



DAHUA GROUP



EXPLORE

NEW BREEZE

AT BARDIA

RESIDENTS HANDBOOK





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# SUMMARY




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**RESIDE IN THE HEART  
OF A MASTERPLANNED  
NEIGHBOURHOOD WITH  
A REAL SENSE OF PLACE  
AND CONNECTION, WHERE  
ALL OF LIFE'S PLEASURES ARE  
IN ABUNDANCE.**

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At New Breeze, you're just a stone's throw from established schools, beautiful parkland, the Edmondson Park Train Station and the Ed Square Town Centre, poised for an exciting transformation. From the moment you move in, you and your family will enjoy plenty of room to move and breathe.



**89 HECTARES  
DEVELOPMENT SIZE**



**1250+  
HOMESITES**



**42KM SOUTH OF  
SYDNEY CBD**



**500M TO EDMONDSON PARK  
TRAIN STATION**



**350M TO ED. SQUARE  
SHOPPING CENTRE**



**40 HECTARES OF OPEN SPACES  
FOR RECREATIONAL ACTIVITIES**



**BARDIA  
PUBLIC SCHOOL**



**DIRECT ACCESS  
TO MOTORWAYS**



# PERFECTLY POSITIONED



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**NEW BREEZE TAKES  
PRIDE OF PLACE AT THE  
GATEWAY TO THE BOOMING  
GROWTH CENTRE OF THE  
SOUTH WEST, MAKING IT A  
WONDERFUL PLACE TO LIVE  
AND INVEST.**

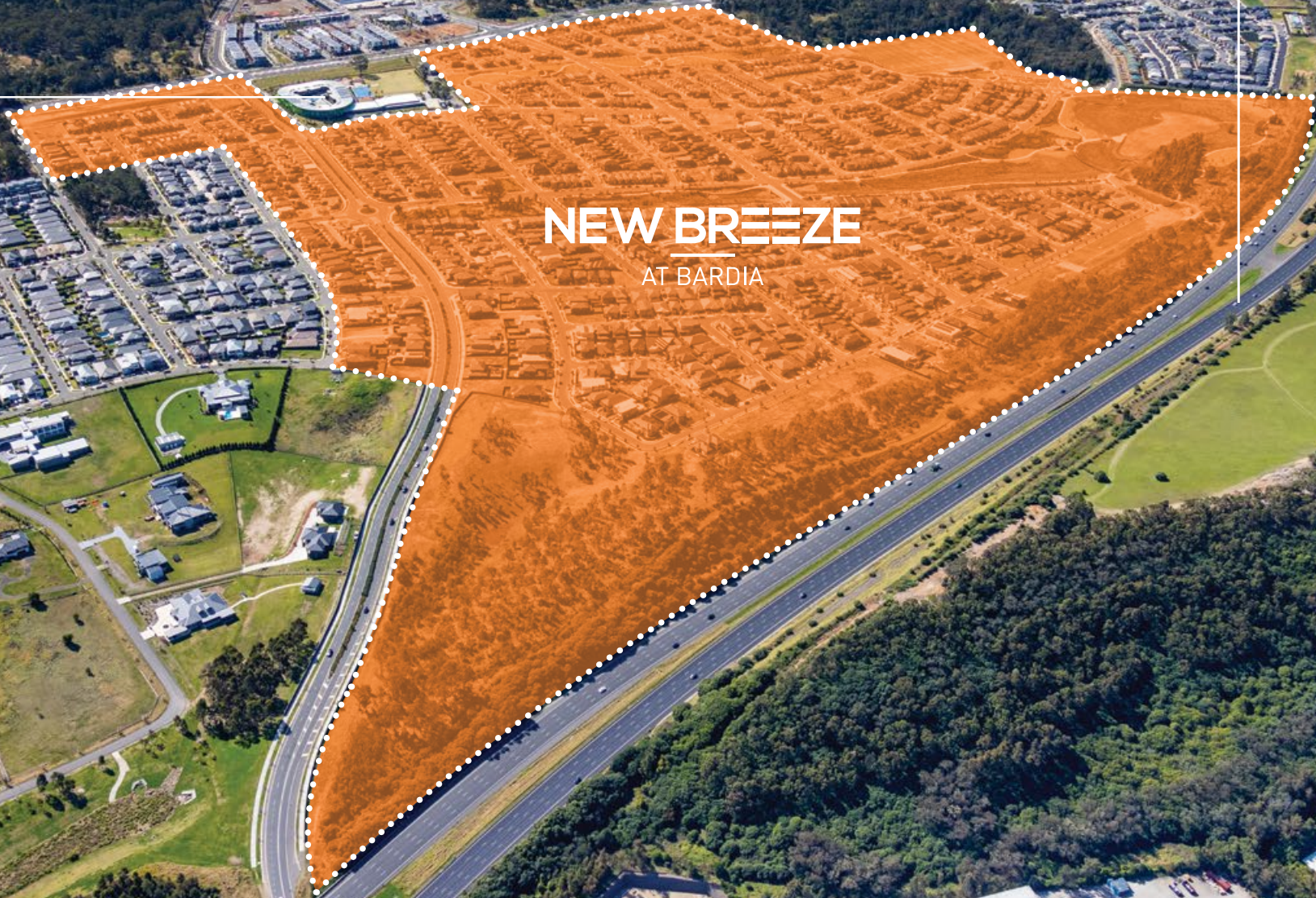
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 Bardia Public School

 Ed. Square Shopping Centre

 Edmondson Park Train Station

 Hume Highway



# NEW BREEZE

AT BARDIA

# OUR VISION



**NEW BREEZE, SPANNING 89 HECTARES, IS DAHUA'S VIBRANT MASTERPLANNED COMMUNITY AT THE GATEWAY TO SOUTH WESTERN SYDNEY. IT IS LOCATED ON THE SITE OF THE FORMER INGLEBURN ARMY CAMP SITE AND NAMED AFTER BARDIA BARRACKS.**

Dahua's vision is to create and deliver a dream home and lifestyle that's accessible and affordable. This dream lifestyle is founded on a masterplanned community that is:



## THE KEY VISION FOR NEW BREEZE



### A CONNECTED TOWN

New Breeze has evolved as a thriving community centred around transport, educational and social facilities including Bardia Public School, Edmondson Park Train Station and Ed Square Town Centre.

