

One City Many Places



An aerial photograph of a large, diverse crowd of people gathered on a vast green lawn. The people are scattered across the field, some sitting on blankets, some standing in small groups, and others walking. The scene is vibrant and full of life, representing a community in action. A semi-transparent yellow banner is overlaid on the right side of the image, containing the text.

Live your way

We're for the freedom of choice.

Where diversity creates opportunity and a chance to live your way. We're for a city that everyone can call home.

It's all of our experience, knowledge and understanding of masterplanned communities coming together to create something grand.

A space that links the smaller moments with the bigger picture. A community built, for a life lived your way.

From education facilities, to transport hubs and sprawling green space, Cloverton will be Victoria's largest residential land development and the future home to a community of 30,000 residents. This city will be built to cater for those who want to experience more of those special moments in life.

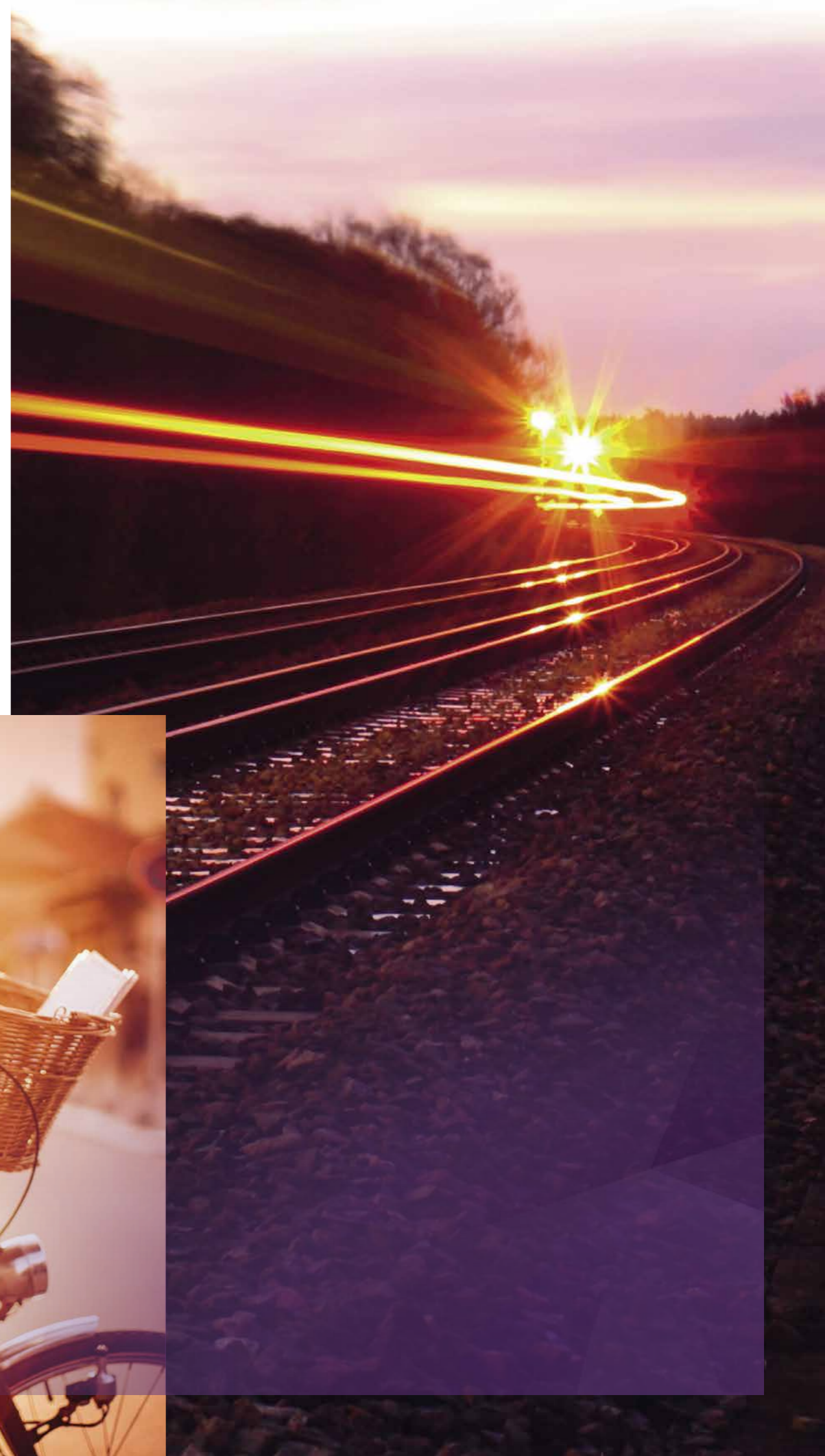
A new connected city

As a part of this transit-oriented development, Cloverton's residents will be able to commute to Melbourne's CBD in under 40 minutes from the existing Donnybrook train station.

