

LAKE SIDE

AT MANOR LAKES

Landscape Bonus Offer
Version 1 – 2017



LAKESIDE LANDSCAPE BONUS OFFER

Manor Lake’s new neighbourhood, Lakeside, will present a high quality streetscape that embodies the vision of the development and a positive impact on your home. To enhance this vision the Developer is offering to landscape your front garden, undertaken by a professional landscape gardener, appointed by the developer. Your front garden will also be maintained by our professional landscape team for 12 months from installation.

Simply choose a design from the eight individually themed gardens that will be most complementary to the style of your home and most importantly suit your lifestyle.

Together we will make Lakeside a beautiful place to live.

CHOOSE YOUR LANDSCAPE DESIGN

The following eight gardens have been designed by one of Melbourne’s leading landscape architects. Simply choose your favourite design and our professional landscape gardeners will install and maintain the garden for you.

You will have an opportunity to discuss the garden design with the landscape gardener prior to installation.

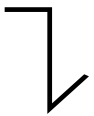
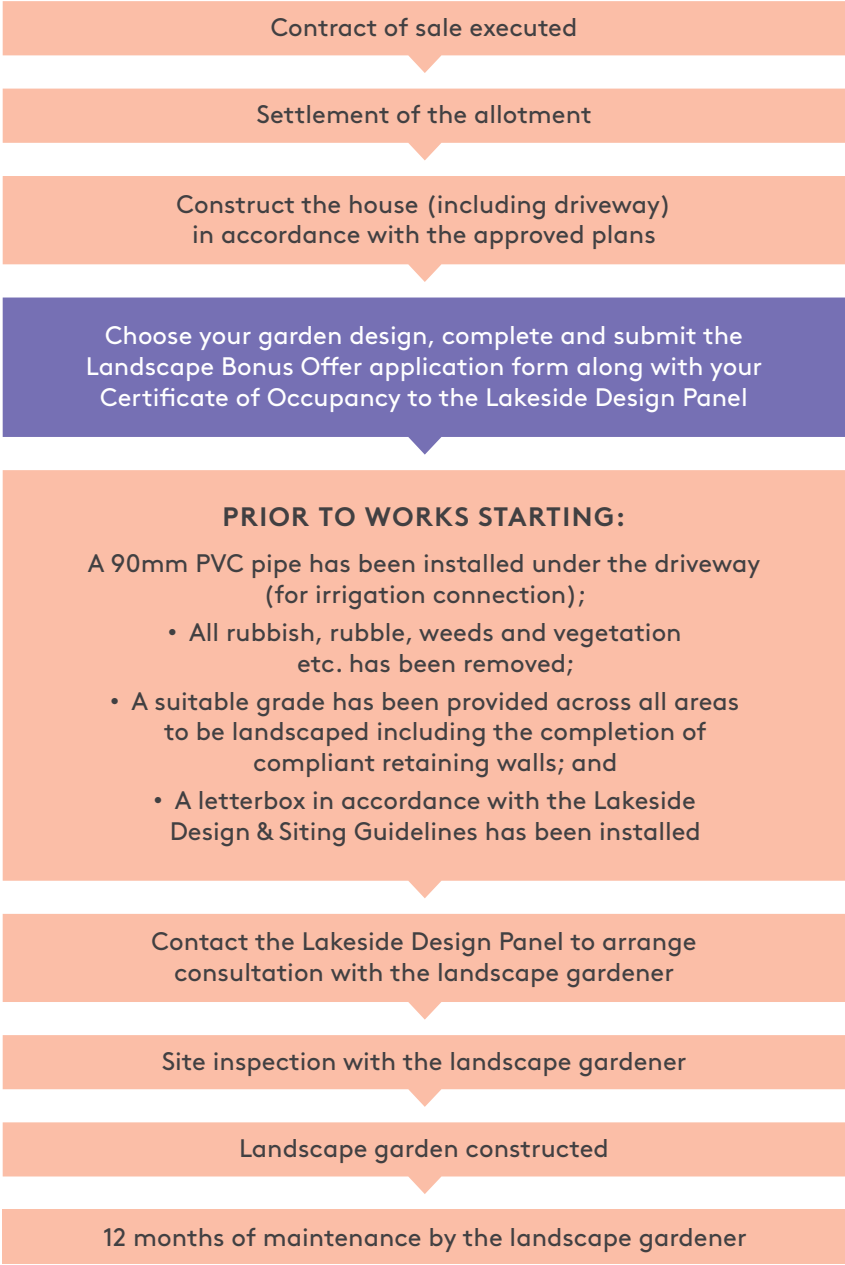
For more information and to view full terms and conditions visit www.yourlakeside.com.au/landscapeoffer

Lakeside Design Panel

Email designpanel@denniscorp.com.au
Phone 03 9573 1100



THE PROCESS





NATIVE GARDEN DESIGN – OPTION 1

Classic Australian ‘outback’ garden. Earthy tones, native plant species and feature trees which are drought tolerant. natural stone footpath, informal and organic in appearance.

