

The Residences at

WEST SIDE PLACE

by Far East Consortium

REFERENCE MATERIALS

1.0 WEST SIDE PLACE

Municipality: City of Melbourne

Suburb: Melbourne 3000

Surrounding Suburbs/Precincts: Crown Entertainment Complex, Docklands, Melbourne Exhibition Centre, Southbank, South Melbourne, North Melbourne, Carlton, Yarra River, South Wharf, Southgate Promenade, West Melbourne and Etihad Stadium

2.0 LOCATION DESCRIPTION

In recent years the concept of apartment living in the Melbourne CBD has become more popular, 'acceptable and affordable for those who don't want to compromise on location'

Herald Sun City Living Article

In 1837, Robert Hoddle was given the duty of creating the layout of the city of Melbourne. The design is a cross-hatch layout which runs parallel to the river and the Melbourne CBD. This is now known as Hoddle's Grid. Strategic town planning concepts such as this have allowed Melbourne to develop into the great city it is today and to be recognised over the years as one of the world's most liveable cities. Melbourne is the capital of Victoria and is approximately 32 square kilometres in land area. The suburb is considered the business, cultural and recreational hub of the state. It is a mixed use precinct incorporating residential, commercial, industrial, institutional, cultural, entertainment and tourist land uses and houses a number of historical, cultural and sporting facilities.

3.0 IN THE MEDIA

Melbourne named world's most liveable city, for fifth year running.

The Age 2015

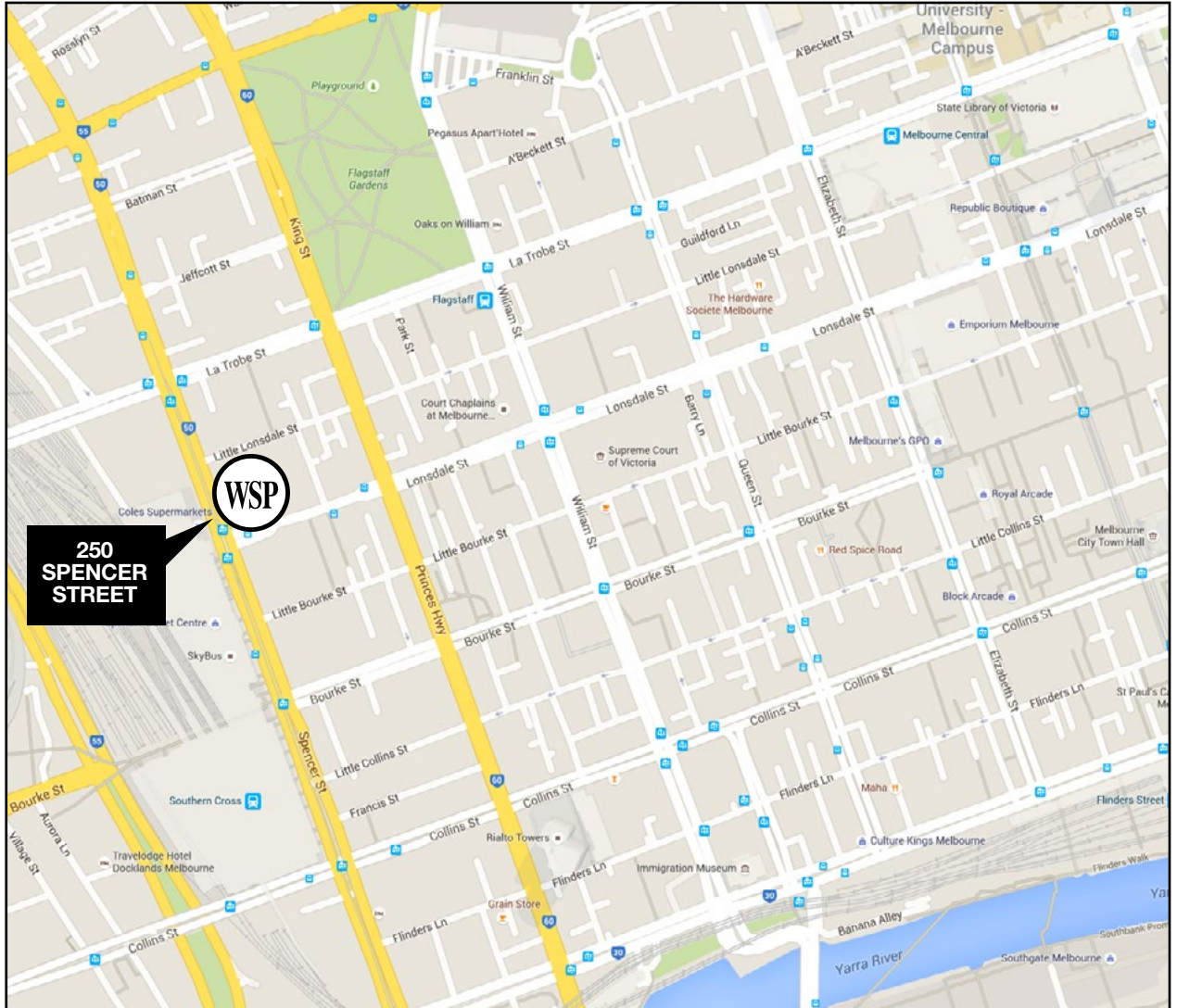
Site of former Age building to house Melbourne's tallest skyscraper.

The Age 2013

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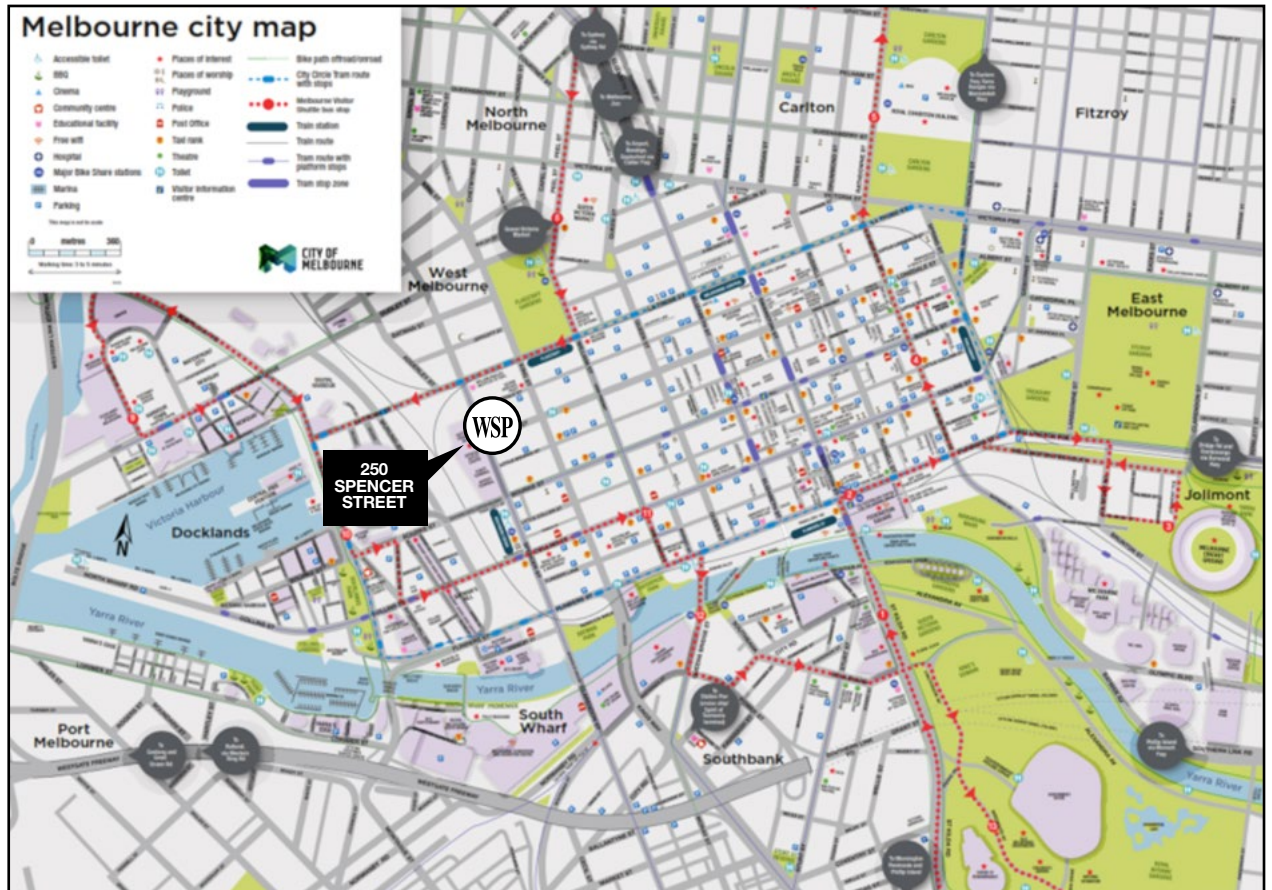
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POINTS OF INTEREST

FOOD & DRINK

Cafés

| | DISTANCE |
|---------------------|----------|
| Michel's Patisserie | 125m |
| Le Cirque | 152m |
| Degani Café | 290m |
| Cat Café Melbourne | 635m |
| The Grain Store | 671m |
| Hardware Societe | 685m |
| Degraves Street | 1.13km |

Restaurants

| | |
|-------------------------|--------|
| City Grill Room | 275m |
| MoVida Aqui | 445m |
| Purple Peanuts Japanese | 475m |
| Vue De Monde | 600m |
| Red Spice Road | 715m |
| Squires Loft | 867m |
| Maha Middle Eastern | 962m |
| Nobu | 1.0km |
| Meat & Wine Co | 1.0km |
| Chinatown | 1.35km |

Bars

| | |
|--------------------------------|------|
| The Mail Exchange | 270m |
| State of Grace | 570m |
| Lui Bar | 600m |
| Marrakech Cocktail Bar | 631m |
| Paris Cat Jazz Club | 640m |
| Little Red Pocket Cocktail Bar | 650m |
| Waterside Hotel | 700m |

PUBLIC GARDENS

| | |
|-----------------------|--------|
| Flagstaff Gardens | 300m |
| Eades Place | 770m |
| Docklands Park | 800m |
| Batman Park | 850m |
| Carlton Gardens | 1.60km |
| Treasury Gardens | 1.90km |
| Royal Botanic Gardens | 2.10km |

CHURCHES

| | DISTANCE |
|------------------------------|----------|
| St James' Old Cathedral | 473m |
| St Augustine's Parish | 286m |
| Melbourne Adventist Church | 486m |
| Welsh Church | 745m |
| St Francis' Church | 836m |
| Melbourne Evangelical Church | 1.0km |
| Wesley Uniting Church | 1.40km |

GROCERIES

| | DISTANCE |
|--------------------------------------|----------|
| Coles Supermarket | 63m |
| IGA Express King Street | 220m |
| 7-Eleven King Street | 295m |
| Woolworths | 350m |
| 7-Eleven William Street | 365m |
| Tokyo Hometown Japanese Supermarket | 750m |
| Queen Victoria Market | 780m |
| Foodworks Melbourne Elizabeth Street | 886m |
| Discount Superfood | 880m |
| Hometown Asian Supermarket | 946m |
| Laguna Oriental Supermarket | 990m |

