



Lyra

Live life connected



Stockland





## Live life connected at Lyra

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Welcome to Lyra, Stockland's newest community located in the established suburb of Beveridge, 46.7km north of Melbourne's CBD. Perfectly positioned within Melbourne's northern growth corridor, you and your family can enjoy great access to an extensive range of amenity from the day you move in.

With 70 years' experience developing communities across Australia, Stockland understands what it takes to create a thriving community. Lyra has been carefully designed to ensure that you're never more than a short walk from the things that matter most, from schools to shops, parks and transport links.\*

Stockland Lyra is your opportunity to create the life you want, with friends and family around.



All future infrastructure and amenities proposed for Stockland Lyra as at March 2022. The delivery and location of proposed infrastructure, facilities, amenities, services and destinations is indicative only and may change due to future circumstances. All distance references are estimates only, refer to distance by car (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (March 2022).



Ideal connections







# Connected to what matters most

Stockland Lyra has been thoughtfully designed to ensure that you are never more than a short walk from the things that matter most; shops, schools or transport links.

Featuring over 23 hectares of open space, a proposed local town centre, proposed Beveridge Train Station and both a primary and secondary government school, Stockland Lyra is the perfect place to build your dream home.



- Shopping and Amenities**

  - Proposed Local Town Centre
  - Proposed Community Facility
  - Beveridge Post Office – 1.2km
  - Aldi Wallan – 7.5km
  - Woolworths Wallan – 8.4km
  - Coles Merrifield City – 12.2km
  - Craigieburn Central Shopping Centre – 17.7km
- Public Transport and Access**

  - Proposed Beveridge Train Station
  - Hume Freeway – 1.1km
  - Wallan Train Station – 10.2km
  - Donnybrook Train Station – 11.1km
  - Melbourne CBD – 46.1km
- Leisure Centres**

  - Mandalay Golf Course – 2.9km
  - Wallan Football Club – 7.3km
  - Wallan Bowling Club – 7.6km
  - Hume Community Centre – 11.7km
  - Future Kalkallo Sports Reserve – 11.7km
  - Hidden Valley Golf and Country Club – 12.4km
- Education and Childcare Centres**

  - Proposed Government Primary School
  - Proposed Government Secondary School
  - Beveridge Primary School – 950m
  - Mandalay Early Learning Centre – 2.7km
  - Creative Garden Early Learning Wallan – 7km
  - Wallan Secondary College – 7.5km
  - Green Leaves Early Learning Cloverton – 10km
  - Our Lady of the Way Catholic Primary School – 10.5km
  - Future Gilgai Plains Primary School – 10.9km
  - Future Hume Anglican Grammar Kalkallo Campus – 11.7km
  - Hume Anglican Grammar Donnybrook Campus – 14km
  - Gaayip-Yagila Primary School – 14.1km
  - Whittlesea Secondary College – 16.1km
- Parks & Outdoor Space**

  - Proposed Sports Reserve
  - Proposed Local Park & Playground
  - Proposed Wetland
  - Proposed Drainage Reserve
- Medical Centres**

  - Wallan Medical & Specialist Centre – 8km
  - Northern Hospital Epping – 24.8km
- Proposed Sales & Information Centre**
- Legend**

  - Residential
  - Future Residential
  - Proposed Superlot
  - Future Heritage Sites

Masterplan supplied for the purpose of providing an impression of Stockland's Lyra Community and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. Stockland does not make any representation or give any warranty in relation to the future development of the site, or the current or future amenity, location or existence of any facilities, services or destinations. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (March 2022). For more information regarding the proposed Beveridge Train Station, please refer to the Lockerbie North Precinct Structure plan: <https://www.planning.vic.gov.au/resource-library/incorporated-documents/mitchell/C081-Lockerbie-North-Precinct-Structure-Plan,-Part-1.pdf>



# A taste of the local life

At the heart of Stockland Lyra you will have access to the proposed local town centre which plans to feature a range of retailers and a proposed community facility within a short walk from home. In the meantime, existing local supermarkets include an Aldi, Woolworths and Coles which are within an easy 10-minute drive.

