

STANDARD LANDSCAPING DETAILS



ViewPoint
bass hill

VIEW POINT STANDARD LANDSCAPING DETAILS



This document has been produced to ensure a consistent “streetscape” and standard of landscaping across the View Point Estate and sets out the minimum landscape requirements for all new owners.

Prior to occupation, property owners are required to comply with these “View Point Standard Landscaping Details” (Standard Landscape Details).

These Standard Landscape Details apply to any part of the allotment that can be viewed from a public street or public place. This is

primarily the front yard up to a distance of 1m behind the building line. However the Standard Landscape Details also apply to lots with secondary street frontages on corner allotments or for lots with rear boundary street frontages.

The Standard Landscape Details need to be followed by property owners and their builders when completing the landscape and related site works.

Landscaping to these minimum standards is required to be completed prior to moving in to your new homes. These items include the driveway, entry paths, boundary fences, retaining walls, letterboxes, planting and turf.

Street trees and turf in front of the house (council nature strip) are to be protected during construction with all damage to be rectified as part of the landscape works. This includes the council nature strip along secondary street frontages for corner lots.

Driveways and Paths

- Your driveway to the boundary can be either:
 - coloured stamped or stencilled concrete;
 - coloured broom finished concrete, with a stencilled header pattern or;
 - concrete or clay unit paver
- Driveway and path materials should be mid-grey to charcoal in colour

Turf

- Turf is required to all ground areas that are visible from a public place that is not part of a garden or paved area
- Turf species shall be Conquest Couch (*Cynodon dactylon* ‘Conquest’)

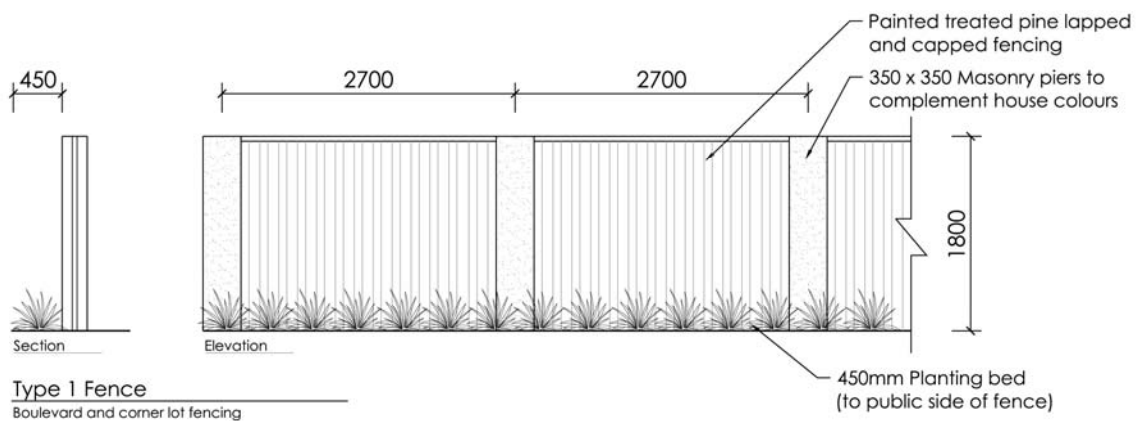
Fences

Corner Lot / Secondary Street Fence (Type 1)

- Type 1 fences are defined as any fence erected on second street frontage or rear street frontage
- Corner lot fencing to the secondary street frontage is mandatory to provide privacy to rear private open space
- Fence height is a maximum of 1.8m above the adjoining nature strip.
- Fences are to be constructed using brick piers at 2.7m centres with painted 1.8m lapped and capped timber fence infill
- Masonry piers can be either face brick (same as used in the dwelling) or painted brick in a colour to complement the colour of the dwelling
- The extent of the fencing is to be a maximum of 50% of the length of the lot and to be returned to the wall of your home
- Type 1 fences must have a 450mm wide planted garden bed on the public side of the fence



Type 1 – Secondary Street Fence

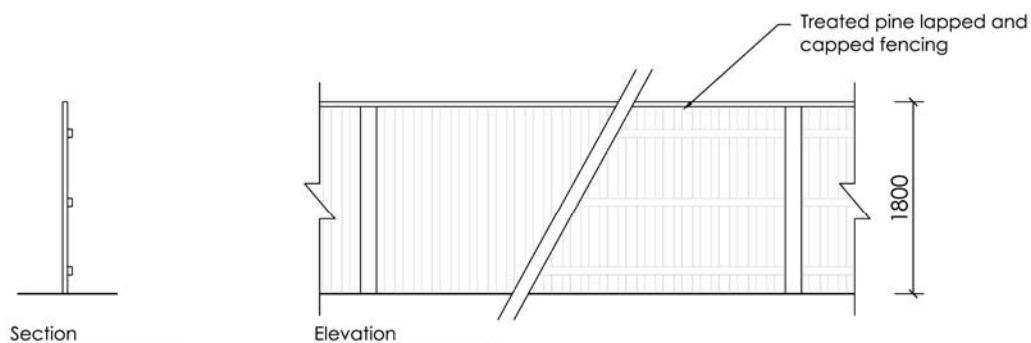


Side and Rear Boundary Fence (Type 2)

