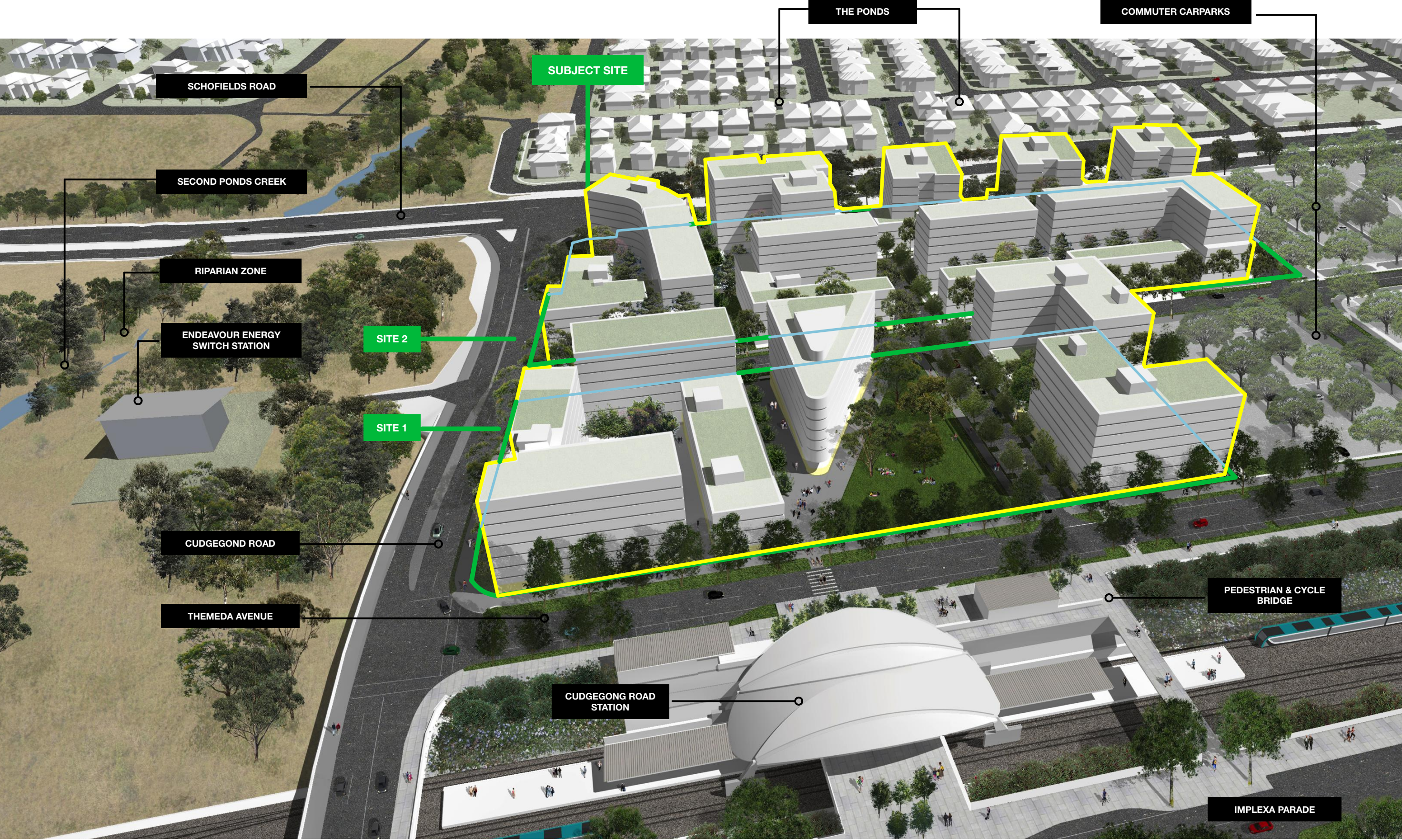


REFERENCE SCHEME - MASSING



AREA SCHEDULE - BUILDINGS

Site	Building	Floorplate Area	No. of Floors	Non-Residential		Residential			Total		Average Apartment Size (sqm)	No. Apartments (NSA/69sqm)	Residential Car Parking Rate (per dwelling)	Residential Car Spaces Required	Non-Residential Car Spaces Required	Bicycle Rate (per dwelling)	Bicycle Spaces Required
				GBA (meas)	GFA (calc) (85% GBA)	GBA (meas)	GFA (calc) (75% GBA)	NSA (calc) (90% GFA)	GBA	GFA							
Site 1									0	0							
Building 1A	1A.1	1,245	2	2,490	2,117				2,490	2,117							
	1A.1	1,060	6			6,360	4,770	4,293	6,360	4,770							
	1A.1 Total			2,490	2,117	6,360	4,770	4,293	8,850	6,887	69	62	0.88	55	33	1.1	68
	1A.2	1,144	1	1,144	972				1,144	972							
	1A.2	1,480	1	1,480	1,258				1,480	1,258							
	1A.2	1,020	6			6,120	4,590	4,131	6,120	4,590							
	1A.2 Total			2,624	2,230	6,120	4,590	4,131	8,744	6,820	69	60	0.88	53	35	1.1	66
Site 1A Total				5,114	4,347	12,480	9,360	8,424	17,594	13,707		122		107	68		134
Building 1B	1B.1	346	1	346	294				346	294							
	1B.1	943	1	943	802				943	802							
	1B.1	1,120	1	1,120	952				1,120	952							
	1B.1	1,120	5			5,600	4,200	3,780	5,600	4,200							
	1B.1 Total			2,409	2,048	5,600	4,200	3,780	8,009	6,248	69	55	0.88	48	32	1.1	60
	1B.2	1,020.5	2	2,041	1,735				2,041	1,735							
