

THE VILLAGE

AT MANOR LAKES



Signature Streets

Version 3 | July 2023

The Village Signature Street Bonus Offer



The Village is designed for a connected community. Living on a Signature Street will do exactly that, with all streets leading to the heart of The Village.

The Village Design Panel

Email: designpanel@denniscorp.com.au
Phone: (03) 9573 1100

To enhance this vision, the Developer will install your chosen front landscaping design, along with The Village Signature Street front fencing and letterbox, unique to these streets only.

The works will be undertaken by a professional landscape gardener, appointed by the Developer. Your front garden will also be professionally maintained for 12 months following completion.

Simply choose your favourite design from the eight gardens, designed by a leading landscape architect in Melbourne. These unique garden designs are sure to add street appeal to your home and will complement your individual and unique lifestyle. Living on a Signature Street will embody the sense of community with like minded neighbours, who appreciate quality design.

Process

Sign contract of sale.

Settle on your land.

Construct your house (including driveway) in accordance with the approved plans.

Choose your preferred front garden design by completing the Landmark Lot Landscaping form.

Submit the Landmark Lot Landscaping form along with your Certificate of Occupancy to The Village Design Panel.

The Village Design Panel will assess your form to ensure that your selected front landscaping is not the same as your neighbour on the left or right. Whoever submits their Certificate of Occupancy first, along with the form will be given first preference in the event of a clash with neighbours

The Village Design Panel will send a confirmation email to you once they have completed all necessary checks, to inform you that your property is ready for front landscaping.

The Manor Lakes project team will see the previous email from The Village Design Panel and immediately arrange a start date with the landscape contractor.

You will be notified via email of the proposed start date and the landscape contractor will contact you to arrange an inspection before commencing works to answer any questions you may have.

Your front landscaping, front fence and letterbox will be installed.

Your front landscaping will be professionally maintained for 12 months from completion, to ensure successful long term establishment.

Prior to works starting

- A 50mm PVC pipe has been installed under the driveway (for irrigation connection).
- All rubbish, rubble, weeds, and vegetation etc. has been removed.
- A suitable grade has been provided across all areas to be landscaped including the completion of compliant retaining walls.



Formal Garden Design

Option 1

PLAN



A formal array of planting with structure form providing mulch between paving, perfect for outdoor living in a clean edged formal setting.

- Indicative layout only
- Exact configuration and quantities will be finalised on site by contractor
- Driveway by others
- Timber edge garden bed interface
- Mulch to all garden beds

LEGEND

-  Tristaniopsis Laurina
-  Westringia Fruticosa
-  Acena Smithi 'Allyn Magic'
-  Rosmarinus Officinalis
-  Liriope Monroe 'White'
-  Scaevola Aemula

