



**LYNDARUM  
NORTH**

**AVJennings®**



*“AVJennings communities work really well because they care about people. Not only are there great houses and you get a great variety of choices, but the facilities around those houses are incredible. Great parks and pathways and playgrounds. That makes great memories for kids and a really positive environment for people to live in.”*

**Steve Waugh AO**  
AVJennings ambassador



**LYNDARUM  
NORTH**

*A connected community.*



## *A place to connect.*

In every way, Lyndarum North is all about making connections.

This is where people can connect with nature in beautiful parks and walking trails. Where a new town centre and train station will connect to the heart of Melbourne. Where students can connect with a world of learning at nearby schools. Where neighbours, friends and families can connect and grow together.

Inspired by its award-winning neighbour, Lyndarum, this is a safe, open and masterfully designed neighbourhood for more than 5,000 people in the newly established suburb of Wollert just 27kms from the city.

Expertly delivered by AVJennings, Lyndarum North offers more than a chance to build a contemporary home. This is a place to create a better future and connect with a beautiful new community.

# Everything at your doorstep.

● Lyndarum North Stage Release Plan



Lyndarum North Park



## Beautiful parks

Community parks provide places for children to play and for families to meet and enjoy time together in the outdoors.

## Green spaces


A network of reserves featuring beautiful River Red Gums that are hundreds of years old offer tranquil surrounds and connection to nature.

## Winding pathways

Encouraging an active life, bike lanes and walking trails connect homes, parks and shops, as well as the wider area.

## Vibrant centre

A major town centre has been planned as the beating heart of Lyndarum North, with a wide range of shops, restaurants, services and community spaces, including a secondary school.



# A lifestyle of convenience.

**Shopping precincts**  
 Everything you need is available close by, with a Coles and ALDI supermarket and specialty shops on Edgars Road, as well as many more options at Epping North Shopping Centre, Pacific Epping and the Home Maker Centre.

**Convenient transport**  
 With nearby bus stops and Craigieburn train station only 5kms away, connections to the CBD is easy, with ample public transport. You're also close to the Metropolitan Ring Road, Hume Freeway and Epping Road, providing direct access to the best of greater Melbourne.

**Education**  
 Childcare centres, Edgars Creek Primary School, Edgars Creek Secondary College, Melbourne Polytechnic, RMIT University, La Trobe University and libraries. They're all close by and easy to reach.

**Healthcare**  
 Looking after your family's health couldn't be easier. There are 5 local medical centres, two private hospitals close by and Northern Hospital in Epping is a 400 bed community hospital with maternity, acute and specialist services.



# Attention to detail.

Lyndarum North represents a new benchmark in masterplan design. Every element, from the beautiful landscaping to the architecture, all work together in natural harmony. With open spaces to walk, play and socialise with neighbours, everything is in place for a community to grow together.





## *Building a positive future.*

*Lyndarum North isn't just good news for the people who will live here. This large-scale project is part of the transformation of Melbourne's booming northern suburbs.*

More homes, more jobs and more infrastructure are creating a huge economic boost for local businesses and communities in the Whittlesea region.

When complete, Lyndarum North will comprise around 2,000 residential lots across 166 hectares.

As well as providing a place to live for more than 12,000 people, Lyndarum and Lyndarum North have been designed to include abundant open spaces, landscaping and tree reserves to protect the area's iconic river red gums.



Artist Impression

*At Lyndarum North, nature and architecture work together in harmony.*

*Not only environmentally conscious, the design embraces the environment to create leafy streetscapes and a naturally appealing community.*





## Connected to the nbn™

*Lyndarum North is proud to be an nbn™ ready community. From education to business to entertainment, the nbn™ network ensures your family will be more connected for decades to come.*

*Wherever you live in Lyndarum North, you'll be able to get online fast, with the entire community linked to the nbn™ network. If you work from home, love streaming movies and want your children to get ahead with online resources, the nbn™ network will unlock a world of possibilities for your home.*





## A home for everyone.

*Lyndarum North has been designed to provide affordable and high quality housing to meet the needs of a wide range of buyers.*

*That's why we offer land, house-and-land packages and completed homes and townhomes. It's one more way we're building a diverse and vibrant community for people of all ages and families of all sizes.*

### Land

Lyndarum North offers a diverse range of land lots ready to build your dream home using the builder of your choice. Whether you're building your first home, upsizing or downsizing, you'll find the perfect piece of land.

