

SMITHS LANE

CLYDE NORTH

FREQUENTLY ASKED QUESTIONS



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A MENITIES

1.1 Childcare / Kindergarten

Will there be childcare facilities?

A private childcare facility is planned and will be located on O'Connor Avenue. It is expected to open in 2024, subject to obtaining necessary planning approvals. The Local Town Centre may also provide a Childcare facility in addition to the Community Activity Centre.

1.2 Places of Worship

Will there be places of worship?

The Masterplan does not set aside places of worship. However, there are places of worship for a variety of faiths and denominations within 20 minutes of Smiths Lane.

1.3 Library

Will there be a library?

There is no plan for a library at this stage.

1.4 Local Town Centre

What amenities will be in the Local Town Centre and when does it open?

The Local Town Centre is still in the planning stages, but will include approximately 8,000 sqm of retail space, including a supermarket and a number of specialist stores, 3,000 sqm of commercial space. The Town Centre will be a vibrant centre for the Smiths Lane community, where people can meet, shop and eat. It will be located in proximity of the schools and the Council Community Centre and will be serviced by a public bus service. Planned opening 2025/26 subject to planning, leasing, design and market conditions.

1.5 Smiths Lane Café

Will there be a café?

A café is planned adjacent to the O'Connor Avenue park and will have a general store component with basic daily goods. Mirvac is looking to partner with a social enterprise to operate the café.

1.6 Smiths Lane Sales Office & The O'Connor Avenue Park

What amenities will be in Smiths Lane Sales Office and The O'Connor Avenue Park?

The O'Connor Avenue park and Play space has been inspired by the unique character of Cardinia Creek, exploring the theme of the tadpoles that are found in the local wetlands and waterways during certain times of the year. The season of the tadpole is captured through a challenging climbing structure, designed around the key stages of the frog life cycle. The park also includes a waterplay feature representing the journey of Cardinia Creek, meandering through creeks and channels down to the parks southern end, where sand and water combine to offer children fun and adventurous play opportunities.

The O'Connor Avenue park will also feature picnic shelters and BBQ areas, spacious kick about areas and a basketball half court. The O'Connor Avenue park and play space will be Smiths Lane Sales Office. The Sales Office will be a multi-use space including a display suite, dedicated community space and a social enterprise café.

1.7 Community Activity Centre

What facilities will be delivered by Council?

A Council Community Centre facility will be located to the south of the future Local Town Centre. The exact services provided will be determined by Council. The facility will be delivered by Council in the medium to long term.

1.8 Medical Facilities

Will there be medical facilities?

We anticipate that the Local Town Centre will include medical facilities including a GP and pharmacy.

1.9 Police Station / Ambulance / Fire Station

Will there be a police station / ambulance / fire station?

There are currently no plans for a Police Station. Victoria Police/Ambulance Victoria/CFA are the authorities that will determine if there is a need. The nearest fire station is in Clyde.

1.10 Sporting Groups

Will there be organised sporting groups?

As part of the community development plan, Smiths Lane is planning on supporting associations with existing sporting/community groups in the area as well as assisting in the creation of new clubs in partnership with Council.

1.11 Swimming Pool

Will there be a community swimming pool?

Planning is currently underway for the Smiths Lane Lifestyle Centre. Also, within 20 minutes of Smiths land there are a number of high quality summer season public pools.

BUILDING

2.1 Block

Can I drive and see my block?

Visiting of blocks is strictly prohibited during construction to preserve safety of the public and any trespassing will be reported to local police. We will provide confirmation that you can inspect your lot prior to settlement when it is safe to do so.

2.2 Bushfire Attack Level (BAL Rating)

What does the BAL rating mean, will it be removed?

The Bushfire Attack Level (BAL) indicates the construction requirements for building within a Bushfire Prone Area. A BAL Report is required to determine the BAL rating for a property located within the Bushfire Prone Area and informs the requirements for construction, such as upgrading of window frames, openings and sarking to your roof.

