

LANDSCAPING GUIDELINES

averley



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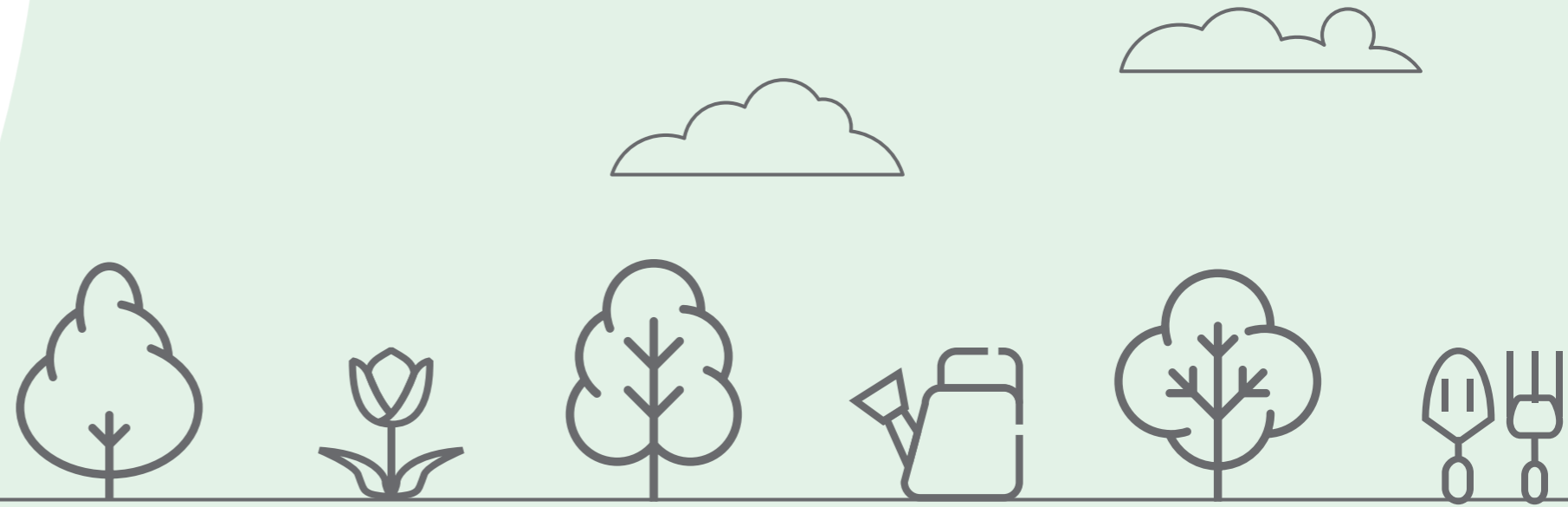
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YOUR GARDEN

Your garden will form part of Averley's overall habitat and biodiversity. Native birds and other wildlife will be attracted to your garden and will continue to prosper in the area.

Your garden is your personal haven, a sanctuary from your everyday life. It can be a place and a focal point where you can relax and entertain.

The following guide has been created to help you design your new garden. It's time to get excited and start planning!



GARDEN DESIGN PRINCIPLES

When you start to plan your garden, there are some principles you need to consider early in the design process. This will ensure the end result is compatible with your needs and style, as well as being as functional and beautiful as possible.

YOUR GARDEN SHOULD BE COMPATIBLE WITH YOUR HOME AND LIFESTYLE

Make your garden an extension of your indoor living areas so you can make use of both your home and garden to enhance your lifestyle. Also consider the amount of time you're able to dedicate to your garden – the design and planting selection is critical to ensuring your garden reflects the level of maintenance you're able to provide.

CONSIDER HOW YOU WILL USE YOUR GARDEN

Consider the different purposes of your garden and map out the best places for its uses.

CONSIDER DRAINAGE

Ensure that slopes and grades adequately drain the garden to avoid pooling of water which can create problems for your house as well as your neighbours.

STICK TO A STYLE

It is worthwhile researching different styles of gardens to determine which type you wish to create. Some examples are:

- Native Garden: Natural and Low Maintenance.
- Contemporary Garden: Modern and Minimal.
- Cottage Garden: Structured and Traditional.
- Productive Garden: Rewarding and Edible.

Refer to pages 12-27 for a sample layout and suggested plant list for these styles.

A PLACE FOR EVERYTHING

Don't forget to consider the location of service areas like the letterbox, rubbish bin, air conditioning unit, water meter etc. Services should be easily accessible although ideally screened from view.

MAKE YOUR GARDEN SPECIAL

Introducing a 'focal point' such as a key mature native tree, garden bed with native flowers, water feature or furniture can also help to complete the picture and extend your living space.

DESIGNING A SUSTAINABLE GARDEN

A sustainable garden is a healthy and resilient garden that will endure over time without the need for high input of resources such as water. The natural functions and processes of the garden are able to maintain themselves into the future. Principles you should consider in designing your garden include:



THINK ABOUT PLANT SELECTION

A sustainable garden contains carefully selected water-wise plants, and plants that will not become environmental weeds. Plants that are local to the region, and others that grow in similar conditions are most likely to need the minimum water, care and ongoing maintenance. Look at what is growing well in nearby gardens.



LIMIT ENERGY CONSUMPTION AND USE OF PESTICIDES

Your garden's design, plant selection and choice of materials will largely determine the level of maintenance required. A sustainable garden is designed to minimise the use of noisy electric tools or fuel-powered tools such as lawn mowers and chain saws. A sustainable garden uses little if any pesticide or chemical that could harm natural insect populations and other beneficial organisms.



PLAN TO CONSERVE WATER

Water can be conserved in various ways, including using mulch to conserve soil moisture, efficient irrigation, grouping plants with similar water needs together, applying water only when necessary, and by installing a water tank or using recycled water.



DESIGN FOR BIODIVERSITY

A sustainable garden provides habitat and resources for local native fauna such as small birds, butterflies, bees, lizards and frogs.



CONSIDER THE USE OF MATERIALS

A sustainable garden does not use materials that in their acquisition or production, threaten vulnerable ecosystems. Understanding the origin of products is therefore an important aspect to ensuring a sustainable approach to your garden design. Reusing and repurposing materials, as well as making informed choices, such as products made with recycled materials, are good alternatives to unsustainable materials.

Remember to also select timber from sources with a sustainable certification such as AFS, FSC or PEFC. For further information on sustainable gardening, visit the Sustainable Gardening Australia online magazine: www.sgaonline.org.au

DESIGN FOR LOCAL CONDITIONS

To ensure a healthy and sustainable garden consider the place you live and design your garden specifically for its location. Your garden design should consider:

- The type of soil you have, how well it drains and if it needs improvement. Including soil improvers up front can assist in establishment of your garden and lower ongoing maintenance costs.
- The amount of natural rainfall and how much artificial watering is appropriate. Water-wise planting selections can ensure minimal additional watering is required after your garden has established.
- The land gradient you are working with and if you have naturally dry or damp areas.
- If you need windbreaks, shade or maintain access to northerly sunlight.
- If you need to consider fire risk.
- How your garden can contribute to energy efficiency in the home. Plant selections such as deciduous trees can allow winter sun into your home, whilst vegetation that shades harsh sun can assist in reducing energy costs throughout the year.

GARDEN COMPONENTS AND STRUCTURES

Many components work together to make up a beautiful garden. Consideration should be given to each component individually, and also as a whole, to ensure coherence and continuity throughout your garden.

HARD SURFACES

- Pavers, concrete, stone and other materials can be used for outdoor areas such as pathways and driveways. There is a huge variety of paving types available including clay and concrete, which can be textured, coloured, polished, or honed.

PLANTING

- A group of plants of the same species planted closely together can give a full, lush effect. Consider the location of different groups of plants, e.g. screening plants, hedge plants, accent plants, border plants.
- A row of quick growing screening plants along the boundaries of your block can create privacy and help to soften fence lines. Planting along your front boundary can also define your own private domain.
- When positioned correctly, deciduous trees can create a shady place in summer, and allow the sun to penetrate the space in winter.
- The success of your garden will depend on soil depth and quality.

