

# FLAGSTAFF HILL

RESIDENCES



**uag**  
UNITED ASIA GROUP

CELEBRATING 29 YEARS



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“FLAGSTAFF HILL;  
DESIGNED FOR LIFE  
NOT JUST FOR LIVING”

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NICOLE CHOW

UAC's culmination of 29 years of experience in the Melbourne premium apartment marketing has created a significant new addition to the Melbourne skyline: Flagstaff Hill.

The residences at Flagstaff Hill provide our clients an architecturally crafted tower with thoughtfully planned and meticulously designed interiors and luxurious amenities.

The city fringe location enables our residents to enjoy a wonderfully vibrant city lifestyle with immediate connectivity to the best Melbourne has to offer.

**Flagstaff Hill; Designed for Life.**

45 DUDLEY STREET / WEST MELBOURNE



FLAGSTAFF HILL

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# A RICH HISTORY TO DISCOVER

As one of Melbourne's oldest public parks, Flagstaff Gardens takes its name from the Flagstaff erected in 1840 at the settlement's highest point as a communication signal between the harbour and the town. Flagstaff Gardens endures as a botanical wonder nestled in the heart of Melbourne city.



ST. JAMES' OLD CATHEDRAL

## 1840

Flagstaff Gardens began as a site for a flagstaff which was used in a signalling network between the city and approaching ships.

## 1871

Significant pioneers involved in the growth of Melbourne as a city were commemorated with a memorial erected in Flagstaff Gardens.

## 1873

Local residents won their 10-year fight to have the land reserved for exclusive use as public gardens.

## 1880

Garden beds established and trees planted, setting the structure for the park we have today.

## 1913

Melbourne's first church, St. James' Old Cathedral, first used in 1842, was dismantled, rebuilt and reconsecrated in its location opposite Flagstaff Gardens.

## 1917

The City of Melbourne incorporates Flagstaff Gardens into its network of city parks and reserves.

## 1918

Flagstaff Gardens introduces one of the city's first children's playgrounds.

## 2004

Flagstaff Gardens is included in the Victorian Heritage Register, being recognised as "an important place for gaining an insight into our historical, archaeological, aesthetic, horticultural and social heritage."



SIGNAL STATION, FLAGSTAFF GARDENS HILL C 1840

A park such as Flagstaff Gardens becomes the centre of a community – for a long time this community has grown around the nearby workers using the gardens to wind-down, in a peaceful, gardenesque oasis in the middle of the city. With a growing residential population in the CBD, Flagstaff Gardens is evolving. The increase in restaurants and cafes

has brought a new vibrancy to the area, making the park itself a hub of activity, from sporting to gentle leisure. Tennis, lawn bowls, boot camp workouts and running – or perhaps just enjoying the sun with a book, or taking your children to the playground – Flagstaff Gardens buzzes with life.

AN EXCEPTIONAL  
PLACE TO LIVE





COLLINS ST  
SHOPPING  
PRECINCT

CROWN  
ENTERTAINMENT  
COMPLEX

FLAGSTAFF  
GARDENS

HAILEYBURY  
CITY CAMPUS

SOUTHERN  
CROSS  
STATION



DOCKLANDS  
STADIUM

PORT  
MELBOURNE

DOCKLANDS





Melbourne has a diverse range of shopping experiences from the 'Paris-end' of Collins Street, to the hidden laneways adjacent larger arcades and emporiums. Melbourne's strong reputation for fashion and design is represented in a rich variety of local talent and the best international brands.







