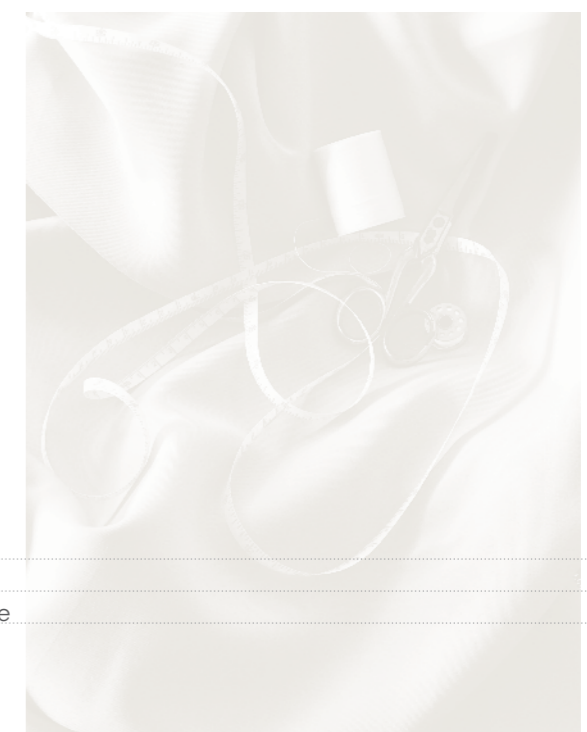
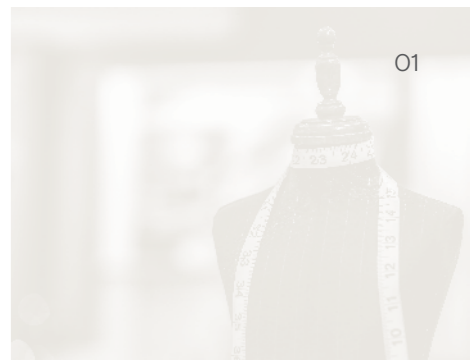


Tailor made
West Melbourne
residences



Tailor made residences

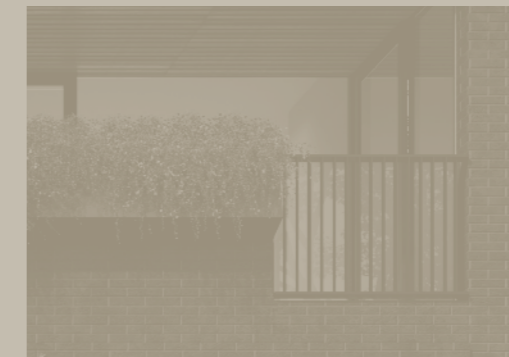
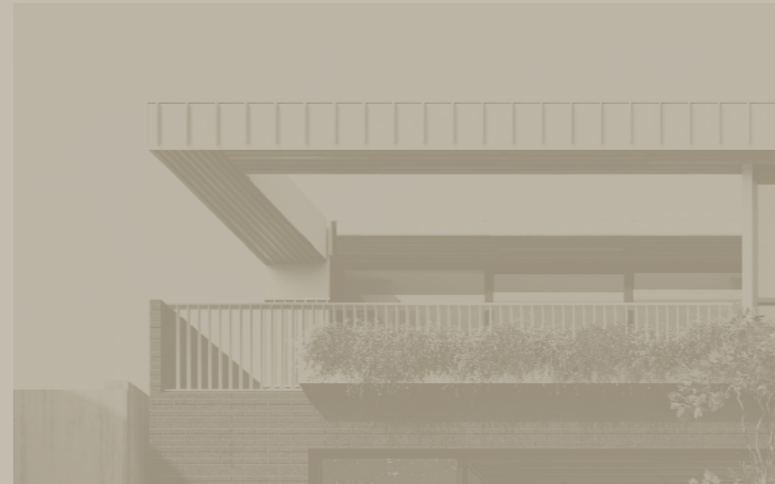
The perfect home should feel made to fit. It should be a place where living unfolds naturally and effortlessly, and where everything you could ever need is positioned conveniently close at hand. Pairing West Melbourne's unrivalled location with an exceptional team of designers and one of the city's leading developers, Tailor residences encapsulates the true essence of 'tailor made' living; offering a variety of dwellings curated to accommodate each and every type of homeowner.



Part 1:

Architecture

Conceived by the luminary minds at Nicholas Murray Architects, bespoke innovation is at Tailor's crux; reflected in the design both aesthetically and structurally. Complete with astute features, it's evident each home has been painstakingly considered and crafted to anticipate the contemporary 'West Melbourne' lifestyle while still holding onto the essence of timelessness.



