

COMMERCIAL FLOORPLATE ANALYSIS AND EMPLOYMENT BENEFITS

845 Pacific Highway, Chatswood

Prepared for HYG
September 2021

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (Report Content) are predominantly generated over long periods and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, has and continues to cause considerable business uncertainty which in turn materially impacts market conditions and the Australian and world economies more broadly.

The uncertainty has and is continuing to impact the Australian real estate market and business operations. The full extent of the impact on the real estate market and more broadly on the Australian economy and how long that impact will last is not known and it is not possible to accurately and definitively predict. Some business sectors, such as the retail, hotel and tourism sectors, have reported material impacts on trading performance. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The data and information that informs and supports the Report Content is current as at the date of this report and (unless otherwise specifically stated in the Report) does not necessarily reflect the full impact of the COVID-19 Outbreak on the Australian economy,

the asset(s) and any associated business operations to which the report relates. It is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event and the various programs and initiatives governments have adopted in attempting to address its impact. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong has been, and may be further, materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a longer lasting impact than we have assumed. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Were we have sought to address the impact of the COVID-19 Outbreak in the Report, we have had to make estimates, assumptions, conclusions and judgements that (unless otherwise specifically stated in the Report) are not directly supported by available and reliable data and information. Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

To the maximum extent permitted by law, Urbis (its officers, employees and agents) expressly disclaim all liability and responsibility, whether direct or indirect, to any person (including the Instructing Party) in respect of any loss suffered or incurred as a result of the COVID-19 Outbreak materially impacting the Report Content, but only to the extent that such impact is not reflected in the data and information used to support the Report Content.

This report is dated **September 2021** and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of HYG(Instructing Party) for the purpose of a **Commercial Floorplate Analysis and Employment Benefits** (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events including wars, civil unrest, economic disruption, financial market disruption, business cycles, industrial disputes, labour difficulties, political action and changes of government or law, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis staff responsible for this report were:

Director	Princess Ventura
Associate Director	Kylie Newcombe
Consultant	Declan Foley
Project code	P0022693
Report number	1

CONTENTS

Executive Summary	5
Introduction	7
Floorplate Analysis New Buildings	10
Floorplate Analysis A-Grade and Premium	15
Employment Outcomes Assessment	18
Appendices	21

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Urbis has been engaged by HYG to provide an economic report to accompany a Planning Proposal to amend the controls to allow for proposed larger commercial floorplates.

The commercial floorplates of the proposed development have an average floorplate size of around 1,100 sq.m. The purpose of this report is to support the economic need for floorplates of this size.

In order to achieve this we have:

- Assessed the trends for floorplate size in new and recently completed commercial developments
- Determined any correlation between floorplate size and quality commercial buildings (A-Grade and Premium) based on current listings
- Assess and compare the employment outcomes of different sized floorplates.

The analysis shows a positive correlation between floorplates greater than 1,000 sq.m and newer buildings, is an attribute of high-quality buildings and a determining factor in employment outcomes.

Around 1.18 million sq.m (or 97%) of the total 1.23 million sq.m of total modern commercial office floorspace in the sample is attributed to floorplates of over 1,000 sq.m.

Those developments that have over 30,000 sq.m of commercial floorspace all feature floorplates over 1,000 sq.m. As the subject site is proposed to deliver 39,937 sq.m of commercial office floorspace, it is reasonable to expect floorplates would be over 1,000 sq.m in order to align with competing developments of the same size across Greater Sydney

Analysis undertaken to understand the correlation between floorplate sizes and the high quality office buildings that are currently available for lease shows that 82 (or 85%) of the 96 sampled buildings available for lease typically contain floorplates over 1,000 sq.m.

The proposed development at the subject site is expected to deliver floorplates in the 1,000 – 1,499 sq.m size range which is also the most common floorplate size range, accounted for by 43% of prime buildings available for lease.

The distribution of typical floorplate size ranges is also shown by the quantum of prime commercial office floorspace available, of which 90% is in floorplates over 1,000 sq.m. As such, from this analysis it is evident that a key component of Premium and A-Grade office stock is the provision of larger floorplates.

Areas dominated by larger floorplates generally have better employment outcomes compared to those dominated by smaller floorplates, as indicated by the trendline. Individually comparing the smaller and larger floorplates. Travel Zones for each case study shows that employment outcomes are better for the areas dominated by larger floorplates.

The results of the employment and floorplates analysis indicates the proposed floorplates on the subject site would yield better employment outcomes for the Chatswood CBD.

INTRODUCTION

INTRODUCTION

Project Background and Objectives

Urbis has been engaged by HYG to prepare an economic report to explore whether there is strong market and industry justification for the proposed variation to the Chatswood CBD Strategy Setbacks, that will allow the proposed development to achieve the proposed larger commercial floorplates.

The proposed development is a 37-storey commercial building with 41,330 sq.m of floorspace, which features:

- Commercial Floorspace on Levels 1 – 36, totalling 39,937 sq.m of floorspace
- Basement and Ground Floor Retail (477 sq.m)
- Lobby (566 sq.m)
- End-of-Trip Facilities (350 sq.m)

The commercial floorplates of the proposed development have an average floorplate size of around 1,100 sq.m, an allowance which this report supports.

In order to achieve this we have assessed:

- Subject site and location
- Location and floorplate size trends of modern commercial office developments
- Large floorplate size correlation with high quality office buildings (Premium and A-Grade)
- Employment outcomes of a commercial development having larger floorplates compared to smaller floorplates.

Further we have spoke with commercial leasing specialists.

Detailed data used in this analysis can be found in the Appendices.

Artists Impression of the Proposed Development



Source: Architectus

SUBJECT SITE

Key Observations

The land to which the DA relates is known as 845 Pacific Highway, with a total site area of 2,074 sq.m. The site is at the intersection of the Pacific Highway and Railway Street and acts as the northern gateway to the Chatswood Commercial Core.

The subject site has ideal location features for commercial office development as it is:

- Within the Chatswood Commercial Office Core, adjacent to the north of the Zenith Towers
- 350m north of the Chatswood train station and bus interchange, which also features Chatswood interchange shopping centre
- Has access to other major shopping centres including Mandarin Centre, Chatswood Westfield and Chatswood Chase are also accessible
- Close to Victoria Avenue Mall, a premium dining destination in Greater Sydney, with access to a diverse mix of restaurants and quick eats.

The site is currently occupied by a seven-storey commercial office building and an adjoining car wash facility (with a combined net lettable area of 4,109 sq.m).

Subject Site and Local Context



LOCATION AND FLOORPLATE SIZE ANALYSIS OF MODERN COMMERCIAL OFFICE DEVELOPMENTS

FLOORPLATE ANALYSIS FOR MODERN COMMERCIAL OFFICE DEVELOPMENTS

Key Observations

This section analyses location and floorplate trends of a sample of 49 modern commercial office developments which feature over 10,000 sq.m of commercial office floorspace across Greater Sydney. Commercial office developments are defined as 'modern' if they have been recently completed (from 2017 onwards), are currently under construction or in the planning stages.

