# Melbourne Quarter

# MQ

Melbourne Quarter

*Created by Lendlease*

A DEFINITION OF THE CITY

*Artist's impression*

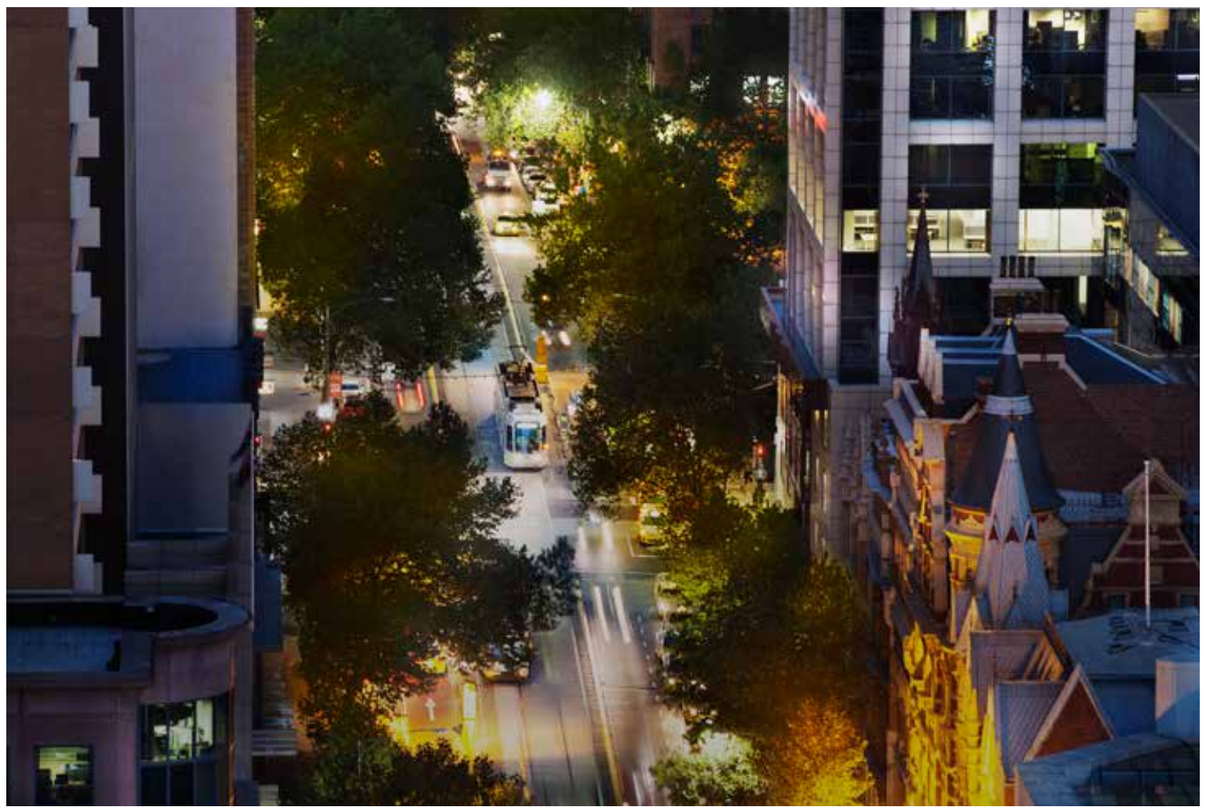
*Artist's impression*

# A definition of the city

The world's most liveable city deserves a precinct to match its international reputation. Introducing Melbourne Quarter, a vibrant, sophisticated new neighbourhood where the very best the city has to offer will be yours for the taking.

Situated in the heart of the city's pulsing economic centre, Melbourne Quarter will hum with the rush and excitement of a global metropolis. Step into the colourful streets and hidden laneways and discover a melting pot of culture, cuisine and creativity. Connect to everywhere and beyond, thanks to an unrivalled location next to Melbourne's main transport hub, Southern Cross Station. And when you need time out, you'll find your new residence will be an elegant sanctuary amid the hustle.

