

SMITHS LANE

CLYDE NORTH

LANDSCAPE

PACKAGES

Take pride in your Smiths Lane home and choose from four carefully designed landscape packages designed by the award-winning landscape architects at Hassell.



Each package features a colourful array of plants, flowering options and pretty accents shaded by a feature tree.



1. REVIEW THE PACKAGE

Review Smiths Lane's range of front lot landscaping packages included in this brochure and choose your preferred design. These landscape packages have also been built at the Smiths Lane sales office so you can experience them in real life.



2. COMPLETE THE FORM

Complete the Landscape Request Form included in the Design Guidelines and email to viccustomer@mirvac.com



3. CONSTRUCT YOUR HOME

Whilst your new home is under construction, ensure all works are complete highlighted in Smiths Lane's Landscape Request Form



4. EMAIL YOUR INFORMATION

Email your name, lot & Certificate of Occupancy to viccustomer@mirvac.com



5. MIRVAC WILL CONTACT YOU

Mirvac will contact you to commence work on your new front garden within 3 months*



Contemporary Cottage Garden

Your contemporary cottage garden has a classic design, with a central evergreen Weeping Lilli Pilli tree shading the lawn. Enjoy a painterly cottage mix of surrounding accents and floral edging in whites and purples, including Woodland Sage, Matapouri Bay, Purple Fountain Grass and Oyster plant.



TURF	
GRAVEL	
SIDE BOUNDARY CORRALL FENCING FOR LOT SEPARATION	
STEPPERS	
FRONT PATH PAVING (BY PURCHASER)	
DRIVEWAY (BY PURCHASER)	

Note: The species shown here are indicative only of the plants that will be provided. Mirvac Reserves the right to substitute species that will fulfill the same functional design. All garden and lawn areas shown are irrigated. Layouts will be amended to suit individual lot widths and may be amended to Accommodate existing services. The delivery of front driveways, front path paving, and letterboxes are the responsibility of the purchaser.

Planting Palette

1. FEATURE EVERGREEN



Weeping Lilli Pilli
Waterhousia floribunda

2. FLORAL EDGE



'Royal Purple'
Liriope Muscari,

3. COTTAGE HEDGE



Sweet Viburnum
Viburnum odoratissimum

4. EMERALD CARPET



Buffalo Grass
Stenotaphrum secundatum

5. PAINTERLY COTTAGE MIX



'Matapouri Bay'
Arthropodium cirratum



Tree Germander
Teucrium fruticans



Woodland Dage
Salvia caradonna



Purple Fountain Grass
Pennisetum x advena 'Rubrum'



Midnight Mexican Sage
Salvia leucantha 'midnight'

