

BROADSTEAD KILMORE



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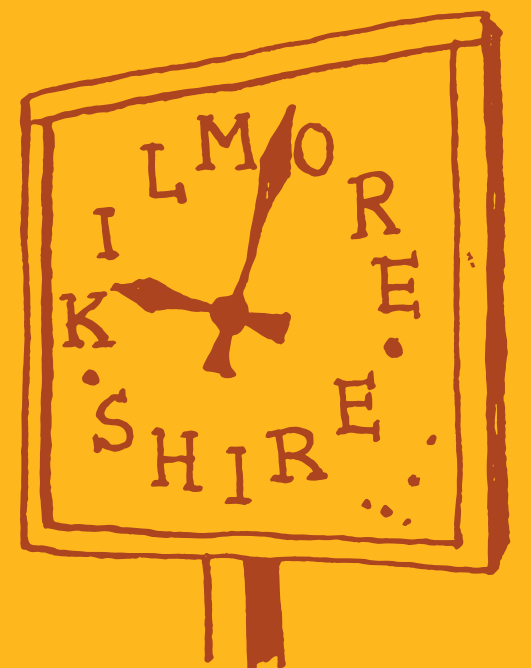
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A town renowned
for its cultural heritage
and local pride.



HISTORY





Left
Kilmore Town Hall
Dating back to 1894, Kilmore Town Hall features a decorative façade with immense Corinthian pillars. Built to pay homage to the early settlers who played a considerable role in establishing the Colony of Victoria, it represents a significant part of the town's history.

Below
Kilmore Tennis Club
Established in 1885 in Hudson Park, Kilmore Tennis Club was originally home to only 24 members. From its humble beginnings on a single grass court, the club has expanded to eight courts across J.J. Clancy Reserve and a membership base of 150 players.



Author: Vanheems & Co. — The State Library of Victoria

Left
Sydney Street
Home to one of Kilmore's greatest collections of heritage buildings, together forming important streetscapes of late nineteenth and early twentieth-century architecture, Sydney Street epitomises the town's vivid past.

Below
The Hospital
One of a select group of early regional hospitals built between the 1850s and mid-1860s, the Kilmore District Hospital is a building of regional architectural, historic and social importance. It represents the extraordinary period of development generated by the discovery of gold in the municipal area.



Author: Rose Stereograph Co. — The State Library of Victoria

ESTABLISHED CHARACTER & RARE ORIGINALITY.

Like most of central Victoria, Kilmore was home to the Taungurung people of the Kulin nation prior to European discovery and settlement. The various clan groups lived a semi-nomadic existence of fishing, hunting and gathering, and farming eels for at least 40,000 years.

Discovered for European use in 1837 by the famous Overlander and explorer of South Australia, Charles Bonney, Kilmore grew rapidly when gold was discovered at Chiltern and Beechworth in the early 1850s. By the mid-1860s, Kilmore had several hotels, two breweries, two cordial factories, several sawmills and a gaol, post office, courthouse, hospital, tannery and brickworks.

Today, the town is a place like no other. The descendants of the Taungurung people form a strong and vibrant community. Elders assist with the instruction of younger generations in culture, history and language. Local residents embrace Kilmore's rich history and scenic countryside, taking great pride in its centuries-old bluestone buildings and spectacular rural landscape. Home to a wealth of outdoor pursuits and a well-established community, Kilmore is a place to embrace the past and welcome the future.



Author: Rose Stereograph Co. — The State Library of Victoria

FIRST DISCOVERY

Indigenous communities inhabited Victoria for thousands of years before European contact. The traditional owners of the Kilmore district are the Taungurung people. The first Europeans in the district were explorers Hamilton Hume and William Hovell in 1824. European settlement commenced in 1837 after Charles Bonney overlanded from Sydney. Four years later, William Rutledge surveyed 21 square kilometres and named the settlement Kilmore.



Author: Rose Stereograph Co. — The State Library of Victoria



Author: Vanheems & Co. — The State Library of Victoria

GOLDRUSH BOOMTOWN

The discovery of gold put Kilmore on the map for anyone seeking a path to or from the goldfields. It generated strong demand for more food to be grown locally to feed the thousands swarming the region. By 1851, approximately 3,000 acres of wheat were being grown in Kilmore's rich, fertile soil. A total of three flour mills were built to service grain growers across Victoria. Diggers who worked the goldfields came to see Kilmore as the ideal stopover from Melbourne.



