

**SMITHS PARK**



**YOUR  
PARKLIFE**

# WELCOME TO SMITHS PARK

Clyde North's newest and most exciting community offers the best in parkside living with a wide selection of schools, shops and other amenities nearby.



# YOUR PARKLIFE



Smiths Park inspires active lifestyles to be a part of every day. Realise fulfilled weekends exploring the dedicated wetlands, reserves and the nearby Cardinia Creek for a unique connection with nature.

While Smiths Park is situated in a peaceful corner of Clyde North, established retail and shopping precincts, medical facilities, leisure and dining options are all within minutes of your doorstep.

You can stay connected to Berwick, Cranbourne and greater Melbourne with easy access to main roads and the Monash Freeway, as well as established public transport options including Cranbourne Train Station.

Smiths Park is the perfect canvas to begin a new life for you and your family. Located amid a wide selection of highly-respected schools catering for every age group, your family education needs are well taken care of.



# SMITHS PARK

# AMENITY



## RECREATION

1. Ayr Hill Equestrian Centre
2. Casey Fields
3. Casey Indoor Leisure Complex
4. Cranbourne Golf Club
5. Cranbourne Library
6. Cranbourne Racecourse
7. Flight Training
8. Kilora Park Playground
9. Oakwood Riding School
10. Royal Botanic Gardens

## RETAIL

11. Casey Central (Aldi)
12. Homemakers Centre (Bunnings Warehouse)
13. Eden Rise Village (Coles & Aldi)
14. Future Town Centre
15. Selandra Rise Shopping Centre
16. The Avenue Village (Woolworths)
17. Bunnings, Clyde North
18. Coles, St Germain

## MEDICAL

19. Broad Oak Medical and Dental
20. Casey Hospital
21. St John of God Berwick Hospital
22. The Avenue Medical Centre

## DINING

23. D'Angelo Estate Vineyard
24. Kelly's Hotel
25. A Cut Above Bar and Grill
26. O.My (2019 Two Hat Award)

## EDUCATION

27. Berwick Chase Primary School
28. Berwick Fields Primary School
29. Casey Grammar School
30. Chisholm Institute Berwick
31. YMCA Early Learning
32. Cranbourne East Secondary School
33. Future Primary School 1
34. Future Primary School 2
35. Head Start Early Education
36. Hillcrest Christian College
37. Kambrya College
38. Selandra Rise Family and Children's Centre
39. St Francis Xavier College, Berwick Campus
40. St Thomas the Apostle Catholic Primary
41. Strathaird Primary School
42. Trinity Catholic Primary School
43. Clyde Grammar

## MAP KEY

- Major Road
- Arterial Road
- Waterway
- Train Line
- 🚂 Train Station

# INSPIRED LIVING



## Find the perfect package to suit your new lifestyle.

At Smiths Park, you'll have exclusive access to a wide range of house and land packages in Clyde North from some of Victoria's most respected builders.

With packages on offer that utilise exquisite home designs and the selection of sizeable blocks available at Smiths Park, you'll be spoilt for choice.

Providing incredible standard inclusions and manicured parklands moments from your front door, your new lifestyle at Smiths Park allows you to enjoy the finer things in life.





