



  
North Shore



Stockland



# Let us help you find a better way of living

Stockland has been creating special places that meet the needs of our customers and communities for more than 60 years.

As Australia's leading property group, we are committed to both environmental and social sustainability and we believe in creating a place especially for you.

Our award-winning North Shore community is no different when it comes to quality, affordability, liveability and the same careful attention to the design and planning of every aspect of the community.

This is a place where a better lifestyle comes naturally, where there are homes to suit your needs and budget, where neighbours know each other by name and all your daily requirements are on your doorstep.



Parks



Pools



Shops



Schools



Display Village

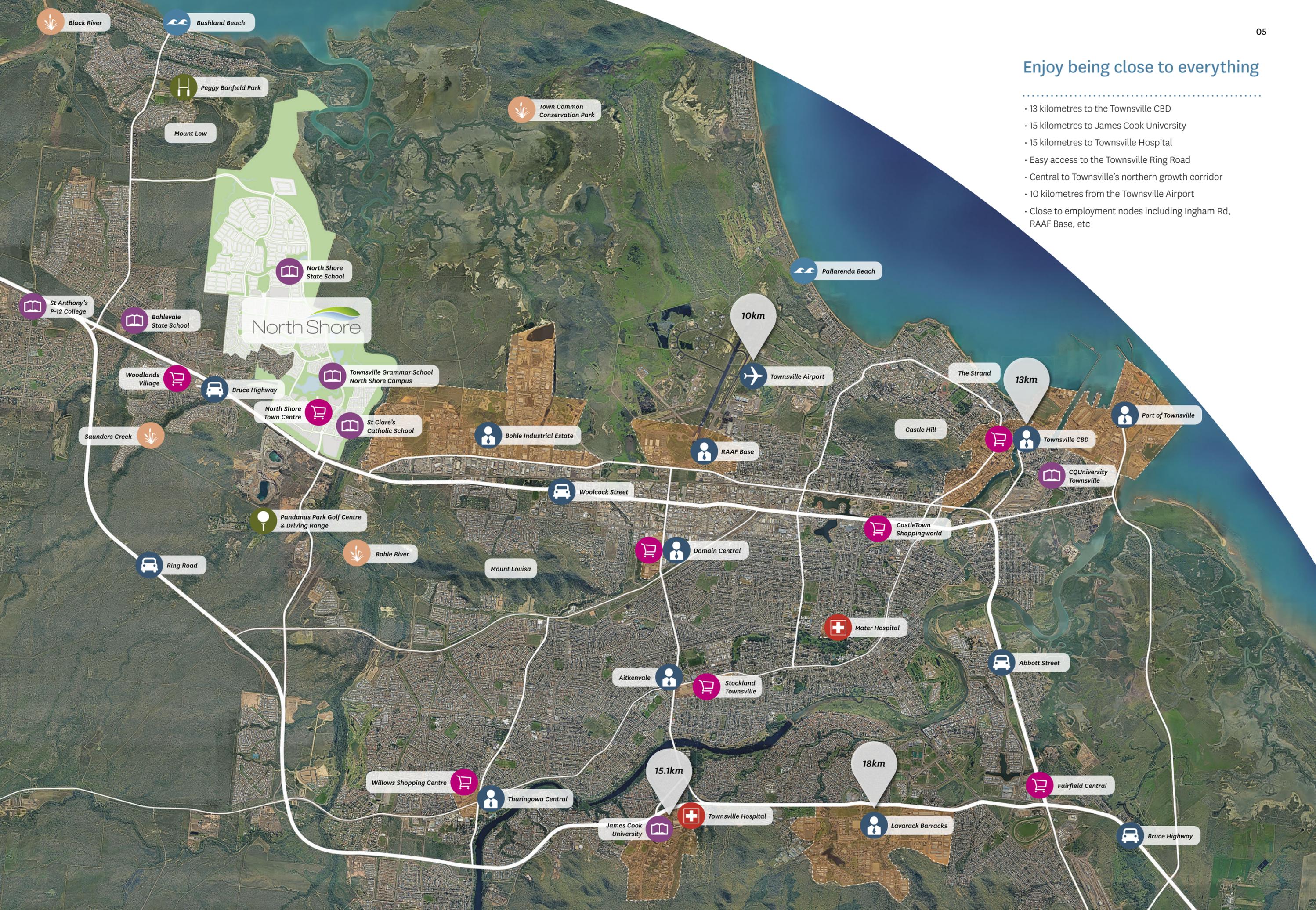


Award-winning Community



### Enjoy being close to everything

- 13 kilometres to the Townsville CBD
- 15 kilometres to James Cook University
- 15 kilometres to Townsville Hospital
- Easy access to the Townsville Ring Road
- Central to Townsville's northern growth corridor
- 10 kilometres from the Townsville Airport
- Close to employment nodes including Ingham Rd, RAAF Base, etc



North Shore

10km

13km

15.1km

