



Stockland  
*it's your place*









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## *Your award-winning connected community*

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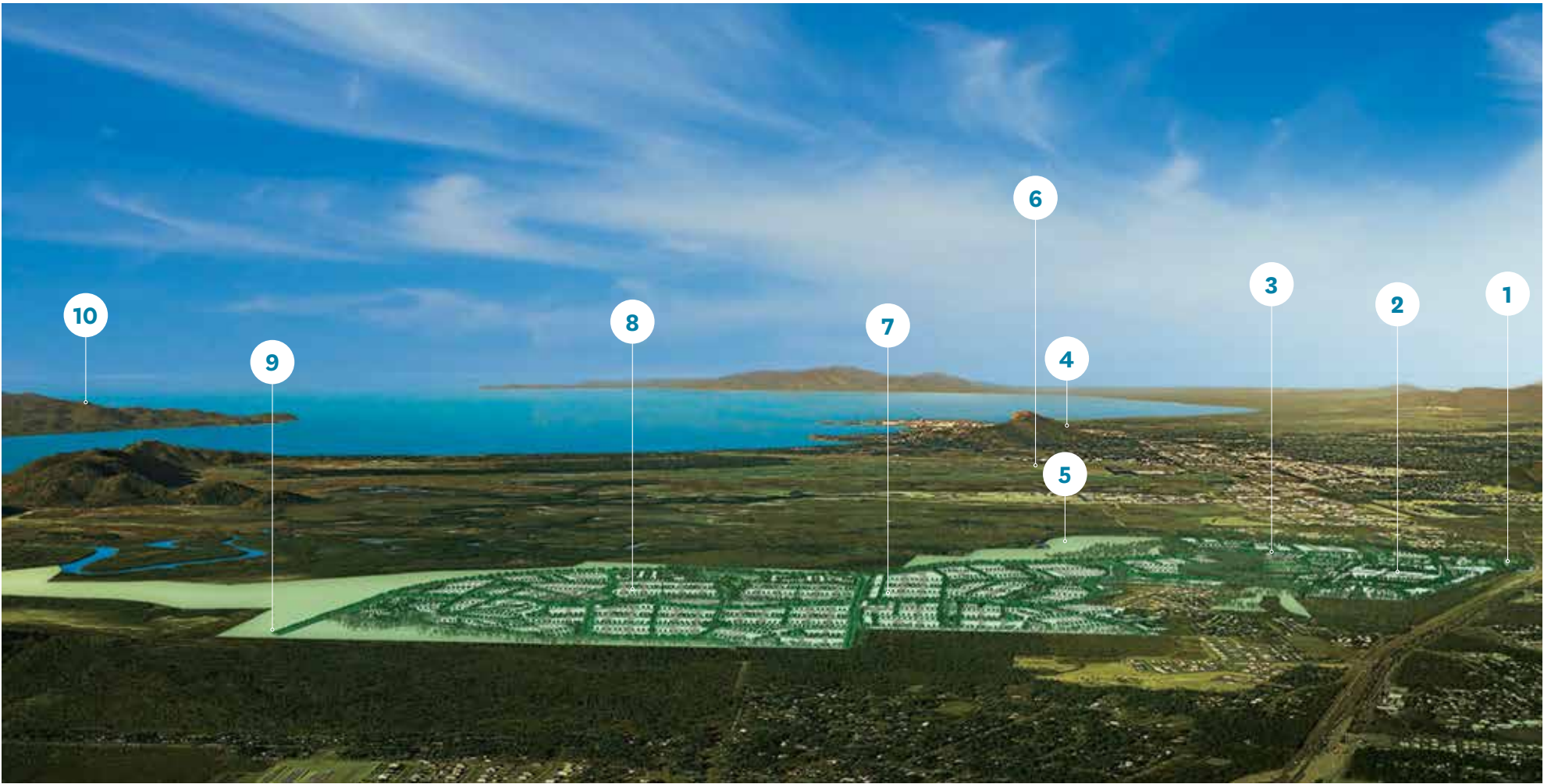
Introducing North Shore, an exciting masterplanned development from Stockland. With a sense of community and family at its very heart, this address is designed to deliver the perfect balance between work, life and play.

