

QUEENS DOMAIN

12 QUEENS ROAD
MELBOURNE



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QUEENS
DOMAIN
—

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MELBOURNE





'A beautiful piece of contemporary architecture set in the heart of Melbourne and inspired by its history.'

Koos de Keijzer. Principal, DKO

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‘Queens Domain,
an exclusive lifestyle
with all the best of an
international city.’

A PLACE
TO PROSPER



A wide-angle photograph of a park in a city. In the foreground, a woman with short dark hair, wearing a bright red sleeveless dress, walks across a green lawn. She is carrying a small black clutch bag. Behind her is a large, well-maintained lawn with several mature trees, including a prominent one with a thick trunk and spreading branches. In the background, a dense city skyline is visible, featuring numerous skyscrapers of varying heights and architectural styles. One notable building on the right is a light-colored structure with a tall, ornate tower and a flag flying from the top. The sky is clear and blue, suggesting a sunny day.

THE LOCATION



QUEENS DOMAIN

SOUTH
MELBOURNE

ALBERT PARK
LAKE

CROWN
CASINO

ALBERT PARK
GOLF COURSE

CBD

RMIT

THE UNIVERSITY
OF MELBOURNE

ARTS
PRECINCT

ROYAL
BOTANIC
GARDENS

ROD LAVER
ARENA

FAWKNER
PARK

MELBOURNE
CRICKET
GROUND

BEACH
5 MINS

ST KILDA ROAD
QUEENS ROAD

THE LOCATION

YOUR LIFESTYLE

Queens Domain is ideally located to offer residents everything from parklands, to entertainment, to great food and fashion. With views overlooking Albert Park, Fawkner Park and the city itself, it's more than a home for residents; it's an urban sanctuary, offering a lifestyle of choice and instant access to the very best of Melbourne.

Located just 2km from the city centre, residents can travel by foot, bicycle, tram or car along St Kilda Road, the world famous Melbourne boulevard lined by evergreen trees and the natural gateway to the city.

Step out your door and face a different direction, you'll find Chapel Street just a short walk to the east. As home to international brands and fashion, along with some of Melbourne's hottest night spots, Chapel Street has long been renowned as one of Australia's premier food, shopping and entertainment precincts.

Promenade south around the lake and you'll enter the cosmopolitan fold of St Kilda. The foreshore paths and esplanades, colonnaded by enormous

palm trees, connect the waters of Port Phillip Bay to the expansive fields of Albert Park. Equally important, getting around or even out of town is just as easy. From secure underground parking you can exit onto Queens Lane which provides direct access to Kings Way, M1 Freeway, Princes Highway and CityLink which will take you to Melbourne airport or anywhere else in greater Melbourne with absolute ease.

This location was carefully selected because it provides residents with the best that inner-city living has to offer, as well as an enviable, sought after lifestyle.



02



03

01 The Kettle Black
02 Alice McCall
03 Domain Flowers



The park itself is an essential part of life at Queens Domain. Be it a run around the lake or a picnic in the fields, Albert Park is a privileged extension of everyday living at Queens Domain and includes: Albert Park Golf Course, a golf driving range, sailing clubs, the Melbourne Sports and Aquatic Centre and everything from peaceful lakeside restaurants to globally renowned sporting events.

01 Albert Park Running Track
03 Royal Botanic Gardens
06 Royal Botanic Gardens



07 Albert Park Lake
08 Albert Park Golf Course
09 Royal Botanic Gardens
10 Albert Park Yacht Club



YOUR NEIGHBOURHOOD

Queens Domain is located in a rich vein of Cafés, bars and retail stores spanning the city, South Yarra, St Kilda and South Melbourne.

There's something new to be found around every corner, and always more to discover.





11 The Botanical
12 Aesop
13 Chez Dré
14 Stokehouse City
15 Prahran Market
16 Bistro Gilan
17 Prince Wine Store



Melbourne is brought to life by its food culture, and Queens Domain is surrounded by a range of fine food and dining options, as well as exceptional cafés and marketplaces.

