

THE EIGHTH

**22 KINGS PLACE
SOUTH MELBOURNE**



PROJECTSbyCREMA

Welcome to The Eighth

Created by Projects by Crema, The Eighth encourages a new way of living and an opportunity to be a part of a future-focused building at the vanguard of a global shift in lifestyle aspirations.

The vision for The Eighth has been inspired by an appreciation for the evolution in lifestyle, workplace and wellness trends that is taking place around the world. A sense of belonging and community, a focus on health and wellbeing and a blurring of the lines between work, life and leisure are key ideas behind The Eighth's makeup.

Flexibility, security and privacy are also central to the building's dna and incorporated through the building's design features.

The Eighth is the result of a shared vision between developer Projects by Crema and architect Elenberg Fraser to create a building concept which puts experienced focused, multifaceted living at the forefront of the offering.

From the project's inception, the pair has been determined to create a building filled with possibilities for experiences, and amenities and spaces that residents would utilise every day to enhance their lives.



The Eighth

PROJECTSbyCREMA

Projects by Crema is a multi-disciplinary business that exists to conceptualise, enable, and deliver future-focused buildings and initiatives that have a meaningful impact on people and the public realm. We invest our time across ¹property development, ²impact investment and ³arts and culture initiatives – through each practise delivering typologies that connect with the evolving needs of individuals, communities and cities.

We collaborate with a diverse community of people to create a symmetry of ideas and perspectives; we draw on research, innovation and experience to develop and test new theories; and we centre our decision making around the foundations of what we stand for. Contextually aware and socially conscious, we're working to deliver defining projects that positively influence social, economic and environmental landscapes.



Project Team

From conception to delivery, The Eighth is a result of an incredible collaboration of open-minded future thinkers.

ELENBERG FRASER

Elenberg Fraser is an architecture and interior design practice that revolutionises the way architecture is practised. Operating across the Asia-Pacific region, its award-winning buildings prove that good design leads to a wealth of economic, social and cultural benefits. Through interrogation, invention and collaboration, Elenberg Fraser produces experiential spaces that demand a reaction.

KENNON

Kennon is a Melbourne-based architecture and interior design practice led by Pete Kennon. From private homes to grander civic gestures, each project is considered for what it will contribute to the human experience, and how it will fulfil our need for connection to people and place. An approach where the architecture is imbued with meaning. Interrogating memory, identity and our sense of being, Kennon creates enduring spaces that feel familiar— where, in the finest details, stories of time and place unfold.

MIM DESIGN

Mim Design is an award-winning, Melbourne-based practice known for its creativity, high-end finishes and attention to detail. The studio is known for its tailored and personalised client strategies from concept to delivery. It is guided by founder and managing director Miriam Fanning, and is passionate about all facets of design and believes it's an essential component to delivering a comprehensive and successful project.

OPENWORK

Openwork is an Urban Design and Landscape Architectural studio making well-crafted and engaging spaces that enable public life and exchange in cities. It is a design-based practice that actively engages in the design, delivery, policy formation and speculation on the nature of public space. Their ambition is to be urban citizens – active and agitating for the public domain.

CREMA

Crema Constructions is a passionate, family-run construction company with Italian blood and a strong loyalty to Melbourne. Since 1951, Crema Constructions has been creating the buildings that make up the city, delivering exceptional quality commercial and residential projects and the business prides itself on being a pleasure to do business with. Crema boasts a skilled team of experts with multidisciplinary knowledge across every aspect of concrete construction.

The Eighth

The Eighth has attracted a diverse community of residents and business owners looking for lifestyle flexibility and the opportunity to transition seamlessly between work, life and leisure.

The Eighth's location, in the heart of Domain Precinct, offers a lifestyle that is holistic, full of potential and connected.





