

OLIVINE

# DESIGN AND SITING GUIDELINES

JANUARY 2024 (VERSION 18)



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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<sup>2</sup> only. If your lot is less than 300m<sup>2</sup>, 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.

Non residential dwellings such as schools, child care sites, or commercial dwellings, and Medium density or mixed use sites are assessed under differing criteria from the Olivine Design Guidelines, and approval will be entirely subject to the discretion of the DRP.

## 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.





## STEP 1

Land Purchase

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

### 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

### Step 3 - Submit Plans for Approval to the DRP

Submit your house design and completed Design Assessment Form (refer Appendix A) to [viccustomer@mirvac.com](mailto:viccustomer@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 30 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 15 working days of resubmitting.

## STEP 4

Building Permit Application (By Your Builder)

### 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

### 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

### 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

### Step 7 - Olivine Landscaping

Your driveway, paths, letterbox, fencing and gates must be completed and approved by the DRP if you elect Mirvac to install your front yard 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 & Finishes Schedule

- ☐ Façade Materials Analysis Table (refer Appendix B)
- ☐ All buildings façades 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

# 5.0

## FAÇADE & 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.



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

Porter Davis Homes

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 include 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 Façade Design & Articulation

Façade design and articulation must comply with the following controls;

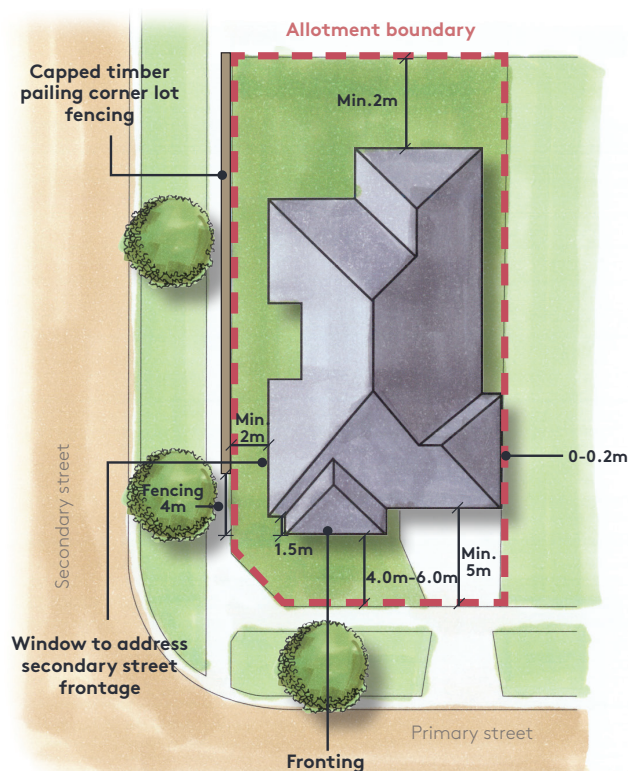
- 5.1.1 Your home must be oriented towards the primary street frontage and present an identifiable entrance to the street. For corner lots, the shorter street frontage shall be the primary frontage (unless otherwise approved by the DRP).
- 5.1.2 The front entry to your home must be clearly visible from 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 façade design and should not comprise of single highlight windows.
- 5.1.4 Continuation of materials used on the front of your home must return to the side of the homes to a length of four (4) metres, with the exception of garages built on boundary.
- 5.1.5 Windows visible to a side street or public open space must match the style and quality of the front windows.



## 5.2 Façade Design & Articulation - Corner Lots

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

- 5.2.1 A feature window must be provided to the secondary street frontage of your home within the first four (4) metres from the front façade. Highlight windows are discouraged.
- 5.2.2 Double storey dwellings must provide variation in materials between the upper and lower storeys to articulate the corner of both façades.
- 5.2.3 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 D)

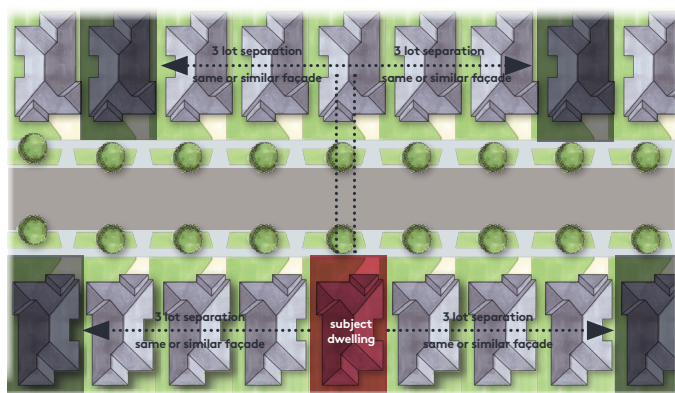


- 5.2.4 Continuation of façade materials and articulation around the corner to be consistent between primary and secondary street frontages.
- 5.2.5 Articulation of the secondary street façade through the use of pop-outs, bay windows, balconies, pergolas and other similar elements.
- 5.2.6 Minimising areas of blank wall to the secondary street façade through additional articulation (setbacks) and roofing articulation.
- 5.2.7 Blank walls facing a side street or public open space are prohibited.

