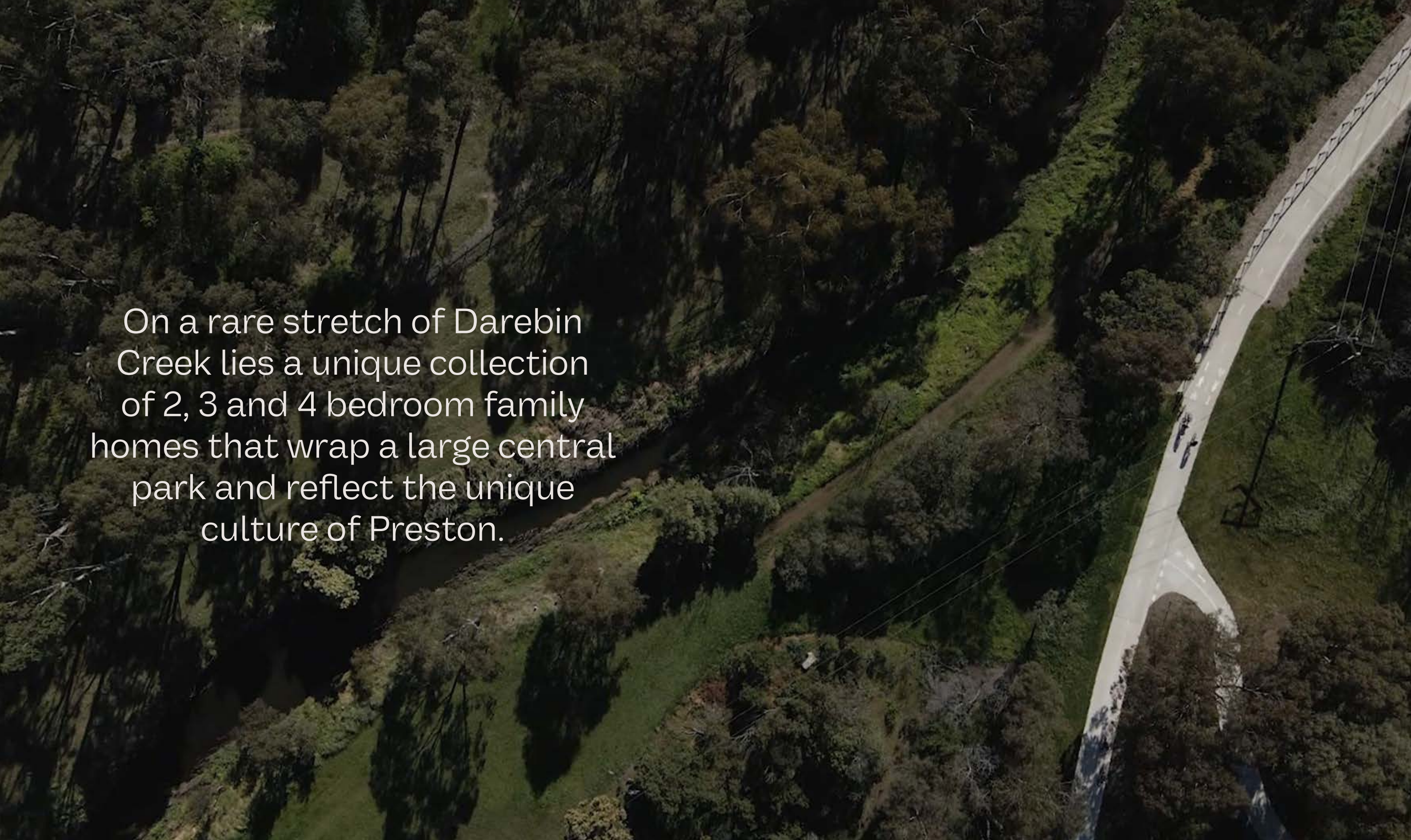




Preston Place

A thriving creekside community

An aerial photograph of a lush, green valley. A winding dirt path runs through the center of the valley, flanked by dense trees and vegetation. On the right side, a suspension bridge spans across the valley, with several people walking across it. The scene is captured from a high angle, showing the intricate details of the forest and the path.

On a rare stretch of Darebin Creek lies a unique collection of 2, 3 and 4 bedroom family homes that wrap a large central park and reflect the unique culture of Preston.



