



**TOWNHOUSE
RELEASE**



**HARVEST
SUNSHINE**

**A WORLD BEYOND
YOUR EXPECTATIONS**

SUNSHINE

3020

THE HARVEST VISION



A breathtaking addition to the Sunshine neighbourhood, Harvest strikes a delicate balance between elegant architectural expression and the natural wonder of parkside perfection. Pleasing to both the eye and heart, your new home is invigorated by bursts of colour from the wide open spaces of H.V. McKay Memorial Gardens. Awaken your senses, live well, and make yourself at home in a vibrant village where neighbours soon become friends.



HARVEST LIVING

This carefully curated collection of town residences and apartments is artfully crafted for refined living and enduring distinction. A cut above in style, quality and detailed beauty, each and every sunlit space flows with stylish simplicity. So close to the vitality of Sunshine Marketplace and Hampshire Road restaurants, Harvest's first residents will shape the area's identity for generations to come – in a place to call home for decades to come.

Expertly pieced together by award-winning architects Bayley Ward, the master-planned Harvest is a stunning combination of luxury, sophistication and sustainability leaving all others in its wake. The architectural expression draws upon an historical engagement with Sunshine's industrial past retaining a complementary mix of red brick, pigmented concrete, and black steel. Spectacular in scope with uninterrupted views over H.V. McKay Memorial Gardens, Harvest reflects an evocative statement of style-focused urban living.



