

SKY
SQR
乐活城

VG

**BOX HILL'S NEWEST CULINARY &
ENTERTAINMENT DESTINATION**

BOX HILL HAS EVOLVED FROM INDEPENDENT SUBURBAN OUTPOST TO EMINENT 20-MINUTE CITY. AS THE GATEWAY TO MELBOURNE'S EAST, THE LEAFY CBD BOASTS RICH MULTI-CULTURAL NARRATIVES, SUSTAINED GROWTH AND WEALTH CREATION SUPPORTED BY EVER-EXPANDING INFRASTRUCTURE AND A STRONG SENSE OF COMMUNITY WHICH BALANCES HISTORY AND INNOVATION.

SKY SQR BOX HILL WILL BE THE DESTINATION TO BRING IT ALL TOGETHER.

CAMBRIDGE ST

STATION ST

SKY SQR 乐活城



ADDRESS

517-521 Station Street, Box Hill

LOCATION

Situated in the heart of the central business, retail and transport hubs of Box Hill Central, SKY SQR Box Hill is considered the last of the most premium sites in the centre with its location having the best connectivity, accessibility and amenities on offer within a small walking distance. All forms of public transport and some of the best medical, education and recreational facilities are within a few minutes' walk.

PROPERTY DESCRIPTION

The proposal is for a new mixed-use building that is made up of 3 Levels of Carpark Basement, 3 Levels of retail podium with main central plaza and landscaped feature walls, 17 Levels of Residential Building, Child Care Centre for 107 children including an outdoor play area.

DEVELOPMENT STATUS

Construction commenced

RETAIL OFFERING

Retail – 3 Levels of quality retail space that will accommodate a variety of fresh food and F&B on Lower ground, Upper ground will include a Hawker style street food concept with some premium lifestyle and retail services, Level 1 will primarily consist of larger format F&B anchors and Entertainment.

EXECUTIVE SUMMARY

ABOUT

SIGNALLING A GOLDEN AGE OF DEVELOPMENT IS A UNITY BETWEEN CULTURE AND INDUSTRY TO ULTIMATELY CREATE A BUILT ENVIRONMENT THAT NURTURES AND SUSTAINS BOTH.

With an impressive development portfolio valued at approximately \$4.5 billion, Golden Age has cemented itself as a global industry leader. Passion and an unwavering commitment to urban design excellence have fostered continuous like-minded collaborations with leading architects, designers and consultants driving Golden Age to pioneer the Australian property sphere.

An integrated approach has ensured the delivery of relevant, agile outcomes at each stage of the property life cycle to align with a vision to build better cities which generate more jobs and cultivate stronger communities, Golden Age views quality of construction and quality of life as equal pillars of success.

This has led to a host of accolades, including some of the industry's most prestigious awards and impressive, above-market performance in relation to sales and settlement.

Eminent, large-scale projects include the development of Sheraton Melbourne; Australia's largest air-rights development Sky Garden; Australia's slimmest skyscraper and globally recognised Collins House; The Harrington Collection in Sydney's historical The Rocks waterfront precinct; the iconic Park One in Macquarie Park; and the award-winning mixed-use tower, Sky One in Box Hill, Victoria.





Ace Hotel Sydney

VIA A COMMITMENT TO QUALITY AND DESIGN EXCELLENCE, GOLDEN AGE HAS REDEFINED THE BUILT ENVIRONMENT AND EVOLVED IT TO BETTER ALIGN WITH DYNAMIC MODERN LIFESTYLES.

Projects include the introduction of iconic lifestyle hotel brand Ace Hotel in an Australian first; state-of-the-art commercial office building Victoria Place in East Melbourne; and 130 Little Collins Street in Melbourne's tightly held 'Paris end' of the CBD.

Today, the company's property portfolio spans residential, hotel, mixed-use, industrial, commercial and house and land packages.



Sky One

Box Hill has emerged as one of the largest commercial, economic and cultural precincts outside Melbourne's city centre.

With a significant and steadily growing diverse population, a new era of rapid development opportunities have emerged in Box Hill which are further supported by an extensive expansion of its transport system. As an already vital interchange in Melbourne's transport network, the continued implementation of services and infrastructure will future proof Box Hill's considered evolution, shaping the locale and mapping a pipeline of mixed-use built projects that will support ongoing momentum.

In the past five years, Box Hill has been solidified as a major growth corridor with innovation and commerce growing exponentially. Significant developments completed, such as our highly successful Sky One and major upgrades to infrastructure and commercial activity within the precinct have instigated a period of visible urban renewal and subsequent demand for varied projects which demonstrate design excellence and built integrity.

RE-SHAPING BOX HILL



The success of Sky One Retail is a strong indication of the locale's appetite for growth and projects of quality and diversity. As its natural extension, SKY SQR Box Hill has been conceived to compliment and expand on Sky One's offerings, adding an exciting landmark within what is considered the best location in an evolving mixed-use precinct.

This new 'Micro Urban Village' will offer 9,271sqm of international cuisine, lifestyle retail, entertainment, education, wellness services and daily conveniences. With the longstanding 'dry zone' now removed from the City of Whitehorse, SKY SQR is destined to become a dynamic gathering place where retail and recreation for young and old are offered to reinforce a vibrant sense of community and mark the City of Box Hill as a major destination.

Golden Age has committed a full time leasing team to ensure that the best tenants are offered opportunities in this much anticipated retail precinct.



Haidilao Hot Pot, Sky One

THIS NEW 'MICRO URBAN VILLAGE' WILL OFFER 9,271 SQM OF INTERNATIONAL CUISINE, LIFESTYLE RETAIL, ENTERTAINMENT, EDUCATION AND WELLNESS SERVICES.