Discover some of Melbourne's finest food experiences, from the cafés of South Melbourne to the fine dining in Southbank and South Yarra, all just a short stroll from home.

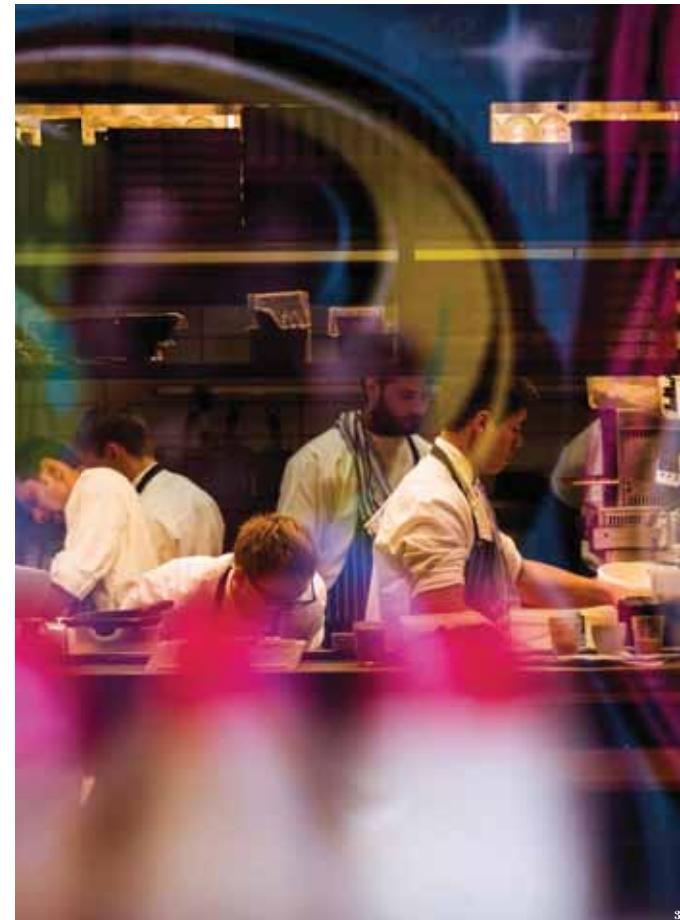
18 The Kettle Black
19 The Kettle Black
20 D.O.C.
21 Lucy Liu
22 South Melbourne Market
23 St Ali



YOUR CITY

Federation Square, at the heart of Melbourne's Arts Precinct is a showcase of exceptional attractions and cultural festivals on display throughout the year.





Queens Domain is perfectly situated to take advantage of the world-class art, culture, cuisine and education that Melbourne has to offer. After leaving your front door everything from the boutiques of Collins Street and Emporium to the University of Melbourne are all on a single tram line.

Residents of Queens Domain travel into the CBD past the National Gallery, Melbourne Arts Centre, Crown Casino and Federation Square, right up to RMIT and the University of Melbourne.

- 21 Crown Casino
- 25 The University of Melbourne
- 26 Yarra River & Arts Centre
- 27 St Kilda Road Tram
- 28 Emporium Melbourne
- 29 Collins Street Shopping Precinct



Queens Domain also provides choice in education and lifestyle with easy access to the University of Melbourne, RMIT University, Melbourne Grammar School, MacRobertson Girls High School, Melbourne High School and Wesley College.

- 30 MoVida
- 31 Melbourne High School
- 32 Mac.Robertson Girls High School
- 33 Melbourne Grammar School

YOUR GARDENS

Enjoy immediate access to stunning natural spaces set against the backdrop of Melbourne's iconic skyline.



THE LOCATION

A GRAND STAGE

One weekend in March each year, Albert Park is at the centre of the world's stage for the Formula 1 Australian Grand Prix.

The park transforms into an exclusive arena where the fans and the famous gather to experience this world renowned event.

