

ARBOR PARK
SYDNEY

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Artist's Impression

WELCOME TO ARBOR

Imagine a place where inner-city living meets neighbourhood charm. Where history and heritage meet modern and new. Where you meet your future. Welcome to Arbor.

The latest stage at Park Sydney, one of Sydney's largest masterplanned projects, Arbor is your chance to be a part of something that is truly special.

Brought to you by Greenland Australia and Golden Horse Australia, Arbor's generously spacious one-, two- and three-bedroom apartments are designed for effortless contemporary living, ensuring you'll feel a sense of refined comfort at every turn.

Ideally situated just four kilometres from the hustle and bustle of the Sydney CBD, Arbor nestles seamlessly amongst the eclectic, cosmopolitan vibrancy of Erskineville. With inviting eateries, quirky bars, commercial hubs, local arts spaces and a network of natural parkland on its doorstep, Arbor celebrates its surroundings while beckoning you to explore the city beyond.



UNIVERSITY OF SYDNEY

ERSKINEVILLE STATION

CARRIAGEWORKS

UNIVERSITY OF TECHNOLOGY SYDNEY

SYDNEY CBD

OPERA HOUSE

SOUTH EVELEIGH

SYDNEY HARBOUR

SURRY HILLS

ERSKINEVILLE OVAL

PARK SYDNEY

SYDNEY PARK

BONDI BEACH

ARBOR PARK SYDNEY

THIS IS ERKO **REINVENTED**

Park Sydney is at the forefront of the new Erskineville (affectionately known as 'Erko' to the locals), where appealing new housing blends with the suburb's industrial heritage to create one of Sydney's most exciting up-and-coming neighbourhoods. At Arbor, you can be part of this next chapter and enjoy a front row seat to the delights of this unique suburb.



*THOUGHTFUL
DESIGN,*
**PURPOSEFUL
LIVING**

Designed by the award-winning Turner Architects, Arbor's built form reflects the heritage of Erskineville's terrace-lined streets while tapping into the local area's distinct sense of energy and creativity, ensuring every day offers the promise of exciting new possibilities.



Artist's Impression

A CHARACTER ALL ITS OWN

Arbor's design perfectly complements the fabric of Erskineville's cultural and industrial context, while forging its own unique identity.




Tactile brickwork gives a nod to the local area's heritage terraces, while contemporary concrete and metal detailing reflects the character of the former Hadfields Steel Works.

At ground level, fences with bespoke detailing give way to terraces, courtyards and gardens, while window boxes and solar shades along the façade

create unique architectural expressions, balanced by a rooftop garden space above.

Meanwhile, the surrounding greenery acts as a backdrop for healthy living, with jacaranda trees lining the building's perimeter on Ashmore Street, bursting into a blaze of purple in late Spring,

KEY FEATURES

-  Low-density living, with the building height restricted to eight levels.
-  Expansive greenery in and outside of the building, softening its presence in the precinct.
-  Brickwork and shading help to regulate building temperatures year-round.

DRINK IN WORLD-CLASS VIEWS



Artist's Impression

THE EPITOME OF MODERN LIVING

Arbor's stunning selection of three-bedroom residences provide ample space and comfort, without sacrificing any of the convenience of inner-city living.

Overlooking quiet, leafy-green streets, these homes offer residents an island of peace in an otherwise bustling city.

North-facing floor-plans invite in the city views and natural light, with extensive high performance glazing helping to regulate temperatures and save energy throughout the year. Meanwhile, floor-to-ceiling balcony doors perfectly frame the surrounding parklands and ovals, expanding your horizons into the world outside.

Inside, timeless interior design is complemented by colour palettes that create a rich, warming aesthetic and a relaxing atmosphere.

Finally, high-quality finishes, luxury appliances and open-plan living areas allow for a stylish, effortless lifestyle, so at the end of the day, you can choose to curl up on the couch and watch the clouds roll by, or easily entertain.

