



# playhouse

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1 SHAMROCK STREET  
ABBOTSFORD





# at play

DESPITE ITS INDUSTRIAL EDGE, ABBOTSFORD HAS LOST NONE OF ITS SYLVAN CHARMS. UNDER A LEAFY CANOPY, PAVED HIKING TRAILS AND BIKE TRACKS SNAKE THEIR WAY ALONGSIDE THE YARRA RIVER, WHICH DRIFTS KAYAKERS TOWARDS THE LANDMARK DIGHTS FALLS. THE CAPITAL CITY TRAIL, IN PARTICULAR, MEANDERS AROUND INNER MELBOURNE, PASSING THE ZOO, AQUARIUM AND ROYAL BOTANIC GARDENS.

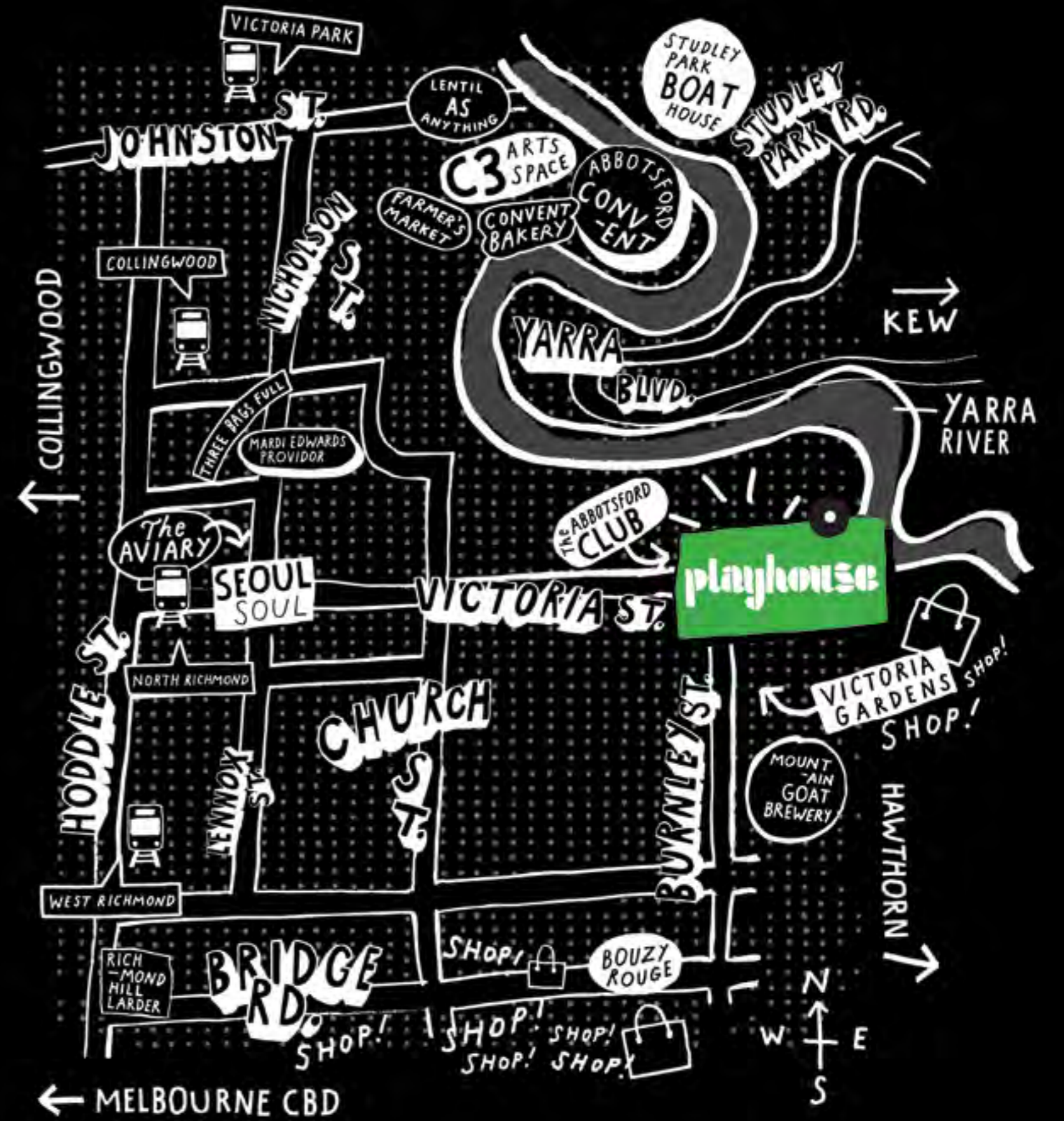




THE STUDLEY PARK BOATHOUSE IS ANOTHER STOP ON THE ROUTE FOR BIKERS AND KAYAKERS ALIKE. THERE ARE SKIPS FOR HIRE DOWN BY THE WATER'S EDGE, AND AL FRESCO DINING UP ON THE TERRACE. STATIONED IN YARRA BEND PARK—THE LARGEST AREA OF UNSULLIED BUSHLAND LEFT IN INNER MELBOURNE—THE BOATHOUSE IS NATURALLY THE SITE OF BIRD (AND BAT) WATCHING TOURS, FLY-CASTING TOURNIES AND SOCIAL SPORTING MATCHES. MELBOURNIANS PARCHED FROM THE DAYS ACTIVITIES HEAD DOWNSTREAM TO THE AWARD-WINNING AND ENVIRONMENTALLY-FRIENDLY MOUNTAIN COAT BREWERY TO SWILL A POT OF THORNY GOAT IPA.



# play around





# visit



## Dights Falls

Originally an integral meeting point for the tenants of the surrounding area, the Wurundjeri Balluk people; Dights Falls was dubbed as such when it was bought by John Dight in 1839. For those after a little shot of history this area is a must visit.

[melbournewater.com.au](http://melbournewater.com.au)

## Abbotsford Convent

Arts, learning and culture collide in this famous nook of Abbotsford. Here, artisans converge to share ideas, and teach those around them. The convent is an integral part of the Melbourne Arts community and additionally boasts popular eateries, a bakery, artists studios, a radio station...the list goes on.

[1 Saint Heliers Street, Abbotsford abbotsfordconvent.com.au](http://1.SaintHeliersStreet,Abbotsfordabbotsfordconvent.com.au)



## Melbourne Cricket Grounds

Many Melbourneites live and breathe sport. In Winter their blood turns the same colour of their AFL team and in the Summer it turns green and gold for our Aussies on the cricket pitch. The MCC is the heart of these games, not to mention the home of some spectacular concerts and events.

