

This is my kind
of garden offer

You finish your home, and we'll finish your front garden

As an incentive for you to contribute to the creation of vibrant streetscapes, we are offering to install your front garden once your house has been completed.

Simply choose your favourite of the 8 front gardens designed by one of Melbourne's leading Landscape Architects, and we will install the garden. The gardens are designed to suit both standard and corner lots, and can be adapted to suit your individual lot orientation, house set-back and house plan.

OR MAYBE YOU'D LIKE TO DO IT YOURSELF AND GET A \$5000 REBATE

You may also choose to:

- a) Select a design from the 8 garden designs and install the garden yourself, or work with a suitably qualified Landscape Contractor to install the garden of your choice; or
- b) Provide an alternative plan prepared by a suitably qualified professional and approved by the Design Review Panel (DRP) in accordance

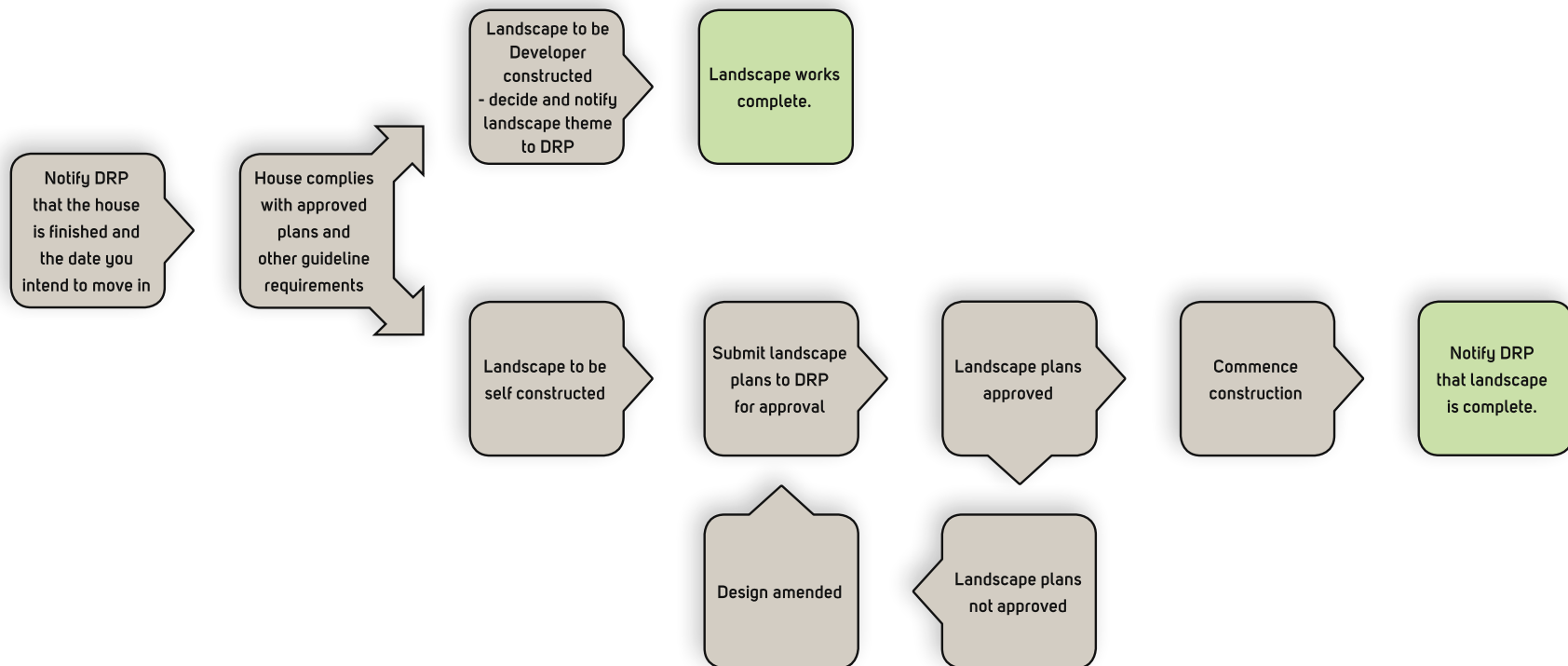
with the requirements of the Siting and Design Guidelines. You can install the garden yourself or work with a suitably qualified Landscape Contractor to install the garden.

If you elect to install your front garden, as per option a and b, **we are offering a \$5,000 rebate.**

However, It must be installed within 90 days of the issue of the Certificate of Occupancy, unless this is issued between 1st November and 31st

January in which case landscaping must be completed by no later than 30th April (allowing for landscapes to be installed outside of the summer months).

The completed garden will need to comply with the requirements outlined in the Siting and Design Guidelines in order for you to be eligible for the \$5,000 rebate.



CHOOSE FROM
8 GREAT DESIGNS

CLASSIC GARDEN DESIGN - OPTION 1

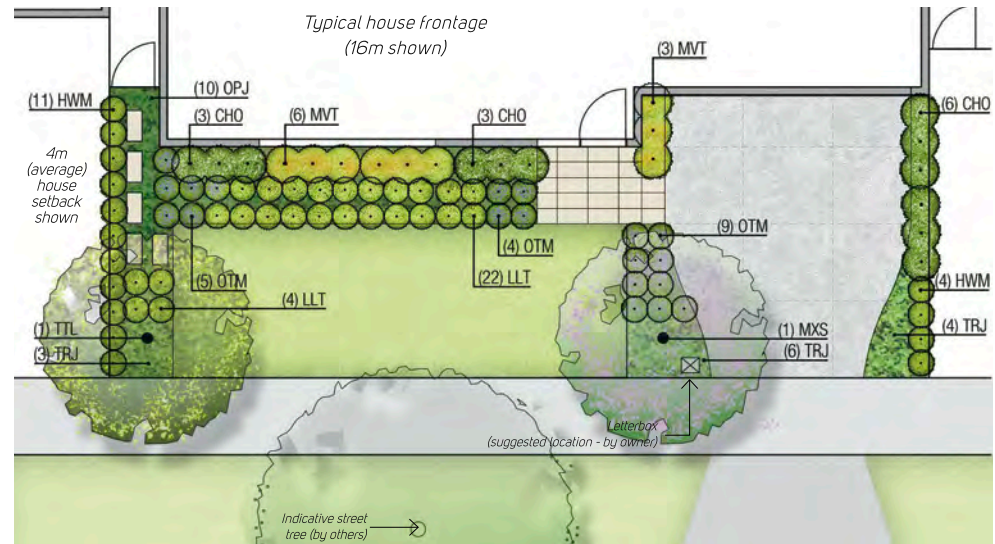
Think: Classic Australian Garden with a touch of Notting Hill.

