



SUMMUS

A FRESH PERSPECTIVE

Residences
& Apartments

2 Wests Rd Maribyrnong



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The Summus Team



Set against the city skyline,
an exclusive collection of
terraces and apartments
encircle private gardens to
offer a fresh perspective
on urban life.



Artist Impression







Refresh your lifestyle at an address defined by natural beauty and urban connection.

Live in Maribyrnong and you'll experience the convenience and choice that defines the World's Most Liveable City. From tranquil river landscapes to world-class shopping and entertainment, university life and an endless selection of restaurants and eateries, Summus is a promise of authentic Melbourne living, just 8km from the CBD.

Ideally located just 400metres from Highpoint, one of Australia's top 5 largest shopping centres, Summus residents have everything they need at their fingertips. Awarded Australia's Best Shopping Centre development for 2015, Highpoint continues to impress with a \$330million expansion that takes its offering to 520 retailers and over 7000 parking spaces. The precinct has everything from fresh market produce to global luxury brands, Chanel, Zara, Topshop and David Jones, to name just a few. There are dozens of homeware stores, tech shops, health and beauty salons, dining and cinema zones spread beneath a feature floating roof designed as a tribute to the Maribyrnong River.

Live at Summus and you won't have to wait for the weekends to enjoy Melbourne's iconic outdoor life. Reconnect with nature where open green spaces are at a premium. The river borders 75% of the neighborhood while 19km of riverside walk and cycle trails wind around local parks, sports grounds and golf courses. You can row your boat, chase a ball, picnic in the park or drink in the views from local riverside cafés and bars. Close to Flemington and Moonee Valley racecourses, the international sport of kings is right at your door.

Summus is ideally situated to provide its residents with easy access to Melbourne's key business and learning hubs. Locals enjoy an abundant choice of schools, from childcare to college, at a well-educated location. Victoria University, one of Australia's largest, has a campus right beside Summus and Melbourne's leading hospital and research precincts are also nearby. The address is also serviced by tram and bus networks while three major freeway arterials (City Link, Western Ring Road and West Gate Freeway) surround the address. Just outside your door, step onto the Wests Road tram and travel directly to Moonee Ponds, Maribyrnong College, major hospitals and Footscray Station. From here, it's straight into the CBD by rail, in less than 15 minutes.

Summus opens the door to the city as Melbourne's culturally diverse and geographically distinct characteristics attract growing numbers to its doors. Demand is at an all time high and infrastructure and business are booming. Close to the CBD's iconic laneways, internationally renowned bars, fashion houses, restaurants and art galleries, Summus is well-connected. Festivals, live theatre, global sports and music events all add to the buzz that imbues Australia's cultural capital.

Enhanced by active green spaces and city amenity, the address is completely connected to its wider surrounds by a network of transport links that bring the best of Melbourne close to home. At an unhurried riverside location, in touch with the pace of the city, Summus provides its residents with a fresh perspective on lifestyle and living.





01



02



03



04

- 01 Highpoint Fruit & Vegetable Market
- 02 David Jones Department Store
- 03 Woolworths
- 04 Maribyrnong River Activities
- 05 Guzman Y Gomez Mexican Taqueria
- 06 Crunch Health & Fitness



05



06



01



02



03



04



05



06



07

- 01 Rozzi's Italian Canteen
- 02 Pipemakers Park
- 03 Apple Store
- 04 Max Brenner Chocolate Bar
- 05 Hoyts IMAX
- 06 Ajisen Ramen
- 07 Highpoint Shopping Centre



01



02



04



03

- 01 Maribyrnong River Running/Bike Trail
- 02 Royal Melbourne Hospital
- 03 Flemington Racecourse
- 04 Royal Children's Hospital



01



02



03



04

- 01 CBD lookout from Pipemakers Park
- 02 Victoria University
- 03 Flinders Street Railway Station
- 04 Arts Centre Melbourne
- 05 Connectivity
- 06 Crown Casino Complex



05



06

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An established
neighbourhood with
great connection.

