

WILLOUGHBY  
WALTER AND GROUNDS WILLOUGHBY

Welcome to  
Willoughby Grounds,  
a modern sanctuary  
within the lush  
Lower North Shore

Hidden away on a quiet cul-de-sac, free from the hustle and bustle, Willoughby Grounds offers a private, green space for you to call home. This is a place welcoming new life to the lush Lower North Shore.

Set in the thriving heart of the green spine that connects the Lane Cove River and Middle Harbour, there's an abundance of scenic bushwalks, cycling and running paths, as well as parks and playgrounds all within reach.

# A home working in harmony with its surroundings

“

Willoughby Grounds is unique to this area. It's a return to the understanding of a community and the history of it, which can sometimes get lost in today's overdeveloped world.

”

Michael Drescher,  
DKO

With towering canopy trees, carefully considered landscaping and welcoming pockets of open green space, Willoughby Grounds is enveloped by organic beauty.

Modern, vibrant and imaginative, Willoughby Grounds is home to 164 units featuring one, two and three bedroom options. These are spread out comfortably across five individually designed buildings, designed to allow the natural beauty of Willoughby to enhance your comfort at home. Discover an abundance of shared outdoor areas in which to live, breathe and play.

Inside, each home has been designed with intricate detail – a nod to the area's past with the welcoming comfort and feel of a modern future.



“

We foresee a community that will visit each other, where they'll experience the different interiors in other buildings and get a unique sense of home, of ownership, and other elements that come together to form a community.

”

Michael Drescher,  
DKO

The local knowledge of the Willoughby Grounds team shines through in the design and development of these residences – unlike any other in the area. Responsible for some of the most sought after and celebrated properties on the Lower North Shore, the team has worked tirelessly to integrate Willoughby Grounds seamlessly into its natural setting.

And it's not just the homes themselves that are feeling this local love. New green zones and upgrades to nearby Willoughby Park and Willoughby Leisure Centre as part of Willoughby Grounds' development provide deeper integration with the local community.

And slightly further afield, you've got all your everyday essentials nearby, access to some of the highest-rated schools in Sydney and convenient routes into the Sydney CBD and beyond.



Artist impression

# Designing Willoughby's natural neighbourhood

## The Masterplan & Architecture by Architecture Urbaneia

“

We really wanted to allow the natural landscape to permeate from the public domain areas into Willoughby Grounds, so the development becomes a part of the street.

”

Mo Chehelbani,  
Architecture Urbaneia



Artist impression

The architecture of Willoughby Grounds is inspired by the expansive green spaces, undisturbed plant and animal life, parks and sport grounds throughout Willoughby and its neighbouring suburbs.

Architecture Urbaneia's creative director Mo Chehelbani says his team, with its extensive experience integrating new spaces into the Lower North Shore, worked hard to ensure the new addition to the community contributes positively to the place and Willoughby.

Instead of disrupting natural beauty with a hulking skyscraper, the Architecture Urbaneia team used an affinity for and local knowledge of Willoughby to emphasise and respect the green spine upon which Willoughby Grounds sits.

“There's a strong synergy between the architecture and the landscape, which work in unison to create the best possible outcome for residents and the greater community,” Mo says.

Existing lush greenscapes were retained, with new space dedicated to introducing more foliage to the area. Large pockets of deep soil provide the foundation from which new life – and ways of living – can grow.

“We really wanted to propose a design permeate from public domain areas into Willoughby Grounds so that the development visually and physically connects and becomes part of the street,” he says.

Choosing a design with five distinct architectural languages allows generous landscaping to strengthen the connection to the surrounding area while also offering more shared spaces for residents and visitors to enjoy. And by setting those buildings back from the street, Willoughby Grounds mirrors the stunning tall treeline across Willoughby Road in Bicentennial Reserve. Softening the lines between residence and environment and creating a familiar, cohesive feel and sense of natural belonging.

“

Willoughby Grounds is built on a strong synergy between multi-layered architecture and a flourishing natural landscape, working in unison to create a sense of serenity and connection to the place.

”

Mo Chehelbani,  
Architecture Urbaneia

This grounding sense of space and organic beauty is carried into all facets of Willoughby Grounds, to help enhance the relationship between home and nature.

Power lines have been grounded under the footpath to allow tall canopy trees to flourish and offer better views. A mix of taller and shorter growth throughout provides the ultimate blend of privacy and aesthetic, allowing the winter sun to shine in while keeping you comfortable in your space.



Artist impression

## The Masterplan & Architecture

by Architecture Urbaneia

“

Each of the buildings has its own unique character – its own architectural language that creates a welcome sense of diversity that’s easily recognisable.

