

EAST LAKES

LINVE

DISCOVERY PACK

EASTLAKES
LIVE



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CROWN GROUP
VISION

Eastlakes Live presents
The New East, a way
of future living in a
lifestyle destination
like never before.



Page 5

A RARE
OPPORTUNITY

For the owner-occupier
or astute investor, each
residence has been
thoughtfully considered
and designed.



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EXPERIENCES
TO SAVOUR

There is so much to
be enjoyed at your
doorstep and beyond
the precinct in Sydney's
southeast.

FEEL YOUR SENSES COME ALIVE

PLACEHOLDER

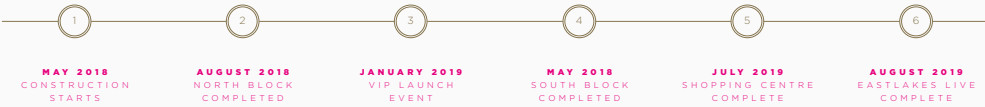


VISIT [CROWNGROUP.COM.AU/EASTLAKESLIVE](https://crown-group.com.au/eastlakeslive) OR CALL US ON 1300 927 910

CrownGroup

WELCOME TO SYDNEY'S NEW EAST, A CATALYST FOR TRANSFORMATION, SETTING NEW BENCHMARKS FOR OTHERS TO FOLLOW.

TIMELINE



1300 927 910
CROWNGROUP.COM.AU/EASTLAKESLIVE



CROWN GROUP

*“The new east.
Much more than
meets the eye.”*

When people see when they look at Eastlakes? I saw immense potential, a hidden gem that is much more than the suburb. Beyond the land, the water, and the shopping centre, I saw the people that will live here. I envisioned how Crown Group could create a brilliant future for the area through a billion-dollar redevelopment. It is a vision that not just about the physical forms and buildings, but a new community we will create.

The Eastlakes I see is truly a destiny by design. Together with FJMT Architects, one of the world's best, we will make this vision come true.

Eastlakes will be come The New East for Sydney. A place bustling with life, energy and anticipation,connected to the world. With great pleasure,we bring you Eastlakes Live by Crown Group.

Iwan Sunito
Chairman & Group CEO
Crown Group

A COLLABORATION BETWEEN FJMT AND CROWN GROUP

Francis-Jones Morehen Thorp (FJMT) is a multi-disciplinary design studio committed to design excellence and the enhancement of the public domain. Through disciplines in architecture, interiors, urban design, landscape architecture, interiors and community engagement, FJMT has worked closely with Crown Group to create Eastlakes Live, Sydney's new east.

Eastlakes Live will deliver new public realms for shopping, dining and lifestyle experiences, a destination for pause, events or activity.

Beautiful luxury apartments will rise above the retail plaza, offering a new way of living in vibrant mixed-use precinct.

Engaging the redeveloped Eastlakes Park, surrounding neighbourhood and nearby golf courses, Eastlakes Lives delivers pedestrian lines that seamlessly connect the local community, creating a sense of place that is truly one of a kind.

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ONE OF A KIND

Eastlakes live is crown group's newest and largest project to date. From remarkable residences to curated retailers, and manicured parks to inspired playgrounds, eastlakes live is an effervescent, multisensorial celebration of australia's rich, multicultural diversity.

Developed in collaboration with award-winning architects, FJMT, Eastlakes Live has been

inspired by native Australian plants and the golden hues of nature.

Eastlakes Lives is perfectly masterplanned to offer a perfect blend of beautifully designed residences, retail, facilities and open spaces, a place to cultivate, stimulate, and inspire the senses.

Look forward to a selection of gourmet experiences, al fresco dining and shopping,

as well as resort-style amenities for leisure and an active lifestyle. Residents will enjoy landscaped parks, playgrounds, BBQ areas, a state-of-the-art gymnasium, function rooms, resort-style swimming pool and a reflection pond. It is a place to live and love, a destination to fully embrace life.