We are working with the Department of Environment, Land, Water and Planning (DELWP) to progressively try to reduce the BAL rating to BAL-LOW (i.e. no additional construction costs) by excising the stages from the Bushfire Prone Area (BPA). This process usually takes 6-8 months from application.

Some lots may have a higher Bushfire Attack Level which is similar to all new developments. A BAL 12.5 Rating generally equates to about \$3-5k of additional cost when compared to the BAL Low Rating.

What does mandatory minimum 12.5 or 19 BAL rating mean?

Certain lots cannot have the BAL rating lifted and the BAL rating may be higher than the minimums stated. The price difference between a BAL-LOW and a BAL 12.5 compliant home is approximately \$3k - \$5k and can be more depending on the applicable BAL rating.

2.3 Corner Lots

Are there special treatments for corner lots?

Homes on corner lots should address the corner by having an articulated facade on the secondary frontage. For more details refer to the Smiths Lane Design Guidelines and the Plan of Subdivision for further information.

2.4 Irregular Lots

How do I design a house for an irregular lot?

Not all land lots are rectangular. Irregular lots are often larger and provide residents with more space to design their dream home. The additional space can be used for a larger alfresco area, pool, a veggie patch or storage, all of which can add value to your home.

An experienced builder will be able to help you position your new home to get the most value out of an irregular lot.

2.5 Design Approval Process

What is the process to getting my house plans approved?

Generally your builder will manage this process on your behalf. They are required to submit conforming plans and associated documentation to the Design Review Panel. Refer to the Smiths Lane Design Portal on the Smiths Lane website for further information.

How do I submit my plans?

Plans are to be submitted on the Smiths Lane Design Portal. The Design Portal features the Smiths Lane Design Guidelines and information to ensure a successful and seamless design and build process. The online mapping tool will provide access to all information relating to your lot, including the location of services, the location of your driveway crossover and any specific design covenants that apply.

Can I submit my house plans prior to settlement and before formally engaging a builder?

Yes, you can submit your plans to the DRP prior to settlement and it is strongly encouraged. Dependent on the current volume of applications being received plans will generally be assessed and responded to within 10 business days from receipt of your application. For any other queries relating to the design guidelines and approvals process please email viccustomer@mirvac.com. Email queries will generally be initially responded to within 3 business days.

What happens if my house plans are not approved by Smiths Lane Design Review Panel?

Your builder will generally manage this process on your behalf. In the event that changes may be required to your plans, your builder will work in conjunction with you and the Design Review Panel to achieve a positive outcome for both parties.

What if I wish to change the design after my plans have been approved?

It is important that plans are resubmitted and approved by the DRP prior to construction commencing. If your completed dwelling differs from your approved plans, the DRP will issue you with a non-compliance notice and you will lose your eligibility for your complimentary front landscaping package. If the non-compliance is not rectified the matter may be subject to further legal action. We strongly encourage you to ensure your building is constructed as per your approved plans as rectification works may be very costly.

2.6 Display Village

Will there be a display village?

Yes. The display village will feature approximately 14 leading Builders featuring; JG King, SJD Homes, Urban Edge, Metricon Homes, Dennis Family Homes, Bentley Homes, Quality House & Land, Orbit Homes, Inspired Homes, Carlisle Homes, Homebuyers Centre, Achieve Homes, Eight Homes, Simonds, Kingsbridge Homes and Sherridon Homes. Please note this may change without notice.

2.7 Fencing

What are the fencing requirements?

You will be required to install boundary fencing at your own cost. The fence type is a 1.8m timber. A front feature fencing will be installed with the front garden packages, which is set back 1m from the front facade. Corner lots require a lapped and capped fence, 1.8m high and set back 4m from the front facade. Details of the fencing requirements are included within the Smiths Lane Design Guidelines.

Do I need to have temporary fencing before building commences to protect my block of land?