Be it from the rooftop garden or the comfort of your own private balcony, residents of Queens Domain have commanding views over the raceway. It's an experience without comparison and a privilege to share with friends, whether you want to be a part of the action or watch from afar.



YOUR PRECINCT

THE LOCATION

CAFÉS, RESTAURANTS & BARS

- 01 The Point
- 02 The Botanical Bar
- 03 Lucy Liu
- 04 Chez Dré
- 05 Gas Eatery and Supplies
- 06 D.O.C
- 07 Albert Park Deli
- 08 Melbourne Wine Room

PARKS & GARDENS

- 09 Treasury Gardens
- 10 Birrarung Marr
- 11 Queen Victoria Gardens
- 12 Gasworks Arts Park

RECREATION

- 13 Albert Park Golf Course
- 14 Albert Park Driving Range
- 15 Albert Park Running Track
- 16 MSAC
- 17 The Tan Running Track
- 18 Fawkner Park Tennis Centre
- 19 Federation Square
- 20 St Kilda Foreshore
- 21 Albert Park Beach

ENTERTAINMENT

- 22 Crown Casino
- 23 National Gallery of Victoria
- 24 Arts Centre Melbourne
- 25 Sidney Myer Music Bowl
- 26 Melbourne Recital Centre
- 27 Malthouse Theatre
- 28 ACCA
- 29 Jam Factory Cinema
- 30 Royal Melbourne Yacht Squadron

SHOPPING PRECINCTS

- 31 Collins Street
- 32 Chapel Street
- 33 Bay Street
- 34 Clarendon Street
- 35 Greville Street
- 36 Toorak Road
- 37 Domain Road

SHOPPING STORES

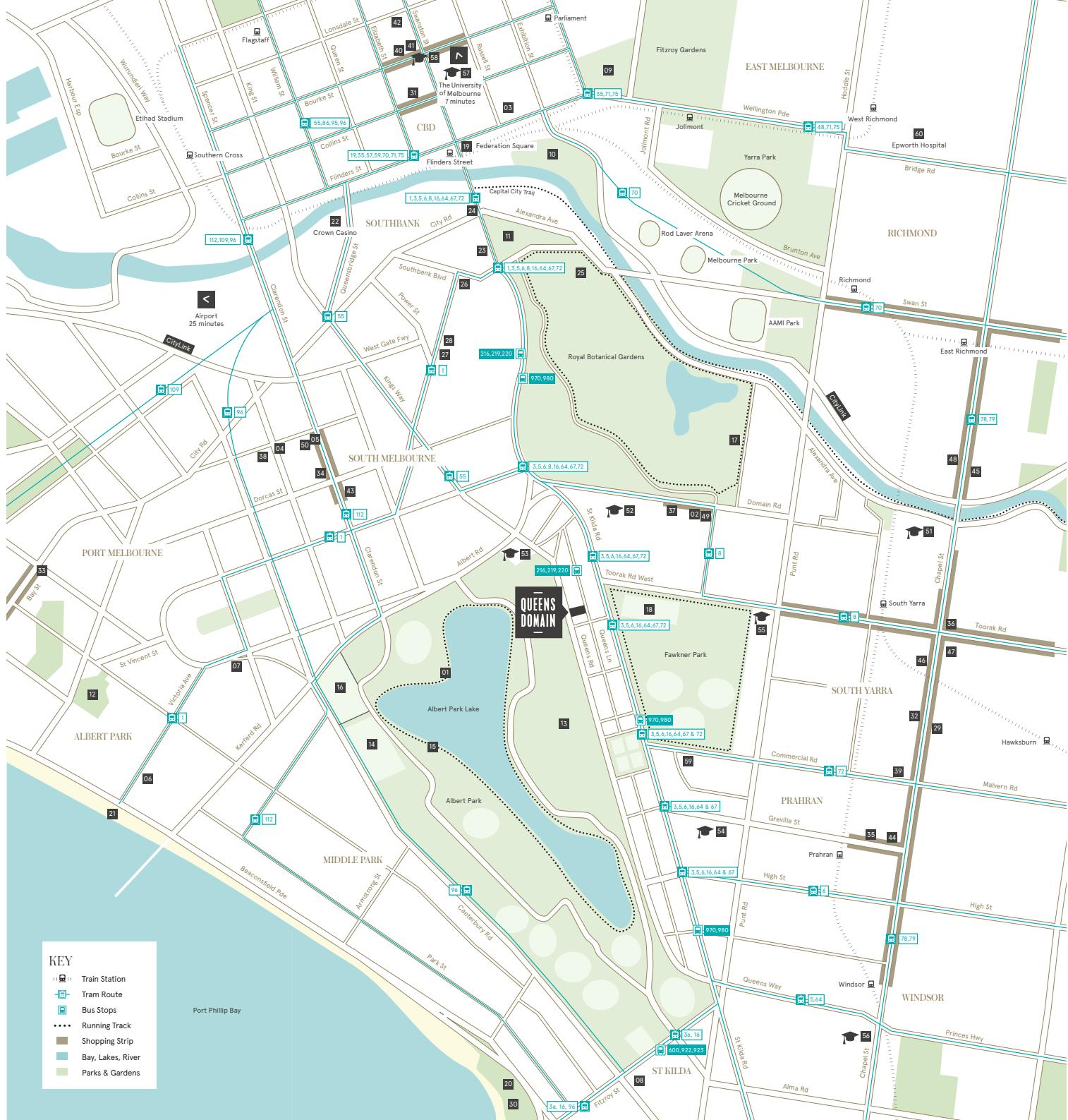
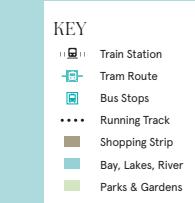
- 38 South Melbourne Market
- 39 Prahran Market
- 40 Myer
- 41 David Jones
- 42 Emporium
- 43 Prince Wine Store
- 44 Aesop
- 45 Space Furniture
- 46 Alice McCall
- 47 Scanlan & Theodore
- 48 Poliform
- 49 Domain Flowers
- 50 Coventry Bookstore

