

# THE MARKER

STANLEY & SPENCER  
EDITION



DEFINING THE NEW  
WEST MELBOURNE



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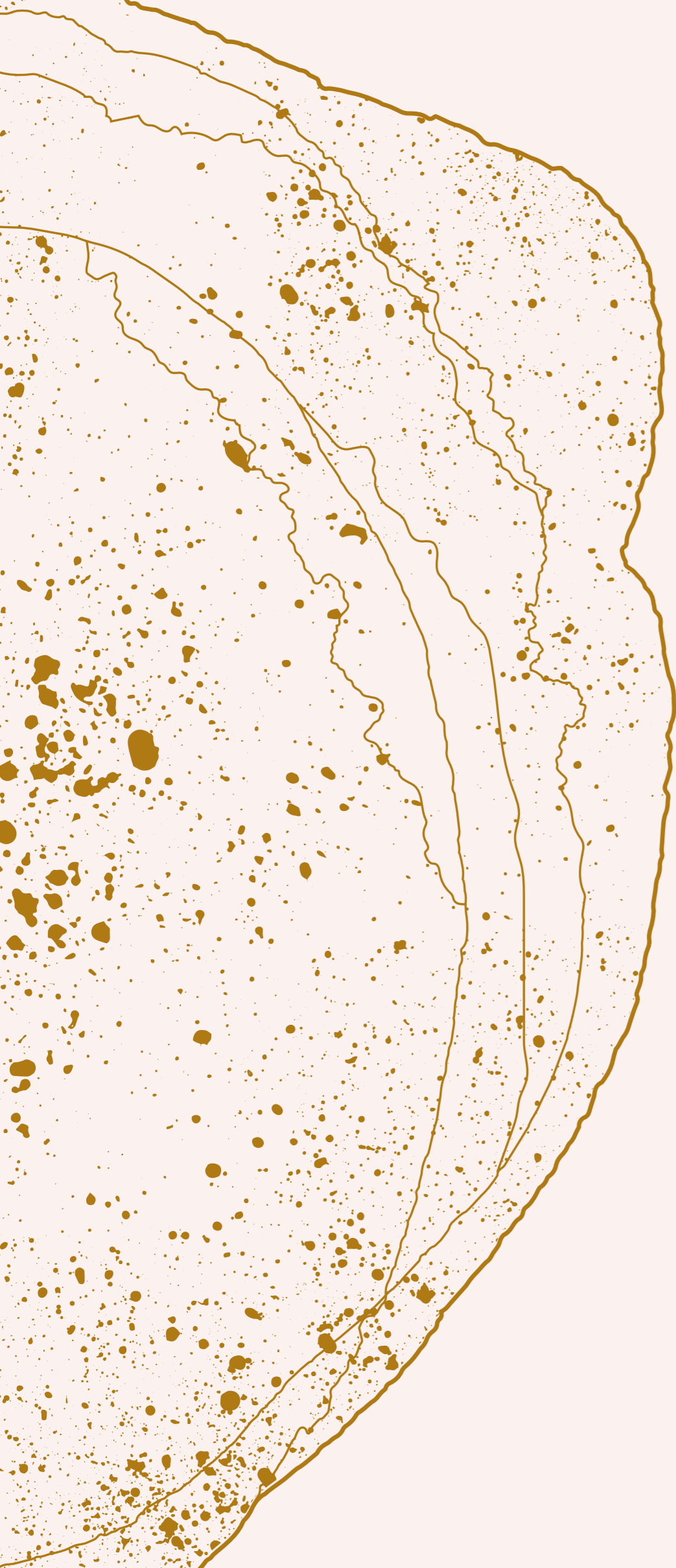
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A COMPELLING  
MODERN DESIGN  
TO LEAD THE  
NEXT CHAPTER  
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LIVING

A MODERN LEGACY

The Marker takes a significant step forward in the evolution of West Melbourne. A statement of quality, liveability and scale, to shape the urban fabric of an historic neighbourhood. The first edition, Stanley & Spencer, is perfectly positioned to take advantage of a landmark location with design that exemplifies a more advanced approach to modern living. Distinct architecture is a rarity of proportion and detail, delivering spaces that are personal, adaptive and entirely sophisticated, with comfort at their core.

On the edge of the city and bordering a tranquil, tree-lined neighbourhood, the precinct is transforming into a leafy residential borough, with its industrial heritage reimagined for a growing community of urban dwellers. Surrounded by a privilege of Melbourne's favourite parks and gardens, the area exudes an unmistakable village vibe. Connectivity is immediate with a tram stop at your door to transport you into the heart of the city, North Melbourne and the Docklands in mere minutes.



## DEFINING A NEW FORM

A graceful linear design of enclosed masonry forms and punctured articulations is enriched by organic textures, capturing the essence and history of West Melbourne as it transitions into a new era. The placemaking concept integrates tree-lined boulevards and private gardens surrounded by three architectural elements comprising modern residences. All above a base of street level cafés and retailers and secure, underground parking and bicycle bays beneath.

## THE ARCHITECTURE

Responding to a richly diverse streetscape, Plus Architecture deliver a considered contribution to future-forward urban living. Architecture embraces heritage and modern conveniences with a mid-rise, 8 level design scaled to connect with the established residential character of West Melbourne, while a timeless façade also becomes the face of a pulsing new precinct. Adeptly balancing built form and green landscapes, the storied, residential elements unite around central gardens.

Exposed brickwork in refined and washed finishes draws inspiration from nearby period homes and warehouses. Textural concrete renders, tapered balcony articulations and slender brick pillars reinterpret the West's industrial past. Subtle angles reference the sawtooth rooftops of local warehouses and cantilevered eaves protect the continuous walls of glazing that immerse interiors in a fresh outlook daily.

## DAILY RETAIL ESSENTIALS

Creating an energetic street presence, the ground level retailers and cafés deliver the ultimate in urban convenience. From the full-line supermarket to a selection of cafés and specialty retailers, there's every ingredient for entertaining at home and every choice when there's no time to cook. The offering sits discreetly within the overall architectural design, while retaining independent entry points to separate the building's community connection and private residential domain.

