

Design Guidelines

at the heart of it all



Manzeene Village

LARA

BY DACLAND

FEBRUARY 2018

Design Guidelines

Manzeene Village Lara

The purpose of these guidelines is to achieve a high quality of design and construction at Manzeene Village. Dacland has implemented specific safeguards to protect the interests of residents.

These Design Guidelines serve as reassurance for residents expecting a high quality of built form by minimising the potential risk of disharmony occurring between neighbouring dwellings.

The Design Guidelines may be amended from time to time at Dacland's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals.

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DESIGN APPROVAL PROCESS

Approval is required from the Design Approval Committee (DAC) for the construction of all new dwellings, garages, fences, sheds and any other structures on any lot within Manzeene Village.

Upon receiving approval from the DAC, applicants must then obtain building approval for the dwelling from the local council/ independent building surveyor and/or any other governing authority. Applicants must ensure all proposed works meet relevant authority requirements, and ensure that the required permits are obtained.

The DAC will assess all designs and endorse the submission documents if they comply with the Design Guidelines. Applicants must comply with any conditions imposed by the DAC.

If the design submission does not comply with the Design Guidelines, the DAC will advise on the areas of non-compliance. Applicants must then submit amended plans to gain approval.

Submissions will be assessed against the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the DAC's discretion. The DAC also reserve the right to waive or vary any requirement of the Design Guidelines.

The DAC will endeavour to assess proposals within 10 business days.

1.	Receive contract of sales.
2.	Submission of plans for review and approval. <i>Refer to Submission Requirement section for details.</i>
3.	Design approval committee undertakes design review.
4.	Design approved.
5.	Obtain building permit.
6.	Complete construction. <i>A Certificate of Occupancy must be obtained prior to occupation.</i>
7.	Complete fencing and driveway. <i>Must be completed prior to occupancy.</i>
8.	Complete front landscape. <i>Should be completed within 120 days of receiving the Certificate of Occupancy.</i>

SUBMISSION REQUIREMENTS

A copy of the following must be submitted to the DAC, either via post or email.

1. Site Plan (scale 1:200)

Must indicate all boundary setback dimensions, total site coverage and floor areas, site contours, north point, easements, vehicle crossover, driveway and other non-permeable surfaces, fencing details, ancillary items, any proposed outbuildings and details of any proposed retaining walls.

2. Floor Plans (minimum scale 1:100)

Must indicate all key dimensions and internal layout including rooms, pergola, decks, terraces, balconies, verandahs, windows and doors, openings and ancillary items.

3. Elevations (minimum scale 1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, ancillary items, existing ground levels, proposed earthworks and details of any proposed retaining walls.

4. External Colour and Material Selection

Must submit details of all proposed external colours and materials including brands, colour names and colour swatches where possible.

5. Landscape Plan for front landscape (minimum scale 1:100)

Must submit layout and materials plan, planting plan including species and quantities. Location, elevations and details of any external structures, such as pergola. Details of existing vegetation to be removed or retained.

6. Signed driveway and fencing agreement in this document

7. A completed application form (contained in this document)

Note:

- Plans and elevations must also be submitted for any proposed verandahs, carports, sheds or similar.
- If submitted via post, plans must be provided in A3 format.
- All documents submitted via email must be in PDF format.
- Applicants are responsible for ensuring that proposals comply with applicable building regulations and any applicable planning and/or authority requirements along with current Victorian Energy Rating standards prior to construction.
- Approval from the DAC is not an endorsement that proposals comply with the above requirements.

For enquiries, please contact the DAC on 9696 8245.

APPLICATIONS

Submit application via email to:

dac@manzeenevillage.com.au

Or send a hard copy to:

Manzeene Village DAC
Level 1 178 Ferrars Street
South Melbourne Vic 3205

SOLAR ACCESS & ENERGY EFFICIENCY

Correctly orientated homes are environmentally responsible, and can reduce ongoing energy costs and increase enjoyment of your home. All homes must comply with Victoria's Energy Rating requirements as currently legislated (an Energy Rating Certificate is required prior to obtaining a Building Permit).

Requirements:

- a) To maximise solar access and energy efficiency, indoor habitable rooms and private open space must face north.
- b) Light to medium roof colours are required to minimise heat absorption and associated energy costs. Colour that is darker than RGB 808080 will not be permitted.
- c) All homes should incorporate environmentally sustainable designs such as (but not limited to) double-glazed windows and glass doors, water tanks, eave overhangs, passive air conditioning systems, sustainable building materials and solar panels.
- d) Rebates may be available: www.yourenergysavings.gov.au.

Note: Information and tips regarding energy efficiency are available on Sustainability Victoria's website: www.sustainability.vic.gov.au.

SETBACKS

Carefully consider the dwelling position on the lot. Appropriate setbacks promote passive surveillance while maintaining sufficient privacy from the street and adjoining properties. Setbacks must comply with Part 4 of the Building Regulations 2006 and Clause 54 of the Wyndham Planning Scheme as applicable.

a) The following setbacks are required:

Manzeene Avenue and open space interface lots: Minimum setback from the front street boundary to front façade: 5.0m

All other lots: Minimum setback from the front street boundary to front façade: 4.0m.

Corner lots on side streets: Minimum setback from boundary to side façade: 2.0m.

Garages: Minimum setback from boundary to garage front façade: 5.0m.

Must also be set back behind the front wall of the dwelling by a minimum of 840mm.

b) The following may encroach into the minimum front street setback by up to 2.0m:

- Porches, verandahs and pergolas with a maximum height of less than 3.6m above natural ground level.
- Eaves, fascia and gutters.
- Sunblinds and shade sails.
- Screens referred to in Residential Code (ResCode) regulation 419 'overlooking' clauses (5)(d) or (6).
- Decks, steps or landings less than 800mm high.

c) Side or rear boundary (excludes corner lots) minimum setback from the boundary:

- Where the wall is 3.6m – 6.9m high, the setback from a side or rear boundary must be a minimum of 1.0m plus an additional distance calculated at the rate of 300mm for every metre of height over 3.6m.
- The driveway must be set back from the closest side boundary by at least 400mm to allow for a landscaping strip.

d) The following may encroach into the minimum side and rear setbacks by up to 500mm (when not a side street interface):

- Porches and verandahs.
- Masonry chimneys.
- Sunblinds.
- Screens referred to in regulation 419(5)(d) or 419(6).
- Flues and pipes.
- Domestic fuel tanks and water tanks.
- Heating and cooling equipment and other services.

e) The following may encroach into the minimum side and rear setbacks (when not a side street interface):

- Landings with an area of not more than 2m² and less than 1m high.
- Eaves, fascia, gutters must not exceed 600mm in total width.
- Walls and carports which are constructed on the boundary.
- Unroofed stairways and ramps.
- Shade sails.
- Pergolas.

