

Life with dimension.



**W**EST  
OF  
**B**OUNDARY  
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## Life with dimension.

Warehouse-style apartments of unique substance. A thriving urban lifestyle precinct. Designed for the many, home to the eclectic.

WOBO (West of Boundary) is the first introduction to The Tapestry Project—a defining development weaving together cultures, communities and generations. The result is a new creative precinct for Melbourne, curated by a leading council of thinkers, makers and shapers for truly vibrant living.

The Tapestry Project celebrates diversity in its place—combining the likes of a skatepark, theatre, hotel, and remarkable rooftop dining. It also champions diversity in its people—home to an intergenerational, multicultural community from all walks of life.

This is a place drawn from the colours, textures, flavours and fabrics of an utterly modern community.

*This is life with dimension.*



**Rich industrial heritage.  
Progressive contemporary design.  
A bold creative statement  
—inside and out.**

Designed by leading architects Fender Katsalidis, WOBO combines New York style warehouse living with the unmistakably warm feeling of home.

Drawing inspiration from the industrial fabric of the area, a striking articulated brick podium creatively re-uses materials from the former factory site. The soaring upper floors are a contrast of steel and glass, with bold accents of living green and unrivalled city aspects.

The raw materiality continues inside, with recycled brickwork greeting residents in the lobby and exposed concrete ceilings set high inside the apartments. Above it all, a truly unique rooftop terrace—complete with outdoor dining, firepit and views to the city, Royal Park and Docklands.

A celebration of contrasts, spaces of rare character.







Laneway Exterior  
Artist impression only

**A mix of spaces  
and styles.  
Contrasting  
flavours, sights  
and sounds.**



# The Tapestry Project is for those seeking a uniquely creative lifestyle.



The Tapestry Project lifestyle will bring together residents, workers, shoppers and visitors in a transformative mixed-use creative precinct.

Where artisanal bakers and fresh food makers will meet rooftop dining. Where curated retail will feed the culture curious, and commercial offices will be home to creative dreamers and doers.

A striking theatre will feature live performance and colourful cultural events. A public skate park and submerged retail store will double as a unique venue for wellbeing activations and community festivals. The boutique hotel will be a new destination for both eager visitors and creative industry events. All amongst landscaped urban green and public parks to recharge body and mind.

This is where no two days are the same.



A multi-faceted precinct.  
An ever-evolving experience.  
A place of many dimensions.

**Stage 1, 1st Release, WOBO**

99 warehouse-style apartments in a thriving urban lifestyle precinct. Discover everything you need, including premium retail, cafes, restaurants and a bar, bakery, hairdressers and beauty salon, and a medical centre. Enjoy upper-level rooftop lounge and dining.

**Stage 1, 2nd Release**

61 apartments with access to impressive skyline views with the residents rooftop area. Dine and unwind at the cafe and restaurant.

**Stage 2**

Elevated retirement living with access to all the amenities including food hall with fresh food marketplace, bicycle repairs store, grab & go coffee, roof top exercise wellness area and swimming pool, and co-working and residents business lounge.

**Stage 3**

Live truly a creative life in one of 90 residences with access to the wine bar, rooftop restaurant, gymnasium, cinema, golf simulator, and yoga & pilates classes.

**Stage 4**

A mix of space and style with 84 apartments, 220 seat theatre and 85-room boutique hotel.

**Stage 5**

Five all floor apartments and parkside cafe, bringing Melbourne culture to your doorstep.



