



2020/21  
PORTFOLIO





BILLY'S LOOKOUT, TERALBA

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

# GROUP SNAPSHOT



**24** OUR TEAM



**RESIDENTIAL COMMUNITIES**  
**13** RELEASED TO MARKET **5** PIPELINE



**EMPLOYMENT CENTRES**  
**5** RELEASED TO MARKET **2** PIPELINE

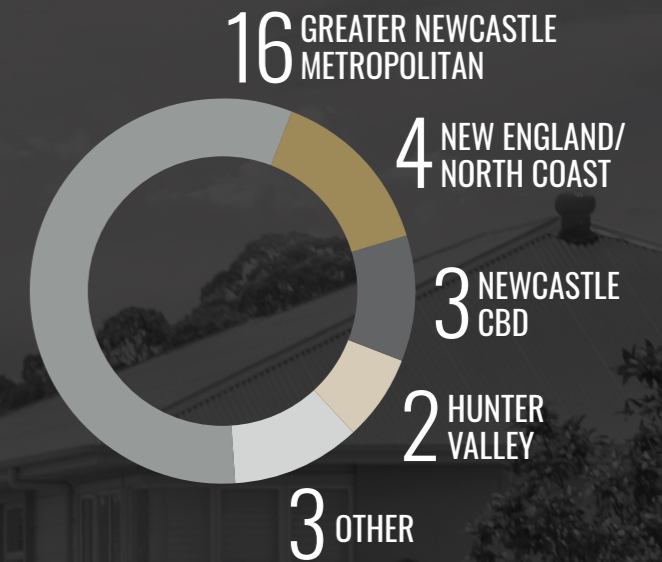


**RETIREMENT LIVING COMMUNITIES**  
**1** RELEASED TO MARKET **2** PIPELINE

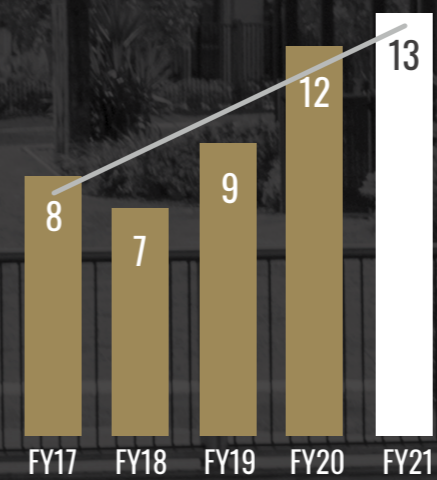
PORTFOLIO SECTOR BY PROJECT



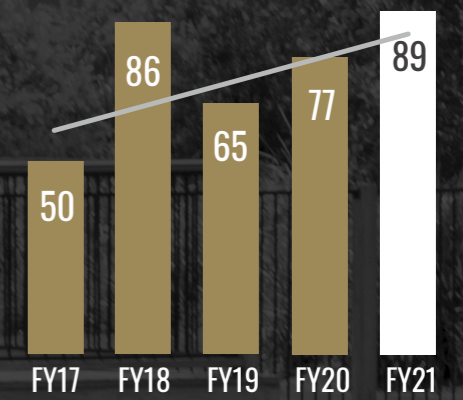
PORTFOLIO LOCATION BY PROJECT



RESIDENTIAL COMMUNITIES RELEASED TO MARKET



PORTFOLIO REVENUE BY YEAR



# OUR STORY

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## Building is in the McCloy blood.

Francis McCloy was a builder who “reared eight 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, redeveloping and managing employment centres;
- Owning, developing and operating state-of-the-art retirement living villages.



# ABOUT US



HERITAGE PARC, RUTHERFORD

## OUR PROCESS

Our team is at the centre of everything we do; on every aspect of every project. We acquire, deliver and manage residential communities, commercial office 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 construction superintendency
- Contract administration, legal counsel and conveyancing
- Sales, marketing and customer relationship management
- Cost control, financial reporting and management reporting

# COMMUNITY ENGAGEMENT

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 is core to our group. We believe it is important to give back to the community that has supported us.

McCloy Group Chairman, Jeff McCloy has shown strong continued support for various charities and organisations both locally, nationally and internationally. Through the work of McCloy Group, Jeff has been recognised within the community with accolades spanning

from City of Newcastle award, Hunter Business Person of the Year, Alumni Awards, to foundation Chairman, committee member and Patron of various charity organisations and sports committees.

Other organisations McCloy Group has supported over the years 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 the grass roots level McCloy Communities are actively involved in their own region for support and sponsorship.



THE HOUSE THAT DROUGHT BUILT IN LAMPADA, TAMWORTH

## 2021

- > PCYC Charity Build for reengaging local youth

## 2020

- > The House that Drought Built
- > Lakes United Major Sponsor
- > UON Rugby Major Sponsor
- > Trisha's House for crisis accommodation for women's refuge
- > Evolution Charity Cup for the Mark Hughes Foundation
- > Adamstown Rosebuds Football
- > Public Art: Cuddles, Eastwood
- > Public Art: Kangaroo Man, Brush Creek
- > Public Art: Bronze Bull, Hereford Hill

## 2019

- > Lakes United Major Sponsor
- > UON Rugby Major Sponsor
- > KO Surf Classic for Calvary Mater Hospital
- > Evolution Charity Cup for the Mark Hughes Foundation
- > Angels Australia
- > Westpac Rescue Helicopter
- > Ronald McDonald House
- > Newcastle Art Space
- > Public Art: Reel Big Fish, Heritage Parc
- > Public Art: Bower Bird, The Bower

## 2018

- > Lakes United Major Sponsor
- > UON Rugby Major Sponsor
- > Build for a Cure, The Bower
- > Hunter Aspect School
- > Rural Aid, hay relief for Tamworth Farmers
- > Evolution Charity Cup for the Mark Hughes Foundation
- > Opera Foundation
- > Samaritans Foundation
- > Public Art: The Message, Heritage Parc
- > Public Art: Signed, The Bower

## 2017

- > Lakes United Major Sponsor
- > UON Rugby Major Sponsor
- > Ninja Warrior an obstacle course raising funds for 'Our Backyard – Car to Home'
- > Terrigal Rugby Club
- > Soul Cafe
- > Public Art: Anchor, Billy's Lookout
- > Public Art: Out on a Limb, The Bower
- > Public Art: I'm Leafing, The Bower

## 2016 and prior

- > Build for a Cure, Billy's Lookout
- > Salvation Army Vanuatu Disaster Appeal
- > Salvation Army Red Shield Appeal
- > Public Art



# PUBLIC ART

Carefully selected public art installations are a prominent aspect within all McCloy communities.

Viewed as a key element of any community's cultural foundation, public art is something that's long been important to McCloy Group and our Chairman who notes "It's truly an uncompromising quality that makes our award-winning communities stand apart from the rest."

"We want to ensure McCloy Communities are more than just somewhere to build, so each community is individually masterplanned to enhance public open space and the enjoyment of those who live there. The public art throughout McCloy Communities is an ever growing credit to this," explains Jeff McCloy.

Visit any of the McCloy Communities and you'll be greeted by statement entry features and installations that resonate with the community in which they live. Billy's Lookout in the lakeside town of Teralba is home to an abundance of art all tributed to the lakeside lifestyle. From a boastful cockatoo, two giant pelicans and nautical displays which include pieces titled 'Fish' and 'Anchor', the art demonstrates Billy's Lookout's relaxed lifestyle - where the sea meets the bush.

Likewise at The Bower Medowie you'll find a creative display of Australian wildlife from bower birds to koalas and large kangaroos, the pieces are incorporated into the playground for enjoyment of adults and children alike.

"The incorporation of statement art pieces has given the community even more to be proud of, our daughter absolutely loves the large koala and kangaroo sculptures in the park," says the Sharp family, residents at The Bower.

See the art dedications for yourself and the sense of community they install in McCloy Communities.



We want to ensure McCloy Communities are more than just somewhere to build, so each community is individually masterplanned to enhance public open space and the enjoyment of those who live there.

JEFF MCCLOY | CHAIRMAN



# OUR TEAM



Our team provide a formidable skill set to deliver projects from start to finish

JEFF MCCLOY | CHAIRMAN



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 Director, 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.



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 18 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.



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 and New England 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).



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.



RYLAN GIBSON | DEVELOPMENT OFFICER

Rylan has a broad range of experience having worked on residential and commercial construction sites as a sub foreman as well as government housing initiatives. He is qualified with a Bachelor of Civil Engineering, from the University of Newcastle and assists the Project Directors on residential communities and commercial property projects.



BRYSON COX | DEVELOPMENT OFFICER

Bryson comes to McCloy Group currently undertaking his 4th and final year of a Bachelor of Honours in Construction Management at the University of Newcastle. His previous experience in multi-storey residential projects throughout the Hunter and Central Coast has given him a strong grounding to assist Project Directors across both our residential communities and employment centres divisions.



CHRISTIAN SOUTHWARD | FINANCE & IT MANAGER

Christian's experience spans many roles in the finance and IT sector from Financial Controller to Senior Business Analyst. He brings over 15 years' experience to the team and is core to the Group's finance and IT backbone. Christian is qualified with his Bachelor of Commerce and a Masters of Information Technology from the University of Newcastle, has completed his CPA and is currently working towards a Masters of Business Administration at UON.



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.



JADE CURREY | SENIOR ACCOUNTANT

Jade is a CPA-accredited and qualified with a Bachelor of Management (Accounting) from the University of Newcastle. Jade's background as a tax accountant has given her a solid foundation for her key role in the Group's finance area.



**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 book keeping and information technology.



**JUDITH WALKOM** | ACCOUNTS CLERK

After successfully running her own business for many years and working as a book keeper, Judith joined McCloy Group as Accounts Clerk. She is responsible for managing the accounts receivable function of the business. Judith is qualified with a Certificate IV in Book Keeping.



