

A topographic map of the Newlands area, showing contour lines and several water bodies. The map is rendered in a light beige or tan color. The contour lines are closely spaced in some areas, indicating steeper slopes, and more widely spaced in others, indicating flatter terrain. There are several irregular white shapes representing lakes or reservoirs scattered across the map. The overall appearance is that of a technical or scientific map.

# THE NEWLANDS

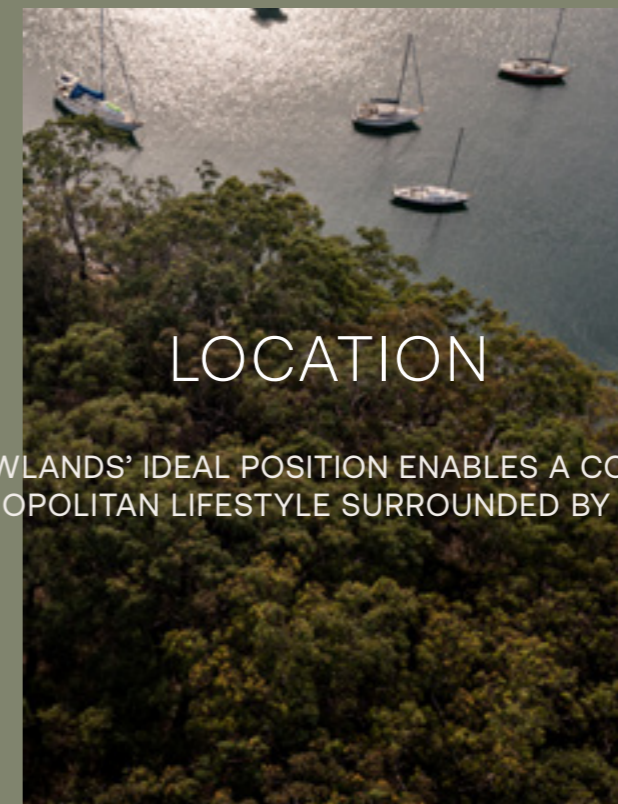
ST. LEONARDS

## WELCOME TO THE NEWLANDS

This brand-new residential community has been master planned for convenience, comfort, and tranquility. Contemporary architecture meets timeless sophistication in a mix of luxury apartments and garden terraces, all enveloped by nature and featuring the latest lifestyle offerings.

The Newlands also has the benefit of being delivered by an award-winning team that understands the level of commitment to detail required when delivering a development over multiple stages.

With Top Spring Australia leading the project, architecture and interiors by Bates Smart and landscaping by Arcadia Landscape Architecture, The Newlands is the collective vision of a team that has received international acclaim for the quality of their work.



## LOCATION

THE NEWLANDS' IDEAL POSITION ENABLES A CONNECTED, COSMOPOLITAN LIFESTYLE SURROUNDED BY NATURE.

### A PLACE BETWEEN PARKS

Those who know the Lower North Shore will understand the value of being close to green, open spaces. No matter what type of home you live in, or what lifestyle you lead, access to parks opens up enormous scope for recreation, exercise and social interactions. And when nature is close enough to experience without leaving your home, it can enrich both your quality of life and wellbeing.



# THE NEULANDS

ST. LEONARDS







#### ARCHITECTURAL VISION

Comprising of five buildings, The Newlands is one of the largest sites within the new masterplan and is unique in its scale and singularity. The architectural vision is to create a neighbourhood that's sustainable and permeable; seamlessly linking the urban bustle of St. Leonards with the bushland corridor of Wollstonecraft.

The architectural design was also inspired by the unique site topography: a steep hill with rocky outcrops that fall away from north to south. A series of tiered buildings that 'step' down with the landscape, The Newlands is open and expressive, showcasing extensive rooftop courtyards and planting, while making the most of the views and parkside outlook.



EXPLORE THE STUNNING, CASCADING NATURE OF THE LANDSCAPE, CONNECTING YOU FROM NEWLANDS PARK DOWN TO THE SHIMMERING WATERS OF SYDNEY HARBOUR.

Clever design also means that most homes enjoy a dual aspect, with corner-facing views providing solar access, privacy, and natural cross ventilation. And with generous setbacks from the street, homes are buffered by ample space and the magnificent Sydney Blue Gum that's stood tall on the corner for generations.