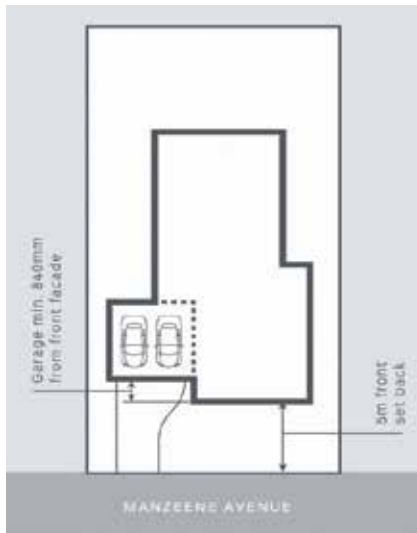
f) Walls on the boundary:

A wall may be constructed on or within 200mm of a side or rear boundary, provided that the wall does not exceed any of the following:

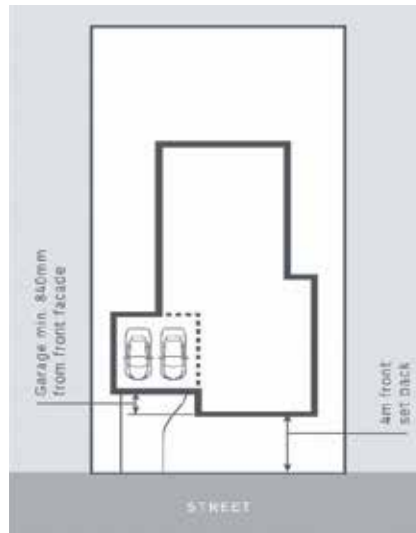
- A length of 10.0m plus 25% of the remaining length of the boundary of an adjoining allotment.
- An average height of 3.2m
- A maximum height of 3.6m.

Note:

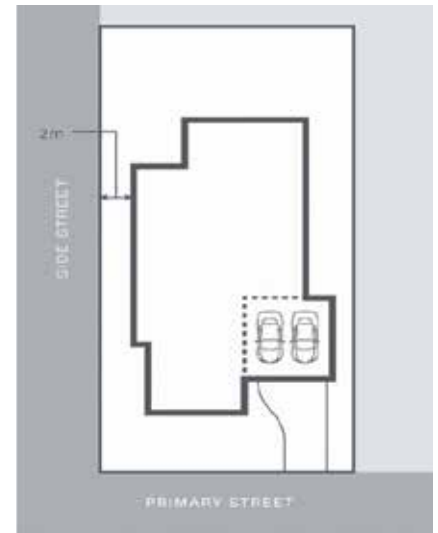
- In certain circumstances, setback requirements may vary from the above. Factors which may affect setback requirements could include (but not be limited to) existing neighbours or other applicable Building Regulation and/or Planning Scheme requirements.
- The DAC will assess submissions for special considerations on alternative setbacks on merits due to site specific or locational attributes.



Manzeene Avenue and open space interface lots: Front Setback.



All other lots: Front Setback.



Corner Lot Side Setback.

DWELLING DESIGN

Dwelling designs must be of high architectural integrity, and fit with the existing Lara character, such as traditional pitched or hipped roof dwellings.

Requirements:

- a) Front elevations must be designed to include windows and other features such as verandahs, projections, varying roof form and materials that sufficiently address the street frontage. Large areas of blank or non-articulated walls will not be permitted.
- b) Mock period style features will not be permitted.
- c) Double storey homes must incorporate articulation between the ground and first floor through definition of physical depth of the façade, including but not limited to material variation.
- d) Sliding windows on front elevations or elevations facing a road or reserve will not be permitted.
- e) The main entry must be located on the front elevation, facing the primary frontage.
- f) Porches, porticos, verandahs and pergolas to the front of the dwelling are encouraged. These should be large enough to create a usable space that encourages outdoor living and interaction to the street. Lightweight materials are preferred.
- g) Pitched roofs must be between 25°–40°.
- h) Minimum 450mm wide eaves are required for front and north facing façades.
- i) Hipped roofs must be pitched at 20°–30°.
- j) Alternative roof forms such as skillion or flat roofs or gable features must demonstrate high architectural integrity when assessed in context of the proposed dwelling.



Above: DAC-approved Dwelling Designs. Non-articulated front façade and the use of one dominant material will not be approved.

GARAGE DESIGN

The location and treatment of garages and garage doors should contribute positively to both the dwelling design and the streetscape design.

Requirements:

- a) All lots must provide vehicle accommodation in the form of an enclosed garage.
- b) Garages must not dominate the façade and must have a panel lift/sectional door to the street frontage.
- c) Garage doors must not exceed 5.2m in width.
- d) Triple garages will not be permitted.
- e) Lots less than 10.5m wide must have a single garage.
- f) Garages must be set back behind the front wall of the dwelling by a minimum of 840mm.
- g) Garages located on the side street elevation of corner lots will be considered individually by the DAC. Proposals must comply with applicable setbacks and car parking requirements.
- h) Only one garage and crossover is permitted per lot.
- i) All lots come with an approved crossover location between the street and driveway. The location may be changed, with approval of the DAC and council. Existing or planned underground utilities, pits, poles and trees may make relocation expensive or impossible. If the crossover is not yet built, approvals are likely to be straightforward. If it has already been built, applicants must obtain the approvals and fund the cost of demolition, construction, and the relocation of items such as trees and poles.

CORNER LOTS, LOTS ADJOINING OPEN SPACE, DRAINAGE CORRIDOR AND TREE RESERVE

Homes on corner lots must address their prominent position within the streetscape and contribute to creating of an attractive, safe living environment.

Requirements:

- a) Side elevations facing a road or reserve must include sufficient detailing that matches and complements the design of the front elevation ('corner treatment').
- b) A consistent or complementary treatment from the front façade must continue to the side façade for a minimum of 3m.
- c) Windows must be incorporated at the corner treatments.
- d) Refer to the fencing section in this document for specific requirements regarding corner lot fencing.
- e) Locating bathrooms and laundries on ground floor corner elevations is discouraged.

COLOURS & MATERIALS

The considered use of external building materials, colours and finishes is important to maintain a high quality of residential neighbourhood character. This ensures Manzeene Village's appeal will be maintained well into the future.

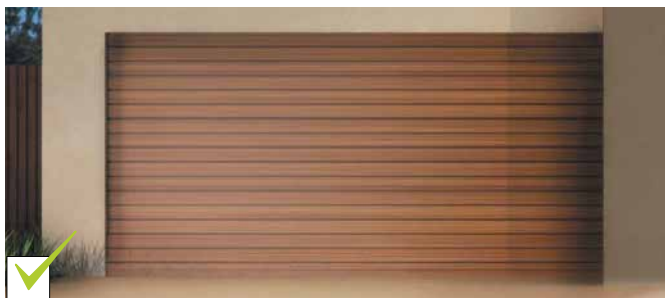
Requirements:

- a) A minimum of two materials must be used on all façades. No single material can comprise over 70% of the façade. This applies to all front elevations and elevations that face a street or reserve.

