



2018/19 PORTFOLIO

CONTENTS

OUR STORY	1
ABOUT US	2
OUR TEAM	4
BRAND AMBASSADOR	6
JOINT VENTURES	8
OUR PROPERTY PORTFOLIO	10
Portfolio Maps	12
Performance Snapshot	14
Project Pipeline	15
RESIDENTIAL COMMUNITIES	16
RELEASED TO MARKET	18
Billy's Lookout	19
Brush Creek	20
Heritage Parc	21
Ironbark Ridge	23
Lampada	24
Northlakes Estate	25
Potter's Lane	27
Radcliffe	28
The Bower	29
The Foothills	30
DEVELOPMENT PIPELINE	31
Cookes Hill	32
Eastwood	33
Hereford Hill	34
The Fairways	36
Medowie Central	37
Wallalong	38
Wonga Beach	38
COMMERICAL OFFICE	39
City Exchange	40
Telstra Civic	41
RETIREMENT LIVING	42
Principle Living	43
Development Pipeline	44
INDUSTRY RECOGNITION	46
COMMUNITY SUPPORT	48



NEWCASTLE, NSW

Building is in the McCloy blood.

Francis McCloy was a builder who “reared 11 kids, survived the Depression, never took a cent on the dole, ran his own chooks and pigs and fished Lake Munmorah”.

In 1961, one of Francis’ sons, Don, started a Belmont-based construction company specialising in commercial buildings, schools and hotels. Don’s son, Jeff, who is now the Chairman of McCloy Group, joined his father in the mid-seventies, taking over the reins in the mid-eighties after ten years working together.

One of McCloy’s early successes was the construction of the \$150 million John Hunter Hospital, the region’s largest, delivered a year ahead of schedule.

In the 1990s, the McCloy Group diversified considerably, reflecting Jeff’s innovative approach and business acumen.

Today the McCloy Group’s interests include:

- Creating outstanding masterplanned residential communities;
- Owning and redeveloping commercial office space;
- Owning, developing and operating state-of-the-art retirement living villages.



ABOUT US



HERITAGE PARC, MAITLAND



OUR PROCESS

We acquire, own, deliver and manage residential, commercial and retirement living projects from initial market research and acquisition through to marketing and sales. Each and every aspect of the project is overseen by us, enabling our desired outcomes to be achieved and results to be delivered beyond market expectations.



OUR CAPABILITIES

The McCloy Group management team possess an unrivalled collective of experience which we apply to every project we take on. Meet our team and see for yourself how their diverse skills and expertise together facilitate a powerhouse focus that enables the full development cycle to be achieved in house.

Our skill sets encompass every aspect of the development cycle, including:

- Feasibility modelling and market research
- Planning and approvals
- Project Management and cost control
- Engineering and construction management
- Contract administration, legal counsel and conveyancing
- Sales, marketing, and relationship management
- Cost control, financial reporting and management reporting

OUR TEAM



JEFF MCCLOY | CHAIRMAN

Jeff has built a reputation as a significant contributor to property development and infrastructure in the Hunter region. He was awarded the Hunter Business Chamber Business Person of the Year for his role in the revival of Newcastle's city centre and has been presented with the City of Newcastle medal in honour of distinguished service to Newcastle.



BRIAN SWAINE | MANAGING DIRECTOR

Brian is the Managing Director of McCloy Group, responsible for the performance of the property assets and future growth across the Group. Having been at the company since 1998, Brian is an effective leader in all facets of the business. Brian is qualified with a Bachelor of Construction Management from the University of Newcastle.



PAUL FEHLBERG | FINANCIAL DIRECTOR

As Financial Controller, Paul has headed up the Finance area of the Group since he started in 1998. He has had a solid grounding in the manufacturing and contracting industries in and around Newcastle for 20 years prior to joining McCloy Group. Paul is a Fellow of CPA Australia and is qualified with a Bachelor of Commerce from the University of Newcastle.



SAM ROWE | PROJECT DIRECTOR

As a qualified town planner with tertiary qualifications in Architecture and Urban and Regional Planning Sam has an extensive understanding of the NSW planning approval process and the various phases of development delivery. Sam has worked on a range of large residential developments across the Hunter in planning and project director roles.



MICHELLE COLLISON | LEGAL COUNSEL

Michelle is a qualified lawyer with a Bachelor of Laws (Hon) and a Bachelor of Science (Forensic) from the University of Newcastle. Michelle has extensive experience in property and development law having acted for private developers, resource companies, government and state owned corporations in the Hunter Valley since 2005.



LAHNEE O'BRIEN | MARKETING MANAGER

Lahnee has a rich history in marketing, event management and sponsorships having worked on local, national and international campaigns. Lahnee is responsible for the strategic direction and implementation of the Group's marketing initiatives, whilst infusing new ideas into the projects. Lahnee is qualified with a Bachelor of Business (Marketing and International Business).



MARK KELSO | OPERATIONS MANAGER

Mark has a formidable history in the retirement living industry, with over 22 years of experience. He has a Diploma of Business Management and a qualification in Frontline Management and horticulture. He has an extensive understanding of the retirement living sector, having managed villages both under development and established.



ANN MURRAY | FINANCE MANAGER

Ann's experience spans many roles in the financial sector from Director of Finance in Residential Aged Care to over 15 years' experience in senior Finance positions having worked at both private and ASX listed companies. Ann has also held key roles in Chartered Accounting firms including Price Waterhouse & Bird Cameron.



MICHELLE BOWE | ACCOUNTANT

Since completing her Bachelor of Business (Accounting) at Southern Cross University in 2014, Michelle has gained a broad skill set in financial and management accounting. She is currently completing the CPA Australia program and is also qualified in bookkeeping and information technology.



SHANE BOSLEM | SENIOR PROJECT DIRECTOR

Shane is a qualified registered surveyor with a Bachelor of Surveying from the University of Newcastle. Shane's experience spans the property development industry in a range of roles from field surveyor to senior development manager. As Senior Project Director, Shane is responsible for the delivery and sales of several residential projects in Lake Macquarie and the Hunter region.



JAMES GOODE | SENIOR PROJECT DIRECTOR

As a qualified surveyor, James has a solid background in property development and construction. James has worked on a range of infrastructure, construction, urban growth and planning projects in Newcastle, Sydney and London. As Senior Project Director, James holds a principal role in the delivery of the Group's residential communities.



JON HINES | PROJECT DIRECTOR

Jon is a qualified civil engineer with over 16 years' experience in the engineering and building industry across the disciplines of superintendent, contractor and design consultant. Jon's dedication to the industry was honoured by the Urban Development Institute of Australia (WA) in awarding him Young Professional of the Year in 2005.



HARRY THOMSON | PROJECT MANAGER

Harry is a qualified Landscape Architect from the University of NSW. He has also completed his graduate diploma in Property Development. He has an extensive understanding of urban and environmental design. Harry has experience working on a range residential and public space developments across NSW.



TODD JONES | DEVELOPMENT OFFICER

Qualified with a Bachelor of Construction Management (Honours) from Newcastle University, Todd has a broad range of experience in residential construction and design. His previous role with an Australian leader in the home building industry saw his work on residential projects span NSW, QLD and the ACT.



GREG MCHARG | PROJECT MANAGER

Greg comes with a history in development research and analysis. He started his career as a planning engineer redesigning regional infrastructure then progressed into the property and development industry implementing evidence based research and analysis to investment decisions. As a trained engineer, Greg brings an advantageous perspective to projects.



ROXIE STAFFORD | ACCOUNTS CLERK

Roxie has over 16 years' experience in company accounts, giving her a solid foundation for her key role in the Group's Finance area. She successfully completed her Certificate III in Business Admin and Financial Services and is currently undertaking a Certificate IV in Accounting.



HAYLEY EVANS | ADMINISTRATION MANAGER

Hayley is a confident and energetic person who brings professionalism and dedication to every aspect of her role. As Administration Manager, Hayley provides high-level administrative support across all facets of the business to the management team.