[Melbourne Cricket Ground, East Melbourne mcc.org.au](http://MelbourneCricketGround,EastMelbournemcc.org.au)

## Blockprojects

The brilliant art gallery Blockprojects is the place to go when you want to be in the know. Here, hidden gems of the art world are discovered, and exhibitions of fabulous proportions are held from established and not to the intrinsically weird and wonderful.

[79 Stanhenson Street, Richmond](http://79.StanhensonStreet,Richmond)

[blockprojects.com](http://blockprojects.com)



## Collingwood Children's Farm

A little piece of country set against a CBD backdrop; the Collingwood Childrens Farm will take you from the hustle and bustle and get you back to greenery. Framed by native plants, and positioned at the banks of the Yarra, this is a place where children can learn to care for animals and be educated on the beauty of nature.

[18 Saint Heliers Street, Abbotsford farm.org.au](http://18.SaintHeliersStreet,Abbotsfordfarm.org.au)

## Collingwood Children's Farm Farmers Market

In an age where mealtimes often consist solely of fresh, local and organic produce; supermarket fare simply won't cut it. At the Collingwood Children's Farm Farmers market you can't help but be tempted by the local goodness on display, making every meal restaurant quality with meat, dairy, veggies or spices straight from the source.

[18 Saint Heliers Street, Abbotsford vicfarmersmarkets.org.au](http://18.SaintHeliersStreet,Abbotsfordvicfarmersmarkets.org.au)

## C3 Art Space

Located in the basement of the Convent, the C3 Gallery is a not-for profit space that showcases some of the finest artists in town. C3 is completely unique and combines contemporary culture with a hearty dose of community spirit.

[1 Saint Heliers Street, Abbotsford c3artspace.blogspot.com.au](http://1.SaintHeliersStreet,Abbotsfordc3artspace.blogspot.com.au)



## Skipping Girl

Residing in Victoria Street, 'Little Audrey' was built in the 30's as the face of Skipping Girl Vinegar. Now Victorian Heritage Registered, the sign is a symbol of fun and frivolity, and reminds us of a youthful past. She is an iconic representation of her surroundings and a must-see

[Victoria Street, Abbotsford skippinggirl.com.au](http://VictoriaStreet,Abbotsfordskippinggirl.com.au)

# sip



## Abbotsford Club

Built in collaboration with coffee wholesaler Coffee Supreme, this is the pocket rocket of cafes, and is the perfect place for a quick one on your way to the office.

[28 Grosvenor Street, Abbotsford coffeesupreme.com.au](http://28.GrosvenorStreet,Abbotsfordcoffeesupreme.com.au)

## Cheerio

The cats that run this place have a long history in the cafe business and know a thing or two about what the customers want. Its no-fuss menu and interiors will make you feel right at home.

[323 Lennox Street, Richmond](http://323.LennoxStreet,Richmond)



## Convent Bakery

This cosy cafe is the perfect addition to the Abbotsford Convent, and gives the warm and fuzzy feeling you would expect for a cafe next to a children's farm. Perfect to unwind with nature.

[1 Saint Heliers Street, Abbotsford conventbakery.com](http://1.SaintHeliersStreet,Abbotsfordconventbakery.com)

## Cru

With sunshine in the Summer and heaters for when it gets cool, this is a great place to hang out outside. Great dishes are to be found here, all made with great Victorian produce.

[216 Glenferrie Road, Kew crukew.com.au](http://216.GlenferrieRoad,Kewcrukew.com.au)

## Demitris Feast

If you love your French toast with a side of baklava and your calamari dipped in Ouzo aioli!, this all-Greek eatery will be right up your alley. Very clever and very cool.

[141 Swan Street, Richmond demitrisfeast.com.au](http://141.SwanStreet,Richmondemitrisfeast.com.au)



## Friends of Mine

Be prepared to queue for your Sunday brunch here, but trust us it's worth the wait. Classic cafe fare perfect for a family outing or a catchup with friends.

[506 Swan Street, Richmond friendsofmine.com.au](http://506.SwanStreet,Richmondfriendsofmine.com.au)

## Le Flaneur

Nestled on a non-descript stretch of Church Street, Hawthorn; Le Flaneur is a cute and quirky haven that serves up delicious treats against a sparkling backdrop of sunshine.

[5 Church St, Hawthorn facebook.com/CafeLeFlaneur](http://5.ChurchSt,Hawthornfacebook.com/CafeLeFlaneur)



## Liar Liar Café

Settle into this slick cafe for classic breakfast and lunch dishes with modern touches here and there. At Liar Liar cool cats mingle with local mums and dads.

[90 Kinkora Road, Hawthorn liarliar.net.au](http://90.KinkoraRoad,Hawthornliarliar.net.au)

## Ora (Kew)

For those who know their siphons from their single origins, look no further than Ora. With award-winning baristas at the helm you will be hard pressed to find a better cup of coffee.

[156 Packington Street, Kew](http://156.PackingtonStreet,Kew)



## Porgie and Mr Jones

Dog lovers love Porgie and Mr Jones, with their laneway access and love of your four-legged friend. Fridays and Saturdays now welcome you in for cosy, candlelit courses.

[291 Auburn Road, Hawthorn porgiemrjones.com.au](http://291.AuburnRoad,Hawthornporgiemrjones.com.au)



## Three Bags Full

A favourite amongst locals, Three Bags Full is forever full of life. Fresh, local produce and standout coffee makes for a winning breakfast or lunch.

[Corner of Nicholson Street and Mollison Street, Abbotsford threebagsfullcafe.com.au](http://CornerofNicholsonStreetandMollisonStreet,Abbotsfordthreebagsfullcafe.com.au)

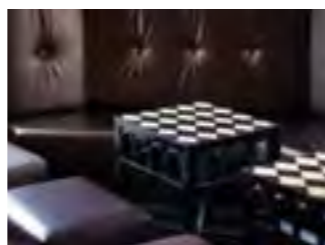
# eat



## Baby Pizza

If you love your pizza a little more gourmet than what's on offer at 'The Hut' try Baby which is as cool as it is delicious. Plus, they also provide take-away Italian! Buono.

[611-613 Church Street, Richmond babypizza.com.au](http://611-613.ChurchStreet,Richmondbabypizza.com.au)



## Bouzy Rouge

This neighbourhood fave offers up all the best bits of Europe like Portuguese and Spanish style cuisine, and interiors that vary from mounted animal heads to traditional Rajastani slippers.

