

# Sunrise On Epping

A Vision For Community







## The Developer

The Developer of this project specialises in building boutique quality homes, sub-division of residential blocks, duplex homes and townhouses.



## A Vision For Community

There is a plan to build community through social gatherings and community gardening. With our neighbours, we celebrate cultural diversity and aspire to achieve a relaxed style of apartment living.



## A History

Thirty years ago, we chose to live in Epping, so that our daughter may be educated at Cheltenham Girls School. We bought 7 Smith Street, for its proximity to Epping Station.

## An Address On Smith Street

Smith Street is a short street. A quiet street. In November, jacaranda trees set the street ablaze with their beautiful flowers. From Smith Street, residents walk to Epping Station.

Throughout these years, many a morning, we have stood on our balcony to photograph some magnificent sunrises. Hence the name: Sunrise On Epping.

Every day the sun rises, marking a new day, a new beginning. At Sunrise On Epping, there is a good home for every family.



*Rooftop Garden Party  
All Ours To Have Fun!*



# A Showcase of Design Excellence

Sunrise on Epping, designed by Giles Tribe Architects, is a building conceived to be resilient to the passing of time. It stands elegant in its built environment, unique in Sydney suburbia.



Artist Impression

2 Penthouses

4 Sub Penthouses

3 Townhouses

Ground Floor Terrace Units

Rooftop Community Garden

2 Levels of Basement Parking

6 Levels of Apartments

71 Units Including Studios, 1, 2, and 3-bedroom Units



# Incorporation into City of Parramatta

In 2016, Epping was incorporated into the City of Parramatta, part of Greater Sydney 2056 Region Plan. With this incorporation, Epping is projected into the ambit of the Masterplan of A Metropolis of Three Cities. The status of a “priority precinct” is tremendous. Epping benefits from planning priority, infrastructure and development growth. Epping becomes more liveable, convenient, and sustainable into the future.



## Epping: A 20-MINUTE NEIGHBOURHOOD IN NSW

In urban planning, living in a 20-minute neighbourhood enables people to live, work and play within 20 minutes, in convenience and accessibility through walking, cycling or local transport.



A 10-MINUTE NEIGHBOURHOOD - Sunrise on Epping is Grade A Investment Property. Because of its perfect location, residents live in a 10-Minute Neighbourhood.

## Transport Hub

Epping Station is a junction station on the North Shore, Northern and Western Line of the Sydney Trains Network.

Epping is on the Metro Stop to Tallawong in the North West and East to Chatswood. By 2030, Sydney Metro projects a network of four metro lines into the City, south-west and greater west. Epping residents will benefit from shorter travel times and convenience.

Epping is well serviced by State Transit buses and Hillsbus. Epping Road is a major arterial road; it's one straight road from Epping, through the Lane Cove Tunnel, Harbour Tunnel to the Airport.





# Playgrounds & Outdoors

One focus of Urban Designers from the City of Parramatta Council is in developing sportsgrounds and upgrading parks and playgrounds for the community of Epping. For swimmers, Dence Park Aquatic Centre has a 50m heated adult pool, a heated learn-to-swim pool and a toddler pool. For hikers, The Great North Walk through Lane Cove National Park and Terry's Creek Waterfall are accessible from several Epping streets.



# Cafes & Shops

Epping Town Centre has been endorsed by NSW Government with precinct plans that include new public spaces with cafes and shops, combining a leisurely lifestyle with convenience.

## A Quick Walk Around Epping







**big**  
CHILDCARE

## Good Education

A good education is a cultural aspiration, be it for established Australian families or new migrants. This cultural aspiration lives on in every family with children. And they choose to live in Epping, the catchment for schools that excel in NSW academic ranking.

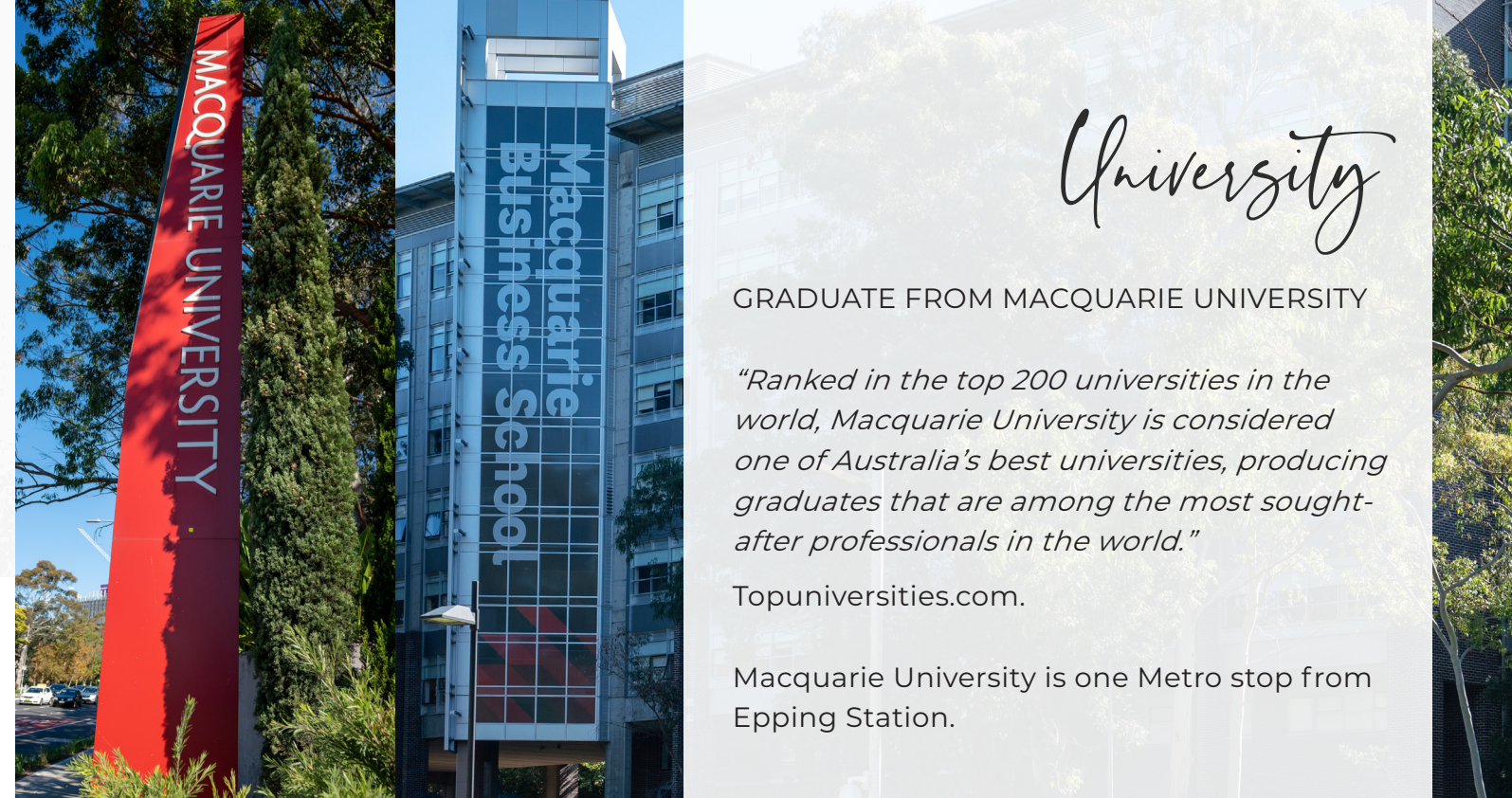
### Why is Epping so desirable?

