



Alkimos Beach Landscape Design Guidelines



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BEACH**

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1. INTRODUCTION

Living at Alkimos Beach will let you enjoy all that Western Australia's coastline has to offer.

Lendlease and LandCorp are committed to sustainable development and creating a community with minimal impact on the local environment. The vision for Alkimos Beach was to achieve a new benchmark for sustainable living while sympathetically blending the superb natural environment with authentic development. Recognised as a world leading development by the Green Building Council of Australia (GBCA), Alkimos Beach is the first Australian community to achieve a 6 Star Green Star rating under the GBCA's Communities rating tool.

As a resident of Alkimos Beach you will receive a free front garden landscaping package, which will be designed to complement your home. Whether you are a keen gardener or are looking for a low maintenance garden, we have a style to suit your needs.

WELCOME TO ALKIMOS BEACH

A unique environment that combines
the best of the pristine
Western Australian coastline.





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2. GREAT LOCAL EXAMPLES

As a growing community, Alkimos Beach is home to some great examples of front gardens that reflect these guidelines and can serve as inspiration.

These outcomes show what can be achieved in private gardens of all sizes at Alkimos Beach if consideration is given to local climate and environmental context.

If you are seeking design inspiration do not hesitate to visit the nearby sales office and our display homes to see some completed gardens. Or simply walk the streets of your new neighbourhood to find your favourite garden designs.

TIP: Be sure to consider how the colours and materials you may use in your garden and driveway will complement the house design you have chosen.





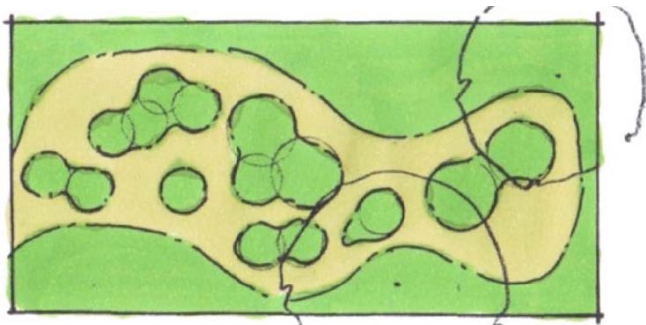


3. GARDEN TYPES

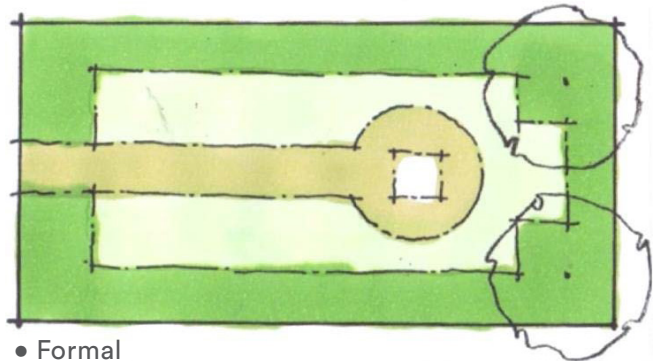
A range of tailored garden styles has been created specifically for Alkimos Beach by our landscape design experts to:

- Reflect the Alkimos Beach colour palette,
- Respond to the local climate,
- Provide you with a wide range of choices,
- Promote biodiversity,
- Minimise maintenance of your garden.

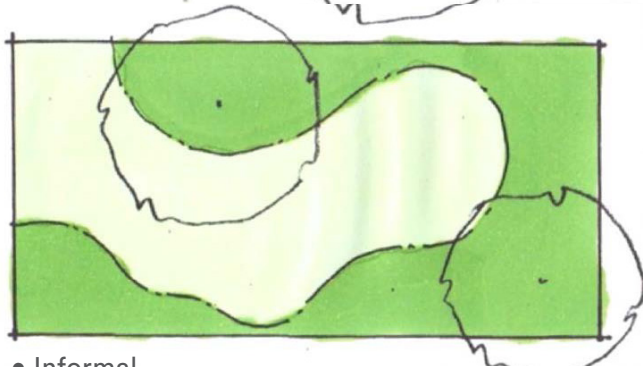
The first step in designing your front garden is to decide what garden style you like (i.e. formal, random or contemporary), then select a garden type from the four types outlined on the next few pages and then follow the process explained under Section 6.