The community provides a diverse range of high density (small lot housing) in a well-connected and walkable urban environment, centred around 40 hectares of green corridors.



### AN ACTIVE TOWN

Large high-quality parks and playgrounds, a sports oval, bike and walking paths and 40 hectares of open spaces for recreational activities that envelope the development to create a green corridor.



### A LIVEABLE TOWN

A masterplan design that maximises smaller lots fronting parks and open space corridors resulting in higher utilisation of open space by the local community. Further the design responds to the natural topography and constraints by setting larger lots against the sloping land to the Hume Highway providing a buffer and retaining the regional view lines.



### A SUSTAINABLE TOWN

Sustainable community with an integrated stormwater and flood management system and low maintenance landscape design.

The stormwater system is strategically designed for the entire 120-hectare upstream catchment to redirect stormwater to swales, garden areas and retention basins, creating lush green spaces.



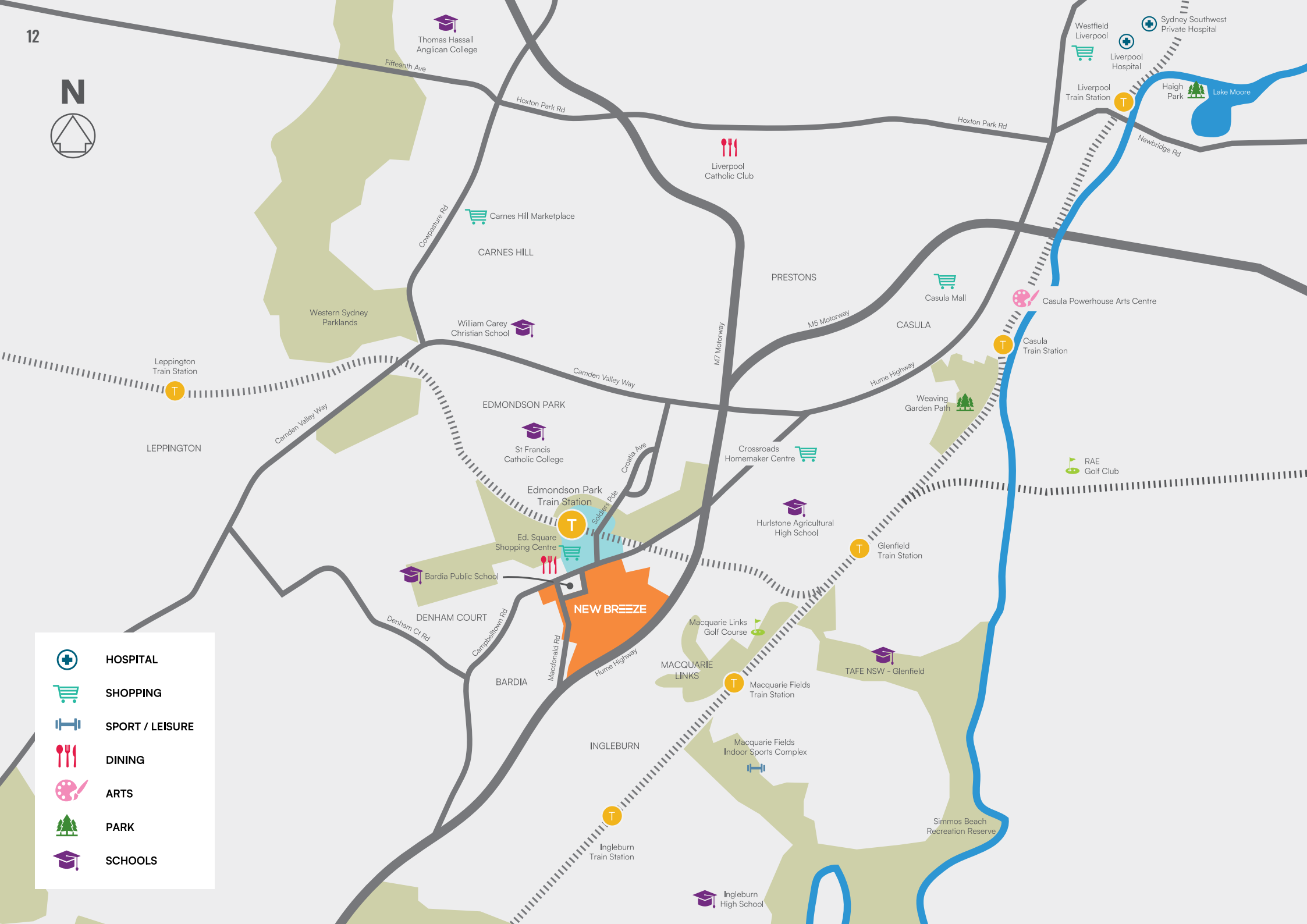
## LEGEND








-  Residences
  -  Quarter Acre
  -  Town Living
  -  Smart Living
  -  Contemporary
  -  Environmental Living
- 
-  Maxwell Creek South Oval Precinct
  -  Maxwell Creek South Water Quality Facility
  -  Southern Corridor West
  -  Ingleburn Park & Northern Corridor West  
(Park adjacent to Bardia Public School)
  -  Northern Corridor East
  -  Bardia Park  
(Existing Bardia Park with Eastern Extension  
adjacent to MacDonald Road)
  -  National Park
  -  Brigade Park
  -  Mont St Quentin Reserve
  -  Sports Field
  -  Cricket Oval
  -  BBQ and Picnic Area
  -  Children's playground
  -  Amenities building
  -  Car Park
  -  Outdoor Fitness Station