**HAYLEY EVANS** | EXECUTIVE ASSISTANT

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



**RACHAEL SCOTT** | EXECUTIVE ASSISTANT

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



**KATE DARWEN** | RECEPTION & ACCOUNTS CLERK

Kate has over 20 years experience in accounts and administration across property development and real estate sectors, giving her a solid foundation for her key role in the Group's finance area. Her knowledge in office management, book keeping and accounts payable makes her an essential part of front of house management.



**JENNIFER MORONEY** | LAND SALES CONSULTANT

Jennifer is a proven real estate professional with a track record of going the extra mile for future residents. She has been with the McCloy Group since 2015 and specialises in land sales within the Maitland area. With a prior background as a business owner and extensive administration experience she brings a formidable approach to McCloy Group sales.



**BRIAN POBJE** | LAND SALES CONSULTANT

Brian is an integral part of the McCloy Group sales team with experience in the real estate industry spanning over 20 years. He is both a licenced real estate agent and has completed a Diploma of Business. Having owned his own real estate company, sold off the plan and developed properties as well as a history in Project Home sales and retirement living Brian's knowledge of the industry is as asset to the group.



**ERIN SHARP** | LAND SALES CONSULTANT

Erin is a licenced Real Estate Agent and Auctioneer with extensive experience in the industry. She possesses a relentless work ethic and strong builder knowledge to ensure purchasers are easily guided through the purchase process. Erin specialised in sales within Port Stephens and has a history working internationally in the Property Management sector and large scale commercial buildings.



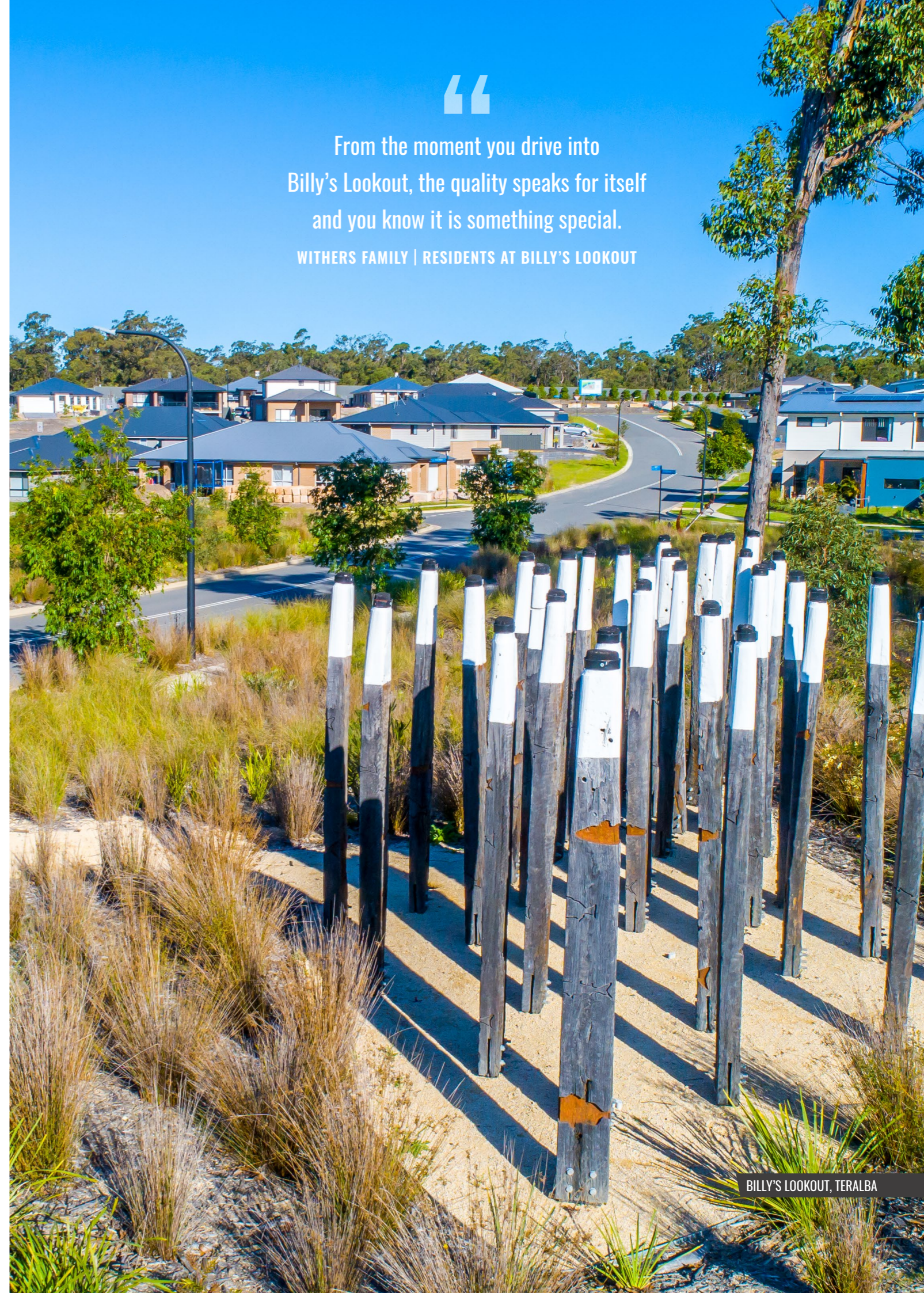
**FRANK FRASCA** | LAND SALES CONSULTANT

Having worked in sales roles for over 50 years and successfully run his own business for 40 years Frank is an asset to the McCloy Group sales team. He is responsible for residential land sales in Raymond Terrace, and is well versed in real estate across the Hunter and Port Stephens regions.



From the moment you drive into Billy's Lookout, the quality speaks for itself and you know it is something special.

WITHERS FAMILY | RESIDENTS AT BILLY'S LOOKOUT



BILLY'S LOOKOUT, TERALBA

# OUR PARTNERS

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 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 at Radcliffe, Wyee and Regrowth, Kurri Kurri
- Stevens Group and Mann Group in Principle Living

We understand that every partnership is individual, so our approach is tailored to meet our partner's requirements on each and every project. Make us your development partner and reap the rewards!



**CAROL MOXEY**  
Potter's Lane,  
Raymond Terrace

“ McCloy Group proposed a Joint Venture which enabled me to retain ownership of the land whilst bringing in their expertise to manage the project. Since entering into the Joint Venture in April 2015 the McCloy Group have dealt with the construction agreements, council legislation and other negotiations to make Potter's Lane run smoothly.

Over the past four years the McCloy Group have kept me thoroughly informed with regular visits by the Project Director to provide ongoing updates as well as meetings for financial, sales and outcome reviews.



**MIKE NESBITT**  
Lampada, Tamworth

“ From the onset, this project has been very positive with the McCloy Group being extremely respectful of our desire to be actively involved.

The level of professionalism and attention to detail that McCloy's provide is second to none. The high standard of all their subdivisions sets their land apart from its competitors and we have enjoyed very open and honest communication with all McCloy Group team members.



**JOHN STEVENS  
STEVENS GROUP**  
Principle Living  
Radcliffe, Wyee &  
Regrowth, Kurri Kurri

“ We have always known the McCloy Group as industry leaders who have set residential standards within the real estate industry. Both Stevens and McCloy's, in their own rights, have been multi-awarded developers within the residential, construction and retirement industries. We both have a vision for excellence.

The new partnership was a very logical progression where experience and passionate companies, with similar ideals, could come together to combine our expertise in order to create the very best projects possible across our industry.



**RICHARD &  
RHONDA DREW**  
Aquila, Bonnells Bay

“ As our joint project comes to a successful conclusion, we would like to express our appreciation of the spirit of McCloy's involvement and of the manner in which the McCloy Group conducted the venture.

We found the joint venture model of this project ideal, and the combination your company's project development and management skills with our land asset delivered a mutually beneficial result, which was above our initial expectations.



**BRIAN FISHER &  
NORM LYONS**  
Brush Creek,  
Edgeworth

“ When we were approached by the McCloy Group to consider entering into a joint venture to develop our land, we were aware of their reputation for delivering a very good outcome and their development management agreement proposal was very attractive to us.

The joint venture allowed our family to retain ownership of the land while the McCloy Group managed the operational and financial aspects of the development & the team have kept us informed on all aspects. The complete McCloy subdivision that adjoins our land is of a very high standard with the art work at the entrance to "Brush Creek" being a highlight.

# BRAND AMBASSADOR



As a home-grown Hunter based business it was fitting to collaborate with Hunter football legend Mitchell Pearce as a Brand Ambassador for our residential communities.

Mitchell Pearce whilst relatively new to the Hunter has earned his stripes amongst the community from the onset. He has an eager approach to Novocastrian culture, community and traditions as well as helping to drive awareness of charity causes such as the 2018 Build for a Cure at The Bower Medowie.

He is an Australian professional rugby league footballer and 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.

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!



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 | BRAND AMBASSADOR

A handwritten signature of Mitchell Pearce in black ink.

# PROPERTY PORTFOLIO

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REGROWTH, KURRI KURRI

## PORTFOLIO SECTORS

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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.



