

THE
CHILTERN
COLLECTION

DEVELOPED BY CBUS PROPERTY

**“CBUS PROPERTY IS DELIGHTED TO
PRESENT THE CHILTERN COLLECTION,
THE LATEST RELEASE OF TERRACE
HOMES WITHIN NEWMARKET RANDWICK,
A VIBRANT ESTABLISHED PRECINCT IN
SYDNEY’S COVETED EASTERN SUBURBS.”**

ADRIAN POZZO – CHIEF EXECUTIVE OFFICER, CBUS PROPERTY



**A STABLE OF
CONTEMPORARY TERRACE
HOMES DESIGNED BY
NEESON MURCUTT + NEILLE**





INTRODUCTION

A TRUE STREET ADDRESS

Welcome to The Chiltern Collection, Cbus Property's collection of 11 architecturally designed three- and four-bedroom Torrens title terraces that combines the richness of Randwick's equestrian heritage with the craftsmanship and quality of a home to be loved for a lifetime.

With natural terracotta and white brick facades and a carved-out entry creating a strong sense of place, these rare homes welcome the sun from every angle. Step inside and be enveloped in a flood of natural light, which streams down the stairs and from skylights punctuated throughout.

A delightful approach to design elevates your connection to nature, with generous front gardens and alfresco entertaining built into the landscape. Flexible spaces provide the perfect balance of togetherness and privacy, from the flow of open-plan living areas to private bedroom sanctuaries.

These exceptional family homes offer strong neighbourhood ties in a thriving community; an enviable new street address in the heart of Newmarket Randwick.



ICONIC AUSTRALIAN ARCHITECTURE



Neeson Murcutt + Neille is a multi-award-winning architectural firm recognised for design excellence and architecture that is at once engaging and memorable.

They have extensive experience designing bespoke homes and an innate understanding of human touch, scale and atmosphere. In every home they design, they look to bring a heightened experience of the elemental, from the front door welcome, to places to sit, eat, bathe, relax, entertain and sleep.

By shaping spaces around these fundamental human activities, every room becomes special. Their approach to designing

The Chiltern Collection was an exercise in playfulness; homes drenched in light and embedded in nature with a distinct sense of spatial dynamics.

“If you have a variety of spaces, from wide and generous to tall and narrow, it really adds to the richness of the feeling of being at home,” says architect, Rachel Neeson.

“We know all families are different so we’re sensitive to the nuance of that. We’re conscious of creating spaces where people can enjoy being together, as well as providing the sanctuary and privacy to be apart.”

“AT NEESON MURCUTT+NEILLE, WE DESIGN SPACES THAT ARE RICH WITH OPPORTUNITY; HOMES THAT DON'T LIMIT HOW YOU LIVE.”

RACHEL NEESON – ARCHITECT



With a history of high-profile clients, including the City of Sydney, the Australian Museum, the Sydney Opera House, NSW National Parks, and the Sydney Olympic Parklands Authority, Neeson Murcutt + Neille's work has been acclaimed locally and internationally, including the esteemed Robin Boyd Award for the best residential project in Australia.

More recently, they've worked closely alongside a curated team of Australia's most innovative and renowned architects and designers, to bring the historic Newmarket Randwick to life; an outstanding new neighbourhood with The Chiltern Collection at its heart.



T02 - T08
ARTIST IMPRESSION

**“THERE IS SOMETHING
BEAUTIFUL ABOUT AN AREA
THAT HAS SUCH A RICH
EQUESTRIAN HISTORY.”**

RACHEL NEESON – ARCHITECT

“When we started designing the project, there was something beautiful about an area that had such a rich equestrian history,” says Rachel. “The pattern in the brickwork is very much connected to that; the dressing of horses, the braiding of their manes, the patterns that you see on the jockey silks.”

“The two-tone brickwork creates a strong sense of texture unique to this place and its heritage, reflected throughout the development. We also created walls to the front, which provide both a feeling of privacy at your front door and a visual sense of connected front gardens, enhancing the beauty and flow of the streetscape.”

**“OUR INTENTION WAS
TO CREATE FAMILY
HOMES THAT WERE BOTH
DELIGHTFUL AND PLAYFUL.”**

STEPHEN NEILLE – ARCHITECT

“From the moment you step outside, you are enveloped in a sunlit, garden-filled place,” says architect, Stephen Neille.

“It offers an opportunity to build a strong lifestyle to the northern end of your home with the garden; a barbeque; a feeling of playfulness and fun. There’s a distinct sense of landscape, of privacy and of bathing in light.”



North-facing indoor-outdoor living provides the perfect orientation for basking in the sun.



**LIGHT AND
BRIGHT FROM
EVERY ANGLE**

As soon as you walk through your front door, you can see the sky. From the sunshine that streams down the staircase from upper levels, to the corridor entry and expansive layouts, a playful approach to space has created a distinct sense of home.





