CORPORATE PROFILE

McCLOYGROUP





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THE MCCLOY FAMILY STORY

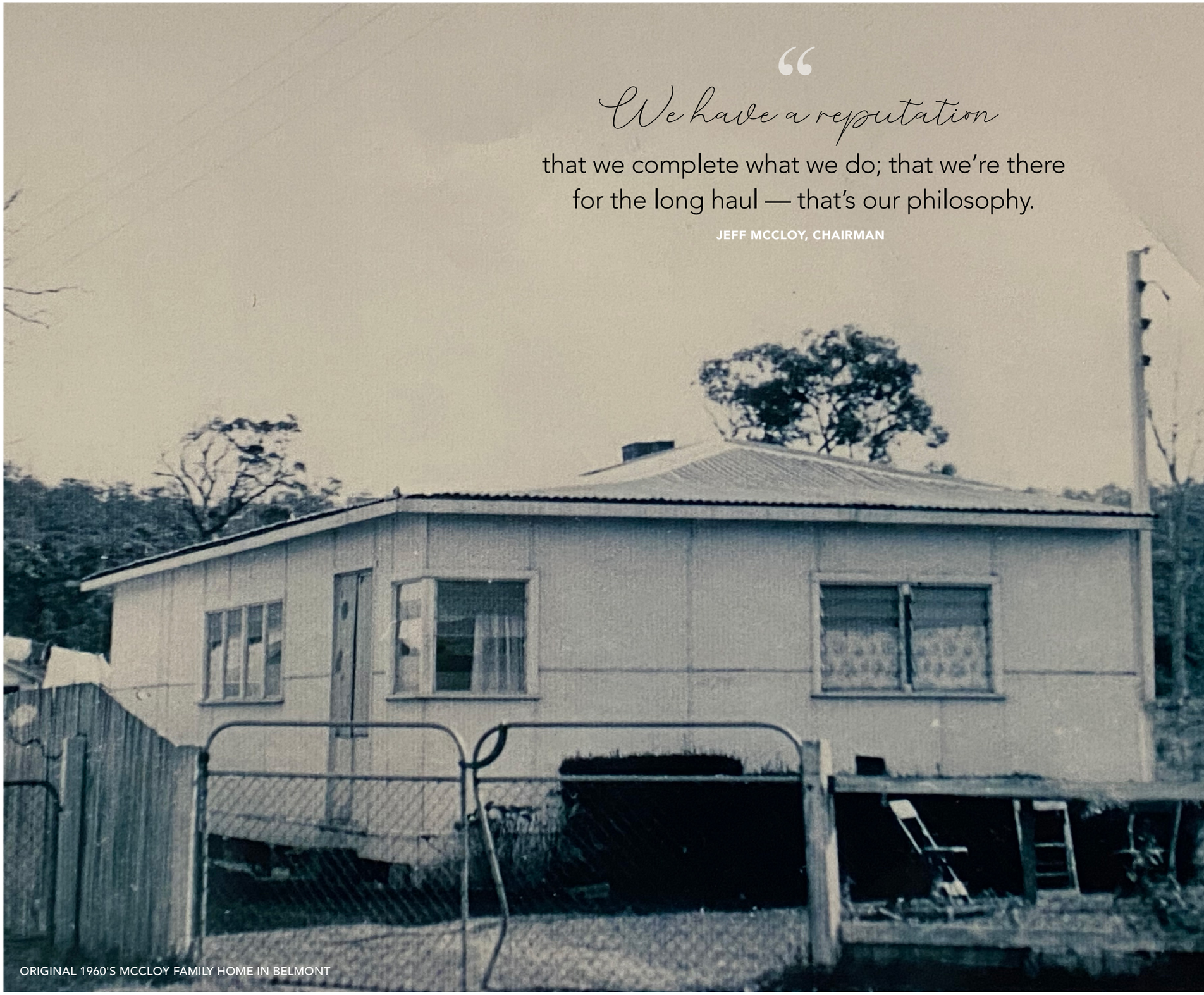
Francis McCloy was a builder who "reared 8 kids, survived the Depression, never took a cent on the dole, ran his own chooks and pigs and fished Lake Munmorah".

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 centre complexes;
- Owning, developing and operating state-of-the-art retirement living villages.



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

JEFF MCCLOY, CHAIRMAN

ORIGINAL 1960'S MCCLOY FAMILY HOME IN BELMONT

JEFF MCCLOY
A SNAPSHOT

"Think big and go in expecting the best *but also know the importance* of being able to manage the worst.

Jeff McCloy is many things – ambitious, generous, outspoken, passionate, a little eccentric and determined to leave a legacy of creating communities which people are proud to call home.

Born and bred in the Hunter there is little Jeff hasn't been involved in when it comes to bettering our communities. The landscape is ever changing, when you take a tour around the Hunter, you can be forgiven for thinking much of it may just be a part of McCloy's legacy.

Despite the apparent success, Jeff is known for the courage of his convictions, a passion for what he does and the drive to make things happen, all of which stemmed from family roots.

"My grandfather Francis McCloy was a builder, survived the depression and was too proud to accept charity or be on the dole" says Jeff.

Similarly, the next generation of the McCloy clan would also stubbornly resist the boom and busts of the building industry, Jeff's father who provided for a family of four growing boys was no stranger to heading out each day in search of work to ensure the needs of the family were met.

A photograph of a small cottage in Belmont, hanging in the McCloy Group reception area, is a daily reminder of where he's been, and the enviable list of assets and development projects is a clear indication of where he wants to go.

"We ultimately see ourselves as creating communities, not doing subdivisions and chopping up blocks of land. There's a whole different philosophy when you think like that" Jeff explained.

The Hunter Region has always been home for the McCloy family and is a core pillar to the company. Having left Belmont High, for Newcastle University, Jeff completed civil engineering degree that took him into the Sydney high-rise construction game via a brief stint with Lend Lease. He later returned to Belmont in the late 1970s to work for and eventually run D.F. McCloy, the building company founded by his father, Don.

Throughout the 1980s and '90s, the business delivered John Hunter Hospital, Green Point residential development, Jewells Tavern and shopping centre and the Mattara Hotel.

For the McCloy's, their first break came in the late 1980s when the then Belmont-based business tendered for the construction of the proposed John Hunter Hospital campus and won.

Whilst the success of the John Hunter was a call to the construction game, Jeff had clear foresight towards land, and a focus on the words of Mark Twain "buy land, they're not making it anymore".

In a reflection of Jeff's innovative approach and business acumen the core focus of the group in later years, has been property development with a passion for operations in the Hunter Region.



JEFF MCCLOY & HIS FATHER DON MCCLOY AT DUDLEY BEACH ESTATE



JEFF MCCLOY, THE HON. NICK GREINER AC AND DON MCCLOY AT THE 1990 MASTER BUILDERS ASSOCIATION AWARDS, RECOGNISING OUTSTANDING WORKMANSHIP ON THE JOHN HUNTER HOSPITAL PROJECT.

"I learned some valuable early lessons back then and also from my father," said Jeff.

"Think big and go in expecting the best but also know the importance of being able to manage the worst" says Jeff. "Just as important is the need to never be afraid to make decisions. If you fail, own it, fix it and try again."

His attitude to overcome hurdles, business achievements and commitment to the wider Hunter has seen Jeff recognised by his peers and the community. In 2008 he received the honour of Hunter Businessperson of the Year for his contribution to business in the Hunter region. Then honoured in 2009, as one of five graduates from University of Newcastle, respected by their peers with a prestigious Alumni Award for their inspiring achievements. The inaugural Alumni Award for Leadership (Regional) recognising Jeff's contribution to property development and infrastructure in the Hunter region. As a significant supporter of research at the University, Jeff was the first Chair of the University of Newcastle Foundation, a pivotal player in establishing the University Foundation Scholarship scheme and active in developing sporting partnerships and facilities for the University.