KEY FEATURES

-  Spacious bedrooms boasting large windows that create light-filled interiors.
-  Timber flooring that remains cool in summer and provides warmth in winter.
-  Wide floor-to-ceiling sliding doors and balconies that create an extension of your living space.



Artist's Impression



Artist's Impression




SPACES YOU CAN MAKE YOUR OWN

Arbor's two-bedroom apartments embrace both functionality and elegance, with warm textures and tones throughout, matched by hallmarks such as high-quality fixtures, plush materials, inviting living spaces and spacious balconies.

Each floorplan has been carefully configured to offer ample space between bedrooms, allowing for not only privacy, but also the ability to customise rooms in a way that matches your lifestyle.

All the while, these luxurious apartments maintain a strong connection to the world outside your front door, where abundant parklands and retail conveniences await.

KEY FEATURES

-  Floorplans that offer valuable, customisable space between bedrooms.
-  Open design principles that encourage connections with green surroundings.
-  Sleek and functional kitchens that create a hub for gathering and entertaining.

REACH OUT & EMBRACE NATURE



Artist's Impression



Artist's Impression

At Arbor, nature is never far away, with apartment windows, balconies and private courtyards opening up to lush treelined pathways and landscaped gardens.

Floor-to-ceiling windows and doorways promote the flow of air and light, while minimalist clean lines and natural earthy palettes seek to create relaxing and generous internal spaces.

Sitting serenely within this context, Arbor is consciously crafted to maximise its proximity to the precinct's copious green spaces and shaded pathways, so you'll almost feel as though you can touch nature at every turn.

With Park Sydney's expansive communal parklands on your doorstep, you'll enjoy an indescribable feeling of space amidst the pockets of heritage terraces, pubs, shops and parks that underpin Erskineville's charm.

What's more, for those with a furry companion, Park Sydney is a pet-friendly precinct, ensuring you'll have every reason to revel in the great outdoors.

KEY FEATURES



A seamless flow between living spaces and external courtyards and balconies.



Generous external floor-plans that provide room for both entertainers and those with a green thumb.



Ashmore Street's purple jacarandas are matched by Park Sydney's own communal parkland.



STYLISH & SOPHISTICATED




In pursuit of refined cosmopolitan living, Arbor's materials, fixtures and finishes have been carefully selected – ensuring no detail has been overlooked.

The interior designs of Arbor's residences draw inspiration from the natural environment on Park Sydney's doorstep, creating a warm yet neutral backdrop for your own personal style.

Importantly, you can choose a palette that suits your taste, by opting for one of two earthy colour schemes, Ashwood or Cashmere, both of which reflect different aspects of nature.

Ashwood's slate overtones present a modern reflection of harder timbers and stone, creating the perfect backdrop for contemporary furnishings, while Cashmere's birchwood finish is soft, light and warm – intended to artfully reflect shifting light and translate it into a new and inviting tonal spectrum.

KEY FEATURES

-  A choice between two distinct colour palettes, Cashmere or Ashwood.
-  Ambient and accent lighting options that highlight design features while remaining functional.
-  Bathroom and kitchen designs that strike an elegant balance between modern form and function.



Artist's Impression

JUST THE WAY YOU WANT IT

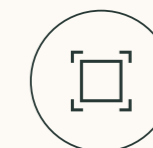
Arbor's residences are designed in a way that allow you to reflect your taste and lifestyle, while supporting multiple uses throughout the day.



WORK FROM HOME
Customisable office spaces allow you to create the perfect work-life balance.



BASK IN THE LIGHT
Reduce energy costs and set the mood with pre-installed lighting dimmer switches.



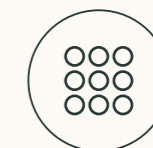
ENJOY A SENSE OF SCALE
Clean lines and high ceilings create vertical space and lightness throughout.



LIVE MORE SUSTAINABLY
Energy-efficient facilities and a water-sensitive design helps reduce your carbon footprint.



ENTERTAIN WITH EASE
High-end fixtures are innovatively fitted to increase space and versatility.