The Eighth

Albert Park Lake

Albert Park Golf Course

Melbourne CBD

Anzac Station

Victorian Arts Centre

Royal Botanic Gardens

Tan Running Track

Fawkner Park

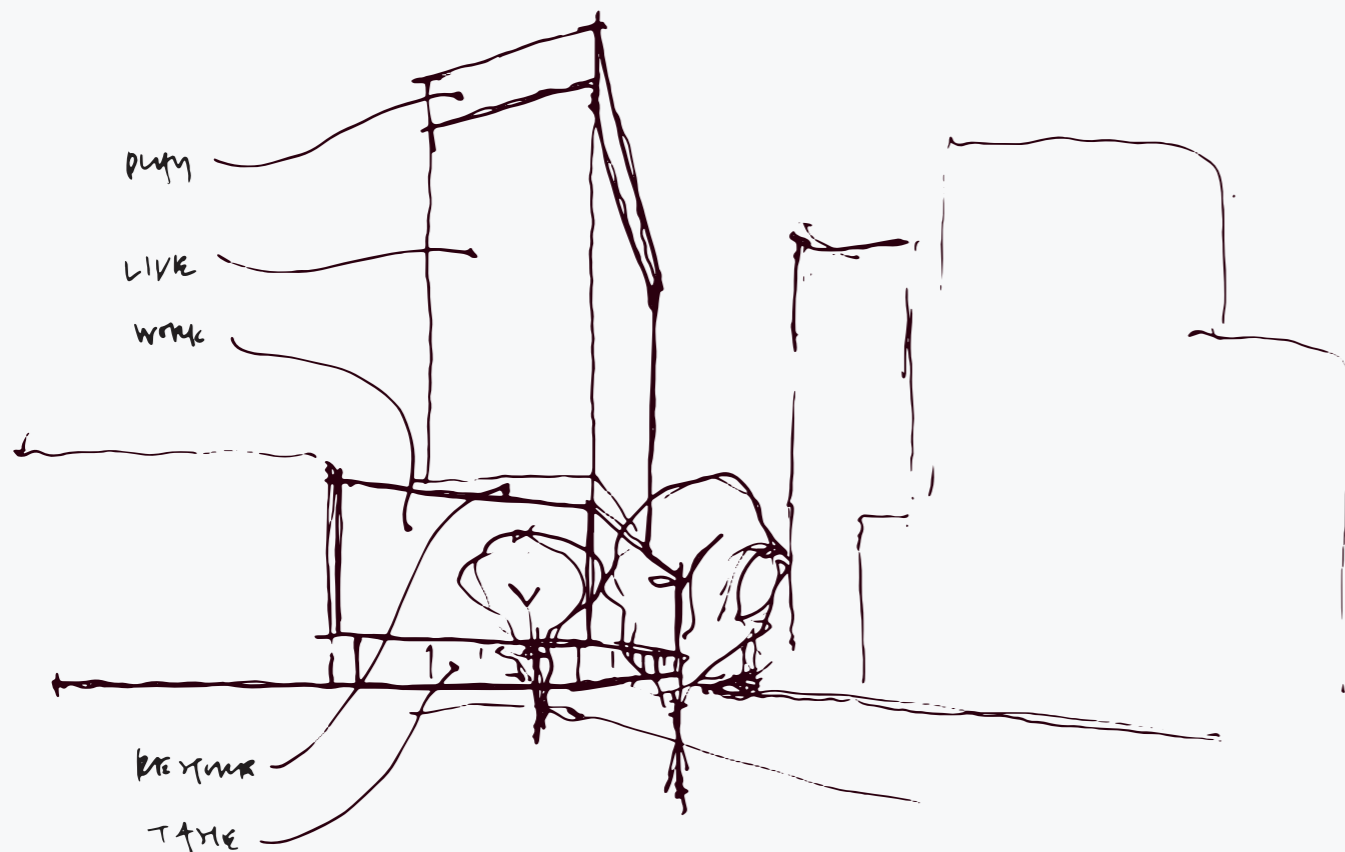
MCG

National Tennis Center

The Eighth

Building Features:

