

HAWTHORN PARK





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A NEW HAWTHORN

Rothelowman is proud to be part of Hawthorn Park. This is a true place-making project, bringing a new architectural form and a new level of amenity to one of Melbourne's most established, blue-chip neighbourhoods.

Hawthorn Park presents multiple façades to three streets, and is designed to balance bold, modern forms with a respect for local character. Behind those façades is a range of contemporary residences which enjoy grand garden vistas and access to a park of abundant space and lush greenery.

Hawthorn Park is unlike anywhere else. We're proud to be creating a place to call home, a place to relax and a place to build a new future.

Kim Lowman
Lead Architect,
Rothelowman

Camberwell Road Facade



MASTER PLAN

Start the day with a swim in the spectacular sky pool. Work out in the gym. Relax under a tree. Enjoy a private dinner. The masterplan of Hawthorn Park delivers exclusive, resort-style luxury amenity for residents to enjoy.

- ① Elm Building
- ② Ivy Building
- ③ Jasmine Building
- ④ Maple Building
- ⑤ Central Garden
- ⑥ Meditation Garden
- ⑦ Camberwell Place
- ⑧ Burwood Place



BLUE CHIP LOCATION

— EVER- GREEN STYLE

**FOR GENERATIONS,
HAWTHORN EAST HAS
BEEN ONE OF MELBOURNE'S
PREMIER SUBURBS**

With stately homes lining its leafy streets, acclaimed restaurants and independent boutiques dotted along shopping strips, and some of the city's most prestigious schools nearby, Hawthorn East offers the fundamentals of a grand, established neighbourhood with classic village charm.

Hawthorn East is also ideally located to enjoy the surrounding suburbs, with bustling Camberwell Junction and Glenferrie Road both close by, and the CBD less than half an hour by train, tram or car.

At Hawthorn Park, the best of the World's Most Liveable City is at your door.



POSITION PERFECT



Sporting Precinct

Arts Precinct

Melbourne CBD 6.7km

Swinburne University

Burwood Road

Auburn Station

HAWTHORN
PARK

Camberwell Road

Camberwell Junction

LIVE LOCAL

At Hawthorn Park, you're close to everything that makes this pocket of Melbourne's eastern suburbs such a highly desirable place to call home. Shops, cafés, trams, trains, schools and everything you need is all in easy reach.

RETAIL & ENTERTAINMENT

- R1 Camberwell Sunday Market
- R2 Rivoli Cinemas
- R3 Swoon
- R4 Oska
- R5 Country Road
- R6 Peony
- R7 Bose
- R8 EST Australia
- R9 Lululemon athletica

CAFES

- C1 The Counter
- C2 Axil Coffee Roasters
- C3 Short Black
- C4 Porgie & Mr Jones
- C5 Olio & Pane
- C6 The Counter
- C7 My Other Brother
- C8 Collective Espresso
- C9 Lights In The Attic Cafe

DINNER & DRINKS

- D1 Geebung Hotel
- D2 East of Everything
- D3 St Cloud
- D4 Bangkok Terrace
- D5 Fonda
- D6 Firechief Pizzeria
- D7 Elyros
- D8 The Meat& Wine Co
- D9 Bar None

EDUCATION

- E1 Auburn High School
- E2 Auburn Primary School
- E3 Swinburne University
- E4 Preshill
- E5 Carey Baptist Grammar School
- E6 Camberwell Girls Grammar School
- E7 Camberwell Junction Early Learning Centre
- E8 Hawthorn Occasional Care
- E9 Camberwell Primary School

