

TURNER

Five ways Crows Nest

391-423 Pacific Hwy, Crows Nest

DEVELOPMENT schedule

DEVELOPMENT APPLICATION

Prepared for Deicorp

June 2025

Rev G

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01 DEVELOPMENT SUMMARY

Summary

Site Area	3201 sq m
Overall Building FSR	7.53 :1
Number of Storeys	22

Size range / 1 Bed Apartment	50	-	58	sq m
Size range / 2 Bed Apartment	80	-	86	sq m
Size range / 3 Bed Apartment	111	-	131	sq m

Percentage of 1 Bed Apartments_S	18%
Percentage of 2 Bed Apartments_S	63%
Percentage of 3 Bed Apartments_S	5%
Percentage of 3 Bed Apartments_Premium	15%

>2hrs solar mid winter sun	70.2%
<15 Minutes mid winter sun	0.0%
Cross Vent	92.2%
Nett Internal Area for Residential	15911 sq m
NSA/GFA	98.7%

Total Number of 1 Bed Apartments_S	33	units	
Total Number of 2 Bed Apartments_S	118	units	
Total Number of 3 Bed Apartments_S	9	units	
Total Number of 3 Bed Apartments_Premium	28	units	
Total Number of Apartments	188	units	
Retail/Commercial GFA	8002		
Total Retail/Commercial GFA	8002	sq m	FSR:2.5
Communal GFA	0		
Residential GFA	16117	sq m	
Total GFA	24119	sq m	

Parking	
Carparking	Subtotal
Residential Spaces	190
Retail Spaces	102
Commercial Spaces	28
Services Spaces	4
Car Share Spaces	2
Car Wash Spaces	1
Total Car Park	327
Bicycle Parking	
Residential	188
Visitor	19
Commercial Staff	22
Commercial Visitors	8
Retail Staff	19
Retail Visitors	46
Total Bicycle Parking	302
Motorbike Residential Spaces	20
Motorbike Non Residential Spaces	5

% LHDG Silver Level	100%
% Adaptable units	20%

Notes

GFA Measured to outside of building envelope excluding roof, landscaping and / or public domain works.

GFA Measured from the internal face of external walls, or from the internal face of walls separating the building from any other building excluding any area for common vertical circulation, any basement, plant rooms, lift towers, other areas used exclusively for mechanical services, car parking, any space used for the loading or unloading of goods, terraces, balconies and voids

NSA Measured to internal face of external walls and party walls of each unit, excluding risers and voids

Information in this schedule has been prepared with reference to architectural drawings dated: 13.08.24

06 APARTMENT SUMMARY 1

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Apartment Yield & Amenity > Lobby 1