T10 - T22 DARK SCHEME
ARTIST IMPRESSION

To enjoy such generosity of width in a room, from the kitchen and living areas, flowing to the open deck within a garden is a rare luxury. Perfect solar orientation brings sunshine in winter and easy shade in summer for a beautiful aspect, all-year-round.

Natural timber flooring gives the open-plan kitchen, living and dining area a feeling of bright, fresh spaciousness. The kitchen features an architecturally designed timber veneer island bench, overhead cupboards with v-groove detailing and premium appliances.

**“WE INTENTIONALLY
MADE THE BATHROOMS
FEEL GENEROUS; LIGHT,
SPACIOUS ROOMS THAT
SEEM LIKE PLACES ALL
OF THEIR OWN.”**

STEPHEN NEILLE – ARCHITECT



“The shower and bath are housed in such a way that there’s a sense of intimacy; of stepping in and immersing yourself,” says Stephen. “It provides you with a sense of being in a room within a room.”



**“TO ENJOY SUCH
SIGNIFICANT
NORTHERN
ORIENTATION
IS A RARE LUXURY.”**

STEPHEN NEILLE – ARCHITECT



From the bright light of day to the pink hue of sunset falling across the walls, wake up in a home that reflects the beauty of its surroundings. Living areas and bedrooms with sunny north-facing aspects open up to nature-rich spaces, creating a calming sense of a holiday at home. With distant views and the gentle breeze, these private sanctuaries are the perfect place to begin and end every day.

T02 - T08
ARTIST IMPRESSION

NEWMARKET RANDWICK

THE HEART OF NEWMARKET

Newmarket Randwick is an outstanding new neighbourhood that celebrates diversity and design, where distinct architecture meets unique outdoor spaces and where elegant residences bring a connected community together.

Randwick is already a sought-after suburb and Newmarket Randwick brings fresh vibrance. A dynamic newly established masterplan encompassing retail and dining, abundant gardens, grand ancient fig trees and vast greenery provides the perfect environment for families to live, grow and thrive.

