



Kinma Valley

# Landscape design Guidelines



Your place to  
*live well*



**lendlease** living





# Your Garden

Your garden is your personal haven, a sanctuary from your day to day life. It can be a place and a focal point in your life where you can relax and entertain. It will form a part of your community’s overall habitat and biodiversity, with native birds and other wildlife attracted to your garden.

The following guide has been created to help you plan your new garden. You may choose one of the designs provided and submit it for covenant approval along with your house plans, to make the process so much easier. It’s time to get excited and start planning!

## Contents

5	<b>Garden Design Principles</b> Things to consider when planning your garden
7	<b>Designing a Sustainable Garden</b> Planning wisely for the future
8	<b>Garden Components and Structures</b> The elements that make up your garden
10	<b>Design for Local Conditions</b> Design for your home’s location
12	<b>Garden Styles</b> Ideas for designing a great garden Kinma Valley Plant Palette What to consider when selecting plants Planting lists  Garden Style 1   Informal Native Garden Garden Style 2   Contemporary Garden Design Garden Style 3   Formal Garden Garden Style 4   Habitat Garden
22	<b>Kinma Valley Plant Palette</b> Factors to consider when choosing plants for your garden
24	<b>Creating and Maintaining your Garden</b> Tips for establishing and maintaining your garden
28	<b>Design Requirements and Approvals</b> Design process and Covenant approval
32	<b>Neighbourhood Fencing</b>

Jump here if you want a quick & easy approach to choosing a garden

Jump here if you want some easy guidance on fencing your new piece of Kinma Valley





# Garden design principles

When you start to plan your garden, there are some principles you need to consider early in the design process. This will ensure that the end result is compatible with your needs and tastes and is as functional and beautiful as possible.

## Make your garden compatible with your home

Make your garden an extension of your indoor living areas, so you can make use of both your home and garden to enhance your lifestyle.

## Consider how you will use your garden

Consider the different purposes of your garden and map out the best places for them.

## Consider drainage

Ensure that slopes and grades adequately drain the lot to avoid pooling of water, which can create problems for your own house as well as your neighbours.

## Stick to a style

It is worthwhile researching different styles of gardens to determine which type you wish to create. For garden style suggestions, sample layouts and plant species refer to pages 14-21.

## A place for everything

Don't forget to consider the location of service areas like the letterbox, rubbish bin, air conditioning unit, clothesline, electrical meter etc. They should be easily accessible whilst screened from view.

## Make your garden special

Introducing a 'focal point' such as a birdbath, a large pot and/or outdoor seating.





# Designing a sustainable garden

A sustainable garden is a healthy and resilient garden. Some principles to consider include:

## Drought tolerant plants

Select drought tolerant plants that require little watering. Plants that are local to the region, and others that grow in similar conditions are most likely to need the minimum care and ongoing maintenance. Look at what is growing well in nearby gardens.

## Be waterwise

Use mulch to keep soil moist as this reduces the amount of watering required. Consider an efficient irrigation system and rainwater tank to reduce your use of town water. If you are watering your garden do so early morning or late in the afternoon.

## Design for biodiversity

A sustainable garden provides habitat for local native fauna such as bees, small birds, butterflies and frogs.

## Choosing materials

A sustainable garden does not use materials, including rocks, pebbles or wood collected from landscapes that are threatened vulnerable ecosystems. Select timber from sources with a sustainable certification. Consider opportunities for incorporating reused or recycled materials.

For further information on sustainable gardening, visit the Sustainable Gardening Australia online magazine: [www.sgaonline.org.au](http://www.sgaonline.org.au)



# Garden components and structures

Many components work together to make up a beautiful garden. Consideration should be given to each component individually and as a whole, to ensure coherence and continuity throughout your garden.



## Hard surfaces

- Pavers, concrete, stone and other materials can be used for outdoor areas such as pathways and driveways. There is a huge variety of paving types available including clay and concrete, which can be textured, coloured, polished or honed.

## Planting

- A group of plants of the same species planted closely together can give a full, lush effect. Consider the location of different groups of plants, e.g. screening plants, hedge plants, accent plants, border plants.
- A row of quick-growing screening plants along the boundaries of your block can create privacy and help to soften fence lines.

Planting along your front boundary can also define your own private domain. Consider the mature height and width of plants when selecting & locating them in your garden.

- Ultimately the success of your garden will depend on soil depth and quality.

## Lawn areas

- Maintaining a lawn will require the most time, energy and resources in your garden, so carefully consider the amount of lawn you need and are prepared to maintain. Ensure you have easy access to get a lawn mower to the turf area.
- Groundcovers are an excellent low-maintenance alternative to a lawn.

- The amount of sun your lawn receives should determine the species you select.

## Container gardening

- Container gardening is a good solution for small spaces such as the front porch.
- Use a good quality potting mix, full of organic matter and containing a slow release fertiliser.
- Plants in containers require more water than plants in the ground because they dry out more quickly, and need to be fertilised more often.

## Water in the garden

- The addition of a water feature, pond or birdbath in your garden can have many benefits. A clean water source will attract birds and other wildlife to your garden. The sound of running or falling water is also relaxing and peaceful. Be aware of water restrictions and the amount of maintenance when considering a water feature or pond.

## Service areas

- Your garden needs to house the more functional aspects of day to day life. While easy access is required to the electrical meter, air conditioning units, clothes lines and bins, they should be screened from the street.

## Letterboxes

- Letterboxes are an important part of your front garden. They look good located in a landscaped garden bed and in a style that reflects your home, such as a solid pillar style letterbox.

## Garden edges

- To separate garden beds from the turf an edge restraint of pavers, timber, concrete, steel, etc. will reduce maintenance.

## Retaining walls

- Retaining or garden walls can provide structure in a garden, define spaces and create opportunities for seating.
- Retaining walls over 1 metre high require engineering approval

and are controlled by the Kinma Valley Home Design Guidelines to ensure they contribute positively to the neighbourhood.

## Fences

- Fencing height and style to the front and secondary boundary is controlled by the Kinma Valley Home Design Guidelines, to ensure they contribute positively to the neighbourhood.



# Design for local conditions

Consider the place you live and design your garden specifically for its location. Some considerations you may have include:

- The type of soil you have, how well it drains and if it needs improvement.
- The amount of rainfall and how much artificial watering is appropriate.
- The slope on your block and if you have naturally dry or damp areas.
- Opportunities to use trees and shrubs to shade windows and walls.
- If you need to consider fire risk.
- The amount of sun and shade each part of your garden receives in each season.

# Design for the sun

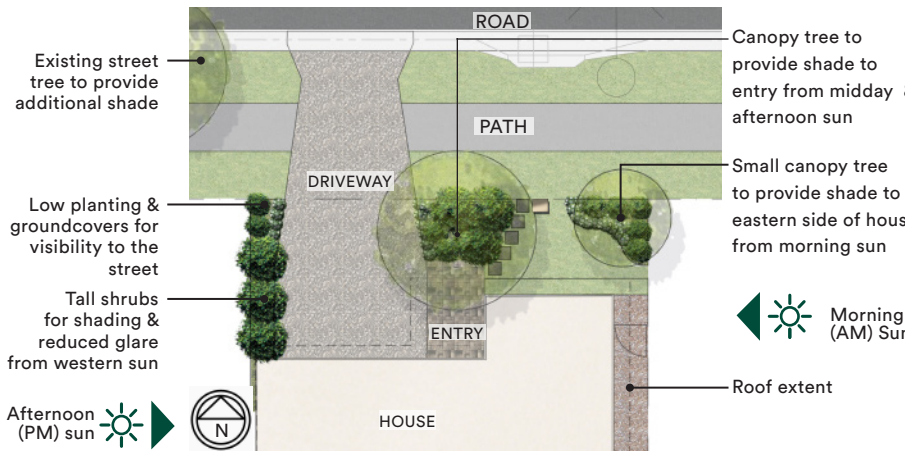
The final layout and design of your garden will be impacted by the direction your garden faces.