PARKS & RECREATION

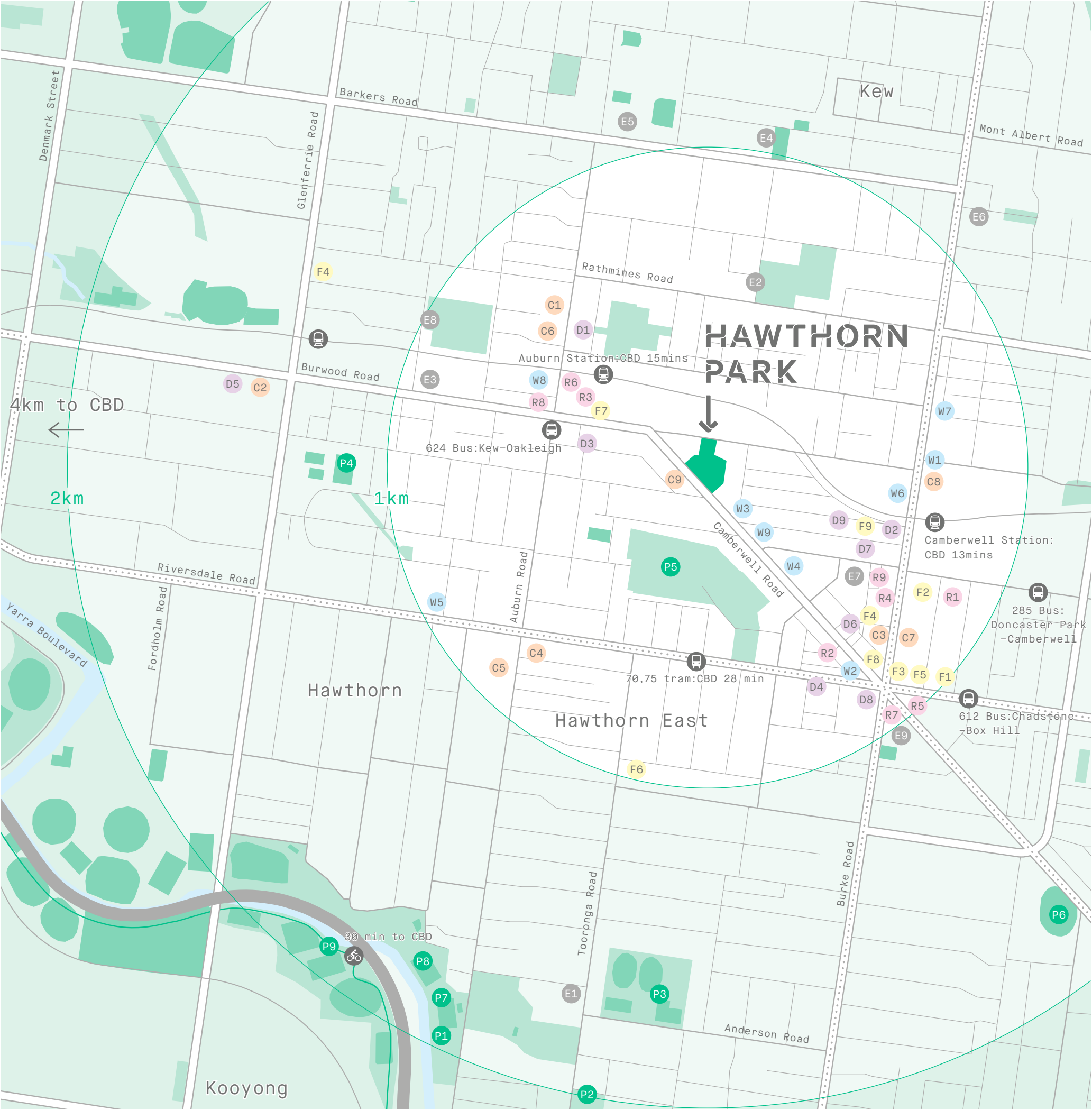
- P1 Patterson Reserve
- P2 Cato Park
- P3 Anderson Park
- P4 Hawthorn Tennis Club
- P5 Fritsch Holzer Park
- P6 Camberwell Sportsground
- P7 Hawthorn Hockey Ground
- P8 Hawthorn Velodrome
- P9 Gardiners Creek

FRESH FOOD

- F1 Camberwell Fresh Food Market
- F2 Woolworths
- F3 Great Earth HF
- F4 Pure & Natural HF
- F5 Evergrin Organics
- F6 Pentaris Quality Fruit & Veg
- F7 Blood Orange Foodstore
- F8 The Source Bulk Foods
- F9 The Well Shopping Centre

WELLNESS

- W1 Silk Day Spa
- W2 Resonate Yoga
- W3 Kula Yoga
- W4 Elevation Floatation & Yoga
- W5 Infinite Wellness Massage
- W6 Camberwell Beauty Therapy
- W7 Beauty on Burke
- W8 Auburn Beauty Therapy
- W9 Siri Banyan Thai Massage & Relaxation





Axil Coffee Roasters

FROM HEALTHY BREAKFASTS TO LONG LUNCHES

What began as a light sprinkle of cafés in Hawthorn East has become a delicious concentration of the city's hottest places to share late brunches and early fixes. Liar Liar was one of the first to make a splash, but with this sophisticated pocket now home to everything from coffee roasters to frozen yoghurt purveyors, there's always a new favourite to discover.