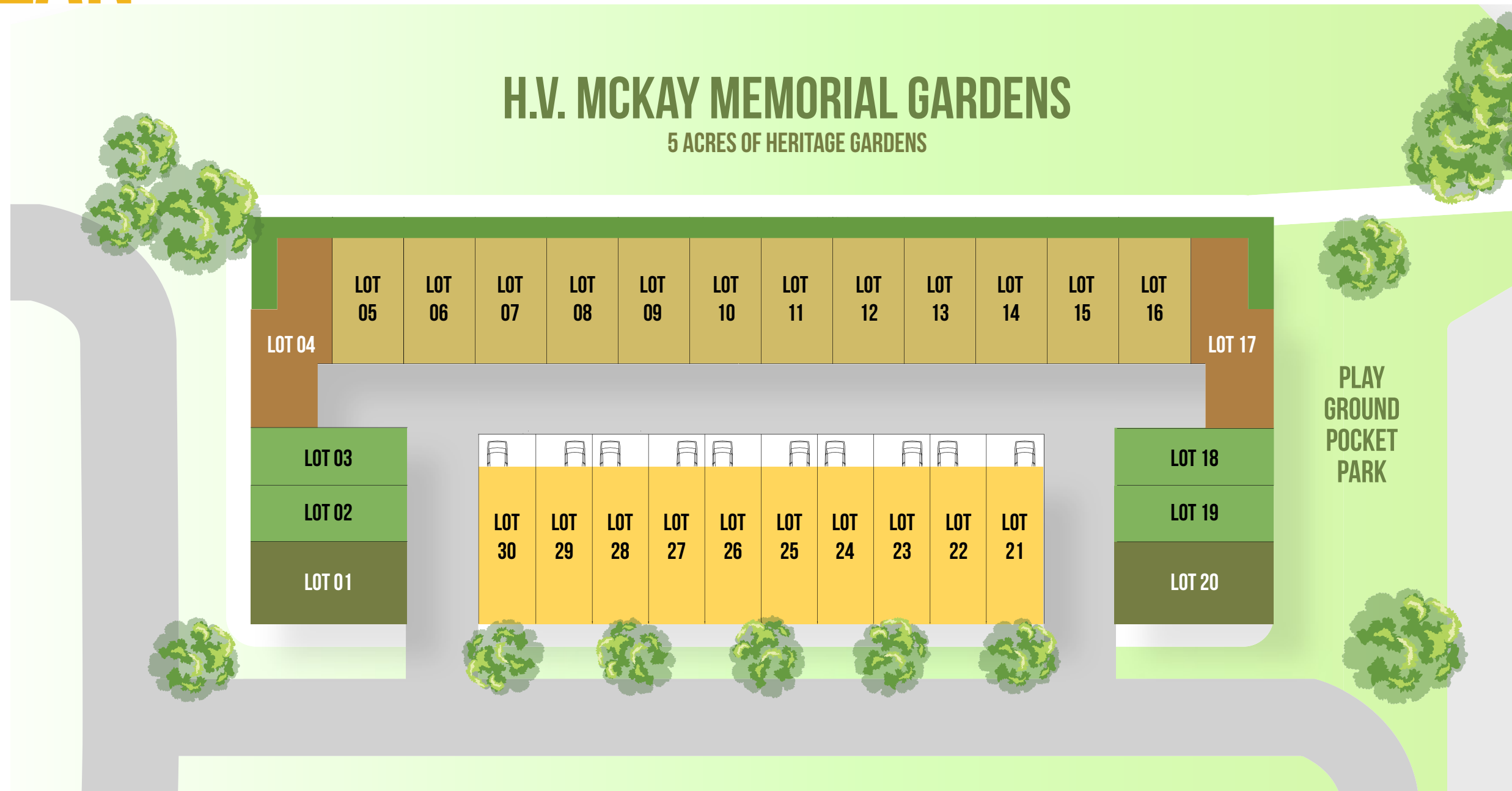
ARTIST IMPRESSION ONLY

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A WORLD
BEYOND
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EXPECTATIONS



TOWNHOUSE PLAN



LEGEND

- | | |
|--|---|
| TYPE 1 : THE VICTOR — 2 BED, 3.5 BATH, 1 CAR | TYPE 3A : THE HUGH — 4 BED, 3.5 BATH, 2 CAR |
| TYPE 2 : THE HORSFALL — 3 BED, 3.5 BATH, 1 CAR | TYPE 4 : THE MCKAY — 4 BED, 3.5 BATH, 2 CAR |
| TYPE 3 : THE RAYWOOD — 4 BED, 3.5 BATH, 2 CAR | |

PARKS AND GARDENS

**DIRECTLY ADJACENT TO 5 ACRES OF LUSH
LANDSCAPED HERITAGE LISTED GARDENS
TOGETHER WITH HARVEST'S OWN POCKET PARK
AND PLAYGROUND FOR THE KIDS, THE FAMILY
HAVE AMPLE SPACE TO KICK BACK, RELAX
AND WIND DOWN.**



SECURE PRIVATE RESIDENTS POCKET PARK

ARTIST IMPRESSION ONLY



THE HARVEST TOWNHOUSE COLLECTION

Catering to every stage of life, the free-flowing Harvest floorplans will please the young, and the young at heart. Oversized living and dining domains are underpinned by state-of-the-art kitchens showcasing quality Bosch Appliances, fully integrated Fisher and Paykel fridge/freezers, sleek stone surfaces, waterfall-edged benches, and ample preparation and presentation space. A pure celebration of considered design from the ground up, a liberal use of glass ensures that natural light is accessible from the deepest recesses of the home. Sun-swept balconies and private terraces extend the interiors with a seamless transition from inside to out. Unwind, indulge and entertain in unmatched luxury where exceptional design and effortless living unite.



Exemplary rest and retreat is on show throughout generously sized and robed bedrooms with textured porcelain tiling creating the perfect floor-to-ceiling backdrop in the statement bathrooms. Superior fixtures complement the stylish palette while delivering easy functionality. A sense of continuity ties Harvest together as a cohesive whole, allowing privacy from the outside world, where garden visas are maximised and natural light introduces itself with ease. Every detail has been addressed to perfection, revealing the ultimate expression of contemporary living.



Filled with textures, shapes and tones that will inspire every day, a natural flow creates a sense of rhythm to daily life. Neutral finishes invite you to express your individual preferences and apply your own personal touch. Standing out with a future-proof design, the homes transcend temporal living spaces with sustainability initiatives including energy recovery units, passive design strategies, smart technology, water saving innovations, centralised hot water, solar panelling, insulation/acoustic measures, and electric share vehicles with charging stations.

