



THE  
**EDGE**  
AT WESTBROOK

DESIGNER  
FRONT LANDSCAPE  
RANGE

VERSION 1 - JULY 2021

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A high quality streetscape will be one of the hallmarks of The Edge at Westbrook, and to support this vision, the Developer is offering to landscape your front garden.

Your front garden will also be maintained by our professional landscape team for 12 months from installation.

Together we will make The Edge at Westbrook a beautiful place to live.

### **1.1 Choose Your Landscape Design & Letterbox**

We are pleased to offer eight front garden packages which have been designed by one of Melbourne's leading landscape architects. Select your favourite design - one that will be most complementary to the style of your home and most importantly suit your lifestyle - and our professional landscape gardeners will install and maintain your garden for one year. Please refer to Section 2 of this booklet to view the full range of garden designs, finishes and materials available.

Letterboxes will be provided and installed as part of your front landscape package. A choice of six options are provided which have been carefully selected to complement the high standard of homes within The Edge at Westbrook. It is recommended that the selection of your letterbox complements the design, style, materials and colours of your home. Please refer to Section 2.10 of this booklet to view the full range of letterboxes available for selection as part of your front landscape package.

You will have the opportunity to discuss both the garden design and placement of letterbox with the landscape gardener prior to installation. Section 6 of this booklet contains some handy gardening tips to ensure your garden looks great all year round.

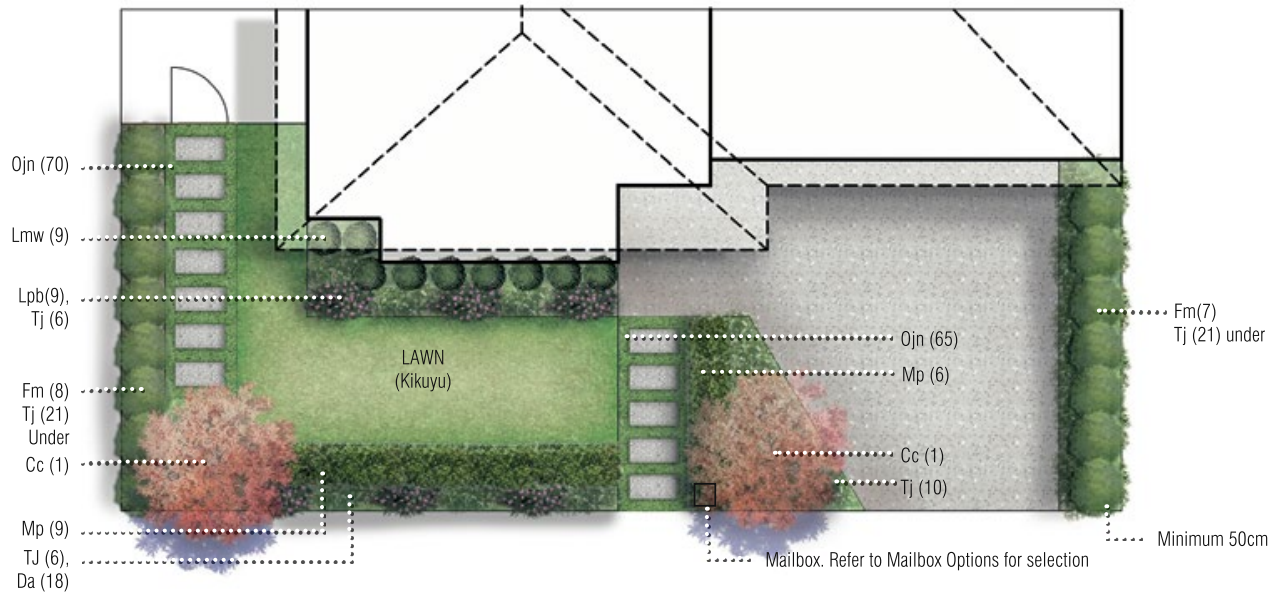
## 1.2 THE PROCESS

- 1 Contract of Sale executed
- 2 Settlement of the lot
- 3 Construct the house (including driveway) in accordance with the approved plans
- 4 Choose your garden design, complete and submit the Designer Front Landscape Application form along with your Occupancy Permit to The Edge at Westbrook Design Panel
- 5 **Prior to works starting:**
  - A 90mm 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
- 6 Contact The Edge at Westbrook Design Panel to book in your landscape works
- 7 Site Inspection with the landscape gardener
- 8 Landscape garden and installation of letterbox completed
- 9 12 months of maintenance by the landscape gardener

## 2.0 GARDEN DESIGNS



# 2.1 FORMAL GARDEN DESIGN - OPTION A



## PLANT PALETTE



## AESTHETIC

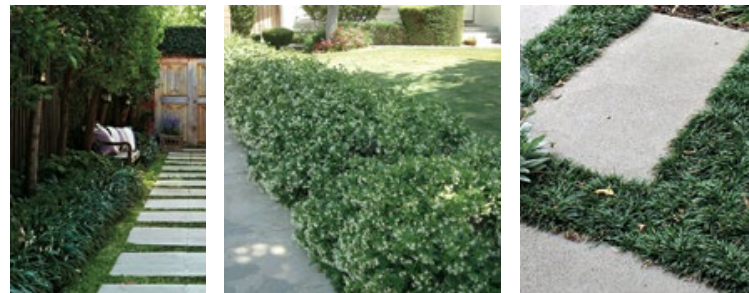
Providing a geometric form complemented by a vivid planting palette. This design offers a striking option inspired by the contemporary garden which accentuates symmetry and the built environment. The inclusion of an open lawn, complemented by intimate areas provides an extension to the overall living space.

High/Medium maintenance requirement, most species can be left to go to their natural shape, depending on preference. An option for the gardening enthusiast.

## MATERIALS

Bluestone (or Sandstone) Pavers, Steel Edging (refer to materials sheet)

## PRECEDENT IMAGERY



Notes:  
Plant symbols/illustrations/precedents are indicative only and not necessarily indicative of exact plant or outcome. Quantities and layout are subject to actual size of lot and location of building footprint. Drawing based off average 4m building offset, with a 14m width lot. Homeowner to make own inquiries about the aesthetics of trees, shrubs & groundcovers, and confirm with contractor prior to commencement.  
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Irrigation to all lawns and gardenbeds, as set out by the contractor on site.

