



# FRONT GARDEN LANDSCAPING PACKAGES

Please note that the property shown has opted for package upgrades



**JOEL IRRIGATION &  
LANDSCAPING** PTY LTD



Bennett  
Quarter

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[WWW.JOELIRRIGATION.COM.AU](http://WWW.JOELIRRIGATION.COM.AU)





# INTRODUCTION

**This information booklet is for owners and builders within the Bennett Quarter Estate.**

It provides design guidelines to assist you, in partnership with Joel Irrigation & Landscaping, to produce landscaping for your front garden consistent with the surrounding environment.

Joel Irrigation & Landscaping have been a leader in the landscaping profession for a number of years and we take great pleasure in establishing a finished garden to the home owner's satisfaction. In collaboration with our experienced team of project managers and installers we hope to make the creation of your garden as easy and enjoyable as possible with the minimum of disruption.



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# WHAT'S INCLUDED IN YOUR LANDSCAPE PACKAGE

This package is provided to you by your developer. There is no obligation for you to proceed with it, but if you do not you will not receive a credit from the developer.

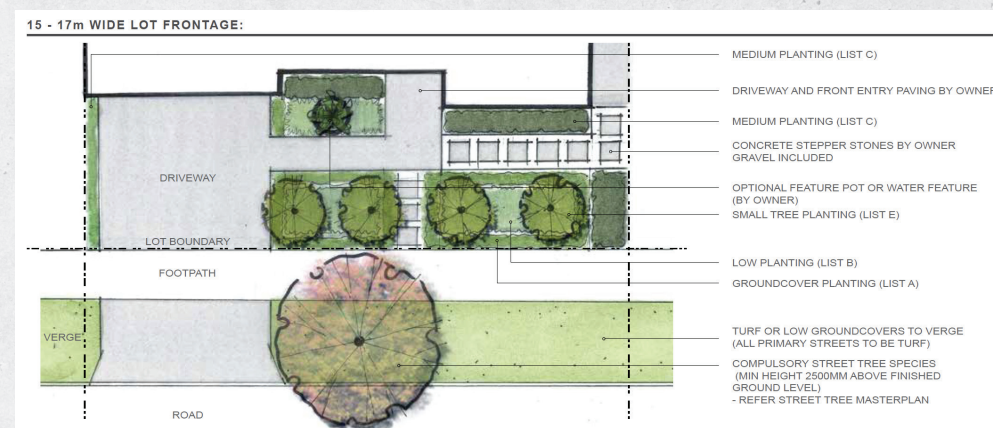
The package includes the items listed below. You can upgrade with additional works at an extra cost, which we will quote on request.

The design of your garden is your choice and we can provide consultants to help with the design if you are stuck for ideas.

- ✓ Irrigation to all lawn and garden areas
- ✓ Cut-in to water meter by licensed plumber
- ✓ Automatic controller at meter box
- ✓ Mulch and 140mm plants to garden areas
- ✓ Wintergreen couch lawn
- ✓ 1 X 90 litre street tree on your verge. Your street tree is a **mandatory requirement** predetermined by the developer and the City of Swan, and is allocated as per your street address

Upgrades, including stone, edging, and steppers can be supplied for an additional cost.

## A typical sketch for the design of a garden



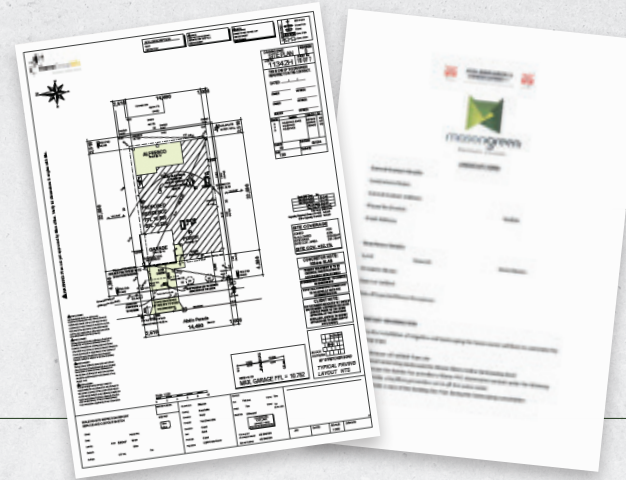


# WHAT IS THE PROCESS?

**We should have already received your landscape application form and site plan.  
If not, please email these to us to make our consultation with you run smoothly.**

Once we have received the plan and application form we will contact you to arrange a site meeting.

