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.







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.





8 KM BEACONSFIELD TRAIN STATION*

LINK NEIGHBOURHOOD

FUTURE ACTIV

WATER'S EDGE NEIGHBOURHOOD

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VILLAGE NEIGHBOURHOOD

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OUTLOOK NEIGHBOURHOOD

3

CLYDE GRAMMAR P-12

A V E N U E N E I G H B O U R H O O D

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FUTURE GOVERNMENT PRIMARY SCHOOL

BANJO PARK

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

LANE

POWERLINES

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G R E E N S N E I G H B O U R H O O D

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FUTURE GOVERNMENT PRIMARY SCHOOL

24

FUTURE ACTIVE OPEN SPACE

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FUTURE TOWN CENTRE

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FUTURE COMMUNITY CENTRE

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 deducation 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.











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.



CONVENIENT TOWN CENTRE

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



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.



LIFELONG LEARNING

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





MULTIPURPOSE COMMUNITY CENTRE

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

[†] 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.





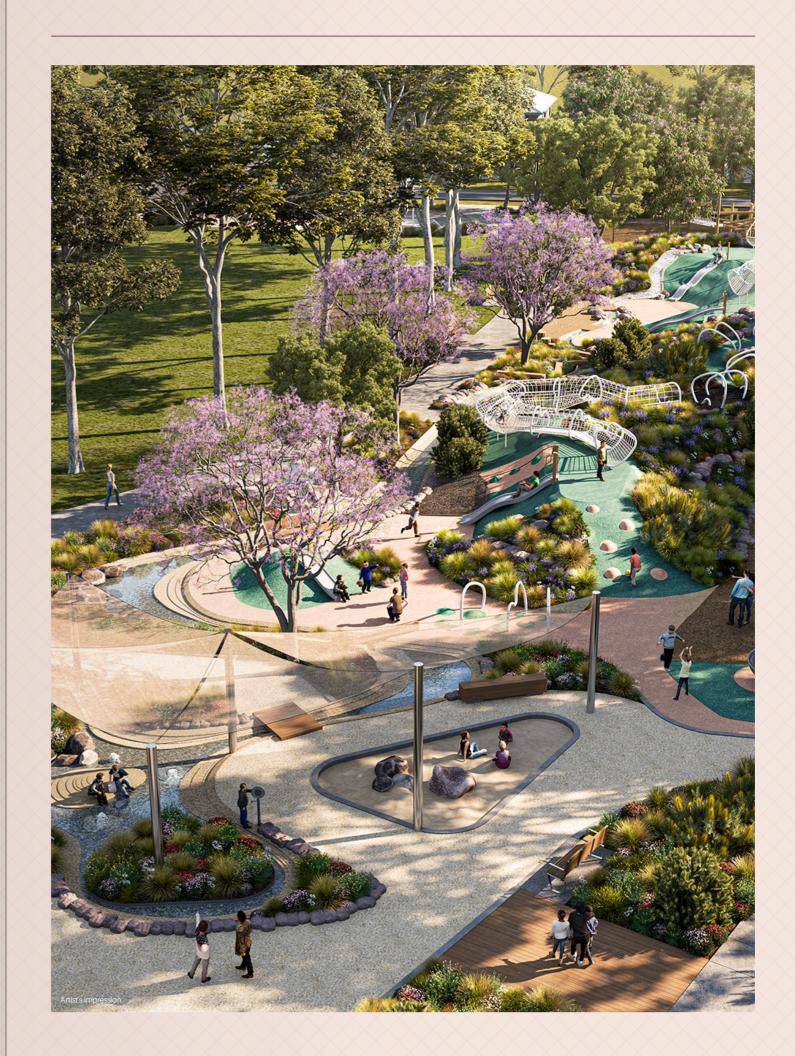
PARKS & OPEN SPACES

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.





