

*The Residences at*

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# WEST SIDE PLACE

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*by Far East Consortium*



ARTIST'S IMPRESSION

artist's impression





## THE MELBOURNE SKYLINE

Located in the heart of the CBD on the corner of Spencer and Lonsdale streets, West Side Place is the epitome of indulgent living. Boasting four striking towers, the tallest extending to 81 floors, this luxury development offers stunning one, two and three bedroom residences with expansive views across the bay and cityscape.

Anchored by the proposed Ritz-Carlton hotel – the top premium hotel brand in the world – West Side Place is truly synonymous with luxury. Inspired by the hotel's exceptional amenity offerings, residents can expect high-quality residential facilities including pools, gymnasiums, lounges, dining rooms, kitchens, club lounge, karaoke and mahjong rooms, cinema, virtual golf, library, function rooms and more.

With a new central laneway connecting Lonsdale and Little Lonsdale streets, residents and passers-by can enjoy an extensive network of garden and leisure spaces as part of the 475sqm of parks and open spaces available on the ground floor of this precinct.

Upon completion West Side Place will host two new arcades, with over 1500m<sup>2</sup> of ground floor retail space in Stage 1 anticipated to offer a selection of specialty retail, food & beverage, and service offerings to complement the existing retail network across the road.

artist's impression






*EXPANSIVE VIEWS TO  
THE BAY AND BEYOND*

artist's impression



A woman with long dark hair, wearing a black strapless, pleated, floor-length gown, stands on a corrugated metal roof. She is looking towards the camera with a slight smile. Her right hand is resting on the edge of the roof, and her left hand is holding a portion of her dress. The background is a clear blue sky with a few wispy clouds. The lighting is soft, suggesting late afternoon or early morning.

*“The ultimate of being successful is the luxury of giving  
yourself the time to do what you want to do.”*

- Leontyne Price



*THE RITZ-CARLTON*



# THE RITZ-CARLTON

*Your one chance at truly world-class inner city living.  
Be part of this exciting venture, with the proposed  
Ritz-Carlton hotel at West Side Place as its centrepiece.*





## THE RITZ-CARLTON

*The world's most prestigious hotel*

**West Side Place embodies a new height of luxury inner city living, anchored by the proposed Ritz-Carlton hotel – the top luxury hotel brand in the world.**

After an absence of over a decade, Melbourne and West Side Place are proud to be part of the return of this global hotel to Australian shores. With a company philosophy committed to inspiring life's most meaningful journeys in the most desirable destinations on earth, it's clear to see why it is the perfect match for West Side Place right here in Melbourne.

Sitting proudly as the centerpiece of this unique CBD precinct, the proposed Ritz-Carlton hotel will offer guests a new experience in luxury accommodation to Melbourne, attracting visitors from across the globe.

Destined to be an attraction in its own right, the proposed Ritz-Carlton hotel at West Side Place will set an impressive new record as the tallest hotel in Australia, complete with a sky check-in on level 79.



artist's impression



The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("RITZ-CARLTON") have entered into an agreement with the developer, MAY21 Pty Ltd, a subsidiary of Far East Consortium, to manage the proposed hotel, The RITZ-CARLTON, Melbourne. This agreement may be terminated in certain circumstances such as default and in which case, the hotel will no longer be a RITZ-CARLTON branded hotel. The West Side Place apartments are not owned, developed, marketed, sold, managed or serviced by RITZ-CARLTON.



West elevation |







## THE RITZ-CARLTON

*The world's most prestigious hotel*

The proposed Ritz-Carlton hotel at West Side Place will feature 263 luxury hotel suites with quality finishes and furniture including state-of-the-art bathrooms, luxurious amenities and breathtaking views.

Upon arrival, guests will enter to the hotel lobby via the porte-cochere and take a direct elevator straight to the hotel's sky check-in on level 79, offering panoramic views across Melbourne's CBD and beyond. Occupying the top 17 floors of an 81-storey tower, the hotel will offer guests access to a range of amenities designed to truly enhance their travel experience, including:

- Day Spa
- Restaurants and Bars
- Concierge Services
- Function Rooms
- Business Centre
- 500-seat Grand Ballroom
- Outdoor Garden Terrace



artist's impression



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Ritz-Carlton hotel suite





artist's impression



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Ritz-Carlton hotel suite





artist's impression



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Ritz-Carlton hotel ensuite |



LOCATION



*MELBOURNE, THE WORLD'S  
MOST LIVEABLE CITY*

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Queen Victoria Market

Haileybury College

University of Melbourne

Flagstaff Gardens

RMIT University

Melbourne Central



Chinatown

Etihad Stadium

Bourke Street Mall

Collins Street

Southern Cross Station

Melbourne Cricket Ground

Southbank

Crown Casino



**SHOPPING & RETAIL**

**01 : COLLINS STREET PRECINCT**

- Distance from WSP: 2km
- Luxury fashion brands
- Flagship stores for Louis Vuitton, Prada, Hermès, Tiffany & Co and more

**02 : EMPORIUM**

- Distance from WSP: 1km
- 200+ retailers of fashion, food & art
- Local and international designers

**03 : BOURKE STREET MALL**

- Distance from WSP: 1.2km
- Features largest retail store in the Southern Hemisphere
- Fashion, cosmetics, jewellery, homewares and more

**04 : SPENCER OUTLET CENTRE**

- Distance to WSP: 100m
- Fashion, footwear and specialty brands
- Convenience and service stores

**05 : MELBOURNE CENTRAL**

- Distance from WSP: 1.2km
- Over 300 stores across 5 levels
- Includes HOYTS LUXE cinema

**06 : QUEEN VICTORIA MARKET**

- Distance from WSP: 1.1km
- Iconic mecca of fresh food and gourmet produce
- Clothing, jewellery and handcraft stalls

**DINING & ENTERTAINMENT**

**07 : CROWN CASINO**

- Distance from WSP: 1.2km
- Features casino, entertainment venues, bars & clubs
- Riverfront dining & luxury fashion brands

**08 : CHINA TOWN**

- Distance from WSP: 1.6km
- Famous stretch of asian cuisine
- Features cocktail bars, karaoke and retail

**SPORTS STADIUMS**

**09 : ETIHAD STADIUM**

- Distance from WSP: 900m
- Home to major sporting events and concerts
- Located within waterside dining precinct

**EDUCATION**

**10 : HAILEYBURY COLLEGE, CITY**

- Distance from WSP: 500m
- Private School from Early Learning Centre to Year 12
- Custom built, state-of-the-art science facilities

**11 : UNIVERSITY OF MELBOURNE, PARKVILLE**

- Distance from WSP: 2.2km
- Internationally regarded university, ranked 5th in the world
- Range of undergraduate and post-graduate courses available

**12 : RMIT UNIVERSITY, MELBOURNE**

- Distance from WSP: 1.8km
- Technology, design and enterprise courses
- Vocational, undergraduate and postgraduate courses available

**PARKS & RECREATION**

**13 : FLAGSTAFF GARDENS**

- Distance from WSP: 450m
- Spans 18 acres with mature trees and lawn areas
- Walking tracks and sculptures

**14 : ROYAL BOTANIC GARDENS**

- Distance from WSP: 3km
- 94 acres featuring native and exotic vegetation
- Walking tracks, lakes and dining onsite

**PUBLIC TRANSPORT**

**15 : SOUTHERN CROSS STATION**

- Distance from WSP: 400m
- Major CBD train station
- Access to CBD, outer suburbs and regional areas

**16 : FLINDERS STREET STATION**

- Distance from WSP: 1.8km
- Services entire Metropolitan rail network
- Iconic Melbourne Clock-Tower building

**17 : PARLIAMENT STATION**

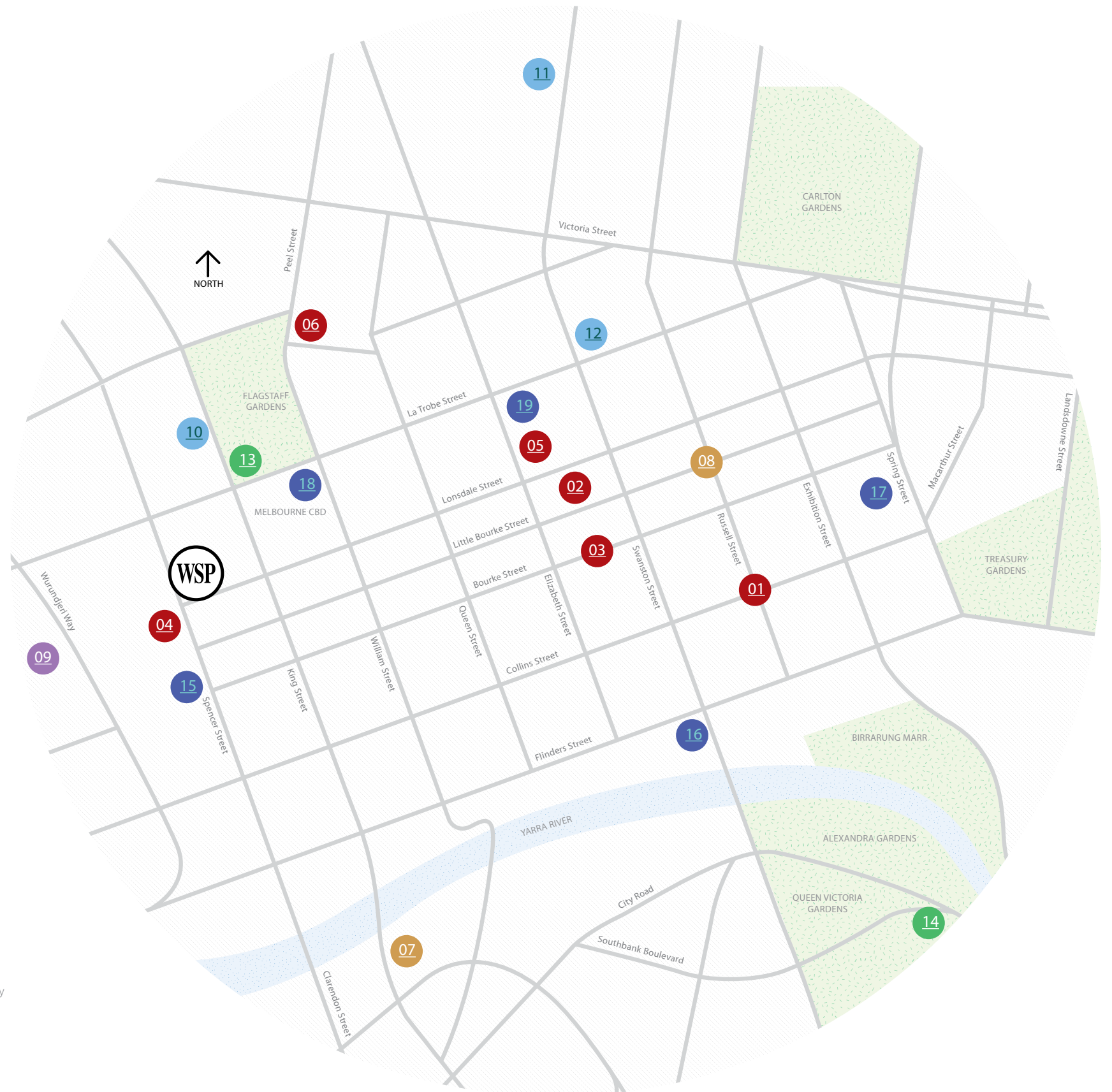
- Distance from WSP: 2.3km
- Located near luxury fashion district
- Opposite Parliament House

**18 : FLAGSTAFF STATION**

- Distance from WSP: 600m
- Services the north eastern CBD area
- Opposite scenic Flagstaff Gardens

**19 : MELBOURNE CENTRAL STATION**

- Distance from WSP: 1.2km
- Located beneath Melbourne Central Shopping Centre
- Nearby State Library and RMIT University



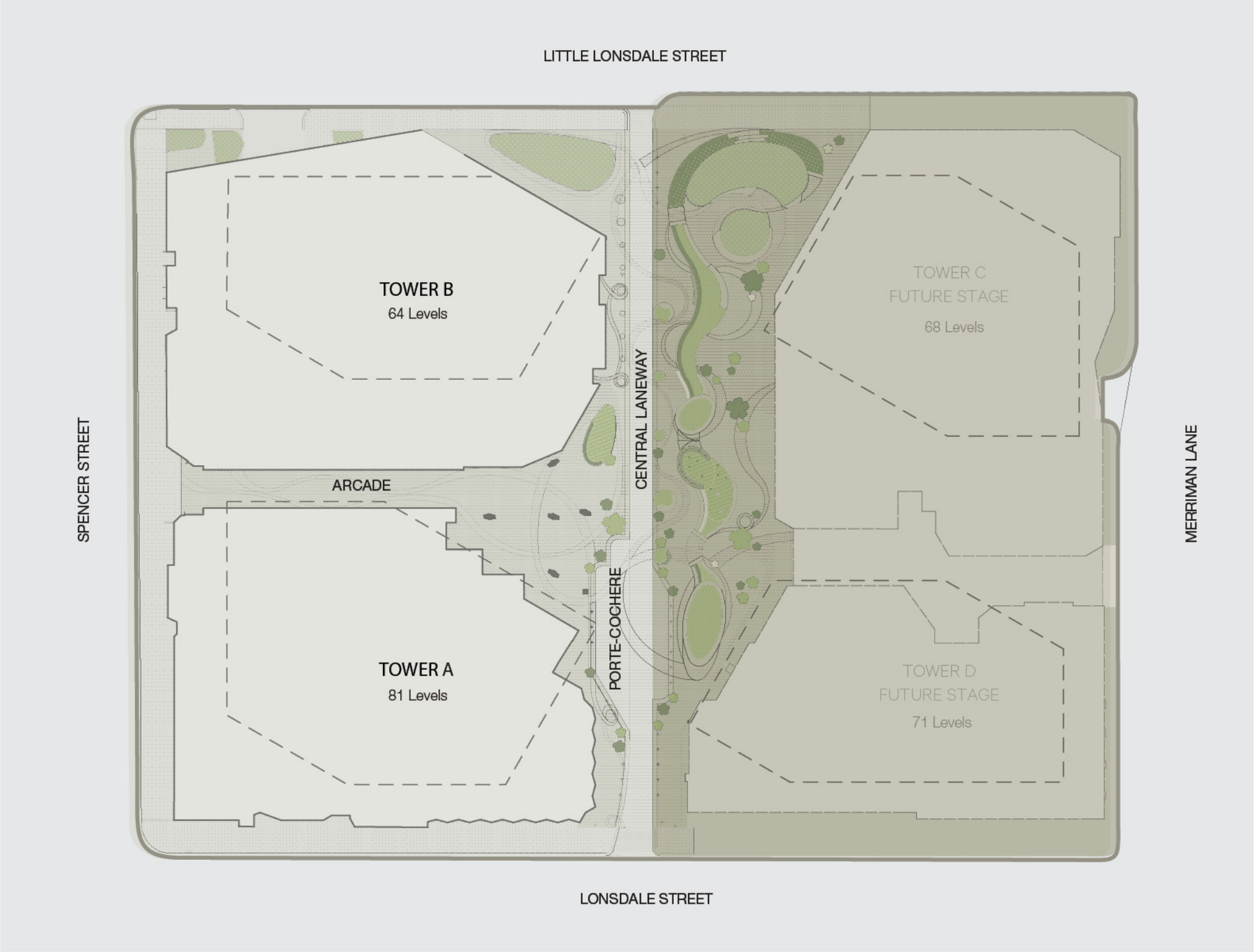






WEST SIDE PLACE







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## PUBLIC AMENITIES

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### Retail Precinct

West Side Place will feature an extensive network of ground-floor retail amenity, adding to the existing network of buzzing laneways currently in this area and retail offering across the road. With Stage 1 spanning over 1500m<sup>2</sup> and introducing one new arcade, residents can enjoy the convenience of on-site access to a range of food & beverage, retail and service offerings right at their front door.



### Gardens & Parks

West Side Place will provide an extensive network of public gardens and leisure space on the ground floor. Featuring a central laneway connecting Lonsdale St and Little Lonsdale St, lush gardens, park and rich plant-life weave throughout paved pathways taking you through the centre of the precinct.

These public gardens also feature outdoor seating and sculptural artwork pieces to provide a perfect balance of serenity and style right at home, complete with WiFi access throughout all communal spaces.







artist's impression



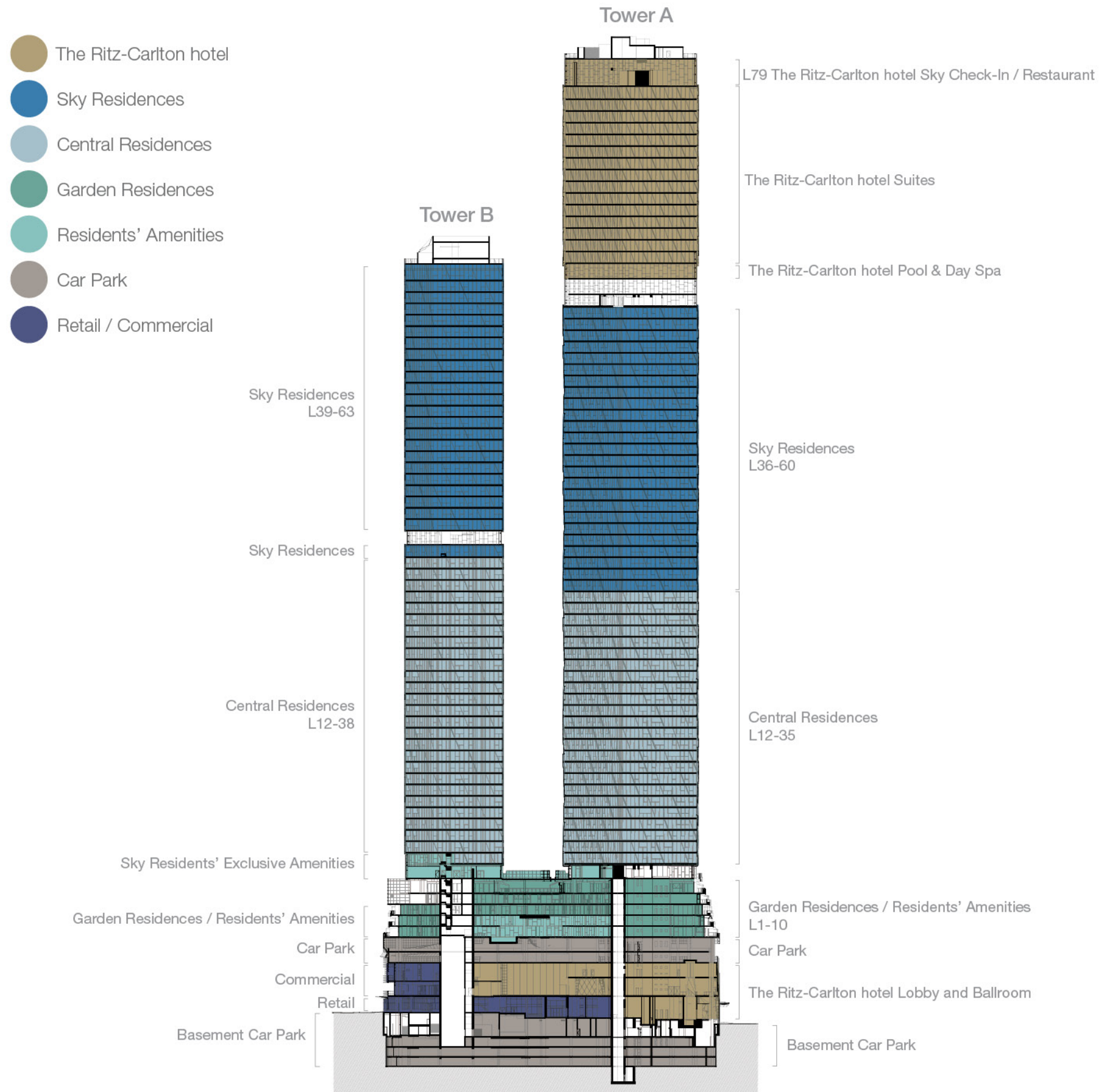




*THE RESIDENCES*  
*AT WEST SIDE PLACE*

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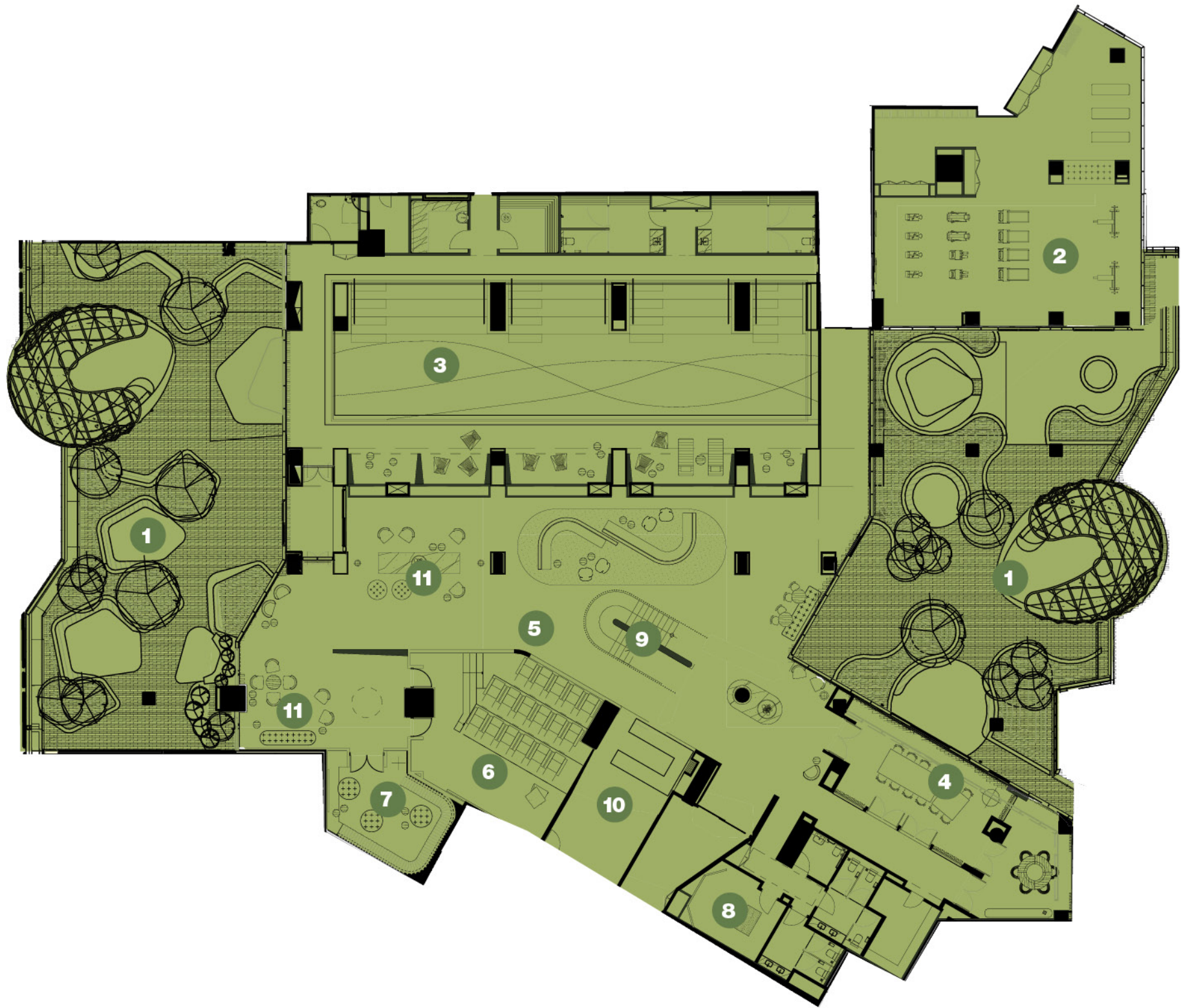
artist's impression





artist's impression





## RESIDENTS' AMENITIES LEVEL 6

- 1** East and west open garden terraces with seating & BBQ facilities
- 2** Gymnasium
- 3** Heated lap pool
- 4** Functions & meeting rooms, private dining areas
- 5** Over 400sqm residential lounge with garden views
- 6** Private cinema featuring luxury armchairs
- 7** Karaoke room with lighting, luxury couches and surround sound
- 8** Virtual golf facilities with 18-hole simulation of world famous golf courses
- 9** Feature staircase to level 7 amenities
- 10** Caterer's kitchen for private / demonstration cooking
- 11** Breakout seating and fireplace area



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## RESIDENTS' AMENITIES LEVEL 7

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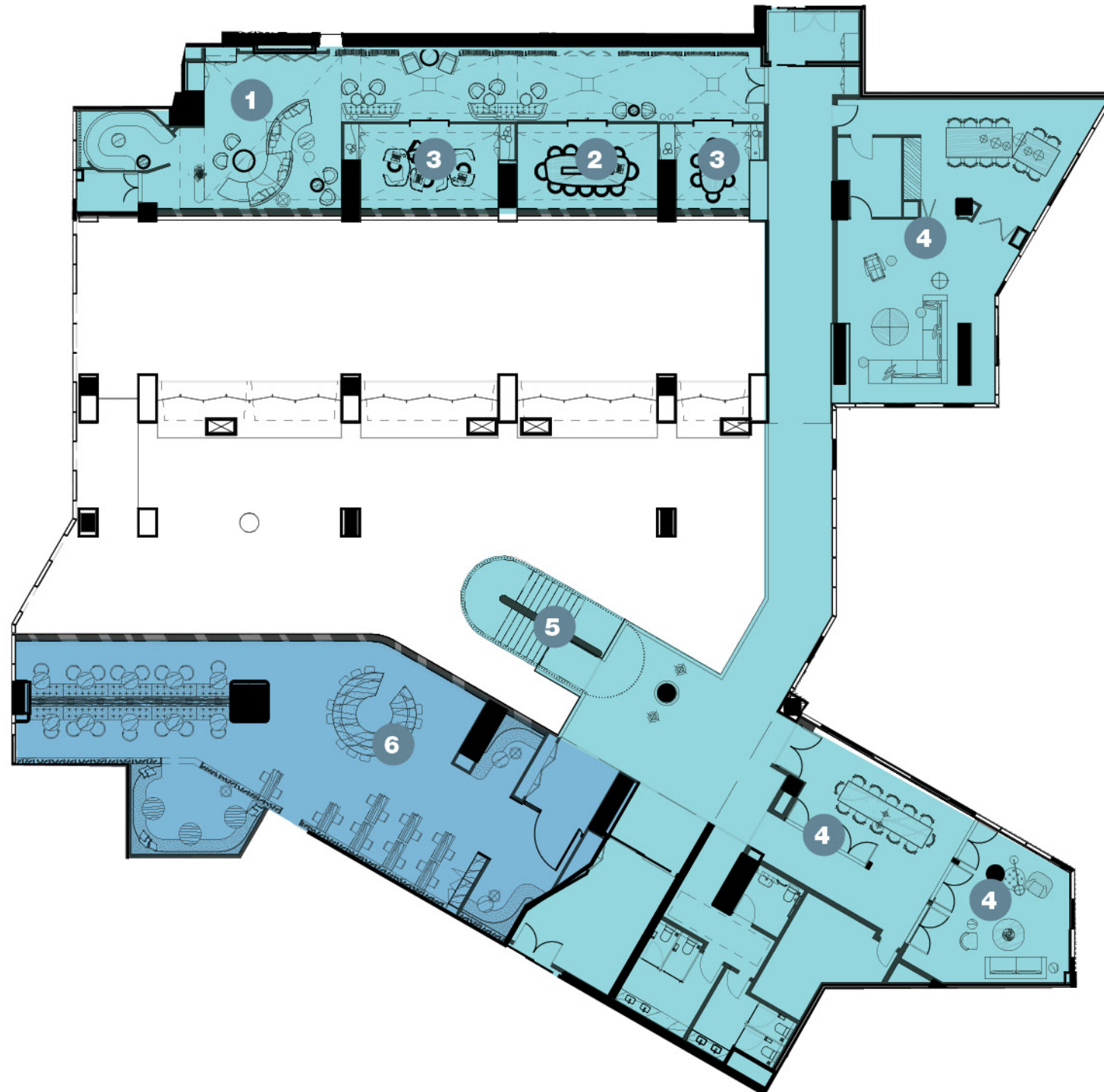
- 1** Library
- 2** Boardroom
- 3** Study areas
- 4** Private dining and lounge areas
- 5** Feature staircase to level 6 amenities

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## MEMBERS ONLY CLUB LOUNGE LEVEL 7

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- 6** Members only club lounge  
Exclusive lounge with luxury furnishing including bar, cellar, seating areas and expansive view to private terrace.







artist's impression



Aerial view of residents' eastern & western open garden terraces





artist's impression



Garden Residences and western open garden terrace





artist's impression





artist's impression



Residential lounge and function space. L6





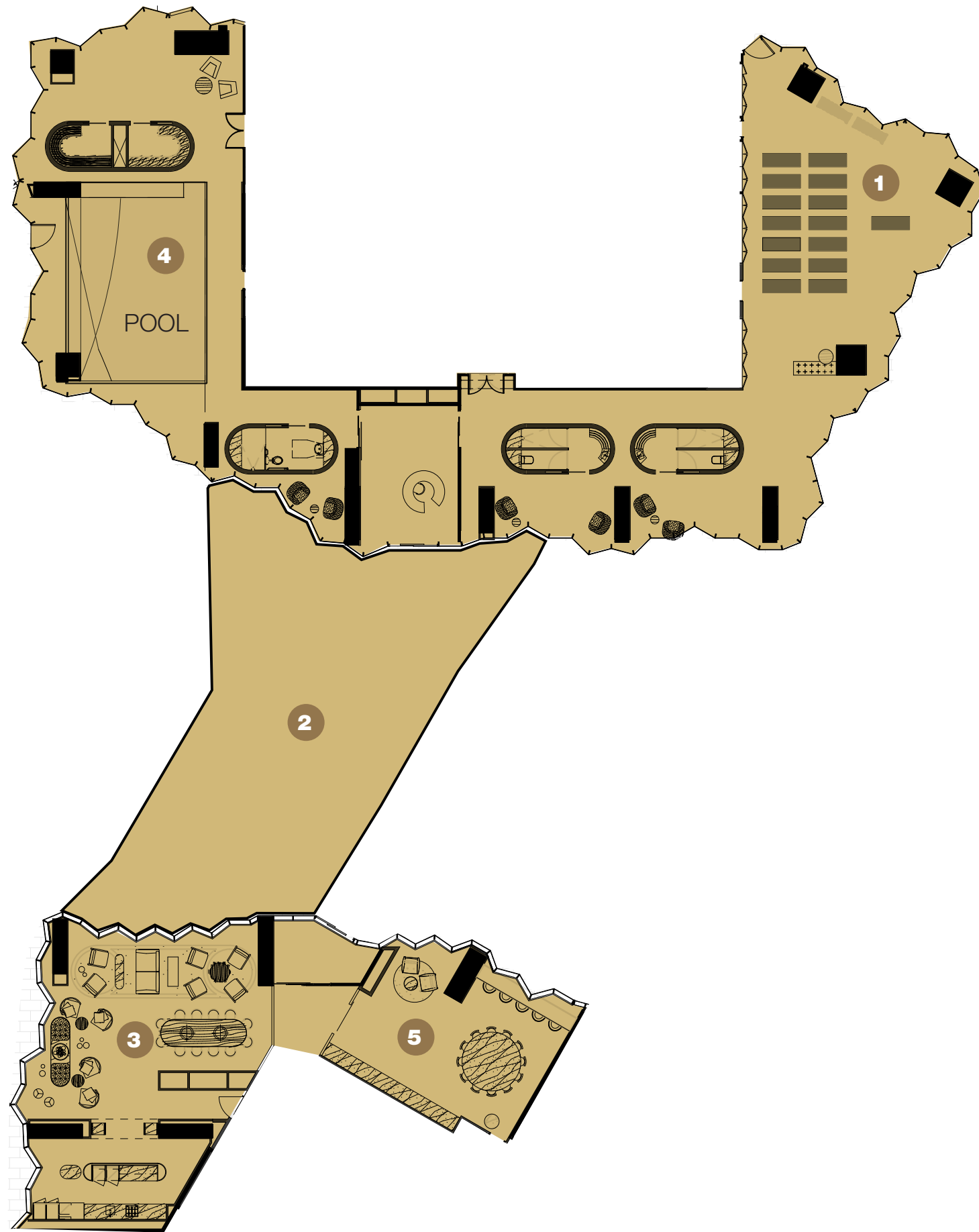
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artist's impression





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## EXCLUSIVE SKY RESIDENTS' AMENITIES – LEVEL 11

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- 1** Gymnasium and wellness centre with yoga and pilates equipment
- 2** Podium rooftop terrace with BBQ facilities
- 3** Garden lounge and kitchen with private dining, fireplace and terrace access
- 4** Heated pool with sauna and steam room
- 5** Mahjong room



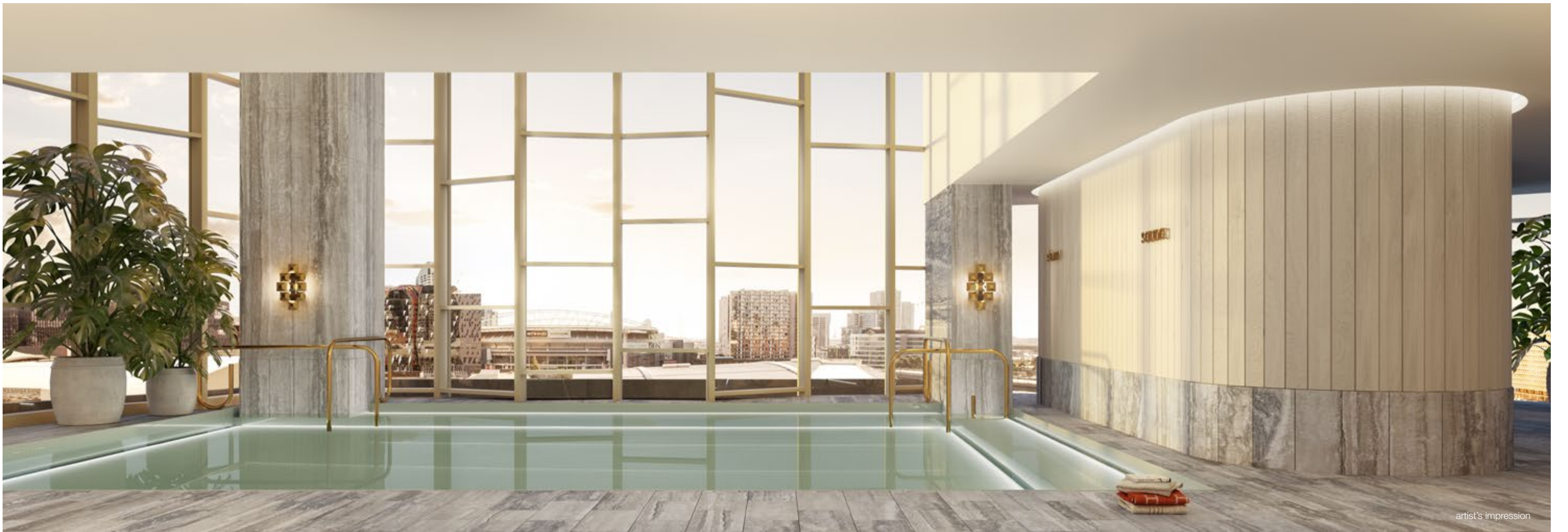


artist's impression



Exclusive Sky Residents' garden lounge and kitchen. L11





artist's impression



*THE*  
*RESIDENCES*

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artist's impression



Sky Residence with western view over Docklands



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## THE RESIDENCES

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Setting a new benchmark in inner-city apartment living, West Side Place offers a complete range of 1, 2 and 3 bedroom residences. Featuring high-end quality fit-outs, the residences offer expansive views across Port Phillip Bay, CBD cityscape and beyond.

Designed to maximise natural light, residences are available from podium level 1 right up to the clouds at level 63, across the following three offerings:

**Garden Residences** – Levels 1-10 (Tower A & B)

**Central Residences** – Levels 12-35 (Tower A), Levels 12-38 (Tower B)

**Sky Residences** – Levels 36-60 (Tower A), Levels 39-63 (Tower B)

Garden and Sky Residences offer ceramic tiled terraces and balconies respectively, allowing residents to enjoy an outdoor sense of space within the privacy of their home.

With over 4000sqm of residential amenities peppered throughout, all residences will have access to facilities located on Levels 6, 7 and 10 including pool, gymnasium, open garden terraces, lounges, function and meeting rooms, cinema, karaoke room and virtual golf facilities. Sky Residences will also have exclusive access to additional amenities located on Level 11 consisting of pool, gymnasium, mahjong room, wellness centre, sauna, steam room and rooftop terrace.



artist's impression





artist's impression



Sky Residence interior



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## THE RESIDENCES FINISHES & INTERIORS

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Residences at West Side Place are designed with the highest quality interior finishes and fittings, including:

- Engineered timber floors
- Stone kitchen benchtops
- Stone splashbacks
- 100% wool carpets
- Polished chrome fittings
- European appliances

Sky Residences will also have access to additional finishes, including integrated refrigerator/freezer, washer/dryer condenser and track lighting to living spaces.

Purchasers will have the flexibility to customise the final touches on their new residence with a selection of colour scheme and upgrade options available.

Two colour schemes are offered – Sombre (Dark Scheme) and Spritz (Light Scheme) – each carefully selected to provide a modern and sophisticated design to your new luxury residence.

Garden and Central Residences can choose to upgrade to an integrated refrigerator/freezer and washer/dryer condenser, whilst all residences can upgrade to timber floors throughout bedrooms to match living areas at an additional cost.



artist's impression





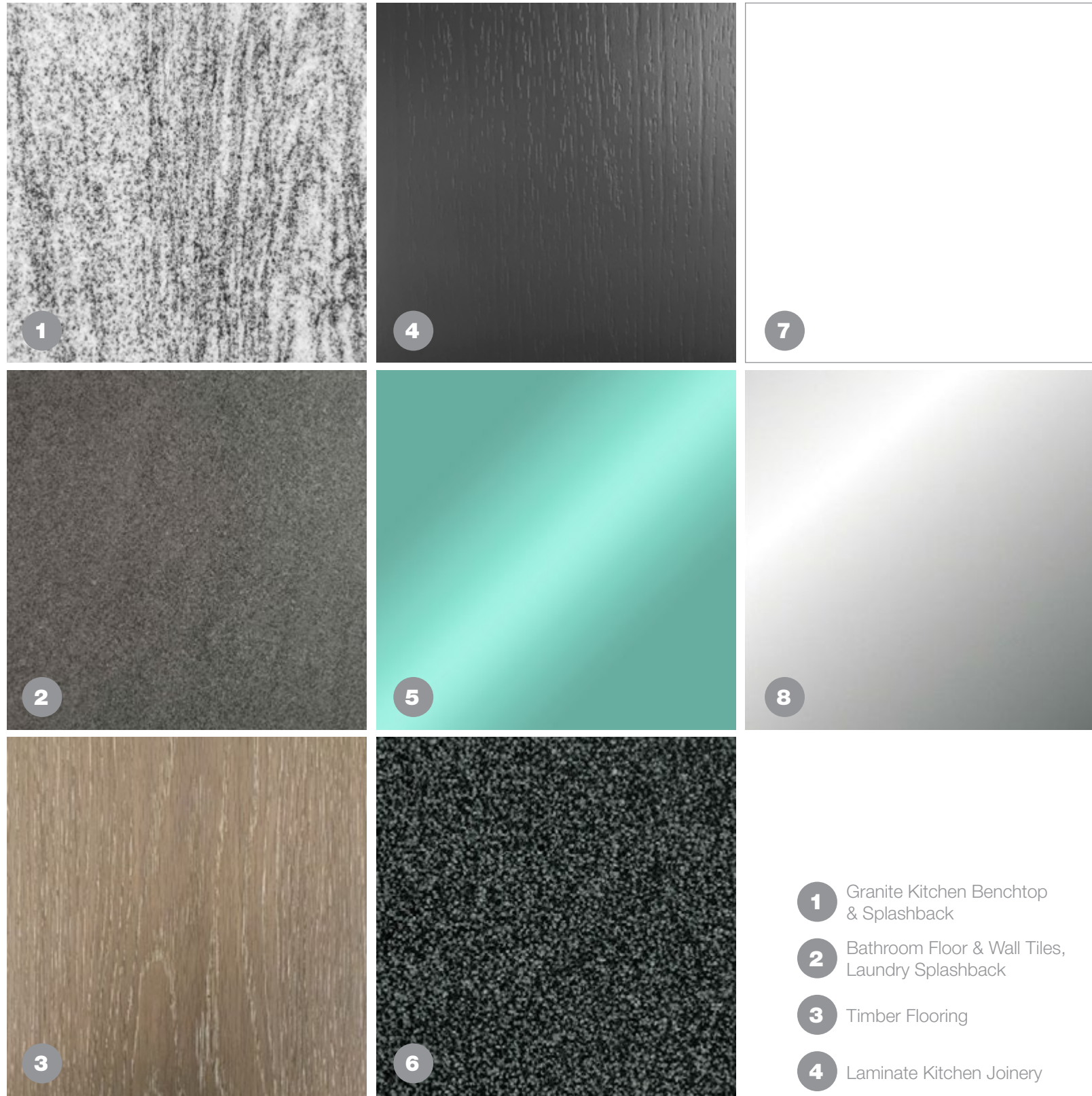
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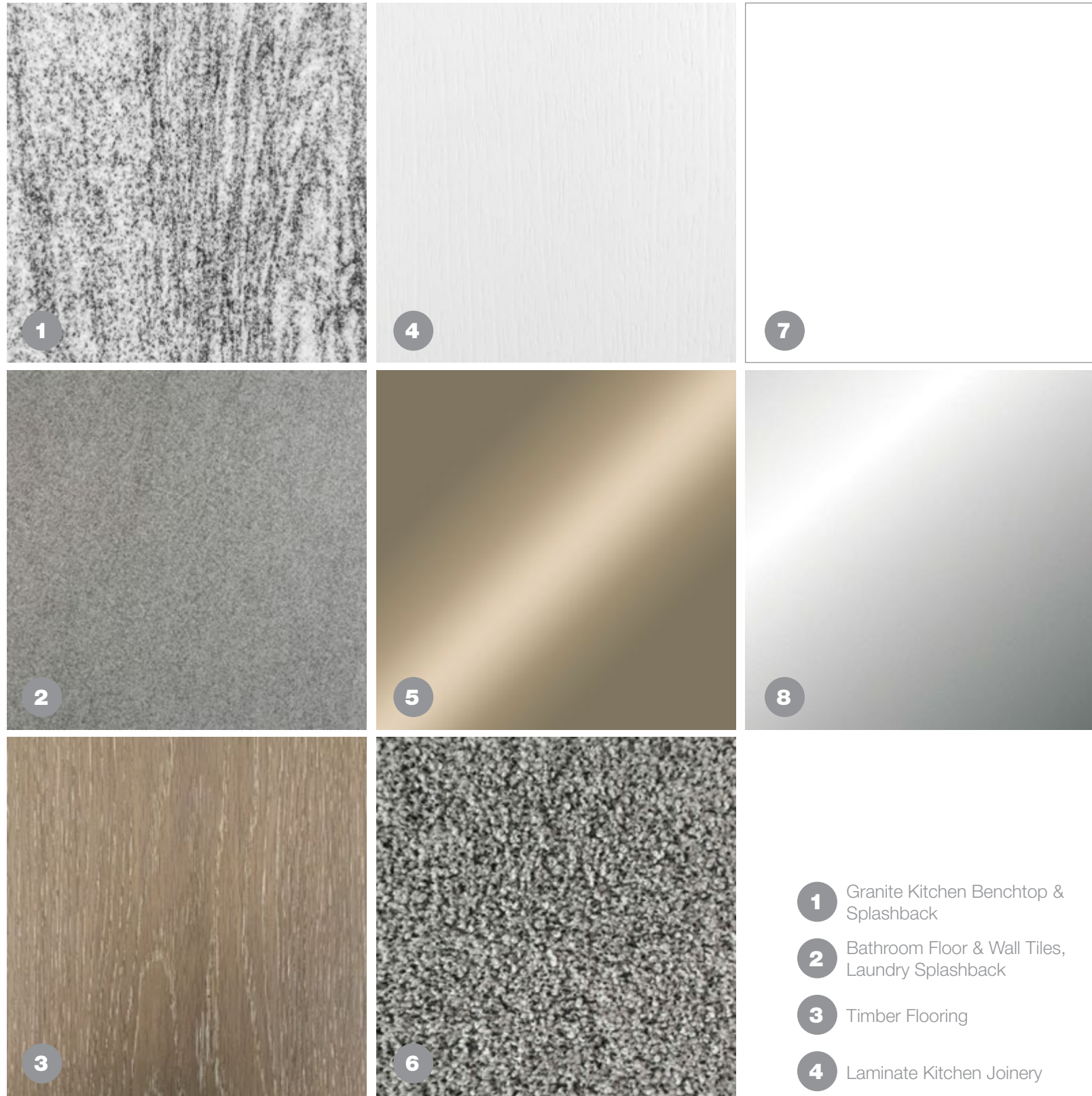




- 1 Granite Kitchen Benchtop & Splashback
- 2 Bathroom Floor & Wall Tiles, Laundry Splashback
- 3 Timber Flooring
- 4 Laminate Kitchen Joinery

- 5 Mirror Bathroom Vanity Mirrors
- 6 Carpet Bedroom Flooring
- 7 Paint Walls & Ceilings
- 8 Mirror Bathroom Vanity, Wardrobe Mirrors





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VIEW PHOTOGRAPHY



Level 13



Level 23



Level 33



Level 36



VIEW PHOTOGRAPHY



Level 43



Level 53



Level 63



Level 79

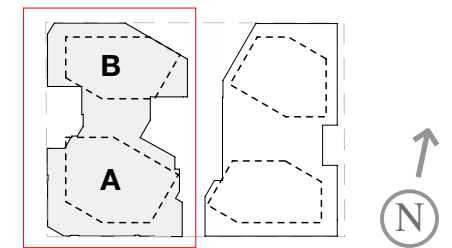
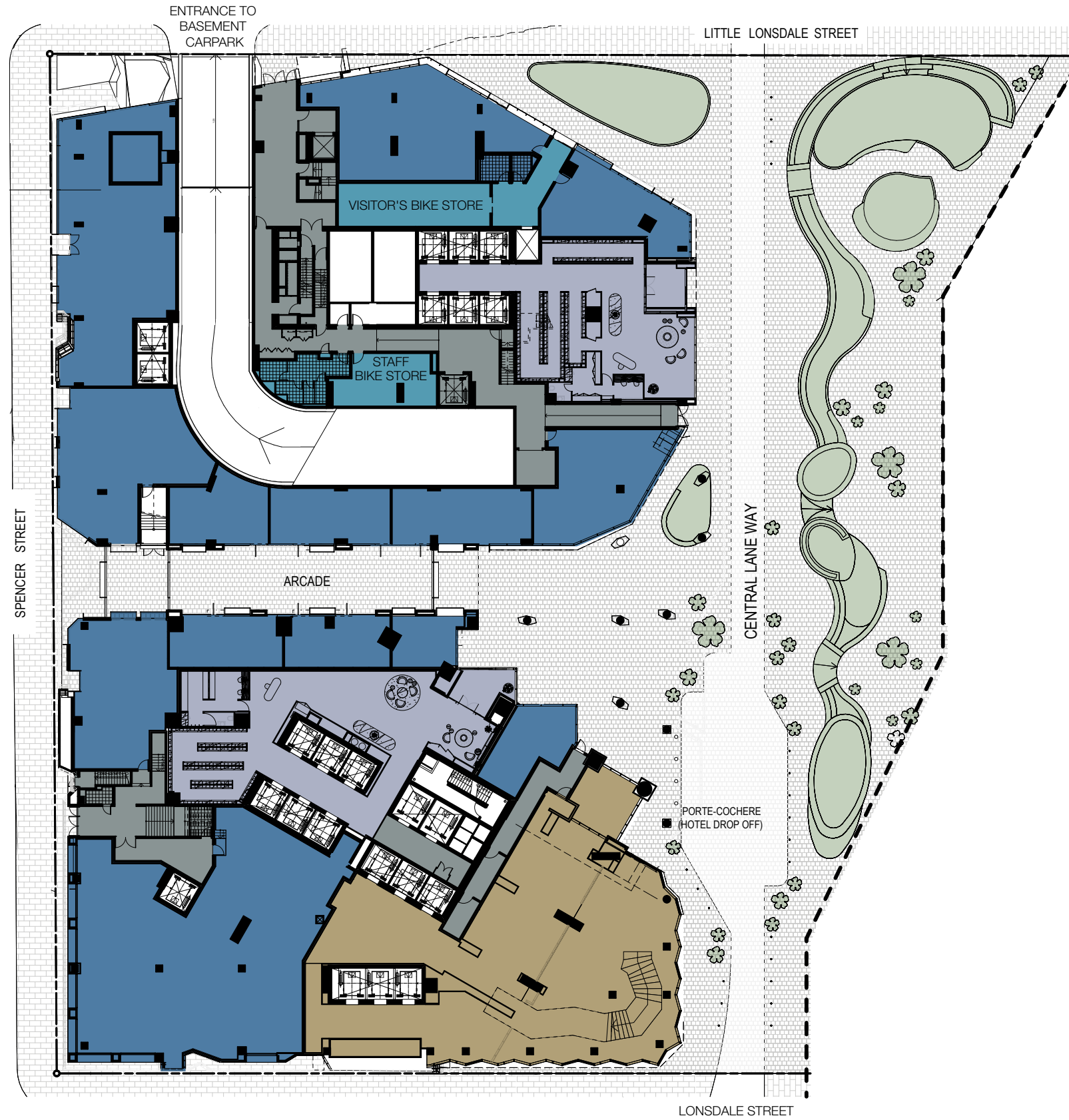


*FLOORPLATES*



TOWER B

TOWER A



- Retail
- Hotel Foyer
- Retail / Staff Amenities / Bike Stores
- Residential Foyer
- Back of House

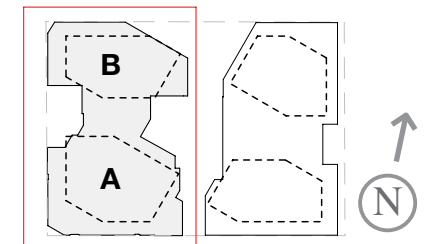
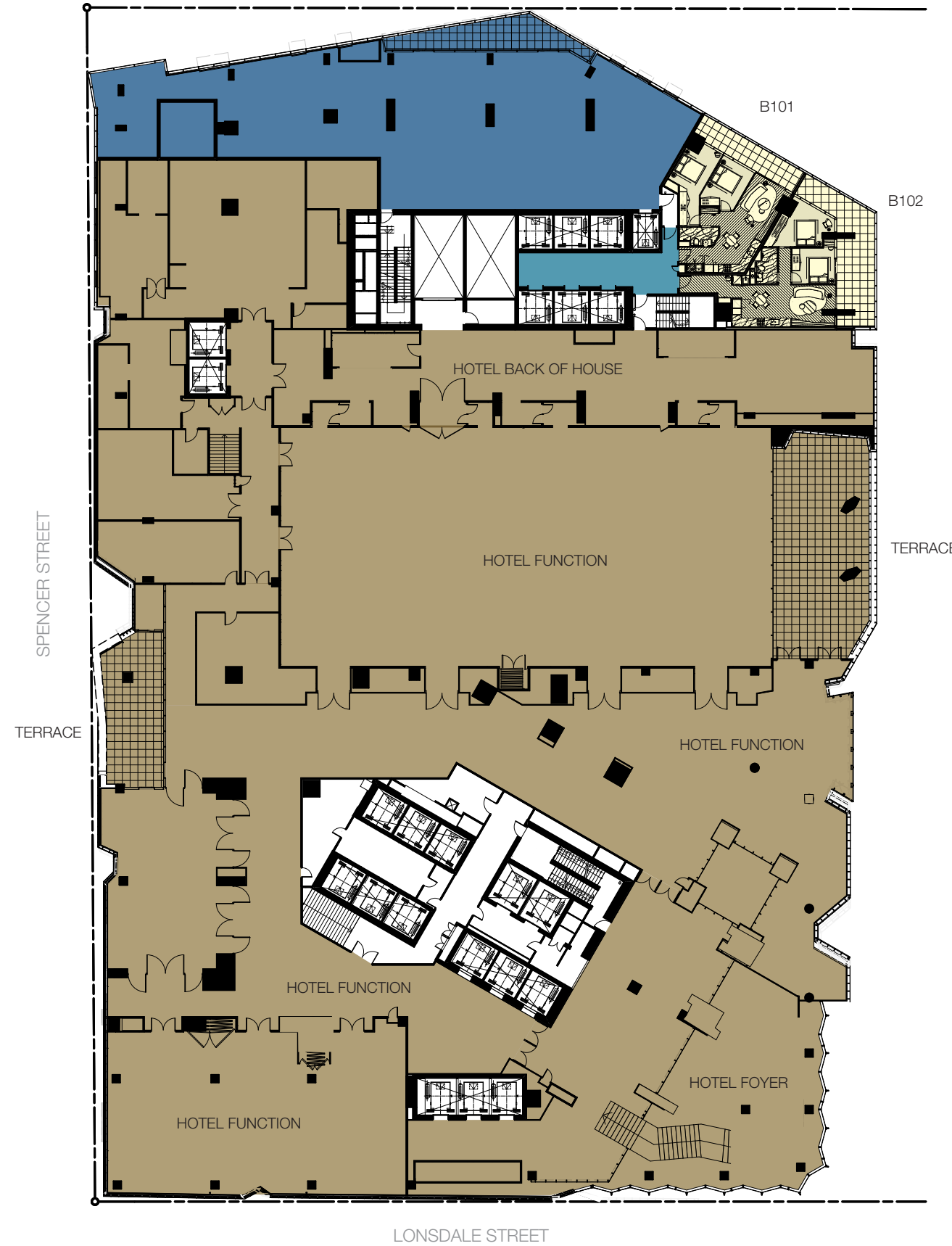
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LITTLE LONSDALE STREET

TOWER B

TOWER A



- Hotel Back of House, Foyer and Function
- 2 Bedroom
- Residential Lobby
- Commercial Tenancy

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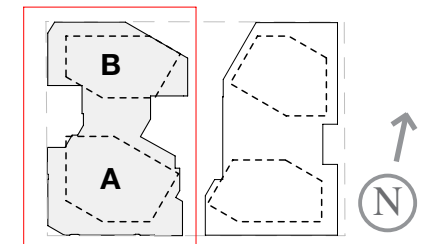
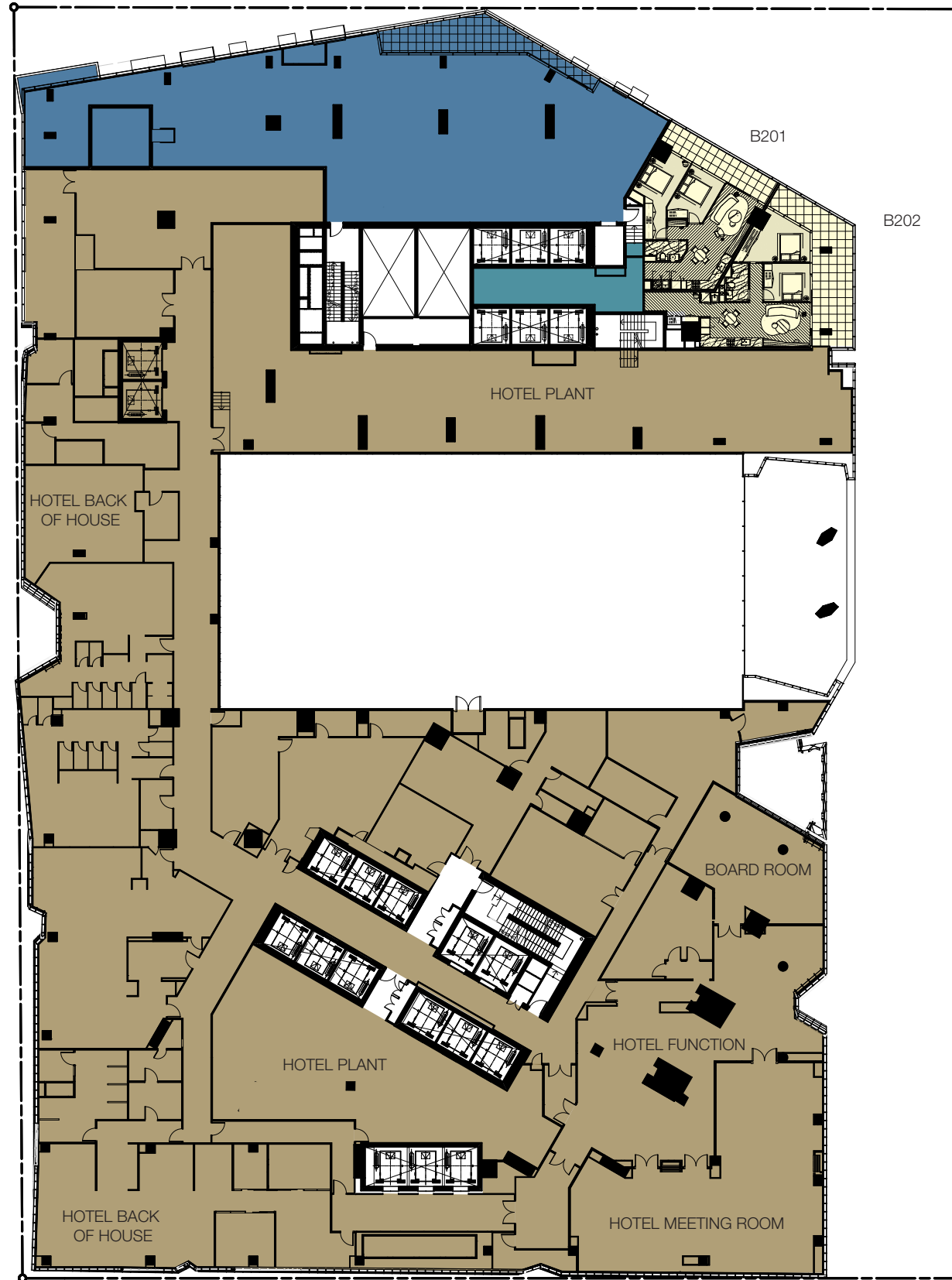
LITTLE LONSDALE STREET

TOWER B

TOWER A

SPENCER STREET

LONSDALE STREET



- Hotel Back of House, Foyer and Function
- 2 Bedroom
- Residential Lobby
- Commercial Tenancy

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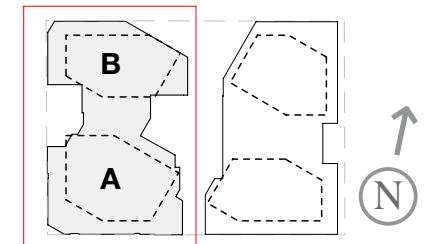
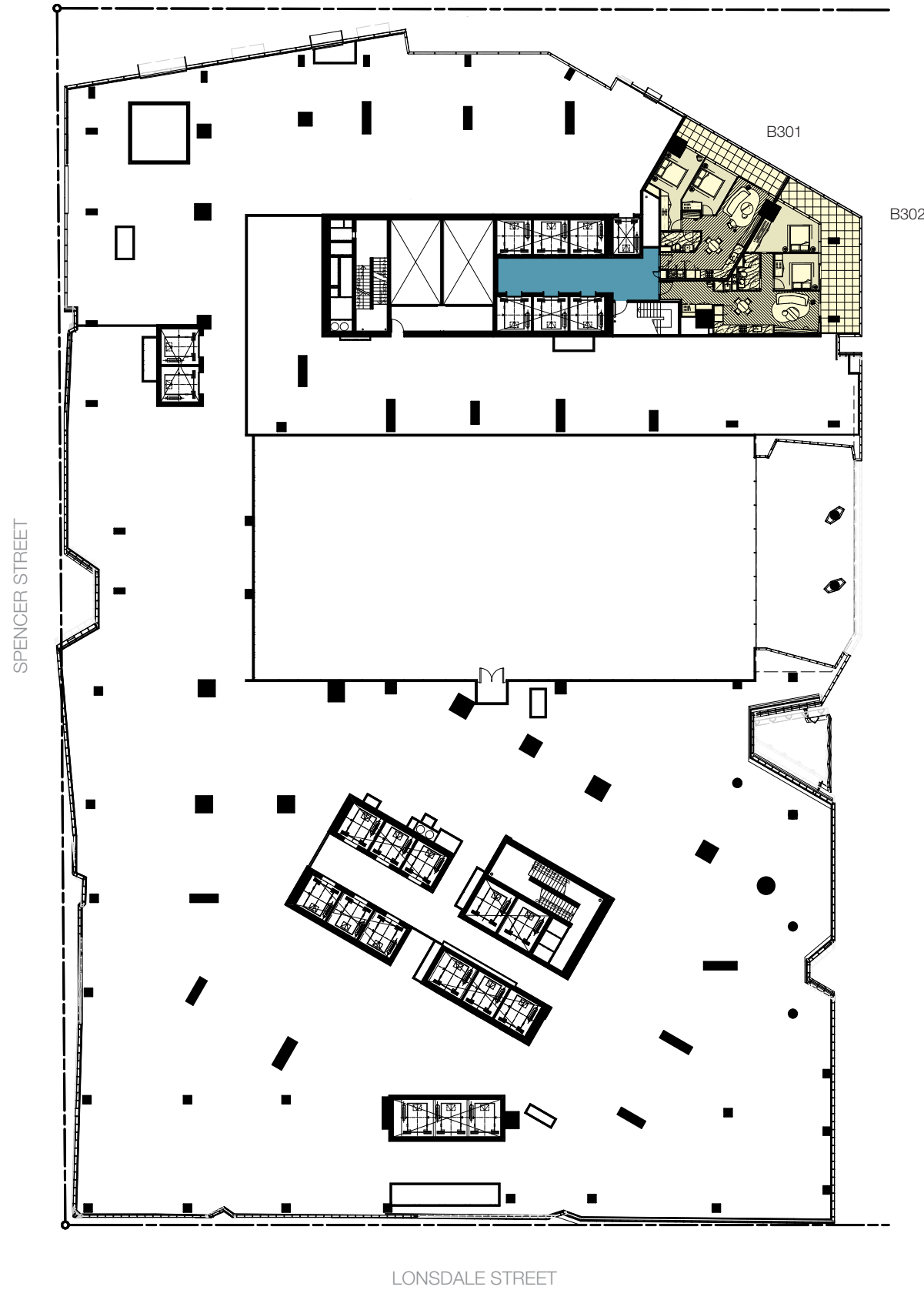




LITTLE LONSDALE STREET

TOWER B

TOWER A



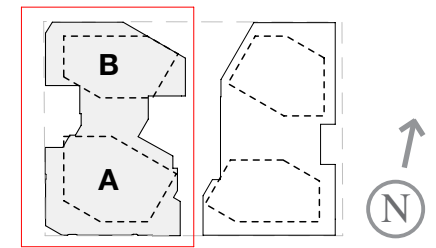
- 2 Bedroom
- Residential Lobby

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TOWER B

TOWER A



- Residential Amenities
- 2 Bedroom
- 1 Bedroom + Study
- 1 Bedroom
- Residential Store

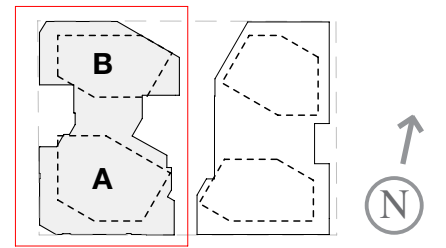
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TOWER B

TOWER A



- Residential Amenities
- 2 Bedroom
- 1 Bedroom + Study
- 1 Bedroom
- Residential Store

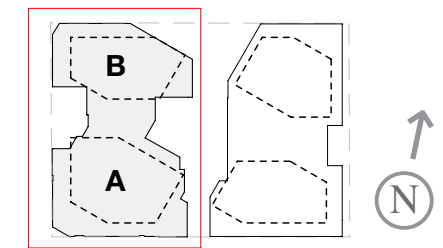
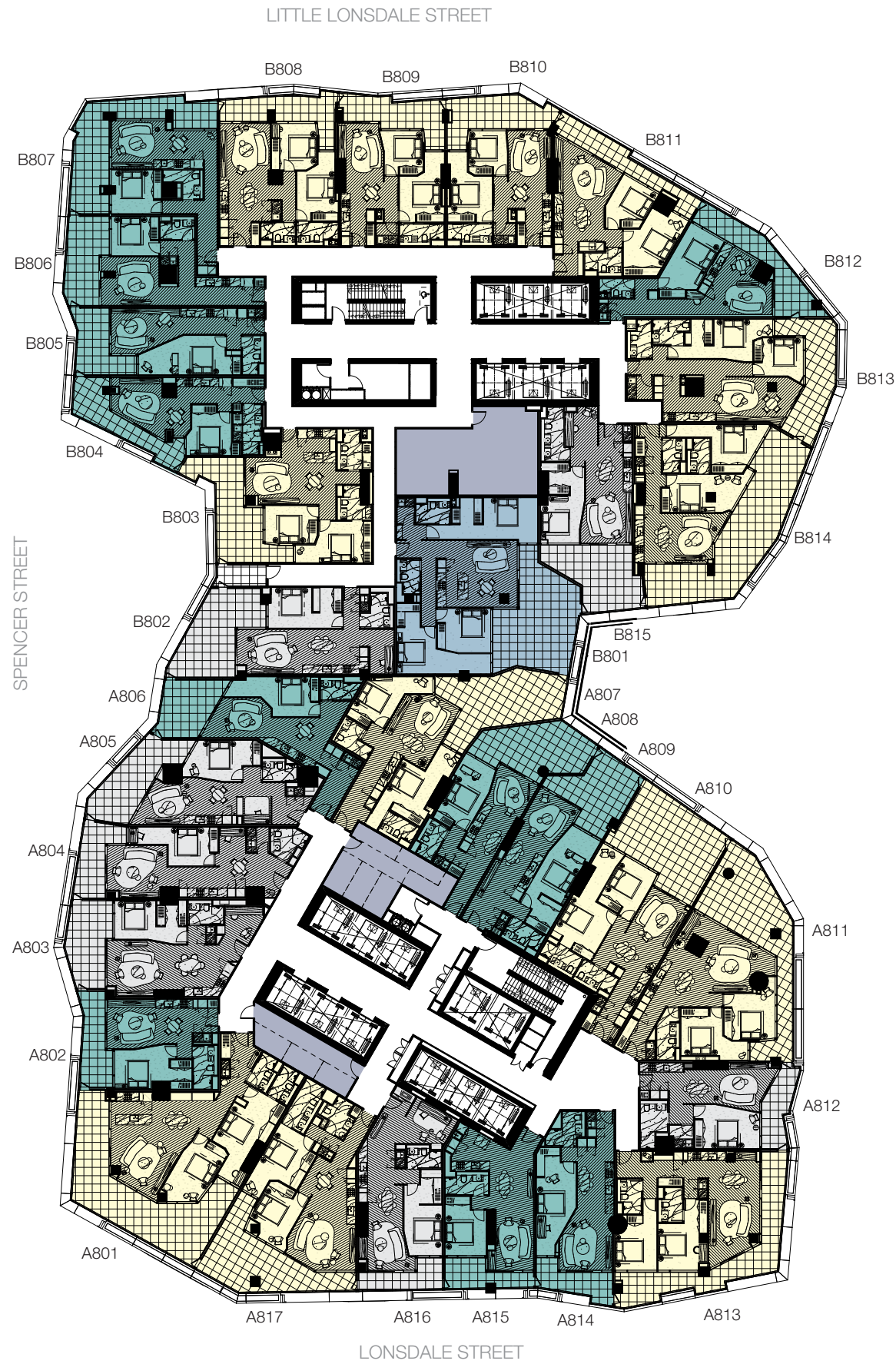
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TOWER B

TOWER A



- 3 Bedroom
- 2 Bedroom
- 1 Bedroom + Study
- 1 Bedroom
- Residential Store

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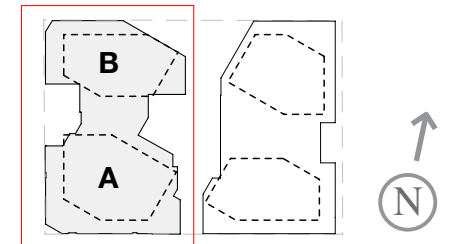
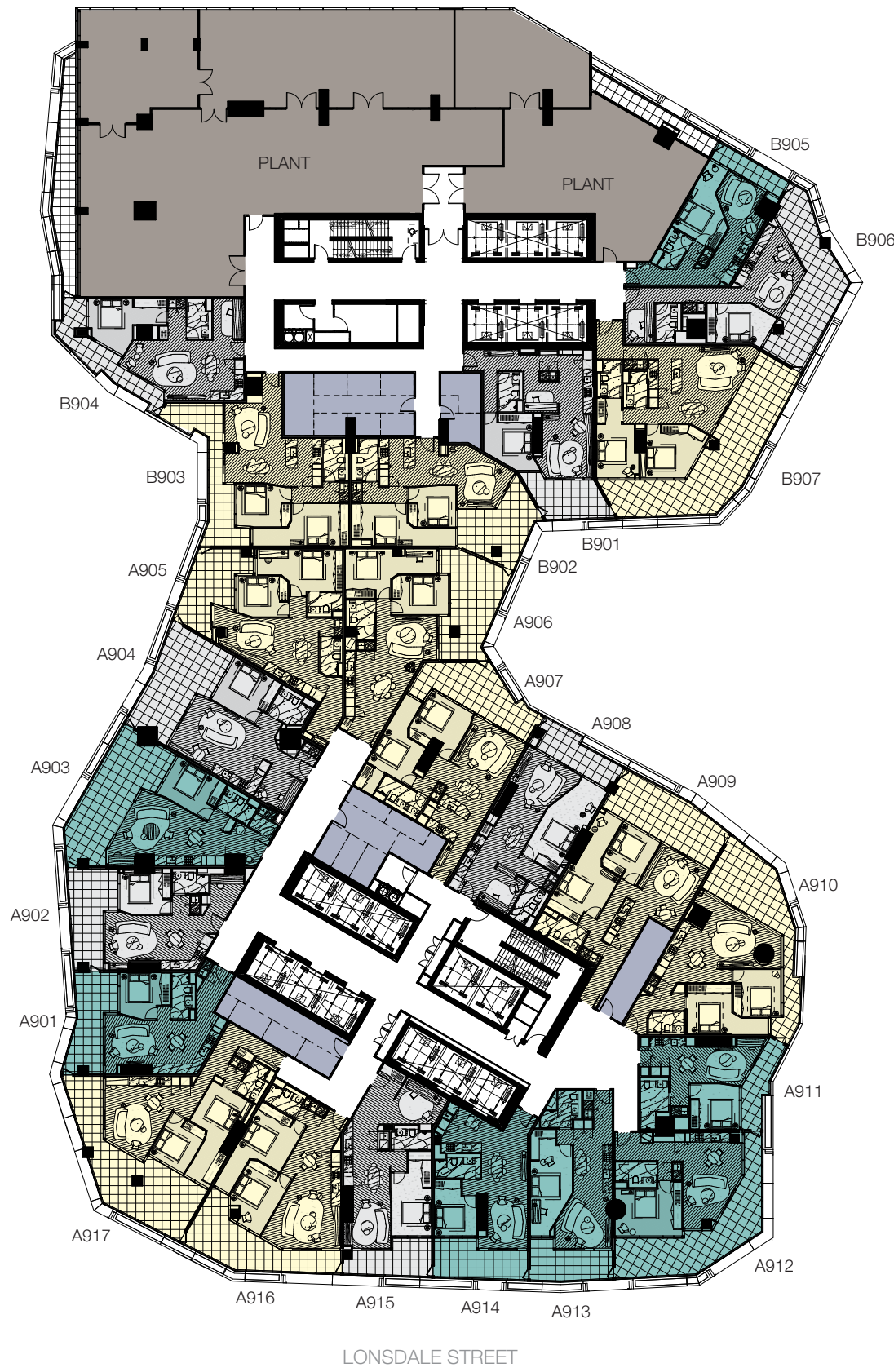


LITTLE LONSDALE STREET

TOWER B

SPENCER STREET

TOWER A



- Plant
- 2 Bedroom
- 1 Bedroom + Study
- 1 Bedroom
- Residential Store

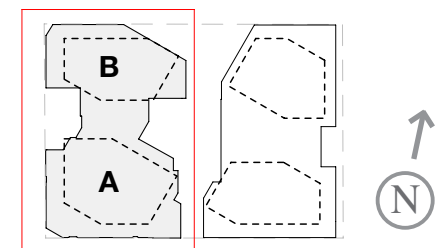
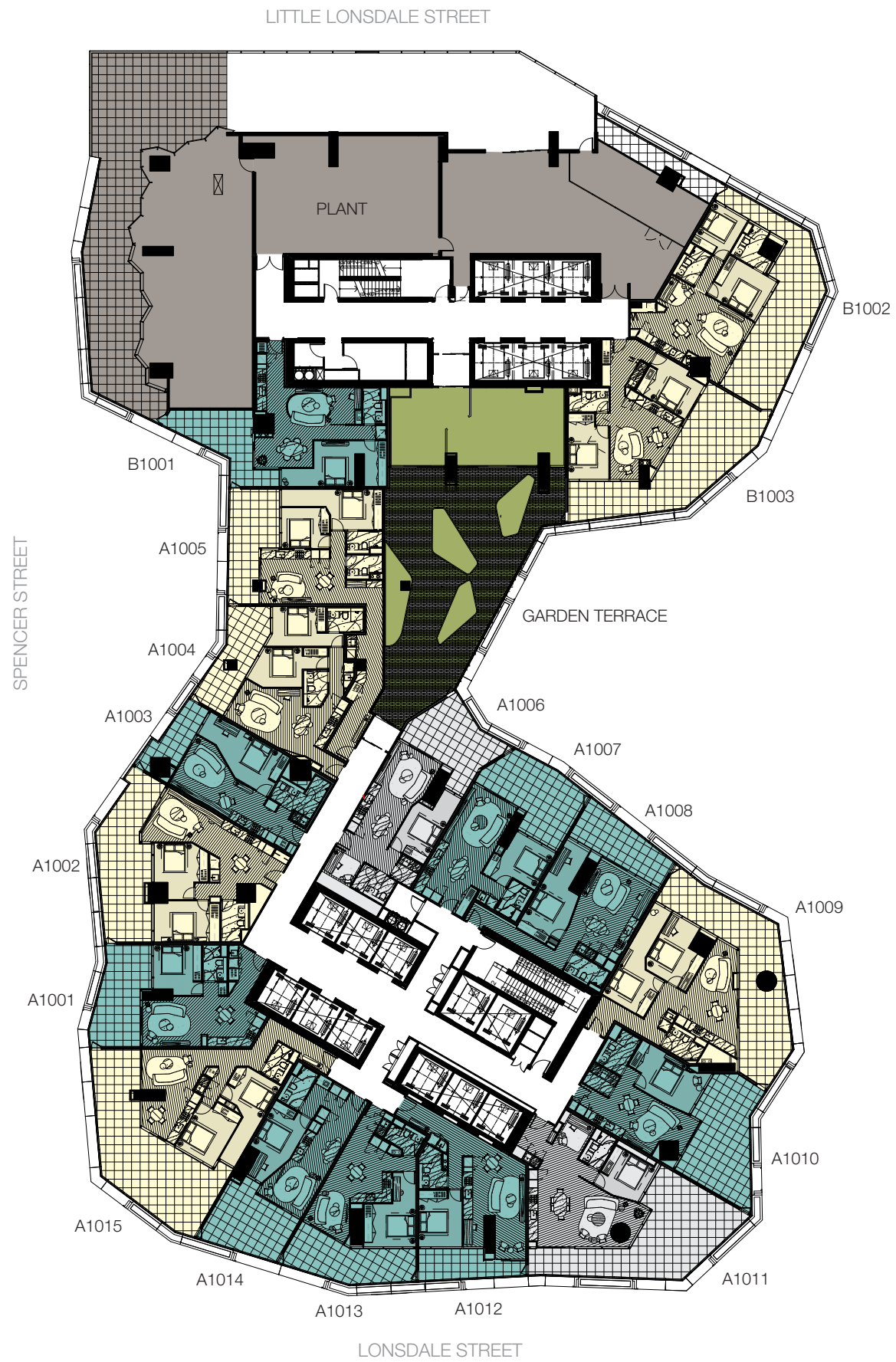
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TOWER B

TOWER A



- 2 Bedroom
- 1 Bedroom + Study
- 1 Bedroom
- Plant
- Residential Amenities - Garden Lounge

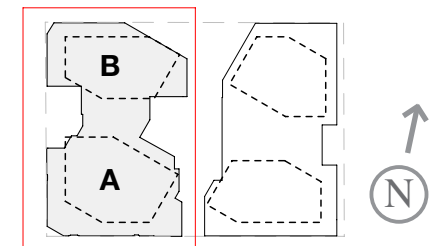
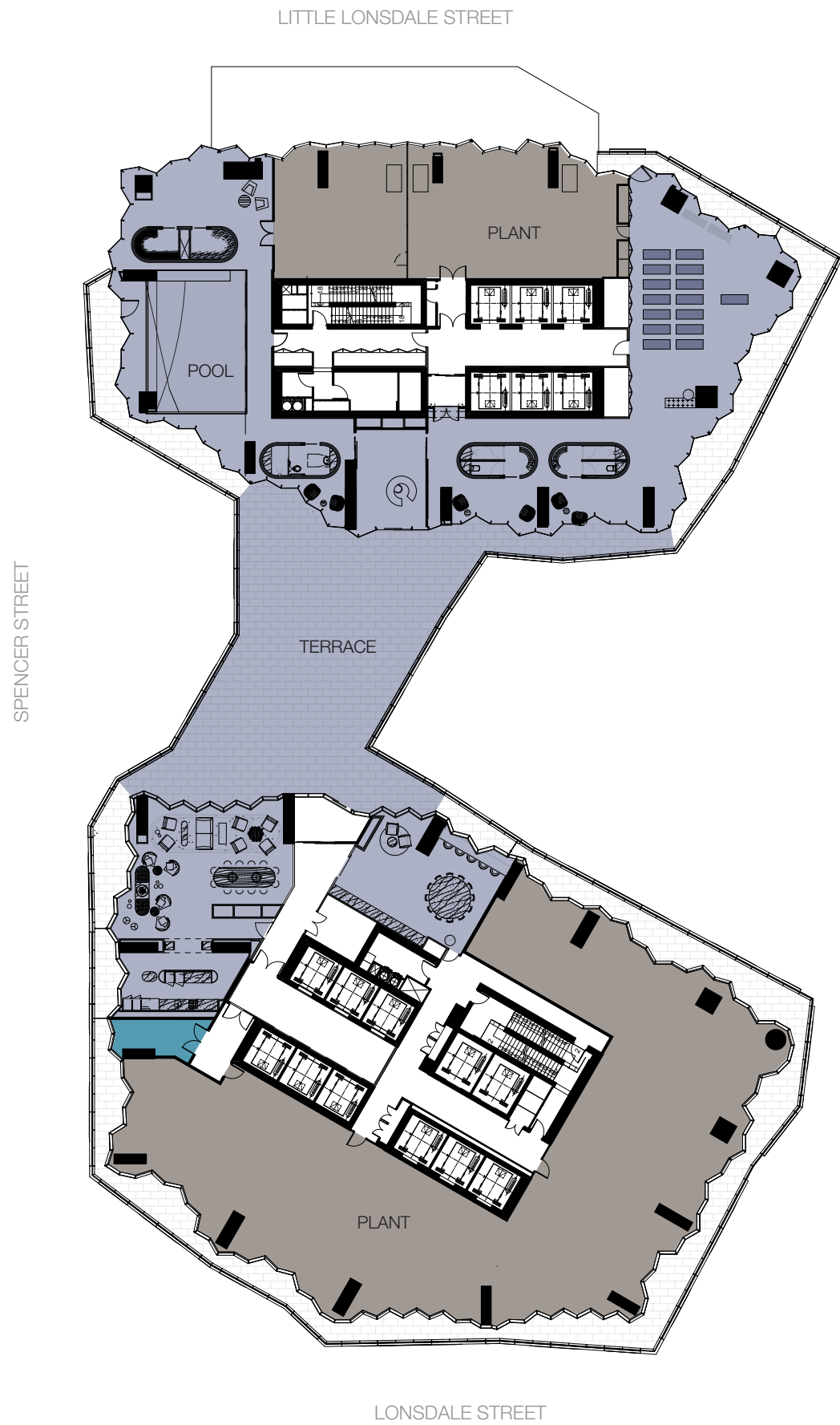
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TOWER B

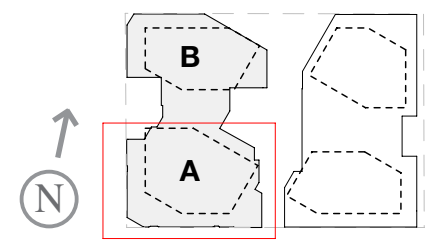
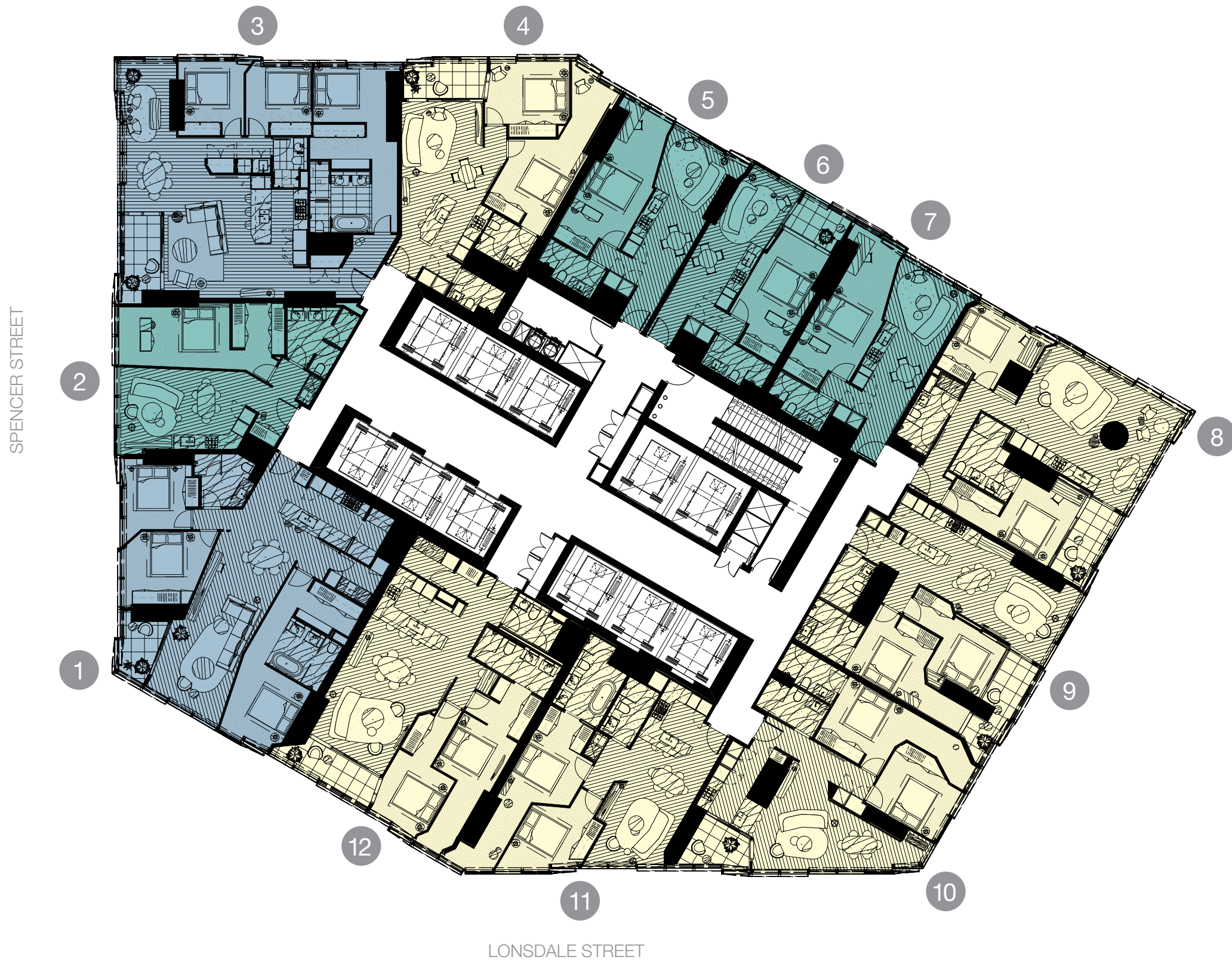
TOWER A



- Plant/Back of House
- Sky Residents' Exclusive Pool / Amenities
- Garden Store

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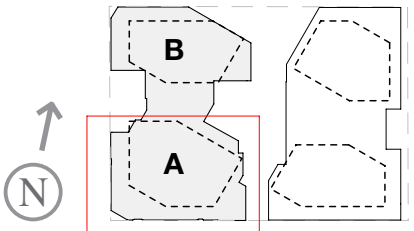
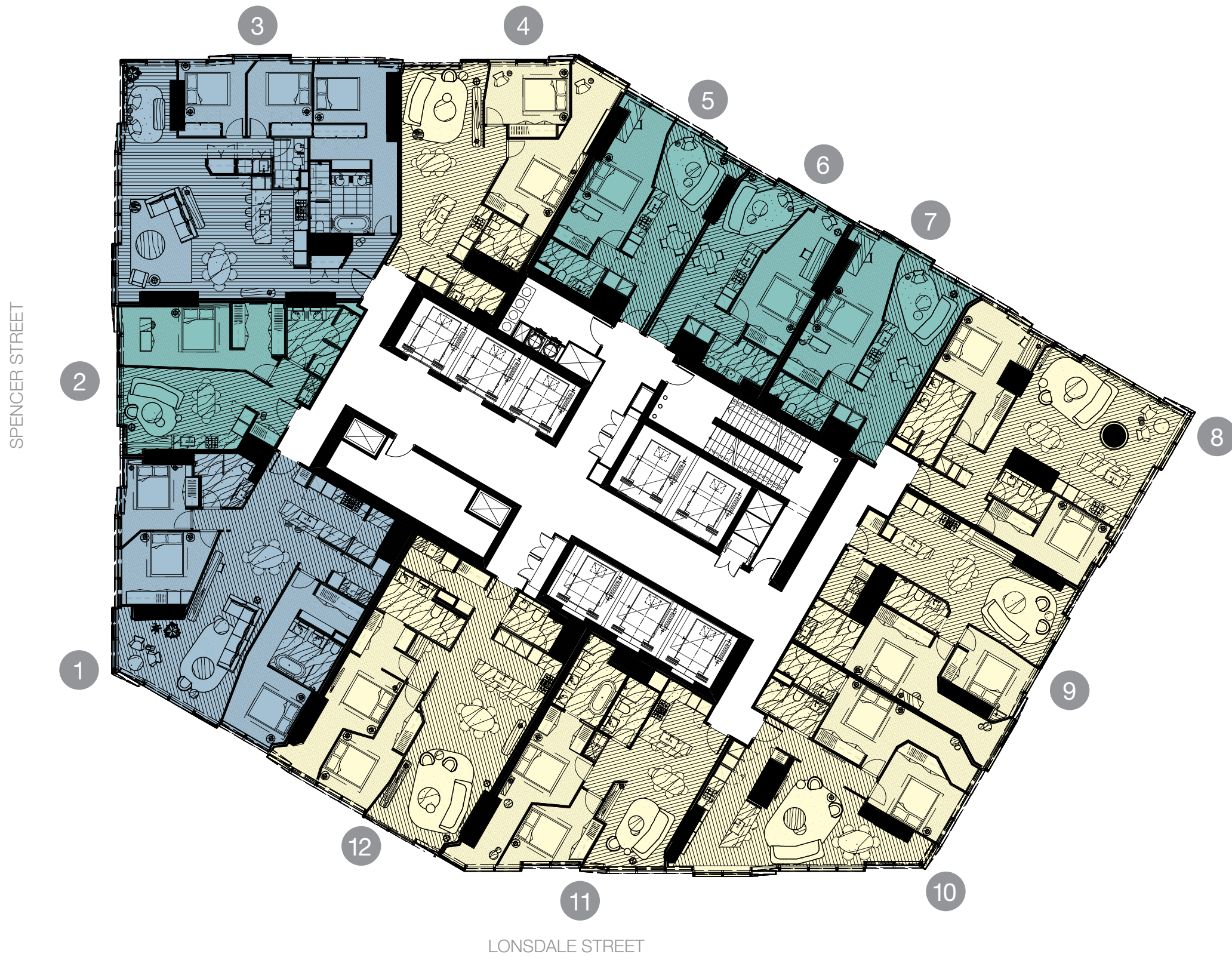


- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

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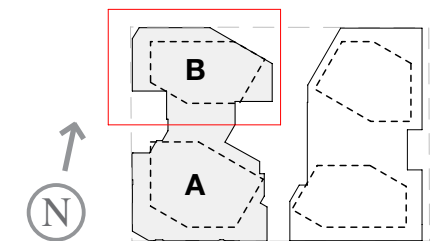
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

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LITTLE LONSDALE STREET

SPENCER STREET



- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom

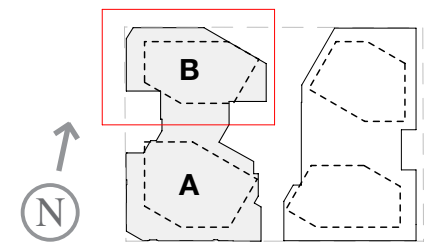
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LITTLE LONSDALE STREET

SPENCER STREET



- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom

DISCLAIMER

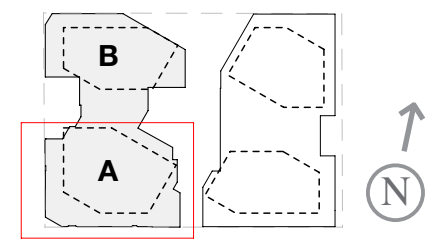
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SPENCER STREET

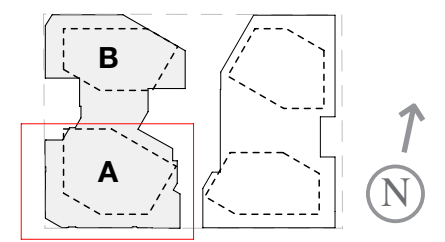
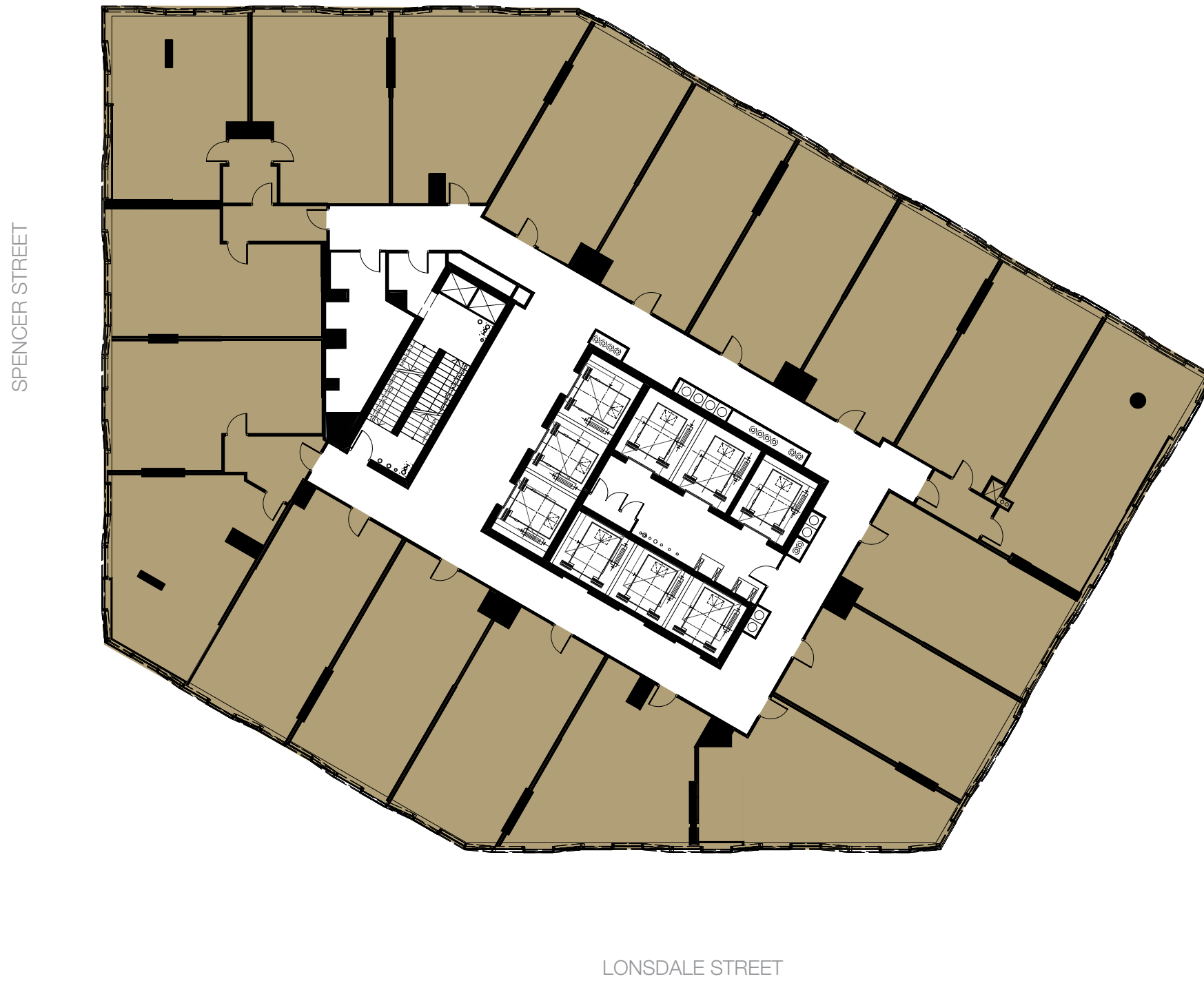
LONSDALE STREET



- Hotel Gym and Yoga
- Hotel Pool
- Hotel Spa

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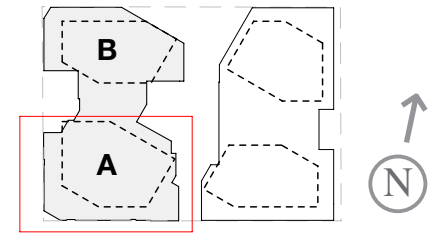




● Hotel guest rooms

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- Hotel Kitchen Back of House
- Hotel Bar
- Hotel Reception
- Lobby Lounge
- Hotel Restaurant
- Hotel Drawing Room

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# Far East Consortium

## FAR EAST CONSORTIUM – THE DEVELOPER

Far East Consortium has contributed to Australia's urban skyline for almost 25 years, successfully delivering vast, multifaceted projects in the heart of its major cities. Never daunted by scale or complexity, we see challenges as opportunities when completing landmark multi-billion dollar urban renewal redevelopments.

FEC has built a reputation for developing modern communities that thrive to become increasingly valued over time. Our projects speak for themselves – especially in Melbourne, where its skyline is characterised by many of our landmark projects, including Regency Towers, Flinders Wharf Apartments, Royal Domain Plaza, Royal Domain Tower, Northbank Place, Upper West Side, The Fifth and West Side Place.

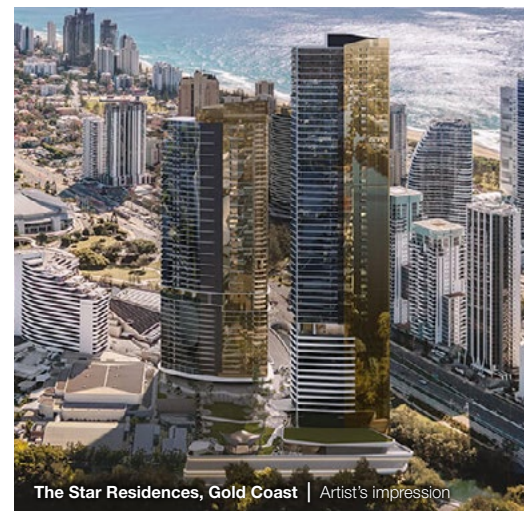
FEC's national expansion over recent years sees its portfolio include some of Australia's most iconic and exciting opportunities, including Queen's Wharf Brisbane, The Star Residences Gold Coast, The Towers at Elizabeth Quay Perth and Perth Hub.



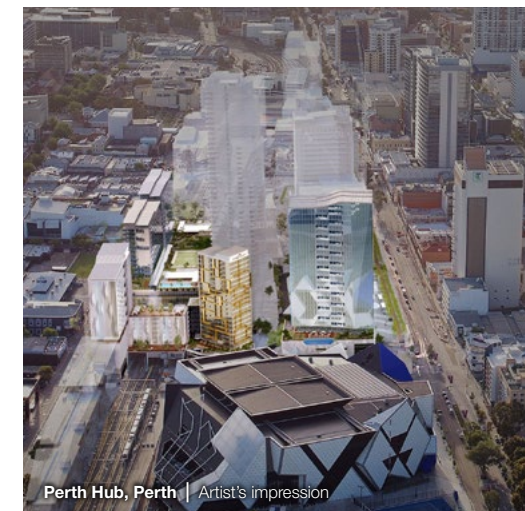
The Towers at Elizabeth Quay, Perth



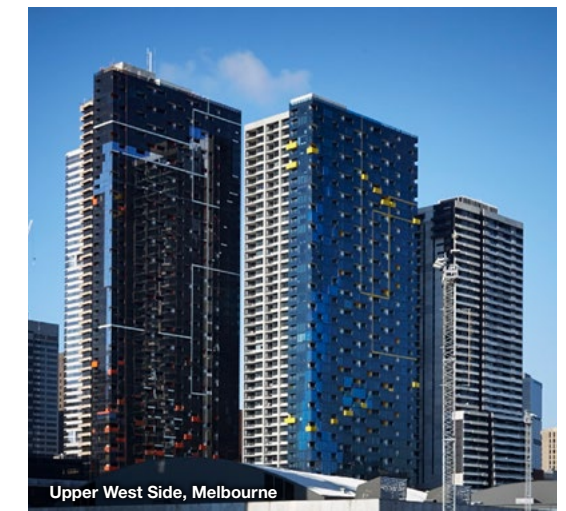
Queen's Wharf, Brisbane | Artist's impression



The Star Residences, Gold Coast | Artist's impression



Perth Hub, Perth | Artist's impression



Upper West Side, Melbourne

## COTTEE PARKER

### COTTEE PARKER – ARCHITECT

Cottee Parker Architects operates in Melbourne, Perth and Brisbane. The practise has extensive experience in delivering unique and considered design solutions for the built environment. With over 25 years of operation the practise has established firm relationships with local planning authorities and is well recognised for its exceptional urban design outcomes. This has enabled Cottee Parker to achieve design solutions for clients well beyond the usual planning constraints.

Cottee Parker Architects is one of Australia's leading urban design, architectural, and interior design firms.

## K. P. D. O.

### KPDO – INTERIOR DESIGN

Kerry Phelan Design Office was established in 2010 and has quickly garnered a reputation for stunning luxury residential and commercial interiors. KPDO is known for its unique detailing, attention to materiality, fabrics, atmospheric lighting, precise furniture selection and knowledge of contemporary art. Planning is carefully considered, honed and crafted to create a seamless sense of movement and integrated design. KPDO is a 21st century avant-garde design practice operating in Melbourne, Hong Kong and New York. KPDO's work splashes the world's design magazines and is a favourite of top photographers and the glitterati.



### RUSHWRIGHT ASSOCIATES – LANDSCAPE ARCHITECTS

rushwright associates is an award winning design practice based in Melbourne, Australia, offering consultancy services in landscape architecture, urban design and constructed ecology. Bringing together the extensive experience and design expertise of its Directors Catherine Rush and Michael Wright, the company has built its reputation on innovative design outcomes and the exploration of biodiverse planting designs for city places.

The company has extensive experience working with private and public sector client authorities, as well as Federal, State, and Local Government bodies in the design evolution and delivery of landscape and urban design projects at the complete range of scales. Their work internationally includes collaborations with offices in the United States, United Kingdom, New Zealand, the United Arab Emirates, Vietnam, Laos and China. Key projects include Melbourne's Shrine of Remembrance, Queens Place Melbourne, and the new Victorian Comprehensive Cancer Centre roof gardens in Parkville.