EDUCATION

- 51 Melbourne High School
- 52 Melbourne Grammar
- 53 MacRobertson Girls High School
- 54 Wesley College
- 55 Christ Church Grammar
- 56 St Michaels Grammar
- 57 The University of Melbourne
- 58 RMIT University

HOSPITALS

- 59 The Alfred Hospital
- 60 Epworth Hospital





THE BUILDING

‘The graceful form of Queens Domain will add to the precinct and contribute to Melbourne’s rich and diverse architectural story.’

Koos de Keijzer. Principal, DKO

DESIGNING QUEENS DOMAIN: AN INTERVIEW WITH THE CREATORS BEHIND THE VISION



Koos de Keijzer. Principal, DKO

Q: Tell us about your inspiration for the innovative design.

A: The site is located on Melbourne’s bustling Queens Road, lined by buildings from various eras and different styles. When viewed from Albert Park, one can see a narrative of Melbourne’s architectural history emerge. Amongst them are some proud contributions by Frederick Romberg a world renowned Modernist architect. The Stanhill and Newborn Flats are beautiful functionalist buildings with sweeping open balconies and fine glass detailing.

Queens Domain takes up the next thread in this story, re-interpreting existing elements, whilst showcasing the design and construction techniques of our time.

Q: How have you approached the outdoor spaces?

A: The generous setback from Queens Road allows for the creation of a front yard for residents to enjoy. The apartments feature deep balconies and the curved form of the tower provides shading, particularly on the west.

In terms of the shared space on the roof deck, we wanted people to feel like they’d found a private resort 20 storeys in the sky. The roof deck includes barbecue areas enclosed within a tall glazed balustrade. This provides breathtaking panoramic views while ensuring protection against wind.

Q: The views from the building are stunning, but what about the views of the building?

