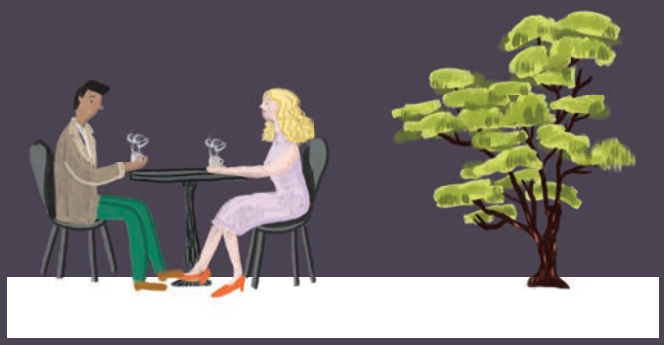

Design and Siting Guidelines

November 2018 (Version 2)

OLIVINE

by mirvac

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1.0
The Olivine Vision

Welcome to Olivine. Our promise of quality living and natural charm is brought to life in a dynamic new community, delivered to exceptional standards.

In the heart of Donnybrook, Olivine offers a beautiful backdrop to begin a new story – yours. Olivine will offer a safe, distinctive and well maintained living environment, where people can choose from a wide range of generous block sizes in a characteristic local village setting to build their dream home surrounded by like-minded neighbours.

Featuring easy connections to the Melbourne CBD via V/line train or Hume Freeway and just a 15 minute drive to Craigieburn Central, Olivine is set to deliver superb amenity, exceptional education opportunities and a diverse choice of beautiful homes surrounded by breathtaking natural landscapes.

With smart planning, visionary thinking and the highest design standards, Olivine will take suburban living to another level. By ensuring key amenities are delivered early, quality living is available from day one. We look forward to establishing an exciting community and a place residents will be proud to call home.

Whilst Mirvac is committed to delivering the amenity shown, this project plan is indicative only and is subject to change and development approval. Some amenities are being delivered by third parties with timing outside of Mirvac's control and subject to delays. Purchasers should make their own enquiries.

Artists Impression only. Subject to change and development approval.

2.0 Purpose of the Design Guidelines

The principal aim of the Olivine Design Guidelines is to create a coherent vision for your story to unfold. The guidelines have been designed to ensure all homes at Olivine are built to a high standard and encourage a variety of housing styles that are sympathetic to the local streetscape and neighbourhood.

The guidelines will assist in providing you with peace of mind that your investment will grow into the future, and protect you from inappropriate development within Olivine.

The guidelines are a straightforward set of controls for dwelling design that also provide flexibility in selection and choice of housing. These design guidelines are applicable to lots greater than 300m^2 only. If your lot is less than 300m^2, town planning permits will not be required as long as the design complies with the Small Lot Housing Code. You will still be required to obtain a building permit from a registered Building Surveyor.

An easy approval process is in place to assist purchasers and their builders at Olivine. In order to ensure compliance with the requirements of the Olivine Design Guidelines, all building designs must be approved and endorsed by the Design Review Panel (DRP) prior to submission to a licenced building surveyor for building permit approval.

The DRP may exercise discretion to waive or vary a requirement where they deem it to be beneficial or otherwise to the vision for Olivine.

The guidelines are subject to change by the developer at any time without notice. All decisions regarding the guidelines are at the discretion of the DRP.

3.0 Using the Design Guidelines

The Olivine Design Guidelines have been broken down into a number of easy to understand sections. Under each section a list of controls are provided that describe what must be implemented when designing your new home in order to achieve an approval from the DRP. The DRP will provide constructive feedback and assistance to you and your builder to meet these controls.

4.0 The Approval Process

All homes designed within Olivine are required to comply with Clause 54 (One Dwelling on a Lot) and Clause 55 (Two or More Dwellings on a Lot) of the Whittlesea Planning Scheme. These Clauses are also known as 'ResCode'. Compliance with these statutory requirements will be assessed by your building surveyor.

Once your design is approved by the DRP, a building permit must still be obtained from the local council or a private building surveyor before construction can commence. Approval by the DRP does not constitute building approval or compliance with building regulations and the Whittlesea Planning Scheme.

The following summary will assist you in navigating the building approval process at Olivine;

STEP 1 – LAND PURCHASE

Purchase your selected allotment from Mirvac.

STEP 2 – DESIGN YOUR HOME

Ensure your architect, builder, and designer are aware of the requirements within the Olivine Design Guidelines as well as any Restrictions on the Plan of Subdivision. You should also ensure that you have complied with any applicable building codes, Council by-laws, or other local authority requirements.

STEP 3 – SUBMIT PLANS FOR APPROVAL TO THE DRP

Submit your house design and completed Design Assessment Form (refer Appendix A) to vic.settlements@mirvac.com. Ensure your submission contains all of the required information (as set-out in the checklist on pg.6).

Approval can be expected within 10 working days providing all documents have been submitted and they comply with the Olivine Design and Siting Guidelines.

In the event of non-compliance, structured feedback will be provided to facilitate approval. If all feedback has been addressed you should expect approval within 10 working days of resubmitting.

STEP 4 – BUILDING PERMIT APPLICATION (BY YOUR BUILDER)

A Building Permit must be obtained from either the City of Whittlesea or a licenced surveyor.

Your registered building surveyor will require your home design to comply with the Restrictions on the Plans of Subdivision, and will require evidence of DRP approval (usually stamped plans.

If any further design modifications are made, you will be required to resubmit plans to the DRP for reassessment.

STEP 5 – CONSTRUCTION

Once received, a Building Permit allows you to commence construction. In accordance with the Contract of Sale, construction of your home must commence within 12 months from the date of settlement of your lot. Completion of your home must be within 12 months of build commencement. Landscaping must be completed within 6 months of Certificate of Occupancy.

STEP 6 – CERTIFICATE OF OCCUPANCY

Subsequent to Certificate of Occupancy; all kerb/sidewalk rectification works must be completed within 90 days. Your driveway and crossover must be completed before you move in to your new home.

STEP 7 – OLIVINE LANDSCAPING PACKAGE

Your driveway, paths, letterbox, fencing and gates must be completed and approved by the DRP if you elect Mirvac to install your frontyard landscaping.

Submission

Site Plan Checklist
☐ North Point
☐ Scale (1:100, 1:200)
☐ Lot boundaries, title boundaries and setout locations
☐ Building footprint (outline)
☐ Slab levels
☐ Site contours, site levels
☐ Building setback dimensions (from all boundaries)
☐ Location of driveway and crossover
☐ Location of fencing and gates
☐ Location of retaining walls (where applicable)
☐ Location of swimming pools (where applicable)
☐ Location of services (hot water service, water tanks, air conditioning)
☐ Connection to recycled water indicated
☐ BAL rating
☐ Location of all outbuildings

Floor Plan Checklist
☐ North point
☐ Scale (1:100, 1:200)
☐ Finished floor levels
☐ All internal rooms and spaces
☐ Internal floor area
☐ Internal garage area
☐ Smart wired in accordance with NBN requirements
☐ Garage dimensions
☐ Site coverage
☐ Site permeability

Elevations
☐ Scale (1:100, 1:200)
☐ Natural ground level
☐ Finished ground level
☐ Building heights relative to ground level
☐ Materials and finishes
☐ Roof pitch and materials
☐ Locations of services (hot water services, water tanks, air conditioning)

Sections
☐ Scale (1:100, 1:200)
☐ Natural ground level
☐ Finished ground level
☐ Cut and fill levels
☐ Ceiling heights
☐ Building heights relative to ground level
☐ Materials and finishes
☐ Roof pitch and materials

Materials and Finishes Schedule
☐ Facade Materials Analysis Table (refer Appendix B)
☐ All buildings facades materials and colours
☐ All roof colours and materials
☐ All fencing finishes and colours

Landscape Plan Checklist
☐ Landscape Request Form (refer Appendix D)
☐ Driveway materials and finish
☐ Entry path
☐ Fencing line, materials and colours
☐ Established tree locations and species
☐ Clothesline locations
☐ Hot water service location
☐ Water tank locations
☐ Letter box location and design

An electronic submission form will be available on Olivine's Website.