This design features that classic Australian lawn as the frontage to your home with two well-placed canopy trees to frame the view from your living space and provide some privacy from the street.

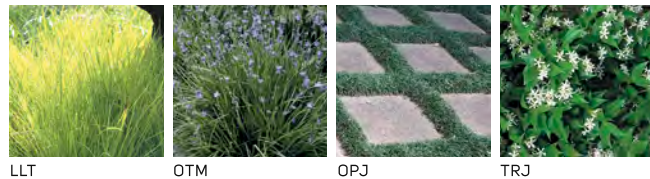
The planting consists of deep greens and more traditional based planting.

LEGEND

-  Pre-cast concrete paver
-  Small canopy tree
-  Medium sized shrubs
-  Small shrubs and grasses
-  Groundcovers
-  Lawn



Indicative Plant Images



Indicative design intent images



FRONT GARDENS PLANT LIST - CLASSIC (Option 1)

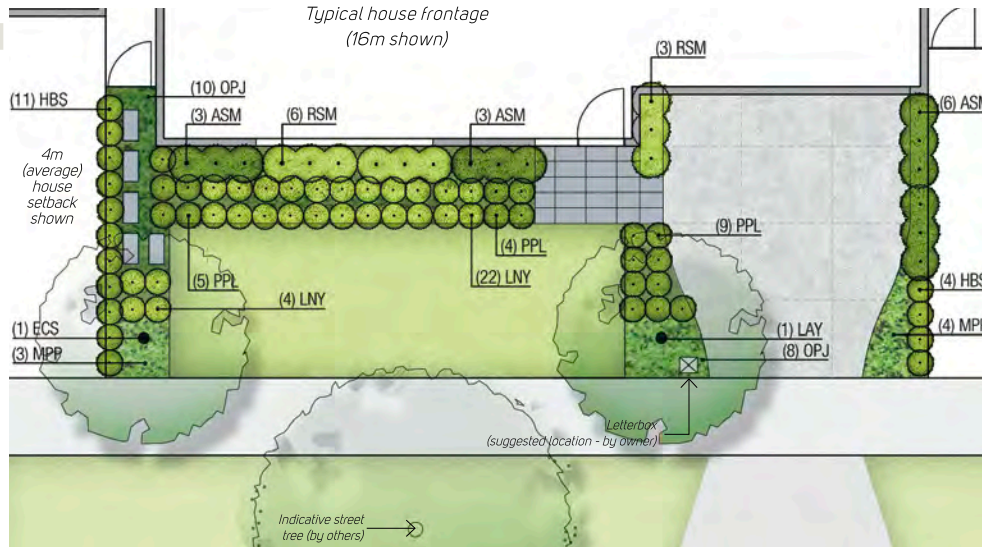
Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
MXS	Magnolia x soulangeana	Tulip Magnolia	6 x 5	EX	D
TTL	Tristaniopsis laurina 'Luscious'	Kanooka	7-12 x 5-8	A	E
MEDIUM SHRUBS					
CHO	Choisya ternata	Mexican Orange Blossom	1.2 x 1.2	EX	E
HWM	Hebe 'Wiri Mist'	Wiri Mist Hebe	1.5 x .75	EX	E
MVT	Metrosideros collina 'Tahiti'	Dwarf Metrosideros	1 X 1	EX	E
GRASSES & STRAPPY-LEAFED PLANTS					
LLT	Lomandra 'Tanika'	Dwarf Lomandra	0.5-0.6 x 0.6	A	E
OTM	Orthrosanthus multiflorus	Morning Flag	0.5 x 0.4	A	E
SMALL SHRUBS/GROUNDCOVERS					
OPJ	Ophiopogon japonicus	Black Mondo Grass	0.2 x 0.2	EX	E
TRJ	Trachelospermum jasminoides	Chinese Star Jasmine	0.4 x spreading	EX	E

Note: Plant symbols are indicative of plant species only. Nature strip works not included. Porch, path and driveway not included. Images not necessarily representative of species. Home owner to make own enquiries about the aesthetics of trees, shrubs & groundcovers. Refer also to Siting and Design Guidelines.

Landscape concept designs are typical only. Garden layout and plant location and numbers may require alteration by the contractor to suit the building design and site conditions as well as any other constraints. These design drawings are based on a typical front accessed lot of 16m frontage width, and a 4m setback. Plans and images shown are indicative only.

CLASSIC GARDEN DESIGN - OPTION 2



- LEGEND**
- Pre-cast concrete paver
 - Small canopy tree
 - Medium sized shrubs
 - Small shrubs and grasses
 - Groundcovers
 - Lawn

Think: Classic Australian Garden with a modern planting twist.

This design features that classic Aussie lawn as the frontage to your home with two well-placed canopy trees to frame the view from your living space and provide some privacy from the street.

The planting consists of plants with seasonal flowering interest and varying foliage textures.

