
For today and tomorrow



Figtree Hill



Pleased to meet you



A breath of fresh air in the heart of Macarthur

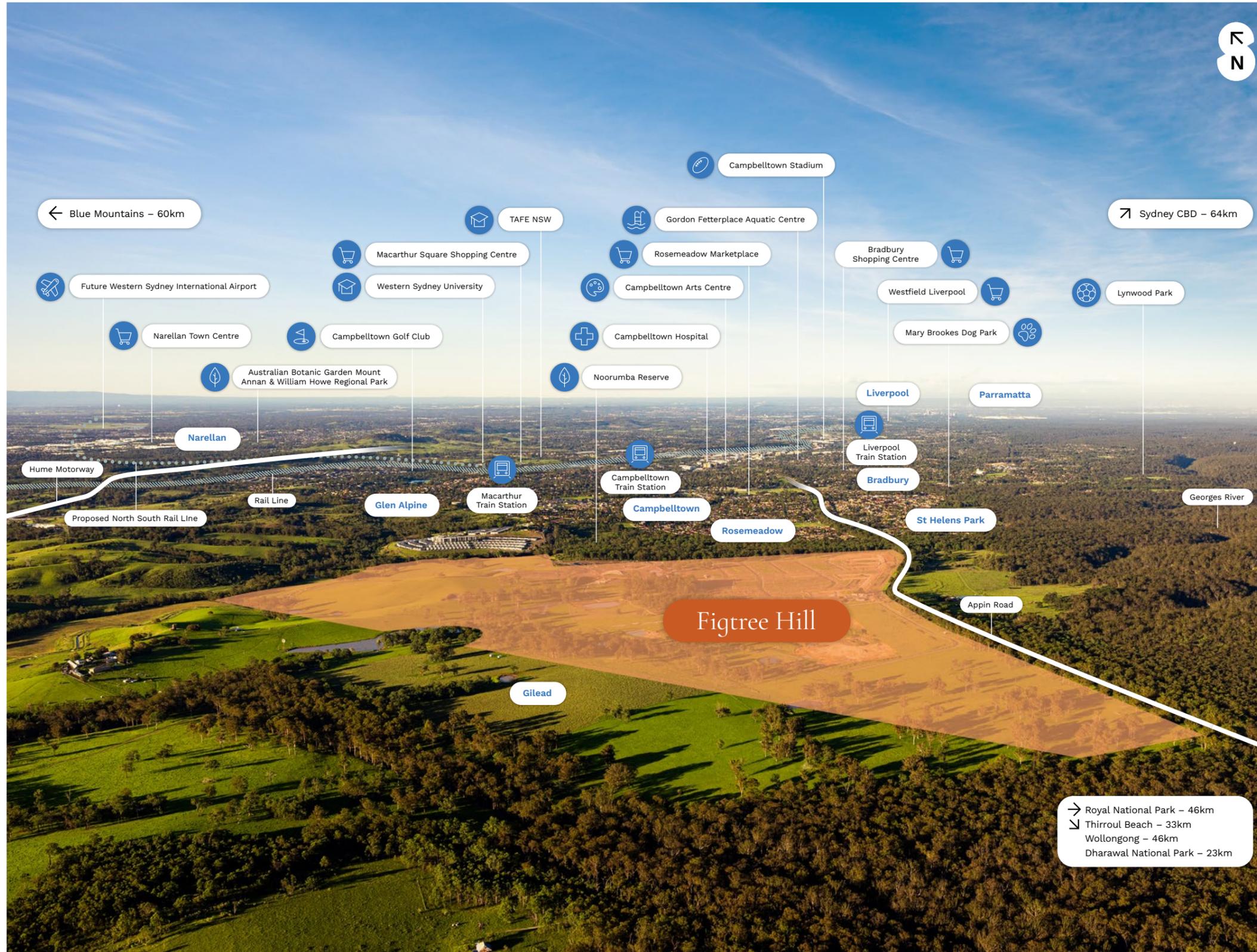
A growing community in Sydney's south-west, Figtree Hill is created for the busy lifestyles of today and tomorrow.