- Type 2 fences are defined as all side and rear fences that cannot be seen from the street or any public place
- These fences are to be constructed of 1.8m high lapped and capped treated timber



Type 2 – Boundary Fence



Type 2 Fence

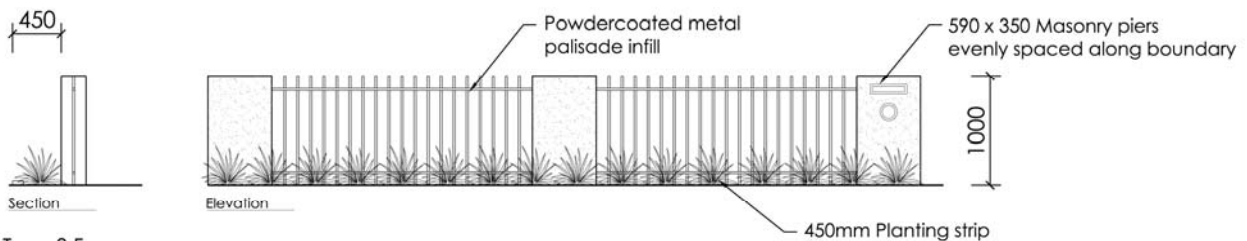
Side and rear boundaries

Front Fence (Type 3)

- Type 3 fences may only be erected on the primary frontage of lots for terrace homes
- Fences should be maximum 1m high with masonry piers and metal palisade infill.
- Masonry piers can be either face brick (same as used in the dwelling) or painted brick in a colour to complement the colour of the dwelling.
- piers should be spaced evenly along the boundary at no greater than 2.7m spacing



Type 3 – Front Fence

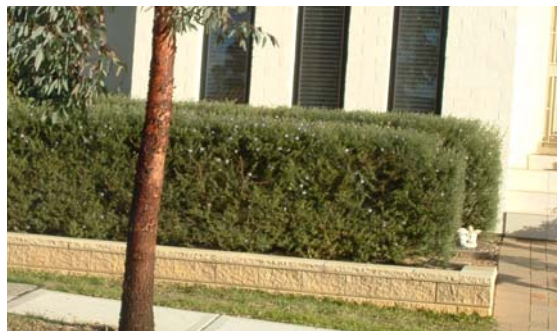


Type 3 Fence

Terrace home frontages

Retaining Walls

- Retaining walls to the front yard or that are visible from the public street or public area must be constructed from dry laid masonry block system, for example “Boral Gardenwall” or similar
- The colour of these blocks must be a “sandstone” or “off white” colour or similar
- Treated timber walls can be used in areas not visible from the public domain



Typical dry laid masonry block wall

Letterboxes

- A masonry brick pier letterbox must be erected on the same boundary as the dwelling entry
- The masonry pier can be in face brick the same as the dwelling or painted in a colour to complement the dwelling



Masonry Pier Letterbox

Plants

- A low hedge of semi advanced shrubs must be planted on the primary or front boundary. This is to form a hedge across the entire frontage, excluding the driveway, front path and letterbox
- Corner lots are to have a low hedge (maximum 1200mm high) planted along the secondary street frontage from where the Type 1 fence stops. This garden is to continue to the front boundary
- Another small garden bed with a small tree is required in the front yard
- Type 1 fences must have a 450mm wide planted garden bed on the public side of the fence
- Garden beds are to be mulched with 75mm depth organic mulch