In this analysis we have not included developments within the Sydney CBD, due to the unique positioning of the Sydney CBD as the primary office market in Greater Sydney. Chatswood CBD has a more similar competitive positioning (ability to attract tenants) to the secondary office markets across Greater Sydney. In particular, the St Leonards / Crows Nest (within 5km) and Macquarie Park (within 8km) office markets, which Chatswood is located in between.

The map on the following page shows the geographical distribution of the modern commercial office developments by status and their floorplate size. There is significant activity in St Leonards / Crows Nest (6 developments totalling ~130,000 sq.m GFA) and Macquarie Park (16 developments containing ~400,00 sq.m GFA). All of these developments mainly contain floorplates of over 1,000 sq.m.

This level of development activity has strengthened the competitive positioning of the office markets which compete most with the Chatswood CBD.

North Sydney and Parramatta are other secondary office markets with a significant quantum of development activity, while Mascot in South Sydney is a strategic centre that is quickly emerging as a key office market in Sydney. Other areas where modern commercial office developments are occurring include Sydney Olympic Park, Bankstown, Liverpool, Alexandria and Burwood.

Chatswood has not seen any substantial development of A-Grade commercial offices since the mid-nineties when 465 Victoria Avenue was built, where floorplates are circa 1,000 sq.m in size. When there is no new major developments the perception from occupiers is Chatswood is dated particularly if compared with the prestige of North Sydney and the quality of office accommodation in Macquarie Park.

Chatswood has become a market for small to mid-size occupiers and does not compete for the larger users which tend to favour Macquarie Park driven by cost benefits, or North Sydney if looking for a more dynamic location. The latter is also experiencing a resurgence with new developments.

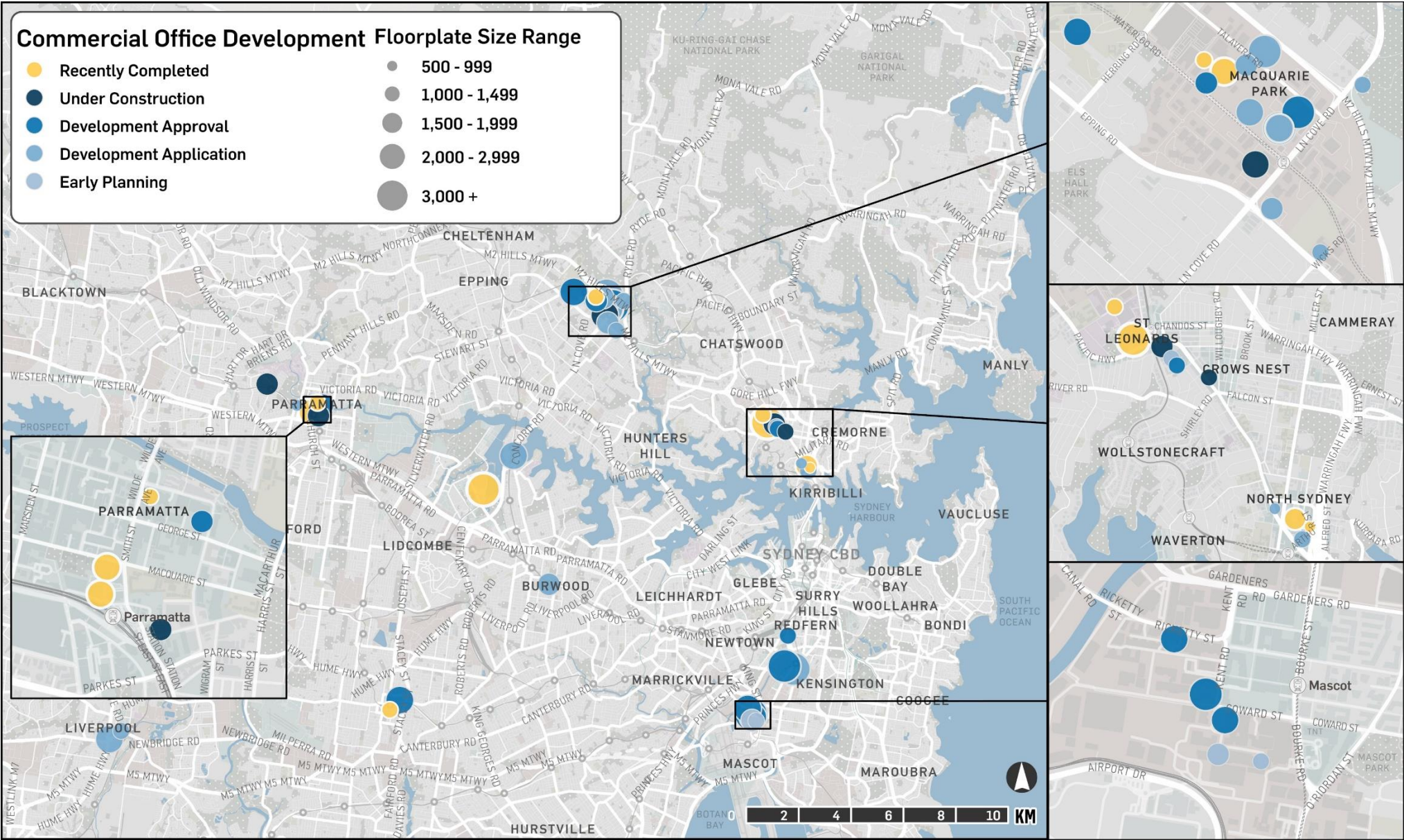


88 JQZ is currently under construction and expected to deliver 16,000 sq.m of commercial floorspace (1,800 sq.m floorplates) in St Leonards



M_Park (Stage 3 and 4) is currently in the planning stages and expected to deliver 22,500 sq.m of commercial floorspace (1,800 sq.m floorplates) in Macquarie Park

COMPETITIVE CONTEXT – MODERN COMMERCIAL OFFICE DEVELOPMENTS (10,000 + SQ.M GFA)



FLOORPLATE ANALYSIS FOR MODERN COMMERCIAL OFFICE DEVELOPMENTS

Key Observations

The opposite table analyses the floorplate size trends of the 49 sampled modern commercial office developments which featured in the previous map.

It shows the number of modern commercial office developments in different floorplate size ranges. Of the 49 developments, 46 (or 94%) typically contain floorplates of over 1,000 sq.m. The remaining 6% are all sized between 500 – 999 sq.m.

The distribution of modern commercial office floorspace by floorplate size is also shown. Around 1.18 million sq.m (or 97%) of the total 1.23 million sq.m of total modern commercial office floorspace is attributed to floorplates of over 1,000 sq.m.

As such it is clear in relevant markets to the Chatswood CBD there is a strong preference for modern commercial office developments to have floorplates larger than 1,000 sq.m.

A full breakdown of each modern commercial office development including their location, total commercial floorspace (sq.m GFA) and typical floorplate size (sq.m) is provided in **Appendix A**.

