



17 February 2015

Sunbury Fields - A new community, a rich heritage

Australand has been selected as the preferred developer to transform 50.4 hectares of vacant Council land in Sunbury into a thriving local community, following an agreement with Hume City Council.

The boutique residential development, *Sunbury Fields*, located on Racecourse Road just 2kms north of the historic Sunbury Town Centre, will embrace its rich history and surroundings with significant conservation areas and a natural landscape palette that draws inspiration from the local environment.

Australand's Victorian residential General Manager, Anthony Boyd, said the Sunbury Fields master plan paid respect to the site's local character, with significant retention and enhancement of existing native vegetation providing habitat for local wildlife, including Eastern Grey Kangaroos.

"Around 30 per cent of the development is dedicated to open space, offering a range of natural settings including conservation reserves, parklands and wetlands," he said.

"With an urban design that takes full advantage of such a substantial amount of open space, we estimate that around 40 per cent of the homes at Sunbury Fields will feature a parkfront or reserve outlook. This is a unique offering in the local Sunbury market and will appeal to a broad range of home buyers."

Sunbury Fields will feature 9.7 hectares of Grassy Woodlands Conservation Reserve plus 3.5 hectares of local village parks and gardens along with 1.6 hectares of wetlands. In addition, interconnected pathways linking to local hike and bike trails will be an added feature for recreation and lifestyle enjoyment as well as future commuter ease.

Frasers Australand Pty Ltd ABN 89 600 448 726, the parent entity of Australand Property Group comprising **Australand Holdings Limited** ABN 12 008 443 696 **Australand Property Limited** ABN 90 105 462 137 AFSL 231130 as responsible entity of Australand Property Trust ARSN 106 680 424 and Australand ASSETS Trust ARSN 115 338 513 and **Australand Investments Limited** ABN 12 086 673 092 AFSL 228837 as responsible entity of Australand Property Trust No.4 ARSN 108 254 413 and Australand Property Trust No.5 ARSN 108 254 771



The development is also within easy reach of other local recreation destinations include Spavin Drive Dam, Sunbury Recreation Reserve and the Emu Bottoms Wetlands Reserve.

Mr Boyd said the development would cater for more than 1,000 residents on completion and support the projected growth of Sunbury by catering for families big and small with a range of affordable residential options ranging from compact 263sqms to large country-style blocks of more than 1,540sqms.

Connecting the new community with its local surroundings will be an initial focus for Australand.

“Our first infrastructure delivery will be a \$5million extension of the existing Elizabeth Drive to connect with Racecourse Road,” said Mr Boyd.

“The Elizabeth Drive extension will create a central boulevard through the development and help improve local road connectivity, as well as providing future public transport links with existing bus services.”

Mr Boyd also said the development would have a sustainable focus with mandatory rainwater tanks for every home, stormwater treatment through local wetlands and waste management programs.

The *Sunbury Fields* site had a rich history dating back to the late 1800s where it was home to the annual Easter military encampments by the Rupertswood Battery and then as Sunbury’s Racecourse in the 1900s.

“Hume City Council has undertaken significant public consultation in relation to the Racecourse Road site to ensure that the development is sensitive to the local community and enhances Sunbury’s future,” said Hume Mayor, Councillor Adem Atmaca.

“I look forward to working with Australand on this development and creating a range of new residential and recreational opportunities for our growing community,” Cr Atmaca said.



Following rezoning of the site late last year, Hume City Council has issued planning permits for the *Sunbury Fields* development with onsite works scheduled to commence in April 2015 and an estimated completion by 2018.

Upon completion, the 50.4 hectare master planned development will be home to more than 1,000 residents in 390 new homes, with a 2 hectare neighbourhood activity centre offering local convenience with up to 5,000sqm of future retail floor space.

Sunbury Fields is located on Racecourse Road, just 2km north of Sunbury Town Centre, Melway Ref: 362, E10. For further information, please contact Australand at 13 38 38.

Media enquiries:

Beverley Pinder from Rowland Pinder, telephone 03 9291 0880, email

Beverley.pinder@rowlandpinder.com.au

About Australand

Australand is one of Australia's leading diversified property groups. Its activities across Australia cover development of residential land, housing and apartments, development of and investment in income producing commercial and industrial properties and property management. Driven by a highly experienced team of people who put their customers at the heart of everything, the core values of the business are passionate, authentic, dynamic and respectful. Acquired by Frasers Centrepoint Limited in 2014, Australand is poised for further growth. For more information about Australand, visit www.australand.com.au

About Frasers Centrepoint Limited

Frasers Centrepoint Limited ('FCL') is a full-fledged international real estate company and one of Singapore's top property companies with total assets of approximately S\$21 billion as at 31 December 2014. FCL has four core businesses focused on residential, commercial, hospitality and industrial properties spanning over 35 cities across Asia, Australasia, Europe, and the Middle-East.

FCL is listed on the Main Board of the Singapore Exchange Securities Trading Limited ('SGX-ST'). The Company is also the sponsor of three real estate investment trusts listed on the Main Board of the SGX-ST. They are Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Hospitality Trust, which are focused on retail properties, office and business space properties, and hospitality properties, respectively.

As a testament to its excellent service standards, best practices, and support of the environment, FCL is the proud recipient of numerous awards and accolades both locally and abroad.

For more information on FCL, please visit www.fraserscentrepoint.com