INDICATIVE PLANT IMAGES



Tristaniopsis laurina
Kanooka Gum



Westringia fruticosa
Blue Gem



Rosmarinus Officinalis
Rosemary



Acmena smithii 'Allyn Magic'
Lilly Pilly



Liriope muscari
Monroe White



Scaevola Aemula
Aussie Crawl

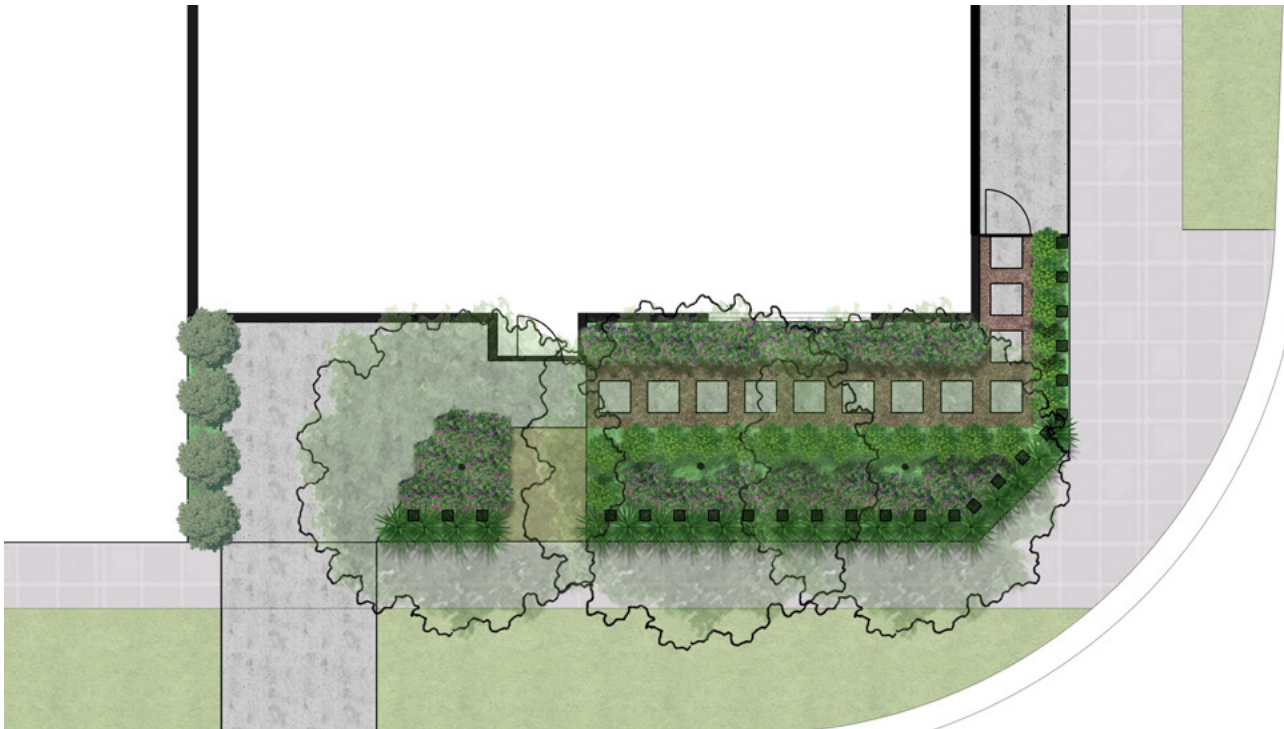
FORMAL ONE

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
Trees				
Tristaniopsis Laurina	Kanooka Gum	45L	12-5 x 4-6m	As shown
Planting				
Westringia Fruticosa	Blue Gem	150mm	1.5 x 1.2m	4m ²
Rosmarinus Officinalis	Rosemary	150mm	1.5 x 1.5m	4m ²
Acmena Smithii 'Allyn Magic'	Lilly Pilly	150mm	0.5-0.6 x 0.5-1m	4m ²
Liriope Muscari	Monroe White	150mm	0.4 x 0.5m	4m ²
Scaevola Aemula	Aussie Crawl	150mm	0.4-0.5 x 0.4-1m	4m ²

Formal Garden Design

Option 2

PLAN



A formal hedge arrangement with spreading plant species, framing the mulch between paving.

- Indicative layout only
- Exact configuration and quantities will be finalised on site by contractor
- Driveway by others
- Timber edge garden bed interface
- Mulch to all garden beds

LEGEND

-  Lagerstroemia Indica
-  Buxis Sempervirens
-  Limonium Perezii
-  Correa Alba 'White Correa'
-  Lomandra 'Lime Tuff'

INDICATIVE PLANT IMAGES



Lagerstroemia indica
Crepe Myrtle



Buxus sempervirens
English Box



Limonium perezii
Sea Lavender



Correa alba 'White Correa'
Correa



Lomandra 'Lime Tuff'
Mat Rush

FORMAL TWO

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
Trees				
Lagerstroemia indica	Crepe Myrtle	45L	5 x 4m	As shown
Planting				
Buxus sempervirens	English Box	150mm	0.6-0.9 x 0.7m	6m ²
Limonium perezii	Sea Lavender	150mm	0.3-0.6 x 0.3-0.6m	4m ²
Correa alba 'White Correa'	Correa	150mm	1-1.5 x 1-1.5m	4m ²
Lomandra 'Lime Tuff'	Mat Rush	150mm	0.5-0.6 x 0.5-0.6m	4m ²

Native Garden Design

Option 1

PLAN



Native plant species surrounding large concrete pavers with a natural arrangement.

- Indicative layout only
- Exact configuration and quantities will be finalised on site by contractor
- Driveway by others
- Mulch to all garden beds

LEGEND

-  Corymbia Ficofolia 'Fairy Floss'
-  Westringia Fruticosa
-  Austromyrtus Dulcis
-  Eremophila Nivea
-  Lomandra 'Lime Tuff'
-  Festuca 'Blue Fescue'
-  Leucophyta Brownii