5.0
Façade and Home Siting

Each individual dwelling design should contribute to the surrounding environment and to the estate in a positive way. Owners are encouraged to construct innovative and appropriate designs that present a cohesive residential image for the estate.

The following siting and setback guidelines have been designed for all allotments to ensure homes are appropriately sited with generous setbacks and height controls to prevent overlooking and overshadowing.

Porter Davis Homes

Double storey homes must include minimum 450mm eaves to all sides of the home

Minimum of two and maximum of four materials or finishes must be used

Limit façade materials to a maximum of 70% of the total wall coverage for any one material or finish

Garage doors facing the street must be sectional profile in timber, timber look or Colorbond finish. Roller doors are not permitted

Use of controlled palette of materials and colours which complement the site's character

The front entry must be clearly visible from the street and inclue protruding elements

External walls that are visible from the street or public open space areas must be constructed in colours and materials consistent with the front façade of the home

5.1 Facade Design and Articulation

Façade design and articulation must comply with the following controls;

5.1.1 Your home must be oriented towards the primary street frontage and present an identifiable entrance to the street. For corner lots, the shorter street frontage shall be the primary frontage (unless otherwise approved by the DRP).

5.1.2 The front entry to your home must be clearly visible from the street and must include protruding elements (i.e. a covered veranda or portico treatments) with a minimum depth of 1.5m to provide a sense of entry.

5.1.3 Your home must have windows facing the primary street frontage. They should be appropriately articulated as elements of the facade design and should not comprise of single highlight windows.

5.1.4 Windows visible to a side street or public open space must match the style and quality of the front windows.

5.2 Facade Design and Articulation - Corner Lots

Design and articulation of corner lots must comply with the below controls;

5.2.1 A habitable room window must be provided to the secondary street frontage of your home within the first four (4) metres from the front facade. Highlight windows are discouraged.

5.2.2 Continuation of materials used on the front of your home must continue around to the secondary street frontage to a length of four (4) metres.

5.2.3 Double storey dwellings must provide variation in materials between the upper and lower storeys to articulate the corner of both facades.

5.2.4 For double storey homes located on corner lots, the side wall of the first level facing the secondary street must not be constructed:

i) less than 900mm from the ground level wall that faces the secondary street; OR

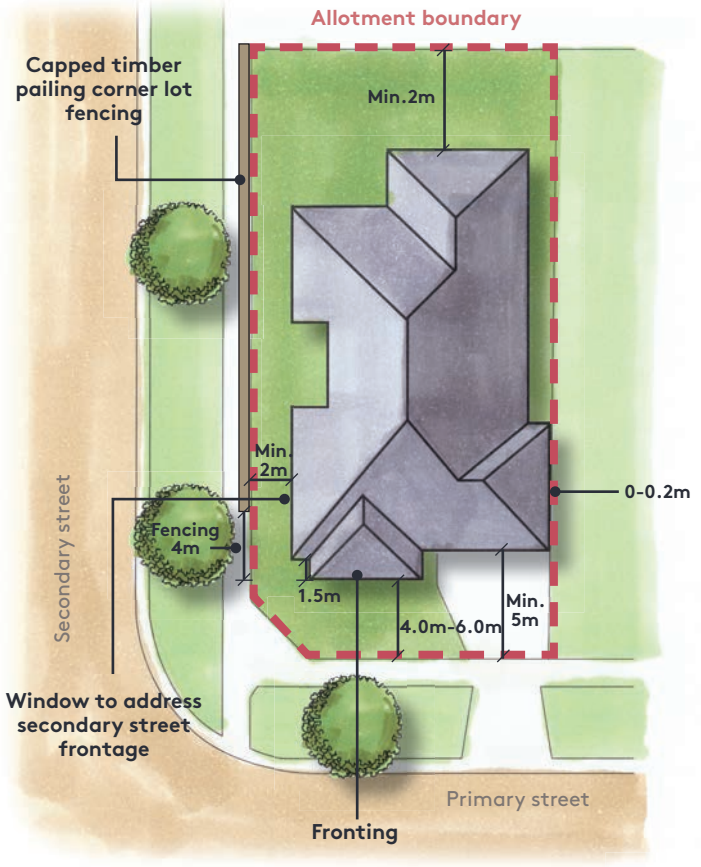
ii) with less than 30% glazing for the area of the wall and the remainder of the wall must be constructed in contrasting material finishes from the ground level wall (refer to diagram on Appendix E)

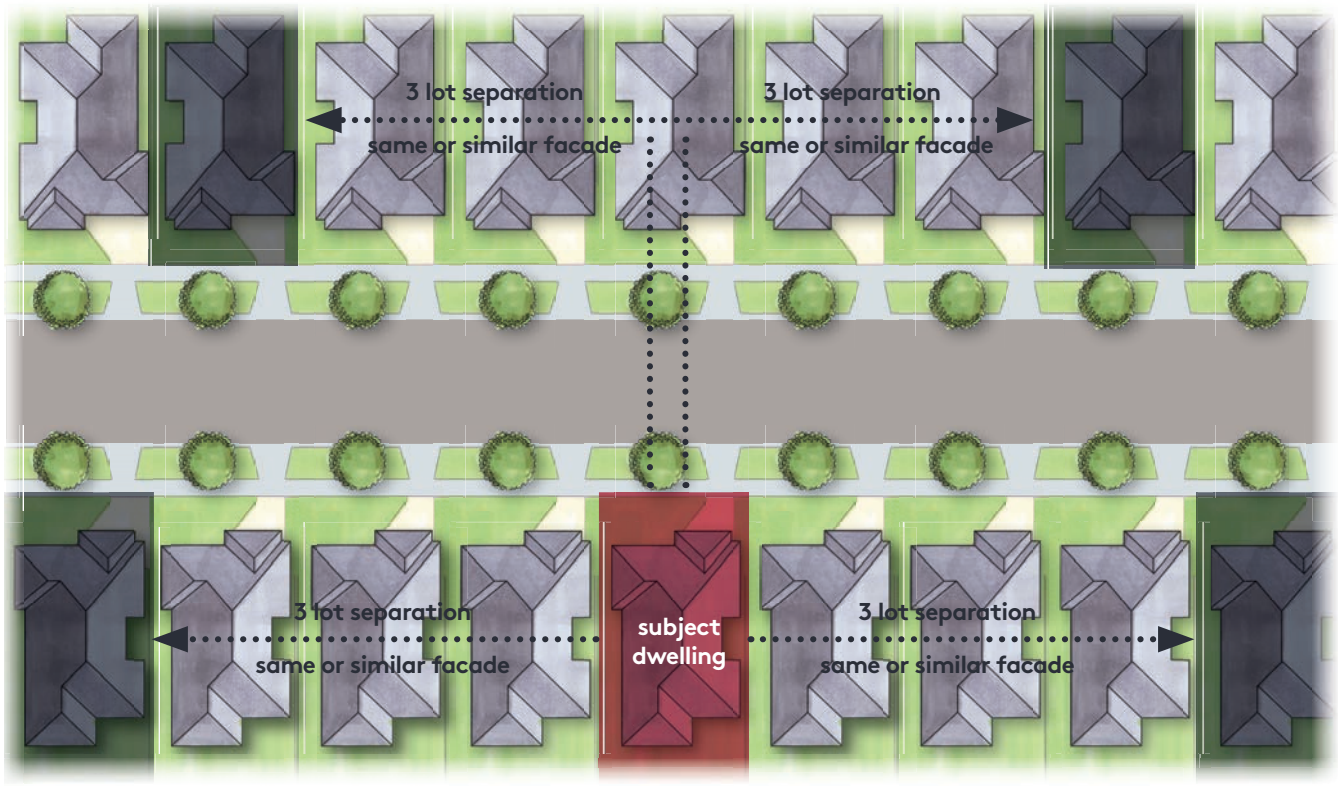
5.2.5 Continuation of facade materials and articulation around the corner to be consistent between primary and secondary street frontages.

