



Capability **Statement**

Vision. Purpose. Delivery.

brownpropertygroup.com.au

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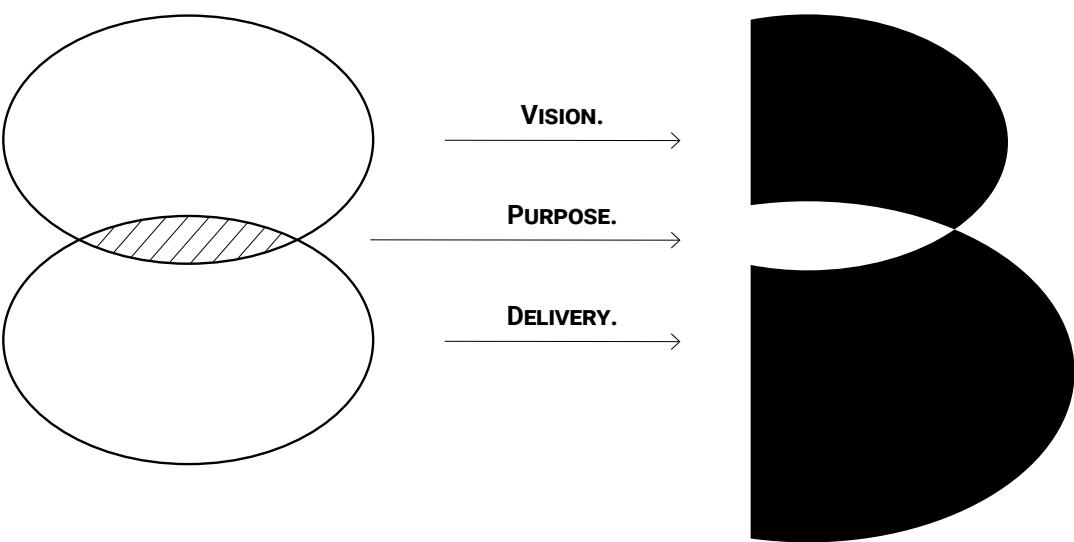
Brown Property Group

With family values at its heart, Brown Property Group brings together over 60 years of experience and specialist expertise as one of Victoria’s leading private property developers. Through the nurturing of engaged residential neighbourhoods, creation of innovative commercial and retail spaces and civil construction, our culture of collaboration shapes our projects and inspires outstanding outcomes.

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 controls 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, apartments, business parks, retail, and office developments. 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 ABN Group, Carlisle Homes, Henley Homes, Metricon, and Simonds Homes 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 communities include Golden Grove, Grandview, Melington, The Avenue at Casey, Highgrove and Canopy at Amstel. Meridian is currently under construction with over 2,300 lots delivered, and Riverfield, a 2,300+ lot masterplanned community successfully launched in 2020, is also under construction with over 1,000 lots delivered. Our newest community in the heart of Cranbourne North, Woodhaven, will bring 1,100 new residential lots once it launches in September 2026. 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

For over 35 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 Owner / Director of Brown Property Group Fraser has delivered over 6,500 lots across masterplanned communities including Golden Grove, Melington, Grandview, The Avenue at Casey, Highgrove, Meridian, Canopy, Riverfield and soon to be Woodhaven, making him one of the largest private developers in Melbourne’s south-east.

Through a strategic partnership approach with the City of Casey he has scaled BPG Civil to the level that is able to facilitate major Council infrastructure projects alongside the Group’s own developments.

Ryan Pritchard

Chief Operating Officer

Valuer AAPI, Bachelor of Business (Property – Valuations)

Ryan has 30 years’ experience in residential property and development across every asset class from high rise residential, retail, office and industrial.

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 developments, major infrastructure, landfill and rehabilitation works.

Since joining Brown Property Group in 2012, Steve has managed the civil construction for the following 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, and 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 the Senior Development Manager at Riverfield in Clyde.