Note: Items such as the roof, garage door or windows cannot be included as a second material.

- b) Preferred materials are:

- Face brickwork
 - Rendered lightweight cladding or masonry
 - Weatherboards/cement composite materials (such as scyon cladding). If used, these materials cannot comprise more than 50% of an elevation
 - Timber cladding
 - Selective use of stone or tile cladding.
- c) Metal corrugated roofing is encouraged. Masonry, slate or terracotta tiles are also permitted.
 - d) Roof must be a neutral, subdued colour. Light-to-medium roof tones are preferred.
 - e) Garage door profile and colour must complement the design and colour scheme of the dwelling. A natural timber colour or finish is referred.
 - f) External colours should be natural, earthy tones that will blend with the natural landscape. A highlight colour may be permitted to small area of a façade. Colours must be generally consistent with or equivalent to those shown in example colour palettes below.
 - g) The use of heritage colours or bright colours (such as Dulux olive or Dulux raspberry) is not permitted.
 - h) Avoid reflective, frosted, coloured or patterned film on external windows and doors unless approved by the DAC.
 - i) Security shutters, sunblinds, shade sails and canvas awnings are not permitted where visible from public areas.



Above: DAC-approved Garage Doors.
Timber look sectional/panel lift (top) and
Colorbond sectional/panel lift (below).



Above: DAC-approved corner treatment solution.
Consistent material on front and side façade.

Roof

Light to medium roof
colour examples, tiles or
Colorbond



Primary

(60% – 70%)

Should generally
comprise 60% – 70%
of a street elevation



Secondary

(30% – 40%)

Should generally
comprise 30% – 40%
of a street elevation



Highlight

(10%, if used)



FAÇADE VARIATION

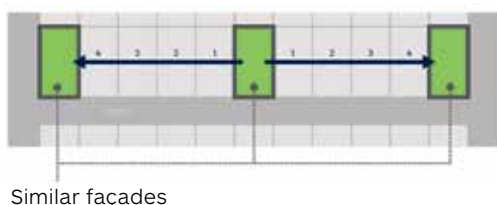
Variety in façade designs contributes to the visual appeal of a community and protects the investment of residents.

Requirements:

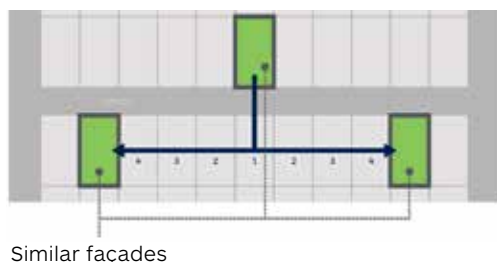
- Two dwellings of the same or overly similar front façade may not be built within view of each other, or in close proximity to each other. This applies to sites within four lots of each other, but does not apply to townhouse or medium density developments.

Façade Variations

Scenario 1



Scenario 2



FENCING

Consistent style and positioning of fencing throughout a community forms a common link in enabling the streetscape to interact as a whole and emphasising individual characteristics of each dwelling.

Requirements:

- Side and rear boundary fencing must be constructed from capped timber palings with exposed posts.
- Side and rear boundary fencing must be 1.8m high, and constructed using 125mm x 75mm posts with 2.4m post spacing.
- Side boundary fencing must stop at least 840mm behind the front façade. Fencing is not permitted alongside boundaries in the front yard.

Note: Hedges may be planted to define the property boundaries.



- Side boundary fencing must return at 90° to abut the dwelling or garage at least 840mm behind the front façade (return fence). These fences, including any gates, must be constructed from capped timber palings with exposed posts to match the boundary fencing, or from a complementary timber style such as merbau slats. Return fences/gates must be set back to allow access to meter boxes.

- Corner lots: Fencing along a side boundary that abuts a road must not extend more than 65% of the total length of the lot.

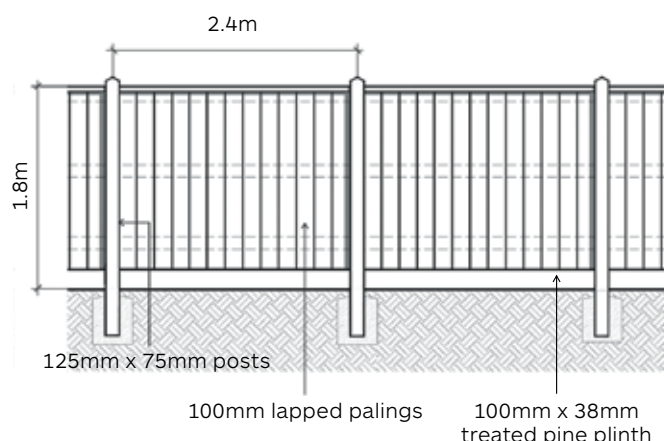
- Corner lots: Fencing along a side boundary that abuts a road must be painted or stained.

- If painted: a neutral colour must be used. A second colour may be used on fence posts if preferred. This must be a darker tone than the rest of the fencing.

- Front fencing is not permitted.

- If a lot is identified on the Interface Treatment Fencing Plan endorsed by Council, any fencing constructed must be in accordance with the Interface Treatment Fencing Plan. Once constructed, fencing must not be altered if the alteration would mean that the fencing becomes inconsistent with the Interface Treatment Fencing Plan.

Side and rear boundary fencing elevation:



Capped timber palings with exposed posts:



DAC-approved corner fencing treatments:



Dark Cedar Stain



Natural Stain



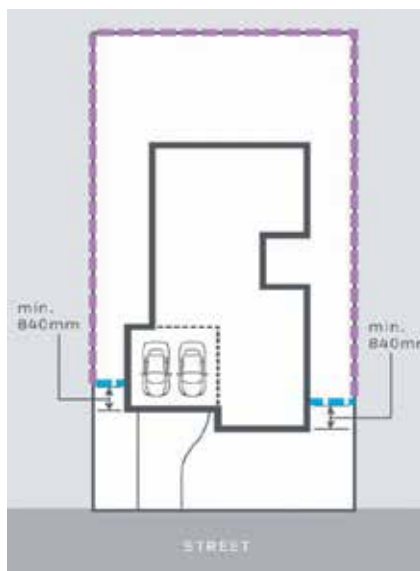
Charcoal Stain



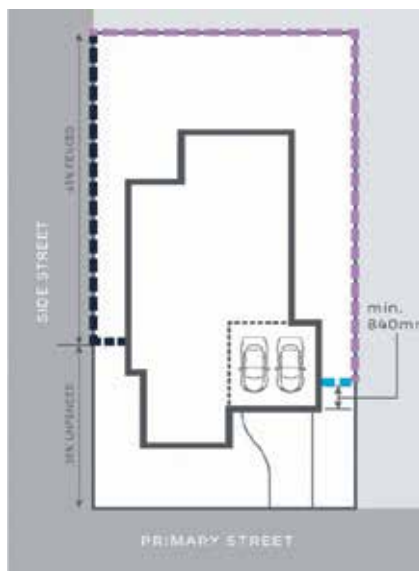
Beige Paint



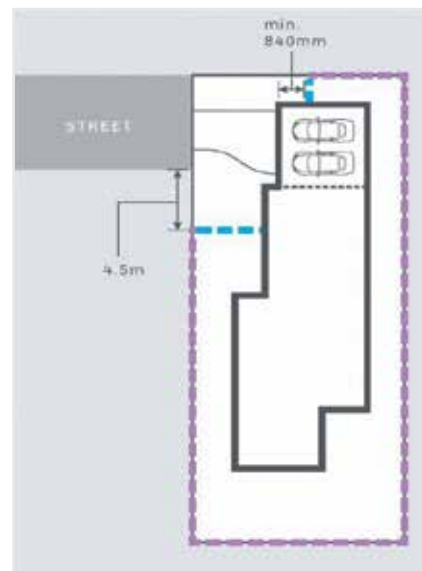
Grey Paint



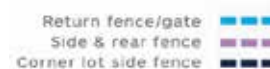
Standard Lot



Corner Lot



Irregular Lot



DRIVEWAYS

Driveways should blend with proposed dwelling façade colours in subdued and natural tones consistent with the DAC-approved colour palette in this document.

Requirements:

- The driveway may match the width of the garage and must taper as it approaches the front boundary so that it generally matches the width of the crossover.
- Excessive concreting in the front yard will not be permitted.
- Permeable material is encouraged (except loose material such as gravel).
- Other permitted finishes for driveways are:
 - Exposed aggregate
 - Pavers
 - Stamped or stencilled surfacing.
 - Coloured concrete consistent with streetscape pavement.
- Driveways must have a matt finish. Shiny or reflective surfaces are not permitted.
- Only one driveway is permitted per lot.

DAC-approved driveway finishes:



Coloured Concrete



Bluestone Pavers



Exposed Aggregate



"Crazy Stone" Pavers

DAC-approved permeable driveway



Resin Bound Stone Paving



Pavers in Gravel Bed



Grass Pavement



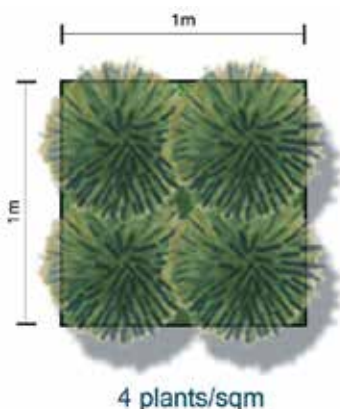
TurfGrid or EcoTrihex

FRONT LANDSCAPING

These guidelines ensure all private gardens are well designed and create attractive visual spaces between homes and within each house. Plants that present well in all seasons are encouraged at Manzeene Village.

Requirements:

- a) A landscape plan that includes the following guidelines is required to be submitted as part of the DAC approval process. DAC reserves the right to assess the plan case-by-case.
- b) Front garden landscaping must be completed to an acceptable standard and within 120 days of receiving a Certificate of Occupancy.
- c) Letterboxes must match and complement the dwelling design. A robust structure, such as a rendered pillar style, of appropriate height and located close to the front boundary is encouraged. Letterboxes must clearly display the street number.
- d) All areas forward of the return fencing must be landscaped.
- e) No more than 40% of the landscaped area (including driveways) may comprise non-permeable surfaces such as paving, except with DAC approval. Permeable surface treatments such as pebbles, stepping pavers in gravel bed, crushed rock and lawn are strongly encouraged.
- f) Planting must be provided to the 400mm landscaping strip between the driveway and closest side boundary.
- g) The front 2 metres of each lot must use plants from the medium and high shrubs listed in the recommended plant list in the appendix.
- h) All garden bed planting must be contained within a mulched bed and densely planted to ensure good coverage of growth. A density of minimum 4 plants per square metre is required.
- i) A minimum of 2 deep-rooted trees for each front garden is required.
- j) A front garden consisting of different hierarchy, texture and colour of planting is strongly encouraged. Refer to the DAC-approved front garden layout examples in the appendix for minimum requirements.



SERVICES & OUTBUILDINGS

The appropriate integration of service items is important in terms of both function and the potential impact on the streetscape and neighbouring properties.

Requirements:

- a) All ancillary items and services, including but not limited to water tanks, air conditioners, clotheslines, bins, satellite dishes, antennas and service meters should be sited unobtrusively and away from public view. Location details must be indicated on house plans as part of the application for approval.
- b) All external plumbing including spa pumps/motors must be concealed from public view. Downpipes and gutters are exempt from this requirement; the treatment of these must complement the dwelling colour scheme.
- c) Air conditioning units must be located below the roof ridge line and towards the rear of the property to minimise visual impact. Their colouring must blend with the adjoining wall or roof colour. Units must be low profile types and fitted with noise baffles where appropriate.
- d) Roof fixtures are not permitted on the front elevation. Solar panels may be flat or integrated with the roof pitch of north-facing roofs on front elevations.
- e) Internal windows furnishings must be fitted within 3 months of occupancy. Sheets, blankets or similar materials will not be permitted.
- f) Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas.
- g) Sheds and outbuildings must be designed and located to minimise visibility and potential impact on neighbouring properties and the streetscape. The DAC will assess these structures on their merits, however structures which are deemed to be of an excessive size will not be approved.
- h) The size and design of ancillary structures, such as pergolas and verandahs must be unobtrusive and consistent with/complementary to the dwelling design.
- i) No signs, including 'For Sale' signs may be erected other than a 'Home for Sale' sign which may be erected after dwelling construction is complete.

DRIVEWAY & FENCING AGREEMENT

This agreement ensures homeowners are aware of construction time frames and requirements for driveways and fencing.

I/we, being the property owners of lot.....
hereby confirm that I/we will comply with the requirements of the Manzeene Village Design Guidelines, including those for the driveway and fencing.

