

Matilda
DONNYBROOK



Front
Landscaping

To ensure that high landscaping standards are maintained throughout the community, Matilda will provide you with a front garden you can enjoy and be proud of. The Matilda Landscape Team has designed six beautiful front gardens and, after you have met the special conditions, you will be given the opportunity to have your front garden installed for free when your home is completed.

Whether you are looking for something low-maintenance, a garden of more contemporary style or one that represents Australia's native landscape, we have a design to match your new home and your lifestyle.

You will need to select one of the six front garden options from the front garden landscaping package when you sign your land contract of sale. Once you have selected a front garden, you will not be able to make any changes. To help you choose, the six different gardens are on display at the Matilda sales office.

Take a look and decide which one you prefer.

Step-by-step process to obtain your complimentary front garden package at Matilda

SPECIAL CONDITIONS

The front landscaping package is subject to the following strict conditions:

1. Your front garden landscaping package is only valid for 24 months from the date of settlement of your lot.
2. The completion of the construction of your driveway and letterbox. It is your responsibility to construct your driveway and install your letterbox prior to the commencement of any front landscape works.
3. Once the landscaping works have been completed, it will be your responsibility to maintain your front garden, including the replacement of any part of the front garden where applicable.



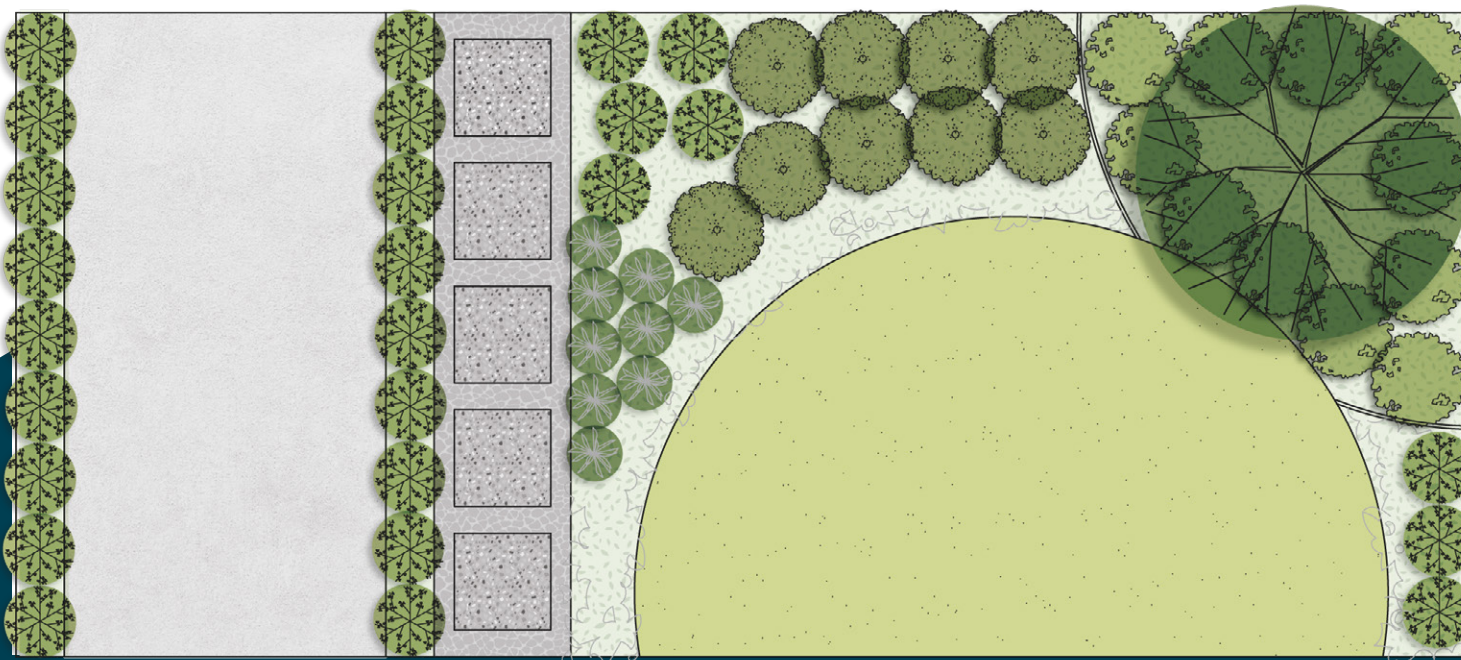
- ① — Sign your land contract of sale and choose one of the six front garden landscape designs for your front garden, namely:
 1. Cottage Garden
 2. Matilda Grassland
 3. Coastal Garden
 4. Australian Native Garden
 5. European Garden
 6. Contemporary Garden
- ② — Settlement of your lot.
- ③ — Complete construction of your house (including driveway) in accordance with your approved housing plans, within 24 months of settlement.
- ④ — Prior to front landscape works starting, you must have completed the following:
 1. Driveway;
 2. Side and rear fences;
 3. Compliant letterbox;
 4. Remove all rubbish, building materials, weeds and vegetation etc;
 5. Compliant retaining wall (if applicable);
 6. External drinking water tap and recycled water tap must be installed as per the design guideline requirements;
 7. NBN connection from the property boundary to your house; and
 8. Written confirmation that your completed home complies with the approved plans endorsed by the Matilda Design Review Panel.

Once the above criteria have been satisfied, email a copy of your certificate of occupancy and the completed landscaping package checklist to info@matildadonnybrook.com.au and request the commencement of your front landscape works.
- ⑤ — Site inspection with the Matilda Landscape Team prior to landscape works commencing.
- ⑥ — Landscape garden is installed by the Matilda Landscape Team.
- ⑦ — Water, maintain and enjoy your newly installed front garden.

1

Cottage Garden

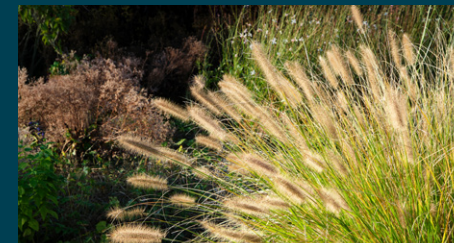
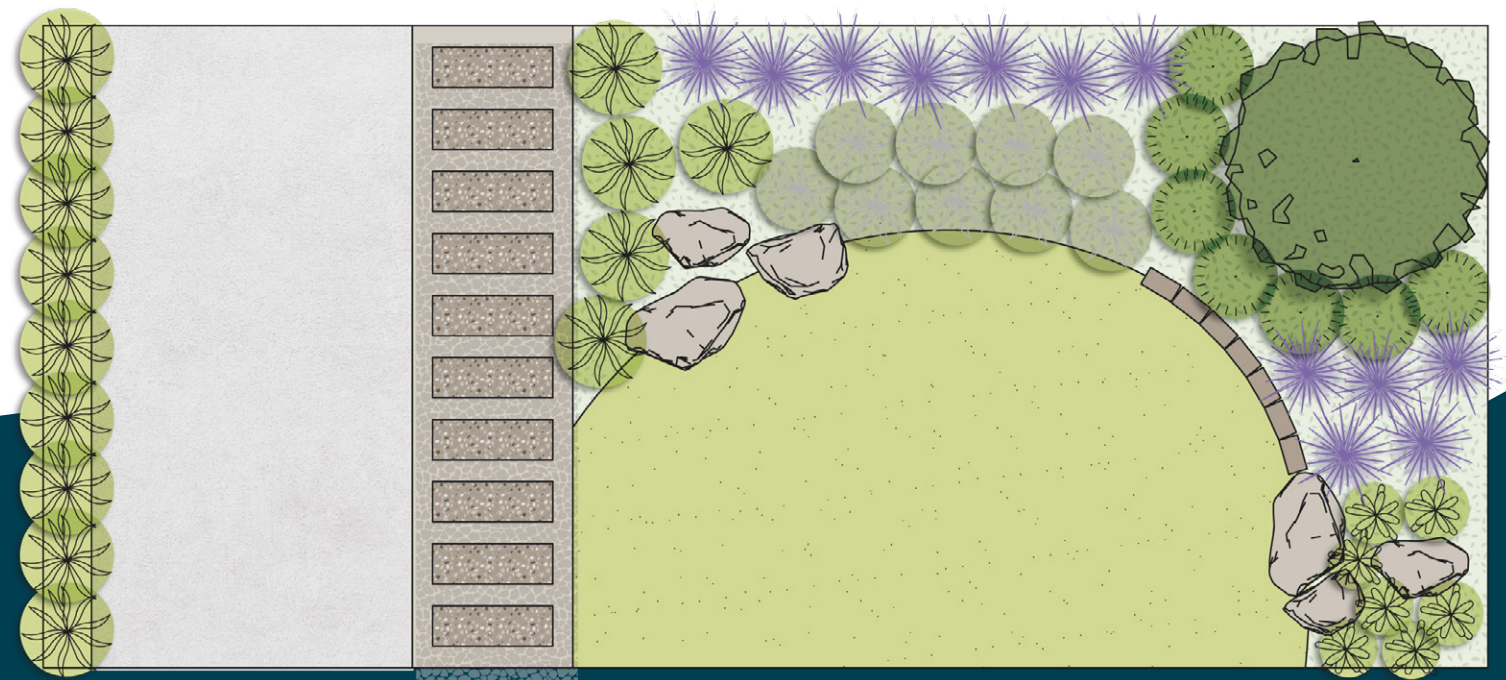
Trees	Prunus pendula (Weeping Cherry)
Plants	<ul style="list-style-type: none"> • Argyranthemum “Double White” (Marguerite Daisy) • Hebe “Pretty in Pink” • Hebe “Inspiration” • Sisyrinchium “Devon Skies” (Blue-eyed Grass) • Lavandula “Deep Purple” (Lavender)
Garden edging	Timber or similar
Decorative product	Pine Bark Mulch & Pebble
Lawn	Kikuyu Instant Lawn
Pavers	600mm x 600mm
Plant quantity	Maximum 60 x 140mm pots



2

Matilda Grassland

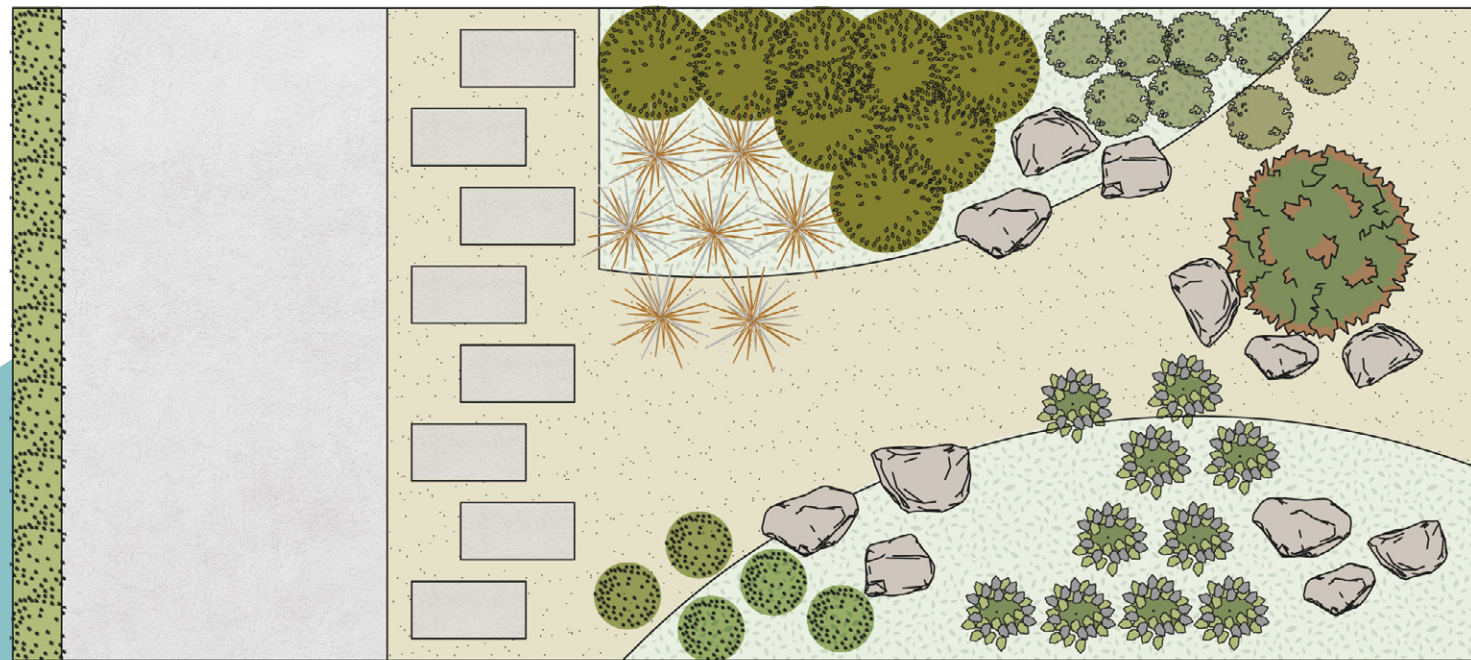
Trees	Leptospermum “Copper Glow” (Tea Tree)
Plants	<ul style="list-style-type: none"> • Lomandra “Frosty Tops” • Pennisetum “Purple” (Purple Fountain Grass) • Festuca glauca (Blue Fescue) • Lomandra “Little Con” • Dianella “Cassa Blue” (Native Flax) • Corex “Frosted Curls” • Dietes
Garden edging	Timber or similar
Decorative product	Pine bark mulch, upright short railway sleeper
Lawn	Kikuyu Instant Lawn
Feature rock	Moss Rock
Path	Railway Sleeper Stepping Stones
Plant quantity	Maximum 60 x 140mm pots



3

Coastal Garden

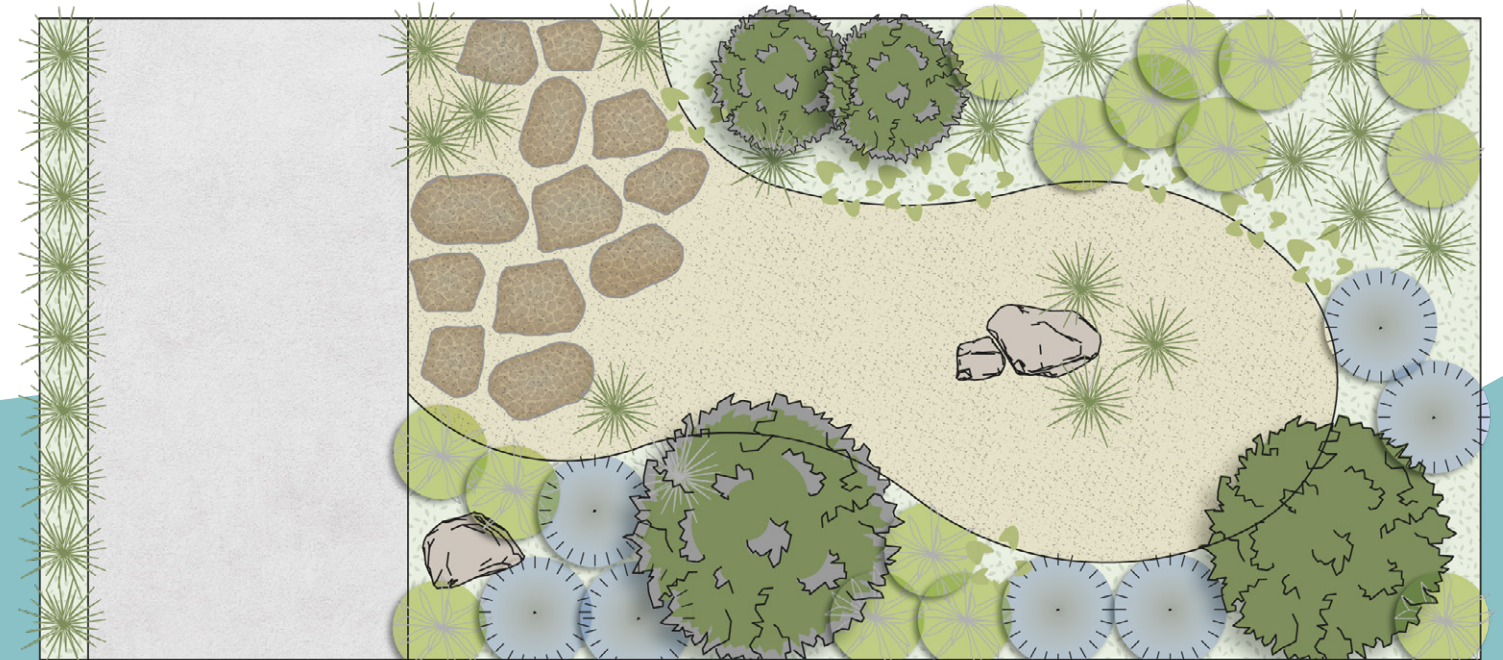
Trees	Agonis flexuosa “Burgundy” (Willow Peppermint)
Plants	<ul style="list-style-type: none"> • Erigeron karvinskianus (Seaside Daisy) • Leucophyta brownii (Cushion Bush) • Carex testacea “Orange Sedge” • Westringia fruticosa “Mundi” (Dwarf Coastal Rosemary) • Convolvulus cneorum “Silver Bush”
Garden edging	Timber or similar
Decorative product	Granitic Sand & River Pebbles
Feature rock	Sandstone
Pavers	Sandstone
Plant quantity	Maximum 60 x 140mm pots



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Australian Native Garden

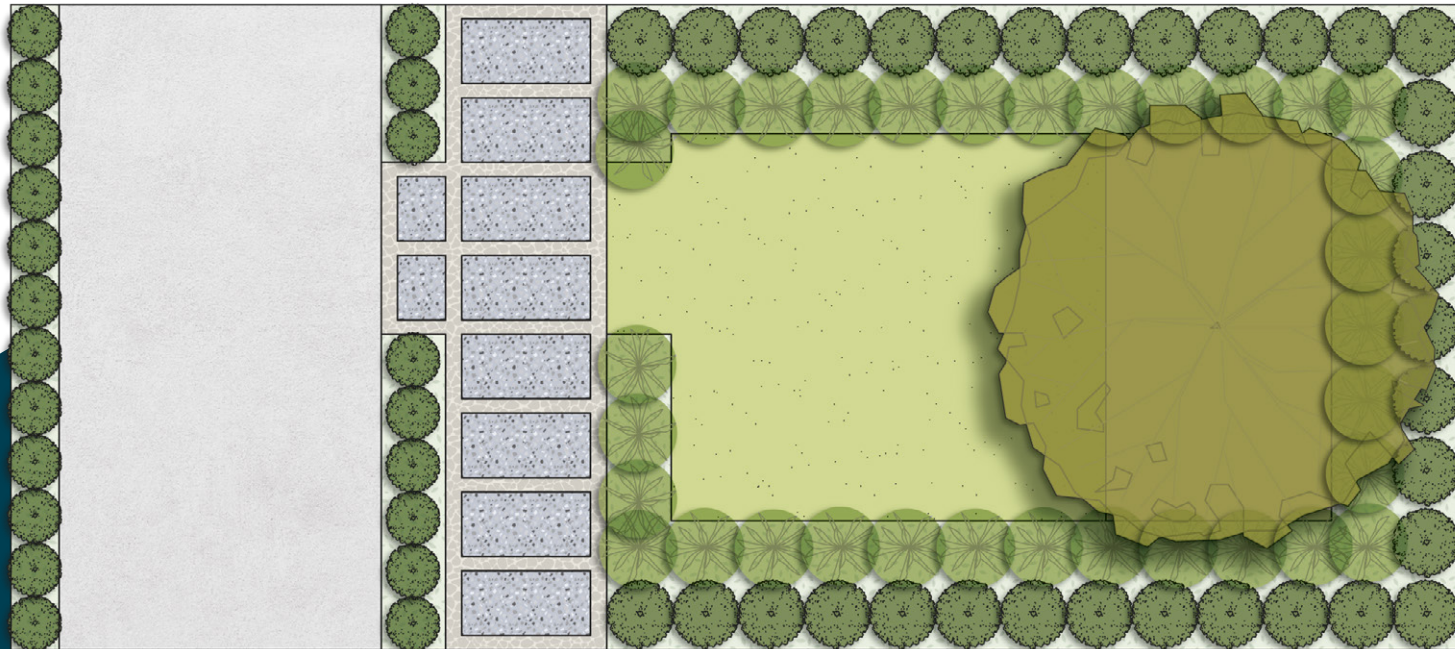
Trees	Eucalyptus “Euky Dwarf”
Plants	<ul style="list-style-type: none"> • Convolvulus cneorum “Silver Bush” • Acacia cognata “Limelight” (Bower River Wattle) • Nandina domestica “Moon Bay” • Grevillea “Fireworks” • Polygala “Little Bibi”
Garden edging	Timber or similar
Decorative product	Pine Bark & Toppings
Feature rock	Moss Rock
Path	Concrete Rock Styles
Plant quantity	Maximum 60 x 140mm pots



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European Garden

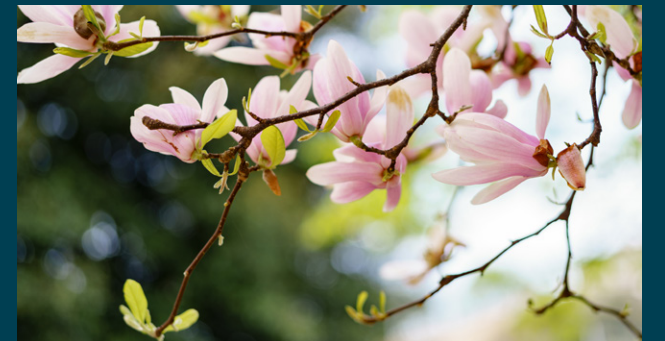
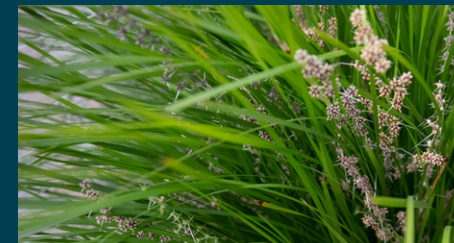
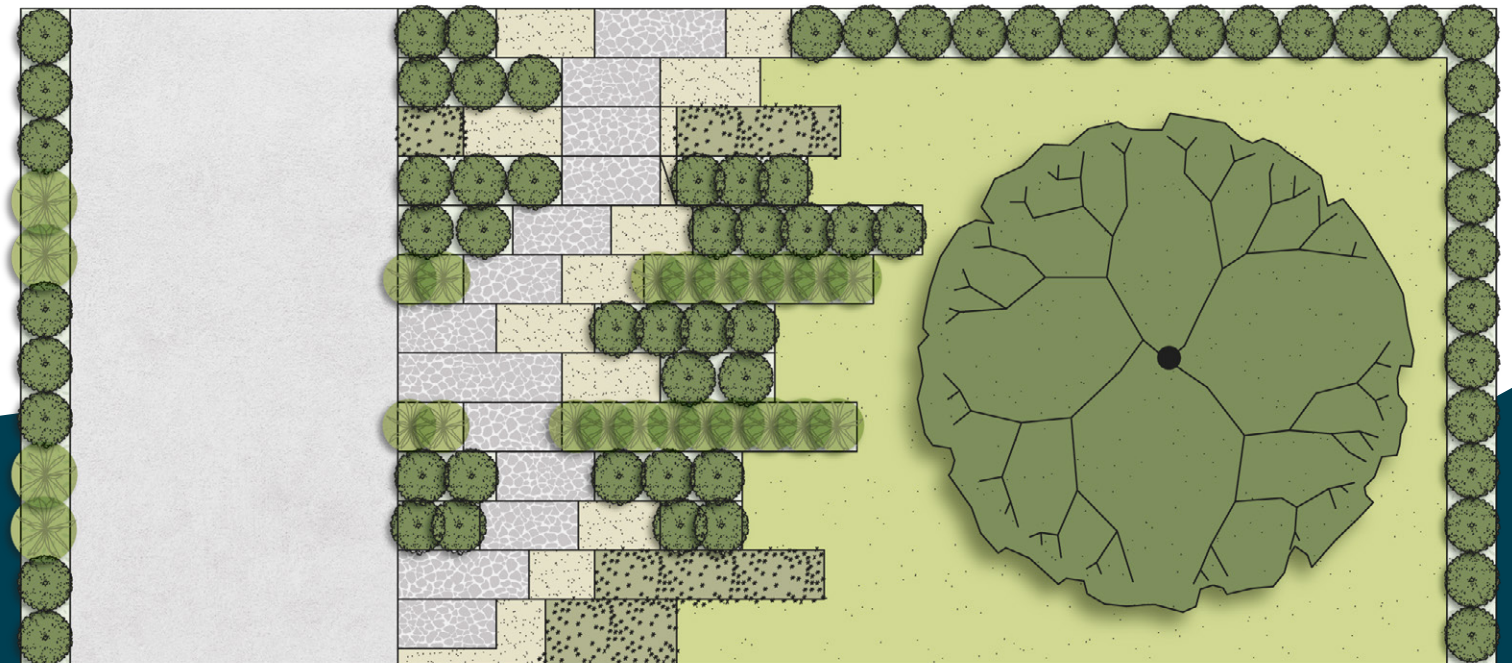
Trees	Olea europaea (European Olive)
Plants	<ul style="list-style-type: none">• Liriope “Evergreen Giant”• Euonymus “Tom Thumb”
Garden edging	Timber or similar
Decorative product	Pebble & Toppings
Pebble	Oasis 20mm
Toppings	Oriental Spark
Lawn	Kikuyu Instant Lawn
Pavers	Bluestone (800mm x 400mm)
Plant quantity	Maximum 60 x 140mm pots



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Contemporary Garden

Trees	Magnolia “Little Gem”
Plants	<ul style="list-style-type: none">• Lomandra ‘Frosty Tops’• Lomandra “Little Con”• Blue Fescue• Dietes
Garden edging	Timber or similar
Decorative product	Pebble & Toppings
Pebble	Natural Charm
Toppings	Granitic Sand
Lawn	Kikuyu Instant Lawn
Pavers	Concrete (800mm x 400mm)
Plant quantity	Maximum 60 x 140mm pots





Matilda Landscaping Package Checklist

Prior to landscape works commencing

- Driveway complete - Driveway width must match width of crossover
- Fencing to all three sides installed
- Side fencing and/or gate complete
- Letterbox complete
- Compliant retaining wall complete (if applicable)
- External water taps installed as per design guideline requirements
- Any footpath and/or pathway complete
- NBN Co. street connection complete
- All rubbish, building materials, weeds, vegetation etc must be removed from your front yard area
- Clear access between driveway area and garden area which works will be undertaken.



Recommended Maintenance Guide

Once your front garden is installed, you will need to water and maintain your garden to help it establish and then to keep it lush and healthy, particularly during the warmer months. Here's a helpful guide.

LAWN ESTABLISHMENT:

- Week 1** - Water daily, either early morning or evening, avoiding the heat of the day.
- Week 2** - Water every second day, either early morning or evening, avoiding the heat of the day.
- Week 3** - From this time onwards, water every third day. During periods of hot weather more regular ad-hoc watering might be necessary.

GARDEN BEDS:

1. Weed your garden beds on a regular basis.
2. Fertilise your plants using a standard fertilizer such as Osmocote (or equivalent) every 3-6 months.
3. Mulch your garden in early spring, prior to the summer heat.
4. Prune your plants every 6 months, particularly in autumn or early winter prior to spring.

Matilda Front Landscaping Frequently Asked Questions

Am I eligible for the front garden landscaping package?

All purchasers within the Matilda estate are eligible for the front garden landscaping package. For terms and conditions, please refer to your land contact of sale.

When do I choose my preferred front garden landscaping package?

You must nominate which design you would prefer upon signing your land contract of sale.

When do I apply for the front garden landscaping package to be installed?

Prior to applying for the front garden landscaping package, you must have received your certificate of occupancy for your completed home. The requirements outlined in Step 4 “Prior to Works Starting” (listed above) must be satisfactorily completed.

How can I apply for the landscape package?

Email info@matildadonnybrook.com.au

Do I need to submit my certificate of occupancy?

Yes, you must submit a copy of your certificate of occupancy when you apply to have your front garden landscaping package installed. Your home must comply with all approved plans by Matilda design review panel. Any non-compliance items must be rectified prior to landscaping works commencing.

Can I change my selected design closer to the time of installation?

Any request to change your selected front garden design must be submitted to the Matilda Design Review Panel for consideration.

Are modified designs accepted?

The front garden landscape designs provided by Matilda are a fixed package and cannot be amended.

When will Matilda deliver my front landscaping?

Once the Matilda Landscape Team has received your certificate of occupancy, and all other requirements are met, the commencement of front landscaping works is anticipated within three months. Seasonal conditions and the landscaper’s availability may affect this timeframe, however you will receive notification from our landscaping team to notify you when the front landscaping works will be completed.

How long will it take to construct my front garden?

Generally, works will be completed within one week. However weather, labour and materials availability may vary the construction timing in some cases.

Will my garden look exactly the same as the design in the Matilda landscape brochure or the example at the Matilda Sales Office?

The width, slope and layout of front yards at Matilda can vary quite significantly from lot to lot. Therefore, the designs may be adapted to fit the specific requirements of your lot.

Can we have artificial turf instead of natural grass in our front garden landscaping package?

Any request to change your front garden design to include artificial turf instead of natural turf must be submitted to info@matildadonnybrook.com.au for consideration.

Does my front yard need to be clear of rubbish?

Yes, your front yard must be clear of rubbish, any building material, weeds, vegetation etc, prior to front landscaping works commencing on your lot.

A retaining wall is required on my property, will I need to complete this prior to works commencing?

Yes, any compliant retaining wall must be completed prior to the front landscaping works commencing.

Who maintains my front garden once it has been installed?

It is your responsibility to water and maintain your front garden once it had been installed.





SALES OFFICE

1150 Donnybrook Road,
Donnybrook VIC 3064

matildadonnybrook.com.au

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