



Capability **Statement**

Vision. Purpose. Delivery.

brownpropertygroup.com.au

Contents

Brown Property Group	4
Project Delivery Personnel	6
Consultant Team	14
Brown Property Group Civil	18
PSP and Project Experience	20
Experience That Shows	22
Highgrove - Clyde North	24
Meridian - Clyde North	26
The Avenue at Casey - Cranbourne North	28
Canopy at Amstel	30
Riverfield	32
Brown Property Group Projects	33

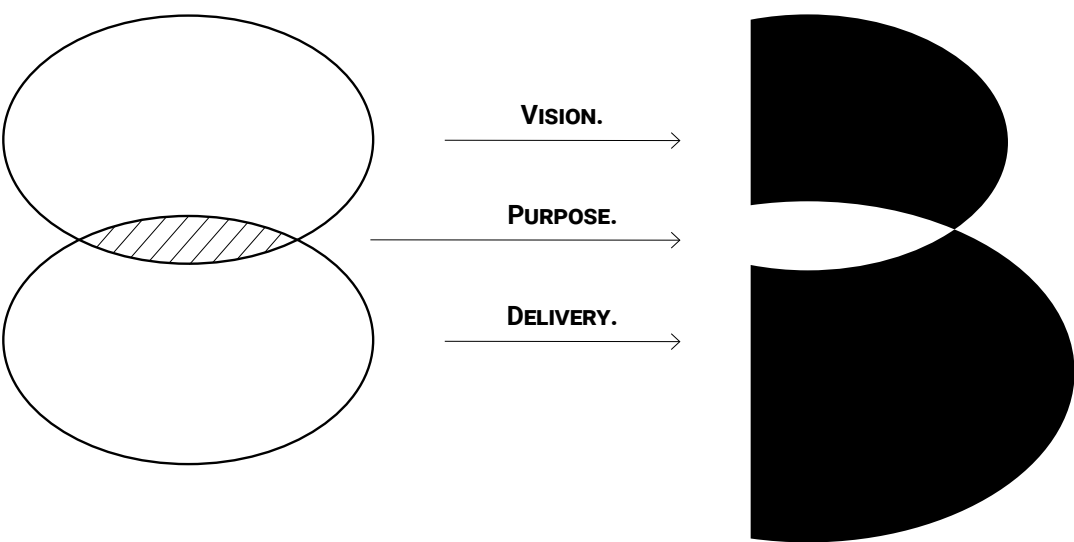
Brown Property Group

Brown Property Group is a private property development company that has operated across Melbourne’s east and south-eastern suburbs for over 40 years; partnering with Melbourne’s building industry to successfully deliver major residential developments. Brown Property Group is a significant employer in the south-east region, with over 150 staff and subcontractors.

As one of Victoria’s most respected private residential developers, Brown Property Group has a proven track record of creating vibrant communities that our residents love to call home.

For Brown Property Group, residential development is about building strong communities, with a focus around providing amenity, connectivity and liveability for our residents. Creating a connection to nature, community and recreation establishes an environment that provides an opportunity for residents to live a healthy and fulfilling lifestyle. Tree-lined streets, parks and wetlands, woven together with cycling and pedestrian paths are key features of our communities, linking our residents to local amenity.

Brown Property Group control all aspects of property development in-house, from acquisition to development and project management, to delivery by our civil construction crew, BPG Civil. Our structure and extensive delivery experience provides us with an intimate knowledge and understanding of Melbourne’s dynamic housing market and the ability to adapt and meet the changing needs of our residents and support our partners.



Brown Property Group have a well-established track record of delivering high quality masterplanned communities in the City of Casey. We work closely with our builder partners to ensure that our product is appropriately designed from the outset. These relationships have been the catalyst to incremental sales and consistent volumes over the past years via highly successful Builder Display Villages. Major builders such as Metricon, Carlisle, Henley, Simonds and ABN Group have worked with us from project inception to ensure that our businesses can grow together. The reliability of our delivery timing has been a major point of difference to our builder partners (and customers) in a marketplace where costly stage delays have plagued the industry.

Our completed local communities include Golden Grove, Grandview, Melington, The Avenue at Casey and Highgrove. Meridian is currently under construction with over 1500 lots delivered out of 3000, Canopy at Amstel is in its final stages and Riverfield, our newest 2300+ lot masterplanned community successfully launched in 2020. Our strong reputation in creating premium residential developments with their own identity is at the heart of our market success. Our masterplanning / visioning process, coupled with thoughtful urban design creates a unique “place”, defined by its characteristics and shaped by our market knowledge. Never before has it been more important to differentiate projects from one another due to the homogeneous nature of PSP planning and Local Government requirements.





Project Delivery Personnel

Fraser Brown

Director

Over 30 years civil construction and property development.

For over 40 years, the Brown family have been developing land and creating vibrant communities in Melbourne's south-eastern suburbs.

Fraser has over 30 years experience across a range of land developments including landfill projects and residential subdivisions.