The Counter

Hawthorn Common



NEW FLAVOURS AND FOOD WITH A VIEW

A night out in Hawthorn can include craft beers and cocktails at Hawthorn Common or the latest blockbusters at the Lido Rooftop Cinema. From the latest burger sensations at Huxtaburger to new-look Vietnamese at St Cloud, your local streets offer a tempting variety of food and entertainment.



St. Cloud





Peony

THE LATEST FASHION AND THE FINEST THREADS

With its charming leafy streets and period architecture, Hawthorn is a delightful place to spend time browsing the local shops. Discover handcrafted homewares in Auburn Village, the inviting Readings bookstore or designer threads in the dozens of local boutiques. For major shopping outings, Victoria Gardens, Westfield Doncaster and Chadstone shopping centre are all just ten minutes away by car.



Swoon



Swoon

FRESH FOOD AND GOURMET FARE

Locals and visitors alike flock to the bustling Camberwell market with its aisles brimming with fresh produce and gourmet delights. Pick up a loaf of freshly baked bread or a bunch of flowers from the talented florists to add an extra touch of greenery inside your Hawthorn Park home.



Camberwell Market

Camberwell Sunday Market



Camberwell Market



Auburn Station

THE RIGHT TRACK

Hawthorn Park encourages an active life in the great outdoors. With riding around Melbourne's extensive network of pathways becoming more and more popular, an on-site bike workshop has been designed to meet the needs of residents who enjoy life on two wheels.

Multiple public transport options are also close by, with trams and trains providing direct access to the CBD in just minutes.



On-site bike workshop

ROOFTOP SPACES

From an invigorating swim in the pool to dinner and drinks with a view, the impeccably landscaped rooftop of Hawthorn Park provides a multitude of separate spaces for residents to unwind.

- ① Residents Market Garden & Shed
- ② Indoor/outdoor multi-function space and dining
- ③ Rooftop Grill
- ④ Residents lounge
- ⑤ Sky Walk
- ⑥ Sky Pool
- ⑦ Rooftop Lawn
- ⑧ Splash pool
- ⑨ Sky Lounge



ELEVATED STYLE



Rooftop terrace

Relaxing in the sun by day, enjoying cocktails at sunset and sharing an al fresco meal by night – the expansive rooftop terrace features a range of spaces to enjoy at every hour.



A PRIVATE TABLE

Located on the top level, the Hawthorn Park private dining room is the perfect setting for residents to host cocktail parties and exclusive dinners. With its own kitchen and direct access to the rooftop terrace, memorable occasions here become an everyday affair.

AT YOUR SERVICE

Life at Hawthorn Park is made even easier with its own exclusive app. With just a few taps, you'll be able to see special events, reserve the dining room, book personal services and keep up to date with all the latest news from your new community.



MIND & BODY



Hawthorn Park has been designed to nurture the physical and mental wellbeing of its residents. Whether it's working out in the gym with a personal trainer or joining a meditation session, staying active and enjoying a life in balance is effortless.

Living at Hawthorn Park also means exclusive access to a wellness centre, with a state-of-the-art gym, yoga studio, massage rooms and more.





THE FUTURE OF HAWTHORN IS GREEN

My design for Hawthorn Park has been carefully considered to encourage quiet recreation and reflective moments in traditional garden areas, with a more active lifestyle catered for on the rooftop terraces.

With 2000m² of landscaping, the scale of this impressive project allows for a layered outdoor experience across multiple spaces, from the hammock lounges, lawns and landscaped walkways between the buildings to the sky pool, al fresco dining and vegetable garden on the rooftops.

I've chosen plantings across indigenous and exotic species, featuring hardy and flowering trees which people are familiar such as Crepe Myrtle and Japanese Maple. Residents will enjoy contrasting foliage, autumn colours and plenty of evergreen screening to provide both privacy and a spectacular backdrop.