[479 Bridge Road, Richmond bouzyrouge.com.au](http://479.BridgeRoad,Richmondbouzyrouge.com.au)

## Chignon

With classic Mexican fare and a vintage car out the back, this fun little eatery is perfect for a taco, then an evening drinking Coronas on the rooftop while you watch the sun go down.

[413 Swan Street, Richmond chignon.com.au](http://413.SwanStreet,Richmondchignon.com.au)



## Fonda Mexican

One of the first good Mexican restaurants to hit the Melbourne scene, Fonda is a simple laid-back joint with a few quality dishes and some great South American brews. Eat in or takeaway, the place is always pumping.

[248 Swan Street, Richmond fondamexican.com.au](http://248.SwanStreet,Richmondfondamexican.com.au)

## Kappaya

A little Japanese hippie paradise, this Abbotsford Convent favourite will leave you feeling light and healthy. This is food with soul and fits the cultural cool of Abbotsford to a T.

[1 Saint Heliers Street, Abbotsford](http://1.SaintHeliersStreet,Abbotsford)

## I-Love-Pho

If it's a cheap and cheerful meal you are after you can't go past I Love Pho in Victoria Street. While the decor leaves little to be desired, who really cares when your meal costs less than ten bucks?

[264 Victoria Street, Richmond](http://264.VictoriaStreet,Richmond)



## Lentil as Anything

Food with heart. Lentil As Anything is the place to go when you want to give back. A not-for-profit vegetarian eatery, (don't worry there's more on offer than just lentils), you choose how much you pay at the completion of your meal.

[1 Saint Heliers Street, Abbotsford lentilasanything.com](http://1.SaintHeliersStreet,Abbotsfordlentilasanything.com)



## Noir

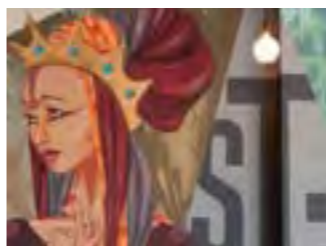
Noir is a mix of quality produce, elegant surrounds and "little old world romance". The place to celebrate a special occasion or wine and dine the one you love.

[175 Swan Street, Richmond noirrestaurant.com.au](http://175.SwanStreet,Richmondnoirrestaurant.com.au)

## Seoul Soul

If you've never tried Korean cuisine, now would be a good time to dip your toe in the water. With Korean style tapas and the classic BBQ at your disposal, it won't take long to be hooked.

[333 Victoria Street, Abbotsford seoulsoul.com.au](http://333.VictoriaStreet,Abbotsfordseoulsoul.com.au)



## St Katherine's

The Masterchef himself pays tribute to his Greek roots at renowned haunt St Katherines. Replete with Turkish Grill and Woodfire oven; this is classic European cuisine made modern.

[26 Cutham Road, Kew stkatherines.com.au](http://26.CuthamRoad,Kewstkatherines.com.au)

## The Aviary

Its rare you find a beer garden these days, let alone one this nice, as well as a gorgeous interior. All dishes here are best shared, and should be washed down by an artisanal cocktail.

[271 Victoria Street, Abbotsford theaviary.com.au](http://271.VictoriaStreet,Abbotsfordtheaviary.com.au)

## Union Dining Room

If its rustic fare you're after, look no further than Union Dining Room. With an emphasis quality produce, Union Dining Room will transport you to the brasseries and trattorias of Europe.

[270-272 Swan Street, Richmond uniondining.com.au](http://270-272.SwanStreet,Richmonduniondining.com.au)



## Mountain Goat Brewery

Beer lovers rejoice! This award-winning microbrewery offers up everything you could want in a ale and more! Best of all, Mountain Goat not only serves up a great place to hang as well.

[Corner North and Clark Streets, Richmond goatbeer.com.au](http://CornerNorthandClarkStreets,Richmondgoatbeer.com.au)



## Public House

With its slick interiors and expensive wine list this bar definitely errs more on the fancy side. However the food and drinks are its rooftop beer garden is perfect for a Summer afternoon.

[433-435 Church Street, Richmond publichouse.com.au](http://433-435.ChurchStreet,Richmondpublichouse.com.au)

## The Bridge Hotel

This bar is a schizophrenic jumble of themes and ideas that somehow manage to all make sense. A great place for a weekend drink, it's worth popping in just to see the zany decor.

[642 Bridge Road, Richmond thebridgehotel.com.au](http://642.BridgeRoad,Richmondthebridgehotel.com.au)



## The Corner Hotel

If it's live music you love then look no further than The Corner! Featuring great bands and a great beer garden it's a lot of fun and super cool. Dress code: t-shirts and jeans. Perfection.

[57 Swan Street, Richmond cornerhotel.com](http://57.SwanStreet,Richmondcornerhotel.com)

## The Grand

With a more formal dining room up the front and a more relaxed bar area out the back, you will love the Grand for lunch or dinner; or else while away the hours outside in the sunshine.

[333 Burnley Street, Richmond grandrichmond.com.au](http://333.BurnleyStreet,Richmondgrandrichmond.com.au)



## The Royal Saxon

This is a great venue for an occasion that's a little bit smarter. It's on the exxier end of the scale but the food's great, the wine list is extensive and the ambience is extremely pleasant.

[545 Church Street, Richmond royalsaxon.com](http://545.ChurchStreet,Richmondroyalsaxon.com)

## Maeve Fox

Almost like an old mountaintop hunting lodge, this place is rustic to the core-as evident by the wooden chandeliers and mounted stag heads mounted to the wall. Old-world, elegant and eclectic.

[472 Church Street, Richmond maevefox.com.au](http://472.ChurchStreet,Richmondmaevefox.com.au)



## The Vic

The Vic is that cosy local you just can't get enough of, where the bartenders know who likes it shaken and who prefers stirred, and where the music is pumping 'til the darkness takes hold.

[281 Victoria Street, Abbotsford thevicbar.com.au](http://281.VictoriaStreet,Abbotsfordthevicbar.com.au)



## Bridge Road

Those with a keen eye for fashion and a keener one still for a good deal will be unable to resist the wares along this heaving strip. With designer-ware and quirky finds all massively discounted, there's a treasure trove of goods for all to be discovered.

[bridgerd.com.au](http://bridgerd.com.au)

## Cactus Jam

A shoppers paradise, Cactus Jam is where you go when you want a fabulous addition for your wardrobe. Yes, you will pay for the privilege but all the pieces made by Australian and International designers will be with you for life.