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

LEGEND

- Feature tree (refer schedule)
- Acacia cognata
- Westringia fruticosa
- Banksia serrata
- Callistemon viminalis
- Themeda australis
- Poa labillardieri
- Stone steppers

INDICATIVE PLANT IMAGES

Poa Labillardieri ‘Eskdale’

Callistemon Viminalis ‘Little John’

Eucalyptus Leucoxylon ‘Rosea’

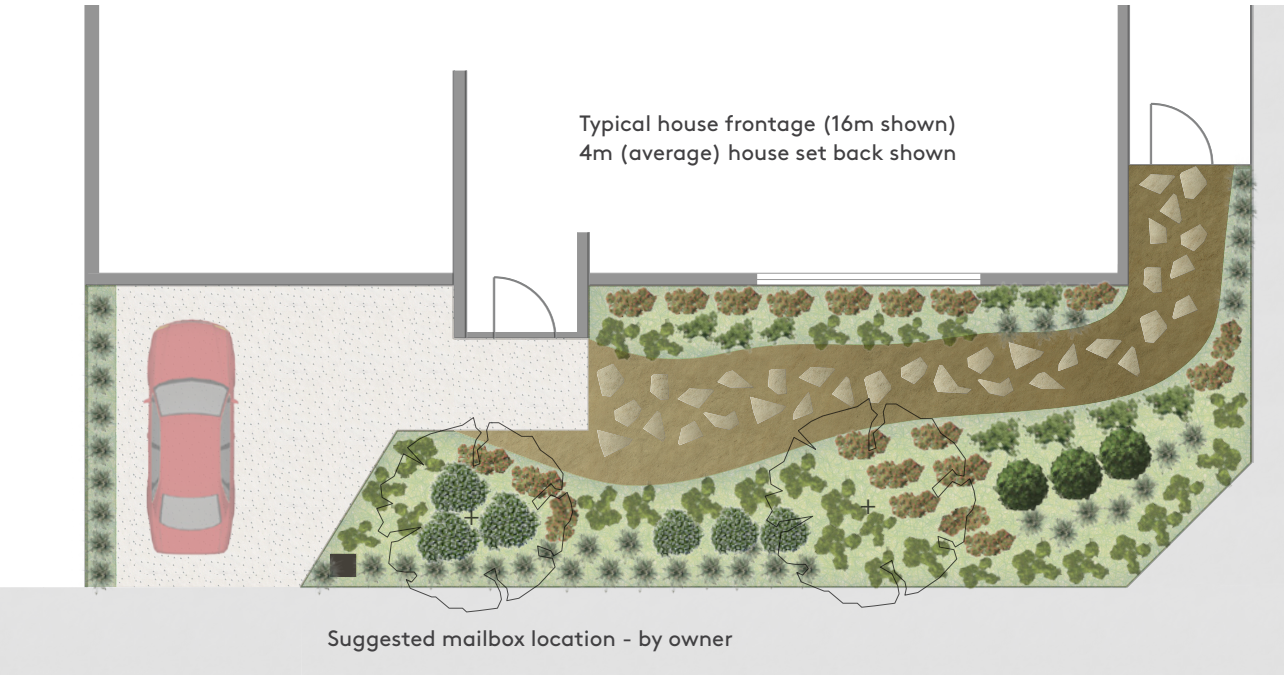
Lagerstroemia Indica

Acacia Cognata

Westringia Fruticosa

Themeda Australis ‘Mingo’

Banksia Serrata ‘Pygmy Possum’



COMMON NAME	BOTANICAL NAME	INITIAL SIZE	PLANTING DENSITY
TREES			
Yellow Gum cultivar	Eucalyptus leucoxylon ‘Rosea’	1.5m High	As shown
Crepe Myrtle	Lagerstroemia indica	1.5m High	As shown
TALL/MEDIUM SHRUBS Combination selected from:			
Little John Bottle brush	Callistemon viminalis ‘Little John’	150mm pot	2/m ²
River Wattle	Acacia cognata ‘Green mist’	150mm pot	1/m ²
Native Rosemary	Westringia fruticosa	150mm pot	3/m ²
Pygmy Possum	Banksia serrata ‘Pygmy Possum’	150mm pot	3/m ²
SMALL SHRUBS/GROUNDCOVERS. Combination selected from:			
Tussock Grass	Poa labillardieri ‘Eskdale’	150mm pot	4/m ²
Kangaroo Grass	Themeda australis ‘Mingo’	150mm pot	4/m ²



NATIVE GARDEN DESIGN – OPTION 2

Classic Australian ‘outback’ garden. A variety of native plant species and visually striking feature trees. An immersive layout which is a pleasure to explore.

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

LEGEND

Feature tree (refer schedule)

Acacia cognata

Westringia fruticosa

Banksia serrata

Callistemon viminalis

Themeda australis

Poa labillardieri

Exposed rock

INDICATIVE PLANT IMAGES

Poa labillardieri
‘Eskdale’

Callistemon viminalis
‘Little John’

Eucalyptus caesia
‘Silver Princess’