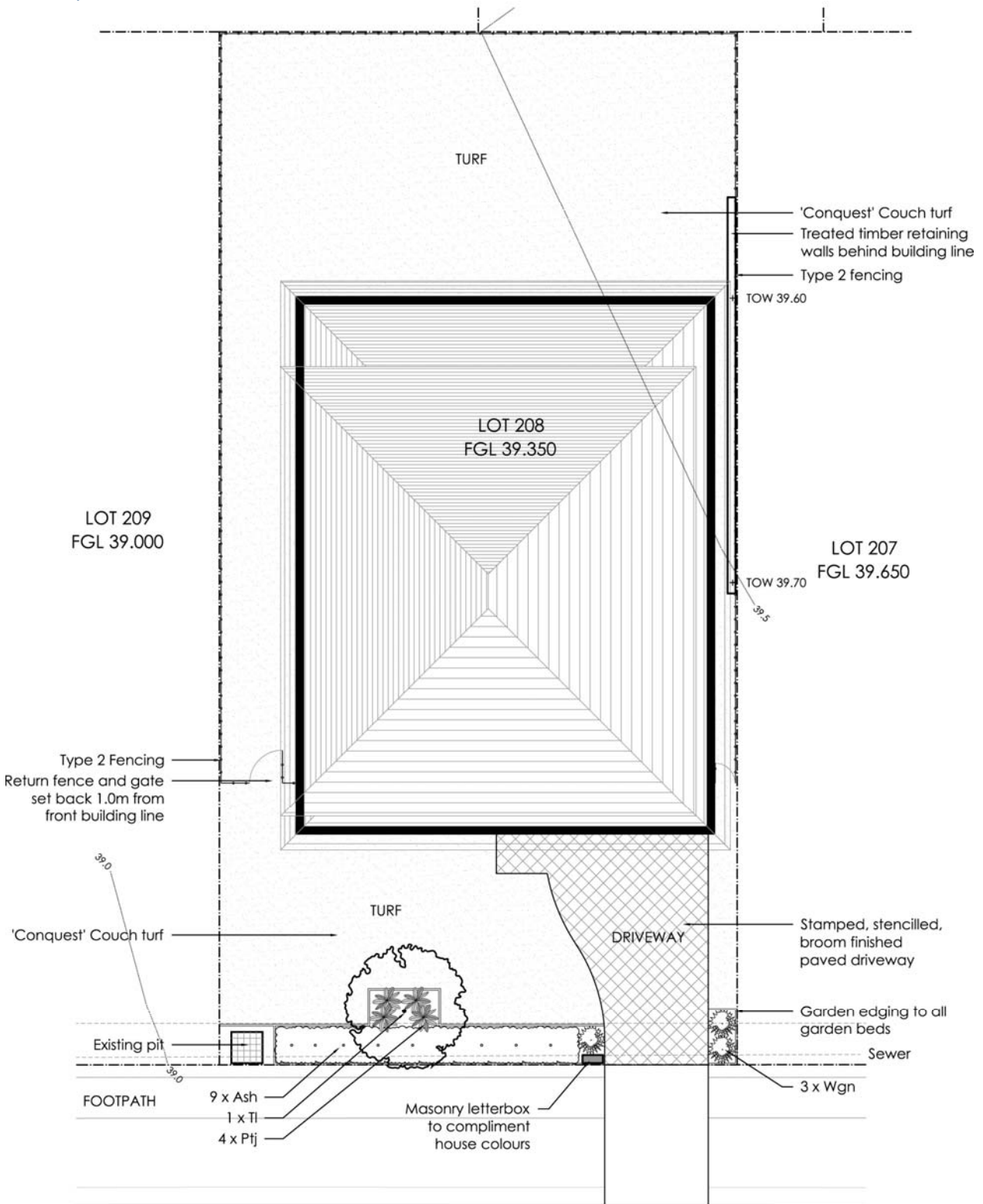
Type 1 – Example of planting along Secondary Street Frontage