# THE MASTERPLAN





-  HOSPITAL
-  SHOPPING
-  SPORT / LEISURE
-  DINING
-  ARTS
-  PARK
-  SCHOOLS

Thomas Hassall Anglican College

Carnes Hill Marketplace

CARNES HILL

William Carey Christian School

EDMONDSON PARK

St Francis Catholic College

Edmondson Park Train Station

Ed. Square Shopping Centre

Bardia Public School

DENHAM COURT

BARDIA

NEW BREEZE

Liverpool Catholic Club

PRESTONS

Casula Mall

CASULA

Casula Powerhouse Arts Centre

Casula Train Station

Weaving Garden Path

Crossroads Homemaker Centre

Hurlstone Agricultural High School

Glenfield Train Station

Macquarie Links Golf Course

MACQUARIE LINKS

Macquarie Fields Train Station

TAFE NSW - Glenfield

Macquarie Fields Indoor Sports Complex

INGLEBURN

Ingleburn Train Station

Ingleburn High School

Westfield Liverpool  
Liverpool Hospital  
Sydney Southwest Private Hospital

Liverpool Train Station

Haigh Park

Lake Moore

RAE Golf Club

Simmos Beach Recreation Reserve



## TRAIN



From Edmondson Park Train Station  
To Sydney CBD Central Train Station

**T2** Via Granville Train Station

**T2 T5 T8** Via Glenfield Train Station

**T5 T1** Via Parramatta Train Station

From Edmondson Park Train Station  
To Campbelltown Train Station

**T2 T5 T8** Via Glenfield Train Station

From Edmondson Park Train Station  
To Liverpool Train Station

**T2 T5** Westfield & Liverpool Hospital








From Edmondson Park Train Station  
To Parramatta Train Station

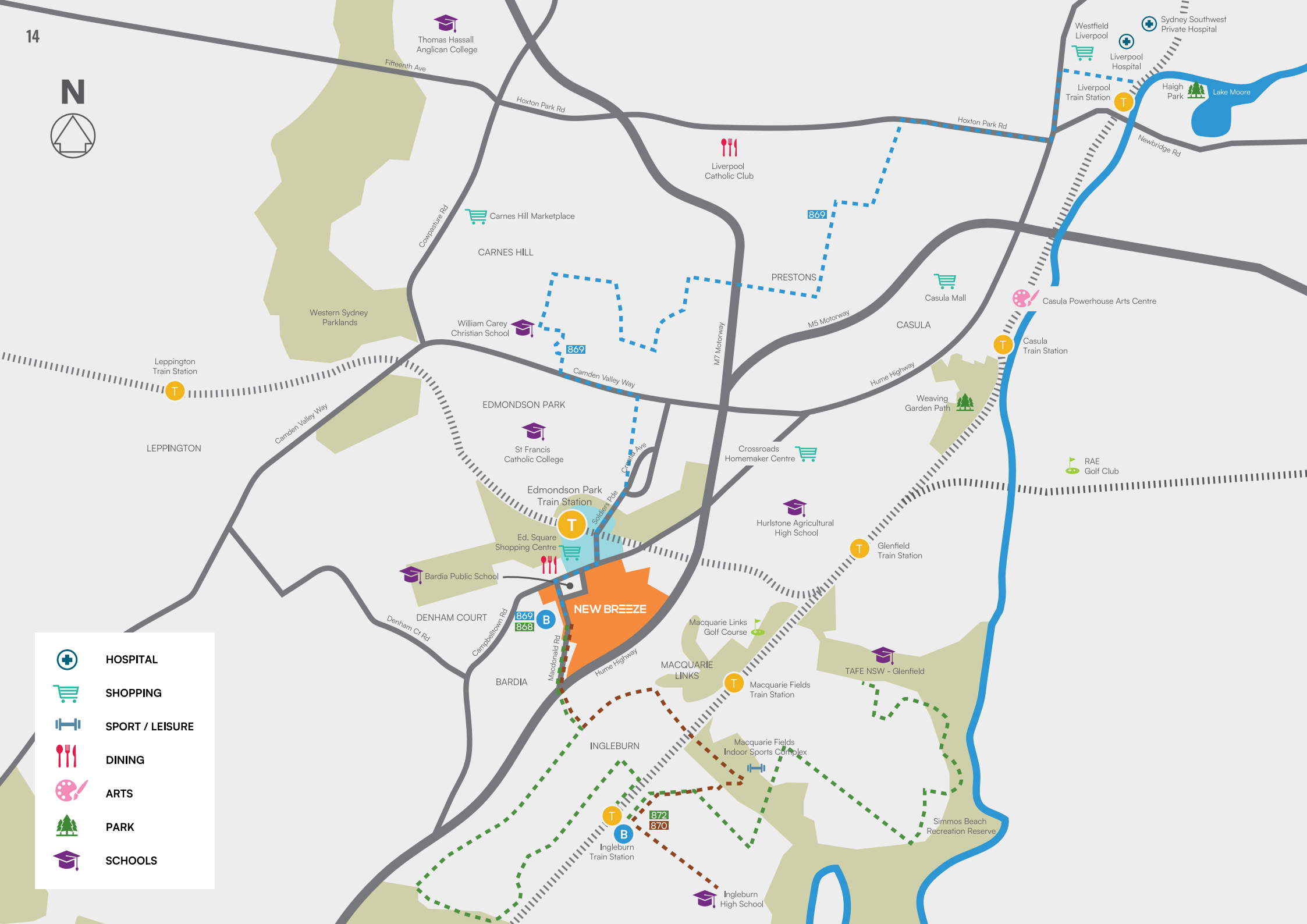
**T5** Westfield



# CONNECTIVITY



-  HOSPITAL
-  SHOPPING
-  SPORT / LEISURE
-  DINING
-  ARTS
-  PARK
-  SCHOOLS





## BUS

**B**

**869**

Direct to Edmondson Park Train Station  
& Ed. Square Shopping Centre

Approx. 7 Stops William Carey Christian School

Approx. 44 Stops Liverpool Train Station,  
Westfield & Liverpool Hospital

**868 872**

Approx. 44 Stops TAFE NSW - Glenfield

**869 870**

Approx. 10 Stops Ingleburn High School



# CONNECTIVITY



# SHOPPING

There are several shopping centres within the area of New Breeze. Eq. Square shopping centre is just round 350 metres away with supper market, cinema, and plenty of restaurants and cafés.

The Liverpool CBD is located only 10 minutes away and provides residents with shopping and entertainment options such as Westfield Liverpool (with over 300 stores) and Liverpool Plaza.

**350M**

**ED. SQUARE**

5 mins drive

**10KM**

**LIVERPOOL  
WESTFIELD**

17 mins drive

**5KM**

**COSTCO WHOLESALE  
CASULA**

7 mins drive

**7KM**

**CASULA MALL**

10 mins drive

**14KM**

**CAMPBELLTOWN  
MALL**

17 mins drive

**17KM**

**MACARTHUR  
SQUARE**

20 mins drive