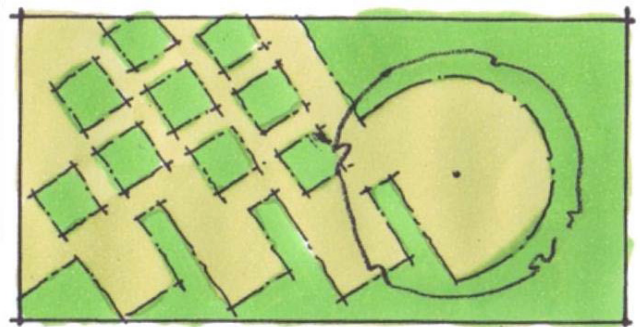
• Random



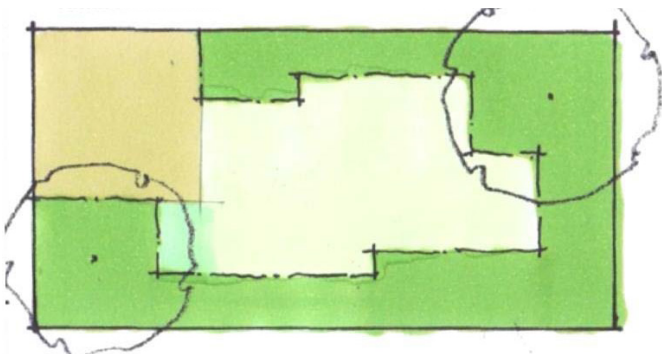
• Formal



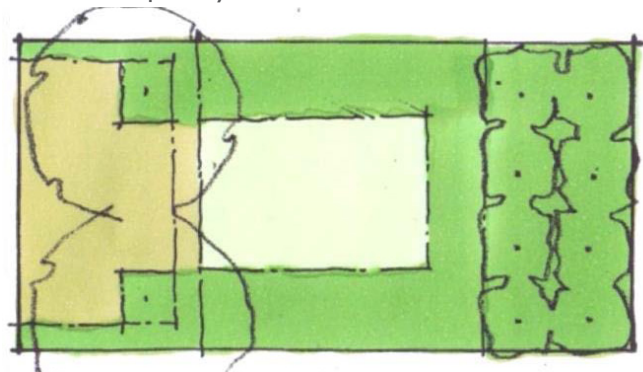
• Informal



• Contemporary



• Structured



• Layered



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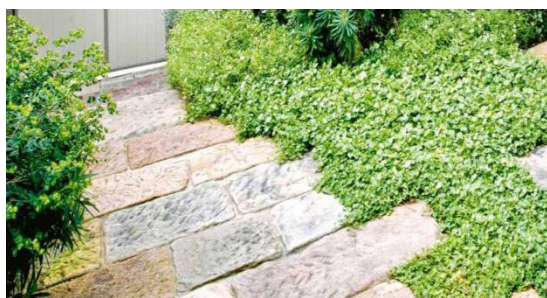
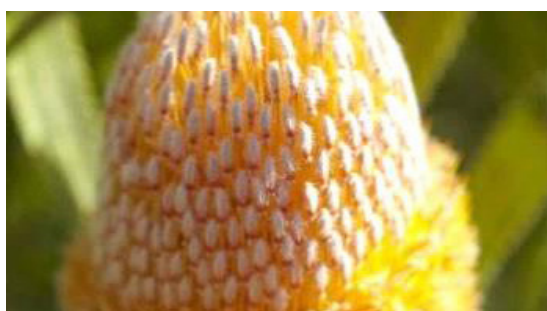


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DESIGN TYPE A.

Coastal Garden



Native and Exotic species selected from the surrounding district are used in this design.

The landscape will aim to replicate the local coastal habitat, using plant species found in the protected and retained WA coast.

Vegetated mounds will feature to accentuate the hills and hollows of a dune system. This coastal garden provides hardy native plants, low water use and low maintenance.

It has deciduous and evergreen trees, but no turf. Coastal dune character is an authentic Alkimos Beach style.

PLANT PALETTE

SCIENTIFIC NAME

COMMON NAME

TREES

<i>Banksia integrifolia</i>	Coast Banksia
<i>Casuarina equisetifolia</i>	Coastal Sheoak
<i>Cupaniopsis anacardiodes</i>	Tuckeroo
<i>Eucalyptus utilis</i>	Coastal Moort
<i>Metrosideros excelsa</i>	NZ Christmas Tree (Large Lots only)