The direction of the sun and the amount of shade your garden receives will determine the plant species that will flourish.

Trees and shrubs can provide additional shading to walls and paved surfaces which will help keep you cool in summer.

Roof and wall colour will impact the temperature of your home significantly and also needs to be considered.

You will also need to consider the mature height of the plants you select and the proximity of your neighbour's house, fencing and planting, as these are likely to cause some shading on your property.



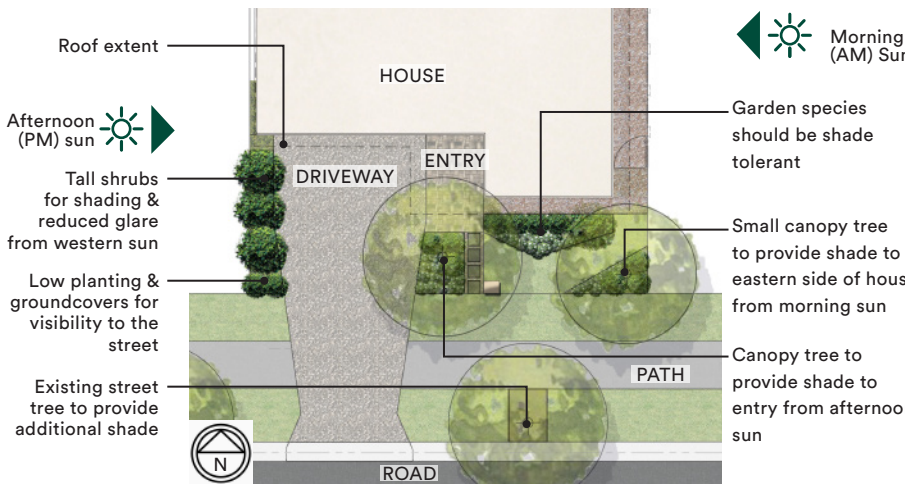
### North facing garden

**Sun Exposure**

Receives sun all day

**Plant Tolerance**

Plants should be able to withstand full sun



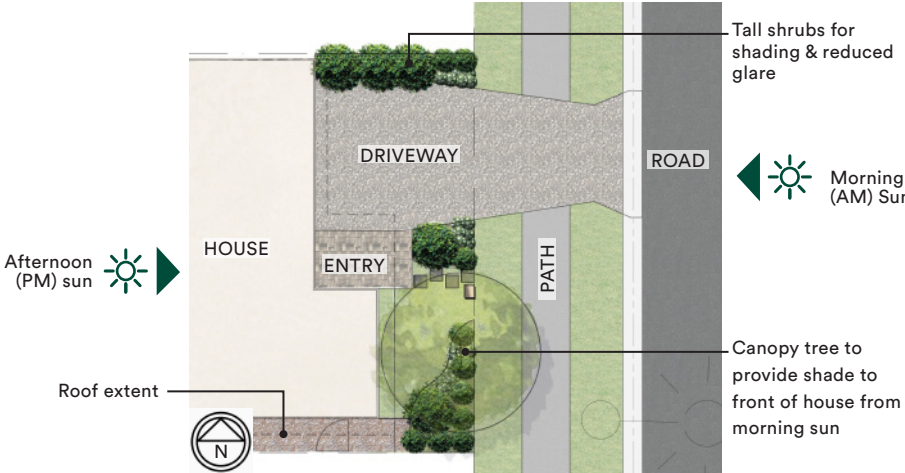
### South facing garden

**Sun Exposure**

Sunlight and heat received predominantly from the west in the afternoon

**Plant Tolerance**

Plant species should be shade tolerant



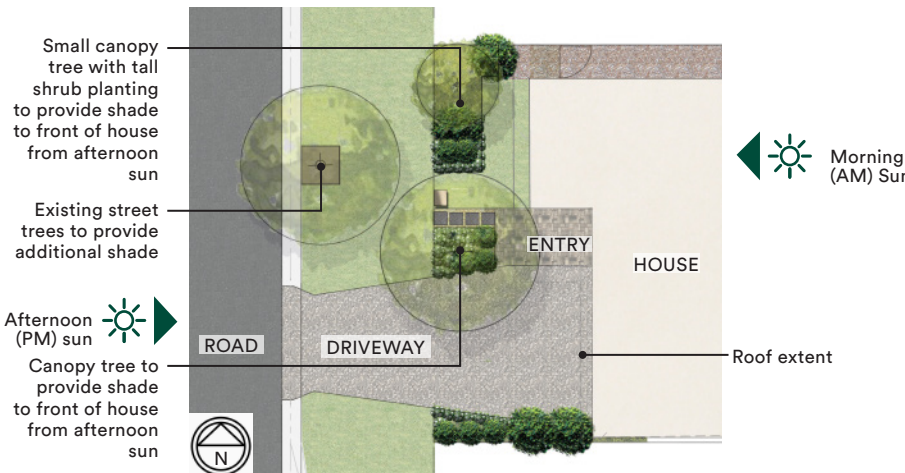
### East facing garden

**Sun Exposure**

Garden receives predominantly morning sun. Most of the garden is in shade through the afternoon

**Plant Tolerance**

Plant species should be tolerant of some shade



### West facing garden

**Sun Exposure**

Garden receives predominantly afternoon sun

**Plant Tolerance**

Plant species should be tolerant of full afternoon sun



# Garden styles

Everyone has different taste when it comes to garden styles. Some people like a contemporary-style garden while others like an informal native look. Research is the key to working out what style of garden you like. Some ways to research garden styles include:

- Books, magazines, television garden shows and the internet.
- Visit gardens – Australia's Open Garden Scheme is a great way to research gardens, or visit the Botanic Gardens.
- Notice and make note of elements you like in gardens, as well as elements you don't like.

This will help you refine the style that appeals to you.

The following pages outline four different garden styles and the elements they contain. You can take these styles and apply them or adapt them as you want.