Jack Merlo
Landscape Architect



One of several Garden Lounges

JACK MERLO HAS DESIGNED
THE GARDEN SPACES
BETWEEN THE BUILDINGS OF
HAWTHORN PARK AS PLACES
OF TRUE RELAXATION



Hammock Lounge

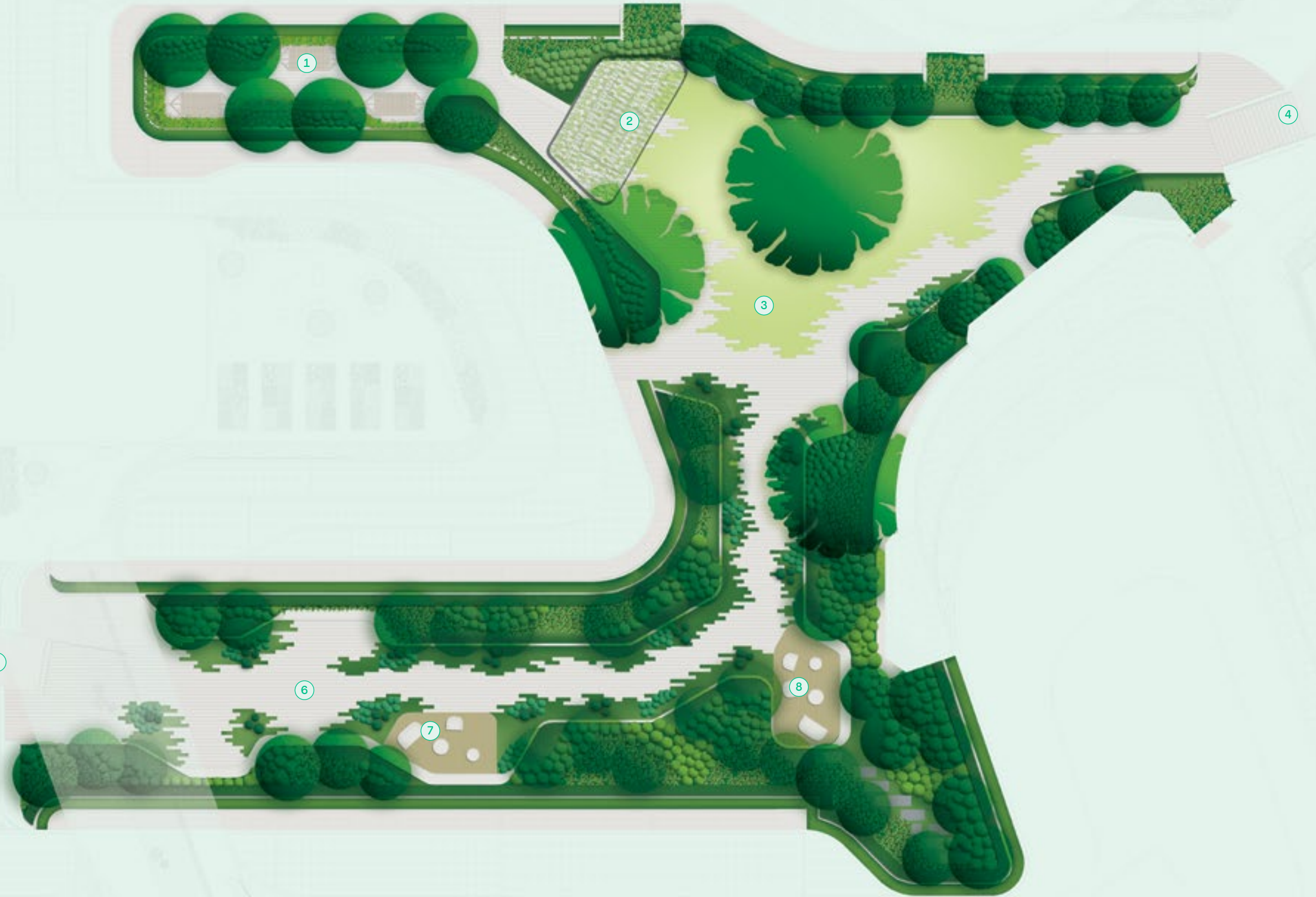
The hammock lounge, lawns, landscaped walkways and breakout spaces provide places for residents to enjoy fresh air and the warmth of the sun just outside their door.

