

SMITHS LANE



REIMAGINING URBAN LIFE SINCE 1972

At Smiths Lane, like-minded neighbours live and thrive in a place created for and by the voices of the community.

A place like no other, this curated new community offers everyday convenience within walking distance of your front door. With a charming village-like setting, a vibrant town centre, green open space and quality education, life on Smiths Lane allows for more time for the things that matter.

LIFE ON THE LANE

Experience a thriving benchmark community.



Artist's impression. 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.

Smiths Lane is the place to build your dream home.

Enjoy strolling through the streets of contemporary homes in the diverse neighbourhoods and soak up the amenities tailored to you.



Everything you need
to work, live and play
on your doorstep.



8KM BEACONSFIELD
TRAIN STATION*



KEY

	TOWN CENTRE
	COMMUNITY FACILITY
	SCHOOLS
	SPORTS RESERVE
	LOCAL PARKS
	OPEN RESERVE
	WETLAND RESERVE
	BLOCKS
	CYCLING TRAILS
	CONNECTING ROADS
	POWERLINE



This masterplan is indicative of current and proposed amenity and infrastructure and is subject to change. The proposed amenity will not be owned or managed by Mirvac and timings and outcome are outside of Mirvac's control and subject to delay, development approvals, statutory approvals and construction. *Distances are approximate only and are calculated via Google Maps. tClyde Grammar and other 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.

Artist Impression Only and subject to change and developer approval.

Smiths Lane is designed as a well-connected, pedestrian-friendly community with everyday convenience in walking distance of your home.



MAJOR SPORTING
GROUNDS & FACILITIES

Smiths Lane is designed with an active lifestyle in mind. Among the incredible facilities are football and soccer fields, cricket nets, playgrounds, and tennis courts for families to kick a ball, shoot a hoop, and play tennis.



VILLAGE GREEN

Meet with friends and family on the Village Green within the future retail town centre precinct, a central space for community events and impromptu gatherings.



CONVENIENT
TOWN CENTRE

A future retail town centre will ensure that shopping essentials, fresh produce, plus plenty of dining options are on your doorstep.



GRAND ENTRY &
LANDSCAPED STREETS

A grand entry and elegant landscaping creates an impressive backdrop for your life on the lane.



UNIQUE
NEIGHBOURHOODS

Each neighbourhood has its own unique identity, bringing charm and character to the wider community.



DISTINCTIVE
LIVING

Contemporary design guidelines ensure high quality streetscapes, with the flexibility to design your dream home while enhancing your investment.



CONNECTED
LIVING

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

Smiths Lane encourages an active lifestyle, with over 20 kilometres of walking trails and cycling tracks to enhance resident's well-being.



CONSERVATION &
SUSTAINABILITY

An eco-friendly focus means shady walkways, the use of recycled materials and the enhancement of local biodiversity.



MULTIPURPOSE
COMMUNITY CENTRE

The proposed council community centre will provide space for mothers' groups, children's activities, kindergarten and multi-purpose spaces.



LIFELONG
LEARNING

A range of educational facilities and services encourage lifelong learning, including the recently opened Clyde Grammar and the future Government Primary School.[†]



[†] Proposed education institutions including the kindergarten and primary school are being delivered by third parties and are subject to development 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.

Adventure play for all ages and open spaces located approximately 200m from every home.



PARKS & OPEN SPACES

Green open spaces are located approximately 200m from every home providing a range of nature play, adventure parks and activities for all ages.



EVENTS & ACTIVATIONS

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



Smiths Lane is a thriving neighbourhood with spaces to work, play, learn, shop and flourish. Built in collaboration with and for the people who call it home, this is a community that comes to life around you. Experience life on the lane for yourself.

'19

'21

'22

'23

'25



Smiths Lane Experience & Community Centre (1775 Thompsons Rd, cnr Berwick-Cranbourne Rd, Clyde North) opened



First residents moved in to Smiths Lane



Display Village opened



Banjo Park opened



Clyde Grammar opened



Co-working space to join Sales Experience Centre, Cafe and Community Centre



Active Open Space



Village Green and Adventure Park



Childcare Facility



Government Primary School



Local Town Centre with supermarket and specialty stores



Council Community and Activity Centre

*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.

CONNECTED LIVING

Convenient connections locally,
to Melbourne’s CBD and beyond.

Smiths Lane is well-connected, located within reach of nearby train stations and the Monash Freeway. A range of education options and shopping centres are within convenient driving distance.

TRANSPORT	
8KM	BEACONSFIELD STATION
10KM	BERWICK STATION
12KM	CRANBOURNE STATION
MAJOR ROADS	
11KM	SOUTH GIPPSLAND HIGHWAY
12KM	MONASH FREEWAY
EDUCATION	
ONSITE CLYDE GRAMMAR AT SMITHS LANE	
3.1KM	HILLCREST CHRISTIAN COLLEGE
6.5KM	ST CATHERINE’S CATHOLIC PRIMARY SCHOOLS
6.5KM	TULLIALLAN PRIMARY SCHOOL
8.6KM	ST PETER’S COLLEGE
9KM	HAILEYBURY COLLEGE BERWICK CAMPUS
9KM	CHISHOLM INSTITUTE
10KM	NOSSAL HIGH SCHOOL
29KM	MONASH UNIVERSITY PENINSULA CAMPUS
SHOPPING & ENTERTAINMENT	
7KM	THE AVENUE VILLAGE
7KM	SELANDRA RISE
7.5KM	EDEN RISE VILLAGE
13KM	CRANBOURNE PARK
14KM	WESTFIELD FOUNTAIN GATE
15KM	BUNJIL PLACE
LIFESTYLE	
16KM	ROYAL BOTANIC GARDENS CRANBOURNE
39KM	WESTERN PORT BAY
43KM	MORNINGTON PENINSULA
MEDICAL	
8KM	CASEY HOSPITAL



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SMITHS LANE EXPERIENCE CENTRE
1775 THOMPSONS RD,
[CNR BERWICK-CRANBOURNE RD],
CLYDE NORTH



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In particular, the Smiths Lane project plan, depicting the first and future stages for development, and the images, dimensions, sizes and areas, facilities, amenities, infrastructure, number of land blocks, the configuration of these and other information displayed in the project plan (Project Information) may change depending on a range of variable factors including, but not limited to, council building approvals and planning consent, market conditions, finance and government and municipal requirements. As a result, the Project Information and the information contained in this brochure is preliminary only and subject to change without notice as the development progresses Purchasers must rely on their own continuing enquiries. This brochure and its contents is not an offer or a contract. Mirvac expressly excludes any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this brochure by any person. Current at July 2022.