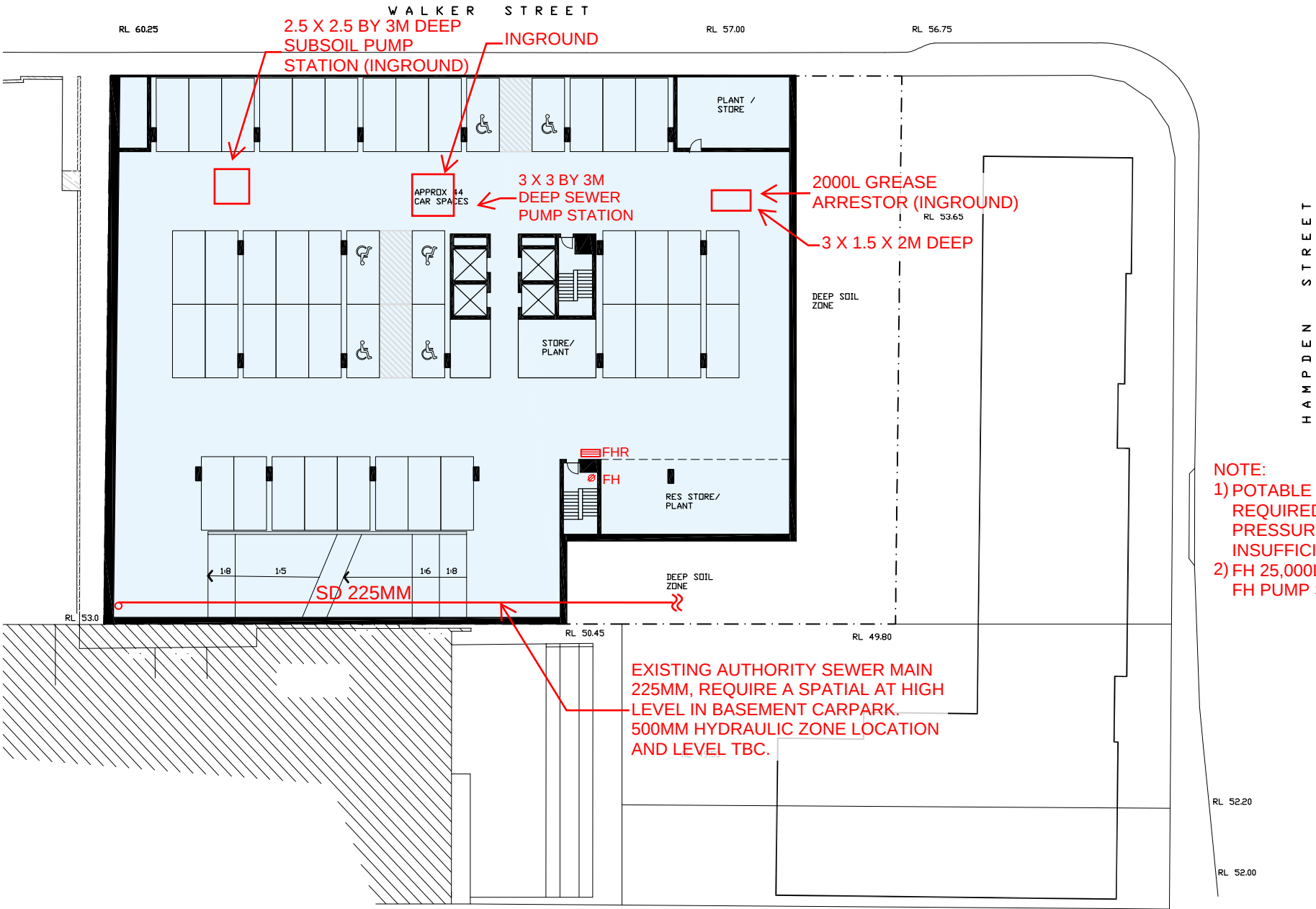


INDICATIVE DEVELOPMENT SUMMARY

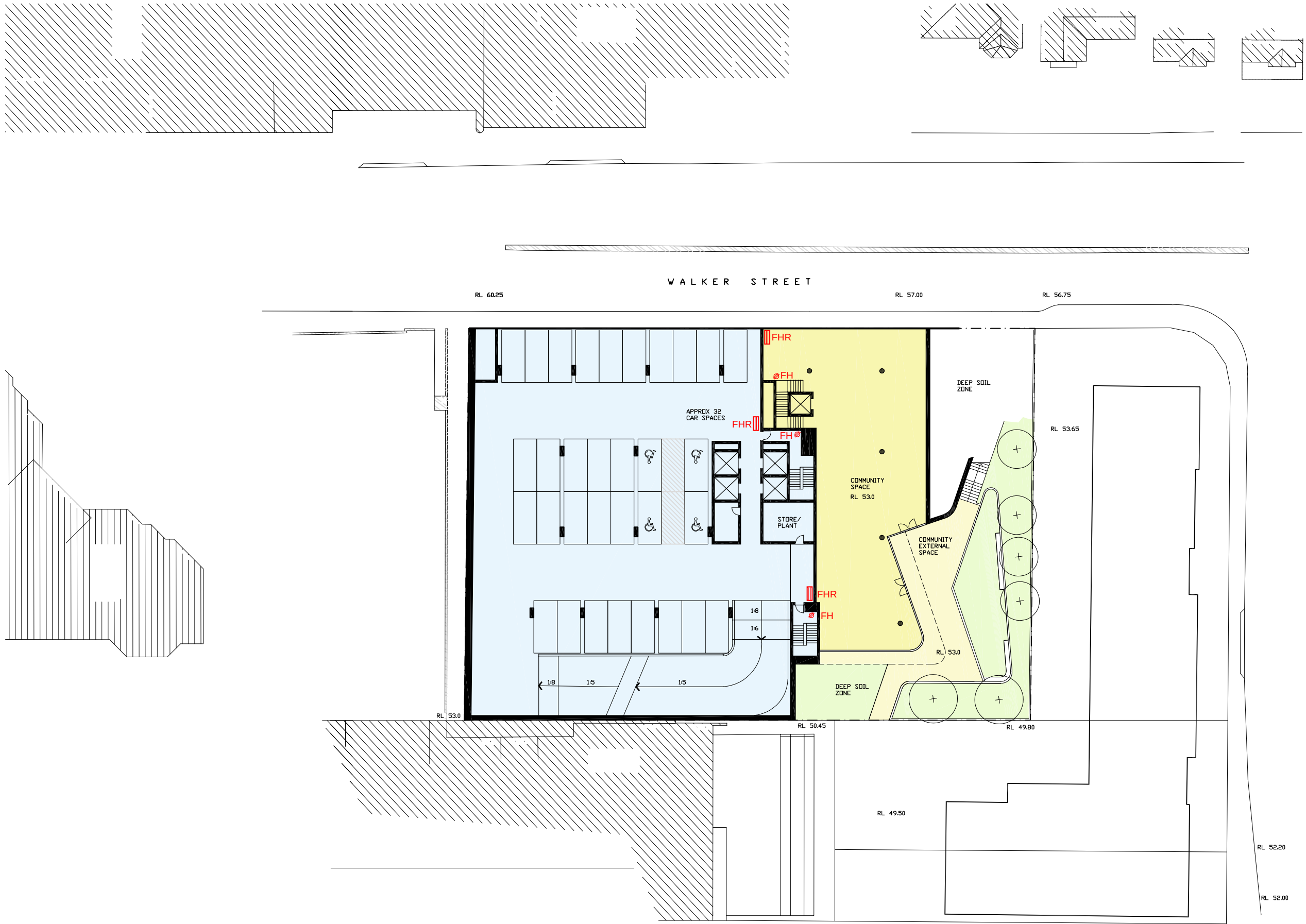
LEVEL	GFA - RESIDENTIAL	BALCONY	RETAIL	COMMUNAL (M²)
BASEMENT 1	-	-	-	390
GROUND	72	-	80	180
MEZZANINE	-	-	-	140
LEVEL 1	-	-	-	805**
LOW-MID RISE (x 31)	(665) (20615)	(95) (2945)	-	-
	20415*	2905*		
HI RISE (x12)	(430) 5160	(77) 924	-	-
PENTHOUSE (x2)	(330) 660	(80) 160	-	-
TOTAL	26307*	3989*	80	1515

