



Bella Clyde

Landscape Packages

BEAUTIFUL LIVING



DISCOVER BEAUTIFUL LIVING

Landscape Packages

Enjoy '*beautiful living*' at Bella. Add that finishing touch to your dream home with one of our complimentary landscape packages. Designed by renowned landscape architecture practice, Spiire, each package offers a unique theme and caters for all levels of gardening ability.

Simply choose the design that complements you and your version of '*beautiful living*' best and we'll arrange for its installation upon completion of your home.

Discover more about the different designs, the process and the terms and conditions inside, or visit our sales office today to view the packages on display.

ARTIST IMPRESSION

How it works

WE'RE EXCITED TO DEMONSTRATE OUR COMMITMENT TO 'BEAUTIFUL LIVING' AT BELLA THROUGH THE DELIVERY OF YOUR FRONT LANDSCAPE PACKAGE.

All you need to do is:

1. Decide which landscape design is best for you

If you missed the chance to view the life-sized landscape packages on display at our sales office, we've updated this brochure with photography and plans to help you make your choice. We've also got our landscape architects available if you have any specific questions about which design will suit you and your family best.

2. Let your builder know our requirements

In order for us to install your landscape package, there are several items we need your builder to provide for during the build process. These are outlined in the checklist included within this brochure. We recommend providing this list to your builder as early in the process as possible.

3. Request the installation of your garden

Once your home is complete and all items in the checklist have been satisfied, simply lodge your request via the portal at www.portal.ngdd.com.au. You'll be prompted to provide your details and upload photos of the completed works. Once approved, we'll in touch to arrange a time for the works to be carried out. Please note, given seasonal factors and contractor availability allow up to 3 months for the landscaping to commence.

Keep in mind that if you would prefer to build your own front garden the design will need to be approved by our Design Assessment Panel and meet the requirements of the Bella Design Guidelines.



Checklist

TO ENSURE A SMOOTH PROCESS AND ALLOW US TO INSTALL YOUR LANDSCAPE PACKAGE AS QUICKLY AS POSSIBLE, PLEASE FAMILIARISE YOURSELF WITH THE REQUIREMENTS BELOW AND REMEMBER TO DISCUSS THEM WITH YOUR BUILDER. ALL ITEMS ARE REQUIRED TO BE MET IN ORDER TO BE ELIGIBLE FOR THE COMPLIMENTARY FRONT LANDSCAPE PACKAGE. SHOULD YOU HAVE ANY QUESTIONS OR NEED ANY CLARIFICATION FEEL FREE TO GET IN TOUCH.

Construction Requirements:

- Driveway complete
- Approved letterbox installed (refer Bella Design Guidelines)
- Front path treatment complete (Note: the landscape packages do not include a front garden path and installation of the path is the responsibility of the owner)
- All site works complete and landscaping area finished to 100mm before driveway to allow for installation of top soil
- Garage door installed
- Site clear of all rubbish (including spoil) and clear access available
- Rear and side fencing complete
- Drainage infrastructure installed (as required)
- NBN Co. street connection complete

Irrigation Requirements:

- A 90mm PVC pipe or similar installed under the driveway and setback a minimum of 1 metre from the front boundary
- An external tap on the side of the dwelling adjacent to the side gate
- An external power point adjacent to the external tap

Terms & Conditions:

This offer is available to eligible purchasers that purchase land in the Bella estate from National Pacific Properties Bellfield Pty Ltd ("NPPB") during the promotion period. Eligibility will be determined by NPP. This offer is only available to the purchaser, not to any nominee or substituted purchaser and is not capable of transfer or assignment to any third party. In order to qualify for this offer, the purchaser must: (a) comply with the terms and conditions set out in this brochure, the application form, the contract of sale and the design guidelines; (b) design and construct the home, all fencing, the front path and the driveway in accordance with the brochure, application form, the contract of sale and the design guidelines; (c) complete certain pre-landscaping works, at the Purchaser's cost; (d) not breach the contract of sale and design guidelines in any way; and (e) apply for the offer within 6 months of the occupancy permit being issued. The purchaser is liable and responsible for the maintenance and upkeep of all landscaping. This offer is subject to change at any time without notice by NPP.

LANDSCAPE PACKAGE 1

Garden Lover

Calling all garden lovers at Bella. This front garden design is perfect for you. Designed with a beautiful palette in hues of pinks, whites, and blues. Soft baby lamb's ears and delicate white and purple lavender provide a pretty covering year round.



Indicative Streetscape



English Lavender



Mexican Bush Sage



Blue Spires Rosemary



Lamb's Ears



Japanese Windflower

Indicative Plant Schedule

BOTANICAL NAME	COMMON NAME
Lagerstroemia indica x L. fauriei 'Natchez'	Crepe Myrtle (White)
Arthropodium cirratum	New Zealand rock lily
Anemone x hybrida	Japanese windflower (mix of white and pale pink)
Acanthus mollis	Oyster plant
Buddleia 'Buzz'	Dwarf Buddleia (purple x1, violet x1)
Gardenia florida	Common gardenia
Lavandula angustifolia	English lavender
Loropetalum 'China Pink'	Fringe Flower
Lavandula stoechas 'Anouk'	Violet colour lavender
Lavandula stoechas 'Castilliano White'	White colour lavender
Rosmarinus officinalis 'Blue Spires'	Blue spires rosemary
Stachys byzantina 'Silver Carpet'	Lamb's ears
Salvia leucantha	Mexican bush sage
Trachelospermum jasminoides	Star jasmine



Aerial - Garden Lover Package

Australian Native

Australian native highlights are the Australian Willow and Red Head lilly pilli. This garden designed for the naturalist has a backdrop of deep greens and pops of yellow throughout.