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EASTLAKES LIVE

A VISION FOR FUTURE LIVING

Much more than just a new place to live, Eastlakes Live will bring to life a vibrant shopping precinct, market square, water park, playground, village green and landscaped gardens.

Residents living above the retail podium can look forward to a plethora of gourmet experiences, al fresco dining and shopping downstairs, as well as

resort-style amenities. Enjoy exclusive access to BBQ areas, a state-of-the-art gymnasium, function room and swimming pool. Bringing together the people of Eastlakes, an outdoor event space will be the ultimate venue for festivals, performances and community celebrations.

Eastlakes Live will become an important destination of a civic-scale. The new western

terrace of Eastlakes Live will form a vibrant and active edge to the park, with a viewing platform protected by a giant timber canopy. An amphitheatre of steps offers residents and visitors a viewing point from which to enjoy events and performances in the park.



PROJECT OVERVIEW

LOCATION	19 EVANS AVENUE, EASTLAKE, NSW 2018		
ARCHITECT	FJMT ARCHITECTS		
PHASES (2 IN TOTAL)	534 LUXURY APARTMENTS COMPRISING: PHASE 1 (NORTH) - 130 APARTMENTS PHASE 2 (SOUTH) - 400 APARTMENTS		
PHASE 1 APARTMENTS BREAKDOWN	STUDIO (1) 1 BED (47)	3 BED (9) 2 BED (77)	
LEADING AMENITIES	PARKS AND GARDENS GYMNASIUM SWIMMING POOL	ONSITE RETAIL SHOPPING CENTRE	
COMPLETION DATE	2020		

134

BOUTIQUE RESIDENCES IN PHASE ONE

400

MODERN APARTMENTS IN PHASE TWO

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EASTLAKES AT A GLANCE

EASTLAKES IS ONLY 8 KILOMETRES FROM THE SYDNEY CBD, A SUBURB WITH UNRIVALLED POTENTIAL. SLATED AS THE NEXT GROWTH CORRIDOR TO WATCH, THE GOVERNMENT'S CONTINUOUS INVESTMENT IN INFRASTRUCTURE WILL ENSURE ITS REMARKABLE TRANSFORMATION.



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EASTLAKES LIVE



DID YOU KNOW

The Eastlakes Shopping Centre is one of the oldest shopping centres in Australia.

26,099

POPULATION IN EASTLAKES
AS OF JUNE 2016

3.5%

ANNUAL POPULATION GROWTH,
OUTPACING GREATER SYDNEY

\$485

AVERAGE WEEKLY RENT
RENEWAL AREA

4.3%

INCREASE PER ANNUM
IN WEEKLY RENTAL

1.3%

VACANCY RATE AS OF MAY 2017,
WELL UNDER GREATER SYDNEY'S 1.7%

HISTORY OF EASTLAKES

Built on the Kamaygal land to the north of Botany Bay, Eastlakes takes its name from the extensive lake system on its southeast. The area was once known as Botany Swamps, and Sydney's third source of water when water was pumped from here to a reservoir in Paddington from 1859, supplying water to the city for a century.

The lakes were eventually partly reclaimed to create the Lakes Golf Course and Sydney Airport extensions. The dams became ponds within the golf course, on the other side of Southern Cross Drive, which cuts through the site of Crown Group's Eastlakes Live development.

Part of Eastlakes is also on the former site of the Rosebery Racecourse, which was redeveloped in the 1960s into a residential and commercial area. Rosebery Racecourse first opened as a pony track in 1906, where races held by the Associated Racing Clubs became as popular as those at Randwick, especially in the 1920s.

The racecourse became an army camp during both world wars. After the wars, the Sydney Turf Club reclaimed the racecourse as a training track. Part of it is now a local park with a memorial dedicated to the soldiers who have trained there.

On the site of the Eastlakes Live project, the existing shopping centre is one of the oldest in Sydney, if not Australia. Built in 1964 as The Lakes shopping centre, along with the red brick apartment buildings and public housing blocks that surround it, the centre is like a time capsule, captured in the 1980s. While sentimental connections still remain for some local residents, many feel they are ready to move on and embrace change.