Our email address is [sales@joelirrigation.com.au](mailto:sales@joelirrigation.com.au)



Examples of a site plan and landscape application form.

## Your landscaping package follows these steps:



### Consultation

After the consultation we will provide a plan for your approval, plus quotes for any additional works that you have requested.



### Review

Please check the plan and your plant choices carefully. As the home owner you will need to sign-off this plan to confirm that you are happy to proceed.



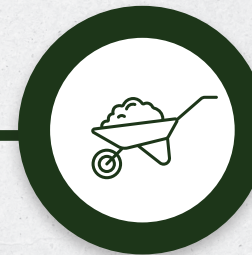
### Confirmation

Once confirmed, a final site check will take place.



### Schedule

You will be advised by our scheduler of a date and time for installation.



### Installation

Your landscaping will be installed.



### Completion

Handover, if required.



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# GETTING **STARTED**

**Before we can install your landscaping it is your responsibility to ensure that all of the following requirements are met:**

- ✓ All landscape areas are levelled to 30-35mm below the kerb level. If you have upgraded to artificial lawn you must excavate to a level of 70-80mm from the finished height
- ✓ All rubble must be cleared from the area to be landscaped
- ✓ A 90mm stormwater pipe must be installed under the driveway
- ✓ A 20mm conduit must be installed up to the meter box location to allow for the irrigation controller installation
- ✓ Any additional works such as installation of planter boxes, retaining walls and additional paving will need to be completed prior to landscape consultation

After installation of the landscaping, you will need to contact the Water Corp to apply for a water exemption to allow for extra watering times and days

- ✓ It is your responsibility to change back to your two watering days after the exemption period has finished. Failure to do so may result in a fine from the Water Corporation

Please visit the Water Corporation website for more details:

**<http://www.watercorporation.com.au/save-water/watering-days/exemptions>**

Before...



...After







# PLANT THEME: AUSTRALIAN GARDEN STYLE

## Groundcovers and Small Shrubs

Conospermum Cressinervium	Summer Smoke Bush
Conostylis Candicans	Grey Cotton Head
Darwinia Oldfieldii	
Eremophila Nivea	Silky Emu Bush
Grevillea Saccata 'Starburst'	Starburst Grevillea
Grevillea 'Sea Spray'	Sea Spray grevillea
Kunzea Pulchella	(Grey Leaf Form)
Orthrosanthus Multiflorus	Morning Iris