LAWN AREAS

- Maintaining a lawn will require the most time, energy and resources in your garden, so carefully consider the amount of lawn you need and are prepared to maintain. Ensure you have easy access to get a lawn mower to the turfed area.
- Groundcovers are an excellent low-maintenance alternative to lawn.

RETAINING ELEMENTS

- While retaining walls are not permitted in the front garden that presents to the street, retaining elements such as boulders and stones can assist in creating structure in a garden, define spaces and create opportunities for informal seating.

WATER IN THE GARDEN

- The addition of a safe water feature, pond or birdbath in your garden can have many benefits. A clean water source will attract birds and other wildlife to your garden. The sound of running or falling water is also relaxing and peaceful. Be aware of water restrictions when considering a water feature or pond.

SERVICE AREAS

- Your garden needs to house the more functional aspects of day to day life. This includes easy access to the letterbox, water meter, air conditioning units etc.
- Your rubbish and recycling bins should be easy to access every day and also easy to take out on garbage night but ideally hidden from view from the street.

CONTAINER GARDENING

- Container gardening is a good solution for small spaces such as the front porch.
- Use a good quality potting mix full of organic matter and containing a slow release fertiliser. Plants in containers require more water than plants in the ground because they dry out more quickly and need to be fertilised more often.
- Many native plants thrive in containers. Examples include banksias, boronias, correas, croweas, ferns, native violets, eremophilas and grevilleas.
- Note potted trees will not be accepted as a substitute for the requirement of one mature canopy tree within the front garden.

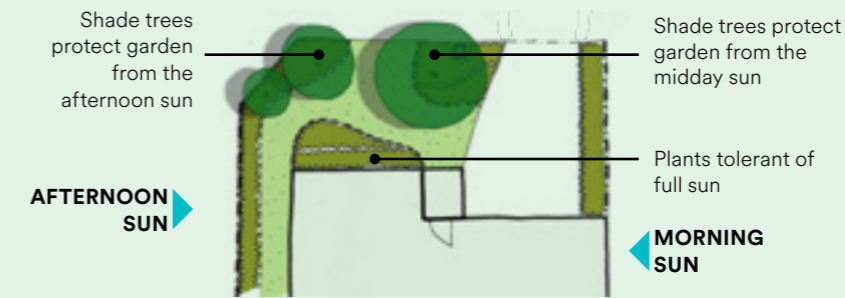
DESIGN FOR THE SUN

The final layout and design of your garden will be greatly influenced by the direction your garden faces.

The direction of sunlight and the amount of shade your garden receives will determine the plant species that will flourish in your garden, the amount of shading you will require and the location of paved or other hard surfaces.

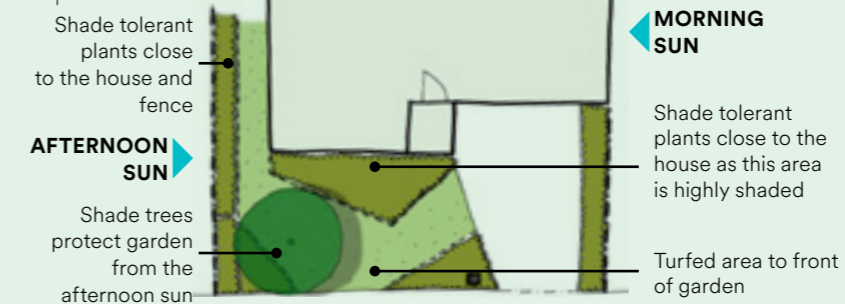
You will also need to consider the mature height of the plants you select and the proximity of your neighbour's house, fencing and planting, as these are likely to cause some shading on your property.

In designing your garden also consider the opportunities in which planting can assist in minimising sun exposure on harsh orientations such as the western façade of your home. Or alternatively, ensuring your home has access to northern sunlight in the winter months. Careful planning can ensure a beautiful garden as well as significantly reduce your home energy costs.



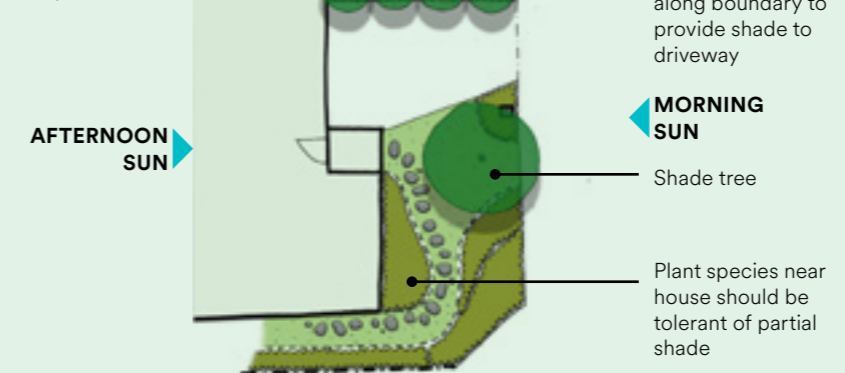
NORTH FACING GARDEN

- Receives sun all day
- Needs shade from the west
- Plants should be able to withstand full sun
- Consider deciduous trees to shade the garden and house in summer but allow plenty of sun in winter



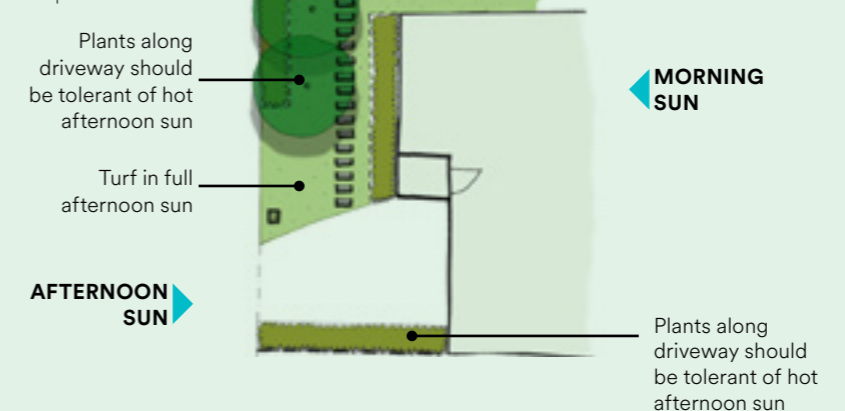
SOUTH FACING GARDEN

- Sunlight and heat received predominantly from the west in the afternoon
- Garden closest to the house receives little sun
- Plant species should be shade tolerant



EAST FACING GARDEN

- Garden receives predominately morning sun
- Most of the garden is in shade during the afternoon
- Plant species should be tolerant of some shade



WEST FACING GARDEN

- Garden receives predominately afternoon sun
- Provide shade to house and garden through positioning of shade tree
- Plant species should be tolerant of hot afternoon sun

DESIGN FOR BIODIVERSITY

Birds, butterflies and other fauna do not just live in the bush, they also live with us in the suburbs, and contribute to the rich biodiversity of our communities. Averley seeks to retain and enhance the natural habitat in the future open space areas, utilising a diversity of native plant species in our parks and streets. You can also however attract wildlife to your garden by providing the right conditions and a safe environment.

ATTRACTING NATIVE BIRDS TO YOUR GARDEN

Not all birds have the same requirements, as different birds are attracted to different plants. Honeyeaters for example are nectar and insect feeders and like plants such as grevilleas, hakeas, correas, kangaroo paws and banksias. Rosellas and lorikeets feed on eucalypt blossoms and seeds and by planting insect-friendly flowers you will provide important food for insect-eating fairy-wrens.

Making your property safe for wildlife should also consider how your pets interact with wildlife. You should consider providing a place for birds to shelter from predatory birds, cats or dogs. By providing plants at various levels - low, medium and high - and dense or prickly shrubs and trees, birds will be able to hide and escape. Birds will also be attracted to water. Bird baths should be elevated as birds are more vulnerable to predators while drinking at ground level. The bird bath should also be close to shrubs or trees so that birds can escape into the foliage.