5.2.6 Articulation of the secondary street facade through the use of pop-outs, bay windows, balconies, pergolas and other similar elements.

5.2.7 Minimising areas of blank wall to the secondary street facade through additional articulation (setbacks) and roofing articulation.

5.2.8 Blank walls facing a side street or public open space are prohibited.





FACADE REPLICATION GUIDE

5.3 Façade Replication

Façade replication will be managed under the below controls;

5.3.1 Your homes façade design must avoid replicating an identical façade to another home within three (3) lots in either direction on the same side of the street or within three (3) lots on the opposite side of the street.

5.3.2 In the event that more than one application of the same façade design has been submitted for lots within close proximity, consent will be given to the first complete application received.

5.4 Home Siting and Setbacks

Home siting and setbacks are specified under the below controls;

5.4.1 Your home must be setback a minimum of four (4) metres and maximum of six (6) metres between the principal front building line of your home and the front boundary.

5.4.2 Eaves, balconies, verandahs, open porches, porticos, pergolas and feature piers to a maximum height of 3.6m may encroach the front setback to a maximum of 1.5m. Eaves can encroach the side setback to a minimum width of 450mm.

5.4.3 For corner lots, a minimum setback of two (2) metres to the secondary frontage is required.

5.4.4 The garage of your home must be setback to a minimum of five (5) metres from the front boundary and a minimum of 0.5 metres behind the principal front building line. Garages must not dominate the front façade.

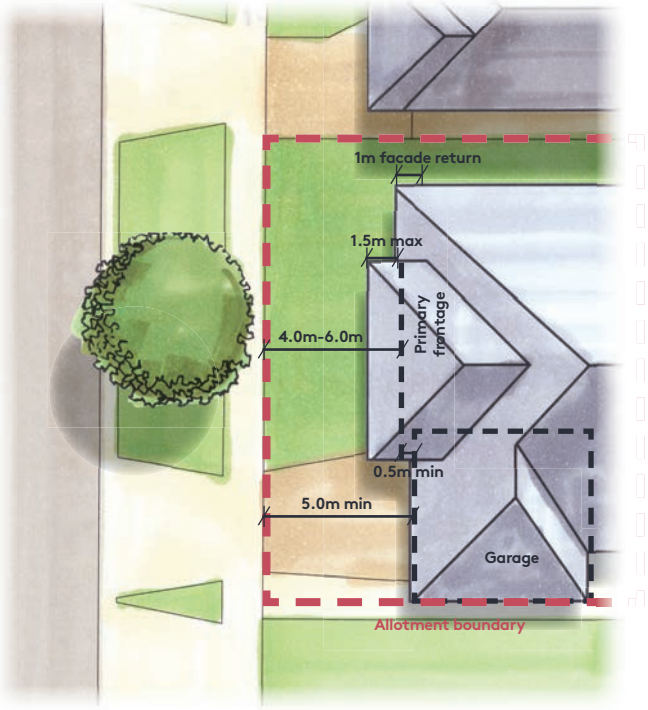
5.4.5 All side setbacks must be a minimum of 1 metre with the exception of garages which may be built on the side boundary between 0-200mm. Habitable windows must comply with ResCode conditions regarding Amenity impacts 54.04.

5.4.6 For homes with lot frontages of twenty (20) metres or greater, all side boundaries including garages must be setback a minimum of one (1) metre on the garage side and three (3) metres on the opposite boundary.

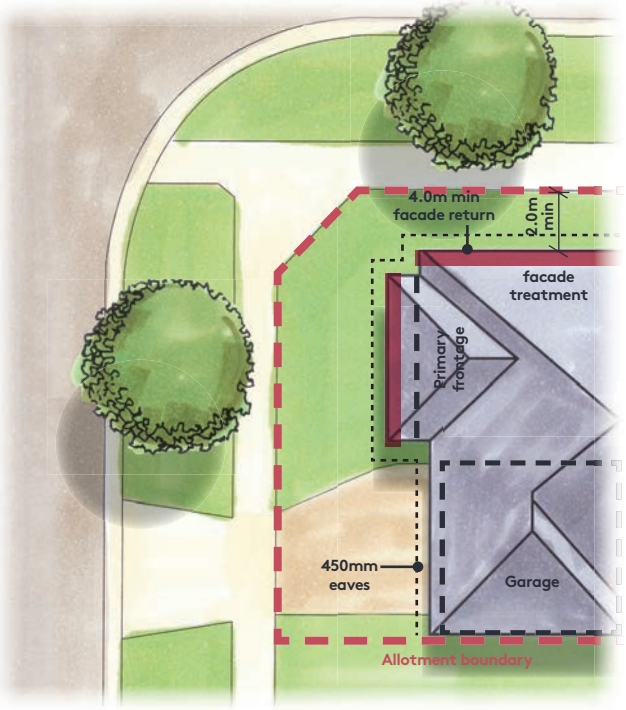
If the lot frontage is twenty (20) metres or greater and is irregular in shape, the above mentioned setbacks only need to be achieved at the front building line.

5.4.7 Rear setback to your home must be a minimum of two (2) metres.

5.4.8 For select corner lots, a mandatory double storey home is required as shown on the release plan and/or Plan of Subdivision.



FRONT LOT



CORNER LOT

6.0
Home Style Guide

Contemporary Australian architecture will best define the style of housing to be delivered at Olivine. This will be achieved through simple forms and well proportioned façade elements combined with controlled use of materials and colours as described in the following sections.

Typical examples of the types of housing outcomes preferred at the site and envisaged by these Design Guidelines are provided below. Faux heritage styles and features are not permitted.

6.1 Ceiling and Building Heights

All dwelling designs within Olivine are required to ensure all ceiling and building heights comply with 'ResCode'.

Compliance with the above statutory requirements will be assessed by your Building Surveyor.

6.1.1 Unless approved by the DRP, a minimum ceiling height of 2,550mm is required for all single storey dwellings and the ground floor of double storey dwellings.

6.1.2 Triple storey dwellings and/or basements should adhere to the relevant height requirements. Basements may have a maximum projection of 1.2m above natural ground level.

6.2. Colour and Material Palettes

Colour and material palettes must respect the following design controls;

6.2.1 Your home's façade must incorporate a minimum total of two (2) and a maximum of four (4) materials or finishes. One material or finish may constitute up to 70% of the overall front façade and as a general guide facades are encouraged to use two colours with other limited highlight colour. A front façade featuring all one colour or material will not be approved.

6.2.2 Acceptable wall materials include:

- Masonry and face brickwork (untreated).
- A rendered and painted texture finish over either masonry or lightweight cladding.
- A bagged and painted finish over either masonry or lightweight cladding.
- Weatherboard stained or with a low reflective painted finish.
- Fibre cement wall cladding, feature panel finish and/or fibre cement wall cladding with timber batten cover strips.
- Clear finished timber sheets or boards.
- Untreated concrete blockwork or precast concrete is prohibited.

6.2.3 Face brickwork is to architecturally complement the dwelling design. Face brickwork is not to be mottled or blend brickwork with significant colour contrast.

6.2.4 External walls that are not visible from the street or open space must be constructed in colours and materials consistent with the front facade of the home.

6.2.5 Selective use of other wall materials will be considered on the merits of the proposed finishes.

6.2.6 Aluminium, stone and steel elements should only be used in the facade as points of visual interest.

6.2.7 All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, down pipes and gutters and other minor architectural detailing items must be of a similar colour to one of the selected façade colours.

6.2.8 Lightweight infills are not permitted above any window openings along facades directly visible from the street or public open space. Infills are permitted above garage doors where the colour matches the garage door colour.

6.2.9 The main colours of the façade should be light, natural and earthy colours with deeper, highlight colours to articulate design elements and create contrast. Refer to page 11 & 12 for colour and material suggestions. Please note that these are not pre-approved and are subject to the approval of the DRP.