Floorplate Analysis of Modern Commercial Office Developments (10,000 sq.m + GFA)

Typical Floorplate Size Range (sq.m)	Number of Commercial Office Developments (No.)	Share of Commercial Office Developments (%)	Commercial Office Floorspace GFA (sq.m)	Share of Commercial Office Floorspace GFA (%)
500 – 999 sq.m	3	6%	42,300	3%
1,000 – 1,499 sq.m	13	27%	302,800	25%
1,500 – 1,999 sq.m	12	24%	290,300	24%
2,000 – 2,999 sq.m	13	27%	426,300	35%
3,000 + sq.m	8	16%	163,400	13%
Total over 1,000 sq.m	46	94%	1,182,800	97%
Total	49	100%	1,225,100	100%

Source: Cordell; PCA; Urbis

FLOORPLATE ANALYSIS FOR MODERN COMMERCIAL OFFICE DEVELOPMENTS CONT'D

Key Observations

The opposite tables then assess the same 49 commercial office developments and their floorplate size preferences by their total commercial floorspace (sq.m GFA).

It is shown that the smaller modern commercial office developments, those sized between 10,000 – 19,999 sq.m and 20,000 – 29,999 sq.m account for the three developments (or 6%) that typically have floorplates below 1,000 sq.m.

Those developments that have over 30,000 sq.m of commercial floorspace all feature floorplates over 1,000 sq.m. As the subject site is proposed to deliver 39,937 sq.m of commercial office floorspace, it is reasonable to expect floorplates would be over 1,000 sq.m in order to align with competing developments of the same size across Greater Sydney.

Number of Commercial Office Developments by Total Commercial GFA (sq.m)

Typical Floorplate Size Range (sq.m)	Number of Commercial Office Developments by Total Commercial GFA (sq.m)				
	10,000 – 19,999	20,000 – 29,999	30,000 – 49,999	50,000 – 99,999	Total
500 – 999 sq.m	2	1	0	0	3
1,000 – 1,499 sq.m	5	4	4	0	13
1,500 – 1,999 sq.m	6	3	2	1	12
2,000 – 2,999 sq.m	5	1	5	2	13
3,000 + sq.m	4	3	1	0	8
Total over 1,000 sq.m	20	11	12	3	46
Total	22	12	12	3	49

Source: Cordell; PCA; Urbis

Share of Commercial Office Developments by Total Commercial GFA (sq.m)

Typical Floorplate Size Range (sq.m)	Share of Commercial Office Developments by Total Commercial GFA (sq.m)				
	10,000 – 19,999	20,000 – 29,999	30,000 – 49,999	50,000 – 99,999	Total
500 – 999 sq.m	9%	8%	0%	0%	6%
1,000 – 1,499 sq.m	23%	33%	33%	0%	27%
1,500 – 1,999 sq.m	27%	25%	17%	33%	24%
2,000 – 2,999 sq.m	23%	8%	42%	67%	27%
3,000 + sq.m	18%	25%	8%	0%	16%
Total over 1,000 sq.m	91%	92%	100%	100%	94%
Total	100%	100%	100%	100%	100%

Source: Cordell; PCA; Urbis

FLOORPLATE SIZE ANALYSIS OF PREMIUM / A-GRADE COMMERCIAL OFFICE BUILDINGS CURRENTLY FOR LEASE

FLOORPLATE ANALYSIS OF PREMIUM AND A-GRADE COMMERCIAL OFFICE BUILDINGS CURRENTLY LEASING

Key Observations

In this section we analyse the Premium and A-Grade (prime) commercial office buildings from a sample of 96 buildings that are currently for lease across Greater Sydney. Similar to the previous section Sydney CBD has been excluded due to its irrelevance to Chatswood CBD.

This analysis has been undertaken to understand the correlation between floorplate sizes and the high quality office buildings that are currently available for lease. Namely, the buildings that would currently compete most directly with the proposed development if it was already built and currently available for lease.

The opposite table shows that 82 (or 85%) of the 96 sampled buildings available for lease have floorplates over 1,000 sq.m. The proposed development at the subject site is expected to deliver floorplates in the 1,000 – 1,499 sq.m size range which are the most common floorplate size range, accounted for by 43% of prime buildings available for lease.

The distribution of typical floorplate size ranges is also shown by the extent of prime commercial office floorspace available, of which 90% is in floorplates over 1,000 sq.m.

As such, from this analysis it is evident that a key component of Premium and A-Grade office stock is the provision of larger floorplates.

Appendix B provides a full breakdown of the location, total commercial floorspace (sq.m GFA) and typical floorplate size (sq.m) of the sampled 96 buildings.

Premium / A - Grade

Typical Floorplate Size Range (sq.m)	Number of Premium / A-Grade Commercial Office Buildings	Share of Premium / A-Grade Commercial Office Buildings	Premium / A-Grade Commercial Office Floorspace GFA (sq.m)	Share of Premium / A-Grade Commercial Office Floorspace GFA (%)
500 – 999 sq.m	14	15%	172,800	10%
1,000 – 1,499 sq.m	41	43%	634,000	38%
1,500 – 1,999 sq.m	18	19%	385,200	23%
2,000 – 2,999 sq.m	17	18%	301,500	18%
3,000 + sq.m	6	6%	156,600	9%
Total over 1,000 sq.m	82	85%	1,477,300	90%
Total	96	100%	1,650,100	100%

Source: Commercial Real Estate; PCA; RP Data; Urbis

FLOORPLATE ANALYSIS OF PREMIUM AND A-GRADE COMMERCIAL OFFICE BUILDINGS CURRENTLY LEASING CONT'D

Key Observations

The opposite tables analyse the correlation between the floorplate size ranges (sq.m) and the total commercial floorspace (sq.m GFA) of the sampled 96 prime office buildings currently available for lease.

It shows that the larger the prime office buildings are, they are generally more likely to contain floorplates over 1,000 sq.m. Of the 69 prime office buildings that have over 10,000 sq.m of commercial office floorspace, 93% have floorplates of over 1,000 sq.m. In comparison 67% of buildings that feature under 10,000 sq.m of floorspace feature floorplates over 1,000 sq.m.

With the subject site expected to deliver 39,937 sq.m of commercial office floorspace, floorplates above 1,000 sq.m would be important to compete with buildings of a similar size. This need will be strengthened when the proposed developments from the previous section (particularly around St Leonards / Crows Nest and Macquarie Park) are complete.

Further, as seen in **Appendix B**, there are eight available prime office buildings in the Chatswood CBD which provide direct competition to the subject site. Of these developments 88% contain floorplates over 1,000 sq.m.