Phil Wan

Senior Development Manager

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

Phil has over 7 years' experience working in property, across valuations and residential masterplanned community development, and joined Brown Property Group as a Senior Development Manager in 2025. Prior to joining Brown Property Group, Phil 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.

Phil is managing the launch of Woodhaven in Cranbourne North.

Davide Mammoliti

Development Manager

Davide 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

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 helps 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

Development Manager

Bachelor of Engineering (Civil), Graduate Certificate in 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.

Georgia Campbell

Project Marketing Manager

With over 5 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 in globo 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.

Jeremy Grahame

Estate Manager

Jeremy commenced his career in the property industry in 2008 and has since built extensive experience across project sales, estate management and residential developments. He has worked with leading property organisations including Oliver Hume, Stockland, Latitude Real Estate and Satterley Property Group, developing strong expertise in new land communities and Melbourne's leading estates.

Specialising in land sales and house-and-land packages, Jeremy is passionate about guiding customers through the journey of building a new home. Known for his genuine approach and strong builder relationships across Melbourne's south-east and Clyde region, he provides valuable insight and confidence throughout the process. As Estate Manager at Riverfield, he is committed to helping purchasers find the right opportunity within a connected community.

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, starting out 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 south-east.

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. While being at Brown Property Group, she has been the Estate Manager at Canopy at Amstel, Riverfield, Meridian, and our new Woodhaven community in Cranbourne North. Belinda's dedication and expertise shine through, providing valuable support to her clients in the dynamic field of real estate.

Nichole Farrelly

Sales Consultant

Nichole commenced her career in land sales in October 2024 with Oliver Hume as a Sales Associate, where she worked across a number of communities in Melbourne's south-east, building a strong understanding of the local property market and helping purchasers find the perfect place to call home.

In 2026, Nichole joined Brown Property Group as a Sales Consultant at Meridian, Clyde North. Passionate about delivering a personalised and customer-focused experience, she is dedicated to guiding buyers through every stage of their property journey, making the process as smooth and enjoyable as possible.

With a passion for property that began in high school, a career in real estate always felt like a natural fit. Nichole loves helping first home buyers, growing families and investors secure the ideal block to bring their vision to life, and takes pride in building genuine relationships with every client she meets.

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 30 years' experience across property, planning and commercial matters Kylee manages all legal matters that relate to Brown Property Group's residential and commercial businesses.

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.

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 is a key part of Brown Property Group, 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.

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 a valued part of the BPG team.

Grace Lee

Chief Financial Officer

Grace 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 Ferguson

Humans Resources & Systems Manager

Bachelor of Arts (Behavioural Science), Graduate Diploma of Applied Science (OHS), Diploma of Human Resource Management, Diploma of Quality Auditing, Diploma of Government (Workplace Inspection) and Certificate IV in Workplace Training and Assessment. Missie is also a Certified Professional Member of the Australian Institute of Health and Safety.

Missie is responsible for all aspects of Human Resource Management, Risk, Safety, Environment and Quality for the Brown Group of companies.

Missie brings a wealth of experience in this field having previously held HSEQ positions for a Tier 1 Civil Contractor, Tier 2 Commercial Builder, as Field Inspector within the Construction and Utilities Division of WorkSafe Victoria and Investigator within the Legal Services & Investigations Branch of WorkSafe Victoria.

Paul Clarke

Landscape Manager

Paul Clarke brings more than 26 years of experience in the landscape construction industry. With qualifications in Horticulture, Landscape Construction and Carpentry, he combines strong technical knowledge with extensive project delivery experience.

Throughout his career, Paul has worked across a broad range of commercial and high-end residential projects, including aged care facilities, childcare centres, Defence Housing Australia developments, educational institutions, wineries, rail infrastructure projects and local government works.

Prior to joining BPG, Paul spent seven years with Super Gardens and Green by Nature, managing landscape projects throughout Melbourne's growth corridors. His experience includes wetlands, conservation reserves, playgrounds, streetscapes, sports fields, schools and over-55s communities.

