



THE LANGSTON

EPPING

DEVELOPED BY CBUS PROPERTY

COMMUNITY NEWSLETTER

EDITION 6 — MAY 2020



A COLOURFUL LIFE AWAITS

PREMIUM APARTMENTS | OUTSTANDING AMENITY
CONSTRUCTION WELL UNDERWAY

Proudly brought to you by Cbus Property, The Langston is Epping's most noteworthy new development, combining stunning architecture and highly desirable living spaces with first-class amenity and services.

BUILT BY

**HUTCHINSON
BUILDERS**

Australia's largest privately
owned construction company.

DEVELOPED BY

**cbus
property**

One of Australia's most
trusted developers.

AN UPDATE ON CONSTRUCTION

Our project contractors, Hutchinson Builders, have forged ahead with construction at The Langston throughout the first four months of 2020. Since our last update, both tower cranes have been erected and more than 120 workers are now on site each and every day.

The Langston's multi-level basement is now complete, providing parking space for 459 cars, including 46 visitor, 30 retail and 12 car-share spaces. In addition, the ground-level zone between Towers Two and Three is now complete, forming the road extension to Chambers Court and providing for a future public space containing mature trees and high-quality paving.

Throughout the coming months, you will start to see The Langston's three distinctive towers, designed by leading Australian architectural firm Architectus, really take shape. With completion on track late for 2021, The Langston is well on the way to becoming the centrepiece of the future Epping town centre.



FROM EPPING TO HONG KONG AND BACK AGAIN

We recently enjoyed speaking to one of our purchasers, Nicole, an ex-pat who is returning to her roots in Epping after spending nearly a decade living overseas.

Both Nicole and her husband, William, had attended local schools in Epping as children – James Ruse Agricultural High School and Epping Boys High School respectively – while the couple still maintains family connections in the area so the draw to return to Epping was strong.

When Nicole and William commenced their search, the couple was concerned about whether they would find the type of home they were seeking in Epping.

"After living in Hong Kong for the past nine years, where apartment living is such a big part of the culture, we knew we felt comfortable in that environment," said Nicole. "Over there, amenity is such a big part of the lifestyle, and so we wanted to find something similar in Sydney, with everything at our fingertips – from shopping and supermarkets, to restaurants and shared facilities.

"We were pleasantly surprised when we found The Langston, because it offered the same level of quality and amenity we're used to, but in an area we love."

Nicole and William are looking forward to moving into their new four-bedroom apartment with their young daughter next year, with Nicole highlighting the area's public transport connections, green open spaces and top schools as other key factors that make Epping so appealing.



A MESSAGE REGARDING COVID-19

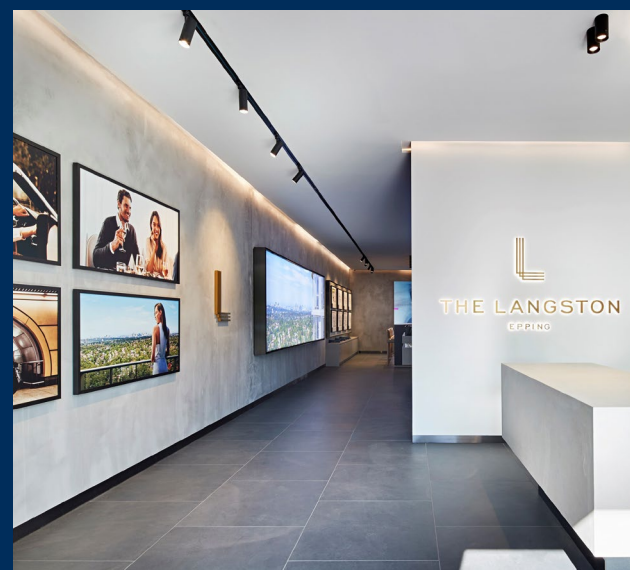
In light of the global concerns around coronavirus (COVID-19), Cbus Property has introduced a number of new protocols for all visitors to our sales galleries, in keeping with the Australian Government Department of Health guidelines.

The Langston Sales Gallery will be open by appointment only, and all visitors may be asked by Cbus Property or CBRE representatives to confirm their current health status and any recent travel. We kindly request any flu-like symptoms to be declared.

Meanwhile on site, Hutchinson Builders are ensuring health and safety through an initiative that has seen all workers supplied with a GPS device. In the event that any worker is affected by COVID-19, the GPS allows that person's network of interactions to be easily established.

We thank you for your co-operation and ongoing support as we navigate this uncertain time, and we look forward to working collaboratively with you to minimise the spread of COVID-19.

In the meantime, be sure to check out our recently refreshed website (www.thelangstonepping.com) and keep an eye out for our upcoming Sales Gallery video tours!



CONSTRUCTION LIAISON COMMITTEE MEETING

Cbus Property is continuing to work with Epping community groups and residents through The Langston's Construction Liaison Committee (CLC), which meets quarterly at the project sales gallery on Langston Place.

At our last meeting, landscape architect, Arcadia, introduced the urban design concept for the future shared zone extending from Chambers Court, where local residents, vehicles and cyclists will travel together. This public space will enhance walkability, creating a vibrant and attractive area for locals to share.

The meeting also discussed the potential future retail operations envisaged for The Langston, where Cbus Property will play an ongoing role in supporting the continued growth and transformation of the Epping town centre.

You are welcome to join future CLC meetings, or to ask questions regarding the project at any time – simply contact us via email on community@thelangstonepping.com.



EPPING'S VIBRANT HISTORY

Did you know that the area around Epping was first occupied by the Wallumedegal Aboriginal tribe, which lived in the area between the Lane Cove River and Parramatta River?

The first land holdings were granted to colonial settlers and freed convicts in the early 1790s, when the area was first referred to as the 'Field of Mars' and included the nearby suburbs of Ryde and Marsfield.

The suburb had an important role in the early years of the colony, when timber from the area was in high demand. After the importance of timber slowed, the area was then mostly used for fruit and vegetable growing and had many orchards.

On 17 September 1886, the railway station was first opened. After World War Two, as demand for housing increased, Epping's small farms and orchards were subdivided.

Our suburb's name, 'Epping', was first suggested by local landowner William Midson in 1899, after a town near Epping Forest in Essex, England, where his father was born. On 7 October 1899, the railway station was renamed 'Epping' and it has stayed that way ever since!



Image courtesy of Hornsby Shire Council.



Image courtesy of Discover Parramatta.

THE PARRAMATTA HERITAGE TRAIL

On the topic of history, the City of Parramatta local government area (LGA) has a deep history of both indigenous and colonial heritage. Parramatta itself is the second oldest city in Australia!

If you are looking for things to do with the family out in the wide open air, why not try the Parramatta Heritage Trail? You'll enjoy a walk-through Parramatta's historic sites reaching back to pre-settlement and early colonial years of the nation.

The trail's sites include the Harris Park Heritage Area that encompasses historic landmarks such as the Experiment Farm Cottage, Elizabeth Farm Cottage and Hambledon Cottage, as well as the Newington Armoury.

Although you will have to maintain social distancing measures and many of the museums remain closed due to COVID-19 precautions, the trail is still a great way to get outdoors and enjoy Parramatta's wonderful parks and reserves.

For more information visit www.discoverparramatta.com.