

Dear resident

Welcome to the first edition of the Frasers Putney newsletter.

In July 2010, Frasers Property Australia (Frasers) signed an agreement with the Royal Rehabilitation Centre Sydney (Royal Rehab) for the creation of a residential community on 13.7 hectares of their 18 hectare site. The residential component of this project is currently known as 'Frasers Putney'.

This purchase will allow Royal Rehab to build a state-of-the-art specialist rehabilitation, disability and research facility for the people of New South Wales.

As a first step, Frasers will be delivering the parklands – providing a great space with recreational facilities for the whole community to use and enjoy.

Frasers will also soon lodge a Project Application for the first phase of housing, providing around 100 new residences, and associated infrastructure.

Consultation with the community will be a key feature during the planning process. Residents are encouraged to attend a community open day on Saturday 27 November, to discuss the Phase One Project Application and general project news.

Please read on for more information.

Yours sincerely,

Nicholas Wolff
COO, Frasers Property Australia

Delivering the Parklands

As well as providing the opportunity for an important health facility to be created, this project brings a host of benefits for local residents and visitors to use and enjoy, including public parklands, community and recreational facilities and open spaces.

Construction will soon commence on the first public space – a 2.4 hectare park and pond, known as the 'Parklands'. In addition to providing a recreational facility, the pond will serve an important function as a detention basin for stormwater. This will address and minimise impacts in the event of flooding in the area.

Construction of the Parklands is due to commence in late November 2010, and is expected to take around eight months for all works, including landscaping, to finish. When complete, both the park and pond will be dedicated to City of Ryde Council.

Construction activities involve:

- » Clearing the site: including remediation, excavation and shaping of the pond.
- » Building the pond: installation of retaining walls and pond liner. The pond can then be filled.
- » Surrounding works: placement of roads, footpaths and landscaping.

Construction activities will be fully compliant with Council regulations. During construction, Frasers will seek to minimise disruption to local residents as far as possible. For example, there will be limited truck movements into and out of the site during these works, as excavated material will be re-used on site. This means minimal traffic impacts for local residents.



Aerial view of the site

Construction details

Hours of operation:

- » 7am to 5pm, Monday to Friday
- » 8am to 1pm, Saturday
- » No work on Sundays and public holidays

Should you have any construction enquiries, contact details will be available at the site's entrance.

COMMUNITY OPEN DAY, SATURDAY 27 NOVEMBER

Frasers invites you to a community open day.

To find out more about the Phase One Project Application and general project information, we encourage you to attend this event.

Information will be on display, with project team members available to answer all your questions.

Please drop-in anytime between 11am and 3pm, Saturday 27 November 2010.

Frasers will also present project information, with a question and answer (Q&A) session every hour.

Event details are:

- » **Date:** Saturday 27 November 2010
- » **Time:** 11am to 3pm
- » **Presentation and Q&A times:** 11am, 12pm, 1pm, 2pm
- » **Venue:** 55 Charles Street, Ryde

We hope to see you there.

Design update

Frasers purchased the site with an approved Concept Plan in place. Since this time, Frasers has been consulting with the community and investigating design options to provide an improved outcome for the local area.

Frasers has listened to community feedback, and is progressing plans for the following changes:

- » Moving the entry on Victoria Road so that it can accommodate a traffic light, should this be permitted in the future
- » Concentrating most of the development towards Victoria Road
- » Designing the street network to encourage exits towards Victoria Road, away from residential streets
- » Creating a widened green edge on Morrison Road, allowing the preservation of existing large trees
- » Placing a pedestrian only link from the site onto Princes Street
- » Providing more open space and keeping more trees
- » Locating buildings to better suit the site's topography.

Phase One Project Application

Frasers will soon lodge a Phase One Project Application (PA) to guide delivery of around 100 dwellings, with 50% houses, 50% apartments and associated infrastructure, placed from Victoria Road to the Parklands. This comprises the first stage of Frasers' new residential community, providing high-quality housing choices 12km north-west of Sydney's CBD.

Prior to finalisation, another community open day will be held to discuss details of the PA.

When completed, the PA will be lodged to the NSW Department of Planning. It will then be placed on public exhibition, and made available for comment.

Working with the community

Frasers is keen to work closely with the local community to ensure we have a sound understanding of local interests and perspectives on this unique site.

Independent community engagement specialists, Elton Consulting, are working with Frasers on the consultation process.

The process commenced with a local area tour and on-site discussion with key stakeholder groups. Since this event, we have continued to meet with local groups, the RTA and a site neighbour, the Calvary Retirement Village.

To find out about consultation outcomes so far, and for all the latest project news, please visit the project website at www.frasersputney.com.au.

We welcome your feedback on Frasers Putney, and encourage you to send us your views by filling out a feedback form. This can be accessed via the Community Consultation web page, www.frasersputney.com.au/community-consultation.

To find out more

You can register your interest to receive project information by sending an email to consulting@elton.com.au, or calling Elton Consulting on 02 9387 2600.

To find out more about Frasers Property, please visit their website at www.frasersproperty.com.au.

Thank you for your interest in this project.

FRASERS PROPERTY