1



A Tailored Approach

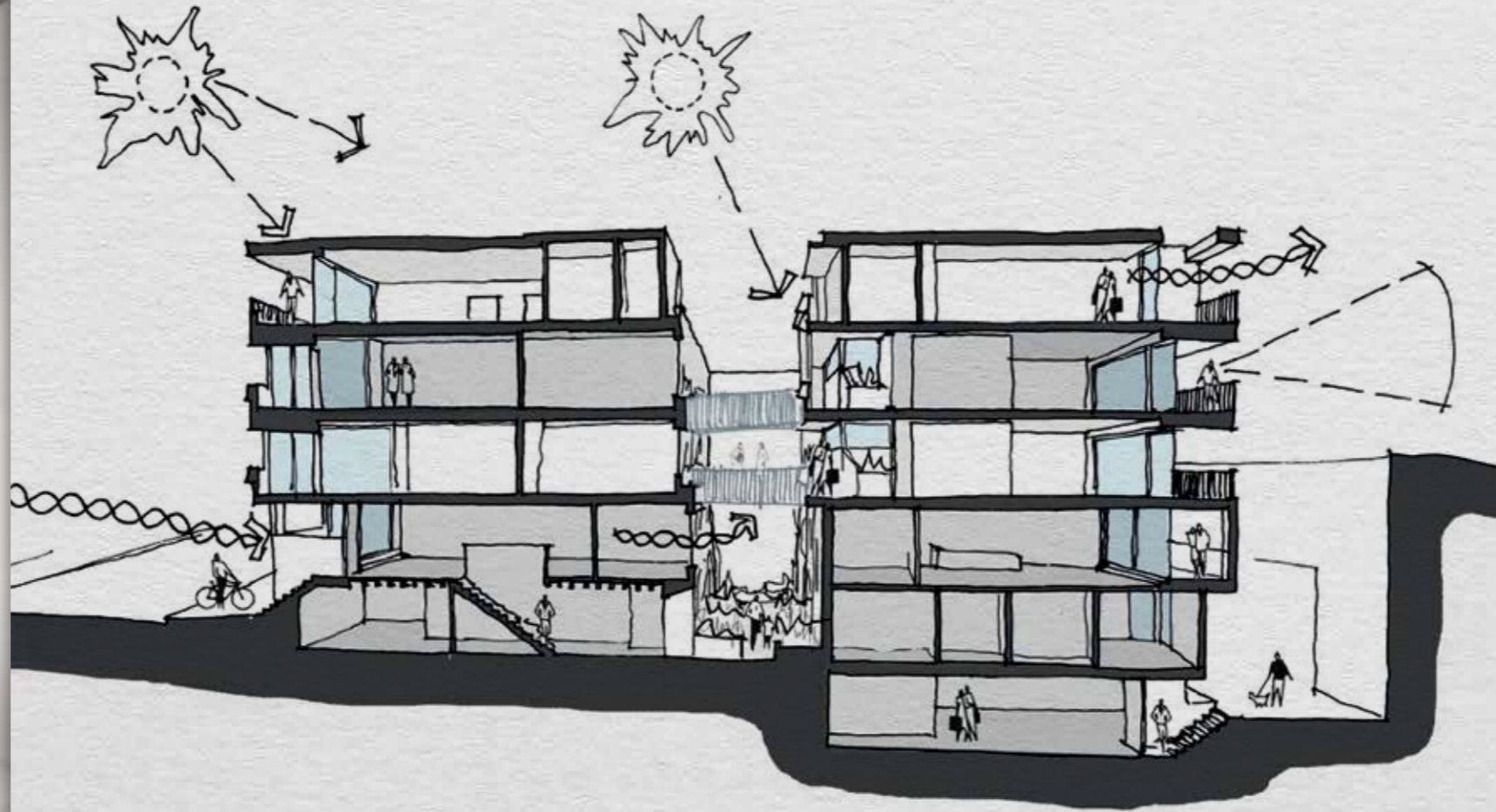


A series of savvy design features imparts these homes with a 'tailor made' quality. Every facet has been meticulously considered and purposefully appointed, all so the act of living feels effortless – like a perfect fit.



The Open Air Atrium

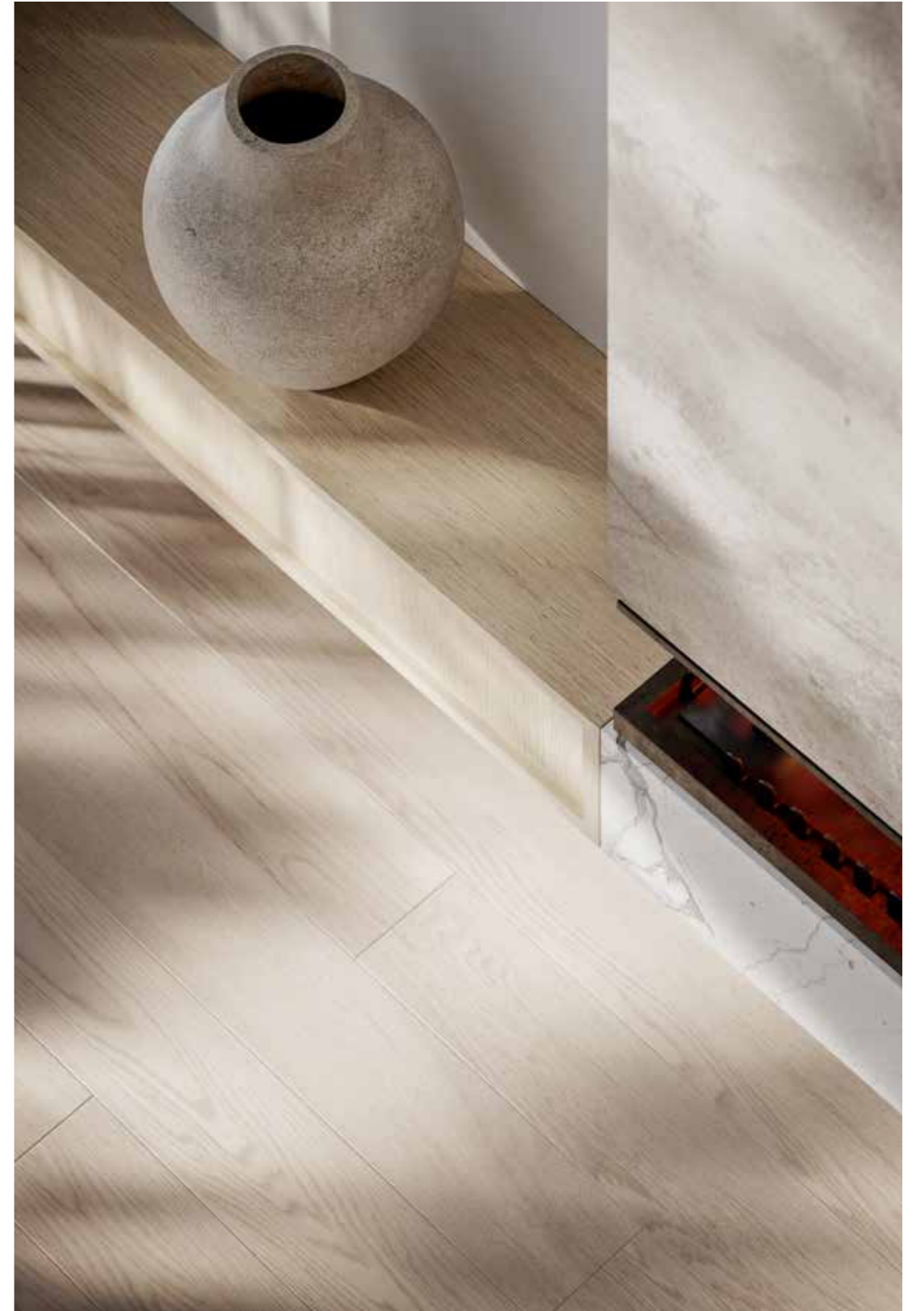
Tailor is equipped with tactfully placed open-air atriums; a feature that sets it apart from others of its kind in the area. While providing an internal sanctuary for residents, this enables optimal cross flow ventilation in every apartment as well as sunlight in both the morning and afternoon. It also delivers all the typical benefits of landscaping – cleaner air, naturally cooler apartments and decreased storm water run off. Additionally, the atrium forms individual entryways for residents, affirming a strong sense of home and arrival.





“The way we dwell is changing. Quality of space is key with double, open-ended homes providing individual open yet covered entry points. This enhances cross ventilation and promotes a strong sense of arrival into each home.”