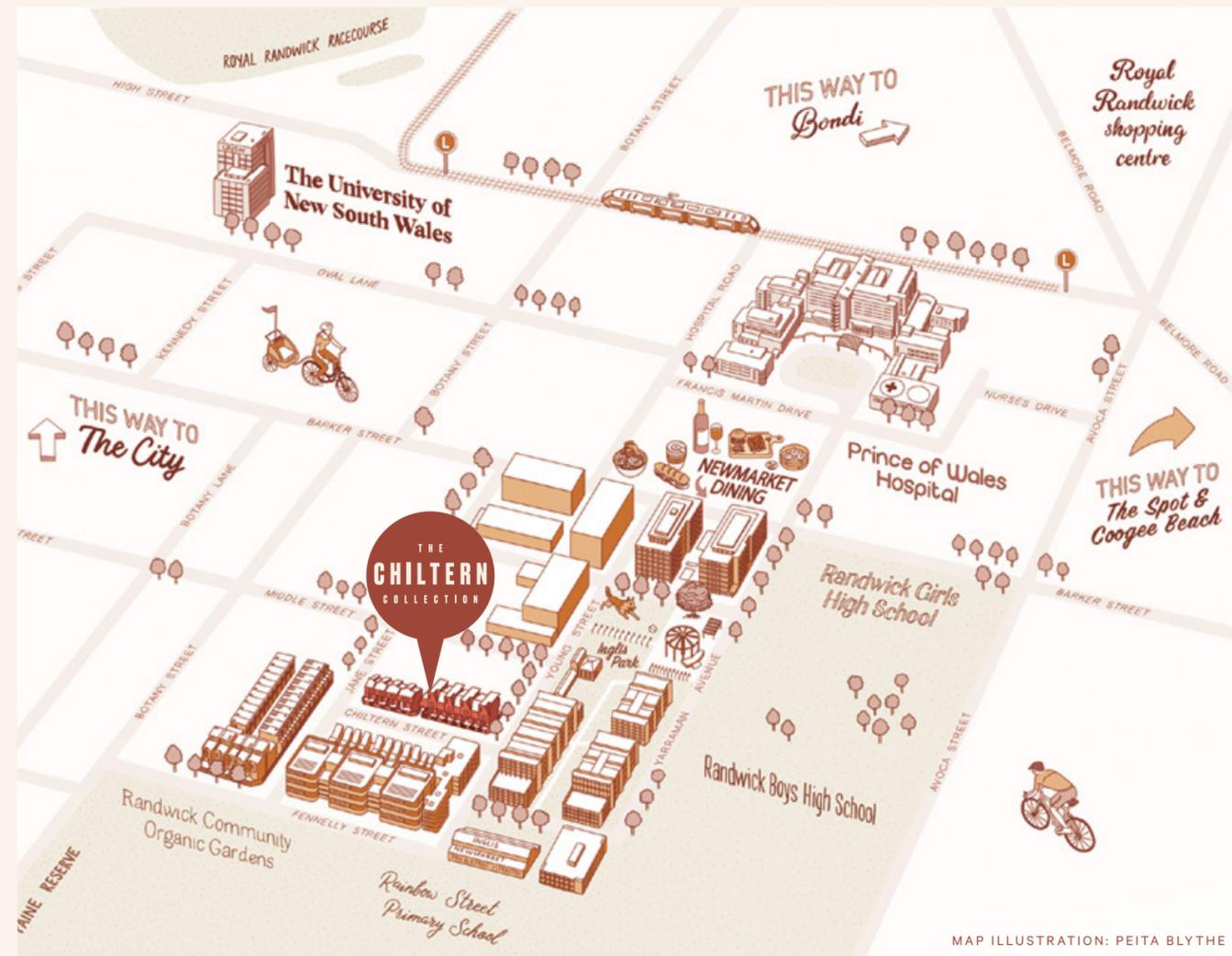


NEWMARKET DINING

EFFORTLESSLY CONNECTED TO EVERYTHING YOU NEED, THIS IS RANDWICK LIVING AT ITS FINEST

A short stroll to Newmarket Randwick's retail and dining precinct, a stone's throw from prestigious education and within easy reach of numerous hospitals, shopping centres and more, The Chiltern Collection's location in the heart of Newmarket Randwick is the embodiment

of convenience and connection. Framed by the golden stretches of both Coogee and Maroubra beaches, as well as close proximity to Centennial Park, Randwick is a unique neighbourhood where horse racing heritage meets a vibrant lifestyle and a strong sense of community.



Bringing together a carefully curated team of the most acclaimed and renowned architects and designers in Australia, Newmarket Randwick has already defined itself as an award-winning masterplan neighbourhood. Representing the very best of urban living, the project has already garnered numerous accolades, including:

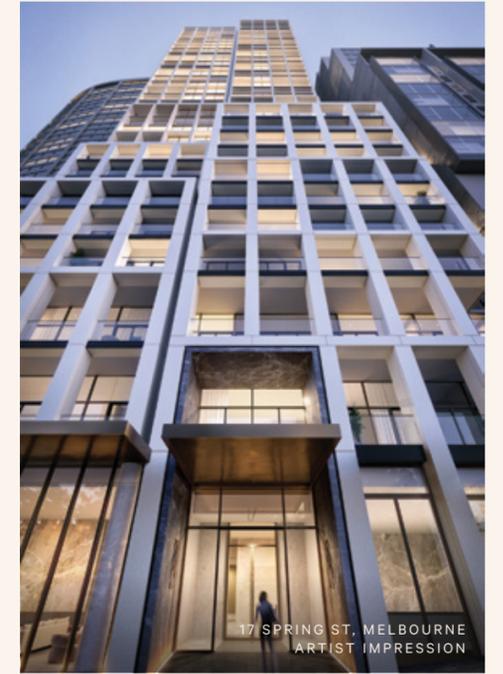
- Winner of the Best Urban Project, Randwick Design Awards
- Winner of the Best Conservation Project, Randwick Design Awards
- Winner of the People's Choice Award, Randwick Design Awards
- Winner of the Best Medium Density Development, Urban Taskforce Development Excellence Awards



THE DEVELOPER



A COMMITMENT TO EXCELLENCE



Cbus Property is a wholly owned subsidiary of Cbus, the industry superannuation fund for the construction, building and allied industries, with funds under management exceeding \$68 billion at 31 December 2021.

At Cbus Property, our core business is a reflection of the Cbus philosophical commitment to invest in the property, construction and allied industries, which employs our members. We believe that sustainable business practices are better for developments, returns and the community. That is why we take our responsibility as a corporate citizen very seriously, striving to deliver outcomes that benefit our partners, as well as our community.

Cbus Property has responsibility for the strategic performance and management of all aspects of the Cbus direct property investment business, including major investments and developments in the commercial, retail and residential sectors. The property portfolio currently exceeds \$6.0 billion, with a further \$5.0 billion of development work 'in hand', making Cbus Property one of Australia's leading integrated property investors.

Cbus Property has extensive experience undertaking sustainable initiatives within Australia and is committed to using its considerable experience in the investment and delivery of developments that provide a benchmark for both economic and environmental sustainability. We welcome you to The Chiltern Collection at Newmarket Randwick, another landmark mixed-use precinct proudly developed by Cbus Property.



EST. 1860

NEWMARKET

R A N D W I C K

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