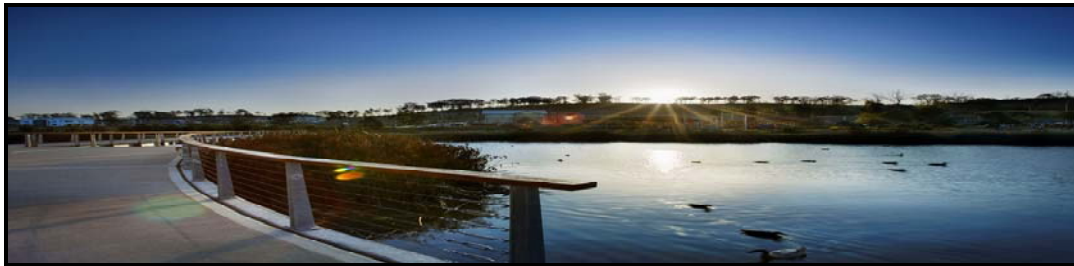


## Nelsons Ridge, New South Wales



### Time Frame

- 2003 – 2011 (approx)

### Location

- 7 kilometers south-west of Parramatta's CBD
- 30 kilometers from Sydney's CBD

### Size / Population

- One of the last large-scale "greenfield sites" in the region, covering 104 hectares
- Expected to be home to approximately 4,000 residents in 1,500 homes upon completion
- Current population is approximately 550 residents

### Living Options

- A wide range of housing types to suit a range of tastes, lifestyles and budgets
- Land prices start from \$225,000\*
- House and land packages available from \$399,000\*

### Community Facilities

- Pemulwuy Marketplace – featuring a Woolworths and 12 specialty retailers
- Planned \$6 million Holroyd City community facility – including a community centre, long day child care, out of school hours child care and a youth annexe
- \$85 million retirement village by Retirement by Design - to be home to more than 200 retirees upon completion

### Open Space

- More than 40% of the community will be dedicated to open space including parks, nature reserves, sports fields, playgrounds, waterways, a 6-hectare conservation park and 6,000sqm lake
- Home to heritage listed Ridgeline Park, Marrong
- Reserve, which provides expansive views across the Cumberland Plain
- Over 6 kilometres of hike and bike trails
- Sports & recreation facilities including two tennis courts, cycle ways, ½ basketball court, 3 playgrounds for children

### Sustainability

- Nelsons Ridge has been recognised for its innovative and environmentally-sensitive approach to housing and urban design, with more than 40% of the community to be dedicated to parks, conservation areas and other recreational facilities.
- All homes at Nelsons Ridge are BASIX compliant, which was incorporated into the project before this legislation was introduced.

### Awards

- Nelson Ridge received a Special Commendation at the 2005 HIA National GreenSmart Awards for its work with project home builders in developing designs for sustainable and affordable homes.

### Website

[www.nelsonsridge.com.au](http://www.nelsonsridge.com.au)