

Front Garden Landscape Package and Garden Design Brochure

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1

Front Garden Landscape Package

Modeina is committed to providing high quality streetscapes that represent the vision of the development and have a positive impact on your home. To help achieve this vision DFC (Project Management Pty Ltd) is offering a Front Garden Landscape Package ("The Garden Package") to qualifying purchasers.

Under The Garden Package, lots will have the front garden landscaping and nature strip completed by a qualified landscape gardener appointed by the developer. Your front garden and nature strip will also be maintained by our professional landscape team for 12 months from installation.

Under The Garden Package you must choose a design from the eight individually themed gardens from our Garden Design Brochure. It is important to consider which of these themes will be most complementary to the style of your home and most importantly suit your lifestyle.

Together we will make Modeina a beautiful place to live.



1.1 The Garden Package Process

Contract of Land Sale signed by all parties

Settlement of the land

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

Choose your garden design, complete and submit the Landscape Design Application Form (located in the Modeina Siting & Design Guidelines)

Preparatory works to be undertaken by Purchaser prior to garden construction:

Provision of the Occupancy Permit;

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;

A 90 mm PVC pipe has been installed under the driveway (for irrigation connection).

Installation of a 3000 Litre water tank with connection to the Front Building Line via a 25mm PVC irrigation pipe and a pump with a timer

A letterbox in accordance with the Modeina Siting & Design Guidelines has been installed

Contact the Modeina Design Panel to book in your landscape works

Garden constructed

12 months of maintenance by the landscape gardener



1.2 Terms and Conditions of The Garden Package

Free landscaping and 12 months free garden maintenance, up to the value of \$7,500 is available to eligible purchasers of Modeina lots subject to the terms and conditions of The Garden Package.

1. The dwelling house, driveway and preparatory works must be completed in accordance with the laws, contract of sale, building plans approved by the Modeina Design Review Panel (DRP), title restrictions, Modeina Siting and Design Guidelines and the offer of The Garden Package.

The preparatory works that must be completed by the Purchaser before landscaping works can commence include:

- the provision of the occupancy permit for the dwelling house to the Modeina DRP;
 - the removal of all rubbish, rubble, weeds and vegetation from the lot;
 - the provision of a suitable grade across all areas where landscaping is to be installed;
 - the completion of any compliant retaining (if required) at the front of the property that the purchaser wants to undertake at their own cost;
 - installation of a 90 millimetre PVC stormwater pipe under the driveway, which must be offset 1 metre from the front boundary of the lot, to enable future irrigation connection/s;
 - installation of a 3000 Litre water tank;
 - connection from the tank to the Front Building Line via a 25 millimetre PVC irrigation pipe;
 - pump and a timer with night function capability;
 - installation of an approved letter box; and
 - such other works the Developer reasonably requires for the lot in order to facilitate the proper installation of the landscaping.
2. Selection of the preferred garden design from the options available to the Purchaser must be made with the Modeina DRP at least 60 days before the anticipated issue date of the occupancy permit (See flow diagram on previous page). The Purchaser is

not permitted to choose a garden design that has already been approved for another lot that is within 1 lot on either side of the Purchaser's lot or within 1 lot on the opposite side of the street of the Purchaser's lot. The garden design options can be found on page 10 – 17 or on this website: www.modeina.com.au/garden-design-brochure

3. On completion of preparatory works, the Purchaser must notify the Developer in writing so the Developer can make arrangements to inspect the lot to assess the state of the preparatory works.
4. If the Developer considers that the preparatory works have not been completed (acting reasonably) to meet the requirements of The Garden Package or to the extent of enabling the landscaping to be satisfactorily installed, the Developer can request that further works be carried out and completed within 30 days or a period otherwise approved by the DRP, before the landscaping works commence.
5. Where the preparatory works have been completed to the satisfaction of the Developer and the Purchaser has made a written selection of its preferred garden design, the Developer will arrange for the landscaping works to be undertaken. Generally, the landscaping works will be completed within 60 days of the Developer having confirmed that the preparatory works have been completed to its satisfaction. However, the Developer reserves the right to undertake landscaping works at times that the Developer considers the garden will have a reasonable likelihood of survival. It is likely that landscaping works may not take place between the summer months of December and February.
6. The Purchaser must ensure that the Developer and/or the Developer's contractors have access to the lot in order to carry out and complete the landscaping works. On the completion of the landscaping works, the Purchaser must allow the Developer and/or Developer's contractors to have access to the lot in order to carry out the necessary maintenance works over the period of 12 months from the completion of the landscaping works. The Developer is not liable for any delay or failure to complete the landscaping works or maintenance works or any damage to the extent those delays or failure to commence or complete those works or damage was caused by or contributed to by the Purchaser or its tenants, occupants, invitees and guests.

7. Changes to gardens post installation within the 12 months maintenance period must be approved by the Modeina DRP. If changes have been made without approval, the Purchaser must reinstate the garden to the design and condition that existed before the changes were made - on written direction by the Developer. The reinstatement works must be completed within the timeframe set by the Developer (acting reasonably). If the reinstatement works have not been completed as requested, the Developer may revoke The Garden Package offer (including the offer to maintain the garden) and recover the value of The Garden Package from the Purchaser.
8. Where changes to the dwelling are made within the 12 months maintenance period and the changes are not consistent with the Modeina Siting and Design Guidelines, the Purchaser must reinstate the dwelling to the design and condition that existed before the changes were made - on written direction by the Developer. The reinstatement works must be completed within the timeframe set by the Developer (acting reasonably). If the reinstatement works have not been completed as requested, the Developer may revoke The Garden Package offer (including the offer to maintain the garden) and recover the value of The Garden Package from the Purchaser.
9. The Developer reserves the right to modify the garden design selected by the Purchaser to suit the Lot or where there are constraints that impact the installation of the selected garden design, so long as the changes achieve the design intent of the selected garden design. The Purchaser acknowledges that the Developer's modification of the garden design selected by the Purchaser does not constitute a re-design of the garden selected by the Purchaser.
10. Where the Developer considers that the selected garden design cannot be satisfactorily installed on the lot due to site conditions, the Developer will contact the Purchaser with alternative garden design options. If the Developer has provided the Purchaser with an alternative garden design and the Purchaser has not rejected the alternative garden design within 14 days of being provided with the design, then the Purchaser is deemed to have approved the alternative garden design and the Developer can then commence works to install the alternative garden design on the lot.

