



HARRIOTT

AT ARMSTRONG CREEK

A large, white line-art illustration of a plant with a single flower at the top and several long, slender leaves extending downwards and outwards. The illustration is positioned on the left side of the page, partially overlapping the title text.

Front Landscape Package Guidelines



Artist's Impression



Choose your front garden

As part of Jinding's vision to make Harriott a beautiful and sustainable community, we offer a FREE front landscaping package. Choose from four carefully designed gardens, designed by landscape architects, Spiire.

Each package features a selection of native plants, mulch and a feature tree. Lots with frontages of 12.5m or more will receive one deciduous and one evergreen tree.



Artist's Impression

Landscape process

Once your home is complete, follow these steps to arrange the installation of your front garden.

1. Choose your package

Review Harriott's range of front lot landscaping packages and choose your preferred design.

2. Submit your request

To submit your landscaping request visit Harriott's Buyer Portal and complete the form. As part of this process, you will need to upload a copy of your certificate of occupancy.

3. Planning

Once your request is received, Jinding will include your garden in the next landscaping batch of works.

4. Scheduling

Once the cut off date is reached, Jinding will work with our landscaping team to schedule all landscaping submissions. This includes visiting your site, reviewing your garden design, and procuring your plants and materials.

5. We'll be in touch

Once we are ready, Jinding will contact you with details for your installation. Works will take place over a 2-week period between 7am – 4pm. You will not be required to be at home during this time.

6. It's all yours

After your front garden is installed it's yours to look after and maintain. Help your new plants flourish with regular watering, weeding, and pruning.

8 WEEKS

Should you have any queries along the way, please contact Jinding via customerrelations@jinding.com.au

Landscape FAQs

Am I eligible for the landscape package?

Select lots within the Harriott community are eligible for the landscape package. To confirm your eligibility, refer to the contract of sale.

Can we vary or change our landscape packages?

No, the packages cannot be changed. However, once the front garden is complete it's yours to maintain.

When will my garden be installed?

After the cut-off date if Jinding has received your landscaping request, your certificate of occupancy, and your home is completed in line with the approved plans, we will schedule the installation of your garden. It may take some time to review your garden design, procure your plants and materials and schedule the tradespeople for the works to take place. Ahead of works commencing you will receive an email from Jinding.

Will my garden package be exactly as it is drawn in the picture?

The illustrated examples provided are indicative only. Some features such as the garden bed or path may be amended to better suit your lot frontage and home design.

How do I prepare the site for install of my landscape package?

Before your landscape package is installed, you must have a certificate of occupancy. Your front garden should be clean with no building debris, and it should be levelled to match the surrounding surfaces ie. driveway, footpath and nature strip. You will not need to be present on the day of installation, however, please ensure

clear access for the landscapers to install your garden. Failure to do so may prevent or delay your front landscaping from being installed.

What happens if my plants die?

It is the responsibility of the purchaser to look after the garden once it is installed. Should your plants die or become diseased it will be your responsibility to replace them.

Can the landscaper maintain my garden?

The landscapers will not maintain your front landscaping. However, if you're looking for some assistance with your garden, we suggest finding a local gardener or landscaper that may be able to help with ongoing care.

