

# Front Garden Landscape Package



HARMONIÉ  
PRIVATE ESTATE

AIGLE ROYAL  
DEVELOPMENTS



# Introduction

As part of the ongoing development of Harmonie, Aigle Royal Developments is offering all residential land purchasers a front garden landscape starter package. This initiative demonstrates Aigle Royal Developments commitment to its residents and to the quality of the development at Harmonie.

The landscape package is designed to assist new land buyers to establish the basics such as irrigation, turf and planting to their front garden and serves to immediately improve the visual amenity of the streetscape of Harmonie. The landscape package will be managed by an approved landscape contractor selected by Aigle Royal Developments, who will assist you in the design and landscaping of your front garden.

Outlined in this information pack is detailed advice on:

- how the front landscape package works, including eligibility for the offer which is dependent on the landowner undertaking certain requirements
- how to apply for the landscape package
- two different design examples of front garden styles
- some design ideas to help you start thinking about how you would like your front garden to look.

## Water Wise Gardens

All gardens designed and built as part of the landscape package will be water wise. The design of the landscape and irrigation will use water wise principles as set out in The Water Corporation's water wise garden scheme. The aim of the scheme is to reduce consumption of our precious drinking water reserves, particularly on gardens, while at the same time providing an attractive landscape treatment.

There are a number of water wise solutions recommended at Harmonie to help reduce the amount of water used on the garden. They include the use of specific water wise plant species, water wise irrigation, thick mulch layers and other water wise techniques.

## Scope of Works

The landscape rebate works will typically consist of the installation of an irrigation system and controller to the Water Authority requirements, garden planting, installation of turf and the installation of a Council approved street tree to the verge immediately fronting your property.

Any additional works beyond the front garden package may be organised directly with the landscape contractor at an additional cost to the purchaser.



# Things to consider to assist in reducing water consumption in your garden:

At Harmonie, all residents will be encouraged to minimise water consumption in their gardens. There are a number of water saving design ideas that should be taken into consideration when planning your own garden.

- lawn:** requires large volumes of water. Therefore, when designing your garden take special consideration of the area required. The size of the lawn will depend on the function and overall garden appearance.
- plant species:** all plants listed in the plant species list have been chosen because they are water wise and predominantly native.
- weather:** it is important to monitor the seasonal weather conditions and change your watering system accordingly.
- planting:** it is more efficient to water plants that are densely planted and grouped according to similar watering requirements than plants that are sparsely spaced.
- mulch:** a minimum thickness of 50mm applied to garden beds reduces the evaporative loss from the soil surface, improves the soil organic matter as it breaks down and suppresses weed growth.
- irrigation:** the water system that will be installed for you will be efficient, flexible and designed in accordance with the Water Corporation's specifications.



# "Australian native" Garden Style

This garden style is typically informal and rustic. It should utilise a planting palette of native Western Australian plants, especially those that are endemic to the Local region.

The garden should incorporate curved, flowing planting beds and gravel paths. Choose native plant species of contrasting height, form, texture and colour and explore mass planting of similar species. Choosing to have minimal turf will help to keep your garden low maintenance and water-wise.