# EDUCATION



## FROM PRE-SCHOOL TO GRADUATION

New Breeze residents have access to numerous quality schools ranging from early learning to higher education institutions including a Bardia Public School as part of the masterplanned community.





Bardia Public School 2018





Proposed Childcare – Artist Impression

## CHILDCARE & EARLY LEARNING:

New Breeze at Bardia will welcome a new Childcare Centre for the community. A Pre-DA proposal was submitted recently by Jeckra, who purchased the previous sales office land from Dahua.

Designed by COX architects, the proposed facility will cater for 122 children and 22 staff, with a basement car park of 31 spaces. Located at the corner of Malaya St and Bardia Ave, just a short walk to Bardia Public School, this new childcare centre will have a great view of the park when completed.

SCHOOL NAME	DISTANCE	OPENING HOURS
Camp Australia Bardia Public School OSHC	0.13 km	Before School: 7am – 9am. After School: 3pm – 6pm
Bambi Kindergarten	0.86 km	9am - 6pm
Explorers Learning Academy Bardia	0.86 km	Long Day Care: 6:30am – 6:30pm
Ignite Early Learning Centre	0.96 km	Long Day Care: 7am - 6:30pm. Before School Care: 7am - 6:30pm After School care: 7am - 6:30pm. Vacation Care: 7am - 6:30pm
The Grove Academy Edmondson Park	1.07 km	Long Day Care: 7am – 6pm
Denham Court World Of Learning	1.38 km	Long Day Care: 7am – 6pm
St Francis College Out of School Hours Edmondson Park	1.39 km	Vacation Care: 6:30am – 6:30pm Before School: 6:30am – 8:30am After School: 2:45pm – 6:30pm
Organic Seedlings Education	1.55 km	Long Day Care: 7:30am – 5:30pm Kindergarten: 9am – 3pm
Edmondson Park Education and Care Pty Ltd	1.70 km	Long Day Care: 7am – 7pm. Kindergarten: 9am – 3pm
Prestons World of Learning	2.38 km	Long Day Care: 6:30m – 6pm

<b>GOVERNMENT SCHOOL CATCHMENT</b>		
Bardia Public School	0.2 km	U, K-6
Ingleburn High School	3.6 km	U, 7-12
<b>INDEPENDENT SCHOOLS</b>		
St Francis Catholic College	1.4 km	K-9; Catholic
St Catherine of Siena Catholic Primary School	2.5 km	K-6; Catholic
Macarthur Adventist College	2.6 km	K-12; Private
William Carey Christian School	2.9 km	K-12; Private
EDEN College	3.3 km	9-11; Private
Holy Family Catholic Primary School	3.5 km	K-6; Catholic
Amity College, Prestons	3.9 km	K-12; Private
Holy Spirit Catholic Primary School	4.1 km	K-6; Catholic
Odyssey House, Progressive Learning Centre, Ingleburn	4.3 km	Private
Good Shepherd Catholic Primary School	4.9 km	K-6; Catholic



# WORLD-CLASS HEALTHCARE





Liverpool Hospital (12km) and Campbelltown Hospital (17km) are both a short drive from New Breeze, providing a range of health services including several medical centres.