Indicative Streetscape



Australian Willow



Green Leucadendron



Mat Rush



Tussock Grass

Indicative Plant Schedule

BOTANICAL NAME	COMMON NAME
<i>Geijera parviflora</i>	Australian Willow
<i>Acmena smithii</i> 'Bwnred' (Red Head)	Red Head lilly pilli
<i>Dodonaea viscosa</i> 'Mr Green Sheen'	Hop Bush
Leucadendron 'Premium Greens Australia'	Green leucadendron
<i>Lomandra</i> 'Tanika'	Mat Rush
<i>Poa labillardieri</i>	Tussock Grass
<i>Viola banksii</i>	Native Violet



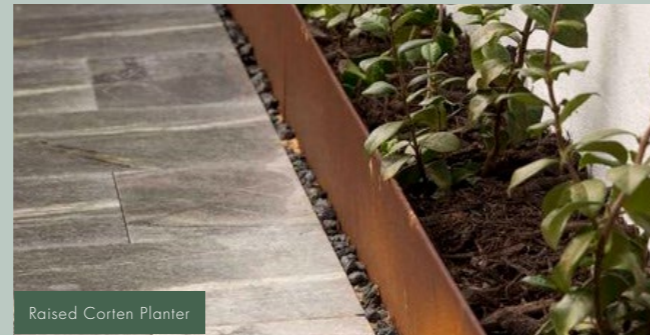
Aerial - Australian Native Package

Low Maintenance

Hey there busy bee, the 'Low Maintenance' package has been designed just for you! Enjoy an easy home lifestyle, and reap the delights of planting that requires less attention from you! You'll love the European Olive Trees, and the rosemary ground cover will delight as you look out from inside.



Indicative Streetscape



Raised Corten Planter



Foxtail Agave



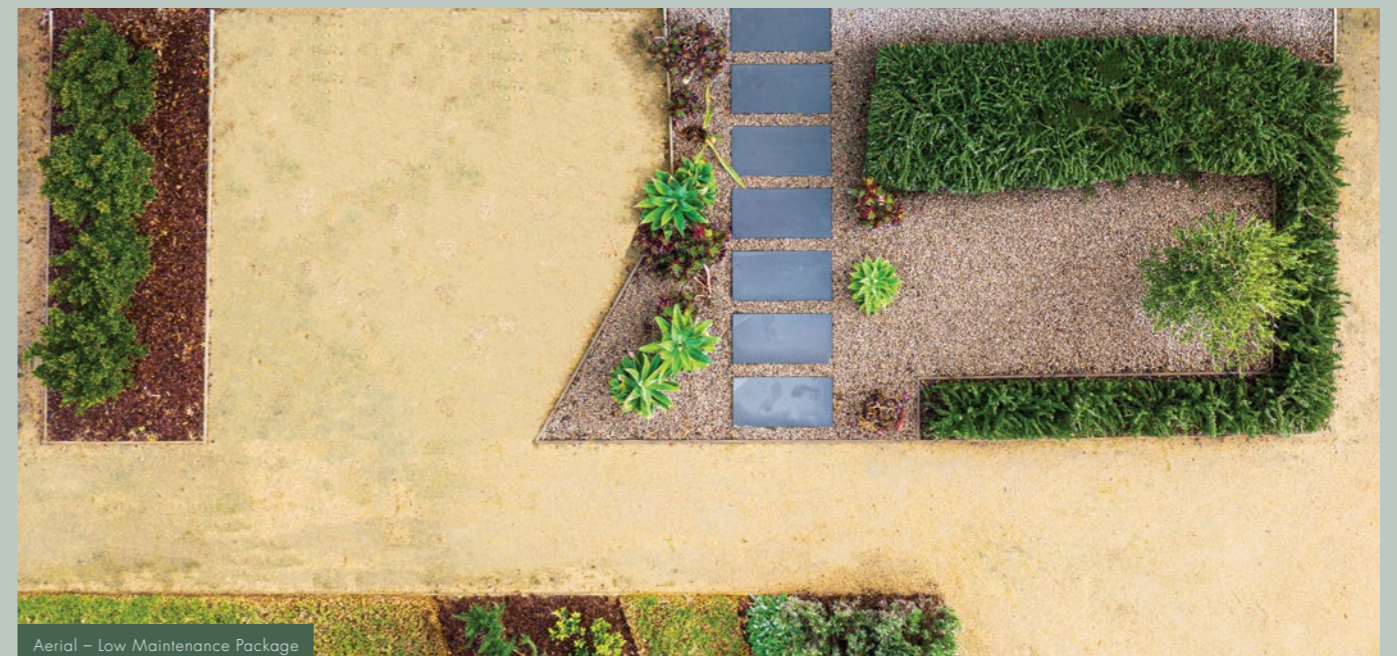
Groundcover Rosemary



European Olive Tree

Indicative Plant Schedule

BOTANICAL NAME	COMMON NAME
<i>Olea Europaea</i> (fruitless)	European Olive Tree
<i>Agave attenuata</i>	Foxtail agave
Agave 'Burnt Burgundy'	Agave 'Burnt Burgundy'
<i>Aeonium urbicum</i> 'Salad Bowl'	Salad bowl aeonium
<i>Phormium tenax</i> (green)	New Zealand flax
<i>Rosmarinus officinalis</i> 'Collingwood Ingram'	Collingwood ingram rosemary
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Groundcover rosemary



Aerial - Low Maintenance Package

Beautiful Living

Sales Office: 359 Berwick-Cranbourne Road, Clyde

Project Address: 60 Bells Road, Clyde

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For further information regarding Bella's Landscape Packages,
please contact Core Projects on 1300 235 522