INDICATIVE PLANT IMAGES



Corymbia ficifolia 'Fairy Floss'
Grafted Flowering Gum



Westringia fruticosa
Blue Gem



Austromyrtus dulcis
Midgenberry



Eremophila nivea
Emu Bush



Lomandra 'Lime Tuff'
Mat Rush



Festuca 'Blue Fescue'
Blue Fescue



Leucophyta brownii
Cushion Bush

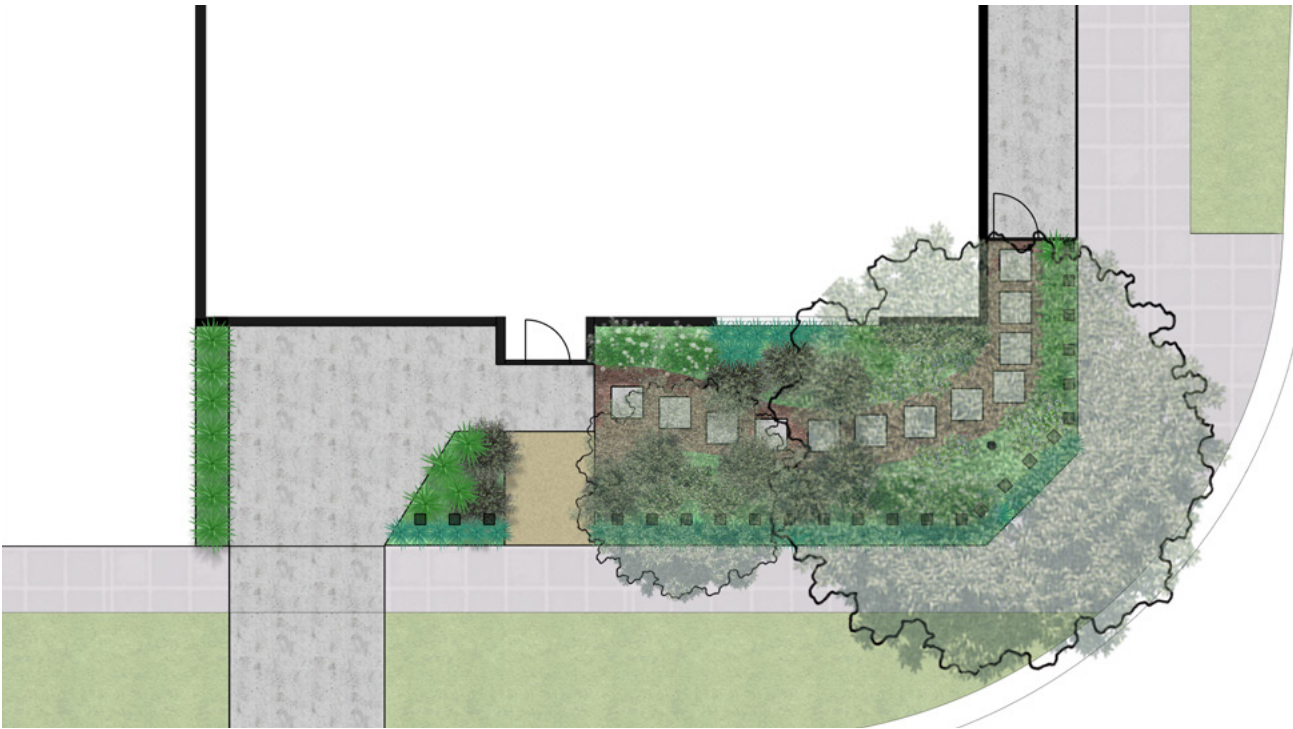
NATIVE ONE

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
Trees				
Corymbia ficifolia 'Fairy Floss'	Grafted Flowering Gum	45L	6 x 4m	As shown
Planting				
Westringia fruticosa	Blue Gem	150mm	1.5 x 1.2m	4m ²
Austromyrtus dulcis	Midgenberry	150mm	1.5 x 1.5m	4m ²
Eremophila nivea	Emu Bush	150mm	0.8-2 x 0.5-2m	4m ²
Lomandra 'Lime Tuff'	Mat Rush	150mm	0.5-0.6 x 0.5-0.6m	4m ²
Festuca 'Blue Fescue'	Blue Fescue	150mm	0.3 x 0.3m	4m ²
Leucophyta brownii	Cushion Bush	150mm	1-1.2 x 1-1.2m	4m ²

Native Garden Design

Option 2

PLAN



Natural curved mulch path with concrete pavers, surrounded by native species and informal arrangement providing a natural feeling.

- Indicative layout only
- Exact configuration and quantities will be finalised on site by contractor
- Driveway by others
- Timber edge garden bed interface
- Mulch to all garden beds

LEGEND

- Eucalyptus Leucoxylon 'Rosea Dwarf' Backhousia Citriodora
- Austromyrtus Dulcis
- Correa Alba 'White Correa'
- Lomandra 'Lime Tuff'
- Festuca 'Blue Fescue'
- Myoporum Parvifolium
- Convolvulus Cneorum 'Silver Bush'

INDICATIVE PLANT IMAGES



Eucalyptus leucoxylon 'Rosea Dwarf'
Eucalyptus leucoxylon 'Rosea Dwarf'