FRONT GARDENS PLANT LIST - CLASSIC (Option 2)

Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
ECS	Eucalyptus caesia 'Silver Princess'	Silver Princess	7 x 5	A	E
LAY	Lagerstroemia indica x L. fauriei 'Yuma'	Crepe Myrtle	3 x 4	EX	D
MEDIUM SHRUBS					
ASM	Acmena smithii 'Minipilly'	Dwarf Lilly-pilly	2 x 2	A	E
HBS	Hebe 'Snowdrift'	Snowdrift Hebe	1 x 1	EX	E
RSM	Raphiolepis 'snow maiden'	Snow maiden	1 x .75	EX	E
GRASSES & STRAPPY-LEAFED PLANTS					
LNY	Lomandra 'Nyalla'	Lomandra Nyalla	0.6 x 0.5	A	E
PPL	Pennisetum alopecuroides 'Purple Lea'	Fountain Grass	0.9 x 0.9	A	E
SMALL SHRUBS/GROUNDCOVERS					
OPJ	Ophiopogon japonicus	Black Mondo Grass	0.2 x 0.2	EX	E
MPP	Myoporum parvifolium	Creeping Boobialla	0.2 x spreading	A	E

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Indicative Plant Images



ECS LAY ASM HBS RSM



LNY PPL OPJ MPP

Indicative design intent images



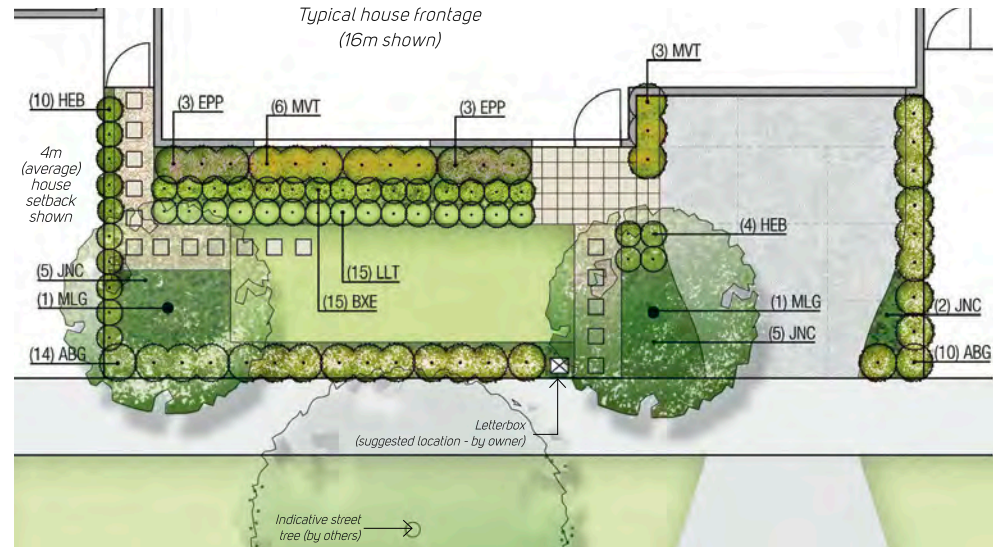
FORMAL GARDEN DESIGN - OPTION 1

Think: Formal English Cottage Garden with a contemporary feel. This design features a low hedge along the frontage and sides to surround your home in greenery.

The design is symmetrical and is formal both in its layout and plant selection with two trees carefully placed to bookend each side of the property and offer a 'sense of entry' to your home.

The planting consists of deep greens and defined plant forms.

- LEGEND**
- Pre-cast concrete paver
 - Granitic gravel (sandy coloured)
 - Small canopy tree
 - Medium sized shrubs
 - Small shrubs and grasses
 - Groundcovers
 - Lawn



Indicative Plant Images

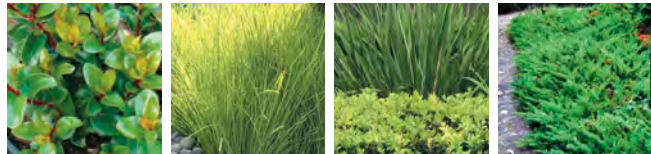


MLG

ABG

EPP

HEB



MVT

LLT

BXE

JNC

Indicative design intent images



FRONT GARDENS PLANT LIST - FORMAL (Option 1)

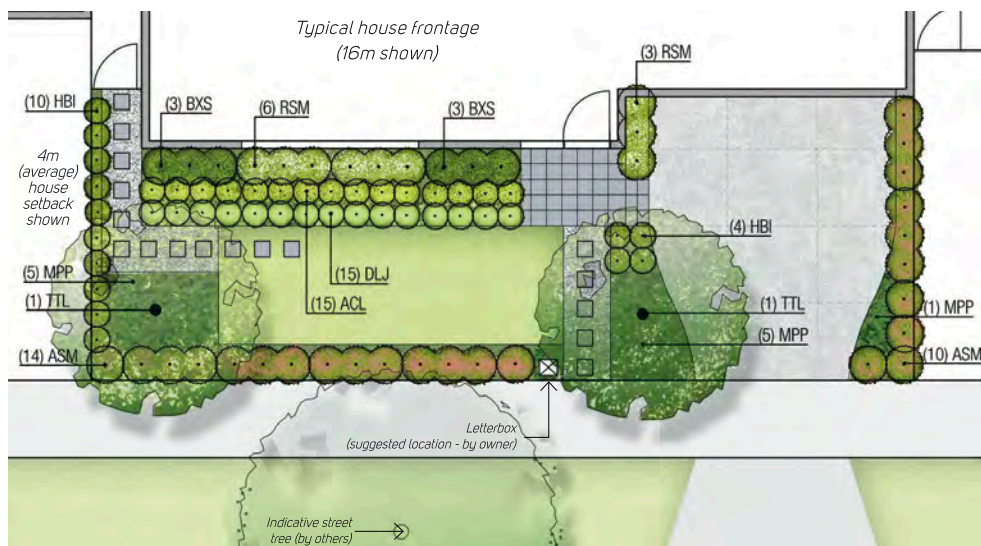
Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
NARROW UPRIGHT TREES (Installation size: 1.2-1.6m high).					
MLG	Magnolia 'Little Gem'	Little Gem Magnolia	4 x 1.5	EX	E
MEDIUM SHRUBS					
ABG	Abelia grandiflora	Abelia	1.5 x 1.5	EX	E
BXS	Buxus sempervirens 'Handsworthiensis'	Handsworthiensis English Box	1.5 x 1	EX	E
EPP	Escallonia 'Pixie Pink'	Dwarf Escallonia	1 X 1	EX	E
HEB	Hebe buxifolia	Box leaf Hebe	1 X 1	EX	E
MVT	Metrosideros collina 'Tahiti'	Dwarf Metrosideros	1 X 1	EX	E
GRASSES & STRAPPY-LEAFED PLANTS					
LLT	Lomandra 'Tanika'	Dwarf Lomandra	0.5-0.6 x 0.6	A	E
SMALL SHRUBS/GROUNDCOVERS					
BXE	Buxus sempervirens 'Blauer Heinz'	Blauer Heinh English Box	0.5 x 0.5	EX	E
JNC	Juniperus conferta	Shore Juniper	0.6 x 1	EX	E