Yes, this is a mandatory requirement. Prior to building works, your builder will erect temporary fencing to deter unauthorised people entering the site and to prevent litter impacting the community. If you have yet to engage a Builder, we strongly encourage you to organise temporary fencing for your block or you may risk having materials illegally dumped onto your site requiring removal at your own cost.

Will my neighbours pay half of the cost of the fencing?**What about corner blocks - how are the fencing costs divided in this case?**

You and your neighbour have equal cost responsibility for the dividing fence on your block. If you have purchased a corner block, you are solely responsible for the cost of the fence that faces the road – shared costs with neighbours only applies to common boundary fencing. The Fencing Consent Form can be found in the Smiths Lane Design Guidelines. We encourage you to complete the form so that Mirvac can share your contact details with an abutting owner for installation of fencing. Alternatively, you can find out your neighbour's details to arrange fencing by contacting the City of Casey.

How are the fencing costs shared if my fence shares a boundary with land owned by Mirvac?

Pursuant to your contract of sale, you will have to pay the full cost of any fencing that shares a boundary with land owned by Mirvac and costs will not be recoverable from Mirvac.

2.8 Front Fences**Can I have a front fence?**

Front fences are generally not encouraged. However there may be some areas where front fences will be applicable, most likely in areas where townhouses will likely be constructed, Smiths Lane Boulevard entrance and Display Village homes.

2.9 Front Landscaping**What is included in my front landscaping package?**

Purchasers are able to pick from four landscape styles; Resilient, Kitchen, Native, or Contemporary Cottage.

The inclusions are dependent on lot size, lot frontage and configuration of dwelling.

Refer to the [Landscape information pack and e-Brochure](#) for inclusions.

What is included in 'edible garden' package?

Mirvac was the first developer in Australia to offer purchasers the opportunity to select a front garden landscape package with a 100% edible plant palette. The package includes a FoodCube wicking garden bed. It is expected that a solid uptake of this package will enable an informal food-share system to evolve at Smiths Lane, assisted by our Social Enterprise café.

How do I get my landscaping installed?

You need to submit your Certificate of Occupancy to our Settlement Team (vic.settlements@mirvac.com) to confirm that construction of your home has been completed. The DRP will inspect your home to confirm it is compliant with the Smiths Lane Design Guidelines and approve your home for landscaping. Once approved by the DRP you will be receive a landscaping voucher which is redeemable from one of the select landscaping contractors Mirvac has partnered with. Landscaping will typically be delivered within 10 weeks of approval and will vary depending on time of year.

Can I upgrade or change my landscape package?

The voucher will only cover the standard choice of packages as set out in the contract of sale and landscape e-Brochure and there are no variations to the packages. The purchaser can select from three different styles and three different colour palettes. A purchaser may discuss directly with the landscape contractor to undertake their own modifications such as retaining walls or pavement treatments prior to or post the package installation as long as they are in line with the guidelines and have been previously approved by the DRP.

2.10 National Broadband Network**Will I have access to the NBN from day one?**

NBN Co have delivered the backhaul infrastructure to provide optic fibre to Smiths Lane and agreements are in place for supply of all stages sold and currently selling. NBN usually reticulates fibre on a per stage basis within 17 weeks after completion of civil construction, in readiness for first residents in a stage. Timing of reticulation and availability to connect remains subject to NBN Co control.

What do I need to do to connect to the NBN?

In the design of your home, your builder is to ensure Category 6 cabling is installed, your home is fibre ready and space is provided for an internal cabinet. Refer to guidelines available on NBN Co's website. All builders are well aware of the requirements to ensure fibre can be provided to your home.

2.11 Rainwater Tanks**Do I need to install a water tank?**

Water tanks are strongly encouraged however they are not mandatory. Installing a rainwater tank can also help you achieve the minimum regulatory requirements when constructing a new home and reduce your ongoing water bills through reuse.

2.12 Roads**Will each street be wide or just some?**

Street widths have been pre-planned to have a hierarchy of roads based on traffic volumes and connectivity within the estate. All streets are in accordance with Council requirements.