*Artist's impression*



Renowned Melbourne design icons, Fender Katsalidis and Denton Corker Marshall, have joined forces with cutting edge urban design specialists Aspect Oculus, to design this landmark development, weaving it seamlessly into Melbourne's urban fabric.

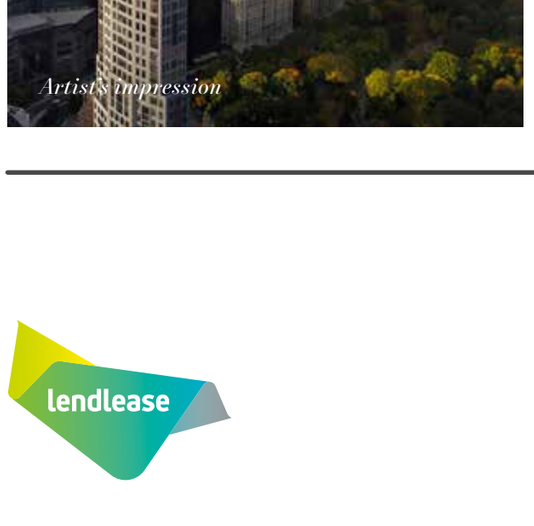
With exciting innovations, including the city's first Skypark, world-class sustainability measures, exceptional commercial and residential buildings and a brand new laneway for the city, Melbourne Quarter will exceed every expectation of urban living. A place to live, work and play that is uniquely Melbourne.

Melbourne Quarter

*Artist's impression*

# Global Expertise

Lendlease's vision is to create the best places. As a leading international property and infrastructure group, our end-to-end expertise across the property value chain has allowed us to deliver some of the most iconic places in Australia, Asia, Europe and the Americas. Our breadth of capabilities in urban living makes us one of the best and most capable developers to deliver complex, sustainable and vibrant precincts to live, work, visit and play. Every day Lendlease is striving for excellence and setting new benchmarks in urban living across the globe.



*Artist's impression only as at February 2016. Subject to planning approval*

Barangaroo South, Sydney

Lendlease was selected in December 2009 as the developer for Barangaroo South. It is a vital new development of Sydney's central business district and will provide extraordinary benefits for Sydney. Set on 7.5 hectares, it is a once in 200-year opportunity to create a vibrant new place to live, work and visit and provides critical office space for the city to grow. The site will have a mix of uses, with commercial and residential buildings as well as shopping, dining, hospitality and public places. Barangaroo South will create Australia's first large scale carbon neutral community, pioneering a new era in sustainability, setting new benchmarks for others to follow.

*Artist's impression*

220 Central Park South, New York

Designed by famed architect Robert R. Stern, this tower, located along Central Park South, will be the 10th tallest building in New York City, rising to 65 floors. It is comprised of 150 luxury units, with unprecedented views of the city. The building will have a porte-cochère, a wine cellar, swimming pool, dining and fitness rooms. It will be completed in 2016-17.

