

2022/23 PORTFOLIO



McCLOYGROUP





COOKES HILL, ARMIDALE

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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

21



RESIDENTIAL COMMUNITIES

12 RELEASED TO MARKET **9** PIPELINE



EMPLOYMENT CENTRES

2 RELEASED TO MARKET **1** PIPELINE



RETIREMENT LIVING

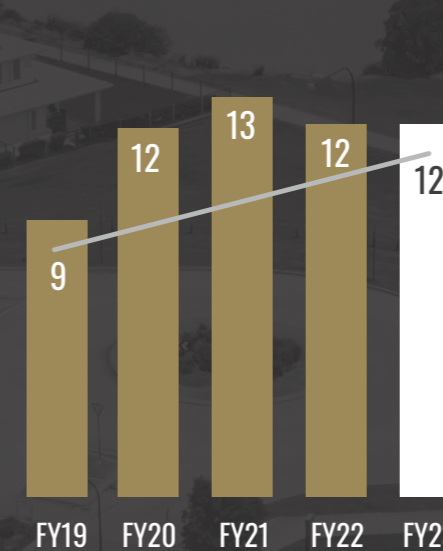
1 RELEASED TO MARKET **3** PIPELINE



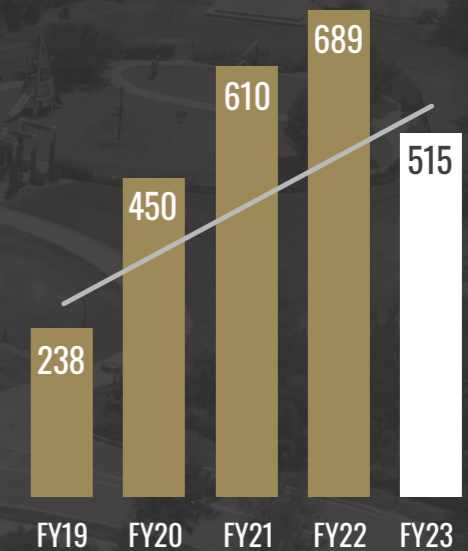
PORTFOLIO SECTOR BY PROJECT



PORTFOLIO LOCATION BY PROJECT



RESIDENTIAL COMMUNITIES RELEASED TO MARKET



RESIDENTIAL COMMUNITIES LOT SALES

ABOUT US



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



JEFF MCCLOY | CHAIRMAN

Jeff grew up in Belmont and gained a degree in Civil Engineering from Newcastle University, which took him into the Sydney high-rise construction game via a brief stint with Lend Lease.

He 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 the John Hunter Hospital, Green Point residential development, Jewells Tavern and shopping centre, and the Mattara Hotel.

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 Business Person 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.



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 WATTS | 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 13 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.



JADE CURREY | FINANCIAL ACCOUNTANT

Jade is CPA accredited and qualified with a Bachelor of Management (Accounting) from the University of Newcastle. Jade's background as a tax accountant has given her a solid foundation for her key role in the Group's Finance team. Jade has been an asset to the team since she started in 2012.



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.



DYLAN CRAIG | MANAGEMENT ACCOUNTANT

Dylan comes to McCloy Group with an Economics Degree (BSc) from the University of Southampton, UK. He has extensive experience as a Chartered Management Accountant, with a focus on commodities. Dylan is an asset to the Group's finance area, ensuring accurate reporting of cost and revenue across the Group.



CHRISTIAN SOUTHWARD | FINANCE DIRECTOR

Christian's experience spans many roles in the finance and IT sector from Finance Director to Senior Business Intelligence Analyst. He brings over 15 years' experience to the Group and is core to the finance and IT backbone. Christian is CPA accredited and qualified with his MBA, Master of Information Technology, and Bachelor of Commerce from the University of Newcastle.



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.



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, and has been a dedicated team member since 2015.



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.



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

JEFF MCCLOY



PENNY PLUMRIDGE | ADMINISTRATION MANAGER

Penny brings professionalism and dedication to every aspect of her role. Penny has completed various Administration Certificates and has experience working across prominent Newcastle organisations. Her skillset in administration and business management is an asset to the team across all facets of the business.



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.



MICK DUNDAS | MAINTENANCE MANAGER

Mick is a qualified Greenkeeper having completed a Certificate 3 in Sports Turf Management. With over 25 years' experience in the turf industry, including 20 years as Golf Course Superintendent, his knowledge of turf and environment is extensive. Mick is core to ensuring well developed maintenance programs are put in place to ensure quality presentation at all times.



My wife and I bought a block in Eastwood 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.

AARON KENNEDY | RESIDENT OF EASTWOOD



MCCLOY FAMILY FOUNDATION

Today more than ever building communities in which families love to live, is core to the McCloy Group. Stemming from this and a growing family of next generation philanthropists, the McCloy Family Foundation has been formed.

There are many reasons people give back to their community, for the McCloy Family their decision to form the McCloy Family Foundation was simple, to create better outcomes for the community around them.

Headed by Jeff, wife Tracey and daughters Hayley and Blake the McCloy Family Foundation reflects the family's innovative approach to communities and creating places and opportunities, especially here in the Hunter Region which will better the lives of those in the community around them.

McCLOY Family
FOUNDATION

“

If you have the ability do so, why wouldn't you support your community and give to those in need. Seeing money go straight to the cause, you can't get any better than that.

HAYLEY VAN DE STADT



PROPERTY PORTFOLIO



BRUSH CREEK, EDGEWORTH

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.