Every aspect of your Harvest home is designed to endure from the character-rich finishes to the sleek signature lighting that illuminates every far-reaching corner. Fashioned with a sophisticated palette of luxurious materials to nurture a welcoming environment, meander across the natural warmth of hardwood oak flooring and plush carpets with porcelain tiling in the bathrooms. Venture outside and the thoughtful landscaping encourages entertaining with lush green spaces, a rooftop BBQ terrace, and a pocket park purpose-built for relaxing with family and friends.

EXEMPLARY REST AND RETREAT IS ON SHOW THROUGHOUT
GENEROUSLY SIZED AND ROBED BEDROOMS



ARTIST IMPRESSION ONLY

TEXTURED PORCELAIN TILING CREATING THE
PERFECT FLOOR-TO-CEILING BACKDROP IN THE
STATEMENT BATHROOMS.



ARTIST IMPRESSION ONLY



ARTIST IMPRESSION ONLY

OVERSIZED LIVING AND DINING DOMAINS ARE
UNDERPINNED BY STATE-OF-THE-ART KITCHENS



MELBOURNE CBD

PORT PHILLIP BAY

HIGHPOINT

SUNSHINE MARKETPLACE

ALL MAJOR BANKS
AUSTRALIA POST
BAKERS DELIGHT
BIG W
BON BONS
BWS
EB GAMES
FERGUSON PLARRE
JB HI-FI
OPTUS, VODAFONE
PRICELINE

SUNSHINE PLAZA

ALDI
MEDICAL ONE
TERRY WHIT ECEMIST
ANYTIME FITNESS
FMIG

SUNSHINE FRUIT MARKET

PEDESTRIAN CONNECTION

H.V.MCKAY GARDENS



SUNSHINE RAIL STATION

KOROROIT CREEK PATH

BARCLAY RESERVE

AN ADDRESS TO ENRICH YOUR LIFE AND DEFINE



Filled with colour, energy, and vitality, your new village precinct is positioned to perfection. Enjoy direct pedestrian access leading to local rail with a Zone 1/2 overlap, the diverse eateries of Hampshire Road, and the retail choice of Sunshine Marketplace, Sunshine Fruit Market, and Sunshine Plaza Shopping Centre. This central location is further enhanced by walking distance to Victoria University, the local library, medical centres, and schools.

SUNSHINE



SUNSHINE MARKET PLACE

BRIMBANK COUNCIL BUILDING

A shining focus and convenient hub for the inner west, Harvest complements, shapes and adds to the dynamic heart of Sunshine. This is an exhilarating neighbourhood fast becoming a lifestyle destination with vibrant retail, trains in all directions, and a feast of restaurants, bars and cafes to explore. Just 10 kilometres from Melbourne's city centre, Harvest is graced with a rich and authentic lifestyle from your doorstep.



HARVEST PEDESTRIAN BRIDGE





**POSITIONED TO
PERFECTION
WITH A WALKABILITY
RATING OF 93**

The Sunshine foodie scene is a mouth-watering feast of inviting aromas, electrifying energy, and a diverse mix of foods from all corners of the globe. Metres from your front door, start a typical weekend on Hampshire Road with a morning brew from local hotspot Little Ray's, while Fresh Chilli Deli is your go-to lunchtime choice for Banh Mi. When evening falls, take your seat at the Co Do table and feast on cheap Vietnamese eats or entertain family and friends with a night out at Afghan Shaheen or Walia Ibex Ethiopian Restaurant. Be sure to pop into neighbouring NNB Dessert House on the way home and pick up a sweet treat. Complete your weekend with a lazy Sunday afternoon at Just Vegan and freshen up over a herbal hot pot for two. From early morning till late into the night, Hampshire Road is open for business.

So much more than a gateway to the west, Sunshine has claims to be the CBD of the West! Government infrastructure investment in Sunshine has delivered a regional rail link, widening of the M80 Western Ring Road, and the future Metro tunnel with a shortened CBD train ride and a link to the South-Eastern suburbs. Sunshine will also play a starring role in future projects including the Melbourne Airport Rail Link and the Suburban Rail Loop.