Artist Impression

Architecture and interiors designed by ClarkeHopkinsClarke are inspired by the natural character of Darebin Creek. Robust and textural materials anchor each sustainable home within its natural setting. Thoughtful orientation and planning deliver high levels of liveability, and environmental performance to reduce energy requirements, lower running costs and create a comfortable place for families to thrive



Artist Impression

Step inside a home that is designed to simultaneously accommodate life, work and play with ease. Flexible layouts, some with multiple living areas, can accommodate guests, growing families, multi-generational families and the modern-day home office. Materials are hard wearing to develop in character over time and provide a continuity of experience from outside in, through tone, colour and texture.



Artist Impression - Inclusive of customer options

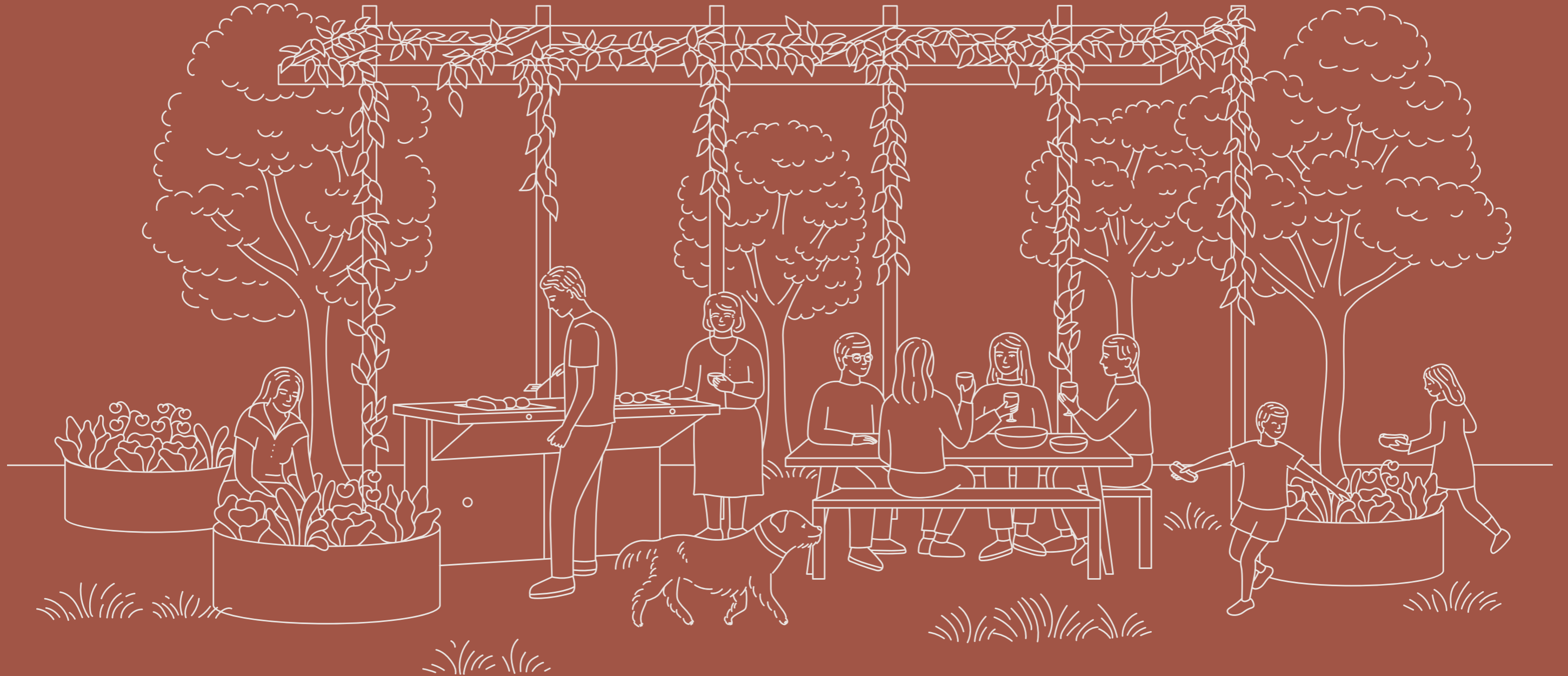


Artist Impressions

The community comprises five small and unique precincts of family homes that wrap around 'Backyard Park'. This central shared space for kids to play, to warm up before a jog along the creek, chill out, or take your pooch for an early morning 'sniff-about'.