SHRUBS

<i>Adenanthos cuneatus</i>	Coral Carpet
<i>Alyogyne hakeifolia</i>	Native hibiscus
<i>Atriplex cinerea</i> Grey	Saltbush
<i>Banksia gardneri</i>	Prostrate banksia
<i>Calothamnus quadrifidus</i>	Little Ripper
<i>Carpobrotus virescens</i>	Pig Face
<i>Eremophila</i>	Kalbarri Carpet
<i>Lepidosperma gladiatum</i>	Coastal Sword Sedge
<i>Leucophyta brownii</i>	Silver Nugget Cushion Bush
<i>Melaleuca hugellii</i>	Chenille honey Myrtle
<i>Olearia axillaris</i> 'Little Silver'	Coastal Daisybush
<i>Scaevola crassifolia</i>	Thick leaved Fan Flower
<i>Thyptomene baeckeacea</i>	Thyptomene Pink
<i>Westringia</i> 'Wynyabbie Gem'	Coastal Rosemary

Tree sizes on images are indicative.

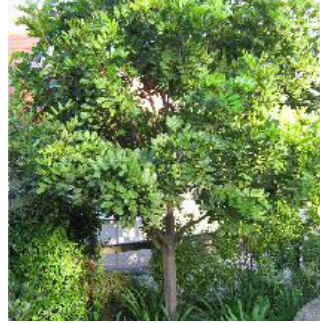




• Banksia integrifolia



• Casuarina equisetifolia



• Cupaniopsis anacardioides



• Metrosideros excelsa



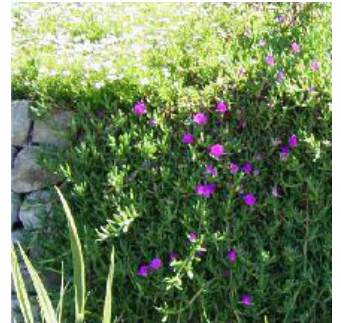
• Adenanthos cuneatus



• Eremophila



• Calothamnus quadrifidus



• Carpobrotus virescens



• Leucophyta brownii



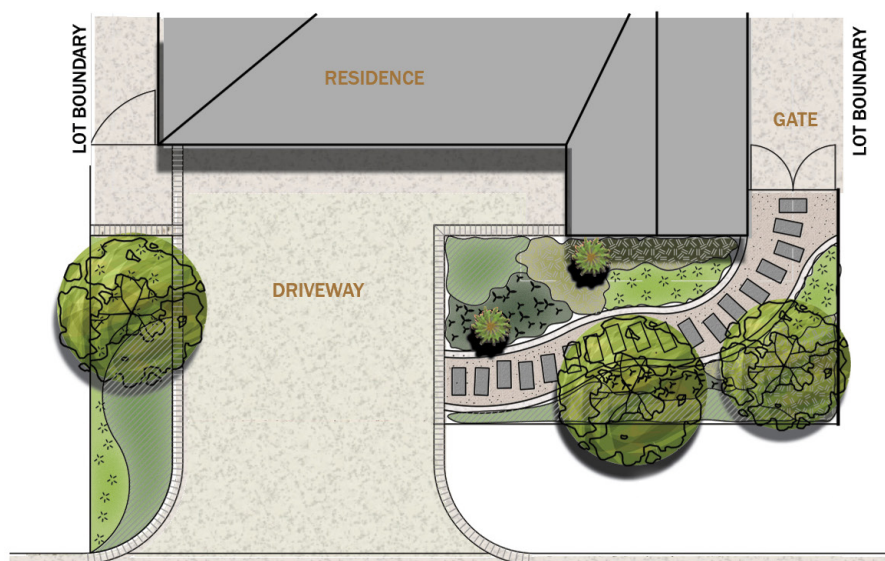
• Scaevola crassifolia



• Thryptomene baeckeacea



• Westringia 'Wynyabbie'



• Example Garden Layout - Coastal Garden



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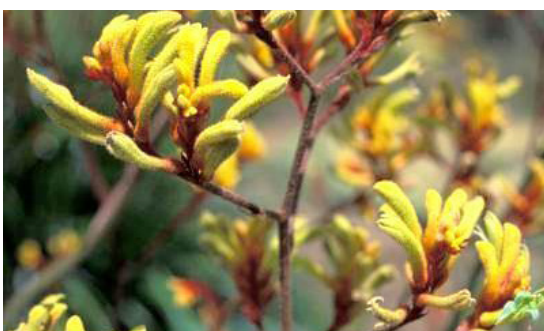
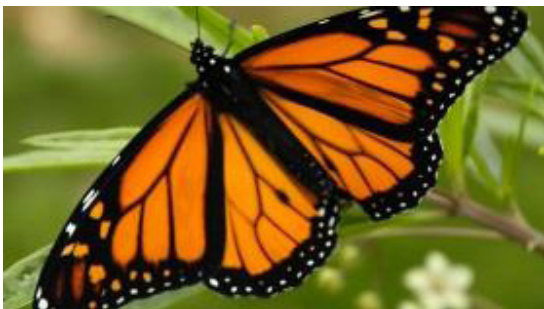


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DESIGN TYPE B.

