

From here you can



Highlands

Inspired by possibility

When you choose Stockland, you know you've chosen the best option for your future. For more than 70 years, we have been creating and curating communities with people at the heart of the places we create. As one of Australia's largest property groups, we are building on our legacy in Melbourne's north with our communities – Stockland Highlands, Cloverton, Katalia and Lyra. Our purpose – a better way to live – is central to everything we do.





9 reasons to make Highlands your place

1. Taking pride in your community

The award-winning Highlands masterplanned community is home to more than 11,000 families. With convenience at your fingertips, and a community feel, it's easy to see why residents have been calling Highlands home for more than 20 years.

2. Inspiring a love of learning from the day they start

Highlanders have access to life-long learning. With 15 schools and three childcare centres, both public and private education options are available to explore. For job seekers, there's access to local training and Hume City Council's employment program available.

3. Giving your kids a carefree childhood

At Highlands, a wealth of natural beauty is never more than a few moments away, with 30 parks, 3 recreation reserves and 3 regional sports fields available. Kids have plenty of opportunities to make the most of their childhood at Highlands with the Golden Sun Moth Adventure Playground, the Hume Global Learning Centre and over a dozen stunning walking and cycling trails.

4. Having trust in your neighbours

At Highlands, neighbours don't just look out for each other, they're friends. With regular local events and free programs, such as Parkrun and Live Life Get Active, Highlands is a uniquely close, welcoming community. It doesn't take long for neighbours to become mates.

5. Having everything at your doorstep

Why not take a break from cooking and enjoy lunch at the Waterside café or a night out with friends at the Highlands Hotel & Entertainment complex? Or, if you want some retail therapy, Craigieburn Central and Craigieburn Junction are right at your doorstep. At Highlands, you're spoilt for choice.

6. Watching the rise of future sports heroes

With its world-class sports and fitness facilities, Highlands is a place where sports and recreation lovers can really thrive. The Highgate Recreation Reserve oval is the size of the MCG and home to regional AFL team, the Calder Cannons. Meanwhile, the Hume Tennis Centre features 16 courts and Splash Aqua Park contains 50m indoor pools and 'megaslides'. If that's not enough, you can get your fitness fix at the Sprint Athletics Centre, Craigieburn Leisure centre, a regional hockey centre, a softball centre and the Craigieburn sporting club and public golf course. And with a rugby reserve and BMX track currently under construction, there's plenty of options to keep you and your family healthy and happy at Highlands.

7. Making environmentally responsible decisions

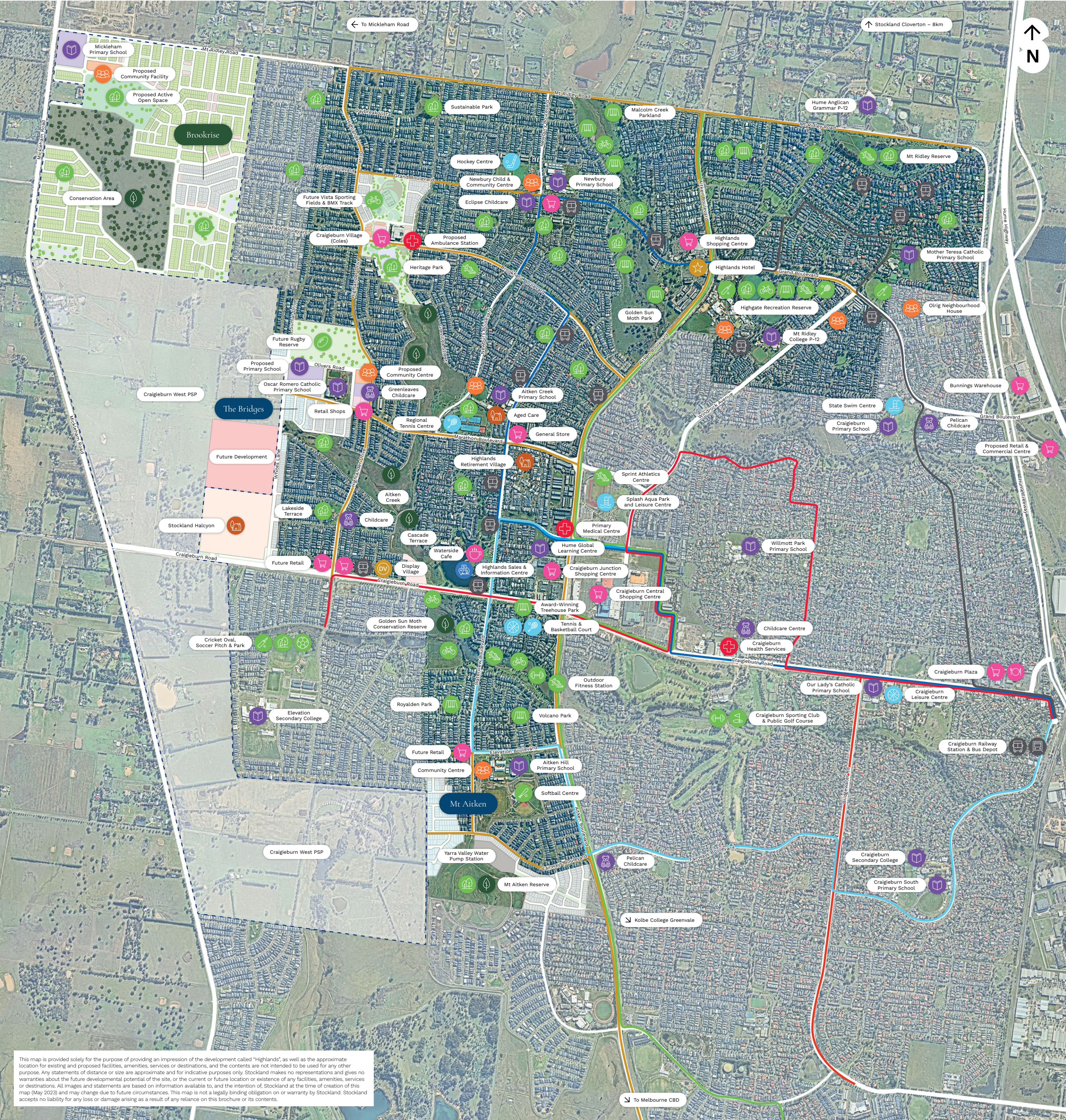
At Highlands, we take our responsibility to the planet seriously. From our water recycling project and growing conservation areas, to programs designed to regenerate local creeks and waterways, we're doing our bit to keep our neighbourhood green. Sustainable Park at Highlands is further proof of residents' desire to create a healthier and more ecological community.