Through a carefully integrated approach, North Shore seamlessly combines all you could ever want in a complete living environment.

Here you will find a community that focuses on active outdoor living, education and health, while being connected to the thriving North Shore Town Centre and surrounded with the beauty of natural open spaces.



LOCATION



Key locators

- 1. North Shore Boulevard
- 2. North Shore Town Centre – including proposed tavern and restaurant precinct
- 3. The Green
- 4. 12km north of Townsville CBD
- 5. 3km to the Bohle River frontage
- 6. 8km from Townsville airport
- 7. 15km to Townsville Hospital
- 8. 15km to James Cook University
- 9. Gateway to the Northern Beaches
- 10. Magnetic Island

We’re close to everything

Coastal breezes and panoramic views to the Herveys Ranges and Castle Hill are all part of the charm of North Shore’s Burdell location.

A gateway to the northern beaches of Townsville, North Shore is located just 12km north of the Townsville CBD.

The Strand leisure precinct and Stockland Townsville shopping centre are just a short drive away – that’s if you fancy venturing beyond North Shore’s very own Town Centre with shopping centre and aquatic centre.

North Shore is also perfectly located for all of your education and medical needs. In addition to the local medical centre and schools, James Cook University and the Townsville Hospital are also nearby.

Key facts

- Voted 2015 Queensland’s Best Masterplanned Development by the UDIA
- When complete, North Shore will have 15,000 residents living across 5,500 homes
- 9km of walking and cycling trails, with 42km total planned
- 40% of North Shore is dedicated to public open spaces with 9 parks and 8 playgrounds
- St Clare’s Catholic College, Townsville Grammar School, the future State School and Petit Early Learning Journey

- Childcare Centre
- Medical centre featuring doctor, dentist, physiotherapy and more
  - Proposed village centre in the northern precinct of North Shore

Sport and Recreation

- Northern Beaches Leisure Centre including 50m Olympic pool
- Strand Fitness 24 hour gym
- Northern Beaches SUNS AFL Club
- The Clubhouse at The Green