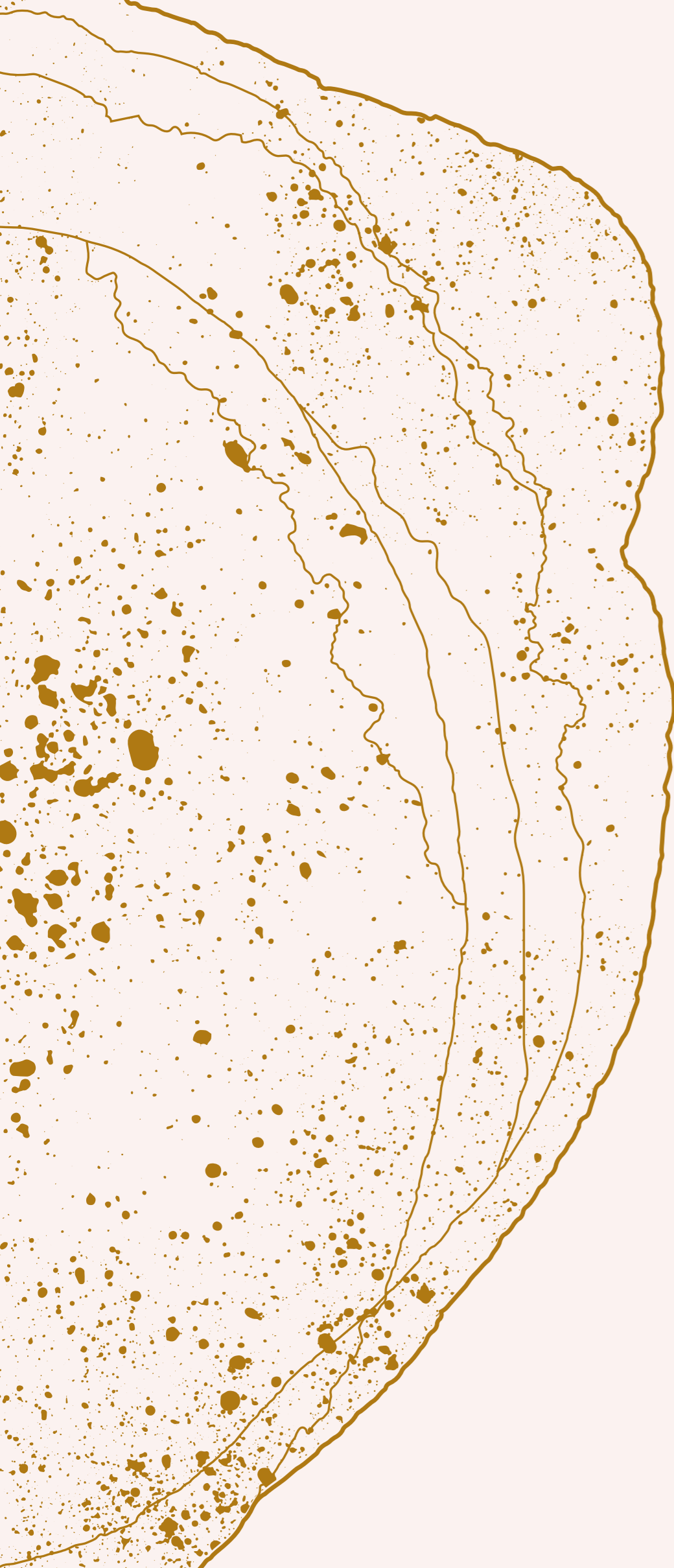
## PARKING & STORAGE

Protected from the weather and with a high level security entry, the basement levels have been designed with additional space to allow a lockable storage cage for every apartment and secure, individual bicycle bays. Each residence is allocated one or more car parking bays and state-of-the-art security features across all entrance points, lifts and stairs make for a stress-free experience.









## DEFINING NEW INTERIOR DESIGN

Spear-headed by an international interior design studio and inspired by the unique architectural façade that envelopes the development, the interiors exemplify the essence of soft form, textural layering and light play. Across a diverse range of studio, 1, 2 and 3 bedroom configurations, flowing layouts combine worldly comforts with a lavish approach to materiality and detail.



## INTERIORS

Global influences inform a confident design approach using organic textures across contemporary forms. Innovative architecture creates expansive sightlines and generous balconies as a seamless extension of the flexible open plan interior. Using bold platinum surround windows to frame panoramic views of the city skyline and a vibrant, inner-urban neighbourhood, the richly appointed interiors feature lustrous, brushed metal accents, contrasting timber grain and polished stone.



## LIVING

Thoughtful use of open shelving displays inspires residents to create their own interior design story. In the living zones, the standard media unit is transformed into a signature design piece encompassing floating shelves, with metal strapping detail, suspended above a curved cabinetry feature with brushed platinum handles. A polished plaster wall finish is applied to add another layer of textural detail.





## BALCONY

Bold linear planes and panels of glazing lighten the form and maximise vast views, allowing the design to transition between its established residential neighbourhood and the modern city skyline. Upper levels are light, reflective and deeply articulated, cooled by cascading greenery. Intelligent design uses recessed forms to enhance the views and create a private, protected outdoor zone for each residence, encouraging natural ventilation and light entry while maximizing privacy and solar protection.



ARTIST IMPRESSION

## KITCHEN

A contemporary kitchen makes light of cooking, washing and entertaining with a range of premium Miele appliances and smart storage solutions cleverly disguised to disappear behind seamless walls of white joinery with contrasting black metallic and white satin finishes. Custom crafted handles add a golden metal accent to highlight an uncompromisingly high level of detail.

Recessed lighting sits within the cabinetry to capture the texture and tone of the stone topped benches and the refined tinted glass splashback. Many designs include a central kitchen island bench topped with a crafted stone slab, undermount sink and gooseneck tapware.

## BEDROOMS

Generously proportioned and with expansive windows, the bedrooms become a serene retreat, saturated in natural light and an urban panorama. Space and simplicity are paramount to the design philosophy of each private domain fitted with mirror front, built-in robes and finished with the gentle natural fibres of sheer drapery and pure wool, loop pile carpets. Adding to a luxurious statement, the master bedrooms include an ensuite, and many feature direct balcony access.