Suggested Plant Palette

VIEWPOINT EXAMPLE PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE
Trees				
Af	<i>Agonis flexuosa</i> 'Afterdark'	After Dark Willow Myrtle	25L	6m
Csp	<i>Corymbia</i> 'Summer Pink'	Pink Flowering Gum	45L	5m
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	45L	9m
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	25L	10m
Mrg	<i>Melaleuca bracteata</i> 'Revolution Gold'	Revolution Gold Melaleuca	25L	5m
Ss	<i>Sapium sebiferum</i>	Chinese Tallowood	45L	6m
Tl	<i>Tristanopsis laurina</i>	Water Gum	25L	7m
Wfs	<i>Waterhousia floribunda</i> 'Sweeper'	Weeping Lillypilly	25L	8-10m
Shrubs				
Ash	<i>Acmena smithii</i> 'Hedgemaster'	Hedgemaster Lillypilly	200mm	1.2m
Ai	<i>Austromyrtus inophloia</i> 'Blushing Beauty'	Blushing Beauty	200mm	1.5m
Clj	<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	200mm	1m
Gss	<i>Grevillea</i> 'Scarlet Sprite'	Scarlet Sprite Grevillea	200mm	1m
Mf	<i>Michelia figo</i>	Port Wine Magnolia	300mm	3m
Pip	<i>Pittosporum tenuifolium</i> 'Ivory Pillar'	Pittosporum Ivory Pillar	300mm	2-3m
Sah	<i>Syzygium australe</i> 'Aussie Southern'	Lilly Pilly	300mm	2m
Vo	<i>Viburnum odoratissimum</i>	Sweet Viburnum	200mm	2.5m
Wj	<i>Westringia</i> 'Jervis Gem'	Dwarf Native Rosemary	200mm	1.5m
Wgn	<i>Westringia</i> 'Wynyabbie Gem Nana'	Dwarf Native Rosemary	200mm	0.6m
Groundcovers, grasses and feature plants				
Ag	<i>Agave attenuata</i>	Soft-leaved Agave	25L	1m
A	<i>Anigozanthos</i> 'Bush Gems'	Dwarf Kangaroo Paw	150mm	0.3m
Ar	<i>Aphanopetalum resinsum</i>	Gum Vine	150mm	climber
AC	<i>Arthropodium cirratum</i>	N.Z. Rock Lily	150mm	0.5m
ACS	<i>Astelia chathamica</i>	Silver Spear	200mm	1m
Bbc	<i>Banksia</i> 'Baby Candles'	Baby Candles Banksia	200mm	50cm
Bm	<i>Brachyscome multifida</i>	Cut Leaf Daisy	150mm	cover
Crf	<i>Cordyline</i> 'Red Fountain'	Red Fountain Cordyline	200mm	1m
Dcb	<i>Dianella caerulea</i> 'Breeze'	Blue Flax Lily	150mm	0.6m
Dcb	<i>Dianella caerulea</i> 'Breeze'	Blue Flax Lily	150mm	0.6m
Lt	<i>Lomandra</i> 'Tanika'	Fine-leaved Mat Rush	150mm	0.5m
Ptj	<i>Phormium tenax</i> 'Jester'	New Zealand Flax	150mm	0.75m
Sr	<i>Strelitzia reginae</i>	Bird of Paradise	200mm	1.5m