RACHAEL SCOTT | EXECUTIVE ASSISTANT

Rachael Scott is an experienced Executive Assistant with a demonstrated history of working in the fast paced, hands-on environments her previous EA positions include Commercial Real Estate, the Not for Profit space and Motorcycles and Powersports.

BRAND AMBASSADOR

As a home-grown Hunter based business we could not be more excited to have local football legend Mitchell Pearce as a Brand Ambassador for our residential communities.

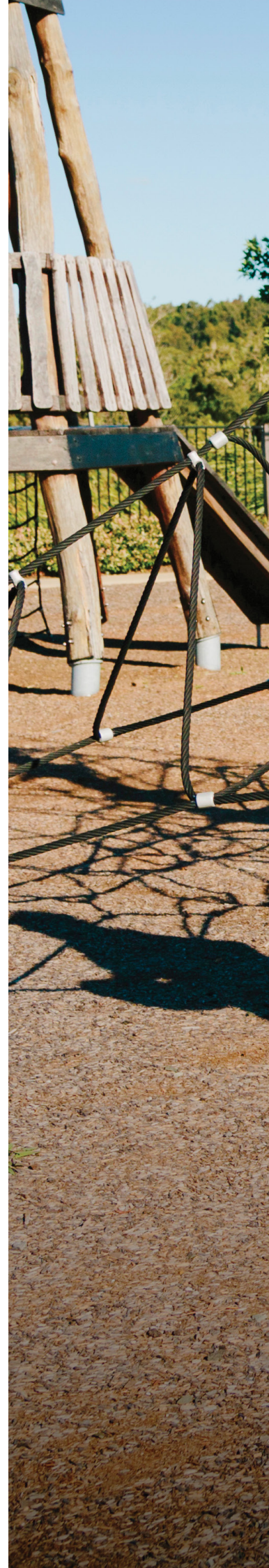
Mitchell Pearce is a fresh face in Newcastle but has shown how eager he is to dive into Novocastrian culture, community and traditions.

He is an Australian professional rugby league footballer and co-captain for the Newcastle team. The halfback has an array of achievements to his name including NSW State of Origin halfback, NRL Premiership and NRL All Stars representative.

Already settling into Newcastle, he has shown his support for local feeder clubs such as Lakes United, whom McCloy Group are proud to be major sponsors of. His determination, passion and personable approach on and off field made Mitchell Pearce the perfect personification of the values McCloy Group. Come and meet Mitchell at one of our many community days!



Mitchell Pearce with fans at the Dipsley Home Opening event 2018, Billy's Lookout, Teralba.





McCloy Group have a strong history in Newcastle and the Hunter, not just in property development but also in giving back to the local community. Take a look around the Hunter and you'll see time and time again communities, charities and events that they've been part of.

MITCHELL PEARCE

JOINT VENTURES

Partner with us, partner in confidence!

We have a proven track record of successful, mutually beneficial joint ventures and public-private partnerships with an extensive array of individuals, organisations and government bodies.

Property owners can partner with McCloy Group and be confident that you'll receive the best possible outcomes. With a team of experts working to achieve a mutual goal, you can expect to be part of a quality project, leading with efficiency and strong market communication to provide desired results for all parties.

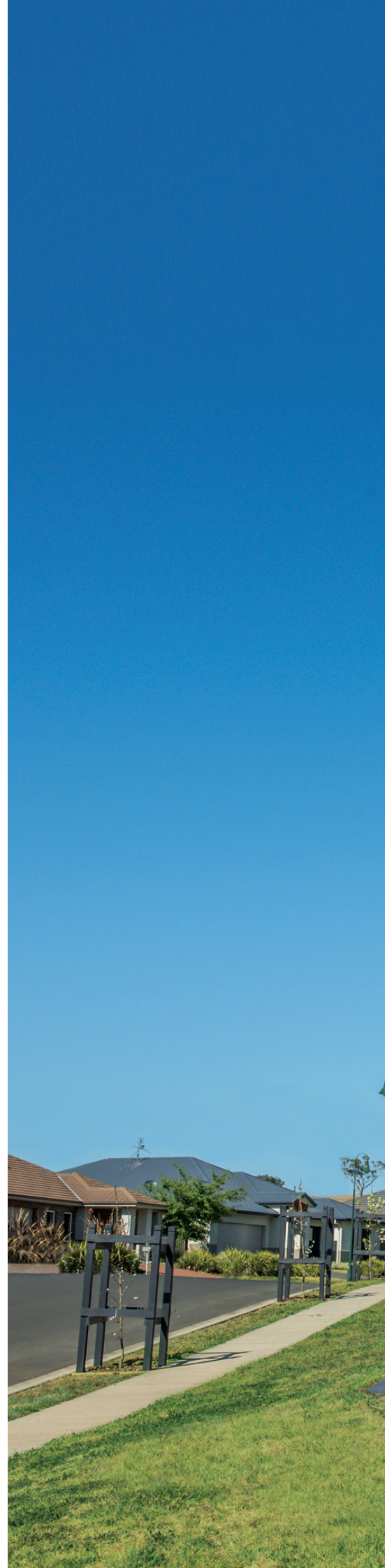
Rely on the expertise of our management team as they work with councils, consultants, government departments, contractors and banks to create residential communities that families love to live in.

We currently enjoy successful joint venture partnerships with:

- The Fisher family in Precinct 2 at Brush Creek, Edgeworth
- The Moxey family at Potter's Lane, Raymond Terrace
- The Webber family at Ironbark Ridge, Muswellbrook
- The Nesbitt family at Lampada, Tamworth
- Singleton Golf Club at The Fairways, Singleton
- Stevens Group in Retirement Living (Principle Living), Radcliffe, Wyee

We understand that every joint venture is individual, so our approach is tailored to meet our partner's requirements.

Make us your development partner and reap the rewards!



“

Our partnerships are anchored in the simple philosophy that all parties prosper.



OUR PROPERTY PORTFOLIO





HERITAGE PARC, MAITLAND

PORTFOLIO SECTORS

McCloy Group have three core divisions, which categorise our projects.



We pride ourselves on creating neighbourhoods in which people love to live, uncompromising quality is what makes our award-winning residential communities stand apart from the rest. We place a strong emphasis on creating exceptional living environments through vibrant public art, aesthetic streetscapes, lively children's playgrounds, active shared pathways, landscaped parklands and native open space.



Efficiency, productivity and output are core considerations in all commercial endeavors. Our commercial office space encompass a strong focus on enabling maximum functionality for occupants in convenient and leveraging locations.



McCloy Group is a 50% partner in a new joint venture named Principle Living to own, develop and operate state-of-the-art retirement living facilities. We develop unique and innovative concepts to produce commercial offerings that are leaders in their fields.