Welcome to a place connected to nature and everything else you need – schools, retail, essential amenities and your choice of transport.

With a range of land available, it's the perfect neighbourhood to find your first home, your next home, or your forever home.

An all-electric community with abundant open space to welcome you, living at Figtree Hill is good for you, your family and the planet. We can't wait for you to join us.





Why you'll love it here

1. Urban convenience meets village vibes

Ideally located in one of the fastest growing regions, Sydney's south-west, Figtree Hill is a haven within a thriving metropolis. Shopping, cafes, essential services and anything else your heart desires can be found at Macarthur Square Shopping Centre, an 8km drive away. The area offers established, quality education for the whole family, and medical centres and hospitals are a short drive away in Campbelltown and Camden.

2. An easy commute

Macarthur Square Train Station is only 8km away, making your weekday commute simple. The M5, M7 and Hume Highway are easily accessible and local buses service the area. Good connectivity means you'll be in the CBD in an hour by train and the South Coast beaches are only 32km away. The future Western Sydney Airport development offers great things to come as well.

3. Naturally connected

Figtree Hill is a place designed for connected, active living. Leafy streets create pockets of shade and lead directly to parks, natural bushland and open spaces, and homes will be connected by kilometres of walking and cycle trails. Spending time with friends and family in the great outdoors will become a habit and a way of life.

4. A place to grow and breathe

With tree-lined streets and an abundance of open space, living here feels like a breath of fresh air. Larger land lots, connected by trails and pathways are ideal for growing families with busy, active lives. Modern, spacious homes, designed by our expert builder partners, will be a sanctuary after a busy day at work.

5. Created for today and tomorrow

Every aspect of this all-electric community has sustainability at its core. Think light roofs for comfortable, cool living in the Australian climate. Smart homes run by clean power that are healthier to live in and cheaper to run. And more than 4,000 trees planted to protect wildlife habitats. Choosing Figtree Hill for your home ensures a future we can all be proud of.

This map is supplied for the purpose of providing an impression of Stockland Figtree Hill and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (November 2024).



Explore adventures near and far

It takes more than bricks and mortar to make a home. Home is a cafe to enjoy your morning coffee, a park for your children to play and new places to explore on the weekend. At Figtree Hill, you'll find essentials on your doorstep and leisure options galore.

Spend the day at Macarthur Square, South-West Sydney's largest shopping destination. After the groceries are done, fuel yourself with a coffee before checking out the latest fashion and beauty on offer.

When you've exhausted your local options, discover more slightly further afield. Your choice of road, bus or train gets you easily to Liverpool, Sydney CBD or anywhere else your heart desires.

If fresh air is more your thing, an easy drive gets you to the South Coast's sparkling beaches. Grab a bite at Hungry Monkey Cafe or lunch with a view at the Scarborough Hotel. Rekindle your love of nature at the Botanic Garden Mount Annan, a short drive away or explore the trails and swimming spots of Dharawal National Park.



Or stay close to home

Walk, ride, scoot or skate to your favourite park or playground down the road and enjoy a picnic underneath the trees with neighbours who become friends.

Once completed, Figtree Hill will be a thriving community of 5,000 people. A vibrant place with a mix of families, cultures and stories to share.