Conceived by Akas, the landscaping is endemic and layered, with sprawling ground covers, brightly flowering shrubs and indigenous grass species that weave the local riparian palette of flora in and through the neighbourhood. Grass mounds and large local rocks present an opportunity for nature play, while flat grass lawns, trimmed with thick planted screening provide a place for outdoor exercise.

A place that supports a healthy, active and connected community.





Artist Impressions

Preston Place has been designed to achieve an average 7-star NatHERS rating. Each dwelling comes with enough solar panels to offset 100% of its estimated annual household greenhouse gas emissions. Together with sustainable heating/cooling, energy efficient appliances and LED lighting, these dwellings offer a net zero carbon design – as assessed by Sustainability Victoria’s Pilot Whole-Of-Home initiative.



Net Zero Emissions

- No gas
- Heat-pump hot water unit
- Induction cook tops
- Solar PV system for every home



Sensitive Landscaping

- Predominantly indigenous drought tolerant species
- Biomorphic lawn mounds that hold water to keep the landscaping greener
- Rainwater capture and reuse
- Nature conservation areas



Passive Design Principals

- Average 7 star NatHERS rating across the project
- All 3-level homes will have thermal breaks between levels
- Natural cross-ventilation
- Optimised orientation
- External window screening



Supporting Sustainable Lifestyles

- Space for bike storage in every home
- Direct connections to walk/cycle trail
- Short walk to major bus hub
- Community garden



Sustainable Specifications

- High-performance double glazing
- 2000lt rainwater tanks
- LED lighting throughout
- High rated wall and ceiling insulation
- Water efficient tapware
- Energy efficient fixtures

Location Map

Amenity

- 1. Northland Shopping Centre
- 2. Preston Market
- 3. Bunnings Warehouse
- 4. Summerhill Shopping Centre
- 5. Waterdale Rd Business Park

Cafés and Restaurants

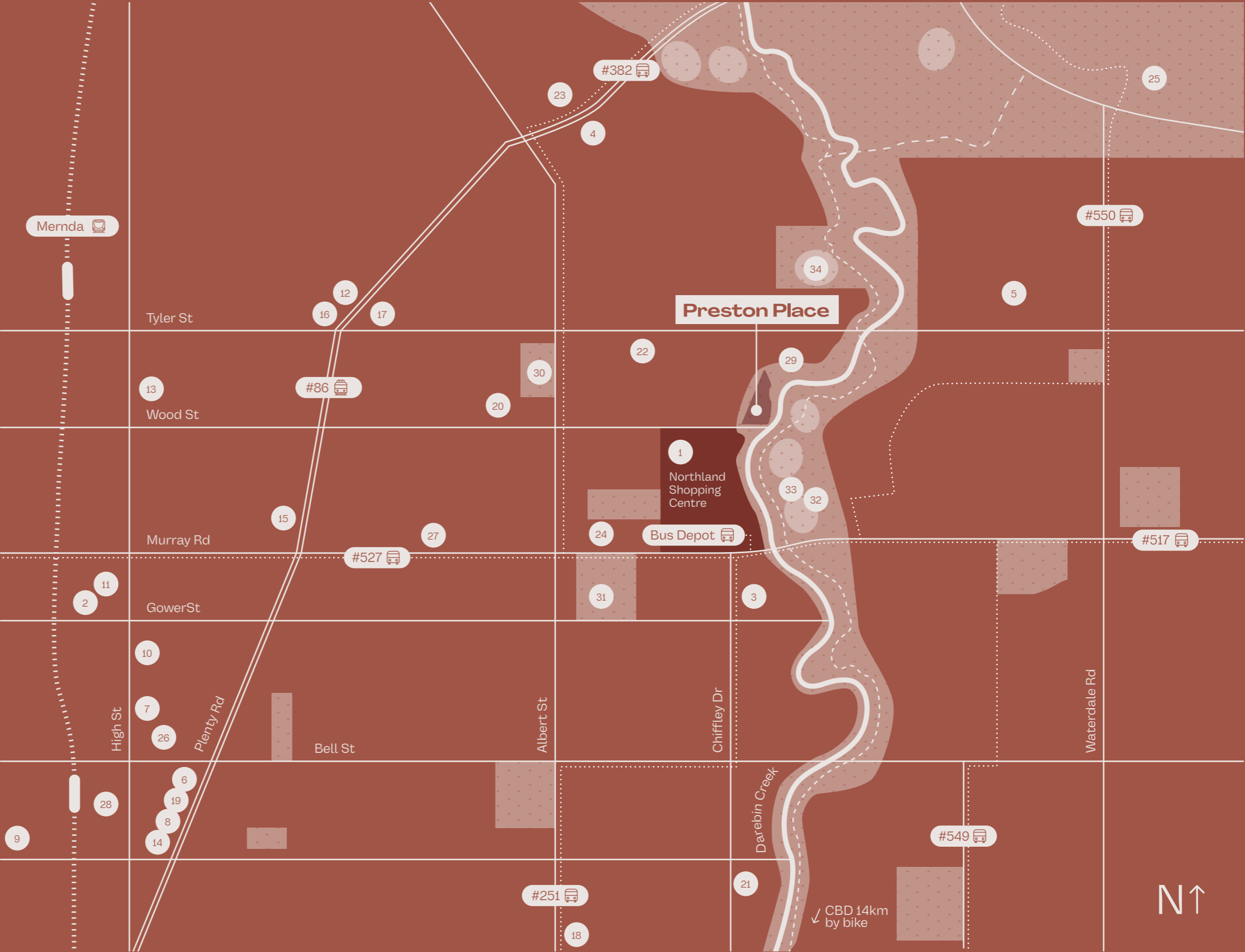
- 6. Boundary Espresso
- 7. Moon Rabbit
- 8. S M Cafe
- 9. Pearl Oyster Espresso
- 10. Arepa Days
- 11. Contraband Coffee Traders
- 12. Ragtime Tavern
- 13. Surly's Bar and Garden
- 14. Tallboy and Moose
- 15. Stray Neighbour
- 16. This Borderland
- 17. Hard Rubbish Bar
- 18. Jamsheed Wines
- 19. The Raccoon Club
- 20. Eat Connoli
- 21. Moondog World

Schools & University

- 22. Preston North Easy Primary School
- 23. Reservoir High School
- 24. Northern College of the Arts and Technology
- 25. La Trobe University
- 26. Parade College Preston
- 27. Yarra Me School
- 28. St John's College Preston
- 29. East Preston Islamic College

Parks

- 30. W Ruthven Vc Reserve
- 31. T W Blake Park
- 32. Olympic Park
- 33. Olympic Park Dog Off Leash Area
- 34. CH Sullivan Memorial Park





Artist Impression – Inclusive of customer options

The Place Series by Metro

Preston Place will be the third project released as part of Metro's "Place" series.

As a local property developer who has built a reputation for delivering considered residential projects within Melbourne, Metro's place based homes focus on outcomes that are locally sensitive, highly liveable and well connected to amenity and community.

METRO

Metro
Developer

Metro is a local property developer who has built a reputation in Victoria for delivering residential projects that are locally sensitive, highly liveable and well connected. Metro saw the potential of this Preston site nestled between a mecca of convenience, a rare creekside frontage and green open recreational space, and how knew that with the right ingredients it could support a unique residential neighbourhood that would have strong and wide appeal.

www.metropp.com.au

Clarke Hopkins Clarke

ClarkeHopkinsClarke
Architecture and Interiors

For nearly 60 years ClarkeHopkinsClarke have worked to create design that connects people and celebrates community. We design to change the world, one project at a time. We use our expertise as architects, interior designers and urban designers to build environments that meet communities' needs today and seize opportunities to positively impact tomorrow.

www.chc.com.au

akas

Akas Landscape Architecture
Landscape Architecture

Akas are responsible for bringing upwards of 20,000 plants into the environment to date. They have a strong understanding of how landscapes can enrich the lives of inhabitants, wider communities and the environment as well as a comprehensive knowledge of Melbourne's natural ecology.

www.akas.com.au

Jellis Craig Projects

Jellis Craig Projects
Sales and Marketing

Established in 1991, the Jellis Craig network is a business based on ethics, integrity, and personal service. With a commitment to progressive thinking, Jellis Craig has continually evolved and grown to become one of Melbourne's leading real estate groups.

www.jelliscraig.com.au



prestonplace.com.au
Richard Rose — 0419 44 66 88