Crown Group will be transforming this significant landmark into a new legacy for the area, a vibrant residential, shopping and lifestyle destination ready to embrace the future. It will be, a place for current and new residents, as well as the generations to come.

“Bayside Council looks forward to an exciting transformation and a new vibrant community.”

Eastlakes is part of the Bayside Council, a relatively new local government created on 9 September 2016 from the merger of the former City of Botany Bay and the City of Rockdale. Its new logo features a boat, stemming from the idea that to move forward, everyone has to row as team. It reflects Bayside as a new community, where everyone works together towards a better future.

Bayside Council organises regular free events throughout the year, including art festivals, multicultural fairs, language classes, computer, dance, music or knitting lessons, business talks, and even storytime sessions for the kids. The council is excited to see the change that Eastlakes Live will bring to the local community.

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EASTLAKES LIVE

EASTSIDE ART GUIDE

1	GALLERY 1 ADDRESS XXXX	DATE XX/XX
2	GALLERY 2 ADDRESS XXXX	DATE XX/XX
3	GALLERY 3 ADDRESS XXXX	DATE XX/XX
4	GALLERY 4 ADDRESS XXXX	DATE XX/XX
5	GALLERY 5 ADDRESS XXXX	DATE XX/XX
6	GALLERY 4 ADDRESS XXXX	DATE XX/XX
7	GALLERY 5 ADDRESS XXXX	DATE XX/XX

A PLACE FOR PEOPLE

LIVE OR INVEST IN RESIDENCES OF EXCEPTIONAL QUALITY, VERY LIVEABLE AND DESIRABLE HOMES FINISHED TO THE HIGHEST STANDARDS THE CROWN GROUP IS WELL-KNOWN FOR.

DUCIET FUGA MOLUP TATEM OMNISQUAS. US DOLECERCHIT, IPICIIS SEREPRE ET AUT VEL INVERUM AUT PEDIT EATUR, SUM ILIQUID ELICIMO LUPTIS QUI VERUPTA EPELIAS UNTESTET QUIBERE RUPTASPE VOLORIO REPUDAM, OFFICIAE. DUCIET FUGA MOLUP TATEM OMNISQUAS. US DOLECERCHIT, IPICIIS SEREPRE ET AUT VEL INVERUM AUT PEDIT EATUR, SUM ILIQUID ELICIMO LUPTIS QUI VERUPTA EPELIAS UNTESTET QUIBERE RUPTASPE VOLORIO REPUDAM.

41%

EASTLAKES POPULATION GROWTH
IN THE PAST 10 YEARS

28.4%

EASTLAKES RESIDENTS
AGED BETWEEN 20-34

41%

EASTLAKES POPULATION GROWTH
IN THE PAST 10 YEARS

LOCAL HERO MAGDA JENSON

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“Duciet fuga Molup tatem Omnisquas. Us dolecerchit, ipiciis serepre et aut vel inverum aut pedit eatur, sum iliquid elicimo luptis qui verupta epelias untestet quibere ruptaspe volorio repudam, officiae.”

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A RARE OPPORTUNITY

CHOOSE TO LIVE OR INVEST IN RESIDENCES OF EXCEPTIONAL QUALITY, ARCHITECTURALLY DESIGNED AND FINISHED TO THE HIGHEST STANDARDS DEFINED BY THE CROWN GROUP.



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EASTLAKES LIVE

PLACEHOLDER



“Inspired by native Australian flora and a natural palette, residences at Eastlakes Live exude a sense of warmth and comfort.”

Eastlakes Lives delivers a new benchmark for future living. The northside of the precinct offers exclusive boutique apartments that boast warm rich tones reminiscent of an urban forest.

Apartments to the south celebrate contemporary living featuring organic designs inspired by Australian flora, perched above the vibrant retail podium Eastlakes Live.

Residents enjoy exclusive areas for leisure and active rejuvenation. Landscaped courtyards feature exercise stations, barbecue nodes, herb gardens and calming water features. This expansive green space is imagined as a lush extension of the Eastlakes Park.