	1B.2	1,020	2			2,040	1,530	1,377	2,040	1,530							
	1B.2 Total			2,041	1,735	2,040	1,530	1,377	4,081	3,265	69	20	0.88	18	27	1.1	22
	1B.3	751	2			1,502	1,127	1,014	1,502	1,127							
	1B.3	792	1	792	673				792	673							
	1B.3	1,543	6			9,258	6,944	6,249	9,258	6,944							
	1B.3	792	1			792	594	535	792	594							
	1B.3 Total			792	673	11,552	8,664	7,798	12,344	9,337	69	113	0.88	99	11	1.1	124
	1B.4	414	1	414	352				414	352							
	1B.4	227	1			227	170	153	227	170							
	1B.4	792	7			5,544	4,158	3,742	5,544	4,158							
	1B.4 Total			414	352	5,771	4,328	3,895	6,185	4,680	69	56	0.88	50	5	1.1	62
Site 1B Total				5,656	4,808	24,963	18,722	16,850	30,619	23,530		244		215	75		269
Site 1 Total				10,770	9,155	37,443	28,082	25,274	48,213	37,237		366		322	143		403
Site 2																	
Building 2A	2A.1	1,130	1			1,130	848	763	1,130	848							
	2A.1	1,405	3			4,215	3,161	2,845	4,215	3,161							
	2A.1	1,349	3			4,047	3,035	2,732	4,047	3,035							
	2A.1	1,152	1			1,152	864	778	1,152	864							
	2A.1 Total			0	0	10,544	7,908	7,117	10,544	7,908	69	103	0.88	91		1.1	113
	2A.2	425.5	4			1,702	1,277	1,149	1,702	1,277							
	2A.2 Total			0	0	1,702	1,277	1,149	1,702	1,277	69	16	0.88	14		1.1	18
	2A.3	387.25	4			1,549	1,162	1,046	1,549	1,162							
	2A.3 Total			0	0	1,549	1,162	1,046	1,549	1,162	69	15	0.88	13		1.1	17