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FORMAL GARDEN DESIGN - OPTION 2



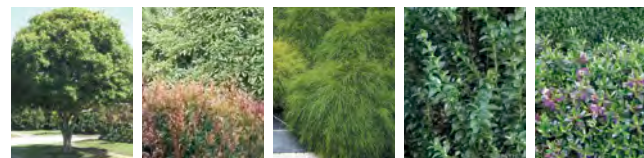
- LEGEND**
- Pre-cast concrete paver
 - Granitic gravel (grey coloured)
 - Small canopy tree
 - Medium sized shrubs
 - Small shrubs and grasses
 - Groundcovers
 - Lawn

Think: Formal English Cottage Garden with a native planting twist. This design features a low hedge along the frontage and sides to surround your home in greenery.

The design is symmetrical and is formal both in its layout and plant selection with two trees placed to bookend each side of the property and offer a sense of 'entry' to your home.

The planting consists of greens and interesting plant forms and foliage textures.

Indicative Plant Images



TTL ASM ACL BXS HBI



RSM LLT DLJ MPP

Indicative design intent images



FRONT GARDENS PLANT LIST - FORMAL (Option 2)

Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
TTL	<i>Tristaniopsis laurina</i> 'Luscious'	Kanooka	7-12 x 5-8	A	E
MEDIUM SHRUBS					
ASM	<i>Acmena smithii</i> 'Minipilly'	Dwarf Lilly-pilly	2 x 2	A	E
ACL	<i>Acacia cognata</i> 'Limelight'	Limelight Wattle	1 X 1	A	E
BXS	<i>Buxus sempervirens</i> 'Handsworthiensis'	Handsworthiensis English Box	1.5 x 1	EX	E
HBI	<i>Hebe inspiration</i>	Inspiration Hebe	0.5-1.2 x 1	EX	E
RSM	<i>Raphiolepis</i> 'snow maiden'	Snow maiden	1 x .75	EX	E
GRASSES & STRAPPY-LEAFED PLANTS					
LLT	<i>Lomandra</i> 'Tanika'	Dwarf Lomandra	0.5-0.6 x 0.6	A	E
SMALL SHRUBS/GROUNDCOVERS					
DLJ	<i>Dianella caerulea</i> 'Little Jess'	Blue Flax Lily	0.3-0.4 x 0.3	A	E
MPP	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x spreading	A	E

Note: Plant symbols are indicative of plant species only. Nature strip works not included. Porch, path and driveway not included. Images not necessarily representative of species. Home owner to make own enquiries about the aesthetics of trees, shrubs & groundcovers. Refer also to Siting and Design Guidelines.

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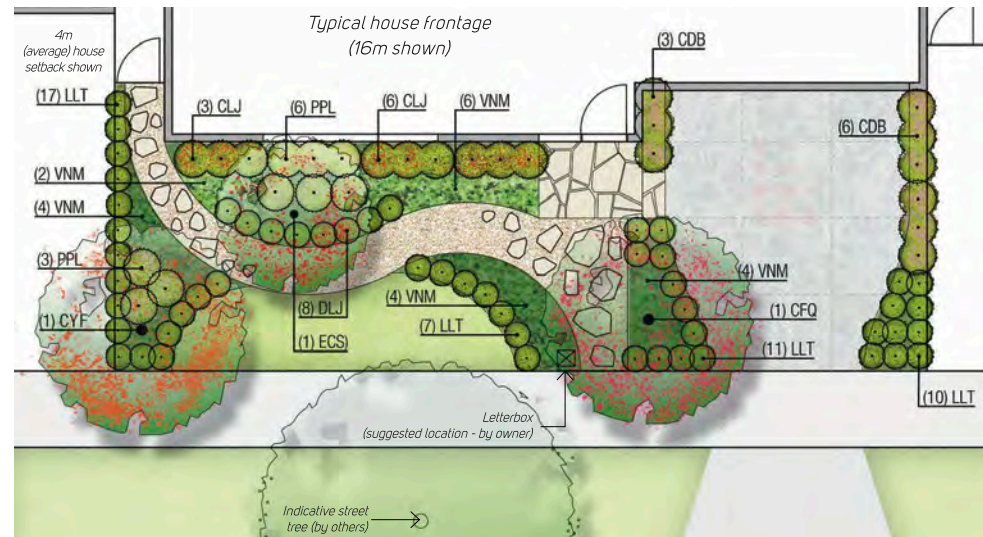
ORGANIC GARDEN DESIGN - OPTION 1

Think: Quintessential, low maintenance bush garden. This design features a path which gently winds its way across the garden.

This design is informal and organic both in its layout and planting design with large arcs determining the placement of plants and multiple trees offering privacy from the street.

The planting consists of classic native plants and shrubbery.

- LEGEND**
- Random stone paver
 - Granitic gravel (sandy coloured)
 - Small canopy tree
 - Medium sized shrubs
 - Small shrubs and grasses
 - Groundcovers
 - Lawn



Indicative Plant Images



CFQ CYF ECS CLJ LLT



PPL CDB DLJ VNM

Indicative design intent images



FRONT GARDENS PLANT LIST - ORGANIC (Option 1)

Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
CFQ	Corymbia ficifolia 'Calypso Queen'	Dwarf Red Flowering Gum	5 x 4	A	E
CYF	Corymbia ficifolia 'Wildfire'	Red Flowering Gum	5-6 x 3-4	A	E
NARROW UPRIGHT TREES (Installation size: 1.2-1.6m high).					
ECS	Eucalyptus caesia 'Silver Princess'	Silver Princess	7 x 5	A	E
MEDIUM SHRUBS					
CLJ	Callistemon 'Little John'	Little John Bottlebrush	1 x 1	A	E
GRASSES & STRAPPY-LEAFED PLANTS					
LLT	Lomandra 'Tanika'	Dwarf Lomandra	0.5-0.6 x 0.6	A	E
PPL	Pennisetum alopecuroides 'Purple Lea'	Fountain Grass	0.9 x 0.9	A	E
SMALL SHRUBS/GROUNDCOVERS					
CDB	Correa 'Dusky Bells'	Dusky Bells Correa	0.7 X 1	A	E
DLJ	Dianella caerulea 'Little Jess'	Blue Flax Lily	0.3-0.4 x 0.3	A	E
VNM	Vinca minor	Periwinkle	0.1 x spreading	EX	E