Number of Commercial Office Developments by Total Commercial GFA (sq.m)

Typical Floorplate Size Range (sq.m)	Number of Premium / A-Grade Commercial Office Developments by Total Commercial GFA (sq.m)					
	1,000 – 9,999	10,000 – 19,999	20,000 – 29,999	30,000 – 49,999	50,000 – 99,999	Total
500 – 999 sq.m	9	2	2	1	0	14
1,000 – 1,499 sq.m	12	20	6	3	0	41
1,500 – 1,999 sq.m	5	5	4	3	1	18
2,000 – 2,999 sq.m	1	13	1	2	0	17
3,000 + sq.m	0	2	2	1	1	6
Total over 1,000 sq.m	18	40	13	9	2	82
Total	27	42	15	10	2	96

Source: Commercial Real Estate; PCA; RP Data; Urbis

Share of Commercial Office Developments by Total Commercial GFA (sq.m)

Typical Floorplate Size Range (sq.m)	Share of Premium / A-Grade Commercial Office Developments by Total Commercial GFA (sq.m)					
	1,000 – 9,999	10,000 – 19,999	20,000 – 29,999	30,000 – 49,999	50,000 – 99,999	Total
500 – 999 sq.m	33%	5%	13%	10%	0%	15%
1,000 – 1,499 sq.m	44%	48%	40%	30%	0%	43%
1,500 – 1,999 sq.m	19%	12%	27%	30%	50%	19%
2,000 – 2,999 sq.m	4%	31%	7%	20%	0%	18%
3,000 + sq.m	0%	5%	13%	10%	50%	6%
Total over 1,000 sq.m	67%	95%	87%	90%	100%	85%
Total	100%	100%	100%	100%	100%	100%

Source: Commercial Real Estate; PCA; RP Data; Urbis
23/09/2021

EMPLOYMENT OUTCOMES ASSESSMENT

EMPLOYMENT OUTCOME ASSESSMENT – CASE STUDIES AND METHODOLOGY

Key Observations

The purpose of this section is to analyse the employment outcomes of commercial office developments based on their typical floorplate size.

We have identified four case studies in order to complete this analysis, as seen in the opposite maps. Case studies have been chosen in relevant secondary office markets including Chatswood CBD, St Leonards / Crows Nest, Parramatta and Bondi Junction.

To complete the employment outcome analysis we have :

- Identified two core office areas by TfNSW Travel Zones for each case study, and categorised them as smaller or larger based on their weighted average floorplate size.
- Weighted average floorplate size is based on floorplate size distribution of the total commercial floorspace of each Travel Zone in 2016. A breakdown of all analysed buildings is provided in **Appendix C**.
- Calculated the number of jobs in each Travel Zone by using TfNSW 2016 employment figures.
- Then determined how many jobs are office jobs using Urbis benchmarks. These benchmarks have been based on the ABS Census (2016) breakdown of jobs by industry and occupation for each case study.
- Office job density (office jobs per 100sq.m) is then calculated by applying the number of office jobs to the total commercial floorspace in each Travel Zone.

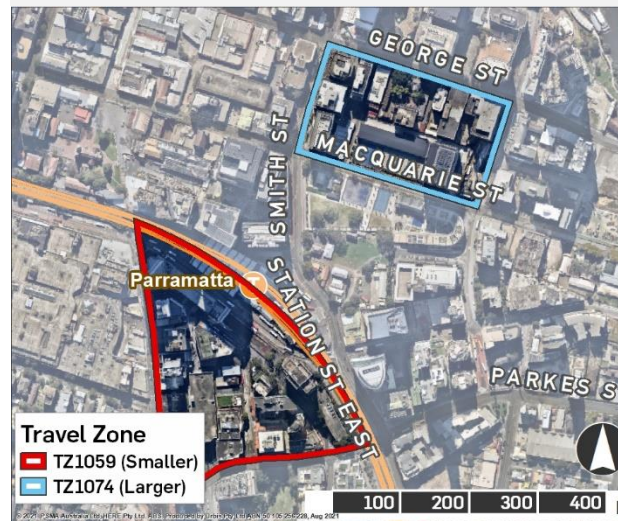
Chatswood



St Leonards / Crows Nest



Parramatta



Bondi Junction



EMPLOYMENT DENSITY OUTCOME ASSESSMENT – RESULTS

Key Observations

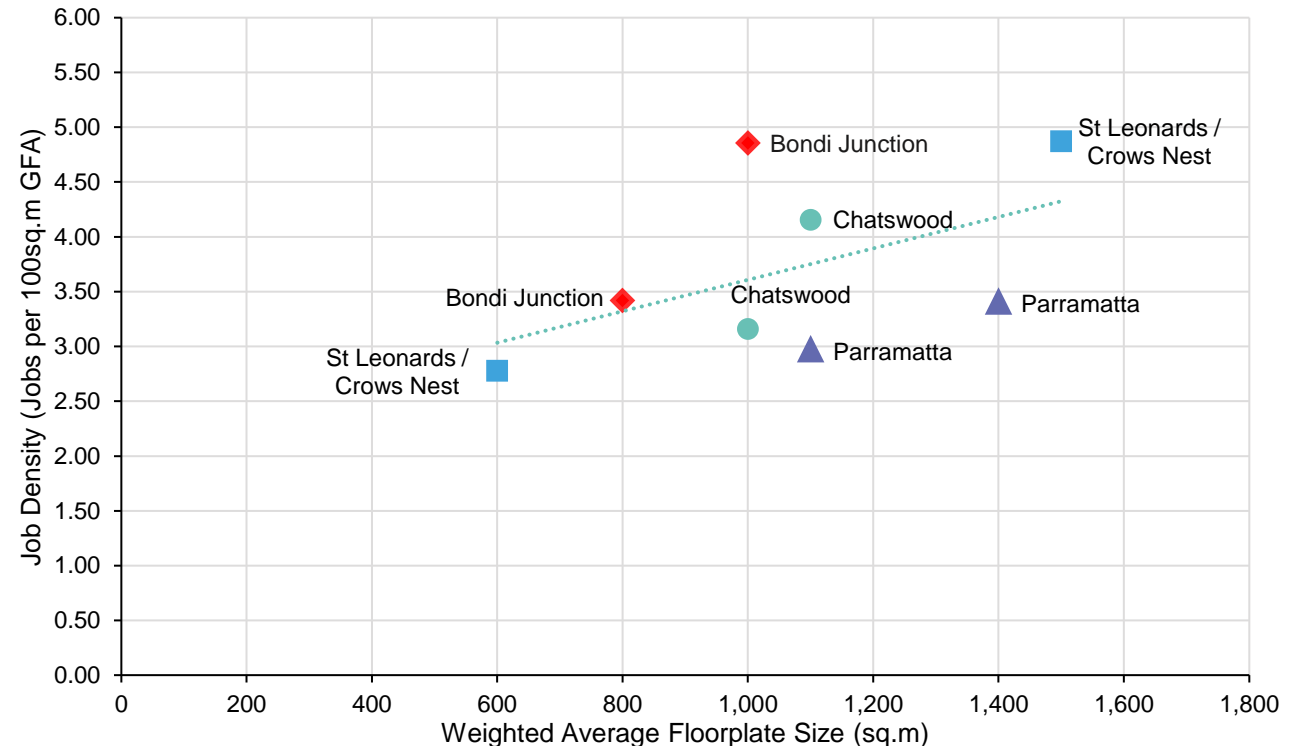
The opposite chart depicts the results of the completed employment outcome analysis. It shows the relationship between the achieved job density and weighted average floorplate size for each of the two areas in the four case studies.