National Gallery of Victoria

FLAGSTAFF HILL



Melbourne University

Melbourne's CBD is home to some of the country's leading tertiary institutions, including:

- The University of Melbourne
- RMIT University
- Monash University

Flagstaff Hill also provides access to some of Melbourne's leading high schools and colleges, including:

- Haileybury College
- University High School
- Chisholm Institute
- School of Health Sciences Teaching Clinics
- William Angliss Institute



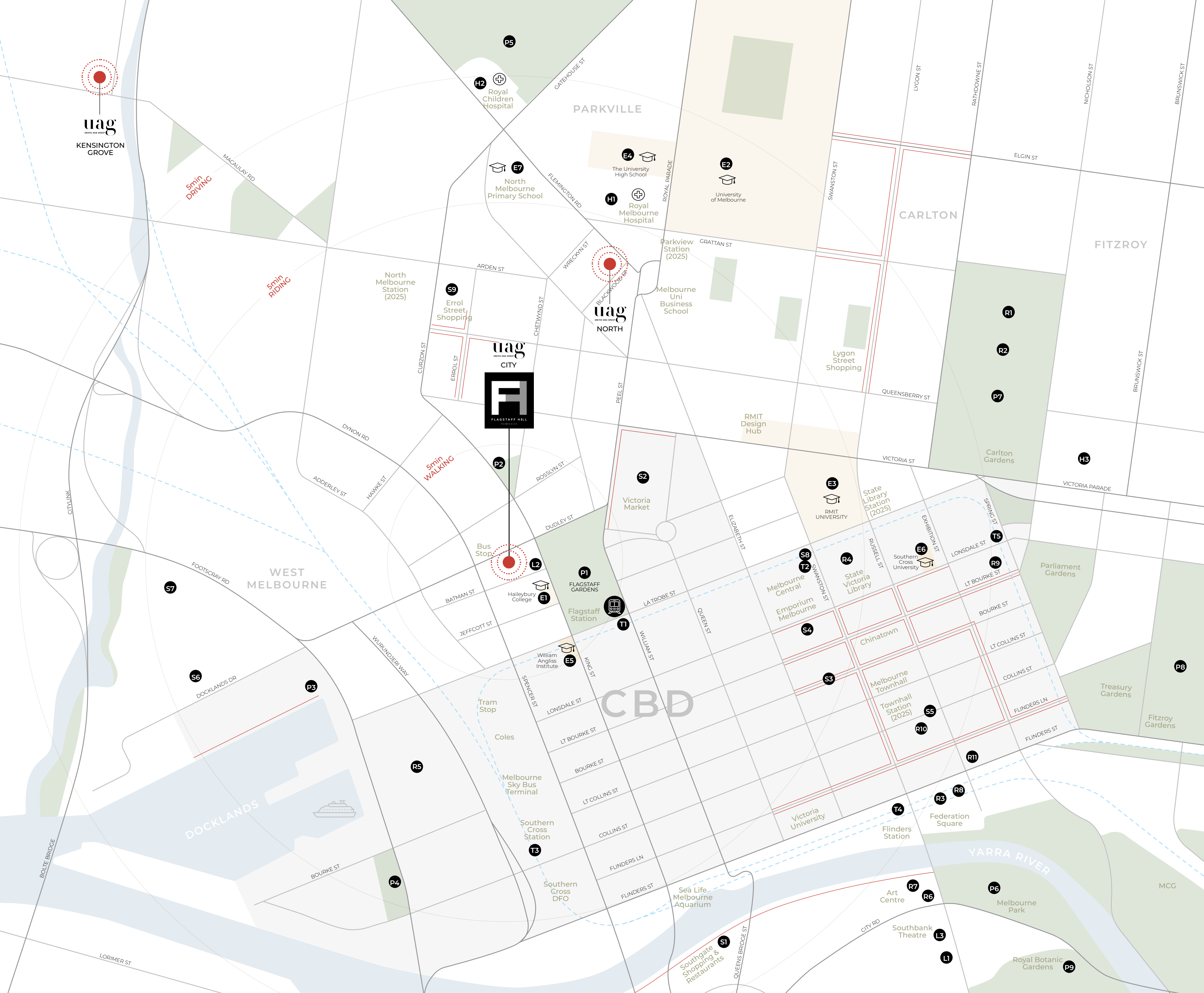
William Angliss Institute



RMIT University



Haileybury City Campus



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

- 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
  - E7 North Melbourne Primary School

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

- 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

- 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
  - S9 Errol Street Shopping

- 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

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

- Cafe & Dining Precinct
- Free Tram Zone Melbourne
- Education
- Park
- UAG Projects



MELBOURNE PARK  
SPORTS PRECINCT

ROYAL BOTANIC  
GARDENS

FLAGSTAFF  
GARDENS

MELBOURNE  
CBD

SOUTH  
YARRA

CROWN  
ENTERTAINMENT  
COMPLEX



ALBERT  
PARK

ST KILDA  
BEACH

# AN ARCHITECTURAL CREATION TO CALL HOME

The architecture of Flagstaff Hill comprises Podium, Tower and Crown, stretching 25 storeys above Melbourne. The design takes advantage of the magnificent views; 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.





