



# THE VIEWS

- BULLSBROOK -

FRONT GARDEN PACKAGES BY *Workpower*



## INTRODUCTION

Welcome to The Views at Bullsbrook!

Our brand new development offers you the life of your dreams - including your ideal front garden. With the purchase of your block, you are eligible for a premium front garden landscaping package of your choice. We've put together four beautiful, contemporary designs that fit every need, from picturesque floral landscapes to practical food production.

Your front garden landscape package includes everything required for a healthy garden - such as irrigation, turf, fencing, and planting - and is professionally installed by our trusted, experienced contractors.

This information pack contains details of:

- Inclusions and site considerations
- Four design ideas to help you begin planning your perfect garden design
- What you need to do and how to apply for your garden package
- How the front garden package works, including what you need to do to be eligible for this offer

## Water Wise Gardens

We believe in creating a sustainable landscape for future generations - that's why all of our gardens have been designed to The Water Corporation's 'water wise' standards.

The 'water wise' scheme aims to reduce consumption of our precious drinking water reserves, particularly on gardens, while at the same time creating beautiful landscapes.

We can recommend a number of water wise solutions to help reduce the amount of water used to maintain your garden. From the use of specific water wise plant species, to premium water wise irrigation, to practical techniques such as thick mulch layers, every household can be water wise.

## Inclusions

The landscape works will typically consist of the installation of an irrigation system and controller to the Water Authority requirements, garden planting, turf or mulch installation, and the installation of an advanced tree. Your package also includes the installation of premium fencing as per the Master Plan for 'The Views' estate.

## PLANNING YOUR PERFECT GARDEN

There are just four easy steps to planning and installing your perfect garden.

Simply follow the path below to get started!

### 1. Decide what you like

Decide on a landscape style that suits you and get in touch with our landscape contractor 6-8 weeks prior to receiving your house keys.

You will need:

- This booklet
- Your key handover date
- A meeting date that suits you



### 2. Attend your planning meeting

Our landscape contractor will meet with you to discuss your landscape design in detail.

If you are stuck for ideas, our landscape contractor will be able to help you plan and design your dream garden.

You will need:

- Your preferred front garden design
- A copy of your site plan showing the position of your house
- Ideas about your garden purpose, style, plant species, and layout

### 3. Approve your design

Using your feedback and preferences, our landscape contractor will create a design for your garden. They will also plan the irrigation system. After the meeting, they will produce a black and white plan of the design for you to approve.

### 4. Installation

Once you've approved the design, our landscape contractor will supply and install the landscape and irrigation package to your front garden and verge.



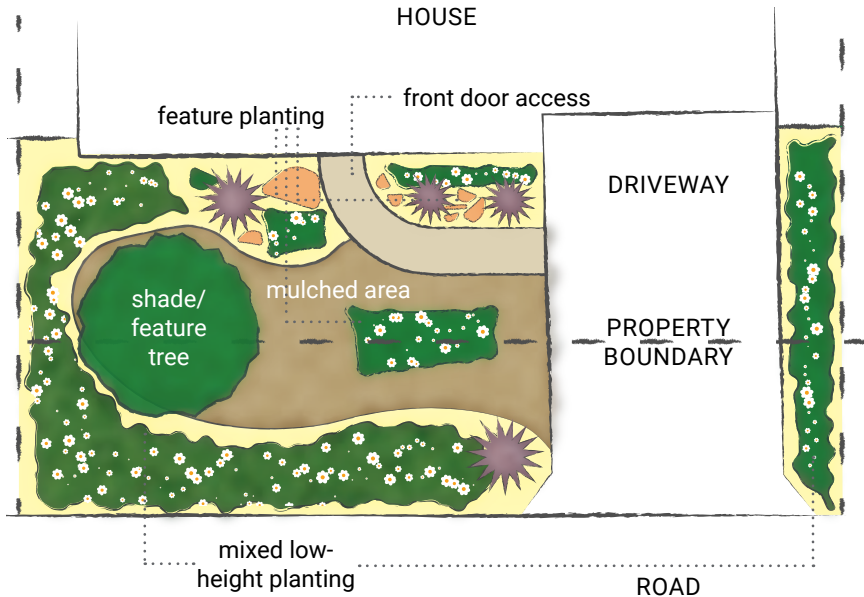
# NATIVE GARDEN

Perfectly suited to the Western Australian climate, a native garden provides attractive floral coverage as well as a refuge for birds and wildlife.