STRATA RATES

APARTMENT TYPE	WATER RATES RANGE PER ANNUM	STRATA LEVIES RANGE PER QUARTER	COUNCIL RATES PER ANNUM
1 BEDROOM SUITE	\$470 – \$520	\$650 – \$720	\$900 – \$1,100
1 BEDROOM + STUDY	\$510 – \$580	\$720 – \$790	\$1,000 – \$1,200
1 BEDROOM + FLEXI	\$570 – \$630	\$870 – \$960	\$1,100 – \$1,300
2 BEDROOM	\$570 – \$630	\$1,120 – \$1,250	\$1,200 – \$1,400
2 BEDROOM + FLEXI	\$570 – \$630	\$1,250 – \$1,400	\$1,300 – \$1,500
3 BEDROOM	\$670 – \$740	\$1,400 – \$1,500	\$1,400 – \$1,700
PENTHOUSES	\$760 – \$840	\$1,500 – \$1,600	\$1,600 – \$2,000
SUPER PENTHOUSE	\$760 – \$840	\$1,600 – \$1,800	\$2,100 – \$2,500

RESIDENT PROFILE

EASTLAKES LIVE WILL ATTRACT A BROAD DISCERNING AUDIENCE SEEKING THE TRULY UNIQUE LIFESTYLE THE PRECINCT HAS TO OFFER, FROM FIRST HOME BUYERS TO DOWNSIZERS.

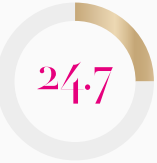
INDEPENDENT YOUTH



FAMILIES



MATURING INDEPENDENTS



ELDERLY SINGLES





THE FUTURE COMMUNITY



MR AND MRS AVERY

68 YRS, 65 YRS

Thomas and Janice Avery have lived in Sydney's eastern suburbs all their lives and are looking to downsize without compromising on their lifestyle and space. They seek a place where they can continue to enjoy life to its fullest, with the ease of locking up and travelling whenever they want. It's a plus that the international airport is within easy reach of Eastlakes.



MS ARMITAGE

23 YRS

Celia is an architecture student at UNSW. She appreciates great design, quality experiences and inspiring places in which to spend time with her thoughts or meet with friends. She loves that Eastlakes Lives will offer her all of that and more.



MR CHANG

33 YRS

David Chang is an accountant working in the city and looks forward to living in a well-connected precinct with every amenity he could ever need. He appreciates the resort-style amenities offered at Eastlakes Lives such as the gymnasium and swimming pool. He visits the nearby racecourse from time to time, and enjoys weekends at the beach in summer.

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EXPERIENCES TO SAVOUR

IN EASTLAKES AND THE SURROUNDING SUBURBS, YOU ARE SURE TO FIND SOMETHING
SPECTACULAR EACH MINUTE OF EVERY DAY.



THREE BLUE DUCKS

Mark LaBrooy and Darren Robertson, the power duo behind the venture, certainly are proving to the world that they have all their ducks in a row, the pair's newest duckling setting up nest within a heritage listed warehouse on the streets of Rosebery.

Built on the same food philosophy as its ever-popular sibling venues in Byron Bay and Bronte, what was once known as 'Bob', an aptly named two month pop-up is now a permanent café-restaurant with a 'no-attitude' attitude. Carrying the same ethos as the other venues, it is all about feeding people fresh, healthy and honest food that ducks

away from the norm and incorporates a unique smoke and fire theme in each dish. With a focus on using only the very best seasonal produce that's both sustainable and locally sourced, stand out dishes include their famous 'Iggy's' bread served with house-cultured butter, juicy chargrilled king prawns served with chilli, avocado and lime, and an authentic Portuguese BBQ chicken cooked on the Argentinian charcoal grill pit.

Three Blue Ducks is fully licensed and also offers breakfast and lunch menus.