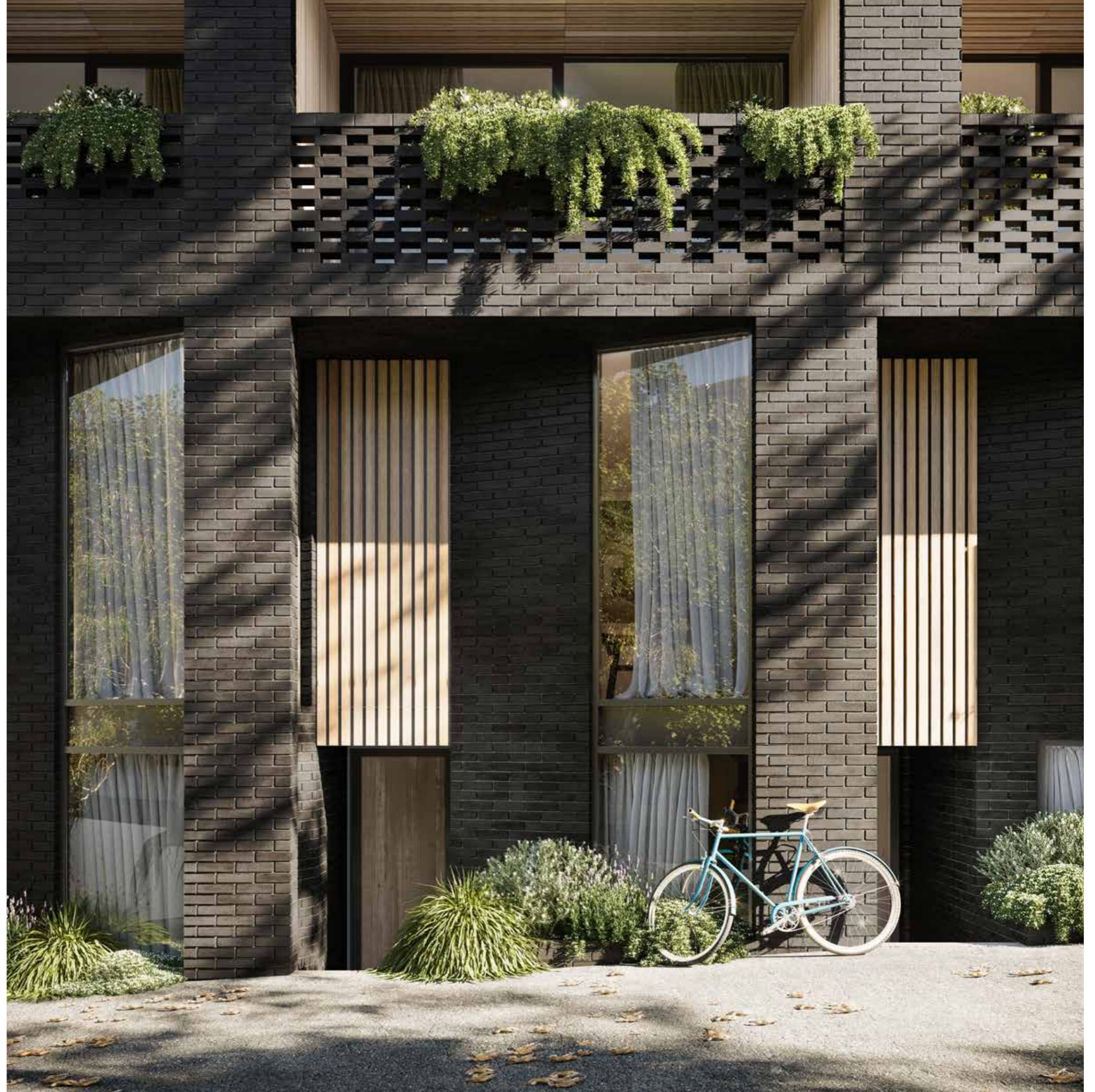
Nicholas Murray
Director, Nicholas Murray Architects





The External

Taylor's unified façade is at once individual and unobtrusive, designed to meld cohesively with the architectural fabric of the locale. Utilising an industrial palette of materials, a distinct 'hit and miss' brick pattern lends a unique look to the building, teamed with recessed voids that add a further layer of dimension. Fringed in greenery, landscaping works to soften the contemporary appearance of the façade, achieving a sense of visual harmony.

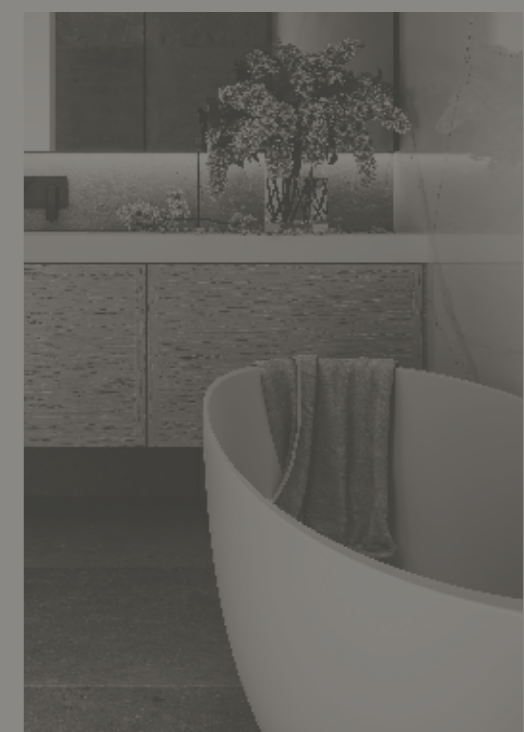




Part 2:

Interior Design

Taylor's opulent interiors showcase timeless design and industrial modernism in perfect harmony. From matt black joinery and enticing stone surfaces to ample storage and capacious floor plans, it's clear these spaces have been generously appointed on all fronts. Lavishly high ceilings and windows allow for an abundance of sunlight at all times of day; a truly inspiring and uplifting home the result.



2



Efficient Living

Water Efficient Landscaping & Planting

Plants in the landscape design have been selected for their self-sufficiency. They do not require extensive watering and are suited to local conditions, ensuring a beautiful landscape year round with minimal maintenance.

Recycled Water Tank

Recycled water tanks are included in the development to minimise water usage in the kitchens, bathrooms and laundries. to

High Performance Glazing

High Performance glazed windows prevent heat loss or gain within homes by trapping air between the panes of glass. This also works to provide privacy to residents, reduce noise pollution and decrease condensation levels.

Cross Flow Ventilation

Maximal cross flow ventilation is achieved via an internal open-air atrium, along with generously sized, tactfully placed windows. This ensures interiors are kept efficiently cooled throughout the year.

Energy Rating

The development has a 6-star energy rating, and requires minimal levels of heating and cooling to maintain a comfortable temperature throughout.

A Room with a View

As a resident of Tailor, enjoy panoramic and picturesque views of Melbourne's iconic city skyline, afforded via soaring windows and spacious outdoor terraces.