8. Putting your family's health and wellbeing first

At Highlands, we believe a healthy community is a happy community, that's why we strive to provide the very best in medical and wellbeing services. As well as your local GPs and health professionals, Primary Health Craigieburn can cater to even the most bespoke dental, pathology and x-ray needs.

9. Transport options for every commute

Whether your commute is by train, car or bus, or you just want to go further afield, Highlands has been built to ensure its residents are easily connected. From 5 PTV bus routes, easy access to the Hume Freeway and frequent trains to the Melbourne CBD, at Highlands you're never far from where you need to go.



This map is provided solely for the purpose of providing an impression of the development called "Highlands", as well as the approximate location for existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. Stockland makes no representations and gives no warranties about the future developmental potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of this map (May 2023) and may change due to future circumstances. This map is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this brochure or its contents.

Shopping and Amenities

- Highlands Shopping Centre
- General Store
- Bunnings Warehouse
- Craigieburn Central Shopping Centre
- Craigieburn Junction Shopping Centre
- Waterside Cafe

Medical Centre

- Craigieburn Health Services
- Northern Hospital - 10min
- Primary Medical Centre

Leisure Centres

- Splash Aqua Park and Leisure Centre
- Craigieburn Leisure Centre
- Sprint Athletics Centre

Education and Childcare

- Greenleaves Childcare
- Goodstart Early Learning - 1.8km
- Pelican Childcare
- Aitken Hill Primary School
- Craigieburn Primary School - 4.4km
- Craigieburn South Primary School - 4.9km
- Mickleham Primary School - 5.6km
- Newbury Primary School
- Our Lady's Catholic Primary School - 2.6km
- Willmott Park Primary School - 2.4km
- Aitken Creek Primary School
- Oscar Romero Catholic Primary School
- Mother Theresa Catholic Primary School
- Hume Anglican Grammar - 4.8km
- Kolbe Catholic College - 3.8km
- Aitken College - 7.4km
- Elevation Secondary College - 2.3km
- Mt Ridley College P-12

Parks and Open Spaces

- 20+ Parks within Highlands
- 3 Recreational Reserves
- 3 Regional Sports Fields
- Regional Hockey Centre
- Malcolm Creek Major Recreation Parkland & Play Spaces
- Highgate Recreation Reserve
- Award-winning Golden Sun Moth Park
- Hume Tennis & Community Centre
- Award-winning Treehouse Park
- Tennis & Basketball Court
- Outdoor Fitness Station
- Craigieburn Sporting Club & Public Golf Course
- Softball Centre
- Mt Aitken Reserve

Conservation Areas

- Golden Sun Moth Conservation Reserve

Public Transport and Accesses

- Melbourne CBD - 30km
- Melbourne Airport - 16.9km
- Craigieburn Railway Station - 4.1km
- Mickleham Road - 2.7km
- Greenvale Shopping Centre - 8.5km
- Tullamarine Freeway - 14km

Community Centres

- Aitken Hill Community Centre
- Hume Global Learning Centre
- Newbury Child & Community Centre
- Craigieburn Child & Family Centre
- YMCA Early Learning Centre