Construction has commenced on the \$632 million upgrade of Campbelltown Hospital and the redevelopment will bring world-class healthcare to the community. Expected completion in 2024.



**350M**

**MYHEALTH  
MEDICAL CENTRE**

5 mins drive

**12KM**

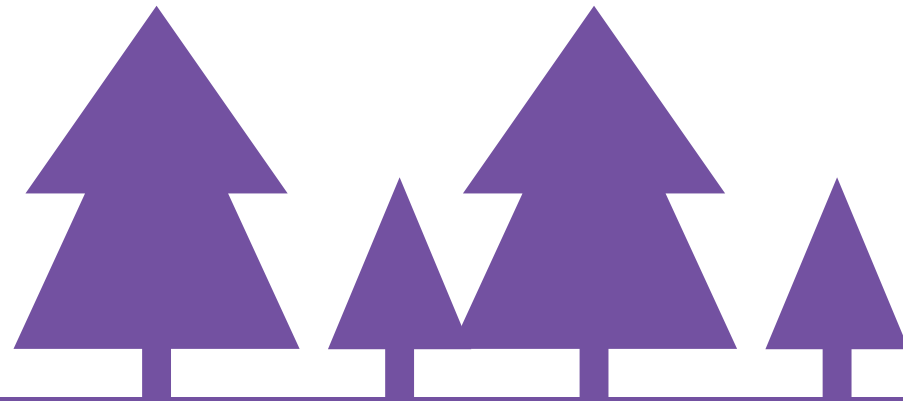
**LIVERPOOL  
HOSPITAL**

18 mins drive

**17KM**

**CAMPBELLTOWN  
HOSPITAL**

20 mins drive



# PARKS & RECREATION



The area offers an abundance of outdoor and recreation options for residents - the nearby Leacock Regional Park, the Macquarie Links Golf Course, and numerous parks, reserves and playgrounds. The New Breeze community featuring large high-quality parks and playgrounds, sports fields, cycle paths and over 40 hectares of open spaces, encourage an active and healthy lifestyle amongst residents.





LOCATION	DISTANCE	TRAVEL TIME
Macquarie Links Golf Course	3.3 km	7 mins Drive
Macquarie Fields Indoor Sports Complex	4.4 km	8 mins Drive
Memorial Oval Ingleburn	4 km	7 mins Drive
Simmos Breach Recreation Reserve	7 km	10 mins Drive
Bellbird Walking Track & Weaving Garden Path	6.5 km	10 mins Drive
RAE Golf Club	9.5 km	11 mins Drive
Haigh Park	11 km	16 mins Drive
Campbelltown Golf Club	17 km	20 mins Drive





# FACILITIES & SERVICES FOR RESIDENTS

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**AS A RESIDENT OF THE NEW BREEZE COMMUNITY, YOU ARE SURROUNDED BY PARKS, PLAYING FIELDS AND EQUIPMENT. WE WANT YOU TO USE THIS GUIDE AND GO OUT THERE AND ENJOY THE MANY FACILITIES AT YOUR DOORSTEP!**

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There are kick-about areas, open spaces where everyone can stretch their legs and feel real grass underfoot. Stroll to the nearby sports oval or explore the natural bushland trails. Various creek and picturesque picnic spots for the whole family to relax, while little ones can enjoy the play equipment and many bike trails.

# MAXWELL CREEK SOUTH OVAL PRECINCT



1

-  **SPORTING FIELDS**
-  **FACILITIES BUILDING**
-  **CHILDREN'S PLAYGROUND  
AND BBQ PICNIC AREA**
-  **CARPARK**

Maxwell Creek Oval Precinct features a large playing oval for cricket and two full-sized fields for rugby league and soccer pursuits, a nature-based play area, flying fox, swings and slides, climbing equipment, picnic areas, shaded BBQ precincts, an amenities building and plenty of parking spaces servicing the sports facilities.

The design combines the latest in designated formal sports facilities with current trends in nature play and the creation of an immersive experience for users. Significant changes in topography across the site were accessed, resulting in slides on various grades, rope nets and rock play. There are spaces for informal recreation, picnics, and market stalls.







Maxwell Creek South Water Quality Garden is the place to go for recreational activities. Natural organic basin forms were transformed into lush rain gardens ensuring water quality control for the protection and enhancement of flora and fauna. Footpaths and bridges connect with the park entries and cross through the rain gardens, so you can enjoy the vibrant landscape while walking or cycling. There are also spaces for BBQ stations, open lawns, seating, and modern shade structures for families and friends to gather.



2

# MAXWELL CREEK SOUTH WATER QUALITY GARDEN



- A** SOUTHERN CORRIDOR EAST
- B** RAINGARDEN
- C** MEMORIAL FOREST
-   **BBQ AND OUTDOOR FITNESS STATION**



# SOUTHERN CORRIDOR WEST

3



- A RIPARIAN CORRIDOR**
- OUTDOOR FITNESS STATION**  
WHERE RAIN, HAIL OR SHINE NEVER GETS IN THE WAY OF YOUR WELLBEING AND TRAINING – WHERE YOU BECOME MORE HEALTHIER AND HAPPIER IN LIFE.

The Southern Corridor West connects with Maxwell Creek South Water Quality Garden and acts as a passive and active recreational precinct with open multi-function green spaces, shared pathways, exercise stations and shelters.









Ingleburn Park, sitting on the east side of Bardia Public School, it connects with the energy of school programs and provides landscaped for play from young children into their teens. Comprising over 4,125 sqm, it is an active recreational space featuring a climbing wall, fireman poles, climbing net, slides, play equipment, shelter and seat walling.



