

RESIDENT GARDEN POLICY

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RESIDENT GARDEN POLICY

Point Cook Village strives to have gardens of a high standard for residents' enjoyment and wellbeing. The Village provides a community of which all can participate and enjoy together. For some, designing and tending to their gardens is part of their enjoyment. This policy provides a framework for residents to enjoy their garden while being responsible for maintaining the general look and feel of the Village environment. The major landscaping element that makes Point Cook Village attractive is the waterway and its surrounds along with the other open areas and walkways that give the Village a pleasant ambience and "Village Feel"! Garden design and planting should not impinge on others within the community or the overall ambience of the Village.

Where can Residents garden?

Residents may develop their own gardens within the side and rear boundaries of their villa (or ground level apartment veranda area). Although the front garden area is regarded as a common area, residents may develop and maintain a garden in this space under the conditions described within this policy. Guidelines for acceptable planting will apply.

With permission from the Village Manager, some common areas directly adjacent to a villa or apartment may be planted and maintained with suitable plantings. When planting in common areas, the Point Cook Village Services Association Inc. (PCVSA) maintains the right to determine if the planting is suitable and maintained appropriately and does not affect the lifestyle or enjoyment of other residents, particularly neighbours.

What plants and landscaping is acceptable (Guidelines)?

When choosing plants for your garden, residents should be mindful of the suitability of the plant:

- Plants that are invasive, such as pigface or mint, are not acceptable as they can cause a hazard for the resident and other residents. They may also add additional work for the Association.
- Only small trees or shrubs that will not grow any higher 2.5 metres are acceptable.

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- Planting should not be close to roads or footpaths which may cause obstruction for vehicle or foot traffic.
- Plants with a low water requirement would be preferable.

Streetscape Planting

- Village street scape trees are the responsibility of the Association and as such will be maintained by the Association and are not to be shaped and pruned by residents.
- All streetscape trees will be pruned according to the village garden maintenance program.
- The main architectural plants and trees (Street Scape trees) in front and side gardens may have suckers removed by residents but the trees cannot be removed or sprayed. Some of these architectural trees include ornamental pears, olive trees, pittosporums, and bottle brushes. Hedges planted by the Village may be pruned but not removed. Any requests regarding these plants must be placed in writing to the Village Manager for consideration.
- If a Resident is given permission by the Village Manager to replant around the Streetscape Tree, the tree remains the responsibility of the Association.
- If a Resident has sought and been given permission to remove and replant a “Streetscape Tree” with an approved tree by village management, and the replanted tree compromises the Villa or Apartments in any way, the tree will be pruned and trimmed in accordance with pruning processes initiated by the Village Manager.

Responsibility to maintain your garden

The resident is responsible to maintain the gardens within the enclosed area of their villa.

If the resident is granted permission to alter the side common ground garden, the resident will be responsible for maintaining this area to an acceptable standard. This would include any cost to remove or plant new shrubs and any landscaping costs. It is not the responsibility of Village staff to undertake any gardening work in these areas.

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If the front garden area remains with its original planting without the addition of other plants by the current resident, Village staff will maintain the garden within their garden maintenance program. **Note:** Once the resident removes some of the original plantings and either replaces or adds additional plants to the front garden, the resident is then responsible for the ongoing maintenance of the area to an acceptable standard by village management. This includes responsibility for pruning, care and maintenance of the hedge.

If a resident is unable to continue to maintain the garden, they may either engage a contract gardener to undertake their gardening duties or pay the Association to maintain the garden or return it to its original condition. If the Association takes responsibility for the ongoing maintenance, the resident will be liable for the cost of bringing the garden to an acceptable standard. The resident will not have any ongoing role for the maintenance of the garden.

What happens to your garden when you leave?

If a front garden has been modified from its original planting, the new resident can accept the modified garden and accept responsibility to maintain the area. If the new resident does not wish to maintain the garden, the villas garden must be returned to its original state or a design that is acceptable to the Village Manager. This will then be maintained and managed by the Association.

This policy should be read in conjunction with Residents Contract and the Maintenance and Garden Works policy.

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