As Director of Brown Property Group Fraser has delivered a number of residential communities including Golden Grove, Melington, Grandview, The Avenue at Casey, Highgrove and the Meridian subdivisions in Clyde North. These projects have included roads and infrastructure for residential allotments and retail assets. They are greenfield subdivisions constructed from the ground up, with all aspects managed and completed under Fraser's guidance.

Ryan Pritchard

Chief Operating Officer

Valuer AAPI, Bachelor of Business (Property - Valuations)

Ryan has 30 years experience in residential development across a range of different projects in Greater Melbourne.

Joining Brown Property Group in 2012 as Development Manager, Ryan has managed the construction and delivery of The Avenue at Casey, Highgrove as well as the new masterplanned community Meridian in the south-east.

As Chief Operating Officer, Ryan oversees all facets of the land development process from acquisition, planning, construction and delivery, as well as sales and marketing.

Prior to joining Brown Property Group, Ryan held various roles including Director CBRE in Residential Development Valuations, Acquisitions and Development Manager for Stockland, and as City of Casey and Mornington Peninsula Valuer.

Steve Maxwell

Senior Construction Manager

Steve has over 30 years of civil construction experience, working across a range of different projects, including residential, commercial and industrial development, major infrastructure projects, landfill and rehabilitation works.

Since joining Brown Property Group in 2012, Steve has managed the civil construction for all BPG Projects: The Avenue at Casey, Highgrove, Meridian, Summit Business Park, Canopy, Riverfield and in excess of \$100M worth of Council intersections and roads.

While project managing all construction across the Brown Property Group portfolio, Steve has also worked to secure our accreditations from the industry and establish BPG Civil as one of the most reliable contractors in the City of Casey.

Chris Stanley

Foreman

Chris has over 20 years experience in civil construction and has managed the development of a number of key projects within Melbourne's growth corridors. Since joining Brown Property Group in 2016, Chris has managed the construction of the Highgrove, Canopy and Riverfield communities, contributing greatly to the reputation of BPG having the fastest growing communities.

Lachlan Underwood

General Manager — Development

Bachelor of Engineering (Honours)

Lachlan has over 15 years experience working in property, civil construction and engineering. Lachlan joined Brown Property Group as a Development Manager in 2015. Prior to joining Brown Property Group, Lachlan held the position of Development Manager with Evolve Development, delivering several large scale residential developments.

With a background in civil engineering, Lachlan has worked as an engineer and project manager on civil infrastructure projects for both government and private clients. Lachlan launched Meridian and is responsible for all land projects and the development team.

Maggie Williams

Senior Development Manager

With over 12 years experience in the industry, Maggie has worked across a diverse range of developers including Peet Ltd, Oreana Property Group, Equire, AVID Property Group and Brown Property Group.

Maggie is passionate about the delivery of sustainable residential developments that help create positive and sociably responsible communities.

Using her skills in contract negotiation, construction management and project planning, Maggie plays a key role in the successful delivery of Brown Property Group's developments. Maggie is managing Canopy at Amstel and will be launching Riverfield Square in 2022.

Phil Wan

Senior Development Manager

Bachelor of Property & Real Estate/Bachelor of Commerce (Finance)

Philip has over 7 years' experience working in property, across valuations and residential master planned community development.

Philip joined Brown Property Group as a Senior Development Manager in 2025. Prior to joining Brown Property Group, Philip held the position of Development Manager with ASX-listed Developer Stockland, delivering several large-scale residential developments across Melbourne's West and South-east corridors.

Philip is managing the launch of Woodhaven at Cranbourne in 2026.

Davide Mammoliti

Development Manager

Davide Mammoliti has over 7 years of experience in property development and civil engineering, with a strong background in delivering large-scale masterplanned communities. Prior to joining Brown Property Group, Davide worked at Villawood Properties as an Assistant Development Manager across key projects including Alamora (Tarneit) and Aspire (Fraser Rise). Before transitioning into development, he worked as a Civil Engineer overseeing the construction of residential subdivisions and major infrastructure works.

At Brown Property Group, Davide is responsible for managing the Riverfield community in Clyde, coordinating the successful delivery of multiple stages, parks, drainage infrastructure and development approvals. He is closely involved in project programming, consultant and contractor management, interfacing with Council and service authorities, and driving outcomes that support both sales and construction timeframes.

Davide aims to leverage his technical background and project delivery experience to continue shaping Riverfield into a high-quality, connected and thriving community for future residents.

Luca Faidutti

Assistant Development Manager

Bachelor of Engineering (Hons1)(Scholar), Civil Engineering

With over 8 years of experience in large-scale infrastructure and construction projects, Luca has successfully delivered multi-billion-dollar programs marked by complexity, tight timeframes and high stakeholder expectations. Recognised throughout his career for both technical excellence and his collaborative leadership style, Luca brings a strong delivery focus, commercial acumen and deep technical capability. His current work in the land development sector spans the full lifecycle of masterplanned communities of up to 1,200 lots, from feasibility and planning approvals through to construction, servicing and final Council handover.

