

# fairwater

BRILLIANT BY NATURE



**Find your home amongst the trees  
at Fairwater. Our vibrant and healthy  
community is setting the benchmark in  
living well through sustainable practices  
and programs that will enrich you  
and your family's lives.**

**At Frasers Property,  
we know what makes  
a community thrive –  
we've been establishing  
them for over 90 years.**

*Live proud.*

As a leader in Australia, we understand that the great Australian dream has evolved. That's why we create places that offer more opportunity, more character and more cohesion with the natural environment.

At Fairwater, we have gone further than ever before in designing a community that's intrinsically connected, meets the highest sustainability ratings, and strikes the perfect balance between modern urban living and serene natural surrounds.

You'll love coming home to a place that blends sophistication and tranquillity, and has been created with your health in mind.







FAIRWATER

BRILLIANT BY NATURE

# Welcome to Fairwater.

Representing world leadership and advancing a brand new era of urban living for Western Sydney, Fairwater is the first community to achieve a 6-Star Green Star rating in New South Wales. Intelligently designed, each home is created with you in mind – offering space, community connection and convenience, surrounded by the luscious greenery.

With over 9.5 hectares of parklands, wetlands and waterways – Fairwater is made brilliant by nature.





A CONNECTED  
WALKABLE COMMUNITY

POCKET PARKS  
TO REST & RELAX



9.5HA OF  
OPEN SPACE

BBO AREAS FOR  
ALL THE FAMILY

SPACE FOR THE KIDS  
TO RUN & PLAY

# 38 hectares of harmonious living.

Lush natural living is the signature of Fairwater, with a backdrop of wetlands and wildlife. Every home at Fairwater is within walking distance to a park, so you can embrace all the goodness of healthy living in abundance and spend quality time in the greater outdoors.

OUTDOOR FITNESS  
AREA

WALKING &  
CYCLE PATHS

BRILLIANT BY NATURE

Artist's impression

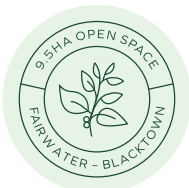


# More space to spend time in.



This plan is an artist impression, is not to scale and should be used as a guide only. The facilities and amenity are indicative only, subject to council approval and subject to change without notice. Purchasers must rely on their own enquiries and the Contract for Sale.

**Your place to thrive**  
From lush parklands that include picnic and BBQ areas, to wetlands with an abundance of wildlife, it's easy to stroll around Fairwater and see why it's made brilliant by nature.



#### PARKLANDS

Over 9.5 hectares of dedicated open space for the community to enjoy. If you're the active type you can enjoy the use of the outdoor fitness station in Central Park, or the free fitness classes down by the lake every weekday.



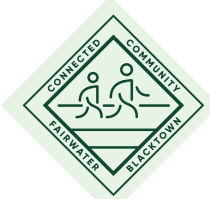
#### WETLANDS

Experience nature in all its glory with more than 3.5 hectares of ponds, wetlands and picturesque walkways to enjoy with friends and family.



#### CYCLEWAYS

Cycle through a network of dedicated cycleways connecting parks and waterways. There's even a dedicated 'Learn-to-Ride' Park for the kids.



#### WALKWAYS

Be it a brisk morning walk or a Sunday afternoon stroll; choose from any number of walkways that wind their way through the parks and waterways.



#### KID'S PLAY AREAS

There are endless hours of playtime for the kids with a number of dedicated playgrounds. There's even a water play area especially designed for the toddlers.



#### BBQ & PICNIC

Take a blanket and enjoy an afternoon BBQ with family and friends at Central Park or relax at sunset down by the lake at Fairwater Park.



#### BOARDWALK

Experience everything that Fairwater has to offer as you take in and enjoy the boardwalk overlooking the water and wildlife.