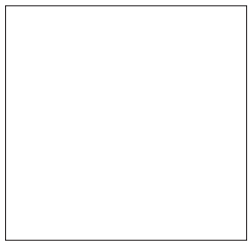
6.2.10 Highly reflective window tints are not permitted.

6.2.11 External security blinds and roller shutters are not permitted.

6.2.12 Front security doors must complement the style of the home and not dominate the façade.

SUGGESTED EXTERNAL COLOUR PALETTE

Main/ Secondary/ Feature colours



Brilliant White
T15 2.1

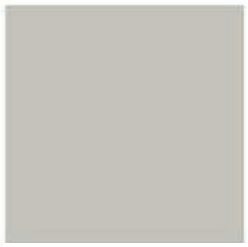
Silver Spy
T15 14.4

White Shaver
T15 26.1

Silvertone Grey
T15 26.2

Winter Ice
NH 77

Brimstone
P197-N4



Secret Passage
T15 27.3

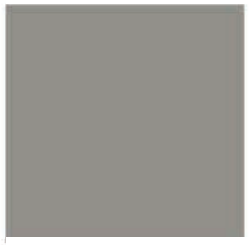
Stormy Shadow
T15 27.4

Grey Moth
T12 10.C10

Chapel Stone
B164-07

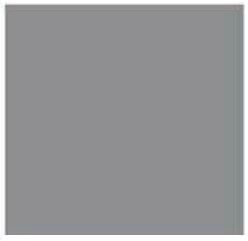
Pantomime
T15 22.3

Oil Shale
T15 26.7



Phoenix Fossil
T15 28.5

Wolf Cry
T15 29.4



Diesel Engine
T15 22.4

Knight Grey
T15 27.6

Grey Moggy
T15 27.5

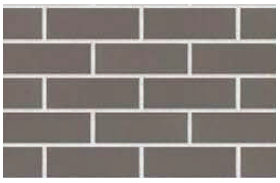
Dowager Grey
T15 32.6

Private Jet
T15 22.5

Trendy
T15 27.7

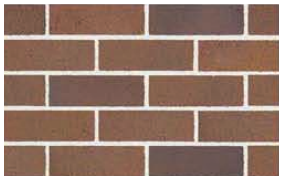
SUGGESTED FACE BRICK PALETTE

PGH Metallic Platinum


PGH Morada Gris

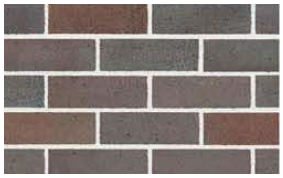
Austral Melbourne
Hawthorn

Austral Dry Pressed
Brahman Granite


Austral Dry Pressed
Gertrudis Brown

Daniel Robertson
Hawthorn Surrey

Daniel Robertson
Hawthorn London


Austral Dry Pressed
Bowral Blue

PGH Ultrasmooth
Jazz

Austral Metallix
Zinc

Austral la Paloma
Gaudi

PGH Metallic
Raven

SUGGESTED LIGHT WEIGHT MATERIAL

Horizontal Cladding

James Hardie – Scyon Stria

James Hardie – Scyon Linea

James Hardie – Panel Cladding

Vertical Cladding

James Hardie – Scyon Axon

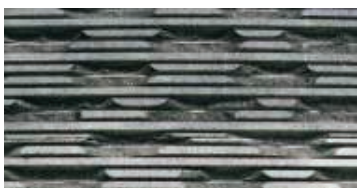
Feature Timber Cladding

Feature Corten Cladding

Stone Look Cladding

Limestone Cladding

Bluestone Cladding


Black Basalt Triple Chiselled

6.3 Roofs & Eaves

Roofing must comply with the following design and build controls;

6.3.1 Roof forms should generally be pitched (i.e. gabled, hipped and skillion roof forms), with feature flat elements permitted where box guttering is hidden from view. Entirely alternative roof forms will be considered subject to design merit.

6.3.2 Where pitched (gable/hipped) roofs are used, the roof pitch must be a minimum of 22 degrees.

6.3.3 Where skillion roofs are used the roof pitch must be a minimum of 10 degrees.

6.3.4 Roofs must be finished in one of the following materials:

- Concrete low profile tiles
- Matte colourbond finish
- Non-reflective corrugated metal deck roofing

6.3.5 Where flat roofs of less than 5 degrees are applied, a parapet must fully conceal the roof from the public realm. Construction may be of metal deck roofing or similar material.

Eaves and parapets must comply with the below design controls;

6.3.6 Single storey homes with a pitched roof must include minimum 450mm eaves on the front facade and return 4m along the sides of the home.

6.3.7 Eaves (minimum 450mm) are required to all sides of the home that face a street or public open space.

6.3.8 Double storey homes with a pitched roof must include minimum 450mm eaves to all sides of the home on the upper storey.

6.3.9 No eaves are required along the side of the garage if the garage is built 0-200mm off the side boundary.

Flat Roof - Boutique Homes (Grange)

Skillion Roof - Metricon Homes (Botanica)

Gable Roof - Porter Davis Homes (Kew)

Hip Roof - Boutique Homes (Providence)

7.0
Garages and Driveways

Your home is provided with a single crossover built to City of Whittlesea Council's standard detail. Your driveway must complement your home's façade, front landscaping, garage design and dimensions. Connection with your pre-installed crossover must be precise.

7.1 All garages and driveways must comply with the following controls;

7.1.1 Relocation of your crossover requires DRP approval. Related costs must be paid by the property owner prior to construction. Relocation is at Mirvac's total discretion and is not always possible due to the status of the civil works program, layout of streets, street trees and underground service. Should you request to have your crossover relocated, please email us at vic.settlements@mirvac.com

7.1.2 Driveway widths must not exceed a maximum of 3m for a single garage and 5.5m for a double garage.

7.1.3 Driveway widths must match back to the width of the constructed vehicle crossover at the title boundary.

7.1.4 Where garages are located on the allotment boundary, a 500mm minimum landscaped garden bed is required between the driveway and the allotment boundary.

7.1.5 Only one driveway is permissible per allotment. Your driveway must align exactly with the crossover provided by Mirvac and must be constructed before occupation of the home.

7.1.6 Acceptable driveway materials include; exposed aggregate concrete, segregated brick, slate or natural stone pavers, stamped or coloured through concrete. Plain concrete driveways are not allowed.

7.1.7 Driveways are included in the impermeable hard surface area of the front garden and must be sized to comply with the requirement for all hard surfacing not to exceed 40% of the total area.

7.1.8 On lots with a primary frontage 10 metres or less, a single garage with a maximum width of 2.6m is permitted only. A double garage will be considered on irregular lots where the lot is greater than 10 metres in width at the front building line.

7.1.9 For lots with a frontage greater than 10 metres and 14m or less the maximum width allowable for the garage door is 5.5m.

7.1.10 For lots with a frontage greater than 14m the maximum width allowable for the garage door is 6.53m.

7.1.11 Triple car garages in a staggered format on lot frontages greater than 18m will be considered by the DRP.

7.1.12 The architectural character of garages must be harmonious to the main body of the dwelling.

7.1.13 All garages must have a garage door. Garage doors must be sectional in style with a timber, timber look or colorbond finish only. Roller doors are not permitted.

7.1.14 Car ports will not be approved.

8.0
Street Amenity and Privacy

8.1 Your home must comply with the following controls;

8.1.1 External washing lines, hot water services, plumbing infrastructure, television antennae, evaporative units, utility metres and water tanks must be located away from direct view lines from the street or public realm.

8.1.2 Roof mounted building services must be located away from the streetscape or appropriately concealed by a parapet or roof structure that is part of the overall dwelling design. Low profile units must be used where applicable.

8.1.3 Solar panels and collectors for hot water units are exceptions to this. These should follow the roof pitch and where visible from public areas, should be assessed on their individual merits with regards to scale, form and colour. This exemption does not apply to roof mounted storage tanks associated with these units or solar pool heating.