Known for his people-first approach, he builds enduring relationships with clients, consultants and stakeholders across government and private sectors. His clear communication, proactive problem-solving and pragmatic leadership under pressure help de-risk projects, resolve conflict and keep multidisciplinary teams aligned. Outside of work, his background as an elite international triathlete and his fluency in multiple languages reflect the discipline, adaptability and cultural awareness he brings to professional environments.

Jacob Chenery

Senior Development Manager

Bachelor of Engineering (Civil), Graduate certificate Spatial Sciences

Jacob is a passionate Civil Engineer with a decade of experience under his belt. Driven by a desire to build sustainable and engaging communities, Jacob's journey began with a solid foundation in his field, earning both a Bachelor's degree in Engineering (Civil) and a Graduate Certificate in Spatial Science. He has thrived in various roles throughout his career, including Survey Manager and Project Engineer for various Civil Contractors and tackled a diverse range of projects across Melbourne and regional areas like Geelong, Ballarat, and Bendigo. Jacob possesses a strong expertise in subdivision construction, ensuring efficient and successful project delivery. His passion for creating thriving communities shines through his work, and he's always eager to connect and share his knowledge and enthusiasm.

Graham Nolan

General Manager - Marketing & Communities

Bachelor of Business (Marketing)

Graham is a senior marketing leader with more than 16 years' experience across property marketing and a range of related industries. As Head of Marketing at Brown Property Group, he leads the strategic development and delivery of all marketing activity across the Group's brand, residential communities, and associated businesses.

Since joining Brown Property Group in 2013, Graham has been responsible for planning and executing integrated marketing strategies that support long-term brand growth and commercial outcomes. He leads a small, high-performing marketing team and works closely with community partners and commercial sponsors to maintain strong, trusted relationships across Brown Property Group's communities.

Georgia Campbell

Project Marketing Manager

With over 4 years of experience in property marketing, Georgia has worked across both commercial and residential sectors. Early in her career, Georgia developed a strong foundation in managing end-to-end campaigns – from concept and creative direction through to delivery. During this time, she gained hands-on experience in campaign signage, public relations, copywriting, and production management for investor-focused marketing materials.

As her career progressed, Georgia's enthusiasm for property and community development deepened. She stepped into a broader role, leading sales and marketing initiatives for a diverse client base and playing a key role in launching new residential communities across Victoria. Her contributions also extended to implementing new CRM systems and streamlining internal processes to enhance operational efficiency and brand consistency.

Known for her creative flair and strategic mindset, Georgia excels in dynamic and competitive markets. She consistently uncovers fresh, effective ways to drive engagement and enquiry—bringing energy, innovation, and commitment to every project she leads.

Anna Vichitra

Project Marketing Manager

With over 8 years of experience in marketing, Anna has worked across a diverse range of industries. From hospitality, coaching, building, fashion and now property, Anna has proven experience in managing projects from concept and strategy through to delivery.

With expertise in end-to-end digital marketing and working with clients to launch successful online businesses, Anna injects new age marketing into every project.

Anna's affection for property and project marketing began during her time with Welsh Group, where she worked across the construction and development branches. From volume, wholesale and medium density construction to residential and commercial development, she gained invaluable skills for the property industry.

Prior to her career in marketing, Anna worked in fashion, harnessing her design, creative direction and styling skills.

Anna is known for her disruptive and creative approach to reaching and re-enforcing audiences and brands.

Daniel Begley

General Manager - Sales

With 20 years of experience, Daniel has worked across many facets of the property industry including Finning First National Cranbourne, Preston Rowe Paterson, Stockland and Kaikura Land Sales.

Starting at Brown Property Group in 2016, Daniel started as the Estate Manager at our Meridian community and transitioned to Sales Manager. Bringing passion and ambition to the team, Daniel continues to drive and deliver successful sales strategies.

Daniel is at the forefront of urban design and community creation for Brown Property Group.

Jason Bailes

Estate Manager

Diploma of Real Estate Management, Diploma of Business and Licensed Estate Agent

Jason started in land sales in 1994 working for Delfin Lend Lease in Queensland before moving to South Australia and pivoting to sell larger inglobo parcels and mixed use sites. He joined Macquarie Bank in 2007 and was transferred to Melbourne to launch an exclusive golf course community. Prior to joining Brown Property Group Jason worked for Peet Ltd for more than 10 years, selling new communities in Cranbourne, Point Cook, Craigieburn, Tarneit and Botanic Ridge.

Jason joined Brown Property Group at the beginning of 2020 as Estate Manager for Riverfield and is now focusing on the new precincts within the Riverfield community, Riverfield Square and Promenade.

Belinda Jackson

Estate Manager

Belinda embarked on her journey in the real estate industry in 2012, initially with a volume builder. Her career evolved as she transitioned into land sales, initially as an associate, steadily progressing to the esteemed role of Estate Manager for two estates under the Pask Group's umbrella, partnered with Red23 in the Southeast.