FLORISTS

| | DISTANCE |
|-----------------------------|----------|
| Floraglad Australia Florist | 45m |
| Her Majesty's Florist | 240m |
| Essence Florists | 250m |
| Southern Cross Flowers | 466m |
| BG Flowers | 469m |
| Flash Flowers Melbourne | 580m |
| Queen Street Flower Co | 680m |

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POINTS OF INTEREST

EDUCATION

| | DISTANCE |
|-------------------------------------|----------|
| William Angliss Institute | 180m |
| Monash University Law Chambers | 184m |
| Haileybury College City Campus | 300m |
| Australian Institute of Music | 410m |
| Vocational Language Learning Centre | 453m |
| Charles Sturt University | 464m |
| La Trobe University Melbourne | 676m |
| Victorian Institute of Technology | 700m |
| Melbourne Institute of Technology | 803m |
| Japanese Melbourne Language School | 916m |
| Victoria University Flinders Campus | 1.0km |
| Melbourne Institute of Commerce | 1.05km |
| State Library of Victoria | 1.14km |
| RMIT University – City Campus | 1.31km |
| Melbourne Business School | 1.57km |
| Melbourne Music Academy | 1.65km |
| Victorian College of the Arts | 1.77km |
| Melbourne University | 1.98km |
| University High School | 1.86km |
| Melbourne Grammar | 2.70km |

RETAIL SHOPPING

| | DISTANCE |
|-----------------------------------|----------|
| Bourke Street Mall | 890m |
| Emporium Melbourne | 907m |
| Melbourne Central Shopping Centre | 947m |
| QV | 1.0km |

FITNESS

| | DISTANCE |
|-------------------------------------|----------|
| Fitness First High Performance Club | 475m |
| Anytime Fitness CBD | 586m |
| Virgin Active Collins Street | 633m |
| Melbourne Pilates Yoga | 648m |
| Genesis Fitness Melbourne | 718m |
| Fitness First QV Platinum | 1.25km |

ENTERTAINMENT

Arts

| | DISTANCE |
|---------------------------|----------|
| State Library of Victoria | 1.14km |
| Arts Centre Melbourne | 1.54km |
| NGV | 1.60km |

Leisure

| | DISTANCE |
|--|----------|
| Rialto Tower | 600m |
| Melbourne Aquarium | 854m |
| Crown Casino and Entertainment Complex | 1.10km |
| Eureka Skydeck | 1.25km |
| Melbourne Museum | 2.0km |
| Moonlight Cinema Melbourne | 2.10km |
| Melbourne Zoo | 3.30km |

Sporting

| | |
|----------------|--------|
| Etihad Stadium | 444m |
| Rod Laver | 2.20km |
| MCG | 2.60km |

Theatres

| | |
|-----------------------|--------|
| Regent Theatre | 1.23km |
| Her Majesty's Theatre | 1.46km |
| Princess Theatre | 1.71km |
| Imax | 2.0km |

Other

| | |
|--|--------|
| Melbourne Convention and Exhibition Centre | 1.18km |
|--|--------|

AMENITIES/FACILITIES

| | DISTANCE |
|--------------------------|----------|
| Banking | |
| Westpac ATM | 50m |
| rediATM | 80m |
| Bendigo Bank ATM | 90m |
| ANZ Branch Bourke Street | 305m |

Health

| | |
|------------------------------|------|
| Spencer Street Pharmacy | 64m |
| Melbourne Dentist Clinic | 130m |
| Priceline Pharmacy | 388m |
| Collins Street Physiotherapy | 490m |
| The Town Medical Centre | 612m |

Post Office

| | |
|---|------|
| Australia Post – Melbourne Law Courts Post Shop | 310m |
|---|------|

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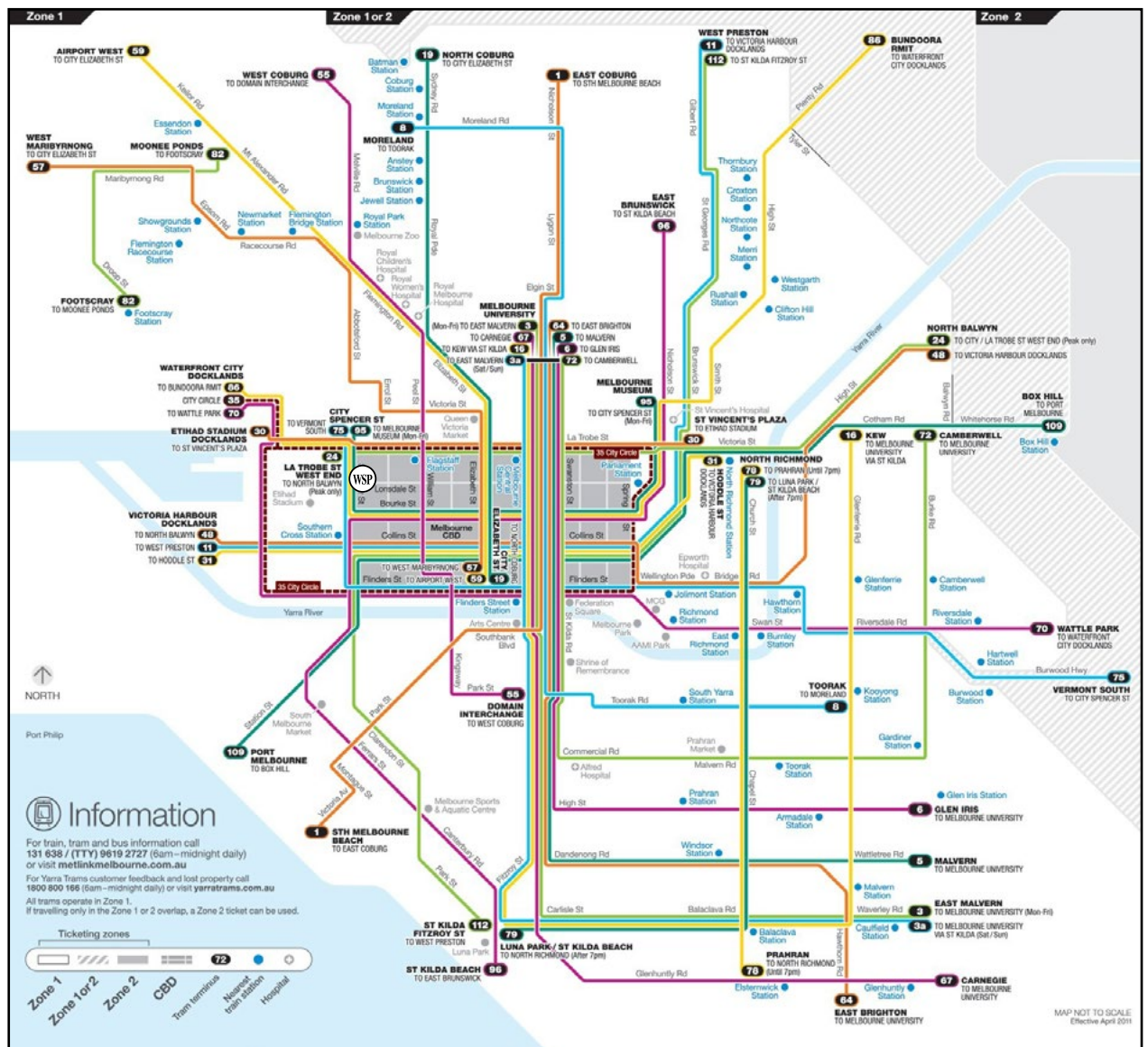
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MELBOURNE TRAM NETWORK

West Side Place is located in a prime public transport position with direct access to Tram Stop 1: Spencer Street/Collins Street. The following tram routes are available from this stop.

- Route 109: Box Hill – Port Melbourne
- Route 48: North Balwyn – Victoria Harbour Docklands
- Route 11: West Preston – Victoria Harbour Docklands
- Route 12: Victoria Gardens – St Kilda

For further information regarding individual tram stops per route, please visit: <http://ptv.vic.gov.au/stop/view/19563>



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MELBOURNE TRAIN NETWORK

West Side Place is located across the road from Southern Cross Railway Station – (Melbourne cities interchange for rail networks).

Southern Cross is the major railway station and transport hub for Melbourne.

One of the five stations on the City Loop, it is the terminus of the state's V/Line regional railway network, The Overland rail service to Adelaide, and NSW TrainLink XPT services to Sydney. Plus has coach services to Melbourne Airport and Avalon Airport, as well as regional Victorian and interstate destinations.

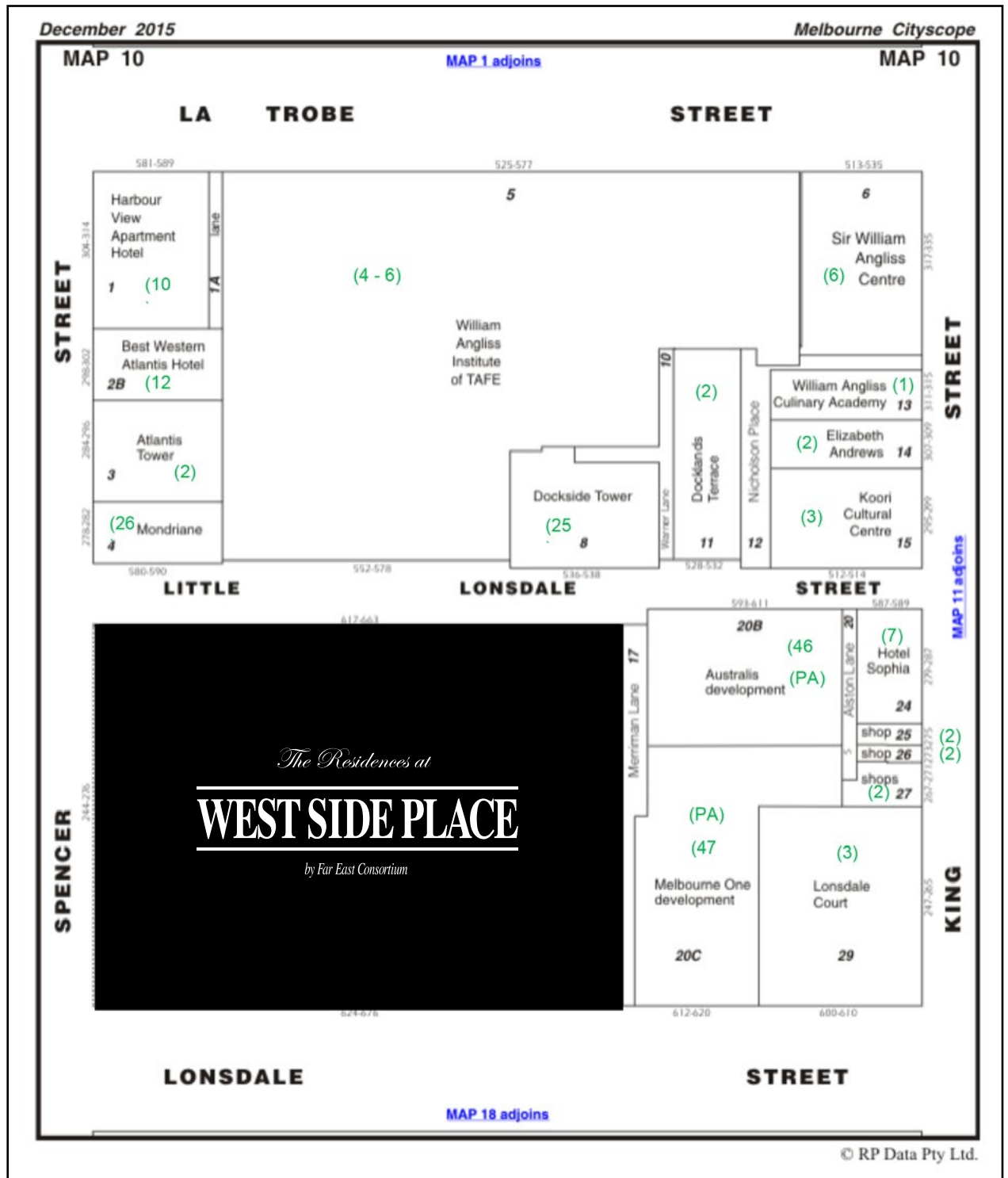


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CITY SCOPE MAPS AND BUILDING DESCRIPTION