## Suggested Plant Species palette

### Groundcovers and Small Shrubs

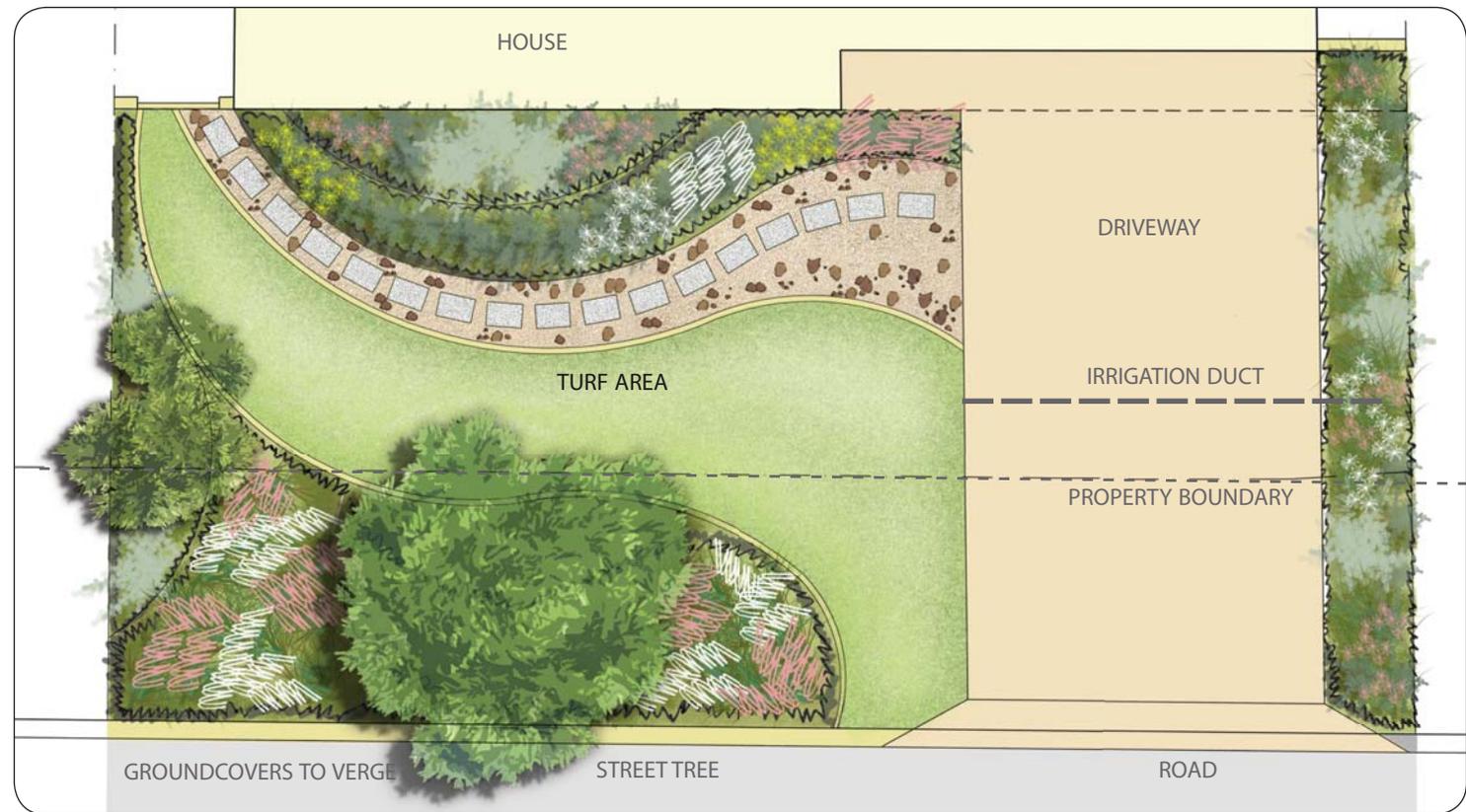
- |                               |                     |
|-------------------------------|---------------------|
| Beaufortia 'Summer Flame'     | Summer Flame        |
| Conospermum cressinervium     | Summer Smoke Bush   |
| Conostylis candicans          | Grey Cotton Head    |
| Eremophila nivea              | Silky Emu bush      |
| Grevillea saccata 'Starburst' | Starburst Grevillea |
| Grevillea 'Sea Spray'         | Sea Spray grevillea |
| Kunzea pulchella              | (grey leaf form)    |
| Orthrosanthus multiflorus     | Morning Iris        |
| Pimelea ferruginea            | Rice Flower         |
| Thyptomene baeckeacea         | Kalbarri Cascade    |
| Verticordia chrysanthella     | Feather Flower      |

### Large Shrubs

- |                      |                  |
|----------------------|------------------|
| Beaufortia squarrosa | Sand Bottlebrush |
| Hakea bucculenta     | Red Pokers       |
| Leucophyta brownii   | Cushion Bush     |
| Westringia fruticosa | Coastal Rosemary |

### Trees

- |                    |                   |
|--------------------|-------------------|
| Corymbia eximia    | Yellow Bloodwood  |
| Corymbia ficifolia | Red Flowering Gum |
| Eucalyptus victrix | Little Ghost Gum  |



Garden Style Ideas

# "Mediterranean" Garden Style

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

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 also 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.

