

SMITHS LANE

by mirvac



LIFE ON THE LANE

At Smiths Lane, life allows more time for the things that matter. See growing families at play. Taste the local menu. Stroll down friendly streets. Enjoy a breath of fresh air in the many green open spaces. This flourishing community is welcoming new neighbours to discover all the schools, parks, playgrounds and cafés. But what makes Smiths Lane truly special are the people who call it home.

Life is waiting on the lane,
we'll see you there.



Mirvac acknowledges Aboriginal and Torres Strait Islander people as the Traditional Owners of the lands and waters of Australia and we pay our respect to their Elders past and present. Mirvac acknowledges the Traditional Owners of the country on which we stand, the Bunurong/Boonwurrung peoples and we recognise their enduring connection to the land, waters and culture. We pay our respects to their Elders past and present.

Artwork: 'Reimagining Country', created by Riki Salam (Mualgal, Kaurareg, Kuku Yalanji) of We are 27 Creative.

Smiths Lane is reimagining residential living in the south east and is fast becoming a thriving benchmark community. With the early delivery of schools, parks and retail, you'll have all of life's essentials on your doorstep.

- ▲ NORTH
- ▲ 8KM BEACONSFIELD TRAIN STATION*
- ▲ 4KM TO BERWICK-CRANBOURNE RD VIA THOMPSONS RD*
- ▲ MELBOURNE CBD
- ▲ MORNINGTON PENINSULA



'21 '22 '23 '24 '26

ONWARDS

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First residents moved into Smiths Lane

Display Village opens

Smiths Lane Hub opens

Smiths Social Café opens

Smiths Social Community space opens

Clyde Grammar opens

Banjo Park opens

Tilion Park opens

Third Neighbourhood Park

Construction commencement on Government Primary School** located on Alexander Boulevard

Alexander Boulevard Government Primary School opening

New Display Village

Fourth Neighbourhood Park

Alexander Boulevard extension

Childcare Facility

Adventure Town Park

Neighbourhood Parks

Local Town Centre with supermarket and specialty stores

Community Activity Centre – delivered by Council

Active Open Space Precinct – delivered by Council

Distances are approximate only and are calculated via the shortest route. Artist's Impression as at July 2023 was produced prior to planning approval, statutory approval and commencement of construction and is subject to change. The information, image and artist's impression depicting the masterplan are intended only as a guide and are not to be relied on as a representative of the final product. Proposed schools and active open space is being delivered by the Department of Education and Casey Council 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. Mirvac makes no representation that the proposed schools and active open space will actually be delivered or about the timing of its delivery. Purchasers should rely on their own enquiries and assessment about the future availability of the proposed schools and active open space.

Smiths Lane has been designed as a well-connected and pedestrian-friendly community with parklands, walking trails and ample open spaces woven throughout.

ENJOY THE LIFESTYLE



GRAND ENTRY & LANDSCAPING

Creating an impressive backdrop for your life on the lane are the grand entry and elegant landscaped streets.



COHESIVE NEIGHBOURHOODS

Smiths Lane's individual neighbourhoods have been carefully planned to seamlessly integrate into the overall identity, character and charm.



DISTINCTIVE LIVING

Contemporary design guidelines ensure high-standard streetscapes, with the flexibility to design your dream home along with enhancing your investment.



PARKS & OPEN SPACES

Green open spaces are located approximately 200 metres from every home, providing all-age nature play, adventure parks and recreational activities.



MAJOR SPORTING GROUNDS & FACILITIES

A fit and active lifestyle is assured with the future football and soccer fields, cricket nets, and playgrounds (delivered by Council).



CONVENIENT TOWN CENTRE

A local town centre is planned to ensure that residents are well catered for with essentials, fresh produce and plenty of dining options.



VILLAGE GREEN

Meet with friends and family on the Village Green, a central space for community events and impromptu social gatherings.



CONNECTED LIVING

Access nearby suburbs and Melbourne's CBD via the future upgraded Thompsons Road and Monash Freeway.



SMITHS LANE HUB

This inspiring place comprises our community centre with multi-purpose spaces and our buzzing cafe.



EVENTS & ACTIVATIONS

Join in community events planned throughout the year from pop-up cinemas to farmers markets and group activities.



