

## MEDIA RELEASE

### **Urban sanctuary on the horizon as Sydney Park development gets green light**

*HPG Australia receives DA approval for mixed-use development on verge of Sydney Park*

**Sydney, 26 June 2017** – Local property developer, HPG Australia (HPG) has received Development Application (DA) approval for its landmark and yet to be named, mixed-use development, located at 205-225 Euston Road in Alexandria. The site borders the iconic Sydney Park, the third largest park in inner-city Sydney. As part of the strong focus on design excellence for this development, the final naming of the development precinct will evolve through the design outcome.

The project is set to become one of Sydney's most vibrant lifestyle and cultural precincts, incorporating world-class architecture, public art, lively retail zones, green spaces and common areas with health and wellbeing at its heart. In addition, the development will be positioned to provide exemplar ecology inclusions.

Uniquely, the development will directly border the 44-hectare landscape-designed public parkland and recreational space on three sides, which is a much loved and frequented amenity of the Alexandria and St Peters local communities. When completed, it will be Sydney's only inner-city residential community within a large-scale park environment.

The prime development site, which was purchased by HPG Australia in February 2015, spans approximately 2.1 hectares and currently houses a 7,000sqm empty warehouse space which HPG, as a Principal Partner, is providing to the Sydney Fringe Festival to house its headquarters and use as a main venue for events during 2017.

The development will comprise approximately 400 apartments across eight, six-storey buildings. Residences will include a mix of studio, one, two and three bedroom apartments, terraces with private internal access as well as penthouses. The buildings will be sensitively designed in a permeable way to complement the parkland.

The development precinct will be located only 6.2 kilometres from the Sydney CBD, making it one of the city's most exciting new inner-city redevelopments, contributing to the transformation currently underway in Alexandria. However, HPG's Managing Director, Dr Adrian Liu, said our project boasts many points of difference compared to other Sydney developments.

"This development will instantly become its own community hub and urban village. This precinct will provide exclusivity and privacy to the residents," said Dr Liu.

"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."

Dr Liu explained how the project will incorporate inspired, world-leading architecture with the developer's vision to create a community of the highest design standards.

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

"What's more, the entire development precinct 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 our partnership with the Sydney Fringe Festival."

### **Urban sanctuary on the doorstep**

The unrivalled parkside location is ideal for families with young children, with the recent regeneration program of Sydney Park providing lush grass expanses, landscaped gardens, BBQ facilities, rolling hills, and meandering pathways. Creeks flow throughout the park and attract a wide range of wildlife, while viewing decks overlook the park's picturesque wetlands. Sydney Park is also a great inner-city park for dog owners, making it a highly popular location for picnics and recreational pursuits.

A large tactile, one-of-a-kind playground includes many different types of equipment to keep children entertained for hours, as well as several elements to stimulate their sense of touch, hearing and sight. Another popular attraction on the grounds is the Sydney Park Cycling Centre, which provides a space for families to learn about cycling and road safety.

Additionally, the project will include 8,800 square metres of 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.

### **Retail offering**

Upon completion, residents will be able to enjoy a curated, contemporary retail amenity with lifestyle focused inclusions and other speciality retail as well as cafes and eateries proposed. The project is also within close proximity to the galleries, cultural outlets, bars, restaurants, cafes, convenience retailers and health care facilities of nearby Erskineville Road.

Additionally, the project is within a five-minute drive of the nearby Green Square Town Centre, which at completion, will be home to a new public library and 14,000sqm of retail floor-space.

### **Public Transport & other amenity**

The project will provide convenient access to the WestConnex St Peters connection, which will vastly improve traffic flow and reduce travel time to the CBD and other parts of Sydney for residents. It is also within a ten-minute walk to three established train stations; St Peters, Green Square and Mascot, allowing commuters to be at Central or Town Hall Stations within a further ten minutes. Additionally, major bus routes are accessible on Sydney Park Road and Huntley Street, while Kingsford Smith Airport and a number of major cycleways are just minutes away. As the project will be partly open to the public and will integrate into the nearby parklands, no additional road development is required, with bicycle storage and extensive underground parking provided onsite.

The project will enjoy close proximity to some of the Sydney's major primary, secondary and tertiary education institutions including Sydney University, UNSW, UTS, Sydney TAFE and Enmore TAFE, as well as a number of major high schools and primary schools including St

Peters Public School, Camdenville Public School, St Mary's School and Green Square School.

It is anticipated stage 1 sales will be launched in September and construction will commence early 2018.

For further information, please visit [www.sydneyparklife.com.au](http://www.sydneyparklife.com.au).

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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.