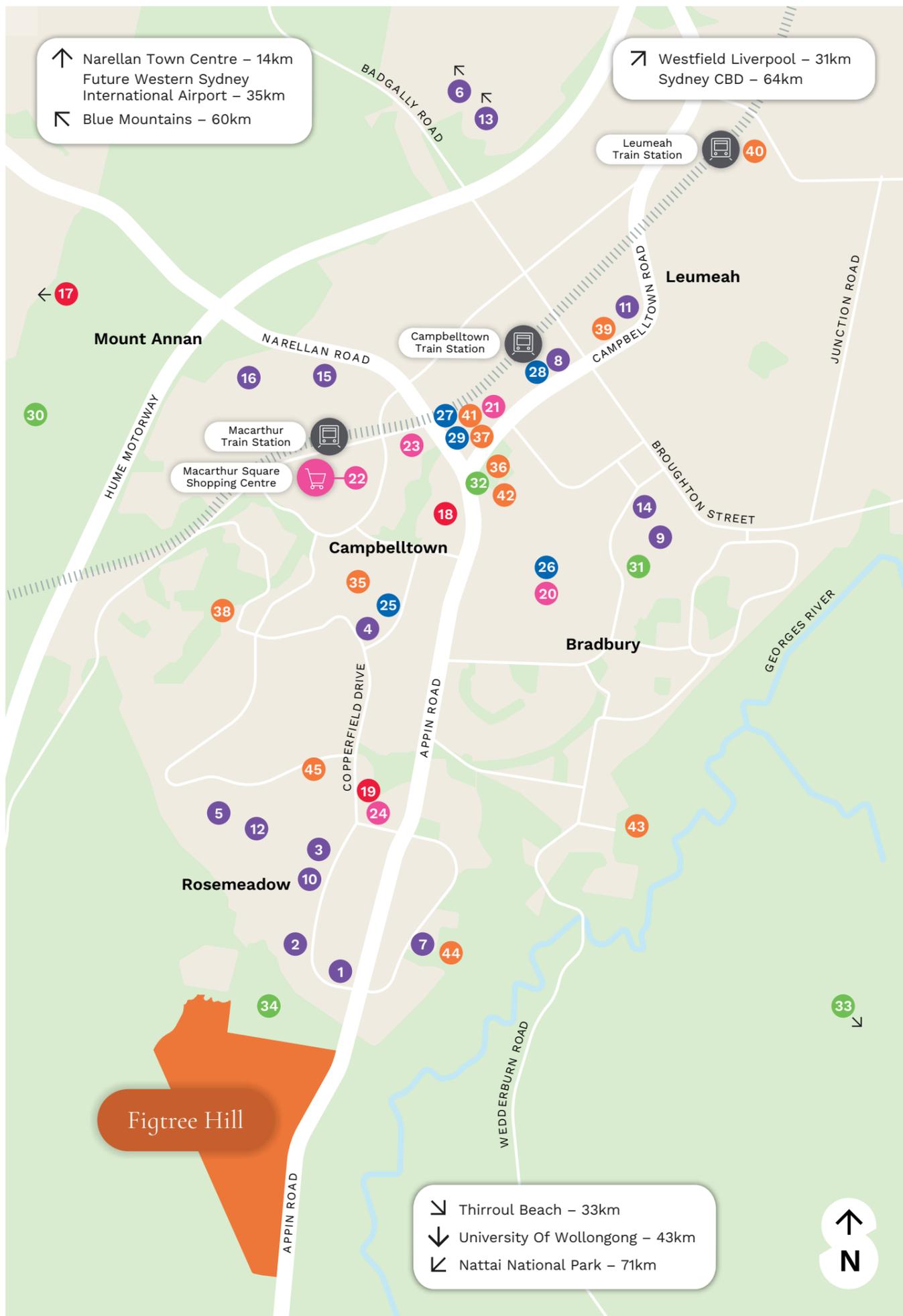
*Above image is an artist's impression. Landscaping is indicative only. Subject to change.



Your neighbourhood guide

Connectivity without compromise

Located a short drive from Campbelltown and with Macarthur Square Shopping Centre, schools, hospitals and other essentials close by, Figtree Hill is connected to everything you need.