- Summus Site
- Parks & Green Spaces
- Shopping Strips & Centres
Recreational Facilities
- Tram lines
- Train Lines





EATERIES

- 1 Union Food & Wine
- 2 Little Byrd
- 3 Reverence Specialty Coffee & Tea
- 4 Mister Nice Guy
- 5 Darling Street Espresso
- 6 The Valley Cellar Door
- 7 Chiba Japanese Restaurant
- 8 Nabiha Café
- 9 The Boathouse Restaurant
- 10 8Bit
- 11 West 48



SHOPPING

- 1 Highpoint Shopping Centre
- 2 Homemaker Centre
- 3 Bunnings Warehouse
- 4 IGA
- 5 Union Rd Shopping Strip
- 6 Puckle Street Precinct
- 7 Mt Alexander Road Shopping Strip
- 8 Racecourse Road Shopping Strip



EDUCATION

- 1 Maribyrnong College
- 2 Footscray City College
- 3 Victoria University
- 4 Saint Margaret's Primary School
- 5 RCH MH Travancore Campus
- 6 Mount Alexander College



HEALTH

- 1 Wests Road Medical Centre
- 2 Footscray Hospital
- 3 Western Private Hospital
- 4 Royal Melbourne Hospital



LEISURE

- 1 AMF Bowling
- 2 M9 Laser Skirmish
- 3 Maribyrnong Aquatic Centre
- 4 Medway Golf Club
- 5 Maribyrnong Park Bowling Club
- 6 Essendon Rowing Club
- 7 Melbourne Showgrounds
- 8 Flemington Racecourse
- 9 Moonee Valley Racecourse





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Visionary architecture delivers a different perspective every day.

Presiding over Melbourne's inner north-west, an exclusive lifestyle collection of diverse residences are favoured by outstanding views and connectivity. Boasting one of Maribyrnong's tallest towers, Summus will offer privileged views across Melbourne's dynamic inner regions and to the city skyline.

Rich in variety and green spaces, Summus delivers a fresh perspective on new urban living. Comprising 3 residential elements set around private central gardens, the development integrates townhouses, an 8 level mid rise apartment complex and a 15 level, high rise apartment tower with penthouses, ground floor retail and secure basement parking with bicycle bays and storage.

Adeptly balancing built form and green landscapes, the development's varied heights and setbacks respond to the residential scale and diverse character of its environment. A modern interpretation

of the local period homes, the terraces integrate brick, stone and slender timber screens across the façade. The apartment complex and residential tower combine metal, concrete, glass and steel in response to the more contemporary residences in the area. The low rise apartment complex is a series of interconnecting geometries while the tower's curving upper levels and angled, cantilevered balconies maximise views and offer protection from Melbourne's seasonal weather.

Providing a central point of connection, the private internal gardens are on an elevated ground plane with abundant solar access for mature landscapes and canopied meeting areas. The adjacent communal dining conservatory extends your home entertaining options while green roof terraces offer both a private amenity and a leafy silhouette to the building.



Activating the building's engagement with the street, an architecturally distinct entrance sits within a public square leading to Summus. Design uses gentle contours and slender timber screening to welcome residents within. The artistically inspired walkway is a modern take on a traditional colonnade, sweeping into the central lobby and retail spaces that are conveniently located a few metres from the Wests Road tram connection.