Water usage:

Flowers:

Produce:



## SUGGESTED PLANT TYPES

Abrv.	Common name	Botanical name
<b>Groundcovers</b>		
Bb	Southern Blechnum Banksia	<i>Banksia blechnifolia</i>
Dd	Dampiera	<i>Dampiera diversifolia</i>
Dm	Mondrup Bell	<i>Darwinia macrostegia</i>
Grs	Grevillea 'Star Burst'	<i>Grevillea saccata</i>
Grt	Grevillea tenuiloba	<i>Grevillea tenuiloba</i>
<b>Shrubs</b>		
Af	Dwarf Agonis	<i>Agonis flexuosa</i>
Alh	Native Hibiscus	<i>Alyogyne hakeifolia</i>
Cv	Bottlebrush 'Little John'	<i>Callistemon viminalis</i>
Eut	Egg and Bacon Plant	<i>Eutaxia myrtifolia</i>
Mh	Chenille Honey Myrtle	<i>Melaleuca huegelii</i>
<b>Grasses/strappy leaf plants</b>		
Anm	Kangaroo Paw	<i>Anigozanthos manglesii</i>
Po	Native Iris or Purple Flag	<i>Pattersonia occidentalis</i>
<b>Trees</b>		
Ba	Ashby's Banksia	<i>Banksia Ashbyi</i>
Eucv	Eucalyptus 'Snow Queen'	<i>Eucalyptus victrix</i>



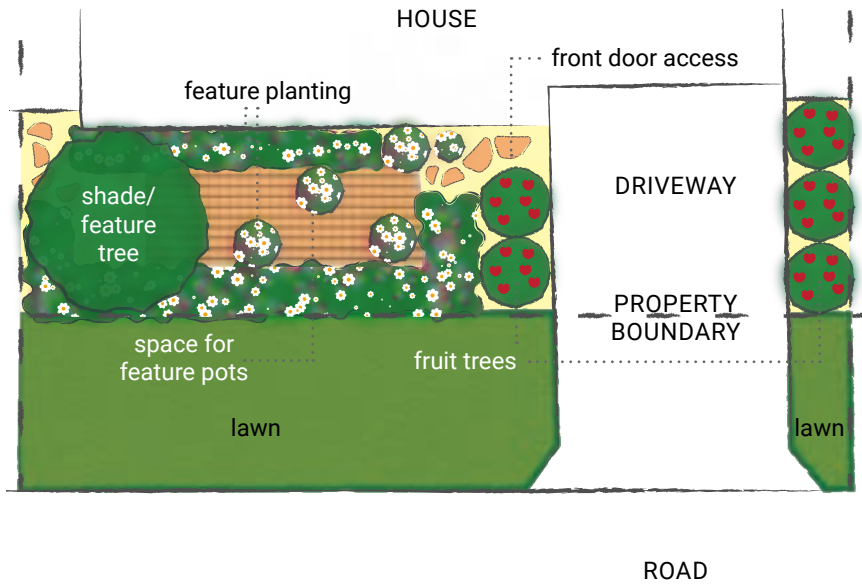
### MEDITERRANEAN GARDEN

With a mixture of beautiful flowering plants, rustic scenery, and fragrant herbs and trees, a Mediterranean garden offers delightful colours and scents all year round.

Water usage:

Flowers:

Produce:



### SUGGESTED PLANT TYPES

Abrv.	Common name	Botanical name
Groundcovers		
Ct	Snow in Summer	<i>Cerastium tomentosum</i>
Leh	Red Lechenaultia	<i>Lechenaultia hirsuta</i>
Leb	Blue Lechenaultia	<i>Lechenaultia bilboa</i>
Shrubs		
Coc	Blue Smoke Bush (prostrate form)	<i>Conospermum caeruleum</i>
Ar	Wormwood	<i>Artemesia absinthium</i>
Ec	Pride of Madeira	<i>Echium candicans</i>
Ld	Upside-down Bush	<i>Leptosema davesioides</i>
Salg	Salvia 'Crimson and Black'	<i>Salvia greggi</i>
Sals	Salvia 'Electric Blue'	<i>Salvia sinaloensis</i>
Grasses/strappy leaf plants		
By	Mexican Lily	<i>Beschorneria yuccoides</i>
Sis	Devon Skies	<i>Sisyrinchium 'Devon Skies'</i>
Trees		
Ery	Coral Tree	<i>Erythrina indica</i>
Lag	Crepe Myrtle	<i>Lagerstromia indica</i>