SAKE BAR

STEAK HOUSE

**SKY
SQR
乐活城**

Bakery

SITE CONTEXT

PUBLIC SERVICES

- 01. Box Hill Town Hall
- 02. Box Hill Library
- 03. Box Hill Train Station
- 04. Box Hill Hospital
- 05. Australian Taxation Office
- 06. Council Car Park

CULTURE

- 07. Box Hill Community Arts Centre
- 08. Whitehorse Artspace

EDUCATION

- 09. Box Hill Institute of Tafe
- 10. Our Lady of Sion College
- 11. St Francis Xavier's Primary School
- 12. Box Hill Senior Secondary College

PARKS

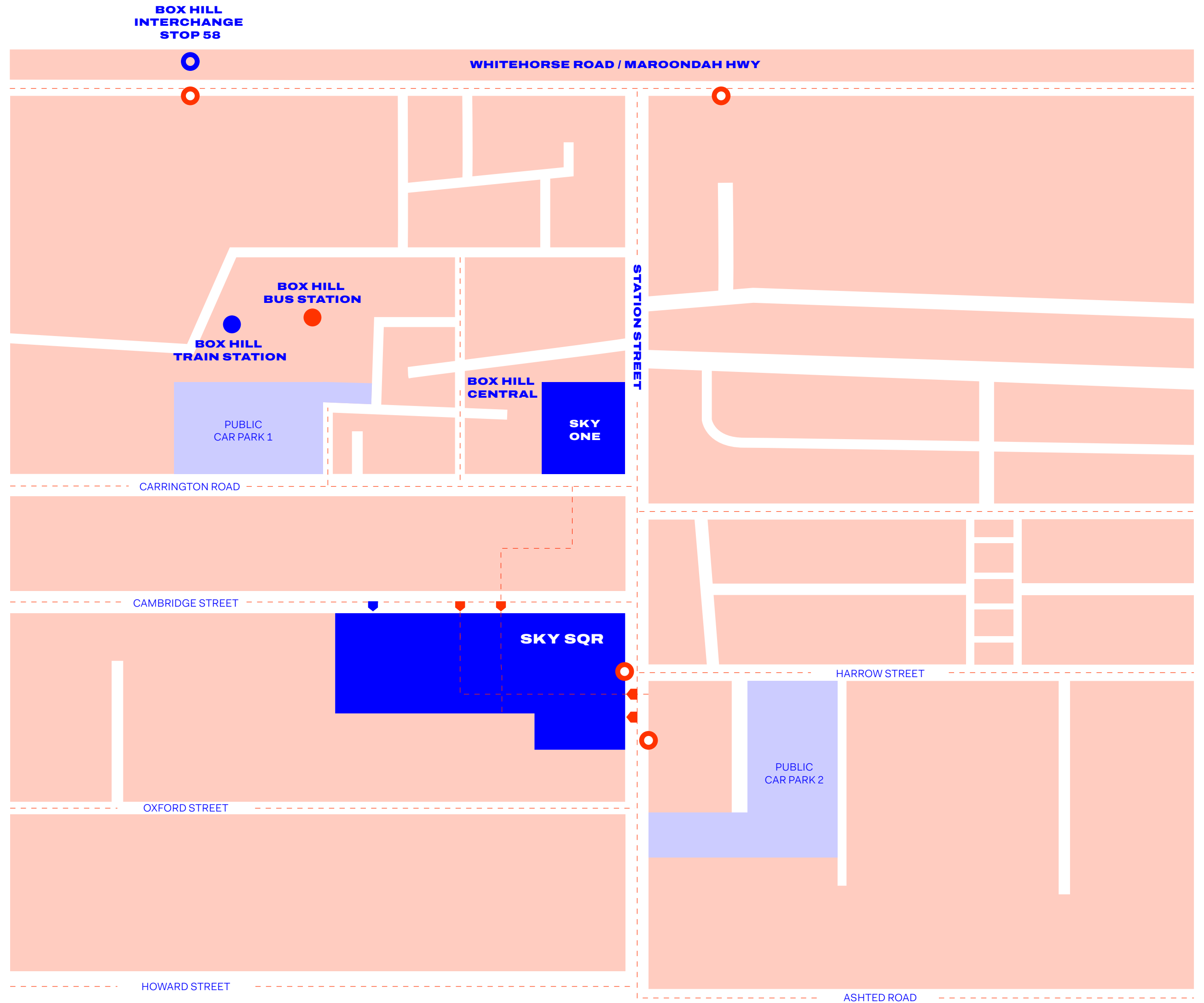
- 13. Box Hill Gardens
- 14. Surrey Park
- 15. Kingsley Gardens








RECREATION

- 16. Box Hill Central
- 17. Box Hill Market & Food Court
- 18. Aqualink Box Hill
- 19. The Box Hill Action Indoor Sports Centre
- 20. Wattle Park Golf Course
- 21. Box Hill Golf Club



URBAN CONTEXT



-  Precinct Entry
-  Car Park Entry
-  Train Station
-  Tram Stop
-  Bus Stop
-  Bus Station
-  Enhanced Pedestrian Connectivity

AS THE SISTER PROJECT OF SKY ONE, SKY SQR EXTENDS THE “VILLAGE” CONCEPT THROUGH RETAIL ENDEAVOURS WHICH WORK HARMONIOUSLY TO INSTILL SOCIAL VIBRANCY AND A DYNAMIC SENSE OF BELONGING.