18km

Black River

Bushland Beach

Peggy Banfield Park

Mount Low

Town Common Conservation Park

Pallarenda Beach

St Anthony's P-12 College

Bohlevale State School

North Shore State School

Townsville Grammar School North Shore Campus

North Shore Town Centre

St Clare's Catholic School

Woodlands Village

Bruce Highway

Bohle Industrial Estate

Townsville Airport

The Strand

Port of Townsville

Saunders Creek

Castle Hill

Townsville CBD

CQUniversity Townsville

RAAF Base

Woolcock Street

Pandanus Park Golf Centre & Driving Range

CastleTown Shoppingworld

Bohle River

Domain Central

Mount Louisa

Mater Hospital

Ring Road

Abbott Street

Aitkenvale

Stockland Townsville

Willows Shopping Centre

Thuringowa Central

15.1km

18km

James Cook University

Townsville Hospital

Lavarack Barracks

Fairfield Central

Bruce Highway

## There's more to life at North Shore

### Shopping and Amenities

Future home of Health and Wellbeing, Entertainment, Business Enterprise, Homemaker, Light Service and Retail precincts

Stage 1 complete – Woolworths, Bunnings, 13 specialty stores and cafes

### Public Transport & Access

13km from Townsville CBD

10km from airport

Sunbus bus route

Short drive to James Cook University, Townsville Hospital and Lavarack Barracks via Ring Road