KEYLESS ENTRY
Each residence has a digital lock installed for maximum security and convenience.



YOUR COMMUNITY, **YOUR ERKO**

No matter where you are at Park Sydney, you'll always feel part of the Erskineville community, with interconnected pathways, communal areas, shops and eateries connecting you to this wonderful suburb.

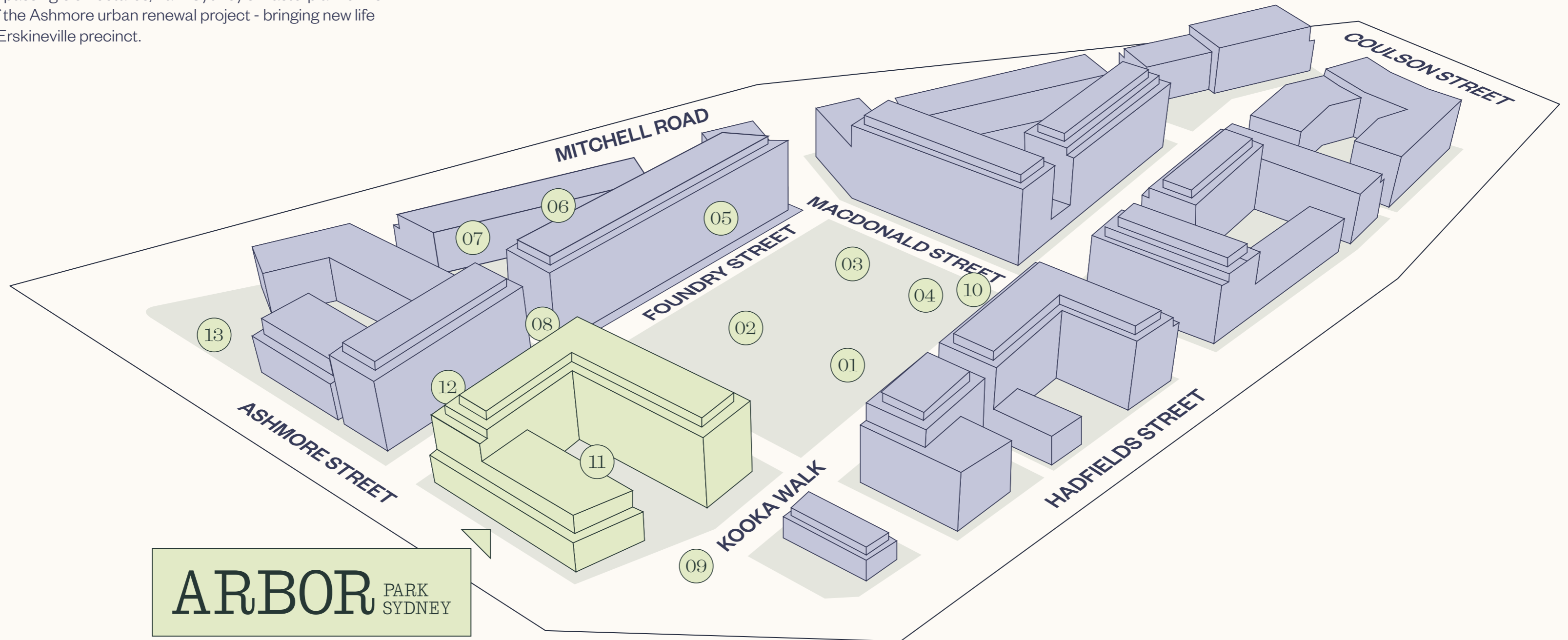
*A PLACE WHERE
YOU CAN FEEL
**THE PULSE OF
YOUR CITY***



Artist's Impression

PARK SYDNEY MASTERPLAN

Encompassing 6.9 hectares, Park Sydney's masterplan forms part of the Ashmore urban renewal project - bringing new life to the Erskineville precinct.