# Step out. Wind down.

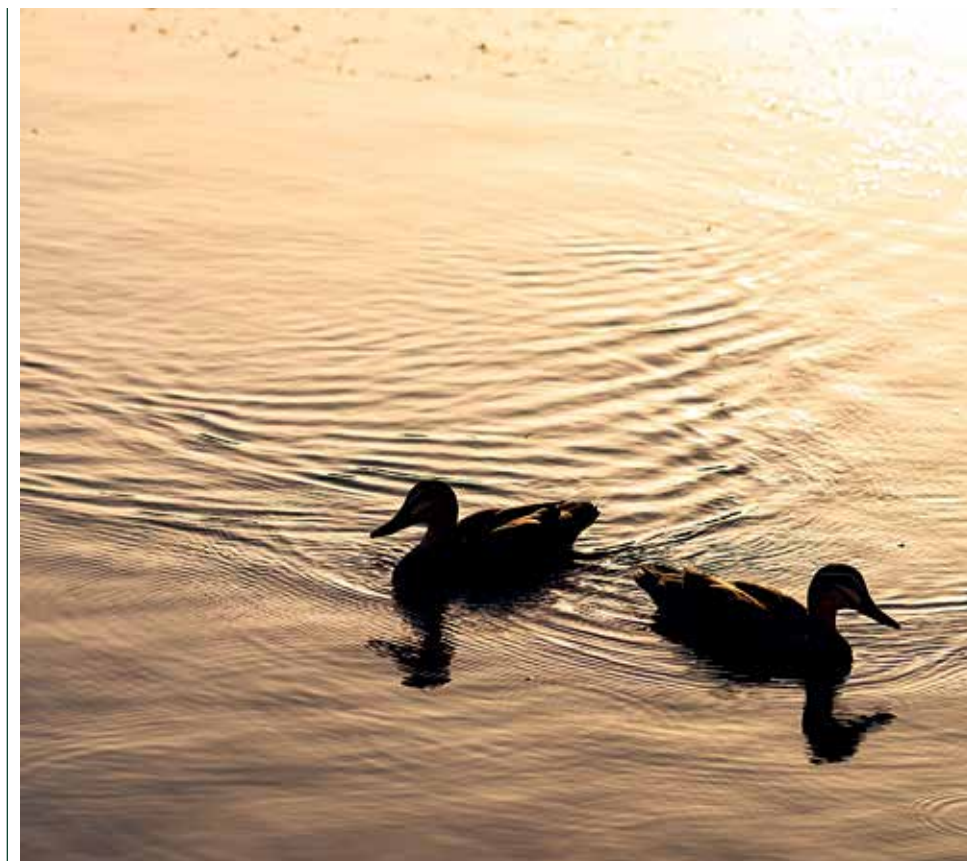
Fairwater is home to the greater outdoors with vast green spaces for you to enjoy. Get active amongst the picturesque parklands or wind down with a tranquil picnic on the water's edge. With over 1.5 hectares of ponds, wetlands and waterways that cool the landscape, it's the perfect way to spend the afternoon.





#### WANDER THROUGH THE WATERWAYS

Meander through lush trees along the boardwalk overlooking sparkling water and wildlife.



#### Cool down naturally

As well as creating a beautiful landscape, Fairwater's wetlands and riparian zones treat storm water, support ecological diversity and have a cooling effect on the landscape – contributing to a more comfortable everyday and a healthier, more sustainable future.



#### Unwind by the lake

When you need to de-compress, take some time out by the lake. Fairwater has plenty of serene spots for you to relax and recharge in, while taking in views of the water.

↓ Designer Testimonial



### Tod O'Dwyer General Manager Development and Design

"Any masterplan that we produce is genuinely motivated by creating the best life possible for the people who will live within the community that we are creating."



# Thrive and socialise.

With healthy living at its heart, there's a steady stream of wellbeing and self-improvement initiatives that everyone in the Fairwater community can get involved in.



## Walk, run or cycle around the parks

Get some fresh air with a bike ride along the dedicated cycleways or stroll around the 3km loop of pram-friendly walking tracks through the parks and waterways.

## Regular health and fitness programs

The Fairwater community is dedicated to a healthy lifestyle, so there are always regular classes happening in the park. Stretch out with yoga by the lake or get moving to a Zumba dance party. Sweat it out at boot camp or get the kids involved in the fun and healthy school holiday activities – the choice is yours.



## Regular events and workshops

From kids' cooking classes and tutorials on how to grow your own herbs, to sports clinics and the big community Christmas party in the park, there are plenty of exciting things happening in the Fairwater community.

## Dedicated community manager

Our dedicated community manager will help co-ordinate all the activities that go on at Fairwater. So, if you ever want to know what's coming up – just pop by and ask.





**NATURAL PLAY AREA**

Fairwater parks feature play equipment for the kids to enjoy and is surrounded by nature, making it a safe, healthy environment for kids to have fun and get in touch with their surrounds.

