SMITHS LANE

LANDSCAPE PACKAGES

mirvac

To welcome our residents in style, each home purchased includes a complimentary front garden package.

Four wonderful garden palettes and four design layouts are yours for choosing, ranging from:

1. **Resilient**
2. **Native**
3. **Kitchen**
4. **Contemporary**

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

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 / /20

CONSTRUCTION COMMENCEMENT DATE / /20

CONSTRUCTION COMPLETION DATE / /20

CERTIFICATE OF OCCUPANCY DATE / /20

☐ I ACKNOWLEDGE THE FOLLOWING:

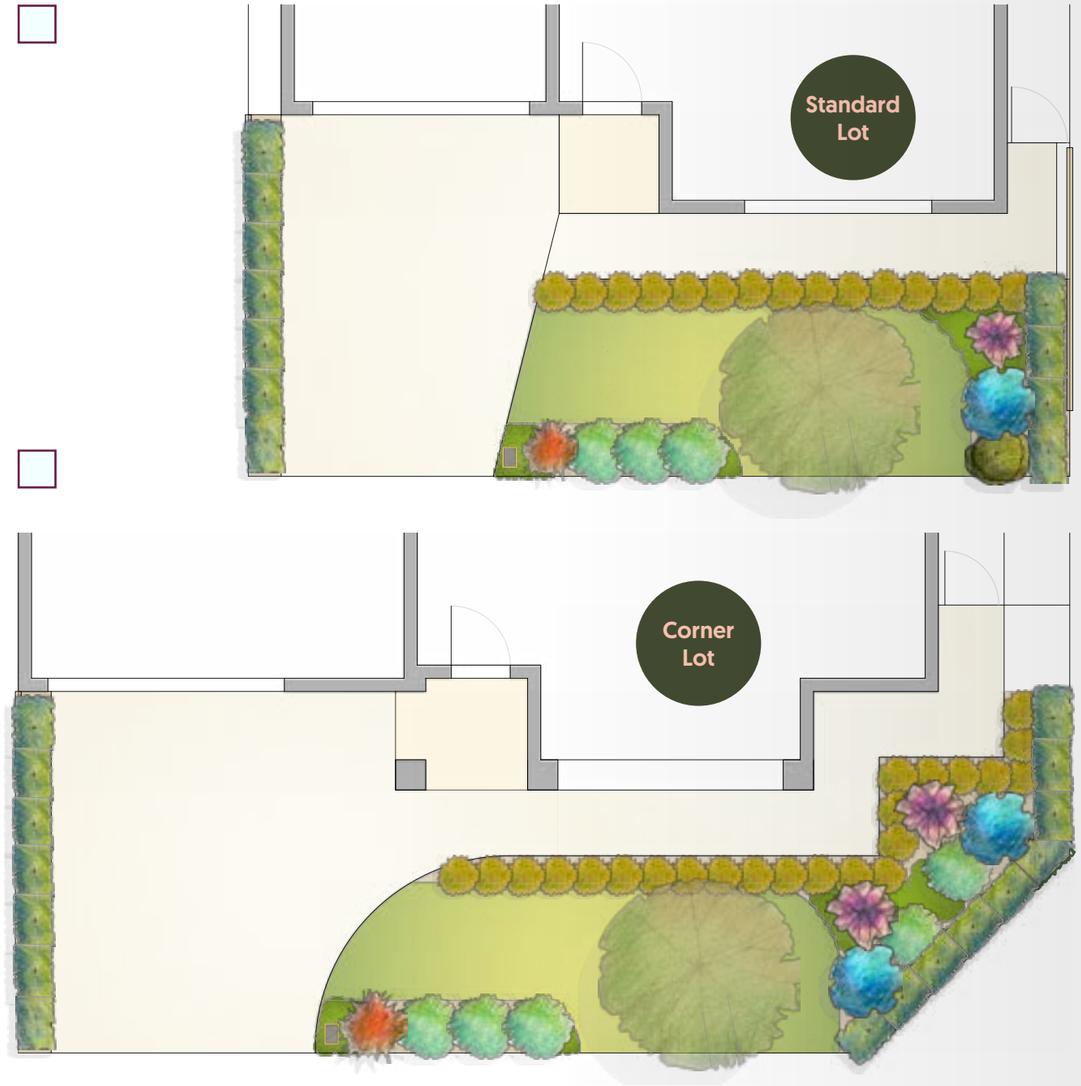
- All pre works are my responsibility and will be completed prior to handing over the front yard for Mirvac to install landscaping.
- Dwelling complies with the Smiths Land Design and Siting Guidelines and has been constructed in accordance with a Design Assessment approved by the Mirvac Design Review Panel.
- Any future changes/alterations to the installed front Landscaping by Mirvac is subject to approval by Mirvac in accordance with the Smiths Lane 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.