6. ACCENT COTTAGE MIX



Oyster Plant
Acanthus mollis,



Dwarf Cardamom
Alpinia nutans,



Purple Fountain Grass
Pennisetum x advena 'Rubrum',

7. MATERIALS



Sawn Bluestone,
large format
1200mm x 800mm

8. RECOMMENDED MATERIAL*

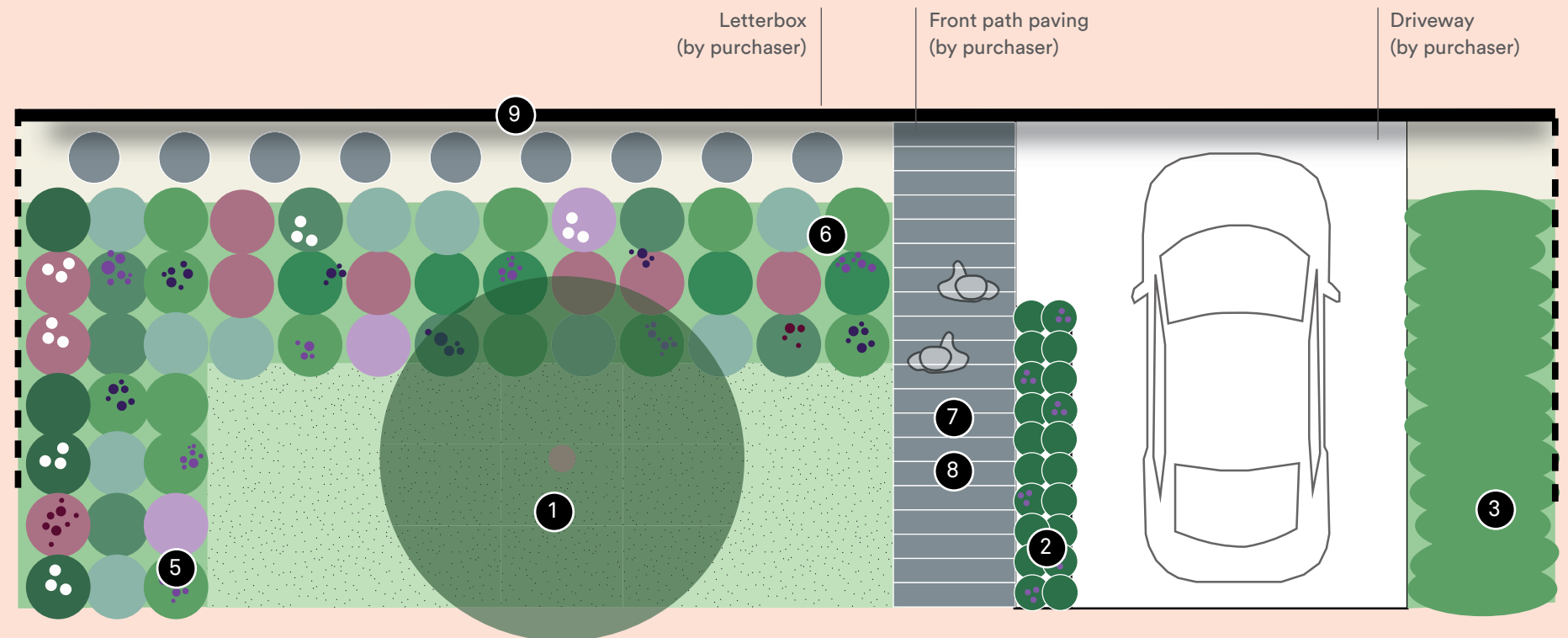
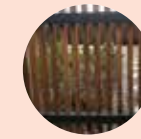


Sawn Bluestone,
large format
1200mm x 800mm
*Installed by purchaser

9. SIDE BOUNDARY FENCING



Side boundary timber batten corral fencing to front of house as indicated on plan shall be provided to both sides of the lot. Each lot shall have one side of the fencing with horizontal fixing rails exposed and facing into the lot with the alternate side of the fencing having the clean timber batten face.



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Native Garden

Sunny yellow highlights define your native garden which features a Kanooka tree, creating a canopy over a golden grass mix of Yellow Kangaroo Paw, Lime Tuff and Billy Buttons. A gravel path curves through the centre and is fringed by flowering shrubs, including Wattlebird Yellow and Coastal Rosemary.



GRAVEL	
SIDE BOUNDARY FENCE	
STEPPERS	
FRONT PATH PAVING (BY PURCHASER)	
DRIVEWAY (BY PURCHASER)	