2.13 Rock**Will my builder hit rock?**

An experienced and reputable Builder should be well aware of the geological conditions on the site and should plan accordingly to ensure minimisation of delays, if any, to the construction of your home.

2.14 Site Costs**How much will the site costs be?**

Site costs will vary from builder to builder however we anticipate site costs will generally be between \$15K to \$30K. House and land pricing advertised by builders typically account for a suitable level of site costs for this location and Smiths Lane's display builders have delivered many homes in the area. The Builders structural engineer will generally require their own independent soil test in order to design the slab.

2.15 Slab Heave**Will my home be subject to slab heave?**

The homeowner is to discuss appropriate slab design and warranties with their builder. The Builders provide long term structural guarantees for the homes built, typically a minimum of 25 years. Any concerns should be discussed directly with your Builder and with respect to future front and rear landscaping to your home.

2.16 Soil Testing**When can my builder do a soil test?**

Your block can be accessed for soil testing once you have been notified that the plan of subdivision has been lodged for registration and typically 1 week prior to title release.

2.17 Subdivision**Can I subdivide my lot?**

The plan of subdivision will restrict the number of dwellings on a lot. Some corner lots will allow a maximum of two dwellings per lot and all other lots will only allow one dwelling per lot. Future subdivision will be subject to permit approval from council and must comply with Smiths Lane Design Guidelines. Please note there is a minimum size requirement for any corner subdivision and we would recommend you seeking expert planning advice prior to purchasing.

2.18 Timeframes**What is the timeframe to build?**

Construction must commence within 12 months of the settlement date. Once construction has commenced, the dwelling must be completed within 12 months.

Will you keep me informed of progress on my block?

Purchasers will receive regular construction updates via email communication, website updates and calls from Mirvac's settlement executive. Updates will be provided at each major milestone and will include information on title timeframes.

When can I start building on my block?

Building can commence after settlement as soon as your house plans have been approved by Smiths Lane Design Review Panel and you have the relevant building permit from the City of Casey or a private licensed building surveyor (both of which will usually be organised by your builder on your behalf).

How long will it take for my builder to commence building?

We recommend that purchasers engage with their Builders well in advance of settlement as it is typically a 4 – 6 month process for the Builders to commence on site from the point a building contract is signed.

2.19 Your Block**Who is responsible for any rubbish that may be dumped on my block after I settle? Can Mirvac remove it?**

Prior to settlement, Mirvac will remove any rubbish located on your block. Once you have settled, the block belongs to you and any rubbish removal is your responsibility at your cost.

What happens if the pegs are missing from my block before settlement?

Prior to settlement if you discover that pegs are missing, please contact the Settlements Team to arrange for re-pegging. After settlement, the block belongs to you and re-pegging will be at your cost.

Where have the pegs been placed on the block and how do we know they are in the right position and to the right block measurements?

We engage a licensed surveyor from design through to construction to mark out the boundaries of each individual lot and you can be assured that this procedure has been done in strict accordance with the exact measurements of the lot sold to you. If there aren't any pegs missing, but you still wish to confirm the size of your lot, we suggest you engage the services of your own surveyor, at your own cost. Your builder can also assist with this process.

Why do site costs differ depending on the block? How is this Calculated?

Site costs can vary depending on the type of soil, extent of engineered fill and slope on your block and your builder. The type of soil and slope determines how your house must be built. Your builder will organise for their own engineer to conduct a soil and contour test to establish the best type of foundation for your new home to suit the ground conditions

What type of fill is used to fill the blocks? How do I get a report on what this is for my block?

Smiths Lane uses clean fill that has been tested by a geotechnical and environmental consultant and has been classified as suitable material to achieve Level 1 compaction to Australian Standards.

When will I be notified of my street number, if I haven't been at time of settlement?

Street numbering is allocated by the City of Casey. Mirvac will provide you with your allocated street number prior to Settlement. For any queries, please contact the City of Casey and have your lot number and street name handy.