If the Purchaser has notified the Developer in writing that it does not approve of the alternative garden design, then the Purchaser must select an alternative garden design to be installed by the Developer subject to site and weather conditions.

11. The Purchaser acknowledges that safety barriers may be erected on the lot when the landscaping works are underway, and the Purchaser agrees that the Purchaser will not move, remove, alter, damage or deface those barriers. The Purchaser agrees to, and agrees to ensure that its tenants, occupants, invitees and guests, comply with any occupational health and safety directives issued by the Developer and/or the Developer's contractors while the landscaping works are underway.
12. Where there is a breach of laws, contract, Modeina Siting and Design Guidelines, title restrictions and/or occupational health and safety directives by the Purchaser or its tenants, occupants, invitees or guests, the Developer reserves the right to delay the commencement of landscaping works or withhold the provision of the works until such time the Purchaser has rectified the breach.

Unless indicated otherwise, this Garden Package offer is only available to the Purchaser named in the contract and may not be used in conjunction with any other offers made by the Developer.

Note: In this Garden Package Offer:

Developer means DFC (Project Management Pty Ltd) ACN 161 448 139 and its successors and permitted assigns from time to time.

Front Building Line has the meaning given to this term in the memorandum of common provisions affecting the Purchaser's lot.

Landscaping works mean works to install trees, shrubs, ground cover, garden beds, edging to garden beds, an irrigation system to the front building line, paving or granitic gravel surfaces and turf to the lot as nominated in the selected garden design (or alternative garden design, where applicable). It does not include the installation of fencing, retaining or sleeper or feature walls, screens, gates, connection of irrigation behind the front building line to the water tank, lights, and decorative elements or structure.

Maintenance works mean works to maintain the standard of landscaping installed by the Developer to the standard that existed at the time of installation and includes pruning, weeding, mulching, and shaping of the landscaping elements provided by the Developer. It does not include works involved in the maintenance of landscaping elements provided by, or the rectification of any damage caused by, the Purchaser or its tenants, invitees, occupants or guests.

For more information about The Garden Package please see the Frequently Asked Questions found on the Modeina website: www.modeina.com.au/gardenfaqs

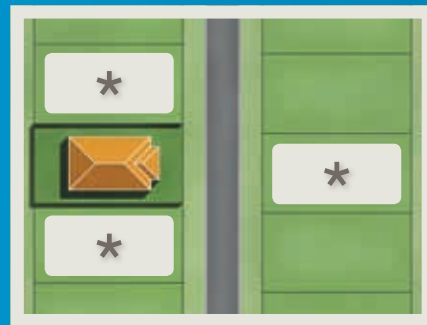
2 Garden Design Brochure

2.1 Choose Your Garden 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 you¹.

To ensure no two gardens are alike within the surrounding lots, the designs available to you will not include a design already chosen by another lot owner directly adjacent or opposite, as illustrated in the diagram to the right.

If you prefer one of the eight garden designs, we encourage you to register your interest in the design with the Modeina DRP early to ensure your preferred garden design is available to you and approved by the DRP.



★ Denotes the surrounding lots that cannot have the same garden design as the house shown

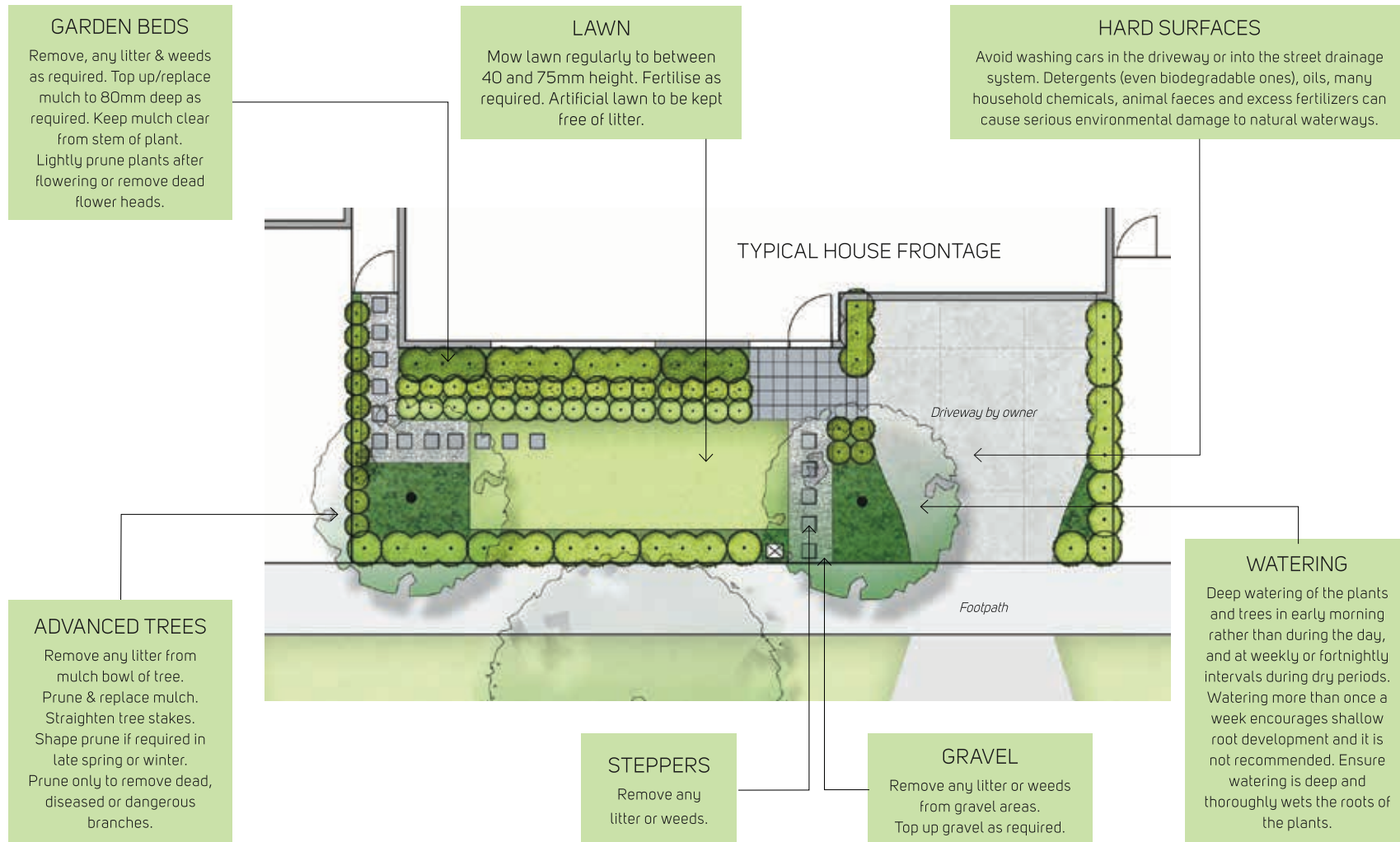
2.2 Things to consider when choosing your Garden Design

