

# 2021/22 PORTFOLIO



McCLOYGROUP





THE BOWER, MEDOWIE

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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



**OUR TEAM**

**22**



**RESIDENTIAL COMMUNITIES**

**12** RELEASED TO MARKET **9** PIPELINE



**EMPLOYMENT CENTRES**

**5** RELEASED TO MARKET **2** PIPELINE



**RETIREMENT LIVING**

**1** RELEASED TO MARKET **3** PIPELINE

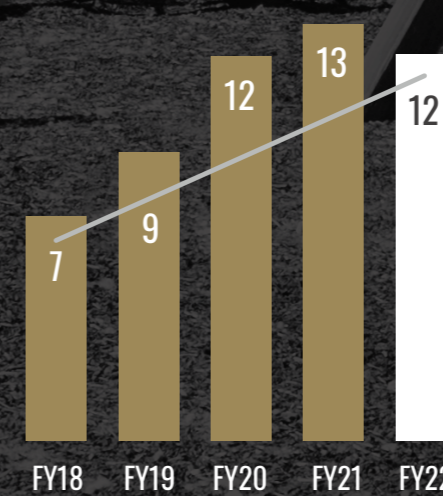


PORTFOLIO SECTOR BY PROJECT

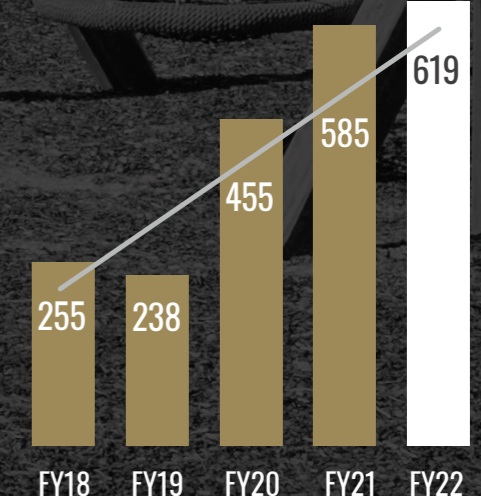
**2** FAR NORTH QUEENSLAND

**5** NEW ENGLAND/NORTH COAST  
**3** NEWCASTLE CBD  
**19** GREATER NEWCASTLE METROPOLITAN  
**2** HUNTER VALLEY  
**1** SYDNEY

PORTFOLIO LOCATION BY PROJECT



RESIDENTIAL COMMUNITIES RELEASED TO MARKET



RESIDENTIAL COMMUNITIES LOT SALES

# 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, employment centres 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
- Property and commercial law, contract administration and conveyancing
- Sales, marketing and customer relationship management
- Cost control, financial reporting and management reporting

# OUR TEAM



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



**JEFF MCCLOY | CHAIRMAN**

Jeff has built a reputation as a significant contributor to property development and infrastructure in the Hunter Region. In 2008, he was awarded the Hunter Business Chamber Businessperson of the Year for his role in the revival of Newcastle's city centre.

In 2009, Jeff was presented with the City of Newcastle medal in honour of distinguished service to Newcastle and its citizens. Jeff was recognised as an outspoken advocate for bringing development and prosperity to the city. His generous monetary donations, and guidance and support of charities, education and welfare groups, medical research, sports teams and clubs were recognised.



**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.



**CHRISTIAN SOUTHWARD | FINANCE DIRECTOR**

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 and has completed his CPA.



**JEFFREY BRETAG | PLANNING DIRECTOR**

Jeffrey is responsible for procuring approvals for urban release areas and brings over 10 years' experience to the team. He has tertiary qualifications in environmental science, urban planning and bushfire planning from the Universities of Newcastle and Western Sydney. Jeffrey is an advocate for improved housing outcomes through collaborative stakeholder engagement.



**PAUL FEHLBERG | FINANCE CONSULTANT**

As Finance Consultant, 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.



**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).



**SHANE BOSLEM | DEVELOPMENT DIRECTOR**

As a Development Director, Shane has over 20 years' experience in the property development industry and has worked at the McCloy Group for over 12 years. Shane's role includes site assessments and acquisitions, procurement of approvals and delivery of projects within the Hunter Region. Shane has a Bachelor of Surveying from the University of Newcastle.



**SAM ROWE | PROJECT DIRECTOR**

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



**KELLY DAVIS | MANAGEMENT ACCOUNTANT**

Kelly is CPA accredited and qualified with a Bachelor of Commerce from the University of Newcastle. With a background spanning over 18 years' experience in business consultancy, tax and accounting across various sectors from Government to Commercial, Kelly is an asset to the Group's finance area.



**JAMES GOODE | DEVELOPMENT 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 Development Director, James holds a principal role in the delivery of the Group's residential communities.



**HARRY THOMSON | DEVELOPMENT 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 of residential and public space developments across NSW.



**MICHELLE BOWE | ACCOUNTANT**

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



**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 works across a range of McCloy Group projects in the Hunter and is qualified with a Bachelor of Honours in Construction Management from the University of Newcastle. His experience in multi-storey residential projects throughout the Hunter has given him a strong grounding to assist Project Directors across our residential communities and commercial office divisions.



**JUDITH WALKOM** | ACCOUNTS CLERK

After successfully running her own business for many years and working as a bookkeeper, 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 Bookkeeping.



**SHELLY ELKIN** | ACCOUNTS CLERK

Shelly has over 12 years' experience in accounts and administration within a project environment having worked in both the private and public sectors, giving her a solid foundation for her key role in the Group's finance area. Shelly has a Business Administration Certificate IV from TAFE Newcastle and her knowledge in bookkeeping and accounts payable makes her an essential part of the McCloy Group accounts team.



