



FLAGSTAFF HILL
RESIDENCES



FACT SHEET

45-55 DUDLEY STREET WEST MELBOURNE

uag
UNITED ASIA GROUP

CELEBRATING 29 YEARS

The design of Flagstaff Hill comprises an elegant form of Podium, Tower and Crown, stretching to 25 Storeys above Melbourne City, taking in magnificent views capturing Flagstaff Gardens to the east, the city to the east and south, Docklands to the west and the beautiful suburban terrace neighbourhoods of North Melbourne and Parkville Gardens to the north.

PODIUM

The Podium architecture is a reflection of the robust origins of the precinct, expressed in contemporary materials of stone, metal and glass. The residential entry features a generous secure landscaped airlock leading into a welcoming foyer space designed with a dramatic curving stone wall leading residents to the elevators. The tranquil sound of water gently splashing down the inclined stone waterwall gives the residential lobby a luxurious, welcoming arrival experience. Lounge zones are carved into the stone lobby walls, creating a hierarchy of spaces within the lobby for residents and guests to wait and relax.

TOWER

Above the Podium, the Tower glazed façade has a silver-grey tint, catching reflections of the cityscape, the magnificent London Plane trees in Dudley Street and the dramatic architecture of Melbourne's significant skyline.

Materials on the Tower facade include the double-insulated tinted glazed wall system, raw square-set concrete, cementitious architectural panels and solid aluminium section balustrade detailing.

Inset balconies punctuate the tower facade, creating a depth and rhythm across the soaring tower, contrasting with smooth silver-grey glass. Balconies and terraces will be lined with large format heavy-duty grey porcelain tiles on a poly-pad type system to provide a perfectly flat entertainment space, with drainage discreetly hidden below the flat tiled surface. Double-glazed insulates aluminium powdercoated sliding door systems provide access to balconies and terraces.

SKYGARDEN - LEVEL 21

The top of the Tower element is capped with a "Skygarden" to the northern half of the floorplate. This elevated position above Melbourne enjoys an unobstructed sunny aspect to the north. Magnificent views extend 270 degrees from the Skygarden.

This rooftop oasis provides a tranquil retreat for the residents with an extensive outdoor garden terrace wrapping around three sides and resident lounges clustered around the terrace. A fully-equipped gymnasium is located within a glazed volume looking out across the Skygarden to the Melbourne skyline.

SKYRISE

The Crown of the project is a dynamic, tapering form of three floorplates "floating" above the Tower element and capping the building. This portion of the facade feature horizontal shade elements in perforated metal, double-insulated glazed wall systems and inset terraces. The topmost element of the entire project is an elevated structure with a shape echoing the "Skyrise" floorplates below, with Solar Photovoltaic Panels mounted in arrays, providing shade to the top of the building, as well as generating electricity used for powering the public area lighting systems at Flagstaff Hill.

RESIDENT SAFETY

We note that there is NO combustible aluminium composite panels used in this project. All terraces will have fire sprinkler protection. The entire project will be fire sprinklered and protected with robust fire engineering, ensuring optimum safety for residents of Flagstaff Hill.





The Podium architecture is a reflection of the robust origins of the precinct, expressed in stack-bonded masonry, contrasted with more contemporary materials of stone, metal and glass.



FACT SHEET

FLAGSTAFF HILL

1.0 QUALIFICATION

To avoid any misrepresentation or misunderstanding, sales consultants are to restrict any comments regarding Flagstaff Hill to the contents of this fact sheet only. This document is not to be distributed to existing or prospective purchasers.

2.0 PROJECT DESCRIPTION

Occupying a premium address on the vibrant north western edge of the city, Flagstaff Hill puts you in the perfect location to enjoy an excellent work/life balance. This signature development by UAG offers homes that are characterised by their connectivity and convenience.

Adjacent to Flagstaff Gardens on the edge of Melbourne's sparkling CBD, Flagstaff Hill is within easy reach of gardens, markets, restaurants, universities, private schools, public transport and major road networks ensuring a level of accessibility that is unparalleled.

Living at Flagstaff Hill ensures you can enjoy a wonderful lifestyle in one of the world's most liveable cities. It's about choice, suiting your style, making a mark. From designer shopping secrets to hidden laneway bars, from international sporting events to feasts of culture, you'll have time to experience it all at Flagstaff Hill.