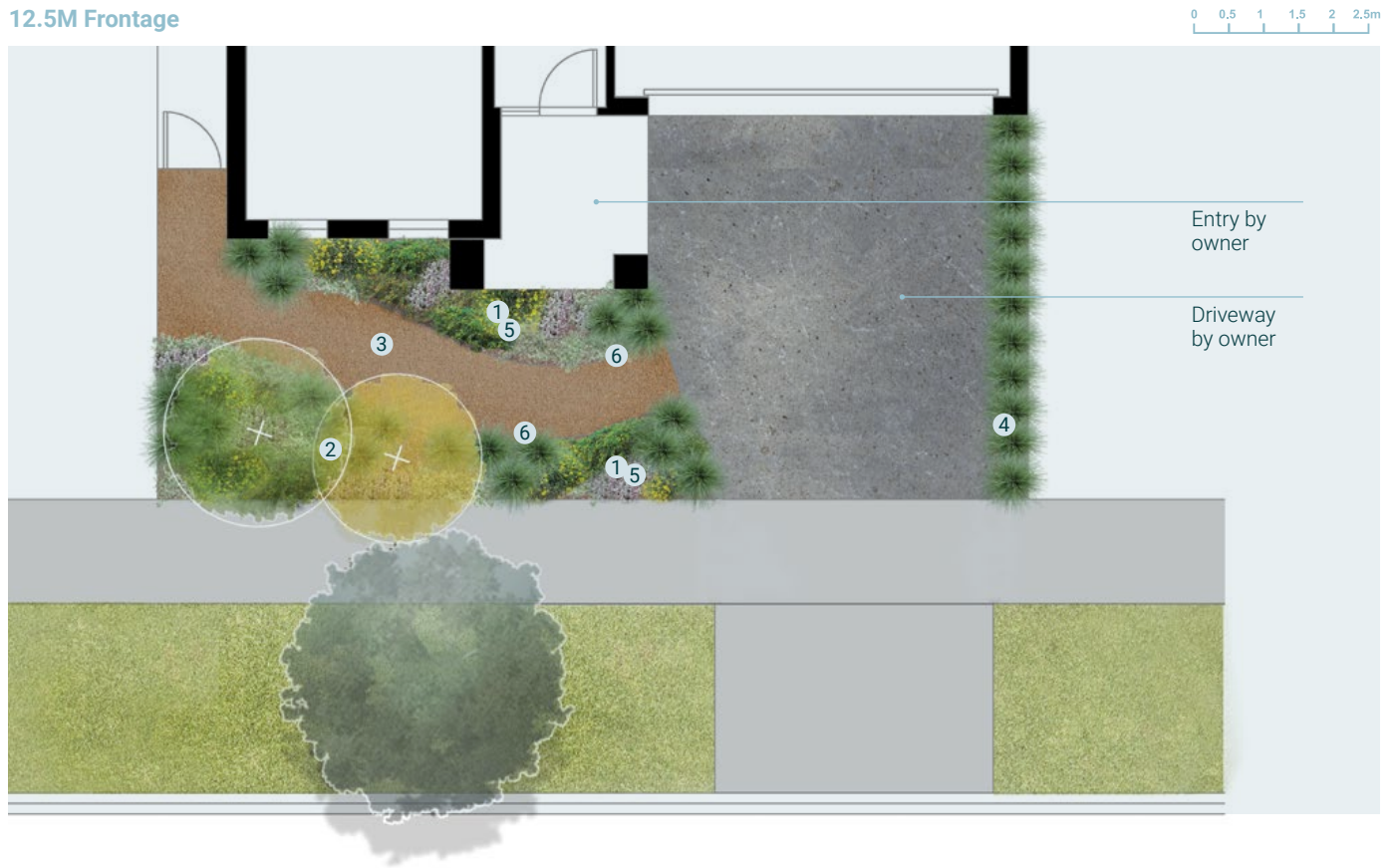
I am eligible for this package. What do I include in my design submission?

If you are eligible for the front landscaping package, a landscape plan will need to be included in your submission with driveway materials, locations and finishes, fencing line, water connections and water tank locations, letterbox design and location. Planting locations and species are not required.



1. Relaxed Coastal Garden

12.5M Frontage



8.5M Frontage



Informal seaside plant palette with low silvery shrubs, russet grasses and bird attracting native flowers.

