

PUBLIC AMENITIES

- Berwick Hospital
- Casey Hospital
- Fountain Gate Shopping Centre
- Casey Central Shopping Centre
- Cranbourne Park Shopping Centre
- Coles Cranbourne West
- Coles Spring Hill
- The Avenue Village Shopping Centre
- Berwick Shopping Centre
- **□** Eden Rise Shopping Centre
- **□** Blue Hills Shopping Centre
- Train Station Cranbourne
- Train Station Beaconsfield
- Train Station Berwick
- Zagames Berwick Springs Hotel

EDUCATION CENTRES

- Srentwood Park Primary School
- St Margaret's School
- Haileybury (Berwick Campus)
- Beaconhills College (Village Campus)
- Kambyra College
- Serwick Chase Primary School
- St Francis Xavier College (Berwick Campus)
- St Peters College
- St Peters Secondary College
- Hilcrest Christian College ('Ayr Hill' Campus)Carlisle Primary School
- Monash University (Berwick Campus)
- Casey Grammar School
- Cranbourne East Primary School
- Don Bosco Catholic SchoolBerwick Secondary College
- Serwick Fields Primary School

RECREATION, PARKS & OUTDOOR ACTIVITIES

- O Clyde Recreation Reserve
- Cranbourne Recreation Reserve
- Lawson Poole Reserve
- Royal Botanic Gardens
- Sweeney Reserve
- Casey Fields
- Casey Race Recreation & Aquatic Centre
- Hilltop Park
- Settlers Run Golf Course
- Runfurlie Golf Club
- ♠ Amstel Golf Club
- ♠ Cranbourne Golf Club
- **3** Trig Track
- •••• Existing Rail Network
- •••• Future Rail Network





When it comes to choosing your home site at Ramlegh Springs, there are options aplenty, from low maintenance home sites in quiet tree lined streets, to larger home sites suitable for growing families and others that enjoy great views of the main parklands and central waterways.

Ramlegh Springs will also offer a selection of pre-priced house and land packages especially prepared by a selection of Melbourne's leading builders, making the purchase, design and construction process at Ramlegh Springs even easier.

DESIGN GUIDELINES

In keeping with the vision for a vibrant, livable and high-quality neighbourhood; building and design guidelines are in place, which will work to ensure that all homes are visually appealing and in keeping with Ramlegh Springs overall quality standards.

GARDEN DESIGNS BY FLEMINGS NURSERIES

The award winning Flemings Nurseries has been commissioned by Ramlegh Springs to provide residents with an inspiring choice of front landscape designs for their new homes. These designs have been prepared by Flemings Nurseries exclusively for Ramlegh Springs and will feature a landscape pallette ideally suited to the local climate and soil type.

Flemings Nurseries are bound to provide inspiration for designs that transform your front yard and contribute to the appeal of the Ramlegh Springs community.

RAMLEGH SPRINGS **PLANNED** TO PERFECTION RAMLEGH SPRINGS IS BEING DEVELOPED UNDER THE GUIDING PRINCIPLES OF ITS MASTERPLAN. The Ramlegh Springs The masterplan is proposed to include: masterplan is the outcome Community facilities A local primary school of a detailed and thoughtful Childcare facilities • Sports grounds and ovals design and planning process, With the objective of • 2 feature parks A Medical centre providing Ramlegh Springs Neighbourhood shopping Wetlands precinct residents with a livable, precinct A diverse mix of walkable and vibrant local • A town square home sites neighbourhood.



RECREATION,
PARKS & OUTDOOR
ACTIVITIES



PUBLIC AMENITIES

89











RAMLEGH SPRINGS

COMMUNITY —— SPRINGS TO LIFE

THE OPEN SPACES OF THE ECOLOGICALLY
SENSITIVE WETLANDS WILL BE A CENTRAL
FEATURE OF THE RAMLEGH SPRINGS
COMMUNITY.







Making a bold yet beautiful entry statement, the Ramlegh Springs wetlands will provide residents with a natural and tranquil setting where meandering boardwalks and nature trails link to water bodies throughout approximately 9 hectares of open space.

On sunny days residents can relax with family and friends on the banks of Clyde Creek - whilst the more actively minded will be inspired by the natural beauty of landscape and take the opportunity to walk, run or ride around the wetlands areas for health and fitness.

Viewing platforms and boardwalks provide an opportunity to more fully engage with the wetland habitat.

Children will delight in the opportunity to discover nature first hand as the wetland matures to a haven for water birds and a home to indigenous flora and fauna.

Whilst others will simply enjoy the peace and serenity that is offered by this relaxing natural environment.

The wetlands precinct is not only a valuable natural asset but also serves an important environmental function. The design and vegetation of the wetlands helps purify storm water as it flows through the wetlands region, filtering sediment and impurities as this water leaves Ramlegh Springs and makes its way onwards to the Bay.

A sustainable approach to the use of water has been integral to the Ramlegh Springs planning process and residents will have the opportunity to preserve precious drinking water by connecting to Class A recycled water services for non drinking purposes. Recycled water can be used to water gardens, wash cars and for flushing purposes.

EVERYDAY —— CONVENIENCE

THE HUB OF THIS NEW COMMUNITY IS
PROPOSED TO BE RAMELGH VILLAGE,
AN ARCHITECTURALLY DESIGNED TOWN
CENTRE WHICH WILL PROVIDE
EVERY-DAY CONVENIENCE TO THE
RESIDENTS OF RAMELGH SPRINGS.





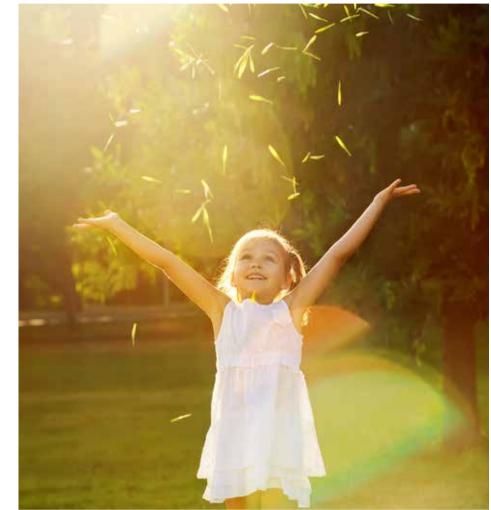
An architecturally designed neighbourhood shopping precinct is proposed right here at Ramlegh Springs. This means everyday conveniences will be found within walking distance of your home.

Whilst subject to final tenancy agreements and planning approvals, Ramlegh Village is expected to be home to a major brand

supermarket, a medical centre, cafés, specialty shops, and other lifestyle and community facilities.

Featuring a sweeping north facing piazza, Ramlegh Village will be the perfect spot to catch up with friends and neighbours for coffee or to enjoy a late breakfast with family on the weekend.







RAMLEGH PARK

Ramlegh Park, the first of our two feature parks, has the symmetry and beautiful formality of a grand English garden.

A central avenue of trees will

provide a magical entryway into a world of play, with plans for the children's playground to include wooden balance bars, a spiral maze leading to a majestic central oak tree and other child-friendly elements designed to feed young imaginations and encourage role playing.

Here parents can keep an eye on their young children whilst they relax and unwind under the shade of an impressive arbour structure; whilst older kids are free to enjoy the open lawn areas for a game of kick to kick.

NEW MACDONALD'S FARM PARK

A testament to the owners of Ramlegh Springs, New MacDonald's Farm Park is our larger park and adjoins the Proposed Ramlegh Springs Town Centre.
This park will feature a playground inspired by "New MacDonald's Farm", a series

of books written by the MacDonald family who wrote these whilst raising their family; later popularised in a children's television program broadcast on Channel 9 and Disney.

So you can expect to see the New MacDonalds Farm characters in the form of Farmer Max and his wife Milly and all the six farm animals being Shirley the Sheep, Percy the Pig, Henry the Horse, Daisy the Cow, Dash the Duck and Charlotte the Hen as they enjoy there their wonderful parkland home

SCHOOLS AN CHILDCARE

A local primary school is planned within the grounds of Ramlegh Springs and there are many other local schools to choose from. Ramlegh Springs is surrounded by a selection of some of the most prestigious schools in the south east region including St Francis Xavier College, St Margaret's, Haileybury College, Hillcrest Christian College, Nossal High School and Berwick Grammar.

A childcare facility is also planned within the grounds of the Ramlegh Springs community, which will provide be an invaluable service for working parents.

SPORTS GROUNDS

Local sports grounds will also feature within Ramlegh Springs and provide an opportunity for local children to connect with their peers and develop a love of sport, for exercise, competition and teamwork.

RAMLEGH SPRINGS WHERE TEAM WORKS A HUGE AMOUNT OF TEAMWORK GOES INTO DELIVERING A COMMUNITY OF THE QUALITY ENVISIONED FOR RAMLEGH SPRINGS. A NUMBER OF PARTNERS ARE WORKING WITH US TO HELP REALISE OUR COMMUNITY VISION.

LEADERS IN THEIR RESPECTIVE FIELDS, RAMLEGH SPRINGS IS PLEASED TO BE WORKING WITH THE FOLLOWING PARTNERS.



CLARKEHOPKINSCLARKE
Design & Architecture



FLEMINGS NURSERIES Nursery. Landscape Design



BEVERIDGE WILLIAMS

Development & Environment Consultants







ClarkeHopkinsClarke, an award winning architectural firm, has over 50 years of experience in creating architectural solutions across diverse sectors, including town centre, retail, mixed use, multi-residential, commercial, education, and healthcare projects.

ClarkeHopkinsClarke is known for delivering innovative, commercially successful and community enhancing urban design solutions.

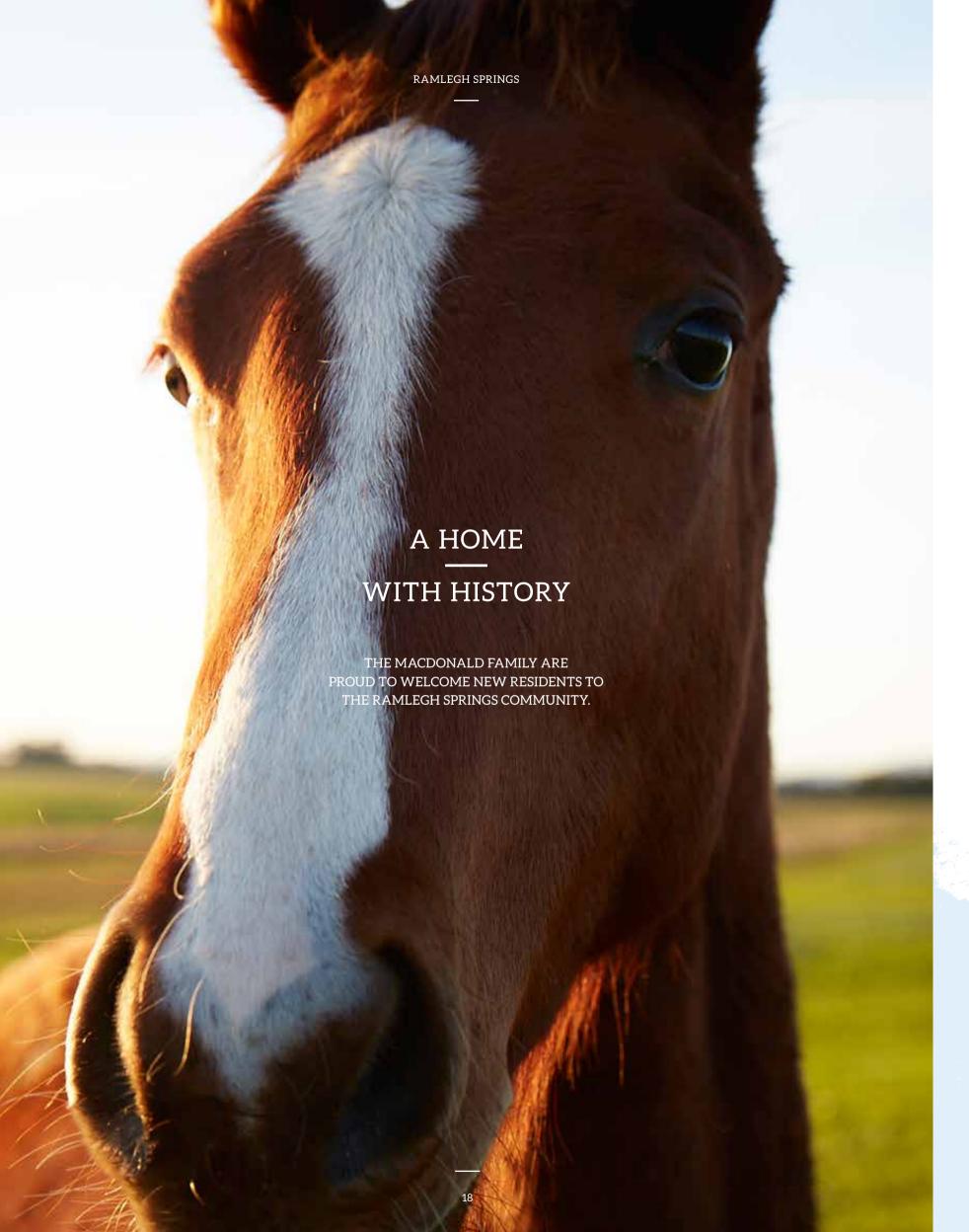
ClarkeHopkinsClarke are providing the design and architectural concepts for the Ramlegh Springs town centre.

For 9 years Fleming's Nurseries has taken on all comers in the world's most prestigious garden show, The Chelsea Flower Show. In 2013, in conjunction with designer Phillip Johnson, Flemings Nurseries took away a gold medal and were awarded "Best in Show" for their stunning garden. This was an Australian first and puts Fleming's Nurseries at the forefront of the world landscape industry.

Bringing these award winning talents to Ramlegh Springs, Flemings will offer landscaping design, provide a selection of plants and mature trees from their nursery, and will work with Beveridge Williams in the delivery of the feature parks, garden spaces and streetscapes.

Beveridge Williams is a leading team of professionals who provide comprehensive services in surveying, urban design, town planning, water resources, civil engineering, project management, landscape architecture, and environmental consulting.

Beveridge Williams are working with the project partners to ensure exacting survey, engineering landscape architecture and planning standards are achieved, with close consideration to environmental and sustainability goals.





Ramlegh Springs is a place with a wonderful history being a MacDonald Family farm for over a generation. The farm is named after the much loved champion horse Ramlegh and a 30 year equine history that continues successfully to this day.

The MacDonald family in conjunction with APD Projects are proud to be developing Ramlegh Springs to become what will soon be the region's most sought after residential address.

With strong ties to the local community and cherished memories of running a fully operating farm here, the MacDonald Family has an unwavering vision to ensure that the Ramlegh Springs neighbourhood becomes a vibrant, liveable and desired community developed to the highest of standards.





Illustrations and images in this document are artist's impressions of Ramlegh Springs Central Wetland, Ramlegh Village Town Centre and Ramlegh Park. All plans, information, illustrations and images are depictions for presentation purposes and are indicative only and believed to be correct at the time of printing. This document should not be relied upon by any parties, as no warranty or representation is given or to be construed. Areas and dimensions are subject to survey and all other matters (including but not limited to price, availability, dates, locations, dimensions, specifications and proposed facilities) are subject to regulatory approval, seasonal variations, market demand, change without notice at the Vendor's absolute discretion and factors beyond the Vendor's control. This document does not form part of any contract and purchasers should review the contract carefully, make their own inquiries and obtain independent advice before proceeding.

