

OLIVINE

LANDSCAPE PACKAGES



To welcome our residents in style, each eligible lot purchased includes a complimentary front garden package with a value of up to \$8,000*.



Four wonderful garden palettes and four design layouts are yours to choose from, including:

1. Resilient
2. Native
3. Low Pollen
4. Contemporary

Select the front garden package that best suits you, and help create a visually consistent streetscape you can be proud of.

*Front landscaping value is influenced by plant selection and lot frontage width.



Booking your landscaping

Follow these 3 simple steps to book in your landscaping.

1.

COMPLETE THE REQUIRED FORMS

Fill out your Covenant & Landscape Request Checklist and locate a copy of your Occupancy Permit.

2.

TAKE REQUIRED PHOTOS

Provide clear photos of the front facade showing the driveway crossover, external lights, letterbox, side gate, fences, clothesline, front door, front porch flooring and irrigation pre-works.

See the examples below for reference on how to capture the required images.



3.

SUBMIT YOUR DOCUMENTS

Email the completed checklist, photos, and occupancy permit to viccustomer@mirvac.com. Once we confirm everything meets the design guidelines, we'll schedule in your landscaping work!



Covenant & Landscape Request Checklist

LOT NO. _____ LOT ADDRESS _____

OWNER'S NAME _____

CONTACT NO. _____

SETTLEMENT DATE / /

CONSTRUCTION COMMENCEMENT DATE / /

CONSTRUCTION COMPLETION DATE / /

CERTIFICATE OF OCCUPANCY DATE / /

I ACKNOWLEDGE THE FOLLOWING:

- All pre works are my responsibility and will be completed prior to handing over the front yard for Mirvac to install landscaping.
- Dwelling complies with the Olivine Design and Siting Guidelines and has been constructed in accordance with a Design Assessment approved by the Mirvac Design Review Panel.
- Any future changes/alterations to the installed front Landscaping by Mirvac is subject to approval by Mirvac in accordance with the Olivine Guidelines.
- Any retaining walls that may be required are not included in the landscaping package and are to be installed by the owner prior to works starting.
- I understand that while contractors are completing works on my lot, the site may present hazards, and I will ensure that all persons and pets remain clear of the works to avoid any risk of harm.

