

# Address.

Edition No.8



 AV Jennings®

A photograph of a young boy and girl playing in a stream with a dog. The boy is standing on the left, looking down at the water. The girl is crouching on the right, reaching into the water. A dog is in the foreground, looking towards the camera. The scene is set in a natural, outdoor environment with rocks and water.

# Well designed communities.

## Welcome to Address Number 8

How time marches on. It doesn't seem that long ago we were kicking around the idea of a magazine to showcase our communities and homes to the world. Now here's the 8th edition of that idea. It's a reminder it's never too soon to start planning for the life and the home you want.

This time round, we're focusing on the design of our communities, because a great neighbourhood doesn't just happen. Of course, the people who live in any place play a huge part in the vibe it gives out, but there are many subtle ways we as community developers help that community spirit along.

Part of it is that we encourage individual expression and that sense that your home is as individual as you are. Architectural quality is important too, the feeling that something is well thought out and well made. Accessibility should also work for the benefit of everyone.

And a well designed community should give people flexibility in home choices, so they can continue to live in the area they've grown to love as their need for space and rooms changes with their family life.

Beyond these four 'litys' – individuality, quality, accessibility and flexibility – is the way the area connects up, the pathways and shortcuts that lead to parks and play areas, and the way houses face the street in a welcoming way. These things seem natural, but all have to be designed.

In the next pages we hear from two of the AVJennings specialists who make these considered design decisions. Richard Baker is our National Design Manager, and May Pok our Architecture and Design Manager. Take it away, Richard and May.



**Peter Summers**  
CEO and Managing Director

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# Meet our lead designer.

**Richard Baker loves houses and he loves designing them. So being AVJennings National Design Manager is more than just a job. It's a passion.**

“Designing good homes for people is one of the most important things you can do, up there perhaps with health, work and educating people. There’s a motivation in doing a job where it’s all about people, making lives better, making them feel better, more comfortable.”

“It’s the biggest investment most people will make which is a really important responsibility we have and something I take seriously.”

Richard had early hopes to make a career as a musician (“by the time I was 24 I realised I wasn’t good enough”). Now after decades as a designer he knows what makes a successful AVJennings community.

“The best, most healthy communities are those where there’s a diversity of people: young and old, families and singles and different backgrounds. Diversity energises the whole community.”

Along with a diversity of people comes a diversity of homes, from the 3 and 4 bedroom family home to apartment living, for those who

don’t have the time for a garden or who prefer to live alongside others.

“Open spaces are really important,” says Richard, “though not just an open space as such, but rather how it fits and connects the homes, and becomes a fulcrum for community living – a meeting place where you’ll see kids on bikes or kicking a ball along with retired couples out for a stroll.”

“So, they’re the ingredients: diversity, open spaces, connectivity. But also spaces where people can be alone, have a bit of solitude, if that’s what they’re feeling.”

Richard also wants AVJennings’ communities to be within easy reach of shopping centres, schools and hospitals and to include design features which fit with local geography and history. It’s the essence of AVJennings 85 years in the business: flexibility, choice and community.

“Some people want to move into a home that is completely built for them, down to the last detail. Others want to design it

themselves and build from the ground up. We can cater to either.

“As I’ve matured as a designer and moved through various stages of life, I feel I have a better appreciation of where everyone’s at and their differences. And, there’s no right or wrong. We’re on our own journey but hopefully we can cross paths from time to time and exchange notes.”

## We talked to May Pok, Architecture and Design Manager at AVJennings, about how good design can make a difference.

You only need to watch a few minutes of the TV show *Grand Designs* to see how passionate people become about housing design. But it's not all about renovating castles and building on cliff tops, good design matters right across the housing spectrum. At AVJennings we believe good design should be built into all homes and every community.

May Pok embodies AVJennings commitment to design. Her newly-created role is part of our expanded capability to design well at all levels. 'There's always more than one solution to a problem.' May says. 'My drive is to always find a balanced design outcome that considers functionality, quality, costs and time.'

'Spatial planning is fundamental to good home design. You can have beautiful finishes and famous furniture, but those really are final touches. In my opinion, when the fundamentals are right, the rest will follow through naturally. The mantra "Form follows function" by Louis Sullivan well describes this design approach.'