Sheltered from the world outside, these private park settings are designed to provide a sense of serenity every day.

CENTRAL GARDEN

Places to walk, spread out on the lawns or meet friends in the lounges – the expansive Central Garden provides a parkland escape in an urban setting.

- ① Hammock Lounge
- ② Garden Pavilion
- ③ Central Lawn
- ④ To Burwood Road
- ⑤ To Camberwell Road
- ⑥ Central Walk
- ⑦ Garden Lounge
- ⑧ Garden Lounge





Courtyard Vegetable Garden

Lush vegetation surrounds every part of Hawthorn Park. Feature trees on the rooftop offer perfect spots to read a book in the shade, and the private vegetable garden and handy tool shed provide residents with everything they need to grow fresh fruit, herbs and vegetables.

Beyond the satisfaction of nurturing and growing your own fresh produce, gardening offers excellent wellbeing benefits by promoting physical activity and reducing stress. Set within the serene landscaping of Hawthorn Park, a collection of green spaces allows residents to connect with a relaxing, natural environment moments from home.



BEAUTIFUL AT EVERY SCALE

The architecture of Hawthorn Park draws on a range of visual forms, especially along the street frontages where articulation creates interest and a sense of identity.

Along Camberwell Road and Burwood Road, a series of public piazzas and retail spaces, including a café, will activate the area and provide a local gathering spot for residents.

The design of the internal architectural façades and the lush valley landscape was inspired by the stepped landforms of rice paddy fields and the stone terraces of Machu Picchu.

The textured, horizontal concrete bands evoke the idea of stone terraces on a hillside, creating a series of strata like levels that seamlessly blend with green walls and natural materials including bluestone, steel and timber.

Kim Lowman
Lead Architect, Rothelowman

Camberwell Road Facade and Skypool



THE PERFECT ENVIRONMENT

Australia's leading landscape architect, Jack Merlo, has collaborated with Rothelowman to create a series of garden spaces that work in harmony with the built environment of Hawthorn Park.

Vines enfold the buildings, trees allow dappled light to filter into the homes, and a careful selection of plants create a sanctuary of natural serenity.

Central Garden





Burwood Road Facade

PART OF THE NEIGHBOURHOOD

Along Burwood Road, Hawthorn Park has been carefully designed to complement the rich character of this tree-lined residential road. The stepped façades, garden walls and extensive gardens add a distinguished presence to this quiet streetscape.

A NEW STYLE OF LIVING SPACE

The interiors of the Hawthorn Park residences continue the theme of the contoured exterior and lush landscaping to provide a unified aesthetic experience. Key concepts of nature, transparency, reflection and texture informed the design direction within each home.

Rothelowman's interior design team is especially proud of Hawthorn Park. Offering island benches in the kitchens of one-bedroom apartments is almost unheard of in today's market, however this is indicative of the level of premium design features introduced to most layouts in this project.

Hawthorn Park is an escape into one's own sanctuary. With intelligent floorplans, high quality finishes, vistas of the private park, and a wide range of residential options, there is a style of home here to suit everyone.



Apartments at Hawthorn Park have been orientated to enjoy abundant natural light and garden views. The heart of each home is the open plan kitchen and dining area which connects seamlessly with a private terrace.

Typical Living, 1 Bedroom apartment - Warm Scheme





SCULPTURAL & SPACIOUS

A key design feature of all Hawthorn Park kitchens is the sculpted form of the island bench, which seems to flow from the top and down the side. Presented as either composite stone or stone in the upgrade, its diagonal shape reflects the architecture of the building exterior.

Balancing the hard lines of the benchtops is a softness in the vertical grooves of the cupboard surfaces and the decorative light fitting. Beyond the impressive aesthetics of these kitchens, intelligent storage includes the additional pantry shelves which can keep objects on display or closed off behind doors. The butler's pantry and European laundry further maximise space in the two-bedroom apartments.

Typical Bathroom, 1 Bedroom apartment - Warm Scheme



Typical Bathroom, 2 Bedroom apartment - Cool Scheme

Key features of the apartment bathrooms include an extra-large, above-bench sink, dual mixers and handy storage on the shelves in a cavity space.