After her time in the building industry, where she worked with some of Victoria's notable builders for four years, Belinda shifted her focus back to her true passion - selling land. She currently enjoys her role as Estate Manager at Canopy at Amstel community in Cranbourne, with Brown Property Group. Belinda's dedication and expertise shine through, providing valuable support to her clients in the dynamic field of real estate.

Danielle Begley

Conveyancing & Contracts Administrator

With over a decade of experience in the property and residential development industry, Danielle began her career with a well-known Melbourne builder in the Northern and Western suburbs, first developing her customer service and project knowledge as a Host before progressing into a Sales Associate role. In 2016, she played an important role in launching the Meridian community alongside Daniel, contributing to multiple successful land projects across Brown Property Group.

In 2024, Danielle transitioned into the Conveyancing Department, where under the guidance of the company's Legal Counsel she independently managed the department for a year and quickly developed strong capabilities in contractual and compliance processes. Today, she oversees key conveyancing and contract administration functions, including trust account reconciliation and the management of time-sensitive, legally significant documentation. Her attention to detail, dedication, and extensive industry background ensure Brown Property Group's contractual obligations are delivered with accuracy and professionalism.

Kylee Harman

Legal Counsel – In House

Bachelor of Law

Kylee has been working as in-house legal counsel for Brown Property Group since 2012. With over 20 years experience across property, planning and commercial matters Kylee manages all legal matters that relate to Brown Property Groups residential and commercial businesses

Elisha Boxall

Conveyancing Clerk

Certificate II in Business (Office Administration), Real Estate for Agent's Representatives, and PEXA Train the Trainer accreditations

Elisha brings over 20 years' experience in conveyancing and legal services and has been a key part of Brown Property Group since rejoining us in 2025, managing all the settlements of our residential communities. Elisha has previously acted for major developers including Frasers Property Australia and JMC Group, managing settlements for large-scale developments such as Parkville, Burwood Brickworks, Mambourin and more. With extensive expertise in high-volume settlements, presales reporting, subdivision documentation and stakeholder liaison, Elisha is a skilled user of industry platforms including PEXA, SPEAR and Duties Online, delivering accurate, efficient outcomes across complex projects.

Jill Sykes

Office / Administration Manager

Jill has worked across the Brown Group of companies for over 20 years. Managing a range of crucial business functions such as personnel and payroll, conveyancing and office administration, Jill provides essential support to all levels of the organisation.

Bianca Broomhall

Office Manager | Executive Assistant

Bianca joined Brown Property Group in March 2025, bringing over 15 years of experience supporting busy teams and senior leaders. She keeps everything organised and on track—managing calendars, meetings, accounts, administration, finance, events, and more. With a strong focus on prioritising effectively, Bianca ensures her Executive Assistant responsibilities remain front and centre, while happily pivoting into any task that helps the team succeed.

Known for her approachable attitude and strong relationships with both team members and external partners, Bianca is already a valued part of the BPG team.

Grace Lee

Chief Financial Officer

Grace Lee is the Chief Financial Officer at Brown Property Group, with over 17 years of experience in property finance. She began her career at KPMG, where she specialised in audit and tax with a focus on real estate clients. This foundation gave her deep insight into the financial dynamics of the property sector, paving the way for a successful transition into senior finance roles within the industry.

At Brown Property Group, Grace is responsible for leading the company's financial strategy, governance, and long-term planning. Her expertise supports the group's sustainable growth and ensures robust financial frameworks are in place to meet the evolving needs of the business.

Grace is passionate about creating strong financial foundations that not only drive performance but also contribute to building communities. She is a committed leader who believes in aligning financial discipline with purpose-driven outcomes.

Missie Preston

Humans Resources and Systems Manager

Bachelor of Arts (Behavioural Science), Graduate Diploma of Applied Sciences, Graduate Certificate in OHS, Diploma of Human Resource Management, Diploma of Auditing, Diploma of Government (Workplace Inspection) and Certificate IV in Workplace Training and Assessment.

Missie is responsible for the management of all Safety, Environmental and Quality systems for the Brown Group of companies, including auditing, training and compliance.

Missie brings a wealth of experience in this field having previously held the position of Worksafe Investigator and Field.

Consultant Team

Survey / Engineering



Breese Pitt Dixon

Established in 1982 to provide civil engineering, land surveying and estate planning consulting services to the development industry, Breese Pitt Dixon has been recognised for its involvement in numerous award-winning projects, and has gained a reputation for providing consultancy services of the highest quality through the hands-on approach of its directors, its client relationships, long-term highly dedicated professional staff members, and a focus on project delivery.



Charlton Degg

Adam Charlton and Michael Degg, together with a respected team of professionals bring an expertise that provide its clients with a unique land development experience. Outcome focused for their clients and the community, their engineering initiative and surveying precision ensures economical solutions, together with a project management service based on decades of experience and exceptional communication.



Beveridge Williams

Beveridge Williams plans, designs and manages the development of thriving communities. Whether you're a corporate client, private developer, local, state or national authority, we balance social, environmental and economic factors helping you reduce risk and optimise efficiencies for the most outstanding outcomes.