**Far enough from the hustle to  
enjoy a casual Sunday. Close  
enough for an 8-minute Monday  
commute to the city.**



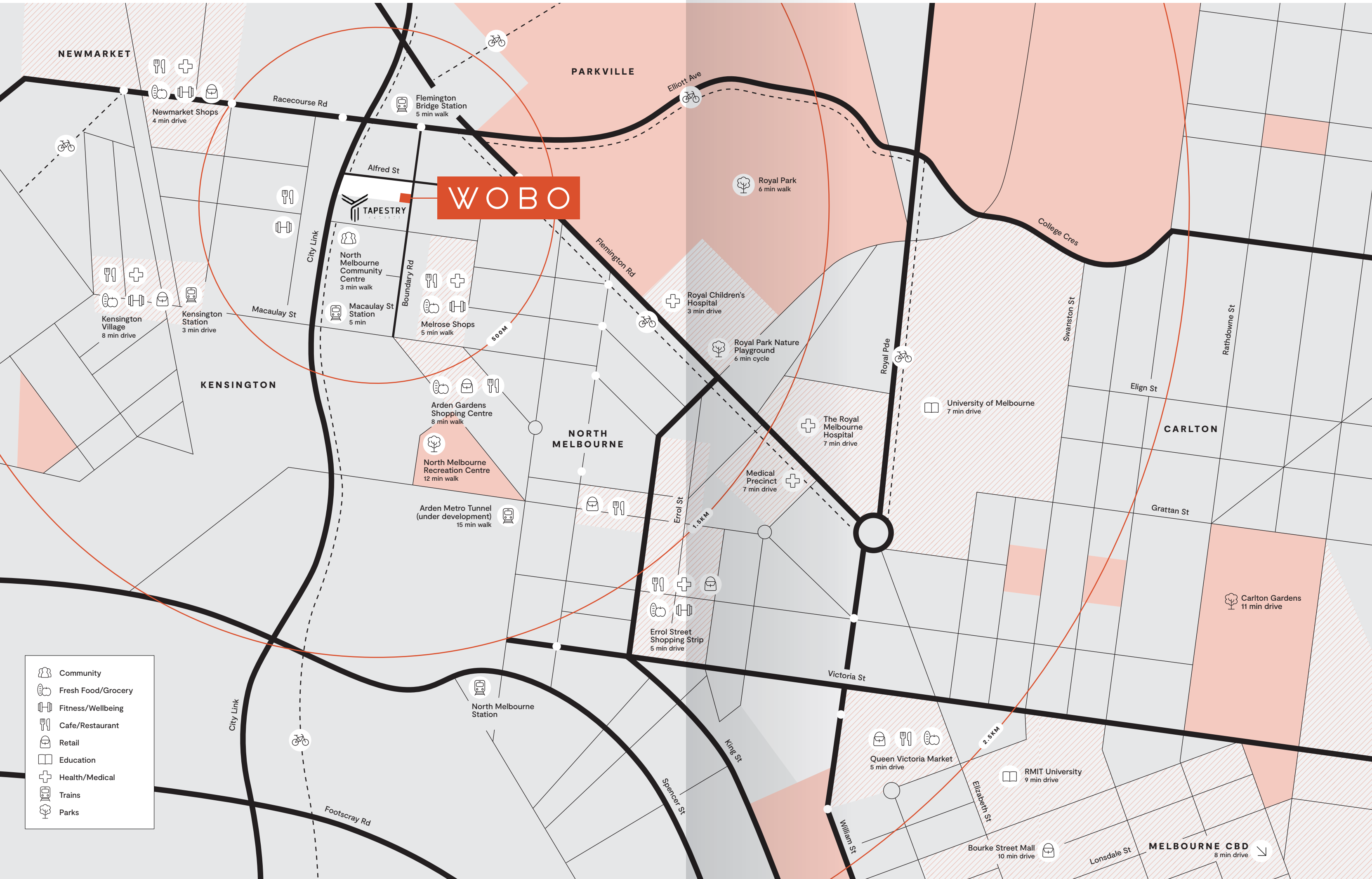
8 mins to Melbourne CBD  
15 mins to Melbourne Airport  
7 mins to University of Melbourne  
7 mins to Medical Precinct



15 mins to Melbourne CBD  
15 mins to University of Melbourne  
15 mins to Medical Precinct



15 mins to Melbourne CBD  
10 mins to University of Melbourne  
7 mins to Medical Precinct