PRECINCT

Drawing inspiration from Melbourne's city laneways and public squares which provide both a civic and cultural identity, SKY SQR rests at the heart of Box Hill's retail and dining scene, surrounded by a major transport hub, numerous educational institutions, established healthcare facilities and a variety of recreational amenities.

RETAIL OFFERING

Over three levels, with an additional three levels of dedicated car parking below, the precinct nurtures a melting pot of narratives and functions from art to consumption and lifestyle necessities. A mini-city, unified by gardens and social spaces reflects the patterns of contemporary lifestyles while a sizeable lower ground floor loading bay area fully caters for any type of tenant requirement.



PROJECT OVERVIEW

LOWER GROUND

**2,727 SQM NET
RETAIL**

UPPER GROUND

**2,488 SQM NET
RETAIL**

LEVEL 1

**3,178 SQM NET
RETAIL**

LEVEL 2

**878 SQM NET
CHILD CARE**

BASEMENT 1

**167
RETAIL CAR PARKS**

BASEMENT 2

**48
RETAIL CAR PARKS**

TOTAL

9,271 SQM NET

AREA SCHEDULE

Areas are an approximate estimate and are subject to change.

CAMBRIDGE ST

SKY SQR 乐活城

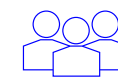
STATION ST



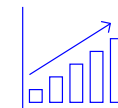
STATION STREET SOUTHERN END



TRADE AREA SUMMARY



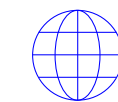
POPULATION WITHIN A 30-MINUTE DRIVE:
1,890,000



POPULATION GROWTH
(31-36 YEARS OLD)
1.2% PER ANNUM



TRADE AREA AVERAGE HOUSEHOLD
INCOME \$139,456 VS GREATER MELBOURNE
AVERAGE OF \$130,042



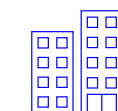
62% OF BOX HILL RESIDENTS BORN
OVERSEAS



34% OF TRADE AREA RESIDENTS BORN IN
CHINA



RETAIL SPENDING PER CAPITA WAS \$16,932
IN 2022



2,003 APARTMENTS EXPECTED COMPLETION
BETWEEN 2021 AND 2025



3,283 SMALL TO MEDIUM SIZED BUSINESSES
IN BOX HILL ACTIVE TRADING



DAILY VEHICLE TRAFFIC ALONG STATION
STREET 18,000 IN 2020

Trade area includes: Balwyn, Balwyn North*, Blackburn, Blackburn South, Box Hill, Box Hill North, Burwood*, Burwood East*, Camberwell, Doncaster*, Doncaster East (South)*, Donvale - Park Orchards*, Forest Hill, Mitcham (Vic.), Nunawading, Ringwood*, Surrey Hills (East) - Mont Albert, Surrey Hills (West) - Canterbury, Vermont, Vermont South*

*Only part of the suburb falls within the trade area.

SOURCE ABS 2022; MARKETINFO, URBIS

SKY SQR PROVIDES A NEW DESTINATION HUB; A SOCIAL CONDENSER WITH A NETWORK OF LANEWAYS OFFERING MORE PERMEABLE PEDESTRIAN ACCESS AND OPTIONAL SHORTCUTS TO ADJACENT STREETS WHICH ACTIVATE THE NEIGHBOURHOOD FROM WITHIN.



LOCAL CHARACTER

Shaped by agriculture and art Box Hill has a rich and extensive history which has informed a diverse built environment that continues to evolve to support demand, coaxing what was a quaint, energetic suburb into the beating heart of Melbourne's East that exists today. With Box Hill Gardens at its centre, the Garden Neighbourhood enjoys access to expansive gardens and recreational landscapes, enabling healthy and active living for all. While residential use remains dominant, the increase in a range of activities such as supporting retail, commercial and community services has created a rich and varied neighbourhood.

LOCATION

Located at the junction of Box Hill's Metropolitan Activity Centre and the surrounding residential hinterland, SKY SQR balances various urban landscapes with a public garden opposite and the recently completed council public car park building in nearby Harrow Street.

MAJOR TRANSPORT HUB

Box Hill, and its core business zone, have undergone rapid development in recent years to emerge as one of the most sought after suburbs and becoming the 'Second CBD' of Melbourne.