PORTFOLIO MAPS



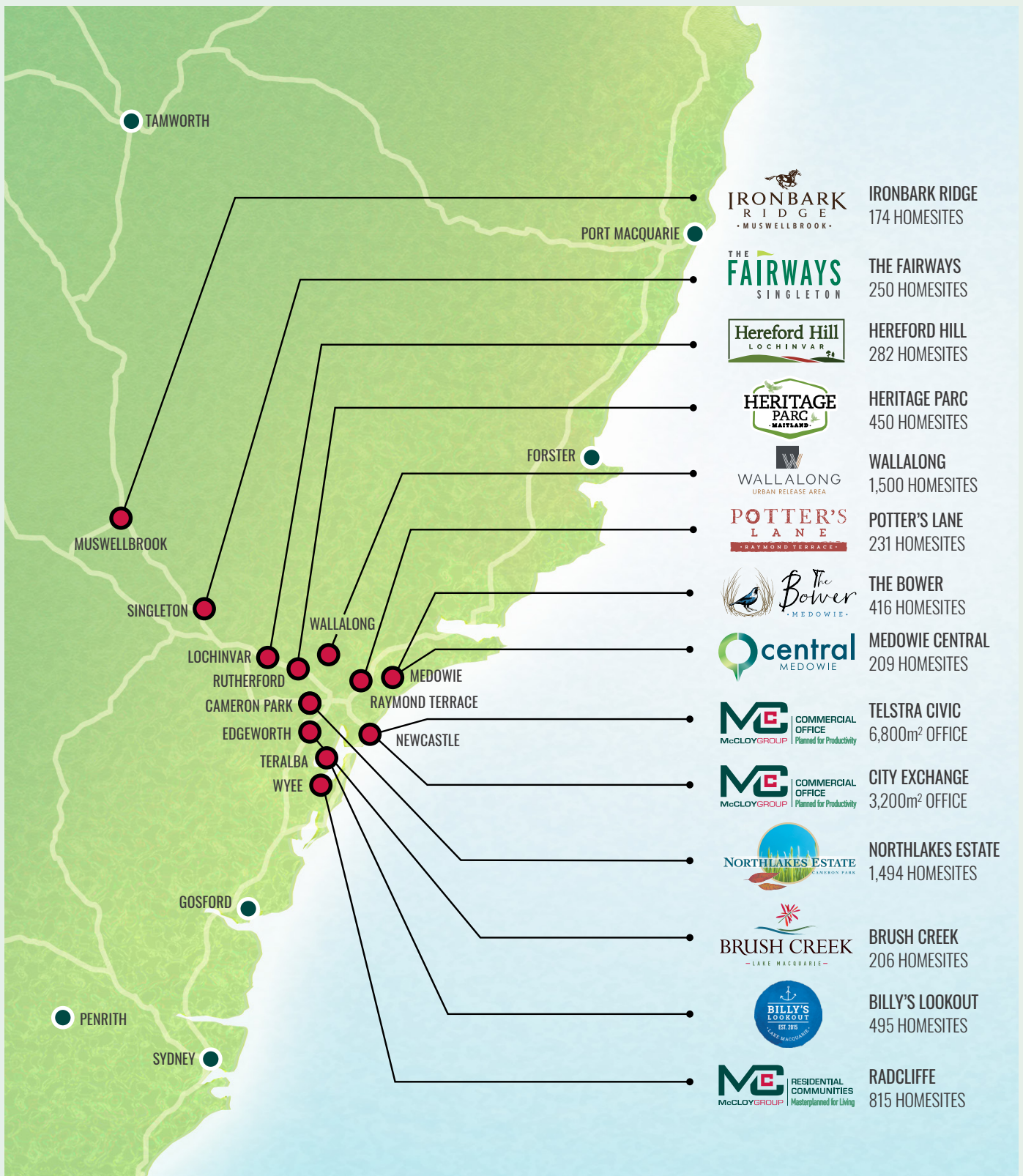
FAR NORTH QUEENSLAND



NEW ENGLAND/NORTH COAST NSW



HUNTER VALLEY, NSW

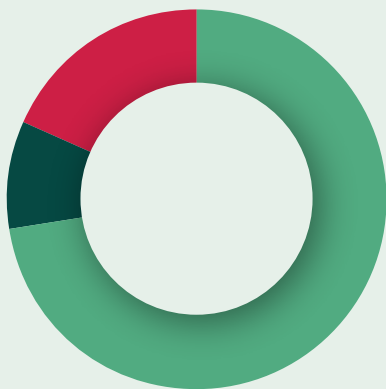


PERFORMANCE SNAPSHOT

Over the past half a century the McCloy Group portfolio has displayed continual growth in both value and number of projects under management.

PORTFOLIO BY SECTOR

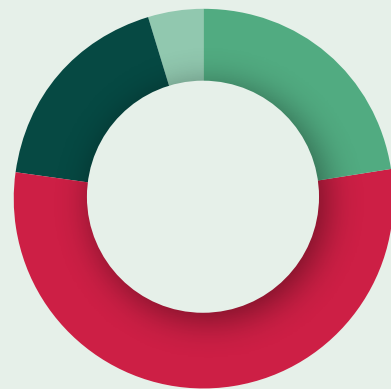
Our diverse property portfolio is split via projects in three main sectors of operation; Residential Communities, Commercial Office and Retirement Living.



- RESIDENTIAL COMMUNITIES
- COMMERCIAL OFFICE
- RETIREMENT LIVING

PORTFOLIO BY LOCATION

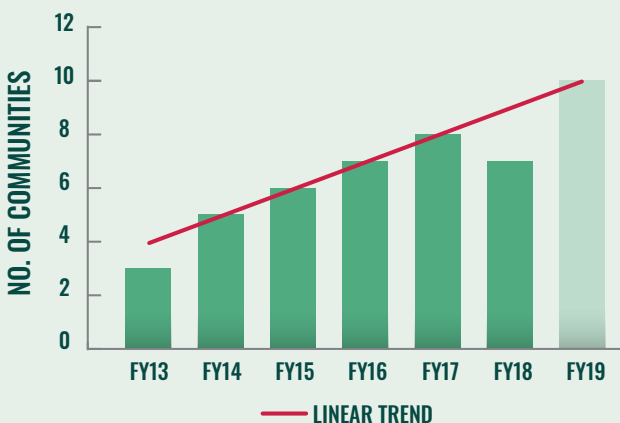
We have a dominant focus on projects that operate within the Lower Hunter, Upper Hunter and New England Regions along with Newcastle Metropolitan areas.



- NEWCASTLE METROPOLITAN
- HUNTER VALLEY
- NEW ENGLAND/NORTH COAST
- FAR NORTH QUEENSLAND

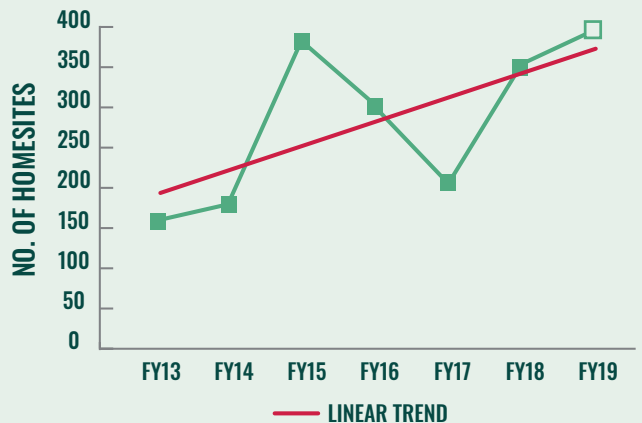
RESIDENTIAL COMMUNITIES RELEASED TO MARKET

Our residential communities released to market has grown year on year, with the FY19 forecast showing a continuation of the growth pattern.



RESIDENTIAL COMMUNITIES LOT SALES

Our residential communities show strong year by year sales, with a clear trend displaying an increasing number of homesites expected to sell in the FY19 year.



PROJECT PIPELINE

PROJECT	REMAINING LOTS	PRE	FY19	FY20	FY21	FY22	FY23	POST
RESIDENTIAL COMMUNITIES								
Billy's Lookout, Teralba	188							
Brush Creek (P1), Edgeworth	74							
Brush Creek (P2), Edgeworth*	132							
Central, Medowie	215							
Cookes Hill, Armidale	250							
Eastwood, Lismore	133							
Hereford Hill, Lochinvar	282							
Heritage Parc, Rutherford	157							
Ironbark Ridge, Muswellbrook*	75							
Lampada, Tamworth #	90							
Potter's Lane, Raymond Terrace*	177							
Radcliffe, Wyee* #	815							
The Bower, Medowie	294							
The Fairways, Singleton*	250							
The Foothills, Armidale	34							
Wallalong	1,500							
Wonga Beach	99							
SUBTOTAL	4,765							
COMMERICAL OFFICE								
Telstra Civic, Newcastle	N/A							
City Exchange, Newcastle West	N/A							
RETIREMENT LIVING								
Heritage Parc Residences, Rutherford #	136							
The Bower Residences, Medowie #	110							
Thornton Residences, Thornton #	157							
The Vintage, Pokolbin #	138							
SUBTOTAL	541							
TOTAL	5,319							

* Development Management Agreement (DMA)

Joint Venture (JV)