4

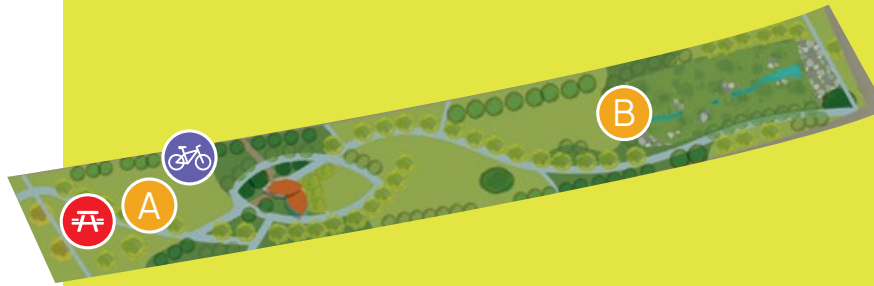
#### PARK ADJACENT TO BARDIA PUBLIC SCHOOL

- A** INGLEBURN PARK
- B** NORTHERN CORRIDOR WEST  
OPEN SPACE WITH CYCLEWAY.  
- CLIMBING WALL, FIREMAN POLES,  
CLIMBING NET, SLIDES, PLAY  
EQUIPMENT AND SEATING AREA

# INGLEBURN PARK & NORTHERN CORRIDOR WEST

# NORTHERN CORRIDOR EAST

5



**OPEN SPACE WITH CYCLEWAY EXPERIENCE**  
NATIVE BUSHLAND, WETLAND AREAS AND NATIVE VEGETATION WITH CYCLE PATHWAYS, RECREATIONAL AREAS AND PICNIC AREAS.

B

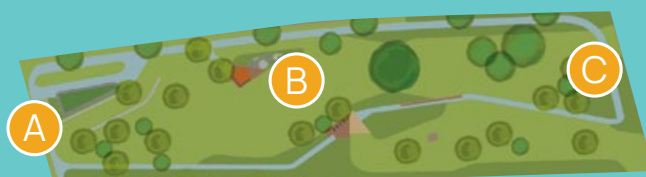
**RAINGARDEN AN EDUCATIONAL IMMERSIVE EXPERIENCE AND PLAYFUL COLOURED STEPPING STONES, WITH SMALL SCULPTURAL BRONZE WILDLIFE ELEMENTS BETWEEN THE ADVENTURE PLAYGROUND AND WETLANDS AREA.**

Northern Corridor East connects Ingleburn Park with walking and bicycle paths. The basins and overland drainage in the park form part of an integrated stormwater and flood management network. The infrastructure provides both a storage and water quality treatment role and is integrated with public open space, acting as green spines that provide passive and active recreational zones for the community.









Bardia Park is the first park was completed in New Breeze community. It provides a soothing focus for relaxed enjoyment of nature and a place for family BBQ's.



#### EXISTING BARDIA PARK WITH EASTERN EXTENSION ADJACENT TO MACDONALD ROAD

- A** NEW MACDONALD ROAD
- B** EXISTING BARDIA PARK  
MEANING MAGNIFICENT OR HIGH IN STATUS,  
WITH HECTARES OF UNDISTURBED NATIVE BUSHLAND,  
BBQ PICNIC AREAS AND OPEN RECREATIONAL AREAS –  
SOMETHING NOT TO BE MISSED.
- C** EASTERN EXTENSION

# BARDIA PARK





# NATIONAL PARK

7

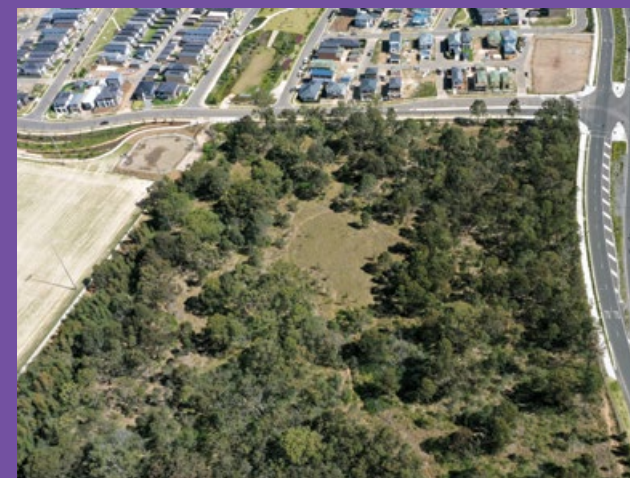


**A** EXISTING CUMBERLAND PLAIN WOODLAND  
THE PERFECT SPOT TO SEE WALLAROOS  
AND SWAMP WALLABIES, WHICH ARE  
MOSTLY SEEN AT DAWN OR DUSK.

National Park is Cumberland Plain Woodland. It's the perfect spot to see wallaroos and swamp wallabies, which are mostly seen at dawn or dusk.









8



- A EXISTING CUMBERLAND PLAIN WOODLAND
- 🌳 CHILDREN'S PLAYGROUND
- 🔥 OPEN SPACE WITH BBQ & PICNIC FACILITIES

Brigade Park is the first park that was delivered under Edmondson Park South Masterplan in 2015. It features exercise stations, a climbing net, BBQ facility, bush trails and primary pedestrian commuter path. Designed with plenty of shelters, an adventure play area for kids, and seat areas for parents, this park integrates with the lives of residents.



# BRIGADE PARK



Mont St Quentin Oval is part of a heritage-listed conservation area at the site of the former Ingleburn Army Camp. Located on the opposite side of Campbelltown Road to the Military Heritage Precinct, it was added to the New South Wales State Heritage Register in March 2013. \$4.5 Million construction work has started to upgrade this area. The upgrade will provide a full-sized AFL field, a new amenities building, BBQ facilities, and an inclusive children's playground.

9



# MONT ST QUENTIN OVAL



# SUSTAINABILITY



## OPEN SPACES

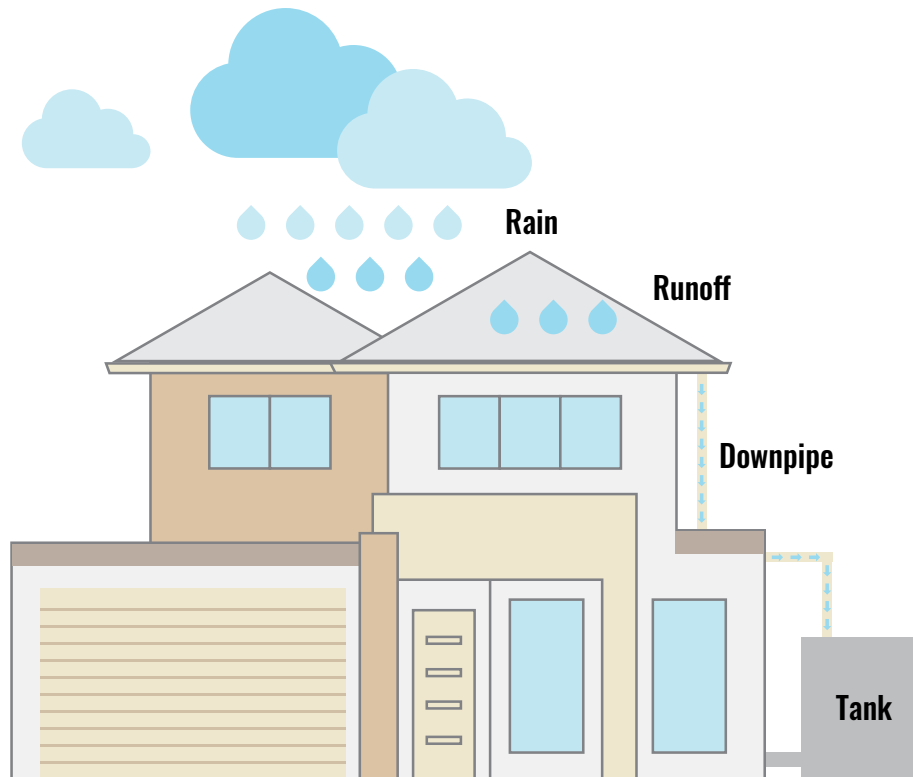
Operation and maintenance were at the forefront of the New Breeze design process. Strategies were developed to manage storm water onsite for the entire 120-hectare upstream catchment. This involved the redirection and falling key open space areas to planted swales, garden areas, planted detention basins and most importantly the large, planted drainage channel running east- west in parallel with Bardia Avenue. The planted channels, basins and open space areas capture run off whilst providing a 'softened' solution to stormwater management.

Integrated water management and open space / landscaping in the public domain – basins and overland drainage in the corridors form part of an integrated stormwater and flood management network. The infrastructure provides both a storage and water quality treatment role and is integrated with public open space, acting as green spines that provide passive and active recreational zones for the community.

Specific attention was given to the planting selection in the open spaces to ensure they were not only suitable for the area, but low ongoing maintenance, hardy selections and would establish quickly with limited intervention. Local CPW seed was sourced and propagated within Memorial Forest (along the Hume Highway) to help regenerate the native bushland corridor.

These areas are now thriving lush green spaces which are a testament to the detailed research and collaboration upfront by Dahua and the consultant team to ensure the success of the development. The water sensitive urban design (WSUD) is the key driver to the success of these green spaces and reduced operational and maintenance requirements.

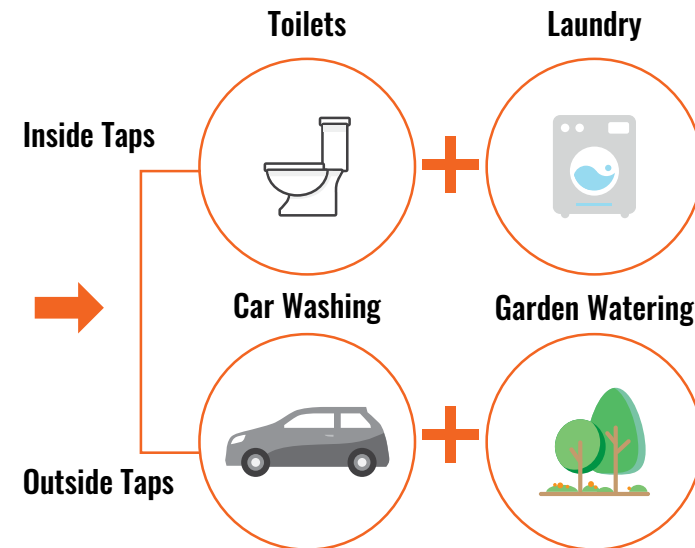
A detention basin was also designed to attenuate stormwater runoff for events up to a 100-year average reoccurrence interval (ARI) event. However shared paths, boardwalks, exercise stations and picnic areas are all located above the five-year ARI so they are not impeded by smaller rainfall events and are safe for the community to use.