Apartment Description						Typology		Amenity [with reference to SEPP 65 ADG]							Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	Adapt-able	LHDG Silver Level	NDS (<15mins)	Internal	Base-ment Required	Base-ment Provided	
Level 3																	
Alexander Street																	
3.1.01	2B_03	2 Bed	80.18	55.38	135.56	1	0	1	1	1	0	1	-	4.96	3.04	4.00	
3.1.02	2B_08	2 Bed	81.49	75.12	156.61	1	0	1	1	1	0	1	-	4.58	3.42	4.00	
3.1.03	3B_06	3 Bed Premium	119.05	84.76	203.81	1	0	1	1	1	0	1	-	6.25	3.75	4.00	
3			280.72	215.26	495.98	3	0	3	3	3	0	3	0	16	10	12	
Level 4																	
Pacific Highway																	
4.1.01	1B_06	1 Bed	50.08	9.61	59.69	1	0	1	-	-	0	1	-	3.63	2.37	4.00	
4.1.02	1B_02	1 Bed	53.58	9.40	62.98	1	0	1	-	-	0	1	-	3.90	2.10	4.00	
4.1.03	1B_02	1 Bed	53.58	9.40	62.98	1	0	1	-	-	0	1	-	3.90	2.10	4.00	
4.1.04	2B_05	2 Bed	82.82	10.00	92.82	1	0	1	-	-	1	1	-	4.82	3.18	4.00	
4.1.05	1B_03	1 Bed	55.84	15.40	71.24	1	0	1	1	1	0	1	-	3.87	2.13	4.00	
Falcon Street																	
4.1.06	1B_05	1 Bed	58.06	10.27	68.33	1	0		1	1	0	1	-	4.71	1.29	4.00	
4.1.07	2B_07	2 Bed	79.92	10.00	89.92	1	0	1	1	1	0	1	-	4.81	3.19	4.00	
4.1.08	2B_01	2 Bed	83.44	10.25	93.69	1	0	1	1	1	0	1	-	4.59	3.41	4.00	
Alexander Street																	
4.1.09	2B_02	2 Bed	79.58	10.00	89.58	1	0	1	1	1	0	1	-	5.10	2.90	4.00	
4.1.10	2B_03	2 Bed	80.18	14.12	94.30	1	0	1	1	1	0	1	-	4.96	3.04	4.00	
4.1.11	2B_08	2 Bed	81.49	10.00	91.49	1	0	1	1	1	0	1	-	4.58	3.42	4.00	
4.1.12	3B_06	3 Bed Premium	119.05	18.28	137.33	1	0	1	1	1	0	1	-	6.25	3.75	4.00	
12			877.62	136.73	1014.35	12	0	11	8	8	1	12	0	55	33	48	
Level 5																	
Pacific Highway																	
5.1.01	1B_06	1 Bed	50.08	9.61	59.69	1	0	1	-	-	0	1	-	3.63	2.37	4.00	
5.1.02	1B_02	1 Bed	53.58	9.40	62.98	1	0	1	-	-	0	1	-	3.90	2.10	4.00	
5.1.03	1B_02	1 Bed	53.58	9.40	62.98	1	0	1	-	-	0	1	-	3.90	2.10	4.00	
5.1.04	2B_05	2 Bed	82.82	10.00	92.82	1	0	1	-	-	1	1	-	4.82	3.18	4.00	
5.1.05	1B_04	1 Bed	56.28	15.40	71.68	1	0	1	1	1	0	1	-	4.39	1.61	4.00	
Falcon Street																	
5.1.06	1B_05	1 Bed	58.06	10.27	68.33	1	0		1	1	0	1	-	4.71	1.29	4.00	
5.1.07	2B_07	2 Bed	79.92	10.00	89.92	1	0	1	1	1	0	1	-	4.81	3.19	4.00	
5.1.08	2B-01	2 Bed	83.44	10.25	93.69	1	0	1	1	1	0	1	-	4.00	4.00	4.00	
Alexander Street																	
5.1.09	2B_02	2 Bed	79.58	10.00	89.58	1	0	1	1	1	0	1	-	5.10	2.90	4.00	
5.1.10	2B_03	2 Bed	80.18	14.12	94.30	1	0	1	1	1	0	1	-	4.96	3.04	4.00	
5.1.11	2B_08	2 Bed	81.49	10.00	91.49	1	0	1	1	1	0	1	-	4.58	3.42	4.00	
5.1.12	3B_06	3 Bed Premium	119.05	18.28	137.33	1	0	1	1	1	0	1	-	6.25	3.75	4.00	
12			878.06	136.73	1014.79	12	0	11	8	8	1	12	0	55.05	32.95	48.00	
Level 6																	

06 APARTMENT SUMMARY 1

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Apartment Yield & Amenity > Lobby 1