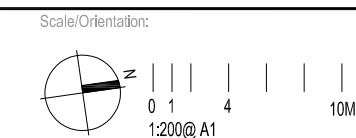
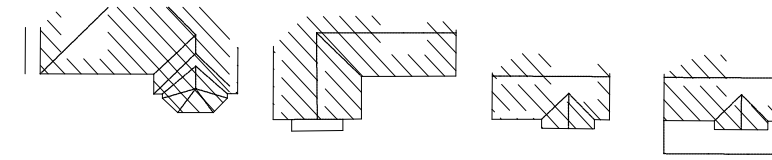
FSR	11.2:1	1.7:1	0.03:1	0.64:1
SITE AREA	2339 M²			
*200SQM REDUCTION TO TOTAL AREA (4 X 1B APTS) FOR PLANT ROOM ALLOWANCE				
** FLEXIBLE SPACE - COMMUNAL - AT LEVEL 1				

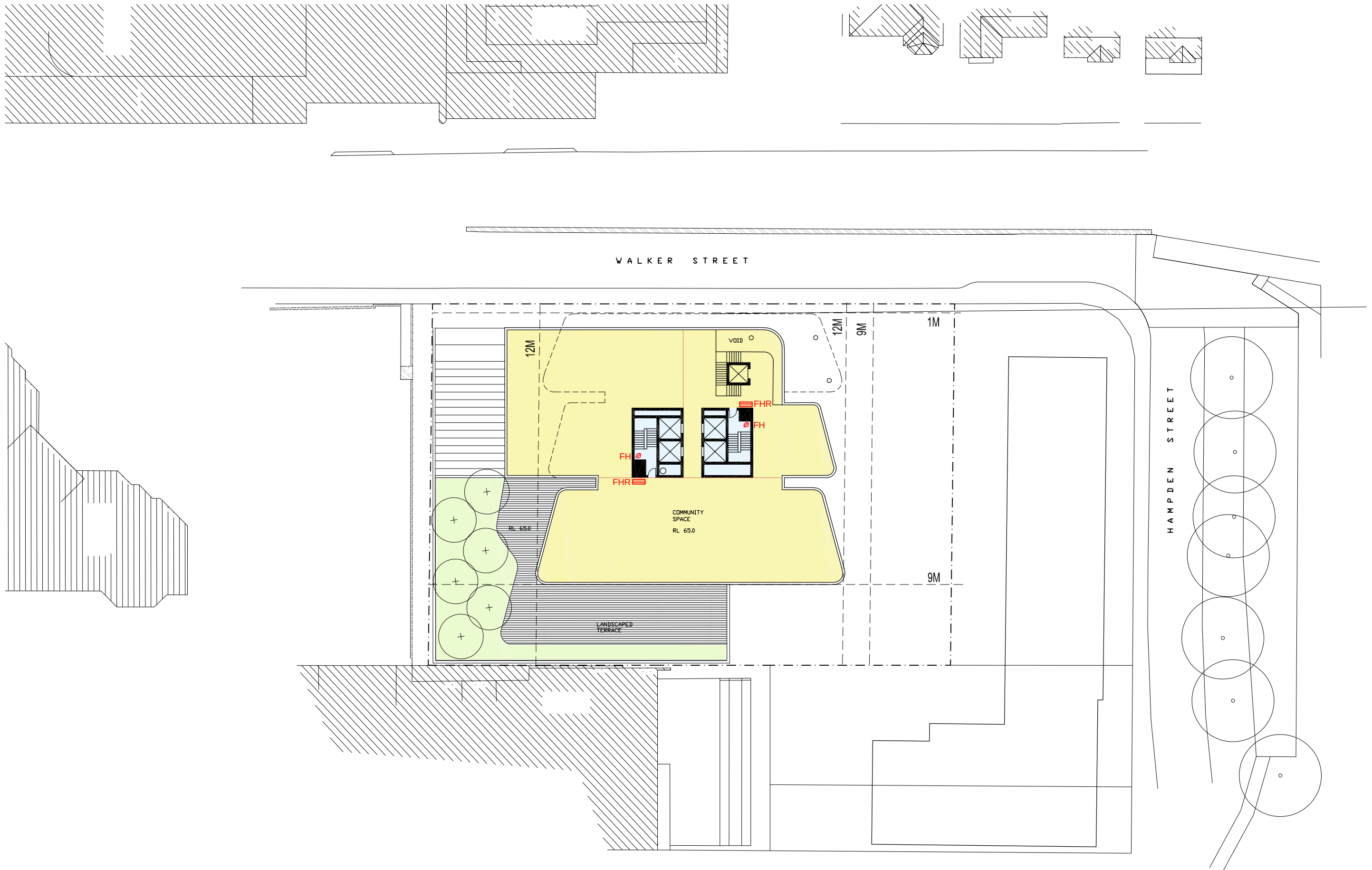
APPROX APARTMENT YIELD				
	1B	2B	3B	TOTAL
GROUND	-	-	-	0
LEVEL 1	-	-	-	0
LOW-MID RISE	89	155	-	244
HIGH RISE	-	12	24	36
PENTHOUSE	-	-	4	4
TOTAL	89 31%	167 59%	28 10%	284 100%