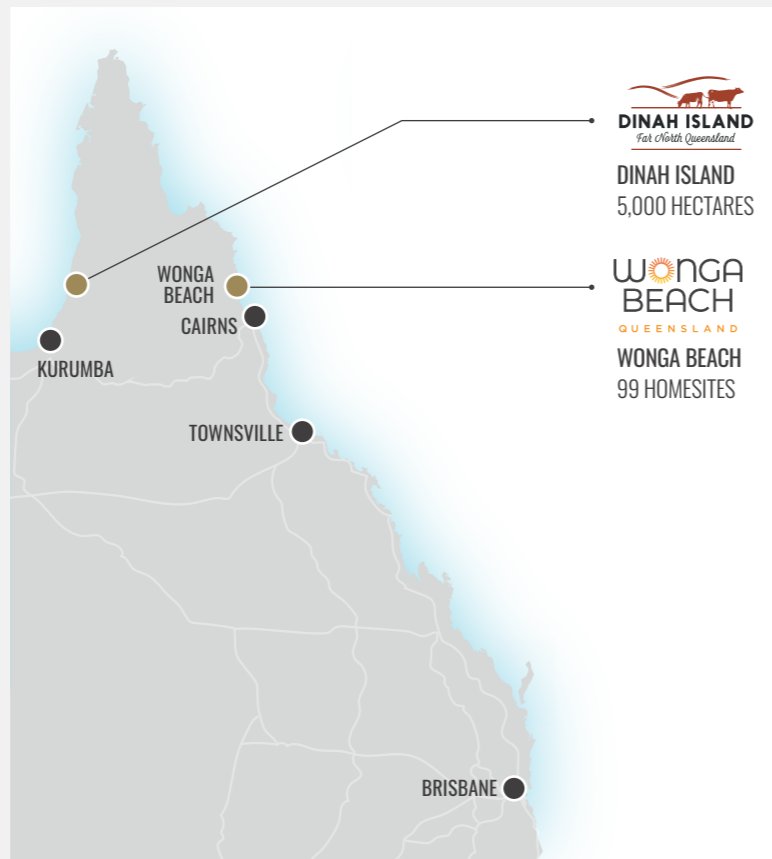


McCloy Group is a partner in Principle Living who own, develop and operate state-of-the-art retirement living facilities. We develop unique and innovative concepts to produce lifestyle offerings that are leaders in their fields.

PROPERTY MAPS



QUEENSLAND



DINAH ISLAND
Fair North Queensland
DINAH ISLAND
5,000 HECTARES

WONGA BEACH
QUEENSLAND
WONGA BEACH
99 HOMESITES

NEW ENGLAND/NORTH COAST, NSW



eastwood
GOONELLABAH
EASTWOOD
336 HOMESITES

COOKES HILL
ARMIDALE
COOKES HILL
249 HOMESITES

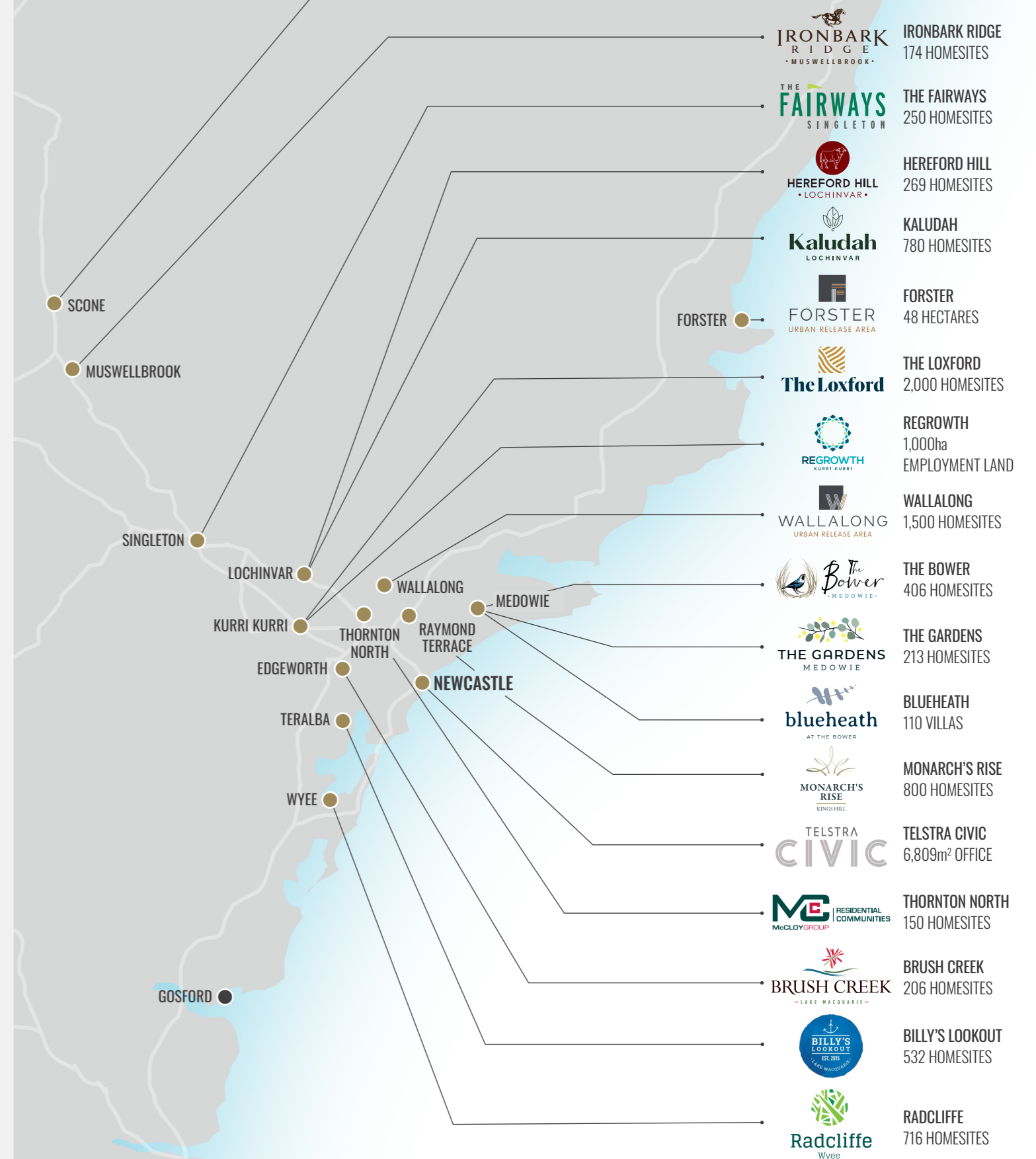
BONNY HILLS
URBAN RELEASE AREA
BONNY HILLS
118 HECTARES