”

Mo Chehelbani,  
Architecture Urbaneia



- 1 Hallstrom
- 2 Fleming
- 3 Lawson
- 4 Walter
- 5 Wickham

Each of the five buildings of Willoughby Grounds has its own distinctive design style, giving your home its own special feel. This sets Willoughby Grounds apart from the singular, imposing structures that dominate much of the Sydney residential landscape.

“Willoughby Grounds will be part of this community for decades to come,” Mo says. “Choosing materials with longevity was an essential part of our design process.”

Leaning on natural beauty and style, façades feature low-maintenance materials free of rendering or painting. Face brickwork, metal cladding and concrete framing and edges set a welcoming rustic tone that interacts with surrounding greenery and sunlight streaming in from the north.

The three-storey podium provides a human scale to the public domain areas in harmony with the surrounding streetscape for a more aesthetically pleasing built forms.

# A return to craftsmanship



## The Interior Design by DKO

“  
It’s a merging of what  
Willoughby is today  
with a connection to  
the area’s history.  
It’s a very honest  
development for this  
area.

”

Michael Drescher,  
DKO

Willoughby has a proud history as a home to hard-working farmers, tradesmen and artisans. Locally based interior designers DKO have paid homage to that heritage by combining the past with modern-day style and amenity.

“We wanted to represent an era of development in which even the most minute details are paid attention. Where there’s an emphasis on craftsmanship and quality that flows through the project – from planning, to design and construction,” DKO interior designer Michael Drescher says.

The interiors of each building is inspired by one of five industries upon which Willoughby was built – logging, tanning, brick working, blacksmithing and pottery. These guiding concepts are then balanced with stonework, European Oak floors and textured carpeting to create an atmosphere that is balanced, harmonious and tranquil. DKO subtly nods to the past while keeping an eye on the present and future of apartment living.



## The Interior Design by DKO

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Michael Drescher,  
DKO

Five themes contribute to creating a distinct look and feel for each of the five Willoughby Grounds buildings, fostering the feeling of a more diverse, organic community.

“We see a big community of people living here that will hopefully visit each other in these buildings,” Michael says. “They’ll experience the different interiors and get a different sense of home, of ownership, and other elements that come together to form a community.”

Each lobby will have its own feel. From the earthy smell of timber to a big, beautiful leather bench seat and textured metal accents, these carefully crafted details will help your building feel uniquely yours.



Artist impression

## The Interior Design

by DKO

“

We wanted to create spaces of connection and interaction, that strengthen the heart of the home and reinforce the identity of place – like the joinery inspired by the Willoughby Shire surrounds.

”

Michael Drescher,  
DKO

The same level of detail that enables Willoughby Grounds' exteriors to interact with its natural environment has been brought to the interior design – something that sets it apart from other developments.

“The streamlined, integrated design of the joinery is built with an understanding of how people will connect to the space – pulling it back so the simplicity is there so these features serve as a measure for human interaction,” Michael says.

Key drops inside each apartment offer a place for residents to conveniently unload after a long day away from home. Generous kitchens featuring Miele appliances, brushed nickel tapwear and an island bench provide a welcoming space for meal prep and congregation. Open living and dining areas bring that free flowing sense of space from the outside into each one, two and three-bedroom apartment.

Tranquil bathrooms provide your own private space away from the busyness of your day to day. Large format porcelain tiles from floor to ceiling work harmoniously with the timber look vanity offering ample hidden storage to help keep clutter at a minimum. This refined neutral colour palette and carefully considered lighting will create an inviting environment where you can prepare for the day ahead or unwind as night falls. This is a space you can personalise, and make your own.