## 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.



FAÇADE REPLICATION GUIDE

## 5.4 Home Siting & Setbacks

To site the home, Building Envelope Plans (BEP) have been prepared for all lots over 300 square metres where the Small Lot Housing Code is not applied.

Any siting requirements within the Building Envelope Plans and Design Guidelines do not override any regulation under Part 5 of the Building Regulations (2018).

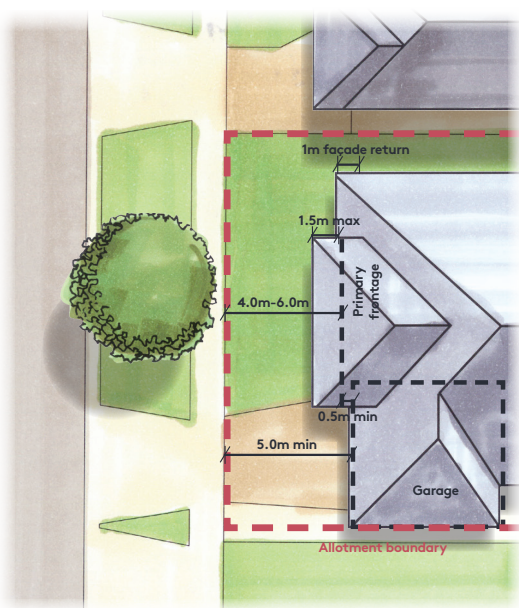
The dwelling and garage should be contained within the building envelope.

Building outside of the building envelope is subject to approval from Council and the DRP.

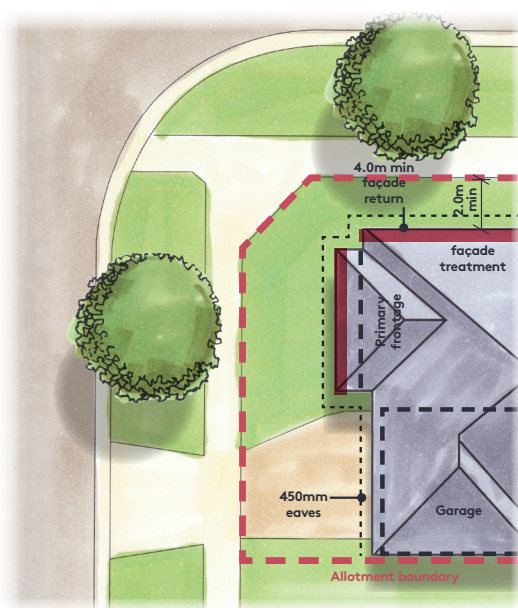
- 5.4.1 Your home must be setback a minimum of four (4) metres and maximum of six (6) metres between the principal front building line of your home and the front boundary.
- 5.4.2 Eaves, balconies, verandahs, open porches, porticos, pergolas and feature piers to a maximum height of 3.6m may encroach 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 A minimum two (2) metres setback from any boundary adjacent to public open space areas

unless stated otherwise on the Building Envelope Plans (BEP).

- 5.4.5 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.
  - 5.4.6 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.
  - 5.4.7 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.
- 5.4.8 Rear setback to your home must be a minimum of two (2) metres.
  - 5.4.9 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 & 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 & 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 façades are encouraged to use two colours with other limited highlight colour.

The use of one material may be considered and will be subject to articulation achieved through the use of two or more colours, as well as incorporating different building elements such as larger verandah/portico, balcony or pergola with minimum depth of 1500mm and provide a timber look garage door and/or timber windows.

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.
- Natural stone or tile cladding must be contemporary in design/style and matte finish. Imagery and colour to be provided to DRP for approval. Any ornamentation and profile must complement the home and is subject to DRP satisfaction. Physical samples of the proposed cladding may also be requested prior to DRP providing approval.



**EXAMPLE OF TILE CLADDING THAT IS SUPPORTED**



**EXAMPLE OF TILE CLADDING THAT IS NOT SUPPORTED**



- 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 façade 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 façade 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 façades 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 secondary/feature colours to articulate design elements and create contrast. Refer to page 12 & 13 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 Front security doors must complement the style of the home and not dominate the façade.



Boral - Contour



Boral - Slimline



**EXAMPLE OF ROOF TILE PROFILES THAT ARE SUPPORTED**



Monier - Elabana



Boral - French



**EXAMPLE OF ROOF TILE PROFILES THAT ARE NOT SUPPORTED**

## External Colour Palette

Main colours should be similar to:



Wattyl -  
Titanium White

Wattyl -  
Moody White

Wattyl -  
Alabaster

Wattyl -  
Alta Sierra

Dulux -  
White Duck

Dulux -  
Heifer

Dulux -  
Beige Royal

Wattyl -  
Colorbond®  
Shale Grey

Secondary/Feature colours should be similar to:



Taubmans -  
Malabar Taupe

Dulux -  
Kahlua Milk

Dulux -  
Self Destruct

Dulux -  
Oyster Linen

Dulux -  
Barnfloor

Wattyl -  
Smooth Horizon

Dulux -  
Flooded Gum

Dulux -  
Mud Pack



Taubmans -  
Moonraker

Dulux -  
Bogart

Wattyl -  
Urban Grey

Dulux -  
Knapsack

Dulux -  
Charlie Horse

Dulux -  
Swampy

Dulux -  
Bronze Fig

Dulux -  
Tristan



Dulux -  
Monsieur

Dulux -  
Drivetime

Dulux -  
Raku

Taubmans -  
Ash Brown

Dulux -  
Ploughed Earth

Dulux -  
Namadji

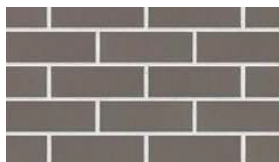
Wattyl -  
Grey Ember

Dulux -  
Oolong

## Suggested Face Brick Palette



PGH Metallic Platinum



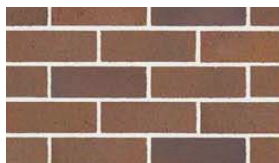
PGH Morada Gris



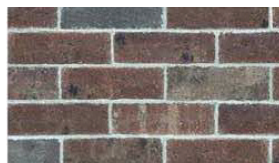
Austral Melbourne  
Hawthorn



Austral Dry Pressed  
Brahman Granite



Austral Dry Pressed  
Gertrudis Brown



Daniel Robertson  
Hawthorn Surrey



Daniel Robertson  
Hawthorn London



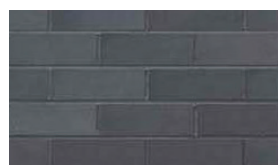
Austral Dry Pressed  
Bowral Blue



PGH Ultrasmooth  
Jazz



Austral Metallix  
Zinc



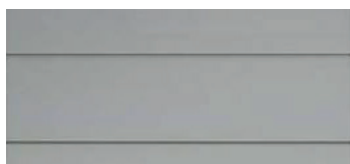
Austral la Paloma  
Gaudi



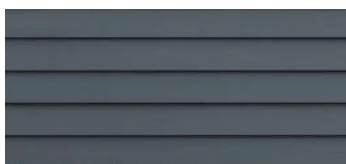
PGH Metallic  
Raven

## Suggested Light Weight Material

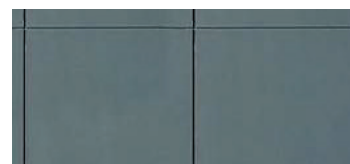
### Horizontal Cladding



James Hardie - Scyon Stria

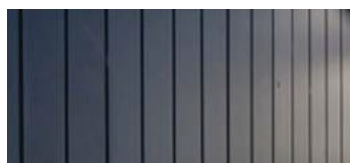


James Hardie - Scyon Linea



James Hardie - Panel Cladding

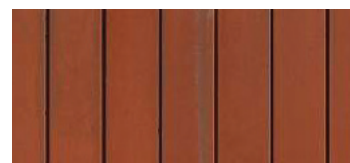
### Vertical Cladding



James Hardie - Scyon Axon

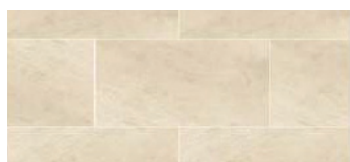


Feature Timber Cladding

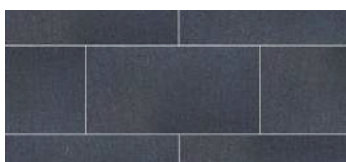


Feature Corten Cladding

### 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 a natural non-reflective colour that must be approved by DRP in one of the following materials:
  - Concrete flat/low profile tiles
  - 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 façade 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



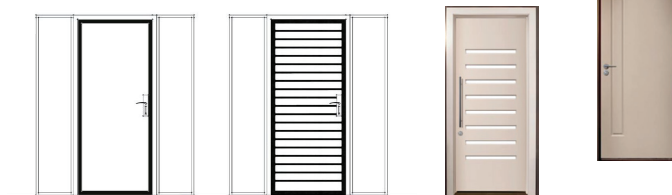
**Hip Roof** - Boutique Homes (Providence)

## 6.4 Ornamentation

- 6.4.1 Security doors must be of a contemporary design coloured to match window frames. Diagonal grid types or privacy mesh will not be approved.
- 6.4.2 Front doors and security screen doors must be contemporary in design and its colour is to match the colour of the window frames. Diagonal grid types or privacy mesh will not be approved. Refer to below images for suggestions.
- 6.4.3 Security blinds or shutters are not permitted to windows and doors which are visible from the street.
- 6.4.4 Ornamentation must be contemporary in design and complement the home. No historical styles or details will be permitted (eg. arches, fretwork, decorative columns, mouldings, animal ornaments, gargoyles, etc).
- 6.4.5 Obscure glazing in street facing doors or entrance windows must be submitted to the DRP for review. Excessively decorative glazing will not be permitted.
- 6.4.6 External lighting must be contemporary in design. Refer to page 16 for suggestions.
- 6.4.7 Front entry porches or decks must be finished in materials and colours approved by Mirvac. Example materials are stained timber, tile, exposed aggregate or finished colour-through charcoal concrete. Porches in unfinished concrete or similar will not be accepted.



EXAMPLE OF FRONT DOORS & SECURITY SCREENS THAT ARE SUPPORTED



EXAMPLES OF FRONT DOORS & SECURITY SCREENS THAT ARE NOT SUPPORTED.