Both the warm and cool colour schemes feature tapware with a smoky gun metal tone. Elsewhere the warm scheme includes champagne metal in the accents while the cool scheme uses subtle satin smoky accents.

PREMIUM RESIDENCES

THE PREMIUM RESIDENCES OF HAWTHORN PARK ARE LARGER DWELLINGS WITH SUPERIOR FINISHES AND PREMIUM APPLIANCES AS STANDARD

The timber floors are offered in a light or dark tone, depending on the colour scheme. Here rich timber floors and a selection of earthy colours give the living spaces a natural sense of luxury.

The kitchens in the Premium Residences boast high-end Gaggenau appliances including a five-burner cooktop, combi-steam oven, dish warming drawer and fully integrated dishwasher. Designer pendant lighting over the benches completes the look.







SERENITY & STYLE

Ensuites in the Premium Residences include all the features of the apartment bathrooms like the generous double basin vanity with his and hers mixers. Additionally these bathrooms feature a large walk-in shower and some with standalone bath.

Ensuites are offered in both a warm and cool colour scheme.

INVESTMENT OVERVIEW

KMS TO CBD

7.6

MINS TO CBD

14

TRAIN LINES

3

WALKSCORE

90

Source: Walkscore.com

RENTAL GROWTH PER ANNUM

6.0%

Source: Department of Human Services, Urbis

PERCENTAGE RENTERS

40%

Source: Department of Human Services, Urbis

LOCATION

Hawthorn East is strategically located to offer a number of key fundamentals such as transport, education, lifestyle and amenity options.

TRANSPORT

Rail	500m	Auburn Station: Lilydale, Belgrave and Alamein lines 14 mins to CBD
Tram	500m	70 Waterfront City Docklands – Wattle Park
	500m	75 Etihad Stadium Docklands – Vermont South
	600m	72 Camberwell – Melbourne University
Bus	500m	624 Kew – Oakleigh
	800m	612 Chadstone SC - Box Hill
	800m	285 Doncaster Park & Ride – Camberwell SC

WALKABILITY

This address has a very high walk score of 90 and is labelled a "walker's paradise", as most daily errands do not require a car.

CYCLING

It is possible to ride into the city and almost avoid traffic by using existing bike trails. The nearby Gardiner's Creek Trail links with the Capital City Trail and Main Yarra Trail.

SHOPPING

Four major shopping areas close by including Camberwell Junction / Glenferrie Rd / Camberwell Rd / Burwood Road

EDUCATION

500m	Swinburne University
500m	Auburn High School
500m	Auburn Primary School
600m	Carey Baptist Grammar School
500m	Camberwell Girls Grammar School
800m	Camberwell Primary School

RENTAL ANALYSIS

"According to the DHS, apartments in Hawthorn East have registered median rental growth of 6.0% per annum for one-bedroom apartments, 5.3% for two-bedroom apartments, and 5.5% per annum for three-bedroom apartments in the ten-year period to June 2016."

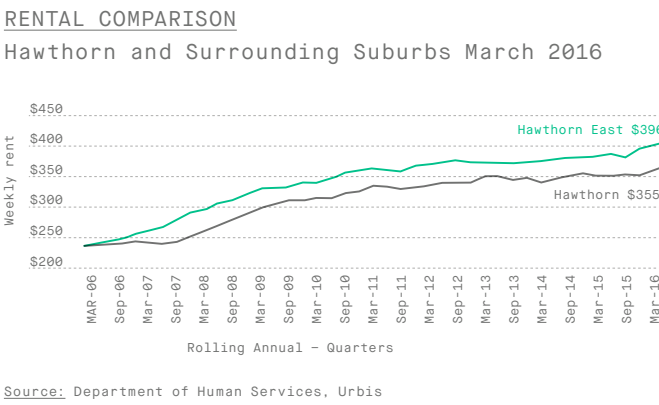
MEDIAN WEEKLY RENTAL GROWTH

Hawthorn East March 2016

	1 Bed	2 Bed	3 Bed
1-year	9.7%	6.3%	6.6%
5-year	3.2%	2.6%	2.7%
10-year	6.0%	5.3%	5.5%

Source: Department of Human Services, Urbis

"Looking forward, high demand driven by the catchment's proximity to education, transport and amenity, coupled with the ongoing growth of the renal market, is likely to attract market interest from interstate and overseas investors."