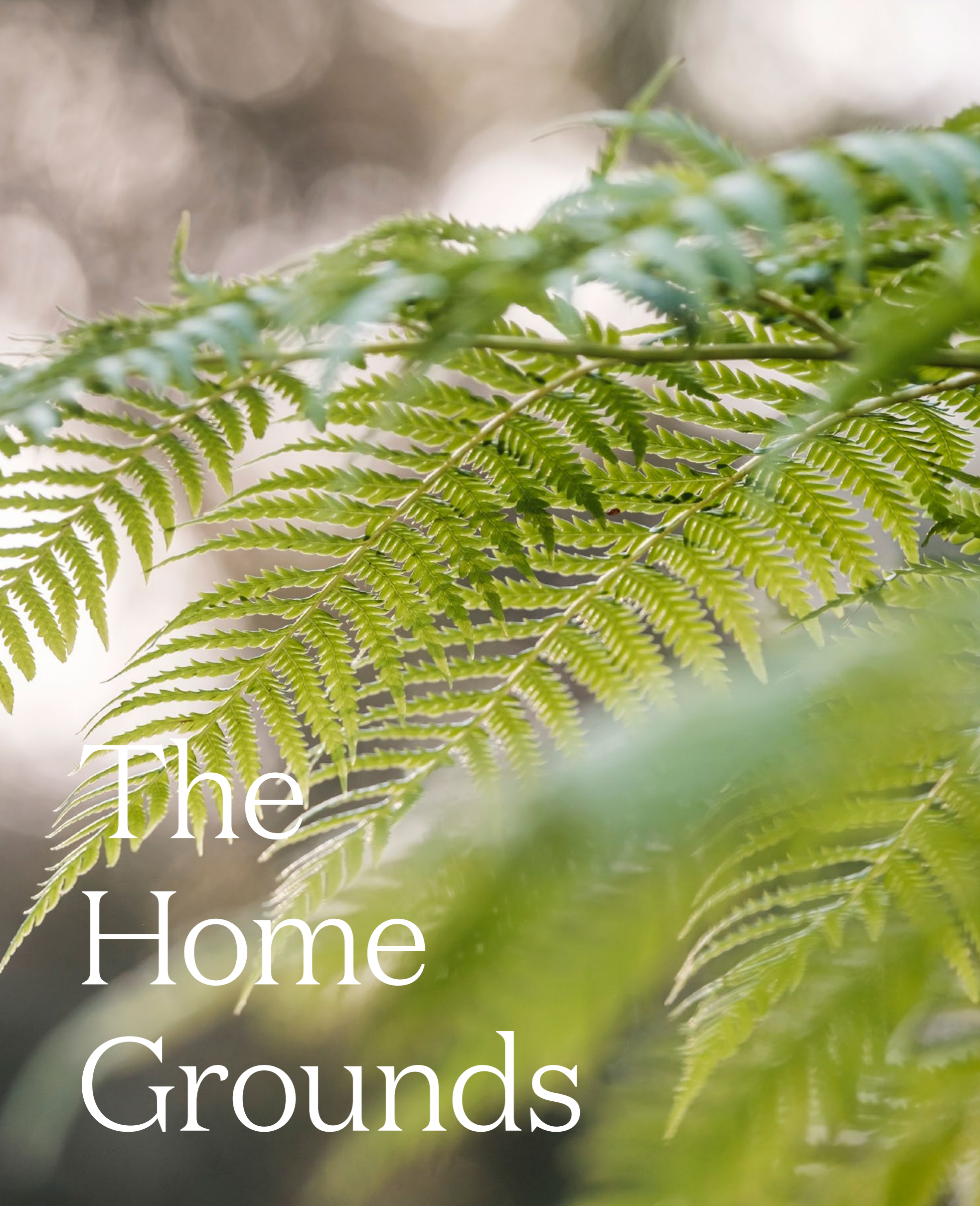
These interiors are designed to empower the natural, peaceful flow of nature into your home.



Artist impression



Artist impression



# The Home Grounds

## The Landscape Architecture

by John Lock & Associates

“

The green areas throughout Willoughby Grounds set it apart from other developments in the area. It was important for us to ensure there's plenty of shared space people can enjoy together.

”

John Lock,  
John Lock & Associates

The landscaping of Willoughby Grounds was designed with community in mind – more space for more people to enjoy together. By incorporating these open areas, landscape architect John Lock hopes to create a thriving environment alive with possibility.

“Rather than having lots of small spaces, we wanted to really maximise those green fingers between the buildings and between the residences and the street,” John says.

“We're creating more human spaces that feel relaxed and comfortable – we all respond to something that's more natural.”

An abundance of deep soil areas – spaces where trees have the room to establish their roots and grow – will allow for tall Tallowood trees to form a lush avenue along Walter Street.

These are balanced by smaller deciduous trees on the north side of Willoughby Grounds that bring warmth and light all year round.

Corridors of native vegetation help provide a seamless connection to the parks and bush surrounding Willoughby Grounds. These flowing areas of growth set the stage for visits from friends and family or fellow residents to meet.

“Instead of dividing those areas up into smaller gardens, we wanted to make it more of a communal space for everyone to get outside and enjoy and relax in – we want people to get lost in these gardens,” John says.

“We want the outdoors common areas at Willoughby Grounds to feel inviting as opposed to just being green to tick a box for the sake of it.”