### Technology

Access to super-fast broadband internet via NBN

### Parks and Open Space

Every home no more than 200m from open space

6km connecting parkland corridor

The Green 33 hectare park

42km of walking and cycling paths

10 neighbourhood parks

District sporting fields

Dog parks

Green spine walking tracks

Walking trails and viewing platforms

Sporting fields and outdoor gym

Adventure playgrounds

Picnic and BBQ facilities

Amphitheatre

5km weekly parkrun

### Community Facilities

The Clubhouse at The Green

### Display Village

15 display homes. Open daily 10am – 5pm

### Education and Childcare

St Clare's Catholic School

Townsville Grammar School

Petit Early Learning Journey Childcare Centre

North Shore State School

### Medical Centres

North Shore Medical Centre

1300 Smiles Dentist

QML Pathology

Sportsmed NQ Physiotherapy

Northern Beaches Chiropractic

Tropical Vet Services

### Conservation

Wildlife reserve

Wetland recreation area

Greening Australia program

\$20M innovative storm water treatment system

### North Beaches Leisure Centre

50m Olympic-sized pool

Heated learn to swim pool

Water play pool

Toddlers' pool

Waterslides

Swim squads & classes

Family park & BBQs

### Entertainment

Town Square and future tavern

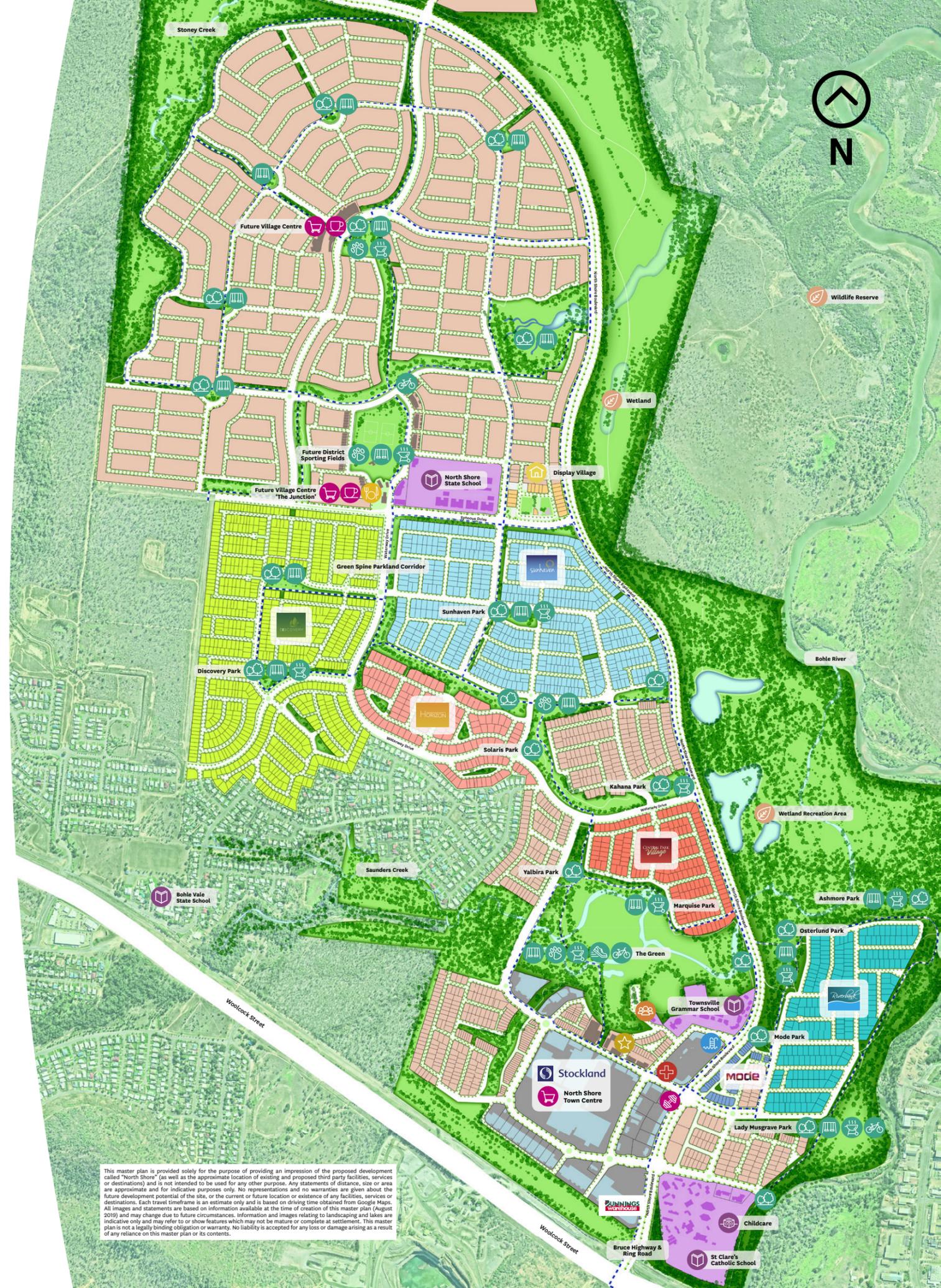
Marketplace

Outdoor dining

Shops & offices

Community events

### Major footpath/cycle network



This master plan is provided solely for the purpose of providing an impression of the proposed development called "North Shore" (as well as the approximate location of existing and proposed third party facilities, services or destinations) and is not intended to be used for any other purpose. Any statements of distance, size or area are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. Each travel timeframe is an estimate only and is based on driving time obtained from Google Maps. All images and statements are based on information available at the time of creation of this master plan (August 2019) and may change due to future circumstances. Information and images relating to landscaping and lakes are indicative only and may refer to or show features which may not be mature or complete at settlement. This master plan is not a legally binding obligation or warranty. No liability is accepted for any loss or damage arising as a result of any reliance on this master plan or its contents.



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We chose North Shore because its future looks so bright. It is heavily focused on creating a community where families can live life to the fullest.

*Jesse and Kenny Mounford*

### Convenient living with all you need

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All the essentials for a happy and healthy life are already just moments from your doorstep at North Shore. Colourful and creative playgrounds, medical facilities and education options are just the beginning, with recreation events, sporting clubs and extensive leisure opportunities providing the beating heart to this connected community.

Engage with your neighbours at the North Shore Community Centre and explore the interactive Youth Activation Hub, which features a skate bowl, parkour course and multi-purpose courts.

Kick health and fitness goals both inside the gym and out thanks to the community's extensive trails, sports grounds, fitness programs and delicious, healthy food options including wholesome cafes.

With Stage 1 of the Town Centre now complete, you can further enjoy the convenience of a Bunnings Warehouse, Woolworths, Domino's, McDonald's, a Caltex Star Mart and 13 specialty stores to provide everything you need on a day-to-day basis.

The Town Centre will ultimately encompass 60,000 square metres including a future Homemaker and bulky goods precinct and a tavern, while future village centre The Junction will provide further exciting shopping and dining options at North Shore.

Upon completion, North Shore will be home to an estimated 15,000 people while providing more than 8,000 full-time jobs.



Town Centre with Bunnings Warehouse, McDonald's and Woolworths



North Shore Community Centre



The Junction – future shopping precinct



Medical Centre



Service Station and car wash



Stockland North Shore Shopping Centre





## Quality schools for a quality future

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Your children's future is in excellent hands with three modern schools and childcare centres all located within peaceful nature settings at North Shore.

The North Shore State School opened its doors in January, 2018 and is situated in the heart of the community, catering to students from Prep to Grade 6 as well as offering Outside School Hours Care. The well-established St Clare's Catholic Primary School opened in 2011 and now provides outstanding education to more than 700 students from Prep to Grade 6.

In 2015, Townsville Grammar opened its North Shore campus to provide a third excellent option to residents, beginning with an Early Education Centre. The school has since expanded to include additional primary school years and will continue to incorporate additional grades.

The vibrant Petit Early Learning Journey Childcare Centre now has two campuses within North Shore, while a wealth of additional after-school programs operate throughout the community.

For North Shore's youngest residents, getting to school has never been easier thanks to the extensive network of cycle paths and walkways that deliver them safely from their front door to the school gates.

The community is also located close to fantastic secondary schools, including Northern Beaches State High School and St Anthony's Catholic College.



Three state-of-the-art schools



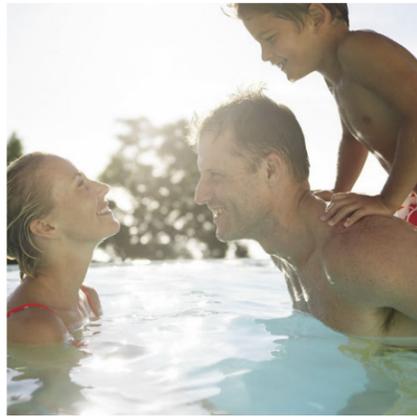
Two childcare centres



Close to James Cook University



Access to high schools



## Putting your health and happiness first

Whether it's groups sports, fitness classes, early morning laps or a walk along serene trails, North Shore provides all the ingredients for a healthy lifestyle.

At the Northern Beaches Leisure Centre, take a dip in one of four swimming pools and explore the abundance of programs that cater to the whole family, including learn-to-swim classes and aqua aerobics.