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

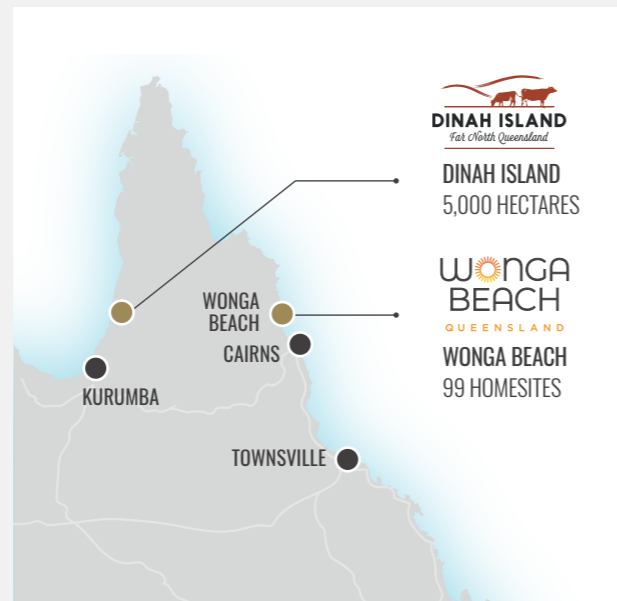


McCloy Group is a partner in Principle Living who own, develop and operate state-of-the-art retirement living facilities. We develop unique and innovative concepts to produce lifestyle offerings that are leaders in their fields.

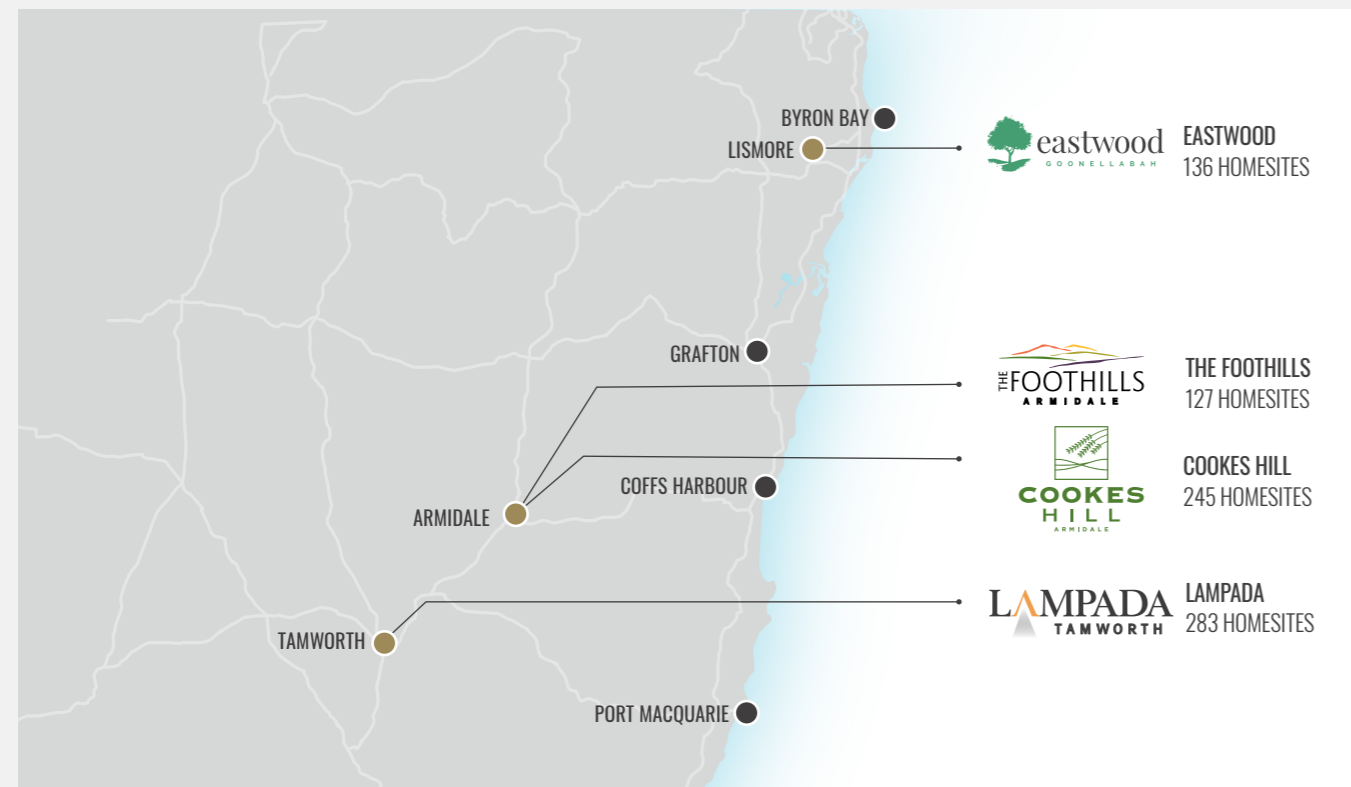
## PORTFOLIO MAPS



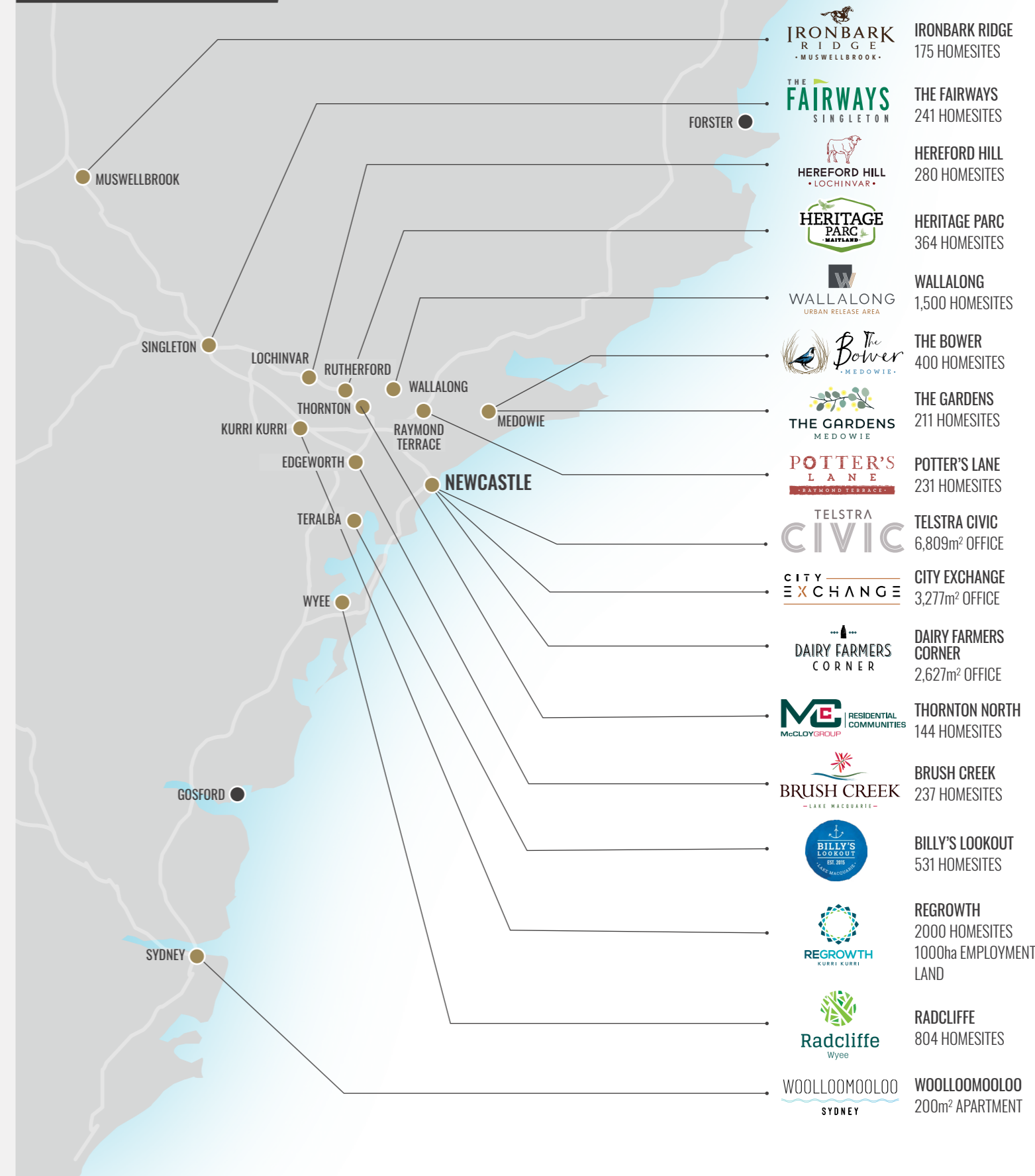
### FAR NORTH QUEENSLAND



### NEW ENGLAND/NORTH COAST, NSW



### HUNTER VALLEY, NSW



## FY21 PERFORMANCE HIGHLIGHTS

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

### AQUISITIONS

FY20 saw the Group replenish its development pipeline in each of its core divisions.

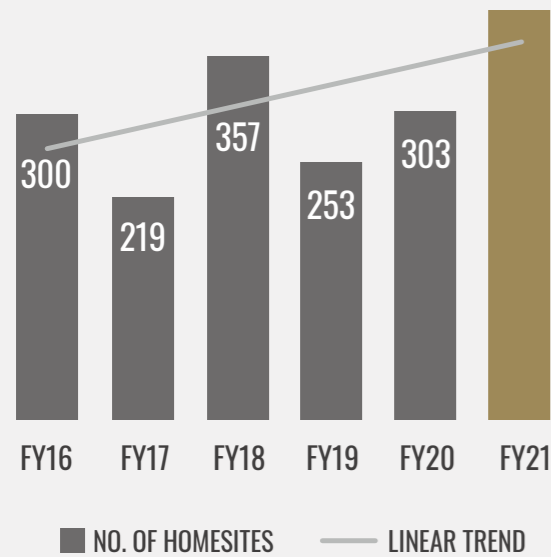
**2,070** HOMESITES  
RESIDENTIAL COMMUNITIES

**160**ha  
EMPLOYMENT CENTRES

**139** VILLAS  
RETIREMENT LIVING

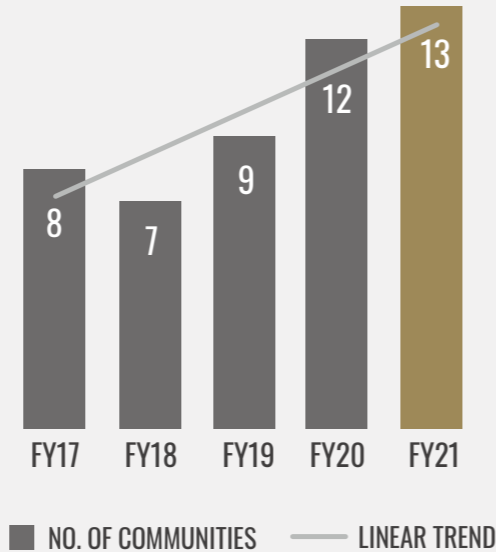
### RESIDENTIAL COMMUNITIES LOT SALES

Our residential communities show strong year by year sales, with a clear trend displaying an increasing number of homesites expected to sell in the FY21 year.