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

¹Terms and conditions apply. Landscape concept designs are typical only. Garden layout and plant location and numbers may require alteration by the contractor to suit the building design and site conditions as well as any other constraints. These design drawings are based on a typical front accessed lot of 16m frontage width, and a 4m setback. Plans and images shown are indicative only.



2.3 Handy tips for maintaining your garden and nature strip



Note: Information contained on this page is intended as a guide only and property owners are reminded that plant growth and performance is dependent on a wide range of conditions beyond the control of the developer and the developer makes no guarantee as to the sustainability of any species or cultivar. All information provided is believed to be correct and given in good faith.



Classic Garden Design - Option 1

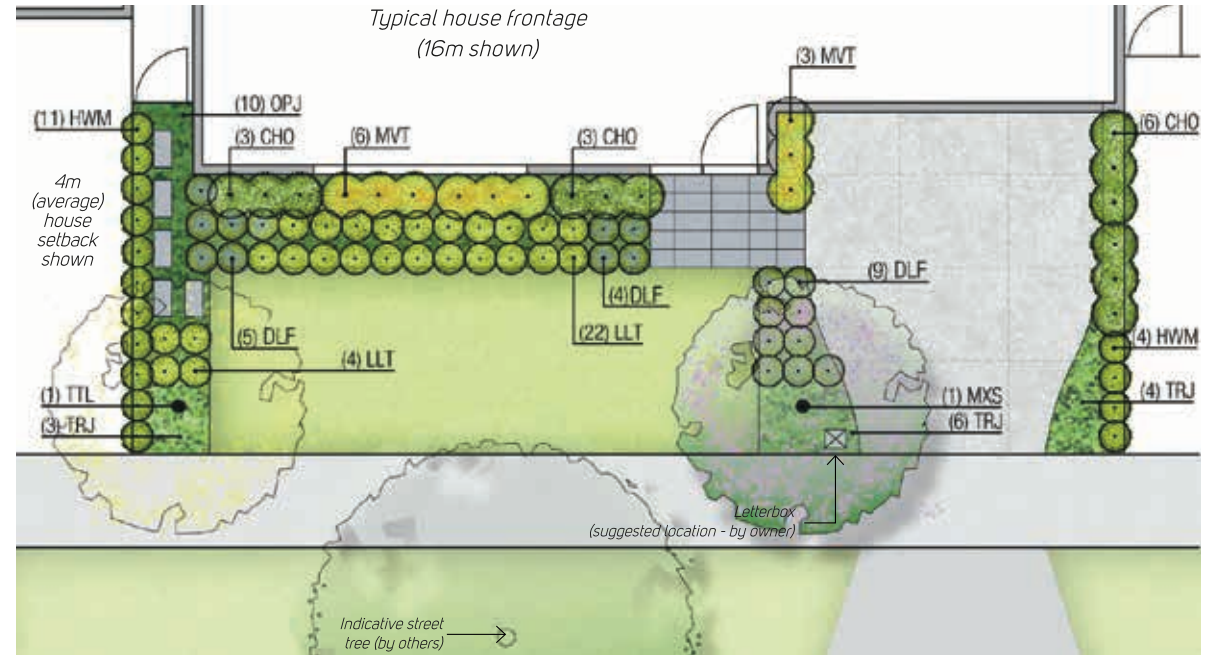
Think: Classic Australian Garden with a touch of Notting Hill.