8.1.4 External security blinds or shutters to dwelling facades are not allowed.

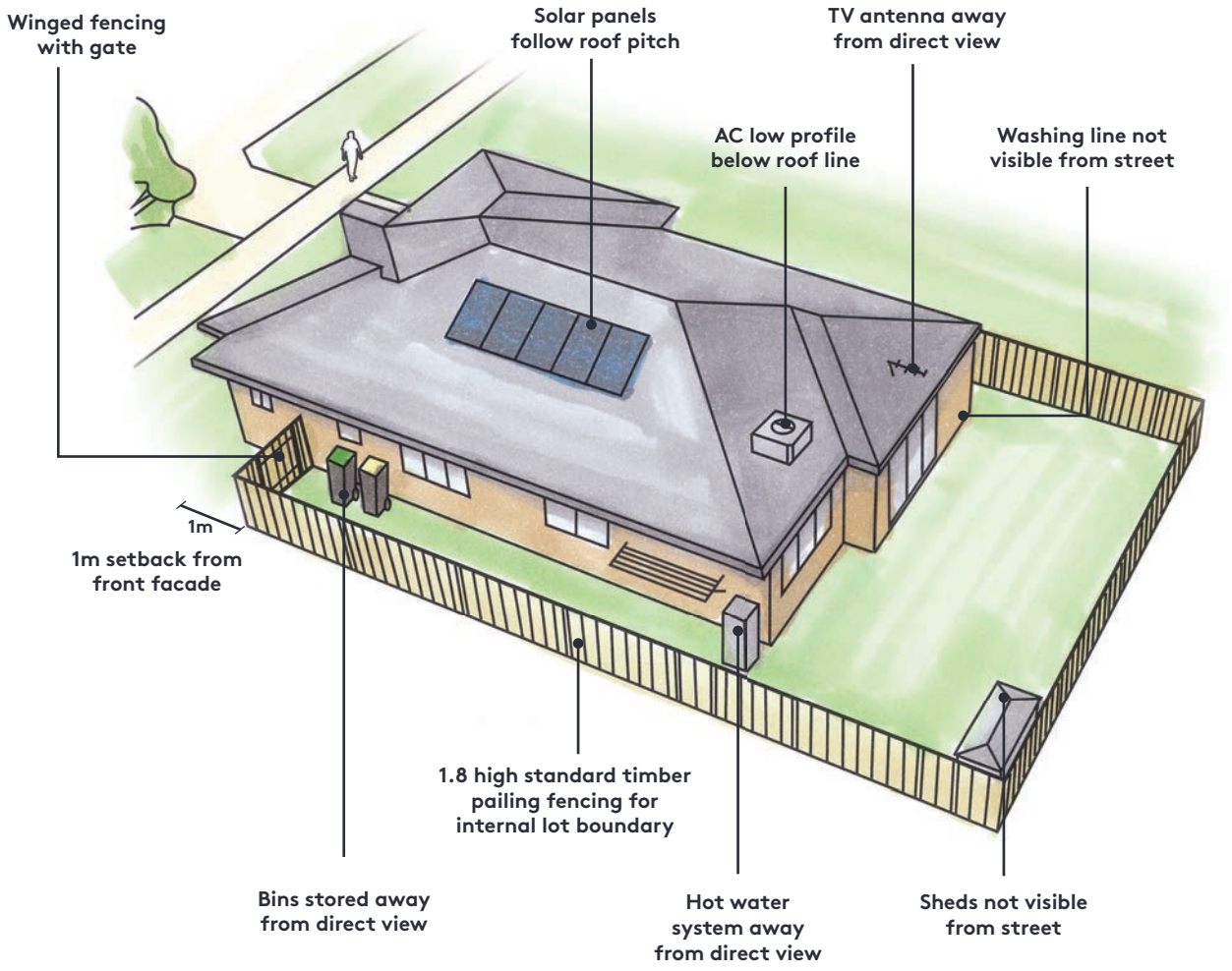
8.1.5 Detached garages, sheds or ancillary storage of boats, caravans, or alike must not be visible from the public realm.

8.1.6 Letter boxes must be contemporary in style and match the house through similar use of colours and materials.

8.1.7 Rubbish bins and recycling bins are to be stored away from public view.

EXAMPLE OF LETTER BOXES THAT ARE SUPPORTED:

EXAMPLE OF LETTER BOXES THAT ARE NOT SUPPORTED:



8.2 Advertising signage within the estate are not permitted.

The following exceptions apply;

8.2.1 Developer signage.

8.2.2 Display home signage, with the written approval of the DRP and the City of Whittlesea.

8.2.3 One standard real estate 'for sale' sign (maximum length on any edge 1500mm), but only after the dwelling is completed to the developer's satisfaction.

8.2.4 Builder or trades person identification required during construction of the dwelling to a maximum size of 600mm x 900mm. Such signs must be removed within 10 days of the issue of the Occupancy Permit

9.0
National Broadband Network

Olivine will be serviced by the National Broadband Network (NBN).

9.1 All dwellings must be provided with an NBN connection installed in accordance with "NBN Residential Preparation and Installation Guide: SDUs and MDUs". Building plans submitted to the DRP must indicate this connection.

10.0
Fencing & Retaining Wall

10.1 Fencing

Fencing is mandatory to all rear and side boundaries across all lots within Olivine. Mirvac does not provide this fencing. Fencing must be installed prior to occupying your home to ensure security and privacy within the estate.

Your fencing must be installed according to the following controls;

10.1.1 A 1.8 metre high standard timber paling fence, built to standard fencing detail (refer to 10.2), is to be constructed to all internal lot boundaries that do not face the street. Construction is by the land owner and not the developer.

10.1.2 Side boundary fencing with the exception of corner lots is to be setback a minimum of one (1) metre from the primary façade (Not including porches, verandahs and porticos).

10.1.3 Fencing to corner lots addressing the secondary street frontage must be set back from the front façade by four (4) metres.

10.1.4 Feature fencing will be installed by the developer on select lots in the development, as indicated on the release plan and on the plan of subdivision

10.1.5 Fencing panels may be stepped where changes in elevation occur on all internal boundaries.

10.1.5 Winged fencing must be set back one (1) metre from the primary façade. If winged fencing results in enclosure of both your side boundaries, access must be provided via a wooden gate integrated into the fencing. Front fencing is prohibited.

10.2 Fencing Detail

Your fencing must comply with following standard fencing detail;

10.2.1 Posts: 125 x 75mm hardwood or H4 treated softwood, Durability Class 1 or 2 (suitable for in-ground use). Hardwood posts are recommended. All posts to be installed vertical with an angled top to shed water, at a spacing of 2400mm-2700mm to suit rail lengths.

10.2.2 Rails: 75 x 50mm hardwood or H4 treated softwood rails to be installed top, mid and bottom, Durability Class 2. Hardwood rails are recommended. Rails are to be generally 2 bays long with butt joints at alternate posts; not more than 2 rail joints to occur at any single post.

10.2.3 Plinth: Fine Sawn Treated Pine, 150 x 25mm. Where gaps between the ground and the plinth board are excessive (over 100 mm), a second plinth board is to be installed.

10.2.4 Palings: Fine Sawn Treated Pine, 150x 12mm (under); 100 x 12mm (overs), length is to suit overall 1.8m fence height. Under palings are to be spaced as necessary to maintain an overlap between overs and unders, nominal overlap is 25mm each side of the paling. Top line of fencing is to follow ground line.