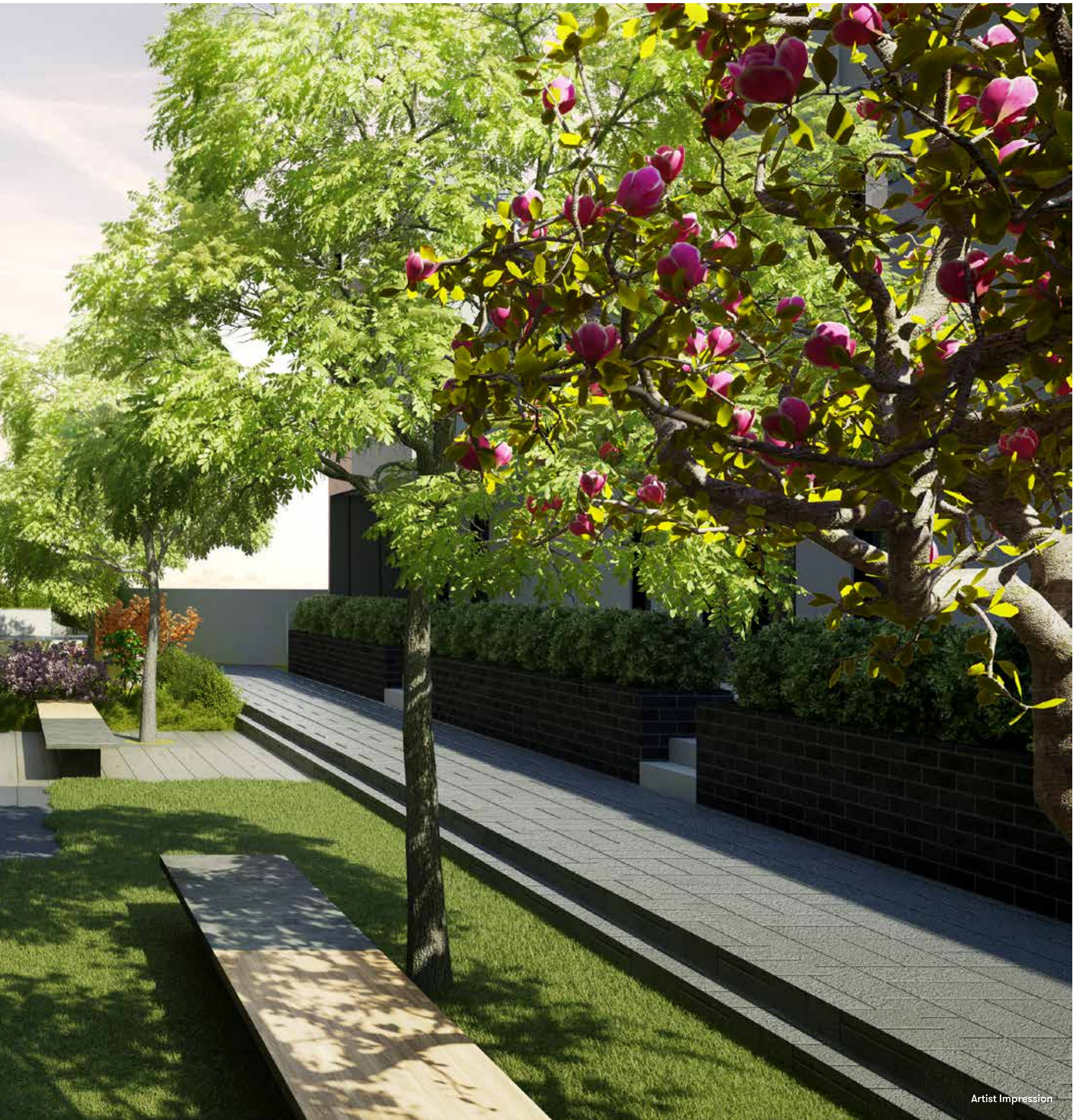




Artist Impression



At the heart of
Summus, social
spaces form a lush,
inner sanctum.



Artist Impression

An expansive green corridor of elevated, landscaped gardens bring sunlight and shaded canopies into the heart of Summus. Designed to provide a sanctuary for residents to share, the centralised area is a verdant retreat featuring a series of paved walkways and crafted timber seating all surrounded by mature trees and lush plantings.

Adding green views for the terraces and apartments, the open garden court is a private escape or place to meet friends, relax under a tree and get a peaceful outlook. The area is a central point of connection, designed to increase a sense of health and wellbeing and provide a naturally inspired amenity for Summus residents.



Communal Lounge & Dining Room

Overlooking the gardens, Summus' private lounge and dining room is rich in light and views. Full-length windows and a saw tooth ceiling with vertical skylights makes the space feel like a modern, garden conservatory. Serviced by kitchen and bathroom facilities, you can book it for dinner parties, long weekend lunches or a casual get-together with friends.