## The Landscape Architecture

by John Lock & Associates

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John Lock,  
John Lock & Associates



Artistic Impression

Just as the interiors and exteriors of the buildings themselves pay homage to the history and present-day organic beauty of Willoughby, so too does the landscaping.

The character of the sandstone highlighting the nearby Flat Rock Creek bushwalks carries through Willoughby Grounds via tiered walls and seating areas. The same goes for flagstone pavers used to create serpentine walkways through the enchanting green growth. These complement some of the materials used in the building facades.

“We have used natural materials so everybody can feel comfortable in these spaces – the sandstone and flagstone help bring that natural connection to the area,” John says.

That sense of comfort extends up, as well. Residents and visitors will be able to relax without the imposing feeling of a multistorey building towering over them. Pergolas and tree canopies provide more cover and serenity, while bubbling water features echoing throughout Willoughby Grounds complete the tranquil feeling.

A shared rooftop garden takes the communal green aspect of Willoughby Grounds to another level. Shaded areas provide respite from the heat in warm summer months, while still leaving plenty of room for the midwinter rays to beam down.

Timber decks offer space in which to sit comfortably with friends and family, while a dedicated grilling area is ready to host a classic barbecue.

“We all gravitate to rooftop areas,” John says. “Everybody loves getting up high and taking in expansive views – going to the roof to feel the sun and look out over everything.”

And back on the ground, two adventure playgrounds provide ample room for the kids to run, play and explore just steps away from your front door. In addition to slides, swings and other equipment, sloping landscape will feature large rocks for climbing and building a closer connection with the natural environment through play.

Reaching new heights  
of outdoor space



Willoughby Grounds puts you in the heart of everything that's great about the warm, green suburb of Willoughby.

Explore a collection of beloved cafés and pubs for hosting your next get together with friends and family. Discover shops bursting with vibrant, fresh produce and all your kitchen essentials. And treat yourself with high-end retail to outfit your wardrobe and your home.

In Willoughby, everything you need is just outside your door.



The Incinerator

Just across Willoughby Road, the Incinerator Café is a popular place to fuel up before a play, hike or ride, while its innovative art exhibitions can add a splash of culture and inspiration to your day.

Willoughby's selection of high-class boutique shopping options means you won't have to venture far from home to breathe new life into your look or find a stunning new piece for your place.



Retail



Bridgeview Hotel

A local institution since 1928, the Bridgeview Hotel is where thousands of locals eat, drink, watch and play. It's the place to go for Friday happy hour, catching big matches or enjoying a family feed.

# Around the Grounds



Dose Café

Start the day right, meet for brunch or get some work done at one of the many great café options around the corner from your home at Willoughby Grounds.



High Street Market

A convenient place to grab what you need for the day, night or week. Here, you can pick up lunch, get a coffee, do the shopping and re-stock the drinks fridge all in one place.

A buzzing collection of cafés, restaurants and specialty retailers for more than a decade, The Ice Works has become a Willoughby hub for residents of all ages.



The Ice Works



Willoughby Road Village

The village is the place to find all your everyday essentials – and more. This is where Willoughby comes to eat, laugh and shop at long-time local favourites and exciting new additions.



**Northbridge Baths**

Take a dip in the calm blue waters of Middle Harbour, surrounded by a stunning backdrop of leafy bushland. A local icon for years, it's a taste of the sand and sun in Willoughby's backyard.



**Hallstrom Park**

Let the kids explore, discover and imagine at this exciting adventure park. More than a playground, Hallstrom Park will stimulate all the senses with its variety of interactive artistic features.



**Golf Clubs & Sports Fields**

Nearby golf courses and an array of pitches host matches for players young and old, while the Willoughby Leisure Centre just steps from home features a gym, pool, indoor and outdoor sport courts.



“ Willoughby Grounds is really the best of both worlds – it’s that feel of being part of a secluded, tucked away private sanctuary with easy access to the wider amenities of Sydney. ”

Adam Reeves,  
First Quadrant Properties

**Dining/Drinking**

- 1 The Bridgeview Hotel
- 2 The Northbridge Hotel
- 3 Hachioji
- 4 La Botte
- 5 The Incinerator
- 6 Little Giant Roasters
- 7 The Ice Works
- 8 Kaffir Lime Thai Eatery

**Shopping**

- 9 IGA Castlecrag
- 10 Dan Murphy's
- 11 First Choice Liquor Market
- 12 Tokyo Mart
- 13 Northbridge Plaza
- 14 Harris Farm Markets
- 15 High Street Markets

**Entertainment**

- 16 Artarmon Reserve
- 17 Artarmon Park
- 18 Willoughby Leisure Centre
- 19 Incinerator Art Space
- 20 Warners Park
- 21 Willoughby Park
- 22 Hallstrom Park
- 23 Northbridge Baths

**Education/Work**

- 24 Willoughby Public School
- 25 Willoughby Girls HS
- 26 Shore Preparatory School
- 27 St Phillip Neri School
- 28 Northbridge Public School
- 29 Willoughby Medical

# Seamlessly connected to Sydney



“

A six year process to date, Willoughby Grounds has been a passion project. We are of the belief that these new residences together with the recent rebranding of the Channel Nine site, will create a new urban enclave unmatched on the Lower North Shore. This is truly a once in a generation opportunity to participate in the re-birth of an entire neighbourhood.