TOP 5 COFFEES

1. COMMON PLACE CAFE
ADDRESS XXXX
2. MR ESPRESSO
ADDRESS XXXX
3. THREE BLUE DUCKS
ADDRESS XXXX
4. BLACK STAR PASTRY
ADDRESS XXXX
5. CAFE TWO FIVES
ADDRESS XXXX

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EASTLAKES LIVE

PLACEHOLDER



TASTE THE GOOD LIFE

*From artisanal coffee roasters
to delightful restaurants, every
experience has been carefully
curated to please.*



SHOP NAME
Open for 45 years in Eastlakes

1. CAFE
2. RESTAURANT
3. CAFE



E

EXCITEMENT IN EVERY DIRECTION

Just moments from eastlakes live, a new discovery is around every corner, with something enticing every way you turn.

Eastlakes in the city's south-east is an exciting growth corridor, just a stone's throw from everything sydney has to offer, including some of the best schools, universities, golf courses and public transport.

From the clearest beaches and sprawling parklands, to some of Sydney's best restaurants and bars, the premium lifestyle on offer in the New East is the talk of the town, and for good reason.

A stones throw from of Sydney's best ocean tidal pools, Wylie's Baths is where to be at sunrise. Time stands still as early morning swimmers bask in the heritage-listed pool that offers 180-degree views over the Pacific Ocean.

Fall in beside the locals après-swim and stroll down to Lion & Buffalo where some of best coffee in the area goes hand in hand with anything from their delectable all-day breakfast menu that makes the perfect start to any day.

Refuelled and ready to tackle the day, it's time to head to Moore Park's Entertainment Quarter, where on Wednesdays & Sundays, The EQ Village Markets is a sight for the senses, bustling with locals selling fresh produce and flowers straight from the farms.

Take the scenic route back towards Eastlakes by hopping on the bus, and enjoy the stunning neighbouring suburbs and all they have to offer, taking in the sights of the Royal Randwick Racecourse, the spectacular UNSW campus or any of the plethora of parks in the area.

There is no better place to enjoy the magical Australian sunset with an aperitif in hand then from Coogee Pavilion's rooftop terrace, before ducking down to Rosebery's favourite local haunt, the award winning restaurant, Three Blue Ducks for an al fresco dinner under the stars.

Sydney's south-east is where it's at, and is a melting pot of the very best cultural aspects on offer in the city. Fusing industrial chic neighbourhoods that have been infused with artistic influences and accessibility to anywhere with ease, the communities offer a profusion of opportunities for families, students, young professionals, retirees and everyone in between.

A DAY IN THE EAST

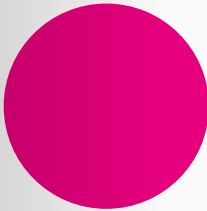
- 6:30 AM
SUNRISE SWIM AT WYLEES BATHS IN COOGEE
- 7:30 AM
MORNING PICK-UP AT THE LION AND BUFFALO IN COOGEE
- 9 AM
SHOP FRESH PRODUCE AT TASTE GROWERS MARKET IN ZETLAND
- 10 AM
GET ARTY AT SULLIVAN+STRUMPF IN ZETLAND
- 11:30 AM
NIBBLE AT THE GROUNDS OF ALEXANDRIA
- 1:15 PM
RETAIL THERAPY AT EAST GARDENS SHOPPING CENTRE
- 2 PM
HAPPY HOUR AT COOGEE PAVILLION
- 2:30 PM
AL FRESCO DINNER AT 3 BLUE DUCKS IN ROSEBERY
- 9:30 PM
MOVIE AT THE RITZ CINEMA IN RANDWICK



1. COOGEE BEACH
2. TASTE GROWERS MARKET
3. EAST GARDENS SHOPPING CENTRE

DID YOU KNOW

The northern edge of Eastlakes used to be a racecourse, built in 1906 and well-known for its mid-week pony races.



SHOP NAME
50% off all sale items until XX/XX



LIVING LIFE TO THE FULL

FROM ACADEMIC TO ACTIVE PURSUITS, EASTLAKES LIVE PUTS YOU WITHIN EASY REACH OF SOME OF SYDNEY'S MOST REPUTABLE INSTITUTIONS OF LEARNING AND SPORTING FACILITIES FOR PEOPLE OF ALL AGES.