CONSERVATION & SUSTAINABILITY

Smiths Lane's eco-friendly focus means shady walkways, the use of recycled materials and the protection and enhancement of local biodiversity.



LIFELONG LEARNING

The Clyde Grammar Campus, which opened in 2022, is the first of Smiths Lane's planned educational facilities and services that promote lifelong learning.



COMMUNITY FIRST

From town centre to street corner, park bench to social space – Smiths Lane is a place designed for you to belong.



Smiths Lane is carefully designed to encourage more quality time outdoors. An abundance of parks, green reserves, and open spaces invite you to get active or just connect with family and friends.

SEE THE CHARACTER



BANJO PARK

WALKING TRAILS

Explore the picturesque natural surrounds of Smiths Lane. An extensive walking trail network runs through local wetlands and by Cardinia Creek.



TILLION PARK



BANJO PARK

PLAYGROUNDS AND DOG PARK

Smiths Lane provides open space for every member of the family, including your four-legged ones. Parks will feature a range of elements including playgrounds, nature play, BBQs, seating, shelters and kickabout areas. Discover Banjo Park with its flowing water play and climbing areas to get your kids moving.



BANJO PARK



TILION PARK

Amenities such as Tilion Park are already complete and being enjoyed by the community. This is just the beginning to what will be on offer at Smiths Lane.

LOVE THE OUTDOORS



TILION PARK

SPORTS FACILITIES

No matter the season, Smiths Lane's planned sports facilities will get you running, jumping, kicking and competing. Cricket nets and pitches, soccer fields, football ovals and even nature play, there'll be something for everyone at Smiths Lane.



TILION PARK

A modern town centre is planned for Smiths Lane. The bustling heart of the community, this is where family, friends and neighbours can come together.



TOWN CENTRE

The daily essentials will never be far away at Smiths Lane. There will be quality coffee on offer and a range of dining options from morning to night. A supermarket, fresh produce and specialty stores all within walking distance will help make ticking off your shopping list a breeze.



Artist's impression. Proposed amenity is subject to development approvals, statutory approvals and construction. Timing and outcomes of the proposed amenity may be subject to change and delay.

Smiths Lane will cultivate lifelong learning with access to a range of quality educational options — from pre-school through to high school and further learning.

GROW YOUR FUTURE



CLYDE GRAMMAR



CLYDE GRAMMAR

KINDERGARTEN*

Planned as part of the community activity centre to be delivered by Council, this kindergarten will introduce Smiths Lane's youngest residents to early learning.

PRIMARY SCHOOL*

Within easy access of the children of Smiths Lane, Alexander Boulevard Primary School¹ will provide plenty of opportunities for learning and play.

CLYDE GRAMMAR*

Clyde Grammar located on Smiths Lane's boulevard currently offers classes from prep to Year 3. Clyde Grammar will ultimately offer classes through to Year 12.

ADULT EDUCATION*

The proposed council community centre will foster pathways for practical courses and further learning.



“Clyde Grammar[†] is committed to delivering high quality, affordable education. We provide a holistic approach to learning that allows children to realise their potential and achieve ongoing success.”

LEANNE EVANS
PRINCIPAL, CLYDE GRAMMAR



*The proposed education institutions including the kindergarten and primary school are being delivered by third parties and are 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. [†]Interim name.

Smiths Social Space is a multi-purpose community space catering especially for local families. True to the spirit of Smiths Lane, this friendly and inclusive space helps to cultivate a thriving, tight-knit community.

SMITHS SOCIAL SPACE



MEET, GREET AND SHARE

Along with helping the community connect with each other, the Smiths Social Space is bookable for all of life's important milestones. Residents will be able to access a range of services, such as playgroups and co-working facilities, and connect with each other.





Located in the Smiths Lane Hub opposite Banjo Park, this friendly café offers a vibrant atmosphere with great coffee and food. It is already becoming a delicious meeting spot for the Smiths Lane community.

SMITHS
SOCIAL
CAFE



EAT, DRINK AND MINGLE

With its sunny outdoor terrace that conveniently faces the park, Smiths Social Café is perfect for catching up with friends while watching the little ones play



HELLO NEIGHBOUR

LOCALS FROM THE LANE

HELLO FROM THE LANE

Smiths Lane is coming to life around the people who call it home. Get to know the friendly locals and discover what real life is like on the lane.



"My home has quite a big garden with roses and water features, it is a zen space – somewhere I can sit and take life in with a cup of coffee." *Tracy*



"We live at Smiths Lane with our two lovely dogs, Maude and Finley. We love being able to visit the park and explore the neighbourhood with them."

Ben & Mary



"Smiths Lane will be the place that we build our family and raise our kids, so having a school nearby is amazing. We can't wait for what the future holds."

Nasha & Steve



"We have a newborn baby at home and are so excited about the schools nearby. We think this is the perfect place for us."

Prिया & Tejinder

At the proposed Village Green, you will enjoy pop-up events and activities with family and friends. Everything will be curated to bring the whole community together.

MAKE NEW FRIENDS



Artist's impression. Indicative only and subject to change and development approval.

A CLOSE-KNIT COMMUNITY

Along with the planned local town centre, Smiths Lane Hub and numerous local parks, life at Smiths Lane will provide plenty of opportunities for neighbours to connect with a welcoming and inclusive community.





Beautifully designed streetscapes welcome you home and create connected, leafy neighbourhoods. Here, you have the freedom to build the home you'll love.

FEEL THE PRIDE



DESIGNED FOR LIVING

Our design guidelines set a new benchmark for quality whilst allowing for flexibility. A range of architectural styles harmonious with the streetscapes are encouraged. Plus, with a selection of lot sizes and complimentary front yard landscaping packages provided by Mirvac, your dream home is waiting on the lane.



HOMES ON THE LANE

Join the residents who have already made this vibrant neighbourhood home.