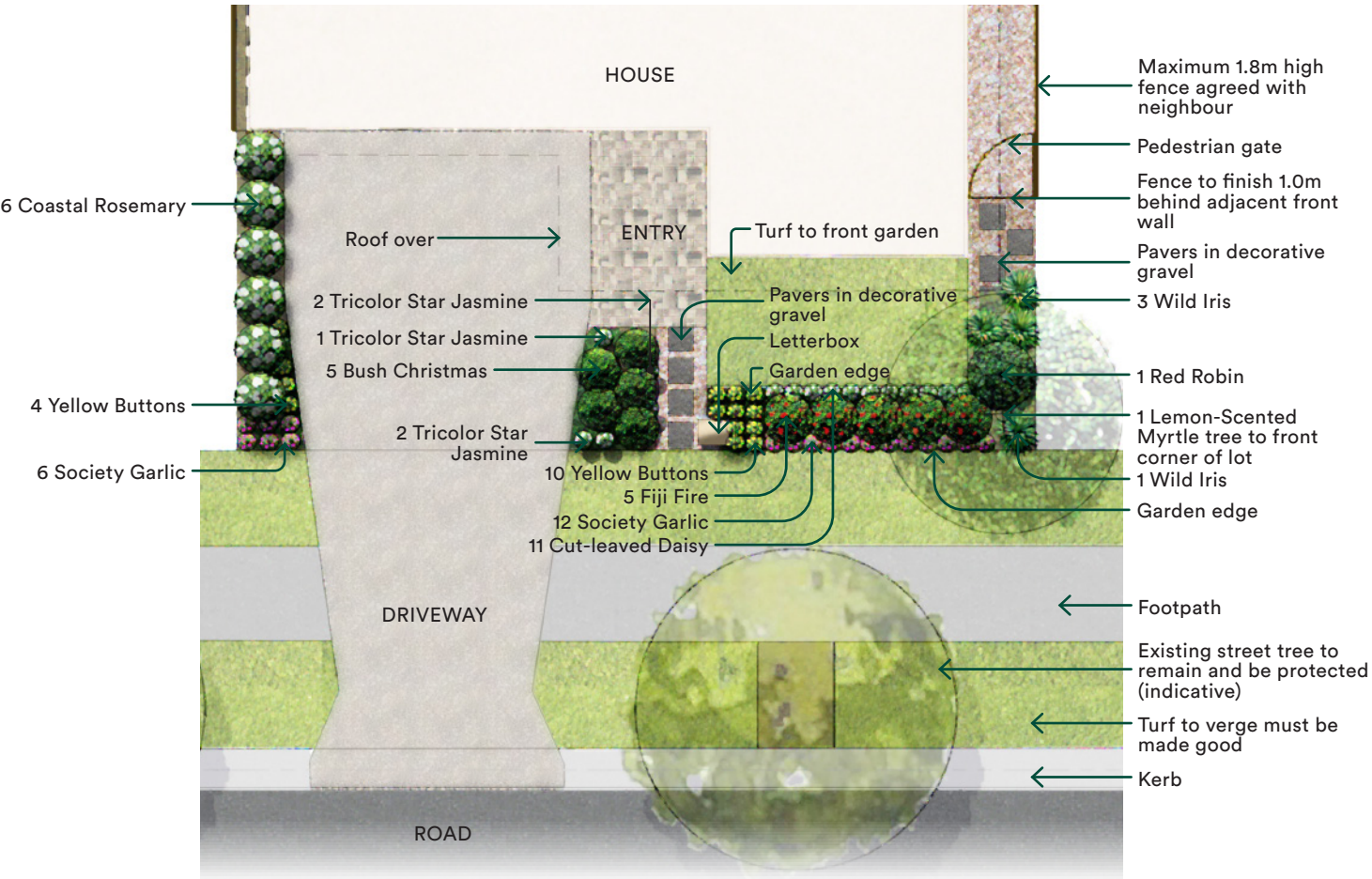




# Garden Style 1: Formal Garden

Symmetry, geometry and repetition are crucial to formal garden design as they create balance and a harmonious pattern. Straight lines and a strong central axis are found in most formal designs, with circles and curves laid out with geometric precision. The style is suited to houses with strong formal or geometric features.

Formal gardens usually have a limited palette, with many of the same species in a row or group. Plants are often trimmed to create structure in the garden. Order and control over the garden is critical to the style, so formal gardens require regular maintenance. Choose plants that respond well to clipping and pruning.




**Garden Style 1: Formal Garden** on a typical 12.5m wide lot. Refer table below for plant numbers which will change according to lot width and setbacks applied. The plant palette gives an indication of colour, form & textures of trees, shrubs & grasses or groundcovers with a suitable alternative.

Formal Garden - Plant Species Tree (T), Shrub (S), Grass or Groundcover (G)	Number of Plants for lot width				
	10m*	12.5m	14m	16m	18-20m
Lemon-scented Myrtle (T) OR Blueberry Ash (T)	1	1	1	1	2
Bush Christmas Lily Pily (S) OR Red Robin (S)	1	1	1	1	2
Wild Iris (G) OR Tall Sedge (G)	4	4	6	6	6
Fiji Fire (S) OR Wallum Bottlebrush (S)	2	5	7	7	7
Heath Myrtle (S) OR Waterfall Plant (S)	0	0	0	2	4
Coastal Rosemary (S) OR Pink Malay	6	6	6	6	6
Tricolor Star Jasmine (G) OR Coastal Boobialla	3	5	5	5	8
Cut-Leaved Daisy (G) OR Blue Felcia	4	11	14	16	16
Tall Sedge (G) OR Fine-leaved Mat Rush (G)	0	0	0	4	8
Yellow Buttons (G) OR Society Garlic	11	15	15	15	15
Society Garlic (G) OR Red Kangaroo Paw	13	18	20	22	25


- Notes:**
- \*For 10m lot width, turf to front garden to be replaced with decorative gravel.
  - When planting trees in close proximity of your home it is highly recommended to install a root barrier.
  - The number of plants shown above provide optimum visual appeal to the frontage. However, the number exceeds the minimum covenant requirement.
  - The size and spread of the plants shown on the plans are at maturity/full size.

## Formal Garden Plant Palette










Take this sheet direct to your landscaper or your local nursery to easily make this your garden of choice.



Water requirement



Maintenance requirement

-  Trees
-  Full Sun
-  Bee attracting
-  Shrubs
-  Partial Sun
-  Bird attracting
-  Groundcovers
-  Shade
-  Butterfly attracting



**Common Name:** Lemon-Scented Myrtle  
**Botanical Name:** Backhousia citriodora  
**Mature size (Height x Spread):** 8.0 x 4.0m  
**Alternative:** Blueberry Ash (Elaeocarpus reticulatus)



**Common Name:** Red Robin  
**Botanical Name:** Photinia fraseri 'Red Robin'  
**Mature size (Height x Spread):** 2.0 x 1.5m  
**Alternative:** Aussie Compact (Syzygium australe)



**Common Name:** Bush Christmas  
**Botanical Name:** Syzygium australe 'Bush Christmas'  
**Mature size (Height x Spread):** 1.5 x 1.5m  
**Alternative:** Red Robin (Photinia fraseri 'Red Robin')



**Common Name:** Fiji Fire  
**Botanical Name:** Metrosideros vitiensis 'Fiji Fire'  
**Mature size (Height x Spread):** 2.0 x 2.0m  
**Alternative:** Wallum Bottlebrush (Melaleuca pachyphylla)



**Common Name:** Heath Myrtle  
**Botanical Name:** Sannantha virgata 'Miniature'  
**Mature size (Height x Spread):** 1.5 x 1.5m  
**Alternative:** Waterfall Plant (Phyllanthus multiflorus)



**Common Name:** Wild Iris  
**Botanical Name:** Dietes grandiflora  
**Mature size (Height x Spread):** 1.0 x 1.0m  
**Alternative:** Tall Sedge (Carex appressa)



**Common Name:** Tricolor Star Jasmine  
**Botanical Name:** Anigozanthos flavidus  
**Mature size (Height x Spread):** 3.0 x 2.0m  
**Alternative:** Coastal Boobialla (Myoporum ellipticum)



**Common Name:** Cut-Leaved Daisy  
**Botanical Name:** Brachyscome multifida var. multifida  
**Mature size (Height x Spread):** 0.45x0.45m  
**Alternative:** Blue Felicia (Felicia amelloides)



**Common Name:** Coastal Rosemary  
**Botanical Name:** Westringia fruticosa 'Zena'  
**Mature size (Height x Spread):** 1.5 x 1.5m  
**Alternative:** Pink Malay (Ixora coccinea)



**Common Name:** Yellow Buttons  
**Botanical Name:** Chryscephalum apiculatum  
**Mature size (Height x Spread):** 0.15-x 2.5m  
**Alternative:** Society Garlic (Tulbaghia violacea)



**Common Name:** Society Garlic  
**Botanical Name:** Tulbaghia violacea  
**Mature size (Height x Spread):** 0.3-x 0.3m  
**Alternative:** Red Kangaroo Paw (Anigozanthos flavidus)



**Common Name:** Tall Sedge  
**Botanical Name:** Carex appressa  
**Mature size (Height x Spread):** 0.5-1.0 x 0.5-1.0m  
**Alternative:** Fine-leaved Mat Rush (Lomandra confertifolia)