Backhousia citriodora
Lemon Myrtle



Austromyrtus dulcis
Midgenberry



Correa alba 'White Correa'
Correa



Lomandra 'Lime Tuff'
Mat Rush



Festuca 'Blue Fescue'
Blue Fescue



Myoporum parvifolium
Boobialla



Convolvulus cneorum 'Silver Bush'
Silver Bush

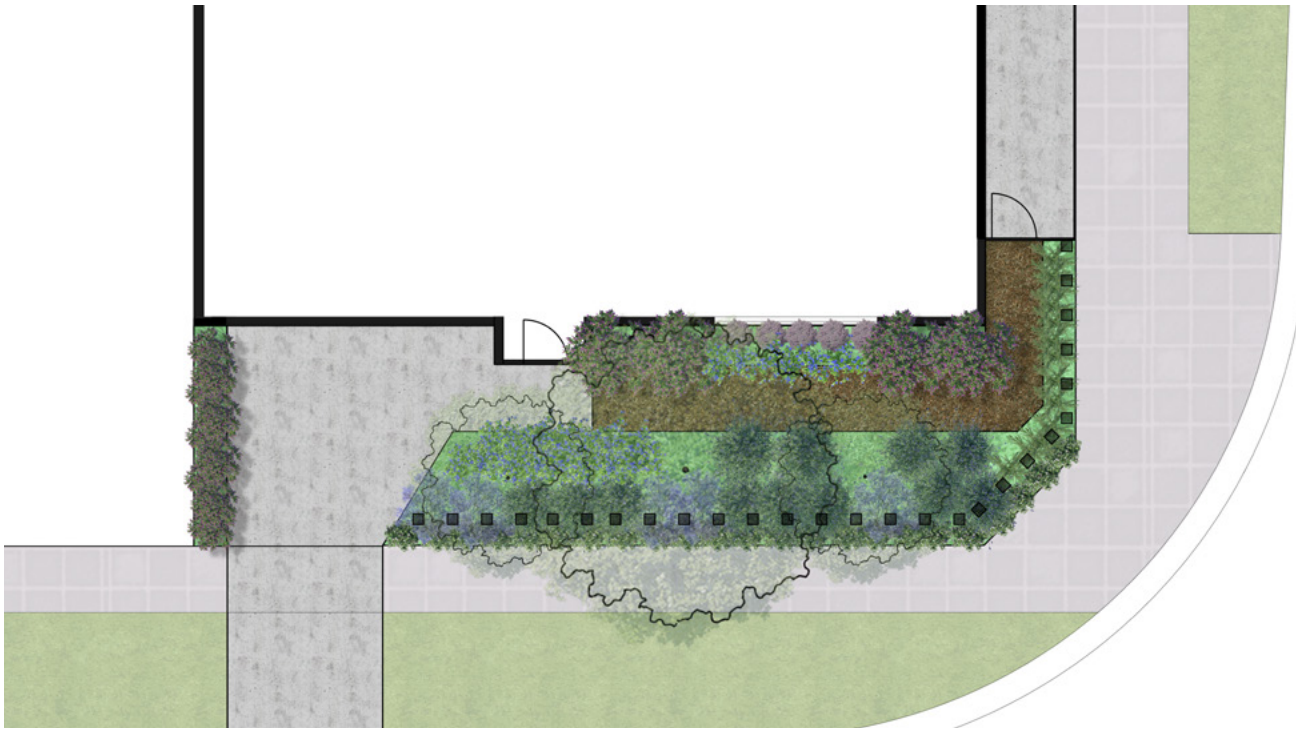
NATIVE TWO

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
Trees				
Eucalyptus leucoxylon 'Rosea Dwarf'	Eucalyptus leucoxylon 'Rosea Dwarf'	45L	12 x 7m	As shown
Backhousia citriodora	Lemon Myrtle	45L	3-6 x 4m	As shown
Planting				
Austromyrtus dulcis	Midgenberry	150mm	1.5 x 1.2m	4m ²
Correa alba 'White Correa'	Correa	150mm	1-1.5 x 1-1.5m	4m ²
Lomandra 'Lime Tuff'	Mat Rush	150mm	0.5-0.6 x 0.5-0.6m	4m ²
Festuca 'Blue Fescue'	Blue Fescue	150mm	0.3 x 0.3m	4m ²
Myoporum parvifolium	Boobialla	150mm	0.2-0.3 x 2m	4m ²
Convolvulus cneorum 'Silver Bush'	Silver Bush	150mm	0.4 x 0.4m	4m ²

Seasonal Garden Design

Option 1

PLAN



Large mulch area, surrounded by seasonal tree/plant species, providing various tones through the year.

- Indicative layout only
- Exact configuration and quantities will be finalised on site by contractor
- Driveway by others
- Timber edge garden bed interface
- Mulch to all garden beds

LEGEND

-  Olea Europaea 'Swan Hill'
-  Lagerstroemia Indica x Fauriei
-  Photinia Robusta
-  Rosarinus Officinalis
-  Eremophila Nivea
-  Limonium Perezii
-  Liriope Monroe White
-  Senecio Mandraliscae