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

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

LEGEND

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



Indicative Plant Images



MXS TTL CHO HWM MVT



LLT OTM OPJ TRJ

Indicative design intent images



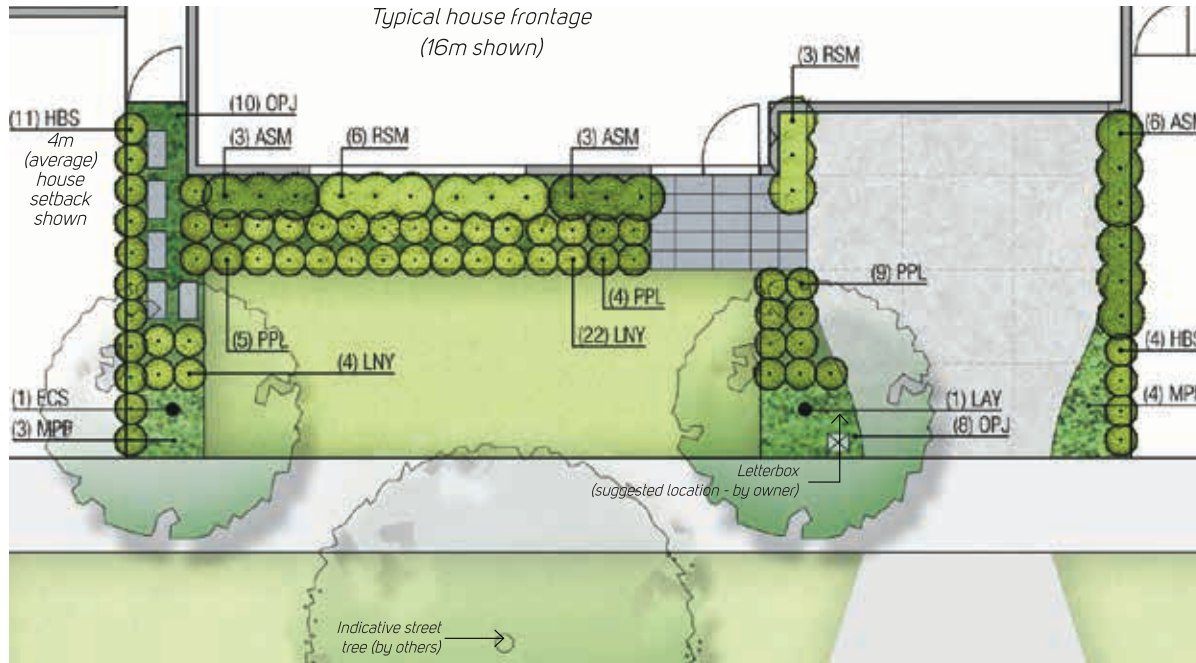
FRONT GARDENS PLANT LIST - CLASSIC (Option 1)

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

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
MXS	Magnolia x soulangeana	Tulip Magnolia	6 x 5	EX	D
TTL	Tristaniopsis laurina 'Luscious'	Kanooka	6 x 4	A	E
MEDIUM SHRUBS					
CHO	Choisya ternata	Mexican Orange Blossom	1.2 x 1.2	EX	E
HWM	Hebe 'Wiri Mist'	Wiri Mist Hebe	1.5 x .75	EX	E
MVT	Metrosideros collina 'Tahiti'	Dwarf Metrosideros	1 X 1	EX	E
GRASSES & STRAPPY-LEAF PLANTS					
LLT	Lomandra 'Tanika'	Dwarf Lomandra	0.5-0.6 x 0.6	A	E
DLF	Dianella longifolia	Flax Lilly	0.8 x 0.8	A	E
SMALL SHRUBS/GROUNDCOVERS					
OPJ	Ophiopogon japonicus	Black Mondo Grass	0.2 x 0.2	EX	E
TRJ	Trachelospermum jasminoides	Chinese Star Jasmine	0.4 x spreading	EX	E

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

Classic Garden Design - Option 2



LEGEND

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

Think: Classic Australian Garden with a modern planting twist.

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

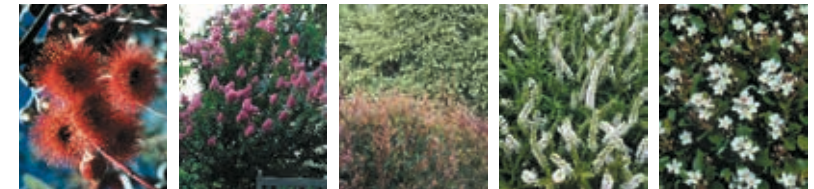
The planting consists of plants with seasonal flowering interest and varying foliage textures.

FRONT GARDENS PLANT LIST - CLASSIC (Option 2)

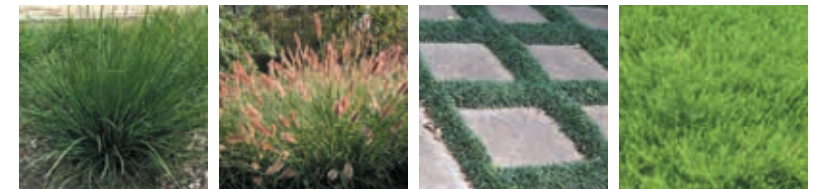
Note: EX= exotic, A = Australian native, D = deciduous, E = evergreen

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
LIT	Lagerstroemia indica 'Tuscorana'	Crepe Myrtle (pink flower)	6 x 3	EX	D
LAY	Lagerstroemia indica x L. fauriei 'Yuma'	Crepe Myrtle	3 x 4	EX	D
MEDIUM SHRUBS					
ASM	Acmena smithii 'Minipilly'	Dwarf Lilly-pilly	2 x 2	A	E
HBS	Hebe 'Snowdrift'	Snowdrift Hebe	1 x 1	EX	E
RSM	Raphiolepis 'snow maiden'	Snow maiden	1 x .75	EX	E
GRASSES & STRAPPY-LEAFED PLANTS					
LNY	Lomandra 'Nyalla'	Lomandra Nyalla	0.6 x 0.5	A	E
PPL	Pennisetum alopecuroides 'Purple Lea'	Fountain Grass	0.9 x 0.9	A	E
SMALL SHRUBS/GROUNDCOVERS					
OPJ	Ophiopogon japonicus	Black Mondo Grass	0.2 x 0.2	EX	E
MPP	Myoporum parvifolium	Creeping Boobialla	0.2 x spreading	A	E

Indicative Plant Images



ECS LAY ASM HBS RSM



LNY PPL OPJ MPP

Indicative design intent images



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

Formal Garden Design - Option 1

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

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

The planting consists of deep greens and defined plant forms.