FUTURE CENTRAL PARK AREA CHILDREN'S PLAY EQUIPMENT ¹ SPORTS LAWN ² SHADED PERGOLA AREA ³ ALL-WEATHER OUTDOOR DINING & BBQ AREA ⁴ **RETAIL** CAFÉ & DINING STRIP ⁵ WOOLWORTHS METRO ⁶ CHILDCARE CENTRE ⁷ **WALKWAYS** PEDESTRIAN LINK ⁸ CYCLE & PEDESTRIAN PATH ⁹ **FUTURE CYCLE PATHS** CYCLE & PEDESTRIAN PATH ⁹ CYCLEWAY ¹⁰ **PARKS** COURTYARD GARDEN ¹¹ **OTHER** ENTRY TO CAR PARK ¹² HERITAGE SITE ¹³



Artist's Impression




SHARE, CREATE & CONNECT

Arbor's communal areas are the perfect place to meet and unwind, swap stories and make new friends. Spend lazy afternoons gazing at shifting clouds and lilac-orange sunsets, and evenings entertaining against the backdrop of Sydney's dazzling skyline.

With a rooftop terrace featuring landscaped garden spaces designed to capture both district and city views, you'll always feel connected, whether you're working from home, relaxing with friends or hunkering down with a book.

A prized additional space in the building, the rooftop features outdoor dining areas, a turf lawn for games and catching rays, cushy seating nestled amongst the greenery and a communal veggie garden to promote healthy living.

KEY FEATURES

-  Unmatched views across Erskineville's tree-lined streets to the CBD on the horizon.
-  Landscaped gardens and a communal vegetable patch for greater connections with nature.
-  A spacious floor-plan, allowing for entertaining and relaxation.

A LIFE OF LEISURE AWAITS

Life at Arbor is all about relaxation and enjoyment, with entertaining areas that guarantee you'll always have room to enjoy the finer things in life.

Whether it's unwinding with a book in the cooler months, or celebrating with friends on a balmy summer evening, there are plenty of ways to spend your leisure time.

A large music room is designed as a space of inspiration, with floor-to-ceiling windows and balcony doors that bring the outside world

in, allowing you to sit back and enjoy the gentle rhythm of fingers falling across piano keys.

Meanwhile, the spacious dining and entertainment room is a stylish area suited for larger gatherings, providing you with the ideal setting to create new memories and friends.



Artist's Impression

WHERE FAMILY MEETS COMMUNITY

With an expansive central park and kids playgrounds, Arbor is a continually vibrant and engaging, family-friendly community.

Within easy walking distance to the alternative vibe of Newtown, or the up-and-coming delights of Green Square, Arbor has access to everything you could want. Meanwhile, Erskineville's laid back setting reveals an eclectic mix of young creatives, new families and those who have loved the area for decades.

Situated at the centre of this melting pot, Arbor taps into the area's boundless energy and gives you the chance to establish a lifelong connection with one of Sydney's hidden gems.



Artist's Impression

FEEL THE VILLAGE VIBE

From the flagship Woolworths Metro store to childcare, beauty salons, and medical centres, Park Sydney Village offers a range of exciting retail – without ever needing to leave home.



EAT & DRINK

- WOOLWORTHS METRO ¹
- MIZUKI SUSHI ²
- DEVON CAFE ³

SERVICES

- MINI MASTERMINDS CHILDCARE ⁴
- RMA REAL ESTATE ⁵

HEALTH & BEAUTY

- THE MODERN MAN BARBER SHOP ⁶
- OCEAN NAILS & BEAUTY ⁷
- ERSKINEVILLE COMPOUNDING PHARMACY ⁸
- PARK SYDNEY MEDICAL PRACTICE ⁹
- MIDAS DENTAL ¹⁰