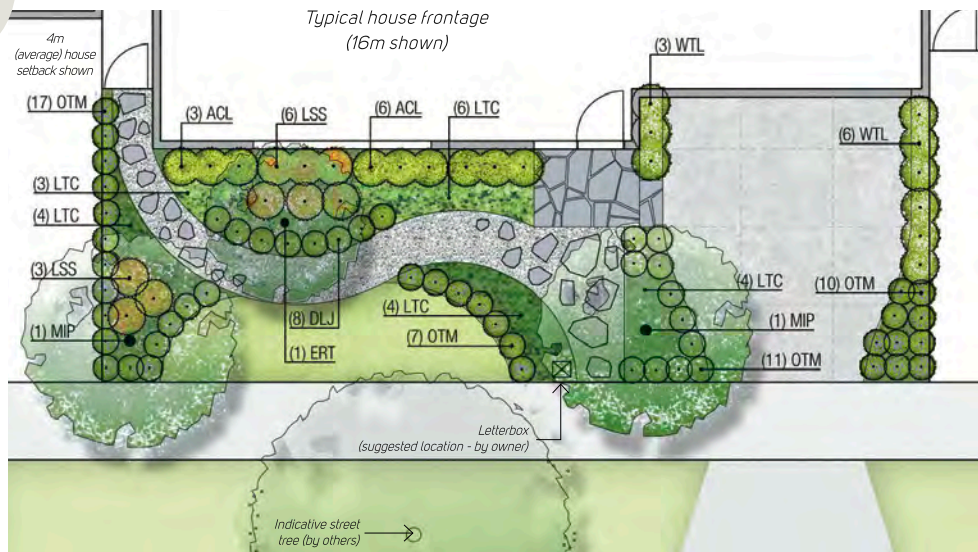
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ORGANIC GARDEN DESIGN - OPTION 2



- LEGEND**
- Random stone paver
 - Granitic gravel (grey coloured)
 - Small canopy tree
 - Medium sized shrubs
 - Small shrubs and grasses
 - Groundcovers
 - Lawn

Think: Bush garden with a touch of the city. This design features a path which gently winds its way across the garden.

This design is informal and organic both in its layout and planting design with large arcs determining the placement of plants and multiple trees offering privacy from the street.

The planting consists of classic native plants with hints of exotic foliage interest.

Indicative Plant Images

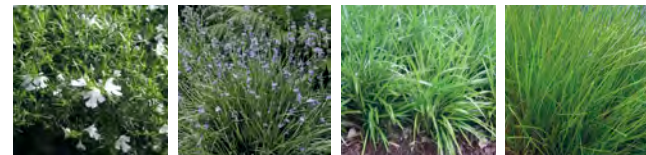


MIP

ERT

ACL

LSS



WTL

OTM

DLJ

LTC

Indicative design intent images



FRONT GARDENS PLANT LIST - ORGANIC (Option 2)

Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
NARROW UPRIGHT TREES (Installation size: 1.2-1.6m high).					
MIP	Malus ioensis 'Plena'	Betchel Crab Apple	8 x 5	EX	D
ERT	Eleaocarpus reticulatus	Bleberry Ash	6-8 x 4-6	A	E
MEDIUM SHRUBS					
ACL	Acacia cognata 'Limelight'	Limelight Wattle	1 X 1	A	E
LSS	Leucadendron 'safari sunset'	Safari Sunset	2 x 2	EX	E
WTL	Westringia longifolia	Long leafed Westringia	2 x 2	A	E
GRASSES & STRAPPY-LEAFED PLANTS					
OTM	Orthrosanthus multiflorus	Morning Flag	0.5 x 0.4	A	E
SMALL SHRUBS/GROUNDCOVERS					
DLJ	Dianella caerulea 'Little Jess'	Blue Flax Lily	0.3-0.4 x 0.3	A	E
LTC	Lomandra contertifolia 'Little Con'	Little Con Lomandra	0.3 x 0.3	A	E

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LAYERED GARDEN DESIGN - OPTION 1

(Suggested design for Landmark Lots)

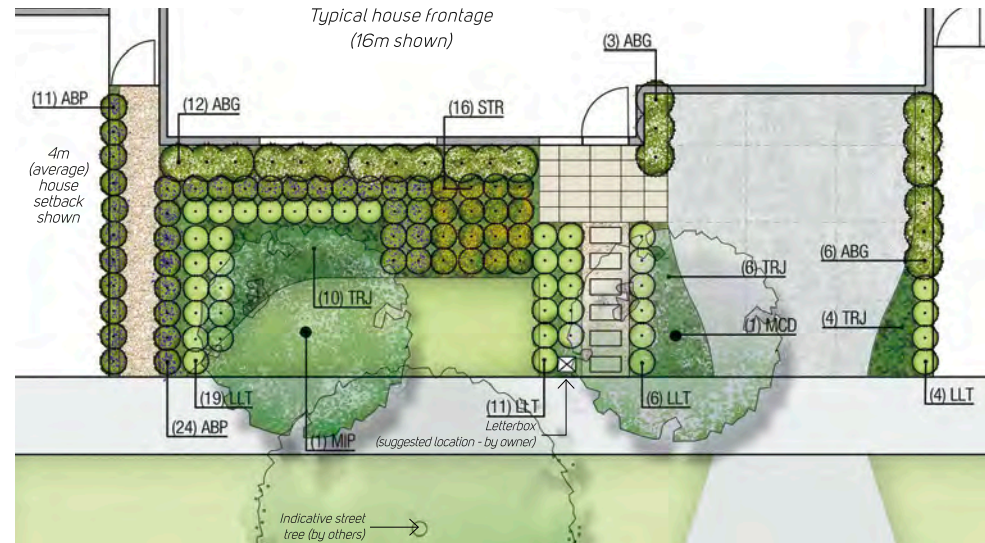
Think: Striking contemporary garden.
This design features unique and contemporary shapes which help to define your garden with lush and layered planting.