Artist Impression

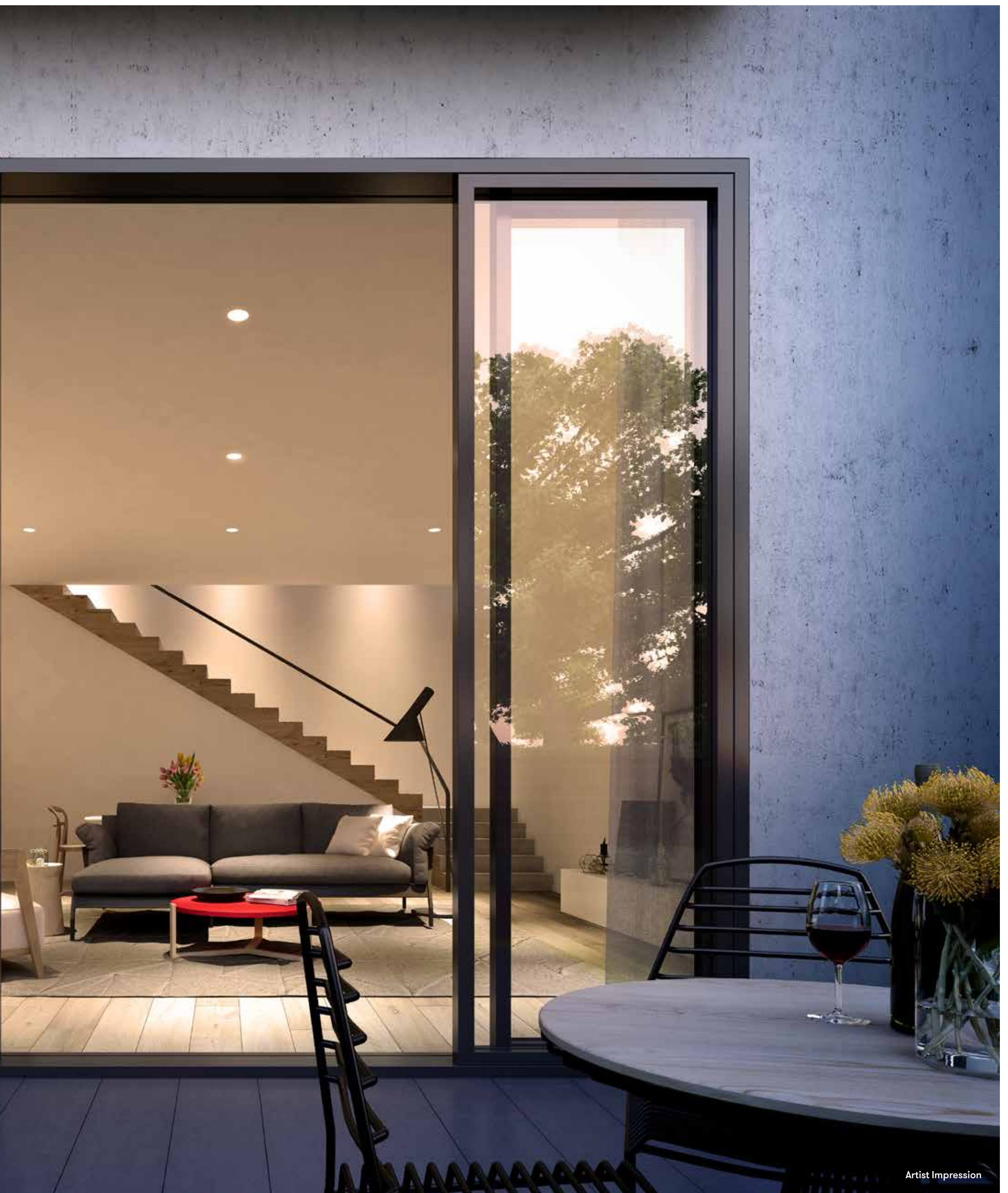
^ Light filled designs with impeccable detail.

Townhouses with landscaped individual street entries and terraces with private courtyards are a statement of urban luxury. Expansive windows let nature flow in from the private deck and across the interior, effusing each design with a calm, light filled perspective. The deck invites entertaining and lazing in the sun, while adding an outdoor dimension to each terrace.

The interiors are a statement of easy living with impeccable appointments and a liberating sense of space. A series of contemporary squared columns are used to subtly define an informal entry that opens to the expansive living zone. Wide timber floorboards and customised cabinetry feature within the relaxed, open floorplan. Timber textures, Caesarstone finishes and premium appliances complement a modern kitchen that opens to dining, lounge and study zones. The powderroom sits discreetly beneath the stairway.

Connecting to the upper level, the crafted stairway is a design feature combining timber steps and a slender iron banister. Upstairs, a peaceful 3 bedroom, 2 bathroom sanctuary includes a master bedroom with ensuite, generous landing and concealed laundry. Considered design ensures natural light entry to each gently finished space with smart, integrated storage heightening its functional appeal.