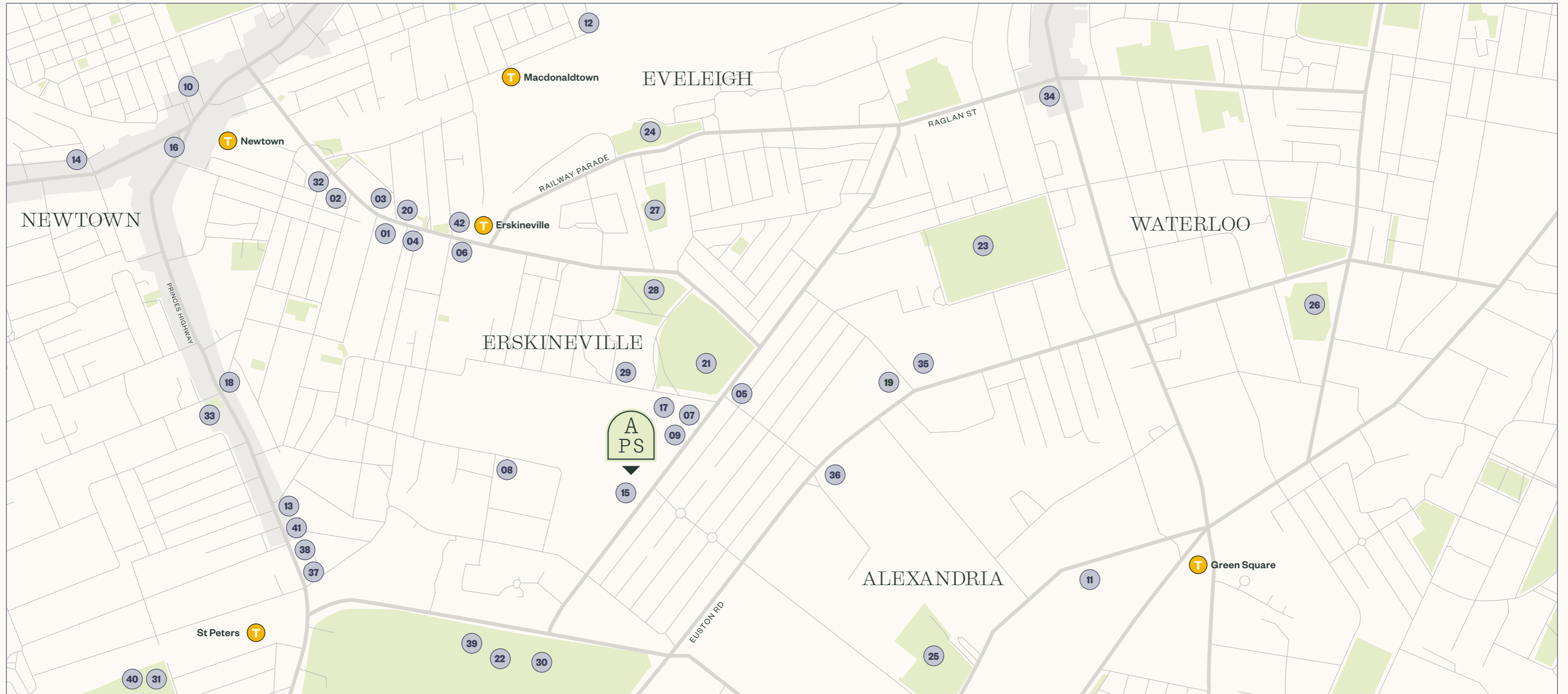
The central boutique Woolworths Metro offers a range of gourmet and health-food options, including organic produce, freshly-baked sourdough bread, and even its own pizza bar.

Meanwhile, major medical needs are met with the Erskineville Compounding Pharmacy, Park Sydney Medical Practice and Midas Dental all on site. For your morning caffeine fix look no further than Devon Cafe, or if you are

feeling peckish Mizuki Sushi has you covered for lunch. All your Beauty essentials are catered for at Ocean Nails & Beauty and The Modern Man Barber Shop. New stores are also planned for the village, meaning there's even more convenience on the way.