Planting Palette

1. FEATURE SHADE TREE



Kanooka
Tristaniopsis laurina,

2. GOLDEN GRASS MIX



Yellow Kangaroo Paw
Anigozanthos flavidus 'Yellow',



Billy Buttons
Pycnosorus globosus,



Lime Tuff
Lomandra longifolia 'Lime',



Common Everlasting
Chrysocephalum apiculatum,

3. FLOWERING SHRUB MIX



Wattlebird Yellow'
Grevillea



Coastal Rosemary
Westringia fruticosa 'Zena',

4. ENTRY GRASS



Lime Tuff
Lomandra longifolia 'Lime',

5. BANKSIA HEDGE



Silver Banksia
Banksia marginata,



Common Tussock-grass
Poa labillardierei

6. MATERIALS



Bluestone, stacked bond
600mm x 300mm

7. RECOMMENDED MATERIAL*

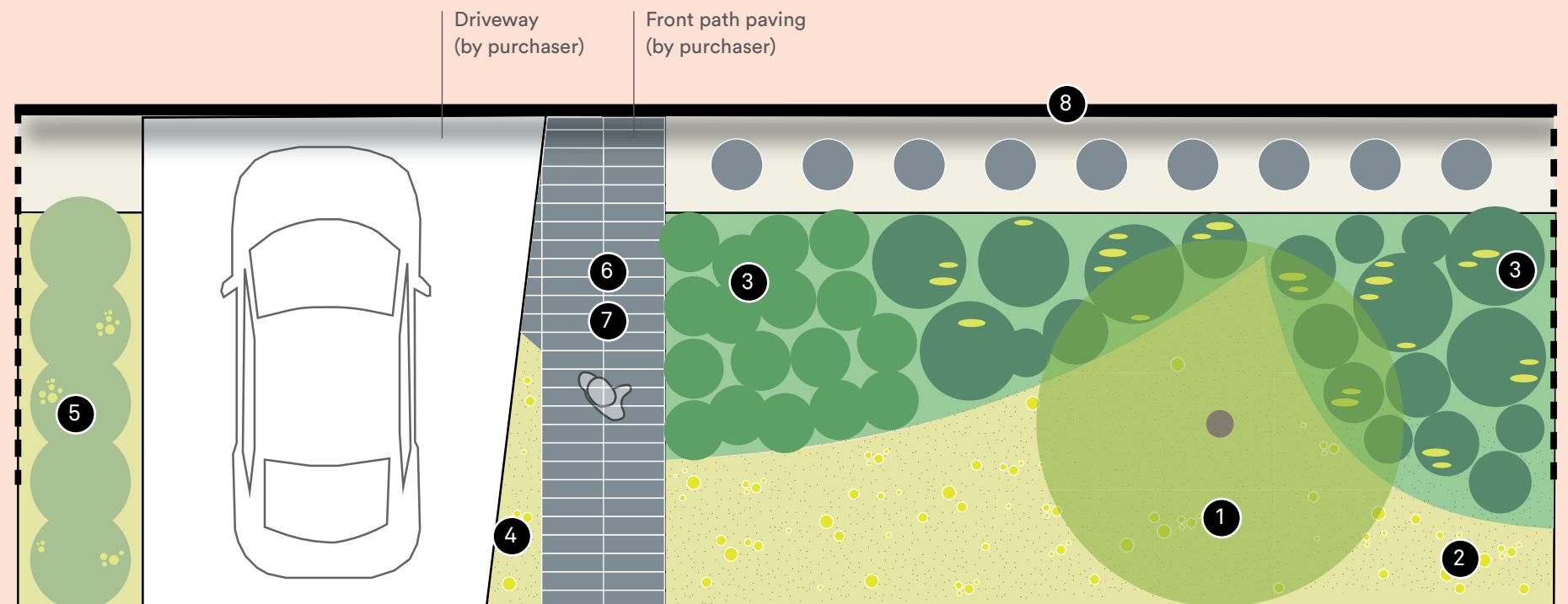
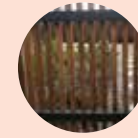


Bluestone, Stacked Bond
600mm x 300mm
*Installed by purchaser

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Kitchen Garden

A range of edible flavours infuse your practical kitchen garden, including raised vegetable planters with eggplant, cherry tomatoes, rhubarb and spinach. A pretty violet carpet surrounds your daily produce. Herb planters round out your cooking options with thyme, basil, mint and rosemary – plus a handy lemon tree.



GRAVEL	
SIDE BOUNDARY FENCE	
STEPPERS	
FRONT PATH PAVING (BY PURCHASER)	
DRIVEWAY (BY PURCHASER)	

