

Project Overview

Atherstone

LENDLEASE COMMUNITIES | WELCOME TO ATHERSTONE





Perfectly positioned just 40km west of Melbourne's CBD and 10 minutes' drive from Lendlease's Caroline Springs community, Atherstone is the perfect place to call home.

More than a quarter of the community has been set aside for open-space parks, ovals, gardens, waterways and hike and bike trails to support an active outdoor lifestyle. With a large choice of block sizes, house and land packages, home designs and builders for you to choose from, you have plenty of scope to make Atherstone your dream home.



ATHERSTONE OVERVIEW

Whether you want to ride a bike, go for a walk, play by the creek, or simply enjoy the serenity of your own backyard, Atherstone offers it all.

The Atherstone Display Village showcases the latest home designs from a selection of Melbourne's leading builders, including Simonds, Porter Davis, Home Solution by Metricon, Hamilton, JG King, Obit and Burbank.



Fast Facts

COMMUNITY AND POPULATION

481 HECTARE
masterplanned community

4,500 homes
15,000 Residents on completion

Atherstone Exchange
Dedicated jobs hub for residents

LOCATION AND TRANSPORT

40 km to Melbourne CBD

10 mins West of Lendlease's Caroline Springs

Cobblebank Train Station and Bus Interchange

SHOPS AND SERVICES

Cobblebank CBD
One of only two brand new Metropolitan Activity Centres in Melbourne

70,000 sqm of Retail

Cafes, bars and restaurants

Health and Medical Justice and Emergency Services

Multiple Supermarkets

Community Centre

Commercial and Business Hub

EDUCATION

2 Proposed Primary Schools
1 Proposed Secondary Schools

Tertiary Education, proposed campus

Childcare Centres Kindergarten

SUSTAINABILITY AND TECHNOLOGY

Encourage the construction of 7-star homes

Fibre optic network connection for all homes
Low energy street lights

Class A recycled water system to all homes for toilet flushing and garden use

SPORT AND RECREATION

29kms linear parks, bike paths and walkways

Swim school
No more than **5 MINS** walk to a park

130 HECTARE Regional Parkland

Wetlands and nature reserves

3 Sporting Fields

Traffic Education School

Highball sports stadium



- Cobblebank Train Station & Bus Interchange
- New Bus Route 454 linking Melton Stn and Cobblebank Stn
- Western Business Accelerator and Centre of Excellence (BACE) & Café



- Aspire Early Education Centre
- Bridge Road Community Centre
- Bridge Road Kindergarten



- Children's Adventure Playground, BBQ & Toilet Facilities
- Bridge Road Sports Precinct – hockey pitch, athletics track & pavilion