ATTRACTING BUTTERFLIES TO YOUR GARDEN

Butterflies are attracted to daisy-type flowers and native flowering trees. They prefer a sunny position protected from the wind. Adult butterflies need nectar from flowers to feed on, and females will lay their eggs on plants that will provide food for their caterpillars.

For more information on how to attract wildlife to your garden, refer to the Cardinia Gardens for Wildlife Program <http://www.cardinia.vic.gov.au/gardensforwildlife>.

DESIGN FOR BUSHFIRE PROTECTION

Many Lendlease communities are situated amongst a natural bushland setting that gives many opportunities for recreation and leisure. However, we need to be aware of the potential risks that bushfires pose, particularly in the summer months.

Your builder and/or Landscape Architect/Designer should ensure they address any bushfire requirements in their design plans.

SOME TIPS FOR BUSHFIRE PROTECTION IN YOUR GARDEN:

Shrubs or trees should not touch or overhang the building. A 5 metre clear area of appropriate surface material such as paving, pebble mulch or lawn should be maintained.

- Trees should be well spread out and must not form a continuous canopy.
- Appropriate species of plants should be used; those that are resistant to, or can recover from, fire.
- Lawns should be kept short.
- Twigs and leaves should be regularly raked.



GARDEN STYLES

Everyone has different preferences when it comes to garden styles. Some people like a contemporary-style garden while others prefer a native look. Research is the key to working out what style of garden you like. Some ways to research garden styles include:

- Books and magazines – borrow books from the library or buy a garden magazine.
- Visit gardens – Australia’s Open Garden Scheme is a great way to research gardens or visit the Cranbourne Botanic Gardens for inspiration.
- Note examples and features you like in other’s gardens, as well as those features you don’t like. Both of these will help you refine the style that appeals to you.

The following pages outline four different garden styles and the elements they contain. They are a good starting point for thinking about the design of your own garden.

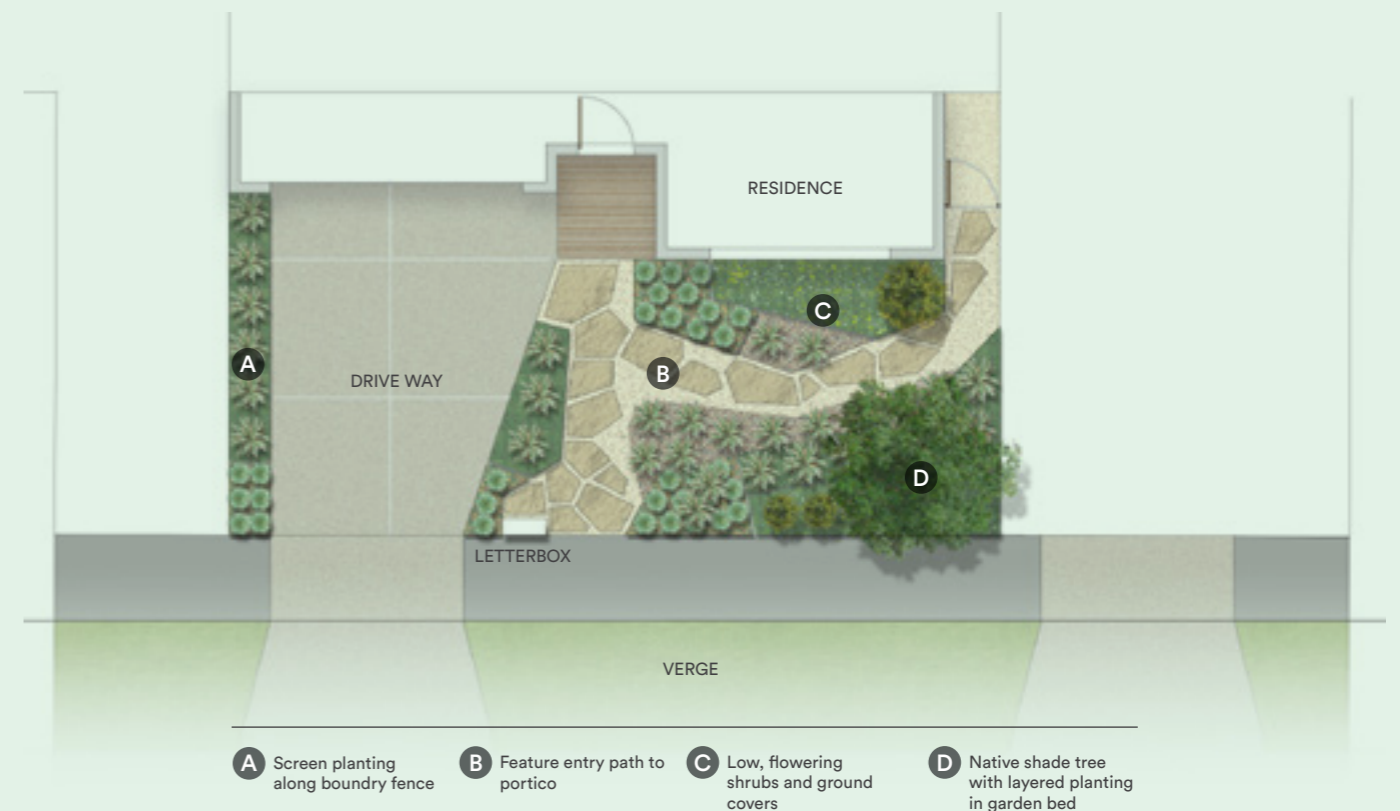
GARDEN STYLE: NATIVE GARDEN

This garden style is informal and rustic. It should utilise a planting palette of native Victorian plants, especially those that are local to the Cardinia region.

The garden should incorporate flowing planting beds and compacted gravel paths. Gravel paths are recommended to use gravel over 1cm in diameter as smaller gravel can get stuck in shoes and transported through the house. Choose native plant species of contrasting and various heights, form, texture and colour and explore mass planting of similar species. Choosing to have minimal lawn area will also help to keep your garden low maintenance and water-wise.

Key Features:

- Ecological and sustainable
- Indigenous plant species will attract native wildlife like birds, bees and butterflies
- Low irrigation, water saving, drought tolerant



SUGGESTED PLANT SPECIES PALETTE:

SMALL TREE (45 LTR POT SIZE)



Acacia implexa
Lightwood



Angophora hispida
Dwarf Apple



Corymbia eximia
Yellow Bloodwood



Corymbia ficifolia
Red Flowering Gum



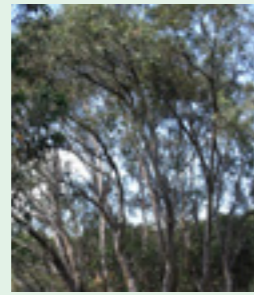
Acacia melanoxylon
Australian Blackwood



Acacia implexa



Allocasuarina littoralis

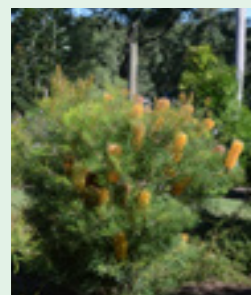


Eucalyptus pauciflora

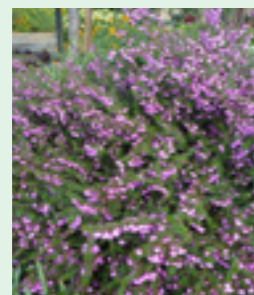


Bursaria spinosa ssp.
Spinosa

LARGE SHRUBS (2 PER/ SQM.)



Banksia spinulosa



Bauera rubioides
Wiry Bauera



Hakea nodosa
Yellow Hakea

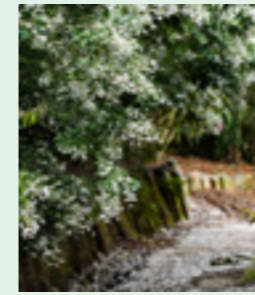


Banksia marginate



Acacia stricta

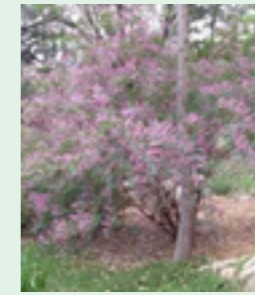
LARGE SHRUBS (2 PER/ SQM.)