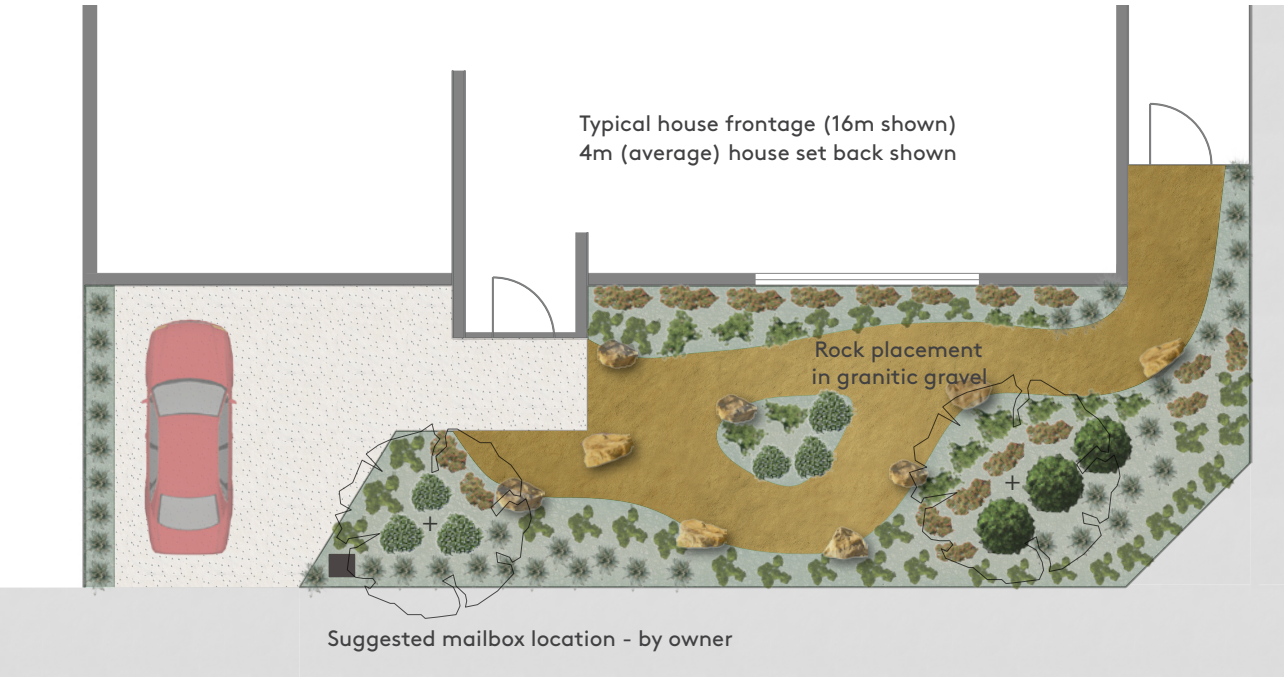
Lagerstroemia indica

Acacia cognata

Westringia fruticosa

Themeda australis
‘Mingo’

Banksia serrata
‘Pygmy Possum’



COMMON NAME	BOTANICAL NAME	INITIAL SIZE	PLANTING DENSITY
TREES			
Silver Princess	Eucalyptus caesia ‘Silver Princess’	1.5m High	As shown
Crepe myrtle	Lagerstroemia indica	1.5m High	As shown
TALL/MEDIUM SHRUBS Combination selected from:			
Little John Bottle brush	Callistemon viminalis ‘Little John’	150mm pot	2/m ²
River wattle	Acacia cognata ‘Green mist’	150mm pot	1/m ²
Pygmy Possum	Banksia serrata ‘Pygmy Possum	150mm pot	3/m ²
Native Rosemary	Westringia fruticosa	150mm pot	3/m ²
SMALL SHRUBS/GROUNDCOVERS. Combination selected from:			
Tussock Grass	Poa labillardieri ‘Eskdale’	150mm pot	4/m ²
Kangaroo Grass	Themeda australis ‘Mingo’	150mm pot	4/m ²



FORMAL GARDEN DESIGN – OPTION 1

A formal border providing some screening for privacy frames a useable open lawn area, perfect for outdoor living in a clean edged green room.

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

LEGEND

- Feature tree (refer schedule)
- Correa alba
- Westringia fruticosa
- Phormium tenax
- Pennisetum alopecuroides

INDICATIVE PLANT IMAGES

Pennisetum Alopecuroides
‘Purple Lea’