FAQS

COMMUNITY**3.1 Resident's Association****Will there be a residents association?**

A resident reference group is planned to be established to include proposed residents that meet with Smiths Lane development and community team on a minimum quarterly basis. Our plan is that resident representatives will be formally involved in dialogue that will determine the future shape of the Smiths Lane community, including transport, education, recreation, culture and health services.

3.2 Safety**What are you doing to protect residents from crime?**

The urban design incorporates passive surveillance and crime prevention principles and as part of our community development plan we will work with the community and local police.

3.3 Security**Is there security on site?**

Mirvac intends to engage a security contractor as necessary to undertake nightly patrols of the estate. Mirvac will also seek to engage with local police to endeavor to increase frequency of patrols.

FAQS

DEVELOPERS**4.1 Mirvac****Who are Mirvac and what credentials do they have?**

Mirvac is a leading integrated property group, listed on the Australian Securities Exchange ("ASX") with activities across the investment and development spectrum. Established in 1972, Mirvac has more than 40 years of experience in the property industry and has an unmatched reputation for delivering quality products across all of its businesses.

Within the Australian residential market, Mirvac has a proven track record of delivering innovative and quality products that exceed customers' expectations. Mirvac's Development Division in Victoria is responsible for some of Australia's leading residential projects including the Eastbourne located in East Melbourne, Tullamore in Doncaster, Olivine in Donnybrook, Yarra's Edge precinct in Docklands and The Melburnian.

EDUCATION

5.1 Clyde Grammar

When will Clyde Grammar open and what type of school is it?

Clyde Grammar will commence operation in 2020, offering two Prep classes and grow to Prep-12 gradually over the coming years. Clyde Grammar will be based at the Casey Grammar School campus initially, for two years to allow for the staged construction of the school before the planned move to its new permanent purpose-built facility at 110 Smiths Lane Clyde North in 2022.

Will Smiths Lane residents be guaranteed a placement at Clyde Grammar?

Clyde Grammar is an integral part of the Smiths Lane community. Final placement is at the school's discretion and Mirvac is unable to directly or actively guarantee enrolment success.

Further information is available at <https://www.clydegrammar.com.au/>.

5.2 Government Schools

When will the government primary schools open?

Smiths Lane contains a future Public Primary School. At this stage exact timing on when The Department of Education will deliver the Public Primary School is uncertain. This construction of the school is subject to demand and direction from the Department of Education. School zone catchments for existing government primary schools can be found at www.findmyschool.vic.gov.au.

Will there be a government secondary school?

No Government Secondary School is planned for Smiths Lane. Clyde Grammar will provide an affordable private secondary school option. The Department of Education can be contacted if you wish to identify where future State secondary schools will be located nearby to Smiths Lane. School zone catchments for existing government secondary schools can be found at www.findmyschool.vic.gov.au.

ENVIRONMENT

6.1 Contamination

Is there any contamination on site?

No known contamination is present at Smiths Lane and the site is suitable for sensitive residential and community uses.

6.2 Recycled Water

Will Smiths Lane have recycled water?

South East Water is the responsible authority for delivering recycled water supply. While recycled water infrastructure is being installed throughout the Smiths Lane development, the supply of recycled water to the site is not yet available. Until this occurs, Smiths Lane residents will receive drinking water through their recycled water system until the recycled water supply is available.

Is my builder required to provide a recycled water connection?

As required by the Smiths Lane Design Guidelines builders must incorporate a recycled water connection into house designs in order to achieve developer approval.

Why do I have two meters?

One meter tracks your drinking water usage and the other purple meter will track your recycled water usage. The recycled water will be connected for outdoor uses like watering gardens and washing cars. Until recycled water supply is available drinking water will be supplied through both pipes.

6.3 Cardinia Park

What are you doing to enhance Cardinia Creek?