## Suggested Plant Species Palette

### Groundcovers and Small Shrubs

- |                           |                       |
|---------------------------|-----------------------|
| Adenanthos cuneatus       | Coral Carpet          |
| Conospermum cressinervium | Summer Smoke Bush     |
| Conostylis candicans      | Grey Cotton Head      |
| Grevillea 'Gin Gin Gem'   | Gin Gin Gem Grevillea |
| Orthrosanthus multiflorus | Morning Iris          |
| Rosmarinus officinalis    | Rosemary              |

### Strappy Leaf Shrubs

- |                     |          |
|---------------------|----------|
| Lomandra longifolia | Mat Rush |
| Ficinia nodosa      |          |

### Feature Plants

- |                       |                         |
|-----------------------|-------------------------|
| Agave attenuata*      | Huntington Blue         |
| Aeonium arboreum*     | Tree Aeonium            |
| Cotyledon orbiculata* | Silver Shadow           |
| Dracaena              | Black knight            |
| Dracaena              | Tri-colour Rainbow tree |
| Dracaena              | Golden Dragon           |
| Kalanchoe orgyalis*   | Copper Spoons           |
| Yucca                 | Lemon Drop              |

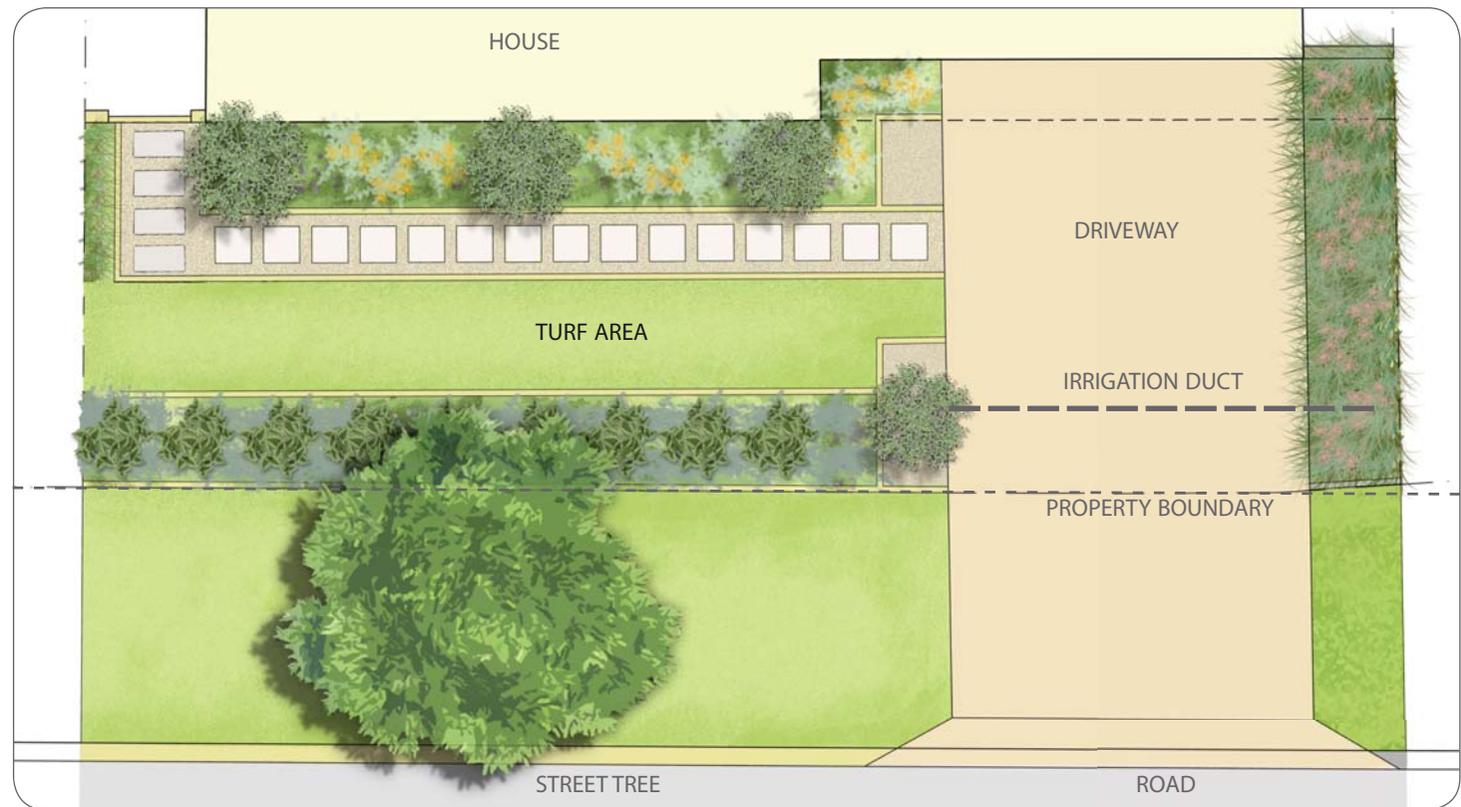
### Herbs

- |                    |       |
|--------------------|-------|
| Salvia officinalis | Sage  |
| Thymus vulgaris    | Thyme |