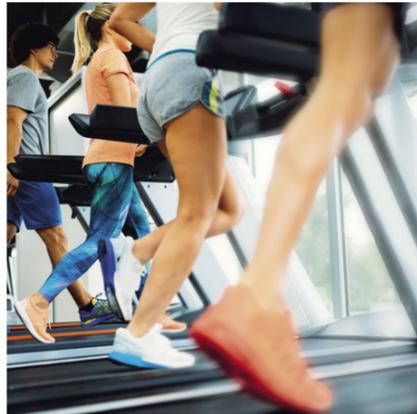
Looking for the ultimate challenge? You'll be spoilt for choice with both the triathlon club and the Townsville Tiger Sharks Swimming Club operating out of the Leisure Centre.

On Saturday mornings, join runners of all ages and abilities for parkrun – a free and timed event that follows a 5km course along North Shore's bushland trails.

Workout with friends at Strand Fitness where you can choose from over 40 group fitness classes per week, or challenge yourself with 5 Star Fitness – one of Australia's largest 12 week challenges, tackle the ultimate strength challenge with Crossfit classes followed by a delicious flat white reward at the café next door.

For those seeking balm for the soul, there are regular yoga sessions in the Town Centre community space, and for children looking to get active with friends, there's cricket, AFL and more at The Green.

No matter your health and fitness needs, North Shore has something for you.



Strand Fitness  
24 hour gymnasium



Youth  
Activation Hub



Boot camps



Northern Beaches  
Leisure Centre



Park run



42km walking  
paths



Team sports



Each home no more than 200 metres from open space



6km green spine



23 neighbourhood parks and 17 playgrounds upon completion



42km walking/cycling paths



Innovative homes on display



## Green at heart

North Shore has been masterplanned for the future to provide stylish living that's truly in harmony with nature.

More than 40% of the community has been dedicated to open spaces and 130 hectares is further dedicated to lush parklands.

A 6km green spine runs the length of the community, and upon completion a total of 23 neighbourhood parks and 17 playgrounds will feature throughout. Future residents can also enjoy the proposed 42km of walking and cycling trails.

More than 300 hectares of vegetation have been rehabilitated and revegetated as part of Stockland's ongoing commitment to provide a healthy and happy environment not only for residents, but for the region's flora and fauna.

At the innovative North Shore Display Village, you can explore the latest in sustainable and low-energy designs before collaborating with the region's best builders to create your dream home with affordable, on-trend features that won't cost the earth.

North Shore's ongoing commitment to sustainable living has inspired partnerships with both Greening Australia and Ergon Energy, resulting in community building workshops and better, intelligent designs. Through this partnership with Ergon Energy, residents can also access a free handbook that provides top tips and tricks on how to build an energy efficient home for the future.

## Where your neighbours are your friends

The abundance of parks, recreational opportunities and amenities invoke a true sense of community spirit at North Shore.

From open air markets to fitness clubs and programs, everything has been masterplanned to nurture social connections. At the Community Centre you'll find the perfect place to connect with other like-minded residents, and at North Shore's The Green you can further foster friendships at the Community Clubhouse which features conference and function facilities, a commercial kitchen and a bar. The Green also doubles as a public cyclone shelter providing refuge for more than 300 people.

The innovative Youth Hub provides unique avenues for children to share, socialise and develop a love for the outdoors with their friends, while regular events such as the night markets bring residents together in a family-oriented environment.

To top it off, a wealth of free events are regularly held within the community, including Clean Up North Shore, outdoor movie nights and seasonal activities such as Easter Egg hunts and Halloween street parties.

The abundance of community programs, open spaces and picturesque walking trails combine to ensure North Shore is a truly connected community where families come together, neighbours meet and all residents prosper.



Community Centre



Movie nights



Regular free community events



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Great place to live, excellent walking tracks, safe and friendly neighbourhood.

*North Shore Resident*

## Liveability at North Shore

The liveability of a community includes all the elements that add up to determine the quality of life a place offers its people. It includes economic prosperity, access to services and amenities, environmental sustainability, safety, health and wellbeing, a feeling of belonging and connection to a community, affordability, education and learning, and leadership.

Offering our residents a more liveable community leads to greater resident satisfaction, so we survey our residents annually to better understand what people in our communities want, how well we are delivering what they want and how we can do it better.

In this brochure we look at the responses from current residents and activities and events that we have that can not only link you to other like-minded residents but help make your life at North Shore even better.