The Cardinia Creek is an important conservation asset and will be managed over the long term and perform its primary role for biodiversity and conservation of important flora and fauna species. The creek contains some protected species under the Environment Protection & Biodiversity Conservation Act and works within the corridor need to be in accordance with the Melbourne Strategic Assessment Act.

INFRASTRUCTURE

7.1 Wetlands

What is a wetland?

Wetlands are used to store and treat the storm water run off from roads and houses before the water enters surrounding waterways. They are designed to remove pollutants such as rubbish, sediment, nitrogen and phosphorus.

LEGAL

8.1 Re-sale

Can I sell my block before I build?

No. Sales boards are strictly prohibited. Resale of a lot prior to constructing a dwelling is prohibited by Smiths Lane unless specifically allowed under the contract of sale. All purchasers are aware of this restriction at the time of purchase and this restriction is intended to prevent investors speculating on the land and on-selling without making a contribution towards the growth of the Smiths Lane community.

8.2 Settlement

What is my responsibility once I have settled my block?

To ensure it is regularly maintained, free of rubbish, debris and overgrown vegetation and secured to ensure others do not dump material. The developer will monitor presentation of vacant lots and completed lots to ensure regular maintenance of gardens/nature strips is undertaken by residents.

How will I find out when my block is titled and ready to settle?

Your legal representative will inform you of the proposed settlement date when they are notified by Mirvac's legal representative, Maddocks Lawyers. The Smiths Lane Settlement Team will provide construction updates and will notify you directly once titles have registered.

Do I need to have legal representation to settle on my block?

It is strongly recommended that you engage the services of a conveyancer or lawyer who specialise in the legal requirements carried out during the settlement process.

Why does the timeframe for settlement sometimes get extended?

There are many parties involved in the process for getting all the approvals required. There are relevant authorities such as water/sewer, power and NBN Co, the Council's team and Smiths Lane's own consultants. Smiths Lane's development team works diligently to ensure the forecast timeframes are achieved but sometimes things occur that are out of our control. Purchasers will be communicated with regularly regarding the progress of construction and forecast title registration.

Can I delay settlement?

The agreed terms of settlement are details in your contract of sale. A delay in settlement will incur a \$550 fee plus daily penalty interest at 16% per annum. This means that for every day that you cannot settle, it will cost you more. Mirvac may also elect to terminate your contract or pursue other remedies if you fail to settle on time.

Do I have to attend settlement in person?

No, you do not have to attend settlement. Your legal representative will undertake all tasks needed to ensure the settlement process is carried out successfully.

What are my responsibilities during the settlement process?

It is your responsibility to make sure you are in a position to settle on time. This entails organising finance approval at least 3 months prior to settlement and contacting your bank or mortgage broker to ensure that the funds will be available at least 24 hours prior to the advised settlement timeframe. In addition, it is recommended to conduct a site inspection of your block to ensure any rubbish has been removed and that survey pegs, which define the boundaries of your block, are all in place.

Can I conduct an inspection of my block before settlement?

Yes, we encourage you to do a site inspection. The Smiths Lane Settlements team will let you know when you can inspect your block, typically once titles are registered. Valuers for finance can typically access the site 4 weeks prior to title release.

Please be aware that there may be additional requirements due to Covid 19 restrictions to access the construction site. The Smiths Lane Settlements team will inform you of any requirements.

MASTERPLAN

9.1 Density

Will smaller blocks, townhouses or apartments be available?

Smaller housing such as small lots and townhouses will be delivered in alignment with key infrastructure and amenities, such as the local town centre, sporting reserve and community facility. Medium density housing (townhouses) will be planned for pockets around the future Local Town Centre, parks, and main roads. Townhouse precincts are carefully master planned and involve expert architects/builders. The delivery of apartments will be subject to economic feasibility and is envisaged to occur once the Local Town Centre is established.

9.2 Estate Entrances

Where will the entrances to the estates be located?