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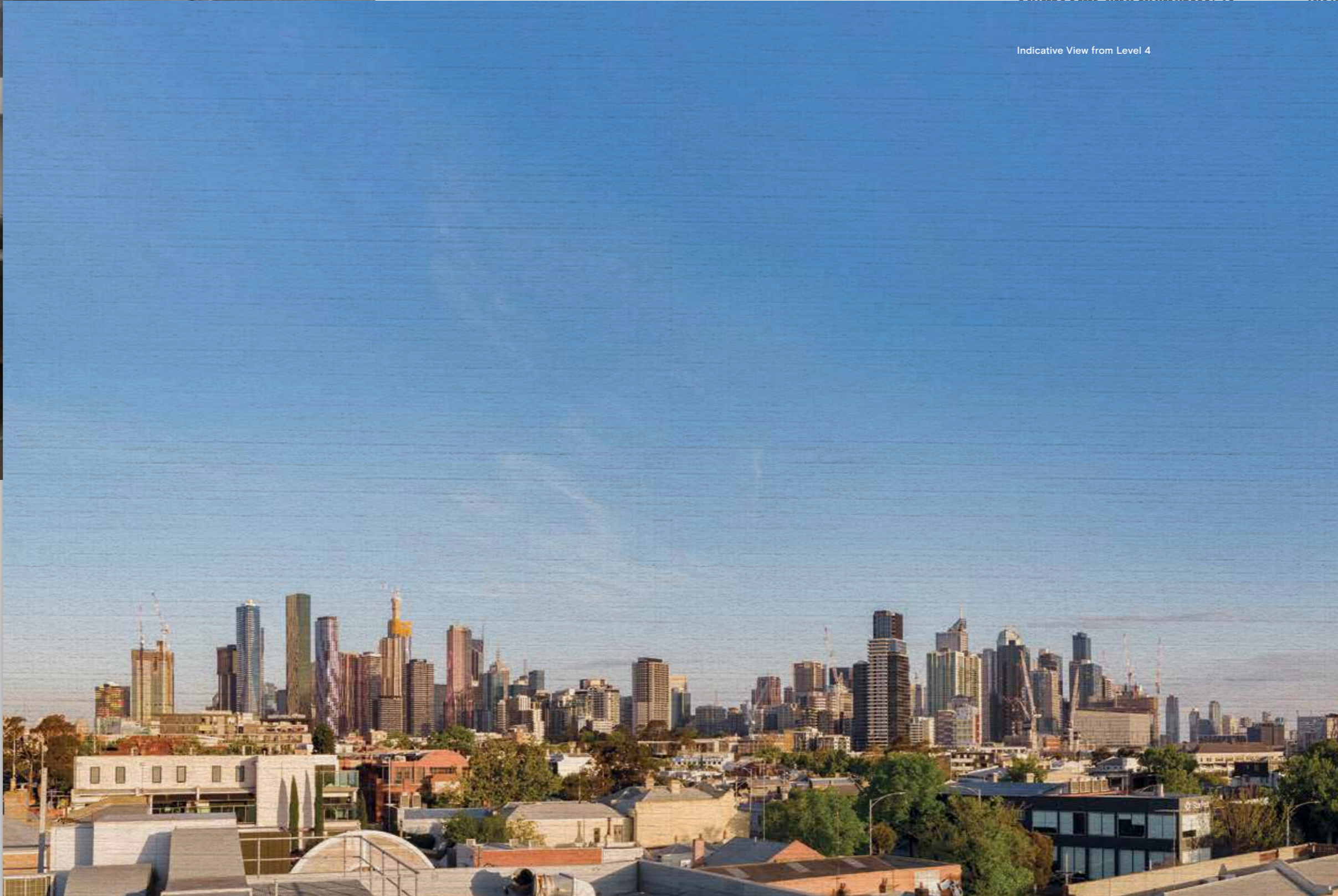
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Indicative View from Level 4



Energy Rating

The development has a 6-star energy rating, and requires minimal levels of heating and cooling to maintain a comfortable temperature throughout.





The development is close enough to Melbourne's thriving epicenter to experience the breathtaking views it offers, yet is still far enough away to enjoy quiet, village-like surrounds – the best of both worlds epitomised. By day, overlook the imposing silhouette of high risers piercing the clear blue sky. At night, a spectacle of glistening lights and colours dances against a dark, satin backdrop.



Efficient Living

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Recycled Water Tank

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Bicycle Parking

While promoting sustainable transport habits, onsite bicycle parking provides the utmost practicality for residents. This also works to remove clutter within common areas of the development.

High Performance Glazing

High Performance glazed windows prevent heat loss or gain within homes by trapping air between the panes of glass. This also works to provide privacy to residents, reduce noise pollution and decrease condensation levels.

Cross Flow Ventilation

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pierre cardin
TOM FORD



Bathrooms

Consistent with the rest of the home, the bathrooms of Tailor are intrinsically luxurious. Warm timber cabinetry provides for integrated storage, ensuring practicality and style are one in the same. Stone surfaces offer a stunning bench top for your morning and nightly routines, while a freestanding bathtub invites moments of pamper each and everyday.

Bedroom

Oversized and light-filled, find repose within the bounds of your own private sanctuary. Plush carpets feel as soft underfoot as they look – the most luxurious way to start your morning. Adjoining terraces make for idyllic spots to perch with your morning coffee and newspaper, overlooking breathtaking views of the city skyline.





Part 3:

The Local Lifestyle

Adjacent to North Melbourne and the city, West Melbourne is a small suburb gifted with a diverse lifestyle landscape. With the city just minutes away, the locale couldn't be more connected. It's been successful, however, in retaining a suburban charm and a distinct, charismatic identity. Ticking all the boxes indicative of a liveable suburb – hospitality, retail, walkability, open spaces – the gentrified suburb is considered to be one of Melbourne's most rewarding.



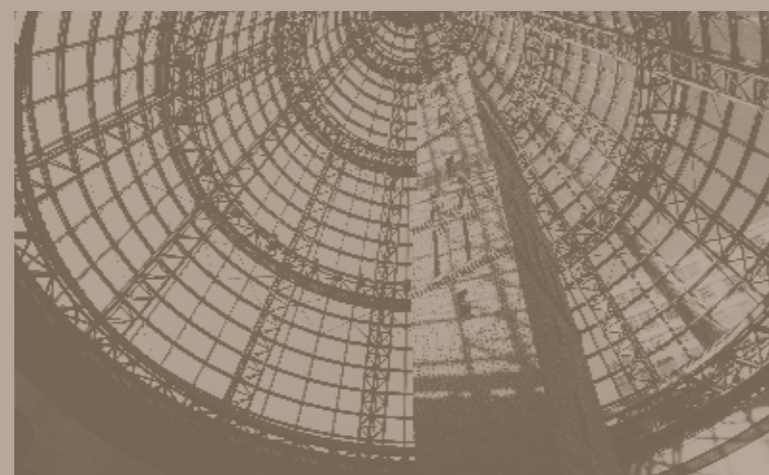
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3