SYDNEY/SOUTH COAST, NSW



Driftwood Shores
TUROSS HEAD
DRIFTWOOD SHORES
72 HOMESITES

HUNTER VALLEY, NSW



KURRAJONG FIELDS
SCOREL
KURRAJONG
37 HOMESITES

IRONBARK RIDGE
MUSWELLBROOK
IRONBARK RIDGE
174 HOMESITES

THE FAIRWAYS
SINGLETON
THE FAIRWAYS
250 HOMESITES

HEREFORD HILL
LOCHINVAR
HEREFORD HILL
269 HOMESITES

Kaludrah
LOCHINVAR
KALUDAH
780 HOMESITES

FORSTER
URBAN RELEASE AREA
FORSTER
48 HECTARES

The Loxford
THE LOXFORD
2,000 HOMESITES

REGGROWTH
KURRI KURRI
REGGROWTH
1,000ha
EMPLOYMENT LAND

WALLALONG
URBAN RELEASE AREA
WALLALONG
1,500 HOMESITES

The Bower
MEDOWIE
THE BOWER
406 HOMESITES

THE GARDENS
MEDOWIE
THE GARDENS
213 HOMESITES

blueheath
AT THE BOWER
BLUEHEATH
110 VILLAS

MONARCH'S RISE
KINGSHILL
MONARCH'S RISE
800 HOMESITES

TELSTRA CIVIC
TELSTRA CIVIC
6,809m² OFFICE

THORNTON NORTH
RESIDENTIAL COMMUNITIES
THORNTON NORTH
150 HOMESITES

BRUSH CREEK
LAKE MACCARRIE
BRUSH CREEK
206 HOMESITES

BILLY'S LOOKOUT
LAKE MACCARRIE
BILLY'S LOOKOUT
532 HOMESITES

Radcliffe
WYEE
RADCLIFFE
716 HOMESITES

FY22 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

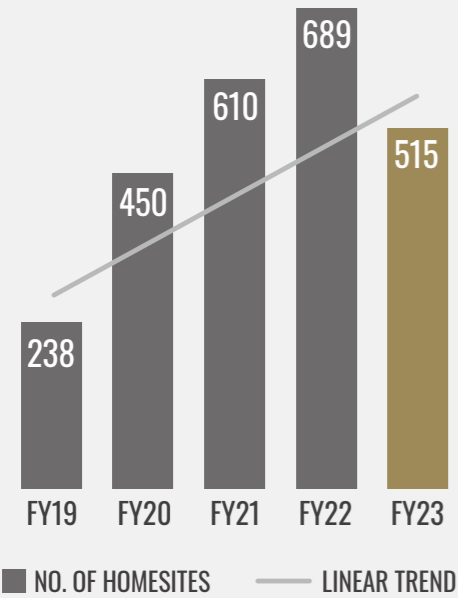
FY22 saw the Group replenish its development pipeline.



3 RESIDENTIAL COMMUNITIES ACQUIRED

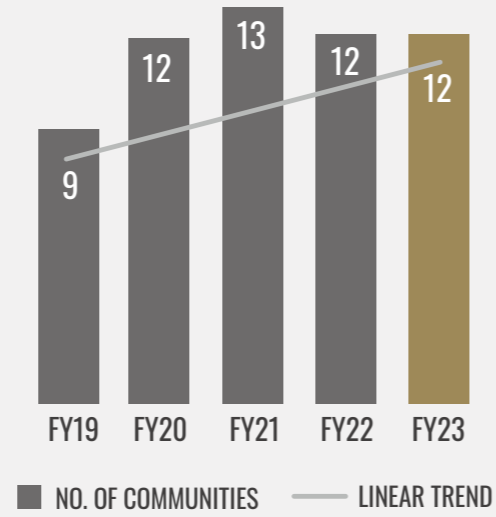
RESIDENTIAL COMMUNITIES LOT SALES

Our residential communities show strong year by year sales, with a clear trend displaying an increasing number of homesites expected to sell in the FY23 year.



