

merrifield

LIVING

CITY

PARKLAND

RETAIL

BUSINESS

MAB GPC

14

GREEN ACRES

OUR KIND OF CITY BOASTS
STUNNING PARKLAND
AND OPEN SPACE

24

CITY LIVING

LEISURE, RETAIL AND DINING
PRECINCTS FORM THE HEART OF
MERRIFIELD'S VIBRANT CITY CENTRE

22

MERRIFIELD TOP 10

WHY MELBOURNE'S NEW
CITY OF THE NORTH IS THE
PLACE FOR YOU



MERRIFIELD OUR KIND OF CITY

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WELCOME TO MERRIFIELD, VICTORIA'S LARGEST FULLY MASTERPLANNED MIXED-USE COMMUNITY, OFFERING YOU THE BEST OF CONTEMPORARY LIVING. MERRIFIELD IS A JOINT VENTURE BETWEEN MAB CORPORATION AND GIBSON PROPERTY CORPORATION.



04 CULTURE & SOCIETY

Retail, dining and leisure combine in a vibrant city centre that will offer everyday services and employment opportunities.

08 MERRIFIELD LIVING

A variety of lot sizes and a selection of distinct precincts means you can create a home that suits your lifestyle.

14 PARKLAND

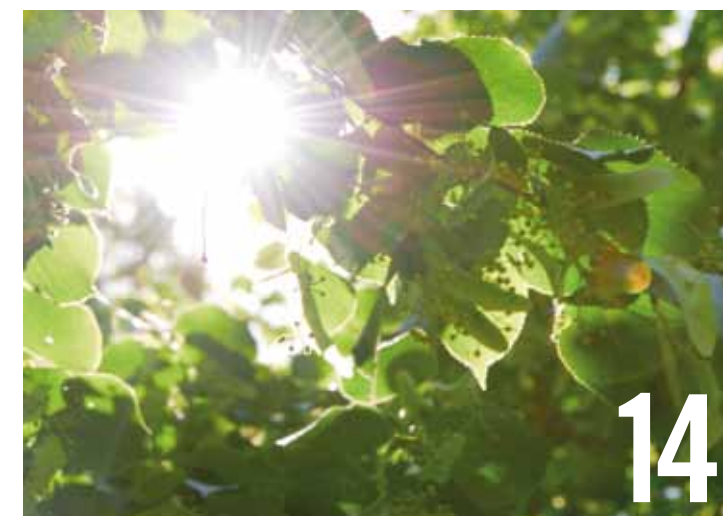
Picnic areas, trails, waterways, sports fields and playgrounds along with a proposed regional park.

24 CITY CENTRE

Merrifield is where the region will come to indulge in retail therapy of all types. Fresh food and life's essentials will be on your doorstep.

30 BUSINESS

Positioned as the business heart of the north, anticipated to create in excess of 20,000 new jobs.





Proposed new regional landmark

Transforming a vast expanse of public land, this new asset for the north affords the opportunity to deliver a regional destination that future generations will share and enjoy. Planning for this landmark is well underway, including a picturesque lake, green spaces and an array of medical, community, sporting and education facilities.

MERRIFIELD PARK



Home to a great life

High quality urban design, landscaping and attractive streetscapes for 4,000 new homes will combine with community and education facilities, services and recreation areas.

MERRIFIELD LIVING



Look no closer than home

This integrated city, where people can live, work, learn and play in the local community, will feature office precincts, retail shopping hubs, supermarkets and fresh food stores, a lively dining scene, attractive outdoor plazas and public spaces.

CITY CENTRE



Jobs on the doorstep

This 300 hectare purpose-built business park, contributing to the creation of up to 20,000 jobs, offers direct access to current and planned road infrastructure and is a crucial piece of Melbourne's North Growth Corridor Plan.

BUSINESS PARK

THE BIG PICTURE

MERRIFIELD'S THRIVING METROPOLIS

Merrifield is the centrepiece of the visionary future of the northern region. Discover landscaped precincts, wide-open spaces, a diverse and exciting city and exceptional employment and business opportunities, all just 30 kilometres from Melbourne's CBD.

OUR KIND OF CITY IS 24/7

05:45

An early morning cycle and a few laps of the pool. The perfect start to the day.

MERRIFIELD 24/7

FROM SUNRISE TO SUNSET, MERRIFIELD WILL HUM WITH LIFE. THE BUSINESS OF EVERYDAY LIVING.



06:24

TIME FOR YOU

The breadth of facilities to be on offer at Merrifield will allow you to live a full, well-rounded life with plenty of opportunity for recreation, sport, fitness and community activities. Our kind of city cuts travel times, allowing you to work close to home, then enjoy the great spaces and activities that Merrifield will be known for.



15:45

HOMEWORK DOESN'T DO ITSELF

Families will thrive at Merrifield. A great range of community facilities and services will be within easy reach. There is a good mix of primary and secondary schools locally, with more to come. An on-site community centre, complete with kindergarten, maternal and child health care, is also planned. It will also include spaces for adult education, art and cultural programs.



17:42

EVERYDAY IS 'RIDE TO WORK DAY'



The city centre will offer ample space for cyclists to store their bikes while they work. Local cycle ways and plenty of wide-open spaces mean you can easily pedal into and around town.

18:35

RETAIL THERAPY

Our kind of city loves to shop and Merrifield will be home to its own high quality and diverse retail precinct. Browse favourite and familiar brands at sleek new stores in your very own downtown district. Meet friends in one of the many lovely plazas before you hit the shops to pick up luxuries and essentials alike. With its attractive, spacious surroundings, Merrifield has been purpose-designed to welcome a wide array of retail offerings.

09:35

MAKE MINE A LATTE

Whether you're a fan of an early morning coffee or afternoon tea, this kind of city loves to sit down and share a coffee or meal with friends. Options will abound at Merrifield where cool cafés, casual eateries, sandwich shops and delicatessens will bring the city centre to life. Go no further than your own neighbourhood for a proper espresso, a crunchy baguette or something sweet for the kids. Get ready to enjoy the knowledge that your favourite little café knows just how many sugars you need to start the day.



11:10

TEAM MEETING

Merrifield's business district, a well-designed collection of office buildings, warehouses, showrooms and corporate facilities, will ensure this new city of the north is a magnet for big and small business. Corporate culture blends seamlessly with easy modern living. Enjoy a rewarding career minus the taxing commute that so many of us dread. Swap time spent in traffic snarls with extra hours at home with friends and family.

14:33

RELAX WITH FRIENDS



Start imagining a life where Sunday afternoon sees you catching up with friends over a glass of wine.

20:18

WHAT TIME DOES THE MOVIE START?

Merrifield will contain every metropolitan luxury you can think of, including great entertainment facilities. All the amenities you've come to expect from a city – plus access to the latest pastimes and technologies – have been planned for. Live in Merrifield and feel like you're in the centre of it all.



From fresh food to fresh air, from the night shift to the night life, diversity and choice abounds.

OUR KIND OF CITY FEELS LIKE HOME

A FRESH NEW START IS ON OFFER AT MERRIFIELD

Whether this is your first home or your retirement reward, the Merrifield lifestyle presents a world of opportunities. A diverse range of living options spread across 4,000 homes, all crafted to suit different tastes, budgets and contemporary lifestyles.



MERRIFIELD LIVING



4,000 HOMES

OUR KIND OF CITY FOR YOUR KIND OF LIFE

Merrifield offers the luxuries and benefits of city living, enhanced by modern masterplanning of the highest standard. Work, study and socialise close to home or enjoy direct access to Melbourne. With lot sizes ranging from 150sqm to 1,000sqm, freedom of choice is guaranteed.



- 1 A new generation will thrive at Merrifield.
- 2 More home time, less travel.
- 3 Wide open green spaces.
- 4 Homes to suit your lifestyle.



- FIRST HOME BUYER**
Enjoy the advantages of buying your own home in a region destined for growth and prosperity. Live in the midst of work and social opportunities, surrounded by natural beauty and city charms.
- DOWNSIZING**
Reward yourself with a new home in a superb environment, designed to evolve and progress for generations to come. Take advantage of the best of modern living in a region you know and love.
- ROOM TO GROW**
Commercial and employment opportunities make this an ideal place to raise a family. New schools, childcare, parks, medical facilities and other public services add unique appeal, today and tomorrow.

HOUSE AND LAND PACKAGES WILL BE AVAILABLE FROM SOME OF MELBOURNE'S BEST BUILDERS.



1

SUPERIOR BUILDING STANDARDS
Merrifield's building partners are leaders in their field. In time, the Merrifield Display Village will bring their work to life. Look forward to seeing the latest designs by the best builders.



2

**INDIVIDUAL PRECINCTS
INDIVIDUAL STYLE**

A comprehensive selection of land product is available, providing choice and individuality through varying areas, frontages, depths, terrace options and more.

Merrifield offers individual neighbourhood living with distinct character evident in the separately designed precincts.


Options suit varying budgets and home sizes. Whether you're after a large lot and plenty of garden or something smart, urban and easy to maintain, Merrifield has the solution.

The Merrifield Living Design Guidelines will maintain consistency throughout, ensuring you live surrounded by homes of high standards in design, construction and maintenance.

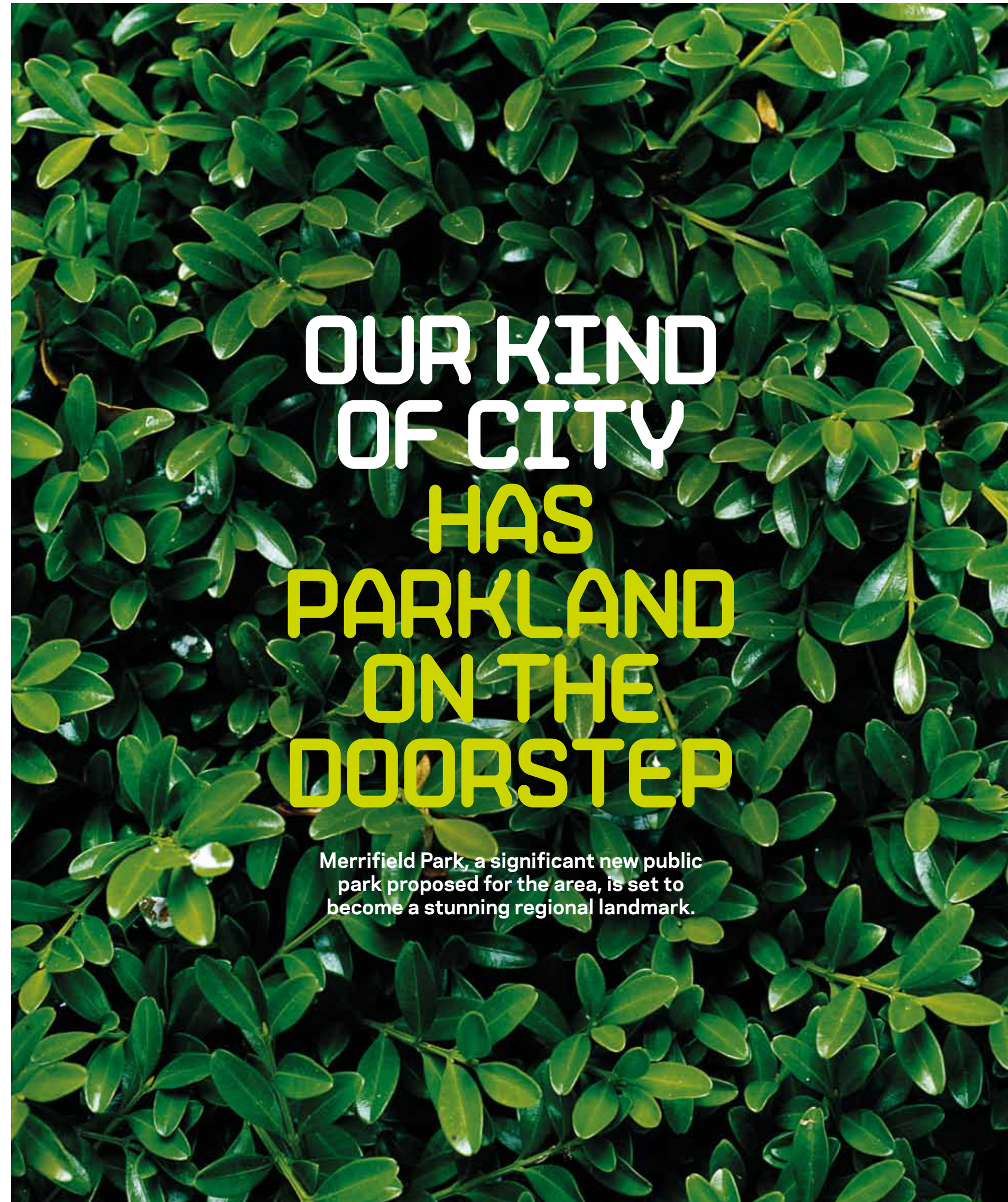
Setting new benchmarks in new city living and residential design, state-of-the-art sustainability principles are intrinsic to life here. With an eye to the future of this exceptional region, Merrifield is home to a groundbreaking water harvesting project that is receiving attention around the world.

This water-sensitive city will thrive on recycled water solutions for domestic, public and industry use, including nurturing the many beautiful open spaces. The first of its kind in Australia, the project will harvest 365 mega litres of stormwater per year. That's the equivalent of 146 Olympic swimming pools.

Everything about your new home is designed with a healthier, naturally enhanced lifestyle in mind. From the many recreation spaces to the abundance of new local employment opportunities, Merrifield is deliberately designed for a better way of life.

 **EVERY HOME WILL HAVE ACCESS TO THE LATEST OPTIC FIBRE TECHNOLOGY TO ENSURE FAST BROADBAND INTERNET CONNECTIVITY.**

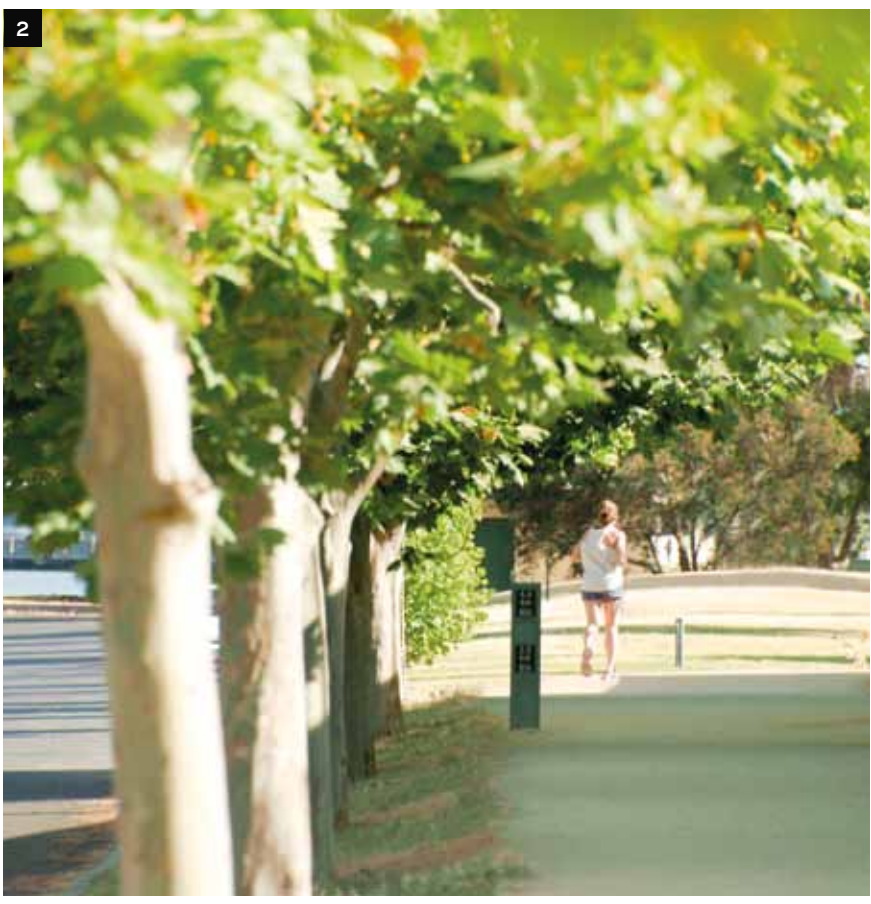
1 A quality living environment beckons.
2 Beautifully landscaped neighbourhoods.



OUR KIND OF CITY HAS PARKLAND ON THE DOORSTEP

Merrifield Park, a significant new public park proposed for the area, is set to become a stunning regional landmark.

PARKLAND



MERRIFIELD PARK

Residents of Merrifield will be spoilt for choice when it comes to open spaces and facilities for leisure activities. Active indoor and outdoor sporting facilities, playgrounds and event spaces, waterways, boardwalks, walking trails, picnic areas and gardens will set this sparkling city apart.

Expansive public open spaces will form a network of both active and passive parks, meaning there is room to throw a ball and take a nap. Within walking distance of every home you'll find great facilities such as playgrounds, shelters, park benches, barbecues and picnic tables, public conveniences and more.



HECTARES OF PARKLAND & OPEN SPACES

1 Diverse waterways will appeal to all, including wildlife.

2 Merrifield's many running and cycling tracks encourage healthy living.

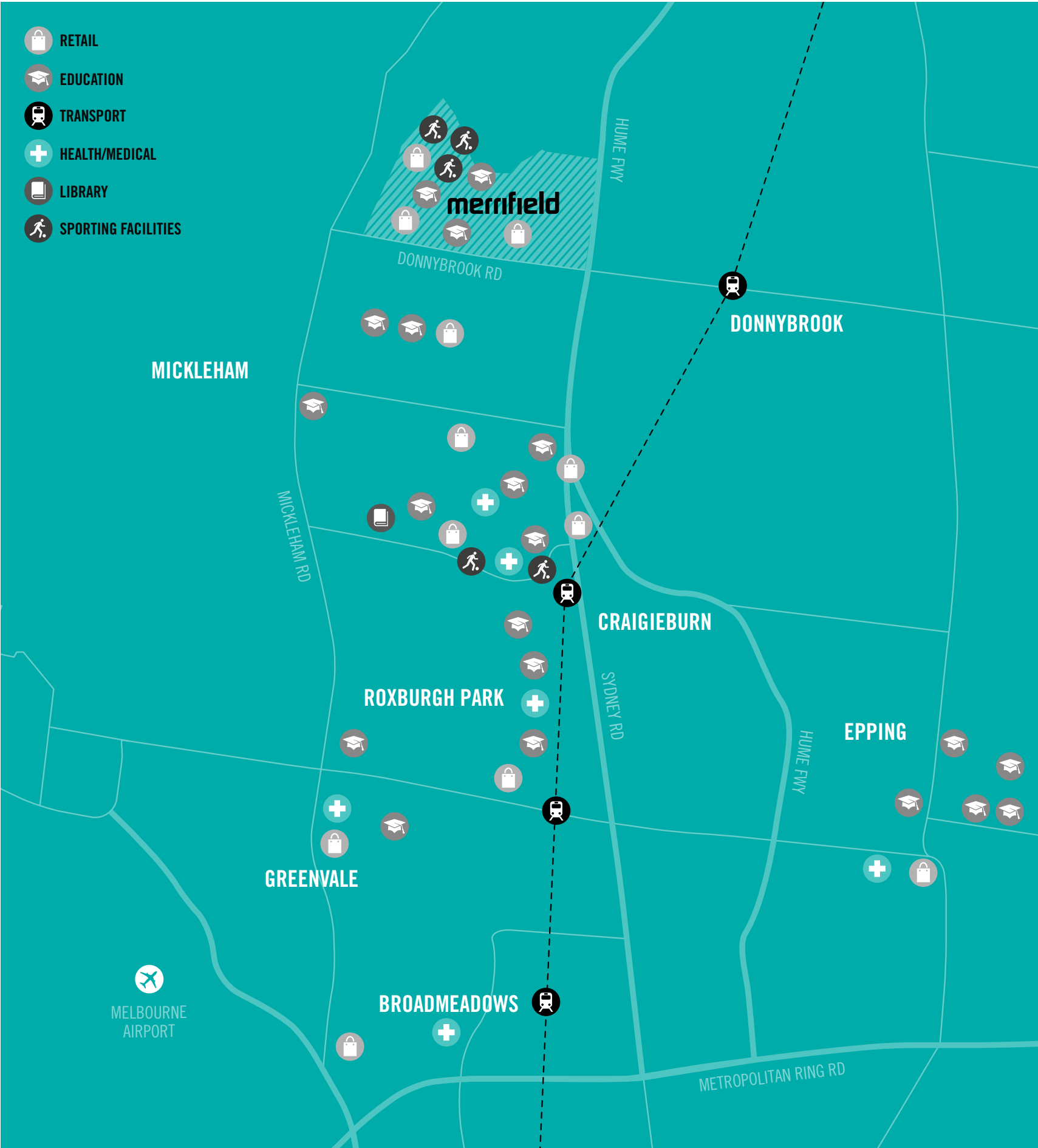
3 Discover special spaces to relax and unwind.

THE NEW HEART OF MELBOURNE'S NORTH

Combining a series of attractive residential neighbourhoods, office and retail precincts, hectares of green space, beautiful waterways, a thriving business park and a range of transport options, Merrifield transforms over 900 hectares into a vibrant city.



MERRIFIELD REPRESENTS A MODERN, PROGRESSIVE VISION OF URBAN LIVING. THIS TRULY DIVERSE AND SUSTAINABLE COMMUNITY WILL BE A THRIVING AND DESIRABLE DESTINATION FOR WORK, LEISURE AND RESIDENTIAL LIVING.



WHAT'S ON OFFER AT MERRIFIELD

EDUCATION
Merrifield and surrounds will provide lifelong learning opportunities for residents. Proposed on-site facilities – childcare, primary and secondary schools, community library, adult education – join established schools and providers in the area.



BUSINESS PARK
This 300 hectare purpose-designed precinct has the potential to create up to 20,000 new jobs. It is accessible via major roads, rail, port and air facilities – perfectly placed to take advantage of infrastructure and transport links.



PARKLAND
Active indoor and outdoor sporting facilities, playgrounds and event spaces, waterways, boardwalks, walking trails, picnic areas and gardens – the proposed Merrifield Park will be a natural playground.



WATERWAYS
Highly aesthetically pleasing creeks and waterways will complement the indigenous landscape. Nature conservation reserves and public recreation spaces will exist in harmony.



RETAIL
A meticulously planned blend of office precincts, retail shopping hubs, supermarkets and fresh food stores, casual and formal dining options, outdoor plazas and public spaces – this will be city life at its best.



SPORTING FACILITIES
The Merrifield masterplan provides for an aquatic leisure facility in the city centre, local active sporting reserves, two football-cricket ovals and six tennis courts with club rooms, pavilion and parking.



TOP 10 REASONS TO MOVE TO MERRIFIELD

Merrifield A great place to invest in a home, build a life, start a family, run a business, enjoy a great lifestyle, be part of something new.

#1 A 24 HOUR CITY

LIVE
WORK
PLAY



#2 30KM FROM MELBOURNE'S CBD



#3 INDIVIDUAL NEIGHBOURHOOD LIVING

4,000 NEW HOMES



#4 CAREERS CLOSE TO HOME

20,000 JOBS



#5 LIFELONG EDUCATION



#6 A NEW CITY CENTRE

SHOPPING 
ENTERTAINMENT 
DINING 

#7 CONNECTIVITY & TRANSPORT ACCESS



#8 REJUVENATION AND RECREATION

WATERWAYS
WALKING TRAILS
PICNIC AREAS

#9 SPORTING FACILITIES & PLAYGROUNDS



#10 MERRIFIELD PARK, A REGIONAL LANDMARK





1 At Merrifield, you will be part of an exhilarating future as Melbourne welcomes an entirely new centre for commerce, retail and recreation. Surrounded by wonderful homes and a beautiful landscape, Merrifield residents will enjoy opportunities and advantages that only a city of the future can deliver.

OUR
KIND
OF
CITY
HAS
IT
ALL

1 Artist's impression - Merrifield City Centre.

THIS IS CITY
LIFE AT ITS BEST.
BEAUTIFULLY
PLANNED
PRECINCTS
OFFERING ALL
THE EVERYDAY
NECESSITIES,
ENHANCED
BY OUTDOOR
PLAZAS AND
PUBLIC SPACES.

Everything you need day-to-day – the treats and the tasks – will be found in your own town centre, from banks and bakeries to hairdressers and homewares. Visit the dentist, pick up your favourite

cheese, get the dog groomed or get the children fitted for school shoes in a retail centre of scope and diversity. At Merrifield you will be able to indulge in retail therapy, enjoy drinks

after work or lunch with the littlies. This is a self-contained city. Be part of a community that is vibrant and outward looking.



 **GROCERIES**

Fresh food, specialist stores, butchers, bakeries and major supermarkets will cohabit at Merrifield. Whether you need to fill a prescription or order a birthday cake, the array of services on hand will rival those of any modern city.



 **DINING**

Formal or casual, date night or post netball pizza night, the selection of bars, cafes and restaurants in Merrifield will suit all tastes, budgets and schedules. Your favourite haunts will be right on your doorstep.



ENJOY ALL THE PERKS OF CITY LIVING IN THE NEW CAPITAL OF MELBOURNE’S NORTH. MERRIFIELD WILL BE HOME TO RETAIL SHOPPING HUBS, SUPERMARKETS AND FRESH FOOD STORES, CASUAL AND FORMAL DINING VENUES, OUTDOOR PLAZAS AND LIVING SPACES.



Merrifield City Centre will be the retail, leisure and business hub of your new city.



RETAIL

Big ticket, small trinket - the retail offering will be diverse, allowing you to shop for everything from white goods to clothing accessories all just minutes from home in an environment designed to be both accessible and pleasurable.



AMENITIES

Day-to-day necessities from visits to the hairdresser to posting a parcel to friends overseas will be simple at Merrifield. Every modern convenience - from newsagents, chemists and post offices to doctors’ surgeries and somewhere to get the car serviced - will all be found in your city.



TRANSPORT

While residents will enjoy strolling or riding into their city centre, transport options in and around Merrifield will be comprehensive. The city centre will act as the central hub for journeys to Melbourne and all surrounding suburbs.



ENTERTAINMENT

Lights, cameras, action! Merrifield’s social heart will be alive with great entertainment options for the entire family. Go no further than your own city centre to meet friends for drinks, hit the gym, join a book club and so much more.





OUR KIND OF CITY MEANS BUSINESS



Merrifield's city centre is the perfect location for corporate headquarters and large scale operations will flock to the 300 hectare, purpose-built business park. In addition, employment opportunities will also come from all the retail businesses and services required to cater for the residents of 4,000 new homes. Merrifield's strong foundations will support the long-term economic growth of both the Merrifield community and communities throughout the northern region.

The combination of big and small business opportunities at Merrifield means the potential for 20,000 new jobs to exist right where you live. Leave the rat race and the gridlock behind

when you move to a chic urban city that is purpose-built to enhance and support contemporary life. Upon completion, Merrifield's business precincts will be more than 1.5 times the size of the Melbourne's CBD. Welcome to Victoria's new heartland of business activity.

Merrifield's innovative business park will accommodate a broad range of business operators and attract the level of investment that is fundamental for a thriving and robust local economy. Employment across all levels in countless fields will develop. Merrifield residents can work closer to home, meaning less time spent travelling and more time to spend with friends and family.



A 300 hectare, purpose-built business park means your new city is located alongside one of Victoria's key business hubs.

WORK CLOSER TO HOME



**AROUND-THE-CLOCK
OPERATIONS MEAN MORE
FLEXIBILITY IN EMPLOYMENT
OPPORTUNITIES AVAILABLE
TO LOCAL RESIDENTS.**

Transport, infrastructure, a high quality landscaped environment and a broad range of additional business support services will combine to deliver a state-of-the-art business precinct. Merrifield Business Park is not just an industrial estate.

Around-the-clock operations mean much more flexible employment opportunities will be available to local residents. The business park, strategically located at the junction of the Hume Freeway, Donnybrook Road and the future Outer Metropolitan Ring Road, will form the new gateway to Melbourne. Business and Government alike acknowledge the crucial national importance of this location when it comes to transport, manufacturing, freight and logistics activities.

Residents of Merrifield will be part of the strong and growing skilled workforce of Melbourne's northern region. Community and businesses will prosper from reliable, uncongested access to an expanding network that connects Merrifield to major domestic and international markets.



1 Walk to work in Merrifield's city centre.

2 This strategic location is perfect for distribution.

3 Key regional public transport hub.

BEHIND MERRIFIELD

With plans that include state-of-the-art housing, retail and commercial areas, plus waterways, sports fields and playgrounds, an unrivalled degree of expertise and experience will ensure the Merrifield vision becomes a reality.

THE
LANDSCAPE
ARCHITECT
BARRY
MURPHY
MDG Landscape
Architects

"It's not often you get to design the green spaces of an entire city from scratch. The space available at Merrifield has really given us the freedom to create unique landscape zones that offer a wide range of opportunities to meet, play, relax and get fit."



THE
TOWN
PLANNER
MELINDA
CATLOW
Contour
Consultants

"I'm not sure a town planner gets a more exciting opportunity in their career than Merrifield. Developing the vision for a new regional CBD, just a short drive from what we all think of as 'the world's most liveable city', is very inspiring."



THE
BRAND
DESIGNER
NICHOLE
BARSENBACH
Hoyne
Property

"To me, Merrifield will represent the pinnacle of modern urban living. As a brand designer I'm admittedly quite particular about the environments I spend time in - whether that's my home, the restaurant I go to or the stores I shop in. Having the opportunity to create a brand for an entire city has been an exceptional opportunity."



Merrifield represents the pinnacle of creative and inspiring undertakings for the experienced team working behind the scenes.

MERRIFIELD IS A JOINT VENTURE BETWEEN MAB CORPORATION AND GIBSON PROPERTY CORPORATION. WITH UNRIVALLED EXPERTISE AND EXPERIENCE IN THE PLANNING AND DELIVERY OF LARGE MASTERPLANNED PROJECTS, MERRIFIELD IS THEIR LARGEST AND MOST VISIONARY DEVELOPMENT TO DATE.

ANDREW
BUXTON
MAB
CORPORATION

1

“Our philosophy is simple – to create contemporary and thriving mixed-use environments which encourage people to work, live, play and prosper. At Merrifield, we are extremely proud and excited by what we have planned to deliver – a new heart for Melbourne’s north.”

MICHAEL
BUXTON
MAB
CORPORATION

2

“We have built a strong reputation for delivering high-quality and award-winning 24 hour cities throughout Melbourne. Merrifield has been almost 10 years in the making and involved a great deal of planning and collaboration with Government, authorities and key stakeholders to bring our vision to life.”

JOHN
GIBSON
GIBSON PROPERTY
CORPORATION

3

“People and jobs are the foundations of new communities. But it is our role to ensure that our vision and masterplan provides for all the services and infrastructure that contribute to modern city living – like schools, jobs, parks, health and community facilities, shops, roads, public transport and sporting facilities. It is all here at Merrifield.”



MAB and GPC have a proud history of delivering high quality developments throughout Melbourne.

The guiding principle is to create vibrant and sustainable communities, with access to employment, education, health services and facilities.

Their efforts have been acknowledged with 22 industry awards for architecture, urban design, planning and mixed-use developments over the past 20 years.

Through a solid partnership and a highly experienced team, MAB and GPC have a strong reputation of delivering on their vision.



New Quay, Docklands – MAB



University Hill, Bundoora – MAB



Mason Point, South Morang – GPC



Waterstone Hill, South Morang – GPC

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SELLING
AGENT:  OLIVER HUME
NEW COMMUNITIES

MAB **gpc**