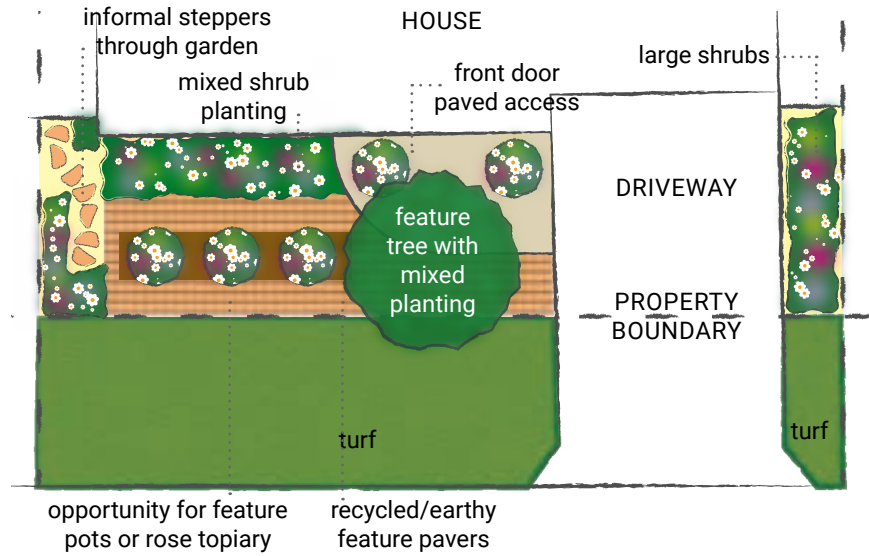


A brand new take on a classic design, our cottage garden features a variety of brightly flowering plants and trees, giving your home a burst of colour and fragrance.

Water usage: 🌧️🌧️🌧️🌧️

Flowers: 🌸🌸🌸🌸🌸

Produce: 🍎🍎🍏🍏



## SUGGESTED PLANT TYPES

Abrv.	Common name	Botanical name
Groundcovers		
Bb	Southern Blechnum Banksia	<i>Banksia blechnifolia</i>
Dg	Dawinia (prostrate form)	<i>Darwinia grandiflora</i>
Sca	Purple Fanfare	<i>Scaevola aemula</i>
Shrubs		
Ah	Blue Hibiscus	<i>Alyogyne huegelii</i>
Cop	Diosma	<i>Coleonema pulchellum</i>
Crow	Croewa	<i>Croewa exalata</i>
Sant	Cotton Lavendar	<i>Santolina chamaecyparissus</i>
Sals	Salvia 'Electric Blue'	<i>Salvia sinaloensis</i>
Grasses/strappy leaf plants		
Ap	Dwarf Agapantha	<i>Agapanthus praecox</i>
Arc	NZ Rock Lily	<i>Arthropodium cirratum</i>
Lm	Lilyturf	<i>Liriope muscari</i>
Trees		
Af	Jervis Bay Afterdark	<i>Agonis flexuosa</i>
L	Bay Tree	<i>Laurus nobilis</i>
Pb	Ornamental Plum	<i>Prunus blireiana</i>

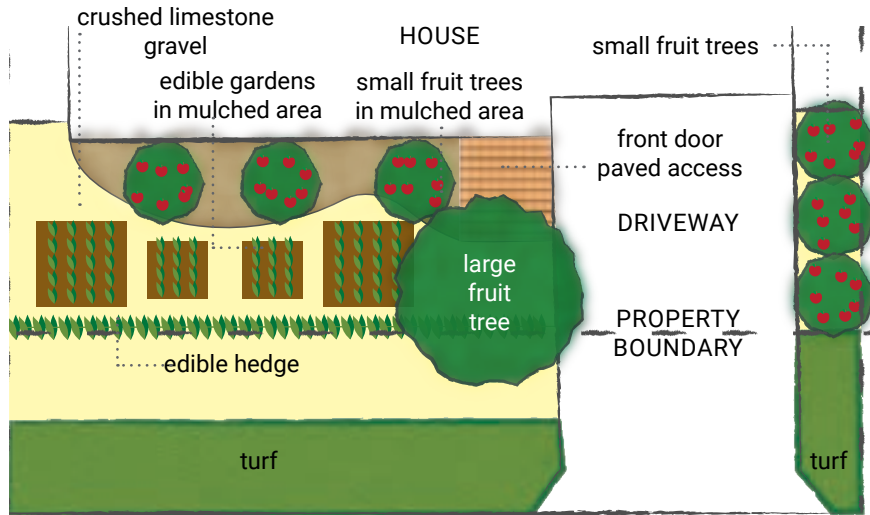


Grow your own fresh produce on your doorstep with our food garden! This delightful layout offers practical, sustainable living in an appealing setting.