**RACHAEL SCOTT** | EXECUTIVE ASSISTANT

Rachael is an experienced Executive Assistant with a demonstrated history of working in fast paced, hands-on environments her previous Executive Assistant positions include Commercial Real Estate, the Not-for-Profit space, Motorcycles and Powersports. Rachael supports our chairman and is core to the daily management of the office.



**DEMI MCDONALD** | ADMINISTRATION ASSISTANT

Demi is a confident and energetic person who brings professionalism and dedication to every aspect of her role. Having completed her Certificate III in Business Administration, Demi provides high-level administrative support across all facets of the business to the management team.



**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 an asset to the group.



**FRANK FRASCA** | LAND SALES CONSULTANT

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



BRUSH CREEK, EDGEWORTH

# PROPERTY PORTFOLIO



THE BOWER, MEDOWIE

## PORTFOLIO SECTORS

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



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



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.

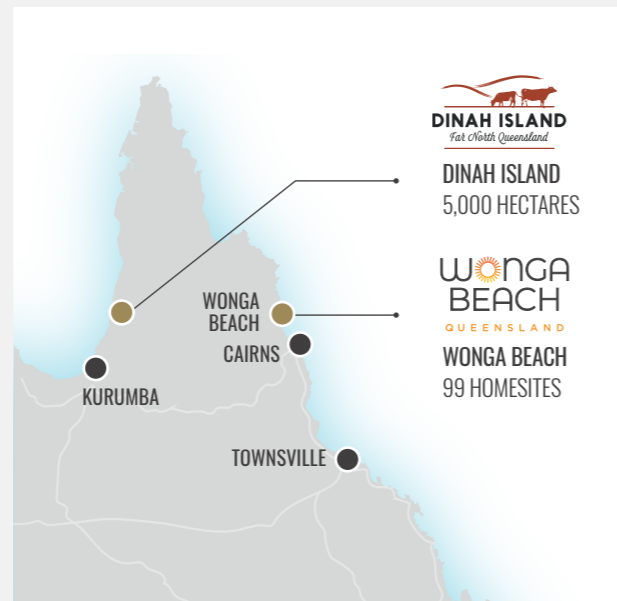


McCloy Group is a partner in Principle Living who own, develop and operate state-of-the-art retirement living facilities. We develop unique and innovative concepts to produce lifestyle offerings that are leaders in their fields.

