

**The terrace house reborn.**

Discover how the apartments at Windsor Terrace are reviving a classic lifestyle.

**A unique vision.**

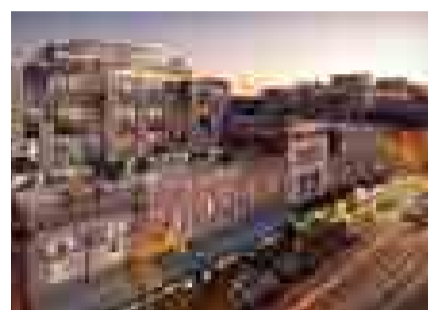
Hear from architect Ann Lau on the inspiration behind the building.

**Welcome to Windsor.**

Take a look around and let us show you some of our favourite places.

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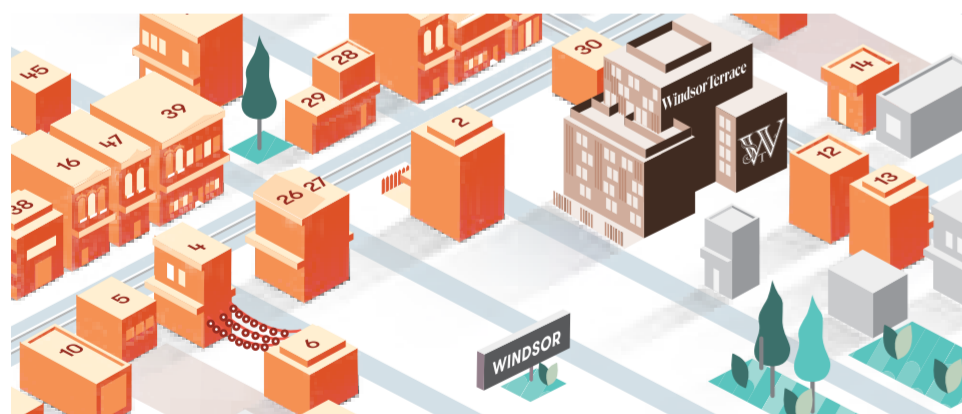
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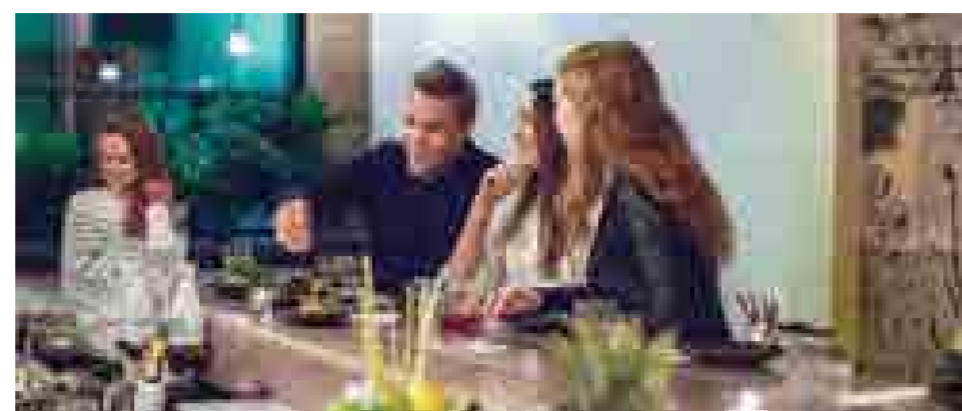
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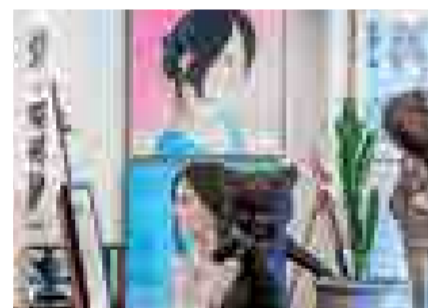
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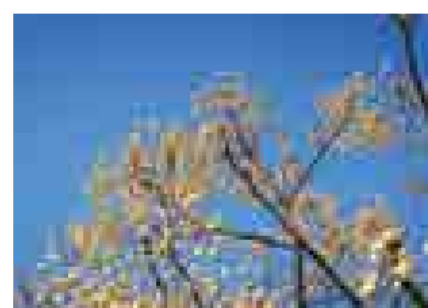
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Collaborators