Habitat Garden



Native and exotic species will be used to achieve a progressive bloom and scents throughout the year to create local habitat.

This design provides highlights in the garden using striking coastal flowers, Mediterranean scented shrubs, lawn area and colourful foliage.

The trees will be evergreen and deciduous. This garden type will provide food and refuge for local native birdlife and insects which typically frequent the coastal ecosystem.

PLANT PALETTE

SCIENTIFIC NAME

COMMON NAME

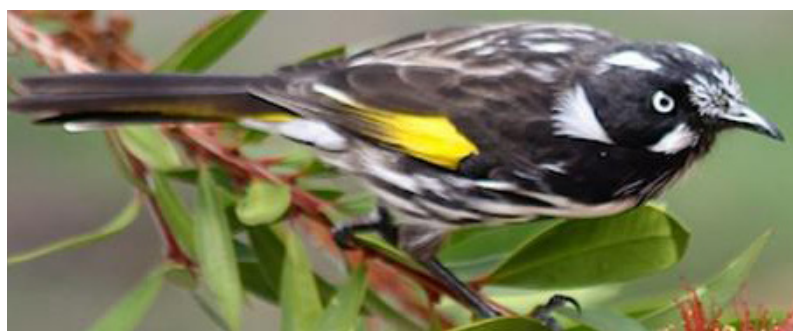
TREES

<i>Banksia prionotes</i>	Saw-Toothed Banksia
<i>Callistemon</i>	Kings Park Special
<i>Corymbia ficifolia</i>	Red Flowering Gum
<i>Hymenosporum flavum</i>	Native Frangipani
<i>Metrosideros excelsa</i>	NZ Christmas Tree
	(Large Lots only)
<i>Tipuana tipu</i>	Pride of Bolivia

SHRUBS

<i>Agonis flexuosa</i> 'nana'	Dwarf Peppermint
<i>Anigozanthos</i> sp. 'Yellow Gem'	Kangaroo paw
<i>Atriplex cinerea</i>	Grey Saltbush
<i>Banksia ashbyi</i> 'Little Form'	Ashby Banksia
<i>Beaufortia aestiva</i>	Summer Flame
<i>Callistemon phoeniceus</i>	Fiery Bottlebrush
<i>Calothamnus quadrifidus</i>	Little Ripper
<i>Carpobrotus virescens</i>	Pig Face
<i>Conostylis aculeate</i>	Prickly Conostylis
<i>Darwinia citridora</i>	Lemon-scented Darwinia
<i>Eremophila glabra</i>	Tar Bush
<i>Ficinia nodosa</i>	Knotted ClubRush
<i>Hardenbergia comptoniana</i>	Native Wisteria
<i>Leucophyta brownii</i>	Silver Nugget Cushion Bush

Tree sizes on images are indicative.





• Anigozanthos 'Yellow Gem'



• Banksia ashbyi 'little form'