”

Chris Rose,  
First Quadrant Properties

Willoughby Grounds blends tranquil, easy living with seamless connection to everything else you love about Sydney.

Here, you won't have to travel far to meet, shop and play. But when you do want – or need – to venture out, a collection of convenient transportation options makes the commute a breeze.

Nearby train stations and bus stops provide plenty of public transport options and a rare combination of convenience, with just one bus stop to the CBD. And with quick access to major roads and motorways and a location less than 10km from the CBD, you can stay as connected to Sydney as you want to be.



Walking  
Willoughby

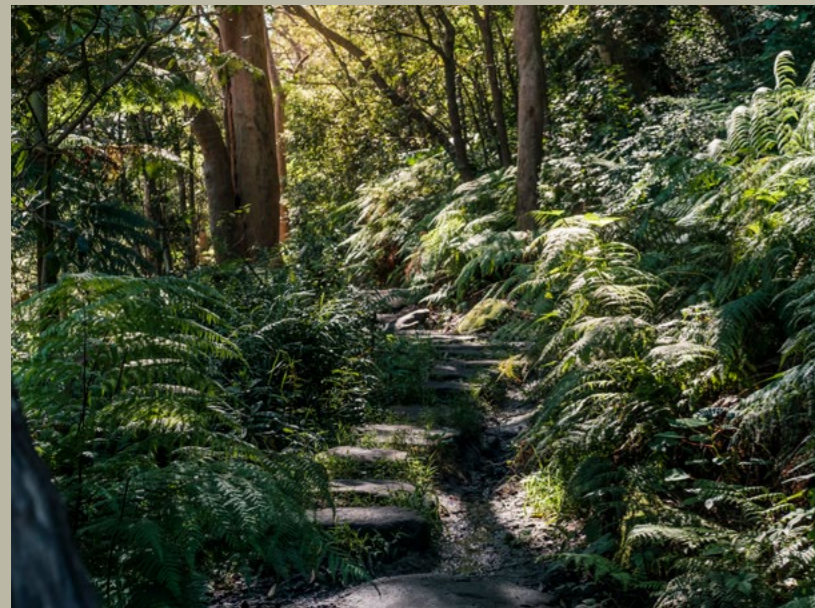
# From Lane Cove River to Middle Harbour

Willoughby Grounds sits in one of the most beautiful pockets of Sydney – a dramatic and diverse natural landscape of native bushland, the Lane Cove River and the Middle Harbour estuary.

And with an abundance of winding walking, cycling and hiking paths emanating from Willoughby and its surrounds, it's easy to get lost in the great outdoors without venturing too far from home.

## Explore

Dozens of trails provide the gateway to hectares of stunning bushland. You're always only a few minutes – or steps – away from venturing deeper into Willoughby's welcoming, lush greenery.



## Water Access

Greet the day with a row or take out your stand-up paddle board on one of the surrounding bodies of serene water.



## Places To Meet

Spend time with friends and family in Willoughby's wide-open spaces. Many of which have all the bench, table and BBQ space you need to share quality time together.

The great outdoors is calling, and Willoughby Grounds gives you the power to answer with its prized location on the Lower North Shore.

With proximity to some of the most popular walking, riding and paddling locations in Sydney, an abundance of outdoor opportunities awaits.

Set on the shores of Middle Harbour, you're always within reach of a gorgeous view or a calming timeout amongst nature.

Start your day with a sunrise, meet up for a fitness class, take the dog for a scenic walk or find your new favourite exercise route. It's all possible in Willoughby.



# Within walking distance

The nearby Flat Rock Gully Track is your gateway to walks and rides of varying distances and grades. Easy enough for the little ones on their bikes and scooters and able to take those looking to log the kms by the dozen, its location on the other side of the Willoughby Leisure Centre about 10 minutes' walk away makes it a favourite for plenty of locals in the area.