## HOMES

Home rainwater harvesting systems are encouraged within the community. By collecting and storing rainwater and using it for laundry, toilet flushing, car washing and gardening, harvesting systems provide an alternative water supply for the home.

Helping to reduce home water bills, and also importantly, it helps control storm water runoff and has a positive impact on the environment.



SPRING

## LANDSCAPE

Discover the beautiful  
landscape around you!

\*Images are representative stock photos.

Photo by Harry Rose



Board-leaved  
Red Ironbark  
*Eucalyptus Fibrosa*  
Mature Height: 15 -35 m



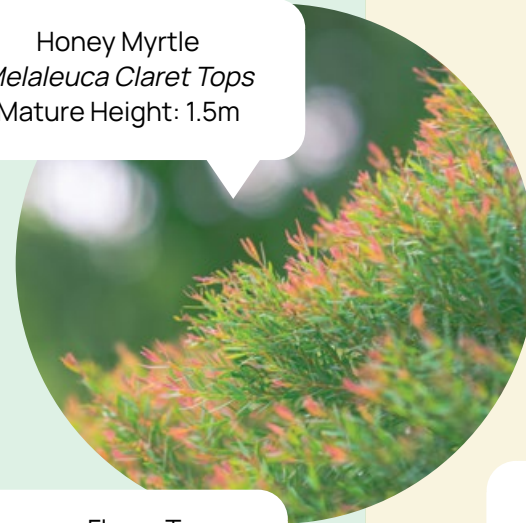
Old Man's bread  
*Clematis Aristata*  
Mature Height: 0.2 m



Crimson Vilela  
*Grevillea Rosmarinifolia*  
Mature Height: 0.8 m



Honey Myrtle  
*Melaleuca Claret Tops*  
Mature Height: 1.5m



Illawarra Flame Tree  
*Brachychiton Acerifolius*  
Mature Height: 15 m



Little John Bottlebrush  
*Callistemon Little John*  
Mature Height: 1 m



Guinea Flower  
*Hibbertia Scandens*  
Mature Height: 0.5 m



## SUMMER

Tuckeroo  
*Cupaniopsis Anacardioides*  
Mature Height: 8 m



Photo by Tatiana Gerus

Grey Myrtle  
*Backhousia Myrtifolia*  
Mature Height: 3 m

## WINTER



Happy Wanderer  
*Hardenbergia Violacea*  
Mature Height: 0.5 m

Sprawling Bluebell  
*Wahlenbergia Gracilis*  
Mature Height: 0.2 m



Board-leaved Paperbark  
*Melaleuca Quinquenervia*  
Mature Height: 8 m

## AUTUMN

White Feather  
Honeymyrtle  
*Melaleuca Decora*  
Mature Height: 7 m





# ABOUT DAHUA

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**FOUNDED IN 1988, WITH OVER 30 YEARS OF EXPERIENCE, DAHUA GROUP IS AN INTERNATIONALLY INTEGRATED, MULTI AWARD-WINNING PROPERTY DEVELOPMENT GROUP THAT EXPANDED TO AUSTRALIA IN 2014. THE COMPANY BRINGS ITS VAST INTERNATIONAL EXPERIENCE IN PROPERTY DEVELOPMENT TO AUSTRALIA AND IS COMMITTED TO DELIVERING QUALITY DEVELOPMENTS AND LIFESTYLE COMMUNITIES THAT SET NEW INDUSTRY BENCHMARKS.**

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## DAHUA'S PROJECTS

Globally, Dahua has provided homes for more than 700,000 people and completed over 50 masterplanned projects, with a sales revenue in excess of \$10 billion, for ten consecutive years.

Dahua has now built an enviable reputation in Australia through the successful completion of Noir, LochHaven, The Ridgeway and New Breeze, and current active pipeline of 9 impressive mixed-use, masterplanned, medium-to-high density and commercial projects in NSW, Victoria and Queensland.

We see endless potential to create connected, sustainable and vibrant environments for the community that are poised for future growth and respect the local environment, heritage and culture.

### NEW SOUTH WALES



**Land Size** 498ha  
**Scope** 4,000+ Lots  
**Status** Under Construction

#### NEW BREEZE

**Land Size** 89ha  
**Scope** 1,250+ Lots  
**Status** Completed 2021

#### 1881·Tullimbar

**Land Size** 89ha  
**Scope** 495 Lots  
**Status** Under Construction



**Land Size** 14.6ha  
**Scope** 136 Lots  
**Status** Completed 2020

#### Waterloo

**Land Size** 20,662m<sup>2</sup>  
**Scope** 400 Apartments  
**Status** Coming Soon

### VICTORIA



**Land Size** 12,110m<sup>2</sup>  
**Scope** 330 Apartments  
**Status** Completed 2021



**Land Size** 103.5ha  
**Scope** 1,600+ Lots  
**Status** Under Construction



**Land Size** 114ha  
**Scope** 1,600+ Lots  
**Status** Under Construction



**Land Size** 64.2ha  
**Scope** 788 Lots  
**Status** Under Construction



**Land Size** 191.8ha  
**Scope** 920 Lots  
**Status** Under Construction



**Land Size** 66ha  
**Scope** 357 Lots  
**Status** Completed 2020



**Land Size** 1,030m<sup>2</sup>  
**Scope** 91 Apartments  
**Status** Completed 2017



**Land Size** 40ha  
**Scope** 508 Lots  
**Status** Completed 2020

### QUEENSLAND



**Land Size** 28.9ha  
**Scope** 467 Lots  
**Status** Under Construction

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**DAHUA GROUP**