A: As a prominent part of the urban fabric of Queens Road, Queens Domain respects the established setbacks and contours of the skyline defining the area. The outline of the building has been softened by using exciting, next-generation materials with a range of textures and degrees of transparency, as well as curved balcony and façade elements.

Queens Domain is a building that balances sculpture and structure. It has a very contemporary design, yet it’s respectful of its surrounds and place in history.

Its elegant form will add to the Queens Road precinct and stand as an important part of our chapter in Melbourne’s rich architectural story.



Sonia Simpfendorfer. Creative Director, Nexus

Q: Where did you begin the design?

A: We wanted the residents of Queens Domain to feel delighted with their home, so with every internal element we asked ourselves – how would this make me feel?

We started with our knowledge of design and the latest trends. Then we tailored our design approach to suit the Australian lifestyle and environment. This means a strong connection to nature, embracing natural light, an active lifestyle and a focus on individuality and choice.

I think we’ve managed to balance high-tech functionality and a stylish aesthetic with the warmth and timeless appeal of natural timber and stone. This combination creates interiors that evoke a sense of timeless wellbeing and an enduring natural lifestyle.

Q: How do you want people to feel when they’re inside Queens Domain?

A: The interiors are designed to enhance the soft edges and curves of the external architecture. We wanted to harmonise life inside the building with the public domains and parklands it observes. We wanted to bring these feelings of space and nature into the interiors, while creating a sense of luxury that’s akin to a world class day spa in New York or Switzerland.

This is felt the moment you enter the lobby. The ground floor sets the sculptural form of the space. It has a curving, multi-layered ceiling that magnifies the interior architecture and sets the tone of the journey to follow.

Q: What guides the look and feel of the interiors?

A: We designed the interiors to feel spacious, natural and timeless. White and timber is the most classic pairing of interior finishes. The use of ambient lighting, imported Italian joinery and European stone floors creates a controlled but natural environment. And the use of high-technology, surfacing materials to form seamless benches for the Italian designer kitchens from *Snaidero*, creates a sleek and contemporary style inspired by the building’s external material while creating a sense of wholeness and connection for those who live here.

THE BUILDING

YOUR ADDRESS

Queens Domain is situated in one of Melbourne's most prestigious locations. During the gold rush when Melbourne's most influential people moved to the area, they brought the most significant architects of their age and this tradition has continued ever since.

Queens Domain embraces and builds on this legacy. The building's beautiful and contemporary design respects the iconic buildings around it, and represents an evolution in the Functionalist aesthetic favoured by architects such as Romberg and Boyd.

Koos de Keijzer and the team at DKO have adapted the designs of these masters, adding sweeping elegant curves and an intricate façade comprised of fine glass work and moulded solid surface material.

The quality of the building combined with the strength of the Queens Road address, means occupants can enjoy a sought after lifestyle and instant access to Melbourne's best parklands and precincts.