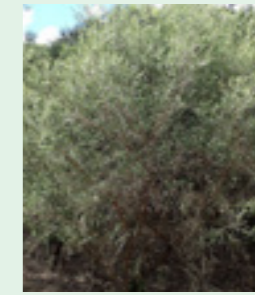
Prostanthera lasianthos var.
lasianthos



Kunzea ericoides

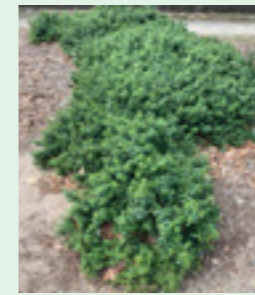


Indigofera australis

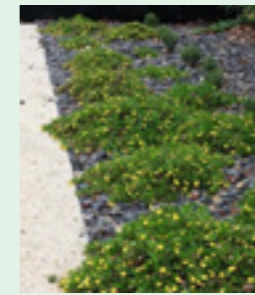


Melaleuca squarrosa

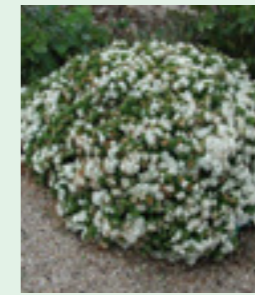
MEDIUM & SMALL SHRUBS (3 PER/ SQM.)



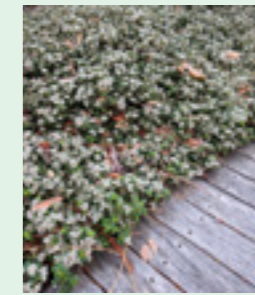
Correa reflexa
Common Correa



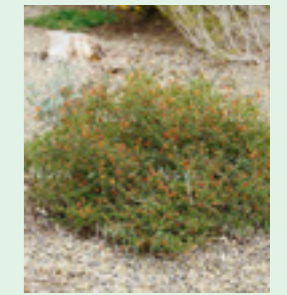
Goodenia ovata
Hop Goodenia



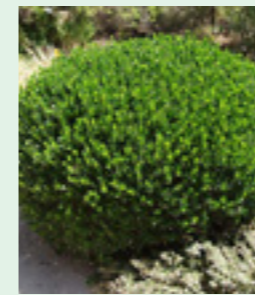
Pimelea humilis
Common Rice-flower



Spyridium parvifolium
Dusty Miller



Grevillea alpina



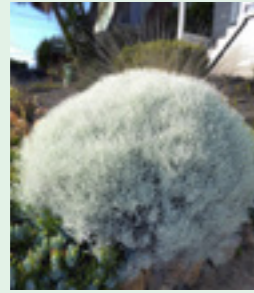
Alyxia buxifolia

SUGGESTED PLANT SPECIES PALETTE:

ACCENTS (AS APPROPRIATE.)



Acacia baileyana
'Prostrate Form'
*Prostrate
Cootamundra
Wattle*

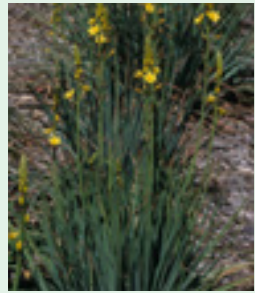


Leucophyta brownii



Banksia spinulosa

TUFTING (5 PER/ SQM.)



Bulbine bulbosa
Bulbine Lily



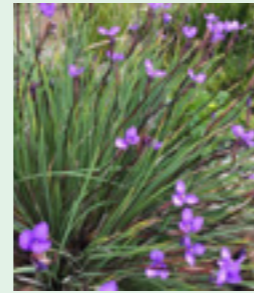
Dianella longifolia
var. longifolia
Pale Flax-lily



Lomandra multiflora
or filiformis



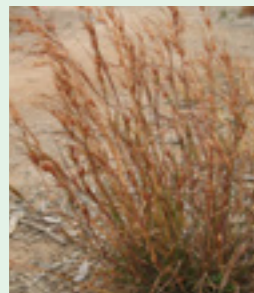
Ficinia nodosa



Patersonia
occidentalis

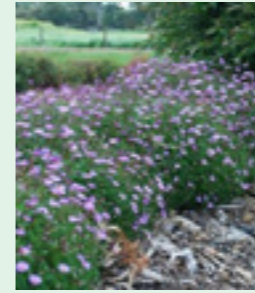


Stylidium armeria

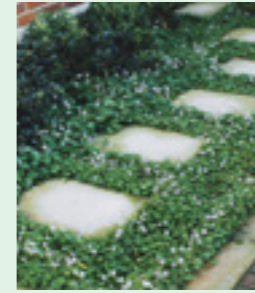


Themeda triandra

GROUNDCOVERS (6 PER/ SQM.)



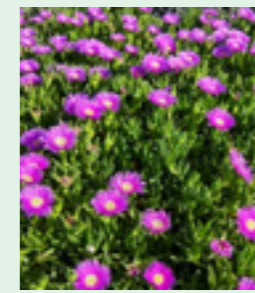
Brachyscome
multifida
Cut-leaf Daisy



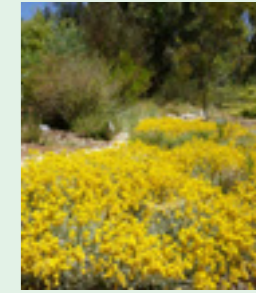
Viola hederacea Ivy
Native Violet



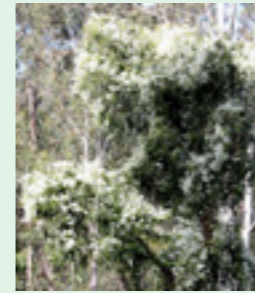
Coronidium
scorpioides



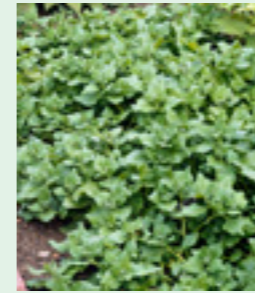
Carpobrotus rossii



Chrysocephalum
apiculatum



Clematis aristata



Tetragonia
tetragonioides



Wahlenbergia stricta



GARDEN STYLE: CONTEMPORARY GARDEN

The concept behind this garden is simplicity, incorporating strong bold geometric shapes with a minimal planting palette for a dramatic effect.

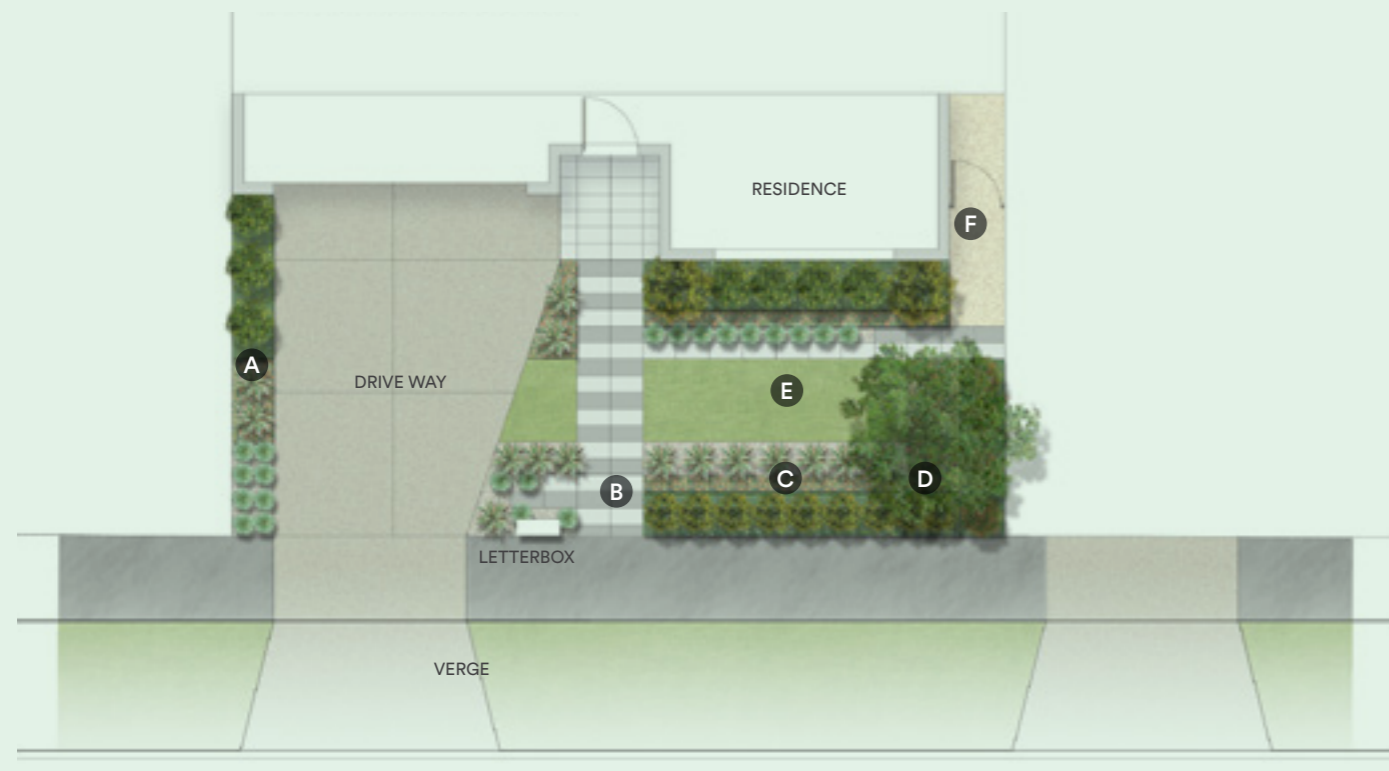
Choose bold sculptural plants such as Agave and Yuccas. These can be used to highlight architectural elements of your home and define entries and spaces. Explore planting feature species in pots.

Explore using spreading groundcovers and shrubs next to feature paving for a range of colour and texture. These will also complement feature species when planted together.

Native grasses are great for adding colour and texture along driveways or fences.

Key Features:

- Simple layout and low maintenance
- Iconic architectural plants with striking forms
- Water saving, drought tolerant



- A** Screen planting along boundary fence
- B** Linear paved entry path
- C** Massing plant with focus on foliage colour and texture
- D** Shade tree
- E** Lawn or groundcover
- F** Gravel or paved path to side gate

SUGGESTED PLANT SPECIES PALETTE:

SMALL TREE (45 LTR POT SIZE)



Cercis siliquastrum
Judas Tree



Lagerstroemia indica
x *L. fauriei* 'Natchez'
Crepe Myrtle

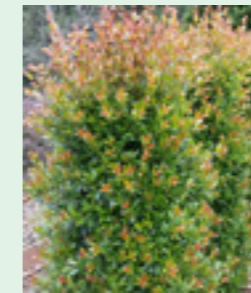


Hymenosporum flavum
Native Frangipani

LARGE SHRUBS (2 PER/ SQM.)



Pittosporum tenuifolium
'Green Pillar'



Syzygium australe
'Aussie Copper'
Lilly Pilly Aussie Copper

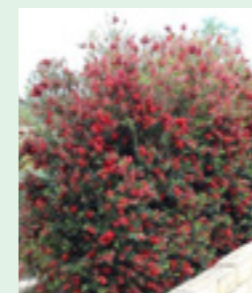


Westringia longifolia
'Snow Flurry'
Coastal Rosemary

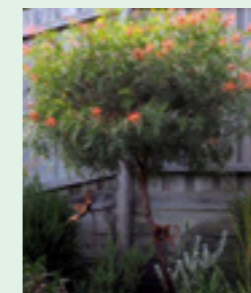


Viburnum odoratissimum
'Dense Fence'

MEDIUM & SMALL SHRUBS (3 PER/ SQM.)



Callistemon viminalis
Scarlet Flame
Bottlebrush



Grevillea 'Superb'



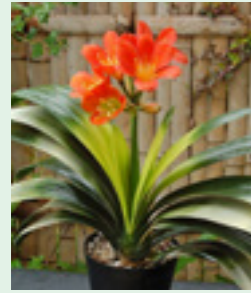
Callistemon viminalis
'Green John'
Green John
Bottlebrush



Convolvulus cneorum
Silver Bush

SUGGESTED PLANT SPECIES PALETTE:

ACCENTS (AS APPROPRIATE.)



Clivia miniate
Kaffir Lily



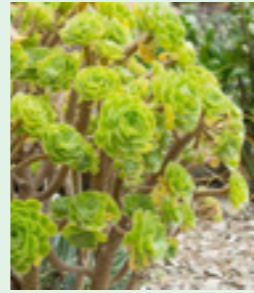
Phormium 'Bronze Baby'
Bronze Baby N.Z.
Flax



Strelitzia reginae
Bird of Paradise



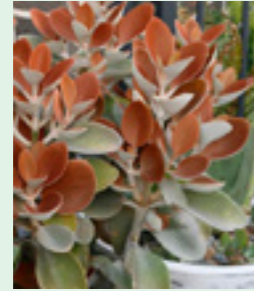
Agave attenuata
Huntington Blue



Aeonium arboreum
Tree Aeonium



Cotyledon orbiculata
Silver Shadow



Kalanchoe oryialis
Copper Spoons



Yucca Lemon Drop

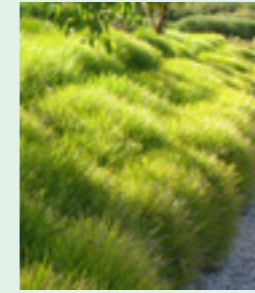


Kniphofia 'Winter Cheer'
Red Hot Poker
Winter Cheer

TUFTING (5 PER/ SQM.)



Dianella caerulea
'Little Jess'
Native Flax



Lomandra confertifolia
Little Pal

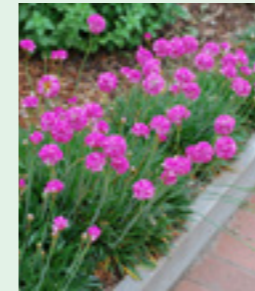


Festuca glauca
Blue Fox Fescue



Astelia chathamica
'Silver Spears'
Prostrate Astelia
Silver Spears

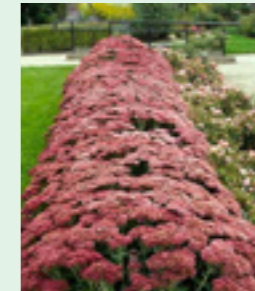
GROUNDCOVERS (6 PER/ SQM.)