### New homes

Take the stress out of building your new home by choosing an AVJennings turn-key solution. Our expertly designed floorplans maximise light and space and work beautifully for all family types. Just move in, unpack and relax.

### Townhomes

Positioned in premium areas close to amenities such as parks and the future train station, school and retail precinct, these medium density homes are great value.

### House and Land

Our extensive range of house-and-land packages offer a hassle-free solution to purchasing your new home. In partnership with some of Melbourne's best builders we have selected a range of homes that perfectly suit the block of land.



*Designed for  
a beautiful  
future.*



*By establishing design  
guidelines for Lyndarum  
North, we're able to  
encourage a variety  
of housing styles and  
attractive streetscapes.*

This not only creates a high standard of presentation and sense of pride across the community, it also protects the investment of all residents.

The guidelines set out design controls for each new home, from external materials and colours to fencing, window furnishings and landscaping. The guidelines also detail timeframes around starting and completing new home builds, and the design approval process.

If you have any questions about the design guidelines please feel free to contact us.

We're here to help.

*The colours of  
Lyndarum North.*

How can we ensure Lyndarum North is a visually appealing and cohesive place to live? Through the creative concept known as colour mapping. The Lyndarum North Chromatic Harmony Chart will help you select materials for your home that work together across streetscapes and the natural environment.

Our Chromatic Harmony Charts are a first of their kind in the corridor and were developed by studying the geography, topography, history and light of the area. These elements were then used to create colour ranges inspired by the rich minerals, vegetation, waterways and landscapes of the terrain. By drawing on the area's natural colour palette, we're ensuring Lyndarum North is seamlessly integrated into this idyllic part of Melbourne.

Everything a modern community needs is close to home.

**Schools/Education/Childcare**

- 1 Montessori Childcare
- 2 Edgars Creek Primary School
- 3 Edgars Creek Secondary College
- 4 Wollert Primary School
- 5 Harvest Home Primary School
- 6 Epping Views Primary
- 7 Epping Early Learning Centre
- 8 Al Siraat College
- 9 Epping Primary School
- 10 Epping Secondary College
- 11 St Peter's Primary School
- 12 Melbourne Polytechnic
- 13 St Monica's College

**Shopping/Retail/Food**

- 14 Blue Stone Kitchen
- 15 Convenience Store
- 16 Lyndarum Retail Precinct
- 17 McDonalds Wollert
- 18 Coles & ALDI Supermarkets
- 19 Aurora Village Shopping Centre
- 20 Epping North Shopping Centre & Woolworths
- 21 Wholesale Markets Melbourne
- 22 Pacific Epping
- 23 Homemaker Centre
- 24 Restaurants & IGA Supermarket