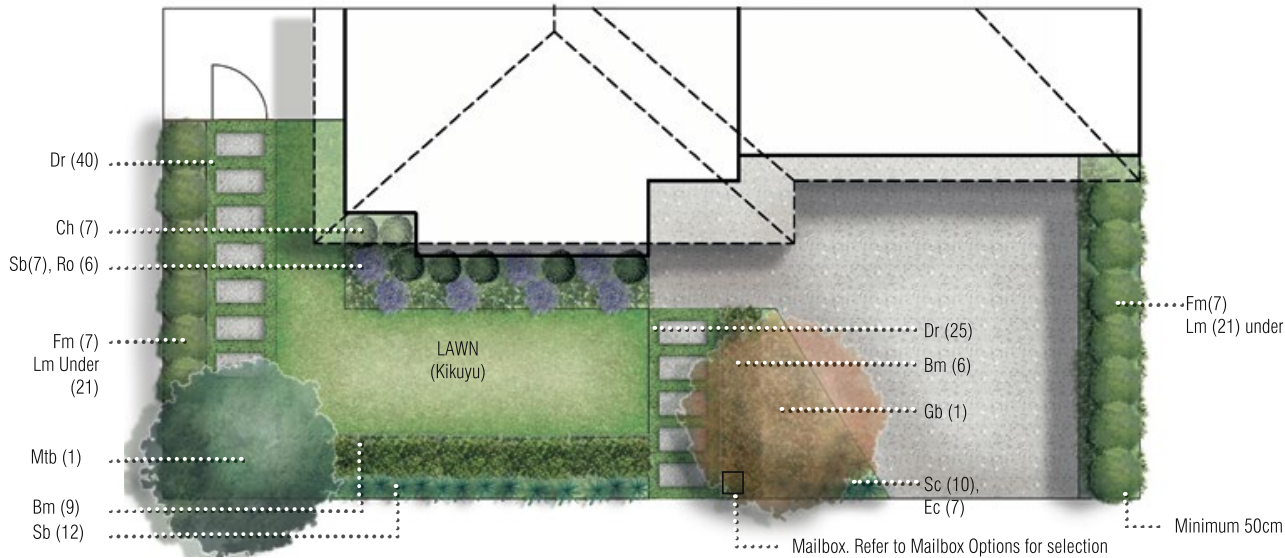
Exclusions:  
Naturestrips, Driveway, Porch, Fencing, Retaining Walls

## PLANT SCHEDULE

FORMAL GARDEN DESIGN - OPTION 1					
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	ORIGIN	DECIDUOUS/ EVERGREEN
<b>Trees &amp; Screens</b>					
Cc	<i>Cercis canadensis</i>	Forest Pansy	45L	Ex	D
Fm	<i>Ficus microcarpa 'Hillii'</i>	Pleached Hill Fig	30cm	Ex	E
<b>Shrubs &amp; Grasses</b>					
Lmw	<i>Liriope muscari 'Monroe White'</i>	Munroe White	15cm	Ex	E
Lpb	<i>Limonium perezii 'Perezii Blue'</i>	Limonium Perezii Blue	15cm	Ex	E
Mp	<i>Murraya paniculata</i>	Orange Jessamine	30cm	Ex	E
<b>Groundcovers &amp; Climbers</b>					
Ojn	<i>Ophiopogon japonicus nanus</i>	Dwarf Green Mondo	Tubestock	Ex	E
Tj	<i>Trachelospermum jasminoides</i>	Climbing star Jasmine	15cm	Ex	E
Da	<i>Dichondra argentea 'Silver Falls'</i>	Kidney Weed 'Silver Falls'	Tubestock	Ex	E

ORIGIN:  
Native (N) or Exotic (Ex)  
FOLIAGE:  
Deciduous (D) or Evergreen (E)

# 2.2 FORMAL GARDEN DESIGN - OPTION B



## PLANT PALETTE



## AESTHETIC

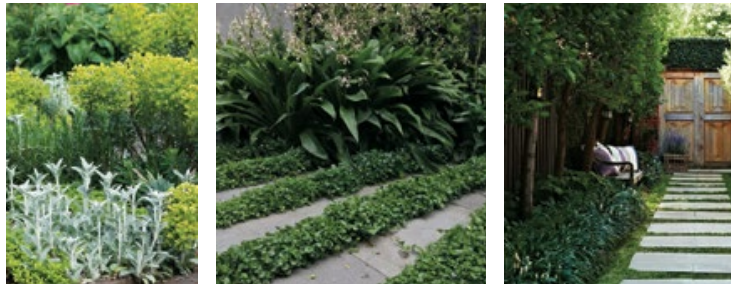
Crisp, straight lines and uniform plant habit are the main criteria for plant selection. The design is symmetrical and offers privacy along the boundaries whilst having an open feel for the front lawn.

Inspired by European cottage gardens, with a lush exotic plant palette. Medium maintenance requirement, most species can be left to go to their natural shape, but if you prefer the more manicured look, it is best to pleach your side hedges and clip other plants seasonally.

## MATERIALS

Bluestone (or Sandstone) Pavers, Steel Edging (refer to materials sheet)

## PRECEDENT IMAGERY



**Notes:**  
 Plant symbols/illustrations/precedents are indicative only and not necessarily indicative of exact plant or outcome. Quantities and layout are subject to actual size of lot and location of building footprint. Drawing based off average 4m building offset, with a 14m width lot. Homeowner to make own inquiries about the aesthetics of trees, shrubs & groundcovers, and confirm with contractor prior to commencement.  
 Lots with retaining walls at front boundary are to confirm design amendments with contractor prior to commencement.  
 Irrigation to all lawns and gardenbeds, as set out by the contractor on site.

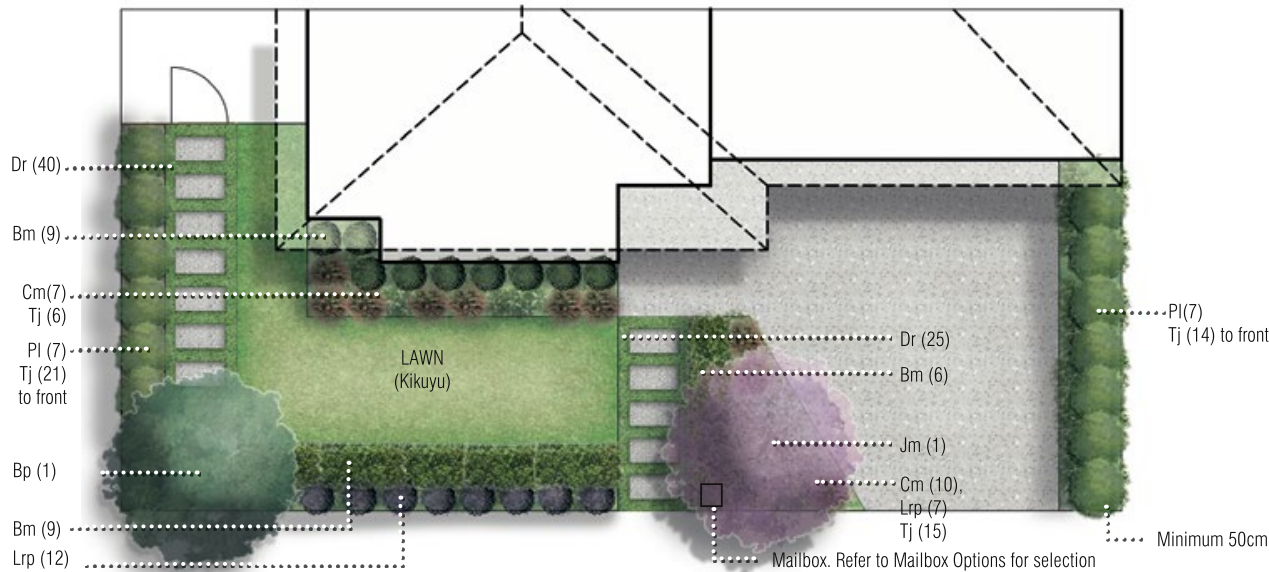
**Exclusions:**  
 Naturestrips, Driveway, Porch, Fencing, Retaining Walls