1 Planting palette



Eremophila glabra
Groundcover



Helichrysum italicum
Small shrub



Leucophyta brownii
Medium shrub



Lomandra longifolia
Grass



Rhagodia spinescens
Small shrub/Groundcover



Stachys byzantina
Small shrub

2 Tree selected according to availability



Eucalyptus pulverulenta
'Baby Blue' Evergreen



Fraxinus excelsior 'aurea'
Deciduous

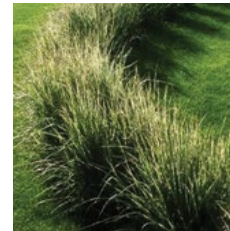


Malus ioensis 'plena'
Deciduous

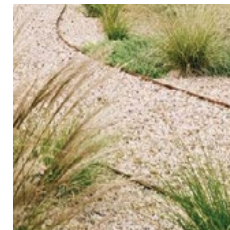
Landscape features



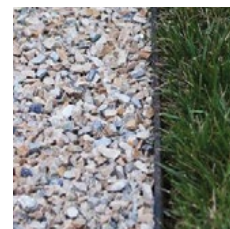
Tuscan toppings



Lomandra longifolia
Hedge



Torquay pebble mulch

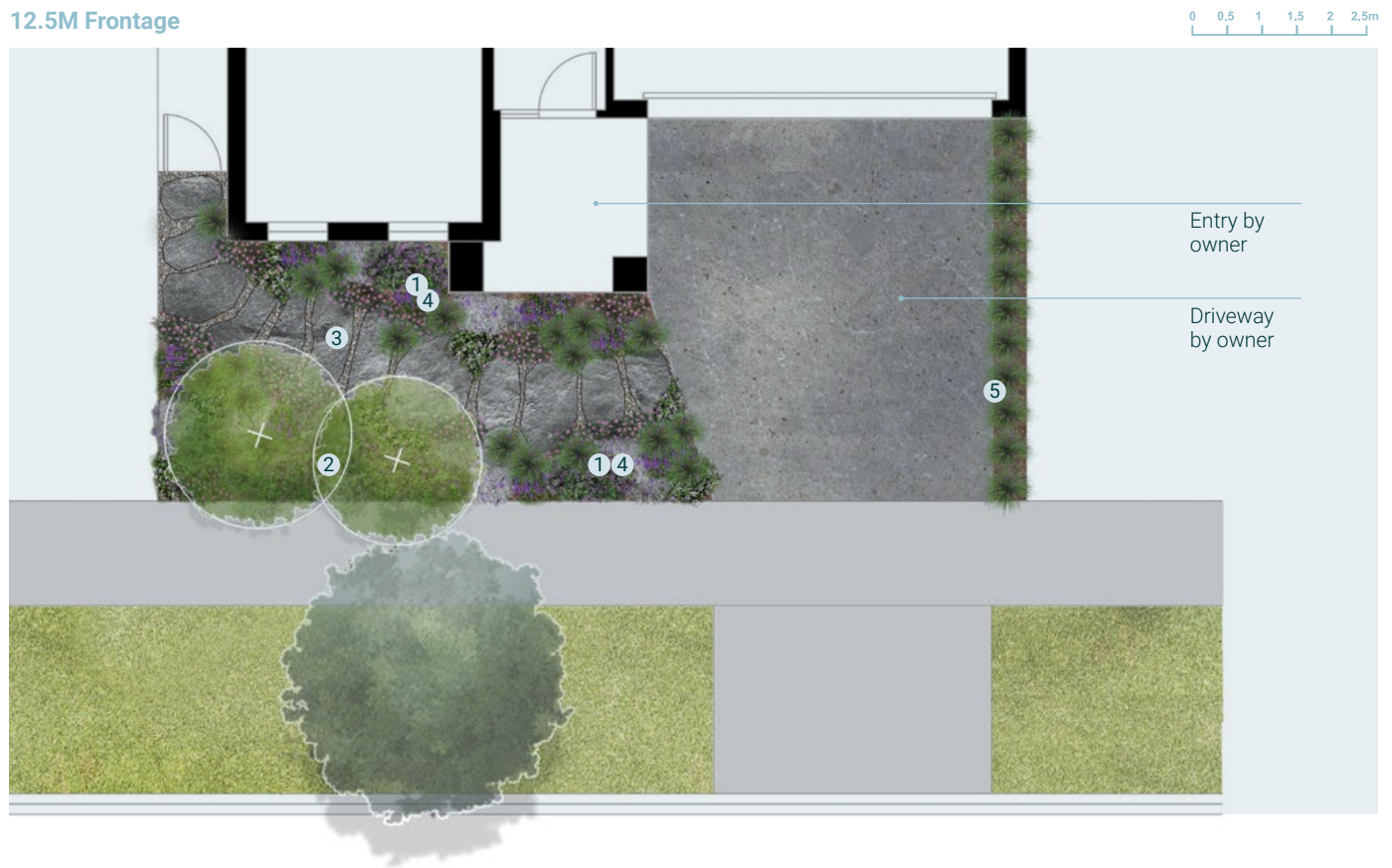


Steel edge

Note. The above artist illustrations are indicative representations of your garden style only. The illustrations show planting at maturity. They are subject to change to match individual home design, size, availability of plants. The Landscaping offer is subject to the terms and conditions as set out in the contract of sale.

2. Colourful Cottage Garden

12.5M Frontage



8.5M Frontage



A sunny front garden with drifts of soft foliage and bursts of seasonal colour.

1 Planting palette



Brachyscome multifida
Small shrub/Groundcover



Carpobrotus glaucescens
Groundcover



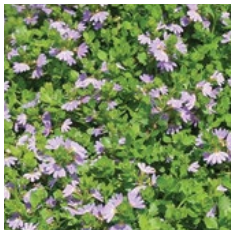
Eremophila nivea
Large shrub



Liriope muscari
Grass



Salvia nemorosa