### Trees

- |                    |                   |
|--------------------|-------------------|
| Corymbia eximia    | Yellow Bloodwood  |
| Corymbia ficifolia | Red Flowering Gum |
| Eucalyptus victrix | Little Ghost Gum  |

\*Succulent



Garden Style Ideas

## A few things you need to do before applying for the landscape package.

Read the booklet, decide on a landscape style you would like to emulate, complete the enclosed landscape voucher and send it off to Aigle Royal Developments. It is suggested to send in the landscape voucher at lockup or approximately 30 days before your house is completed.

The address for Aigle Royal Developments can be found below.

Aigle Royal Developments will pass this information on to their landscape contractor, who will then contact you to arrange an appointment to discuss your landscape design. For this meeting, you will need to organise a scaled copy of your block plan (note: scale to be 1:200) showing the position of the house to assist with the landscape layout.

This meeting will provide you with the opportunity to discuss with the landscape contractor exactly what you would like to see in your garden in terms of style, design, plant species etc. It is a good idea to have spent some time thinking about what you would like to see in your garden so you can be sure you can communicate these ideas. If you are stuck for ideas, the landscape contractor will be able to offer you assistance so you can be sure to end up with a front garden you are excited about spending time in.

The landscape contractor will then design your garden including the automatic irrigation system. They will produce a black and white plan only of the design. Once completed, they will arrange to supply and install the landscape and irrigation package to your front garden, including the verge area.

Should you wish to do any additional works to your garden beyond the scope of the front yard package, this can be negotiated directly with the landscape contractor. These works remain external from the landscape package.

The landscape voucher must be completed and submitted to Aigle Royal Developments within 12 months of settlement in order to be eligible for this offer.

Please complete and send to:  
Reception  
Aigle Royal Developments  
PO Box 7987,  
Cloisters Square Perth 6850

or via email: [admin@aigleroyal.com.au](mailto:admin@aigleroyal.com.au)

If you purchased your land from Aigle Royal Developments and you will complete construction of your home within 12 months of settlement, please complete and return this form approximately 30 days before your house is completed.

# Front Garden Landscape Voucher

## Part One.

This Landscape Voucher is issued pursuant to the terms of the Contract of Sale for the land comprising Harmonie. Subject to the application being lodged within twelve (12) months from the date of settlement and your residence being completed, Aigle Royal Developments through its nominated landscaper will provide landscaping in accordance with the terms of the Contract and the conditions herein.

To redeem the Landscape Voucher, the Purchaser should complete the following information and forward to Aigle Royal Developments Harmonie Project Administrator

Applicant / Purchaser's Name: ..... Current Postal Address: .....

Telephone (Home): ..... Telephone (Work): ..... Email: .....

Address of Property at Harmonie.

Lot No.: ..... Stage No.: .....

Street Name: .....Suburb ..... Settlement Date: .....

Contact name: ..... Builder's name ..... Phone number: .....

Date of occupancy or proposed date of occupancy: ..... Date lot settled: .....

Please circle lot type:                      a) Corner Lot                      b) Single Frontage Lot  
Has your boundary fencing been installed                      a) Yes                      b) No

I / We advise that we propose to commence occupation of the above lot on: .....

Signature of owner/s..... Date.....

..... Date.....

\*By signing this form, you agree to allow Aigle Royal Developments contractors to access your property to complete works.  
Please note that Aigle Royal Developments will landscape the additional verge area to corner lots at no additional cost to the owner.

office use only.

Confirmed that the application has been lodged within twelve (12) months of settlement date:

Signed: ..... Date: .....Purchase Order # .....

# Front Garden Landscape Voucher

## Part Two.

A landscape contractor will be appointed by Aigle Royal Developments to provide landscape and irrigation design and construction services to each lot where the rebate application has been completed within twelve (12) months of settlement. Within 30 days of completion of the house, the Purchaser/Applicant should contact Aigle Royal Developments Harmonie Estate Project Administrator to initiate the Landscape Package.