EXAMPLES OF EXTERNAL LIGHTING THAT IS SUPPORTED



EXAMPLES OF EXTERNAL LIGHTING THAT IS NOT SUPPORTED



# 7.0

## GARAGES & 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](mailto: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 in a natural or earthy colour and must be approved by DRP. Coloured/ painted on and plain concrete driveways are not allowed.
  - 7.1.7 Driveways are included in the total impermeable hard surface area of the front garden and so must be sized to comply with the requirement for all hard surfacing not to exceed 60% of the total front garden 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. Garage door profiles must reflect the general character of the façade. No historical decorative ornamentation or stylistic influences are to be incorporated in the profile. Windows on garage doors is prohibited.
  - 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.





**DRIVEWAY WIDTH SHALL MATCH THE  
CROSSOVER WIDTH**



**DRIVEWAY WIDTH SHALL NOT EXTEND  
BEYOND THE CROSSOVER WIDTH**

## 8.0

### STREET AMENITY & PRIVACY

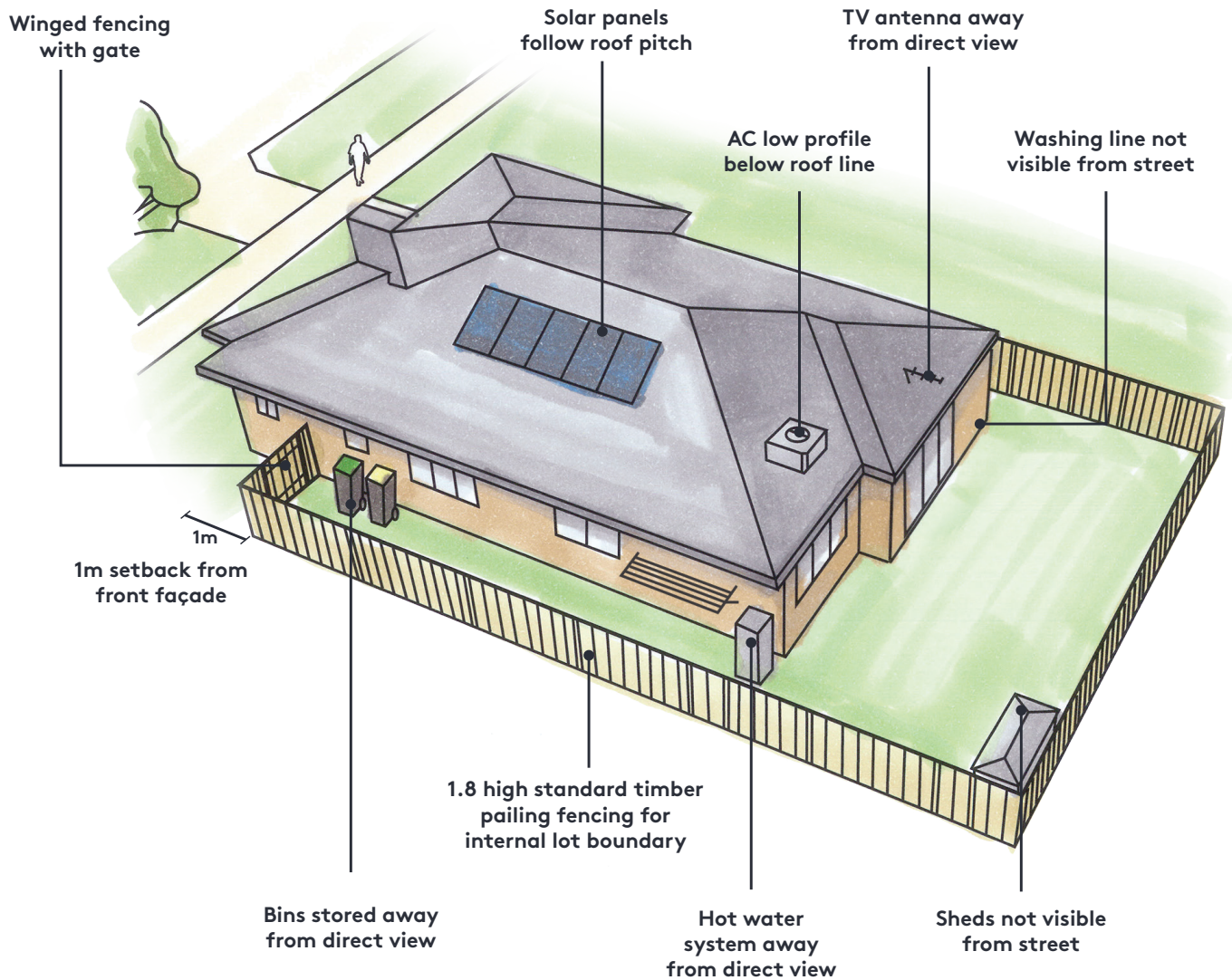
- 8.1 Your home must comply with the following controls;
- 8.1.1 External washing lines, hot water services, plumbing infrastructure, television antennae, evaporative units, utility metres and water tanks must be located away from direct view lines from the street or public realm.
  - 8.1.2 Roof mounted 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 Detached garages, sheds or ancillary storage of boats, caravans, or alike must not be visible from the public realm.
  - 8.1.5 Letter boxes must be contemporary in style and match the house through similar use of colours and materials.
  - 8.1.6 Vehicles of any kind are not permitted in your front yard, on footpaths, verges or vacant land. Your driveway can be used to park cars or light utilities but not for long term storage of boats, caravans or containers.
  - 8.1.7 To keep thoroughfares clear, trucks or similar vehicles cannot be parked on the roadway for extended periods of time.
  - 8.1.8 Trucks, trailers, boats and caravans must be parked off street and out of public view.
  - 8.1.9 During home construction, no rubbish can accumulate on the lot unless stored in a skip or bin and trade vehicles or delivery vehicles must not park on verges, footpaths, nature strips or park reserves.
  - 8.1.10 Building materials are not permitted to be delivered or stored on the nature strip or anywhere outside the title boundary.
  - 8.1.11 Front gardens should be kept tidy with grass (including verge) mowed regularly, gardens weeded, and plants thriving for an evergreen look and feel.
  - 8.1.12 Rubbish bins should always be kept behind fences or screened from both public and neighbouring allotment views; except for the day of rubbish collection.
  - 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.