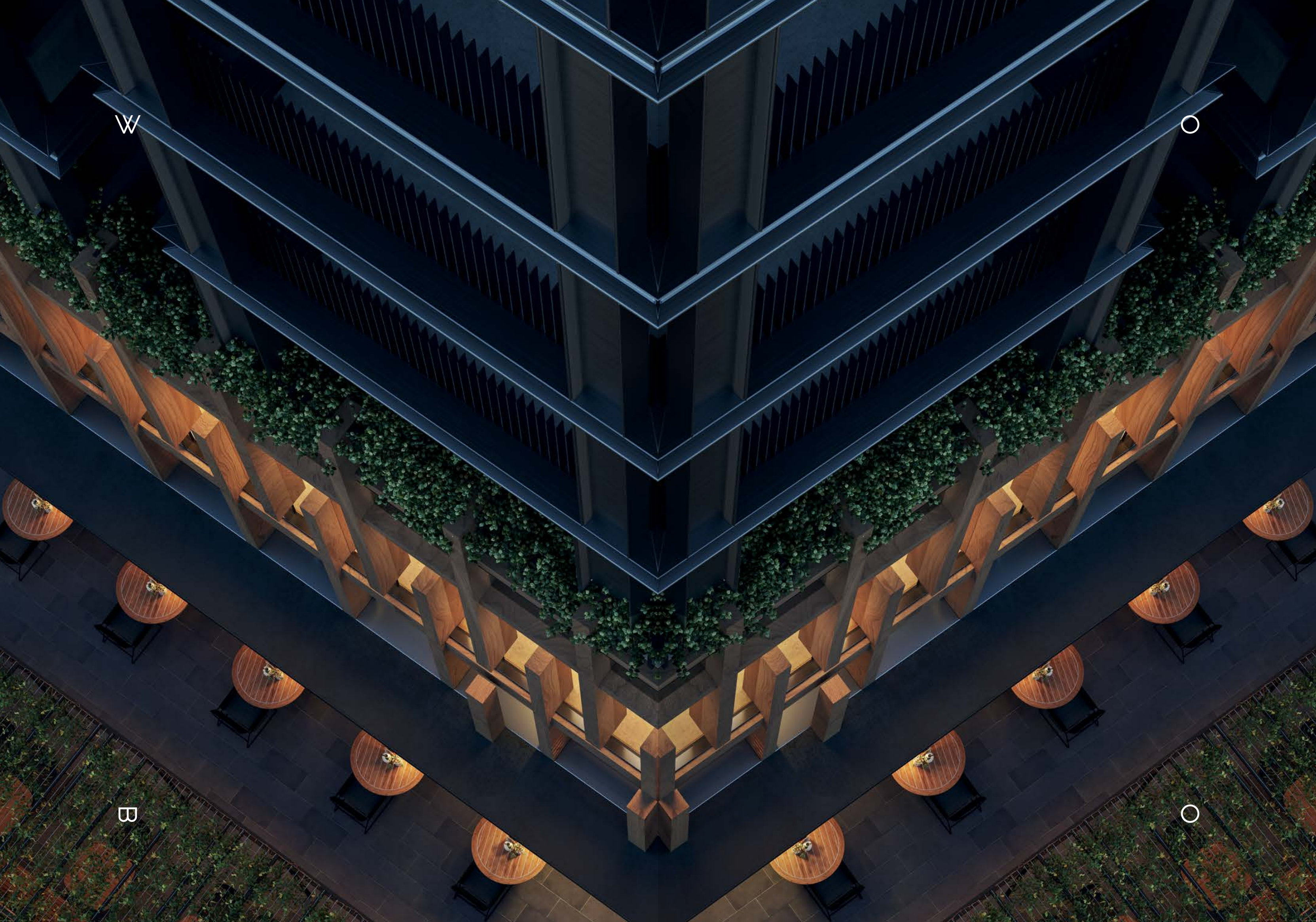
- Community
- Fresh Food/Grocery
- Fitness/Wellbeing
- Cafe/Restaurant
- Retail
- Education
- Health/Medical
- Trains
- Parks



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Laneway

For the food lovers, the culture curious, the creative explorers.



South Retail Link  
Artist impression only



Retail Arcade  
Artist impression only

WOBO invites daily journeys of revelation. Fresh coffee aromas, artisanal bakers, fresh food markets, curated retail and creative culture. From the external colonnade and central arcade running through the ground floor of the building, to the open-air laneway alongside—WOBO brings the very best of what makes Melbourne special to your doorstep. Morning bite rituals, weekend window shopping, a diverse range of dinner options—here you have everything you need, right at your fingertips.