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DIRECTLY NORTH OF SITE

| | |
|---------------------------|---|
| Street Address: | 304 - 314 Spencer Street, Melbourne |
| Building Name: | HarbourView Apartment Hotel |
| Description: | Unit 6, ground floor shop, to Spencer Street. Units 2, 3, 5 and 6 have a combined area of 186 sqm. |
| Tenant List: | Il Sole. |
| Street Address: | 555 La Trobe Street, Melbourne |
| Building Name: | William Angliss Institute of TAFE |
| Description: | Consists of many linked buildings (Building A, B, C, D, E and F) and roads. Construction of new 4-storey building at 555 La Trobe Street; included alterations and additions to provide links/passageway access between buildings, completed mid-2009. C L Cunneen Wing to Little Lonsdale Street refurbished 2009. Refurbishment included bistro kitchen, unit kitchens and construction of demonstration kitchen. |
| Historic Listings: | The building at 555 La Trobe Street is listed on the Victorian Heritage Register and listed as a notable building in the Melbourne Planning Scheme. |
| Tenant List: | William Angliss Institute of TAFE. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 317 - 335 King Street, Melbourne |
| Building Name: | Sir William Angliss Centre |
| Description: | Completed 1998; 6-level building with gross area of 7,248 sqm. Car parking area to the west. New lecture theatre, laboratory and demonstration kitchen built 2003. Refurbished 2009. |
| Tenant List: | Cafe 555, Club Chef Catering Equipment and William Angliss Tourism and Hospitality. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 315 King Street, Melbourne |
| Description: | A single-storey brick building, refurbished in early 2001. |
| Tenant List: | William Angliss Culinary Academy. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 307 - 309 King Street, Melbourne |
| Description: | An older two-storey brick workshop building to King Street; paved land used for storage and parking for 4 or 5 cars to rear. Whole building refurbished early 2001. |
| Tenant List: | Elizabeth Andrews Corporate Catering. |
| Planning Approval: | For construction of a mixed use multi-storey building comprising residential apartments and ground floor retail lodged October 2014. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 295 - 299 King Street, Melbourne |
| Description: | A three-storey brick building, constructed 1919. Internally refurbished 2003. Building area 2,309 sqm. |
| Planning Approval: | Construction of a mixed use multi-storey building comprising residential apartments and ground floor retail lodged October 2014. |
| Zoning: | Capital City Zone 1. |

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|------------------------|--|
| Street Address: | 528 - 532 Little Lonsdale Street, Melbourne |
| Building Name: | Docklands Terrace |
| Description: | A 2-storey brick former warehouse, converted into nine residential apartments with on-site parking, completed mid-2002. Building area 1,739 sqm. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 536 - 538 Little Lonsdale Street, Melbourne |
| Building Name: | Dockside Tower |
| Description: | Completed late 2000. 128 apartments over 25 levels, 138 car spaces, restaurant and gym. Site formerly occupied by single-storey workshop used for 70 years until 1998 by A H Wentworth's engineering business. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 280 Spencer Street, Melbourne |
| Building Name: | Mondriane |
| Description: | Completed 2005. 26-level residential apartments building comprising 70 x 1 bedroom apartments, 75 x 2 and 3 bedroom apartments and 5 x 3 bedroom penthouse apartments, together with one retail suite on ground floor and one office suite on first, plus 6 levels of car parking. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 284 - 296 Spencer Street, Melbourne |
| Building Name: | Atlantis Tower |
| Description: | A 36-storey building comprising 160 hotel rooms (levels 1 - 18); 13 residential units on each of levels 19 - 29; 9 residential units on each of levels 30 - 35; 7 residential units - level 36; 12 car spaces - level 2; 20 car spaces - level 3; 18 car spaces - level 4; 20 car spaces - level 5; 19 car spaces - level 6; 16 car spaces - level 7 and 4 car spaces - level 8, completed 2009. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 298 - 302 Spencer Street, Melbourne |
| Description: | A twelve storey building commenced early 2001 and completed early 2002. Has 72 rooms and space for 39 cars and is operated as part of Best Western group. |
| Zoning: | Capital City Zone 1. |

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DIRECTLY EAST OF SITE

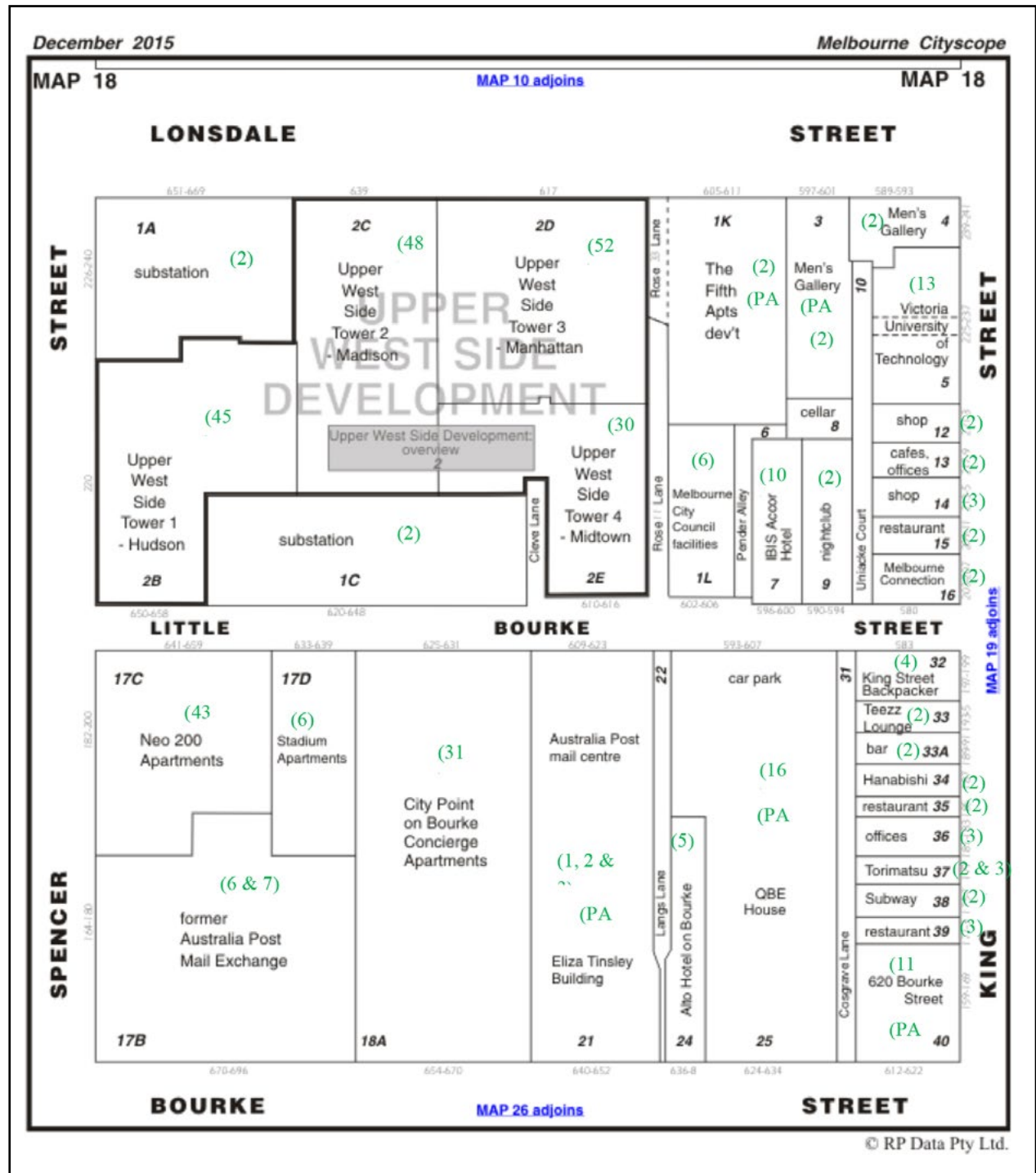
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|---------------------------|---|
| Street Address: | 601 Little Lonsdale Street, Melbourne |
| Building Name: | Australis development |
| Description: | A 46-level apartment building comprising 1, 2 and 3 bedrooms apartments, a grand flyer with concierge, indoor heated pool and gymnasium. Former site of single and two-storey brick workshops and office, demolished late 2013 and 2014 |
| Planning Approval: | For the redevelopment of 593-597 and 599 Little Lonsdale Street, the northern section of 601-611 Lonsdale Street, the northern section of 5-11 Alston Lane and part of Elliot Lane for a multi-storey residential building was approved in May 2010. TPM - 2009-40A Amendment to add 9 storeys. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 287 King Street, Melbourne |
| Building Name: | Hotel Sophia |
| Description: | An extended 7-storey boutique hotel building with ground floor bar, restaurant and 49 hotel rooms on upper floors. Originally Golden Age Hotel, two storeys, refurbished and extended to four storeys in 2005 & again mid-2009. 3-storey extension on top of the existing building nearing completion September 2015. |
| Tenant List: | Hotel Sophia and The Golden Age. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 275 King Street, Melbourne |
| Description: | An older 2-storey brick building with retail areas on both floors. Net lettable area 100 sqm. Refurbished 1989 and 1998. |
| Tenant List: | Yabby House. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 273 King Street, Melbourne |
| Description: | A 2-storey brick building with ground-floor shop; constructed 1873. Net lettable area 130 sqm. |
| Tenant List: | Tom Toon3. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 267 - 271 King Street, Melbourne |
| Description: | An older 2-storey rendered brick building with two ground-floor showrooms; renovated in 1979, 1982 and 1991. |
| Tenant List: | iRide Bikes and Tatra. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 600 Lonsdale Street, Melbourne |
| Building Name: | Lonsdale Court |
| Description: | Three storeys, built 1925. Extensively reconstructed 1986 and strata subdivided into 17 units, landscaped courtyard, rooftop terrace, mini-gymnasium with sauna, and undercover parking. |
| Zoning: | Capital City Zone 1. |

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CITY SCOPE MAPS AND BUILDING DESCRIPTION