[729 Glenferrie Road, Hawthorn cactusjam.com.au](http://729.GlenferrieRoad,Hawthorncactusjam.com.au)

## Green with Envy

If you're into fashion daaaahling, Green with Envy is the place to go. With walls and racks overflowing with goodness from local and overseas labels, this place is a shopaholics paradise.

[176 Bridge Road, Richmond greenwithenvy.com.au](http://176.BridgeRoad,Richmondgreenwithenvy.com.au)



## Hermon&Hermon

Hermon&Hermon is like dying and going to homeworks heaven. This place is full of all the best bits you've always wanted to fill your home with. Be warned, copious spending ahead.

[556 Swan Street, Richmond hermonhermon.com.au](http://556.SwanStreet,Richmondhermonhermon.com.au)

## Matt Blatt Furniture

Ever fallen in love with a piece of furniture only to have your eyes fall out of your head at the size of the price tag? Matt Blatt boasts a huge range of quality replicas as well as some enticing designs of their own.

[24 Cremorne Street, Richmond mattblatt.com.au](http://24.CremorneStreet,Richmondmattblatt.com.au)



## Mardi Edwards Providore

Want to support your local market? Want to shop as organic as possible? Or do you just want a damn delicious loaf of bread? This is the providore with treasures galore.

[1/25a Mollison Street, Abbotsford facebook.com/mardiedwardsprovidore](http://1/25a.MollisonStreet,Abbotsfordfacebook.com/mardiedwardsprovidore)

## Richmond Hill Larder

Looking for the ultimate cheese platter for your next dinner party? Richmond Hill Larder is the place you will find it, alongside incredible gourmet produce and a wide variety of wines. Your guests will be delighted!

[48-50 Bridge Road, Richmond rhcl.com.au](http://48-50.BridgeRoad,Richmondrhcl.com.au)



## The Woodsfolk

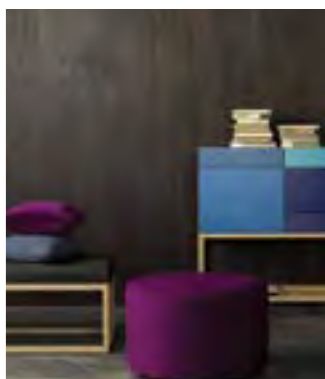
The Woodsfolk is cute, quirky, colourful and quite simply adorable. Like a wonderland for both kids and adults you will find the perfect gifts here-and a whole lot of treats for yourself!

[39 Church Street, Hawthorn thewoodsfolk.com.au](http://39.ChurchStreet,Hawthornthewoodsfolk.com.au)

## Victoria Gardens

One of the better malls around town; if you want it, Victoria Gardens has it. Shop for groceries, electrics, fashion and any other need your heart may desire. There's even a cinema and bowling alley if you're after a little light-hearted entertainment.

[620 Victoria Street, Richmond viegardenscc.com.au](http://620.VictoriaStreet,Richmondviegardenscc.com.au)



## Zuster

This Dutch furniture design company creates stylish, contemporary pieces that will make your home the envy of all those on the block. The craftsmanship here is epic and will last you a lifetime.

[370 Swan Street, Richmond zuster.com.au](http://370.SwanStreet,Richmondzuster.com.au)



# play a part

IT COMES AS NO SURPRISE THAT CREATIVE TYPES ARE DRAWN TO ABBOTSFORD'S FAR-REACHING BREADTH OF INFLUENCES. THIS NEIGHBOURHOOD IS A STUDY IN CONTRASTS: IT'S WHERE SUIT-AND-TIE PROFESSIONALS RUB ELBOWS WITH FREE-SPIRITED ARTISTS, WHERE A BUSTLING METROPOLIS IS A TRAM TICKET AWAY FROM THE COUNTRYSIDE; WHERE NEW BUILDINGS ARE ANCHORED TO HISTORICAL GROUND.







# playhouse

ENTER PLAYHOUSE: A NEW RESIDENTIAL CONCEPT THAT  
IS MORE THAN A PLACE OF DWELLING; IT'S A PLACE OF LIVING.  
IN THE HEART OF ABBOTSFORD  
—MELBOURNE'S HUB OF CREATIVE ENERGY—  
PLAYHOUSE IS A MAGNET FOR YOUNG-AT-HEART PROFESSIONALS  
FOR WHOM 'ALL WORK AND NO PLAY' IS NOT AN OPTION.

















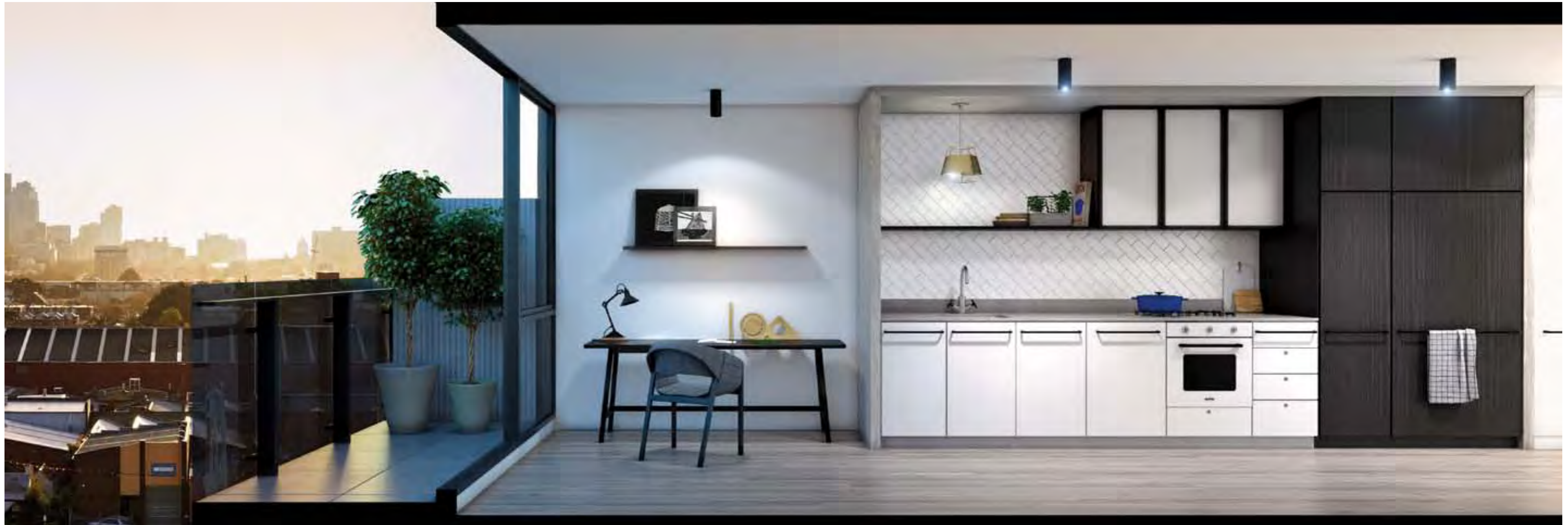




























# teamplay

BLUE EARTH GROUP IS A PROPERTY DEVELOPMENT GROUP SPECIALISING IN APARTMENT PROJECTS.