Artists' Impression

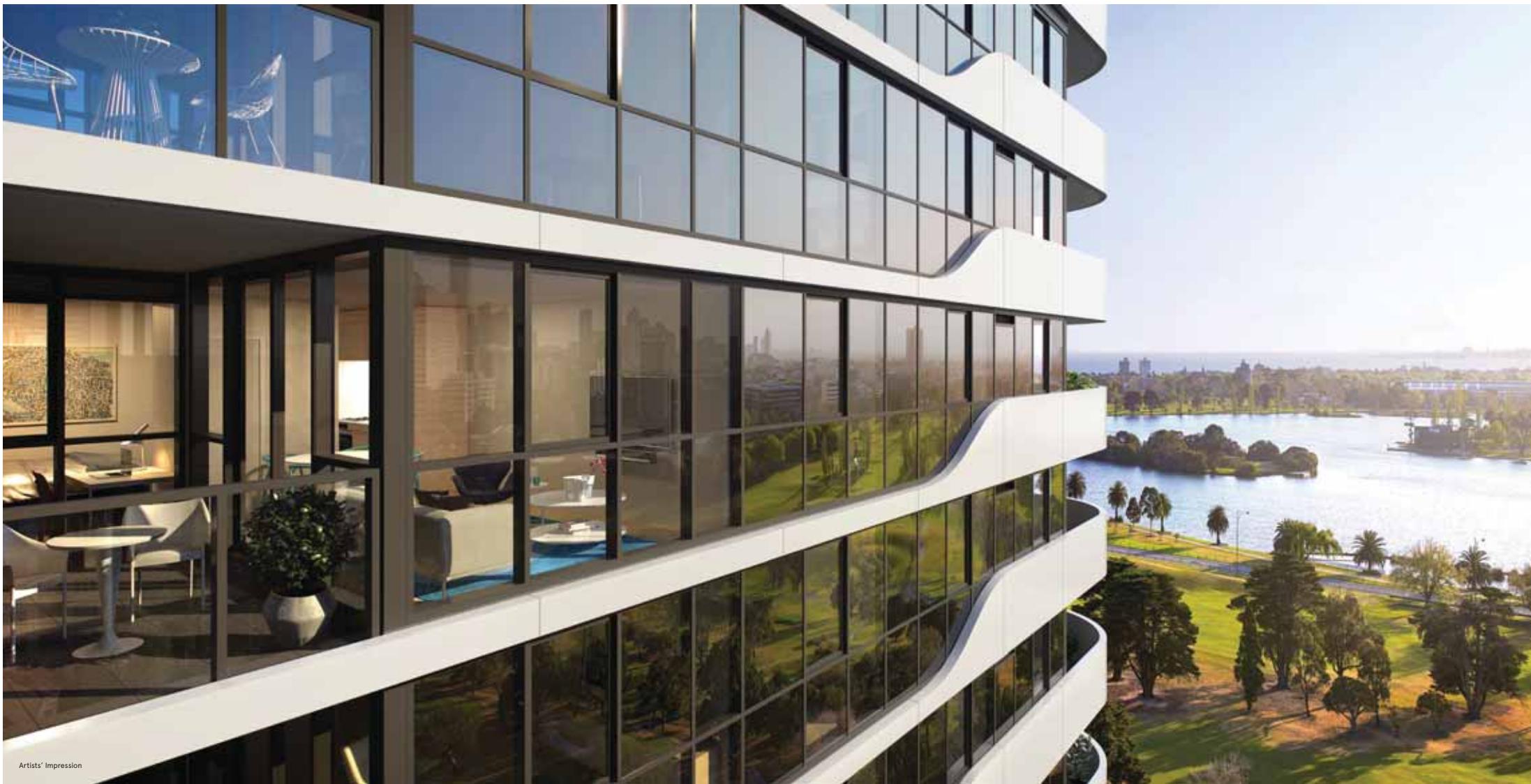
'The apartments and roof deck take full advantage of the location, framing views over Albert Park and the bay to the south and west.'

Koos de Keijzer. Principal, DKO

'Sculptural balconies that arch upwards accentuate the corners of the façade, creating an impression of skyward movement.'

Koos de Keijzer. Principal, DKO





Artists' Impression

THE BUILDING

YOUR HOME

Queens Domain is more than just a place to live, it's a place to feel. Created with an innovative focus on the user and a feeling of wellbeing, the building's interiors are infused by a carefully crafted environmental design to treat the human senses.

This approach was inspired by New York and Switzerland's most exclusive day spas. The building's organic curves have been engineered to let natural light in and keep the bustling city out, while the air conditioning system and soft backlighting creates a feeling of warmth that people will want to return to. Similarly, no effort has been spared to create ideal, modern spaces to live.

The apartments have elegant interiors and open-floor plans with natural, European stone flooring. The apartments showcase Italian designer kitchens from *Snaidero*, featuring well placed cupboards and workspaces. These, along with the generously sized surfaced countertops moulded in one piece, maximise space and functionality.