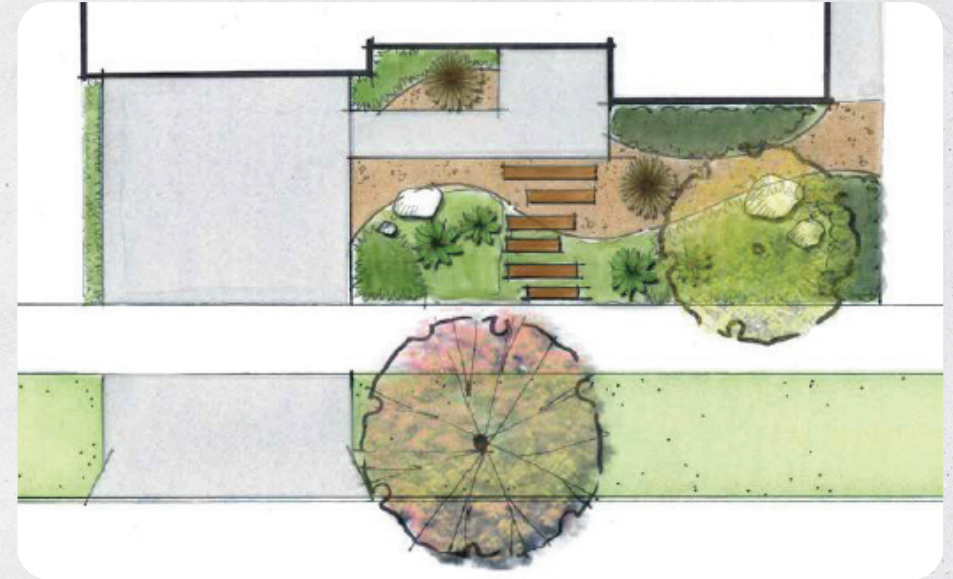
## Large Shrubs

Hakea Bucculenta	Red Pokers
Leucophyta Brownii	Cushion Bush
Westringia Fruticosa	Coastal Rosemary

## Small Trees

Eucalyptus Erthrocorys	Red Capped Gum
Eucalyptus 'Summer Beauty'	Flowering Gum
Eucalyptus Preissiana	Bell Fruited Mallee
Melaleuca Nesophila	Showy Honey Myrtle

## EXAMPLE DESIGN



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# PLANT THEME: CONTEMPORARY GARDEN STYLE

## Groundcovers and Small Shrubs

Adenanthos Cuneatus	Coral Carpet
Conospermum Cressinervium	Summer Smoke Bush
Conostylis Candicans	Grey Cotton Head
Grevillea 'Gin Gin Gem'	Gin Gin Gem Grevillea
Orthrosanthus Multiflorus	Morning Iris

## Large Shrubs

Anigozanthus Manglesii	Red & Green Kangaroo Paw
Leucophyta Brownii	Cushion Bush
Macropidia Fuliginosa	Black Velvet Kangaroo Paw

## Small Trees

Eucalyptus Erthrocorys	Red Capped Gum
Eucalyptus 'Summer Beauty'	Flowering Gum
Eucalyptus Preissiana	Bell Fruited Mallee
Melaleuca Nesophila	Showy Honey Myrtle

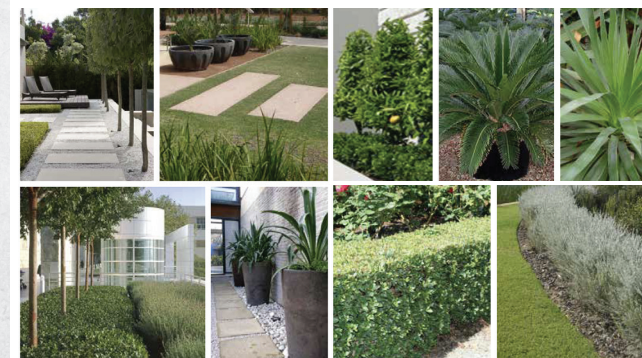
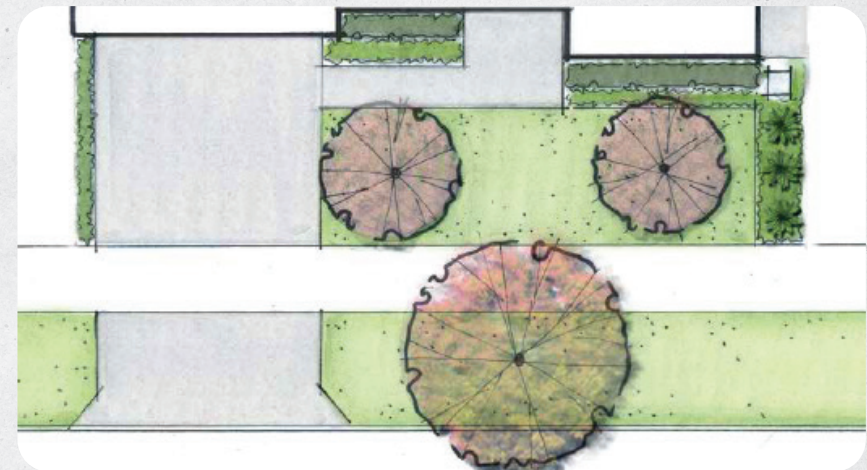
## Feature Plants

Agave Attenuata	Huntington Blue
Dracaena	Black Knight
Dracaena	Colorama Rainbow Tree
Yucca	Lemon Drop