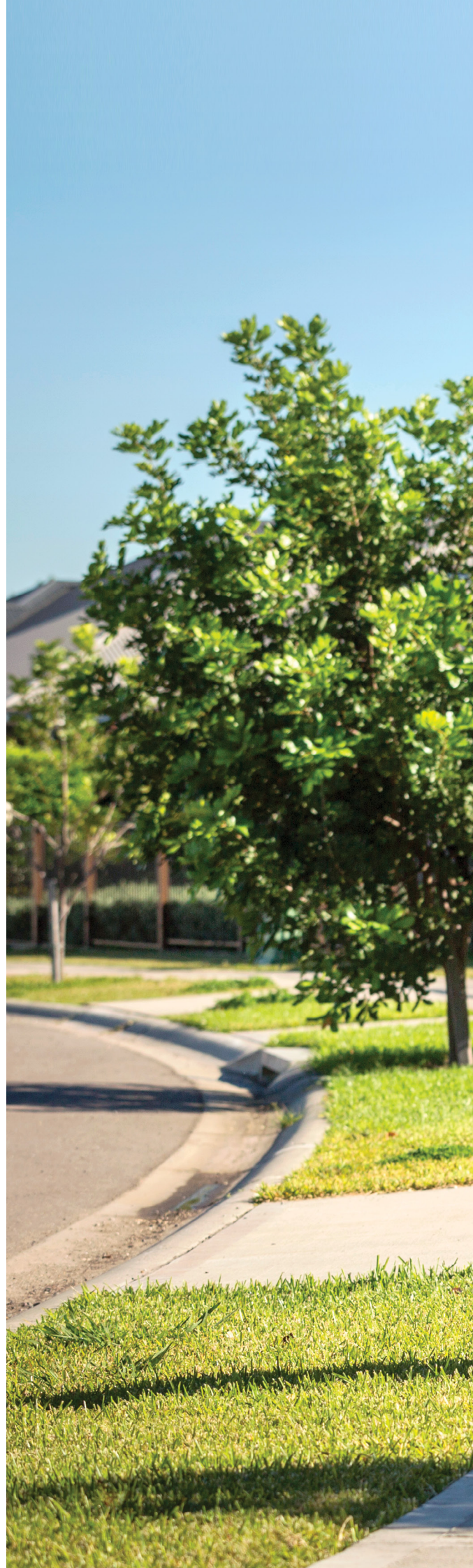
Note: Assume all option agreements taken up.

RESIDENTIAL COMMUNITIES

Award-winning masterplanned communities

Spanning over five decades of experience, McCloy Group has established a strong presence through the Hunter, New England and Northern Rivers regions and we are proud to be associated with some of the most popular residential communities in New South Wales.

Our mission is to achieve excellence through quality and innovation. That uncompromising quality is what makes our award-winning communities stand apart from the rest. We place a strong emphasis on creating exceptional living environment through vibrant public art, aesthetically serene streetscapes, lively children's playgrounds, cycleways and landscaped parklands.



“

We have a reputation that we complete what we do;
that we're in there for the long haul — that's our philosophy.

JEFF MCCLOY | CHAIRMAN



RELEASED TO MARKET

“

From the moment you drive in to Billy's Lookout, the quality speaks for itself and you know it is something special. McCloy Group hasn't simply created blocks of land, but an amazing community.

JUSTIN & RACHEL WITHERS | RESIDENT, BILLY'S LOOKOUT

BILLY'S LOOKOUT, TERALBA



BILLY'S LOOKOUT

Pitt Street, Teralba | billyslookout.com.au

PROJECT PROFILE

Billy's Lookout is a unique lifestyle opportunity on the doorstep of Lake Macquarie's natural wonderland. This lakeside haven is situated on 70 hectares of land within close proximity to Newcastle CBD and easy access to Sydney. Once complete this new neighbourhood will house 495 new homes with more than 1,000 residents.

Billy's Lookout is surrounded by majestic parklands, waterways and nature tracks that give the area its distinctive natural beauty. Every day brings a new pursuit with a variety of activities just minutes away; boating, fishing, bushwalking and cycling just to name a few. Weekends can be spent at the popular Redhead Beach just a 20-minute drive away.

2018/19 PROGRAM

Billy's Lookout proved extremely popular since its release in 2015, with most stages selling out within a matter of days. The 2018/2019 Financial Year will see the much awaited release of stages 2, 14, 15, 21 and 22 providing a total of 111 new homesite to the Lake Macquarie market.

AT A GLANCE

\$65m

**PUBLIC
INFRASTRUCTURE**

70ha

TOTAL LAND AREA

495

HOMESITES

2015

YEAR ESTABLISHED





BRUSH CREEK

Transfield Avenue, Edgeworth | brushcreek.com.au

AT A GLANCE

\$20m

**PUBLIC
INFRASTRUCTURE**

21ha

TOTAL LAND AREA

206

HOMESITES

2018

YEAR ESTABLISHED



PROJECT PROFILE

Brush Creek is a joint venture with the Fisher family to produce a boutique residential living opportunity in Lake Macquarie, that's proved highly anticipated.

The 21-hectare parcel of pristine land is situated in the suburban area of Edgeworth and will offer 206 homesites ideally suited for all stages of life. Future residents can enjoy a relaxed lifestyle nearby the lively café precinct at Warners Bay as well as having Newcastle beaches and CBD within an easy half hour drive. Brush Creek was suitably named after the creek which flows through the land and is a tribute to the floral emblem of Lake Macquarie, the bottlebrush.

2018/19 PROGRAM

Brush Creek has been warmly welcomed by the community with an enormous consumer interest shown since its announcement. The anticipated release of stages 1 and 2 along with stage 1 of the Joint Venture with the Fisher Family will see 98 homesites released in 2018/2019 financial year.





HERITAGE PARC

Racecourse Road, Rutherford | heritageparc.com.au

PROJECT PROFILE

Located in the Local Government Area of Maitland, Heritage Parc represents a unique model of community-titled residential living. Surrounded by manicured green open spaces, this 450 lot recreational subdivision will promote healthy living for all ages. Over half the estate is dedicated to natural open space with 11 parks and playgrounds and expansive waterways interconnected by cycleways and walking tracks.

In its first year, Heritage Parc, attracted one of the industry's most sought-after accolades winning the Residential Development category at the 2014 UDIA (NSW) Awards for Excellence.

2018/19 PROGRAM

Stages 7 and 18 are due to be released this financial year bringing 44 new homesites. Go Kindy is the onsite childcare facility and we're proud to announce Principal Living as the onsite Retirement Living establishment along with another establishment by the Oaktree Group.

AT A GLANCE

\$60m
PUBLIC
INFRASTRUCTURE

102ha
TOTAL LAND AREA

450
HOMESITES

2013
YEAR ESTABLISHED





When we drove through the front entrance we immediately fell in love with the beautiful landscaped ponds and parkland. It is an upmarket community unlike any others in the area. This is exactly where we want to raise our family.

KIRSTY DAVIES | RESIDENT, HERITAGE PARC



IRONBARK RIDGE

Ironbark Road, Muswellbrook | ironbarkliving.com.au

PROJECT PROFILE

Ironbark Ridge is the only fully serviced rural residential community in Muswellbrook. The popularity of the community is due to the mix of features on offer. The spacious acreage homesites come with fully serviced underground power and sewer whilst the large blocks feature wide frontages and elevated northerly aspect. Ironbark Ridge is also just minutes from Muswellbrook's shops, schools, parklands and other town conveniences.

Careful attention has to be paid to the aesthetics and amenities of the community. The selections that characterise Ironbark Ridge are deliberate, from the entry feature selection reflective of the cattle grazing past use; to the curves in the footpath creating a pleasant 'country meander' for residents to walk; to the selection of the street lights and placement of seating.