EXAMPLE OF LETTER BOXES THAT ARE SUPPORTED:



EXAMPLE OF LETTER BOXES THAT ARE NOT SUPPORTED:



## 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 WALLS

### 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.
- 10.1.6 Winged fencing must be at least setback 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.
- 10.1.7 Side boundary fencing is not permitted within the front garden and front fencing is prohibited.
- 10.1.8 All side and rear fences facing public areas must be stained with colour similar to Sikksens Cetol HLSe in Colour Walnut (010).
- 10.1.9 Any gates must match and complement the fencing style.

### 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.



**SIDE BOUNDARY FENCING IS NOT PERMITTED WITHIN THE FRONT GARDEN**



- 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.
- 10.3.2 Existing retaining walls cannot be altered without the approval of the Mirvac DRP.
- 10.3.3 Any proposed retaining walls which will be visible from the street must be set back a minimum of 500mm from title boundary and the area in front of the retaining wall must be planted as garden bed.
- 10.3.4 If visible from the street, retaining walls must be no greater than 500mm in height. Where further retaining is required, walls must be stepped at least 500mm apart with planting in between.
- 10.3.5 All retaining walls which are visible from the street must be treated/stained timber, concrete, masonry or painted render and finished to match house façade colours unless otherwise approved by the Mirvac DRP.

**Please note that any retaining walls that may be required are not included in complimentary landscaping package and are the responsibility of the owner and are to be completed prior to works starting.**

**SIDE BOUNDARY FENCING ALONG THE SECONDARY STREET FRONTAGE FOR CORNER LOTS MUST RETURN TO THE SIDE WALL OF THE HOME A MINIMUM OF 4M BEHIND THE FRONT WALL AND EXPOSED THE CORNER TREATMENT**