## PLANT SCHEDULE

FORMAL GARDEN DESIGN - OPTION 2						
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	ORIGIN	DECIDUOUS/ EVERGREEN	
<b>Trees &amp; Screens</b>						
Gb	<i>Ginkgo biloba</i>	Maidenhair Tree	45L	Ex	D	
Fm	<i>Ficus microcarpa 'Hilli'</i>	Pleached Hill Fig	30cm	Ex	E	
Mtb	<i>Magnolia grandiflora 'Teddy bear'</i>	Teddy Bear Magnolia	45L	Ex	E	
<b>Shrubs &amp; Grasses</b>						
Bm	<i>Buxus microphylla</i>	Japanese Box Hedge	30cm	Ex	E	
Ch	<i>Cephalotaxus harringtonia 'Fastigiata'</i>	Upright Plum Yew	15cm	Ex	E	
Ec	<i>Euphorbia characias 'Wulfenii'</i>	Mediterranean spurge	15cm	Ex	E	
Lm	<i>Liriope muscari 'Evergreen Giant'</i>	Evergreen Giant Liriope	15cm	Ex	E	
Ro	<i>Rosmarinus officinalis 'Prostratus'</i>	Rosemary	15cm	Ex	E	
Sc	<i>Senecio Serpens 'Chalk Sticks'</i>	Blue Chalk Sticks	15cm	Ex	E	
Sb	<i>Stachys byzantina 'Silver Carpet'</i>	Lambs ear	15cm	Ex	E	
<b>Groundcovers &amp; Climbers</b>						
Dr	<i>Dichondra repens</i>	Kidney Weed	Tubestock	N	E	

**ORIGIN:**  
 Native (N) or Exotic (Ex)  
**FOLIAGE:**  
 Deciduous (D) or Evergreen (E)

# 2.3 FORMAL GARDEN DESIGN - OPTION C



## PLANT PALETTE



## AESTHETIC

Providing a geometric form complemented by a seasonal colour palette. This design highlights and celebrates the seasonal qualities of the feature species. With its inclusion of purple and orange hues that are showcased during spring, year round lush greens can be enjoyed that frame the clean and straight forms of the formal garden.

Medium maintenance requirement, most species can be left to go to their natural shape which provides versatility.

## MATERIALS

Bluestone (or Sandstone) Pavers, Steel Edging (refer to materials sheet)

## PRECEDENT IMAGERY



Notes:  
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Exclusions:  
Naturestrips, Driveway, Porch, Fencing, Retaining Walls

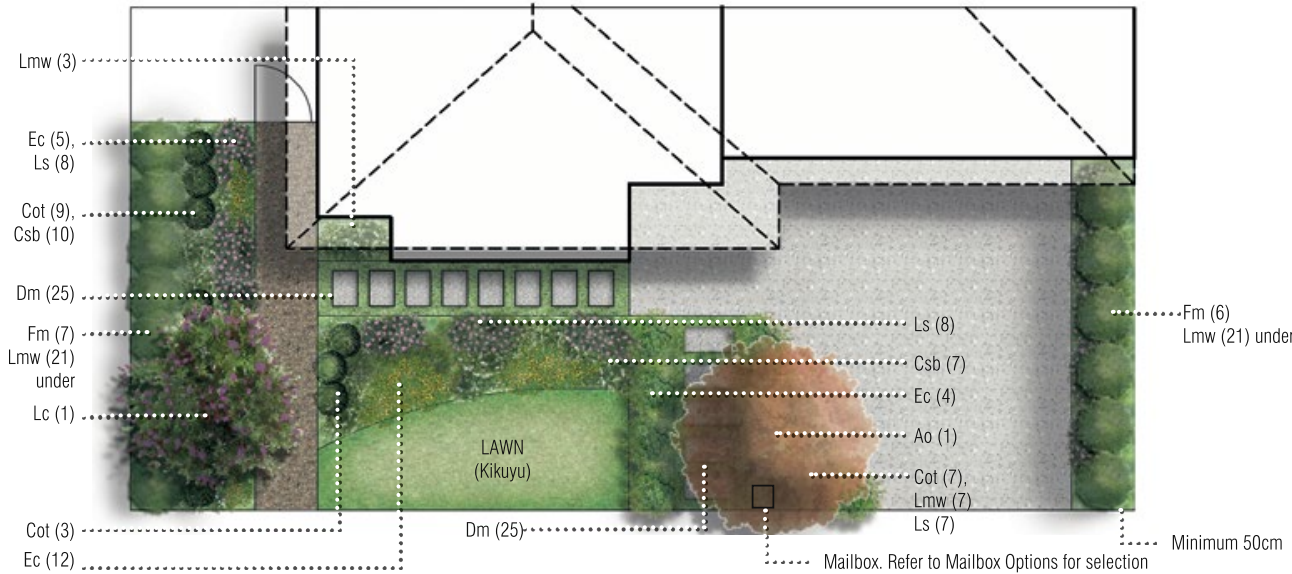
## PLANT SCHEDULE

FORMAL GARDEN DESIGN - OPTION 3						
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	ORIGIN	DECIDUOUS/ EVERGREEN	
<b>Trees &amp; Screens</b>						
Bp	<i>Betula pendula</i>	Silver Birch	45L	Ex	D	
Jm	<i>Jacaranda mimosifolia</i>	Jacaranda	45L	Ex	D	
PI	<i>Prunus lusitanica</i>	Portugese Laurel	45L	Ex	E	
<b>Shrubs &amp; Grasses</b>						
Bm	<i>Buxus microphylla</i>	Japanese Box Hedge	30cm	Ex	E	
Cm	<i>Clivia miniata</i>	Kaffir Lilly	15cm	Ex	E	
Lrp	<i>Liriope muscari 'Royal Purple'</i>	Lily Turf	15cm	Ex	E	
<b>Groundcovers &amp; Climbers</b>						
Dr	<i>Dichondra repens</i>	Kidney Weed	Tubestock	N	E	
TJ	<i>Trachelospermum jasminoides</i>	Climbing star Jasmine	15cm	Ex	E	

ORIGIN:  
Native (N) or Exotic (Ex)  
FOLIAGE:  
Deciduous (D) or Evergreen (E)



# 2.4 CLASSIC GARDEN DESIGN - OPTION A



## PLANT PALETTE



## AESTHETIC

This garden is a modern twist on a cottage style yard, featuring a mix of colours and textures. This garden will have great seasonal appeal and is on the lower maintenance end of the front lot offerings.