Urban Design



Hatch

Hatch are a global interdisciplinary engineering and design company offering our clients services across major energy, metals, and infrastructure projects. Our Environment, People and Place team focus on place making, urban renewal, new communities, landscape, stakeholder engagement, community benefit, and environmental management. In Australia, our legacy is built upon the work of Roberts Day who have for over 30 years have been delivering urban places that are vibrant, economically positive, loved, and create value across all aspects of people, economy, and environment.



Bioregional

Bioregional is an international environmental organisation, that incubates practical solutions to climate change using the inspiring One Planet Living framework and science based behaviour change. Bioregional aims to make a real difference, inspire others to do the same and work with its partners to make innovative projects and lasting change happen. Bioregional has twenty years of experience of delivering ambitious but practical products and services, which bring a commercial advantage for partners. Bioregional operates internationally with representatives in Canada, United States of America, Mexico, Europe and South Africa, with the head office in the United Kingdom, in addition to Australia.



Human Habits

Human Habitats design team specialises in master planning for greenfield and new town projects with experience across Australia, Asia, New Zealand and UAE.



Urbis

At Urbis, you'll find highly awarded urban designers and landscape architects, who are some of the country's leading creative thinkers influencing the shaping of cities. A collaborative approach sets their design advice apart. They listen to their clients' needs, they dedicate themselves to their vision, and they draw on their expertise – from economics to community engagement – to help clients in the public and private sectors design high performing, liveable urban landscapes.

Planning



Urbis

Urbis work on projects of all sizes, with a well-deserved reputation as experts in strategic planning and masterplanning for cities, communities, business parks, mixed-use developments and activity centres. This includes the 50,000 greenfield lots Urbis are presently working towards delivering for its clients across the State. Urbis enjoy excellent relationships with key decision makers within both the City of Casey and State Government, including DELWP and the new Victoria Planning Authority. These relationships enable them to have effective dialogue with key decision makers to identify key issues that assist in facilitating efficient processes.

Landscape



MDG

As landscape architects MDG strive for an appropriate balance between the environment (which is the fundamental underpinning of any site), and the ultimate user's needs. MDG seek to understand the requirements of those who will experience the spaces we create. They translate that insight into design outcomes which are imaginative, engaging and functional, as well as being environmentally responsible.



Tract

Tract is a recognised leader of landscape architecture in Australia. Their philosophy is to ensure the landscape architectural treatment for any site is of the highest design quality that respects environmental, social and economic concerns. To achieve this, thorough site analysis informs the design process, to ensure the ultimate design is respectful of the place and provides a site-specific solution.



Ground Control

Ground Control have successfully completed a wide range of projects in metropolitan Melbourne and regional Victoria, in Adelaide and rural South Australia and in the Northern Territory. Their ability in the landscape field to achieve consistent quality outcomes on budget is well known, with accurate cost planning one of their key strengths.



Urban Edge Landscape Architects

Urban Edge Landscape Architects is a multi skilled Landscape Architecture practice established in 2002 to provide specialised Site Planning, Landscape Architecture, Waterway and Wetland Design and Urban Design Services to a broad client base in both the public and private sector. In addition, we have established Crafter + Mogford Golf Strategies in conjunction with Neil Crafter to provide Golf Course Design Services. Our approach with all projects is to ensure our work is responsive to the brief and compatible with the client's priorities and objectives. We ensure thorough analysis and assessment of projects to gain a full understanding of the site and maintain technical competence and experience in delivery of the end product.

Stormwater Management



Incitus

With over 20 years experience working in engineering related projects, focusing specifically on stormwater quantity and quality management, Incitus has extensive experience in the development industry in relation to surface water management having worked for both the private and public sectors, including 15 years experience in strategic planning and design of stormwater management systems for greenfield and brownfield developments.

Retail Commercial Design



i2C

i2C stands as one of Australia's leading Architectural firms attracting a national and international client base drawn from both the public and private sectors. Drawing on extensive careers in retail architecture the i2C banner has flourished with professional and dedicated teams specialising in the core markets of Commercial, Urban Planning, Interiors and Retail.



Design IQ

Design IQ provides a range of urban design services to landowners, developers, private and government organisations and specialises in delivering highly responsive, innovative design outcomes that are market led. Working in collaboration with key stakeholders, they explore in detail all elements that will impact the development and its surrounding local and regional context.

BUCHAN

Buchan Architects

Buchan is an acclaimed global architecture, interior, masterplanning and brand-experience studio with distinction in retail, commercial, mixed-use, residential, hotels and hospitality.

For 130 years, Buchan has delivered assets of enduring architectural quality and magnitude, worldwide. Our extensive portfolio spans boutique, intimate settings through to large-scale buildings and urban landscapes.



BPG Civil

Owning and operating BPG Civil gives us the ability to construct and manage the projects we deliver, providing us with a unique competitive advantage over more traditionally structured development groups. BPG Civil has an unrivalled reputation for speed and quality of stage construction delivery being the envy of many developers and civil contractors.