## PROPERTY MAPS



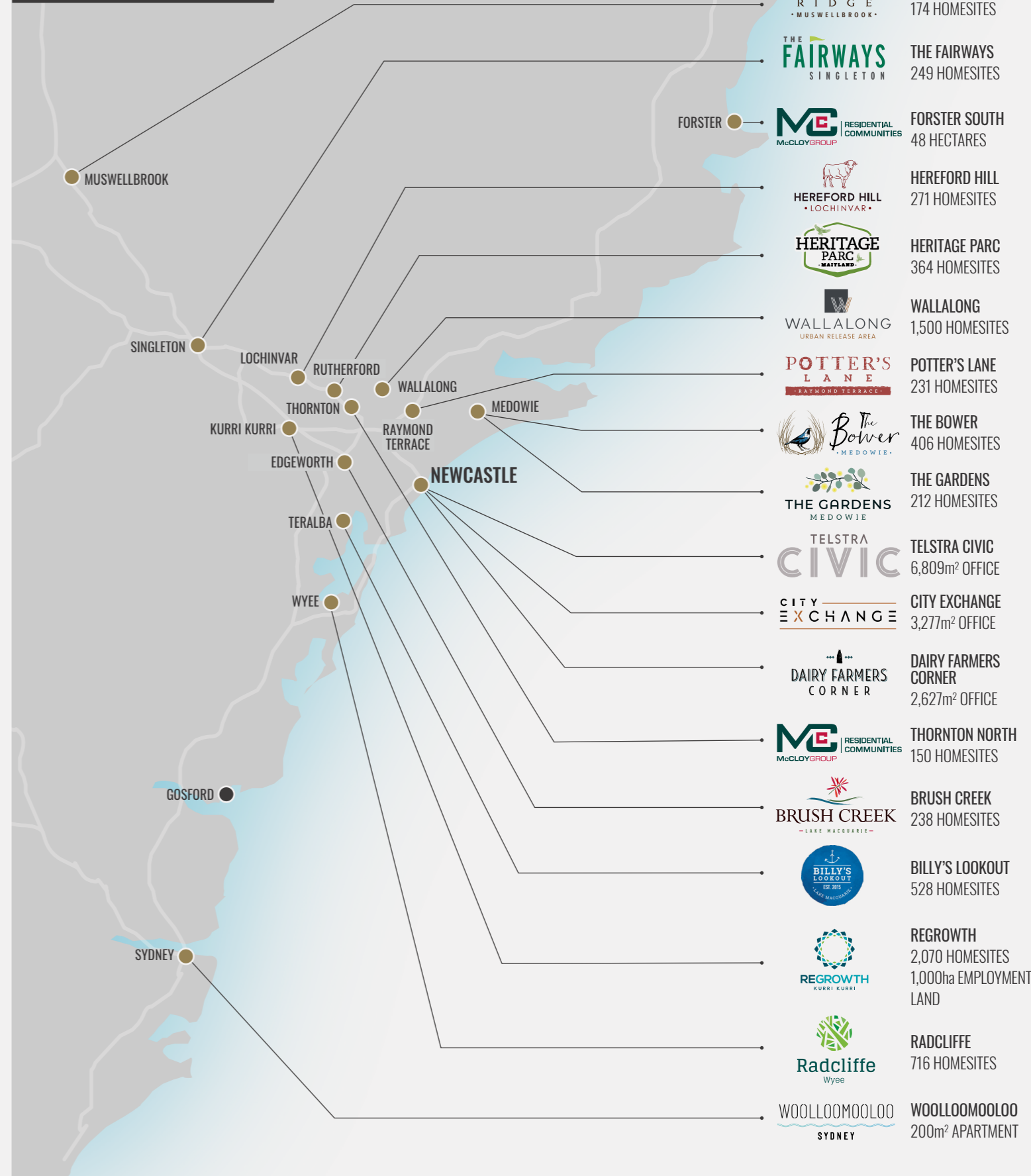
### FAR NORTH QUEENSLAND



### NEW ENGLAND/NORTH COAST, NSW



### HUNTER VALLEY, NSW

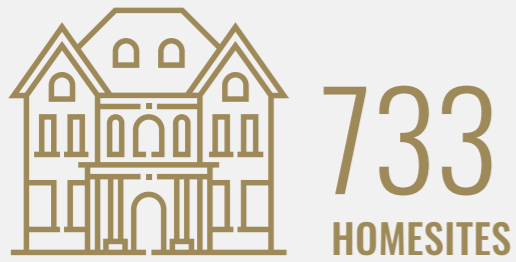


## FY21 PERFORMANCE HIGHLIGHTS

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

### AQUISITIONS

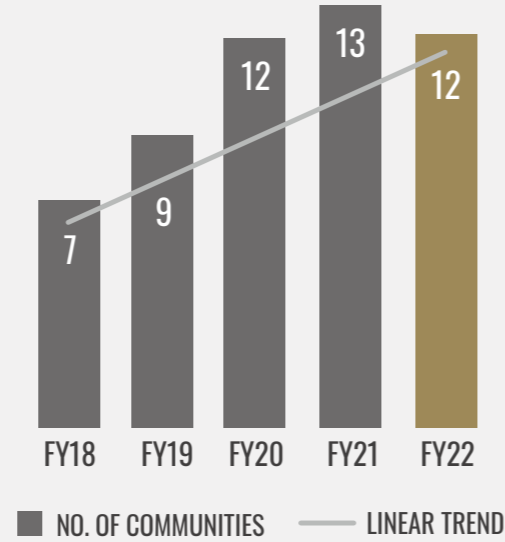
FY21 saw the Group replenish its development pipeline.



**4** RESIDENTIAL COMMUNITIES ACQUIRED

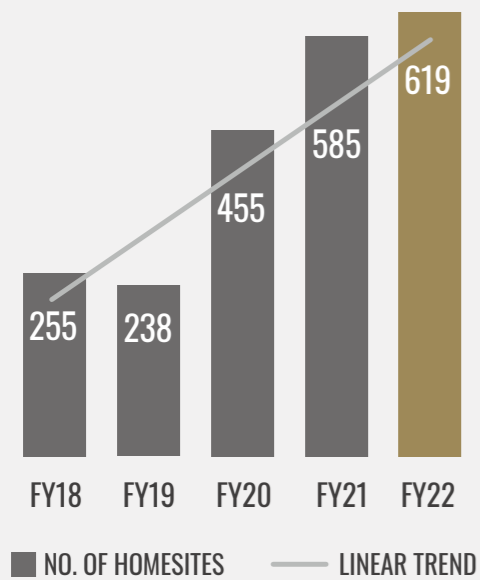
### RESIDENTIAL COMMUNITIES RELEASED TO MARKET

Our number of residential communities released to market has grown year on year.



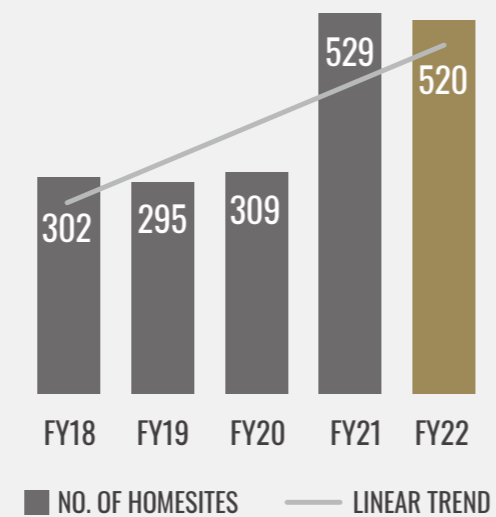
### RESIDENTIAL COMMUNITIES LOT SALES

Our residential communities show strong year by year sales, with a clear trend displaying an increasing number of homesites expected to sell in the FY22 year.



### 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	FY22	FY23	FY24	FY25	FY26	POST
<b>RESIDENTIAL COMMUNITIES</b>								
Billy's Lookout, Teralba	77							
Bonny Hills	700							
Brush Creek (P2), Edgeworth*	114							
Cookes Hill, Armidale	222							
Eastwood, Lismore	251							
Forster South	410							
Hereford Hill, Lochinvar	193							
Heritage Parc, Rutherford	3							
Ironbark Ridge, Muswellbrook*	62							
Lampada, Tamworth #	8							
Potter's Lane, Raymond Terrace*	18							
Radcliffe, Wyee*#	525							
Regrowth, Kurri Kurri (in excess of)	2,070							
The Bower, Medowie	115							
The Fairways, Singleton*	249							
The Gardens, Medowie	151							
Thornton North	150							
Wallalong	1,500							
Wonga Beach	100							
<b>SUBTOTAL</b>	<b>6,981</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							
Newcastle Golf Club #	157							
Stonybrook, Rutherford #	146							
Stonebridge, Cessnock #	328							
<b>SUBTOTAL</b>	<b>741</b>							
<b>TOTAL</b>	<b>7,659</b>							

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



# RESIDENTIAL COMMUNITIES

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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, aesthetic 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 528 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

528

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 238 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.

Proving popular with the local market, Brush Creek has welcomed residents to Precinct 1, and is moving strongly ahead with sales in Precinct 2.



\$20m

PUBLIC INFRASTRUCTURE

21ha

TOTAL LAND AREA

238

HOMESITES

2018

YEAR ESTABLISHED





# COOKES HILL

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

## PROJECT PROFILE

Cookes Hill, Armidale first launched in 2019 offering purchasers residential land for sale in a convenient city fringe location, just 2km out of Armidale. Future residents will enjoy a picturesque lifestyle with superb, elevated views over the city centre.