→ Surrounding Parkland

# Space to play.



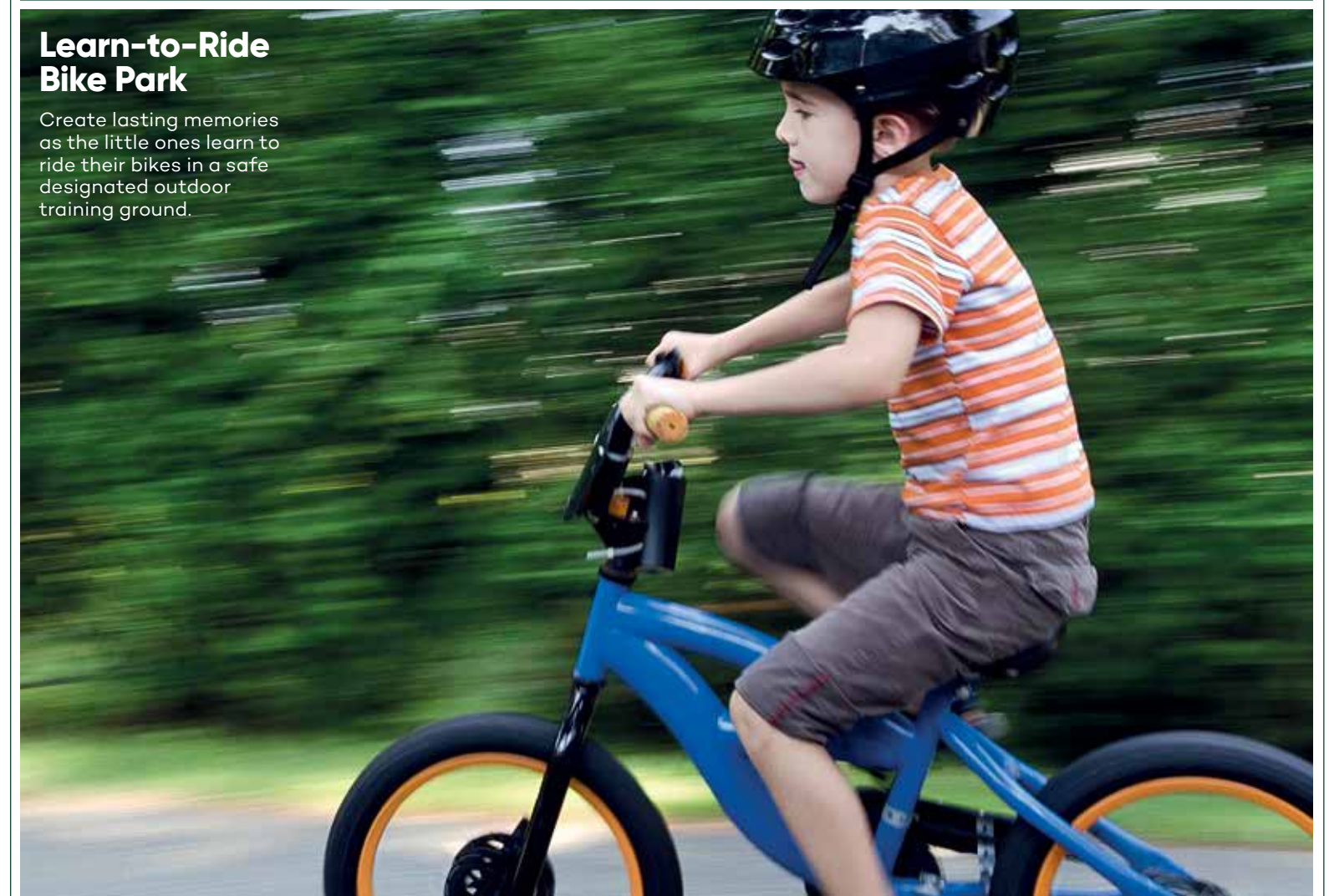
Artist's impression

**Central Park**

Opening 2019, Central Park will be the picturesque hub of the Blacktown area. Whether you want to get the neighbours together to play a game of cricket, enjoy exercise outdoors, or host a BBQ for a big family get-together while the kids explore the play equipment – Central Park offers the space and amenities for all to use.

**Learn-to-Ride Bike Park**

Create lasting memories as the little ones learn to ride their bikes in a safe designated outdoor training ground.







# Smarter today. Brighter tomorrow.

Leading the way to a brighter tomorrow, Fairwater is the first community in New South Wales to receive a 6 Star Green Star rating — the highest possible — from the Green Building Council of Australia. As a result, you'll enjoy a healthier, and a more cost-effective home in this world leading community.

→ A world leading community

## A world leading community.

What does a 6 Star Green Star rating means for you at Fairwater?



**WATER  
CONSERVATION**



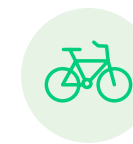
**ACCESS TO A RANGE OF  
HEALTHY LIVING PROGRAMS**



**INNOVATIVE, GEOTHERMAL  
HEATING AND COOLING**



**ABUNDANT  
OPEN SPACES**



**DEDICATED CYCLEWAYS  
INCLUDING 'LEARN TO RIDE'  
BIKE TRACK**



**RELIABLE PUBLIC  
TRANSPORT OPTIONS**

green building council australia

**6** greenstar

Communities PILOT 2016

### What is a Green Star rating?

Awarded by the Green Building Council of Australia, the Green Star rating is a national, voluntary rating system that measures how sustainable a community is designed and developed compared with other Australian communities.

↓ Did you know?

# 65%

of Fairwater residents  
feel physically healthier  
at Fairwater.<sup>1</sup>

# 88%

of Fairwater residents are  
happier living at Fairwater  
than in their previous home.<sup>1</sup>

# 80%

feel more connected to their  
neighbours and community  
than in their previous home.<sup>1</sup>

1. Findings based on Fairwater resident survey August 2017



# Smart design that saves.



## WATER SAVER

Efficient fixtures plus rainwater tanks used for flushing toilets, washing machines and outdoor taps are installed in all Fairwater homes to save water and you money.

Save up to \$120 per year through efficient fixtures, toilets and rainwater tanks.



## RENEWABLE HEATING

All Fairwater homes have ducted climate control connected to a GeoAir geothermal heating and cooling system to save you money and keep your family comfortable. Fairwater boasts the largest use of geothermal technology in the southern hemisphere.

Save up to 60% on your heating and cooling costs with the geothermal system.



## LEADING DESIGN

The building materials and the way they have been utilised has created a unique architectural expression that responds naturally to the environment. Light-filled rooms and functional space has been designed for style, enjoyment and superior comfort.

Save up to \$1,670 per year on energy bills with energy efficient design and geothermal cooling and heating.



## HEALTHY LIVING

Fairwater is designed to promote an active lifestyle with a range of healthy living programs, dedicated cycleways, walkways, outdoor fitness stations, a 'learn to ride' bike park, children's play area and parks to enjoy picnics or kick the ball around.

Disclaimer: Based on Modelling using CCAP Precinct software and compared to a standard air conditioning unit and specifications. Whilst reasonable care is taken to ensure that the contents of this brochure are correct, this information is to be used as a guide only. Purchasers and residents must rely on their own enquiries. The financial savings and other benefits detailed in this brochure are based on certain assumptions regarding Fairwater Homes and the base case, including equipment specifications and usage patterns. For details of these assumptions visit: <http://www.fraserproperty.com.au/NSW/Fairwater/About/Sustainable-Living>

Artist's impression





# Modern living. Naturally brilliant.

When designing Fairwater, each home has been created to enhance the surrounding green environment. With the modern Australian family in mind, contemporary layouts and open living spaces have been carefully thought out to allow families to grow easily and comfortably, knowing the Fraser's quality will stand the test of time.



# Move into a greater space.

**There's a home that's perfect for everyone at Fairwater, so you can have all the space and amenities you deserve.**

Designed with you in mind, there's a home perfectly fitted to your lifestyle – be it a contemporary terrace or low maintenance townhome featuring private courtyards and lush gardens.

While families who want room to move and space to grow, the spacious four-bedroom family home, that includes a separate studio loft, is the perfect solution for families with growing teens, extended family come to stay or perhaps can be utilised as a rental for some extra income.





FAIRWATER

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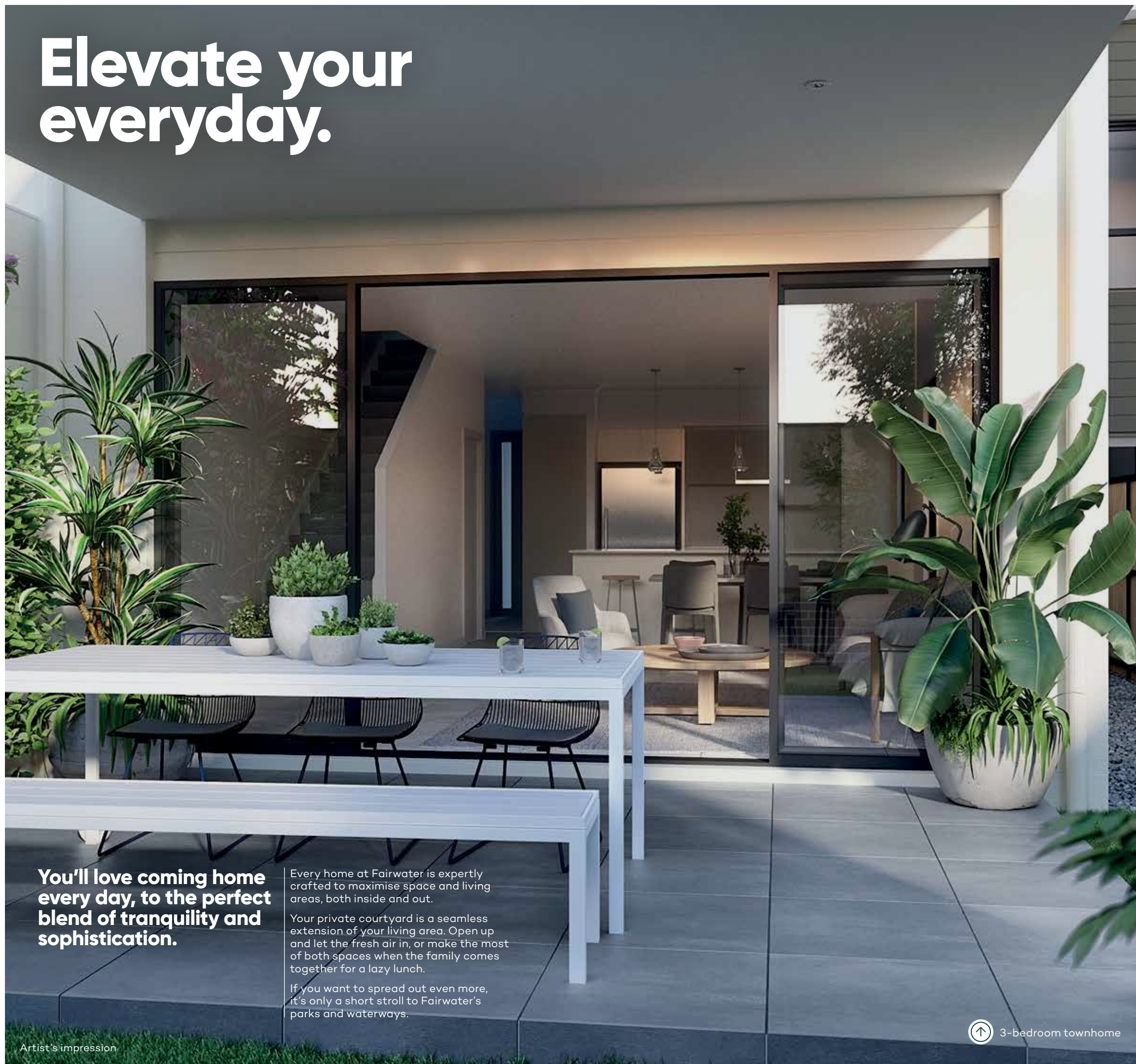
Entertain the  
entire family.

Homes at Fairwater are designed for entertaining with open plan living that flows from the kitchen to the courtyard. Get the whole family together for a meal or celebration.

**THE HEART OF THE HOME**  
Kitchens at Fairwater are a social space, connected to your living space allowing friends and family to congregate as you cook. With inclusions such as smart storage space and premium finishes, it's the perfect blend of form and function.



# Elevate your everyday.



**You'll love coming home every day, to the perfect blend of tranquility and sophistication.**

Every home at Fairwater is expertly crafted to maximise space and living areas, both inside and out. Your private courtyard is a seamless extension of your living area. Open up and let the fresh air in, or make the most of both spaces when the family comes together for a lazy lunch. If you want to spread out even more, it's only a short stroll to Fairwater's parks and waterways.

Artist's impression

3-bedroom townhome



**Their own space to grow**

Give your kids the room they need – and yourself too – with retreats designed for them to relax and play. Spacious bedrooms will give them the room to grow, and create memories in their family home.



**Easy care entertainment areas**

Enjoy an outdoor space without the upkeep with our low-maintenance courtyards. Bright and airy, you'll get all the advantages of the natural splendour around you without the work.



# Live closer. Go further.

Fairwater is perfectly positioned just a short kilometre from everything you could possibly need in Western Sydney's heartland, Blacktown. Surrounded by well-established recreational facilities, top schools, well-serviced public transport and major shopping centres – this is convenient living at its best.

## Key to the city

**BITES & BARS**  
Tastes from all corners of the globe just around the corner with superb eateries and fave bars you can happily call your local.

**HERITAGE SITES**  
The foundation of our nation. Some spots date back to the 1800s.

**THINGS TO DO**  
From go karting, to a drive-in cinema, to water parks – there's always something to do in Blacktown.

**SPORT TO WATCH**  
Pedal to the metal action is just down the road.

**RETAIL THERAPY**  
Homewares to handbags, golfing to groceries, all the retail therapy you need is in the heart of the CBD.

**PARKLANDS & PLAYLANDS**  
Head out for a walk, pull out the bike or just chill out on the weekend amongst mother nature's grandest.

- 1

1km to Blacktown CBD
- 2

1.1km to Blacktown Train Station
- 3

1.1km to Blacktown bus interchange
- 4

1km to Westpoint Shopping Centre
- 5

260m to Blacktown Showground
- 6

4.1km to Blacktown Hospital
- 7

10.8km to Rouse Hill Town Centre
- 8

6.9km to Parklea Markets
- 9

13.3km to Castle Hill Towers
- 10

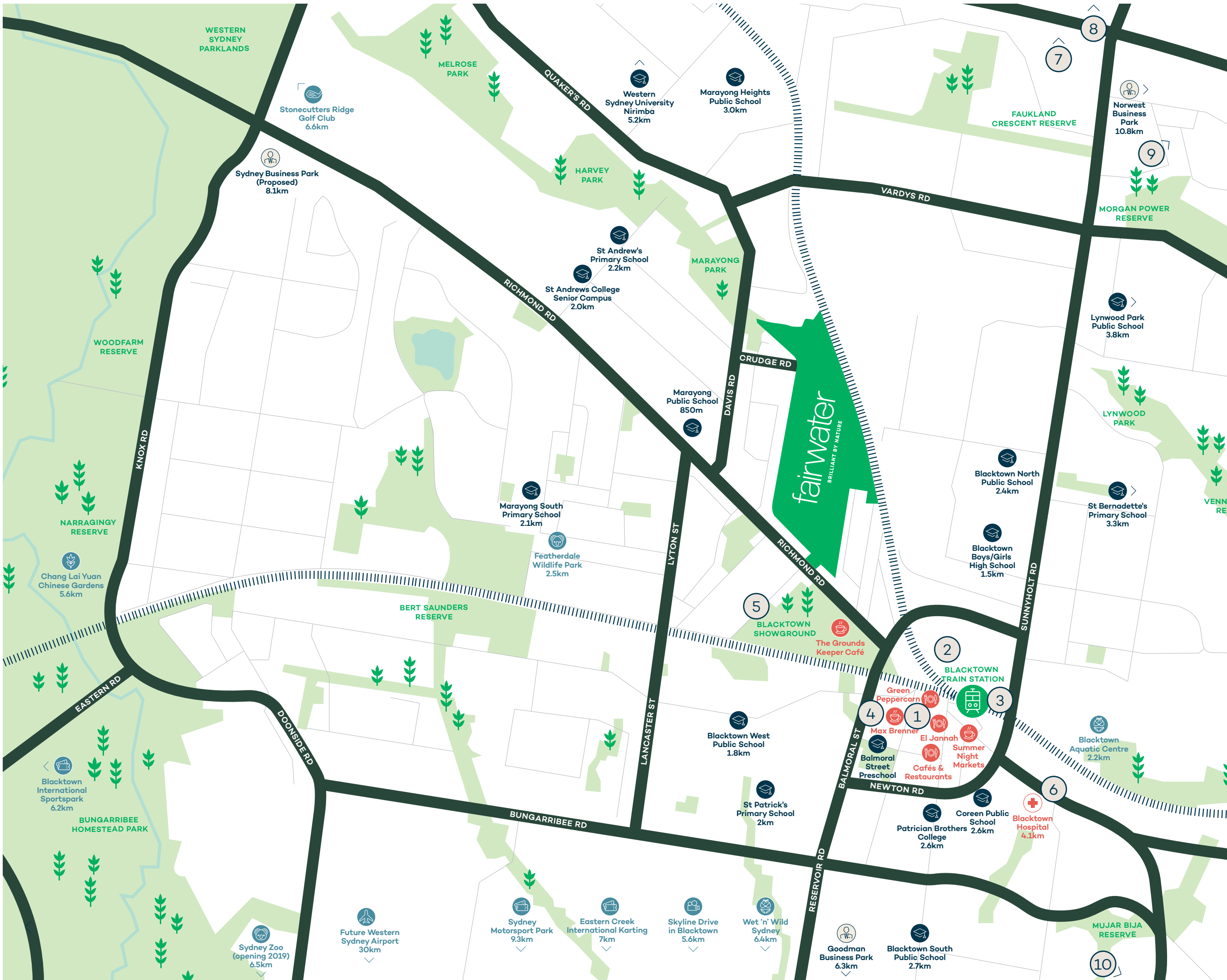
14.5km to Westfield Parramatta
- 🎮

Entertainment
- ☕

Café / Restaurant
- 🎓

Education
- 🏢

Business Park



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# A city on the rise.

Embracing a vibrant diversity of cultures, Blacktown is an urban playground that's only set to get bigger. Well connected and thriving, it's a city on the rise with more businesses moving in and more residents are calling it home. With major local government infrastructure initiatives underway, Blacktown is set to become one of Sydney's major hubs over the next 20 years.



# A city on the rise.

**With major local government infrastructure initiatives proposed and underway, Blacktown is set to become one of Sydney's major hubs over the next 20 years.**

## \$610 million CBD transformation

Blacktown City Council is investing in the city's future with a proposed new university campus and multi-storey business centre.<sup>1</sup>

## Big businesses are coming to town

Warrick Lane will be developed into a new landmark commercial hub that aims to attract big businesses and provide a central place for the community to work, play, eat and socialise.<sup>2</sup>

Source  
1. <https://www.dailytelegraph.com.au/newslocal/blacktown-advocate/blacktown-council-to-spend-largest-ever-budget-to-transform-face-of-the-city/news-story/15eca7a73c3083cd01cce7aa6ccf687b>  
2. <https://www.blacktown.nsw.gov.au/About-Council/What-we-do/Transformational-Projects>  
3. <https://www.nsw.gov.au/improving-nsw/projects-and-initiatives/rebuilding-health/>  
4. <http://westernsydneyairport.gov.au/>  
5. <https://forecast.id.com.au/blacktown/>  
6. <https://www.blacktown.nsw.gov.au/Plan-build/Planning-for-the-growth-of-our-City/Building-new-communities#Urban-Renewal-3>  
7. <https://economy.id.com.au/blacktown>



Artist's impression. Subject to approval.



## Greater health

Blacktown Hospital is set to be transformed into one of the nation's leading health care facilities, and a new acute services building is due to open in 2019.<sup>3</sup>

## Higher Learning

A major world-class university campus of at least two faculties is being proposed and actively sought after by Blacktown Council to transform this modern metropolitan centre.<sup>2</sup>

## Blacktown International Sportspark

The proposed International Sportspark includes a public square, hotel, athlete hostel, food and beverage facilities, transport and traffic connections, and is set to become a major drawcard for Blacktown.<sup>2</sup>

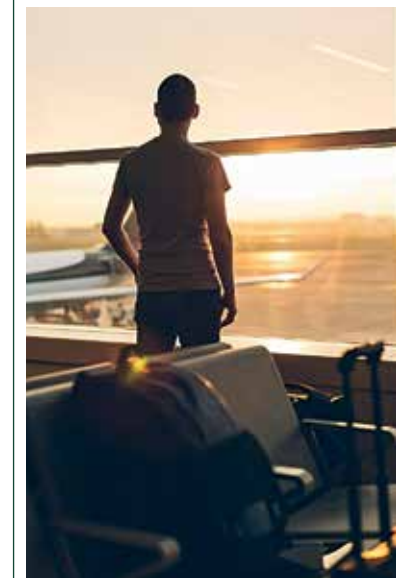


## International Centre of Training Excellence

Opening in 2020, the ITCE will cater to sport at every level, from community sporting groups to local elite athletes and visiting international teams to offer advanced sports medicine, training and accelerated recovery.<sup>2</sup>

## Future Western Sydney Airport

Set to open in 2026, the Western Sydney Airport is set to provide 28,000 new jobs in the area.<sup>4</sup>



↓ Blacktown City in 2036

# 505,000

Blacktown's population is expected to increase from 360,000 to 505,000 residents by 2036.<sup>5</sup>

# \$164m

Committed by the government to improve and build roads, footpaths and facilities.<sup>1</sup>

# 30,000

New jobs expected to be generated within Blacktown City Centre under the Local Environmental Plan.<sup>6</sup>

# 21,207

Local businesses currently operating in Blacktown City.<sup>7</sup>

# \$16.5b

The local economy produces upwards of a year in gross regional product.<sup>7</sup>



# There's more to experience.

Your home at Fairwater is adjacent to a colourful tapestry of inspiring sights, scents and tastes – with a world of experiences, multicultural eateries, and summer night markets all in one place.



## Shopping and more

At Fairwater, you'll be right by Westpoint Shopping Centre, with everything you need from homewares to handbags, golfing to groceries and everything in between.



## Parklands and playlands

Enjoy an abundance of lush green open spaces and some of Sydney's biggest backyards at your fingertips. Experience wildlife, treetop adventures, scenic Chinese gardens and more.