DEVELOPMENT SUMMARY:

25 STOREYS & 2 BASEMENT LEVELS:

103	1 Bedroom apartments
62	2 Bedroom apartments
2	3 Bedroom apartments
2	4 Bedroom apartments
169	Total Apartments
45	Residential car spaces
175	Bicycle spaces

3.0 LOCATION DESCRIPTION

LOCATION

Flagstaff Hill Residences is located in Dudley St terminated by the Queen Victoria Market to the East and finishing at the Docklands precinct to the West; Both within easy walking distance from Flagstaff Hill Residences.

The proximity of Flagstaff Hill to the CBD, gardens, Docklands and the vibrant neighborhoods of North & West Melbourne makes Flagstaff Hill a prime location for residents desiring the cosmopolitan opportunities of the most livable city in Australia.

SITE DESCRIPTION

Site area is 1304sqm with a frontage of approximately 29.0m to Dudley Street with a North/North Westerley aspect of the Dudley Street frontage and residential entry. A laneway will service the substation to the Southern aspect of the property at Ground level. The site has a 1.0 slope from East to West and a slight slope from the Southeast corner to the Northwest site corner.

The subject site has an existing 38 storey neighbouring building to the west with setbacks between the towers above podium level of approximately 12.0m. An existing single storey warehouse structure abuts the Eastern boundary. A sixteen storey residential building is to be constructed on the adjacent land to the South at 50 Batman Street; building setback to the South above podium level is approximately 11.0m.

PROPOSAL DESCRIPTION

A common carpark entry will be provided for both Podium & Tower apartments, with the entry porte-cochere located in the Northwest corner of the site, accessible off Dudley Street, with a ramp to basement B1, B2, comprising around 45 vehicles, building services and 175 bicycle spaces at Ground level in the South-east portion of the plan.

The Podium component of the project has a frontage onto Dudley Street and forms a "T" plan extending south, with eastern and western setbacks of approximately 6.0m each. The Podium extends from Ground level up to Level 5. The residents' lounge, outdoor terrace and sauna facilities are located on Level 6.

Above the Podium, the Tower form rises from Level 6 as typical floors with similar floorplans up to Level 20.

The Tower residents will have access to a Level 21 "Skydeck" outdoor terrace and a glazed gymnasium facing North, and East and West.

The Penthouse & Sub-Penthouses are located between Level 21 and Level 24, with private rooftop gardens to selected apartments.

The top of the tower will be "Crowned"(and shaded) with an extensive array of solar photovoltaic panels used to power common area energy requirements.

The Tower apartments provide stunning views to the North of Melbourne. The pending structure plan in the precinct will require future proposals to be limited to fourteen storeys maximum. The majority of Tower apartments will have extensive views to the northern, eastern and southern aspects. Potential future development to the East will be capped at approximately 14 storeys, whilst the building to the South of this property is planned to be built at approximately 16 levels.

4.0 CONFIGURATION, SIZE & PRICE RANGE

To be provided by agents upon approval of final plans and pricing.

5.0 DEVELOPER PROFILE

UAG is passionate about design and has made a significant contribution to Melbourne's built environment since 1993.

Founded by Nicole Chow, UAG continues to offer unique and exciting residential apartment projects in Melbourne's most exclusive locations, including the following developments:

- **881 High St, Armadale**
- **North Flemington Road, North Melbourne**
- **Emblem Apartments, Hawthorn**
- **The Millswyn, South Yarra**
- **The Warleigh, Brighton**
- **Warleigh Suites, Brighton**
- **The Holyrood, Hampton**
- **5 Bears, Mordialloc**
- **42 Beach Rd, Brighton Beach**

Nicole personally selects the consultant team for each project and maintains a strong relationship with her design, construction and delivery teams to ensure the exacting standards of UAG are met on every one of her finely crafted developments. UAG has a 29-year pedigree in Melbourne.

UAG is committed to excellence in the development of high quality luxury projects; Flagstaff Hill is no exception.



6.0 BUILDER

Maxcon

7.0 BUILDING DESCRIPTION

7.1 LEVEL HEIGHTS

Approx 84.0m tall to top of tower from Dudley Street entry.

7.2 ACCESS POINTS

- Main pedestrian residential access point from Dudley Street.
- Vehicular access point to parking and bicycle storage off Dudley Street.
- Visitor access at residential entries. Intercom and restricted security access provided at these points.

7.3 LIFTS

2 No. High Speed Schindler lifts with lift logic and security access serve the project.

7.4 ACOUSTICS

Note: Details of buildings' acoustic performance to be assessed by qualified acoustic engineer. Performance criteria to meet Australian/BCA Standards, including:

- Acoustic separation provided between individual apartments.
- Acoustic separation provided between apartments and service cupboards, lift cores and other plant.
- Acoustic separation provided between car parking and apartments.

7.5 BUILDING MATERIALS

- Vertical structure - concrete.
- Floors - concrete substructure (varying finish to apartment interiors).
- Car park - concrete.
- External walls / double glazed insulated glass unit facade system to the Tower; equitone and brick & metal detailing to the Podium.
- Balustrades - typically glass & aluminum balustrade.
- Foyer - stone tiles & feature wall & water feature
- Corridors - carpet floors, plasterboard walls and ceiling.

7.6 ENERGY EFFICIENT STANDARDS/ SUSTAINABILITY

- The proposed dwellings achieve the standard of building envelope energy efficiency, required by the Building Code of Australia.
- Energy rating average of 6+ stars per dwelling
- Flagstaff Hill meets the Best Practice standard for stormwater quality.
- The combination of design features and services initiatives meets all the standards of the STEPS sustainability assessment tool.

8.0 CAR PARKING

There will be four levels of basement parking totaling 45 bays.

9.0 BICYCLE STORAGE

175 bicycle spaces will be provided in the basement.

10.0 STORAGE

Chain mesh storage cages with shade mesh provided to selected apartments. Access from car park.

11.0 SECURITY

Secure residential access for both primary lobbies and to/from car park. Audio intercom access to apartments for visitors.

12.0 PLANNING/ PERMIT SCHEME

A planning permit has been granted for the site for 25 storeys in addition to 4 basement parking levels. The permit reference number is TP 2017-866.

13.0 CONSTRUCTION

- We commenced construction in 2020 and completed on March 2023.
- Sunset clause is 48 months.

14.0 TITLES

All units will be strata titled.

15.0 APARTMENT SPECIFICATIONS

15.1 COLOUR SCHEME

PALETTE

Inspired by the urban context in which Flagstaff Hill sits, two colour options have been provided - silver sky and black night. The timber, stone and carpet come in either palette and define each scheme as a well-crafted approach to urban living. Both palettes are elegant and exude a feeling of simple luxury.

15.2 FINISHES

The apartment finishes comprise honest and natural materials such as timber, ceramics and stone with metal detailing.

All the bedrooms feature plush wool carpets, while there is natural timber flooring throughout the living space with porcelain tiles on the balcony.



European styled fixtures and fittings are used throughout the bathroom, in a choice of 2 colour schemes. The bathrooms also feature high quality ceramic tiles on both the floor and walls, in a large format.

Shades of white & grey to the living area and apartment offer a clean palette for today's living.

Complementing the European appliances and fittings and blending technology with effortless style, the finely crafted kitchens combine robust caesarstone benchtops & complementing veneer joinery.

15.3 TV, TELEPHONE & INTERNET CONNECTIONS

- Telephone points to living area adjacent kitchen.
- TV points to living area and master bedroom.
- Provision for connection to NBN (fiber optic internet) to each apartment.

15.4 EXHAUST

Kitchen and bathroom to be ducted externally.

15.5 HEATING & AIR CONDITIONING

- Split system (reverse cycle) heating/cooling.
- VRF system: no condensers on balconies.
- Individual control.
- Building management system to control communal areas.

15.6 CEILING HEIGHTS

Generally 2700mm high ceiling to living rooms. 2400mm high ceiling to bedrooms, bathrooms and kitchens.

15.7 BALCONIES & TERRACES

Tiled terraces with floorwaste. Selected apartments to have screens-glazed, aluminum-framed privacy screens.

15.8 WINDOW CLEANING

Windows that are accessible by owners from balconies or from the inside are to be cleaned by the owners. Inaccessible windows are the responsibility of the owners corporation.

16.0 BUILDING SERVICES

16.4 FIRE DETECTION

- Smoke detection to be provided in all apartments and communal areas to Australian/BCA Standards.
- Hydrants, hose reels, and fire indication panels installed to Australian/BCA Standards.

16.5 HOT WATER SYSTEM

Central gas hot water system or individual hot water units. Individual water meter to monitor individual apartment usage.

16.6 WATER METER

Remote or common area metering to the apartments.

16.7 ELECTRICITY METER

Individual electricity meter to monitor individual apartment usage.

16.8 GAS METER

Common gas meter. For cooking only. Individual gas meter to monitor individual apartment usage.

16.9 RUBBISH

Bin chute is provided in an enclosed area accessible to residents. Rubbish & recycle holding zone in basement.

16.10 MAIL

Mailboxes are accessed via Dudley St entrance. Within this entry lobby is a feature wall with mailboxes behind. Entry is via a fob/swipe card system.

17.0 PETS

Animals within the parameters of the OC Rules will be permitted.

18.0 ALTERATIONS/ OPTIONS

No alterations considered.

19.0 OUTGOINGS

Please refer to outgoings schedule.

20.0 GST

Prices are GST inclusive.

21.0 EQUIPMENT WARRANTIES & GUARANTEES

Owners manual including all applicable warranties will be provided at settlement.

22.0 DISCLAIMER

While every effort is made to provide accurate and complete information, UAG does not warrant or represent that the information in this brochure is free from errors or omissions or is suitable for your intended use. Subject to any terms implied by law and which cannot be excluded, UAG accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) by you as a result of any error, omission or misrepresentation in information. Photographs and illustrations are intended to be a visual aid only. All information is subject to change without notice. Date of publication 18 July 2023.

UAG GROUP

Celebrating 29 years in 2023, UAG is a significant and proud contributor to Melbourne's built environment.

Led by Founder and MD Nicole Chow, she has created over 49 successful residential and mixed-use development projects since 1994. UAG is committed to producing thoughtfully designed, well-built and enduring residences that bring joy to its customers including many loyal repeat clients with their very own UAG portfolio of apartments. Nicole works only with the best architects, structural engineers and consultants to assure the calibre of design and delivery is maintained to a premium.

All UAG projects have the best standard of design and fire safety, and UAG never uses composite cladding panels on projects. UAG installs fire sprinkler systems in all of its multi-storey apartment projects. Buildings are constructed by the best builders in Melbourne and UAG's pedigree of residential apartment projects in Melbourne is testament to a commitment to creating wonderful projects that are strong additions to their 29 years of building Melbourne.

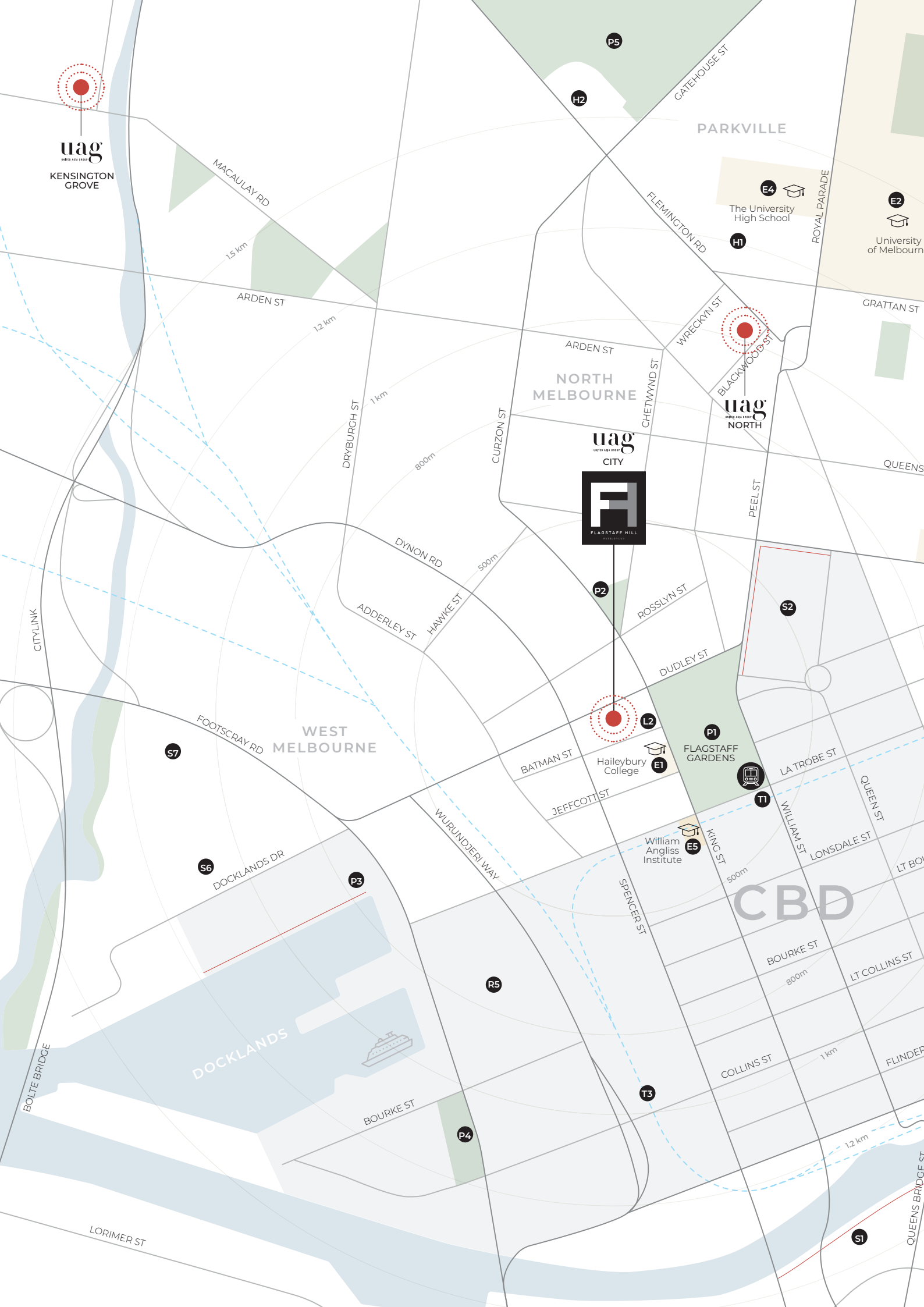


NICOLE CHOW
Founder



uag
UNITED ASIA GROUP

CELEBRATING 29 YEARS



uag
UNIVERSITY OF APPLIED GEOMATICS
KENSINGTON GROVE

PARKVILLE

The University High School
University of Melbourne

NORTH MELBOURNE

uag
CITY
FLAGSTAFF HILL

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NORTH

WEST MELBOURNE

Haileybury College

FLAGSTAFF GARDENS
William Angliss Institute

CBD

DOCKLANDS



EDUCATION

- E1** Haileybury City Campus
- E2** University of Melbourne
- E3** RMIT University
- E4** The University High School
- E5** William Angliss Institute
- E6** Southern Cross University



SHOPPING

- S1** Crown Entertainment Complex
- S2** Queen Victoria Market
- S3** Bourke Street Mall
- S4** Emporium Melbourne
- S5** Collins Street Shopping Precinct
- S6** The District Docklands
- S7** Costco Wholesale Docklands
- S8** Melbourne Central Shopping Centre



PARK

- P1** Flagstaff Gardens
- P2** Eades Place Park
- P3** Monument Park
- P4** Docklands Park
- P5** Royal Park
- P6** Alexandra Gardens
- P7** Carlton Gardens
- P8** Fitzroy Gardens
- P9** Royal Botanic Gardens



LANDMARK

- L1** NGV
- L2** St. James' Old Cathedral
- L3** State Theatre



CULTURE & ENTERTAINMENT

- R1** Royal Exhibition Building
- R2** Melbourne Museum
- R3** Federation Square
- R4** State Library Victoria
- R5** Marvel Stadium
- R6** Hamer Hall
- R7** Arts Centre
- R8** ACMI
- R9** Princess Theatre
- R10** Regent Theatre
- R11** Forum Melbourne



TRANSPORT

- T1** Flagstaff Station
- T2** Melbourne Central Station
- T3** Southern Cross Station
- T4** Flinders Station
- T5** Parliament Station



HOSPITAL

- H1** The Royal Women's Hospital
- H2** The Royal Children's Hospital
- H3** St. Vincent's Hospital

Cafe & Dining Precinct

Free Tram Zone Melbourne

Education

Park

UAG Projects

FLAGSTAFF HILL

RESIDENCES



SCAN FOR VIDEOS

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CELEBRATING 29 YEARS