Phormium Tenax



Jacaranda Mimosifolia



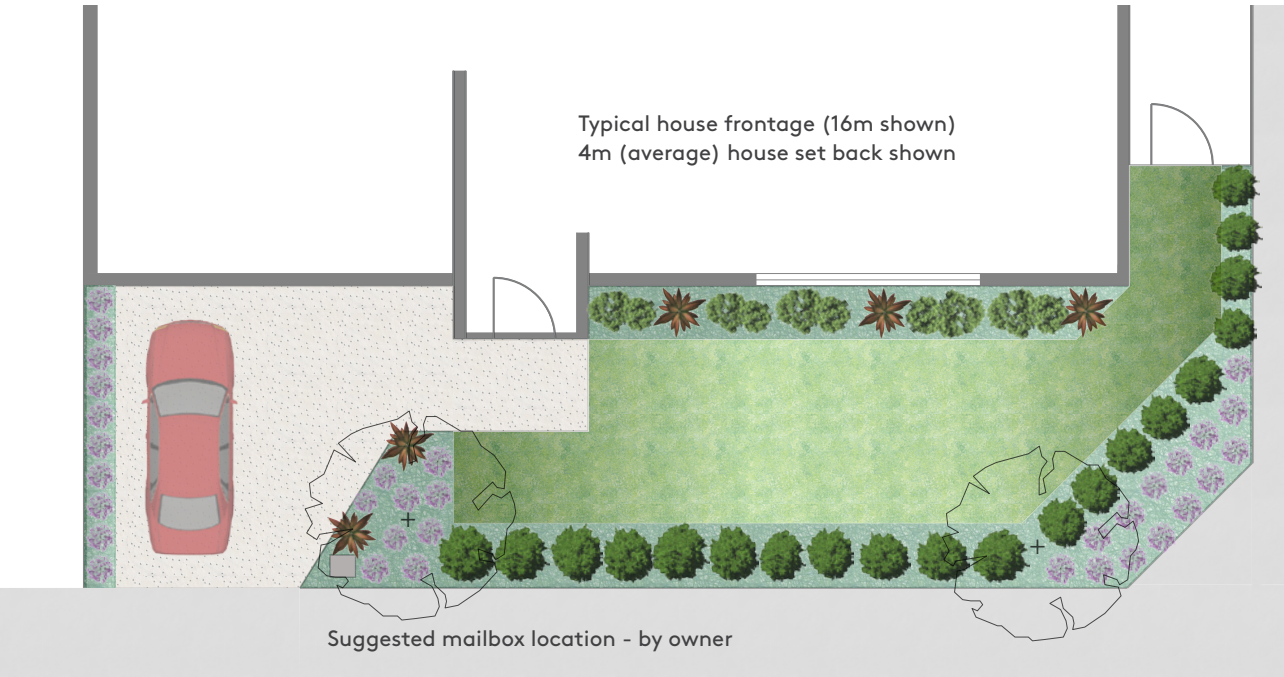
Melia Azedarach



Correa Alba



Westringia Fruticosa



COMMON NAME	BOTANICAL NAME	INITIAL SIZE	PLANTING DENSITY
TREES			
White cedar	Melia azedarach	1.5m High	As shown
Jacarandah	Jacarandah mimosifolia	1.5m High	As shown
TALL/MEDIUM SHRUBS Combination selected from:			
Native Rosemary	Westringea fruticosa	150mm pot	3/m ²
New Zealand Flax	Phormium tenax ‘Bronze Baby’	150mm pot	As shown
White Correa	Correa alba	150mm pot	3/m ²
SMALL SHRUBS/GROUNDCOVERS. Combination selected from:			
Swamp Foxtail Grass	Pennisetum alopecuroides ‘Purple Lea’	150mm pot	4/m ²
LAWN			
Sir Walter Buffalo		Instant turf	



FORMAL GARDEN DESIGN – OPTION 2

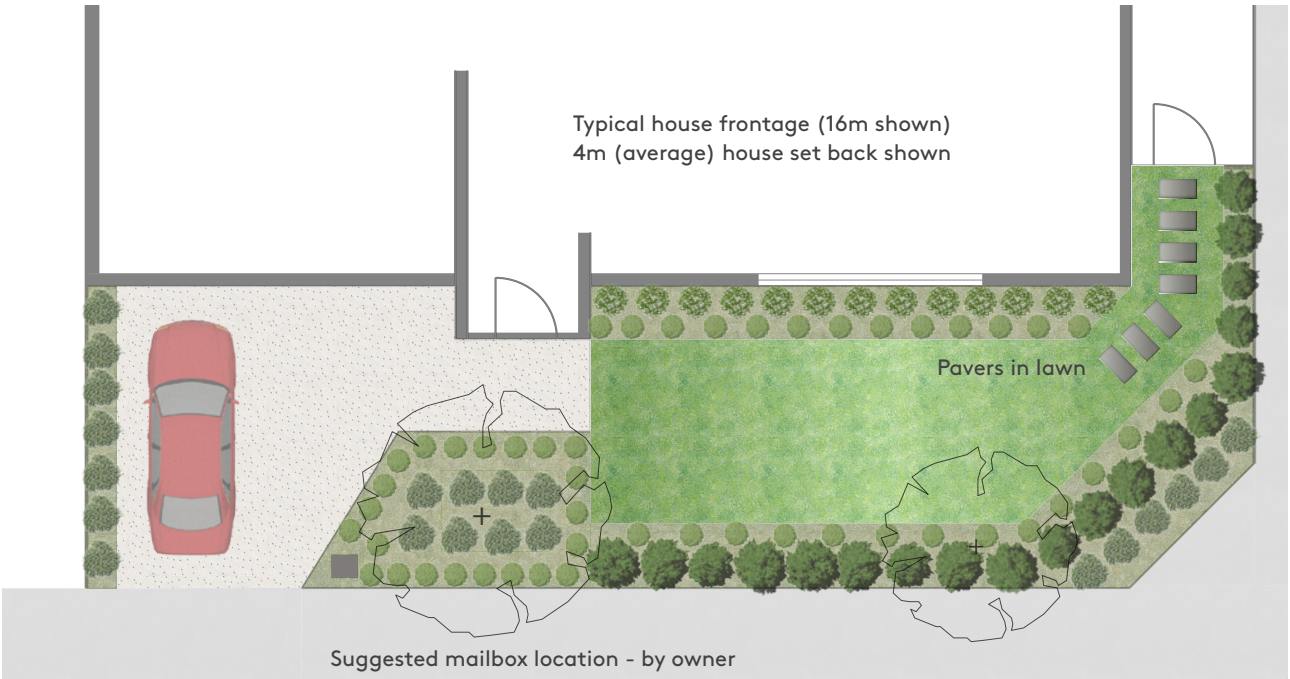
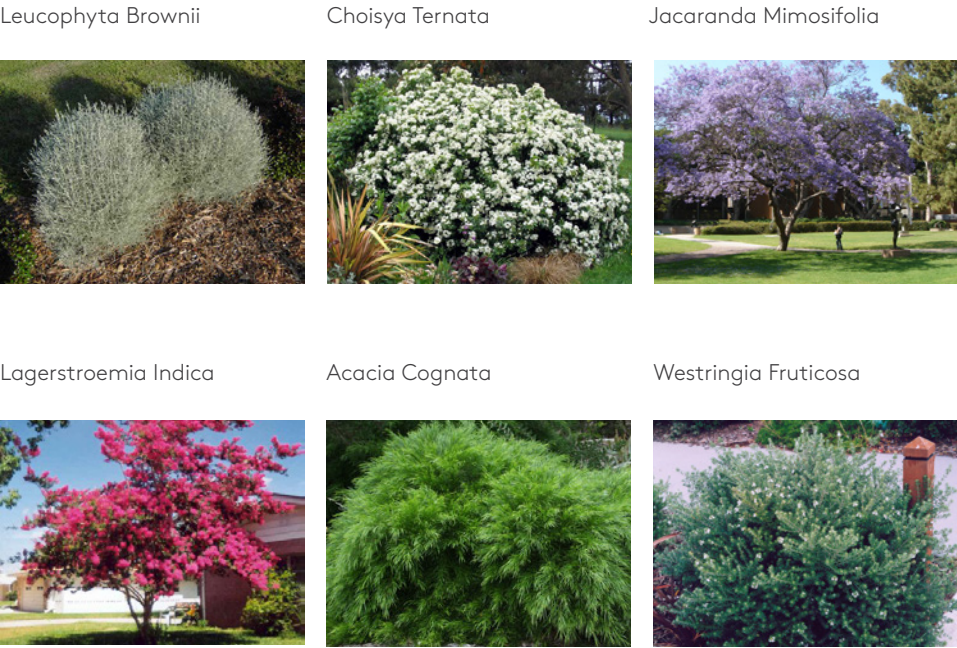
A formal border providing some screening for privacy frames an open lawn area, perfect for outdoor living in a clean edged green room.