The floor-to-ceiling glazing breathes light and life into each apartment's open spaces, while the natural curves of the balconies accentuate expansive views of the city, parks and the bay.



'This isn't just a home,
it's a sanctuary.'

Sonia Simpfendorfer. Creative Director, Nexus



Artists' Impression

The apartments at Queens Domain are quiet and personal spaces. Abundant natural light and organic textures enrich a highly functional design which prioritises space, light and style.

Floor-to-ceiling double-glazed panels allow natural light to wash inside the building. This makes already well proportioned apartments feel even more spacious.



'Light filled rooms and open spaces are complemented by timber joinery and stone flooring throughout the kitchen, meals and living areas.'

Sonia Simpfendorfer. Creative Director, Nexus

The imported Italian designed and manufactured Snaidero kitchens are both stylish and functional. They feature quality appliances and extras, such as the cleverly incorporated dishwasher and European gas cooktops and ovens.

Integrated work zones moulded from a durable, non-porous acrylic surface have a perfectly smooth finish. These bespoke features along with ample storage space are the product of a well thought-out design that maximises use for residents.

THE BATHROOMS

In keeping with the overall design, the bathroom layout is minimalist and stylish. Stone flooring extends into fully tiled bathrooms which feature one-piece moulded sinks and counters, finished with elegant brushed chrome fixtures.

Cleverly concealed plumbing and large silver mirrors create a sleek and modern look. The use of glass and mirrors enhance the feeling of space. Seamless vanities complement beautiful natural stone floor and tiling.

**THE BEDROOMS**

The Italian-made and imported *Pianca* wardrobes are generously sized and provide a sophisticated and elegant storage solution. These modular units can be customised to suit the lifestyle of users by selecting from an assortment of ingenious modular units.

Pianca are well-known for their quality workmanship and sophisticated, yet simple designs. Purchasers can choose from a wide variety of storage modules and accessories to create a custom storage solution unique to their needs.



INTEGRATED LUXURIES

It's the little things which go far beyond the status quo that set Queens Domain apart. The apartments' intelligent interiors respond to the user and include features that have never been seen in Melbourne apartments.

It's a building that takes technology, engineering and design to the next level. Using the best techniques of our age in concert, Queens Domain sets new benchmarks in residential living, while

never losing sight of the users' wellbeing or its place in Melbourne's rich architectural history.

It's the organic design that makes it a place of luxury and relaxation. It's the myriad of detailed features that can be tailored to suit individual tastes and lifestyles. Queens Domain a place that feels like home.



'The apartments are designed to respond to the user, creating a home that anticipates and enhances daily life.'

Sonia Simpfendorfer, Creative Director, Nexus

SLIDING DOORS

Floor-to-ceiling double-glazing quietens the outside world, while breathing light and life into each apartment.

ISLAND BENCH

The kitchen island bench is produced with a beautiful finish providing the warmth and luxury of timber combined with the durability of modern laminates. The result is a seamless moulded one-piece kitchen statement.

KITCHEN

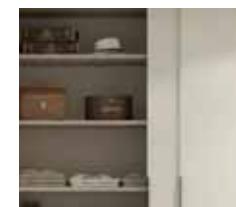
The imported kitchens from Italian designers at Snaidero include softened backlighting along with inset benches and the highest quality European appliances moulded in one piece for a flawless finish.

DINING AREA

The layout includes flexible areas for more space or intimate dining.

FLOORING

Exquisitely cut, natural European stone flooring provides a classic and timeless look throughout the apartment.

**WARDROBES**

The Pianca wardrobes are made of customised, seamless timber joinery and can be tailored to suit the unique needs of residents.

YOUR SPACES

THE BUILDING

Generous spaces and well considered layouts are integral to the design of Queens Domain. This design philosophy extends from the open and spacious apartments to the communal areas of the building.

The lobby – which also features concierge services – is adorned by colonnades inspired by the boardwalks of Copacabana, and speaks simultaneously of elegance and impressive grandeur.