## MATERIALS

Bluestone (or Sandstone) Pavers, Steel Edging, Gravel Path (refer to materials sheet)

## PRECEDENT IMAGERY



Notes:  
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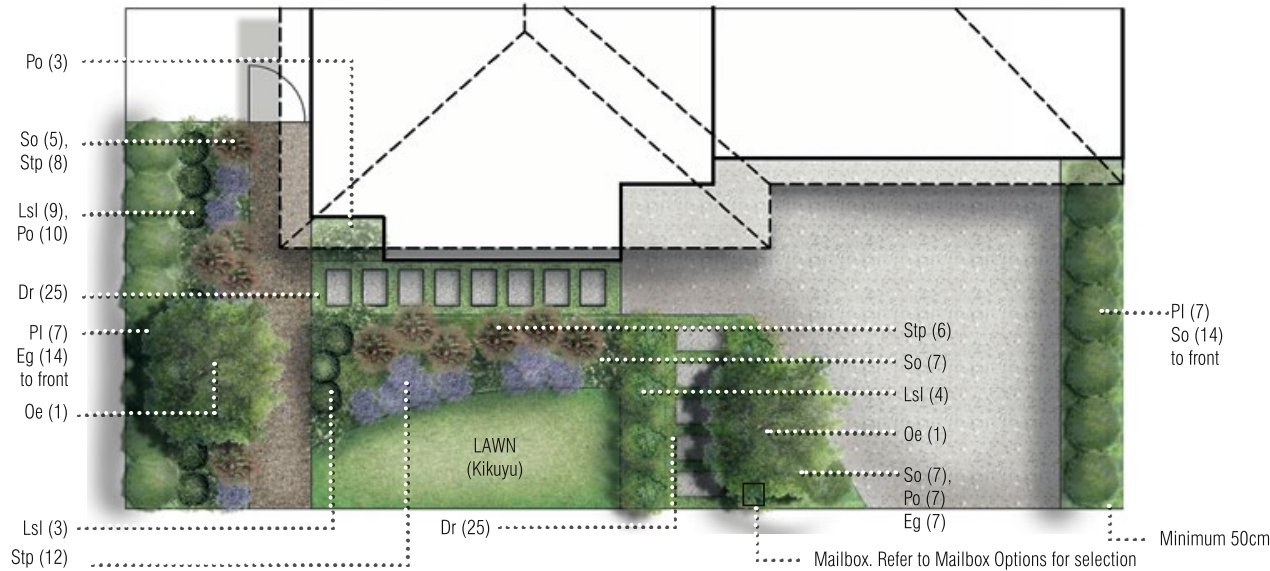
Exclusions:  
Naturerstrips, Driveway, Porch, Fencing, Retaining Walls

## PLANT SCHEDULE

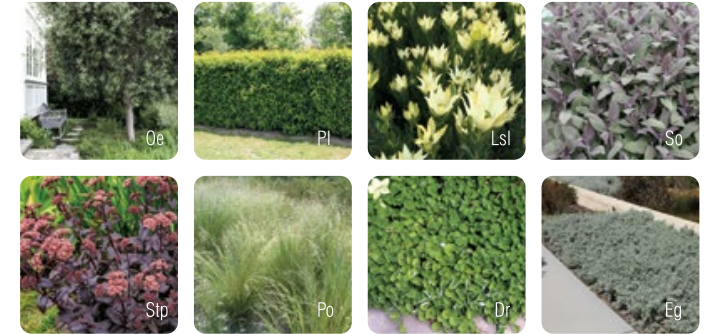
CLASSIC GARDEN DESIGN - OPTION 1						
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	ORIGIN	DECIDUOUS/ EVERGREEN	
<b>Trees &amp; Screens</b>						
Ao	<i>Acer palmatum 'Osakazuki'</i>	Japanese maple 'Osakazuki'	45L	EX	D	
Lc	<i>Lagerstroemia indica 'Catawba'</i>	Crape Myrtle	45L	EX	D	
Fm	<i>Ficus microcarpa 'Hilli'</i>	Pleached Hill Fig	30cm	EX	E	
<b>Shrubs &amp; Grasses</b>						
Csb	<i>Convolvulus creorum 'Silver Bush'</i>	Silver Bush	15cm	EX	E	
Cot	<i>Cotyledon orbiculata</i>	Pigs Ear	15cm	EX	E	
Ec	<i>Euphorbia characias 'Wulfenii'</i>	Mediterranean spurge	15cm	EX	E	
Ls	<i>Lavandula stoechas</i>	Lavender	15cm	EX	E	
Lmw	<i>Liriope muscari 'Munroe White'</i>	Munroe White	15cm	EX	E	
<b>Groundcovers &amp; Climbers</b>						
Dm	<i>Dichondra micrantha</i>	Kidney Weed	Tubestock	N	E	

ORIGIN:  
Native (N) or Exotic (Ex)  
FOLIAGE:  
Deciduous (D) or Evergreen (E)

# 2.5 CLASSIC GARDEN DESIGN - OPTION B



## PLANT PALETTE



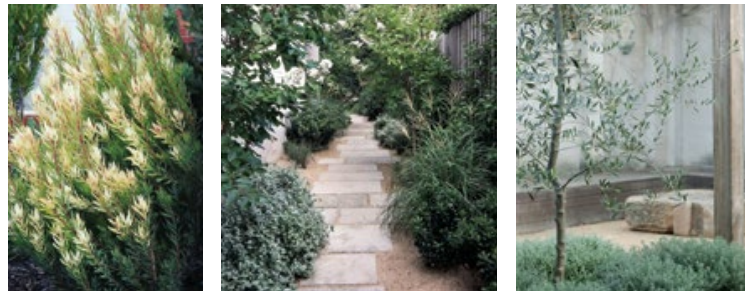
## AESTHETIC

This garden has strong Mediterranean vibes, and boasts an informal and low maintenance garden option. Pops of contrasting textures and colour provide year round interest.

## MATERIALS

Gravel Path, Bluestone Pavers, Steel Edging (refer to materials sheet)