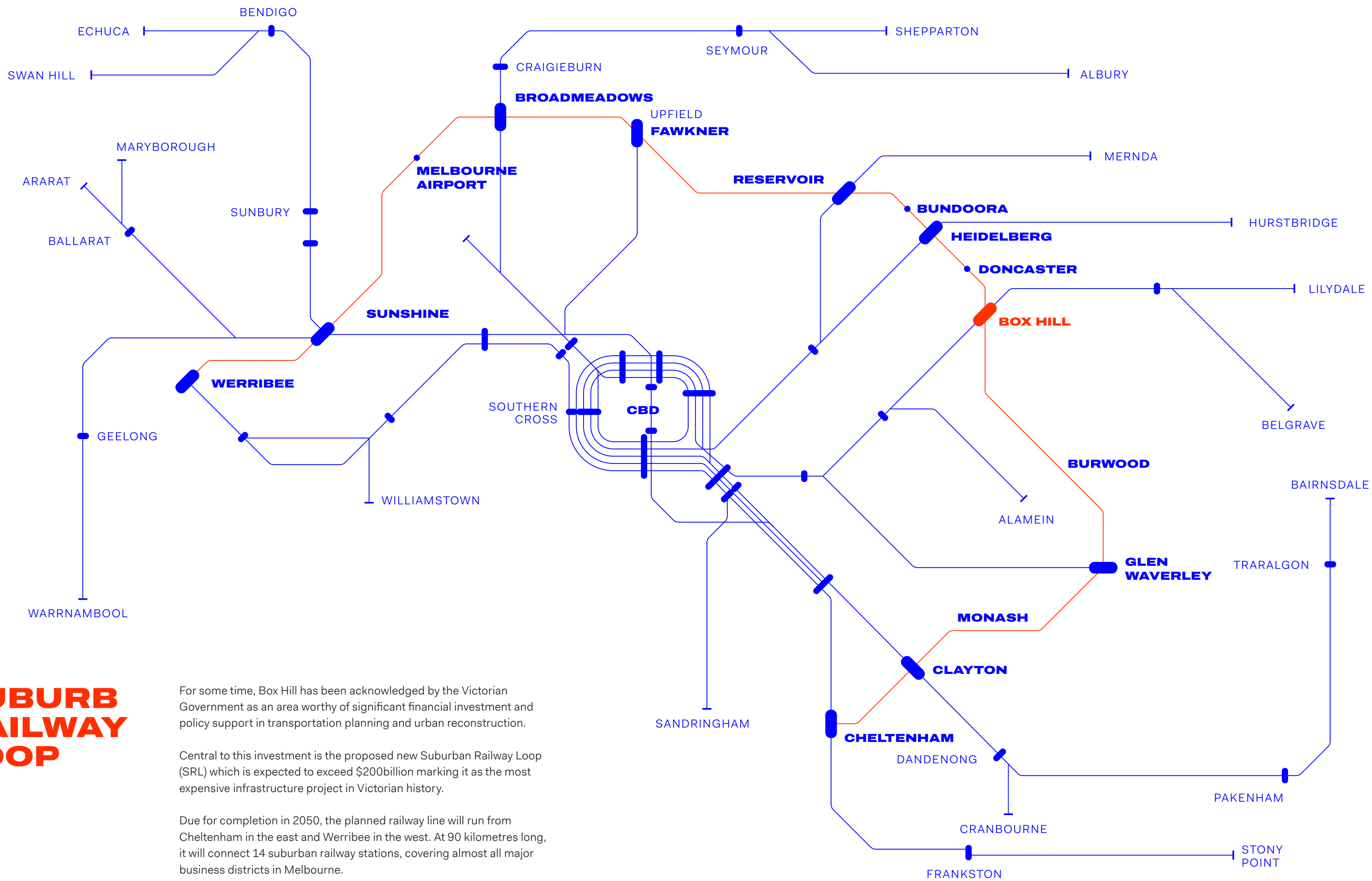
Situated 14km east of Melbourne, Box Hill is the largest activity centre in the City of Whitehorse supporting numerous business activities, educational institutions, medical, leisure and entertainment facilities.

As one of the few City Centres in Melbourne's eastern suburbs with its own extensive transportation hub, Box Hill hosts the Lilydale and Belgrave train lines, 109 tram route from central Melbourne, a major bus terminal and vehicle access from the CBD in just 20 minutes via the eastern freeway.



CONNECTIVITY

HYPER CONNECTIVITY TO MELBOURNE'S CBD VIA SIGNIFICANT PUBLIC TRANSPORT INFRASTRUCTURE AND MAJOR ARTERIALS FUTURE-PROOFS BOX HILL AS A SIGNIFICANT LIFESTYLE DESTINATION.



SUBURB RAILWAY LOOP

For some time, Box Hill has been acknowledged by the Victorian Government as an area worthy of significant financial investment and policy support in transportation planning and urban reconstruction.

Central to this investment is the proposed new Suburban Railway Loop (SRL) which is expected to exceed \$200billion marking it as the most expensive infrastructure project in Victorian history.

Due for completion in 2050, the planned railway line will run from Cheltenham in the east and Werribee in the west. At 90 kilometres long, it will connect 14 suburban railway stations, covering almost all major business districts in Melbourne.



THE HEARTBEAT OF THE CENTRE, WHERE THE COMMUNITY GATHERS TO TRADE, EAT AND SOCIALISE, THIS LIVELY AND BUSTLING DAY TO NIGHT LEVEL OFFERS A CAFE AND BAR SCENE AROUND A CENTRAL PUBLIC PLAZA WITH THE AGILITY TO HOST A VARIETY OF ACTIVITIES AND THEMED SEASONAL EVENTS.

SUPPORTED BY THE BEST IN LOCAL AND IMPORTED FRESH PRODUCE WITH AREAS TO SHARE THEM ON THE SPOT FOR AN IMPROMPTU BREAKFAST, LUNCH OR DINNER.

