

Masterplan

# One City, Many Places

Cloverton



# The Stockland story

For 70 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.



# 9 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 tranquillity of its natural surrounds.

## **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 is 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 is home to an early learning centre and Gilgai Plains Primary School, and 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 ensure 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
  - Kalkallo Community Centre
  - Proposed Government and civic facilities
  - Located 10 kilometres from Craigieburn Central shopping centre
- MEDICAL CENTRE**
  - Proposed regional hospital and medical services within future city centre
- PUBLIC TRANSPORT AND ACCESS**
  - Melbourne CBD - 38km
  - Donnybrook train station
  - Proposed Cloverton train station
  - Located alongside the Hume Freeway
  - Future freeway interchange
- PARKS AND OPEN SPACES**
  - Parkland and playgrounds
  - Kalkallo Sports Reserve
  - Shared walking and cycle paths
  - 80ha conservation area and Merri Creek
  - Proposed Bald Hill Regional Park
- EDUCATION AND CHILDCARE**
  - Gilgai Plains Primary School
  - Proposed state primary schools
  - Proposed state secondary school
  - Proposed private schools
  - Green Leaves Early Learning Centre
  - Proposed tertiary institution within future city centre
- SALES AND INFORMATION CENTRE**
- DISPLAY VILLAGE**
  - Multiple villages planned for Cloverton

**LEGEND**

- Cloverton
- Sold Lots
- Proposed Medium Density
- Proposed Retirement Living
- Proposed Stockland Halcyon
- Health & Community Facilities
- Education
- Retail/Commercial
- Future Cloverton City

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# Mode

## Cloverton



# Mode within Cloverton



## SHOPPING AND SERVICES

- Proposed major retail and future city centre
- 4 proposed neighbourhood centres
- Interim community centre
- 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 Freeway
- Future freeway interchange

## PARKS AND OPEN SPACES

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

## EDUCATION AND CHILDCARE

- Proposed state primary schools
- Proposed state secondary school
- Proposed private schools
- Future early learning centre
- Proposed tertiary institution

## SALES AND INFORMATION CENTRE

## DISPLAY VILLAGE

- Multiple villages planned for Cloverton

## Legend

- Cloverton
- Proposed Medium Density
- Health & Community Facilities
- Education
- Retail/Commercial
- Display Village

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# Welcome to the neighbourhood



*Artist's impression. Subject to change.*



*Homebuyers Centre – Octave. Artist's impression. Subject to change.*

## Discover the life you've always imagined

Mode village has been designed for convenient, low-maintenance living and is the perfect place to start your home journey. A vibrant community which will be home to a proposed local town centre, two parks as well as walking and cycling paths.

Mode is perfectly positioned next to the Future Metropolitan activity centre which will offer a variety of education, retail and lifestyle amenity options.

Mode will provide an inclusive and walkable neighbourhood for young families, offering affordable land sizes with some homesites overlooking parks and wetlands.

Working closely with some of Victoria's best builders, Mode will offer a range of house and land packages as well as townhouses to suit all lifestyles and budgets.

# Everything within your reach



# Your place for modern living



*Artist's impression. Subject to change.*



*Artist's impression. Subject to change.*

Your future home welcomes you at Mode, a vibrant community with fantastic access to Cloverton's future City Centre, main roads, schools, parks and more!

Stay connected to greater Melbourne with access to Gunns Gully road, Hume Freeway and nearby established public transport routes.

Owning your first home can become a reality at Mode.

With a great a range of affordable land sizes and modern townhomes available, you can enjoy urban-style living in the heart of Cloverton.

# By real people. By Kincaid™

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