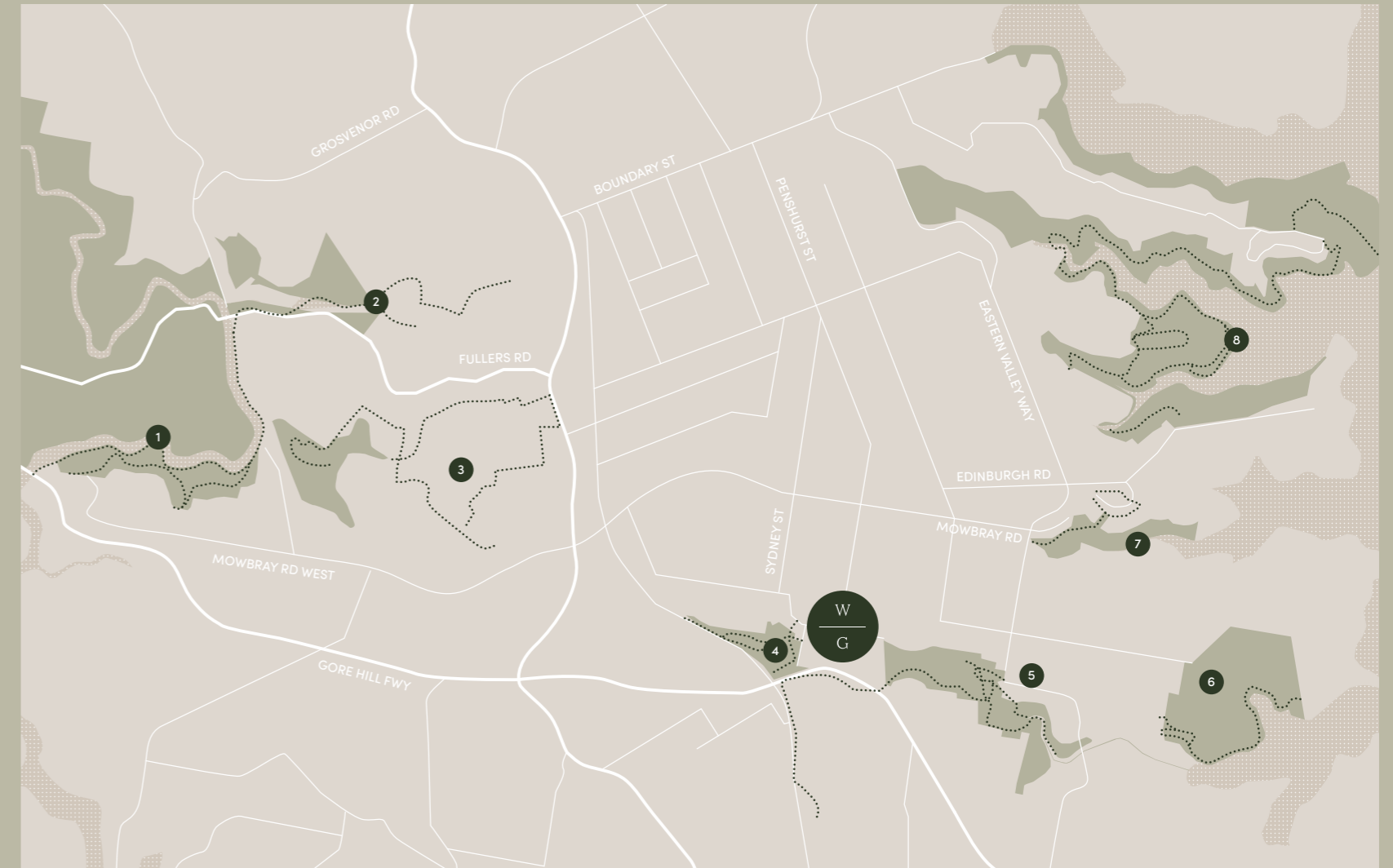
For more wide-open space to run and play, head across Willoughby Road to Hallstrom Park. Or stretch your legs a bit and cover the 20 or so minutes to Artarmon Reserve, Artarmon Park or Naremburn Park.

A short drive to Lane Cove North takes you to Stringybark Creek Reserve, with its welcoming children's areas and Harry Howard and Yangoora Bushland Walk. Or you can continue all the way to the Garadi Track in Mowbray Park next to the Lane Cove River. This Aboriginal heritage walk is just over 1km long and takes you past multiple sites honouring the Cammeraygal Clan of the Guringi Tribe.



## Walks For All Ages And Abilities

Challenge yourself on harder walking tracks or take it easy with trails featuring paved paths and boardwalks.