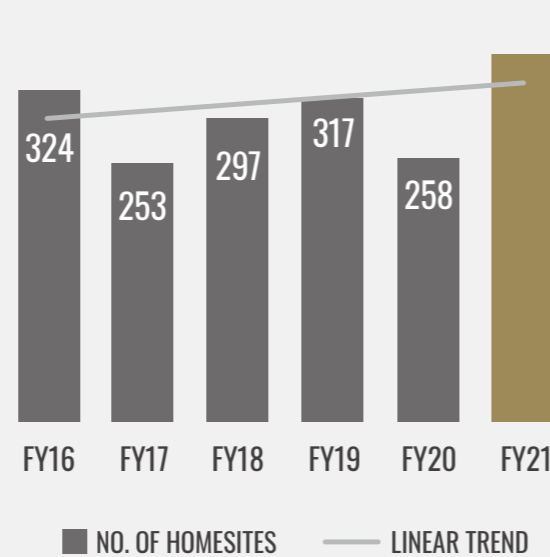
### RESIDENTIAL COMMUNITIES RELEASED TO MARKET

Our number of residential communities released to market has grown year on year, with the FY21 forecast showing a continuation of the growth pattern.



### RESIDENTIAL COMMUNITIES LOTS DELIVERED

Year on year we continue to bring more housing opportunities to the market, allowing a steady land registration program.



## PROJECT PIPELINE

| PROJECT                              | UNSOLD       | PRE | FY21 | FY22 | FY23 | FY24 | FY25 | POST |
|--------------------------------------|--------------|-----|------|------|------|------|------|------|
| <b>RESIDENTIAL COMMUNITIES</b>       |              |     |      |      |      |      |      |      |
| Billy's Lookout, Teralba             | 97           |     |      |      |      |      |      |      |
| Brush Creek (P2), Edgeworth*         | 149          |     |      |      |      |      |      |      |
| Cookes Hill, Armidale                | 235          |     |      |      |      |      |      |      |
| Eastwood, Lismore                    | 116          |     |      |      |      |      |      |      |
| Hereford Hill, Lochinvar             | 268          |     |      |      |      |      |      |      |
| Heritage Parc, Rutherford            | 74           |     |      |      |      |      |      |      |
| Ironbark Ridge, Muswellbrook*        | 73           |     |      |      |      |      |      |      |
| Lampada, Tamworth #                  | 57           |     |      |      |      |      |      |      |
| Potter's Lane, Raymond Terrace*      | 100          |     |      |      |      |      |      |      |
| Radcliffe, Wyee*#                    | 661          |     |      |      |      |      |      |      |
| Regrowth, Kurri Kurri (in excess of) | 2,000        |     |      |      |      |      |      |      |
| The Bower, Medowie                   | 183          |     |      |      |      |      |      |      |
| The Fairways, Singleton*             | 249          |     |      |      |      |      |      |      |
| The Foothills, Armidale              | 10           |     |      |      |      |      |      |      |
| The Gardens, Medowie                 | 211          |     |      |      |      |      |      |      |
| Thornton North                       | 144          |     |      |      |      |      |      |      |
| Wallalong                            | 1,500        |     |      |      |      |      |      |      |
| Wonga Beach                          | 99           |     |      |      |      |      |      |      |
| <b>SUBTOTAL</b>                      | <b>6,226</b> |     |      |      |      |      |      |      |
| <b>EMPLOYMENT CENTRES</b>            |              |     |      |      |      |      |      |      |
| City Exchange, Newcastle West        | N/A          |     |      |      |      |      |      |      |
| Dairy Farmers Corner, Newcastle West | N/A          |     |      |      |      |      |      |      |
| Dinah Island, Far Nth Qld            | N/A          |     |      |      |      |      |      |      |
| Regrowth, Kurri                      | N/A          |     |      |      |      |      |      |      |
| Telstra Civic, Newcastle             | N/A          |     |      |      |      |      |      |      |
| Woolloomooloo, Sydney                | N/A          |     |      |      |      |      |      |      |
| <b>RETIREMENT LIVING</b>             |              |     |      |      |      |      |      |      |
| Blueheath, Medowie #                 | 110          |     |      |      |      |      |      |      |
| Stonybrook, Rutherford #             | 146          |     |      |      |      |      |      |      |
| Vina, Pokolbin #                     | 138          |     |      |      |      |      |      |      |
| <b>SUBTOTAL</b>                      | <b>394</b>   |     |      |      |      |      |      |      |
| <b>TOTAL</b>                         | <b>6,620</b> |     |      |      |      |      |      |      |

\* Development Management Agreement (DMA)  
# Joint Venture (JV)



# RESIDENTIAL COMMUNITIES

Spanning over six decades of experience the McCloy Group is known for our award-winning masterplanned residential communities.

We have 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.





# BILLY'S LOOKOUT

Pitt Street, Teralba | [billyslookout.com.au](http://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 531 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.



\$65m

PUBLIC INFRASTRUCTURE

70ha

TOTAL LAND AREA

531

HOMESITES

2015

YEAR ESTABLISHED



# BRUSH CREEK

Transfield Avenue, Edgeworth | [brushcreek.com.au](http://brushcreek.com.au)

## PROJECT PROFILE

First launched in 2018 the 21 hectare parcel of pristine land is situated in the suburban area of Edgeworth and offers 237 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.



\$20m

PUBLIC INFRASTRUCTURE

21ha

TOTAL LAND AREA

237

HOMESITES

2018

YEAR ESTABLISHED





# COOKES HILL

Cookes Road, Armidale | [cookeshill.com.au](http://cookeshill.com.au)

## PROJECT PROFILE

Cookes Hill, Armidale launched in March of 2018 and was well received by the New England community with 50% of stage 1 sold on release day. The community offers purchasers a picturesque lifestyle in a convenient city fringe location, just 2km out of Armidale, where future residents will enjoy superb elevated views over the city centre. With 245 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 range in size from approximately 570 to 5,000 square meters. The community's 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.



\$15m

PUBLIC INFRASTRUCTURE

45ha

TOTAL LAND AREA

245

HOMESITES

2019

YEAR ESTABLISHED



The McCloy Group are not just selling land, they are building a real community.

SHARON BREThERTON | MCCLOY COMMUNITIES RESIDENT



COOKES HILL, ARMIDALE



# EASTWOOD

Invercauld Road, Lismore | [eastwoodliving.com.au](http://eastwoodliving.com.au)

## PROJECT PROFILE

Eastwood is one of McCloy Group's newest residential communities, and our first in Lismore. Launching in 2019, Eastwood brings a family friendly community offering to the area. It features mature street trees, quality streetscapes and statements public art pieces both at the entry and throughout the wider community. In total Eastwood will home 136 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.



\$6.5m

PUBLIC INFRASTRUCTURE

21ha

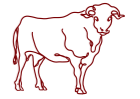
TOTAL LAND AREA

136

HOMESITES

2019

YEAR ESTABLISHED



HEREFORD HILL  
• LOCHINVAR •

# HEREFORD HILL

New England Highway, Lochinvar | [hereford-hill.com.au](http://hereford-hill.com.au)

## 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 280 new homesites created in the local community, proposed to range in size from 460 square meters to 1,350 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.



\$35m

PUBLIC INFRASTRUCTURE

25ha

TOTAL LAND AREA

280

HOMESITES

2020

YEAR ESTABLISHED





# HERITAGE PARC

Racecourse Road, Rutherford | [heritageparc.com.au](http://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 364 homesite recreational subdivision promotes healthy living for all ages. Over half the community 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. We're proud to announce Principal Living has D.A approval of a Retirement Living establishment named Stonybrook which will be developed in precinct 3 during this Financial Year.



\$60m

PUBLIC INFRASTRUCTURE

102ha

TOTAL LAND AREA

364

HOMESITES

2013

YEAR ESTABLISHED



# IRONBARK RIDGE

Ironbark Road, Muswellbrook | [ironbarkliving.com.au](http://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.



