

LIFE ON THE LANE

At Smiths Lane, you will have more time to enjoy the moments that matter. See growing families at play. Walk to local schools and leisurely stroll down the streets that connect the closely knit community. Taste the local fare while enjoying a breath of fresh air in the surrounding green, open spaces. Now welcoming neighbours, the vibrant community is what makes Smiths Lane a truly special place.

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

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	ONWARDS
First residents moved into Smiths Lane	Smiths Lane Hub opens	Third Neighbourhood Park	Topirum Primary School opening	Adventure Town Park
Display Village opens	Café opens	Construction commencement on Topirum Primary School** located on Alexander Boulevard	New Display Village	Neighbourhood Parks
	Smiths Social Community space opens		Fourth Neighbourhood Park	Local Town Centre with supermarket and specialty stores
	Clyde Grammar opens		Alexander Boulevard extension	Community Activity Centre – delivered by Council
	Banjo Park opens		Childcare Facility	Active Open Space Precinct – delivered by Council
	Tilion Park opens			

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.



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).



SMITHS LANE HUB

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



COHESIVE NEIGHBOURHOODS

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



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.



EVENTS & ACTIVATIONS

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



DISTINCTIVE LIVING

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



VILLAGE GREEN

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



CONSERVATION & SUSTAINABILITY

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



PARKS & OPEN SPACES

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



CONNECTED LIVING

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



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



WALKING TRAILS

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



PLAYGROUNDS AND DOG PARK

Smiths Lane provides open space for every member of the family, including your four-legged ones. The 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.





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.



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.



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.



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.

TOPIRUM PRIMARY SCHOOL*

Within easy access of the children of Smiths Lane, Topirum Primary School 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.

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.

EAT, DRINK & MINGLE



EAT, DRINK AND MINGLE

With its sunny outdoor terrace that conveniently faces the park, the café at Smiths Lane 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." *Tracey*



"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." *Nashe & 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." *Priya & 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



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.



• YEAR ROUND EVENTS AND COMMUNITY ACTIVATION •

• THE VILLAGE GREEN •

• A WELCOMING SPACE •

• NEIGHBOURLY CONNECTIONS •

• A PLACE TO BELONG •



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.



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

HOMES ON THE LANE

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

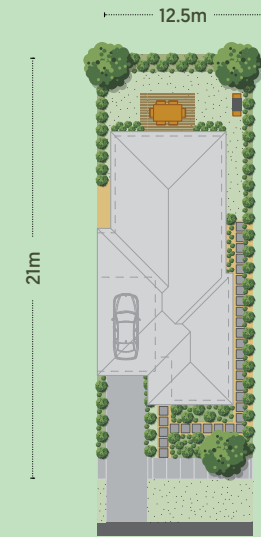
For over 50 years, Mirvac has been partnering with the best craftsmen in Australia to produce award-winning homes in our master planned communities. Choose the land that suits your lifestyle and choose your favourite builder to design your dream home.



COURTYARD
263sqm

Maximising leisure time

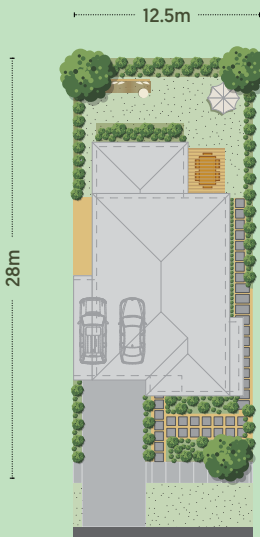
🏡 3 🚗 1-2 🛏 2



SMART
350sqm

Low maintenance lifestyle

🏡 3-4 🚗 2 🛏 2



LIFESTYLE
450sqm

Space to grow

🏡 4 🚗 2 🛏 2



PREMIUM
512sqm

Added space and flexibility

🏡 4-5 🚗 2-3 🛏 2





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 edge 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.





TRANSFORMATION HOUSE

by mirvac

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.