An additional proposed train station and a proposed village bus network will ensure residents have easy access to public transport. The current Donnybrook train station will also continue to operate, while a future interchange will ensure quick access to the freeway.


For residents who enjoy the outdoor atmosphere, a number of proposed walking and cycling pathways throughout the entire community are planned to link directly to Cloverton's city centre.

All of these paths combine to make Cloverton a highly connected city.

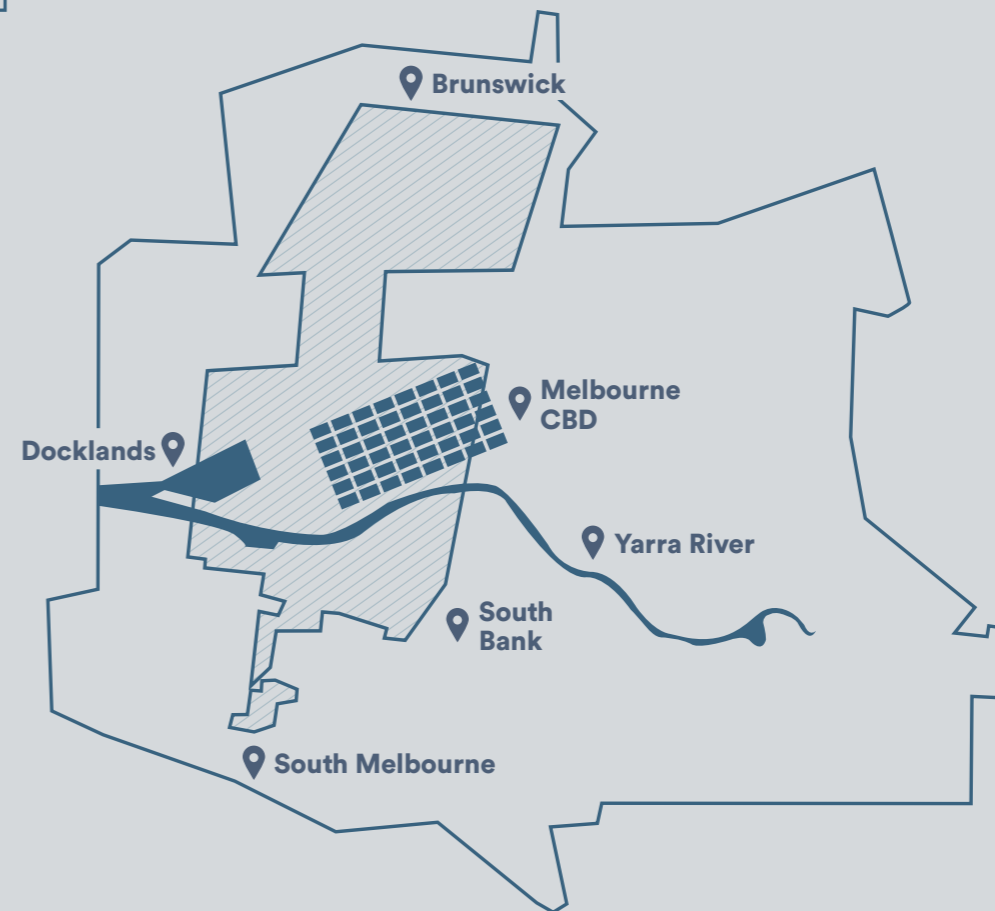


Your city

The size and scale of Cloverton is so vast that when overlaid on Melbourne itself, Cloverton extends from Brunswick to South Melbourne. Once completed, Cloverton will be home to more than 30,000 residents and feature 11,500 homes. As a progressive city, we're always growing and looking forward. That's why we couldn't be more excited about the future years of development and innovation to come.