*Artist's impression*

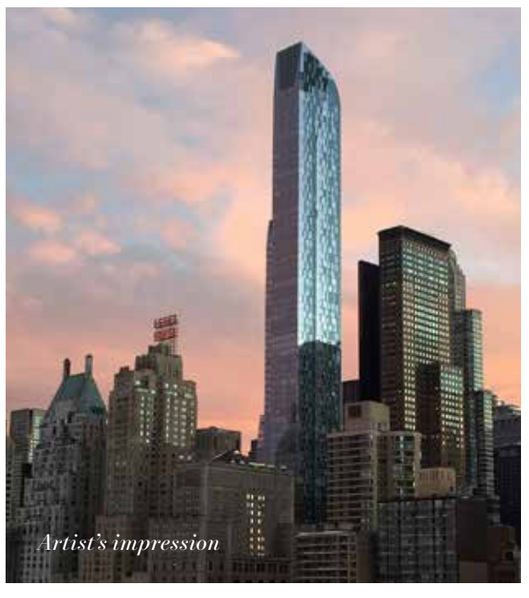
Elephant & Castle, Southwark, London

Set on 25 acres of land across three sites, Elephant and Castle is set to transform the very fabric of central London. Lendlease is working in partnership with Southwark council on this £1.5 billion project. When completed it will contain 3,000 new homes, 50 new shops, restaurants and bars as well as over 1,600 new trees, ensuring this project will set new standards in sustainability and world class urban design.

*Artist's impression*

53W53, New York

Also known as the MoMA Expansion, this super tall skyscraper is currently under construction. The building has been in development since 2006 and, once completed, will be mixed-use, with gallery space, hotel rooms and apartments rising to 82 floors. There will be 139 apartments, with one, two, and three bedroom options. The building will also include a private formal dining room, priority access to an in-building restaurant, a library with a fireplace, a children's playroom, and a wine tasting room. Fitness amenities will include a squash court, a golf simulator and a gym with a lap pool, sauna and steam rooms.



*Artist's impression*

One57, New York

Formerly known as Carnegie 57, this 75-storey skyscraper is located at 157 West 57th Street in Midtown Manhattan. It stands at 1,005 feet (306 metres). The building has 92 condominium units on top of a new Park Hyatt Hotel with 210 rooms. Amenities include an indoor pool, private fitness centre and performance room.

EAST
Tower

# City Living Redefined
## — *Melbourne Quarter*

# EAST Tower

## BUILDING

World-renowned Fender Katsalidis Architects recognised that in Melbourne Quarter, they had the once-in-a-lifetime opportunity to create a landmark precinct that not only responded to the city's history, but also helped define its future.

Soaring and graceful, East Tower will epitomise Melbourne Quarter's confident, yet sympathetic visual statement, making the most of its prime position overlooking the city, bay and Yarra River. With inspiring outlooks from every apartment, elegant finishes, a neighbourhood park and unrivalled amenity on your doorstep, East Tower will herald a new era of urban living.

*Artist's impression*

From the moment you drive through the Flinders Street entrance, past the charming heritage wall, a distinct sense of luxury will envelop you. The elegant porte-cochère will deliver you into a grand lobby with a soaring nine-metre canopy.

Inside, its chic, earthy palette echoes exterior elements, with signature stone and bronze highlights adding a rich lustre to your surroundings.

# A grand arrival.

*Artist's impression*

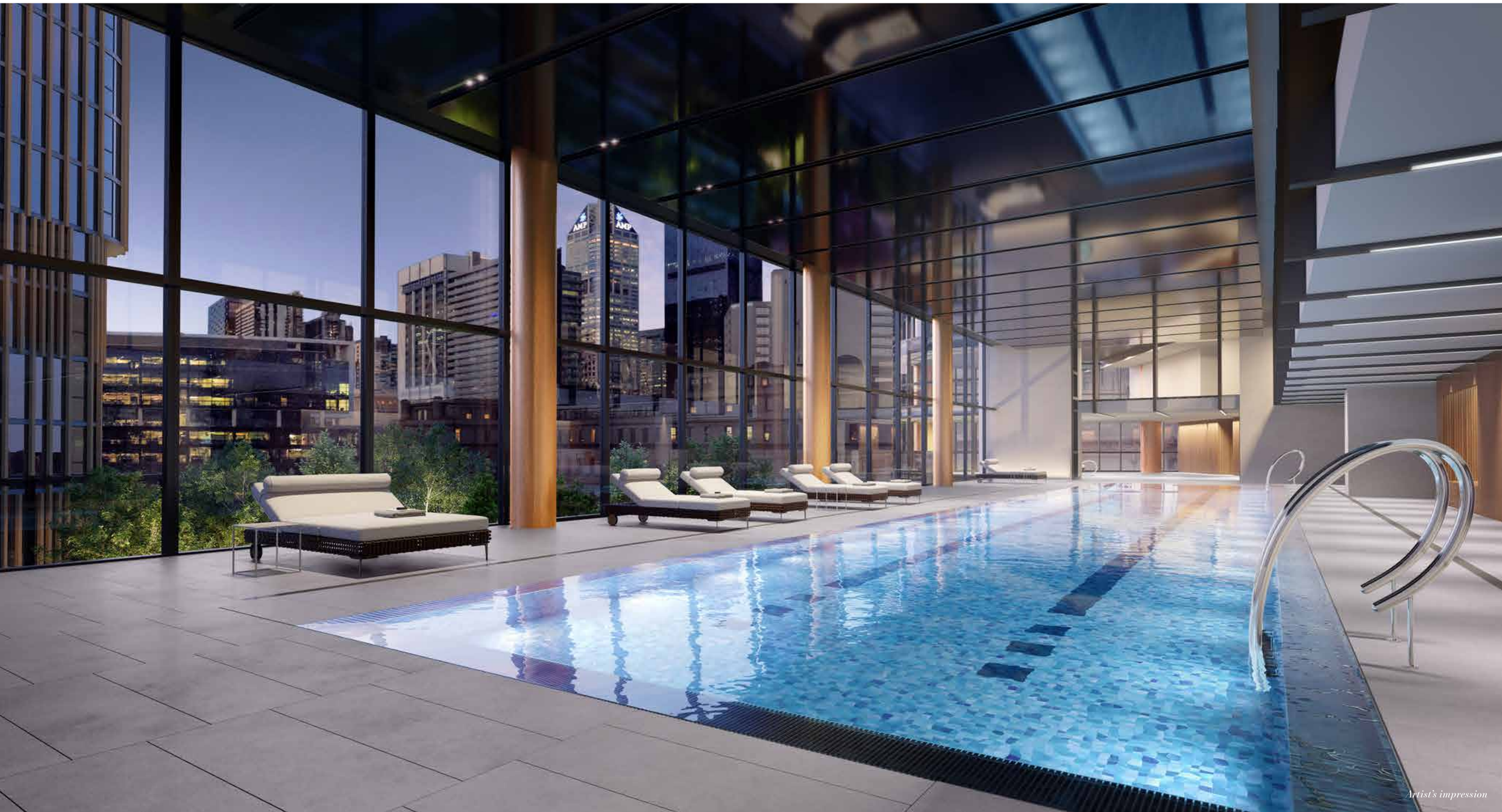
*Artist's impression*

# Club MQ

## AMENITY

The luxurious qualities experienced on arrival at Melbourne Quarter will follow through into Club MQ, the exclusive resident's facilities within the building. Three floors of resort-style amenities will enrich everyday experiences. Private dining spaces with fully equipped kitchens allow imaginative scope for your entertaining. A resident's library will offer a welcome refuge for a quiet business meeting, or simply a vantage point for taking in city vistas from the vast windows. While a private theatrette for 20 will let you take a few friends to the cinema in opulent style.

Feeling active? Keep in shape with the state-of-the-art gym facilities and private yoga space on level 2. Ease the tension in the spa and sauna or take a refreshing dip in the 25-metre indoor pool. Its cool, blue expanse will be the perfect outlook for stunning views of the city and neighbourhood park below.



*Artist's impression*

Welcome to a sanctuary of sophisticated urban luxury.

*Artist's impression*

*Artist's impression*

*Artist's impression*

# Contemporary elegance

## INTERIORS

The theme of contemporary elegance will be evident throughout the private apartments. Artful, yet practical design will create a calm, inviting space that will act as a refined backdrop for breathtaking views. Wake up to a glow on the horizon and the welcome aroma of your first coffee.

Come home and savour a well-deserved cocktail on the sleek, stone-paved balcony while you drink in the views. With contemporary fittings, European appliances and timber flooring, your East Tower apartment will be a sheer pleasure to come home to.

*Artist's impression*

European appliances and refined finishes are a pleasure to come home to.

*Artist's impression*

# Seamless style.

*Artist's impression*

*Artist's impression*

Sleek joinery and gracious fittings will set the tone for restful elegance.

*Artist's impression*

*Artist's impression*

# Unique city living.

*Artist's impression*

*Artist's impression*

# Spectacular
# and bay view
# *as far as th*
# *eye can see*

From high-rise Skyhomes with panoramic city or bay views, to boutique apartments overlooking the green oasis below, East Tower at Melbourne Quarter will maximise views and natural light.

*Artist's impression*

city

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# Architects & Designers.

## Fender Katsalidis Architects

Designing the residential buildings at Melbourne Quarter

Fender Katsalidis Architects has a reputation built on designing prominent, influential and admired buildings across Australia, and internationally. The work of Fender Katsalidis Architects has a unifying thread: the intense exploration of the spirit of each place in which the practice works, and the understanding, enhancement and invigoration of those qualities. The practice's commitment to design excellence has been recognised by its receipt of over 80 design and industry awards.

01 Governor Phillip Tower, Sydney
Image: John Gollings
02 Darling Quarter, Sydney
03 Eureka Tower, Melbourne
Image: John Gollings

## Denton Corker Marshall

Designing the office buildings at Melbourne Quarter

Founded in 1972, Denton Corker Marshall produces innovative and memorable architecture and urban design throughout Australia, Asia and Europe. Regardless of scale or type — skyscraper, museum or bridge — each design is conceived in its own right, generated by the project's unique requirements. The quality of Denton Corker Marshall's work is recognised globally by peer and industry groups through a significant collection of awards, including the Australian Institute of Architects Gold Medal.

## Aspect Oculus

Designing the public realm and landscape at Melbourne Quarter

Aspect Oculus is an urban design and landscape architecture studio creating public spaces throughout Australia, New Zealand, the USA and South East Asia. The studio has a commitment to projects that bolster social interaction and public amenity, that are delightfully individual and that respond sensitively and cleverly to their environment. Aspect Oculus' involvement with Melbourne Quarter extends its long-standing collaboration with Lendlease.

# A new vision for city living

Live in Melbourne's most connected location where trams, taxis, cycling lanes and pedestrian avenues synchronise seamlessly.

# *Unprecedented connections*

## LOCATION

Put yourself at the heart of the action and connect to anywhere you want to be. Flanked by two of Melbourne's iconic streets, Collins Street and Flinders Street, your new quarters will be a step away from the city's major transport hub, Southern Cross Station. From there, the world is your oyster – it's a straight run to Tullamarine Airport on the SkyBus from the station.

Or take a walk in the city you love. Melbourne prides itself on being one of the world's most walkable metropolises. At Melbourne Quarter, you'll be perfectly positioned to explore its quirky charms on your own steam. If you need to head further afield, hop aboard a tram across town, or use the cycle share facilities to go wherever you want. With so many options at your doorstep, you're never far away from your destination.

### Iconic Melbourne

1. Federation Square
2. Chinatown
3. State Library of Victoria
4. Degraves Street
5. Hardware Lane
6. Parliament House
7. Queen Victoria Market

### Retail

8. Emporium
9. Block Arcade
10. South Wharf DFO
11. Melbourne's GPO
12. Melbourne Central
13. Spencer Street Outlet Centre
14. Collins 234

### Bars & Restaurants

15. Crown Melbourne
16. Ms Collins
17. Nobu
18. Café Vue
19. Vue de Monde
20. MoVida Aqui
21. Pallet Espresso
22. Arbory Bar & Eatery
23. Bar Nacional
24. Chiara
25. Meat Market
26. Munich Brauhaus
27. Boatbuilders Yard
28. Meat & Wine Co
29. Rockpool
30. Rare Steakhouse Downtown
31. The Deck
32. Eureka 89

### Health and Well-being Centres

33. Virgin Active
34. Pilates on Bourke
35. Jetts

### Childcare Centres

36. Little Starts Southern Cross
37. Penguin Childcare
38. Kool Kidz
39. Little Assets Learning
40. Kids On Collins
41. Eltham College Kids
42. Sentia Early Learning

### Sports & Recreations

43. Etihad Stadium
44. Birrarung Marr

### Arts & Entertainments

45. Forum
46. Hamer Hall
47. Arts Centre
48. National Gallery of Victoria
49. SEA LIFE Melbourne Aquarium
50. Melbourne Convention Centre

### Higher Education

51. University of Melbourne (3km from Melbourne Quarter)
52. RMIT University

# Uniquely Melbourne

There's something about Melbourne that other cities long to imitate. An inner sense of cool that is part of the city's fabric. With its vibrant cosmopolitan culture and a great sense of fun, Melburnians know how to enjoy life to the fullest.

At Melbourne Quarter, the buzz will be all around you. From world-class theatre, opera, dance and music to cutting-edge art, you'll be able to satisfy your appetite for entertainment anytime you wish.

When you need a little retail therapy, you'll appreciate your surroundings even more. From the luxury brands of Collins Street to the more eclectic offerings down Flinders Lane, there's plenty of good hunting, any time of the year.

Love your food? You've come to the right town. The city is famous for its international cuisine, from classic Greek street food to mouth-watering Chinese – and everything in between. While the thriving small bar scene brings Melbourne's history-soaked laneways to life as the sun goes down.

A
bespoke
lifestyle

# A

## NEW MELBOURNE LANEWAY

Melbourne's laneways are celebrated for their individual charms. They are places of exploration, where every corner promises a new discovery, delighting locals and visitors alike.

Melbourne Quarter will create the city's newest laneway, filled with fresh surprises. From eclectic boutiques to must-try dining, it will soon become a favourite haunt.

Melbourne sizzles with unique and exciting global flavours.

MELBOURNE'S GREENEST
CITY PRECINCT

*Artist's impression*

# *Melbourne Skypark*

In a city blessed with a swathe of enchanting gardens and green spaces, Melbourne Skypark will be a crowning glory. This unique addition to Melbourne will be elevated above Collins Street, providing an unexpected sanctuary in the midst of the hustle. A perfect place to meet a friend for lunch at the signature restaurant, or to take a moment to rise above the busy streets and rest in a surprisingly peaceful refuge.

*Artist's impression*

# An urban oasis.

Kick off your shoes and feel the grass under your feet. It's your new neighbourhood park. With a sunny aspect, lush lawns and views towards Melbourne's skyline, it will be the perfect place to unwind after a busy day. There will be private outdoor dining and BBQ facilities to entertain friends, a local café and all-important Wi-Fi, so you can find a quiet spot, line up your favourite music and listen as you gaze up at the sky above.

The green tranquillity of the park will extend to East Tower in the form of hanging gardens climbing to the full height of the building. Over time this vertical garden will become a living sculpture, constantly evolving with the changing seasons.

*Artist's impression*

# City Living Redefined

*Artist's impression*

# EAST Tower

The architectural renderings of Melbourne Quarter in this brochure are artist's impressions only. The development is subject to planning approvals and may not be identical to the images shown. Whilst Lendlease endeavours to ensure that the information in this brochure is correct, no warranty, express or implied, is given as to its accuracy. Nothing in this brochure constitutes specific technical, financial or investment advice and prospective purchasers are advised to seek their own independent advice based on their specific circumstances. Prepared by Lendlease Development Pty Ltd April 2016. Published by Lendlease Development Pty Ltd, ABN 33 000 311 277.

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