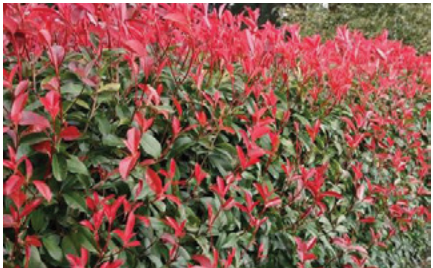
INDICATIVE PLANT IMAGES



Olea europaea 'Swan Hill'
Olive Tree



Lagerstroemia Indica x Fauriei
Crepe Myrtle



Photinia Robusta
Red Robin



Rosmarinus Officinalis
Rosemary



Eremophila nivea
Emu Bush



Limonium perezii
Sea Lavender



Liriope Muscari
Monroe White



Senecio mandraliscae
Blue Chalksticks

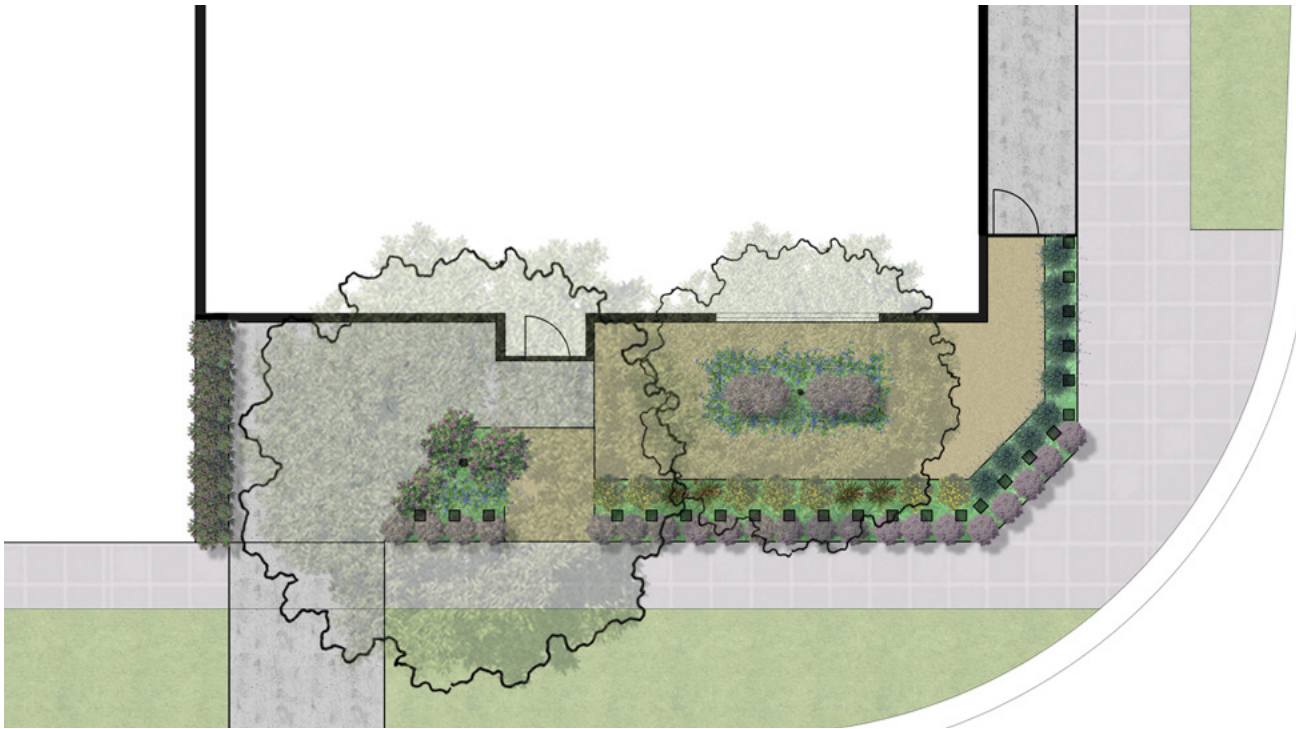
SEASONAL ONE

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
Trees				
Olea europaea 'Swan Hill'	Olive Tree	45L	8 x 6m	As shown
Lagerstroemia Indica x Fauriei	Crepe Myrtle	45L	8 x 6m	As shown
Planting				
Photinia Robusta	Red Robin	150mm	3 x 2m	3m ²
Rosmarinus Officinalis	Rosemary	150mm	1.5 x 1.5m	4m ²
Eremophila nivea	Emu Bush	150mm	0.8-2 x 0.5-2m	4m ²
Limonium perezii	Sea Lavender	150mm	0.3-06 x 0.3-0.6m	4m ²
Liriope Muscari	Monroe White	150mm	0.4 x 0.5m	4m ²
Senecio mandraliscae	Blue Chalksticks	150mm	0.3 x 0.6m	4m ²

Seasonal Garden Design

Option 2

PLAN



Large gravel area, surrounding a formal planter, which includes an array of plant species that change throughout the year in colour. Framing of the fence with pattern planting to allow for the tones and colours to show, depending on the season.

- Indicative layout only
- Exact configuration and quantities will be finalised on site by contractor
- Driveway by others
- Timber edge garden bed interface
- Mulch to all garden beds

LEGEND

- Backhousia Citriodora Citrus Lemon 'Meyer'
- Laurus Nobilius 'Bay Tree'
- Rosmarinus Officinalis
- Lavandula Ngustifolia 'Rosea'
- Rosmarinus Officinalis 'Prostratus'
- Thymus Vulgaris
- Rosa 'Bush' Pink
- Tulbaghia Violacea

