



OLIVINE

by mirvac

Carefully considered.  
Beautifully balanced.  
At Olivine, we are creating  
everyday excellence.





Olivine connects you to your everyday needs; vibrant amenity, exceptional opportunities, and a retreat from local city life.

Olivine's premier location places residents adjacent to the future activity centre and employment hub of the North. Delivering quality homes, set within a thoughtfully designed masterplan, Olivine is ingrained with sustainable thinking and surrounded by established nature.

From early delivery of premium amenity and quality education, to inspiring streetscapes and outdoor spaces. Built by Mirvac, renowned for bringing people together, Olivine is a proud and welcoming community where quality is paramount - every day and always.



Aerial masterplan is indicative of current and proposed amenity and infrastructure and is subject to change. Some proposed amenity is being delivered by third parties and is subject to development approvals, statutory approvals and construction. Timings and outcome are outside of Mirvac's control and subject to change and delay. Parts of the land surrounding the development shown do not form part of Mirvac's Development Site (External Area). Development of External Areas are not the responsibility of or under the control of Mirvac. External Areas may not be complete at the time of settlement. Distances are approximate only and are calculated via Google Maps. \*Project plan subject to change and development approval. Whilst Mirvac is committed to early delivery of amenity, timing 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.





Spacious, well-lit, and well-maintained, Olivine's tree-lined streets create safe and scenic connections.

Live where quality endures. Olivine's visionary masterplan will be brought to life by smart planning and trusted builders.





THOUGHTFULLY DESIGNED

Defined by the distinctive style of modern Australian living, homes at Olivine are delivered with the utmost quality and pride.



#### Display Village

For over 40 years Mirvac has been partnering with the best home builders in Australia to produce award-winning homes in our masterplanned communities. Select your favourite builder to design your dream home at Olivine.



#### Design Guidelines

Our guidelines ensure that Olivine's considered character extends to its homes, providing peace-of-mind that your investment will be protected while allowing flexibility with design choices.



#### Variety of Lot Sizes

Olivine offers flexible land options that encompass a range of family budgets, requirements and preferences.



#### Front Landscaping Packages

Take pride in your well-presented home and choose from three packages with three styles carefully designed by award-winning MDG landscapers. Each package features a variety of plants, pebbles, steppers and gravel to complement a warm, cool or edible palette.





Under the shade of majestic 200-year-old River Red Gums, Olivine embraces the established beauty of its natural surrounds.



Serene and sustainable, Olivine's contemporary landscape will converge with local bushland and wildlife.







Greenery is all around you at Olivine, with impeccably planned outdoor environments catering to every mood.



**Natural Open Spaces**

Explore over 22 hectares of open space within Olivine, from parklands and sporting reserves, to wetlands and conservation areas.



**Cycling and Walking Paths**

Throughout Olivine, a shared path network for pedestrians and cyclists will connect all neighbourhood parks and active spaces with the future town centre and Merri Creek.



**Picnic Pavilions**

Turn lunch into an alfresco feast for your family, friends and neighbours. These sheltered areas are equipped with barbecues and communal dining tables, perfect for any occasion.







Olivine delivers access to lifelong learning, premium amenity and play spaces that inspire genuine moments of connection.



Olivine's residents are at its heart. From the very beginning, you will discover services and amenities that bring people together.