Apartment Description						Typology			Amenity [with reference to SEPP 65 ADG]							Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	Adapt-able	LHDG Silver Level	NDS (<15mins)	Internal	Base-ment Required	Base-ment Provided		
Pacific Highway																		
6.1.01	1B_06	1 Bed	50.08	9.61	59.69	1	0	1	-	-	0	1	-	3.63	2.37	4.00		
6.1.02	1B_02	1 Bed	53.58	9.40	62.98	1	0	1	-	-	0	1	-	3.90	2.10	4.00		
6.1.03	1B_02	1 Bed	53.58	9.40	62.98	1	0	1	-	-	0	1	-	3.90	2.10	4.00		
6.1.04	2B_05	2 Bed	82.82	10.00	92.82	1	0	1	-	-	1	1	-	4.82	3.18	4.00		
6.1.05	1B_04	1 Bed	56.28	15.40	71.68	1	0	1	1	1	0	1	-	4.39	1.61	4.00		
Falcon Street																		
6.1.06	1B_05	1 Bed	58.06	10.27	68.33	1	0		1	1	0	1	-	4.71	1.29	4.00		
6.1.07	2B_07	2 Bed	79.92	10.00	89.92	1	0	1	1	1	0	1	-	4.81	3.19	4.00		
6.1.08	2B_01	2 Bed	83.44	10.25	93.69	1	0	1	1	1	0	1	-	4.59	3.41	4.00		
Alexander Street																		
6.1.09	2B_02	2 Bed	79.58	10.00	89.58	1	0	1	1	1	0	1	-	5.10	2.90	4.00		
6.1.10	2B_03	2 Bed	80.18	14.12	94.30	1	0	1	1	1	0	1	-	4.96	3.04	4.00		
6.1.11	2B_08	2 Bed	81.49	10.00	91.49	1	0	1	1	1	0	1	-	4.58	3.42	4.00		
6.1.12	3B_06	3 Bed Premium	119.05	18.28	137.33	1	0	1	1	1	0	1	-	6.25	3.75	4.00		
12			878.06	136.73	1014.79	12	0	11	8	8	1	12	0	56	32	48		
Level 7																		
Pacific Highway																		
7.1.01	1B_06	1 Bed	50.08	9.61	59.69	1	0	1	-	-	0	1	-	3.63	2.37	4.00		
7.1.02	1B_02	1 Bed	53.58	9.40	62.98	1	0	1	-	-	0	1	-	3.90	2.10	4.00		
7.1.03	1B_02	1 Bed	53.58	9.40	62.98	1	0	1	-	-	0	1	-	3.90	2.10	4.00		
7.1.04	2B_05	2 Bed	82.82	10.00	92.82	1	0	1	-	-	1	1	-	4.82	3.18	4.00		
7.1.05	1B_04	1 Bed	56.28	15.40	71.68	1	0	1	1	1	0	1	-	4.39	1.61	4.00		
Falcon Street																		
7.1.06	1B_05	1 Bed	58.06	10.27	68.33	1	0		1	1	0	1	-	4.71	1.29	4.00		
7.1.07	2B_07	2 Bed	79.92	10.00	89.92	1	0	1	1	1	0	1	-	4.81	3.19	4.00		
7.1.08	2B_01	2 Bed	83.44	10.25	93.69	1	0	1	1	1	0	1	-	4.59	3.41	4.00		
Alexander Street																		
7.1.09	2B_02	2 Bed	79.58	10.00	89.58	1	0	1	1	1	0	1	-	5.10	2.90	4.00		
7.1.10	2B_03	2 Bed	80.18	14.12	94.30	1	0	1	1	1	0	1	-	4.96	3.04	4.00		
7.1.11	2B_08	2 Bed	81.49	10.00	91.49	1	0	1	1	1	0	1	-	4.58	3.42	4.00		
7.1.12	3B_06	3 Bed Premium	119.05	18.28	137.33	1	0	1	1	1	0	1	-	6.25	3.75	4.00		
12			878.06	136.73	1014.79	12	0	11	8	8	1	12	0	56	32	48		
Level 8																		
Pacific Highway																		
8.1.01	1B_06	1 Bed	50.08	9.61	59.69	1	0	-	-	-	0	1	-	3.63	2.37	4.00		
8.1.02	1B_02	1 Bed	53.58	9.40	62.98	1	0	-	-	-	0	1	-	3.90	2.10	4.00		
8.1.03	1B_02	1 Bed	53.58	9.40	62.98	1	0	-	-	-	0	1	-	3.90	2.10	4.00		
8.1.04	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00		
8.1.05	1B_04	1 Bed	56.28	15.40	71.68	1	0	-	1	1	0	1	-	4.39	1.61	4.00		
Falcon Street																		
8.1.06	1B_05	1 Bed	58.06	10.27	68.33	1	0	-	1	1	0	1	-	4.71	1.29	4.00		