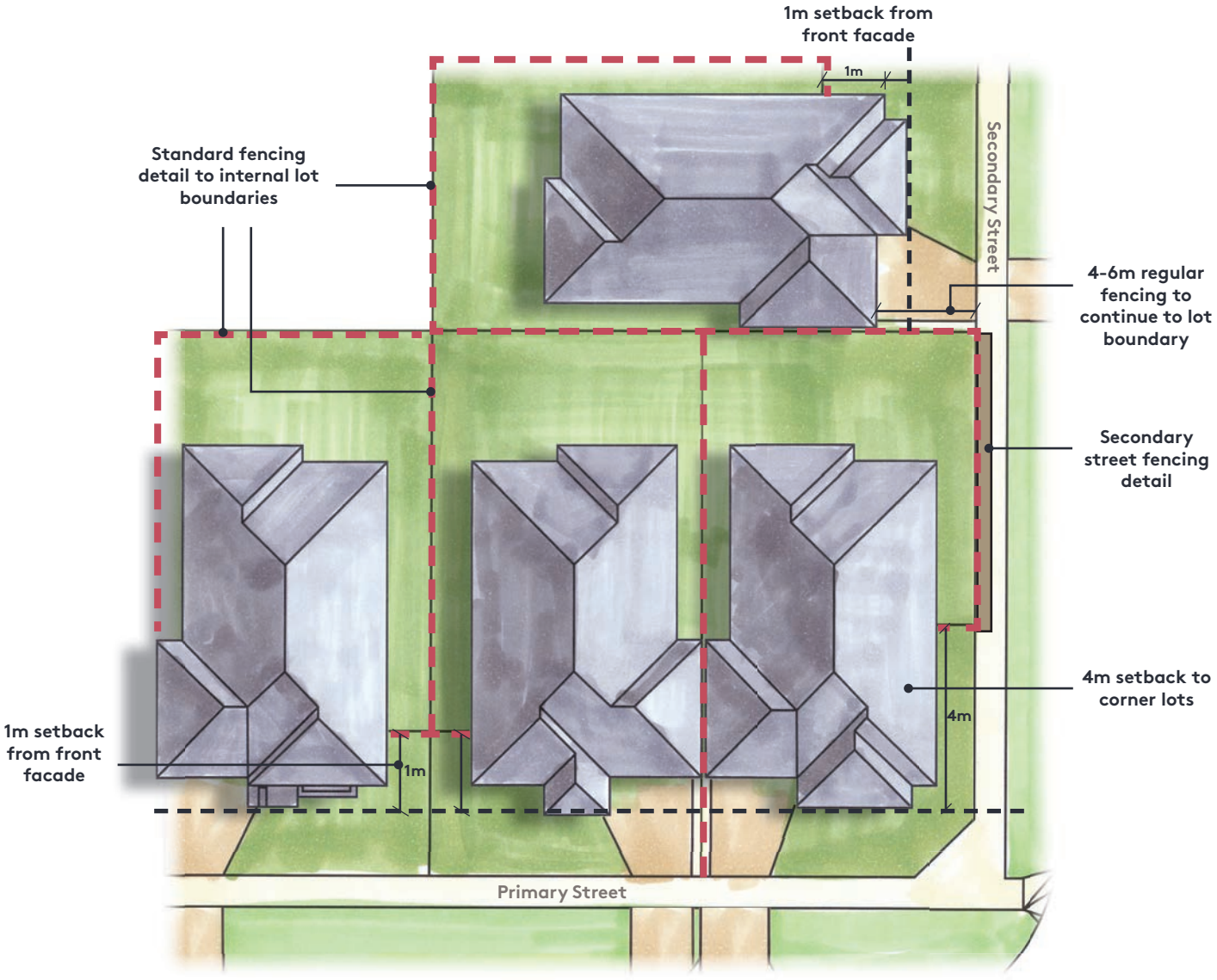
10.2.5 Capping (secondary street detail): Fine Sawn Treated Pine, 100 x 50mm.

10.2.6 Homes addressing secondary streets must construct capped timber paling fencing along the boundary addressing the secondary street front according to detail 10.2.1 to 10.2.5

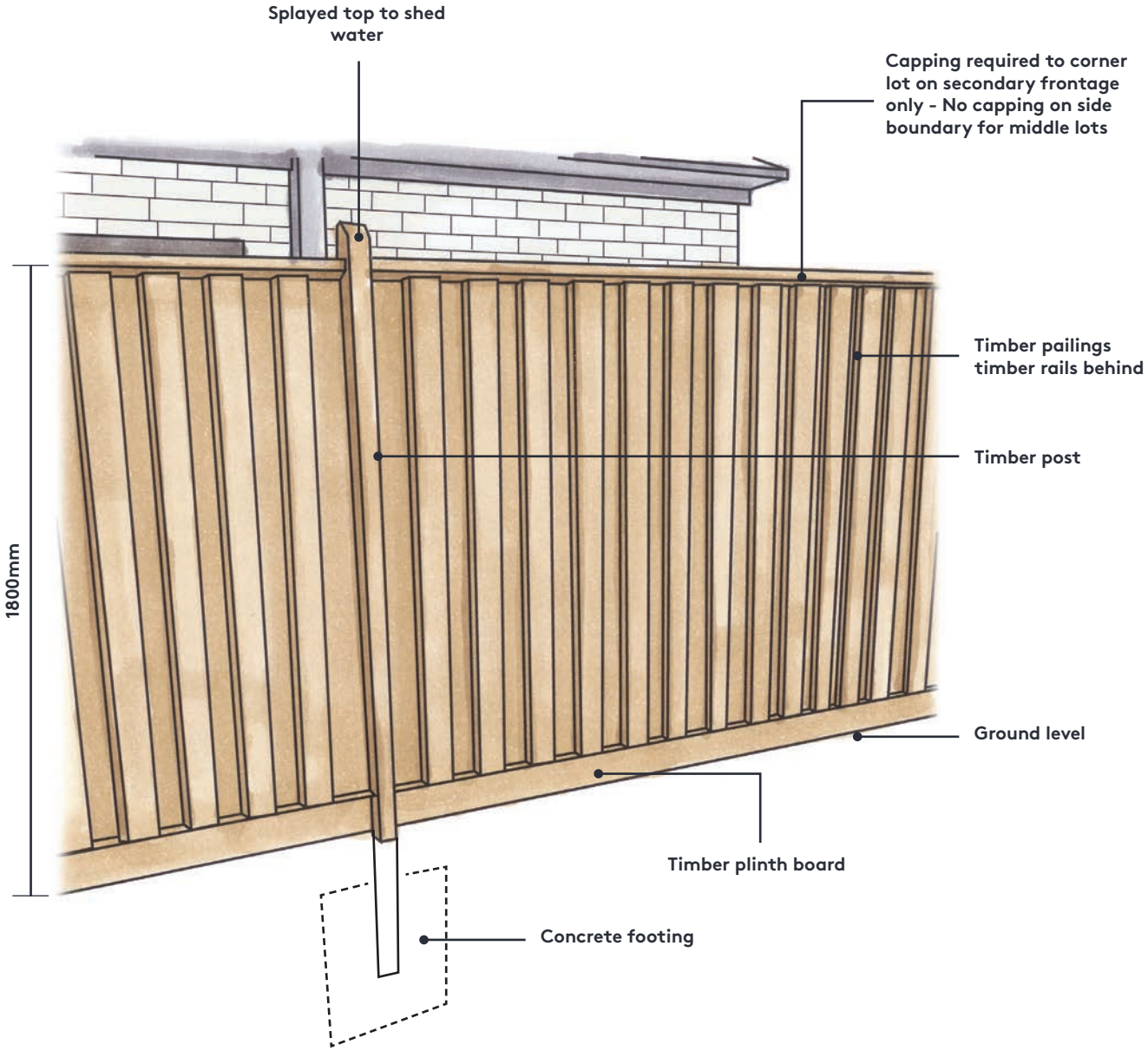
10.3 Retaining Wall Detail

10.3.1 Where there is a difference in height between two adjoining properties the maximum 1.8m fencing height is measured from the higher of the two lots. If a retaining wall is required the maximum height of the retaining wall height must be 500mm unless otherwise approved. Retaining walls must be timber, and appear harmonious with fence materials.

FENCING LOCATION



PAILING FENCE - LAPPED AND CAPPED



11.0
Landscape Style Guide

11.1 Your new home comes with a complimentary front landscaping package as a way of welcoming you to Olivine. Please refer to the terms and conditions within your contract of sale to determine whether you qualify.

Your front landscaping must comply with the following controls;

11.1.1 Your front garden and areas visible on secondary frontages must be completely landscaped in accordance with the guidelines within six (6) months of issue of Certificate of Occupancy for the dwelling.