With 249 homesites to be developed, the 45 hectare parcel of land holds an abundance of potential for future residents to enjoy embellished parklands, playgrounds and homesites close to town conveniences. Homesites will range in size from approximately 570 to 5,000 metres square.

The communities 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

249

HOMESITES

2019

YEAR ESTABLISHED



“

I would like to thank you all for your assistance in the purchase of my land at Hereford Hill, Lochinvar, it was a pleasure. To say I am happy with my purchase would be an understatement. I want to thank the developers for the quality of the estate, they have gone above and beyond to create a lovely environment.

I can't wait to build and enjoy living in beautiful Lochinvar.

MARILYN JURLINA | RESIDENT OF HEREFORD HILL



HEREFORD HILL, LOCHINVAR



# EASTWOOD

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

## PROJECT PROFILE

Eastwood is McCloy Group's first residential community in the Northern Rivers Region. Launching in 2019, Eastwood brings a family friendly community offering to the area. It features mature street trees, quality streetscapes and statement public art pieces both at the entry and throughout the wider community. In total, Eastwood will home 336 homesites idyllically set on a 58 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.



\$17m

PUBLIC INFRASTRUCTURE

58ha

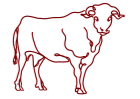
TOTAL LAND AREA

336

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 in Lochinvar. The 25 hectare parcel of land off the New England Highway, will see approximately 271 new homesites created in the local community, proposed to range in size from 460 square metres to 1,800 square metres. Future residents of all stages of life can look forward to enjoying the untapped potential these residential homesites offer and an abundance of new home inspiration with a 30 home Display Village included in the site.

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

271

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 parks, 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, today Heritage Parc is in its final stages. Looking forward the community can welcome Principle Living, a Retirement Living provider creating a new village named Stonybrook, which will be developed in precinct 3.



\$60m

PUBLIC INFRASTRUCTURE

102ha

TOTAL LAND AREA

364

HOMESITES

2013

YEAR ESTABLISHED



We really enjoy living in Heritage Parc. It is a great place for our family to spend time outdoors and the paths are extra wide so that when we walk our dogs our children can ride with us too. Thank you McCloy Group!

KAREN & KYLE | RESIDENTS OF HERITAGE PARC



HERITAGE PARC, RUTHERFORD



# 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 aspects. Ironbark Ridge is also just minutes from Muswellbrook's shops, schools, parklands and other town conveniences.

Careful attention must 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 streetlights and placement of seating.