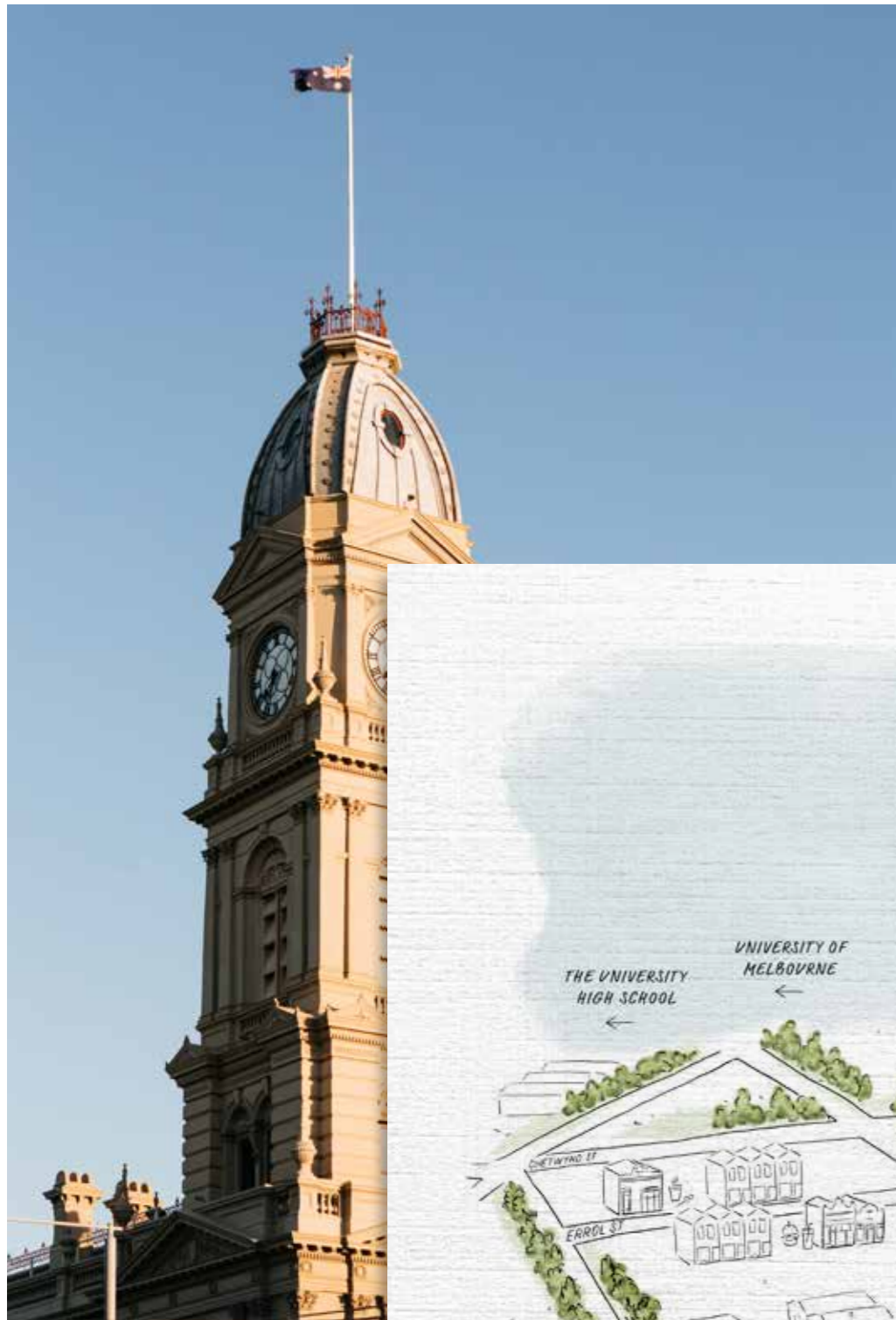




A Prime Location

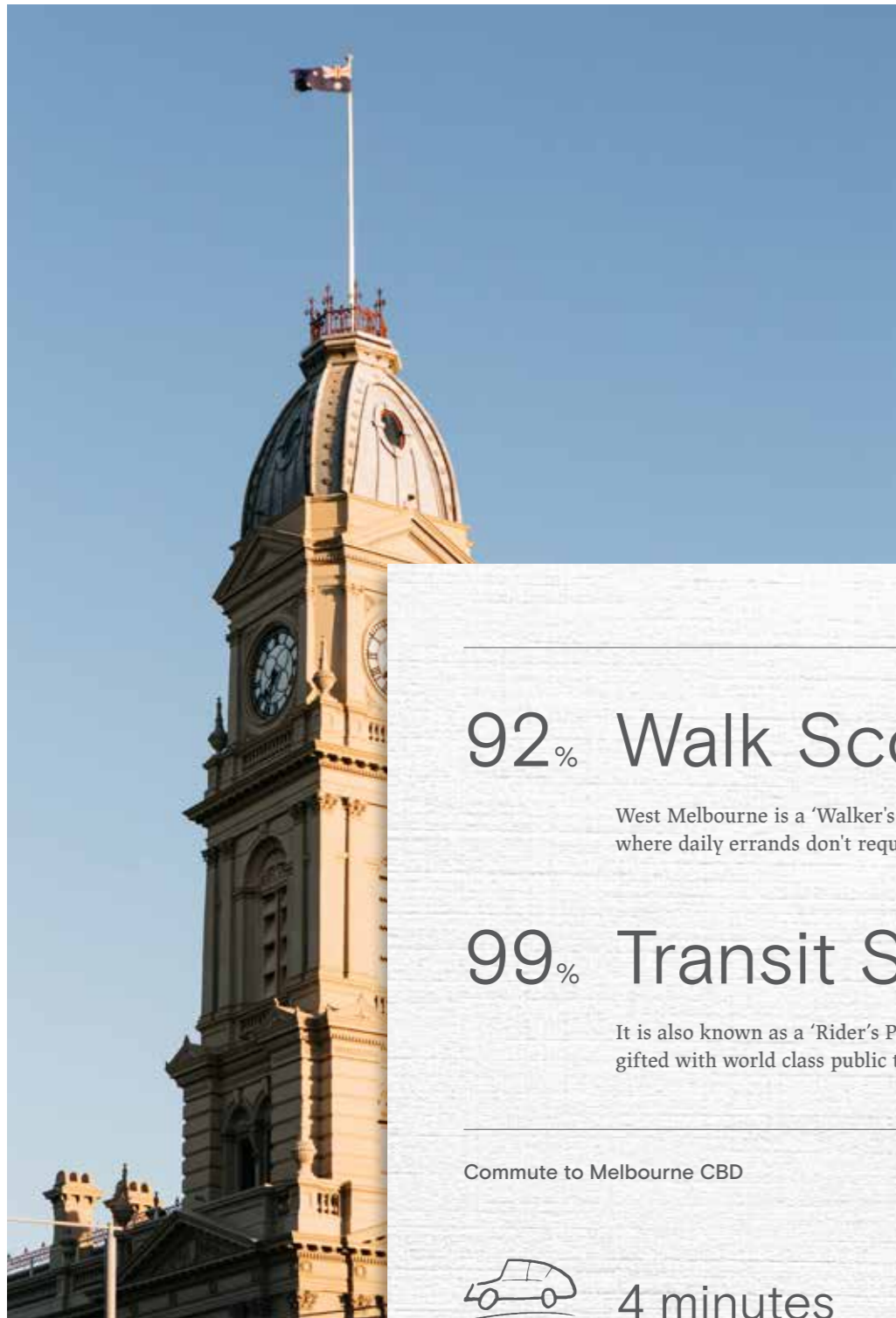
Taylor's location is defined by both ease and connectivity. Owning a car is entirely unnecessary with such a vast array of amenity right on your doorstep. The city is also at arms reach; accessible by foot or via a range of well-served public transport options.

Left: North Melbourne Town Hall
Top Right: Auction Rooms
Right: Flagstaff Gardens



Map of West Melbourne





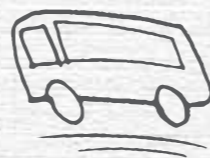
92% Walk Score

West Melbourne is a 'Walker's Paradise', where daily errands don't require a car.



99% Transit Score

It is also known as a 'Rider's Paradise', gifted with world class public transportation.