Indicative Plant Images



MLG

ABG

EPP

HEB



MVT

LLT

BXE

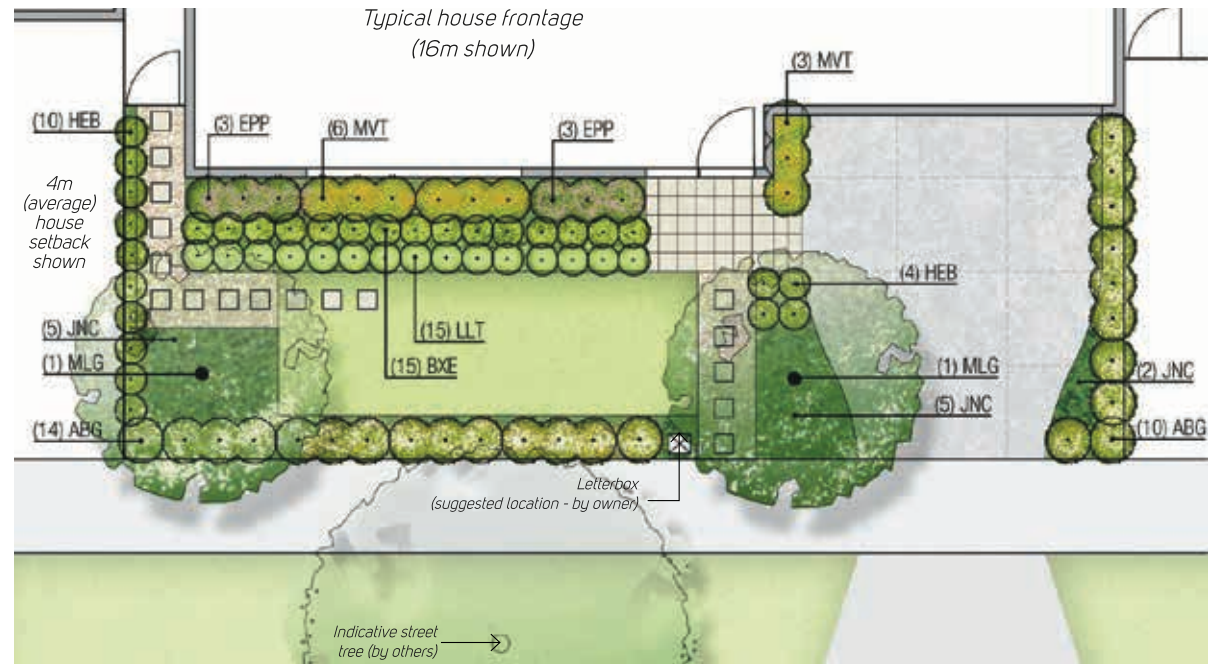
JNC

Indicative design intent images



LEGEND

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



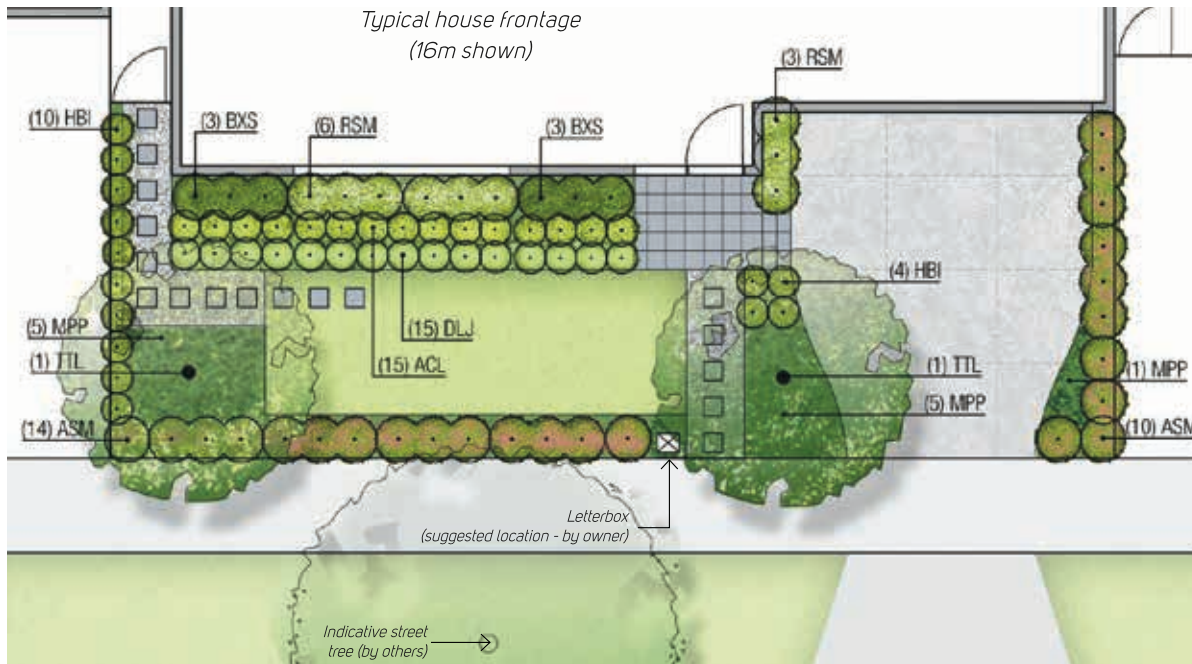
FRONT GARDENS PLANT LIST - FORMAL (Option 1)

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

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

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

Formal Garden Design - Option 2



LEGEND

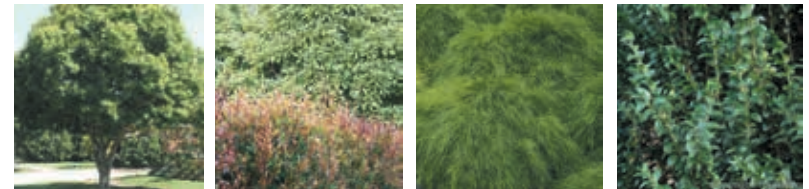
- Pre-cast concrete paver
- Granitic gravel (grey coloured)
- Small canopy tree
- Medium sized shrubs
- Small shrubs and grasses
- Groundcovers
- Lawn