Development Schedule.xlsx5 of 12Nominated Architect: Nicholas Turner 669

06 APARTMENT SUMMARY 1

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Apartment Yield & Amenity > Lobby 1

Apartment Description						Typology		Amenity [with reference to SEPP 65 ADG]							Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	Adapt-able	LHDG Silver Level	NDS (<15mins)		Internal	Base-ment Requir-ed	Base-ment Provid-ed
8.1.07	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
8.1.08	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
Alexander Street																	
8.1.09	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
8.1.10	2B_03	2 Bed	80.18	14.12	94.30	1	0	-	1	1	0	1	-	4.96	3.04	4.00	
8.1.11	2B_08	2 Bed	81.49	10.00	91.49	1	0	-	1	1	0	1	-	4.58	3.42	4.00	
8.1.12	3B_06	3 Bed Premium	119.05	18.28	137.33	1	0	-	1	1	0	1	-	6.25	3.75	4.00	
Level 9																	
12			878.06	136.73	1014.79	12	0	0	8	8	1	12	0	56	32	48	
Pacific Highway																	
9.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00	
9.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00	
9.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00	
9.1.04	1B_04	1 Bed	56.28	15.40	71.68	1	0	-	1	1	0	1	-	4.39	1.61	4.00	
Falcon Street																	
9.1.05	1B_05	1 Bed	58.06	10.27	68.33	1	0	-	1	1	0	1	-	4.71	1.29	4.00	
9.1.06	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
9.1.07	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
Alexander Street																	
9.1.08	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
9.1.09	2B_03	2 Bed	80.18	14.12	94.30	1	0	-	1	1	0	1	-	4.96	3.04	4.00	
9.1.10	2B_08	2 Bed	81.49	10.00	91.49	1	0	-	1	1	0	1	-	4.58	3.42	4.00	
9.1.11	3B_06	3 Bed Premium	119.05	18.28	137.33	1	0	-	1	1	0	1	-	6.25	3.75	4.00	
11			887.92	128.57	1016.49	11	0	0	8	8	2	11	0	53	33	44	
Level 10																	
Pacific Highway																	
10.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00	
10.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00	
10.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00	
10.1.04	1B_04	1 Bed	56.28	15.40	71.68	1	0	-	1	1	0	1	-	4.39	1.61	4.00	
Falcon Street																	
10.1.05	1B_05	1 Bed	58.06	10.27	68.33	1	0	-	1	1	0	1	-	4.71	1.29	4.00	
10.1.06	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
10.1.07	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
Alexander Street																	
10.1.08	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
10.1.09	2B_03	2 Bed	80.18	14.12	94.30	1	0	-	1	1	0	1	-	4.96	3.04	4.00	
10.1.10	2B_08	2 Bed	81.49	10.00	91.49	1	0	-	1	1	0	1	-	4.58	3.42	4.00	
10.1.11	3B_06	3 Bed Premium	119.05	18.28	137.33	1	0	-	1	1	0	1	-	6.25	3.75	4.00	