Residents will initially have access from Smiths Lane via the roundabout intersection at O'Connor Avenue. There will be a future major access points at Alexander Boulevard as well as from McCormack's Rd.

9.3 Size

How many lots are there?

The Smiths Lane development proposes approximately 2,800 homes of varied housing types to suit a broad range of resident preferences.

9.4 Timeframes

How long will it take to complete Smiths Lane?

Approximately 15-20 years subject to future sales rates, economic conditions and delivery of major infrastructure.

OPEN SPACES

10.1 Cycling Paths

Are there cycling paths?

Shared cycling and walking paths will be located throughout the estate and provide convenient connections to schools, the town centre and active/passive open space. On road cycling lanes will be located on arterial and higher order collector roads.

10.2 Parks

Will there be a dog park?

Mirvac is working with the City of Casey to set aside a suitable location for delivery of a dog park, noting the popularity of pets and how they help the community interact.

What facilities will be in each neighbourhood park?

Neighbourhood parks will be designed to cater for a range of age groups and include distinctive and high-quality play equipment, barbecues, shelters, passive kick about space and seating.

When will the parks be delivered in each neighbourhood?

Depending on the planting seasons, parks will typically completed one year after the title release for that stages to ensure parks are open at a time when a majority of the residents are moving in and also prevent damage during construction of houses by residents.

10.3 Park Facilities

Do I need to book to use the park facilities?

Smiths Lane's parks will include shelters and BBQ's and will be open for public use. The parks are owned and operated by the City of Casey who may have policies around booking facilities. <https://www.casey.vic.gov.au/>.

10.4 Nature Strips

When will nature strips be installed and who maintains them?

Nature strips and trees will be completed when the bulk of houses are completed within your stage to avoid damage during the building construction phase. Once completed, residents are responsible for maintaining nature strips including regular mowing and removal of weeds.

Who is responsible for maintaining my nature strip prior to them being installed?

While it is the owners responsibility, Mirvac understands that this is a difficult time to be mowing and weeding grass so we will maintain the nature strips to Councils standard until the planting works have been completed.

Why do I have to maintain my nature strip?

It is a requirement of the City of Casey for all residents to maintain the nature strips adjacent to the lot.

What areas are my nature strip?

Your nature strip is the land within the road reserve adjacent to your land. This includes the land in front of the lot and in the instances of corner lots, the land down the side.

What happens if I don't maintain my nature strip?

Maintaining your nature strip is a requirement of the local council and it is a Local Laws offence not to keep your nature strip within the required guidelines. We encourage all residents to maintain their nature strip to prevent fines being issued from Council but also take pride in presentation of the streets.

Do I have to maintain the tree?

The street trees have been chosen to be suitable for local growing conditions and does not need to be maintained by the resident. If you would like, you are encouraged to water the tree a few times a week over summer to help it through this dry period.

10.5 Recreation Facilities

What sporting facilities will be available?

The 11.01 hectare Active Open Space Precinct is planned to include at a minimum of 2 x cricket / football ovals (3 x soccer pitches overlaid), 8 x tennis courts, 1 x cricket/soccer/tennis pavilion, as well as landscaping.

Please note that these facilities are the responsibility of Council to deliver. Mirvac is working with the City of Casey to try to bring forward the delivery of these important community assets.

10.6 Walking Trails

Will there be a fitness trail?

A shared path network encouraging jogging/cycling and walking will be constructed along key routes linking all neighbourhood parks, the active open space and town centre. The network will ultimately connect up to Cardinia Creek and the Conservation Area.

TRANSPORT

11.1 Bus

Will Smiths Lane have a community bus?

Mirvac is investigating a business case to run a community shuttle bus to transport residents from designated pick up points to and from the nearest Train Station until such time that PTV establishes a public service.

Will Smiths Lane have a public bus service that connects to surrounding suburbs?

Public Transport Victoria will ultimately roll out public bus services that connect Smiths Lane to the broader region when there is a critical mass of residents. Bus stops will be provisioned for in the Estate.

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