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

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

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

Indicative Plant Images



TTL

ASM

ACL

BXS



HBI

RSM

DLJ

MPP

FRONT GARDENS PLANT LIST - FORMAL (Option 2)

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

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
TTL	Tristanopsis laurina 'Luscious'	Kanooka	6 x 4	A	E
MEDIUM SHRUBS					
ASM	Acmena smithii 'Minipilly'	Dwarf Lilly-pilly	2 x 2	A	E
ACL	Acacia cognata 'Limelight'	Limelight Wattle	1 x 1	A	E
BXS	Buxus sempervirens 'Handsworthiensis'	Handsworthiensis English Box	1.5 x 1	EX	E
HBI	Hebe inspiration	Inspiration Hebe	0.5-1.2 x 1	EX	E
RSM	Raphiolepis 'snow maiden'	Snow maiden	1 x .75	EX	E
SMALL SHRUBS/GROUNDCOVERS					
DLJ	Dianella caerulea 'Little Jess'	Blue Flax Lily	0.3-0.4 x 0.3	A	E
MPP	Myoporum parvifolium	Creeping Boobialla	0.2 x spreading	A	E

Indicative design intent images



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

Organic Garden Design - Option 1

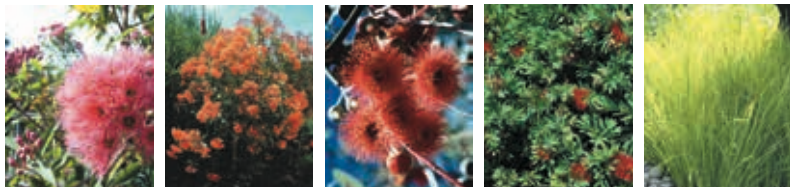
Think: Quintessential, low maintenance bush garden. This design features a path which gently winds its way across the garden.

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

The planting consists of classic native plants and shrubbery.

