

Landscaping guide



Your garden

Your garden will form a part of your communities overall habitat and biodiversity. Native birds and other wildlife will be attracted to your native plants, and will continue to prosper in the area.

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.

The following guide has been created to help you plan your new garden. It's time to get excited and start planning!

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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.

Your garden should be 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. Things to consider include an outdoor entertaining/BBQ area close to the house, a grassed area for the kids to play on, the clothesline in a sunny but screened position, or perhaps a vegetable or herb garden.

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. Some examples are:

- Informal bush garden: natural.
- Contemporary garden: modern and minimal.
- Native formal garden: structured and controlled.

Refer to pages 14-17 for a sample layout and suggested plant list for these styles.

A place for everything
Don't forget to consider the location of service areas like the clothesline, rubbish bin, air conditioning unit, compost bin and storage shed. They should be easily accessible whilst screened from other more 'social' areas of the garden.

Make your garden special
Introducing a 'focal point' such as a sculpture or a water feature can create a point of interest in the garden. Lighting and furniture can help to complete the picture and extend your living space.



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 natural rainfall and how much artificial watering is appropriate.
- The land gradient you are working with and if you have naturally dry or damp areas.
- If you need windbreaks, shade or access to northerly sunlight.
- If you need to consider fire risk.
- If you want the garden to contribute to energy efficiency in the home.

Designing a sustainable garden

A sustainable garden is a healthy and resilient garden that will endure over time without the need for high input of resources such as water. The natural functions and processes of the garden are able to maintain themselves into the future. Some principles you should consider include:

Think about plant selection

A sustainable garden contains carefully selected water-wise plants, and plants that will not become environmental weeds. Plants that are local to the region, and others that grow in similar conditions are most likely to need the minimum water, care and ongoing maintenance. Look at what is growing well in your nearby garden.

Plan to conserve water

Water can be conserved in various ways, including using mulch to conserve soil moisture, efficient irrigation, grouping plants with similar water needs together, applying water only when necessary, and by installing a water tank or using recycled water.

Design for biodiversity

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

Limit energy consumption and use of pesticides

Your garden's design, plant selection and choice of materials will largely determine the level of maintenance required. A sustainable garden is designed to minimise the use of electric tools or fuel-powered tools such as lawn mowers and chain saws. A sustainable garden uses little if any pesticide or chemical that could harm natural insect populations and other beneficial organisms.

Consider the use of materials

A sustainable garden does not use materials that in their acquisition or production, threaten vulnerable ecosystems. Unsustainable materials may include rocks, pebbles or wood collected from wild landscapes. Select timber from sources with a sustainable certification such as AFS, FSC or PEFC. Many recycled and innovative products are now available which are good alternatives to unsustainable materials.

For further information on sustainable gardening, visit the Sustainable Gardening Australia online magazine: www.sgaonline.org.au

Garden components & structures

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

Hard surfaces

- Pavers, concrete, timber decks, stone and other materials can be used for outdoor areas such as patios, 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, eg 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.

- When positioned correctly, deciduous trees can create a shady place in summer, and allow the sun to penetrate into the space in winter.

- 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 lawn.

Retaining walls

- Retaining or garden walls can create structure in a garden, define spaces and create opportunities for seating.

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 when considering a water feature or pond.

Service areas

- Your garden needs to house the more functional aspects of day to day life. Your clothesline should be in a sunny spot, but try to screen it from the rest of the garden and from public view.
- Your rubbish and recycling bins should be easy to access every day and also easy to take out on garbage night. Consider utilising a compost bin to recycle your own green waste.

Garden structures

- Pergolas and pavilions provide shade and shelter in your garden, and provide a great space for outdoor living and entertaining. Approvals may be required.

- Garden and storage sheds should be placed in an unobtrusive part of the garden and allow for clear access to all parts of your garden.

Swimming pools

- There are many things to consider if you are thinking of installing a pool, including the implications of current water restrictions, and maintenance costs. Remember that pool fencing must comply with Australian Standards. Due to access the pool may need to be constructed before or with the house.
- Smaller, plunge pools are becoming popular as they require less water to fill them and less work to maintain them.