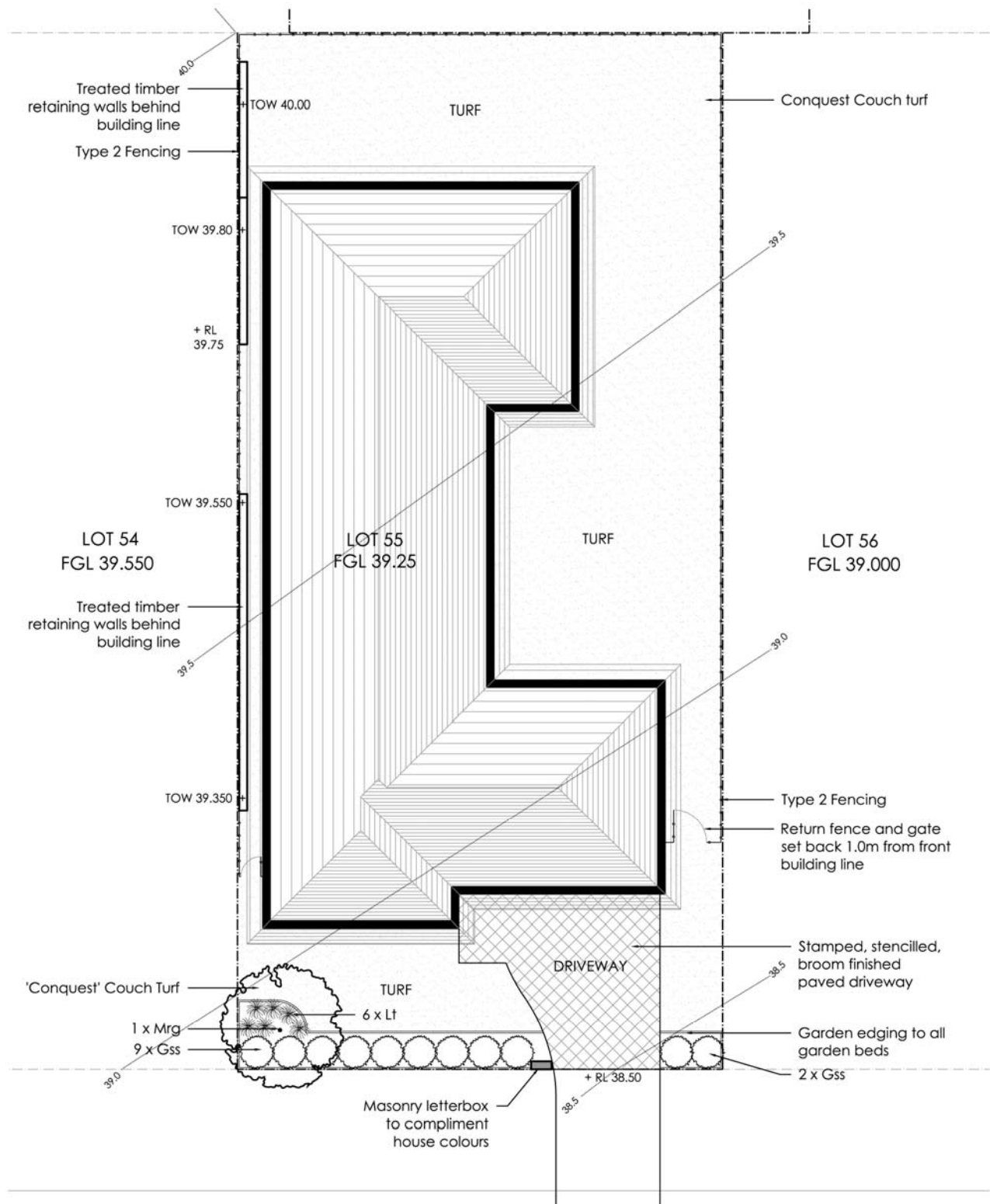
Example Plan 1



LOT 208 PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Ash	<i>Acmena smithii</i> 'Hedgemaster'	Hedgemaster Lillypilly	9	200mm	1.2m
Ptj	<i>Phormium tenax</i> 'Jester'	New Zealand Flax	4	150mm	0.75m
TI	<i>Tristanopsis laurina</i>	Water Gum	1	25L	7m
Wgn	<i>Westringia</i> 'Wynabbie Gem Nana'	Dwarf Native Rosemary	3	200mm	0.6m