1

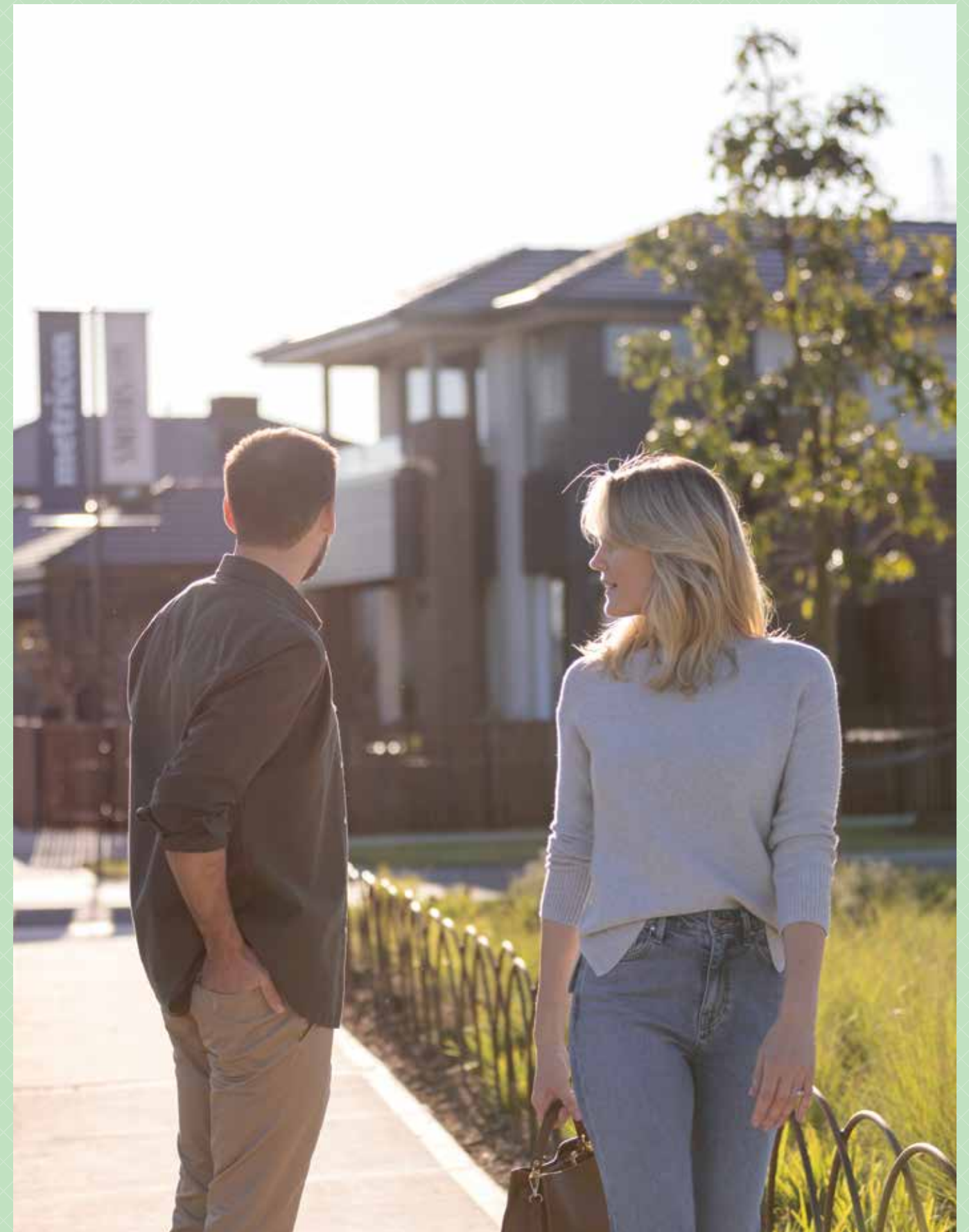
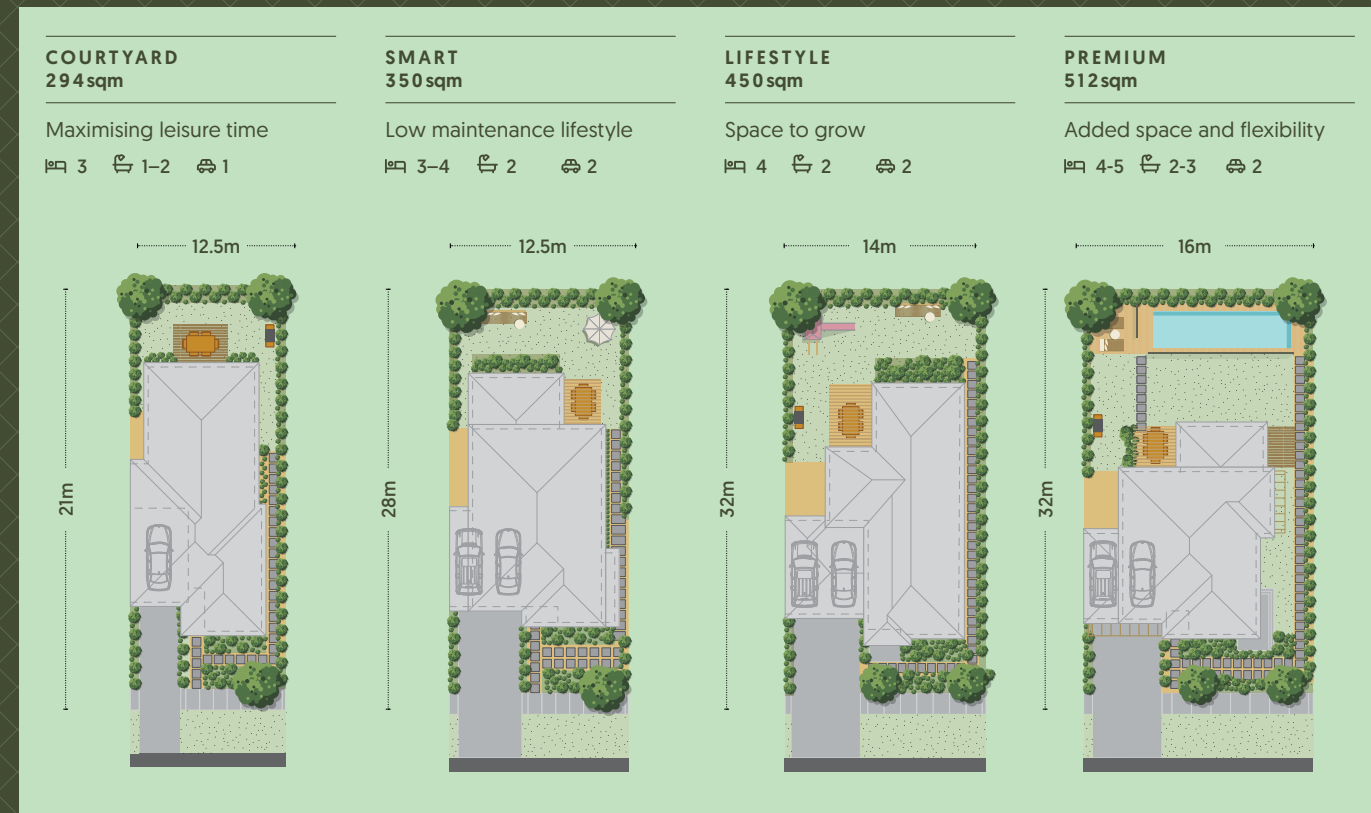
CHOOSE LAND TO SUIT YOUR LIFESTYLE