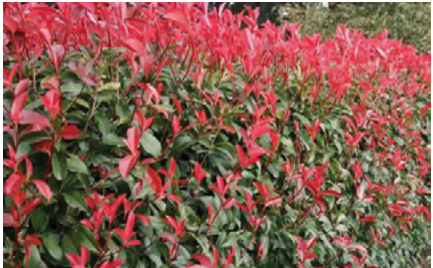
INDICATIVE PLANT IMAGES



Eucalyptus leucoxylon 'Rosea Dwarf'
Red Flowering Yellow Gum



Lagerstroemia Indica x Fauriei
Crepe Myrtle



Photinia Robusta
Red Robin



Rosmarinus Officinalis
Rosemary



Lavandula detata 'Ploughmans Blue'
Blue French Lavender



Limonium perezii
Sea Lavender



Liriope Muscari
Monroe White



Senecio mandraliscae
Blue Chalksticks



Scavola aemula
Aussie Crawl

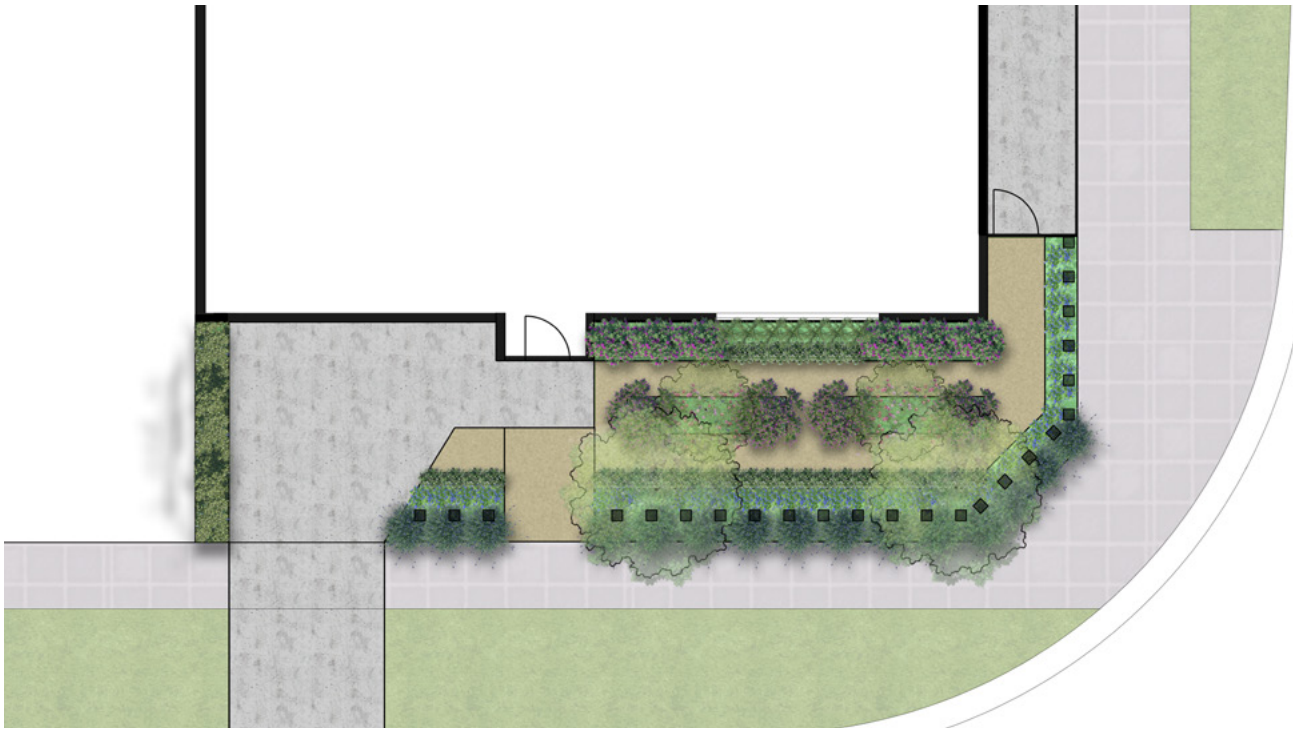
SEASONAL TWO

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
Trees				
Eucalyptus leucoxylon 'Rosea Dwarf'	Red Flowering Yellow Gum	45L	12 x 7m	As shown
Lagerstroemia Indica x Fauriei	Crepe Myrtle	45L	8 x 6m	As shown
Planting				
Photinia Robusta	Red Robin	150mm	3 x 2m	3m ²
Rosmarinus Officinalis	Rosemary	150mm	1.5 x 1.5m	4m ²
Lavandula detata 'Ploughmans Blue'	Blue French Lavender	150mm	1 x 1m	4m ²
Limonium perezii	Sea Lavender	150mm	0.3-06 x 0.3-0.6m	4m ²
Liriope Muscari	Monroe White	150mm	0.4 x 0.5m	4m ²
Senecio mandraliscae	Blue Chalksticks	150mm	0.3 x 0.6m	4m ²
Scavola aemula	Aussie Crawl	150mm	0.4-0.5 x 0.4-1m	4m ²

Herb Cottage Design

Option 1

PLAN



Moments of colour framing gravel paths, using tree and plant species that provide scent and can be used in the kitchen.

- Indicative layout only
- Exact configuration and quantities will be finalised on site by contractor
- Driveway by others
- Timber edge garden bed interface
- Mulch to all garden beds

LEGEND

-  Olea europaea 'Swan Hill'
Citrus Lemon 'Lemonicious'
-  Thymus Vulgaris
-  Rosa 'Bush' Pink
-  Lavandula Angustifolia 'Rosea'
-  Salvia Officinalis
-  Laurus Nobilis
'Bay Tree' (Clipped)
-  Rosmarinus Officinalis
-  Tulbaghia Violacea
-  Rosmarinus Officinalis
'Prostratus' Creeping Rosemary

INDICATIVE PLANT IMAGES



Olea europaea 'Swan Hill'
Olive Tree



Citrus Lemon 'Lemonicious'
Lemon Tree



Laurus Nobilis 'Bay Tree'
Bay Tree



Rosmarinus Officinalis
Rosemary



Lavandula detata 'Ploughmans Blue'
Blue French Lavender



Salvia Officinalis
Common Sage



Thymus Vulgaris
Common Thyme



Rosa 'Bush' Pink
Rose



Tulbaghia Violacea
Society Garlic

HERB COTTAGE ONE

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
Trees				
Olea europaea 'Swan Hill'	Olive Tree	45L	8 x 6m	As shown
Citrus Lemon 'Lemonicious'	Lemon Tree	45L	1.5 x 1.5m	As shown
Planting				
Laurus Nobilis 'Bay Tree'	Bay Tree	150mm	7 x 3m	4m ²
Rosmarinus Officinalis	Rosemary	150mm	1.5 x 1.5m	4m ²
Lavandula detata 'Ploughmans Blue'	Blue French Lavender	150mm	1 x 1m	4m ²
Salvia Officinalis	Common Sage	150mm	0.8 x 1m	4m ²
Thymus Vulgaris	Common Thyme	150mm	0.3 x 0.4m	4m ²
Rosa 'Bush' Pink	Rose	150mm	0.6 x 0.4m	4m ²
Tulbaghia Violacea	Society Garlic	150mm	0.5 x 0.3m	4m ²

Herb Cottage Design

Option 2

PLAN



Concrete pavers in mulch path, framed by an array of herbs and scented plant species.