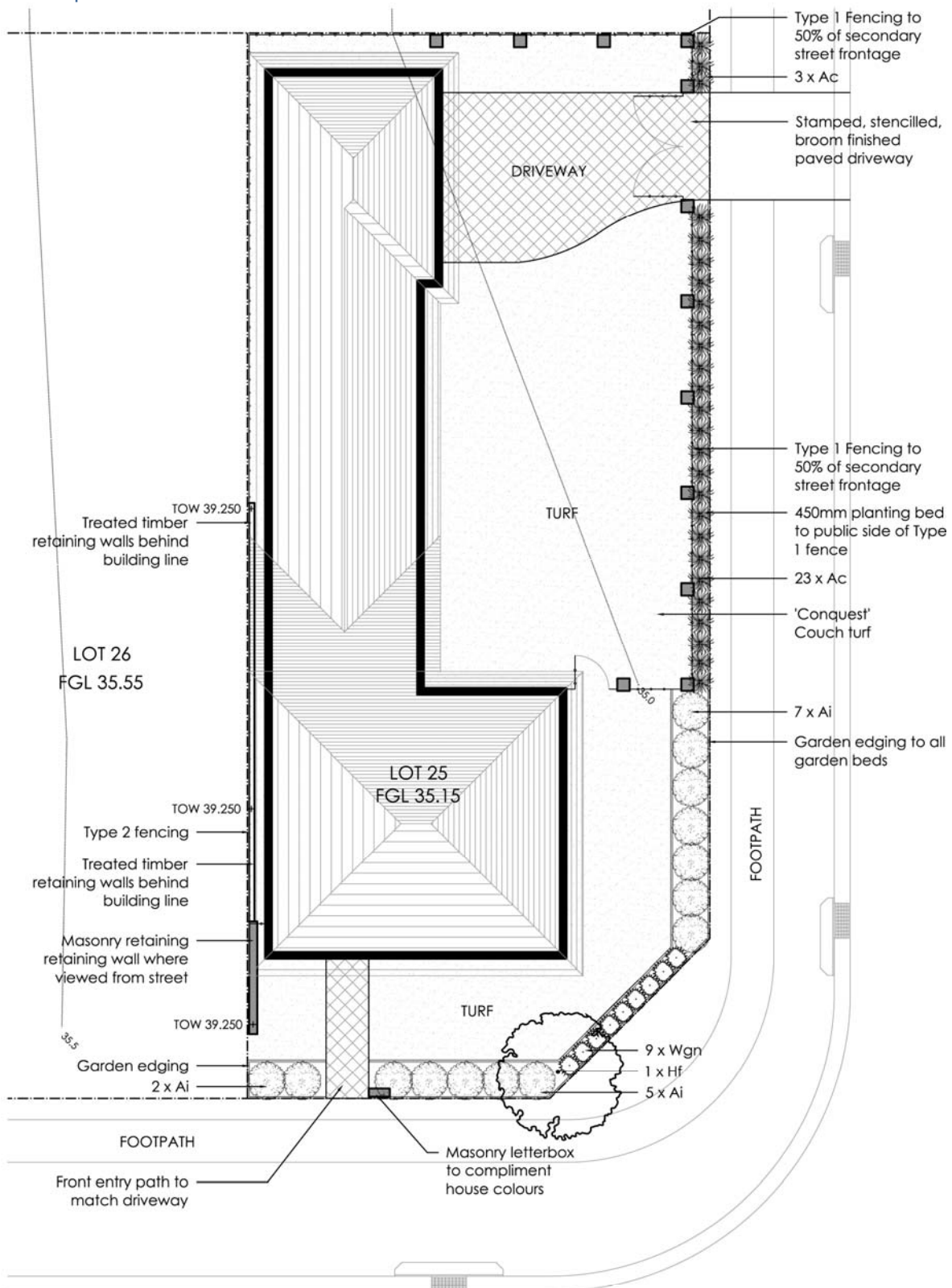
Example Plan 2



LOT 55 PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Gss	<i>Grevillea</i> 'Scarlet Sprite'	Scarlet Sprite <i>Grevillea</i>	11	200mm	1m
Lt	<i>Lomandra</i> 'Tanika'	Fine-leaved Mat Rush	6	150mm	0.5m
Mrg	<i>Melaleuca bracteata</i> 'Revolution Gold'	Revolution Gold <i>Melaleuca</i>	1	25L	5m

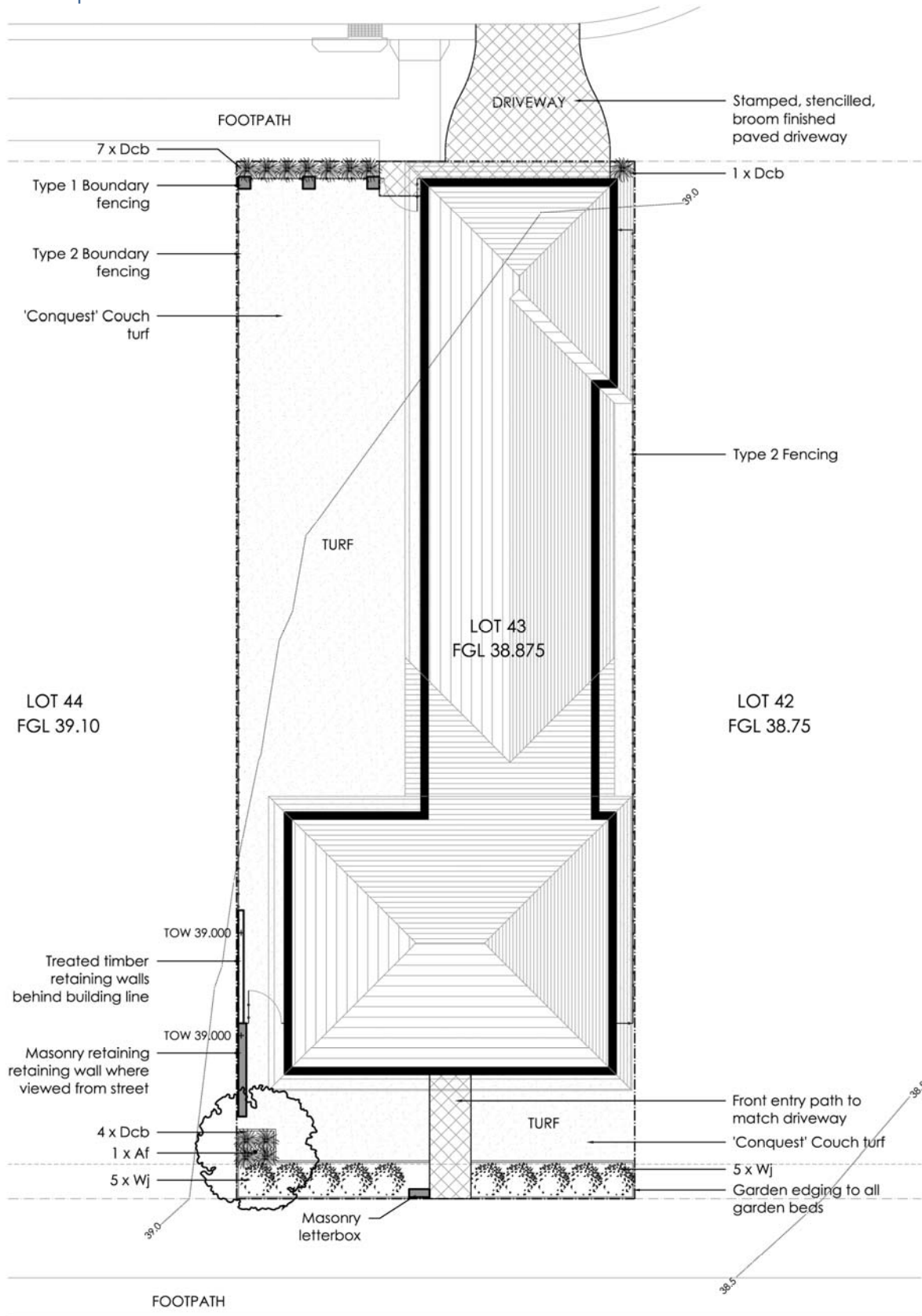
Example Plan 3



LOT 25 PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Ac	<i>Arthropodium cirratum</i>	N.Z. Rock Lily	26	150mm	0.5m
Ai	<i>Austromyrtus inophloia</i> 'Blushing Beauty'	Blushing Beauty	14	200mm	1.5m
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	1	25L	10m
Wgn	<i>Westringia</i> 'Wynabbie Gem Nana'	Dwarf Native Rosemary	9	200mm	0.6m