- Secure underground basement car parking
- On-site building management and concierge
- Ground floor wine bar
- Rooftop pool and bar
- Smart building technology
- Flexible work spaces for rent
- End-of-trip facilities
- Destination control lifting
- Maximum of four apartments per floor
- Apartments from 128-550 square metres



The Eighth

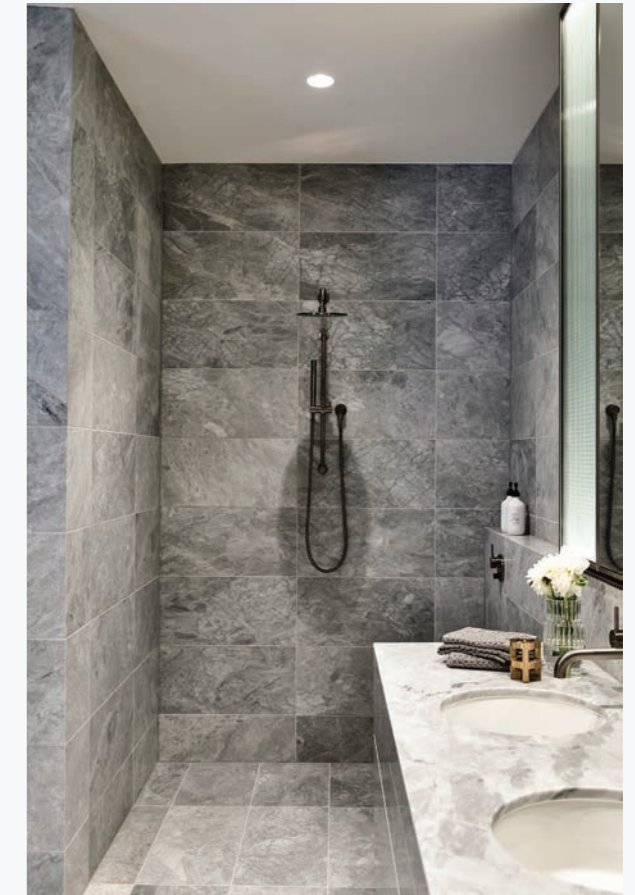




The Eighth



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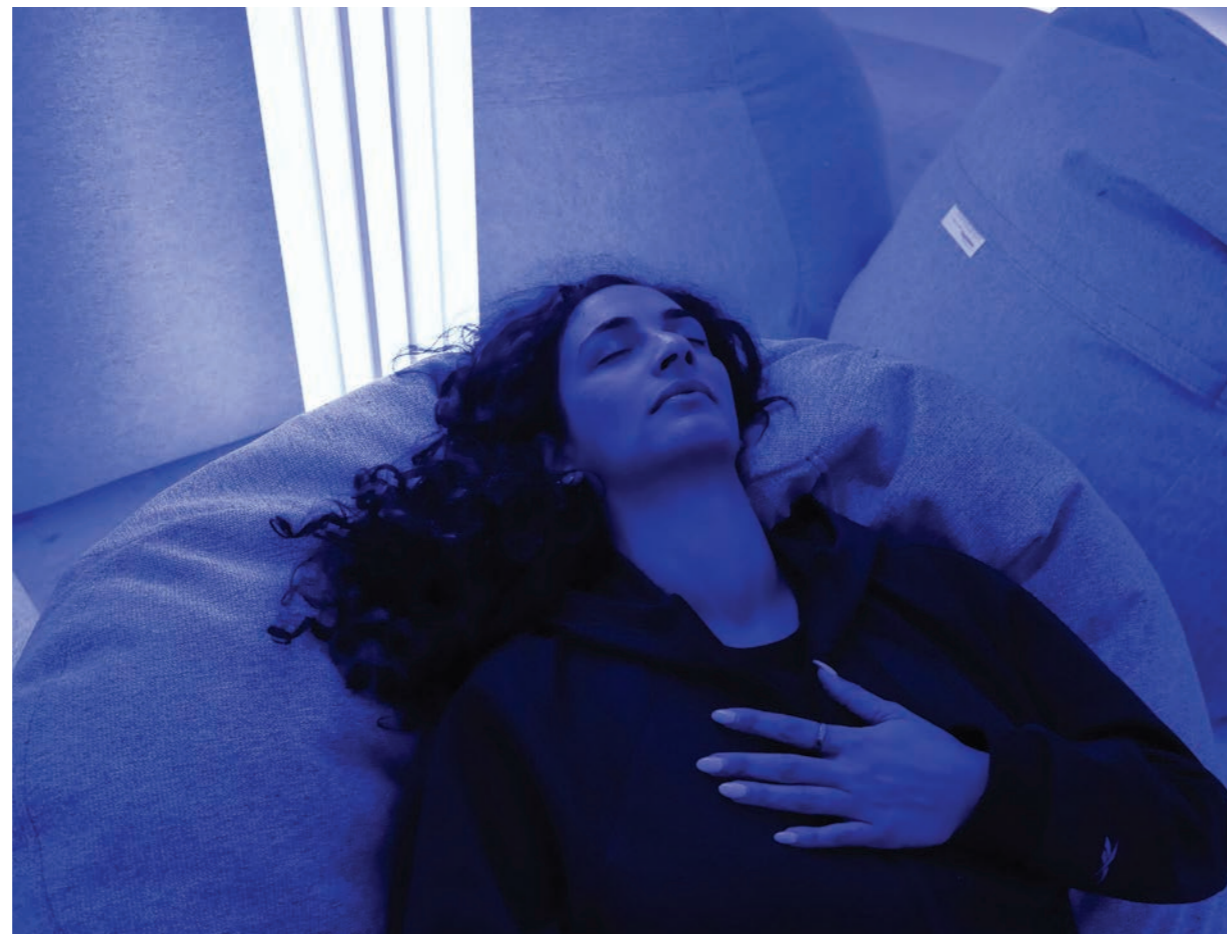
The Eighth offers panoramic panoramic views of Melbourne from every aspect – north, east, west, and south.