\$19m

PUBLIC INFRASTRUCTURE

104ha

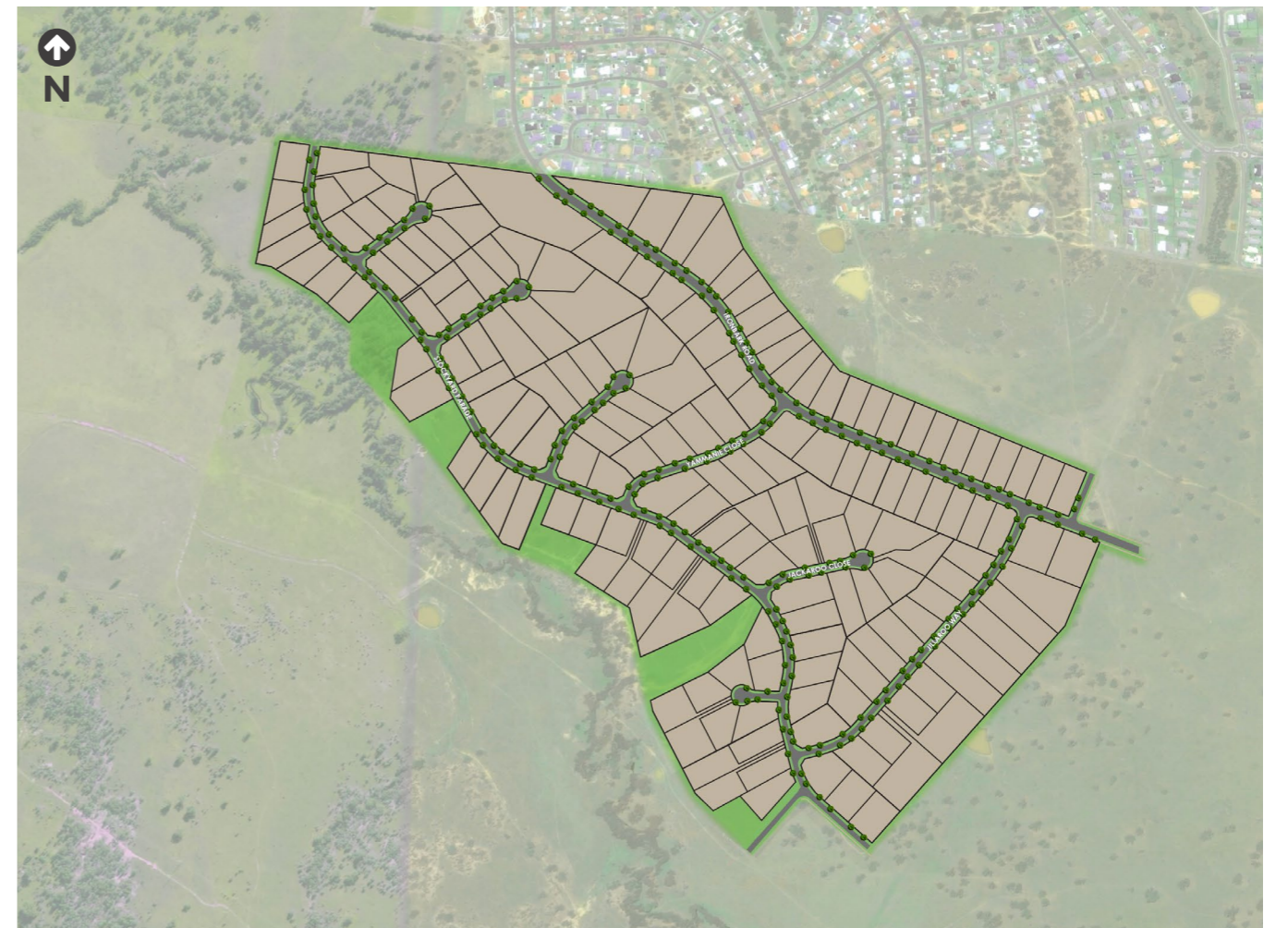
TOTAL LAND AREA

174

HOMESITES

2012

YEAR ESTABLISHED





# LAMPADA

Calala Lane, Tamworth | [lampada.com.au](http://lampada.com.au)



## 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 come ready to be connected to town water, sewerage and high speed internet via the NBN network.

\$19m

PUBLIC INFRASTRUCTURE

41ha

TOTAL LAND AREA

283

HOMESITES

2013

YEAR ESTABLISHED



“  
The McCloy Group have built a stunning community in Goonellabah that I know not only my family but everyone else who are now block owners can't wait to build and move in!

DAMEN FAMILY | RESIDENTS OF EASTWOOD



# POTTER'S LANE

Rees James Road, Raymond Terrace | [potters-lane.com.au](http://potters-lane.com.au)

## PROJECT PROFILE

Potter's Lane is a boutique 23 hectare residential community located off Rees James Road in Raymond Terrace and Joint Venture with the Moxey Family. First released in 2016 the charming new neighbourhood offers 231 homesites ranging in size from approximately 500 square meters to over 1300 square meters. The community'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.



\$24m

PUBLIC INFRASTRUCTURE

23ha

TOTAL LAND AREA

231

HOMESITES

2016

YEAR ESTABLISHED



**Radcliffe**  
Wyee

# RADCLIFFE

Hue Hue Road, Wyee | [radcliffewyee.com.au](http://radcliffewyee.com.au)

## 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. Its location also offers residents easy access to the nearby train station. When complete Radcliffe will offer 804 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.



\$110m

PUBLIC INFRASTRUCTURE

100ha

TOTAL LAND AREA

804

HOMESITES

2018

YEAR ESTABLISHED





# THE BOWER

Boundary Road, Medowie | [thebowermedowie.com.au](http://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 community offers 400 homesites currently ranging in size from 600 to over 5,000 square meters across 57 hectares. As a compliment to the beautiful forestry which encompasses The Bower, 70 hectares has been preserved as State Conservation Area and open space. A key focus has been to develop a community that is sympathetic to the surrounding area and complement the Medowie lifestyle. We're also looking forward to seeing the launch of Principle Living's Retirement Living, Blueheath onsite at the Bower in 2020.



\$55m

PUBLIC INFRASTRUCTURE

127ha

TOTAL LAND AREA

400

HOMESITES

2016

YEAR ESTABLISHED



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 beautiful, picturesque estate.

LONGUET FAMILY | RESIDENT AT THE BOWER

THE BOWER, MEDOWIE



# THE FOOTHILLS

Link Road, Armidale | [thefoothills.com.au](http://thefoothills.com.au)

## PROJECT PROFILE

The Foothills is a 19 hectare parcel of residential zoned land situated off the New England Highway in picturesque Armidale. First launched in 2014, The Foothills is at home 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.



|                                |                         |                  |                          |
|--------------------------------|-------------------------|------------------|--------------------------|
| \$10m<br>PUBLIC INFRASTRUCTURE | 19ha<br>TOTAL LAND AREA | 127<br>HOMESITES | 2014<br>YEAR ESTABLISHED |
|--------------------------------|-------------------------|------------------|--------------------------|



# THE GARDENS

Medowie Road, Medowie | [thegardensmedowie.com.au](http://thegardensmedowie.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 35 minute commute into Newcastle CBD. When complete this boutique new community will comprise of 211 homesites with an average size of 500m<sup>2</sup>. Much like The Bower, another McCloy Community nearby, it will have a focus on development to complement the existing natural surrounds. A statement entry feature was developed in line with the first land release and public art will continue to feature throughout the community. A key feature of this community is true to its name, future residents can expect manicured gardens and an abundance of Australian natives throughout the streetscapes.



|                                |                         |                  |                          |
|--------------------------------|-------------------------|------------------|--------------------------|
| \$25m<br>PUBLIC INFRASTRUCTURE | 21ha<br>TOTAL LAND AREA | 211<br>HOMESITES | 2020<br>YEAR ESTABLISHED |
|--------------------------------|-------------------------|------------------|--------------------------|





# REGROWTH, KURRI KURRI

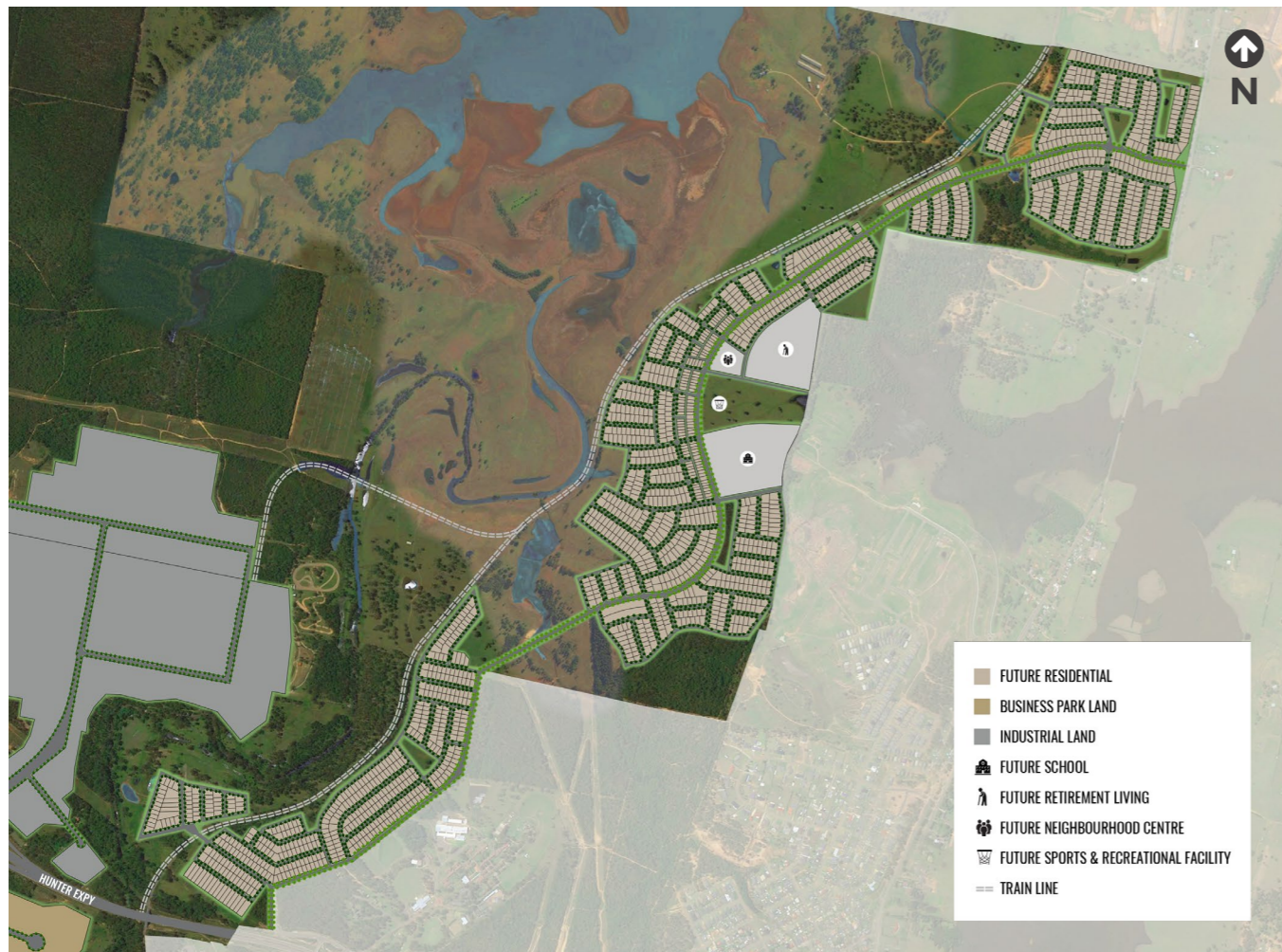
Hart Road and Dickson Street, Loxford | [regrowthkurri.com.au](http://regrowthkurri.com.au)