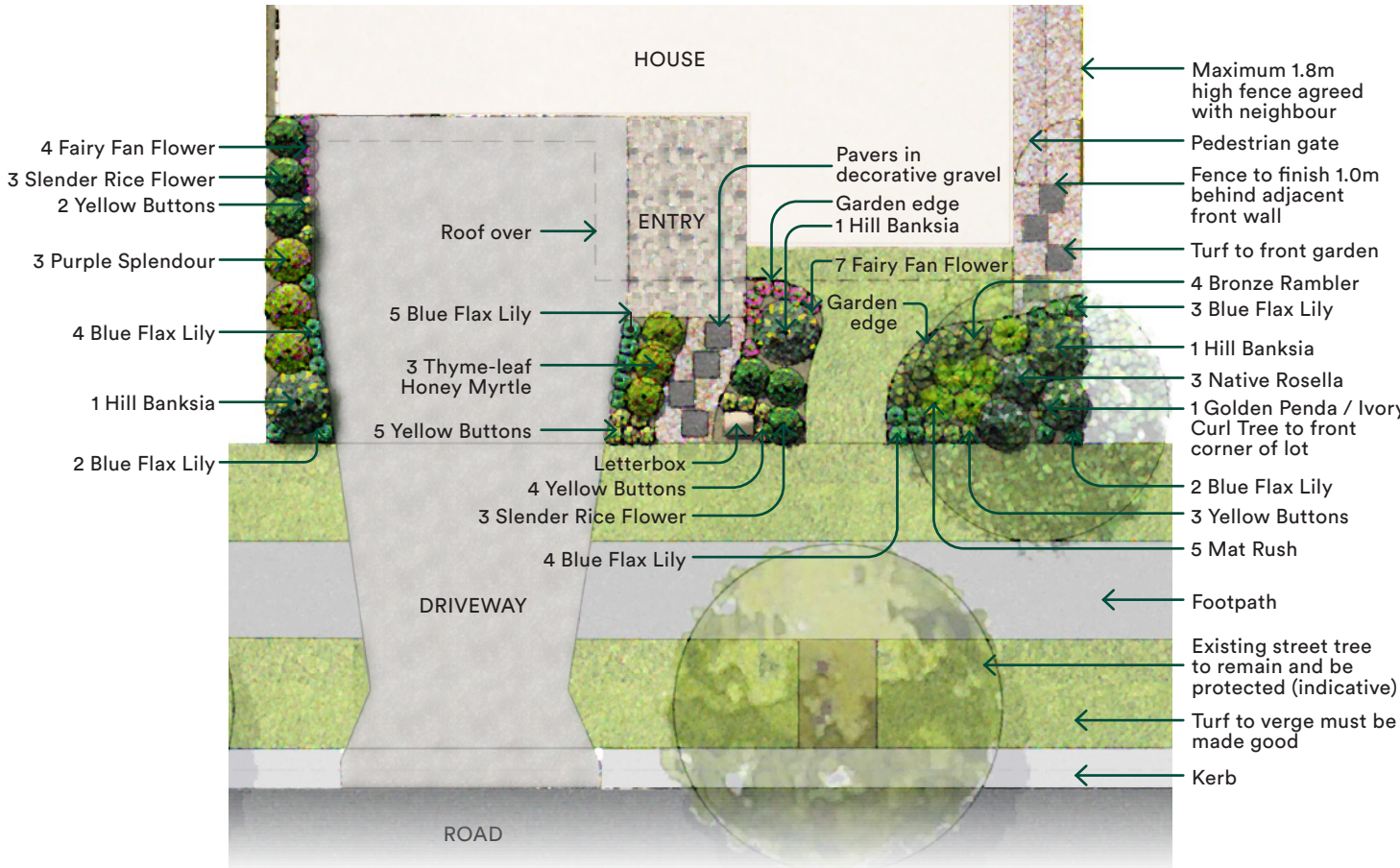


# Garden Style 2: Habitat Garden

Birds, butterflies and other fauna do not just live in the bush, they also live with us in the suburbs, and contribute to the rich biodiversity of our communities. You can attract them to your garden by providing the right conditions and a safe environment.

**Attract butterflies & birds to your garden**  
Butterflies are attracted to daisy-type flowers. They prefer a sunny position protected from the wind. Adult butterflies need nectar from flowers to feed on, and

females will lay their eggs on plants that will provide food for their caterpillars. Plants also provide habitat, protection and food for local birds. Not all birds have the same requirements. For example. Honeyeaters are nectar and insect feeders and like plants such as Grevilleas, Kangaroo Paws and Banksias. Rosellas and Lorikeets feed on Eucalypt blossoms and seeds. Birds will also be attracted to water. Bird baths should be elevated near to shrubs or trees so that birds can escape into the foliage.



**Garden Style 2: Habitat Garden** on a typical 12.5m wide lot. Refer table below for plant numbers which will change according to lot width and setbacks applied. The plant palette gives an indication of colour, form & textures of trees, shrubs & grasses or groundcovers with a suitable alternative.

Habitat Garden - Plant Species Tree (T), Shrub (S), Grass or Groundcover (G)	Number of Plants for lot width				
	10m*	12.5m	14m	16m	18-20m
Ivory Curl Tree (T) OR Coastal Banksia (T)	0	0	0	0	1
Golden Penda (T) OR Ivory Curl Tree (T)	1	1	1	1	1
Hill Banksia (S) OR Great Balls of Fire (S)	3	3	5	7	9
Native Rosella (S) OR Callistemon 'Pink Champagne' (S)	2	3	4	5	7
Thyme-leaf Honey-myrtle (S) OR Mat Rush (S)	6	6	6	6	8
Slender Rice Flower (S) OR Murraya 'Min a min' (S)	4	6	6	8	8
Purple Splendour (S) OR Wilderness White (S)	3	3	3	3	3
Yellow Buttons (G) OR Society Garlic (G)	10	13	16	18	20
Kangaroo Vine (G) OR Mat Rush (G)	2	5	5	8	10
Blue Flax Lily (G) OR Silver Lace (G)	16	20	24	26	28
Bronze Rambler (G) OR Cooroora Cascade (G)	2	4	6	8	10
Fairy Fan-flower (G) OR Purple Fusion Fan Flower (G)	11	11	11	12	15

- Notes:**
- For 10m lot width, turf to front garden to be replaced with decorative gravel.
  - When planting trees in close proximity of your home it is highly recommended to install a root barrier.
  - The number of plants shown above provide optimum visual appeal to the frontage. However, the number exceeds the minimum covenant requirement.
  - The size and spread of the plants shown on the plans are at maturity/full size.

## Habitat Garden Plant Palette

Take this sheet direct to your landscaper or your local nursery to easily make this your garden of choice.

Water requirement  
Maintenance requirement

- Trees
- Shrubs
- Groundcovers
- Full Sun
- Partial Sun
- Shade
- Bee attracting
- Bird attracting
- Butterfly attracting



**Common Name:** Ivory Curl Tree  
**Botanical Name:** *Buckinghamia celsissima*  
**Mature size (Height x Spread):** 8.0 x 5.0m  
**Alternative:** Coastal Banksia (*Banksia integrifolia*)



**Common Name:** Golden Penda  
**Botanical Name:** *Xanthostemon chrysanthus*  
**Mature size (Height x Spread):** 10.0 x 12.0m  
**Alternative:** Ivory Curl Tree (*Buckinghamia celsissima*)



**Common Name:** Hill Banksia  
**Botanical Name:** *Banksia spinulosa* var. *Collina*  
**Mature size (Height x Spread):** 2.5 x 2.5m  
**Alternative:** Great Balls of Fire (*Callistemon salignus*)



**Common Name:** Native Rosella  
**Botanical Name:** *Hibiscus heterophyllus*  
**Mature size (Height x Spread):** 2.0 x 1.5m  
**Alternative:** Callistemon 'Pink Champagne'



**Common Name:** Thyme-leaf Honey-myrtle  
**Botanical Name:** *Melaleuca thymifolia*  
**Mature size (Height x Spread):** 1.0 x 1.0m  
**Alternative:** Mat Rush (*Lomandra hystrix*)



**Common Name:** Slender Rice Flower  
**Botanical Name:** *Pimelea linifolia*  
**Mature size (Height x Spread):** 0.4 x 0.5m  
**Alternative:** Murraya paniculata 'Min a min'



**Common Name:** Purple Splendour  
**Botanical Name:** *Callistemon 'Purple Splendour'*  
**Mature size (Height x Spread):** 2.0 x 1.5m  
**Alternative:** Callistemon 'Wilderness White'



**Common Name:** Yellow Buttons  
**Botanical Name:** *Chrysocephalum apiculatum*  
**Mature size (Height x Spread):** 0.15 x 2.5m  
**Alternative:** Society Garlic (*Tulbaghia violacea*)