# The masterplan's array of shared spaces are anchored by the like-minded families who make their home at Olivine.



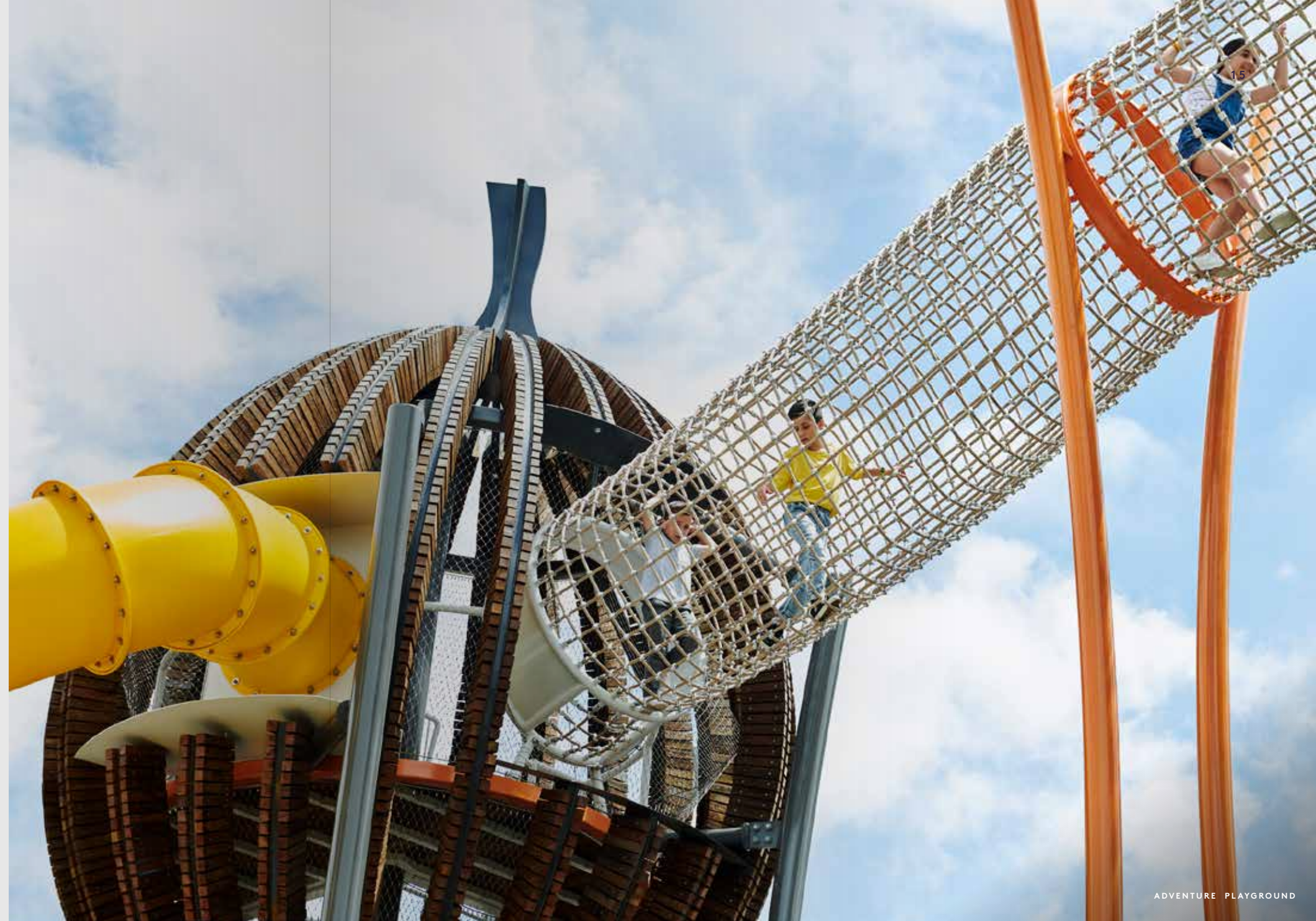
## Quality Education

Offering quality and affordable education, renowned independent school, Hume Anglican Grammar is now open at Olivine, nurturing young dreams and ambitions from Prep to Year 12. Also included in Olivine's masterplan is the future Donnybrook State Primary School, including an Early Learning Centre, kindergarten, P - 6\*, and a Council Community Activity Centre, including a kindergarten and maternal health services.\*



## Gumnut Park and Adventure Playground

Set among native river red gums and inspired by Australian author May Gibbs' Snugglepot & Cuddlepie stories, the adventure park and playground features whimsical structures, slides and climbing pods to inspire adventure, exploration and discovery. Plus a flying fox, skate ramp, half basketball court, and barbeque facilities, there will be something for everyone to enjoy, no matter what age.



ADVENTURE PLAYGROUND



HUME ANGLICAN GRAMMAR



## Shared Cup Cafe

Olivine's first cafe, Shared Cup, is a truly local social enterprise. Serving great coffee and casual meal options to Olivine residents and the wider community.

\* Proposed amenity is being delivered by third parties and is subject to development approvals, statutory approvals and construction. The proposed amenity will not be owned or managed by Mirvac and timings and outcome are outside of Mirvac's control and subject to change and delay.



## Shared Space Community Hub

Supporting community development and social engagement, Olivine's community hub, Shared Space, is a multi-use venue that offers council services and programs, events, short course, and a dedicated Community Placemaker Representative.



## Sporting Facilities

Olivine's sporting facilities, including two AFL/cricket ovals, skate park, netball courts and dog park, will be the destination for local sporting teams, aspiring athletes, and overly excitable pups.