Of course, at AVJennings, we don't just build homes. We help create communities where people want to live. This means we design at every level from interiors, to exteriors, to streets, to how the community 'plugs into' the wider neighbourhood.

### **Waterline Place, designed for future living flexibility**

Waterline Place is an AVJennings community in Williamstown, one of Melbourne's emerging bayside suburbs. Williamstown looks across the bay towards the CBD and Albert Park and, like many other parts of Australian cities, is enjoying an inner-city transformation.

May says 'The closely knit community at Williamstown has a strong local sense of belonging and place. At Waterline Place, we respond sensitively to this. For example, we build in options so that people can continue to live in the area they love as their housing needs change.'

'One of my key passions is developing design solutions to support "Aging in Place."' says May. Not just designing for now, but offering something that allows you to downsize within the same area. For example, a couple with teenage kids that might buy two amalgamated units. Is there then a way of detaching those units in the future? I think that's where we need to be creative, because property prices are not going to come down. There's a lot we can do in terms of better housing design. That really drives me'.

# Design on the forefront.



# Queensland.

In addition to the developments featured, we're also developing communities at Essington Rise – Leichhardt, Villaggio – Richlands, Parkside – Bethania, Halpine Central – Mango Hill



Key:	
A	APARTMENTS
H	HOUSES
L	LAND
T	TOWNHOUSES

## T Creekwood Meridan Plains

Lying midway between the beaches of the Sunshine Coast and the Queensland hinterland, Creekwood is the perfect spot for home buyers torn between sea change and tree change, because it grants easy access to both. Midway between the glorious beaches of the Sunshine Coast and the scenic hinterland of the Glass House Mountains, Creekwood's entrance alongside the three hectare park leads to a quiet network of residential streets.

75 minutes from the Brisbane CBD and only 10 minutes from Caloundra Beaches, Creekwood at Meridan Plains offers a wide selection of new homes. Schools (over 10 to choose from), childcare, shopping and transport links are all in the neighbourhood. Just down the road is the soon to be open Kawana Health Campus, plus golf, wineries, fishing and forests are all nearby.

## H Enclave Bridgeman Downs

Located 30 minutes drive North West of the Brisbane CBD, Bridgeman Downs is a desirable suburb generally known for a leafy semi-rural lifestyle. It holds a community with locals who are proud of its aspirational appeal, with its expansive streetscapes and various parks and open spaces.

A range of quality schools, shops, cafes, eateries and public transport routes are just a stone's throw from your door. Surrounded by lush trees and leafy Creekside parks, this is a truly serene yet accessible locale. A highly sought-after lifestyle, Enclave is far enough from the hustle and bustle of inner city life, but conveniently connected at the same time.

Best of all, this community provides an address where you can live alongside like-minded neighbours. It's an exclusive neighbourhood, offering distinctive living that's yours to enjoy.

## T Kersley Lane Kenmore

Framed by a stunning backdrop of protected bushland and refreshed year-round by cooling breezes is the beautiful new community, Kersley Lane.

Just 9km from Brisbane's CBD in the prestigious inner-western suburb of Kenmore, Kersley Lane comprises 32 elegant three bedroom townhomes that blend perfectly with their tranquil, leafy surrounds.

There are plenty of ways to enjoy the natural surrounds, in fact, you're spoilt for choice when it comes to outdoor activities with Mt Coot-tha, Brisbane Botanic Gardens and St Lucia Golf Links just a stone's throw away.

You'll be well connected too... as Kenmore provides some of the best shopping, dining and entertainment options Brisbane has to offer. There are also excellent local schools and childcare in close proximity, making Kersley Lane an ideal community.

## L Riverton Jimboomba

Finding the perfect balance of work and play has never been easier. Riverton Jimboomba is situated on the banks of the Logan River offering a place where you can live a happy and fulfilled life in a community that embraces a village-like spirit.

Just a stone's throw from the heart of Jimboomba, you will enjoy an address of convenience and lifestyle opportunities. In as little as three minutes you're in the middle of the Jimboomba township, where you find all of life's modern conveniences.

Further afield, it's an easy commute to the major employment hubs of Logan, Springfield, Springwood and Browns Plains. The Mount Lindesay Highway will link you to the major road networks connecting you to Ipswich in 50 minutes, Brisbane in 50 minutes and the Gold Coast in 66 minutes.