What's more, Arbor is conveniently located just south of both Erskineville's and Newtown's high streets, providing access to a wide range of amenities

within 15 minutes' walk of home. Take a stroll in any direction from Park Sydney and you'll stumble upon eateries like Khamsa, Naked Brew and Foodcraft Espresso, quirky bars like The Hive, and historic, much-loved local pubs like The Erko and The Imperial.



ENDLESSLY CONNECTED

Arbor's central location connects you with key transport, leading schools and universities, and an unparalleled selection of leisure activities. Add to this everything from organic groceries, local bars and creative arts spaces, through to rambling parklands and bike paths, and it's clear to see how connected your life will be.

EAT & DRINK

- SHENKIN ¹
- THE IMPERIAL ²
- THE ERKO HOTEL ³
- KUKI TANUKI ⁴
- PARK VIEW HOTEL ⁵
- THE ROSE OF AUSTRALIA ⁶
- MIZUKI SUSHI ⁷
- KHAMSA ⁸
- DEVON CAFE ⁹
- BLACK STAR PASTRY ¹⁰
- MECCA COFFEE ¹¹

ART & CULTURE

- CARRIAGEWORKS ¹²
- ALPHA GALLERY ¹³
- ENMORE THEATRE ¹⁴

SHOPPING

- PARK SYDNEY VILLAGE ¹⁵
- KING STREET NEWTOWN ¹⁶
- WOOLWORTHS METRO ¹⁷
- NEWTOWN GARDEN MARKET ¹⁸
- ALEXANDRIA CENTRAL ¹⁹
- ERSKINEVILLE ROAD ²⁰

PARKS & SPORT

- ERSKINEVILLE OVAL ²¹
- SYDNEY PARK ²²
- ALEXANDRIA PARK ²³
- ROTARY PARK ²⁴
- PERRY PARK ²⁵
- SYDNEY HARLEQUINS RFC ²⁶
- SOLANDER PARK ²⁷
- HARRY NOBLE RESERVE ²⁸
- BOWLING CLUB ²⁹
- ALAN DAVIDSON OVAL ³⁰
- CAMDENVILLE PARK ³¹

HEALTH & WELLBEING

- ERSKINEVILLE DOCTORS ³²
- ALICE STREET GP ³³
- WATERLOO MEDICAL CENTRE ³⁴
- FOUNTAIN STREET GP ³⁵
- GREENCROSS VETS ³⁶
- F45 TRAINING ³⁷
- FITNESS PLAYGROUND ³⁸
- SYDNEY PARK BIKE TRACK ³⁹
- SOCCER FIT ⁴⁰
- UNION STREET YOGA ⁴¹
- MG PILATES ⁴²



A NETWORK OF URBAN LINKS

Arbor is perfectly situated in Sydney's inner south, close to Erskineville train station and just one stop from one of Sydney's major transport hubs at Central Station. Within easy reach of Sydney's university precinct and world-class hospitals, Arbor is also ideal if you're travelling to international destinations, with Sydney Airport 10 minutes away.

New permanent cycleways link you with the broader bike network in the City of Sydney, while new shared paths connect schools and make it easier for children and families to get around. There are also five primary schools within a one-kilometre radius of Erskineville, not to mention five secondary school options.

In addition, Sydney's famed beaches can be found just a short drive east, with the city centre and the unmatched beauty of the harbour located to the immediate north, and the stunning wilderness of the national parks to the south.



QUICK STATS

Outside your door lies Sydney Park – 40 hectares of landscaped gardens, wetlands and heritage vestiges from Sydney's brickmaking past. If that's not enough green space, Erskineville Oval, Alexandria Park, Prince Alfred Park, Perry Park and more lie just steps from Arbor.

A short walk brings you to Carriageworks, where you'll find everything from farmers' markets to performing arts, while the booming South Eveleigh precinct is also nearby, giving you direct access to one of Sydney's most vibrant technological hubs.

Finally, the lively high street running from Erskineville train station towards Newtown offers up numerous coffee, brunch and gourmet options, while a lazy afternoon can be spent hopping across some of Sydney's most famous pubs, including The Imperial.