There are two key findings which include:

- Areas dominated by larger floorplates generally have better employment density outcomes compared to those dominated by smaller floorplates, as indicated by the trendline
- Individually comparing the smaller and larger floorplate Travel Zones for each case study shows that employment density outcomes are better for the areas dominated by larger floorplates
 - For example job density of St Leonards / Crows Nest increases from 2.8 jobs per 100 sq.m for a weighted average floorplate size of 600 sq.m to 4.9 jobs per 100 sq.m for 1,500 sq.m floorplates.

As such the results of more positive employment density outcomes for larger floorplates indicates the proposed floorplates on the subject site would yield better employment outcomes employment outcomes for the Chatswood CBD.

Employment Outcomes – Job Density by Weighted Average Floorplate Size



Source: TfNSW; ABS; PCA; RP Data; Urbis

APPENDIX A – PROPOSED AND RECENTLY COMPLETED COMMERCIAL OFFICE BUILDINGS

RECENTLY COMPLETED COMMERCIAL OFFICE DEVELOPMENTS (10,000+ SQ.M GFA)

Building Name	Address	Suburb	Year of Completion	Commercial Office GFA (sq.m)	Typical Floorplate Size (sq.m)	Anchor Tenant(s)
8 Khartoum Road	8 Khartoum Road	Macquarie Park	2017	11,200	2,100	Fujifilm
Flinders Centre	25 Restwell Street	Bankstown	2018	11,500	1,400	ANZ Bankstown
Parkview Precinct	4 Murray Rose Avenue	Sydney Olympic Park	2018	15,700	3,100	NSW Rural Fire Service HQ
Parramatta Square Stage 4	30 Darcy Street	Parramatta	2019	88,900	2,000	Business Western Sydney, GT Insurance
118 Mount Street	118 Mount Street	North Sydney	2020	20,000	800	Zurich Life Insurance
2 Banfield Road	2 Banfield Road	Macquarie Park	2020	14,900	1,300	Schneider Electric
One Denison	1 Denison Street	North Sydney	2020	59,000	1,800	Nine Entertainment
Waterloo Road Commercial Development Building C	45-61 Waterloo Road	Macquarie Park	2020	37,700	2,000	TfNSW
Parramatta Square Stage 3	153 Macquarie Street	Parramatta	2020	26,700	3,000	NAB
Royal North Shore Hospital - Southern Campus	1 Reserve Road	Crows Nest	2020	27,000	3,900	Bureau of Health Information
North Shore Health Hub	7 Westbourne Street	St Leonards	2021	15,800	1,200	Ramsay Health Care
32 Smith Street	32 Smith Street	Parramatta	2021	26,400	1,400	QBE

Source: Cordell; PCA; Urbis

PROPOSED COMMERCIAL OFFICE DEVELOPMENTS (10,000+ SQ.M GFA)

Project Name	Address	Suburb	Status	Commercial Office GFA (sq.m)	Typical Floorplate Size (sq.m)
Crows Nest Integrated Station Development	477-521 Pacific Highway	Crows Nest	Under Construction	13,200	1,000
Macquarie Park Commerce Centre - MQX4	1 Giffnock Avenue	Macquarie Park	Under Construction	32,000	2,600
6HSL	6 Hassall Street	Parramatta	Under Construction	28,700	1,500
88 by JQZ	88 Christie Street	St Leonards	Under Construction	16,000	1,800
Highline Westmead	164 Hawkesbury Road	Westmead	Under Construction	24,300	1,700
Bourke Road & Bowden Street Commercial Building	23-27 Bourke Road	Alexandria	Development Approval	13,900	4,600
Bankstown Central Mixed Use Development	1 North Terrace	Bankstown North	Development Approval	28,000	2,400
Waterloo Road Commercial Building	85-91 Waterloo Road	Macquarie Park	Development Approval	22,600	1,500
Talavera Road Commercial Building	7-11 Talavera Road	Macquarie Park	Development Approval	24,300	4,000
8-12 University Avenue	8-12 University Avenue	Macquarie Park	Development Approval	50,000	2,100
Coward Street Commercial Development	253 Coward Street	Mascot	Development Approval	14,500	2,400
Fifty Kent	46-50 Kent Road	Mascot	Development Approval	17,700	3,000
Ricketty Street Office	32 Ricketty Street	Mascot	Development Approval	18,000	2,800
George Street Commercial Building	130, 140 & 150 George Street	Parramatta	Development Approval	46,000	1,700
Christie Street Commercial Buildings	29-57 Christie Street	St Leonards	Development Approval	22,800	1,300
Waterloo Metro Quarter Over Station Development	Bounded by Cope Street, Botany Road, Raglan Street & Wellington Street	Waterloo	Development Approval	33,000	1,300

Source: Cordell; PCA; Urbis

PROPOSED COMMERCIAL OFFICE DEVELOPMENTS (10,000+ SQ.M GFA) CONT'D

Project Name	Address	Suburb	Status	Commercial Office GFA (sq.m)	Typical Floorplate Size (sq.m)
O'Riordan Street Commercial Building	22 O'Riordan Street	Alexandria	Development Application	20,100	4,000
Burwood Place	42-50 & 52-60 Railway Parade	Burwood	Development Application	14,000	1,500
Liverpool Civic Place	40-48, 52 & 64 Scott Street	Liverpool	Development Application	21,700	1,100
Macquarie Street Mixed Use Development Masterplan	431 Macquarie Street	Liverpool	Development Application	37,000	2,300
40 Talavera Road	40 Talavera Road	Macquarie Park	Development Application	11,600	5,800
M_Park Stage 3	11-17 Khartoum Road	Macquarie Park	Development Application	12,500	1,800
Epping Road Commercial Development	45-47 Epping Road	Macquarie Park	Development Application	16,000	1,300
Central House - Building D	45-61 Waterloo Road	Macquarie Park	Development Application	16,700	2,000
Eden Gardens	307 Lane Cove Road	Macquarie Park	Development Application	24,700	1,400
45-61 Waterloo Road - Building A	45-61 Waterloo Road	Macquarie Park	Development Application	33,100	3,100
City Views Business Park Offices	67-75 Epping Road	Macquarie Park	Development Application	34,800	1,800
Waterloo Road Commercial Buildings	63-71 Waterloo Road	Macquarie Park	Development Application	49,400	2,000
173 Pacific Highway	173 Pacific Highway	North Sydney	Development Application	11,000	500
Walker Street Commercial Building	65-83 Walker Street	North Sydney	Development Application	31,400	1,400
Macquarie Street Commercial Building	7 Macquarie Street	Parramatta	Development Application	11,300	900
Hewlett Packard Headquarters - Gaia	410 Concord Road	Rhodes	Development Application	16,200	2,000
M_Park Stage 4	11-17 Khartoum Road	Macquarie Park	Early Planning	10,000	1,800
One Chalmers	1-5 Chalmers Crescent	Mascot	Early Planning	12,000	1,500
Chalmers Cr Commercial Buildings	7-9, 14-18 & 19-21 Chalmers Crescent	Mascot	Early Planning	37,800	1,400
50 Belmore	46-50 Belmore Street	Penrith	Early Planning	10,400	1,500
Nicholson & Christie Streets Commercial Building	59-67 Christie Street	St Leonards	Early Planning	33,600	1,300