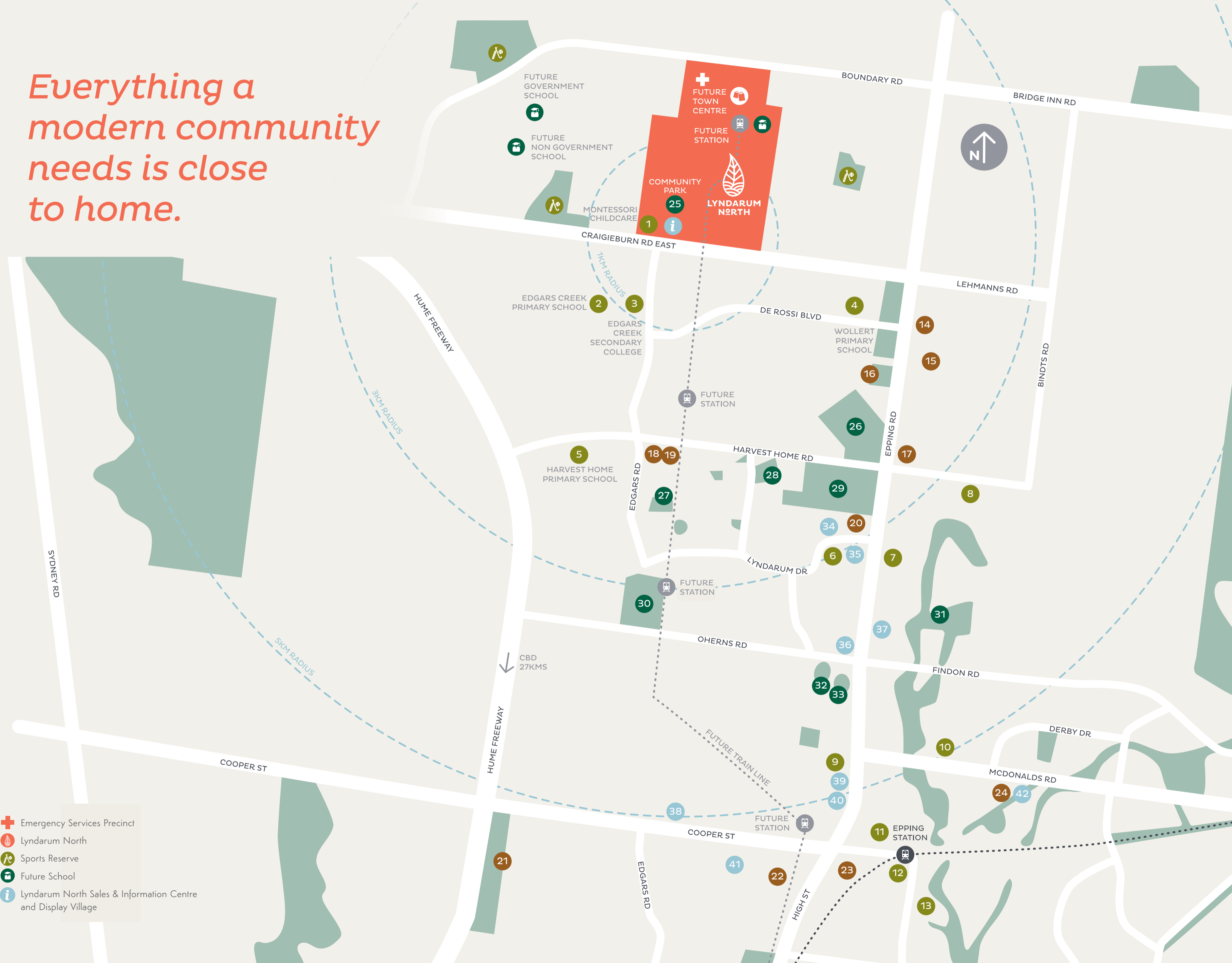
**Parks & Recreation**

- 25 Lyndarum North Community Park
- 26 Epping North East Recreation Reserve
- 27 Gammage Park
- 28 Viewgrand Wetlands
- 29 Harvest Home Recreation Reserve & Soccer Stadium
- 30 Epping Golf Driving Range
- 31 Maserati Park
- 32 Epping Recreation Reserve
- 33 Epping Football Club

**Health & Emergency Services**

- 34 Epping North Medical Centre
- 35 Lyndarum Family Clinic
- 36 Epping Fire Station
- 37 Estia Health/Aged Care
- 38 Epping Medical Centre
- 39 Epping Police Station
- 40 Epping Family Medical Centre
- 41 Northern Hospital
- 42 McDonald's Road Medical Centre

- Emergency Services Precinct
- Lyndarum North
- Sports Reserve
- Future School
- Lyndarum North Sales & Information Centre and Display Village





## What does a typical weekend at Lyndarum North look like?

Maybe it's relaxing at home with family, or enjoying a picnic in the park with friends.

Maybe it's cricket in the backyard or at the local park, shooting some hoops, or going for a bike ride or leisurely walk.

Maybe it's dropping into nearby Pacific Epping Shopping Centre or the surrounding area's bustling café and retail scene.

You'll soon find life at Lyndarum North is full of possibilities.





## Your community developer.

Everyone wants to belong somewhere. It's an important part of the human spirit. At AVJennings we help people build brighter futures by creating communities they want to belong to and grow with.

We know everyone has different needs and wishes for the place they live. That's why we offer a range of ways to get the home you want. You can buy a block of land, a finished home, townhome, terrace or apartment. We can work with your builder, or help you choose one.

We also know a home is part of a community, which is why we make sure parkland, play spaces and pathways are incorporated into every development. It's why we locate our developments close to schools, shops and transport. It's why AVJennings is your community developer.

*“For 90 years AVJennings has been creating amazing communities. Lyndarum is a great example of their commitment and quality and I know Lyndarum North is going to be even better.”*

Steve Waugh, AO  
AVJennings Ambassador

**AVJennings**

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