7 Minutes by train to Sydney CBD	6 Kilometres to Sydney International Airport	12 Minutes by bus to Sydney CBD	2.5 Kilometres to Royal Prince Alfred Hospital
10 Kilometres to Bondi Beach	8 Minutes walk to Sydney Park	3 Minutes walk to Erskineville Oval	15 Minutes walk to The Grounds of Alexandria
5 Minutes drive to Carriageworks	7 Minutes drive to Gunyama Park Aquatic Centre	13 Minutes walk to Erskineville Hotel	2 Kilometres to University of Sydney
4 Kilometres to University of New South Wales	2.5 Kilometres to University of Technology, Sydney	5 Minutes drive to The Enmore Theatre	8 Minutes cycle to Green Square Library



*GLOBAL
DEVELOPERS,*
**WITH A LOCAL
APPROACH**

Park Sydney Erskineville is brought to you
by esteemed collaborators, Greenland
Australia and GH Australia.



GREENLAND AUSTRALIA

Established in 2013, Greenland Australia is the Australian arm of the internationally-renowned Greenland Group business. Based in Sydney, Greenland Australia has become known as one of the country's leading developers of residential communities.

Greenland Australia leverages its parent company's extensive international track record, commitment to design innovation, quality and efficiency, in combination with its local market expertise, to develop distinctive residential projects.

The company is currently planning and developing an extensive diversified portfolio of residential and commercial properties valued at up to \$3 billion, including 'Park Sydney' in Erskineville, one of the largest urban renewal masterplan projects in Sydney, in partnership with GH Australia. Stage 1 of Park Sydney (Botany & Cascade) was completed in November 2020.

Meanwhile, Greenland Australia's flagship Sydney CBD project, 'Greenland Centre Sydney', was completed in early 2021 and reinvigorates the former Sydney Water headquarters site on Bathurst Street.

Rising 67 storeys (235 metres), Greenland Centre Sydney is now one of the tallest residential towers in the city.

In addition, the company's major urban renewal project in north-west Sydney, 'nbh at Lachlan's Line' in Macquarie Park, welcomed its first residents in late 2019.

Greenland Australia's other completed projects include the landmark 'Omnia' development in Potts Point (2018), 'Leichhardt Green' (2018) and 'Lucent North, Sydney' (2016).



GH AUSTRALIA

GH Australia (GH) is an Australian mixed-use property developer with considerable experience gained over 30 years in developing, building, and operating vibrant, luxury residential, tourism, sport, and recreation precincts. Including overseas projects, the GH Group has completed more than 20 precincts with a total area of over 3,000,000 sqm.

GH's considerable assets include LINKS Golf & Wellbeing on the Gold Coast, Noosa Springs Golf & Spa Resort on the Sunshine Coast, and Park Sydney in Erskineville, Sydney. GH's long-term

interest and passion is to create and further enhance world-class wellness and leisure destinations across Australia. The customers' health and wellbeing is at the core of the GH placemaking philosophy and design considerations, ensuring well-integrated, vibrant and liveable spaces that GH are proud to create and manage.

GH's recent success includes the completion and sell-out of The Gallery residential precinct with 46 land lots at LINKS Golf & Wellbeing at Hope Island, Gold Coast and the joint venture, Park Sydney in Erskineville, with the first stage

of 330 apartments. GH is immediately embarking on the development of the 26 waterside villas Saffron at Links to initiate the transformation of the LINKS Golf & Wellbeing club house, complementing its existing properties at Noosa Springs Golf & Spa Resort and Stage 2 of the Park Sydney in Erskineville. GH aspire to develop a long-term legacy in Australia, focused on developing, enhancing, and managing world-class wellness and leisure destinations.