AREA SCHEDULE - BUILDINGS

Site	Building	Floorplate Area	No. of Floors	Non-Residential		Residential			Total		Average Apartment Size (sqm)	No. Apartments (NSA/69sqm)	Residential Car Parking Rate (per dwelling)	Residential Car Spaces Required	Non-Residential Car Spaces Required	Bicycle Rate (per dwelling)	Bicycle Spaces Required
				GBA (meas)	GFA (calc) (85% GBA)	GBA (meas)	GFA (calc) (75% GBA)	NSA (calc) (90% GFA)	GBA	GFA							
	2A.4	617	7			4,319	3,239	2,915	4,319	3,239							
	2A.4	489	1			489	367	330	489	367							
	2A.4 Total			0	0	4,808	3,606	3,245	4,808	3,606	69	47	0.88	41		1.1	52
Site 2A Total				0	0	18,603	13,952	12,557	18,603	13,952		181		159			199
Building 2B	2B.1	1,084	1			1,084	813	732	1,084	813							
	2B.1	1,335	3			4,005	3,004	2,703	4,005	3,004							
	2B.1	647	3			1,941	1,456	1,310	1,941	1,456							
	2B.1	513	1			513	385	346	513	385							
	2B.1 Total			0	0	7,543	5,657	5,092	7,543	5,657	69	73	0.88	64		1.1	80
Site 2B Total				0	0	7,543	5,657	5,092	7,543	5,657		73		64			80
Building 2C	2C.1	210	1			210	158	142	210	158							
	2C.1	496	1			496	372	335	496	372							
	2C1	1,369	1			1,369	1,027	924	1,369	1,027							
	2C.1	1,942	1			1,942	1,457	1,311	1,942	1,457							
	2C.1	2,748	1			2,748	2,061	1,855	2,748	2,061							
	2C.1	2,844	1			2,844	2,133	1,920	2,844	2,133							
	2C.1	2,199	3			6,597	4,948	4,453	6,597	4,948							
	2C.1	1,650	1			1,650	1,238	1,114	1,650	1,238							
	2C.1	940	1			940	705	635	940	705							
	2C.1 Total			0	0	18,796	14,097	12,687	18,796	14,097	69	183	0.88	161		1.1	201
Site 2C Total				0	0	18,796	14,097	12,687	18,796	14,097		183		161			201
Building 2D	2D.1	727	1			727	545	491	727	545							
	2D.1	978	2			1,956	1,467	1,320	1,956	1,467							
	2D.1	672	5			3,360	2,520	2,268	3,360	2,520							
	2D.1 Total			0	0	6,043	4,532	4,079	6,043	4,532	69	59	0.88	52		1.1	65
	2D.2	1,071	3			3,213	2,410	2,169	3,213	2,410							
	2D.2	768	5			3,840	2,880	2,592	3,840	2,880							
	2D.2 Total			0	0	7,053	5,290	4,761	7,053	5,290	69	69	0.88	61		1.1	76
	2D.3	1,252	3			3,756	2,817	2,535	3,756	2,817							
	2D.3	850	5			4,250	3,188	2,869	4,250	3,188							
	2D.3 Total			0	0	8,006	6,005	5,404	8,006	6,005	69	78	0.88	69		1.1	86
Site 2D Total				0	0	21,102	15,827	14,244	21,102	15,827		206		182			227
Building 2E	2E.1	1,017	1			1,017	763	686	1,017	763							
	2E.1	1,288	7			9,016	6,762	6,086	9,016	6,762							
	2D.1 Total			0	0	10,033	7,525	6,772	10,033	7,525	69	98	0.88	86		1.1	108
Site 2E Total				0	0	10,033	7,525	6,772	10,033	7,525		98		86			108
Site 2 Total				0	0	76,077	57,058	51,352	76,077	57,058		742		653			816
Total				10,770	9,155	113,520	85,140	76,626	124,290	94,295		1,107		975	143		1,219