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Planting Palette

1. FEATURE CITRUS



Lemon Tree
Citrus limon

2. VIOLET CARPET



Fairy Fan Flower
Scaevola aemula



Native Violet
Viola hederacea

3. SHRUB BORDER



Coastal Rosemary
Westringia fruticosa



White Correa
Correa alba

4. SAGE BED

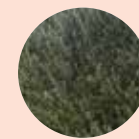


Common Sage
Salvia officinalis,



Bay Laurel
Laurus nobilis,

5. OLIVE EDGE



European Olive
Olea europaea



Rosemary
Rosmarinus officinalis,

6. RAISED VEGETABLE PLANTER



Common Spinach
Spinacia oleracea



Eggplant
Solanum melongena



Cherry Tomato
Solanum lycopersicum
var. *cerasiforme*



Rhubarb
Rheum rhabarbarum

7. RAISED HERB PLANTER



Lemon thyme
Thymus x citriodorus



Parsley
Petroselinum crispum



Basil
Ocimum basilicum



Australian Mint
Mentha australis

8. MATERIALS



14mm crushed
grey and white
granite - zebra egg

9. RECOMMENDED MATERIAL*

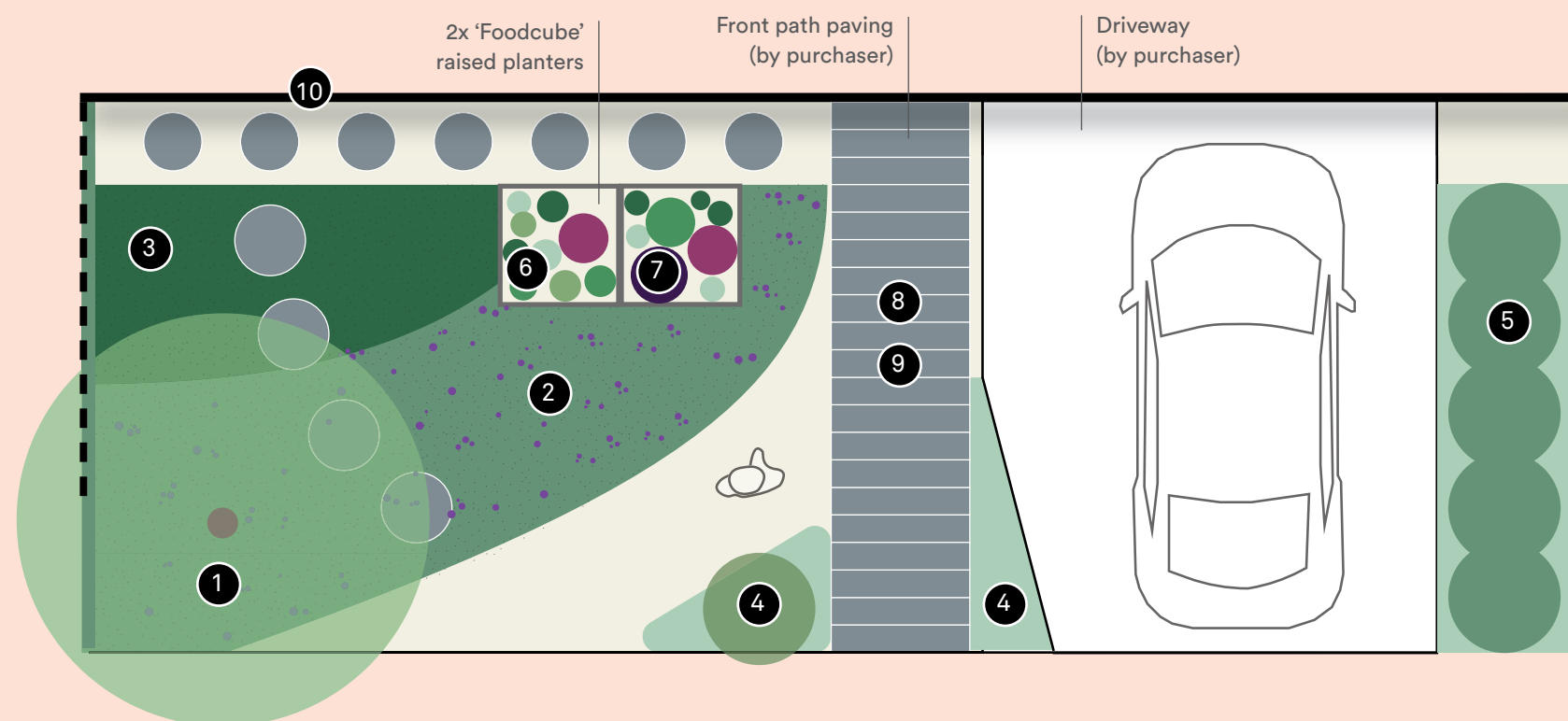


Bluestone Stepper
Large Format
(1m x 0.5m) in gravel
*Installed by purchaser

10. SIDE BOUNDARY FENCING



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Resilient Garden

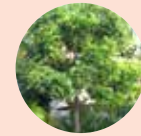
Sit back and let this easy to cultivate, resilient garden grow. Hardy Mediterranean Spurge, New Zealand Flax and Safari Goldstrike make up a colourful shrub mix in purples and yellows. The shrubbery is complemented by a native Tuckeroo tree shading a bright textural carpet of Gold Cover and Ging Gin Gem.



