

One City, Many Places

Masterplan

Cloverton

The Stockland story

For over 60 years, we've been creating places that meet the needs of our customers and communities. And for years those customers and communities have been growing, adapting, sharing and changing our places into their places. Our communities across Melbourne and Australia are testament that this unique approach works.



Reasons to make Cloverton my place

A place that will grow with you

The seed has been planted for a progressive, healthy, clever and connected city that will breathe new life into Melbourne's north and become a community of 30,000 residents. Over the next 30 years Cloverton will grow into a vibrant new city; a place where you'll be proud to live, work and play.

A place to relax and enjoy life

Discover a community designed with your lifestyle in mind, featuring plenty of places to sit back, relax, dine and play. Offering open parkland within strolling distance of every home, Cloverton will be a place in harmony, balancing the energy of its city centre with the tranquility of its natural surrounds.

A place that you can embrace

You can be part of the growth of Victoria's largest masterplanned community and enjoy everything Cloverton has to offer by joining this brand new community from the outset. Here you will find a place to grow and thrive.

A place you will be proud to call home

Cloverton will soon become a focal point for Melbourne's north and a place where the community can gather as one to embrace new possibilities. This will be a city where you will feel a great sense of pride, knowing that it holds the same high standards as other coveted Stockland communities.

A place that is connected

Cloverton is your place to connect – a city designed with every convenience within easy reach. Perfectly positioned in the bustling outer northern suburbs, it's an easy commute to Melbourne's CBD via trains from the existing Donnybrook rail station or for drivers via the Hume Highway.

A place that has the lifestyle you deserve

Everything you need to create your dream lifestyle will be available in our vibrant and beautifully presented community. From a lively city centre where you'll be able to indulge in retail therapy and catch up with friends, to neighbourhood shopping centres, schools, childcare centres, community facilities, a retirement village and so much more.

A place where fresh thinking is celebrated

With future health facilities and an employment precinct, Cloverton will unlock fruitful possibilities for you and your business. Closer to home, innovative residential options will focus on sustainable design and cost of living efficiency now and into the future. Enjoy being part of this progressive city.

A place for ideas

Cloverton will be home to an extensive display village, showcasing a diverse range of quality designed homes from Melbourne's leading builders. Be inspired by the latest innovations in products and designs. You will find all the motivation you need to build your perfect home, in one convenient place.

Your place to grow

They say we never stop learning and at Cloverton that couldn't be more true. Cloverton will offer a selection of primary and secondary educational facilities, both government and private, delivering a wealth of choice for your family and for your future. The future local arts precinct, library and tertiary institution planned for coming years ensures Cloverton will be a smart city that continues to encourage education at any age.

A place where being healthy is easy

With a multitude of future walking and bicycle paths, sporting fields and plenty of open space, Cloverton will offer numerous opportunities for an active and healthy lifestyle for all its residents. Even the youngest bodies are catered for, with modern playgrounds peppering the community's expanse. Added to this, there will be first-class medical facilities available in the future, including a regional hospital.

One City, Many Places



SHOPPING AND SERVICES

Proposed major retail and future city centre
4 proposed neighbourhood centres
Proposed community centres
Proposed retirement village
Proposed Government and civic facilities
Located 10 kilometres from Craigieburn
Central shopping centre

MEDICAL CENTRE

Proposed regional hospital
and medical services

PUBLIC TRANSPORT AND ACCESS

Melbourne CBD - 38km
Just minutes from Donnybrook train station
Planned Cloverton train station
Located alongside the Hume Highway
Future freeway interchange

PARKS AND OPEN SPACES

Parkland and playgrounds
Proposed sporting reserves
Shared walking and cycle paths
130ha conservation area and Merr Creek
Proposed regional parks

EDUCATION AND CHILDCARE

Proposed state primary schools
Proposed state secondary school
Proposed private schools
Proposed child care centres
Proposed tertiary institution