Small shrub



Scaevola aemula
Groundcover

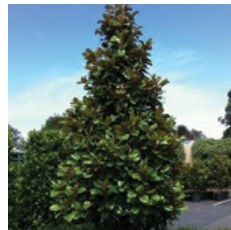
2 Tree selected according to availability



Lagerstroemia indica x fauriei 'Tonto' Deciduous



Pyrus calleryana 'Cleveland Select' Deciduous



Magnolia grandiflora 'Teddy Bear' Evergreen

Landscape features



Stepping pavers



Pine bark mulch



Liriope muscari
Hedge

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3. Bold Contemporary Garden

12.5M Frontage



8.5M Frontage



Formal arrangement of low maintenance drifts of classic shrubs and grasses.

1 Planting palette



Acmena smithii
Large shrub/Hedge



Correa glabra
Large shrub



Dianella revoluta
Grass



Dianella Tasmanica
Grass



Senecio serpens
Groundcover



Westringia fruticosa
Large shrub

2 Tree selected according to availability



Arbutus andrachnoides
Evergreen



Acer palmatum
Deciduous

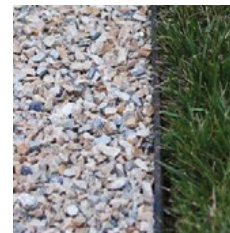


Brachychiton acerifolius x populneus
Evergreen



Pistacia chinensis
Deciduous

Landscape features



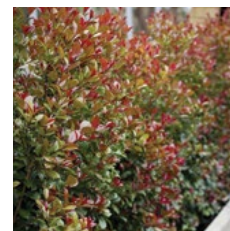
Steel edge



Pebble path
if applicable to lot style
(larger lots only)



Pine bark mulch



Acmena smithii
Hedge

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4. Bush Garden

12.5M Frontage

0 0.5 1 1.5 2 2.5m



8.5M Frontage

0 0.5 1 1.5 2 2.5m



Drifts of native shrubs and bird attracting flowers.