## Willoughby Walks

- 1 Lane Cove Valley Walk
- 2 Blue Gum Creek
- 3 Ferndale Park
- 4 Artarmon Reserve
- 5 Flat Rock Gully
- 6 Northbridge Park
- 7 Watergate Reserve
- 8 Harold Reid Reserve

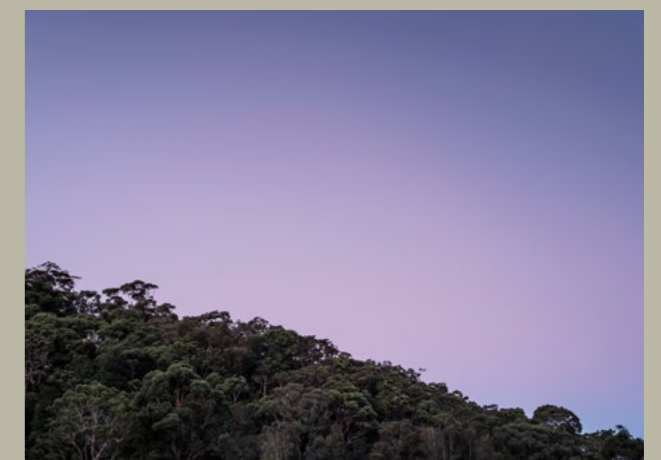
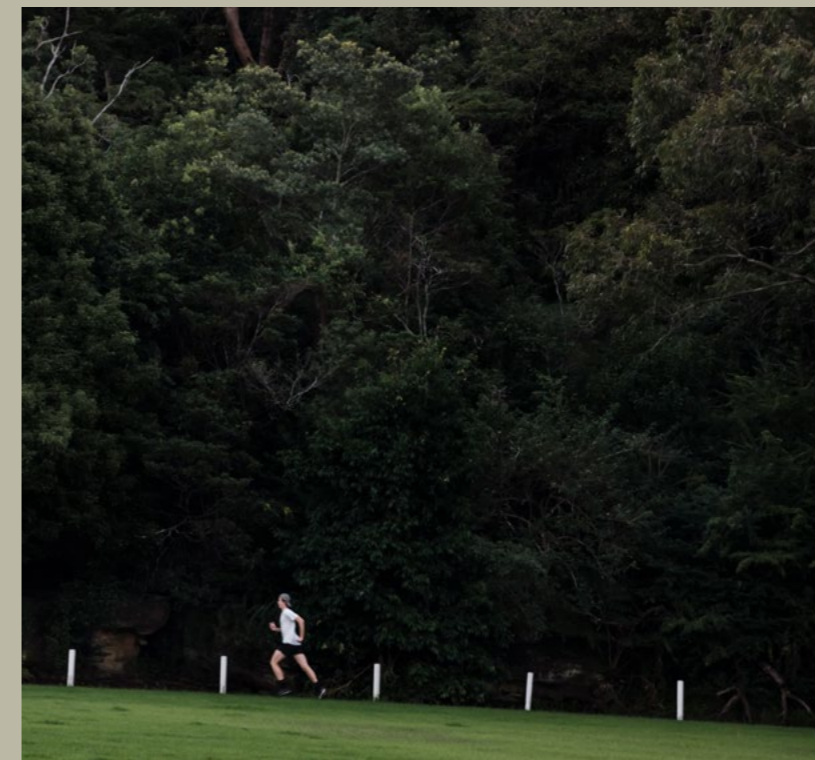


## Boating

With docks strategically placed around Willoughby, it's easy to get on and off the water in your vessel of choice.

## Exercise

Live a happier, healthier life with access to a huge collection of running and cycling trails.



# Development team

## The Capital Partner *Qualitas*

Qualitas is an ASX-listed Australian alternative real estate investment manager, with committed funds under management of A\$7.5 billion<sup>1</sup> across real estate private credit and real estate private equity. The Qualitas team has a strong track record in Australia's residential market, providing market-leading capital solutions and project delivery assistance to borrowers and partners for 15 years.

Qualitas has been involved in delivering over 15,000 residential apartments across Australia with a focus on Sydney, Melbourne, and Brisbane. The Qualitas team brings local in-house expertise in finance and delivery management that complements the capabilities of our partners to deliver quality and sustainable projects.

<sup>1</sup> As at 23 August 2023.

“

As proud locals who live and work in the Lower North Shore, we felt a responsibility to create a place which sat seamlessly in the natural landscape. We want residents to feel that same strong connection we have with the area.