- Bike Path
- Cafe
- Child Care Centre
- Future Road Closure and Newlands Park Expansion
- 🚊 St Leonards Train Station
- ≡≡≡ Pedestrian Through Site Link
- Parks
- ⊙ Playground

**SEE A NEW SIDE OF ST LEONARDS**

The St. Leonards South masterplan will unfold in stages, breathing new life into a carefully selected enclave of St Leonards. It will sit between Marshall Avenue, Canberra Avenue, Park Road and River Road – with Newlands Park bordering the east side. The bushland just over River Road stretches down to Sydney Harbour, creating a site that has a rare combination of urban amenity and natural beauty.

While the masterplan will welcome new households to this tightly-held area, there's much more to Lane Cove Council's plan. Community infrastructure and green space are also fundamental to the vision, and will include pedestrian and bicycle pathways, the expansion of Newlands Park, childcare facilities, cafes, pocket parks and a central green spine providing a private oasis for residents.

The buildings are medium density and highly articulated, stepping down in harmony with the landscape – ensuring an immersive relationship between the buildings and their environment. In both design and functionality, this is a place for people to connect; for communities to form organically.



## AMENITIES

APARTMENT AND GARDEN TERRACE LIVING NOW COMES WITH YOUR OWN BACKYARD.

### WOVEN INTO THE LANDSCAPE

Landscaping is a defining feature of The Newlands, with the buildings surrounded by lush green planting on all sides. The planting language reflects the adjacent bushland, with native plant species, boardwalks lacing through the site above existing tree roots, and cascading water echoing the flow of Berry Creek. Not only does this provide a beautiful experience for residents, it creates a connection to Country and the Cammeraygal heritage of the site.

The landscaping even extends to the buildings themselves, with greenery spilling from planter boxes, integrated into the façade, and providing shade to rooftop terraces. No matter what residence you choose, the connection to nature will be immediate.

**COOL, CALM & CONNECTED**

At the centre of The Newlands is the green spine: a 5,700m<sup>2</sup> private oasis exclusively for residents. Made up of active and passive zones, the green spine is essentially a private park at the heart of the community – creating a focal point where residents can come together. The diverse spaces within the green spine cater to all needs – from the resort-style pool, sensory child's playground and outdoor fitness space to the BBQ areas and lawns. Intimate 'outdoor rooms' provide places to socialise or work al fresco, or simply switch off and relax.





Little ones will love the sensory nature playground created just for them. Secluded communal barbecue areas and garden rooms lend themselves to endless entertaining possibilities.



Luxuriate in the stylish rooftop terraces, set against spectacular views of Sydney's city skyline.