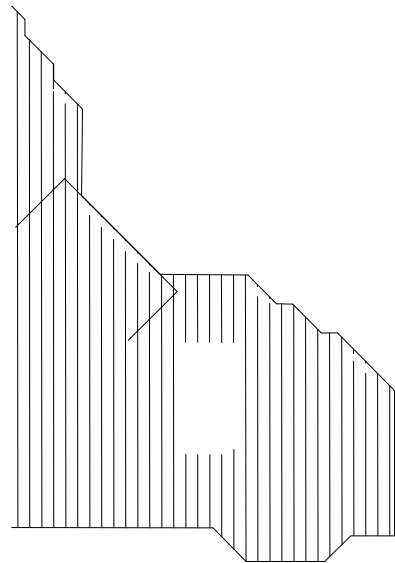
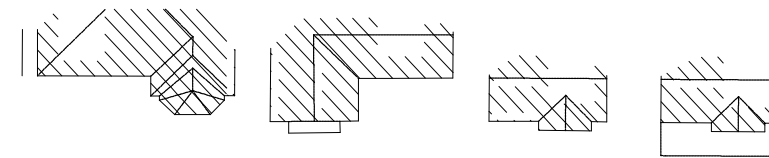
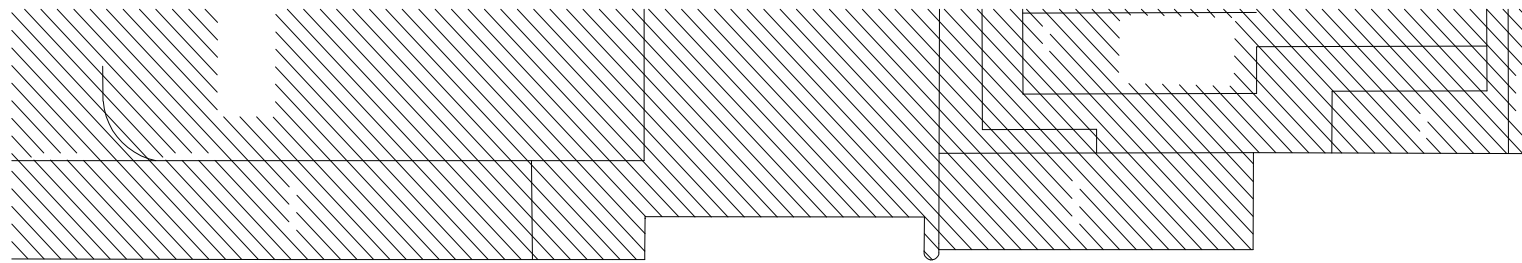


NOTE:
1) POTABLE COLD WATER TANK MAYBE REQUIRED SUBJECT TO SYDNEY WATER PRESSURE AND ENQUIRE IF THERE INSUFFICIENT FLOW IN THE WATER MAIN
2) FH 25,000L TANK (2.5M X 2.5M X 4.5M)
FH PUMP SET (3M X 2.5M)