This design is a combination of formal and modern.

The planting is interesting and layered and consists of striking colours.

LEGEND

	Pre-cast concrete paver
	Granitic gravel (sandy coloured)
	Small canopy tree
	Medium sized shrubs
	Small shrubs and grasses
	Groundcovers
	Lawn



Indicative Plant Images



MCD



MIP



ABG



ABP



LLT



STR



TRJ

Indicative design intent images



FRONT GARDENS PLANT LIST - LAYERED (Option 1)

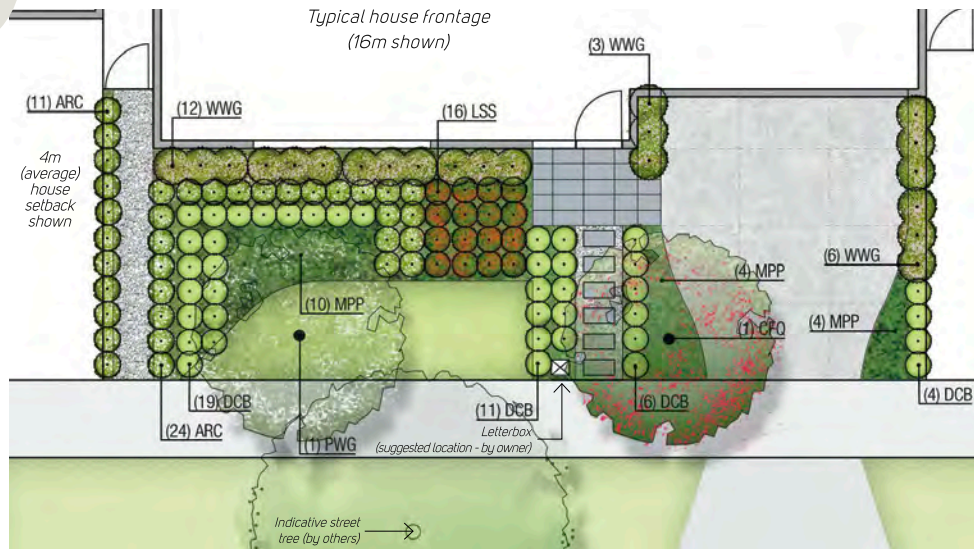
Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
MCD	Michelia doltsopa	Wong-lan	12 x 4	EX	E
NARROW UPRIGHT TREES (Installation size: 1.2-1.6m high).					
MIP	Malus ioensis 'Plena'	Betchel Crab Apple	8 x 5	EX	D
MEDIUM SHRUBS					
ABG	Abelia grandiflora	Abelia	1.5 x 1.5	EX	E
GRASSES & STRAPPY-LEAFED PLANTS					
ABP	Agapanthus 'Black Pantha'	Black Pantha African Lily	1 x 1	EX	E
LLT	Lomandra 'Tanika'	Dwarf Lomandra	0.5-0.6 x 0.6	A	E
STR	Strelitzia reginae	Bird of paradise	1.8 x 1	EX	E
SMALL SHRUBS/GROUNDCOVERS					
TRJ	Trachelospermum jasminoides	Chinese Star Jasmine	0.4 x spreading	EX	E

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LAYERED GARDEN DESIGN - OPTION 2



LEGEND

- Pre-cast concrete paver
- Granitic gravel (grey coloured)
- Small canopy tree
- Medium sized shrubs
- Small shrubs and grasses
- Groundcovers
- Lawn

(Suggested design for Landmark Lots)

Think: Modern garden with a dash of the bush. This design features unique and contemporary shapes which help to define your garden with lush and layered planting.

This design is a combination of formal and modern.

The planting is interesting and layered and consists of traditional layered greens with an Australian twist.

Indicative Plant Images

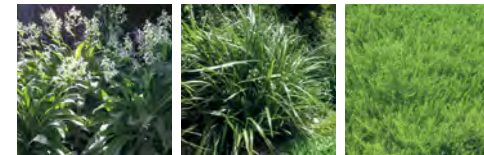


CFQ

PWG

LSS

WWG



ARC

DCB

MPP

Indicative design intent images



FRONT GARDENS PLANT LIST - LAYERED (Option 2)

Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
CFQ	<i>Corymbia ficifolia</i> 'Calypso Queen'	Dwarf Red Flowering Gum	5 x 4	A	E
NARROW UPRIGHT TREES (Installation size: 1.2-1.6m high).					
PWG	<i>Pyrus calleryana</i> 'Winter Glow'	Winter Glow Pear	10 x 5	EX	D
MEDIUM SHRUBS					
LSS	<i>Leucadendron</i> 'safari sunset'	Safari Sunset	2 x 2	EX	E
WWG	<i>Westringia</i> 'Wynyabbie Gem'	Wynyabbie Westringia	1.5 x 1-1.25	A	E
GRASSES & STRAPPY-LEAFED PLANTS					
ARC	<i>Arthropodium cirratum</i>	Matapouri Bay	0.85 x 1	EX	E
DCB	<i>Dianella caerulea</i> 'Breeze'	Breeze Flax Lilly	0.7 x 0.65	A	E
SMALL SHRUBS/GROUNDCOVERS					
MPP	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x spreading	A	E

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THINGS TO CONSIDER WHEN SELECTING YOUR GARDEN



You will be able to choose one design from the eight individually themed gardens. It is important to consider which of these themes will be most complementary to the style of your house.