## Strappy Leaf Shrubs

Lomandra Ordii
Ficinia Nodosa

## EXAMPLE DESIGN



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# PLANT THEME: COTTAGE GARDEN STYLE

## Groundcovers and Small Shrubs

Acacia Lasiocarpa	Glow Wattle (low form)
Conospermum Cressinervium	Summer Smoke Bush
Conostylis Candicans	Grey Cotton Head
Dampiera Erocephala	
Eremophila Nivea	Silky Emu Bush
Grevillea Saccata 'Starburst'	Starburst Grevillea
Isopogen Latifolius	Stirling Range Cone Flower
Orthrosanthus Multiflorus	Morning Iris
Verticordia Nitens	Morrison

## Large Shrubs

Anigozanthus Manglesii	Red & Green Kangaroo Paw
Hakea Bucculenta	Red Pokers
Leucophyta Brownii	Cushion Bush
Westringia Fruticosa	Coastal Rosemary

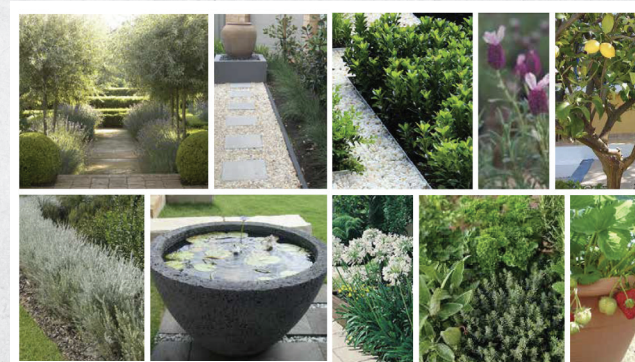
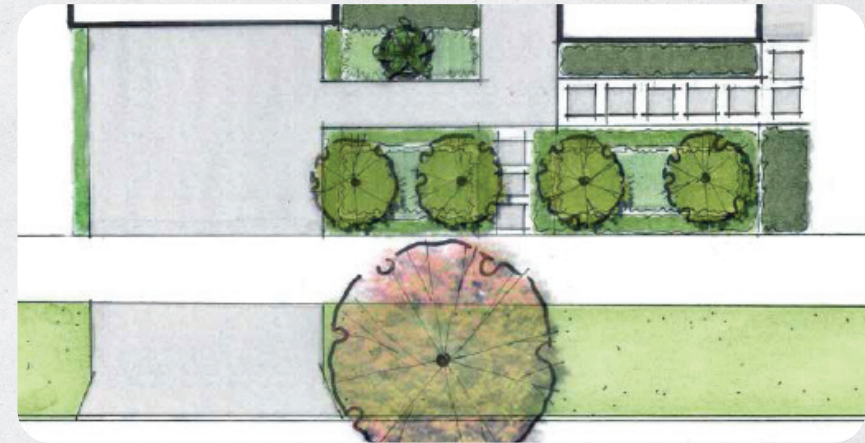
## Small Trees

Eucalyptus Erthrocorys	Red Capped Gum
Eucalyptus 'Summer Beauty'	Flowering Gum
Eucalyptus Preissiana Melaleuca	Bell Fruited Mallee
Nesophila	Showy Honey Myrtle

## Herbs

Lavandula Angustifolia	Lavender
Rosmarinus Officinalis	Rosemary
Thymus Vulgaris	Thyme

## EXAMPLE DESIGN



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## OPTIONAL UPGRADES

Wintergreen Couch is the standard lawn we provide within the package. It is not a wild couch, it is a non-invasive new variety and is hard-wearing and low maintenance. However, you can upgrade to various other lawns, such as soft leafed Buffalo, Kikuyu and even artificial lawn at an extra cost. We would be happy to prepare a quote if required.

### Wintergreen Couch



Wintergreen Couch is a non-invasive new variety of grass that is considered as the best all-round lawn on the market and has a dual root system making it exceptionally fast with self-repairing. It recovers rapidly from any wear and damage and is ideal for front yard packages if fertilised regularly.