BPG Civil has direct access to an existing skilled labour force and directly owns the plant and machinery required to complete the required civil works. Rather than contracting an external company or hiring equipment; BPG Civil is immediately able to resource construction, saving time and negotiation. BPG Civil provides civil construction services associated with residential and commercial development including:

- Road and drainage construction
- Intersections
- Wetland construction
- Bulk earth works and final trimming,
- Landfill operations
- Car parks
- Playground / recreational open space



BPG Civil has the following qualifications:

- AS / NZS 4801:2001 Safety Management System standard certified
- ISO 9001:2008 Quality Management System standard certified
- ISO 14001:2004 Environmental Management System standard certified
- VicRoads Accredited Road R1, Financial Category F10
- Victorian Electrical Distribution Network (VEDN) Approved Accredited Contractor

BPG Civil has the following resources:

- A plant register of over 200 machines and 35 commercial vehicles
- A workforce of 70 staff, including engineers, civil construction trade qualified Supervisors and operators
- Over 100 trade contractors



PSP and Project Experience

Brown Property Group has been involved in the delivery of projects within the PSP environment for the past decade. Within Casey, we have worked closely with VPA and Council throughout the PSP processes for Cranbourne North, the C186 Service Business Precinct, the Thompsons Road PSP (1053) the Clyde Creek PSP (1054) and the Cardinia Creek South PSP (1055). We have delivered over 4000 residential lots, 130 Industrial lots in Summit Business Park and 8,000m² retail floorspace. We have also redeveloped the former Amstel Golf Course, an infill site that required re-zoning and approval via a Development Plan process with the City of Casey.

Throughout each PSP process and subsequent planning permit approval, these projects demanded the resolution of a wide range of complex engineering, land use and environmental issues. Despite this, Brown Property Group's partnership style approach to working with Council and authorities, enabled each obstacle to be dealt with in a more practical manner than would have been the case with an adversarial approach. For example, BPG successfully negotiated a reduction in the extent of employment land shown in the Thompson Road PSP with VPA and Council by presenting a series of strategic assessments highlighting the poor suitability of the land for purely industrial use.

We were also able to negotiate the rezoning of part of the employment land as Active Mixed Use and Mixed Use, which seeks to sensitively manage the transition of industrial activities, through finer grain employment with residential permissible above ground level, through density residential until finally transitioning to traditional residential.

Our experience in resolving issues of conflict with authorities / stakeholders has provided important learnings for our team, which we believe positions Brown Property Group at the forefront of Development in the South East.

We have included in the following pages a brief description of the PSP outcomes of each project that Brown Property Group has delivered in Casey, as well as the key insights / learnings from the previous experiences.



Experience That Shows

As one of Victoria's leading private residential developers, Brown Property Group has a proven track record of creating vibrant communities that families love to call home.

- 1 **Canopy Cranbourne**
2017-2024 (52ha)
 - 600 Lots
 - \$150m end development value
- 2 **Meridian Clyde North**
2016 – 2027 (276ha)
 - 2500 residential lots
 - Lifestyle Community (280 lots)
 - Active Rec & Indoor Centre
 - 2 Regional Parks
 - 9ha Commercial
 - \$1B end development value
- 3 **Golden Grove Narre Warren Sth**
2002-2005 (20ha)
 - 213 Residential allotments
 - \$25m end development value
- 4 **Summit Business Park Clyde North**
017 – 2022 (43ha)
 - 120 Lot Business Park
 - 11 hectares of Active mixed use / mixed use
 - Meridian Village 20,000m2 of retail and commercial
 - \$120M end development value
 - State Government Partnership to deliver:
 - First rescue base
 - Ambulance Centre
 - Police Station
 - Early Parenting Centre
- 5 **Golden Ridge Croydon**
1999-2001 (20ha)
 - 90 Residential allotments
 - \$11m end development value
- 6 **The Avenue At Casey Cranbourne North**
2008-2014 (75ha)
 - 900 Residential allotments
 - \$200m end development value
- 7 **Grand View Lysterfield**
2005-2007 (20ha)
 - 87 Residential allotments
 - \$21m end development value
- 8 **The Avenue Village Shopping Centre Cranbourne North**
 - June 2013 – featuring Woolworths,
 - Specialty shops & childcare facility
 - \$25m end development value
- 9 **Highgrove Clyde North**
2014-2018 (66ha)
 - 1000 Residential allotments
 - \$200m end development value
- 10 **Riverfield Clyde**
Riverfield Clyde
2020 – 2030 (184ha)
 - 2300 plus residential lots
 - 2 x Active Rec, 20ha
 - 2 x Government Schools
 - 2 x Community Centres
 - Local Convenience Centre
 - 2 x Lifestyle Communities
 - \$900M end development value
- 11 **Madison Gardens Mitcham**
2001-2003 (6ha)
 - 138 Townhouses (integrated)
 - \$47m end development value
- 12 **Woodhaven Cranbourne North**
2026 -2034
 - 70ha
 - 1000+ Residential allotments
- 13 **Melington Lyndhurst**
2004-2009 (60ha)
 - 576 Residential allotments
 - \$115m end development value



Highgrove — Clyde North

Located in the picturesque Clyde North, Highgrove provides the opportunity to enjoy a comfortable lifestyle, connected to nature and the community, with all the conveniences and amenities city living could provide.