Smiths Lane's land lots are a blank canvas on which you can design and build your dream home.

2

SELECT A BUILDER OF YOUR CHOICE

For over 50 years, Mirvac has been partnering with the best craftsmen in Australia to produce award-winning homes in our master planned communities. Choose the land that suits your lifestyle and choose your favourite builder to design your dream home.





With designs tailored for your family and a smooth settlement process, your Smiths Lane Townhome will embody the Mirvac difference for quality and care. Townhome living is low maintenance, effortless living.



Artist's impression. The architecture and landscaping are an artist's impression only. Indicative only and subject to change/development approval.

COME HOME TO EFFORTLESS LIVING

Designed and delivered by Mirvac, Smiths Lane's Townhomes are uncompromising on style and space. Their modern architecture is inspired by the unique character of Cardinia Creek – reflecting and building upon local heritage and the environment through natural materiality and seasonal landscaping.

Each design detail is chosen with an ever-changing lifestyle in mind: from the open plan living areas with generous storage space, to the multi-purpose room that can flex with your family.



Artist's impression. The architecture and landscaping are an artist's impression only. Indicative only and subject to change/development approval. Upgrade option shown.

A smart, sustainable design provides Smiths Lane's residents with a healthy environment. Daily connections with nature can be enjoyed via the beautiful parks, native waterways and plentiful wildlife.

LIVE IN HARMONY



CARDINIA CREEK

Engage your children with the regeneration and protection of this natural creek running along the eastern border of the community. Our aim is to enhance the natural ecosystem, encourage biodiversity, preserve a habitat for birds and plant-life, and cultivate childhood curiosity.

ENERGY AND EFFICIENCY

A range of green technology and sustainable design is planned for Smiths Lane, from LED street lighting to shady tree canopies and vegetation that significantly reduce the urban heat island effect.





A home to create homes, Transformation House is a one-of-a-kind charity home at Smiths Lane that was sold at auction in November 2022. It raised \$600,000 for The Salvation Army's Red Shield Appeal, helping to create a better future for thousands of people across Australia.



MIRVAC'S COMMITMENT

Transformation House represents Mirvac's unwavering commitment to building sustainable communities of the future while also meaningfully addressing the impacts of homelessness.

OUR KEY PARTNERS

Mirvac's key suppliers rallied behind the cause by donating or reducing the cost of the materials, products and trades to build Transformation House. This ensured maximum funds were raised for the Salvation Army.

THE DESIGN

Taking design inspiration from the curves of Cardinia Creek, the home features unique architecture, flexible living spaces, innovative technology and an entertainer's backyard with a Plungie studio pool.



**Quality and care
in every little detail**

THE MIRVAC DIFFERENCE



For over 50 years we have been reimagining urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every little detail. You can benefit from our visionary philosophy, customer first approach and our all-under-one-roof knowledge, passion, experience, service and delivery.

**AWARD WINNING EXCELLENCE SINCE 1972,
WITH OVER 800 PROJECT AND INDUSTRY AWARDS.**

2021 The Urban Developer Award for Best Masterplanned Community

Tullamore
Victoria

2022 UDIA Masterplanned Development Award

Woodlea
Victoria

Property Council of Australia National Innovation and Excellence Award for Innovation & Excellence

Harcrest
Victoria

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