AREA SCHEDULE - SUPERLOTS

CUDGEGONG ROAD STATION PRECINCT SOUTH - SUPERLOTS

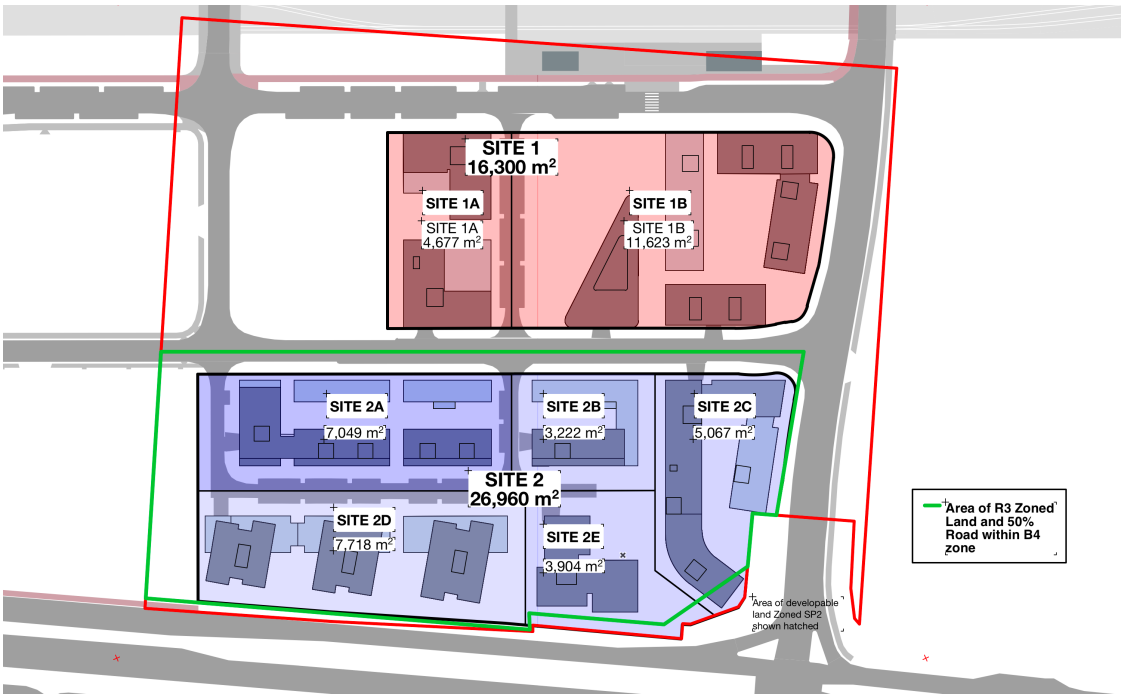
		Site Area	Non-Residential		Residential			Total				
			GBA (meas)	GFA (calc)	GBA (meas)	GFA (calc)	NSA (calc)	GBA	GFA	Net FSR	Avg Apt size	Yield Estimate
Site 1	1A	4,677	5,114	4,347	12,480	9,360	8,424	17,594	13,707	2.93:1	69	122
	1B	11,623	5,656	4,808	24,963	18,722	16,850	30,619	23,530	2.02:1	69	244
Sub Total		16,300	10,770	9,155	37,443	28,082	25,274	48,213	37,237	2.28:1		366

Site 2	2A	7,049		0	18,603	13,952	12,557	18,603	13,952	1.98:1	69	181
	2B	3,222		0	7,543	5,657	5,092	7,543	5,657	1.76:1	69	73
	2C	5,067		0	18,796	14,097	12,687	18,796	14,097	2.78:1	69	183
	2D	7,718		0	21,102	15,827	14,244	21,102	15,827	2.05:1	69	206
	2E	3,904		0	10,033	7,525	6,772	10,033	7,525	1.93:1	69	98
Sub Total		26,960	0	0	76,077	57,058	51,352	76,077	57,058	2.12:1		741

COMBINED SITES 1 AND 2

Site 1		16,300	10,770	9,155	37,443	28,082	25,274	48,213	37,237	2.28:1	69	366
Site 2		26,960	0	0	76,077	57,058	51,352	76,077	57,058	2.12:1	69	741
Total		43,260	10,770	9,155	113,520	85,140	76,626	124,290	94,295			1,107

	R3 Site Area (sqm)	Area of 50% Road (within B4 zone)	Total Area (R3 Zoned Land and 50% Road) (sqm)	Hectares	Dwellings	Dwelling Density (Dwellings per hectare)
R3 Dwelling Density	30,281	1,087	31,368	3.1368	741	236.2