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

Indicative Plant Images

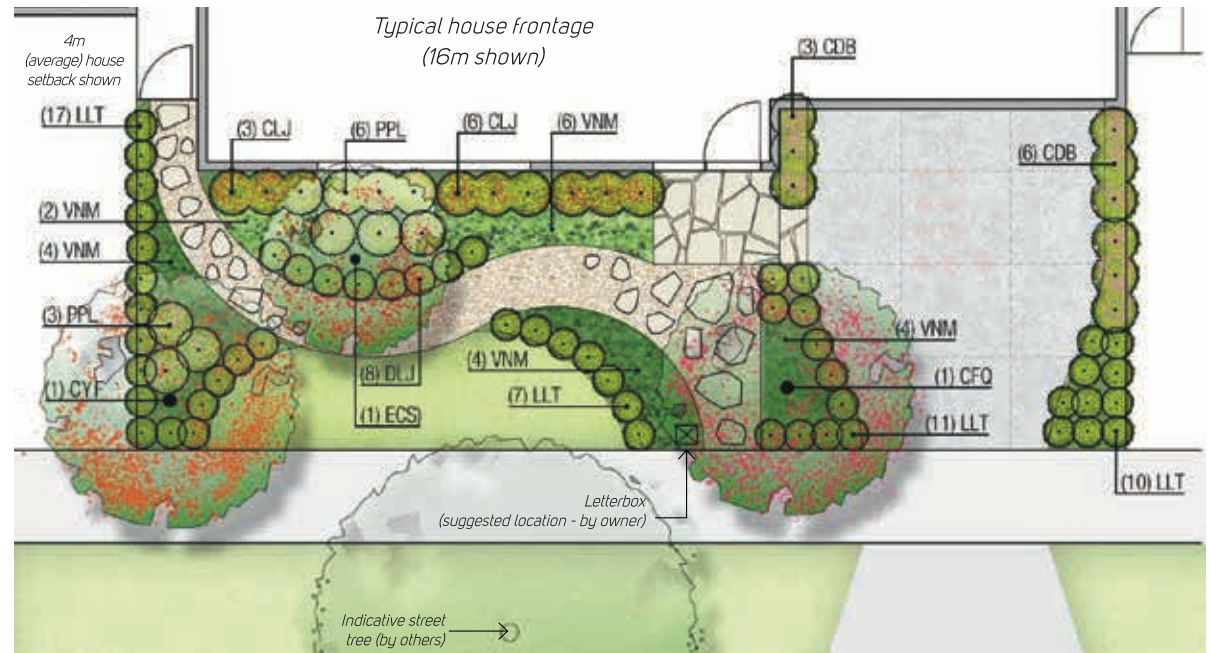


CFQ CYF ECS CLJ LLT



PPL CDB DLJ VNM

Indicative design intent images



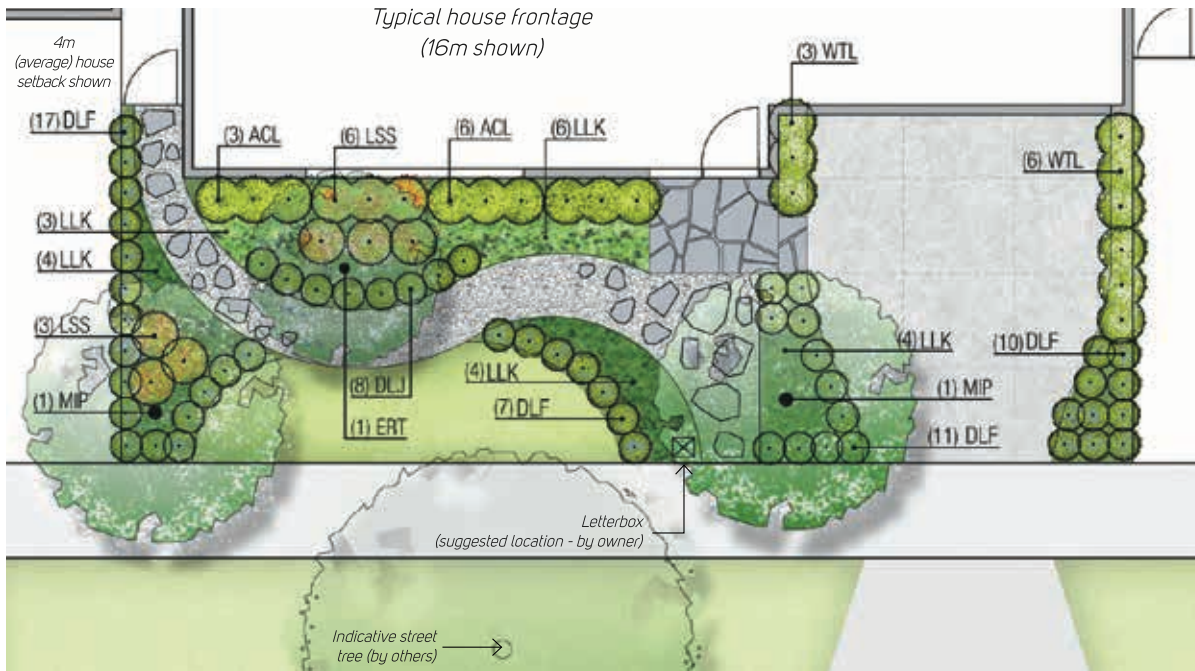
FRONT GARDENS PLANT LIST - ORGANIC (Option 1)

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

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

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

Organic Garden Design - Option 2



LEGEND

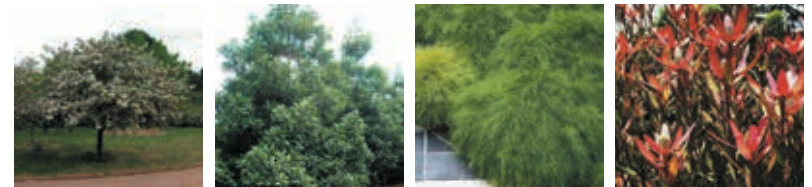
- Random stone paver
- Granitic gravel (grey coloured)
- Small canopy tree
- Medium sized shrubs
- Small shrubs and grasses
- Groundcovers
- Lawn

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

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

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

Indicative Plant Images



MIP

ERT

ACL

LSS



WTL

OTM

DLJ

LTC

Indicative design intent images



FRONT GARDENS PLANT LIST - ORGANIC (Option 2)

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

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
NARROW UPRIGHT TREES (Installation size: 1.2-1.6m high).					
MIP	Malus ioensis 'Plena'	Betchel Crab Apple	4 x 3	EX	D
ERT	Eleaocarpus reticulatus	Bleberry Ash	6 x 3	A	E
MEDIUM SHRUBS					
ACL	Acacia cognata 'Limelight'	Limelight Wattle	1 X 1	A	E
LSS	Leucadendron 'safari sunset'	Safari Sunset	2 x 2	EX	E
WTL	Westringia longifolia	Long leafed Westringia	2 x 2	A	E
GRASSES & STRAPPY-LEAFED PLANTS					
DLF	Dianella longifolia	Flax Lily	0.8 x 0.8	A	E
SMALL SHRUBS/GROUNDCOVERS					
DLJ	Dianella caerulea 'Little Jess'	Blue Flax Lily	0.3-0.4 x 0.3	A	E
LLK	Lomandra longifolia 'Katrinus'	Mat Rush	0.7 x 0.7	A	E

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




Layered Garden Design - Option 1

(Suggested design for Landmark Lots)

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

This design is a combination of formal and modern.