# Re —imagining

“

The beautiful contrast between the classic and the contemporary is what defines Windsor Terrace. We wanted to take all the iconic aspects of traditional Victorian terrace houses and apply them in a modern apartment context.

”

Ann Lau  
—Director, Hayball Architects

In any form of art, the fundamental principles of design are essential. Line, tone, composition and contrast all need to exist in perfect harmony. Architecture is no different. In crafting Windsor Terrace, lead architect Ann Lau and her skilled project team at Hayball, have applied these fundamentals with style and precision to create a building that embodies the essence of Windsor and offers a truly unique lifestyle experience.

“From the very beginning we have had a very clear picture about what we wanted Windsor Terrace to become,” said Lau. “The beautiful heritage façade we had to work with provided a really elegant foundation upon which we could form a thoroughly modern collection of apartments. It was this contrast between old and new that captivated us. It felt so reminiscent of the iconic make up of the neighbourhood itself.”

The apartments themselves have been carefully crafted to not only look spectacular, but also feel generous and welcoming. “There’s a real sense of home about these residences,” says Lau. “They can envelop the resident in their own private enclave and at a moments notice, open up and embrace the colour and life on the street. It is a thoughtful and considered approach to apartment living that has been tailored to meet the unique lifestyle requirements of the modern Windsor resident.”



# a classic.

# Two sides of the same coin.



Architecturally Windsor Terrace possesses a unique duality, with differing approaches to the design of the High Street and Victoria Street façades. These designs are direct responses to the urban environment in which they find themselves. On High Street, the ground level will boast some boutique retailers to capitalise on the bustling street life. Above them will be four spectacular heritage apartments. From that point the building steps back from the street, ensuring all apartments have a sense of privacy and seclusion.



On Victoria Street, the terrace house inspiration really shines. The quiet laneway fosters a far more classic residential atmosphere with elongated vertical lines accentuating the height of the building and visually segmenting it. This allows for individual apartments to feel defined, yet part of an impressive whole. A sense of privacy is achieved through the addition of perforated honey bronze screening which captures light and gives the façade a warm glow.

The stunning lobby is accessed from Victoria Street and immediately sets the tone for the style and quality that lies within. The underground car park is also found here, allowing residents to come and go with ease.

# Windsor Terrace



Port Phillip Bay

Station Pier

Windsor Siding

Albert Park Lake

Wesley College

Docklands

Melbourne Polytechnic

Fawkner Park

Eureka Tower

Arts Precinct

Melbourne CBD

Royal Botanic Gardens

Yarra River

Sports Precinct

Prahran Station

Windsor Station



# Bringing history to life.

A hallmark of Windsor Terrace is its beautiful heritage façade that stands as a proud reminder of the site's history. However, if you delve beyond the immaculate cornices and arched windows you will find four spectacular residences that epitomise the very finest in contemporary living.

These apartments are distinctly uncommon, with their high ceilings, large living spaces and breathtaking internal courtyards, they effortlessly juxtapose classic design elements with modern levels of quality and style. It is a layered, textural response that creates an environment that is perhaps best described as sophisticated industrialism.



All the apartments at Windsor Terrace strike a perfect balance between indoor and outdoor spaces, maximising the impact of the amazing views on offer. Whether you're looking to entertain or just after a quiet night in, there's no better place to be.

The interior design team has developed a bold, yet neutral colour palette that accentuates contrast and perfectly complements the minimalist aesthetic that has been established. Industrial notes are tempered by touches of refined elegance that allude to the inherent luxuriousness that has gone into each and every apartment.