Water usage:

Flowers:

Produce:



## SUGGESTED PLANT TYPES

Common name	Botanical name
Fruit trees	
Tahitian Lime	<i>Citrus x aurantifolia</i>
Lemon	<i>Citrus x limon</i>
Mandarin	<i>Citrus x reticulata</i>
Loquat	<i>Eriobotrya japonica</i>
Macadamia	<i>Macadamia integrifolia</i>
Apple	<i>Malus domestica</i>
Mango	<i>Mangifera indica</i>
Weeping Mulberry	<i>Morus alba</i>
Olive	<i>Olea europaea</i>
Almond tree	<i>Prunus dulcis</i>
Peach	<i>Prunus persica</i>
Edibles	
Aloe	<i>Aloe vera</i>
Heliotrope	<i>Heliotrope 'Cherry Pie'</i>
Lavendar	<i>Lavandula 'Miss Donnington'</i>
Mint	<i>Mint</i>
Oregano	<i>Oregano</i>

## WHAT YOU GET IN YOUR FRONT GARDEN PACKAGE

The landscape and irrigation provided by our nominated Landscape Contractor will be dependent on the lot size and may include the following:

- Landscape design (including 1 x initial consultation with our nominated Landscape Contractor)
- Reticulation design (to be dependent on completion of works)
- Reticulation automatic controller
- Irrigation to turf (pop ups) and garden areas (spray stakes)
- Flood bubblers to street trees (excluding existing trees)
- Wintergreen turf (including dynamic lifter)
- Mulch and Soil conditioner to garden beds
- Plants @ 130-150mm - 1 plant per square metre
- 1 x Feature Tree

The plants indicated in the designs above are examples only. The selection of plants supplied will depend on availability and quantity; some substitutions may be required.

Please note, further consultations with our Landscape Contractor as a result of changes to your design will incur an additional fee.

### Additional works

If you would like to make any changes to your front garden package outside of the scope above, you are welcome to do so. You can discuss this with the Landscape Contractor during your consultation.

Any additional works required beyond the scope above will be at the sole cost of the Purchaser. This includes all hard paving, furniture, water features etc.

The extra work and its value may be negotiated to the satisfaction of both the Purchaser and the Contractor and will remain external to the above.

Any arrangements between the appointed Landscape Contractor and the Purchaser will be a matter solely between those parties and will not be an arrangement or agreement to which Bullsbrook Syndicate Pty Ltd is a party.





## WHAT YOU NEED TO DO

To receive your landscape package, it is essential that the following is completed prior to installation:

- ❑ The Lot address is within 'The Views' estate and has been purchased by the Applicant from Bullsbrook Syndicate Pty Ltd Property Group.
- ❑ The Applicant is 6-8 weeks away from receiving keys from builder.
- ❑ All front fencing, driveways and decking/paving have been completed prior to installation. This allows the landscape and irrigation works to be carried out unimpeded.
- ❑ A 90mm PVC duct has been installed under the driveway. This is required for the installation of irrigation pipes.
- ❑ The site is clean, tidy and free of rubbish.
- ❑ All temporary fencing has been removed.
- ❑ The site has been levelled, with soil 20mm below the top of surrounding kerbs, paths or driveways.
- ❑ Lot survey pegs are visible and in the correct location.

## NOTES

1. Plants outside the contract will be charged to the client as an upgrade.
2. Turf upgrades, for varieties such as Palmetto/Sir Walter Buffalo, will be charged per square metre.



Other matters you should be aware of:

- The design, supply and installation of irrigation and landscaping is to the front garden by the landscape contractor.
- The landscape package is only to be used for a front garden and is not negotiable, that is, it cannot be used for rear or side gardens.
- This landscape package is not redeemable for cash or any other products or services.
- The establishment of new landscaping may be exempt from current water restrictions. To find out more, call the Water Corporation on 13 10 39 or visit their website at: <http://watercorporation.com.au/save-water/watering-days/exemptions>.



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