## Family experiences

Head out on a Friday night and enjoy the best foods from around the globe and the ambience of the Blacktown Summer Night Markets. A fusion of flavours and aromas will get your mouth watering. And if that's not enough, head out bowling or visit the drive-in movies, the perfect fun-filled family night out.

If a daytime family outing is on the agenda, spend the day with Australia's wildlife at Featherdale Wildlife Park. They'll learn more about our native animals and get up close to a koala or two.

We're at 217 Kildare Rd, Doonside.



## Delicious flavours

Blacktown is a melting pot of cultures and cuisines, so you'll be spoiled for choice when it comes to eating out. There's renowned Lebanese food with succulent grilled chicken and heavenly falafels, Thai as good as you'll get in Bangkok, delicious Italian fare with a view and much more.



# Come home to Fairwater.

## Where the welcome is warmer.

Already a thriving, social community, there's so much to love about Fairwater.

With its spacious, contemporary design and abundant green space, it's the perfect place to grow with your family.

Plus, you'll love being part of a welcoming, engaged community and the built-in social life that comes with it.

Find your home amongst the trees at Fairwater.



# Creating memorable places for Australians since 1924.



There's one measure above all that tells us we've succeeded. We never ask to see it, but we observe it often: it's the smile of pride in what you've achieved.

It's seen in the nod of a neighbour, the togetherness of friends, or the laughter of children at play. Small moments that become the measure of how well you've planned and saved and worked to make it all happen.

We've been creating memorable places for Australians to feel proud of since 1924.

Underpinning our strength is the support of parent company, Frasers Property Limited – one of the world's leading real-estate brands, managing over S\$30 billion in assets on five continents.

Global in scale, we remain local at heart.

After almost a century of creating homes and places for tens of thousands of Australians, experience tells us that what matters the most is the simple joy of living in a place you're proud to call home.

*Live proud.*

**Longevity**  
90+ More than 90 years of history in Australia

**Prosperity**  
Personalised customer care and rewards

**Reliability**  
Property services and utilities you can rely on

**Community**  
Built on a foundation of connectivity, health and well-being

**Quality**  
Award winning sustainable home design for a lifetime of living



# Living Proud is the driving philosophy behind the Frasers Property approach to residential design.







It comes from combining big picture thinking with an intimate understanding of human experience. It's why we design for livability, sustainability, and prosperity long into the future. And why our commitment to customer care lasts a lifetime.

Our dedicated Prosperity Care customer support team will be right by your side throughout the entire purchase experience and beyond.

We believe in rewarding loyalty, whether it's a generous referral bonus or a discount off your second or third property bought from us. And as a Prosperity member, you'll even receive discounts and VIP treatment at a range of businesses like removal companies, furniture retailers and of course Frasers Suites hotels around the world.

## Prosperity

### As part of Frasers Property's Prosperity program, you can enjoy:

-  A dedicated prosperity care customer support team
-  An exceptional 2-3% off subsequent purchases
-  Refer-a-friend reward of \$2000
-  Priority notifications about new developments
-  Complimentary membership to Frasers World
-  Gold-class treatment with participating partners



### Rocky & Teriza Nematalla Frasers Property Customers

"We have been thinking about what we do for our next step, in terms of investment. We are now welcomed into prosperity, a program driven by Frasers, where there's opportunities for buying another property with a discount, and other rewards. It establishes more of a relationship between Frasers and us."

**ROCKY NEMATALLA**  
FRASERS PROPERTY CUSTOMER

"It's nice to have that ongoing relationship and encouragement. It just makes you think "what's next?" For us, that's what Prosperity is all about."

**TERIZA NEMATALLA**  
FRASERS PROPERTY CUSTOMER

 Prosperity Member



# Award winning. Community focussed.



DISCLAIMER: The information and images in this brochure are intended as a general introduction to Fairwater and do not form an offer, guarantee or contract. This information is to be used as a guide only. This material was prepared prior to the completion of design and construction of the masterplan featured. All images (including artist's impressions) and plans are indicative only. The developer reserves the right to amend the finish and selections that constitute the external and internal fabric of the development due to unforeseen building constraints and product availability. Purchasers must rely on their own enquiries and the Contract for Sale. Produced September 2018.

## YOUR CHECK LIST

- Homes to fit any stage of life ☐
- Sustainable community ☐
- Smart design that saves ☐
- Healthy living programs ☐
- 9.5ha of open space ☐
- Natural kid's play areas ☐
- Close to Blacktown CBD ☐
- Easy connections ☐





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