Author: Rose Stereograph Co. — The State Library of Victoria

THRIVING SETTLEMENT

Before long, Kilmore became a thriving township full of farmers, traders, bootmakers, blacksmiths, carpenters, stable keepers, builders, tailors, teachers, boarding house and hotel proprietors. Sydney Road burgeoned with notable buildings including the first steam-operated flour mill, Richard Fitzgerald & Co., Kilmore Timber Yard and Hibernian Hotel. The population grew and the community prospered.



Author: Age (Melbourne, Vic) — The State Library of Victoria

POPULATION

With increased prosperity and population came the need for more permanent buildings and social institutions. Bluestone had become the preferred building material as it was stronger, more plentiful and easier to work with than others – upheld by the fact that many of Kilmore's bluestone buildings are still intact. From the Old Gaol, courthouse and Colonial Bank, these buildings tell the story of Kilmore's European settlement while numerous sites, places and landscapes celebrate its Aboriginal cultural heritage.

Kilmore's iconic bluestone buildings and architecture embody the town's historic past.

A purposeful new
community redefining
a landscape for every
generation.





Artists Impression

INSPIRED BY
KILMORE’S PAST,
PRESENT AND
FUTURE.

Broadstead was created to celebrate Kilmore – its proud heritage, natural beauty and the rare idyllic lifestyle it offers today. Inspired by the natural landscape and surrounded by scenic views, this new neighbourhood reflects the values of traditional country living.



Artists Impression

Making space the priority, Broadstead offers larger-than-average lots with a strong relationship to the area and immediate connections to the township.

The thoughtfully
designed
masterplan
reveals an ideal
balance between
country living and
a contemporary
lifestyle.

Broadstead embraces a country-town feel along with all the comforts of modern life. The thoughtfully designed masterplan has been created for residents of all ages with spaces to play, relax, and grow. With more land and more convenience, this is a place of broad horizons, tailored to meet the needs of everyone.



Space is a given in this new neighbourhood with wide open areas, room to play and a truly unique landscape.



Contemporary country living with township charm.

MASTERPLAN





DESIGNED
TO EMBRACE
A RICH
HERITAGE.

The Broadstead masterplan is where homes are in harmony with nature and designed with family values at its core. Highly considered landscaping ensures this new neighbourhood keeps its connection to the abundant native flora, established trees, winding waterways and open green spaces. Future plans for this picturesque pocket of South East Kilmore also include a community hub, primary school, sports ovals and a bus line.



COUNTRY LIVING ABOVE AVERAGE SIZE

Flanked by trees, Broadstead provides opportunities for play, leisure and movement in one place. The sizeable lots allow residents of all ages to experience the best of country living in an open and flexible setting.



CURATED STREETS & HOMES

A clear vision for a flexible new neighbourhood that creates diversity and cohesion within a contemporary framework enriches Broadstead's landscape design and housing design guidelines. The diverse mix of lots provides choice and makes each residence truly unique to site. Each design recommendation considers integration with the natural landscape, with genuine care for the future community that will reside there.



EMBRACING THE NATURAL LANDSCAPE

With over eleven hectares of open green space and scenic surrounds, the landscape design embraces the site's natural environment and complex ecosystem. Thoughtful landscape preservation measures and the celebration of natural assets inform the overarching masterplan with several design moves to enhance connections to open space.



AN ACTIVE NEIGHBOURHOOD

Meandering walking paths offer plenty of opportunities for exercise, and residents can access bike tracks and leafy parks moments from their front door. The surrounding countryside is ripe for exploration, and a bus line is planned for the area to further enhance and encourage the connected lifestyle.





The view from Monument Hill Reserve offers sweeping landscapes of rolling hills and tall eucalypts, nestled at the foothills of the Great Dividing Range.



Pride of place can be seen through the architectural character of the design guidelines to ensure that homes built at Broadstead reflect the area's rich heritage, embraces its scenic surroundings, and makes space for a flexible future. In a neighbourhood of picturesque streetscapes, wide lots and generous gardens, Broadstead is a place to put down roots with plenty of room to grow.

The celebration of landscape and architectural expression was central to creating this tranquil and sustainable neighbourhood.



CONNECTED BY NATURE

The meticulous masterplan puts family, community and the environment at the heart of its experience.

A natural identity outlined by idyllic green spaces.



