

TULLAMORE FAQ's

COMMUNITY AMENITIES

What amenities will be within Tullamore?

More than 20% of the site will be provided as public open space which will include a number of walking paths, fitness stations and parks equipped with BBQ's and play equipment. Tullamore will also include a future café/restaurant located within the Apartments of Tullamore Higher Density Precinct. Next Gen Health and LifeStyle Club featuring pools, tennis courts, spas, fitness classes and a member's lounge will be located at the entrance to the estate. Both the Café and Next Gen Health and Lifestyle Club are anticipated to open their doors in 2020.

Where is the closest shopping centre?

Located less than 1km from Tullamore is Westfield Doncaster offering more than 400 stores, it is one of Melbourne's largest and most-desirable shopping centres.

What is Next Gen Health & Lifestyle Club?

Next Gen Health and Lifestyle Clubs has partnered with Mirvac to bring a premium, members-only club to the Tullamore community. The multi-million-dollar project marks Next Gen's expansion into Victoria, and will see the former Eastern Golf Course homestead at Tullamore restored to create an inner-city country club, offering members a premium level of service and luxury amenity. Next Gen Doncaster will feature latest innovations in training equipment, with a range of health, fitness and lifestyle amenities including a full suite of studio classes, resort-style indoor and outdoor heated pools, a premium spa retreat, four tennis courts, a members' lounge and a licensed café.

Is there a café or restaurant in Tullamore?

Once known as the Elephant House, The Stables at Tullamore is planned to be a local café and is proposed to open in 2020.

How many parks and playgrounds are in Tullamore?

More than 20% Tullamore is dedicated to open green space which includes three parks and play spaces, purpose-built for different ages; Phar Lap Park, Heritage Park, Verdant Park and the Grange Park.

Are there BBQ facilities and do we need to book to use these?

Tullamore parks are equipped with electric BBQ facilities for your convenience. The use of these are complimentary and do not require a booking to use. We ask that you respect these facilities and your fellow community and leave them clean and tidy after use.

BUILDING

Can I drive and see my land lot or house?

Visiting of blocks is strictly prohibited during construction and any trespassing will be reported. Upon registration of titles for your stage, the Tullamore Sales Team will provide confirmation that you can inspect your lot prior to settlement.

Will there be a community infrastructure levy?

No, there will not be a community infrastructure levy.

Are there special treatments for corner lots?

Yes, there are special requirements for corner lots. A home on a corner allotment must be designed to address each of the front and side streets and any adjacent open space. A list of the controls can be found in the Tullamore Design Guidelines which are downloadable from the website. All corner home proposals will be reviewed by the Mirvac Design Committee for approval.

What is the process of getting my house plans approved?

Ensure your builder, architect or designer are aware of the design requirements within the Tullamore Design Guidelines, and any restrictions on the plan of subdivision. Plans are required to be submitted to the Mirvac Design Committee for approval. Ensure your submission contains all of the required information (as set out in the checklist). Refer the Tullamore Design Guidelines on the website.

Can I submit my house plans to DRP prior to settlement and before formally engaging a builder?

Yes, you can submit your plans to the DRP prior to settlement. Generally, your application will take 10 business days to be assessed and responded to. Your sales consultant will be able to assist with minor queries relating to the design guidelines and approval process. For more technical queries please email charisma.maharani@mirvac.com.

What happens if my house plans are not approved by Tullamore's Design Review Panel?

Your builder or architect will generally manage this process on your behalf. In the event that changes may be required to your plans, your builder or architect will work in conjunction with you and the Design Review Panel to achieve a positive outcome for both parties.

What should be included in my house plans?

Please refer to the Tullamore Design Guidelines located on the website for what's required to be submitted. In particular refer to 4.1 Planning Checklist.

What does turn key mean?

Turn key means your town house or home is built with all the necessary inclusions, so you can move in straight after settlement. Your new home will be connected to all the essential services and will be complete inside and out with fencing, front and rear landscaping and letter box all in place.

What if I wish to change the design of my house after my plans have been approved?

It is important that plans are resubmitted and approved by the Mirvac Design Committee prior to construction commencing. If your completed dwelling differs from your approved plans, you will be issued with a non-compliance notice and you will lose all or part of your \$10K completion bond. If the non-compliance is not rectified the matter will be subject to further action from Mirvac. Mirvac strongly encourages you to ensure your building is constructed as per your approved plans as rectification works may be very costly.