Jeff has also been awarded with City of Newcastle medal in honour of distinguished service to Newcastle and its citizens and recognised as an outspoken advocate for bringing development and prosperity to the city.

Having a career that spanned construction, property development and even Government, Jeff is no stranger to a challenge, but keeps community close to every project he takes on. There is a rich history of generosity, guidance and support of charities, education and welfare groups, medical research, sporting teams and clubs.

"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 supports us."



OUR PARTNERS

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

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

We understand that every joint venture 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!



“We have always known the McCloy Group as industry leaders who have set residential standards within the real estate industry. Both Stevens and McCloys, 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 experienced 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.

John Stevens, Founder and Managing Director
The Stevens Group

Radcliffe



Potter's Lane

To Whom it May Concern,

I wanted to express the delight and peace of mind that McCloy Group have brought me through the development process of Potter's Lane. I'd spent the last 10 years trying myself to get approval to develop but faced roadblock after roadblock making the process stressful and unachievable. From my first meeting with the team at McCloy Group I found them to be thorough, well explained and very experienced in development.

They 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. They kept the process simple and straightforward. The team were inclusive and supportive throughout and happy to take on board suggestions. One element I'm extremely pleased with was their consideration in retaining elements of the land that were significant to its past.

Over the past two 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. I truly appreciate the dedication of the team and committed approach they've taken in all elements of cost control and project management. So far, the experience has been beyond my expectation and I would highly recommend anyone who's looking to develop a parcel of land to be in touch with the team at McCloy Group.

Kind Regards,

Carol Moxey, Land Owner
Potter's Lane



Aquilo

Dear Brian,

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. From our involvement with a previous developer, we had some initial apprehension, but from our enquiries we had discovered that the McCloy Group had a reputation for honesty, capability and professionalism, and you managed this project in a manner which justified our trust, and your reputation.

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. This 'joint venture' development management model, where-in Nanom retained ownership of the land, McCloy's managed all the operational and financial aspects of the development, has inherent efficiencies and cost savings, and the sharing of profits in relationship to assets and management input worked very well in our situation. Despite having only basic knowledge and no experience in land development, we found the whole process for us to be simple, straightforward and stress-free, secure in the knowledge that you were using your company's multiple skills in a whole range of project-related issues to obtain the best financial outcome for both of our companies.

We appreciate that we were kept fully informed and that our input was sought whenever significant issues arose, but that we were not bothered by the minutiae of project management, nor with involvement in the various representations and successful negotiations with Council and other government bodies which ultimately improved the financial situation.

We would not hesitate to recommend this model in similar circumstances.

Yours Sincerely

Richard S and Rhonda D Drew, Directors
Aquilo, Bonnells Bay



Lampada

To Whom It May Concern

After having completed numerous land development projects ourselves, we entered into a joint venture with the McCloy Group in 2013. From the onset, this project has been very positive with the McCloy Group being extremely respectful of our desire to be actively involved (something we are sure not all joint venture partners are interested in doing). Our project is a 50/50 partnership where neither party owned the land to be developed prior to this project commencing.

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. Our project is ongoing, but we continue to enjoy our relationship with McCloy's and would welcome any questions that others may have in relation to partnering with the McCloy Group.

Regards,

Mike Nesbitt
Director – Lampada, Tamworth



Brush Creek

Dear Brian,

Many years ago, our family jointly purchased land off Minmi Road, Edgeworth. After a lot of frustrations with authorities the land was rezoned residential. We were not in a position to develop the land and considered selling the parcel.

That's when we were approached by the McCloy Group to consider entering into a joint venture to develop the land. They had recently purchased land adjoining ours. 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. We have been very pleased with the outcome of the development agreement - the McCloy Group have kept us informed on all aspects and have overcome many obstacles in securing all the approvals.

Our subdivision construction is about to commence, and we look forward to the high quality of work for which the McCloy Group are known. The complete McCloy subdivision that adjoins our land is of a very high standard with the artwork at the entrance to "Brush Creek" being a highlight.

We look forward to seeing our joint venture development and the final subdivision completed. It has been a pleasure to working with the team from the McCloy Group and we would have no hesitation in recommending a joint venture to any land owner.

Brian Fisher, Joint Venture Partner
Brush Creek, Edgeworth

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.

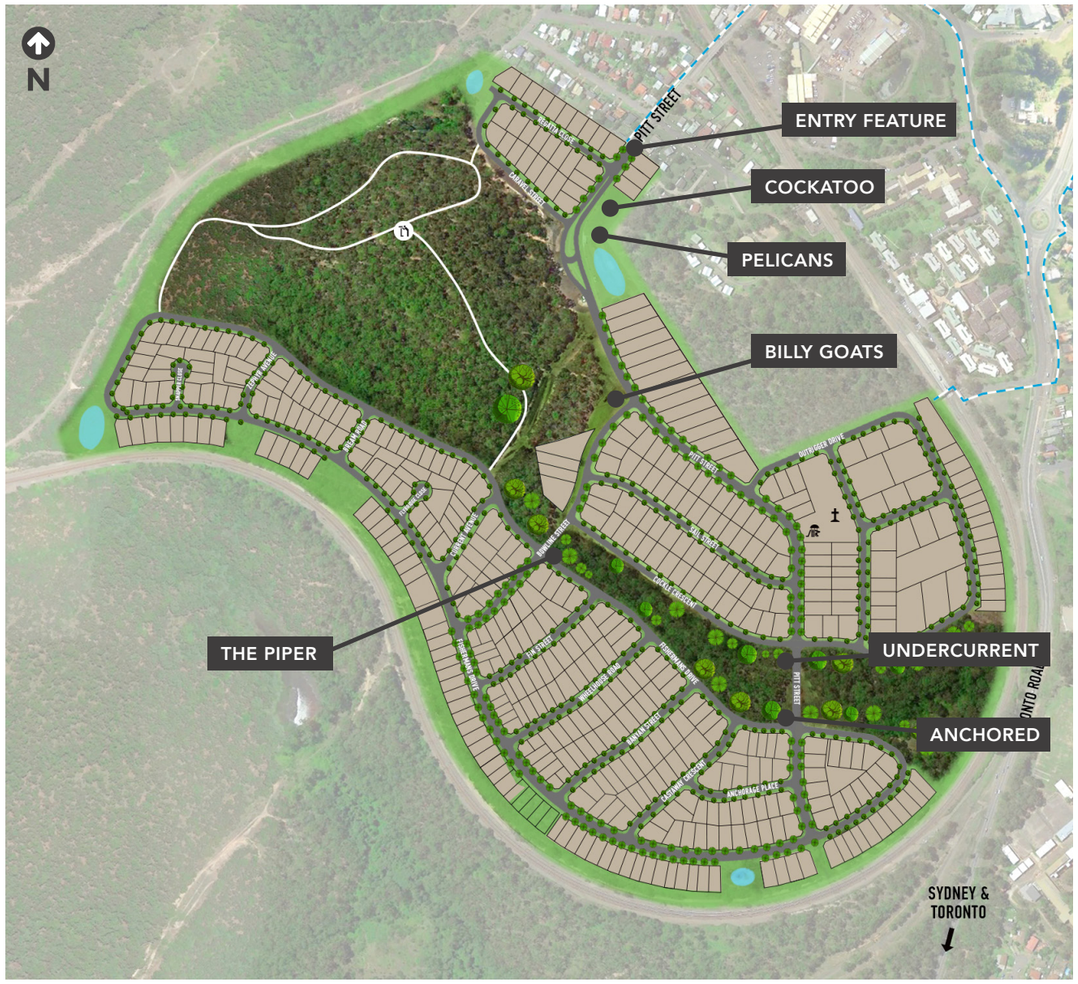
Visit any of the McCloy Communities and you'll be greeted by statement entry features and installations that resonate with the community in which they live. Billy's Lookout in the lakeside town of Teralba is home to an abundance of art all tributed to the lakeside lifestyle. From a boastful cockatoo, two giant pelicans and nautical displays which include pieces titled 'Undercurrent' and 'Anchored', 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. See the art dedications for yourself and the sense of community they instill in McCloy Communities.

> "*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.
>
> **SHARP FAMILY, RESIDENTS AT THE BOWER.**

BILLY'S LOOKOUT
PUBLIC ART

Pitt Street, Teralba



From the moment you drive into Billy's Lookout, the quality speaks for itself and you know it is something special. From the statues of two massive pelicans which welcome you when you drive into the community, to the detail which has been put into selecting the shrubs which line the streets, it is evident that not a dime has been spared. McCloy Group hasn't simply created a heap of blocks of land, but an amazing community. Billy's Lookout is where my wife and I are going to raise a family, some parkland, well-lit and well-designed streets and local community were all deciding points in where we would buy. We have not had a single regret about buying a McCloy property.

JUSTIN & RACHEL WITHERS, RESIDENTS AT BILLY'S LOOKOUT

Not being Novocastrians, we searched high and low to find the perfect place for us to call home. Billy's Lookout was that place as soon as we came up the hill and saw the pelicans... the detail McCloy's have put into it and the people living here make it an amazing community where we've made some fantastic friends. Surrounded by nature and with the lake and train so close it's the perfect place for us as a family. We've lived all over Oz and Billy's Lookout is by far our

favourite place to call home.

BRIDGET & TODD BAILEY, RESIDENTS OF BILLY'S LOOKOUT

Entry Feature

ARTIST: Folko Cooper
FROM: Tasmania 2018

Setting the seaside theme of the community these pelicans sit proudly to greet residents and their visitors.

BILLY'S LOOKOUT
PUBLIC ART

Pitt Street, Teralba

"

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Pelicans

ARTIST: Folko Cooper
FROM: Tasmania 2015
EXHIBITED: Sculptures by the Sea, Bondi 2016

Where there is quiet waters such as Lake Macquarie there is pelicans, these two are right at home at Billy's Lookout.



Undercurrent

ARTIST: Creative Partnership with Newcastle Art School **FROM:** Newcastle 2013

A credit to the aquatic ambiance that is surrounding Billy's Lookout in nearby Lake Macquarie.



Anchored

ARTIST: Tom Ireland
FROM: Newcastle 2016

A fitting display for Billy's Lookout and its nautical setting, linking the new community to its rich fishing history.



Cockatoo

ARTIST: Folko Cooper
FROM: Tasmania 2016

A credit to the bird life that is commonly found to be frolicking where the bush meets the lake at Billy's Lookout.



Billy Goats

ARTIST: Tom Ireland **FROM:** Newcastle 2017

A display to tie Billy's Lookout back to its grass roots and former known local name 'Billy Goat Hill'.



The Piper

ARTIST: Mathew Harding **FROM:** Victoria
EXHIBITED: Sculptures by the Sea, Bondi 2016

A statement of apertures and voids that create portals in our imagination, drawing the viewer into a lifestyle of play and escape.

BRUSH CREEK
PUBLIC ART

Transfield Avenue, Edgeworth



“

Lauren and I decided that we would like to get into our first home. Having looked at the current market and the options available, we decided that building a new home offered the best value for us. After searching around, we found that we were really happy with McCloy’s Home Estates and were looking for an affordable lot, the narrow lot options worked perfect for us as it offered the opportunity to build a full-size family home attracting a low maintenance lifestyle, without the extra cost and unused space. Brush Creek is a leafy estate, close to shopping hubs, parks and the lake all while connected to major link roads granting quick access to Newcastle, work and the freeway. McCloy’s sales team offered flexibility and assistance with securing our block ensuring that the decision was right for us, only requiring 5% deposit really helped too.

DRAKE FAMILY, RESIDENTS OF BRUSH CREEK



Entry Feature

ARTIST: Tom Ireland

A welcoming piece dedicated to the residents of Brush Creek. Featuring natural sandstone and flowering elements it is a tribute to the floral emblem of Lake Macquarie, the bottlebrush and the communities name, Brush Creek.



Leaves

ARTIST: Tom Ireland

Creating communities sympathetic to the surrounding environment is core to McCloy Communities. This piece titled 'Leaves' is a tribute to this and the nature corridors throughout Brush Creek.

Kangaroo Man



ARTIST: Gillie & Marc

A quirky public art donation encompassing the lands prior kangaroo visitors with a twist for the new families moving into Brush Creek.



Hop, Skip and Jump

ARTIST: Tobias Bennett

Hop, Skip and Jump are an Australian tribute to the kangaroo, an Australian native animal which has been known to visit Brush Creek and ties back to the Aboriginal heritage and street name theming of the community.

“

Firstly, we would like to thank you for selling us the block at Brush Creek. We are very excited and have no regrets whatsoever purchasing this block of land.

You answered all the questions we asked you during the purchasing of the block. We are happy with the location especially close to schools, shopping centres and of course not forgetting the beautiful beaches of Newcastle. We are looking forward *to building our home at Brush Creek.*

DHARMENDRA & HINA MEPANI, RESIDENTS AT BRUSH CREEK

Feathers

ARTIST: Jai Hackl

This sculpture represents black cockatoo tail feathers. In the local Aboriginal language group, the word for black cockatoo is wayila. Seeing a flock of wayila is said to be a sign of incoming rain. When these feathers spin, there is a chance purifying rain is on the way.

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COOKES HILL

PUBLIC ART

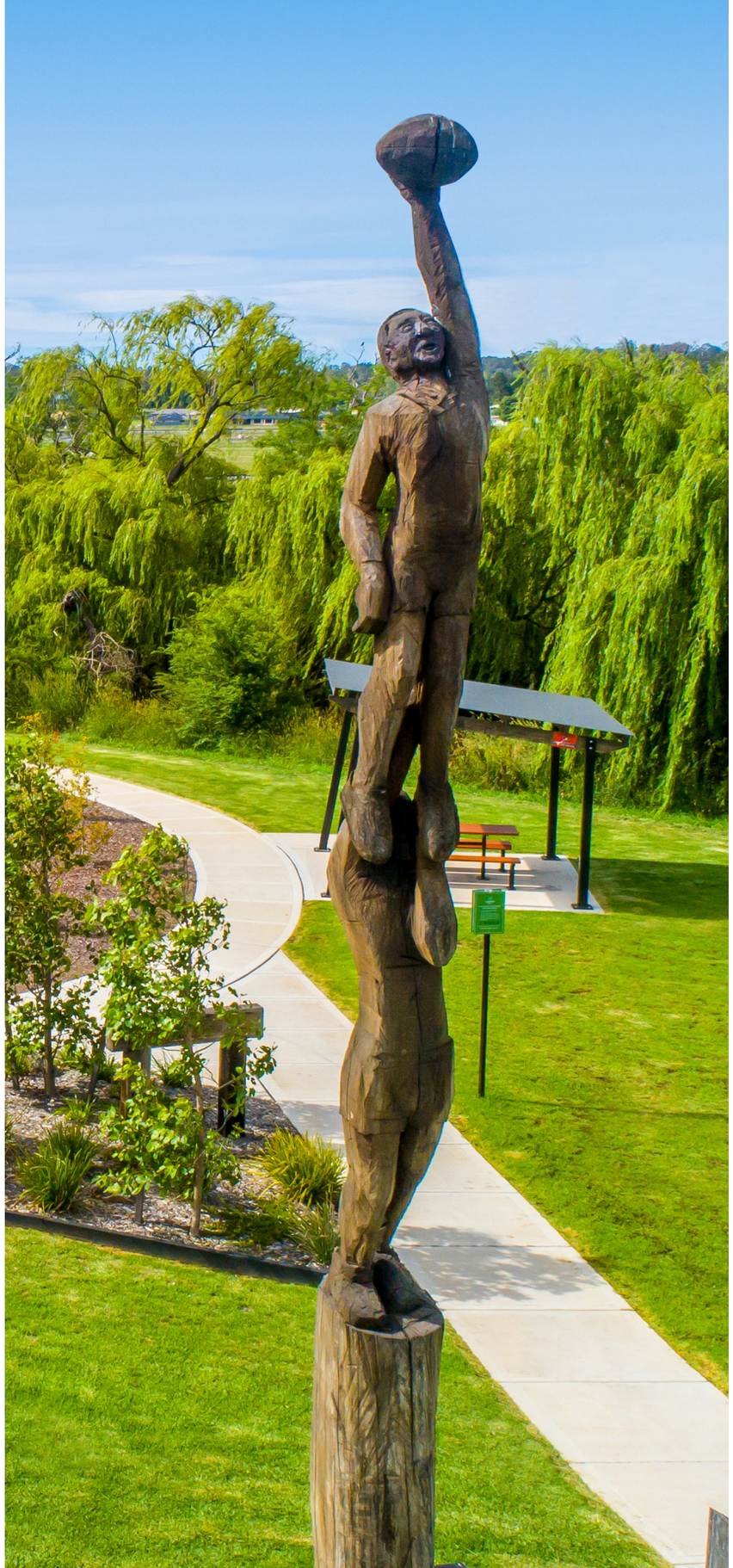
Cookes Road, Armidale



My wife and I had been looking to purchase a property for about 6 months and given the current market in Armidale, this was quite difficult. We made the decision to buy a block and build instead. After looking at a number of estates in Armidale, we decided that Cookes Hill Estate was the obvious choice. Location – best in Armidale, price – considering all aspects of the purchase, best value for money, suitability of block for our purposes – easy choice. The Estate is well thought-out, catering for families, singles/couples and investors alike.

If you're looking for a block to build on, I have no hesitation in recommending Cookes Hill. This was the easiest transaction we have ever experienced! 100% happy.

CROSSLE FAMILY, RESIDENTS OF COOKES HILL



Line Out

ARTIST: Stephen King

A testament to the rich history of rugby that has formed part of the lives of so many locals in the Armidale Region.

Undulations

ARTIST: Tom Ireland

Undulations is a modern representation of the rolling hills of Armidale and the willow leaves that line the creek bed that run along the border of Cookes Hill.



EASTWOOD

PUBLIC ART

Invercauld Road, Goonellabah



“

We have nothing but positive feedback for you guys and especially Clint! From our finance taking its time, Clint was able to ensure our land was held for long enough for us to purchase it! Clint was always checking in to see how we were going and seeing if there was anything he could do to help. We can’t thank him enough, and the developers, you guys have built a stunning area 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! (We have already started planning the street parties).

LAUREN & DANIEL DAMEN, RESIDENTS OF EASTWOOD



Cuddles

ARTIST: Gillie & Marc

A tribute to Australian wildlife and the nature of families joining together in a community.



Entry Feature

ARTIST: McCloy Group Design

Architecturally crafted from timbers and sandstone, this piece sets the scene for Eastwood. The earthy tones and natural elements were used to create a resonance between the community and nature that surrounds it. Each stone found in the entry feature is natural rock, from the Eastwood site, repurposed by local stonemasons.

HEREFORD HILL
PUBLIC ART

New England Highway, Lochinvar



“

We purchased our land in Heritage Parc because of the locality to shopping centres and all other facilities. Our original inspection of the McCloy development was very impressive with the facilities and parklands for residents, this has created a family friendly environment suitable for people of all ages. We decided in late 2020 to sell and to downsize our house and to look for a more rural outlook. We made the decision to purchase at Hereford Hill as soon as the first release was made available because of the way the McCloy Group develop their estates. Also with this was the reasonable pricing of the land and its close proximity to all facilities. We are looking forward to starting construction of our new home very soon.

WES & MICHELE, RESIDENTS OF HEREFORD HILL

The Bronze Hereford

ARTIST: McCloy Group Design

Hereford Hill's name ties back to its rich history in the local area as a Hereford cattle farm and its picturesque location, featuring rolling hills in the southern aspect of the site. The 'Hill' family name also resonates with the prior farm operations on the land, so including a Hereford Bull as a public art donation was a suitable tribute to their history in the area.

“

My husband and I

decided to purchase our new home at Hereford Hill after hearing so many positive comments about the McCloy Group. Jennifer has been incredibly helpful, professional and informative in all aspects and despite being busy, has always been responsive and kept in touch.

STACY BAKER, RESIDENT OF HERERFORD HILL

HEREFORD HILL
PUBLIC ART

New England Highway, Lochinvar

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HERITAGE PARC
PUBLIC ART

Racecourse Road, Rutherford



“

We have a family with three boys and our family dream has always been to build a home of our very own. As soon as we entered Heritage Parc we fell in love with the estate, and we were so excited to purchase our land to build our forever home here. Heritage Parc has everything we hoped for when looking for land. It has beautiful, landscaped gardens, lots of walking tracks and open spaces, a stunning pond and so many different playgrounds for my boys to enjoy and make many new friends and memories. The estate has a really great family feeling about it and we cannot wait for our build to start and finally become a part of this amazing community.

JUDY MASON, RESIDENT AT HERITAGE PARC



Swans

ARTIST: Folko Cooper
FROM: Tasmania 2013

Airborne swans, an iconic symbol immediately creating a presence of the ‘parc life’ that is Heritage Parc.



Spheres

ARTIST: Tobias Bennett

The geometrical figure installed at the entrance to Finn Park serves as a section of society or an aspect of life where the community is recognised and brought together by a specific trademark.



Waterways

ARTIST: Simon Pankhurst **FROM:** Victoria
EXHIBITED: Wollombi Sculpture in the Vineyards 2016

An expression of the flora known to be found in Stoney Creek and a credit to the natural open space that Heritage Parc offers.

The Message

ARTIST: Marcus Tatton **FROM:** Tasmania
EXHIBITED: Tasmania 2017
An interactive interpretation on todays increasingly digital world, transforming the space and encouraging park users to interact with the sculpture.

Pointer

ARTIST: Tobias Bennett

Keeping guard over Paw Park is Pointer, a larger than life pup, paying homage to the four legged residents of Heritage Parc.



Reel Big Fish

ARTIST: Tobias Bennett

These giant fish are an extension of the ponds and waterways found at Heritage Parc and resonate well, located opposite Finn Playground, keeping with the underwater theme of the area. Adding character the 'reel' spelling ties back to a fisherman's rod and reel whilst also literally being a 'really' big fish!



Playful Pelicans

Two pelicans sit in pride of place at Pelican Playground overlooking the facilities and waterways.

"

I remember the first time

we drove through Heritage Parc we instantly fell IN LOVE with the beautiful ponds and parkland that surrounded. Then and there I knew it was the right estate to build our dream home in. I love the fact that it's an estate that has thought of everything! Literally!! It's a little hidden gem in my eyes. The community is so friendly, the blocks are larger than average in size as well as great value for money.

MADELINE HEBBE, RESIDENT AT HERITAGE PARC

Pointer

ARTIST: Tobias Bennett

Keeping guard over Paw Park is Pointer, a larger than life pup, paying homage to the four legged residents of Heritage Parc.

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Playful Pelicans



LAMPADA

PUBLIC ART

Calala Lane, Tamworth



“

PRD Tamworth have a long-standing relationship with the McCloy Group selling their subdivision in Lampada Estate, Calala. Working with McCloy Group has been incredible. They are efficient, reliable and produce a high quality product. We especially appreciate McCloy Group’s involvement in local charity organisations including “The House that Drought Built” supporting the Salvation Army along with donations to our local Ronald McDonald House. We look forward to continuing our relationship with the McCloy Group.

DEAN CUMMINS, PRD TAMWORTH



Balancing the Books

ARTIST: Stephen King **FROM:** Walcha 2013

The balancing books are a symbol of a balanced life that Lampada offers residents. 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.



Out of the Box

ARTIST: Harrie Fisher **FROM:** Oberon, NSW
EXHIBITED: Sculptures by the Sea 2016

A credit to Tamworth’s national recognition as the sporting horse capital of Australia and a complement to the three Equine centers in the area and the men and women who’ve dedicated their lives to the prosperity of the industry. The idea of the horse moving ‘out of the box’ is a resonance with the people of Tamworth leading the way in the industry as well as in innovation and sustainability.

NORTHLAKES ESTATE
PUBLIC ART

Northlakes Drive, Cameron Park



“

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

SHARON BRETHERTON, RESIDENT AT NORTHLAKES ESTATE

Eastern Entry Feature



ARTIST: McCloy Group Design
FROM: Newcastle

Welcoming residents and guests of Northlakes is the two entry features which set the tone for the community. Made of natural timbers and sandstone these pieces have pride of place in the community and are now well known throughout Lake Macquarie.



Western Entry Feature

POTTER'S LANE
PUBLIC ART

Rees James Road, Raymond Terrace

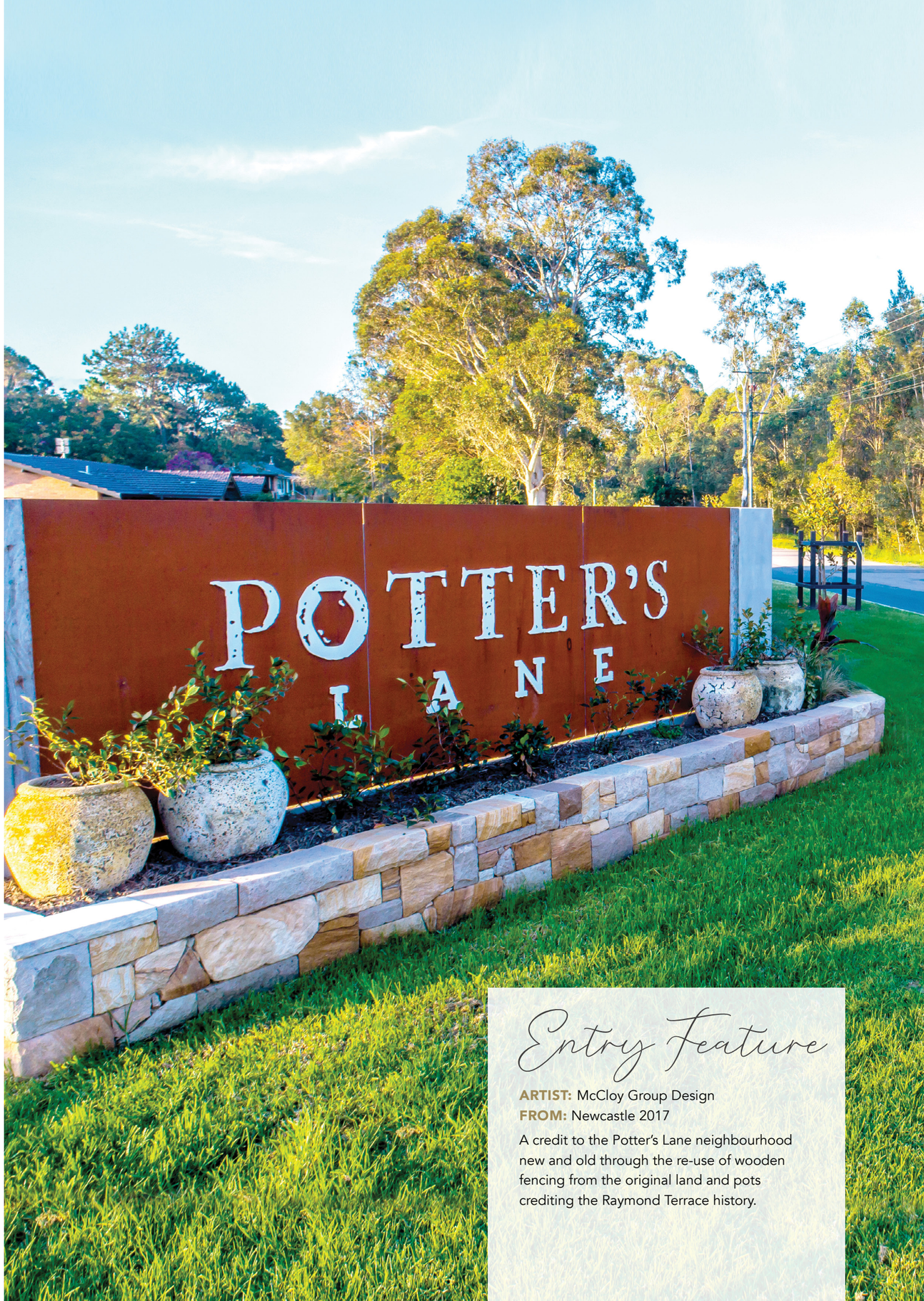


"

The McCloy Group created a warm and inviting community environment. The inclusion of the wonderful playground, beautiful trees and grassed areas at the beginning of the development was one of the main reasons we decided to make this area our home.

From our initial enquiries to final handover, the process has been smooth and trouble free and the customer service has been exceptional. We would have absolutely no hesitation in recommending McCloy Group to anyone wishing to build a new home in one of their estates.

DAVE AND KARYNE HUMPHRIS, RESIDENTS AT POTTER'S LANE



Entry Feature

ARTIST: McCloy Group Design
FROM: Newcastle 2017

A credit to the Potter's Lane neighbourhood new and old through the re-use of wooden fencing from the original land and pots crediting the Raymond Terrace history.



Pots

ARTIST: McCloy Group Design
FROM: Newcastle 2017

Standing at three metres tall these pots pay homage to the history of Raymond Terrace, predominantly first settler James King who became well known for his pottery in the area.

THE BOWER
PUBLIC ART

Boundary Road, Medowie



“

We decided to move to Medowie for a change in lifestyle. The Bower at Medowie by the McCloy Group has exceeded all our expectations, we were looking for a rural lifestyle but still close to all the modern necessities. The estate has a rural and relaxed feeling while still providing a great lifestyle for families with a state-of-the-art playground and beautiful art sculptures throughout the estate. The attention and care taken to ensure the estate is always looking its best is just one of the reasons we love living there. The Bower is a community which we are proud to be a part off.

TERRY & BEV SPITHILL, RESIDENTS AT THE BOWER



Signed

ARTIST: Jonathan Leahey
FROM: Victoria
EXHIBITED: Sculptures by the Sea 2016

A representation of the cynical reality that leaves the room for simple and spontaneous creativity. A credit to future residents of The Bower, a place where they too can create their dream homes.



Stopping to Smell the Flowers

ARTIST: Jimmy Rix **FROM:** Malmsbury, Victoria
These two kangaroos are right at home in Bower Reserve, ‘Stopping to Smell the Flowers’ is a creative piece and a connection to the rural lifestyle that The Bower offers residents.



Bower Bird

ARTIST: Jamie Sargent
FROM: Newcastle 2016

The Bower Bird is known to build impressive homes and meticulously maintain their nest throughout the year with beautiful blue decorations from the local area. This piece is a credit to The Bower's name.

I'm Leafing



ARTIST: McCloy Group Design

A second tribute to the koala habitat in the community and a play on words with the fact the koala has 'left' his sign and is roaming the Bower Reserve area.

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FROM: Newcastle 2016

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Out on a Limb

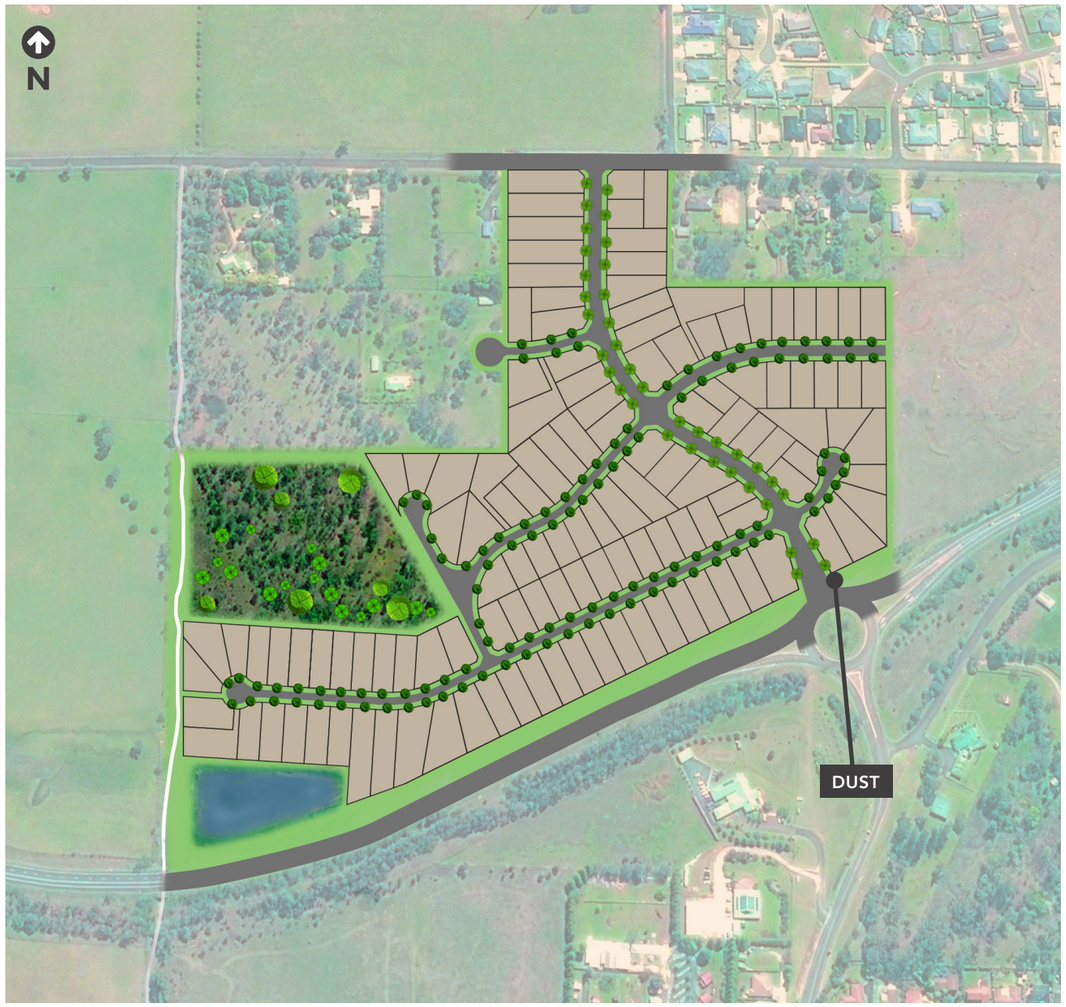
ARTIST: Jimmy Rix **FROM:** Sydney 2018

A tribute to the history of koalas in Australia and the rural community past and present within Medowie. These koalas are presented swinging amongst the trees and caring for their young, found in the children's playground at Bower Reserve.

THE FOOTHILLS

PUBLIC ART

Link Road, Armidale





Dust

ARTIST: Norton Flavel
FROM: Perth 2017
EXHIBITED: Sculptures by the Sea 2016

Dust pouring from a clenched fist, a symbol of the landscape through time. What we touch we have the ability to create great things from.

THE GARDENS
PUBLIC ART

Medowie Road, Medowie



“

We were tossing up between Brush Creek at Edgeworth (another McCloy Community) and The Gardens in regard to building a brand-new home and when the price list became available for The Gardens it fit into our budget quite comfortably, even though it is that bit further out of Newcastle it works quite perfectly for us moving forward. I work in Stockton and Brodie's family is in Tuncurry, so it really was a no brainer to make the decision. We both grew up in the upper Hunter Valley, so the rural sort of setting is what we're very used to and enjoy a great deal.

WILSON FAMILY, RESIDENTS AT THE GARDENS

Waratah

ARTIST: Jamie Sargeant – Studio 2

The Waratah sits in pride of place in the main round-a-bout inside The Gardens. The Waratah is the floral emblem for NSW so was a fitting piece for The Gardens community.

“

We are very happy to have been able to purchase a block of land in The Gardens. We knew when we first drove into the estate that it had a really nice welcoming vibe. The sales team have been extremely helpful throughout the whole process, answering our many questions quickly. We are excited to start building our *family home in The Gardens.*

AMY ELLIOT, RESIDENT OF THE GARDENS

THE GARDENS

PUBLIC ART

Medowie Road, Medowie

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Entry Feature

ARTIST: McCloy Group, Octopus Designs & Bluewater Stainless

True to the name The Gardens greets residents with a stunning entry feature complete with sandstone walls, copper planters and stunning natural flora. The lush manicured gardens that form part of the entry feature continue through the community tying the theming together.



CITY EXCHANGE

PUBLIC ART

426 King Street, Newcastle



Tap of Cubes

ARTIST: Ricardo Olivares

The purpose of this sculpture is to provoke reflection, the meaning is given by the public. Some see water and consumerism. Some reflect about water and its availability. Others see water forms and shapes. Others see power and the opportunity to create something out of the norm. It was a suitable fit for the prior Waterboard Building.



Climbers

LOCATION: Western Façade

A pair of climbers scaling the building façade at City Exchange.



Hop 2

ARTIST: Hit The Bricks Project - Skubz & Mike Maka **LOCATION:** Courtyard

Look Hear Art & Design Festival brought Hit The Bricks to Newcastle. Over three days in 2013, the festival transformed the city by inviting some of the most accomplished and revered street artists from around Australia to paint the walls of Newcastle. The McCloy Group took part donating and finding space for the festival.

Spray Art

ARTIST: Hit The Bricks Project - Beastman & Phibs
LOCATION: Courtyard

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Mid Life Challenge

ARTIST: Ben Carroll

Every life comes with its curves and challenges, as a race we overcome these things. Mid Life Challenge represents this by way of adaptation to a tree, changing course overtime but always aiming high.



Hunted Hunters Head

ARTIST: Hit The Bricks Project - Twoone **LOCATION:** Eastern Façade

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TELSTRA CIVIC PUBLIC ART

317 Hunter Street, Newcastle

Paparazzi Dog & Rabbitwoman



ARTIST: Gillie & Marc
LOCATION: Telstra Civic Building, Hunter Street

In the words of the artist, Paparazzi Dog & Rabbitwoman emulates that as a society, we're obsessed with photographing every moment. We take photos of our morning coffee or snap endless selfies on our evening commute. When we're not capturing our own experiences, we're desperate to see other peoples. Paparazzi Dog & Rabbitwoman's location facing the Newcastle Law Courts is a playful reflection on the media who sometimes congregate outside the courthouse.