Source: Cordell; PCA; Urbis

APPENDIX B – PREMIUM AND A-GRADE COMMERCIAL OFFICE BUILDINGS CURRENTLY AVAILABLE FOR LEASE

PREMIUM / A-GRADE BUILDINGS CURRENTLY AVAILABLE FOR LEASE

Building Name	Address	Suburb	Commercial Office GFA (sq.m)	Typical Floorplate Size (sq.m)
Bowden House	132 McEvoy Street	Alexandria	8,500	2,700
Green Square Town Centre	29 Bourke Road	Alexandria	10,000	2,700
407 Pacific Highway	407 Pacific Highway	Artarmon	6,000	1,400
Flinders Centre	25 Restwell Street	Bankstown	11,500	1,400
Westpoint Office Tower	17 Patrick Street	Blacktown	5,200	1,300
Pacific Place	7 Railway Street	Chatswood	5,400	1,300
9 Help Street	9 Help Street	Chatswood	10,000	1,200
Solitaire	12 Help Street	Chatswood	15,600	1,200
67 Albert Avenue	67 Albert Avenue	Chatswood	14,800	1,100
Citadel Towers (two towers)	799 Pacific Highway	Chatswood	38,900	1,100
The Zenith (two towers)	821 Pacific Highway	Chatswood	49,300	1,100
465 Victoria Avenue	465 Victoria Avenue	Chatswood	17,200	1,000
Central Plaza (two towers)	475 Victoria Avenue	Chatswood	27,600	900
Pallas House	30-36 Bay Street	Double Bay	2,600	600
7-11 The Avenue	7-11 The Avenue	Hurstville	6,900	1,200
One Hurstville Plaza	288 Forest Road	Hurstville	8,400	800
4-8 Woodville Street	4-8 Woodville Street	Hurstville	2,700	700
15 Talavera Road	15 Talavera Road	Macquarie Park	14,300	2,900
Pinnacle Office Park (two towers)	2 Drake Avenue	Macquarie Park	38,900	2,600
5 Eden Park Drive	5 Eden Park Drive	Macquarie Park	12,800	2,200
2-4 Lyonpark Road	2-4 Lyonpark Road	Macquarie Park	10,900	2,100
8 Khartoum Road	8 Khartoum Road	Macquarie Park	11,200	2,100
6-7 Eden Park Drive (two buildings)	6-7 Eden Park Drive	Macquarie Park	20,200	2,000
Talavera Corporate Centre (4 Buildings)	12-38 Talavera Road	Macquarie Park	45,000	2,000
78 Waterloo Road	78 Waterloo Road	Macquarie Park	16,700	1,900

Source: Commercial Real Estate; PCA; RP Data; Urbis
Commercial Floorplate Analysis and Employment Benefits

PREMIUM / A-GRADE BUILDINGS CURRENTLY AVAILABLE FOR LEASE

Building Name	Address	Suburb	Commercial Office GFA (sq.m)	Typical Floorplate Size (sq.m)
Avaya House	123 Epping Road	Macquarie Park	16,200	1,800
Macquarie Corporate Centre	2 Banfield Road	Macquarie Park	14,900	1,500
Link Business Park (two buildings)	13-15 Lyonpark Road	Macquarie Park	12,700	1,400
1 Innovation Road	1 Innovation Road	Macquarie Park	4,200	1,000
Qantas HQ	10 Bourke Road	Mascot	14,700	2,600
342 King Street	342 King Street	Mascot	10,600	2,300
Gateway 241	241 O'Riordan Street	Mascot	20,000	1,900
One Chalmers	1 Chalmers Crescent	Mascot	12,000	1,500
Travelodge Building	289 King Street	Mascot	5,000	800
1 Juilius Avenue	1 Juilius Avenue	North Ryde	16,100	3,100
2 Juilius Avenue	2 Juilius Avenue	North Ryde	7,900	1,900
The Binary Centre (two buildings)	3 Richardson Place	North Ryde	19,800	1,400
105 Miller Street	105 Miller Street	North Sydney	30,000	1,900
1 Denison	1 Denison Street	North Sydney	59,000	1,800
Coca Cola Place	40 Mount Street	North Sydney	28,500	1,700
100 Walker Street	100 Walker Street	North Sydney	21,000	1,500
101 Miller Street	101 Miller Street	North Sydney	37,500	1,500
177 Pacific Highway	177 Pacific Highway	North Sydney	40,000	1,500
116 Miller Street	116 Miller Street	North Sydney	9,400	1,400
100 Arthur Street	100 Arthur Street	North Sydney	30,200	1,400
100 Pacific Highway	100 Pacific Highway	North Sydney	25,000	1,300
60 Miller Street	60 Miller Street	North Sydney	21,500	1,200
40 Miller Street	40 Miller Street	North Sydney	14,100	1,100
76 Berry Street	76 Berry Street	North Sydney	12,800	1,000
111 Pacific Highway	111 Pacific Highway	North Sydney	20,800	1,000

Source: Commercial Real Estate; PCA; RP Data; Urbis
Commercial Floorplate Analysis and Employment Benefits

PREMIUM / A-GRADE BUILDINGS CURRENTLY AVAILABLE FOR LEASE CONT'D

Building Name	Address	Suburb	Commercial Office GFA (sq.m)	Typical Floorplate Size (sq.m)
80 Pacific Highway	80 Pacific Highway	North Sydney	20,800	1,000
141 Walker Street	141 Walker Street	North Sydney	21,300	1,000
Group M House	65 Berry Street	North Sydney	16,100	900
1 Pacific Highway	1 Pacific Highway	North Sydney	8,500	800
99 Walker Street	99 Walker Street	North Sydney	21,400	800
The Pavilion	201 Miller Street	North Sydney	16,600	700
Norwest Quay	21 Solent Circuit	Norwest	10,800	3,000
Vantage	7-9 Irvine Place	Norwest	13,000	2,700
The Bond	8 Elizabeth Macarthur Drive	Norwest	9,800	1,600
2 Burbank Place	2 Burbank Place	Norwest	12,000	1,000
The Octagon	110 George Street	Parramatta	20,800	3,200
Parramatta Square Stage 3	153 Macquarie Street	Parramatta	14,600	3,000
Jessie Street Centre	2-12 Macquarie Street	Parramatta	53,900	3,000
101 George	101 George Street	Parramatta	20,100	1,900
6 HSL Development	6 Hassall Street	Parramatta	30,500	1,900
75 George Street	75 George Street	Parramatta	9,600	1,900
32 Smith	32 Smith Street	Parramatta	26,400	1,400
Macquarie Tower	10 Valentine Avenue	Parramatta	17,800	1,300
18 Smith Street	18 Smith Street	Parramatta	12,200	1,300
25 Smith Street	25 Smith Street	Parramatta	10,500	1,300
The Barrington	10 Smith Street	Parramatta	13,700	1,200
Colonial Tower	150 George Street	Parramatta	24,400	1,200
88 Phillip Street	88 Phillip Street	Parramatta	5,200	1,200
Wentworth Place	9 Wentworth Street	Parramatta	7,300	1,200
111 Phillip Street	111 Phillip Street	Parramatta	7,100	1,100