**Common Name:** Kangaroo Vine  
**Botanical Name:** *Cissus antartica*  
**Mature size (Height x Spread):** 0.3 x 4.0m  
**Alternative:** Mat Rush (*Lomandra hystrix*)



**Common Name:** Blue Flax-Lily  
**Botanical Name:** *Dianella caerulea*  
**Mature size (Height x Spread):** 0.5 x 0.5m  
**Alternative:** Silver Lace (*Tulbaghia violacea*)



**Common Name:** Bronze Rambler  
**Botanical Name:** *Grevillea 'Bronze Rambler'*  
**Mature size (Height x Spread):** 0.4 x 2.0m  
**Alternative:** Cooroora Cascade (*Grevillea*)



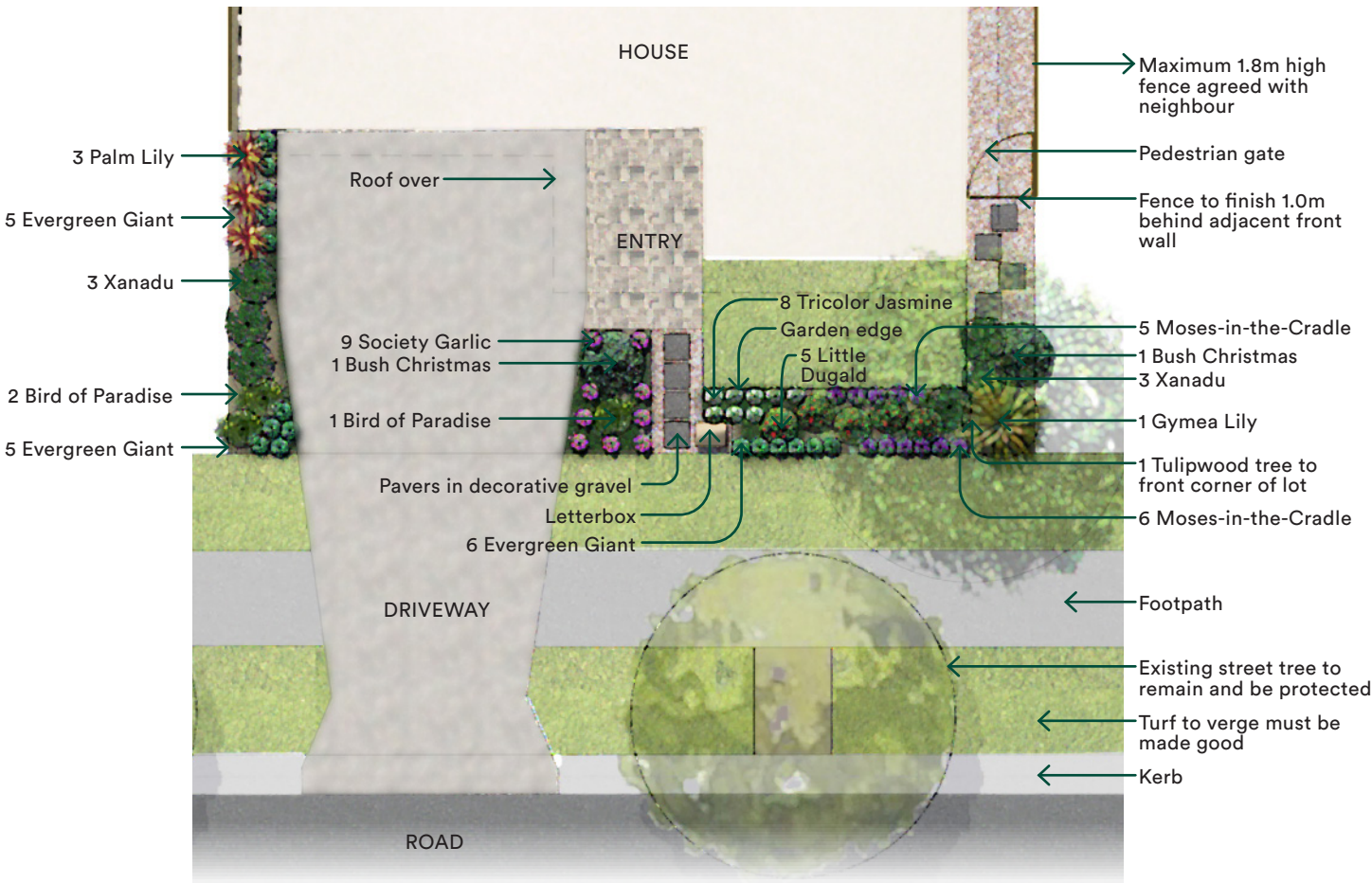
**Common Name:** Fairy Fan-Flower  
**Botanical Name:** *Scaevola aemula*  
**Mature size (Height x Spread):** 0.5 x 1.0m  
**Alternative:** Purple Fusion Fan-Flower (*Scaevola humilis*)



# Garden Style 3: Contemporary Garden

Contemporary garden design is generally modern and functional with multi-purpose spaces, bold structural elements and easy-to-maintain plants which are chosen for their leaf colour or their bold, interesting shapes, rather than flowers.

Shapes and spaces in the garden tend to be simple and geometric with straight lines. Similar to formal gardens, contemporary gardens use repetition of same species of plants to provide strong lines and shapes. This also applies to hard elements such as garden edges or arrangement of pavers.



**Garden Style 3: Contemporary Garden** on a typical 12.5m wide lot. Refer table below for plant numbers which will change according to lot width and setbacks applied. The plant palette gives an indication of colour, form & textures of trees, shrubs & grasses or groundcovers with a suitable alternative.

Contemporary Garden - Plant Species Tree (T), Shrub (S), Grass or Groundcover (G)	Number of Plants for lot width				
	10m*	12.5m	14m	16m	18-20m
Tulipwood (T) OR Riberry (T)	1	1	1	1	1
Gynea Lily (S) OR Bird of Paradise (S)	0	1	1	1	2
Palm Lily (S) OR Red Star (S)	3	3	3	6	6
Bush Christmas (S) OR Nandina 'Obsession' (S)	2	2	3	4	6
Xanadu (S) OR Pink Malay (S)	6	6	9	12	15
Bird of Paradise (S) OR Red Bromeliad (S)	3	3	5	7	7
Little Dugald (S) OR Pink Malay (S)	2	5	7	9	11
Coastal Boobialla (G) OR Tricolor Star Jasmine (G)	4	8	10	12	14
Moses-In-The-Cradle (G) OR Society Garlic (G)	7	11	16	21	26
Evergreen Giant (G) OR Society Garlic (G)	18	25	25	28	30

- Notes:**
- \*For 10m lot width, turf to front garden to be replaced with decorative gravel.
  - When planting trees in close proximity of your home it is highly recommended to install a root barrier.
  - The number of plants shown above provide optimum visual appeal to the frontage. However, the number exceeds the minimum covenant requirement.
  - The size and spread of the plants shown on the plans are at maturity/full size.

## Contemporary Garden Plant Palette

Take this sheet direct to your landscaper or your local nursery to easily make this your garden of choice.