Key | (*) – Number of Levels (PA) – Indicates Planning Approval Received

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DIRECTLY SOUTH OF SITE

| | |
|---------------------------|---|
| Street Address: | 651 - 669 Lonsdale Street, Melbourne |
| Building Name: | Substation J |
| Description: | CitiPower's Substation J, a high-clearance two-storey, older, brick building. Still being refurbished in September 2015. |
| Tenant List: | CitiPower. used as a substation |
| Zoning: | Capital City Zone 1. |
| Street Address: | 220 Spencer Street, Melbourne |
| Building Name: | Upper West Side Tower 1 – Hudson |
| Description: | A 48-storey tower consist of 51,000 sqm of living area comprising of studios, one and two bedroom apartments, two level basement car park with bicycle parking and ground level retail plaza. Construction completed early 2013. 639 Lonsdale Street, Melbourne |
| Street Address: | 639 Lonsdale Street, Melbourne |
| Building Name: | Upper West Side Tower 2 – Madison |
| Description: | A 48-storey tower above a five level podium consist of 584 residential apartments of one, two and three bedrooms. Construction completed 2014. |
| Street Address: | 33 Rose Lane, Melbourne |
| Building Name: | Upper West Side Tower 3 – Manhattan |
| Description: | A 52-storey tower consist of 641 residential apartments of one, two and three bedroom, including 8 levels of car parking. Due to be completed 2017. |
| Street Address: | 11 Rose Lane, Melbourne |
| Building Name: | Upper West Side Tower 4 – Midtown |
| Description: | A 30-storey tower comprising of 282 residential apartments of one and two bedroom, completed mid-2015. |
| Site Area: | Total site area for properties 2B, 2C, 2D and 2E is 9,214 sqm. |
| Street Address: | 620 - 648 Little Bourke Street, Melbourne |
| Building Name: | Substation JA |
| Description: | CitiPower's zone Substation JA, two-level concrete and brick substation building behind a paved forecourt, single-storey extension with roller door, and older two-storey brick building. |
| Tenant List: | CitiPower. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 605 - 611 Lonsdale Street, Melbourne |
| Building Name: | The Fifth Apartments development |
| Description: | A multi-storey building comprising 399 one to three bedroom apartments and ground floor retail space. Former site of a 2-storey brick building, demolished in mid-2015. |
| Tenant List: | Used by Brookfield Multiplex. |
| Planning Approval: | 2014000409 For the demolition of existing building and construction of multi-storey building comprising residential apartments with ground floor retail space, was lodged in January 2014 and permit was granted with conditions in September 2014. |
| Zoning: | Capital City Zone 1. |

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|---------------------------|---|
| Street Address: | 651 - 669 Lonsdale Street, Melbourne |
| Building Name: | Substation J |
| Description: | CitiPower's Substation J, a high-clearance two-storey, older, brick building. Still being refurbished in September 2015. |
| Tenant List: | CitiPower. used as a substation |
| Zoning: | Capital City Zone 1. |
| Street Address: | 597 - 601 Lonsdale Street, Melbourne |
| Description: | 2 -storey brick and concrete building used on upper floors as a nightclub, and as a gym and changing area in the basement. Net lettable area, including property 8, is approximately 1,880 sqm (October 1990). |
| Tenant List: | Men's Gallery. |
| Planning Approval: | Past proposals: TPM-2009-40 - For the redevelopment of 593-597 and 599 Little Lonsdale Street, the northern section of 601-611 Lonsdale Street, the northern section of 5-11 Alston Lane and part of Elliot Lane for a multi-storey residential building was approved in May 2010. TPM - 2009-40A Amendment to add 9 storeys. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 239 - 241 King Street, Melbourne |
| Description: | A 2-storey brick gothic revival building, plus a single-storey concrete 6 or 7-space car park building adjacent on Lonsdale Street. |
| Tenant List: | Men's Gallery. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 225 - 237 King Street, Melbourne |
| Building Name: | Victoria University of Technology |
| Description: | a 13-level office building with two ground floor showrooms and a basement car park, completed 1990; built over a former lane now incorporated in this property as an easement for right of way. There is parking for 13 cars. The offices were fitted out in early 1996. The showroom was refurbished in 1999. Building area 6,708 sqm. |
| Tenant List: | Takefuri Fusion Japanese Cuisine, The Co-op Victoria University and Victoria University of Technology. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 221 - 223 King Street, Melbourne |
| Description: | 2-storey brick building with a ground floor showroom; renovated 1977. |
| Tenant List: | 888 Investors Real Estate and Walkers Stop Convenience store. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 217 - 219 King Street, Melbourne |
| Description: | A 2-storey brick building with two ground floor shopfronts. One showroom was refurbished in 1998. Building area 356 sqm. |
| Tenant List: | Ming Take Away and SUD Food & Wine. |
| Zoning: | Capital City Zone 1. |

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| Street Address: | 213 - 215 King Street, Melbourne |
| Description: | A 3-storey brick building; constructed 1955, extensively renovated 1990. Refurbished in 1997, and again in 2000. Building area 512 sqm approximately. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 209 - 211 King Street, Melbourne |
| Building Name: | Stefani House |
| Description: | an older 2-storey brick building, with a mezzanine and marble cladding on the facade added in 1998. |
| Tenant List: | King's Steak & Seafood Bar. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 203 - 207 King Street, Melbourne |
| Description: | Former YHA Building, a concrete and brick building, 2 storeys (220 sqm each floor), plus a lower ground floor which was refurbished in 1992, and again in 2000. Building area 672 sqm. |
| Tenant List: | Bar Humbug and Melbourne Connection Backpackers. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 200 Spencer Street, Melbourne |
| Building Name: | Neo 200 Apartments |
| Description: | Completed late 2007. A 43-storey building comprising 372 apartments, retail shops on ground level and 8 levels of car parking. Capital City Zone 1. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 672 - 696 Bourke Street, Melbourne |
| Description: | Former Australia Post Mail Exchange, 6 and 7 storeys. Once connected by a tunnel to platform two at Spencer Street railway station. Level one refurbished as offices 2006 and work on building completed early 2008. Building internally refurbished 2015. |
| Historic Listing: | No 881 on the Victorian Heritage Register, including the facades on the Bourke and Spencer Street elevations, and the buildings behind those facades to a depth of 9.5m for the full height of the buildings. Proposed by Australian Heritage Commission for listing in Register of the National Estate, and listed in Melbourne Planning Scheme as a notable building. |
| Tenant List: | Mail Exchange Hotel, Melbourne RSL, The Buchan Group and Whitehouse Institute of Design Australia. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 633 - 639 Little Bourke Street, Melbourne |
| Building Name: | Stadium Apartments |
| Description: | a 6-storey building plus basement. Was altered and an extra five levels added for the Stadium Apartments development. There are 94 units and basement parking for 47 cars accessed via a hydraulic car lift. Completed early 2001. This property overhangs the title of property 17C for 1.5m above site level along this property's western edge. |
| Zoning: | Capital City Zone 1. |

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| Street Address: | 668 Bourke Street, Melbourne |
| Building Name: | City Point on Bourke Concierge Apartments |
| Description: | A 31-storey residential building of more than 300 units, completed in early 2003. Built at an estimated cost of \$110 million. Facilities include a 25m indoor swimming pool, gym and two tennis courts. The front section of the old 3-storey Australia Post building to Bourke Street has been retained. Developer Central Equity; construction Multiplex; architect Span Group. The building includes three retail units - for details see separate entries below. |
| Zoning: | Capital City Zone 1. |
| Building Name: | 640 - 652 Bourke Street, Melbourne |
| Description: | 1, 2 and 3-storey buildings, including to Bourke Street, an historic three-storey former warehouse once used by Eliza Tinsley and, to Little Bourke Street, a single-storey building. Built in 1925. Bourke Street facade restored 1995 and building refurbished. Part of Little Bourke Street facade replaced 1998. Facade of building to Bourke Street refurbished late 2009. Building area approximately 3,445 sqm. |
| Historic Listing: | Former warehouse listed as notable building in Melbourne Planning Scheme, register #881 under Historic Buildings Act. |
| Tenant List: | Australia Post Business Development Business Unit, Haworth Australia, Magnet Galleries, Pointon Partners and Steelcase Australia. |
| Planning Approval: | 201535721 Application for partial demolition of existing building and construction of a mixed use multi-storey tower comprising dwellings, ground floor retail premises, child care centre and office, lodged to DPCD in June 2015 and approved September 2015. TPM-2015-26 for partial demolition of existing building and development of a mixed use tower and use of land for child care centre was lodged in September 2015 and referred to DPCD. TPM-2012-38 (2012007209) for partial demolition of the existing building, retention of the front portion of the existing heritage building and construction of a multi storey tower was approved March 2013. Proposed project will comprise two towers of 42 and 32 stories, 722 sqm commercial or retail space on the ground floor, 249 car parks and 169 bike storage spaces. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 636 Bourke Street, Melbourne |
| Description: | Alto Hotel On Bourke, formerly Unity Hall built in 1916 and renovated 1980 as a 5-storey rendered brick building. The 50-room hotel was fully refurbished and converted to an apartment hotel in November 2005 with alterations to the facade on Langs Lane for new windows and additions to the existing building and used for serviced apartments with associated car parking. |
| Historic Listing: | Designated in the Melbourne Planning Scheme as a heritage precinct contributory building. |
| Tenant List: | Alto Hotel on Bourke. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 628 Bourke Street, Melbourne |
| Building Name: | QBE House |
| Description: | An office complex consisting of an eight-storey podium to Bourke Street and 16-storey tower to Little Bourke Street; completed 1989. Complex includes full-length ground-floor showroom on each side of building, three 'super floors', and roof-top entertainment area with tennis court and barbecue. Net lettable area is 24,515 sqm. Two lower floors of podium building were refurbished late 1993. Received highest rating for base building in Energy Smart Commercial Building Program's Building Greenhouse Ratings in October 2000. Building was refurbished internally 2004. |
| Tenant List: | Academies Australasia Polytechnic, Brookfield Multilex Site Office, Building Management Office, Kinetic IT, Little Real Estate, Little Residential, Momentum Energy, NTC - National Transport Commission Australia, NTT Data, Power Cafe, QBE Insurance, Study Melbourne Student Centre, Telstra Business Centre, V/Line Regional Network & Access, Victorian Institute of Teaching and WorkCover Assist. |
| Planning Approval: | Past proposals: DP 89/0331, to strata subdivide the property, was approved in August 1989. |
| Zoning: | Capital City Zone 1. |

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|------------------------|--|
| Street Address: | 197 - 199 King Street, Melbourne |
| Description: | A 4-storey former office building built in 1926, converted to backpackers hostel with approximately 130 beds, plus small kiosk to the street; refurbished 1989, and again refurbished late 1994. In 1997 it was refurbished and altered internally for backpacker accommodation and refurbished externally in 1998. Building area 1,193 sqm. |
| Tenant List: | King Street Backpackers. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 193 - 195 King Street, Melbourne |
| Description: | A 2-storey brick building with a basement; renovated in 1990, again late 1995, and again in 1998. Properties 33 and 33A are used together. Building area 371 sqm (3994 sq ft). |
| Tenant List: | Teezz Lounge. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 189 King Street, Melbourne |
| Description: | A 2-storey building with parking space for about five cars on paved land to the rear. Refurbished late 1994, and again in 1998. Properties 33 and 33A are used together. |
| Tenant List: | Opium Exclusive Gentlemen's Lounge. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 187 King Street, Melbourne |
| Description: | A 2-storey building; a 2-storey concrete block extension to the rear lane was completed in 1991. Ground floor 136 sqm, first floor 139 sqm, total approx 275 sqm. |
| Tenant List: | Hanabishi. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 185 King Street, Melbourne |
| Description: | A 2-storey brick building, 175 sqm total, falling to a single storey at the rear. Rear access from Cosgrave Lane. |
| Tenant List: | King Jon's Souvlaki Bar. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 181 - 183 King Street, Melbourne |
| Description: | A 3-storey brick building with a basement. There is covered parking for two cars from Cosgrave Lane. |
| Tenant List: | Curves, Melbourne Pizza Bar, Prestige Gym and The Yoga Social. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 179 King Street, Melbourne |
| Building Name: | Torimatsu |
| Description: | A two and three-storey brick building, fitted with a new shopfront in 1994. building area approximately 400 sqm. |
| Tenant List: | Woodo Korean BBQ Restaurant. |
| Zoning: | Capital City Zone 1. |

The Residences at

WEST SIDE PLACE

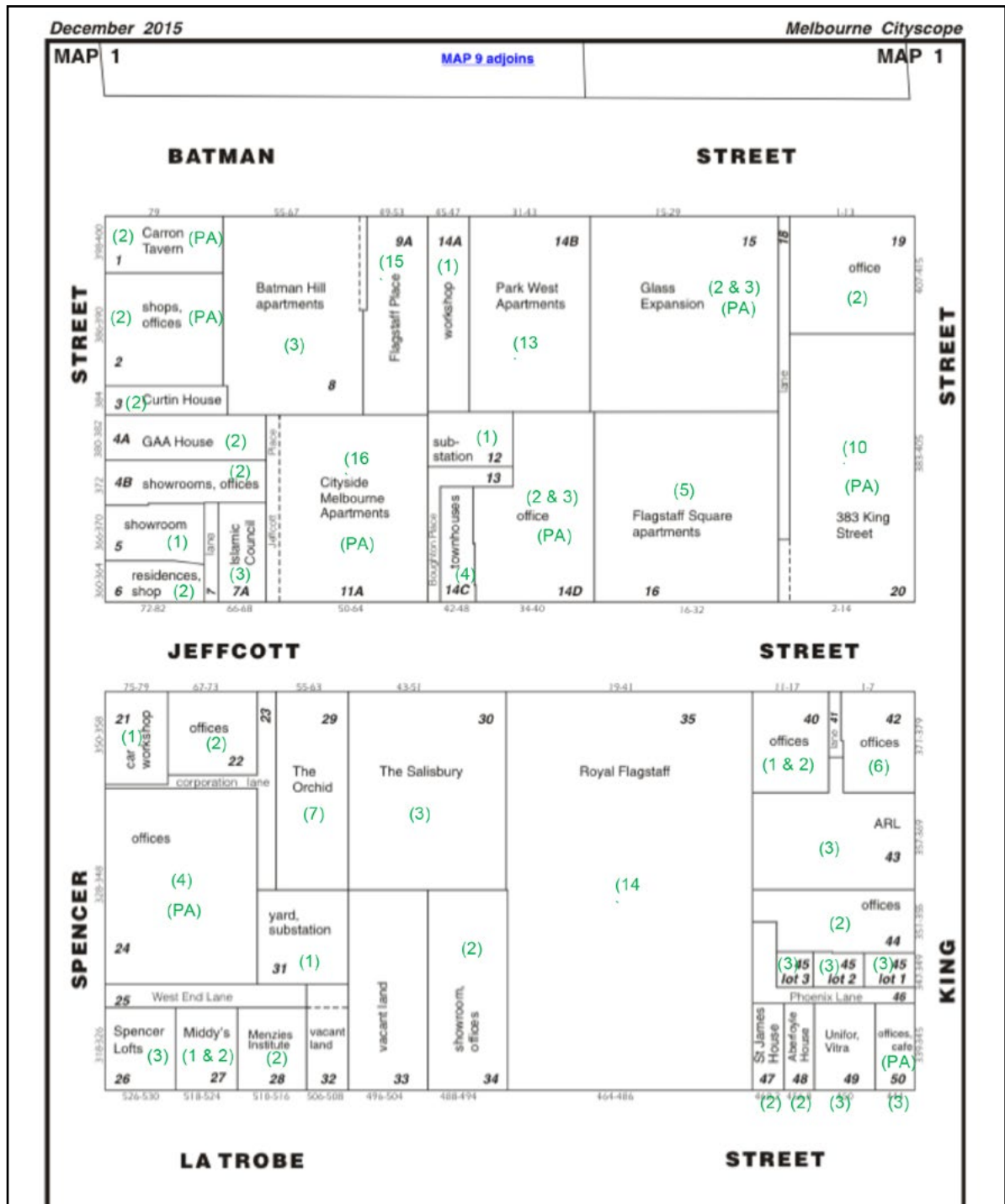
by Far East Consortium

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|----------------------------|---|
| Street Address: | 175 - 177 King Street, Melbourne |
| Description: | A 2-storey building with a ground-floor showroom, refurbished 1986. The shopfront was refurbished in 2003. On-site parking for four or five cars with access from Cosgrave Lane. Net building area is 204 sqm comprising 56 sqm on the ground floor and 149 sqm on the first floor. |
| Tenant List: | Subway. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 171 - 173 King Street, Melbourne |
| Description: | A 3-storey brick building. The upper floors were refurbished in 1992. The second floor was previously used as residence, but by mid 2003 had been converted to office space. The first level was refurbished into studio/gallery space in 2003. |
| Tenant List: | Shanghai Master Dumpling and The Kings Artist Run Initiative. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 620 Bourke Street, Melbourne |
| Description: | Completed in 1973, refurbished 1991; an 11-storey office block with basement parking for 11 cars. Refurbished in 1994 and 1995, the lobby was refurbished in 2003. Building area 5,581 sqm. Typical floor plates 545 sqm. |
| Planning Approvals: | Past proposals: TP-2009-401 for 31 lot subdivision in accordance with PS627029E was approved in August 2009. |
| Zoning: | Capital City Zone 1. |

WEST SIDE PLACE

by Far East Consortium

CITY SCOPE MAPS AND BUILDING DESCRIPTION



The Residences at

WEST SIDE PLACE

by Far East Consortium

ONE BLOCK NORTH OF SITE

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|---------------------------|---|
| Street Address: | 318 - 326 Spencer Street, West Melbourne |
| Building Name: | Spencer Lofts |
| Description: | A 3-storey rendered brick building. The facade was upgraded and the interior refurbished in 1985. Building area 1,086 sqm. There is a large sky sign on the roof. Subdivided into 9 lots, (ground floor, first floor, six residential units on the third floor, and the roof) in 2001. |
| Tenant List: | For details of residential units see Melbourne Cityscope Unit Report. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 518 - 524 La Trobe Street, West Melbourne |
| Description: | 1 and 2-storey brick building with a ground-floor showroom and offices above. |
| Tenant List: | Middy's Data & Electrical. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 510 - 516 La Trobe Street, West Melbourne |
| Description: | A 2-storey brick and concrete building, completed 1928. Building area 738 sqm. |
| Tenant List: | Menzies Dental Clinic and Menzies Institute of Technology. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 506 - 508 La Trobe Street, West Melbourne |
| Description: | Vacant land, fenced. |
| Planning Approval: | TP-2004-1245 For the construction of a 12-storey building comprising apartments, shops and offices was lodged in November 2004 and approved in December 2004. Extension of time was approved. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 496 - 504 La Trobe Street, West Melbourne |
| Description: | Vacant land, the site of an older 1 and 2-storey brick factory and workshop demolished mid 2013. |
| Planning Approval: | TP-2004-1245 For the construction of a 12-storey building comprising apartments, shops and offices was lodged in November 2004 and approved in December 2004. Extension of time was approved. Past proposals: TP-2009-471 for use premises as a place of assembly (function centre) with liquor licensing was approved in February 2010. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 488 - 494 La Trobe Street, West Melbourne |
| Description: | An older two-storey brick building divided into two self-contained parts each with a showroom to La Trobe Street and offices on the first floor; altered 1986. Net lettable area 1,400 sqm. Ground level refurbished March 2014. |
| Tenant List: | Beauty Edu. |
| Zoning: | Mixed Use Zone. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 19 - 41 Jeffcott Street, West Melbourne |
| Building Name: | Royal Flagstaff |
| Description: | Consisting of a 14-storey building (to the north of the site) and two 4-storey buildings containing a total of 145 residential apartments plus associated car parking. Completed in 1996. Developer Central Equity, builder L U Simon. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 460 - 462 La Trobe Street, West Melbourne |
| Building Name: | St James House |
| Description: | A 2-storey brick former office building, constructed in 1921. Converted into two residential apartments in 1998 |
| Zoning: | Mixed Use Zone. |
| Street Address: | 456 - 458 La Trobe Street, West Melbourne |
| Building Name: | Aberfoyle House |
| Description: | An older two-storey bluestone building with shop on ground floor and offices above. There is a small rear yard. Building area 275 sqm. Refurbished 2004. |
| Tenant List: | City Convenience Store and Ribbon Hair Salon. |
| Planning Approval: | TP-2015-237 for construction of three-storey dwelling the rear of existing building was lodged March 2015 and approved September 2015. Past proposals: TP-2009-628 for construction of 2-storey dwelling to rear of existing property for use as studio apartment and waiving required car parking was approved March 2010. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 450 La Trobe Street, West Melbourne |
| Description: | 3-storey showroom/office completed in 2006. Architects Woods Bagot. Builder, Built. The site of a single level brick building, demolished in 2005. |
| Tenant List: | Unifor and Vitra. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 339 - 345 King Street, West Melbourne |
| Description: | 3-storey building consisting of 3 shops on the ground level and 2-storey offices directly above each shop. Completed in late 2004. Builder Vaughan Constructions. Formerly a paved yard used as a car park. Strata subdivided in July 2005. For details see individual entries. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 347 - 349 King Street, West Melbourne |
| Description: | Three-storey bluestone and brick buildings with attached extensions; the former Phoenix Clothing Company premises, built in 1856, and owned and occupied for many years from the 1950s by H J Langdon. Building area 850 sqm. Renovated, altered and subdivided into three units early in 1996. |
| Historic Listing: | Number 801 on the Victorian Heritage Register (added June 1990). In June 1992, properties 44 and 45 were entered in the Register of the National Estate. |
| Zoning: | Mixed Use Zone. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 351 - 355 King Street, West Melbourne |
| Building Name: | Langdon Buildings |
| Description: | A 2-storey bluestone and brick building plus a paved yard with parking space for about 12 cars. The southern part of the building was constructed around 1856, and the northern in the late 1860s. Occupied for many years from 1956 by H J Langdon. Net lettable area 545 sqm. |
| Historic Listing: | The southern part of the building is recorded by the National Trust. The whole is No 527 on the Victorian Heritage Register. Listed as a notable building in the Melbourne Planning Scheme. In June 1992, properties 44 and 45 were entered in the Register of the National Estate. |
| Tenant List: | Ganci Huggett Lawyers and Moonlighting Pty Ltd. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 357 - 369 King Street, West Melbourne |
| Description: | A 3-storey brick office building with on-site parking, reconstructed 1983 and refurbished in 1995 and in late 2013. Formerly known as NCO House and before that RMG House. A paved driveway on the south boundary has been landscaped. Building area 2,710 sqm. |
| Tenant List: | Australian Receivables Ltd (ARL) and Forbes Dowling Lawyers |
| Zoning: | Mixed Use Zone. |
| Street Address: | 371 - 379 King Street, West Melbourne |
| Description: | A six-storey building comprising ground floor retail, 30 office suites in the five upper levels and large garden terraces on level 4, completed in mid 2010; Architects Clarke Hopkins Clarke. The site of a single-storey brick petrol station built in 1954 and demolished in late 2007. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 11 Jeffcott Street, West Melbourne |
| Description: | An older 1 and 2-storey brick workshop building with a newer 2 storey concrete extension on the western side. Converted to offices in 1997. Building area 561 sqm. |
| Tenant List: | Foresters Friendly Society. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 43 - 51 Jeffcott Street, West Melbourne |
| Building Name: | The Salisbury |
| Description: | 16 townhouses plus 16 apartments; three storeys above one level of basement parking. Units have one or two car spaces on title. Construction completed mid-1995 but modifications delayed completion of a number of units until mid-1996. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 55 Jeffcott Street, West Melbourne |
| Building Name: | The Orchid |
| Description: | A seven-storey building with 68 one & two-bedroom apartments, retail space on the ground floor and parking for 46 cars, completed mid 2014. Builder, LU Simon. Architect, Bruce Henderson Architects. The site of a single-storey brick workshop, factory and office building with mezzanine storage, demolished in mid 2012. |
| Zoning: | Mixed Use Zone. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 67 - 73 Jeffcott Street, West Melbourne |
| Description: | A 2-storey brick office building; the interior was refurbished and the first storey extended in 1986. Net lettable area 818 sqm comprising ground-floor area of about 423 sqm (about 4,550 sq ft) and first floor of about 395 sqm (about 4,250 sq ft). Subdivided into two units of one floor each in 1995. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 350 Spencer Street, West Melbourne |
| Description: | A single-storey brick car showroom with a small office on the street corner; built in 1922, altered in 1981. Major refurbishment including a new concrete floor was completed in 2006. Net lettable area 380 sqm |
| Tenant List: | Beaurepaires. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 360 - 364 Spencer Street, West Melbourne |
| Description: | A 2-storey building with a paved yard at the eastern end of the property with space for four cars. Gross lettable area approximately 160 sqm of retail space. Level one was converted to two residential units in 2000. A third residential unit was constructed over the car parking space in 2001. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 366 - 370 Spencer Street, West Melbourne |
| Description: | An older single-storey building with three interconnected rooms forming one showroom, plus a paved yard, with space for three cars. Building area is approximately 265 sqm. |
| Tenant List: | Blisstel Communications. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 372 Spencer Street, West Melbourne |
| Description: | Two-storey brick warehouse and showroom building; building area 1,000 sqm. Properties 4A and 4B were a single property, renovated in 1977. In 1996 they were again renovated and subdivided into two buildings. This property was altered and further renovated in the first half of 1997. |
| Tenant List: | StarNet Systems and Wire Women's Information. |
| Zoning: | Central City Development Area. |
| Street Address: | 380 - 382 Spencer Street, West Melbourne |
| Building Name: | GAA House |
| Description: | Formerly Gemmology House, two-storey brick warehouse and showroom building; building area 1,000 sqm. Properties 4A and 4B were a single property, renovated 1977. 1996 they were again renovated and subdivided into two buildings. |
| Tenant List: | Gemmological Association of Australia (GAA). |
| Zoning: | Central City Development Area. |
| Street Address: | 66 - 68 Jeffcott Street, West Melbourne |
| Description: | A 3-storey building with undercover parking for four cars. Gross building area about 890 sqm (9,600 sq ft). |
| Tenant List: | City Mosque and Islamic Council of Victoria and Australian Federation of Islamic Councils. |
| Zoning: | Mixed Use Zone. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 50 - 64 Jeffcott Street, West Melbourne |
| Building Name: | Cityside Melbourne Apartments |
| Description: | A 16-level building comprising 177 apartments, completed 2009. Parking for 180 cars in basement and on part of ground level and levels one and two. This property includes part of Jeffcott Place (part of corporation lane 1743) on the western boundary. |
| Planning Approval: | Past proposals: DP89/0496, to subdivide the property into 2 allotments, was approved in December 1989. DP88/0286, to construct a four storey office building with ancillary carpark, was approved in October 1988 but subsequently revoked. It was finally granted on appeal to the AAT in January 1989. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 42 - 48 Jeffcott Street, West Melbourne |
| Description: | Complex of 3 two-bedroom three-storey townhouses completed mid-2009. Former building on the site was demolished in 2001. |
| Zoning: | Mixed Use Zone. |
| Street Address: | Boughton Place, West Melbourne |
| Description: | Single-storey brick electricity substation on west part of the property, and a paved yard and moulded metal storage shed on the east |
| Tenant List: | Citipower. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 34 - 40 Jeffcott Street, West Melbourne |
| Description: | 2 and 3-storey townhouse and office building, redevelopment of former one and two-storey workshop buildings which were used by the W O'Donnell engineering group for decades until 2001. Building was subdivided December 2002, further subdivided 2005. 2006, unit 1B to Jeffcott Street was gutted for redevelopment as five 3-storey town houses (the facade has been retained). |
| Planning Approval: | TP-2012-968 for the demolition of existing car park structure and replacement with new ground level carpark with 9 bicycle spaces and two levels of commercial offices connecting into existing office building was lodged in December 2012. Notice of decision to grant permit was issued in May 2013. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 16 - 30 Jeffcott Street, West Melbourne |
| Building Name: | Flagstaff Square |
| Description: | Completed late 1994. Five-level apartment building comprising lower ground floor (parking space except for two units) plus three levels of apartments with the top level having mezzanine floors. 44 two and three-bedroom apartments around a central courtyard, plus one car space per unit on title. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 383 King Street, West Melbourne |
| Description: | Completed 1991; 10-level office building with a 104-space two-level basement car park. Net lettable office area 12,975 sqm with floor sizes between 1762 sqm and 1,040 sqm. In September 1988, the Administrative Appeals Tribunal disallowed an appeal against the permit to construct the building; the grounds of the appeal were that it would block the historic view from Flagstaff Hill to Port Phillip Bay and Hobson's Bay. |
| Planning Approval: | TP-2015-363 for use of the land as a commercial car park and erection of business signage lodged April 2015 and approved September 2015. TP-2015-515 for the conversion of existing office building on the land for use as an education centre building and works associated with the refurbishment of the existing facade, alterations to the existing building and the erection of business signage was lodged June 2015 and permit granted November 2015. Past proposals: 2014002975 (TPM-2014-30) for the construction of a mixed use development including retail and residential apartments lodged in August 2014 was withdrawn on 17th June 2015. |
| Zoning: | Mixed Use Zone. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 407 - 415 King Street, West Melbourne |
| Description: | 2-storey steel, concrete and glass office building with a nine-space lower ground floor car park; renovated 1991. Building area about 2,200 sqm. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 15 Batman Street, West Melbourne |
| Description: | A two and three-storey brick building, completed in 1986. A driveway on the western boundary leads to parking, mainly under cover, for 45 cars. Lettable area 1,947 sqm. |
| Tenant List: | Glass Expansion. |
| Planning Approval: | TPM-2014-21 For the construction of a mixed use building comprising offices, retail shops and apartments, was lodged in June 2014. Objection in September 2014. 2014001849 Application for the same was lodged in May 2014 to DPCD and permit was granted in August 2015. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 33 Batman Street, West Melbourne |
| Building Name: | Park West Apartments |
| Description: | A thirteen-level building comprising 137 apartments, built by Contexx at a cost of about \$30.9 million with completion in July 2012. The building has parking in a basement car park and on levels 1 and 2. The site of a 1,680 sqm single-storey workshop building, used by the W O'Donnell engineering group from the 1930s to 2001, partially demolished in mid 2011 with the facade to Batman Street being retained. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 45 - 47 Batman Street, West Melbourne |
| Description: | A single-storey brick workshop building, used by the W O'Donnell engineering group from the 1960s to 2001. Building area is 505 sqm. |
| Tenant List: | E B Fusion. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 49 - 53 Batman Street, West Melbourne |
| Building Name: | Flagstaff Place |
| Description: | A 15 storey residential building comprising of 140 apartments, completed in 2013. Residents facilities are to include a rooftop terrace with gym and barbeque. Developer, Central Equity. Formerly the site of a 1,400 sqm, one and two storey brick warehouse building, demolished circa late 2012. |
| Zoning: | Mixed Use Zone. |
| Street Address: | 55 - 67 Batman Street, West Melbourne |
| Building Name: | Batman Hill Apartments |
| Description: | An older brick building of 3 storeys plus mezzanine, once the Keep Bros & Wood warehouse. Reconstructed internally in a conversion to 18 residential apartments of one and two bedrooms in 1993. There are 21 car spaces on paved land to the rear. Developer, Ramamero Holdings Pty Ltd; building contractors, Smith & Stone. For details of individual units see Melbourne Cityscope Unit Report. |
| Zoning: | Mixed Use Zone. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 384 Spencer Street, West Melbourne |
| Building Name: | Curtin House |
| Description: | A two-storey brick house built in 1900, used for many years as offices, reverted to residential use late 1994. There is a rear courtyard. Building area approximately 240 sqm. |
| Zoning: | Mixed Use Zone. |

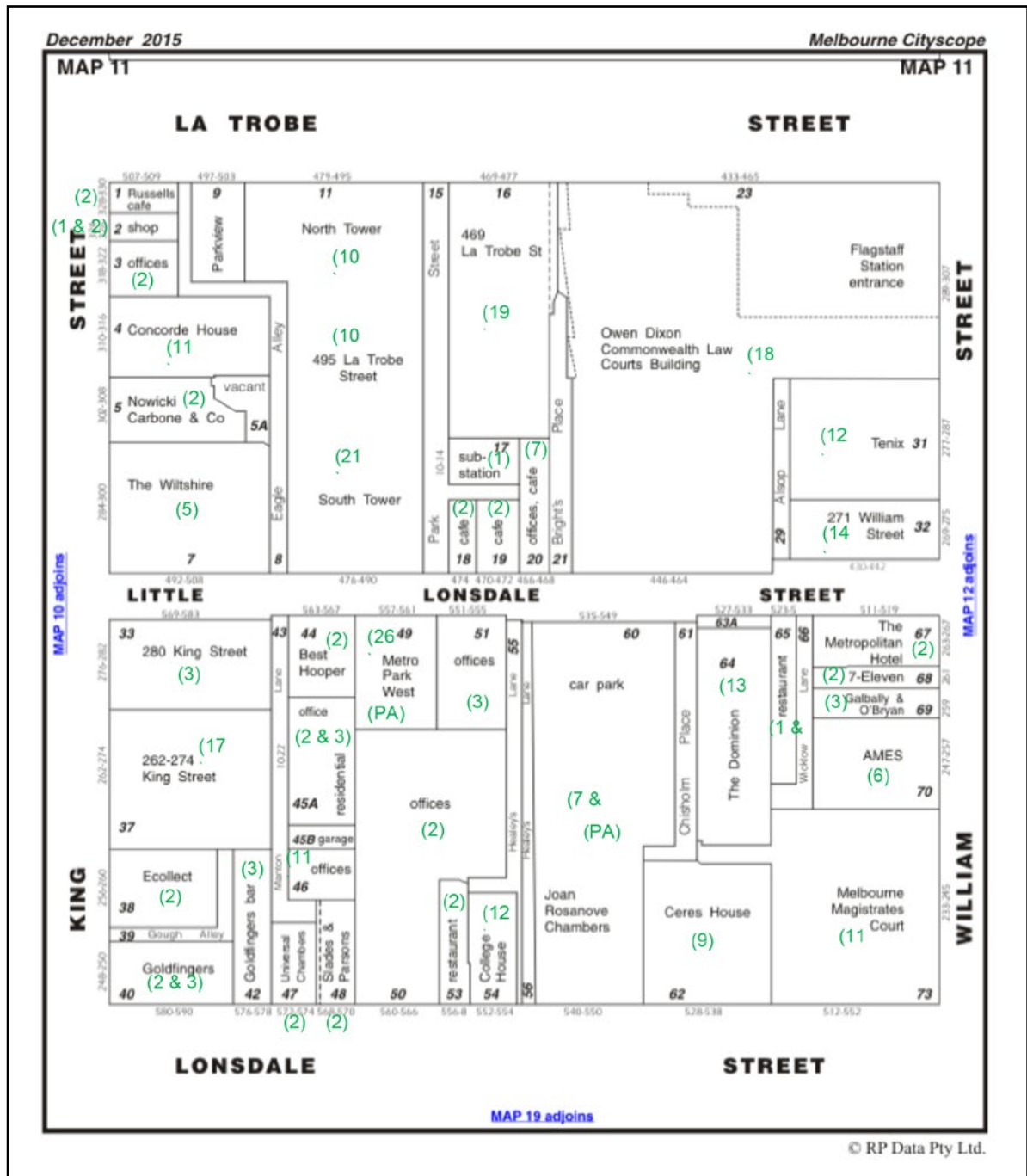
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| Street Address: | 388 Spencer Street, West Melbourne |
| Description: | A two-storey brick building with three street-level shops and offices on the upper floor; constructed in 1908. Laneway around the north and east boundaries. Building area 1,098 sqm. |
| Tenant List: | Moulin Rouge Cafe, Sign-a-Rama and Workshop Architecture. Suite at 388 Spencer Street is vacant in September 2015. |
| Planning Approval: | TP-2014-1144 Application for the demolition of the existing buildings and construction of a multi-storey building comprising residential apartments and retail premises, was lodged in December 2014 and the notice of decision to grant permit was issued in November 2015. |
| Zoning: | Mixed Use Zone. |

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| Street Address: | 398 - 400 Spencer Street, Melbourne |
| Description: | A two-storey brick hotel, completed 1975. Formerly The Carron Tavern. Building area 800 sqm. |
| Permit Approval: | Past proposals: TP94/276, to convert the existing 2-storey hotel into a 3-storey residential building with six units, was approved in April 1994. |
| Zoning: | Mixed Use Zone. |

WEST SIDE PLACE

by Far East Consortium

CITY SCOPE MAPS AND BUILDING DESCRIPTION



Key | (*) – Number of Levels (PA) – Indicates Planning Approval Received

The Residences at

WEST SIDE PLACE

by Far East Consortium

ONE BLOCK EAST OF SITE

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|--------------------------|---|
| Street Address: | 328 - 330 King Street, Melbourne |
| Description: | Two-storey rendered brick shop and dwelling, built in 1850-1851 by James Heffernan. Building was restored 1989 with assistance from the Historic Buildings Council. |
| Heritage Listing: | No 465 on the Victorian Heritage Register. Listed in the Register of the National Estate in March 1986. Listed as a notable building in the Melbourne Planning Scheme. |
| Tenant List: | Russells Old Corner Shop Luncheon Room. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 324 - 326 King Street, Melbourne |
| Description: | A 1 and 2-storey brick building constructed in 1920. Building area is about 130 sqm. |
| Tenant List: | Cafe Sonex |
| Zoning: | Capital City Zone 1. |
| Street Address: | 318 - 322 King Street, Melbourne |
| Description: | 2-storey brick building; renovated in 1979 and in 1991 when facade was cement rendered. Building area 426 sqm. Ground floor refurbished 1995. |
| Tenant List: | CHW Consulting, CM Joseph & Associates Lawyers and TWGG. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 310 King Street, Melbourne |
| Building Name: | Concorde House |
| Description: | Completed 1990; an 11-storey concrete office building with two ground-floor showrooms, plus 30-space, 4-level basement car park. Net lettable office area 6,238 sqm. Some upper floor space refurbished 1998. |
| Tenant List: | Adroit Insurance Group, Australian Institute of Personal Trainers, Core 24 Fitness Training Studio, Core Fat Loss Clinic, Countrywide Austral, Max Therapy Institute, Nowicki Carbone, OCLC Online Computer Library Centre and St John Ambulance First Aid Training. Level 7 is vacant in September 2015. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 302 - 308 King Street, Melbourne |
| Description: | An older 2-storey former warehouse. Refurbished in 2006. Net lettable area 950 sqm. |
| Tenant List: | Nowicki Carbone & Co and Slater + Gordon Lawyers. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 300 King Street, Melbourne |
| Building Name: | The Wiltshire |
| Description: | In the former Australia Post Chief Parcels Office, five levels including a basement. A conversion to 32 residential units completed 1999. Further subdivided May 2001 and again October 2003. |
| Zoning: | Capital City Zone 1. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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|------------------------|---|
| Street Address: | 501 La Trobe Street, Melbourne |
| Building Name: | Parkview |
| Description: | Completed 1990; 10-storey commercial building with 8-space car park on ground floor. Property was strata subdivided into nine office units plus eight car spaces 1990. Typical floor plates 271 sqm. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 485 La Trobe Street, Melbourne |
| Building Name: | North Tower |
| Description: | Two office towers, linked by 6-storey glass atrium and lobby. To La Trobe Street, North Tower, a 10-level building completed mid-1988 with net lettable area of 12,229 sqm. To Little Lonsdale Street, South Tower, 21 levels, completed 1990 with 21,816 sqm of office space. 196-space basement car park. Total net lettable area is 33,639 sqm. Typical floor plates 1,126 sqm. Floors 1 - 4 of the North Tower refurbished mid-1999. Ground floor refurbished mid-2006. |
| Tenant List: | Atrium 485 Cafe, Australian Bureau of Statistics, Australian Institute of Family Studies, BP Australia & New Zealand, Catholic Church Insurances, Headspace, Little Lonsdale Newsagency, Saporu Cafe, Slater & Gordon, Telstra and Uniku Sushi. Car park operated by Wilson Parking. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 469 La Trobe Street, Melbourne |
| Description: | A 19-storey office building with two ground-floor showrooms, and car parking (47 spaces); completed 1988. Formerly Ernst & Young House. 1997- part of ground floor was altered to be used as restaurant with outside eating area. Lettable area 19,812 sqm, typical floor plate 1,220 sqm. Ground floor foyer was refurbished 2005. |
| Tenant List: | DST Bluedoor Pty Ltd, Frescatis Fine Food, Funds In Court, Melbourne IT, Mortgage Choice, Russell Kennedy, Spiire, Supreme Court of Victoria and TressCox Lawyers. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 10 - 14 Park Street, Melbourne |
| Description: | An older single-storey brick electricity substation. |
| Tenant List: | CitiPower. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 474 Little Lonsdale Street, Melbourne |
| Description: | A 2-storey brick building with ground-floor shop and first-floor office; constructed 1920, partly burnt out 1977, renovated 1990. Building area 220 sqm. |
| Tenant List: | Hidden Moon Tattoo and Shalom Indonesian Restaurant. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 470 - 472 Little Lonsdale Street, Melbourne |
| Description: | An older 2-storey brick building. Gross lettable area 297 sqm. There is a small rear yard. The building was altered in 1995. |
| Tenant List: | The Brass COQ Vietnamese Eatery & Bar and The Workers' Food Room. |
| Zoning: | Capital City Zone 1. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 466 - 468 Little Lonsdale Street, Melbourne |
| Description: | A 7-storey office building with ground floor retail completed early 2005. |
| Tenant List: | Farrar Gesini Dunn, Giannis Luncheon Cafe, HBA Learning Centres, i2 Management Pty Ltd, Interform Australia Pty Ltd, Prudentia Legal Pty Ltd and Star Chambers. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 433 - 465 La Trobe Street, Melbourne |
| Building Name: | Owen Dixon Commonwealth Law Courts Building |
| Description: | An 18 storey building housing 43 courtrooms with total floor area of 36,000 sqm. Work began on the \$163m project in 1997, completed March 1999. On part of site, to north-east corner, is an entrance to Flagstaff underground station (completed 1985). Builder was a finalist in the Australian Construction Achievement Awards 2000 for its work on this development. |
| Tenant List: | Family Court, Federal Circuit Court of Australia, Federal Court, High Court and Xtraction Cafe. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 277 William Street, Melbourne |
| Description: | An office building of 12 levels plus ground floor retail and basement parking for 32 cars. Building refurbished with two-level addition; 2004. Interior was refurbished with new entry ramp in 1993. The facade was upgraded in 1985. Net lettable area 12,071 sqm. |
| Tenant List: | Australia Post, C31 Melbourne and Geelong, Civic Compliance Victoria, ClickSoftware, Infringements Court, Medibank Health Solutions, Sheriff's Office, Shine Lawyers, Tenix Solutions/Tenix Defence Aerospace Division, The Social Research Centre, Traffic Camera Office and Women's Legal Service Victoria. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 271 William Street, Melbourne |
| Description: | A 14-storey office building. Formerly known as Nubrik House. There is a basement car park with space for about eight cars. Net lettable office area 4,693 sqm. Average floor area 371 sqm. Strata subdivided in 1995. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 280 King Street, Melbourne |
| Description: | 3-level concrete former office building, constructed 1986, converted to discotheque in 1993, refitted as offices 1996. There are ten car parking spaces on paved land to Manton Lane. Building area is 1,200 sqm (ground floor 535 sqm, mezzanine 115 sqm, first 550 sqm). Net lettable area is 1,063 sqm. Ground floor space to Little Lonsdale Street was redeveloped as 3 shops 2006. |
| Tenant List: | Adam Bandt MP, Dosirock Korean Restaurant and Bar, Lee Chinese Gourmet, Sbriga Espresso Bar and Sunny Side Up Coffee. Level one is vacant in September 2015. |
| Zoning: | Central City Development Area. |
| Street Address: | 270 King Street, Melbourne |
| Description: | 17-storey building comprising 157 residential apartments in upper levels of main building, 2-storey retail annexe at front of building and basement parking for 89 cars. Annexe has a rooftop gymnasium, spa and pool. Main building was formerly office building, W H Holmes House, completed 1974. Building refurbished and converted to apartments with work starting 2001 and completed 2003. Two-storey annexe at front completed 2002. Building area, 10,450 sqm. Strata subdivided March 2002. |
| Planning Approval: | TP-2015-383 for ground floor external alterations and part demolition was lodged in May 2015 and approved in June 2015. Past proposals: TP-2007-680 for external alterations to the ground floor was lodged in July 2007 and approved in August 2007. |
| Zoning: | Capital City Zone 1. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 260 King Street, Melbourne |
| Description: | Older 2-storey brick building with retail space on the ground floor and office space upstairs. Renovated and refitted 1991-92; internally and externally refurbished 2002. Total building area 952 sqm. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 248 - 250 King Street, Melbourne |
| Description: | Former Kilkenny Inn, two art nouveau buildings used together; on the corner, 2 and 3-storey brick building and to Lonsdale Street, 2-storey building. Built 1913, renovated 1987, facade refurbished late 1994, and interior in 1996. |
| Historic Listing: | Classified by the National Trust. Listed as a notable building in the Melbourne Planning Scheme. |
| Tenants: | Goldfingers Men's Club. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 576 - 578 Lonsdale Street, Melbourne |
| Description: | An older 3-storey brick building constructed as hotel 1880, upgraded 1988, ground floor refurbished late 1994. Further refurbishment completed early 1997. Building area 1,003 sqm. |
| Tenant list: | Goldfingers Men's Club. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 572 - 574 Lonsdale Street, Melbourne |
| Building Name: | Universal Chambers |
| Description: | A 2-storey office building. Strata subdivided into two units 1971 and externally refurbished 1982. Net lettable area 348 sqm, comprising 171 sqm on ground floor (unit 1) and 177 sqm on the first floor (unit 2). |
| Tenant List: | Paul Vale Criminal Law and Pica Criminal Lawyers. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 568 - 570 Lonsdale Street, Melbourne |
| Description: | A 2-storey office building, refurbished 1986, again refurbished 1991 and 1997. Buildings on properties 45B, 46 and 48 are linked and used together; total area of 840 sqm. Easement along boundary with property 54 is used as part of Manton Lane (corporation lane 35). Property has 6 car spaces. |
| Tenant List: | Barkly International College and Slades & Parsons. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 310 King Street, Melbourne |
| Building Name: | Concorde House |
| Description: | Completed 1990; an 11-storey concrete office building with two ground-floor showrooms, plus 30-space, 4-level basement car park. Net lettable office area 6,238 sqm. Some upper floor space refurbished 1998. |
| Tenant List: | Adroit Insurance Group, Australian Institute of Personal Trainers, Core 24 Fitness Training Studio, Core Fat Loss Clinic, Countrywide Austral, Max Therapy Institute, Nowicki Carbone, OCLC Online Computer Library Centre and St John Ambulance First Aid Training. Level 7 is vacant in September 2015. |
| Zoning: | Capital City Zone 1. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 10 - 22 Manton Lane, Melbourne |
| Description: | Older brick workshop-warehouse buildings, 2 and 3 storeys, converted and subdivided into three residential apartments, office on level 1 and thirteen car parking bays ground level 1994. Ground floor facade renovated 1995. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 563 Little Lonsdale Street, Melbourne |
| Description: | A 2-storey brick office and residential building; constructed 1923, reconstructed 1987. Building area approximately 670 sqm. |
| Tenant List: | Best Hooper, Solicitors. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 557 Little Lonsdale Street, Melbourne |
| Building Name: | Metro Park West |
| Description: | Completed in September 2014. 26-storey building comprising retail on ground level and 195 residential apartments in upper levels. The building area is about 13,500 sqm. Built on the site of a 2-storey, 685 sqm, concrete office building, completed in 1986 and demolished circa late 2012. |
| Planning Approval: | TP-2013-982 For a 198 lot subdivision of PS703908B was lodged in December 2013 and approved in June 2014. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 551 Little Lonsdale Street, Melbourne |
| Description: | 3-storey building with retail space on ground level and offices on upper levels, completed late 2009. |
| Tenant List: | Barista & Associates, Brygel Lawyers, Delicious Asian Cuisines & Pho, Flight Centre, In A Rush Espresso, Mapo Grill & Bar, Marsh & Maher, Melbourne Law Chambers, Red Bear IT, Technique, The Little Cafe On Healeys Lane, Virage IT, WebSetGo and Wise Sync. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 560 Lonsdale Street, Melbourne |
| Description: | A 2-storey office building with 30 car spaces; completed 1985, renovated 1994. Part of building (to Healeys Lane) refurbished 1997. Foyer entrance from Collins St side refurbished 1999. Net lettable area 2,314 sqm. |
| Tenant List: | Acquaro & Co, Cenral Equity - Australis Melbourne Apartments, Christina Windisch Barrister & Solicitor, Condello Lawyers, Croxford Partners, DKL Layers, Elizabeth Nickolls & Associates, Emergency Media, Geoffrey Nicholson Chambers, James Dowley & Associates and Probate Services Pty Ltd. |
| Planning Approval: | TPM-2015-15 for construction of multi-storey mixed use building lodged June 2015. 201532884 Application for construction of mixed use development comprising dwellings, ground floor retail uses, offices and associated car parking lodged to DPCD June 2015. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 556 - 558 Lonsdale Street, Melbourne |
| Description: | Former house, two storeys plus attic, built 1867, upgraded 1981, further refurbished early 1995. Building area 259 sqm. |
| Heritage Listing: | Classified by the National Trust, listed in the Register of the National Estate in March 1978. No 441 on the Victorian Heritage Register. Listed as a notable building in the Melbourne Planning Scheme. |
| Tenant List: | Nick's Bar |
| Planning Approval: | TPM-2015-15 for construction of a multi-storey mixed use building was lodged in June 2015. 201532884 Application for the construction of a mixed use development comprising dwellings, ground floor retail uses, offices and associated car parkign was lodged to DPCD in June 2015. |
| Zoning: | Capital City Zone 1. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 552 Lonsdale Street, Melbourne |
| Building Name: | College House |
| Description: | Completed 1991; a 12-storey office block of concrete construction with ground-floor restaurant. Facade features natural stone finishes to third floor. Building area 3,150 sqm (upper floors 270 sqm each). Property was subdivided into 12 units 1992. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 540 - 550 Lonsdale Street, Melbourne |
| Building Name: | Joan Rosanove Chambers |
| Description: | A 7-storey office block with retail areas on street fronts; completed 1986. To Little Lonsdale Street, 9-storey 509-space Flagstaff Car Park with six shops and two kiosks at street level; completed 1985. Four additional levels were added on rooftop of The Flagstaff Car Park 2003. Building area 5,000 sqm. Net lettable area 4,950 sqm. Minor refurbishment of ground floor lobby, lifts and the sixth floor done 1997-98. Showroom to Lonsdale Street and another to Healey's Lane were altered for use as restaurants mid-1998. Three ground floor showrooms to Healey's Lane constructed and some upper floors refurbished 1999. Floors three and four refurbished 2000. Three ground floor retail shops to Chisholm Place constructed 2006. Several retail areas to Healey's Lane reconstructed 2006. |
| Tenant List: | 680 Coffee & Food, Anter Shoe Services, Back Pocket Cafe, Bam Sae Night Birds, Bleyer Lawyer, Cambridge Psychological Services, City Grill Room, De Group, Donoghue's, Fresh Az, GaMi Cafe, Germanicos Bespoke Tailors, Guk Bab, Her Majesty's Florist, Jang Gun, Jasper Coffee, Joan Rosanove Chambers, Kenny's Bakery Cafe, Lethbridges, Lonsdale Lawyers, Mr Nice Guy, Sam's Alteration & Dry Cleaning, Shuji Sushi, Stylize and Suda. Flagstaff Car Park operates the car park. |
| Planning Approval: | TP-2013-448 for new development including rooftop addition and use land for child care centre approved December 2013. Past proposals: TP01/1317, for additional floors levels 7, 8 and 9 to existing office building, plus plant room at roof level, approved March 2002. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 528 Lonsdale Street, Melbourne |
| Building Name: | Ceres House |
| Description: | An office building with basement car parking, extensively refurbished and extended by the Commonwealth Government from 4 to 9 floors between mid-1984 and 1987. Alterations and extensions to the basement, ground and level 1 were completed in 2005 and the building was strata subdivided. Net lettable area 5,980 sqm. Developer for the redevelopment Folkstone. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 527 - 533 Little Lonsdale Street, Melbourne |
| Building Name: | Dominion Building |
| Description: | Completed 1992; a 13-storey concrete office building with 49 car parking spaces. Typical floors are approximately 604 sqm (lettable area about 565 sqm per floor). Total office area 7,237 sqm and total lettable area 6,771 sqm. Several offices have terraces to rear. Strata subdivided in 1993. |
| Tenant List: | Auto Skills Australia Ltd (ASA), Barry Nilson Lawyers, Browne & Co, Caason Group of Companies, Coldrey Chambers, Fuji Xerox Australia, Giannakopoulos Solicitors, Gorman Chambers, Innova Sierra, Irongroup Lawyers, John Wolf Solicitor, Lawson Hughes Peter Walsh Lawyers, Legal Transcripts Pty Ltd, Postgraduate Medical Council o Victoria, Ryan Carlisle Thomas Lawyers, Susan Snyder Solicitors, Talisman Unified Communications, The A4E Group of Companies, Tony Hargreaves and Partners and Well Done Contact Centre. There is a cafe in the foyer. |
| Zoning: | Capital City Zone 1. |

The Residences at

WEST SIDE PLACE

by Far East Consortium

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| Street Address: | 233 - 245 William Street, Melbourne |
| Building Name: | Melbourne Magistrates Court |
| Description: | Commenced May 1993 and completed late 1994; 11 levels including two basements floors. The building houses 32 courts and includes a new city watchhouse, known as the City Reception Centre. The builder/developer was Baulderstone Hornibrook. The building received a Master Builders Association of Victoria Excellence in Construction award in 1995. Building area is 15,000 sqm. |
| Tenant List: | Melbourne Custody Centre and Melbourne Magistrate's Court. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 255 William Street, Melbourne |
| Description: | A six-storey concrete office building with basement parking; completed 1985. Refurbished 1997. Net lettable area 3,518 sqm. |
| Tenant List: | AMES (Adult Multicultural Education Services), tsg tobacco station and William Street Deli. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 259 William Street, Melbourne |
| Description: | An older office building, 3 storeys plus a basement. |
| Tenant List: | Galbally & O'Bryan Lawyers. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 261 William Street, Melbourne |
| Description: | An older 2-storey brick building with a single-storey garage to Wicklow lane. |
| Tenant List: | 7-Eleven Shop. |
| Zoning: | Capital City Zone 1. |
| Street Address: | 263 - 267 William Street, Melbourne |
| Description: | The Metropolitan on William Hotel |
| Tenant List: | Formerly the Metropolitan Hotel, built circa 1856, refurbished 1987; a 2-storey older brick hotel building. The building was renovated early 1995. |
| Zoning: | Capital City Zone 1. |