Contrast plays a key part in the interiors with light expanses offset by dark details. A delicate bronze element is also present to provide a metallic feature that is understated and refined, but no less powerful.

Your window  
to the world.

# Style

## in



## every

# detail.



**I**n the kitchens, every detail has been carefully curated to ensure the space is beautiful to look at, but also incredibly functional. Bright white joinery and matt black tapware immediately set a modern tone, while European appliances, whitewash timber flooring and expanses of marble reinforce quality and prestige.

The clean lines and layered textures are continued in the bathrooms, where simplicity and indulgence are paramount. Together these attributes combine to ensure that Windsor Terrace is perceived as the epitome of authentic Windsor living.

# Welcome to Windsor.



Windsor Terrace

## DINING

Nº01	FEATURE	Uncommon
02		Fonda
03		Gelato Messina
04		Yellow Bird Cafe
05		The Woods Bar & Kitchen
Nº06	FEATURE	Saigon Sally
07		Journeyman
08		Borsch, Vodka & Tears
09		Mr Miyagi
10		Hawker Hall
11		Tokyo Tina
12		Hanoi Hannah
13		Scroll Ice Cream
14		Huxtaburger

## NIGHTLIFE

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19		Union Hotel
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## EDUCATION

49		Melbourne Polytechnic
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# Eat, drink & be merry.

If you love good food, or even just love photographing it, then you've come to the right place. Windsor is alive with the best and most exciting tastes our vibrant, multicultural city has to offer. And the lighting is pretty good too. No flash required.



FEATURE STORY

## Nº06

**Saigon Sally**  
2 Duke Street, Windsor

Sister restaurant of other local institutions Hanoi Hannah and Tokyo Tina, Saigon Sally is the destination for Vietnamese cuisine in Windsor. Chef Adrian Li's menu promotes family food designed for sharing. So get your friends together, grab a round of delicious Asian cocktails and let the sampling begin.



FEATURE STORY

## Nº01

**Uncommon**  
60 Chapel Street, Windsor

Uncommon is the epitome of the effortlessly cool, modern Windsor café. The brainchild of renowned Melbourne chef Matt Kennedy, Uncommon is built on the foundation of eating well, while you're eating right. Their menu features an array of delicious dishes using all natural, ethically sourced wholefoods that promote a lifestyle of health, wellbeing and taste.

OTHER HOT SPOTS

**Nº 10 Hawker Hall** —98 Chapel Street, Windsor

Housed in an amazing, converted horse stable, Hawker Hall serves seriously tasty South East Asian cuisine inspired by the vibrant, bustling hawker markets of Malaysia and Singapore. Bookings aren't necessary. Just rock up and enjoy.

**Nº 12 Hanoi Hannah** —180 High Street, Windsor

Like Saigon Sally, Hanoi Hannah offers classic Vietnamese tastes, but with a focus on street style offerings. Partake of a traditional pho or perhaps some pork belly sliders, it's all good. And you can even pump yourself up for the week ahead with a Sunday Session DJ set.

**Nº 11 Tokyo Tina** —66A Chapel Street, Windsor

The best eats, beats and vibes from the streets of Japan. That's what Tokyo Tina is all about. Whether you want to enjoy a quick beer and tasty morsels from their snack menu or indulge in a more romantic dinner, this is the place for you. And if you don't feel like leaving the apartment, they'll deliver lunch right to your door.



**Nº 07 Journeyman** —169 Chapel Street, Windsor

If you like coffee (and really, who doesn't?), Journeyman is your new local. Some of the finest brews in Melbourne are regularly created by their supremely talented baristas. They also offer a great selection of food, but believe me when I say you have to try the waffles. Just trust me on that.

**Nº 13 Scroll Ice Cream** —190 High Street, Windsor

When you're looking for a sugar hit to satisfy that sweet tooth, Scroll Ice Cream more than fits the bill. Located about 20 waffle cones from Windsor Terrace, Scroll offers up a scrumptious selection of smooth, creamy flavours that are sure to keep you coming back for more.