## PRECEDENT IMAGERY



Notes:  
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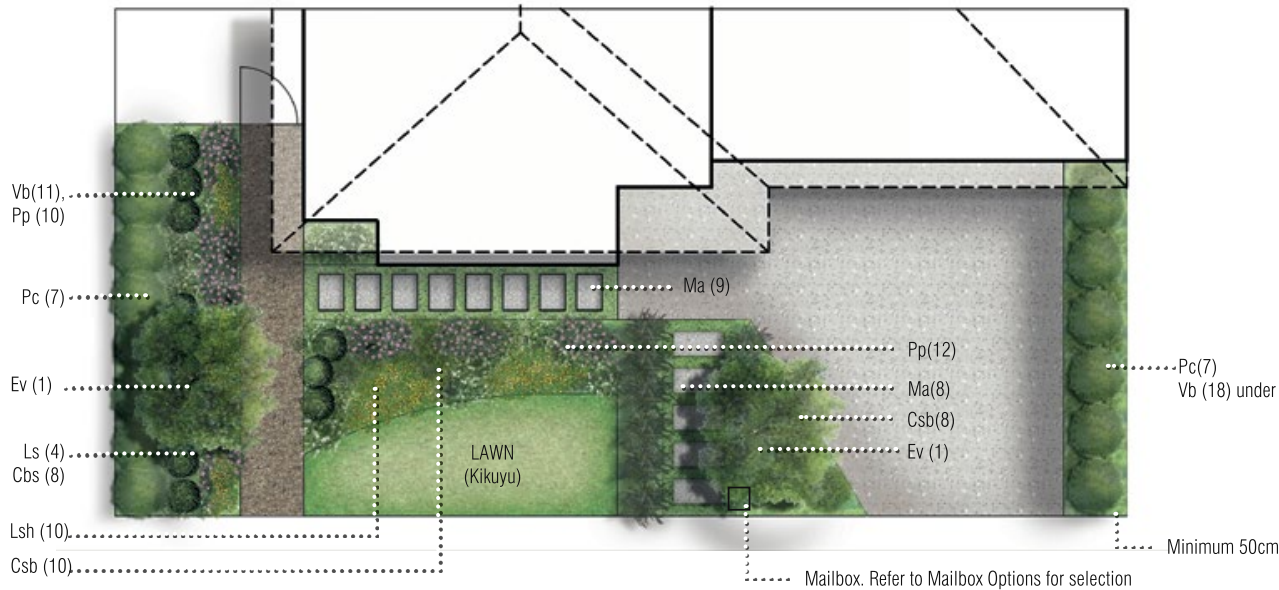
Exclusions:  
Naturestrips, Driveway, Porch, Fencing, Retaining Walls

## PLANT SCHEDULE

CLASSIC GARDEN DESIGN - OPTION 2					
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	ORIGIN	DECIDUOUS/ EVERGREEN
<b>Trees &amp; Screens</b>					
Oe	<i>Olea europaea</i>	Olive Tree	45L	EX	E
Pl	<i>Prunus lusitanica</i>	Portugese Laurel	30cm	EX	E
<b>Shrubs &amp; Grasses</b>					
Lsl	<i>Leucadendron stelligerum</i> 'Lime Magic'	Lime Magic Leucadendron	15cm	EX	E
So	<i>Salvia officinalis</i> 'Purpurascens'	Purple Sage	15cm	EX	E
Stp	<i>Sedum telephium</i> 'purple emperor'	Sedum	15cm	EX	E
Po	<i>Poa labillardieri</i>	Common Tussock-grass	15cm	N	E
<b>Groundcovers &amp; Climbers</b>					
Dm	<i>Dichondra repens</i>	Kidney Weed	Tubestock	N	E

ORIGIN:  
Native (N) or Exotic (Ex)  
FOLIAGE:  
Deciduous (D) or Evergreen (E)

# 2.6 CLASSIC GARDEN DESIGN - OPTION C



## PLANT PALETTE



## AESTHETIC

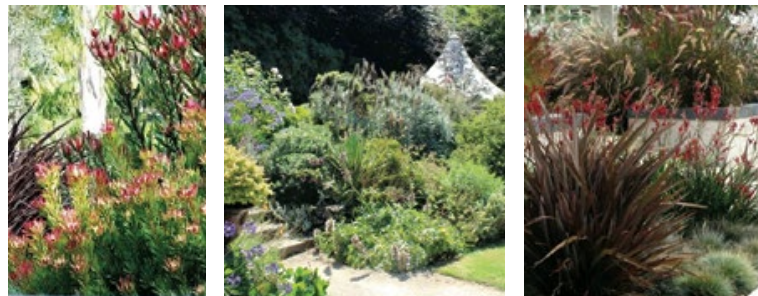
An ode to the classic cottage style. This design provides a unique twist with the mixture of exotic and native species which provide year round enjoyment. Whilst being a low maintenance option, differing forms of plant species over time will offer colourful and textural contrast.

The free flowing expression of the planting palette in addition to gravel path give a homey and comforting feel.

## MATERIALS

Gravel Path, Bluestone Pavers, Steel Edging (refer to materials sheet)

## PRECEDENT IMAGERY



Notes:  
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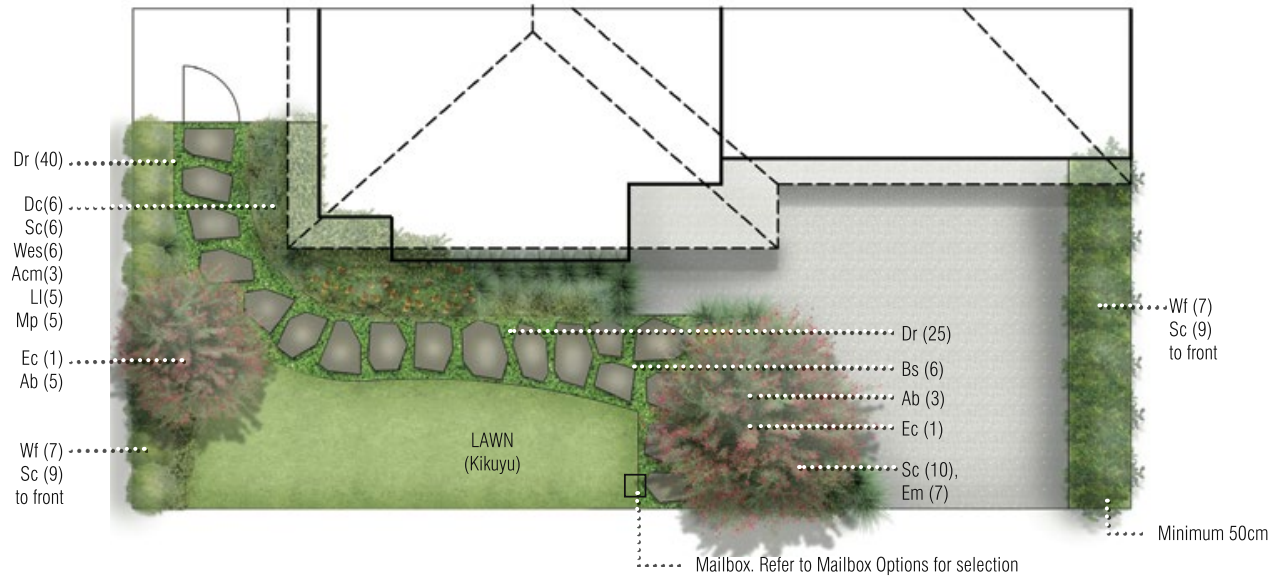
Exclusions:  
Naturestrips, Driveway, Porch, Fencing, Retaining Walls