## Town Centre

Stock up on an abundance of fresh produce, baked goods, and all your everyday needs in between. Olivine's future Town Centre will include an anchor supermarket, mini major tenant as well as a range of speciality retail stores.



Enjoy quality living from day one. Mirvac has already delivered great amenity at Olivine, with much more to come.



LOCAL NEIGHBOURHOOD PARK



ACTIVE OPEN SPACE

ARTIST'S IMPRESSION

Planned Amenity Timeline

2020



Hume Anglican Grammar, Donnybrook Campus (Opened 2019)

Experience Centre

Shared Space Community Hub

Shared Cup Café

Gumnut Park & Adventure Playground

22 Home Display Village

2021



Stage 4 Neighbourhood Park  
Parkscape Townhomes First Release

2022\*



Donnybrook Road & Pattersons Drive Intersection  
Hayes Neighbourhood Park

2023\* ONWARDS



Donnybrook Primary School  
Childcare/Early Learning Centre

Hume Anglican Grammar Donnybrook Campus – Secondary School Commences

Sporting Facilities

Merri Creek Conservation Area

Council Community Centre and Kindergarten (Anticipated 2025)

Olivine Town Centre (Anticipated 2026 onwards)

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





Olivine is connected to well-established plus emerging town centres and transport, providing effortless convenience and opportunity.





Good food. Great shopping. Ample opportunity. Life in the North offers the urban lifestyle you have always aspired to.



Shopping

Between the hundreds of retailers at Highlands Shopping Centre, Merrifield City, Craigieburn Central and Pacific Epping, you're sure to find all your essentials – and then some.



Entertainment

Catch the latest blockbuster at Craigieburn's United Cinemas, or treat the family to a day of thrilling rides and waterslides at Funfields Theme Park.



NATURAL SURROUNDS



DONNYBROOK TRAIN STATION



Natural Leisure

Life in the North also includes an impressive collection of recreation facilities alongside picturesque parklands and waterways.



Local Employment

Rewarding careers across a wealth of industries on offer are the Merrifield Business Park, Westfield Plenty Valley, University Hill and the future Cloverton employment hub.



Higher Learning

Olivine is in close proximity to esteemed universities and educational institutions, including Melbourne Polytechnic's Epping Campus, La Trobe University and RMIT Bundoora campuses.



Great Connections

Only five minutes\* from the recently upgraded Donnybrook Station, and the potential future Lockerbie Station, Olivine is seamlessly linked to Melbourne's CBD by train, bus or car.

\*Time based on Google Maps



# Explore the Best of the North

## Retail & Dining

1. Shared Cup Café
2. Olivine Future Town Centre\*
3. Cloverton Town Centre
4. Merrifield City
5. Marnong Estate Winery
6. Highlands Shopping Centre
7. Craigieburn Plaza
8. Craigieburn Central
9. United Cinemas
10. Westfield Plenty Valley
11. Reading Cinemas Epping

## Recreation & Leisure

12. Funfields Themepark
13. Whittlesea Tennis Club
14. Yan Yean Reservoir
15. Tan Yean Tennis Club
16. Growling Frog Golf Course
17. Mandalay Golf Course
18. Yarrambat Park Golf Course
19. Epping Tennis Club
20. Epping Golf Driving Range
21. Craigieburn Golf Course
22. Greenvale Reservoir
23. Thomastown Aquatic Centre
24. Broadmeadows Aquatic Centre