Container gardening

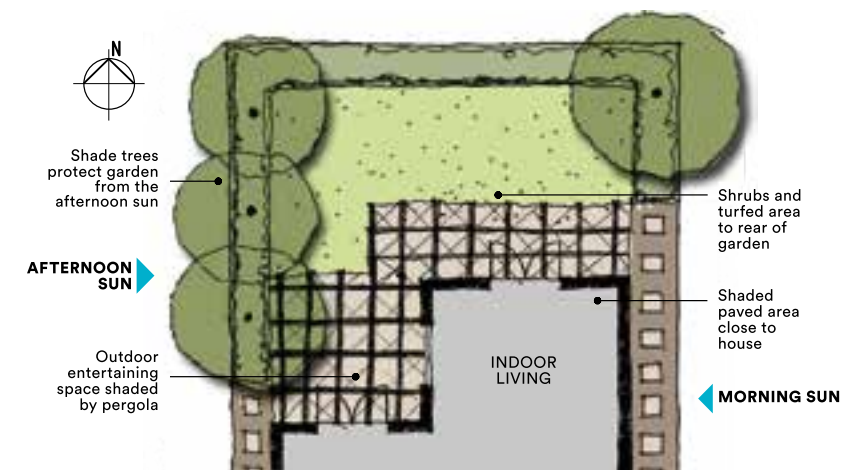
- Container gardening is a good solution for small spaces such as courtyards, patios, balconies.
- Use a good quality potting mix full of organic matter and containing a slow release fertiliser. Plants in containers require more water than plants in the ground because they dry out more quickly, and need to be fertilised more often.
- Many native plants thrive in containers. Examples include banksias, boronias, correas, croweas, ferns, native violets, eremophilas and grevilleas.

Design for the sun

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

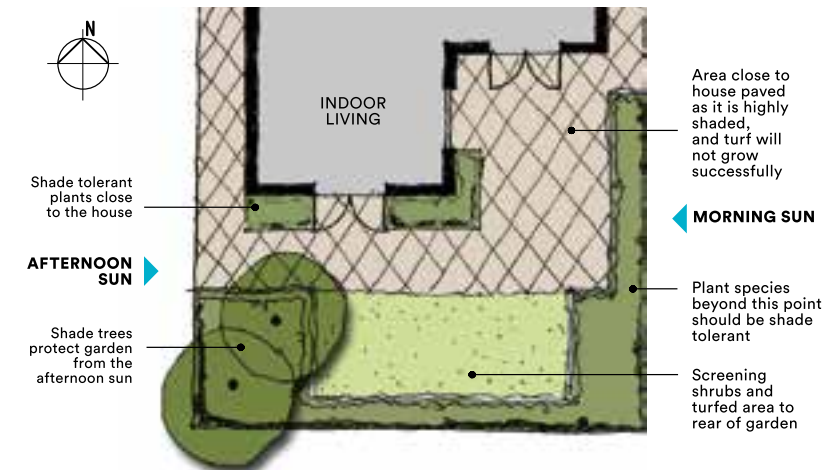
The direction of sunlight and the amount of shade your garden receives will determine the plant species that will flourish in your garden, the amount of shading you will require and the location of paved or other hard surfaces.

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.



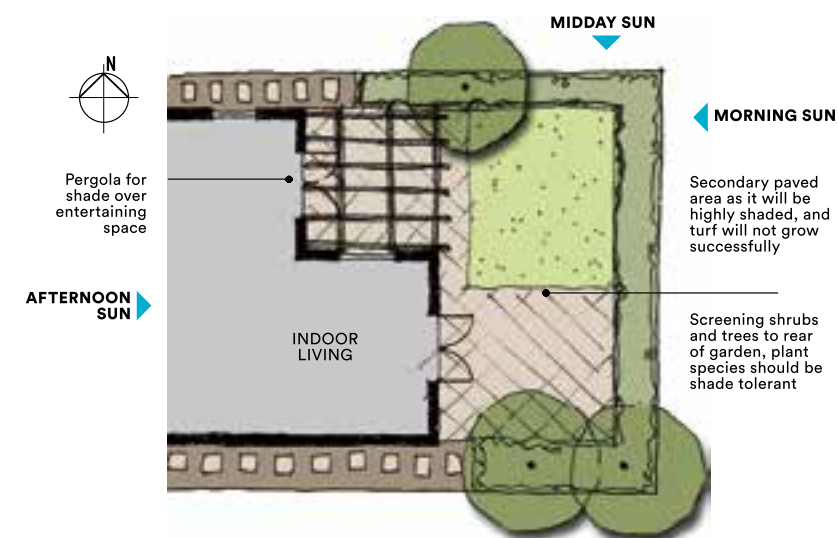
North facing garden

- Receives sun all day
- Needs shade at house end of garden and from the west
- Plants should be able to withstand full sun