Harvest has it all, right from your doorstep. Stock up on fresh, locally sourced seafood from Dai Phat Supermarket and return home to cook up a storm in your chef-ready kitchen. Work off post-meal kilojoules with a swim and gym session at Sunshine Leisure Centre. Catch a Zone 1 train into Melbourne Central and arrive less than half an hour after leaving the comfort of your couch. Retreat with a good book to the shelter and shade of H.V. McKay Memorial Gardens. Treat yourself to the latest blockbuster on a Gold Class screen at Village Cinemas. This is truly living!



**THE KNIVES
COME OUT
IN SUNSHINE
AFTER DARK**



IN SUNSHINE BIKIES HAVE THEIR OWN LANE

Brimbank Council supports the safe use of bicycles ridden on dedicated paths. Sunshine and the surrounding suburbs play host to a number of well-maintained cycling and fitness trails, ranging from established tracks to new pathways through recent developments.

From your doorstep, explore the Sunshine Rail Trail slicing through the Harvest neighbourhood all the way to Footscray West. Further afield, the Kororoit Creek Trail is a shared use path for cyclists and pedestrians, connecting with the city-bound Federation Trail for an effortless morning commute.



DOING DOUGHNUTS ON THE SUNSHINE HIGH STREET

Ready for a feast? The local neighbourhood has a popular cafe network with a flavoursome range of choices all within walking distance of Harvest. Gojo plates up African delicacies including a fiery ful (stewed beans), awaze tibs (spicy fried lamb) and rich Ethiopian-sourced coffee. If a burger and fries is more your speed, popular brunch spot Found 401 offers consistent quality with a range of fillings at reasonable prices. Complete your meal with a range of fresh drinks and homemade desserts from Flora Juice, a busy cafe across the road from Sunshine Fruit Market. Try an avocado shake, sugarcane juice or a delicious ice cream in a variety of fun flavours.

Sunshine is home to a number of social enterprise cafes, giving back to the local community one latte at a time. Little Ray's aims to empower young people and promote ethical products by serving sustainably sourced coffee alongside healthy food options. Another forward-thinking eatery is Cafe Sunshine and Salama Tea House, providing employment opportunities and support to refugees and asylum seekers. The menu is also a winner with delectable Persian brunch morsels including crumbled feta omelettes, bliss balls loaded with spiced dates and nuts, and a range of tasty dips.





ACCESSIBILITY 3020

WALKSCORE : **93**
WALKERS PARADISE

TRANSIT SCORE : **70**
EXCELLENT

CAR

DOCKLANDS 18 MIN
FOOTSCRAY MARKET 10 MIN
HIGHPOINT SHOPPING CENTRE 10 MIN
MELBOURNE AIRPORT 15 MIN
SUNSHINE HOSPITAL 6 MIN

TRAIN

SOUTHERN CROSS STATION 25 MIN
BALLARAT 1HR 15 MIN
GEELONG 50 MIN

BICYCLE

VICTORIA UNIVERSITY 9 MIN
HIGHPOINT SHOPPING CENTRE 30 MIN
KOROROIT CREEK TRAIL 5 MIN

FOOT

SUNSHINE MARKETPLACE 8 MIN
SUNSHINE FRUIT MARKET 5 MIN
SUNSHINE PLAZA 6 MIN
VILLAGE CINEMA 8 MIN
BARCLAY RESERVE 2 MIN
VICTORIA UNIVERSITY 7 MIN

Owning an impressive Walkscore of 93, Harvest residents enjoy convenient access to every possible local amenity. Completed in 2016, the Brimbank Community and Civic Centre services Sunshine residents and is less than 10 minutes' walk from your front door. The Sunshine Library is staged over two floors here, featuring a large reading room, a toy library, study areas, a gaming area and a Wi-Fi lounge. The town centre has also been regenerated with new streetscaping allowing for greater engagement with the facilities on offer. So close to the city, a Zone 1 train trip to Flinders Street from Sunshine takes little more than 20 minutes. Enjoy a bus interchange at the train station, and all regional V/Line train lines to the west of Melbourne now converge at Sunshine with a future rail link to Melbourne Airport set to further open up the area. Recently upgraded with the promise of more to come, Sunshine Railway Station is going places!

