



elements
SOUTH HEDLAND

Landscape Rebate Scheme

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INTRODUCTION

A landscaping rebate is being offered by Cedar Woods to purchasers who buy within Elements South Hedland as a commitment by Cedar Woods in continuing to deliver high quality residential communities. The intent of the rebate scheme is to ensure the establishment of high quality landscaped front gardens and verges within the estate whilst contributing to the overall streetscape and amenity within Elements South Hedland.

Landowners will be eligible for a rebate to a maximum value of \$8,000 for traditional lots and \$9,500 for corner lots subject to undertaking the required landscape works in accordance with the standards and recommendations set out in this document. Installation and construction of the landscaping standards prescribed by the Elements South Hedland Design Guidelines and Landscape Rebate Scheme will be the responsibility of the land owner. The rebate is not intended to cover the entire cost of front garden and verge landscaping, it should be considered as a contribution towards the total cost of the works to ensure that high quality landscaping will be achieved throughout the estate for the benefit of all purchasers within the estate.

LANDSCAPE REBATE APPROVAL PROCESS

To be eligible for the landscape rebate offered by Cedar Woods, the lot owner must have completed or be compliant with the following items prior to applying for the landscaping rebate.

- The lot owner applying for the rebate must be the original purchaser of the applicable lot within Elements South Hedland from Cedar Woods;
- The lot owner applying for the rebate must have achieved practical completion of the construction of a Design Guidelines approved dwelling within 24 months from the date of settlement;
- Within 3 months after achieving practical completion of the approved dwelling, the lot owner applying for the rebate must have completed all fencing and landscaping on that lot in accordance with the minimum requirements and recommendations included in this document;
- The lot owner must have metered water and power services to the front of the lot specifically for the landscape works. All pipe work shall be accurately located for future reference on site by the builder or owner. Landowners shall also have their builder install an external weatherproof power point to the front of the building for the irrigation controller. The land owner's plumber shall install a 20 mm Water Authority approved gate valve one metre from the lot water meter; and
- Install a 150 mm diameter PVC irrigation duct (or alternatively two 80 mm PVC ducts) under the driveway within the private lot (not within the verge). This allows irrigation to occur to landscape areas on both sides of your driveway. The duct must be accurately located on site by the landowner for the landscape contractor to locate it at a later date.

If these above items have been completed:

- The lot owner should then submit to Cedar Woods a completed Landscape Rebate Application Form;
- Cedar Woods will then schedule for an appropriate representative to confirm that completed works are in accordance with the Design Guidelines and Landscaping Rebate requirements; and
- If the completed works are confirmed as being compliant then Cedar Woods will pay the rebate to the owner.

1. GUIDELINES AND BEST PRACTICE EXAMPLES

The Landscape Rebate Scheme encourages purchasers to create gardens that reflect the local character of South Hedland and the Pilbara region. The following elements should be taken into consideration in designing landscaped areas around your home.

local plant and materials

It is strongly recommended that local Hedland plants and native WA species form a large part of the landscape palette. The use of local plant species and locally sourced materials that are well suited to the South Hedland climate will assist greatly to create landscapes that are easier to establish, require less maintenance, demonstrate water wise principles, and attract local fauna. All these items will contribute to promoting a local sense of place for residents within the estate and in surrounding areas. In feature locations exotic species should be used to provide shade and an appealing contrast against the local species however they should be kept to a minimum.

waterwise and climate conscious design

Garden landscapes should be 'waterwise' and be able to survive on local precipitation rates with regard to water usage. It is strongly recommended that hardstand and impervious surfaces are minimised as they discourage water infiltration and increases reflective heat to the surrounding areas. Lot owners should provide as much permeable surface as possible and include drainage options i.e. dry creek bed features, lawn or garden swales, retention and overflow areas, etc.

Organic or gravel mulches can be used as a water saving alternative and these treatments also prevent water loss, soil loss through wind erosion and reduce weed penetration.

Consideration to allowing for cooling breezes and outdoor living opportunities is encouraged.

lawn

Lawn areas should be kept to a minimum. Organic or gravel mulches can be used as a water saving alternative.

irrigation

Irrigation should be on an automatic controller and have a rain sensor feature.

function and aesthetics

Garden landscapes can be productive in providing food for example, whilst providing aesthetic qualities such as shade, shelter, privacy, framing of space and architecture, focal points and passive and active recreation opportunities.

garden maintenance

Practical landscape maintenance issues are to be continually considered within all landscape outcomes including mowing, weed control and vegetation upkeep.



2. MINIMUM LANDSCAPING ELEMENTS

To qualify for the landscaping rebate available under this scheme, lot owners must have the following minimum landscaping elements included in their front garden, and front and side gardens for corner lots, to ensure the quality and consistency of the residential environment. The inclusion of these elements will greatly assist in delivering a high quality landscaped environment for all residents.

TRADITIONAL LOTS			
Description	Quantity	Size/Unit	Description/Species
Street Tree Installed in Verge	1	100L	Yellow Poinciana (Peltophorum Pterocarpum) – with guard and root director. 1 tree to primary frontage.
Planting in organic mulch	25-60% of area	140mm Pot	Refer Species List – Appendix B
Mulch (to Garden Beds planting areas)	25-60% of area	Min 100 mm deep	Locally sourced organic mulch min. 100 mm depth
Gravel/decorative mulch	Approx. 20% of area	Min. 100 mm deep	Local compacted gravels or granitic sands, gravels/pebbles to garden bed and/or feature areas
Verge Treatment	-	As above	Local compacted gravels or granitic sands, gravels/pebbles, lawn, organic mulch and planting
Irrigation System	1		Automatic system with rain sensor

CORNER LOTS			
Description	Quantity	Size/Unit	Description/Species
Street Tree Installed in Verge	3	100L	Yellow Poinciana (Peltophorum Pterocarpum) – with guard and root director. 1 tree to primary frontage, 2 trees to secondary frontage
Planting	25-60% of area	140mm Pot	Refer Species List – Appendix B
Mulch (to Garden Beds planting areas)	25-60% of area	Min. 100 mm deep	Locally sourced organic mulch min. 100 mm depth
Gravel/decorative mulch	Approx. 20% of area	Min. 100 mm deep	Local compacted gravels or granitic sands, gravels/pebbles to garden bed and/or feature areas
Verge Treatment		As Above	Local compacted gravels or granitic sands, gravels/pebbles, lawn, organic mulch and planting
Irrigation System	1		Automatic and/or controllable system with rain sensor.



3. LOCAL GARDEN STYLES

The local garden style layout plans illustrated below are provided as a guide to lot owners in designing their front garden and landscaped areas. Individual elements such as lot size, orientation, architectural style will clearly influence individual lot owners landscaping preferences, styles and final outcomes.

The following garden ideas provide guidance to lot owners on garden landscaping which can provide for privacy, shading, water conservation, low maintenance and high quality living environments.

the bush style garden

This style of garden is generally designed to have a more informal and irregular appearance. Key design considerations include:

- Random groupings of local shrubs and trees;
- Use of informal winding paths and borders;
- No lawn;
- Allude to the style of the naturally occurring local landscape e.g. natural dry creek bed and vegetation combinations; and
- Opportunities for shade from local trees, lower water requirements once established and encourages local birds and animals into gardens



Bush style garden examples

the formal/cottage style garden

This style of garden is typically designed with a strong, formal appearance including cleanly trimmed edges, symmetrical balance and geometric shapes. Key design considerations include:

- Strong, formalised rows of planting arranged by different heights, foliage and flower colour (seasonal flowering);
- Formal paths and borders;
- Minimal lawn or no lawn;
- Style can reflect residential character; and
- Opportunities for shade trees framing the residence, lower water requirements once established.



Formal Garden Examples

the feature style garden

This style of garden generally includes modern style planting and hardscape elements to showcase and frame feature elements in the garden such as artworks, coloured objects and significant plants in order to create an inspiring garden. Key design considerations include:

- Modern style planting featuring local planting, art, lighting and materials e.g. local gravels and boulders;
- Feature local plants and shade trees (chosen for foliage colour, form and height)
- Can be very minimal and low maintenance with minimal or no lawn and therefore utilise less water



Feature Garden Examples



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