The Eighth

Residents of The Eighth have access to an exclusive membership offering to preventative wellbeing facility, EQ, located on level 5 of the building. EQ is a place to immerse yourself in a sensory experience designed to enhance your daily life. Every season, find a unique curation inspired by art, community and culture.

Experience meditation, sound and light therapy, breathwork, hot and cold therapy and social connection as you navigate your wellbeing journey.



e.q

Projects by Crema is committed to contributing to a resilient future. We recognise the global climate crisis and understand that our industry has a critical role to play in addressing this issue.

We consistently look for opportunities to reduce our environmental impact while maximising our social impact, through implementing sustainable operations and initiatives across all areas of our practice. Each project we deliver has its own sustainability management plan to assist with the design, construction and operation of the development to meet best practice sustainable development objectives.

This report outlines the sustainable initiatives included in The Eighth and implemented throughout the design and construction process, ensuring the development meets requirements of the Victorian Government, the City of Port Phillip and the Building Code of Australia:

Project Sustainable Initiatives:

1. **Enhanced Energy**
Enhanced energy efficiency across commercial tenancies and apartments through an efficient hot water system, heating, cooling, lighting, and building envelope

Design requirements:

The building fabric of the apartments achieve an average energy rating of 6.5 stars.
VRF system for heating and cooling for each apartment.
Use of LED lighting and optimising daylight diffusion.
High efficiency condensing gas hot water system.
2. **Water Efficiency and Stormwater Management**
Efficient fixtures reduce water usage, lowering mains water needs and diverting stormwater from drains during rainfall.

Design requirements:

The following Water Efficiency Labelling Scheme star rating apply:
Toilets – 4 stars
Taps – 5 stars
Showerheads – 3 stars
Urinals – 6 stars
Dishwashers – 5 stars

The development achieves a score of 100% in the STORM tool.
3. **Indoor Environment Quality**
Improved indoor environment quality within the apartments and tenancies through several initiatives, creating a healthy environment with natural ventilation and daylight.