# Streets lined with gold.

If there is one thing Chapel Street is renowned for, it's shopping. Windsor has really come into its own in recent times, becoming a destination for the best independent boutiques, coolest brands and most stylish vintage stores.



FEATURE STORY

## №32

**Prahran Market**  
163 Commercial Road,  
South Yarra

There's nowhere quite like the Prahran Market. A vibrant marketplace brimming with all manner of fresh and gourmet food, it has been an icon of the neighbourhood for generations. A melting pot that highlights all the wondrous flavours that make our multicultural community so great. It is the place to do your shopping, as much for the atmosphere as the produce.



FEATURE STORY

## №24

**The Windsor Annex**  
83 Chapel Street, Windsor

A concept store created by renowned Australian brand Elwood, The Windsor Annex is delightfully minimalist in its approach. The highly styled merchandise is delicately arranged on tables and walls in such a way that it feels more like a work of art. It is a thoroughly different retail experience, but one that really stands out amongst the bustling Chapel Street landscape.



OTHER HOT SPOTS

**№ 26 Union Heights** —136 Chapel Street, Windsor

Hip hop plays a major role in pop culture and Union Heights is all about celebrating that contribution. They offer up a selection of sweet beats (even on vinyl and tape), cool clothing and a wide range of art supplies for the budding and professional street artist (the legit ones anyway).

**№ 27 Colin Chapel** —138 Chapel Street, Windsor

If you thought general stores were only found in the Wild West, you were wrong. Colin Chapel is a throwback to yesteryear where you could trot down the street, grab some groceries, a coffee and something to eat all in the one place. Now that is the definition of convenient living.

**№ 28 Plane Clothes** —143 Chapel Street, Windsor

The clue is in the name. Plane clothes is a boutique stocking plain men's and women's clothing. Although their designs may be minimal, they are stylish and always on trend. It's the perfect place to find those classic pieces to round out your wardrobe.

**№ 29 Guerrilla Theatre Brand** —143A Chapel Street, Windsor

Guerrilla Theatre Brand is where art and fashion collide. Unlike most stores GTB uses the products they sell as a means to convey their art. It is a bold twist on the traditional but one that arguably makes their brand of street-wear far more intriguing and engaging.

**№ 30 Autonomy** —180 Chapel Street, Windsor

Autonomy is defined as an expression of individuality and freedom from conformity. It is this notion of uniqueness that has defined the Autonomy brand since 2003. Their collections of diverse men's apparel have become highly sought after by those seeking to stand out from the pack.

# Let us entertain you.

Let's face it, Windsor really is the new black. Bristling with venues that can feed your soul, Windsor's vibrant social scene is at the top of everyone's Broadsheet bucket list. From its eclectic art, to its exclusive bars, it has become a true destination in Melbourne.

FEATURE STORY

## Nº38

**Bromley & Co.**  
93-95 Chapel Street,  
Windsor

A feast for the eyes, Bromley & Co. is a retail gallery space filled with treasures and curios that will inspire and captivate. Run by passionate artists and collectors David and Yuge Bromley, their love of art and creativity is present in all aspects of the space and is sure to capture your imagination.



OTHER HOT SPOTS

**Nº 37 Astor Theatre** —1 Chapel Street, Melbourne

Since 1936 the Astor Theatre has been the epicentre of cinema in Windsor. Grab some popcorn and a choc top and watch a big budget blockbuster or a classic film, all while taking in the beauty of the building's art deco design.

**Nº 39 Windsor Workshop** —1/115 Chapel Street, Windsor

If you're looking for something a little different to do on a Saturday afternoon, the Windsor Workshop has you covered. A beautiful gallery space in its own right, the workshop offers a diverse calendar of arts and crafts classes for you to channel your creativity or perhaps discover a hidden talent.



