



# Officer Fields

*Life as it should be.*



# Welcome to Officer Fields.

In 2021, YourLand Developments broke ground on a welcoming new community called Officer Fields. A community built on the vision that everyone should be able to enjoy life in balance—surrounded by natural open spaces whilst still being close and connected to all of life's conveniences.

Nestled in nature with ample room for families to grow, Officer Fields soon became a popular choice for homebuyers in this fast-growing south-east corridor. So popular in fact, that the neighbourhood has now expanded to more than three times its original size! Acquiring additional land to the east and south, YourLand is proud to bring you more space to enjoy and more opportunities to live life as it should be at Officer Fields.





# A larger life.

## Remain close and connected.

Officer Fields is the area's most sought-after community to live and invest. With close proximity to parks, reserves and wetlands, Officer Fields provides the perfect balance of surrounding natural spaces and modern amenity.



Officer Recreation Reserve

Officer Primary School

PRINCES HWY

Heritage College P-12

St Margaret's Berwick Grammar School (Officer Campus)

Proposed Childcare & Swimming School

Pakenham Bushland Reserve

Upper Gum Scrub Creek

MCMULLEN RD

North →

BROWN RD

3km to Officer Train Station

3.5km to Arena Shopping Centre

↗ 26km to Dandenong

↖ 36km to Frankston

↗ 55km to Melbourne's CBD

Artist impression only



# Life in balance.

From grazing plains and vast fruit orchards to nature reserves and recreation spaces, living close to nature is simply how it's always been in this part of the world.

When it's time to come home and let the demands of modern life go, there's no greater renewal than immersing in nature. At Officer Fields, life as it should be means being nestled in parks and green spaces on your doorstep while living minutes from every modern amenity and convenience you need.

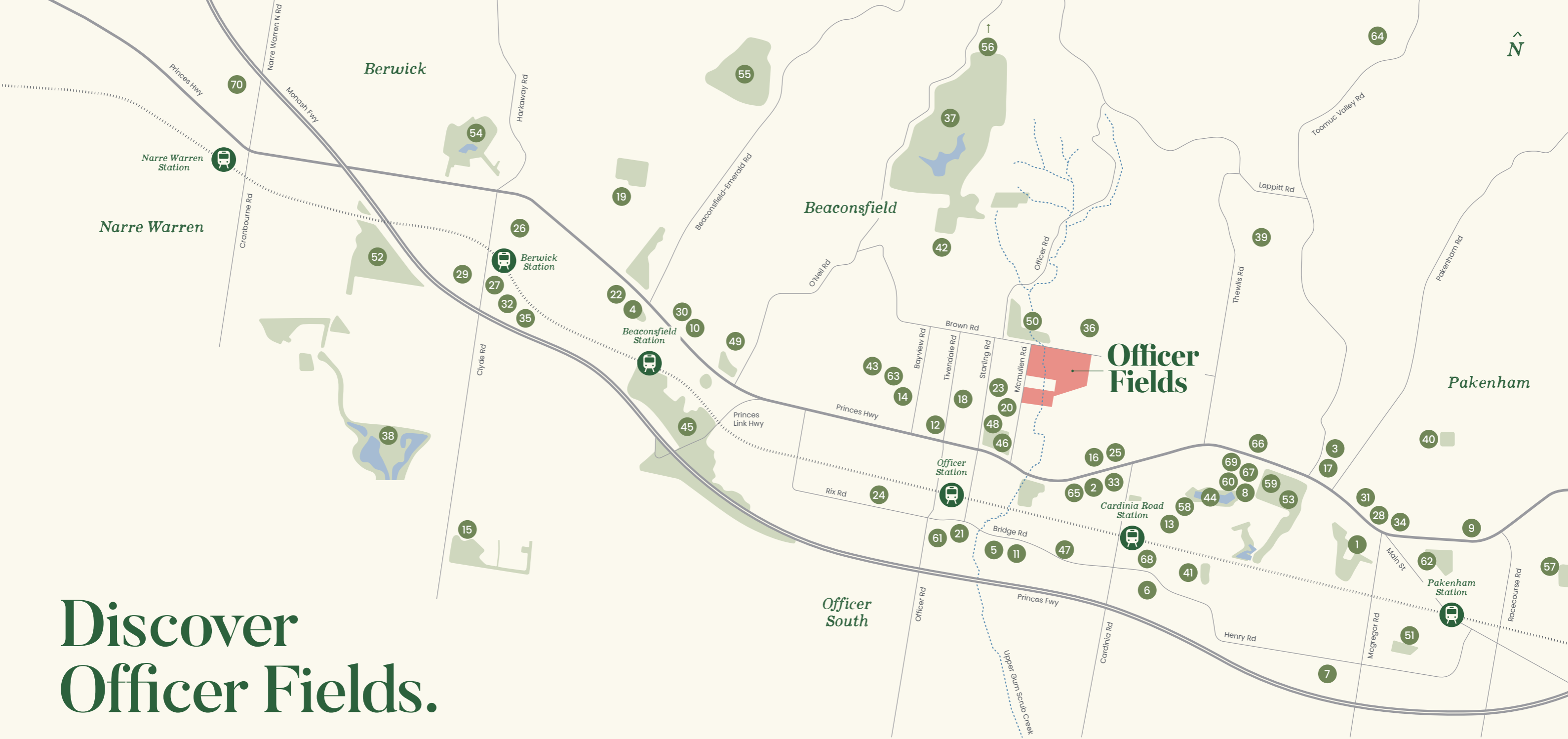
That's what we call a life in balance.