ARCHITECT

TURNER

Turner is a multi-award-winning design practice with realised projects valued at over \$10 Billion. Turner is a leader in multi-residential projects in NSW with an impressive catalogue of completed projects that encompass the wide variety of dwelling possibilities, including social and affordable housing, student accommodation, seniors living, apartments, high-end penthouses, townhouses, single dwellings, and build-to-rent. Their projects reflect the unique contexts where they are located, while being underpinned by strong design principles, responsiveness to residents and community needs, and sustainable outcomes, resulting in elegant solutions and well-crafted environments.

TURNERSTUDIO.COM.AU



LANDSCAPE DESIGNERS

ARCADIA

Arcadia is an award-winning landscape architecture and urban design practice focused on enriching community and Country, shaping meaningful places in urban and regional settings. By placing high importance on the way people interact with the environment, Arcadia delivers enduring outcomes that use landscape as a powerful tool for connection.

ARCADIALA.COM.AU



URBAN DESIGNERS

architectus™

Architectus is a leading design studio that brings together the experience of more than 250 professionals. With a strong history across architecture and urban disciplines, Architectus' specialist expertise and collaborative approach to clear strategic design thinking, research, experience and technology allows it to develop works that are functional, elegant, and always memorable.

ARCHITECTUS.COM.AU



INTERIOR DESIGNER

stack

Stack Studio is an award-winning interior design studio specialising in high-end hospitality and luxury residential design across Asia-Pacific. They create spaces that enhance people's lives with a balance of function and finesse – placing as much value on nature, culture and environment as they do on hospitality and luxury. Stack Studio's design culture combines innovative thinking and strategy with a dedication to craft to create exceptional experiences.

STACKSTUDIO.COM.AU



URBAN PLANNERS

URBIS

Urbis is a multi-disciplinary, market-leading firm with the goal of shaping the cities and communities of Australia for a better future. Drawing together a network of the brightest minds, Urbis consists of practice experts, working collaboratively to deliver fresh thinking and independent advice and guidance – all backed up by real, evidence-based solutions.

URBIS.COM.AU

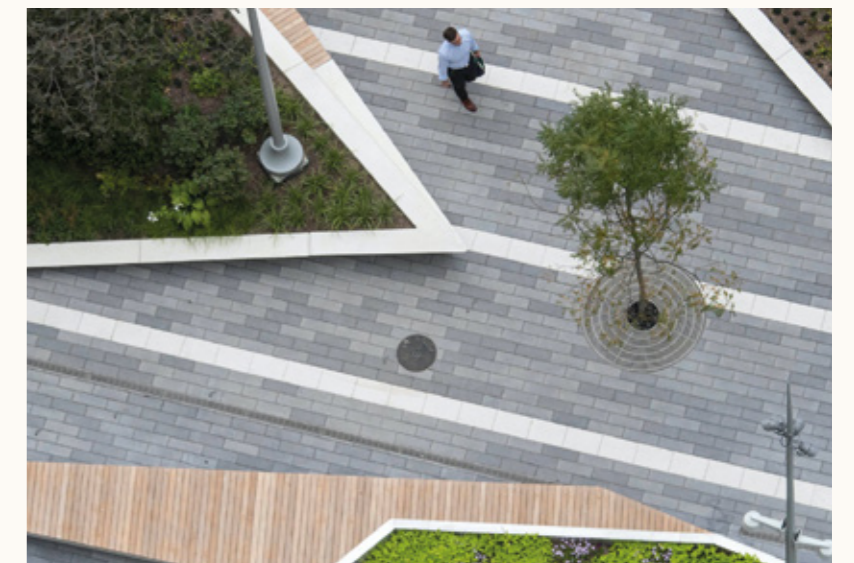


PARK & PUBLIC DOMAIN DESIGNERS

AECOM

AECOM is a global network of experts developing and implementing innovative solutions to the world's most complex development projects. Connecting expertise across services, markets, and geographies to deliver transformative outcomes, AECOM's projects and programs worldwide help to protect our environment and improve people's lives.

AECOM.COM



Disclaimer: The publication is intended as a general introduction to Arbor, Park Sydney only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Completed apartments may vary from the image shown.



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