AT A GLANCE

\$19m

PUBLIC INFRASTRUCTURE

104ha

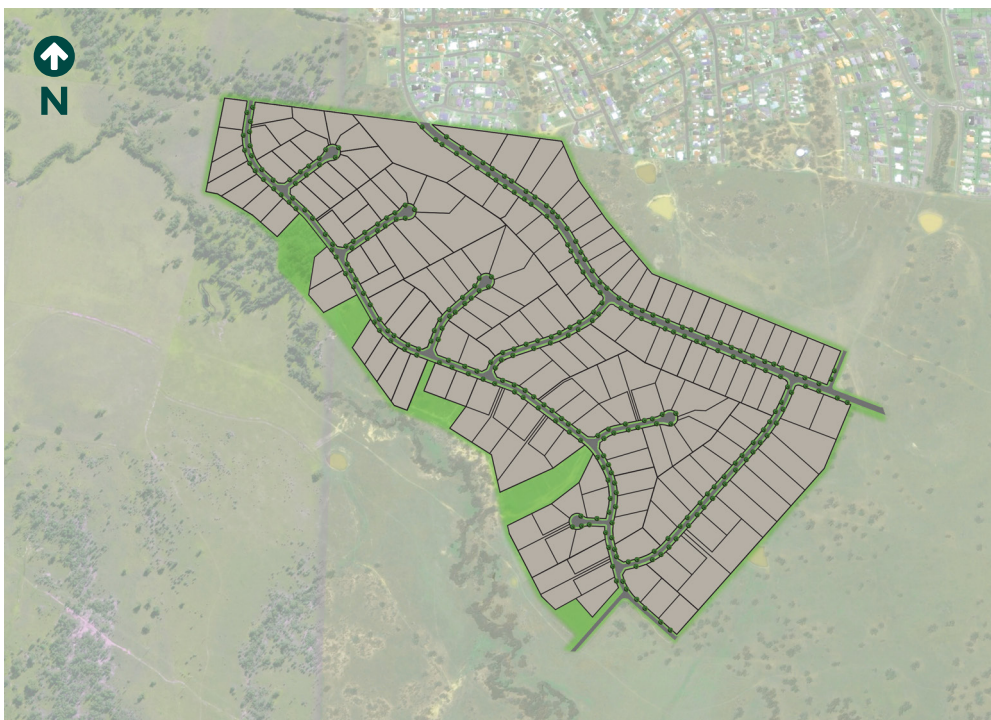
TOTAL LAND AREA

174

HOMESITES

2012

YEAR ESTABLISHED





LAMPADA

Calala Lane, Tamworth | lampada.com.au

AT A GLANCE

\$19m
PUBLIC
INFRASTRUCTURE

41ha
TOTAL LAND AREA

283
HOMESITES

2013
YEAR ESTABLISHED



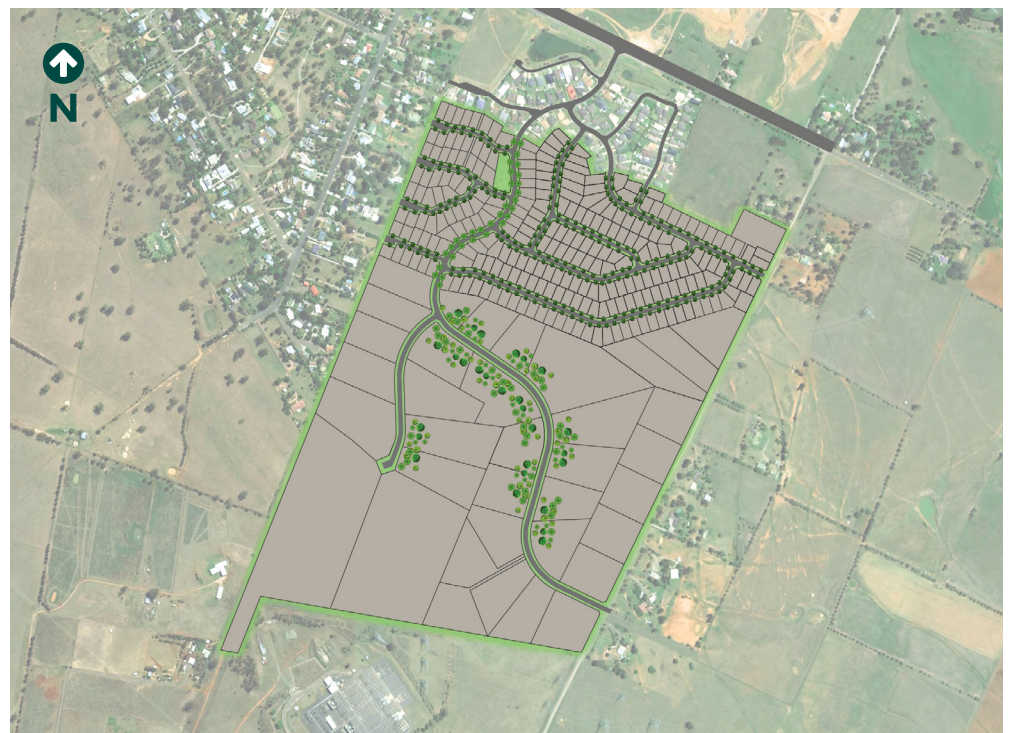
PROJECT PROFILE

A joint venture with the Nesbitt family, Lampada is a 41-hectare residential and rural residential subdivision in Calala, just south of Tamworth, Australia's country music capital. Lampada offers the balance of being conveniently located close to everyday necessities but being far enough away for residents to enjoy the space and openness of the country. Lampada is also situated just minutes from some of Tamworth's premier sporting and entertainment venues.

The site enjoys sweeping northerly views of the city and picturesque views of the New England mountain range. All homesites at Lampada will be ready to be connected to town water, sewerage and high speed internet via the NBN network.

2018/19 PROGRAM

With steady interest Lampada is set to release stages 11 and 14 this financial year. Bringing 57 new homesites to Tamworth.





NORTHLAKES ESTATE

Northlakes Drive, Cameron Park | northlakesestate.com.au

PROJECT PROFILE

The award-winning Northlakes Estate in Cameron Park is a masterplanned residential community with 1494 homesites set amongst 110 hectares of bushland.

The family friendly community benefits from an established community centre, an IGA Supermarket, various parks and children's playgrounds, access to public transport and numerous walking tracks and cycleways.

In 2012, the estate was awarded the coveted National Urban Taskforce award for "Masterplanned Community" during which Northlakes Estate was congratulated on its "exceptional value for money."

After 15 years of creating the community that is Northlakes Estate, we are proud to have completed the final development stages. Northlakes is another proud McCloy Group community completed.

AT A GLANCE

\$130m

**PUBLIC
INFRASTRUCTURE**

295ha

TOTAL LAND AREA

1,494

HOMESITES

2001

YEAR ESTABLISHED



“

We are committed to creating inspiring neighbourhoods,
in which people love to live. Places that,
we ourselves, would be proud to call home.

JEFF MCCLOY | CHAIRMAN





**POTTER'S
LANE**
• RAYMOND TERRACE •

POTTER'S LANE

Rees James Road, Raymond Terrace | potters-lane.com.au

PROJECT PROFILE

Potter's Lane is a boutique 23-hectare residential community located off Rees James Road in Raymond Terrace. First released in 2016 the charming new neighbourhood offers 231 homesites ranging in size from approximately 500 square meters to over 1200 square meters.

The estate's name honours the areas rich history as the first settler, James King, sought his fortunes in the beautiful pottery that he produced.

There are numerous work opportunities located nearby such as the RAAF Base in Williamtown, Newcastle Airport and the business districts of Heatherbrae, Tomago and Hexham. Newcastle CBD and beaches are just 25 minutes away.

2018/19 PROGRAM

The 2018/2019 program will see the launch of stages 3 and 4, a new offering to the local market of 36 homesites.

AT A GLANCE

\$24m
PUBLIC
INFRASTRUCTURE

17ha
TOTAL LAND AREA

231
HOMESITES

2016
YEAR ESTABLISHED





RADCLIFFE

Hue Hue Road, Wyee | mccloygroup.com.au/residential/radcliffe-wyee

AT A GLANCE

\$110m
PUBLIC
INFRASTRUCTURE

100ha
TOTAL LAND AREA

815
HOMESITES

2018
YEAR ESTABLISHED



PROJECT PROFILE

Radcliffe is a joint venture community with The Stevens Group to create a masterplanned living opportunity in picturesque Wyee. This project is situated on 100 hectares of land, an hour south of Newcastle and only an hour and a half north of Sydney, providing an easy connection in either direction for future residents. Residents also benefit from the nearby train station.