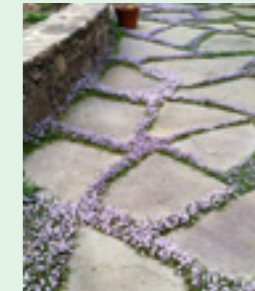
Armeria maritima
Thrift



Convolvulus mauritanicus
Ground Morning
Glory



Sedum 'Autumn Joy'
Autumn Joy Sedum



Viola hederacea
Native Violet

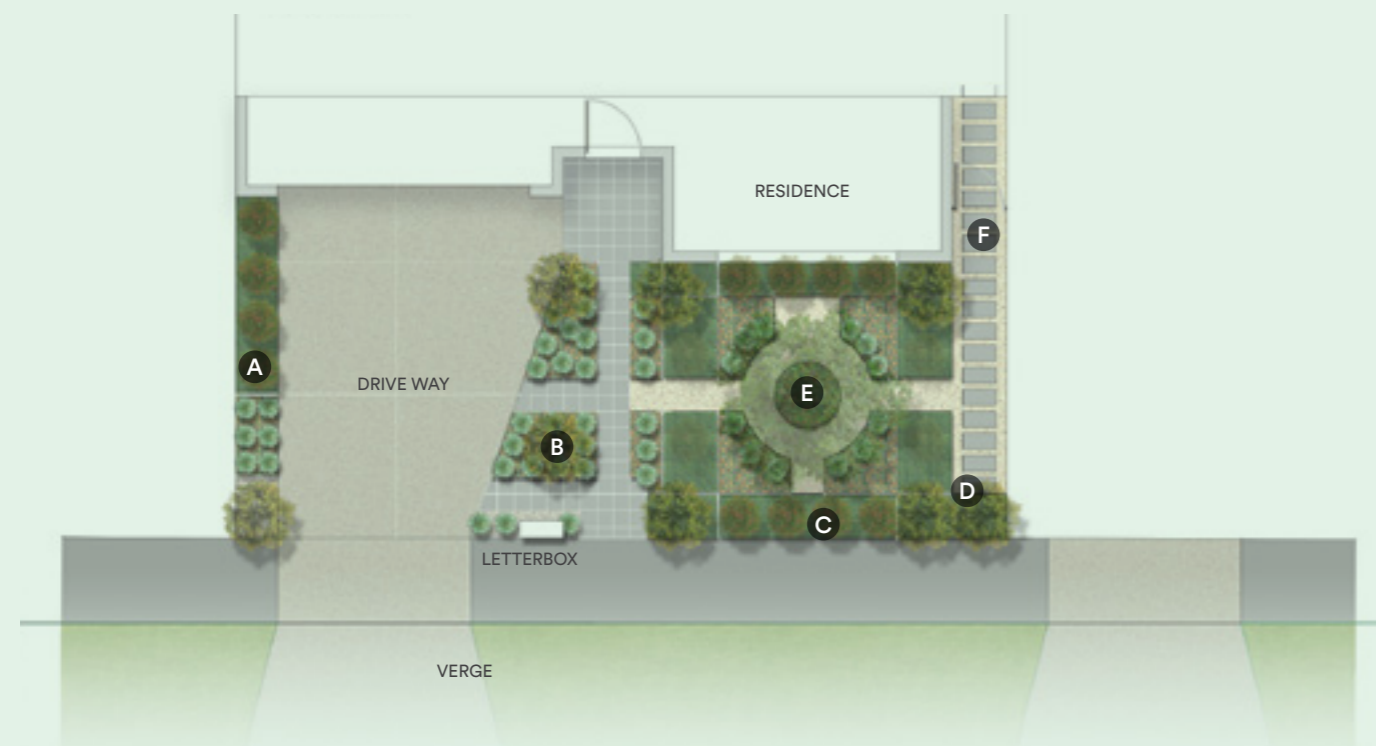
GARDEN STYLE: COTTAGE GARDEN

This style of garden is colourful, fun and embracing. To achieve an informal look, avoid planting in straight lines or defined patterns. Experiment with a variety of native species that offer different colours, textures and forms and aim for 4 seasons of colour.

If you choose to use non-native species, make sure they are climate appropriate and edible - herbs and fruiting plants provide seasonal variation and fragrance to enjoy. Selecting plants of contrasting shape and size will give you a multi-layered tapestry of foliage. Incorporate low maintenance herbs such as rosemary, sage and thyme.

Key Features

- Vibrant, colourful and fragrant
- Flowering all year round with minimal effort
- Productive and edible



- A** Hedged shrubs or screen planting along the boundary fence
- B** Low shrub planting to frame entry path
- C** Low shrub planting
- D** Groundcovers
- E** Shade tree as focal point with layered planting
- F** Gravel or paved path to side boundary

SUGGESTED PLANT SPECIES PALETTE:

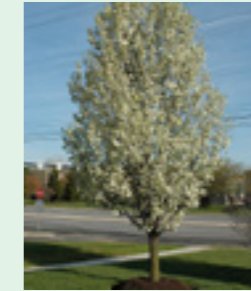
SMALL TREE (45 LTR POT SIZE)



Olea europaea
European Olive

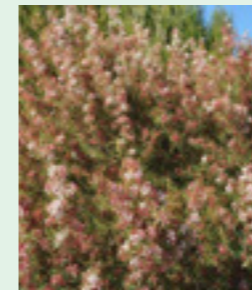


Tristania laurina
Kanooka Gum



Pyrus calleryana
Callery Pear

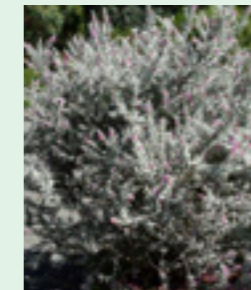
LARGE SHRUBS (2 PER/ SQM.)



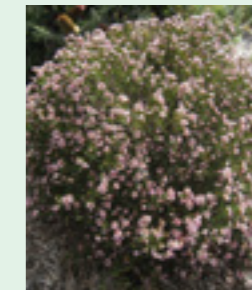
Grevillea levis



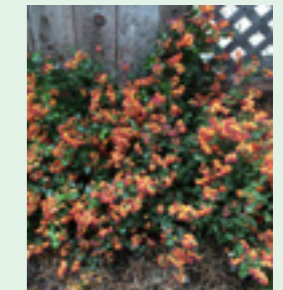
Grevillea victoriae



Eremophila glabra x
Eremophila nivea
Eremophila 'Pink Pantha'



Chamaelacium cv.
Geraldton Wax

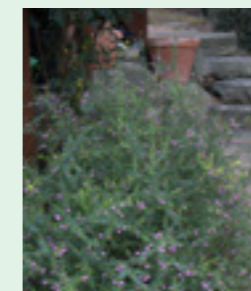


Chorizema cordatum
Heart-leaved Flame Pea

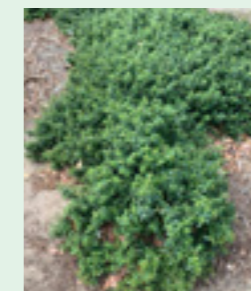
MEDIUM & SMALL SHRUBS (3 PER/ SQM.)



Banksia spinulosa



Bauera rubioides
Wiry Bauera



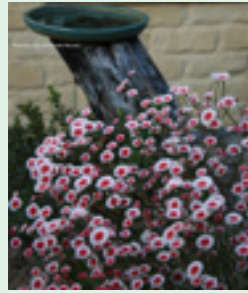
Correa reflexa
Common Correa



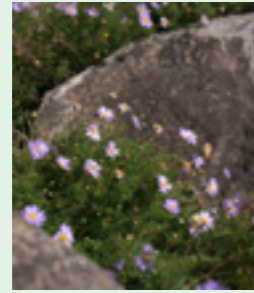
Philotheca verrucosa
Bendigo wax

SUGGESTED PLANT SPECIES PALETTE:

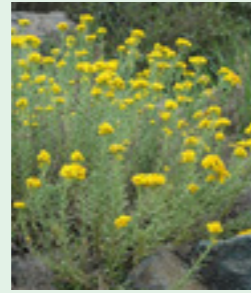
GROUNDCOVERS (6 PER/ SQM.)



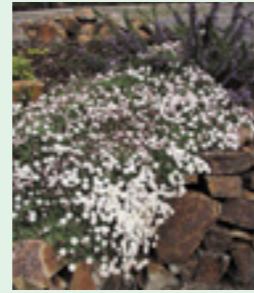
Actinodium cunninghamii
Albany daisy



Brachyscome cv.
Cut-leafed daisy



Chrysocephalum apiculatum cv.
Yellow button



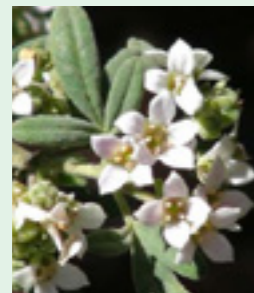
Rhodanthe 'Paper Baby'
Pink paper Daisy



Orthrosanthus multiflorus
Morning Iris



Thryptomene saxicola 'Compact'
Dwarf thryptomene



Ziera cytisoides
Ziera

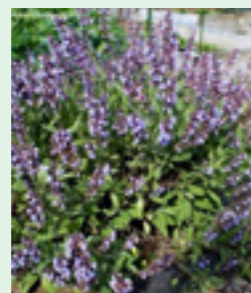
HERBS (6 PER/ SQM.)