- Indicative layout only
- Exact configuration and quantities will be finalised on site by contractor
- Driveway by others
- Timber edge garden bed interface
- Mulch to all garden beds

LEGEND

-  Backhousia Citriodora
Citrus Lemon 'Meyer'
-  Thymus Vulgaris
-  Rosa 'Bush' Pink
-  Lavandula Angustifolia 'Rosea'
-  Rosmarinus Officinalis 'Prostratus'
-  Laurus Nobilis 'Bay Tree'
-  Rosmarinus Officinalis
-  Tulbaghia Violacea

INDICATIVE PLANT IMAGES



Olea europaea 'Swan Hill'
Olive Tree



Citrus Lemon 'Lemonicious'
Lemon Tree



Laurus Nobilis 'Bay Tree'
Bay Tree



Rosmarinus Officinalis
Rosemary



Lavandula detata 'Ploughmans Blue'
Blue French Lavender



Salvia Officinalis
Common Sage



Thymus Vulgaris
Common Thyme



Rosa 'Bush' Pink
Rose



Tulbaghia Violacea
Society Garlic

HERB COTTAGE TWO

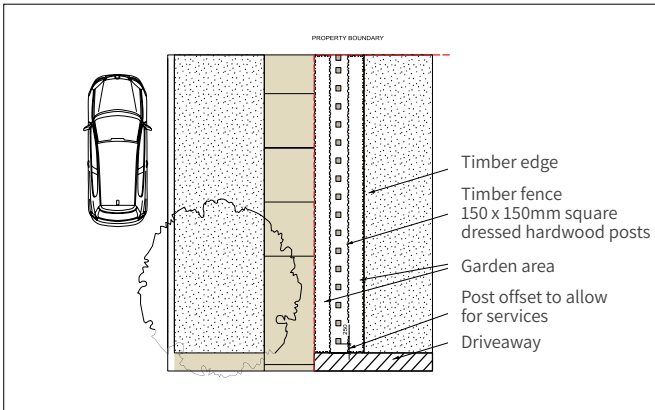
Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
Trees				
Backhousia citriodora	Lemon Myrtle	45L	3-6 x 4m	As shown
Citrus Lemon 'Lemonicious'	Lemon Tree	45L	1.5 x 1.5m	As shown
Planting				
Laurus Nobilis 'Bay Tree'	Bay Tree	150mm	7 x 3m	4m ²
Rosmarinus Officinalis	Rosemary	150mm	1.5 x 1.5m	4m ²
Lavandula dentata 'Rosea'	French Lavender	150mm	1 x 1.2m	4m ²
Rosmarinus Officinalis 'Prostratus'	Creeping Rosemary	150mm	0.3 x 0.9m	4m ²
Thymus Vulgaris	Common Thyme	150mm	0.3 x 0.4m	4m ²
Rosa 'Bush' Pink	Rose	150mm	0.6 x 0.4m	4m ²
Tulbaghia Violacea	Society Garlic	150mm	0.5 x 0.3m	4m ²



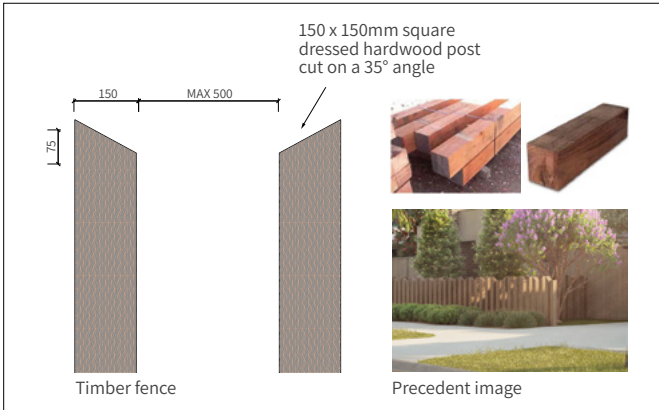
Bonus Inclusions

Signature Street Front Fencing

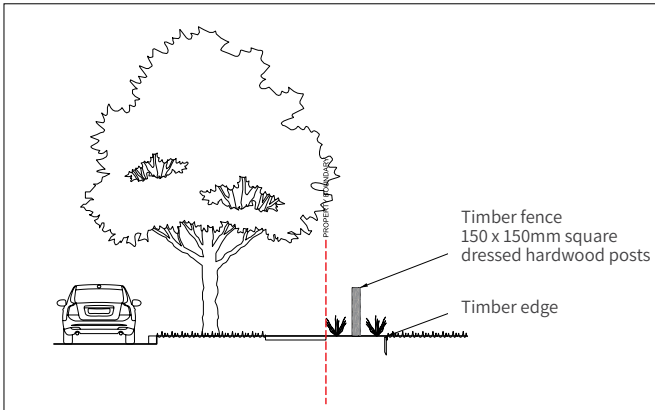
The Village will encourage a variety of housing options in order to create a unique character in the neighbourhood. The introduction of front fencing to all Landmark Lots within The Village will further enhance the beautification of the Signature Streets. This fence will be installed by the Developer and maintained for 12 months from completion



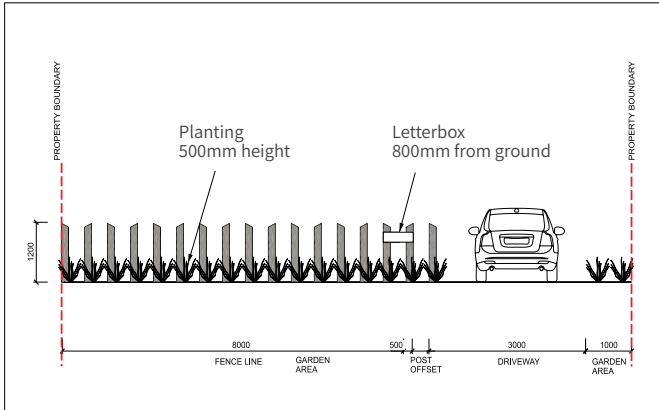
1. Plan 1:50



2. Detail 1:10



3. Section 1:50



4. Elevation 1:50



Artist impression

Signature Street Letterbox

As part of the Landmark Lot inclusions, a letterbox that complements the front landscaping and front fencing design will be installed by the Developer and fixed to the front fence, as shown in the elevation diagram provided.