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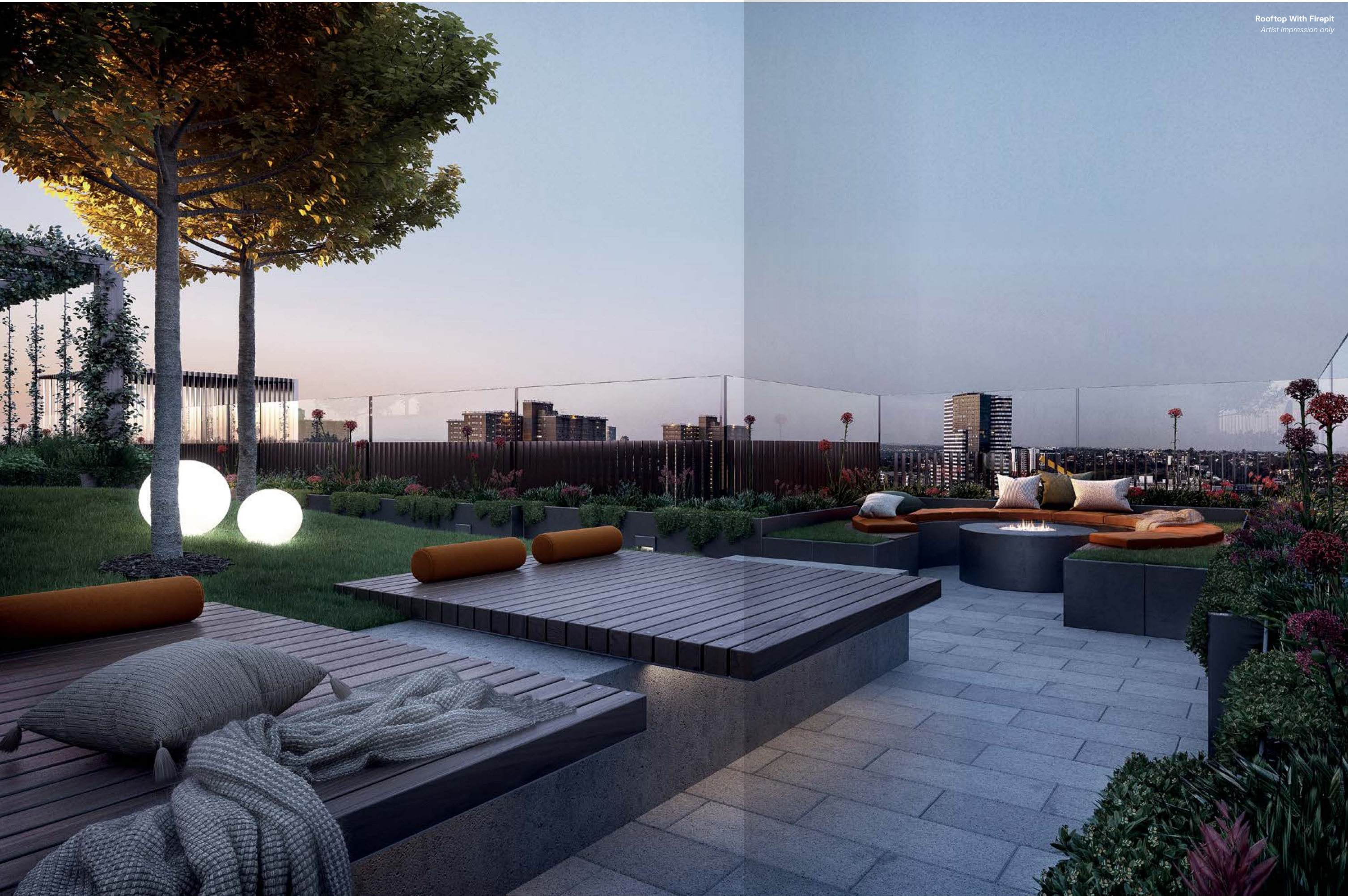
# A place to get up above it all.

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The upper-level roof terrace provides a unique space for residents to dine and unwind. Set high above North Melbourne, the landscaped entertaining area features views of the Melbourne skyline complete with fire pit, seating pods and living, breathing communal spaces that bring nature up into the sky.

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Rooftop With Firepit  
*Artist impression only*

# Private Member's Lounge



Artist impression only

The Private Members Lounge, set directly below the roof terrace on level 11, reimagines communal space. The theatre of a central fireplace, radiating modular lounges that bring people together in a welcoming setting. It's a finely considered space designed for conversation, connection and community.



Artist impression only



Artist impression only

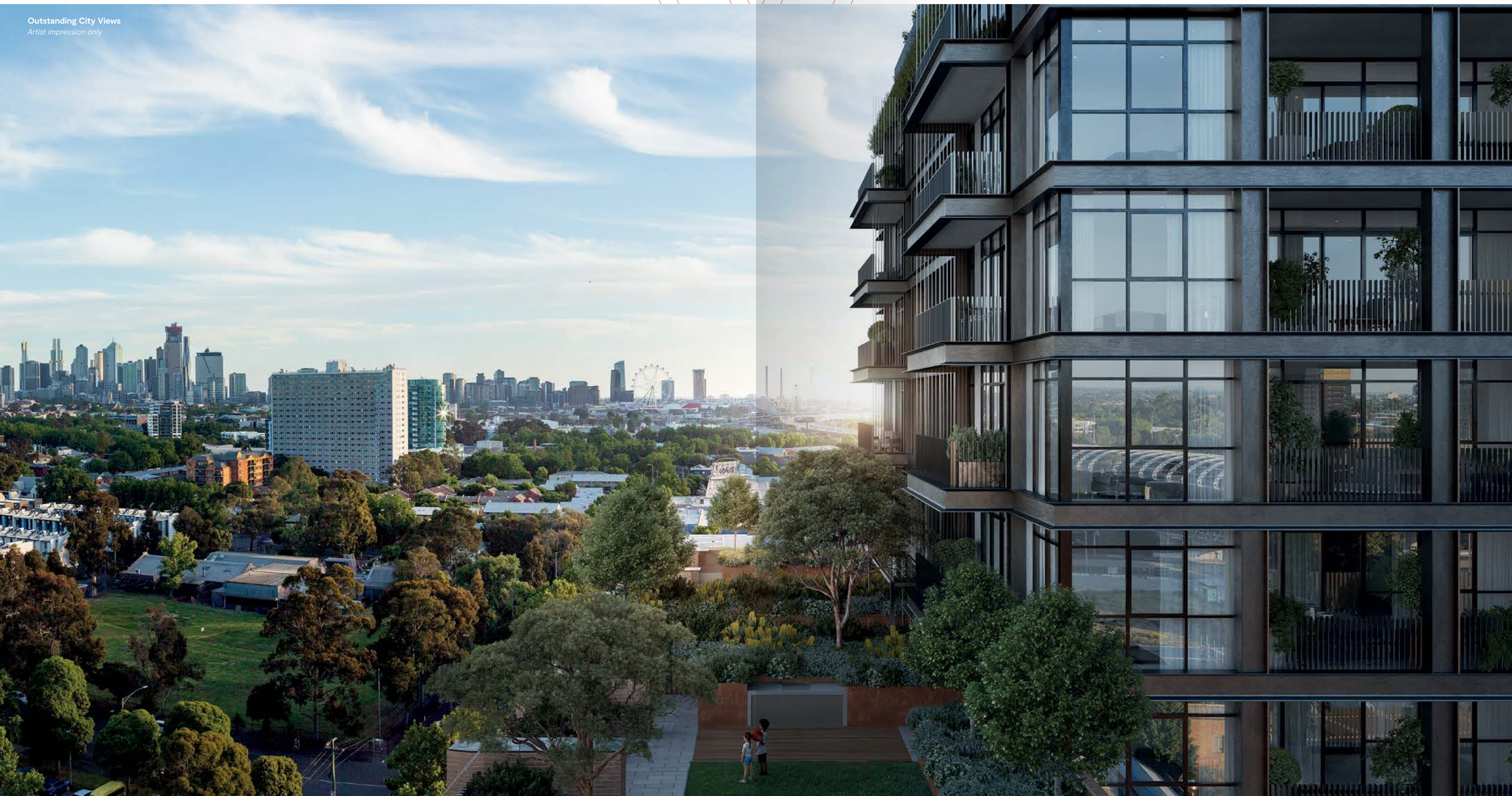


Residential Lobby  
Artist impression only



Raw, urban textures. The hum of a harmonious community at home. An active hub animated by adjacent cafes and city lifestyle. WOBO feels different from your first step inside the New York-inspired residents' lobby.

Outstanding City Views  
*Artist impression only*



**A crisp, contemporary aesthetic meets industrial detailing and materiality. Your new urban sanctuary.**



# Typical Apartments



Apartment  
Artist impression only



Raising the bar in North Melbourne, WOBO's 1, 2 and 3 bedroom apartments bring a new dimension to urban living. Distinctive living spaces framed by white oak timber floors under foot and exposed concrete ceilings above. Light, bright kitchens of refined joinery, premium SMEG appliances and natural stone benchtops. Dramatic bathrooms of future-retro style fluted glass and bronze finishes.

These are contemporary living spaces with an edge.



Ensuite  
Artist impression only



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Living Room  
*Artist impression only*

**Grand warehouse-inspired spaces.  
Rich materials and bespoke finishes.  
A life elevated in every way possible.**

# Penthouse



The Penthouses at WOBO push life to the next level. Large, open layouts with abundant natural light meet rich, charismatic textures. Finely crafted herringbone timber floors meet with high ceilings and custom lighting above. Enjoy large private balconies commanding some of the best skyline views north of the city.

Welcome to penthouses without parallel.

Life with dimension



# Breathing life into sustainable design

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As part of The Tapestry Project, WOBO has been conceived, designed and built with sustainability at its heart. The entire project is 100% renewable powered and features leading energy efficiency initiatives. Renewable power generation and future-focused energy management minimise the precinct's carbon footprint. Rainwater harvesting and high-efficiency fittings work towards a water neutral space. By partnering with Ross Harding, one of Australia's leading innovators in urban sustainability, WOBO represents a new generation of smarter, greener and more practical places to live.

- Rooftop solar PV power
- State of the art Organic Energy Plant
- Smart home technology (automated heating and cooling)
- Electric vehicle share cars
- Electric share bikes
- Waste-free retail and hospitality



Rooftop pool  
Artist impression only



# Design Team

Founded on the philosophy of innovation through collaboration, Fender Katsalidis has evolved from a Melbourne-centric architectural practice, to a highly awarded, multi-disciplinary international design firm whose work now influences built environment thinking across the globe.

Specialists in multi-residential, cultural, commercial, aged care and hotel typologies, we seek and deliver holistic solutions in architecture, masterplanning, urban design and interiors—solutions notable not only for their design quality, but also their civic contribution and economic mindfulness.

To ensure such outcomes remain our hallmark—and expose the practice to new and different ways of thinking—we frequently bring together local and international consultant teams to work side-by-side with our own.

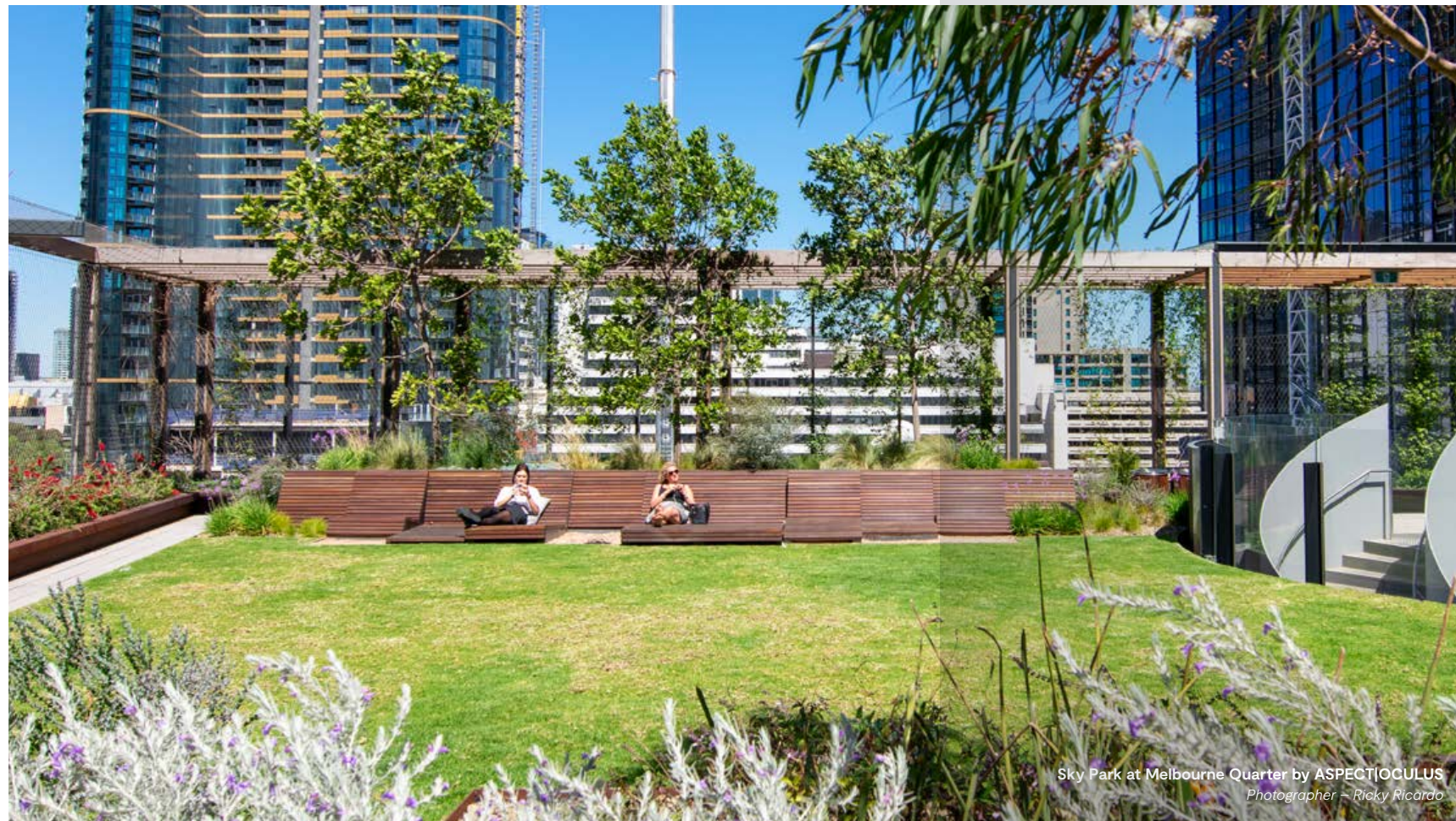
The quest for holistic solutions has also driven us to extend our expertise far beyond the expected. Fender Katsalidis was a pioneer, and remains a leader, in 3D virtual modelling and building information systems, while the Unitised Building system invented by practice co-founder, Nonda Katsalidis, continues to revolutionise construction timeframes and costs.

Perhaps best known for our definitive tall building and public realm design, we are equally proud of our lesser profile achievements: the documentation and quality assurance processes, for example, regarded as the gold standard throughout the construction industry.

As sophisticated as our technology may be, and as reliable as our processes have proven themselves, we know that ultimately it's experience that ensures the original design vision is realised. Our directors thus remain 'hands on' with every project from inception to completion.



Pharos at Mona  
Photography: MONA/Jesse Hunniford



Sky Park at Melbourne Quarter by ASPECT|OCULUS  
Photographer: Ricky Ricardo

OCULUS is a cross disciplinary design studio committed to connecting people with their environment and each other.

Our projects contribute to the public life of cities and towns, combining high levels of amenity with ecological sustainability. We work across all scales, from the design of parks, gardens, streets, mixed-used precincts and infrastructural landscapes, through to architectural structures and furniture.

Our multidisciplinary team has expertise in urban design, landscape architecture, architecture, industrial design and horticulture.

As urban designers and landscape architects concerned with public space, our work addresses the conditions which contribute to the on-going success of a place: socially, culturally, economically and environmentally. Our work is as much about the way people use and engage with each other, as it is about the planning of space and the space's environmental quality.

OCULUS has studios in Melbourne, Sydney, Canberra and Washington, D.C.

# Developer

Orb Property Partners is a leading property development group focusing on large scale, mixed use urban regeneration. Based in Melbourne, Orb is committed to creating vibrant new communities and providing innovative approaches to improve their development outcomes. Orb's core competencies are design, development, construction, project management, delivery and investment which works together to provide a sustainable competitive advantage as well as innovative integration solutions for clients.

# Orb Property



Life with dimension

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Visit the display suite:  
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