FEATURE STORY

## Nº15

**Prahra Hotel**  
82 High Street, Windsor

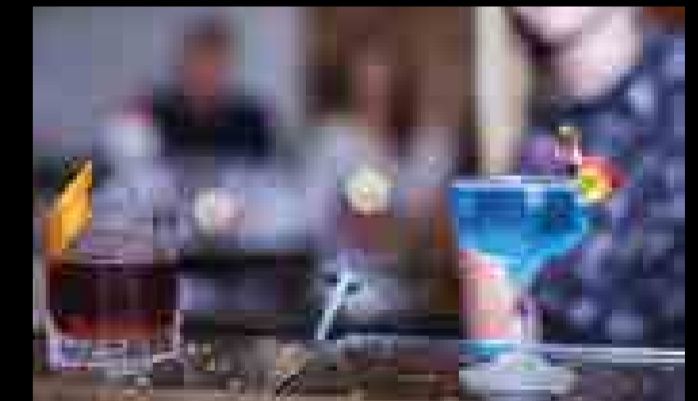
There's no way you can miss the Prahra Hotel as you're walking down the street. Its unique façade of 17 circles, which was designed to represent a stack of beer kegs, has become a landmark of the area. Inside though, things are equally impressive, with the bright, airy space boasting countless cosy nooks to relax with good food and a fine drink.



OTHER HOT SPOTS

**Nº 16 Hoo Haa Bar** —105 Chapel Street, Windsor

Off Chapel Street and up a flight of stairs is Hoo Haa Bar. Whether you're looking to lounge around with a cocktail or hit the dance floor, you can do it at Hoo Haa. And did we mention they serve cheeseburger dumplings?



**Nº 17 Morris Jones** —163 Chapel Street, Windsor

The cocktail bar at Morris Jones is just the right mix of classy and quirky. Spilling from the bar itself out into a secluded courtyard, there is no better place to unwind and sip on a drink prepared by one of their expert mixologists.

**Nº 18 Back Bar** —67 Green Street, Windsor

Step back in time to the glitz and glamour of the 1920's at Back Bar. Every aspect of the venue exudes classic style and sophistication. Relax in the plush lounges, enjoy the rich atmosphere and perhaps even enjoy a game of chess or backgammon.

**Nº 21 Wonderland** —37-39 Chapel Street, Windsor

Located right next to Windsor station, Wonderland is a cocktail bar that has proven incredibly popular with locals. Grab a comfy lounge inside or if the night is warm, head to the courtyard and chill under the stars, as the trains whistle by in the background.



# A state of wellbeing.

FEATURE STORY

## №43

**Victoria Gardens**  
High Street, Windsor

If you're looking for some tranquillity amongst the hustle and bustle of urban life, Victoria Gardens is the ideal spot. Beautifully landscaped with a stunning central fountain, the park is the ideal destination for a morning jog or a little impromptu yoga.



FEATURE STORY

## №45

**Melbourne Bowling Club**  
138 Union Street, Windsor

Established in 1864, the Melbourne Bowling Club is the oldest bowling club in Australia. You can don the whites and take part in some serious competition or just tickle the rink with a few of your friends. It's the perfect way to while away a couple of hours on a warm summer night.



Staying fit and healthy is a vital part of every day life. Whether you like to start your day off with a morning jog through the park, or end a busy day with a relaxing hot yoga class, Windsor really does cater to all your fitness needs.



OTHER HOT SPOTS

**№44 Chris Gahan Reserve** —Hornby Street, Windsor

Hidden away in the back streets, the Chris Gahan Reserve is a picturesque pocket of nature in the midst of the urban jungle. Although it may not be the biggest park in the world, its flat, grassy expanses are perfect for a little amateur footy or cricket.

**№46 Breathing Space Yoga** —217 Chapel Street, Prahran

Align your mind, body and spirit with a some yoga. Perfect for beginners to advanced practitioners, Breathing Space Yoga offers expertly led classes that will leave you with a long lasting sense of satisfaction.

**№47 East West Hot Yoga** —105B Chapel Street, Windsor

Doing yoga can be hard enough (doing it well anyway), but doing it in a hot room is a whole new challenge. At East West Hot Yoga you can bring a touch of Eastern wisdom to your Western life while sweating out the stress of the day.

**№48 Goodlife Health Club** —1/286 Chapel Street, Prahran

There's nothing like breaking a sweat to get you invigorated for the day ahead. As a member of the Goodlife Health Club you can sneak in for a quick boxing session or hit the weights whenever you like, keeping you fighting fit.

# Everything you need & more.

With all the amazing places and destinations surrounding Windsor, you could be forgiven for thinking it is actually the centre of the universe. To the north you have the CBD, Arts and Sports Precincts, as well as premium lifestyle suburbs like Prahran and South Yarra. Go west and you'll find Albert Park Lake, St Kilda and the sandy expanses of the beach. And the best part about all this? It's all so easily accessible via the amazing public transport network in the area. Trains, trams and buses are all just moments from your door, capable of getting you where you need to be quickly and efficiently.

TRAMS 30 & 32

**26mins**

To St Kilda Beach



BIKE RIDE

**9mins**

To St Kilda Beach

WALK

**1.4kms**

To Albert Park

WALK

**900m**

To South Yarra

For the more scholarly among us, Windsor provides great proximity to a host of educational institutions. The Melbourne Polytechnic is just metres away with most other universities easily accessible via public transport. Some of Melbourne's most well regarded public and private schools are also located nearby.



TRAM 31

**22mins**

To Melbourne CBD

TRAIN

**22mins**

To Melbourne CBD

MAP KEY



Park Lands



Water



Lifestyle Precinct



Sports Precinct



Shopping Precinct



Finance Precinct



Arts Precinct



Railway Line



Tram Line



THE DEVELOPER



The Topgan Group possesses more than two decades of development experience. The company established its Melbourne office in 2009 and has completed a diverse range of apartment and luxury townhouse projects.

Topgan have a wealth of experience in residential and mixed use developments, collaborating with some of the industry's most talented and experienced designers, planners and project managers in order to deliver outcomes of the highest quality.



THE PROJECT MANAGER



SinclairBrook

The Sinclair Brook Group is a real estate development and investment management business with longstanding capabilities in project origination, development and project management, funds management and capital advisory services.

Since their inception in 2003, Sinclair Brook has been engaged in the formation and delivery of over \$5 billion of real estate projects covering Melbourne, Sydney, Adelaide and Perth. They currently have in excess of 7,300 apartments, 2,000 land lots/townhouses and a number of hotels either completed or underway.



THE ARCHITECT & INTERIOR DESIGNER



Hayball is one of Australia's largest practices, specialising in architecture, interior design and urban planning. Over 30 years, the company has realised hundreds of projects across Australia, South-East Asia and China, from single and multi-residential buildings to schools and universities, commercial developments and urban design for entire suburbs.

As designers, they combine both the detail of human occupation and the substance of civic ideas to produce enduring excellence, from conception to completion. Collaboration is ingrained in the culture of the practice and their rigorous approach to real issues results in both significant efficiencies, and compelling, engaging design.

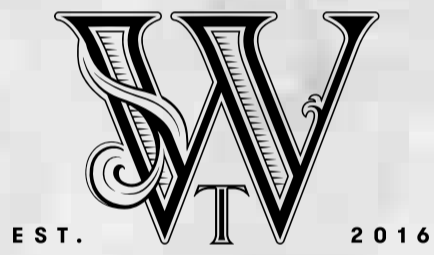
THE SALES AGENT



Marshall White Projects have rapidly become one of Melbourne's leading project marketers of residential developments. Their unmatched, complete and premium service encompasses everything from site selection and negotiation, product design and development, application of current market research and management of your project through to organising a successful delivery of each and every development.

Marshall White Projects has managed thousands of successful residential apartment sales and has assisted Marshall White Residential to become Australia's largest privately-owned residential sales and marketing agency.





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