Landmark Lot Landscaping Application

Thank you for choosing The Village. In order to ensure your chosen garden is installed and constructed in a timely manner please complete the following form and send to The Village Design Panel once you have received your Occupancy Certificate.

Purchaser name: _____

Lot number and street name: _____

☐ Copy of certificate of occupancy attached (tick if attached)

Pre installation requirements

- ☐ Has the construction of the house (including the driveway) been completed in accordance with the approved plans?
- ☐ Has all rubbish, rubble, weeds and vegetation, etc and paths been removed from where the front garden is to be installed?
- ☐ Has a suitable grade been provided across all areas to be landscaped, including completion of compliant retaining walls?
- ☐ Has a suitable grade been provided across all areas to be landscaped, including completion of compliant retaining walls?

Garden choice

Please order your top 3 preferences from 1-3.

- ☐ Formal Garden Design 1
- ☐ Formal Garden Design 2
- ☐ Native Garden Design 1
- ☐ Native Garden Design 2
- ☐ Seasonal Garden Design 1
- ☐ Seasonal Garden Design 2
- ☐ Herb Cottage Garden Design 1
- ☐ Herb Cottage Garden Design 2

I/We certify that the information in the attached application is true

Signed: _____

Print name: _____

Date: _____

Frequently Asked Questions (FAQ's)

These FAQ's answer some of the more commonly raised questions. However if you have any queries that are not covered in the FAQ's you should contact The Village Design Panel at **designpanel@denniscorp.com.au** or **(03) 9573 1100**.

My block requires retaining at the front of the property. Will that affect my front landscaping?

Retaining walls should be avoided on all Landmark Lots to ensure there is no clash with the front fence. In a situation where a retaining wall must be installed, our landscape contractor will work with you to ensure that a positive solution is achieved. Despite retaining walls been strongly discouraged, you will still be eligible for this offer. However, the compliant retaining wall must be completed prior to the commencement of the landscaping works.

What is included in the landscape maintenance works?

Front gardens will be maintained by our professional landscape gardener for 12 months from installation. Maintenance of your garden includes; mowing of lawn areas, weeding of garden beds and pruning of shrubs.

Is the nature strip included in the Landmark Lot Landscape Bonus Offer?

No. The Developer will install turf to all nature strips as per Council requirements. This includes maintaining the turf for 2 years post-installation. Following the 2 year period, all nature strips become the responsibility of the owners and residents.

Can I install a crushed rock/ gravel nature strip?

No. The Developer will install turf to all nature strips as per Council requirements. Crushed rock and gravel are strictly prohibited within The Village precinct nature strips.

Can we have artificial turf instead of natural grass through the Garden Offer?

The Landmark Lot landscape offer does not include any artificial grasses in the 8 designs. Artificial turf/grass is strictly prohibited within The Village precinct, as outlined in the Design Guidelines document.

Is an irrigation system included in the landscape design?

Yes. The irrigation system includes the installation of a timed irrigation system. The irrigation timer system is to work off the recycled water property supply. This does not include the connection of the irrigation timer system to a rain water tank. This will only be made operational at the end of the 12 month maintenance period.

Can the garden design be modified?

The landscape garden designs are a fixed package. However, minor modifications will be considered to suit your property, provided you consult with the landscape gardener before the works commence. The Village Design Panel will need to provide approval before any changes can be made to the landscape design. Any additional costs associated with the modification of the garden will be paid by you, the resident.

When will the gardener start my job?

In accordance with the Process Table, once all prerequisite works are complete and The Village Design Panel has been notified, our landscape contractor will usually book your job 4-6 weeks later.

How long will it take to complete my front yard landscaping?

Usually our contractor completes the front landscaping in approximately 2 weeks from commencement.

Can the landscape design be replicated directly opposite or adjacent to each other?

The same style of garden cannot be installed on neighbouring properties. In circumstances where there is a clash in design preference with your neighbour; precedence will be given to the person who lodges their Landmark Lot Landscaping Application and Occupancy Certificate first.

Can I complete my own front landscaping?

No, all Landmark Lots in The Village (as nominated on the Building Envelope Plan) must be installed by the landscape contractor appointed by the Developer.





THE VILLAGE

AT MANOR LAKES



Manor Lakes Sales Centre

218 Manor Lakes Boulevard (Corner of Ison Road and Manor Lakes Boulevard), Manor Lakes
manorlakes.com.au | 1300 334 524

Whilst all care has been taken in the preparation of this document, it is ultimately the responsibility of the Purchaser and/or their Builder/Architect to ensure that the proposed dwelling complies with all statutory requirements. DFC (Project Management) Pty Ltd is the developer and project manager for Manor Lakes (Werribee) Pty Ltd ABN 86 820 708 320. "Manor Lakes" is a registered trademark used under licence © 2022. Please be advised that all land purchased at Manor Lakes must be made directly through the Land Sales Office in person. Any lot sales advertised or offered through unauthorised third parties will not be accepted by the Vendor. For the avoidance of doubt, contracts will only be issued to person(s) named on the Deposit Notification Form, which must be signed in person at our Land Sales Office.