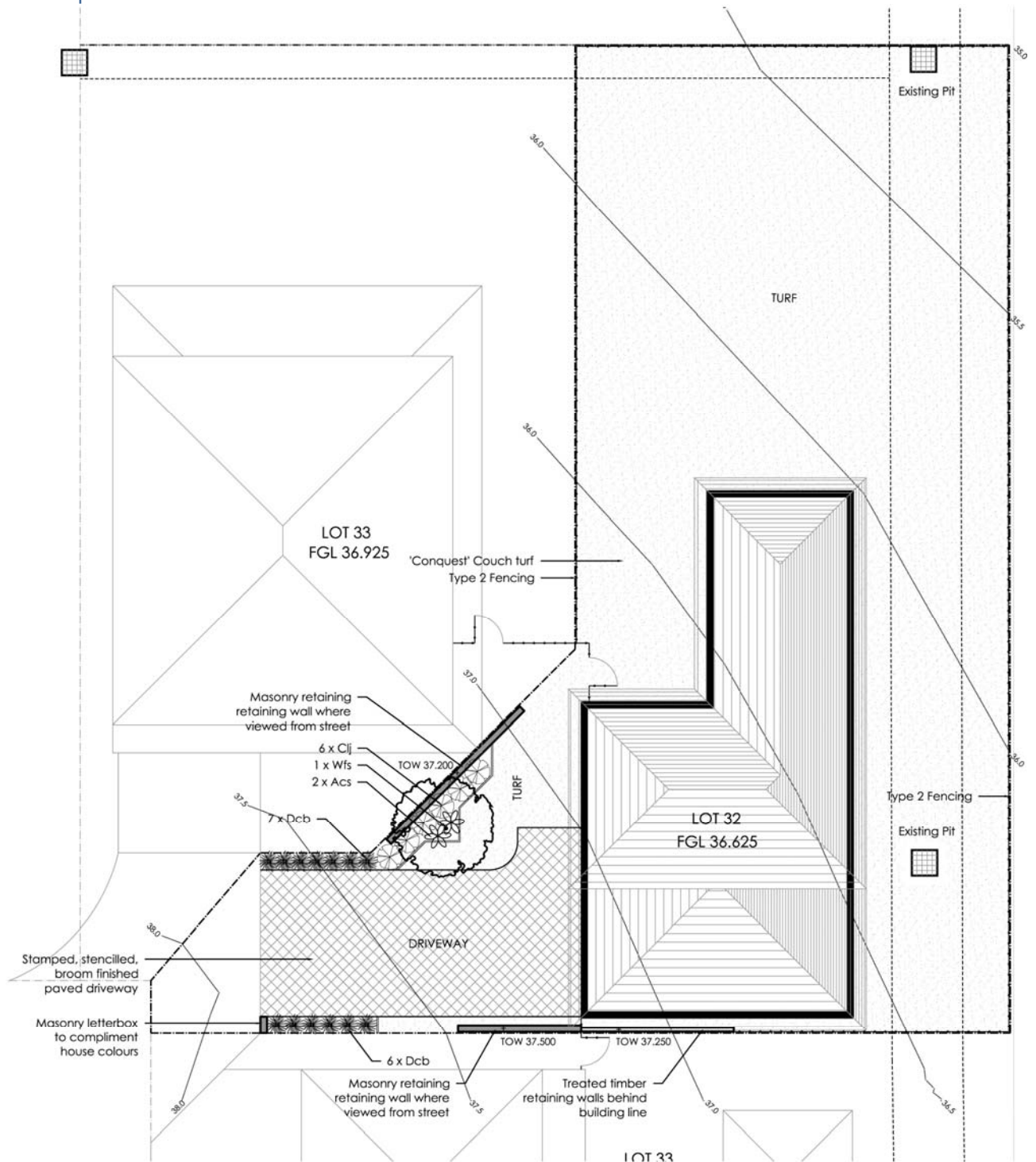
Example Plan 4



LOT 43 PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Af	<i>Agonis flexuosa</i> 'Afterdark'	After Dark Willow Myrtle	1	25L	6m
Dcb	<i>Dianella caerulea</i> 'Breeze'	Blue Flax Lily	12	150mm	0.6m
Wj	<i>Westringia</i> 'Jervis Gem'	Dwarf Native Rosemary	10	200mm	1.5m