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

LEGEND

- Feature tree (refer schedule)
- Acacia cognata*
- Choisya ternata*
- Leucophyta brownii*
- Westringia fruticosa*
- Paving stone

INDICATIVE PLANT IMAGES



COMMON NAME	BOTANICAL NAME	INITIAL SIZE	PLANTING DENSITY
TREES			
Jacarandah	Jacarandah mimosifolia	1.5m High	As shown
Crepe myrtle	Lagerstroemia indica	1.5m High	As shown
TALL/MEDIUM SHRUBS Combination selected from:			
Native Rosemary	Westringea fruticosa	150mm pot	3/m ²
River wattle	Acacia cognata 'Green mist'	150mm pot	3/m ²
Mexican Orange Blossom	Choisya ternata	150mm pot	3/m ²
Silver Cushion Bush	Leucophyta brownii	150mm pot	3/m ²
LAWN			
Sir Walter Buffalo		Instant turf	



WATER SENSITIVE GARDEN – OPTION 1

A simple garden which is perfectly suited to its environment. This garden is not just native, but specific to the unique conditions at Manor Lakes.

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

LEGEND

- Feature tree (refer schedule)
- Acacia cognata
- Correa 'Dusky Bells'
- Acacia howittii
- Poa labillardieri
- Dianella tasmanica
- Dianella revoluta
- Poa poiformis
- Liriope muscari

INDICATIVE PLANT IMAGES

Pennisetum Alopecuroides
'Purple Lea'



Phormium Tenax



Jacaranda Mimosifolia



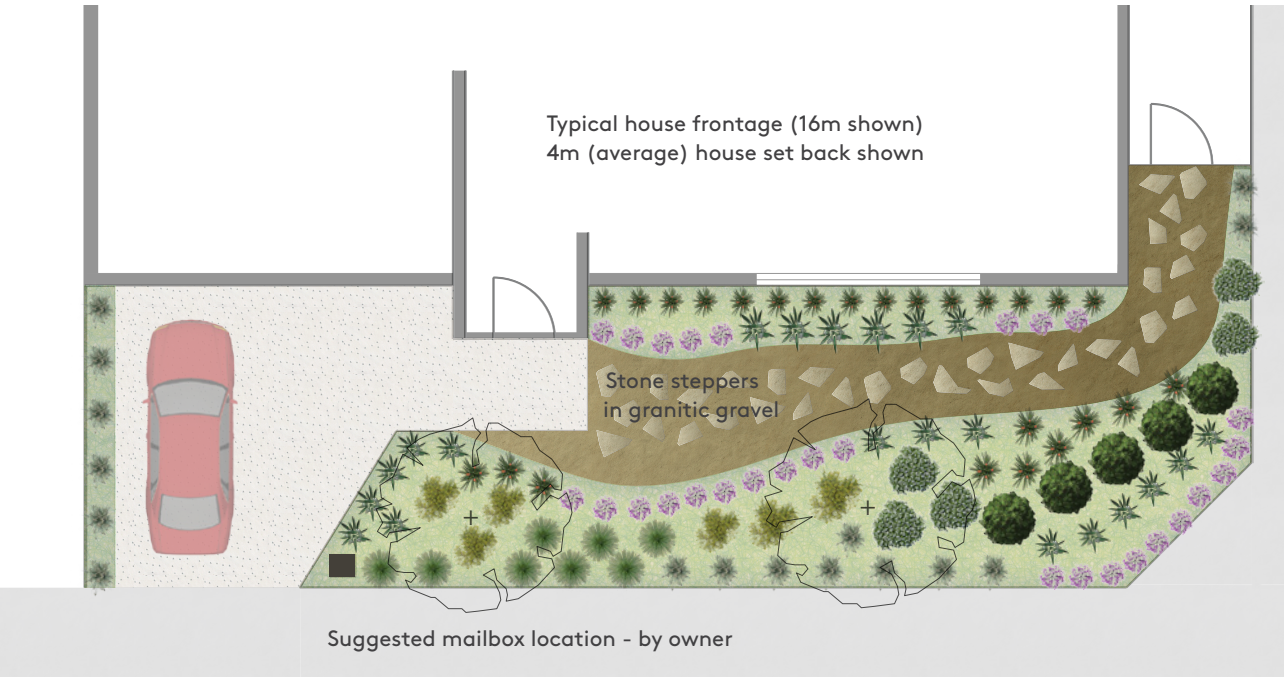
Melia Azedarach



Correa Alba



Westringia Fruticosa



COMMON NAME	BOTANICAL NAME	INITIAL SIZE	PLANTING DENSITY
TREES			
Coast banksia	Banksia marginata	1.5m High	As shown
Flowering Gum	Acacia implexa	1.5m High	As shown
TALL/MEDIUM SHRUBS Combination selected from:			
Sticky Wattle	Acacia howittii	150mm pot	1/m ²
River Wattle	Acacia cognata	150mm pot	1/m ²
Dusky Bells	Correa 'Dusky Bells'	150mm pot	1/m ²
SMALL SHRUBS/GROUNDCOVERS. Combination selected from:			
Tussock Grass	Poa labillardieri 'Eskdale'	150mm pot	3/m ²
Coast Tussock	Poa poiformis	150mm pot	3/m ²
Lilyturf	Liriope muscari	150mm pot	3/m ²
Flax lilly	Dianella tasmanica 'Blaze'	150mm pot	3/m ²
Dianella Little Jess	Dianella revoluta 'Little Jess'	150mm pot	3/m ²



WATER SENSITIVE GARDEN – OPTION 2

A simple garden which is perfectly suited to its environment. succulent plants provide a range of colour and texture and require very little maintenance.