To receive the landscape package please tick the checklist to advise that the following items are correct:

1. The Lot address as stated on the Landscape Voucher is within the Harmonie Estate and has been purchased by the Applicant from Aigle Royal Developments.
2. The Applicant has completed building construction within twelve (12) months of the date of settlement.
3. All front fencing and/or driveways have been completed prior to landscape being installed. This best allows the landscape and irrigation works to be carried out unimpeded.
4. A 30mm Water Authority approved gate valve has been installed approximately 1 metre from the existing water meter.
5. Install a 90mm PVC duct under driveways, 4 metres from the front of building line. This is required for the installation of irrigation pipes.
6. The site is clean, tidy and free of rubbish.
7. All temporary fencing has been removed.
8. Ensure that your site is level, with soil 30mm below the top of surrounding kerbs, paths or driveways.
9. Lot survey pegs are visible and in the correct location.
10. Install an electrical duct under any paving/hard surfaces which may be located beneath the meter box.

Please note that if the subject land is sold prior to the landscape works being completed, the value of this voucher is not transferable.

If the above items have been complied with, then you are ready to have your landscaping installed. The Landscape Contractor will contact you to let you know when works will commence and where appropriate, arrange a consultation time.

# Front Garden Landscape Voucher

## Part Three.

To progress the installation of the landscape and irrigation works, the following items must be undertaken with the assistance of the nominated landscape contractor.

1. Preparation of an A4 Landscape and Irrigation plan to the front lot and the verge area based on the final built form layout. The landscape plan shall indicate the following:
  - The street address of the Property and the lot number
  - The date and scale of the drawing
  - Indicate the areas to be planted and mulched
  - The location of the Council approved street tree
  - The location of the irrigation controller
  - The location of the one (1) driveway irrigation duct
  
2. The final A4 (black and white line drawing) shall be issued to the Applicant/Purchaser and Aigle Royal Developments as a record of the work undertaken.  
A copy shall also be retained by the Landscape Contractor for their future records.  
A copy of the plan shall be attached to this form upon final issue to Aigle Royal Developments for payment.



# This Landscape Voucher entitles the home owner to the following:

This package cannot be redeemed for cash or any other products or services offered by the Landscape Contractor. No refunds are available if landowners do not use their allocated amount. Total Landscaping value is at the discretion of Aigle Royal Developments and subject to the terms of the sales contract.

One initial consultation shall occur between the Purchaser/Applicant and the nominated Landscape Contractor.

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

- Landscape design (including 1 x consultation with a designer)
  - Reticulation design (to be dependent on completion of works)
  - Reticulation automatic controller installed by electrician
  - Reticulation cut in by plumber
  - Rain Sensor
  - Irrigation to turf (pop ups) and garden areas (spray stakes)
  - Flood bubblers to street trees (excluding existing trees)
  - Buffalo turf (including dynamic lifter)
  - Mulch and Soil conditioner to garden beds
  - Plants @ tubestock, 130mm & 200mm\*
    - 2 plant per square metre
    - Or
    - 1.5 plant per lineal metre (for garden beds 800mm wide or less)
- \*standard stock line varieties only  
- 1x Street Tree (verge lot), 2 x Street Tree (corner lot)

The scope of works covered by the Landscape Voucher will ultimately be determined by approved rates provided by Aigle Royal Developments nominated Landscape Contractor.

Any additional works required beyond the scope of the voucher 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 voucher. 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 Aigle Royal Developments is a party.

# Notes

1. Street Trees will be installed on the verge as per the Master Plan for the estate.
2. The selection of plants supplied will depend on availability and quantity and minor changes may be required.
3. Plants outside the contract will be charged to the client as an upgrade.
4. Upgrades for turf, for varieties such as Palmetto / Sir Walter Buffalo, will be charged per square metre.
5. All materials and workmanship will be covered by a 12 month warranty (excluding damage, neglect and plants).

Other matters you should be aware of:

- One consultation between the home owner and nominated landscape contractor is included in the landscape package. Further consultation as a result of changes will incur an additional fee;
- The design, supply and installation of irrigation and landscaping is to the whole front (and side if a corner lot) 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 (except in the case of corner blocks);
- Additional works beyond the scope of the landscape package may be negotiated to the satisfaction of both the home owner(s) and the contractor and will remain external to the landscape package;
- The 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 alternatively, go to the website at: [watercorporation.com.au/save-water/watering-days/exemptions](http://watercorporation.com.au/save-water/watering-days/exemptions).