FOR OVER 20 YEARS, WE HAVE HAD A REMARKABLE JOURNEY, TRAVERSING AN EVER-SOARING ARC FROM THE CONSTRUCTION OF A SINGLE DWELLING IN 1993, TO THE COMPILATION OF TODAY'S 2,000 APARTMENT PROJECT PORTFOLIO.

EXCELLENCE HAS REMAINED A CONSTANT THROUGHOUT OUR HISTORY: AN ENDURING ALLEGIANCE TO QUALITY AND DESIGN.

WE HAVE AN UNFALTERING COMMITMENT TO THINK IMAGINATIVELY, TREAT CHALLENGES AS OPPORTUNITIES, AND EMBRACE CREATIVITY IN EVERY SPHERE OF ACTIVITY, ALL TO MAKE A LASTING CONTRIBUTION TO THE BUILT ENVIRONMENT FOREVER.

Top row: Geox, Joulia  
Bottom row: Islington Silos, C100



# Project Information

## SUMMARY

### ADDRESS

1 SHAMROCK STREET  
ABBOTSFORD VICTORIA 3067

### TOTAL NUMBER OF APARTMENTS

310

### CAR SPACES

ON INDIVIDUAL TITLE

### ADDITIONAL CAR SPACES

NONE AVAILABLE

### SHARE CARS

3 SHARE CARS AVAILABLE

### BIKE STORAGE

YES

### STORAGE CAGES

YES INDIVIDUALLY FOR  
ALL APARTMENTS

### LEVELS

13

### CONSTRUCTION COMMENCEMENT

ESTIMATED EARLY 2014

### CONSTRUCTION COMPLETION

ESTIMATED LATE 2015

## BUILDING AMENITIES

INDOOR GYMNASIUM  
INDOOR SWIMMING POOL  
OUTDOOR TEPPANYAKI BBQ  
OUTDOOR FIREPLACE AND SEATING  
OUTDOOR FULLY LANDSCAPED AREA

## TEAM

### DEVELOPER

BLUE EARTH GROUP OF COMPANIES  
(BLUEEARTH.COM.AU)

### VENDOR

PLAY HOUSE APARTMENTS PTY LTD  
(A.C.N. 147 833 743)

### ARCHITECT

CHT ARCHITECTS  
(CHTARCHITECTS.COM.AU)

### INTERIOR DESIGNER

MIM DESIGN  
(MIMDESIGN.COM.AU)

### BUILDER

HAMILTON MARINO BUILDERS  
(HAMILTONMARINO.COM.AU)

## DISPLAY SUITE

### ADDRESS

1 SHAMROCK STREET  
ABBOTSFORD VICTORIA 3067

### ACCESS DETAILS

PLEASE CONTACT  
YOUR REPRESENTATIVE

## CONTRACT OF SALE INFORMATION

### DEPOSIT

10% OF THE CONTRACT PRICE

### DEPOSIT PAYMENT METHOD

CASH OR BANK GUARANTEE

### VENDOR

PLAY HOUSE APARTMENTS PTY LTD  
(A.C.N. 147 833 743)

### VENDOR SOLICITOR

LOGIE SMITH LANYON LAWYERS  
(LOGIELAW.COM.AU)

### VENDOR SOLICITOR

**TRUST ACCOUNT DETAILS**  
LOGIE SMITH LANYON  
LAWYERS TRUST ACCOUNT  
BSB: 183 334  
ACCOUNT: 3004 88616  
REFERENCE: PLAYHOUSE (AND LOT NO)

### SUNSET DATE

66 MONTHS FROM THE DATE  
OF CONTRACT SIGNING

### BANK GUARANTEE FAVOUREE

LOGIE SMITH LANYON LAWYERS

### BANK GUARANTEE EXPIRY

66 MONTHS FROM THE DATE  
OF CONTRACT SIGNING

# Specifications

## BUILDING AMENITIES

INDOOR GYMNASIUM  
INDOOR SWIMMING POOL  
OUTDOOR TEPPANYAKI BBQ  
OUTDOOR FIREPLACE AND SEATING  
OUTDOOR FULLY LANDSCAPED AREA