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

LEGEND

 Feature tree (refer schedule)

 Pittosporum tobira

 Euphorbia wulfenii

 Echium candicans

 Phormium tenax

 Aeonium arboreum

 Senecio serpens

 Carpobrotus glaucescens

INDICATIVE PLANT IMAGES

Senecio Serpens



Echium Candicans



Melia Azederach



Koelreuteria Paniculata



Euphorbia Wulfenii



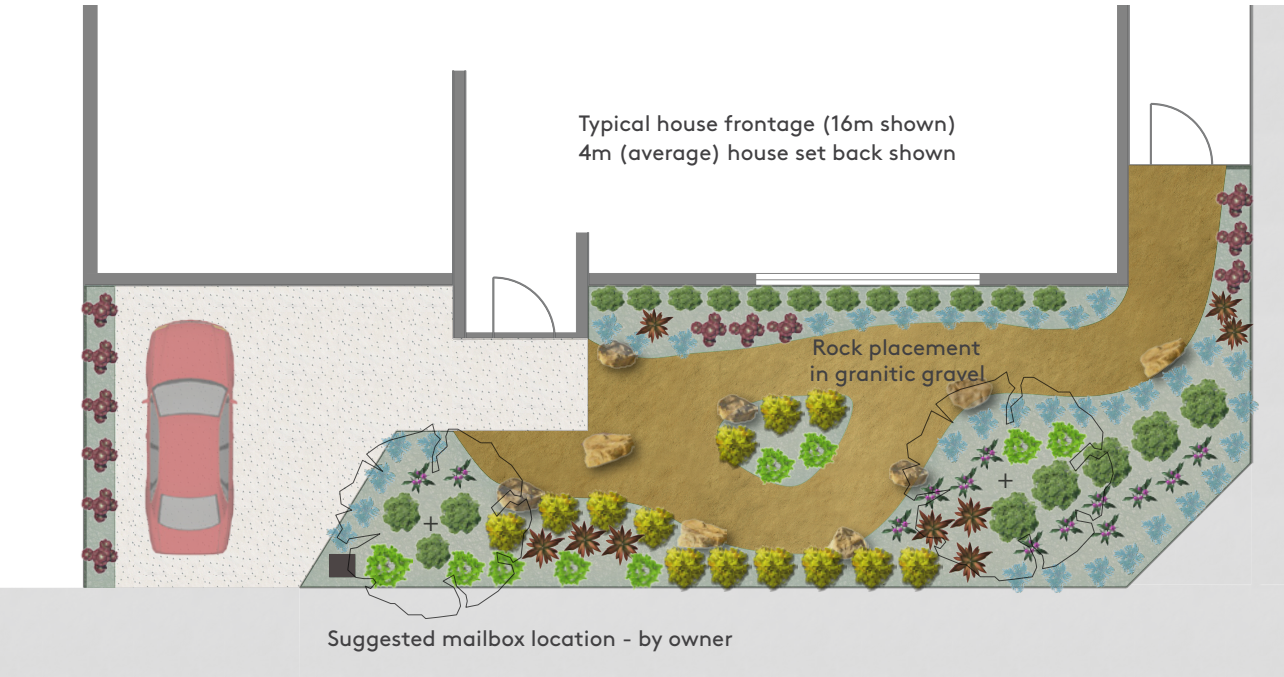
Pittosporum Tobira
'Miss Muffet'



Aeonium Arboreum



Carpobrotus Glaucescens



COMMON NAME	BOTANICAL NAME	INITIAL SIZE	PLANTING DENSITY
TREES			
White cedar	Melia azedarach	1.5m High	As shown
Golden Rain Tree	Koelreuteria paniculata	1.5m High	As shown
TALL/MEDIUM SHRUBS Combination selected from:			
Mediterranean spurge	Euphorbia wulfenii	150mm pot	1/m ²
Pride of Madeira	Echium candicans	150mm pot	1/m ²
Hedge Wattle	Pittosporum tobira 'Miss Muffet'	150mm pot	1/m ²
SMALL SHRUBS/GROUNDCOVERS Combination selected from:			
Blue chalksticks	Senecio serpens	150mm pot	4/m ²
Purple aeonium	Aeonium arboreum 'Atropurpureum'	150mm pot	4/m ²
Pig's ear	Cotyledon orbiculata	150mm pot	4/m ²
Pigface	Carpobrotus glaucescens	150mm pot	4/m ²



SEASONAL GARDEN DESIGN – OPTION 1

For the garden lover, this garden provides year round interest with seasonal changes in flowers and foliage giving an ever changing look and feel to the garden.