JUST 10KM FROM MELBOURNE CBD



Harvest residents are spoilt for retail choice. Two indoor shopping centres service the community (the Marketplace and the Plaza) with access to ALDI, Woolworths, Big W, JB Hi-Fi and a Village Cinemas multiplex with Gold Class fun. The specialty selections of Dai Phat Supermarket and Sunshine Fruit Market are also both just a short stroll away. Completing the retail picture, a Bunnings store is located just 15 minutes' walk from your front door. The State and Local Governments are working in partnership to improve health outcomes in the inner west. The Sunshine Health, Wellbeing and Education Precinct (SHWEP) includes approximately 67 hectares of land centred around the Sunshine Hospital. Currently in draft preparation phase, the plan will enable additional jobs, while improving the local streetscapes and environment.



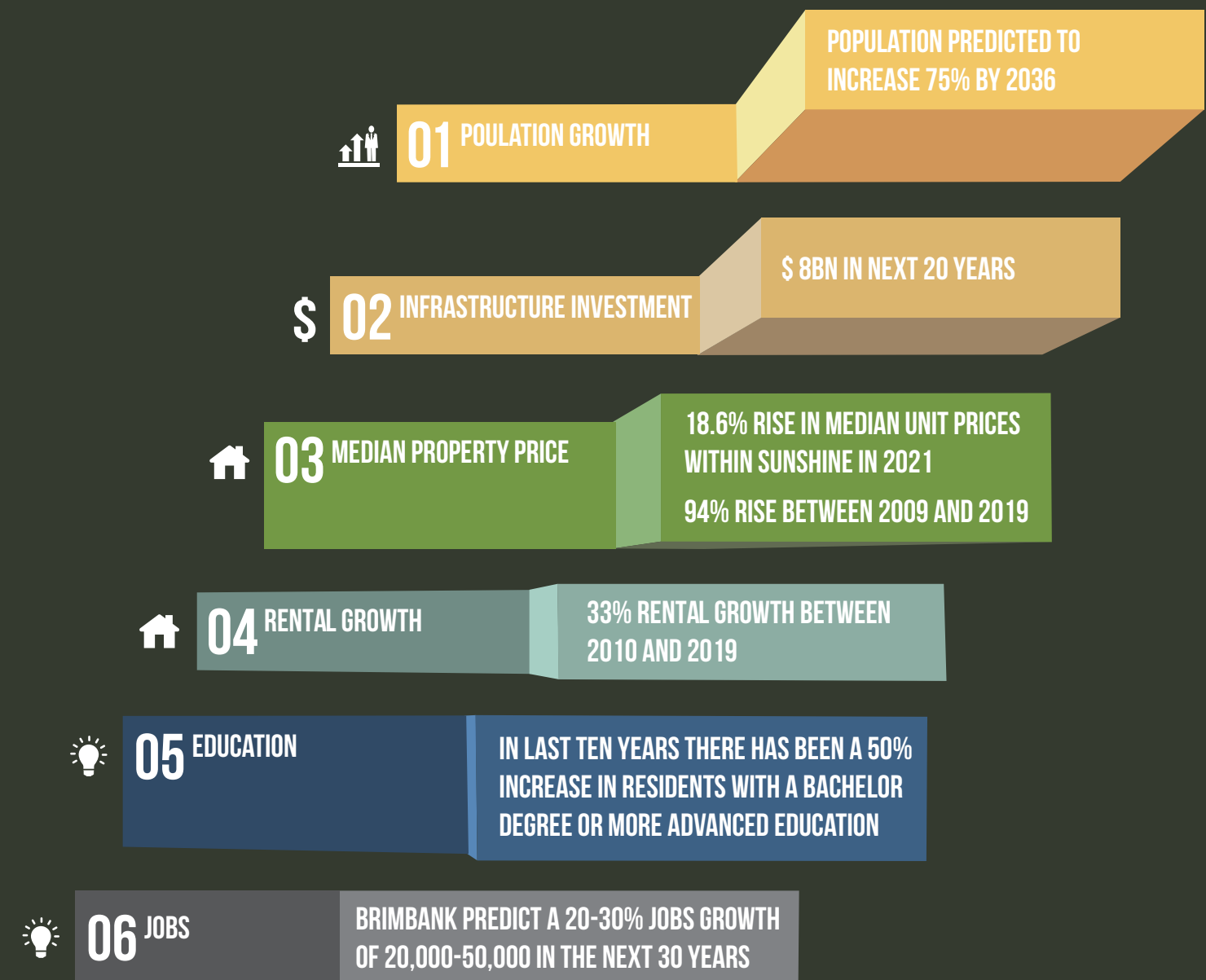
FUTURE GROWTH

macroplan INDEX

The Harvest Development team engaged respected property advisory consultants Macroplan to assess the investment potential of the local Sunshine area. Sunshine was in the top 15% of Victorian suburbs in regards to income growth between 2006 and 2016. The suburb is clearly moving towards becoming a service economy, with younger and more educated residents supplying the skills needed to support this. These conditions will transform the socio-demographic landscape of the area while also creating new business opportunities and increasing amenity.