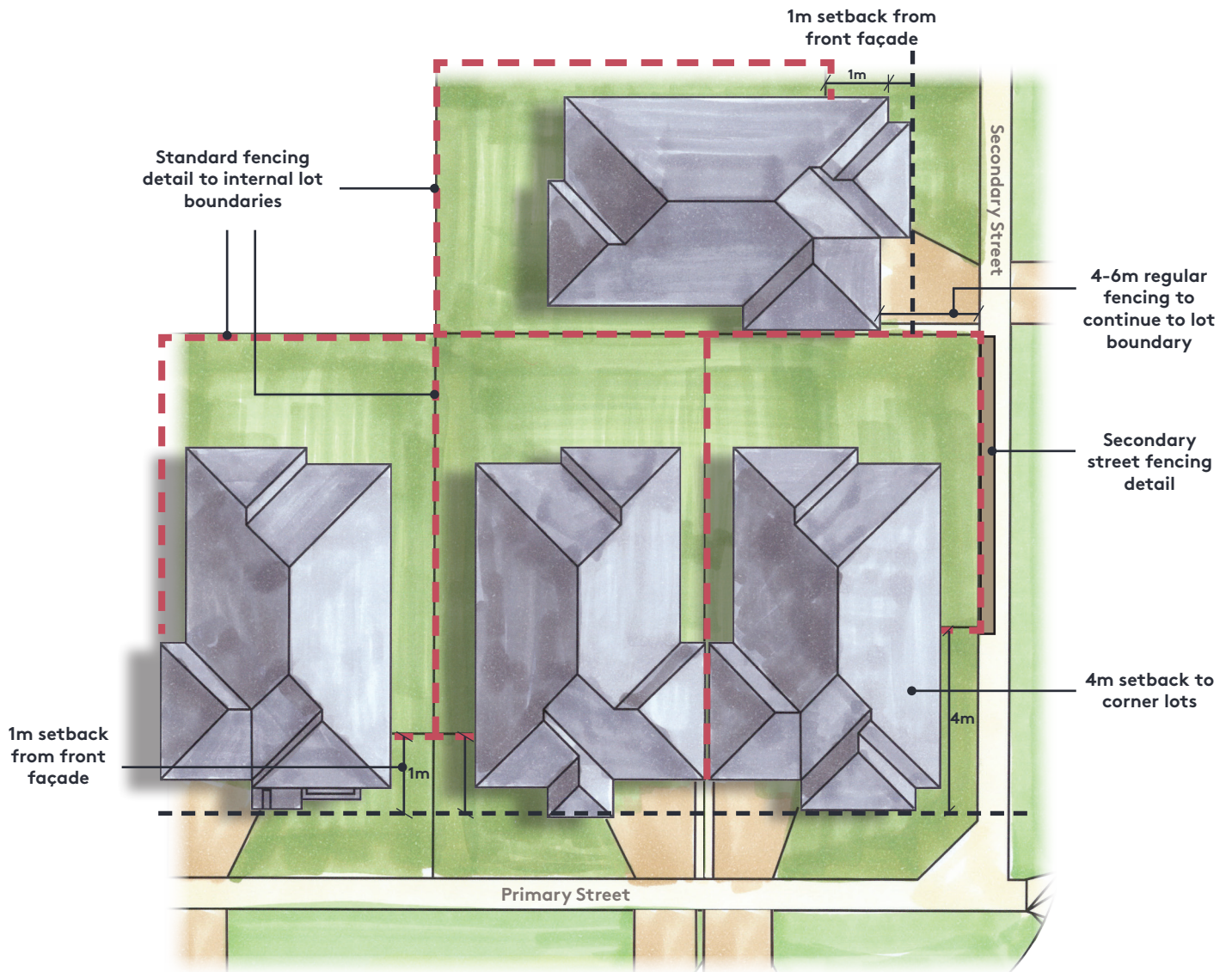


**SIDE BOUNDARY FENCING ALONG SECONDARY STREET FRONTAGE TO EXPOSE CORNER TREATMENT**



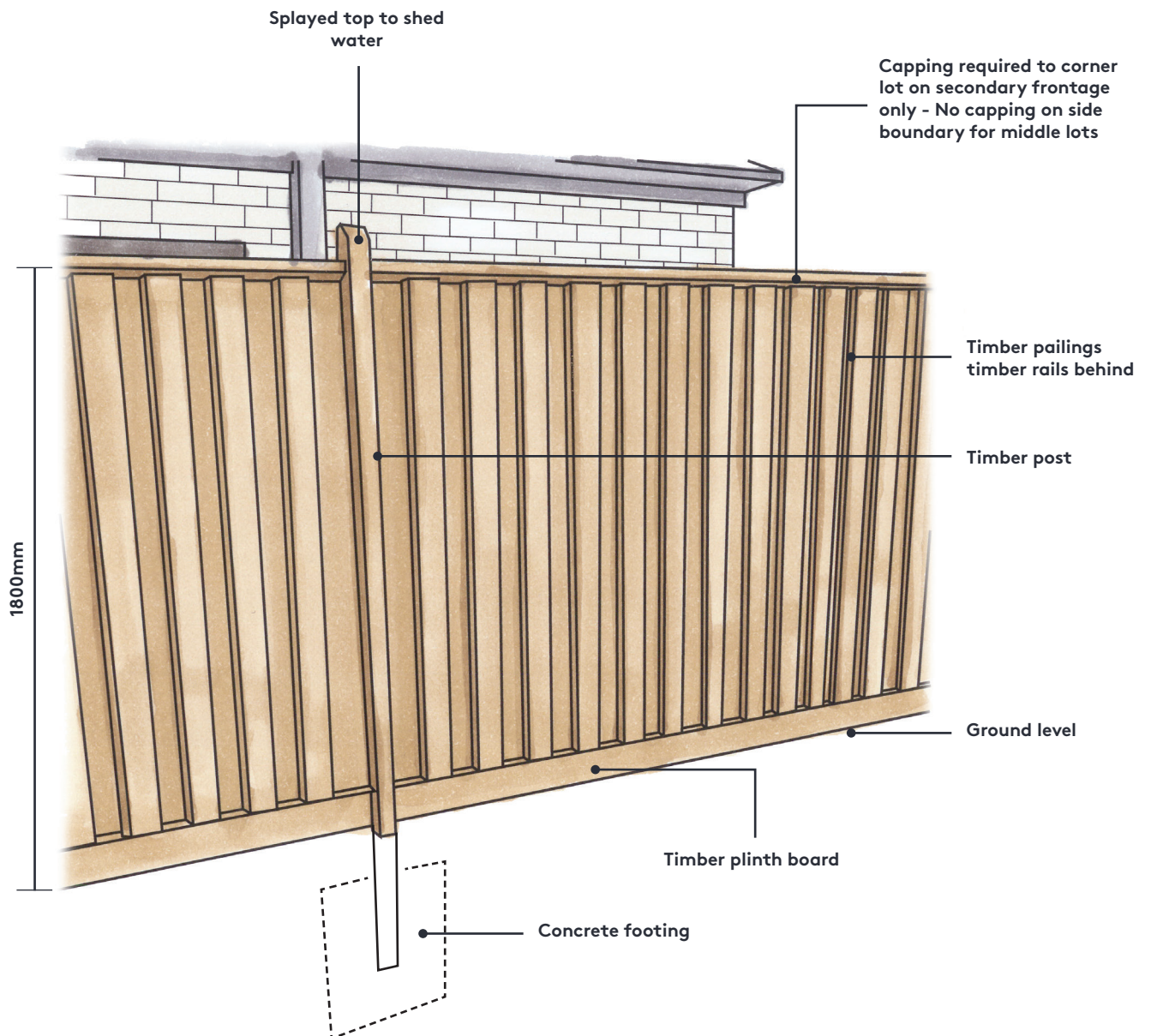
**SIDE BOUNDARY FENCING ALONG SECONDARY STREET FRONTAGE THAT IS NOT PERMITTED**

## 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 at maturity from a list of approved species attached.
- 11.1.3 Impermeable hard surface materials must not exceed 60% of the front garden area including the driveway and front path.
- 11.1.4 A minimum of 40% of the total front garden area is to be permeable, consisting of turf, garden beds and permeable surface materials including decorative stone pebbles and mulch.
- 11.1.5 At least 30% of the above permeable area must consist of planted garden bed or a minimum 8m<sup>2</sup> of garden bed planting.