When complete Radcliffe will offer 815 new residential homesites to the Wyee area with convenient access to the Central Coast beaches and nearby shopping opportunities in both Tuggerah and Lake Munmorah. Radcliffe will bring a relaxed living environment, with family friendly amenities and a statement entry feature as you enter the new community.

2018/19 PROGRAM

2018 and 2019 will see 120 homesites become available to the public during the release of stages 1, 2, 3 and 4.





THE BOWER

Boundary Road, Medowie | thebowermedowie.com.au

PROJECT PROFILE

The Bower is a 127-hectare residential subdivision which launched in 2016. Located off Medowie Road in Medowie, the site is on the western side of the Medowie township adjoining a small acreage subdivision and the Medowie State Conservation Area.

The estate offers 416 homesites currently ranging in size from 600 to over 4000 square meters across 57-hectares. As a compliment to the beautiful forestry which encompasses The Bower, 70-hectares will be preserved as State Conservation Area and open space.

A key focus will be to develop a community that is sympathetic to the surrounding area and complement the Medowie lifestyle.

2018/19 PROGRAM

Following the successful release of The Bower which saw stages sell out in 48 hours, we're excited to introduce stages 6, 7 and 8 in this financial year. The Bower will see 88 new homesites hit the market.

AT A GLANCE

\$55m

**PUBLIC
INFRASTRUCTURE**

127ha

TOTAL LAND AREA

416

HOMESITES

2016

YEAR ESTABLISHED





THE FOOTHILLS

Link Road, Armidale | thefoothills.com.au

AT A GLANCE

\$10m

**PUBLIC
INFRASTRUCTURE**

19ha

TOTAL LAND AREA

127

HOMESITES

2014

YEAR ESTABLISHED



PROJECT PROFILE

The Foothills is a 19-hectare parcel of residential zoned land situated off the New England Highway in picturesque Armidale.

The Foothills launched in 2014 in the popular northern part of Armidale, close to the town, university and airport. The community offers great access to schools and other amenities on large homesites.

All lots are suitable for slab construction and the range of sizes on offer attract a wide target audience from first home buyers as well as families upsizing and downsizing.

The Foothills emulates the quality of other McCloy Group projects, offering people affordable, community focused living.

2018/19 PROGRAM

Buyers can look forward to the release of stages 7 and 8 meaning an additional 31 homesites within the community.





We couldn't be more excited to build our forever home in The Bower. McCloy Group have given us a wonderful opportunity to raise a family on a large block of land in a picturesque estate.

PHILLIP & EMMA LONGUET | RESIDENTS, THE BOWER



THE BOWER, MEDOWIE



COOKES HILL

Cookes Road, Armidale | cookeshill.com.au

AT A GLANCE

\$15m

**PUBLIC
INFRASTRUCTURE**

45ha

TOTAL LAND AREA

250

HOMESITES

2018

YEAR ESTABLISHED



PROJECT PROFILE

Cookes Hill, Armidale will launch in 2018 offering purchasers a picturesque lifestyle in a convenient city fringe location, just 2km out of Armidale. Future residents will enjoy superb elevated views over the city centre.

With 250 homesites to be developed the 45-hectare parcel of land holds an abundance potential for future residents to enjoy embellished parklands, playgrounds and homesites close to town conveniences. Homesites will range in size from approximately 570 to 5,000 meters square.

The estates name, Cookes Hill pays homage to the location on Cookes Road and the untapped value of the scenic views elevated over the city of Armidale, a real country delight.

2018/19 PROGRAM

Cookes Hill's initial launch will no doubt bring an abundance of interest, stages 1 and 2 are planned to release a total of 34 homesite to the Armidale market.





EASTWOOD

Invercauld Road, Lismore | eastwoodliving.com.au

PROJECT PROFILE

Eastwood is one of McCloy Group's newest residential communities, and our first in Lismore. Due to launch in 2018 Eastwood will bring a family friendly community offering to the area. It will feature mature street trees, quality streetscapes and statements public art pieces both at the entry and throughout the wider estate.

In total Eastwood will home 133 homesites idyllically set on a 21-hectare parcel of land. The land features a brook along the eastern border and is pleasantly sheltered by nearby rises in the land.

The name is a tribute to its location in Goonellabah, to the east of Lismore and the rich timber mill history of the region. We look forward to bringing Eastwood to the community.

2018/19 PROGRAM

In the 2018/2019 financial year Eastwood is planned to be released to the market for the first time. Stages 1 and 2 will be the first offering, consisting of 44 homesites.

AT A GLANCE

\$5m

PUBLIC
INFRASTRUCTURE

21ha

TOTAL LAND AREA

133

HOMESITES

2018

YEAR ESTABLISHED





HEREFORD HILL

New England Highway, Lochinvar | hereford-hill.com.au

AT A GLANCE

\$35m
PUBLIC
INFRASTRUCTURE

25ha
TOTAL LAND AREA

282
HOMESITES

2019
YEAR ESTABLISHED



PROJECT PROFILE

Situated in a scenic location Hereford Hill is a new residential living opportunity coming to Lochinvar.

The 25-hectare parcel of land off the New England Highway, will see approximately 282 new homesites created in the local community, proposed to range in size from 460 square meters to 1350 square meters. Future residents of all stages of life can look forward to enjoying the untapped potential these residential homesites offer.

Hereford Hill's name ties back to its rich history in the local area as a Hereford cattle farm and how its picturesque location features rolling hills in the southern aspect of the site. 'Hill' also resonates with the prior owner's family history, so was a suitable tribute to their time on the land.

2018/19 PROGRAM

Hereford Hill will be released to market upon the commencement of the Government funded interchange. It is anticipated that the first homesites will be released toward the end of 2019.



“

Potter's Lane was easily more affordable than similar sized blocks in other Hunter estates. We are a couple of weeks off moving into our own brand new home with a park for our boys practically next door and we can't wait.

DANIEL AND CASEY RYAN | RESIDENTS, POTTER'S LANE



POTTER'S LANE, RAYMOND TERRACE



THE FAIRWAYS

Maison Dieu Road, Singleton | thefairwaysestate.com.au

AT A GLANCE

\$26m

**PUBLIC
INFRASTRUCTURE**

40ha

TOTAL LAND AREA

250

HOMESITES

2019

YEAR ESTABLISHED



PROJECT PROFILE

Partnering with landowners Singleton Golf Club, we're developing a boutique 40-hectare residential community located off Maison Dieu Road in Singleton.

The Fairways has been named to pay homage to the site's former use as Singleton Golf Club and the land's beautiful landscape vista. It is proposed the new neighbourhood will offer 250 residential, rural residential and medium density homesites ranging in size from approximately 500 to over 2000 square meters.

The Fairways will present buyers with a modern and sophisticated lifestyle option with parks, playgrounds and picnic areas. The estate will appeal to workers in the area looking to establish a home close to their employment.

2018 PROGRAM

After much anticipation we're excited to see stage 1 released to the market from quarter 3 of 2019. There will be a total of 30 homesites available.





CENTRAL

Medowie Road, Medowie | centralmedowie.com.au

PROJECT PROFILE

This new residential community is located at the heart of Medowie, its central location will offer purchasers a convenient stroll to the local shopping centre and community facilities whilst providing an easy 25 minute commute into Newcastle CBD. When complete this boutique new community will comprise of 209 homesites with an average size of 500m².

Much like The Bower, another McCloy Community nearby, it will have a focus on development to compliment the existing natural surrounds. A statement entry feature will be developed in line with the first land release and public art will continue to feature throughout the community.

2018/19 PROGRAM

With strong interest present within Medowie, Central is on track for a 2019 release.