## AMENITIES

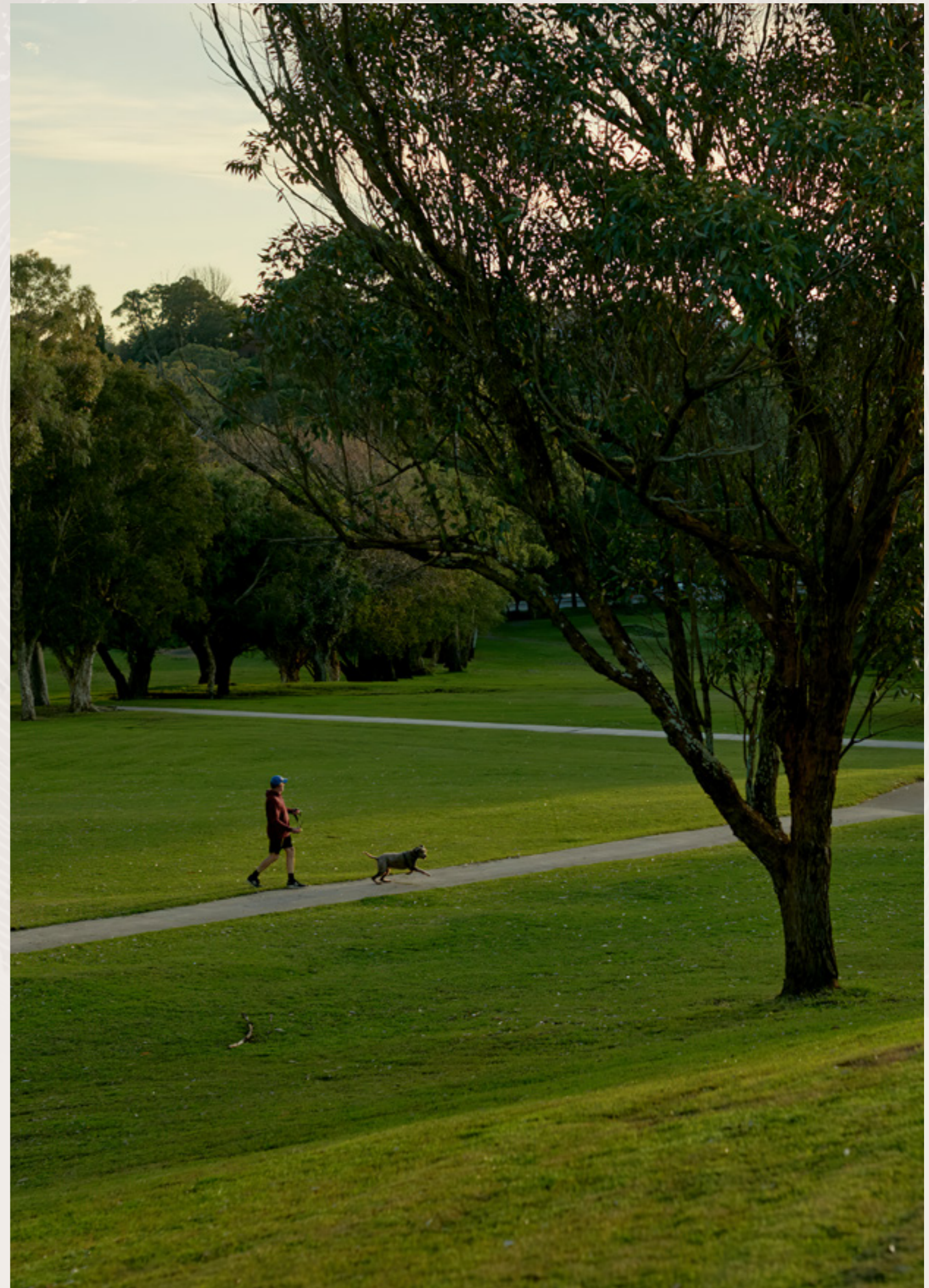
### MAKING WELLNESS INTUITIVE

Health and wellbeing is a big part of the vision for The Newlands. Living here means having the tools to lead a healthy life, no matter what stage of life you're at.

Being surrounded by generous outdoor spaces is a great advantage – giving you the perfect place to walk, jog, play with the dog, kick around a ball, or enjoy a spot of tai chi. Newlands Park is great for all of the above, while there are bushwalks and coastal strolls aplenty right on your doorstep.

Within The Newlands, you have a selection of places to work out, including the outdoor fitness area, swimming pool and indoor wellness space (complete with infrared sauna). Even the rooftop terraces provide a scenic backdrop for your morning yoga session or group stretch class.

Eminently walkable, The Newlands is also a cyclist's dream – with bike pathways and a dedicated cyclist entry making access easy, plus ample bike storage and a repair station in the garage.





## LIFESTYLE

STEP INTO THE HEART OF A NATURAL PARADISE.

### INTEGRATED SUSTAINABILITY

As well as promoting health, wellbeing, and community, The Newlands has many other sustainability credentials – making it easy to live in accordance with your values.

## A SUSTAINABLE EXPERIENCE

Boasting a 6.5 star NatHers average across the residences, The Newlands has been designed with energy efficiency as a key priority. The well insulated building fabric and integrated passive shading reduce heat gain in the warmer months, while retaining access to sunshine. Natural cross ventilation is a feature in every home, and energy efficient LED lighting is used throughout. There's also around 100kW of rooftop solar, and intelligent control systems to maximise building performance.

Inside the homes, low carbon materials have been used for internal finishes and induction cooktops are available as an optional upgrade. Meanwhile, water efficiency is ensured by WELS star rated fixtures and rainwater harvesting and re-use within the development.

The Newlands' residents will also have access to an exclusive and private vehicle share program as part of the strata facility, with two premium electric cars located in the basement (along with EV charging points). A fleet of electric bikes will also be available for the exclusive use of residents.