-  CLOVERTON
-  MELBOURNE

SIZE OF CLOVERTON WHEN OVERLAID ON MELBOURNE





Bright minds

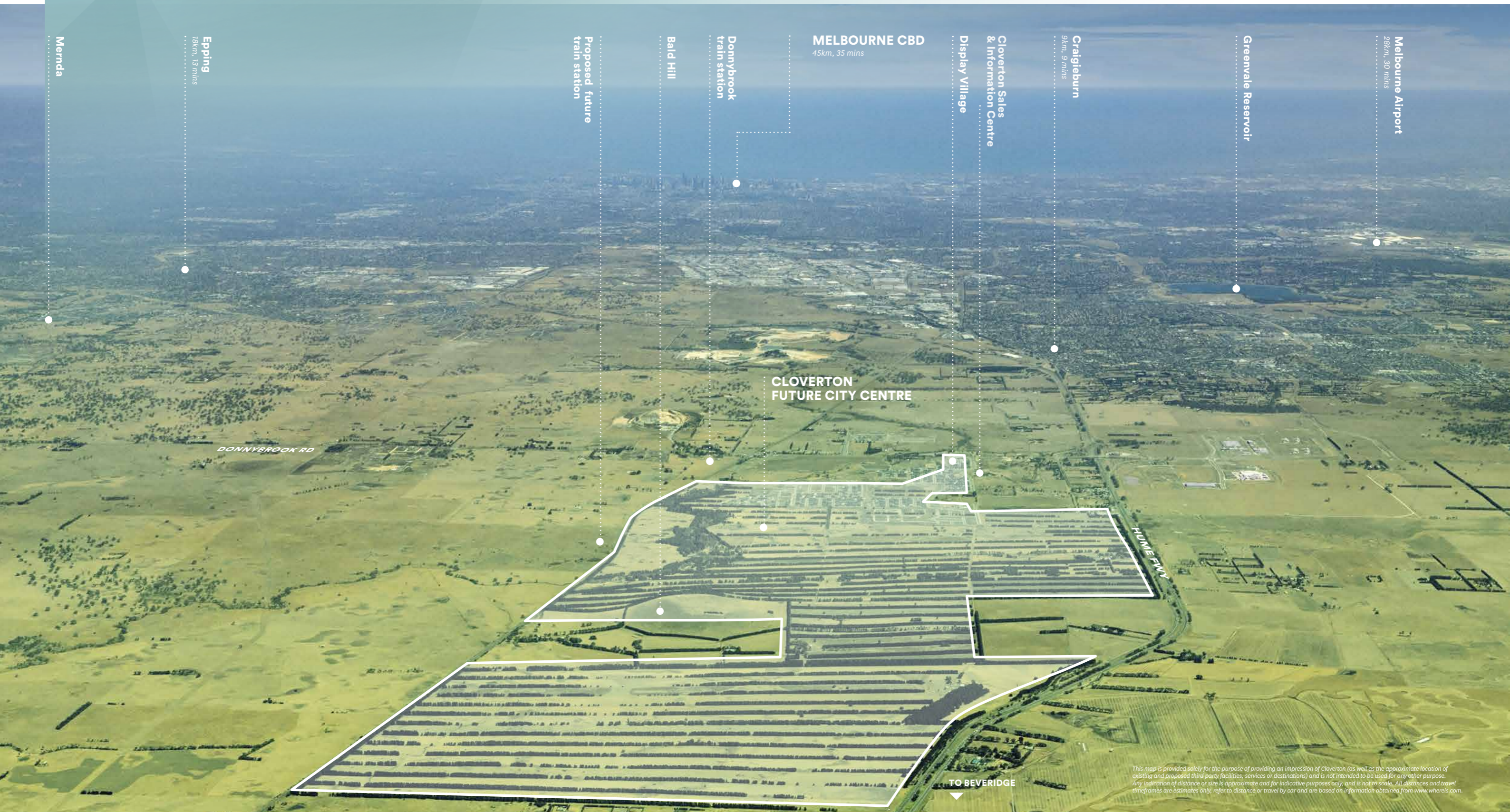


They say we never stop learning and, at Cloverton, that couldn't be more true. With eight proposed private and government schools, plus future tertiary education facilities, Cloverton will be a smart city that encourages education at any age. From childcare to primary, secondary and beyond, Stockland is invested in making your educational journey an inspiring and enjoyable one.

Being NBN-ready allows us to encourage lifelong learning, entrepreneurship, and dynamic ideas. Our proposed arts centre and library mean residents get to discover the new and indulge in ideas that fuel their interests.

At Cloverton, the only limit is your imagination.

Your future starts here



Melbourne Airport
28km, 30 mins

Greenvale Reservoir

Craigieburn
9km, 9mins

Cloverton Sales & Information Centre
Display Village

MELBOURNE CBD
45km, 35 mins

Donnybrook train station

Bald Hill

Proposed future train station

Epping
78km, 13 mins

Mernda

CLOVERTON FUTURE CITY CENTRE

DONNYBROOK RD

HUME HWY

TO BEVERIDGE

This map is provided solely for the purpose of providing an impression of Cloverton (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 indication of distance or size is approximate and for indicative purposes only, and is not to scale. All distances and travel timeframes are estimates only, refer to distance or travel by car and are based on information obtained from www.whereis.com.