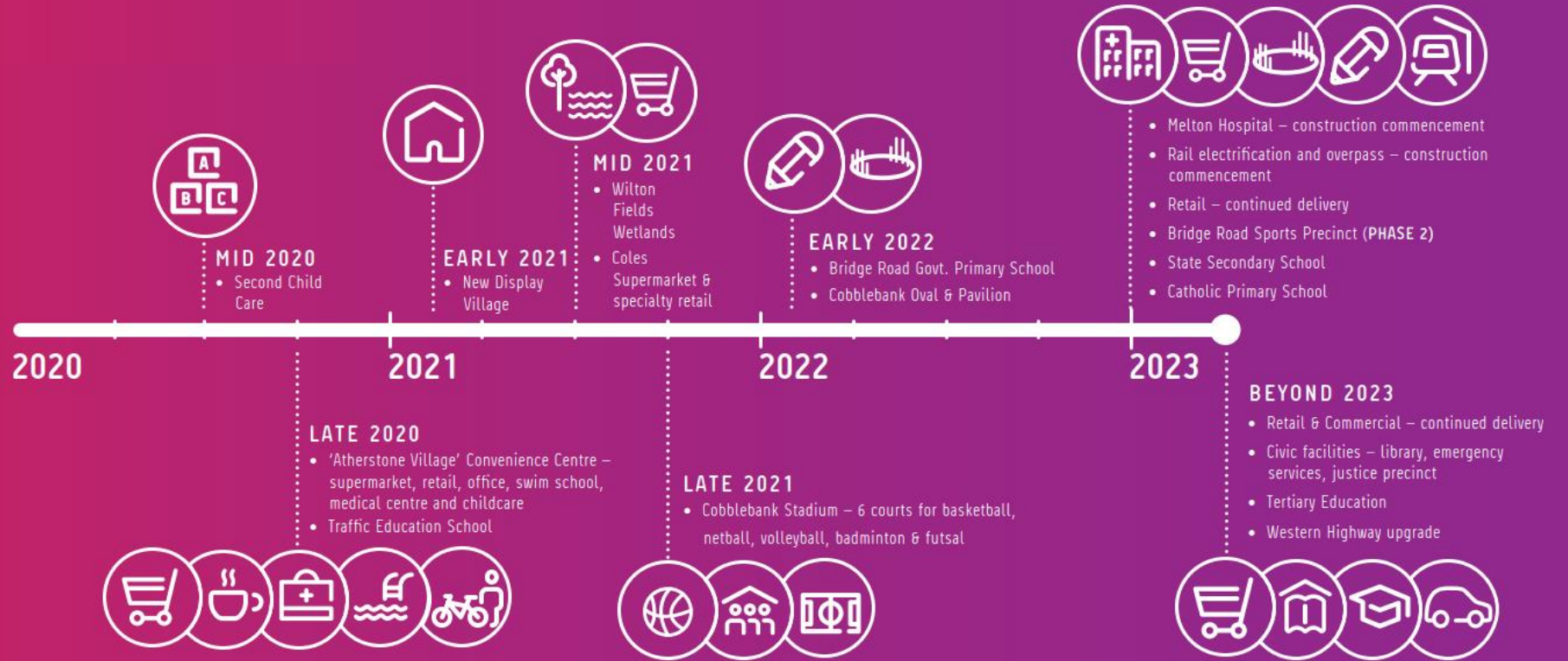


- Six Village Parks catering for a wide range of age groups
- Wilton Fields Linear Park & Fitness Trail



- Wetlands
- Toolern Creek Hike & Bike Trails
- 130ha Regional Park

EXISTING



ATHERSTONE OVERVIEW

Amenity Delivery Timeline



ATHERSTONE OVERVIEW

Surrounding Amenities

lendlease



ATHERSTONE OVERVIEW

Surrounding Amenities

RETAIL

- | | |
|----------------------------------|-----|
| 1 Station Square Shopping Centre | 2km |
| 2 Coburns Shopping Centre | 5km |
| 3 Woodgrove Shopping Centre | 5km |
| 4 Central Walk Shopping Centre | 5km |

SPORTS & RECREATION

- | | |
|-----------------------------------|-----|
| 1 Ski Club | 2km |
| 2 Tabcorp Park | 2km |
| 3 Melton Indoor Recreation Centre | 5km |
| 4 Melton Waves Leisure Centre | 6km |

HEALTH

- | | |
|-----------------------------------|-----|
| 1 Station Medical Centre | 2km |
| 2 Primary Medical & Dental Centre | 4km |
| 3 Melton Health Superclinic | 5km |
| 4 Westcare Medical Centre | 5km |

EDUCATION

- | | |
|-------------------------------------|-----|
| 1 St Anthony's School | 1km |
| 2 Melton South Primary School | 1km |
| 3 Staughton College | 2km |
| 4 Victoria University Melton Campus | 2km |
| 5 Melton Christian College | 4km |
| 6 Coburn Primary School | 4km |
| 7 Melton Secondary College | 5km |
| 8 St Dominics Primary School | 6km |
| 9 Melton Primary School | 6km |
| 10 Melton West Primary School | 6km |
| 11 Heathdale Christian College | 7km |
| 12 Kurunjang Secondary College | 7km |
| 13 Kurunjang Primary School | 7km |
| 14 Wedge Park Primary School | 8km |
| 15 St Catherine's Catholic Primary | 8km |
| 16 Melton Catholic Regional College | 8km |

COMMUNITY

- | | |
|--|-----|
| 1 Dickory Dock Kids Childcare & Kindergarten | 2km |
| 2 Early Learning Kindergarten - Melton South | 4km |
| 3 Open Learning Childcare & Kindergarten | 5km |
| 4 Melton Library | 5km |
| 5 Kids Campus | 5km |
| 6 Little Assets Early Learning Centre | 5km |
| 7 Early Learning Childcare & Kindergarten | 6km |
| 8 Eclipse Early Education - Brookfield | 5km |

FUTURE PROPOSED TOWN CENTRE

- Performing Arts, Aquatic & Indoor Sports Centre
- Library, Council Offices & Civic Piazza
- Main Street Shopping
- Sports Oval
- Medical Facilities
- Entertainment Facilities
- Bus Interchange, Train Station & Transit Plaza

ATHERSTONE OVERVIEW

Master Plan



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 Tooleen 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



ATHERSTONE OVERVIEW

Location

Perfectly positioned just 40kms west of Melbourne's CBD and 10 minutes' drive from Lendlease's Caroline Springs community, Atherstone is the perfect place to call home.



Suburb
Strathtulloh
Cobblebank



**Distance from
the city**
40km



**Public
Transport**
Bus & Train



ATHERSTONE OVERVIEW

Cobblebank CBD

The Cobblebank CBD is the future community heart for the growing north-western region, encompassing Atherstone. Upon completion it will be an exciting and important destination for Atherstone residents. In addition to providing essential services and employment options, it is set to become a popular spot to shop and meet with friends.

The Urban Design Framework for the Cobblebank CBD includes provision for:

- Cobblebank Train Station and bus interchange
- 70,000sqm of retail
- Supermarkets and convenience retail – Coles to be completed in 2021
- Health & medical facilities (the future home of Melton Hospital)
- Restaurants, cafes and entertainment precincts
- Higher education and allied uses

Commercial, office space & business hubs (Western BACE)

- Multiple green parks / squares
- Plazas, piazzas and village hubs
- Civic & recreation - sports oval, highball courts, aquatic centre, performing arts centre
- Legal and emergency services precinct

ATHERSTONE OVERVIEW

Transport & Accessibility

- Current bus services transit through Bridge Road to existing Melton Train Station and Cobblebank Train Station
- Further proposed bus routes to transit through Atherstone
- 33 minutes to Southern Cross Train Station from Cobblebank Train Station
- 2km to Western Freeway