Muddy



ARTIST: Thai Bronze
LOCATION: Telstra Civic Building

With Jeff McCloy being an avid fisherman and having spent much of his time on Lake Macquarie growing up and fishing off the East Coast of Australia, having a mud crab call Jeff's office home was fitting.

Long Jump



ARTIST: Claire Bigger
LOCATION: Telstra Civic Building, Darby Street

A tribute to Newcastle's rich sporting history and culture.



Cavandish

ARTIST: Claire Bigger
LOCATION: Telstra Civic Building, Darby Street

A tribute to Newcastle's rich sporting history and culture.



Sprinter

ARTIST: Claire Bigger
LOCATION: Telstra Civic Building, Darby Street

A tribute to Newcastle's rich sporting history and culture.

NEWCASTLE
PUBLIC ART

Water Boy

ARTIST: Paul Beadle
LOCATION: TAFE NSW Tighes Hill Campus

Designed by Hunter TAFE's head of Newcastle Art School, the Water Boy was designed for Hunter Water's premises in 1962. It suffered severe damage in the 1989 Newcastle Earthquake. McCloy Group alongside Peter Read, TAFE NSW sculpture teacher restored the carving to its former glory.





Caught

ARTIST: Kelly-Ann Lees
LOCATION: Fig Tree Park, Wickham

Caught was part of Newcastle's Public Art Partnership program. The piece is a credit to Newcastle history in the fishing industry featuring three regional fish species – yellowfin bream, tarwhine and sea mullet.

"Our attention to detail is something we work really hard on. It's not just a matter of chopping up land and selling off lots - the quality of the development and the community that we try to create is incredibly important.

JEFF MCCLOY, CHAIRMAN

Resilience

ARTIST: Roger McFarlane
LOCATION: Foreshore Park, Newcastle

Resilience is a two-metre high marble sculpture depicting an abstract female form in a contemplative pose and is a reminder of mental health. Jeff McCloy was a spearhead in this project aiding in the ability to share a positive message and support for those who've suffered mental illness within the community.

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PARKS & PLAYGROUNDS



It's all about

adding value for our customers, the home is likely to be the biggest investment they make, so ensuring it's a sound one makes sense.

With a history of creating national award-winning master-planned communities and a passion for developing quality and sustainable environments, the McCloy Group establishes a trusted presence within each individual community creating places in which people love to live.

"We value community focused living where people feel safe and secure in friendly neighbourhoods. We build children's playgrounds, cycleways, plant mature street trees and place a strong emphasis on open spaces." Jeff McCloy.

When asked who our market is Jeff simply descripts the approach as "Creating our own market. Our company doesn't chase investors, but instead prefer to look for permanent owners in our communities. This is a strategy we adopted a long time ago."

With communities dominated by owner occupiers, buyer's continually express confidence in McCloy projects and the capital growth they promise. Many people buy their family home in our communities and stay within the community when it's time to upsize.

"Nothing is more pleasing then seeing a family buy into a stage of our community, enjoy the family facilities and over the years of the development increase the value of their investment" commented Jeff. We're ever conscious of creating a product that has longevity for the positive financial future of our customers.

BILLY'S LOOKOUT

PARK & PLAYGROUND



Hands-down best

decision to buy the stunning home that we immediately fell in love with! We really stumbled across the estate after finding very few quality housing options on the beachside between Newcastle and Central Coast, where we both work and have always lived. We didn't know that Billy's Lookout existed but decided to check out a few new estate options near the freeway and Billy's was a standout for us. We were looking for a lifestyle change as well as a home and neighbourhood upgrade and didn't realise that your new estate could offer that with decent restaurants, shopping, children's sport and parks, cafes, Redhead Beach, Newcastle city and our respective workplaces all within 30 mins of the estate. We didn't think that was possible so we're excited, and we've already had some kind and friendly neighbours say hello to us and be very welcoming. I also very much appreciate the art - art as beauty and aesthetics isn't a priority in other estates and it should be!

HART FAMILY
RESIDENTS AT BILLY'S LOOKOUT



BRUSH CREEK

PARKLAND



COOKES HILL

PARK & PLAYGROUND

“We have found

McCloy Group to be honest and reliable in all our dealings and a benchmark for other developers. McCloy Group aim to achieve industry best practices and standards rather than aiming to satisfy minimum Council requirements.

DONNELLY FAMILY,
RESIDENTS OF COOKES HILL



EASTWOOD

PARK & PLAYGROUND

“

My wife and I

bought a block because we were impressed with the family friendly atmosphere provided by the developers. Eastwood is ideal as it has a park and many of the blocks belong to young families. It's very suitable for our young family. Our experience purchasing at Eastwood was very positive. Clint McCarthy from LJ Hooker was very transparent and knowledgeable of the local area. He was very timely and helpful. Highly recommend!

AARON KENNEDY, RESIDENT AT EASTWOOD





HERITAGE PARC

PARKS & PLAYGROUNDS









“Two years ago,

I hadn’t entertained the prospect of owning a home. My life then changed, my new partner, Miranda, and I contemplated the notion of one day owning a house together. We started the tedious process of visiting display homes, looking at available land, and visiting the banks to see how we stood.

We slowly but surely started to tick the boxes off, the bank said yes, the builder was more than obliging, the land however was our biggest stumbling block. We visited McKeachies, Anambah East, Waterford, Gillieston Heights, they were all good, but not great.

One day we ran into an old friend and were discussing our dilemma, have you seen Heritage Parc, she enquired? We grabbed the details and drove to have a look.

As we drove through the gates and past the rusty ducks (as we like to call them) we looked at each other and smiled. We knew we were somewhere different. The drive past the lakes captures your attention straight away. In a matter of minutes, we decided to call into the sales office and make some enquiries.

After a very short discussion we were sold, we paid our $1,000 deposit and started to make plans. From that single decision our lives have changed forever.

The Heritage Parc community is fantastic place to live. We are slowly but surely meeting all of our continually growing neighbours, and everyone expresses the same sentiment, that they are overjoyed with their decision to move into this well thought out subdivision.

The continuing development around the area reassures us that our decision was a good one. The facilities already in place are amazing, with parks and playgrounds aplenty. The future releases of Heritage Parc include even more play areas, a feature that no other development can boast. The footpaths, and beautifully manicured grassed areas are an attraction that is frequently mentioned by visitors, who are hoping one day to join our community.

12 months on, nearly to the day, we feel completely vindicated with our choice to live in Heritage Parc and would not change a single thing about either it, or our choice.

JON DOUGHTY AND MIRANDA GUILLON
RESIDENTS AT HERITAGE PARC

“

When we drove

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

KIRSTY DAVIS
RESIDENT AT HERITAGE PARC







LAMPADA

PARK & PLAYGROUND

“

The design

of the Lampada Estate includes great community areas and has become one of the most sought after area's that our Tamworth clients are wanting to live in. We find it to be an easy and professional transaction with the McCloy Group every time and we endeavour to continue a relationship with them in the future. One of the major reasons we continue to come to the McCloy Group to purchase in their estates is because of the beautiful, liveable spaces they develop that suit families. It helps us serve our clients to a very high standard and provide great quality homes in great locations.

HIBBARDS HOMES
LOCAL TAMWORTH BUILDER



POTTER'S LANE

PARK & PLAYGROUND







From the moment

we got to Potter's Lane we just got a good vibe from the place. It was really peaceful and quiet, and we really loved that it was just out of town but still close enough to everything the town has to offer. In all of the trips we have made to Potter's since making our decision, it has been true to our first thoughts, it is just so quiet and inviting. We cannot wait until our house is finished and we can make Potter's Lane our home.