SIGNED (OWNER) _____ SIGNED (OWNER) _____

FULL NAME _____ FULL NAME _____

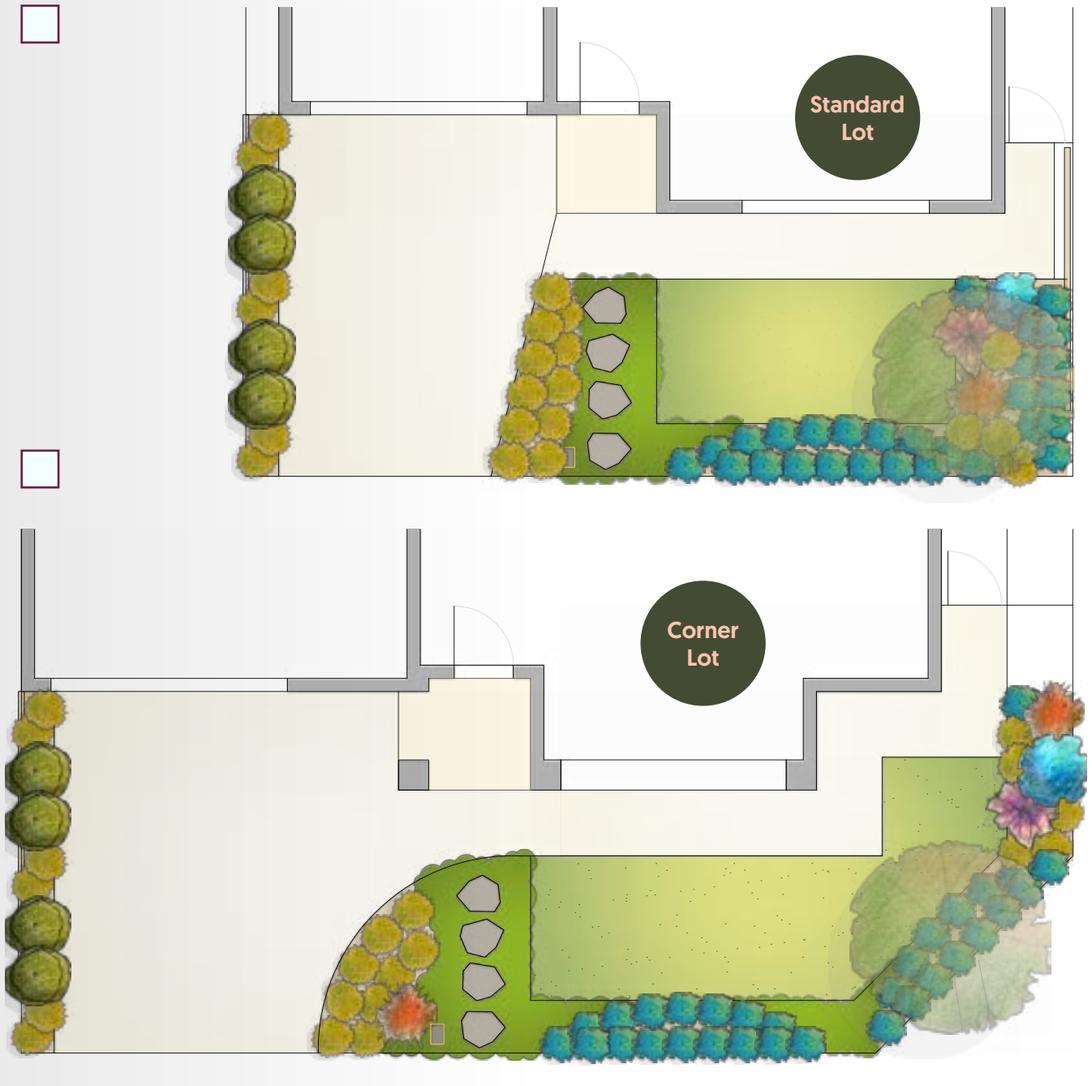
DATE / /20 DATE / /20

Design 1



This landscape design offers a harmonious blend of greenery and color for frontages from 12.5m to over 16m. It features 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