Design requirements:

All kitchens will have a separate dedicated exhaust fan.
External windows will have an operable component to encourage natural ventilation in the apartments.
All bedrooms and kitchen/living zones will have access to an external window.
4. **Building Materials and Waste Management**
Reduced use of virgin materials, waste reduction, and preference for low impact, low energy materials.

Design requirements:

A minimum of 50% of the concrete mix contains recycled water.
All timber used in the development is Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified or recycled / reused.
95% of the steel for the development is sourced from a Responsible Steel Maker.

Project Sustainable Initiatives Cont.

5. **Transport**
Easy accessibility to grocery stores, schools and restaurants via walking, cycling and public transport to minimise car dependency.

Design requirements:

At least one car share parking space will be provided.
At least 3 motorcycle/scooter spaces will be provided.
Basement level will have 36 secure bike parking spaces for residents/staff and visitors of the development.
6. **Urban Ecology**
Urban ecology initiatives increase green spaces, fostering health, social, biodiversity, and economic advantages for the outdoor environment.

Design requirements:

25% of the development will consist of vegetation through the provision of landscaping areas within the development.
Landscaping includes various native and indigenous plants.
Level 5 and the roof terrace will provide space for residential occupants to gather for social exchange.
Green roof will be provided on the roof terrace level to mitigate the impact of the urban heat island effect.
7. **Building Management**
Ongoing commitment to environmental practices throughout various project stages, extending beyond initial design.

Application

A Building User's Guide will be provided to building users. Energy meters will be provided for each apartment and commercial tenancies allowing residents and tenants to monitor and reduce their energy consumption.

The following assessment tools have been utilised to assess different aspects of The Eighth, ensuring it meets benchmarks set by the Victorian Government, the City of Port Phillip and the Building Code of Australia:

FirstRate5 - assesses the thermal efficiency of the building envelope
Stormwater Treatment Objective - assesses stormwater quality considerations for the entire development
Built Environment Sustainability Scorecard - assesses the overall sustainability of the development

Application

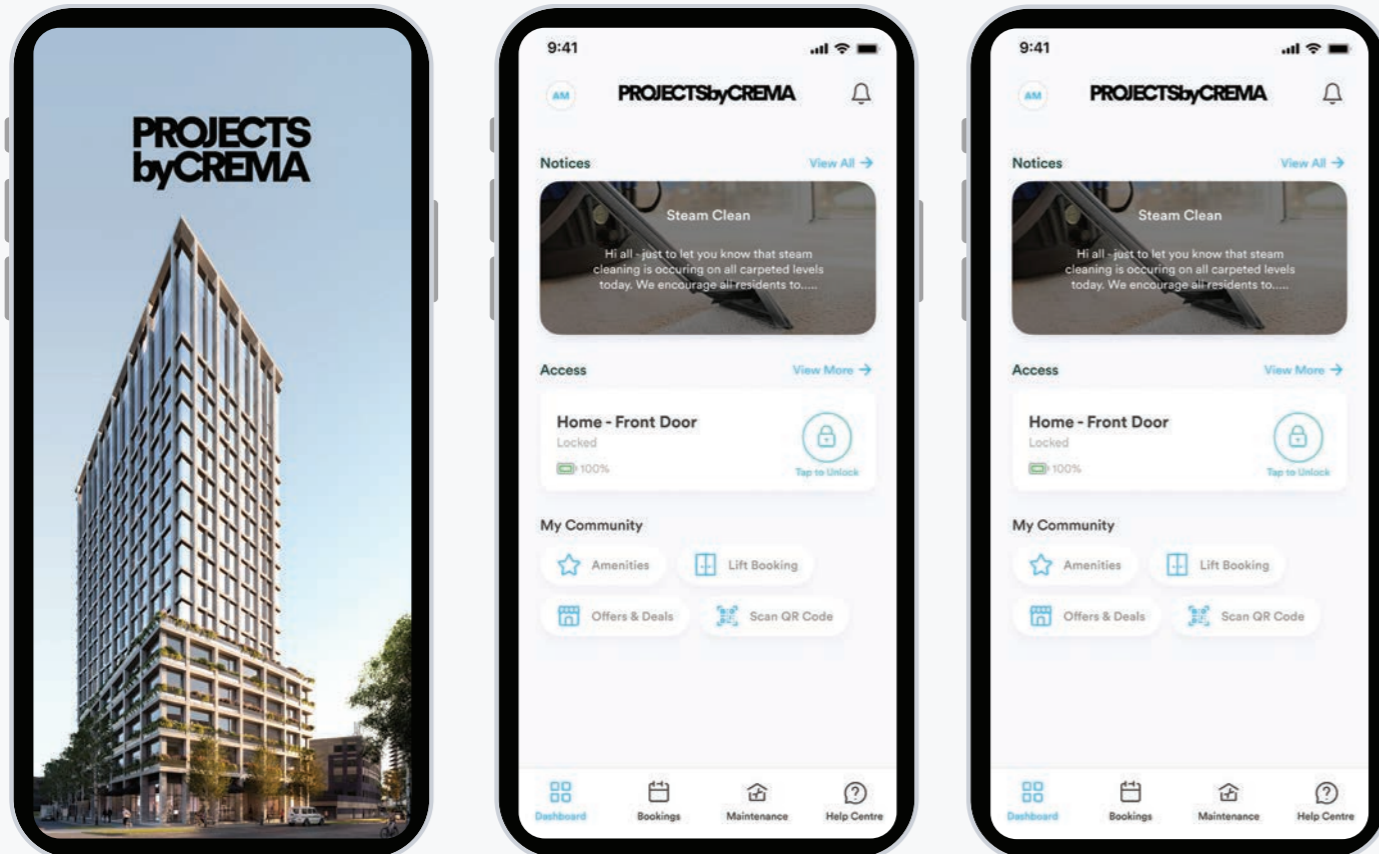
This report is current as of October 2023 and specific to The Eighth located at 8 Palmerston Crescent, South Melbourne.