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

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

Indicative Plant Images



PSR



MIP



ABG



ABP



LLT

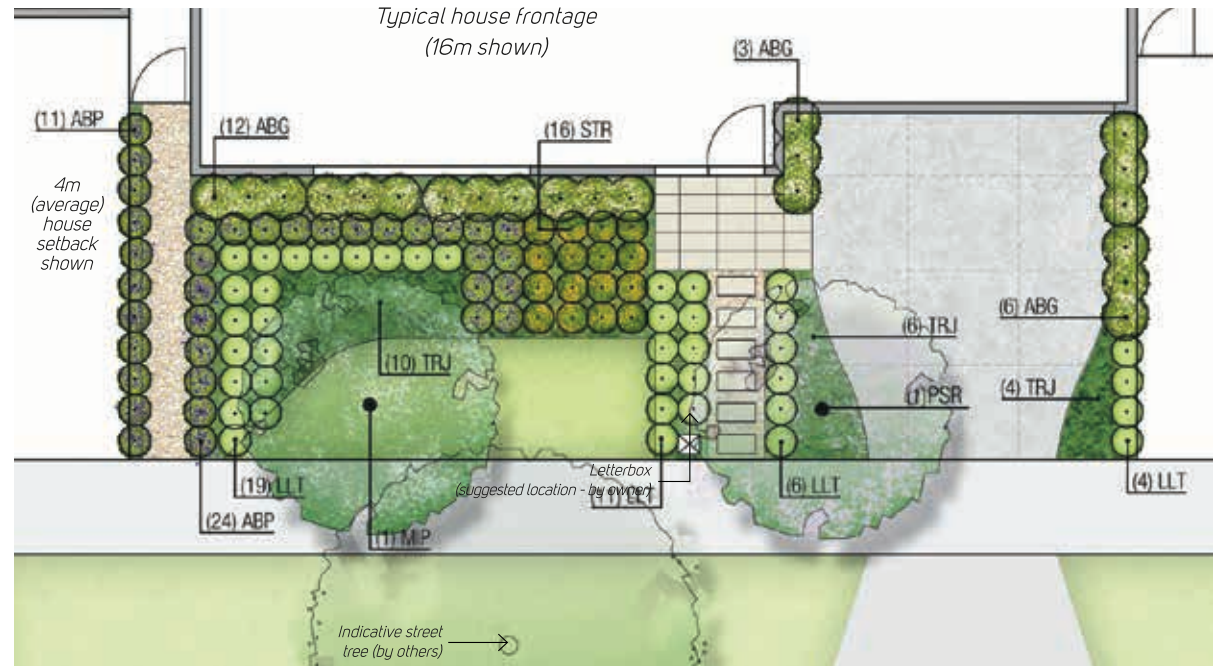


STR



TRJ

Indicative design intent images



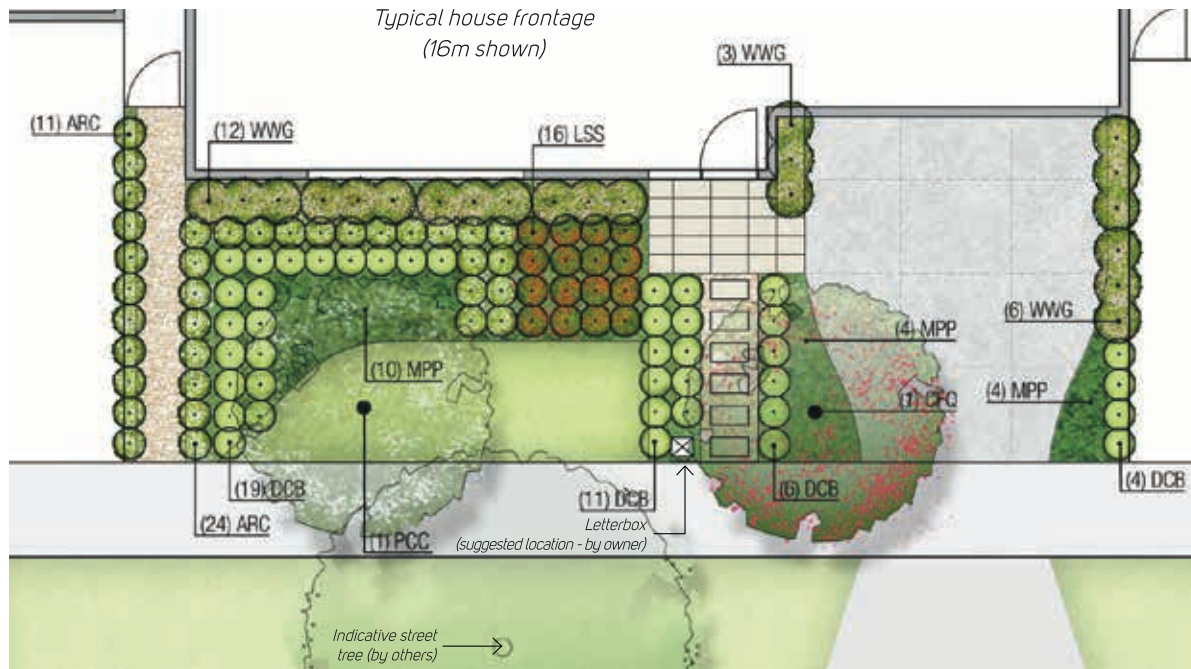
FRONT GARDENS PLANT LIST - LAYERED (Option 1)

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

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
PSR	Prunus subhirtella rosea	Weeping Cherry	3 x 4	EX	D
NARROW UPRIGHT TREES (Installation size: 1.2-1.6m high).					
MIP	Malus ioensis 'Plena'	Betchel Crab Apple	4 x 3	EX	D
MEDIUM SHRUBS					
ABG	Abelia grandiflora	Abelia	1.5 x 1.5	EX	E
GRASSES & STRAPPY-LEAFED PLANTS					
ABP	Agapanthus 'Black Pantha'	Black Pantha African Lily	1 x 1	EX	E
LLT	Lomandra 'Tanika'	Dwarf Lomandra	0.5-0.6 x 0.6	A	E
STR	Strelitzia reginae	Bird of paradise	1.8 x 1	EX	E
SMALL SHRUBS/GROUNDCOVERS					
TRJ	Trachelospermum jasminoides	Chinese Star Jasmine	0.4 x spreading	EX	E

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

Layered Garden Design - Option 2



LEGEND

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

(Suggested design for Landmark Lots)

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

This design is a combination of formal and modern.

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

Indicative Plant Images



CFQ

PWG

LSS

WWG



ARC

DCB

MPP

Indicative design intent images



FRONT GARDENS PLANT LIST - LAYERED (Option 2)

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

KEY	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	ORIGIN	D/E
SMALL/MEDIUM CANOPY TREES (Installation size: 1.2-1.6m high).					
CFQ	Corymbia ficifolia 'Calypso Queen'	Dwarf Red Flowering Gum	5 x 4	A	E
NARROW UPRIGHT TREES (Installation size: 1.2-1.6m high).					
PCC	Pyrus calleryana 'Capital'	Ornamental Pear	11 x 3	EX	D
MEDIUM SHRUBS					
LSS	Leucadendron 'safarisunset'	Safari Sunset	2 x 2	EX	E
WWG	Westringia 'Wynyabbie Gem'	Wynyabbie Westringia	1.5 x 1-1.25	A	E
GRASSES & STRAPPY-LEAFED PLANTS					
ARC	Arthropodium cirratum	Matapouri Bay	0.85 x 1	EX	E
DCB	Dianella caerulea 'Breeze'	Breeze Flax Lilly	0.7 x 0.65	A	E
SMALL SHRUBS/GROUNDCOVERS					
MPP	Myoporum parvifolium	Creeping Boobialla	0.2 x spreading	A	E

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A modern building with a facade of vertical wooden slats. A large white logo is mounted on the slats, featuring the letters 'M', 'O', 'D', 'E', 'I', 'N', 'A'. The 'O' is a circle containing a blue wave-like graphic. The building has a glass balcony area on the upper level. The scene is set against a clear blue sky with some greenery in the foreground and background.

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