Display Village

Highlands Sales and Information Centre

Legend

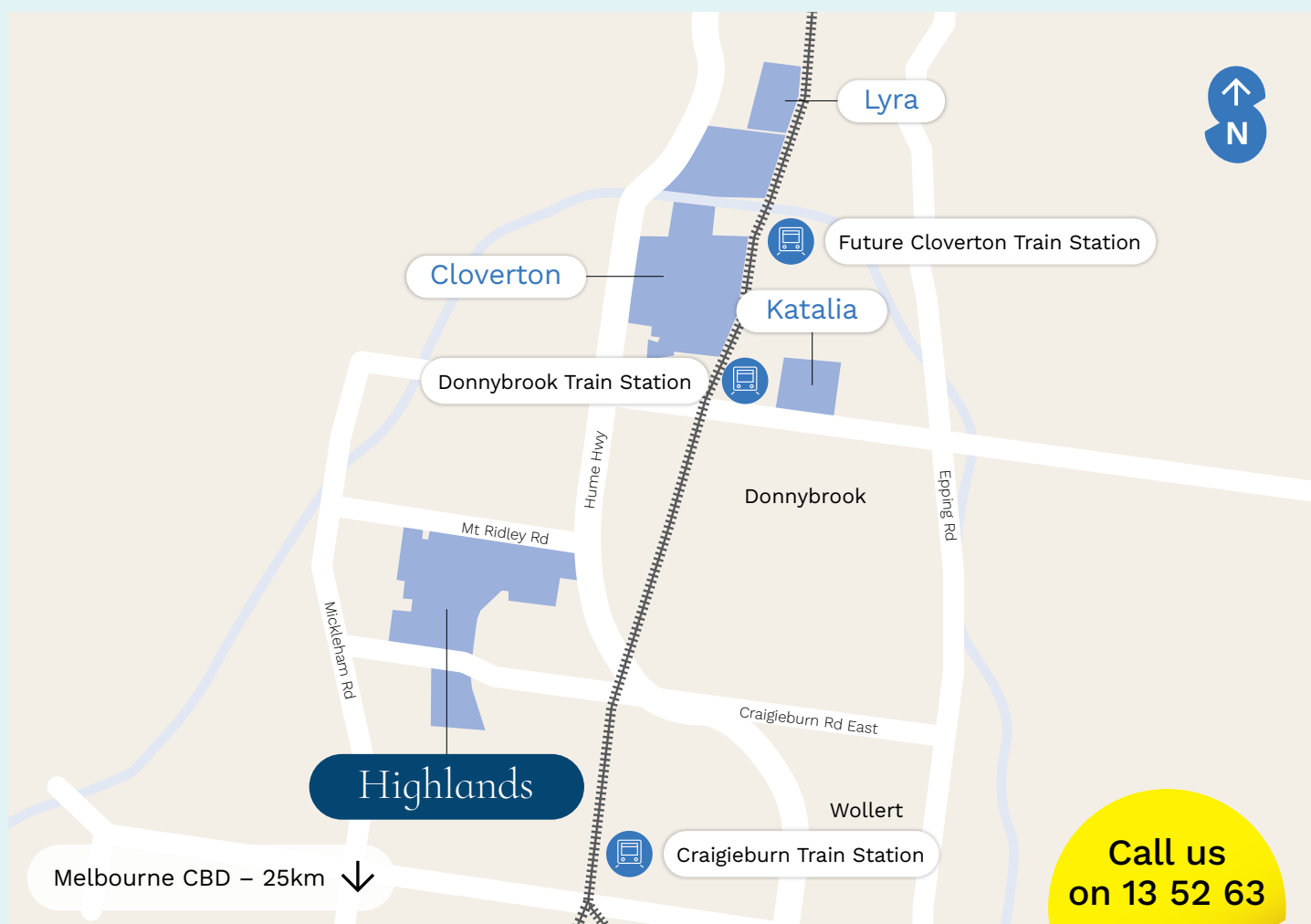
- Brookrise | NOW SELLING
- Future Development
- Proposed Medium Density
- Future Stages
- Sold
- Craigieburn West PSP Boundary
- Route 529
Craigieburn Train Station to Craigieburn North (via Craigieburn Central)
- Route 533
Craigieburn Train Station to Craigieburn North (via Hanson Road)
- Route 537
Craigieburn Train Station to Craigieburn West (via Craigieburn Central)
- Route 528
Craigieburn Train Station to Craigieburn West (via Craigieburn Central)
- Route 541
Broadmeadows Station to Craigieburn North (via Craigieburn Central SC)
- Proposed Routes
(in accordance with approved planning documents; subject to Public Transport Victoria funding and approval)