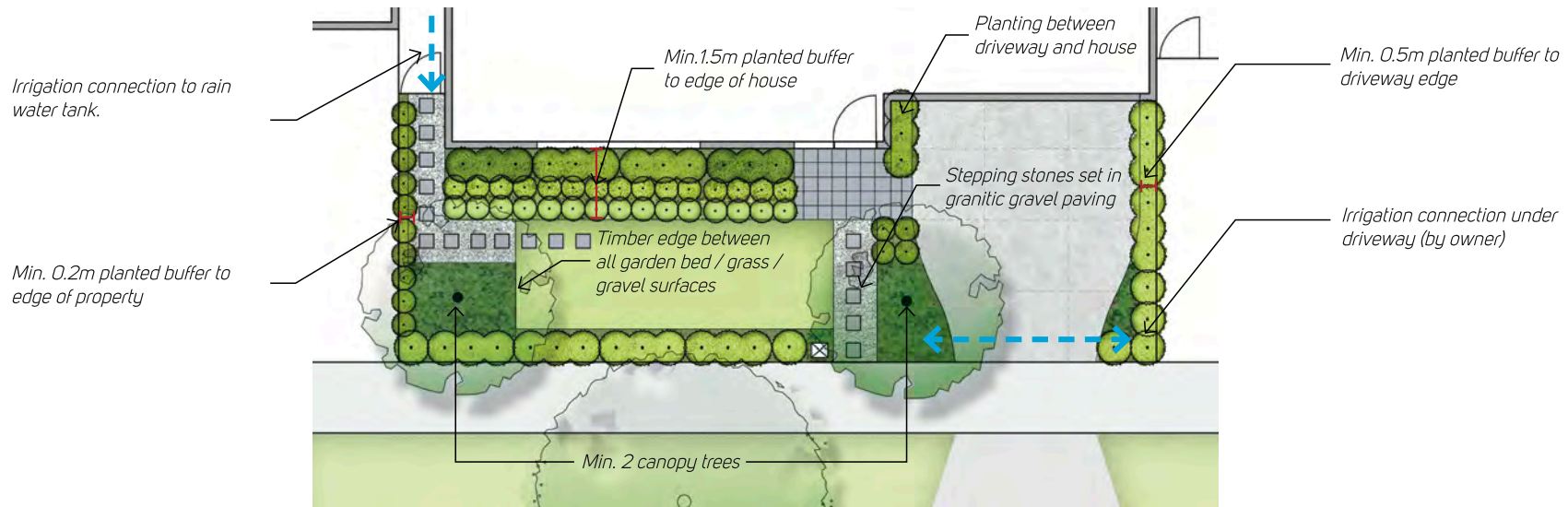
You should also pay attention to the house plan and the location of windows, porch and driveway, in order to maximize views and access, whilst allowing for screening and privacy and also ensure that all components such as paths and letterboxes can be accommodated within the design.

Finally, choose a garden which will most suit your lifestyle. Consider the level of care and maintenance you would like to contribute to the garden. Also consider how you will use this space.

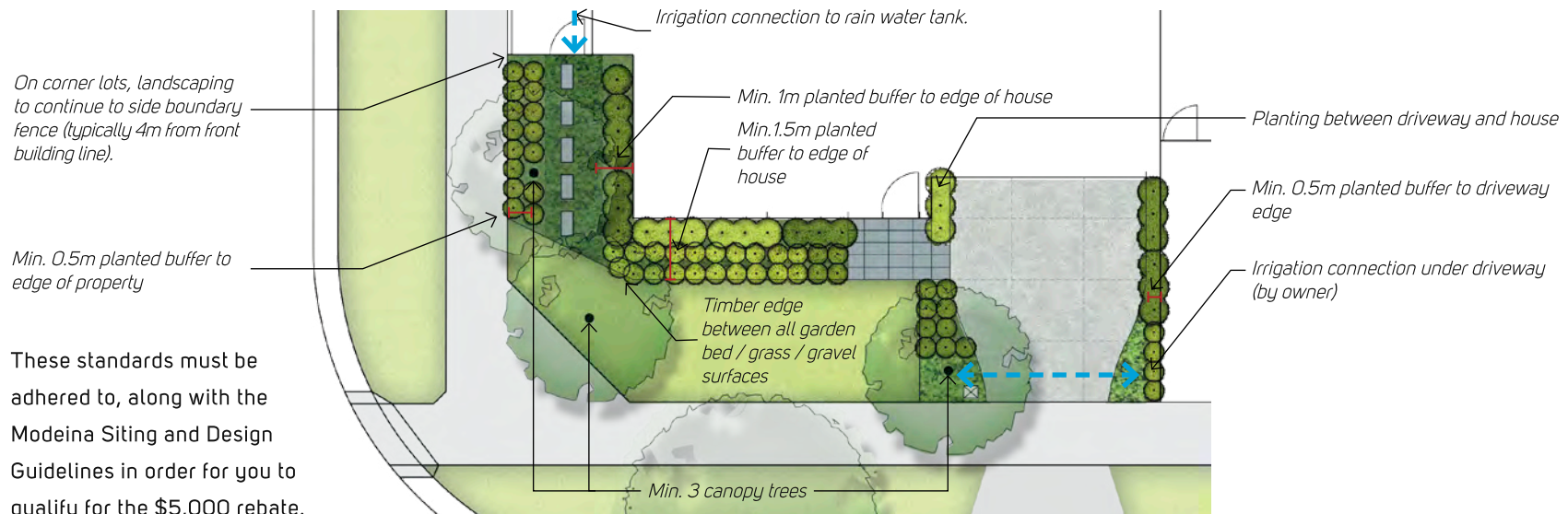
Your garden choice will also be informed by the gardens adjacent to your home. i.e. two of the same style of garden will not be permitted directly adjacent to each other. For example, a 'Classic' garden design cannot be located next to another 'Classic' garden design in the interest of creating dynamic and lively streetscapes.

THINGS TO CONSIDER IF YOU DESIGN YOUR OWN GARDEN

Standard Lot - typical minimum requirements (layout will vary depending on chosen design)



Corner Lot - typical minimum requirements (layout will vary depending on chosen design)



These standards must be adhered to, along with the Moderna Siting and Design Guidelines in order for you to qualify for the \$5,000 rebate.