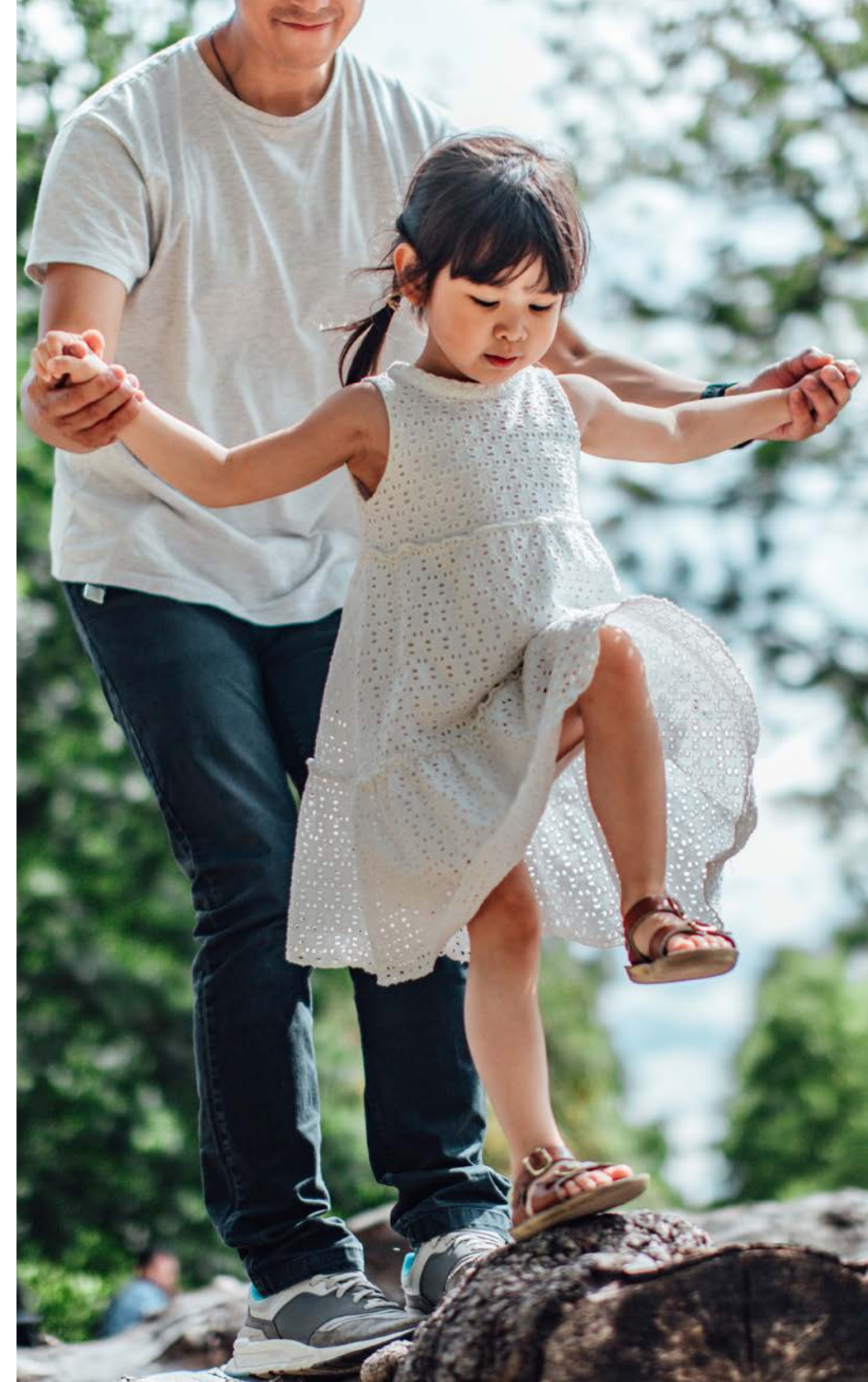


## Your place to connect with neighbours

Stockland Lyra will become home to approximately 1400 families. The beauty of living in a tight-knit community means that your neighbours become lifelong friends. Stockland's Community Development program plans to host events for adults and children to encourage residents to explore their surroundings and form meaningful connections with like-minded people, right in the heart of the Beveridge community.

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## The perfect backdrop for living

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### A place with great access

Commute to Melbourne's CBD with ease, Lyra is conveniently located 1.1km from the Hume Freeway, and only 11.1km from Donnybrook Train Station.