• Banksia prionotes



• Beaufortia aestiva summer



• Calothamnus quadrifidus quadrifidus



• Carpobrotus



• Conostylis aculeata



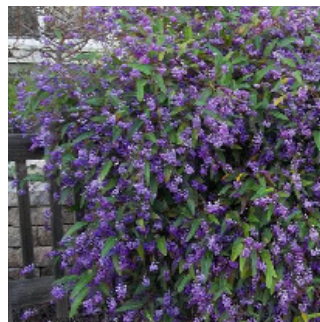
• Corymbia ficifolia



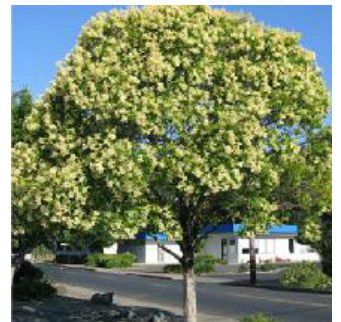
• Darwinia citriodora



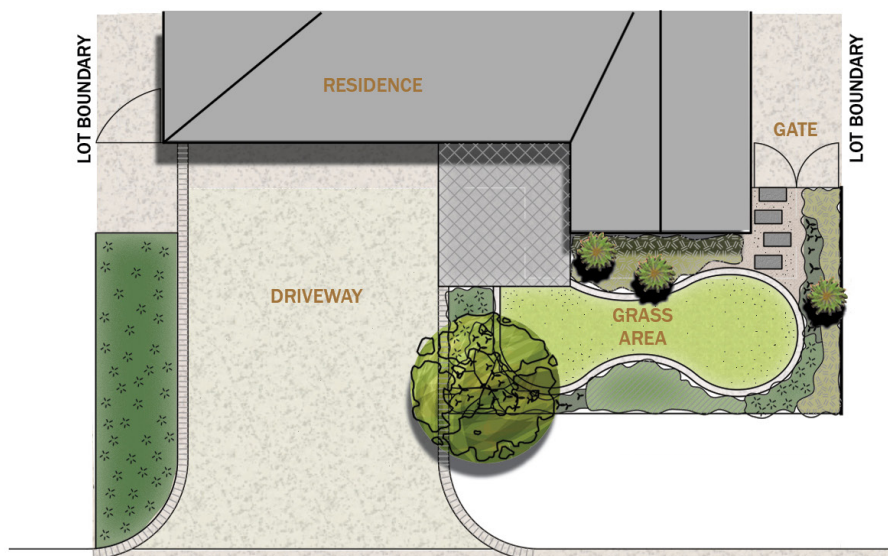
• Eremophila glabra



• Hardenbergia comptoniana



• Hymenosporum flavum



• Example Garden Layout - Habitat Garden



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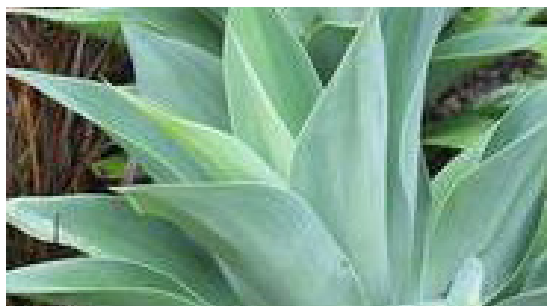


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DESIGN TYPE C.

Textured Garden



A classic and hardy exotic and native garden can be selected for its glossy and textured leaves.

Using different shades of green provides for the most colour variance. Many of the species are shrubs and groundcovers which grow together to provide a thick coverage over the ground. This approach minimises weeds and supports lower water use.

This design incorporates lawn and evergreen trees. The variety of foliage colour and texture will create interest and contrast throughout the garden. Foliage can vary from thick strappy leaves to a fine small leaf carpet.

Textured surfaces may also be apparent in the final material finishes chosen.

PLANT PALETTE

SCIENTIFIC NAME

COMMON NAME

TREES

<i>Acmena smithii</i>	Lilly Pilly
<i>Cupaniopsis anacardiodes</i>	Tuckeroo
<i>Hymenosporum flavum</i>	Native Frangipani

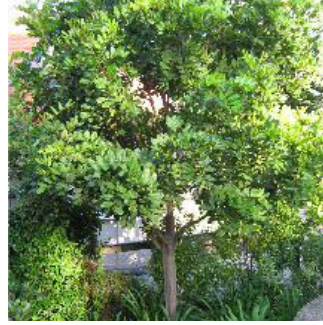
SHRUBS

<i>Agonis flexuosa</i> 'nana'	Dwarf Peppermint
<i>Agave attenuate</i>	Agave succulent
<i>Atriplex cinerea</i>	Grey Saltbush
<i>Carpobrotus virescens</i>	Coastal pigface
<i>Dianella</i>	Little Rev
<i>Hemiandra pungens alba</i>	Snakebush
<i>Ficinia nodosa</i>	Knotty clubrush
<i>Lomandra hystrix</i>	Tropic Belle
<i>Myoporum insulare</i>	Common Boobialla
<i>Melaleuca nesophila</i>	Little Nussy
<i>Pittosporum tenuifolium</i>	Golf ball Pittosporum
<i>Pittosporum tobira</i>	Japanese Mock
<i>OrangeSyzygium australe</i>	Bush Christmas

Tree sizes on images are indicative.