Commuter to Melbourne CBD



4 minutes



8 minutes



9 minutes



22 minutes



North Melbourne Town Hall

Queen Victoria Markets

Errol Street

Flagstaff Gardens

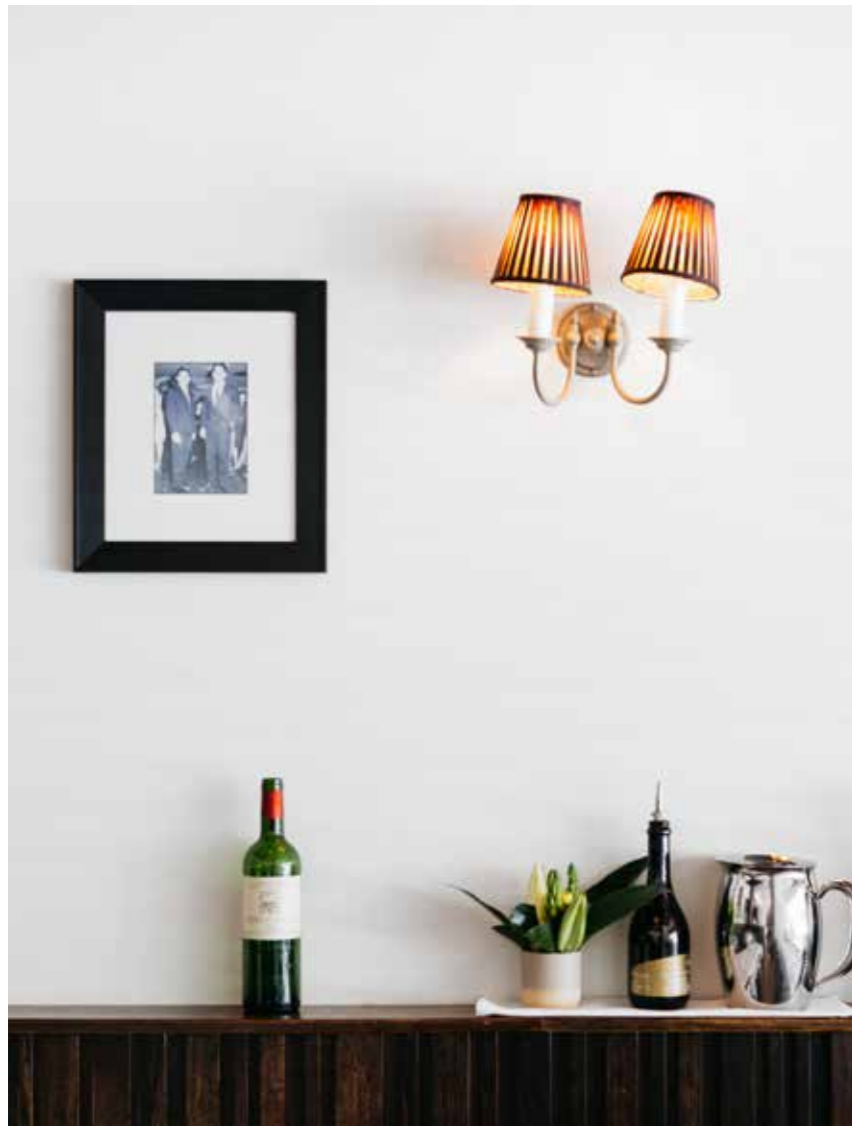
Melbourne CBD



Southern Cross Station

Marvel Stadium





28



Above Left: *Sosta Cucina*
Left: *Queen Victoria Markets*
Above Right: *Auction Rooms*



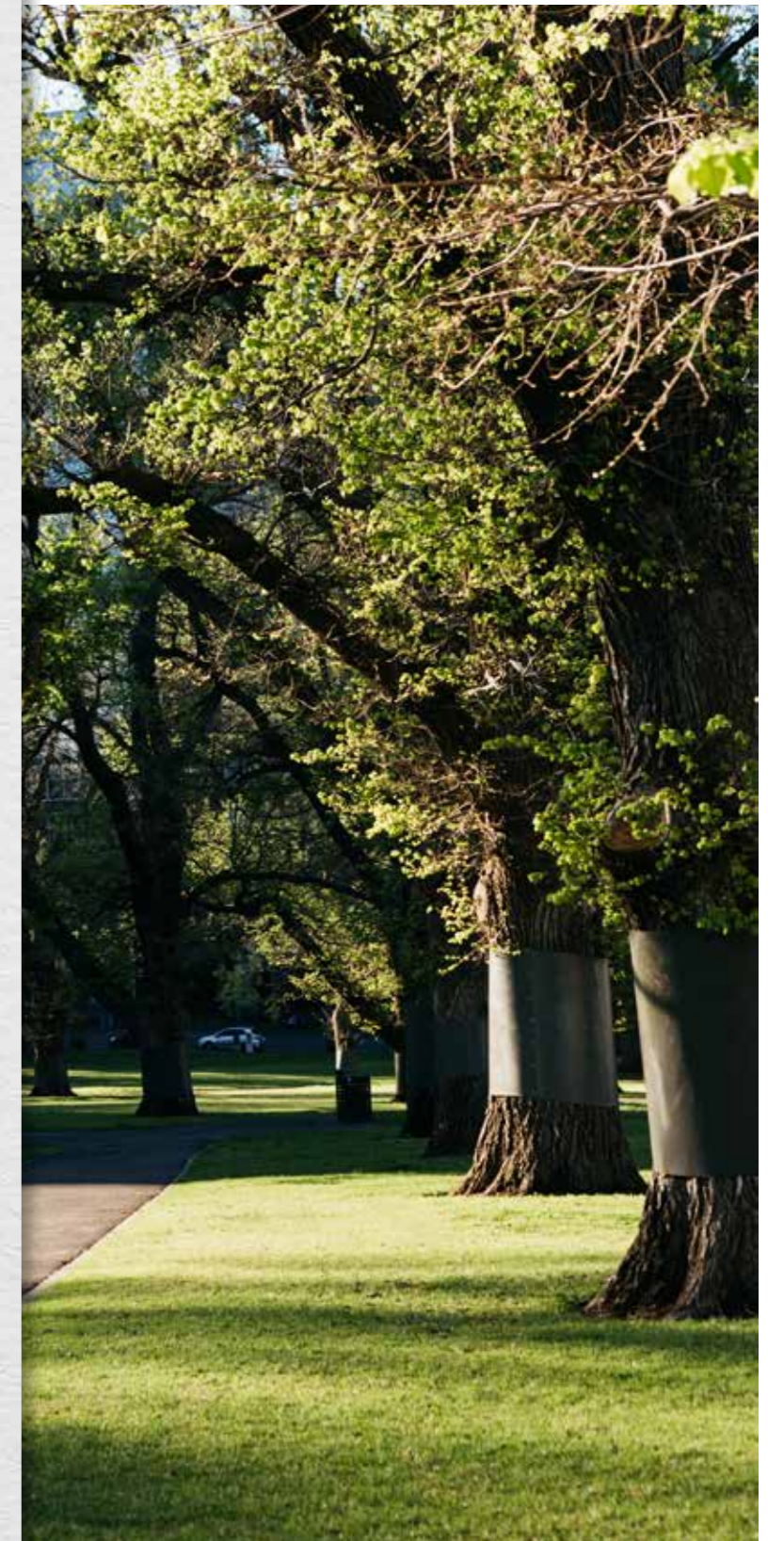
29

Left: Radical Yes
Below: Arts House
Right: Aesop North Melbourne
Below Right: Errol Street





An Urban Oasis



It's rare for a suburb on the city's doorstep to hold such a vast collection of lush, open spaces. Melbourne's oldest garden, Flagstaff, is close at hand for Tailor's residents, as well as North Melbourne Football Club and the leafy Gardiner Reserve.