New projects timeline



The Green Stage 1  
Community club house  
now open



Arcare Aged Care  
Now open



Townsville Grammar Campus  
Now open



Medical Centre Stage 2  
Now open



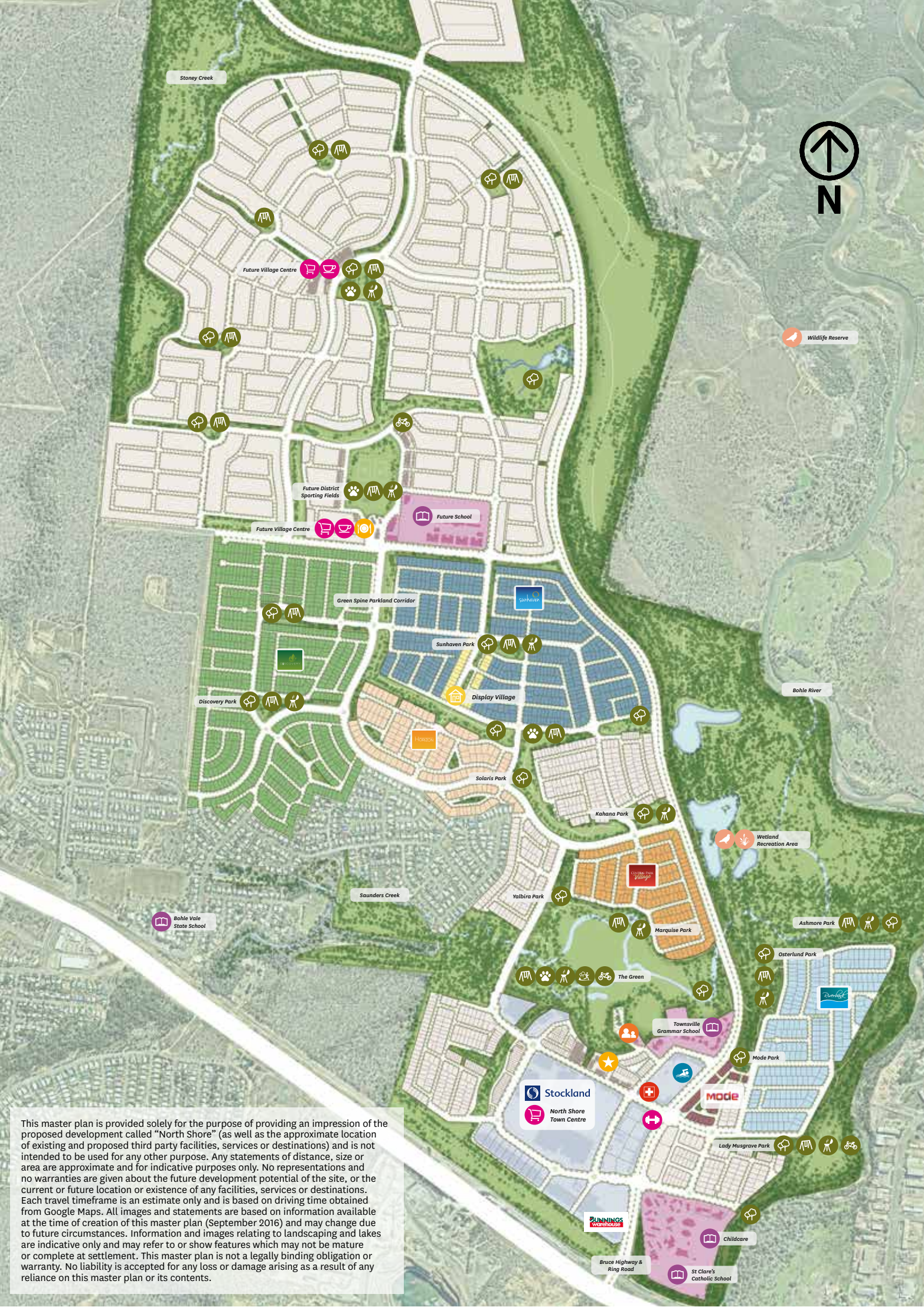
North Shore State  
Primary School  
Construction commenced,  
first enrolments January 2018



Presbyterian Church  
Now open







**Shopping and Services**

- Stockland North Shore with Woolworths and specialty stores
- McDonald’s 24hr
- Bunnings
- Caltex Star Mart
- Strand Fitness North Shore
- Growing Town Centre 60,000m<sup>2</sup> when complete
- Future Homemaker and bulky goods precinct

**Public Transport and Access**

- 12km from Townsville CBD
- 8km from Airport
- Sunbus bus route
- Short drive to James Cook University, Townsville Hospital & Lavarack Barracks via Ring Road

**Technology**

- Access to superfast broadband internet via NBN

**Parks and Open Spaces**

- Every home 200m from open space
- 6km connecting parkland corridor
- The Green 33 hectare park
- 9km walking & cycling paths
- 9 neighbourhood parks
- District sporting fields
- Dog parks
- Green spine walking tracks
- Walking trails & viewing platforms
- Sporting fields & outdoor gym
- Adventure playgrounds
- Picnic & BBQ facilities
- Amphitheatre
- 5km weekly parkrun

**Community Centre**

- The Clubhouse at The Green

**Display Village**

- 25 display homes. Open daily 10am – 5pm

**Education and Childcare**

- St Clare’s Catholic School
- Townsville Grammar School
- Petit Early Learning Childcare Centre
- 2 more schools proposed
- 2 childcare centres

**North Shore Medical Centre**

- North Shore Medical Centre
- 1300 Smile Dentist
- QML Pathology
- Sportsmed NQ Physiotherapy
- Northern Beaches Chiropractic

**Conservation**

- Wildlife reserve
- Wetland recreation area
- Greening Australia program
- \$20M innovative storm water treatment system

**North Beaches Leisure Centre**

- 50m Olympic pool
- Heated learn to swim pool
- Water play pool
- Toddlers’ pool
- Waterslides
- Swim squads & classes
- Family park & BBQs

**Entertainment**

- Town Square
- Marketplace
- Outdoor dining
- Shops & offices
- Community events



## WELCOME TO NORTH SHORE



## Award-winning living

North Shore has added another jewel to its crown after taking out the 2015 Urban Development Industry Association (UDIA) Queensland Award for Best Masterplanned Development.

The inspired masterplan caught the attention of judges who looked beyond bricks and mortar for a project that delivered a real sense of community and harmony between work, life and play.

More than 40 per cent of North Shore has been dedicated to green space, with each home less than 200 metres from open space, in a bid to encourage residents to make the most of an active and healthy lifestyle.

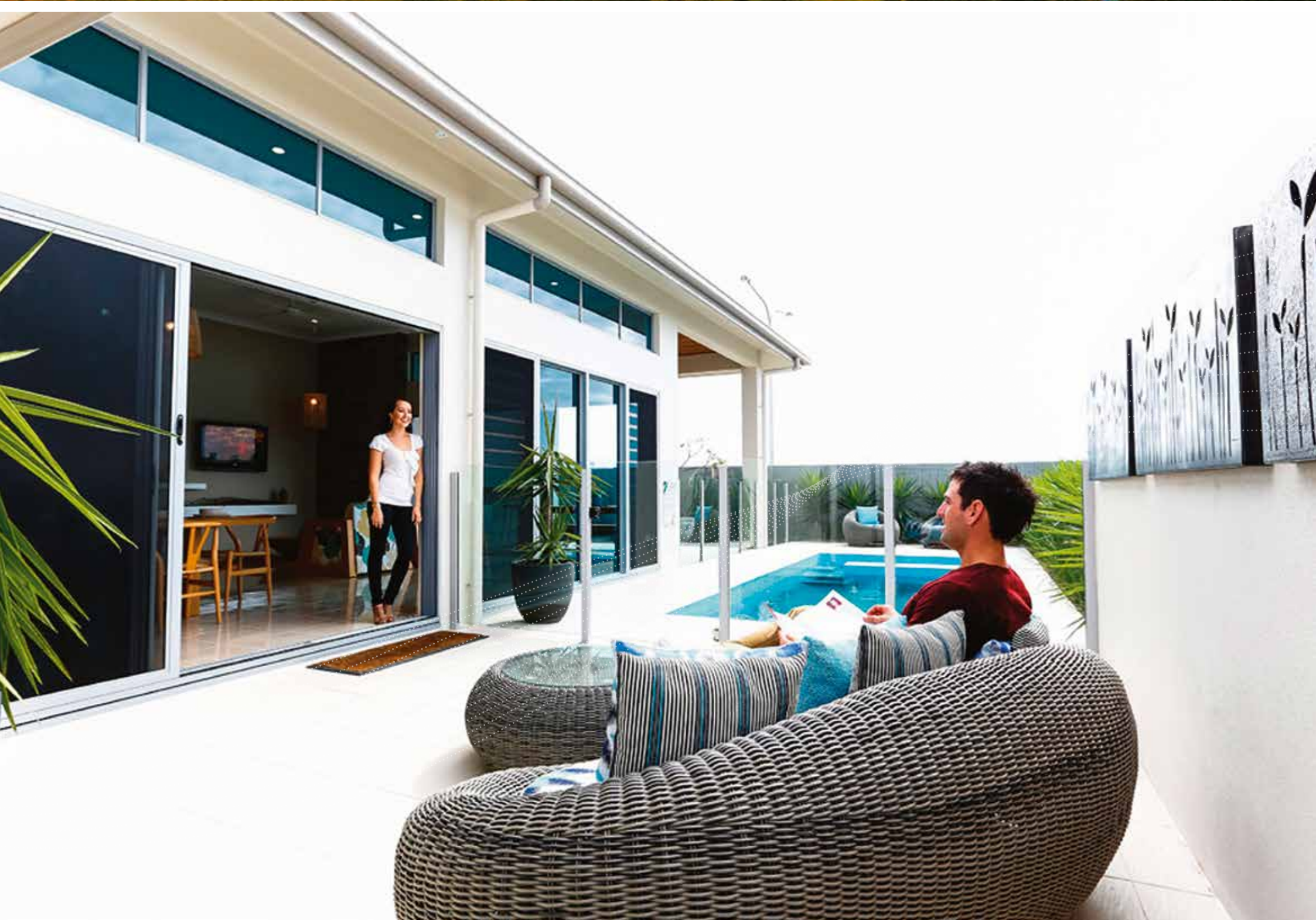
The beauty of these natural spaces has been seamlessly combined with modern conveniences like the thriving North Shore town centre to help North Shore earn a reputation as one of Townsville's most desirable addresses.

A diverse range of living options including apartments, townhouses, home and land packages and retirement living will further add to North Shore's appeal.

Since its launch in 2008, Stockland has ensured the delivery of the first stage of the Stockland North Shore shopping centre, 3 schools, a childcare centre, medical precinct, the Northern Beaches Leisure Centre, gymnasium, aquatic centre, weekly farmers markets and The Green sports field, complete with a Community Clubhouse that doubles as a cyclone shelter.











# Growing the education network

A new State School will join St Clare's Catholic Primary School and the Townsville Grammar at North Shore in 2018. The Queensland Government has confirmed a \$90 million investment in the school which will be located in the heart of North Shore.

A solid education is the foundation of a prosperous future so it's no surprise a strong school network has been a key pillar of the North Shore masterplan. It is anticipated that three primary schools, two secondary schools and three child care centres will be delivered by the project's completion.

North Shore residents currently enjoy a choice of St Clare's Catholic Primary School for Prep to Year 7 and the Townsville Grammar School's North Shore campus for Pre-Kindy to year 2 students. St Clare's opened in 2011 with just 177 students and today flourishes with a student body of more than 630 pupils.

Townsville Grammar School's North Shore campus opened at the start of 2015 for Pre-Kindy and Pre-Prep enrolments and now caters to students from years pre – grade two, with additional years to follow.



LEISURE



Double the fun

The Northern Beaches Leisure Centre made a big splash at North Shore when it opened new water slides in 2015. North Shore residents can play it cool with a choice of four pools (including an eight lane lap pool, beach pool with waterplay features and a fenced toddler pool), plus water slides.

BBQ facilities, picnic tables and a grassy recreation area are also on hand to encourage visitors to the Northern Beaches Leisure Centre to really make a day of it. A number of aquatic programs are on offer at the centre including a swim school, water programs for babies, squad swimming and aqua aerobics classes.

The project which is a joint venture between Stockland, Townsville City Council and lessees Maria and Jon Sieben has undisputably made a significant lifestyle contribution to the North Shore community. Before hanging up his goggles Mr Sieben represented Australia at the 1984 Olympics, taking home gold in the 200m butterfly.

Cool down at Northern Beaches Leisure Centre seven days a week.



The Town Centre

The North Shore Shopping Centre including the Woolworths supermarket and 13 specialty stores, in the future will be expanded to ultimately create a 49 hectare sub-regional town centre.

The northern section of the Town Centre, overlooking the central park, is the proposed entertainment precinct including a Tavern and future restaurants, cafes and offices. Framing this precinct will be a selection of residential, home office and commercial sites again overlooking the park.

To the south of the entertainment precinct is a proposed 45,000sqm of retail space and additional health and fitness facilities.

At the southern end of the Town Centre fronting the Link Way, an allocation for larger format bulky goods retailers is proposed.



### *A healthy way of life*

Residents enjoy easy access to North Shore's very own Medical Centre\*, complete with GP, chiropractor, physiotherapists and a dental clinic.

Then there's the 9km of walking and cycling tracks, aquatic centre, parks and playgrounds all linked together by North Shore's Green Spine that put a healthy way of life at the forefront of daily life at North Shore.

The Green offers a place for North Shore's smallest residents to practice their cricket, soccer and AFL skills.



From sunrise to sunset and beyond, residents can stay fit and healthy at the Strand North Shore 24-hour fitness facility\*. The gym offers more than 40 classes per week and has an on-site crèche.

Regular yoga classes are run in the community space at the North Shore town centre.

The weekly North Shore parkrun\* has become something of an institution, with runners of all ages and abilities meeting each Saturday morning for a 5km run around the community. Runners are often seen congregating at Milli J & Co for a post-run coffee and catch up.

If swimming is more to your liking, the Northern Beaches Leisure Centre\* is home to a 50-metre, eight-lane pool. Squad training, learn to swim classes and aqua aerobics are all offered at the aquatic centre, which is run by Olympic gold medallist Jon Sieben.

The 9 kilometres of walking and cycling tracks that meander throughout North Shore are an open invitation to enjoy the great outdoors and beautiful bushland surrounds. Whether you're walking, running or pedalling, it's a great way to get out and explore our community.

Grasshopper soccer, Northern Beaches Suns AFL and Giggletoes Dance Class\* will ensure there is plenty for the kids as well.





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## Sustainable community

Stockland is committed to building communities for a sustainable future and North Shore is a shining example of the company's commitment to sustainability. Energy, materials, waste, ecosystems, water and community were key considerations in the formation of a masterplan that was mapped out with careful consideration before North Shore began.

More than 330 hectares of bushland will be rehabilitated as part of the project and an innovative \$20 million stormwater treatment system introduced.

Energy efficient homes are encouraged with sustainable initiatives showcased at the North Shore Display Village. Partnerships with organisations such as Greening Australia and Ergon have also played a role in North Shore's development. Stockland partnered with Ergon to create 'The Handbook', a free resource to help residents make choices during the design process to improve their home's energy efficiency.

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## Life is greener

The Green\* is indisputably one of the community features that truly sets North Shore apart. This joint project between Stockland and the federal government marries first-class sporting facilities with a Community Clubhouse that provides the perfect meeting place for North Shore's many recreational programs.

The well-appointed Community Clubhouse features conference and function facilities, a grand hall, commercial kitchen and bar. It has also been designed to double as a Public Cyclone Shelter, providing refuge for more than 300 people.

With its full spec cricket clay pitch and AFL field fencing, The Green is set to become a thriving breeding ground for Townsville's sporting stars of tomorrow. The AFL Lions junior, senior and women's teams, the Grasshopper soccer program and Aus kick are already making the most of Townsville's newest major sporting facility.

The Green lays proud claim to being the home of the Northern Beaches Suns AFL team.



LIFESTYLE

A day in the life of North Shore

Rise and shine

Wake up and enjoy your new home created by one of Queensland's leading builders.



Morning coffee

Head to the North Shore Town Centre to grab a coffee and something to eat.



7am



Have some 'you time'

Surrounded by natural outdoor beauty means you can exercise, play or relax among the open spaces before work.



8am

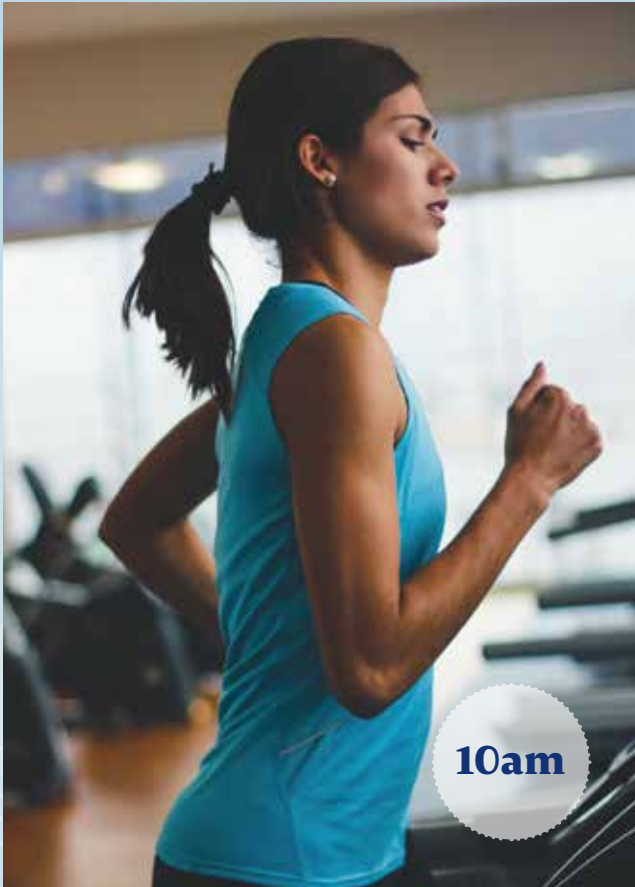
The school run

Your choice of 3 quality schools and a childcare centre.