What builders are in the display village and do I need to select from one of them?

The display village features 4 of Melbourne's leading builders, including: Metricon, Porter Davis (2 display homes each), Englehart (1 home from the Lucas Morris range and another from their Englehart range) and Urban edge. The Tullamore Sales Office also forms part of the display village (this home is from Mirvac Tullamore Collection range). Purchasers are not obliged to build with these builders.

What are the fencing requirements?

- A 1.8m typical height lap and cap timber paling fence is to be constructed by the purchasers to all lot boundaries to the extents shown on the Fencing Plan – refer Appendix A of the Tullamore Design Guidelines. Fencing must be set back the greater distance of 0.5m from the front building line, or 5.4m from the front allotment boundary.
- Side street fences are to be set back a minimum of 0.5m from lot boundary.
- Fencing must be constructed so that the top capping piece is horizontal.
- Fencing must be finished with a dark charcoal coloured timber stain.
- Semi-transparent (feature) metal blade or slat fencing will be supplied and installed by Mirvac in accordance with the fencing plan shown in Appendix A of the Guidelines.

Do I need to have my boundary fences built before my house construction can commence?

No, you don't need to have permanent fencing before construction commences. Prior to building works commencing, your builder will erect temporary fencing to deter unauthorised access.

Can I put up temporary fencing before building commences to protect my block of land?

Yes, this is a mandatory requirement. Prior to building works, your builder will erect temporary fencing to deter unauthorised people entering the site and to prevent litter impacting the community. If you have yet to engage a Builder, we strongly encourage you to organise temporary fencing for your block or you may risk having materials illegally dumped onto your site requiring removal at your own cost.

Will my neighbours pay half of the cost of the fencing?

You and your neighbour have equal cost responsibility for the dividing fence on your block. If you have purchased a corner block, you are solely responsible for the cost of the fence that faces the road unless it is a feature fence that is supplied by Mirvac. Shared costs with neighbours only apply to common boundary fencing. To find your neighbours details to arrange fencing, contact your Customer Relations representative.

How are the fencing costs shared if my fence shares a boundary with land owned by Tullamore?

Typically, if the fence shares a boundary with land owned by Tullamore it will be a park or landscaped area which will mean the fencing will be the Type B feature fencing. The cost of this fencing will be borne by Mirvac. For confirmation of this type of fencing please refer to Appendix A in the Tullamore Design Guidelines.

Can I have a front fence?

No, however there may be some areas where front fences will be applicable, most likely in areas where Mirvac townhouses are constructed.

When can my builder do a soil test?

Your block can be accessed for soil testing once you have been notified that the plan of subdivision has been lodged for registration and typically 1 week prior to title release. Please contact your Customer Relations representative to arrange a time.

Can I subdivide my lot?

The restrictions on title prohibit sub-division of your lot. Note that these restrictions cease to have affect after a period of 8 years from the date of registration of that particular plan. Future subdivision of your lot will be subject to permit approval from Council and must comply with Tullamore's Design Guidelines.

What is the timeframe to build?

Construction must commence within 12 months of the settlement date. Once construction has commenced, the dwelling must be completed within 18 months.

Will you keep me informed of the progress of my land lot, house or apartment?

Your Customer Relations representative will provide ongoing construction updates via email communication and on the website. Tullamore's sales consultants will also touch base with purchaser's post sale to keep them abreast of construction activity and titles timeframes.

CONNECTIONS & SERVICES

Is Gas available in the apartment buildings or my house?

Yes, gas will be installed to all homes within the estate.

Will I have access to the NBN from day one?

The estate has been installed with NBN fibre to all lots and town houses. Townhouses have the infrastructure installed to connect the NBN from the street to the home however the connection needs to be made by a retailer of your choice.

What do I need to do to connect to the NBN?

For Mirvac townhouses purchasers are to arrange through a retailer of your choice to come to site and make the connection from the pit in the street to your home. Please refer to your Home Owner's Manual for advice.

For land purchasers in the design of your home your builder needs to ensure the correct cabling is installed as well as a space is provided for an internal cabinet. Refer to guidelines available on NBN Co's website.

COMMUNITY

What suburb is Tullamore in?