In 2019, Stockland received 126 completed surveys by residents living at North Shore. The information contained within this brochure reports on the survey's findings and what Stockland is doing at North Shore as a result.

# 91%

of respondents said North Shore was a desirable place to live and that they felt proud to invite family and friends home



“North Shore has a great sense of community”



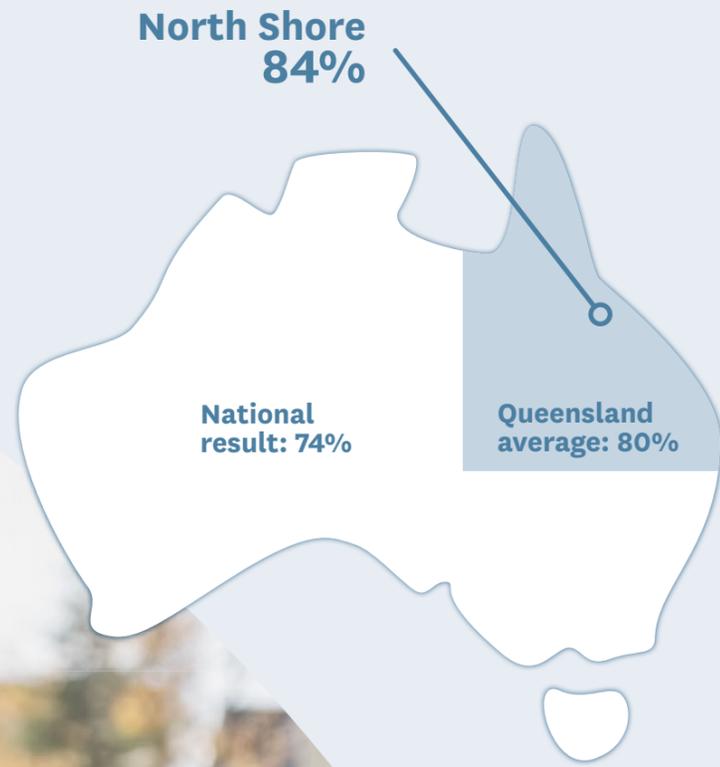
## Our Liveability Results

North Shore is one of Stockland's highest rated communities in Australia for Liveability, according to our 2019 Liveability Index, sharing the top spot with four other projects.

Every year, Stockland undertakes the Liveability research to measure resident satisfaction and support future community planning and development.



North Shore's Liveability Index\* scored 10% higher than the national average



\*Data from the 2019 Liveability Index and Benchmark Report

“We feel very safe at North Shore”



Our Liveability Index is up 5% on last year



61% say they have recommended North Shore to others



97% of residents are satisfied with the community



79.3% is the average Personal Wellbeing score which is better than the Australian average

We're rated above state and national results for:

**83%**  
Personal circumstances

**83%**  
Public spaces and amenity

**71%**  
Community perceptions

**69%**  
Accessibility

**66%**  
Home design

## Neighbourhoods to suit your needs

Building the home of your dreams in the ideal location for you and your family is all within reach at North Shore.

The community features four unique neighbourhoods with each exuding its own personality, charm and style.

The neighbourhoods further provide a variety of outstanding living options that cater to homebuyers of all budgets, needs and tastes.

At Horizon Village, spacious and perfectly positioned lots complement luxurious and elegant homes that showcase the latest designs.

Larger-than-life Sunhaven Village provides expansive, family-sized lots that cater to homebuyers seeking plenty of space for the boat, cars and more.

Looking to take your first steps on the property ladder? Discovery Village features affordable house and land packages in a neighbourhood that's both picturesque and family-friendly.

For an inner urban feel look no further than North Shore's Mode Village, which is located opposite the Town Centre and features in-vogue, architecturally designed homes.

Each neighbourhood at North Shore is located close to thoughtfully designed parks and playgrounds, the community's network of trails and paths, schools and shops to ensure your brand new home, built by award-winning builders, matches your dream lifestyle.





North Shore



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