### A place to grow

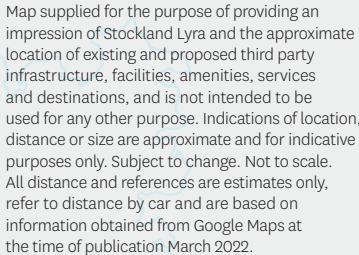
Quality education is on your doorstep at Stockland Lyra with a great range of private and government-run childcare and schools in the area, including three early learning centres, four primary schools and two secondary schools. Plus, there are proposed government primary and secondary schools planned for Stockland Lyra.

### A place to explore

With a tranquil waterway running through the centre of the community and lush parkland and bush walks close by, there are so many reasons to stay active and enjoy the great outdoors at Stockland Lyra. Lead a leisurely, friendly lifestyle where you can exercise at the local sports or golf clubs, play, walk the dog and catch up with friends and family.



Artist's impression only. Subject to change







Aerial image of the established Stockland Highlands community in Craigieburn.

# The Stockland Story

For 70 years we've been creating places that meet the needs of our customers and communities.

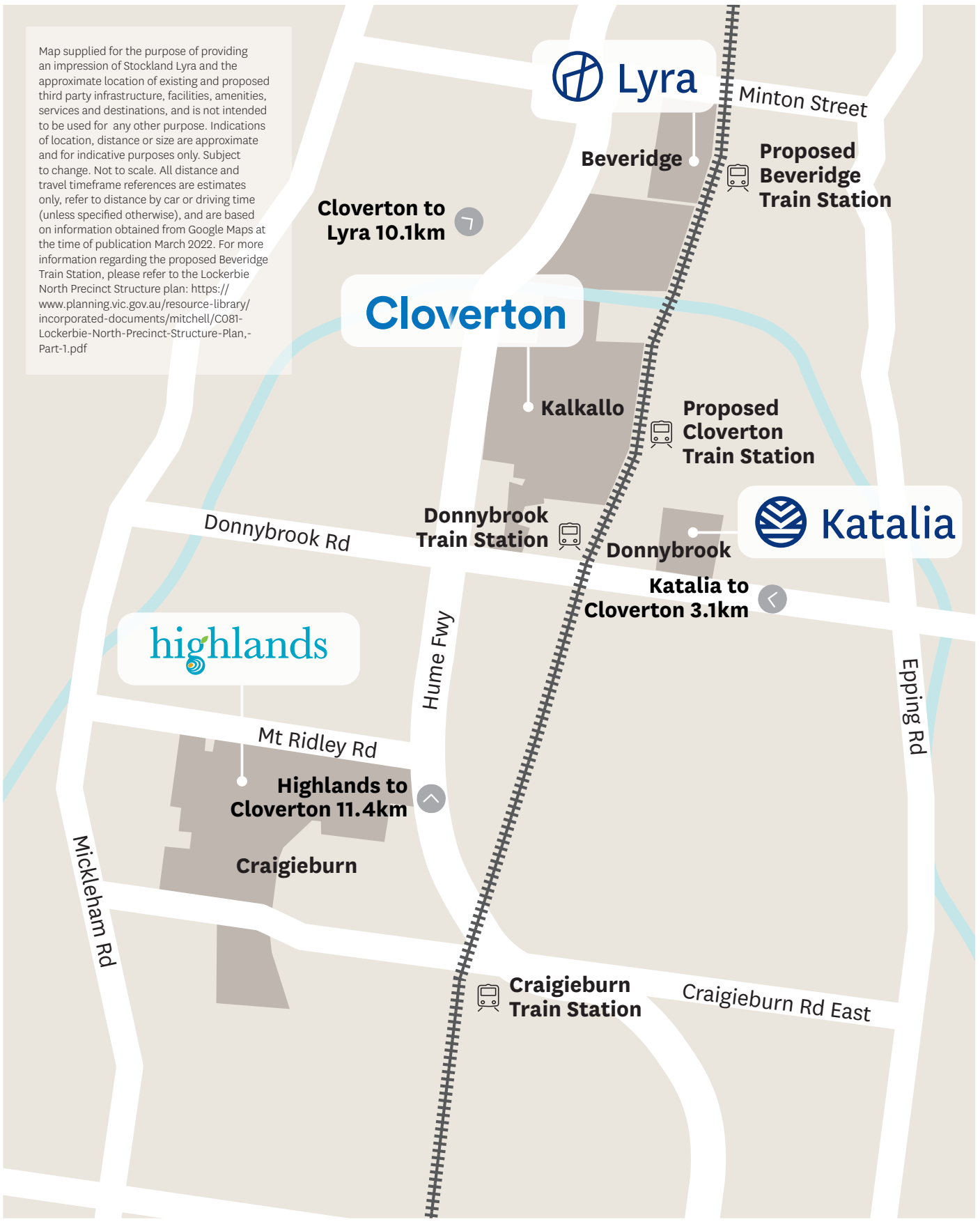
And for 70 years those customers and communities have been growing, adapting, sharing and changing our places into their places.

At Stockland we believe in environmental sustainability, but just as importantly, we believe in social sustainability: we create places where communities thrive.

We make the place.  
You make them your own.



## Stockland communities in Melbourne's north



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Scan here  
for website



Stockland



# Lyra

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# Welcome to Lyra



For over 70 years, Stockland has been a leader in creating and curating connected communities. By listening to our customers and communities, we grow, adapt and transform *our* spaces into *your* places.

Lyra is shaping up to become a united community that empowers you to connect with what truly matters for your future – people, place and amenities.



Stockland acknowledges the Wurundjeri People as the Traditional Custodians and knowledge holders of the land the Lyra community is situated on and where we live, work and play, and pay our respects to their Elders past, present and emerging.

Furthermore, we extend our respect and gratitude to all Aboriginal and Torres Strait Islander Peoples, businesses and communities and thank them for enriching our nation with their diverse languages, rich cultures and inherent connections to Country.

Image is an artist's impression. Subject to change.





Shopping and Amenities

- Proposed Local Town Centre
- Proposed Community Facility
- Beveridge Post Office – 12km
- Aldi Wallan – 7.5km
- Woolworths Wallan – 8.4km
- Coles Merrifield City – 12.2km
- Craigieburn Central Shopping Centre – 17.7km

Public Transport and Access

- Proposed Beveridge Train Station
- Hume Freeway – 13km
- Wallan Train Station – 10.2km
- Donnybrook Train Station – 11.3km
- Melbourne CBD – 46.1km

Leisure Centres

- Mandalay Golf Course – 2.9km
- Wallan Football Club – 7.3km
- Wallan Bowling Club – 7.6km
- Hume Community Centre – 11.7km
- Kalkallo Sports Reserve – 11.7km
- Hidden Valley Golf and Country Club – 12.4km

Education and Childcare Centres

- Proposed Government Primary School
- Proposed Government Secondary School
- Beveridge Primary School – 950m
- Mandalay Early Learning Centre – 2.7km
- Creative Garden Early Learning Wallan – 7km
- Wallan Secondary College – 7.5km
- Green Leaves Early Learning Cloverton – 10km
- Our Lady of the Way Catholic Primary School – 10.5km
- Gilgai Plains Primary School – 10.9km
- Future Hume Anglican Grammar Kalkallo Campus – 11.7km
- Hume Anglican Grammar Donnybrook Campus – 14km
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- Whittlesea Secondary College – 16.1km

Parks and Outdoor Space

- Proposed Sports Reserve
- Proposed Local Park & Playground
- Proposed Wetland
- Proposed Drainage Reserve

Medical Centres

- Wallan Medical & Specialist Centre – 8km
- Northern Hospital Epping – 24.8km

Proposed Sales & Information Centre (not yet open)

Legend

- Residential
- Future Residential
- Proposed Superlot
- Future Heritage Sites

Masterplan supplied for the purpose of providing an impression of Stocklands Lya Community. The approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. Stocklands does not make any representation or give any warranty in relation to the future development of the site, or the current or future amenity, location or existence of any facilities, services or destinations. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (August 2023). For more information regarding the proposed Beveridge Train Station, please refer to the Locksley North Precinct Structure plan: <https://www.planning.vic.gov.au/resource-library/incorporated-documents/mitchell/C08-Locksley-North-Precinct-Structure-Plan-Part-1.pdf>





## A connected community is...

### A place where everything you need is nearby

Located 46.7km north of Melbourne's CBD, Stockland Lyra is designed to ensure everything you need is within walking distance from your home. From green spaces and retail amenities to transport links and education options, the future of Lyra will have it all.

### A place with great access

Commuting to the city by car? You will enjoy quick and easy access to the Hume Freeway. Prefer the train? Donnybrook railway station is an 11km drive and the proposed Beveridge and Cloverton train stations will be just minutes away. All options connect you directly to the Melbourne CBD with minimal fuss.