A life lived well

With a range of rolling green spaces within walking distance from all residences, leading a healthy lifestyle has never been more achievable. Whether you like rising with the sun for a morning stroll or running around the park with the kids after school, living at Cloverton makes enjoying the great outdoors an everyday possibility.

Cloverton has been designed to embrace spaces throughout the entire city, with 80 hectares of breathtaking Merri Creek conservation area, 17 local parks and numerous sporting grounds to explore.

The local park on Dermody Avenue features play elements that tell the story of the Wurundjeri people, who are the traditional owners of the area and link the landscapes of Merri Creek and Bald Hill. The play space includes a fish trap net, slide, multi-purpose sporting goals and picnic spots.

Cloverton Vision Centre Reserve features numerous play elements, including a flying fox, swings, slide, lookout tower and a water play feature.

A new reserve on Bells Avenue is designed around a bike and scooter park theme and will incorporate a bike loop with a bike repair station, playground, a shelter with seating facilities, drinking fountain, fitness station, and a kick-about oval. The reserve will be open end-2019.

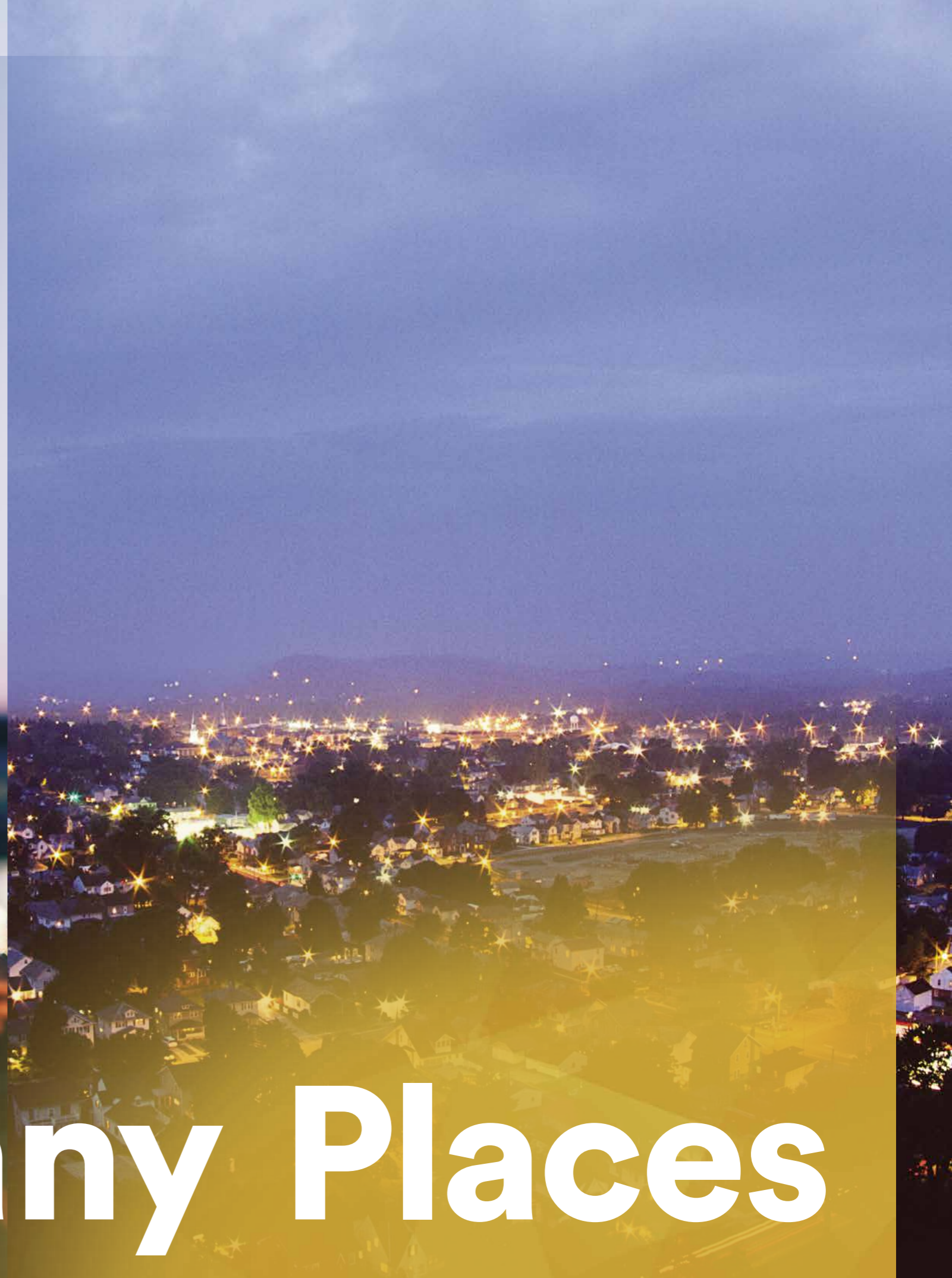
\$10m regional playing fields that will include two football/cricket ovals, tennis courts, a pavilion, and an adventure playground are opening in 2020.

CREATING SUSTAINABLE FUTURES

Cloverton has achieved a 6 star Green Star communities rating from the Green Building Council of Australia (GBCA). This recognises world leadership in design excellence and environmental management, and pins Cloverton as the centre for future economic prosperity and liveability.



One City



Many Places

Live. Work. Play.



As a welcoming, progressive city, Cloverton values the individual and understands how important it is to find everyone the perfect home. With housing options for all life stages, including land and home & land packages from Australia's leading builders or proposed town houses, apartments and retirement living – Cloverton has options to suit every life stage.

A range of proposed entertainment and retail precincts will also provide residents with the chance to live and breathe the energy of a vibrant new city; while future medical, educational, office and childcare services will offer locals all the support they need. An early learning centre will provide care for 124 children and will be located directly adjacent to the Cloverton Vision Centre and will be opening in 2020. An interim preschool is currently open in Kallo, which will be a community centre offering maternal health in the future.

Designed in consultation with a range of respected academic and industry specialists, this city will be the major activity centre for Melbourne's north – a place where you'll be proud to live, work and play.



What's anticipated for Cloverton

NOW

- Cloverton launched March 2015
- Cricket Victoria and Stockland partnership announced
- Achieved a 6 star Green Star communities rating from the GBCA
- The \$4.5m Vision Centre precinct is opened, featuring a destination playground and café
- First residents move into Cloverton in Spring 2016
- 2 local parks constructed
- Display Village launched in September 2017

By 2020, the following is proposed for Cloverton:

- Over 2,000 residents are expected to call Cloverton home
- Bus services to link to existing Donnybrook Station
- 4 local parks constructed
- First primary school & early learning centre proposed to open
- Council community hub proposed to open
- Stage 1 of Cloverton Boulevard proposed to open
- Regional playing fields including two football/cricket ovals, tennis courts, a pavilion and a district playground to open
- Signalised Donnybrook Rd & Dwyer Street intersection complete
- Second Display Village to open

By 2025, the following is proposed for Cloverton:

- Over 5,000 residents are expected to call Cloverton home
- Merri Creek open to the community
- Cloverton Boulevard and Cameron Street intersection complete
- Second primary school proposed to open
- Stage 1 of Metropolitan Activity Centre complete, providing a new retail destination in Melbourne's north
- Hume Freeway interchange proposed to open
- 7 local parks constructed
- Cycling and walking path network complete
- Active open space including soccer pitches and tennis courts to open

By 2030, the following is proposed for Cloverton:

- Over 10,000 residents are expected to call Cloverton home
- 2 more schools proposed to open in Cloverton
- Education precinct developed providing tertiary options
- Freeway interchange proposed to open
- Gunns Gully Rd and Cloverton Boulevard complete providing access directly from Hume Freeway
- Stage 1 & 2 of Cloverton city centre complete providing a new retail destination in Melbourne's north
- Stage 2 of Metropolitan Activity Centre complete, providing a new retail destination in Melbourne's north

Upon completion, the following are proposed for the Cloverton community:

- Over 30,000 residents are expected to call Cloverton home
- Train station proposed to open
- 8 schools now in operation
- Stage 3 & 4 of Cloverton city centre constructed. Proposed to feature major retail, entertainment, civic, medical, office and educational offerings creating 16,000 new jobs.
- Numerous housing options available from large homes to townhouses and apartments



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The Stockland story

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

That sentiment has made us into Australia's leading property group with places as diverse as residential communities, retirement living villages, retail and more.

We believe, of course, in environmental sustainability. But just as importantly we believe in social sustainability: we create places where communities thrive.

We make the places. You make them your own.

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Stockland
it's your place

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