Highlands Sales & Information Centre

1 North Shore Drive, Craigieburn Vic

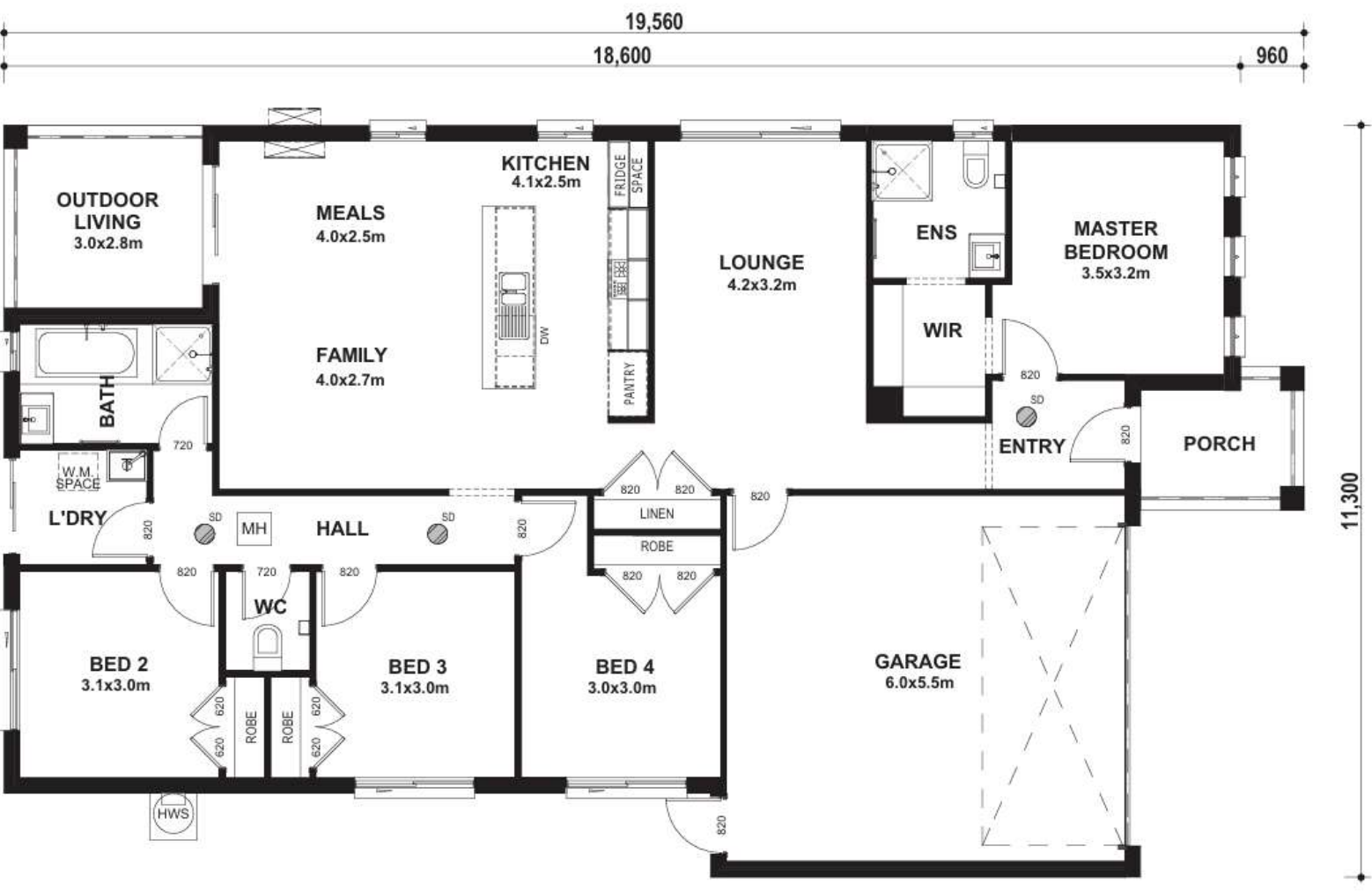
Opening hours: Monday–Sunday, 10am–5pm

stockland.com.au/highlands



Scan for website

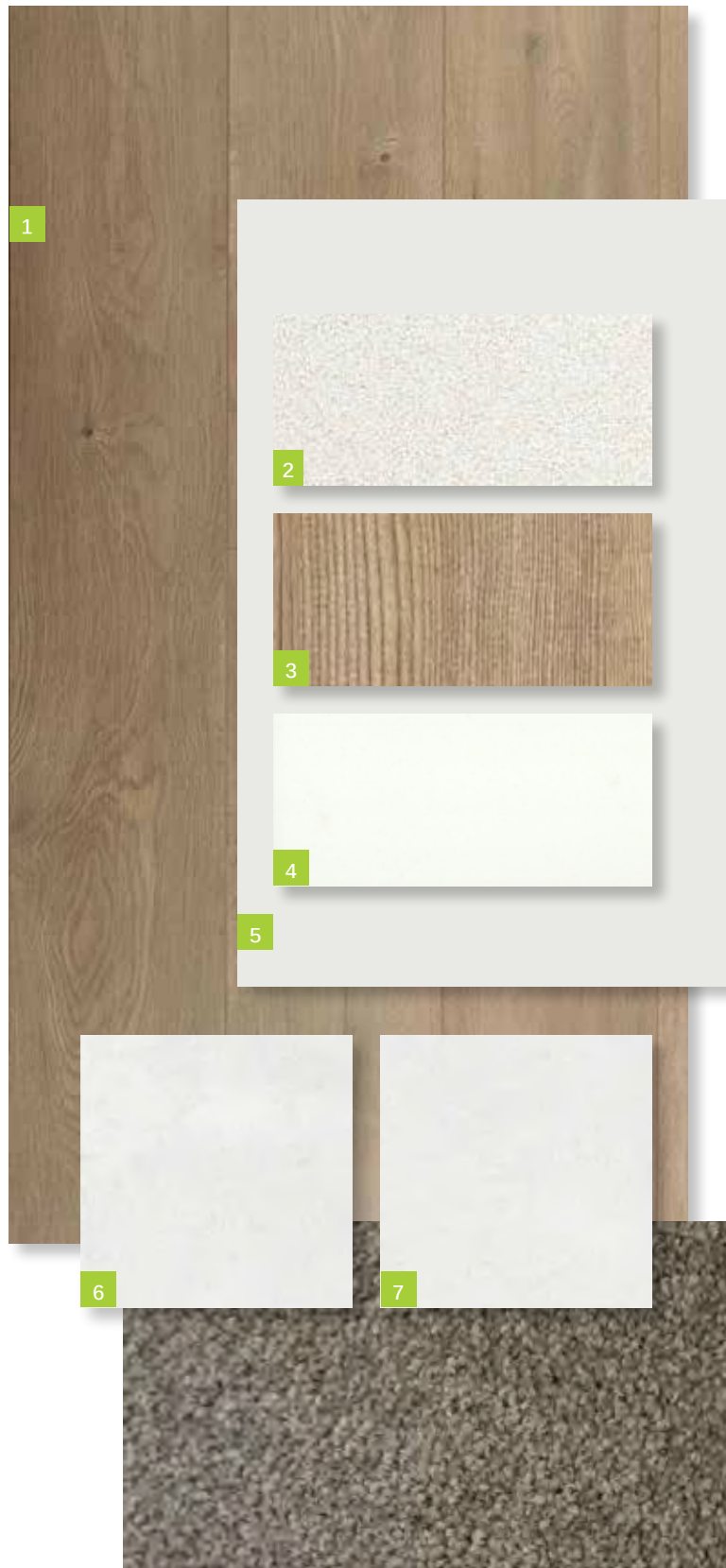
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INTERNAL COLOURS