## PROJECT PROFILE

The Regrowth project spans 2000 ha and offers the opportunity to create a masterplanned, mixed use urban redevelopment. The site will see the positive incorporation of 1000 ha of environmental conservation land and over 2,000 new residential homesites. Other factors include environment remediation, industrial and business employment opportunities retirement living, childcare, education and recreational outcomes. Positioned in a strategic transport interchange location Regrowth and its future residents and businesses capitalise on the expanding logistics hub of the Hunter Valley. The area offers excellent connectivity to nearby centres of Kurri Kurri, Cessnock, East Maitland and Central Maitland with access to the Newcastle City Centre only 40 minutes away via the Hunter Express Way and the M1 Pacific Motor Way connection to Sydney.



|                                 |                            |                    |                          |
|---------------------------------|----------------------------|--------------------|--------------------------|
| \$240m<br>PUBLIC INFRASTRUCTURE | 2,000ha<br>TOTAL LAND AREA | 2,000<br>HOMESITES | 2022<br>YEAR ESTABLISHED |
|---------------------------------|----------------------------|--------------------|--------------------------|



# THE FAIRWAYS

Maison Dieu Road, Singleton | [thefairwaysestate.com.au](http://thefairwaysestate.com.au)

## 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 249 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 community will appeal to workers in the area looking to establish a home close to their employment.



|                                |                         |                  |                          |
|--------------------------------|-------------------------|------------------|--------------------------|
| \$26m<br>PUBLIC INFRASTRUCTURE | 40ha<br>TOTAL LAND AREA | 249<br>HOMESITES | 2021<br>YEAR ESTABLISHED |
|--------------------------------|-------------------------|------------------|--------------------------|





The incorporation of statement art pieces has given the community even more to be proud of.

SHARP FAMILY | MCLOY COMMUNITIES RESIDENTS



THE GARDENS, MEDOWIE

## THORNTON NORTH

Hausman Drive, Thornton North

[mccloygroup.com.au/residential/future-projects/](http://mccloygroup.com.au/residential/future-projects/)



### PROJECT PROFILE

Thornton North is a future residential community spanning 19 hectares within the Thornton North urban release area. When complete the project will consist of approximately 140 residential homesites. Its location is well positioned just 10 minutes from the Maitland CBD, 5 minutes from Stockland Greenhills Shopping Centre and 30 minutes to Newcastle CBD and beaches. When complete the new community will home 144 homesites and approximately 400 residents. Future owners can look forward to all the hallmarks of McCloy Communities including mature street trees, statement public art installations and a striking entry feature.



## WALLALONG

Clarence Town Road, Woodville

[mccloygroup.com.au/residential/future-projects/](http://mccloygroup.com.au/residential/future-projects/)



### PROJECT PROFILE

The Wallalong project is proposed to include a mix of environmental, rural, residential, commercial, education, 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 3,500 new homesites, which would alleviate significant pressure on land supply in the Lower Hunter. Over the life of the project, 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/](http://mccloygroup.com.au/residential/future-projects/)



### PROJECT PROFILE

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 2,000 and 4,000 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.





# EMPLOYMENT CENTRES

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Our diversified portfolio of employment assets holds more than 12,000m<sup>2</sup> of commercial space in the heart of Newcastle's CBD.

Whilst 2020 saw the group expand, acquiring 122 ha of industrial land and 37 ha of business park land in the Hunter region and a 5,000ha cattle farm in Far North Queensland.

Projects include the award-winning City Exchange as well as the iconic Telstra Civic Building and Dairy Farmers Corner. The 2019 acquisition of the old Hydro Aluminum smelter at Kurri Kurri has further expanded our profile in this space.

Past commercial projects include the development of the John Hunter Hospital, The Lucky Hotel, the Mattara Hotel, the Jewellstown Tavern and other buildings in Newcastle CBD such as Churchills building and other commercial office space in Hunter Street.



# NEWCASTLE CBD





# 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 home to the likes of SV Partners, Netko, Pegasus and Toshiba and underwent an internal refurbishment in 2019, with an external refurbishment also planned. 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 complementing the foyer and courtyard upgrades. The property is part of the 'City Exchange' complex that won the Urban Taskforce Australia 'Development Excellence Award for Adaptive Re-use 2011'.



3,277m<sup>2</sup>  
NET LETTABLE AREA

51  
CAR SPACES

10  
TENANTS

2.2  
W.A.L.E



# DAIRY FARMERS CORNER

924 Hunter Street, Newcastle West

## PROJECT PROFILE

The McCloy Group secured the property famously known as Dairy Farmers Corner in early 2019. The site is located in Newcastle West and spans 5,100m<sup>2</sup>. The property has 3 core spaces to be let and a Floor Space Ratio of 5:1 and a 74 meter frontage on Hunter Street. Its location nearby the Transport Interchange makes it a sought after gateway site for Newcastle. In the immediate the site will be used as commercial office space with future plans to modernise the area into a mixed use development. Offering a 90 meter or 30 story height limit the opportunity for growth of this site are plentiful. The McCloy Group does plan to retain the heritage elements of the site such as the 'milk bottle' a resonance with the sites historic use and name of Dairy Farmers Corner.



2,627m<sup>2</sup>  
NET LETTABLE AREA

50  
CAR SPACES

2  
TENANTS





# DINAH ISLAND

Far North Queensland

### PROJECT PROFILE

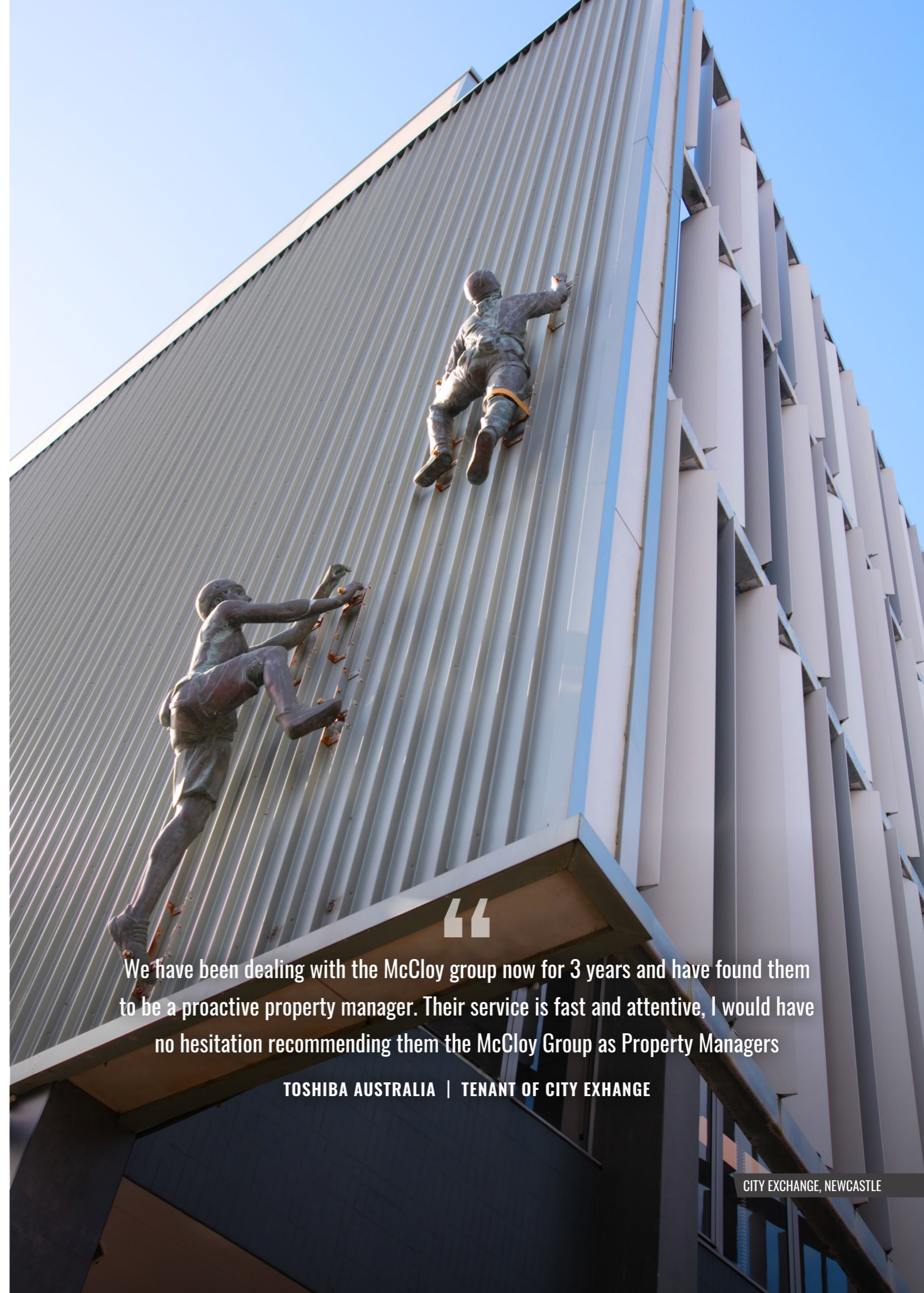
Dinah Island is at home in Far North Queensland, about 15km inland and engulfed by the Staaten River. Operating as a cattle station, the island spans 5,000 ha of serene Australian outback and offers country lifestyle experience. The unique parcel of land listed as a nature reserve has also become home to a variety of wildlife which thrive in the freshwater billabongs on the Island. A causeway bonds the land the land road with Dinah Island enabling the cattle farm to operate in and out of the property for wider supply.