\$19m

PUBLIC INFRASTRUCTURE

104ha

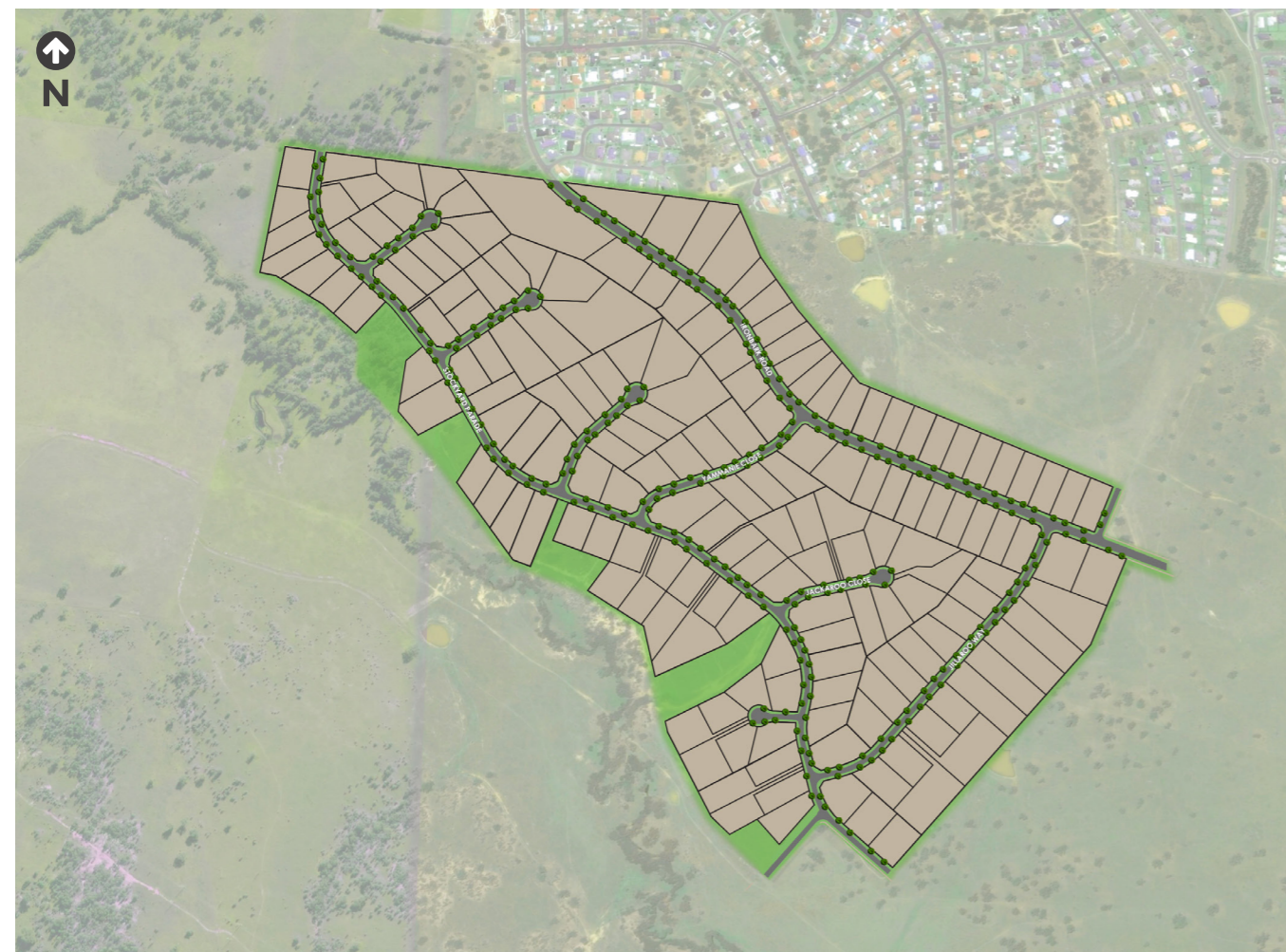
TOTAL LAND AREA

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. Now in its final stages, Lampada has welcomed many local families for both residential and rural residential living, and has been a successful joint venture with the Nesbitt family.



\$19m

PUBLIC INFRASTRUCTURE

41ha

TOTAL LAND AREA

283

HOMESITES

2013

YEAR ESTABLISHED





# 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. First released in 2016 the charming new neighbourhood offers 231 homesites ranging in size from approximately 500 square metres to over 1,200 square metres. The estate's name honours the areas rich history as the first settler, James King, sought his fortunes in the beautiful pottery that he produced.

There are numerous work opportunities located nearby such as the RAAF Base in Williamtown, Newcastle Airport and the business districts of Heatherbrae, Tomago and Hexham. Newcastle CBD and beaches are just 25 minutes away. Now in its final stages, Potter's Lane has proved a successful joint venture alongside our partners, the Moxey Family.



\$24m

PUBLIC INFRASTRUCTURE

23ha

TOTAL LAND AREA

231

HOMESITES

2016

YEAR ESTABLISHED



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.

MCFADYEN FAMILY | RESIDENTS AT POTTER'S LANE



POTTER'S LANE, RAYMOND TERRACE



# 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 716 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

**716**  
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 406 homesites currently ranging in size from 500 to over 5,000 square meters across 57 hectares. As a compliment to the beautiful forestry which encompasses The Bower, 70 hectares will be preserved as State Conservation Area and open space. A key focus has been to develop a community that is sympathetic to the surrounding area and complement the Medowie lifestyle. In 2020 The Bower also welcomed launch of Principle Living's Retirement Living, Blueheath, a 110 villa community within The Bower.



**\$55m**  
PUBLIC INFRASTRUCTURE

**127ha**  
TOTAL LAND AREA

**406**  
HOMESITES

**2016**  
YEAR ESTABLISHED





# THE GARDENS

Medowie Road, Medowie | [thegardensmedowie.com.au](http://thegardensmedowie.com.au)