Tullamore is located within the former Eastern Golf Course in Doncaster.

Where is the nearest Police station, Hospital or Fire Station?

The nearest Police station is the Doncaster East Police Station located on 979 Doncaster Road just 4km from Tullamore (8 min drive). The closest Hospital is the Mitchem Private Hospital located on 27 Doncaster East Road 8km away (15 min drive). The most local fire station is the Metropolitan Fire and Emergency Service on 312 Doncaster Road Balwyn just 2km away (4 min drive).

Are all events at Tullamore free and can I attend these?

Mirvac regularly host community and VIP events at Tullamore and in the local surrounds. Register your details at this website: tullamore.mirvac.com/contact-us to receive marketing communications and invitations to events.

EDUCATION & SCHOOLS

What private and public schools are available?

PUBLIC

- Birrale Primary School (Doncaster)
- Doncaster Gardens Primary School
- Doncaster Primary School
- Doncaster Secondary School
- East Doncaster Secondary School
- Templestowe Heights Primary School
- Huntingtower School

PRIVATE

- Tintern Grammar (Ringwood East)
- Fintona Girls School
- Carey Baptist Grammar School (Kew)

ENVIRONMENT

What is the Allume Solar Technology for the Folia building?

- Allume is an Australian company making solar accessible to multi-metered buildings. Allume has developed a unique distribution technology, the SOLSHARE, to allow multi dwelling residents to share power from a single solar system. This technology is a first of its kind globally and is affordable, flexible and ready to scale.
- Allume's technology is entirely behind-the-meter and as a result does not constitute an embedded network. This means that it does not require an embedded network manager and does not impose any constraints on the customers' choice of retailer
- The Folia offer is for Prestige & Penthouse apartment buyers only, 39 scattered across the building, and will accommodate common area power also. The Prestige apartment owners will be guaranteed between 30-40% savings off their annual bill for no additional cost. The decision was made to include common areas so that ALL residents receive the benefits of solar power, no matter how small.

What is a WELS star Rating?

WELS, short for Water Efficiency Labelling Scheme and is a national standard water rating. It allows consumer to compare the water efficiency between different plumbing products like tapware and dishwashers. This scheme provides a national standardise star rating system – the more star rating a product has, the more water efficient it is.

What is Evergen?

Evergen is an energy services company that provides Mirvac with intelligent home energy systems comprising solar power, batteries and energy management. Select homes built by Mirvac can be provided with a solar system delivered by Evergen. Ask our sales consultant.

Evergen is unlocking the potential of renewable energy by installing intelligently managed solar battery systems, interconnected with the grid, giving people the ability to store solar power for when they need it and providing a cleaner and more reliable electricity system. The technology gives customers greater control than ever before on their home energy.

Can I install my own solar panels?

Solar panels can be installed in accordance with the Tullamore Design Guidelines and are to be discrete as possible when viewed from the front street frontage. The locations of the panels are to be approved by the Mirvac Design Committee. The installation of the solar panels needs to be undertaken by an accredited contractor.

What green star rating is Tullamore?

All Tullamore built is a minimum 6 star NATHER rating. This is a compulsory requirement for all new dwellings in Victoria.

What does the EnviroDevelopment accreditation mean?

- Tullamore is an EnviroDevelopment accredited community, qualifying for the full 6 star leaf rating. EnviroDevelopment is a scientifically based assessment scheme that independently reviews development projects and awards certification to those that achieve outstanding performance across four or more of the provided elements – Ecosystems, Waste, Energy, Materials, Water and Community.
- EnviroDevelopment serves to make it easier for purchasers to recognise, and thereby select more environmentally sustainable developments and lifestyles.

Will there be recycled water?

- Yarra Valley Water is the responsible authority for delivering recycled water supply. Recycled water infrastructure has been installed throughout the development however the supply of recycle water to the site is not yet available. Until this occurs, Tullamore residents will receive drinking water through their recycled water system until the recycled water supply is made available and the cost of the water will then revert to the Recycled water rates.

LEGAL

Can I sell my land lot before I build?

No, selling of your lot prior to constructing a dwelling is prohibited. Permission to resell will only be provided if there are exceptional circumstances for the resale (i.e. financial hardship) which can be clearly demonstrated by the purchaser.