Pratincole Boulevard  
Bridge at Officer Fields.



# Discover Officer Fields.



## Education

### Childcare & Kindergarten

1. Andrews Community Kindergarten
2. Arena Child & Family Centre
3. Beaconhills ELC
4. Beaconsfield Kindergarten
5. Bridgewood Primary School and Integrated Child and Family Centre
6. Henry Family Children's Centre
7. Hippity Hop Childcare & Kindergarten
8. Lakeside Children's Centre
9. Time 4 Tots ELC

### Primary Schools

10. Beaconsfield Primary School
11. Bridgewood Primary School
12. Officer Primary School
13. Pakenham Lakeside Primary School
14. St. Brigids Catholic Primary School
15. St. Catherine's Catholic Primary School
16. St. Clare's Primary School

### Secondary Schools

17. Beaconhills College
18. Berwick Grammar School
19. Berwick Secondary College
20. OneSchool Global
21. Officer Secondary College

### ELC & P-12 Schools

22. Haileybury ELC, P-12
23. Heritage College P-12
24. Maranatha Christian School P-12
25. St. Francis Xavier P-12
26. St. Margaret's P-12

### Tertiary Schools

27. Chisholm TAFE Berwick
28. Community College Gippsland
29. Federation University

## Medical

30. Beaconsfield General Practice Medical Centre
31. Cardinia Medical Centre
32. Casey Hospital
33. Officer Medical Centre
34. Pakenham Superclinic
35. St. John of God Berwick Hospital

## Parks, Sports & Recreation

36. Avalon Horse Park
37. Beaconsfield Nature Conservation Reserve
38. Berwick Springs
39. Cardinia Aqueduct Trail
40. Don Jackson Reserve
41. Greenfield Lane Dog Park
42. GWS Anderson Scout Park
43. Hicks Reserve Playground
44. Lakeside Park
45. Manna Gum Park

46. R.O.C Netball club
47. Onyx Crescent Fenced Dog Park
48. Officer Recreation Reserve
49. O'Neil Road Recreation Reserve
50. Pakenham Bushland Reserve
51. Ron Andrews Park
52. Sweeney Reserve
53. Toomuc Reserve
54. Wilson Botanic Park

### Golf

55. Berwick Montuna Golf Club
56. Cardinia Beaconhills Golf Links
57. Pakenham Golf Club

### Sailing

58. Lakeside Sailing Club

## Leisure Centres

59. Cardinia Leisure
- Cardinia Life, IYU Synthetic Soccer Pitch, Pakenham Outdoor Pool, Pakenham Regional Tennis Centre

A state of the art aquatic and leisure centre is also proposed to be in the future Officer Town Centre.