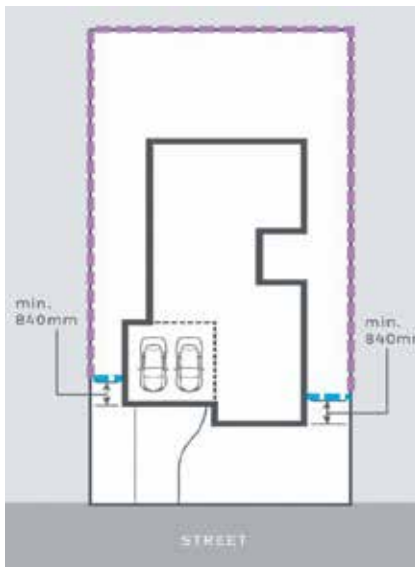
Driveway:

- ☐ Will be constructed prior to occupancy.
- ☐ Will be offset from the closest side boundary.
- ☐ Will generally match the width of the crossover at the front boundary.
- ☐ Will not have excessive concreting in the front yard.
- ☐ Will be constructed from material listed in the driveway section, or an alternative that is approved by the DAC.
- ☐ Will be constructed as per the DAC-approved plans.

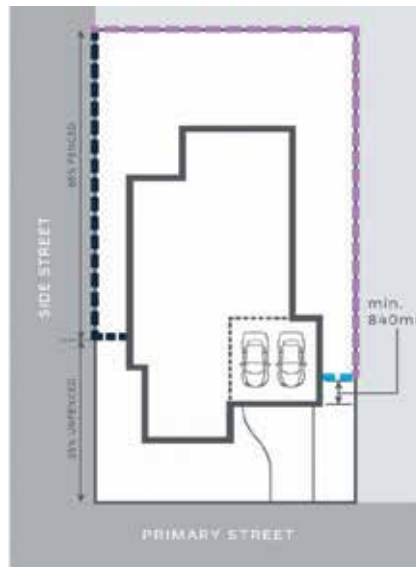
Fencing:

- ☐ Will be constructed in accordance with the Manzeene Village Design Guidelines and the relevant fencing template (including fence height, location, style and material).

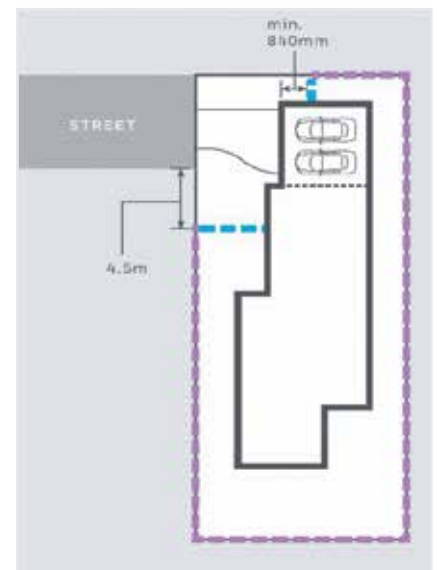
Tick applicable lot type:



☐ Standard Lot



☐ Corner Lot



☐ Irregular Lot

Return fence/gate ————
Side & rear fence ————
Corner lot side fence ————

APPLICATIONS

Submit application via email to:
dac@manzeenevillage.com.au

Or send a hard copy to:
Manzeene Village DAC
Level 1 178 Ferrars Street
South Melbourne Vic 3205

APPLICATION FORM

Lot Number Street

Owner Details:

Name/s

Contact Number

Email

Postal Address

Builder Details:

Company

Contact Person

Contact Number

Email

Postal Address

Applicant Details (if different from above):

Company

Contact Person

Contact Number

Email

Postal Address

Attachment Checklist:

- ☐ Site plan
- ☐ Floor plan/s
- ☐ Elevations
- ☐ External colours and materials
- ☐ Landscape plan
- ☐ Signed driveway and fencing agreement

APPLICATIONS

Submit application via email to:

dac@manzeenevillage.com.au

Or send a hard copy to:

Manzeene Village DAC
Level 1 178 Ferrars Street
South Melbourne Vic 3205

Appendix

FRONT LANDSCAPE DESIGN

Front gardens contribute to the appeal and attractiveness of the street and overall community. The following pages show a number of front garden landscape design options that are consistent with the Manzeene Village Design Guidelines. They are intended as a useful guide.

All front gardens must adhere to the following planting size and density requirements:

- The front 2 metres of each lot must use plants from the medium and high shrubs listed in the recommended plant list in this appendix.
- Minimum 2 deep rooted trees for each front garden is required. Refer to Specimen Trees section in the recommended plant list. Tree root zones should be away from the dwelling to avoid damage to footings.
- Garden beds to the front of lots must have a density of 4 plants per square metre.

Note: Images and symbols in this document are indicative only.

GARDENING TIPS

Garden Bed Preparation

It is important to prepare your garden adequately for planting. The following tips will help establish plants for long-term success.

- A depth of at least 200mm of top soil is ideal for all garden beds. Before planting, cultivate soil with additives such as compost and gypsum.
- 75mm depth of mulch will help suppress weed growth and retain moisture within the soil. A good source of sustainable mulch is either recycled hardwood mulch or inorganic stone mulch from a locally sourced quarry.
- Garden bed edging is a good way to control the interface between garden and lawn. This could be made from a timber, steel or stone edging, depending on the look and feel of your garden.

Waterwise Gardening

Gardens benefit from making the most of natural rainfall. This can be achieved in many ways; the following tips are a handy guide:

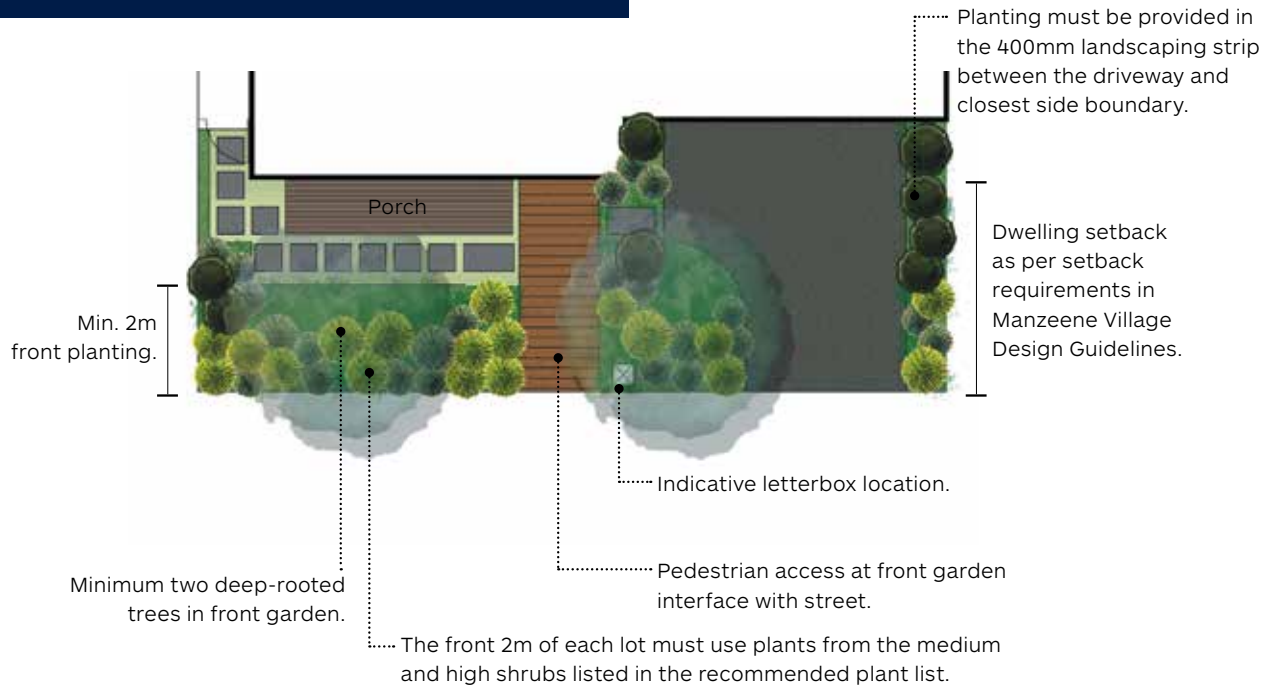
- Minimising the amount of paving encourages rainfall to infiltrate into the garden naturally.
- Where paving is required, use a permeable paving, decking or loose gravel so water can infiltrate into the soil below.
- Where possible, direct water runoff from any hard surfaces into garden beds; this requires adequate provision for drainage across the site.
- Connect any roof runoff to a tank for a sustainable garden irrigation source in the drier months.
- Early evening or morning is the best time to irrigate the garden.