You'll enjoy making the most of your leisure time whilst appreciating the conveniences of urban living.

# New South Wales.

In addition to the developments featured here, we're also creating communities at Seacrest – Sandy Beach and Warnervale.



H L T

## Arcadian Hills Cobbitty

Arcadian Hills offers the tranquility of the country for city commuters. The community nestles in the rolling green hills of Cobbitty and contains unique historic features that recall two hundred years of Australian rural history, such as a Village Green as the centre point among its open spaces.

The neighbourhood has been designed to capture the charm of quiet, country living but to bring city conveniences close to hand. Transport is at your door and shopping and schools are just minutes away. However, parklands with an outdoor fitness circuit, children's playground and an off leash dog area give everyone a reason to spend more time enjoying the fresh air.

H L T

## Argyle Elderslie

Argyle is a community on the rise in every sense. Set in a peaceful, established suburb, it attracts young families who love the parks, open green spaces and picnic spots. Surrounded by local farms, several golf courses and boutique vineyards, means there's plenty to do on the weekends too.

Schools, shopping precincts, services and public transport are nearby and so are the charming country villages of Camden and Narellan.

From Elderslie, the Sydney CBD is less than an hour away and the beaches of Wollongong a mere 45 minutes away – perfect for weekend Nippers or a surf.

H L

## Evergreen Spring Farm

Evergreen continues AVJennings' tradition of community building in south-western Sydney.

The Evergreen masterplan combines two precincts: Village South and Village East. They are interlinked by distinctive streetscapes, expansive parklands, bushland corridors and shared connections to local amenities.

Evergreen is well served by existing roads, transport, and local commercial centres. Historical Camden is a few minutes drive away, just a little further is the City of Campbelltown, complete with a newly enhanced hospital and the conveniences of a major centre. There are great public transport links within the area and into the city of Sydney, via bus and train.

H L

## Magnolia Hamlyn Terrace

Living by the coast is the great Australian dream and you can live it now.

Magnolia continues to be one of our most popular communities. This is unsurprising when you consider you're just minutes away from calm lakes or surf beaches and surrounded by hectares of open green spaces, perfect for exploring on foot or along meandering bike paths.

Spend lazy weekends discovering the Central Coast and reduce midweek stress by keeping life simple. Drop into the local shops or visit Westfield with its department stores and cinema complex. Pick up the kids from school and head off to the sports fields or the lake for a sailing class.

Magnolia is 80 minutes drive north of Sydney's CBD and 7 minutes to the nearest railway station.

R

# Victoria.



Wollert •  
Williamstown • **Melbourne**  
Portarlington •

L

## Arlington Rise

Portarlington

Located in the historic fishing village of Portarlington, Arlington Rise is set across 25 hectares, only 1km from the Bellarine coastline. The community offers sweeping bay views, endless country outlooks, creative spaces for playing and bike trails for exploring.

A feature of Arlington Rise is its extensive native landscaping, with wetlands and parklands for picnics, hide and seek or an evening stroll. Arlington Rise has something for everyone – tree-changers, sea-changers and families looking for space. Find a place to call home in this beautiful coastal community.

L

## Lyndarum North

Wollert

Located in Melbourne's thriving northern corridor Lyndarum North is part of the burgeoning suburb of Wollert.

Approximately 1,800 lots will comprise a mix of land and housing options and with a proposed town centre, independent school and train station located within Lyndarum North to be completed over the coming years. This community will continue to increase in value and importance within the local area.

Innovative urban design, colour chromatic harmony architecture, NBN enabled technology and EnviroDevelopment Six Leaf certification are only some of the unique aspects of Lyndarum North that make it so special.

A T

## Waterline Place

Williamstown

In Melbourne's bayside suburb of Williamstown, Waterline Place will contain around 420 apartments and 100 luxury townhomes, bringing new life and energy to the area.

Williamstown is 9kms south west of Melbourne's CBD and is a bright, picturesque waterfront suburb with a maritime history. Waterline Place itself is located close to Williamstown Beach and is only minutes from the shopping and café strips. Within a 10 minute walk are schools, day care centres, train stations and parkland – everything for convenient local living.