06 APARTMENT SUMMARY 1

71

Apartment Yield & Amenity > Lobby 1

Apartment Description							Typology		Amenity [with reference to SEPP 65 ADG]						Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	Adapt-able	LHDG Silver Level	NDS (<15mins)	Internal	Base-ment Requir ed	Base-ment Provid ed	
Level 11																	
Pacific Highway																	
11.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00	
11.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00	
11.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00	
11.1.04	1B_04	1 Bed	56.28	15.40	71.68	1	0	-	1	1	0	1	-	4.39	1.61	4.00	
Falcon Street																	
11.1.05	1B_05	1 Bed	58.06	10.27	68.33	1	0	-	1	1	0	1	-	4.71	1.29	4.00	
11.1.06	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
11.1.07	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
Alexander Street																	
11.1.08	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
11.1.09	2B_03	2 Bed	80.18	14.12	94.30	1	0	-	1	1	0	1	-	4.96	3.04	4.00	
11.1.10	2B_08	2 Bed	81.49	10.00	91.49	1	0	-	1	1	0	1	-	4.58	3.42	4.00	
11.1.11	3B_06	3 Bed Premium	119.05	18.28	137.33	1	0	-	1	1	0	1	-	6.25	3.75	4.00	
11			887.92	128.57	1016.49	11	0	0	8	8	2	11	0	53	33	44	
Level 12																	
Pacific Highway																	
12.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00	
12.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00	
12.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00	
12.1.04	1B_04	1 Bed	56.28	15.40	71.68	1	0	-	1	1	0	1	-	4.39	1.61	4.00	
Falcon Street																	
12.1.05	1B_05	1 Bed	58.06	10.27	68.33	1	0	-	1	1	0	1	-	4.71	1.29	4.00	
12.1.06	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
12.1.07	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
Alexander Street																	
12.1.08	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
12.1.09	2B_03	2 Bed	80.18	14.12	94.30	1	0	-	1	1	0	1	-	4.96	3.04	4.00	
12.1.10	2B_08	2 Bed	81.49	10.00	91.49	1	0	-	1	1	0	1	-	4.58	3.42	4.00	
12.1.11	3B_06	3 Bed Premium	119.05	18.28	137.33	1	0	-	1	1	0	1	-	6.25	3.75	4.00	
11			887.92	128.57	1016.49	11	0	0	8	8	2	11	0	53	33	44	
Level 13																	
Pacific Highway																	
13.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00	
13.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00	
13.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00	

06 APARTMENT SUMMARY 1

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Apartment Yield & Amenity > Lobby 1

Apartment Description						Typology		Amenity [with reference to SEPP 65 ADG]							Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	Adapt-able	LHDG Silver Level	NDS (<15mins)		Internal	Base-ment Required	Base-ment Provided
13.1.04	3B_01	3 Bed	110.94	54.25	165.19	1	0	-	1	1	1	1	-	7.10	2.90	4.00	
Falcon Street																	
13.1.05	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
13.1.06	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
13.1.07	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
Alexander Street																	
13.1.08	3B_03	3 Bed Premium	130.52	23.66	154.18	1	0	-	1	1	0	1	-	7.75	2.25	4.00	
13.1.09	3B_04	3 Bed Premium	120.00	48.65	168.65	1	0	-	1	1	0	1	-	10.90	0.00	4.00	
9			854.32	187.06	1041.38	9	0	0	6	6	3	9	0	54	25	36	
Level 14																	
Pacific Highway																	
14.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00	
14.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00	
14.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00	
14.1.04	3B_01	3 Bed	110.94	54.25	165.19	1	0	-	1	1	1	1	-	7.10	2.90	4.00	
Falcon Street																	
14.1.05	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
14.1.06	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
14.1.07	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
Alexander Street																	
14.1.08	3B_03	3 Bed Premium	130.52	23.66	154.18	1	0	-	1	1	0	1	-	7.75	2.25	4.00	
14.1.09	3B_04	3 Bed Premium	120.00	48.65	168.65	1	0	-	1	1	0	1	-	10.90	0.00	4.00	
9			854.32	187.06	1041.38	9	0	0	6	6	3	9	0	54	25	36	
Level 15																	
Pacific Highway																	
15.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00	
15.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00	
15.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00	
15.1.04	3B_01	3 Bed	110.94	54.25	165.19	1	0	-	1	1	1	1	-	7.10	2.90	4.00	
Falcon Street																	
15.1.05	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
15.1.06	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
15.1.07	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
Alexander Street																	
15.1.08	3B_03	3 Bed Premium	130.52	23.66	154.18	1	0	-	1	1	0	1	-	7.75	2.25	4.00	
15.1.09	3B_04	3 Bed Premium	120.00	48.65	168.65	1	0	-	1	1	0	1	-	10.90	0.00	4.00	