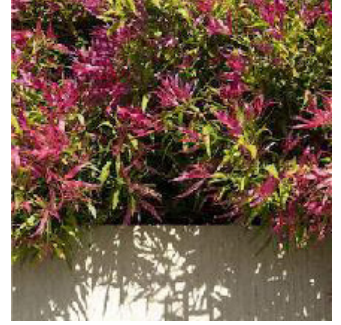
• *Acmena smithii*



• *Cupaniopsis*



• *Hymenosporum*



• *Agonis flexuosa*



• *Agave attenuata*



• *Dianella*



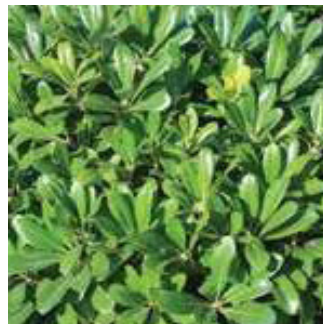
• *Lomandra hystrix*



• *Myoporum insulare*



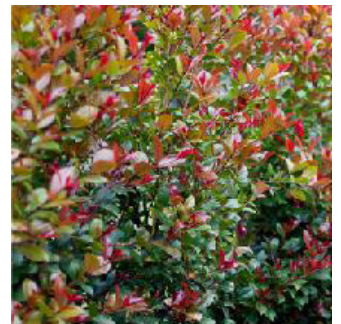
• *Melaleuca nesophila*



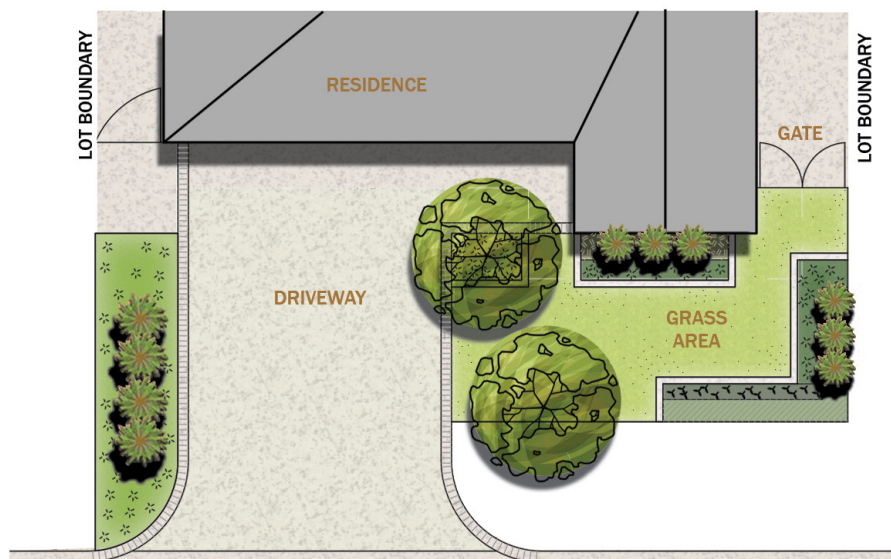
• *Pittosporum tenuifolium*



• *Pittosporum tobira*



• *Syzygium australe*



• Example Garden Layout - Textured Garden



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DESIGN TYPE D.

Formal Garden



Native and Exotic species will be used to create a formal garden.

The plant species will be selected and arranged for their distinctive shapes, and they will be grouped and planted with symmetry and structure.

This design is architectural in form and simple in layout. It is geometric in its garden aesthetic and incorporates lawn and evergreen trees.

This garden style works well with strong simple alignments, straight paths, formal corner edges and geometric shapes. It is easy to maintain and will complement homes that are contemporary in style.

PLANT PALETTE

SCIENTIFIC NAME

COMMON NAME

TREES

Callistemon	Kings Park Special
Delonix regia	Poinciana
Hymenoporus flavum	Native Frangipani
Olea europaea	Olive
Tipuana tipu	Pride of Bolivia
Yucca elephantipes	Soft tipped Yucca

SHRUBS

Adenanthos sericea compact	Dwarf Woolly Bush
Casuarina glauca 'Cousin It'	Prostrate Sheoak
Dianella	Little Rev
Eremophila	Kalbarri Carpet
Lavandula dentata	French Lavendar
Leucophyta brownii	Silver Nugget Cushion Bush
	Lomandra Wangarra
Myoporum parvifolium	Creeping Boobialla
Olearia axillaris 'Little Smokie'	Coastal Daisybush
Pittosporum	Miss Muffet
Westringia 'Wynyabbie Gem'	Coastal Rosemary

Tree sizes on images are indicative.