## Transport & Connectivity

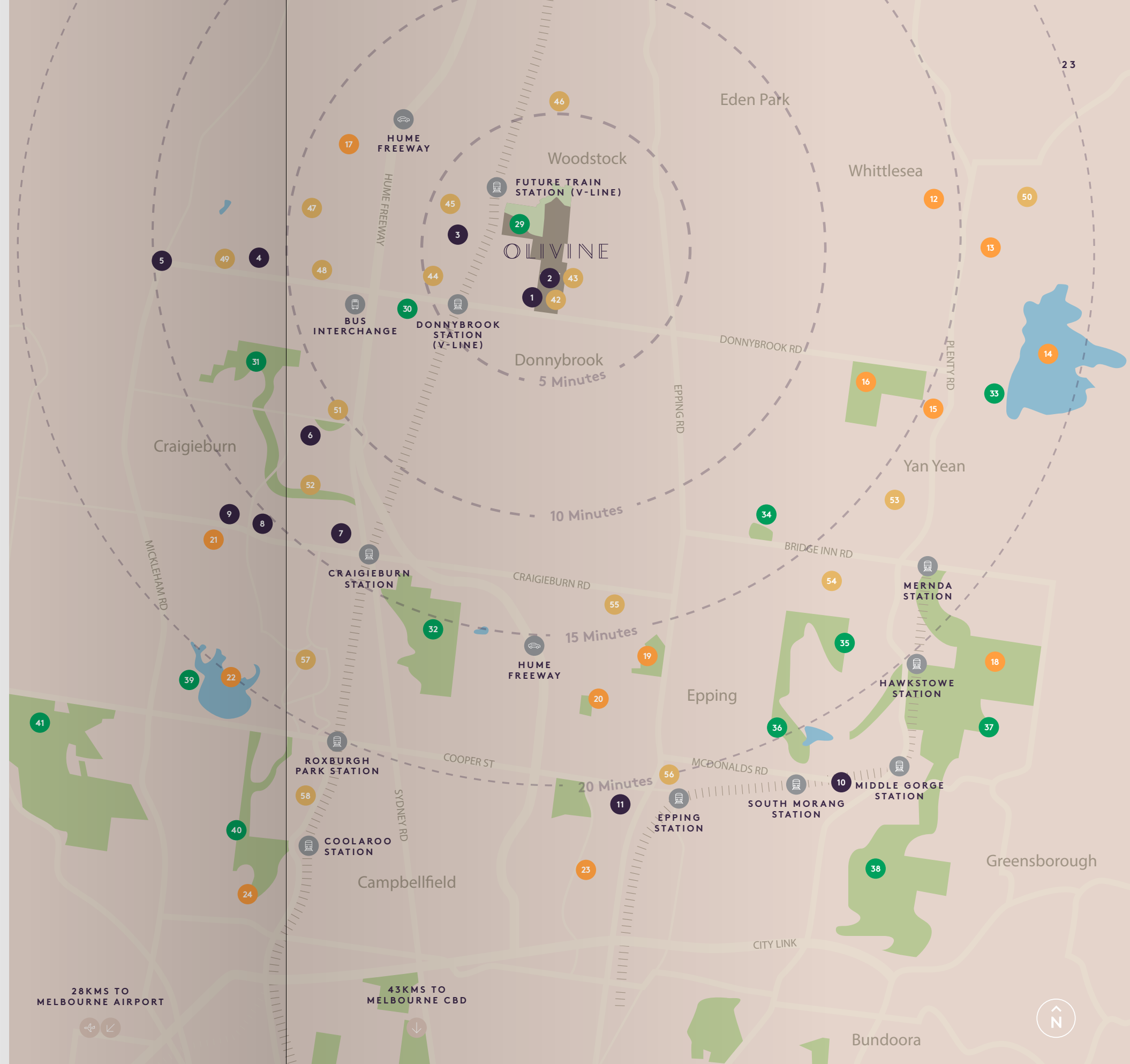
25. Donnybrook Station (V-Line)
26. Future Train Station (V-Line)
27. Hume Freeway
28. Bus Interchange

## Parkland & Reserves

29. Merri Creek
30. Donnybrook Reserve
31. Mount Ridley Nature Conservation
32. Craigieburn Conservation Reserve
33. Yan Yean Reservoir Park
34. Texel Drive Playground
35. Granite Hills Park
36. Quarry Hills Park
37. Yarrambat Park
38. Plenty Gorge Park
39. Greenvale Reservoir Park
40. Broadmeadows Valley Park
41. Woodlands Historic Park

## Childcare & Education

42. Hume Anglican Grammar Donnybrook Campus
43. Donnybrook Primary School\*
44. Lockerbie Preschool
45. Gilgai Primary School
46. Beveridge Primary School
47. Merrifield West Primary School
48. Annadale Preschool
49. Merrifield Childcare
50. Whittlesea Secondary College
51. Hume Anglican Grammar
52. Mount Ridley College
53. Mernda Primary School
54. Mernda Central
55. Edgars Creek Secondary
56. Saint Peter's Primary School
57. Roxburgh Park Primary School
58. Meadow Heights Primary School



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Olivine is brought to you by Mirvac – the brand you know and trust, reimagining urban life to create outstanding living environments.





# Sustainability in our community.

Sustainability is at the heart of what we do.

Now more than ever, instilling sustainable practices in the everyday has never been more critical. At Mirvac, we are proud to be at the forefront of creating change and we take our roles seriously by making choices that will create an impact on our society, environment and community.

Olivine in Donnybrook is no different.

