lomandra 'Silver Grace'
Leucophyta 'Silver Nugget'
Murraya paniculata
Olearia axillaris 'Little Smokie'
Pennisetum setaceum rubrum
Pittosporum tobira
Rhaphiolepis indica
Westringia 'Zena'
Syzygium australe 'Bush Christmas'

Century plant
Dwarf peppermint
Japanese box
Diosma
Dianella revelation
Liriope
Lomandra 'Tanika'
Lomandra 'Silver Grace'
Leucophyta 'Silver Nugget'
Orange jessamine
Olearia 'Little Smokie'
Purple fountain grass
Pittosporum
Indian hawthorn
Coastal rosemary
Lilly Pilly

CONTEMPORARY GARDEN STYLE



Oakebella front landscape packages

KEY FEATURES

Traditional garden style using textured foliage and flowering plants to provide year-round colour.

To provide colour variance this design features shrubs planted in mixes.

SCIENTIFIC NAME

COMMON NAME

Trees

Bauhinia blakeana
Corymbia ficifolia
Erythrina indica
Magnolia 'Little Gem'
Malus floribunda
Quercus rubra

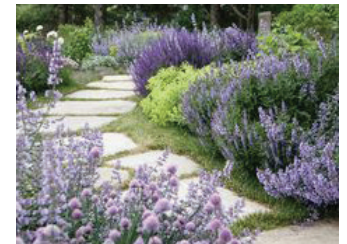
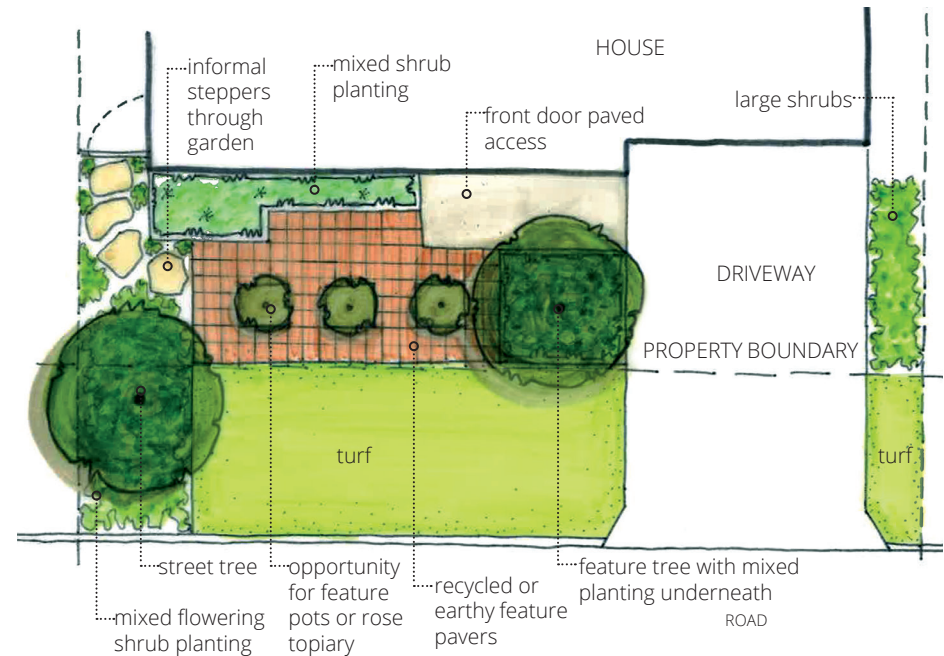
Hong Kong Orchid Tree
Red Flowering Gum
Coral Tree
Magnolia
Crab Apple
Red Oak

Shrubs

Buxus microphylla
Gardenia
Hardenbergia alba
Hemiandra pungens
Iceberg rose - standard or shrub
Lavandula dentata
Limonium sinuatum
Liriope gigantea
Lomandra 'hystrix'
Murraya paniculata
Olearia axillaris 'Little Smokie'
Pennisetum setaceum rubrum
Pittosporum 'Miss Muffet'
Raphiolepis indica
Royena lucida
Rosmarinus officinalis
Salvia 'Greggii'
Syzygium 'Tiny Trev'
Westringia 'Mundi'

Japanese box
Gardenia
Happy wanderer
Snake bush
Iceberg Rose
Lavender
Sea lavender
Liriope
Lomandra 'hystrix'
Orange jessamine
Olearia 'Little Smokie'
Purple fountain grass
Pittosporum
Indian hawthorn
African snowdrop
Rosemary
Autum sage
Lilly Pilly
Coastal rosemary

COTTAGE GARDEN STYLE



Oakebella front landscape packages

KEY FEATURES

Edible plants and fruit trees can be used in a formal layout. The production style garden promotes sustainable living and encourages self sufficiency and shared produce.