## BUILDING ENVELOPE

### FLOORS

REINFORCED CONCRETE SLAB

### EXTERNAL WALLS

INSITU CONCRETE AND/OR MASONRY  
AND/OR LIGHTWEIGHT CLADDING

### WALLS BETWEEN RESIDENTIAL UNITS

ACOUSTIC AND FIRE RATED WALLS  
AS REQUIRED

### INTERNAL WALLS

PAINT FINISH

### WINDOWS AND SLIDING DOORS

ALUMINIUM FRAMES WITH GLAZING

### BALCONIES

CONCRETE PAVERS

## STORAGE CAGES

## KITCHEN FITTINGS

### SINK

STAINLESS STEEL UNDERMOUNT

### COOK TOP

SMEG "MARC NEWSON"  
GAS COOK TOP OR EQUIVALENT

### RANGE HOOD

SMEG OR EQUIVALENT

### OVEN

SMEG "MARC NEWSON"  
ELECTRIC OVEN OR EQUIVALENT

### DISHWASHER

SMEG OR EQUIVALENT

## BATHROOM AND ENSUITE FITTINGS

### SHOWER BASE

CERAMIC AND/OR VITRIFIED TILE

### VANITY BASIN

PORCELAIN OR VITRIOUS CHINA

### TOILET

VITREOUS CHINA

### SHOWER SCREEN

FRAMELESS GLASS SCREEN

### MIRROR

POLISHED EDGE

### ACCESSORIES

CHROME

### TAP WARE

**KITCHEN**  
CHROME WITH BLACK HANDLES

### SHOWER TAPS

CHROME WITH BLACK HANDLES

### SHOWER OUTLET

CHROME

### VANITY

CHROME WITH BLACK HANDLES

## KITCHEN

### FLOORS

ENGINEERED FLOATING  
TIMBER FLOOR

### WALLS

LOW SHEEN ACRYLIC PAINT

### CEILING

PAINTED PLASTERBOARD

### SKIRTINGS

PAINTED MDF

### BENCHTOP

STONE

### SPLASHBACK

STONE UPSTAND AND CERAMIC  
AND/OR VITRIFIED TILE

### JOINERY

LAMINATE AND 2 PACK

## LIVING/DINING/ENTRY

### FLOORS

ENGINEERED FLOATING  
TIMBER FLOOR

### WALLS

LOW SHEEN ACRYLIC PAINT

### CEILING

PAINTED PLASTERBOARD

### SKIRTINGS

PAINTED MDF

## BEDROOMS

### FLOORS

CARPET

### WALLS

LOW SHEEN ACRYLIC PAINT

### CEILING

PAINTED PLASTERBOARD

### SKIRTINGS

PAINTED MDF

## BATHROOM/ENSUITE

### FLOORS

CERAMIC AND/OR VITRIFIED TILE

### WALLS

CERAMIC TILES AND/OR VITRIFIED  
TILE TO SHOWER ENCLOSURE WITH  
LOW SHEEN ACRYLIC PAINT OVER  
PLASTERBOARD ELSEWHERE

### CEILING

PAINTED PLASTERBOARD

### SKIRTINGS

CERAMIC AND/OR VITRIFIED TILE

### BENCHTOP

RECONSTITUTED STONE

### SPLASHBACK

CERAMIC AND/OR VITRIFIED TILE  
AND MIRROR

## GENERAL

### ELECTRICAL

INDIVIDUAL METERING THROUGH  
EMBEDDED NETWORK  
OR NOMINATED RETAILER

### LIGHTING

DOWNLIGHTS (LED)

### HOT WATER SERVICE

CENTRALISED GAS HOT WATER  
WITH INDIVIDUAL METERS

### COLD WATER SERVICE

INDIVIDUAL METERING

### LIFT

3 LIFTS

### AIR CONDITIONING

SPLIT SYSTEM AIR CONDITIONING, WITH  
INDOOR UNIT LOCATED IN LIVING AREA

### TELEVISION

MATV/FOXTEL IN LIVING ROOM AND  
MATV IN MAIN BEDROOM

### COMMUNICATIONS

NBN READY WITH COMMUNICATIONS  
POINTS IN LIVING ROOM AND MAIN  
BEDROOM

PLEASE NOTE THAT THIS SCHEDULE  
WAS PRODUCED PRIOR TO COMPLETION  
OF CONSTRUCTION AND IS INDICATIVE ONLY.  
CONSTRUCTION DETAILS, FITTINGS, FIXTURES  
AND FINISHES ARE SUBJECT TO CHANGE  
WITHOUT NOTICE IN ACCORDANCE WITH  
THE PROVISIONS OF THE CONTRACT OF SALE.

THIS SCHEDULE MAY INCLUDE ITEMS WHICH  
ARE NATURAL, POROUS, OR OTHERWISE LIKELY  
TO MARK, CHANGE COLOUR OR ALTER IN  
APPEARANCE, AND MAY DO SO IN ORDINARY  
USE AFTER INSTALLATION.

THE PURCHASER IS ADVISED THAT ALL  
PRODUCTS MUST BE USED AND MAINTAINED  
IN ACCORDANCE WITH THE MANUFACTURER'S  
RECOMMENDATIONS.

THE VENDOR ACCEPTS NO LIABILITY FOR STAIN  
OR DAMAGE TO ANY SURFACE AFTER  
SETTLEMENT.



# Area Analysis

## PLAYHOUSE, MAYBE THE LAST EVER DEVELOPMENT OF THIS SCALE ON THE YARRA RIVER?

**THE AGE**  
9 SEPTEMBER 2012

**BID TO CURB YARRA EYESORES**  
TIGHTER REGULATIONS AS PART OF THE METROPOLITAN PLANNING STRATEGY WHICH IS BEING DEVELOPED TO GUIDE GROWTH OVER THE NEXT 40 YEARS. TARGETS ARE SECTIONS OF THE RIVERBANK THAT RUN THROUGH THE CITY AND PROVIDE ATTRACTIVE VIEWS OF THE WATER.

**THE AGE**  
14 OCTOBER 2012

**BUILDING RULES TO PROTECT THE YARRA**  
ALL NEW PROPERTIES ALONG THE YARRA RIVER WILL BE SUBJECTED TO HEIGHT LIMITS AND NEW ENVIRONMENTAL CONTROLS. THE CONTROLS ALONG THE 243KM STRETCH WILL MEAN THAT ALL NEW BUILDINGS ALONG THE RIVERSIDE WILL BE LIMITED TO 9 METRES. THAT MEANS BUILDINGS WILL BE LIMITED TO 2-3 LEVELS. THIS WILL BE THE STRONGEST EVER LEVEL OF PLANNING PROTECTION AFFORDED TO THE MAJOR RIVER.

**THE AGE**  
14 OCTOBER 2012

**SAVING THE YARRA FROM A FLOOD OF DEVELOPMENT**  
NEW PROJECTS ON THE YARRA WILL BE SET BACK FAR ENOUGH FROM THE WATER TO MAINTAIN PUBLIC SPACE BETWEEN THE RIVER'S EDGE AND BUILDINGS.

## CHEAPER TO BUY THAN RENT? YES IN ABBOTSFORD

**HERALD SUN**  
5 NOVEMBER 2012

**HOME BUYING IS CHEAPER THAN RENTING**  
AN ABBOTSFORD BUYER SAVES AS MUCH AS \$132 A MONTH ON A MEDIAN PRICED PROPERTY COMPARED TO THE MEDIAN RENT.

## MILLION DOLLAR APARTMENTS

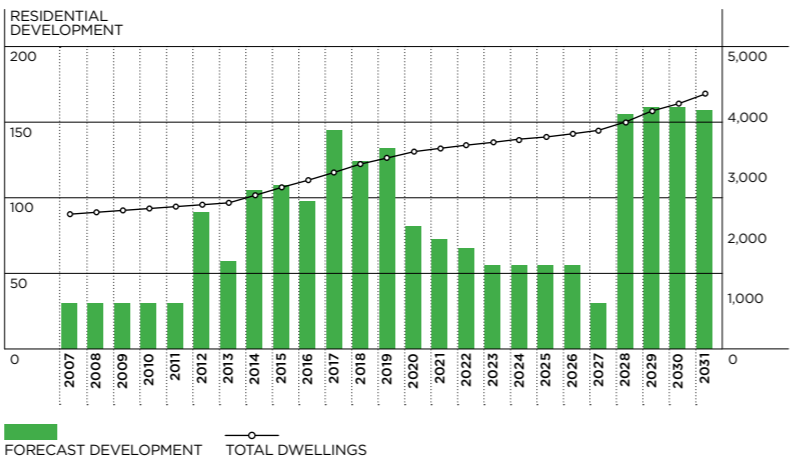
**THE DOMAIN**  
26 JANUARY 2013

**ABBOTSFORD BECOMES MELBOURNE'S NEW MILLION DOLLAR PROPERTY HAVEN**  
ABBOTSFORD IS THE FIRST MELBOURNE SUBURB TO RECORD A MEDIAN APARTMENT PRICE OF ABOVE \$1 MILLION. DOWNSIZING BABY BOOMERS BUYING INTO A HIGH END RIVERSIDE DEVELOPMENT HAVE SKEWED THE LATEST RESULTS.