Water requirement



Maintenance requirement



Trees



Full Sun



Bee attracting



Shrubs



Partial Sun



Bird attracting



Groundcovers



Shade



Butterfly attracting



**Common Name:** Tulipwood  
**Botanical Name:** *Harpullia pendula*  
**Mature size (Height x Spread):** 10.0 x 5.0m  
**Alternative:** Riberry (*Syzygium luehmannii*)



**Common Name:** Gynea Lily  
**Botanical Name:** *Doryanthes excelsa*  
**Mature size (Height x Spread):** 4.0 x 3.0m  
**Alternative:** Bird of Paradise (*Strelitzia reginae*)



**Common Name:** Palm Lily  
**Botanical Name:** *Cordyline fruticosa 'Rubra'*  
**Mature size (Height x Spread):** 2.5 x 1.0m  
**Alternative:** Red Star (*Cordyline australis*)



**Common Name:** Bush Christmas  
**Botanical Name:** *Syzygium 'Bush Christmas'*  
**Mature size (Height x Spread):** 2.0 x 2.0m  
**Alternative:** Nandina Obsession (*Nandina domestica* Seika)



**Common Name:** Xanadu  
**Botanical Name:** *Philodendron 'Xanadu'*  
**Mature size (Height x Spread):** 1.0 x 1.0m  
**Alternative:** Pink Malay (*Ixora coccinea*)



**Common Name:** Bird of Paradise  
**Botanical Name:** *Strelitzia reginae*  
**Mature size (Height x Spread):** 0.7x0.7m  
**Alternative:** Red Bromeliad (*Alcantarea imperialis 'Rubra'*)



**Common Name:** Little Dugald  
**Botanical Name:** *Metrosideros collina 'Little Dugald'*  
**Mature size (Height x Spread):** 1.0 x 1.0m  
**Alternative:** Pink Malay (*Ixora coccinea*)



**Common Name:** Coastal Boobialla  
**Botanical Name:** *Trachelospermum jasminoides 'Tricolor'*  
**Mature size (Height x Spread):** 0.3-x 1.5m  
**Alternative:** Coastal Boobialla (*Myoporum ellipticum*)



**Common Name:** Moses-In-The-Cradle  
**Botanical Name:** *Rhoeo discolor*  
**Mature size (Height x Spread):** 0.15-x 0.5m  
**Alternative:** Society Garlic (*Tulbaghia violacea*)



**Common Name:** Evergreen Giant  
**Botanical Name:** *Liriope muscari 'Evergreen Giant'*  
**Mature size (Height x Spread):** 0.3-x 0.3m  
**Alternative:** Society Garlic (*Tulbaghia violacea*)









# Kinma Valley Plant Palette

There are several factors you may want to consider when choosing plants for your garden.

- Does it match the garden style or theme you have chosen?
- What are the water requirements of the plant and does it fit in with the water requirements of the surrounding plants?
- What is the shape, size and form of the plant? Does it have large or small leaves? Does it have strappy foliage? What shape and size will the plant be when mature?
- What is the colour of the flowers? What time of year does it flower?
- Does the plant attract birds or butterflies?
- Does the plant's flowers or foliage have a scent? What time of day or night is it most fragrant? Are you planning to position the plant in the garden to take advantage of its scent?
- Is the plant tolerant to shade, or should it be in full sun?
- Is the plant fire retardant?
- Does the plant have pollens that will affect your health or is it poisonous?
- Does the plant drop branches or leaves that might cause issues or pose dangers?
- Is it frost sensitive?
- Is it susceptible to pests and diseases?



# Creating and maintaining your garden

If you have specific requirements or need more information there are many places and people who can help. Your local nursery will have qualified horticulturists on hand to advise you, and the internet is also a great place to research for garden information. We recommend that paving and any building of pergolas and retaining walls be done by a suitably qualified person.

You will need to give some thought to the order of events in terms of creating your garden. The first thing will be designing the garden layout prior to preparing the ground. Any hardscaping will be done next including installation of services such as irrigation, drainage and lighting. Preparing garden beds and lawn areas and planting them are the final things to be done.

## Soil preparation

The success of your garden will depend largely on the quality of your soil. Understanding the quality and depth of your soil before you start planning your garden will help you understand what types of plants will flourish.

Before planting anything, prepare your garden beds by digging to loosen the soil before adding organic material like compost or topsoil. Doing this simple step can save you disappointment and increase your chances of having healthy plants.

Dig your garden bed to a depth of 300mm with a shovel or rototiller, loosening the soil you have to work with. You should be able to squeeze your moist soil into a ball and then crumble it easily. Soil with too much clay will not crumble and a soil with too much sand will not squeeze into a ball. Adjust your soil by adding compost or imported topsoil. If you require additional soil for these garden beds it can be purchased from garden centres or landscape suppliers, or excavated from other areas of your garden where you may wish to create ponds, walkways or paved areas. Planting soil should also be enriched, with compost mixed in prior to planting.

Most native plants prefer a free draining soil. When importing soils ask for a sandy loam mix, or a soil mix designed specifically for natives.





## Planting

- To choose a list of plants that will best suit the climate, refer to the species list and consider the garden style you have selected.
- Dig a generous hole to give the plant roots plenty of nice, soft soil to spread out in. (Dig a hole about twice the diameter of the existing pot and 1.5 to 2 times the depth.)
- If the plant is growing in a pot, tip the pot upside down holding the plant in one hand, and gently ease the pot away from the plant. Try not to disturb the roots. If the plant or tree is in a bag, cut the bag away and lift the plant out. Set the plant in the ground at the same depth that it was in the pot.
- Fill in the hole with good quality soil and water the plant well.

## Lawn areas

- Choose a water efficient lawn variety such as Sir Walter Buffalo or Wintergreen turf. Note: Turf species should consider the amount of sun and shade your lawn will receive.
- Make sure you have plenty of fall across the lawn area, to allow water to drain freely away from the house.
- Lawn requires good quality topsoil and a well-prepared base. Fertilise with a well-balanced fertiliser to keep your lawn lush and green.
- Be gentle with new lawn. Restrict foot traffic and do not mow for a couple of weeks.
- Water your lawn consistently, but less often to encourage deeper roots and drought tolerance.

## Watering

Before designing and selecting plants for your garden, take some time to learn and understand any local council water restrictions that may be in place.

Consider installing an irrigation system which will direct water to the plant's roots. A timer will ensure that the water is utilised even more effectively.

- Good, deep soaking will encourage deep root growth and better equip plants for drought resistance. Mulch can prevent water from evaporating from the soil.
- Consider recycling water from bathtubs, showers, bathroom wash basins, washing machines and laundry tubs.

## Mulching and fertilising

Mulch stops the soil from drying out, reduces the need for watering by about 60%, keeps the soil temperature constant, stops weeds and helps to add nutrients. There are many types of mulch, with bark being the most common. Mulch should be 70-100mm deep. Make sure it's not piled up against shrubs or tree trunks, as it can cause them to rot.

- Native plants do not generally require regular feeding once they are fully established, but it is a good idea to start plants off with a slow release fertiliser formulated for native plants.

## Pruning

- It is important to prune plants from an early age, rather than trying to prune a plant that has been in the garden for a few years and is already woody.
- Pruning is most safely conducted immediately after flowering, when a light prune will help to prevent woodiness and should increase the number of flowers and new growth for the following year.

## Verge maintenance

- You can help encourage the growth of street trees and turf by watering, mulching and mowing.
- Mulch should be kept away from the base of trees and dished to aid in water retention.
- A good deep soak once a week is the ideal watering for trees. This will encourage the establishment of a deep root system that will help sustain the plant during dry periods.





# Design requirements and approvals

To to ensure high quality streetscape, there are requirements you should adhere to when planning your home and front garden.

## Home Design Guidelines / Covenant Requirements

Lendlease has a Covenant to support great outcomes. The Kinma Valley Home Design Guidelines provides the minimum requirements for your home. They include the façade design, entry, corners and park frontage, eaves, roof pitch and form, building materials, garages and driveways, front landscape, fencing, retaining walls, ancillary elements and structures. These are in addition to the regulatory requirements and approvals.

The aspects of front landscaping that are included are:

- At least 50% of your front yard must be landscaped with grass and garden beds (and cannot be paved, concrete or hardstand). A significant portion of this area must include gardens with trees or shrubs capable of growing to 3 metres tall and at least 600mm high at the time of planting.
- A minimum of 50% of your front yard is to be landscaped with a combination of garden beds and grass.
- Planted garden beds are required to the strip between your driveway and side boundary.
- Your yard, including the verge, is to be landscaped within six months of moving into your home.
- Grass in the adjacent verge must be made good as part of your landscaping.
- Artificial turf is not an acceptable landscape treatment within the front yard or verge areas.
- The minimum number of plants for a front yard are included nin the Home Design Guidelines.
- On corner lots, planting including trees and shrubs must be provided to wrap the corner of the lot and address both street frontages.
- Time of landscape construction.
- Submission requirement.