ARTIST'S IMPRESSION

## PODIUM

The Flagstaff Hill Podium Design is a sculptural form of that lifts and cocoons the apartments above Dudley Street, providing balconies and winter-gardens to the sunny north-facing dwellings.

The flanks of the podium have a predominantly eastern or western aspect, with the Level Two terrace providing quite unique inner-city garden terraces with planters and generous outdoor relaxation space.

The roof of the Podium Apartments has a communal outdoor terrace with a sunny northern aspect, complemented by a sauna and change room as well as private dining and lounge amenities to enjoy, or zoom up to the Level 22 Sky-Terrace to enjoy a workout in our fully equipped gym, or lounge on the terrace and soak in the most amazing view of Magnificent Melbourne.







LEVEL 24  
PENTHOUSE

LEVEL 23  
PENTHOUSE

LEVEL 22  
SKYRISE RESIDENCES

LEVEL 21  
SKYDECK GYMNASIUM

LEVEL 20  
TOWER RESIDENCES

LEVEL 19  
TOWER RESIDENCES

LEVEL 18  
TOWER RESIDENCES

LEVEL 17  
TOWER RESIDENCES



# SOPHISTICATED MELBOURNE DESIGN

The interior design at Flagstaff Hill captures Melbourne by day and night.

The day (light) palette adopts the sunny, lighter moods of Melbourne's quite distinctive four seasons, with cloud-white acrylic features complementing warm oak veneers for the joinery and grey tundra stone benchtops, reflected in smoked bronze mirror splashbacks.

The night (dark) palette engages the sophisticated darker mood of a sparkling Melbourne at sunset. Black-Japan veneers complement diamond black acrylic joinery, with a common feature to both palettes being the grey tundra stone benchtops. The palette is distinctly Melbourne and represents the enduring style of the UAG brand.



PODIUM TERRACE



ARTIST'S IMPRESSION

ARCHITECTURE

# PODIUM ROOFDECK

LEVEL 6

## LEVEL 6 PODIUM CLUB

- Resident's Lounge & Fireplace
- Private Dining Room with fully equipped kitchen
- Private Meeting Room for resident use
- Sauna & Change Rooms
- Garden Banquet Seating
- Sunlounge Terrace
- Yoga Pavilion