## Community Centres

60. Cardinia Cultural Centre
61. Officer Community Hub
62. Pakenham Library

## Wineries

63. D'Angelo Estate Vineyard
64. Toomah Winery

## Retail

65. Arena Shopping Centre
66. Bunnings
67. Coles Village Lakeside
68. Lakeside Square Shopping Centre
69. Village Lakeside Shopping Centre
70. Westfield Fountain Gate

## Transport

Beaconsfield Train Station  
Cardinia Road Train Station  
Officer Train Station

Bus 926 takes you along Princes Hwy from Pakenham Station to Westfield Fountain Gate Shopping Centre via Lakeside and Beaconsfield, and stopping at Cardinia Road and Officer Station.



# Your new neighbourhood.

----- Original Officer Fields releases  
—— Latest Officer Fields releases

North ↖

BROWN RD

McMULLEN RD



# A neighbourhood that feels like your backyard.

Life just got three times bigger at Officer Fields, with an expanded masterplan designed to feel like a generous extension of your own backyard.

This is a neighbourhood that's been carefully crafted to support a vibrant and connected community, with a wealth of opportunity to realise your own ambitions. A diverse range of lot sizes offer broad possibility for pursuing your own vision of the Great Australian Dream.



Artist impression only



# A bigger, more connected community.

Home is more than bricks and mortar. Home is a neighbourhood where you feel you belong.

It's a place where the sound of children's laughter can be heard from the park. Where families gather for a picnic or a kick of the footy on a Saturday afternoon. Neighbours say hello as they walk the dog, and children—recently graduated from training wheels—wobble along shared paths while their parents run to keep up. Friendships grow as the kids grow up.

That's what Officer Fields is all about.

With a walkable street layout designed to easily connect you with the green space and community park at the heart of the neighbourhood, it's easy to feel connected with nature and each other.

When it comes to where you lay your hat, whether low maintenance living or a sprawling family home, you're spoiled for choice. Build your own way or select one of the perfectly paired house and land packages available from Melbourne's leading builders.

↖ 55km to Melbourne CBD

↖ 13km to Narre Warren

↖ 13.5km to Westfield Fountain Gate Shopping Centre

↘ 7km to Pakenham

↓ 3km to Officer Train Station

← 10.5km to Wilson Botanic Park Berwick

← 10km to Berwick Village Shopping Centre

↙ 3km to D'Angelo Estate Vineyard



● Original Officer Fields Releases

● Latest Officer Fields Releases



# More spaces to explore and play.

Whether you run, stroll, climb, splash, or rest—Officer Fields is yours to explore and enjoy.

At the heart of the neighbourhood lies Officer Fields community park, a natural magnet for family fun. Here, kids can test their agility and climbing skills in the playground, ride their bikes, and run their hearts out on the grassy fields.

Shaded picnic and BBQ facilities make it a great place to bring the whole family together for a long lunch or dinner at dusk. Or catch a moment of peace and quiet to read or call a friend while the kids are happy and occupied.

For long peaceful walks in the fresh air, meandering trails alongside Upper Gum Scrub Creek offer an opportunity to spy local birdlife and perhaps even a frog or two in their natural habitat.





# Wander through the waterway.

## Nature's haven in the heart of the neighbourhood

Along the western edge of Officer Fields lies the serene trails and waterways of Upper Gum Scrub Creek. Extensively landscaped and rejuvenated to create a unique blend of open space and intimate connection with nature, the creek reserve offers a tranquil oasis amidst the hum of daily life. A haven for diverse flora and a chorus of birdsong, the habitat has been specially designed to support local and native species, as well as provide a peaceful retreat for residents to take in nature's beauty.





# Connected and sustainable living.

Blending sustainability with community spirit, Officer Fields has been designed to create a harmonious and thriving neighbourhood for generations to come.