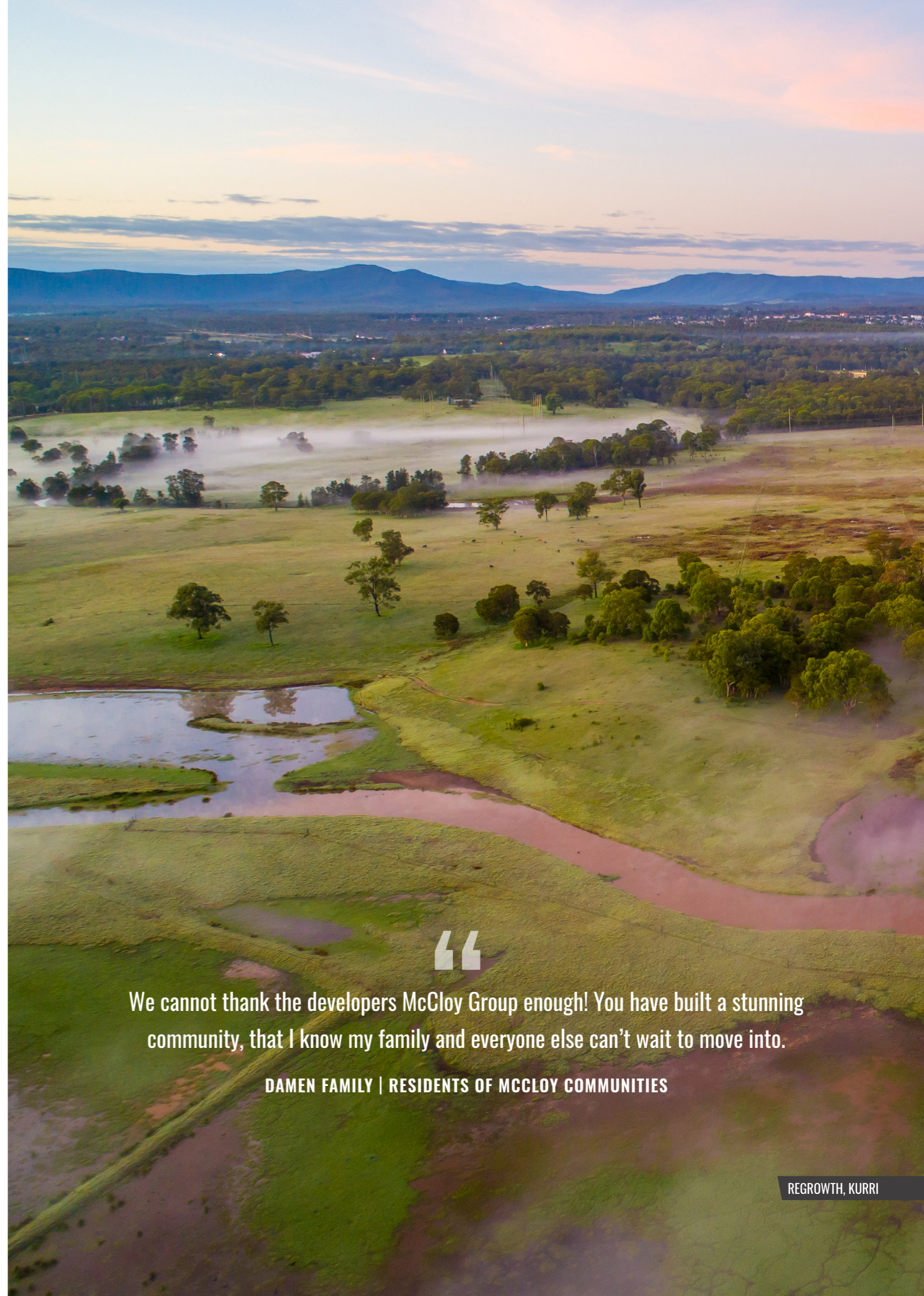
## PROJECT PROFILE

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 an estimated 212 homesites with an average size of 550 square metres.

The Gardens has a clear focus on development to complement the existing natural surrounds. A statement entry feature has been developed in line with the first land release and public art will continue to feature throughout the community. We are also excited to see Precinct Two of The Gardens come to fruition over the coming years.



\$25m PUBLIC INFRASTRUCTURE	21ha TOTAL LAND AREA	212 HOMESITES	2020 YEAR ESTABLISHED
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We cannot thank the developers McCloy Group enough! You have built a stunning community, that I know my family and everyone else can't wait to move into.

DAMEN FAMILY | RESIDENTS OF MCCLOY COMMUNITIES



# REGROWTH, KURRI KURRI

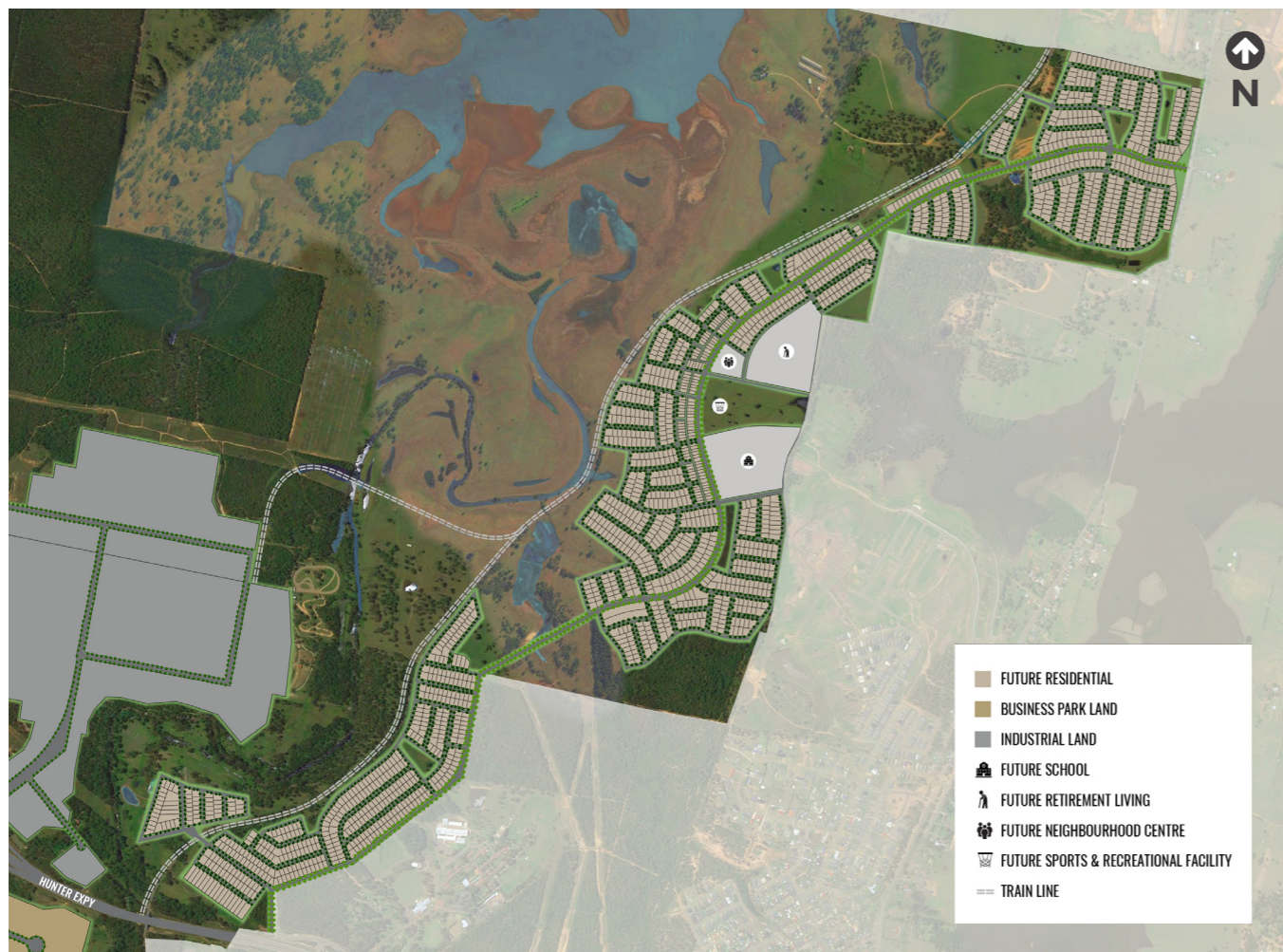
Hart Road and Dickson Street, Loxford | [regrowthkurri.com.au](http://regrowthkurri.com.au)

## PROJECT PROFILE

The Regrowth project spans 2,000 hectares and offers the opportunity to create a masterplanned, mixed use urban redevelopment. The site will see the positive incorporation of 1,000 hectares 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	2,000ha	2,070	2022
PUBLIC INFRASTRUCTURE	TOTAL LAND AREA	HOMESITES	YEAR ESTABLISHED