CHASE KNOWLEDGE

Perfectly located for academic pursuits, Eastlakes Live is within walking distance to Eastlakes Public School as well as close proximity to St Therese Catholic Primary School and JJ Cahill Memorial High School.

A few minutes drive away, the University of New South Wales is one of the top-ranking universities in the country, ranked 3rd in Australia and 45th worldwide. Established in 1949, it has over 50,000 students studying in over eight faculties on a campus spanning 84 hectares in the nearby suburb of Kensington.

- 1

EASTLAKES PUBLIC SCHOOL
ADDRESS XXXX
- 2

ST THERESE PUBLIC
PRIMARY
- 3

DACEYVILLE PUBLIC
SCHOOL
- 4

UNIVERSITY OF NEW SOUTH
WALES (UNSW)



Moments from one of the finest golf courses in Sydney and one of the top-ranking universities in Australia, Eastlakes is the place to pursue every dream.



EASTLAKE GOLF COURSE

In 1928, The Metropolitan Board of Water Supply and Sewerage granted the lease to the Lakes Golf Club for a period of 20 years for the purpose of constructing a private golf course for the use of its members. As a condition of the lease, they were required to also construct an 18-hole course for the use of the general public. This was constructed on the eastern side of the leased area and became known as the Eastlake Public Golf Course. The first 9 holes and a building with showering and changing facilities were ready for the public in 1930. The remaining 9 holes were completed and in play by 1932.

The Eastlake Golf Club was founded in 1930 upon completion of the first 9 holes by a band of enthusiasts comprising of 30 private members and associates. One room in the public building was set aside for the sole use of the private members as a locker room. The building was soon extended to provide a Clubhouse for the sole use of its members.

Eighty years later, the Eastlake Golf Club is now rated as one of the finest courses in the Sydney metropolitan area. It is also known as one of the more progressive golf clubs in Sydney, offering equal rights for men and women, as well as high levels of service.



GOING PLACES

Only 8km from Sydney CBD, there is no shortage of convenient public transport options to and from the city, including the following bus routes: 343 - Central Station, Chippendale 303 - The Grand Parade, Monterey

Routes 343, 303, 302 and 418 bring you to the University of New South Wales, while several connecting buses take passengers to Randwick Racecourse, as well as the beaches of Coogee and Bondi.

Route 418 also connects to Mascot Train Station, which links to the Sydney train network as well as the Sydney domestic and international airports. Alternatively, the airports are only an 8-minute drive away.

For those who prefer to drive, Eastlakes exits into Southern Cross Drive, which connects to the Eastern Distributor as well as the Princes Highway.