LEO AND KAREN MCFAYDEN
RESIDENTS AT POTTER'S LANE

THE BOWER

PARKS & PLAYGROUNDS









“Driving through

The Bower, I feel right at home! There is such a community feel and it’s like a town within a town but away from all the hustle and bustle of the Medowie town centre!

As a first home builder, being a little out of my depth when it came to how to purchase land, the McCloy Group were able to help every step of the way! Every question was answered efficiently, and settlement happened smoothly! If you’re looking for a central but quiet location, The Bower is the place to be, would definitely recommend to anyone who is looking to purchase land!

ZOE ABBS-BROWN, RESIDENT OF THE BOWER

COMMUNITY SUPPORT

We believe it is important

to give back to the community that supports us.

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 supports us.

Jeff McCloy and the wider McCloy family have shown strong continued support for various charities and organisations both locally, nationally and internationally. Our approach is targeted to help local clubs, community groups and events as well as wider community causes to aid research and achievements.

One of the most heart-warming projects to be part of is 'Build for a Cure', a major fundraising initiative which sees a house built from the ground up in 21 days. Every aspect of the land and home is donated, and each dollar raised from auction is put towards lifesaving research for children with cancer. McCloy Group have donated land on numerous occasions most recently at The Bower Medowie, where a four-bedroom fully furnished home went under the hammer raising $650,000 for the Children's Cancer Institute. Prior to this, the same project was complete in the lakeside community of Billy's Lookout at Teralba raising in excess of $700,000 for the cause.

Charity builds have also extended to other causes including drought relief, 2020 saw a huge achievement within the Tamworth community. Locals banded together to create 'The House that Drought Built'. McCloy Group donated land to the cause within the premier Lampada community in Calala, the final bid sold at $560,000 and was distributed to locals within the Tamworth community, by the Salvation Army, who'd felt the effects of drought.

Prior to auction McCloy Group also sent three semi-trailers of hay to drought-stricken farmers in Tamworth to help alleviate some of the pressures felt in the community.

Over the years the McCloy Group have also joined forces with the Hunter Aspect School donating $100,000 toward new facilities to enable better care and learning for the students. We are also proud to have a history of ongoing commitment to local sporting clubs including the Hunter Wildfires Rugby Club, Belmont based Lakes United Rugby League Club and UoN Rugby to name but a few.

In past years Jeff has been known for his generous commitment to giving back. 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.

Jeff has held a number of community positions including committee member of the Salvation Army Red Shield Appeal (Hunter), Patron of the Redhead Surf Life Saving Club and member of the Newcastle Knights Player Retention Committee.

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, Royal Institute for Deaf and Blind Children, Nova for Women and Children, Ronald McDonald House and Redhead Surf Life Savers. McCloy Group also made a donation to the Newcastle Art Gallery Foundation for the Public Art Partnerships program.



"Having been with McCloy Group for over 10 years I've seen first-hand the charities Jeff and his family have supported and continue to support. It is the extra mile Jeff takes to get the wider McCloy team involved in these charity initiatives that make McCloy Group a company *we can be proud to be part of.*"

SHANE BOSLEM, SENIOR PROJECT DIRECTOR AT MCCLOY GROUP

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Build

FOR A CURE

“

Thank you all for the most amazing result today at Build for a Cure, it’s hard to put into words (and I’m not often short of words!) - but this was the very best Build for a Cure yet – the weather didn’t love us this year, and the housing market is changing - but together we still got the most amazing result.

I know you make it look so easy, and that it is simply not easy – your extremely generous donation of the land was an extraordinary foundation to the campaign, that you marketed The Bower so powerfully and prepared it so effectively, your personal commitment to the campaign Jeff – was really amazing, and to do all this because you want to help us cure every child – this is REMARKABLE.

We are completely thrilled with the result and so proud that you are our partners.

ANNE JOHNSTON
CHILDREN'S CANCER INSTITUTE











McCloy
FAMILY FOUNDATION

The McCloy Group has a strong history of community support, seeking to take this to the next level, the McCloy Family Foundation has been formed. Still in its emerging stage the McCloy Family have drawn inspiration from the achievements of the Mark Hughes Foundation in their fight against brain cancer. In an effort to kick off Mark Hughes 'Big Ideas for Brain Cancer' campaign, the McCloy Family Foundation have donated $1 million dollars towards the cause, helping fund lifesaving research into brain cancer with Newcastle University.



Grass Roots
CLUB SPONSORSHIPS



The House
THAT DROUGHT BUILT



Nova for
WOMEN AND CHILDREN

"Our team here at GJ Gardner Homes Tamworth recently had the pleasure of working alongside the team at McCloy Group in a great community project in support of local farming families affected by the drought, which was felt across regional NSW and impacted the Tamworth region greatly.

To partner alongside the team at McCloy's for "The House that Drought Built" a community initiative was an invaluable experience. The level of contribution and professionalism provided by Lampada Estate Tamworth and the McCloy Group was exceptional, and the difference this has made to our local farming community and the lives of many is beyond amazing.

We would like to thank our major community partners involved in this project including Tamworth Regional Council, PRD Nationwide Tamworth, The Salvation Army, GJ Gardner Homes Tamworth, and Lampada Estate (McCloy Group), we could not have done this without you!

DANIEL & NATALIE URQUHART
GJ GARDNER TAMWORTH



HUNTER WILDFIRES

Rugby Club

“

The Hunter Wildfires have received exceptional long term support from the McCloy Group which has enabled Hunter Rugby to create a pathway for players to follow their rugby careers in our Region, in the largest non capital city Rugby Union tournament. Both Hunter Rugby and the McCloy Group have a clear shared value and a focus on supporting the Hunter community. With the support of McCloy Group, it has been rewarding to see local top players achieve their rugby goals here in the Hunter, where previously only Sydney or other further abroad regions offered this opportunity.

The McCloy Group’s support for community is extensive and applies to all levels of our game throughout, from the youngest juniors through to the elite level. To involve the young in team sport is such an important part of their overall development and it’s clear this is something Jeff and his team at McCloy Group are passionate about.

We’re proud to be associated with a home grown Hunter based company like McCloy Group and look forward to a prosperous partnership for years to come.

HOWARD DAVIES, HUNTER RUGBY



Lakes United
RUGBY LEAGUE CLUB

Lakes United Rugby League Football club has enjoyed a truly collaborative partnership with the McCloy Group since they joined as our Official Major Sponsor in 2017. Our two organisations share likeminded values, and the partnership has further cemented the importance and the difference we can make to our community where community members can feel they have a place to belong. McCloy Group has supported Lakes to be a sustainable organisation.

The investment from the McCloy Group in our club has driven tangible change on and off the field and they genuinely care about the wellbeing of our players. Whilst we may have not yet reached our collective goal of winning more premierships, we have been able to provide the opportunity for females and males from Under 16's to First Grade the opportunity to play the great game of Rugby League in the local community, and create friendships that have a positive impact on their lives.

We are proud to call McCloy Group our major partner and hope to do so for many years to come.

CRAIG KIMMORLEY, LAKES UNITED 12LFC PRESIDENT



Port to Port CHARITY RIDE



Buy a Bale DONATION



Salvation ARMY

Redhead

SURF LIFESAVING CLUB





“

Jeff, I want to thank you and the McCloy Group again for your incredible generosity to our Club, it is greatly appreciated by all, especially the entire Surf Boat Section.

DAVID MCCALLUM, PRESIDENT REDHEAD SLSC



McCLOYGROUP

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