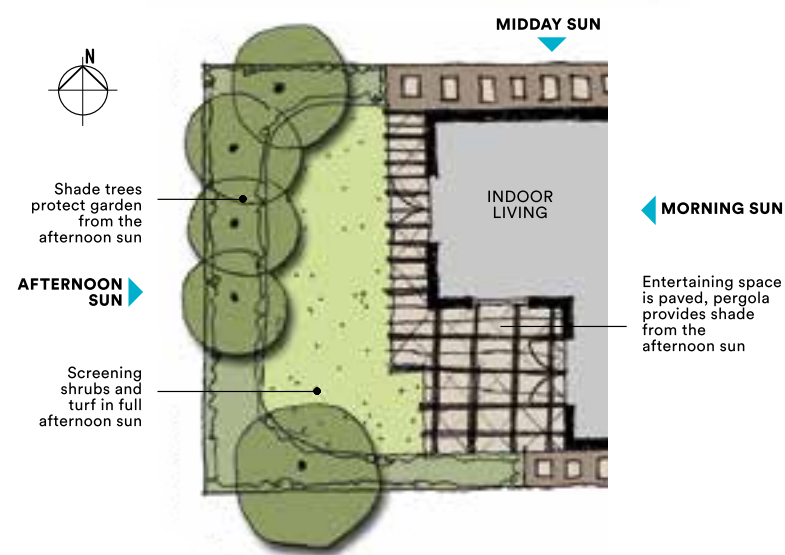
South facing garden

- Sunlight and heat received predominantly at the far end of garden
- House end of garden receives little sun
- Plant species should be shade tolerant



East facing garden

- Garden receives predominantly morning sun
- Most of the garden is in shade through the afternoon
- Plant species should be tolerant of some shade



West facing garden

- Garden receives predominantly afternoon sun
- Provide shade to house and garden through shade trees and pergola
- Plant species should be tolerant of hot afternoon sun

Design for biodiversity

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. We have retained natural habitat for them in the green open spaces and diverse native plant species in our parks. You can also attract them to your garden by providing the right conditions and a safe environment.

Attracting native birds to your garden

Not all birds have the same requirements as different birds are attracted to different plants. Honeyeaters for example are nectar and insect feeders and like plants such as grevilleas, hakeas, correas, kangaroo paws and banksias. Rosellas and lorikeets feed on eucalypt blossoms and seeds.

You should consider providing a place for birds to shelter from predatory birds, cats or dogs. By providing plants at various levels - low, medium and high - and dense or prickly shrubs and trees, birds will be able to hide and escape. Birds will also be attracted to water. Bird baths should be elevated as birds are more vulnerable to predators while drinking at ground level. The bird bath should also be close to shrubs or trees so that birds can escape into the foliage.

Attracting butterflies 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.

For more information on how to attract wildlife to your garden, refer to the Flora for Fauna website: www.floraforfauna.com.au

Design for bushfire protection

Many Lendlease communities are situated amongst a natural bushland setting that gives many opportunities for recreation and leisure. However, we need to be aware of the potential risks that bushfires pose, particularly in the summer months.

Your builder or Landscape Architect/Designer should ensure they address any bushfire requirements in their design plans.

Some tips for bushfire protection in your garden:

- Shrubs or trees should not touch or overhang the building. A 5m clear area of appropriate surface material such as paving, pebble mulch or lawn should be maintained.
- Trees should be well spread out and must not form a continuous canopy.
- Appropriate species of plants should be used; those that are resistant to, or can recover from fire.
- Lawns should be kept short.
- Twigs and leaves should be regularly raked.

Garden styles

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

- Books and magazines – borrow books from the library or buy a garden magazine.
- 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. Both of these will help you refine the style that appeals to you.