Paul's practical approach and extensive industry experience enable him to consistently deliver high-quality landscape outcomes for communities.



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

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

Urban Design



Hatch

Hatch are a global interdisciplinary engineering and design company offering clients services across major energy, metals, and infrastructure projects. Their Environment, People and Place team focus on place making, urban renewal, new communities, landscape, stakeholder engagement, community benefit, and environmental management. In Australia, their 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.

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.

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. Their extensive portfolio spans boutique, intimate settings through to large-scale buildings and urbanscapes.



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:

- ISO 45001:2018 Occupational Health and Safety Management System standard certified
- ISO 9001:2015 Quality Management System standard certified
- ISO 14001:2015 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:

- Plant register consisting of over 145 machines including 43 trucks, 35 excavators, 19 loaders, 16 dozers, 13 rollers, 8 compactors, 6 graders, 6 water carts
- A workforce of over 100 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 existing residential and PSP environment since 1999. Within Casey, we have worked closely with the VPA and Council throughout the planning and PSP process 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 6,000 residential lots, 130 Industrial lots in Summit Business Park and 8,000m² retail floorspace.

Throughout each PSP process and 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. 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 developer 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)
 - ▀ 3,000 residential lots
 - ▀ Lifestyle community (280 lots)
 - ▀ Active rec & indoor centre
 - ▀ 2 regional parks
 - ▀ \$1b end development value
- 3 **Golden Grove Narre Warren Sth**
2002-2005 (20ha)
 - ▀ 213 residential lots
 - ▀ \$25m end development value
- 4 **Summit Business Park Clyde North**
2017 – 2022 (43ha)
 - ▀ 120 lot business park and commercial
 - ▀ \$120m end development value
 - ▀ State Government partnership to deliver:
 - Fire Rescue base
 - Ambulance station
 - Police station
 - Early parenting centre
- 5 **Golden Ridge Croydon**
1999-2001 (20ha)
 - ▀ 90 residential lots
 - ▀ \$11m end development value
- 6 **The Avenue At Casey Cranbourne North**
2008-2014 (75ha)
 - ▀ 1000 residential lots
 - ▀ \$200m end development value
- 7 **Grand View Lysterfield**
2005-2007 (20ha)
 - ▀ 87 residential lots
 - ▀ \$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)
 - ▀ 1,000 residential lots
 - ▀ \$200m end development value
- 10 **Riverfield Clyde**
2020-2030 (184ha)
 - ▀ 2,300+ 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)
 - ▀ 1,100 lots
 - ▀ \$500m end development value
- 13 **Melington Lyndhurst**
2004-2009 (60ha)
 - ▀ 576 residential lots
 - ▀ \$115m end development value
- 14 **Roche Street Hawthorn**
2023-2025
 - ▀ 4 level office and retail development
 - ▀ \$35m end development value
- 15 **Cookson Camberwell**
2022-2026
 - ▀ 21 premium apartments
 - ▀ \$43m end development value



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 1000 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 / 1,000 residential lots
- 13ha of wetlands
- 3km of shared trails
- Planning across 3 PSPs
- The Avenue Village Shopping Centre – 8,000m² of retail space including Woolworths, 7 specialty shops and a childcare facility
- Two Display Villages



Highgrove – Clyde North

Located in the picturesque Clyde North, Highgrove provided 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 / 1,000 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 / 3,000 residential lots
- Transition of land use from industrial to commercial and residential
- Residential precincts of varying character
- 2 x District Parks over 2 Hectares each
- Excavated site material utilised as clean fill
- Construction of Tuckers Road and Hardys 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 55s lifestyle community with 280 dwellings
- Two Display Villages with Melbourne's biggest builders

MERIDIAN





Canopy at Amstel – Cranbourne

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.

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 – Clyde

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 schools 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 the community).

