



LANDSCAPE DESIGN GUIDELINES

Version 2 October 2023

FENCING

Post and rail fencing will be installed by the developer generally to the front boundary and the first 5m of the side boundaries at the sole discretion of the developer. Owners are prohibited from modifying the fencing, including changing the color and finish, with the exception of adding animal proof wire mesh which must be secured to the inside of the fence.

All side and rear boundary fences are to be constructed of hardwood post and rail fencing to a maximum height of 1500mm or hardwood post and wire fencing to a maximum height of 1500mm. Approval between neighbours must be obtained in the selection of boundary fencing. Animal proof wire mesh may be added to the fencing if required. Utility areas may be screened on the boundary using solid or palisade style fencing up to 20m in length with the approval of neighbours.



LANDSCAPE BUFFER ZONES

Lots backing onto Wine Country Drive noted as LBZ must be planted with native trees and shrubs to create a buffer zone of at least 5m in width/depth. Plants to be selected from the recommended species table. Additional native species may be added to the buffer zone but it may not be removed.



SWIMMING POOLS

Swimming pools, pumps and filters should be located to the rear of dwelling and adequately screened from public view with appropriate landscaping. Pump and filter boxes must be acoustically insulated.

RUBBISH & RECYCLING BINS

Rubbish bins should be stored with an area screened from public and neighbor view.

CLOTHESLINE

Clothesline must be at the rear of the dwelling and should be screened from public and neighbor view.

GENERAL LANDSCAPING

In order to maintain the rural atmosphere within ARIA and take advantage of its bushland location the use of native trees, shrubs, groundcovers and ornamental grasses are highly encouraged. The selection of native plant species common to the area will assist your future gardens in strong establishment, less ongoing irrigation and maintenance and the added benefit of encouraging wildlife into your gardens. Consideration should be given to water efficient plants and landscape systems and preserving existing landscape elements where possible.

The below table may be used as a starting guide to some recommended native species.

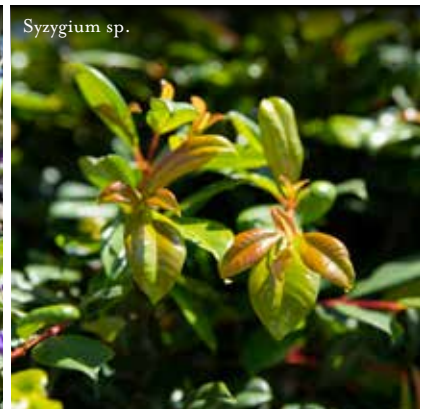
Botanical Name	Common Name	Height	Width	General Comments
TREES				
<i>Corymbia citriodora</i> 'scentuous' syn. 'Dwarf pink'	Dwarf Lemon Scented Gum	7m	3m	Evergreen foliage, white flowers, attractive to wildlife
<i>Eucalyptus ficifolia</i> 'Grafted'	Dwarf flowering Gum	4-7m	3-5m	Evergreen foliage, various coloured varieties available, ornamental gum nuts, attractive to wildlife
<i>Corymbia maculata</i>	Spotted Gum	30m	10m	Evergreen, large tree, attractive to wildlife
<i>Syzygium</i> sp.	Lilly Pilly	3m plus	1m plus	Various height and width available as cultivars
<i>Acmena</i> sp.	Narrow leaf lilly pilly	3m plus	1m plus	Various height and width available as cultivars
<i>Banksia integrifolia</i>	Coast Banksia	1-6m	5-15m	Commonly grows to approximately 5m locally
<i>Brachychiton acerifolius</i>	Flame Tree			Spectacular red flower display early summer
SHRUBS				
<i>Westringia</i> sp	Coastal Rosemary	.5m plus	.5m plus	Grey foliage, lilac flowers – variety of growth habits
<i>Callistemon viminalis</i> 'Little Silver'	Dwarf Callistemon	.90cm	.50cm	Light silver tone to leaves – Masses red flowers
<i>Chrysocephalum apiculatum</i>	Yellow Buttons	90cm	40-60cm	Silver foliage – yellow button like flowers
<i>Leptospermum</i> species	Tea Tree	Varied	Varied	Fragrant – variety suitable for most locations
<i>Melaleuca</i> species		Varied	Varied	Variety suitable for most locations – suitable to wet clay soils
<i>Hardenbergia violacea</i>	False sarsaparilla	Groundcover to Climber	Groundcover to Climber	Purple and white varieties available from compact groundcovers to rambling climbers
<i>Grevillea rosmarinifolia</i> or general <i>Grevillea</i> sp.	Crimson Villea	.8m	.8m	Red flowering, bird attracting
<i>Syzygium australe</i> cultivars	Lily Pilly	.8m plus	.8m plus	Various varieties available – hedging or specimen tree
<i>Acmena</i> sp.	Narrow Leaf Lilly Pilly	1m plus	1m plus	Various varieties available – hedging or specimen tree
<i>Banksia spinulosa</i> cultivars	Banksia	30cm plus	60cm plus	Various varieties available including ground covers/shrubs and trees
<i>Prostanthera rotundifolia</i>	Purple Mint	1.5m	3m	Fragrant, prolific flowering, bird attracting. Can be used for hedging