Education and Childcare Centres

- 1 Busy Kidz Preschool
- 2 Rosemeadow Early Learning Centre
- 3 Willow Tree Kindergarten
- 4 Ambarvale Public School
- 5 Our Lady Help of Christians Catholic Parish Primary School
- 6 St Gregory's College Junior School
- 7 St Helens Park Public Primary School
- 8 St Peter's Anglican Grammar
- 9 St Thomas More Catholic Parish Primary School
- 10 Rosemeadow Public School
- 11 Campbelltown Performing Arts High School
- 12 John Therry Catholic College
- 13 St Gregory's College (Catholic Boys School)
- 14 St Patrick's College (Catholic Girls School)
- 15 TAFE NSW Campbelltown
- 16 Western Sydney University – Campbelltown

Medical Centres

- 17 Camden Hospital
- 18 Campbelltown Public and Private Hospitals
- 19 Rosemeadow Medical Centre

Shopping

- 20 Bradbury Shopping Centre
- 21 Campbelltown Mall
- 22 Macarthur Square Shopping Centre
- 23 Marketfair Campbelltown
- 24 Rosemeadow Marketplace

Dining

- 25 The Ambarvale Hotel
- 26 The Bradbury Hotel
- 27 Campbelltown Catholic Club
- 28 Campbelltown RSL
- 29 OTIS Restaurant & Bar

Parks and Nature

- 30 The Australian Botanic Garden Mount Annan
- 31 Baden Powell Reserve
- 32 Campbelltown Billabong Parklands
- 33 Dharawal National Park
- 34 Noorumba Reserve

Fitness and Leisure

- 35 Ambarvale Sports Complex
- 36 Bradbury Oval
- 37 Campbelltown Arts Centre
- 38 Campbelltown Golf Club
- 39 Campbelltown Showground
- 40 Campbelltown Sports Stadium & Athletics Centre
- 41 The Cube Entertainment Centre
- 42 Gordon Fetterplace Aquatic Centre
- 43 Lynwood Park
- 44 Mary Brookes Dog Park
- 45 Rosemeadow Multi-Purpose Courts

Train Station

- Train Line

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Exceptional education at your doorstep



From childcare to university and everything in between, Figtree Hill is conveniently located close to a wide range of exceptional options to suit the educational needs of everyone.

The school run will be a breeze with more than 20 early learning, primary and secondary schools all within a short drive, and Western Sydney University, the University of Wollongong and TAFE NSW Campbelltown within easy reach.

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Early Learning

1. Busy Kidz Preschool
2. Little Peoples Early Learning Centre
3. Rosemeadow Early Learning Centre
4. Kreation Kidz Early Learning St Helens Park
5. Willow Tree Kindergarten

Primary Schools

6. Ambarvale Public School
7. Bradbury Public School
8. Briar Road Public School
9. Broughton Anglican College
10. Our Lady Help of Christians Catholic Parish Primary School
11. Rosemeadow Public School
12. Sherwood Hills Christian School
13. St Gregory's College Junior School
14. St Helens Park Public School
15. St John the Evangelist Catholic Parish Primary School
16. St Peter's Anglican Grammar
17. St Thomas More Catholic Parish Primary School

18. Thomas Acres Public School
19. Woodland Road Public School

Secondary Schools

20. Ambarvale High School
21. Campbelltown Performing Arts High School
22. John Therry Catholic College
23. St Gregory's College (Catholic Boys School)
24. St Patrick's College (Catholic Girls School)
25. Thomas Reddall High School

Tertiary Education

26. TAFE NSW Campbelltown
27. University of Wollongong
28. Western Sydney University – Campbelltown

- Train Station
- Train Line



A better way to live

Created with sustainability at its core, Figtree Hill is ideal for those looking to make a more thoughtful choice about the place they call home.

All homes will be all-electric, making Figtree Hill a community that will run on 100% renewable power. Bringing us one step closer to the reality of a net-zero future, one home at a time.

Stockland's net-zero carbon targets[^]

Scope 1 & 2 in 2025
Scope 1, 2 & 3 by 2050

Our vision for sustainability is to focus on areas where we can lead our industry by exceeding the expectations of those we interact with.

Assisting in the acceleration of our customers' transition to renewable energy is just one part of Stockland's strategy to achieve a net-zero carbon target by 2050.