11.1.2 Your front garden must include a mature canopy tree that is a minimum height of four (4) metres from a list of approved species attached.

11.1.3 Hard surfaced areas must not exceed 40% of the front garden, including the driveway and front path.

11.1.4 Softscaped areas must constitute a minimum of 60% of the total front area and must consist of turf, garden beds and permeable surface materials which may include decorative stone aggregate or pebbles.

11.1.5 Your front landscape package entitlements may be forfeited if terms of construction are not met.

11.2 Provision for an irrigation system is included in all landscape packages installed by Mirvac.

Provision of the below infrastructure is mandatory;

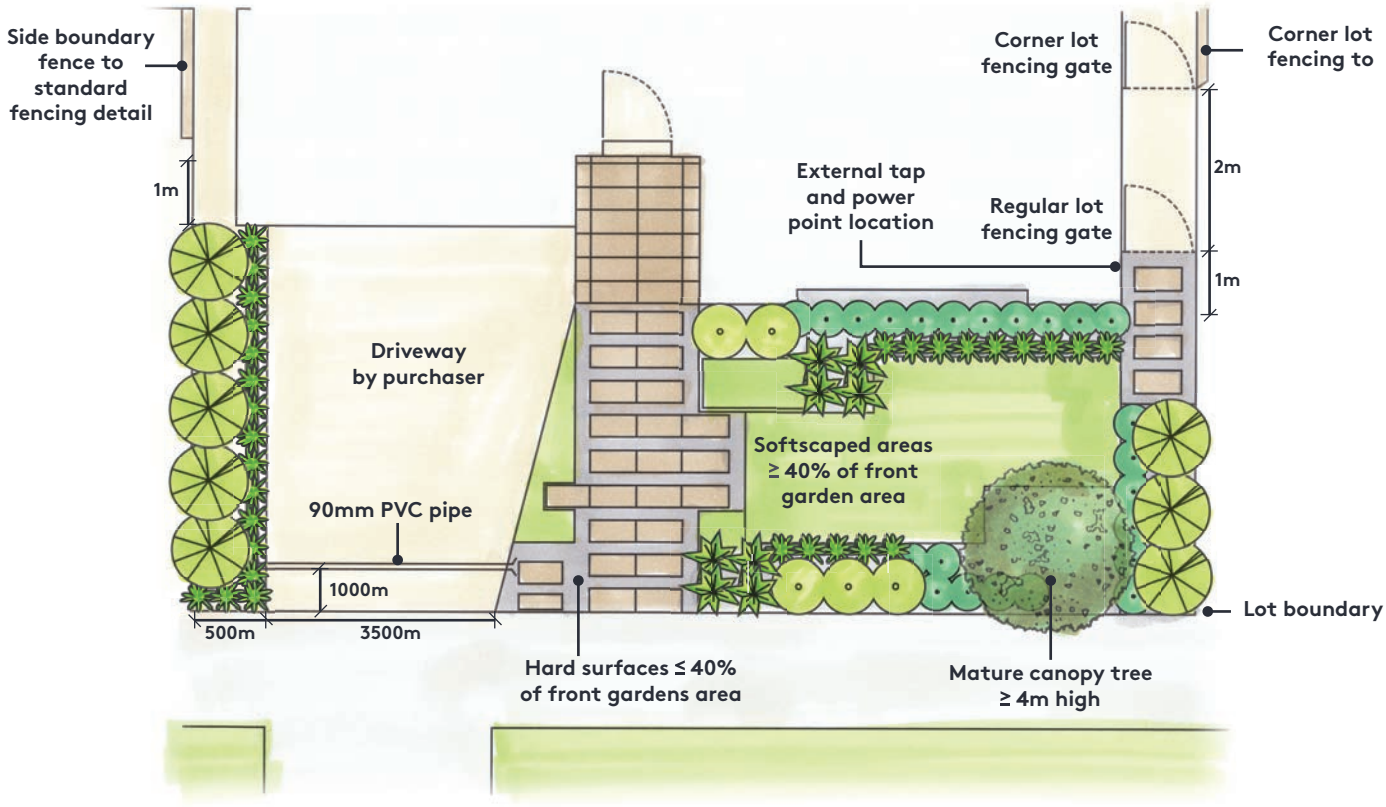
11.2.1 The following pre-works must be completed to accommodate an irrigation system;

11.2.2 A 90 mm PVC pipe or similar is required to be installed under the driveway setback at a minimum of one (1) metre from the front boundary.

11.2.3 A minimum of two external taps are to be installed, one in the rear yard and one in the front yard on the side of the dwelling adjacent to the side gate/fence.

11.2.4 An external power point must be installed adjacent to the external tap located in the front yard.

Complete the Landscape Request Form if you wish to have the front landscaping package installed. Please refer to terms and conditions within your contract of sale to determine whether you qualify.



Olivine feature trees allowed

KEY

Botanical Name	Common Name	Mature size (HxW)
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	5 x 2.5
Tristaniopsis laurina 'Luscious'	Kanooka	8 x 4
Eucalyptus cladocalyx 'Vintage Red'	Vinage Red Sugar Gum	7 x 4
Lagestroemia indica 'Tuscadora'	Tuscadora Crepe Myrtle	8 x 4
Lagestroemia indica x L.faurieri 'Natchez'	Crepe Myrtle	8 x 6
Olea europaea 'Tolley's Upright'	Tolley's Upright Olive	7 x 3
Pyrus calleryana 'Capital'	Callery Pear	10 x 3
Olea europaea 'Tolley's Upright'	Tolley's Upright Olive	7 x 3
Corymbia citriodora 'Scentuous'	Lemon Scented Gum	6 x 3
Eucalyptus caesia 'Silver Princess'	Silver Princess	5 x 4
Metrosideros excelsa	Pohutukawa	8 x 8
Callistemon 'Kings Park Special'	Kings Park Special Bottlebrush	4.5 x 3

APPENDICES

OLIVINE

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APPENDIX A

Design Assessment Application Form

Lot Number _____ Date ___ / ___ / ___

Owner's Contact Details:

Name _____ Ph. _____

Email _____

Address _____

Suburb _____

Postcode _____ State _____

The main point of contact for all design assessment correspondence will be your **builder/architect.** Please provide contact details below:

Contact Details for Builder/Architect:

Company Name _____

Main Contact Name _____ Ph. _____

Email _____

Address _____

Suburb _____

Postcode _____ State _____

OLIVINE

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Front of Lot Landscaping – please select one of the following:

☐ I consent to Mirvac completing the landscaping to the front of my lot and I will provide a completed **Landscape Request Form** nominating my preferred landscape design to Mirvac as part of this Design Assessment Application.

or

☐ I plan to design and install my own landscaping to the front of my lot and my builder/architect will provide **Landscape Plans** as part of my Design Assessment Application. I understand landscape works to the front of my lot must be completed within 6 months of the issue of a Certificate of Occupancy.

By submitting this application form to Mirvac I acknowledge the following:

☐ My building designer is aware of the **Olivine Design and Siting Guidelines**

☐ I understand that my house design must comply with all sections of the **Olivine Design and Siting Guidelines**

☐ Approval by the Design Review Panel (DRP) does not guarantee my design complies with the requirements of **the Restrictive Covenants and City of Whittlesea Council or the Building Regulations (Rescode)**

☐ My house design will need to be re-submitted for assessment under the **Olivine Design and Siting Guidelines** if the design changes as a result of the requirements of the Building Surveyor.

Signed (owner): _____ Date: ___/ ___ / ___

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APPENDIX B

Facade Materials Analysis Table

This table must be submitted with your Design Assessment Application.

Lot Number: _____ Application Ref Number: _____

Table 1 is applicable to a **primary** street façade only to demonstrate that the façade complies with Control 6.0 Home Style Guide of the Olivine Design & Siting Guidelines.