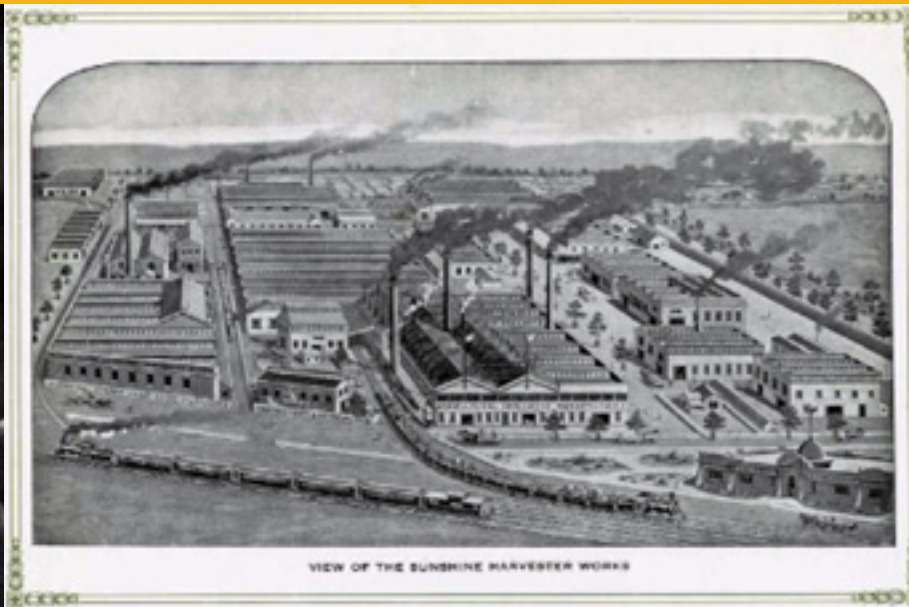
In the next 20 years Sunshine will become a super hub for both employment and transport. The population is also predicted to increase 75% by 2036, which will be supported by redevelopment and more diverse dwelling options. As the area becomes more gentrified, income and education levels will rise, causing a shift in the employment profile of the area. Sunshine is expected to become a National Employment and Innovation Cluster and is expected to expand for 30 years through a mix of government projects (such as a new \$200m hospital) and private investment.

Sunshine is undergoing renewal with the number of houses decreasing as they are being replaced with semi-detached dwellings. The increase in house prices reflects this as the property they are on is becoming more valuable for redevelopment. Key report findings also conclude that the proportion of renters has been increasing in Sunshine, from 33.3% of households in 2006 to 41.6% of households in 2016. In conclusion, Macroplan predicted sustained long term investment and asset growth potential for owner-occupiers and investors in the Sunshine area.