[^]Roadmap for achieving our ESG targets and the material assumptions, uncertainties and dependencies associated with those targets, are set out in Stockland's Climate Transition Action Plan (CTAP) 2023 and Stockland's FY23 Annual Report, available on our website. Stockland's emissions reduction targets have been prepared by reference to criteria set out by the Science Based Targets Initiative (SBTI). The targets have been reviewed by Ernst & Young (EY), who has provided limited assurance in relation to their alignment with the published SBTi criteria. Stockland has also submitted its targets to SBTi for validation.



Be selective about your surroundings



Take the opportunity to elevate where you live and be proud of the decision you've made – from the day you move into your home to the day you sell it.

Join our community of beautifully designed homes, thanks to design essentials that cover elevated features for maximum street appeal and specify build requirements that plan for the future.

Mandatory build requirements allow you to create a home that's designed to look and perform better.

Full design essentials are available on our website and within your contract of sale.

To break it down, here is a simple overview of the sustainability components to consider:

- There is no mains gas throughout the community, so no gas run in is required within your siteworks.
- To accommodate a future with more electric appliances and technology (think EV cars for instance), consider installing solar panels to get ahead now.
- Cool roofs are essential to reflect more heat from your home during the warm months. Choose or colour match a variety of Colorbond colours with a solar absorptance rating of less than 0.6.



Figtree Hill is a place you can feel good about the future of your family and the place you call home.





6 reasons to live in an all-electric home



1. Reduce your energy bills

Electrical appliances tend to be more energy efficient than their counterparts, and in time this disparity will only increase as technology in the space evolves. Beyond the immediate savings, you can look forward to compounding this as the years go by.



2. One less energy provider

No mains gas means no gas connection in your site works, so that's one less call to make as you move in (or move out) and one less outgoing in your household budget.



3. Healthier indoor air quality

In Australia, homes with a gas cooktop significantly increase a child's chance of developing asthma by 1.3 times. That's the equivalent to living in a home where someone smokes indoors.¹



4. Set yourself up for the future

By having an all-electric home you're setting yourself up to be perfectly compatible as more parts of your life become electric. Think solar panels, electric cars, induction cooktop. Actually, let's put that one to the top of our list, thank you.



5. Gas can never be renewable

But electricity can! With the global shift away from fossil fuels, you can proactively use a more sustainable energy source that reduces greenhouse gas emissions and do your part to combat climate change. One household at a time can make a difference.



6. Set an example for your family

Our kids are watching every move we make. This is your chance to show that you care about them, the environment and the world around them.



Simplifying the buying process

Life's full of milestones – big and small – and building your dream home is one of the most exciting. There's a lot to consider as you navigate this journey, so we've broken down the steps to help you along the way.



Before you buy

Engaging a mortgage broker or bank is the first step to understanding your borrowing capacity and financial position, so you know what size lot and house type you can choose from.

You'll need to do some thorough research at this stage to understand your financial circumstances and the steps involved throughout the buying and building process.



Securing your block of land

Once you're ready to buy, you will need to register your interest with the Figtree Hill Sales Team. They will notify you via email when the next land release is available and help you throughout the whole process.

When participating in a Stockland online land release, (if you are successful) you'll need to put down a deposit to secure your desired lot, have a conveyancer review the Contract of Sale and then sign the finalised Contract.

You'll then need to finalise and sign all your mortgage documents prior to Settlement of your land purchase. Once this is complete, the purchase is registered with the Land Titles Office, and the land is yours.



Choosing a builder*

We recommend choosing a builder early so you're ready to start building once your land settles. Otherwise, you may have to wait a while before you can start construction of your new home.

Select from one of Stockland's trusted partner builders or appoint your own choice, then all that's left to do is start bringing your new home to life.

*Stockland is responsible for the sale of the land only. Stockland does not accept any liability with regard to the construction of the home.



The Stockland Story

For more than 70 years, we have been creating and curating communities with people at the heart of the places we create.

As one of Australia's largest diversified property groups, we are building on our legacy, helping more Australians achieve the dream of home ownership and creating places and spaces full of energy, soul and life – from residential and land lease communities through to retail town centres, workplaces and logistics assets.

**Our purpose – a better way to live
– is central to everything we do.**

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stockland.com.au/figtree-hill