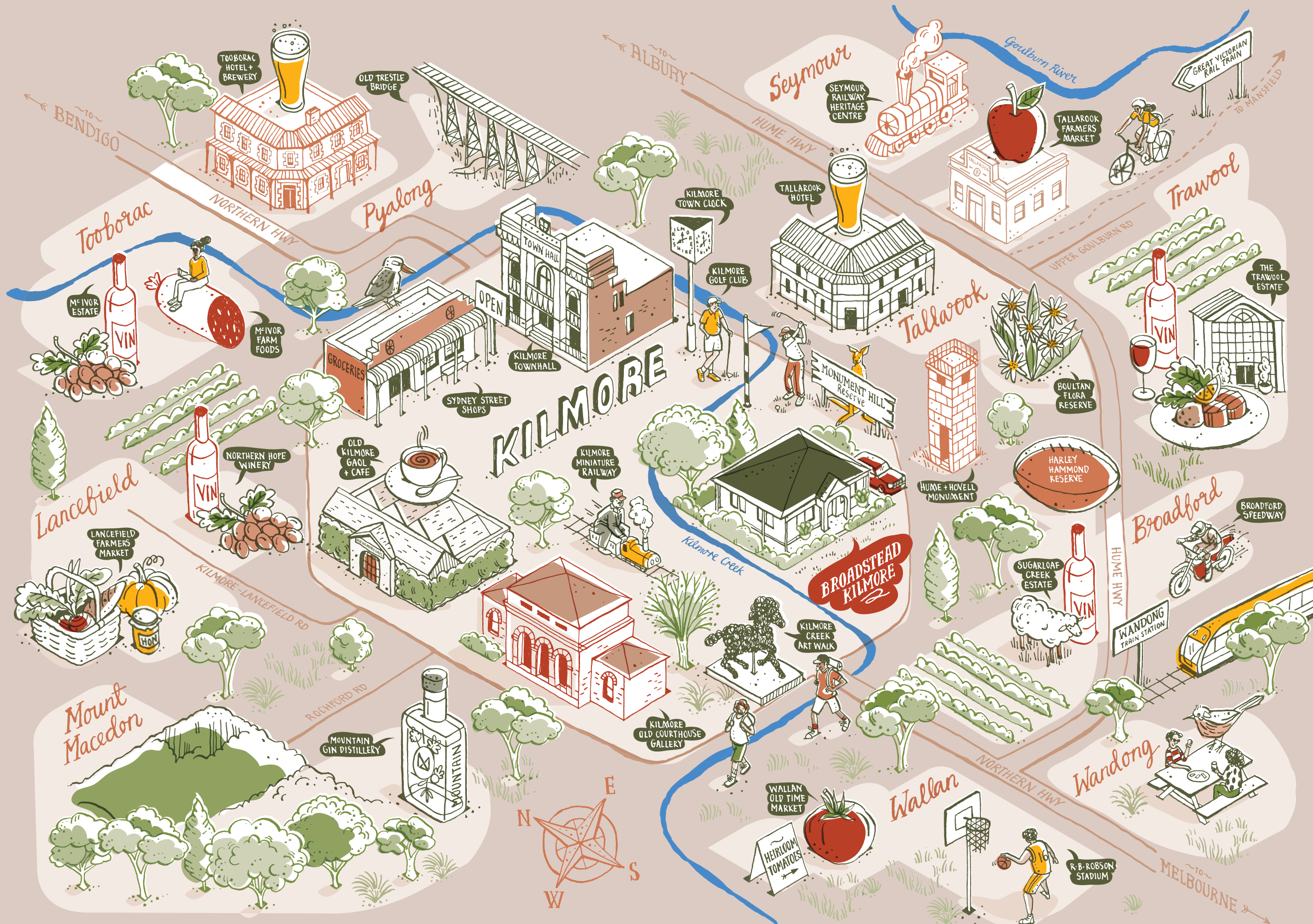
LOCATION

A NEW CHAPTER FOR KILMORE’S THRIVING POPULATION.

Kilmore is a vibrant township steeped in history that boasts community and charm. Nestled in the rolling hills of the Mitchell Shire region, it offers a lifestyle rich in unique experiences, activities and encounters. With mountain views to the west, a range of fine wining and dining options at your door, and endless hiking and walking trails to explore, its story is one of opportunity and growth.

Careful landscape planning preserves the native flora and fauna which brightens and beautifies the surrounding bush.





EXPLORE THE DIVERSE &
CULTURAL DESTINATIONS
OF MITCHELL SHIRE.

Surrounded by
pristine farmland,
Broadstead is
ideally situated
to live close to
the township
while enjoying
an abundance of
green spaces.