INTERNAL COLOUR SELECTION ALPINE



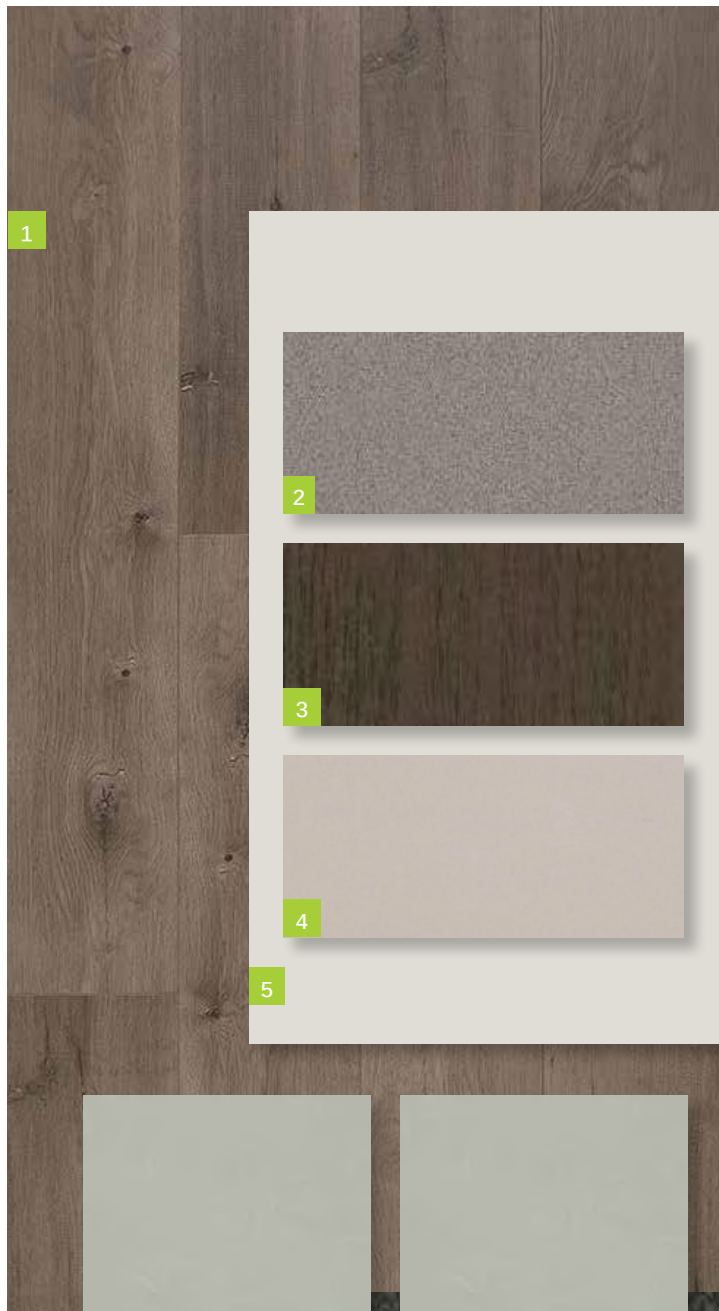
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 3141 Osprey
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Mocha Firewood
4. **Splashback**
BEAUMONT TILES
Colour: United White Gloss (182174)
Size: 100x300mm
ARDEX
Grout: White
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: Feather Dawn 19.40
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
8. **Carpet**
ROYAL PARADE
Colour: March
Underlay – 7mm



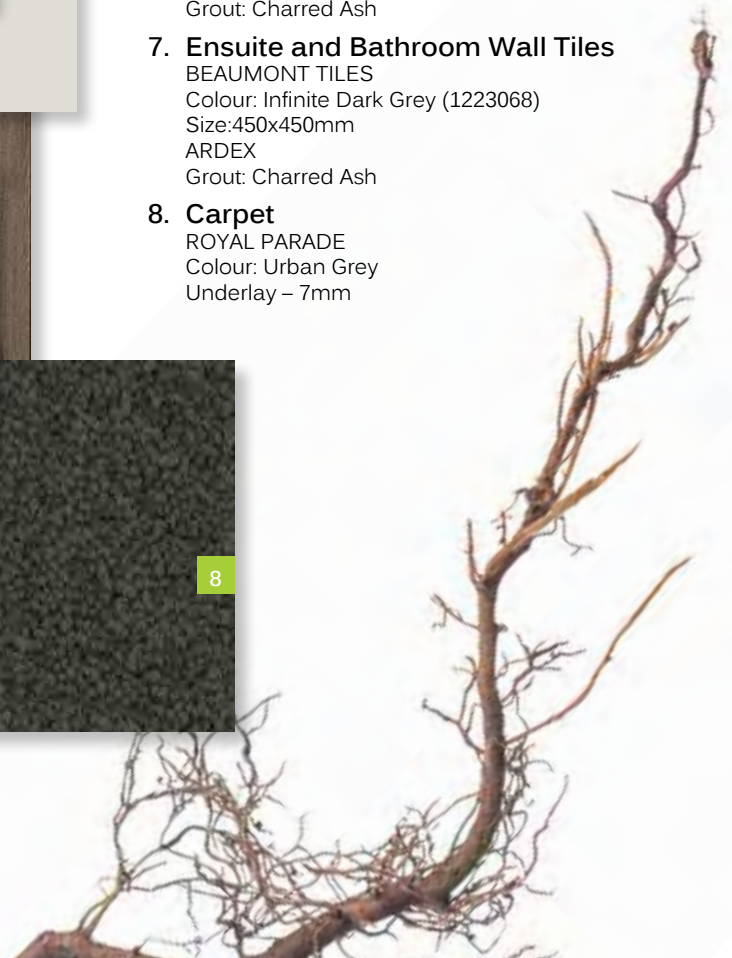
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INTERNAL COLOUR SELECTION BASALT