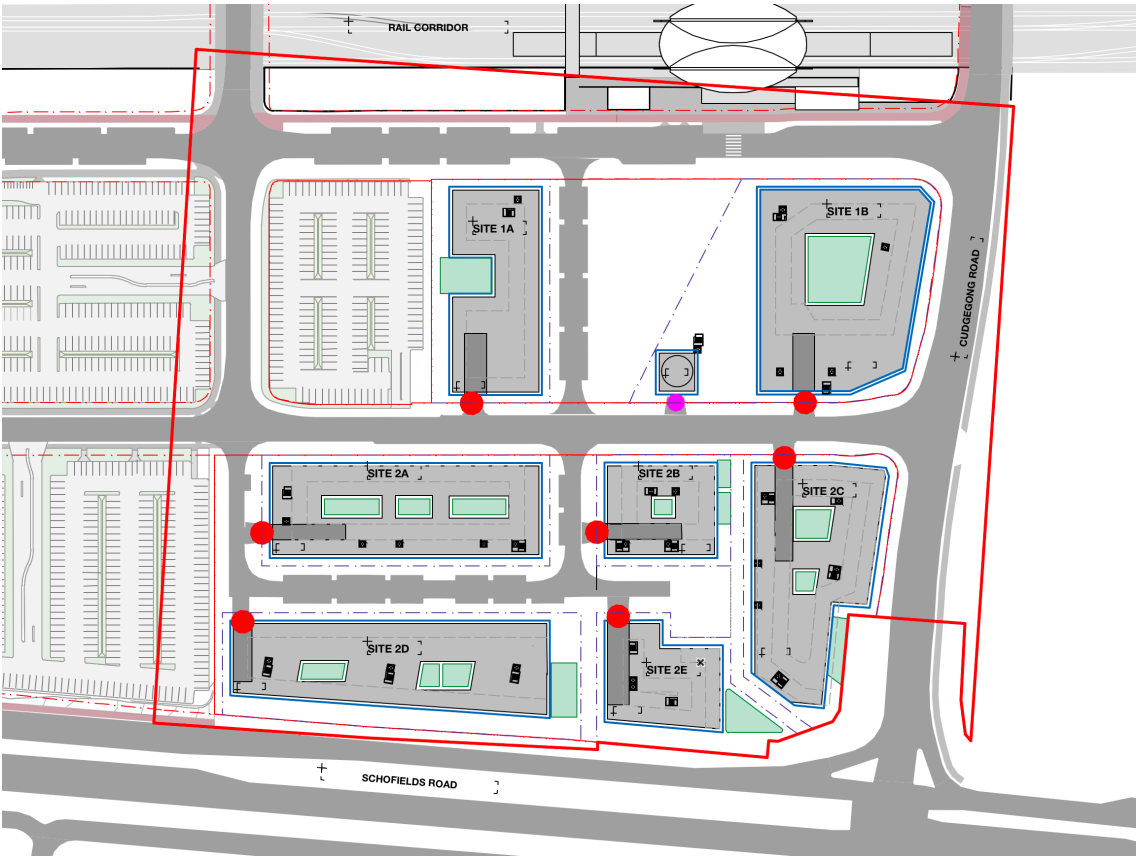


ASSUMPTIONS

SITE AREA	Superlot	Includes internal roads and open space etc
Devp Block	At property boundary. Includes land zoned B4 & R3 only.	
GBA	Area of external face of building	
GFA	Measured from internal face of envelope. Excludes balconies, common stairs, lifts and services risers.	
	NON RES GFA = 85% GBA	
	RES GFA = 75% GBA	
	NSA = 90% GFA	
Yield Estimate	NSA/Average Apartment Size	
Dwelling Density	Area of R3 land + 50% road / number of dwellings in R3 land	