Access is also available by air and water enabling multipurpose connections for supply to and from Dinah Island.



5,000ha  
TOTAL LAND AREA

500  
HEAD OF CATTLE



“  
We have been dealing with the McCloy group now for 3 years and have found them to be a proactive property manager. Their service is fast and attentive, I would have no hesitation recommending them the McCloy Group as Property Managers

TOSHIBA AUSTRALIA | TENANT OF CITY EXCHANGE

CITY EXCHANGE, NEWCASTLE

# TELSTRA CIVIC

## 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.



|  |                   |              |                |
|--|-------------------|--------------|----------------|
| 6,809m <sup>2</sup><br>NET LETTABLE AREA | 102<br>CAR SPACES | 8<br>TENANTS | 4.8<br>W.A.L.E |
|--|-------------------|--------------|----------------|



# WOOLLOOMOOLOO

9/10 Lincoln Crescent, Woolloomooloo

# WOOLLOOMOOLOO

SYDNEY

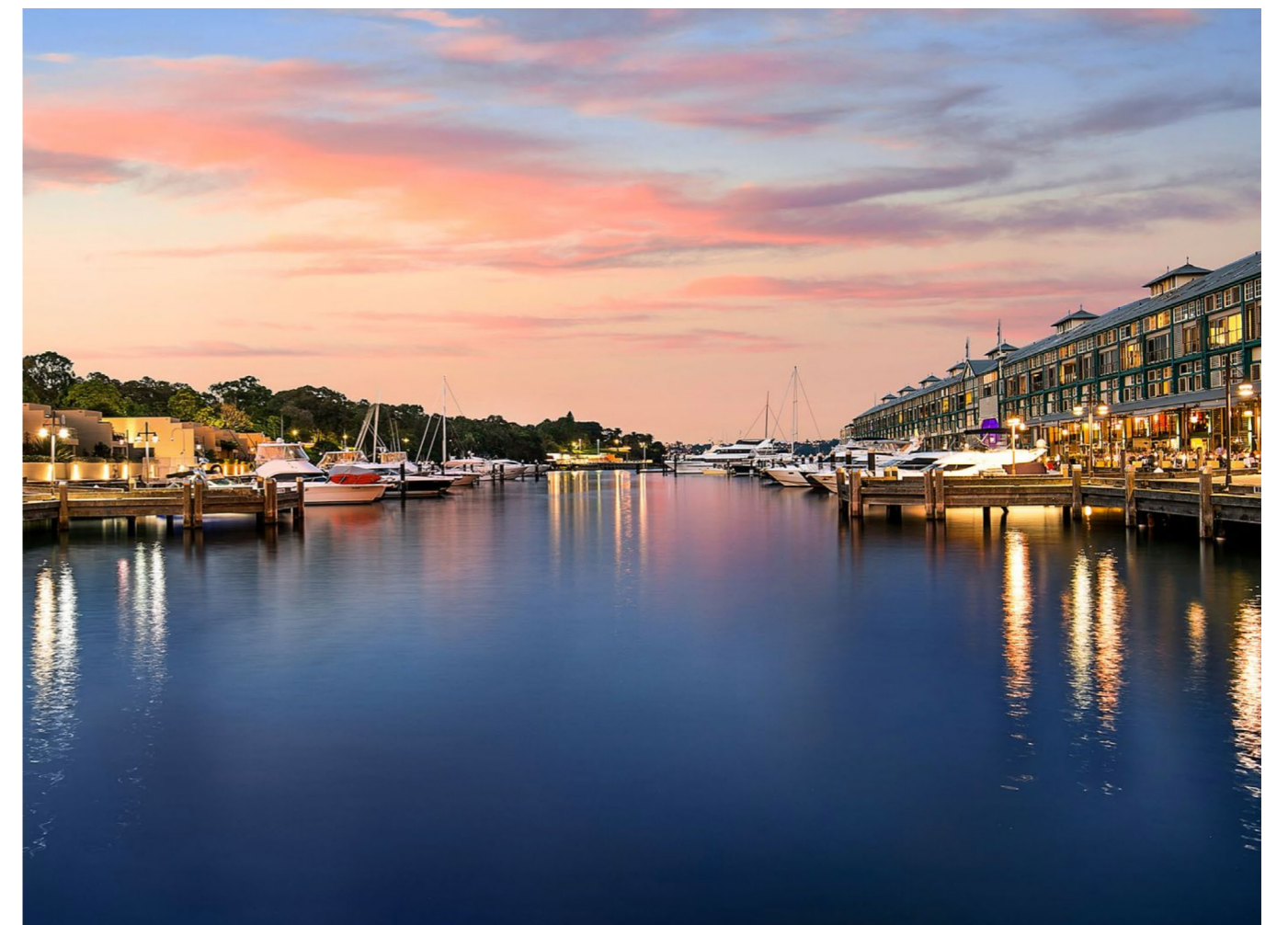
### PROJECT PROFILE

Location speaks for itself, this elegant residence is situated in Wharf Terrace, in one of Sydney's most impressive waterside neighbourhoods, Woolloomooloo. The apartment offers 200m<sup>2</sup> of internal living space with idyllic natural surroundings and a sought after waters edge lifestyle.

Tenants can take in the views from within the property through towering walls of glass, creating a space seamlessly connected to the outdoor. With open plan kitchen, living and dining not to mention the master suite inclusive of its own spa bathroom, dressing room and spacious walk-in robe opening to the alfresco deck with harbour views. This elegant apartment is the epitome of Sydney living in an ideal location for relaxing in the city in never-to-be-built-out luxury.



|  |                 |                      |                |
|--|-----------------|----------------------|----------------|
| 200m <sup>2</sup><br>NET LETTABLE AREA | 2<br>CAR SPACES | 3<br>INTERNAL SUITES | 3<br>BATHROOMS |
|--|-----------------|----------------------|----------------|





# REGROWTH, KURRI KURRI

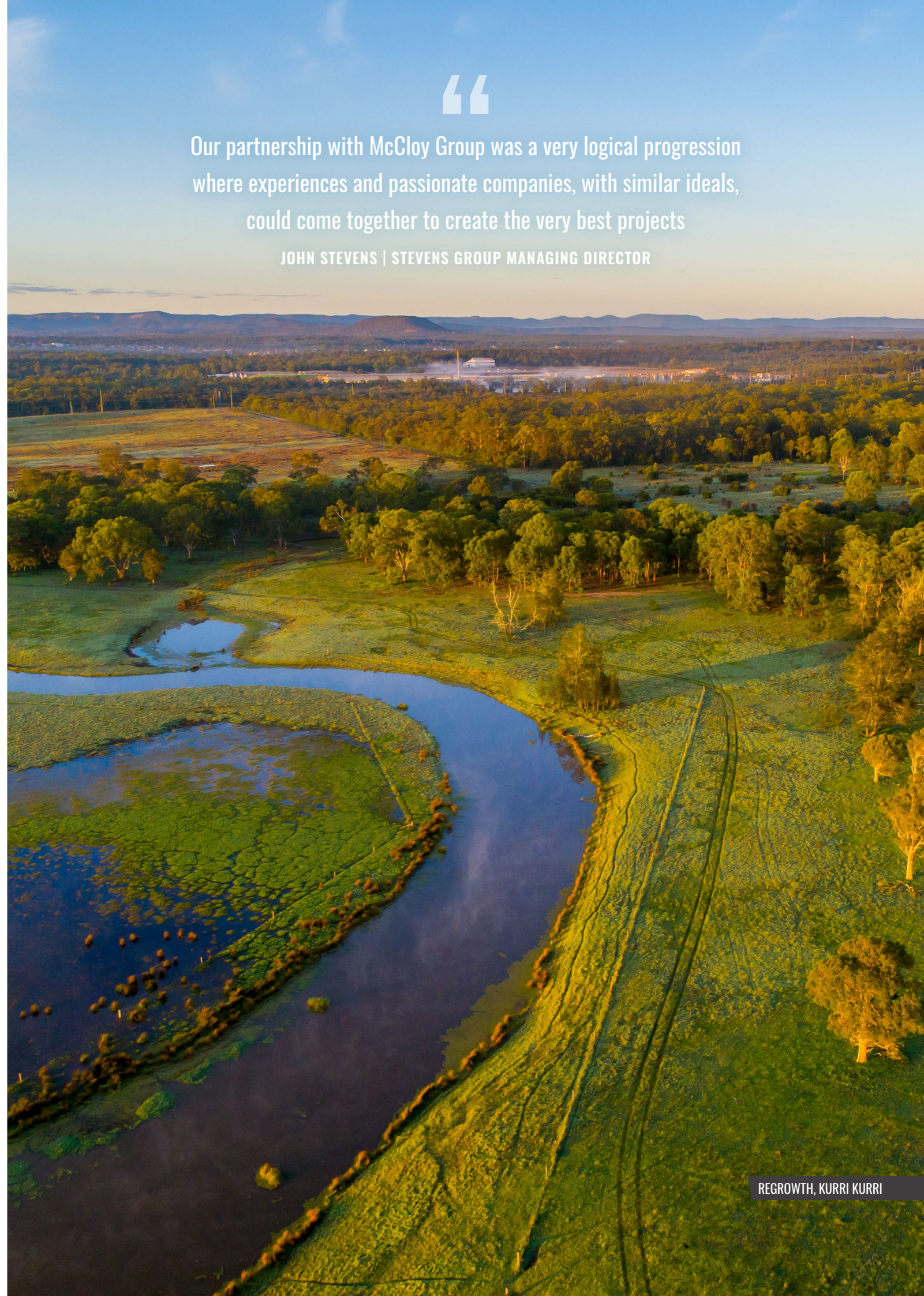
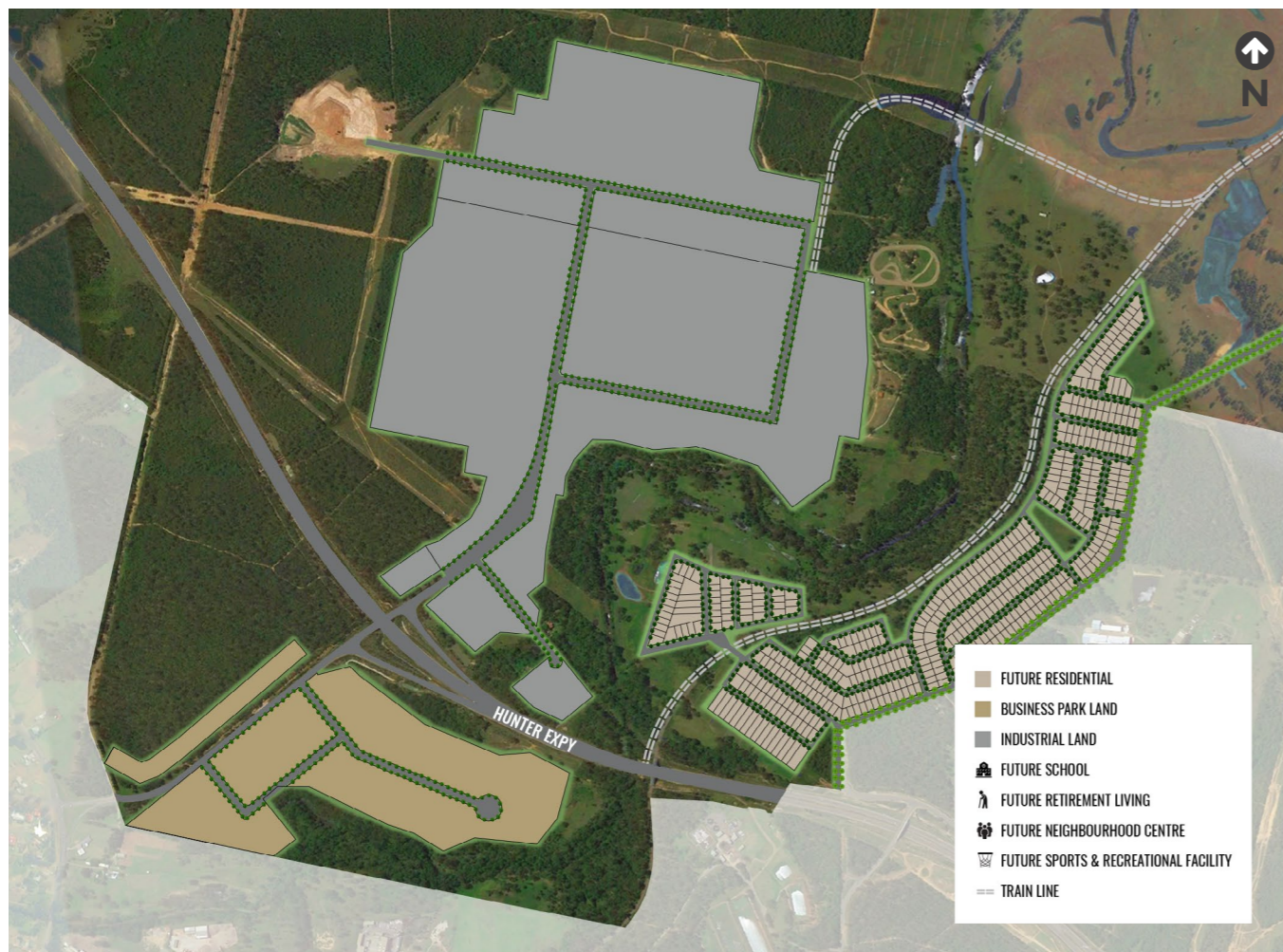
Hart Road and Dickson Street, Loxford | [regrowthkurri.com.au](http://regrowthkurri.com.au)

## PROJECT PROFILE

The Regrowth project spans 2000 ha and offers the opportunity to create a masterplanned, mixed use urban redevelopment. The site will see the positive incorporation of 1000 ha of environmental conservation land and 2070 new residential homesites. Other factors include environmental remediation, industrial and business employment opportunities retirement living, childcare, education and recreational outcomes. Positioned in a strategic transport interchange location Regrowth and its future residents and businesses capitalise on the expanding logistics hub of the Hunter Valley. The area offers excellent connectivity to nearby centres of Kurri Kurri, Cessnock, East Maitland and Central Maitland with access to the Newcastle City Centre only 40 minutes away via the Hunter Express Way and the M1 Pacific Motor Way connection to Sydney.



|                                 |                            |                          |                          |
|---------------------------------|----------------------------|--------------------------|--------------------------|
| \$110m<br>PUBLIC INFRASTRUCTURE | 2,000ha<br>TOTAL LAND AREA | 160ha<br>EMPLOYMENT LAND | 2022<br>YEAR ESTABLISHED |
|---------------------------------|----------------------------|--------------------------|--------------------------|



Our partnership with McCloy Group was a very logical progression where experiences and passionate companies, with similar ideals, could come together to create the very best projects

JOHN STEVENS | STEVENS GROUP MANAGING DIRECTOR

# RETIREMENT LIVING

## PRINCIPLE LIVING

The McCloy, Stevens & Mann Groups have partnered to form a 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.





# BLUEHEATH

The Bower, Medowie

### PROJECT PROFILE

Nestled in the bushland setting of The Bower, Medowie, this boutique village offers a luxury lifestyle at an affordable price. With the blue water playground of Port Stevens 30 minutes to the north and Newcastle CBD only 30 minutes to the south, Blueheath is ideal for active retirees, as well as those looking for a place to relax and enjoy the tranquillity and easy pace of Medowie. Blueheath's planned facilities include a luxurious community centre, a bowling green, an indoor heated pool and a workshop. Let our staff take care of the day to day maintenance and mowing while you get on with living the retirement you deserve.



**\$45m**  
VALUE (M)

**110**  
VILLAS

**D.A. Approved & under construction**  
STATUS

**H2, 2020**  
AVAILABLE



# STONYBROOK

Heritage Parc, Rutherford



### PROJECT PROFILE

Situated within the Heritage Parc residential, Stonybrook Village is the ultimate tree change for those looking for a change of pace, while still having the convenience of local shopping and amenities. Dedicated open public spaces and parkland are the hallmark of the Heritage Parc residential. The dedication to open space will continue within the gates of Stonybrook Village, with parklands, gardens and spaciousness rarely seen in retirement villages. Once completed, the village will comprise 161 modern villas in the Seniors Living Village, a lavishly appointed community centre, an indoor heated pool, a bowling green, workshop and enough open space for communal gardens and outdoor activities. Enjoy a carefree, low maintenance lifestyle among friends.



# VINA

The Vintage, Pokolbin



### PROJECT PROFILE

Vina at The Vintage will be the ideal location for lovers of the finer things in life. The Vintage is famous for award-winning golf courses, but this prestigious location offers so much more. The Hunter Valley region is synonymous with fine wine, superb food and world class entertainment. Vina's facilities will include a lavish community centre, a heated pool and a covered bowling green. Vina will set a new gold standard in retirement living with 139 stylishly appointed, spacious villas set amongst beautifully landscaped grounds.



# INDUSTRY RECOGNITION

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## 2018

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**Master Builders Association  
Excellence in Building Awards Newcastle**  
Winner, Best use of timber  
Project: McCloy Group Office

**Master Builders Association  
Excellence in Building Awards Newcastle**  
Winner, Interior and shop fit outs over \$600,000  
Project: McCloy Group Office

**Lake Macquarie Business Excellence Awards**  
Finalist, Contribution to the Region

## 2016

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**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

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**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

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**UDIA Awards For Excellence**  
Winner, Residential Development  
Project: Heritage Parc

## 2012

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**Urban Taskforce Awards for Excellence**  
Winner, National Masterplanned Communities  
Project: Northlakes Estate

## 2011 and PRIOR

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**Urban Taskforce Awards for Excellence**  
Winner, Development Excellence For Adaptive Re-Use  
Project: City Exchange

**Hunter Business Person of the Year**  
Winner, Jeff McCloy

**Alumni Award for Leadership**  
(Regional) Jeff McCloy

**University of Newcastle Foundation**  
Chairman, Jeff McCloy

**City of Newcastle Medal for distinguished  
service to citizens**  
Jeff McCloy



THE BOWER, MEDOWIE



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