GROUNDCOVERS

<i>Grevillea</i> hybrid 'PR01'	Royal Rambler	2-5m	.25m	Rambling groundcover, red flower
<i>Myoporum parvifolium</i> 'Parv01'	Yareena	.1m	1m	White flower, dense groundcover
<i>Carpobrotus glaucescens</i> 'CAR01'	Aussie Rambler	.2m	2m	Large bright pink flowers
<i>Viola hederacea</i>	Native Violet	5-15cm	2m	Dense carpet of green foliage with small purple flowers – suits shady position
<i>Scaevola</i> sp.	Fan flower	5cm	1m	Flower shades of pink/blue available
<i>Grevillea</i> sp.	Grevillea	Varied	Varied	Full sun positions – provides dense mass coverage
<i>Pandorea pandorana</i> sp.	Wonga Wonga Vine	15cm	1m plus	Can be used as climber or groundcover
<i>Brachyscome</i> sp.	Rock Daisy	20cm	50cm	White, Pink, Purple flowering varieties available

ORNAMENTAL GRASSES

<i>Lomandra longifolia</i> & Cvs	Lomandra	.4m plus	.4m plus	Wider leaf ornamental grass
<i>Poa labillardieri</i> 'Eskdale'	Poa	.7m	.7m	Fine leaf ornamental grass
<i>Ficinia nodosa</i>	Nobby club rush	1m	1m	Upright growth
<i>Anigozanthos</i> sp.	Kangaroo Paw	60cm	60cm	Various colours available
<i>Wahlenbergia stricta</i>	Native Bluebell	40cm	40cm	Fine foliage, pink/purple flowering varieties available



Tropical landscaping schemes are not permitted at ARIA.

Trees should be included to provide shade to outdoor entertaining areas and deciduous species may be utilised to provide winter sun and summer shade. This will have most benefit on the western side of the dwelling. As an advantage a number of deciduous species also bear edible fruit.

EDIBLE GARDENS:

Vegetable gardens and small orchards are encouraged at ARIA.

WEEDS

With the surrounding bushland of key importance it's imperative to ensure you do not plant known weeds within your new garden. Many common plant species are now considered weeds. Existing and potential weed species can be identified at NSW weedwise <https://weeds.dpi.nsw.gov.au/>. If something you are considering planting is listed alternatives may be provided at 'Grow Me Instead' <http://www.growmeinstead.com.au/> or talk to a qualified horticulturist at your local nursery.

LANDSCAPING IN A BUSHFIRE AREA

The Bushfire Attack Level (BAL) will need to be considered in the design and maintenance of new gardens. The NSW Rural Fire Service www.rfs.nsw.gov.au provide further information in their document 'Planning for Bushfire Protection'. These guidelines must be considered in the layout of your landscape elements.

Your landscape should be designed to integrate with the dwelling and enhance the overall appearance, amenity and energy of your new home.

RETENTION OF EXISTING TREES

Existing mature tree species should be retained where possible. Tree protection zones must be established in accordance with AS4970 during construction of any structures, including main dwelling, sheds and pools.

GARDEN EDGING

Steel, aluminium, stone or masonry garden edging must be used to provide a barrier between gardens and turf.

ENTRANCE GARDENS

Entrance gardens provided by the developer including entrance statement trees are to be retained and maintained by owner. These gardens are not to be replaced with alternate species.



ARIA Hunter Valley is located at
1441 Wine Country Drive, Rothbury NSW 2320
ariahunintervalley.com.au

All information and plans contained within this brochure were correct at time of going to print; however they may be subject to change.
The inclusion of an image to demonstrate a particular feature does not guarantee that the home is 100% compliant with the Design Guidelines.