The following pages outline three different garden styles and the elements they contain. They are a good starting point for thinking about the design of your own garden.



This contemporary garden contains a simple planting scheme and repeated paving elements.



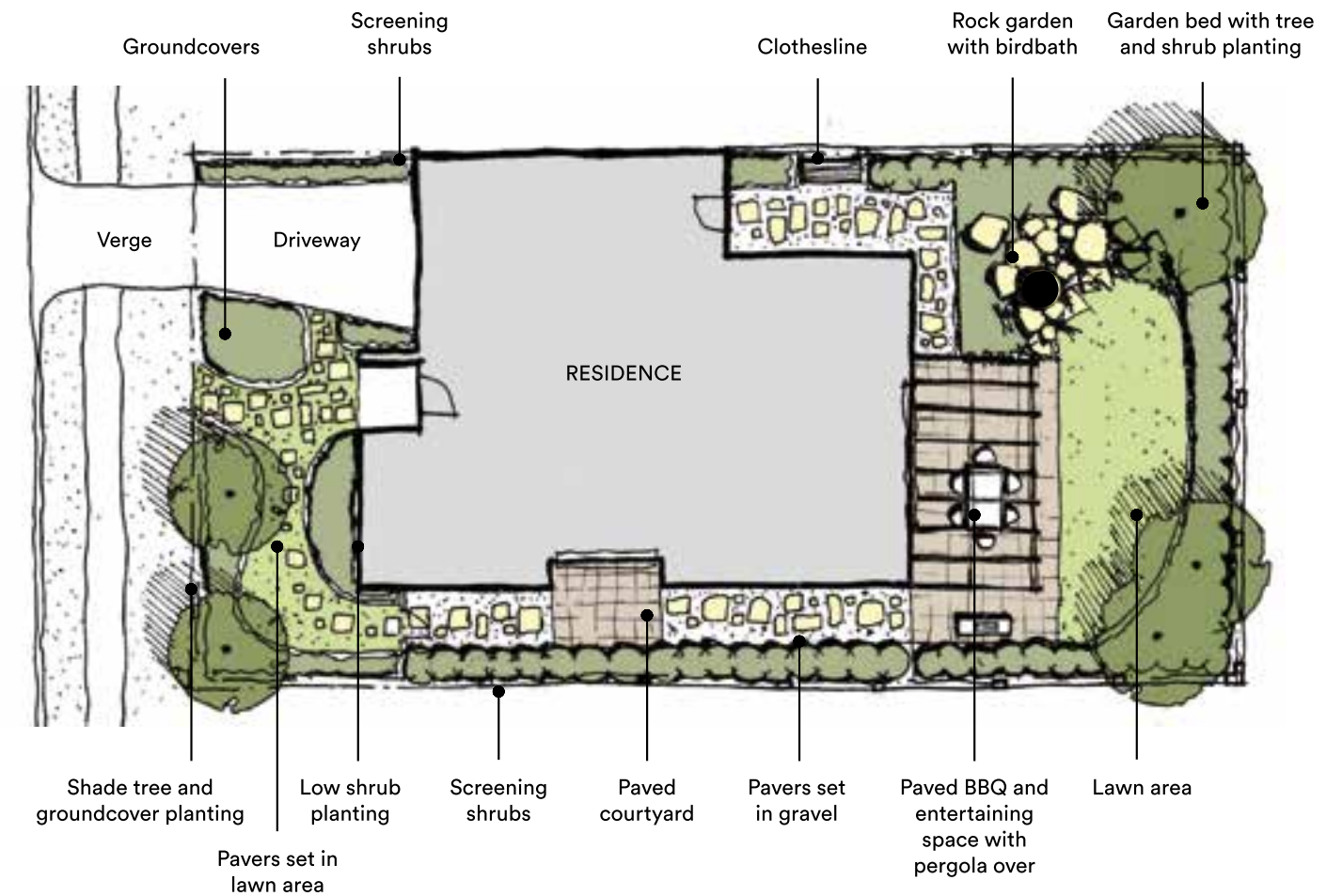
A formal style garden, symmetrical and structured. It has a strong sense of balance and harmony.

Garden style: Informal bush garden

An informal bush garden utilises native plants with attractive, delicate flowers and has an emphasis on colour and fragrance. A native garden will also attract wildlife such as birds, butterflies and lizards.

Choose various plants that will flower at different times to provide year-round interest, as well as nectar-producing flowers (bottle-brushes and eucalypts), seed plants (wattles and grasses) and materials for building nests (strappy foliage).

The garden relies on plants rather than hard landscaping (paving and retaining walls) to provide structure in the garden, so use plants of different heights and form. Areas of lawn are generally minimal.

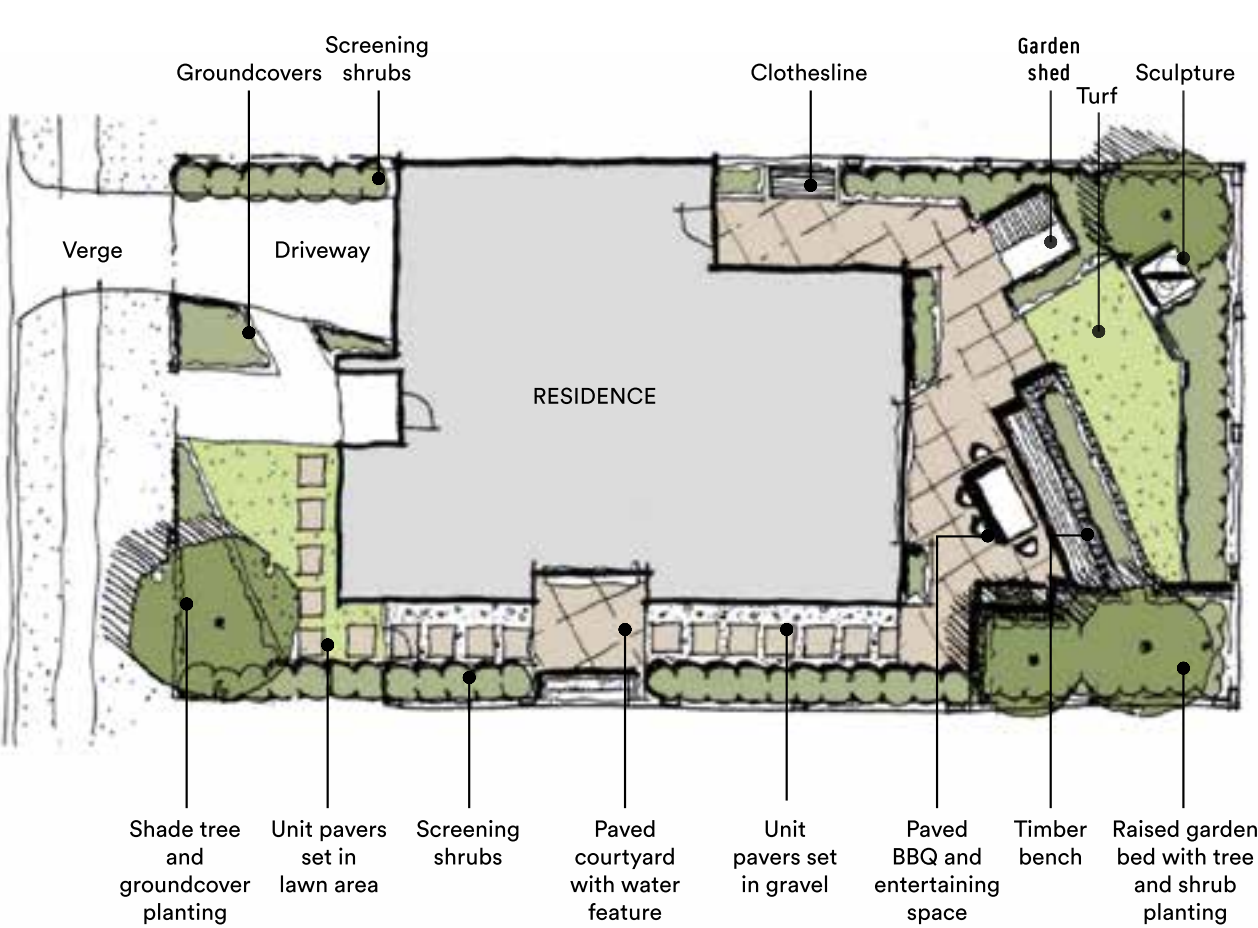




Garden style: Contemporary garden

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 (described as ‘architectural’), rather than flowers.