AT A GLANCE

\$25m

**PUBLIC
INFRASTRUCTURE**

127ha

TOTAL LAND AREA

209

HOMESITES

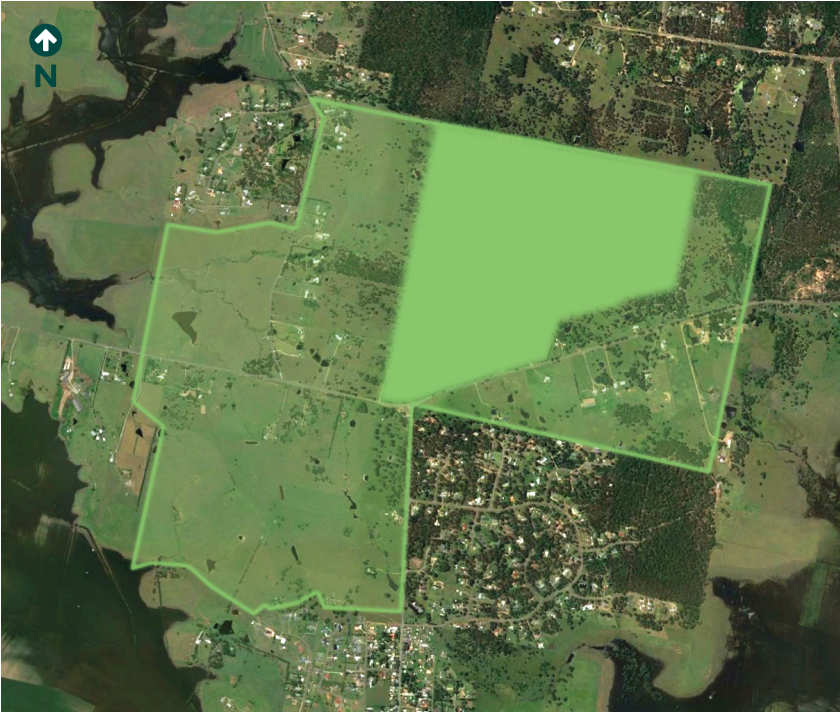
2019

YEAR ESTABLISHED



WALLALONG

Clarence Town Road, Woodville | mccloygroup.com.au/residential/future-projects/



The Wallalong development is proposed to include a mix of rural residential, retail, education, commercial and recreation opportunities such as parks, playgrounds and playing fields. Located in the Port Stephen's Local Government Area it is part of a broader development in the region. The Wallalong Urban Release Area is set on 630 hectares and has the opportunity to accommodate approximately 3500 new homesites, which would alleviate significant pressure on land supply in the Lower Hunter. Over the life of the development the local amenity would be managed through appropriate planning patterns and best practice design principles.

WONGA BEACH

Vixies Road, Wonga Beach | mccloygroup.com.au/residential/future-projects/



Wonga Beach is a proposed residential community located in Far North Queensland, 90km north of Cairns. The boutique beachside community will comprise of 99 homesites ranging between 2000 and 4000 square meters in size.

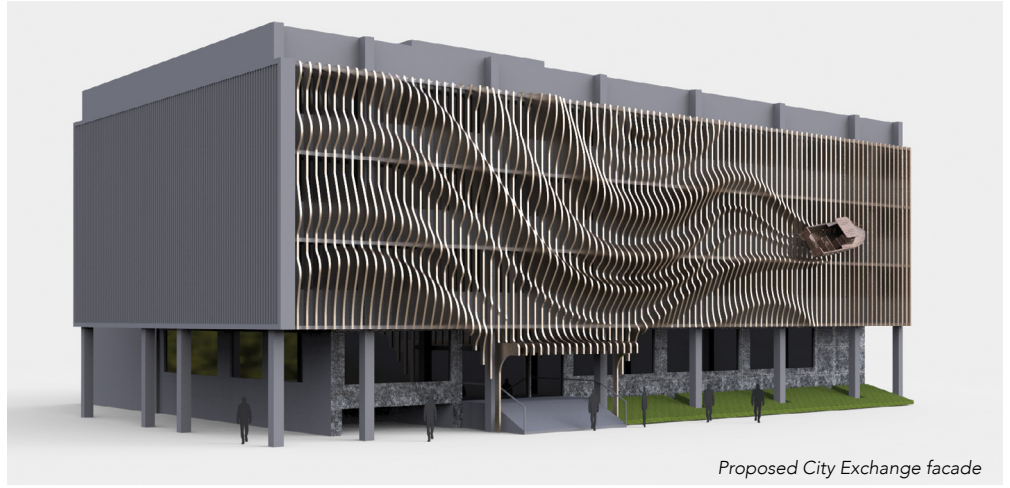
The nature of this site makes it unlike any other with the Great Barrier Reef bordering to the east. Large homesites offer ample opportunity for spacious family living, with plenty of room for large garages and additional storage. It will portray key elements of McCloy Communities, including a statement entry feature, public art and purpose-designed streetscapes boasting mature trees.

The site is yet to be community named, which will come closer to its first release.

COMMERCIAL OFFICE



PROPERTY	ADDRESS	NLA	CARS	TENANTS	W.A.L.E
City Exchange	426 King Street Newcastle	3,277	51	9	2.2
Telstra Civic	317 Hunter Street Newcastle	6,809	102	4	4.8



Proposed City Exchange facade

AT A GLANCE

9

TENANTS

3,277m²

NET LETTABLE AREA

51

CAR SPACES

CBD

LOCATION

CITY EXCHANGE

426 King Street, Newcastle

PROJECT PROFILE

Situated in a high profile location the City Exchange enjoys frontages to the CBD's two main thoroughfares, Hunter Street and King Street and combines two buildings with a mixture of secure on-grade and basement parking

The City Exchange is set to undergo an external refurbishment in 2018. Once complete the façade will feature a three dimensional boat and wake, designed by international award-winning architect THERE Architects. This will be complemented by additional external public art as well as foyer and courtyard upgrades.

A Development Application for 25 apartments was lodged in early 2018 to be constructed atop the office complex. The apartments have been designed by award-winning Newcastle Architects CKDS. With the growth, additional parking needs are being met by way of car parking stackers.

The property is part of the 'City Exchange' complex that won the Urban Taskforce Australia 'Development Excellence Award for Adaptive Re-use 2011'.





TELSTRA CIVIC

317 Hunter Street, Newcastle

PROJECT PROFILE

The Telstra Civic building is a 6 storey landmark building in the heart of Newcastle's business and Civic precinct. With 6,809 square meters of lettable area on large floor plates the building is home to Telstra Corporation, the Department of Public Prosecutions (NSW State Government) and McCloy Group head office.

The highly visible location is close to all the conveniences of Darby Street, Honeysuckle, the Civic precinct and the new Justice precinct. In 2017 the building underwent a refurbishment including environmental upgrades to the lighting and HVAC systems, additional amenities including End of Trip facilities and an upgraded lift lobby. 2018 saw a sculpture garden incorporated into the Darby Street exterior, activating the space with public seating and an area allocated for a food and beverage outlet.

At the rear of the building is multi-level secure parking with direct access to each floor.

AT A GLANCE

4

TENANTS

6,809m²

NET LETTABLE AREA

102

CAR SPACES

CBD

LOCATION



NEWCASTLE CBD

- | | |
|--|------------------------------|
| 1 Hunter Water | 10 Civic Theatre |
| 2 Wests City | 11 City Hall |
| 3 CITY EXCHANGE | 12 Law Courts |
| 4 King Street car parking | 13 Newcastle Regional Museum |
| 5 Honeysuckle Recreation Area | 14 Crown Plaza |
| 6 Honeysuckle Hotel | 15 TELSTRA CIVIC |
| 7 Harbourview Parking Station | 16 Darby Street |
| 8 University of Newcastle – New Space | 17 Civic Park |
| 9 University of Newcastle – Future Development | 18 The Lucky Hotel |
- Future Light Rail Route

**RETIREMENT
LIVING**



PRINCIPLE LIVING

The McCloy & Stevens Groups have partnered to form a new joint venture entity to own, develop and operate both horizontal (villas) and vertical (apartments) retirement villages, providing a premium lifestyle offering for seniors.