From baby to toddler to kindergarten, working parents are assisted through childcare centres, nearby to Sunrise on Epping. There are currently **35 childcare centres**, and one conveniently located on Essex Street, just one street behind Smith Street.

**Epping Public School** is 450 meters away, a 5-minute walk. Epping Public School is ranked 31 in FIVE NAPLAN TESTS IN NSW 2022, from a total of 220 primary schools in NSW. An excellent ranking indeed. Epping Public School has a comprehensive program of before and after-school care.

Epping is in the catchment area for **Cheltenham Girls School**, a rare single-sex girls' school. Cheltenham Girls School receives accolades of praise from parents. Many students excel to be accepted into James Ruse Agricultural School, the undisputed No. 1 school in NSW of Distinguished Achievers from 2013 to 2022.

For boys, **Epping Boys High School** is held in the highest regard in academic and sports achievements. Located off Epping Road, it is one bus stop away.



University

GRADUATE FROM MACQUARIE UNIVERSITY

*"Ranked in the top 200 universities in the world, Macquarie University is considered one of Australia's best universities, producing graduates that are among the most sought-after professionals in the world."*

Topuniversities.com.

Macquarie University is one Metro stop from Epping Station.

## Career Opportunities

WORK IN MACQUARIE TECHNOLOGY PARK

Career opportunities abound in this major business district of technology, pharmaceutical, scientific and telecommunication companies. Microsoft, Hewlett-Packard, Oracle, Honeywell, CSIRO to name a few. Also, Optus has their Headquarters in Macquarie Park.

Optus runs a corporate Optus Epping Connect 994 Bus from Epping Station.





Bustling Chinatown



Dynamic Koreatown



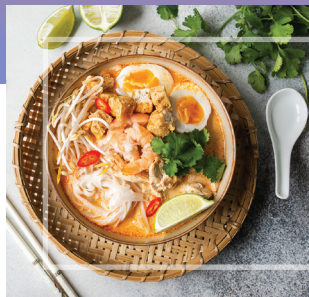


# Happiness at Home Starts With Smeg



Smeg. The epitome of excellence  
in kitchen appliances. Iconic Italian  
quality, second to none.

"Thank you. Thank you. Thank you. Oh my Darling.  
You really gave me a Smeg kitchen."  
"And how are you going to thank me?"  
"Promise. Promise. I'll cook you whatever you want to eat."  
"OK Babe. Tell me."



MONDAY:  
Curry Laksa



TUESDAY:  
Bibimbap



WEDNESDAY:  
Linguine Marinara



THURSDAY:  
A Surprise ...

# Allotment Gardening: Citrus Grove

Sunrise On Epping offers allotment gardening. Dedicated planters for you to plant your carrots, tomatoes or parsley. Where you can chat with fellow gardeners whilst plucking fresh mint for your tea. An oasis for that connection to earth, to grow organic greens, and to feed the need to be healthy because you're growing the veggies yourself.







*We Are Community*





*Opening Soon*

SHOW APARTMENT  
Sunrise On Epping  
7 Smith Street  
Epping 2121



*Team Work*

SUNRISE ON EPPING

*Developer*

Sunrise Epping Development Pty Ltd

*Architects*

Giles Tribe Architects  
Tasmeem

*Consultants*

ACE Consulting Services  
Concept Landscape Architects  
Elephants Foot  
Geotechnical Consultants Australia  
Integro Consulting  
J Squared Engineering Pty Ltd  
Norton Survey Partners  
Phoenix Building Approvals  
Property Technologies Pty Ltd  
Ramsay Surveyors Pty Ltd  
RICQS  
Stanbury Traffic Planning  
Think Planners

*Builder*

Draycon Building Pty Ltd

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