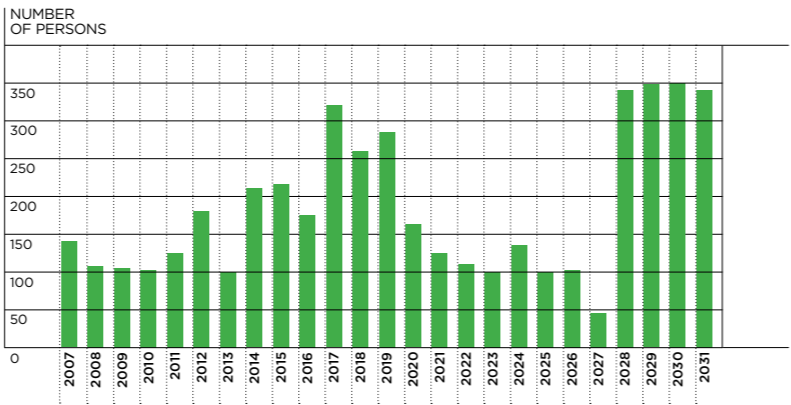
## FORECAST HOW MANY WILL LIVE HERE IN THE FUTURE?

ABBOTSFORD	2006	2011	2016	2021	2026	2031
POPULATION	4,619	5,194	6,082	7,222	7,761	9,189
CHANGE IN POPULATION (5 YEARS)		575	888	1,140	539	1,428
AVERAGE ANNUAL CHANGE (%)		2.37	3.21	3.5	1.45	3.44
HOUSEHOLDS	2,035	2,213	2,656	3,191	3,473	4,124
AVERAGE HOUSEHOLD SIZE (PERSONS)	2.18	2.26	2.22	2.21	2.17	2.17
POPULATION IN NON PRIVATE DWELLINGS	187	186	186	186	221	221
DWELLINGS	2,140	2,293	2,751	3,304	3,597	4,270
DWELLING OCCUPANCY RATE	95.09	96.51	96.55	96.58	96.55	96.58

## FORECAST RESIDENTIAL DEVELOPMENT ABBOTSFORD 2007-2031 YEAR ENDING JUNE 30



## FORECAST POPULATION CHANGE ABBOTSFORD 2007-2031 YEAR ENDING JUNE 30



## THE AGE

SEPTEMBER 9, 2012

# Bid to curb Yarra eyesores

Farah Osman

The Ballarat government is considering introducing tough controls along the Yarra river - including mandatory height and setback controls - to protect the riverbank from being overrun by inappropriate development.

Planning Minister Matthew Gray has consulted the river at a risk of inundation, and requires new rules to limit "overdevelopment" and inconsistent planning decisions along its edge.

Councils contacted by The Sunday Age previously welcomed the minister's comments, with Ballarat's mayor John Keenan saying the council had been lobbying the government for similar controls. "It's a consistent control" for some time.

"Mandatory controls provide the certainty that residents want," Mr Keenan said. Such mandated stipulations would also have been crucial to allow the city to be redeveloped in the Victorian Civil and Administrative Tribunal.

The government is looking at introducing higher standards as part of its metropolitan planning strategy, which is being developed to guide growth across the city over the next 40 years. Of particular concern to residents are sections of riverbank that run through the city and provide attractive views of the water, as well as areas in the City of Yarra, where several former industrial sites have been earmarked for reuse.

"What is needed is clarity in state and local policy that does give a level of consistency and certainty in relation to planning near the edge of the river," Mr Gray said. The strategy "A number of aspects have been put forward by community groups - whether it's inclusion in a single responsible authority, or planning controls, or an overlay. I wouldn't want to give any commitment for this stage, unless we've seen looking at them."

While the idea of a single planning authority for the Yarra was "exciting" because it would mean more planning authority over the riverbank, introducing mandatory riverbank rules had not been ruled out, Mr Gray said.

Yarra City mayor Geoff Barbour said that height and setback controls would be a "positive" step towards protecting the riverbank. "At the moment we have the situation where we can't work with the river, but they're all virtually open to appeal," he said.

Part of the problem in keeping development in check is that the Yarra runs through several council jurisdictions, and "different maximum heights" tend to vary from site to site. Also, these planning guidelines can be moved or repealed at VCAT.

Catharine Hoare, president of the Yarra River Action Alliance, said enforcement had become a problem because "there's no real vision for the Yarra corridor". In the absence of clear government vision, she said, the city has been a growing concern, with critics saying a number of developments in recent years have not metably provided for future development.

The latest is a contentious proposal to build three luxury townhouses on a heavily-regulated site at Coppin Grove, Hawthorn, which is in Premier Ted Baillieu's electorate. The \$10 million riverside proposal was judged with Baillieu's election at the end of last year, but the state's reserved classes of objection from local residents, council and Melbourne Water.

As Baillieu's Council did not make a ruling on the proposal within the 60-day limit, the permit application will now be determined at a VCAT hearing next month.

The council will oppose the proposal on nine separate grounds, including the impact on the environment and the character of the surrounding area.

Permit applicant Peter O'Brien has declined to comment on the plan.

But Yarra Riverkeeper Association president Ian Preece said that if approved, the project would show "how high our" concern of the most picturesque sections of the lower Yarra.

"Each building becomes a precedent for what happens nearby, so the guidelines and rules for planning need to be much stronger," he said.

The latest test case, which is before the Victorian Civil and Administrative Tribunal, is a \$10 million proposal for three luxury townhouses in Coppin Grove, Hawthorn. The four-story proposal has had many objections, but well-placed sources say it could now have set as a result of the government's new height limit for townhouses.