Riverfield will comprise four 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 / 2,300+ residential lots
- Two over 55s 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

Woodhaven – Cranbourne North

A new benchmark for connected, green living.

Woodhaven is an exceptional new residential community in the heart of Cranbourne North, transforming the former Cranbourne Country Club into one of the most environmentally conscious and connected neighbourhoods in Casey.

Woodhaven represents a rare opportunity to reimagine a historic golf course site into a vibrant new address that balances urban convenience with enduring natural character. Surrounded by a canopy of magnificent mature trees and framed by pristine natural landscapes, the community has been carefully designed to preserve and celebrate the site's unique environmental heritage.

Drawing on our proven experience in the successful redevelopment of the former Amstel Golf Club, the vision for Woodhaven is founded on creating a highly liveable urban environment that respects nature, protects established vegetation, and delivers lasting community value.

At the heart of the masterplan is a significant green link that retains the site's highest value trees and reflects the legacy of the former golf course. Sweeping corridors of open space and tree-lined landscapes pay homage to the original fairway – most notably of the 5th hole.

- 70ha / 1,100 residential lots
- Infill site, zoned residential, immediate access to freeways, schools, services and retail
- Adoption of new Greening Casey Initiatives to increase canopy cover and build a more climate resilient urban environment
- Utilisation of non-standard road cross sections and wider nature strips to assist with tree retention and create a cooler, more biodiverse municipality.
- Recreational loop with over 9km of off-road pathways linking parkland, open space, two wetlands and adjoining residents
- Utilisation of existing gas pipeline easement for passive recreation and path connection



Cookson – Camberwell

Cookson Camberwell delivered a refined residential offering in the heart of Camberwell, just 9km from Melbourne’s CBD. Residents settled into a prestigious lifestyle surrounded by the exceptional amenities, established character and leafy charm that defines Melbourne’s inner east.

Innovatively designed by award-winning architects DKO, the project balanced timeless, carefully considered architecture with a sensitive appreciation of its urban context. Drawing inspiration from Camberwell’s historic streetscapes, the building introduced a sculptural presence that complemented its elevated setting and enduring neighbourhood character.

The interiors, crafted by Mim Design, embraced authentic natural materials and sophisticated detailing to create warm, highly personalised living spaces. Thoughtfully designed to showcase artwork, furnishings and treasured objects collected over time, each residence provided a timeless backdrop for modern living.

Cookson Camberwell was delivered by an elite collaboration of industry leaders, spearheaded by Brown Property Group. Together, the team realised a premium lifestyle vision defined by quality, design excellence and lasting appeal.

- 2020-2026
- 21 apartments over 5 levels, with retail set at the ground floor
- \$43m end development value

Roche Street – Hawthorn

Located in the heart of Hawthorn, 2 Roche Street is the home of Brown Property Group, delivering a premium commercial office building designed to support the evolving needs of modern businesses. The development features four levels of intelligently designed office accommodation, complemented by private terraces and flexible workspaces that encourage productivity, collaboration and wellbeing.

Located close to Burwood Road and Power Street, the project connects tenants to an exceptional range of professional and lifestyle amenities, including retail, hospitality and wellness offerings. Immediate access to public transport, major road arterials and nearby parks further enhanced convenience and connectivity.

The development incorporates a suite of premium features, including private terraces and outdoor spaces, flexible working environments, city views from all levels, and integrated vertical gardens that contributed to a vibrant workplace environment. The building also features 91 secure underground car spaces, dedicated bicycle entry and exit points for enhanced pedestrian safety, and luxury end-of-trip facilities including bicycle parking, lockers, showers, ironing stations and hair dryers.

Ideally positioned for accessibility, 2 Roche Street is located just 140 metres from Hawthorn railway station and less than 100 metres from the Route 75 tram stop, providing seamless connectivity across Melbourne.

- 2020-2025
- 4 level office and retail development
- \$35m end development value





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Vision. Purpose. Delivery.
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