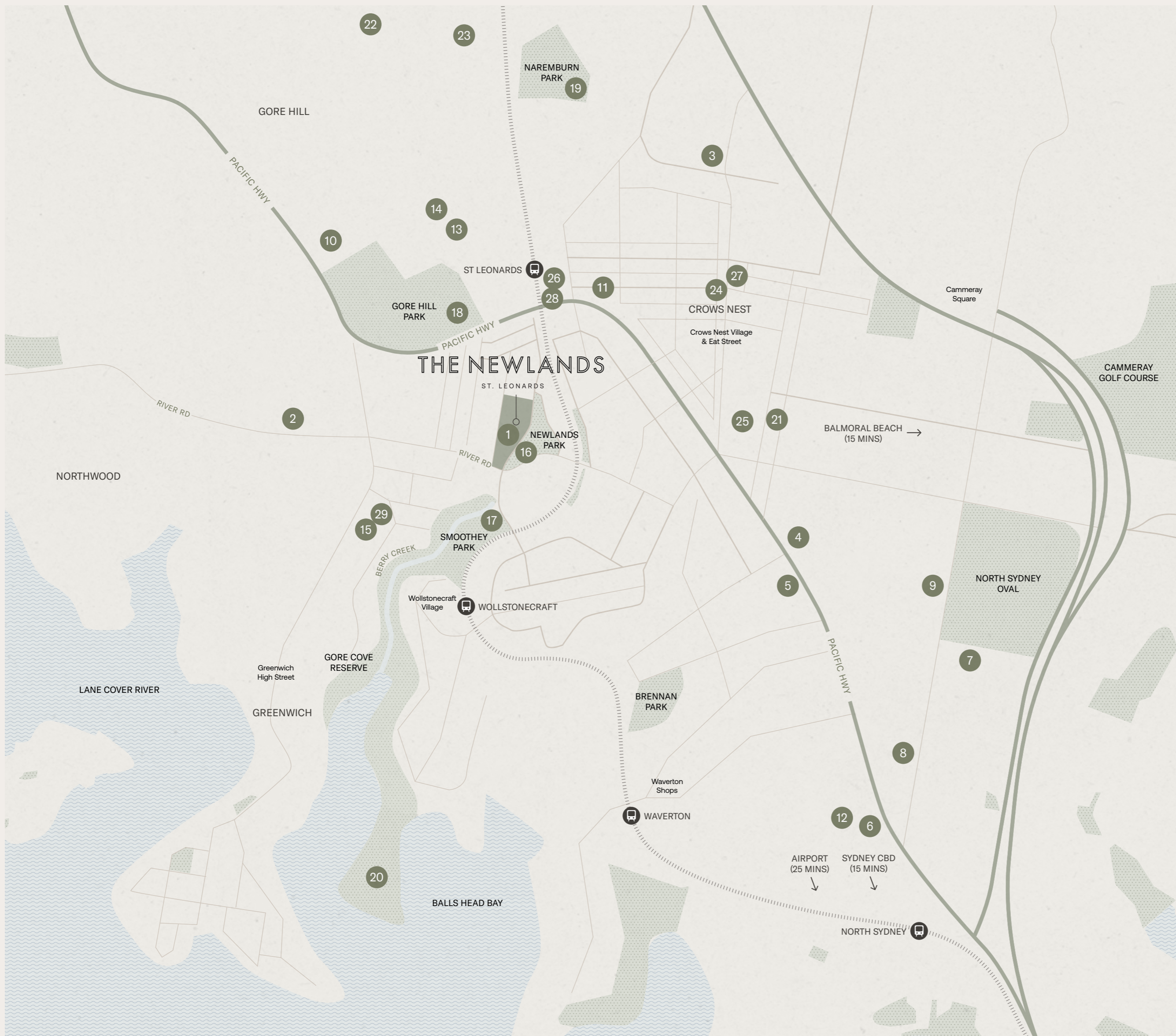




ripples of relaxation

Stroll down to the nearby harbour to swim alongside the city skyline or soak up waterside vistas.





**LOCATION**

The beauty of St Leonards is that you don't just have one local centre – you're in the middle of a clutch of villages scattered throughout the area. Each has its own charm and specific attractions, and all are worth a look.

