

# THE VILLAGE

AT MANOR LAKES



**Signature Streets**

Version 6 | October 2024

# 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](mailto: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        |
|  | Rosmarinus officinalis      |
|  | Acena smithii 'Allyn Magic' |
|  | Liriope muscari 'White'     |
|  | Scaevolia 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



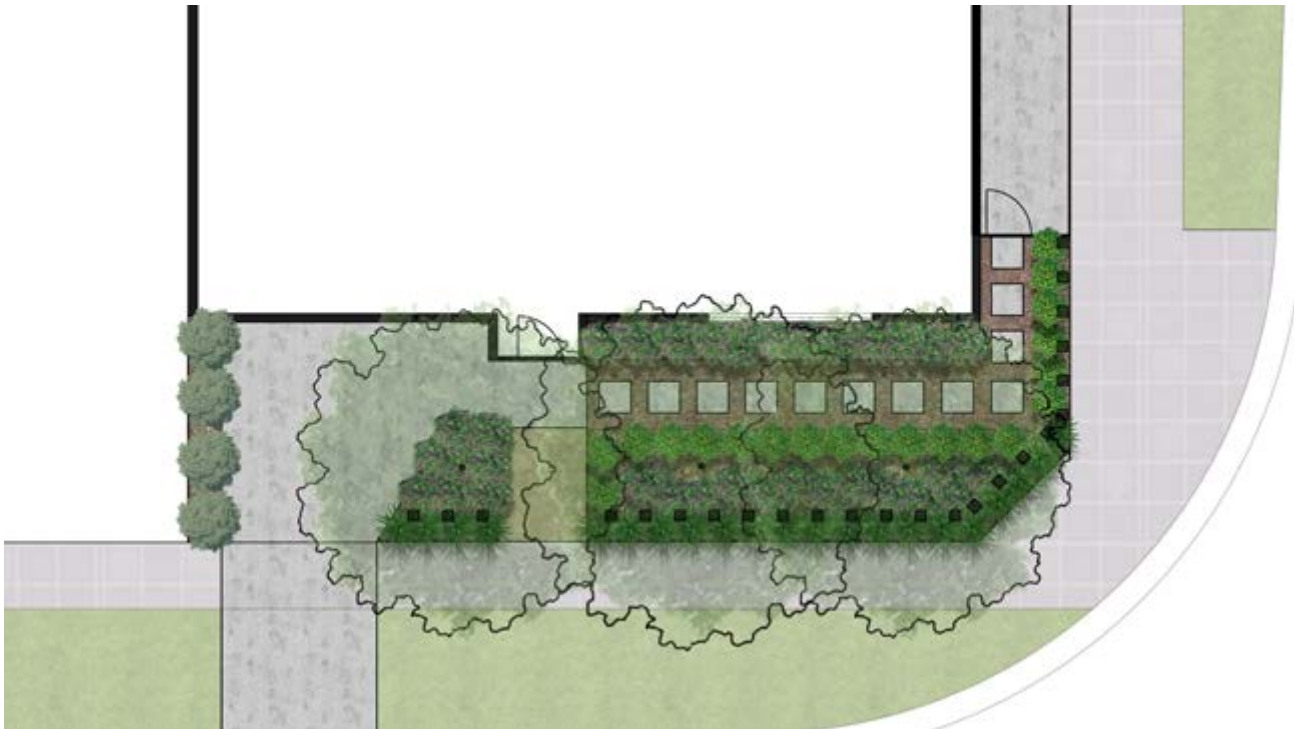
**Scaevola aemula**  
Aussie Crawl

## FORMAL ONE

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
<b>Trees</b>				
Tristaniopsis laurina	Kanooka Gum	45L	5-12 x 4-6m	As shown
<b>Planting</b>				
Westringia fruticosa	Blue Gem	150mm	1.5 x 1.2m	4m <sup>2</sup>
Rosmarinus officinalis	Rosemary	150mm	1.5 x 1.5m	4m <sup>2</sup>
Acmena smithii 'Allyn Magic'	Lilly Pilly	150mm	0.5-0.6 x 0.5-1m	4m <sup>2</sup>
Liriope muscari	Monroe White	150mm	0.4 x 0.5m	4m <sup>2</sup>
Scaevola aemula	Aussie Crawl	150mm	0.4-0.5 x 0.4-1m	4m <sup>2</sup>

# 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
<b>Trees</b>				
Lagerstroemia indica	Crepe Myrtle	45L	5 x 4m	As shown
<b>Planting</b>				
Buxus sempervirens	English Box	150mm	0.6-0.9 x 0.7m	6m <sup>2</sup>
Limonium perezii	Sea Lavender	150mm	0.3-0.6 x 0.3-0.6m	4m <sup>2</sup>
Correa alba 'White Correa'	Correa	150mm	1-1.5 x 1-1.5m	4m <sup>2</sup>
Lomandra 'Lime Tuff'	Mat Rush	150mm	0.5-0.6 x 0.5-0.6m	4m <sup>2</sup>



# 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
<b>Trees</b>				
Corymbia ficifolia 'Fairy Floss'	Grafted Flowering Gum	45L	6 x 4m	As shown
<b>Planting</b>				
Westringia fruticosa	Blue Gem	150mm	1.5 x 1.2m	4m <sup>2</sup>
Austromyrtus dulcis	Midgenberry	150mm	0.5-1 x 0.5-1m	4m <sup>2</sup>
Eremophila nivea	Emu Bush	150mm	0.8-2 x 0.5-2m	4m <sup>2</sup>
Lomandra 'Lime Tuff'	Mat Rush	150mm	0.5-0.6 x 0.5-0.6m	4m <sup>2</sup>
Festuca 'Blue Fescue'	Blue Fescue	150mm	0.3 x 0.3m	4m <sup>2</sup>
Leucophyta brownii	Cushion Bush	150mm	1-1.2 x 1-1.2m	4m <sup>2</sup>

# 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 leucoxydon '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 leucoxyton 'Rosea Dwarf'**  
Red Flowering Yellow Gum



**Backhousia citriodora**  
Lemon Myrtle



**Austromyrtus dulcis**  
Midgenberry



**Correa alba 'White Correa'**  
Correa



**Lomandra 'Lime Tuff'**  
Mat Rush



**Festuca 'Blue Fescue'**  
Blue Fescue



**Myoporum parvifolium**  
Creeping Boobialla



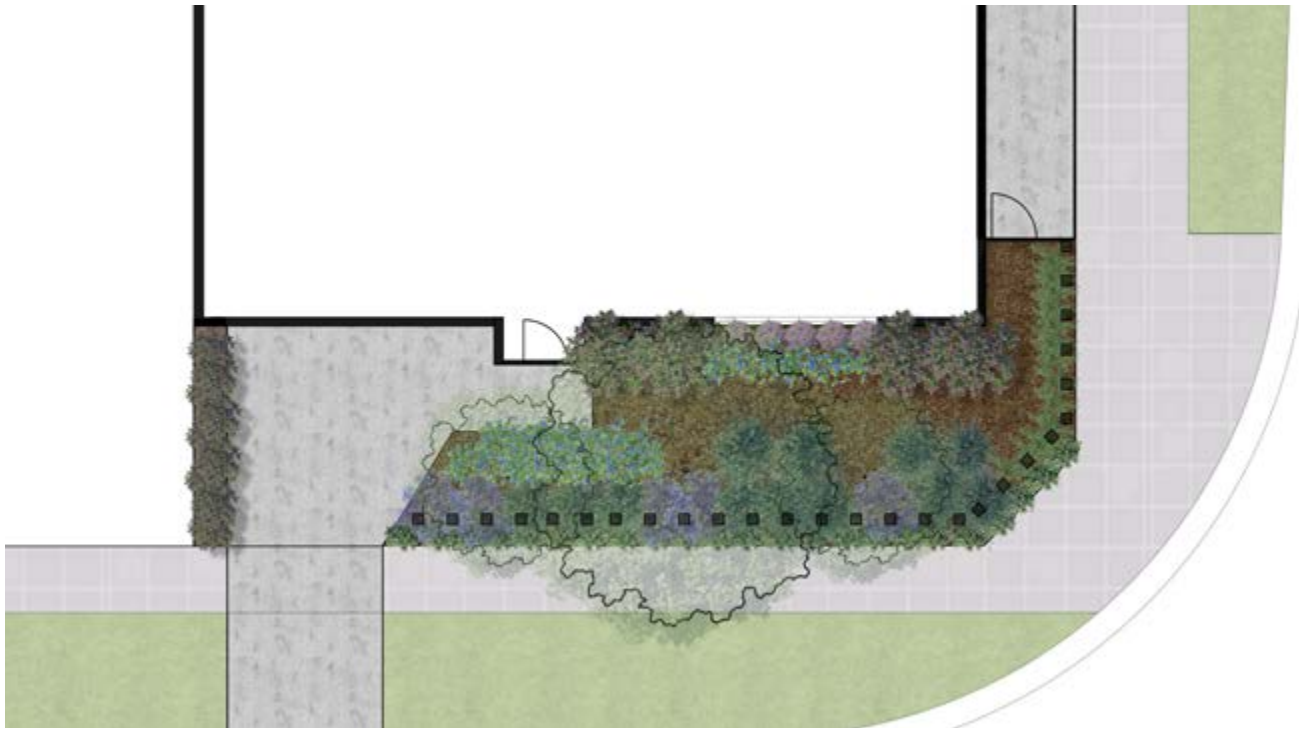
**Convolvulus cneorum 'Silver Bush'**  
Silver Bush

## NATIVE TWO

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

# 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*
-  *Rosmarinus officinalis*
-  *Eremophila nivea*
-  *Limonium perezii*
-  Liriopeliily turf
-  *Senecio mandraliscae*





**INDICATIVE PLANT IMAGES**



**Olea europaea 'Swan Hill'**  
Olive Tree



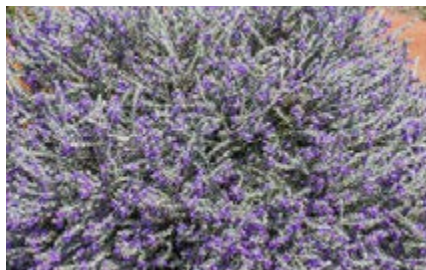
**Lagerstroemia indica x fauriei**  
Crepe Myrtle



**Photinia robusta**  
Red Robin



**Rosmarinus officinalis**  
Rosemary



**Eremophila nivea**  
Silky Eremophila



**Limonium perezii**  
Sea Lavender



**Liriope muscari**  
Lily Turf



**Senecio mandraliscae**  
Blue Chalksticks

**SEASONAL ONE**

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
<b>Trees</b>				
Olea europaea 'Swan Hill'	Olive Tree	45L	8 x 6m	As shown
Lagerstroemia Indica x Fauriei	Crepe Myrtle	45L	8 x 6m	As shown
<b>Planting</b>				
Photinia robusta	Red Robin	150mm	3 x 2m	3m <sup>2</sup>
Rosmarinus officinalis	Rosemary	150mm	1.5 x 1.5m	4m <sup>2</sup>
Eremophila nivea	Silky Eremophila	150mm	0.8-2 x 0.5-2m	4m <sup>2</sup>
Limonium perezii	Sea Lavender	150mm	0.3-0.6 x 0.3-0.6m	4m <sup>2</sup>
Liriope muscari	Lily Turf	150mm	0.4 x 0.5m	4m <sup>2</sup>
Senecio mandraliscae	Blue Chalksticks	150mm	0.3 x 0.6m	4m <sup>2</sup>

# 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

-  Eucalyptus leucoxylon 'Rosea Dwarf'  
Lagerstroemia indica x fauriei
-  Photinia robusta
-  Leucophyta brownii
-  Lavandula detata 'Ploughmans Blue'
-  Limonium perezii
-  Liriopeiily turf
-  Senecio mandraliscae
-  Scavola aemula





## INDICATIVE PLANT IMAGES



**Eucalyptus leucoxyton 'Rosea Dwarf'**  
Red Flowering Yellow Gum



**Lagerstroemia indica x Fauriei**  
Crepe Myrtle



**Photinia robusta**  
Red Robin



**Leucophyta brownii**  
Cushion Bush



**Lavandula detata 'Ploughmans Blue'**  
Blue French Lavender



**Limonium perezii**  
Sea Lavender



**Liriope muscari**  
Lily Turf



**Senecio mandraliscae**  
Blue Chalksticks



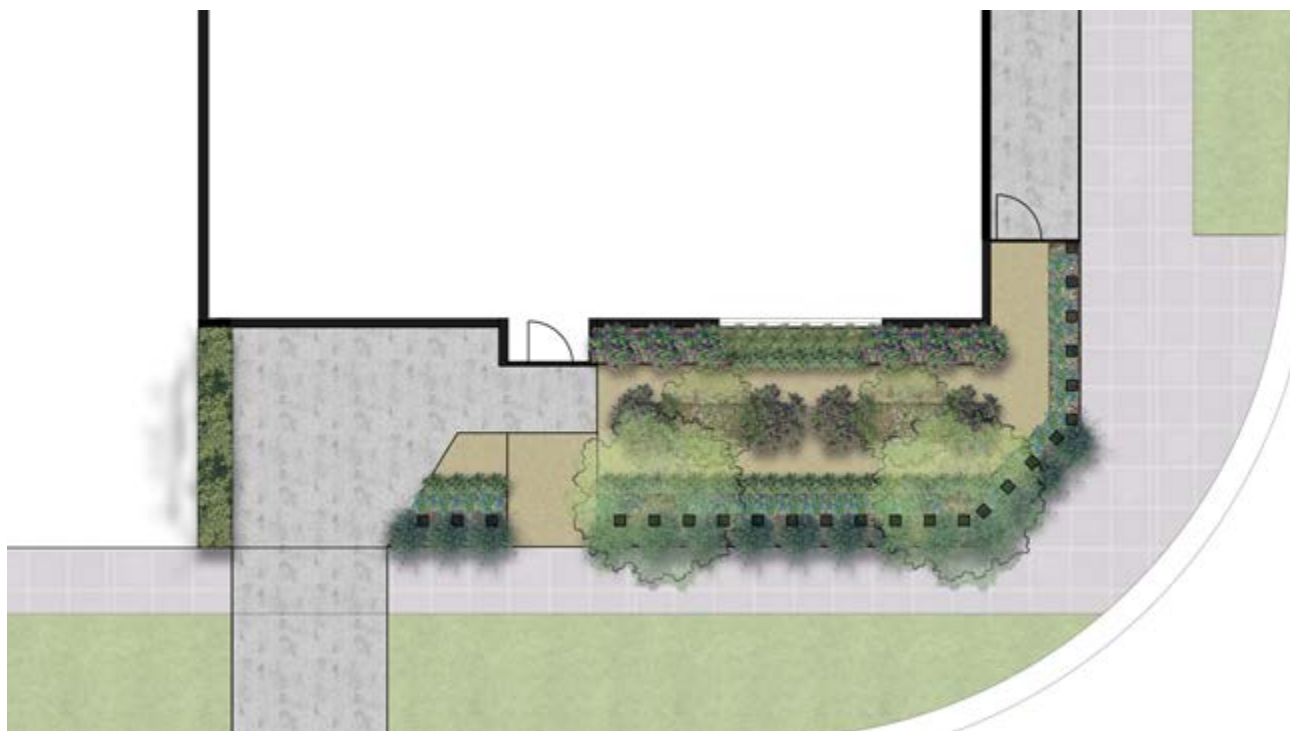
**Scavola aemula**  
Aussie Crawl

## SEASONAL TWO

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
<b>Trees</b>				
Eucalyptus leucoxyton 'Rosea Dwarf'	Red Flowering Yellow Gum	45L	12 x 7m	As shown
Lagerstroemia indica x fauriei	Crepe Myrtle	45L	8 x 6m	As shown
<b>Planting</b>				
Photinia robusta	Red Robin	150mm	3 x 2m	3m <sup>2</sup>
Leucophyta brownii	Cusion Bush	150mm	1-1.2 x 1-1.2m	4m <sup>2</sup>
Lavandula detata 'Ploughmans Blue'	Blue French Lavender	150mm	1 x 1m	4m <sup>2</sup>
Limonium perezii	Sea Lavender	150mm	0.3-0.6 x 0.3-0.6m	4m <sup>2</sup>
Liriope muscari	Lily Turf	150mm	0.4 x 0.5m	4m <sup>2</sup>
Senecio mandraliscae	Blue Chalksticks	150mm	0.3 x 0.6m	4m <sup>2</sup>
Scavola aemula	Aussie Crawl	150mm	0.4-0.5 x 0.4-1m	4m <sup>2</sup>

# 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'
-  Laurus nobilis 'Bay Tree' (Clipped)
-  Rosmarinus officinalis
-  Lavandula detata 'Ploughmans Blue'
-  Salvia officinalis
-  Thymus vulgaris
-  Rosa 'Bush' Pink
-  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 ONE

Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
<b>Trees</b>				
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
<b>Planting</b>				
Laurus nobilis 'Bay Tree'	Bay Tree	150mm	7 x 3m	4m <sup>2</sup>
Rosmarinus officinalis	Rosemary	150mm	1.5 x 1.5m	4m <sup>2</sup>
Lavandula detata 'Ploughmans Blue'	Blue French Lavender	150mm	1 x 1m	4m <sup>2</sup>
Salvia officinalis	Common Sage	150mm	0.8 x 1m	4m <sup>2</sup>
Thymus vulgaris	Common Thyme	150mm	0.3 x 0.4m	4m <sup>2</sup>
Rosa 'Bush' Pink	Rose	150mm	0.6 x 0.4m	4m <sup>2</sup>
Tulbaghia violacea	Society Garlic	150mm	0.5 x 0.3m	4m <sup>2</sup>

# 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'
-  Laurus nobilis 'Bay Tree'
-  Rosmarinus officinalis
-  Lavandula angustifolia 'Rosea'
-  Rosmarinus officinalis 'Prostratus'
-  Thymus vulgaris
-  Rosa 'Bush' Pink
-  Tulbaghia violacea





## INDICATIVE PLANT IMAGES



**Backhousia citriodora**  
Lemon Myrtle



**Citrus lemon 'Meyer'**  
Lemon Tree



**Laurus nobilis 'Bay Tree'**  
Bay Tree



**Rosmarinus officinalis**  
Rosemary



**Lavandula angustifolia 'Rosea'**  
French Lavender



**Rosmarinus officinalis 'Prostratus'**  
Prostrate Rosemary



**Thymus vulgaris**  
Common Thyme



**Rosa 'Bush' Pink**  
Rose



**Tulbaghia violacea**  
Society Garlic

## HERB COTTAGE TWO

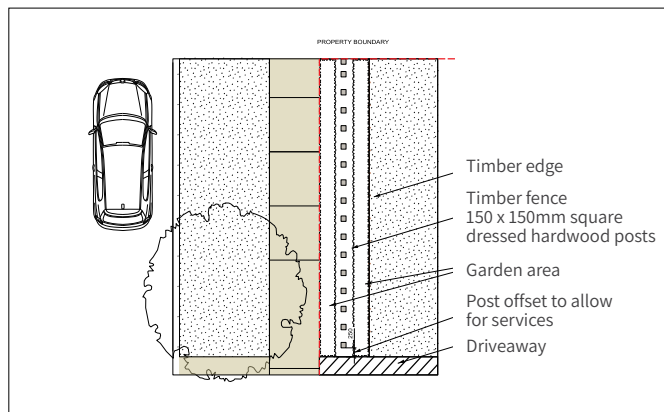
Botanical Name	Common Name	Size	Mature Size (HxW)	Spacing
<b>Trees</b>				
Backhousia citriodora	Lemon Myrtle	45L	3-6 x 4m	As shown
Citrus lemon 'Meyer'	Lemon Tree	45L	3 x 2m	As shown
<b>Planting</b>				
Laurus nobilis 'Bay Tree'	Bay Tree	150mm	7 x 3m	4m <sup>2</sup>
Rosmarinus officinalis	Rosemary	150mm	1.5 x 1.5m	4m <sup>2</sup>
Lavandula dentata 'Rosea'	French Lavender	150mm	1 x 1.2m	4m <sup>2</sup>
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	150mm	0.3 x 0.9m	4m <sup>2</sup>
Thymus vulgaris	Common Thyme	150mm	0.3 x 0.4m	4m <sup>2</sup>
Rosa 'Bush' Pink	Rose	150mm	0.6 x 0.4m	4m <sup>2</sup>
Tulbaghia violacea	Society Garlic	150mm	0.5 x 0.3m	4m <sup>2</sup>



# Bonus Inclusions

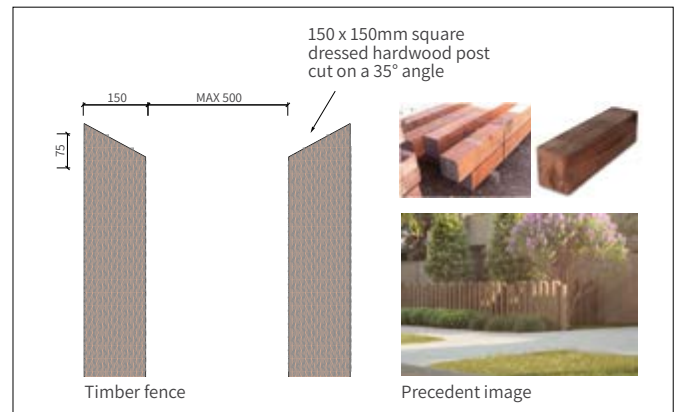
## Signature Street Front Fencing

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



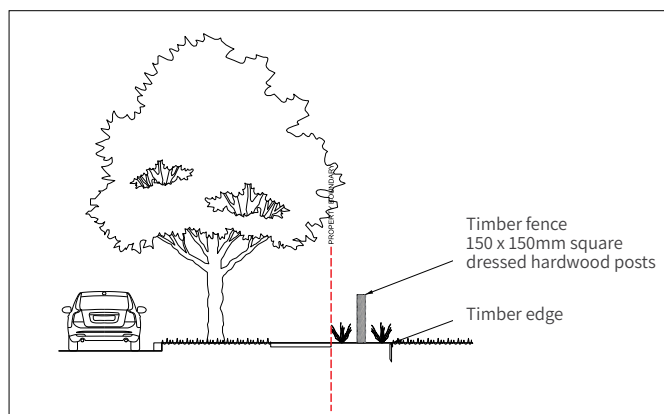
1. Plan

1:50



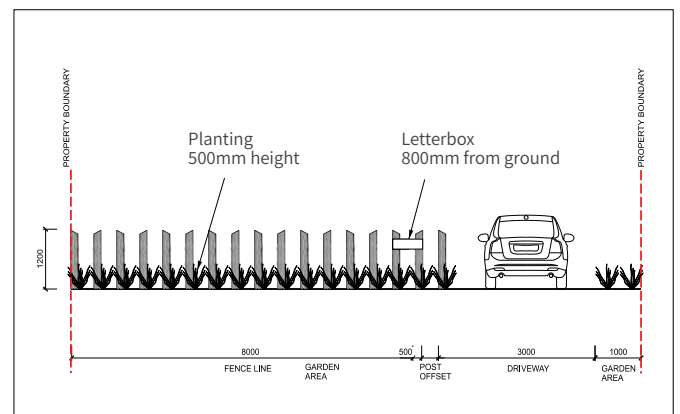
2. Detail

1:10



3. Section

1:50



4. Elevation

1:50





### 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:

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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:

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Print name:

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Date:

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# 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](mailto: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?**

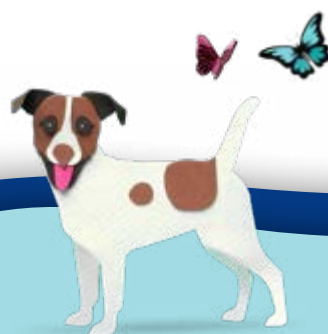
Usually our contractor completes the front landscaping in approximately 2 weeks from commencement.

## **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

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