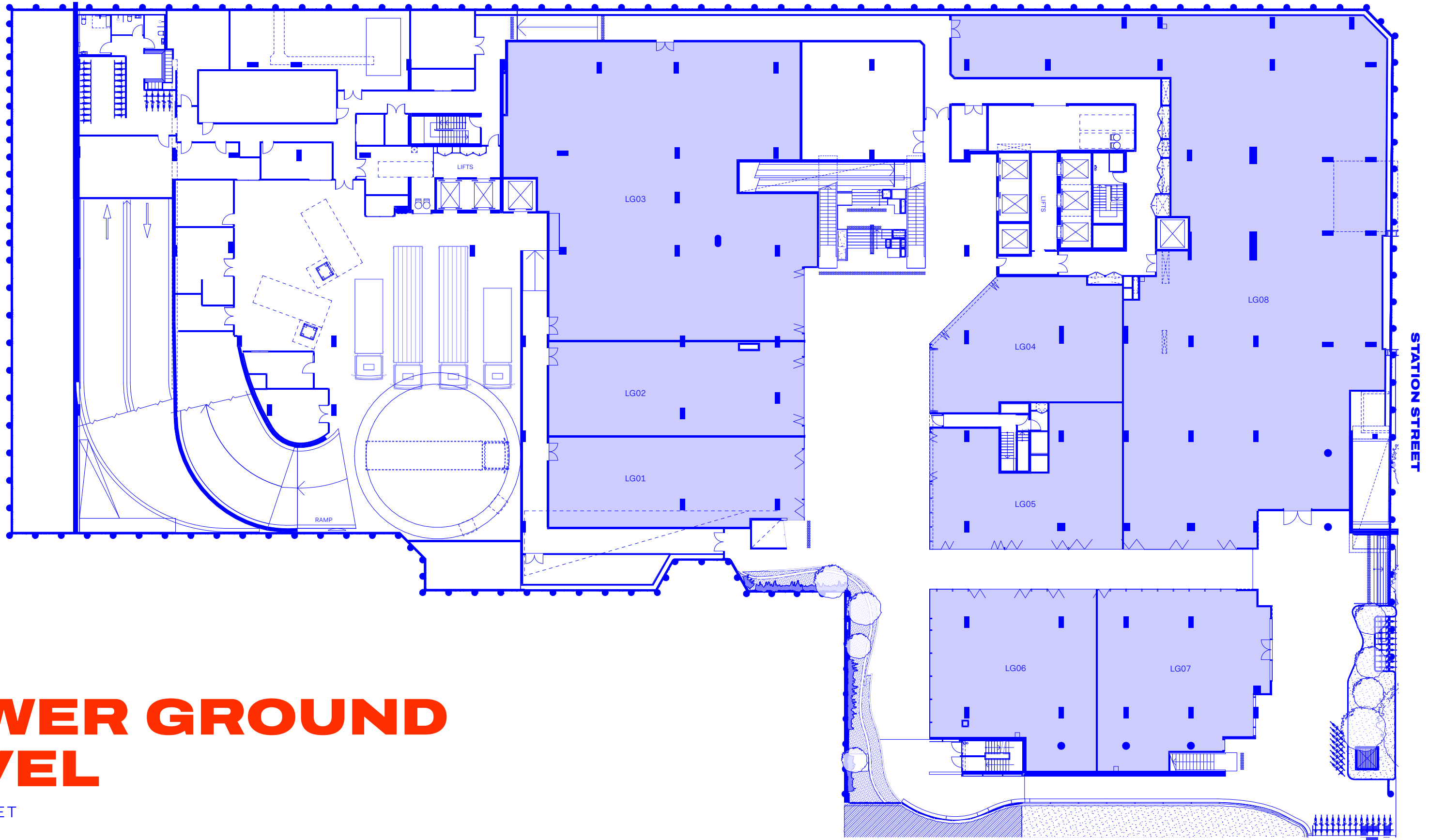
LOWER GROUND LEVEL



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CAMBRIDGE STREET



LOWER GROUND LEVEL

2,727 SQM NET

ENTERTAINMENT
FOOD & BEVERAGE
NIGHT TRADE

RETAIL
DAILY CONVENIENCE

HEALTH & FITNESS

SKY SQR's holistic lifestyle amenity is complemented by the latest trends in health and fitness. Conveniently integrated alongside retail and commercial spaces, these physical and mental health offerings bring essential balance to modern lifestyles.

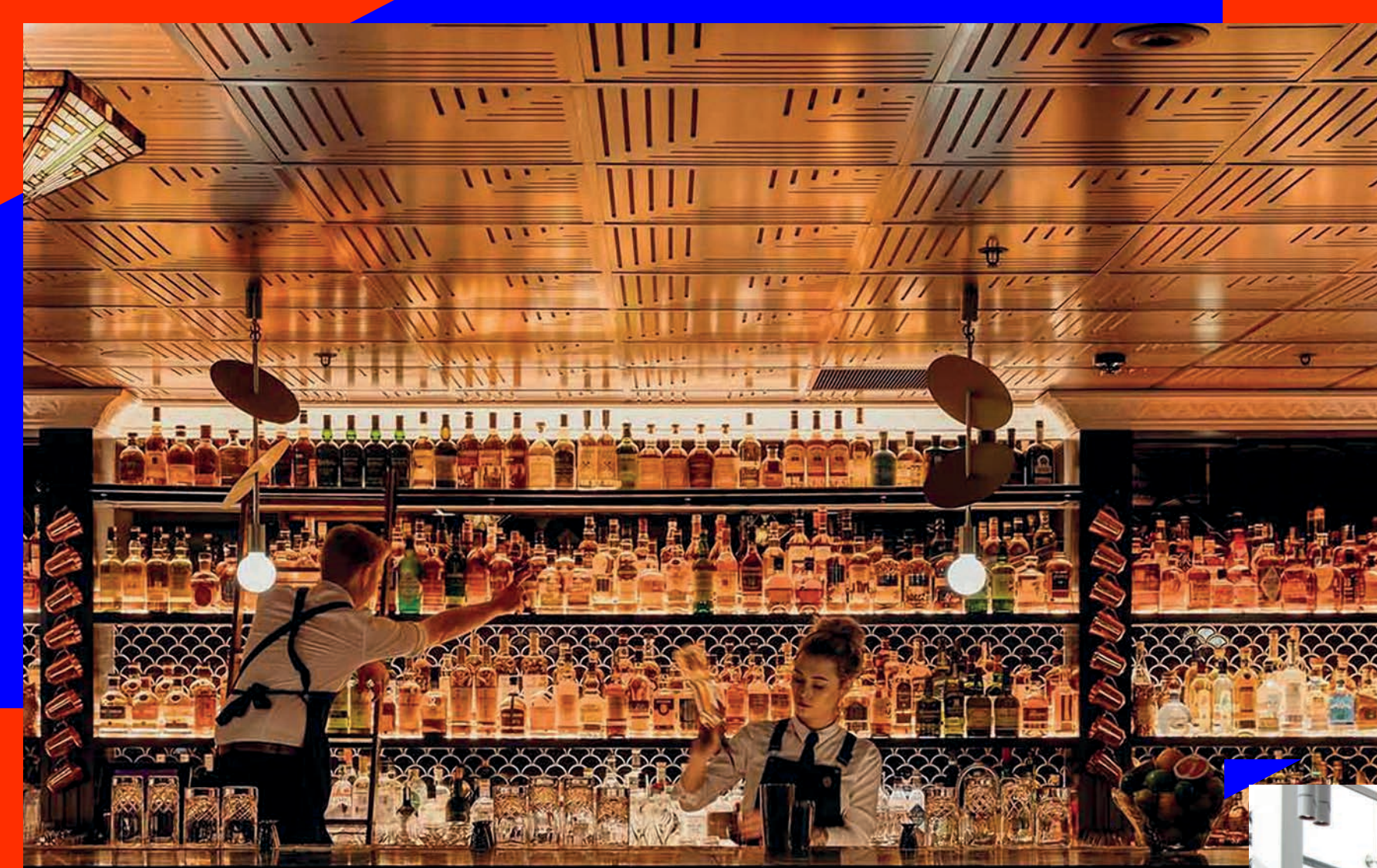


FRESH PRODUCE



FOOD & BEVERAGE

A perfect segue between a casual dinner or a big celebratory night with friends, with the inclusion of a speakeasy bar and cafe at the lower ground level.



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HEADING UPSTAIRS, SHOPPERS WILL FIND EVEN MORE FOOD AND BEVERAGE OPTIONS IN A CASUAL, FOOD COURT STYLE EXPERIENCE WITH DINING OVERLOOKING THE HAWKER LANE BELOW AS WELL AS A CONSIDERED CURATION OF RETAIL OUTLETS PEPPERED THROUGHOUT.

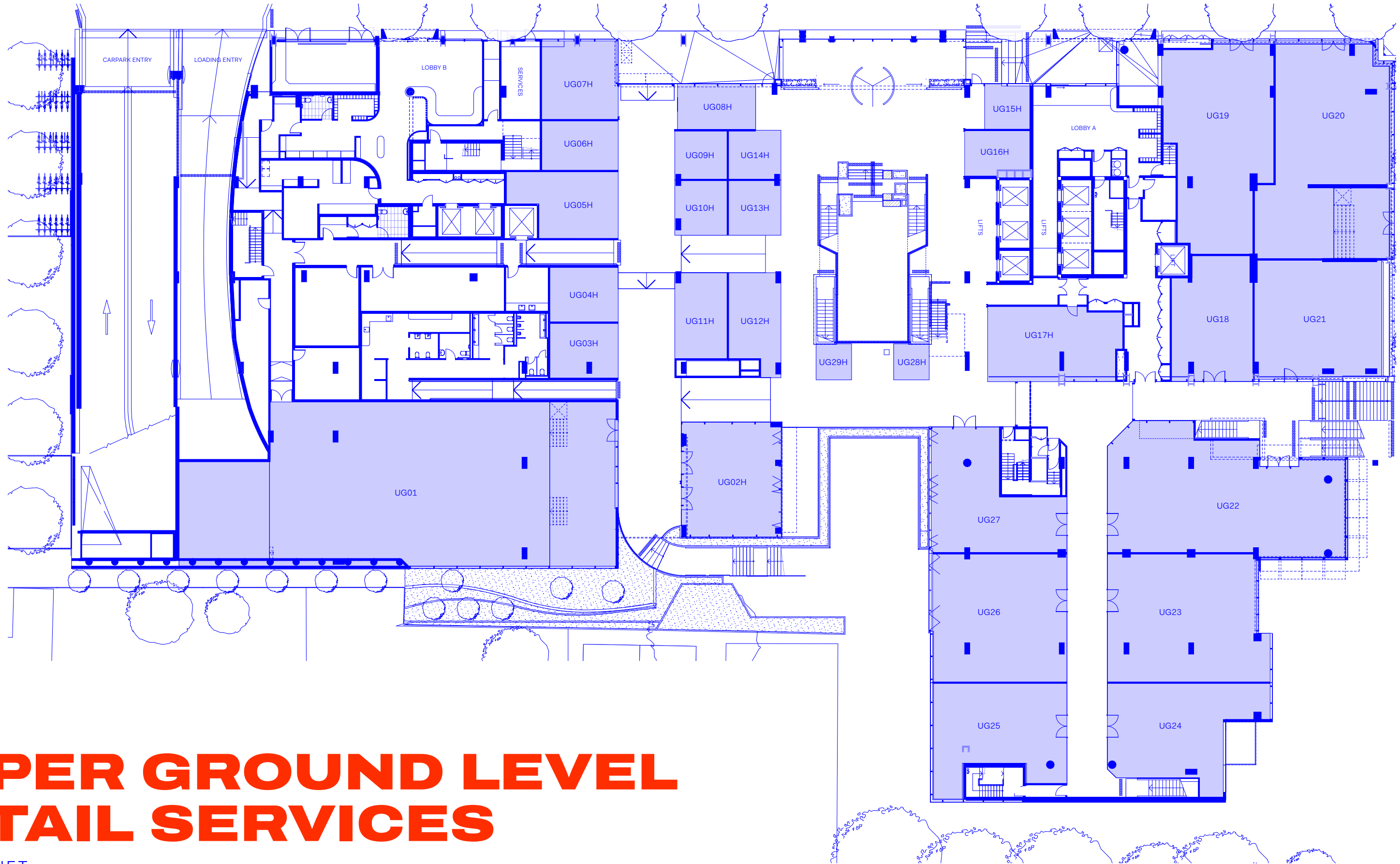


UPPER GROUND LEVEL



HAWKER LANE

CAMBRIDGE STREET



UPPER GROUND LEVEL RETAIL SERVICES

2,488 SQM NET

RETAIL
FOOD & BEVERAGE

WELLNESS & MEDICAL
HAWKER HALL



HAWKER LANE



CAFE/BAR

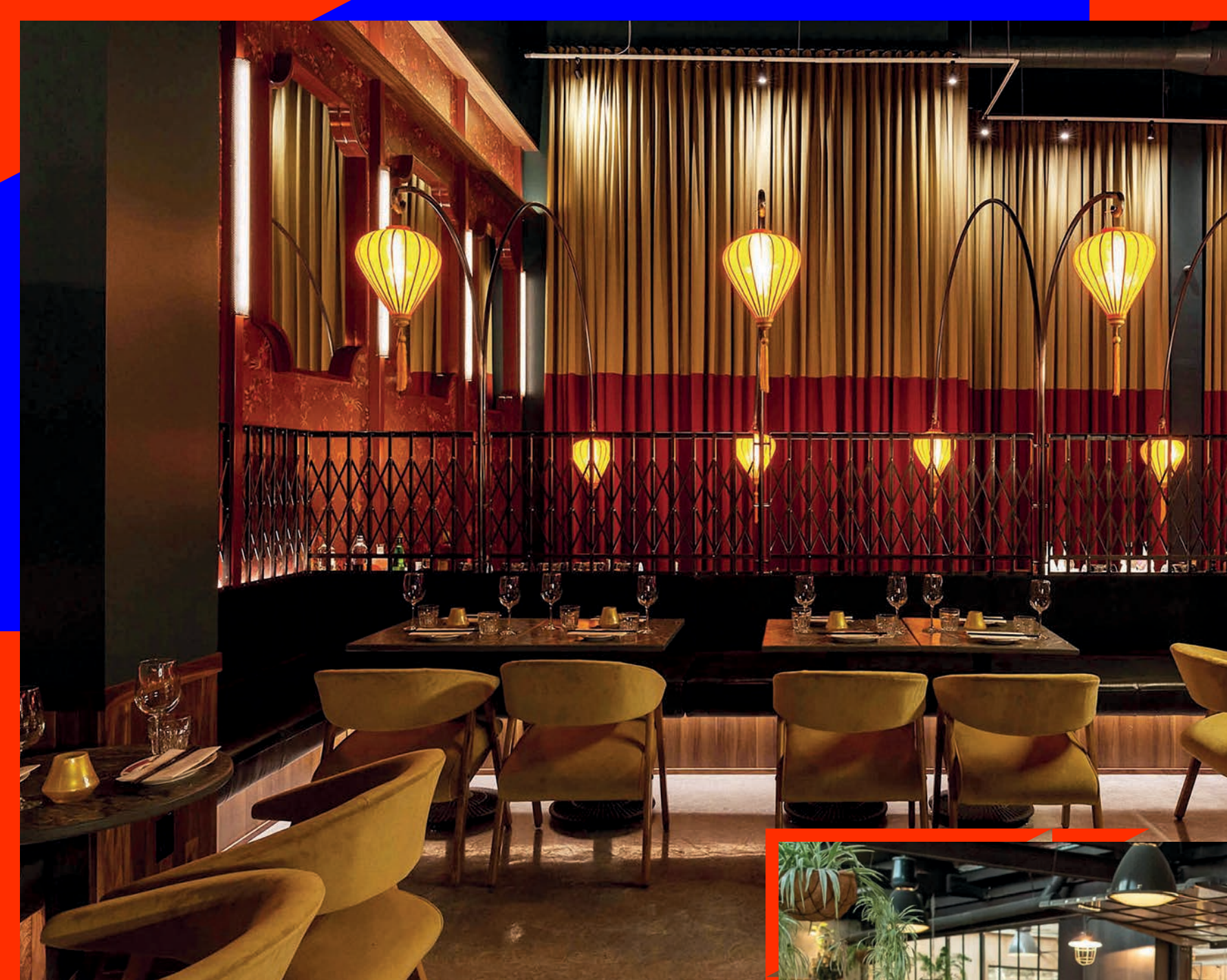




WELLNESS & MEDICAL

Counterbalancing the provision of lifestyle essentials is a dedicated collection of health and wellness oriented offerings which address a need to slow down and indulge in a moment of self care.



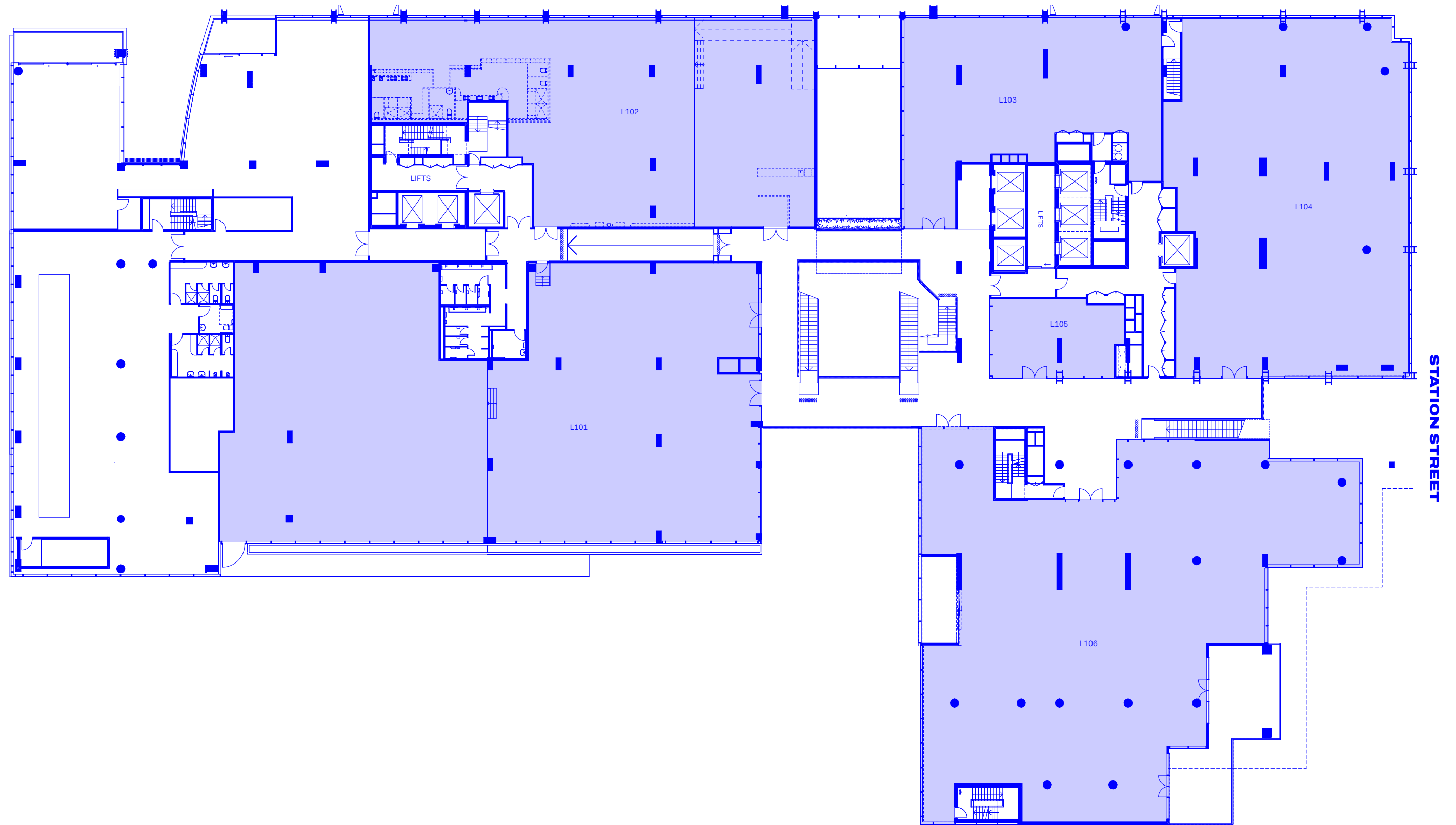


DELIVERING A VIBRANT, EFFORTLESSLY COOL AND CONTEMPORARY DINING AND ENTERTAINMENT EXPERIENCE, LEVEL ONE IS FOR ALL AGES. LARGE-SCALE HOSPITALITY ENDEAVOURS DELIVER DELICIOUS DINING AND DRINKING. GAMING AND ENTERTAINMENT, INCLUDING MINI-GOLF, CREATE THE EXHILARATING FUN.



LEVEL ONE

CAMBRIDGE STREET



LEVEL ONE

3,178 SQM NET

ENTERTAINMENT
SIGNATURE DINING

GYM

ANCHOR FOOD & BEVERAGE



ENTERTAINMENT





LEVEL TWO HAS BEEN DESIGNED TO SUPPORT INNOVATIVE AND ENGAGING CHILDCARE FACILITIES FOR A PREMIUM CHILDCARE OPERATOR. ACCOMMODATING APPROXIMATELY 107 CHILDREN ACROSS PURPOSE-BUILT ZONES FOR DIFFERENT AGES AND STAGES, THE LEVEL HAS ITS OWN INTEGRAL OUTDOOR ZONE. CATERING FOR BUSY LIFESTYLES THERE WILL BE EXCLUSIVE PARENT PARKING IN THE BASEMENT, ADJACENT TO A DEDICATED CHILDCARE ELEVATOR.



LEVEL TWO

CHILDCARE

Providing an environment for competent, curious and socially-driven children, Level Two brings together reputable childcare services alongside a collection of educational entities that enhance and complement childhood development. Combining languages, arts, maths and literacy inquiry, the area sets a new benchmark for comprehensive early education within a highly convenient setting.



CAMBRIDGE STREET



STATION STREET

LEVEL TWO

878 SQM NET

CHILDCARE



RETAIL BASEMENT CARPARKING

CAMBRIDGE STREET



BASEMENT ONE

167 RETAIL CAR SPACES

■ RETAIL

■ CHILDCARE

CAMBRIDGE STREET



BASEMENT TWO

48 RETAIL CAR SPACES

■ RETAIL

GOLDEN AGE RETAIL
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