Planting

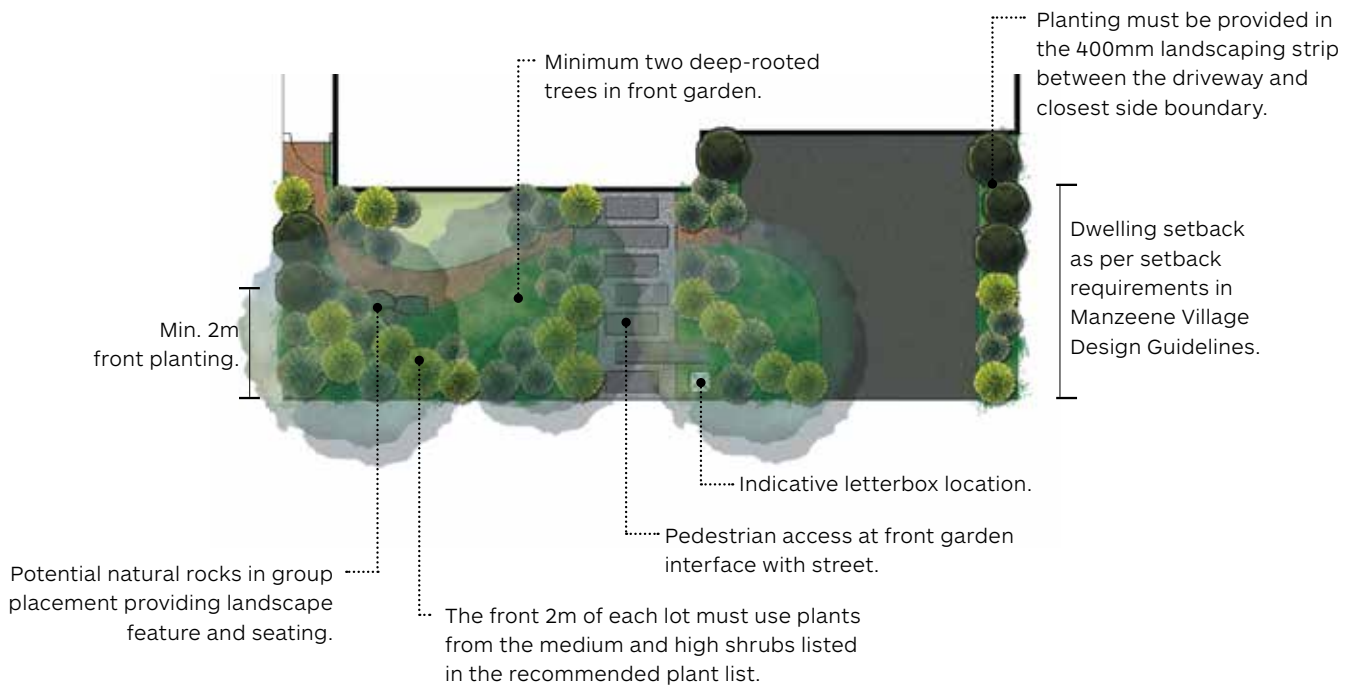
Careful installation of each plant is critical to setting it up for healthy growth. The tips below will give plants the best chance of survival:

- Test plants in the nursery prior to purchase to make sure they are healthy. Look for signs of disease or pests and squeeze the base of the pot to make sure the roots are not pot bound. All these factors can inhibit good plant establishment.
- Plan planting times: early spring is optimal, mid-summer is not. Always try to plant in the cooler time of the day.
- Water plants in their pots before transferring to reduce the shock.
- To release the plant from the pot, gently squeeze the pot to loosen the plant and carefully remove without damaging the roots.
- Make a hole twice the width of the pot but no deeper than the pot depth. This ensures that the top of the plant and its root zone are not submerged under new soil when planted.
- Water the plant into its new home immediately after planting, then place mulch around the plant.
- Mulch placed around plants retains moisture. Ensure the mulch is kept away from the base of the plants.

FRONT LANDSCAPE LAYOUT - OPTION 1



FRONT LANDSCAPE LAYOUT - OPTION 2



LEGEND

Lawn/Groundcover	Low Groundcover (0.2-0.4m high)	High Shrub (1.0m+ high)	Pedestrian Entry Path (Eg. Paver in Gravel)
Driveway	Specimen Trees (6.0m+ high)	Medium Shrub (0.6-0.9m high)	Pedestrian Link (Eg. Gravel, Paver, Aggregate Concrete etc.)

RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	PLANTING DENSITY
SPECIMEN TREES			
<i>Acacia implexa</i>	Lightwood	12 x 7m	as shown
<i>Agonis flexuosa</i> 'Burgundy'	Burgandy Willow Myrtle	5 x 3m	as shown
<i>Angophora hispida</i>	Dwarf Apple	7 x 5m	as shown
<i>Banksia marginata</i>	Silver Banksia	10 x 5m	as shown
<i>Corymbia citriodora</i> 'Scentuous'	Dwarf Lemon Scented Gum	7 x 3m	as shown
<i>Corymbia eximia</i> 'nana'	Yellow Bloodwood	12 x 6m	as shown
<i>Eucalyptus leucoxylon</i> 'eukie dwarf'	Dwarf Yellow Gum	5 x 3m	as shown
<i>Eucalyptus leucoxylon</i> ssp <i>connata</i>	Yellow Gum	10-20 x 6-20m	as shown
<i>Eucalyptus mannifera</i> 'little spotty'	Brittle Gum	5-10 x 3-5m	as shown
<i>Eucalyptus polyanthemos</i>	Red Box	10-20 x 10m	as shown
<i>Eucalyptus torquata</i>	Coral gum	8 x 4m	as shown
<i>Eucalyptus viminalis</i>	Manna Gum	30 x 15m	as shown
<i>Geijera parviflora</i>	Wilga	9 x 5m	as shown
<i>Melia azaderach</i>	White cedar	6 x 4.5m	as shown
<i>Tristanopsis laurina</i>	Kanooka	10 x 6m	as shown
SPECIMEN SHRUB			
<i>Bursaria spinosa</i>	Sweet Bursaria	3 x 4m	1/m ²
<i>Callistemon</i> "Kings Park Special"	Bottle Brush	5 x 3m	1/m ²
<i>Callistemon</i> 'Harkness'	Harkness Bottlebrush	6 x 3m	1/m ²
<i>Callistemon salignus</i>	Willow Bottlebrush	6 x 3m	1/m ²
<i>Callistemon sieberi</i>	River Bottlebrush	3 x 2m	1/m ²
<i>Correa baeuerlenii</i>	Chef's Hat correa	2 x 2m	1/m ²
<i>Dodonaea viscosa</i>	Hop Bush	2 x 2m	1/m ²
<i>Eremophila deserti</i>	Turkey-Bush	1-4 x 2m	1/m ²
<i>Indigofera australis</i>	Austral Indigo	2 x 2m	1/m ²
<i>Muehlenbeckia florulenta</i>	Tangled Lignum	2 x 2m	1/m ²
<i>Myoporum insulare</i>	Boobialla	5 x 2m	1/m ²
<i>Westringia fruticosa</i>	Costal Rosemary	2 x 2m	1/m ²
HIGH SHRUBS			
<i>Acacia acinacea</i>	Gold Dust Wattle	1.5 x 1.5m	2/m ²
<i>Acacia cognata</i> Mini Cog	Dwarf River Wattle	1 x 1m	3/m ²
<i>Atriplex cinera</i>	Coastal Saltbush	1.5 x 1.5m	3/m ²
<i>Banksia spinulosa</i>	Birthday Candles	0.6 x 1.2m	3/m ²
<i>Callistemon</i> 'Great Balls of Fire'	Dwarf Bottlebrush	1.5 x 1.5m	2/m ²
<i>Correa alba</i>	White correa	1.5 x 1m	3/m ²
<i>Correa baeuerlenii</i>	Chef's Hat correa	1.5 x 1.5m	3/m ²
<i>Correa decumbens</i>	Spreading Correa	1 x 2m	3/m ²
<i>Correa</i> 'Dusky Bells'	Dusky Bells Correa	0.7 X 1m	4/m ²
<i>Correa glabra</i>	Rock Correa	1.5 x 1.5m	3/m ²
<i>Eremophila maculata</i>	Spotted Emu Bush	1 x 1m	3/m ²
<i>Eremophila polyclada</i>	Twiggy Emu Bush	2 x 2m	3/m ²
<i>Gastrolobium celsianum</i>	Swan River Pea	1.5 x 1.5m	3/m ²
<i>Goodenia ovata</i>	Hop Goodenina	1 x 2.5m	3/m ²
<i>Grevillea</i> 'Boongala Spinebill'	Spinebill Grevillea	1.5 x 1.5m	2/m ²
<i>Grevillea</i> 'Robyn Gordon'	Robyn Gordon Grevillea	1.5 x 2m	2/m ²
<i>Leucophyta brownii</i>	Cotton bush	0.3 x 0.3m	4/m ²
<i>Myoporum viscosum</i>	Sticky Boobialla	1 x 1.5m	3/m ²
<i>Rhagodia parabolica</i>	Fragrant Saltbush	0.3-0.8 x 2m	2/m ²
<i>Rhagodia spinescens</i>	Creeping Salt Bush	1 x 3m	2/m ²
<i>Westringia</i> 'Jervis Gem'	Costal Rosemary	1.5 x 1.5m	2/m ²

BOTANICAL NAME	COMMON NAME	MATURE SIZE (HxW)	PLANTING DENSITY
MEDIUM SHRUBS			
<i>Anigozanthos cultivars</i>	Kangaroo Paw	0.5 x 0.5m	4/m ²
<i>Austrostipa stipoides</i>	Prickly Spear-grass	1 x 1m	4/m ²
<i>Callistemon viminalis</i> 'Little John'	Dwarf Bottlebrush	1 x 1m	3/m ²
<i>Dianella caerulea</i>	Paroo Lily	0.5 x 0.4m	5/m ²
<i>Dianella longifolia</i>	Flax Lily	0.8 x 0.3m	5/m ²
<i>Enchylaena tomentosa</i>	Ruby Saltbush	0.5 x 0.5m	4/m ²
<i>Grevillea rhyolitica</i> x <i>juniperina</i> 'Cherry Clusters	Cherry Clusters Grevillea	0.6 x 0.8m	4/m ²
<i>Leucaphya brownii</i>	Cushion Bush	1 x 1.2m	4/m ²
<i>Lomandra confertifolia</i> 'Little Pal'	Little Pal Lomandra	0.5 -0.6 x 0.65m	5/m ²
<i>Lomandra</i> 'Lime Tuff'	Lime Tuff Lomandra	0.5 x 0.5m	4/m ²
<i>Lomandra longifolia</i>	Spiny Head Mat Rush	0.9 x 0.9m	4/m ²
<i>Lomandra</i> 'Tanika'	Spiny Mat-rush	0.9 x 0.9m	4/m ²
<i>Orthrosanthus multiflorus</i>	Morning Iris	0.8 x 0.8m	4/m ²
<i>Patersonia occidentalis</i>	Native Iris	0.8 x 0.8m	4/m ²
<i>Poa labillardieri</i>	Common Tussock Grass	0.5 x 0.5m	4/m ²
<i>Poa poiformis</i> var. <i>poiformis</i>	Coastal Tussock Grass	0.6 x 1m	4/m ²
<i>Westringia</i> 'Aussie Box'	Aussie Box Westringia	0.5 x 0.5m	4/m ²
LOW GROUNDCOVERS			
<i>Acacia amblygona</i> 'Winter Gold'	Acacia Winter Gold	0.3 x 2m	4/m ²
<i>Banksia blechnifolia</i>	Blechnum Banksia	0.3 x 0.3m	4/m ²
<i>Chrysocephalum apiculatum</i>	Common everlasting	0.2 x 1m	4/m ²
<i>Dianella</i> 'Cassa Blue'	Dianella cultivar	0.3 x 0.3m	5/m ²
<i>Dianella</i> 'Little Rev'	Dianella Cultivar	0.3 x 0.3m	5/m ²
<i>Dianella</i> 'Silver Streak'	Silver Streak Flax Lily	0.4 x 0.4m	5/m ²
<i>Dichondra repens</i>	Kidney weed	0.1 x 0.8m	5/m ²
<i>Grevillea alpina</i> x <i>lavandulacea</i>	Jelly baby Grevillea	0.4 x 0.3m	4/m ²
<i>Grevillea</i> 'Poorinda Royal Mantle'	Prostrate Grevillea	0.2 x 0.8m	3/m ²
<i>Grevillea lanigera</i> 'Mt Tamboritha'	Mt Tamboritha cultivar	0.4 x 1-2m	3/m ²
<i>Hardenbergia</i> 'Meema'	Dwarf Native Sarsprilla	0.4 x 1m	4/m ²
<i>Lomandra</i> 'Seascape'	Seascape Lomandra	0.3 x 0.3m	5/m ²
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2 x 2.0m	2/m ²
<i>Pratia pedunculata</i>	Blue Star Creeper	0.1 x 0.8m	5/m ²
<i>Pultenaea pedunculata</i>	Matted Bush Pea	0.1 x 0.8m	5/m ²
<i>Themeda triandra</i>	Kangaroo Grass	0.3x0.3m	4/m ²
<i>Stipa elegantissima</i>	Feather Spear Grass	0.5-0.8 x 0.3m	4/m ²
<i>Westringia</i> 'Grey Box'	Grey Leafed Westringia	0.3 x 0.5m	4/m ²
CLIMBERS			
<i>Cissus antarctica</i>	Kangaroo Vine	n/a	900 c/c
<i>Hardenbergia</i> 'Edna Walling Snow White'	Snow White Happy Wanderer	n/a	900 c/c
<i>Hibbertia scabdens</i>	Snake Vine	n/a	900 c/c
<i>Kennedia rubicunda</i>	Dusky Coral Pea	n/a	900 c/c
<i>Pandorea jasminoides</i>	Bower of Beauty	n/a	900 c/c