TO TAKE ADVANTAGE OF THIS OFFER, THE FOLLOWING CONDITIONS MUST BE MET:

The construction of the house (including driveway) has been completed and a certificate of occupancy has been provided to the DRP

All rubbish, rubble, weeds and vegetation etc. has been removed

A level grade has been provided across all areas to be landscaped (300mm max. allowable level difference across site)

A 90mm PVC stormwater pipe has been installed under the driveway, offset 1m from the front title boundary (for irrigation connection)

The front garden landscape works are subject to the prevailing weather conditions and at least 5 lots are ready for installation. As a general rule, construction of the front gardens is not to be undertaken during the summer months. You will need to plan for and make arrangements for temporary access to your front garden in the interim period between occupancy and completion of your front garden landscaping.

The landscape works **included** in the installation package provided are:

- topsoiling and mulching
- planting of trees shrubs and groundcovers
- natural lawn
- automatic drip watering system to garden beds (5 metre connection provided to rain water tank)
- granitic gravel paths, stepping stones and timber edging

The landscape works **not included** in the installation package provided by us are:

- front porch and driveway works
- extended maintenance (over 4 weeks)
- letterboxes, gates and fences
- removal of builders waste and levelling works
- rain water tanks and artificial lawn
- connection to rain water tank greater than 5 metres

There are minimum landscape requirements for those wishing to design and/or install their own garden.

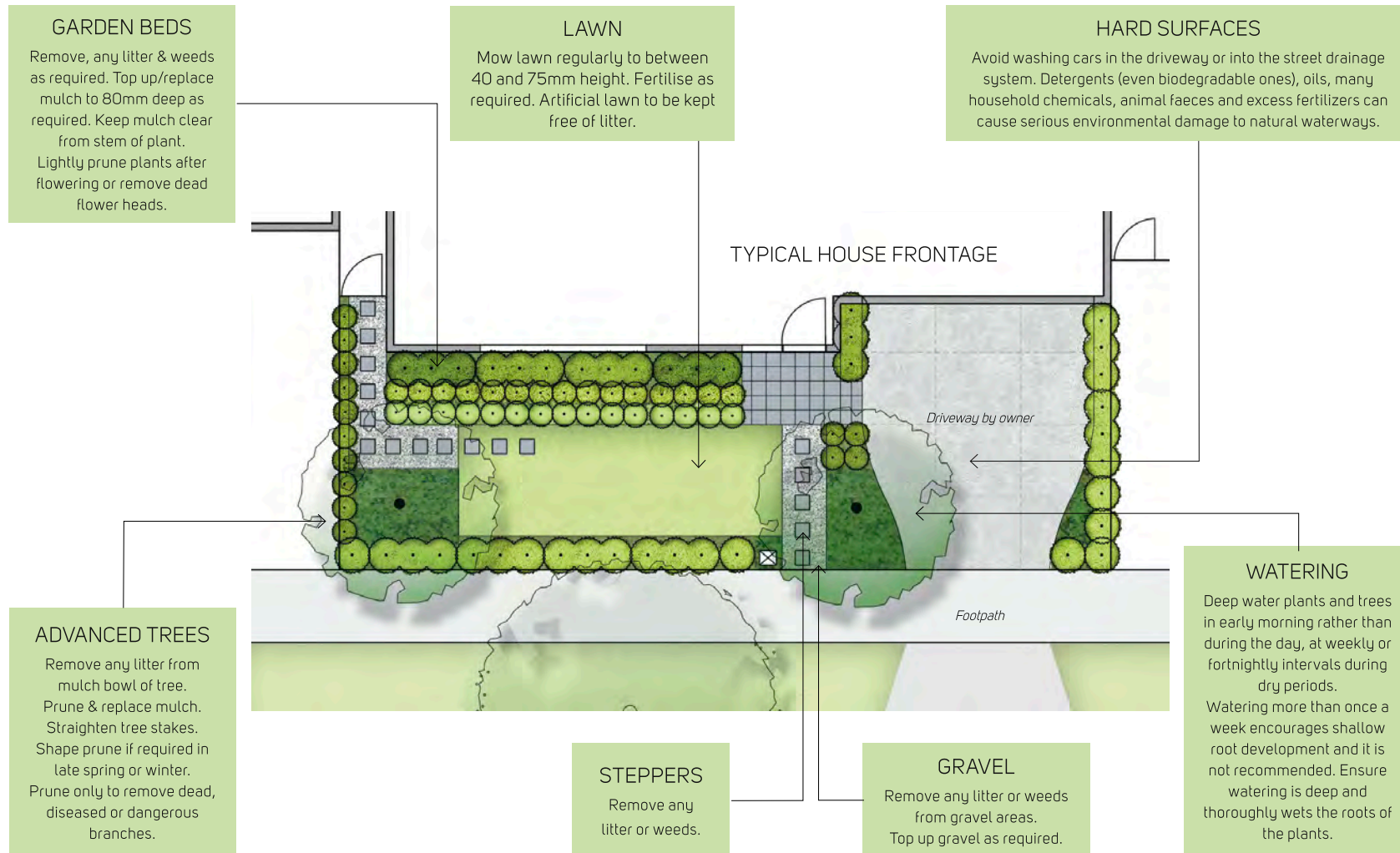
Should you choose an alternative design and install the garden yourself, or with the assistance of your nominated landscape contractor, the landscape design standards detailed in the Siting and Design Guidelines must be adhered to in order to be eligible for the \$5,000 rebate.

Maintenance

Please be aware of any prevailing water restrictions in maintaining your garden. Particularly, if you have chosen a lawn then you need to be aware of restrictions on watering of lawn areas. While warm season lawn is tough and drought tolerant, returning green after rainfall, it will go brown without watering in summer.

Note: The Developer reserves all other rights including the right to amend or end this offer on reasonable notice and to substitute any unavailable items.

HANDY GUIDE TO MAINTAINING YOUR GARDEN



Note: Maintenance of completed gardens is the responsibility of the lot owner. Information contained on this page is intended as a guide only and property owners are reminded that plant growth and performance is dependent on a wide range of conditions beyond the control of the developer and the developer makes no guarantee as to the sustainability of any species or cultivar. All information provided is believed to be correct and given in good faith. The developer disclaims all liability for any loss suffered as a result of reliance on the matters set out in this offer. The developer takes no responsibility for the maintenance of the landscaping works once completed. The owner will be responsible for maintenance. The owner is also responsible for maintenance of the nature strip. Contact Melton City Council for further information on maintaining your nature strip.

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