Within the local surrounds, you'll find everything you need for day-to-day living including a range of shopping options as well as a variety of education facilities. A carefully thought-out urban design of four precincts, surrounding individual open spaces are linked via shared paths. Highgrove featured a successful Display Village of 27 homes surrounding our feature linear park that assisted in selling the project out ahead of schedule.

Highgrove has set the benchmark for stage delivery in the corridor with construction timelines being met or exceeded.

- 66ha / 1000 residential lots
- Precinct approach to urban design
- Second and subsequent home buyers
- Walkability, traditional neighbourhoods
- Cranbourne meteorite inspired sculptures





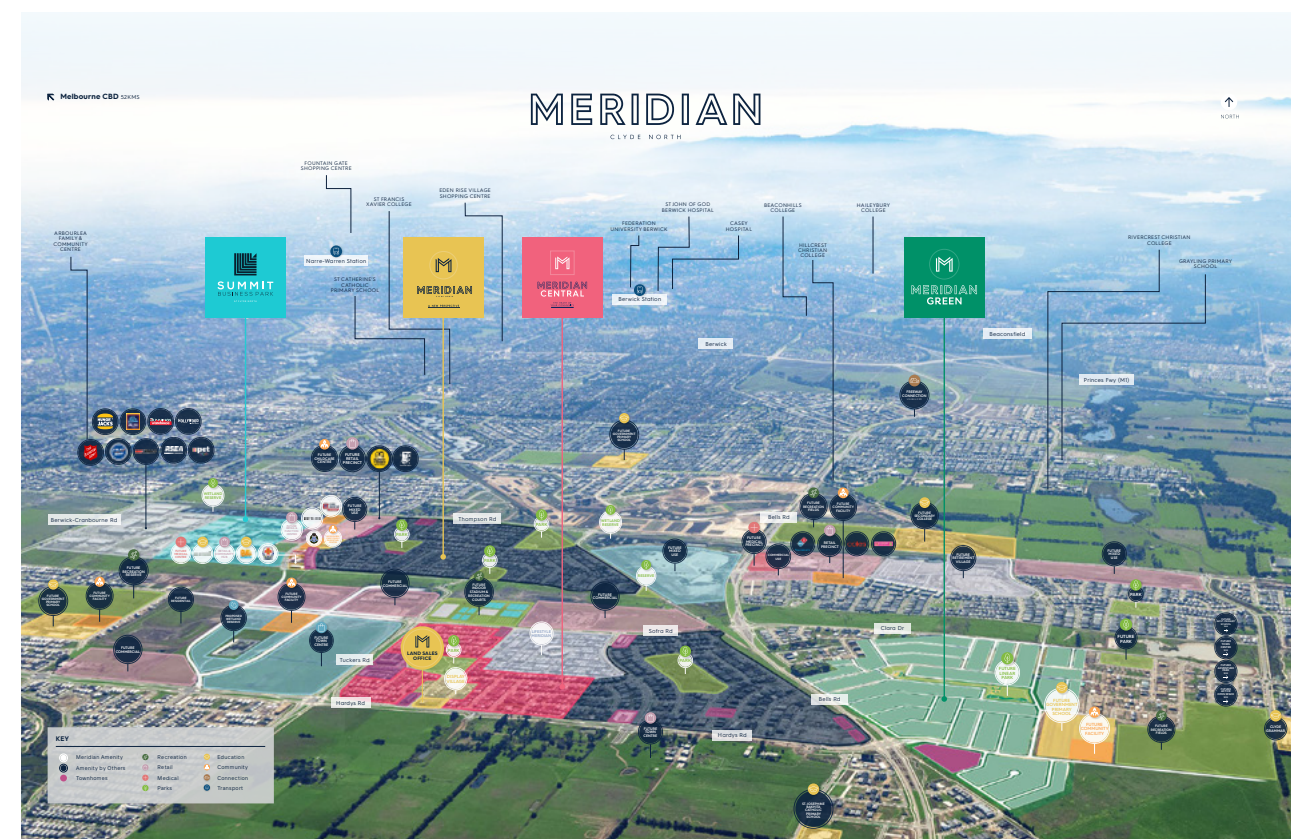
Meridian — Clyde North

Meridian is an established community that has been created with genuine community in mind.

Meridian offers a blend of stylish homes, tree-lined streets, parks and wetlands all woven together with cycling and pedestrian paths that aim to connect an active and engaged community. Featuring some of the best homes in Clyde North, Meridian has attracted the second and subsequent home buyer market. Brown Property Group have acquired surrounding sites over the years to make Meridian one of the largest projects in the area.