- 11.1.6 Synthetic turf is not permitted to the front garden and any areas visible from public view.

- 11.1.7 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;

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

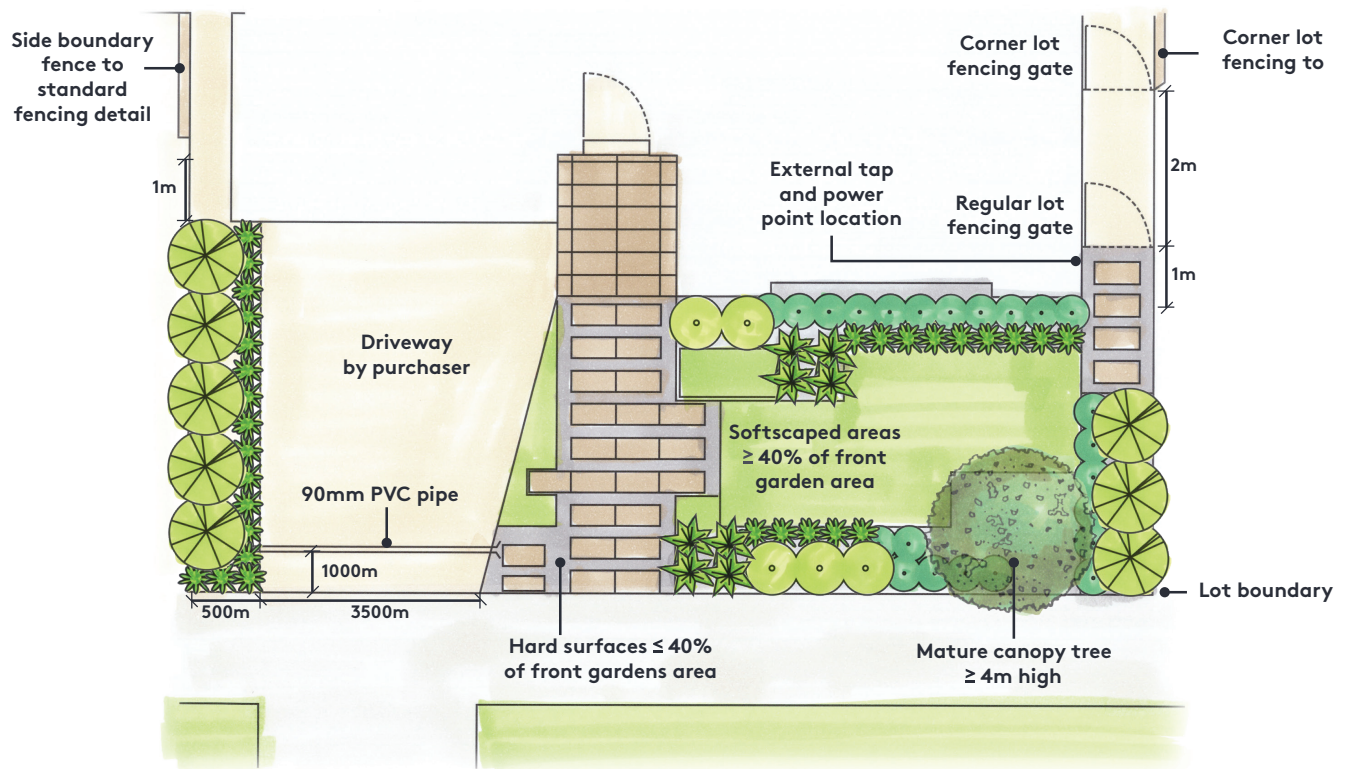
- 11.2.1 A 90 mm PVC pipe or similar is required to be installed under the driveway setback at a minimum of one (1) metre from the front boundary.
- 11.2.2 A minimum of two external taps are to be installed, one in the rear yard and one in the front yard on the side of the dwelling adjacent to the side gate/fence. Please refrain from relocating existing taps.
- 11.2.3 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

Botanical Name	Common Name	Mature Size (H X W)
Magnolia grandiflora 'Little Gem'	Little Gem	5 x 2.5
Tristanopsis laurina 'Luscious'	Kanooka	8 x 4
Eucalyptus cladocalyx 'Vintage Red'	Vintage 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





# Appendix A

## DESIGN ASSESSMENT APPLICATION FORM

This table must be submitted with your Design Assessment Application.