HUGH VICTOR MCKAY



HISTORY

Welcome to a very special part of inner-city Melbourne with a rich, varied and compelling history. In 1906, Hugh Victor (H.V.) McKay (1865-1926) opened the Sunshine Harvester Works, a small factory to manufacture agricultural equipment. An entrepreneur with big and practical ideas, McKay invented a wheat harvesting machine – the Sunshine Harvester – twenty one years earlier. This invention effectively revolutionised the wheat harvesting process, opening up global sales channels. It also provided the name for a much-loved Melbourne suburb.

Employing nearly 3,000 workers at its peak, by the 1920s, the Sunshine Harvester Works was running the largest implement factory in the Southern Hemisphere. In 1954, the site had grown to dominate the Sunshine landscape covering 153,469 square metres, about the size of eight Melbourne Cricket Grounds. The worksite was so large that factory foremen rode bicycles between the various departments. Despite all this growth, financial difficulties set in from the 1970s, and most of the factory was demolished in 1992 to make way for the Sunshine Marketplace.



THE ESTABLISHED SUNSHINE OF TODAY WOULD BE VIRTUALLY UNRECOGNISABLE TO MCKAY...

A forward thinker, McKay established the Sunshine Gardens in 1909, central to his vision of a garden suburb to house a contented workforce. Located on the very edge of the Sunshine Harvester Works factories, he set aside eight acres to include floral displays, tennis courts, a bandstand, a bowling green, a conservatory, and a substantial house for the head gardener.. In 1953, the Sunshine Gardens were renamed the H.V. McKay Memorial Gardens, and in the 1990s they were heritage-listed, offering an insight into a different time and place. Neighbouring what is now the Harvest site, this local sanctuary has been giving pleasure to Sunshine residents for over 100 years.

The established Sunshine of today would be virtually unrecognisable to McKay with its convenient mix of public transport, retail, recreation, employment, education, and health services. All this and the proposed Melbourne Airport rail link to run through the railway station with the possibility of a fast train network creating a transport super hub to service the rest of Victoria and beyond. Sunshine's past tells a story for the ages, but the future is writing new chapters with even more captivating content!





Orb Property Partners is a property development, project and investment management company focused on the residential and commercial sectors of the inner-Melbourne market.

We are a team of dedicated and experienced professionals with a proven track record in large-scale, complex and broad precinct property development and investment.

We deliver value through a combination of market analysis, team-building, hands-on management and innovative customer-focused design solutions.

With an \$800m+ pipeline of completed and current projects Orb Property Partners are now one of the most active developers in Victoria.

We aim to make a different and lasting impact on Melbourne, building community focused places for people to live, work, shop and play.

[WWW.ORBPROPERTY.COM](http://www.orbproperty.com)

DESIGN TEAM PROFILES



BAYLEY
WARD

BAYLEY WARD

The studio maintains a holistic approach underpinned by over 20 years of practice.

Nick Readett-Bayley and Richard Newling Ward bring a European pedigree and rich portfolio of work around the world, they deliver carefully crafted buildings and spaces that integrate with their environment. Exacting research and design development underpin thoughtful play of texture, materials and space that aspire to touch at a human scale. Their committed team of architects and designers provide solutions to meet the ever-changing demands of urban life.

[WWW.BAYLEYWARD.COM](http://www.bayleyward.com)



OCULUS

OCULUS

Oculus is a cross disciplinary design studio committed to connecting people with their environment and each other.

Our projects contribute to the public life of cities and towns, combining high levels of amenity with ecological sustainability. We work across all scales, from the design of parks, gardens, streets, mixed-used precincts and infrastructural landscapes, through to architectural structures and furniture.

[WWW.OCULUS.INFO](http://www.oculus.info)



HARVEST SUNSHINE

**A WORLD BEYOND
YOUR EXPECTATIONS**

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