### A place for learning

Enrolling your children at the proposed primary school means they can foster friendships and grow with each other, all the way through to Year 12 at the proposed secondary school. You're also perfectly positioned with a great range of existing early, private and government schools in the area, including three early learning centres, two secondary schools and four primary schools.

### A place where neighbours become friends

The beauty of living in a tight-knit community means that your neighbours become lifelong friends. Stockland's Community Development program plans to host fun events to encourage our community to mingle and get to know one another.

### A place where you can connect with nature

With a tranquil waterway running through the centre of the community, approximately 23 hectares of open space and bushwalks close by, there are so many reasons to stay active and connect with the great outdoors at Lyra.



More than  
**4,000 residents**  
to call Lyra home



**Proposed Beveridge  
Train Station**  
within the community



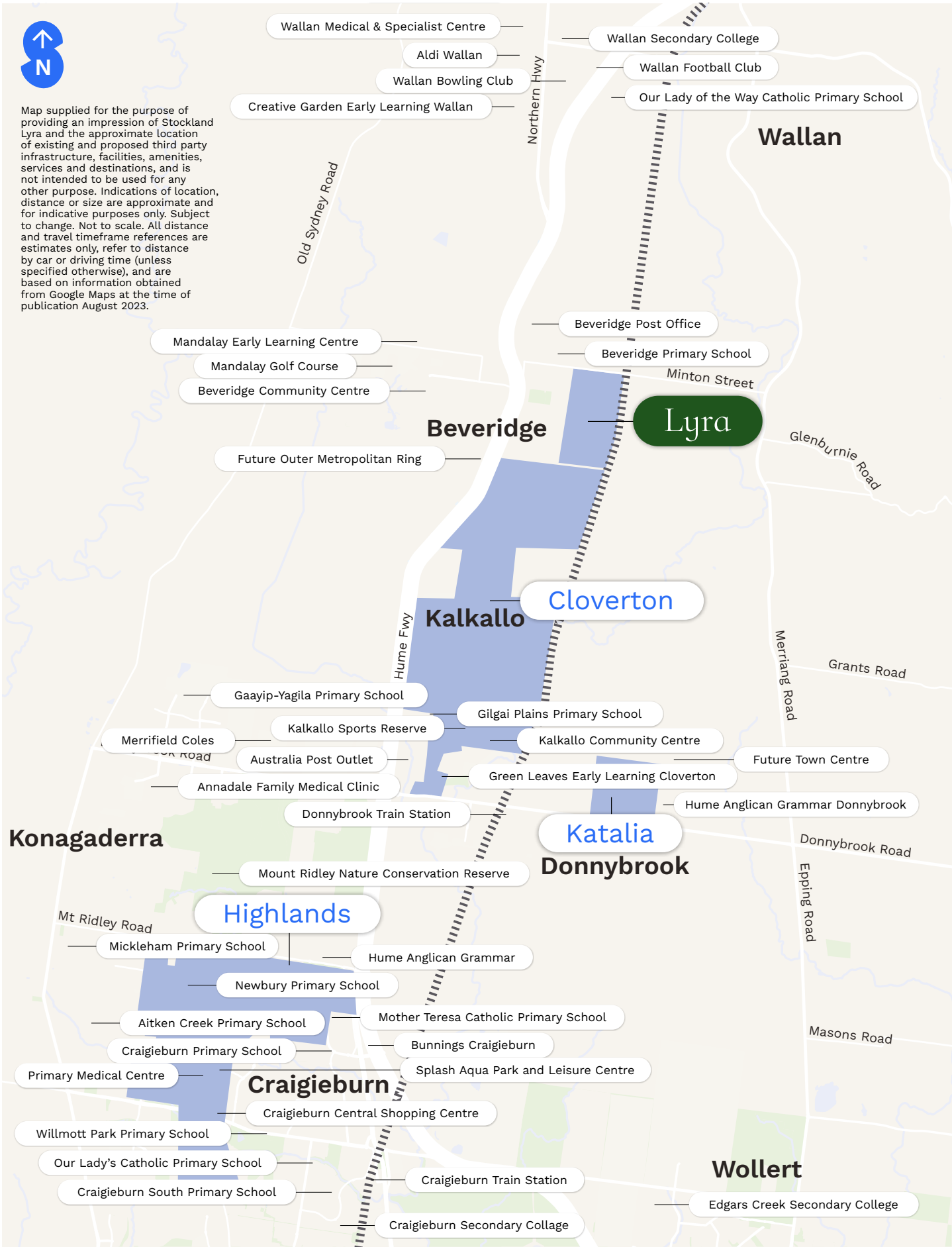
Approximately  
**23 hectares**  
of open space