For further details, please get in touch with us at hello@projectsbycrema.com.

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Projects by Crema has partnered with Erin Living to integrate its smart building technology into The Eighth.

Erin Living offers a seamless living experience by providing keyless building and apartment access and a building-wide resident platform that integrates every touch-point.



Smart Building Technology

Keyless Living

Erin Living enables a truly keyless living experience, all from the convenience of your smartphone.

Erin's integrated solution provides future residents the ability to use:

- Use their phone as their key
- Open your door remotely
- Share digital keys with friends and family when you're not home
- Even share keys with your dog walker or cleaner for that elevated living experience

Community Living

With Erin, residents are able to engage with the community at a deeper level.

Whether it is booking local services such as cleaners, or connecting with your fellow residents via shared interest groups or events, community living is taken to a new level with state of the art technology.

The Eighth

Recognised for its connectivity, Domain Precinct is undergoing a series of major revitalisation projects, promising better public transportation, a redevelopment of the arts precinct, and enhancements of Melbourne's premier gardens.



Park Street Streetscape Improvement Project

Improvements to Park Street will extend the boulevard character of St Kilda Road to Eastern Reserve, creating greater cohesion and easy accessibility for pedestrians and cyclists.



Albert Road Reserve

The redevelopment of Albert Road Reserve is underway and due for completion in 2024. This will see further parkland introduced into the area – from St Kilda Road to Kings Way.

Domain Precinct Public Realm Upgrades



Anzac Station

The Anzac tram stop is now open, and construction of the Anzac Station continues and is due for completion towards the end of next year, opening to passengers in 2025.



Kings Place Plaza & Cobden Street Pocket Park

Upgrades to Cobden Street are set to occur throughout next year and will see the development of Kings Place Plaza and new Cobden Street Pocket Park.

The Eighth

NGV Contemporary

The awe-inspiring NGV Contemporary will be Australia's largest gallery dedicated to contemporary art and design. Opening in 2028, the gallery will further extend Domain Precinct's already world wide reputation as a first class arts and cultural hub.





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