**CHILDCARE SERVICES**

- 1. Two New Childcare Centres within the St. Leonards South Precinct

**PRIMARY SCHOOLS**

- 2. Greenwich Public School
- 3. Naremburn School

**HIGH SCHOOLS**

- 4. North Sydney Girls Selective High School, North Sydney
- 5. Cammeraygal High School, North Sydney
- 6. Shore School
- 7. Wenona North Sydney
- 8. Monte Sant' Angelo Mercy College
- 9. Marist College Catholic Co-Ed

**TERTIARY EDUCATION**

- 10. TAFE NSW, St Leonards
- 11. Australian Institute of Healthcare Education
- 12. Australian Catholic University, North Sydney

**HOSPITALS**

- 13. Royal North Shore Hospital, St Leonards
- 14. North Shore Private Hospital, St Leonards

**PUBLIC**

- 15. Greenwich Library

**PARKS**

- 16. Newlands Park
- 17. Smoothery Park
- 18. Gore Hill Oval/Park
- 19. Naremburn Park
- 20. Berry Island Reserve

**DOG DAY CARE**

- 21. Paw Republic, Crows Nest
- 22. We Love Dogz Daycare

**VETS**

- 23. North Shore Veterinary Hospital
- 24. Crows Nest Animal Hospital

**GROCERS**

- 25. Woolworths Crows Nest
- 26. Romeo's IGA St Leonards
- 27. Coles Crows Nest
- 28. BWS St Leonards
- 29. IGA Greenwich



## EXCEPTIONAL CONNECTIVITY

The Newlands and surrounding masterplan form part of a much bigger vision for the area, thanks to the exciting St Leonards and Crows Nest 2036 Plan. Developed by NSW Government, this plan will guide the transformation of existing areas to integrate more green space, public infrastructure, new homes and connectivity via upgraded pedestrian and cycle paths.

The plan also makes the most of the planned Sydney Metro 'City and Southwest' line, which will run from Chatswood, under Sydney Harbour, through the CBD out to Bankstown.

There will be a convenient Metro stop in the heart of Crows Nest, and through strategic rezoning, this is set to become a precinct in itself, with a new blend of residential, commercial and office space approved for above the station.







**TOP SPRING AUSTRALIA**

Top Spring Australia is a property group focused on delivering landmark projects driven by world-class design, innovation and global expertise. Renowned for high-end projects of the finest calibre, Top Spring Australia harnesses the elevated visions of Sydney’s most gifted architects, interior designers and landscape architects.

Top Spring Australia aims to raise the standard of urban living in our cities by providing unrivalled, bespoke residences that are uniquely tailored to their customers.

There is also a strong recognition of the “human” aspect of each development, and the desire for people to form profound emotional connections with the places in which they live.

The integration of elements such as newly developing sustainability principals, embedded art design, technology and nature is designed to facilitate lifestyles that are aspirational, and which provide tangible health and wellbeing benefits.

By creating inspiring places to live, Top Spring Australia improves and enriches lives, elevating communities and creating a meaningful and long-lasting social impact.



**BATES SMART**

The Newlands’ architecture and interiors are designed by Bates Smart: a multi-disciplinary Australian design firm delivering architecture, urban design, interior design and strategic services.

Celebrating their 165th anniversary this year, Bates Smart has over 250 staff across its Melbourne and Sydney studios, and is known for delivering award-winning projects that transform the fabric of cities, and the way people inhabit urban spaces and the built environment



## ARCADIA

LANDSCAPE ARCHITECTURE

### ARCADIA

As a design-driven landscape architecture and urban design practice, Arcadia Landscape Architecture approaches every project from the perspective of the human experience. Passion and constant innovation underpin world-class outcomes that explore and harness the unique value and potential of each site.

Arcadia Landscape Architecture puts people at the forefront when developing landscape designs – and this is reflected in their vision for landscaping at The Newlands.



## Museum of Contemporary Art Australia

### MUSEUM OF CONTEMPORARY ART

The Museum of Contemporary Art Australia (MCA) is Australia's leading museum dedicated to exhibiting, collecting and interpreting the work of today's artists. The MCA celebrates the work of living artists, bringing exceptional exhibitions of international and Australian art to as many people as possible, in the belief that art is for everyone.

In 2020, the MCA partnered with Top Spring Australia, with the vision to embed art and creativity throughout the Top Spring Australia experience and explore the interaction of public art with the urban environment. The Museum provides a cultural institution lens and guidance on the St Leonards' artist selection, curatorial rationale and artwork placement, as well as access to an internationally recognised curatorial team.

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**TOPSPRING**