# THE FAIRWAYS

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



## PROJECT PROFILE

Partnering with landowners Singleton Golf Club, we are developing a boutique 40 hectare residential community located off Maison Dieu Road in Singleton. The Fairways has been named to pay homage to the site's former use as Singleton Golf Club and the land's beautiful landscape vista. It is proposed the new neighbourhood will offer 250 residential, rural residential and medium density homesites ranging in size from approximately 500 to over 2,000 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	40ha	250	2021
PUBLIC INFRASTRUCTURE	TOTAL LAND AREA	HOMESITES	YEAR ESTABLISHED



# BONNY HILLS

Bonny View Drive, Bonny Hills



## PROJECT PROFILE

Bonny Hills is one of the newest McCloy Communities acquisitions and an extremely rare future residential living opportunity. It spans 118 hectares on the fringe of Bonny Hills township and is just 1.7km from the stunning Rainbow Beach. The location boasts proximity to a Woolworths shopping complex, pharmacy, café and Lake Cathie Tavern making it a premium residential offering. An opportunity this close to the beach is a rare find! Our team are currently working through the approvals process and look forward to welcoming residents as the project comes to fruition.



# THORNTON NORTH

Hausman Drive, Thornton North



## 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.



# FORSTER SOUTH

The Lakes Way, Forster



## PROJECT PROFILE

The McCloy Group welcomed Forster South to our pipeline in 2021, a secluded coastal hideaway amidst the booming area of the Mid North Coast. Spanning 48 hectares the site boasts over 550 metres of waterfront frontage on the Pipers Bay / Wallis Lake and 650 metres of convenient street frontage onto the Lakes Way. Forster South presents a unique future residential living opportunity in a highly convenient location within proximity to a Stockland Shopping Centre and all the highlights of coastal town living. This is one to watch!



# WALLALONG

Clarence Town Road, Woodville



## 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 Stephens 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.



# THE GARDENS, PRECINCT 2

Brocklesby Road, Medowie



## PROJECT PROFILE

Medowie had proved a highly sought-after growth area within Port Stephens. Building on our existing community on Medowie Road, The Gardens we are pleased to share the site will see future expansion back to Brocklesby Road, to the rear of the current site. An additional 2.9 hectares will be added to The Gardens enabling better access to housing within the LGA. The expansion will add to the existing amenity of The Gardens, all within walking distance of the town centre and community facilities already in operation.



# WONGA BEACH

Vixies Road, Wonga Beach



## 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

Our diversified portfolio of commercial assets holds more than 12,000 square metres of commercial space in the heart of Newcastle's CBD and 122 hectares of industrial land and 37 hectares of business park land in the Hunter region.

Projects include the award-winning City Exchange as well as the iconic Telstra Civic Building and Dairy Farmers Corner. The acquisition of the old Hydro Aluminium 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, Mattara Hotel, 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, 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. City Exchange is home to the likes of SV Partners, Nettko, Pegasus and Toshiba. The site underwent an internal refurbishment in 2019 and an external upgrade in 2020 which saw additional external public art as well as 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 5,100 square metres. The property has three core spaces to be let and a Floor Space Ratio of 5:1 along with a 74 metre frontage of Hunter Street. Its location nearby the Transport Interchange makes it a sought after gateway site for Newcastle.

The site currently has tenants including Air Locker Gym, Barre Effect and a car dealership with future plans in the pipeline to modernise the area into a mixed-use development. Offering a 90 metre or 30 storey height limit the opportunity for growth of this site will be plentiful. The McCloy Group does plan to retain the historic 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 hectares of serene Australian outback and offers a 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 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



# TELSTRA CIVIC

317 Hunter Street, Newcastle



### PROJECT PROFILE

The Telstra Civic building is a 6 storey landmark commercial office development in the heart of Newcastle's business and Civic precinct. With 6,809 square metres 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>  
NET LETTABLE AREA

102  
CAR SPACES

8  
TENANTS

4.8  
W.A.L.E.





# WOOLLOOMOOLOO

9/10 Lincoln Crescent, Woolloomooloo

### 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 200 square metres 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>  
NET LETTABLE AREA

2  
CAR SPACES

3  
INTERNAL SUITES

3  
BATHROOMS



# REGROWTH, KURRI KURRI

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



### PROJECT PROFILE

The Regrowth Industrial and Business Park Land Precinct is positioned in a strategic transport interchange location on the Hunter Expressway (HEX) capitalising on the expanding logistics hub of the Hunter Valley. Future tenants can also expect ease of access to a skilled workforce with the mixed-use urban redevelopment of the site incorporating a large portion of residential housing nearby.

Offering space for business to grow, the site encompasses 1,000 hectares of Environmental Offset land and a strong variety of green credentials appealing to long term and environmentally conscious industries.

The area offers 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 Expressway and M1 Pacific Motorway connection to Sydney.