### Enhancing biodiversity

The waterway design involves creating habitats tailored for local wildlife, like the Growling Grass Frog and Southern Brown Bandicoot. Rock hollows and native plants and trees create places for local species to thrive, while vibrant pollination corridors teeming with colourful flowers support essential bee activity.



### Thinking sustainably

In addition to the preservation of many existing trees, large canopy trees are being planted throughout the neighbourhood to provide both cooling shade and natural beauty. Wherever possible, plants, trees, and materials have been sourced from local industries, helping to support the economic wellbeing of the wider community.

### Supporting community

The heart of community life beats in its central park, designed to be a vibrant gathering space that unites residents. An expansive reserve runs east to west across the neighbourhood, creating a continuous, green thread that invites residents to walk, run, cycle, or simply sit and enjoy the serenity of the open spaces.



### Preserving the landscape

Our approach works with the natural undulation of the land, minimising alterations to the terrain, and respecting the inherent beauty of the landscape. A notable feature is the unusual abundance of large lots, which not only allows for fewer roads and ample green space but also offers residents the luxury of spacious backyards.



Become part of  
the story at Officer.

Your new home  
retains the feeling of  
country living with all  
the modern benefits.

As long-term residents of the area,  
the Officer Family contributed to  
its prosperity over generations.  
Their clever approach to business,  
agriculture, and community  
development solidified their  
reputation as prominent leaders

in the area, with the town of  
Officer named in honour of their  
contributions. It's a tradition  
preserved for today through the  
naming of each precinct within the  
Officer Fields estate.

INTRODUCING THE

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Precincts



# Four new precincts to begin a new legacy.

## Greenbanks

Experience country life your way in Greenbanks. At Officer Fields northernmost edge, you'll find some larger lots with views of Pakenham Bushland Reserve and enough space to accommodate triple car garages. The remainder of the precinct offers lots of varying sizes, including an exclusive townhome development.

*Robert Officer's homestead was known as 'Greenbanks'. Located near Berwick, the homestead was surrounded by thick timber forests logged for firewood and supplied to Melbourne via the Gippsland train. The area was later cleared to make way for apple and pear orchards. Greenbanks is situated directly opposite Pakenham Bushland Reserve.*

## Robert's Run

Robert's Run is the new gateway to Officer Fields. Situated at the western entrance to Officer Fields, Pratincole Boulevard connects you to the whole community. Enjoy a stroll along Upper Gum Scrub Creek—a natural green trail that weaves through the area and connects you to surrounding reserves and trails. An alluring extension of your own backyard, Robert's Run offers tranquil spaces to unwind as well as a variety of lot sizes for our diverse community.

*Once used as farmland, this precinct celebrates the area's agricultural history. The best of both worlds, Robert's Run offers residents a rare opportunity to live near nature while remaining close to everything you need: from shops and restaurants to transport, local schools, and more.*

Officer Fields offers four new precincts, each with its own unique story and lifestyle. Whether you're seeking a large family home with a big backyard, a low-maintenance townhome, or enjoy views onto green space, there's a space to suit the life you want.

## Martha's Meadow

Nestled in the centre of the bigger Officer Fields Estate, Martha's Meadow offers lots with the benefit of both lifestyle and location. It lines the northern side of Pratincole Boulevard, boasting convenient access in and out of the community. Residents will love living just a short stroll from the community park with its spaces for play and relaxation.

*Robert and Martha Officer's family lived at Greenbanks until his death in 1881. Given this precinct includes the largest park in the estate and is designed for growing families, it seems fitting to name it after a prominent matriarch in the town's history.*

## Jacksbank

Lining the southern side of Pratincole Boulevard, Jacksbank comprises large lots designed for taking full advantage of Officer's semi-rural appeal. Jacksbank's hillside vista offers sweeping views of the hills and beyond. With lot sizes rarely seen in developments today, residents are invited to enjoy the opportunity to build a unique home with plenty of space for the family to grow.