Under the changes, which will be gazetted tomorrow, a new "river corridor" clause will be inserted into state planning policy, giving extra weight to the significance of the buildings must not exceed mandatory maximum height limits, which will start at nine metres in Boroondara, and be determined on a case-by-case basis for the cities of Stonnington, Yarra, Boroondara, Manningham, Melbourne, Maribyrnong, Moonee Valley and Traralgon.

Projects must be set back far enough from the water to ensure public space is maintained (although the government has not set a specific limit).

Additional vegetation should form part of future proposals, and the removal of all permanent vegetation "avoided, minimised and offset".

Boroondara's director of city planning, John Luggins, said tighter controls would provide greater certainty.

The City of Yarra's mayor, Geoff Barbour, agreed: "We certainly have guidelines, but they're subject to all kinds of interpretation by developers, and they have been some regrettable decisions."

Ian Preece, of the Yarra Riverkeeper Association, said the changes were "without doubt, a step forward" but would result in the loss of some of the best views of the river. "I don't just need mandatory planning controls, we should also bring in an act of Parliament - like the Yarra River Protection Act - to give legislative force to the statutory planning controls," he said.

Opposition planning spokesman Brian Terrell said the AFP supported tighter controls, but added that in the past the minister had "taken roughshod" over community opposition.

"Can a hapless reality change his speech?" he asked.

## THE AGE

OCTOBER 14, 2012

# Building rules to protect Yarra and Maribyrnong

Farah Osman

All new properties along the Yarra and Maribyrnong rivers will be subject to mandatory height limits and environmental controls under a state government plan to protect Melbourne's key waterways.

The new rules follow a series of Sunday Age reports highlighting the extent of riverbank development along the Yarra, in such suburbs as Richmond, Abbotsford, Alphington and Traralgon.

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## THE AGE

OCTOBER 14, 2012

# Saving the Yarra from a flood of development

Minister takes first steps in delivering a consistent approach to river's future.

The decline of a river can occur in many ways - through drought, pollution, neglect or development. A river that runs through a city can be most at risk. In falling health since the 1970s, the Yarra is one such waterway. It is by no means dead but it has been under threat. Its natural beauty and the amenity that it provides to the city are at risk.

Today, there is a case for optimism. The state Planning Minister, Matthew Gray, will announce new regulations to stem the flood of inappropriate development on the river's edge - and that of the Maribyrnong too.

The changes include height and environmental controls to protect the river's edge and the Maribyrnong too. The City of Boroondara will be the first council to be affected by the new rules.

Other councils will follow. Other stipulations will include that new projects are set back far enough from the water to maintain public space and that there will be planting of additional vegetation between the river's edge and buildings.

The Sunday Age has been at the forefront in reporting developments along the river and the stress these changes bring, calling for new planning controls. We welcome the government's announcement.

A proposal to build townhouses near the river's edge at Coppin Grove, Hawthorn, is but the latest in a series of developments that, opponents say, will diminish the river's amenity.

Other developments given approval in recent years include sites at Richmond, Alphington and Traralgon. As to the Hawthorn proposal, three state government departments have objected: Melbourne Water, the Department of Sustainability and Environment, and Public Works.

The project would be "contrary to good planning", they say. Its proponents say it offers "innovative and quality lifestyle choices".

The president of the Yarra River Action Alliance, Catharine Hoare, said recently there was no "real vision for the Yarra corridor". She said enforcement it might become a "wild coast along the river". This week's AFP shows that's correct.

Mr Gray takes the first steps in initiating safeguards against overdevelopment, but if his words are to have any weight, they must be defended. An announcement is one thing, a commitment to defend them against commercial interests is another.

Mr Gray has talked the talk, now he needs to walk the walk - perhaps also to walk the water - to ensure the river's beauty is not lost and that the city's best interests are protected.

## THE AGE

JANUARY 26, 2013

# Abbotsford becomes Melbourne's new million dollar property haven

Simon Johnston  
Property Editor for The Age

IT MAY BE a statistical blip, but Abbotsford is the first Melbourne suburb to record a median apartment price above \$1 million.

Downsizing baby boomers buying into a high-end riverside development have skewed the latest results from Real Estate Institute of Victoria's Melbourne house price series.

The sale of 26 Yarra-edge apartments for up to \$4 million each in the once working class suburb pushed up its median unit price for the December quarter to \$1,108,900.

Developer Hamt's 166-apartment Haven complex is one of several on the former Honeywell factory site that sit on a bend in the Yarra River opposite some of Melbourne's premier waterfront addresses in Kew and Hawthorn.

Unless there are similar big sales this year, Abbotsford's median - the mid-point between the highest and lowest sale price - is likely to fall back below \$1 million. But the downsizing and other activity had a positive effect on prices.

A rise in demand, and prices, in the city's leafy inner belt - Kew, Brighton East, Essendon, Hawthorn, Glen Iris and Fitzroy North - reflects a 16 per cent surge in sales during last year's spring selling season.

Melbourne's median house price rose in the December quarter by a seasonally adjusted 2.6 per cent, the REIV reports.

In raw figures, the median jumped 7.8 per cent to \$555,000.

Other analysts' results differ. Using different methodology, property analysts RP Data calculate Melbourne's median price actually fell 1.6 per cent, rather than rose.

Prices in regional Victoria were stable, the median, \$305,000, barely shifted between September and December, REIV figures show.

But commuter belt towns such as Ballarat, Bendigo and Geelong rose between 1.8 and 8.1 per cent.

## Home buying is cheaper than renting in 16 Melbourne suburbs

NOVEMBER 10, 2012

# Home buying is cheaper than renting in 16 Melbourne suburbs

Nathan Minns  
Property Editor for The Age

INTEREST rate cuts have expanded the number of Melbourne suburbs where buying a home is cheaper than renting.

There are now 16 suburbs compared to just 10 in August where buying could save people money over renting, according to the latest RP Data figures.

Abbotsford unit buyers could save as much as \$132 a month with a principal and interest loan on a variable rate of 5.9 per cent for a median priced property compared to median rents.

Units in Carlton also make the list, with an estimated saving of up to \$317 a month, but the figures are skewed by dedicated student accommodation which lowers median property values, according to local real estate agents.

In regional Victoria home buyers in Dimboola in the Wimmera could save \$120 a month, \$91 could be knocked off monthly repayments in California Gully near Bendigo and \$53 off in Mildura.

RP Data national research director Tim Lawless said with house prices currently below their peak in 2009 and 2010 and interest rates falling renting is becoming less attractive.

"For many buyers now may be a good time to either enter the market or buy their first home," Mr Lawless said.

He also noted that for those able to spare a further \$50 a month the number of suburbs and properties available to buy rather than rent increased dramatically.