Artist Impression

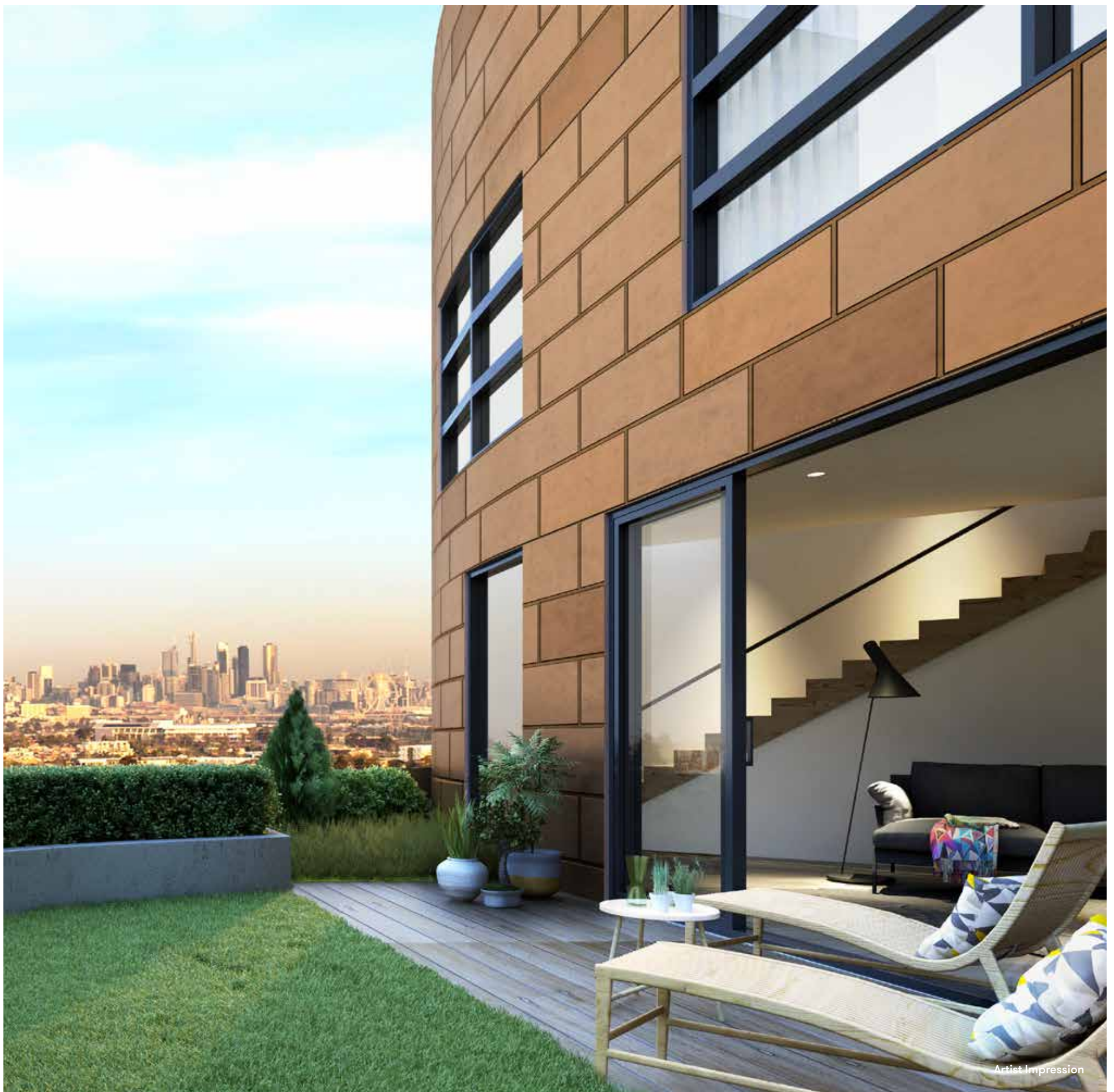


In the contemporary kitchen, utility is cleverly disguised to disappear behind seamless, full height joinery with contrasting wood grain and white satin finishes. Recessed lighting sits within the cabinetry to bring extra light to stone topped workspaces and

the subway-tiled splashback. Many designs include a kitchen island bench with undermount sink and gooseneck tapware. Premium Bosch and Fisher & Paykel appliances make light of cooking, washing and storing.

Unrivalled quality and elevated design benchmark the Summus apartments. Each 1 and 2 bedroom, 1 and 2 bathroom design uses bold, black surround windows to frame uninterrupted views while spacious floorplans offer a range of sizes and configurations, each with a private outdoor component and most

with study zones. A limited series of penthouses add a luxury statement of space and refined style. The 3 bedroom, 2 bathroom plus powder room and study residences are set across two levels and flow onto generous landscaped open balconies.



Artist Impression





Artist Impression



Enjoy light filled modernity every day. Generous wardrobes with sliding mirrored doors offer well-concealed storage solutions while every master bedroom connects to a luxurious ensuite. Retreat and relax in absolute comfort with plush wool blend carpets underfoot and breathtaking views spread out in front of you.



Bathrooms offer a refreshing space to start and end your daily routine. Oversized tiling wraps around a well-appointed zone, finished to perfection. The wall-mount vanity has a floating Caesarstone benchtop complemented by mirrored cabinetry and feature wood grain shelving. Timeless polished chrome fittings complete a space that is defined by practicality and unmistakable quality.



Stone and timber finishes combine with advanced storage systems and superior appointments to make Summus apartments a unique offering. The bespoke joinery and open shelving is used to personalise interiors while reducing clutter in a timeless environment of comfort and sophistication.

From the polished benchtops and tiling to warming timber textures, impeccable joinery and an overlay of top level appointments, nothing is compromised. Select finishes for joinery, splashback, carpets, floor tiles and feature walls are available in a choice of light Scandinavian inspired tones or dramatic deeper hues.



Dark Scheme

Artist Impression



Dark Scheme



Artist Impression



Investment Appeal

Awarded World's Most Liveable City for a record 5 consecutive years, Melbourne is an internationally renowned lifestyle destination. Summus is your opportunity to own a slice of investment gold as Maribyrnong's investor appeal goes from strength to strength. Median apartment prices have experienced solid annual capital growth and a gross rental yield of 4.8%. This high demand, low vacancy precinct has an upwardly mobile, high income demographic, 37% of whom are renters. By 2031, the population of Maribyrnong is forecast to nearly double. Summus sits in the heart of this emerging hotspot, next to Victoria University and Highpoint Shopping Centre, one of Australia's largest shopping and entertainment precincts. With a tram stop at its doorstep and bordered by the lush parklands of the Maribyrnong River, this is Melbourne's inner city at its best.



Quick Facts



Liveability

Surrounding Summus are the same attributes that have benchmarked Melbourne as the world's most liveable city, for the fifth year in a row. Clean and green with Australia's leading retail, education, health and leisure precincts just metres away, Summus' neighbourhood is lifestyle gold.

- ^ Melbourne is Australia's biggest growing city over the past 10 years
- ^ Victoria has only 3% of Australia's land mass yet an economy larger than Singapore



Walkability and Connectivity

Summus' address rates highly on the international Walkscore scale scoring 85/100 for a very walkable neighbourhood. Rich in lifestyle amenity, the development is also surrounded by efficient road, rail and tram networks providing direct connectivity to the CBD, international airport and major education, employment, retail and entertainment hubs.

19km of riverside and parkland walk & cycle trails

Precinct is bordered by Western Ring Road, West Gate Freeway and City Link

10 metres from your doorstep Yarra Tram Route 57, direct to CBD

Moonee Ponds and Footscray Station direct to CBD



Employment and Education

Maribyrnong is attracting urbanites who want to live close to where they work, play and learn. Melbourne is home to 10 world-class universities and a myriad of high achieving public and private schools. Close to Summus, several primary schools, secondary colleges and universities offer education choices close to home while it's a quick and easy commute to leading National Employment Clusters in Sunshine, Parkville and the CBD.

Education Centres

Victoria University Student Village	600m	8 min
University of Melbourne	8.8km	20min
RMIT	9.6km	23min
Victoria University Footscray Park Campus	3.3km	7min

Employment Hubs

Highpoint Shopping Centre	400m	7 min
Sunshine National Employment Cluster	6.7km	9min
Parkville National Employment Cluster	7.8km	15min
CBD	8km	25 min



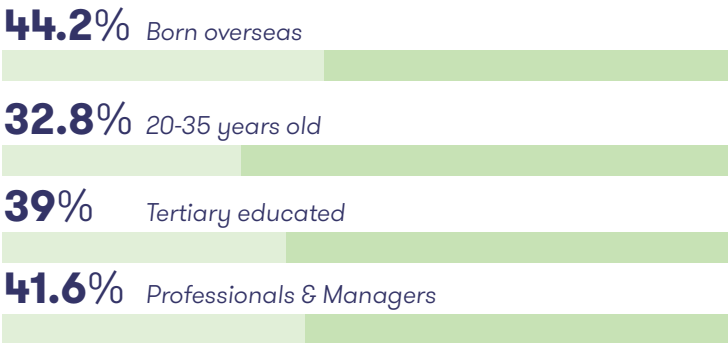
Population Growth

Rising population figures result in greater demand for rental properties. Maribyrnong's population has had a remarkable 113% growth since 2000 and is set to nearly double again by 2031 as it continues its transformation from an industrial centre to a residential hub. It's attractive rental market comprises a relatively young and culturally diverse population who are predominantly, well above-average income earners.

Anticipated Growth

10,000 ↑
Maribyrnong 2015

30,000 ↑
Maribyrnong 2031



Rental Market

Maribyrnong enjoys a strong rental market. Gentrification of the area sees new residents ready to pay premium rent for good stock. A combination of high demand, strong growth rates and surprisingly affordable property makes this an emerging hotspot that won't wait long.



↑ 4.8%
Median annual growth rate for apartments

4%
Vacancy rate

Median apartment price in Maribyrnong
↑ \$443k 2014 \$300k 2006

Median rental yield for 1 bed units

12 months

4.8% Maribyrnong

4.5% Flemington

3.9% West Melbourne

4.6% Docklands

Median rental yield in Maribyrnong

↑ 4.8% 2014 3.4% 2010



Infrastructure

Attracting both government and private investment, Maribyrnong is on the move. Maribyrnong's high performing property market is being fuelled by Melbourne's insatiable demand for the inner city lifestyle. As young professionals are attracted to locations rich in amenity, accessibility and liveability, Maribyrnong will continue to deliver.

\$300m
Highpoint Shopping Centre redevelopment makes it one of the leading retail centres in Australia

\$700m
Maribyrnong Defence Site redevelopment

\$1.3b
Widening City Link

\$4.4b
Revamp line between Melbourne and the west includes Footscray Railway Station

\$10b
Airport Link

3,400
New residents for Edgewater Estate residential & commercial district



The Summus Team

Orion International

Orion distinguishes itself from other developers by delivering on location, design and quality. A global enterprise bringing diverse developments to strategic locations across the world's most exciting cities, Orion is a fully integrated property development, investment and management group. Universal vision, powerful resources and a broad range of capabilities define a widely respected enterprise focussed on carefully selecting unique development opportunities that realise the potential of the site and location they occupy.

Design and quality are highly valued and integral to each project to ensure each development achieves value for investors, residents and the surrounding community.

"Everything you love about city life is right here, while the riverside aspect introduces a perfect work play balance. We believe you should not have to sacrifice affordability to achieve quality, style and sustainable living. We will enhance the location, meeting the high demands of today's buyer. We want to be an active part of the area's future, commencing an exciting new chapter for Maribyrnong and the inner north west."



Doig Architects

A leading architecture and interior design studio, Doig Architecture is recognised for excellence and innovation in design that enhances built environments and urban lifestyles. The company’s well-established portfolio of masterplanned precincts, residential, commercial and retail projects have been transformative for inner city living. A holistic approach to planning, architecture, interior design and landscaping underscores their reputation for creative responses to the geographical and locational attributes of each project.

“Summus speaks of aspirational quality with refined design that is also purposeful. The scale of the site allowed us to create a truly unique living environment, bringing together diverse built forms around generously sized gardens that form a private social space for residents. Each built element is distinct yet integrated within the whole. Timeless and timely design responds to the residential character of the surrounding streets yet is also a unique modern presence that will raise the community’s expectations of urban living. We will set new benchmarks for living standards in Maribyrnong that will last well into the future.”



Gallagher Jeffs Project Management

Gallagher Jeffs is a proudly independent property advisory and project management practice with a highly awarded portfolio that includes iconic landmarks such as Eureka Tower, MONA and Queens Place to name a few. Their unmatched expertise encompasses evaluation, planning, procurement and timely delivery of multimillion dollar, nation-wide projects on behalf of leading local and international companies. Gallagher Jeffs are a natural extension of Orion International, collaborating with and supporting the development team throughout each project’s life cycle to deliver high value results, on time and on budget.

“Summus brings together a richly diverse collection of residences that will set a new standard for urban living in the area. Together with Orion International, we will bring the project to life in a holistic manner that will ensure every detail gets the attention it deserves. The quality and level of innovation in a development like this gives us the opportunity to add value through meticulous processes that will offer exceptional outcomes for our client and buyers alike.”

Gallagher Jeffs

SUMMUS

A FRESH PERSPECTIVE

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