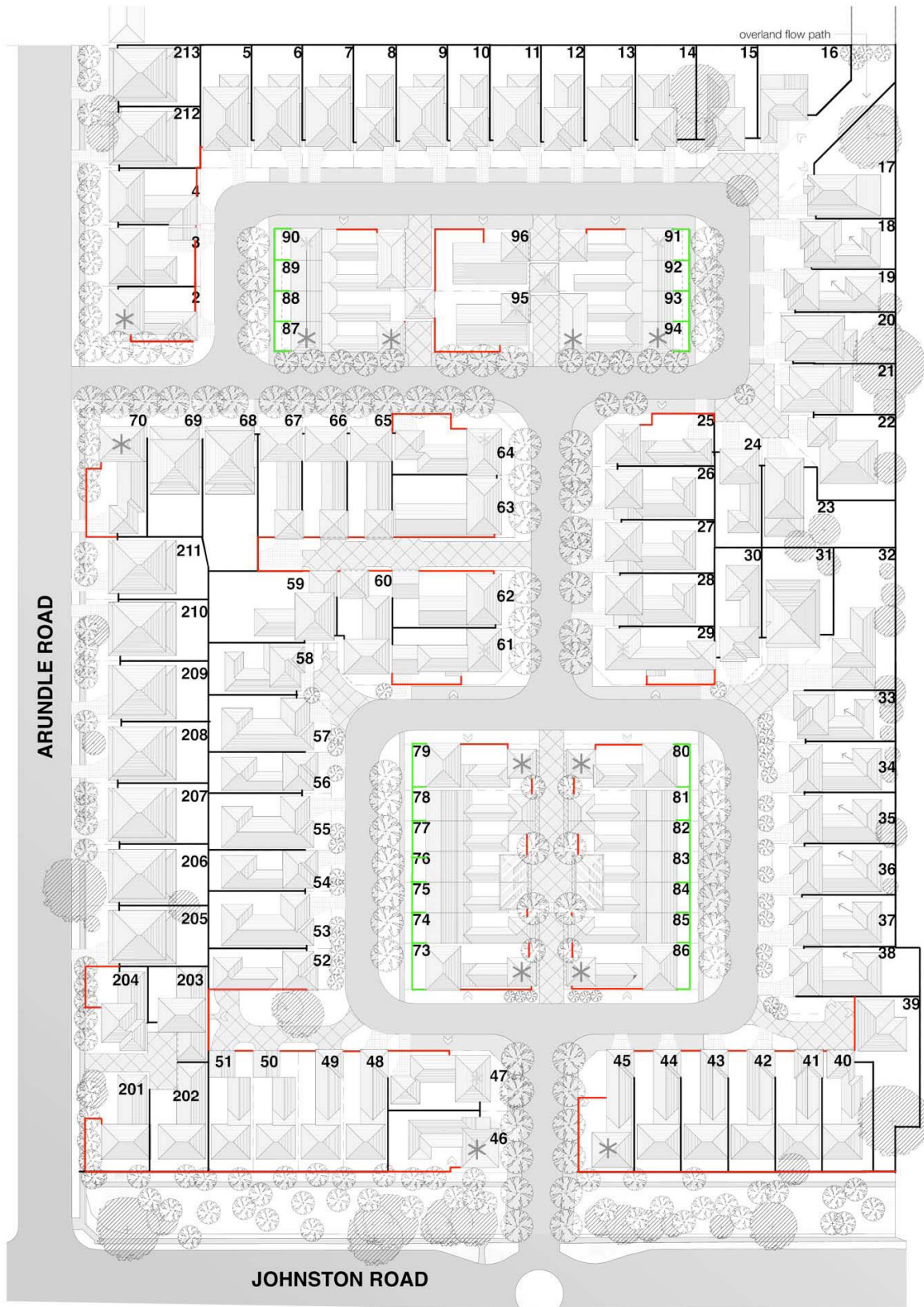
Example Plan 5



LOT 32 PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Acs	<i>Astelia chathamica</i>	Silver Spear	2	200mm	1m
Clj	<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	6	200mm	1m
Dcb	<i>Dianella caerulea 'Breeze'</i>	Blue Flax Lily	13	150mm	0.6m
Wfs	<i>Waterhousia floribunda 'Sweeper'</i>	Weeping Lillypilly	1	25L	8-10m

Fencing Key Plan



The house designs as shown are indicative only and subject to Council approval.

FENCING KEY PLAN

- TYPE 1 BOUNDARY FENCING
- TYPE 2 BOUNDARY FENCING
- TYPE 3 FRONT BOUNDARY FENCING