# MASTER PLAN

▶ **Berwick**  
10km | 16mins  
◀ **Cranbourne**  
12km | 19mins

▶ **Officer**  
5km | 6mins



**FUTURE COMMERCIAL PRECINCT**

**PARK**

**SALES OFFICE**

**PARK**

**OPEN SPACE PARKLAND**

**NATURE RESERVE**

**WETLANDS RESERVE**

**WETLANDS RESERVE**

**OPEN SPACE PARKLAND**

**NATURE RESERVE**

**ACTIVE OPEN SPACE PRECINCT**

**ACTIVE OPEN SPACE PRECINCT**

**WETLANDS RESERVE**

**PARK**

**PROPOSED GOVERNMENT SCHOOL**

**CLYDE GRAMMAR P-12**

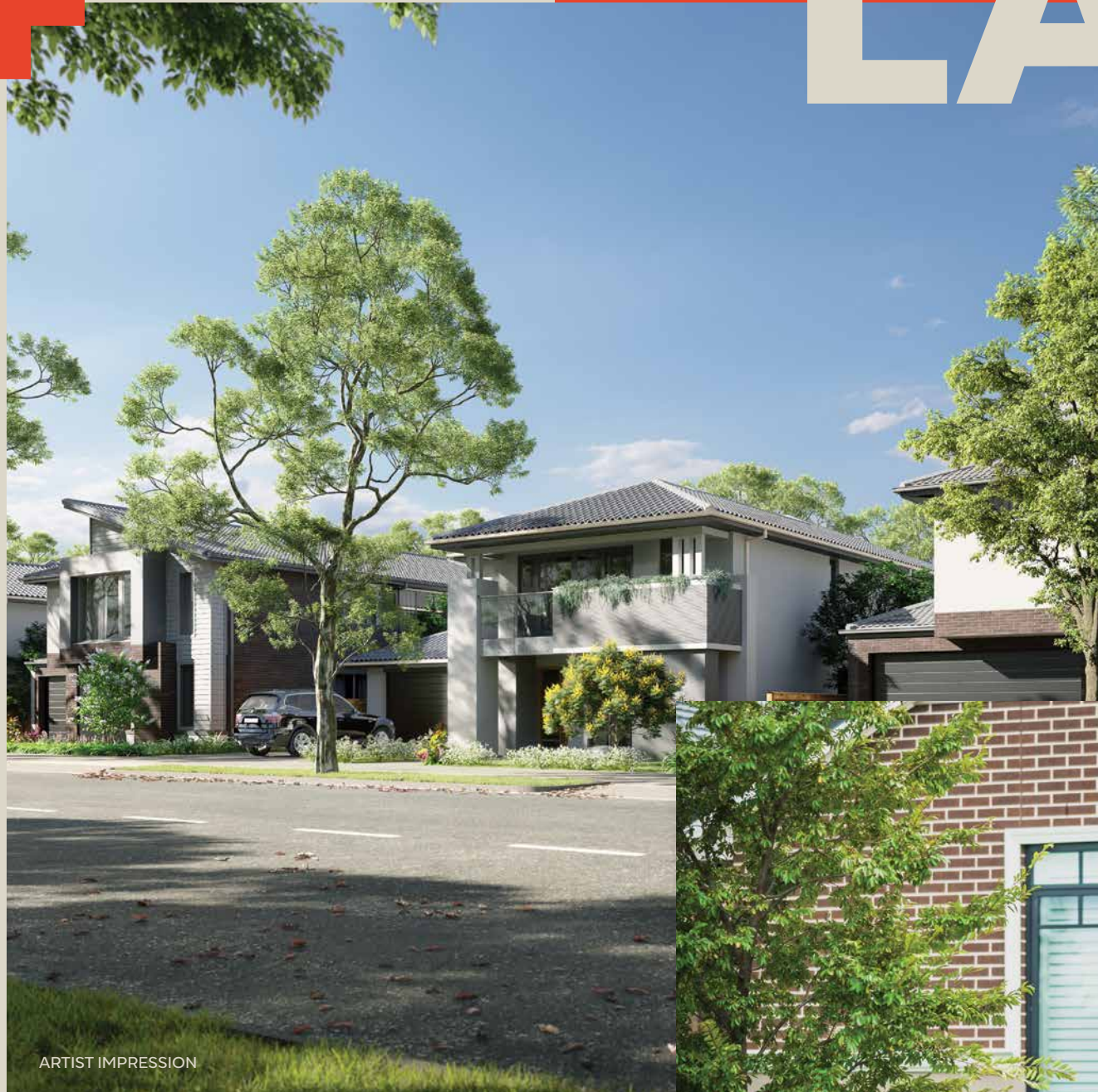
**FUTURE GOVERNMENT PRIMARY SCHOOL**

**COUNCIL COMMUNITY CENTRE**

**FUTURE TOWN CENTRE**



# FLEMING'S LANDSCAPES



ARTIST IMPRESSION



## Smiths Park front yard landscape packages.

As part of Moremac's commitment to the creation of places people will be proud to call home, we have partnered with the award-winning landscape team at Fleming's to design a range of front gardens for you to select from.