All purchasers are aware of this restriction at the time of purchase and this restriction is intended to prevent investors speculating on the land an on-selling without making a contribution towards the growth of Tullamore.

How will I find out when my lot is titled and ready to settle?

Your legal representative will inform you of the proposed settlement date when they are notified by Tullamore's legal representative, Maddocks Lawyers. The Tullamore Sales Team will also notify you directly once titles have registered.

Do I need legal representation for my purchase of lot, house or apartment?

It is strongly recommended that you engage the services of a conveyancer or lawyer who specialise in the legal requirements carried out during the settlement process.

Do I need to have legal representation to settle on my lot, house or apartment?

It is strongly recommended that you engage the services of a conveyancer or lawyer who specialise in the legal requirements carried out during the settlement process.

How can I cancel my Contract?

Cancellation of your contract will only be permitted in exceptional circumstances which can be clearly demonstrated by the purchaser. Should you not be able to settle on your lot you do risk forfeiting your 10% deposit.

SETTLEMENT

How can I contact the Mirvac Settlement team?

Mirvac Settlement Team: 03 9695 9408
vic.settlements@mirvac.com

Our commitment is to deliver a quality product and service experience that meets your expectations of Mirvac. To achieve this, we aim to:

- Be responsive to your needs.
- Be available from 9:00am – 5:00pm Monday to Friday (excluding public holidays)
- Provide you with regular and clear information, customised to your requirements
- Respect your personal information in all dealings
- Value your feedback to improve our services
- Provide a forum for customers to express any dissatisfaction with either the timeliness or quality of our service / product

When will I be notified of my street number, if I haven't been at time of settlement?

Street numbering is allocated by Manningham City Council. Your Customer Relations Representative or Sales Consultant will provide you with your allocated street number prior to settlement.

What is my responsibility once I have settled my lot?

To ensure it is regularly maintained, free of rubbish, debris and overgrown vegetation and secured to ensure others do not dump material. The developer will regulate presentation of vacant lots and completed lots to ensure regular maintenance of gardens /nature strips is undertaken by residents.

Why does the timeframe for settlement sometimes get extended?

There are many parties involved in the process for getting all the approvals required and construction completed on time. Tullamore's development team work diligently to ensure the forecast timeframes are achieved but sometimes things to do occur that are out of our control.

Purchasers will be communicated with regularly regarding the progress of construction and forecast title registration.

Can I delay settlement?

You can request a delay in settlement and if it is granted you will be required to pay penalty interest in accordance with the Contract of Sale. This means that for every day you can not settle, it will cost you more.

If an extension request is granted and settlement does not occur, Mirvac will reserve its rights to issue a recession notice.

Who can I speak to should I have issues with my settlement?

In the first instance please contact your Customer Relations representative. Your legal representative should also be in contact with Mirvac legal representative, Maddocks Lawyers, for any potential issues in relation to your settlement.

Who can I speak to if I am having trouble with Finance?

In the first instance please contact your Customer Relations representative or Sales Consultant and they will be able to provide you with assistance e.g. put you in contact with a mortgage broker.

Do I have to attend settlement in person?

No, you don't have to attend settlement. Your legal representative will undertake all tasks needed to ensure the settlement process is carried out successfully.

What are my responsibilities during the settlement process?

- It is your responsibility to make sure you are in a position to settle on time. This entails contacting your bank or mortgage broker to ensure that the funds will be available at least 24 hours prior to the advised settlement date.
- In addition, for land purchasers, it is recommended to conduct a site inspection of your block to ensure any rubbish has been removed and that survey pegs, which define the boundaries of your block, are all in place.

Can I conduct an inspection of my land lot, house or apartment before settlement?

Yes, we encourage to do an inspection. The Tullamore Customer Relations team will advise you when you will be able to inspect your lot, house or apartment. Valuers, for finance, can also access site typically 4 weeks prior to title release.

What do I need to do if there are defects on my house or apartment?

Any defects picked up after settlement should be documented and will be addressed as part of your 3 months defects / maintenance period. Please contact your Customer Relations representative for lodgement of defects.

MASTERPLAN

How long will it take to complete Tullamore?

Tullamore is anticipated to be completed mid-2024, however this is subject to a number of external factors outside of Mirvac's control such as future sales rates, economic conditions and delivery of infrastructure.

How many dwellings are proposed in total?