”

Chris Rose,  
First Quadrant Properties



## The Builder *Dasco*

Since 1993, the DASCO name has become synonymous with quality, integrity and delivery. DASCO's industry-leading portfolio includes more than 7,000 dwellings with over 2,000 in the pipeline. We have the people, experience and procedures to ensure projects are planned, designed and built to meet, sustain and exceed industry benchmarks. DASCO is amongst the highest rated builders in the NSW with a trustworthy Gold Star iCIRT Rating.

DASCO has been the contractor of choice for many of Australia's most successful developers. Our expertise spans all property types

from boutique developments through to multi-billion dollar masterplanned communities such as Melrose Park, East Village, Wentworth Point and Washington Park. DASCO's success is built on innovation, sustainability, experience and construction excellence. Our early input in the design process, decades of know-how and hands-on approach maximise value, outcomes, and solutions to complex challenges. Choosing DASCO means choosing a lifelong partner with every DASCO project receiving direct attention and care from our experienced team.



## The Developer *First Quadrant Properties*

Thoughtful allocation of our time and resources lies at the core of our strategy, enabling us to foster value across the entire development journey. This value extends its benefits to our valued partners, investors, and most importantly, the end-users of our products. Our expertise thrives in crafting purposeful environments for people to live, work, and enjoy, all while maintaining an unwavering commitment to quality.

Our vision is rooted in a long-term perspective, aimed at enriching local landscapes while meeting the evolving demands of Local Government Areas (LGAs) and suburban communities where we

operate. We forge strong collaborations with local authorities to ensure that every piece of physical infrastructure we deliver seamlessly integrates with its surrounding neighbourhoods. Our holistic approach ensures that nothing is considered in isolation.

Presently, First Quadrant Properties boasts a robust pipeline exceeding \$800 million in forthcoming developments currently in the planning phase. Our track record speaks volumes, having successfully delivered over \$2 billion worth of properties across Australia.

# Local knowledge



Alexander Street, Manly  
by DKO

Willoughby Grounds is a new generation of homes carefully curated by those who live, breathe and love the area. A new addition that only caring, dedicated locals could create.

## The Interior Design by DKO

Founded in 2000, DKO creates ingenious spaces appreciated by the mind, eyes and soul alike. The team approaches all projects with their heads firmly on their shoulders, using logic to interpret their canvas into unique and effective designs. They aim to be as culturally aware and people savvy as possible to understand and appreciate the different ways they tick.

DKO has already cemented itself as being at the forefront of residential design, whilst remaining committed to undertaking business in a

manner that recognises the importance of environmental protection and sustainability. As a Carbon Neutral practice, DKO strives to lead by example by promoting industry best practices and riving sustainable outcomes in all operations.

DKO never lose sight of the most fundamental quality that connects all great design – people. Through human understanding, they maximise potential and can deliver architecture at its utmost excellence.



118 Alexander Street, Crows Nest  
by Architecture Urbaneia

## The Masterplan & Architecture by Architecture Urbaneia

Architecture Urbaneia is a design-focused studio with a philosophy that is led by the guiding principles of Design Excellence, Innovation, Sustainability, and Collaboration delivering robust architectural and design solutions based on a real understanding of our client's aspirations and the end user.

Our Commitment to design excellence and pragmatic approach to problem-solving is an integral part of our ethos at all levels of the architectural processes and understand that close collaboration underpins great solutions.

At the core of our ethos is our desire to seek and apply layers of significance to make every project special. Our creative process strives to develop unique design solutions that draw inspiration from each site's unique environment and the evolving urban landscape that surrounds it contributing positively to the Public Realm, Built environment, and Placemaking which is a driving factor that positions community wellbeing at the heart of planning and design.



Private Residence, Sydney  
by John Lock & Associates

## The Landscape Architecture by John Lock & Associates

John Lock & Associates is a landscape architecture firm offering creative and green design solutions. Providing landscape design services for large scale developments (such as resorts, hotels, and office parks), smaller scale residential and commercial developments, John Lock & Associates has a extensive knowledge of landscape planning and design of hardscape elements, planting design, irrigation design and conceptual lighting design. Specialist expertise has also been developed in the design of large water features.

John has been involved in the planning, design documentation and contract administration of major, commercial, resort, residential, golf course, industrial and integrated community projects throughout Australia and The Pacific Region. With a diverse range of projects involving landscape planning, master planning, design and technical aspects of landscape architecture. Our accomplished team have experience in supervision, solving design and construction issues for both large and small scale projects including overseas work.

DISPLAY OFFICE  
60 Frenchs Rd, Willoughby

F I R S T  
Q U A D R A N T  
P R O P E R T I E S



architecture  
urbaneia



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