Lavandula angustifolia
Lavender



Rosmarinus officinalis
Rosemary



Salvia officinalis
Sage



Thymus vulgaris
Thyme

GARDEN STYLE: PRODUCTIVE GARDEN

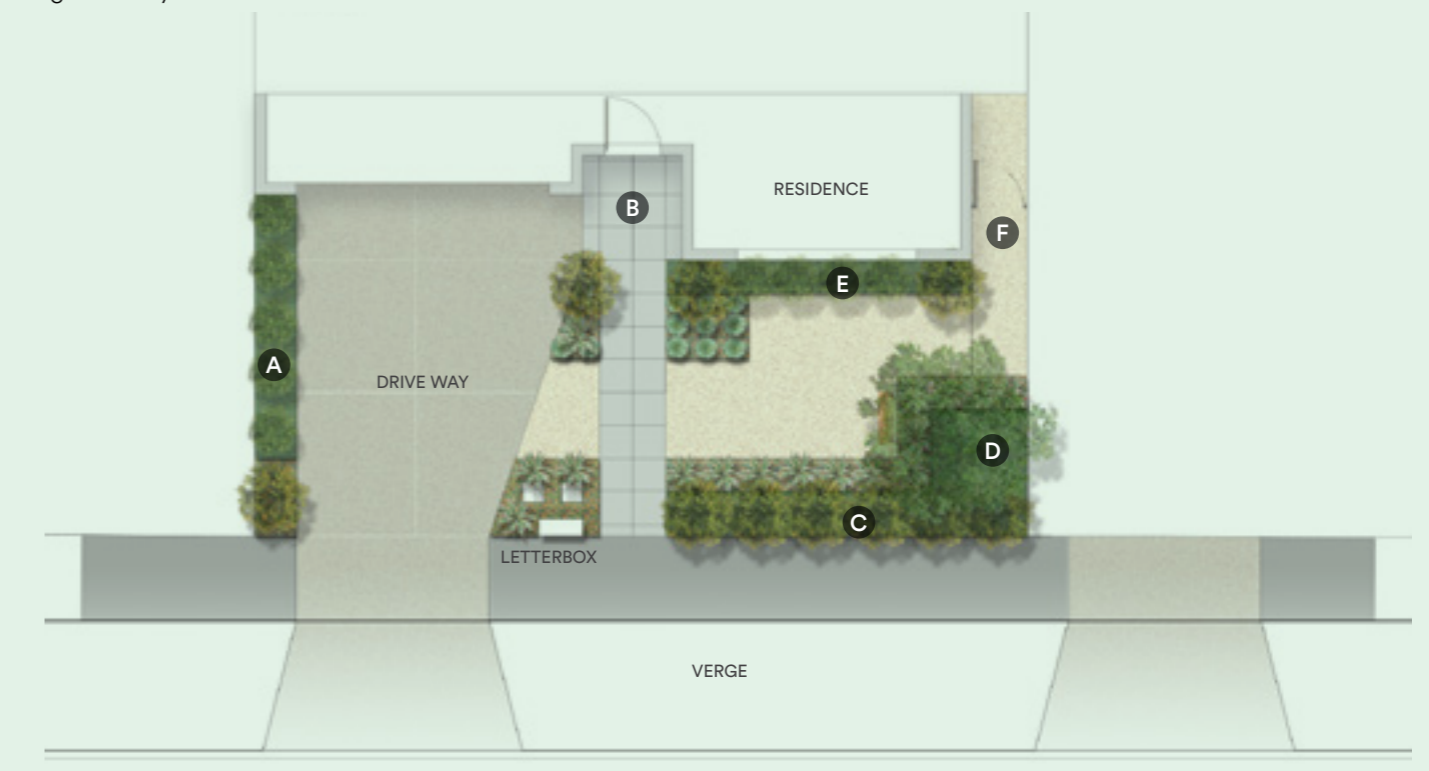
This garden style is productive and provides year round produce from garden to table. To achieve a productive harvest, avoid planting herbs in layers, instead seperating out to give maximum opportunity for growth.

Experiment with a variety of species that offer different colours, textures, forms and flavours and aim produce 4 seasons of harvest. If you choose to also use non-native species, make sure they are climate appropriate and edible - herbs and fruiting plants provide seasonal variation and fragrance to enjoy. Exploring native plants and herbs, is also a great way in which to broaden your productive garden and ensure year round produce.

Selecting plants that suit your cooking styles the garden will reward you with the fresh herbs, vegetables and fruit. Incorporate low maintenance herbs such as rosemary, sage and thyme.

Key Features

- Vibrant and colourful and fragrant
- Productive and edible all year round
- Higher maintenance but rewarding



- A** Screen planting or vines along the boundary fence
- B** Linear entry path
- C** Smaller trees / shrubs along lot frontage
- D** Feature productive shade tree
- E** Smaller shrubs along path and house boundary
- F** Stepping pavement or path to side boundary

SUGGESTED PLANT SPECIES PALETTE:

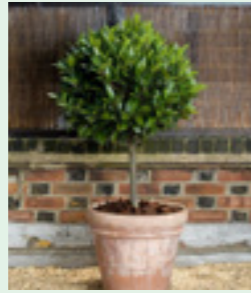
SMALL TREE (45 LTR POT SIZE)



Olea europaea
European Olive



Cydonia oblonga
Quince



Laurus nobilis
'Standard'
Bay Tree



Citrus limon 'Lisbon Lemon'
Lemon Tree



Prunus dulcis
Almond Tree

TUFTING AS APPROPRIATE

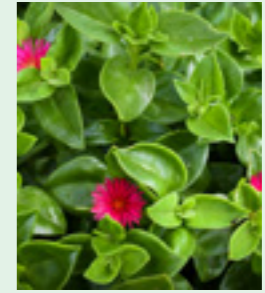


Allium tuberosum
Garlic Chives

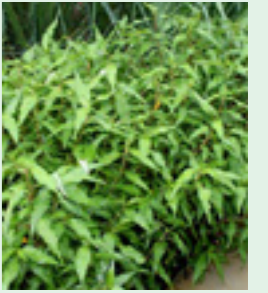


Cymbopogon citratus
Lemongrass

GROUNDCOVERS (6 PER/ SQM.)



Aptenia cordifolia
Baby Sun Rose



Persicaria odorata
Vietnamese coriander / mint

LARGE SHRUBS (2 PER/ SQM.)



Malus domestica 'ballerina'
Ballerina Apple Tree



Fortunella japonica
Kumquat



Citrus autantigolia 'Sublime'
Lime Sublime

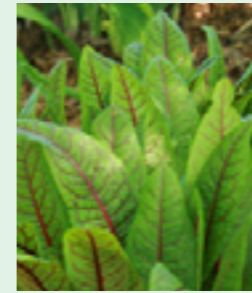


Ribes uva-crispa
Gooseberry

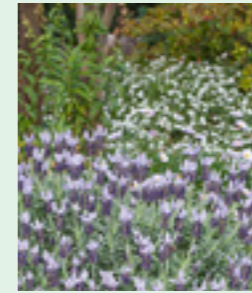
ACCENT PLANTS (6 PER/ SQM.)



Alpinia nutans
Dwarf Cardamon



Rumex sanguineus
Red Sorrel

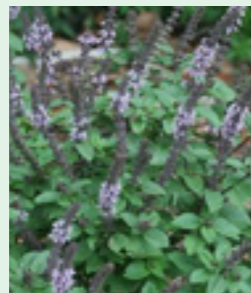


Lavandula 'Winter Lace'
Winter Lace Lavender

MEDIUM & SMALL SHRUBS (3 PER/ SQM.)



Capsicum annuum var. annuum 'Perennial'
Perennial capsicum



Ocimum basilicum 'African Blue'
African Blue Basil (Perennial)



Alpinia nutans
Common Rice-Dwarf Cardamon



Vaccinium corymbosum 'blue rose'
Blue rose blueberry

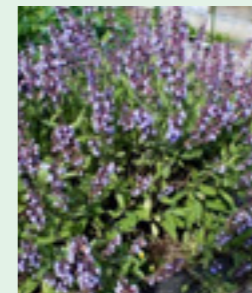
HERBS (6 PER/ SQM.)