- 1. Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
- 2. Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 2040 Urban
- 3. Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velour Finish
Square Edge ABS Edging
Colour: Bodega Oak 1009
- 4. Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
- 5. Walls**
WATTYL
Colour: Floral White ½ strength
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
- 6. Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 7. Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 8. Carpet**
ROYAL PARADE
Colour: Urban Grey
Underlay – 7mm

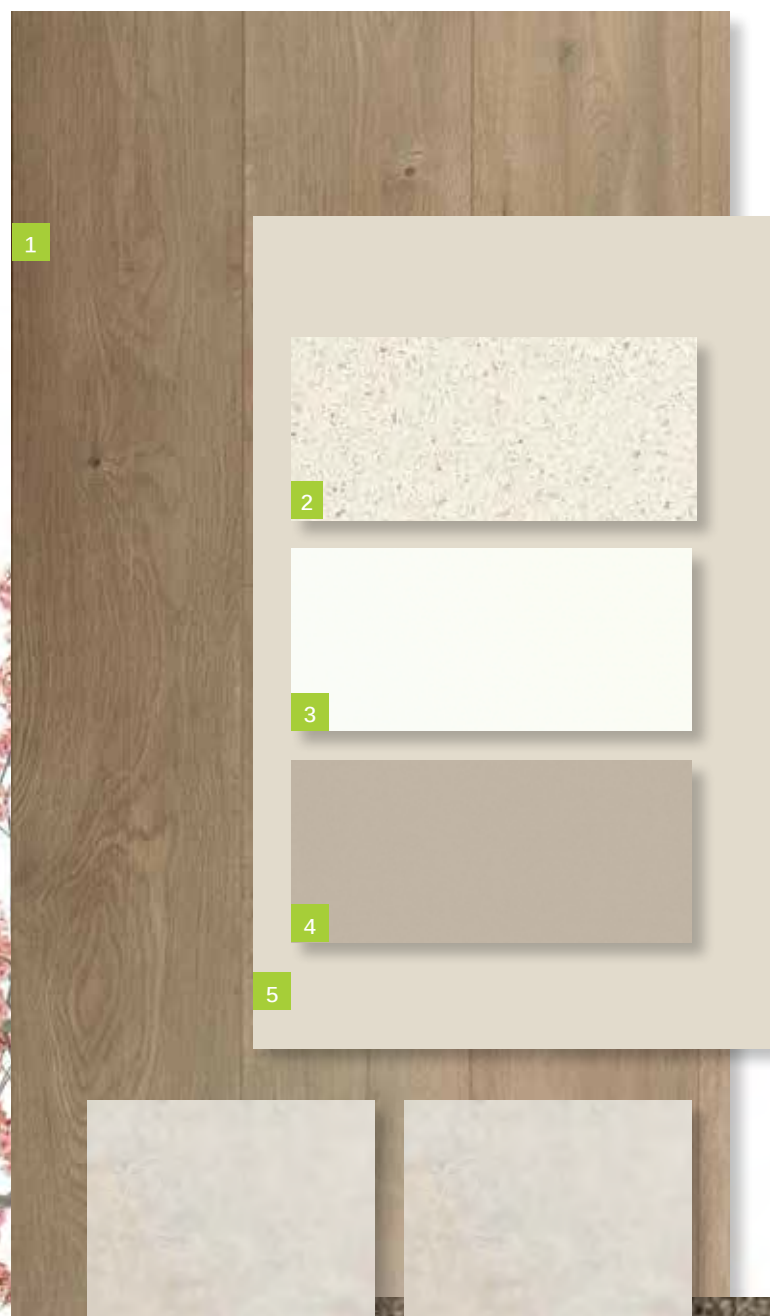




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INTERNAL COLOUR SELECTION IVORY