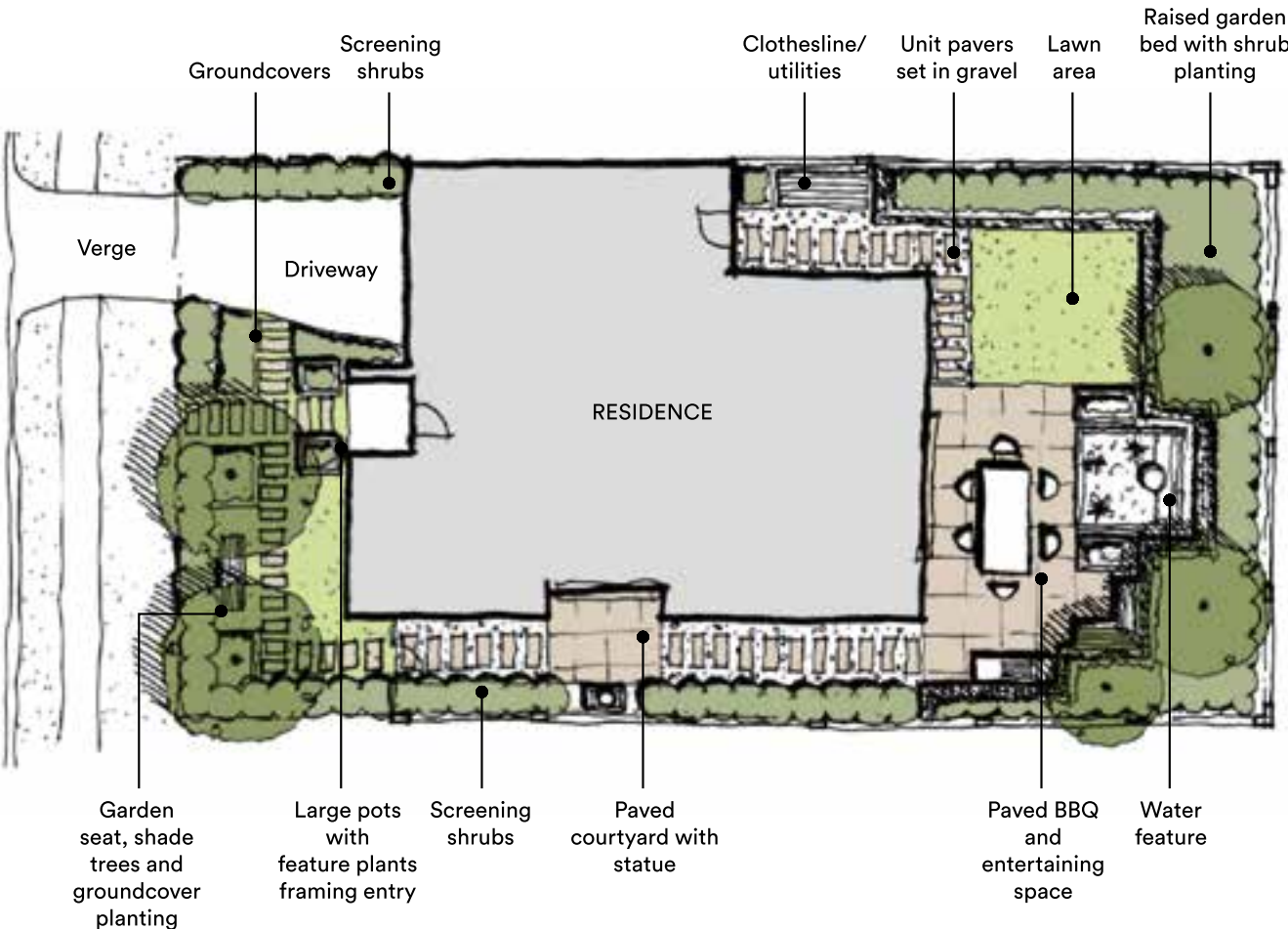
Shapes and spaces in the garden tend to be simple.



Garden style: Formal native 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 form living ‘architecture’ and 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.