The building also features a large heated indoor pool, an indoor/outdoor gym equipped with a wide array of exercise equipment, a garden space with two barbeques and the comfortable communal lounge with free wi-fi, pictured right.

The breathtaking rooftop garden boasts amazing views, spaces to picnic or just lounge in the sun, as well as barbecue facilities, to share an exclusive experience with family and friends.



'From the secluded rooftop garden, residents possess exclusive views of Melbourne, stretching from the city to the bay.'

Koos de Keijzer. Principal, DKO



Artists' Impression



YOUR VISTA

With striking views and a beautiful design, Queens Domain offers residents an enviable lifestyle in the heart of Melbourne. Surrounded by parklands, food and entertainment, Queens Domain is truly a place to prosper and a gift to share with friends.



QUEENS DOMAIN

THE TEAM

KANGOALA

Kangoala is a Melbourne based property development organisation with over 20 years of experience in local property investment and development. Part of the Oxdra property development group, Kangoala is committed to delivering high quality apartment buildings that embrace and enhance their local environments.

Kangoala engages leading Melbourne based architectural, design and construction companies that share their vision to create exceptional apartment buildings, both internally and externally.

This is evidenced in their latest development: Emporia, a 140 apartment, 8 level residence in Prahran. With stunning design values, Emporia was sold to local owner occupiers and has been warmly embraced by local residents for its architectural features and its integration into the fabric of the existing neighbourhood.

**DKO ARCHITECTURE**

DKO Architecture is one of Australia's leading innovative design practices specialising in Urban Design, Architecture and Interior Design.

Innovation, vision and pioneering new approaches and techniques are the key to each and every project. DKO Architecture's specialty is focusing on the relationship between people and their environment and consistently pushing the boundaries of urban design. A seamless continuation of the design service is provided throughout every facet of a project's evolution.

Established in 2000, with offices in Melbourne and Sydney and with staff in excess of 80, the practice has developed its reputation from extensive experience in the exploration of residential design. Undertaking projects throughout Australia, New Zealand and South East Asia, DKO Architecture is highly regarded and awarded in all areas of architecture.

**NEXUS DESIGNS**

Nexus Designs has been creating timeless, personal and distinctive interiors since their establishment in 1967. Interiors inspired by art, architecture and the natural landscape have made Nexus Designs synonymous with Australian style.

Their award winning studio creates beautiful, liveable spaces born from genuinely interesting contrasts and juxtapositions. Sophistication and simplicity, colour and texture, polished and rough, these are elements brought into play for their clients.

Working across Australia and overseas, their team of designers draws on diverse sources of inspiration including the Milan Furniture Fair and contemporary Australian art. Some of PDA's past projects include 10 Yarra Street, South Yarra and 606 St Kilda Road, Melbourne.

Nexus Designs' authenticity is valued and the knowledge that good design lasts and retains value for future generations is paramount.

**PDA**

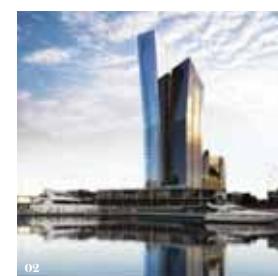
PDA Australia is a Development Management company with over 30 years of experience across all aspects of the property industry.

PDA takes projects on from pre-acquisition and manages all facets of the project from initial conceptualisation and financial modelling through to town planning, sales, construction & settlements.

PDA have time and again shown proven results developing both commercial and residential properties throughout Melbourne.

Some of PDA's past projects include 10 Yarra Street, South Yarra and 606 St Kilda Road, Melbourne.

PDA have recently completed the delivery of Emporia Apartments, Commercial Road, Prahran with Kangoala and are excited to be working with them once again.



01 Emporia Apartments
Kangoala

02 Marina Tower
DKO Architecture

03 Tribeca Loft
Nexus Interior Design

— YOUR
DOMAIN —



12 QUEENS ROAD
MELBOURNE

A PLACE
TO PROSPER



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queensdomainmelbourne.com.au