Source: Commercial Real Estate; PCA; RP Data; Urbis
Commercial Floorplate Analysis and Employment Benefits

PREMIUM / A-GRADE BUILDINGS CURRENTLY AVAILABLE FOR LEASE CONT'D

Building Name	Address	Suburb	Commercial Office GFA (sq.m)	Typical Floorplate Size (sq.m)
20 Smith Street	20 Smith Street	Parramatta	8,800	1,100
3 Horwood Place	3 Horwood Place	Parramatta	5,600	800
85 George Street	85 George Street	Parramatta	5,300	600
91 Phillip	91 Phillip Street	Parramatta	6,100	600
23 Ryde Road	23 Ryde Road	Pymble	1,900	600
Star Track House	219-241 Cleveland Street	Redfern	32,200	4,100
5 Rider Boulevard	5 Rider Boulevard	Rhodes	28,100	2,600
AAP News Centre	3 Rider Boulevard	Rhodes	18,700	2,500
RCP - Building A	1 Homebush Bay Drive	Rhodes	14,000	2,300
Charter Grove	29 Christie Street	St Leonards	16,000	2,200
203 Pacific Highway	203 Pacific Highway	St Leonards	13,000	1,400
Space 207 Tower B	207 Pacific Highway	St Leonards	14,000	1,200
IBM Building	601 Pacific Highway	St Leonards	14,000	1,100
North Shore Health Hub	7 Westbourne Street	St Leonards	15,800	1,100
205 Pacific Highway	205 Pacific Highway	St Leonards	45,000	900
10 Dawn Fraser Avenue	10 Dawn Fraser Avenue	Sydney Olympic Park	22,800	3,600
Quad 2	6 Parkview Drive	Sydney Olympic Park	5,700	1,700
Quad 3	102 Bennelong Parkway	Sydney Olympic Park	5,800	1,700
8 Australia Avenue	8 Australia Avenue	Sydney Olympic Park	6,600	1,200
The Avenue	10 Herb Elliot Avenue	Sydney Olympic Park	26,100	1,200
SOP No.2	11 Murray Rose Avenue	Sydney Olympic Park	5,700	1,100

Source: Commercial Real Estate; PCA; RP Data; Urbis

APPENDIX C – COMMERCIAL OFFICE BUILDINGS USED IN EMPLOYMENT DENSITY OUTCOME ANALYSIS

CHATSWOOD – COMMERCIAL OFFICE BUILDINGS OF TRAVEL ZONE CASE STUDY

Address	Suburb	Travel Zone	Commercial Office GFA (sq.m) in 2016	Typical Floorplate Size (sq.m) in 2016
14 Brown Street	Chatswood	1812 (Smaller)	3,300	1,400
7 Railway Street	Chatswood	1812 (Smaller)	5,400	1,300
12 Help Street	Chatswood	1812 (Smaller)	15,600	1,200
9 Help Street	Chatswood	1812 (Smaller)	10,000	1,200
821 Pacific Highway	Chatswood	1812 (Smaller)	49,300	1,100
11 Help Street	Chatswood	1812 (Smaller)	6,600	900
15 Help Street	Chatswood	1812 (Smaller)	6,400	800
815 Pacific Highway	Chatswood	1812 (Smaller)	7,500	800
10 Help Street	Chatswood	1812 (Smaller)	6,800	700
7 Help Street	Chatswood	1812 (Smaller)	4,000	700
845 Pacific Highway	Chatswood	1812 (Smaller)	3,500	700
2 Help Street	Chatswood	1812 (Smaller)	4,000	700
6 Help Street	Chatswood	1812 (Smaller)	3,900	600
2-4 Thomas Street	Chatswood	1806 (Larger)	8,900	2,300
799 Pacific Highway	Chatswood	1806 (Larger)	38,900	1,100
501 Victoria Avenue	Chatswood	1806 (Larger)	16,100	1,100
465 Victoria Avenue	Chatswood	1806 (Larger)	17,200	1,000
501 Victoria Avenue	Chatswood	1806 (Larger)	13,400	1,000
1-5 Railway Street	Chatswood	1806 (Larger)	16,100	700
781 Pacific Highway	Chatswood	1806 (Larger)	3,600	600

Source: Commercial Real Estate; RP Data; Urbis

ST LEONARDS / CROWS NEST - COMMERCIAL OFFICE BUILDINGS OF TRAVEL ZONE CASE STUDY

Address	Suburb	Travel Zone	Commercial Office GFA (sq.m) in 2016	Typical Floorplate Size (sq.m) in 2016
40 - 48 Atchison Street	St Leonards	1837 (Smaller)	900	1,400
15 Atchison Street	St Leonards	1837 (Smaller)	1,300	1,100
545 - 553 Pacific Highway	St Leonards	1837 (Smaller)	1,000	1,100
55 - 61 Chandos Street	St Leonards	1837 (Smaller)	4,400	900
575 - 597 Pacific Highway	Crows Nest	1837 (Smaller)	3,300	800
67 - 69 Chandos Street	St Leonards	1837 (Smaller)	2,100	800
38 - 46 Albany Street	St Leonards	1837 (Smaller)	1,200	800
33 - 35 Atchison Street	St Leonards	1837 (Smaller)	2,000	700
52 Atchison Street	St Leonards	1837 (Smaller)	1,800	700
56 - 62 Chandos Street	St Leonards	1837 (Smaller)	1,500	700
32 - 38 Atchison Street	St Leonards	1837 (Smaller)	600	700
30 Atchison Street	St Leonards	1837 (Smaller)	3,100	600
1 Albany Street	St Leonards	1837 (Smaller)	300	600
1 Atchison Street	St Leonards	1837 (Smaller)	2,600	500
38 Oxley Street	Crows Nest	1837 (Smaller)	2,300	500
48 Chandos Street	St Leonards	1837 (Smaller)	1,800	500
22 - 28 Albany Street	St Leonards	1837 (Smaller)	900	500
45 - 49 Chandos Street	St Leonards	1837 (Smaller)	700	500
9 - 11 Atchison Street	St Leonards	1837 (Smaller)	400	500
83 - 85 Chandos Street	St Leonards	1837 (Smaller)	1,100	400
71 - 73 Chandos Street	St Leonards	1837 (Smaller)	1,000	400
63 - 65 Chandos Street	St Leonards	1837 (Smaller)	1,000	400
58 Atchison Street	St Leonards	1837 (Smaller)	900	400
79 - 81 Chandos Street	St Leonards	1837 (Smaller)	900	400
89 Chandos Street	St Leonards	1837 (Smaller)	900	400
75 - 77 Chandos Street	St Leonards	1837 (Smaller)	600	400
64 - 66 Chandos Street	St Leonards	1837 (Smaller)	400	400
30 - 36 Albany Street	St Leonards	1837 (Smaller)	300	400