All garden styles have the option for the inclusion of fruit trees and edible garden plant species.

SCIENTIFIC NAME

COMMON NAME

Fruit trees

Citrus x aurantifolia
Citrus x latifolia
Citrus x limon
Citrus x reticulata
Eriobotrya japonica
Macadamia integrifolia
Malus domestica
Mangifera indica
Morus alba
Olea europaea
Prunus dulcis
Prunus persica nucipersica
Prunus persica
Psidium cattleianum

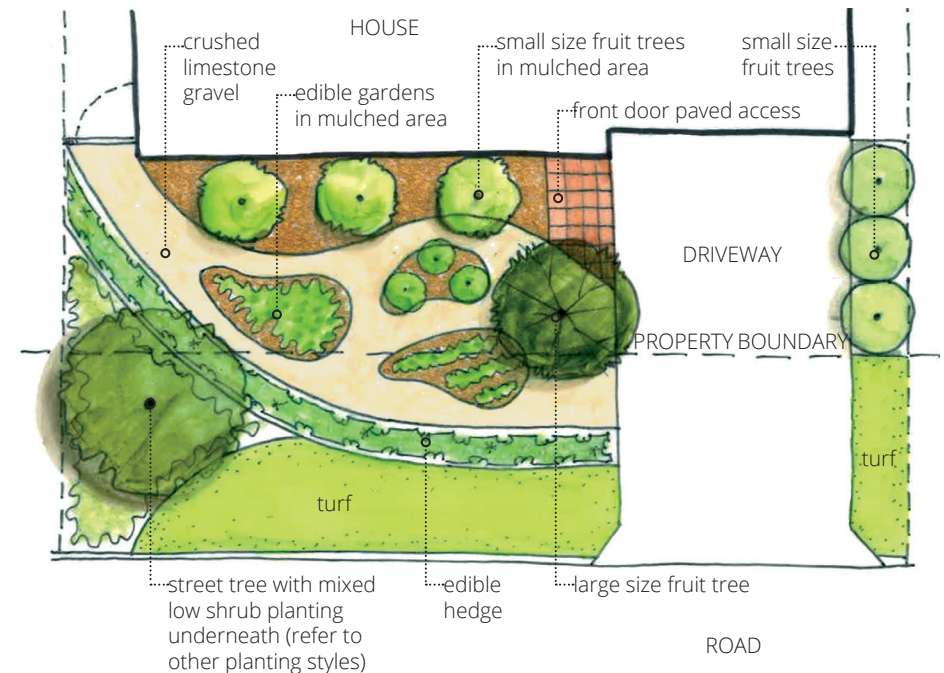
Tahitian Lime
Persian Lime
Lemon
Mandarin
Loquat
Macadamia
Apple
Mango
Weeping mulberry
Olive
Almond tree
Nectarine
Peach
Guava

Edibles

Aloe vera
Heliotrope 'Cherry Pie'
Lavandula 'Miss Donnington'
Mint
Oregano
Parsley
Rosemarinus
Sage
Thyme

Aloe
Heliotrope
Lavender
Mint
Oregano
Parsley
Rosemary
Sage
Thyme

PRODUCTION GARDEN STYLE



Oakebella front landscape packages

A few things you need to do before applying for the landscape package.

After reading the booklet, decide on a landscape style you would like to emulate and contact the landscape contractor 6-8 weeks prior to key handover with your builder.

The landscape contractor will then contact you to arrange an appointment to discuss your landscape design. For this meeting, you will need to organise a copy of your site plan showing the position of the house to assist with the landscape layout.