SIGNED (OWNER) _____ SIGNED (OWNER) _____

FULL NAME _____ FULL NAME _____

DATE / / DATE / /

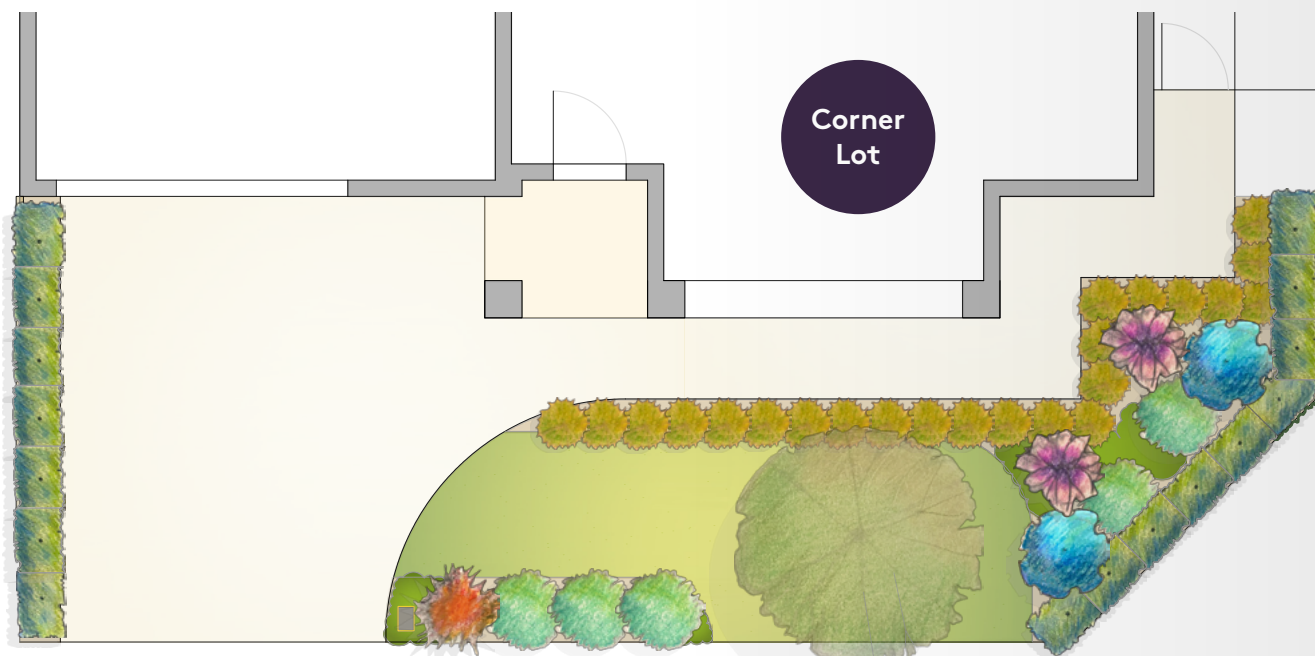
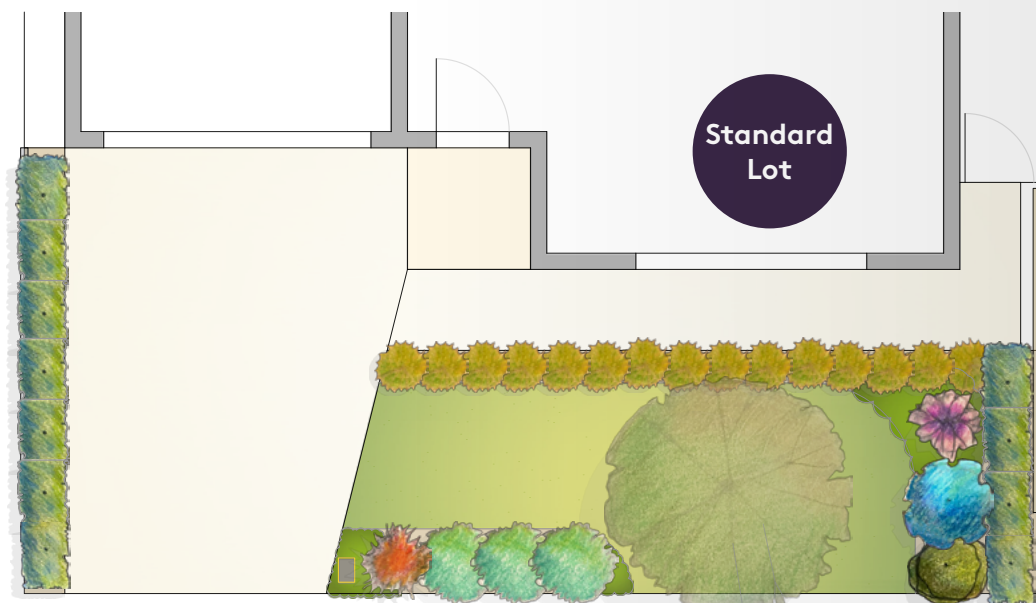
Contemporary Garden

DESIGN 1



Artist's impression produced for the purposes of indicative landscape purposes only, and not representative of a house design. The artist's impression depicting the exteriors are intended only as a guide and are not to be relied on as a representative of the final product. Landscaping shown is indicative of growth approximately six (6) months after installation and will vary depending on species, seasonal conditions, site conditions and maintenance. The species shown here are indicative only and plant species may vary. Mirvac reserves the right to substitute species that will fulfil the same functional design. Nature strip, porch, driveway and letterbox are not included and the layout is an indicative layout. There may be some variability to designs based on lot width and setback. Variation/customisation of landscape packages will not be permitted. The view depicted is not to be taken as a representation of the final view.