Broadstead offers the very best of country living, with winding creek walks, picturesque forest trails and a thriving town centre all close by — as are prestigious education choices, including Assumption College. Located within close proximity, the Kilmore East and Wandong Train Stations make for an easy and convenient travel experience to Melbourne — alternatively, the CBD is also accessible via the Hume Freeway which is located just seven minutes away from home and taking just over a one-hour drive.

Above

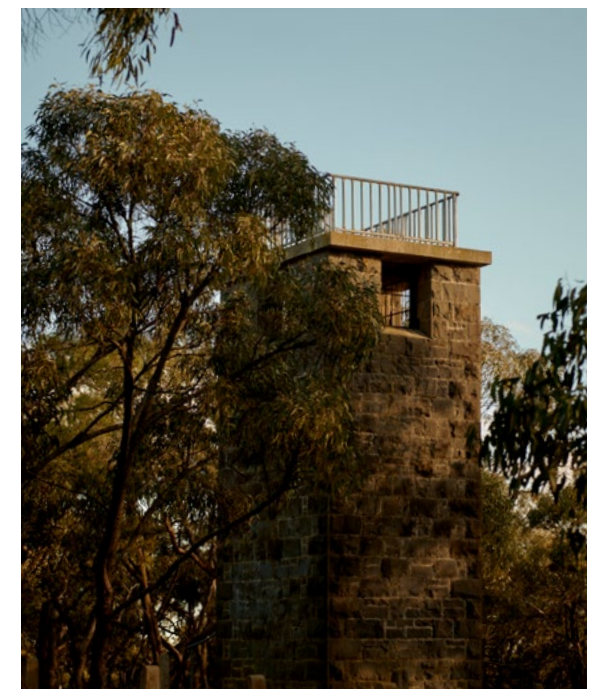
Assumption College

A coeducational Catholic school serving years 7-12, Assumption College is a well-respected local institution with over 125 years of experience in day and boarding education.

Right

Monument Hill Reserve

Once a lookout in the early years of European settlement, Monument Hill is a 76-hectare bushland reserve that contains tracks for horse-riding and bushwalking, habitat for native wildlife and wildflower species, and one of the watchtowers from the former Kilmore Gaol.





Hume Freeway

Monument Hill Reserve

JJ Clancy Reserve

BROADSTEAD KILMORE

Northern Highway

Melbourne CBD

Melbourne Airport

Wallan Wallan Bush Reserve

Wallan Shops

Kilmore Racing Club

Wandong Train Station
(7 min South East)

Future Sports Ovals

Future P-6 School

Kilmore Primary School

Kilmore East Train Station
(11 min East)

Kilmore Tennis Club

Kilmore District Health

Kilmore CBD

Assumption College

Kilmore Lancefield Road

Kilmore Creek

St Patricks Primary School

EASY ACCESSIBILITY

Access to the Hume Freeway is a short seven minute drive away via Wandong Road, making it easy to pack up for holidays and explore the many cultural and culinary delights of the greater Mitchell Shire region.



A HIGHLY EDUCATED SETTING

With a variety of well-established schools within a five minute drive and the inclusion of a future P-6 school located to the south of the site, living at Broadstead will allow residents the flexibility to choose from a vast array of quality schooling opportunities in the area that are widely reputed and will allow children to gain a world-class education in a community-minded setting.



A DIRECT CITY LINK

Only 55km north of Melbourne's CBD, the town of Kilmore was historically favoured as a stopover for travellers heading to or from Melbourne. Today, residents enjoy just over a one-hour drive to Australia's second-largest city.



A PLACE FOR WELLBEING

Bordered by gum trees and positioned with easy access to the town centre, Broadstead is close to highly-regarded local health services. Kilmore District Health, established in 1854 as The Kilmore & District Hospital, is only 1.8km away. Local medical practices with strong ties to the community, as well as sporting and leisure centres, support community health and wellbeing.



A REGIONAL EXPERIENCE

Regional trains are a short drive from Broadstead, with Wandong Station only 6.7km away. The popular V/Line service departs from Wandong and Kilmore East Station, which is even closer at 2.8km.



A VIBRANT LIFESTYLE

Broadstead's centrality means residents can take full advantage of the diverse cafés, restaurants, pubs and shops in the township. From the historic Sydney Street's boutiques to the nearby Wallan shopping and dining precinct, it's also a short drive from incredible wineries, breweries and cellar doors.



CONVENIENT EVERYDAY LIVING

Just 3.6km away, the purpose-built Kilmore Village is a one-stop shop for fresh groceries, pharmaceutical products and homewares. Within ten minutes drive, the Wellington Square Shopping Centre located in Wallan offers food, drink and numerous specialty shops.