## PLANT SCHEDULE

CLASSIC GARDEN DESIGN - OPTION 3						
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	ORIGIN	DECIDUOUS/ EVERGREEN	
<b>Trees &amp; Screens</b>						
Ev	<i>Eucalyptus vitrix</i>	Little Ghost Gum	45L	N	E	
Pc	<i>Pyrus calleryana</i> 'Capital'	Capital Ornamental Pear	30cm	EX	D	
<b>Shurbs &amp; Grasses</b>						
Csb	<i>Corvolvulus cneorum</i> 'Silver Bush'	Silver Bush	15cm	EX	E	
Vb	<i>Verbena bonariensis</i>	Brazilian Verbena	15cm	EX	E	
Pp	<i>Phormium</i> 'Platts Black'	New Zealand Flax	15cm	EX	E	
Lsh	<i>Leucadendron stelligerum</i> 'Baby Bouquet'	Baby Bouquet Leucadendron	15cm	EX	E	
<b>Groundcovers &amp; Climbers</b>						
Ma	<i>Muehlenbeckia axillaris</i>	Matted Lignum	15cm	EX	E	

ORIGIN:  
Native (N) or Exotic (Ex)  
FOLIAGE:  
Deciduous (D) or Evergreen (E)

# 2.7 ORGANIC GARDEN DESIGN - OPTION A - NATIVE



## PLANT PALETTE



## AESTHETIC

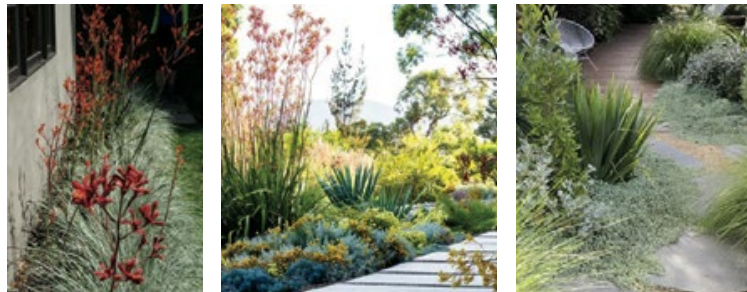
Inspired by the warm hues and natural beauty of the Australian landscapes, the warm planting palette of selected species will transport you to a captivating organic and contemporary space at The Edge at Westbrook.

This garden is very low maintenance, and also has low water consumption requirements.

## MATERIALS

Bluestone Steppers, Steel Edging (refer to materials sheet)

## PRECEDENT IMAGERY



Notes:  
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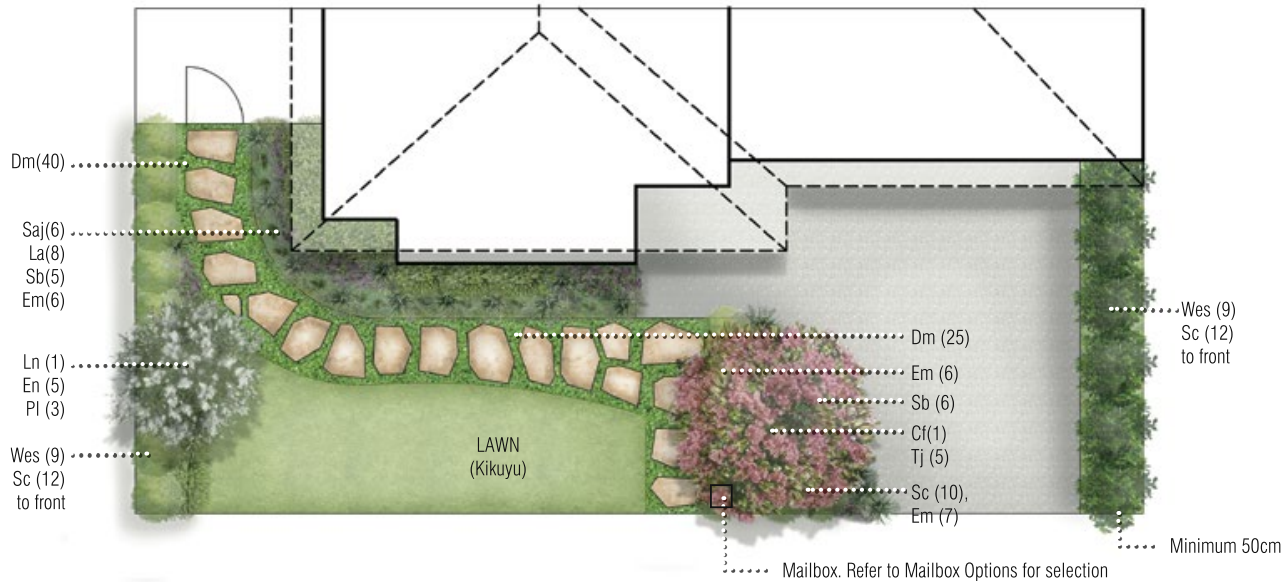
Exclusions:  
Naturestrips, Driveway, Porch, Fencing, Retaining Walls

## PLANT SCHEDULE

ORGANIC GARDEN DESIGN - NATIVE - OPTION 1						
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	ORIGIN	DECIDUOUS/ EVERGREEN	
<b>Trees &amp; Screens</b>						
<b>Ec</b>	<i>Eucalyptus caesia</i> 'Silver Princess'	Silver Princess Gum	45L	N		E
<b>Wf</b>	<i>Waterhousea floribunda</i> 'ST1' Whisper	Weeping Lily Pily	30cm	N		E
<b>Shrubs &amp; Grasses</b>						
<b>Ab</b>	<i>Anigozanthos</i> 'Bush Bonanza'	Yellow Kangaroo Paw	15cm	N		E
<b>Acm</b>	<i>Acacia cognata</i> 'Mini cog'	Mini Cog Wattle	15cm	N		E
<b>Dc</b>	<i>Dianella caerulea</i> 'Cassa Blue'	Native Flax	15cm	N		E
<b>Bs</b>	<i>Banksia spinulosa</i> 'Birthday Candles'	Banksia	15cm	N		E
<b>Em</b>	<i>Eremophila nivea</i>	Emu Bush	15cm	N		E
<b>Ll</b>	<i>Lomandra longifolia</i> 'Tanika'	Mat Rush	15cm	N		E
<b>Wes</b>	<i>Westringia fruticosa</i>	Coastal Rosemary	30cm	N		E
<b>Mp</b>	<i>Myoporum parvifolium</i>	Creeping boobialla	15cm	N		E
<b>Sc</b>	<i>Santolina chamaecyparissus</i>	Lavender Cotton	15cm	N		E
<b>Groundcovers &amp; Climbers</b>						
<b>Dr</b>	<i>Dichondra repens</i>	Kidney Weed	Tubestock	N		E

ORIGIN:  
Native (N) or Exotic (Ex)  
FOLIAGE:  
Deciduous (D) or Evergreen (E)

# 2.8 ORGANIC GARDEN DESIGN - OPTION B - MIXED



## PLANT PALETTE



## AESTHETIC

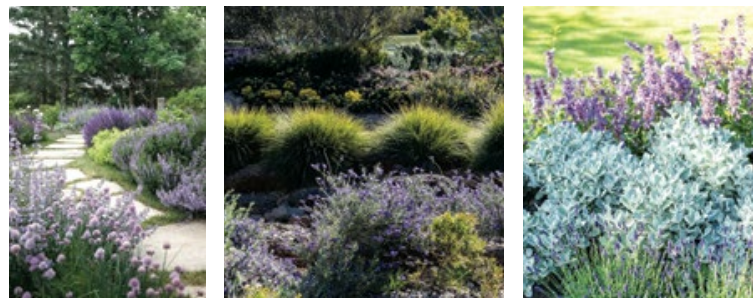
This organic design option will appeal with an elegant and graceful range of purple, red and grey-green tones. The purple lavenders and mix of ground covers will frame the pavement as the westringias along the extent of the house will provide a balance of height towards the main entrance.

