

# A place on the go.

June 2018



# Atherstone

<b>June 2024</b> Project Completion	<b>\$1.1 billion</b> End Value	<b>Joint Venture</b> with Melton City Council	<b>10 Min</b> West of Lendlease' Caroline Springs
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**Vision Statement** A region on the move, a place on the go. Atherstone is an active community of go-getters – focused not only on a brighter tomorrow, but a happier every day. Atherstone is the active choice for a healthier lifestyle. With access to the region's best sport and recreation facilities.

**Established Amenity**

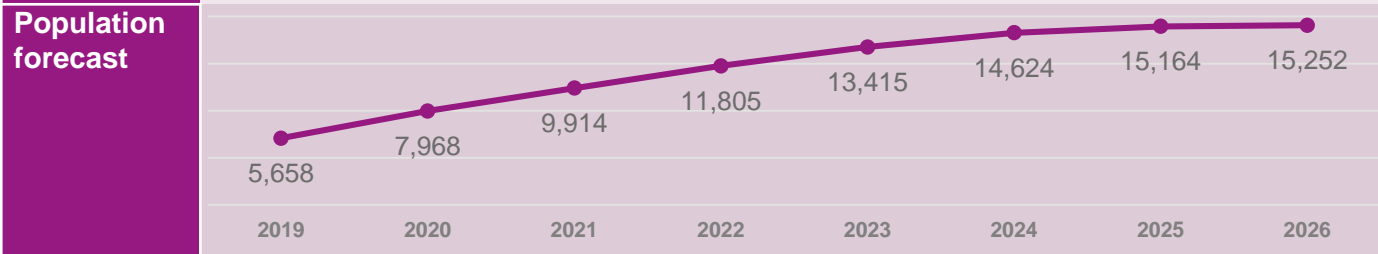
- Western BACE (Western Business Accelerator & Centre for Excellence).
- Regional Play Space, parks and wetlands
- Children's Kindergarten and Community Centre
- Regional Sports Precinct (fields, tracks and pitch's)
- Atherstone Exchange – local skilling, jobs & enterprise initiative

**Upcoming Amenity**

- Childcare, Medical, Dental, Gym & health studios.
- 2 primary schools, regional traffic school and swim school
- Two neighbourhood activity retail and commercial mixed use centres
- Indoor Highball Courts Stadium & Leisure Centre
- Regional District Oval, Fields and Tennis facilities
- 100 hectare Parks Victoria state Regional Park adjoining the Toolern Creek.

**Toolern Major Activity Centre (proposed)**

- Train Station and Regional Bus interchange (open 2019)
- 70,000 sqm of retail (phased delivery)
- Health & Medical Precinct (Regional Hospital)
- Large format retail Precinct
- Community facilities (Justice, Performing arts and Aquatic)
- Civic Facilities (Council & Library and Emergency Services precincts)
- Higher Education and Allied uses precinct
- Private Catholic & State Government education
- Commercial Showroom and Office Space



<b>Trading Update</b> (June 2018)	<b>2400</b> Residents call Atherstone home.	<b>800</b> Homes occupied	<b>40%</b> of project sold (1,800 lots)	<b>1,100</b> Lot settlement pipeline.	<b>20</b> jobs filled through Atherstone Exchange	<b>60</b> Commence-ments through Atherstone Exchange
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**481**  
hectare master  
planned community

**POPULATION**  
15,000

**HOUSES**  
4,500

**Train station announced,**  
completion late 2019  
and future bus interchange  
on Ferris Road

**40 km**  
From Melbourne City

**2**  
FUTURE PRIMARY  
SCHOOLS, CHILDCARE  
CENTRE, COMMUNITY  
CENTRE AND TRAFFIC  
SCHOOL

**3 SPORTING  
FIELDS**  
INCLUDING STATE OF  
THE ART BRIDGE ROAD  
SPORTS PRECINCT

**2 NEIGHBOURHOOD  
ACTIVITY CENTRES**  
with retail shops including  
supermarkets and medical centre

The publishers have taken care to ensure that information is accurate at the time of publishing. Information is based on current forecast projections and is subject to change without notice.



**ATHERSTONE**  
**THE EXCHANGE**  
SKILLS | JOBS | ENTERPRISE





# Atherstone Masterplan



## ATHERSTONE

- 1 Sales & Information Centre
- 2 Display Village



## RETAIL

- 3 Future neighbourhood activity centre
- 4 Future major principal town centre
- 5 Future neighbourhood activity/retail centre



## SPORTS

- 6 Future district oval & sports pavilion
- 7 Regional sports precinct
- 8 Future regional sports
- 9 Future sports precinct
- 10 Future oval / sports field



## EDUCATION

- 11 Future public state school
- 12 Future private primary school
- 13 Future childcare
- 14 Future traffic education school
- 15 Melton South Primary School



## NATURE

- 16 Regional play space
- 17 Northern wetlands
- 18 Stone Ridge village park
- 19 Future wetlands
- 20 100ha Toolern Regional Park  
- Heritage Ruins  
- Strathulloh Circuit
- 21 Future Wilton Fields village park
- 22 Future Settlers Creek village park
- 23 Future Middle Park village park
- 24 Adventure park



## COMMUNITY

- 25 Western BACE and Lendlease Atherstone Exchange
- 26 Bridge road children's & community centre
- 27 Future train station
- 28 Existing train station
- 29 Community civic and recreation activity centre

## Pedestrian & Road Bridges

- Pedestrian bridge
- Road bridge

lendlease

The publishers have taken care to ensure that these plans have been prepared from all currently available information. However, allotment dimensions, easements, landscape treatments, final road layout and public utility service infrastructure locations and zoning are subject to change conditional on satisfactory authority approvals. The purchaser should therefore make their own enquiries before entering into any contract. The measurements on each block indicate boundary lengths and widths and are rounded down to the nearest hundredth of a metre. Prepared May 2018.