06 APARTMENT SUMMARY 1

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Apartment Yield & Amenity > Lobby 1

Apartment Description			Typology			Amenity [with reference to SEPP 65 ADG]								Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	Adapt-able	LHDG Silver Level	NDS (<15mins)	Internal	Base-ment Requir ed	Base-ment Provid ed
Level 16																
Pacific Highway																
16.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00
16.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00
16.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00
16.1.04	3B_01	3 Bed	110.94	54.25	165.19	1	0	-	1	1	1	1	-	7.10	2.90	4.00
Falcon Street																
16.1.05	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00
16.1.06	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00
16.1.07	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00
Alexander Street																
16.1.08	3B_03	3 Bed Premium	130.52	23.66	154.18	1	0	-	1	1	0	1	-	7.75	2.25	4.00
16.1.09	3B_04	3 Bed Premium	120.00	48.65	168.65	1	0	-	1	1	0	1	-	10.90	0.00	4.00
9			854.32	187.06	1041.38	9	0	0	6	6	3	9	0	54	25	36
Level 17																
Pacific Highway																
17.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00
17.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00
17.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00
17.1.04	3B_01	3 Bed	110.94	54.25	165.19	1	0	-	1	1	1	1	-	7.10	2.90	4.00
Falcon Street																
17.1.05	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00
17.1.06	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00
17.1.07	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00
Alexander Street																
17.1.08	3B_03	3 Bed Premium	130.52	23.66	154.18	1	0	-	1	1	0	1	-	7.75	2.25	4.00
17.1.09	3B_04	3 Bed Premium	120.00	48.65	168.65	1	0	-	1	1	0	1	-	10.90	0.00	4.00
9			854.32	187.06	1041.38	9	0	0	6	6	3	9	0	54	25	36
Level 18																
Pacific Highway																
18.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00
18.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00
18.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00
18.1.04	3B_01	3 Bed	110.94	54.25	165.19	1	0	-	1	1	1	1	-	7.10	2.90	4.00
Falcon Street																

06 APARTMENT SUMMARY 1

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Apartment Yield & Amenity > Lobby 1

Apartment Description						Typology		Amenity [with reference to SEPP 65 ADG]							Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	Adapt-able	LHDG Silver Level	NDS (<15mins)		Internal	Base-ment Requir ed	Base-ment Provid ed
18.1.05	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
18.1.06	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
18.1.07	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
Alexander Street																	
18.1.08	3B_03	3 Bed Premium	130.52	23.66	154.18	1	0	-	1	1	0	1	-	7.75	2.25	4.00	
18.1.09	3B_04	3 Bed Premium	120.00	48.65	168.65	1	0	-	1	1	0	1	-	10.90	0.00	4.00	
9			854.32	187.06	1041.38	9	0	0	6	6	3	9	0	54	25	36	
Level 19																	
Pacific Highway																	
19.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00	
19.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00	
19.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00	
19.1.04	3B_01	3 Bed	110.94	54.25	165.19	1	0	-	1	1	1	1	-	7.10	2.90	4.00	
Falcon Street																	
19.1.05	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00	
19.1.06	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00	
19.1.07	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00	
Alexander Street																	
19.1.08	3B_03	3 Bed Premium	130.52	23.66	154.18	1	0	-	1	1	0	1	-	7.75	2.25	4.00	
19.1.09	3B_04	3 Bed Premium	120.00	48.65	168.65	1	0	-	1	1	0	1	-	10.90	0.00	4.00	
9			854.32	187.06	1041.38	9	0	0	6	6	3	9	0	54	25	36	
Level 20																	
Pacific Highway																	
20.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	-	-	0	1	-	4.00	4.00	4.00	
20.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	-	-	1	1	-	5.25	2.75	4.00	
20.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	-	-	1	1	-	4.82	3.18	4.00	