This meeting will provide you with the opportunity to discuss with the landscape contractor exactly what you would like to see in your garden in terms of style, design, plant species etc. It is a good idea to have spent some time thinking about what you would like to see in your garden so you can be sure you can communicate these ideas. If you are stuck for ideas, the landscape contractor will be able to offer you assistance so you can be sure to end up with a front garden you are excited about spending time in.

The landscape contractor will then design your garden including the automatic irrigation system. They will produce a black and white plan only of the design. Once completed, they will arrange to supply and install the landscape and irrigation package to your front garden, including the verge area.

Should you wish to undertake any additional works to your garden beyond the scope of the front yard package, this can be negotiated directly with the landscape contractor. These works remain external from the landscape package.

On site preparation prior to installation.

To receive the landscape package please ensure the following has been completed:

- 1. The Lot address is within the Oakebella Private Estate and has been purchased by the Applicant from LWP Property Group.*
- 2. The Applicant is 6-8 weeks away from receiving keys from builder.*
- 3. All front fencing , driveways and decking/paving have/will be completed prior to installation. This best allows the landscape and irrigation works to be carried out unimpeded.*
- 4. Install a 90mm PVC duct under driveways. This is required for the installation of irrigation pipes.*
- 5. The site is clean, tidy and free of rubbish.*
- 6. All temporary fencing has been removed.*
- 7. Ensure that your site is level, with soil 20mm below the top of surrounding kerbs, paths or driveways.*
- 8. Lot survey pegs are visible and in the correct location.*

If the above items have been complied with, then you are ready to have your landscaping installed.

The front landscape package entitles the home owner to the following:

This package cannot be redeemed for cash or any other products or services offered by the Landscape Contractor.

One initial consultation shall occur between the Purchaser/Applicant and the nominated Landscape Contractor.

The landscape and irrigation construction to be provided by the nominated Landscape Contractor will be dependent on the lot size and may include the following:

- *Landscape design (including 1 x consultation with a designer)*
- *Reticulation design (to be dependent on completion of works)*
- *Reticulation automatic controller installed by electrician*
- *Reticulation cut in by plumber*
- *Rain Sensor*
- *Irrigation to turf (pop ups) and garden areas (spray stakes)*
- *Flood bubblers to street trees (excluding existing trees)*
- *Wintergreen turf (including dynamic lifter)*
- *Mulch and Soil conditioner to garden beds*
- *Plants @ 130-150mm - 1 plant per square metre*
 - Or - 1 plant per lineal metre (for garden beds 800mm wide or less)
 - *standard stock line varieties only*
 - 1 x Street Tree (verge lot), 2 x Street Tree (corner lot)

Any additional works required beyond the scope above will be at the sole cost of the Purchaser. This includes all hard paving, furniture, water features etc. The extra work and its value may be negotiated to the satisfaction of both the Purchaser and the Contractor and will remain external to the above. Any arrangements between the appointed Landscape Contractor and the Purchaser will be a matter solely between those parties and will not be an arrangement or agreement to which LWP is a party.

Notes

1. *Street Trees will be installed on the verge as per the Master Plan for the estate.*
2. *The selection of plants supplied will depend on availability and quantity and minor changes may be required.*
3. *Plants outside the contract will be charged to the client as an upgrade.*
4. *Upgrades for turf, for varieties such as Palmetto / Sir Walter Buffalo, will be charged per square metre.*
5. *All materials and workmanship will be covered by a 12 month warranty (excluding damage, neglect and plants).*

Other matters you should be aware of:

- *One consultation between the home owner and nominated landscape contractor is included in the landscape package. Further consultation as a result of changes will incur an additional fee;*
- *The design, supply and installation of irrigation and landscaping is to the whole front (and side if a corner lot) garden by the landscape contractor;*
- *The landscape package is only to be used for a front garden and is not negotiable, that is, it cannot be used for rear or side gardens (except in the case of corner blocks);*
- *Additional works beyond the scope of the landscape package may be negotiated to the satisfaction of both the home owner(s) and the contractor and will remain external to the landscape package;*
- *The landscape package is not redeemable for cash or any other products or services;*
- *The establishment of new landscaping may be exempt from current water restrictions. To find out more, call the Water Corporation on 13 10 39 or alternatively, go to the website at: watercorporation.com.au/save-water/watering-days/exemptions.*