We are committed to giving back to our communities and creating enriched neighbourhoods that make people feel safe, happy and connected.

With a people-first approach, Mirvac is focused on positively impacting the communities in and around our developments. We take seriously the fact that lives are shaped by the places we create, and regularly pause to ask ourselves what kind of legacy we hope to leave.

From the community that we live in, to our residents who choose to call our communities their future home, we are continually inspired to do better.

At Olivine, we are all about creating everyday excellence.



## Sustainability

At Olivine, we aim to enhance existing ecosystems by encouraging native biodiversity and rehabilitating and regenerating conservation areas. Sustainability standards and waste management procedures and practices will be put in place to protect the natural environment for future generations.







CHRISTMAS, OLIVINE

Benefit from our passionate, customer first approach and our all-under-one-roof knowledge, experience, service and delivery.

# WIN



## Community Engagement

We actively support community development, connectedness and wellbeing through facilitated events, programs and resources.



## Customer Care

Mirvac's commitment to quality goes beyond design, construction and community initiatives. We aim to make your move to Olivine a smooth and enjoyable experience, beginning with Mirvac's dedicated Customer Relationship and Settlement Team, and Community Placemaker.

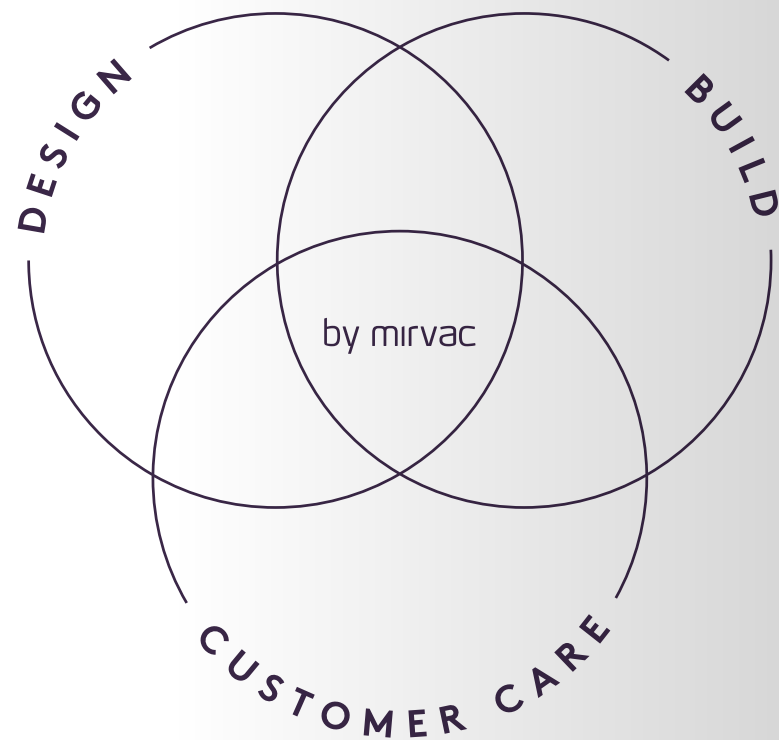


HOLI COLOUR RUN, OLIVINE



# Unparalleled customer service

## THE MIRVAC DIFFERENCE



Mirvac's commitment to quality goes beyond design, construction and community initiatives. Mirvac takes a personalised approach to customer care, providing you with the highest level of service through every stage of your property purchase. When you purchase land, a home or apartment from Mirvac, you will have the support of Mirvac's dedicated Customer Relations Team, making the handover of your property as smooth as possible. We will keep you updated on the construction progress, assist you with the settlement process and introduce you to your new property. We're here to answer all your queries before and after you move in, ensuring your association with us is as rewarding as possible.

# Quality and care in every little detail

## THE MIRVAC DIFFERENCE



AWARD WINNING EXCELLENCE SINCE 1972, WITH OVER 700 PROJECT AND INDUSTRY AWARDS.

PCA  
Apartment Building  
of the Year

UDIA  
Environmental  
Excellence Award

Urban Taskforce  
Excellence  
Award

ABI  
Queensland Professional  
Excellence Winner

ERA Chatswood  
New South Wales

Osprey Waters  
Western Australia

The Moreton Bondi  
New South Wales

Unison Newstead  
Queensland

*It's in the detail.*



REIMAGINING URBAN LIFE SINCE 1972

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OLIVINE.MIRVAC.COM

**Sales Office**

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*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

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REIMAGINING URBAN LIFE SINCE 1972