Meridian is a demonstration of the 20-minute neighbourhood, encompassing the Summit Business Park, commercial, mixed use and residential allotments. The vision for the Summit Business Park is to deliver flexible, contemporary sites that offer mixed use and commercial opportunities. Summit is strategically located in the booming south-east corridor on Thompsons Road and will play a significant role via the delivery of a critical road link to the future Major Activity Centre of Clyde North.

- 276ha / 3000 residential lots
- Transition of land use from industrial to commercial & residential
- Residential precincts of varying character
- Extensive parklands and wetlands
- Excavated site material utilised as clean fill
- Construction of Tuckers Road and Hardy's Road amongst nearly \$80M of Council works
- Summit Business Park is sold out with commercial space now open and a range of businesses fully operational
- Over 55's Lifestyle Community with 280 dwellings
- 2 x Display Village's with Melbourne's biggest builders.





The Avenue at Casey - Cranbourne North

With construction completed in 2014, Brown Property Group were proud to deliver The Avenue at Casey, a fully masterplanned community located in Cranbourne North in Melbourne's south-east.

The Avenue at Casey is now home to over 900 households who enjoy picturesque parklands, reserves and over 13 hectares of wetlands. The Avenue Village Shopping Centre was also completed in 2013 and provides a range of shopping options to all of the local residents. The Avenue at Casey featured two Display Villages over the life of the project.

- 67ha / 900 residential lots
- 13ha of wetlands
- 3km of shared trails
- Planning across 3 PSP's
- The Avenue Village Shopping Centre — 8000m² of retail space including a Woolworths, 7 specialty shops and a childcare facility
- 2 Display Villages



Canopy at Amstel

Canopy is the redevelopment of the former Amstel Golf Course and enjoys a spectacular landscape setting. It presents a rare opportunity to create a residential environment that offers a truly superior lifestyle experience unlike anything else on offer in the City of Casey.

Thoughtful design celebrates the established canopy trees and gentle slopes of the land, respectfully integrating existing trees into the streetscape and public realm. The site requires the creation of two wetlands and two separate parks, linked via linear tree reserves to create 600 residential lots plus a 200 lot retirement village.

Environmentally sustainable design principles and practices are a key pillar of the Canopy development. Brown Property Group achieved widespread tree retention through innovative urban design solutions and provided open space beyond Council requirements all while minimising the resource needs and waste production within the Canopy community.

In 2017 the project was awarded the Urban Development Institute of Australia's, EnviroDevelopment certification in all six leaves including, ecosystems, waste, energy, materials, water and community development.

- 52ha / 600+ residential lots
- Complex planning issues ; infill rezoning, Development Plan approval, community engagement and Council partnership
- Tree retention, unique streetscapes and water bodies
- A new benchmark for golf course redevelopment and Cranbourne
- Partnership with the Amstel Golf Club
- Clubhouse incorporated into design





Riverfield

Situated in Clyde, within the City of Casey, Riverfield offers natural beauty here, local amenities there and space all around.

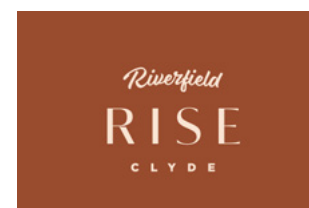
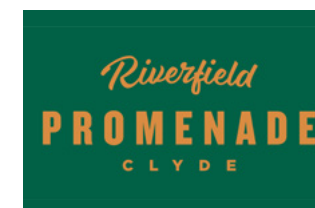
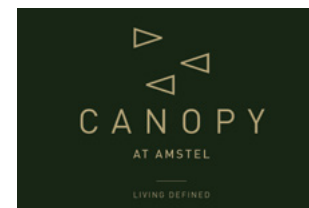
Ideally positioned, the area's best schools, cafés and shopping centres are all close by and there's more to come. Future residents will enjoy the convenience of two future primary school and community facilities on-site, and are perfectly positioned to take advantage of the proposed Clyde Park Sports Precinct and Clyde Regional Park (located across the road from community).

Riverfield will comprise 4 unique precincts offering a mix of housing alternatives for every buyer / resident.

In the future, Riverfield residents will also be well serviced by public transport, with access to local trains and bus services, as well as major road networks providing a convenient gateway to metropolitan Melbourne, the south-east and beyond. Located only 40 kilometres to the picturesque Mornington Peninsula, you can make each day a new adventure at Riverfield.

- 184ha / 2300+ residential lots
- 2 x over 55's community by Lifestyle Communities Australia
- Two Future Government Primary Schools
- Over 28ha of landscaped open space, parks and reserves
- Clyde Creek conservation area
- Brown Property Group negotiated a relocation of an intersection from the PSP which considerably improved the urban design and community outcome
- Immediate access to the Future Major Town Centre

BROWN
PROPERTY GROUP





Head Office

Level 3, 2 Roche Street
Hawthorn VIC 3122
Call: +61 3 9230 2900

Vision. Purpose. Delivery.
brownpropertygroup.com.au