06 APARTMENT SUMMARY 1

71

Apartment Yield & Amenity > Lobby 1

Apartment Description						Typology		Amenity [with reference to SEPP 65 ADG]						Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ventilated	Solar (L)	Solar (BY)	Adapt-able	LHDG Silver Level	NDS (<15mins)	Internal	Base-ment Requir-ed	Base-ment Provid-ed
20.1.04	3B_01	3 Bed	110.94	54.25	165.19	1	0	-	1	1	0	1	-	7.10	2.90	4.00
Falcon Street																
20.1.05	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00
20.1.06	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00
20.1.07	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00
Alexander Street																
20.1.08	3B_03	3 Bed Premium	130.52	23.66	154.18	1	0	-	1	1	0	1	-	7.75	2.25	4.00
20.1.09	3B_04	3 Bed Premium	120.00	48.65	168.65	1	0	-	1	1	0	1	-	10.90	0.00	4.00
9			854.32	187.06	1041.38	9	0	0	6	6	2	9	0	54	25	36
Level 21																
Pacific Highway																
21.1.01	2B_09	2 Bed	80.67	10.00	90.67	1	0	-	1	1	0	1	-	4.00	4.00	4.00
21.1.02	2B_06	2 Bed	86.43	10.25	96.68	1	0	-	1	1	1	1	-	5.25	2.75	4.00
21.1.03	2B_05	2 Bed	82.82	10.00	92.82	1	0	-	1	1	1	1	-	4.82	3.18	4.00
21.1.04	3B_01	3 Bed	110.94	54.25	165.19	1	0	-	1	1	0	1	-	7.10	2.90	4.00
Falcon Street																
21.1.05	2B_07	2 Bed	79.92	10.00	89.92	1	0	-	1	1	0	1	-	4.81	3.19	4.00
21.1.06	2B_01	2 Bed	83.44	10.25	93.69	1	0	-	1	1	0	1	-	4.59	3.41	4.00
21.1.07	2B_02	2 Bed	79.58	10.00	89.58	1	0	-	1	1	0	1	-	5.10	2.90	4.00
Alexander Street																
21.1.08	3B_03	3 Bed Premium	130.52	23.66	154.18	1	0	-	1	1	0	1	-	7.75	2.25	4.00
21.1.09	3B_04	3 Bed Premium	120.00	48.65	168.65	1	0	-	1	1	0	1	-	10.90	0.00	4.00
9			854.32	187.06	1041.38	9	0	0	9	9	2	9	0	54	25	36

06 APARTMENT SUMMARY 1

71

Apartment Yield & Amenity > Lobby 1

Apartment Description						Typology		Amenity [with reference to SEPP 65 ADG]						Storage (m3)		
Apartment No.	Apartment Type	Apartment Type	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross	Solar	Solar	Adapt-	LHDG	NDS	Internal	Base-	Base-
								Ventilat	(L)	(BY)	able	Level	(<15min s)		ment	ment

Summary_Residential [Retail is NOT included in figures below]

Lobby 1

Apartment Description		Area			Typology		Amenity [with reference to ADG Design Criteria]					
Apartment Type	Quantity	Nett Internal	Nett External	Total Nett Area	Single Level	2 Storey	Cross Ven-tilation	Solar (L)	Solar (BY)	Adapt-able	Livable (Silver)	NDS
1 Bed Small	33	1814.82	373.08	2187.90	33	0	16	18	18	0	33	0
2 Bed	118	9652.68	1335.33	10988.01	118	0	26	77	77	31	118	0
3 Bed	9	998.46	488.25	1486.71	9	0	0	9	9	7	9	0
3 Bed Premium	28	3445.18	900.07	4345.25	28	0	5	28	28	0	28	0
SUMMARY												
TOTAL	188 apartments	15911.14 sqm	3096.73 sqm	19007.87 sqm	188 apartments	0	47	132	132	38	188	-

(SL): Single Level
(2S): 2 Storey
Solar Access
(L): Solar access to Apartment internal Living area, 2 hours minimum
NDS: Apartment receives no direct sunlight in mid winter between 9am and 3pm