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

LEGEND

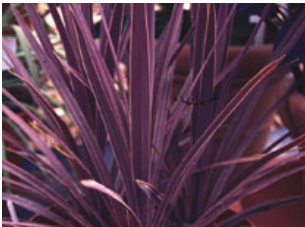
- Feature tree (refer schedule)
- Pittosporum tobira
- Echium candicans
- Euphorbia wulfenii
- Lavender x intermedia
- Cordylina 'Red Sensation'
- Senecio serpens
- Dianella tasmanica

INDICATIVE PLANT IMAGES

Echium Candicans



Cordylina 'Red Sensation'



Melia Azedarach



Koelreuteria Paniculata



Pittosporum Tobira 'Miss Muffet'



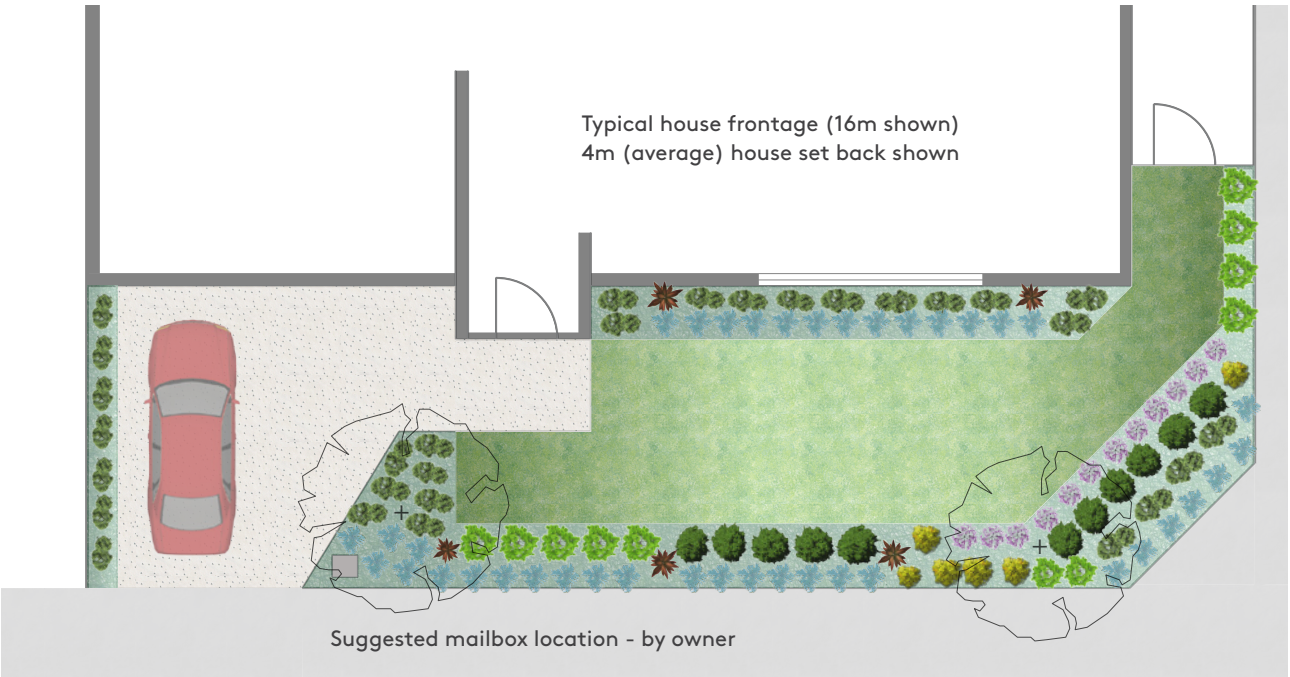
Aeonium Arboreum



Lavender X Intermedia 'Grosso'



Senecio Serpens



COMMON NAME	BOTANICAL NAME	INITIAL SIZE	PLANTING DENSITY
TREES			
Golden Rain Tree	Koelreuteria paniculata	1.5m High	As shown
White cedar	Melia azedarach	1.5m High	As shown
TALL/MEDIUM SHRUBS Combination selected from:			
Wulfen's Spurge	Euphorbia wulfenii	150mm pot	1/m ²
Red Sensation	Cordylina 'Red Sensation'	150mm pot	As shown
Madeira	Echium candicans	150mm pot	1/m ²
Hedge Wattle	Pittosporum tobira 'Miss Muffet'	150mm pot	1/m ²
Lavender	Lavender x intermedia 'Grosso'	150mm pot	2/m ²
SMALL SHRUBS/GROUNDCOVERS Combination selected from:			
Flax lilly	Dianella tasmanica	150mm pot	4/m ²
Blue chalksticks	Senecio serpens	150mm pot	4/m ²
LAWN			
Sir Walter Buffalo		Instant turf	



SEASONAL GARDEN DESIGN – OPTION 2

An evolving garden designed to attract wildlife throughout the year.

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

LEGEND



Feature tree (refer schedule)



Acacia cognata



'Pink cascade'



Correa 'Dusky Bells'



Poa labillardieri



Lomandra longifolia



Dianella tasmanica



Dianella revoluta



Poa poiformis



Liriope muscari




Phormium tenax




Paving stone

INDICATIVE PLANT IMAGES


Poa labillardieri 'Eskdale'




Lomandra longifolia




Acacia implexa




Banksi marginata




Acacia cognata




Leptospermum 'Pink Cascade'