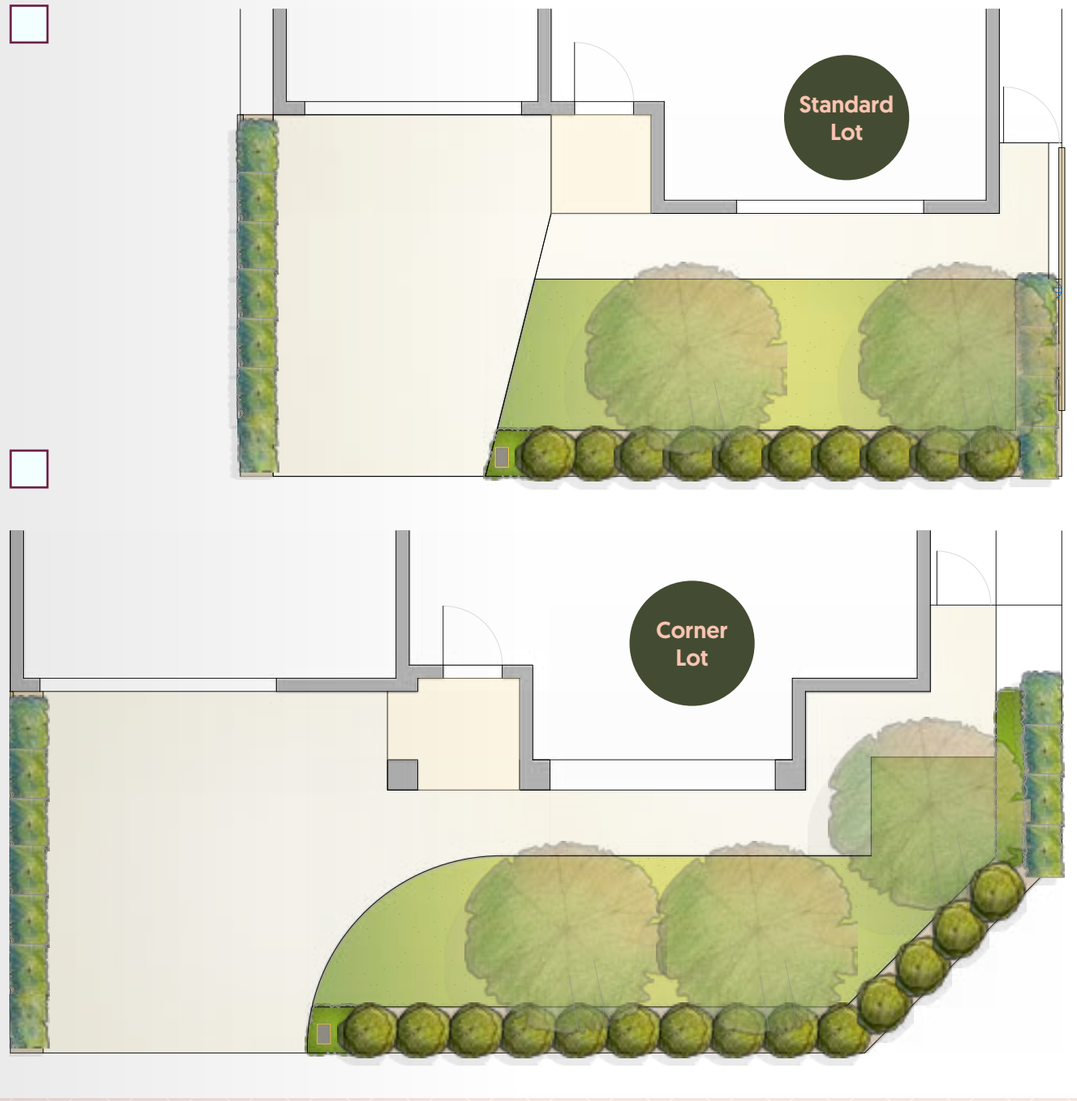


This layout features a natural flow with irregular stepping stones weaving through lush groundcover, enhancing movement and visual interest. Ideal for frontages from 12.5m to over 16m, it combines structured plantings with organic shapes, creating a vibrant, inviting garden that balances form and function.

Design 3

This design features clean, rectangular stepping stones integrated through lush groundcover, creating a structured yet inviting pathway. Suitable for frontages from 12.5m 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 12.5m 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

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

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

The information contained on this flyer is believed to be correct but is not guaranteed. Landscaping packages stated are as intended at the date of the publication of this list and are subject to change or substitution in accordance with the contract for sale. Note: the species shown here are indicative only of the plants that will be provided. Mirvac reserves the right to substitute species that will fulfil the same functional design. Layouts will be amended to suit individual lot widths and may be amended to accommodate existing services.

☐ KITCHEN GARDEN

Sprawling Rosemary

Chilli

Dwarf Pomegranate

Pineapple Sage

Purple Sage

Buzz Mini Butterfly Bush

Dwarf Patio Lime

Ornamental Onion

Golden Oregano

White Creeping Thyme

☐ CONTEMPORARY GARDEN

Wormwood

White Hebe

Indian Hawthorn

Japanese Bamboo

Silver Plectranthus

Mexican Sage

Graceful Maiden Grass

Big Blue Turf Lily

Native Violet

Creeping Boobialla

Tree Selection

Each of the front garden packages come with a feature tree. Feel free to select your own, or leave it to our landscaping experts to match the best suited tree to your package and home.

DECIDIUOUS TREES

Eastern Red Bud

White Crepe Myrtle

Weeping Mulberry

Crab Apple

EVERGREEN TREES

Imperial Mandarin

Dwarf Evergreen Magnolia

Tolly's Olive Tree

'Luscious' Kanooka

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Next Steps

Now what?

Once we've received your photos and confirmed everything meets the attached Smiths Lane 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 beforehand.
- 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 front 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 3 9695 9480 or viccustomer@mirvac.com

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

Landscape FAQs

FAQs

AM I ELIGIBLE FOR THE LANDSCAPE PACKAGE?

All purchasers at Smiths Lane are eligible to claim their Front Lot Landscaping Package, provided they meet their contractual obligations and comply with the Smiths Lane Design Guidelines.

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 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.

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.

SMITHSLANE.MIRVAC.COM

SMITHS LANE SALES OFFICE & COMMUNITY HUB
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