Lot Number \_\_\_\_\_ Date \_\_\_\_\_

### Owner's Contact Details

Owner's Name \_\_\_\_\_ Ph. \_\_\_\_\_  
 Email \_\_\_\_\_  
 Address \_\_\_\_\_  
 Suburb \_\_\_\_\_  
 Post Code \_\_\_\_\_ 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 \_\_\_\_\_  
 Main Contact Name \_\_\_\_\_ Ph. \_\_\_\_\_  
 Email \_\_\_\_\_  
 Address \_\_\_\_\_  
 Suburb \_\_\_\_\_  
 Post Code \_\_\_\_\_ State \_\_\_\_\_

### 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 \_\_\_\_\_

# Appendix B

## FAÇADE 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				
		<b>Total Façade Area</b>	<b>m2</b>	<b>100%</b>

Note: Principal façade 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				
		<b>Total Façade Area</b>	<b>m2</b>	<b>100%</b>

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

# Appendix C

## 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 Victorian Customer Relationship Team at [viccustomer@mirvac.com](mailto:viccustomer@mirvac.com) or posted to:

### Olivine Customer Relations

#### Mirvac

Level 8, 1 Southbank Boulevard, 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 & sustainability at time of installation and the geometry of your lot.**

Lot Number \_\_\_\_\_ Date \_\_\_\_\_

Owner's Name \_\_\_\_\_ Ph. \_\_\_\_\_

### 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, sections 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 leveled to 100mm below driveway level in preparation for top soil
  - External water tap and adjacent external power supply installed as per Design Guidelines, sections 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

**\*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.



# Appendix C

**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 this purpose.
- ☐ House design will be constructed in accordance with the Design Guidelines.

Signed (Owner) \_\_\_\_\_ Date \_\_\_\_\_

**Terms and Conditions**

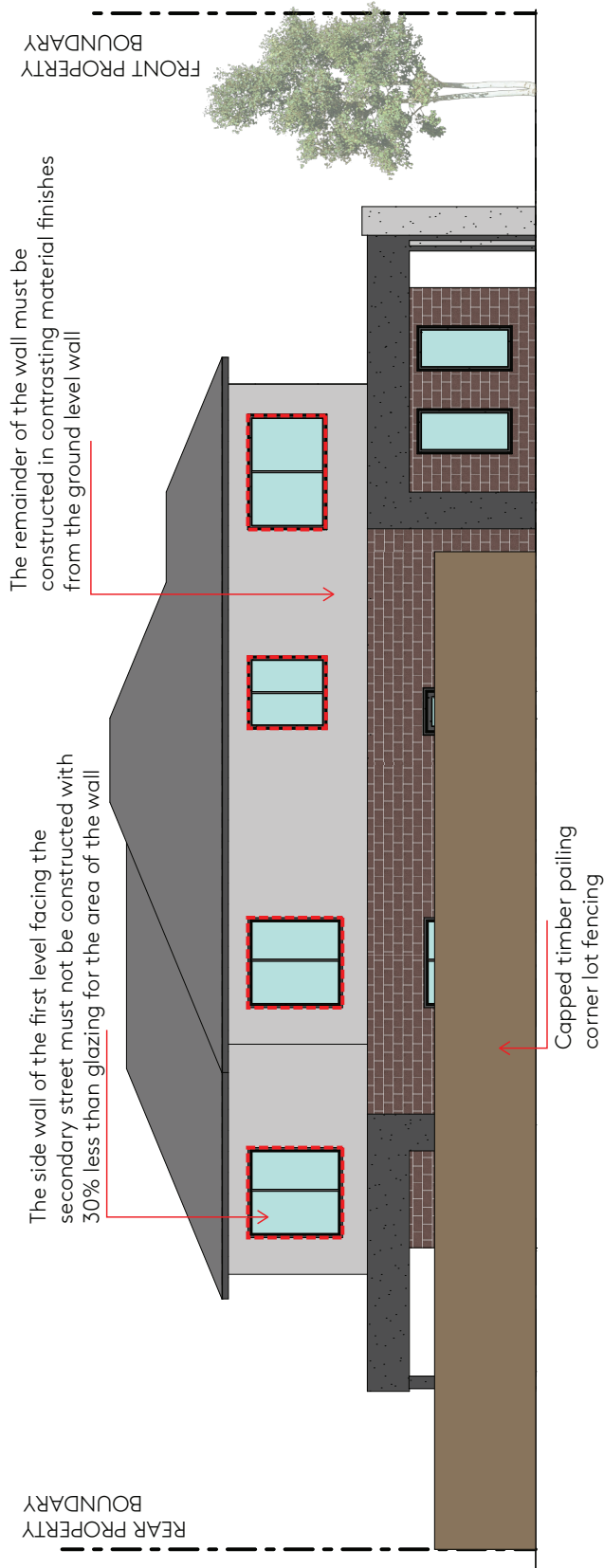
The owner acknowledges and accepts that in the case that Landscaping is procured by Mirvac:

- 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 discretion 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 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 right to provide their contact details to its respective contractors for the purpose 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.

# Appendix D



OLIVINE.MIRVAC.COM

**Sales Office**

995 Donnybrook Rd, Donnybrook, VIC, 3064  
(Enter off Olivine Boulevard)  
Open Monday 1pm – 5pm  
Tuesday to Sunday 11am – 5pm

**Sales Team**

Preeti Singh – 0447 386 098  
Nadhira Lawrence – 0455 393 770



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