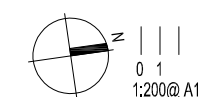
REQUIRE A PLANT ROOM ON
LEVEL 23/24 FOR HW PLANT AND
CW PUMPS
- 6M X 1.5M HW PLANT
- 1.5M X 3M CW PLANT

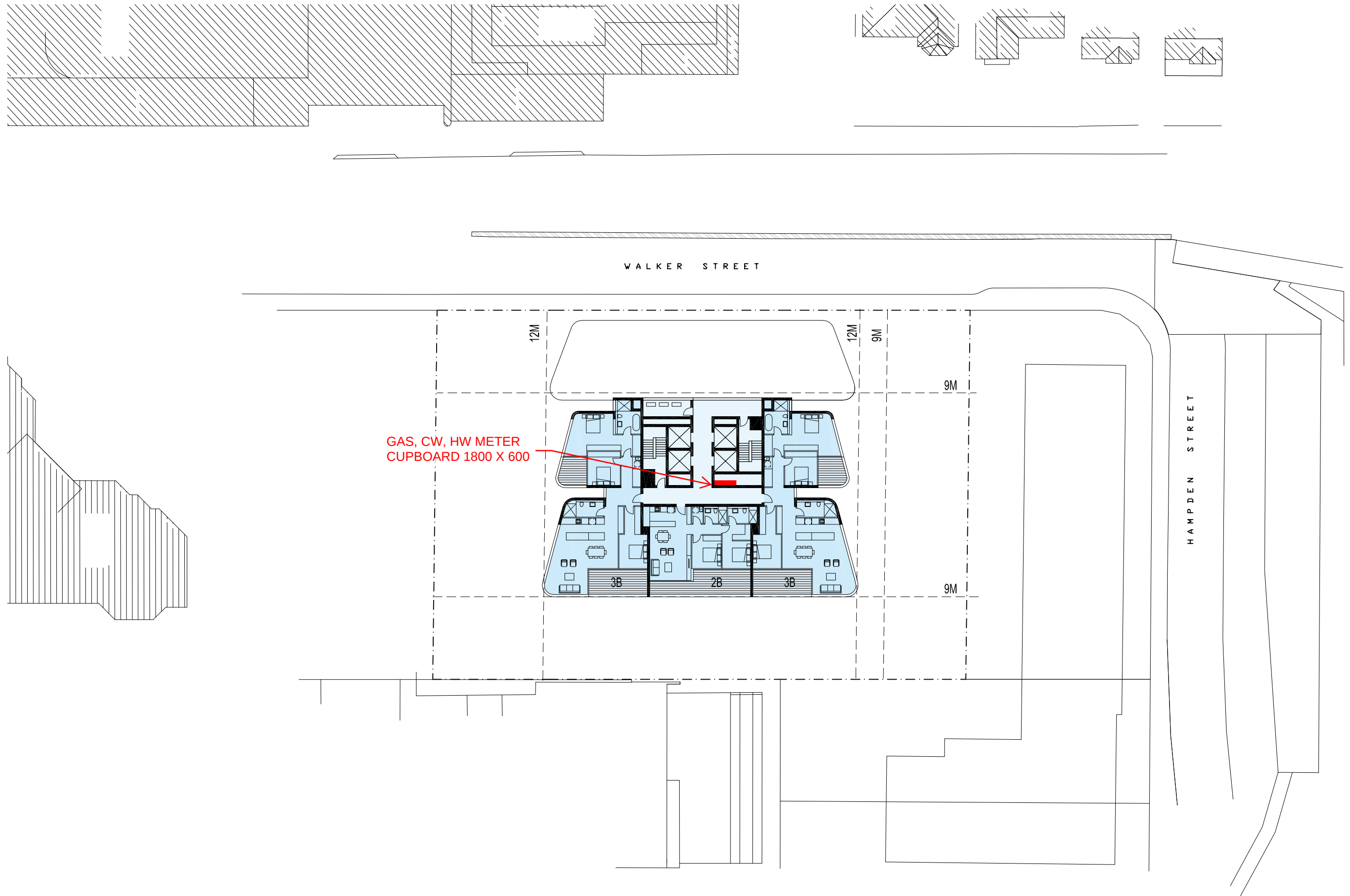
GAS, CW, HW METER
CUPBOARD 1800 X 600

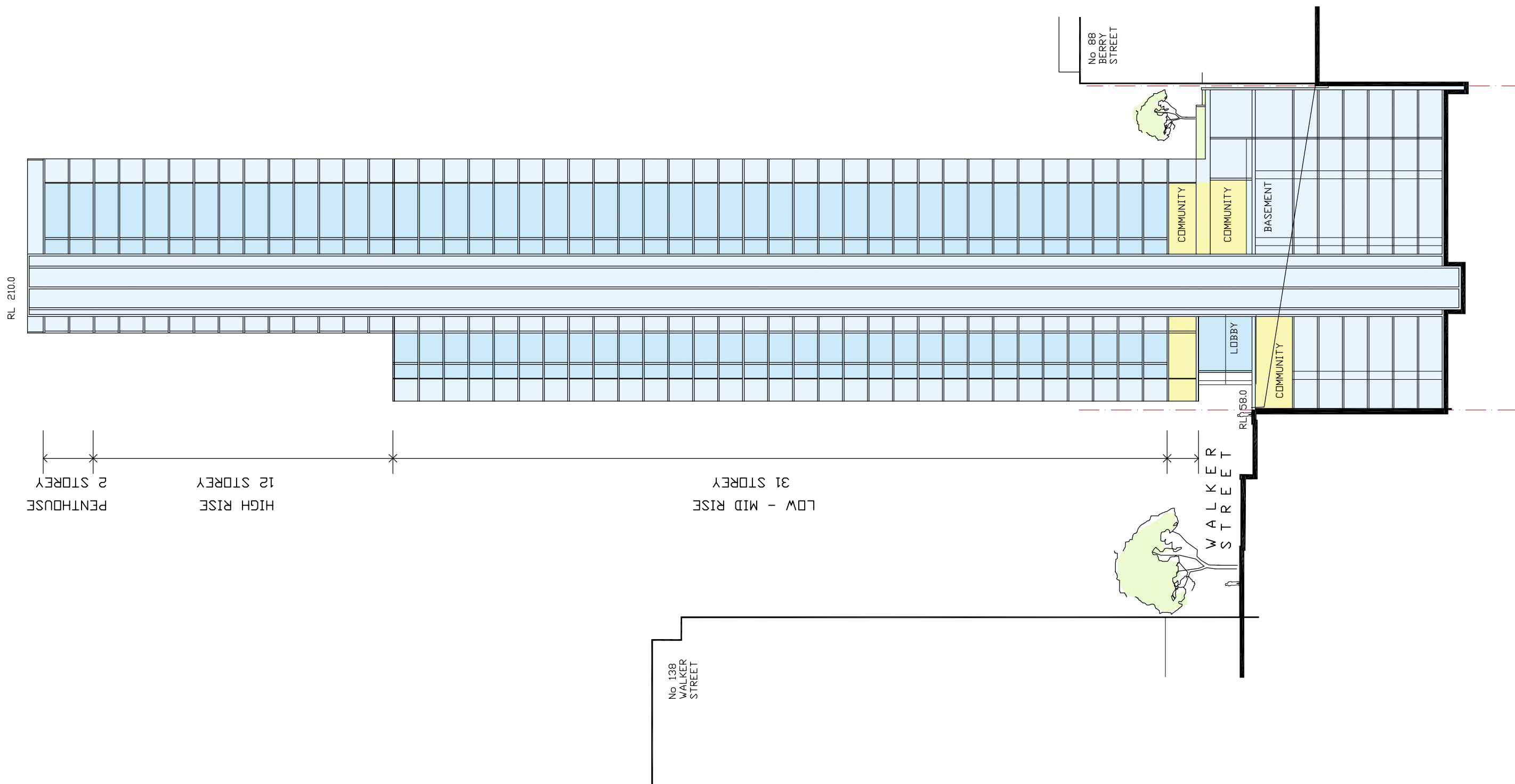
WALKER STREET

ALLOWANCE FOR
PLANT ROOMS AT