Low to medium maintenance requirement.

## MATERIALS

Sandstone Steppers, Steel Edging (refer to materials sheet)

## PRECEDENT IMAGERY



Notes:  
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Irrigation to all lawns and gardenbeds, as set out by the contractor on site.

Exclusions:  
Naturestrips, Driveway, Porch, Fencing, Retaining Walls

## PLANT SCHEDULE

ORGANIC GARDEN DESIGN - MIXED - OPTION 2						
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	ORIGIN	DECIDUOUS/ EVERGREEN	
<b>Trees &amp; Screens</b>						
Cf	<i>Corymbia ficifolia</i> 'Calypso'	Flowering Gum Calypso	45L	N	E	
Ln	<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Natchez'	Crepe Myrtle	45L	E	D	
<b>Shrubs &amp; Grasses</b>						
Em	<i>Euphorbia myrsinites</i>	Myrtle spurge	15cm	E	E	
En	<i>Eremophila nivea</i>	Emu Bush	15cm	N	E	
La	<i>Lavandula angustifolia</i> 'Munstead'	Munstead Lavender	15cm	E	E	
Pl	<i>Poa labillardieri</i>	Common Tussock-grass	15cm	N	E	
Saj	<i>Sedum</i> 'Autumn Joy'	Stonecrop	15cm	E	E	
Sb	<i>Stachys byzantina</i> 'Silver Carpet'	Lambs ear	15cm	E	E	
Wes	<i>Westringia fruticosa</i>	Coastal Rosemary	30cm	N	E	
<b>Groundcovers &amp; Climbers</b>						
Dm	<i>Dichondra repens</i>	Kidney Weed	Tubestock	N	E	
Sc	<i>Senecio Serpens</i> 'Chalk Sticks'	Blue Chalk Sticks	15cm	E	E	
Tj	<i>Trachelospermum jasminoides</i>	Climbing star Jasmine	15cm	E	E	

ORIGIN:  
Native (N) or Exotic (Ex)  
FOLIAGE:  
Deciduous (D) or Evergreen (E)

# 2.9 LANDSCAPING MATERIALS

## STEPPERS - ORGANIC

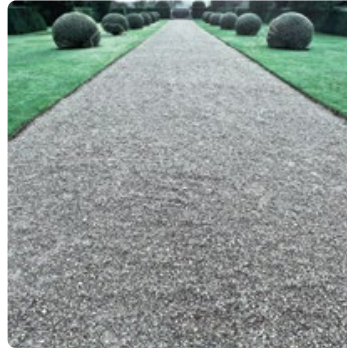


Bluestone



Sandstone

## GRAVEL



Bluestone



Lilydale Toppings (or similar)

## EDGING



Steel Edging

(between all surfaces - lawn/gardenbed/path etc)

## PAVERS



Bluestone

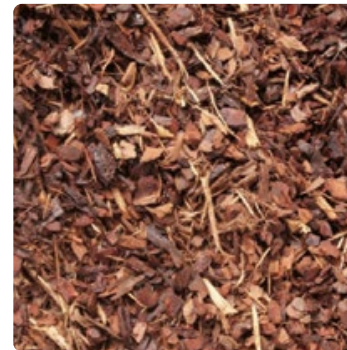


Sandstone

## MULCH



12-20mm Pine Mulch



Timber Mulch



Chocolate Dyed Timber Mulch

\* Homeowners to confirm material selection with gardener

# 2.10 LETTERBOXES

## STYLE TYPE 01 - PILLAR



1a Camden Parcel + Mail Charcoal Pillar A



1b Camden Parcel + Mail Charcoal Pillar A



1c Northcote Pottery Campbell Pillar Letterbox

## STYLE TYPE 02 - BLOCK RENDER



2a Northcote Pottery Grey And Charcoal Elite



2b Diablo Letterbox



2c Vectra Letterbox

# 3.0 DESIGNER FRONT LANDSCAPE APPLICATION

The following checklist will ensure that your garden design is assessed in a timely manner.

Complete and attach a copy of the Designer Front Landscape Application to your dwelling application and submit it online to: **westbrookdesignpanel@denniscorp.com.au**

If your garden design selection is approved and you meet the pre-installation requirements, the Design Panel will endeavour to notify you within 10 business days.

Anticipated date of Occupancy Permit:  
.....

## Owner to complete

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

Signed .....

Name in print .....

Date.....

## Garden Checklist

Name: .....

Lot number & street:.....

Date of Occupancy Permit: .....

## Lot Particulars

- Dwelling construction completed .....
- All rubbish, rubble, weeds, vegetation, etc has been removed from your front garden area .....
- Driveway complete - driveway width matching width of crossover .....
- Any footpath/pathway leading to the entry door or any paths in the front area .....
- Suitable grade has been provided across all areas to be landscaped.....
- Fencing completed .....
- Has 500mm clearance between driveway and side title boundary been provided to enable the installation of garden bed .....

## Irrigation Particulars

- 90mm PVC stormwater pipe has been installed under driveway, offset 1m from front title boundary for irrigation connection.....
- Garden tap .....

## Garden Choice

Garden Design selected (include 1st and 2nd preference):

- |                                                        |                                                         |                                                         |
|--------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|
| Formal Garden Design Option A <input type="checkbox"/> | Classic Garden Design Option A <input type="checkbox"/> | Organic Garden Design Option A <input type="checkbox"/> |
| Formal Garden Design Option B <input type="checkbox"/> | Classic Garden Design Option B <input type="checkbox"/> | Organic Garden Design Option B <input type="checkbox"/> |
| Formal Garden Design Option C <input type="checkbox"/> | Classic Garden Design Option C <input type="checkbox"/> |                                                         |

## Letterbox Choice

- |                                                    |                                                |
|----------------------------------------------------|------------------------------------------------|
| Pillarbox Option 1A ..... <input type="checkbox"/> | Block Render 2A ..... <input type="checkbox"/> |
| Pillarbox Option 1B ..... <input type="checkbox"/> | Block Render 2B..... <input type="checkbox"/>  |
| Pillarbox Option 1C..... <input type="checkbox"/>  | Block Render 2C..... <input type="checkbox"/>  |

Additional Comments: .....

.....

.....