Hit the gym

Head to the 24 hour Strand Fitness to work out.



10am

Fresh living

Stock up on the weekends at the fresh food markets for all your weekly fresh food.



7 day shopping

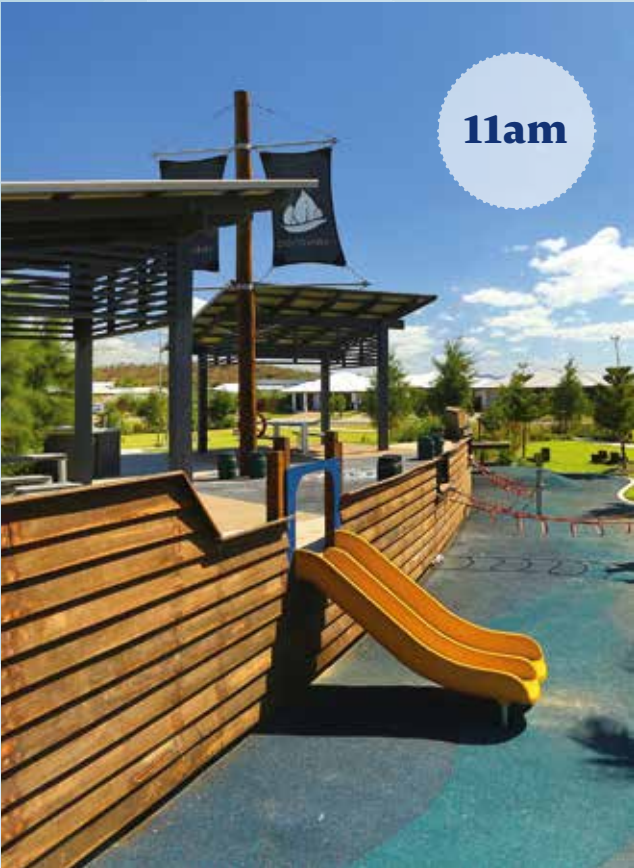
You are not far from the shops with Stockland North Shore consisting of 13 specialty stores plus Woolworths and a growing town centre.





Staying active

Each home is 200 metres from open space. Perfect for after school play or catching up with friends.



11am

North Shore Aquatic Centre

Head to the local aquatic centre to do laps or have fun in the waterpark.



Parks and cycleways

Breathe in the fresh air, with 9km of walking trails and a 6km green spine parkland corridor for residents to enjoy.



1pm



2pm

Be entertained

Enjoy one of the many great events regularly held at North Shore.



Be inspired

Come and visit the 25 homes on display by a selection of 17 builders.



Great transport

Catch the local bus to town from Main Street.



Enjoy the great outdoors

Fun for the whole family with 9 parks and 8 playgrounds, including dog parks and an art trail.



4pm

Quality time

With everything on your doorstep spend more time doing the important things in life.



7pm



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## DISPLAY VILLAGE



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### *Find your dream home*

North Shore's 25 home display village is a hub of home inspiration with houses from 17 of Queensland's leading builders available for viewing.