POPULATION

Hawthorn East population will grow by around 1,100 new residents between 2016 and 2021 representing a growth of 1.4% per annum

Hawthorn East has recorded a high student population of 11%, which further bolsters the younger demographic.

A higher than average proportion of residents identify as having a white collar role (89%), supporting the higher income result.

WHITE COLLAR WORKERS

Hawthorn East	Greater Melbourne
89%	72%

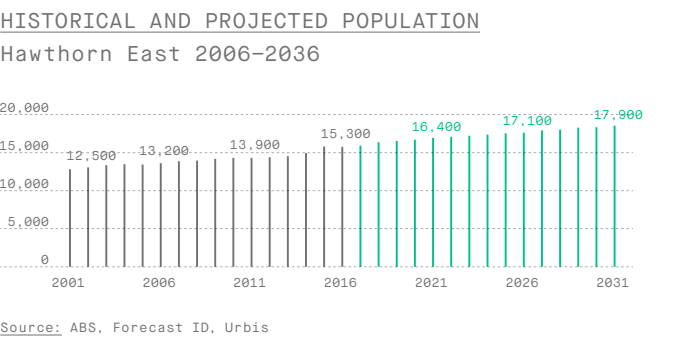
A higher proportion rent compared to Greater Melbourne

RENTERS

Hawthorn East	Greater Melbourne
40%	28%

THE MARKET

Looking at the surrounding suburbs and Greater Melbourne, Hawthorn East is generally recording a premium. With a difference of up to \$187,500, the suburb registered a premium of 25% above Hawthorn, and 40% over Greater Melbourne. Coupled with the median price growth, these factors indicate that the suburb has been experiencing strong demand.



PROJECT TEAM



Dahua Group has been active in the Australian development market since 2014 with a focus on large residential sub-divisions and mixed-use projects. At Dahua, we live to create thriving communities.



Rothelowman is a market leading, commercially astute, architecture, urban design and interior design consultancy that specialises in major mixed-use, commercial, multi-residential, hospitality, and retail projects. Since its establishment in 1991, Rothelowman has been at the forefront of an innovative, design led approach to the evolution of the modern Australian city.



PDS Group has a breadth of experience covering large and small scale projects. Its remarkable client base and repeat business pattern is a testament to effective business practice. PDS Group provides high quality, high performance, cost effective and innovative project and development solutions, with a breadth of project experience covering all sectors of the property industry.



Through our commitment to providing enduring neighbourhoods in partnership with the most reputable local experts, our deeply considered urban and architectural designs enable us to create beautiful places where people can experience life in all its richness, today and into the future.



Jack Merlo leads Australia's premier landscape architecture studio. Each project receives his personal attention, from the initial client brief to the final contract documentation. Renowned for impeccable landscape architecture and a collaborative approach, Jack Merlo and his team elevate outdoor spaces through principles of beauty, harmony and sustainability.



For over three decades, DOMO has been Australia's exclusive stockist of the world's most prestigious and sought-after furniture brands including Grange, Ligne Roset, Sika Design, Roda, Duresta and de Sede to name a few. DOMO is proud to be partnering on Hawthorn Park.

Disclaimer

While this floor plan / brochure reflects the proposed development at the time this floor plan/ brochure was created, the information it contains should be used as a general guide only. The representations of the development are artistic impressions only. In particular, the designs, plans, images, view lines, dimensions, layout, sizes and areas, facilities, amenities, infrastructure, number of lots, the configuration of these and other information contained in this floor plan, the marketing display suite, internet site, videos, computer applications and all plans and schedules (Property Information) may change depending on a range of variable factors including, but not limited to, council building approvals and planning consents, market conditions, finance and government and municipal requirements. As a result, the Property Information including the view from each apartment are indicative only and subject to change without notice as the development progresses. We recommend that you undertake your own enquiries, obtain independent legal advice and confirm the current Property Information at the time you enter into any purchase contract. This brochure does not constitute part of an offer or contract. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. Furniture and home decorator items are for illustrative purposes only and are not included in the purchase price.



**DAHUA
GROUP**