### Buffalo



Soft leaf buffalo grasses respond and grow well in sandy, lightly salty, or alkaline soils. They thrive in full sun as well being one of the best choices for partial shade tolerance. Buffalo will struggle in winter as it does not like cold mornings and if damaged is very hard to recover. This lawn needs ongoing maintenance. A good alternative to the Couch.

### Kikuyu



Kikuyu has a soft leaf and is a very hardy lawn and recovers well from high traffic. Just as this grass is very quick to repair it also means more lawn mowing than for some other grass types. Kikuyu is also easily spread into other vegetation areas and lawns by fine seed heads. Only install this lawn if you have a green thumb.

Other upgrades can include stepping stones, pea gravel and rainbow stone. We can even put in aluminium edging.

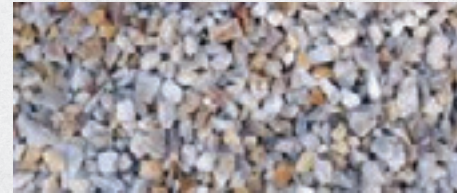
### Stepping stones



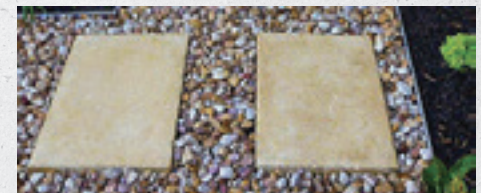
### Pea gravel



### Rainbow stone



### Aluminium edging



We also offer free quotations for rear landscaping at the time of your consult, and if you wish to go ahead with the rear landscaping at the same time as the front, we will give you a **discount of 15%**. Interest free payment plans up to six months are available, subject to eligibility. Please ask us for details.



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## PLANT THEMES: TREE EXAMPLES



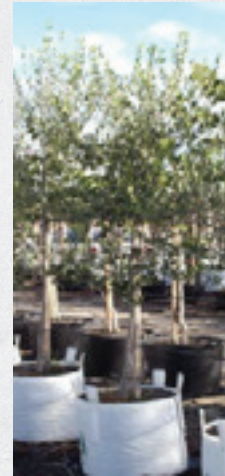
**Dracaena Draco –  
Dragon Tree**

Up to 12m; flowering  
can take 10-20 years,  
foliage is sword-like.



**Citrus Limon –  
Lemon**

6m high; large to  
medium large juicy  
yellow fruit coarse  
skin; fruits in Summer.



**Olea Europaea –  
Olive**

10m high; evergreen  
foliage, edible fruit;  
flowers all year.



**Frangipani  
Tree**

A small to medium  
sized deciduous tree  
native to Mexico and  
Central America. With  
spectacular flowers  
and a sweet fragrance  
it features dark green,  
glossy leaves and  
spectacular white  
and yellow perfumed  
flowers that cover  
the tree from spring  
through summer.



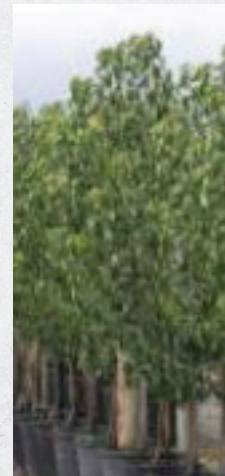
**Prunus Cerasifera  
Nigra Fastigiata –  
Flowering Plum**

5m tall/4m wide; year  
round colour; mass  
cover of single pink  
blossom; flowering in  
spring.



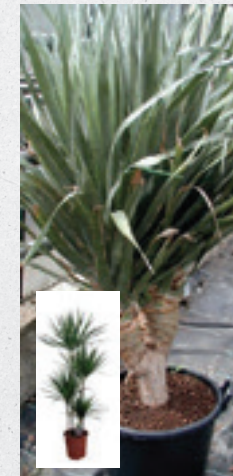
**Yucca  
Elephantipes**

A low maintenance  
robust ornamental  
plant with long broad  
deep green leaves,  
smooth to touch. Tall  
spikes of white bell-  
shaped flowers appear  
during summer on  
mature plants. Grow  
quickly and are big  
plants.