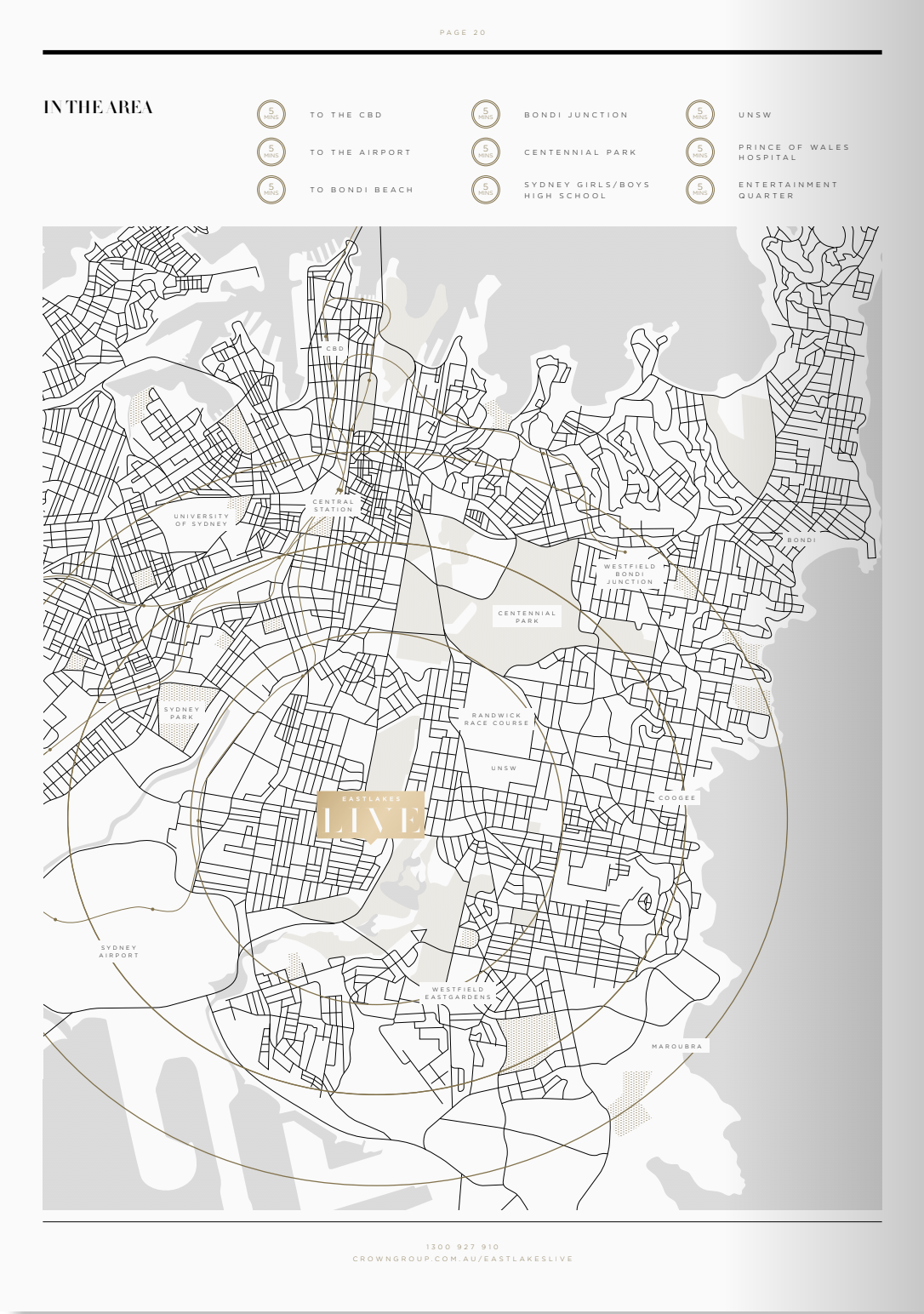
THE EXPERIENCE OF SPACE

2017	2015	2015	2014	2013	2013
					
SKYE MASTER BUILDERS ASSOCIATION NSW EXCELLENCE IN CONSTRUCTION AWARDS	SYDNEY INTERNATIONAL PROPERTY AWARDS	VIKING MASTER BUILDERS ASSOCIATION NSW EXCELLENCE IN CONSTRUCTION AWARDS	TOP RYDE CITY LIVING URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA NATIONAL AWARDS FOR EXCELLENCE	EASTLAKES URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA NATIONAL AWARDS FOR EXCELLENCE	IWAN SUNITO ERNST & YOUNG ENTREPRENEUR OF THE YEAR AWARDS AUSTRALIA

Crown Group is a leading Australian property group, active in development, investment and management. Since 1994, we have evolved from a boutique operation to an enterprise with a multi-billion dollar development pipeline. Our success in both the commercial and residential property markets stems from considered expertise and analytical market intelligence, with a unique understanding of what it takes to create the experience of space.

We recognise market trends in changing lifestyles and economies, and quickly innovate to meet these new demands. As our portfolio continues to grow, our services have expanded to include development planning, architecture, construction and after-sales support, such as property sales and leasing. We are passionate about delivering the ultimate





Let's discuss