VERDANT HILL

TARNEIT

Life in full bloom

Where families blossom, youngsters flourish, wise minds thrive and budding friendships bloom into glorious lifelong bonds.

Todays memories...

...bloom as tomorrows story

Inspiring, vibrant, visionary and welcoming, Verdant Hill nurtures a life of comfort, beauty and reassurance. Here, surrounded by swathes of green reserves, meandering waterways, tranquil gardens and lush playing fields, a sense of rejuvenation flows through every street and neighbourhood, home and soul.

As if designed by Mother Nature herself

Manicured lawns sweep down towards the waterfront as wildfowl make their nests in hidden corners and dragonflies dart across the ponds. A family strolls, friends play sport, parents chat, and somewhere high above, birds soar in a gentle southern breeze. Verdant Hill's abundant parklands offer something for all, from quiet picnic areas to invigorating exercise zones, bike trails, and running tracks. A boardwalk with meditation spots and viewing platforms meanders beside the wetlands, a heritage park remembers a bygone era, and through the very heart of Verdant Hill, the vast greenway plays host to joggers, cyclists and four-legged friends.

Artist's Impression

Clementine Park Playground

Garden streetscapes create an inspiring backdrop to living, for all stages of life.

At the heart of all sustainable communities is diversity, which is why Verdant Hill offers a wide range of lot sizes and options, from low-maintenance blocks perfect for the first homebuyer or downsizer, to home-sites that welcome growing families and give them space to play and thrive in their own backyards.

Thoughtful design guidelines will also encourage a diversity of style, but without compromising the long-term appeal of every street and neighbourhood. It's all complemented by meticulous landscaping featuring beautiful, waterwise species and carefully selected 'architectural' grasses and native plants.

Clementine Park Playground

Within their own garden settings, Verdant Hill's adventure playgrounds will inspire young minds, encourage imagination and provide fun, active spaces where kids can work off all that youthful energy and excitement. Here, childhood adventures and escapades forge friendships and memories that can last a lifetime, and help create safe, connected, and caring communities.

Verdant Hill is an address designed to not only be attractive and convenient today, but to flourish for generations to come.

Created to nurture life and make the spirit blossom

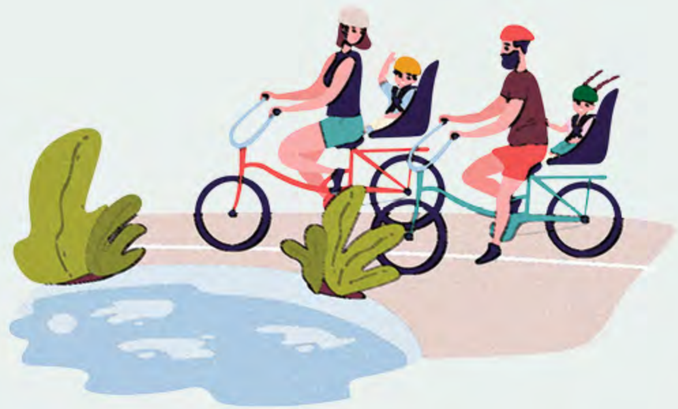
Verdant Hill offers an array of amenities around every corner, yet still retains a commitment to openness and space.

Covering 145 acres, Verdant Hill's tree-studded parks, peaceful wetlands, vibrant community spaces and lush green play areas are all designed to bring people together, and set the stage for cultural events and celebrations.

The full-sized playing fields and tennis courts will host social and competition-level sports for keen athletes and future champions. The long, grassy Greenway Promenade stretches out from this, providing the ideal place for running, working out and cycling, taking the dog for a walk or just strolling with family and friends.

The greenway in turn connects with the preserved heritage park that honours the region's farming past, and the park-fringed, rejuvenated creekline, that's perfect for young adventures and naturalists to explore as they discover the eco-systems and habitats of local flora and fauna.

More than just a place to live, Verdant Hill is an address that embraces a true sense of neighbourhood.



Our Neighbourhoods

The unique neighbourhoods of Verdant Hill – each one distinctive, and all of them welcoming.

Tangerine Creek

Bordered by the peaceful Verdant Hill Creek with its wetlands and nature reserves, and boasting its own neighbourhood park, Tangerine Creek is a lively, spacious and convenient neighbourhood designed for growing families, busy couples, and downsizers who look forward to having more time to do what they love.

Cardinal Fields

Perfectly positioned and embraced by parks, wetlands, nature reserves and sports fields, Cardinal Fields is the ideal neighbourhood for those who love an active lifestyle. Tree-lined streets, walking paths and bike trails make it easy to reach the future town centre and schools, while still affording a sense of privacy and calm.

Banksia Springs

Spacious, peaceful and refined, Banksia Springs combines location, beauty, and a touch of prestige. The leafy banks of the creekline create a tranquil western fringe. To the east lies the lush green expanse of the sporting fields and surrounding parklands, while to the west, the soothing wetlands glisten in the sunlight, creating the perfect backdrop to a truly delightful neighbourhood.

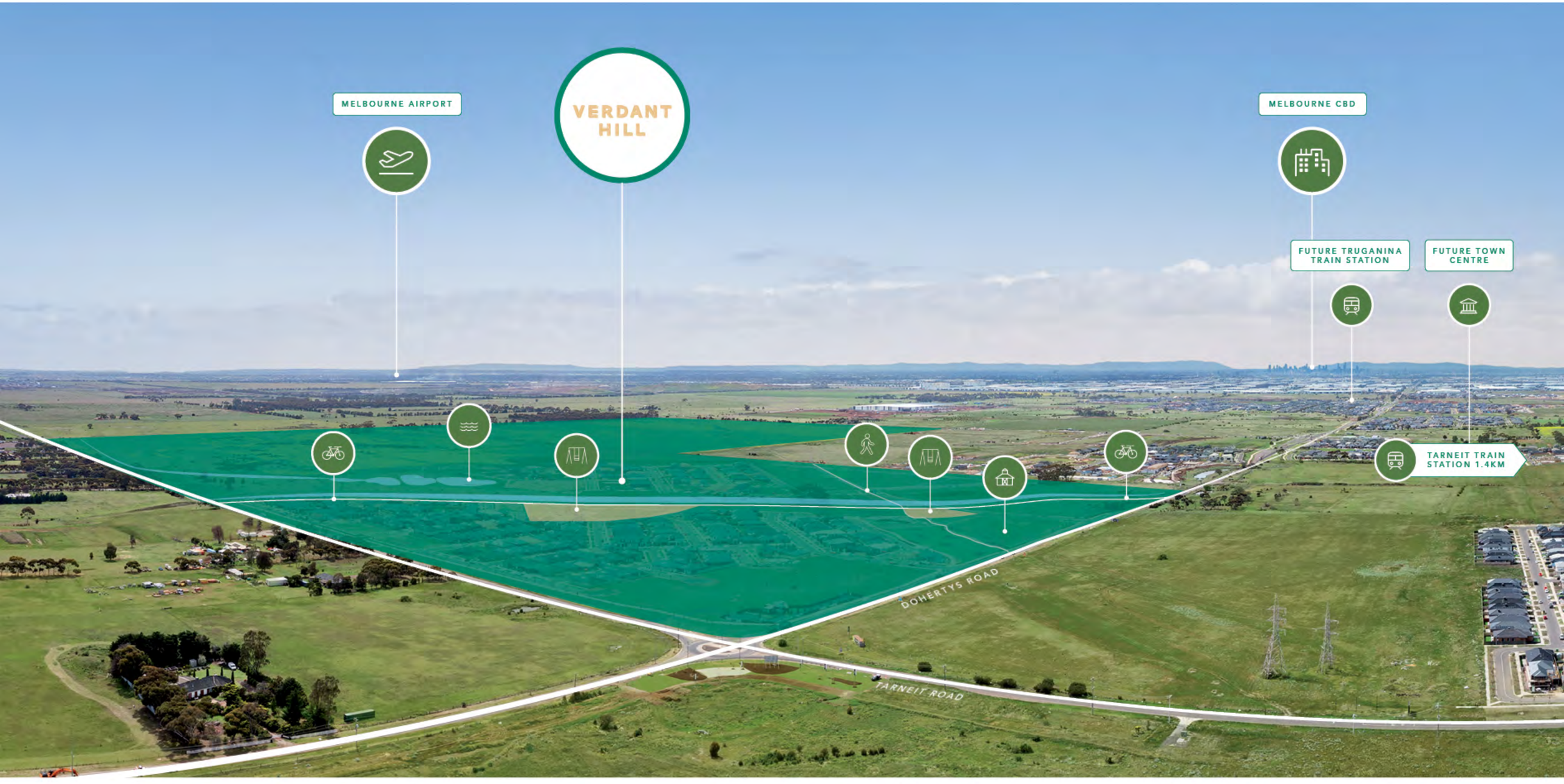
A region that's ready for you

Modern and progressive, but retaining a local charm, nearby Tarneit and Truganina town centres offer everything you need to enjoy an easy, connected life. Shopping centres, major services and quality schools abound, festivals celebrate diversity and culture, and smooth transport links by road and rail can have you in the city or at the beach within minutes.

Presenting the full suite of everyday amenities and life's little luxuries, Melbourne's bustling western metropolitan district is alive with spirit and optimism. Immensely popular with an ever-growing community, the region is brimming with opportunity and benefits from its close proximity to national parks, the countryside and the city, its thriving commerce and industry, and its new, purpose-built infrastructure, bringing convenience to the doorstep without imposing on peace, privacy, or beauty.

Tarneit Train Station

Tarneit Central Shopping


MELBOURNE AIRPORT
VERDANT HILL
MELBOURNE CBD
FUTURE TRUGANINA TRAIN STATION
FUTURE TOWN CENTRE
TARNEIT TRAIN STATION 1.4KM
DOHERTYS ROAD
TARNEIT ROAD

Pacific Werribee Shopping Centre

Education and recreation

Verdant Hill is brilliantly located for education, culture, recreation and community. Within just a few kilometres, the region boasts a range of learning options, including childcare centres and kindergartens, state primary and secondary schools as well as private colleges and specialist schools, catering for a wide range of needs and preferences.

Cultural and spiritual centres abound, adding to the vibrancy and diversity of the region, while sports clubs, playing fields, gyms, golf courses, social clubs and community groups offer a welcoming environment to new and long-term residents alike. And for adventures a bit further afield, the panoramic You Yangs Regional Park, historic Werribee and the charming coastal precincts of Port Phillip Bay are just a short drive away.

Local Cafe

Shopping

From supermarkets and specialty grocers to gourmet stores and luxury boutiques, the shopping options are endless when you live at Verdant Hill.

Nearby, your daily needs are well catered for thanks to a variety of established shopping centres providing for all of life's essentials, while a brand new retail precinct is set to be located just a short stroll from your front door.

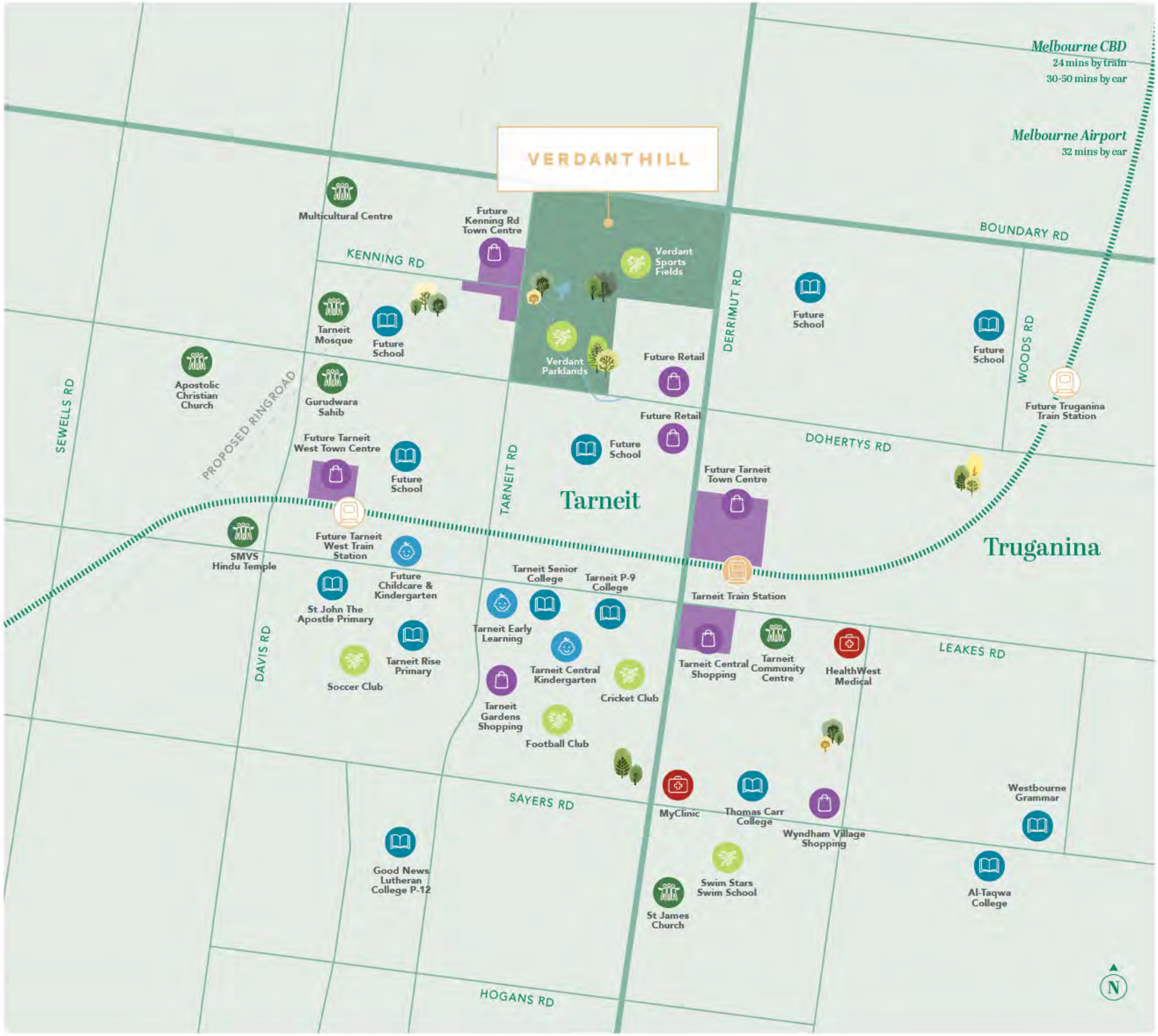
When full retail therapy is called for, the vast Pacific Werribee Shopping Centre is mere moments from home, offering local and international brand names, fast fashion and boutique labels, everyday services, artisanal products and indulgent treats to pamper yourself and spoil loved ones.

Tarnett Lakes

Among all of life's conveniences

Verdant Hill is on the doorstep to everything you need, while still retaining that feeling of being part of something very special.

- Just 1.4km to Tarneit railway station
- Pacific Werribee Shopping Centre just 13 minutes away
- Local sports clubs and fitness and recreation amenities
- A diversity of cultural and community centres, close to home
- Vibrant, multicultural events calendar
- Less than 30 minutes to Melbourne CBD
- Efficient transport links to Deer Park Bypass and M1
- Only 2km to Tarneit Central Shopping Centre
- An array of primary schools, secondary schools, private colleges and kindergartens



LLT Developments

LLT Developments is committed to improving quality of life through the creation of considered and vibrant master-planned communities. With a focus on self-sustaining environments that contribute to wellbeing, we deliver well-defined open spaces, connection within neighbourhoods, and easy accessibility to all parts of the community. Collaborating with the most trusted local industry experts, we deliver well-thought-out environments that complement their surrounding communities, to achieve a vision of improving the quality of life for all Australians.

Core Projects

Core Projects are a group of passionate property professionals who have a fresh approach in an industry that has been doing things the same way for a long time. We love working on exciting developments and communities, and are committed to putting the needs of our clients and future home owners at the heart of everything we do. Established in 2015 as a collaboration between two of Melbourne's most long-standing and respected land sales agencies, Core Projects sits at the forefront of the industry providing our clients and customers with service that blows their minds! But that's not who we are. We are a culture driven and certified B-Corporation that actually cares about our clients and our team. We are extremely passionate about what we do and what we stand for, and continue to seek out partners whose values are aligned with our own.

Urban Edge Landscape Architects

Urban Edge Landscape Architects (UELA) provide Landscape Architectural Consultants Services to a number of large scale residential land subdivision projects across Melbourne involving the design, documentation and contract administration of a wide range of open space reserves, waterways, streetscapes, parks and playground spaces. UELA are an award winning practice, working with some of Australia's leading property developers for over 18 years, experienced in the delivery of high quality, innovative, value for money landscapes and interesting, robust and functional open space areas.

Echelon Planning

Echelon Planning is a boutique urban planning consultancy that helps organisations plan for and deliver better developments. We work with state and local governments, property developers, landowners and companies to deliver a wide range of planning and development projects, including many in growth areas. Echelon Planning was established by Mark Woodland and Sarah McQuillen, who previously both worked at the (then) Growth Areas Authority preparing framework and precinct structure plans across Melbourne's growth areas. Since then, our team has worked extensively with Councils, the Victorian Government and the development sector to both prepare Precinct Structure Plans and also to implement them via subdivision and other forms of planning approvals.

Human Habitats

Human Habitats is a planning and design practice that specialises in urban regeneration, greenfield and new town development. We assist our clients in finding solutions to complex planning and design matters across a range of urban environments and scales. We are passionate about assisting our clients in delivering quality places for people to live, work and play. On all projects we draw upon the vast experience of our hands-on Director group, contacts within the private sector, relationships with decision makers and collective team resources to achieve outstanding outcomes for our clients.

Lyssna Group

Every year, land subdivisions in property development get more complex, with more hurdles, more red tape and more risk. Dealing with the uncertainties in property boundaries can be complicated and troublesome. These hidden problems can compound development issues. Over the years Lyssna Group has had many interesting and successful journeys with clients and consultants. We've honed our understanding of what development success looks like. We know how to help achieve success through smart Title boundary advice and sound subdivision structuring. However, a secret of our success is our passion to drive higher value for clients and to leverage our whole-of-development understanding.

Spiire

We are an integrated team of passionate civil engineers, landscape architects, surveyors, town planners, urban designers, visual media artists and water engineers providing specialist consulting services to the property and infrastructure sectors. As property and infrastructure experts, we are connected with the industry, and work together every day to deliver a high level of forward thinking and creative solutions our clients are proud of. With over 250 employees across our Melbourne, Geelong, Albury, Bendigo, Shepparton and Canberra offices, we are one of the region's largest employee-owned property and infrastructure consultants supporting local development projects with local expertise.

Blue Frog Design

We are a boutique, specialist consultancy with the ability to provide end to end electrical & NBN /Comms services for the all Developments. We offer best class customer experience and provide a very high level of duty of care. We have achieved Statement of Compliance / NBN Practical Completion successfully and with minimal fuss. This is due to our dedication and duty of care. We consider ourselves as excellent team players and work well with ALL parties being part of solutions and progress. Our ability to offer a full suite of in-house services brings efficiency and increased quality control, getting you SoC sooner and smoother. We pro-actively communicate keeping you and the project team up to date.

Urban Angles

Unlike other studios, we are a fully integrated agency with in-house specialty teams delivering graphic design, digital design, web development, photography, video production, 3D visualisation, floorplans and more. Urban Angles was created on the 1st of July 2001 and we have been in the business for 20 years. Our project team shares over 45 years of experience in branding, marketing and project management. We specialise in, and are passionate, about property. We've created, refined and manage brands for home builders, developers, architects, real estate agencies and development projects. Our team understand the lifecycle of a project, from land acquisition to settlement.

Floral Illustrations by Jess Glaser

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DEVELOPMENTS

CORE | PROJECTS

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