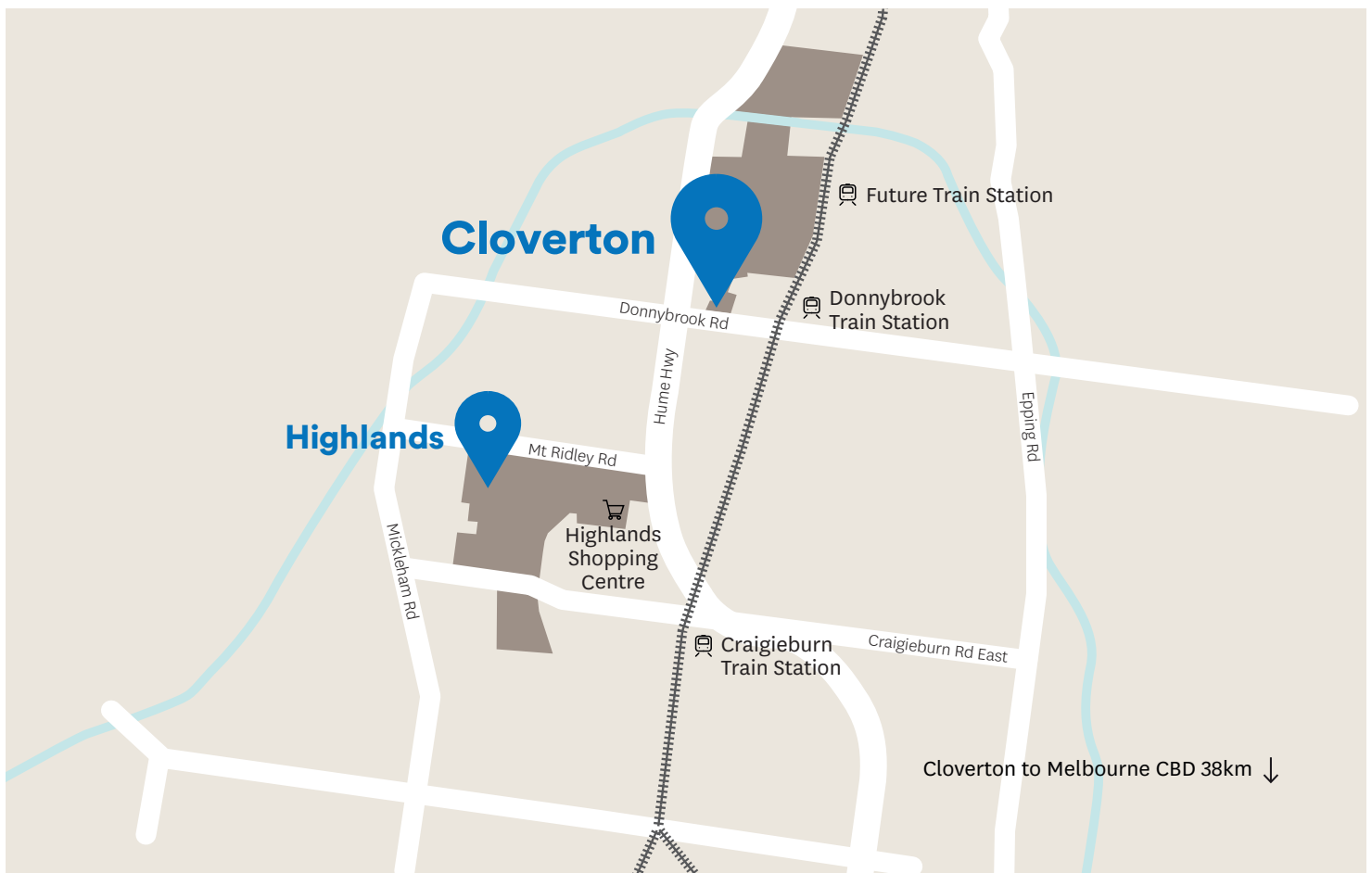
SALES AND INFORMATION CENTRE

DISPLAY VILLAGE

Multiple villages planned for Cloverton

LEGEND

- Cloverton
- Sold Lots
- Health & Community Facilities
- Education
- Retail/Commercial
- Other Development
- Display Village



This brochure is provided solely for the purpose of providing an impression of the development called "Cloverton", as well as the approximate location of existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. Stockland makes no representations and gives no warranties about the future development potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of this brochure (January 2018) and may change due to future circumstances. This brochure is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this brochure or its contents.



Stockland
it's your place

Stockland is committed to sustainability and is Australia's leading developer of Green Star communities, as recognised by the Green Building Council of Australia.

What to expect from a Stockland 6 Star Green Star community

The 6 Star Green Star Communities rating recognises leading design excellence across a wide range of environmental, economic and social sustainability measures. A 6 Star Green Star-rated community is developed to the world's highest environmental and liveability standards.

The Green Star five impact categories

Cloverton has been designed, developed and evaluated against the Green Star rating system, providing a rigorous and holistic rating across these five impact categories.



GOVERNANCE

Demonstrates:

- Leadership in engagement, transparency and community and industry capacity building.
- Resilience to a changing climate.



LIVEABILITY

Development:

- Of a safe, accessible and culturally rich community.
- Of healthy and active lifestyles.
- Of a high level of amenity, activity, and inclusiveness.



ECONOMIC PROSPERITY

Encourages:

- Projects that promote prosperity and productivity.
- Affordable living and housing.
- Investment in education and skills development.
- Community capacity building.
- Greater productivity through emerging opportunities in the digital economy.



ENVIRONMENT

Reduces:

- The impact of urban development on ecosystems.
- Ecological footprints.
- Impact on land, water and the atmosphere.

Encourages:

- Resource management and efficiency by promoting infrastructure, transport and buildings with reduced ecological footprints.



INNOVATION

Recognises:

- The implementation of innovative practices, processes and strategies that promote sustainability in the built environment.



*Stockland is committed to building healthy, smart and connected communities.
Cloverton has achieved a 6 Star Green Star communities rating,
which recognises world leadership.*



HEALTHY COMMUNITIES

Providing people friendly spaces and amenities for an active lifestyle, our communities encourage walking, cycling, public transport and active recreation.

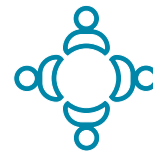


SMART COMMUNITIES

From the very start, a Stockland smart community is designed to help preserve the environment.

When we build our communities, we divert as much rubbish as we can away from landfill, and where possible use recycled or recyclable materials.

We carefully consider the protection and preservation of native flora and fauna, and the recycling of water to meet demands of open space.



CONNECTED COMMUNITIES

Stockland communities are connected communities. Designed to give you space and opportunity to interact with family, friends, neighbours or just to enjoy your own time.

We provide close proximity to amenities like sporting facilities, walking and cycling paths, parks and open spaces. It's important to us to offer the opportunity for residents to participate in a wide variety of activities to keep your interests alive and well, to learn new things and spend time with friends.



Cloverton – 6 Star Green Star communities rating.



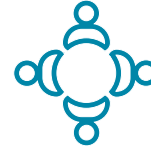
HEALTHY COMMUNITIES

- The future liveability of the community will largely focus on walkability to reduce reliance on cars for short trips to schools, the town centre, recreational facilities and the proposed train station.
- Five major sport precincts comprising of 46 hectares of active open space and 16 hectares of local parks will provide space for recreation and residents' health and wellbeing.
- Planned community garden for neighbourly interaction and production of herbs, fruits and vegetables.
- Dedicated bike paths allow easy access to the future city centre and proposed train station.



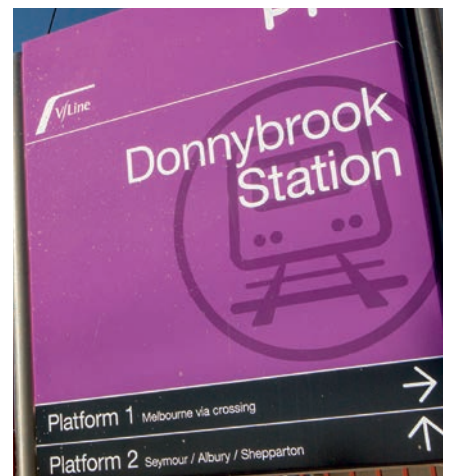
SMART COMMUNITIES

- Planned 9 hectare conservation area incorporating future opportunities for education and research.
- 80 hectares of conservation open space with an increase in the planted native vegetation along Merri Creek will create a pleasant, relaxing environment where future residents will want to spend time.
- Protection of the aquatic habitat of the growling grass frog along Merri Creek.



CONNECTED COMMUNITIES

- Proximity to Donnybrook Train Station will offer residents an easy commute to the Melbourne CBD.
- Range of housing options to appeal to a diverse range of budgets and buyers.
- Planned city centre encompassing medical, education, office, entertainment and retail precincts, generating significant employment opportunities and options for education, retail, entertainment and medical care.
- Interactive playground accredited by Touched by Olivia as an inclusive playspace to be enjoyed by all ages and abilities.
- Multiple central parts to the city design to reduce travel distances and car dependency.



All images and statements are based on information available to Stockland at the time of publication (November 2016) and may be subject to change without notice. Cloverton community's 6 Star Green Star Rating is based on the current masterplan design for Cloverton and is subject to review after 5 years.

Your place for Lifelong Learning

Cloverton



Your choice for quality education

Aitken Creek Primary School

Prep – Year 6

Aitken Creek Primary School was built under the new Public-Private Partnership (PPP) development. Aitken Creek Primary School has an excellent state of the art learning facility that brings together the best in contemporary educational design and promotes active student-centred learning through the creation of flexible, functional spaces.

Newbury Primary School

Prep – Year 6

Newbury Primary School is a new State Government school located in nearby Stockland Highlands, opposite both the Newbury Child and Community Centre and Eclipse Early Education Craigieburn.

Newbury Primary School has a sports hall, science wing, library, arts space, performing arts area, basketball courts, 20 classrooms and more than 230 students. Over coming years, enrolments are expected to increase to 1,000 students.

Mother Teresa Catholic Primary School

Prep – Year 6

Mother Teresa Catholic Primary School offers a modern and innovative approach to learning that is relevant to the lives of children and families today. It is committed to ensuring success in the key competencies of literacy and numeracy and supports all three learning styles – visual, auditory and kinaesthetic.

Olrig Homestead, the original home of pioneering farmer, James Malcolm, is the centre of the school's sustainability hub. Other school facilities include an adventure playground, basketball/tennis courts, a kitchen garden and orchard, kitchen and learning spaces that include 13 learning studios, Lego spaces, a visual arts space and a Japanese learning space.

Craigieburn Primary School

Prep – Year 6

Craigieburn Primary School strives to help all children reach their full potential and become effective members of the community.

The school provides the latest educational programs, and students can study a wide and inclusive curriculum covering the main literacy and numeracy areas, as well as programs in art, performing arts, ICT, physical education and Italian.

Craigieburn Primary School is located in nearby Stockland Highlands within the Malcolm Creek Learning Centre. Its facilities include a gymnasium, two basketball courts, an oval, a variety of play equipment, a library and an art room.

Willmott Park Primary School

Prep – Year 6

Willmott Park Primary School is a dynamic school community, providing a comprehensive curriculum and supportive pastoral care for all of its 700 students.

The school aims to provide the best learning opportunities for all students and challenges them both academically and socially. The curriculum includes literacy and numeracy, as well as physical education, science, visual arts and music.

An onsite Deaf Facility caters for hearing-impaired students who are integrated into classes. Auslan, the signing language of the deaf, is offered as language other than English.

The Willmott Park grounds include three separate adventure zones, an outdoor performing area, an all-weather play area, environmental planting areas and a fitness room.

Our Lady's Catholic Primary School

Prep – Year 6

Our Lady's is a dynamic and welcoming community that provides a positive, student-centred and educationally stimulating learning environment.

The school follows the Australian Curriculum and offers special programs, including science, visual art, dramatic art, physical education and Italian. It also encourages the use of contemporary tools, such as touchscreen computers, iPads and Chromebooks, to support student engagement and learning.

Our Lady's has an interactive Science Discovery Centre, a performing arts program, a fully equipped visual arts centre and an interactive library.

With social justice a major focus of the Catholic Church, the school helps students raise awareness of social justice issues within both the local and worldwide community.

Craigieburn South Primary School

Prep – Year 6

Craigieburn South Primary School aims to provide high-quality education programs based on the school values of respect, personal excellence, inclusion, cooperation, honesty and trust.

The school embraces contemporary education practices, with a curriculum that emphasises literacy and numeracy, with specialist teachers providing library, physical education, IT, visual arts, Italian and science programs.

School facilities include interactive whiteboards in every classroom, a new \$5 million Middle Years building and a Multi Purpose Centre with two classrooms, a full-size gymnasium, staff centre and other amenities.

Mickleham Primary School

Prep – Year 6

Mickleham Primary School is a small community school with a current enrolment of 110. There is opportunity for all children to know each other and for parents to be closely associated with the school.

They structure their classrooms and their programs so that the children experience success, so that they are actively encouraged and they have the opportunity to reach their full potential.

Mickleham Primary has extensive grounds including a full size oval with football goals and soccer pitch. They also have a large play equipment area with interesting and enjoyable equipment for students from Prep to Grade Six.

Mt Ridley College P-12

Prep – Year 12

Mt Ridley College is a co-educational State Government school located in nearby Stockland Highlands and catering for about 1800 prep to year 12 students. The college is divided into three sections – the junior school for prep to grade 4, the middle school for years 5-8 and the senior school for years 9-12 – and is designed to educate students through various stages of development.

School buildings are based around Learning Neighbourhoods, with creative, interactive and reflective spaces in each neighbourhood, as well as facilities including gymnasiums, music studios, performing arts centres and exhibition spaces.

The school's motto is *Preparing today's students for tomorrow's opportunities* and Mt Ridley College encourages students to "think, reflect and develop into life-long learners".

Beveridge Primary School

Prep – Year 6

Beveridge Primary School is a growing school on the fringe of Northern Melbourne and is currently the closest primary school to Cloverton. The school offers dance, music, fine arts and an annual school production. The 1:1 computer program is linked with a sophisticated IT program that is embedded into student programs. Established in 1874, the school has a rich history of developing the social, emotional and academic needs of students by promoting resilience, persistence and courage. The strong parental and community involvement supports the curriculum and motivates each child to achieve their full potential.

Hume Anglican Grammar

Prep – Year 12

Hume Anglican Grammar is a co-educational, Anglican, independent school for students from prep to year 12. It welcomes students from all denominations and faiths, as well as children from families with no religious commitment.

Hume is structured into three schools, Junior, Middle and Senior, that offer a broad, values-centred curriculum that is compliant with the Australian Curriculum Assessment and Reporting Authority.

Activities beyond the classroom include clubs, team sports and local competitions, musical and drama productions, musical ensembles, instrumental tuition, outdoor education and camps, interstate and overseas tours, work experience and special needs programs.

Future campus due to open next to Cloverton within the Olivine community.

Craigieburn Secondary College

Year 7 – 12

Craigieburn Secondary College is a school with a rich history of diversity and acceptance.

They have recently upgraded many of their facilities including a "state of the art" Science Centre, Performing Arts Centre and Study Centre.

The college also has a large Gymnasium for sport and physical education classes, modern well equipped science laboratories and art rooms that are well equipped to allow for effective teaching and learning. There are extensive sport ovals and basketball courts as well as superbly maintained, landscaped grounds.

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Your local school directory

Early Education



Pelican Childcare Craigieburn

9 Princes Circuit, Craigieburn
Phone: (03) 9333 8472



KU Craigieburn Children's Centre

24-36 Cleveland Dr, Craigieburn
Phone: (03) 9205 2701



YMCA Craigieburn West Early Learning

265 Waterview Blvd, Craigieburn
Phone: (03) 8338 3900



Goodstart Early Learning

130 Dorchester St, Craigieburn
Phone: 1800 222 543



Stay & Play Child Care Centre

1 Dorchester St, Craigieburn
Phone: (03) 9305 5077



Craigieburn Early Childhood Services

153 Craigieburn Rd West, Craigieburn
Phone: (03) 9308 3747



Aussie Kids Family Day Care

B/71 Hamilton St, Craigieburn
Phone: 0412 333 715



3 2 5 Early Education

16 Bridgewater Rd, Craigieburn
Phone: (03) 9333 8882



Dynamic Kids Family Day Care

6 Valhalla Pl, Craigieburn
Phone: 0426 065 650



Pelican Childcare Fairways

94-100 Fairways Blvd, Craigieburn
Phone: (03) 8339 4700



Hothlyn Drive Children's Centre

144 Hothlyn Dr, Craigieburn
Phone: (03) 9308 3816



Brotherhood of St. Laurence – Family Day Care

120 Hothlyn Dr, Craigieburn
Phone: (03) 8339 6500



Mitford Crescent Kindergarten

14 Mitford Cres, Craigieburn
Phone: (03) 9308 2299

Primary Schools



Aitken Creek Primary School

51-81 Grevillea St, Craigieburn
Phone: (03) 8338 3700



Newbury Primary School

202-226 Newbury Blvd,
Craigieburn
Phone: 0477 727 750



Mother Teresa Catholic Primary School

5-15 Windrock Avenue, Mt Ridley
Phone: (03) 9333 0814



Craigieburn Primary School

87-91 Grand Boulevard,
Craigieburn
Phone: (03) 9308 1228



Willmott Park Primary School

Corner of Dorchester and Cowes
Streets, Craigieburn
Phone: (03) 9305 6639



Our Lady's Catholic Primary School

169-171 Craigieburn Rd, Craigieburn
Phone: (03) 9308 2011



Craigieburn South Primary School

102 Hothlyn Dr, Craigieburn
Phone: (03) 9308 3133



Mickleham Primary School

1880 Mickleham Rd, Mickleham
Phone: (03) 9745 2250



Beveridge Primary School

120 Arrowsmith St, Beveridge
Phone: (03) 9745 2264

Primary & Secondary Schools



Mt Ridley College P-12

2-30 Hampton St, Craigieburn
Phone: (03) 8338 3636



Hume Anglican Grammar P-12

100 Mt Ridley Rd, Mickleham
Phone: (03) 8339 6900



Craigieburn Secondary College

102 Hothlyn Dr, Craigieburn
Phone: (03) 9308 1144

**Cloverton Sales
& Information Centre**

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& Design Way,
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Cloverton



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