A Guide to Indoor Greenery

Unbeknownst to many, keeping a happy and healthy houseplant requires more than just a quick sprinkle of water every few days. When treated with the right care, however, the results are incredibly rewarding. Bring a bit of West Melbourne's greenery to the living rooms of Tailor with this easy guide.

Look to your Living Environment

Much like a puppy, it's vital you pick a plant suited to your living environment. Look at how much natural light you have, your level of air ventilation and the overall climate of your home. The apartments of Tailor, for example, are gifted with abundant natural light, however you may like to pop you plant in a shadier corner of the home. Let these factors inform your decision and you're more likely to find your perfect match.

Lover of light: A summery plant, Areca Palm loves a sunny spot, and can grow up to eight feet tall.

Prefers low light: Famously on trend, Monstera deliciosa or 'Fruit Salad Plant' prefers to live away from direct sunlight.

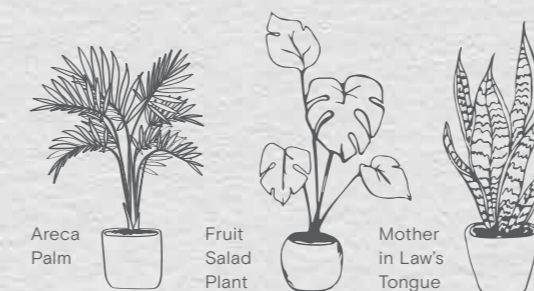
Consider your Commitment

Next, consider how much time you're willing to dedicate to the upkeep of your green pal. If your answer is 'the bare minimum', opt for something low maintenance and self-sufficient. If your goal is to grow an indoor oasis, however, you may want to choose an adventurous or exotic species that requires a bit more love.

1. *Low maintenance:* A striking evergreen with long vertical leaves, Mother in Law's Tongue prefers minimal water and is able to thrive in low light.
2. *Adventurous option:* Orchids make beautiful houseplants when cared for properly; a challenge rewarded with an exquisite fragrance and beautiful flowers.

Adhere to its needs

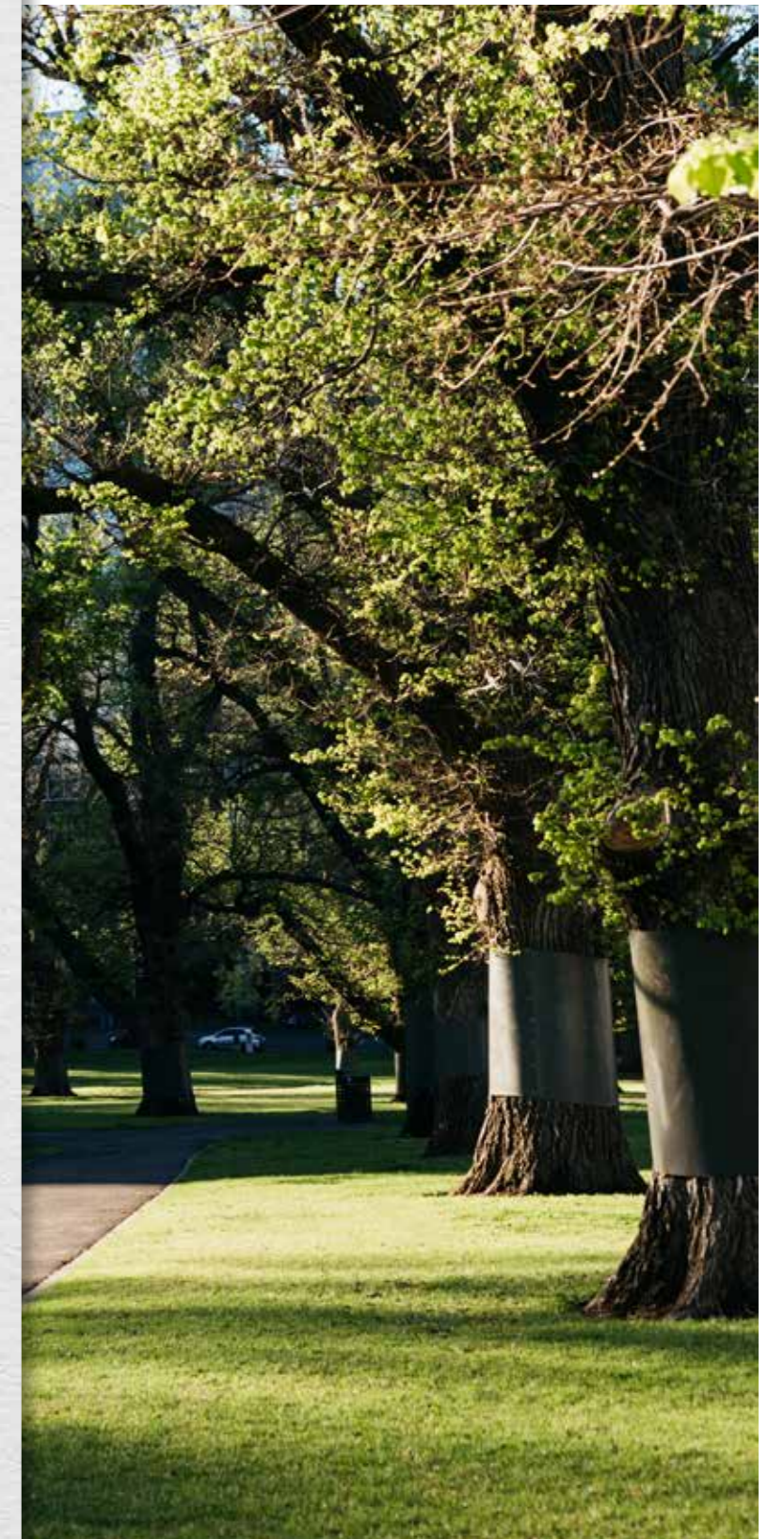
Once you've selected your plant, make sure you adhere to its needs as an individual. Never overwater: this is the easiest way to kill your burgeoning sprout. Check consistently the soil is moist and invest in a good quality potting mix – your plant will adore you for it! As a rule of thumb, try to make sure your plant leads a generally balanced life – a mixture of light and shade, enough water but not too much, a bit of fresh air every now without exposing it to cool drafts, and the occasional prune as needed. Follow these tips and Tailor will be adorned in flourishing greenery within no time at all.