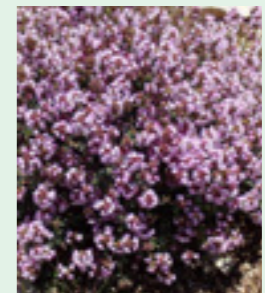
Lavandula angustifolia
Lavender



Rosmarinus officinalis
Rosemary



Salvia officinalis
Sage



Thymus vulgaris
Thyme

PLANTS TO AVOID

Avoid planting common weed species in your garden. Some weed species may look like ornamental garden plants with attractive flowers or foliage. Weed species are an increasing problem, adversely impacting our natural environment. They can spread easily from suburban gardens into parks, waterways and bushland and compete with native species.

Some common garden plants have poisonous leaves, fruit or sap which may be dangerous if you have young children or pets. Do some research into the plants you are planning on including in your garden to ensure you familiarise yourself with any species that may be toxic or cause illness or skin irritations.

The following is a list of some common garden weeds and poisonous plants to avoid planting in your garden. Please note that this is not an exhaustive list.

- Agapanthus - Agapanthus praecox, Agapanthus africanus and other species
Leaves and bulbs are toxic and cause skin irritations.
- Arum Lily - Zantedeschia aethiopica
Highly toxic sap.
- Echium / Pride of Maderia - Echium candicans
Leaves and flowers are toxic.
- English Ivy - Hedera helix
Leaves and berries are poisonous and cause skin irritations.
- Euphorbia - Spurge, Milkweed, Poinsettia
Milky sap is toxic and irritating to the skin.
- Fishbone fern - Nephrolepis cordifolia.
- Lily of the Valley - Convallaria
Leaves and berries are poisonous and very toxic.
- Oleander - Nerium oleander
Leaves and flowers are toxic and may cause skin irritation.
- Pampas Grass - Cortaderia selloana
Foliage edge is sharp and cutting

CREATING AND MAINTAINING YOUR GARDEN

This section is intended to give you some basic information about creating and maintaining your garden.

If you have specific requirements or need more information there are many places and people who can help. Your local nursery will have qualified horticulturists on hand to advise you, and the internet is also a great place to research for garden information. We recommend that paving and any building of pergolas and retaining walls be done by a suitably qualified person.

You will need to give some thought to the order of events in terms of creating your garden. The first thing will be clearing the lot and preparing the ground. Any hardscaping will be done next including installation of services such as irrigation, drainage and lighting. Preparing garden beds and lawn areas and planting them are the final things to be done.

SOIL PREPARATION

- Check existing soil conditions and the type of soil present.
- Garden beds should be gradually mounded up a minimum of 300 mm above surrounding areas. If you require additional soil for these mounds it can be purchased from garden centres or landscape suppliers, or excavated from other areas of your garden where you may wish to create ponds, walkways or paved areas. Planting soil should also be enriched, with compost mixed in prior to planting.
- Most native plants prefer a free draining soil. When importing soils ask for a sandy loam mix, or a soil mix designed specifically for natives. Planting
- Dig a generous hole to give the plant roots plenty of nice, soft soil to spread out in.
- If the plant is growing in a pot, tip the pot upside down holding the plant in one hand, and gently ease the pot away from the plant. Try not to disturb the roots. If the plant or tree is in a bag, cut the bag away and lift the plant out. Set the plant in the ground at the same depth that it was in the pot.
- Fill in the hole with good quality soil and water the plant well.

LAWN AREAS

- Choose a water efficient lawn variety such as Sir Walter Premium Lawn Turf or Palmetto Soft Leaf Buffalo. Native grasses such as Microlaena Stipoides can be used in low use areas.
- Make sure you have plenty of fall across the lawn area to allow water to drain freely.
- Lawn requires good quality topsoil and a well prepared base. Fertilise with a well-balanced fertiliser. Mixing sulphate of ammonia with the fertiliser will keep your lawn lush and green.
- Be gentle with new lawn. Restrict foot traffic and do not mow for a couple of weeks.
- Water your lawn consistently, but less often to encourage deeper roots and drought tolerance.

WATERING

- Ensure compliance with current Council water restrictions.
- Consider installing an irrigation system which will direct water to the plant's roots. A timer will ensure that the water is utilised even more effectively.
- Water plants' roots and the surrounding soil so the plants are better able to absorb the water. Good, deep soaking will encourage deep root growth and better equip plants for drought resistance. Mulch can prevent water from evaporating from the soil.
- Consider recycling water from bathtubs, showers, bathroom wash basins, washing machines and laundry tubs.

PLANT SPECIES

MULCHING AND FERTILISING

- Mulching your plants will assist in conserving soil moisture as well as keeping weeds at bay. A wide variety of mulches are available, including organic mulches such as leaves and straw, to wood chips and fine gravel.
- When applying mulch, do not place close to the stem of the plant as the plant may rot.
- Native plants do not generally require regular feeding once they are fully established, but it is a good idea to start plants off with a slow release fertiliser formulated for native plants.

PRUNING

- It is important to prune plants from an early age rather than trying to prune a plant that has been in the garden for a few years and is already woody.
- Pruning is most safely conducted immediately after flowering when a light prune will help to prevent woodiness and should increase the number of flowers and new growth for the following year.

NATURE STRIP MAINTENANCE

- You can help encourage the growth of street trees and turf by watering, mulching and mowing.
- Mulch should be kept away from the base of trees and dished to aid in water retention.
- A good deep soak once a week is the ideal watering for trees. This will encourage the establishment of a deep root system that will help sustain the plant during dry periods.

A note on plant choice. There are several additional factors you may want to consider when choosing plants for your garden.

- What are the water requirements of the plant?
- Does it fit in with the water requirements of the plants around it?
- What is the shape, size and form of the plant? Does it have large or small leaves? Does it have strappy foliage? What shape and size will the plant be when mature?
- What is the colour of the flowers? What time of year does it flower?
- Does the plant attract birds or butterflies?
- Does the plant's flowers or foliage have a scent?
- What time of day or night is it most fragrant? Are you planning to position the plant in the garden to take advantage of its scent?
- Is the plant tolerant to shade, or should it be in full sun? Does it need shading from the sun?
- Is the plant fire retardant?
- Does the plant have pollens that will affect your health?
- Does the plant drop branches or leaves that might cause issues or pose dangers?
- Is it frost sensitive?
- Is it susceptible to pests and diseases?



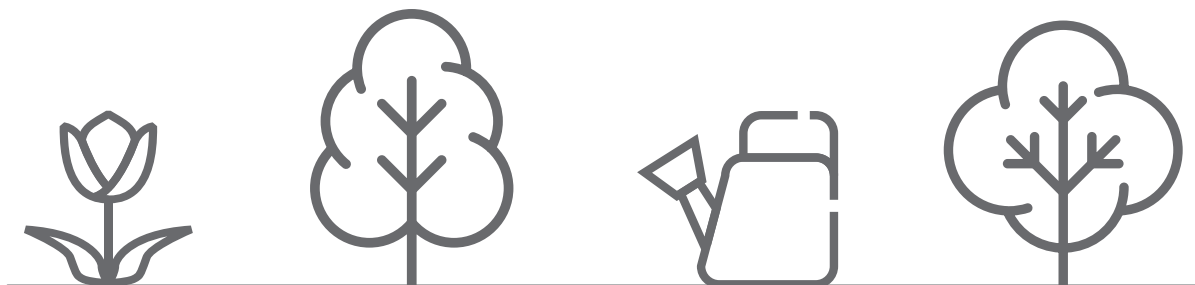
DESIGN REQUIREMENTS AND APPROVALS

In order to ensure high quality private landscape areas there are requirements you should adhere to when planning your garden, detailed in the Averley Home Design Guidelines.

Your homes landscape outcome will also form part of your Occupancy Permit, therefore it is important to ensure your Landscape Plan is reviewed and approved as part of your Covenant approval.

If you or your landscaper have questions regarding the requirements in these guidelines, contact Lendlease through www.portal.beveridgewilliams.com.au.





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