Our mission is to achieve excellence through quality and innovation. It's the uncompromising quality of our approach that make our villages stand out from the rest. Careful and well planned villages is part of our philosophy. Successful operation and management leads to happy and healthy residents which is core to our retirement projects.

Principle Living is focused on creating retirement villages that foster integration with the wider community. Our approach and values are aligned with ageing-in-place initiatives of the Australian government with a focus on providing fit-for-purpose housing, onsite care capabilities, a sense of community and respect for ageing Australians.



PROJECT	LOCATION	VALUE(m)	VILLAS	STATUS	AVAILABLE
Heritage Parc	Rutherford	\$42	99	Development Application	H2, FY19
The Bower	Medowie	\$45	100	Development Application	H2, FY19
Thornton North	Thornton North	\$75	157	Development Application	H2, FY19
The Vintage	Pokolbin	\$50	138	Concept Design	H1, FY20

THE BOWER

Medowie Road, Medowie

The Bower, Medowie is proposed to home one of the first Principle Living Retirement Villages. It will be set amongst the 480 lot subdivision and home 100 retirement living villas. The proposal is currently a development application before Port Stephen's Council. When complete the retirement living development will have a value of \$45 million.



HERITAGE PARC

Racecourse Road, Rutherford

Heritage Parc was identified as the perfect location for a Principle Living community. Its design to retain 50% of the land as parks and open space, provided a retirement living opportunity to be surrounded by nature and open space. The development application for 99 villas is before Maitland Council, once complete the project will have a value of \$42 million.



THORNTON



Raymond Terrace Road, Thornton

The Thornton North site owned by McCloy Group serves as the perfect place for a Principle Living community, located just 10 minutes from Maitland and 5 minutes from Stockland Greenhills. This will be the largest development, boasting 157 villas, its development application is too before Maitland Council. Upon completion its value will be \$75 million.

THE VINTAGE



Vintage Drive, Rothbury

The Principle Living partnership between McCloy and Stevens Groups will see The Vintage, Pokolbin home one of the Retirement Living Facilities. Set in a premium golf resort location this village will home 138 villas and have a value of \$50 million. This project is in the concept design phase, with a Development Application to be lodged in the near future.

INDUSTRY RECOGNITION

2018

Lake Macquarie Business Excellence Awards

Finalist, Contribution to the Region

2016

Property Council Innovation & Excellence Awards

Finalist, Residential Development
Project: Heritage Parc

Property Council Innovation & Excellence Awards

Finalist, Heritage Development
Project: The Lucky Hotel

Property Council Innovation & Excellence Awards

Finalist, Tourism & Leisure
Project: The Lucky Hotel

2015

AHA Awards For Excellence

Winner, Best Redeveloped Hotel (Country)
Project: The Lucky Hotel

AHA Awards For Excellence

Winner, Best Redeveloped Hotel (Country)
Project: The Lucky Hotel

AHA Awards For Excellence

Winner, Best Pub-Style Accommodation (Deluxe)
Project: The Lucky Hotel

UDIA Awards For Excellence

Finalist, Retail/Commercial Development
Project: The Lucky Hotel

2014

UDIA Awards For Excellence

Winner, Residential Development
Project: Heritage Parc

2012

Urban Taskforce Awards for Excellence

Winner, National Masterplanned Communities
Project: Northlakes Estate

2011

Urban Taskforce Awards for Excellence

Winner, Development Excellence For Adaptive Re-Use
Project: City Exchange



RESIDENTIAL
COMMUNITIES

Masterplanned
for Living



RESIDENTIAL
COMMUNITIES



Masterplanned
for Living

COMMUNITY SUPPORT

At McCloy Group, we are proud of our long association with various charitable organisations in the Hunter region. As Newcastle has grown, so have we, sharing our humble beginnings with many of the people and organisations we have worked with.

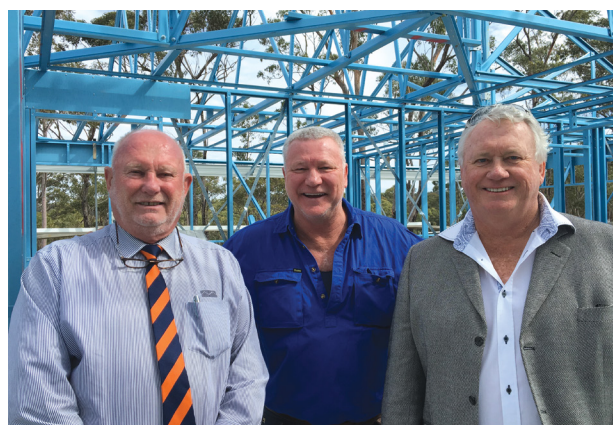
We believe it is important to give back to the community that supports us.



McCloy Group Chairman, Jeff McCloy has shown strong continued support for various charities and organisations both locally, nationally and internationally. 2017 saw an expansion on his involvement with the University of Newcastle as the McCloy Group entered into a 3-year sponsorship program with the UON Rugby Union club. The McCloy Group are also key sponsors of local Belmont team, Lakes United. In 2016, Jeff was a primary donor of the Children's Cancer Institute, when he donated land at Billy's Lookout to the Build for a Cure project. This was a major fundraising initiative in which a house was built from the ground up in 21 days. Every aspect of the land and home was donated and each dollar was put towards lifesaving research for children with cancer. The final bid sold at \$662,000, in total over \$700,000 was raised for the Children's Cancer Institute. We're excited to be a part of this project again in 2018, at The Bower, Medowie.

In 2015, Jeff kick started the Salvation Army's Vanuatu Disaster Appeal with a \$1 million donation to help repair the devastation caused to the nearby island nation by Cyclone Pam. In 2011, he also donated \$1 million to the Salvation Army's Red Shield Appeal.

In 2009, Jeff was one of five graduates from University of Newcastle honoured by their peers with a prestigious alumni award for their inspiring achievements. Jeff was awarded the inaugural Alumni Award for Leadership (Regional) for his contribution to property development and infrastructure in the Hunter region. A significant supporter of research at the University, Jeff was the first Chair of the University of Newcastle Foundation. He was pivotal in establishing the University Foundation Scholarship scheme and active in developing sporting partnerships and facilities for the University. He has held a number of community positions including committee member of the Salvation Army Red Shield Appeal (Hunter), Patron of the



Bill McDonald, Scott Cam and Jeff McCloy at Build for a Cure, 2016, Billy's Lookout, Teralba.

Redhead Surf Life Saving Club and member of the Newcastle Knights Player Retention Committee.

In the same year, Jeff was presented with the City of Newcastle medal in honour of distinguished service to Newcastle and its citizens. Jeff was recognised as an outspoken advocate for bringing development and prosperity to the city. His generous monetary donations, and guidance and support of charities, education and welfare groups, medical research, sports teams and clubs were recognised.

Jeff also received the honour of Hunter Business Person of the Year in 2008 for his contribution to business in the Hunter region.

Other organisations McCloy Group has supported include the Neonatal Intensive Care Unit (NICU) at John Hunter Hospital, Autism Spectrum Australia, Oz Harvest, National Breast Cancer Foundation, Immune Deficiencies Foundation of Australia, MS Australia and the Royal Institute for Deaf and Blind Children and Redhead Surf Life Savers. McCloy Group also made a donation to the Newcastle Art Gallery Foundation for the Public Art Partnerships program.



At a grassroots level, in the communities in which our residential communities are based, we are involved in many local clubs and groups from schools to sporting clubs and other local fundraisers.

JEFF MCCLOY | CHAIRMAN





McCLOYGROUP

HEAD OFFICE

Suite 2, Ground Floor

317 Hunter Street, Newcastle, NSW 2300 Australia

PO Box 2214, Dangar, NSW 2309 Australia

PHONE +61 2 4945 7500

FAX +61 2 4929 6472

EMAIL admin@mccloygroup.com.au

mccloygroup.com.au

BILLY'S LOOKOUT, TERALBA

Disclaimer: All plans and statistics are in accordance with approved D.A. and correct at time of print, they are subject to change

MCGV10818