DESIGN STYLE 1: NATIVE COTTAGE GARDEN

Design Ideas

- Use natural stone paving.
- Use a wide range of closely grown plants.
- Ensure lawn areas are minimal and have small, simple and considered shapes.
- Place plants to spill over the edges of paths or planting beds.
- Avoid straight lines in the design.
- Place stepping stones throughout the garden.
- Emphasis is on flowers, so consider seasonal timing to include species that bloom at different times of the year.

Plants and Materials



Lomandra 'Seascape'
(confertifolia)



Grevillea sub species



Stone wall with
cascading plants



Melia azedarach



Informal pathways with
'overgrown' planting



Timber steppers
combined with
groundcovers and
gravel infill



Chrysocephalum
apiculatum



Formal manicuring of
native species



Dianella spp.



Stipa spp.

Ideal Planting Combinations

Botanical Name

Anigozanthos cultivars

Chrysocephalum apiculatum

Correa alba

Dianella caerulea

Leucophyta brownii

Lomandra 'Seascape'

Grevillea Lanigera

Poa labillardieri

Hardenbergia 'Meema'

Westringia 'Jervis Gem'

Common Name

Kangaroo Paw

Common Everlasting

White Correa

Paroo Lily

Cushion Bush

Seascape Lomandra

Mt Tamboritha Cultivar

Common Tussock Grass

Dwarf Native Sarsaparilla

Coastal Rosemary

Tree Species

Melia azedarach

White Cedar

DESIGN STYLE 2: BUSHLAND GARDEN

Design Ideas

- Create an informal bushland feel by mixing plant species selection.
- Choose plants with contrasting foliage type and flower colour (see species below as a guide) to create interest and texture.
- Plant low, medium and high species in clusters of 3–5 plants. Specimen shrubs or specimen trees can be planted as singles, and will act as features in the garden layout.
- Use a locally sourced loose gravel for paths and consider an informal rock border to separate the gravel from the garden-bed.

Plants and Materials



Correa alba



Poa labillardieri



Garden design with contrasting colour and foliage



Feature rockwork in garden bed



Stepping stone pavers infilled with gravel



Flowers from Eucalyptus tree



Informal planting with stone wall



Chrysocephalum apiculatum with rockwork



Deep-rooted tree as a focal point to the garden design



Informal paving with contrasting foliage plants

Ideal Planting Combinations

Botanical Name	Common Name	Tree Species	
<i>Austrostipa stipoides</i>	Prickly Spear-grass	<i>Eucalyptus polyanthemos</i>	Red Box
<i>Chrysocephalum apiculatum</i>	Common everlasting		
<i>Correa</i> 'Dusky Bells'	Dusky Bells Correa		
<i>Dianella</i> 'Cassa Blue'	Dianella cultivar		
<i>Dodonaea viscosa</i>	Hop Bush		
<i>Enchylaena tomentosa</i>	Ruby Salt Bush		
<i>Kennedia rubicunda</i>	Dusky Coral Pea		
<i>Poa poiformis</i> var. <i>poiformis</i>	Coastal Tussock Grass		
<i>Stipa</i> species.	Feather Grass		
<i>Westringia</i> 'Aussie Box'	Aussie Box Westringia		

DESIGN STYLE 3: LUSH AND GREEN

Design Ideas

- Lara is a low rainfall area and so a lush green garden needs a careful selection of native plants that have strong green foliage. The list below is a good guide for these.
- Darker paving materials such as blue-stone paving help to showcase green foliage.
- Plant entire areas with one single species for a strong bold effect.
- Incorporate exposed aggregate concrete as a contrast or alternative material to other hard and soft surfaces.
- Consider placement of trees to provide shade to the garden or front living area.

Plants and Materials



Lomandra longifolia



Correa reflexa



Myoporum parvifolium



Hardenbergia violacea



Indigofera australis



Exposed aggregate paving



Stepping stones in lawn



Bluestone paving with "crazy paving" pattern



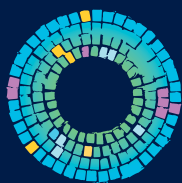
Timber decking



Use of contrasting surface material, timber decking and gravel

Ideal Planting Combinations

Botanical Name	Common Name	Tree Species
<i>Hardenbergia 'Meema'</i>	Dwarf Native Sarsaparilla	<i>Eucalyptus leucoxylon 'euky dwarf'</i> Dwarf Yellow Gum
<i>Correa baeuerlenii</i>	Chef's Hat Correa	
<i>Dianella longifolia</i>	Flax Lily	
<i>Dichondra repens</i>	Kidney Weed	
<i>Indigofera australis</i>	Austral Indigo	
<i>Lomandra longifolia</i>	Spiny Head Mat Rush	
<i>Myoporum parvifolium</i>	Creeping Boobialla	
<i>Orthrosanthus multiflorus</i>	Morning Iris	
<i>Pultenaea pedunculata</i>	Matted Bush Pea	



Manzeene Village

LARA

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