• Callistemon



• Delonix regia



• Olea europaea



• Tipuana tipu



• Yucca elephantipes



• Adenanthos sericea



• Casuarina glauca 'Cousin It'



• Eremophila



• Lavandula dentata



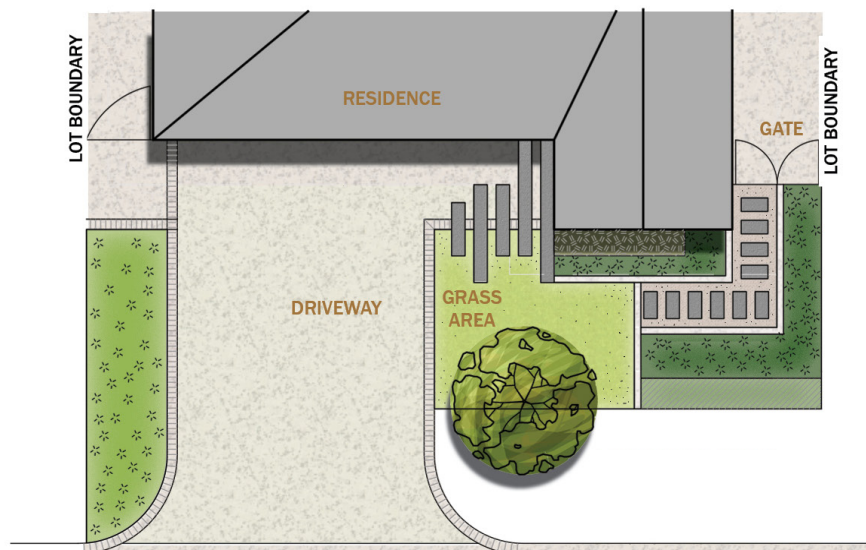
• Leucophyta brownii



• Pittosporum 'Miss Muffet'



• Westringia 'Wynyabbie Gem'



• Example Garden Layout - Formal Garden



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DESIGN TYPE E.

Edible Garden



Fruit trees and other edible plant species are a great addition to any garden.

Lemons, mandarins, oranges, grapefruit, tangelos, limes and cumquats can all be successfully grown in Perth as long as the correct variety is selected.

Speak to our friendly landscaping contractors about your preferred species, how to incorporate it into the garden type you have chosen and any maintenance requirements to maximise the harvest from your edible garden.

The below plant palette provides an overview of species that work well with those of the four garden types outlined on previous pages.

PLANT PALETTE

SCIENTIFIC NAME	COMMON NAME
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TREES

Citrus x aurantifolia	Orange
Citrus x latifolia	Tahitian Lime
Citrus x limon	Lemon
Citrus x reticulata	Emperor Mandarin
Macadamia integrifolia	Macadamia Nut
Olea europaea	Olive

SHRUBS

Origanum vulgare	Oregano
Rosmarinus officinalis	Rosemary
Salvia officinalis	Sage
Thymus vulgaris	Thyme

Tree sizes on images are indicative.



• Citrus x aurantifolia



• Citrus x latifolia



• Citrus x limon



• Citrus x reticulata



• Macadamia integrifolia



• Olea europaea



• Various Olive trees can be selected fruiting- green or black



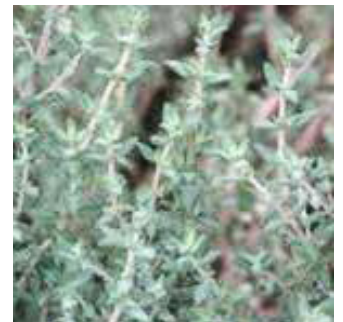
• Origanum vulgare



• Rosmarinus officinalis



• Salvia officinalis



• Thymus



4. INCLUSIONS

All Alkimos Beach front yard landscape packages include the following elements.

- a) Preparing the garden area ready for landscaping (Also refer Section 6)
- b) Installation of a simple and easy to use waterwise irrigation system & controller
- c) Select garden edging between any turf and planting beds
- d) Plants including shrubs and groundcovers as indicated within the various garden design types
- e) Installation of organic mulch to all garden beds
- f) Installation of instant roll on turf to the defined turf and soil treatment as required
- g) Cleaning of landscaped area upon completion of works

The exact extent and use of the above elements may vary subject to the size of your lot, location of driveways and the garden style you select.

Sand drift and dust are common at new coastal developments such as Alkimos Beach. This is due to its prevailing weather conditions, topography and construction activities. Measures to control sand drift and dust are in place to ensure that your front garden remains beautiful from Day 1.



5. GARDEN FEATURES (Optional)

LETTERBOXES

Letter boxes are a great feature of your front garden and ideally should complement the design of your home.

The three images below provide examples for you to consider which we believe best build upon the vision for Alkimos Beach. Our landscape team can advise you where to source these.

If a letterbox is not yet installed our landscape team will work around the area you have designated for your letterbox.