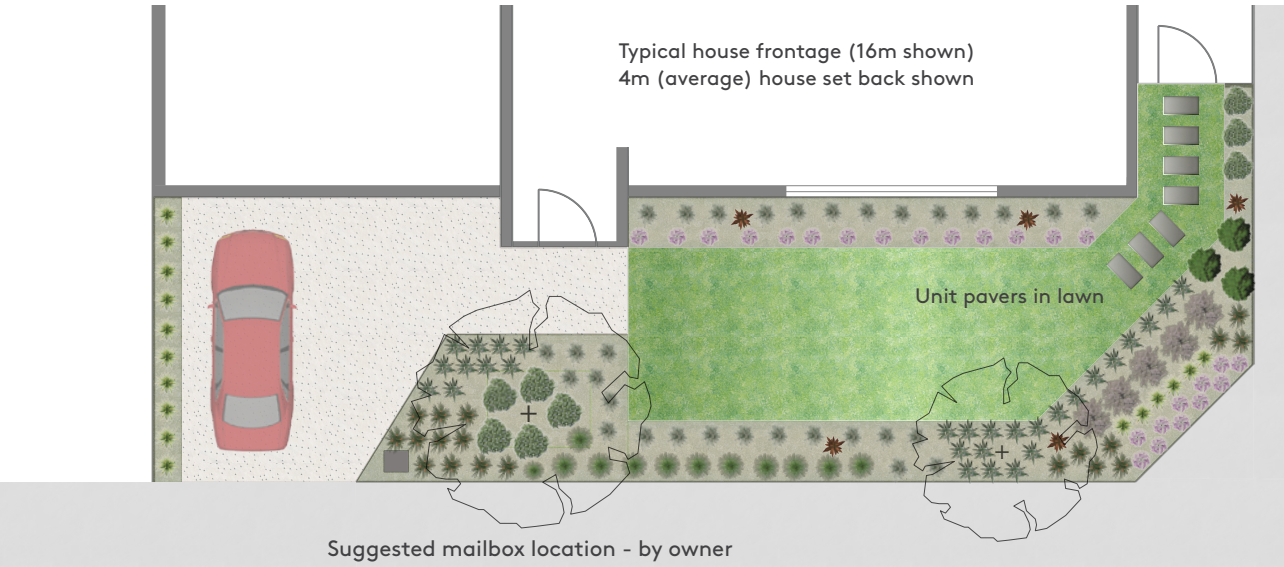


Correa 'Dusky Bells'



Dianella tasmanica





COMMON NAME	BOTANICAL NAME	INITIAL SIZE	PLANTING DENSITY
TREES			
Coast banksia	Banksia marginata	1.5m High	As shown
Flowering Gum	Acacia implexa	1.5m High	As shown
TALL/MEDIUM SHRUBS Combination selected from:			
River Wattle	Acacia cognata 'green mist'	150mm pot	As shown
New Zealand Flax	Phormium tenax 'Bronze baby'	150mm pot	As shown
Correa	Correa 'Dusky Bells'	150mm pot	As shown
Pink Cascade	Leptospermum 'Pink Cascade'	150mm pot	As shown
SMALL SHRUBS/GROUNDCOVERS. Combination selected from:			
Tussock Grass	Poa labillardieri 'Eskdale'	150mm pot	4/m ²
Coast Tussock	Poa poiformis	150mm pot	4/m ²
Lilyturf	Liriope muscari	150mm pot	4/m ²
Flax lilly	Dianella tasmanica 'Blaze'	150mm pot	4/m ²
Dianella Little Jess	Dianella revoluta 'Little Jess'	150mm pot	4/m ²
Spiny-head Mat-rush	Lomandra longifolia	150mm pot	4/m ²
LAWN			
Sir Walter Buffalo		Instant turf	



A new lakeside community is coming into view

LANDSCAPE BONUS OFFER APPLICATION

Thank you for choosing Lakeside.
In order to ensure your chosen garden is installed and constructed in a timely manner please complete the following form and send to the Lakeside Design Panel: designpanel@denniscorp.com.au

LANDSCAPE BONUS OFFER

Purchaser Name _____

Lot number and street name _____

Copy of certificate of occupancy attached (please 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 90mm PVC pipe been installed under the driveway, offset 1m from the front title boundary (for irrigation connection)? ☐

Has the compliant letterbox been installed? ☐

Garden Choice

Please tick (✓) your preferred garden design

1. Native Garden Design 1 ☐ 5. Water Sensitive Garden Design 1 ☐

2. Native Garden Design 2 ☐ 6. Water Sensitive Garden Design 2 ☐

3. Formal Garden Design 1 ☐ 7. Seasonal Garden Design 1 ☐

4. Formal Garden Design 2 ☐ 8. Seasonal Garden Design 2 ☐

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

Signed _____

Name in Print _____

Date _____



FREQUENTLY ASKED QUESTIONS (FAQ's)

These FAQ's answer some of the more commonly raise questions. However if you have any queries that are not covered in the FAQ's you may refer to the website or contact the Lakeside 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?

Your front landscaping won't be affected if the block requires retaining. 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 Lakeside's Landscape Bonus Offer?

No. The Developer will grass all nature strips, as part of the normal development works. This will provide maximum opportunity for the seed to take.

Can I install a crushed rock/gravel nature strip?

No. The Developer will install and maintain a grass nature strip for the duration of the Landscape Bonus Offer, as part of the normal development works.

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

The Landscape Bonus Offer allows for natural grass.

Should you wish to install artificial turf the additional cost will be borne by you. You will need to liaise directly with the Lakeside Design Panel to install the artificial lawn.

Artificial lawn of natural style colour and height variation may be used. If you are contemplating using artificial lawn, it is strongly recommended that you provide a sample to the Lakeside Design Panel for early consideration. The artificial turf type must be approved by the Lakeside Design Panel.

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.

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. Should you wish to modify the scope of your garden please contact the Lakeside Design Panel to discuss options. The Lakeside 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 are to be borne by you.

When will the garden be completed?

In accordance with the Process Table, once all prerequisite works are complete and the Lakeside Design Panel has been notified, garden installation works including consultation with the landscape gardener will take approximately two months to complete.

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

The same style of garden cannot be installed directly opposite or adjacent to each other. It is recommended you nominate your garden design as early as possible to the Lakeside Design Panel to avoid missing out on your preferred choice.



03 9731 0277 YOURLAKESIDE.COM.AU



**Manor Lakes Sales Centre: 218 Manor Lakes Boulevard
(Corner of Ison Road and Manor Lakes Boulevard), Manor Lakes. Open 7 days 10am to 5pm.**

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