## The process.

Our landscape design team will work closely with you to develop a selection of front garden designs that meet development guidelines and budgets. Once a set of designs has been decided upon, Fleming's will liaise directly with homeowners to create a seamless process. The process begins once the homeowner receives their Certificate of Occupancy

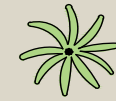
The homeowner emails their Certificate of Occupancy to Fleming's Landscapes and confirms which garden design they have selected. Fleming's will request confirmation that the property is ready for landscaping, ie. driveway is completed, concrete paths or retaining walls have been installed, all rubble, builders rubbish and excess soil is removed. Upon confirmation that the property is ready for landscaping, a commencement date will be scheduled, and the homeowner will be advised by email.





# THE DESIGNS

## HAMPTON GARDEN



WHITE STAR CREEPER



ORNAMENTAL PEAR



GLOSSY ABELIA



NATIVE VIOLET

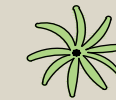
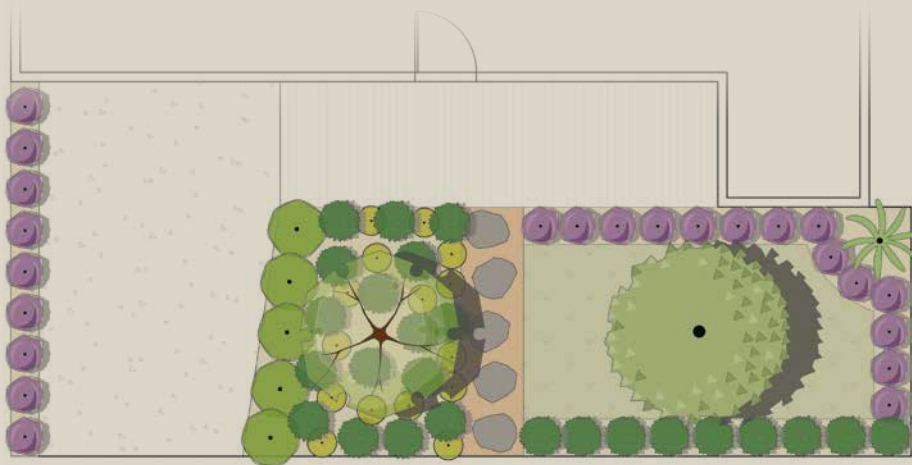


NATIVE FLAX



OAKLEAF HYDRANGEA

## PROVINCE GARDEN



NEW ZEALAND FLAX



JAPANESE ANDROMEDA



EASTERN REDBUD



NANDINA



CRAB APPLE



INDIAN HAWTHORN



SILVERBUSH

## AURORA GARDEN



KANGAROO PAW



LANTERN BANKSIA



NATIVE VIOLA



SMALL CASUARINA



BLUE FLAX-LILY



BILLY BUTTONS



WEEPING LILLY PILLY

# Moremac is a land development specialist. We create inspiring places.

The strength of Moremac is anchored to the property industry experience of its founders Bryce Moore and Duncan McLellan, spanning over 50 years, and bolstered by the expertise of its highly skilled and experienced Project Team.

## Creating Inspiring Places

Livability, environmental sustainability, respect to the heritage of the land and bringing the best of a site's natural landscape are central to creating inspiring places.

## Respecting the Natural Environment

Integral to Moremac's design approach is the respect of the quality and value of the natural environment.

## Connected Communities

Moremac is active in the communities we create, supporting neighbourhoods with family events and sponsorship of local associations.



07. The Point, Point Lonsdale

- Kingsfield**  
Sunbury **01**
- Deanside Village**  
Deanside **02**
- Annadale**  
Mickleham **03**
- Kinbrook**  
Donnybrook **04**
- Plenty George Views**  
South Morang **05**
- Curlewis Park**  
Curlewis **06**
- The Point**  
Point Lonsdale **07**
- Alira**  
Berwick **08**
- Bendigo Court**  
Cranbourne North **09**
- Eastleigh**  
Cranbourne East **10**
- The Boulevard**  
Clyde North **11**
- Kilora Park**  
Clyde North **12**
- Smiths Park**  
Clyde North **13**



01. Kingsfield, Sunbury



04. Kinbrook, Donnybrook

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