RESIDENT LOUNGE &  
PRIVATE DINING ROOM



# SKYDECK GYMNASIUM



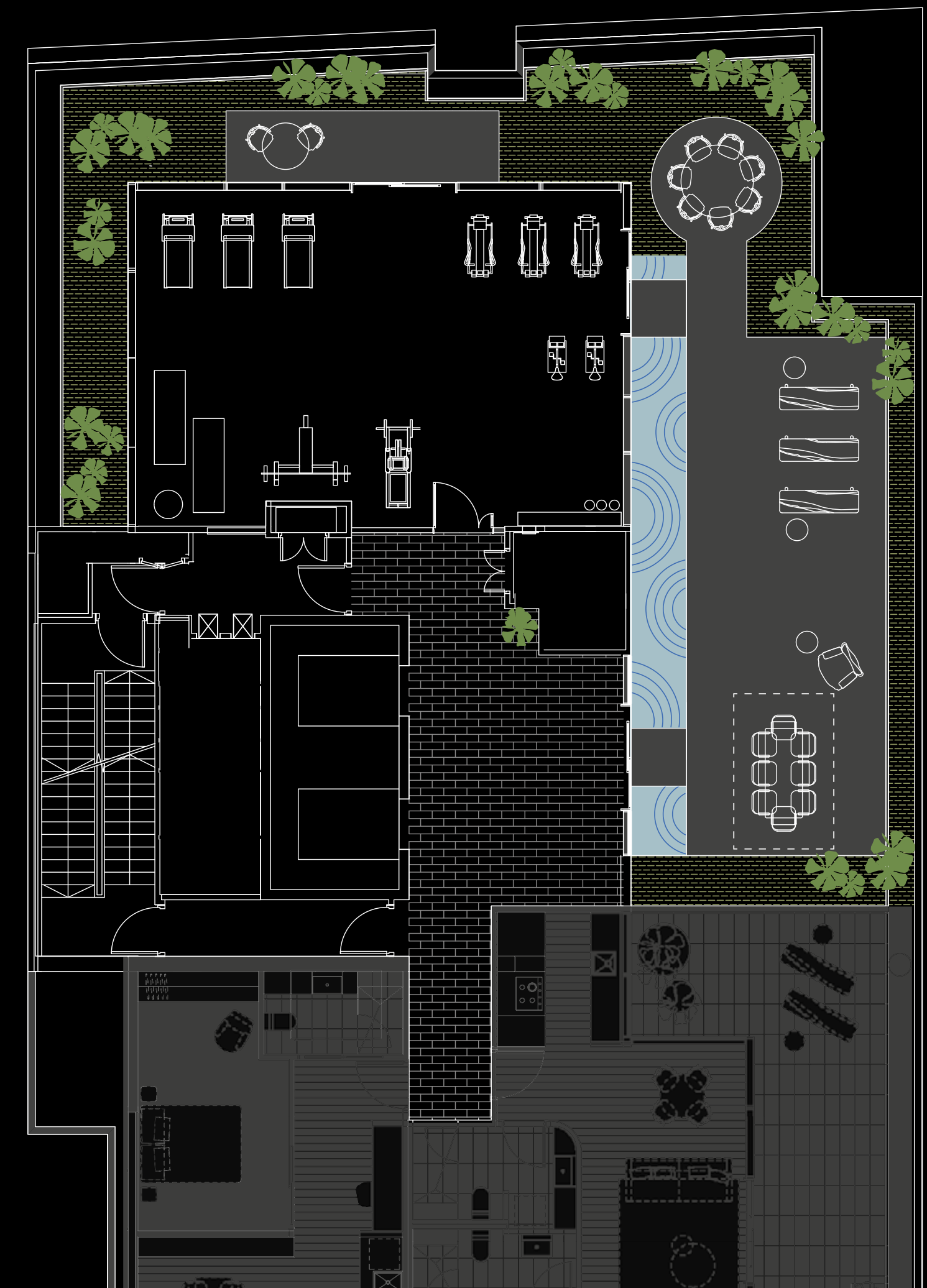
ARCHITECTURE

# SKYDECK

LEVEL 21

The top of the Tower element is capped with a "Skydeck" 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 Skydeck.

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 Skydeck to the Melbourne skyline.



SKYDECK ALFRESCO DINING - LEVEL 22



TYPICAL APARTMENT - DARK SCHEME



ARTIST'S IMPRESSION

TYPICAL APARTMENT - LIGHT SCHEME



ARTIST'S IMPRESSION

TYPICAL BATHROOM - DARK SCHEME



TYPICAL BATHROOM - LIGHT SCHEME





TYPICAL APARTMENT - LIVING SPACE





PENTHOUSE



## PENTHOUSE

The magnificent crown of Flagstaff Hill at Level 23 & 24 accommodates two full-floor apartment plates of approximately 320 square metres. This is in addition to roof gardens directly above which are allocated to each penthouse exclusively.

The design of the full-floor apartment is zoned, with 4 bedrooms, 4 bathrooms to the southern half of the floorplan, and an amazing open plan living area which has remarkable views of Melbourne over Flagstaff Gardens to the East and across north and west Melbourne to the north.

The penthouses have been luxuriously appointed, designed with generous outdoor terraces connected to their living areas in addition to the rooftop gardens above.

Secure Basement parking and storage for the penthouses has been provided, conveniently located adjacent the high-speed lifts. The Gym and Sky-Terrace are located just below at Level 22, with further lounge, dining and terraces and sauna provided at Level 7. Living at Flagstaff Hill Penthouses is the epitome of a Melbourne Luxury Lifestyle.



PENTHOUSE - LIVING SPACE



# A TALENTED TEAM TO DELIVER THE EXTRAORDINARY

Flagstaff Hill is created with the talent and effort of deeply committed and experienced local professionals collaborating to ensure every aspect of the project is delivered to the high benchmark of UAC's standard.



ARTIST'S IMPRESSION



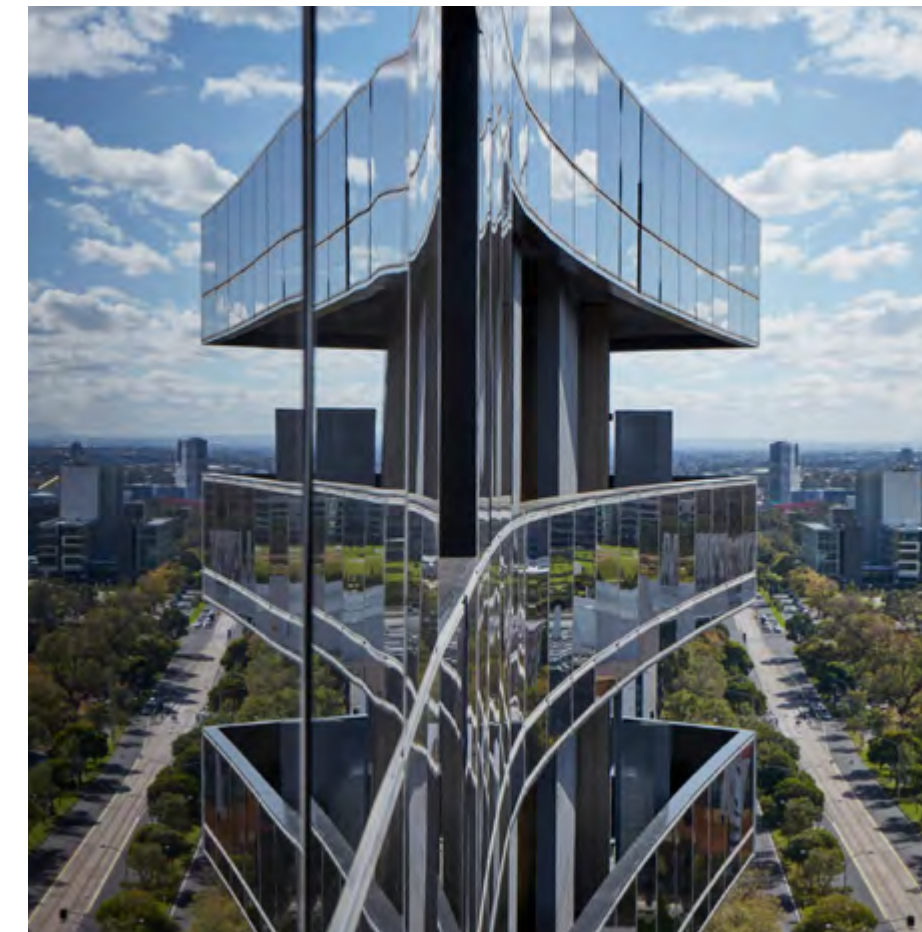
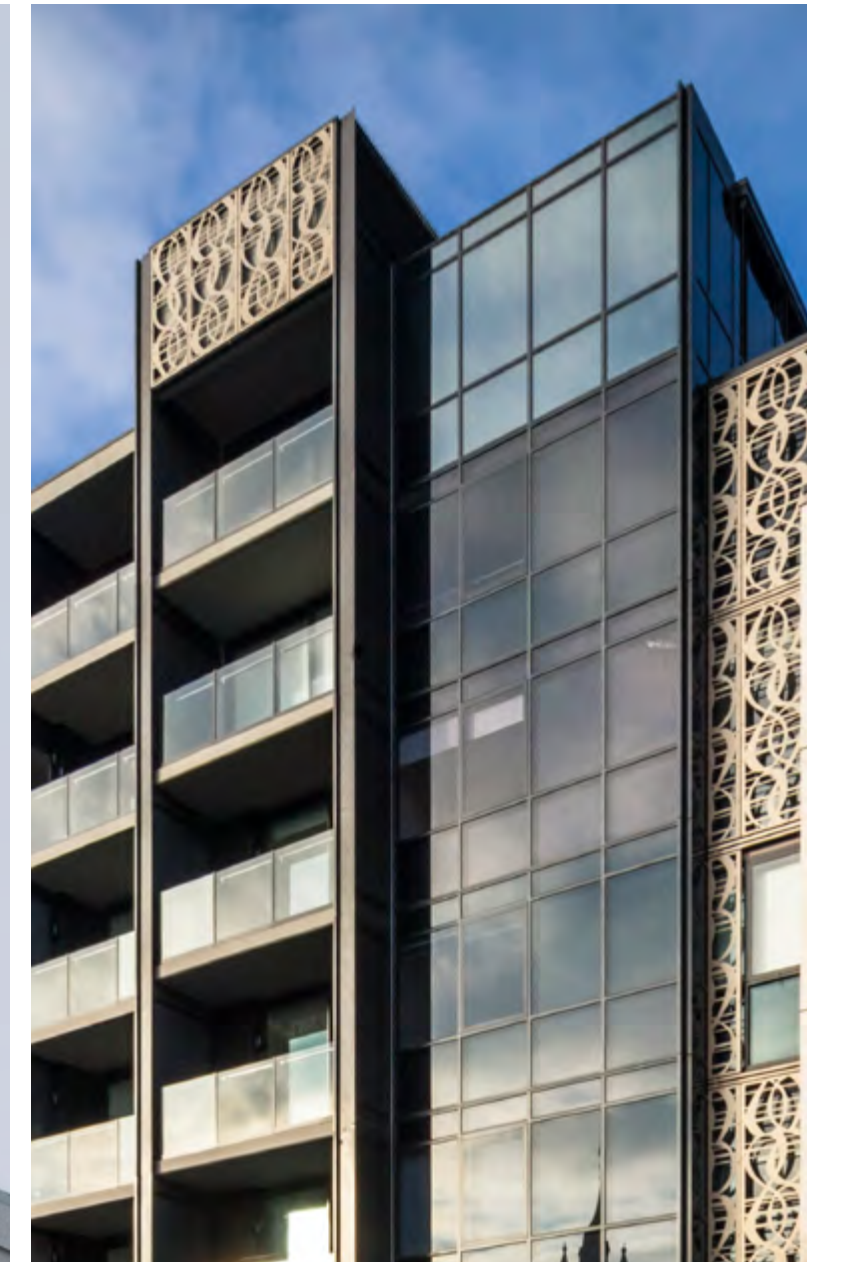
**NICOLE CHOW**  
*Founder*

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 28 years of building Melbourne.



“Whilst other developers come and go, UAG has continuously delivered high quality projects true to our design intent. The testimony is in the built project, with UAG consistently delivering the vision; surpassing the marketing images with our built reality.”

NICOLE CHOW

MARKETING IMAGES



- 1 **NORTH**  
33 Flemington Road  
North Melbourne
- 2 **EMBLEM**  
862 Glenferrie Road  
Hawthorn
- 3 **881**  
881 High Street  
Armadale
- 4 **881 TOWNHOUSES**  
Osment Street  
Armadale

COMPLETED BUILDINGS



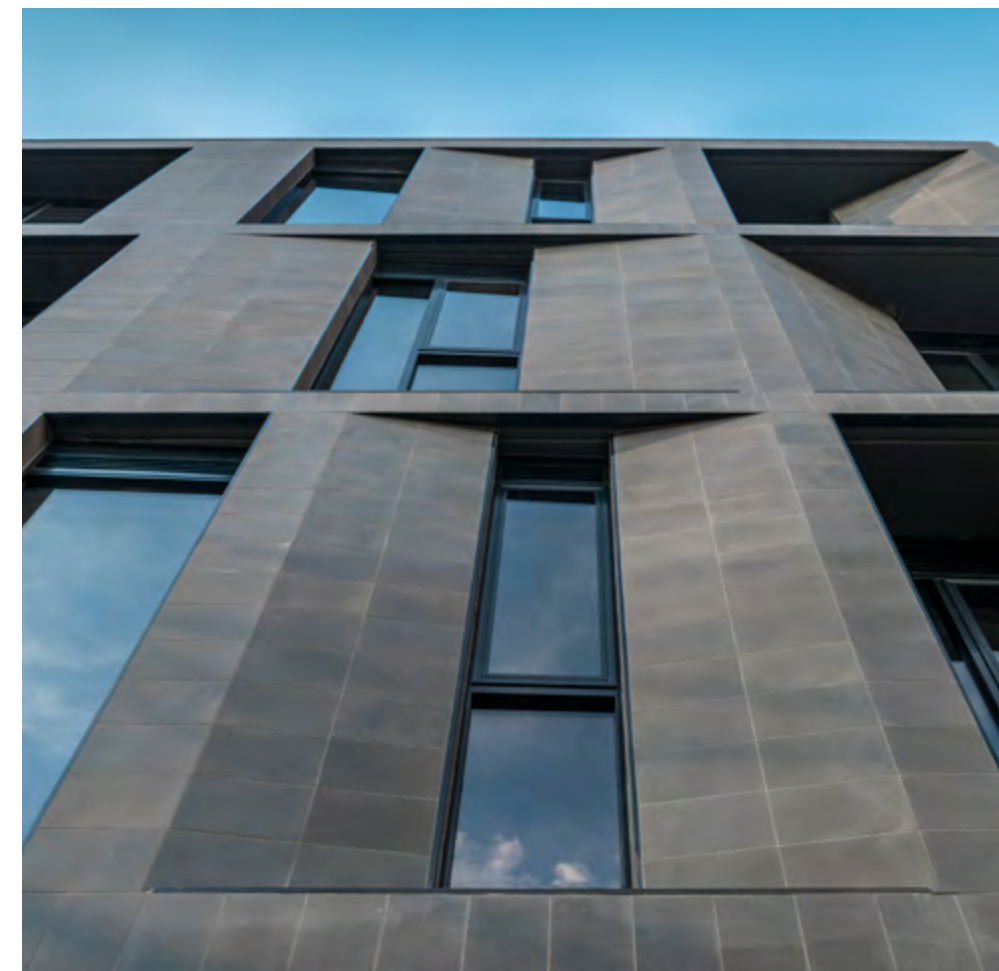


# BCS

**TONY BATTERSBY**  
*Director*

Tony and his team aspire to an architectural journey that is joyful in every sense; joyful for the client as they listen to their brief and distill their requirements, joyful for the design team as they collaborate and inspire with an optimised design solution, joyful for the contractors as they craft the designed spaces logically, efficiently and thoughtfully; joyful for the end users, as great design should delight clients and the inhabitants of these amazing projects!

With a passion for design, the skill and attitude of an astute developer and a thorough pedigree in architecture, project management and construction, BCS has the capacity to work on a wonderfully diverse range of projects across Australia, China, Singapore, Malaysia and USA.



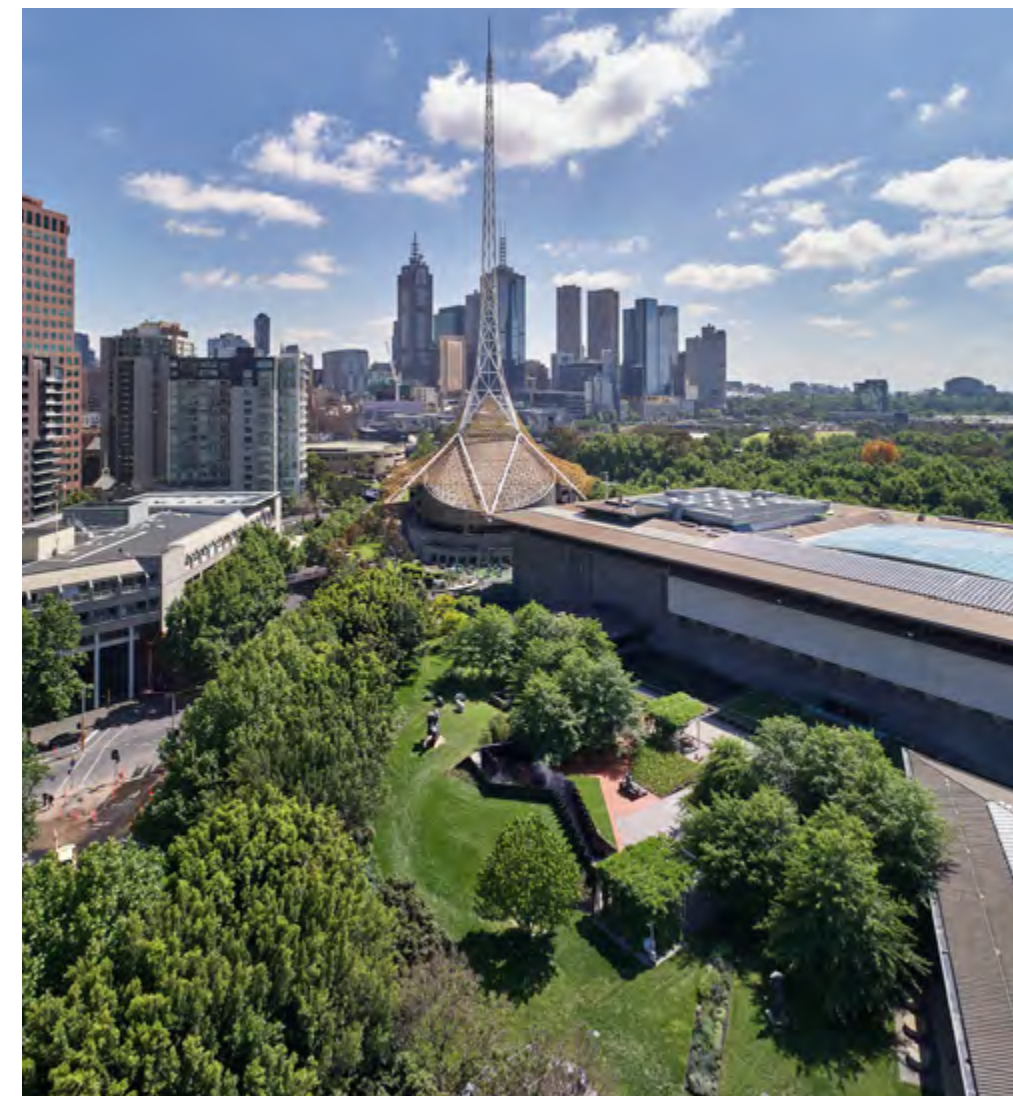
# OPENWORK



**MARK JACQUES**  
Director

Mark is an Urban Designer and Landscape Architect with more than twenty years experience across a broad scope of public projects in Australia, Asia, North America and Europe. Mark graduated from the UNSW's College of Fine Arts in 1996 and was awarded the inaugural Richard Dovey Medal. In 2002 he established the Melbourne studio of Oculus which he led as Associate Director until 2016 when he founded Openwork as an office undertaking projects in public space, landscape architecture, urban design, research and speculation.

In 2015, Mark was appointed Professor of Architecture (Urbanism) Industry Fellow within RMIT's School of Architecture and Urban Design. In addition to leading design studios in the Architecture and Urban Design programs of RMIT since 2012, Mark has lectured for the School of Design and the Faculty of the Built Environment at UNSW and the Faculty of Architecture, Building and Planning at Melbourne University. Mark is a regular expert witness on matters of Urban Design and Neighbourhood Character for the Victorian Civil and Administrative Tribunal and is currently on the Program Advisory Committee for RMIT's Masters of Urban Design program. His projects have won significant awards, including the Australia Award for Urban Design, The Melbourne Prize and the Premier's Design Award.





CELEBRATING 29 YEARS

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