ST LEONARDS / CROWS NEST - COMMERCIAL OFFICE BUILDINGS OF TRAVEL ZONE CASE STUDY CONT'D

Address	Suburb	Travel Zone	Commercial Office GFA (sq.m) in 2016	Typical Floorplate Size (sq.m) in 2016
43 Chandos Street	St Leonards	1837 (Smaller)	900	300
64 Atchison Street	St Leonards	1837 (Smaller)	800	300
50 Atchison Street	St Leonards	1837 (Smaller)	600	300
25 Atchison Street	St Leonards	1837 (Smaller)	500	300
31 Atchison Street	St Leonards	1837 (Smaller)	500	300
60 Atchison Street	St Leonards	1837 (Smaller)	500	300
23 Atchison Street	St Leonards	1837 (Smaller)	400	300
62 Atchison Street	St Leonards	1837 (Smaller)	400	300
27 - 29 Atchison Street	St Leonards	1837 (Smaller)	400	200
51 - 53 Chandos Street	St Leonards	1837 (Smaller)	200	200
87 Chandos Street	St Leonards	1837 (Smaller)	100	100
29 Christie Street	Crows Nest	1845 (Larger)	16,000	2,200
496 - 504 Pacific Highway	St Leonards	1845 (Larger)	15,700	1,400
72 Christie Street	St Leonards	1845 (Larger)	12,500	2,100
544 - 564 Pacific Highway	St Leonards	1845 (Larger)	9,600	500
460 Pacific Highway	St Leonards	1845 (Larger)	6,200	1,500
53 - 63 Nicholson Street	Crows Nest	1845 (Larger)	3,400	1,300
454 - 456 Pacific Highway	St Leonards	1845 (Larger)	1,400	500
46 Nicholson Street	Crows Nest	1845 (Larger)	1,200	500
50 Nicholson Street	St Leonards	1845 (Larger)	1,200	200
65 Christie Street	Crows Nest	1845 (Larger)	1,000	300
67 Christie Street	Crows Nest	1845 (Larger)	800	300
69 Nicholson Street	Crows Nest	1845 (Larger)	700	300
65 Nicholson Street	Crows Nest	1845 (Larger)	400	200
63 Christie Street	Crows Nest	1845 (Larger)	400	200
61 Christie Street	Crows Nest	1845 (Larger)	300	200
59 Christie Street	Crows Nest	1845 (Larger)	200	100

PARRAMATTA - COMMERCIAL OFFICE BUILDINGS OF TRAVEL ZONE CASE STUDY

Address	Suburb	Travel Zone	Commercial Office GFA (sq.m) in 2016	Typical Floorplate Size (sq.m) in 2016
1 Fitzwilliam Street	Parramatta	1059 (Smaller)	10,900	1,900
10 Valentine Avenue	Parramatta	1059 (Smaller)	17,800	1,300
9 Wentworth Street	Parramatta	1059 (Smaller)	7,300	1,200
2 Wentworth Street	Parramatta	1059 (Smaller)	12,200	1,100
16 - 18 Wentworth Street	Parramatta	1059 (Smaller)	7,100	1,000
1 Wentworth Street	Parramatta	1059 (Smaller)	4,900	1,000
126 Church Street	Parramatta	1059 (Smaller)	9,800	700
20 - 24 Wentworth Street	Parramatta	1059 (Smaller)	4,800	700
106 Church Street	Parramatta	1059 (Smaller)	4,200	700
118 Church Street	Parramatta	1059 (Smaller)	4,000	600
12 - 14 Wentworth Street	Parramatta	1059 (Smaller)	1,400	600
110 - 112 Church Street	Parramatta	1059 (Smaller)	2,000	400
23 Wentworth Street	Parramatta	1059 (Smaller)	1,000	400
19 - 21 Wentworth Street	Parramatta	1059 (Smaller)	400	200
101 George Street	Parramatta	1074 (Larger)	20,100	1,900
93 George Street	Parramatta	1074 (Larger)	7,900	1,800
18 Smith Street	Parramatta	1074 (Larger)	12,200	1,300
20 Smith Street	Parramatta	1074 (Larger)	8,800	1,100
79 George Street	Parramatta	1074 (Larger)	5,000	1,100
81 George Street	Parramatta	1074 (Larger)	2,800	1,100
114 - 116 Macquarie Street	Parramatta	1074 (Larger)	5,900	1,000
83 George Street	Parramatta	1074 (Larger)	1,900	800
85 George Street	Parramatta	1074 (Larger)	5,300	600
91 George Street	Parramatta	1074 (Larger)	2,800	500
1 Barrack Lane	Parramatta	1074 (Larger)	200	200
3 Barrack Lane	Parramatta	1074 (Larger)	100	100

BONDI JUNCTION - COMMERCIAL OFFICE BUILDINGS OF TRAVEL ZONE CASE STUDY

Address	Suburb	Travel Zone	Commercial Office GFA (sq.m) in 2016	Typical Floorplate Size (sq.m) in 2016
17 - 25 Spring Street	Bondi Junction	525 (Smaller)	1,600	2,000
55 Grafton Street	Bondi Junction	525 (Smaller)	9,100	1,000
1 Newland Street	Bondi Junction	525 (Smaller)	11,900	800
35 Grafton Street	Bondi Junction	525 (Smaller)	6,300	800
35 - 45 Spring Street	Bondi Junction	525 (Smaller)	5,500	800
59 - 75 Grafton Street	Bondi Junction	525 (Smaller)	5,300	800
79 Oxford Street	Bondi Junction	525 (Smaller)	1,500	600
332 Oxford Street	Bondi Junction	525 (Smaller)	4,400	500
360 Oxford Street	Bondi Junction	525 (Smaller)	2,100	400
51 - 53A Spring Street	Bondi Junction	525 (Smaller)	1,000	400
28 Spring Street	Bondi Junction	525 (Smaller)	900	400
282 Oxford Street	Bondi Junction	525 (Smaller)	1,900	300
47 - 49 Spring Street	Bondi Junction	525 (Smaller)	300	200
262 Oxford Street	Bondi Junction	525 (Smaller)	500	100
500 Oxford Street (Tower A)	Bondi Junction	518 (Larger)	14,900	1,200
19 - 23 Hollywood Avenue	Bondi Junction	518 (Larger)	1,900	1,100
3 Waverley Street	Bondi Junction	518 (Larger)	5,200	1,000
500 Oxford Street (Tower B)	Bondi Junction	518 (Larger)	11,400	900
5 - 11 Hollywood Avenue	Bondi Junction	518 (Larger)	1,100	900
237 - 239 Oxford Street	Bondi Junction	518 (Larger)	800	900
96 - 100 Ebley Street	Bondi Junction	518 (Larger)	1,300	700
22 - 26 Bronte Road	Bondi Junction	518 (Larger)	700	600
209 Oxford Street	Bondi Junction	518 (Larger)	1,500	400
86 - 88 Ebley Street	Bondi Junction	518 (Larger)	800	400
108 Bronte Road	Bondi Junction	518 (Larger)	500	400
17 Hollywood Avenue	Bondi Junction	518 (Larger)	700	300
106 Ebley Street	Bondi Junction	518 (Larger)	300	200