*Named after the Scottish region where the first members of the Officer family settled, this precinct offers generous lots. It's designed to present a return to the days of yesteryear when families aspired to buying a quarter acre block in a great location.*





# Everything's just down the road.

## Shop & Dine

With the neighbourhood convenience of Arena Shopping Centre minutes away, you can visit the doctor, hit the gym, complete the weekly shop, or pick up something hot and delicious on your way home for dinner. For full retail immersion, including cinemas, dining and entertainment, Westfield Fountain Gate is just a 20-minute drive away.

From award winning restaurants in Beaconsfield and Berwick to casual dining in Officer, there are plenty of reasons to head out for a meal with family and friends. Stock up with wine from nearby vineyards and enjoy a glass with your neighbours as you wind down after a long week.



## Learn & Thrive

There are 18 schools within a 5km radius of Officer, including primary, secondary, specialist and private schools such as St Margaret's Grammar, Heritage College, and Minaret College. With quality education starting at kindergarten level all the way through to Year 12, children can learn and thrive locally without the need to travel far from home. When it comes



time for higher education, Monash, Swinburne, and Chisholm Institute's southeastern campuses can be reached in around 30 minutes by car.

With general and specialty medical services available at Arena as well as local hospitals just 15 minutes away, you also won't need to travel far to access the care your family needs.

## Travel & Work

Officer Fields offers idyllic suburban living 55km outside Melbourne's busy CBD. The commute to Australia's most cultured city is simple thanks to Officer Fields close proximity to both Officer and Cardinia Train

Stations, as well as easy access to Princes Freeway. For trips closer to home, local buses service Berwick, Belgrave, Cranbourne, Narre Warren, and Dandenong.



## Sports & Recreation

Officer Fields caters for plenty of healthy activity, including a proposed swimming school within the community and a wealth of sports and recreation facilities at Officer Recreation Reserve just next door. Home of the Officer Football Club, Officer Kangaroos Junior Football Club, Auskick, ROC Netball Club, Officer Basketball and Officer

Tennis Club, the Reserve isn't just a haven for local sporting clubs, but an important community hub and social drawcard for the suburb.

Enjoying a round of golf or a spot of sailing can also be found in the surrounding area. Not to mention the many picturesque trails for bush walking, cycling, and horseback riding.



# Your life. Your home. Your way.

## Lots for every lifestyle

Officer Fields embodies every shape and style of modern living. Whether compact and low maintenance or large and family-friendly, there are a variety of lot sizes and aspects perfectly suited for a wide range of new home styles.



## Live large

Inspired by the Great Australian Dream of a new home on a quarter acre block, Officer Fields features many far-larger-than-average lots perfect for large family homes, big backyards, and plenty of space for cars, boats, and huge family gatherings.



## Timeless Style

To enhance and protect the neighbourhood's long-term character and street appeal, Officer Fields' Design Guidelines help to inform the signature look and feel of the community, with plenty of freedom to add your personal flair to your residence.

## Inclusive Packages

Our relationships with leading builders mean that we can take the fuss out of creating your dream home, with a range of pre-sited and pre-approved house and land packages. Choose from a wide selection of designs, finishes, and extras to tailor your package to your family and your style.





# It all starts with you.



YourLand strives to create places and communities where people aspire to live, work, relax and raise their families. Places of substance, depth and diversity renowned nationally for quality, integrity and timelessness.

We bring passion and authenticity to everything we do. We work in ways that champion collaboration, nurturing and connection. Since 2009, when YourLand launched in Bendigo, this is how we've done things. It's a mindset that has fuelled our portfolio of assets, growing

beyond solid foundations in Bendigo to **include significant development projects across Melbourne.**

We strive to deliver the very best for our communities. Whether it's a boutique **20-home development in Bendigo** or a **\$1 billion flagship** community like River Valley, we strive to create places where people aspire to live, work, relax and raise their families. Places of substance, depth and diversity. This is our vision—this will be our legacy.

Learn more at [www.yourland.com.au](http://www.yourland.com.au)







## Officer Fields

### **Officer Fields Sales Office**

Cnr Bayview Road & Princes Highway, Officer  
(Entry via Bayview Road)

### **Site Location**

Cnr Brown & McMullen Roads, Officer

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