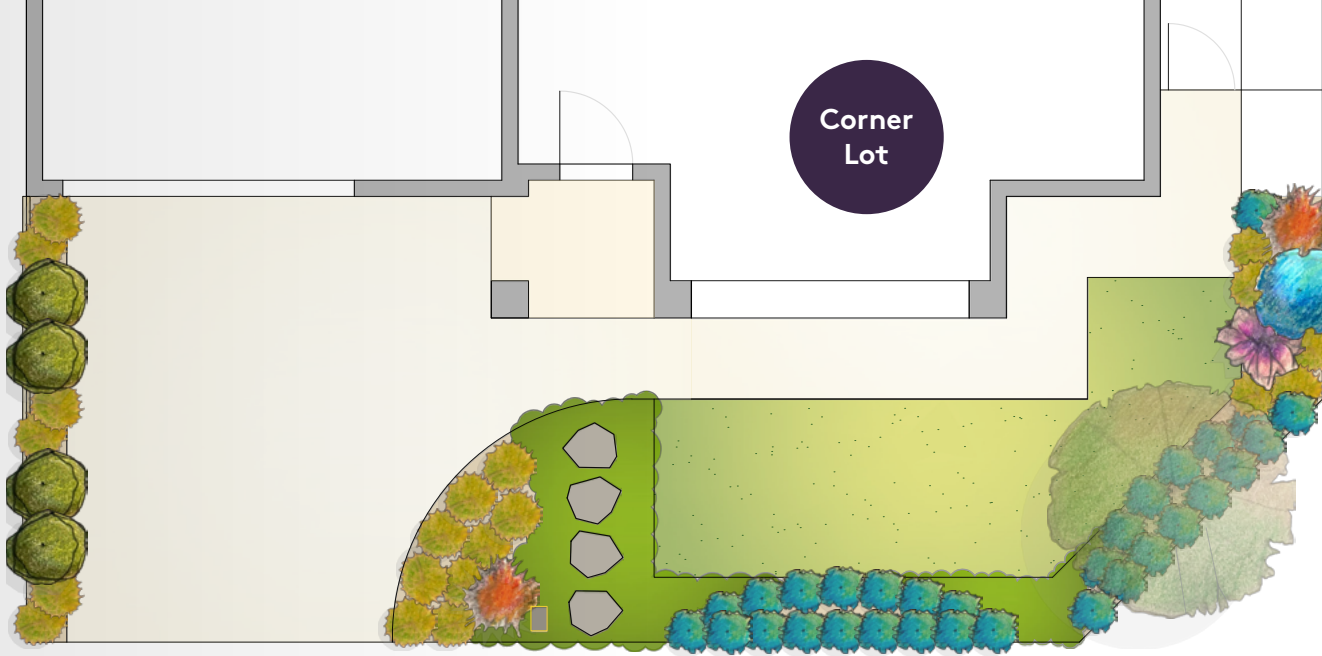
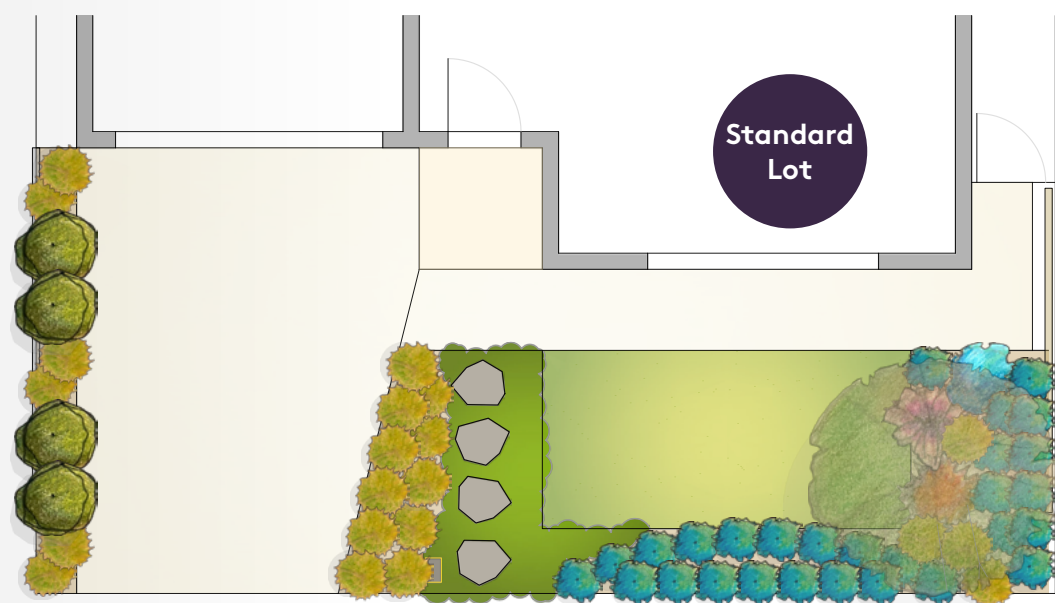
Design 1



TURF (AS SHOWN) ADDITIONAL GARDEN BED

This landscape design offers a harmonious blend of greenery and colour for frontages from 10.5m to over 16m. It features curved garden beds, layered plantings, mature trees, and vibrant shrubs that create an inviting, balanced outdoor space. The layout maximises curb appeal while providing functional lawn areas and privacy, tailored to different frontage sizes.

Design 2



TURF (AS SHOWN) ADDITIONAL GARDEN BED

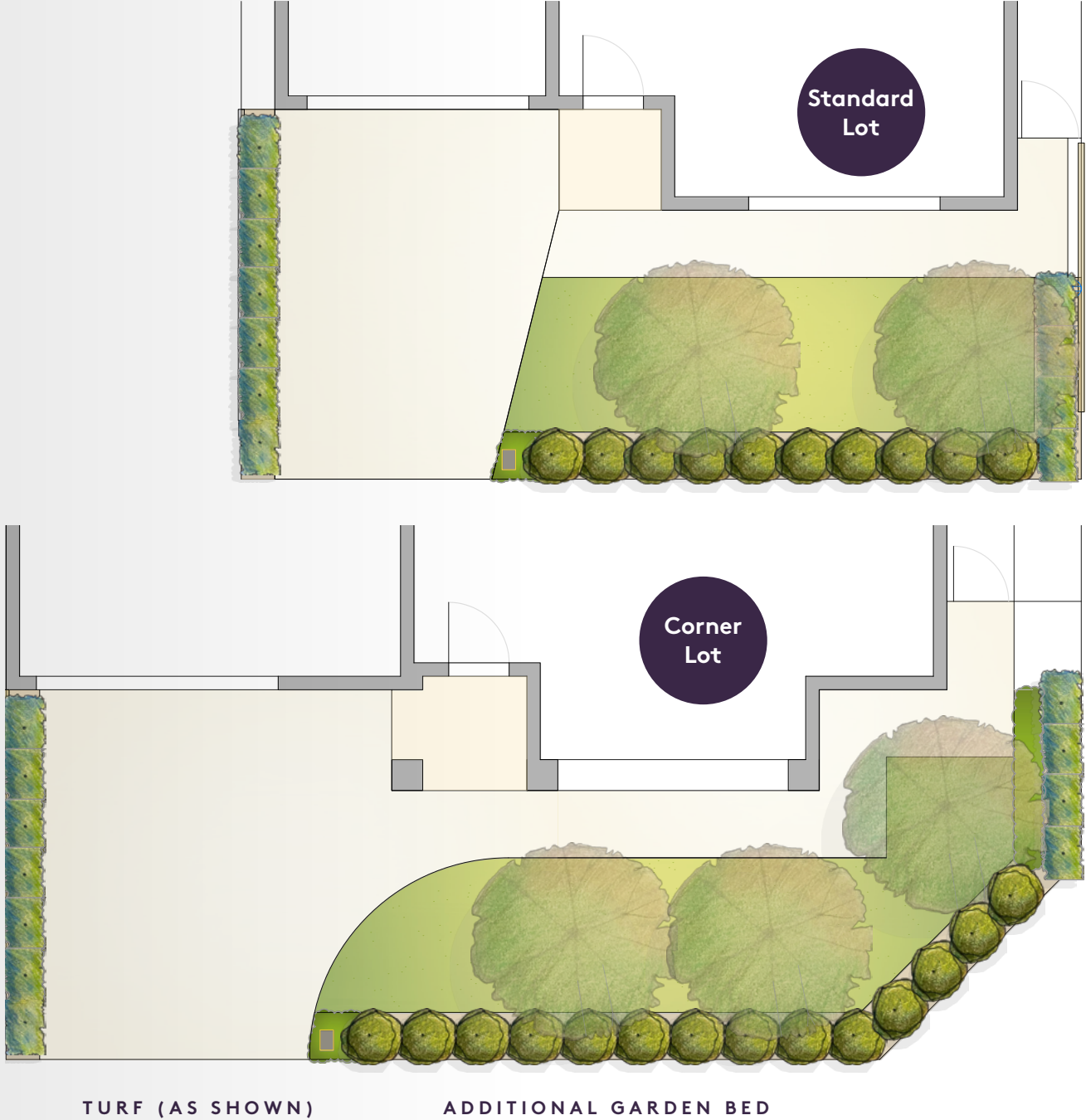
This layout features a natural flow with irregular stepping stones weaving through lush groundcover, enhancing movement and visual interest, with more linear garden beds to complete the design. Ideal for frontages from 10.5m to over 16m, it combines structured plantings with organic shapes, creating a vibrant, inviting garden that balances form and function.

Design 3



This design features clean, rectangular stepping stones integrated through lush groundcover, creating a structured yet inviting pathway. Suitable for frontages from 10.5m to over 16m, it balances formal geometry with vibrant plantings and open lawn space for a neat, contemporary garden feel.

Design 4



This design emphasises simplicity and greenery with evenly spaced shrubs and mature trees, creating a clean and tranquil front garden. Suitable for frontages from 10.5m to over 16m, it offers open lawn areas framed by structured plantings for a balanced, peaceful outdoor space.

Which planting palette?

Please choose one of the four planting palettes below for your landscaping.
Selecting a landscaping palette will help guide the style and plant choices for your garden.

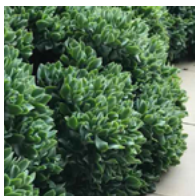
RESILIENT GARDEN Best for: Low maintenance lifestyles, full sun sites, and homes where durability is key



Blue Chalkstick



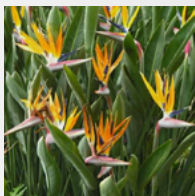
Munstead Lavender



Coral Jade



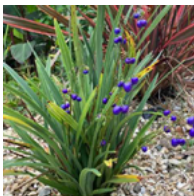
Dwarf Bottlebrush



Bird of Paradise



New Zealand Flax



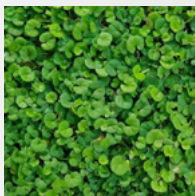
Emerald Arch Flax Lily



Stone Crop



Outback Orange Aloe



Kidney Weed

NATIVE GARDEN Best for: A relaxed, natural look and supporting local ecology



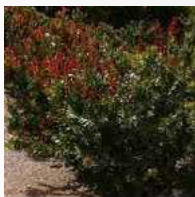
Dwarf Hardenbergia



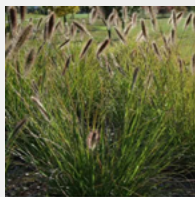
Low Coastal Rosemary



Mini Snow in Summer



Red Rocket Bottlebrush



Swamp Foxtail Grass



Fluro Burst Bottlebrush



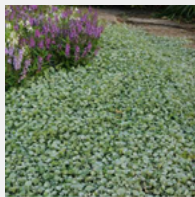
Spear Lily



Tanika Lomandra

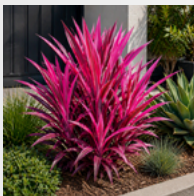


Purple Fan Flower



Silver Falls Kidney Weed

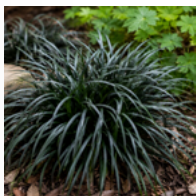
LOW POLLEN GARDEN Best for: Families seeking an allergy-conscious garden with lower airborne pollen.



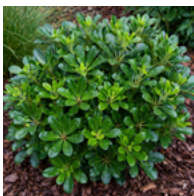
Cordyline Electric Pink



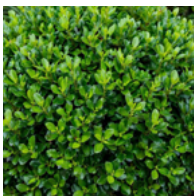
Dianella Cassa Blue



Ophiopogon Japonicus



Pittosporium Miss Muffet



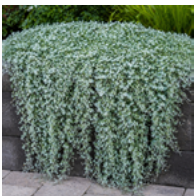
Buxus Japonicus



Zoysia Tenufolia



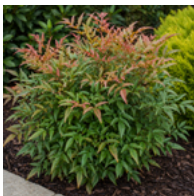
Kidney Weed



Dichondra Silverfalls



Eunonymus Japonicus



Nandina Gulfstream

CONTEMPORARY GARDEN Best for: Clean architecture, modern façades and structured streetscapes



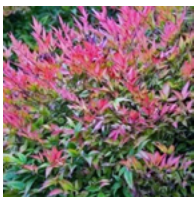
Wormwood



White Hebe



Indian Hawthorn



Sacred Bamboo



Silver Plectranthus



Mexican Sage



Graceful Maiden Grass



Big Blue Turf Lily



Native Violet



Creeping Boobialla

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Tree selection

Each of the front garden packages includes a feature tree. You may select your own preferred tree to complement your home and garden package.

LOW POLLEN TREES Only available if selecting low pollen palette



Cycad Revoluta



Macrozamia
Furfuracea



Agave Attenuate

DECIDUOUS TREES



Eastern Red Bud



White Crepe Myrtle



Weeping Mulberry



Crab Apple

EVERGREEN TREES



Imperial Mandarin



Tolly's Olive Tree



Dwarf Evergreen
Magnolia



'Luscious' Kanooka

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Next steps

NOW WHAT?

Once we’ve received your photos and confirmed everything meets the attached Olivine Design Guidelines, we’ll schedule the landscaping work.

HERE’S WHAT TO EXPECT

- Landscaping installation typically takes 10-12 weeks once your property is booked.
- The front garden package doesn’t include a path, so if you’d like one, be sure to have it installed before hand.
- Any retaining walls or steps required must be completed in line with the Design Guidelines before we begin. These are the homeowner’s responsibility.

PREPARING YOUR FRONT YARD

- Ensure the yard is clean and tidy, with no debris, weeds, or vegetation.
- Rear side and return fencing as well as driveway and letterbox must be completed prior to landscaping being installed.
- The ground should be level and 100mm below adjacent surfaces (like the driveway, footpath, or porch) to allow for topsoil.
- Front gardens must also be graded to avoid water runoff onto neighbouring properties.
- A 90mm PVC pipe or similar is required to be installed under the driveway setback at a minimum of one (1) metre from the boundary.
- Ensure there is clear access to areas in which works will be undertaken.

If you have any questions or need assistance, we’re here to help.
Please don’t hesitate to contact us via +61 9695 9480 or viccustomer@mirvac.com

We can’t wait to see your new front yard!

Turf vs Additional garden bed

WHAT’S THE DIFFERENCE?

OPT FOR TURF IF:

- You’d like a simple, open green space at the front of your home.
- Low visual clutter and ease of use are priorities.
- You prefer a traditional front yard feel with minimal planting detail.
- Turf provides immediate greenery and a clean, open appearance, while remaining simple to maintain with regular mowing.

OPT FOR NO TURF / ADDITIONAL GARDEN BED IF:

- You prefer a more landscaped, garden-focused frontage.
- You want reduced mowing and watering over time.
- You enjoy layered planting and a more textured streetscape.

Choosing additional garden beds increases planting density, enhances biodiversity and often reduces long-term maintenance by minimising lawn areas.

Tip: No-turf options are particularly well suited to contemporary or resilient palettes and homes with strong architectural forms.

Landscape FAQs

AM I ELIGIBLE FOR THE LANDSCAPE PACKAGE?

To confirm eligibility, please refer to your Contract of Sale, which will identify (via a Special Condition) whether your lot is eligible. For eligible lots, the package can be claimed once all contractual obligations have been met, including compliance with the Olivine Design Guidelines and relevant build requirements.

WHEN DO I APPLY FOR THE LANDSCAPE PACKAGE?

You will need to complete the Landscape Request Form when you submit your Design Assessment Application Form. The application form can be found in the latest Olivine Design Guidelines at olivine.mirvac.com or the Olivine Design Portal at portal.olivine.mirvac.com

DO WE NEED TO PROVIDE OUR CERTIFICATE OF OCCUPANCY?

Yes, a copy of your certificate of occupancy will need to be supplied prior to landscape works commencing. Mirvac Design Review Panel will undertake an external inspection of your home to ensure your home has been built to the approved plans prior to landscape works commencing. In the event your dwelling has not been approved, rectification of non-compliance items will need to be completed prior to commencing landscape works.

CAN WE VARY OR CHANGE OUR LANDSCAPE PACKAGE?

No, the packages cannot be varied. However our new residents are most welcome to add their own touch to their front garden after landscape works have been completed.

WHEN WILL MIRVAC DELIVER MY FRONT GARDEN?

Once Mirvac have confirmed your eligibility, it is anticipated front gardens will commence works within 3 months. Timeframes will be subject to prevailing seasonal conditions and contractor availability.

DO I NEED A RETAINING WALL?

Depending on how much higher or lower your home is compared to the street, a retaining wall may be required to create a level area around your lot. If required, the design, height and materials must be approved by the Olivine DRP and comply with the Design Guidelines.

Your front garden must be level at the time of compliance to prevent water runoff onto neighbouring properties. If the slope is too steep, you will need to prepare and level the site before landscaping can be installed.

A safe, level path from your front door to the footpath is also required prior to installation (no trip hazards).

Please note the Olivine Front Garden Package does not include retaining walls or steps. If these are not completed, installation may be delayed or adjusted to suit site conditions.

CAN I CHOOSE TO DELIVER MY OWN FRONT GARDEN?

Yes, you can choose to deliver your own front landscaping when you submit your Design Assessment Application Form. Your builder/architect will need to provide Landscape Plans as part of your Design Assessment application. Landscape works must be completed within 3 months of issue of a Certificate of Occupancy. Note that Mirvac will not provide a rebate if you decide to deliver your own front landscaping.

CAN I EXTEND MY DRIVEWAY?

No, the driveway width must match the existing crossover width at the front allotment boundary

AM I ALLOWED SYNTHETIC TURF?

No, fake/artificial turf is not compliant with estate design guidelines.

DOES THIS APPLY TO ALL VISIBLE AREAS?

Yes. Artificial turf is not permitted in front gardens or any areas visible from the street or public realm, including corner frontages.

WHY ISN'T ARTIFICIAL TURF SUPPORTED?

While artificial turf can seem appealing at first, it isn't a sustainable choice in the long term and doesn't align with Olivine's vision for a healthy, green and livable community.

Artificial turf is made from synthetic materials and does not support natural soil, plant growth or biodiversity. Unlike living landscapes, it doesn't absorb water effectively, can contribute to increased surface heat, and provides no environmental benefit to the surrounding streetscape. Once installed, it also has a limited lifespan and typically needs to be replaced entirely when it deteriorates, creating additional waste over time.

For these reasons, artificial turf is not supported under the Olivine Design Guidelines, and natural landscaping remains the preferred and compliant option for front gardens and publicly visible areas.

BUT ISN'T ARTIFICIAL TURF LOWER MAINTENANCE?

While artificial turf is often marketed as "low maintenance", it still requires regular care, including cleaning, weed control along edges, and eventual replacement once the surface degrades.

Well-designed natural landscaping including turf or planted garden beds can offer a visually softer, cooler and more durable outcome, with maintenance that is often comparable over the long term.

CAN I CHOOSE GARDEN BEDS INSTEAD OF TURF?

Yes. Opting for additional garden beds instead of turf is a great option if you prefer a more landscaped look or want to reduce mowing. Planted gardens also add texture, seasonal interest and variety to the street.

Sales Office

995 Donnybrook Rd, Donnybrook, VIC, 3064

Travelling from Hume Freeway (heading east): Turn Left at Olivine Boulevard

Travelling from Epping Rd (heading west): Turn Right at Patterson Drive

Open Monday 1pm – 5pm
Tuesday to Sunday 11am – 5pm

Sales Team

Preeti Singh – 0447 386 098

Shae Meagher – 0448 091 833