GRAVEL	
SIDE BOUNDARY FENCE	
STEPPERS	
FRONT PATH PAVING (BY PURCHASER)	
DRIVEWAY (BY PURCHASER)	

Planting Palette

1. FEATURE NATIVE TREE



Tuckeroo
Cupaniopsis anacardioides

2. TEXTURAL CARPET MIX



'Ging Gin Gem'
Grevillea obtusifolia



Gold Cover Goodenia
Goodenia ovata
'Gold Cover'

3. LIME SHRUB MIX



Pride of Maderia
Echium candicans



Mediterranean Spurge
Euphorbia characias subsp.wulfenii



New Zealand Flax
Formium tenax



Lecadendron
'Safari Goldstrike'
Leucadendron strobolinum x laureolum

4. HEDGING TREE



Lilly Pilly
Acmena smithii
'Dusky'

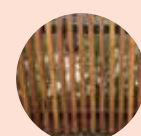
5. RECOMMENDED MATERIAL*



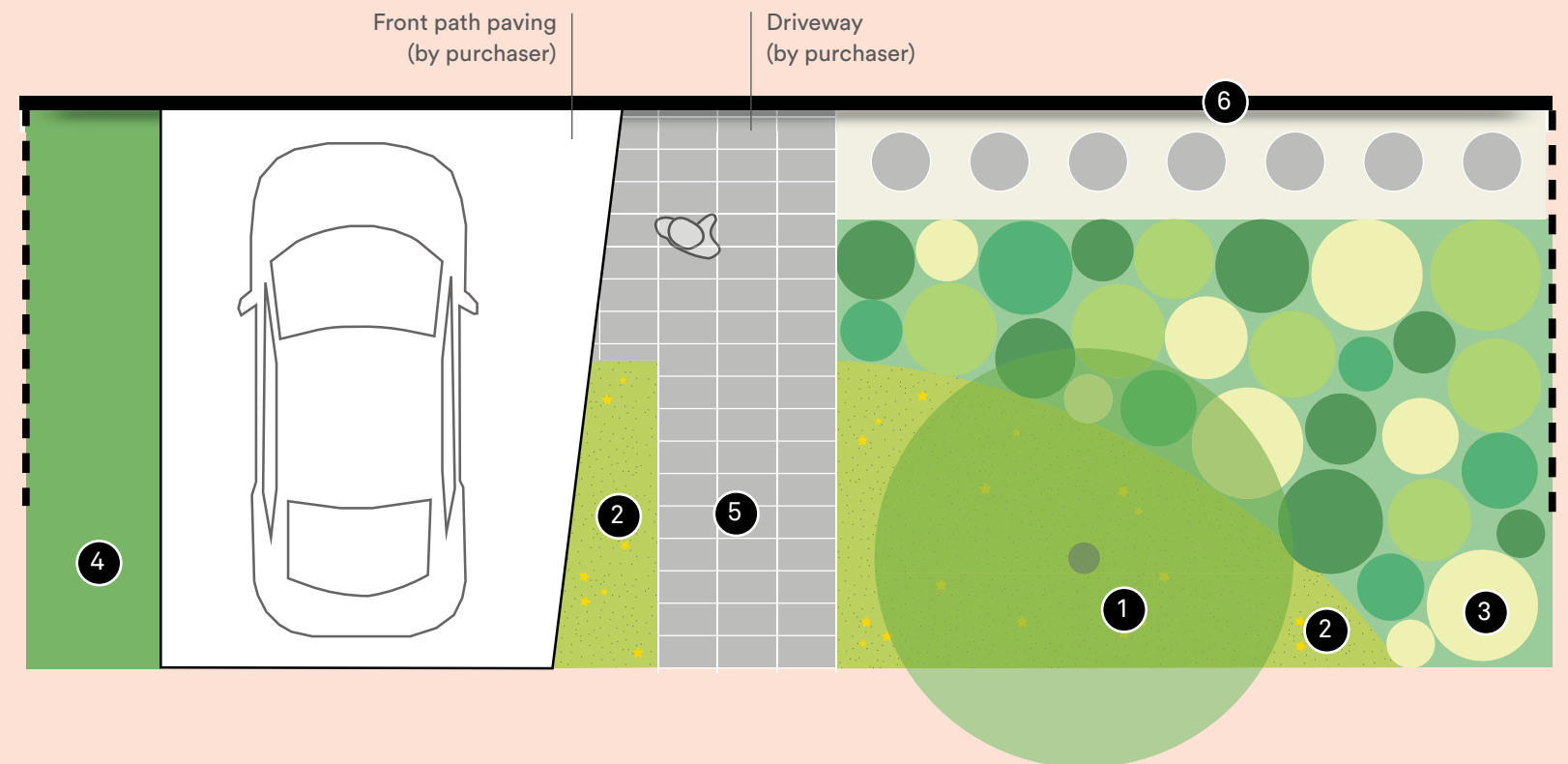
Grey Brick
Path Paving

*Installed by purchaser

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Landscape FAQ's



AM I ELIGIBLE FOR THE LANDSCAPE PACKAGE?

All purchasers who have purchased at Smiths Lane are able to claim their Front Lot Landscaping Package. However in order to be eligible for the package specific construction works need to be completed.

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 Smiths Lane Design Guidelines at smithslane.mirvac.com. or the Smiths Lane Design Portal at portal.smithslane.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's Design Committee 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.

WHAT COMPONENTS OF MY FRONT GARDEN AM I RESPONSIBLE FOR ARRANGING?

As a purchaser, you are responsible for the arrangement of your front driveway, front path paving, and letterbox.

CAN WE VARY OR CHANGE OUR LANDSCAPE PACKAGES?

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

WHEN WILL MIRVAC DELIVER MY FRONT GARDEN?

Once Mirvac have confirmed that your home has been built to the approved plans, it is anticipated front gardens will commence works within 3 months Timeframes will be subject to prevailing seasonal conditions and contractor availability.

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.

Landscape Checklist

Specific construction works need to be completed by yourself or your builder in order to be eligible for the front lot landscaping package.

Pre-works must be completed to accommodate an irrigation system:

- A 90mm PVC pipe or similar is required to be installed under the driveway setback at a minimum of one (1) metre from the front boundary. 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
- An external power point must be installed adjacent to the external tap located in the front yard

Front Path Treatment:

- The front garden package does not include a front garden path. The installation of a path is the responsibility of the owner should you choose to do one. The path must be installed prior to receiving the Front Lot Landscaping Package.

General Construction Items:

- Driveway complete
- All required earthworks complete and landscape area levelled to 100mm below driveway level in preparation for top soil
- Retaining walls complete (if applicable) and in accordance with the Design Guidelines. (If batter is to be used, it should not be more than 1:6 gradient - consult your builder or architect)
- All site rubbish removed
- Garage door installed
- Porch and front paths (if applicable) complete
- Rear, side and return fencing installed (Mirvac will install the front lot fencing as part of the package)
- Approved letterbox installed
- Drainage infrastructure installed (as required)
- NBN Co. street connection completed
- Clear access to area in which works will be undertaken

SMITHSLANE.MIRVAC.COM



IMPORTANT NOTICE

Whilst we have endeavoured to ensure the information in this brochure is correct, it is to be used as a general guide only. In particular, the Smiths Lane project plan (page 10-11), depicting the first and future stages for development, and the images, dimensions, sizes and areas, facilities, amenities, infrastructure, number of land lots, the configuration of these and other information displayed in the project plan (Project Information) may change depending on a range of variable factors including, but not limited to, council building approvals and planning consent, market conditions, finance and government and municipal requirements. As a result, the Project Information and the information contained in this brochure is preliminary only and subject to change without notice as the development progresses. This brochure does not constitute part of an offer or contract. Prospective purchasers should rely on the contract of sale and their own independent enquiries and legal advice. Please contact our sales consultant if you have any queries. Printed January 2020. Version 1.