1 Planting palette



Adenanthos sericeus
Large shrub/Hedge



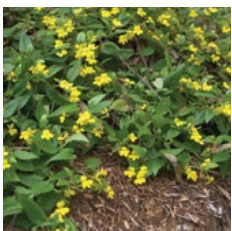
Atriplex semibaccata
Groundcover



Callistemon viminalis
Small shrub



Chrysocephalum apiculatum
Small shrub



Goodenia ovata
Groundcover



Lomandra longifolia
Grass

2 Tree selected according to availability



Callistemon viminalis
Evergreen



Corymbia ficifolia
Evergreen

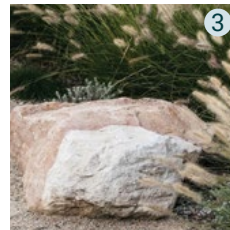


Fraxinus excelsior 'aurea'
Deciduous



Melia azedarach
Deciduous

Landscape features



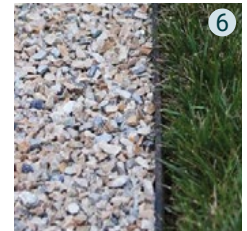
Feature boulders



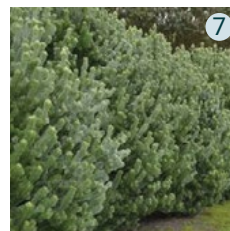
Pebble path



Pine bark mulch



Steel edge



Adenanthos sericeus
Hedge

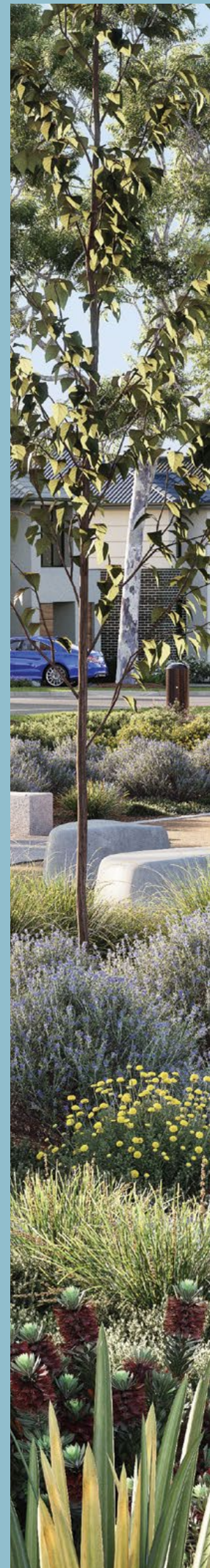
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Should you have any queries about Landscaping at Harriott please contact Jinding via customerrelations@jinding.com.au

While this brochure reflects the proposed development at the time this brochure was created, the information it contains should be used as a general guide only.

The landscape package excludes driveways, side boundary fencing and any paving. These items, as well as completion of construction, removal of all rubbish, rubble and vegetation, provision of a level grade, a clear path free of obstructions and a conduit under the driveway for any future irrigation are to be completed by the owner prior to landscaping works. The package excludes footpaths, turf to footpaths/nature strip, letterbox, outdoor lighting, fencing, driveway, letter boxes or any maintenance of the landscaping after completion. The featured artists illustrations show indicative gardens. These have been provided to assist purchasers to choose a garden type. The actual garden layout and plants will vary subject to the home design, size, and availability of plants. The Landscaping offer is subject to terms and conditions as set out in the contract of sale. The representations of the development are artistic impressions only. In particular, the designs, plans, images, view lines, dimensions, layout, sizes and areas, facilities, amenities, infrastructure, number of lots, the configuration of these and other information contained in this brochure, the marketing display suite, internet site, videos, computer applications and all plans and schedules (Property Information) may change depending on a range of variable factors including, but not limited to, council building approvals and planning consents, market conditions, finance and government and municipal requirements. As a result, the Property Information is preliminary only and subject to change without notice as the development progresses. This brochure does not constitute part of an offer or contract. We recommend that you undertake your own enquiries, obtain independent legal advice and confirm the current Property Information at the time you enter into any purchase contract. JD AC Nom Pty Ltd ACN 622 421 701 (Developer) and its associated entities do not make any representations or give any warranties that the information set out in this brochure is or will remain accurate or complete at all times and, to the maximum extent possible under law, expressly disclaim all liability relating to, or resulting from, any use or reliance on the information. Completed landscaping forms with occupancy permits (**Completed Forms**) must be submitted by 31 July 2023 for installation scheduling commencing August. Completed Forms submitted after this date falls into the next round of installation scheduling which will commence after 31 September 2023. The developer reserves all rights to change submission cut off dates and commencement dates in its absolute discretion. Printed May 2023.





Artist's Impression