**Pyrus Calleryana –  
Ornamental Pear**

6m tall/4m wide;  
white blossom;  
deciduous with an  
upright growth habit;  
flowering in spring.



**Dracaena  
Marginata and  
Draco**

An attractive, stiff-  
leaved plant with  
colourful foliage.  
These plants are  
perfect for  
a beginner gardener  
because they're very  
easy to grow and need  
very little water. Great  
feature plant (not a  
14cm plant).



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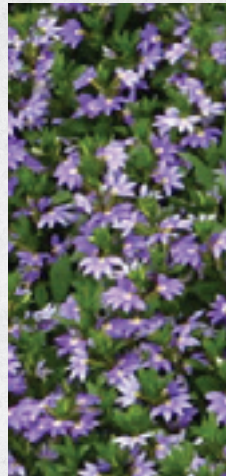


## PLANT THEMES: SHRUB & GROUND COVER EXAMPLES



**Star  
Jasmine**

Star Jasmine is an evergreen climbing or sprawling plant with glossy deep green leaves and masses of perfumed white star shaped flowers from late spring through to autumn. Perfect for privacy in fencing.



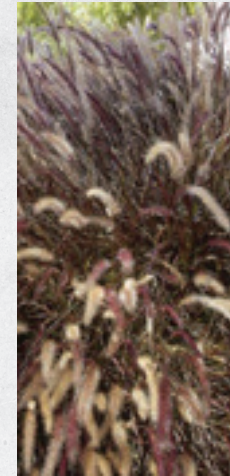
**Scaevola**

Scaevola is a compact native ground cover featuring vibrant purple blue fan shaped flowers spring through summer. Establishes quickly and won't take over the garden. Also available in pink.



**Little  
Ruby**

Little Ruby is a compact mounding foliage plant with deep burgundy foliage ideal for adding a splash of colour to the garden. Great small hedge.



**Fountain  
Grass**

Fountain grass (dwarf) has lush burgundy foliage and feathery cream coloured flower heads suited to small gardens and will make a good pot specimen.



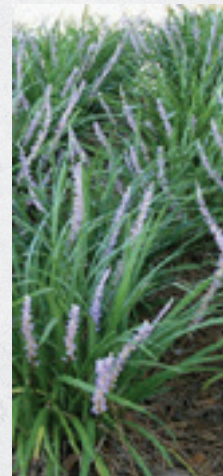
**Dianella**

Dianella is a compact native grass, it is an ideal border plant along pathways and garden borders. When planted close together it can form a low informal hedge. Available in different colours and variegated.



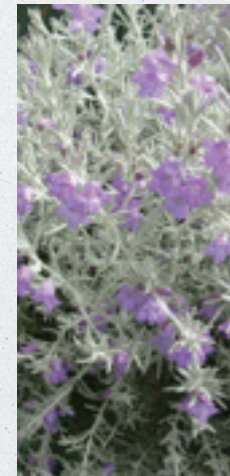
**Lomandra  
Longifolia**

Lomandra longifolia has soft lime green coloured evergreen foliage that is a very tough plant suited well to our climate. Can make for a good low screen.



**Liriope  
Evergreen**

Liriope evergreen giant is great for borders, mass planting, deep ground cover almost anywhere. Happy in shade. It has compact dense clumps of strappy foliage, spikes of purple-pink bobbly flowers in summer and purple-blue berries in winter.



**Eremophila  
Nivea**

Eremophila Nivea is a beautiful silvery foliated shrub with purple tubular flowers in spring and summer. A good plant for drier areas. Needs full sun.



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## PLANT THEMES: SHRUB & GROUND COVER EXAMPLES



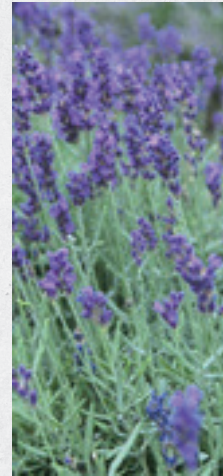
**Grevillea  
Thelemanniana**

Grevillea thelemanniana is a native small shrub with dark green foliage and pendant red flowers from late winter to late spring. Responds well to pruning.