**2 proposed schools**  
a government primary  
and a secondary school



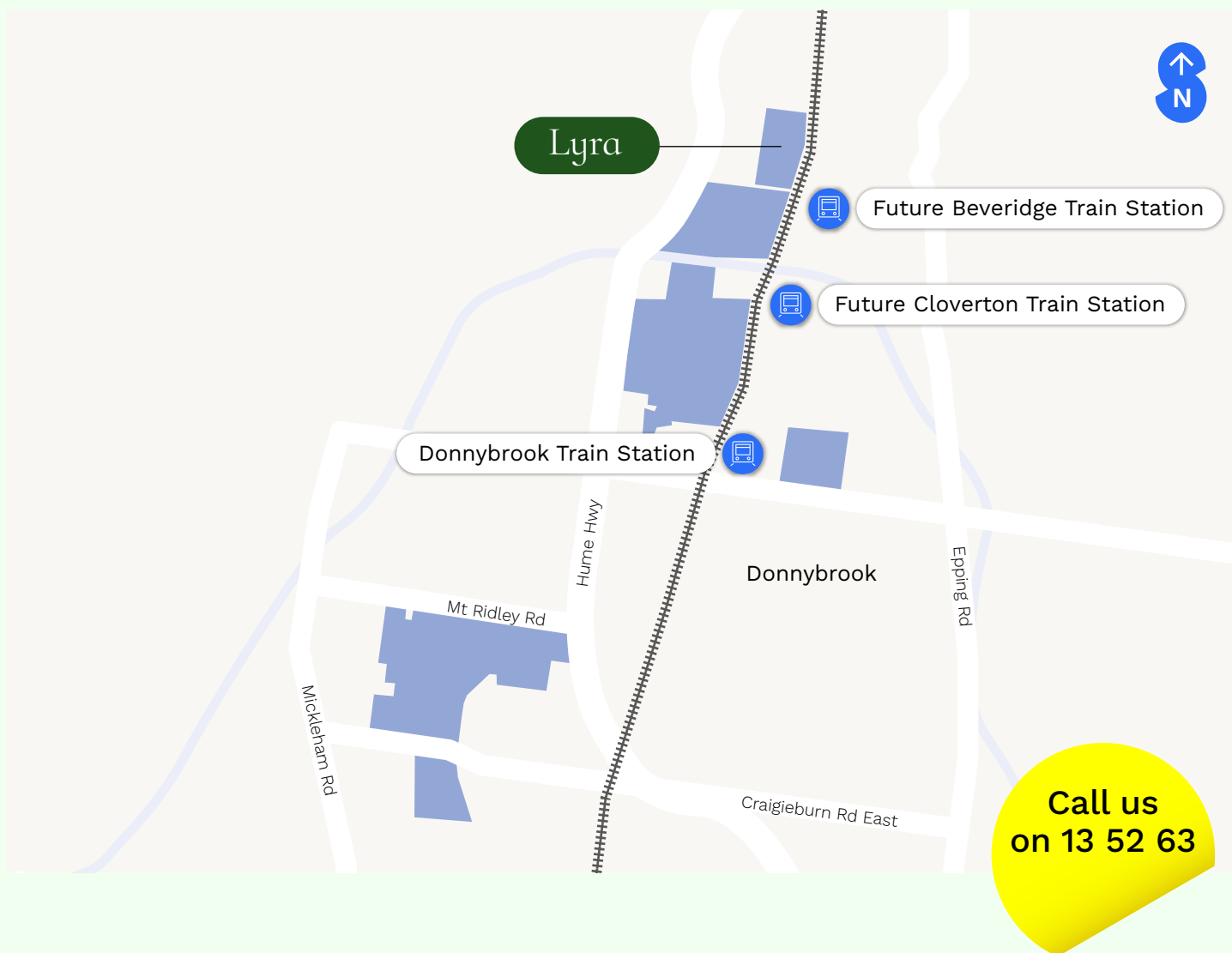






## Lyra

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