Creating and maintaining your garden

This section is intended to give you some basic information about 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 clearing the lot and 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

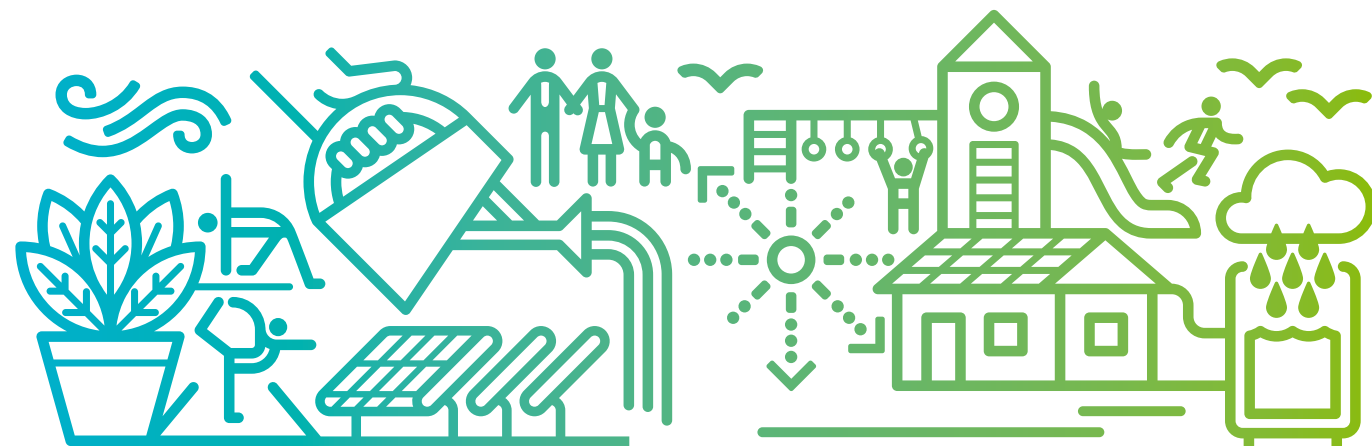
- Check existing soil conditions and the type of soil present.
- Garden beds should be gradually mounded up a minimum of 300 mm above surrounding areas. If you require additional soil for these mounds it can be purchased from garden centres or landscape suppliers, or excavated from other areas of your 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

- Dig a generous hole to give the plant roots plenty of nice, soft soil to spread out in.
- 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 Premium Lawn Turf or Palmetto Soft Leaf Buffalo. Native grasses such as Microlaena Stipoides can be used in low use areas.
- Make sure you have plenty of fall across the lawn area to allow water to drain freely.
- Lawn requires good quality topsoil and a well-prepared base. Fertilise with a well-balanced fertiliser. Mixing sulphate of ammonia with the fertiliser will 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

- Ensure compliance with current Council water restrictions.
- 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.
- Water plants' roots and the surrounding soil so the plants are better able to absorb the water. 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

- Mulching your plants will assist in conserving soil moisture as well as keeping weeds at bay. A wide variety of mulches are available, including organic mulches such as leaves and straw, to wood chips and fine gravel.
- When applying mulch, do not place close to the stem of the plant as the plant may 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.

Nature strip 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

In order to ensure high quality private landscaped areas, there are requirements you should adhere to when planning your garden.

You are required to submit a landscape plan firstly to the Lendlease Design Coordinator for review and stamping, and then to the Council as part of your Development Application.

Your landscape plan should adhere to the requirements as outlined in the Lendlease Building and Siting Guidelines.

Plant species

A note on plant choice

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

- What are the water requirements of the plant? Does it fit in with the water requirements of the plants around it?
- 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? Does it need shading from the sun?
- Is the plant fire retardant?
- Does the plant have pollens that will affect your health?
- 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 the best places

For over 50 years, Lendlease has been dedicated to creating the best communities in Australia. Aspirational addresses that foster a true sense of belonging, where people feel connected and genuinely welcomed.

Places that are truly beautiful and set about to enrich the lives of our residents, as well as those for generations to come.

Our holistic urban design approach is to encourage environments that foster opportunities. Where you can choose the way you live, the way you work, the way you learn. No matter where they are situated, every Lendlease community encourages a healthy and sustainable lifestyle where people are proud to call home.

communities.lendlease.com

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