

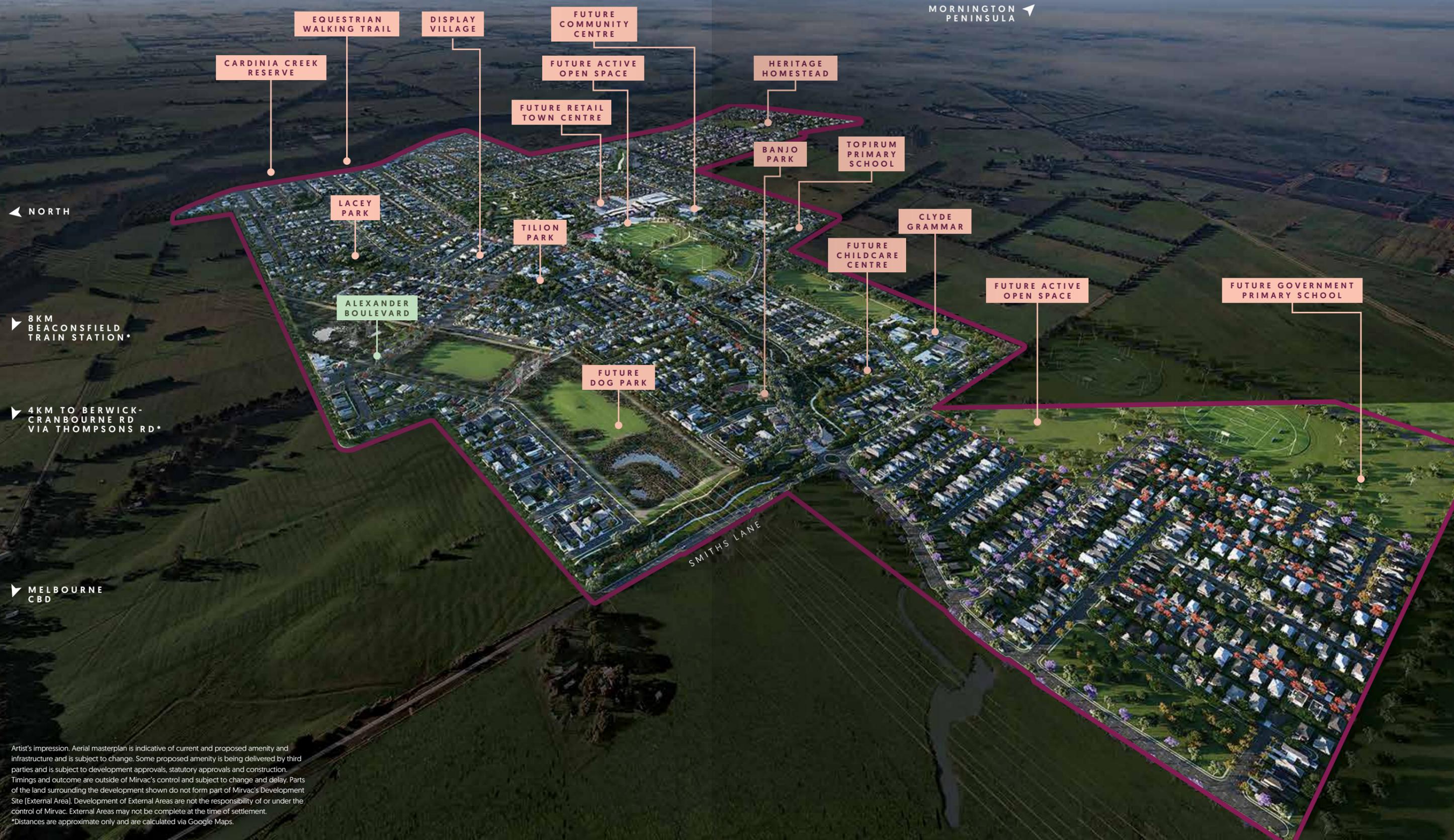
SMITHS LANE

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 community offers everyday convenience within walking distance of your front door. With a charming village-like setting, established amenities, green open space and quality education, life on Smiths Lane allows you 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.



A CONSIDERED MASTERPLAN

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



KEY

LOTS	COMMUNITY CENTRE
DISPLAY VILLAGE	SCHOOLS
CONNECTING ROADS	WATERWAYS
PARKLANDS	GREEN OPEN SPACE
SPORTS RESERVE	SHARED CYCLING PATH
WETLANDS	BRIDGE
TOWN CENTRE	

This masterplan was prepared on May 2024 for the information of prospective purchasers only and is subject to change. Construction of the Local Town Centre and Future Primary School may be ongoing at time of settlement of your lot. Purchasers must make and rely on their own enquiries. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale of Land relating to the lots, the Contract for Sale takes precedence in all instances. The location of roads and drainage structures, utility services, including sewer lines shown on the plan are based on design information only. The final position of utility services 'as constructed' may vary from these locations. The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. Prepared as at December 2024.



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 at the future active open space precinct.



VILLAGE GREEN

Meet with friends and family on the future 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 approximately 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 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 onsite at Smiths Lane to encourage lifelong learning, including the existing Clyde Grammer, Topirum Primary School and the future Government Primary School*. A future childcare facility is expected to open its doors in 2026, providing top-quality care and early education for our little ones.[†]



[†] 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 within approximately 200m from every home.



PARKS & OPEN SPACES

Green open spaces are located approximately 200m from every home providing a unique adventure for all ages. With three beautiful parks now open, visit Banjo park, Tilion park and Lacey park, providing the perfect backdrop for family picnics and leisurely strolls.



EVENTS & ACTIVATIONS

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



FUTURE DOG PARK

Our future dog park will be located on Villa Doria Drive, with construction expected to start in 2025. The new park will provide a fantastic space for our furry friends to play and socialise.



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.

'21

'22

'23

'24

'25*



First residents moved in to Smiths Lane



Display Village opened



Smiths Lane Sales Hub opened



Smiths Social Cafe opened



Community Space opened



Clyde Grammar opened



Banjo Park opened



Tilion Park opened



Construction commenced on Topirum Government Primary School



Topirum Primary School opened



New Display Village opened



Lacey Park opened



Construction commenced on Alexander Boulevard



Construction commence on 3 Local Parks



Construction of Childcare Facility



Opening of new entry on Alexander Boulevard



Construction commence on Dog Park

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

- FUTURE ALEXANDER BOULEVARD
- 11KM SOUTH GIPPSLAND HIGHWAY
- 12KM MONASH FREEWAY

EDUCATION

- ONSITE CLYDE GRAMMAR AT SMITHS LANE
- ONSITE TOPIRUM PRIMARY SCHOOL AT SMITHS LANE
- 2.4KM FUTURE CLYDE NORTH SECONDARY SCHOOL
- 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



*Distances are approximate only and are calculated via Google Maps.

SMITHSLANE.MIRVAC.COM

SMITHS LANE SALES OFFICE & COMMUNITY HUB
35 OCONNOR AVENUE, CLYDE NORTH



IMPORTANT NOTICE

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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 December 2024.