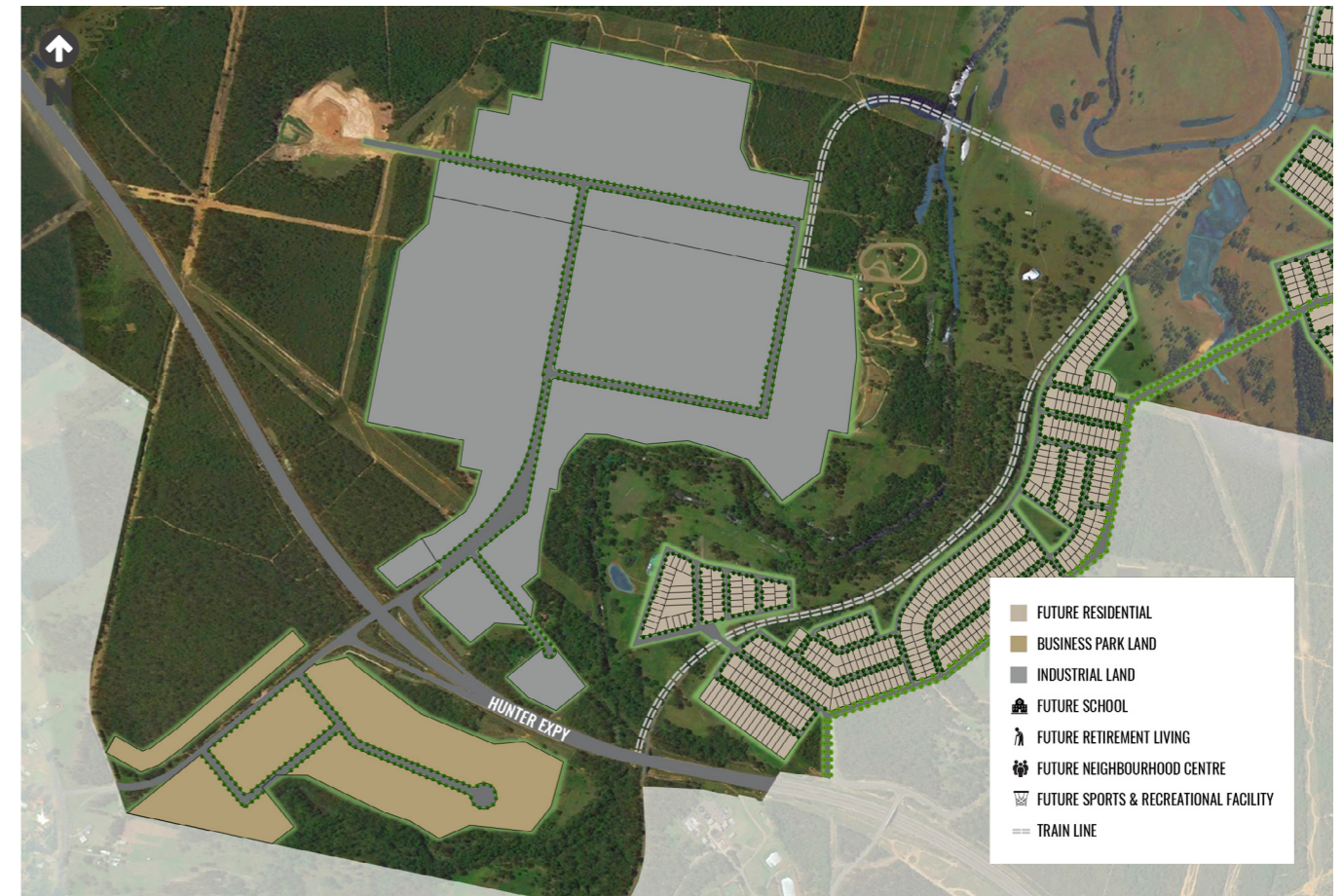


\$140m  
PUBLIC INFRASTRUCTURE

2,000ha  
TOTAL LAND AREA

160ha  
EMPLOYMENT LAND

2022  
YEAR ESTABLISHED



- FUTURE RESIDENTIAL
- BUSINESS PARK LAND
- INDUSTRIAL LAND
- FUTURE SCHOOL
- FUTURE RETIREMENT LIVING
- FUTURE NEIGHBOURHOOD CENTRE
- FUTURE SPORTS & RECREATIONAL FACILITY
- TRAIN LINE

# RETIREMENT LIVING

## PRINCIPLE LIVING

The McCloy, Stevens & Mann Groups have partnered to form a new joint venture entity to own, develop and operate both horizontal (villas) and vertical (apartments) retirement villages, providing a premium lifestyle offering for seniors. Our mission is to achieve excellence through quality and innovation. It is 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

**2021**  
YEAR ESTABLISHED



# STONYBROOK

Heritage Parc, Rutherford



### PROJECT PROFILE

Situated within the Heritage Parc residential communities, 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.



# STONEBRIDGE

Cessnock



### PROJECT PROFILE

Another boutique Seniors Living Village set amongst a soon to be 12 hole golf course. This community would see the revitalisation of the existing Cessnock Golf Course with the plan encompassing several course holes from the previous layout, north of the clubhouse and a further 6 holes on the eastern side of the site. When complete the community will home 328 manufactured homes with a new road network and community amenities including bowling green, revamped mini-golf area and driving range. The clubhouse would be resurrected as a food and beverage venue without gambling facilities to ensure a positive lifestyle offering for the senior Australian community.



# NEWCASTLE GOLF CLUB

Fern Bay



### PROJECT PROFILE

A location close to both Newcastle and the stunning beaches of Port Stephens, Newcastle Golf Club offers a superior lifestyle for senior Australians. Find your new home amongst the Golf Course, ranked number 20 in Australia by the Australian Golf Digest. True to its accolades the lifestyle offering at Newcastle Golf Course will be of a premier quality complete with lavish community centre, a heated pool and access to the stunning golf course on site. The 157 villa retirement village is anticipated to launch to the market in the first half of 2023.



# INDUSTRY RECOGNITION

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## 2021

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### Urban Taskforce Awards for Excellence

Finalist, The Bower

### Urban Taskforce Awards for Excellence

Finalist, Billy's Lookout

## 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 Overall 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

## 2013

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### Urban Taskforce Awards for Excellence

Finalist, Best Residential Community

Project: Ironbark Ridge

### UDIA Awards for Excellence

Winner, Residential Development Community

Project: Ironbark Ridge

## 2012

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### Urban Taskforce Awards for Excellence

Winner, National Masterplanned Communities

Project: Northlakes Estate

## 2011

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### Urban Taskforce Awards for Excellence

Winner, Development Excellence for Adaptive Re-use

Project: City Exchange



BILLY'S LOOKOUT, TERALBA



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