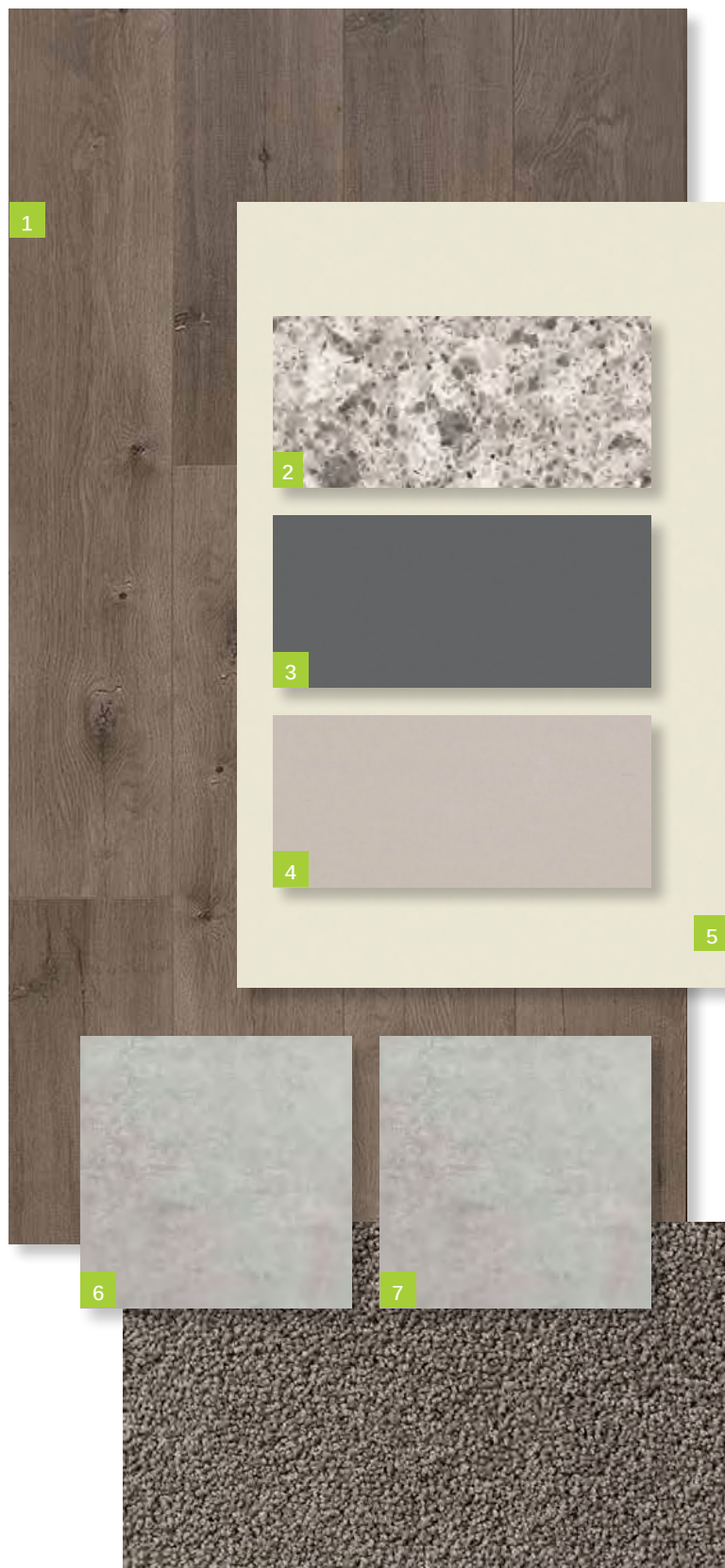
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
WAW Velour Finish
Square Edge ABS Edging
Colour: Warm White
4. **Splashback**
BEAUMONT TILES
Colour: United Ash Latte Gloss (182055)
Size: 100x300mm
ARDEX
Grout: Travertine
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: Grand Piano 1/4 A204
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Ivory (79934)
Size: 450x450mm
ARDEX
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Ivory (79934))
Size: 450x450mm
ARDEX
Grout: Misty Grey
8. **Carpet**
ROYAL PARADE
Colour: Hazelnut
Underlay – 7mm



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INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn - Newtown
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Storm S2
4. **Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: White Smoke T15 3.6
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
8. **Carpet**
GOTHAM
Colour: Bird Underlay –





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INCLUSIONS





EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document **1**
- Colorbond Fascia, Gutter and Downpipes **2**
- Bricks as per colour document **3**
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch **4**
- Letterbox (with numbers)

GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls **5**
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)



Natural colour mortar with rolled joints



2040mm high x 820mm wide front entry door and entrance set



KITCHEN



- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry



Cabinet handles

Domain
Quality Appliances for Everyday Living



Stainless Steel Dishwasher



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



Mixer Tap



Stainless Steel Double Bowl Sink



20mm Caesarstone Benchtops with 20mm Square Edge



INTERNAL

INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey **6**
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout **7**
- Lever Door Handles

WINDOWS

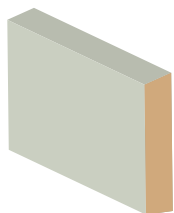
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

PAINTING

- 3No. Coat Paint system throughout **8**
- Gloss Enamel Paint to Architrave and Skirting

FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting



Internal lever door handles



75mm scotia cornice



BATHROOM

BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback





Shower straight arm



Bath outlet



Laundry mixer tap



Shower mixer tap



Acrylic Bath



Laundry trough and cabinet



Single towel rail



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



Toilet Suite

INTERNAL



HEATING / COOLING

- Gas Ducted Heating **9**
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

ELECTRICAL

- Double Power Points throughout **10**
- LED Downlights throughout **11**
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points **12**
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