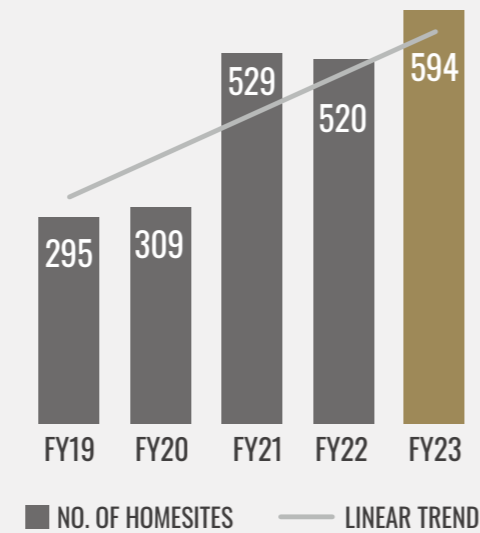
RESIDENTIAL COMMUNITIES RELEASED TO MARKET

Our number of residential communities released to market has grown year on 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	FY23	FY24	FY25	FY26	FY27	POST
RESIDENTIAL COMMUNITIES								
Billy's Lookout, Teralba	80							
Bonny Hills	700							
Brush Creek (P2), Edgeworth*	11							
Cookes Hill, Armidale	172							
Driftwood Shores, Tuross Head	72							
Eastwood, Lismore	208							
Forster South	350							
Hereford Hill, Lochinvar	80							
Ironbark Ridge, Muswellbrook*	4							
Kaludah, Lochinvar	780							
Kurrajong Fields, Scone	37							
Monarch's Rise, King's Hill	800							
Radcliffe, Wyee*#	326							
The Loxford, Kurri Kurri (in excess of)	2,070							
The Bower, Medowie	26							
The Fairways, Singleton*	249							
The Gardens, Medowie	150							
Thornton North	150							
Wallalong	1,500							
Wonga Beach	100							
SUBTOTAL	7,865							
EMPLOYMENT CENTRES								
Dinah Island, Far Nth Qld	N/A							
Regrowth, Kurri Kurri	N/A							
Telstra Civic, Newcastle	N/A							
RETIREMENT LIVING								
Blueheath, Medowie #	110							
Newcastle Golf Club #	157							
Stonybrook, Rutherford #	146							
Stonebridge, Cessnock #	139							
SUBTOTAL	552							
TOTAL	8,917							

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



RESIDENTIAL COMMUNITIES

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

We have established a strong presence throughout the Eastern Seaboard 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 environments through vibrant public art, aesthetic streetscapes, lively children's playgrounds, cycleways and landscaped parklands.





BILLY'S LOOKOUT

Pitt Street, Teralba | billyslookout.com.au

PROJECT PROFILE

Billy's Lookout is a unique lifestyle opportunity with prime residential land for sale in Lake Macquarie, on the doorstep of the area's natural wonderland. This lakeside haven is situated on 70 hectares of residential land within close proximity to Newcastle CBD and easy access to Sydney. Once complete this new neighbourhood will house 532 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.

Now selling its final stages, Billy's Lookout has become an iconic development within Lake Macquarie.



\$65m

PUBLIC INFRASTRUCTURE

70ha

TOTAL LAND AREA

532

HOMESITES

2015

YEAR ESTABLISHED



BRUSH CREEK

Transfield Avenue, Edgeworth | brushcreek.com.au

PROJECT PROFILE

Brush Creek is a joint venture with the Fisher family to produce a boutique residential living opportunity in Lake Macquarie, with highly sought after residential land for sale near Newcastle NSW.

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 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 is now in its final stages of development, with the community anticipated to be sold out by the close of 2022.