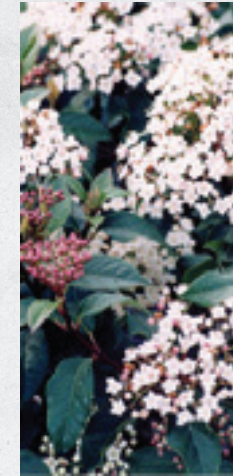
**Rosemary**

Rosemary is used to cook with and simply because they are beautiful plants. Has evergreen leaves and brilliant blue, creamy white, or pale pink flowers, in the spring. Is a great hedge.



**Lavender**

Lavender comes in deep-purple, dark-to-pale pinks, pastel purples and even white tones. Lavender require little maintenance once established and make a great hedge.



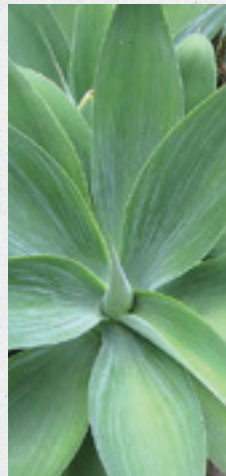
**Viburnum  
Tinus**

Viburnum tinus is a tough shrub-like tree it has a dense growth habit with glossy dark green leaves which develop purplish tones in cold weather. This makes for a great large hedge.



**Syzygium**

Syzygium – Bush Christmas is a medium-sized, dense shrub with mid-sized glossy green leaves and white flowers followed by pinkish fruits. The fruit also attracts birds. A great feature plant, for screening and windbreaks. Is a great hedge.



**Agave  
Attenuata**

Agave attenuata is a native Mexican plant that forms rosettes of succulent-like, soft fleshy, lime green to bluish leaves. The leaves have no spines. It will clump to about 0.9 to 1.2m. Extremely low maintenance and water wise plant.



**Blue  
Chalk**

Blue Chalk is a spreading succulent with a distinct "blue" shade and interesting texture. Use as a ground-cover, in pots, as a border and to add contrast.



**Kangaroo  
Paw**

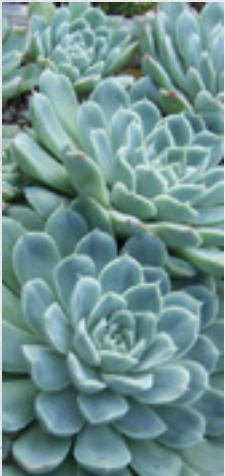
Kangaroo paw is an iconic Australian native plant, much loved for their clusters of clawlike flowers that open from the furry, tactile buds. Bird-attracting flowers sit on top of upright stems that emerge out of the grass-like leaf clumps.





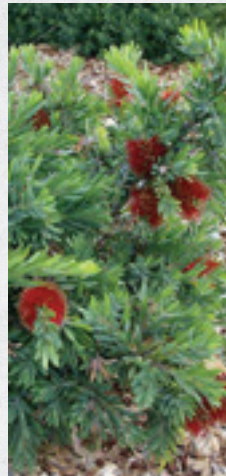


## PLANT THEMES: SHRUB & GROUND COVER EXAMPLES



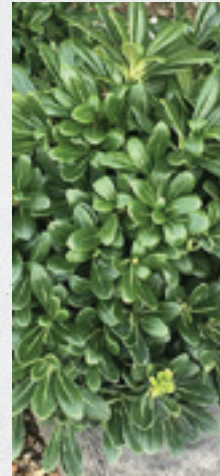
### **Echeveria**

Echeveria are very popular succulents that grow in attractive rosettes with beautiful leaves in a variety of colours and sometimes stunning flowers. Low growing ground cover.



### **Callistemon "Little John"**

Callistemon "little john" is a very popular dwarf and naturally compact bottlebrush with dark red flowers and attractive blue-grey foliage. A great general garden shrub for small gardens to large scale landscaping. Good small hedge and water wise.



### **Pittosporum Tobira**

Pittosporum tobira is a small, broadleaf evergreen shrub featuring attractive, leathery, dark-green leaves, glossy on the top and with lighter undersides.