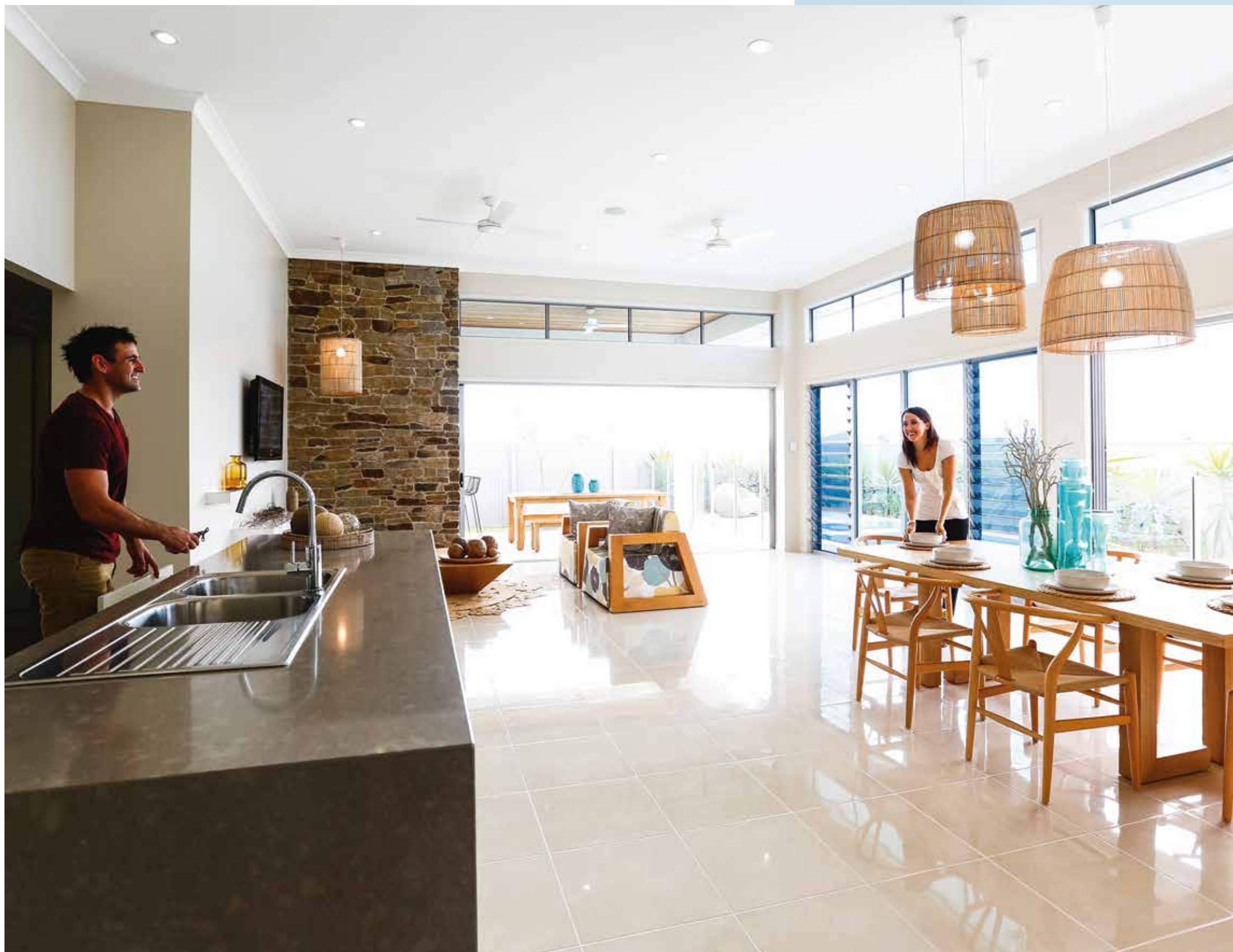
Internal swimming pools, cleverly designed children's wings and spectacular master bedroom ensuites are some of the impressive designs on show at the display.

Builders on show include Finlay Homes, GJ Gardner Homes, Fusion Future Smart Homes, Allaro Homes, Doble Homes, Gedoun Property, Keir Constructions, Hewitson Homes, AP Williams & Co, Dean Powell Constructions, Grady Homes, Martin Locke Homes, Homes by DJ Jones, Jazz Homes and Michael Case Homes.

The North Shore display village is open from 10am to 5pm, seven days a week.



## THE STOCKLAND STORY



## Building better communities

Stockland has been creating places that meet the needs of our customers and communities for over 60 years. Throughout this time those communities have been growing, adapting, sharing and changing, as our places become their places.

We shape the day-to-day life of many people every day, through our commercial, residential and retirement living projects – places where you can connect, relax, and enjoy life.

It takes care and experience to transform a space into a vibrant community. It is the application of our diverse skills and expertise in environmental sustainability and community development that create the foundations for these places to thrive.

Stockland makes places for the everyday and communities to remember for a lifetime.

We make the places you make them your own.



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## *North Shore Sales & Information Centre*

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Phone: 4774 3844

**[stockland.com.au/northshore](http://stockland.com.au/northshore)**

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