AREA SCHEDULE - BASEMENTS

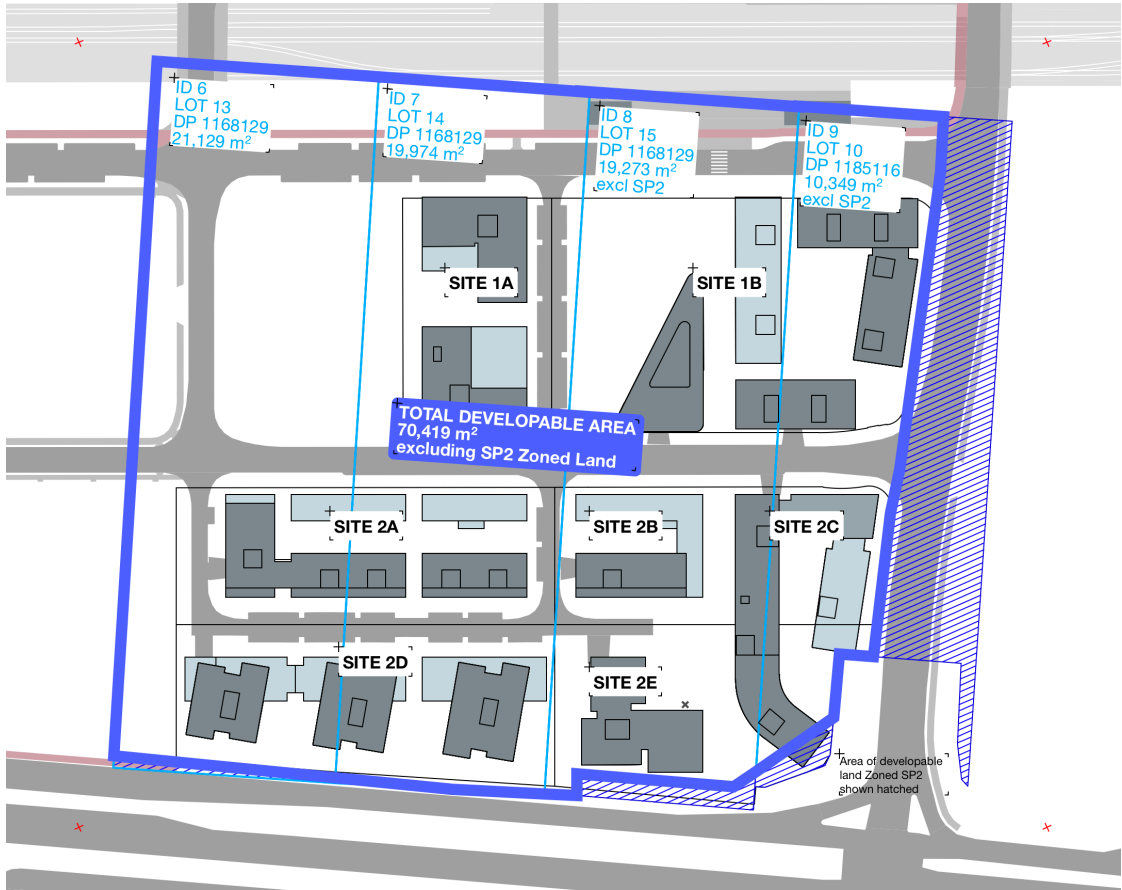
Site	No. Apartments	No. Residential Parking Required	No. Non-Residential Parking Required	Parking Area Multiplier	Parking Area Allowance (Parking x 35sqm)	Refuse & Services Allowance	Storage Multiplier	Storage Allowance (No. Apartment x Storage Multiplier)	Bicycle Parking Multiplier	Bicycle Parking Area Allowance	Total Garage Area	Single Garage Area	No. Levels Required (Approx.)
1A	122	107	68	35sqm	6,137sqm	400sqm	2.6	317sqm	0.75	101sqm	6,854sqm	2,304sqm	3.0
1B	244	215	75	35sqm	10,150sqm	400sqm	2.6	635sqm	0.75	201sqm	11,185sqm	3,805sqm	2.9
2A	181	159	0	35sqm	5,581sqm	400sqm	2.6	471sqm	0.75	149sqm	6,452sqm	2,960sqm	2.2
2B	73	64	0	35sqm	2,248sqm	400sqm	2.6	190sqm	0.75	60sqm	2,838sqm	1,323sqm	2.1
2C	183	161	0	35sqm	5,636sqm	400sqm	2.6	476sqm	0.75	151sqm	6,512sqm	3,142sqm	2.1
2D	206	182	0	35sqm	6,358sqm	400sqm	2.6	537sqm	0.75	170sqm	7,295sqm	3,319sqm	2.2
2E	98	86	0	35sqm	3,018sqm	400sqm	2.6	255sqm	0.75	81sqm	3,673sqm	1,441sqm	2.5



AREA SCHEDULE - DEVELOPABLE LAND

CUDGEGONG ROAD STATION PRECINCT SOUTH - DEVELOPABLE AREA

		Developable Area	FSR	Non Residential		Residential			Total				
			LEP Control	GBA (meas)	GFA (calc)	GBA (meas)	GFA (calc)	NSA (calc)	GBA	GFA	FSR	Avg Apt size	Yield Estimate
Site 1	1A			5,114	4,347	12,480	9,360	8,424	17,594	13,707		69	122
	1B			5,656	4,808	24,963	18,722	16,850	30,619	23,530		69	244
Site 2	2A			0	0	18,603	13,952	12,557	18,603	13,952		69	181
	2B			0	0	7,543	5,657	5,092	7,543	5,657		69	73
	2C			0	0	18,796	14,097	12,687	18,796	14,097		69	183
	2D			0	0	21,102	15,827	14,244	21,102	15,827		69	206
	2E			0	0	10,033	7,525	6,772	10,033	7,525		69	98
Total			70,419	1.75	10,770	9,155	113,520	85,140	76,626	124,290	94,295	1.34:1	1,107



ASSUMPTIONS

SITE AREA	Lot areas as illustrated in figure adjacent. Excludes land zoned SP2
GBA	Area of external face of building
GFA	Measured from internal face of envelope. Excludes balconies, common stairs, lifts and services risers.
	NON RES GFA = 85% GBA
	RES GFA = 75% GBA
NSA	Measured from internal face of apartment. Excludes balconies.
	NSA = 90% GFA
Yield Estimate	NSA/Average Apartment Size