Areca Palm

Fruit Salad Plant

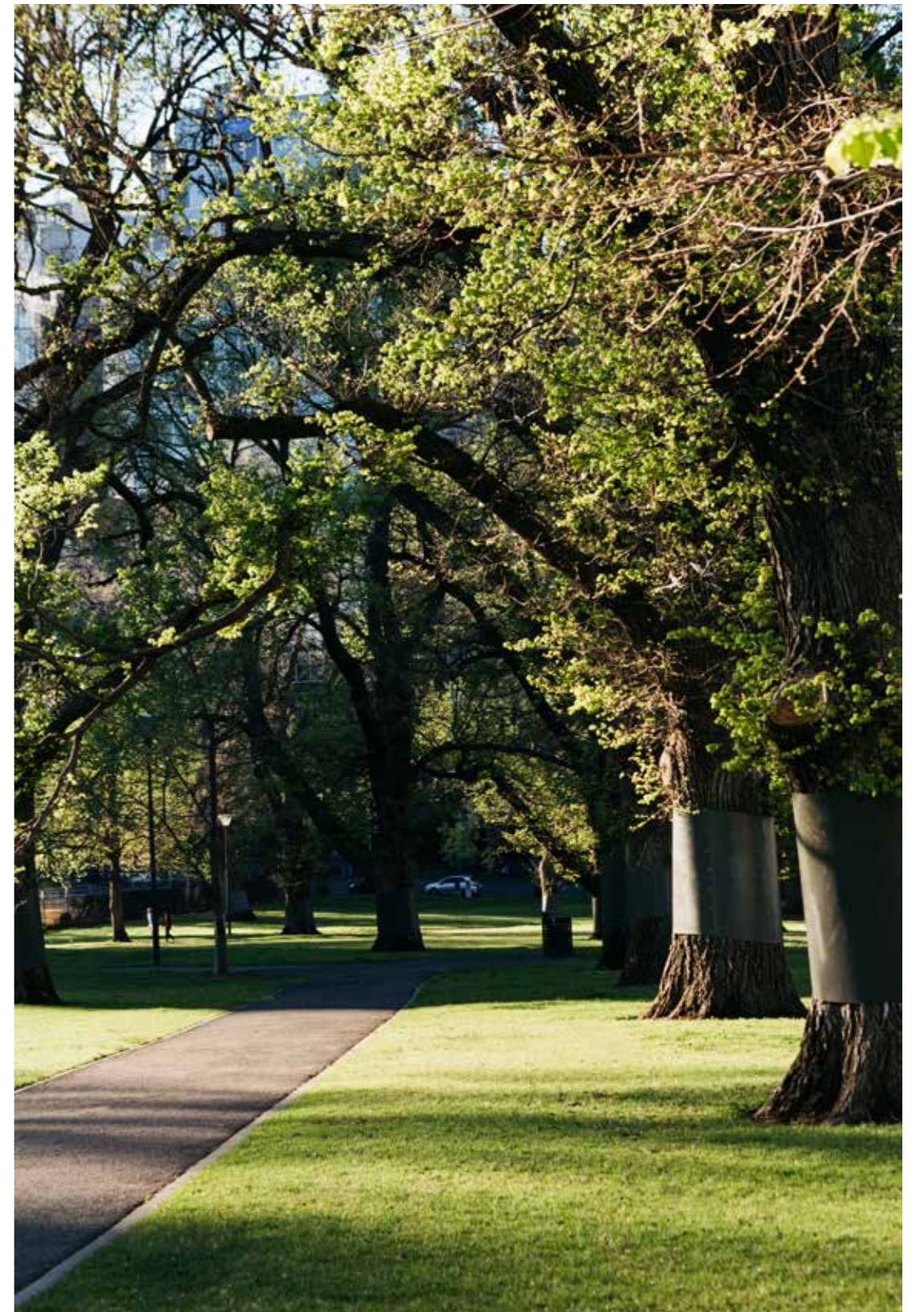
Mother in Law's Tongue



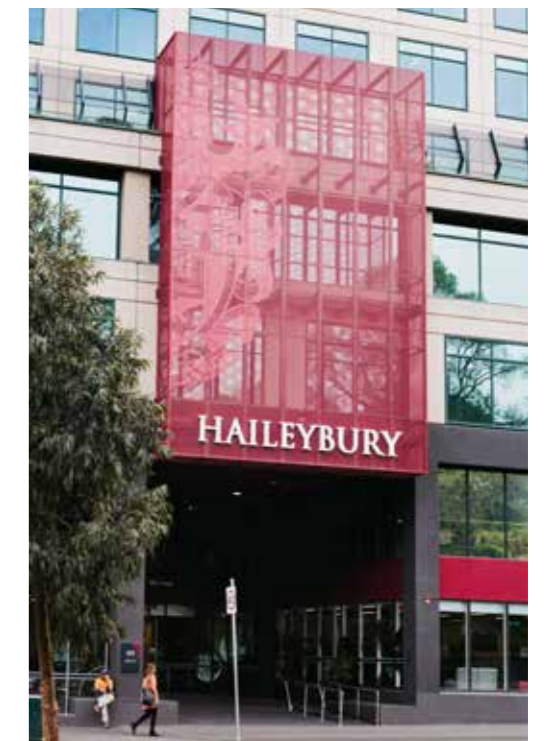


The History of Melbourne's Oldest Park,
Flagstaff Gardens

- 1839 • Superintendent Charles La Trobe first included the site as part of the green belt encircling Melbourne, which included Batman's Hill, Carlton Gardens, Fitzroy Gardens, Treasury Gardens and the Kings Domain.
- 1840 • A flagstaff was erected on the hill as part of a signalling system between the town and ships in the Port of Melbourne. Proving too small, the following year a fifty-foot flagstaff was erected.
- 1857–1863 • A Magnetic Observatory and Weather Station was established on the hilltop.
- 1860's • The electrical telegraph replaces signalling by flags.
- 1862 • West Melbourne residents petition the government to turn the hill into public gardens or a recreation reserve. Clement Hodgkinson, the Deputy Surveyor-General in charge of city parks, prepared a plan for the gardens and directed its implementation.
- 1871 • Memorial to Melbourne's pioneers erected.
- 1873 • Gardens permanently reserved.
- 1880 • Establishment of path network, lawns, trees and flowerbeds.
- 1917 • The City of Melbourne was appointed responsible for the Flagstaff Gardens.
- 1918 • Children's playground established, one of the first in Melbourne.
- 2004 • Gardens formally added to the Victorian Heritage Register.



Left: North Melbourne Football Club
Above: Flagstaff Gardens



Top Left: North Melbourne Station
Left: University High School
Above: Melbourne University
Right: Haileybury (City Campus)

Project Team

Nicholas Murray Architects

Nicholas Murray Architects has vast experience working with residential and commercial buildings in Melbourne, New South Wales and Queensland. The primary focus of this design-inspired practice is to foster successful collaborations between client, architect and builder resulting in innovative built form outcomes.

Nicholas Murray Architects pride themselves on their intelligent, pragmatic approach to problem solving and consider environmentally sustainable architecture to be at the core of their practice. Their designs are forged through a strong understanding of materials, form, texture and scale.

Drake Developments

Drake Developments has been delivering refreshing changes to metropolitan Melbourne's landscape throughout the past decade. Each project holds a dedication to stylish, functional and unique spaces; designed to stand the test of time. The team's reputable approach ensures every element has been carefully considered – to drive an end result of the highest quality.

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