# South Australia.



H L T

## Eyre Penfield

Eyre is situated on flat, fertile land, 40 minutes north of Adelaide CBD and 40 minutes away from the beautiful Barossa Valley.

The 121 hectare site consists of 25 hectares of open space with a nature trail following Smith Creek for walking, jogging and riding bikes. The outdoor lifestyle continues with a Central Park which provides a leafy, cool place to relax, exercise or walk the dog. A shopping centre and sporting complex are in the development.

Eyre is close to Elizabeth and Munno Para shopping centres and public transport. The Display Village is now open with 15 different home designs to explore.

L T

## St Clair St Clair

Imagine your home surrounded by a beautiful 22 hectare native sanctuary of parklands, waterways and lagoons, where specially constructed viewing platforms allow you to observe birds, frogs and fish in their natural habitat and walking while the biking trails give you the freedom to exercise and enjoy the fresh air. At St Clair you don't have to imagine.

As well as parklands, your extended garden includes cricket pitches, soccer grounds and picnic areas to foster a relaxed family environment. The purpose-built St Clair Railway Station is now complete and lies just eight kilometres to the west of Adelaide CBD. The recently opened Village Square provides all the everyday facilities you need, including a Coles supermarket and cafés.



Penfield •  
Adelaide • St Clair



# Western Australia.

In addition to the developments featured here, we're also creating communities at Viridian China Green – Subiaco.\*



Artists impression

## **A** Indigo China Green Subiaco

On the Hay Street side of the Subiaco Common, close to tree lined walkways, a park, lake and gardens yet minutes from cafés, theatres, shopping and markets, lies Indigo China Green.

Named after the historic Australia Fine China site on which it has been built, these apartments have been designed to create a sense of community within the building. You can meet your new neighbours working out in the gym, relaxing in the steam room, enjoying cocktails on the rooftop terrace or cooking up a feast at the BBQ and Teppanyaki Bar. Each spacious apartment includes secure basement parking and an individual storeroom.

## **T** Parkview Ferndale

Whether you are looking for a great place to live or invest, Parkview ticks all the boxes!

This boutique development has been designed to include just 46 contemporary residences, including a mix of single and double storey homes, plus inviting lifestyle facilities.

Parkview provides a secure, low maintenance and hassle free lifestyle within minutes of a huge range of transport, retail, entertainment and educational facilities.

## **L** The Crescent Viveash

Located just metres from the banks of the iconic Swan River, The Crescent promises the perfect canvas on which to build the home you have always dreamt of.

Situated 18km from the Perth CBD and on the doorstep of the vibrant Guildford and Midland hubs, The Crescent boasts a wide range of lot sizes and provides a peaceful sanctuary with the convenience of all modern amenities just a stone's throw away – perfectly suited to families, first home buyers, downsizers and investors alike.

## **T** The Heights Kardinya

The Heights, Kardinya offers a meticulously planned precinct of elevated homes overlooking Alan Edwards Park.

With striking landscaping and low-maintenance courtyard gardens, The Heights means less time tending to lawns and more time for living.

The Heights puts you in the centre of everything great about this area. You're minutes from Fremantle's cappuccino strip and Garden City is even closer, offering some of the best shopping in Perth.

\*AVJennings is an equity partner with Pindan Capital in these projects.

# New Zealand.



Hobsonville Point • Auckland

H L

## Hobsonville Point Auckland

On sparkling Waitemata Harbour in Auckland's west, Hobsonville Point has fast become the choice of people seeking an escape from the bustle of city life. Set in a beautiful and calm 167 hectare sanctuary, each home is architecturally designed with a pleasant aspect as well as breathing space from its neighbours.

In keeping with the surroundings, homes at Hobsonville Point have sustainability and environmental responsibility top of mind. The community is ideal for families, with two schools as well as parks and play areas, plus cafés, shops and even a farmers market.

Just 25 minutes from Auckland CBD by the ferry or 20 minutes by motorway in off-peak, Hobsonville Point puts affordable, tranquil living within easy reach.



Words and pictures in magazines and websites can never do justice to the experience of stepping into a new home in a new neighbourhood. So please, join us at one of our communities soon and get that feeling first hand.

**Disclaimer:**

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# Your community developer.

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