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





First residents moved in to Smiths Lane



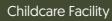
Clyde Grammar opened

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

Centre







Adventure Park

Government Primary School

*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 enquirie:



Local Town Centre with supermarket and specialty stores

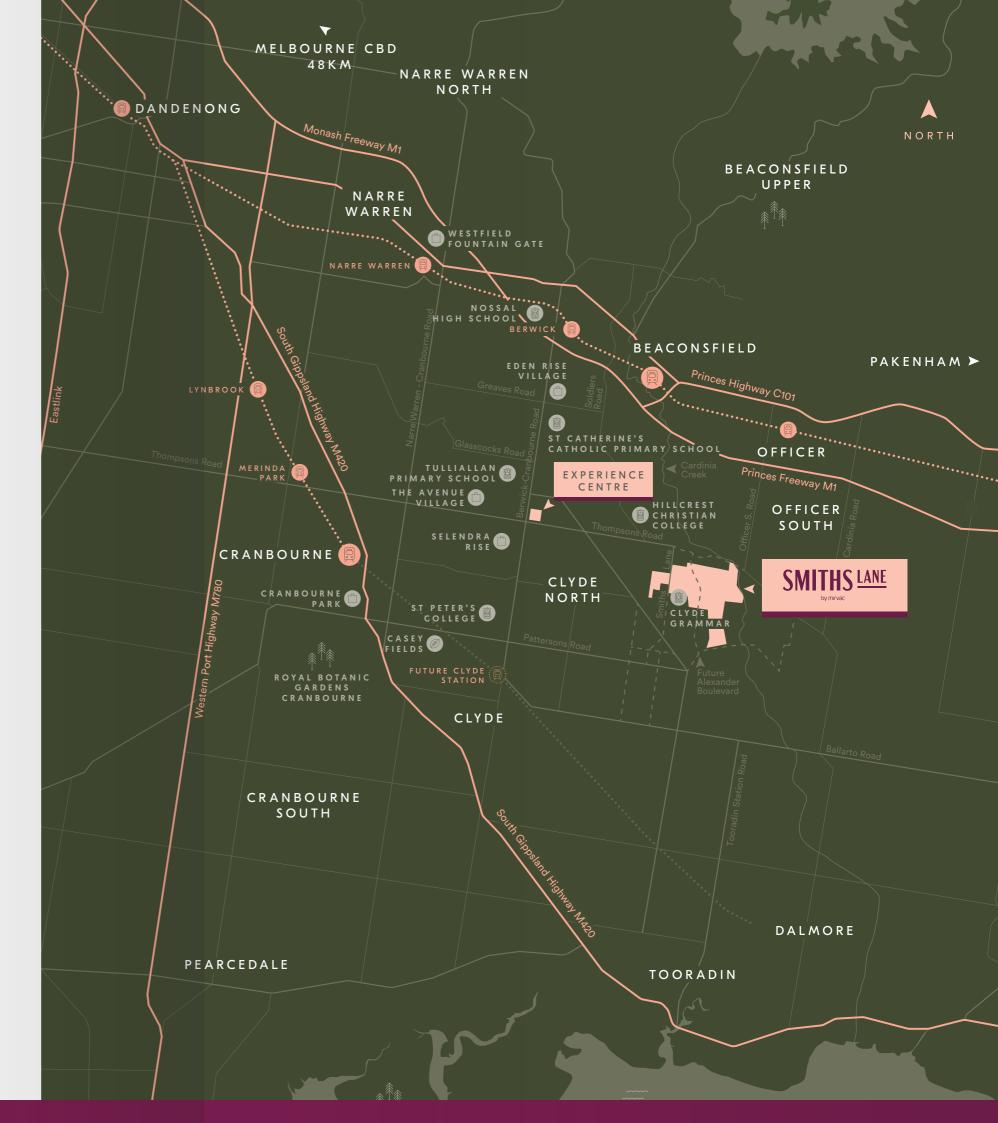
Council Community and Activity Centre

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
10 K M	BERWICK STATION
12KM	CRANBOURNE STATION
MAJOR	ROADS
11KM	SOUTH GIPPSLAND HIGHWAY
12KM	MONASH FREEWAY
EDUCA	TION
ONSITI	E 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
9 K M	HAILEYBURY COLLEGE BERWICK CAMPUS
9 K M	CHISHOLM INSTITUTE
10 K M	NOSSAL HIGH SCHOOL
29KM 1	MONASH UNIVERSITY PENINSULA CAMPUS
SHOPP	ING & ENTERTAINMENT
7KM	THE AVENUE VILLAGE
7KM	SELANDRA RISE
7.5KM	EDEN RISE VILLAGE
13 K M	CRANBOURNE PARK
14KM	WESTFIELD FOUNTAIN GATE
15KM	BUNJIL PLACE
LIFEST	YLE
16KM	ROYAL BOTANIC GARDENS CRANBOURNE
39KM	WESTERN PORT BAY
43KM	MORNINGTON PENINSULA
MEDIC	AL
8KM	CASEY HOSPITAL



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



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IMPORTANT NOTICE

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