### **Cordyline 'Red Star'**

Cordyline 'Red Star' is a hardy, clump forming perennial with strikingly variegated red and purple leaves and an upright growing habit. It brings colour and a tropical feel to gardens, and is an easy care plant. It grows to around 2 metres tall, and prefers a partly shaded to sunny position in a well drained soil.







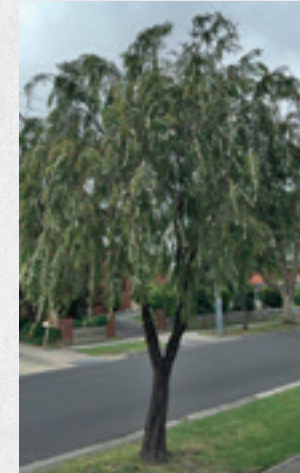
# STREET TREES

**Street trees are a mandatory requirement, with the trees predetermined by the developer and the City of Swan.**

Having a well-presented verge will increase the value of your home and make a big difference to how your house and neighbourhood appear. Planting your verge will provide a habitat for birds and encourage biodiversity. Planted areas assist with urban heat reduction.

The street trees installed are Evergreen and need minimum maintenance.

If you remove a street tree after installation, a new one will be planted and you will be invoiced to recover the cost of the tree.



## **Agonis Flexuosa**

Agonis flexuosa is an attractive medium sized tree with a non-invasive root system that is native to Western Australia. It has clusters of small white flowers that grow on the branches in between the leaves in Spring and summer. Has nice long thin shiny leaves that hang from the drooping branches giving it an all over similar appearance as a willow tree.



## **Jacaranda**

The jacaranda tree has a relatively short trunk and a broad, spreading canopy. It's not unusual to see a jacaranda wider than it is tall. Jacaranda will most often grow to less than 8m tall, although it can reach 12-15m under ideal conditions, taking 20+ years to do so. A jacaranda is the perfect choice if you're after a hardy tree that puts on a truly spectacular flowering display, but also if you are looking for a spreading shade tree that still allows nice levels of winter sun to flow through.



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# MAINTENANCE

Your garden should look fantastic all year around with some basic maintenance.

This table will provide you with the tips you need to keep your garden looking great.

Activity	Spring	Summer	Autumn	Winter
<b>Watering</b> subject to water restrictions	Water once a week	Water twice a week	Water once a week	Water once per week for 5 mins per station
<b>Mowing</b>	Every 3 weeks	Every 2 weeks	Every 3 weeks	Every 4 weeks
<b>Turf Fertilising</b>	Apply fertiliser in November	Apply fertiliser in January and March	Apply soil wetting agent in September	Trees fertilised in August
<b>Tree Fertilising</b>	Trees fertilised In November			
<b>Shrub Fertilising</b>	Shrubs fertilised in October		Shrubs fertilised in April	
<b>Weeding</b>	As required	As required	As required	Apply selective herbicide for broadleaf weeds and bindl's in June and August
<b>Mulching</b>	Top up mulch once a year in Spring to a depth of 75mm			
<b>Pruning</b>	Prune once a year to promote new growth in Spring			





# CERTIFICATE OF COMPLETION

Please fill out this form at hand over over with your Joel Irrigation & Landscaping representative

Landscaping Date:     /     /

Name:

Address:

Contact Number:

Alternate Contact:

**I/we the undersigned, confirm:**

The reticulation/landscaping works at the above address are complete.

- ☒ I/we are satisfied with the completed works.
- ☒ All landscaping requirements have been met.
- ☒ I/we have received our landscape maintenance guide.
- ☒ I/we accept full responsibility for changing the reticulation controller as per our water exemption.
- ☒ I/we have received a copy of the controller manual and aware the door of the controller must be closed and locked at all times to adhere to warranty conditions.

Comments:

Signature:

Date:     /     /

Please return this form to Joel Irrigation & Landscaping, Unit 1, 2 Loch Street, Nedlands WA 6009, or scan and email to [sales@joelirrigation.com.au](mailto:sales@joelirrigation.com.au)

OFFICE USE ONLY

Job Number:

Installer:

Supervisor: