

WILLOW SPRINGS

ROCKBANK

Front Landscape Packages





The Landscape Process

STEP 1

SETTLEMENT OF YOUR LOT & CONSTRUCTION OF YOUR HOME

STEP 2

COMPLETION OF HOUSE
CONSTRUCTION & CERTIFICATION
OF OCCUPANCY ACHIEVED

STEP 3

COMPLETE AND SUBMIT
THE LANDSCAPING FORM &
CERTIFICATE OF OCCUPANCY

STEP 4

WILLOW SPRINGS DAP APPROVAL OF APPLICATION FORM

STEP 5

LANDSCAPE CONTRACTOR TO CONTACT
YOU & COORDINATE WORKS

STEP 6

LANDSCAPE WORKS UNDERTAKEN BY CONTRACTOR

On the following pages, you will find four custom landscape designs. Choose your favourite option.

Let your builder know your requirements. Before we are able to deliver your package, several requirements are to be met. We recommend providing the Checklist in the next page to your builder as early as possible.

Request the installation of your garden. Once your home is complete and all items in the checklist have been satisfied, the Certificate of Occupancy must be lodged with the Landscape Package Request Form (note: the Certificate of Occupancy must be achieved within 24 months of land settlement to be eligible for the landscape package). Both are to be submitted to landscapes@flemings.com.au and Flemings will be in touch to arrange a time for the works to be carried out.

Please allow up to 3 months for landscaping to commence, noting that due to seasonal factors and contractor availability, times may vary.

Note: Should you wish to build your own front garden, the design will need to be approved by the Developer's Design Review Committee and meet the requirements of the Willow Springs Design Guidelines, which are as follows:

- Natural turf. No artificial or fake grass is to be used in view of the public realm.
- A minimum of 1 advanced tree.
- An array of ground covers, plants and shrubs to present to the streetscape, the use of gravels, mulches and the like are to be used as part of the garden beds and not the dominant feature.
- All landscaping must be maintained at all times including nature strips
- Driveways may be constructed out of coloured concrete colour or exposed aggregate only.
 Plain grey concrete driveways is not permitted.
- Any pathways associated with the front landscaping must match the material used in for the driveway.
- Driveways must be offset from the title boundary by a minimum of 500mm where this strip is to be planted out as per the above.
- Driveway widths at the title boundary must be no wider than 5 metres, the design of the driveway must allow for easy access to the garage.

The Requirements & Checklist

Along with lodgment of the Certificate of Occupancy, below are other requirements you will need to discuss with your builder to incorporate in order to ensure a smooth process in the installation of your front garden. ALL items are required to be met to be eligible for the complimentary front landscape package. Should you have any questions or need clarification, feel free to get in touch with the Core Projects Sales team.

CONSTRUCTION REQUIREMENTS

- Driveway complete
- Approved letterbox installed (refer Willow Springs Design Guidelines)
- Front path treatment complete (Note: the landscape packages do not include a front garden path and installation of the path is the responsibility of the owner)
- · All site works complete and landscaping area finished 100mm before driveway. To ensure the best landscaping outcome, the site should be leveled at 50mm below the concrete level (driveway and portico).
- · Garage door installed
- · Site clear of all rubbish (including spoil, timber, bricks, rocks, weeds, etc.) and clear access available
- · Rear and side fencing complete
- Drainage infrastructure installed (as required)
- · National broadband fibre optic street connection complete
- Installation of any retaining wall to the front yard must be installed by the owner prior to the commencement of landscaping. It is required that a grade differential of no greater than 300mm is provided.

IRRIGATION REQUIREMENTS

- A 90mm PVC pipe or similar installed under the driveway and setback a minimum of 1 metre from the front boundary
- · An external tap on the side of the dwelling adjacent to the side gate
- · An external power point adjacent to the external tap

All front yards must be landscaped within three (3) months of the occupancy permit being issued, unless landscaping is provided by the Developer.

ELIGIBILITY CRITERIA

- · A Certificate of Occupancy has been issued by your building surveyor and is attached with this application
- · Not more than 24 months has elapsed since settlement your property

Terms & Conditions: This offer is available to eligible purchasers that purchase land in the Willow Springs estate from Greigs Road Development Partnership Pty Ltd ("Developer"), during the promotion period. Eligibility will be determined by the Developer. This offer is only available to the purchaser, not to any nominee or substituted purchaser and is not capable or transfer or assignment to any third party. In order to qualify for this offer, the purchaser must: (a) comply with the terms and conditions set out in this brochure, the application form, the contract of sale and the design guidelines; (b) design and construct the home, all fencing, the front path and the driveway in accordance with the brochure, application form, the contract of sale and the design guidelines; (c) complete certain pre-landscaping works, at the Purchaser's cost; (d) not breach the contract of sale and design guidelines in any way; and (e) apply for the offer within 6 months of the occupancy permit being issued. The purchaser is liable and responsible for the maintenance and upkeep of all landscaping. This offer is subject to change at any time without notice by the Developer.



Freedom

A front garden with great appeal and style, the Freedom garden will be the perfect complement to any home style from the very contemporary to a classical, single or double story – this garden will work in almost any form or function.











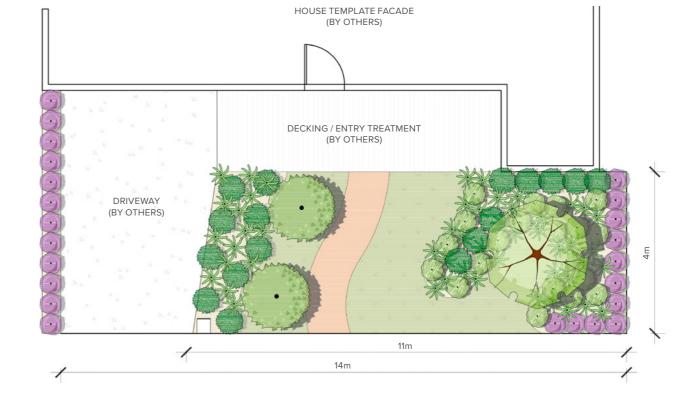


PLANTS

CODE

BOTANICAL NAME

- 1 Mexican Orange Blossom.
- 2 Silver Bush
- 3 Blueberry Lily.
- 4 Crape Myrtle.
- **5** Crabapple.



COMMON NAME

QTY

| | CHO ter | Choisya ternata | Mexican Orange Blossom | 12.5cm | 23 |
|---------|--|-------------------------------|------------------------|--------|---------------------|
| | CON Alb | Convolvulus cneorum 'Alba' | Silver Bush | 12.5cm | 20 |
| * | DIA rev | Dianella revoluta | Blueberry Lily | 12.5cm | 51 |
| | DIE gra | Dietes grandiflora | Fortnight Lily | 12.5cm | 17 |
| 8 | LAG TmW | Lagerstroemia Twilight Magic™ | Crape Myrtle | 45L | 1 |
| | MAI SuT | Malus 'Sugar Tyme' | Crabapple | 45L | 2 |
| SYMBOL | DESCRIPTIO | N | | | QTY |
| | HOUSE ENTRY / VERANDAH (not included in works). Entry is variable in material and shape. Refer to house plans for final material selections and heights. | | | | |
| * * * * | INSTANT TURF Topsoil base. | | | | 18.00m ² |
| | COMPACTED GRANITIC SAND Prepared with crushed rock base. | | | | 4.20m ² |
| | GARDEN BED AREA Including mulch and irrigation. | | | | 21.80m² |
| | TIMBER EDGING | | | | 14.20 l.m |
| | LETTERBOX (Letterbox by others) | | | | 1 |

Please note renders are an indication of a mature garden at 5+ years, species are variable and may be substituted due to season and availability. Site constraints, orientation, setbacks, slope, site area, and facade of the house will impact design.

Kangaroo Dreams

A garden designed to showcase many of Australia's best natives in a design that is not only very beautiful but will be easily configured to suit any allotment or house style. The perfect low maintenance choice.





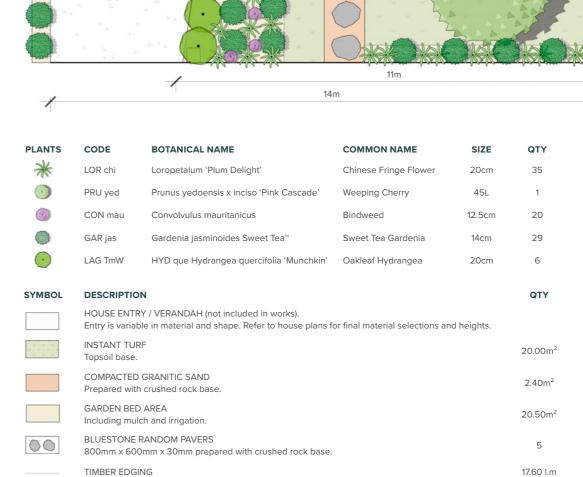








- **1** Weeping Cherry.
- 2 Chinese Fringe Flower.
- 3 Bindweed.
- 4 Sweet Tea Gardenia.
- **5** Oakleaf Hydrangea.



HOUSE TEMPLATE FACADE

DECKING / ENTRY TREATMENT (BY OTHERS)

DRIVEWAY (BY OTHERS)

LETTERBOX

(Letterbox by others)



Flow

A garden the flows beautiful from the plant pallet to the style and movement of the design, the Flow garden is the perfect design for those seeking something special.





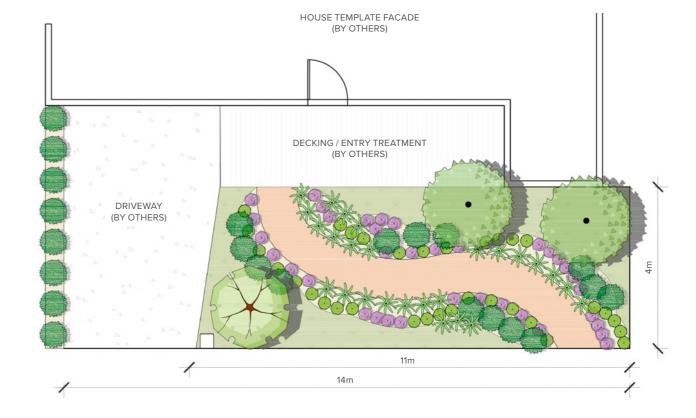








- 1 Eastern Redbud.
- 2 Weeping Cherry.
- **3** Vintage Jade.
- 4 Japanese Andromeda.
- 5 Indian Hawthorn.



| PLANTS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|----------|---|--|--------------------|--------|---------------------|
| 0 | CER can | Cercis canadensis 'Merlot' | Eastern Redbud | 45L | 2 |
| <u>•</u> | Dis Vin | Distylium x 'Vintage Jade' | Vintage Jade | 20cm | 33 |
| * | PIE Sar | Pieris japonica 'Sarabande' | Japanese Andromeda | 20cm | 26 |
| 3 | PRA ped | Pratia pedunculata | White Star Creeper | 12.5cm | 36 |
| | RHA ind | Raphiolepis indica 'Oriental Pearl' | Indian Hawthorn | 20cm | 22 |
| 8 | PRU yed | Prunus yedoensis x inciso 'Pink Cascade' | Weeping Cherry | 33cm | 1 |
| SYMBOL | DESCRIPTION | | | | QTY |
| | HOUSE ENTRY / VERANDAH (not included in works). Entry is variable in material and shape. Refer to house plans for final material selections and heights. | | | | |
| | INSTANT TURF Topsoil base. | | | | 18.50m ² |
| | COMPACTED GRANITIC SAND Prepared with crushed rock base. | | | | |
| | GARDEN BED AREA Including mulch and irrigation. | | | | 16.40m ² |
| | TIMBER EDGING | | | | 20.90 l.m |
| | LETTERBOX (Letterbox by others) | | | | 1 |

Please note renders are an indication of a mature garden at 5+ years, species are variable and may be substituted due to season and availability. Site constraints, orientation, setbacks, slope, site area, and facade of the house will impact design.

Stature

Those that love classical gardens with stately appeal will enjoy the form and function of the Stature garden. An excellent choice for those who love clean lines and something on the cutting edge. A perfect garden for any house style.







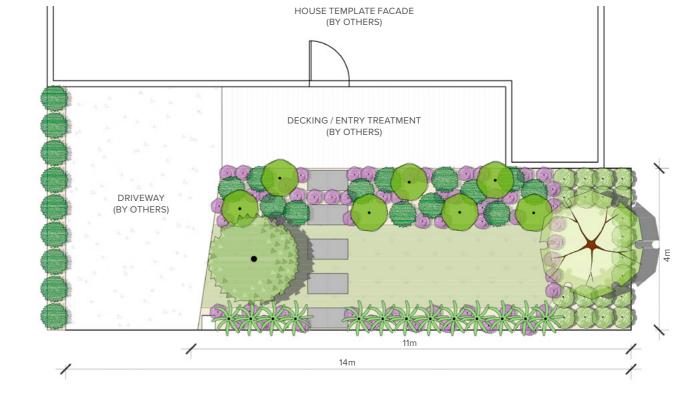






PLANTS

- 1 Eastern Redbud 'Lavender Twist'.
- 2 Eastern Redbud 'Aurelian'.
- **3** Oakleaf Hydrangea.
- 4 Pearl Flower.
- **5** Crepe Myrtle.



COMMON NAME

QTY

| * | ART MaB | Arthropodium 'Matapouri Bay' | Renga Renga Lily | 12.5cm | 13 |
|----------|--|---|-------------------|--------|---------------------|
| | CER Aur | Cercis canadensis 'Aurelian' | Eastern Redbud | 45L | 1 |
| | CER LaT | Cercis canadensis 'Lavender Twist' | Eastern Redbud | 33cm | 1 |
| | HYD que | Hydrangea quercifolia 'Munchkin' | Oakleaf Hydrangea | 20cm | 20 |
| <u>•</u> | LAG ind | Lagerstroemia indica x f. 'Moonlight Magic' | Crepe Myrtle | 33cm | 7 |
| | PIE jap | Pieris japonica 'Valley Rose' | Pearl Flower | 20cm | 22 |
| 9 | TRA jas | Trachelospermum jasminoides | Star Jasmine | 12.5cm | 57 |
| SYMBOL | DESCRIPTION | ı | | | QTY |
| | HOUSE ENTRY / VERANDAH (not included in works). Entry is variable in material and shape. Refer to house plans for final material selections and heights. | | | | |
| | INSTANT TURF Topsoil base. | | | | 16.30m² |
| | BLUESTONE PAVER 1000mm x 500mm x 30mm prepared with crushed rock base. | | | | |
| | GARDEN BED AREA Including mulch and irrigation. | | | | 25.50m ² |
| | TIMBER EDGING | | | | 19.00 l.m |
| | LETTERBOX (Letterbox by others) | | | | 1 |

BOTANICAL NAME





SALES OFFICE
1350 LEAKES ROAD (CORNER OF GREIGS ROAD), ROCKBANK

PROJECT ADDRESS
520 GREIGS ROAD, ROCKBANK

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GOLDEN AGE

SELLING AGENT

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