You may choose to use the plans supplied in this document or use the information to design your own front garden.

## Other elements to consider in your landscape are as follows:

- At least 50% of your front yard must be landscaped with grass and garden beds (and cannot be paved, concrete or hardstand). A significant portion of this area must include gardens with trees or shrubs capable of growing to 3 metres tall and at least 600mm high at the time of planting.
- Consider including a recreational use in the front yard, like a basketball hoop or a porch where you can sit and watch the world go by.
- Consider building a low front fence and/or low hedges to define your front yard especially where you have a recreational use in the front yard.
- While the verge between your block and the street is council controlled land, Moreton Bay Regional Council does allow verge gardens; we recommend checking out council’s guidelines.
- Select plants that are suitable for your lifestyle, the local climate and your lot. We recommend using local native species where you can. Additionally, you may consider planting some edible species (e.g., small fruit trees).
- It’s preferable to include a pedestrian path separated from the driveway to the front door for pedestrian safety.

## Covenant Process

Your plans are submitted firstly to the Lendlease Design Coordinator for review and stamping, and then to the Council or certifier as part of your Development Application. In some instance this may be undertaken by your builder.

Your landscape plan should adhere to the requirements as outlined in the Kinma Valley Home Design Guidelines.



### Step 1 Design your home

While designing or selecting your home, work through the guidelines with your selected builder or architect. There is a house and landscape design summary schedule in the back of the document as a quick reference guide



### Step 2 Design submission

Complete the checklist and design approval form (last page) and submit these with your plans at [portal.beveridgewilliams.com.au](https://portal.beveridgewilliams.com.au)  
Don’t forget you need to obtain design approval before you start building and no later than 12 months after settlement of your new lot.



### Step 3 Design approval

Lendlease will assess and approve your plans and once they meet the guidelines, you’re set to continue with your other building approvals.  
The design assessment process normally takes no more than two weeks if everything is provided and it all complies.



### Step 4 Building application

Provide the stamped copy of your Lendlease design approval as a part of your building approval application to your building certifier and Moreton Bay Regional Council.



### Step 5 Time to build

Make sure you start construction of your new home and driveway within 12 months and complete construction before 12 months after settlement of your new lot.  
Before and during construction, make sure your new lot is kept tidy and free of rubbish.



### Step 6 Moving into your new home

You can move in to your new home (with driveway) once its completed and you have your final building approval.  
Within the first six months of moving in, you’ll need to have your front garden landscaped and well maintained.

You must receive Design Approval for your home and landscape plans from Lendlease prior to obtaining any relevant Building Approvals. Assistance is available to help you through each step of the approval process. Just call Lendlease on (07) 3027 3237 or email [kinmavalleycustomerservice@lendlease.com](mailto:kinmavalleycustomerservice@lendlease.com)





## For further guidance:

### Native plants

#### Moreton Bay Regional Council

<https://www.moretonbay.qld.gov.au/Services/Environment/Native-Wildlife-Habitat/Native-Plants>

### Road verge landscaping

<https://www.moretonbay.qld.gov.au/Services/Roads/Road-Verge-Landscaping>

### Community plant nurseries

*Council offers one free native plant voucher per financial year to property owners of residential properties.*

<https://www.moretonbay.qld.gov.au/Services/Environment/Nurseries>

## Creating the best places

For over 60 years Lendlease has been creating communities that define the way Australians like to live. Truly beautiful places planned to maximise the things we love about our unique way of life. These are places to belong, with a choice of living options designed for the way we like to live today, yet ever mindful of our responsibilities for how we will live tomorrow. At a Lendlease community you will find real opportunities in housing choice, education, work and healthy recreation built in from the very beginning.

Over 150,000 people live, learn, work or play in more than 45 major Lendlease communities creating an already rich history in master planned development.

We believe everyone who comes and experiences our places should feel safe within a welcoming community that will grow and prosper into the future.

We lead by example. Across the country, communities that we are responsible for continue to flourish, nurturing the very essence of what we believe for generations to come. These are the places that make us proud.



# Neighbourhood Fencing

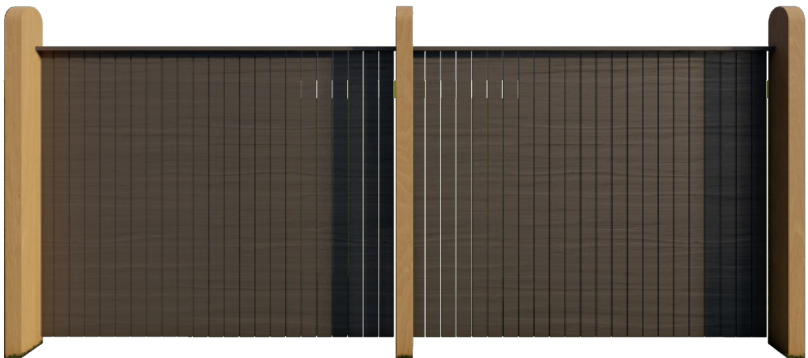
To make it a bit easier, below is a guide to fencing at Kinma Valley.



FENCE TYPE: 1a  
LOCATION: Side And Rear  
HEIGHT: 1800mm High  
POST: 100 X 100mm Hwd Post  
PANEL WIDTH: Posts @ 2m Centres  
PALING TYPE: Pine Palings - Lapped & Capped  
PALING FINISH: Stained Charcoal - All Sides  
POST FINISH: Oiled All Sides



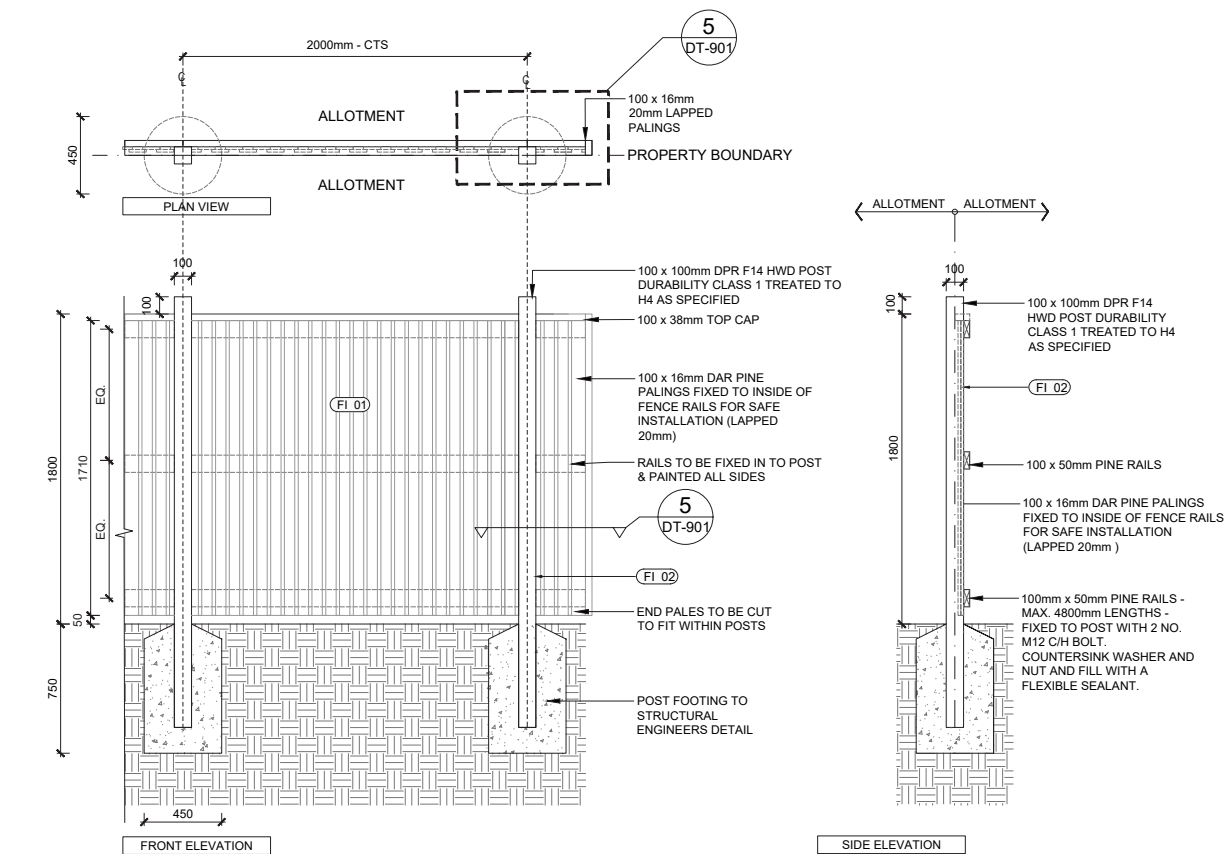
FENCE TYPE: 3a  
LOCATION: Side & Rear  
HEIGHT: 1800mm High  
POST: 100 X 100mm Hwd Post  
PANEL WIDTH: Posts @ 2m Centres  
PALING TYPE: 10mm Gap Pine Palings  
PALING FINISH: Stained Charcoal - All Sides  
POST FINISH: Oiled All Sides



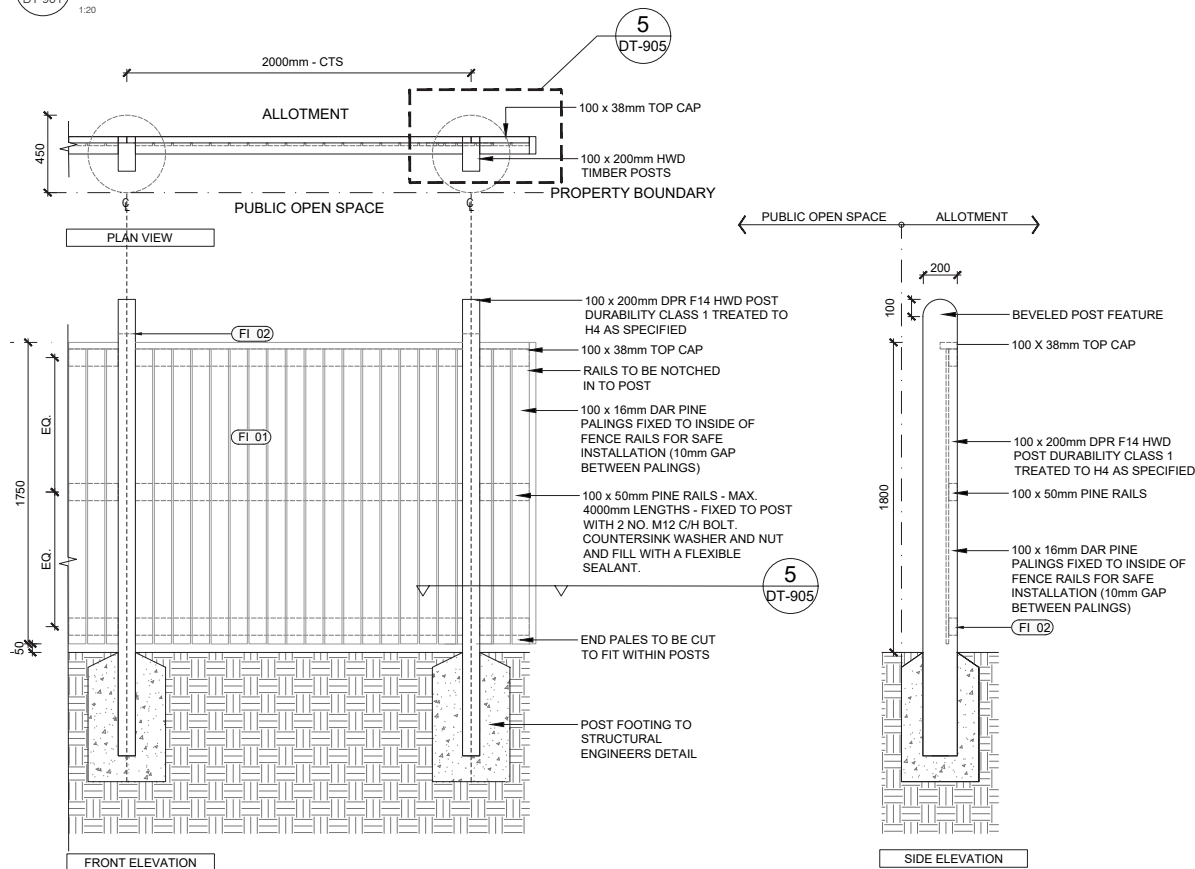
FENCE TYPE: 5a  
LOCATION: End Of Lots (Secondary Fencing)  
HEIGHT: 1800mm High  
POST: 200 X 100mm Hwd Curved Top Feature Post  
PANEL WIDTH: Posts @ 2m Centres  
PALING TYPE: 10mm Gap Pine Palings - Capped  
PALING FINISH: Stained Charcoal - All Sides  
POST FINISH: Oiled All Sides



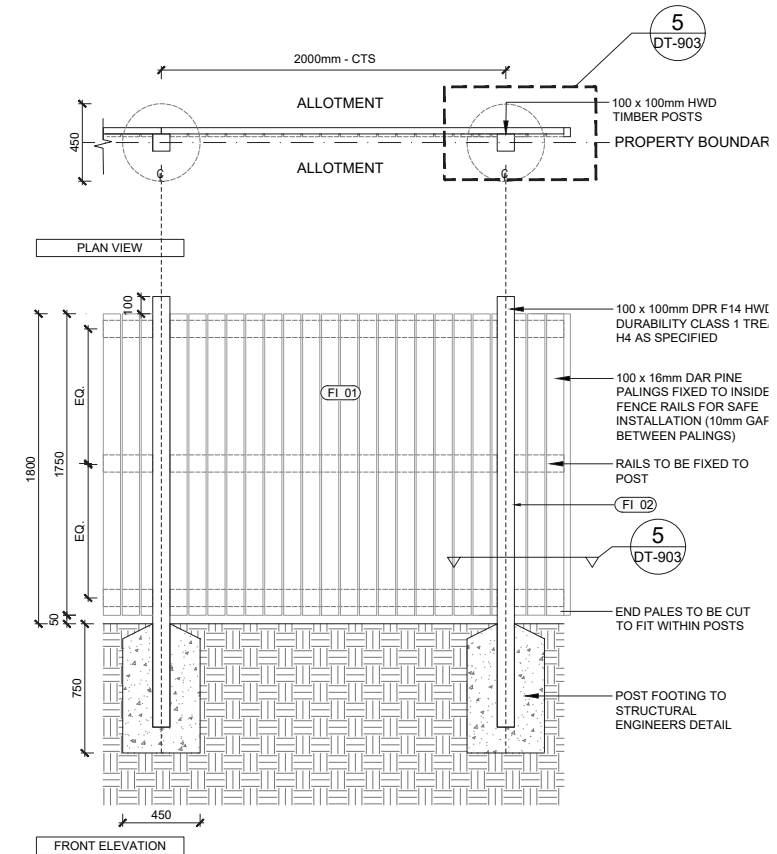
# Neighbourhood Fencing



01 FENCE TYPE 1A - ESTATE ON GRADE - 1800mm HIGH PALING FENCE (INDICATIVE ONLY)  
DT-901  
DETAIL  
1:20



1 FENCE TYPE 5A - PARKS & GREENSPACES ON GROUND 1800mm HIGH PALING FENCE  
DT-905  
DETAIL  
1:20



01 FENCE TYPE 3A - NEIGHBOUR ON GRADE - 1800mm HIGH PALING FENCE (INDICATIVE ONLY)  
DT-903  
DETAIL  
1:20





# Kinma Valley

Your place to *live well*

1800 861 908 | [kinmavalley.com.au](http://kinmavalley.com.au)

We acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respect to them and their cultures and to Elders past and present.



**lendlease** living