The current masterplan includes approximately 900-1,000 dwellings in total.

OPEN SPACE

How many trees will there be at Tullamore?

Over 20% of the site will be provided as Public Open Space which will comprise parks, playgrounds, walking paths, trees and shrubs.

Is there a cycling path?

There is a shared path that is central to the development linking the Doncaster Road entrance to the Burgundy Reserve park in Stage 6A of the development. This path allows access for both pedestrians and cyclists.

Will there be a dog park?

Dogs are required to be on leashes at all times in accordance with Manningham City Council's requirements.

What facilities will be in each park?

Each park has been designed to cater for different age groups and comprise BBQ's, play equipment, shelters, bench seats, fitness stations and informal gathering spaces for people to meet and relax. There will also be a fitness trail with fitness stations located in the parks at Tullamore.

When will the parks be delivered?

- Three major parks have already been delivered:
 - 1. Stage 1 Neighbourhood Park (Phar Lap Drive)
 - 2. Southern Gully East Park (Heritage Boulevard)
 - 3. Southern Gully West Park (Verdant Crescent)
- The Northern Open Space located in Stage 6 is anticipated to be delivered in 2020.

LANDSCAPING

How high do the community trees grow?

Depending on the species and site conditions, trees grow typically from 3 metres to 15 metres in height.

Who looks after maintenance of nature strips?

Mirvac's landscape maintenance team will maintain the nature strips for a minimum of 13 weeks following Practical Completion of the works is issued. Following this period, it is a requirement of Manningham City Council that all residents maintain the nature strips adjacent their lot.

TRANSPORT

Where is the closest bus interchange?

The closest bus interchanges are at the Doncaster Road junction (600m from Tullamore) or Bayley Grove (750m). These stops offer routes 207, 282 and 907.

Is there a walking path to the Doncaster Park and Ride?

There is a pedestrian path on both sides of Doncaster Road which connects Tullamore to the Park and Ride facility.

How do I get to the city?

The quickest way to reach Melbourne's CBD is by car via the Eastern Freeway. The freeway entrance (Doncaster Road exit) is located a mere 500m from Tullamore. Alternatively, the bus route 907 (which can be caught at Doncaster Road junction) provides transport to the city.

APARTMENTS

What facilities are in the apartment buildings?

FOLIA

The Folia building facilities include a soaring double height lobby, secure underground parking for residents, rooftop conservatory with a bespoke kitchen, dining and entertaining area and a communal kitchen garden designed for vegetable and herb growing.

PHOENIX

The Phoenix building offers an exclusive residents lobby with a hotel-like aesthetic, a communal kitchen garden designed for vegetable and herb growing, an exquisite terrace with feature timber decking and teppanyaki grill.

Is there secure parking in the apartment buildings?

Yes. There is secure underground parking (number dependent on apartment) for residents and visitors.

Is there an Owner's Corporation for apartment buildings?

Yes, Phoenix has an Owners Corporation (OC) made of up three OCs which look after all the common property and amenity within the building. Folia will have a similar arrangement once complete.

Is there a building manager or concierge?

Yes. There will be a building manager in both the Phoenix and Folia building who will be available on 5 days a week basis.

When can I move into my apartment after settlement?

Following settlement, you will be able to book to move into your building. Bookings typically occur during business hours and are made directly with the building management.

Is there a goods lift?

No, neither Folia or Phoenix have been designed with specific goods lifts. Rather, both buildings have been designed with large spacious lifts to accommodate most typical household items.

Do I need to coordinate my move in day with Mirvac?

No, your move in will be directly coordinated between yourself and the Building management team.

Are there storage cages?

Yes. There are secure storage cages in the underground carpark. The size of each storage cage is dependent on each apartment.

Where can we park removalist trucks?

Removalist trucks can park in the designated loading areas

Is there visitor parking in the apartment buildings?

Yes. There are a number of visitors parks available in both the Folia and Phoenix building.

Are there instructions on how to use my appliances?

All your appliances will come with either an electronic or hard copy manual which will provide a detailed description of the applies operation, recommended maintenance and warranty

Do you keep me informed whilst an apartment building is under construction?

Yes. Mirvac will keep purchasers informed with regular construction update and settlement information in the lead up to handover. Your settlements team is available to answer any questions you may have regarding your apartment.