BUILT IN PLANTERS

A built in planter (maximum 450mm high) can assist with addressing level differences in your front garden as the two images below show.

Please speak to your builder about how these can be incorporated or alternatively ask our landscape team for advice.



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6. THE INSTALLATION PROCESS

PRIOR TO WORK ON SITE

For our landscape team to get on site and get started a few items need to be organized by you first.

These include:

1. The house including all exterior works must be completed.
2. All external areas are to be clean and tidy and free of building rubbish and debris.
3. The driveway and your side and rear fences should all be installed and complete so the landscape team have a hard edge to finish the landscape up against.
4. Power and water should be connected to site and made operational by your house builder to allow the landscape team to test and operate the new irrigation system.

THE DESIGN CONSULTATION PROCESS

1. Eight weeks prior to your house reaching practical completion, a signed copy of Annexure B: Fencing and Landscaping Incentive Application Form must be emailed to **alkimosbeachcovenant@lendlease.com**.

Annexure B is attached to your Contract of Sale.

2. Once we have reviewed your application, your details will be forwarded to our landscape contractor. The landscape contractor will arrange a time to meet with you at your property for a consultation to discuss landscape options with you.
3. After the meeting, the landscape contractor will draft plans for your garden design and your garden will be installed on a date agreed by you both.

7. MAINTENANCE TIPS

Good maintenance can make a simple garden look fantastic all year around.

To assist you with the maintenance of your garden, we have harnessed the knowledge of our local expert landscape team to provide you with the following maintenance tips.

ITEM	SPRING	SUMMER	AUTUMN	WINTER
WATERING subject to water restrictions	WATER ONCE A WEEK	WATER TWICE A WEEK	WATER ONCE A WEEK	WATER ONCE PER WEEK FOR 5 MINS PER STATION
MOWING	EVERY 3 WEEKS	EVERY 2 WEEKS	EVERY 3 WEEKS	EVERY 4 WEEKS
TURF FERTILISING	APPLY FERTILISER IN NOVEMBER	APPLY FERTILISER IN JANUARY AND MARCH	APPLY SOIL WETTING AGENT IN SEPTEMBER	TREES FERTILISED IN AUGUST
TREE FERTILISING	TREES FERTILISED IN NOVEMBER	TREES FERTILISED IN DECEMBER		
SHRUB FERTILISING	SHRUBS FERTILISED IN OCTOBER		SHRUBS FERTILISED IN APRIL	
WEEDING	AS REQUIRED	AS REQUIRED	AS REQUIRED	APPLY SELECTIVE HERBICIDE FOR BROADLEAF WEEDS AND BINDI'S IN JUNE AND AUGUST
MULCHING	TOP UP MULCH ONCE A YEAR IN SPRING TO A DEPTH OF 75mm			
PRUNING			PRUNE ONCE A YEAR TO PROMOTE NEW GROWTH IN SPRING	



8. YOUR FREE GARDENING WELCOME PACK

We know you are as proud of your new home and garden as we are in having you join our growing Alkimos Beach community.

To assist you with the maintenance of your garden you will receive a free Gardening Welcome Pack, which may include:

- Quality garden trowl
- Fertilizer
- Weed killer
- Soil wetting agent

NOTE: Safely use and store these items in accordance with the manufacturer directions and recommendations. The above inclusions list and below image are for illustration purposes only and contents of the package may vary.



9. YOUR MAINTENANCE PACKAGE (Optional)

We know it is early days in your new home, there is a lot to do and you want to get settled as soon as possible. Perhaps you are not really into gardening, or simply prefer to have a professional maintain your garden.

As a resident of Alkimos Beach you will have access to a range of maintenance options that will assist you with the establishment and ongoing maintenance of your garden. These are offered by the landscaping contractor and packages can be tailor-made to suit your needs and budget, and may include:

- Mowing services to any front yard grass and verge
- Weeding services to your front yard garden beds
- General raking and tidy up
- Irrigation system check to ensure your plants get the water they needs to grow

To arrange your maintenance package , speak to our landscaping contractor at the time landscaping is installed at your front garden or get in touch with the Alkimos Beach team (not included in Front Landscaping Package).



Alkimos Beach

Sales & Information Centre

Open 7 days 9am to 5pm

Corner Graceful Boulevard & Painted Parkway,
Alkimos. WA. 6038

p: 1800 255 466

e: alkimos.beach@lendlease.com

w: alkimosbeach.com.au

belong at Alkimos Beach

alkimosbeach.com.au

1800 255 466



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