

MEDIA RELEASE

Next phase of Sydney Park's evolution on the horizon

HPG Australia set to breathe new life into former warehousing and office accommodation adjoining Sydney Park

Sydney, 6 June 2017 – Mike Horne, Founder and Director of Turf Design Studio is excited by HPG Australia's (HPG) mixed-use development, yet to be named and currently known as Sydney Park Life, proposed for the "underutilised corner" of the iconic Sydney Park in Alexandria. As the landscape architect engaged by the City of Sydney to lead the collaborative project team behind the park's recent \$11.2 million regeneration program, he sees the project as part of the ongoing evolution of the recreational space.

Rather than detract from the park, Mr Horne believes the project will enhance it. "So much work has been done over the last twenty or so years to transform the Sydney Park site from its former post-industrial past into the 44 hectares of parkland we see today. Through this ongoing evolution, it's become a vital living and breathing asset for Sydney's growing residential communities. The development planned by HPG Australia will be another step in this transformation," said Mr Horne.

As evidenced by the remaining heritage kilns and brick chimneys on its north-western corner, the park has a significant industrial history, including pottery and brickmaking from the clay extracted from deep pits in the 19th and 20th centuries. This industry continued until 1970, when the pits were filled with household rubbish. Other parts of the current site were used for other industrial purposes including gas storage, manufacturing and warehousing. In 1991 the whole site fell under City of Sydney Council ownership who turned it into parkland and open space. It is now Sydney's second largest parkland, and the result of its recent regeneration is an interwoven series of community infrastructures and 'made' systems – including water re-use, recreation, biodiversity and habitat including lush grass, landscaped gardens, rolling hills, meandering pathways and picturesque wetlands.

HPG's development site is uniquely positioned immediately adjacent to the south-eastern corner of the park, and spans approximately 2.1 hectares, which includes a 7,000sqm empty warehouse (which HPG Australia has given to the Sydney Fringe Festival for use in 2017) and the former Kone administration building.

"It's such a shame to have this beautiful parkland bordered by fenced off ugly warehousing and office accommodation. It deserves better than this. HPG's proposal will see several contemporary buildings embracing the park, rather than turn its back to it. Residents and park visitors will be able to meander from one landscaped area to the other to bring new life to this underutilised corner of the park. The low-rise buildings will also shield off the bottom section of Euston Road from the park," added Mr Horne.

HPG's Managing Director, Dr Adrian Liu, said Alexandria as a whole is undergoing various stages of revitalisation and regeneration, and this will be the next step in the process.

"Alexandria has been quietly undergoing a transformation which is now gaining momentum. Originally known for heavy industry, it now buzzes with visitors and residents who flock to the latest cafes to meet friends for brunch or to visit the growing cultural outlets," said Dr Liu.

In the 1940s, Alexandria was the largest industrial district in Australia and was known as the 'Birmingham of Australia'. It had 550 factories, located on just 405 hectares, which manufactured a range of products from bricks to aeroplanes.

"Our proposal is yet to receive DA approval, but once that is received and we can finally hold an architectural design competition, we will ensure the winning design outcome pays homage to the park. Our intent to bring the best elements of the Park into a built form. We plan to provide 1.5 hectares of our site as open public space as an extension of the parkland. This green space will be designed to ensure the park integrates well with the built form, along with the rest of our site," added Dr Liu.

More on Sydney Park Life

Sydney Park Life is set to become one of Sydney's most vibrant living and shopping precincts, incorporating world-class architecture, public art, lively retail zones, green spaces and common areas.

Under current planning controls, the proposed development will span 1300sqm and comprise approximately 450 apartments across 6-storey buildings. Residences will include a mix of studio, one, two and three bedroom apartments, terraces with private internal access as well as penthouses with outstanding views over the park. The buildings will be sensitively designed in a permeable way to allow the parkland to enter the open spaces and cover the facades and roof tops.

Uniquely, the development will directly border Sydney Park on three sides. When completed, it will be Sydney's only inner-city residential community adjoining a large-scale park environment.

Sydney Park Life will instantly become its own community hub and urban village, as no other developments can ever be built nearby. This means the precinct will have no neighbours, providing an element of exclusivity and privacy to the residents.

In addition, apartments will enjoy views of the Sydney CBD, Botany Bay and west to the Blue Mountains, which can never be built out due to the project's private parkland location.

Architects will be selected by design competition, where both international and local practices will be invited to submit designs.

Sydney Park Life will embrace a strong arts and design focus at its heart, which will underpin all aspects of the precinct and include a vibrant and robust cultural events and sponsorship program, commencing with HPG's partnership with the Sydney Fringe Festival, announced last month.

It is anticipated Stage 1 sales for Sydney Park Life will be launched in late 2017 and construction will commence in early 2018.

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About Hailiang Property Group Australia Pty Ltd

Hailiang Property Group Australia Pty Ltd (HPG Australia) is the Australian arm of Chinese based Hailiang Group. HPG Australia entered the Australian marketplace in 2015 with a vision to deliver exceptional real estate to the Australian market. HPG Australia is committed to supported the local communities in which it develops and building positive relations that connect people with creativity. HPG Australia is currently responsible for the delivery of around AUD\$500 million worth of sales in Sydney to date.

HPG Australia acquired its first site in Sydney's Alexandria in February 2015.

About Hailiang Group

Since its inception in 1989, the Hailiang Group has established itself as a leader in the Chinese property development industry and operates in over 20 major cities in China with a diverse portfolio of interests including non-ferrous metals manufacture, agriculture, education, food services, environmental treatments and financial services. Hailiang Group is worth approximately AUD\$12 billion+ and includes separate listed entities in Hong Kong, China and the USA.