\$20m

PUBLIC INFRASTRUCTURE

21ha

TOTAL LAND AREA

238

HOMESITES

2018

YEAR ESTABLISHED





COOKES HILL

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



\$15m
PUBLIC INFRASTRUCTURE

45ha
TOTAL LAND AREA

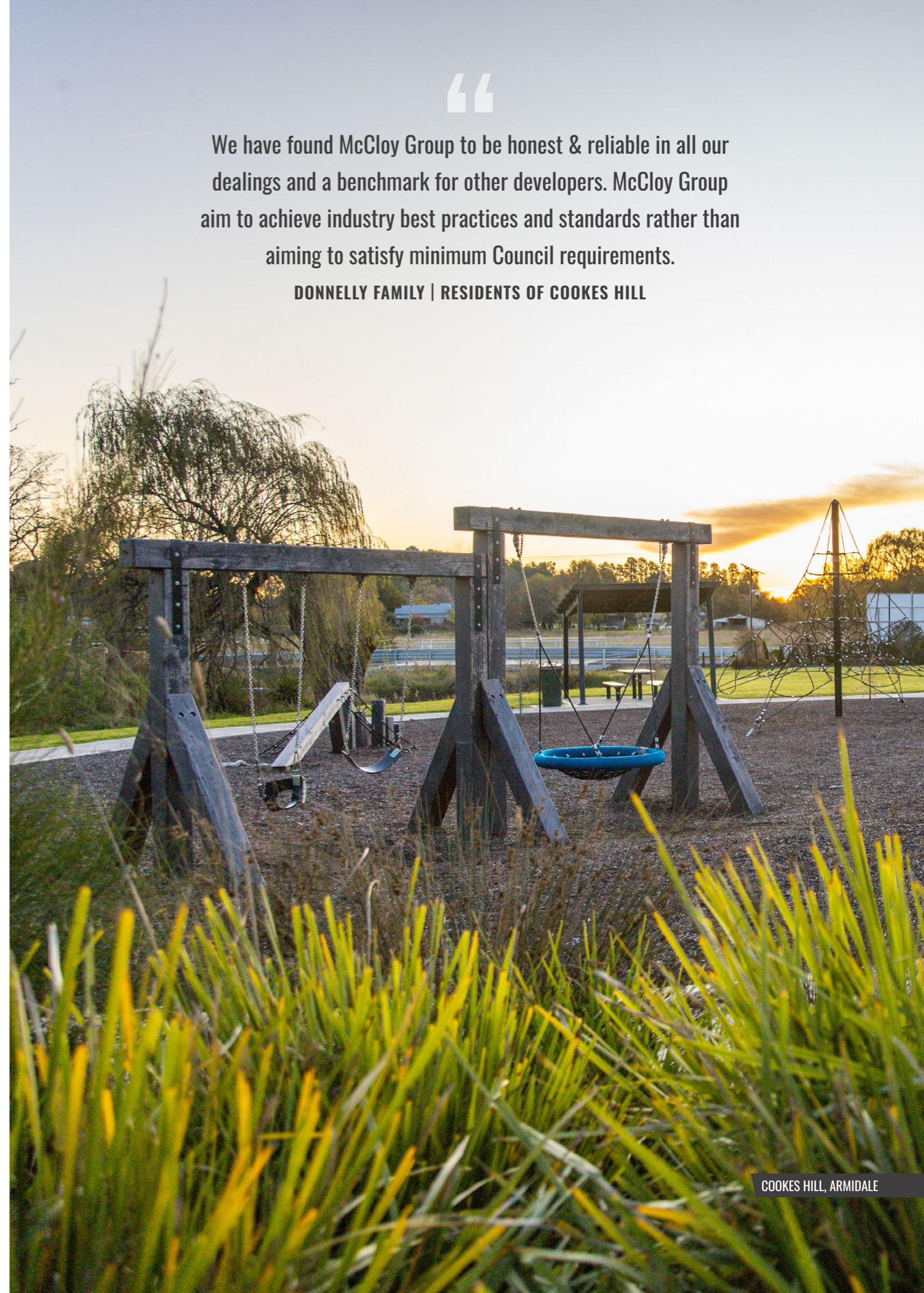
249
HOMESITES

2019
YEAR ESTABLISHED



We have found McCloy Group to be honest & 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



COOKES HILL, ARMIDALE



DRIFTWOOD SHORES

Colia Avenue, Tuross Head | driftwoodshores.com.au

PROJECT PROFILE

Our first community on the stunning south coast lies at Tuross Head, a boutique 10 hectare parcel of land located between Tuross Head Country Club and the picturesque waters of Colia Lake.

The new community holds an unrivalled position in Tuross Head surrounded by majestic waterways and nature tracks that give the area its distinctive natural beauty. Future residents can look forward to a lifestyle by the sea with Colia Lake to the North, Bingie Beach to the East and the stunning greens of Tuross Head Country Club to the South.

Driftwood Shores will be the ultimate in residential living on the peninsula, with homesites offering unobscured water views, privacy, and an abundance of natural beauty. It is proposed the new neighbourhood will offer an exclusive 72 residential homesites to the market towards the end of 2022.



\$11m

PUBLIC INFRASTRUCTURE

10ha

TOTAL LAND AREA

72

HOMESITES

2022

YEAR ESTABLISHED



EASTWOOD

Invercauld Road, Lismore | 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.

Precinct One is nearing completion with final sales expected in 2022. Looking forward, we are excited to bring the community Two.



\$17m

PUBLIC INFRASTRUCTURE

58ha

TOTAL LAND AREA

336

HOMESITES

2019

YEAR ESTABLISHED





HEREFORD HILL

New England Highway, Lochinvar | 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 269 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

269

HOMESITES

2020

YEAR ESTABLISHED



IRONBARK RIDGE

Ironbark Road, Muswellbrook | ironbarkliving.com.au

PROJECT PROFILE

Ironbark Ridge is the only fully serviced rural residential community in Muswellbrook. The popularity of the community is due to the mix of features on offer. The spacious acreage homesites come with fully serviced underground power and sewer whilst the large blocks feature wide frontages and elevated northerly 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. Now in its final stages, we thank the Muswellbrook community for its warm welcome of Ironbark Ridge.



\$19m

PUBLIC INFRASTRUCTURE

104ha

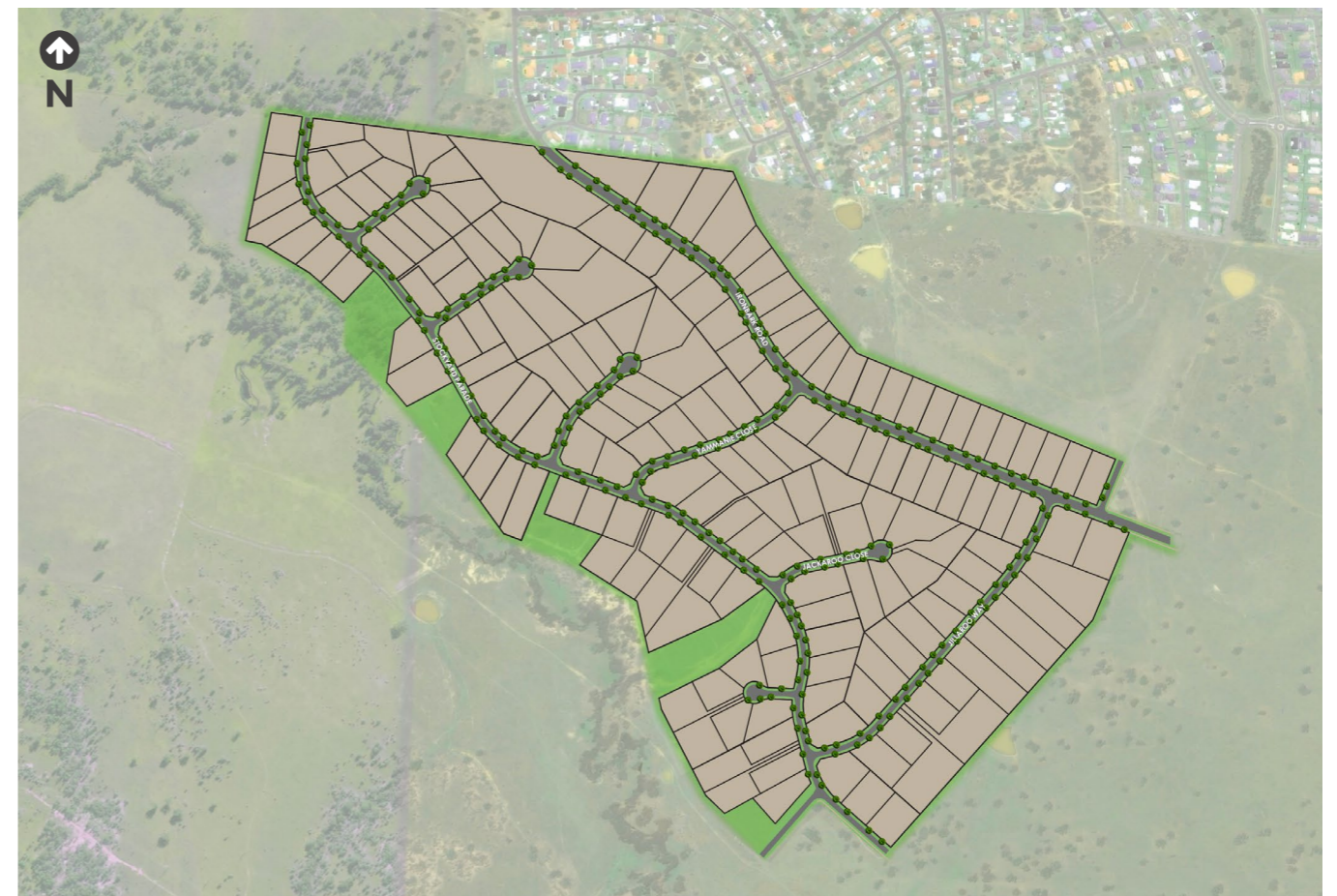
TOTAL LAND AREA

174

HOMESITES

2012

YEAR ESTABLISHED





KURRAJONG FIELDS

Cockatoo Close, Scone | kurrajongfields.com.au



PROJECT PROFILE

Kurrajong Fields is a boutique community set in the famous Hunter Valley town known as the horse capital of Australia, Scone. A brand new community bringing future residents a premium land offering in a sought after rural centre off the New England Highway. The acreage design ensures open space front of mind.

If you're looking for a stunning aspect, access to town conveniences whilst maintaining a rural feel, Kurrajong Fields is not to be missed. Homesites start at 2,000m² with offerings also available up to 4,000m² making Kurrajong Fields a winning mix of quaint rural charm and modern living. When complete the 37 homesites will be sold with access to town water, power, sewer and the NBN network.

\$5m PUBLIC INFRASTRUCTURE	12ha TOTAL LAND AREA	37 HOMESITES	2022 YEAR ESTABLISHED
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“ We have nothing but positive feedback for you guys! McCloy Group 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



RADCLIFFE

Hue Hue Road, Wyee | 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

PROJECT PROFILE

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

The estate offers 406 homesites 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 will be to develop a community that is sympathetic to the surrounding area and complement the Medowie lifestyle. In 2020 The Bower also welcomed the launch of Principle Living's Retirement Living, Blueheath, a 110 villa community within The Bower.

Now selling its final stage, we anticipate The Bower to reach completion by the end of 2022.



\$55m
PUBLIC INFRASTRUCTURE

127ha
TOTAL LAND AREA

406
HOMESITES

2016
YEAR ESTABLISHED





THE GARDENS

Medowie Road, Medowie | 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 213 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 Two of The Gardens come to fruition over the coming years.



\$25m

PUBLIC INFRASTRUCTURE

21ha

TOTAL LAND AREA

213

HOMESITES

2020

YEAR ESTABLISHED



We have always known the McCloy Group as industry leaders who have set residential standards within the real estate industry

... with a vision for excellence.

JOHN STEVENS | STEPHENS GROUP





KALUDAH

Station Lane, Lochinvar | kaludahlochinvar.com.au

PROJECT PROFILE

With roaring success already achieved in the Lochinvar market, we are excited to announce our second community for the area, Kaludah!

Located on Station Lane, within the Lochinvar Urban Release Area, Kaludah spans 101 hectares and will deliver the region approximately 780 new homesites, complete with state-of-the-art children's playground and local amenity.

This community is steeped in history, with its name a nod to one of the first commercial vineyards in Australia, Kaludah a medal winning vineyard that picked up a prize at the London International Exhibition of 1873, which was at home in Lochinvar.

Future residents can expect a strong sense of place surrounded by beautiful country landscapes, a rich heritage and a friendly neighbourhood feeling with all the accolades of the Hunter and its vineyards on their doorstep.



\$102m PUBLIC INFRASTRUCTURE	101ha TOTAL LAND AREA	780 HOMESITES	2023 YEAR ESTABLISHED
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MONARCH'S RISE

Newline Road, King's Hill | monarchsrise.com.au

PROJECT PROFILE

Situated in the popular Port Stephens Region, Monarch's Rise will be true to its regal name, setting the standard in residential development within the Kings Hill area. The new community spans 255 hectares off Newline Road with convenient access to Medowie to the north and Newcastle to the south.

When complete, Monarch's Rise will see approximately 800 new homesites delivered to the market, with an average size of 600 square metres designed to cater for First Home Buyers, upsizing families and downsizers alike. Future residents can look forward to the hallmarks of McCloy Communities with statement entry features, striking public art along with spacious children's playgrounds and parklands.

On an employment front, Monarch's Rise is a sought after location, with work opportunities located nearby including the Williamstown RAAF base and Newcastle CBD.



\$114m PUBLIC INFRASTRUCTURE	255ha TOTAL LAND AREA	800 HOMESITES	2023 YEAR ESTABLISHED
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THE FAIRWAYS

Maison Dieu Road, Singleton | 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

PUBLIC INFRASTRUCTURE

40ha

TOTAL LAND AREA

250

HOMESITES

2023

YEAR ESTABLISHED



The Loxford

THE LOXFORD

Cessnock Road, Maitland | theloxford.com.au

PROJECT PROFILE

The Loxford is an exciting residential living opportunity coming to Maitland; a project that spans 2,000 hectare parcel of land off Cessnock Road. The Loxford will see approximately 2,000 new homesites created in the local community, proposed to range from 450 to over 1,000 square meters.

The masterplan cohesively creates mixed-use urban redevelopment where contemporary living meets a wholesome family lifestyle, featuring 800 hectare of environmental conservation land. The new neighbourhood combines a steep heritage in farming and industry with contemporary living and all the fixtures that McCloy Communities are known for.

Positioned in a strategic transport interchange location, The Loxford and its future residents can capitalise on the expanding logistics hub of the Hunter Valley, with excellent connectivity to the Newcastle CBD and Sydney via the M1.



\$240m

PUBLIC INFRASTRUCTURE

2,000ha

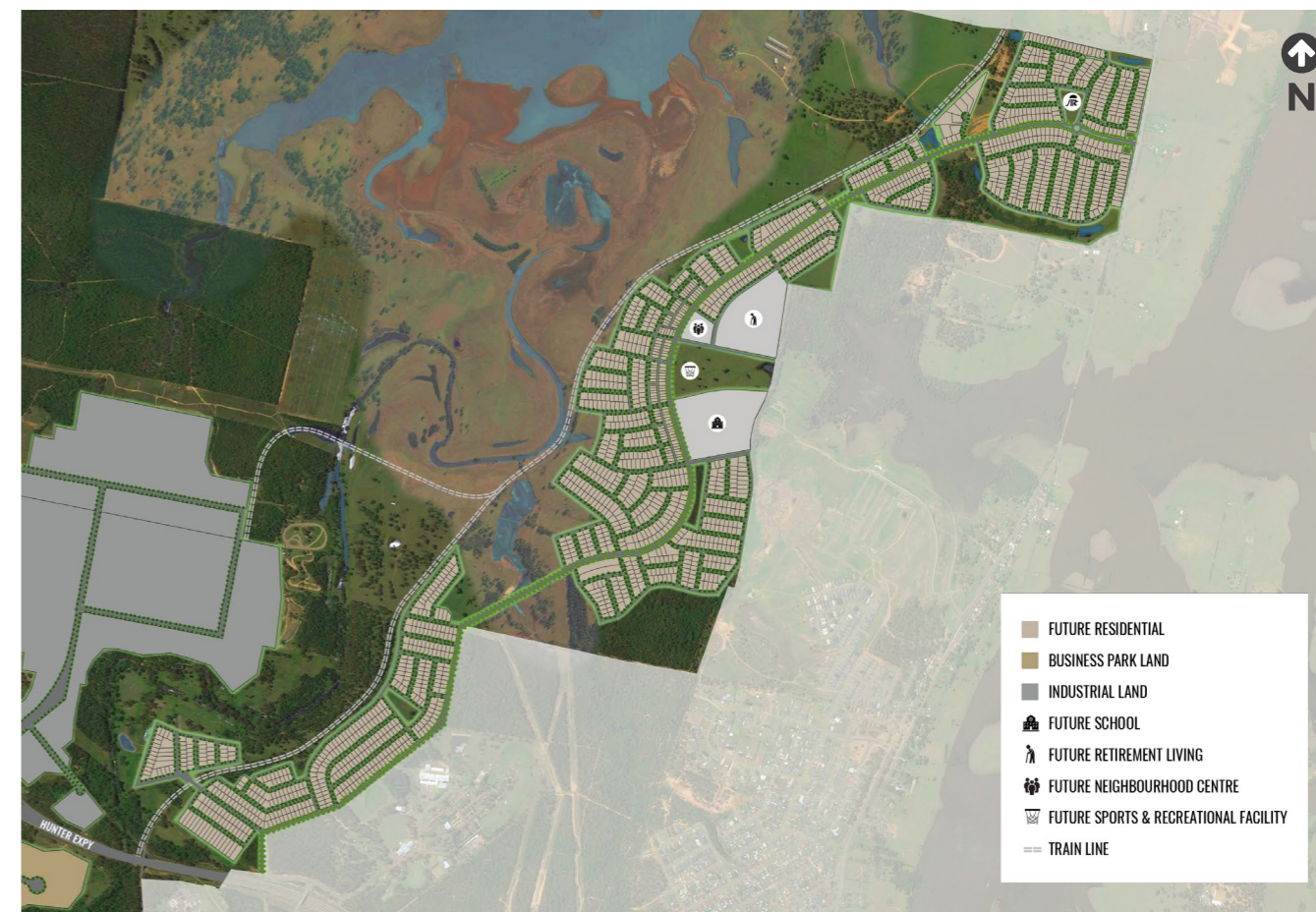
TOTAL LAND AREA

2,070

HOMESITES

2023

YEAR ESTABLISHED



- FUTURE RESIDENTIAL
- BUSINESS PARK LAND
- INDUSTRIAL LAND
- 🏫 FUTURE SCHOOL
- 🏠 FUTURE RETIREMENT LIVING
- 🏘️ FUTURE NEIGHBOURHOOD CENTRE
- 🏟️ FUTURE SPORTS & RECREATIONAL FACILITY
- 🚆 TRAIN LINE

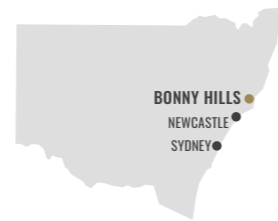
BONNY HILLS

Bonny View Drive, Bonny Hills



PROJECT PROFILE

Bonny Hills is one of McCloy Communities 2021 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, 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 that the site will see future expansion back to Brocklesby Road, to the rear of the current site. An additional 5.1 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.



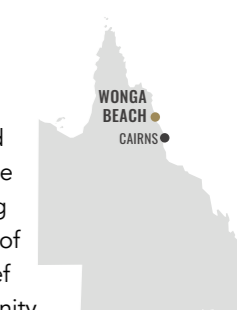
WONGA BEACH

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 6,800 square meters of commercial space in the heart of Newcastle's CBD and 122 ha of industrial land and 37 ha of business park land in the Hunter region.

Projects include the iconic Telstra Civic Building and the prior Hydro Aluminium smelter at Kurri Kurri which 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 the award winning City Exchange along with other commercial office space in Hunter Street.





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



REGROWTH, KURRI KURRI

Hart Road and Dickson Street, Loxford | regrowthkurri.com.au



PROJECT PROFILE

The Regrowth Industrial and Business Park Land 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 800 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





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 . With 6,809 square metres of lettable area on large floor plates, the building is home to the Department of Public Prosecutions (NSW State Government), several law firms and McCloy Group head office.

The highly visible location is close to all the conveniences of Darby Street, Honeysuckle, the Civic and the new Justice . 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.



6,809m²
NET LETTABLE AREA

102
CAR SPACES

8
TENANTS

4.8
W.A.L.E.



RETIREMENT LIVING

PRINCIPLE LIVING

The McCloy, Stevens & Mann Groups have partnered to form a joint venture entity to own, develop and operate retirement living 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 Stephens 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

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

2022

UDIA Awards for Excellence

Finalist, NSW Regional Development
Project: Eastwood

UDIA Awards for Excellence

Finalist, Excellence in Residential Subdivision
Project: Eastwood

UDIA Awards for Excellence

Finalist, NSW Regional Development
Project: Hereford Hill

UDIA Awards for Excellence

Finalist, Excellence in Residential Subdivision
Project: The Bower

UDIA Awards for Excellence

Finalist, Excellence in Residential Subdivision
Project: Billy's Lookout

2021

Urban Taskforce Awards for Excellence

Finalist, The Bower

Urban Taskforce Awards for Excellence

Finalist, Billy's Lookout

UDIA Awards for Excellence

Finalist, Excellence in Residential Subdivision
Project: Billy's Lookout

UDIA Awards for Excellence

Finalist, NSW Regions Development
Project: The Bower

2018

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

Property Council Innovation & Excellence Awards

Finalist, Residential Development
Project: Heritage Parc

Property Council Innovation & Excellence Awards

Finalist, Heritage Development
Project: The Lucky Hotel

Property Council Innovation & Excellence Awards

Finalist, Tourism & Leisure
Project: The Lucky Hotel

2015

AHA Awards for Excellence

Winner, Best 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

UDIA Awards for Excellence

Winner, Residential Development
Project: Heritage Parc

2013

Urban Taskforce Awards for Excellence

Finalist, Best Residential Community
Project: Ironbark Ridge

UDIA Awards for Excellence

Winner, Residential Development Community
Project: Ironbark Ridge



HEREFORD HILL, LOCHINVAR



McCLOYGROUP

HEAD OFFICE

Suite 2, Ground Floor

317 Hunter Street, Newcastle, NSW 2300 Australia

PO Box 2214, Dangar, NSW 2309 Australia

PHONE +61 2 4945 7500

FAX +61 2 4929 6472

EMAIL admin@mccloygroup.com.au

mccloygroup.com.au