WIDE OPEN SPACES

Parks, gardens and green spaces brim with native flora, fauna and wildlife. Monument Hill Reserve provides habitat for native birds, possums and gliders. Kilmore Dog Park, near the racecourse, is a fully fenced play space where dogs of all breeds can exercise and socialise leash-free.





A COLOURFUL STREETSCAPE

Grown from a small settlement into a vibrant township, traditional country life is present on every step in Kilmore.

An established past fostering a new sense of community.





A TRUE COMMUNITY WITH AUTHENTIC CONNECTIONS.

At Broadstead, daily needs are easily met with full-line supermarkets, local boutiques, and modern convenience surrounded by a centuries-old streetscape. In the evenings, there is an appetising selection of modern eateries and historic pubs for delicious meals, cold drinks and warm country hospitality.

Here, connecting with local life is natural. Weekends are spent outdoors with trips to the market to procure basketfuls of seasonal local produce or enjoying local sporting ventures. A district hospital, community centre, and multiple medical practices service the area, ensuring the community’s health is in good hands.



Opposite
Ah Raffaele
Run by a local Kilmore duo, Ah Raffaele is passionate when it comes to connecting with its customers, serving great food and quality coffee being at the heart of every conversation.

Left
Hudson Park
This beautiful, wide open space makes for a perfect location to exercise, meet friends for a BBQ, take the kids for a play or to hit the Kilmore Skate Park.

Above
Kilmore Bowls Club
Founded in 1919, Kilmore Bowls Club is a local institution and a perfect community gathering place for all ages.





THE MEAT ROOM

Small-batch salami specialists, the artisan butchers at The Meat Room are passionate about where meat comes from and how it is used. They offer fun sausage making and butchering classes.





Above
Kilmore Golf Club
A gently undulating course set in an environment where native flora and fauna abound, Kilmore Golf Club is a place where golf has been enjoyed for close to 100 years.

Right
Kilmore Racing Club
Established in 1861, Kilmore Racing Club is one of Victoria's oldest racing clubs and boasts both thoroughbred and harness racing.



Home to a wealth
of local amenities,
Kilmore is defined
by its people and
its liveability.



BUDS & BRANCHES

From seasonal bouquets to potted plants, Buds & Branches Florist is a vintage-styled country florist with a creative twist.

A broad vision integrating local knowledge.



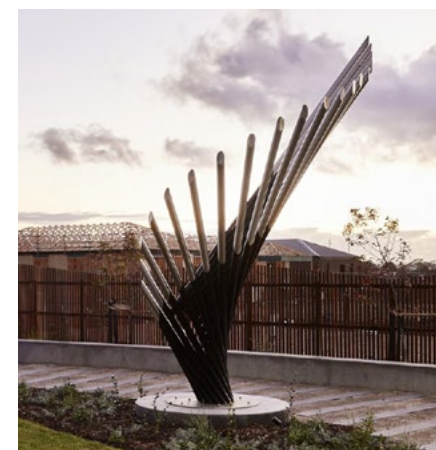
Our vision
is to create a
new chapter in
Kilmore while
preserving its
historical values
and honouring the
local lifestyle.

A WEALTH OF EXPERIENCE.

Jinding has an existing property development portfolio exceeding 4,700 residential lots, townhouses and apartments with an end-value in excess of \$2.1bn. Jinding has combined experience in property development including masterplanned communities, high-rise and medium-density dwellings, commercial projects, and hotels. Jinding's development capability also covers project management and a range of property advisory services to business partners.

Honouring its origins, the name Jinding represents our commitment to deliver on our promises. At Jinding, we believe in the creation of lasting places through considered and sustainable development.

jinding.com.au



Harriott
Armstrong Creek

Located opposite the existing shopping village, sporting grounds and education precinct, and bordered by the Sparrovale Wetlands connecting to the nationally significant Lake Connewarre Wetland System — Harriott at Armstrong Creek offers an idyllic lifestyle close to everyday essentials.



The Patch
Wollert

Located in Melbourne's Wollert Growth Corridor, The Patch will deliver over 720 new homes on completion.

Featuring the regional open space precinct for the area, a village town centre and adjoining a state primary and secondary school, The Patch is a magnetic new neighbourhood.



Octave
Cranbourne

Located at the entry of the Royal Botanic Gardens Cranbourne, Octave is focused on protecting local flora and fauna. This exclusive community will benefit from environmental sustainability and conservation — living in natural harmony.

Life at Octave is convenient with Cranbourne, Clyde, and established commercial, retail, education and sporting destinations nearby.



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