4 LOCATIONS

HAMPDEN STREET







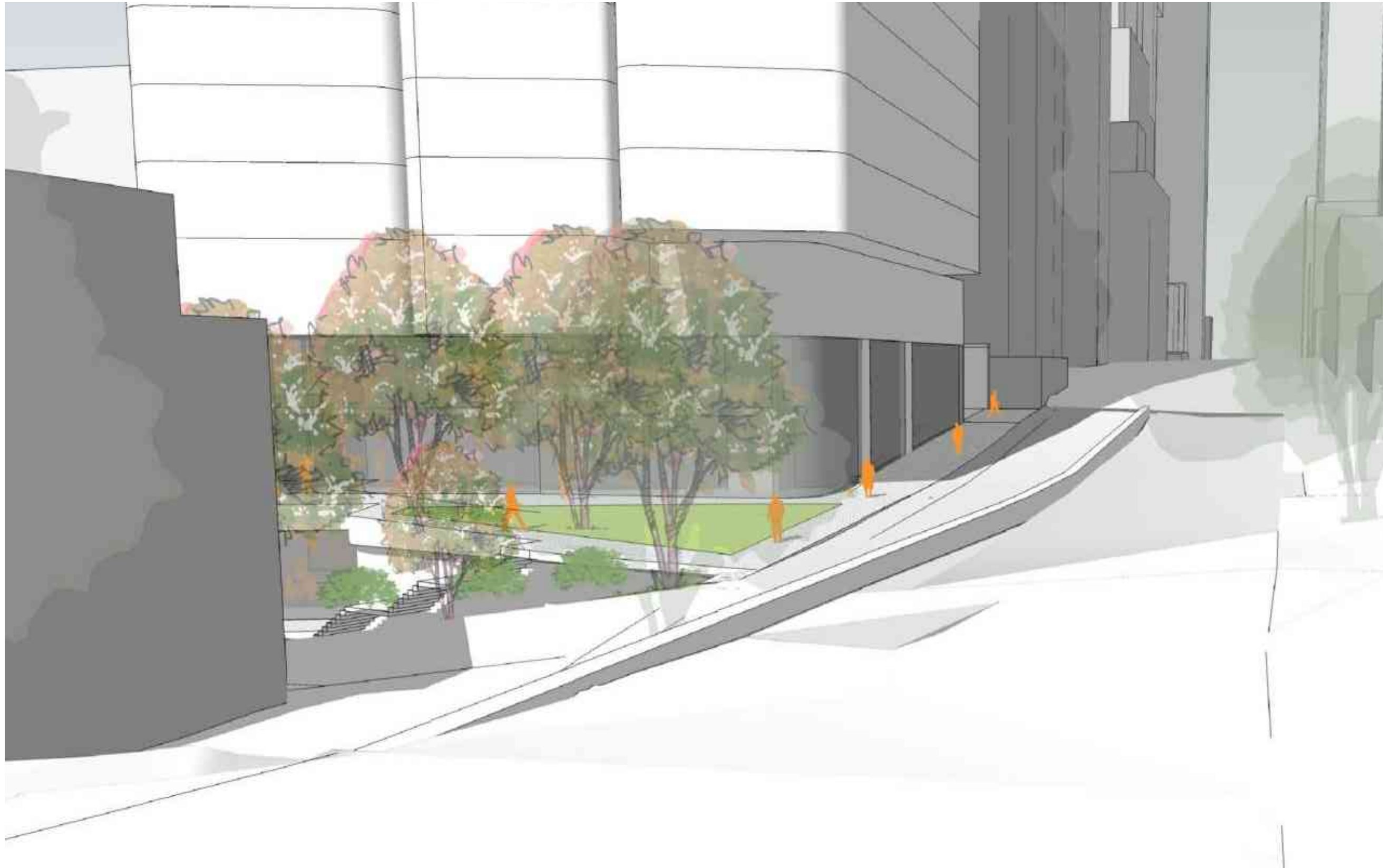




AERIAL VIEW FROM EAST



AERIAL VIEW FROM NORTH



VIEW ALONG WALKER ST LOOKING SOUTH