## BATHROOMS

Unrestrained sophistication prevails across the bathroom design. Large expanses of tilework wrap the space in a tactile stone finish as a gentle contrast to panels of glass and mirror that visually expand the space. Height and depth are further accentuated by the feature mosaic tiles providing a splash of cooling colour and laid in an elegant, vertical format.

The bathroom's linear design language is softened by the graceful curves of the tapware and mirrored cabinetry with metal detailing that emphasises its form against the tinted glass splashback. A mix of open shelving and concealed storage offer beautiful and practical solutions to keep the space free of clutter.

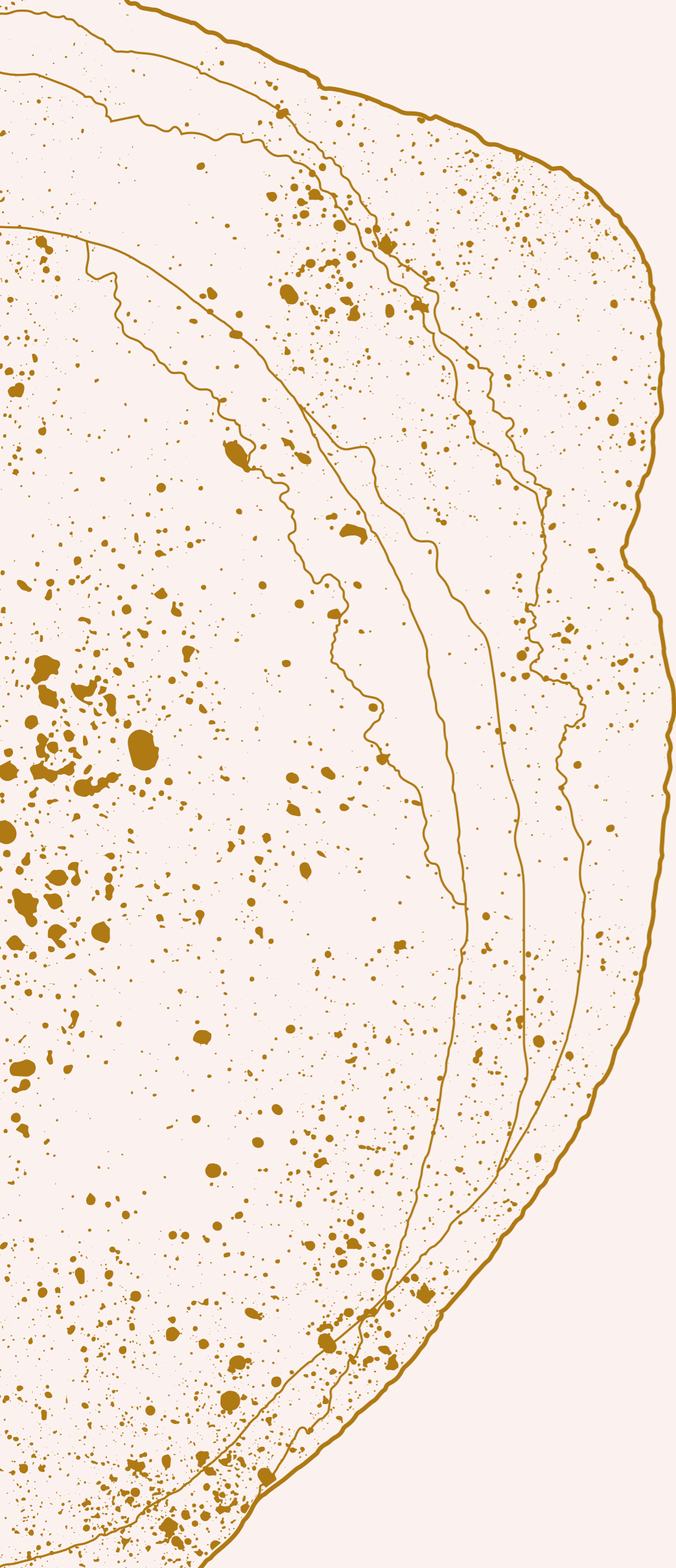




ARTIST IMPRESSION

## MULTIPURPOSE LIVING

An ingenious floorplan extends the function of the 1 bedroom apartments creating an adaptable space that has easy connectivity to the living zones while maintaining a sense of separation. The multi-functional zone allows placement of furnishings to dictate its use as a large study, home office or independent dining or entertaining area.



## DEFINING SHARED SPACES

At the heart of Stanley & Spencer, a refined collective of social spaces come together to create a luxurious inner sanctum. From central residents' gardens to the intimate club lounge and places for an impressive dinner party, each zone has been carefully designed to encourage connection and celebrate life.

## IMPRESSIVE ENTERTAINING

Enveloped in lavish materiality, a series of formal and relaxed zones blur the line between public and private domain to present a sophisticated entertainer's club overlooking the leafy green courtyard gardens. The space comprises bar, lounge, intimate banquette and cocktail lounge seating, a fully equipped kitchen and dining zone. The palette of honed marble, rich timbers, ebonized steel, leather and smoked glass creates a welcoming ambience, inviting residents to host a dinner party, hold a private meeting, catch up at the bar, or sink into a soft lounge after a busy day.



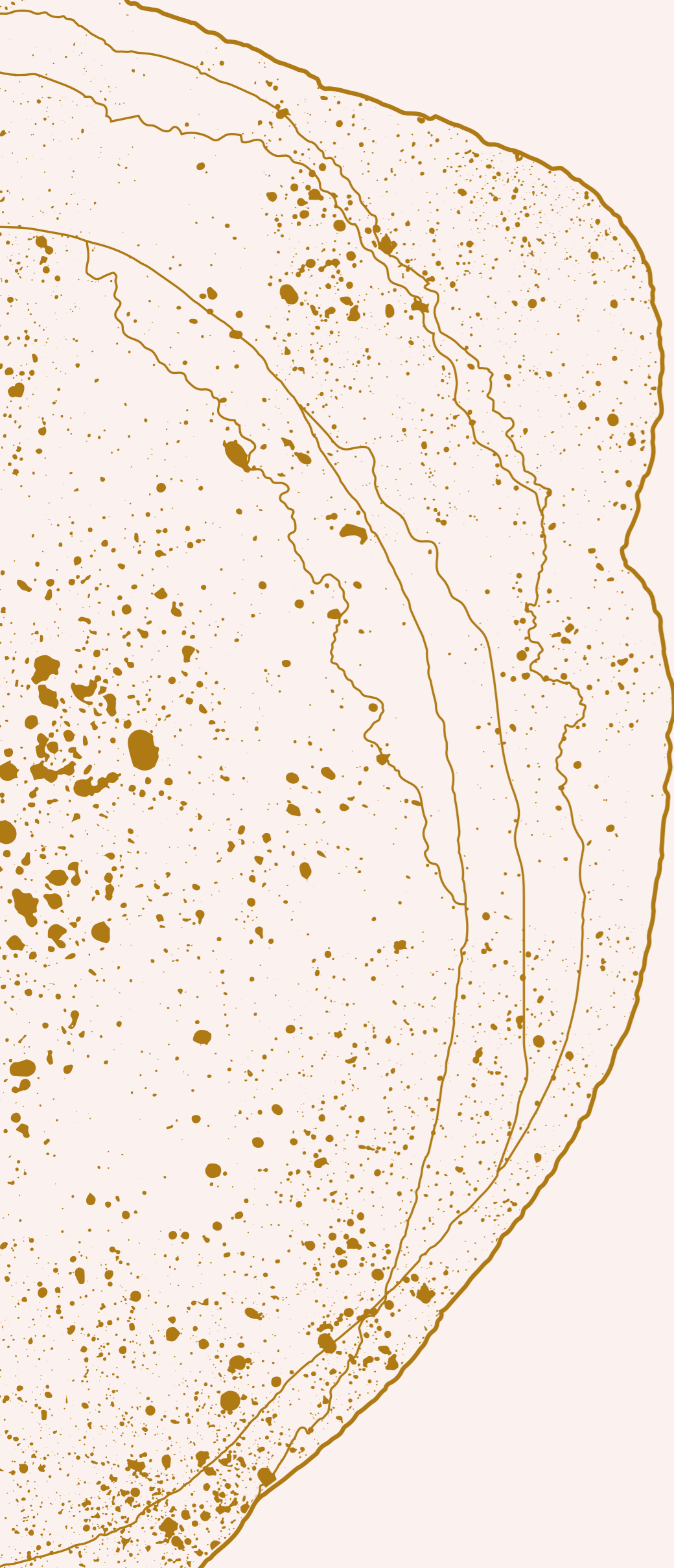
## NATURAL CONNECTIONS

Expansive landscaped gardens bring sunlight and shaded arbours into the heart of The Marker. Leafy walls, jungle foliage and cooling canopies envelop the space in greenery to provide a private sanctuary for residents to escape the busyness of urban life.

Tendrils of brass flow through the design linking the spaces while subtle lighting directs your movement. Paved stone walkways wind alongside pockets of crafted timber seating and wooden decks, providing a distinct sense of an urban oasis within the city.







## DEFINING A NEW INNER CITY

In Australia's fastest growing city, Melbourne's thriving population continues to expand, propelling West Melbourne's popularity as the city's newest lifestyle destination. The precinct is booming as both government and private sectors invest in urban renewal and growth, creating a prosperous new neighbourhood for urbanites looking to soak up every advantage of an inner city address.



## THE MARKER

STANLEY & SPENCER  
EDITION



## THE VISION FOR WEST MELBOURNE

### GREEN PRINCIPLES

Each element has been considered for its contribution to the environment. Increased use of solar panels, high ratios of green canopy cover, cool permeable paving and water sensitive landscapes are part of a greater, positive commitment to sustainable living in practice.

### A HEALTHY BALANCE

Diversity, activity and a genuine sense of community underscore a strategic master plan for West Melbourne's unique neighbourhoods. More open green spaces and parkland will be found amongst a mix of preserved heritage buildings, terraces and modern apartments. A local high street will bring everyday services and shops within walking distance for residents.

### IMPROVED CONNECTIVITY

The streets of West Melbourne are considered 'places for people'. Upgrades will improve cycling and walking routes to connect residents to surrounding areas and tram and dedicated bus networks will service the new neighbourhoods, providing fast and easy access to Melbourne's key business and leisure precincts.

### A SENSE OF IDENTITY

West Melbourne will retain its distinct identity while evolving its lifestyle offering. Thoughtful building controls, community engagement, a unique commercial precinct and long-term planning will allow the area to grow into the future without losing the characteristics that define it.



## DEFINING THE TRANSFORMATION OF WEST MELBOURNE



Stanley and Spencer will be the face of a new West Melbourne, a socially diverse and culturally inclusive neighbourhood that naturally extends the limits of the CBD. The prized precinct has become the focus of The West Melbourne Structure Plan that will sustainably grow the area to its full potential, developing leafy, pedestrianised streetscapes alongside residential neighbourhoods, retail and social hubs for a growing community.

WALKERS' & RIDERS' PARADISE

**96/100** | **100/100**

WALK SCORE

RIDE SCORE

From an address that ranks alongside Melbourne's most walkable neighbourhoods, you'll walk to everything you need. Situated just 5 minutes from Southern Cross Station and 20 metres from your local tram stop means getting around Melbourne, to the beach and surrounding suburbs won't require a car.

MEDIAN PRICE GROWTH - 1 YEAR

**12.43%**

UNIT 12.43% AVERAGE  
ANNUAL GROWTH 2.86%

Melbourne's West has experienced massive growth and escalating property prices in recent years. Its close proximity to the city, idyllic green spaces and a \$1.8 billion government backed expansion and transport upgrades mean that this burgeoning inner precinct will become hot property as Melbourne's population continues to grow.

[www.yourinvestmentpropertymag.com.au/top-suburbs/vic-3003-west-melbourne.aspx](http://www.yourinvestmentpropertymag.com.au/top-suburbs/vic-3003-west-melbourne.aspx)

GROSS RENTAL YIELDS

**2.4%** | **4.8%**

HOUSE

UNITS

Rental properties in West Melbourne are in high demand. With direct links to key employment hubs, hospital and medical precincts and numerous educational facilities, the area is a prime destination for students and professionals wanting to live close to work and all the entertainment that the city offers.

[www.realestate.com.au/invest/house-in-west+melbourne,+vic+3003](http://www.realestate.com.au/invest/house-in-west+melbourne,+vic+3003)

THE MARKER IS A RARE OFFERING OF  
SHORT AND LONG TERM INVESTMENT  
AT A MARKET LEADING PRICE.

AS A HIGH VALUE ASSET IN AN  
ENVIABLE LOCATION, THE NUMBERS  
ADD UP FOR BOTH CASHFLOW AND  
CAPITAL GROWTH.

## 20 MINS

A 20 MINUTE MIXED-USED  
NEIGHBOURHOOD



### A PLACE FOR COMMUNITY

Pedestrianised neighbourhoods will bring a high-level of amenity for residents. New local retail villages will provide a range of shops, cafés and services to meet the everyday needs of a diverse and inclusive community. West Melbourne's wide green streets will lead to a network of local places to work, rest and play, forming a healthy and sustainable mix of connected, residential and public realms.

## 9,000

FORECAST RESIDENTS  
IN 2037



## 5,500

RESIDENTS IN 2017



### A PLACE FOR GROWTH & DIVERSITY

The urban renewal of West Melbourne is evidence of the expansion of Australia's fastest growing city which is predicted to be home to 8 million by 2051. West Melbourne's emergence as a vibrant urban centre is a part of a broader trend of gentrification that sees former industrial and manufacturing areas transformed into popular, highly valued, inner city lifestyle destinations. Over 50% of local residents are aged 20 to 34, a figure predicted to remain stable into the future, despite a broader ageing of the population.

## \$106,625

AVERAGE HOUSEHOLD  
INCOME IN 2016

## 10,000+ 7 MINS

FORECAST NEW  
JOBS IN 2036

TO THE UNIVERSITY  
OF MELBOURNE



### A PLACE FOR STRONG ECONOMY & EDUCATION

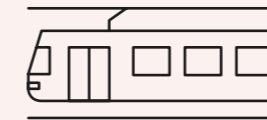
West Melbourne is well serviced by excellent schools and educational facilities, identified employment hubs and busy retail and entertainment centres. Nearby is Australia's highest ranked University The University of Melbourne as well as other top rating institutions such as RMIT, La Trobe and Victoria University. Established employment precincts include the Hoddle Grid, CBD, Parkville's medical and research centres and the Docklands. The area's young population is highly educated with 22% achieving a Bachelor Degree or above, and close to 30% employed as professionals or managers.

## \$250 M

QUEEN VICTORIA MARKET  
PRECINCT RENEWAL

## \$6.7 B \$11 B

WEST GATE TUNNEL PROJECT MELBOURNE METRO  
RAIL PROJECT



### A PLACE FOR CONNECTION

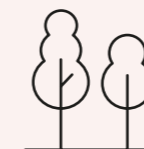
High quality train, bus, tram and cycling links will transport an increasing population quickly and comfortably, making West Melbourne a centre for high frequency public transport. Several large-scale government funded infrastructure projects will support connectivity and growth in the area; the Metro Rail project creating the new West Melbourne station (currently North Melbourne); The West Gate Tunnel connecting into West Melbourne via the Dynon Road Bridge and CityLink; Queen Victoria Market renewal delivering a world-class market precinct.

## 10,000 SQM

10,000SQM INCREASED  
OPEN SPACE

## 40%

TARGETED TREE CANOPY COVER



### A PLACE FOR NATURE

Melbourne is one of the greenest cities in the world and West Melbourne adds to its natural assets with green, open spaces as a key focus for the area's development. Some of the city's oldest trees tower over the pathways of Flagstaff Gardens just a few metres away. Plans for West Melbourne include increased cooling, tree canopies and street greening where asphalt surfaces will be transformed for leisure, parks and recreation. The plan includes large sections of public open space and water-saving landscape design treatments.

## FOR A LIFESTYLE THAT'S UNMISTAKABLY MELBOURNE

An international city that hums with aspiration, Melbourne is a rich fusion of historic architecture and modern design, pristine riverside promenades and cosmopolitan skysrise living.

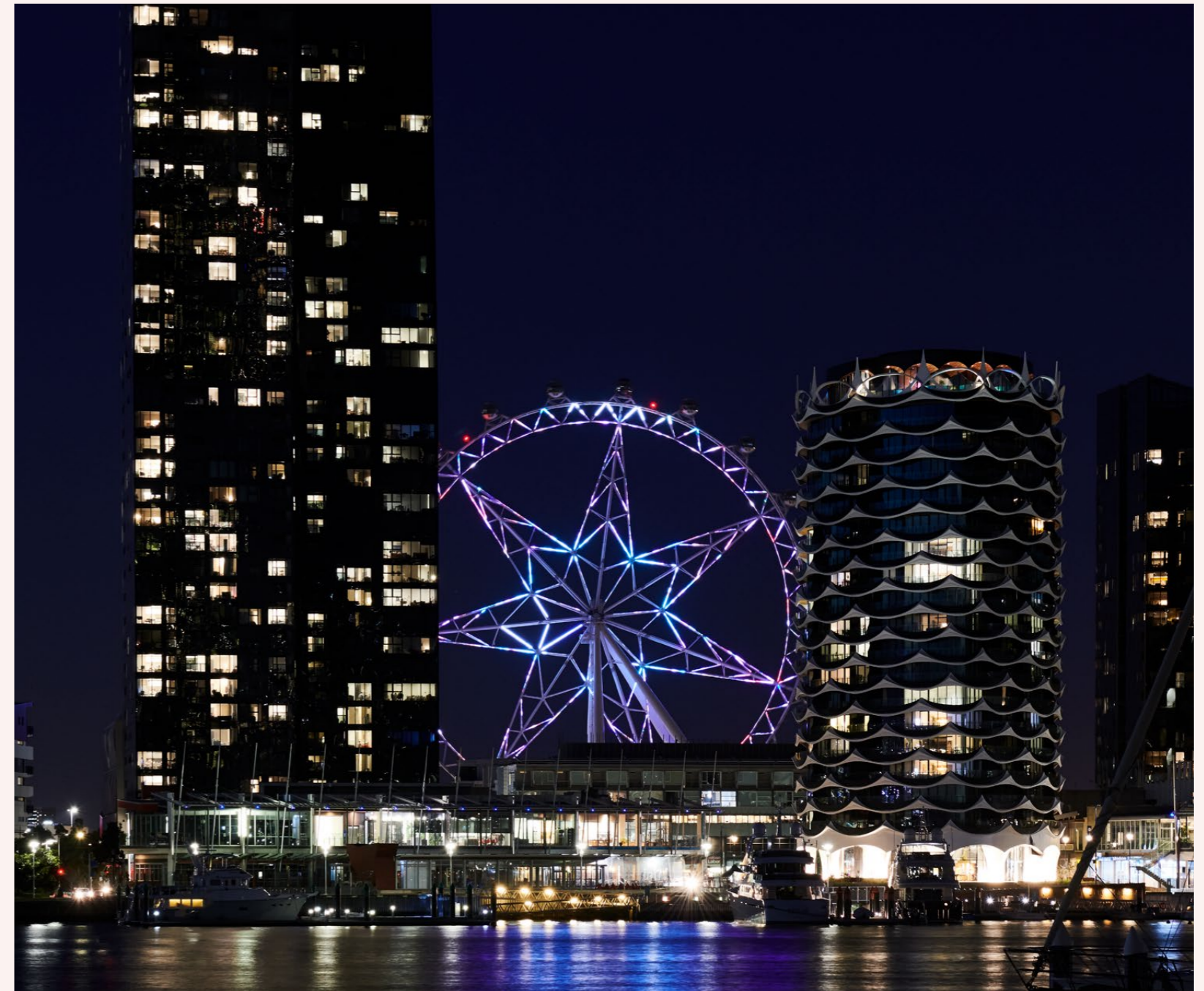
A harmonious balance of slow and fast, the city delivers on world leading events, shopping and entertainment, then relaxes into village-like pockets that add character and individuality. Its famous cobblestone laneways are a gallery of street art with hidden doorways leading to a host of the city's best loved eateries and bars where the flavour is authentically Melbourne.

DISTANCE TO  
MELBOURNE CBD

# 900 METRES



01. ERROL ST SHOPPING PRECINCT - North Melbourne



02. MELBOURNE STAR - 101 Waterfront Way, Docklands



03



04

YOUR NEIGHBOURHOOD

## DISTINCTLY DIVERSE



05

### A CITY STEEPED IN HISTORY WITH AN INDEPENDENT MODERN SOUL

Culture and diversity are the hallmarks of Melbourne living. Retail precincts transition from giant shopping emporiums to prestigious Collins Street, an international showcase of haute couture, independent fashion houses and designer hotels. Close to home, the heritage listed Queen Victoria Market is a riot of colour with tastefully curated displays of handcrafted goods, fresh produce and imported flavours to inspire entertaining at home.



06. AUCTION ROOMS – 103 Errol St, North Melbourne



07. FLAGSTAFF GARDENS – William St &amp; La Trobe St, West Melbourne

## DON'T WAIT FOR THE WEEKEND TO GO OUT AND PLAY

Melbournians have an appetite for the good life. Inspired by its cosmopolitan community, the city prides itself on an international culinary reputation that runs from Michelin Star experiences to casual, hole-in-the-wall eateries serving up tastes from around the world. An abundance of parks and gardens offer a cool green escape from the urban hustle. An ever-changing seasonal landscape of towering trees, ornamental lakes, walkways, heritage landmarks and flower filled designs are a breath of fresh air for a modern city.



08

## A LEGACY OF LEARNING AND A WORLD CLASS EDUCATION

Highly educated and culturally diverse, a connected community inspires new standards in learning. As Australia's largest university city, Melbourne is a global destination for learning with over 300,000 students attending the city's eight universities. In and around the CBD an impressive array of the country's leading universities and college campuses speak of a proud history of academia. The multicultural city attracts great minds from around the world, providing a catalyst for the highest standards in traditional and modern education.



10

08. TRAM NO. 57 – Swanston St, CBD  
 09. HAILEYBURY – 383 King St, West Melbourne

10. UNIVERSITY OF MELBOURNE – Parkville  
 11. RMIT UNIVERSITY – CBD



09



11

ROYAL BOTANIC  
GARDENS

FLAGSTAFF  
GARDENS

CBD

CROWN  
MELBOURNE

ALBERT PARK  
LAKE

SOUTHERN CROSS  
STATION



THE UNIVERSITY  
OF MELBOURNE

QUEEN VICTORIA  
MARKET

FLAGSTAFF  
GARDENS

CBD

MARVEL  
STADIUM







**THE MARKER**

### RESTAURANTS

- |                  |                  |
|------------------|------------------|
| 01. SOSTA CUCINA | 05. +39 PIZZERIA |
| 02. OSKAR PIZZA  | 06. MOVIDA       |
| 03. AMICONI      | 07. LONGRAIN     |
| 04. TIPO 00      | 08. 8-BIT        |

### CAFÉS

- |                               |                            |
|-------------------------------|----------------------------|
| 09. MÖRK CHOCOLATE BREW HOUSE | 16. THE ROASTING WAREHOUSE |
| 10. MARKET LANE               | 17. TWENTY & SIX ESPRESSO  |
| 11. HOT POPPY                 | 18. SEVEN SEEDS            |
| 12. BEATRIX                   | 19. OPERATOR 25            |
| 13. CODE BLACK                | 20. HIGHER GROUND          |
| 14. AUCTION ROOMS             | 21. SUN MOTH CANTEEN       |
| 15. 5 LIRE                    |                            |

### BARS

- |                       |                     |
|-----------------------|---------------------|
| 22. LUI BAR           | 25. KIRK'S WINE BAR |
| 23. JOE TAYLOR        | 26. HEARTBREAKER    |
| 24. WESTWOOD WINE BAR | 27. PRUDENCE        |

### SHOPPING PRECINCT & RETAIL

- |                                    |                                  |
|------------------------------------|----------------------------------|
| 28. ERROL STREET SHOPPING PRECINCT | 33. COLLINS ST SHOPPING PRECINCT |
| 29. QUEEN VICTORIA MARKET          | 34. BOURKE ST MALL               |
| 30. QUIRK & CO                     | 35. EMPORIUM MELBOURNE           |
| 31. GUILD OF OBJECTS               | 36. QV MELBOURNE                 |
| 32. WINGNUT & CO                   | 37. AESOP (NORTH MELB)           |

### GARDENS & RECREATION

- |                       |                                         |
|-----------------------|-----------------------------------------|
| 38. FLAGSTAFF GARDENS | 41. MELBOURNE ZOO                       |
| 39. ROYAL PARK        | 42. NORTH MELBOURNE RECREATIONAL CENTRE |
| 40. CARLTON GARDENS   |                                         |

### ENTERTAINMENT

- 43. CROWN CASINO
- 44. MELBOURNE STAR
- 45. SEA LIFE MELBOURNE AQUARIUM
- 46. HOYTS CINEMA

### ARTS

- 47. NATIONAL GALLERY OF VICTORIA
- 48. ARTS CENTRE VICTORIA MELBOURNE
- 49. STATE LIBRARY VICTORIA

### EDUCATION

- 50. UNIVERSITY OF MELBOURNE
- 51. MONASH UNIVERSITY PARKVILLE CAMPUS
- 52. RMIT DESIGN HUB
- 53. RMIT UNIVERSITY
- 54. VICTORIA UNIVERSITY
- 55. HAILEYBURY COLLEGE

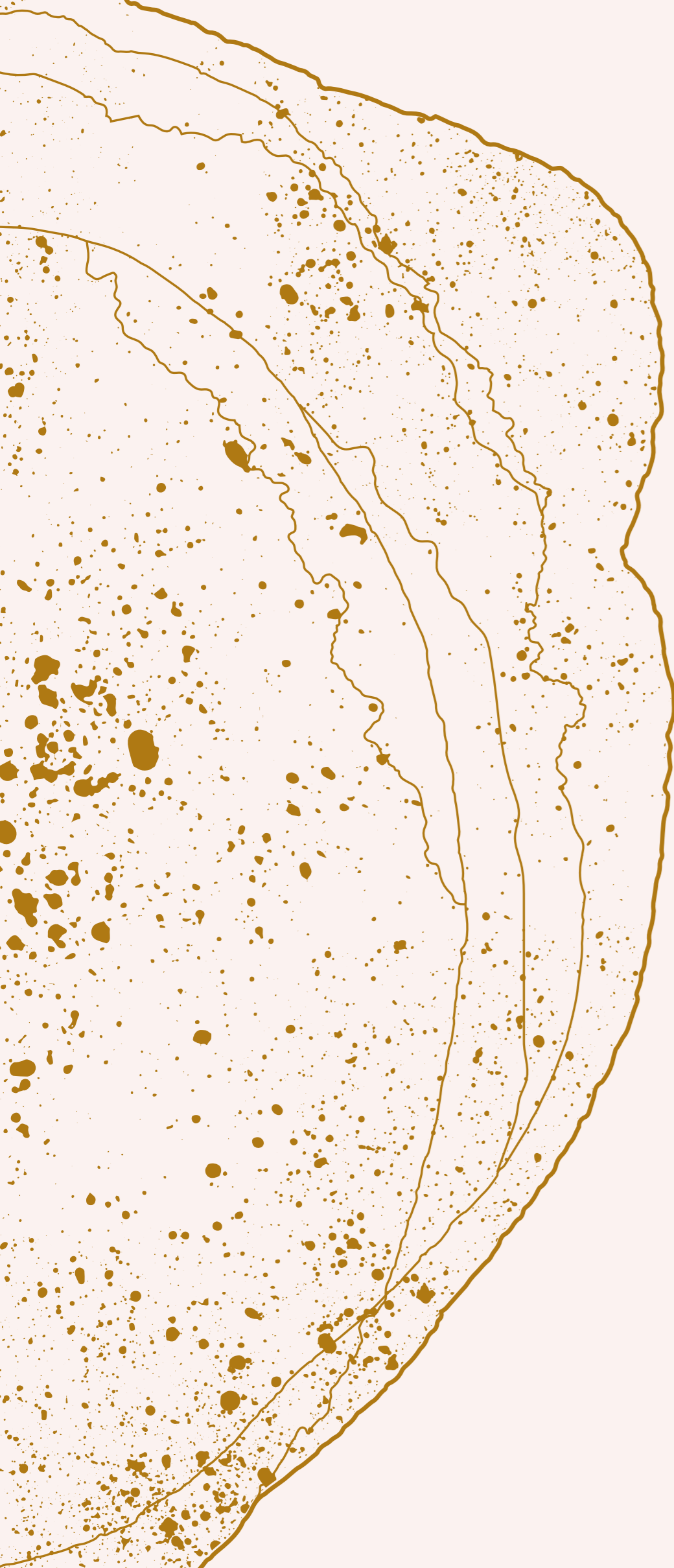
### HOSPITAL

- 56. THE ROYAL MELBOURNE HOSPITAL
- 57. THE ROYAL CHILDREN'S HOSPITAL

### LEGENDS

- PARKLANDS
- RIVER
- SHOPPING PRECINCT
- TRAIN STATIONS
- TRAM STOPS
- BUS STOP



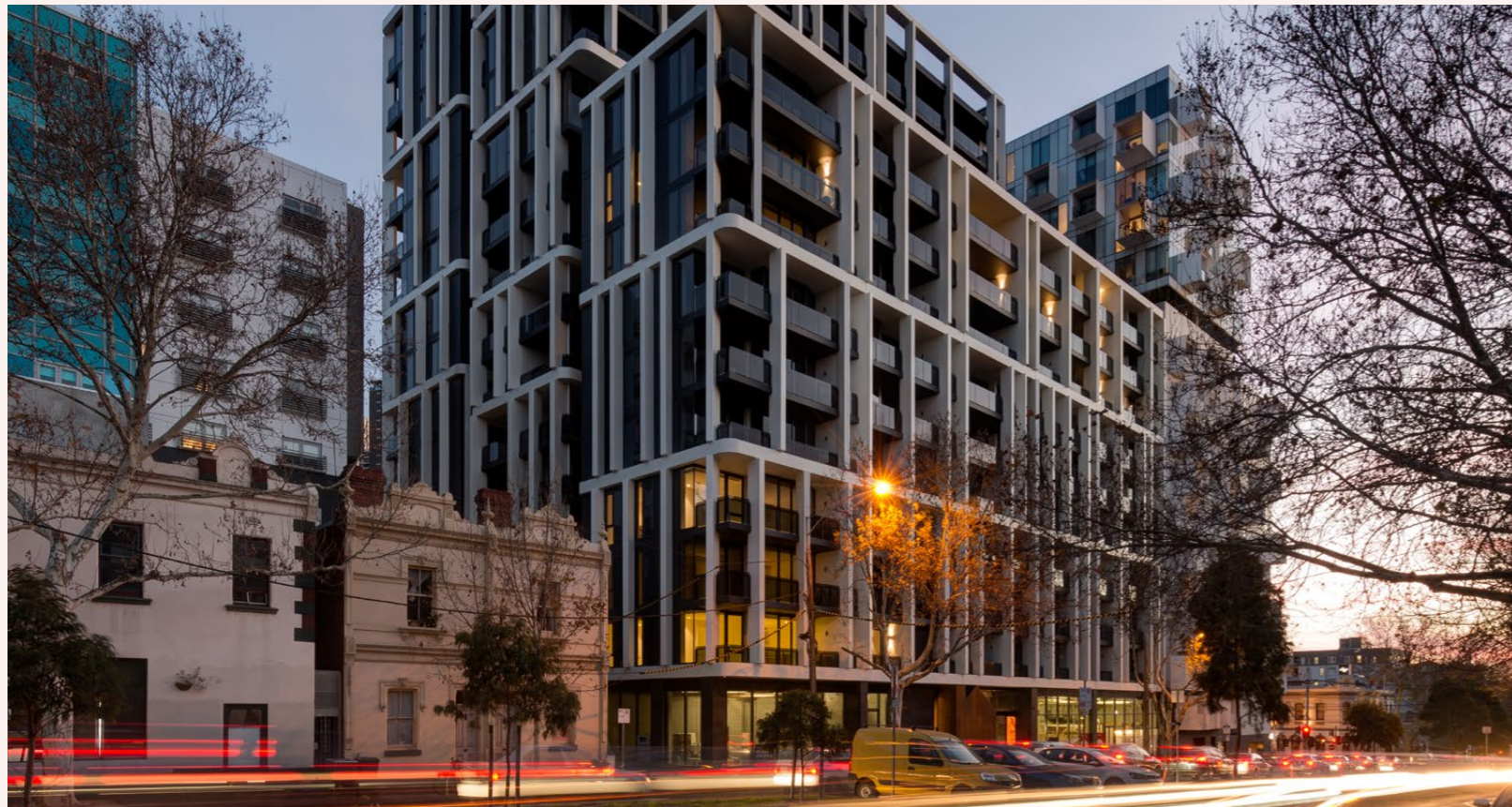


## DEFINING THE ULTIMATE COLLABORATION

The Marker, Spencer and Stanley Edition brings together leading names in property, design and development. Recognised as pioneers in their industries, they bring a considered and sustainable approach to developing a landmark lifestyle destination that will redefine inner city living with its integrated offering of retail, dining, residential and outdoor living.

A BUILT LEGACY THAT DARES TO GO  
BEYOND THE CONVENTIONAL TO  
ELEVATE MODERN LIVING STANDARDS.

LECHTE CORPORATION



Lechte Corporation delivers global investment strength and an in-depth, localised understanding of property development opportunities. As one of Melbourne's leading, family owned, residential and commercial developers, the company uses market foresight, capital strength and industry experience to deliver unparalleled lifestyle opportunities. A firm insistence on the very best partners, suppliers and practices has made Lechte a respected name in a competitive industry.

AN UNCOMPROMISING APPROACH  
TO QUALITY AND BUILDING  
ENDURING RELATIONSHIPS.

CREMA



With a commitment to quality, we're passionate about delivering exceptional outcomes. We're a diversified property development and construction business that has been operating in Melbourne since 1951. A multi-generational family business, over seven decades we've developed long-lasting relationships with customers, clients, partners and key industry stakeholders. Our strength comes from our vertically integrated business model across property development and construction which gives us a high level of control over the building process, ensuring the highest level of quality assurance. Recent property developments have included The Eminence in Carlton, Derby Place in Kew and The Eighth in South Melbourne.

DESIGN WITH A DISTINCT SENSE  
OF PLACE AND PURPOSE,  
WHERE PEOPLE LOVE TO LIVE.

PLUS ARCHITECTURE



Plus Architecture are an award-winning international practice of architects, master planners and interior designers. For two decades Plus has been busy delivering extraordinary landmark projects across Australia and New Zealand. As industry leaders, Plus Architecture prides itself on balancing innovation and commercial success, constantly reaching the highest levels of design excellence. Plus continues to forge new territory through community-responsive, energy-efficient, beautiful designs which are crafted around the habits and lifestyles of real people.

PLUS INTERIOR DESIGN



Plus Interiors are highly regarded for pushing the boundaries to create interior concepts that enhance and complement each building's form. Striking the right balance between high-end craftsmanship and commercial viability, they create liveable and useable spaces, without ever compromising on a project's quality. Original and distinctive environments seamlessly integrate the highest quality materials, craftsmanship, lighting and fixtures with the latest technology. Plus draw on inspiration from around the world, then design with relevance for the specific location and end-user, bringing architecture to life and telling its story.



CNR STANLEY & SPENCER ST  
WEST MELBOURNE

## DEFINING THE NEW WEST MELBOURNE

Whilst we endeavour to ensure the contents of these plans are correct at the time of printing, the information they contain is to be used as a guide only. Furnishings and floor coverings are for illustrative purposes only, are not shown to scale nor included in the stated price unless expressly included. The columns shown may vary in diameter throughout the Building. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. The plans were completed prior to the completion of final design, engineering and construction of the Building, therefore design, engineering, dimensions, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. © Savi Communications 2019.