Table 1

	Material	Material Colour	Material Area (m2)	Area as Proportion of Whole Façade (%)
Material 1				
Material 2				
Material 3				
Material 4				
		Total Façade Area	**m2**	**100%**

Note: Principal facade material and colour to be no more than 70% of total façade area (excluding door/window openings)

Table 2 is only applicable if your lot has a **secondary** street façade or where the secondary façade fronts public open space. Complete this table to demonstrate that the secondary façade complies with Control 6.0 Home Style Guide of the Olivine Design & Siting Guidelines.

Table 2

	Material	Material Colour	Material Area (m2)	Area as Proportion of Whole Façade (%)
Material 1				
Material 2				
Material 3				
Material 4				
		Total Façade Area	**m2**	**100%**

Note: Principal facade material and colour to be no more than 70% of total façade area (excluding door/window openings)

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APPENDIX C

Olivine Fencing Consent Form

PROPERTY OWNER CONTACT DETAILS

☐ I consent to Mirvac providing my contact details upon request to an owner of any property abutting my own for the purposes of arranging for insallation of fencing on property boundaries.

***Note: Fencing costs are typically shared between adjoining lot owners**

Preferred Contact Name: _____

Contact Phone Number: _____

Email: _____

Signed: _____

Purchaser Name(s): _____

Lot # _____

Mirvac will not provide your contact information to any other party without your prior consent

Fencing must comply with the Olivine Design & Siting Guidelines and relevant Council requirements. For more information on external finishes for your home please refer to the Olivine Design & Siting Guidelines.

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APPENDIX D

Landscape Request Form

This checklist must be submitted with your Design Assessment Application.

This form is to be submitted to Mirvac as part of the Design Review submission as required if you have opted to take up Mirvac's offer to provide complementary landscaping to the front of your lot.

Completed forms can be emailed to Mirvac Design and Covenant Executive Charisma Maharani at Charisma.maharani@mirvac.com or posted to:

Olivine Customer Relations
Mirvac
Level 5, Q3, 6 Riverside Quay, Southbank 3006

Mirvac will inspect your lot and will endeavour to install your selected landscape within 3 months of receiving your Certificate of Occupancy, provided you have complied with all requirements.

Please note: we do not customize gardens on request. The installation is in accordance with the style chosen, species' availability & suitability at time of installation and the geometry of your lot.

Lot No. ..... Date .....

Owner's Name ..... Preferred Contact No. .....

Selected landscape style (refer to landscape options for indicative designs and plant species)

◯ Classic ◯ Modern ◯ Contemporary

Colour Palette

◯ Cool ◯ Warm ◯ Edible

Selected landscape design to be executed and submitted as part of this application.

◯ I acknowledge the following works to be complete prior to handing over the front yard to Mirvac for landscaping:

- Driveway complete
- All required earthworks complete
- Retaining walls complete (if applicable) and in accordance with the Design Guidelines, section 10.3. (If batter is to be used, it should not be more than 1:6 gradient - consult your builder or architect).
- Irrigation system installed (if applicable) – please provide as-constructed plans
- Landscape area levelled to 100mm below driveway level in preparation for top soil
- External water tap and adjacent external power supply installed as per Design Guidelines, section 11.2.2
- All site rubbish removed
- Garage door installed
- Porch and footpaths complete
- Fencing installed
- Letterbox installed
- Drainage Infrastructure installed (as required)
- NBN Co. street connection completed
- Clear access to area in which works will be undertaken

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***Note – Retain a copy of the checklist for your reference to ensure all works are completed**

Please refer to selected landscape style design for a breakdown of requirements.

By submitting this form to Mirvac I acknowledge the following:

- ◯ I intend to take up Mirvac's offer of providing landscaping to the front of my lot and grant Mirvac and all related contractors access to my lot for the purpose for this purpose.
- ◯ House design will be constructed in accordance with the Design Guidelines.

Signed (owner) ..... Date .....

Once you have completed your home, please send through an email request to Charisma.maharani@mirvac.com with your name, lot number and a message confirming all works listed above have been complete. Mirvac will then inspect your lot and endeavour to install your selected front garden with 3 months of receiving your request, provided you have complied with all requirements.

TERMS AND CONDITIONS

The Owner acknowledges and accepts that in the case that Landscaping is procured by Mirvac:

a) the composition and extent of such Landscaping will be in accordance with the agreed landscaping plans and will be adjusted to suit specific geometry of the property, sunlight and shade conditions, species availability & suitability at the time and will be at the discretion of Mirvac;

b) the Landscaping will be carried out at the direction of Mirvac by a contractor or contractors nominated by Mirvac; and

c) the risk of all Landscaping (including but not limited to theft of plants or reticulation components, damage to any garden kerbing and the health of all plants and lawn areas) will be at the sole risk of the Owner from the date that the Landscaping commences.

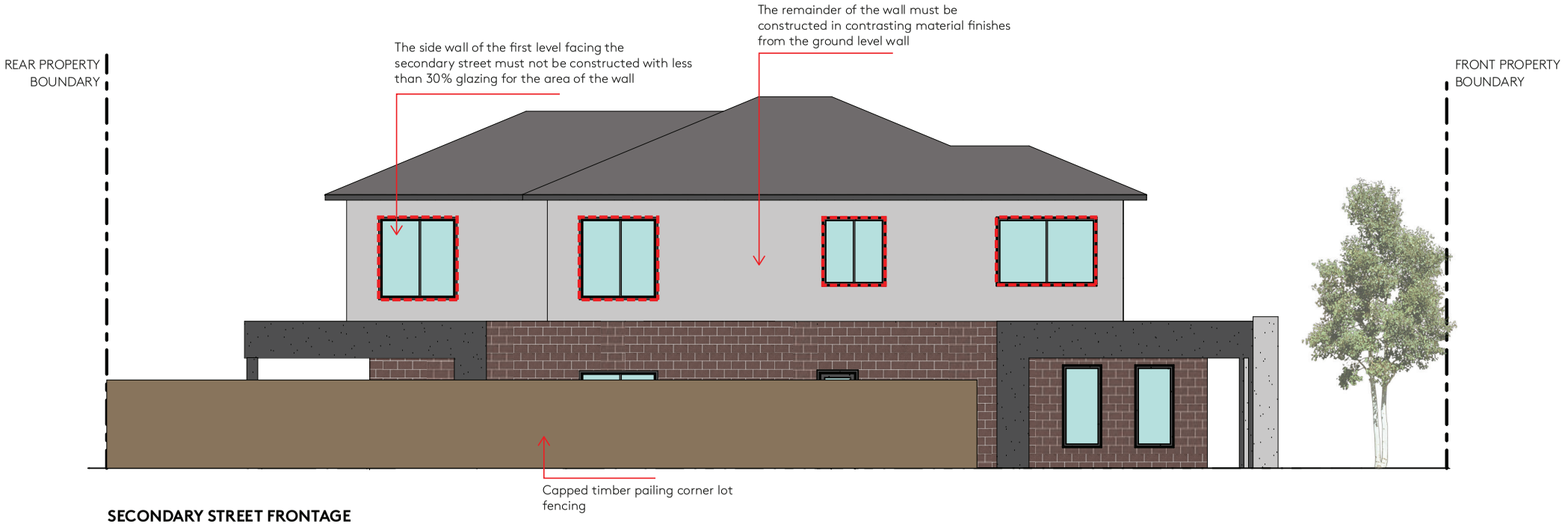
The Owner grants to Mirvac and its respective contractors a licence to access the Property for the purposes of completing the Landscaping and grants Mirvac the jbhbhbbright to provide their contact details to its respective contractors for the purposes of arranging landscape installation.

If the Owner does not submit a Landscape Request Form, the Owner must complete the landscaping of the Property in accordance with the Olivine Design Guidelines within 6 months of the issue of a Certificate of Occupancy for the dwelling on the Property.

mirvac

APPENDIX E

Double Storey Homes Located on Corner Lots - Side Wall Requirements



SECONDARY STREET FRONTAGE

Contact Us

Olivine Sales Suite open 11-5pm daily
1025 Donnybrook Rd, Donnybrook
olivine.mirvac.com

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