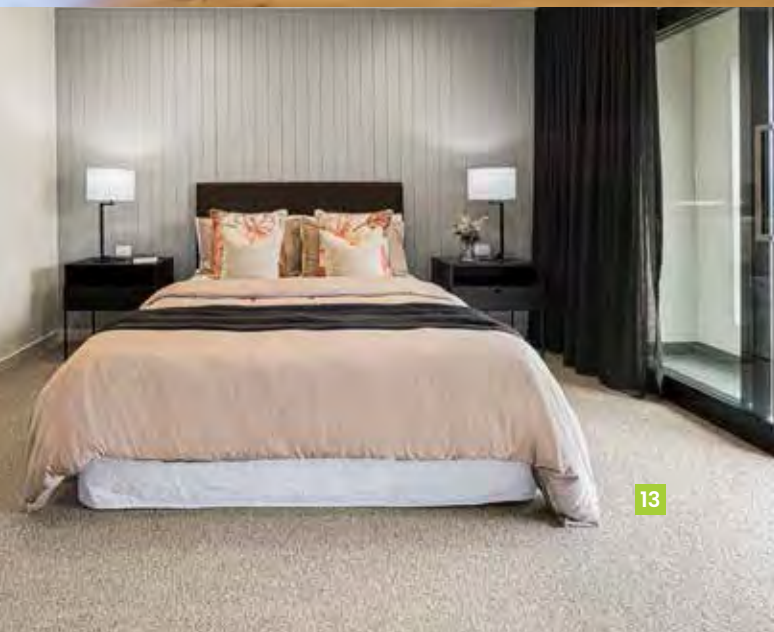
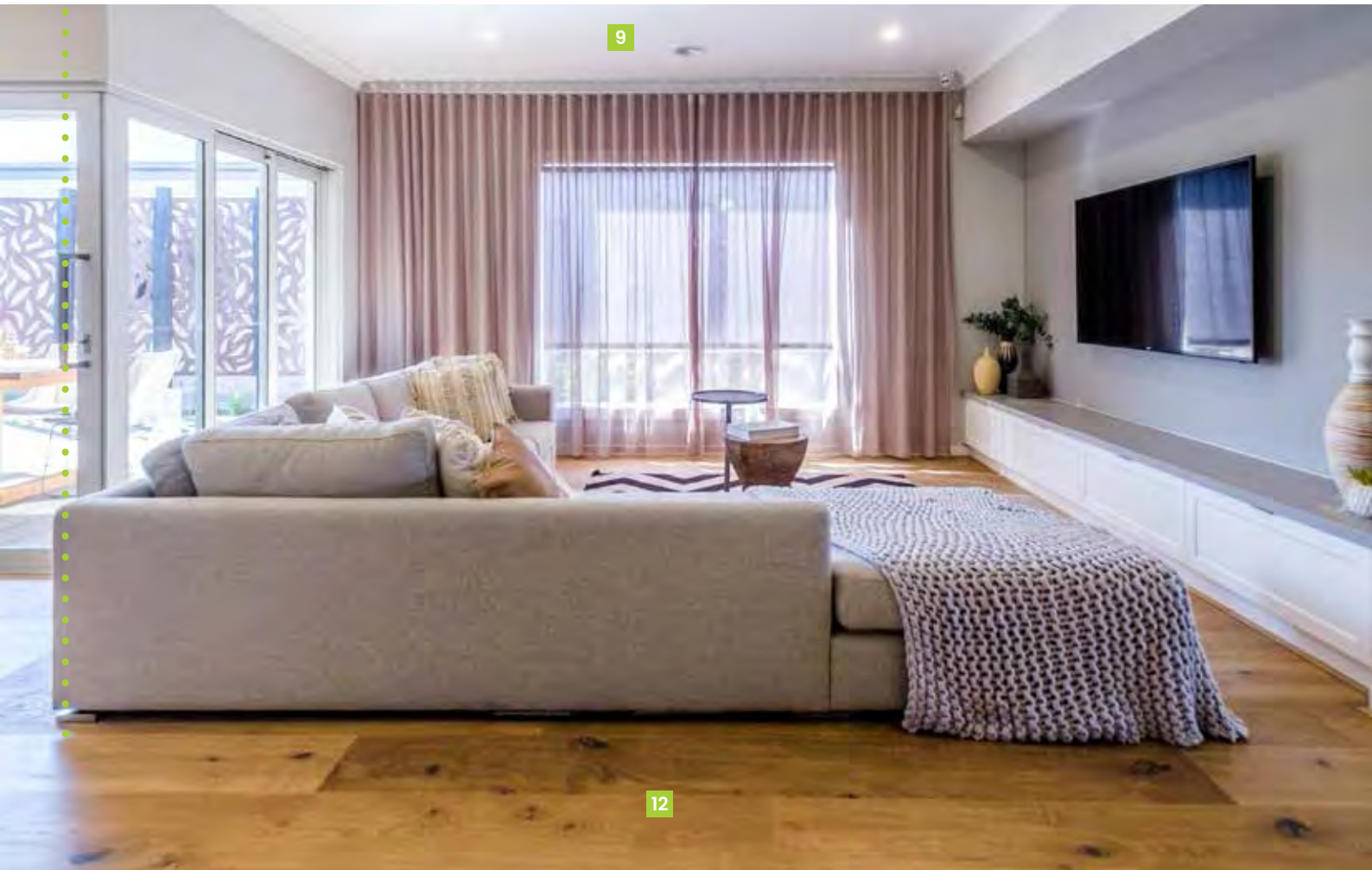
ENERGY EFFICIENCY

- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

SURFACES AND FINISHES



FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) **12**
- Carpet to remainder of House (as per standard house plan) **13**

GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty