

*The Residences at*

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**WEST SIDE PLACE**

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*The Park Release*



Public gardens and central laneway | Artist's impression

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*As the final chapter of West Side Place, The Park Release celebrates the beautiful public gardens that connect this new CBD precinct, along with the striking views across the evergreen Flagstaff Gardens.*

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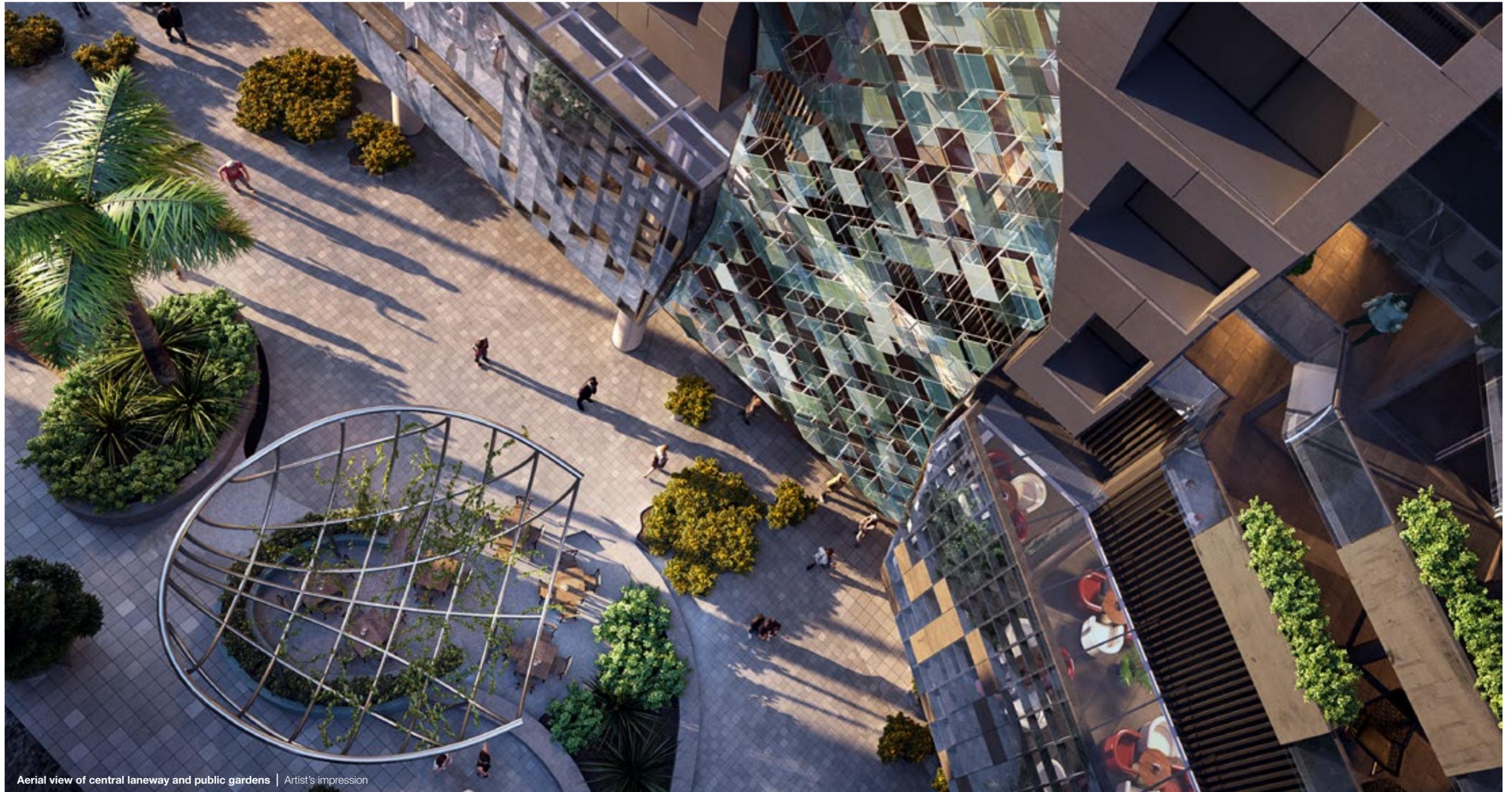
South view across Flagstaff Gardens to West Side Place (aerial taken April 2018) | Artist's impression

## WEST SIDE PLACE

*The Precinct*

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Situated in the heart of Melbourne, this world-class development's four towers offer luxury residences, hotel accommodation, personalised amenities, access to public leisure space and endless retail options, with encompassing views across the bay and cityscape. Striking a balance between opulence and the beauty of nature, the West Side Place precinct is bound to become a go-to destination in its own right.



Aerial view of central laneway and public gardens | Artist's impression

*The towers of West Side Place have been designed by renowned architects Cottee Parker to capture breathtaking views of the inner-city precinct's surrounding landscape.*

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A striking, angled glass façade weaves throughout the tower exterior using a folding and terracing effect for a sophisticated, contemporary look. Meanwhile, soft honey tones highlight key architectural features and accent breaks. Each tower is composed of a six-sided floor plate, allowing for maximum solar exposure and superior view lines. The three-dimensional and sculptural nature of the project invites engagement from multiple facets for residents.





THE RITZ-CARLTON®

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**THE WORLD'S MOST  
PRESTIGIOUS HOTEL MEETS  
A NEW HEIGHT OF LUXURY**

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## LIVE WHERE THE WORLD'S ELITE COME TO STAY

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West Side Place will be anchored by The Ritz-Carlton, 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 internationally recognised hotel to Australia. The Ritz-Carlton's commitment to inspiring life's most meaningful journeys in the most desirable destinations on earth is the perfect match for West Side Place in Melbourne.

As the centrepiece of the West Side Place precinct, The Ritz-Carlton's 263-room hotel will offer guests an elevated experience in luxury accommodation, attracting visitors from Australia and across the globe. Redefining the CBD, The Ritz-Carlton Melbourne will evoke a strong sense of place by drawing on the city's breadth of culture, heritage and sense of discovery.



Porte-cochère leading to The Ritz-Carlton hotel foyer | Artist's impression



The Ritz-Carlton hotel arrival lounge, ground floor | Artist's impression

## ARRIVAL LOUNGE AND LOBBY

*The Ritz-Carlton hotel*

*The Ritz-Carlton's street entry will add a uniquely urban experience, with a boutique lobby modelled after elegant New York-style foyers.*



The Ritz-Carlton hotel sky check-in, Level 79 | Artist's impression

*Upon arrival, guests will enter the hotel lobby via the porte-cochère and take a direct elevator straight to the sky check-in on Level 79.*

The sky lobby on The Ritz-Carlton's upper-most floor is more intimate space than grand entrance. It's elegant, yet comfortable, with an unmistakably Melburnian edge. Here, exceptional views across the city and beyond take centre-stage atop the tallest hotel in the Southern Hemisphere.



The Ritz-Carlton hotel library, Level 79 | Artist's impression

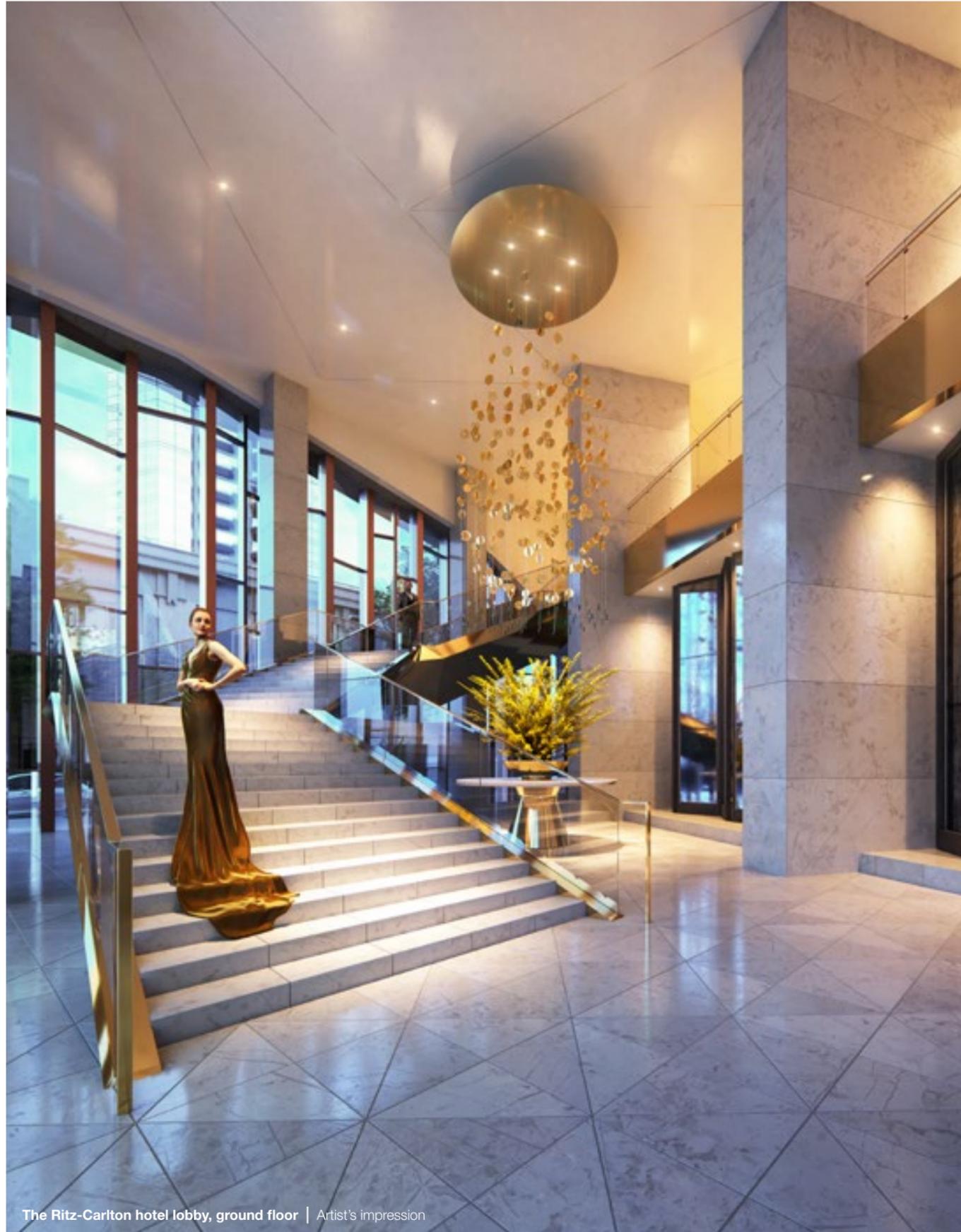
## HOTEL AMENITIES

*The Ritz-Carlton hotel*

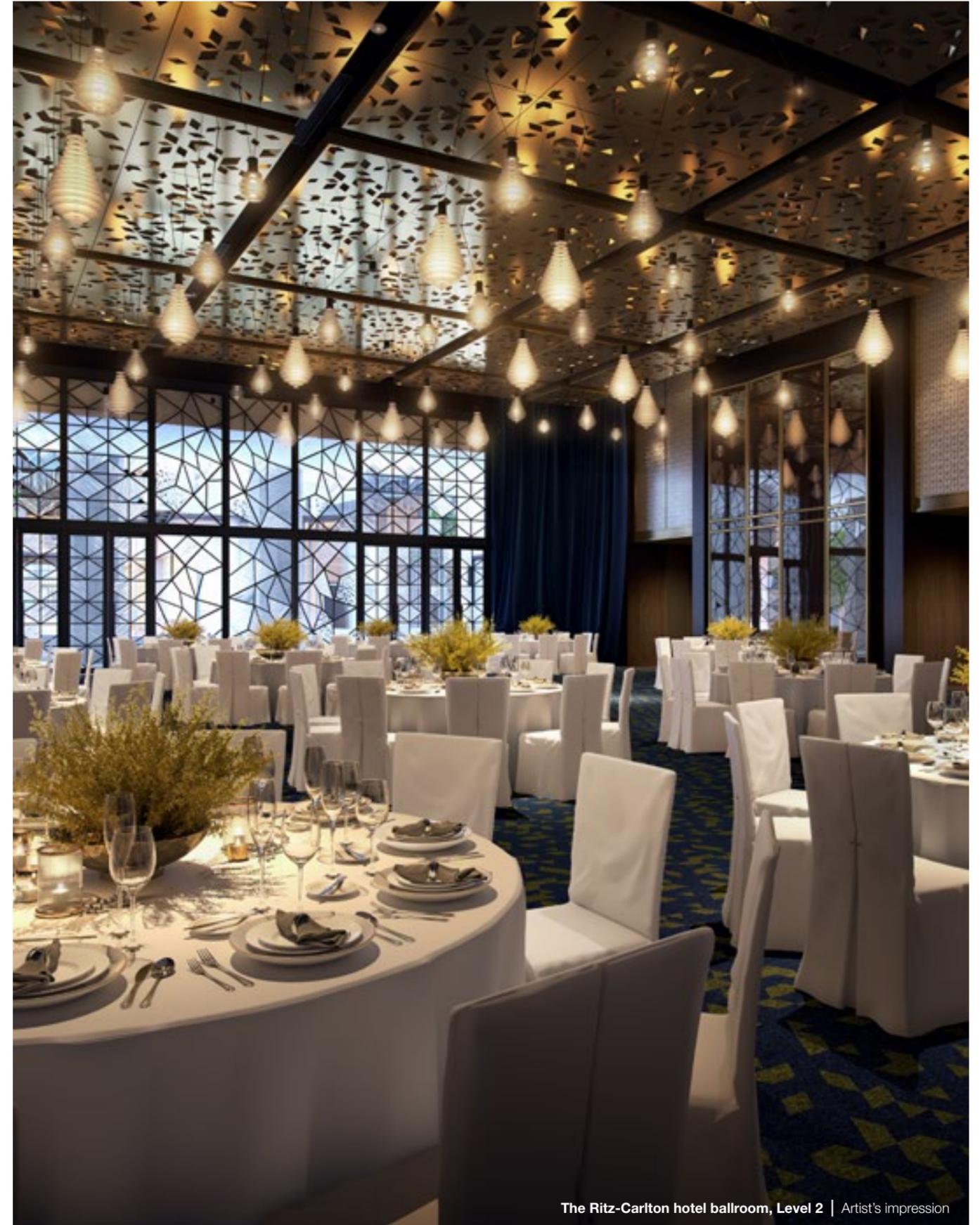
The Ritz-Carlton at West Side Place will offer guests state-of-the-art function spaces and thoughtful amenities that are exclusive to Melbourne. Designed to enhance every aspect of their stay, these include:  
Day spa / Restaurants and bars / Concierge services / Function rooms / Business centre

On Level 1 of the podium, there will be a 500-seat grand ballroom and 3 meeting rooms, with pre-function bars as part of the breakout space. Visible from the ballroom is an extensive outdoor garden terrace – large enough for social functions and suitable for any event. In addition to these, on Level 2 will be a smaller-scale apartment-style venue that will incorporate 3 boutique meeting rooms and a boardroom centred around a residential-scale display kitchen and bar.

Several restaurants will be located on the upper-most floor, along with the sky check-in on Level 79. They will provide a unique space with incredible views of the city's Docklands, Yarra River and Port Phillip Bay. The in-house dining will be an extension of the living room lobby lounge, with a destination bar and restaurant led by an up-and-coming chef.



The Ritz-Carlton hotel lobby, ground floor | Artist's impression



The Ritz-Carlton hotel ballroom, Level 2 | Artist's impression



The Ritz-Carlton hotel pre-function area, Level 2 | Artist's impression



The Ritz-Carlton hotel pre-function bar, Level 2 | Artist's impression



The Ritz-Carlton hotel executive lounge, Level 78 | Artist's impression



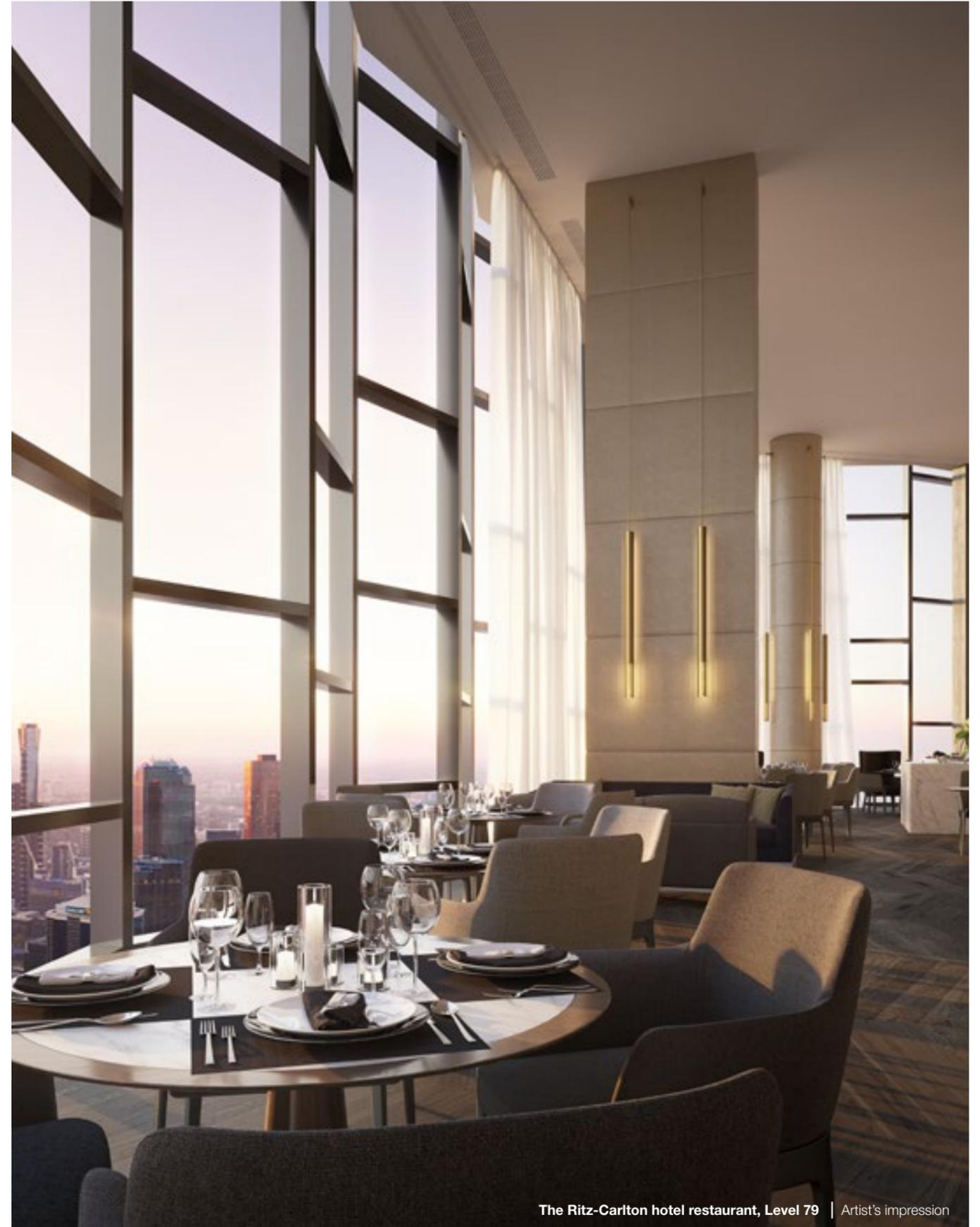
The Ritz-Carlton hotel function room, Level 2 | Artist's impression



The Ritz-Carlton hotel conference room, Level 2 | Artist's impression



The Ritz-Carlton hotel restaurant, Level 79 | Artist's impression



The Ritz-Carlton hotel restaurant, Level 79 | Artist's impression



The Ritz-Carlton hotel spa reception, Level 63 | Artist's impression



The Ritz-Carlton hotel spa treatment room, Level 63 | Artist's impression



The Ritz-Carlton hotel pool, Level 63 | Artist's impression

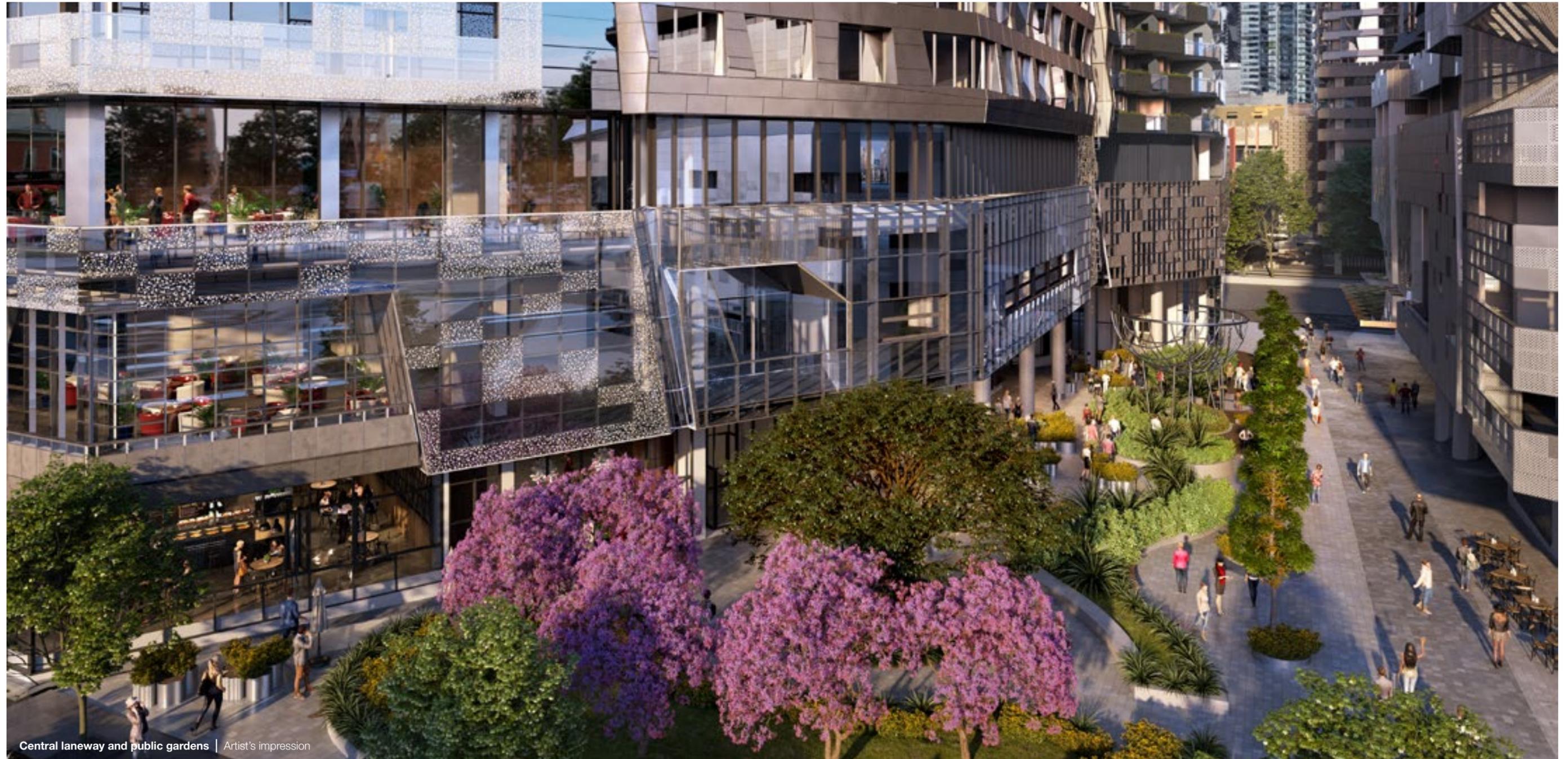


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# THE PARK RELEASE

*The Grand Finale*

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Central laneway and public gardens | Artist's impression

## NATURALLY CONNECTED

### *The Park Release*

West Side Place will feature extensive ground floor amenities to add to the existing network of buzzing laneways and retail options in this area. With over 3000sqm of retail space upon completion, residents can enjoy the convenience of on-site access to a range of dining, retail and service offerings right at their doorstep.

A new central laneway running north-south of West Side Place will connect Lonsdale Street with Little Lonsdale Street. Its design as a shared pedestrian and vehicle zone will feature a continuous ground treatment without kerbs. At the northern end of the central lane will be 475sqm of dedicated parkland, with continued landscaping down the centre laneway with trees and low-level planting. An arcade running east-west will also allow movement through the precinct as an alternative pathway from Spencer Street, Merriman Lane and Lonsdale Street.



Central laneway | Artist's impression



Flagstaff Gardens | 450m from WSP

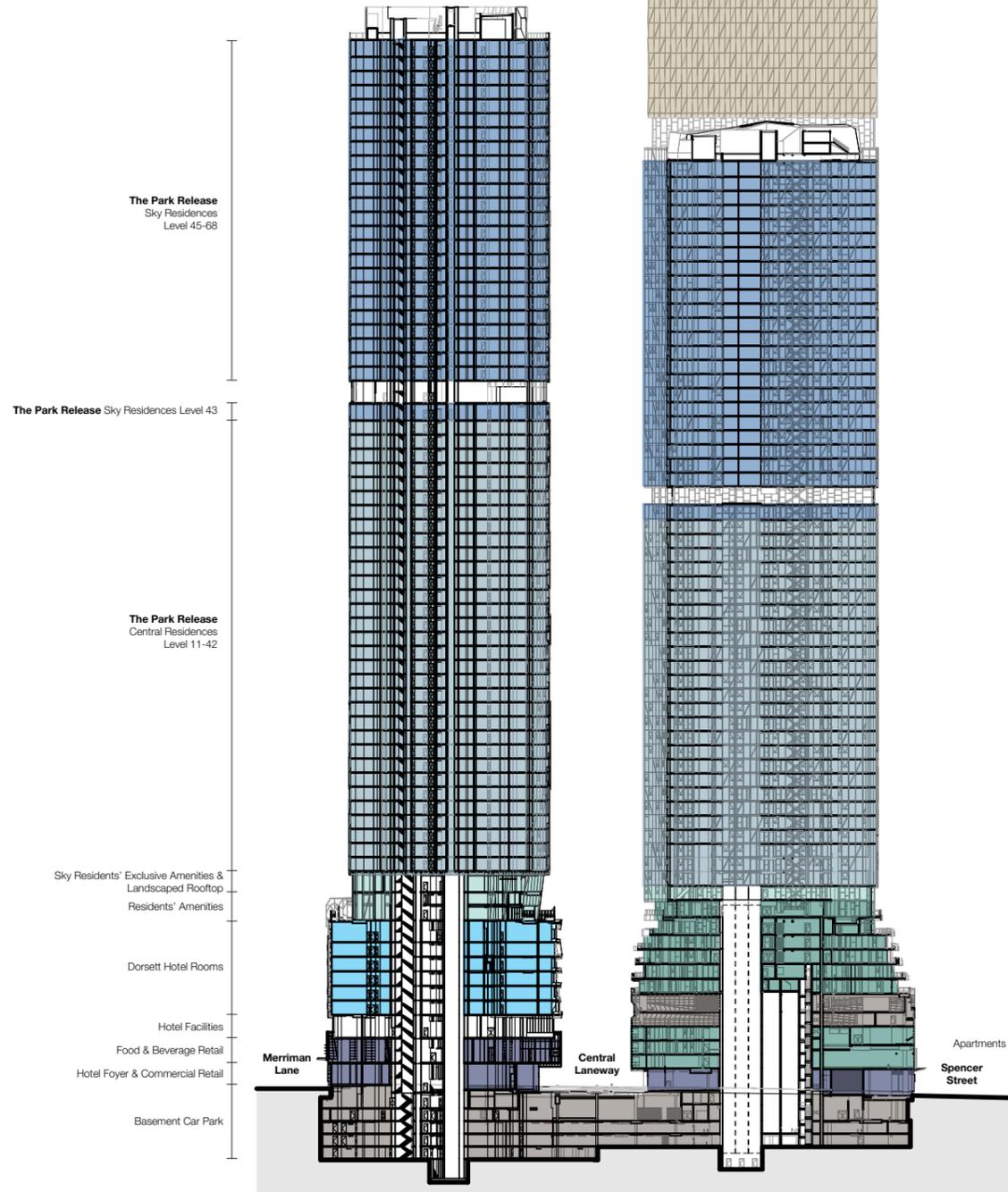
*In addition to the public gardens at the base of The Park Release, many residences will also enjoy magnificent views to Flagstaff Gardens – the city’s oldest park. Spanning over 7 hectares, its iconic lawns are home to a variety of mature trees and flower beds, with long stretches of pathways shaded by avenues of elms.*

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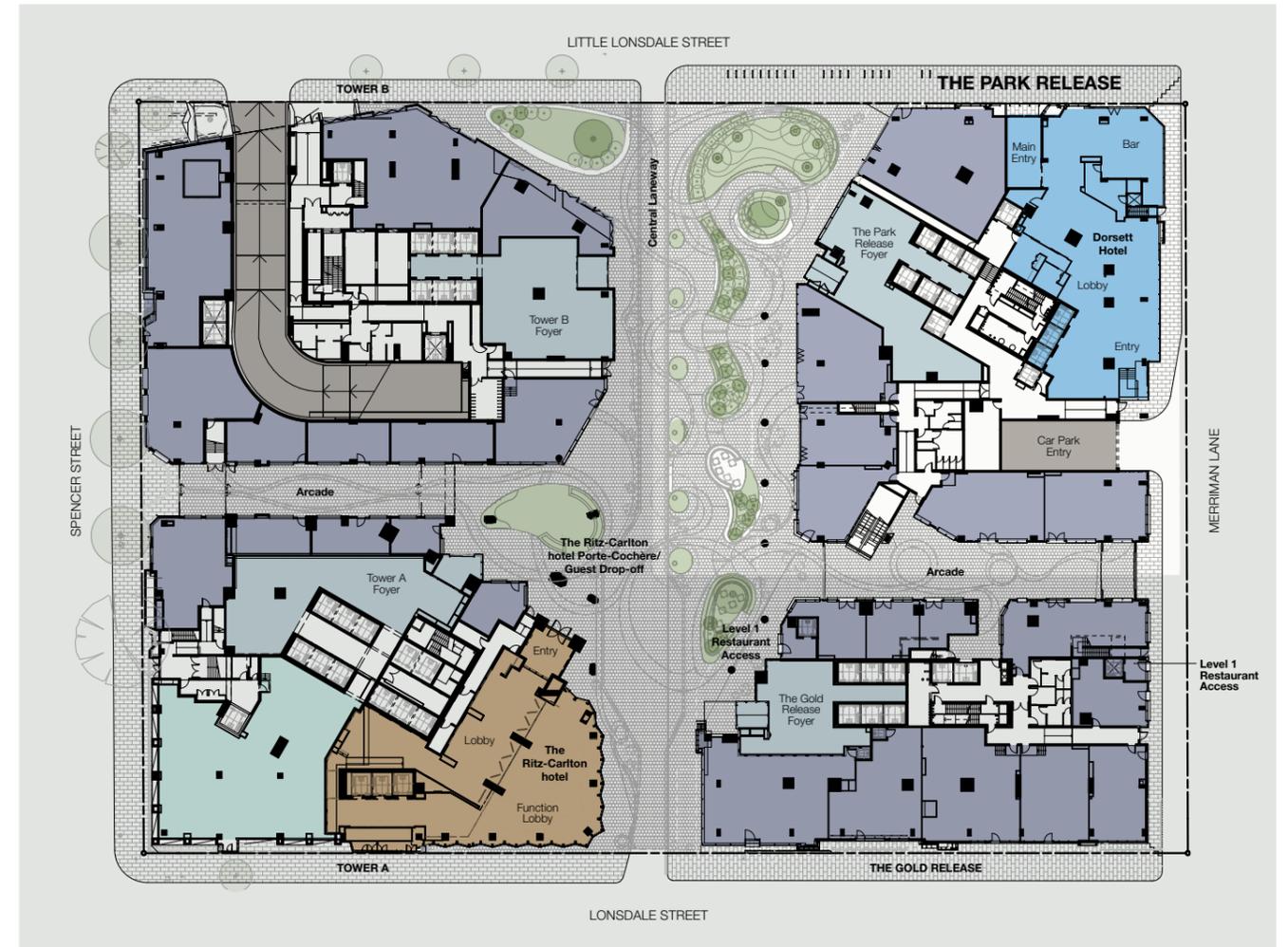
- Dorsett Hotel
- The Ritz-Carlton hotel
- Sky Residences
- Central Residences
- Garden Residences
- Residents' Amenities
- Car Park
- Retail / Commercial

TOWER B

THE PARK RELEASE



- The Ritz-Carlton hotel Sky check-in / Restaurant
- The Ritz-Carlton hotel suites (Tower A - Beyond)
- Tower B Sky Residences
- Tower B Sky Residences
- Tower B Central Residences
- Residents' Amenities
- Tower B Garden Residences / Residents' Amenities
- Retail
- Basement Car Park



THE WEST SIDE PLACE PRECINCT

The entire West Side Place precinct will occupy over half a city block, bordered by the streets of Lonsdale, Spencer, Little Lonsdale and Merriman Lane. At ground level, it will offer over 3000sqm of retail space, plus cafés and service amenities upon completion. The abundance of lush green parks and gardens at West Side Place, and within nearby city precincts, will further reinforce the heralding of The Park Release.

Residences are available in 1, 2 and 3 bedroom configurations, with an additional study featured in a select few. The Park Release residences are available across two offerings:

**Central Residences** - Levels 11- 42      **Sky Residences** - Levels 43, 45 - 68

Levels 9 and 10 are home to residential amenities including: residential lounge, private dining rooms, wine tasting room with wine cellar, garden terrace with BBQ facilities, cinema, virtual golf, lap pool, gymnasium, yoga and pilates space. Amenities located on Level 10 are available exclusively for those living within the Sky Residences.

There will also be approximately 190 car parks and 357 bicycle parking spaces, with 260 for residents and 97 for visitors.

- Retail
- Dorsett Hotel
- Car Park / Loading Dock Entry
- Tower Foyer
- The Ritz-Carlton hotel
- Restaurant



Guest living area | Dorsett Kwun Tong, Hong Kong



Hotel swimming pool | Dorsett Kwun Tong, Hong Kong

## HOTELS WORLDWIDE & AUSTRALIA

Dorsett Hospitality is an international group of awarded hotels that balance chic, charismatic design with great value in prime locations. It is one of Asia's fastest-growing hotel groups with 33 hotels in key centres across Asia, including Hong Kong, China, Malaysia and Singapore, as well as in the UK.

The introduction of Dorsett into Australia will begin at The Star Residences Gold Coast, with future locations planned throughout major cities including Brisbane, Perth and Melbourne.

The Dorsett Hotel at West Side Place will occupy Levels 3 to 8 within The Park Release building and have its own separate entrance and lifts for hotel guests. Consisting of 312 hotel rooms, it will also feature a wide range of dedicated amenities, including:

- Pool
- Jacuzzi pool
- Gymnasium
- Male sauna
- Female steam room
- All day dining facility, with separate private all-day dining room
- Club lounge with separate private lounge
- Lobby bar
- 3 meeting rooms
- Relaxation pod area
- Spa area
- Children's play area

**DORSETT**

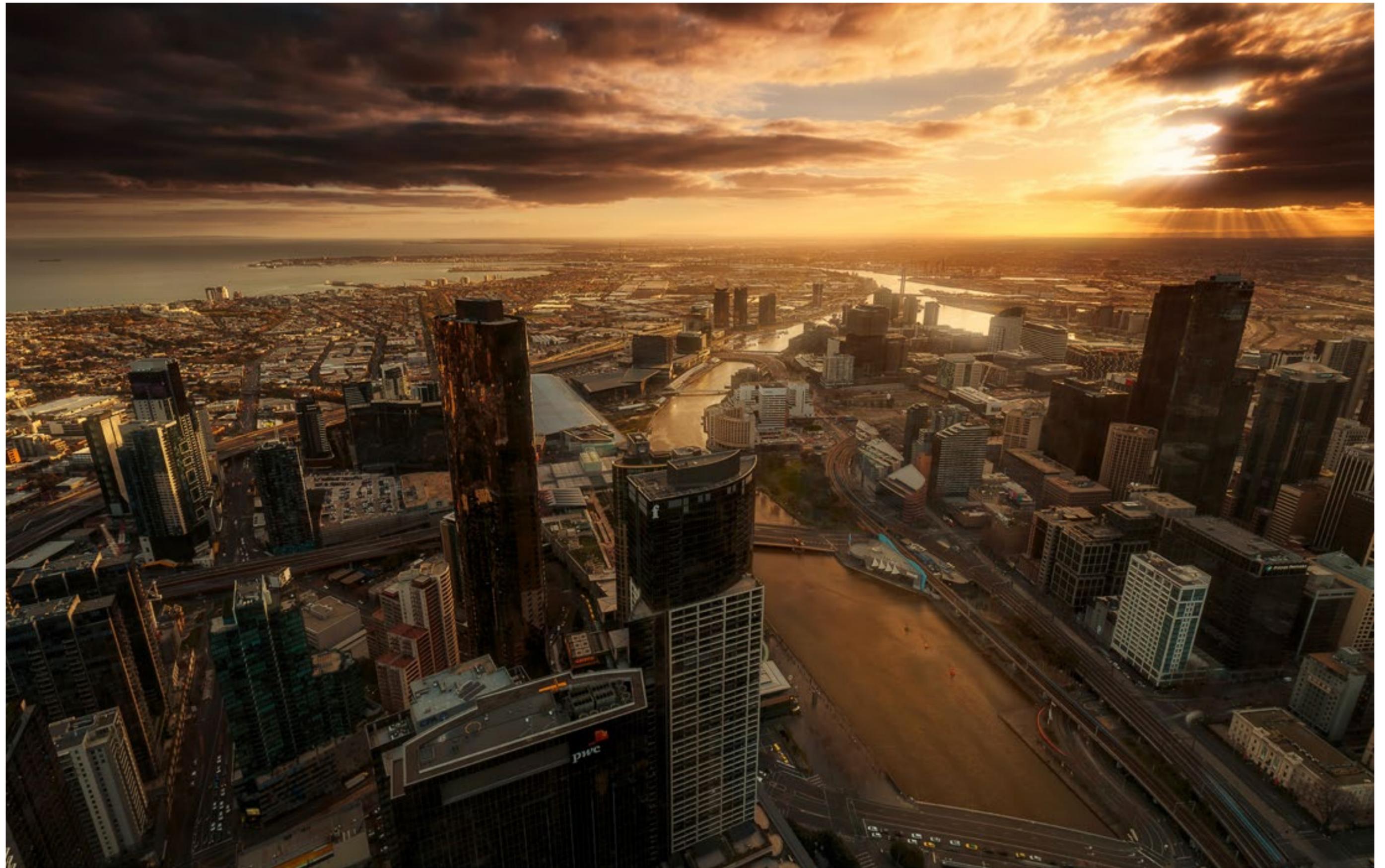


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# LOCATION

*Melbourne*

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Queen Victoria Market

Haileybury College

University of Melbourne

Flagstaff Gardens

RMIT University

Melbourne Central



Chinatown

Ethad Stadium

Bourke Street Mall

Collins Street

Southern Cross Station

Melbourne Cricket Ground

Southbank

Crown Casino

# LOCAL ATTRACTIONS

## Melbourne CBD

### 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





Crown Casino Entertainment Precinct | 1.2km from WSP



Southern Cross Station | 400m from WSP



Carlton Gardens | 2.2km from WSP

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# RESIDENTIAL AMENITIES

*The Park and Gold Release*

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Residents' lounge | Artist's impression

## LIFE'S PLEASURES REFINED

*The Park and Gold Release*

*With multiple levels of amenities, there is something for everyone at West Side Place. Exceptional, high-quality offerings allow The Park and Gold Release residents to entertain, keep active or simply enjoy some quiet time.*



Residents' pool | Artist's impression



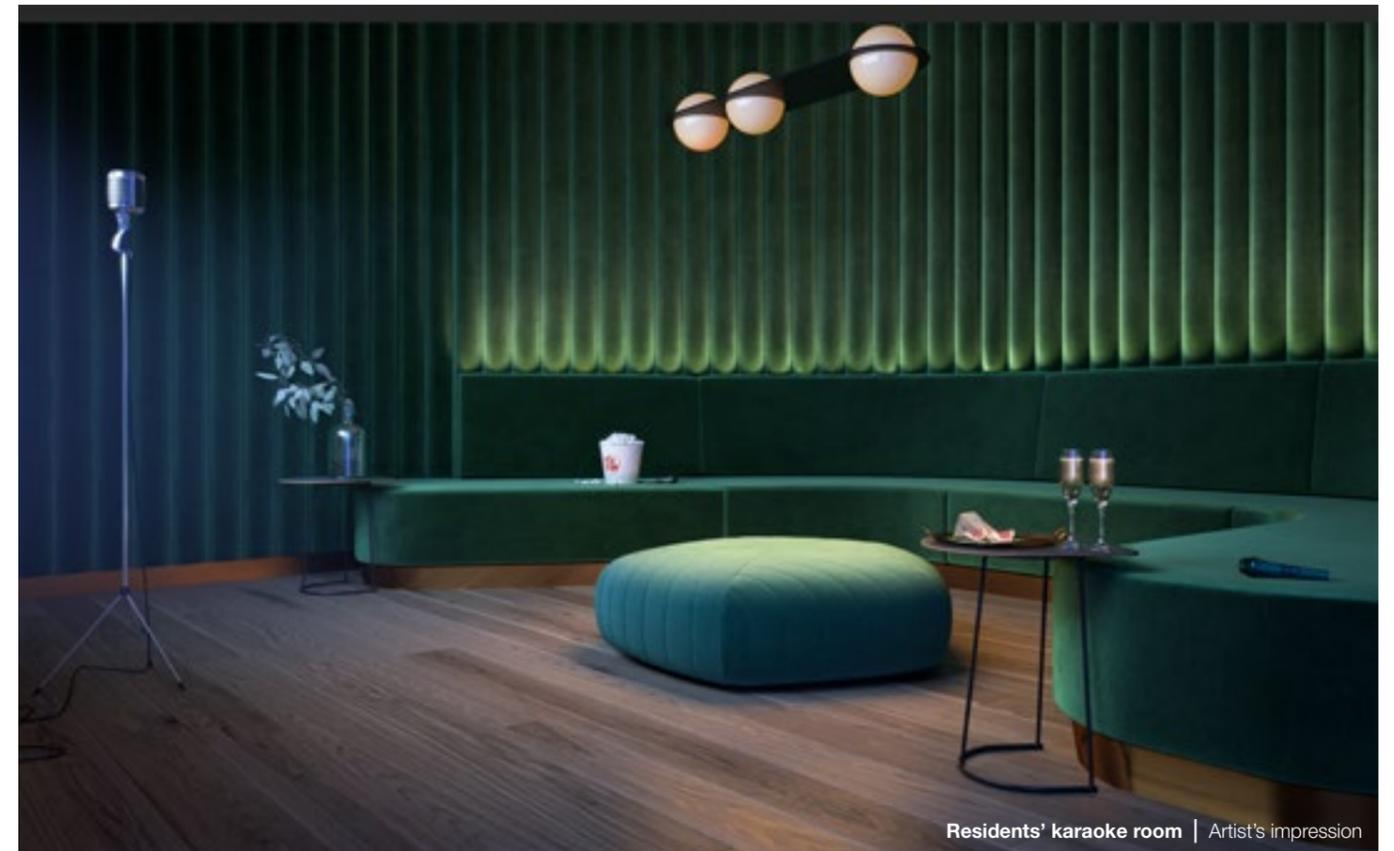
Residents' garden lounge | Artist's impression

## RESIDENTIAL AMENITIES TO ENJOY, ENTERTAIN & RELAX IN

Much of the tower's communal, recreation and social amenities are located on Level 9 and Level 10, with the latter featuring a suite of additional amenities available exclusively for Sky Residents. The indoor and outdoor landscaped spaces across both levels are designed to support and extend these activities in a green and tranquil setting.

Available to all residents, amenities along the perimeter of Level 9 feature a series of different character spaces, and include:

- Residential lounges
- Kitchens
- Private dining rooms
- Function rooms
- Meeting rooms
- Wine tasting room with cellar
- Garden lounge and terrace with BBQ facilities
- Cinema
- Virtual golf
- Billiards and games room
- Lap pool
- Steam room and sauna
- Gymnasium
- Yoga and pilates space
- Karaoke room
- Rooftop cinema
- Library
- VIP treatment room



Residents' karaoke room | Artist's impression



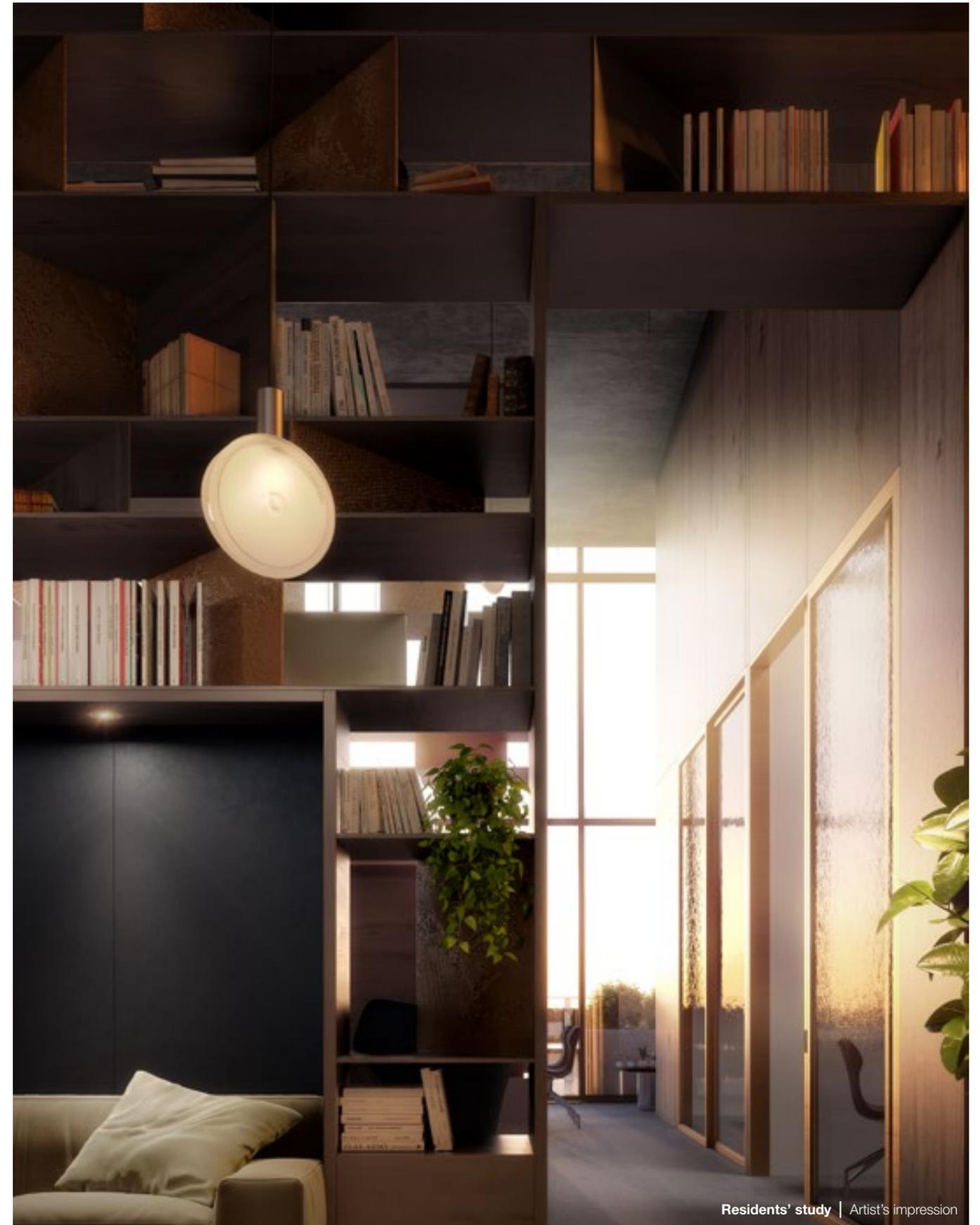
Residents' yoga & pilates studio | Artist's impression



Residents' private dining room | Artist's impression



Residents' wine tasting room | Artist's impression



Residents' study | Artist's impression



Residents' rooftop cinema | Artist's impression



Exclusive Sky Residents' chef's kitchen | Artist's impression



Exclusive Sky Residents' cocktail lounge | Artist's impression

## EXCLUSIVE SKY RESIDENTS' AMENITIES

Additional amenities on Level 10 place an emphasis on health and wellbeing and are exclusive to Sky Residents.

The complete list of exclusive Level 10 amenities includes:

- Chef's room with private dining
- Club lounge and bar
- Reading room
- Private lounge
- Cocktail and residents lounge
- Screening room
- Movement studio
- VIP wine tasting room
- Meeting rooms
- Plunge pools
- Garden terrace with BBQ facilities



Exclusive Sky Residents' plunge pools | Artist's impression

*Exclusive to Sky Residents only, is a rooftop terrace with three plunge pools located under a series of shade structures extending out from the architectural façade. The pools are inspired by external tropical rock pools and are detailed with stone edges and surrounded with verdant planting. Small intimate seating areas are seamlessly integrated into the series of pools.*

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# FLOORPLATES

*The Park and Gold Release*

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Northern view looking out across Flagstaff Gardens | Artist's impression

## A TRUE SENSE OF PLACE

*The Park Release*

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Residence living and dining area | Artist's impression

## QUALITY AT EVERY TURN

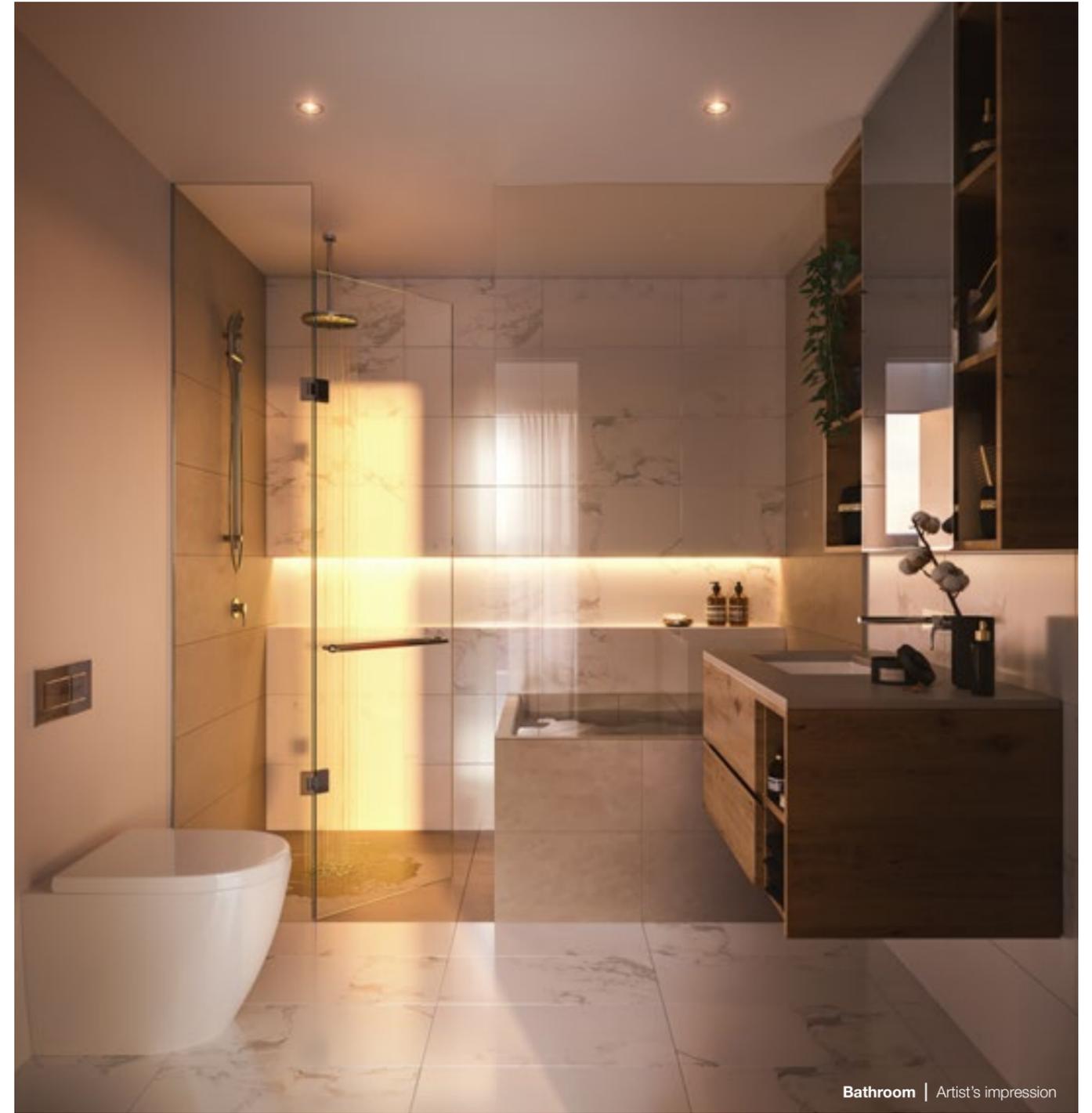
West Side Place offers buyers a range of living options to suit any lifestyle, with 684 residences available within the Park Release.

All residences are designed to maximise natural light and are completed with high-quality fit-outs, including:

- Engineered timber floors
- Stone kitchen benchtops
- Stone splashbacks
- 100% wool carpets
- Polished chrome fittings
- European appliances
- Soaking tub in select bathrooms

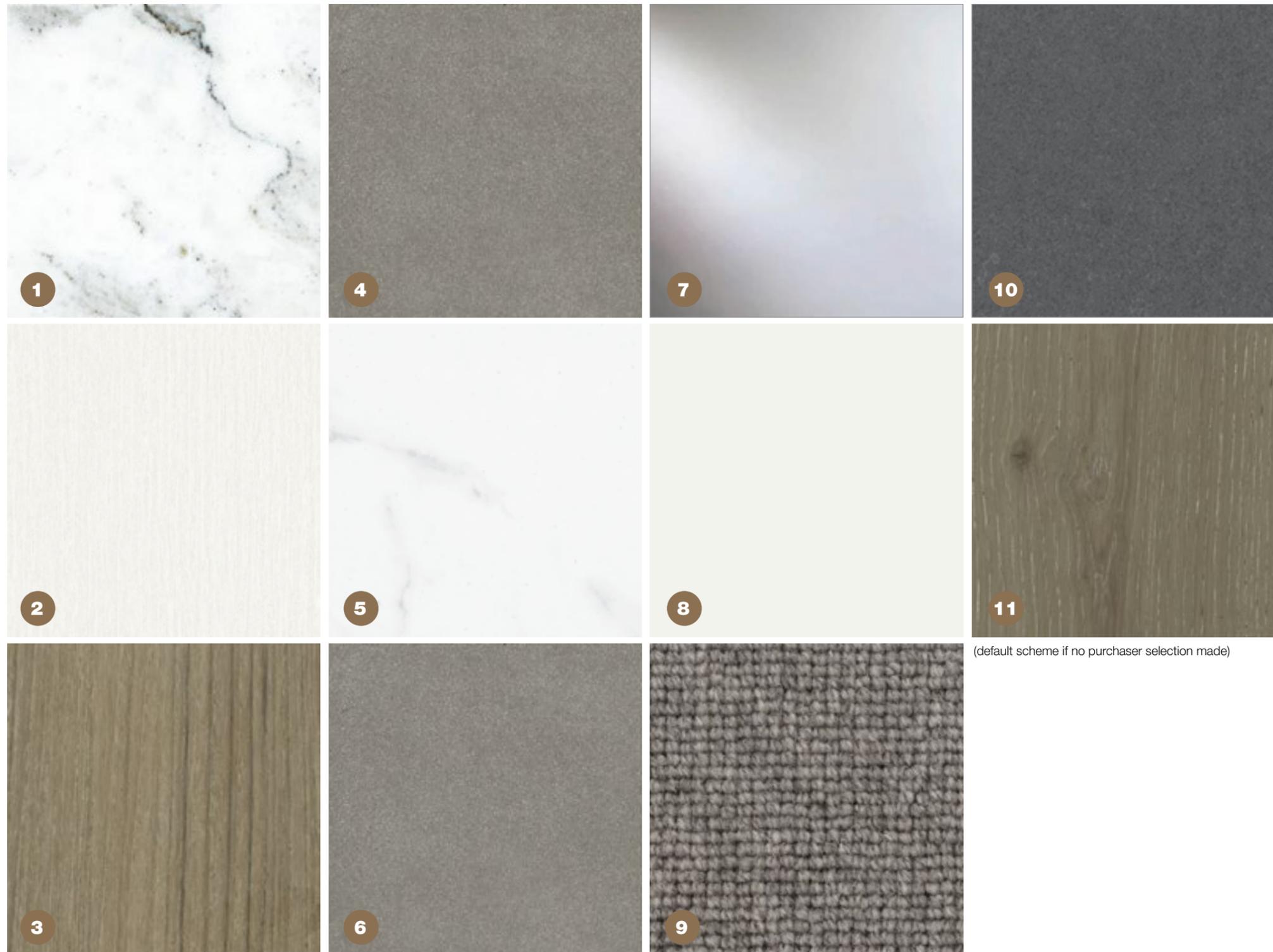
Purchasers will have the flexibility to customise the final details on their new residence, with a selection of light and dark colour schemes available.

Sky Residences will also have access to additional features, including integrated European refrigerator/freezer, washer/dryer condenser unit, and pendant lighting above the kitchen island bench.



## INTERIOR FINISHES

*Park (light scheme)*

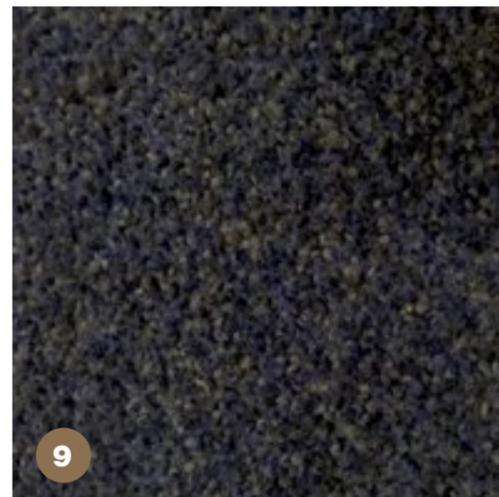
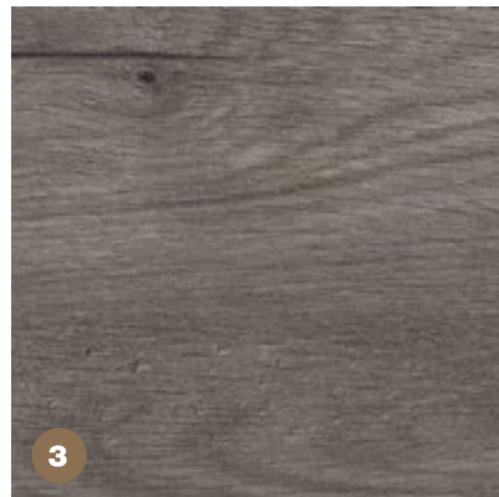
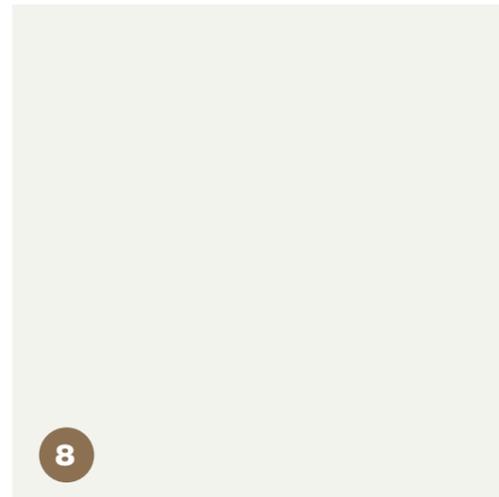
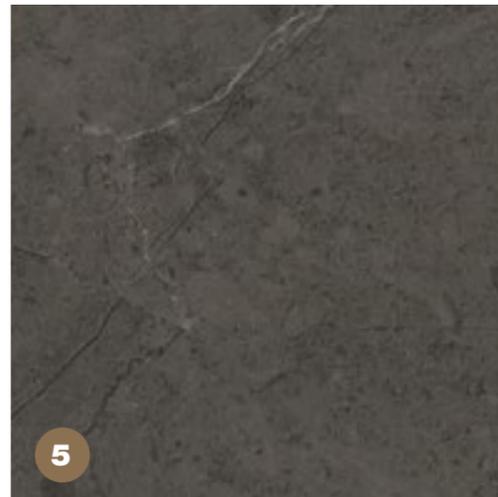
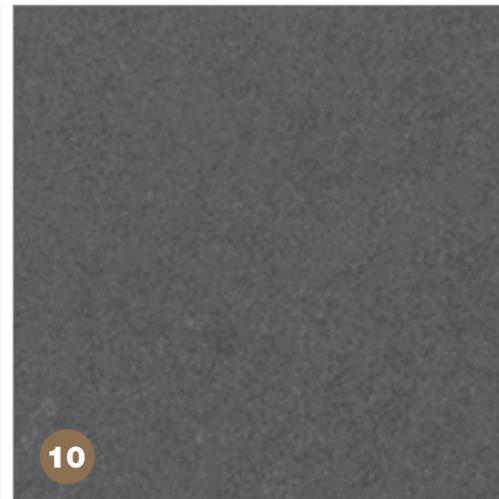
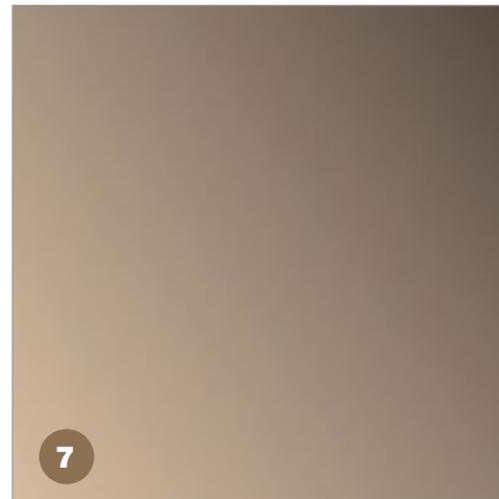
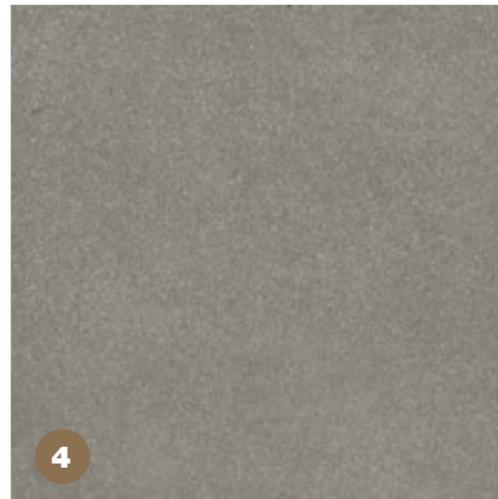
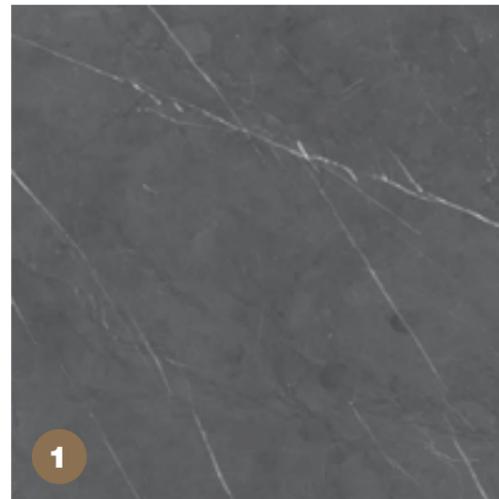


- 1 Kitchen Benchtop & Splashback
- 2 Kitchen Joinery
- 3 Kitchen Feature Joinery & Bathroom Joinery
- 4 Bathroom & Laundry Tile
- 5 Bathroom Feature Tile
- 6 Bathroom Vanity Top
- 7 Shower Screen Glass
- 8 General Paint
- 9 Bedroom Carpet
- 10 Balcony Floor Tile
- 11 Timber Flooring

(default scheme if no purchaser selection made)

## INTERIOR FINISHES

City (dark scheme)



- 1 Kitchen Benchtop & Splashback
- 2 Kitchen Joinery
- 3 Kitchen Feature Joinery & Bathroom Joinery
- 4 Bathroom & Laundry Tile
- 5 Bathroom Feature Tile
- 6 Bathroom Vanity Top
- 7 Shower Screen Glass
- 8 General Paint
- 9 Bedroom Carpet
- 10 Balcony Floor Tile
- 11 Timber Flooring

# VIEW PHOTOGRAPHY

Level 11



Level 19



Level 27



Level 35



West

North

East

South

Photography taken in 2017 and does not include any reference to other towers within the West Side Place precinct which may appear within some view lines shown.

## VIEW PHOTOGRAPHY

Level 43



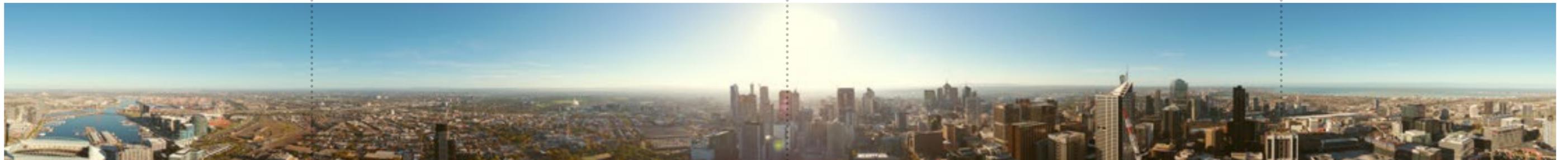
Level 51



Level 59



Level 68



West

North

East

South

Photography taken in 2017 and does not include any reference to other towers within the West Side Place precinct which may appear within some view lines shown.



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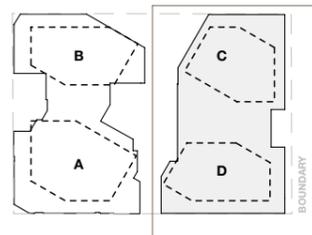
# FLOORPLATES

*The Park and Gold Release*

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# THE PARK AND GOLD RELEASE PODIUM

## Ground Level

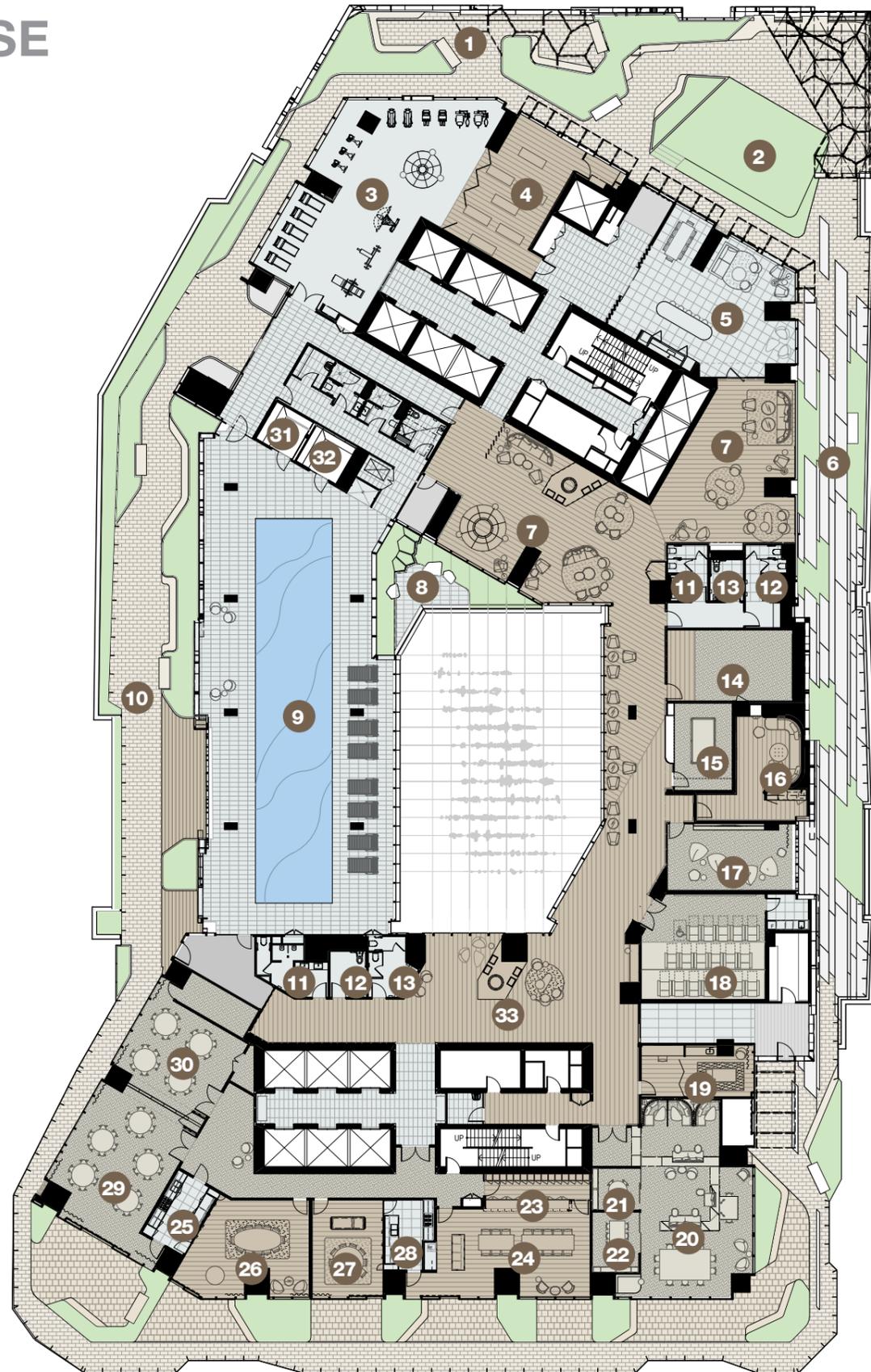


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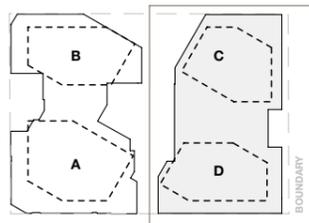


# THE PARK AND GOLD RELEASE RESIDENTS' AMENITIES

Level 9



- 01 Community Hub
- 02 Outdoor Cinema
- 03 Gymnasium
- 04 Movement Room
- 05 Garden Lounge
- 06 Linear Garden
- 07 Residential Lounge
- 08 Landscaped Courtyard
- 09 Lap Pool
- 10 Sun Deck
- 11 Male WC
- 12 Female WC
- 13 Acc. WC
- 14 Virtual Golf
- 15 Billiards
- 16 Karaoke
- 17 Music / Games Room
- 18 Cinema
- 19 VIP / Styling Room
- 20 Study / Reading Room
- 21 Meeting Room 1
- 22 Meeting Room 2
- 23 Wine Cellar
- 24 Wine Tasting Room
- 25 Kitchen 1
- 26 Private Dining 1
- 27 Private Dining 2
- 28 Kitchen 2
- 29 Function Room 1
- 30 Function Room 2
- 31 Steam Room
- 32 Sauna
- 33 Residential Lounge



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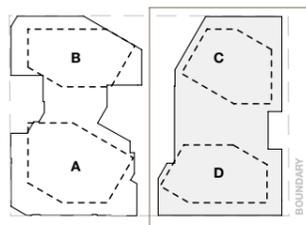
# THE PARK AND GOLD RELEASE EXCLUSIVE SKY RESIDENTS' AMENITIES

Level 10



- 01 VIP Wine Tasting/Event Room
- 02 Wine Cellar
- 03 Kitchenette
- 04 Screening Room
- 05 Private Lounge
- 06 Cocktail Lounge / Library
- 07 Chef's Room
- 08 Pantry
- 09 Male Changeroom
- 10 Female Changeroom
- 11 Reformer Pilates / Movement Studio
- 12 Plunge Pool Courtyard
- 13 Landscaped Courtyard
- 14 Acc. WC
- 15 Unisex WC
- 16 Executive Lounge
- 17 Board Room
- 18 Meeting Room 1
- 19 Meeting Room 2
- 20 Bar

- 2 Bedroom
- 1 Bedroom + Study
- 1 Bedroom

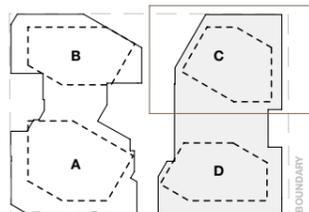
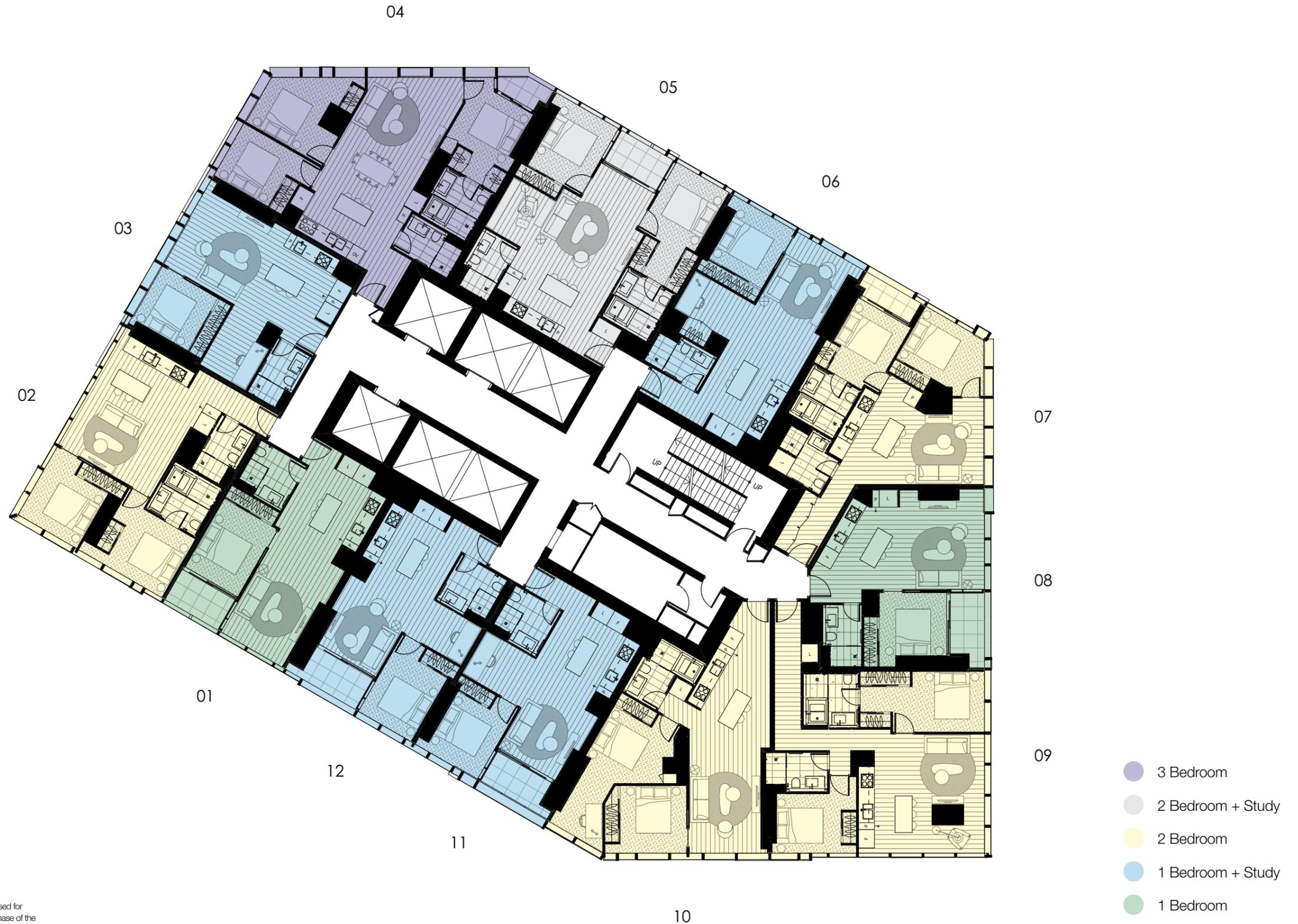


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# THE PARK RELEASE CENTRAL RESIDENCES

## Floorplate



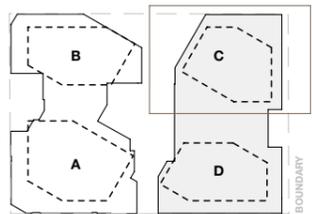
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# THE PARK RELEASE SKY RESIDENCES

## Floorplate



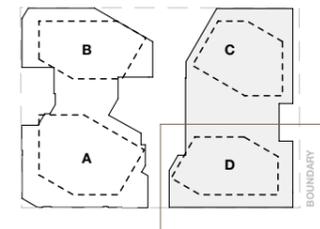
**DISCLAIMER**  
The plans and drawings contained in this document are indicative plans and used for illustration purposes only and should not be relied on by any party for the purchase of the lots at the development. The Contract of Sale for the development contains the plans and drawings to be relied on by the parties for the sale and purchase of the relevant lot. Openings and windows within the facade may vary in apartments dependant on location in building and various facade expressions.

- 3 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 1 Bedroom + Study
- 1 Bedroom



# THE GOLD RELEASE GARDEN RESIDENCES

*Floorplate Levels 3-5*



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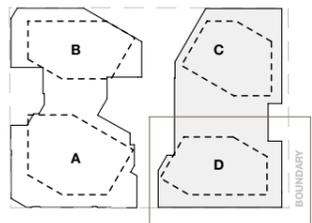


- 3 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 1 Bedroom + Study
- 1 Bedroom



# THE GOLD RELEASE GARDEN RESIDENCES

*Floorplate Levels 6-8*



**DISCLAIMER**

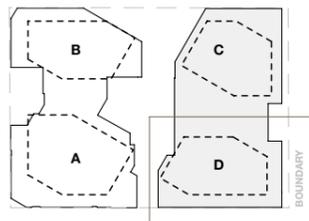
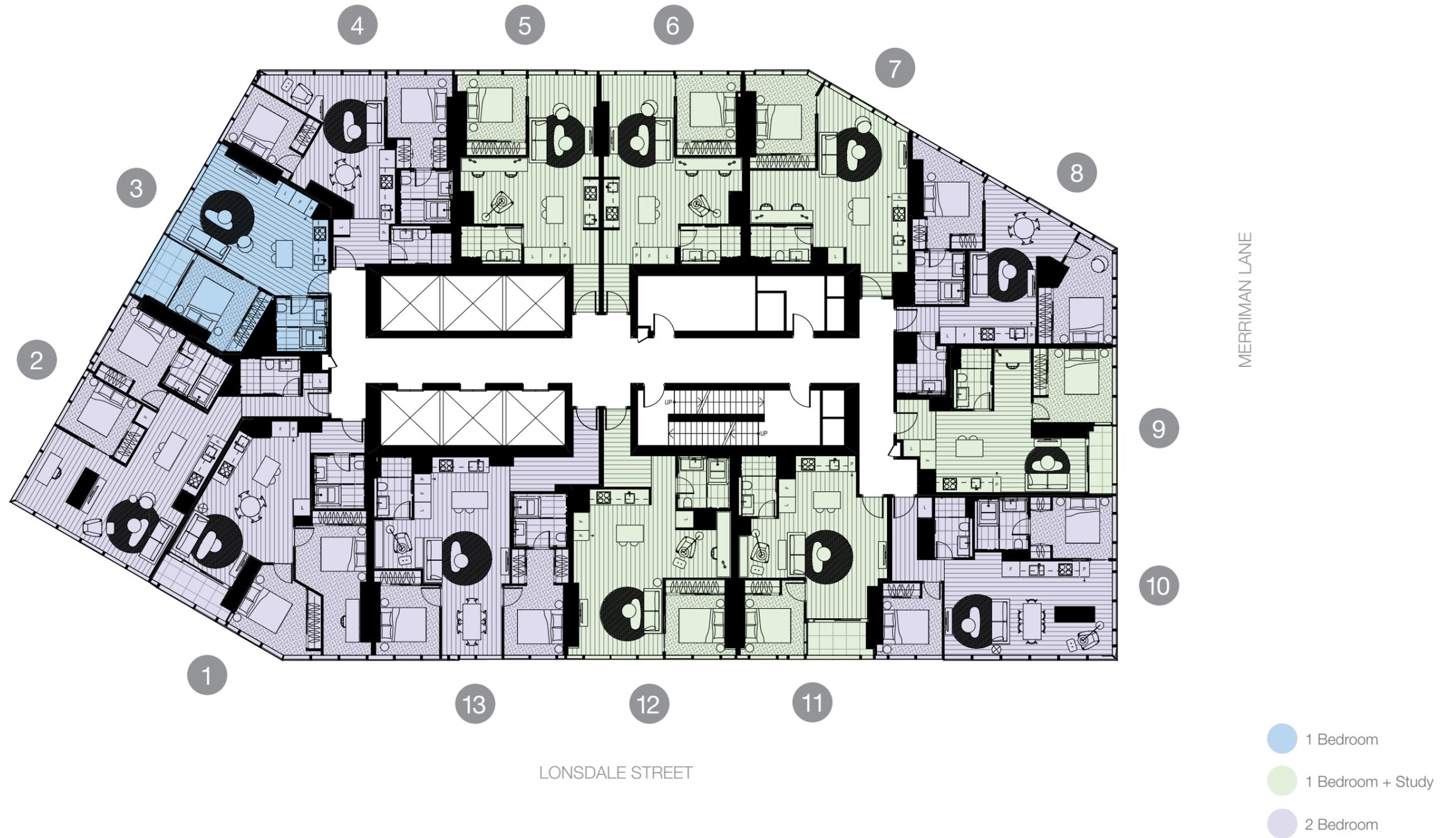
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- 3 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 1 Bedroom + Study
- 1 Bedroom



# THE GOLD RELEASE CENTRAL RESIDENCES

## Floorplate



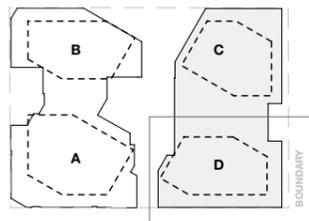
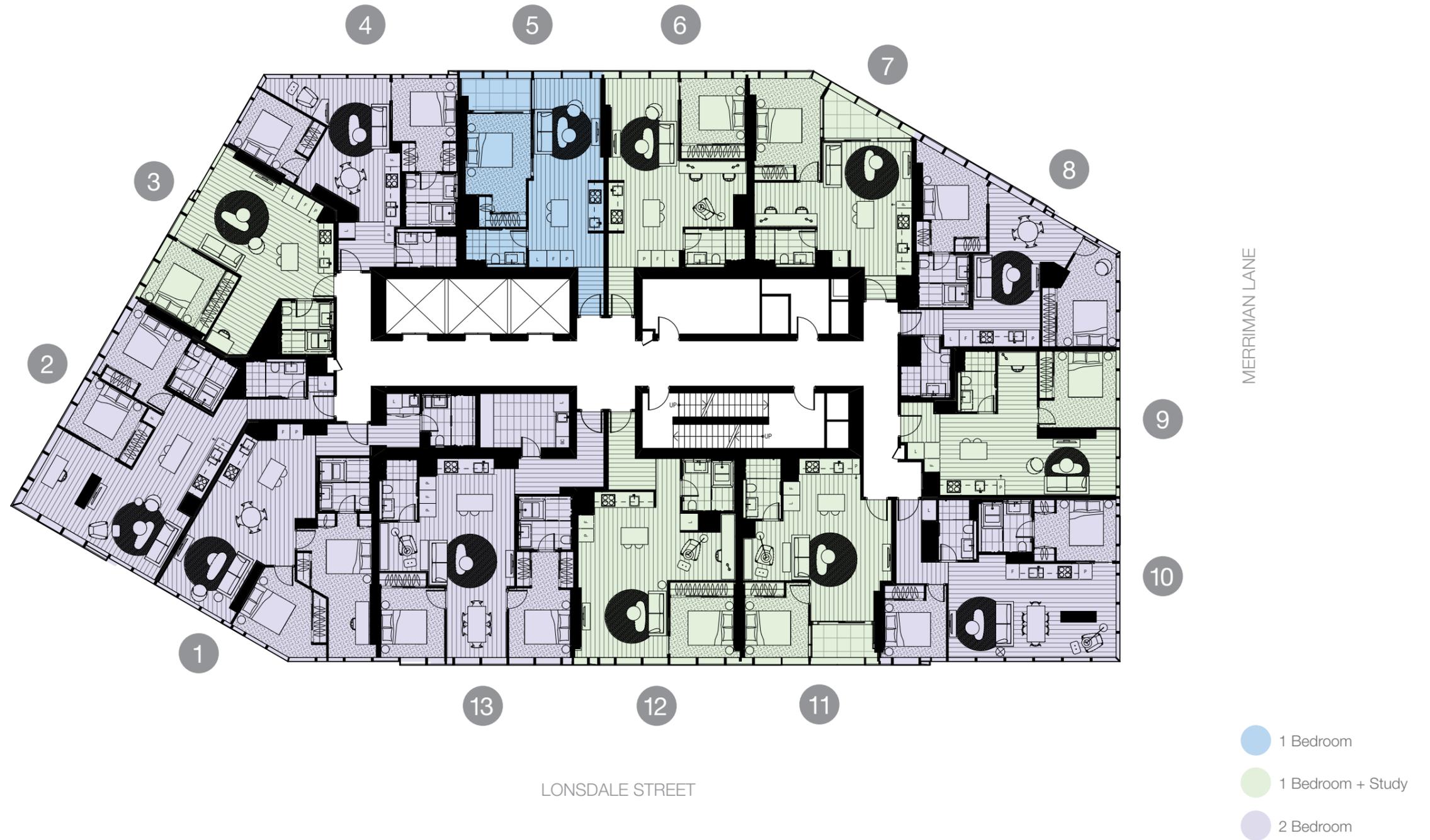
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# THE GOLD RELEASE SKY RESIDENCES

## Floorplate



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**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 – ARCHITECT



Cottee Parker Architects operates in Melbourne, Perth, Sydney 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.

## RUSH\WRIGHT ASSOCIATES – LANDSCAPE ARCHITECTS



rush\wright 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.