# 4.0 FAQs (FREQUENTLY ASKED QUESTIONS)

These FAQs answer some of the more commonly raised questions. However, if you have any queries that are not covered in the FAQs you may refer to the website or contact the **Design Panel** at [westbrookdesignpanel@denniscorp.com.au](mailto:westbrookdesignpanel@denniscorp.com.au) or phone (03) 9573 1100

## **My lot requires retaining at the front of the property, will that affect my front landscaping?**

Your front landscaping won't be affected if the block requires retaining. However, the compliant retaining wall must be completed prior to the commencement of the landscaping works.

## **What is included in the landscape maintenance works?**

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

## **Is the nature strip included in the Front Landscaping Package?**

No, however the Developer will install grass turf on all nature strips, as part of the normal development works.

## **Can I install a crushed rock/ gravel nature strip?**

No. The Developer will install and maintain a grass nature strip as part of the normal development works.

## **Can we have artificial turf instead of natural grass through the Garden Package?**

Sorry, no.

## **Is an irrigation system included in the landscape design?**

Yes. A drip irrigation system which utilises a timer system is connected to your recycled water.

## **Can the garden design be modified?**

The landscape garden designs are a fixed package. However, minor modifications will be considered to suit your property, provided you consult with the landscape gardener before the works commence. Should you wish to broaden the scope of the landscaping, the landscape gardener will be happy to provide you with a quotation to carry out the additional works. We recommend discussing this directly with them.

## **When will the garden be completed?**

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

## **Can the landscape design be replicated in properties directly opposite or adjacent to each other?**

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

# 5.0 DESIGNER FRONT LANDSCAPE – TERMS & CONDITIONS

Free landscaping and 12 months garden maintenance is available to eligible purchasers of lots at The Edge at Westbrook subject to the Terms and Conditions of this Offer.

1. The dwelling, driveway, pathways and preparatory works must be completed in accordance with the laws, contract of sale, building plans approved by the Design Panel title restrictions, The Edge at Westbrook Design Guidelines, and this Offer. The preparatory works that must be completed before landscaping works can commence include:

- installation of a 90 millimetre PVC pipe under the driveway, to enable future irrigation connection/s;
- the provision of the occupancy permit for the dwelling house to the Design Panel;
- the removal of all rubbish, rubble, weeds and vegetation from where landscaping is to be installed;
- the provision of a suitable grade across all areas where landscaping is to be installed and the completion of compliant retaining walls;
- 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 by completing and submitting the Designer Front Landscape application form and checklist along with the Occupancy Permit to the Design Panel.

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 the extent of meeting the requirements of this Offer or to the extent of enabling the landscaping to be satisfactorily installed, the Developer can request that further works be carried out and completed before the landscaping works commence.

5. Where the preparatory works have been completed to the reasonable 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.

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. 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.

8. Where the Developer considers that the selected garden design cannot be satisfactorily installed on the lot due to site or weather conditions, the Developer will contact the Purchaser to choose alternative garden design.

9. The Purchaser acknowledges that the security 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.

10. Where there is a breach of laws, contract, The Edge at Westbrook 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 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.

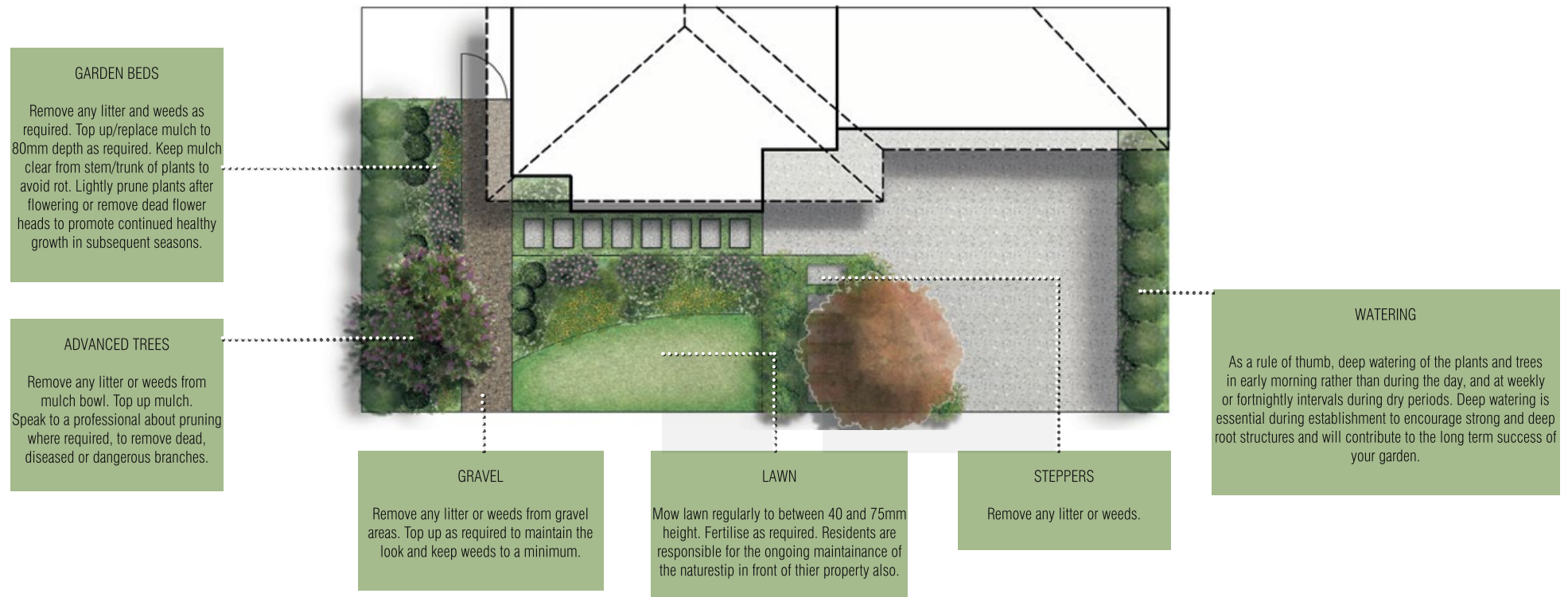
**Note:**

In this Offer: Developer means Leakes Pty Ltd and its successors and permitted assigns from time to time.


Landscaping works mean works to install trees, shrubs, ground cover, garden beds, edging to garden beds, paving or granitic gravel surfaces, letterbox 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, irrigation piping tank or system, 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.

# 6.0 GARDEN CARE



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.



THE  
EDGE  
AT WESTBROOK

For further information please call:

1300 303 420

Photos, maps, plans and descriptions are for illustration only and may differ from final built forms. Information is correct as of publication date but may change due to Government/Council requirements or other reasons. Your contract of sale will set out all binding terms and up-to-date information. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice before entering into any binding obligations. DFC (Westbrook) Pty Ltd is the project manager for Leakes Pty Ltd. The Westbrook trade mark used under licence © 2021.

WESTBROOK   
 ANOTHER DENNIS FAMILY COMMUNITY

  
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CORPORATION